



Board of Trustees Meeting

441 3rd Street, Mead

May 12, 2025

Agenda

5:30 p.m.

Work Session: Discussion of Police Survey

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

Regular Meeting

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, remote participation will be allowed. The meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

https://us02web.zoom.us/webinar/register/WN_irDH4x_ER1yZSo6clo_2Zg

1. Call to Order – Roll Call

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

2. Moment of Silence

3. Pledge of Allegiance to the Flag

4. Review and Approve Agenda

5. Staff Report: Town Manager Report

a. Manager Report

6. Informational Items

a. Police Update

7. Proclamations

a. Police Week May 11 - 17, 2025

b. National Public Works Week May 18 - 24, 2025

8. Public Comment:

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

9. Consent Agenda:

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

- a. Approval of Minutes - Regular Meeting April 28, 2025
- b. April 2025 Aging Report
- c. Check Register May 12, 2025
- d. Investment Report 1st Quarter 2025
- e. **Ordinance No. 1080** - An Ordinance of the Town of Mead, Colorado, Authorizing the Procurement of a Plow Truck for the Town of Mead's Public Works Department by a Lease-Purchase Agreement
- f. **Resolution No. 25-R-2025** - A Resolution of the Town of Mead, Colorado, Approving the Acquisition (Lease) Of Three (3) Fleet Vehicles for 2025 Utilizing the Master Equity Lease Agreement with Enterprise FM Trust Dated January 14, 2021
- g. **Resolution No. 26-R-2025** - A Resolution of the Town of Mead, Colorado, Approving a Task Order for Dewberry Engineers Inc. to Provide Project and Construction Management Services for the I-25 Sanitary Sewer Relocation Project
- h. **Resolution No. 27-R-2025** - A Resolution of the Town of Mead, Colorado, Approving a Contract Extension Agreement Between the Town of Mead and A-1 Chipseal Company for Calendar Year 2025
- i. **Resolution No. 28-R-2025** - A Resolution of the Town of Mead, Colorado Granting Final Acceptance of the Phase 1A Improvements (St. Acacius Subdivision – Replat No. 1)
- j. **Ordinance No. 1081** - An Ordinance of the Town of Mead, Colorado, Conditionally Approving the Mountain View Fire Protection District - Fire Station #14 Site Plan (Lot 2, Liberty Ranch Filing No. 2, 3rd Amendment)
- k. **Ordinance No. 1082** - An Ordinance of the Town of Mead, Colorado, Conditionally Approving the High Plains Library District - Mead Library Site Plan Application
- l. **Ordinance No. 1083** - An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Meadow Ridge Subdivision Final Plat, Filing No. 1
- m. **Resolution No. 29-R-2025** - A Resolution of the Town of Mead, Colorado, Approving a Sidewalk and Public Access Easement Agreement by and Between the Town of Mead and St. Vrain Valley School District Re-1J

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. Legislative Wrap Up

12. Elected Official Reports

a. Town Trustees

b. Mayor Whitlow

13. Adjournment

14. 7:30 p.m. SVVSD New PreK-8 School Groundbreaking

Board members may attend this groundbreaking ceremony 12750 WCR 7, Mead, CO 80504

The Town of Mead is committed to providing accessible documents and resources for all individuals. However, some complex documents may not be fully accessible in their original format. If you need assistance or reasonable accommodation to access these materials, please contact us by phone 970-535-4477 or email info@townofmead.org.

TO: Honorable Mayor and Trustees

FROM: Helen Migchelbrink, Town Manager

DATE: May 12, 2025

SUBJECT: Town Manager Report

- The Board of Trustees meets twice a month on the second and last Monday at Town Hall. This month, due to the Memorial Day holiday, the Board of Trustees will meet on Tuesday, May 27th, at 6:00 p.m.
- Mayor Whitlow and Town Staff attended the Third Grade Government Day on May 5th as part of their local government unit. Information was provided on the different roles of staff and elected officials.
- The number of vehicular crashes on I-25 continues to increase. Residents are urged to use caution in navigating the work zones on I-25 through Mead and be aware of the many planned closures to this stretch of highway over the next several months. The Welker exit (245) will experience ramp closures through early June, while the overpass is closed until June 19th.
- The intersection of Third Street and Welker Avenue is under construction to widen the intersection, install new drainage infrastructure, add sidewalks and install a stoplight. There will be delays in the area, but the crews are doing their best to keep traffic flowing. All businesses are open and will remain so during the construction period. Construction will be completed by early fall.
- Mayor Colleen Whitlow convenes weekly office hours at Mead Town Hall. The office hours are on Mondays from 10:00 a.m. to 12:00 p.m. Please contact the front office for an appointment. Walk ins will be taken as time allows.
- 2025 Spring Clean-Up Days are underway until May 17th at Front Range Landfill. Voucher pick-up started on April 21st. Each household is eligible for one voucher, and proof of residency is required. Visit the Town's website for additional resources on acceptable waster, recycling, and yard waste centers: <https://www.townofmead.org/parksandrec/page/2025-spring-clean-days>
- Ritchie Bros will conduct its quarterly auction May 20th and 21st with over 5000 items up for bid. This is an online auction.
- Weld County residents can get a free landfill pass from the Weld County Department of Public Health and Environment. These vouchers allow disposal of items like mattresses, couches, and tables at the North Weld or Front Range Landfills at no cost. Passes are limited, and the program runs from April 1st through June 2nd. To claim a voucher, register on the Weld County Household webpage at www.weld.gov/go/hhw.
- The Colorado State Legislature is wrapping up the 2025 legislative session. Colorado Municipal League follows the legislative process and advocates for its members on several bills. The CML Statehouse Report is issued weekly on the CML website. Link: <https://www.cml.org/home/advocacy-legal/statehouse-report>. CML and the
- The Town's financial auditor was onsite the week of April 28th to review the Town financial records and test internal controls. The audit will continue remotely over the next several weeks. It is anticipated that the 2024 Financial Statements will be presented to the Board of Trustees on June 30th. The audit must be filed with the Office of the State Auditor by July 31, 2025.
- Highland Lake Brewery was issued a brewpub (liquor) license at 333 Main St, Unit B. They are expecting to open on Mother's Day, May 11th.
- Employee Identification badges are being issued to all employees along with an upgrade and tighter controls on the Town's access control software. This effort is being led by Human Resources with significant input from all departments, especially the police department. The tighter controls will allow for better security of our facility and the badges will allow easier identification of Town employees in the field by members of the public.
- Meet, Greet and Eat with your Board of Trustees has been scheduled for summer of 2025. The Board hosts these events to engage with residents in their neighborhood. 2025 dates are June 10th at North Creek Park, July 29th at Liberty Ranch Park, and August 26th at Lakeside Canyon Park.

- Staff will begin work on the 2026 CIRSA insurance renewal. A thorough review of all inventory – including buildings, vehicles, technology and other property - is required.
 - Coffee with the Mayor was held Saturday, May 3rd (the first Saturday of the month) at the Public Works Facility Training Room, 1341 WCR 34. The discussion included an update on Town projects and development projects in Town. Coffee was provided by Redemption Road Coffee.
 - The High Plains Blvd (WCR 9.5) project is moving forward. The construction of two miles of this road between WCR 32 and WCR 36 will include two travel lanes, bike lanes, two roundabouts located at CR 32 and CR 34, and a ten-foot-wide detached sidewalk. The project is a collaboration among Mead, Weld County and local developers and is slated for completion in December 2025. A groundbreaking ceremony is being planned for June 12th at 11:00 a.m. Construction activities are under way.
 - Construction of the Mead Community Center, alley improvements and adjacent parking is ongoing. The Community Center is expected to be completed in mid to late 2025. The project continues to progress on time and within budget. Paving of the parking area and alley is planned to take place in May.
 - Municipal Court is scheduled for the third Thursday of each month. The next court date is Thursday, May 17th with 33 cases on the docket. Review hearings and compliance with classes and community service is going well.
 - Based on the 5-year Pavement Management Maintenance Plan presented to the Board on February 24th, staff is preparing for this year's transportation projects. Contracts will be presented to the Board in April. Current road closures due to construction can be found on the town's website: <https://www.townofmead.org/engineering/page/street-maintenanceroad-closures>.
 - Key projects update:
 - 3rd and Welker Intersection – Stormwater infrastructure installation continues, along with water line relocations.
 - Community Center – Work continues on the interior of the structure including basketball hoops and gym flooring. Exterior concrete flatwork is also underway.
 - SH66 Pedestrian Crossing – The real estate team continues to meet with affected property owners and has initiated appraisals and acquisition discussions.
 - YTD totals for new single family home permits:
 - 2025 YTD: 27 SF Permits, 41 Certificates of Occupancy
 - Boards and Commissions
 - The Planning Commission will meet on May 21st to consider the AMK – Phase 2 Annexation and Zoning applications.
 - Human Resources
 - The Town advertises open positions here: <https://www.governmentjobs.com/careers/townofmead>
- The Town is seeking a Project Engineer or Deputy Town Engineer and Maintenance Worker.

Community Development

- The following items are scheduled for the May 27th Board meeting:
 - Mead/Berthoud IGA update and renewal.
 - AMK Phase 2 Annexation and Zoning.
- Land Use Code Amendment: Staff and the consultant team are planning to provide an update on progress and next steps in the next two months.

Public Works and Engineering

- Thirteen proposals were received on April 24th in response to the RFP for landscape architectural services related to the design of the landscaping/artwork at I-25 and CR 34. Staff have selected 3 firms to interview on May 14th.
- Staff submitted two grant applications at the end of April, one for the CR 7 paving effort and the other for additional funding for the SH66 pedestrian underpass.
- Three candidates were interviewed for the Project Engineer/Deputy Town Engineer position.
- The PD facility design RFP was published on April 28th. The proposals are due May 22nd.

Community Engagement

- Mead Recreation is planning a trip to Georgetown on Saturday, May 17th, to enjoy a train ride through the Rocky Mountains. This trip is open to adults 18+.
- Youth volleyball and soccer are wrapping up for the spring season. There were 244 participants in total, 81 in volleyball and 163 in soccer. This year, a new division in soccer for 3rd and 4th graders was added.
- Community Engagement is working with the Community Development team on the upcoming public outreach for the Parks, Open Space, and Trails Master Plan update.
- The Town of Mead will host a Spring Flag Retirement Ceremony on May 24th at 10 a.m. at the Public Works facility. The community has the opportunity to observe or participate in the respectful retirement of worn, torn, or soiled American flags.

Police Department

- Officers are training on firearms, vehicle use/safety, roadside DUI tests, and leadership this month.
- This week is Police Week, with memorial services occurring in Washington DC and other places around the country. Weld County will be hosting a memorial service at Bittersweet Park in Greeley on Thursday evening at 5:30 p.m.
- The two new police vehicles were received last week from detailing and upfitting. They have been put into service.
- Officer Sedgwick continues to progress through field training.
- The monthly report is attached.



Mead Police Department

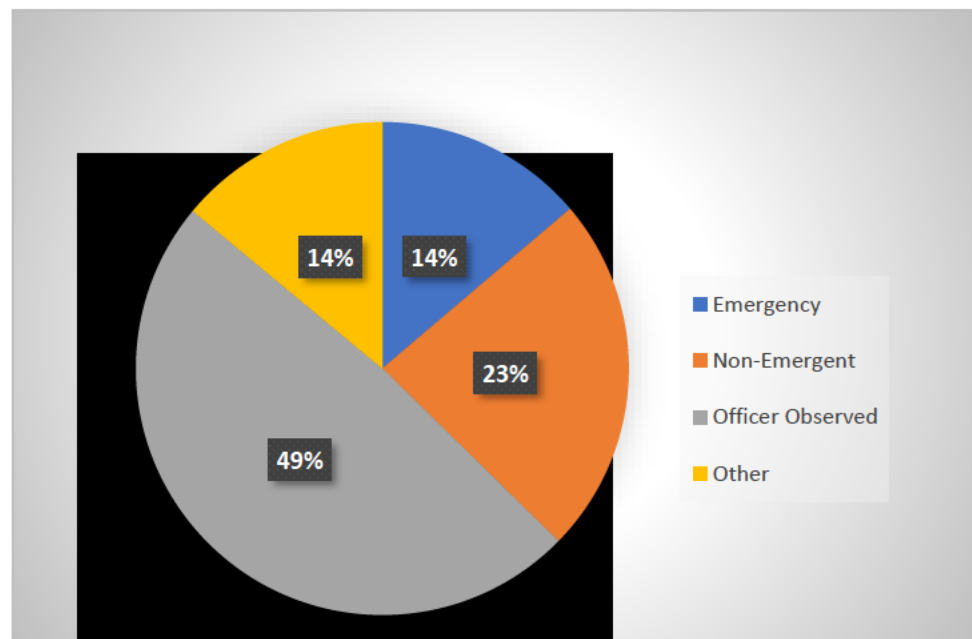
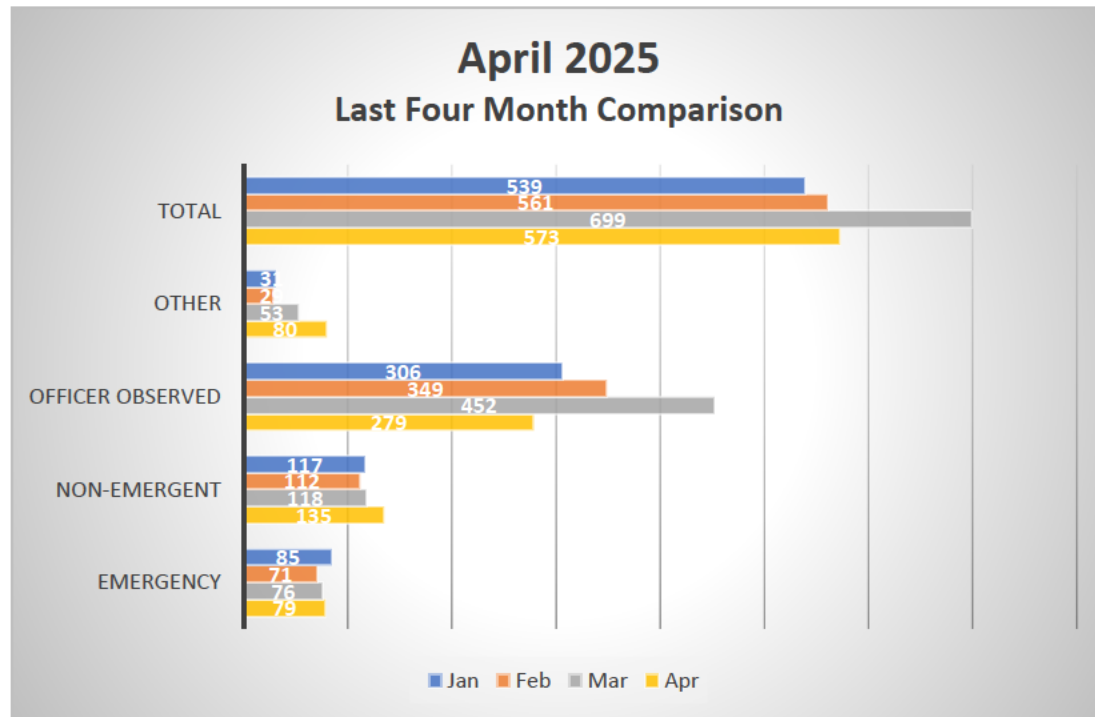
April Monthly Activity - 2025



ARRESTS: 8

Case Number	Location	Charge	Arrest Date/Time
25ML00167	██████ IN FRONT OF MEAD HIGH SCH	10-9-30(a)(1) STRIKES, SHOVES, KICKS OR OTHERWISE TOUCHES A PERSON OR SUBJECTS HIM OR HER TO PHYSICAL CONTACT	04/07/2025 10:00:00 AM
25ML00175	████ BASIL DR	18-3-203(1)(g) 2ND DEG ASSAULT - CAUSES SBI	04/07/2025 06:11:00 PM
25ML00198	HIGHWAY 66 / WCR 7	18-6-803.5 VIOLATION OF RESTRAINING ORDER	04/13/2025 04:53:00 PM
25ML00207	FOSTER RIDGE DR / HIGHWAY 66	42-4-1305(2)(a) POSSESSED OPEN ALCOHOLIC BEV CONTAINER IN VEHICLE	04/19/2025 11:38:00 PM
25ML00213	HIGHWAY 66 / INTERSTATE 25 RAMP S	16-19-103(M) FOJ WANTED BY OTHER AGENCY MISDEMEANOR	04/21/2025 08:04:00 PM
25ML00214	MM 245 I 25 NB	16-19-103(M) FOJ WANTED BY OTHER AGENCY MISDEMEANOR	04/21/2025 11:35:00 PM
25ML00215	████ MULLIGAN LAKE DR	10-9-30 HARASSMENT	04/27/2025 11:30:00 AM
25ML00219	████ E INTERSTATE 25 FRONTAGE RD	10-3-40 Assault	04/29/2025 11:42:00 AM

Four Month Comparison of Calls for Service:



STAFFING:

We currently have all 16 sworn positions filled. Of the 16, 1 is in field training.

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

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

Officer Sedgwick is in field training.

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

TRAINING:

All officers completed peer support, leadership, vehicle inspections, time cards, and firearms training this month.

NOTABLE CALLS FOR SERVICE:

INCIDENT TYPE	ADDRESS	CASE NUMBER	DATE
Traffic Accident Hit and Run	WCR 32 / INTERSTATE 25 SB	25ML00170	04/01/2025
Suspicious	████ 7TH ST	25ML00171	04/01/2025
Traffic Accident	WCR 34.5 / WCR 7	25ML00172	04/03/2025
Medical Assist - Echo	████ WILLOW DR	25ML00173	04/03/2025
Traffic Accident	HIGHWAY 66 / WCR 7	25ML00174	04/04/2025
Disturbance	████ BASIL DR	25ML00175	04/04/2025
Meet	████ 5TH ST	25ML00176	04/05/2025
Mental Health Crisis - weapon	████ MUSTANG DR	25ML00177	04/05/2025
Meet	████ MAIN ST	25ML00178	04/06/2025
Disturbance	████ GINGER AVE	25ML00179	04/06/2025
Disturbance	████ KERRY ST	25ML00180	04/07/2025
Vandalism	MM 242 I 25 SB	25ML00181	04/08/2025
Harass	WELKER AVE / INTERSTATE 25 NB	25ML00182	04/08/2025
Traffic Accident with Inj.	HIGHWAY 66 / WCR 9.5	25ML00183	04/09/2025
Traffic Accident	HIGHWAY 66 / WCR 7	25ML00184	04/09/2025
Theft	████ GRAND VIEW CIR	25ML00185	04/10/2025
Traffic Accident with Inj.	HIGHWAY 66 / INTERSTATE 25 RAMP S	25ML00186	04/10/2025
Traffic Accident Hit and Run	████ MAIN ST	25ML00187	04/11/2025
Vandalism	████ CHARBRAY ST	25ML00188	04/11/2025
Property	████ MAIN ST	25ML00189	04/11/2025
Traffic Accident	MM 242 I 25 NB	25ML00190	04/11/2025
Assist Other Agency	3RD ST / WELKER AVE	25ML00191	04/11/2025
Stolen Vehicle	HIGHWAY 66 / WCR 11	25ML00192	04/12/2025
Check Wellbeing	████ BEAUMONT BLVD	25ML00193	04/12/2025
Assist Other Agency	████ MAIN ST	25ML00194	04/13/2025
Traffic Hazard	████ MCKAY DR	25ML00195	04/13/2025
Check Wellbeing	WCR 38 / WCR 7	25ML00196	04/13/2025
Mental Health Crisis	████ DEXTER ST	25ML00197	04/13/2025
Disturbance	HIGHWAY 66 / WCR 7	25ML00198	04/13/2025
Traffic Accident Unknown Inj.	HIGHWAY 66 / WCR 7	25ML00199	04/17/2025
Assault	████ MULLIGAN DR	25ML00200	04/17/2025
Traffic Accident with Inj.	████ S VALLEY DR	25ML00201	04/18/2025
Traffic Accident	WCR 7 / HIGHWAY 66	25ML00202	04/18/2025
Traffic Accident	HIGHWAY 66 / FOSTER RIDGE DR	25ML00203	04/19/2025

INCIDENT TYPE	ADDRESS	CASE NUMBER	DATE
Follow Up	████ LESTONE AVE	25ML00204	04/18/2025
Traffic Accident	MM 245 I 25 SB	25ML00205	04/19/2025
Animal Complaint	████ GALLOWAY ST	25ML00206	04/19/2025
Traffic Stop	FOSTER RIDGE DR / HIGHWAY 66	25ML00207	04/19/2025
Meet	████ 7TH ST	25ML00208	04/20/2025
Traffic Accident	HIGHWAY 66 / FOSTER RIDGE DR	25ML00209	04/20/2025
Mental Health Crisis	████ GARNET WAY	25ML00210	04/21/2025
Traffic Accident	HIGHWAY 66 / WCR 7	25ML00211	04/21/2025
Meet	████ GALLOWAY ST	25ML00212	04/21/2025
Subject With A Warrant	HIGHWAY 66 / INTERSTATE 25 RAMP S	25ML00213	04/21/2025
Subject With A Warrant	MM 245 I 25 NB	25ML00214	04/21/2025
Disturbance	████ MULLIGAN LAKE DR	25ML00215	04/22/2025
Vandalism	HIGHWAY 66 / WCR 7	25ML00216	04/22/2025
Traffic Accident with Inj.	HIGHWAY 66 / COLORADO BLVD	25ML00217	04/23/2025
Disturbance	████ GARNET WAY	25ML00218	04/23/2025
Disturbance	████ E INTERSTATE 25 FRONTAGE RD	25ML00219	04/24/2025
Theft	████ MCKAY DR	25ML00220	04/24/2025
Mental Health Crisis	INTERSTATE 25 RAMP S / HIGHWAY 66	25ML00221	04/24/2025
Stolen Vehicle	████ HIGHLAND DR	25ML00222	04/25/2025
Traffic Accident Unknown Inj.	HIGHWAY 66 / INTERSTATE 25 NB	25ML00223	04/25/2025
Traffic Accident	████ GINGER AVE	25ML00224	04/25/2025
Traffic Accident	HIGHWAY 66 / WCR 7	25ML00225	04/26/2025
Missing Adult	████ RED BARN AVE	25ML00228	04/28/2025
Shots Fired	████ BRIDLE DR	25ML00229	04/30/2025
Traffic Accident - Extricate	HIGHWAY 66 / WCR 7	25ML00230	04/30/2025
Assist Other Agency	████ MAIN ST	25ML00231	04/30/2025
Sex Offense		25ML00232	04/30/2025
Traffic Accident	HIGHWAY 66 / WCR 7	25ML00233	04/30/2025
Unwant	████ PIEDMONTESE DR	25ML00234	04/30/2025



**PROCLAMATION
National Police Week
May 11 - 17, 2025**

WHEREAS, National Police Week in America was created to recognize and honor the service and sacrifice of law enforcement; and

WHEREAS, there are more than 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Mead Police Department, who play an essential role in protecting our communities and safeguarding our democracy; and

WHEREAS, since the first recorded death in 1786, there are currently more than 24,000 law enforcement officers in the United States who have made the ultimate sacrifice and been killed in the line of duty; and

WHEREAS, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 37th Candlelight Vigil, on the evening of May 13, 2025; and

WHEREAS, the Candlelight Vigil is part of National Police Week, which will be observed this year May 11th-17th;

NOW, THEREFORE, I, Colleen G. Whitlow, Mayor of the Town of Mead, do hereby proclaim May 11 through May 17, 2025 as National Police Week and urge our citizens to join in commemorating law enforcement officers, past and present who, by their faithful and loyal devotion to their communities, have established for themselves the enduring reputation for preserving the rights and security of all citizens.

Given under my hand and Seal of the Town of Mead, Colorado

On this 12th day of May, 2025

Colleen G. Whitlow
Mayor



PROCLAMATION
National Public Works Week
May 18–24, 2025
“People, Purpose, Presence”

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of **Town of Mead**; and,

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in the Town of Mead to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now,

NOW THEREFORE, I, Colleen G. Whitlow, do hereby designate the week of May 18–24, 2025, as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

Given under my hand and Seal of the Town of Mead, Colorado

On this 12th day of May, 2025

Colleen G. Whitlow
Mayor



BOARD OF TRUSTEES

441 3rd Street, Mead
Monday, April 28, 2025

MINUTES

- I. 5:30 p.m.**
Work Session: AMM Board Portal Demonstration

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

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

Mayor Colleen Whitlow called the Regular Meeting of the Board of Trustees to order at 6:00 pm.

1. Call to Order – Roll Call

Present

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

Absent

Trustee Brooke Babcock

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

Attending via remote access: members of the public.

2. Moment of Silence

Mayor Whitlow requested a moment of silence for those affected by mental illness.

3. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

4. Review and Approve Agenda

*Motion was made by Mayor Pro Tem Harris, seconded by Trustee Schranz, to approve the agenda.
Motion carried 6-0, on a roll call vote.*

5. Staff Report: Town Manager Report

a. Manager Report

Town Manager Helen Migchelbrink discussed recent exemplary situation response by Sgt. Salazar; drones over the construction zone; financial auditors completing onsite work this week: 5/10 Gold Star Memorial groundbreaking; 5/12 SVVSD groundbreaking for new Prek-8 school. The Board discussed traffic on Hwy 66 and the lane configuration at Hwy 66 & CR 7.

6. Informational Items

a. Police Update

Sergeant Salazar discussed the Regional Forensic Crash team and the Juvenile Justice Online program which was implemented at the schools.

7. Proclamations

- a. Professional Municipal Clerks Week May 4-May 10, 2025

Motion was made by Trustee Schranz, seconded by Trustee Crane, to authorize Mayor Whitlow to sign the Proclamation for Professional Municipal Clerks Week May 4 - 10, 2025. Motion carried 6-0, on a roll call vote.

- b. Mental Health Month May 2025

Micaela Sanchez, North Range Behavioral Health, discussed the importance of mental health awareness and understanding.

Motion was made by Mayor Pro Tem Harris, seconded by Trustee Hagen, to authorize Mayor Whitlow to sign the Proclamation for Mental Health Month May, 2025. Motion carried 6-0, on a roll call vote.

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

There was no public comment at this time.

Mayor Whitlow mentioned an email received from resident Mary Amelotte in favor of the North Creek Playground improvements.

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 April 14, 2025
- b. March 2024 Financials
- c. Check Register April 28, 2025
- d. **Ordinance No. 1076** – An Ordinance of the Town of Mead, Colorado, Authorizing the Procurement of a Street Sweeper for the Town of Mead’s Public Works Department by Lease-Purchase Agreement
- e. **Resolution No. 23-R-2025** – A Resolution of the Town of Mead, Colorado, Authorizing the Procurement of Park Playground and Fitness Equipment from Altitude Recreation, Inc. for Founders Park and North Creek Park
- f. **Resolution No. 24-R-2025** – A Resolution of the Town of Mead, Colorado, Approving a Contract Extension Agreement Between the Town of Mead and Martin Marietta Materials, Inc. for Calendar Year 2025
- g. **Ordinance No. 1077**– An Ordinance of the Town of Mead, Colorado, Approving with Conditions the O’Reilly Auto Parts Site Plan

Motion was made by Trustee Hagen, seconded by Mayor Pro Tem Harris, to approve the consent agenda. Motion carried 6-0, on a roll call vote.

10. Public Hearing

Mayor Whitlow reminded the Board of her standing disclosure on file with the Colorado Secretary of State regarding her service as Mayor of the Town of Mead and as a Board member on the Mountain View Fire Protection District Board. With no personal, private or other financial interest in the matters to be considered, she does not believe she has a conflict and will fully participate.

- a. **Public Hearing:** Liberty Ranch Filing No. 2, 3rd Amendment - Minor Subdivision Plat

Mayor Whitlow opened the public hearing regarding the Liberty Ranch Filing No. 2, 3rd Amendment – Minor Subdivision Plat at 7:04 p.m.

Community Development Director Jason Bradford presented the staff report for the Minor Subdivision Plat.

Mayor Whitlow opened the public hearing for Item 10. b. Mountain View Fire Protection District Station #14 Conditional Use Permit at 7:16 p.m.

Michelle Gutierrez, Wember, presented on behalf of High Plains Library District and Mountain View Fire Protection District.

There was no public comment at this time.

The Board discussed uses for the other platted sites and programming at the library. MVFPD Chief Webb discussed noise mitigation. Dr. Horts, HPLD, discussed potential programming.

Mayor Whitlow closed the public hearing for the Minor Subdivision Plat at 7:31 p.m.

- i. **Ordinance No. 1078** – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Liberty Ranch Filling No. 2, 3rd Amendment Minor Subdivision Plat

Motion was made by Trustee Adams, seconded by Trustee Schranz, to adopt Ordinance No. 1078 – An Ordinance of the Town of Mead, Colorado Approving with Conditions the Liberty Ranch Filling No. 2, 3rd Amendment Minor Subdivision Plat. Motion carried 6-0, on a roll call vote.

- b. **Public Hearing:** Mountain View Fire Protection District Station #14 Conditional Use Permit

Community Development Director Jason Bradford presented the staff report for the Conditional Use Permit

Chief Webb, MVPD discussed being good neighbors as they provide services to local residents. In choosing this site, the fire district considered noise, wind, solar, and speed of response.

There was no public comment at this time.

The Board had no further comments

Mayor Whitlow closed the public hearing for the Conditional Use Permit at 7:46 p.m.

- i. **Ordinance No. 1079** – An Ordinance of the Town of Mead, Colorado, Conditionally Approving the Mountain View Fire Protection District Station #14 Conditional Use Permit Application

Motion was made by Trustee Schranz, seconded by Trustee Adams, to adopt Ordinance No. 1079 – An Ordinance of the Town of Mead, Colorado Conditionally Approving the Mountain View Fire Protection District Station #14 Conditional Use Permit Application. Motion carried 6-0, on a roll call vote.

- c. **Public Hearing:** Adopting the Town of Mead Design Standards and Construction Specifications

Mayor Whitlow opened public hearing regarding proposed Design Standards and Construction Specifications at 7:48 p.m.

Town Engineer / Public Works Director Erika Rasmussen presented the ordinance and summary of changes to the specifications which was presented for first reading on March 31, 2025.

There was no public comment at this time.

The Board discussed the application to public improvements vs private property.

Mayor Whitlow closed the public hearing at 7:56 p.m.

- i. **Ordinance No. 1073** - An Ordinance of the Town of Mead, Colorado Amending Section 16-14-30 of the Mead Municipal Code and Adopting by Reference the Town of Mead Design Standards and Construction Specifications, 2025 Edition (second reading and public hearing)

Motion was made by Trustee Hagen, seconded by Trustee Crane, to adopt Ordinance No. 1073 – An Ordinance of the Town of Mead, Colorado Amending Section 16-14-30 of the Mead Municipal Code and Adopting by Reference the Town of Mead Design Standards and Construction Specifications, 2025 Edition (second reading and public hearing). Motion carried 6-0, on a roll call vote.

11. New Business

- a. Authorizing the Town Manager to Negotiate an Amendment to the Intergovernmental Agreement with Weld County for Construction of High Plains Boulevard (A.K.A. – Weld County Road 9.5)

Town Engineer / Public Works Director Erika Rasmussen presented the Weld County plan for construction of High Plains Blvd (WCR 9.5) between WCR 32 and WCR 34. These improvements will then be transferred to the Town of ongoing maintenance. Due to budget constraints, Weld County intends to replace concrete with pavement in the two roundabouts. Ms. Rasmussen requested that the Board consider contributing to the project the additional cost for construction in concrete due to maintenance and longevity concerns.

Motion was made by Trustee Schranz, seconded by Trustee Adams, to authorize the Town Manager to negotiate an amendment to the intergovernmental agreement with Weld County for construction of High Plains Blvd (aka WCR 9.5) with a not to exceed amount of \$635,000.00. Motion carried 4-2, on a roll call vote. Mayor Whitlow and Trustees Adams, Harris and Schranz voted yes; Trustees Crane and Hagen voted no.

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

Resident Don Smith discussed his frustration with obtaining final inspections and a certificate of occupancy for 333 Main Street.

13. Legislative Update

Town Attorney Marcus McAskin presented a legislative update with 9 days left in the session.

14. Elected Official Reports

a. Town Trustees

The Board directed staff to send out a Doodle poll with dates for a Board retreat in May.

b. Mayor Whitlow

Mayor Whitlow discussed upcoming events: Coffee with the Mayor May 3rd; DRCOG work session 5/7; DRCOG Hot Topics 5/8; Gold Star Memorial groundbreaking 5/10; SVVSD groundbreaking 5/12.

15. Adjournment

Motion was made by Trustee Schranz, seconded by Trustee Crane, to adjourn the meeting. Motion carried 6-0, on a roll call vote.

The Regular Meeting of the Town of Mead Board of Trustees adjourned at approximately 8:23 p.m. on Monday, April 28, 2025.

Colleen G. Whitlow, Mayor

ATTEST:

Mary E. Strutt, MMC, Town Clerk

III. Work Session: to begin 10 minutes after the Adjournment of the Regular Meeting
Police Funding Strategies

Report Criteria:

Aging by Date

Aged using Payment Date

Customer Number	Name	Balance	Future	Current	Over 30	Over 60	Over 90	Over 120	Over 150
1	St. Vrain Valley School District	834.04	834.04	-	-	-	-	-	-
45	Mead Development Group, Inc.	15,997.26	-	389.86	4,199.00	6,784.00	4,624.40	-	-
214	Mead Towne Center	5,750.00	-	-	-	-	-	-	5,750.00
256	Prosper Land & Development LLC	11,057.50	-	2,660.00	1,120.00	700.00	3,710.00	2,555.00	312.50
259	Scannell Properties	280.00	-	-	280.00	-	-	-	-
285	Boulder Scientific Company, LLC	2,360.00-	-	-	-	-	-	-	2,360.00-
290	Forestar Real Estate Group	920.40-	-	-	350.00-	570.40-	-	-	-
292	BREG Industrial Development	15,766.69	-	-	2,080.60	-	-	-	13,686.09
294	QuikTrip Corp	5,485.31	-	998.89	3,183.52	-	545.40	757.50	-
296	Silver Point Development	24,382.64	-	2,897.98	586.81	742.35	2,125.00	16,970.00	1,060.50
297	Meadow Ridge Development, Inc	751.19	-	751.19	-	-	-	-	-
298	Century Land Holdings LLC	8,399.40-	-	611.05-	4,440.97-	-	1,564.80-	1,782.58-	-
299	Lizondo Futbol Academy LLC	1,665.49	-	-	-	-	-	-	1,665.49
301	BREG Industrial Devel. c/o Broe Real Es	1,838.20	-	1,838.20	-	-	-	-	-
307	Tharaldson c/o Ventana Capital, Inc	743.71	-	743.71	-	-	-	-	-
317	Town of Berthoud	6,978.55-	-	6,978.55-	-	-	-	-	-
320	Lorson South Land Corp c/o Landhuis C	5,158.07	-	431.27	606.00	585.80	944.35	-	2,590.65
325	Red Barn Metropolitan District	2,203.05-	-	-	-	-	-	-	2,203.05-
326	AMK Properties LLC	4,610.39	4,044.79	565.60	-	-	-	-	-
327	17790 CR 7 LLC	69.44	-	-	-	-	-	-	69.44
336	Front Range Investment Holdings LLC	106,281.34-	-	-	-	-	-	-	106,281.34
341	Grand Meadow Investors LLC	2,222.46	2,222.46	-	-	-	-	-	-
344	Mead Victory Investments LLC	98.50-	-	98.50-	-	-	-	-	-
345	Zak Dirt	787.88	491.48	296.40	-	-	-	-	-
346	Mountain View Fire Protection District	10,230.88	5,557.00	4,673.88	-	-	-	-	-
347	Mead Industrial Development Group	3,357.14	96.96	3,260.18	-	-	-	-	-
349	Alphabet Investments, Inc	2,070.90	848.40	-	919.10	282.80	20.60	-	-
350	Kiteley Land Co. LLC	5,917.00	5,917.00	-	-	-	-	-	-
351	M4 Elevation 25, LLC	10,312.60	7,323.00	2,989.60	-	-	-	-	-
352	Tharaldson Motels Inc II	398.95	-	398.95	-	-	-	-	-
354	Mead High Plains Blvd WCR 9.5 Project	1,049,048.00	-	-	-	1,049,048.	-	-	-
9997	Misc AR Invoices	797.00	-	-	-	-	-	297.00	500.00
Grand Totals:		1,052,291.50	27,335.13	15,207.61	8,184.06	1,057,572.	10,404.95	18,796.92	85,209.72-

Report Criteria:
 Report type: GL detail
 Vendor.Vendor number = {<>} 7055

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount	
05/25	05/06/2025	39843	Otak, Inc	0000425000	14-44-8536	HWY 66/ CR 7 Peel Crossing	1,403.25-	V
Total 39843:							1,403.25-	
05/25	05/06/2025	39844	PerkCity Inc	INV13944	01-49-5061	Wellness Rewards	415.96-	V
Total 39844:							415.96-	
05/25	05/06/2025	39845	Professional Management Solutio	85061	01-40-6109	Finance - Admin	4,906.00-	V
05/25	05/06/2025	39845	Professional Management Solutio	85061	06-40-6109	Finance - Sewer	613.25-	V
05/25	05/06/2025	39845	Professional Management Solutio	85061	06-40-6109	Finance - MURA	613.25-	V
Total 39845:							6,132.50-	
05/25	05/06/2025	39846	Rebecca Stockov	BL2020732	01-02-2308	Home OCC Refund	100.00-	V
Total 39846:							100.00-	
05/25	05/06/2025	39847	Rhythm & Root Skin Studio	04212025	01-02-2308	Home OCC Refund BL2020887	100.00-	V
Total 39847:							100.00-	
05/25	05/06/2025	39848	Sam Hansen	MEALS0501	01-42-5063	officer training per diem	60.00-	V
Total 39848:							60.00-	
05/25	05/06/2025	39849	Second Run Ranch LLC	BL2020971	01-02-2308	Home OCC Refund	100.00-	V
Total 39849:							100.00-	
05/25	05/06/2025	39850	SportsEngine, Inc	INV0203001	01-46-6135	bg check rec	414.00-	V
Total 39850:							414.00-	
05/25	05/06/2025	39851	ST. VRAIN VALLEY SCHOOL DIS	1245	01-46-6135	rec bb games	2,545.10-	V
05/25	05/06/2025	39851	ST. VRAIN VALLEY SCHOOL DIS	1333	01-46-6135	VB Games	2,575.00-	V
Total 39851:							5,120.10-	
05/25	05/06/2025	39852	TOWN OF BERTHOUD	4122025	01-41-5063	CML Dist 2 Meeting colleen whitlow	30.00-	V
05/25	05/06/2025	39852	TOWN OF BERTHOUD	CMLMEETIN	01-41-5063	CML DIST 2 MEETING- MAYOR COLLEEN	30.00-	V
Total 39852:							60.00-	
05/25	05/06/2025	39853	TOWN OF MEAD	18.02 4.25	01-40-6111	242 Dillingham ave	48.00-	V
05/25	05/06/2025	39853	TOWN OF MEAD	338.01 4.25	01-40-6111	Town Hall Sewer	63.36-	V
05/25	05/06/2025	39853	TOWN OF MEAD	478.02	01-40-6111	242 Main St	52.81-	V
05/25	05/06/2025	39853	TOWN OF MEAD	630.04	01-40-6111	505 3rd St Sewer	48.00-	V
Total 39853:							212.17-	
05/25	05/06/2025	39854	US Bank Voyager Fleet Systems	8694028342	01-42-5253	Fuel	1,877.00-	V
05/25	05/06/2025	39854	US Bank Voyager Fleet Systems	8694028342	04-44-5253	Fuel	810.33-	V
05/25	05/06/2025	39854	US Bank Voyager Fleet Systems	8694028342	01-45-5253	Fuel	1,245.20-	V

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
05/25	05/06/2025	39854	US Bank Voyager Fleet Systems	8694028342	01-47-5253	Fuel	331.17- V
05/25	05/06/2025	39854	US Bank Voyager Fleet Systems	8694028342	01-49-5253	Fuel	25.72- V
05/25	05/06/2025	39854	US Bank Voyager Fleet Systems	8694028342	06-47-5253	Fuel	146.49- V
Total 39854:							4,435.91-
05/25	05/06/2025	39855	Xpress Bill Pay	INV-XPR023	06-40-6316	Credit Transaction	808.54- V
05/25	05/06/2025	39855	Xpress Bill Pay	INV-XPR023	01-40-6316	Credit Transaction	202.14- V
Total 39855:							1,010.68-
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-49-6149	Flowers vet out reach	157.32
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-46-6214	Arbor day event	279.48
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-49-6149	logo paper, outreach and events	287.77
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-49-6402	business, outreach and events	1,620.81
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-49-7051	work shirts and jackets	393.22
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-41-6824	CML Photo and Framing	270.90
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-46-6610	Rec and events online forms	1,049.40
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-46-6610	adobe subscription recreation	155.88
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-49-6149	social media advertisment	45.15
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-49-6402	ADA Built for Mead Website	59.00
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-49-7801	Employee event, tickets for purchase	540.00
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-49-5061	wellness reward	377.69
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-49-6610	Newsletter subscription	45.00
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-49-6149	Outreach materials	1,464.98
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-49-5061	Employee reward	357.80
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	18-45-8507	Gold star coming soon sign	1,822.09
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-49-6610	URL Subscription	35.00
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-49-5061	Additional License	37.72
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-40-6610	zoom subscription	79.00
05/25	05/05/2025	50525100	Elan Cardmember Service	1368 4.25	01-49-5061	Employee reward	276.68
05/25	05/05/2025	50525100	Elan Cardmember Service	1454 4.25	01-43-5063	Hotel for APA Conference in Denver	656.31
05/25	05/05/2025	50525100	Elan Cardmember Service	1454 4.25	01-43-5063	Hotel for APA Conference in Denver	886.65
05/25	05/05/2025	50525100	Elan Cardmember Service	1454 4.25	01-43-7999	POST Plan meeting and tour	72.23
05/25	05/05/2025	50525100	Elan Cardmember Service	1454 4.25	01-43-5063	Tax exempt return for hotel	120.65-
05/25	05/05/2025	50525100	Elan Cardmember Service	1454 4.25	01-43-5063	Tax exempt return for hotel	89.31-
05/25	05/05/2025	50525100	Elan Cardmember Service	3448 4.25	01-42-5063	spray glue for range	43.31
05/25	05/05/2025	50525100	Elan Cardmember Service	3514 412025	01-40-6610	Online subscription	6.99
05/25	05/05/2025	50525100	Elan Cardmember Service	3866 04.25	01-42-6104	adobe subscription	19.99
05/25	05/05/2025	50525100	Elan Cardmember Service	3866 04.25	01-42-7305	Double Pistol Pouch	50.20
05/25	05/05/2025	50525100	Elan Cardmember Service	3866 04.25	01-42-7305	Angel Armor Pouches	243.27
05/25	05/05/2025	50525100	Elan Cardmember Service	3866 04.25	01-42-6851	Window tint for new vehicles	258.00
05/25	05/05/2025	50525100	Elan Cardmember Service	3866 04.25	01-42-6104	Toyota Subscription	15.00
05/25	05/05/2025	50525100	Elan Cardmember Service	3866 04.25	01-42-7020	Cones, Utility Blower, Extension cord	215.37
05/25	05/05/2025	50525100	Elan Cardmember Service	3866 04.25	01-42-7305	Parking	15.00
05/25	05/05/2025	50525100	Elan Cardmember Service	3866 04.25	01-42-7305	PTT/Mic	143.79
05/25	05/05/2025	50525100	Elan Cardmember Service	3866 04.25	01-42-5063	Axon VR Training Session	30.69
05/25	05/05/2025	50525100	Elan Cardmember Service	3866 04.25	01-42-7999	Quarterly meeting with cmdr	34.20
05/25	05/05/2025	50525100	Elan Cardmember Service	3866 04.25	01-42-6104	Remarkable subscriptions	5.98
05/25	05/05/2025	50525100	Elan Cardmember Service	3866 04.25	01-42-7305	Credit to card	124.43-
05/25	05/05/2025	50525100	Elan Cardmember Service	3866 04.25	01-42-6104	frgn transaction fee	.11
05/25	05/05/2025	50525100	Elan Cardmember Service	4.25.2025 76	01-45-6805	Plate renewal	31.78
05/25	05/05/2025	50525100	Elan Cardmember Service	4.25.2025 76	01-47-6801	Plate renewal- mobile generator	11.10
05/25	05/05/2025	50525100	Elan Cardmember Service	4.25.2025 76	01-45-6104	Online subscription	30.00
05/25	05/05/2025	50525100	Elan Cardmember Service	4.25.2025 76	01-45-6104	Online subscription	30.00
05/25	05/05/2025	50525100	Elan Cardmember Service	4.25.2025 76	01-45-6104	Online subscription	30.00
05/25	05/05/2025	50525100	Elan Cardmember Service	4.25.2025 76	01-45-6104	Online subscription	30.00
05/25	05/05/2025	50525100	Elan Cardmember Service	4.25.2025 76	01-45-6104	Online subscription	30.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
05/25	05/05/2025	50525100	Elan Cardmember Service	4.25.2025 76	01-47-7550	American flag w pole-PW	3,394.50
05/25	05/05/2025	50525100	Elan Cardmember Service	4.25.2025 76	01-45-6104	Online subscription no reciept	30.00
05/25	05/05/2025	50525100	Elan Cardmember Service	4.25.2025 76	01-45-7020	wasp spray	519.30
05/25	05/05/2025	50525100	Elan Cardmember Service	4.25.2025 76	01-45-6104	Online subscription	30.00
05/25	05/05/2025	50525100	Elan Cardmember Service	5590 4.25	01-47-7999	Mtg- Refreshments	21.91
05/25	05/05/2025	50525100	Elan Cardmember Service	5590 4.25	01-47-7999	Mtg- Refreshments	21.91
05/25	05/05/2025	50525100	Elan Cardmember Service	5590 4.25	01-47-6104	Battery Replacement for PW Server	125.00
05/25	05/05/2025	50525100	Elan Cardmember Service	5590 4.25	01-47-5253	Car wash for Town Engineer	12.00
05/25	05/05/2025	50525100	Elan Cardmember Service	6819 4.25	01-42-5063	Commander training	291.21
05/25	05/05/2025	50525100	Elan Cardmember Service	6819 4.25	01-42-5063	Commander training	391.30
05/25	05/05/2025	50525100	Elan Cardmember Service	6819 4.25	01-42-5063	Officer training registration	210.00
05/25	05/05/2025	50525100	Elan Cardmember Service	6819 4.25	01-42-5063	Officer training registration	105.00
05/25	05/05/2025	50525100	Elan Cardmember Service	6819 4.25	01-42-7101	Veh 18 Car wash	9.00
05/25	05/05/2025	50525100	Elan Cardmember Service	6819 4.25	01-42-7999	Consumables	11.07
05/25	05/05/2025	50525100	Elan Cardmember Service	6819 4.25	01-42-6805	Veh 12 Upholstry repair	303.85
05/25	05/05/2025	50525100	Elan Cardmember Service	6819 4.25	01-42-5063	Commander training per diem	37.47
05/25	05/05/2025	50525100	Elan Cardmember Service	6819 4.25	01-42-5063	commander training flight refund	123.00-
05/25	05/05/2025	50525100	Elan Cardmember Service	6819 4.25	01-42-5063	commander training per diem	24.24
05/25	05/05/2025	50525100	Elan Cardmember Service	6819 4.25	01-42-5063	sergeant training per diem	53.93
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6511	Postage	8.40
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6511	Postage	8.40
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6610	subscription-no reciept	13.00
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6610	subscription-no reciept	47.67
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-41-7999	BOT	196.45
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-41-7999	BOT	202.48
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-48-6610	CAMCA Membership	50.00
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6511	Postage	8.40
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6511	Postage	25.20
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6511	Postage	8.40
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-41-5063	cml- bb	460.00
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-41-7999	BOT Retreat	214.99
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-41-7999	BOT Retreat	103.92
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6610	subscription-no reciept	9.99
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6511	postage	16.80
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6511	postage	8.40
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6511	postage	33.60
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6610	subscription-no reciept	18.99
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-41-7999	BOT/Credit	202.48-
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6511	Postage	8.40
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6511	Postage	8.40
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-5063	Training	29.09
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6511	Postage	8.40
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-7999	employee appreciation	84.26
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6511	Postage	8.40
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-7999	employee appreciation	100.00
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6511	Postage	8.40
05/25	05/05/2025	50525100	Elan Cardmember Service	7700 4.25	01-40-6316	Over credited intrest payment	1.96
05/25	05/05/2025	50525100	Elan Cardmember Service	7742 4.25	01-42-5063	Drone Certification	184.19
05/25	05/05/2025	50525100	Elan Cardmember Service	7742 4.25	01-42-5063	Drone Certification	184.19
05/25	05/05/2025	50525100	Elan Cardmember Service	7742 4.25	01-42-6610	NASRO Conference	600.00
05/25	05/05/2025	50525100	Elan Cardmember Service	7742 4.25	01-42-6610	NASRO Conference	600.00
Total 50525100:							20,437.46
05/25	05/06/2025	50625100	VERIZON WIRELESS	9812 4.25.20	01-42-6110	Wireless bill	1,674.29
Total 50625100:							1,674.29

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount	
05/25	05/06/2025	51225100	Rhythm & Root Skin Studio	04212025	01-02-2308	Home OCC Refund BL2020887	100.00-	V
Total 51225100:							100.00-	
05/25	05/06/2025	51225101	Amazon Capital Services Inc	13GMHYG7	01-40-7020	Badges	36.98-	V
05/25	05/06/2025	51225101	Amazon Capital Services Inc	16JDTCTC7	04-44-7305	bandsaw belts - shop tools	11.99-	V
05/25	05/06/2025	51225101	Amazon Capital Services Inc	1DCVLF9DH	01-46-7010	Punchcard scanner	43.03-	V
05/25	05/06/2025	51225101	Amazon Capital Services Inc	1JWJGH13T	01-42-7010	Office supplies	27.58-	V
05/25	05/06/2025	51225101	Amazon Capital Services Inc	1JWJGH13T	01-42-5063	Training	29.99-	V
05/25	05/06/2025	51225101	Amazon Capital Services Inc	1L64QMT3D	01-40-7010	OFFICE SUPPLIES	102.22-	V
05/25	05/06/2025	51225101	Amazon Capital Services Inc	1M6JFKGTV	01-42-7254	supplies for ultra sonic cleaner	157.73-	V
05/25	05/06/2025	51225101	Amazon Capital Services Inc	1M6JFKGTV	01-42-7020	vehicle organizers	48.48-	V
05/25	05/06/2025	51225101	Amazon Capital Services Inc	1M6JFKGTV	01-42-7010	scanner for admin	279.99-	V
05/25	05/06/2025	51225101	Amazon Capital Services Inc	1M9XH9PV6	01-42-7020	OP Supplies	11.99-	V
Total 51225101:							749.98-	
05/25	05/06/2025	51225102	AMERICAN PROMOTIONAL EVE	4212025	01-02-2308	Temp use Permit TNT Fireworks	500.00-	V
Total 51225102:							500.00-	
05/25	05/06/2025	51225103	Ausmus Law Firm PC	9422	01-48-6102	Municipal Prosecutor	1,000.00-	V
Total 51225103:							1,000.00-	
05/25	05/06/2025	51225104	Beth Mayer - Parker Tree Service	4.22.25	01-02-2308	Park Tree Service	100.00-	V
Total 51225104:							100.00-	
05/25	05/06/2025	51225105	Brock Guildner	04212025.	01-02-2308	Home Occ Refund BL2020739	100.00-	V
Total 51225105:							100.00-	
05/25	05/06/2025	51225106	BSN SPORTS LLC	310388841A	01-46-8510	Gym Equipment	22,528.99-	V
Total 51225106:							22,528.99-	
05/25	05/06/2025	51225107	Cherie Jones	4212025	01-02-2308	Home OCC Refund BL2020956	100.00-	V
Total 51225107:							100.00-	
05/25	05/06/2025	51225108	CIRSA	INV1000754	01-40-6301	Eqiupment breakdown	28.52-	V
05/25	05/06/2025	51225108	CIRSA	INV1000754	01-41-6301	Equipment breakdown	28.52-	V
05/25	05/06/2025	51225108	CIRSA	INV1000754	01-42-6301	Equipment breakdown	713.00-	V
05/25	05/06/2025	51225108	CIRSA	INV1000754	01-43-6301	Eqiupment breakdown	28.52-	V
05/25	05/06/2025	51225108	CIRSA	INV1000754	01-45-6301	Eqiupment breakdown	142.60-	V
05/25	05/06/2025	51225108	CIRSA	INV1000754	04-44-6301	Eqiupment breakdown	213.90-	V
05/25	05/06/2025	51225108	CIRSA	INV1000754	01-46-6301	Eqiupment breakdown	42.78-	V
05/25	05/06/2025	51225108	CIRSA	INV1000754	01-47-6301	Eqiupment breakdown	57.04-	V
05/25	05/06/2025	51225108	CIRSA	INV1000754	01-48-6301	Equipment breakdown	28.52-	V
05/25	05/06/2025	51225108	CIRSA	INV1000754	01-49-6301	equipment breakdown	42.78-	V
05/25	05/06/2025	51225108	CIRSA	INV1000754	06-40-6301	equipment breakdown	71.30-	V
05/25	05/06/2025	51225108	CIRSA	INV1000754	20-40-6301	equipment breakdown	28.52-	V
Total 51225108:							1,426.00-	
05/25	05/06/2025	51225109	Colorado Municipal Clerks Associ	440	01-41-5063	Clerks Insitute for MH-2025	1,300.00-	V

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 51225109:							1,300.00-
05/25	05/06/2025	51225110	CTL THOMPSON INC.	740478	09-49-8516	Community Center	2,242.50- V
Total 51225110:							2,242.50-
05/25	05/06/2025	51225111	David Jay Thrower	04012025ME	01-48-5040	Municipal court judge	2,000.00- V
05/25	05/06/2025	51225111	David Jay Thrower	05012025	01-48-5040	Municipal court judge	2,000.00- V
Total 51225111:							4,000.00-
05/25	05/06/2025	51225112	Ditesco LLC	69521	09-49-8516	Community Center	13,380.40- V
Total 51225112:							13,380.40-
05/25	05/06/2025	51225113	Felsburg Holt & Ullevig	43854	01-47-6108	General Engineering	262.50- V
Total 51225113:							262.50-
05/25	05/06/2025	51225114	Flagpoles & Patriot Colors	16296	01-49-7026	town flags	684.00- V
Total 51225114:							684.00-
05/25	05/06/2025	51225115	Focal Forensics LLC	25ML00022	01-42-6999	Redaction Services Mead PD	616.00- V
Total 51225115:							616.00-
05/25	05/06/2025	51225116	FRONT RANGE PORTABLE RES	1785	01-45-7020	liberty ranch	167.50- V
Total 51225116:							167.50-
05/25	05/06/2025	51225117	FRONTIER SELF STORAGE	05012025.	01-40-6839	Storage	100.00- V
Total 51225117:							100.00-
05/25	05/06/2025	51225118	Graves Consulting LLC	20250526	01-40-6109	Compensation study	3,375.00- V
Total 51225118:							3,375.00-
05/25	05/06/2025	51225119	GRC Consulting Inc	17560.	04-44-6833	Street Sweeping april	4,266.00- V
Total 51225119:							4,266.00-
05/25	05/06/2025	51225120	GREELEY LOCK AND KEY	000038982	01-40-6610	Annual License	1,572.41- V
05/25	05/06/2025	51225120	GREELEY LOCK AND KEY	000038982	01-42-6610	Annual License	679.96- V
05/25	05/06/2025	51225120	GREELEY LOCK AND KEY	000038982	01-47-6610	Annual License	1,997.38- V
Total 51225120:							4,249.75-
05/25	05/06/2025	51225121	HydroLink	PO 14084	06-47-6803	Storm Drainage Mulch	3,420.00- V
Total 51225121:							3,420.00-
05/25	05/06/2025	51225122	International Agents Inc	001403	01-42-6999	Contract frtc peer support	1,440.00- V
Total 51225122:							1,440.00-

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount	
05/25	05/06/2025	51225123	JVA INCORPORATED	22846	01-02-2615	Highlands construction obersvation	96.00-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	22848	01-02-2615	Grand Meadow Filling #1	1,606.00-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	22849	01-02-2615	AMK Property Dev	384.00-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	22851	01-47-6108	Schell Farm Drainage Analysis	403.20-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	22852	01-02-2615	Mead place	192.00-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	22853	01-47-6108	Genral Engineering	2,434.20-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	22868	01-02-2615	Access 25	1,226.00-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	22869	01-02-2615	CR 9.5 Postle	1,232.00-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	22870	01-02-2615	Elevation 25	1,808.00-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	22871	01-02-2615	Kitley Ranch Dev.	480.00-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	22872	01-47-6108	General Engineering	288.00-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	22874	01-02-2615	Welker Farms	192.00-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	22884	06-40-6108	Wastewater on call engineering	513.00-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	22884	06-47-6807	Raterink R&M	216.00-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	22888	06-47-8525	CiPP Sewer Rehab	3,550.00-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	22890	06-47-8525	CiPP Sewer Rehab	480.00-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	22892	06-47-8527	WWTF Blower	414.00-	V
05/25	05/06/2025	51225123	JVA INCORPORATED	23144	01-47-6108	Design Standards	5,173.20-	V
Total 51225123:							20,687.60-	
05/25	05/06/2025	51225124	KLEEN-TECH SERVICES CORP	INV010423	01-40-6823	Janitorial Services	734.80-	V
05/25	05/06/2025	51225124	KLEEN-TECH SERVICES CORP	INV010423	01-42-6823	Janitorial Services	437.55-	V
05/25	05/06/2025	51225124	KLEEN-TECH SERVICES CORP	INV010423	01-47-6823	Janitorial Services	809.05-	V
Total 51225124:							1,981.40-	
05/25	05/06/2025	51225125	Land Sea Homes	4.21.2025	01-02-2308	Temp Use Deposit Refund	500.00-	V
Total 51225125:							500.00-	
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	1003301 4/2	01-47-6111	1341 WC 34	58.96-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	347002 4/25	04-44-6111	1782 WC 32	62.60-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	607001 4/25	06-47-6111	5423 WC 23	39.55-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	618801 4/25	01-45-6111	150 main st	57.89-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	619202 4/25	01-45-6111	401 3rd st	39.55-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	619802 4/25	01-45-6111	242 dillingham	39.55-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	620201 4/25	01-45-6111	2700wc 34.5	135.42-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	621801 4/24	01-45-6111	190 1st ST	308.55-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	622501 4/25	01-45-6111	365 Welker	57.89-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	624409 4/25	01-42-6111	201 Welker	39.55-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	650402 4/25	01-40-6111	242 Main st	39.55-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	657602 4/25	06-47-6111	4504 E Welker	391.39-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	657701 4/25	01-45-6111	156 Eagle	84.78-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	657801 4/25	01-42-6111	537 Main Police	99.94-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	657901 4/25	01-45-6111	16775 North Creek	191.13-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	658001 4/25	01-45-6111	441 3rd st	191.12-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	658101 4/25	01-45-6111	10 Fairburn	59.55-	V
05/25	05/06/2025	51225126	LITTLE THOMPSON WATER DIS	658201 4/25	01-40-6111	441 3rd st	68.51-	V
Total 51225126:							1,965.48-	
05/25	05/06/2025	51225127	Luis Fernando Laredo Rubio	BL2020924	01-02-2308	Home OCC Refund	100.00-	V
Total 51225127:							100.00-	
05/25	05/06/2025	51225128	MAC EQUIPMENT INC	508659	01-45-6805	Ventrac Filters	125.00-	V

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 51225128:							125.00-
05/25	05/06/2025	51225129	MAIN STREET MAT COMPANY	267104	01-40-7020	mat svcs march	73.51- V
05/25	05/06/2025	51225129	MAIN STREET MAT COMPANY	267105	01-42-6111	Mat svcs-march	71.38- V
05/25	05/06/2025	51225129	MAIN STREET MAT COMPANY	271046	01-40-7020	Mat svcs april	73.51- V
05/25	05/06/2025	51225129	MAIN STREET MAT COMPANY	271047	01-42-6111	Mat svcs-april	71.38- V
Total 51225129:							289.78-
05/25	05/06/2025	51225130	MARGIL FARMS HOA	2024 WATER	01-45-6111	2024 split water usage at Margil Park	2,534.26- V
Total 51225130:							2,534.26-
05/25	05/06/2025	51225131	Miguel Berumen	2022094	01-02-2308	MBR Home services	100.00- V
Total 51225131:							100.00-
05/25	05/06/2025	51225132	Miguel Iraola	MMC033120	01-48-6510	Court Interpretation 03/15/2025	200.00- V
05/25	05/06/2025	51225132	Miguel Iraola	MMC043020	01-48-6510	Court Interpretation 04/17/2025	200.00- V
Total 51225132:							400.00-
05/25	05/06/2025	51225133	Minuteman Press	15643	01-42-7020	Business Cards Rollins	78.81- V
Total 51225133:							78.81-
05/25	05/06/2025	51225134	MJT Communications	14312	09-49-8516	Network Equipment - Community Center	3,790.00- V
05/25	05/06/2025	51225134	MJT Communications	14313	09-49-8516	Network equip community center	281.00- V
Total 51225134:							4,071.00-
05/25	05/06/2025	51225135	NCO Holdings Mead LLC	5/12/2025	20-40-6404	Noco/Anytime fitness bus incentive 2024	5,899.42- V
Total 51225135:							5,899.42-
05/25	05/06/2025	51225136	Otak, Inc	0000425000	14-44-8536	HWY 66/ CR 7 Peel Crossing	1,403.25- V
Total 51225136:							1,403.25-
05/25	05/06/2025	51225137	PerkCity Inc	INV13944	01-49-5061	Wellness Rewards	415.96- V
Total 51225137:							415.96-
05/25	05/06/2025	51225138	Professional Management Solutio	85061	01-40-6109	Finance - Admin	4,906.00- V
05/25	05/06/2025	51225138	Professional Management Solutio	85061	06-40-6109	Finance - Sewer	613.25- V
05/25	05/06/2025	51225138	Professional Management Solutio	85061	06-40-6109	Finance - MURA	613.25- V
Total 51225138:							6,132.50-
05/25	05/06/2025	51225139	Rebecca Stockov	BL2020732	01-02-2308	Home OCC Refund	100.00- V
Total 51225139:							100.00-
05/25	05/06/2025	51225140	Rhythm & Root Skin Studio	04212025	01-02-2308	Home OCC Refund BL2020887	100.00- V
Total 51225140:							100.00-

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
05/25	05/06/2025	51225141	Sam Hansen	MEALS0501	01-42-5063	officer training per diem	60.00- V
Total 51225141:							60.00-
05/25	05/06/2025	51225142	Second Run Ranch LLC	BL2020971	01-02-2308	Home OCC Refund	100.00- V
Total 51225142:							100.00-
05/25	05/06/2025	51225143	SportsEngine, Inc	INV0203001	01-46-6135	bg check rec	414.00- V
Total 51225143:							414.00-
05/25	05/06/2025	51225144	ST. VRAIN VALLEY SCHOOL DIS	1245	01-46-6135	rec bb games	2,545.10- V
05/25	05/06/2025	51225144	ST. VRAIN VALLEY SCHOOL DIS	1333	01-46-6135	VB Games	2,575.00- V
Total 51225144:							5,120.10-
05/25	05/06/2025	51225145	TOWN OF BERTHOUD	4122025	01-41-5063	CML Dist 2 Meeting colleen whitlow	30.00- V
05/25	05/06/2025	51225145	TOWN OF BERTHOUD	CMLMEETIN	01-41-5063	CML DIST 2 MEETING- MAYOR COLLE	30.00- V
Total 51225145:							60.00-
05/25	05/06/2025	51225146	TOWN OF MEAD	18.02 4.25	01-40-6111	242 Dilingham ave	48.00- V
05/25	05/06/2025	51225146	TOWN OF MEAD	338.01 4.25	01-40-6111	Town Hall Sewer	63.36- V
05/25	05/06/2025	51225146	TOWN OF MEAD	478.02	01-40-6111	242 Main St	52.81- V
05/25	05/06/2025	51225146	TOWN OF MEAD	630.04	01-40-6111	505 3rd St Sewer	48.00- V
Total 51225146:							212.17-
05/25	05/06/2025	51225147	US Bank Voyager Fleet Systems	8694028342	01-42-5253	Fuel	1,877.00- V
05/25	05/06/2025	51225147	US Bank Voyager Fleet Systems	8694028342	04-44-5253	Fuel	810.33- V
05/25	05/06/2025	51225147	US Bank Voyager Fleet Systems	8694028342	01-45-5253	Fuel	1,245.20- V
05/25	05/06/2025	51225147	US Bank Voyager Fleet Systems	8694028342	01-47-5253	Fuel	331.17- V
05/25	05/06/2025	51225147	US Bank Voyager Fleet Systems	8694028342	01-49-5253	Fuel	25.72- V
05/25	05/06/2025	51225147	US Bank Voyager Fleet Systems	8694028342	06-47-5253	Fuel	146.49- V
Total 51225147:							4,435.91-
05/25	05/06/2025	51225148	Xpress Bill Pay	INV-XPR023	06-40-6316	Credit Transaction	808.54- V
05/25	05/06/2025	51225148	Xpress Bill Pay	INV-XPR023	01-40-6316	Credit Transaction	202.14- V
Total 51225148:							1,010.68-
Grand Totals:							121,858.76-

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-02-2000	96,568.59	20,949.53-	75,619.06
01-02-2308	.00	2,200.00-	2,200.00-
01-02-2615	.00	7,216.00-	7,216.00-
01-40-5063	29.09	.00	29.09
01-40-6109	.00	13,187.00-	13,187.00-
01-40-6111	.00	532.40-	532.40-
01-40-6301	.00	28.52-	28.52-

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GL Account	Debit	Credit	Proof
01-40-6316	1.96	404.28-	402.32-
01-40-6511	159.60	.00	159.60
01-40-6610	175.64	1,572.41-	1,396.77-
01-40-6823	.00	734.80-	734.80-
01-40-6839	.00	100.00-	100.00-
01-40-7010	.00	102.22-	102.22-
01-40-7020	.00	184.00-	184.00-
01-40-7999	184.26	.00	184.26
01-41-5063	460.00	1,420.00-	960.00-
01-41-6301	.00	28.52-	28.52-
01-41-6824	270.90	.00	270.90
01-41-7999	717.84	202.48-	515.36
01-42-5063	1,555.53	272.99-	1,282.54
01-42-5253	.00	3,754.00-	3,754.00-
01-42-6104	41.08	.00	41.08
01-42-6110	1,674.29	.00	1,674.29
01-42-6111	.00	282.25-	282.25-
01-42-6301	.00	713.00-	713.00-
01-42-6610	1,200.00	679.96-	520.04
01-42-6805	303.85	.00	303.85
01-42-6823	.00	437.55-	437.55-
01-42-6851	258.00	.00	258.00
01-42-6999	.00	2,056.00-	2,056.00-
01-42-7010	.00	307.57-	307.57-
01-42-7020	215.37	139.28-	76.09
01-42-7101	9.00	.00	9.00
01-42-7254	.00	157.73-	157.73-
01-42-7305	452.26	124.43-	327.83
01-42-7999	45.27	.00	45.27
01-43-5063	1,542.96	209.96-	1,333.00
01-43-6301	.00	28.52-	28.52-
01-43-7999	72.23	.00	72.23
01-45-5253	.00	2,490.40-	2,490.40-
01-45-6104	210.00	.00	210.00
01-45-6111	.00	3,699.69-	3,699.69-
01-45-6301	.00	142.60-	142.60-
01-45-6805	31.78	125.00-	93.22-
01-45-7020	519.30	167.50-	351.80
01-46-6135	.00	11,068.20-	11,068.20-
01-46-6214	279.48	.00	279.48
01-46-6301	.00	42.78-	42.78-
01-46-6610	1,205.28	.00	1,205.28
01-46-7010	.00	43.03-	43.03-
01-46-8510	.00	22,528.99-	22,528.99-
01-47-5253	12.00	662.34-	650.34-
01-47-6104	125.00	.00	125.00
01-47-6108	.00	8,561.10-	8,561.10-
01-47-6111	.00	58.96-	58.96-
01-47-6301	.00	57.04-	57.04-
01-47-6610	.00	1,997.38-	1,997.38-
01-47-6801	11.10	.00	11.10
01-47-6823	.00	809.05-	809.05-
01-47-7550	3,394.50	.00	3,394.50
01-47-7999	43.82	.00	43.82
01-48-5040	.00	4,000.00-	4,000.00-
01-48-6102	.00	1,000.00-	1,000.00-
01-48-6301	.00	28.52-	28.52-
01-48-6510	.00	400.00-	400.00-
01-48-6610	50.00	.00	50.00

GL Account	Debit	Credit	Proof
01-49-5061	1,049.89	831.92-	217.97
01-49-5253	.00	51.44-	51.44-
01-49-6149	1,955.22	.00	1,955.22
01-49-6301	.00	42.78-	42.78-
01-49-6402	1,679.81	.00	1,679.81
01-49-6610	80.00	.00	80.00
01-49-7026	.00	684.00-	684.00-
01-49-7051	393.22	.00	393.22
01-49-7801	540.00	.00	540.00
04-02-2000	6,175.15	.00	6,175.15
04-44-5253	.00	1,620.66-	1,620.66-
04-44-6111	.00	62.60-	62.60-
04-44-6301	.00	213.90-	213.90-
04-44-6833	.00	4,266.00-	4,266.00-
04-44-7305	.00	11.99-	11.99-
06-02-2000	13,458.30	.00	13,458.30
06-40-6108	.00	513.00-	513.00-
06-40-6109	.00	2,453.00-	2,453.00-
06-40-6301	.00	71.30-	71.30-
06-40-6316	.00	1,617.08-	1,617.08-
06-47-5253	.00	292.98-	292.98-
06-47-6111	.00	430.94-	430.94-
06-47-6803	.00	3,420.00-	3,420.00-
06-47-6807	.00	216.00-	216.00-
06-47-8525	.00	4,030.00-	4,030.00-
06-47-8527	.00	414.00-	414.00-
09-02-2000	19,693.90	.00	19,693.90
09-49-8516	.00	19,693.90-	19,693.90-
14-02-2000	2,806.50	.00	2,806.50
14-44-8536	.00	2,806.50-	2,806.50-
18-02-2000	.00	1,822.09-	1,822.09-
18-45-8507	1,822.09	.00	1,822.09
20-02-2000	5,927.94	.00	5,927.94
20-40-6301	.00	28.52-	28.52-
20-40-6404	.00	5,899.42-	5,899.42-
Grand Totals:	167,402.00	167,402.00-	.00

Report Criteria:

Report type: GL detail

Vendor.Vendor number = {<>} 7055



Agenda Item Summary

Agenda Date: 5/12/2025
Subject: Investment Report 1st Quarter 2025
Presented by: Mary Strutt

Summary:

The Town of Mead Investment Activity Report for the 1st Quarter of 2025 is attached for the Board's review. This report includes funds in the Town's investment accounts, it does not include funds held in the Town's operating accounts. The Report provides the investment amount in each account, along with the interest rate and interest earned for the quarter. The total interest income earned for the first quarter was \$382,365.05. Interest rates are in the 4.2 – 4.6% range which indicates a decline of about half of one percent from the prior quarter. Interest rates are expected to continue on a downward trend. However, the Local Government Investment Pools ("LGIPs") are still the best option for municipal investments.

All the Town's investment holdings are in LGIPs in accordance with the Town's Investment Policy. The LGIPs tend to have higher yields and liquidity. Funds may be easily transferred into/out of the LGIPs from the operating accounts. For additional diversification and security, the Town does invest in three different LGIPs: ColoTrust, CSAFE and CSIP.

Funds held in the Town's investment accounts include the reserve funds and funds which have been appropriated for current capital projects including the Community Center, 3rd & Welker Intersection, CR 7 & Hwy 66 Underpass, Gold Star Memorial and Liberty Ranch Restrooms. Funds will be withdrawn from these investment accounts as needed to pay for the above-listed projects.

Financial Considerations:

Over the past 5 years (1st quarter 2020 to 1st quarter 2025), the funds held in the Town's investment accounts have increased from \$12.8M to \$34.9M as capital was built up to fund necessary projects. This build up of funds coincided with investment interest rates which peaked in early 2024, resulting in significant interest income in fiscal years 2023 and 2024 for the Town of Mead. In 2025, the spending of invested funds on capital projects combined with a reduction in overall interest rates will result in a significant decrease in investment income for fiscal year 2025.

Staff Recommendation / Actions Required:

This item is informational only. No Board action is required.

Attachments:

1. Q1 2025 Investment Activity Report

Town of Mead Investment Activity

Quarter Ended March 31, 2025

Diversification Guideline *	Investment Type & Account	Investment Amount, Beginning Value	Deposits	Withdrawals	Interest Earned	Average Monthly Yield	Investment Amount, Ending Value	Total Percentage of Portfolio
E	Local Government Investment Pools							
Maximum % per Issuer: 50%	COLOTRUST - PLUS+	\$ 13,124,553.46	\$ 3,000,000.00	\$ -	\$ 177,659.47	4.4638%	\$ 16,302,212.93	46.8481%
	COLOTRUST - PRIME	11,200.73	-	-	118.29	4.2613%	11,319.02	0.0325%
----	CSAFE	12,581,739.64	-	-	141,415.42	4.5300%	12,723,155.06	36.5628%
Maximum % of Portfolio: 100%	CSIP	5,698,189.57	-	-	63,171.87	4.4767%	5,761,361.44	16.5566%
	Total Investment Pools:	\$ 31,415,683.40	\$ 3,000,000.00	\$ -	\$ 382,365.05	4.4330%	\$ 34,798,048.45	100.0000%

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



Agenda Item Summary

Agenda Date: 5/12/2025

Subject: Ordinance No. 1080 - An Ordinance of the Town of Mead, Colorado, Authorizing the Procurement of a Plow Truck for the Town of Mead's Public Works Department by a Lease-Purchase Agreement

Presented by: Erika Rasmussen

Summary:

The Town of Mead ("Town") Public Works Department is requesting the purchase of a new 2026 HV507 SFA Snow & Ice Wing Truck ("Plow Truck") to enhance the Town's snow and ice removal operations. Due to continued community growth, the Town requires additional resources to ensure safe and efficient road maintenance during winter weather conditions. Pursuant to C.R.S. § 31-15-801, the Town is authorized to enter into long-term rental or lease-purchase agreements to acquire necessary equipment for governmental purposes by ordinance. Such ordinance cannot take effect until thirty (30) days after its passage and publication.

With the annexation of additional roads and the continued growth of residential developments, the Town must expand its fleet to maintain high service standards. The Town's existing fleet is reaching operational capacity, and an additional plow truck is essential to:

- Maintain safe and efficient winter road conditions;
- Reduce response times during snow and ice events;
- Prevent excessive wear and tear on current vehicles; and
- Ensure adequate coverage for all annexed areas and new developments.

In accordance with the Town's purchasing policy, the Public Works Department will utilize cooperative pricing with Colorado Department of Transportation (CDOT) Contract No. 194000 to procure the Plow Truck and ensure competitive pricing. McCandless Truck Center, LLC ("McCandless") provided a proposal (attached to this *Agenda Item Summary* for reference) for the Town to purchase the Plow Truck for a total purchase price of \$302,704.22 ("Purchase Price"), to be paid in annual installments over a five-year term. The initial payment due to McCandless in 2025 is \$67,889.66.

As set forth in the McCandless proposal, the purchase is contingent on the preparation and execution of mutually acceptable documentation, including a lease-purchase agreement or other documentation mutually acceptable to the Town and McCandless ("Purchase Documentation"). Ordinance No. 1080 (the "Ordinance"): (a) authorizes the Town Manager to effectuate the acquisition of the Plow Truck from McCandless for a price not to exceed the Purchase Price, which acquisition will be effectuated by the execution of the Purchase Documentation; and (b) authorizes the Town Manager to execute any and all Purchase Documentation necessary for the acquisition of the Plow Truck, following review and approval of the same by the Town Attorney.

Financial Considerations:

The approved 2025 budget provides \$300,000.00 for the purchase of a new plow truck in Municipal Facilities – Streets – Capital Outlay 09-44-8580. As stated above, the total Purchase Price for the Plow Truck is \$302,704.22, with an initial annual payment of \$67,889.66 due in 2025. Therefore, the approved 2025 budget has adequate funds budgeted and appropriated for the initial 2025 payment.

VENDOR	DESCRIPTION	TOTAL COST	TERM (years)	INITIAL PAYMENT
McCandless Truck Center LLC	2026 HV507 SFA International	\$302,704.22	5	\$67,889.66

The remaining four (4) annual installment/lease payments will be included in the Town's future annual budgets, submitted to the Board on an annual basis for review and approval.

Staff Recommendation / Actions Required:

Staff recommends the Board of Trustees approve the Ordinance authorizing the procurement of the new Plow Truck for the Town's Public Works Department.

A motion to approve the May 12, 2025, consent agenda will approve the Ordinance. If this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

"I move to approve Ordinance No. 1080 An Ordinance of the Town of Mead, Colorado, Authorizing the Procurement of a Plow Truck for the Town of Mead's Public Works Department by Lease-Purchase Agreement."

Attachments:

1. Ordinance No. 1080-UA
2. Lease-Purchase Agreement McCandless Truck Center, LLC-UA

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1080**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO AUTHORIZING
THE PROCUREMENT OF A PLOW TRUCK FOR THE TOWN OF MEAD'S
PUBLIC WORKS DEPARTMENT BY LEASE-PURCHASE AGREEMENT**

WHEREAS, the Town of Mead (the "Town") has the authority to enter into contracts for any lawful municipal purpose pursuant to C.R.S. § 31-15-101; and

WHEREAS, the Town is also authorized by C.R.S. § 31-15-801 to enter into long-term rental or lease-purchase agreements to acquire necessary equipment for governmental purposes; and

WHEREAS, the Town Public Works Department requires a new plow truck to enhance the Town's snow and ice removal operations and to ensure safe and efficient road maintenance during winter weather conditions; and

WHEREAS, the Town obtained pricing for a new 2026 HV507 SFA Snow & Ice Wing Truck (the "Plow Truck") from McCandless Truck Center, LLC, a Colorado limited liability company ("McCandless") utilizing Colorado Department of Transportation (CDOT) cooperative pricing, specifically Contract No. 194000; and

WHEREAS, Town staff is recommending that the Board of Trustees authorize the Town to acquire the Plow Truck as more specifically described in the McCandless proposal dated March 20, 2025, attached hereto and incorporated herein as **Exhibit 1** (the "Proposal"); and

WHEREAS, the Proposal contemplates the preparation and execution of mutually acceptable documentation; and

WHEREAS, the total purchase price for the Plow Truck as set forth in the Proposal is Three Hundred Two Thousand Seven Hundred Four Dollars and Twenty-Two Cents (\$302,704.22) ("Purchase Price"), to be paid in annual installments over a five-year term; and

WHEREAS, under its various lease-purchase agreements, the Town retains the right to appropriate or not appropriate the annual installment/rental payments due for the then-current fiscal year; and

WHEREAS, pursuant to C.R.S. § 31-15-801, the obligation to pay such annual installment/rental payments shall not constitute an indebtedness of the Town within the meaning of the constitutional limitations on contracting of indebtedness by the Town; and

WHEREAS, the initial payment due to McCandless as set forth in the Proposal is Sixty-Seven Thousand Eight Hundred Eighty-Nine Dollars and Sixty-Six Cents (\$67,889.66); and

WHEREAS, the Board of Trustees ("Board") has appropriated sufficient funds in the 2025 budget for acquisition of the Plow Truck; and

WHEREAS, the Board desires to authorize the Town Manager to effectuate acquisition of the Plow Truck from McCandless, for an amount not to exceed the Purchase Price; and

WHEREAS, the Board desires to further authorize the Town Manager to finalize and execute the mutually acceptable documentation contemplated in the Proposal, including but not limited to a lease- purchase agreement.

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

Section 1. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. The Board of Trustees hereby authorizes the Town Manager to effectuate the acquisition of the Plow Truck from McCandless for a price not to exceed the Purchase Price, which acquisition will be effectuated by the execution of a lease-purchase agreement or other documentation mutually acceptable to the Town and McCandless ("Purchase Documentation"). The Town Manager shall be authorized to execute any and all Purchase Documentation necessary for the acquisition of the Plow Truck, following review and approval of the same by the Town Attorney.

Section 3. Effective Date. This ordinance shall take effect thirty (30) days after its passage and publication in accordance with C.R.S. § 31-15-801.

Section 4. 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 5. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

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

INTRODUCED, READ, PASSED, AND ADOPTED THIS 12TH DAY OF MAY, 2025.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1

McCandless Truck Center, LLC Proposal dated April 28,
2025

McCandless Truck Center, LLC

April 28, 2025

FORMAL PROPOSAL

OBLIGOR: TOWN OF MEAD, COLORADO

- ✓ This is a finance/ownership contract. No residual value.
- ✓ Fixed interest rate for the five (5) year term.

EQUIPMENT: 2026 HV507 SFA SNOW & ICE WING TRUCK

OPTION 1

Acquisition Cost:	\$302,704.22	Term:	Five (5) years	First Payment Due:	At Closing
Down Payment:	\$ 0.00	Payment Mode:	Annual in Advance	Payment Amount:	\$67,889.66
Trade In:	\$ 0.00	Interest Rate:	6.080%		
Principal Balance:	\$302,704.22	Rate Factor:	0.224277		

- This is a proposal only and is not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.
- Failure to consummate this transaction once credit approval is granted and the documents are drafted and delivered to Obligor may result in a documentation fee being assessed to the Obligor.
- This transaction must be credit approved, all documents properly executed and returned to McCandless Truck Center, LLC and the transaction funded on ALL proposals on or before May 12, 2025. If funding does not occur within that time-frame, or there is a change of circumstance which adversely affects the expectations, rights, or security of Obligatee or its assignees, then Obligatee or its assignees reserve the right to adjust and determine a new interest rate factor and payment amount, or withdraw this proposal in its entirety. Should there be a significant change in market rates at any time prior to funding of the transaction, McCandless Truck Center, LLC reserves the right to adjust the Interest Rate quoted above.
- This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.
- **OBLIGOR'S TOTAL AMOUNT OF TAX-EXEMPT DEBT TO BE ISSUED IN THIS CALENDAR YEAR WILL NOT EXCEED THE \$10,000,000 LIMIT, OR THE INTEREST RATE IS SUBJECT TO CHANGE.**

MCCANDLESS TRUCK CENTER, LLC

TOWN OF MEAD, COLORADO

Signature

Title

Signature

Title

Date

Date



Agenda Item Summary

Agenda Date: 5/12/2025

Subject: Resolution No. 25-R-2025 - A Resolution of the Town of Mead, Colorado, Approving the Acquisition (Lease) Of Three (3) Fleet Vehicles for 2025 Utilizing the Master Equity Lease Agreement with Enterprise FM Trust Dated January 14, 2021

Presented by: Erika Rasmussen

Summary:

Staff is requesting to lease a 2025 Chevrolet Silverado 3500HD 4x4, a 2025 Chevrolet Silverado 3400 HD Chassis, and a 2025 Ford F150 (together, the "Vehicles") from Enterprise FM Trust pursuant to the terms of that certain Master Equity Lease Agreement dated January 14, 2021, by and between the Town and Enterprise FM Trust (the "Lease Agreement"). The Vehicles will be designated for the Public Works Department.

Enterprise FM Trust will handle all fleet management of the Vehicles, including acquisition, outfitting, routine maintenance, and trade-in. The Vehicles are acquired through Sourcwell, a cooperative public purchasing organization that holds competitively solicited cooperative contracts. The leasing program provides a predictable replacement schedule that more evenly distributes expenses over time. The quotes for the Vehicles are based on an estimated annual mileage of 10,000. The over mileage charge is \$0.0500 per mile. The equity in the Vehicles at the end of the 60-month term may be applied toward future vehicles in the fleet management program (or the Vehicles may be purchased if desired), further reducing ongoing operating costs.

Resolution No. 25-R-2025 (the "Resolution") authorizes the Mayor, the Town Manager, and the Town Clerk to execute the Schedule(s) (as that term is utilized in the Lease Agreement) and other documents as necessary to secure the acquisition of the Vehicles pursuant to and in accordance with the terms of the Lease Agreement.

Financial Considerations:

The approved 2025 budget provided \$28,000.00 for the lease of the following vehicles (01-47-9410):

- 2025 Chevrolet Silverado 3500HD 4x4
- 2025 Chevrolet Silverado 3500HD Chassis

The approved 2025 budget provided \$36,000.00 for the lease of the following vehicle (04-44-8580):

- 2025 Ford F150

The Vehicles will be on a 60-month term, and monthly payments will not be due until the Vehicles are delivered to the Town. Monthly payments are as follows:

DEPARTMENT	VEHICLE	MONTHLY \$
Public Works	2025 Chevrolet Silverado 3500HD 4x4	\$1,152.20
Public Works	2025 Chevrolet Silverado 3500HD Chassis	\$1,165.31
Public Works	2025 Ford F150	\$699.80

Staff Recommendation / Actions Required:

A motion to approve the May 12, 2025, consent agenda will adopt the Resolution, approving the acquisition of the Vehicles. If this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

"I move to approve Resolution No. 25-R-2025 – A Resolution of the Town of Mead, Colorado, Approving the Acquisition (Lease) Of Three (3) Fleet Vehicles for 2025 Utilizing the Master Equity Lease Agreement with Enterprise FM Trust Dated January 14, 2021."

Attachments:

1. Resolution No. 25-R-2025 -UA
2. Town of Mead 2025 Chevy 1 Ton Chassis Lease Quote
3. Town of Mead 2025 Chevy 1Ton 4x4 Lease Quote
4. Town of Mead 2025 F150 Lease Quote

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 25-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING
THE ACQUISITION (LEASE) OF THREE (3) FLEET VEHICLES FOR 2025
UTILIZING THE MASTER EQUITY LEASE AGREEMENT WITH ENTERPRISE
FM TRUST DATED JANUARY 14, 2021**

WHEREAS, the Town of Mead ("Town") has the authority to enter into contracts for any lawful municipal purpose pursuant to § 31-15-101, C.R.S. and is authorized to lease personal property pursuant to § 31-15-101(1)(d); and

WHEREAS, the Town previously entered into that certain Master Equity Lease Agreement dated January 14, 2021 ("Lease Agreement") with Enterprise FM Trust, a Delaware statutory trust ("Enterprise"); and

WHEREAS, the Town intends to lease three (3) additional vehicles as generally described in **Exhibit A** attached hereto (the "Vehicles") for use by the Town of Mead Public Works Department; and

WHEREAS, Town Staff has secured lease rate quotes for the Vehicles (Quote Nos. 8835480, 8835554, and 8835581, a copy of all quotes is on file with the City Clerk); and

WHEREAS, the Board of Trustees has determined that the leasing of the Vehicles is for a valid public purpose and is essential to the operations of the Town; and

WHEREAS, the Board of Trustees desires to lease the Vehicles utilizing the terms of the Lease Agreement; and

WHEREAS, the obligation of the Town to pay the monthly rentals (as defined in the Lease Agreements) shall be from year to year only, shall constitute currently budgeted expenditures of the Town, shall not constitute a mandatory charge or requirements in any ensuing budget year, and shall not constitute a general obligation or a multiple fiscal year direct or indirect debt or other financial obligation whatsoever of the Town within the meaning of any constitutional or statutory limitation or requirements concerning the creation of indebtedness, nor a mandatory payment obligation of the Town in any ensuing fiscal year beyond any fiscal year during which the Lease Agreement shall be in effect.

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

Section 1. Determination of Need. The Board of Trustees has determined that a true and real need exists for the acquisition of Vehicles described in **Exhibit A**.

Section 2. Approval and Authorization. The Board of Trustees hereby authorizes the persons identified in this Section 2 below to execute the Schedule(s) (as that term is utilized in the Lease Agreement) and other documents as necessary to secure the acquisition of the Vehicles pursuant to and in accordance with the terms of the Lease Agreement:

Authorized individuals:

Mayor Colleen Whitlow
Town Manager Helen Migchelbrink
Town Clerk/Town Treasurer Mary Strutt

Section 3. Effective Date. This resolution shall become 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 12TH DAY OF MAY, 2025.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

Exhibit A

Vehicles

New Vehicle	Monthly Lease Payment	Term (Months)
2025 Chevrolet Silverado 3500HD 4x4	\$1,152.20	60
2025 Chevrolet Silverado 3500HD Chassis	\$1,165.31	60
2025 Ford F150	\$699.80	60
TOTAL	\$3,017.31	

Prepared For: Town of Mead Strutt, Mary				Date 04/24/2025 AE/AM JB0/JB0	
Unit #					
Year 2025		Make Chevrolet		Model Silverado 3500HD Chassis	
Series Work Truck 4x4 Crew Cab 177 in. WB DRW					
Vehicle Order Type	Ordered	Term 60	State CO	Customer# 608136	
\$ 67,275.00		Capitalized Price of Vehicle ¹		All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote. Order Information Driver Name Exterior Color (0 P) Summit White Interior Color (0 I) Jet Black w/Cloth Seat Trim Lic. Plate Type Government GVWR 0	
\$0.00	*	Sales Tax <u>0.0000%</u> State <u>CO</u>			
\$ 1,519.48	*	Initial License Fee			
\$ 0.00		Registration Fee			
\$ 60.00		Other: (See Page 2)			
\$ 7,798.00	*	Capitalized Price Reduction			
\$ 0.00		Gain Applied From Prior Unit			
\$ 0.00	*	Security Deposit			
\$0.00		Taxes			
\$ 59,537.00		Total Capitalized Amount (Delivered Price)			
\$ 893.06		Depreciation Reserve @ <u>1.5000%</u>			
\$ 272.25		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²			
\$ 1,165.31		Total Monthly Rental Excluding Additional Services			
Additional Fleet Management					
Master Policy Enrollment Fees					
\$ 0.00		Commercial Automobile Liability Enrollment			
Liability Limit <u>\$0.00</u>					
\$ 0.00		Physical Damage Management		Comp/Coll Deductible	<u>0 / 0</u>
\$ 0.00		Full Maintenance Program ³ Contract Miles <u>0</u>		OverMileage Charge	<u>\$ 0.0500</u> Per Mile
Incl: # Brake Sets (1 set = 1 Axle) <u>0</u>					
\$ 0.00		Additional Services SubTotal		# Tires <u>0</u>	Loaner Vehicle Not Included
\$ 0.00		Tax <u>0.0000%</u>		State <u>CO</u>	
\$ 1,165.31		Total Monthly Rental Including Additional Services			
\$ 5,953.40		Reduced Book Value at <u>60</u> Months			
\$ 400.00		Service Charge Due at Lease Termination			

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	
Exterior Color	(0 P) Summit White
Interior Color	(0 I) Jet Black w/Cloth Seat Trim
Lic. Plate Type	Government
GVWR	0

Comp/Coll Deductible	<u>0 / 0</u>
OverMileage Charge	<u>\$ 0.0500</u> Per Mile
# Tires <u>0</u>	Loaner Vehicle Not Included

Quote based on estimated annual mileage of 10,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.
Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a \$500 disposal fee, interest incurred, and loss of value.

LESSEE Town of Mead		
BY	TITLE	DATE

* INDICATES ITEMS TO BE BILLED ON DELIVERY.
¹ Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.
² Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).
³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Aftermarket Equipment Total

Description	(B)illed or (C)apped	Price
Flatbed/Stake - with gooseneck, 2 tuckunder boxes and standard tow hitch (AME Quote: BSR1749-1)	C	\$ 15,596.00
Total Aftermarket Equipment Billed		\$ 0.00
Total Aftermarket Equipment Capitalized		\$ 15,596.00
Aftermarket Equipment Total		\$ 15,596.00

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	C	\$ 60.00
Courtesy Delivery Fee	B	\$ 450.00
Total Other Charges Billed		\$ 450.00
Total Other Charges Capitalized		\$ 60.00
Other Charges Total		\$ 510.00

VEHICLE INFORMATION:

2025 Chevrolet Silverado 3500HD Chassis Work Truck 4x4 Crew Cab 177 in. WB DRW - US

Series ID: CK31043

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$49,381.2	\$52,200.00
Total Options	\$2,802.80	\$3,080.00
Destination Charge	\$2,195.00	\$2,195.00
Total Price	\$54,379.00	\$57,475.00

SELECTED COLOR:

Exterior:GAZ-(0 P) Summit White

Interior:H0U-(0 I) Jet Black w/Cloth Seat Trim

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
1WT	Preferred Equipment Group 1WT	NC	NC
9L7	Upfitter Switch Kit (5)	\$136.50	\$150.00
A2X	10-Way Power Driver Seat Adjuster w/Lumbar (Fleet)	\$263.90	\$290.00
A68	Rear 60/40 Folding Bench Seat (Folds Up)	Included	Included
A7E	4-Way Manual Passenger Seat Adjuster	Included	Included
AEQ	Power Rear Windows w/Express Down	Included	Included
AKO	Deep-Tinted Glass	Included	Included
AZ3	Front 40/20/40 Split-Bench Seat	STD	STD
BG9	Rubberized-Vinyl Floor Covering	Included	Included
BLUE	Bluetooth For Phone	Included	Included
C49	Electric Rear-Window Defogger	Included	Included
CAPS	Black Mirror Caps	Included	Included
CLOTH	Cloth Seat Trim	NC	NC
COMPAS	Compass Located In Instrument Cluster	Included	Included
DBG	Power Adjustable Outside Mirrors	Included	Included
DD8	Auto-Dimming Inside Rearview Mirror	Included	Included
DWI	Power-Adjustable Outside Mirrors	\$600.60	\$660.00
FE9	Federal Emissions Requirements	NC	NC
G9Y	GVWR: 14,000 lbs (6,350 kgs)	STD	STD
GAZ_01	(0 P) Summit White	NC	NC
GRILLE	Front Grille Bar w/Black Mesh Inserts	Included	Included
GT4	3.73 Rear Axle Ratio	STD	STD
H0U_02	(0 I) Jet Black w/Cloth Seat Trim	NC	NC
IOR	Radio: Chevrolet Infotainment 3 System	STD	STD
K34	Steering Wheel Mounted Electronic Cruise Control	Included	Included
KI4	120-Volt (400 Watts) Interior Power Outlet	\$136.50	\$150.00
KW7	170 Amp Alternator	Included	Included
L8T	Engine: 6.6L V8	STD	STD
L8TBAT	Heavy-Duty 80 Amp-Hr Battery	Included	Included
MKM	Transmission: Allison 10-Speed Automatic	STD	STD
N33	Manual Tilt-Wheel Steering Column	Included	Included
NQF	2-Speed Electronic Shift Transfer Case	Included	Included
NZZ	Skid Plates	\$136.50	\$150.00



CODE	DESCRIPTION	INVOICE	MSRP
PAINT	Solid Paint	STD	STD
PCV	WT Convenience Package	\$714.35	\$785.00
PYW	Wheels: 17" Painted Steel	STD	STD
QZT	Tires: LT235/80R17E AT BW	STD	STD
RVQ	6" Rectangular Black Tubular Assist Steps (LPO)	\$723.45	\$795.00
U12	Perimeter Lighting	Included	Included
UBI	Dual Rear USB Ports (Charge Only)	NC	NC
UDC	3.5" Diagonal Monochromatic Display DIC	Included	Included
UE1	OnStar Services Capable	Included	Included
UQF	6-Speaker Audio System Feature	Included	Included
V46	Front Chrome Bumper	\$91.00	\$100.00
VK3	Front License Plate Kit	NC	NC
WARANT	Fleet Customer Powertrain Limited Warranty	NC	NC
Z85	Suspension Package	STD	STD

CONFIGURED FEATURES:

Body Exterior Features:

Number Of Doors: 4
Driver And Passenger Mirror: auto dimming power remote heated power folding side-view door mirrors with turn signal indicator
Convex Driver Mirror: convex driver and passenger mirror
Mirror Type: manual extendable trailer mirrors
Skid Plates: skid plates
Side Steps: yes
Door Handles: black
Front And Rear Bumpers: chrome front and rear bumpers with black rub strip
Front Bumper Insert: black front bumper insert
Front Tow Hooks: 2 front tow hooks
Front License Plate Bracket: front license plate bracket
Body Material: galvanized steel/aluminum body material
: trailering with brake controller
Grille: black grille
Upfitter Switches: upfitter switches

Convenience Features:

Air Conditioning: manual air conditioning
Cruise Control: cruise control with steering wheel controls
Power Windows: power windows with front and rear 1-touch down
Remote Keyless Entry: yes remote keyless entry
Illuminated Entry: illuminated entry
Integrated Key Remote: integrated key/remote
Auto Locking: auto-locking doors
Passive Entry: proximity key
Window FOB Controls: remote window controls
Remote Engine Start: remote start - smart device only (subscription required)
Steering Wheel: steering wheel with manual tilting
Day-Night Rearview Mirror: day-night rearview mirror
Auto-dimming Rearview Mirror: auto-dimming rearview mirror
Emergency SOS: OnStar and Chevrolet connected services capable
Front Cupholder: front cupholder
Overhead Console: mini overhead console
Glove Box: locking glove box
Driver Door Bin: driver and passenger door bins
Rear Door Bins: rear door bins
IP Storage: covered bin instrument-panel storage
Front Underseat Storage Tray: locking front underseat storage tray
Driver Footrest: driver's footrest
Retained Accessory Power: retained accessory power
Power Accessory Outlet: 1 12V DC power outlet
AC Power Outlet: 1 interior 120V AC power outlet

Entertainment Features:

radio: AM/FM/Satellite-prep with seek-scan
Audio Theft Deterrent: audio theft deterrent
Voice Activated Radio: voice activated radio
Speakers: 6 speakers
Internet Access: internet access
1st Row LCD: 1 1st row LCD monitor
Wireless Connectivity: wireless phone connectivity
Antenna: fixed antenna

Lighting, Visibility and Instrumentation Features:

Headlamp Type: delay-off reflector halogen headlamps
Auto-Dimming Headlights: IntelliBeam auto high-beam headlights
Cab Clearance Lights: cab clearance lights
Cab Clearance Lights: cargo bed light

Front Wipers: variable intermittent wipers
Rear Window Defroster: rear window defroster
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front and rear reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: analog appearance
Tachometer: tachometer
Voltmeter: voltmeter
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Trip Computer: trip computer
Trip Odometer: trip odometer
Front Pedestrian Braking: front pedestrian detection
Following Distance Indicator: following distance alert
Forward Collision Alert: forward collision
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Clock: digital clock
Systems Monitor: driver information centre
Check Control: redundant digital speedometer
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Battery Warning: battery warning
Low Coolant Warning: low-coolant warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Door Ajar Warning: door-ajar warning
Brake Fluid Warning: brake-fluid warning
Turn Signal On Warning: turn-signal-on warning
Transmission Fluid Temperature Warning: transmission-fluid-temperature warning
Brake Pad Wear: brake pad wear

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: DuraLife four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: curtain 1st and 2nd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Perimeter Under Vehicle Lights: remote activated w/puddle lights perimeter/approach lights
Rear Child Safety Locks: rear child safety locks
Ignition Disable: immobilizer
Panic Alarm: panic alarm
Electronic Stability: electronic stability stability control with anti-rollover
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
Rear Headrest Control: 2 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 6

Front Bucket Seats: front split-bench 40-20-40 seats
Number of Driver Seat Adjustments: 8-way driver and passenger seat adjustments
Reclining Driver Seat: power reclining driver and manual reclining passenger seats
Driver Lumbar: power 2-way driver and passenger lumbar support
Driver Height Adjustment: power height-adjustable driver and passenger seats
Driver Fore/Aft: power driver and passenger fore/aft adjustment
Driver Cushion Tilt: power driver and passenger cushion tilt
Front Centre Armrest Storage: front centre armrest with storage
Rear Seat Type: rear 60-40 split-bench seat
Rear Folding Position: rear seat fold-up cushion
Leather Upholstery: cloth front and rear seat upholstery
Headliner Material: full cloth headliner
Floor Covering: full vinyl/rubber floor covering
Cabback Insulator: cabback insulator
Shift Knob Trim: urethane shift knob

Standard Engine:

Engine 401-hp, 6.6-liter V-8 (regular gas)

Standard Transmission:

Transmission 10-speed automatic w/ OD

Prepared For: Town of Mead Strutt, Mary				Date 04/29/2025 AE/AM JB0/JB0	
Unit #					
Year		2025	Make Chevrolet		Model Silverado 3500HD
Series		Work Truck 4x4 Crew Cab 8 ft. box 172 in. WB SRW			
Vehicle Order Type	Ordered	Term 60	State CO	Customer# 608136	
\$ 64,600.75		Capitalized Price of Vehicle ¹			
\$ 0.00		*	Sales Tax <u>0.0000%</u> State <u>CO</u>		
\$ 1,469.62		*	Initial License Fee		
\$ 0.00		Registration Fee			
\$ 210.00		Other: (See Page 2)			
\$ 5,848.00		*	Capitalized Price Reduction		
\$ 0.00		Gain Applied From Prior Unit			
\$ 0.00		*	Security Deposit		
\$ 0.00		Taxes			
\$ 58,962.75		Total Capitalized Amount (Delivered Price)			
\$ 884.44		Depreciation Reserve @ <u>1.5000%</u>			
\$ 267.76		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²			
\$ 1,152.20		Total Monthly Rental Excluding Additional Services			
Additional Fleet Management					
Master Policy Enrollment Fees					
\$ 0.00		Commercial Automobile Liability Enrollment			
Liability Limit <u>\$0.00</u>					
\$ 0.00		Physical Damage Management		Comp/Coll Deductible	<u>0 / 0</u>
\$ 0.00		Full Maintenance Program ³ Contract Miles <u>0</u>		OverMileage Charge	<u>\$ 0.0500</u> Per Mile
Incl: # Brake Sets (1 set = 1 Axle) <u>0</u>				# Tires <u>0</u>	Loaner Vehicle Not Included
\$ 0.00		Additional Services SubTotal			
\$ 0.00		Tax <u>0.0000%</u>		State <u>CO</u>	
\$ 1,152.20		Total Monthly Rental Including Additional Services			
\$ 5,896.35		Reduced Book Value at <u>60</u> Months			
\$ 400.00		Service Charge Due at Lease Termination			

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name Customer Deciding

Exterior Color (0 P) Summit White

Interior Color (0 I) Jet Black w/Cloth Seat Trim

Lic. Plate Type Government

GVWR 0

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	Customer Deciding
Exterior Color	(0 P) Summit White
Interior Color	(0 I) Jet Black w/Cloth Seat Trim
Lic. Plate Type	Government
GVWR	0

Comp/Coll Deductible	<u>0 / 0</u>
OverMileage Charge	<u>\$ 0.0500</u> Per Mile
# Tires <u>0</u>	Loaner Vehicle Not Included

Quote based on estimated annual mileage of 10,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.
Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a \$500 disposal fee, interest incurred, and loss of value.

LESSEE Town of Mead		
BY	TITLE	DATE

* INDICATES ITEMS TO BE BILLED ON DELIVERY.
¹ Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.
² Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).
³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Aftermarket Equipment Total

Description	(B)illed or (C)apped	Price
Strobe Lights	C	\$ 0.00
Cab Protector - Headache Rack, Liftgate, Strobe pkg	C	\$ 11,696.00
Tailgate Lift	C	\$ 0.00
Total Aftermarket Equipment Billed		\$ 0.00
Total Aftermarket Equipment Capitalized		\$ 11,696.00
Aftermarket Equipment Total		\$ 11,696.00

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	C	\$ 60.00
Transp. DLR to AME	C	\$ 150.00
Courtesy Delivery Fee	B	\$ 450.00
Total Other Charges Billed		\$ 450.00
Total Other Charges Capitalized		\$ 210.00
Other Charges Total		\$ 660.00

VEHICLE INFORMATION:

2025 Chevrolet Silverado 3500HD Work Truck 4x4 Crew Cab 8 ft. box 172 in. WB SRW - US

Series ID: CK30943

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$50,138	\$53,000.00
Total Options	\$3,571.75	\$3,925.00
Destination Charge	\$2,195.00	\$2,195.00
Total Price	\$55,904.75	\$59,120.00

SELECTED COLOR:

Exterior: GAZ-(0 P) Summit White
Interior: H0U-(0 I) Jet Black w/Cloth Seat Trim

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
1WT	Preferred Equipment Group 1WT	NC	NC
9L7	Upfitter Switch Kit (5)	NA	NA
A2X	10-Way Power Driver Seat Adjuster w/Lumbar (Fleet)	\$263.90	\$290.00
A68	Rear 60/40 Folding Bench Seat (Folds Up)	Included	Included
A7E	4-Way Manual Passenger Seat Adjuster	Included	Included
ACCESS	Chevrolet Connected Access Capable	Included	Included
AEQ	Power Rear Windows w/Express Down	Included	Included
AKO	Deep-Tinted Glass	Included	Included
AQQ	Remote Keyless Entry	Included	Included
AU3	Power Door Locks	Included	Included
AXG	Power Front Windows w/Driver Express Up/Down	Included	Included
AZ3	Front 40/20/40 Split-Bench Seats w/Lockable Storage	STD	STD
BG9	Rubberized-Vinyl Floor Covering	Included	Included
BLUE	Bluetooth For Phone	Included	Included
BTM	Push Button Start	Included	Included
C49	Electric Rear-Window Defogger	Included	Included
CAPS	Black Mirror Caps	Included	Included
CLOTH	Cloth Seat Trim	NC	NC
COMPAS	Compass Located In Instrument Cluster	Included	Included
DD8	Auto-Dimming Inside Rearview Mirror	Included	Included
DWI	Power-Adjustable Outside Mirrors	\$600.60	\$660.00
E63	Durabed Pickup Bed	Included	Included
G3I	GVWR: 11,700 lbs (5,307 kgs)	STD	STD
GAZ_01	(0 P) Summit White	NC	NC
GT4	3.73 Rear Axle Ratio	STD	STD
H0U_02	(0 I) Jet Black w/Cloth Seat Trim	NC	NC
IOR	Radio: Chevrolet Infotainment 3 System	STD	STD
K34	Steering Wheel Mounted Electronic Cruise Control	Included	Included
KC9	120-Volt Bed Mounted Power Outlet	Included	Included
KI4	120-Volt Interior Power Outlet	\$204.75	\$225.00
KW7	170 Amp Alternator	Included	Included
L8T	Engine: 6.6L V8	Included	Included
L8TBAT	Heavy-Duty 80 Amp-Hr Battery	Included	Included

CODE	DESCRIPTION	INVOICE	MSRP
MKM	Transmission: Allison 10-Speed Automatic	Included	Included
N33	Manual Tilt-Wheel Steering Column	Included	Included
NQF	2-Speed Electronic Shift Transfer Case	Included	Included
NZZ	Skid Plates	\$136.50	\$150.00
PAINT	Solid Paint	STD	STD
PCV	WT Convenience Package	\$714.35	\$785.00
PQA_	WT Safety Package (Fleet)	\$723.45	\$795.00
PYT	Wheels: 18" Painted Steel	Included	Included
QF6	Tires: LT275/70R18E AT BW	STD	STD
QK1	Standard Tailgate	Included	Included
QT5	EZ Lift Power Lock & Release Tailgate	Included	Included
RVQ	6" Rectangular Black Tubular Assist Steps (LPO)	\$723.45	\$795.00
U12	Perimeter Lighting	Included	Included
UBI	Dual Rear USB Ports (Charge Only)	NC	NC
UD5	Ultrasonic Front & Rear Park Assist	Included	Included
UDC	3.5" Diagonal Monochromatic Display DIC	Included	Included
UE1	OnStar Services Capable	Included	Included
UF2	LED Cargo Area Lighting	\$113.75	\$125.00
UFG	Rear Cross Traffic Alert	Included	Included
UKC	Lane Change Alert w/Side Blind Zone Alert	Included	Included
UQF	6-Speaker Audio System Feature	Included	Included
UVB	HD Rear Vision Camera	Included	Included
V46	Front Chrome Bumper	\$91.00	\$100.00
VJH	Rear Chrome Bumper	Included	Included
VK3	Front License Plate Kit	NC	NC
VV4	Wi-Fi Hotspot Capable	Included	Included
WARANT	Fleet Customer Powertrain Limited Warranty	NC	NC
Z85	Suspension Package	Included	Included

CONFIGURED FEATURES:

Body Exterior Features:

Number Of Doors: 4
Rear Cargo Door Type: tailgate
Driver And Passenger Mirror: auto dimming power remote heated power folding side-view door mirrors with turn signal indicator
Convex Driver Mirror: convex driver and passenger mirror
Mirror Type: manual extendable trailer mirrors
Skid Plates: skid plates
Side Steps: yes
Door Handles: black
Front And Rear Bumpers: chrome front and rear bumpers with black rub strip
Rear Step Bumper: rear step bumper
Front Bumper Insert: black front bumper insert
Front Tow Hooks: 2 front tow hooks
Front License Plate Bracket: front license plate bracket
Box Style: regular
Body Material: galvanized steel/aluminum body material
: class IV trailering with harness, hitch, brake controller
Fender Flares: black fender flares
Grille: black grille
Upfitter Switches: upfitter switches

Convenience Features:

Air Conditioning: manual air conditioning
Cruise Control: cruise control with steering wheel controls
Power Windows: power windows with front and rear 1-touch down
Remote Keyless Entry: yes remote keyless entry
Illuminated Entry: illuminated entry
Integrated Key Remote: integrated key/remote
Auto Locking: auto-locking doors
Passive Entry: proximity key
Trunk FOB Controls: keyfob trunk/hatch/door release
Window FOB Controls: remote window controls
Remote Engine Start: remote start - smart device only (subscription required)
Steering Wheel: steering wheel with manual tilting
Day-Night Rearview Mirror: day-night rearview mirror
Auto-dimming Rearview Mirror: auto-dimming rearview mirror
Emergency SOS: OnStar and Chevrolet connected services capable
Front Cupholder: front cupholder
Overhead Console: mini overhead console
Glove Box: locking glove box
Driver Door Bin: driver and passenger door bins
Rear Door Bins: rear door bins
Dashboard Storage: dashboard storage
IP Storage: covered bin instrument-panel storage
Front Underseat Storage Tray: locking front underseat storage tray
Driver Footrest: driver's footrest
Retained Accessory Power: retained accessory power
Power Accessory Outlet: 1 12V DC power outlet
AC Power Outlet: 2 interior 120V AC power outlet

Entertainment Features:

radio: AM/FM/Satellite-prep with seek-scan
Speakers: 6 speakers
Internet Access: Wi-Fi Hotspot capable internet access
1st Row LCD: 1 1st row LCD monitor
Wireless Connectivity: wireless phone connectivity
Antenna: fixed antenna

Lighting, Visibility and Instrumentation Features:

Headlamp Type: delay-off reflector halogen headlamps
 Auto-Dimming Headlights: auto high-beam headlights
 Cab Clearance Lights: cargo bed light
 Front Wipers: variable intermittent wipers
 Rear Window Defroster: rear window defroster
 Tinted Windows: deep-tinted windows
 Dome Light: dome light with fade
 Front Reading Lights: front and rear reading lights
 Variable IP Lighting: variable instrument panel lighting
 Display Type: analog appearance
 Tachometer: tachometer
 Voltmeter: voltmeter
 Compass: compass
 Exterior Temp: outside-temperature display
 Low Tire Pressure Warning: tire specific low-tire-pressure warning
 Park Distance Control: UltraSonic front and rear parking sensors
 Trip Computer: trip computer
 Trip Odometer: trip odometer
 Lane Departure Warning: lane departure
 Blind Spot Sensor: blind spot
 Front Pedestrian Braking: front pedestrian detection
 Following Distance Indicator: following distance alert
 Forward Collision Alert: forward collision
 Oil Pressure Gauge: oil pressure gauge
 Water Temp Gauge: water temp. gauge
 Clock: digital clock
 Systems Monitor: driver information centre
 Check Control: redundant digital speedometer
 Rear Vision Camera: rear vision camera
 Oil Pressure Warning: oil-pressure warning
 Water Temp Warning: water-temp. warning
 Battery Warning: battery warning
 Low Oil Level Warning: low-oil-level warning
 Low Coolant Warning: low-coolant warning
 Lights On Warning: lights-on warning
 Key in Ignition Warning: key-in-ignition warning
 Low Fuel Warning: low-fuel warning
 Low Washer Fluid Warning: low-washer-fluid warning
 Door Ajar Warning: door-ajar warning
 Brake Fluid Warning: brake-fluid warning
 Turn Signal On Warning: turn-signal-on warning
 Transmission Fluid Temperature Warning: transmission-fluid-temperature warning
 Brake Pad Wear: brake pad wear

Safety And Security:

ABS: four-wheel ABS brakes
 Number of ABS Channels: 4 ABS channels
 Brake Assistance: brake assist
 Brake Type: DuraLife four-wheel disc brakes
 Vented Disc Brakes: front and rear ventilated disc brakes
 Daytime Running Lights: daytime running lights
 Spare Tire Type: full-size spare tire
 Spare Tire Mount: underbody mounted spare tire w/crankdown
 Driver Front Impact Airbag: driver and passenger front-impact airbags
 Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
 Overhead Airbag: curtain 1st and 2nd row overhead airbag
 Occupancy Sensor: front passenger airbag occupancy sensor
 Seatbelt Pretensioners: front seatbelt pre-tensioners
 3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
 Side Impact Bars: side-impact bars

Perimeter Under Vehicle Lights: remote activated w/puddle lights perimeter/approach lights
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Ignition Disable: immobilizer
Panic Alarm: panic alarm
Electronic Stability: StabiliTrak w/Proactive Roll Avoidance electronic stability stability control with anti-rollover
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
Rear Headrest Control: 2 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 6
Front Bucket Seats: front split-bench 40-20-40 seats
Number of Driver Seat Adjustments: 8-way driver and passenger seat adjustments
Reclining Driver Seat: power reclining driver and manual reclining passenger seats
Driver Lumbar: power 2-way driver and passenger lumbar support
Driver Height Adjustment: power height-adjustable driver and passenger seats
Driver Fore/Aft: power driver and passenger fore/aft adjustment
Driver Cushion Tilt: power driver and passenger cushion tilt
Front Centre Armrest Storage: front centre armrest with storage
Rear Seat Type: rear 60-40 split-bench seat
Rear Folding Position: rear seat fold-up cushion
Leather Upholstery: cloth front and rear seat upholstery
Headliner Material: full cloth headliner
Floor Covering: full vinyl/rubber floor covering
Cabback Insulator: cabback insulator
Shift Knob Trim: urethane shift knob

Standard Engine:

Engine 401-hp, 6.6-liter V-8 (regular gas)

Standard Transmission:

Transmission 10-speed automatic w/ OD and auto-manual

Prepared For: Town of Mead Strutt, Mary				Date 04/29/2025 AE/AM JB0/JB0	
Unit #					
Year 2025		Make Ford		Model F-150	
Series XL 4x4 SuperCrew Cab 5.5 ft. box 145 in. WB					
Vehicle Order Type	Ordered	Term 48	State CO	Customer# 608136	
\$ 50,894.00		Capitalized Price of Vehicle ¹		All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote. Order Information Driver Name Customer Deciding Exterior Color (0 P) Oxford White Interior Color (0 I) Black w/Medium Dark Slate w/Cloth 40/20 Lic. Plate Type Government GVWR 0	
\$ 0.00		* Sales Tax 0.0000% State CO			
\$ 1,194.37		* Initial License Fee			
\$ 0.00		Registration Fee			
\$ 210.00		Other: (See Page 2)			
\$ 0.00		* Capitalized Price Reduction			
\$ 17,000.00		Gain Applied From Prior Unit			
\$ 0.00		* Security Deposit			
\$ 0.00		Taxes			
\$ 34,104.00		Total Capitalized Amount (Delivered Price)			
\$ 511.56		Depreciation Reserve @ 1.5000%			
\$ 188.24		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) ²			
\$ 699.80		Total Monthly Rental Excluding Additional Services			
Additional Fleet Management					
Master Policy Enrollment Fees					
\$ 0.00		Commercial Automobile Liability Enrollment			
Liability Limit \$0.00					
\$ 0.00		Physical Damage Management		Comp/Coll Deductible 0 / 0	
\$ 0.00		Full Maintenance Program ³ Contract Miles 0		OverMileage Charge \$ 0.0500 Per Mile	
Incl: # Brake Sets (1 set = 1 Axle) 0					
# Tires 0					
Loaner Vehicle Not Included					
\$ 0.00		Additional Services SubTotal			
\$ 0.00		Tax 0.0000%		State CO	
\$ 699.80		Total Monthly Rental Including Additional Services			
\$ 9,549.12		Reduced Book Value at 48 Months			
\$ 400.00		Service Charge Due at Lease Termination			

Quote based on estimated annual mileage of 10,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle. Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.
Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a \$500 disposal fee, interest incurred, and loss of value.

LESSEE Town of Mead		
BY	TITLE	DATE

* INDICATES ITEMS TO BE BILLED ON DELIVERY.
¹ Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.
² Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).
³ The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Aftermarket Equipment Total

Description	(B)illed or (C)apped	Price
Strobe Lights - Furnish/Install Headache Rack w/Centered Beacon mounting plate, Amber Class 1 LED Strobe light installed on to mount	C	\$ 1,695.00
Total Aftermarket Equipment Billed		\$ 0.00
Total Aftermarket Equipment Capitalized		\$ 1,695.00
Aftermarket Equipment Total		\$ 1,695.00

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	C	\$ 60.00
Transp. DLR to AME	C	\$ 150.00
Courtesy Delivery Fee	B	\$ 450.00
Total Other Charges Billed		\$ 450.00
Total Other Charges Capitalized		\$ 210.00
Other Charges Total		\$ 660.00

VEHICLE INFORMATION:

2025 Ford F-150 XL 4x4 SuperCrew Cab 5.5 ft. box 145 in. WB - US

Series ID: W1L

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	\$45,821	\$47,980.00
Total Options	\$4,983.00	\$5,475.00
Destination Charge	\$1,995.00	\$1,995.00
Total Price	\$52,799.00	\$55,450.00

SELECTED COLOR:

Exterior:	YZ-(0 P) Oxford White
Interior:	CS-(0 I) Black w/Medium Dark Slate w/Cloth 40/20/40 Front Seat

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
103A	Equipment Group 103A High	\$1,088.00	\$1,195.00
145WB	145" Wheelbase	STD	STD
153	Front License Plate Bracket	NC	NC
18B	Black Platform Running Boards	\$228.00	\$250.00
413	Skid Plates	\$145.00	\$160.00
425	50 State Emissions System	STD	STD
44G	Transmission: Electronic 10-Speed Automatic	Included	Included
63T	Tailgate Step w/Work Surface	\$405.00	\$445.00
91P	8-Way Power Driver's Seat w/Power Lumbar (Fleet)	\$319.00	\$350.00
924	Rear Window Fixed Privacy Glass w/Defroster	Included	Included
96W	Tough Bed Spray-In Bedliner	\$542.00	\$595.00
995	Engine: 5.0L V8	\$1,874.00	\$2,060.00
C	Cloth 40/20/40 Front Seat	Included	Included
CHMBMP	Chrome Bumpers	Included	Included
CS_01	(0 I) Black w/Medium Dark Slate w/Cloth 40/20/40 Front Seat	NC	NC
INTWRK	Interior Work Surfaces	Included	Included
LEDFOG	LED Fog Lamps	Included	Included
NONGV1	GVWR: 7,100 lbs Payload Package	Included	Included
NONWL	Wheels: 17" Silver Painted Aluminum	Included	Included
PAINT	Monotone Paint Application	STD	STD
STDRD	Radio: AM/FM Stereo w/6 Speakers	Included	Included
STDTR	Tires: 265/70R17 BSW A/T	Included	Included
SYNC	SYNC 4 w/Enhanced Voice Recognition	Included	Included
WARANT	Fleet Customer Powertrain Limited Warranty	NC	NC
XL3	Electronic Locking w/3.31 Axle Ratio	\$382.00	\$420.00
YZ_01	(0 P) Oxford White	NC	NC

CONFIGURED FEATURES:

Body Exterior Features:

Number Of Doors: 4
Rear Cargo Door Type: tailgate
Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
Running Boards: running boards
Skid Plates: skid plates
Door Handles: black
Front And Rear Bumpers: chrome front and rear bumpers with black rub strip
Rear Step Bumper: rear step bumper
Front Tow Hooks: 2 front tow hooks
Front License Plate Bracket: front license plate bracket
Bed Liner: bed liner
Box Style: regular
Integrated Storage: pickup integrated storage
Body Material: aluminum body material
: class IV trailering with harness, hitch
Grille: black grille

Convenience Features:

Air Conditioning: manual air conditioning
Air Filter: air filter
Cruise Control: cruise control with steering wheel controls
Power Windows: power windows with driver and passenger 1-touch down
Remote Keyless Entry: yes remote keyless entry
Illuminated Entry: illuminated entry
Integrated Key Remote: integrated key/remote
Auto Locking: auto-locking doors
Remote Engine Start: remote start - smart device only (subscription required)
Steering Wheel: steering wheel with manual tilting, manual telescoping
Day-Night Rearview Mirror: day-night rearview mirror
Emergency SOS: SYNC 4 911 Assist emergency communication system
Front Cupholder: front and rear cupholders
Overhead Console: mini overhead console with storage
Glove Box: locking glove box
Driver Door Bin: driver and passenger door bins
Rear Door Bins: rear door bins
Dashboard Storage: dashboard storage
Interior Concealed Storage: interior concealed storage
IP Storage: bin instrument-panel storage
Retained Accessory Power: retained accessory power

Entertainment Features:

radio: AM/FM stereo with seek-scan
Radio Data System: radio data system
Voice Activated Radio: voice activated radio
Speed Sensitive Volume: speed-sensitive volume
Steering Wheel Radio Controls: steering-wheel mounted audio controls
Speakers: 6 speakers
Internet Access: FordPass Connect 5G internet access
1st Row LCD: 2 1st row LCD monitor
Wireless Connectivity: wireless phone connectivity
Antenna: fixed antenna

Lighting, Visibility and Instrumentation Features:

Headlamp Type: delay-off reflector LED low/high beam headlamps
Auto-Dimming Headlights: Auto High Beam auto high-beam headlights
Front Fog Lights: front fog lights
Cab Clearance Lights: cargo bed light
Front Wipers: variable intermittent wipers

Rear Window Defroster: rear window defroster
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: digital/analog appearance
Tachometer: tachometer
Voltmeter: voltmeter
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Park Distance Control: rear parking sensors
Trip Computer: trip computer
Trip Odometer: trip odometer
Lane Departure Warning: lane departure
Blind Spot Sensor: blind spot
Front Pedestrian Braking: front pedestrian detection
Forward Collision Alert: forward collision
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Transmission Oil Temp Gauge: transmission oil temp. gauge
Clock: digital clock
Check Control: redundant digital speedometer
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Battery Warning: battery warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Door Ajar Warning: door-ajar warning
Brake Fluid Warning: brake-fluid warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: full-size spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: Safety Canopy System curtain 1st and 2nd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Ignition Disable: SecuriLock immobilizer
Security System: security system
Panic Alarm: panic alarm
Electronic Stability: AdvanceTrac w/Roll Stability Control electronic stability stability control with anti-rollover
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
Rear Headrest Control: 3 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 6
Front Bucket Seats: front split-bench 40-20-40 seats
Number of Driver Seat Adjustments: 8-way driver and passenger seat adjustments
Reclining Driver Seat: manual reclining driver and passenger seats
Driver Lumbar: power 2-way driver and passenger lumbar support
Driver Height Adjustment: power height-adjustable driver and passenger seats
Driver Fore/Aft: power driver and passenger fore/aft adjustment
Driver Cushion Tilt: power driver and passenger cushion tilt
Front Centre Armrest Storage: front centre armrest
Rear Seat Type: rear 60-40 split-bench seat
Rear Folding Position: rear seat fold-up cushion
Leather Upholstery: cloth front and rear seat upholstery
Headliner Material: full cloth headliner
Floor Covering: full vinyl/rubber floor covering
Cabback Insulator: cabback insulator
Shift Knob Trim: urethane shift knob
Interior Accents: chrome interior accents

Standard Engine:

Engine 400-hp, 5.0-liter V-8 (regular gas)

Standard Transmission:

Transmission 10-speed automatic w/ OD and PowerShift automatic



Agenda Item Summary

Agenda Date: 5/12/2025

Subject: Resolution No. 26-R-2025 - A Resolution of the Town of Mead, Colorado, Approving a Task Order for Dewberry Engineers Inc. to Provide Project and Construction Management Services for the I-25 Sanitary Sewer Relocation Project

Presented by: Erika Rasmussen

Summary:

The Colorado Department of Transportation (CDOT) has begun the I-25 northern expansion project, which includes widening a six mile stretch between the Town of Mead (the "Town") and Berthoud. The new interchange on the east side of CR34 bridge over I-25 will require the relocation of approximately 650 lineal feet of the Town's sanitary sewer main at CDOT's expense (the "Project").

Pursuant to an existing Agreement for Professional Services between the Town and Dewberry Engineers Inc. (the "Contractor") for project and construction management services (the "Agreement"), the Contractor provided a proposal to provide full-time construction management services for the Project (the "Services"). The Contractor will assist the Town through all phases of the Project while managing the CDOT Local Agency process. The Contractor will provide constructability reviews, attend project meetings, manage the contractor procurement process, and manage construction. In accordance with the terms of the Agreement, Task Order No. 2025-005 (the "Task Order") has been prepared for the Services.

The Town is in the process of finalizing a Standard Utility Agreement (SUA) with CDOT that will specify how the Town will be reimbursed by CDOT for the construction and the construction management expenses related to the Project. No work on the Task Order will begin until such time as the SUA is executed, assuring 100% reimbursement from CDOT for all related project expenses. As the Project is on a fast track, staff is requesting approval of the Task Order now to be better positioned to start work as soon as possible after the completion of the SUA.

Staff requests that Task Order 2025-005 be approved for the Services described above for a not-to-exceed amount of \$103,400.00.

Resolution No. 26-R-2025 (the "Resolution"): (a) approves the Task Order; (b) authorizes the Town Manager, in consultation with the Town Attorney, to make any non-material or non-substantive changes to the Task Order as may be necessary that do not increase the Town's obligations; and (c) authorizes the Town Manager to execute the Task Order on behalf of the Town when in final form and following the date on which the SUA (as defined above) has been finalized and executed with CDOT.

Financial Considerations:

\$103,400.00 06-47-9110 – Sewer Fund – Contingencies

Expenses will be reimbursed by CDOT per the Standard Utility Agreement

Staff Recommendation / Actions Required:

A motion to approve the May 12, 2025, consent agenda will adopt the Resolution, approving Task Order 2025-005 and authorizing the Town Manager to execute the same once in final form. If this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

"I move to approve Resolution 26-R-2025, A Resolution of the Town of Mead, Colorado, Approving a Task Order for Dewberry Engineers Inc. to Provide Project and Construction Management Services for the I-25 Sanitary Sewer Relocation Project."

Attachments:

1. Resolution 26-R-2025
2. I-25 Widening Sanitary Sewer Realignment Task Order
3. Town of Mead I-25 Sanitary Sewer Relocation Task Order - Letter Proposal-UA

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 26-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING A
TASK ORDER FOR DEWBERRY ENGINEERS INC. TO PROVIDE PROJECT
AND CONSTRUCTION MANAGEMENT SERVICES FOR THE I-25 SANITARY
SEWER RELOCATION PROJECT**

WHEREAS, the Town of Mead (the “Town”) is authorized under C.R.S. § 31-15-101 to enter into contracts for any lawful municipal purpose; and

WHEREAS, the Board of Trustees previously approved that certain Agreement for Professional Services between Dewberry Engineers Inc. (the “Contractor”) and the Town for project and construction management services, including special projects, dated February 12, 2024, as extended (the “Agreement”); and

WHEREAS, the Town has need of the Contractor’s project and construction management services for the Town’s I-25 Sanitary Sewer Relocation Project (the “Project”) for the relocation of approximately 650 lineal feet of sanitary sewer line belonging to the Town (the “Services”); and

WHEREAS, in accordance with the terms of the Agreement, Task Order No. 2025-005, attached hereto as **Exhibit 1** (the “Task Order”), has been prepared for the Services; and

WHEREAS, the total cost for completion of the Services associated with the Project is One Hundred Three Thousand Four Hundred and 00/100 Dollars (\$103,400.00); and

WHEREAS, the Board of Trustees desires to approve the Task Order and further desires to delegate authority to the Town Manager to execute the Task Order on behalf of the Town when in final form.

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

Section 1. The Board of Trustees hereby: (a) approves the Task Order with the Contractor in substantially the same form as is attached hereto and incorporated herein as **Exhibit 1**; (b) authorizes the Town Manager, in consultation with the Town Attorney, to make any non-material or non-substantive changes to the Task Order as may be necessary that do not increase the Town’s obligations; and (c) authorizes the Town Manager to execute the Task Order on behalf of the Town when in final form and following the date on which the Town has finalized and executed the Standard Utility Agreement (SUA) with the Colorado Department of Transportation (CDOT) for the Project.

Section 2. Effective Date. This Resolution shall become effective immediately upon adoption.

Section 3. 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 12TH DAY OF MAY, 2025.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

Exhibit 1

Task Order 2025-005



TASK ORDER - SPECIAL PROJECTS

TASK ORDER NO.: 2025-005

Task Name: I-25 Sanitary Sewer Relocation

Requested By: Erika Rasmussen

Proposed Start Date: Q2 2025

Funding Source: 06-47-9110

Proposed Completion Date: December 2025

Tasks / Deliverables: See attached memorandum **Total Task Order Budget:** \$103,400.00

Approval:

_____ **Date:** _____
Town Manager

Additional Comments: This Task Order is not valid without attached Task Order memorandum, approved by the Town Engineer.

Attachment: Task Order Memorandum

FINANCE DIRECTOR REVIEW:

Finance has reviewed this Task Order and the funds:

☒ *are appropriated*

☐ *are not appropriated (note: _____)*

By: _____

Account reference/information:

06-47-9110 – Sewer Fund – Contingencies

Expenses will be reimbursed by CDOT per the Standard Utility Agreement



TASK ORDER MEMORANDUM

To: Helen Migchelbrink, Town Manager

From: Erika Rasmussen, Town Engineer/Public Works Director

Date: April 21, 2025

Subject: I-25 Sanitary Sewer Relocation

Task Order No.: 2025-005

This Task Order Memorandum has been prepared in accordance with the Agreement for Professional Services between the Town of Mead and **Dewberry Engineers Inc.** (the “Contractor” or “Dewberry”) dated February 12, 2024, as amended, for project and construction management services, including special projects (the “PSA”). Pursuant to the PSA, no special projects shall be performed by the Contractor until the Town’s Authorized Representative has executed a Task Order authorizing the Contractor to proceed with the Task(s) identified below.

Task(s) to be performed: CDOT’s I-25 northern expansion project consists of widening a six mile stretch of I-25 between Mead and Berthoud. The new interchange on the east side of CR 34 bridge over I-25 will require the relocation of approximately 650 lineal feet of sanitary sewer line belonging to the Town of Mead. Dewberry will provide full-time construction management services including providing constructability reviews, attending project meetings, and managing the contractor procurement process of this project.

Time schedule: The Colorado Department of Transportation (CDOT) started widening the six mile stretch of I-25 in June 2024. Dewberry anticipates the completion of the sanitary sewer relocation by December 2025.

Deliverables: See attached Letter Proposal dated April 16, 2025 (“Proposal”).

Charges: Unless otherwise set forth in this Task Order Memorandum, the Charges authorized herein shall be considered a not-to-exceed (NTE) figure. Charges shall be calculated pursuant to the hourly rates in the PSA, unless otherwise set forth herein. A copy of the Proposal related to the Task(s) outlined above is attached to this Task Order Memorandum. I have reviewed and approved the Proposal, and I therefore request that you proceed to approve the attached Task Order, which will authorize the Engineer to proceed with the special project described above for the not-to-exceed fee of **\$103,400.00**.

Review and approval of Task Order Memorandum:

Erika Rasmussen, P.E.
Town Engineer/Public Works Director

(Note: This Task Order Memorandum is not valid unless and until a Task Order has been executed by the Town Manager and approved by the Finance Director.)

April 16, 2025

Town of Mead
Erika Rasmussen, P.E.
Town Engineer / Public Works Director
441 Third Street
Mead, CO 80542

Letter Proposal

Town of Mead RFP No. 2023-009: Task Order – I-25 Sanitary Sewer Relocation

Dear Erika:

Dewberry is pleased to present this Letter Proposal to assist the Town of Mead with services during construction support for the CDOT Widening of I-25 within the town limits.

The Scope of Work, project schedule, and compensation are outlined in this Letter Proposal. The Terms and Conditions under which the project will be performed will be per our existing Professional Services Agreement, Town of Mead RFP No. 2023-009, 2025 extension.

Project Understanding

Currently CDOT has started the widening of the I-25 northern expansion, widening a six-mile stretch between Mead and Berthoud, starting June of 2024. The new interchange on the east side of CR 34 bridge over I-25 will require the relocation of approximately 650 lineal feet of sanitary sewer line belonging to the Town of Mead.

Scope of Work

Dewberry will provide full-time construction management services assisting the Town through all phases of the project while managing the CDOT Local Agency process. During the preconstruction phase we will provide constructability reviews, attend project meetings, and will manage the contractor procurement process. Once bid packages are received, our team will review the packages, evaluate, recommend award, and prepare contracting documents. We will conduct the preconstruction meeting, prepare the agenda, and document the meeting minutes. We will set up our project tracking site, CIPO, where all information, documents, and process management will be managed and tracked through the duration of the project. Dewberry will review the contract documents to define the scope and services needed for material testing services per CDOT requirements. We will manage all aspects of the procurement process and will administer the contract for the selected testing firm on behalf of the Town. Our field team will conduct thorough video and photo documentation of the preconstruction conditions for the limits of work capturing adjacent roadways, drives, routes, and public/private properties.

During construction, Dewberry will coordinate and manage all correspondence with CDOT, contractors, surveyors, material testers, design engineers, utility companies and community stakeholders. We will maintain close contact with the Town's project manager, provide an on-site construction manager and keep the design engineering firm informed on all pertinent correspondence. Our team will fully engage with all project stakeholders from design through project closeout while managing the CDOT Local Agency process as the Town's agent. Our team will manage all field activities, perform daily site inspections, and will oversee document & process management while keeping detailed reports and records. Additionally, we will manage project controls, quality control/assurance, and project financials. We will review and recommend approval of pay applications, review, and manage contract changes for approval by the Town in compliance with CDOT requirements, review contractor certified payrolls (B2Gnow & LCP Tracker), and prepare all necessary documentation for requests for reimbursement.

During to course of construction, Dewberry will establish a GIS web map using the Town's established geodatabase schema. The field team will manage and map GIS data for the construction to include shots on all new pipe fittings, outlets/connections, caps/plugs, casing ends, any appurtenances to be utilized in the preparation of record drawings. Additional data collection will include all crossing and parallel existing utilities exposed during construction and other existing facilities pertinent to the sanitary sewer construction and record drawing information.

At the completion of construction, we will conduct a final punch list walkthrough and manage any Town coordination, start-up, and testing processes. Dewberry will verify O&M manuals are complete, accurate, and transmitted to the Town and coordinate the execution of all closeout documentation according to the Town and CDOT Local Agency processes. We will provide all project records and documentation obtained throughout the project.

Project Schedule

We anticipate the construction schedule for installation of all utilities to occur over a 2-month duration in Q2/Q3 of 2025 and have included the necessary level of effort during the preconstruction phase.

Compensation

For the work described in the Scope of Work section of this Letter Proposal, Dewberry shall be compensated per our existing agreement with the Town of Mead. The estimated cost for the work identified under the Scope of Work section of this Letter Proposal is \$103,400.00.

The table below provides a summary of our estimated level of effort and cost for this project.

Project	Hourly Rate	Total Estimated Hours	Total Estimated Cost
Preconstruction/Bidding Process	\$230	120	\$18,400
Construction Management	\$160	500	\$80,000
GIS – Data Collection/As-builts	\$5,000	LS	\$5,000

We appreciate the opportunity to provide constructability review services to the Town of Mead and look forward to working with you on these projects. If the Scope of Work and Compensation are acceptable to you, please sign and return one copy of this Letter Proposal.

Dewberry

Town of Mead

By: _____

By: _____

Name: Justin Schaller/Ken Cecil

Name: _____

Title: PM/CM Department Manager
Associate Vice President, Business Unit
Manager

Title: _____

Date: 04-16-2025

Date: _____

Attachments: None



Agenda Item Summary

Agenda Date: 5/12/2025

Subject: Resolution No. 27-R-2025 - A Resolution of the Town of Mead, Colorado, Approving a Contract Extension Agreement Between the Town of Mead and A-1 Chipseal Company for Calendar Year 2025

Presented by: Erika Rasmussen

Summary:

In March of 2024, the Town published an Invitation for Bid (IFB No. 2024-004) for street resurfacing and crack sealing as part of the annual street maintenance project. Two bids were received, and the contract was awarded to A-1 Chipseal Company ("A-1 Chipseal"). The Town and the A-1 Chipseal entered into that certain Construction Agreement dated May 28, 2024, for work to be completed in calendar year 2024 (the "2024 Agreement"). In Section 3.00 of the 2024 Agreement, the Town reserved the right to enter into additional construction agreements for work to be performed by A-1 Chipseal in each of calendar years 2025, 2026, 2027 and 2028.

The Town and A-1 Chipseal now wish to enter into that certain Construction Agreement – 2025 Extension Agreement (the "2025 Extension Agreement") to extend the 2024 Agreement for calendar year 2025 and establish a not-to-exceed amount of \$226,473.86 for the resurfacing work to be performed by A-1 Chipseal in 2025 (the "2025 NTE Amount"). The 2025 Extension Agreement incorporates new/updated pricing that A-1 Chipseal provided to the Town. The 2025 NTE Amount represents an approximate 2.3% increase over the NTE Amount set forth in the 2024 Agreement.

This work consists of crack sealing, slurry sealing, chip sealing, and associated traffic control within Town rights of way or on Town property. A-1 Chipseal has been performing these services satisfactorily to date and is familiar with the Town standards and specifications.

Resolution 27-R-2025 (the "Resolution"): (a) approves the 2025 Extension Agreement; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the 2025 Extension Agreement as may be necessary that do not increase the Town's obligations; and (c) authorizes the Mayor to execute the 2025 Extension Agreement when in final form.

Financial Considerations:

As stated above, the 2025 NTE Amount is \$226,473.86. The approved 2025 annual budget provided \$367,500 in the Street Improvement Fund for this contract.

04-44-6832 Repair and Maintenance – Sealcoat \$225,000
04-44-6802 Repair and Maintenance – Streets \$142,500

Staff Recommendation / Actions Required:

A motion to approve the May 12, 2025, consent agenda will adopt the Resolution, approving the 2025 Extension Agreement and authorizing the Mayor to execute the same once in final form. If this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

"I move to adopt Resolution No. 27-R-2025, A Resolution of the Town of Mead, Colorado, Approving a Contract Extension Agreement Between the Town of Mead and A-1 Chipseal Company for Calendar Year 2025."

Attachments:

1. Resolution No. 27-R-2025 -UA
2. Extension Agreement - A1 Chipseal-UA
3. Exhibit A to Extension Agreement 2025-UA

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 27-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING A
CONTRACT EXTENSION AGREEMENT BETWEEN THE TOWN AND A-1
CHIPSEAL COMPANY FOR CALENDAR YEAR 2025**

WHEREAS, the Town of Mead (the “Town”) is authorized under C.R.S. § 31-15-101 to enter into contracts for any lawful municipal purpose; and

WHEREAS, the Town and A-1 Chipseal Company, a Colorado corporation (“Contractor”) previously entered into that certain Construction Agreement dated May 28, 2024 (the “2024 Agreement”) for street resurfacing; and

WHEREAS, the Town reserved the right, as set forth in Section 3.00 of the 2024 Agreement, to enter into additional construction agreements for work to be performed by Contractor in each of calendar years 2025, 2026, 2027 and 2028; and

WHEREAS, the Town and Contractor wish to enter into a Construction Agreement – 2025 Extension Agreement (“2025 Extension Agreement”) to extend the term of the 2024 Agreement for the 2025 calendar year and to establish a not-to-exceed amount of Two Hundred Twenty-Six Thousand Four Hundred Seventy-Three and 86/100 Dollars (\$226,473.86) for work to be completed by Contractor for the Town in calendar year 2025; and

WHEREAS, the Board of Trustees desires to approve the 2025 Extension Agreement with Contractor in substantially the form attached to this Resolution as **Exhibit 1**; and

WHEREAS, the Board of Trustees further desires to delegate authority to the Mayor to execute the Agreement on behalf of the Town of Mead once in final form.

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

Section 1. The Board of Trustees hereby: (a) approves the 2025 Extension Agreement in substantially the same form as is attached hereto as **Exhibit 1** and incorporated herein; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the 2025 Extension Agreement as may be necessary that do not increase the Town’s obligations; and (c) authorizes the Mayor to execute the 2025 Extension Agreement when in final form.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. 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 12TH DAY OF MAY, 2025.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1

Construction Agreement – 2025 Extension Agreement

**TOWN OF MEAD, COLORADO
CONSTRUCTION AGREEMENT
Project Number IFB 2024-004, Street Resurfacing Project (“Project”)**

[2025 Extension Agreement]

This CONSTRUCTION AGREEMENT – 2025 Extension Agreement (“Agreement”) is made and entered into by and between the TOWN OF MEAD, COLORADO, a municipal corporation of the State of Colorado, with offices at 441 Third Street, Mead, Colorado 80542 (the “**Town**” or “**Owner**”), and A-1 Chipseal Company, a Colorado corporation whose address is 2505 E. 74th Ave, Denver, CO 80229 (the “**Contractor**”).

RECITALS

WHEREAS, the Town desires to obtain all necessary components to complete the scope of work for the Project; and

WHEREAS, the Town previously entered into that certain Construction Agreement with Contractor dated May 28, 2024 (the “2024 Agreement”); and

WHEREAS, the Town reserved the right, as set forth in Section 3.00 of the 2024 Agreement, to enter into additional construction agreements for work to be performed by Contractor in each of calendar years 2025, 2026, 2027 and 2028 (each, an “Extension Agreement”), conditioned on each Extension Agreement being subject to substantially the same terms and conditions contained in the 2024 Agreement and the renewal prices being determined in accordance with Section 5.00(c) of the 2024 Agreement; and

NOW, THEREFORE, for the consideration herein expressed, it is agreed as follows by and between the Town and the Contractor that the Contractor shall perform the following:

THE PARTIES AGREE AS FOLLOWS:

1.00 SCOPE OF WORK: The Contractor will furnish all tools, equipment, machinery, materials, supplies, superintendence, insurance, transportation, other construction accessories, and services specified or required to be incorporated in and form a permanent part of the construction and completion of the work proposed to be done under this Agreement (“Work” or “Scope of Work”). In addition, the Contractor shall provide and perform all necessary labor in a first-class and workmanlike manner and in accordance with the conditions and prices stated in the Bid Proposal and the requirements, stipulations, provisions, and conditions of the Contract Documents. The Contractor shall further perform, execute, construct, and complete all things mentioned to be done by the Contractor and all work covered by the Owner’s official award of this contract to the Contractor, such award being based on the acceptance by the Owner of the Contractor’s bid, or part thereof.

2.00 THE CONTRACT DOCUMENTS: This Agreement incorporates all the Contract Documents, which together represent the entire and integrated agreement between the parties hereto and supersede prior negotiations, written or oral representations, and agreements. The Contract Documents consist of this Construction Agreement, which Agreement also incorporates by this reference all of the instruments set forth in the Contract Documents as fully as if they were set forth in this Agreement in full. The Contract Documents consist of, without limitation, the following documents:

1. Invitation for Bid or Request for Proposals and Instructions to Bidders
2. Contractor’s Bid Form (with Unit Pricing as indicated), which is **Exhibit A** to this Agreement
3. This Construction Agreement and any addendums, exhibits or attachments to this Agreement
4. Performance and Payment Bond
5. Bid Proposal
6. Notice of Award

7. Notice to Proceed

8. Bid Bond (Minimum 5% equivalent of the Bid Proposal price or as otherwise set forth in the Bid Bond form provided as part of the Bid Pack)

9. General Conditions

10. The following documents if the box is checked:

- ☒ Special Provisions
- ☒ Design Documents, including all Drawings and Plans
- ☒ Project Specifications
- ☒ Addendums to Specifications and Standards
- ☒ The following manual of construction design standards and specifications:

- Town of Mead "Design Standards and Construction Specifications"
- Colorado Department of Transportation "Standard Specifications for Road and Bridge Construction"

☒ Change Orders, Field Orders or other similar revisions properly authorized after the execution of this Agreement

☐ Others: _____

3.00 TIME AND COMMENCEMENT OF COMPLETION: RENEWAL OPTION: This Agreement shall commence as of the date the Agreement is fully executed by both parties and shall continue through December 31, 2025, or until the Scope of Work is completed. Consistent with the IFB, the Town reserves the right to enter into additional construction agreements for work to be performed in each of calendar year 2026, 2027 and 2028 (each, an "Extension Agreement"). Any Extension Agreement shall be subject to substantially the same terms and conditions contained herein and at the renewal prices indicated in Section 5.00(c) of this Agreement below. Exercise of any renewal option shall be at the Town's sole discretion and shall be conditioned, at a minimum, on the Contractor's satisfactory performance of the terms and conditions of this Agreement, the appropriation of funds by the Town for any Extension Agreement, and approval by the Town's Board of Trustees (if necessary). The Town, if it desires to exercise its renewal option for 2026, 2027 or 2028, will provide written notice to the Contractor no later than sixty (60) days prior to the date on which the Town desires to obtain final proposed pricing for the Extension Agreement.

4.00 LIQUIDATED DAMAGES: All time limits stated in this Agreement and the Contract Documents are of the essence of the Agreement. The Town and Contractor recognize the completion of the work as shown in the contractual time frame, or as extended, is important to the ongoing operations of the Town and its citizens. They also recognize that delays include expenses to the Town for extended manpower commitments, outside consultant commitments, and potentially other legal fees to extend the project beyond the expected time period.

☒ If this box is checked, in lieu of requiring any such proof and backup for such expenses, Contractor agrees that liquidated damages (not penalties) may be assessed by the Owner in the sum of **\$1,400.00 per day** for each day after the contract time frame expires.

☐ If this box is checked, in addition to or in lieu of the daily damages (if checked above), Contractor agrees that lump sum liquidated damages (not penalties) may be assessed by the Town in a lump sum payment of \$_____.00 if the work is not completed by _____, 20__.

5.00 CONTRACT SUM AND PAYMENT: The Owner shall pay to the Contractor for performance of the Work encompassed by this Agreement, and the Contractor will accept as full compensation therefore the sum of **TWO HUNDRED TWENTY-SIX THOUSAND FOUR HUNDRED SEVENTY-THREE DOLLARS AND EIGHTY-SIX CENTS (\$226,473.86)** subject to adjustment as provided by the Contract Documents ("Contract Price"). The Town has appropriated sufficient funds for completion of this Work.

- a. Monthly, partial, progress payments shall be made by the Town to the Contractor for the percentage of the Work completed, subject to inspection by Town staff to verify percentage of completion. The Town alone shall determine when work has been completed and progress payments shall not constitute a waiver of the right of the Town to require the fulfillment of all terms of this Agreement and the delivery of all improvements embraced in this Agreement in a complete and satisfactory manner to the Town in all details. The Town, before making any payment, may require the Contractor to furnish releases or receipts from any or all persons performing work under this Agreement and/or supplying material or services to the Contractor, or any subcontractor if this is deemed necessary to protect the Town's interest. The Town, however, may in its discretion make payment in part or full to the Contractor without requiring the furnishing of such releases or receipts.
- b. By the 1st day of each month, Contractor shall submit to the Town for review and approval, an application for payment fully completed and signed by Contractor covering the work completed through the last day of the prior month and accompanied by such supporting documentation as is required by these Contract Documents, including without limitation, time sheets, invoices, receipts, bills of lading, and all other documents the Town may require. Materials on hand but not complete in place may or may not be included for payment at the discretion of the Town. Each subsequent application for payment shall include an affidavit of Contractor providing that all previous progress payments received on account of the work have been applied to discharge in full all of Contractor's obligations reflected in prior applications for payment. Notwithstanding the progress payments, it is the intent and purpose of the Town to withhold at least five percent (5%) of payments to Contractor for any contract exceeding One Hundred Fifty Thousand Dollars (\$150,000.00) in accordance with Article 91, Title 24, C.R.S.
- c. Extension Agreement pricing: The Contractor may propose price increases to be applicable for any Extension Agreement term by written notice to the Town. Price increases are to be on a pass-through basis only and must not produce a higher profit margin for Contractor than that established by this Agreement. Requests must include supporting documentation such as price increases at the manufacturer's level and/or other documentation of cost increases. Consideration of price increases will be at the sole discretion of the Town. If a price increase is approved in part or in full, the resulting new pricing will be implemented through approval of an Extension Agreement. The Town may approve an increase in unit prices on Contractor's pricing pages consistent with the amount requested in the Contractor's written justification in the amount not to exceed the increase in the Colorado Construction Cost (CCI) Index, Colorado area, published by the Colorado Department of Transportation during the proceeding one year term. Nothing in this Agreement shall obligate the Town to approve any Extension Agreement. Exercise of any renewal option shall be at the Town's sole discretion, consistent with Section 3.00 above.

6.00 ACCEPTANCE AND FINAL PAYMENT: Final payment may be requested by the Contractor upon completion and acceptance, by the Town, of all work as set forth in the Contract Documents. The total amount of final payment shall consist of the Contract Price, as adjusted in accordance with approved change orders, if applicable, less all previous payments to the Contractor. If the contract price exceeds one hundred fifty thousand dollars (\$150,000), the Town may make the final payment to the Contractor only after the Town has published notice of such final payment in accordance with C.R.S. § 24-91-103.

7.00 ADDITIONAL WORK: Should work beyond that described in the Contract Documents be required, it will be paid for as extra work at a cost to be agreed upon in separate written agreement by the Town and the Contractor prior to commencement of the additional work. Such additional agreements shall be executed and approved by all persons required by Town purchasing ordinances or policies. Unless specifically excluded, such written agreements shall be considered part of the Contract Documents.

8.00 CONTRACTOR'S REPRESENTATIONS: In order to induce the Town to enter into this Agreement, the Contractor makes the following representations:

- a. The Contractor has familiarized itself with the nature and the extent of the Contract Documents, Scope of Work, the locality, all physical characteristics of the area of the work within the Scope of Work, including without limitation, improvements, soil conditions, drainage, topography, and all other features of the terrain, and with the local conditions and federal, state, and local laws, ordinances, rules, and regulations that in any manner may affect cost, progress, or performance of the work, or apply in any manner whatsoever to the work.
- b. Contractor has carefully considered all physical conditions at the site and existing facilities affecting cost, progress, or performance of the work.
- c. Contractor has given the Town written notice of all conflicts, errors, or discrepancies that it has discovered in the Contract Documents and such documents are acceptable to the Contractor.
- d. Contractor shall not extend the credit or faith of the Owner to any other persons or organizations.

9.00 INSURANCE: Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all obligations assumed by the Contractor pursuant to this Agreement. Contractor shall not commence work under this Agreement until it has obtained all said insurance required by the Contract Documents and such insurance has been approved by the Town. The Contractor shall not allow any subcontractor to commence work on this project until all similar insurance required of the subcontractor has been obtained and approved. For the duration of this Agreement, the Contractor must continuously maintain the insurance coverage required in this section, with the minimum insurance coverage listed below:

- a. Worker's Compensation in accordance with the Worker's Compensation Act of the State of Colorado and any other applicable laws for any employee engaged in the performance of Work under this contract.
- b. Comprehensive General liability insurance with minimum limits of ONE MILLION DOLLARS (\$1,000,000) per each occurrence, AND TWO MILLION DOLLARS (\$2,000,000) aggregate, plus an additional amount sufficient to pay related attorneys' fees and defense costs. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interests provision.
- c. Comprehensive Automobile Liability insurance with minimum limits for bodily injury and property damage of not less than ONE MILLION DOLLARS (\$1,000,000) per each occurrence, plus an additional amount sufficient to pay related attorneys' fees and defense costs, with respect to each of the Contractor's owned, hired or non owned vehicles assigned to or used in performance of this contract.
- d. Builder's Risk insurance with minimum limits of not less than the insurable value of the work to be performed under this contract at completion less the value of the materials and equipment insured under installation floater insurance. The policy shall be written in completed value form and shall protect the Contractor and the Town against risks of damage to buildings, structures, and materials and equipment not otherwise covered under Installation Floater insurance, from the perils of fire and lightning, the perils included in the standard coverage endorsement, and the perils of vandalism and malicious mischief. Equipment such as pumps, engine-generators, compressors, motors, switch-gear, transformers, panel-boards, control equipment, and other similar equipment shall be insured under Installation Floater

insurance when the aggregate value of the equipment exceeds \$10,000. The policy shall provide for losses to be payable to the Contractor and the Town as their interests may appear. The policy shall contain a provision that in the event of payment for any loss under the coverage provided, the insurance company shall have no rights of recovery against the Contractor or the Town.

- e. ☐ If this box is checked, Professional Liability/Errors and Omission in an amount not less than _____ MILLION DOLLARS (\$ __,000,000).

Certificates of insurance shall be completed by the Contractor's insurance agent as evidence that policies providing the required coverage, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the Town. The policies required above shall be endorsed to include the Town and the Town's officers and employees as additional insureds. Every policy required above shall be primary insurance and any insurance carried by the Town, its officers, or its employees, or carried by or provided through any self-insurance pool of the Town, shall be excess and not contributory insurance to that provided by the Contractor. Contractor shall be solely responsible for paying any and all deductibles.

Each certificate of insurance shall identify this Agreement or the project set forth in the Scope of Work and shall provide that the coverage afforded under the policies shall not be cancelled, terminated or materially changed until at least thirty (30) days prior written notice has been given to the Town. If the words "endeavor to" appear in the portion of the certificate of insurance addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The Town reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

10.00 BONDS: Contractor shall furnish a performance bond, payment bond, and warranty bond in an amount determined by the Town, but in any event at least equal to the Contract Price, as security for the faithful performance and payment of all Contractor's obligations under the Contract Documents, including but not limited to the guaranty period. These bonds shall remain in effect at least until one year after the date of final payment. All bonds shall be in the forms prescribed by the Contract Documents and be executed by such sureties as (i) are licensed to conduct business in the State of Colorado and (ii) are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570, amended, by the Audit Staff, Bureau of Account, U.S. Treasury Department. All bonds signed by an agent must be accompanied by a certified copy of the authority to act. If the surety on any bond furnished by the Contractor is declared bankrupt or becomes insolvent, or its right to do business in Colorado is terminated, or it ceases to meet the requirements of clauses (i) and (ii) of this section, Contractor shall, within five (5) days thereafter, substitute another bond and surety, both of which shall be acceptable to the Town.

11.00 NO WAIVER OF GOVERNMENTAL IMMUNITY: The parties hereto understand and agree that the parties are relying on, and do not waive or intend to waive by any provision of this Agreement or the remainder of the Contract Documents, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., 10 C.R.S., as from time to time amended, or otherwise available to the parties, their officers, agents or their employees.

12.00 INDEMNIFICATION: The Contractor agrees, to the fullest extent permitted by law, to indemnify, defend and hold the Town, its agencies, employees, officials and agents ("Indemnitees") harmless from any and all claims, settlements, judgments, damages and costs, including reasonable attorney fees, of every kind and nature made, to include all costs associated with the investigation and defense of any claim, rendered or incurred by or on behalf of the Indemnitees, that may arise, occur, or grow out of any errors, omissions, or negligent acts, done by the Contractor, its employees, subcontractors or any independent consultants working under the direction of either the Contractor or any subcontractor in the performance of this Contract; provided, however, that Contractor's obligations and liability hereunder shall not exceed the amount represented by the degree or percentage of negligence or fault attributable to the Contractor or any officer, employee, representative, agent, subcontractor, or other person acting under Contractor's direction or control, as determined pursuant to C.R.S. § 13-50.5-102(8)(c).

13.00 TERMINATION FOR CONVENIENCE: This Agreement and the performance of the Scope of Work hereunder may be terminated at any time in whole, or from time to time in part, by the Town for its convenience. Any such termination shall be effected by delivery to the Contractor of a written notice ("**Notice of Termination**") specifying the extent to which performance of the Scope of Work is terminated and the date upon which termination becomes effective. If the Agreement is terminated, the Contractor shall be paid on a pro-rated basis of work status satisfactorily completed, under the detailed Scope of Work. The portion of the Scope of Work satisfactorily completed but not yet accepted by the Town shall be determined by the Town.

14.00 EVENTS OF AND TERMINATION FOR DEFAULT:

- (1) The Town may serve written notice upon the Contractor of its intention to terminate this Agreement in the presence of one of the following events of default:
 - a. Contractor fails to initiate the Scope of Work at the agreed upon time;
 - b. The Contractor unnecessarily or unreasonably delays the performance of the Scope of Work;
 - c. The Contractor does not complete the Scope of Work within the time specified or within the time to which completion of the Scope of Work has been extended;
 - d. Contractor fails to make prompt payments for labor, materials or to subcontractors;
 - e. Contractor willfully violates this Agreement or disregards laws, ordinances or instructions of the Town;
 - f. Contractor abandons performance of the Scope of Work;
 - g. The Contractor assigns, transfers or sublets this Agreement or any part thereof without Town approval;
 - h. Contractor becomes insolvent or adjudged bankrupt; or
 - i. Contractor refuses to remove materials or perform any work within the Scope of Work that has been rejected as defective or unsuitable.
- (2) Such written notice shall contain the reasons for the intention to terminate this Agreement and provide a five (5) business day period during which the Contractor may cure the event of default. A failure to timely cure the event of default shall authorize the Town to immediately terminate this Agreement and take whatever steps it deems necessary to complete the Scope of Work, if so desired by the Town in its sole discretion. The costs and charges incurred by the Town, together with the costs of completion of the Scope of Work shall be deducted from any monies owed to Contractor. If the expense incurred by the Town is greater than the sums payable under this Agreement, the Contractor shall pay the Town, within sixty (60) days of demand therefor the amount of such excess cost suffered by the Town.

15.00 LIABILITY FOR EMPLOYMENT-RELATED RIGHTS AND COMPENSATION: The Contractor will comply with all laws, regulations, municipal codes, and ordinances and other requirements and standards applicable to the Contractor's employees, including, without limitation, federal and state laws governing wages and overtime, equal employment, safety and health, employees' citizenship, withholdings, reports and record keeping. Accordingly, the Town shall not be called upon to assume any liability for or direct payment of any salaries, wages, contribution to pension funds, insurance premiums or payments, workers' compensation benefits or any other amenities of employment to any of the Contractor's employees or any other liabilities whatsoever, unless otherwise specifically provided herein.

The Town will not include the Contractor as an insured under any policy the Town has for itself. The Town shall not be obligated to secure nor provide any insurance coverage or employment benefits of any kind or type to or for the Contractor or the Contractor's employees, sub-consultants, subcontractors, agents, or representatives, including but not limited to

CONTRACTOR ACKNOWLEDGES THAT NEITHER IT NOR ITS AGENTS OR EMPLOYEES ARE ENTITLED TO UNEMPLOYMENT INSURANCE BENEFITS UNLESS CONTRACTOR OR SOME ENTITY OTHER THAN THE TOWN PROVIDES SUCH BENEFITS. CONTRACTOR FURTHER ACKNOWLEDGES THAT NEITHER IT NOR ITS AGENTS OR EMPLOYEES ARE ENTITLED TO WORKERS' COMPENSATION BENEFITS. CONTRACTOR ALSO ACKNOWLEDGES THAT IT IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON ANY MONEYS EARNED OR PAID PURSUANT TO THIS AGREEMENT.

16.00 GOVERNING LAW AND VENUE: Venue for any and all legal matters regarding or arising out of the transactions covered herein shall be solely in the District Court in and for Weld County, State of Colorado. This transaction shall be governed by the laws of the State of Colorado.

18.00 LAWFUL PERFORMANCE: It is further agreed that no party to this Agreement will perform contrary to any state, federal, or county law, or any of the ordinances of the Town of Mead, Colorado.

20.00 NOTICE: Any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by delivery of same in person to the addressee or by courier delivery via Federal Express or other nationally recognized overnight air courier service, by electronically-confirmed facsimile or email transmission, or by depositing same in the United States mail, postage prepaid, addressed as follows:

Contractor: A-1 Chipseal Company
2505 E. 74th Ave

With a copy to:

21.00 SURVIVAL: The parties understand and agree that all terms and conditions of the Agreement that require continued performance, compliance, or effect beyond the termination date of the Agreement shall survive such termination date and shall be enforceable in the event of a failure to perform or comply.

22.00 ATTORNEY'S FEES: If the Contractor breaches this Agreement, then it shall pay the Town's reasonable costs and attorney's fees incurred in the enforcement of the terms, conditions, and obligations of this Agreement.

23.00 INTEGRATION AND AMENDMENT: This Agreement constitutes the entire agreement between the parties, superseding all prior oral or written communications. This Agreement may only be modified or amended upon written agreement signed by the parties.

24.00 RIGHTS AND REMEDIES: Any rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted.

25.00 BINDING EFFECT: The parties agree that this Agreement, by its terms, shall be binding upon the successors, heirs, legal representatives, and assigns; provided that this section shall not authorize assignment.

26.00 NO THIRD-PARTY BENEFICIARIES: Nothing contained in this Agreement is intended to or shall create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including any agent, sub-consultant or subcontractor of Contractor. Absolutely no third-party beneficiaries are intended by this Agreement. Any third party receiving a benefit from this Agreement is an incidental and unintended beneficiary only.

27.00 CONFLICT BETWEEN DOCUMENTS: In the event a conflict exists between this Agreement and any term in any exhibit attached or incorporated into this Agreement, the terms in this Agreement shall supersede the terms in such exhibit. In the event of a conflict between any of the Contract Documents, the following order of precedence shall apply: (1) change orders, (2) this Agreement, as may be amended, (3) special provisions, (4) general conditions, (5) design standards and specifications, including any addenda, (6) design documents, and (7) any other Contract Documents, with the more specific or stricter provision controlling.

28.00 FORCE MAJEURE: Neither the Contractor nor the Town shall be liable for any delay in, or failure of performance of, any covenant or promise contained in this Agreement, nor shall any delay or failure constitute default or give rise to any liability for damages if, and only to extent that, such delay or failure is caused by "force majeure." As used in this Agreement, "force majeure" means acts of God, acts of the public enemy, acts of terrorism, unusually severe weather, fires, floods, epidemics, pandemics, quarantines, strikes, labor disputes and freight embargoes, to the extent such events were not the result of, or were not aggravated by, the acts or omissions of the non-performing or delayed party.

29.00 PROTECTION OF PERSONAL IDENTIFYING INFORMATION: In the event the Work includes or requires the Town to disclose to Contractor any personal identifying information as defined in C.R.S. § 24-73-101, Contractor shall comply with the applicable requirements of C.R.S. §§ 24-73-101, et seq., relating to third-party service providers.

30.00 AUTHORITY: The individuals executing this Agreement represent that they are expressly authorized to enter into this Agreement on behalf of the Town of Mead and the Contractor and bind their respective entities.

31.00 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. In addition, the Parties specifically acknowledge and agree that electronic signatures shall be effective for all purposes, in accordance with the provisions of the Uniform Electronic Transactions Act, Title 24, Article 71.3 of the Colorado Revised Statutes.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the Parties have caused this Construction Agreement – 2025 Extension Agreement to be executed on the dates written below.

TOWN OF MEAD:

☒ Board of Trustees (*for contracts exceeding \$25,000 pursuant to Sec. 4-2-20 of the Mead Municipal Code*)

ATTEST:

By: _____
Mary Strutt, Town Clerk, MMC

By: _____
Colleen G. Whitlow, Mayor

OR

☐ Town Manager (*for contracts \$25,000 or less pursuant to Sec. 4-2-20 of the Mead Municipal Code*)

By: _____
Helen Migchelbrink, Town Manager

Date of Execution: _____

[Contractor signature page to Construction Agreement – 2025 Extension Agreement].

A-1 CHIPSEAL COMPANY, a Colorado corporation:

By: _____

Printed Name: _____

Title: _____

Date of Execution: _____

STATE OF _____)
COUNTY OF _____) ss.

The foregoing Construction Agreement was acknowledged before me this ____ day of _____, 2025,
by _____ as _____ of A-1 Chipseal Company, a Colorado
corporation.

Witness my hand and official seal.

My commission expires: _____.

Notary Public
**(Required for all contracts pursuant to C.R.S. § 8-40-
202(2)(b)(IV))**

EXHIBIT A
CONTRACTOR'S FORM OF BID

[See attached document dated April 9, 2025]

April 9, 2025

Manny Windhorst
Pavement Management Project Manager
Streets Department
441 Third Street
Mead, Colorado 80542

Subject: Town of Mead 2025 Street Resurfacing Project Renewal Cost Adjustment Request for 2025 Construction Season

Dear Manny,

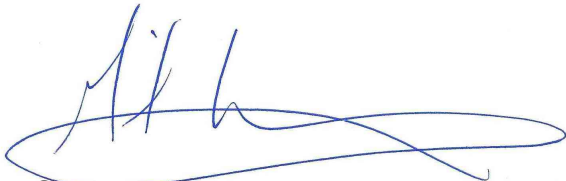
Thank you for providing the Base Bid Schedule and for the opportunity to renew our project for the upcoming construction season. I've included the most recent Consumer Price Index for the Mountains-Plains area from the Bureau of Labor Statistics, which indicates a cost increase of 2.3% over the past 12 months to January 2025.

It is reassuring to see that these overall increases have stabilized after the significant fluctuations we experienced previously. Additionally, the costs of fuel and other materials required for our Chipseal and Slurry Seal products have also stabilized to this point in time.

In light of this, we kindly request that a 2.3% increase be considered as the cost adjustment rate for the 2025 construction season. We have included documentation outlining these new costs for this year's project.

Please let us know if you have any concerns regarding our pricing or if you have any other questions.

As always, we truly appreciate the opportunity to work with the Town of Mead and value the high-quality collaboration we share on exceptional projects.



Senior Estimator
A-1 Chipseal

2025 Street Resurfacing Project Estimate								
BID NUMBER	DESCRIPTION	UNIT	CR5	Hilltop Rd	Margil Farms	TOTAL QUANTITY	2025 UNIT PRICE	COST
408.01	Crack and Joint Sealant	LB	1,000	1,285	-	2,285	\$3.22	\$7,357.70
409.01	Chip Seal 1/4"	SY	2,850	3,672	-	6,522	\$5.34	\$34,827.48
409.02	Slurry Seal - Type II	SY	-	-	38,296	38,296	\$4.68	\$179,225.28
630.01	Advance Warning Sequencing Arrow Panel	DAY	6	6	6	18	\$102.30	\$1,841.40
630.02	Variable Message Board	DAY	6	6	6	18	\$179.00	\$3,222.00
								\$226,473.86



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News Release Information

25-190-KAN

Wednesday February 12, 2025

Contacts

Technical Information:

(816) 285-7000

BLSnokansasCty@bls.gov

www.bls.gov/regions/mounting-plans

Media Contact:

(816) 285-7000

Related Links

[CP Overview Table: U.S. and Areas](#)

[CP Detailed Tables: Mounting Plans](#)

[CP Chart Package](#)

[Area Economic Summaries](#)

[Annual Average Percentage Changes: U.S., St. Louis, and Denver-Aurora-Lakewood](#)

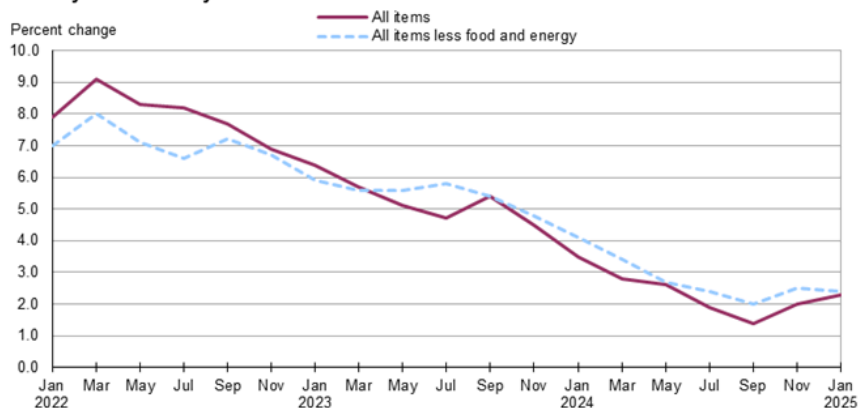
Consumer Price Index Denver-Aurora-Lakewood — January 2025

Area prices rose 0.2 percent in December and January up 2.3 percent over the year

The Consumer Price Index of All Urban Consumers (CPI-U) in the Denver-Aurora-Lakewood area advanced 0.2 percent over the two months ending in January 2025. The U.S. Bureau of Labor Statistics reported today. As the annual composite of Regional Operations Michael H. Rank noted that the food index was up 1.6 percent and the all-items food and energy index rose by 0.1 percent in December and January. The energy index was down 1.1 percent over the past two months. (Data in this report are not seasonally adjusted. According to 12-month changes may reflect seasonal influence.)

The Denver-Aurora-Lakewood area all-items CPI-U advanced 2.3 percent over the 12 months ending in January. The index of all-items food and energy increased 2.4 percent and the food index rose 4.0 percent. The index of energy declined 2.5 percent over the same period.

Chart 1. Over-the-year percent change in CPI-U, Denver-Aurora-Lakewood, CO, January 2022–January 2025



Source: U.S. Bureau of Labor Statistics.

[View Chart as a](#)

Food

Food prices advanced 1.6 percent over the two months ending in January. Prices of food at home (grocery store prices rose 1.9 percent and prices of food away from home increased 1.1 percent) and vending purchases increased 1.1 percent over the same period. With the food at home category, the indexes of meat, poultry, and eggs (+5.8 percent) and vegetables (+2.9 percent) and nonalcoholic beverages and beverage mixes (+3.6 percent) contributed to the rise.

Food prices rose 4.0 percent over the year. Prices of food away from home advanced 5.8 percent since a year ago. Prices of food at home increased 2.1 percent led by a rise in the index of meat, poultry, and eggs (+6.6 percent).

Energy

The energy index declined 1.1 percent over the two months ending in January. Gasoline prices fell 1.5 percent.

From January 2024 to January 2025, energy prices decreased 2.5 percent. Prices paid for gasoline increased 10.7 percent.

All items less food and energy

The index of all items less food and energy rose 0.1 percent during the two-month period. Among the index's component prices were higher owner-equivalent rents of residences (+0.8 percent), recreation (+2.2 percent), medical care (+1.2 percent), and apparel (+3.5 percent). In contrast, prices were lower for lodging away from home, public transportation, and rental of primary residence (-0.7 percent).

Over the year, the index of all items less food and energy increased 2.4 percent. Components contributing to the increase included owner-equivalent rents of residences (+1.9 percent), new and used motor vehicles (+4.0 percent), and medical care (+2.8 percent). Paying for the increases was a price decrease in the index of lodging away from home.

The March 2025 Consumer Price Index for the Denver-Aurora-Lakewood area is scheduled to be released on Thursday, April 10, 2025.

Publication updates and changes

In accordance with annual practice, relative importance weights have been updated and are available on the [CPI Supplemental Tables and Contents](#).

Effective with the January 2025 data release, several indexes and average price series were discontinued. More information is available on the [CPI discontinued series page](#). For any inquiries to the CPI office, use one of the [CPI contact information options](#) listed on the page.

Technical Note

The [Consumer Price Index](#) (CPI) is a measure of the average change in prices over time for a fixed market basket of goods and services. The Consumer Price Index for Denver is published bi-monthly. These components and sub-aggregates are published for the region and metropolitan indexes more immediately than the U.S. average. These indexes are byproducts of the national CPI program. Each local index is a much smaller sample of the national indexes and therefore subject to substantial sampling and other measurement error. As a result, local indexes are more volatile than the national indexes. In addition, local indexes are not adjusted for seasonal influence. **NOTE: Area indexes do not measure differences in the level of prices between cities; they only measure the average change in prices for each area since the base period.**

The **Denver-Aurora-Lakewood, CO** Core Based Statistical Area is composed of Adams, Arapahoe, Broomfield, Chaffee, Clear Fork, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park counties in Colorado.

Refer to the national [CPI news release technical note](#) or the [Handbook of Methods](#) for more information.

Information on this release will be made available to the public via the sensory impairment upon request. Voice phone: (202) 691-5200. Telecommunications Relay Service: 7-1-1.

Table 1. Denver-Aurora-Lakewood, CO CPI-U by expenditure category for January 2025, no seasonal adjustment (1982-84=100 unless otherwise noted)

Expenditure category	Indexes				Percent change from:		
	Historical data	Nov. 2024	Dec. 2024	Jan. 2025	Jan. 2024	Nov. 2024	Dec. 2024

Expenditure category	Indexes				Percent change from:		
	Historical data	Nov. 2024	Dec. 2024	Jan. 2025	Jan. 2024	Nov. 2024	Dec. 2024
All items		330 160	-	330 850	2.3	0.2	-
All items (1967=100)		1 100 946	-	1 103 246	-	-	-
Food and beverages		307 912	-	312 608	3.8	1.5	-
Food		316 126	-	321 317	4.0	1.6	-
Food at home		282 229	278 808	287 501	2.1	1.9	3.1
Cereals and bakery products		338 277	345 330	341 644	2.3	1.0	-1.1
Meats, poultry, fish and eggs		282 813	276 367	299 326	6.6	5.8	8.3
Dairy and related products		236 373	235 259	235 730	-0.1	-0.3	0.2
Fruits and vegetables		324 592	324 719	333 901	0.9	2.9	2.8
Nonalcoholic beverages and beverage materials(1)		192 101	191 843	198 951	2.5	3.6	3.7
Other food at home		256 643	247 918	253 986	0.0	-1.0	2.4
Food away from home		363 822	-	367 842	5.8	1.1	-
Alcoholic beverages		234 849	-	234 300	0.9	-0.2	-
Housing		335 694	-	335 206	0.0	-0.1	-
Shelter		393 691	395 381	392 535	0.6	-0.3	-0.7
Rent of primary residence		410 167	411 269	407 227	-0.2	-0.7	-1.0
Owners' equivalent rent of residences(2)		389 997	393 933	392 989	1.9	0.8	-0.2
Owners' equivalent rent of primary residence(2)		389 997	393 933	392 989	1.9	0.8	-0.2
Household furnishings and operations		143 640	-	143 525	0.7	-0.1	-
Apparel		112 430	-	116 378	2.8	3.5	-
Transportation		340 319	-	336 673	8.3	-1.1	-
Private transportation		342 415	-	341 902	9.2	-0.1	-
New and used motor vehicles(3)		135 052	-	134 597	4.0	-0.3	-
New vehicles(1)		257 407	-	258 601	0.6	0.5	-
Used cars and trucks(1)		358 783	-	361 365	2.3	0.7	-
Motor fuel		251 337	244 021	247 341	9.8	-1.6	1.4
Gasoline (all types)		248 289	241 126	244 494	10.7	-1.5	1.4
Unleaded regular(4)		239 015	231 729	235 104	11.1	-1.6	1.5
Unleaded midgrade(4, 5)		250 670	244 229	247 012	9.8	-1.5	1.1
Unleaded premium(4)		280 895	274 421	277 702	9.4	-1.1	1.2
Medical care		728 145	-	736 541	2.8	1.2	-
Recreation(3)		183 764	-	187 862	2.8	2.2	-
Education and communication(3)		131 466	-	131 437	1.2	0.0	-
Tuition, other school fees and childcare(1)		1 246 240	-	1 245 397	3.3	-0.1	-
Other goods and services		466 115	-	460 527	3.3	-1.2	-
(1) Indexes on a January 1978=100 base. (2) Indexes on a November 1982=100 base. (3) Indexes on a December 1997=100 base. (4) Special index based on a subannual sample. (5) Indexes on a December 1993=100 base.							
Data not available. NOTE: Index applies to month as a whole, not to any specific date.							

Table 2 Denver Aurora Lakewood, CO CPI-U by specific aggregate index for January 2025, no seasonal adjustment (1982=100 unless otherwise noted)

Specific aggregate index	Indexes				Percent change from:		
	Historical data	Nov. 2024	Dec. 2024	Jan. 2025	Jan. 2024	Nov. 2024	Dec. 2024
All items		330 160	-	330 850	2.3	0.2	-
Food		316 126	-	321 317	4.0	1.6	-
Energy		217 066	214 055	214 769	-2.5	-1.1	0.3
All items less food and energy		348 115	-	348 415	2.4	0.1	-
All items less energy		342 045	-	342 991	2.6	0.3	-
All items less medical care		311 735	-	312 125	2.3	0.1	-
(1) Indexes on a November 1982=100 base.							
Data not available. NOTE: Index applies to month as a whole, not to any specific date.							

Spec a agg ega e i dex	nde es				Pe cen cha ge f om:		
	His o cal da a	Nov. 2024	Dec. 2024	Ja . 2025	Ja . 2024	Nov. 2024	Dec. 2024
A tems ess she ter		299 955	-	301 580	3.5	0.5	-
Commod es		210 779	-	212 711	2.9	0.9	-
Commod es ess food		168 157	-	169 019	2.3	0.5	-
Commod es ess food & beverages		165 388	-	166 281	2.4	0.5	-
Durab es		128 462	-	128 742	0.2	0.2	-
Nondurab es		255 580	-	258 747	4.2	1.2	-
Nondurab es ess food		205 752	-	207 410	4.5	0.8	-
Nondurab es ess food & beverages		203 565	-	205 353	4.8	0.9	-
Serv ces		436 980	-	436 385	2.1	-0.1	-
Serv ces ess ren o she ter(1)		492 395	-	493 446	4.2	0.2	-
Serv ces ess med ca care serv ces		413 005	-	412 126	1.9	-0.2	-
(1) ndexes on a Novembe 1982=100 base.							
Da a no ava ab e. NOTE ndex app es o a mon h as a who e no o any spec c da e.							

Las Mod ed Date Wednesda , ebruary 12 2025

U S BUREAU O LABOR STATISTICS Moun a n-P a ns In orma on Of ce Two Pe sh ng Square Bu d ng Su e 1190 2300 Ma n S reet Kansas C MO 64108
Te ephone:1-816-285-7000_ www.b.gov/reg.ons/moun a n-p a ns [Con ac Moun a n-P a ns](#)



Transmission of material in this release is embargoed until
8:30 a.m. (ET) **Wednesday, March 12, 2025**

USDL-25-0332

Technical information: (202) 691-7000 • cpi_info@bls.gov • www.bls.gov/cpi
Media contact: (202) 691-5902 • PressOffice@bls.gov

CONSUMER PRICE INDEX – FEBRUARY 2025

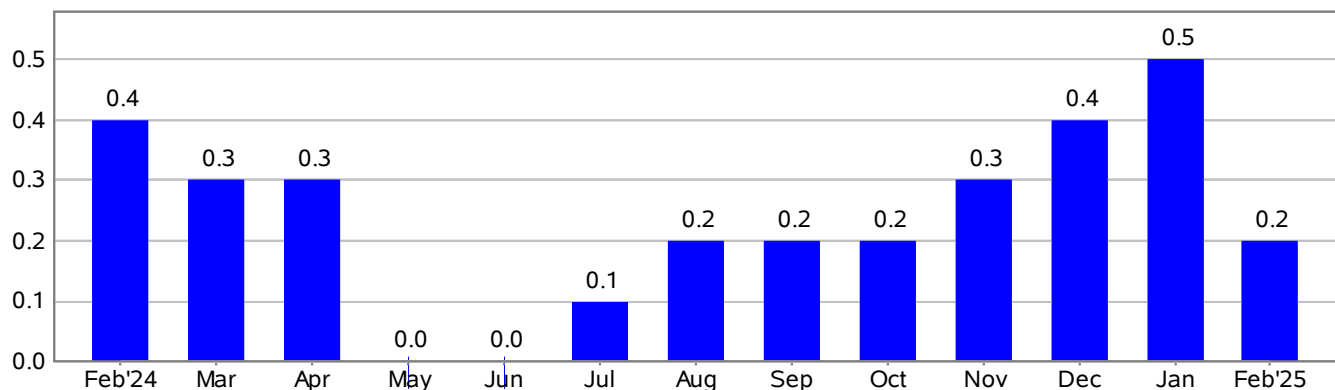
The Consumer Price Index for All Urban Consumers (CPI-U) increased 0.2 percent on a seasonally adjusted basis in February, after rising 0.5 percent in January, the U.S. Bureau of Labor Statistics reported today. Over the last 12 months, the all items index increased 2.8 percent before seasonal adjustment.

The index for shelter rose 0.3 percent in February, accounting for nearly half of the monthly all items increase. The shelter increase was partially offset by a 4.0-percent decrease in the index for airline fares and a 1.0-percent decline in the index for gasoline. Despite the decrease in the gasoline index, the energy index rose 0.2 percent over the month as the indexes for electricity and natural gas increased. The index for food also increased in February, rising 0.2 percent as the index for food away from home increased 0.4 percent. The food at home index was unchanged over the month.

The index for all items less food and energy rose 0.2 percent in February, following a 0.4-percent increase in January. Indexes that increased over the month include medical care, used cars and trucks, household furnishings and operations, recreation, apparel, and personal care. The indexes for airline fares and new vehicles were among the few major indexes that decreased in February.

The all items less food and energy index rose 3.1 percent over the last 12 months. The energy index decreased 0.2 percent for the 12 months ending February. The food index increased 2.6 percent over the last year.

Chart 1. One-month percent change in CPI for All Urban Consumers (CPI-U), seasonally adjusted, Feb. 2024 - Feb. 2025
Percent change





Agenda Item Summary

Agenda Date: 5/12/2025

Subject: Resolution No. 28-R-2025 - A Resolution of the Town of Mead, Colorado Granting Final Acceptance of the Phase 1A Improvements (St. Acacius Subdivision – Replat No. 1)

Presented by: Erika Rasmussen

Summary:

Forestar (USA) Real Estate Group Inc., a Delaware corporation (the Developer) has caused the completion of certain public improvements benefiting the Saint Acacius Subdivision, Replat No. 1 Final Plat ("Development"), specifically the public improvements associated with Phase 1A of the Development, including the installation of concrete curb and gutter, sidewalks, asphalt paving, landscaping, and storm drainage facilities (collectively, the "Improvements").

The Improvements are specifically identified in that certain Subdivision Improvement Agreement between Second Royalty LLC and the Town dated September 14, 2020, and recorded on September 14, 2020 at Reception No. 4629455 in the Weld County property records ("County Records"), as assigned to Developer by that certain Assignment and Assumption of Subdivision Improvement Agreement dated November 9, 2020 and recorded in the County Records on November 16, 2020, at Reception No. 4651444, and as amended by that certain First Amendment to Subdivision Improvement Agreement dated January 25, 2021, and recorded in the County Records on March 19, 2021, at Reception No. 4694812 (together, the "SIA").

The Improvements were conditionally accepted on September 26, 2022 by Resolution No. 72-R-2022, and the two-year warranty period for the Improvements has been completed. The Developer has completed repairs as requested by Town Staff and all Improvements have been satisfactorily completed with no remaining punchlist items. The condition of Improvements is acceptable to the Town, and the Improvements comply with all applicable requirements of the *Town of Mead Design Standards and Construction Specifications* (the "Standards and Specification").

Section 202.9 of the Standards and Specifications states, in relevant part, 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."

Resolution No. 28-R-2025 (the "Resolution") memorializes the Town's final acceptance of the Improvements (effective May 13, 2025) and authorizes the release of remaining warranty collateral currently posted with the Town to secure the completion of the Improvements.

Section VII.C. of the SIA requires that all completed Landscape Improvements (as that term is defined in the SIA) be owned and maintained by Developer and its successors and assigns. RM Mead Metropolitan District (the "District"), which provides certain services to the Development, will own/maintain all landscaping and associated irrigation, fencing, monumentation and storm drainage improvements in Tracts A, B, D, and E of the Development, consistent within District Resolution 2023-04-01. The Town has received additional written confirmation by an authorized representation of the District that the District will own/maintain all Landscaping Improvements (as

defined in the SIA) within Phase 1A of the Development, not limited to just Tracts A, B, D and E of the Development. The Town will have no maintenance obligations whatsoever associated with the Landscaping Improvements.

Financial Considerations:

None.

Staff Recommendation / Actions Required:

Staff recommends the Board of Trustees approve the final acceptance of the Improvements by and through the adoption of the proposed Resolution. A motion to approve the May 12, 2025 consent agenda will approve the Resolution. If this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion: "I move to approve Resolution 28-R-2025, A Resolution of the Town of Mead, Colorado, Granting Final Acceptance of the Phase 1 Public Improvements in Infrastructure and Landscaping Associated with Lakeside Canyon (Saint Acacius) Subdivision.

Attachments:

1. Resolution No. 28-R-2025 -UA
2. Lakeside Canyon Final Acceptance Letter-UA
3. Final Acceptance Ph1 LOC Termination Letter-UA

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 28-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO,
GRANTING FINAL ACCEPTANCE OF THE PHASE 1A IMPROVEMENTS
(ST. ACACIUS SUBDIVISION – REPLAT NO. 1)**

WHEREAS, Forestar (USA) Real Estate Group Inc., (the “Developer”), has caused the completion of certain public improvements benefitting the St. Acacius Subdivision, Replat No. 1 Final Plat (“Development”), specifically the public improvements associated with **Phase 1A** of the Development (collectively, the “Improvements”); and

WHEREAS, the Improvements are identified in that certain Subdivision Improvement Agreement between Second Royalty LLC and the Town dated September 14, 2020, and recorded on September 14, 2020 at Reception No. 4629455 in the Weld County property records (“County Records”), as assigned to Developer by that certain Assignment and Assumption of Subdivision Improvement Agreement dated November 9, 2020 and recorded in the County Records on November 16, 2020, at Reception No. 4651444, and as amended by that certain First Amendment to Subdivision Improvement Agreement dated January 25, 2021, and recorded in the County Records on March 19, 2021, at Reception No. 4694812 (together, the “SIA”); and

WHEREAS, the Improvements were conditionally accepted by the Town of Mead by Resolution 72-R-2022 dated September 26, 2022; and

WHEREAS, the two-year warranty period for the Improvements has been completed and the Town Engineer has found the Improvements to be satisfactory completed, with no remaining punchlist items, and recommends final acceptance of the Improvements effective May 13, 2025, conditioned on approval of this Resolution by the Board of Trustees; and

WHEREAS, Section VII.C. of the SIA requires that all completed Landscape Improvements (as that term is defined in the SIA) be owned and maintained by Developer and its successors and assigns; and

WHEREAS, RM Mead Metropolitan District (the “District”) will own/maintain all landscaping and associated irrigation, fencing, monumentation and storm drainage improvements in Tracts A, B, D, and E of the Development, consistent with District Resolution 2023-04-01; and

WHEREAS, the Town has received written confirmation by an authorized representation of the District that the District will own/maintain all Landscaping Improvements (as defined in the SIA) within Phase 1A of the Development, including those located outside of the boundaries of Tracts A, B, D, and E of the Development; and

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

WHEREAS, the Town Engineer has reviewed the Improvements, has found the same to be in compliance with the requirements of the *Town of Mead Design Standards and Construction Specifications* (the “Standards and Specifications”), and has found the same to be in good repair following the completion of the two-year warranty period as set forth and confirmed in the proposed letter from the Town to Developer dated May 13, 2025, a copy of which is attached to this Resolution as **Exhibit A** and incorporated by reference; and

WHEREAS, Section 202.9 of the Standards and Specifications states, in relevant part, 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, the Board of Trustees desires to grant final acceptance of the Improvements as more specifically set forth in this resolution,

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

Section 1. Final Acceptance of Improvements. The Board of Trustees, on behalf of the Town of Mead, hereby grants “final acceptance” of the Improvements identified in this Resolution. The Town hereby discharges the Developer from further maintenance responsibilities associated with the Improvements, effective May 13, 2025. As set forth in the Section VII.C. of the SIA, the Town is not responsible for ownership/maintenance of any Landscape Improvements. The completed Landscape Improvements shall be owned and maintained by Developer and its successors and assigns. Town Staff shall be authorized to finalize and send the May 13, 2025 correspondence to Developer, in substantially the form attached to this Resolution as **Exhibit A**.

Section 2. Release of Security. The Board of Trustees hereby authorizes the release of any warranty security guaranteeing the Improvements through the two-year warranty period, including Irrevocable Letter of Credit Ref. NUSCGS034528, originally issued by JP Morgan Chase Bank on November 13, 2020, and as amended.

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, clauses or phrases are declared invalid.

Section 4. Effective Date. This resolution shall be 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 12TH DAY OF MAY, 2025.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor



May 13, 2025

Mr. Lars Monson, Development Director
Forestar (USA) Real Estate Group
188 Inverness Drive West, Suite 420
Englewood, Colorado 80112

RE: Final Acceptance of Lakeside Canyon (St. Acacius), Phase 1A Public Improvements

Dear Mr. Monson,

During the past several months, Town of Mead Staff has been working with you and your team to complete walk-throughs and inspections of the public infrastructure improvements constructed as part of the Lakeside Canyon (St. Acacius) Subdivision Phase 1A, with the objective of granting Final Acceptance of all improvements.

Along with the Metro District's inspections of public landscaping improvements, The Town has observed the condition of the improvements and has deemed them to be in satisfactory condition and compatible with the requirements of the Final Acceptance.

RM Mead Metropolitan District ("District") will own/maintain all landscaping in Tracts A, B, D, and E. This is consistent with the District Resolution regarding acceptance of the District eligible cost and acquisition of District improvements.

The Town of Mead will not own or maintain any Landscape Improvements (as defined in the Subdivision Improvement Agreement, or SIA). Section VII.C. of the SIA states that the completed Landscape Improvements ". . . shall be owned and maintained by Developer and its successors and assigns."

This letter, and the attached Resolution XX-R-2025, memorializes the Final Acceptance of Phase 1A public improvements completed as part of the aforementioned development by the Town of Mead, and officially terminates the warranty period. The attached letter, requesting termination of the Letter of Credit No. NUSCGS034528 issued by JPMorgan Chase Bank, NA ("Issuer"), will be mailed to the Issuer's Office along with the original letter of credit.



Please contact me if you have any questions.

Sincerely,

Erika Rasmussen, P.E.
Town Engineer / Director of Public Works

Attachments:

Resolution No. 28-R-2025 dated May 12, 2025

Letter of Credit Termination Request Letter (to JPMorgan Chase Bank)



May 13, 2025

JPMorgan Chase Bank, N.A.
Global Trade Operations
10420 Highland Manor Drive, Floor 04
Tampa, FL 33610-9128
Swift: CHASUS33

RE: JPMorgan Chase Bank, N.A. **Letter of Credit Number: NUSCGS034528** issued in favor of
Town of Mead, Colorado
Letter of Credit Amount: USD \$1,132,463.25 (One Million One Hundred Thirty-Two
Thousand Four Hundred Sixty-Three and 25/100 Dollars)

To Whom it may concern,

Please consider this letter the Town of Mead's formal request to cancel the above-referenced letter of credit, originally issued on November 13, 2020 and amended on May 23, 2023 (the "Letter of Credit"). The Town has issued Final Acceptance of certain public improvements benefitting the St. Acacius Subdivision, Replat No. 1 Final Plat (the "Development"), specifically the public improvements associated with Phase 1A of the Development.

The original letter of credit document is included with this request.

Thank you in advance for your attention to this matter.

Sincerely,

Erika Rasmussen, P.E.
Town Engineer / Director of Public Works
Town of Mead
erasmussen@townofmead.org
970-805-4185

cc: Mary Strutt, Director of Admin Services / Town Treasurer (via email)
Erika Rasmussen, Town Engineer (via email)
Lars Monson, Forestar (USA) Real Estate Group (via email)



Agenda Item Summary

Agenda Date: 5/12/2025

Subject: Ordinance No. 1081 - An Ordinance of the Town of Mead, Colorado, Conditionally Approving the Mountain View Fire Protection District - Fire Station #14 Site Plan (Lot 2, Liberty Ranch Filing No. 2, 3rd Amendment)

Presented by: Jason Bradford

Summary:

In accordance with Section 16-4-100 (Site Plan review process) of the Mead Municipal Code (the “MMC”), the Mountain View Fire Protection District (the “Applicant” or “District”), is seeking approval of a Site Plan application (the “Site Plan”) (ATTACHMENT 2) to construct a fire station (the “Fire Station”) on Lot 2, Liberty Ranch, Filing No. 2, 3rd Amendment (the “Fire Station Lot”). The minor subdivision plat creating the Fire Station Lot was conditionally approved by the Board of Trustees on April 28, 2025 (the “Minor Subdivision Plat”). A copy of the Minor Subdivision Plat is attached to this Agenda Item Summary (“AIS”) as ATTACHMENT 3.

MMC Section 16-4-100(b)(9) requires that the Site Plan be presented to the Board of Trustees for final adoption by ordinance. The Site Plan review process is intended to ensure the Site Plan complies with all applicable Town regulations.

Ordinance No. 1081 (the “Ordinance” or “Site Plan Ordinance”) conditionally approves the Site Plan. A copy of the Ordinance is attached to this AIS as ATTACHMENT 1.

Background:

The Fire Station Lot is currently zoned Residential Single-Family District (RSF-4). The proposed fire station is a conditional use in the RSF-4 zone district. The Board of Trustees approved the conditional use permit for the Fire Station Lot on April 28, 2025. A copy of Ordinance No. 1079, conditionally approving the conditional use permit for Mountain View Fire Protection District Station #14, is attached to this AIS as ATTACHMENT 4.

The Fire Station Lot is included within the boundaries of Tract B, Liberty Ranch Filing No. 2, Second Amendment, recorded with the Weld County Clerk and Recorded at Reception No. 3996323 (the “Property”). The Town is the current record owner of the Property.

In July of 2022, the Board of Trustees awarded a professional services agreement to OZ Architecture to develop a master site plan for the Property. The Master Plan was approved by the Board of Trustees on July 10, 2023, through adoption of Resolution No. 44-R-202, attached as ATTACHMENT 3 to the AIS for the High Plains Library District – Mead Library Site Plan, also being considered by the Board at the regular meeting on May 12, 2025. The Master Plan identifies the Property as a suitable location for potential public uses, including a fire station. The Board subsequently approved the Pre-Development IGA, as defined in the AIS for the High Plains Library District – Mead Library Site Plan and attached thereto as ATTACHMENT 4. The Fire District has submitted a Site Plan application for the Fire Station Lot, in accordance with the Master Plan and

Pre-Development IGA.

Section 6.c) of the Pre-Development IGA contemplates that the Town shall convey the Fire Station Lot to the Fire District by bargain and sale deed (the "Conveyance Deed") upon the Town approval of the Site Plan for the Fire Station Lot and execution by the Town and the Fire District of the Public Improvements Agreement for the Fire Station Lot (the combined SIA/SPA agreement authorized by the Pre-Development IGA) (the "Public Improvements Agreement").

The Conveyance Deed will be in the form required by Section 6 of the Pre-Development IGA, including the right-of-entry language contemplated by Section 6.d), specifically setting forth the "Fire Station BP Condition" and the "Fire Station TCO Condition" (as those terms are specifically set forth in the Pre-Development IGA).

As set forth above, the Ordinance conditionally approves the Site Plan. Specifically, the Ordinance approves the Site Plan subject to the following three (3) conditions:

That the Applicant resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Site Plan;

That the Applicant pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Site Plan application, in accordance with the terms and conditions of the Pre-Development IGA; and

That the Applicant execute a public improvements agreement for the Fire Station Lot in a form approved by the Town Attorney, prior to recordation of the Site Plan.
The Ordinance also:

Approves the form of the Public Improvements Agreement by and between the Town and the Fire District, and authorizes Town Manager to execute the Public Improvements Agreement on behalf of the Town once in final form;

Authorizes the Mayor to sign the Site Plan on behalf of the Town, and the Town Clerk to attest the signature of the Mayor on the Site Plan, upon satisfaction of all conditions set forth in the Ordinance;

Authorizes the conveyance of the Fire Station Lot to the Fire District in accordance with the terms of the Pre-Development IGA (and consistent with Ordinance No.1069 dated September 30, 2024) (reference ATTACHMENT 6 to the AIS for the High Plains Library District – Mead Library Site Plan);

Authorizes the Mayor to execute and the Town Clerk to attest the Conveyance Deed for the Fire Station Lot following the date on which:

the Town Manager in consultation with the Town Attorney has confirmed compliance with the conditions for closing in the Pre-Development IGA, and the Town Attorney has approved the final form of Conveyance Deed.

Authorizes the Mayor, Mayor Pro Tem, and Town Manager to execute any other documents necessary to finalize the conveyance of the Fire Station Lot to the Fire District following the review and approval of such documents as to form by the Town Attorney; and

Authorizes the Town Manager to execute letter agreements and easement documents necessary to effectuate and finalize the Minor Subdivision Plat and Site Plan, including gas line/easement agreements with oil and gas providers and temporary construction easements with the Applicant; and

Establishes the specific "recording order" for the various documents to be recorded in the Weld

County real property records pertaining to the Fire Station Lot, following satisfaction of all conditions set forth in Section 2 and Section 5 of the Ordinance.

REVIEW CRITERIA AND ANALYSIS

The Site Plan shows a well-designed traffic circulation and parking plan. Adequate parking is provided for Fire District staff as well as guests/patrons of the proposed Fire Station. The Site Plan shows 20 parking spaces and one (1) accessible space and two (2) EV ready spaces, which exceeds the minimum required 10 parking spaces and one (1) accessible space. Access to the site will come from Liberty Drive (to be constructed alongside the Fire Station), providing a well-designed traffic circulation pattern across the Fire Station Lot.

The Site Plan meets or exceeds all design requirements including setbacks that exceed the minimum required setbacks, high-quality architecture and landscaping, screening of trash and other unsightly equipment. More than 50% of the site is dedicated to landscaping, which exceeds the 20% landscaping requirement. The arrangement of the fire station building provides aesthetically pleasing facades on all sides of the building, especially those sides of the building that face the neighborhood and park. The proposed building is a one-story building that is constructed of high-quality materials and finishes that are compatible with the surrounding area.

The Site Plan demonstrates that proposed lighting levels provide minimum levels on illumination to provide for safety and all fixtures are designed to project light down toward the ground, rather than out in a horizontal pattern. Light levels are near zero lumens at the property lines.

MMC Section 16-4-100(c) sets forth the review criteria that pertain to the review of a site plan. The criteria are set forth below with staff's analysis following in italics.

All the information required on a site plan is shown. Staff finds that the Site Plan application includes all required information, maps, drawings, studies, and reports.

The lot size and lot dimensions are consistent with what is shown on the approved final plat. Staff finds that the lot size and dimensions are consistent with the approved Minor Subdivision Plat.

No buildings or structures infringe on any easements. Staff finds that proposed structures and buildings will not infringe on any easements. The Town is currently coordinating with WES DJ GATHERING LLC (as successor to Kerr-McGee LLC) ("WES") to finalize a pipeline relocation agreement and an amendment of ROW Grant, and is coordinating with Crestone Peak Resources Operating LLC ("Crestone") on a separate easement agreement in order to memorialize the existence of Crestone gathering lines. While certain road improvements may be located within the boundaries of the easement areas, no buildings will be located within the WES or Crestone easement areas.

The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans. Staff finds that the site grading and drainage plans comply with the applicable storm drainage criteria.

The density and dimensions shown conform with the Town density and dimensional standards or the approved PUD requirements. Staff finds the dimensions and density conform with the RSF-4 zone district dimensional requirements.

The applicable provisions of this code have been adequately addressed, and the proposed improvements conform to this code. Staff finds the applicable provisions of the MMC have been adequately addressed and that all proposed improvements conform to the requirements of the

MMC.

Financial Considerations:

N/A

Staff Recommendation / Actions Required:

Staff finds that the Site Plan application complies with the MMC and all applicable technical standards. As such, Staff recommends that the Board of Trustees adopt the Ordinance conditionally approving the Site Plan application.

A motion to approve the May 12, 2025 regular meeting consent agenda will approve the Ordinance.

If this item is pulled off of the consent agenda for questions or further discussion, Staff recommends the following motion:

Suggested motion:

"I move to adopt Ordinance No. 1081- An Ordinance of the Town of Mead, Colorado, Conditionally Approving of the Mountain View Fire Protection District - Fire Station No. 14 Site Plan Application, based on a finding that the Site Plan satisfies all applicable review criteria of Section 16-4-100 of the Mead Municipal Code, as summarized in the Agenda Item Summary dated May 12, 2025, and further based on a finding that the Site Plan is consistent with both the Master Plan adopted pursuant to Town Resolution No. 44-R-2023 and that certain Pre-Development Intergovernmental Agreement."

Attachments:

1. Ordinance No. 1081-UA
2. MVFR Station 14 - Site Plan
3. Liberty Ranch Filing No 2 Amendment No. 3 - Minor Subdivision Plat
4. Ordinance No. 1079 MVFPD Conditional Use Permit Application

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1081**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, CONDITIONALLY APPROVING
THE MOUNTAIN VIEW FIRE PROTECTION DISTRICT – FIRE STATION #14 SITE PLAN
(LOT 2, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT)**

WHEREAS, the Town of Mead is authorized to regulate the use and development of land within its jurisdiction, pursuant to Title 31, Article 23, C.R.S., Title 29, Article 20, C.R.S. and the Town's Land Use Code, codified in Chapter 16 of the *Mead Municipal Code* (the "MMC"); and

WHEREAS, the Mountain View Fire Protection District (the "Applicant"), has submitted to the Town a land use application for a site plan designated as the Mountain View Fire Protection District – Fire Station No. 14, a copy of which is on file with the Community Development Department and the Town Clerk (the "Site Plan"); and

WHEREAS, the Site Plan concerns the following real property:

LOT 2, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

consisting of approximately three acres, more or less (the "Fire Station Lot"); and

WHEREAS, the Fire Station Lot is zoned as RSF-4, which allows a fire station as a conditional use; and

WHEREAS, the Town approved a conditional use permit for fire station on the Fire Station Lot by Ordinance No. 1079, dated April 28, 2025; and

WHEREAS, the Town is the current fee owner of the Fire Station Lot; and

WHEREAS, pursuant to Ordinance No. 1069 dated September 30, 2024 (the "Prior Ordinance"), the Board of Trustees previously: (a) authorized the conveyance of the Fire Station Lot to the Fire District via bargain and sale deed (the "Conveyance Deed") in accordance with the terms and conditions of that certain *Pre-Development Intergovernmental Agreement for TRACT B – Liberty Ranch* dated October 1, 2024 (the "Pre-Development IGA"), (b) authorized the Mayor to execute and the Town Clerk to attest to the Conveyance Deed following the date on which (i) the Town Manager in consultation with the Town Attorney has confirmed compliance with the conditions for closing in the Pre-Development IGA, and (ii) the Town Attorney has approved the final form of Conveyance Deed; and

WHEREAS, the Applicant desires to construct a fire station on the Fire Station Lot as envisioned by that certain Liberty Ranch, Tract B, Municipal Facilities Master Plan, approved by the Town Board by Resolution No. 44-R-2023 dated July 10, 2023 (the "Master Plan"); and

WHEREAS, in accordance with Section 16-4-100(b)(8) of the MMC, Town staff has conditionally approved the Site Plan; and

WHEREAS, Section 16-4-100(b)(9) of the MMC requires that the Site Plan be presented to the Board of Trustees for its adoption by ordinance; and

WHEREAS, the Town Board of Trustees has reviewed the Site Plan and has determined that the Site Plan satisfies the site plan review criteria set forth in the MMC; and

WHEREAS, the Board of Trustees has also determined that the Site Plan is consistent with the terms and conditions of the Pre-Development IGA and the Master Plan; and

WHEREAS, pursuant to C.R.S. § 31-15-713(1)(b), the Board is authorized to sell and dispose of real property, by ordinance, held by the Town for purposes other than park purposes or governmental purposes; and

WHEREAS, the Board reaffirms the finding and determination set forth in the Prior Ordinance that the Fire Station Lot is not being used or held by the Town for park purposes or any governmental purposes; and

WHEREAS, the administrative record for this case includes, but is not limited to, the MMC, the Town of Mead Comprehensive Plan, the Master Plan, the Pre-Development IGA, all other applicable ordinances, resolutions and regulations, the staff report/agenda item summary presented to the Board of Trustees, the Site Plan application and all other submittals of the Applicant, the Site Plan, and the recording and minutes of the Board of Trustees meeting at which the Site Plan was considered; and

WHEREAS, the Town Board of Trustees desires to conditionally approve the Site Plan; and

WHEREAS, the Board also desires to reaffirm the finding set forth in the Prior Ordinance that it is in the best interests of the Town and its residents that the Town convey the Fire Station Lot to the Fire District, in accordance with the specific terms and conditions set forth in the Pre-Development IGA.

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

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

Section 2. Site Plan Approval. The Site Plan is approved subject to the following conditions:

- a. The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Site Plan; and
- b. The Applicant shall pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Site Plan application, in accordance with the terms and conditions of the Pre-Development IGA; and
- c. The Applicant shall execute a public improvements agreement for the Fire Station Lot in a form approved by the Town Attorney, in accordance with Section 4 of this Ordinance below, prior to recordation of the Site Plan.

Section 3. Execution of Site Plan and Associated Project Documents. The

Mayor is hereby authorized to sign the Site Plan on behalf of the Town, and the Town Clerk is hereby authorized to attest the signature of the Mayor on the Site Plan, upon satisfaction of the conditions set forth in Section 2 of this Ordinance above. The Town Manager is hereby authorized to execute letter agreements and easement documents as necessary to effectuate and finalize the Minor Subdivision Plat and Site Plan, including but not limited to the Pipeline Removal and Relocation Agreement with WES DJ GATHERING LLC (as successor to Kerr-McGee Gathering, LLC) ("WES"), Amendment of ROW Grant with WES, easement agreement with Crestone Peak Resources Operating LLC, and temporary construction easements with the Applicant as necessary for staging, storage, and other construction-related activities on the Fire Station Lot (together, the "Associated Project Documents"). The Town Manager shall be authorized to execute all Associated Project Documents following the review and approval of same by the Town Attorney

Section 4. Public Improvements Agreement. The Public Improvements Agreement, representing the combined SIA/SPA for the Fire Station Lot authorized by the Pre-Development IGA (the "Public Improvements Agreement") is hereby approved, in substantially the form presently on file with the Town Clerk. The Town Manager and Town Attorney are authorized to make non-material changes to the Public Improvements Agreement that do not materially increase the Town's obligations. The Town Manager shall be authorized to execute the Public Improvements Agreement on behalf of the Town once the Public Improvements Agreement has been finalized and executed by an authorized signatory of Applicant.

Section 5. Conveyance of Fire Station Lot to Fire District. Consistent with the Prior Ordinance, the Board hereby: (a) authorizes the conveyance of Fire Station Lot to the Fire District via the Conveyance Deed in accordance with the terms of the Pre-Development IGA; and (b) authorizes the Mayor to execute and the Town Clerk to attest to the Conveyance Deed for the Fire Station Lot following the date on which (i) the Town Manager in consultation with the Town Attorney has confirmed compliance with the conditions for closing in the Pre-Development IGA, and (ii) the Town Attorney has approved the final form of Conveyance Deed. The Mayor, Mayor Pro Tem, and Town Manager are hereby authorized to execute any other documents necessary to finalize the conveyance of the Fire Station Lot to the Fire District following the review and approval of such documents as to form by the Town Attorney.

Section 6. Recordation of Documents. Following satisfaction of all conditions set forth in Section 2 and Section 5 of this Ordinance, and once all documents have been fully executed, Town staff shall record documents in the County Records in the following specific sequential order: (1) Ordinance No. 1078 dated April 28, 2025 (conditionally approving the Minor Subdivision Plat); (2) Minor Subdivision Plat; (3) this Ordinance (conditionally approving the Site Plan); (4) Site Plan; (5) Public Improvements Agreement; and (6) Conveyance Deed. The Applicant shall pay all costs of recording the above-referenced documents in the County Records.

Section 7. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 8. 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 9. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 10. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the ordinance available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED AND ADOPTED THIS 12TH DAY OF MAY, 2025.

ATTEST:

TOWN OF MEAD:

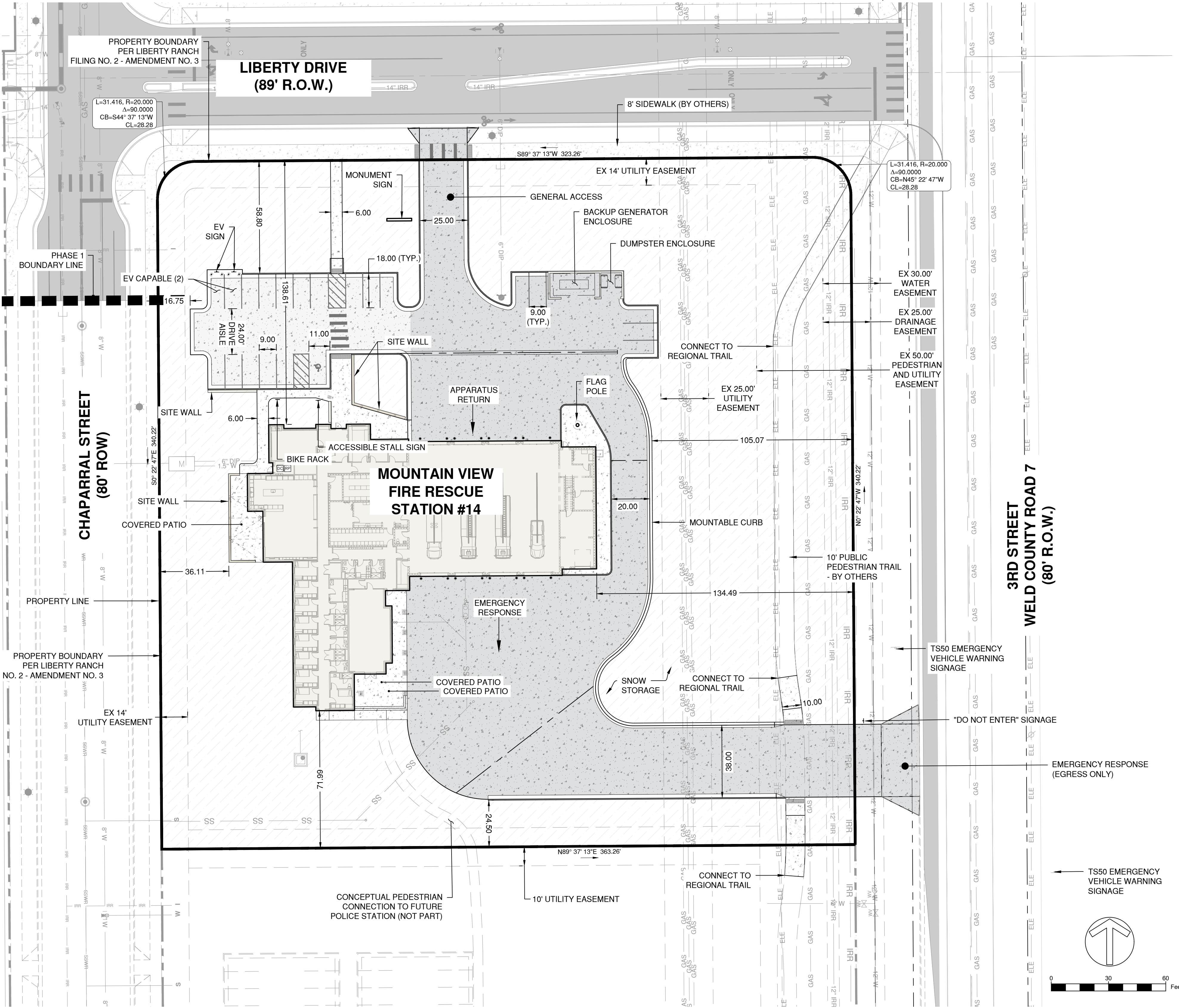
By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

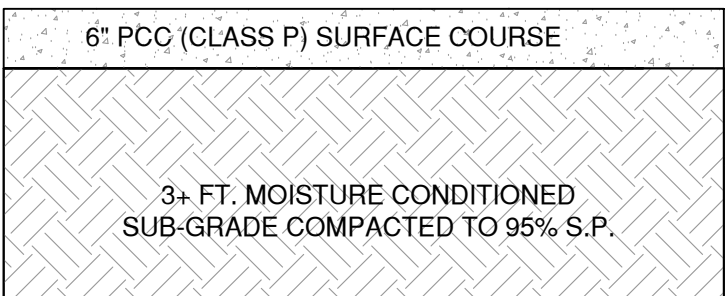
MOUNTAIN VIEW FIRE RESCUE - STATION #14
SITE PLAN

LOT 2, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

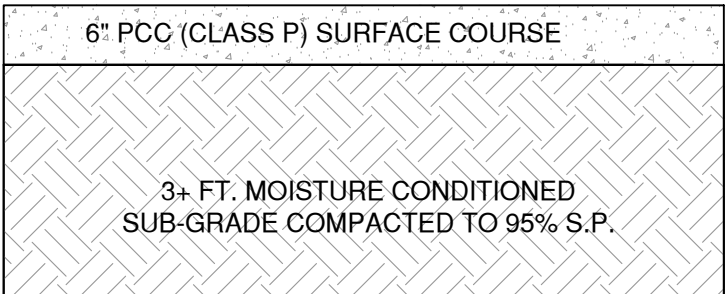
LOCATED WITHIN THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
MEAD, CO



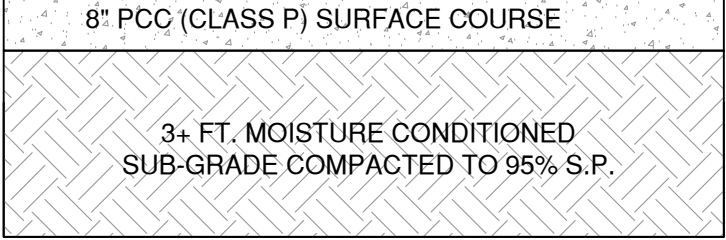
SITE PLAN
SCALE: 1" = 30'



1 CONC. FLATWORK
2.0 NTS



2 LIGHT DUTY PCC
2.0 NTS



3 FIRE TRUCK ACCESS PCC
2.0 NTS

SOIL PREPARATION AND PAVEMENT DESIGN NOTE
SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER ALL RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE:
*GEOTECHNICAL ENGINEERING STUDY AND PAVEMENT THICKNESS DESIGN
PROPOSED MOUNTAIN VIEW FIRE STATION - MEAD
KUMAR AND ASSOCIATES AUGUST 9, 2024*

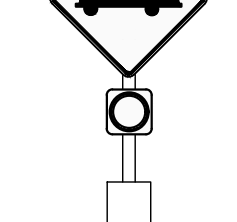
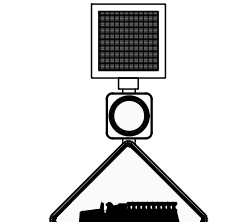


R5-1
"DO NOT ENTER" SIGN



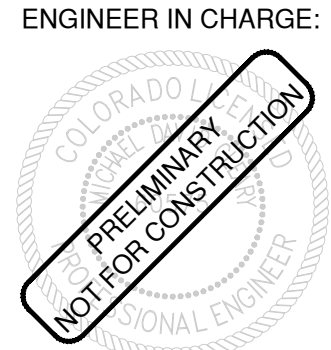
R7-8
VAN ACCESSIBLE
R7-8P

ACCESSIBLE STALL SIGNAGE



TS50 EMERGENCY VEHICLE WARNING SIGNAGE

LEGEND	
	PROPERTY BOUNDARY
	LIMITS OF CONSTRUCTION
	EASEMENT
	VERTICAL CURB AND GUTTER
	MOUNTABLE CURB AND GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	STRUCTURE
	LANDSCAPING
	FIRE TRUCK ACCESS CONCRETE
	LIGHT DUTY CONCRETE
	CONCRETE FLATWORK
	BOLLARDS
	CLEANOUT
	SIGNAGE
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	SAND OIL INTERCEPTOR
	BACKFLOW PREVENTION ASSEMBLY
	TRANSFORMER
	SANITARY SEWER LINE
	WATER SERVICE
	FIRE LINE
	EX. UNDERGROUND STORM
	EX. UNDERGROUND WATER
	EX. UNDERGROUND ELECTRIC
	EX. SANITARY SEWER UNDERGROUND
	EX. GAS UNDERGROUND
	EX. COMMUNICATION
	EX. COMMUNICATION PEDESTAL
	EX. SANITARY MANHOLE
	EX. LIGHT POLE



CONTACT INFORMATION
88 INVERNESS CIRCLE EAST
SUITE 8-101
ENGLEWOOD, CO 80112
(720) 633-0219
MCLEARY@SSDENG.COM
ATTN: MICHAEL CLEARY, P.E.

MOUNTAIN VIEW FIRE RESCUE - STATION #14

REVISIONS	Description	Date	By
1	PLANNING 1ST SUBMITTAL	12/16/2024	MDC

DRAWN	AS
CHECKED	MDC
DESIGNED	MDC
JOB NO.	2324-001
SCALE	1" = 30'
DATE	DECEMBER 16, 2024
SHEET	C2.00

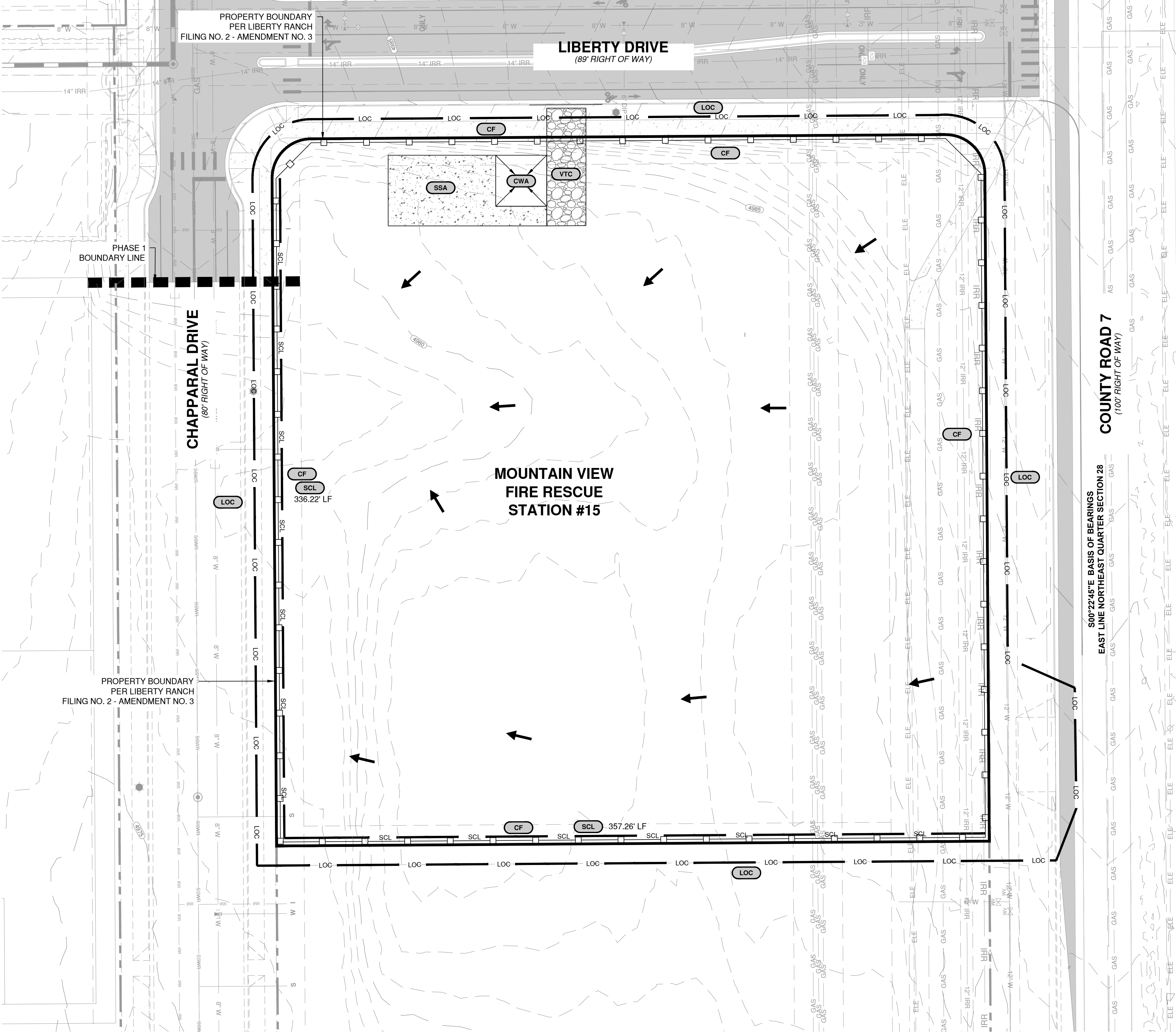


MOUNTAIN VIEW FIRE RESCUE - STATION #14

SITE PLAN

LOT 2, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

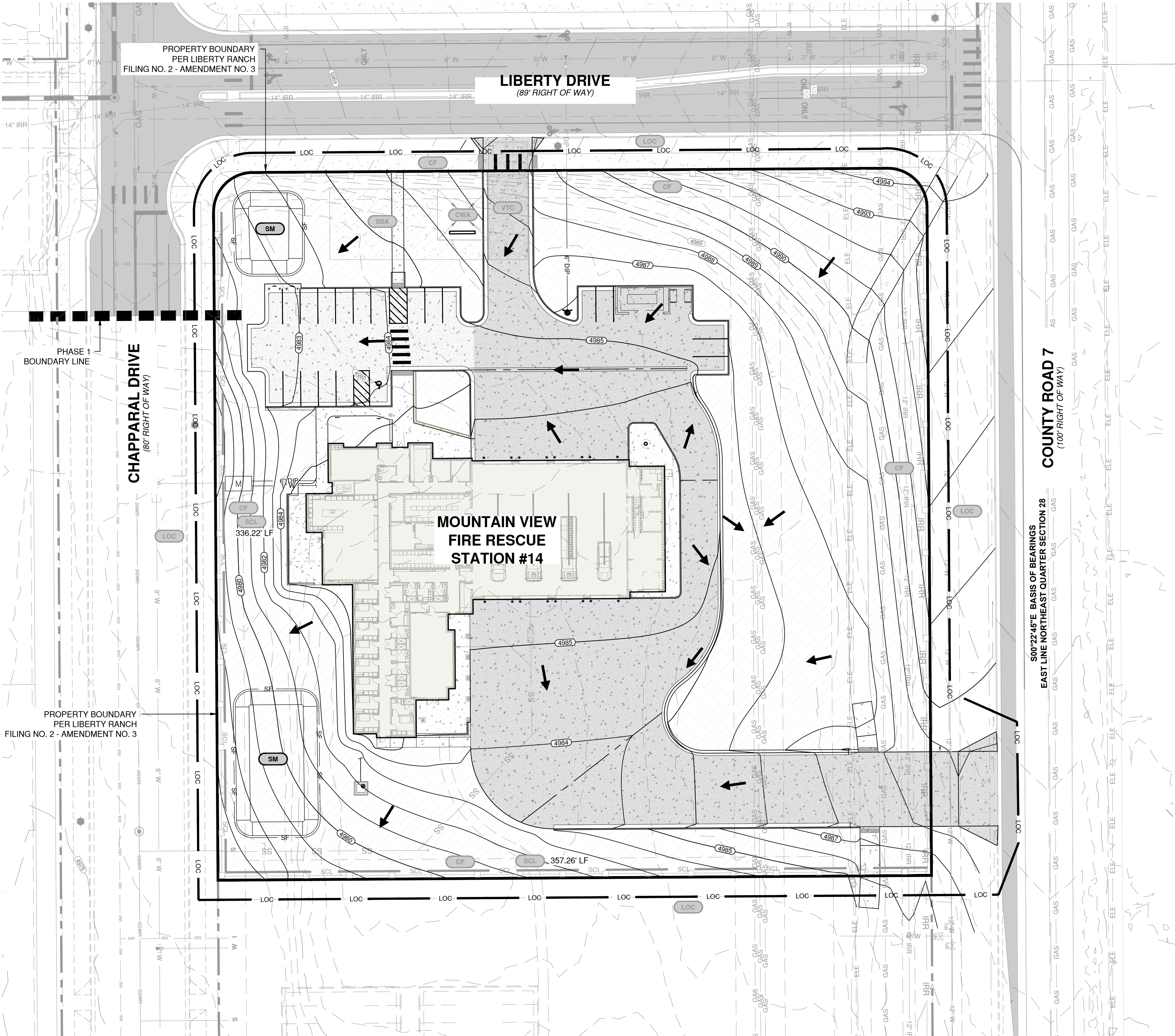
LOCATED WITHIN THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
MEAD, CO



MOUNTAIN VIEW FIRE RESCUE - STATION #14
SITE PLAN

LOT 2, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

LOCATED WITHIN THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
MEAD, CO



EROSION AND SEDIMENT CONTROL PLAN - INTERIM
SCALE: 1" = 30'

NOTE:
FOR FINAL EROSION CONTROL, REFER TO FINAL
LANDSCAPE PLANS

- LEGEND**
- PROPERTY BOUNDARY
 - LIMITS OF CONSTRUCTION
 - EASEMENT
 - VERTICAL CURB AND GUTTER
 - MOUNTABLE CURB AND GUTTER
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - STRUCTURE
 - LANDSCAPING
 - FIRE TRUCK ACCESS CONCRETE
 - LIGHT DUTY CONCRETE
 - CONCRETE FLATWORK
 - BOLLARDS
 - CLEANOUT
 - SIGNAGE
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - SAND OIL INTERCEPTOR
 - BACKFLOW PREVENTION ASSEMBLY
 - TRANSFORMER
 - SANITARY SEWER LINE
 - WATER SERVICE
 - FIRE LINE
 - EX. UNDERGROUND STORM
 - EX. UNDERGROUND WATER
 - EX. UNDERGROUND ELECTRIC
 - EX. SANITARY SEWER UNDERGROUND
 - EX. GAS UNDERGROUND
 - EX. COMMUNICATION
 - EX. COMMUNICATION PEDESTAL
 - EX. SANITARY MANHOLE
 - EX. LIGHT POLE

- CWA CONCRETE WASHOUT AREA
- CF CONSTRUCTION FENCE
- SF SILT FENCE
- SCL SEDIMENT CONTROL LOG
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- SM STOCKPILE MANAGEMENT
- LOC LIMITS OF CONSTRUCTION
- DRAINAGE ARROW
- RS ROCK SOCK
- IP INLET PROTECTION



CONTACT INFORMATION
88 INVERNESS CIRCLE EAST
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ENGLEWOOD, CO 80112
(720) 633-0219
MCLEARYSSDESIGNS.COM
ATTN: MICHAEL CLEARY, P.E.

MOUNTAIN VIEW FIRE RESCUE - STATION #14

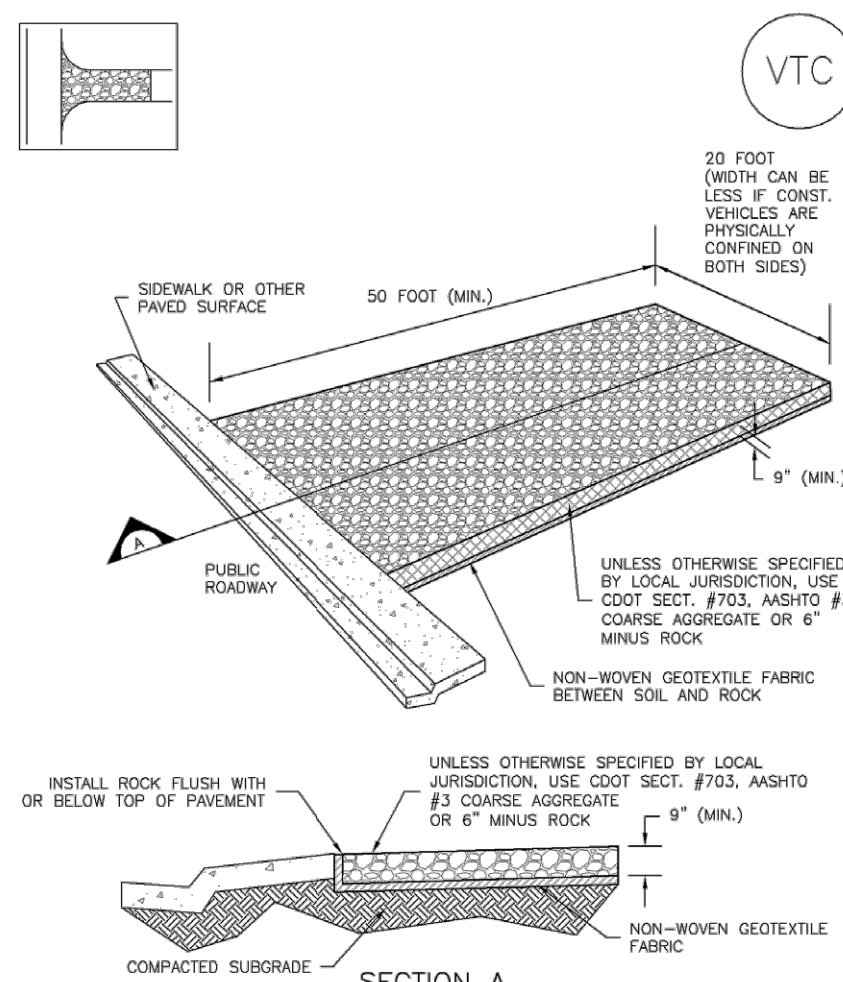
EROSION CONTROL PLAN - INTERIM

REVISIONS	Description	Date
1	PLANNING 1ST SUBMITTAL	12/16/24
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C3.02

Vehicle Tracking Control (VTC)

SM-4

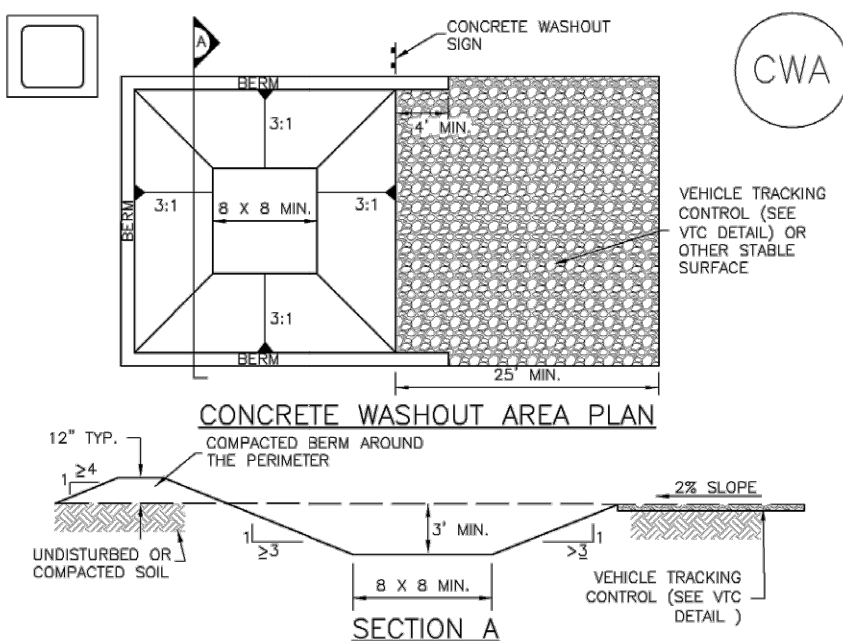


VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District VTC-3
Urban Storm Drainage Criteria Manual Volume 3

Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-CWA INSTALLATION LOCATION.
- 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 MOISTLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREPARED CONCRETE WASHOUT DITCHES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- BERM 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 RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District CWA-3
Urban Storm Drainage Criteria Manual Volume 3

Vehicle Tracking Control (VTC)

SM-4

- STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
-TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
 - 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.
 - A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
 - STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 - A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
 - 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**
- 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.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
 - 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 BIRMINGHAM, COLORADO, NOT AVAILABLE IN AUTOCAD)

November 2010 Urban Drainage and Flood Control District VTC-6
Urban Storm Drainage Criteria Manual Volume 3

Concrete Washout Area (CWA)

MM-1

- CWA MAINTENANCE NOTES**
- 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.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE 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.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

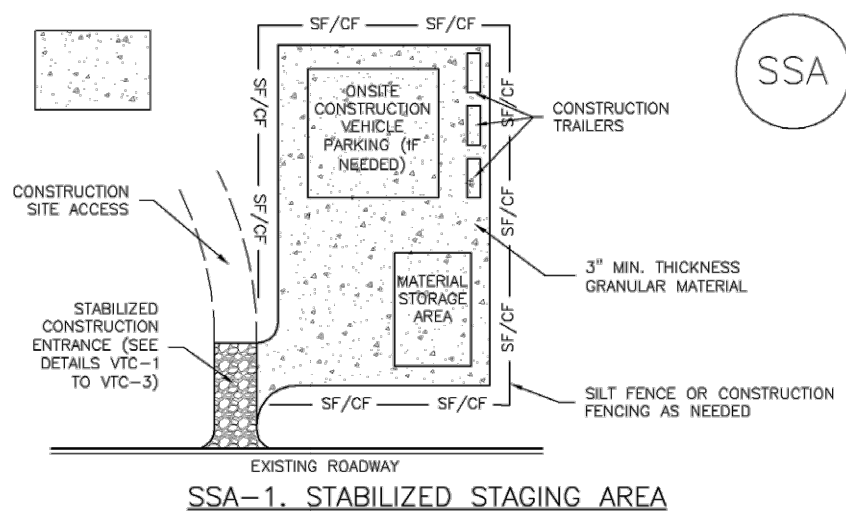
November 2010 Urban Drainage and Flood Control District CWA-4
Urban Storm Drainage Criteria Manual Volume 3

Vehicle Tracking Control (VTC)

SM-4

Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
 - STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
 - STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
 - THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
 - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
 - ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.
- STABILIZED STAGING AREA MAINTENANCE NOTES**
- 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.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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Construction Fence (CF)

SM-3

- CONSTRUCTION FENCE MAINTENANCE NOTES**
- 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.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS BIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 - WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDING 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.
- (DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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Stabilized Staging Area (SSA)

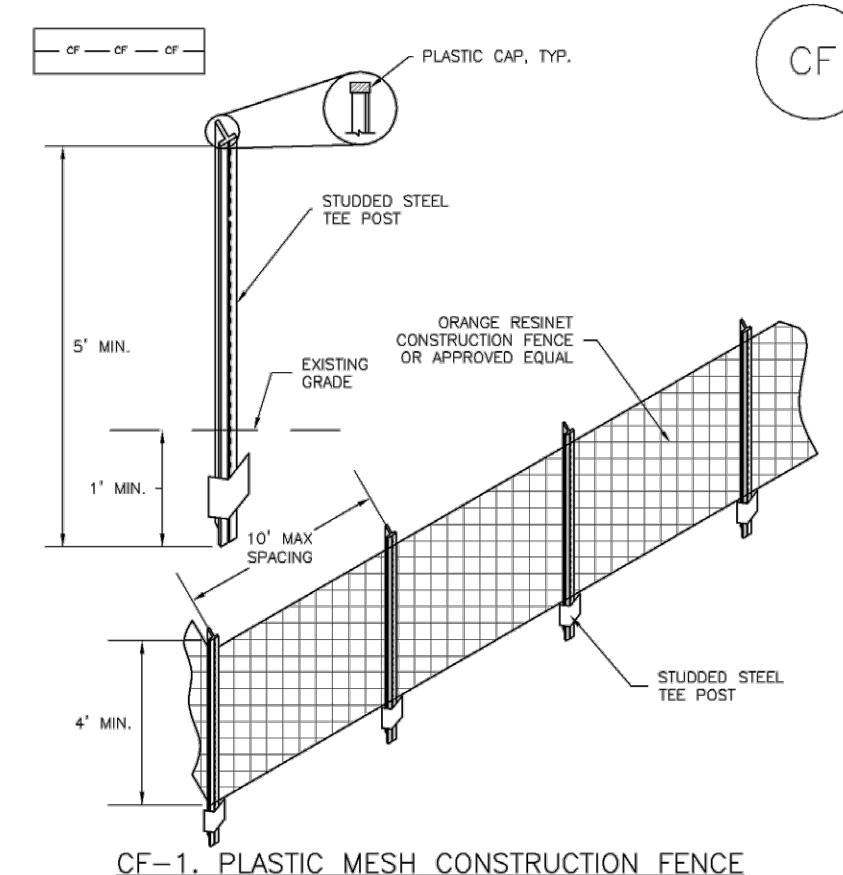
SM-6

- STABILIZED STAGING AREA MAINTENANCE NOTES**
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
 - 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, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDING AND MULCHED OR 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 UDFCD 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)

November 2010 Urban Drainage and Flood Control District SSA-4
Urban Storm Drainage Criteria Manual Volume 3

Construction Fence (CF)

SM-3



CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION OF CONSTRUCTION FENCE.
- CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- 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.
- STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
- CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

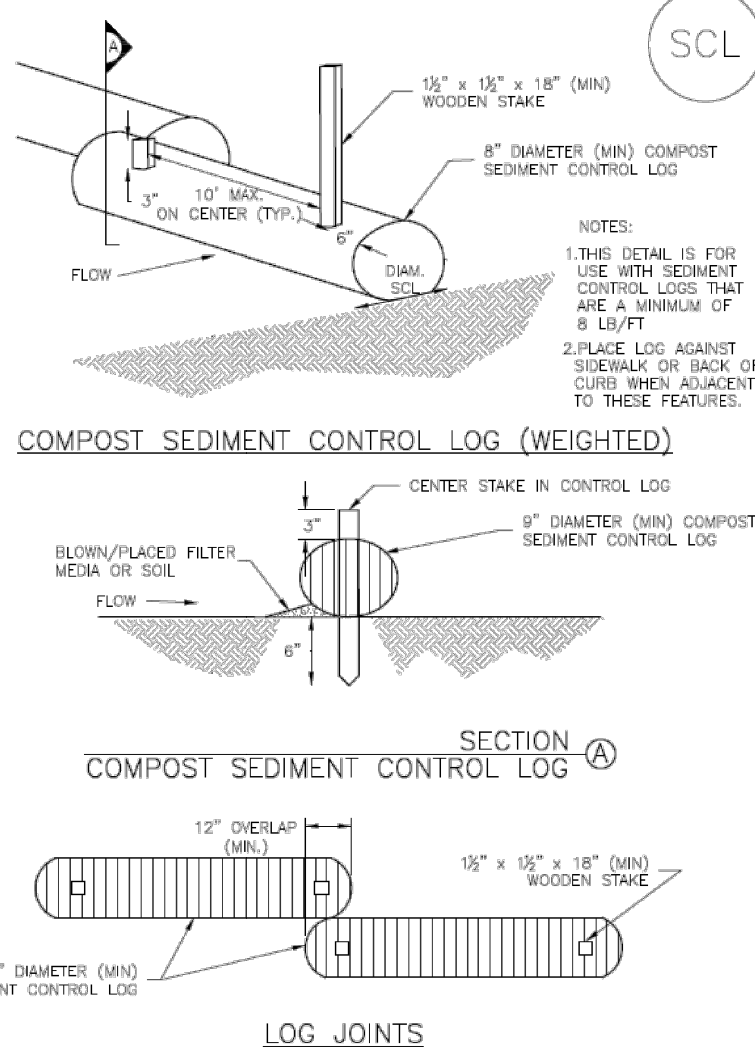
November 2010 Urban Drainage and Flood Control District CF-2
Urban Storm Drainage Criteria Manual Volume 3

Stabilized Staging Area (SSA)

SM-6

Sediment Control Log (SCL)

SC-2

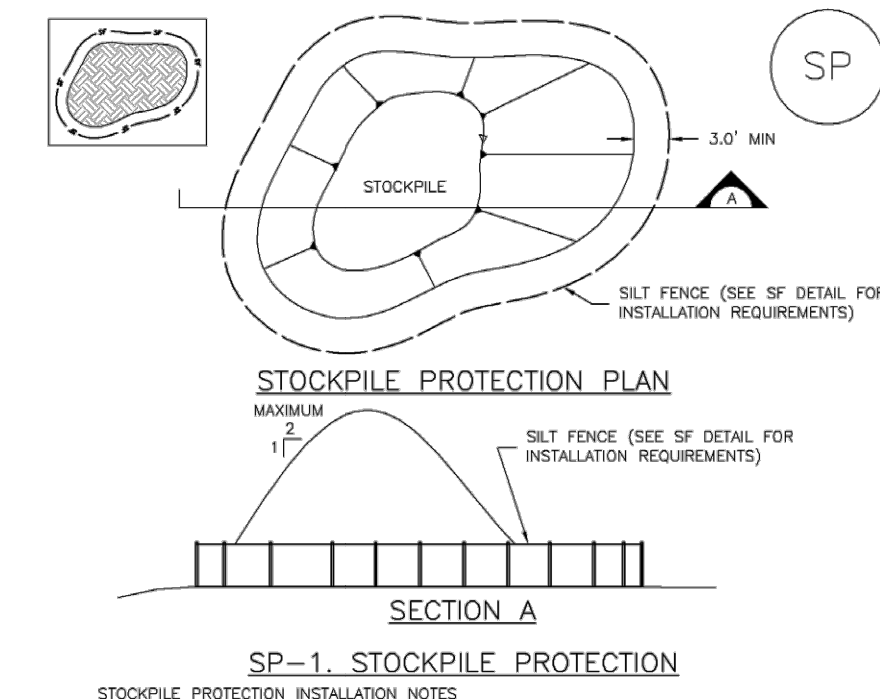


SCL-2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

November 2015 Urban Drainage and Flood Control District SCL-4
Urban Storm Drainage Criteria Manual Volume 3

Stockpile Management (SP)

MM-2



SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION OF STOCKPILES.
-TYPE OF STOCKPILE PROTECTION.
- INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS. HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
- STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDING AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
- FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

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Sediment Control Log (SCL)

SC-2

Sediment Control Log (SCL)

SC-2

SEDIMENT CONTROL LOG INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
- SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCESSOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
- SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
- IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
- THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
- FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

- 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.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/3 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
 - SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDING. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, 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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Stockpile Management (SM)

MM-2

- STOCKPILE PROTECTION MAINTENANCE NOTES**
- 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.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
 - STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.
- (DETAILS ADAPTED FROM PARKER, 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.

November 2010 Urban Drainage and Flood Control District SP-4
Urban Storm Drainage Criteria Manual Volume 3

ENGINEER IN CHARGE:



CONTACT INFORMATION
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ENGLEWOOD, CO 80112
(720) 633-0219
MCLARY@SSIDESIGN.COM
ATTN: MICHAEL CLEARY, P.E.

MOUNTAIN VIEW FIRE RESCUE - STATION #14

EROSION CONTROL PLAN -DETAILS

REVISIONS	Description	DATE	BY
1	PLANNING 1ST SUBMITTAL	12/16/24	MDC
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DRAWN AS

CHECKED MDC

DESIGNED MDC

JOB NO. 2324-001

SCALE 1" = 30'

DATE DECEMBER 16, 2024

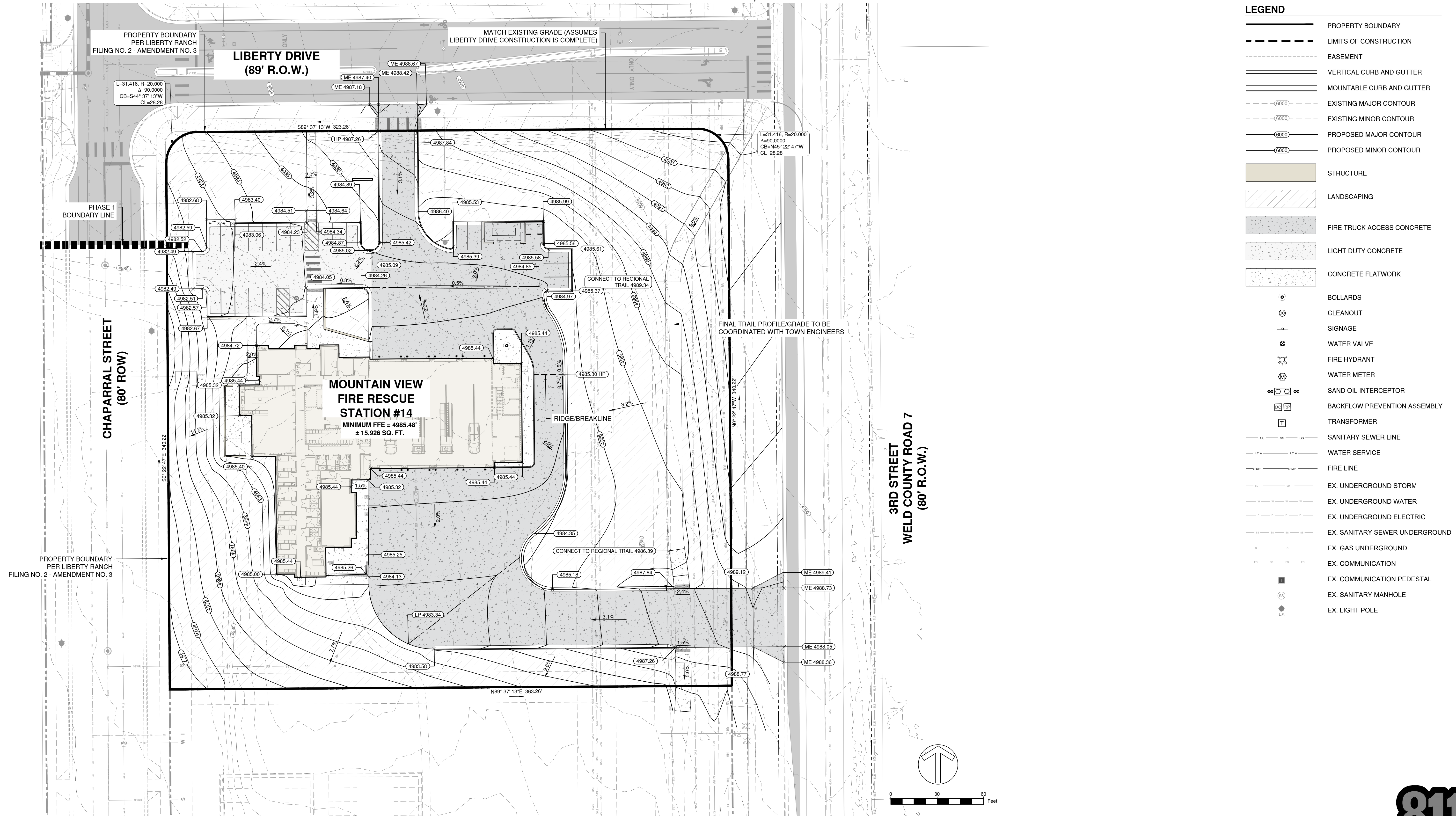
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MOUNTAIN VIEW FIRE RESCUE - STATION #14 SITE PLAN

LOT 2, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

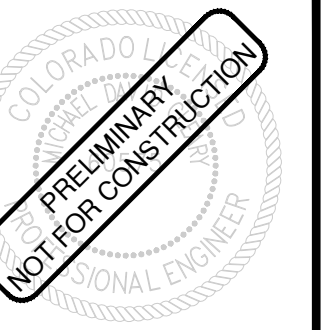
LOCATED WITHIN THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
MEAD, CO



GRADING PLAN

SCALE: 1" = 30'

ENGINEER IN CHARGE:



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MCLEARY@SSDENG.COM
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MOUNTAIN VIEW FIRE RESCUE - STATION #14

GRADING PLAN

	Date	Description
DRAWN	MDC	PLANNING TEST SUBMITTAL
CHECKED		
DESIGNED		
B NO.		
SCALE		
DATE		
SHEET		

C4.01

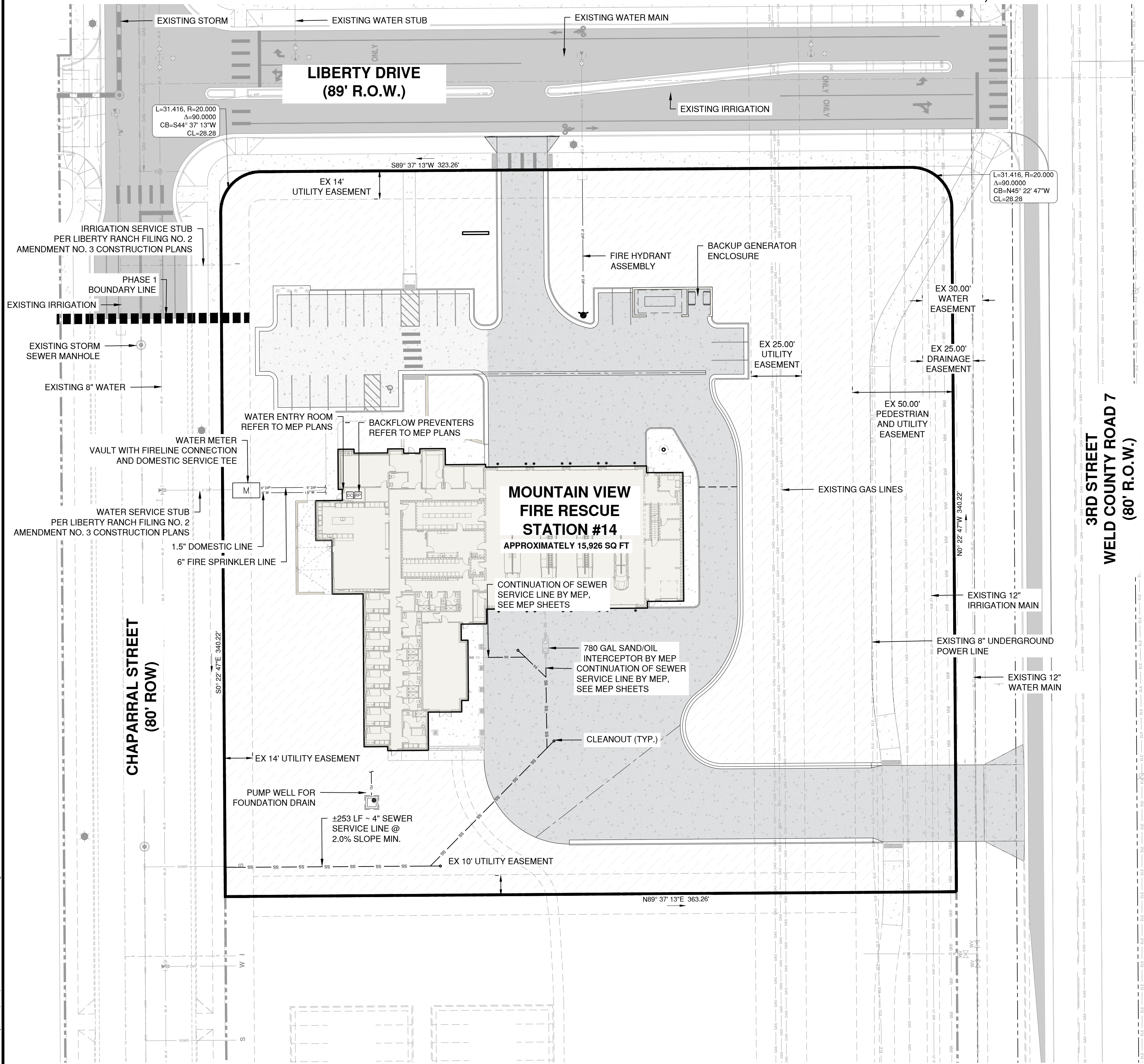


MOUNTAIN VIEW FIRE RESCUE - STATION #14

SITE PLAN

LOT 2, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

LOCATED WITHIN THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
MEAD, CO

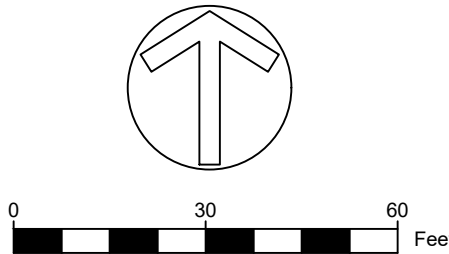


UTILITY PLAN

SCALE: 1" = 30'

LEGEND

- PROPERTY BOUNDARY
- LIMITS OF CONSTRUCTION
- EASEMENT
- VERTICAL CURB AND GUTTER
- MOUNTABLE CURB AND GUTTER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- STRUCTURE
- LANDSCAPING
- FIRE TRUCK ACCESS CONCRETE
- LIGHT DUTY CONCRETE
- CONCRETE FLATWORK
- BOLLARDS
- CLEANOUT
- SIGNAGE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SAND OIL INTERCEPTOR
- BACKFLOW PREVENTION ASSEMBLY
- TRANSFORMER
- SANITARY SEWER LINE
- WATER SERVICE
- FIRE LINE
- EX. UNDERGROUND STORM
- EX. UNDERGROUND WATER
- EX. UNDERGROUND ELECTRIC
- EX. SANITARY SEWER UNDERGROUND
- EX. GAS UNDERGROUND
- EX. COMMUNICATION
- EX. COMMUNICATION PEDESTAL
- EX. SANITARY MANHOLE
- EX. LIGHT POLE



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MOUNTAIN VIEW FIRE RESCUE - STATION #14

UTILITY PLAN

REVISIONS	Description	Date	By
1	PLANNING 1ST SUBMITTAL	12/16/24	MDC

DRAWN	AS
CHECKED	MDC
DESIGNED	MDC
JOB NO.	2324-001
SCALE	1" = 30'
DATE	DECEMBER 16, 2024
SHEET	C5.01



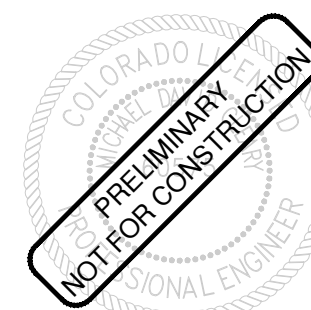
MOUNTAIN VIEW FIRE RESCUE - STATION #14

SITE PLAN

LOT 2, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

LOCATED WITHIN THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
MEAD, CO

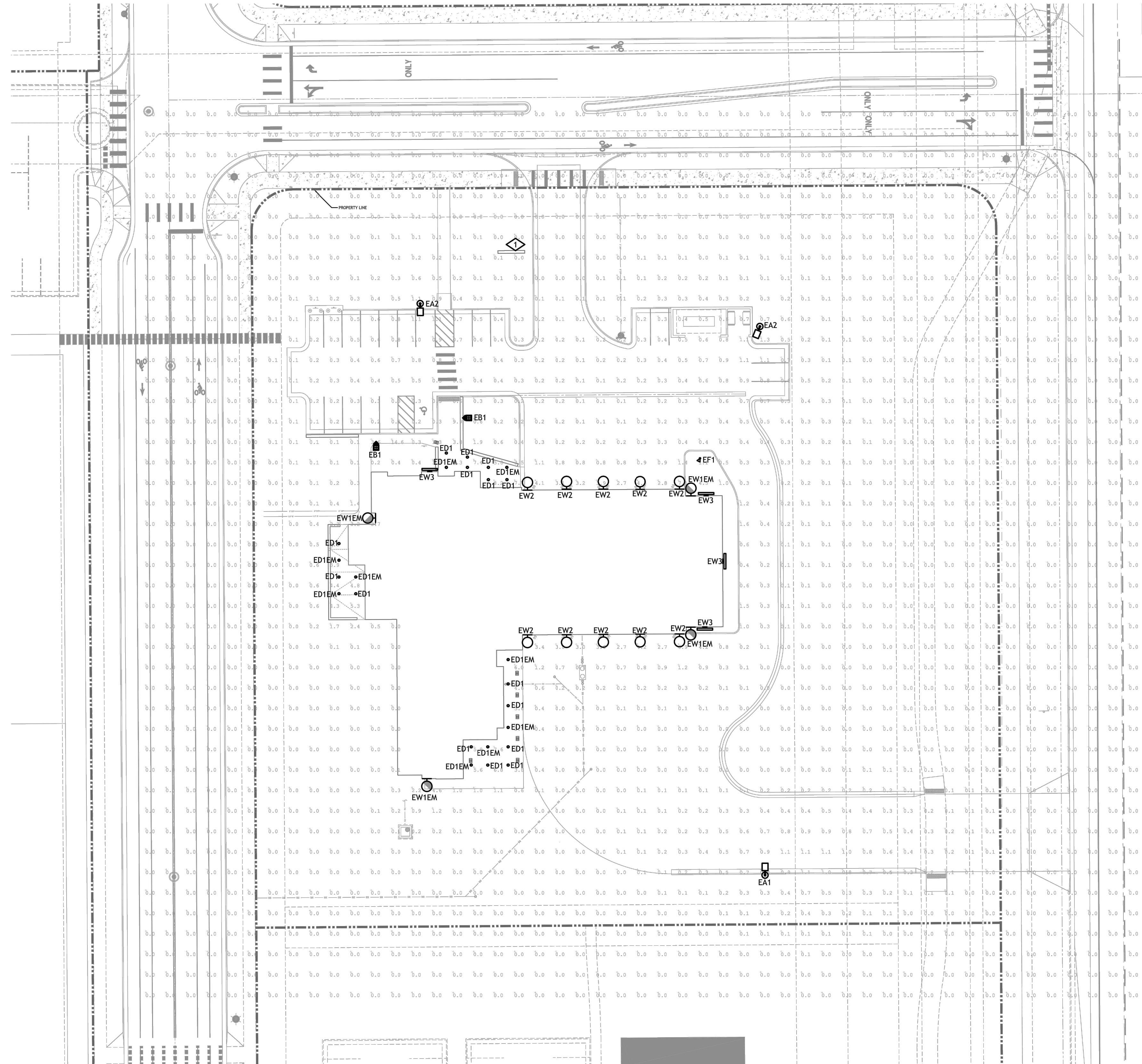
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MOUNTAIN VIEW FIRE RESCUE - STATION #14

PHOTOMETRIC PLAN



LIGHTING FIXTURES	
A a	LUMINAIRE TYPE, REFERENCE TO LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCE TO WALL SWITCH OR RELAY/ZONE CONTROL.
	WALL MOUNTED LUMINAIRE
	DOWNLIGHT LUMINAIRE
	HATCH INDICATES EMERGENCY LUMINAIRE
	EXTERIOR AREA LIGHT
	MONOPOINT LUMINAIRE
	BOLLARD
	STEP LIGHT

KEYNOTE LEGEND	
KEY	VALUE
	1. APPROXIMATE LOCATION OF IN-GRADE UPLIGHTS FOR MONUMENT SIGN. FIXTURES ARE NOT SHOWN ON PHOTOMETRIC PLAN SINCE THEY ARE NOT INTENDED TO ILLUMINATE THE HORIZONTAL PLANE. FIXTURES SHALL UTILIZE A NARROW BEAM OF LIGHT TO ILLUMINATE THE SIGN.

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Overall Site	Illuminance	Fc	0.21	14.6	0.0	N/A
Entry	Illuminance	Fc	6.36	9.9	0.6	10.60
Entry Drive	Illuminance	Fc	0.05	0.2	0.0	N/A
Parking Lot	Illuminance	Fc	0.45	1.1	0.1	4.50
Patio	Illuminance	Fc	4.37	5.3	3.5	1.25
Property Line	Illuminance	Fc	0.00	0.0	0.0	N/A
Rear Entry	Illuminance	Fc	5.22	7.6	3.6	1.45

GENERAL NOTES	
A.	ALL LIGHT SOURCES SHALL BE CONCEALED OR SHIELDED WITH AN IESNA FULL CUT-OFF STYLE FIXTURE TO MINIMIZE POTENTIAL GOR GLARE AND UNNECESSARY DIFFUSION ON ADJACENT PROPERTY.
B.	ALL FIXTURES SHALL BE LED WITH A COLOR RENDERING INDEX ABOVE 70.
C.	THE MAXIMUM HEIGHT OF ANY LIGHTING POLE SHALL NOT EXCEED 25FT.
D.	IN NO CASE SHALL EXTERIOR LIGHTING ADD MORE THAN 1 FOOTCANDLE TO ILLUMINATION LEVELS AT ANY POINT OFF SITE.
E.	ALL OUTDOOR LIGHT NOT NECESSARY FOR SECURITY PURPOSES SHALL BE REDUCED VIA MOTION SENSORS OR TURNED OFF DURING NON-OPERATING HOURS.
F.	LIGHT FIXTURES USED TO ILLUMINATE FLAGS, STATUES, OR ANY OTHER OBJECTS MOUNTED ON A POLE, PEDESTAL, OR PLATFORM SHALL USE A NARROW BEAM WHICH SHALL NOT EXTEND BEYOND THE ILLUMINATED OBJECT.
G.	LIGHT FIXTURES INSTALLED UNDER CANOPIES, AWNINGS, OVERHANGS, AND THE LIKE SHALL BE FULLY RECESSED.
H.	LIGHT SPILLAGE SHALL BE LIMITED TO WITHIN A ONE-HUNDRED-FOOT BAND EXTENDING BEYOND THE PROPERTY LINE AND SHALL NOT EXCEED THE FOLLOWING: A. ONE-TENTH (0.1) FOOT-CANDLE HORIZONTAL MAINTAINED ON GRADE AT THE SIXTY-FOOT MARK; AND B. ONE ONE-HUNDREDTH (0.01) FOOT-CANDLE HORIZONTAL MAINTAINED ON GRADE AT THE ONE-HUNDRED-FOOT MARK.



1 | PHOTOMETRIC PLAN

P1.01 | SCALE: 1" = 30'

AEDesign
Integrated Lighting, Technology, and Electrical Solutions
1900 Waver Street #205 | Denver, CO 80202 | 303.296.3034
aesign@inc.com Project #: 6843.00

DATE: DECEMBER 16, 2024
SHEET

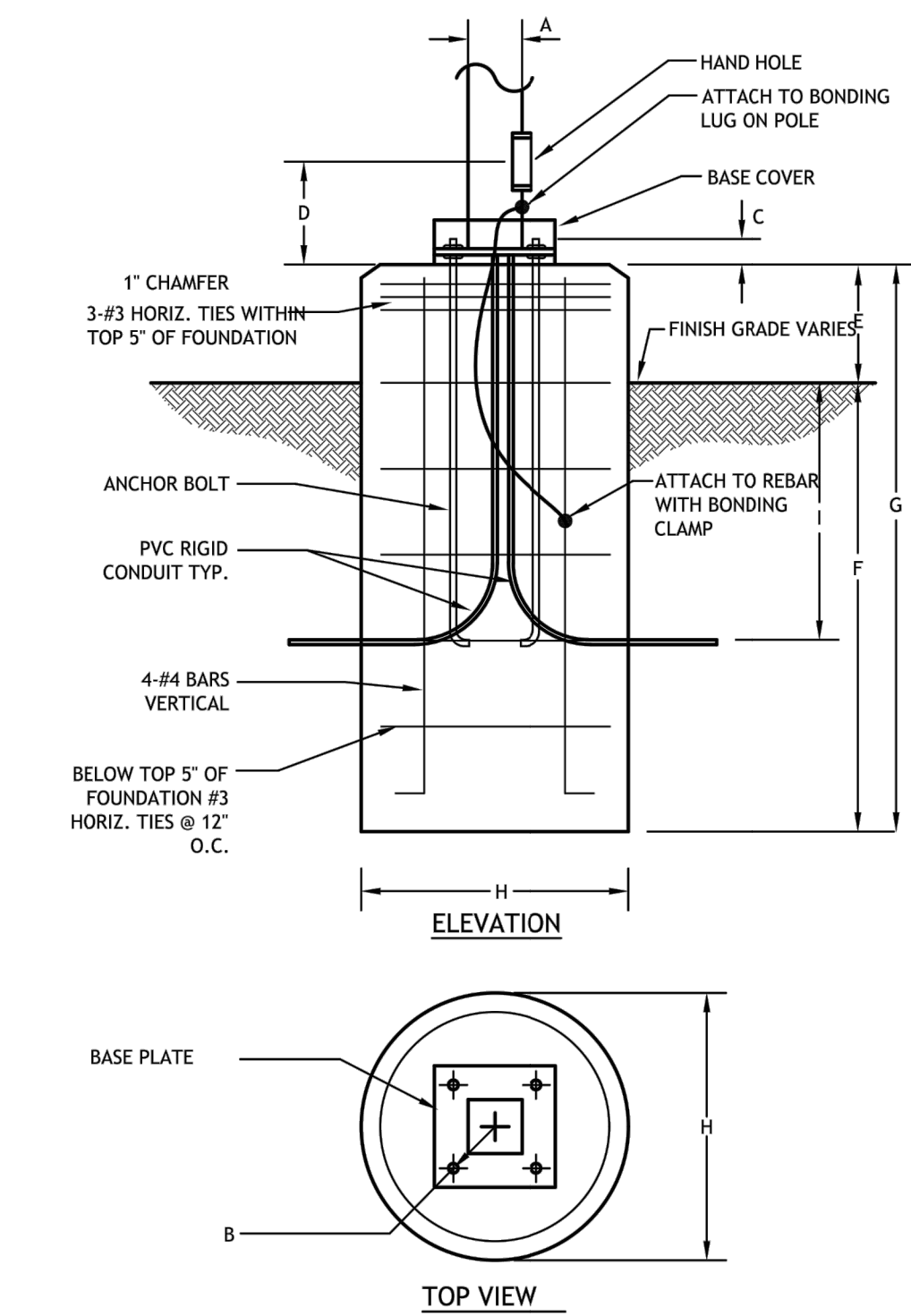
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MOUNTAIN VIEW FIRE RESCUE - STATION #14

SITE PLAN

LOT 2, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

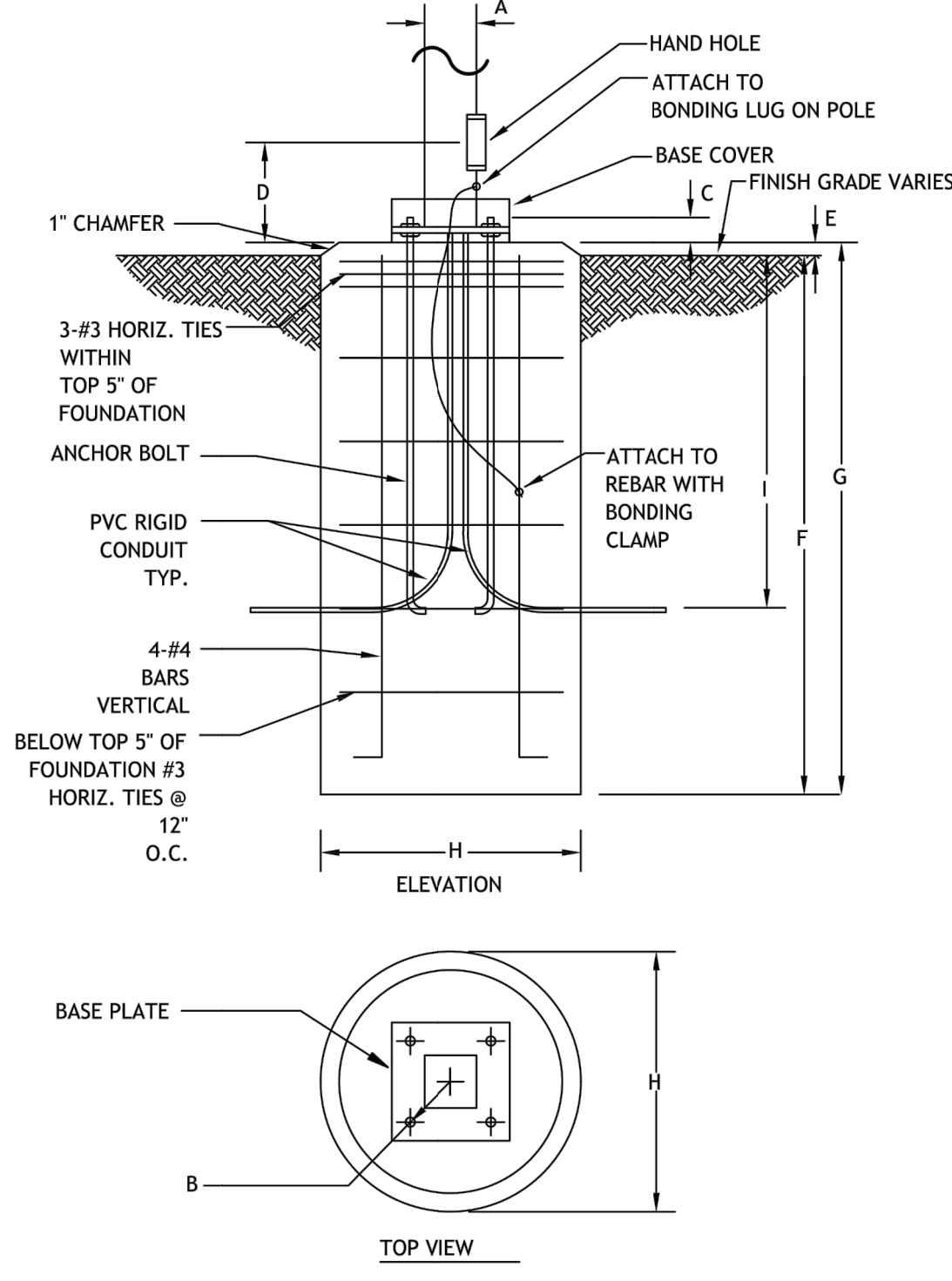
LOCATED WITHIN THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
MEAD, CO



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
			B	SIZE	C						
EA1	20'0"	4"	PER MANUFACTURER			2'0"	6'0"	8'0"	2'4"	3'6"	
EA2	20'0"	4"	PER MANUFACTURER			2'0"	6'0"	8'0"	2'4"	3'6"	

1 | POLE BASE DETAIL

P1.02 SCALE: NONE



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
			B	SIZE	C						
EB1	42"	4"	PER MANUFACTURER			3"	3'3"	3'6"	2'4"	3'6"	

2 | BOLLARD BASE DETAIL

P1.02 SCALE: NONE

LIGHTING FIXTURE SCHEDULE														
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE				MAX WATTS	LUMEN OUTPUT	FIXTURE FINISH	MOUNTING LOCATION	INFORMATION	NOTES
					LAMP QTY	WATT	TYPE	CCT/CRI						
EA1	EXTERIOR LED AREA LIGHT, FULL CUTOFF, TYPE II MEDIUM DISTRIBUTION, HOUSE-SIDE SHIELD, ROUND POLE	LITHONIA	DSX0-LED-P1-30K-T2M-MVOLT-RPA-HS-DBLXD	120	1	33	LED	3000K 70CRI	33	4545	BLACK	POLE	20'-0" BOF	1
EA2	EXTERIOR LED AREA LIGHT, FULL CUTOFF, TYPE IV MEDIUM DISTRIBUTION, HOUSE-SIDE SHIELD, ROUND POLE	LITHONIA	DSX0-LED-P1-30K-T4M-MVOLT-RPA-HS-DBLXD	120	1	33	LED	3000K 70 CRI	33	4666	BLACK	POLE	20'-0" BOF	1
EB1	EXTERIOR LED BOLLARD, TYPE IV DISTRIBUTION	LUMINIS	BVA11B-L1L10-TYP1-K30-120 BKT	120	1	11	LED	3000K 80 CRI	11	1205	BLACK	GROUND	42" OFH	
ED1	6IN DIAMETER LED RECESSED DOWNLIGHT, SLOPED CEILING ADAPTER	LITHONIA	LDN6-30/10-L06-BR-120-EZ1	120	1	11	LED	3000K 80 CRI	11	953	BLACK	RECESSED CEILING	5-11/16" RFD	
ED1EM	6IN DIAMETER LED RECESSED DOWNLIGHT, SLOPED CEILING ADAPTER, EMERGENCY BATTERY	LITHONIA	LDN6-30/10-L04-BR-120-EZ1-EL	120	1	11	LED	3000K 80 CRI	11	953	BLACK	RECESSED CEILING	5-11/16" RFD	
EF1	EXTERIOR FLAG POLE LIGHT / ABOVE GROUND POWER SUPPLY	EAGLE MOUNTAIN FLAG	SG-3K-IHR-BLK-M-BLK-60 / SG-AG-DRIVER	120	1	13	LED	3000K 90 CRI	13	1005	BLACK	SURFACE POLE	15.75" OFH	1
EW1EM	EXTERIOR LED WALL MOUNT, FULL-CUTOFF, EMERGENCY BATTERY	LITHONIA	ARC1-LED-P1-30K-MVOLT-E4WH-DBLXD	120	1	11	LED	3000K 80 CRI	11	1365	BLACK	SURFACE WALL	12'-0" AFG	1
EW2	EX GO	BARN LIGHT	BLE-G-WHS12-150-G11-150-NA-NA-NA-NA-LED16-3000K-FL	120	1	16	LED	3000K 90 CRI	16	1244	BLACK	SURFACE WALL	12'-0" AFG	1
EW3	EXTERIOR 3' LED SIGNAGE LIGHT	SPI LIGHTING	SEV12146-8FT-L32W-AN08-120-277-3000K-DF_MCS-DF_FT	120	1	32	LED	3000K 80 CRI	32	3254	BLACK	SURFACE WALL	15'-0" AFG	1,2

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:

- ALL REFLECTOR LAMPS SHALL BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UON.
- LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.
- FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.
- THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHT FIXTURES TO ENSURE COMPATIBILITY WITH SPECIFIED FIXTURES. NOTIFY SPECIFIER OF ANY DISCREPANCIES.
- ALL FINISH SELECTIONS SHALL BE VERIFIED BY ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.
- EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.
- REMOTE DRIVER(S)/TRANSFORMER(S) SHALL BE LOCATED IN A CONCEALED, ACCESSIBLE, AND VENTILATED LOCATION AS PROPOSED BY THE EC AND APPROVED BY THE ARCHITECT. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MINIMUM REQUIRED CLEARANCES FROM ADJACENT MATERIALS, AND WIRING REQUIREMENTS TO PREVENT VOLTAGE DROP. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS REGARDING WIRE GAGE AND MAXIMUM WIRE RUN LENGTHS.
- FOR LUMINAIRES SPECIFIED WITH 0-10V DIMMING, 0-10V DIMMING DRIVER(S) REQUIRE ADDITIONAL LOW VOLTAGE CONTROL WIRES IN ADDITION TO STANDARD WIRING FOR POWER.
- EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F / -18 DEG. C, AND RATED FOR OUTDOOR USE.
- SPECIFICATIONS DO NOT INCLUDE FIXTURE QUANTITIES, FINAL DIMENSIONS WITH ARCHITECTURAL FINISHES, WEIGHTS OR GAUGES, FABRICATION PROCESSES, CONSTRUCTION MEANS OR METHODS, SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SPECIFIC NOTES:

- VERIFY FIXTURE FINISH WITH ARCHITECT/OWNER PRIOR TO ORDERING.
- FIXTURE SHALL BE AIMED DOWNWARD WITH FORWARD THROW DISTRIBUTION TOWARD FACADE TO ILLUMINATE BUILDING SIGNAGE. PROJECTION OF FIXTURE FROM WALL IS WITHIN THE LIMITS OF THE ROOF OVERHANG. NO UPLIGHT WILL BE EMITTED INTO THE NIGHT SKY.

ENGINEER IN CHARGE:



CONTACT INFORMATION
88 INVERNESS CIRCLE EAST
SUITE 8-101
ENGLEWOOD, CO 80112
(720) 633-0219
MCLEARY@SSDENG.COM
ATTN: MICHAEL CLEARY, P.E.

MOUNTAIN VIEW FIRE RESCUE - STATION #14

PHOTOMETRIC DETAILS

REVISIONS	Description	Date	By	MDC
1	PLANNING 1ST SUBMITTAL	12/16/24		
DRAWN AS				
CHECKED MDC				
DESIGNED MDC				
JOB NO. 2324-001				
SCALE 1" = 30'				
DATE DECEMBER 16, 2024				
SHEET				
P1.02				

MOUNTAIN VIEW FIRE RESCUE - STATION #14

SITE PLAN

LOT 2, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

LOCATED WITHIN THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
MEAD, CO

D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.65 ft
Length: 26.18"
Width: 14.26"
Height: 2.26"
Weight: 7.44 lb

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P4 40K 70CRI 13M MVOLT SPA NL2R2 PRH-N DBXBD

Code	Unit	Color Temperature	Color Rendering	Beam Angle	Mounting	Notes
DSX0 LED	P4	40K	70CRI	13M	MVOLT	SPA NL2R2 PRH-N DBXBD

BVA11B/BVA12B SERIES Bellevue

Features & Specifications

INTRODUCTION - Typical applications include corridors, hallways, conference rooms and private offices.

CONSTRUCTION - Cast aluminum housing with anodized aluminum finish and powder coat finish. The housing is designed for easy installation and removal.

FEATURES & SPECIFICATIONS

- Front cover constructed of corrosion resistant aluminum.
- 4" (100mm) x 4" (100mm) Extruded aluminum optical chamber.
- Available in configurations of 1 LED or 3 LEDs.
- Clear tempered glass.
- 4" (100mm) x 4" (100mm) 6000-T6 aluminum poles, 0.15" wall thickness. All stainless steel hardware.

Electrical

Standard driver is 120-277V multi-tap compatibility (0-500W). LED driver is standard on 120-277V multi-tap compatibility (0-500W). Operating temperature of 40°F to 140°F (4°C to 57°C). Output voltage range of 120V to 277V.

LED

Type 1, 1.1, 1.1, 1.1 light emitting diodes in high performance optical lenses. With 120V to 277V standard. 120V to 277V standard. 120V to 277V standard.

LIFETIME

60,000 hrs (70,000 based on L70-B0 for luminaire maintained).

FINISH

Powder coat finish is applied through an electrocoat process, and is covered for long term finish.

CERTIFICATION

Certified and Approved as per CSA C22.2 No. 250 standard and ANSI/UL 1598 standard. For wet locations. Listed ENEC, ENEC, ENEC.

PHOTOMETRIC TESTING

Photometric testing performed by an independent laboratory in accordance with IESNA LM-79 standard. 120V to 277V standard. 120V to 277V standard.

MOUNTING

Maximum weight is 25 lbs (11.3 kg). Bracket is designed for easy access and installation. The bracket is secured on a mounting bracket that is accessible from the inside. The base plate is secured with a set of 4 3/8" x 8" x 1/2" galvanized steel anchor bolts.

LDN6 STATIC WHITE

Features & Specifications

INTRODUCTION - Typical applications include corridors, hallways, conference rooms and private offices.

CONSTRUCTION - Cast aluminum housing with anodized aluminum finish and powder coat finish. The housing is designed for easy installation and removal.

FEATURES & SPECIFICATIONS

- Front cover constructed of corrosion resistant aluminum.
- 4" (100mm) x 4" (100mm) Extruded aluminum optical chamber.
- Available in configurations of 1 LED or 3 LEDs.
- Clear tempered glass.
- 4" (100mm) x 4" (100mm) 6000-T6 aluminum poles, 0.15" wall thickness. All stainless steel hardware.

Electrical

Standard driver is 120-277V multi-tap compatibility (0-500W). LED driver is standard on 120-277V multi-tap compatibility (0-500W). Operating temperature of 40°F to 140°F (4°C to 57°C). Output voltage range of 120V to 277V.

LED

Type 1, 1.1, 1.1, 1.1 light emitting diodes in high performance optical lenses. With 120V to 277V standard. 120V to 277V standard. 120V to 277V standard.

LIFETIME

60,000 hrs (70,000 based on L70-B0 for luminaire maintained).

FINISH

Powder coat finish is applied through an electrocoat process, and is covered for long term finish.

CERTIFICATION

Certified and Approved as per CSA C22.2 No. 250 standard and ANSI/UL 1598 standard. For wet locations. Listed ENEC, ENEC, ENEC.

PHOTOMETRIC TESTING

Photometric testing performed by an independent laboratory in accordance with IESNA LM-79 standard. 120V to 277V standard. 120V to 277V standard.

MOUNTING

Maximum weight is 25 lbs (11.3 kg). Bracket is designed for easy access and installation. The bracket is secured on a mounting bracket that is accessible from the inside. The base plate is secured with a set of 4 3/8" x 8" x 1/2" galvanized steel anchor bolts.

STARGAZER LED Downlight/Internal-External Truck Combo

Features & Specifications

- LED Downlight/Truck Combo - Eliminates the need for a separate ornament and pulley system.
- Truck will allow flag to revolve 359 degrees and maintain illumination from StarGazer LED.
- Includes 60" (standard) factory-installed, low-voltage cord. Available in 100' & 150' options.
- Above Ground, In Ground, Marine Grade & Faux Rock Power Supply options.
- One Power Supply can power up to 3 (M).
- StarGazers on the same circuit and can be remotely located up to 150' from the light source(s).
- Stainless Steel, M-

(M) Size Option Performance

- Input Watts/Amperes (LM-79 reported): 13W/0.50 A
- Input Voltage: 24V DC
- Color Accuracy (CRI): 90+
- Temperature Range: -40°F to 149°F
- LED Source P Rating: IP67
- Lumens: Amber/837, 3000K/1,005, 5000K/1,085
- B-U-G Rating: 80-UG-00
- Feature EPA = 0.3 Sg Ft

DO NOT RUN LINE VOLTAGE OR PLACE POWER SUPPLY INSIDE OR ON YOUR FLAGPOLE! IT CREATES AN ELECTRICAL HAZARD. POWER SUPPLIES/DRIVERS MUST BE INSTALLED OUTSIDE OF THE FLAGPOLE, AND MUST REMAIN IN THE PROVIDED ENCLOSURE BOX. MUST BE INSTALLED BY A LICENSED ELECTRICIAN. DO NOT BURY ABOVE-GROUND POWER SUPPLY.

ENGINEER IN CHARGE:

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST
SUITE B-101
ENGLEWOOD, CO 80112
(720) 633-0219
MCLARY@SSDENG.COM
ATTN: MICHAEL CLEARY, P.E.

PHOTOMETRIC DETAILS

1 | EA1, EA2
P1.03 | SCALE: NONE

2 | EB1
P1.03 | SCALE: NONE

3 | ED1, ED1EM
P1.03 | SCALE: NONE

4 | EF1
P1.03 | SCALE: NONE

ARC1 LED Architectural Wall Luminaire

Specifications

Depth (D1): 6.5"
Depth (D2): 4.25"
Height: 5"
Width: 11"
Weight: 1.1 lb (without wiring)

Introduction

The Lithonia Lighting ARC1 LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-glare light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DBXBD

Code	Unit	Color Temperature	Color Rendering	Beam Angle	Mounting	Notes
ARC1 LED	P2	40K	70CRI	13M	MVOLT	PE DBXBD

SPILIGHTING THE ORIGINAL™ SERIES

Features & Specifications

INTRODUCTION - Typical applications include corridors, hallways, conference rooms and private offices.

CONSTRUCTION - Cast aluminum housing with anodized aluminum finish and powder coat finish. The housing is designed for easy installation and removal.

FEATURES & SPECIFICATIONS

- Front cover constructed of corrosion resistant aluminum.
- 4" (100mm) x 4" (100mm) Extruded aluminum optical chamber.
- Available in configurations of 1 LED or 3 LEDs.
- Clear tempered glass.
- 4" (100mm) x 4" (100mm) 6000-T6 aluminum poles, 0.15" wall thickness. All stainless steel hardware.

Electrical

Standard driver is 120-277V multi-tap compatibility (0-500W). LED driver is standard on 120-277V multi-tap compatibility (0-500W). Operating temperature of 40°F to 140°F (4°C to 57°C). Output voltage range of 120V to 277V.

LED

Type 1, 1.1, 1.1, 1.1 light emitting diodes in high performance optical lenses. With 120V to 277V standard. 120V to 277V standard. 120V to 277V standard.

LIFETIME

60,000 hrs (70,000 based on L70-B0 for luminaire maintained).

FINISH

Powder coat finish is applied through an electrocoat process, and is covered for long term finish.

CERTIFICATION

Certified and Approved as per CSA C22.2 No. 250 standard and ANSI/UL 1598 standard. For wet locations. Listed ENEC, ENEC, ENEC.

PHOTOMETRIC TESTING

Photometric testing performed by an independent laboratory in accordance with IESNA LM-79 standard. 120V to 277V standard. 120V to 277V standard.

MOUNTING

Maximum weight is 25 lbs (11.3 kg). Bracket is designed for easy access and installation. The bracket is secured on a mounting bracket that is accessible from the inside. The base plate is secured with a set of 4 3/8" x 8" x 1/2" galvanized steel anchor bolts.

Styk Exterior Wall - Stem

Features & Specifications

INTRODUCTION - Typical applications include corridors, hallways, conference rooms and private offices.

CONSTRUCTION - Cast aluminum housing with anodized aluminum finish and powder coat finish. The housing is designed for easy installation and removal.

FEATURES & SPECIFICATIONS

- Front cover constructed of corrosion resistant aluminum.
- 4" (100mm) x 4" (100mm) Extruded aluminum optical chamber.
- Available in configurations of 1 LED or 3 LEDs.
- Clear tempered glass.
- 4" (100mm) x 4" (100mm) 6000-T6 aluminum poles, 0.15" wall thickness. All stainless steel hardware.

Electrical

Standard driver is 120-277V multi-tap compatibility (0-500W). LED driver is standard on 120-277V multi-tap compatibility (0-500W). Operating temperature of 40°F to 140°F (4°C to 57°C). Output voltage range of 120V to 277V.

LED

Type 1, 1.1, 1.1, 1.1 light emitting diodes in high performance optical lenses. With 120V to 277V standard. 120V to 277V standard. 120V to 277V standard.

LIFETIME

60,000 hrs (70,000 based on L70-B0 for luminaire maintained).

FINISH

Powder coat finish is applied through an electrocoat process, and is covered for long term finish.

CERTIFICATION

Certified and Approved as per CSA C22.2 No. 250 standard and ANSI/UL 1598 standard. For wet locations. Listed ENEC, ENEC, ENEC.

PHOTOMETRIC TESTING

Photometric testing performed by an independent laboratory in accordance with IESNA LM-79 standard. 120V to 277V standard. 120V to 277V standard.

MOUNTING

Maximum weight is 25 lbs (11.3 kg). Bracket is designed for easy access and installation. The bracket is secured on a mounting bracket that is accessible from the inside. The base plate is secured with a set of 4 3/8" x 8" x 1/2" galvanized steel anchor bolts.

5 | EW1EM
P1.03 | SCALE: NONE

6 | EW2
P1.03 | SCALE: NONE

7 | EW3
P1.03 | SCALE: NONE

AE DESIGN
Integrated Lighting, Technology, and Electrical Solutions
1900 W. 10th Street #205 | Denver, CO 80202 | 303.296.3034
aedesign-inc.com

REVISIONS

Date	Description	By	Check
12/16/24	PLANING 1ST SUBMITTAL	MCL	

DRAWN: AS

CHECKED: MDC

DESIGNED: MDC

JOB NO.: 2324-001

SCALE: 1" = 30'

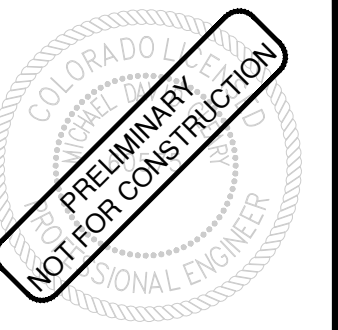
DATE: DECEMBER 16, 2024

SHEET: P1.03

MOUNTAIN VIEW FIRE RESCUE - STATION #14 SITE PLAN

LOT 2, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

LOCATED WITHIN THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
MEAD, CO



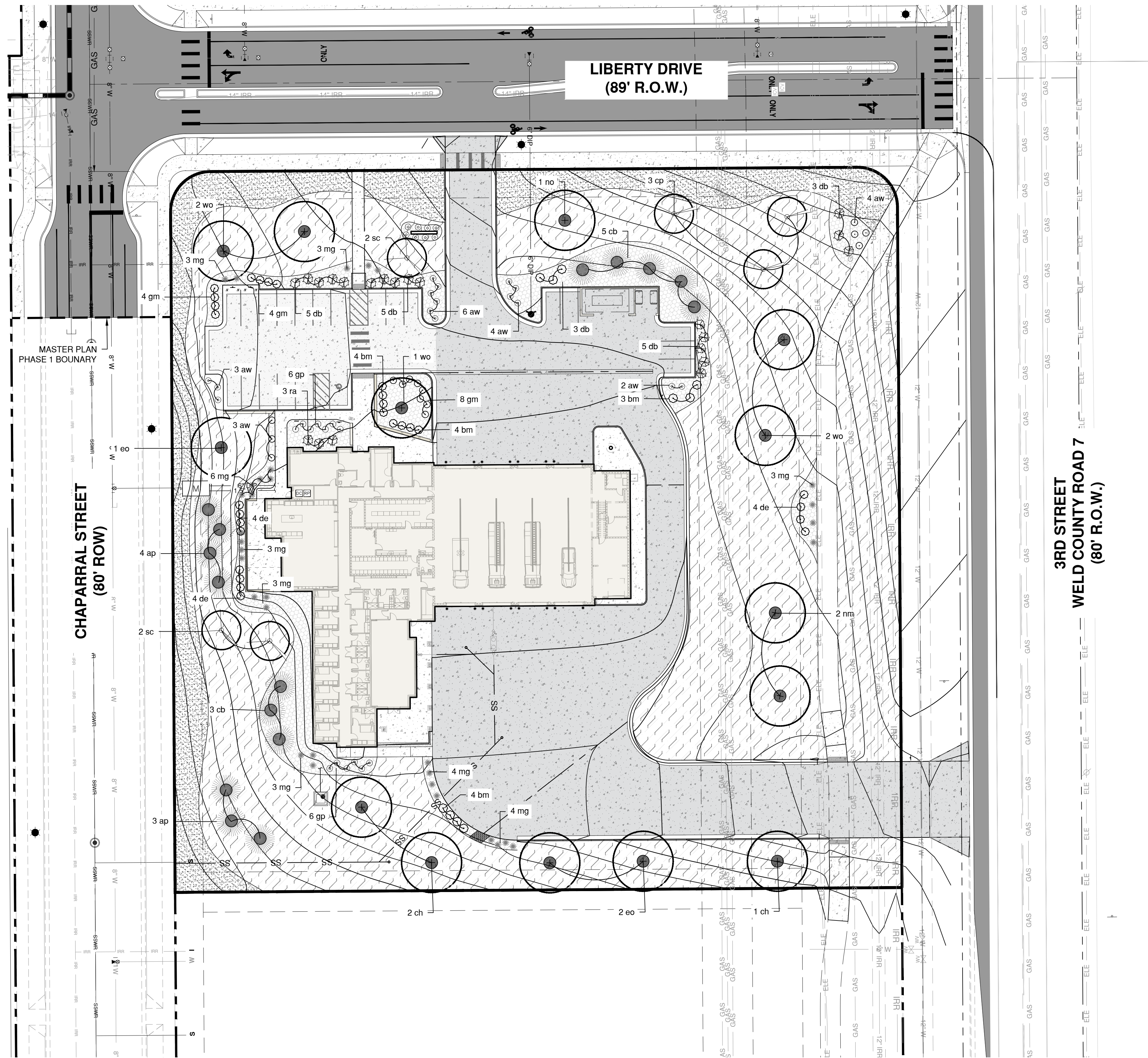
CONTACT INFORMATION
88 INVERNESS CIRCLE EAST
SUITE B-101
ENGLEWOOD, CO 80112
(720) 633-0219
MCLEARY@SSDENG.COM
ATTN: MICHAEL CLEARY, P.E.

MOUNTAIN VIEW FIRE RESCUE - STATION #14

LANDSCAPE PLAN

		PERSONS		
		By	Date	Description
DRAWN		MDC	12/16/24	PLANNING 1ST SUBMITTAL
CHECKED				AS
DESIGNED				MDC
DB NO.				MDC
SCALE				2324-001
DATE				1" = 30'
DECEMBER 16, 2024				
SHEET				

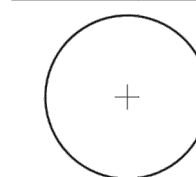
L1.01



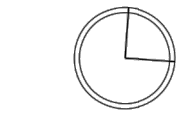
LANDSCAPE PLAN

SCALE: 1" = 30'

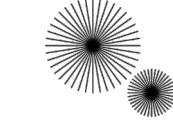
LANDSCAPE LEGEND:



DECIDUOUS TREE



ORNAMENTAL TREE



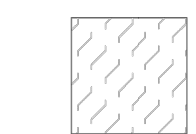
EVERGREEN TREE



SHRUB

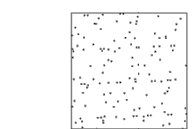


ORNAMENTAL GRASS

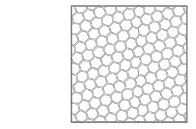


NATIVE SEED MIX - NON-IRRIGATED

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELLOUA GRACILIS	25%	1.8 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	20%	0.20 LBS.
SIDEOATS GRAMA	BOUTELLOUA CURTIPENDULA	20%	6.3 LBS.
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	15%	8.2 LBS.
BUFFALO GRASS	BOUTELLOUA DACTYLOIDES	10%	10.7 LBS.
INLAND SALTGRASS	DISTICHLIS SPICATA	1%	0.60 LBS.
PASTURE SAGE	ARTEMISIA FRIGIDA	1%	0.01 LBS.
BLANKET FLOWER	GAILLARDIA ARTISTATA	1%	0.5 LBS.
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA	1%	0.1 LBS.
PURPLE PRAIRIECLOVER	DALEA PURPUREA	1%	0.3 LBS.
BLUE FLAX	LINUM LEWISII	1%	0.4 LBS.



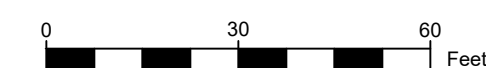
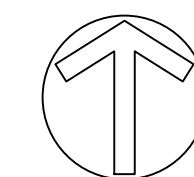
TEXAS HYBRID BLUE GRASS



2"-4" GLACIER WHITE COBBLE



STEEL EDGING



MOUNTAIN VIEW FIRE RESCUE - STATION #14

SITE PLAN

LOT 2, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

LOCATED WITHIN THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
MEAD, CO

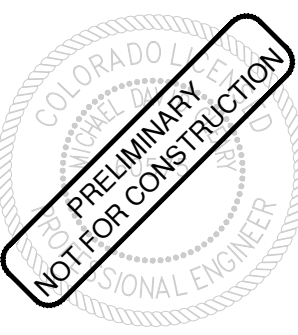
LANDSCAPE NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND/OR LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
- LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR HE DAMAGE CAUSED TO UTILITIES.
- FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD (1/3) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
- COMMERCIAL GRADE 3/8" INCH BY 4" POWDER COATED STEEL EDGING W/ ROLLED EDGE SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
- LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
- PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER/LANDSCAPE ARCHITECT'S APPROVAL.
- INSTALLATION OF LANDSCAPE AND IRRIGATION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- PLANTS SHALL EXCEED THE MINIMUM SIZES PER "ASNS" STANDARDS AND NOTED ON THE PLANS, REGARDLESS OF THE SIZE OF THE CONTAINER. NO EXCEPTIONS.
- NO TREES OR SHRUBS SHALL BE PLANTED WITHIN 3 FEET OF A FIRE HYDRANT.
- PLACE FOUR INCHES OF SPECIFIED MULCH IN ALL SHRUB BEDS, GROUNDCOVER BEDS, ANNUAL BEDS, AND TREE RINGS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AS APPROVED BY THE CITY OF GREELEY PLANNING DEPARTMENT SHALL BE
- WHERE DISSIMILAR MATERIAL BUT ONE ANOTHER, STEEL EDGING SHALL BE USED TO SEPARATE THE MATERIALS.
- ALL NATIVE SEED AREAS SHALL HAVE TEMPORARY IRRIGATION UNTIL ESTABLISHMENT OF NATIVE TURF.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ON-SITE MAINTENANCE AND REPLACEMENT OF DEAD LANDSCAPE MATERIAL AFTER THE ONE YEAR WARRANTY PERIOD PROVIDED BY GENERAL CONTRACTOR HAS EXPIRED.

PLANT MATERIAL SCHEDULE:						
SYMBOL	QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
SHADE TREES						
	1	ih	IMERERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS	2" CAL.	B & B
	2	nm	NORWAY MAPLE	ACER PLATANOIDES	2" CAL.	B & B
	3	ch	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CAL.	B & B
	4	wo	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL.	B & B
	1	no	NORTHERN RED OAK	QUERCUS RUBRA	2" CAL.	B & B
	3	eo	ENGLISH OAK	QUERCUS ROBUR	2" CAL.	B & B
ORNAMENTAL TREES						
	3	cp	CHANTICLEER PEAR	PYRUS CALLERYANA	1 1/2" CAL.	B & B
	3	sc	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	1 1/2" CAL.	B & B
EVERGREEN TREES						
	8	cb	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT.	B & B
	8	ap	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B
SHRUBS						
	3	ra	GRO-LOW SUMAC	RHUS AROMATICA 'GROW LOW'	5 GAL.	CONT.
	22	aw	ANOTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATER'	5 GAL.	CONT.
	12	gp	GOLD DROP POTENTILLA	POTENTILLA FRUITICOSA 'GOLD DROP'	5 GAL.	CONT.
	8	gm	GREEN MOUND CURRANT	RIBES ALPINUM 'GREENMOUND'	5 GAL.	CONT.
	11	bm	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.
	16	db	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.
	12	de	DWARF EUROPEAN CRANBERRY	VIBURNUM OPULUS 'NANUM'	5 GAL.	CONT.
ORNAMENTAL GRASSES						
*	32	mg	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL.	CONT.

LANDSCAPE DATA TABLE		
TOTAL SITE AREA	130,683	
OPEN SPACE REQUIRED	26,136.6	MIN. 20%
OPEN SPACE PROVIDED	70,338	53.82%
SITE TREES REQUIRED	26	1 PER 1000 SF OF REQUIRED OPEN SPACE
SITE TREES PROVIDED	31	
SITE SHRUBS REQUIRED	174	1 PER 150 SF OF REQUIRED OPEN SPACE
SITE SHRUBS PROVIDED	176	116 + 6 EXCESS TREES @ 10x
PARKING LOT TREES REQUIRED	4	1 PER 5 SPACES
PARKING LOT TREES PROVIDED	5	
TOTAL TREES REQUIRED	30	
TOTAL TREES PROVIDED	36	EXCESS (6) APPLIED TO SHRUB COUNT

ENGINEER IN CHARGE:



CONTACT INFORMATION
88 INVERNESS CIRCLE EAST
SUITE 8-101
ENGLEWOOD, CO 80112
(720) 633-0219
MCLEARY@SSDENG.COM
ATTN: MICHAEL CLEARY, P.E.

MOUNTAIN VIEW FIRE RESCUE - STATION #14

LANDSCAPE NOTES

REVISIONS	Description	DATE	BY
	PLANNING 1ST SUBMITTAL	12/16/24	MDC

DRAWN	AS
CHECKED	MDC
DESIGNED	MDC
JOB NO.	2324-001
SCALE	1" = 30'
DATE	DECEMBER 16, 2024

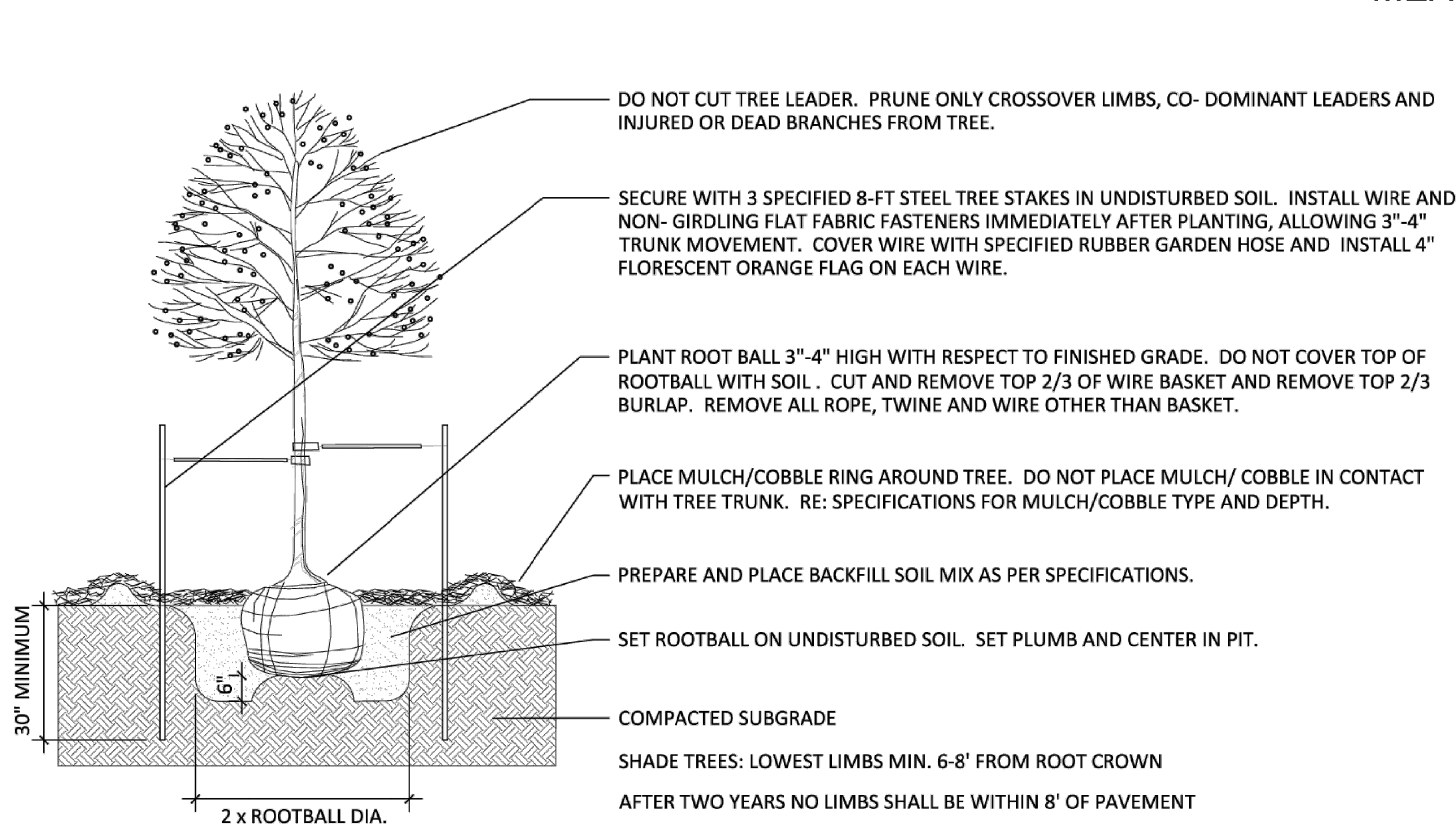
SHEET
L1.02

MOUNTAIN VIEW FIRE RESCUE - STATION #14

SITE PLAN

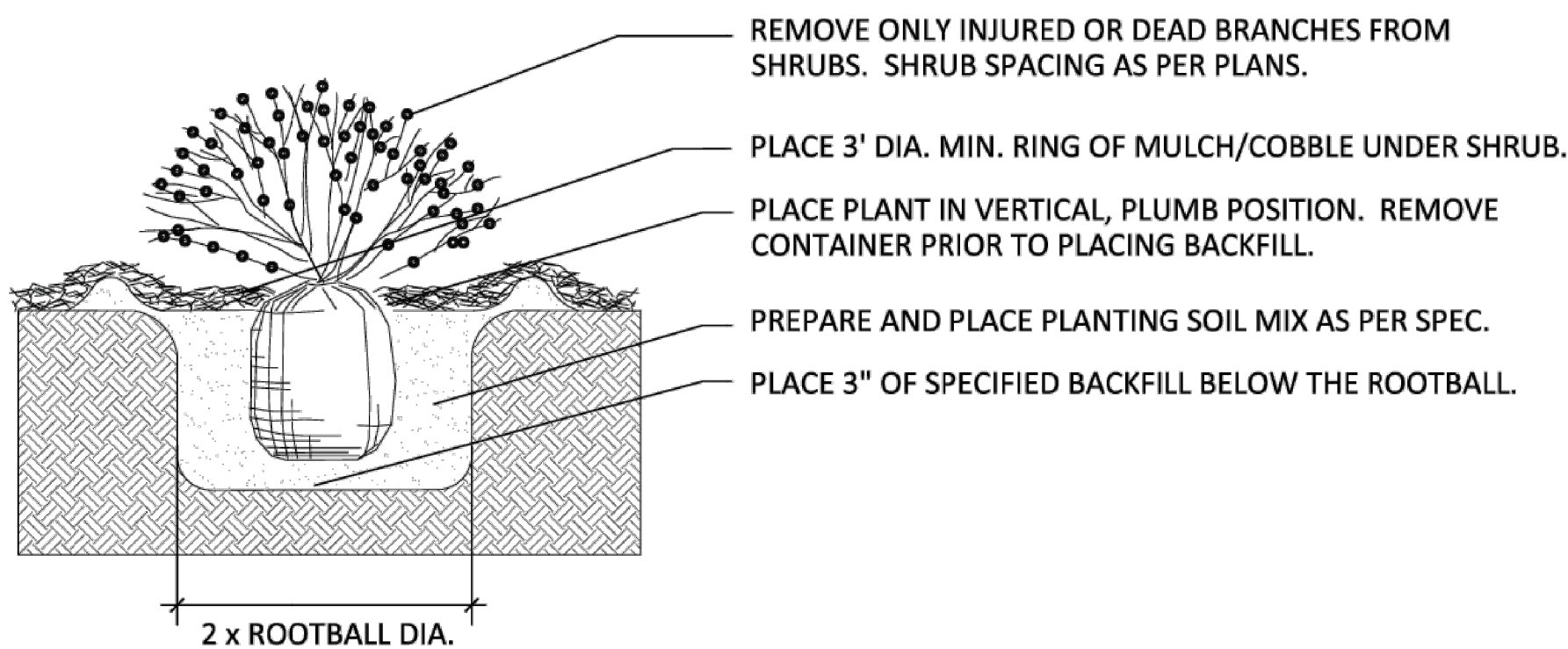
LOT 2, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

LOCATED WITHIN THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
MEAD, CO



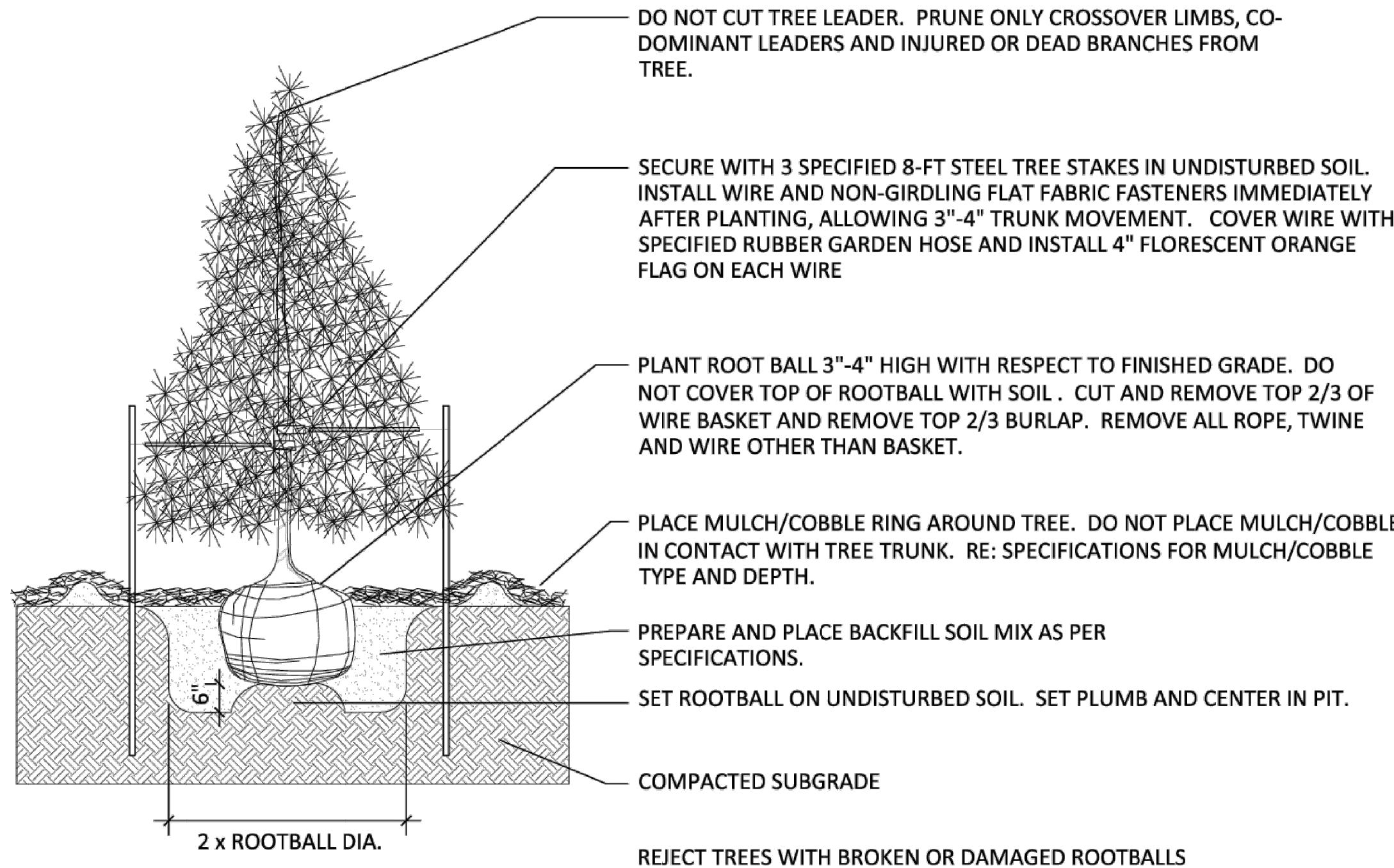
1 DECIDUOUS TREE

NOT TO SCALE



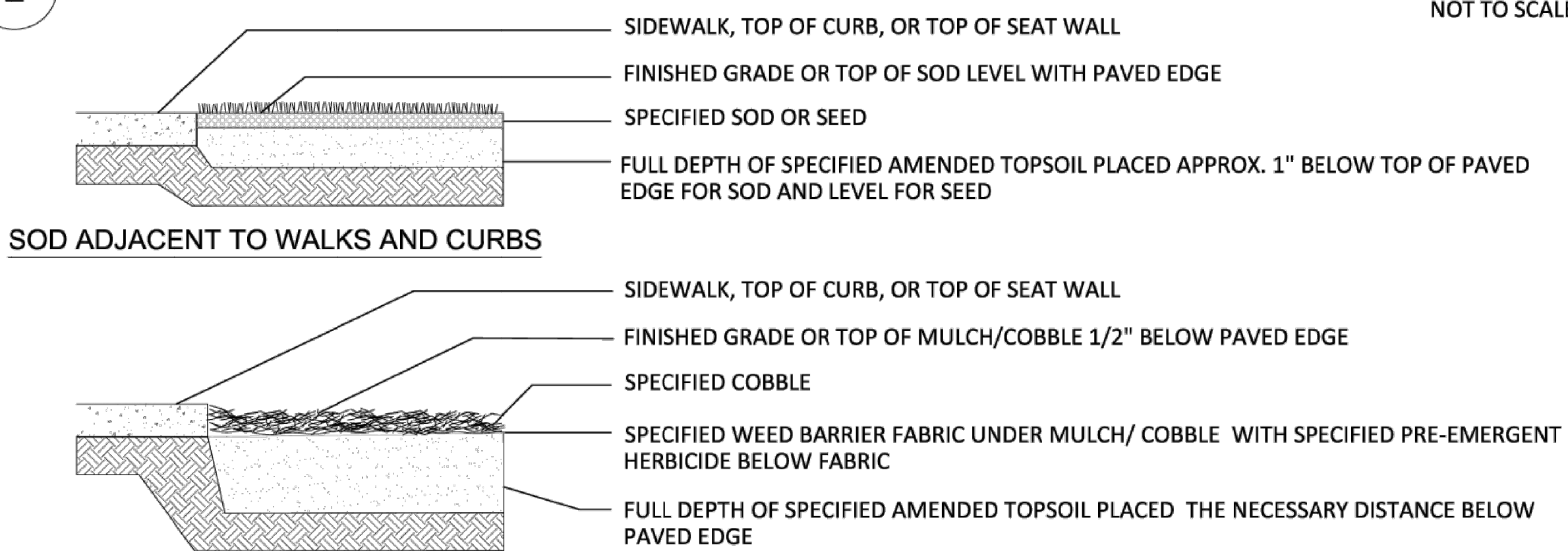
3 SHRUB PLANTING

NOT TO SCALE



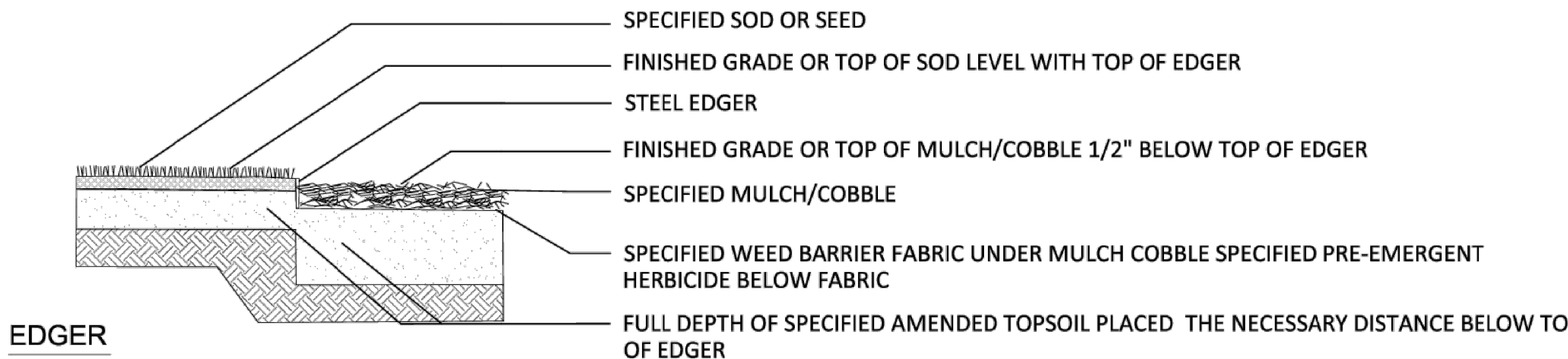
2 EVERGREEN TREE PLANTING

NOT TO SCALE



4 EDGE TREATMENT

NOT TO SCALE



ENGINEER IN CHARGE:



CONTACT INFORMATION
88 INVERNESS CIRCLE EAST
SUITE 8-101
ENGLEWOOD, CO 80112
(720) 633-0219
MICLEARY@SSDENG.COM
ATTN: MICHAEL CLEARY, P.E.

MOUNTAIN VIEW FIRE RESCUE - STATION #14

LANDSCAPE DETAILS

REVISIONS	Description	DATE	BY
1	PLANNING 1ST SUBMITTAL	12/16/24	MDC

DRAWN	AS
CHECKED	MDC
DESIGNED	MDC
JOB NO.	2324-001
SCALE	1" = 30'
DATE	DECEMBER 16, 2024
SHEET	

L1.03



LOT 2, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT
LOCATED WITHIN THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
MEAD, CO



BUILDING ELEVATIONS

A1.01



MOUNTAIN VIEW FIRE RESCUE - STATION #14

SITE PLAN

LOT 2, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT
LOCATED WITHIN THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
MEAD, CO

EXTERIOR MATERIALS LEGEND

BRK1

BRICK VENEER
PATTERN 1

MTL1

ZINC METAL PANEL
BOD: REINZINC

BRK2

BRICK VENEER
PATTERN 2

MTL2

METAL PANEL
BOD: BERRIDGE



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ENGLEWOOD, CO 80112
(720) 633-0219
MCLEARY@SSDENG.COM
ATTN: MICHAEL CLEARY, P.E.

MOUNTAIN VIEW FIRE RESCUE - STATION #14

BUILDING ELEVATIONS



REVISIONS		Description	Date	By
		PLANNING 1ST SUBMITTAL	12/16/24	MDC
DRAWN		AS		
CHECKED		MDC		
DESIGNED		MDC		
JOB NO.		2324-001		
SCALE		1" = 30'		
DATE		DECEMBER 16, 2024		
SHEET		A1.02		

MOUNTAIN VIEW FIRE RESCUE - STATION #14

SITE PLAN

LOT 2, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

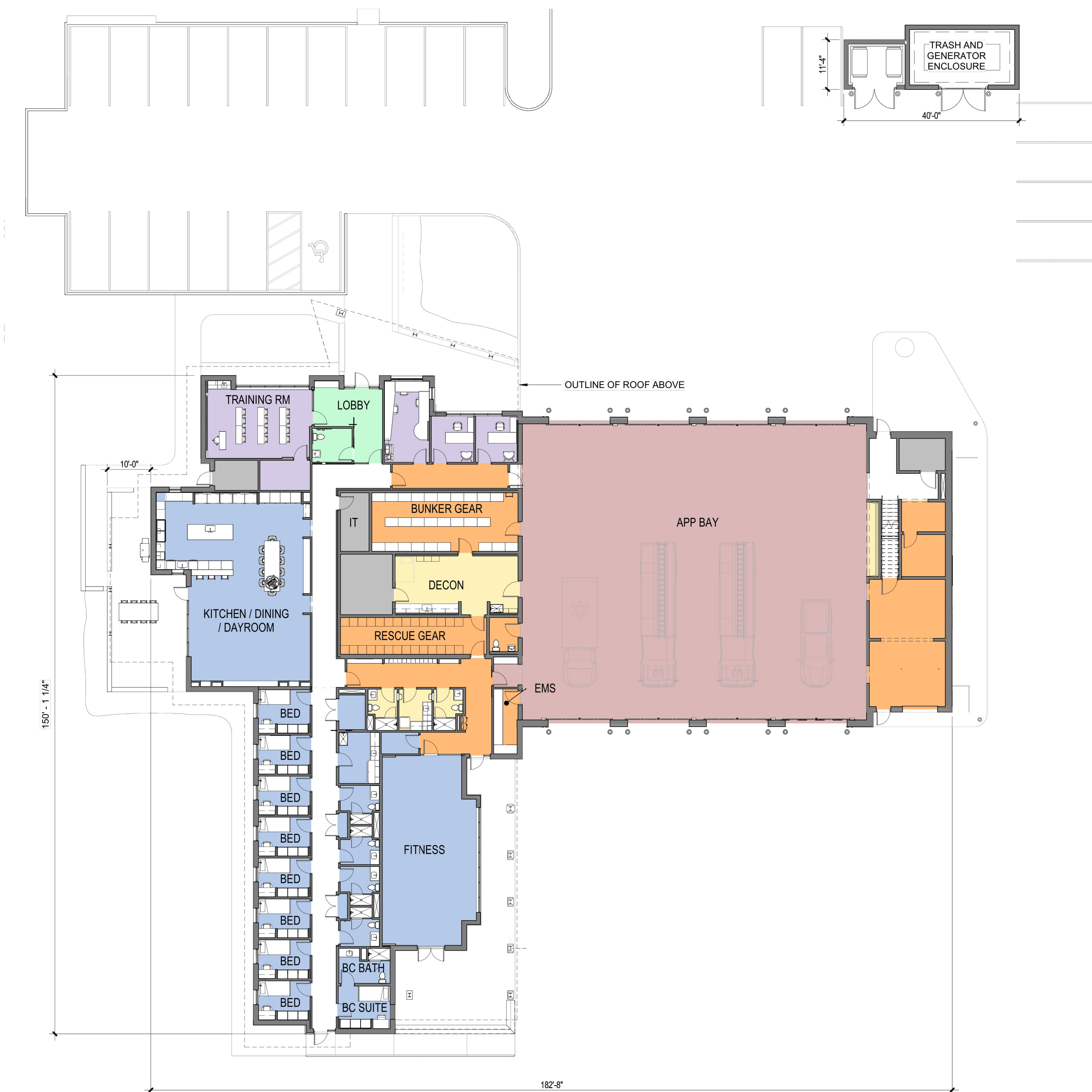
LOCATED WITHIN THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
MEAD, CO



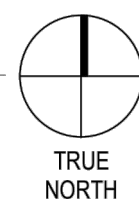
CONTACT INFORMATION
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SUITE 8-101
ENGLEWOOD, CO 80112
(720) 633-0219
MCLEARY@SSDENG.COM
ATTN: MICHAEL CLEARY, P.E.

MOUNTAIN VIEW FIRE RESCUE - STATION #14

ARCHITECTURAL FLOOR PLAN



1 OVERALL FLOOR PLAN
1/16" = 1'-0"



REVISIONS	
Description	Date
PLANNING 1ST SUBMITTAL	12/16/24
By: MDC	
Drawn: AS	
Checked: MDC	
Designed: MDC	
Job No: 2324-001	
Scale: 1" = 30'	
Date: DECEMBER 16, 2024	

SHEET
A1.03

MINOR SUBDIVISION PLAT
LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT
A REPLAT OF TRACT B, LIBERTY RANCH FILING NO. 2, 2ND AMENDMENT
NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE
6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
TOTAL ACRES 32.65; 3 LOTS; 3 TRACTS

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED [S] [ARE] THE OWNER(S) OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED HEREIN, AND BY THIS MINOR PLAT, AS APPLICABLE: (1) [HAS/HAVE] CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, BLOCKS, TRACTS, STREETS, OR OTHER DESIGNATED PARCELS, AS APPLICABLE, UNDER THE NAME OF [INSERT NAME OF SUBDIVISION]; (2) HEREBY DEDICATE(S) AND GRANT(S) UNTO THE TOWN SUCH EASEMENTS AS ARE DEPICTED OR BY NOTE OR NOTATION REFERENCED HEREON (EXCEPT THOSE OF PRIOR RECORD), FOR THE USES AND PURPOSES SO INDICATED, EITHER DIRECTLY OR THROUGH APPLICABLE SERVICE PROVIDERS, ALONG WITH THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSE NAMED ON THE EASEMENT, INCLUDING AS APPLICABLE THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND/OR FACILITIES OR SERVICES CONSISTENT WITH THE EASEMENT'S PURPOSE; AND (3) ACKNOWLEDGE(S) THE FOLLOWING: A) THE TOWN DOES NOT ACCEPT ANY DUTY OF MAINTENANCE OF THE EASEMENTS, OR OF IMPROVEMENTS IN THE EASEMENTS THAT ARE NOT OWNED BY THE TOWN, AND FURTHER RESERVES ITS RIGHTS TO REMOVE OR REQUIRE THE OWNER(S) TO REMOVE, AT THE EXPENSE OF THE OWNER(S), ANY OBJECTS IN THE EASEMENTS THAT INTERFERE WITH THEIR USE AND ENJOYMENT FOR THEIR INTENDED PURPOSE; B) THE RIGHTS GRANTED TO THE TOWN BY THIS PLAT INURE ALSO TO THE BENEFIT OF ITS AGENTS, LICENSEES, PERMITTEES AND ASSIGNS; C) 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 D) 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.

TRACT B, LIBERTY RANCH FILING NO. 2, 1ST AMENDMENT AS MODIFIED BY LIBERTY RANCH FILING NO. 2, 2ND AMENDMENT, LOCATED WHOLLY WITHIN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

THUS-DESCRIBED MINOR PLAT CONTAINS 32.65 ACRES (±1,422,018 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] [WE] HAVE HEREUNTO SET [MY] [OUR] HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 20__.

TOWN OF MEAD, A COLORADO MUNICIPAL CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____, AS _____ OF _____, A _____.

WITNESS MY HAND AND SEAL: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

TRACT B, LIBERTY RANCH FILING NO. 2, 1ST AMENDMENT AS MODIFIED BY LIBERTY RANCH FILING NO. 2, 2ND AMENDMENT, LOCATED WHOLLY WITHIN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

FLOODPLAIN STATEMENT:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MEAD, STATE OF COLORADO, COMMUNITY PANEL NO. 08123C1860E AND 08123C1880E, EFFECTIVE DATE OF JANUARY 20, 2016

BASIS OF BEARINGS:

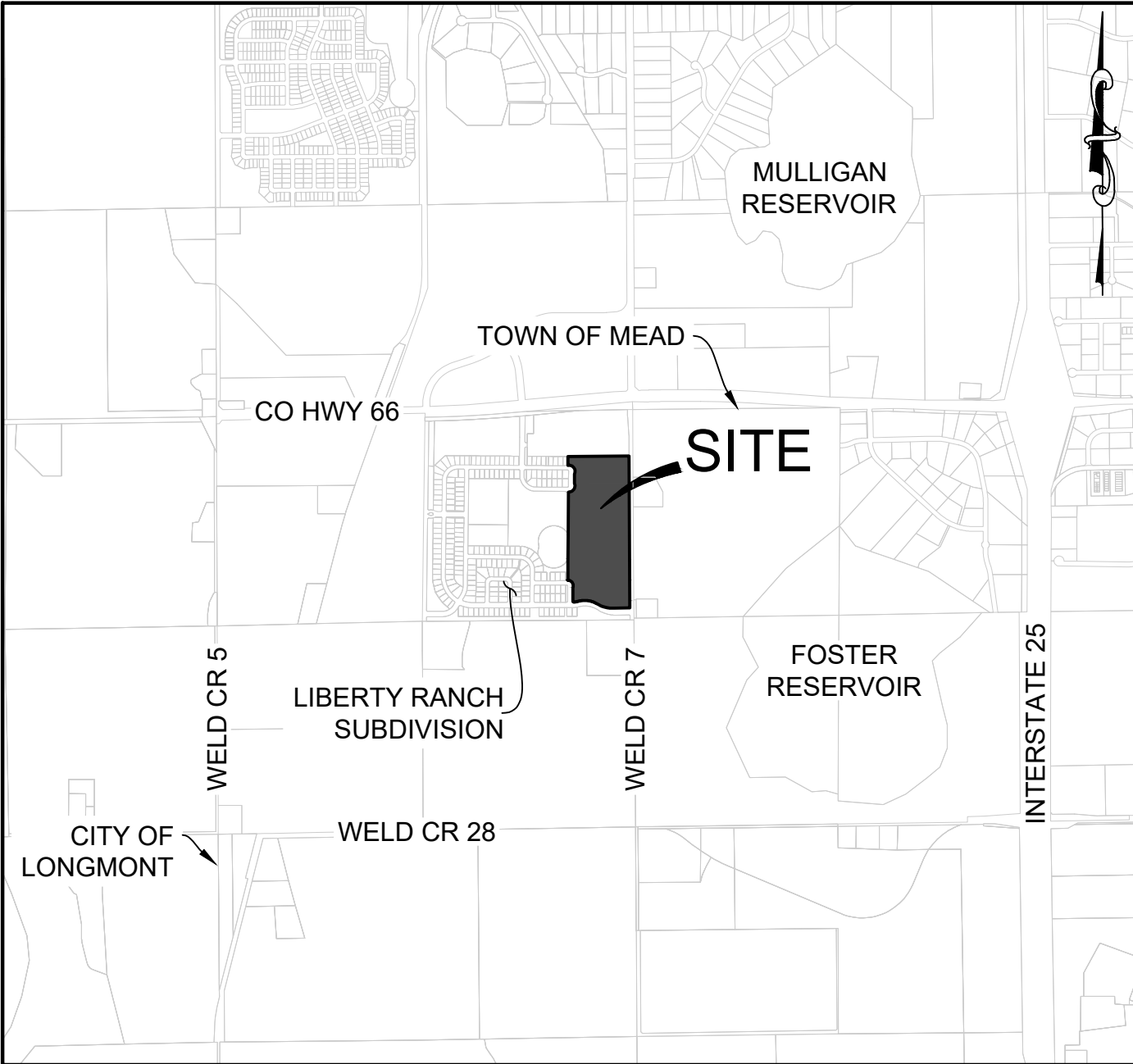
ALL BEARINGS ARE BASED ON THE MEASURED EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, BEING S00°22'45"E, A DISTANCE OF 2,651.22' (GRID) FROM THE NORTHEAST CORNER OF SAID SECTION, BEING A 2" ALUMINUM CAP, MARKED PLS 23500 TO THE EAST QUARTER OF SAID SECTION, BEING A 2" ALUMINUM CAP, MARKED LS 18475

BENCHMARK:

ELEVATIONS ARE BASED UPON THE NAVD 88 DATUM AND TWO SECTION CORNER MONUMENTS SERVE AS CONTROL POINTS:

NE CORNER SEC 28 E1/4 CORNER OF SEC. 28.
N: 1317605.54 N: 1314954.37
E: 3140115.55 E: 3140133.09
ELEV.(NAVD88) : 5010.67 ELEV.(NAVD88): 4977.85

HORIZONTAL DATUM : COLORADO STATE PLANE NORTH ZONE, US SURVEY FEET (MEASURED AT GRID)



VICINITY MAP
SCALE: 1" = 2000'

OWNER(S):	TOWN OF MEAD 441 THIRD STREET MEAD, CO 80542
APPLICANT(S):	MOUNTAIN VIEW FIRE PROTECTION DISTRICT 3561 N STAGECOACH ROAD LONGMONT, CO 80504 CONTACT: FIRE CHIEF DAVE BEEBE (303) 772-0710
	HIGH PLAINS LIBRARY DISTRICT 2650 W 29TH STREET GREELEY, CO 80631 CONTACT: DR. MATTHEW HORTT (970) 506-8563
CIVIL ENGINEER:	STRATEGIC SITE DESIGNS, LLC. 88 INVERNESS CIRCLE EAST B101 ENGLEWOOD, CO 80112 CONTACT: MICHAEL CLEARY, PE (720) 633-0219
TRAFFIC:	STRATEGIC SITE DESIGNS, LLC. 88 INVERNESS CIRCLE EAST B101 ENGLEWOOD, CO 80112 CONTACT: CHRIS PERDUE, PE (303) 481-8938
LANDSCAPE ARCHITECT:	STACKLOT 5639 S CURTICE ST LITTLETON, CO 80120 CONTACT: STEVE WEINS (303) 883-2735
SURVEYOR:	GEOVISTA SURVEY AND MAPPING 88 INVERNESS CIRCLE EAST B101 LITTLETON, CO 80112 CONTACT: GEORGE PRIEN, PLS (303) 549-5903

NOTES:

- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE SATUTE 18-4-508, C.R.S.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNTIED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- MINOR PLATS ARE REQUIRED TO INCORPORATE REQUIREMENTS OF THE "PRE-DEVELOPMENT INTERGOVERNMENTAL AGREEMENT FOR TRACT B - LIBERTY RANCH"
- EASEMENTS ARE DEDICATED TO THE TOWN OF MEAD FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCo) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCo AN EASEMENT ON ITS STANDARD FORM.

TRACT/LOT	AREA (S.F. ±)	AREA (AC. ±)	USE	OWNERSHIP	LAND USE PERCENTAGE
TRACT A	286,235.31	6.57	OGOA	TOWN OF MEAD	20.13
TRACT B	356,800.82	8.19	PARK / RECREATION	TOWN OF MEAD	25.09
TRACT C	189,311.76	4.35	OGOA	TOWN OF MEAD	13.31
TOTAL TRACTS:	832347.89	19.11	-	-	-
LOT 1	130,387.54	2.99	PUBLIC LIBRARY	HIGH PLAINS LIBRARY DISTRICT	9.17
LOT 2	138,650.83	3.18	POLICE STATION	TOWN OF MEAD	9.75
LOT 3	134,379.32	3.08	FIRE STATION	MOUNTAIN VIEW PROTECTION DISTRICT	9.45
TOTAL LOT (3):	403,417.69	9.26	-	-	-
TOTAL R.O.W. AREA:	186252.13	4.28	-	-	-
TOTAL SITE AREA:	1,422,017.71	32.65	-	-	-

SURVEYOR'S CERTIFICATE:

I, ANTHONY L. KNEIVEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MINOR PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS MINOR PLAT (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)
ANTHONY L. KNEIVEL, PLS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38157
FOR AND ON BEHALF OF GEOVISTA SURVEY AND MAPPING
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80012

TOWN ENGINEER CERTIFICATE.

THE MINOR PLAT SHOWN HEREON HAS BEEN REVIEWED BY THE TOWN ENGINEER AND APPROVED AS TO FORM THIS ____ DAY OF _____, 20__.

TOWN ENGINEER

PLANNING COMMISSION CERTIFICATE.

RECOMMENDED BY THE MEAD PLANNING COMMISSION FOR APPROVAL THIS ____ DAY OF _____, 20__.

CHAIRMAN

SECRETARY

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL:

THE MINOR PLAT SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF MEAD STAFF, WITH SUBMITTAL THEREAFTER TO THE BOARD OF TRUSTEES FOR ACCEPTANCE BY ORDINANCE, THIS ____ DAY OF _____, 20__.

TOWN MANAGER

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES.

THE MINOR PLAT 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__, AND RECORDED ON _____, AS RECEPTION NO. _____, IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF MEAD, COLORADO. THE DEDICATIONS, IF ANY, OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PARKS, OPEN SPACES, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE SUBDIVISION IMPROVEMENT AGREEMENT.

THIS ACCEPTANCE OF THE MINOR PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

MAYOR

ATTTEST:

TOWN CLERK

LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

COVER SHEET

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST
SUITE B-101
ENGLEWOOD, CO 80112
GEOVISTA SURVEY AND MAPPING
(720) 206-6931
CPERDUE@GEOVISTA.COM
ATTN: CHRIS PERDUE, P.E., M.B.A.

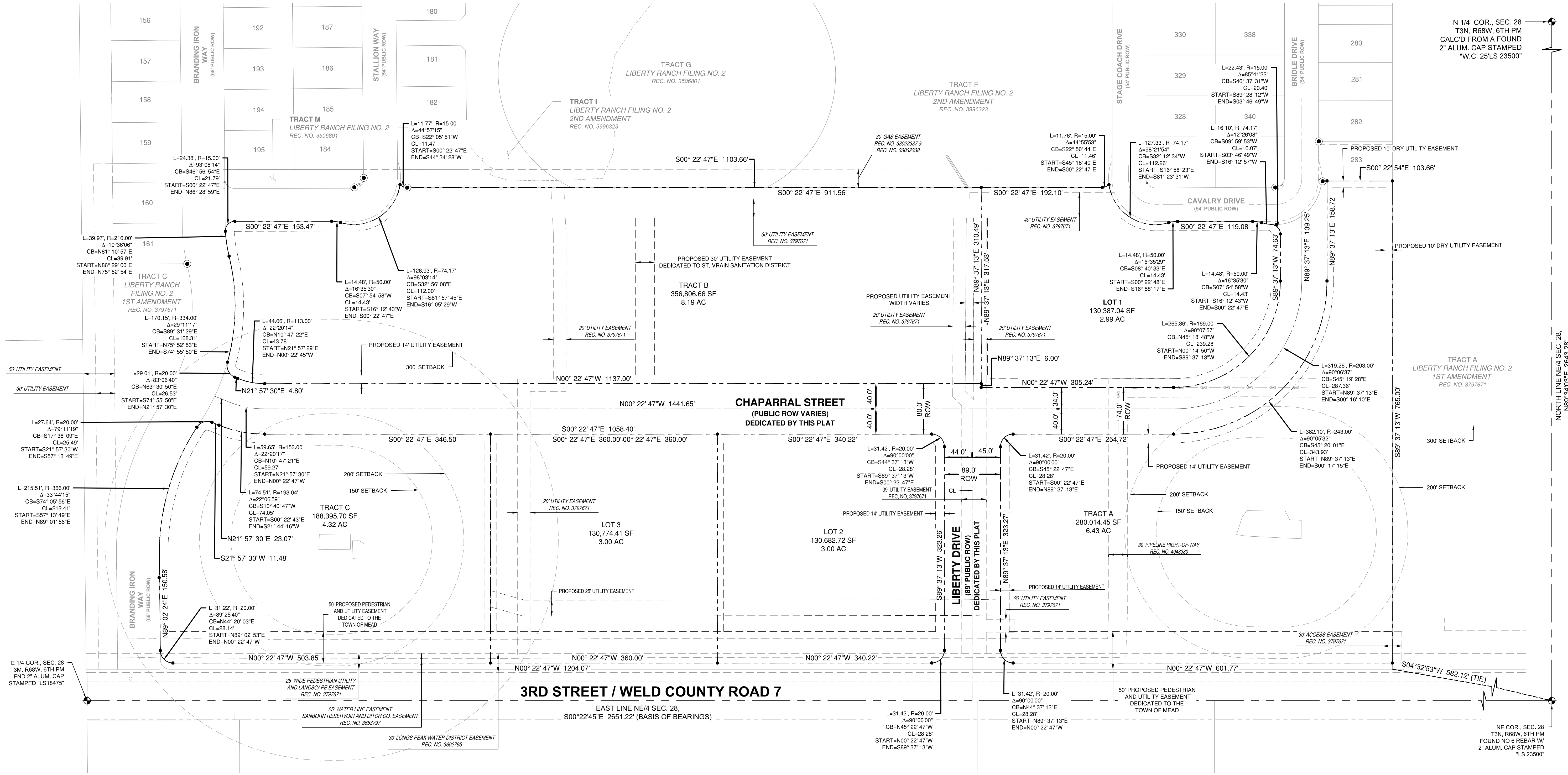
JOB NO. P-2023.023

DATE 1/29/2024

SHEET SHEETS

1 2

MINOR SUBDIVISION PLAT
LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT
A REPLAT OF TRACT B, LIBERTY RANCH FILING NO. 2, 2ND AMENDMENT
NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE
6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
TOTAL ACRES 32.65; 3 LOTS; 3 TRACTS



LEGEND

- PLSS MONUMENTATION FOUND AS DESCRIBED
- FOUND 5/8" REBAR WITH 1-1/4" ORANGE CAP MARKED "AZTEC PLS 33204"
- SET 5/8" REBAR WITH SURVEY CAP MARKED PLS 38157
- SITE BOUNDARY LINE
- LOT AND TRACT BOUNDARY LINE
- EASEMENT LINE
- CENTERLINE

BASIS OF BEARINGS:

ALL BEARINGS ARE BASED ON THE MEASURED EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, BEING S00°22'45"E, A DISTANCE OF 2,651.22' (GRID) FROM THE NORTHEAST CORNER OF SAID SECTION, BEING A 2" ALUMINUM CAP, MARKED PLS 23500 TO THE EAST QUARTER OF SAID SECTION, BEING A 2" ALUMINUM CAP, MARKED LS 18475

BENCHMARK:

ELEVATIONS ARE BASED UPON THE NAVD 88 DATUM AND TWO SECTION CORNER MONUMENTS SERVE AS CONTROL POINTS:

NE CORNER, SEC 28 N: 1317605.54 E: 3140115.55 ELEV.(NAVD88): 5010.67
E1/4 CORNER OF SEC. 28 N: 1314954.37 E: 3140133.09 ELEV.(NAVD88): 4977.85

HORIZONTAL DATUM: COLORADO STATE PLANE NORTH ZONE, US SURVEY FEET (MEASURED AT GRID)

FLOODPLAIN STATEMENT:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MEAD, STATE OF COLORADO, COMMUNITY PANEL NO. 08123C1860E AND 08123C1880E, EFFECTIVE DATE OF JANUARY 20, 2016

EASEMENT NOTES:

EASEMENTS ARE GRANTED AND CONVEYED AS FOLLOWS:

UTILITY AND PEDESTRIAN EASEMENTS SHOWN HEREON AS PROPOSED ARE PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF LANDSCAPING AND OF UTILITIES INCLUDING, BUT NOT LIMITED TO, SANITARY AND STORM SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE COMMUNICATION SERVICE.

ALL CROSSINGS OF MUNICIPAL STREETS BY OIL AND GAS FLOW LINES OR GATHERING LINES ARE TO BE AT RIGHT ANGLES AND THE LINES SHALL BE ENCASED AND BURIED AS PROVIDED BY 49 CFR PART 192.

EXISTING ZONING WITHIN SITE AND ADJACENT AREA IS RESIDENTIAL SINGLE FAMILY-4 (RSF-4)

LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

PLAT

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST
SUITE B-101
ENGLEWOOD, CO 80112
(720) 200-6031
CPERD@SSDENGINEERING.COM
ATTN: CHRIS PERDUE, P.E., M.B.A.

JOB NO. P-2023.023

DATE 1/29/2024

SHEET SHEETS

1 2

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1079**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, CONDITIONALLY APPROVING
THE MOUNTAIN VIEW FIRE PROTECTION DISTRICT
STATION #14 CONDITIONAL USE PERMIT APPLICATION**

WHEREAS, the Town of Mead (“Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (“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 16-3-120 of the MMC, following review of a conditional use permit by the Town of Mead Planning Commission, and recommendation to the Board of Trustees regarding same, the Board shall approve, approve with conditions, or deny a conditional use permit application; and

WHEREAS, the Mountain View Fire Protection District (“Applicant”) previously submitted an application for the Fire Station #14 Conditional Use Permit (the “Application”) in order to operate a fire station on the approximate three (3) acre property to be platted as Lot 2, Liberty Ranch Filing No. 2, 3rd Amendment in the Town of Mead, Colorado (the “Fire Lot”), generally located south of Highway 66, and west of Weld County Road 7; and

WHEREAS, a copy of the Application is attached to this Ordinance as **EXHIBIT 1** and is incorporated by reference; and

WHEREAS, the Fire Lot is located on a portion of Tract B, Liberty Ranch Filing No. 2, Second Amendment, recorded with the County of Weld Clerk and Recorder, State of Colorado at Reception No. 3996323, and which consists of 32.69 acres, more or less (the “Property”); and

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

WHEREAS, the proposed use of the Fire Lot for Applicant’s fire station is consistent with the Liberty Ranch, Tract B, Municipal Facilities Master Site Plan (the “Master Plan”) approved by the Board of Trustees by Resolution No. 44-R-2023 dated July 10, 2023; and

WHEREAS, the Master Plan contemplates the future use of the Property for a fire station, library, police station, and recreational fields with concession buildings; and

WHEREAS, the proposed use of the Fire Lot for the Applicant’s fire station is also consistent with that certain Pre-Development Intergovernmental Agreement for Tract B – Liberty Ranch by and among the Town, the Applicant, and the High Plains Library District dated October 1, 2024 (the “Pre-Development IGA”); and

WHEREAS, in accordance with Section 16-3-120 of the MMC, the Planning Commission held a duly noticed public hearing on April 16, 2025, to review and consider the Application; and

WHEREAS, following the conclusion of the April 16, 2025 public hearing, the Planning Commission adopted Resolution No. 05-PC-2025 (“Planning Commission Resolution”) recommending conditional approval of the Application to the Board; and

WHEREAS, a copy of each of the Application, Master Plan, Pre-Development IGA and Planning Commission Resolution were provided to the Board and are on file with the Town's Community Development Department; and

WHEREAS, the current zoning for the Property, Residential single-family (RSF-4), allows fire stations as a conditional use; and

WHEREAS, the Board of Trustees has reviewed the Application and other materials distributed to the Board by Town staff at or prior to the April 28, 2025 meeting and public hearing, including but not limited to the Master Plan, the Pre-Development IGA, the Planning Commission Resolution and the *Agenda Item Summary* prepared by Town staff related to the Application, and desires to conditionally approve the Conditional Use Permit requested in the Application consistent with the conditions set forth in this Ordinance.

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

Section 1. Recitals Incorporated. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

Section 2. The Board of Trustees finds that the public hearing on the Application was conducted and concluded in accordance with Section 16-3-120 of the MMC.

Section 3. The Board of Trustees approves the Application in the form presented to the Board at the April 28, 2025 regular meeting, based on a determination that all applicable review criteria set forth in Section 16-3-120(d) of the MMC have been satisfied, subject to the following conditions of approval:

- a) The Applicant shall finalize the Conditional Use Permit Map in a form acceptable to Town Staff;
- b) The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Conditional Use Permit Map; and
- c) The Conditional Use Permit Map shall not be recorded unless and until the Town approves the minor subdivision plat for the Property known as Liberty Ranch Filing No. 2, 3rd Amendment, a replat of Tract B, Liberty Ranch Filing No. 2, 2nd Amendment, Town of Mead, State of Colorado, creating the approximate 3.0-acre parcel known as Lot 2 (the Fire Lot) ("Minor Subdivision Plat"). The Conditional Use Permit approval shall be conditioned upon approval of the Minor Subdivision Plat.
- d) The Conditional Use Permit Map shall not be recorded unless and until the Town approves the site plan for the Fire Lot ("Fire Lot Site Plan"). The Conditional Use Permit shall be conditioned upon approval of the Fire Lot Site Plan and the Conditional Use Permit Map shall be consistent with the Fire Lot Site Plan.
- e) The Conditional Use Permit Map shall also not be recorded unless and until the Town and the Applicant have mutually executed that certain Public Improvements Agreement for the Property (the combined subdivision improvements agreement / site plan agreement contemplated by the Pre-Development IGA) (the "Public Improvements Agreement").

Section 4. Effective Date. This Ordinance shall be published and become effective as provided by law.

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.

Section 7. Certification. The Town Clerk shall certify to the passage of this Ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED AND ADOPTED THIS 28TH DAY OF APRIL, 2025.

ATTEST:

By: 

Mary E. Strutt, MMC, Town Clerk



TOWN OF MEAD:

By: 

Colleen G. Whitlow, Mayor

EXHIBIT 1
Conditional Use Permit Application
[attached]

April 4, 2025

Jason Bradford, Community Development Director
Town of Mead
441 Third Street
Mead, CO 80542

Via electronic mail to: jbradford@townofmead.org

Dear Mr. Bradford:

My office, acting as authorized representative of the Mountain View Fire Protection District ("MVFPD") and the High Plains Library District (together, the "Districts"), has submitted applications for a minor subdivision plat and site plans with the Town of Mead ("Town") for certain property described as Tract B, Liberty Ranch Filing No. 2, 2nd Amendment in the Town of Mead, Colorado ("Property"), intended to be developed by the Districts in accordance with both the Municipal Facilities Master Site Plan ("Master Plan") approved by the Town Board on July 10, 2023 by Resolution No. 44-R-2023 and the terms and conditions of that certain Pre-Development Intergovernmental Agreement between the Town and the Districts dated October 1, 2024 ("Pre-Development IGA").

MVFPD desires that the site plan application for the Property additionally serve as the application for a conditional use permit (the "CUP Application") for the Fire Lot (as that term is defined in the Pre-Development IGA) in accordance with *Mead Municipal Code* ("MMC") Section 16-3-120, in order to promote ongoing governmental efficiency and cooperation.

MVFPD additionally desires that any and all application fees associated with the CUP Application be waived, consistent with the application fee waiver set forth in Section 3.a) of the Pre-Development IGA.

Thank you in advance for approving this request. The Districts look forward to continuing to work with the Town's Community Development staff toward approval of the CUP Application, minor subdivision plat and site plans.



Michele Gutierrez
Wember, Inc.



Agenda Item Summary

Agenda Date: 5/12/2025

Subject: Ordinance No. 1082 - An Ordinance of the Town of Mead, Colorado, Conditionally Approving the High Plains Library District - Mead Library Site Plan Application

Presented by: Jason Bradford

Summary:

In accordance with Section 16-4-100 (Site Plan review process) of the Mead Municipal Code (the “MMC”), the High Plains Library District (the “Applicant” or “District”), is seeking approval of a Site Plan application (the “Site Plan”) (ATTACHMENT 2) to construct a library (the “Library”) on Lot 1, Liberty Ranch, Filing No. 2, 3rd Amendment (the “Library Lot”). The minor subdivision plat creating the Library Lot was conditionally approved by the Board of Trustees on April 28, 2025 (the “Minor Subdivision Plat”). A copy of the Minor Subdivision Plat is attached to this Agenda Item Summary (“AIS”) as ATTACHMENT 5.

MMC Section 16-4-100(b)(9) requires that the Site Plan be presented to the Board of Trustees for final adoption by ordinance. The Site Plan review process is intended to ensure the Site Plan complies with all applicable Town regulations.

Ordinance No. 1082 (the “Ordinance” or “Site Plan Ordinance”) conditionally approves the Site Plan. A copy of the Ordinance is attached to this Agenda Item Summary as ATTACHMENT 1.

Background:

The Library Lot is currently zoned Residential Single-Family District (RSF-4). The proposed public library is an allowed (“A”) use in the RSF-4 zone district.

The Library Lot is included within the boundaries of Tract B, Liberty Ranch Filing No. 2, Second Amendment, recorded with the Weld County Clerk and Recorded at Reception No. 3996323 (the “Property”). The Town is the current record owner of the Property.

In July of 2022, the Board of Trustees awarded a professional services agreement to OZ Architecture to develop a master site plan for the Property. The Master Plan was approved by the Board of Trustees on July 10, 2023, through adoption of Resolution No. 44-R-2023 (ATTACHMENT 3). The Master Plan identifies the Property as a suitable location for potential public uses, including a public library. The Board

subsequently approved the Pre-Development Intergovernmental Agreement for Tract B – Liberty Ranch (the “Pre-Development IGA”) (ATTACHMENT 4), which provides that the Town, the Mountain View Fire Protection District, and Library District shall work to effectuate the Master Plan, including the approval of the Site Plan for the Library Lot. The Library District has submitted a Site Plan application for the Library Lot, in accordance with the Master Plan.

Section 6.c) of the Pre-Development IGA contemplates that the Town shall convey the Library Lot to the Library District by bargain and sale deed (the “Conveyance Deed”) upon the Town approval of the Site Plan for the Library Lot and execution by the Town and the Library District of the Public Improvements Agreement for the Library Lot (the combined SIA/SPA agreement authorized by the Pre-Development IGA) (the “Public Improvements Agreement”).

The Conveyance Deed will be in the form required by Section 6 of the Pre-Development IGA, including the right-of-entry language contemplated by Section 6.d), specifically setting forth the “Library BP Condition” and the “Library TCO Condition” (as those terms are specifically set forth in the Pre-Development IGA).

As set forth above, the Ordinance conditionally approves the Site Plan. Specifically, the Ordinance approves the Site Plan subject to the following three (3) conditions:

1. That the Applicant resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Site Plan;
2. That the Applicant pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Site Plan application, in accordance with the terms and conditions of the Pre-Development IGA; and
3. That the Applicant execute a public improvements agreement for the Library Lot in a form approved by the Town Attorney, prior to recordation of the Site Plan.

The Ordinance also:

1. Approves the form of the Public Improvements Agreement by and between the Town and the Library District, and authorizes Town Manager to execute the Public Improvements Agreement on behalf of the Town once in final form;
2. Authorizes the Mayor to sign the Site Plan on behalf of the Town, and the Town Clerk to attest the signature of the Mayor on the Site Plan, upon

- satisfaction of all conditions set forth in the Ordinance;
3. Authorizes the conveyance of the Library Lot to the Library District in accordance with the terms of the Pre-Development IGA (and consistent with Ordinance No. 1069 dated September 30, 2024) (reference ATTACHMENT 6 to this AIS);
 4. Authorizes the Mayor to execute and the Town Clerk to attest the Conveyance Deed for the Library Lot following the date on which:
 1. the Town Manager in consultation with the Town Attorney has confirmed compliance with the conditions for closing in the Pre-Development IGA, and
 2. the Town Attorney has approved the final form of Conveyance Deed.
 5. Authorizes the Mayor, Mayor Pro Tem, and Town Manager to execute any other documents necessary to finalize the conveyance of the Library Lot to the Library District following the review and approval of such documents as to form by the Town Attorney; and
 6. Establishes the specific “recording order” for the various documents to be recorded in the Weld County real property records pertaining to the Library Lot, following satisfaction of all conditions set forth in Section 2 and Section 5 of the Ordinance.

Review Criteria and Analysis:

The Site Plan shows a well-designed traffic circulation and parking plan. Adequate parking is provided for Library District staff as well as guests/patrons of the proposed public library. The Site Plan shows 34 parking spaces and two (2) accessible spaces and eight (8) bicycle spaces, which exceeds the minimum required 28 parking spaces and one (1) bicycle space. Access to the site will come from Chaparral Street (to be constructed alongside the library), providing a well-designed traffic circulation pattern across the Library Lot.

The Site Plan meets or exceeds all design requirements including setbacks that exceed the minimum required setbacks, high-quality architecture and landscaping, screening of trash and other unsightly equipment. More than 60% of the site is dedicated to landscaping, which exceeds the 20% landscaping requirement. The arrangement of the library building provides aesthetically pleasing facades on all sides of the building, especially those sides of the building that face the neighborhood and park. The proposed building is a one-story building that is constructed of high-quality materials and finishes that are compatible with the surrounding area.

The Site Plan demonstrates that proposed lighting levels provide minimum levels on illumination to provide for safety and all fixtures are designed to project light down toward the ground, rather than out in a horizontal pattern. Light levels are near zero lumens at the property lines.

MMC Section 16-4-100(c) sets forth the review criteria that pertain to the review of a site plan. The criteria are set forth below with staff's analysis following in italics.

1. All the information required on a site plan is shown. Staff finds that the Site Plan application includes all required information, maps, drawings, studies, and reports.
2. The lot size and lot dimensions are consistent with what is shown on the approved final plat. Staff finds that the lot size and dimensions are consistent with the approved Minor Subdivision Plat.
3. No buildings or structures infringe on any easements. Staff finds that all structures and buildings are placed outside of all easements.
4. The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans. Staff finds that the site grading and drainage plans comply with the applicable storm drainage criteria.
5. The density and dimensions shown conform with the Town density and dimensional standards or the approved PUD requirements. Staff finds the dimensions and density conform with the RSF-4 zone district dimensional requirements.
6. The applicable provisions of this code have been adequately addressed, and the proposed improvements conform to this code. Staff finds the applicable provisions of the MMC have been adequately addressed and that all proposed improvements conform to the requirements of the MMC.

Financial Considerations:

N/A

Staff Recommendation / Actions Required:

Staff finds that the Site Plan application complies with the MMC and all applicable technical standards. As such, Staff recommends that the Board of Trustees adopt the Ordinance conditionally approving the Site Plan application.

A motion to approve the May 12, 2025 regular meeting consent agenda will approve the Ordinance. If this item is pulled off of the consent agenda for questions or further discussion, Staff

recommends the following motion:

Suggested Motion:

"I move to adopt Ordinance No. 1802 – An Ordinance of the Board of Trustees of the Town of Mead, Colorado, conditionally approving of the High Plains Library District – Mead Library Site Plan Application, based on a finding that the Site Plan satisfies all applicable review criteria of Section 16-4-100 of the Mead Municipal Code, as summarized in the Agenda Item Summary dated May 12, 2025, and further based on a finding that the Site Plan is consistent with both the Master Plan adopted pursuant to Town Resolution No. 44-R-2023 and that certain Pre-Development Intergovernmental Agreement ."

Attachments:

1. Ordinance No. 1082
2. HPLD Mead Library Site Plan
3. Liberty Ranch Filing No 2 Amendment No. 3 - Minor Subdivision Plat
4. Resolution No. 44-R-2023
5. Ordinance No. 1069

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1082**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, CONDITIONALLY APPROVING
THE HIGH PLAINS LIBRARY DISTRICT – MEAD LIBRARY SITE PLAN
(LOT 1, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT)**

WHEREAS, the Town of Mead is authorized to regulate the use and development of land within its jurisdiction, pursuant to Title 31, Article 23, C.R.S., Title 29, Article 20, C.R.S. and the Town's Land Use Code, codified in Chapter 16 of the *Mead Municipal Code* (the "MMC"); and

WHEREAS, the High Plains Library District (the "Applicant"), has submitted to the Town a land use application for a site plan designated as the MEAD LIBRARY SITE PLAN, a copy of which is on file with the Community Development Department and the Town Clerk (the "Site Plan"); and

WHEREAS, the Site Plan concerns the following real property:

LOT 1, LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

consisting of approximately three acres, more or less (the "Library Lot"); and

WHEREAS, the Town is the current fee owner of the Library Lot; and

WHEREAS, pursuant to Ordinance No. 1069 dated September 30, 2024 (the "Prior Ordinance"), the Board of Trustees previously: (a) authorized the conveyance of the Library Lot to the Library District via bargain and sale deed (the "Conveyance Deed") in accordance with the terms and conditions of that certain *Pre-Development Intergovernmental Agreement for TRACT B – Liberty Ranch* dated October 1, 2024 (the "Pre-Development IGA"), (b) authorized the Mayor to execute and the Town Clerk to attest to the Conveyance Deed following the date on which (i) the Town Manager in consultation with the Town Attorney has confirmed compliance with the conditions for closing in the Pre-Development IGA, and (ii) the Town Attorney has approved the final form of Conveyance Deed; and

WHEREAS, the Applicant desires to construct a public library on the Library Lot as envisioned by that certain Liberty Ranch, Tract B, Municipal Facilities Master Plan, approved by the Town Board by Resolution No. 44-R-2023 dated July 10, 2023 (the "Master Plan"); and

WHEREAS, in accordance with Section 16-4-100(b)(8) of the MMC, Town staff has conditionally approved the Site Plan; and

WHEREAS, Section 16-4-100(b)(9) of the MMC requires that the Site Plan be presented to the Board of Trustees for its adoption by ordinance; and

WHEREAS, the Town Board of Trustees has reviewed the Site Plan and has determined that the Site Plan satisfies the site plan review criteria set forth in the MMC; and

WHEREAS, the Board of Trustees has also determined that the Site Plan is consistent with the terms and conditions of the Pre-Development IGA and the Master Plan; and

WHEREAS, pursuant to C.R.S. § 31-15-713(1)(b), the Board is authorized to sell and dispose of real property, by ordinance, held by the Town for purposes other than park purposes or governmental purposes; and

WHEREAS, the Board reaffirms the finding and determination set forth in the Prior Ordinance that the Library Lot is not being used or held by the Town for park purposes or any governmental purposes; and

WHEREAS, the administrative record for this case includes, but is not limited to, the MMC, the Town of Mead Comprehensive Plan, the Master Plan, the Pre-Development IGA, all other applicable ordinances, resolutions and regulations, the staff report/agenda item summary presented to the Board of Trustees, the Site Plan application and all other submittals of the Applicant, the Site Plan, and the recording and minutes of the Board of Trustees meeting at which the Site Plan was considered; and

WHEREAS, the Town Board of Trustees desires to conditionally approve the Site Plan; and

WHEREAS, the Board also desires to reaffirm the finding set forth in the Prior Ordinance that it is in the best interests of the Town and its residents that the Town convey the Library Lot to the Library District, in accordance with the specific terms and conditions set forth in the Pre-Development IGA.

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

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

Section 2. Site Plan Approval. The Site Plan is approved subject to the following conditions:

- a. The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Site Plan; and
- b. The Applicant shall pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Site Plan application, in accordance with the terms and conditions of the Pre-Development IGA; and
- c. The Applicant shall execute a public improvements agreement for the Library Lot in a form approved by the Town Attorney, in accordance with Section 4 of this Ordinance below, prior to recordation of the Site Plan.

Section 3. Execution of Site Plan and Associated Project Documents. The Mayor is hereby authorized to sign the Site Plan on behalf of the Town, and the Town Clerk is hereby authorized to attest the signature of the Mayor on the Site Plan, upon satisfaction of the conditions set forth in Section 2 of this Ordinance above. The Town Manager is hereby authorized to execute letter agreements and easement documents as necessary to effectuate and finalize the Minor Subdivision Plat and Site Plan, including but not limited to the Pipeline Removal and Relocation Agreement with WES DJ GATHERING LLC (as successor to Kerr-McGee Gathering, LLC) ("WES"), Amendment of ROW Grant with WES, easement agreement with Crestone Peak

Resources Operating LLC, and temporary construction easements with the Applicant as necessary for staging, storage, and other construction-related activities on the Library Lot (together, the “Associated Project Documents”). The Town Manager shall be authorized to execute all Associated Project Documents following the review and approval of same by the Town Attorney.

Section 4. Public Improvements Agreement. The Public Improvements Agreement, representing the combined SIA/SPA for the Library Lot authorized by the Pre-Development IGA (the “Public Improvements Agreement”) is hereby approved, in substantially the form presently on file with the Town Clerk. The Town Manager and Town Attorney are authorized to make non-material changes to the Public Improvements Agreement that do not materially increase the Town’s obligations. The Town Manager shall be authorized to execute the Public Improvements Agreement on behalf of the Town once the Public Improvements Agreement has been finalized and executed by an authorized signatory of Applicant.

Section 5. Conveyance of Library Lot to Library District. Consistent with the Prior Ordinance, the Board hereby: (a) authorizes the conveyance of Library Lot to the Library District via the Conveyance Deed in accordance with the terms of the Pre-Development IGA; and (b) authorizes the Mayor to execute and the Town Clerk to attest to the Conveyance Deed for the Library Lot following the date on which (i) the Town Manager in consultation with the Town Attorney has confirmed compliance with the conditions for closing in the Pre-Development IGA, and (ii) the Town Attorney has approved the final form of Conveyance Deed. The Mayor, Mayor Pro Tem, and Town Manager are hereby authorized to execute any other documents necessary to finalize the conveyance of the Library Lot to the Library District following the review and approval of such documents as to form by the Town Attorney.

Section 6. Recordation of Documents. Following satisfaction of all conditions set forth in Section 2 and Section 5 of this Ordinance, and once all documents have been fully executed, Town staff shall record documents in the County Records in the following specific sequential order: (1) Ordinance No. 1078 dated April 28, 2025 (conditionally approving the Minor Subdivision Plat); (2) Minor Subdivision Plat; (3) this Ordinance (conditionally approving the Site Plan); (4) Site Plan; (5) Public Improvements Agreement; and (6) Conveyance Deed. If and to the extent any of the Associated Project Documents set forth above will be recorded in the County Records, the Town Attorney shall confirm any modification to the recording order set forth above (to include the Associated Project Documents) with Town Staff and the Town Clerk. The Applicant shall pay all costs of recording the above-referenced documents in the County Records.

Section 7. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 8. 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 9. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 10. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the ordinance available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED AND ADOPTED THIS 12TH DAY OF MAY, 2025.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

SURVEY CERTIFICATE

I, _____, 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)
FOR AND ON BEHALF OF TRI-STATE SURVEYING, INC

(COLORADO PLS _____)

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL

THE SITE PLAN SHOW HEREON HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF MEAD STAFF, WITH SUBMITTAL THEREAFTER TO THE BOARD OF TRUSTEES FOR

ACCEPTANCE BY ORDINANCE, THIS _____ DAY _____ OF, 20 _____.

_____ TOWN MANAGER

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THE 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:

_____ TOWN CLERK

TOWN ENGINEER

THE SITE PLAN SHOWN HEREON HAS BEEN REVIEWED BY THE TOWN ENGINEER AN

APPROVED AS TO FROM THIS _____ DAY OF _____, 20 _____.

_____ TOWN ENGINEER

MAINTENANCE GUARANTEE

THE OWNER OF THE PROPERTY SHOWN HEREON ("OWNER") HEREBY WARRANTS AND GUARANTEES TO THE TOWN, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND CONDITIONAL ACCEPTANCE BY THE TOWN OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT OF THE PROPERTY THAT IS THE SUBJECT OF THIS SITE PLAN. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE TOWN OF MEAD MUNICIPAL CODE, SECTION 16-4-130(H) AND THE TOWN'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, AS APPLICABLE AND AS MAY BE AMENDED FROM TIME TO TIME. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OTHER PUBLIC PROPERTIES INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES, AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT.

THE OWNER SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY REQUIREMENTS, AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE TOWN. THE OWNER SHALL ALSO CORRECT AND REPAIR, OR CAUSE TO BE CORRECT AND REPAIRED, ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM DEVELOPMENT—RELATED OR BUILDINGRELATED ACTIVITIES. IN THE EVENT THE OWNER FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE TOWN AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE TOWN SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW. ANY DAMAGES THAT OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE OWNER.

LEGAL DESCRIPTION

LOT 1, TRACT B
LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT
SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 28
TOWNSHIP 3 NORTH
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD,
STATE OF COLORADO.

BASIS OF BEARING

ALL BEARINGS ARE BASED ON THE MEASURED EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, BEING S00°22'45"E, A DISTANCE OF 2,651.22' (GRID) FROM THE NORTHEAST CORNER OF SAID SECTION, BEING A 2" ALUMINUM CAP, MARKED PLS 23500 TO THE EAST QUARTER OF SAID SECTION, BEING A 2" ALUMINUM CAP, MARKED LS 18475

BENCHMARK

NGS BENCHMARK M 329, PID LL02057, NEAR INTERSECTION OF COUNTY ROAD 7 AND HIGHWAY 66. ELEVATION 5010.79

DRAINAGE MAINTENANCE

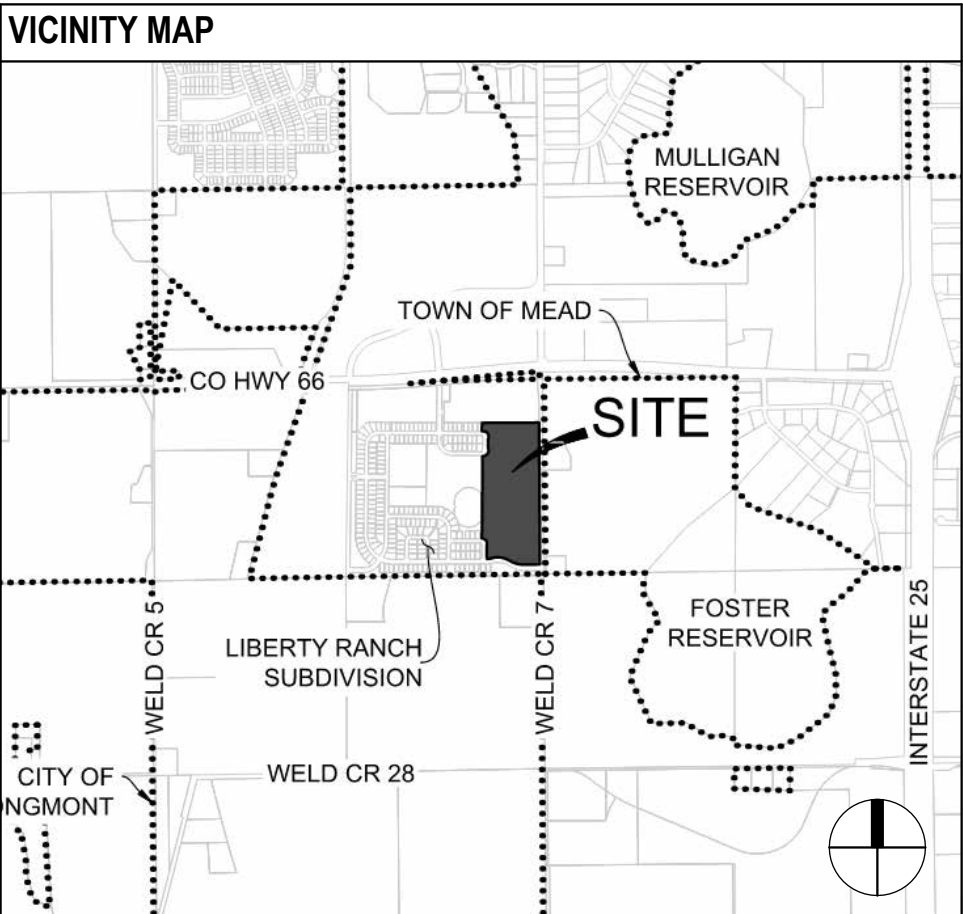
THE OWNER, ITS LEGAL REPRESENTATIVES, HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS IN INTEREST AND ASSIGNS SHALL BE JOINTLY ANDSEVERALLY LIABLE AND RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY AND OPERATIONAL FUNCTIONS OF ALL DRAINAGE FACILITIES LOCATED ON THE PROPERTY SHOWN HEREON UNLESS OTHERWISE SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO PRIVATE DRAINAGE FACILITIES AND PUBLIC AND PRIVATE DRAINAGE EASEMENTS. IN THE EVENT THE OWNER FAILS 10 CORRECTLY MAINTAIN OR REPAIR ANY SUCH DRAINAGE FACILITIES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID CORRECTIONS/REPAIRS TO SAID DRAINAGE FACILITIES MAY BE COMMENCED AND COMPLETED BY THE TOWN AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE TOWN SHALL HAVE THE PERPETUAL LEGAL RIGHT TO ACCESS THE DRAINAGE FACILITIES ON THE PROPERTY SHOWN HEREON IN ORDER TO COMMENCE AND COMPLETE SAID CORRECTIONS/REPAIRS. THE TOWN SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW.

STATISTICAL INFORMATION			
CODE CRITERIA	CODE REQUIRED / ALLOWED	DEVELOPMENT PROVIDED	CODE REFERENCES (AS APPLICABLE)
ZONE DISTRICT	RSF-4	RSF-4	
USES	SINGLE FAMILY, PARKS, OPEN SPACE, PUBLIC BUILDING	PUBLIC BUILDING, ADMINISTRATIVE USE	16 - 3 - 30.a.1.c & 16 - 3 - 40 TABLE 3.1
GROSS PROJECT LAND AREA		N/A	
LAND DEEDED FOR RIGHT-OF-WAY		N/A	
NET LAND AREA (POST ROW DEDICATIONS)			
SITE COVERAGE			
STRUCTURES		13,715 SF	10%
PARKING, DRIVES, SIDEWALK, GRAVEL LOT		39,500 SF	30%
LANDSCAPED AREA		76,336 SF	60%
TOTAL		131,551	100%

BUILDING	CODE REQUIRED / ALLOWED	DEVELOPMENT PROVIDED	CODE REFERENCES (AS APPLICABLE)
HEIGHT:	60' - 0"	33' - 6"	16 - 3 - 30.a.2.b & 16 - 3 - 40 TABLE 3.1 & 16 - 3 - 90.h.1
MAX LOT COVERAGE	50%	10%	16 - 3 - 80 TABLE 3 - 3
IMPERVIOUS SURFACES = 13,715 = 10% NET LAND AREA 131,551			
LEVEL 1	13,715 SF	(EXCLUDES EXTERIOR STAIR/PATIO)	
TOTAL	13,715 SF	GROSS FLOOR AREA	

SETBACKS		CODE REQUIRED / ALLOWED	DEVELOPMENT PROVIDED	CODE REFERENCES (AS APPLICABLE)
BUILDING				
NORTHEAST	CHAPARRAL	FRONT	180' - 0" FT	16 - 3 - 80 TABLE 3 - 3
SOUTHEAST	CHAPARRAL	SIDE	28' - 3" FT	
SOUTHWEST	PARK	REAR	99' - 9" FT	
NORTHWEST	STAGECOACH	SIDE	151' - 10" FT	16 - 3 - 80 TABLE 3 - 3
			48' - 5" FT	
PARKING				
NORTHEAST	CHAPARRAL	FRONT	30 FT	16 - 2 - 150.c.2.b
SOUTHEAST	CHAPARRAL	SIDE	30 FT	16 - 2 - 150.c.2.b
SOUTHWEST	LIBRARY	REAR	0' FT	
NORTHWEST	STAGECOACH	SIDE	0' FT	16 - 2 - 150.c.2.b
LANDSCAPE ISLANDS			10 FT WIDE	16 - 2 - 150.c.6.b.6

PARKING & LOADING	CODE REQUIRED / ALLOWED	DEVELOPMENT PROVIDED	CODE REFERENCES (AS APPLICABLE)
STANDARD - 9' - 0" X 18' - 0"	28 *** (1 PER 500 SF)	34	16 - 2 - 90.g TABLE 2.3 & FIGURE2.5
ACCESSIBLE VAN - 8' - 0" X 18' - 0" W/ 8' - 0"	1	1	16 - 2 - 90.e.4 TABLE 2.2 & 16 - 2 - 90.f.2
ACCESSIBLE STD - 8' - 0" X 18' - 0" W/ 5' - 0"	1	1	16 - 2 - 90.e.4 TABLE 2.2 & 16 - 2 - 90.f.1
TOTAL	30	36	16 - 2 - 90.c TABLE 2.1
BICYCLE PARKING (2% OF PARKING PROVIDED)	1	8	16 - 2 - 90.h.1



SITE SPECIFIC NOTES

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED [IS] [ARE] THE OWNER(S) OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS:

LOT 1, TRACT B, LIBERTY RANCH FILING NO.2, 3RD AMENDMENT
SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 28
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF MEAD, COUNTY OF WELD,
STATE OF COLORADO

AND [DO/DOES] HEREBY LAY OUT AND ESTABLISH THIS SITE PLAN OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF MEAD LIBRARY SITE PLAN; AND FURTHER ACKNOWLEDGE(S) THAT:

A) ALL CONDITIONS, TERMS, WARRANTIES, REPRESENTATIONS, 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, UNITED LIABILITY COMPANY, OR CORPORATE ENTITY, AS APPLICABLE, INDICATES THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.

THUS-DESCRIBED SITE PLAN CONTAINS 3.02 ACRES, 131,551 SQUARE FEET, MORE OR LESS, TOGETHER WTH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, [I] [WE] HAVE HEREUNTO SET [MY] [OUR] HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 20 _____.

BY: _____ BY: _____

TITLES: PRESIDENT SECRETARY TREASURER

STATE OF COLORADO

COUNTY OF WELD

THIS FORGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 _____, BY _____, AS _____ OF _____, A _____

WITNESS MY HAND AND SEAL:

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SHEET INDEX	
COVER PAGE	A0.0
SURVEY EXHIBIT	C0.0
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UTILITY PLAN	C2.0
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LANDSCAPE NOTES	L0.0
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PLANTING SCHEDULE	L3.0
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PLANTING PLAN	L3.2
LANDSCAPE PLANTING DETAILS	L5.0
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RTU SIGHT LINES	A2.0
PHOTOMETRIC SITE PLAN	PH-1
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PHOTOMETRIC CUT SHEETS	PH-3
PHOTOMETRIC CUT SHEETS	PH-4

TOWN OF MEAD APPROVAL

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

TOWN ENGINEER _____ DATE _____

OWNER
HIGH PLAINS LIBRARY DISTRICT
2650 W 29th Street
Greeley, CO 80631
970.506.8563

ARCHITECT / INTERIOR DESIGN
STUDIOTROPE DESIGN COLLECTIVE
2942 Welton St.
Denver, CO 80215
303-308-1144

CIVIL ENGINEER
JVA
1675 Larimer Street, Suite 550
Denver, CO 80202
303.444.1952

LANDSCAPE ARCHITECT
FLOW DESIGN COLLABORATIVE
301 W 45th Ave
Denver, CO 80216
970-214-4078

STRUCTURAL ENGINEER
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303.444.1952

MEP ENGINEER
BOWMAN
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Longmont, CO 80501
303.678.1108

LOW VOLTAGE & ACOUSTICS
SM&W
1801 Wewatta Street, Floor 11
Denver, CO 80202
720.482.0770

OWNER'S REPRESENTATIVE
WEMBER
970.402.0382

HPLD Mead Library

13815 CHAPPARAL ROAD
MEAD, CO

PROJECT: _____

PROJECT NO: 2314

ISSUE DATE _____ PHASE / REV NAME _____

COVER PAGE

A0.0

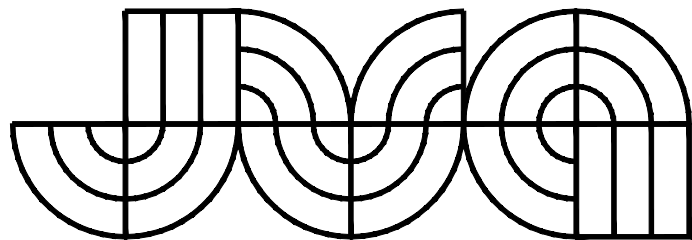
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HPLD MEAD LIBRARY SITE PLAN

LOCATED IN LOT 1 LIBERTY RANCH FILING NO.2, 3RD AMENDMENT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
TOTAL SITE AREA: 3.02 ACRES (131,551 SF)

CONTACTS

OWNER'S REPRESENTATIVE:	WEMBER, INC.	MICHELE GUTIERREZ (720) 760-1680 MGUTIERREZ@WEMBERINC.COM
CIVIL ENGINEER:	JVA, INC. 1675 LARIMER STREET, SUITE 550 DENVER, CO 80202	KENNETH J. CLIFFORD, P.E. (303) 565-4973 KCLIFFORD@JVAJVA.COM
ARCHITECT:	STUDIOTROPE DESIGN COLLECTIVE 2942 WELTON STREET DENVER, CO 802005	JEN JURSNICK (303) 308-1144 JEJ@STUDIOTROPE.COM
LANDSCAPE ARCHITECT:	FLOW DESIGN COLLABORATIVE 303 W 45TH AVENUE DENVER, CO 80216	JAY HENKE (970) 214-4078 JHENKE@FLOWDCLA.COM
STRUCTURAL ENGINEER:	JVA, INC. 1675 LARIMER STREET, SUITE 550 DENVER, CO 80202	DANIELLE ANDERSON (303) 565-4893 DANDERSON@JVAJVA.COM
MECHANICAL ENGINEER:	BOWMAN 323 3RD AVENUE LONGMONT, CO 80501	WALTER SHOUP (720) 853-0150 WSHOUP@BOWMAN.COM

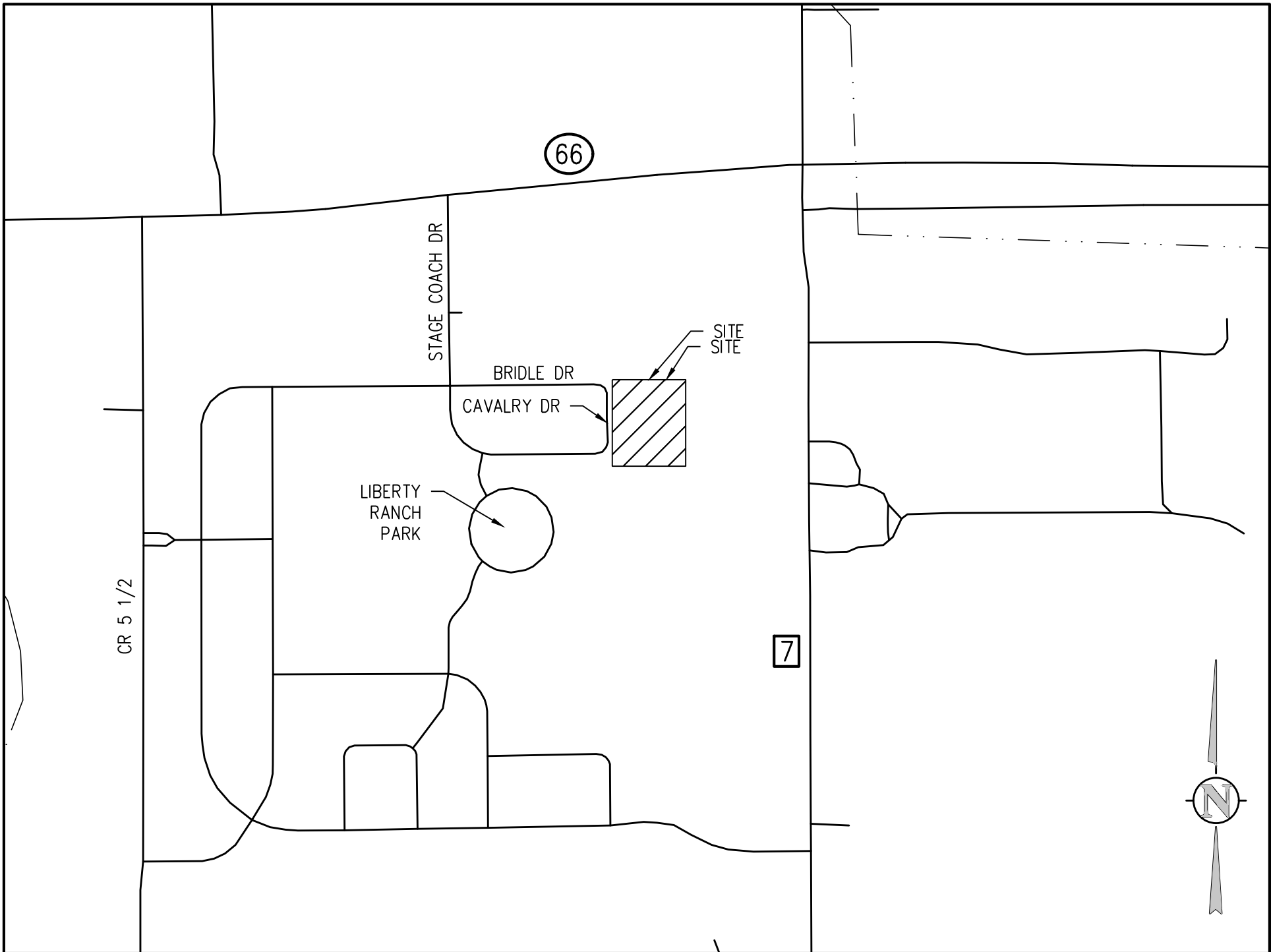


CONSULTING ENGINEERS
JVA, Inc. **1319 Spruce Street**
Boulder, CO 80302 **303.444.1951**
www.jvajva.com
Boulder • Fort Collins • Winter Park
Glenwood Springs • Denver

DRAWING INDEX

SHEET NO.	TITLE
C0.0	COVER SHEET
C0.1	SURVEY EXHIBIT
C1.0	GRADING & DRAINAGE PLAN
C2.0	UTILITY PLAN
C3.0	SITE PLAN
FIG 1	DEVELOPED DRAINAGE PLAN

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



VICINITY MAP
1" = 500'

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

APPROVED BY:

TOWN ENGINEER _____ DATE _____

COVER SHEET

C0.0

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OWNER
HIGH PLAINS LIBRARY DISTRICT
2650 W 29th Street
Greeley, CO 80631
970.506.8563

ARCHITECT / INTERIOR DESIGN
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1801 Wewatta Street, Floor 11
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720.482.0770

OWNER'S REPRESENTATIVE
WEMBER
970.402.0382

PROJECT:

HPLD Mead Library
13815 CHAPPARAL ROAD
MEAD, CO

PROJECT NO: 2314

ISSUE DATE
4/14/2025

PHASE / REV NAME
TOWN OF MEAD RESUBMITTAL

LOCATED IN LOT 1 LIBERTY RANCH FILING NO.2, 3RD AMENDMENT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
TOTAL SITE AREA: 3.02 ACRES (131,551 SF)

TOWN OF MEAD GENERAL NOTES

- [illegible]

TOWN OF MEAD GRADING NOTES

1. CONSTRUCTION SHALL ADHERE TO THE FOLLOWING SEQUENCE UNLESS OTHERWISE SPECIFIED BY THE TOWN ENGINEER: SANITARY SEWER INSTALLATION, WATER MAIN INSTALLATION, CURB AND GUTTER INSTALLATION, WATER SERVICE INSTALLATION.
2. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TESTS SUBMITTED TO THE ENGINEER AND THE TOWN OF MEAD PRIOR TO CONDITIONAL ACCEPTANCE.
3. ALL WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A TOWN REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT ANY WORK WHEN REGARDING CONSTRUCTION DEFECTS, WHICH ARE NOT BEING CORRECTED.
4. DEVELOPER AND BUILDER SHALL REGULARLY PATROL THE PUBLIC LANDS ADJACENT TO THE DEVELOPMENT TO REMOVE CONSTRUCTION DEBRIS AND KEEP THE SITE CLEAN AND SAFE.
5. ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, LATEST EDITION. A COPIES OF THE DESIGN AND CONSTRUCTION SPECIFICATIONS ASSOCIATED WITH CONSTRUCTION OF THIS PROJECT SHALL BE OBTAINED PRIOR TO ANY GRADING BEING PERFORMED ON SITES ONE (1) ACRE OR LARGER IN SIZE. THESE PERMITS CAN BE OBTAINED FROM THE STATE WATER QUALITY CONTROL DIVISION.
6. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTES PRACTICAL PERIOD OF EXPOSURE.
7. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROPER MEASURES TAKEN TO CONTROL EROSION AND SEDIMENT MOVEMENT.
8. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CAUSE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
9. PERMANENT SLOPES SHALL NOT EXCEED 4:1 (H:V) IN AREAS TO BE SEEDDED OR SOODED. RETAINING WALLS SHALL BE REVIEWED AND APPROVED BY SEPARATE APPLICATION TO THE TOWN OF MEAD.
10. THIS EROSION AND SEDIMENT CONTROL PLAN HAS BEEN SUBMITTED TO THE TOWN OF MEAD AND IS IN GENERAL CONFORMANCE WITH THE TOWN OF MEAD EROSION CONTROL STANDARDS. ANY EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEM OR IF THE PROPOSED EROSION CONTROL MEASURES DO NOT FUNCTION ADEQUATELY. THE REQUIREMENTS OF THIS EROSION CONTROL PLAN AND THE OBLIGATION OF THE OWNER SHALL RUN WITH THE LAND UNTIL SUCH TIME AS THE EROSION CONTROL PLAN IS PROPERLY COMPLETED, OFFICIALLY MODIFIED, OR VOIDED.
11. RESPONSIBILITY PARTY IS RESPONSIBLE FOR JET WASHING OR CLEANING OF THE STORM DRAINAGE SYSTEM TO REMOVE ALL SEDIMENT AND DEBRIS PRIOR TO CONSTRUCTION START-UP. RESPONSIBLE PARTY SHALL JET WASH AND CLEAN THE STORM DRAINAGE SYSTEM AGAIN AT THE END OF THE WARRANTY PERIOD PRIOR TO FINAL ACCEPTANCE.

TOWN OF MEAD SANITARY NOTES

1. RESPONSIBLE PARTY TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
2. THE RESPONSIBLE PARTY SHALL NOTIFY THE TOWN A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION OR PRIOR TO RESUMING CONSTRUCTION AFTER A BREAK.
3. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION OUTSIDE DRAINAGE TO OUTSIDE DRAINAGE BETWEEN WATER LINES AND ALL SEWER LINES AND MANHOLES, OR AS APPROVED BY DISTRICT
4. RIM ELEVATIONS SHOWN ARE APPROXIMATE AND SHOULD NOT BE TAKEN AS FINAL. ALL MANHOLES SHALL BE FINAL ADJUSTED AFTER PAVING SUCH THAT THE RIM IS $\frac{1}{4}$ TO $\frac{1}{2}$ INCH BELOW FINISHED ASPHALT. MANHOLES IN UNPAVED AREAS SHALL BE SET SO THAT THE RIM IS 0.5' ABOVE FINISHED GRADE. BURIED MANHOLES ALLOWED IN CULTIVATED FIELDS AS APPROVED BY TOWN ENGINEER. RECORD DRAWINGS (AS-BUILTS) SHALL ANNOTATE FINAL NORTHING/EASTING AND RIM ELEVATION OF ALL BURIED MANHOLES.
5. INVERT (AS-BUILT) DATA SHALL BE COLLECTED BY A LICENSED SURVEYOR ON EACH PIPE INVERT IN A MANHOLE. CENTER OF MANHOLE SURVEYING IS NOT ACCEPTABLE FOR SLOPE CALCULATIONS. RECORD DRAWINGS (AS-BUILTS) MUST DEMONSTRATE CONFORMANCE TO DISTRICT STANDARDS.
6. THE RESPONSIBLE PARTY SHALL HAVE A SET OF APPROVED PLANS ON SITE AT ALL TIMES. THE RESPONSIBLE PARTY SHALL BE RESPONSIBLE FOR RECORDING ACTUAL AS-BUILT DIMENSIONS AND DISTANCES AS WELL AS SERVICE LOCATIONS ON THESE PLANS AND SUBMITTING THEM TO THE ENGINEER FOR PREPARATION OF RECORD DRAWINGS. THESE DRAWINGS SHALL BE KEPT CURRENT AT ALL TIMES.
7. UNDERDRAINS, IF INSTALLED, ARE PRIVATE AND SHALL THE RESPONSIBILITY OF THE DEVELOPER, HOA, OR METRO DISTRICT. ALL UNDERDRAINS SHALL BE INSTALLED BELOW THE SANITARY SEWER AND OFFSET TO THE SIDE. PIPE MATERIAL SHALL BE DIFFERENT COLOR THAN SANITARY SEWER.
8. SERVICE CROSSINGS OF CURB SHALL BE MARKED WITH A CUT "S" IN CURB FACE. PAINT IS NOT ACCEPTABLE. SERVICE SHALL BE EXTENDED INTO THE LOT A MINIMUM OF 10 FEET.
9. RESPONSIBLE PARTY SHALL MARK THE END OF ALL SEWER SERVICES AND MAIN STUBS WITH A CARSONITE COMPOSITE UTILITY MARKER WITH MINIMUM OF FOUR FEET ABOVE GRADE, PAINTED GREEN. GPS LOCATION SHALL BE PROVIDED TO THE TOWN AND DISTRICT.

TOWN OF MEAD STREET NOTES

1. AFTER ANY OVERLAY OF AN EXISTING ROADWAY, WHERE TOWN UTILITIES ARE PRESENT, THE DEVELOPER SHALL OPEN ALL MANHOLES AND VALVE BOXES FOLLOWING THE PAVING OPERATION TO ENSURE THAT MANHOLE AND VALVES WERE NOT PAVED OVER NOR FILLED WITH ASPHALT.
2. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE TOWN OF MEAD'S INSPECTOR BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN CONFORMANCE WITH THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE. IN STREETS WHERE MORE THAN ONE CUT IS MADE, AN OVERLAY OF THE ENTIRE STREET WIDTH, INCLUDING THE PATCHED AREAS, MAY BE REQUIRED. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE TOWN ENGINEER.
3. FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. RESPONSIBLE PARTY TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN TOWN STANDARDS. RESPONSIBLE PARTY SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
4. PAVING SHALL NOT START UNTIL A GEOTECHNICAL REPORT AND PAVEMENT DESIGN HAVE BEEN APPROVED BY THE TOWN OF MEAD'S TOWN ENGINEER. SUBGRADE COMPACTION TEST AND PROOF ROLL HAVE BEEN PERFORMED, AND THE RESULTS HAVE MET WITH THE APPROVAL OF THE TOWN OF MEAD. THE PAVEMENT DESIGN REPORT MUST BE SUBMITTED THREE (3) WEEKS PRIOR TO THE ANTICIPATED DATE OF PAVING.
5. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO CONDITIONAL OR FINAL ACCEPTANCE OF COMPLETED IMPROVEMENTS.
6. ALL CURB RETURNS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED WITH SIDEWALK RAMPS IN ACCORDANCE WITH THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. ALL SIDEWALK RAMPS SHALL INCLUDE A CAST IRON TRUNCATED DOME DETECTABLE WARNING PATTERN AS SHOWN ON THE DETAIL SHEETS.
7. ALL NEW ROADWAY SECTIONS SHALL HAVE SUBGRADE PREPARATION AND INITIAL ASPHALT PAVEMENT PLACED WITH A 1% CROWN FOR CONDITIONAL ACCEPTANCE. AT THE END OF THE WARRANTY PERIOD AND PRIOR TO FINAL ACCEPTANCE, FINAL OVERLAY IS TO BE PLACED WITH A 2% CROWN. REFER TO DETAILS FOR MORE INFORMATION.

ST. VRAIN SANITATION DISTRICT APPENDIX B GENERAL CONSTRUCTION NOTES

1. District shall refer to the St. Vrain Sanitation District in these notes.
2. District's acceptance of these plans is valid for one year.
3. All materials and construction shall conform to the District standards.
4. Contractor to verify locations and elevations of existing utilities prior to commencing any construction.
5. The contractor shall notify the District a minimum of 48 hours and a maximum of 96 hours prior to starting construction or prior to resuming construction after a break.
6. Sanitary sewer shall be polyvinyl chloride (PVC) pipe, ASTM D3034—SDR35 or as indicated on the plans.
7. All concrete shall be minimum 4000 psi at 28 day strength.
8. Maintain a minimum of 10 foot horizontal separation outside diameter to outside diameter between water lines and all sewer lines and manholes.
9. All sewer main crossing water mains with less than 18 inches of separation shall be encased in concrete.
10. Rim elevations shown are approximate and should not be taken as final. All manholes shall be final adjusted after paving such that the rim is $\frac{1}{4}$ to $\frac{1}{2}$ inch below finished asphalt. Manholes in unpaved areas shall be set so that the rim is 0.5' above finished grade.
11. Invert data shall be collected by a licensed surveyor on each pipe invert in a manhole. Center of manhole surveying is not acceptable for slope calculations. Record drawings (asbuilts) must demonstrate conformance to District standards.
12. The contractor shall have a set of approved plans on site at all times. The contractor shall be responsible for recording actual record drawing dimensions and distances as well as service locations on these plans and submitting them to the engineer for preparation of record drawings. These drawings shall be kept current at all times.
13. Before any construction commences, a plug shall be installed to prevent drainage through the new sewer line from entering the existing sewer line. This plug will be installed in the manhole, which connects new work with the existing and not be removed until initial acceptance.
14. Underdrains, if installed, are the responsibility of the developer. District assumes no liability for any portion of or any damage caused by underdrains. Absolutely no part of an underdrain system, including clean outs, will be allowed inside of sanitary sewer manholes. All underdrains shall be installed below the sanitary sewer and offset to the side. Pipe material shall be different color than sanitary sewer.
15. No service laterals smaller than 8 inch in diameter shall enter manholes.
16. Service crossings of curb shall be marked with a cut "S" in curb face. Paint is not acceptable. Service shall be extended into the lot a minimum of 10 feet.
17. Contractor shall mark the end of all sewer services with a 2' x 4" board with minimum of four (4) feet above grade, pointed green.
18. All pipes shall have squeeze (CDDOT #8 bedding) unless otherwise shown or the District may approve an alternate bedding in special cases.
19. Cut off walls will be installed 10' down stream of each manhole where the Subdivision line connects to the existing sanitary sewer main line.
20. The warranty bond shall be in the amount of \$5,000.00 or 15% of the total cost of the sewer, whichever is greater.
21. Prior to approval, all sanitary sewer pipes shall be pressure-tested per ASTM C924. All manholes shall be vacuum-tested per UNI-B-95.
22. Prior to removal of plug at manholes, pipe shall be jet-cleaned and vacuumed to remove debris and videoed. Notice shall be given to the District Inspector one (1) week prior to cleaning. Inspector must be present during the operation. Once approval has been given by Inspector, plugs may only be removed after initial acceptance by the District.
23. The final recorded plat and recorded address plat shall be provided to the District for only acceptance.
24. Twenty (20) months after construction and prior to the expiration of warranty, the developer shall camera/video the sanitary sewer lines and provide a DVD to the District for review.

REVISÉ 1/2017

TOWN OF MEAD APPROVAL

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

APPROVED BY:

DATE _____

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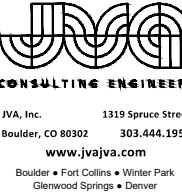
OWNER
HIGH PLAINS LIBRARY DISTRICT
2650 W 29th Street
Greeley, CO 80631
970.506.8563

ARCHITECT / INTERIOR DESIGN
STUDIO/STREET DESIGN COLLECTIVE

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2942 Welton St.
Denver, CO 80215
303-308-1144

CIVIL ENGINEER

JVA
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303.444.1952



LANDSCAPE ARCHITECT

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SM&W
1801 Wewatta Street, Floor 11
Denver, CO 80202
720.482.0770

OWNER'S REPRESENTATIVE

WEMBER
970.402.0382

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PROJECT: **HPLD Mead Library**

13815 CHAPPARAL ROAD
MEAD, CO

PROJECT:

PROJECT NO: 231.

生

ISSUE DATE
4/14/2025

PHASE / REV NAME
IN OF MEAD RESUBM

STANDARD NOTES

C0.1

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DESIGN AND UTILITY EXHIBIT

TRACT B, LIBERTY RANCH FILING NO. 2, 1ST AMENDMENT AS MODIFIED BY LIBERTY RANCH FILING NO. 2, 2ND AMENDMENT,
LOCATED WHOLLY WITHIN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

SHEET 1 OF 1

SURVEY NOTES:

1. DESIGN SURVEY AND UTILITY EXHIBIT BY GEOVISTA SURVEY AND
MAPPING DATED 9/14/2023

studiotrope
design collective

OWNER

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HPLD Mead Library

13815 CHAPPARAL ROAD
MEAD, CO

PROJECT NO: 2314

PROJECT:

ISSUE DATE
4/14/2025

PHASE / REV NAME
TOWN OF MEAD RESUBMITTAL

TOWN OF MEAD APPROVAL

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APPROVED BY:

TOWN ENGINEER

DATE

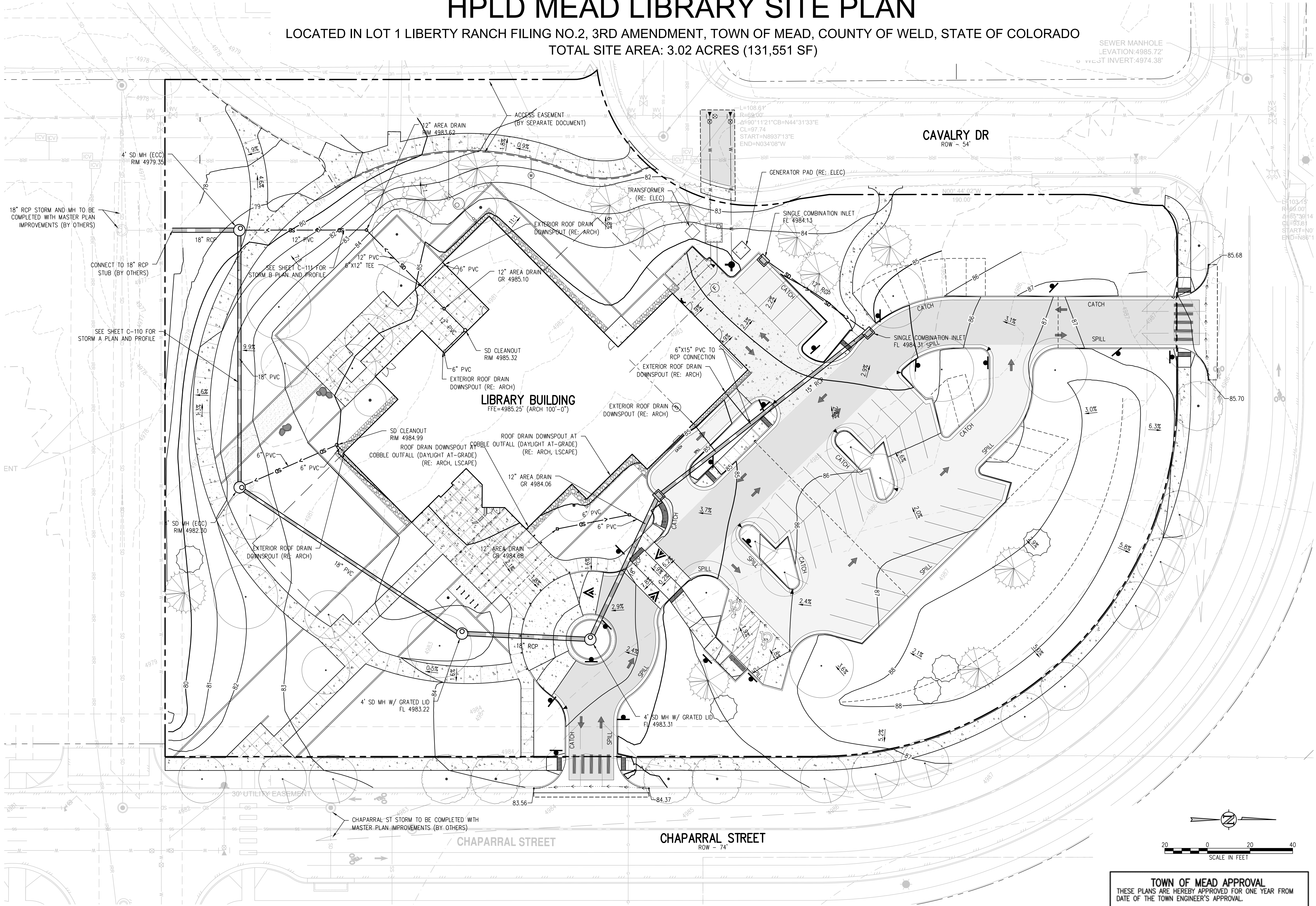
SURVEY EXHIBIT

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HPLD MEAD LIBRARY SITE PLAN

LOCATED IN LOT 1 LIBERTY RANCH FILING NO.2, 3RD AMENDMENT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
TOTAL SITE AREA: 3.02 ACRES (131,551 SF)



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2650 W 29th Street
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970.506.8563

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2942 Welton St.
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Denver, CO 80216
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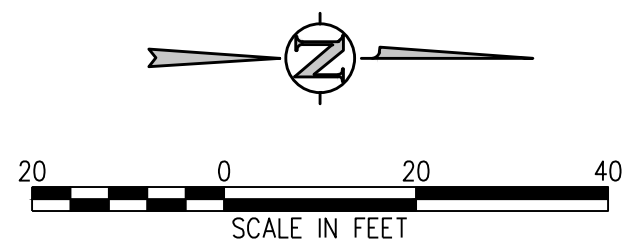
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HPLD Mead Library
13815 CHAPPARRAL ROAD
MEAD, CO

PROJECT: TOWN OF MEAD
ISSUE DATE: 4/14/2025
PHASE / REV NAME: TOWN OF MEAD SUBMITTAL



TOWN OF MEAD APPROVAL
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APPROVED BY: _____
TOWN ENGINEER _____ DATE _____

**GRADING &
DRAINAGE PLAN**
C1.0
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HPLD MEAD LIBRARY SITE PLAN

LOCATED IN LOT 1 LIBERTY RANCH FILING NO.2, 3RD AMENDMENT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
TOTAL SITE AREA: 3.02 ACRES (131,551 SF)

- UTILITY NOTES:**
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
 2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
 3. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
 4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.

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OWNER
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2650 W 29th Street
Greeley, CO 80631
970.506.8563

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Denver, CO 80202
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WEMBER
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HPLD Mead Library

13815 CHAPARRAL ROAD
MEAD, CO

PROJECT NO: 2314

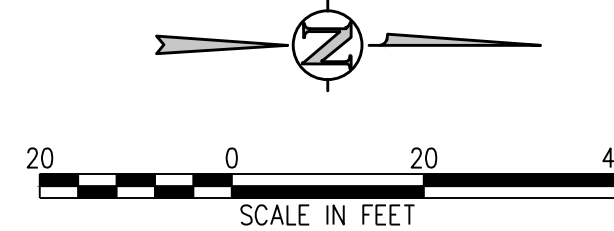
PROJECT:

ISSUE DATE

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PHASE / REV NAME

TOWN OF MEAD RESUBMITTAL



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TOWN ENGINEER _____ DATE _____

UTILITY PLAN

C2.0

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LOCATED IN LOT 1 LIBERTY RANCH FILING NO.2, 3RD AMENDMENT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
TOTAL SITE AREA: 3.02 ACRES (131,551 SF)

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HIGH PLAINS LIBRARY DISTRICT
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Greeley, CO 80631
970.506.8563

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Denver, CO 80215
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CONSULTING ENGINEERS
FEA, Inc. 1233 Spence Street
Boulder, CO 80502 303.444.1555
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HPPLD Mead Library
13815 CHAPPARAL ROAD
MEAD, CO

PROJECT NO: 331

#	ISSUE DATE	PHASE / REV NAME
/	4/14/2025	TOWN OF MEAD RESUR

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TOWN ENGINEER

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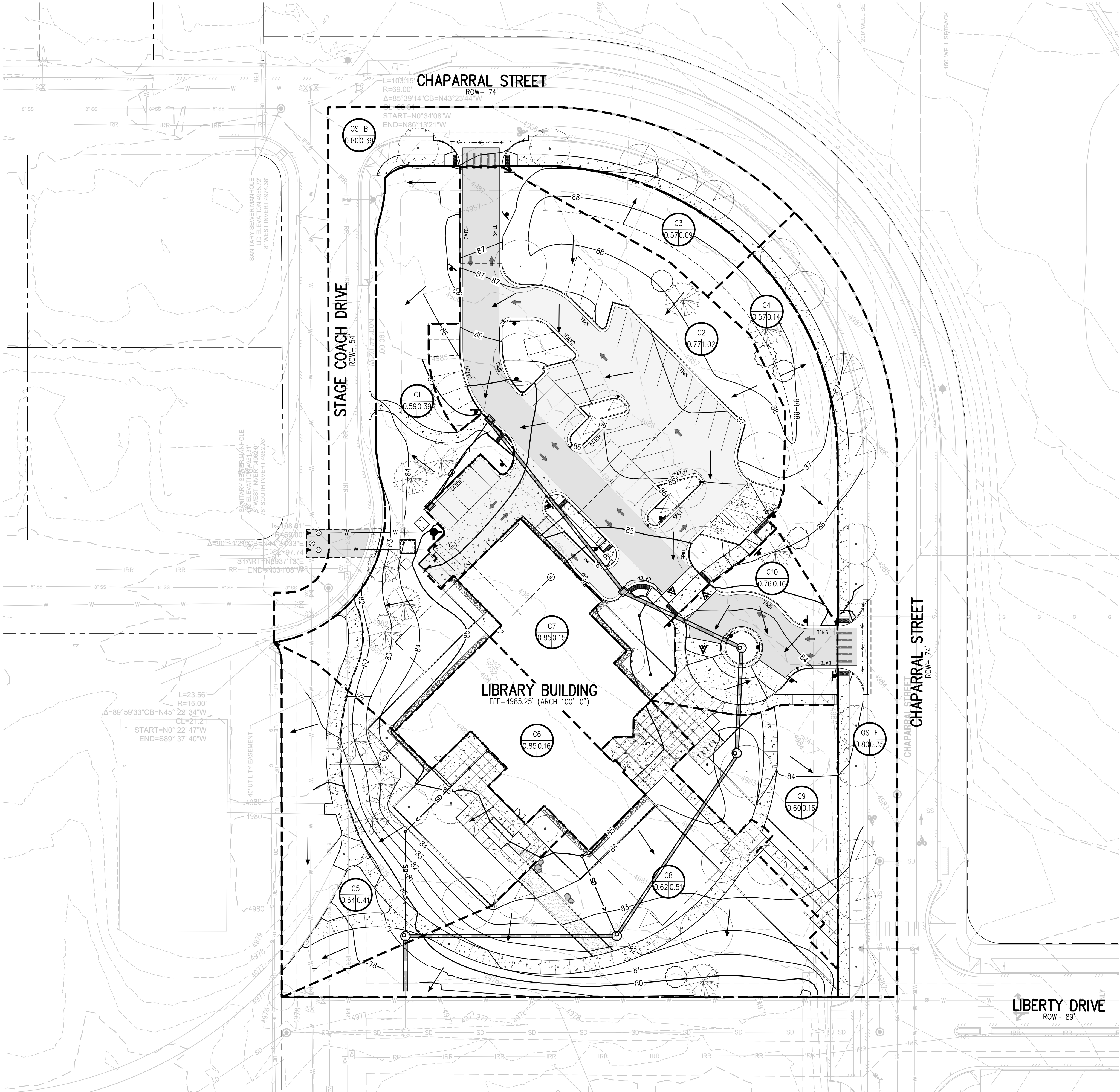
SITE PLAN

C3.0

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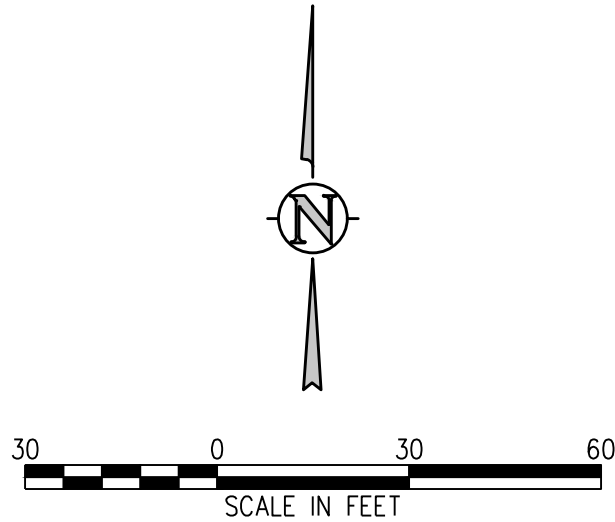
HPLD MEAD LIBRARY SITE PLAN

LOCATED IN LOT 1 LIBERTY RANCH FILING NO.2, 3RD AMENDMENT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
TOTAL SITE AREA: 3.02 ACRES (131,551 SF)



- DRAINAGE MAP LEGEND**
- EXISTING INDEX CONTOUR
 - EXISTING INTERMEDIATE CONTOUR
 - PROPOSED INDEX CONTOUR
 - PROPOSED INTERMEDIATE CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - HISTORIC DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
 - HISTORIC DRAINAGE BASIN BOUNDARY (SUB BASIN)
 - DEVELOPED DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
 - DEVELOPED DRAINAGE BASIN BOUNDARY (SUB BASIN)
 - DIRECTION OF FLOW (HISTORIC)
 - DIRECTION OF FLOW (DEVELOPED)
 - OVERFLOW PATH
 - BASIN DESIGN POINT
 - DRAINAGE BASIN IDENTIFICATION BUBBLE
 - A = DEVELOPED BASIN DESIGNATION
 - .50 = 100-YR RUNOFF COEFFICIENT
 - 1.0 = AREA ACRES

BASIN SUMMARY TABLE			
BASIN NAME	AREA (AC)	IMPERVIOUSNESS (%)	C100
C1	0.39	24.90	0.59
C2	0.85	69.90	0.77
C3	0.09	20.00	0.57
C4	0.14	20.00	0.57
C5	0.41	38.70	0.64
C6	0.16	90.00	0.85
C7	0.15	90.00	0.85
C8	0.51	33.60	0.62
C9	0.16	29.10	0.60
C10	0.16	66.60	0.76
OS-B	0.39	78.20	0.80
OS-F	0.35	76.90	0.80



TOWN OF MEAD APPROVAL
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TOWN ENGINEER _____ DATE _____

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design collective

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HIGH PLAINS LIBRARY DISTRICT
2650 W 29th Street
Greeley, CO 80631
970.506.8563

ARCHITECT / INTERIOR DESIGN
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720.482.0770

OWNER'S REPRESENTATIVE
WEMBER
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HPLD Mead Library

13815 CHAPARRAL ROAD
MEAD, CO

PROJECT:

PROJECT NO: 2314

ISSUE DATE
4/14/2025

PHASE / REV NAME
TOWN OF MEAD RESUBMITTAL

DEVELOPED
DRAINAGE PLAN

FIG 1

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HPLD MEAD LIBRARY SITE PLAN

LOCATED IN LOT 1 LIBERTY RANCH FILING NO.2, 3RD AMENDMENT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
TOTAL SITE AREA: 3.02 ACRES (131,551 SF)

GENERAL NOTES

- A KICK-OFF MEETING WITH THE LANDSCAPE ARCHITECT IS REQUIRED PRIOR TO BEGINNING ANY SITE OR LANDSCAPE WORK.
- OBTAIN NECESSARY PERMITS FROM ALL JURISDICTIONS AS REQUIRED TO CONSTRUCT THE WORK OF THIS PROJECT. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH PLANS APPROVED BY TOWN OF MEAD.
- REFER TO SURVEY DRAWINGS AND OTHER AVAILABLE DOCUMENTS FOR PROPERTY LIMITS, EXISTING CONDITIONS, AND HORIZONTAL AND VERTICAL CONTROL.
- PROVIDE AND MAINTAIN UTILITY LOCATES DURING ALL PHASES OF WORK. DO NOT DAMAGE UTILITY LINES/STRUCTURES. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BEFORE STARTING ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES, WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACT.
- RESTORATION OF UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
- THOROUGHLY REVIEW AND DOCUMENT THE SITE CONDITIONS PRIOR TO CONSTRUCTION.
- THOROUGHLY REVIEW DRAWINGS, AND TECHNICAL SPECIFICATIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONSTRUCTION INSTALLATION, MATERIALS, TESTING, AND INSPECTION SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.
- TAKE NECESSARY STEPS TO PROTECT AND MAINTAIN ALL FINISHED WORK FOR THE DURATION OF THE CONTRACT UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL PROVIDE ALL MOCK-UPS, SUBMITTALS AND SHOP DRAWINGS FOR APPROVAL PER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- THE WORK OF THIS CONTRACT WILL NOT BE CONSIDERED COMPLETE UNTIL ALL AREAS HAVE BEEN CLEANED OF ALL DIRT AND DEBRIS AND ALL DAMAGED ITEMS ARE REPAIRED.
- UNLESS OTHERWISE NOTED, EXISTING TREES WITHIN THE LIMIT OF WORK TO BE PROTECTED. VEHICLES, EQUIPMENT AND MATERIALS SHOULD NOT INTERFERE WITH THE LIMITS OF THE PROTECTED TREES AND REMAIN OUTSIDE OF THE DRIPLINE OR TREE PROTECTION LIMITS.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL MATERIALS WITHIN DEDICATED RIGHT-OF-WAYS AND ALL MATERIALS AND WORKMANSHIP SHALL MEET THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS OF THE APPROPRIATE GOVERNING AGENCY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR, AT NO ADDITIONAL COST TO THE OWNER, FOR DAMAGE OF PROPERTY OUTSIDE OF THE LIMIT OF WORK INDICATED ON THE DRAWINGS, AND FOR ANY DAMAGE CAUSED TO SITE ELEMENTS THAT ARE TO BE PROTECTED OR REINSTALLED.

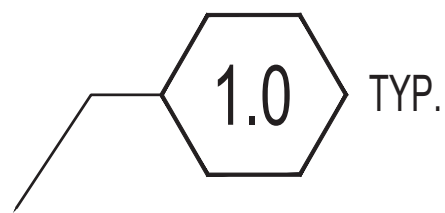
LAYOUT NOTES

- CONTRACTOR TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND PROJECT MANAGER OF ANY DISCREPANCIES BETWEEN THE SITE SURVEY AND ACTUAL SITE CONDITIONS.
- ADDITIONAL LAYOUT INFORMATION MAY BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION AS NEEDED. ELECTRONIC FILES MAY BE OBTAINED BY THE CONTRACTOR FOR LAYOUT PURPOSES.
- FINAL LOCATION OF ALL SITE FURNISHINGS, TREES & LANDSCAPE BOULDERS TO BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
- WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DIRECTLY FROM DRAWINGS.
- ALL PAVED SURFACES SHALL HAVE SMOOTH, CONTINUOUS LINES OR CURVES AS INDICATED ON PLANS AND SHALL CONFORM TO GRADES INDICATED ON THE GRADING PLANS. ALL LINES OF PAVING TO BE PARALLEL UNLESS OTHERWISE NOTED
- ADJUSTMENTS: IF THE CONTRACTOR BELIEVES IT IS NECESSARY TO MAKE AN ADJUSTMENT IN THE LAYOUT OF PROPOSED IMPROVEMENTS, SUCH ADJUSTMENT SHALL BE PROPOSED TO OWNER. NO ADJUSTMENTS WILL BE PERMITTED UNTIL IT HAS FIRST BEEN APPROVED BY THE OWNERS REPRESENTATIVE.
- REFER TO CIVIL PLANS FOR ADDITIONAL SITE LAYOUT INFORMATION.

PLANTING PLAN NOTES

- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
- STAKE ALL TREES BASED ON THESE DRAWINGS. LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK.
- NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS BETWEEN UTILITIES AND PLANTINGS TO COORDINATE FIELD ADJUSTMENTS.
- TREES SHALL BE A MINIMUM OF 10' FROM ALL UTILITIES, UNLESS NOTED OTHERWISE.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNTS ON THE CALLOUTS AND/OR SCHEDULES ON THE PLANS AND THE ACTUAL NUMBER OF PLANTS DEPICTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE ACTUAL NUMBER OF PLANTS DEPICTED ON THE DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR WEED CONTROL FOR ALL LANDSCAPE AREAS UNTIL FINAL PROJECT ACCEPTANCE.
- FINE GRADING MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO SEEDING, SODDING, AND PLANTING.

SAMPLE KEYNOTE DRAWING CALL-OUT:



SITE DETAIL KEYNOTES:

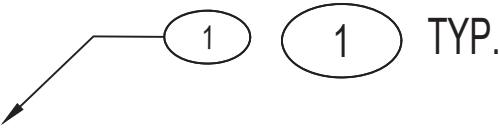
1.0	PAVING & SURFACING	DETAIL/SHEETSSPEC SECTION	
	1.1 ENHANCED CONCRETE - BROOM FINISH	XLX-01	321400
KEYNOTE (SYSTEM) ITEM & BRIEF DESCRIPTION			
KEYNOTE CALL-OUT			
KEYNOTE HEADING (PROPOSED IMPROVEMENT SYSTEM)			
PRIMARY KEYNOTE DETAIL REFERENCE			
SPECIFICATION REFERENCE NOTE: MULTIPLE SECTIONS MAY BE REFERENCED			

THE FOLLOWING LIST OF KEYNOTE HEADINGS (PROPOSED IMPROVEMENT SYSTEMS) HAVE BEEN INCORPORATED WITHIN THIS DRAWING SET:

- 0.0 EXISTING CONDITIONS
- 1.0 PAVING & SURFACING
- 2.0 STEPS & RAMPS
- 3.0 WALL, CURBS & EDGERS
- 4.0 RAILINGS, BARRIERS & FENCING
- 5.0 SITE FURNISHINGS & SIGNS
- 6.0 DRAINAGE
- 7.0 SITE LIGHTING & ELECTRICAL
- 8.0 PLANTING & LANDSCAPE
- 9.0 MISCELLANEOUS

NOTE: IF A KEYNOTE HEADING IS NOT INCORPORATED IN THE PROJECT, A "NOT USED AT THIS TIME" REFERENCE HAS BEEN PROVIDED.

SAMPLE REFERENCE NOTE DRAWING CALL-OUT:



"X" REFERENCE NOTES

- FINAL LOCATION OF PATH TO BE DETERMINED IN FILED UNDER DIRECTION OF LANDSCAPE ARCHITECT
- SERIES SPECIFIC REFERENCE NOTE (SUPPLEMENTAL TO KEYNOTES. TYPICALLY DESCRIBES ITEMS TO BE CONSIDERED DURING CONSTRUCTION. MAY REFERENCE A DETAIL OR SPECIFICATION OR BOTH.)
- REFERENCE NOTE CALL-OUT

NOTE: "X" REFERS TO DRAWING SERIES (i.e. SITE DEMOLITION REFERENCE NOTES). THERE SHOULD BE SPECIFIC REFERENCE NOTES FOR EACH DRAWING SERIES. HOWEVER, SOME NOTES MAY APPEAR ON MULTIPLE SERIES.



OWNER
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Denver, CO 80215
303-308-1144

CIVIL ENGINEER
JVA
1675 Larimer Street, Suite 550
Denver, CO 80202
303.444.1952

LANDSCAPE ARCHITECT
FLOW DESIGN COLLABORATIVE
303 W 45th Ave
Denver, CO 80216
970-214-4078

STRUCTURAL ENGINEER
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Denver, CO 80202
303.444.1952

MEP ENGINEER
BOWMAN
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Longmont, CO 80501
303.678.1108

LOW VOLTAGE & ACOUSTICS
SM&W
1801 Wewatta Street, Floor 11
Denver, CO 80202
720.482.0770

OWNER'S REPRESENTATIVE
WEMBER
970.402.0382

HPLD Mead Library

13815 CHAPPARAL ROAD
MEAD, CO

PROJECT:

PROJECT NO: 2314



ISSUE DATE
4/14/2025

PHASE / REV NAME
TOWN OF MEAD RESUBMITTAL

NOT FOR CONSTRUCTION

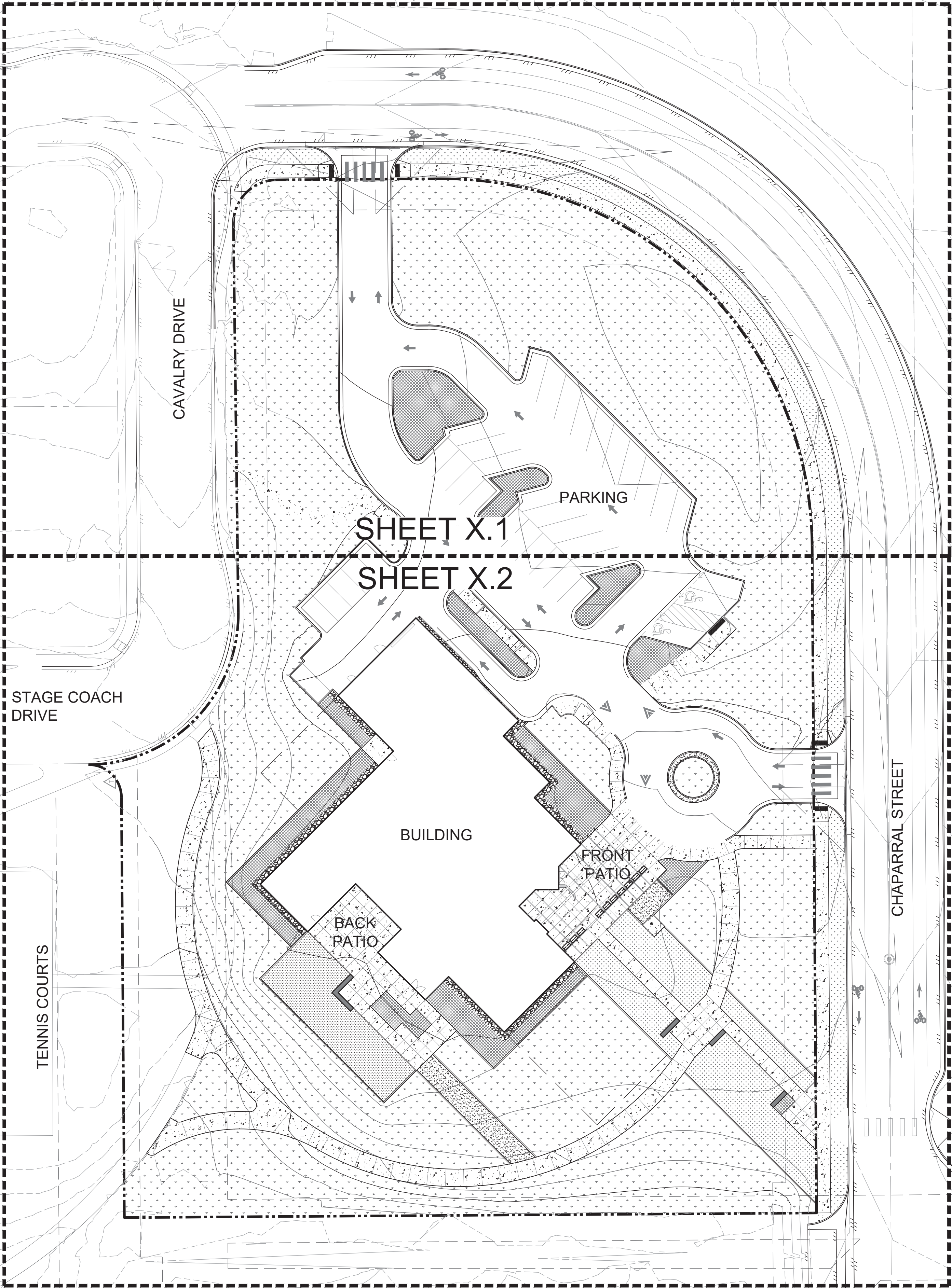
Landscape Notes

L0.0

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HPLD MEAD LIBRARY SITE PLAN

LOCATED IN LOT 1 LIBERTY RANCH FILING NO.2, 3RD AMENDMENT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
TOTAL SITE AREA: 3.02 ACRES (131,551 SF)



A

LANDSCAPE CONTEXT AND SHEET LAYOUT PLAN

SCALE: 1" = 30'



0 15' 30' 60'



OWNER
HIGH PLAINS LIBRARY DISTRICT
2650 W 29th Street
Greeley, CO 80631
970.506.8563

ARCHITECT / INTERIOR DESIGN
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Landscape Plan

L1.0

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Landscape Plan

L1.1

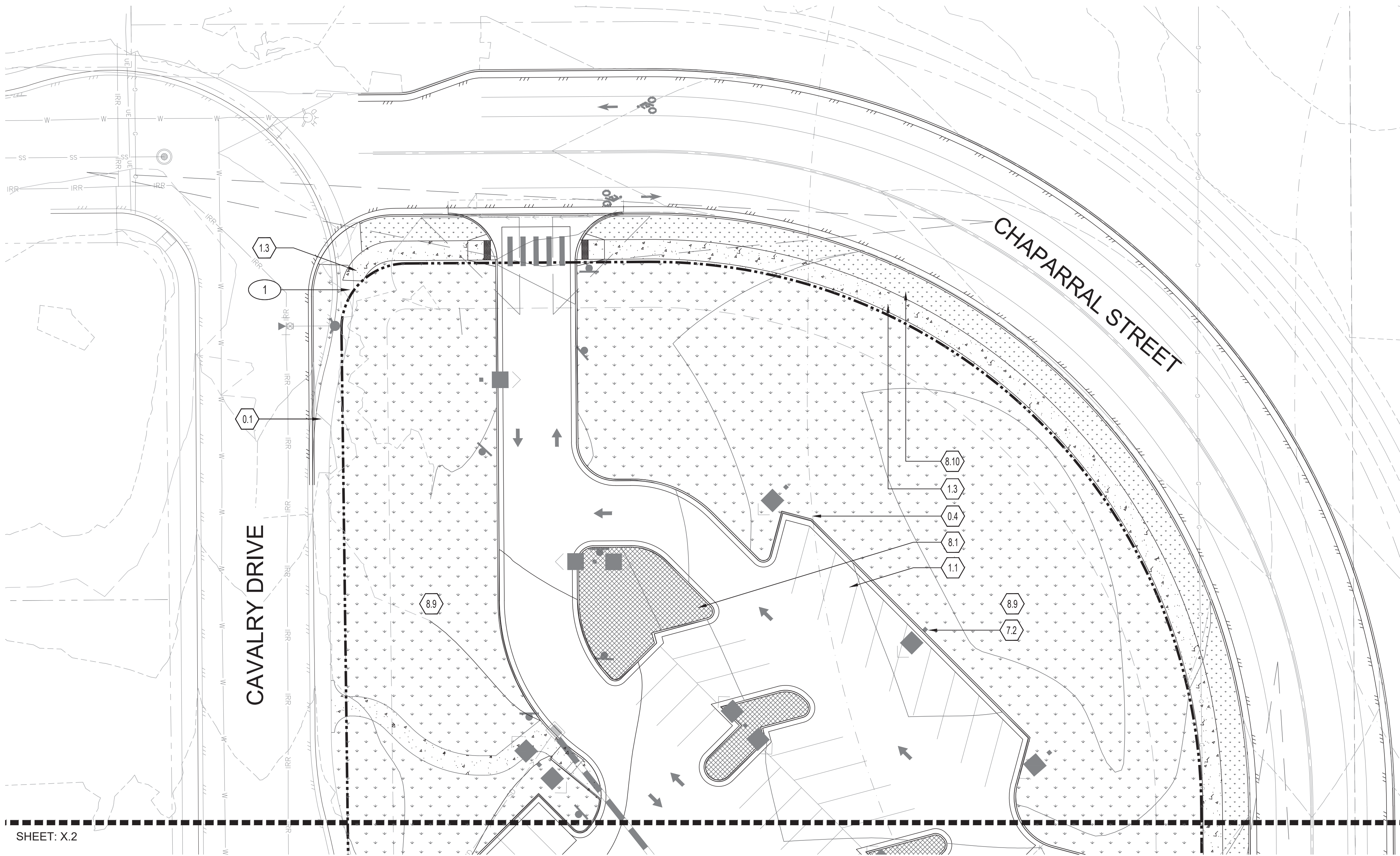
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LEGEND

STANDARD CONCRETE		BIKE RACKS	
CRUSHER FINES PAVING		TRASH/RECYCLING RECEPTACLES	
COBBLE MULCH		FLAG POLE	
CEDAR MULCH		LARGE BOULDERS	
NATURAL TURF		4-TOP TABLE W/ CHAIRS	
NATIVE SEED		2-TOP TABLE W/ CHAIRS	
NATIVE SEED W/ WILDFLOWERS		LOUNGE CHAIR	
NATIVE SEED - RIGHT OF WAY		ROCKING CHAIR	
PROPERTY LINE		HYDRANT	
FLUSH CONCRETE EDGER		PEDESTRIAN LIGHT	
FLUSH CONCRETE EDGER W/ WEEP HOLES		STREET LIGHT	
CONCRETE BENCH			
CIP CONCRETE SEAT WALL			
SCORE JOINT			

SITE DETAIL KEYNOTES:

0.0	EXISTING CONDITIONS	
0.1	CONCRETE WALK	
0.2	MANHOLE	
0.3	UTILITY EASEMENT	
0.4	EXISTING WELL SETBACK	
0.5	EXISTING RAMP	
1.0	PAVING & SURFACING	DETAIL/SHEET
1.1	ASPHALT PAVING	RE: CIVIL
1.2	PEDESTRIAN CROSSING	RE: CIVIL
1.3	STANDARD GREY CONCRETE - BROOM FINISH	RE: CIVIL
1.4	CRUSHER FINES	AILS001
2.0	STEPS & RAMPS	DETAIL
2.1	CONCRETE STAIRS	CILS003
3.0	WALLS, CURBS & EDGERS	DETAIL
3.1	CAST-IN-PLACE PLOW WALL	DILS001
3.2	CONCRETE BENCHES	RE: ARCHITECTURE
3.3	FLUSH CONCRETE EDGER	BILS001
3.4	FLUSH CONCRETE EDGER W/ WEEP HOLES	CILS001
4.0	RAILINGS, BARRIERS & FENCING	DETAIL
4.1	BOLLARDS	RE: CIVIL
5.0	SITE FURNISHINGS & SIGNS	DETAIL
5.1	FLAG POLE	BILS002
5.2	LOUNGE CHAIR	BY OWNER
5.3	ROCKING CHAIR	BY OWNER
5.4	4-TOP TABLE WITH CHAIRS	BY OWNER
5.5	2-TOP TABLE WITH CHAIRS	BY OWNER
5.7	TRASH & RECYCLING RECEPTACLE	BY OWNER
5.8	BIKE RACK	AILS002
6.0	DRAINAGE	DETAIL
6.X	RE: CIVIL	
7.0	SITE LIGHTING & ELECTRICAL	DETAIL
7.1	TRANSFORMER	RE: ELEC
7.2	LIGHTING	RE: ELEC
8.0	PLANTING & LANDSCAPE	
8.1	CEDAR MULCH	
8.2	COBBLE MULCH	
8.4	DECIDUOUS TREE	AILP001
8.5	EVERGREEN TREE	BILP001
8.6	SHRUB PLANTING	CILP001
8.7	PERENNIAL / GRASS / GROUND COVER	DILP001
8.8	TURF AREA	
8.9	NATIVE SEED AREA	
8.10	RIGHT OF WAY SEED MIX	
8.11	NATIVE SEED MIX W/ WILDFLOWERS	
8.12	LANDSCAPE BOULDER	EILS001
9.0	MISCELLANEOUS	DETAIL
9.1	SIGHT TRIANGLE	



SHEET: X.2

A

LANDSCAPE SITE PLAN

SCALE: 1" = 20'



0 10' 20' 40'

HPLD MEAD LIBRARY SITE PLAN

LOCATED IN LOT 1 LIBERTY RANCH FILING NO.2, 3RD AMENDMENT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
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OWNER
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2650 W 29th Street
Greeley, CO 80631
970.506.8563

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CIVIL ENGINEER
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HPLD Mead Library
13815 CHAPPARRAL ROAD
MEAD, CO

PROJECT NO: 2314

ISSUE DATE: 4/14/2025
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Landscape Plan

L1.2

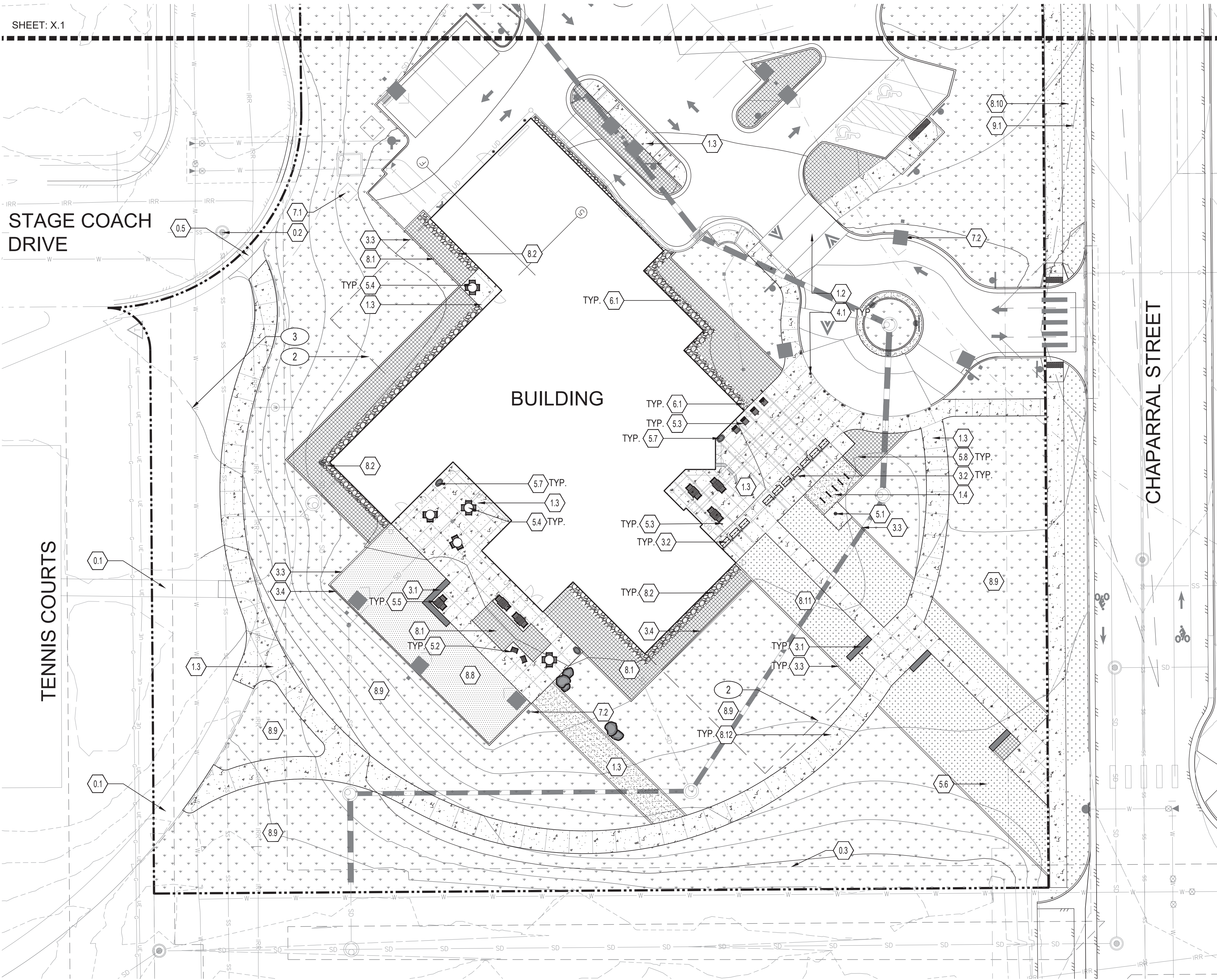
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LEGEND

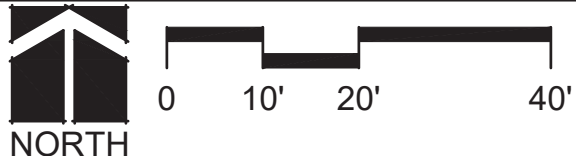
STANDARD CONCRETE		BIKE RACKS	
CRUSHER FINES PAVING		TRASH/RECYCLING RECEPTACLES	
COBBLE MULCH		FLAG POLE	
CEDAR MULCH		LARGE BOULDERS	
NATURAL TURF		4-TOP TABLE W/ CHAIRS	
NATIVE SEED		2-TOP TABLE W/ CHAIRS	
NATIVE SEED W/ WILDFLOWERS		LOUNGE CHAIR	
NATIVE SEED - RIGHT OF WAY		ROCKING CHAIR	
PROPERTY LINE		HYDRANT	
FLUSH CONCRETE EDGER		PEDESTRIAN LIGHT	
FLUSH CONCRETE EDGER W/ WEEP HOLES		STREET LIGHT	
CONCRETE BENCH			
CIP CONCRETE SEAT WALL			

SITE DETAIL KEYNOTES:

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2.1	CONCRETE STAIRS	CILS003
3.0	WALLS, CURBS & EDGERS	DETAIL
3.1	CAST-IN-PLACE PLOWWALL	DILS001
3.2	CONCRETE BENCHES	RE: ARCHITECTURE
3.3	FLUSH CONCRETE EDGER	BILS001
3.4	FLUSH CONCRETE EDGER W/ WEEP HOLES	CILS001
4.0	RAILINGS, BARRIERS & FENCING	DETAIL
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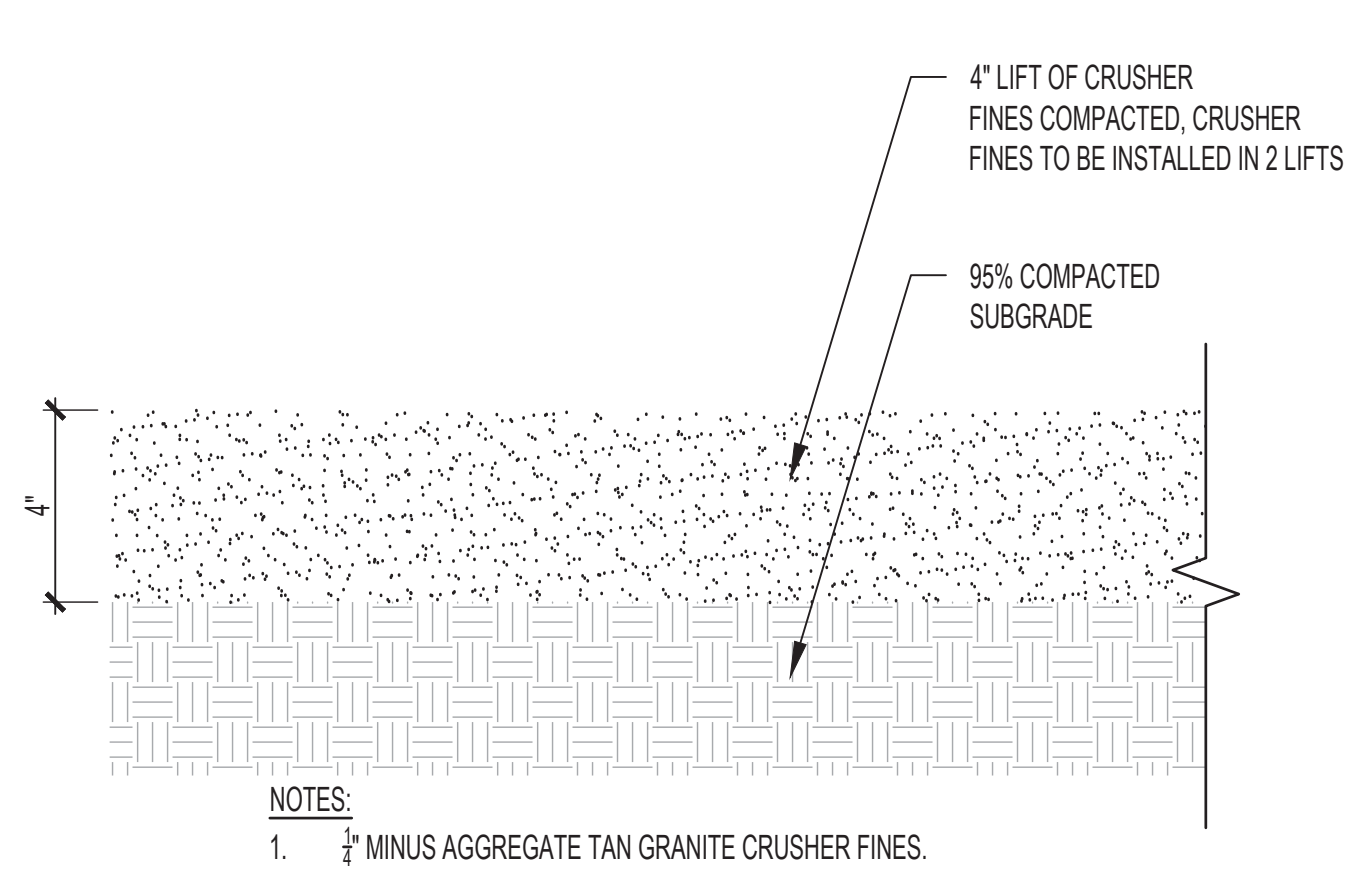


LANDSCAPE SITE PLAN
SCALE: 1" = 20'

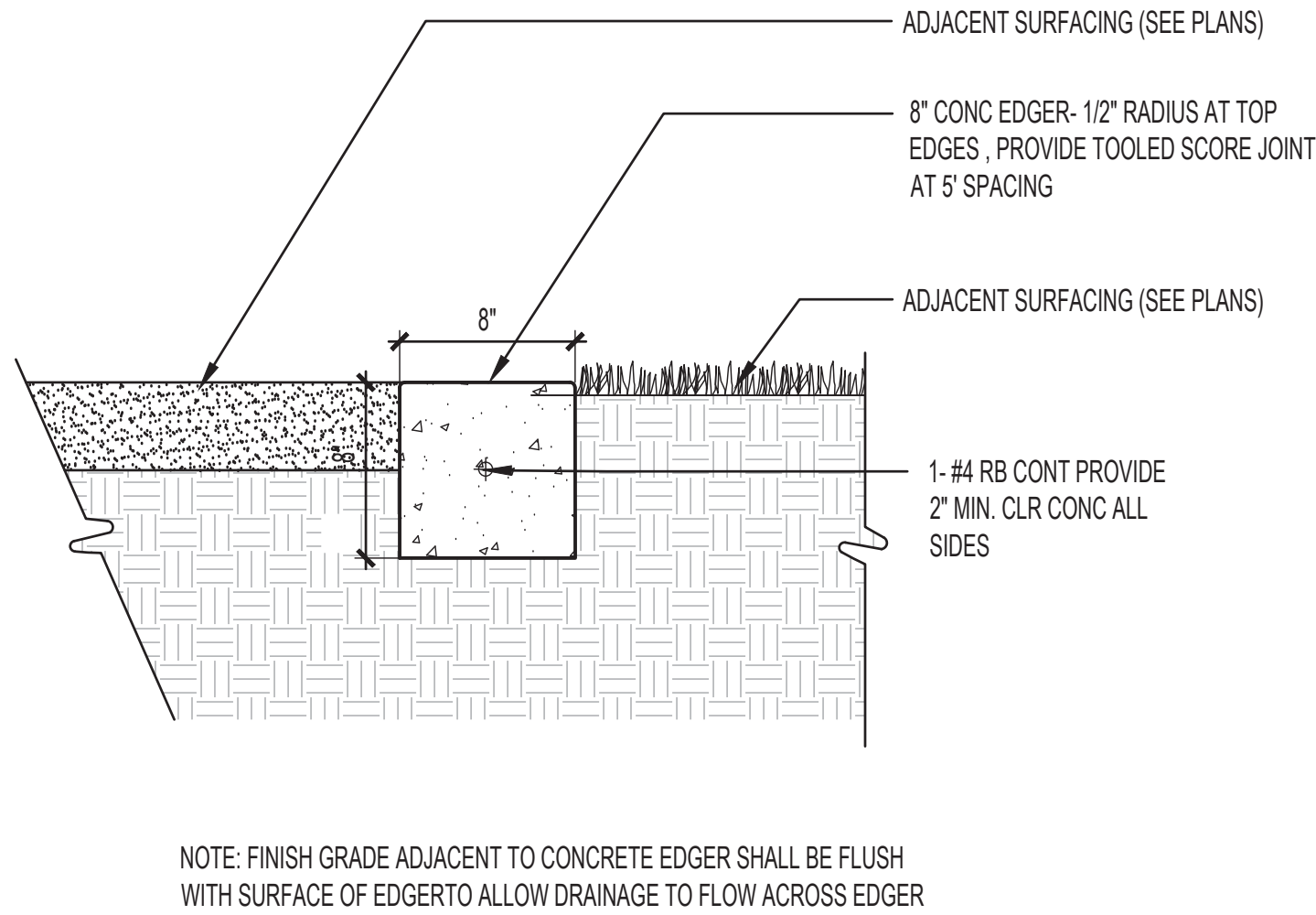


HPLD MEAD LIBRARY SITE PLAN

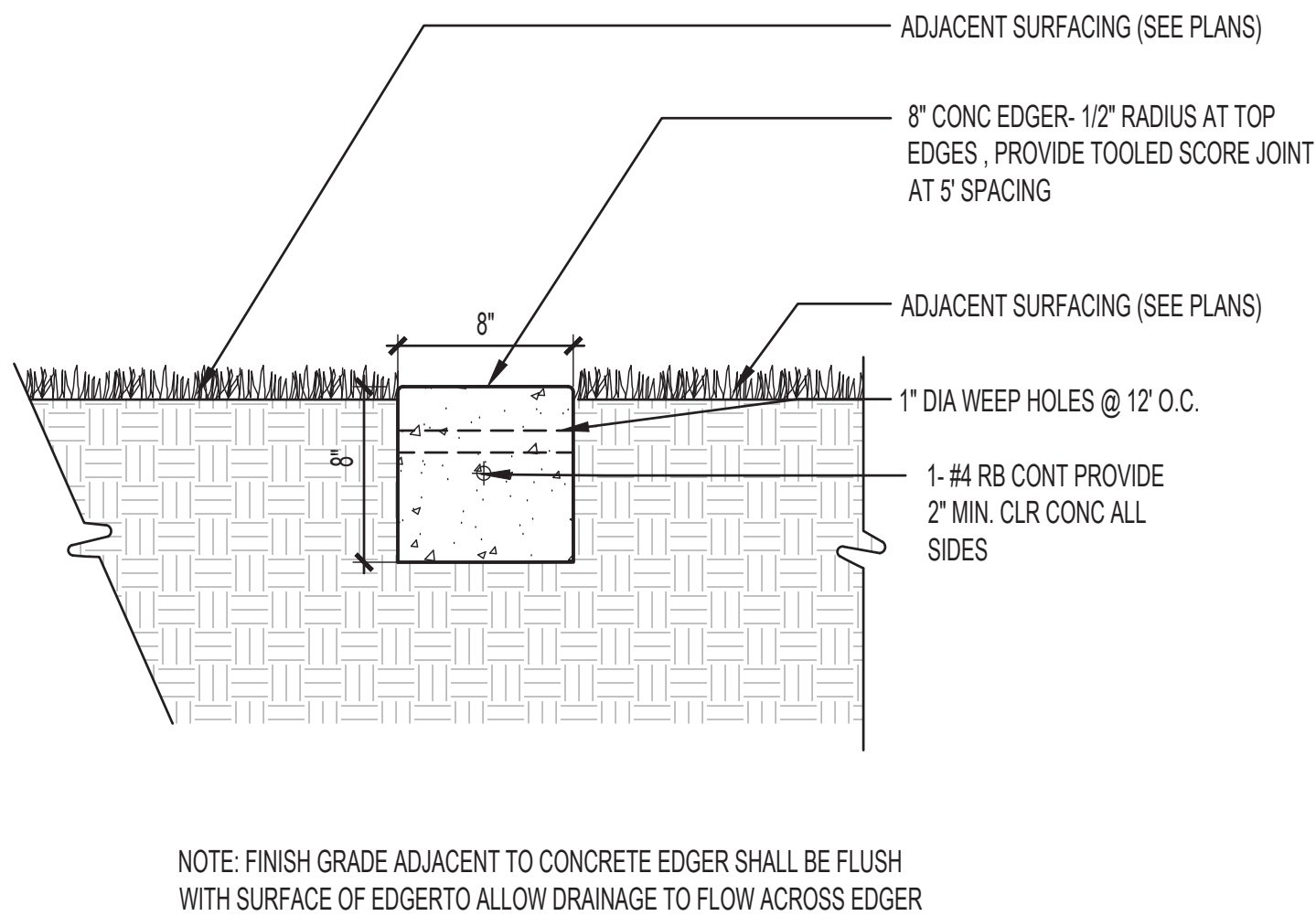
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TOTAL SITE AREA: 3.02 ACRES (131,551 SF)



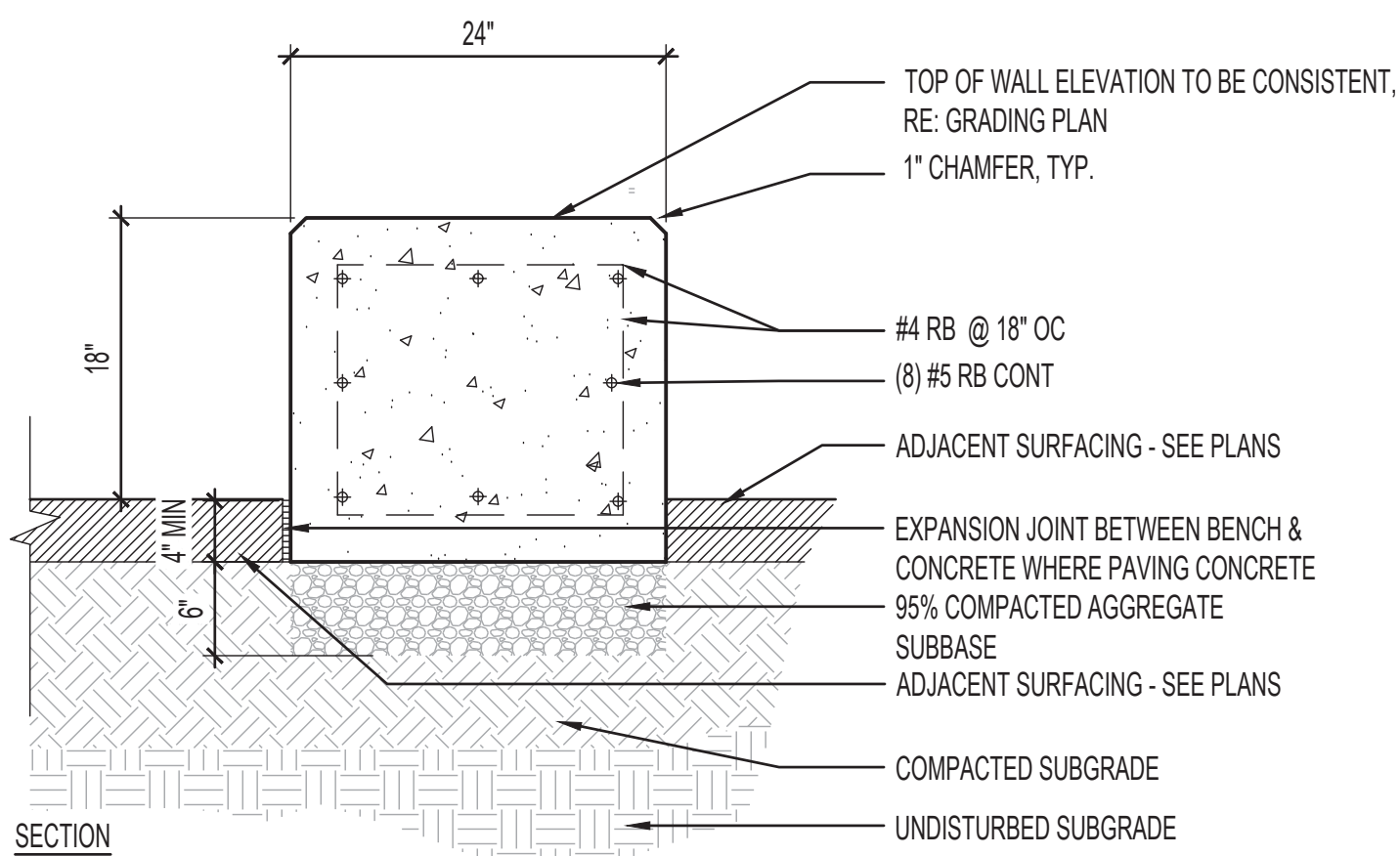
A CRUSHER FINES
SCALE: 3/8"=1'-0"



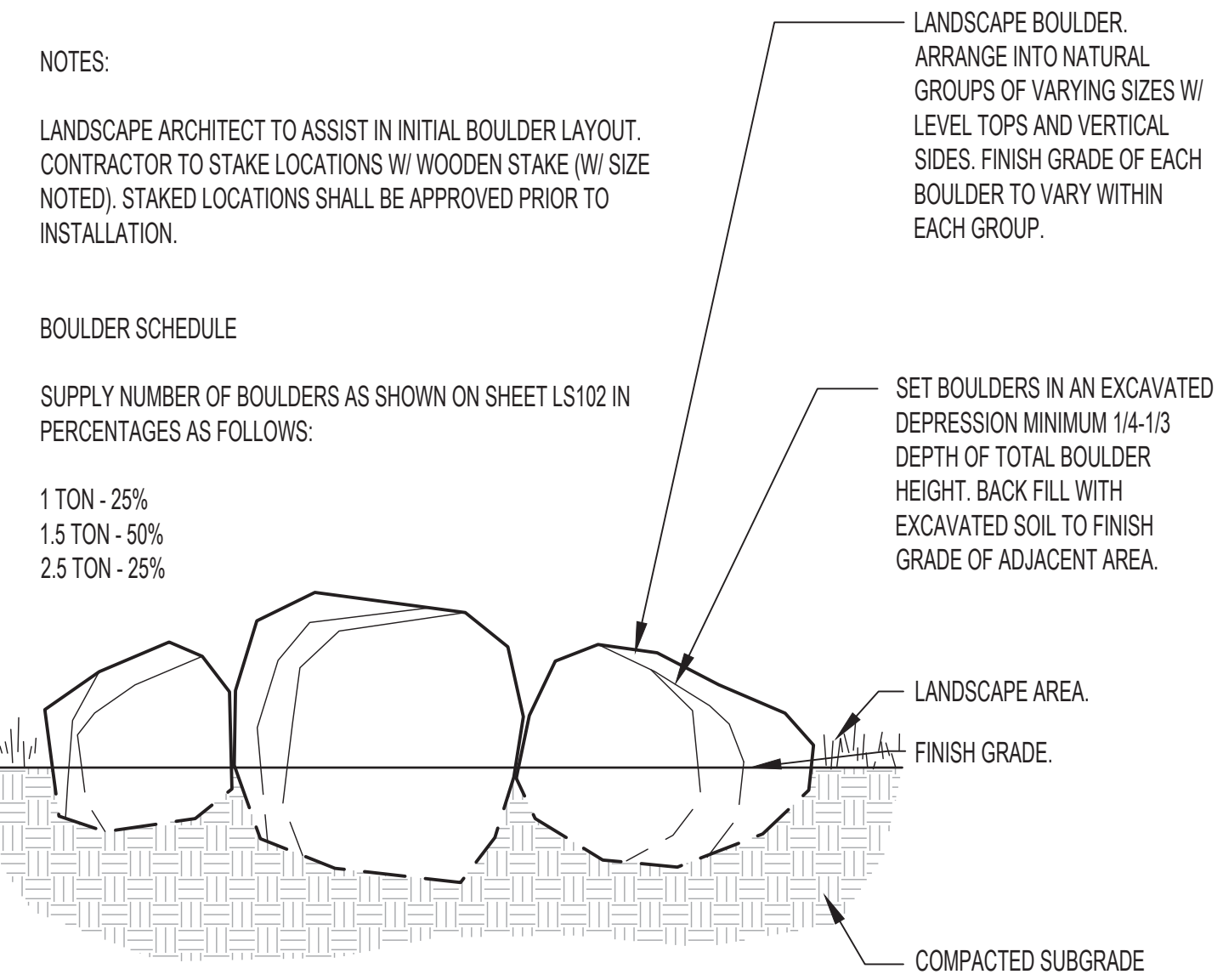
B FLUSH CONCRETE EDGER
SCALE: 1 1/2"=1'-0"



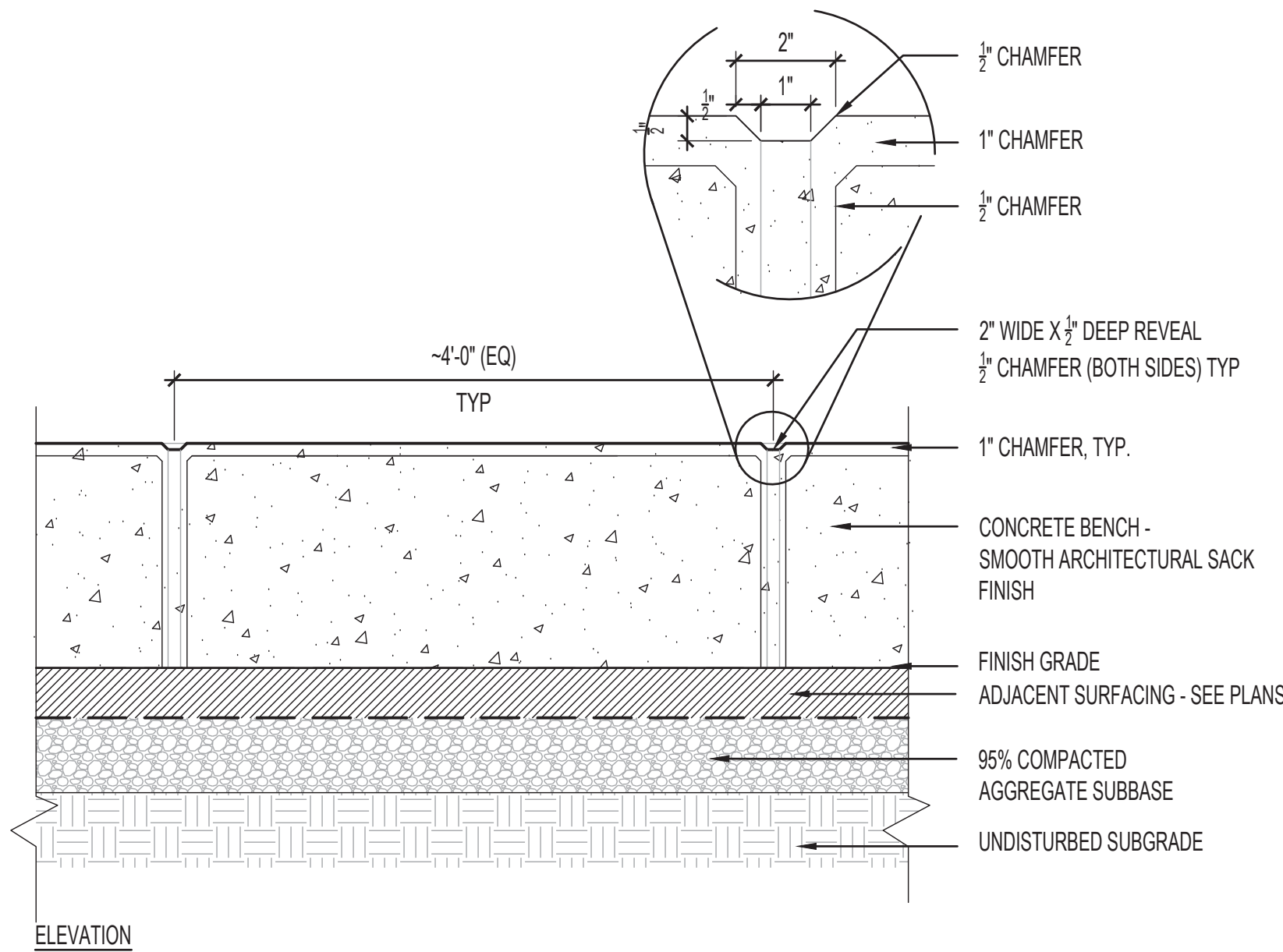
C FLUSH CONCRETE EDGER WITH WEEP HOLES
SCALE: 1 1/2"=1'-0"



D CAST-IN-PLACE PLOP WALL
SCALE: 1"=1'-0"



E LANDSCAPE BOULDER
SCALE: 3/4"=1'-0"



OWNER
HIGH PLAINS LIBRARY DISTRICT
2650 W 29th Street
Greeley, CO 80631
970.506.8563

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13815 CHAPPARAL ROAD
MEAD, CO

PROJECT:

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PHASE / REV NAME
TOWN OF MEAD RESUBMITTAL

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Landscape Site
Details

L2.1

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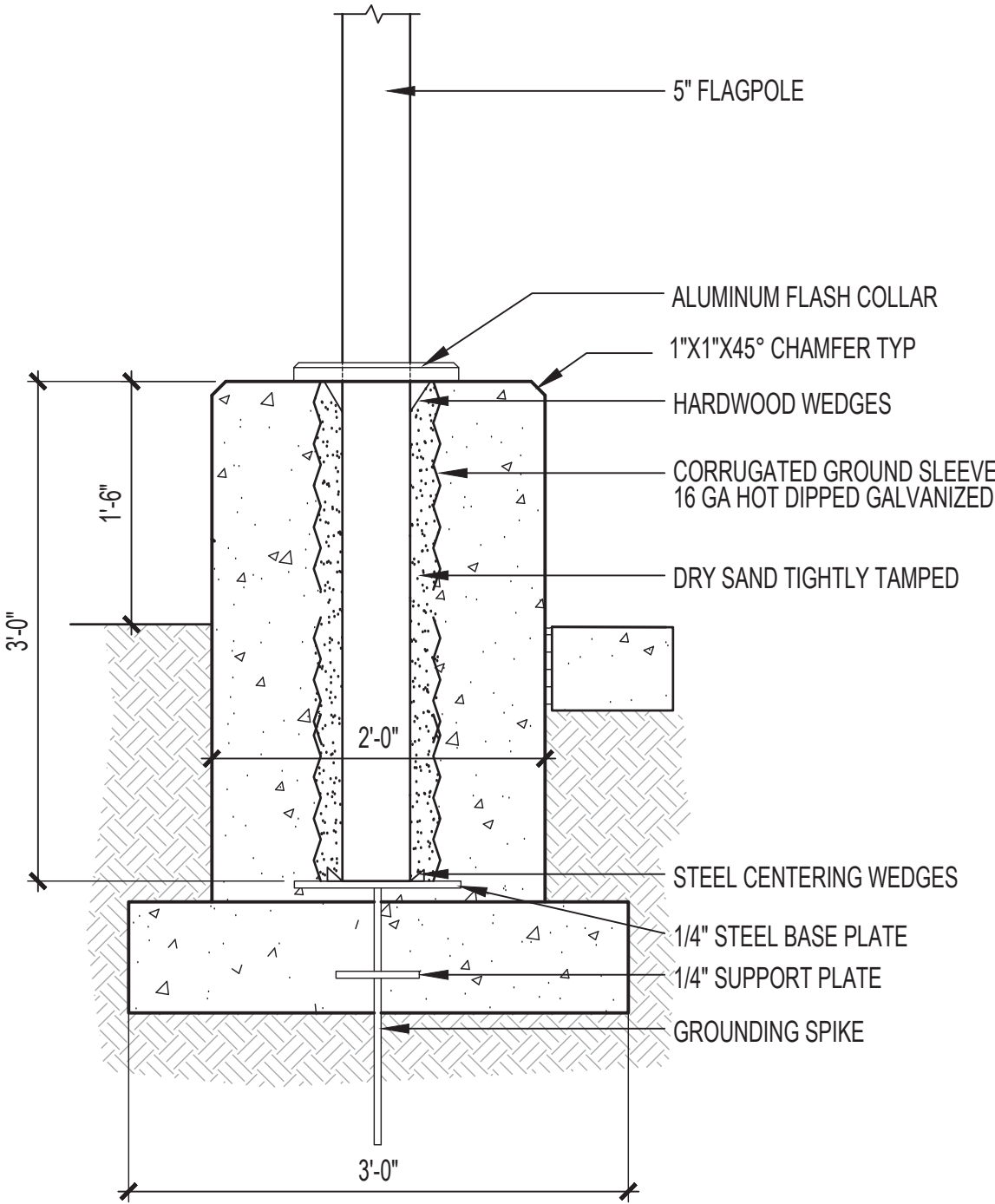
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TOTAL SITE AREA: 3.02 ACRES (131,551 SF)



MANUFACTURER: MADRAX
MODEL: U BIKE RACK
MATERIALS:
POWDER COATED "GUNMETAL"
SURFACE MOUNTED
INSTALL PER MANUFACTURERS
RECOMMENDATIONS

A U BIKE RACK
SCALE: NTS



B FLAGPOLE FOUNDATION
SCALE: 1"-1'-0"



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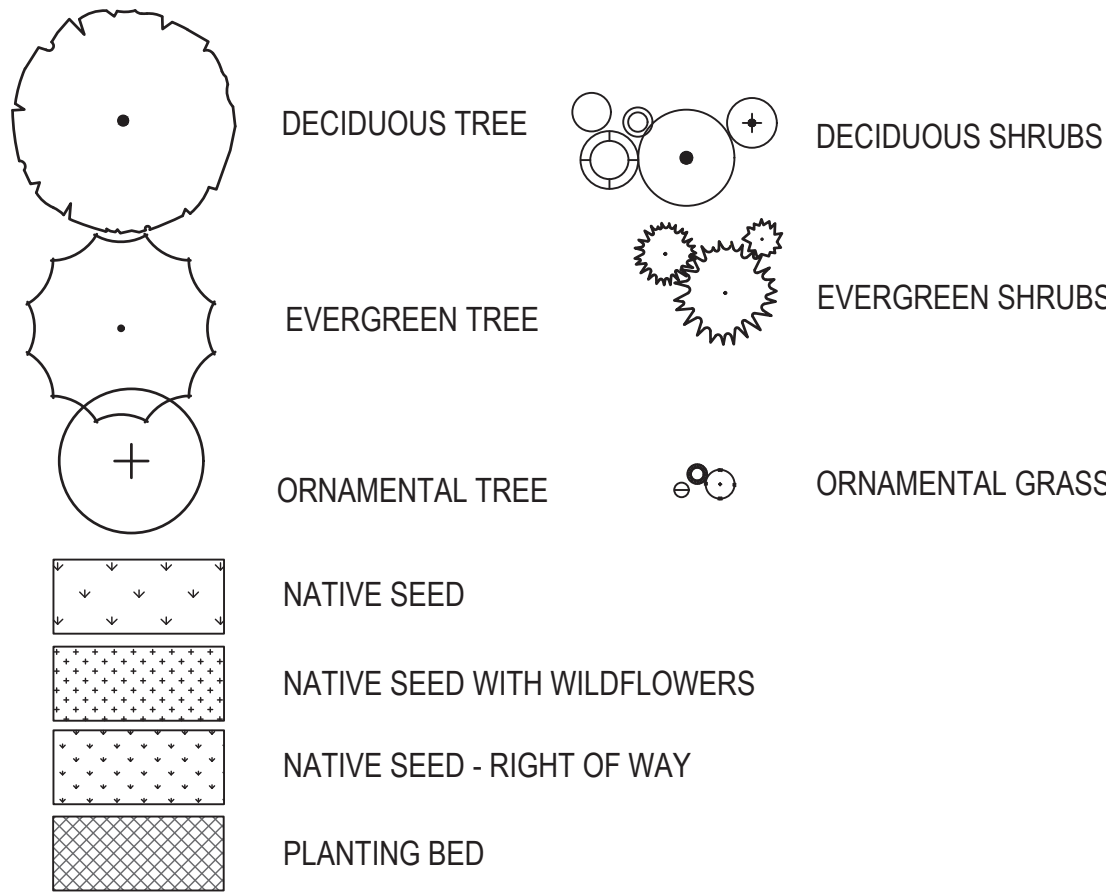
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TOTAL SITE AREA: 3.02 ACRES (131,551 SF)

LEGEND



PLANT SCHEDULE

PLANT TYPE: DECIDUOUS TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
ABM	6	Acer	x freemani 'Jeffersred'	Autumn Blaze Maple	2" Cal	Per Plan
GLI	15	Tilia	cordata 'Greenspire'	Greenspire Linden	2" Cal	Per Plan
GRT	8	Koeleruteria	paniculata	Goldenrain Tree	2" Cal	Per Plan
HAC	2	Celtis	occidentalis	Western Hackberry	2" Cal	Per Plan
ROA	6	Quercus	rubra	Northern Red Oak	2" Cal	Per Plan

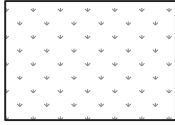
PLANT TYPE: EVERGREEN TREES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
FAT	13	Picea	pungens glauca 'Fat Albert'	Fat Albert Spruce	6' Ht	Per Plan
MTA	5	Pinus	mugo 'Tannenbaum'	Tannenbaum Mugo Pine	15 Gal	Per Plan

PLANT TYPE: DECIDUOUS SHRUBS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
ABS	4	Amelanchier	x grandiflora	Autumn Brilliance Serviceberry	5 Gal	Per Plan
APL	24	Fallugia	paradoxa	Apache Plume	5 Gal	Per Plan
BBU	3	Euonymus	alatus	Burning Bush	5 Gal	Per Plan
DBB	7	Euonymus	alatus 'Compacta'	Dwarf Burning Bush	5 Gal	Per Plan
GLS	20	Rhus	aromatica 'Grow-Low'	Gro-Low Fragrant Sumac	5 Gal	Per Plan
KKL	4	Krascheninikovia	lanata	Winterfat	5 Gal	Per Plan
MMV	2	Viburnum	burejaeticum	Mini Man Dwarf Manchurian Viburnum	5 Gal	Per Plan
TAP	18	Potentilla	fruticosa 'Tangerine'	Tangerine Potentilla	5 Gal	Per Plan
TWS	28	Artemisia	tridentata	Tall Western Sage	5 Gal	Per Plan
RAB	41	Chrysothamnus	nauseosus	Rabbitbrush	5 Gal	Per Plan
RRP	26	Potentilla	fruticosa 'Red Robin'	Red Robin Potentilla	5 Gal	Per Plan
SER	3	Amelanchier	canadensis	Shadblow Serviceberry	5 Gal	Per Plan
YCU	11	Ribes	aureum	Golden Currant	5 Gal	Per Plan

PLANT TYPE: EVERGREEN SHRUBS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
BJP	3	Pinus	monophylla 'Blue Jazz'	Blue Jazz Pinon Pine	5 Gal	Per Plan
BSG	8	Cytisus	purgan 'Spanish Gold'	Spanish Gold Broom	5 Gal	Per Plan
GSP	7	Picea	pungens 'Globosa'	Dwarf Blue Globe Spruce	6 Gal	Per Plan

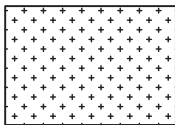
PLANT TYPE: ORNAMENTAL GRASSES						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
BGG	34	Bouteloua	gracilis	Blue Grama Grass	1 Gal	Per Plan
BGS	20	Bouteloua	Curtipendula	Side Oats Grama	1 Gal	Per Plan
GHM	28	Panicum	virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 Gal	Per Plan
GSG	11	Sporobolus	wrightii	Giant Sacaton Grass	1 Gal	Per Plan
GUR	15	Muhlenbergia	hybrids	Muhly Grass	1 Gal	Per Plan
ITM	32	Sorghastrum	nutans	Thin Man Indian Grass	1 Gal	Per Plan
MMG	12	Miscanthus	sinensis 'Morning Light'	Morning Light Maiden Grass	1 Gal	Per Plan

PLANT TYPE: PERENNIALS						
Abbr.	No.	Genus	Species	Common Name	Min. Size	Spacing
ADY	8	Achillea	millefolium 'Apricot Delight'	Apricot Delight Yarrow	1 Gal	Per Plan
BUG	7	Brunnera	macrophylla	Siberian Bugloss	1 Gal	Per Plan
CAL	34	Callithroe	involucrata	Winecups	1 Gal	Per Plan
CFL	24	Echinacea	tennesseensis	Tennessee Coneflower	1 Gal	Per Plan
CMW	6	Nepeta	faassenii 'Walker Low'	Walker's Low Catmint	1 Gal	Per Plan
HUM	23	Epilobium	canum ssp garrettii	Orange Carpet Hummingbird Trumpet	1 Gal	Per Plan
MLA	15	Monarda	fistulosa	Lavender Bee Balm	1 Gal	Per Plan
RHG	32	Rudbeckia	hirta 'Goldilocks'	Black Eyed Susan	1 Gal	Per Plan
SMW	10	Asclepias	speciosa	Showy Milkweed	1 Gal	Per Plan
SMP	14	Asclepias	incarnata	Swamp Milkweed	1 Gal	Per Plan



Upland Native Seed Mix

Scientific Name (USDA)	Common Name (USDA)	Cultivar or Ecotype	Life History*	% Mix	Pounds PLS Needed
<i>Achillea lanulosa</i> var. <i>occidentalis</i>	Western yarrow	Eagle or Yakima	NPF	2	0.04
<i>Adenolinum lewisii</i>	Lewis flax	Maple Grove or CO ecotype	NPF	2	0.36
<i>Aristida purpurea</i>	purple threeawn	CO Ecotype preferred	NPG-L	3	0.62
<i>Bouteloua curtipendula</i>	sideoats grama	Niner	NPG-L	9	2.54
<i>Bouteloua gracilis</i>	blue grama	Fremont CO ecotype	NPG-L	10	0.73
<i>Buchloe dactyloides</i>	buffalograss	Cody	NPG-L	8	7.67
<i>Elymus canadensis</i>	Canada wildrye	Mandan	NPG-L	4	1.88
<i>Elymus elymoides</i>	squirreltail	Pueblo or Wapiti	NPG-L	9	2.52
<i>Elymus lanceolatus</i> ssp. <i>Lanceolatus</i>	thickspike wheatgrass	Critana	NPG-L	3	1.19
<i>Elymus trachycaulus</i>	slender wheatgrass	Pryor	NPG-L	12	4.44
<i>Grindelia squarrosa</i>	curly cup gumweed	CO Ecotype (or VNS)	NBF	2	0.27
<i>Hesperostipa comata</i>	needle-n-thread	CO Ecotype (or VNS)	NPG-L	2	0.78
<i>Liatris punctata</i>	dotted blazing star	CO Ecotype (or VNS)	NPF	1	0.32
<i>Machaeranthera tanacetifolia</i>	tanseyleaf tansyaster	CO Ecotype (or VNS)	NBF	2	0.26
<i>Pascopyrum smithii</i>	western wheatgrass	Arriba	NPG-L	18	8.49
<i>Quickguard</i>	Quickguard	Quickguard	IAG-L	1	4.08
<i>Ratibida columnifera</i>	upright prairie coneflower	CO Ecotype (or VNS)	NPF	2	0.14
<i>Rudbeckia hirta</i>	blackeyed Susan	CO Ecotype (or VNS)	NBF	2	0.07
<i>Schizachyrium scoparium</i> var. <i>scoparium</i>	little bluestem	Camper	NPG-L	4	1.65
<i>Vulpia octoflora</i>	sixweeks fescue	VNS	NAG	4	0.22
Totals:				100	38.30



Upland Native Seed w/ Wildflowers Mix

Scientific Name (USDA)	Common Name (USDA)	Cultivar or Ecotype	Life History*	% Mix	Pounds PLS Needed
<i>Achillea lanulosa</i> var. <i>occidentalis</i>	Western yarrow	Eagle or Yakima	NPF	4	0.01
<i>Achnatherum hymenoides</i>	Indian ricegrass	Paloma	NPG-L	2	0.07
<i>Aristida purpurea</i>	purple threeawn	CO Ecotype preferred	NPG-L	2	0.04
<i>Artemisia dracunculus</i>	wild tarragon	CO Ecotype (or VNS)	NPF	3	0.01
<i>Astragalus bisulcatus</i>	twogrooved milkvetch	CO Ecotype (or VNS)	NPF	2	0.02
<i>Bouteloua curtipendula</i>	sideoats grama	Niner	NPG-L	5	0.13
<i>Bouteloua gracilis</i>	blue grama	Fremont CO ecotype	NPG-L	10	0.06
<i>Cleome serrulata</i>	Rocky Mountain beeplant	CO Ecotype (or VNS)	NAF	5	0.21
<i>Coreopsis tinctoria</i>	plains coreopsis	CO Ecotype (or VNS)	NBF	5	0.02
<i>Dalea purpurea</i>	purple prairie clover	Kaneb or Stephanie	NPF	3	0.05
<i>Elymus trachycaulus</i>	slender wheatgrass	Pryor	NPG-L	12	0.40
<i>Gaillardia aristata</i>	blanketflower	CO Ecotype (or VNS)	NPF	5	0.13
<i>Grindelia squarrosa</i>	curly cup gumweed	CO Ecotype (or VNS)	NBF	2	0.02
<i>Koeleria macrantha</i>	prairie Junegrass	Sims Mesa	NPG-L	7	0.01
<i>Liatris punctata</i>	dotted blazing star	CO Ecotype (or VNS)	NPF	1	0.03
<i>Monarda pectinata</i>	bergamot	CO Ecotype preferred	NAF	1	0.00
<i>Oenothera villosa</i>	hairy evening primrose	CO Ecotype (or VNS)	NBF	1	0.00
<i>Pascopyrum smithii</i>	western wheatgrass	Arriba	NPG-L	9	0.38
<i>Penstemon angustifolius</i>	broadbeard beardtongue	CO Ecotype or San Juan Gerr	NPF	2	0.03
<i>Poa fendleriana</i>	muttongrass	Ruin Cyn	NPG-L	5	0.03
<i>Ratibida columnifera</i>	upright prairie coneflower	CO Ecotype (or VNS)	NPF	6	0.04
<i>Sporobolus cryptandrus</i>	sand dropseed	CO Ecotype preferred	NPG-L	8	0.01
Totals:				100	1.69



Right of Way Mix

Scientific Name (USDA)	Common Name (USDA)	Cultivar or Ecotype	Life History*	% Mix	Pounds PLS Needed
<i>Achnatherum hymenoides</i>	Indian ricegrass	Paloma	NPG-L	5	0.19
<i>Adenolinum lewisii</i>	Lewis flax	Maple Grove or CO ecotype	NPF	5	0.09
<i>Bouteloua curtipendula</i>	sideoats grama	Niner	NPG-L	10	0.28
<i>Bouteloua gracilis</i>	blue grama	Fremont CO ecotype	NPG-L	25	0.18
<i>Buchloe dactyloides</i>	buffalograss	Cody	NPG-L	20	1.88
<i>Elymus elymoides</i>	squirreltail	Pueblo or Wapiti	NPG-L	10	0.27
<i>Pascopyrum smithii</i>	western wheatgrass	Arriba	NPG-L	25	1.16
Totals:				100	3.86

Acres: 1.44 (w/10% avg)
Seeds Per Sq. Ft. (Broadcast): 90

Acres: 0.1 (w/10% avg)
Seeds Per Sq. Ft. (Broadcast): 110

Acres (upland): 0.1 (w/10% avg)
Seeds Per Sq. Ft. (Broadcast): 110



OWNER
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2650 W 29th Street
Greeley, CO 80631
970.506.8563

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HPLD Mead Library

13815 CHAPPARAL ROAD
MEAD, CO

PROJECT:

PROJECT NO: 2314



ISSUE DATE
4/14/2025

PHASE / REV NAME
TOWN OF MEAD RESUBMITTAL

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Planting Schedule

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HPLD MEAD LIBRARY SITE PLAN

LOCATED IN LOT 1 LIBERTY RANCH FILING NO.2, 3RD AMENDMENT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
TOTAL SITE AREA: 3.02 ACRES (131,551 SF)



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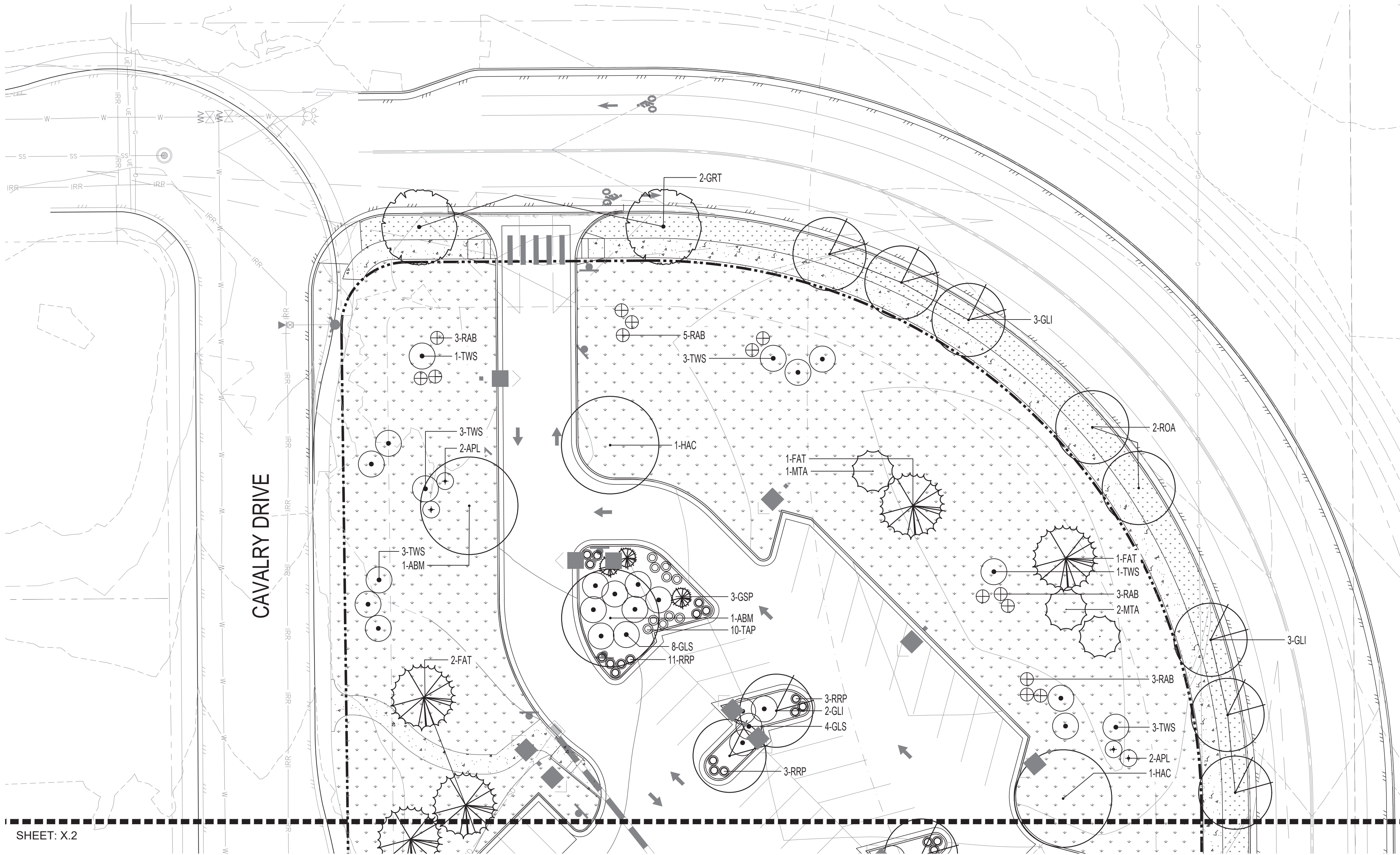
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LEGEND

	DECIDUOUS TREE		DECIDUOUS SHRUBS
	EVERGREEN TREE		EVERGREEN SHRUBS
	ORNAMENTAL TREE		ORNAMENTAL GRASS
	NATIVE SEED		
	NATIVE SEED WITH WILDFLOWERS		
	NATIVE SEED - RIGHT OF WAY		
	PLANTING BED		

SHEET: X.2

A LANDSCAPE PLANTING PLAN
SCALE: 1" = 20'



0 10' 20' 40'

HPLD Mead Library

13815 CHAPPARAL ROAD
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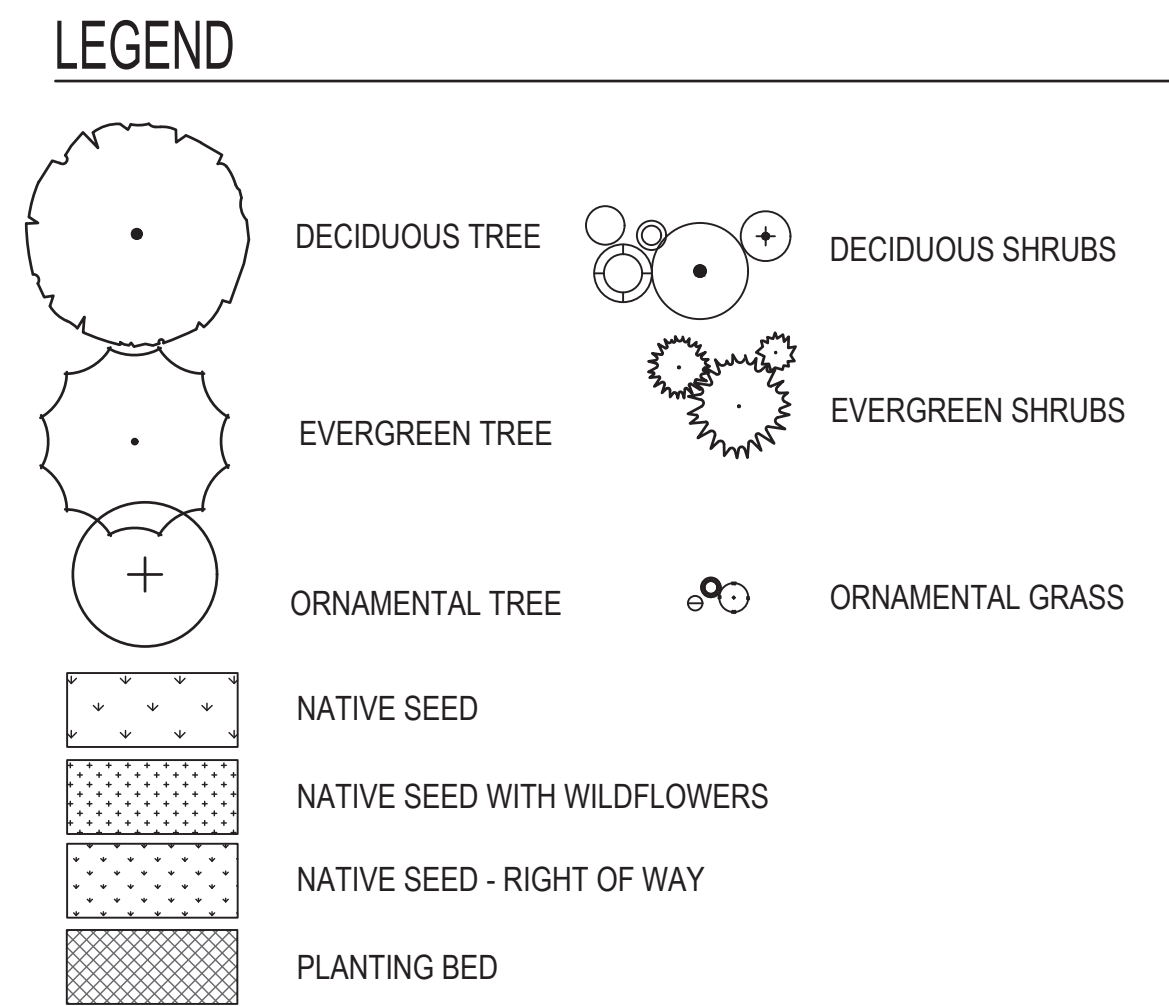
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TENNIS COURTS

BUILDING

CHAPARRAL STREET

HPLD Mead Library
13815 CHAPPARAL ROAD
MEAD, CO

PROJECT:

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Planting Plan

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Page 161 of 244

LOCATED IN LOT 1 LIBERTY RANCH FILING NO.2, 3RD AMENDMENT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
TOTAL SITE AREA: 3.02 ACRES (131,551 SF)



PROJECT NO: 2314

#	ISSUE DATE	PHASE / REV NAME
	4/14/2025	TOWN OF MEAD RESUBMITTAL

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HPLD MEAD LIBRARY SITE PLAN

LOCATED IN LOT 1 LIBERTY RANCH FILING NO.2, 3RD AMENDMENT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
TOTAL SITE AREA: 3.02 ACRES (131,551 SF)

IRRIGATION NARRATIVE

- ALL LANDSCAPE PLANT MATERIAL WILL BE ESTABLISHED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE IRRIGATION WILL BE FED FROM AN EXISTING NON-POTABLE IRRIGATION SERVICE LINE. A MASTER VALVE AND FLOW METER WILL BE INSTALLED DOWNSTREAM OF THE POINT-OF-CONNECTION.
- PLANT MATERIAL WILL BE GROUPED INTO LATERAL ZONES BASED ON SIMILAR WATER REQUIREMENTS TO REDUCE OVERALL WATER CONSUMPTION WHILE ALLOWING PLANTS TO SUSTAIN HEALTHY, VIGOROUS GROWTH.
- NATIVE SEED AREAS WILL BE IRRIGATED USING 12" POP-UP ROTOR OR ROTARY TYPE SPRINKLER HEADS.
- TURF AREAS WILL BE IRRIGATED USING 6" POP-UP ROTATORY TYPE SPRINKLER HEADS.
- PLANTING BEDS WITH TREES, SHRUBS, GROUNDCOVERS AND ORNAMENTAL GRASSES WILL BE IRRIGATED USING POINT SOURCE DRIP IRRIGATION METHOD.
- TREES LOCATED WITHIN THE NATIVE SEED AREAS WILL BE IRRIGATED USING A SEPARATE, PERMANENT DRIP IRRIGATION ZONE.
- ALL AREAS LOCATED OFF-SITE DISTURBED THROUGH PROJECT INFRASTRUCTURE CONSTRUCTION ARE TO BE RE-SEEDED. ALL RE-SEEDED AREAS TO BE IRRIGATED BY WATER TRUCK OR OTHER MEANS OF SUPPLEMENTAL WATERING UNTIL FINAL ESTABLISHMENT.

GENERAL IRRIGATION NOTES

- THE IRRIGATION CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE FOR UNINTERRUPTED LANDSCAPE WATERING/IRRIGATION THROUGHOUT THE CONSTRUCTION PERIOD UNTIL SITE IS TRANSFERRED TO THE OWNER AND PER WRITTEN SPECIFICATIONS.
- SPRINKLER SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE AND MAXIMUM FLOW DEMAND AS SHOWN ON IRRIGATION DRAWINGS AT THE PROPOSED POINT OF CONNECTION. SYSTEM DESIGN IS BASED ON A MINIMUM OPERATING PRESSURE OF 80PSI AT THE IRRIGATION POINT-OF CONNECTION. SYSTEM DESIGN PRESSURE HAS BEEN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT DIFFERENCES BETWEEN WATER PRESSURE INDICATED ON DRAWINGS AND ACTUAL PRESSURE READING AT IRRIGATION POINT-OF-CONNECTION TO OWNER'S REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.
- IF DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE ACTUAL CONDITIONS IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT.
- INSTALL POP-UP TYPE SPRINKLER HEADS IN LAWN AREAS SO THAT TOP OF SPRINKLER HEAD IS 1.5" AWAY FROM ADJACENT SIDEWALK OR CURB.
- SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE OF AREA TO BE IRRIGATED UNLESS OTHERWISE INDICATED ON DRAWINGS.
- WHEN VERTICAL OBSTRUCTIONS (FIRE HYDRANTS, TREES, LIGHTS, ETC.) INTERFERE WITH SPRAY PATTERN OF SPRINKLER HEADS SO AS TO PREVENT PROPER COVERAGE, ADJUST SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE, HALF CIRCLE, OR ADJUSTABLE CIRCLE SPRINKLER HEAD ON EACH SIDE OF OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. PERFORM ADJUSTMENTS AT NO COST TO OWNERS AUTHORIZED REPRESENTATIVE..
- THIS DESIGN IS DIAGRAMMATIC. PIPING, VALVES, ETC. MAY BE SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING, AND ARCHITECTURAL FEATURES. VALVE BOXES SHALL BE LOCATED TO BE AS INCONSPICUOUS AS POSSIBLE, WHILE STILL FULFILLING THE DESIGN INTENT. NO VALVE BOXES SHALL BE PLACED WITHIN PLAY FIELD AREAS.
- FLUSH AND ADJUST SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND BUILDINGS. THIS INCLUDES SELECTING THE BEST DEGREE OF ARC TO FIT SITE CONDITIONS AND TO THROTTLE FLOW CONTROL AT EACH VALVE TO OBTAIN OPTIMUM PRESSURE FOR EACH SYSTEM.
- DO NOT WILLFULLY INSTALL SPRINKLER SYSTEM AS INDICATED ON DRAWINGS WHEN IT IS OBVIOUS IN FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN. BRING SUCH OBSTRUCTIONS OR OR DIFFERENCES TO THE ATTENTION OF OWNERS AUTHORIZED REPRESENTATIVE. IN EVENT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REVISIONS.
- INSTALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE ON PVC MALE PIPE THREADS ON SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
- IN ADDITION TO SLEEVES SHOWN ON THE DRAWINGS, CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF PIPE SLEEVING AND SEPARATE CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER PAVED AREAS.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UN-SIZED LATERAL IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS THE UN-SIZED SECTION SHALL BE OF THE SAME SIZE. IN NO CASE SHALL A SECTION OF PIPE BE SMALLER THAN ANY DOWNSTREAM SECTION LOCATED ON THE SAME LATERAL RUN.

DRIP IRRIGATION NOTES

- PROVIDE EMITTERS AS PER EMITTER SCHEDULE TO ALL PLANT MATERIAL SERVED BY DRIP IRRIGATION SYSTEM.
- DRIP EMITTER VALVING IS INTENDED TO IRRIGATE PLANT MATERIAL BY PLANT TYPE IN ORDER TO APPLY APPROPRIATE AMOUNTS OF WATER AS NEEDED FOR PROPER PLANT GROWTH AND PLANT CARE. EXCEPTIONS TO PLANT MATERIAL SYSTEM SEPARATIONS ARE NOTED WITH VALVE CALLOUTS ON PLAN.
- DRIP IRRIGATION LINES ARE SHOWN DIAGRAMMATIC FOR CLARITY. INSTALL ALL PIPING IN LANDSCAPE PLANTING AREAS.
- INSTALL POLYETHYLENE DRIP LATERAL WITHIN PVC OR METAL SLEEVE WHEN ROUTING THROUGH PAVED SURFACES OR THROUGH PLANTER'S WALLS.
- PROVIDE ONE (1) FLUSH-VALVE ASSEMBLY AT EACH END OF DRIP SYSTEM OR AS SHOWN ON DETAILS. LOCATE FLUSH-VALVE ASSEMBLY BOXES ADJACENT TO PLANTING BORDERS OR PAVING EDGES FOR MAINTENANCE CONVENIENCE.
- THE MAXIMUM ALLOWABLE LENGTH DOWNSTREAM OF EACH ZONE CONTROL VALVE FOR THE 3/4" NOMINAL DIAMETER POLYETHYLENE DRIP LATERAL IS 300 FEET. IF THE LENGTH OF THE LATERAL EXCEEDS THE ALLOWABLE AMOUNT AN ADDITIONAL CONNECTION AND ZONE CONTROL VALVE SHALL BE INSTALLED. IN NO CASE SHALL THE ACTUAL FLOW OF THE DRIP LATERAL BE INCREASED BY MORE THAN 5% THROUGH THE ADDITION OF MORE EMITTERS OR BY CHANGING THE FLOW RATE OF THE EMITTERS.
- ALL TREES LOCATED IN NATIVE SEED AREAS ARE TO BE IRRIGATED WITH A TREE DRIP RING PER THE DRAWINGS AND SPECIFICATIONS. PROVIDE EMITTER SPACING AND FLOW RATES AS SHOWN IN THE DRAWINGS.

EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION
	POINT-OF-CONNECTION
	SLEEVING: CLASS 200 PVC PROVIDE SEPARATE 2" MIN. SLEEVE FOR WIRING
	MAINLINE PIPE: CLASS 200 BE PVC - 2-1/2" & SMALLER (SIZED AS INDICATED)
	LATERAL PIPE: CLASS 200 BE PVC (SIZED AS INDICATED - 1-INCH MIN SIZE)
	DRIP SUPPLY LATERAL PIPE: CLASS 200 BE PVC (1-INCH UNLESS OTHERWISE INDICATED)
	UNCONNECTED PIPE CROSSING
	DRAIN VALVE:
	MASTER VALVE: RAIN BIRD- EFB-CP SERIES VALVE
	FLOW SENSOR: FLOMEC QS200
	ISOLATION GATE VALVE ASSEMBLY: 2" - MATCO NORCA 10RS RESILIENT WEDGE 1.5" - MATCO NORCA 514T FULL PORT GATE VALVE W CROSS
	QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 44-NP
	REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS (RAIN BIRD PESB - SIZED AS INDICATED)
	REMOTE CONTROL VALVE ASSEMBLY FOR DRIP LATERALS (RAIN BIRD XCZ-100-PRB-COM CONTROL ZONE KIT: 1-INCH) DRIP SUPPLY LATERAL
	UV RADIATION RESISTANT P.E. PIPE: RAIN BIRD XERI-TUBE 700
	FLUSH CAP: PVC BALL VALVE W/ DRIP INDICATOR
	TREE INLINE PIPE DRIP RING: RAIN BIRD - XFCV-09-12
	IRRIGATION CONTROLLER MANUFACTURER: IRRITROL LXC-SERIES (28 STATIONS) CONTROLLER A: LXC-12+1 W (2) EXPANSION MODULES REMOTE CONTROL: R-100-KIT
	WEATHER SENSOR: IRRITROL CL100 WIRELESS SENSOR W KIT
	INDICATES CONTROLLER AND CONTROLLER STATION NUMBER INDICATES LATERAL DISCHARGE IN GPM OR DRIP INDICATES REMOTE CONTROL VALVE SIZE IN INCHES

GENERAL IRRIGATION NOTES: Town of Mead

- ALL AREAS:
- MINIMUM DESIGN PRESSURE: THE IRRIGATION SYSTEM HAS BEEN DESIGNED WITH A MINIMUM OPERATING PRESSURE OF 60PSI AT THE IRRIGATION POINT-OF CONNECTION. SYSTEM DESIGN PRESSURE HAS BEEN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. CONTRACTOR TO CONFIRM AVAILABLE PRESSURE AND SHALL IMMEDIATELY CONTACT THE OWNER'S REP WITH ANY DISCREPANCIES.
 - THESE PLANS ARE DIAGRAMMATIC AND MAY REQUIRE FIELD ADJUSTMENTS.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL THE IRRIGATION SYSTEM IN ACCORDANCE WITH THESE PLANS AND THE MOST CURRENT TOWN STANDARDS AND SPECIFICATIONS. FIELD CHANGES TO THESE PLANS ARE TO BE APPROVED BY THE TOWN INSPECTOR PRIOR TO WORK.
 - ALL HEADS SHALL INCLUDE A CHECK VALVE.
 - ALL VALVES SHALL HAVE THREE EXTRA WIRES LOOPED PER DETAIL, AND EXTENDED TO THE FARTHEST WIRE DROP OR VALVE OF EACH MAINLINE BRANCH.
 - ALL AREAS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THE MOST CURRENT TOWN STANDARDS AND SPECIFICATIONS ON SITE AT ALL TIMES. ALL IMPROVEMENTS SHALL BE INSTALLED PER THESE STANDARDS AND SPECIFICATIONS. THE STANDARDS AND SPECIFICATIONS SHALL BE AVAILABLE TO THE CONTRACTOR AT ALL SITE MEETINGS/INSPECTIONS. ANY WORK THAT PROCEEDS WITHIN THESE REGULATED AREAS THAT DOES NOT ADHERE TO CURRENT STANDARDS AND SPECIFICATIONS AND/OR WITHOUT THE APPROVED INSPECTION OF THE TOWN SHALL BE CORRECTED AT NO COST TO THE TOWN.
 - ALL AREAS: ALL SLEEVES WILL BE MARKED WITH A "V" CHISELED IN CONCRETE PATH, CURB OR OTHER PAVED SURFACE AT ALL CROSSING POINTS DIRECTLY OVER THE SLEEVE LOCATION.

- TOWN OWNED AREAS:
- ALL RÖTOR HEADS SHALL INCLUDE A STAINLESS-STEEL RISER.
 - PIPE INCLUDING MAINLINE SHALL BE LOCATED WITHIN A TWO (2) FOOT OFFSET FROM WALKS OR CURBS AND TO MAXIMIZE TREE PLANTING ZONES. FIELD ADJUSTMENT TO THIS STANDARD MUST BE APPROVED BY THE TOWN INSPECTOR PRIOR TO WORK.



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13815 CHAPPARAL ROAD
MEAD, CO

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HPLD MEAD LIBRARY SITE PLAN

LOCATED IN LOT 1 LIBERTY RANCH FILING NO.2, 3RD AMENDMENT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
TOTAL SITE AREA: 3.02 ACRES (131,551 SF)

HYDROZONE LEGEND

- IRRIGATED NATIVE SEED
(12" POP-UP ROTORS/ROTARY HEADS)
WATER USE: LOW
- IRRIGATED SOD
(6" POP-UP ROTARY)
WATER USE: MODERATE / HIGH
- DRIP IRRIGATION
(POINT SOURCE DRIP EMITTERS/DRIPLINE)
WATER USE: LOW / MODERATE

IRRIGATION NARRATIVE

- ALL LANDSCAPE PLANT MATERIAL WILL BE ESTABLISHED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE IRRIGATION WILL BE FED FROM A DOMESTIC WATER TAP WITH A DEDICATED METER. A REDUCED PRESSURE BACKFLOW ASSEMBLY, MASTER VALVE AND FLOW METER WILL BE INSTALLED DOWNSTREAM OF THE METER.
- PLANT MATERIAL WILL BE GROUPED INTO LATERAL ZONES BASED ON SIMILAR WATER REQUIREMENTS TO REDUCE OVERALL WATER CONSUMPTION WHILE ALLOWING PLANTS TO SUSTAIN HEALTHY, VIGOROUS GROWTH.
- NATIVE SEED AREAS WILL BE IRRIGATED USING 12" POP-UP ROTOR OR ROTARY TYPE SPRINKLER HEADS.
- TURF AREAS WILL BE IRRIGATED USING 6" POP-UP ROTATORY TYPE SPRINKLER HEADS.
- PLANTING BEDS WITH TREES, SHRUBS, GROUNDCOVERS AND ORNAMENTAL GRASSES WILL BE IRRIGATED USING POINT SOURCE DRIP IRRIGATION METHODS.
- TREES LOCATED WITHIN THE NATIVE SEED AREAS WILL BE IRRIGATED USING A SEPARATE, PERMANENT DRIP IRRIGATION ZONE.
- ALL AREAS LOCATED OFF-SITE DISTURBED THROUGH PROJECT INFRASTRUCTURE CONSTRUCTION ARE TO BE RE-SEED. ALL RE-SEEDD AREAS TO BE IRRIGATED BY WATER TRUCK OR OTHER MEANS OF SUPPLEMENTAL WATERING UNTIL FINAL ESTABLISHMENT.

EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION
	POINT-OF-CONNECTION
	SLEEVING: CLASS 200 PVC PROVIDE SEPARATE 2" MIN. SLEEVE FOR WIRING
	MAINLINE PIPE: CLASS 200 BE PVC - 2-1/2" & SMALLER (SIZED AS INDICATED)
	LATERAL PIPE: CLASS 200 BE PVC (SIZED AS INDICATED - 1-INCH MIN SIZE)
	DRIP SUPPLY LATERAL PIPE: CLASS 200 BE PVC (1-INCH UNLESS OTHERWISE INDICATED)
	UNCONNECTED PIPE CROSSING
	DRAIN VALVE:
	MASTER VALVE: RAIN BIRD- EFB-CP SERIES VALVE
	FLOW SENSOR: FLOMEC QS200
	ISOLATION GATE VALVE ASSEMBLY: 2" - MATCO NORCA 10RS RESILIENT WEDGE 1.5" - MATCO NORCA 514T FULL PORT GATE VALVE W CROSS
	QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 44-NP
	REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS (RAIN BIRD PESB - SIZED AS INDICATED)
	REMOTE CONTROL VALVE ASSEMBLY FOR DRIP LATERALS (RAIN BIRD XCZ-100-PRB-COM CONTROL ZONE KIT: 1-INCH) DRIP SUPPLY LATERAL
	UV RADIATION RESISTANT P.E. PIPE: RAIN BIRD XERI-TUBE 700
	FLUSH CAP: PVC BALL VALVE W/ DRIP INDICATOR
	TREE INLINE PIPE DRIP RING: RAIN BIRD - XFCV-09-12
	IRRIGATION CONTROLLER MANUFACTURER: IRRITROL LXC-SERIES (28 STATIONS) CONTROLLER A: LXC-124 W (2) EXPANSION MODULES REMOTE CONTROL: R-100-KIT
	WEATHER SENSOR: IRRITROL CL100 WIRELESS SENSOR W KIT
	INDICATES CONTROLLER AND CONTROLLER STATION NUMBER INDICATES LATERAL DISCHARGE IN GPM OR DRIP INDICATES REMOTE CONTROL VALVE SIZE IN INCHES



A IRRIGATION HYDROZONE PLAN
SCALE: 1" = 20'



OWNER
HIGH PLAINS LIBRARY DISTRICT
2650 W 29th Street
Greeley, CO 80631
970.506.8563

ARCHITECT / INTERIOR DESIGN
STUDIOTROPE DESIGN COLLECTIVE
2942 Welton St.
Denver, CO 80215
303-308-1144

CIVIL ENGINEER
JVA
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LANDSCAPE ARCHITECT
FLOW DESIGN COLLABORATIVE
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720.482.0770

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WEMBER
970.402.0382

HPLD Mead Library

13815 CHAPARRAL ROAD
MEAD, CO

PROJECT:

PROJECT NO: 2314



ISSUE DATE
4/14/2025

PHASE / REV NAME
TOWN OF MEAD RESUBMITTAL

NOT FOR CONSTRUCTION

Irrigation Hydrozone
Plan

IR1.1

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HPLD MEAD LIBRARY SITE PLAN

LOCATED IN LOT 1 LIBERTY RANCH FILING NO.2, 3RD AMENDMENT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
TOTAL SITE AREA: 3.02 ACRES (131,551 SF)

HYDROZONE LEGEND

- IRRIGATED NATIVE SEED
(12" POP-UP ROTORS/ROTARY HEADS)
WATER USE: LOW
- IRRIGATED SOD
(6" POP-UP ROTARY)
WATER USE: MODERATE / HIGH
- DRIP IRRIGATION
(POINT SOURCE DRIP EMITTERS/DRIPLINE)
WATER USE: LOW / MODERATE

IRRIGATION NARRATIVE

- ALL LANDSCAPE PLANT MATERIAL WILL BE ESTABLISHED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE IRRIGATION WILL BE FED FROM A DOMESTIC WATER TAP WITH A DEDICATED METER. A REDUCED PRESSURE BACKFLOW ASSEMBLY, MASTER VALVE AND FLOW METER WILL BE INSTALLED DOWNSTREAM OF THE METER.
- PLANT MATERIAL WILL BE GROUPED INTO LATERAL ZONES BASED ON SIMILAR WATER REQUIREMENTS TO REDUCE OVERALL WATER CONSUMPTION WHILE ALLOWING PLANTS TO SUSTAIN HEALTHY, VIGOROUS GROWTH.
- NATIVE SEED AREAS WILL BE IRRIGATED USING 12" POP-UP ROTOR OR ROTARY TYPE SPRINKLER HEADS.
- TURF AREAS WILL BE IRRIGATED USING 6" POP-UP ROTATORY TYPE SPRINKLER HEADS.
- PLANTING BEDS WITH TREES, SHRUBS, GROUNDCOVERS AND ORNAMENTAL GRASSES WILL BE IRRIGATED USING POINT SOURCE DRIP IRRIGATION METHODS.
- TREES LOCATED WITHIN THE NATIVE SEED AREAS WILL BE IRRIGATED USING A SEPARATE, PERMANENT DRIP IRRIGATION ZONE.
- ALL AREAS LOCATED OFF-SITE DISTURBED THROUGH PROJECT INFRASTRUCTURE CONSTRUCTION ARE TO BE RE-SEEDED. ALL RE-SEEDED AREAS TO BE IRRIGATED BY WATER TRUCK OR OTHER MEANS OF SUPPLEMENTAL WATERING UNTIL FINAL ESTABLISHMENT.

EQUIPMENT SCHEDULE

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	DRIP SUPPLY LATERAL PIPE: CLASS 200 BE PVC (1-INCH UNLESS OTHERWISE INDICATED)
	UNCONNECTED PIPE CROSSING
	DRAIN VALVE:
	MASTER VALVE: RAIN BIRD- EFB-CP SERIES VALVE
	FLOW SENSOR: FLOMEC QS200
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	INDICATES CONTROLLER AND CONTROLLER STATION NUMBER
	INDICATES LATERAL DISCHARGE IN GPM OR DRIP
	INDICATES REMOTE CONTROL VALVE SIZE IN INCHES

SHEET: X.1

WEATHER SENSOR

INSTALL WIRELESS WEATHER SENSOR ON BUILDING IN APPROXIMATE LOCATION SHOWN. COORDINATE INSTALLATION OF WEATHER SENSOR WITH OTHER TRADES AND CONFIRM LOCATION WITH OWNERS REP. PRIOR TO INSTALLATION. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

MANUFACTURER: IRRITROL
MODEL: R-SERIES CL-100-WIRELES

IRRIGATION CONTROLLER A

WALL MOUNT CONTROLLER INSIDE MAINTENANCE GARAGE IN APPROXIMATE LOCATION SHOWN ON THE WALL ADJACENT TO THE MECHANICAL/WATER ROOM PER DETAILS. PROVIDE AND CONNECT TO 120V POWER AND. FOLLOW ALL APPLICABLE ELECTRICAL CODES. FINAL LOCATION TO BE APPROVED BY OWNERS REP. PRIOR TO INSTALLATION.

MANUFACTURER: IRRITROL
MODEL: R-SERIES LXC124

POINT OF CONNECTION A:

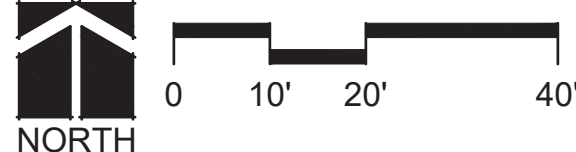
COORDINATE IRRIGATION POINT-OF-CONNECTION AT APPROXIMATE LOCATION SHOWN. REFER TO CIVIL FOR CONNECTION TO NON-POTABLE IRRIGATION WATER MAIN. INSTALL GATE VALVES, DRAIN VALVES, QUICK COUPLERS, NORMALLY OPEN MASTER VALVE, AND FLOW SENSOR PER DETAILS.

SYSTEM DESIGN PRESSURE: 80 PSI (TO BE CONFIRMED)
TAP SIZE: 2 INCH (TO BE CONFIRMED)

CONTRACTOR TO PROVIDE FIELD TEST TO CONFIRM AVAILABLE PRESSURE PRIOR TO COMMENCING WORK.

A IRRIGATION HYDROZONE PLAN

SCALE: 1" = 20'



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HPLD Mead Library
13815 CHAPPARAL ROAD
MEAD, CO

PROJECT:

PROJECT NO: 2314

ISSUE DATE
4/14/2025

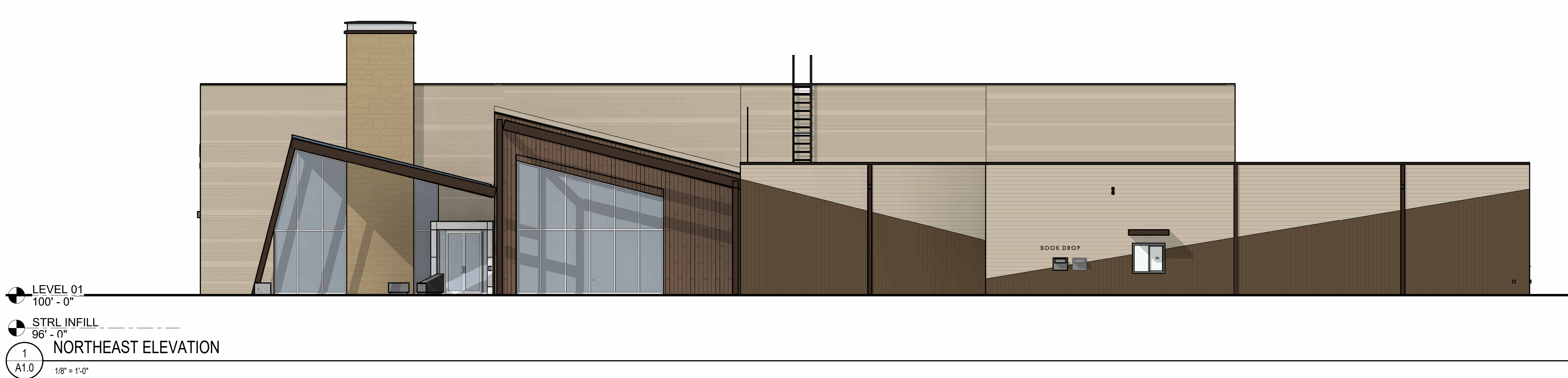
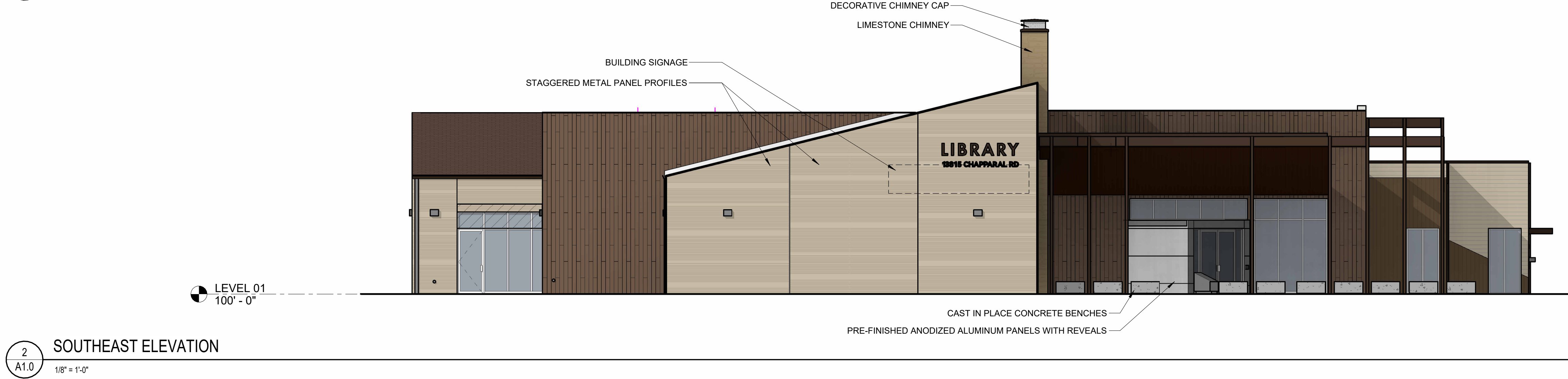
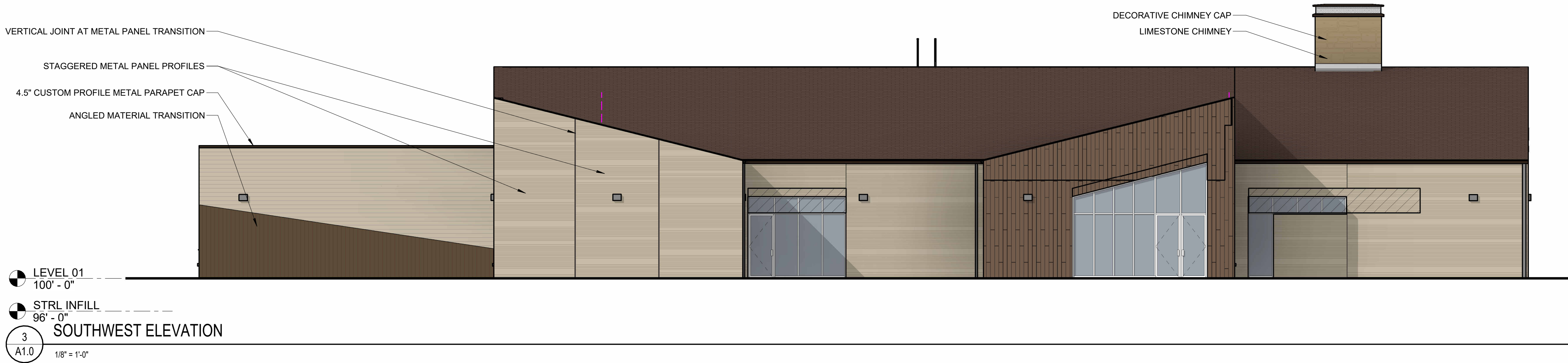
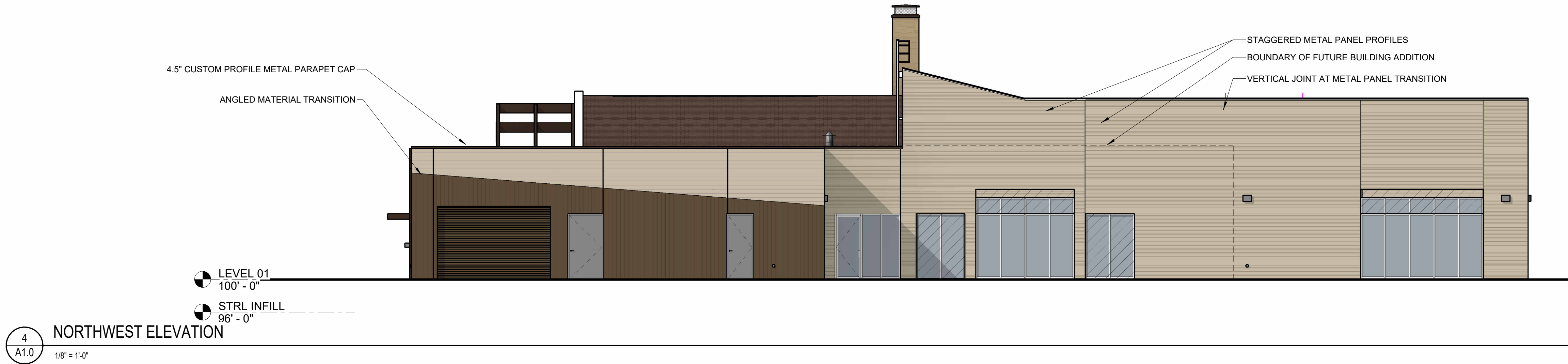
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IR1.2

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MATERIAL LEGEND

GLASS FIBER REINFORCED CONCRETE RAINSCREEN PANELS (VERTICAL INSTALLATION)



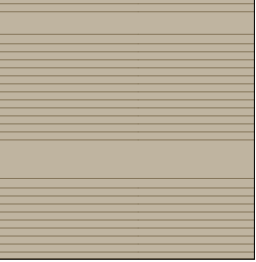
LIMESTONE - NATURAL THIN STONE VENEER

COLOR: MILL CREEK TAILORED BLEND

METAL WALL PANEL - 4\"/>



METAL WALL PANEL - VARIED PROFILES



COLOR: SIERRA TAN HORIZONTAL INSTALLATION

STOREFRONT AND VESTIBULE METAL PANEL SYSTEM

ANODIZED ALUMINUM

ACRYLIC BENCH

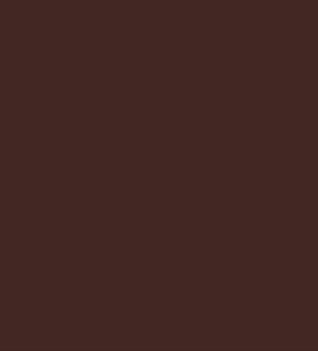
3FORM CHROMA XT 1, COLOR: RAIN CHANNEL

ASPHALT SHINGLES



COLOR: TEAK

EXPOSED STEEL

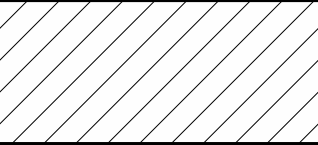


COLOR: SHERWIN WILLIAMS POLISHED MAHOGANY

CANOPY METAL SOFFIT PANELS

COLOR: IRONWOOD

ADD ALTERNATE - NOT PART OF BASE BID



studiotrope
design collective

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MEMBER
970.402.0382

PROJECT: HPLD Mead Library

13815 CHAPPARAL ROAD
MEAD, CO

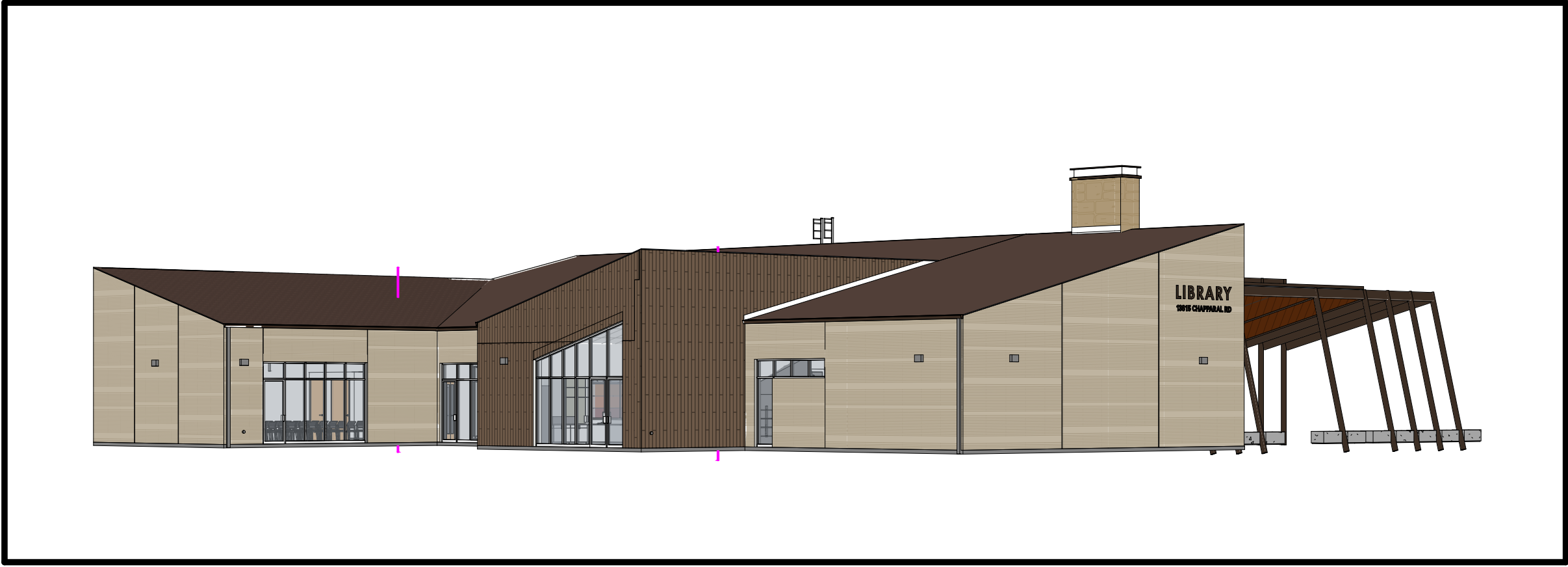
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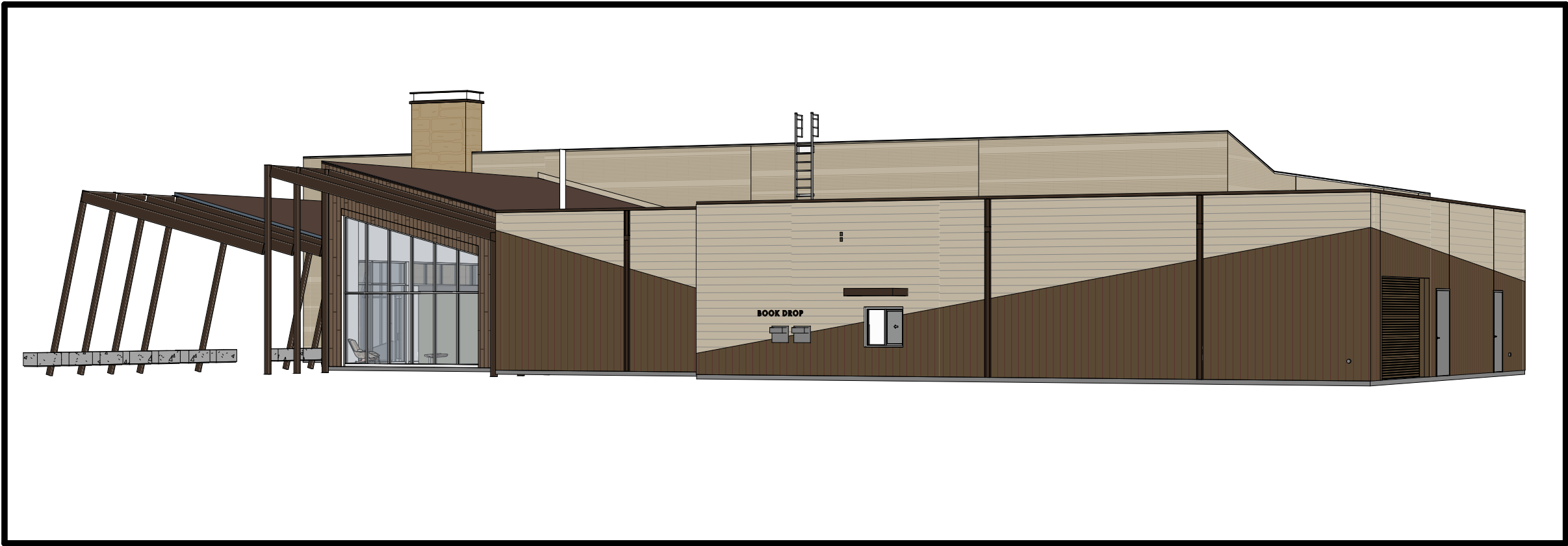
ARCHITECTURAL
ELEVATIONS

A1.0

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5 SIGHT LINES - VIEW FROM PARK



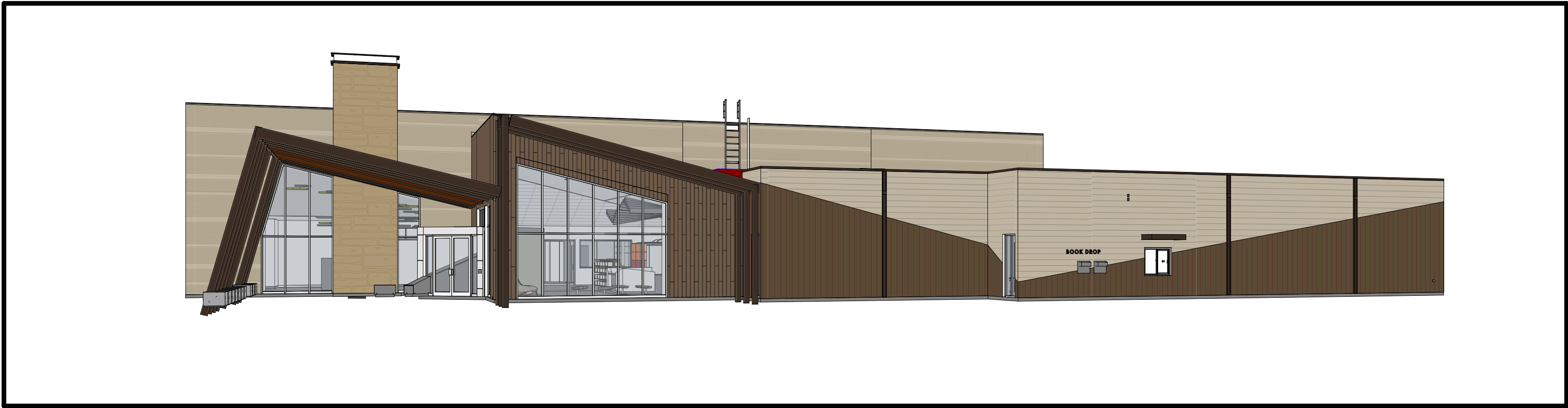
3 SIGHT LINES - VIEW FROM CURVE ON CHAPARRAL



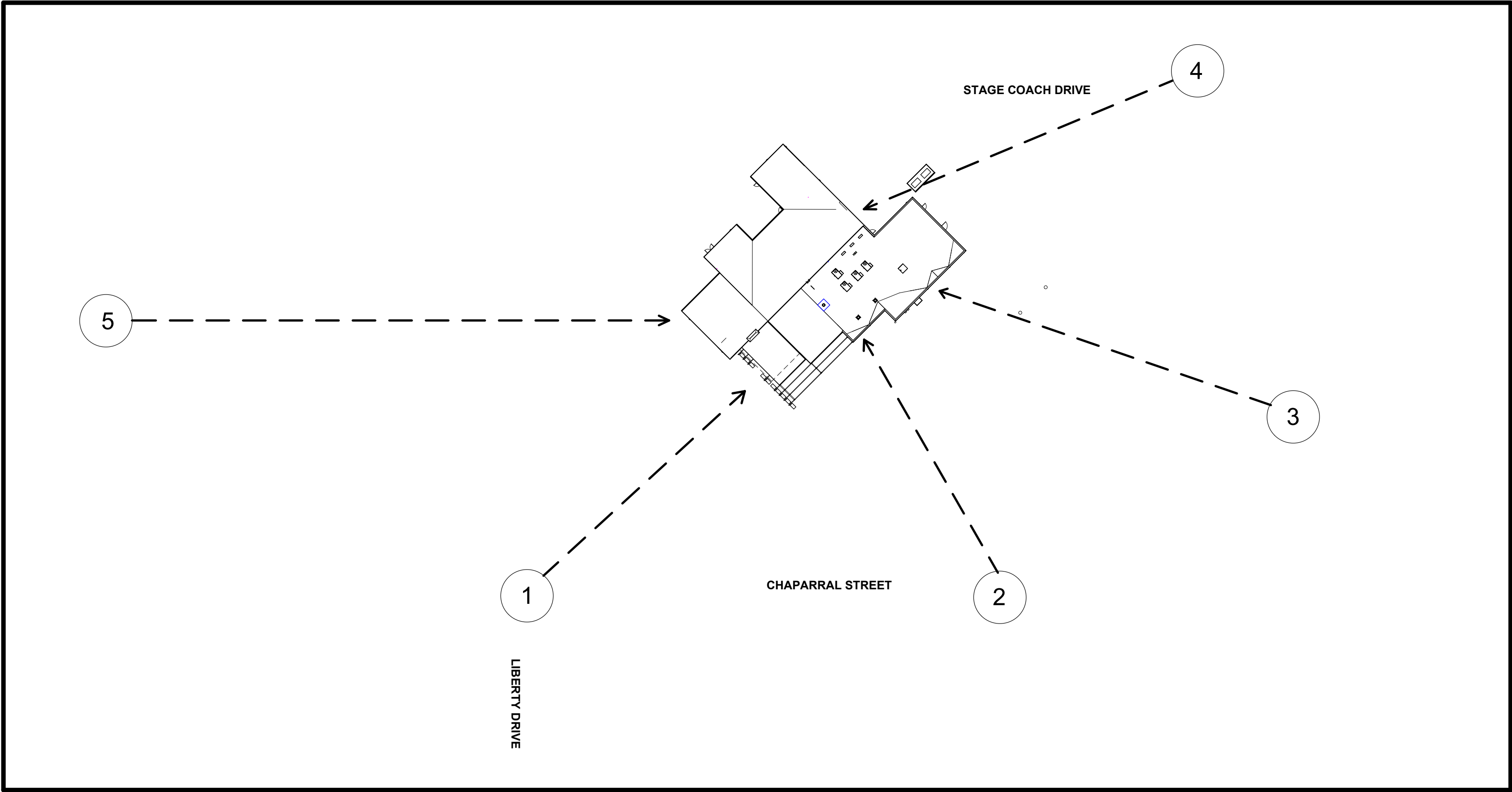
1 SIGHT LINES - VIEW FROM INTERSECTION OF CHAPARRAL AND LIBERTY DRIVE



4 SIGHT LINES - VIEW FROM STAGE COACH DRIVE



2 SIGHT LINES - VIEW FROM CHAPARRAL



SITE PLAN

January 21st, 2025

HPLD Mead Library Site Plan

Community Development - Planning and Zoning – Development Review Comments

This letter is a response to the Development Review Comments (DRC) letter dated on 12/06/2024 from the Mead Planning and Zoning department. The following is a response to “Photometric Comments”.

Site Photometric

Comment #1: The back patio/seating area on the SW portion of the building has foot candles in the 13-15 FC, areas of the SE portion of the building are in the 10-11 FC range, and areas of the western portion of the building are in the 7-9 FC range. Please lower these FCs to be more congruent with the rest of the site (<5 FC).

Response #1: Please see revised sheet E-101 with an updated specification for light type “WP1” which uses a luminaire of the same “WPX” style as the original fixture with a lower maximum output. Please see revised sheet E-104 with an updated specification sheet for light type “WP1” that indicates a lower output specification.

As a result of selecting a lower output specification, lighting in the areas specified in Comment #1 above have reduced in their maximum FC readings. Calculation values on Sheet E-101 were updated, but did not affect light level statistics in areas previously calculated, as seen in the “STATISTICS” table on Sheet E-101.

This concludes our response to the Development Review Comments, if you have questions or comments please contact us at cwright@bowman.com.

Regards,

Caleb Wright
BOWMAN

Community Development

Planning and Zoning



Development Review Comments

PROJECT: HPLD Mead Library Site Plan

SUBMITTAL: First Submittal

REVIEWER: Collin Mieras, Planner II

DATE: December 6, 2024

ATTACHMENTS: JVA, MVFPD, SVSD, United Power, Xcel Energy

Submittal Instructions:

Please address comments within the body of each set of comments and submit revised documents electronically using the following instructions:

- a. The deadline for application submittal is every Monday at 12:00pm.
- b. Use this link; [Electronic Submittals](#) to create a submittal folder on the Town's SharePoint Site. Drag and drop application materials into newly created submittal folder to upload.

Please contact utilities and other outside agencies directly, as needed.

NOTE: Land Use Code can be found in its entirety here: [Chapter 16 Land Use Code](#).

Planning: Collin Mieras, cmieras@townofmead.org; Jason Bradford, jbradford@townofmead.org

General Comments

1. Please include a cover sheet that contains all required signature blocks/certs, general notes, vicinity map, legal description etc.
 - a) All sheets also need to contain the proper title for the Site Plan.
2. Please confirm if there is a required crossing agreement with the appropriate utilities for the proposed trail going over the 40' Utility Easement on the western portion of the site.
3. Please provide the following documents in the next submittal:
 - a) Title commitment per Sec. 16-4-100(b)(3)e. The title commitment needs to be specific to the subject land.
 - b) Improvement survey plat per Sec. 16-4-100(b)(3)f.
 - c) Community design principles and development standards description per Sec. 16-4-100(b)(3)i.
 - d) General development information per Sec. 16-4-100(b)(3)o.
 - e) Letters of support and commitment to serve per Sec. 16-4-100(b)(6).

Community Development

Planning and Zoning



Photometric Comments

1. The back patio/seating area on the SW portion of the building has foot candles in the 13-15 FC, areas of the SE portion of the building are in the 10-11 FC range, and areas of the western portion of the building are in the 7-9 FC range. Please lower these FCs to be more congruent with the rest of the site (<5 FC).

Town Attorney's Office

Joshua Myers,

Silvia Buchenic, silvia@mcm-legal.com

Marcus McAskin, marcus@mcm-legal.com

Comments incorporated into Planning comments.

Engineering

Ken Clifford, kclifford@jvaja.com

Attached.

Outside Referral Agencies

Comments were received from the following outside referral agencies. Additional comments will be forwarded as they are received.

Longs Peak Water District

Gary Allen, g.allen@lpwd.org

Comments already provided to applicant(s).

Mountain View Fire Protection District

LuAnn Penfold, lpunfold@mvfpd.org

Attached.

St. Vrain Sanitation District

Zachary Lingo, zlingo@stvrainsdco.gov

Attached.

United Power

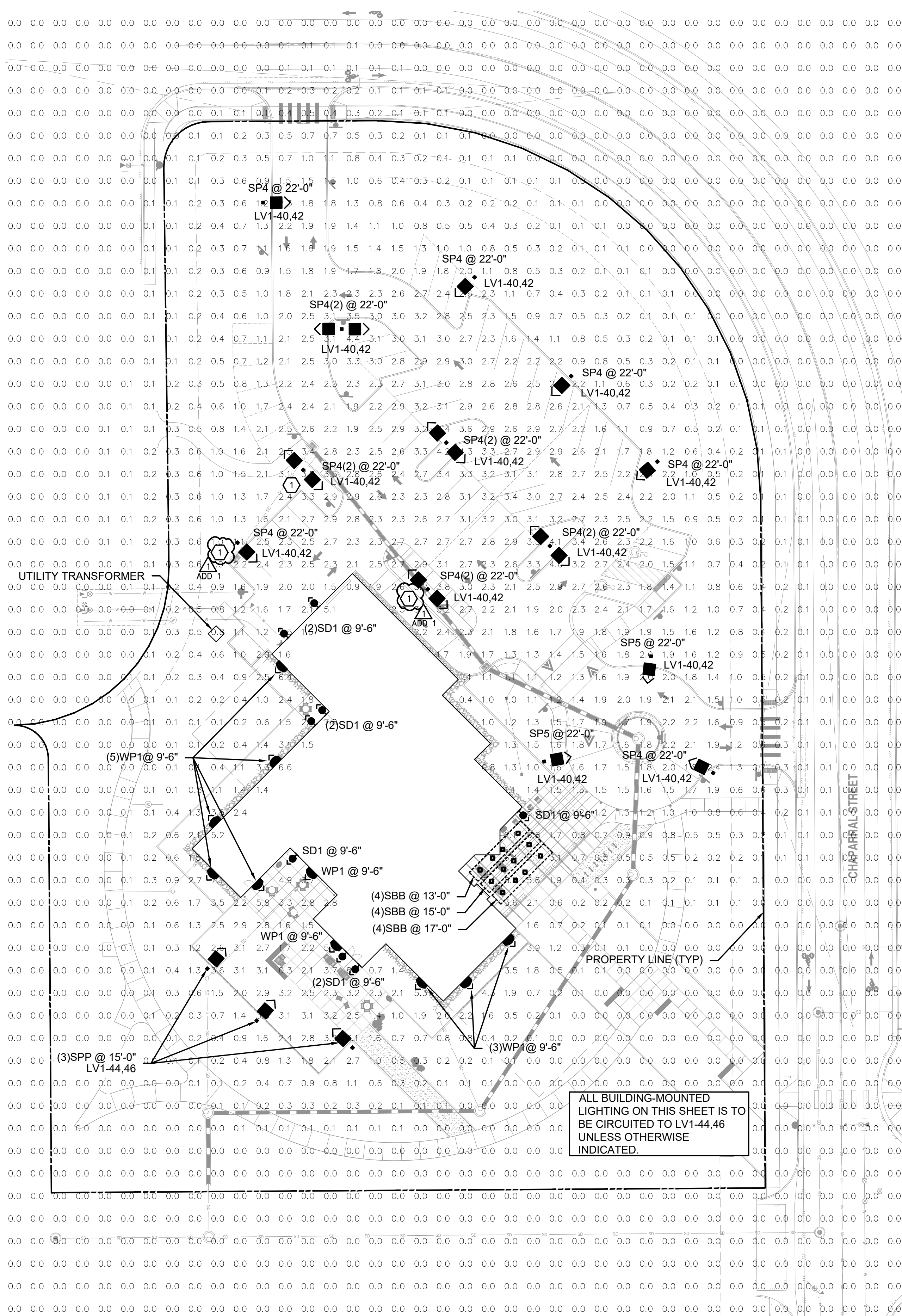
Emily Fore, efore@unitedpower.com

Attached.

Xcel Energy

Violeta Ciocanu, violeta.ciocanu@xcelenergy.com

Attached.



ALL BUILDING-MOUNTED
LIGHTING ON THIS SHEET IS TO
BE CIRCUITED TO LV1-44.46
UNLESS OTHERWISE
INDICATED.

CALCULATION VALUES ACROSS THE
SITE HAVE BEEN REVIEWED PER
MEAD DEVELOPMENT REVIEW
COMMENTS DATED 12/06/2024.

1

ELECTRICAL & PHOTOMETRIC SITE PLAN
SCALE: 1" = 30'

NORTH

SCOPE OF WORK:

1. NEW EXTERIOR SITE AND BUILDING LIGHTING TO BE SPECIFIED AND A PHOTOMETRIC PLAN IS TO BE GENERATED INDICATING LIGHT LEVEL STATISTICS AND LIGHT FIXTURE INFORMATION.

WORK NOTES:

1. COORDINATE WITH CIVIL ENGINEER PRIOR TO ANY WORK TO ENSURE POLE BASE WILL NOT CONFLICT WITH STORM DRAIN.

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY CONDITION AND PROPER FUNCTIONALITY OF ALL SYSTEMS AND DEVICES WHICH ARE INVOLVED OR AFFECTED BY THE SCOPE OF THIS PROJECT PRIOR TO BEGINNING WORK. ALL DAMAGE OR IMPROPER FUNCTIONALITY SHALL BE REPORTED TO OWNER IN WRITING. UNDOCUMENTED DAMAGE OR IMPROPER FUNCTIONALITY DISCOVERED FOLLOWING THE START OF WORK SHALL BE CORRECTED AT CONTRACTORS EXPENSE TO APPROVAL OF OWNER.
2. THIS PLAN IS PROVIDED FOR LIGHT POLE AND BUILDING-MOUNTED LIGHT FIXTURES WITHIN THE SCOPE OF PHOTOMETRIC DESIGN ONLY, AND DOES NOT INCLUDE ROADWAY FIXTURES, CONTROLS, ACCESSORIES, OR INTERIOR/EXTERIOR CIRCUITING OR DESIGN. THE PROJECT ELECTRICAL ENGINEER SHALL SPECIFY ANY NEW CIRCUITING OF THE SITE AND BUILDING LIGHTING, AS WELL AS PROVIDING NECESSARY POWER, SWITCHES, AND LIGHTING CONTROLS AT A BUILDING ELECTRICAL PANEL TO BE SPECIFIED BY THAT ENGINEER.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE REQUIRED ACCESSORIES TO ENSURE LIGHTING IS MOUNTED AS INDICATED.
4. POLE BASES, WHERE POSSIBLE, ARE TO BE PLACED 3'-0" BEHIND BACK OF CURBS. COORDINATE WITH LANDSCAPING TO ENSURE SITE LIGHTING WILL BE PLACED IN INDICATED LOCATIONS. CONTACT ENGINEER OF RECORD FOR UPDATED PHOTOMETRICS IF LIGHTING MUST BE LOCATED IN DIFFERENT AREAS.
5. LIGHTING SCHEDULE INCLUDES DETAILS FROM PHOTOMETRIC IES FILES, AND MAY NOT MATCH SPEC SHEETS EXACTLY. DRAWING WATTAGES ARE TO BE BASED OFF OF SPEC SHEETS, NOT IES FILE DATA.
6. ELECTRICAL CONTRACTOR SHALL COORDINATE FINAL MOUNTING LOCATION AND HEIGHT OF EXTERIOR SURFACE-MOUNTED LIGHTS WITH ARCHITECT TO AVOID CONFLICT WITH WINDOWS AND DOORS. REPORT ANY LIGHTING CHANGES TO THE ENGINEER OF RECORD. UPDATED PHOTOMETRICS SHALL BE PROVIDED AT AN HOURLY RATE BY THE ENGINEER OF RECORD.

LIGHTING STANDARDS NOTES:

MEAD COLORADO MUNICIPAL CODE 16-2-250: LIGHTING:

- LIGHT FIXTURE MOUNTING HEIGHTS:
 - PARKING AREAS: 25'-0" MAXIMUM
 - PEDESTRIAN AREAS: 15'-0" MAXIMUM
 - BOLLARDS: BETWEEN 3-4'
- LIGHT SHIELDING: CUTOFF
- ACCENT AND FLAGPOLE LIGHTING PERMITTED TO BE DIRECTED UPWARD AS LONG AS LIGHT IS SHIELDED FROM VIEW FROM ADJACENT PROPERTIES
- ALL PARKING LOT FIXTURES AND EXTERIOR LIGHTS, EXCEPT THOSE REQUIRED FOR SECURITY PURPOSES, SHALL BE EXTINGUISHED WITHIN (1) HOUR AFTER THE END OF BUSINESS HOURS AND REMAIN EXTINGUISHED UNTIL (1) HOUR PRIOR TO THE BEGINNING OF BUSINESS.
- IF A PORTION OF A PARKING LOT IS USED AFTER DARK, ONLY THAT PORTION SHALL BE LIGHTED
- LIGHT SPILLAGE:
 - 100'-0" FROM PROPERTY LINE: 0.01 FC
 - 60'-0" FROM PROPERTY LINE: 0.1 FC

STATISTICS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PARKING AREA	2.3 fc	5.1 fc	0.7 fc	7.3:1	3.3:1
PROPERTY LINE	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
60' FROM PROPERTY LINE	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE									
SYMBOL	LABEL	QTY	MANUFACTURER	CATALOG	DESCRIPTION	NUMBER LAMPS	LUMENS	LLF	INPUT WATTAGE
	SBB	12	LITHONIA LIGHTING	LDN6 35/07 L06BR	6IN LDN, 3500K, 750LM, BLACK, CR80	1	575	0.85	9
	SD1	8	GOETHAM ARCHITECTURAL LIGHTING	ICD4WC 35/10 AR LSS ASYM	INCITO 4 INCH WALL MOUNT DOWNLIGHT, ROUND, 3500K, 1000LM, CLEAR, SEMI-SPECULAR, ASYMMETRIC DISTRIBUTION, 80 CRI	1	724	0.85	9
	SP4	6	LUMINIS LIGHTING	CT185-L1L80-TYP4	LUMINIS CLERMONT POLE MOUNT CT185 TYPE 4 DISTRIBUTION	1	6866	0.85	60
	SP4(2)	5	LUMINIS LIGHTING	CT185-L1L80-TYP4	LUMINIS CLERMONT POLE MOUNT CT185 TYPE 4 DISTRIBUTION	1 (EACH) 2 (TOTAL)	6866 (EACH) 13732 (TOTAL)	0.85	60 (EACH) 120 (TOTAL)
	SP5	2	LUMINIS LIGHTING	CT185-L1L80-TYP5	LUMINIS CLERMONT POLE MOUNT CT185 TYPE 5 DISTRIBUTION	1	7478	0.85	60
	SPP	3	LUMINIS LIGHTING	CT185-L1L50-TYP4	LUMINIS CLERMONT POLE MOUNT CT185 TYPE 4 DISTRIBUTION	1	4704	0.85	40
	WP1	10	LITHONIA LIGHTING	WPX1-P2 LED 40K MVOLT	WPX1-P2 LED WALLPACK 3000LM 4000K COLOR TEMPERATURE 120-277 VOLT	1	2749	0.85	23.26



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ARCHITECT / INTERIOR DESIGN
STUDIOTROPE DESIGN COLLECTIVE
2942 Welton St.
Denver, CO 80215
303-308-1144

CIVIL ENGINEER
JVA
1675 Larimer Street, Suite 550
Denver, CO 80202
303.444.1952

LANDSCAPE ARCHITECT
FLOW DESIGN COLLABORATIVE
301 W 45th Ave
Denver, CO 80216
970-214-4078

STRUCTURAL ENGINEER
JVA
1675 Larimer Street, Suite 550
Denver, CO 80202
303.444.1952

MEP ENGINEER
BOWMAN
1490 W. 121st Ave, Suite 204
Denver, CO 80234
303.678.1108

LOW VOLTAGE & ACOUSTICS
SM&W
1801 Wewatta Street, Floor 11
Denver, CO 80202
720.482.0770

OWNER'S REPRESENTATIVE
WEBBER
970.402.0382

HPLD Mead Library
13815 CHAPPARAL ROAD
MEAD, CO

PROJECT: PROJECT NO: 2314

ISSUE DATE: 10/25/24 PHASE / REV NAME: CONSTRUCTION DOCUMENTS

1 01/24/25 ADDENDUM 1

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Type

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is end product
are also qualified
the United States

ments in this
are disclaimed.
notations

LDN6 STATIC WHITE

6" Open and Wallwash LED
New Construction Downlight

Open Trim

Wallwash Trim

DISTRIBUTIONS

Open

Wallwash

DIMENSIONS

LDN6 500-3000 Lumens

Aspire® 24 x 24 (24)
Casting Channel, 24 x 24 (24) (Self-Healing)
Channel Size: 24 x 24 (24)

See page 4 for future fixture dimensions

LDN6

[illegible]

LDN6 PHOTOMETRY																																																																																																																																																																																																																																																																																			
Distribution Curve		Distribution Data		Output Data		Illuminance Data at 30° Above Floor for a Single Luminaire																																																																																																																																																																																																																																																																													
LDN6 35/10 L6GAR, input watts: 10.44, delivered lumens: 987/10, LM/W = 94.54, spacing criterion at 0 = 1.02, test no. ISF 30716P262. <table> <thead> <tr> <th></th><th>Area</th><th>Lumens</th><th>Area</th><th>Lumens</th><th>% Lumens</th><th>% Lumens</th></tr> </thead> <tbody> <tr> <td>0°</td><td>0</td><td>0</td><td>0°</td><td>0</td><td>0</td><td>0</td></tr> <tr> <td>10°</td><td>15</td><td>1071</td><td>280</td><td>1880</td><td>18.8</td><td>18.8</td></tr> <tr> <td>20°</td><td>520</td><td>322</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>30°</td><td>1071</td><td>280</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>40°</td><td>15</td><td>1071</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>50°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>60°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>70°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>80°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>90°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>100°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>110°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>120°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>130°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>140°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>150°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>160°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>170°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>180°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>190°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>200°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>210°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>220°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>230°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>240°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>250°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>260°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>270°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>280°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>290°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>300°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>310°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>320°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>330°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>340°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>350°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> <tr> <td>360°</td><td>0</td><td>0</td><td>90°</td><td>880</td><td>88.8</td><td>88.8</td></tr> </tbody> </table>											Area	Lumens	Area	Lumens	% Lumens	% Lumens	0°	0	0	0°	0	0	0	10°	15	1071	280	1880	18.8	18.8	20°	520	322	90°	880	88.8	88.8	30°	1071	280	90°	880	88.8	88.8	40°	15	1071	90°	880	88.8	88.8	50°	0	0	90°	880	88.8	88.8	60°	0	0	90°	880	88.8	88.8	70°	0	0	90°	880	88.8	88.8	80°	0	0	90°	880	88.8	88.8	90°	0	0	90°	880	88.8	88.8	100°	0	0	90°	880	88.8	88.8	110°	0	0	90°	880	88.8	88.8	120°	0	0	90°	880	88.8	88.8	130°	0	0	90°	880	88.8	88.8	140°	0	0	90°	880	88.8	88.8	150°	0	0	90°	880	88.8	88.8	160°	0	0	90°	880	88.8	88.8	170°	0	0	90°	880	88.8	88.8	180°	0	0	90°	880	88.8	88.8	190°	0	0	90°	880	88.8	88.8	200°	0	0	90°	880	88.8	88.8	210°	0	0	90°	880	88.8	88.8	220°	0	0	90°	880	88.8	88.8	230°	0	0	90°	880	88.8	88.8	240°	0	0	90°	880	88.8	88.8	250°	0	0	90°	880	88.8	88.8	260°	0	0	90°	880	88.8	88.8	270°	0	0	90°	880	88.8	88.8	280°	0	0	90°	880	88.8	88.8	290°	0	0	90°	880	88.8	88.8	300°	0	0	90°	880	88.8	88.8	310°	0	0	90°	880	88.8	88.8	320°	0	0	90°	880	88.8	88.8	330°	0	0	90°	880	88.8	88.8	340°	0	0	90°	880	88.8	88.8	350°	0	0	90°	880	88.8	88.8	360°	0	0	90°	880	88.8	88.8
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LDN6 35/15 L6GAR, input watts: 17.52, delivered lumens: 1572/19, LM/W = 89.77, spacing criterion at 0 = 1.02, test no. ISF 30716P265. <table> <thead> <tr> <th></th><th>Area</th><th>Lumens</th><th>Area</th><th>Lumens</th><th>% Lumens</th><th>% Lumens</th></tr> </thead> <tbody> <tr> <td>0°</td><td>0</td><td>0</td><td>0°</td><td>0</td><td>0</td><td>0</td></tr> <tr> <td>15°</td><td>1442</td><td>142</td><td>90°</td><td>1422</td><td>98.2</td><td>98.2</td></tr> <tr> <td>30°</td><td>15</td><td>1442</td><td>90°</td><td>1422</td><td>98.2</td><td>98.2</td></tr> <tr> <td>45°</td><td>0</td><td>0</td><td>90°</td><td>1422</td><td>98.2</td><td>98.2</td></tr> <tr> <td>60°</td><td>0</td><td>0</td><td>90°</td><td>1422</td><td>98.2</td><td>98.2</td></tr> <tr> <td>75°</td><td>0</td><td>0</td><td>90°</td><td>1422</td><td>98.2</td><td>98.2</td></tr> <tr> <td>90°</td><td>0</td><td>0</td><td>90°</td><td>1422</td><td>98.2</td><td>98.2</td></tr> <tr> <td>105°</td><td>0</td><td>0</td><td>90°</td><td>1422</td><td>98.2</td><td>98.2</td></tr> <tr> <td>120°</td><td>0</td><td>0</td><td>90°</td><td>1422</td><td>98.2</td><td>98.2</td></tr> <tr> <td>135°</td><td>0</td><td>0</td><td>90°</td><td>1422</td><td>98.2</td><td>98.2</td></tr> <tr> <td>150°</td><td>0</td><td>0</td><td>90°</td><td>1422</td><td>98.2</td><td>98.2</td></tr> <tr> <td>165°</td><td>0</td><td>0</td><td>90°</td><td>1422</td><td>98.2</td><td>98.2</td></tr> <tr> <td>180°</td><td>0</td><td>0</td><td>90°</td><td>1422</td><td>98.2</td><td>98.2</td></tr> <tr> <td>195°</td><td>0</td><td>0</td><td>90°</td><td>1422</td><td>98.2</td><td>98.2</td></tr> <tr> </tr></tbody></table>		Area	Lumens	Area	Lumens	% Lumens	% Lumens	0°	0	0	0°	0	0	0	15°	1442	142	90°	1422	98.2	98.2	30°	15	1442	90°	1422	98.2	98.2	45°	0	0	90°	1422	98.2	98.2	60°	0	0	90°	1422	98.2	98.2	75°	0	0	90°	1422	98.2	98.2	90°	0	0	90°	1422	98.2	98.2	105°	0	0	90°	1422	98.2	98.2	120°	0	0	90°	1422	98.2	98.2	135°	0	0	90°	1422	98.2	98.2	150°	0	0	90°	1422	98.2	98.2	165°	0	0	90°	1422	98.2	98.2	180°	0	0	90°	1422	98.2	98.2	195°	0	0	90°	1422	98.2	98.2																																																																																																																																																																										
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LDN6

* All dimensions are inches (centimeters) unless otherwise noted.

LDN6 500-3000 Lumens

Aperture: Ø 4.1/4" (10.8)
Ceiling Cutout: Ø 7.1/8" (18.1) Self-Flanged
Overlap: None: Ø 7.1/2" (19.1)

LDN6 4000-5000 Lumens

Installed Spacing: 24" x 24" x 12"
Aperture: Ø 4.1/4" (10.8)
Ceiling Cutout: Ø 7.1/8" (18.1) Self-Flanged
Overlap: None: Ø 7.1/2" (19.1)

LDN6 CP

Aperture: 6.5/16 (115.9)
Ceiling Opening: 7.5/16 (188.3)
Overlap: None: 7.5/16 (188.3)

LDN6 EL

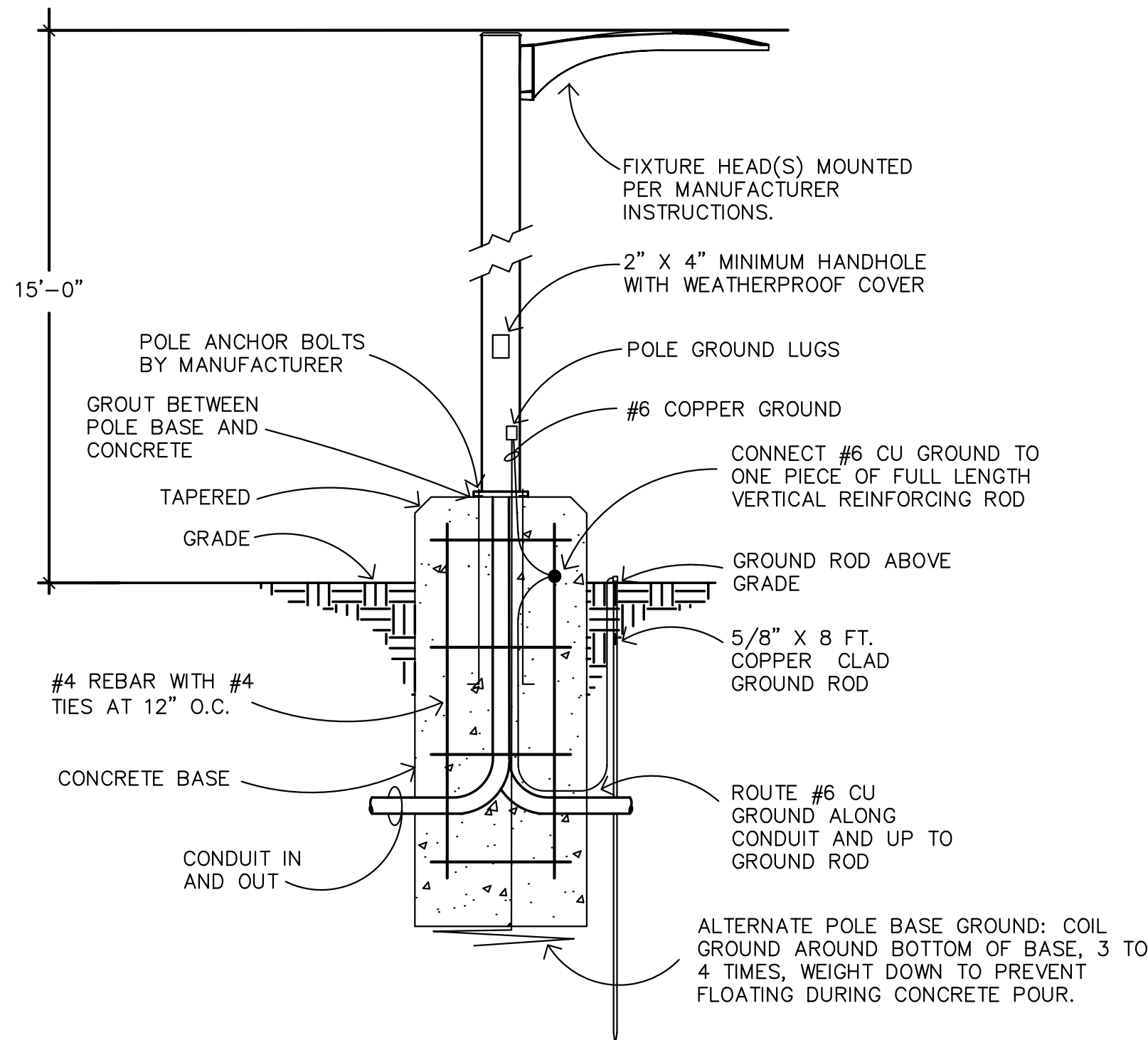
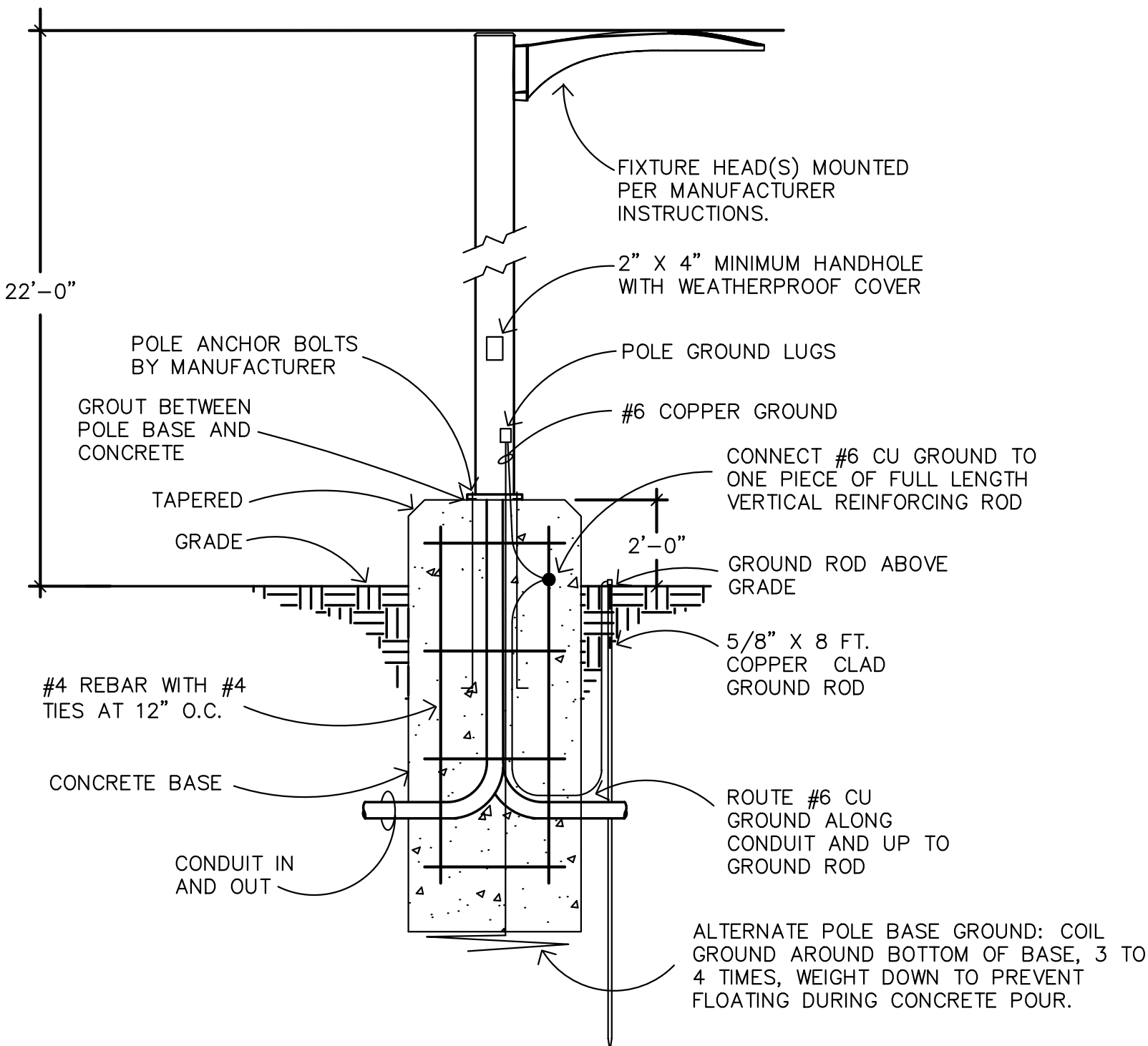
Installed Spacing: above 3000lm: 24" x 24" x 12"
Aperture: Ø 4.1/4" (10.8)
Ceiling Cutout: Ø 7.1/8" (18.1) Self-Flanged
Overlap: None: Ø 7.1/2" (19.1)

LITHONIA LIGHTING

DOWNLIGHTING One Lithonia Way, Cary, NC 27513 Phone: 800-755-SEV (7378) www.lithonia.com

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1. ALL LIGHTING CONTROLS, FINISHES, ADDITIONAL OPTIONS, AND MOUNTING TYPES TO BE CONFIRMED/SELECTED BY ARCHITECT AND ENGINEER DESIGNING BUILDING ELECTRICAL SYSTEM.
2. COORDINATE WITH STRUCTURAL ENGINEER FOR FINAL POLE & BASE REQUIREMENTS. DETAIL SHOWN FOR ELECTRICAL REFERENCE ONLY.



2

TYPE: WP1

TYPE: WP1

WPX LED Wall Packs

Specifications

Luminaire ID	Height (ft)	Width (ft)	Depth (ft)	Side Mount Location	Height
WP1	1.0 (304mm)	1.2 (366mm)	1.2 (366mm)	1.0 (304mm)	1.0 (304mm)
WP2	1.5 (457mm)	1.2 (366mm)	1.2 (366mm)	1.5 (457mm)	1.5 (457mm)
WP3	2.0 (609mm)	1.2 (366mm)	1.2 (366mm)	2.0 (609mm)	2.0 (609mm)

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DOBXD

Series	Color Temperature	Voltage	Options	Finish
WP1 LED P1	1500K, 1800K	30K 300K	None	DOBXD
WP1 LED P2	2500K, 3000K	30K 300K	40W	DOBXD
WP1 LED P3	3000K, 3500K	30K 300K	40W	DOBXD
WP1 LED	3000K, 3500K	30K 300K	40W	DOBXD

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values may differ from average.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-efficient, energy-efficient solution for the illumination of exterior wall space. The WP1, WP2, and WP3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform wide distribution. WPX is rated for 40°C to 60°C.

CONSTRUCTION
WPX is made from aluminum and is fully anodized to provide maximum protection against corrosion. WPX is made from aluminum and is fully anodized to provide maximum protection against corrosion.

ELECTRICAL
Light output configurations consist of high-efficiency LEDs and LED luminaire maintenance of 150,000 hours. Color temperature (CCT) system of 3000K, 4000K and 5000K with minimum 90 CRI. WPX is made from aluminum and is fully anodized to provide maximum protection against corrosion.

Notes: The WPX LED wall pack luminaires come with a field-adjustable protection rating (IP) of 65. The WPX LED wall pack luminaires come with a field-adjustable protection rating (IP) of 65. The WPX LED wall pack luminaires come with a field-adjustable protection rating (IP) of 65.

Notes: The WPX LED wall pack luminaires come with a field-adjustable protection rating (IP) of 65. The WPX LED wall pack luminaires come with a field-adjustable protection rating (IP) of 65. The WPX LED wall pack luminaires come with a field-adjustable protection rating (IP) of 65.

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WPX LED
Rev: 07/01/24

Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WP1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WP1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WP2	47W	0.39	0.22	0.20	0.17	0.14
WP3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Luminaire Maintenance

Data references the extrapolated performance projection in a 20°C ambient, based on L6030 hours of LED testing limited per IESNA LM-80-08 and projected per IESNA TM-21-11.

To calculate LED life, use the luminaire maintenance factor at the corresponding number of operating hours shown for each luminaire maintenance value, correct factor.

Operating Hours	50,000	75,000	100,000
Luminaire Maintenance Factor	>0.94	>0.87	>0.80

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WP1 LED P1	150W	11W
WP1 LED P2	250W	24W
WP2	250W	47W
WP3	400W	69W

Photometric Diagrams

To see complete photometric reports or download, see files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

Mounting Height = 12 Feet.

Lumen Output

Luminaire	Color Temperature	Lumen Output
WP1 LED P1	3000K	1,507
	4000K	1,548
	5000K	1,602
WP1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WP2	3000K	5,379
	4000K	5,696
	5000K	6,201
WP3	3000K	8,094
	4000K	8,269
	5000K	8,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine adjusted lumen output for average ambient temperatures from 50°F (10°C) to 104°F (40°C).

TYPE: WP1

Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	200V	240V	277V	347V
WP1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WP1 LED P2	20W	0.20	0.12	0.10	0.09	0.07
WP2	47W	0.39	0.23	0.20	0.17	0.14
WP3	69W	0.56	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 20°C ambient, based on 6,000 hours of LED testing limited per IESNA LM-80-08 and projected per IESNA LM-79-11.

To calculate L80, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

LED Replacement Guide

Luminaire	Equivalent LED Lamp	WP1 Input Power
WP1 LED P1	100W	11W
WP1 LED P2	200W	20W
WP2	250W	47W
WP3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumen Output
WP1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WP1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WP2	3000K	5,719
	4000K	5,986
	5000K	6,201
WP3	3000K	8,968
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CE/C compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Control Option	Ordering Example
Standard	0°C	4W	EA0W	WP2Z LED 40K WP01Z EA0W D00D
Cold Weather	-20°C	14W	EA14WC	WP2Z LED 40K WP01Z EA14WC D00D

Photometric Diagrams

To see complete photometric reports or download files for this product, with the Lighthouse Lighting WP1X LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND

- 0.1%
- 0.2%
- 0.5%
- 1.0%

WP1Z LED

WP1Z LED P2

WP1Z LED

WP1Z LED

Mounting Height = 12 Feet.

LITHONIA
LIGHTING
COMMERCIAL OUTDOOR

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WP1Z LED
Rev. 05/2024

1. ALL LIGHTING CONTROLS, FINISHES, ADDITIONAL OPTIONS, AND MOUNTING TYPES TO BE CONFIRMED/SELECTED BY ARCHITECT AND ENGINEER DESIGNING BUILDING ELECTRICAL SYSTEM.

13815 CHAPPARAL ROAD
MEAD, CO

PROJECT NO: 2314

#	ISSUE DATE	PHASE / REV NAME
	10/25/24	CONSTRUCTION DOCUMENTS
1	01/24/25	ADDENDUM 1

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9/23/2024 2:53:21 PM

MINOR SUBDIVISION PLAT
LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT
A REPLAT OF TRACT B, LIBERTY RANCH FILING NO. 2, 2ND AMENDMENT
NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE
6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
TOTAL ACRES 32.65; 3 LOTS; 3 TRACTS

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED [S] [ARE] THE OWNER(S) OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED HEREIN, AND BY THIS MINOR PLAT, AS APPLICABLE: (1) [HAS/HAVE] CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, BLOCKS, TRACTS, STREETS, OR OTHER DESIGNATED PARCELS, AS APPLICABLE, UNDER THE NAME OF [INSERT NAME OF SUBDIVISION]; (2) HEREBY DEDICATE(S) AND GRANT(S) UNTO THE TOWN SUCH EASEMENTS AS ARE DEPICTED OR BY NOTE OR NOTATION REFERENCED HEREON (EXCEPT THOSE OF PRIOR RECORD), FOR THE USES AND PURPOSES SO INDICATED, EITHER DIRECTLY OR THROUGH APPLICABLE SERVICE PROVIDERS, ALONG WITH THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSE NAMED ON THE EASEMENT, INCLUDING AS APPLICABLE THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND/OR FACILITIES OR SERVICES CONSISTENT WITH THE EASEMENT'S PURPOSE; AND (3) ACKNOWLEDGE(S) THE FOLLOWING: A) THE TOWN DOES NOT ACCEPT ANY DUTY OF MAINTENANCE OF THE EASEMENTS, OR OF IMPROVEMENTS IN THE EASEMENTS THAT ARE NOT OWNED BY THE TOWN, AND FURTHER RESERVES ITS RIGHTS TO REMOVE OR REQUIRE THE OWNER(S) TO REMOVE, AT THE EXPENSE OF THE OWNER(S), ANY OBJECTS IN THE EASEMENTS THAT INTERFERE WITH THEIR USE AND ENJOYMENT FOR THEIR INTENDED PURPOSE; B) THE RIGHTS GRANTED TO THE TOWN BY THIS PLAT INURE ALSO TO THE BENEFIT OF ITS AGENTS, LICENSEES, PERMITTEES AND ASSIGNS; C) 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 D) 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.

TRACT B, LIBERTY RANCH FILING NO. 2, 1ST AMENDMENT AS MODIFIED BY LIBERTY RANCH FILING NO. 2, 2ND AMENDMENT, LOCATED WHOLLY WITHIN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

THUS-DESCRIBED MINOR PLAT CONTAINS 32.65 ACRES (±1,422,018 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] [WE] HAVE HEREUNTO SET [MY] [OUR] HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 20__.

TOWN OF MEAD, A COLORADO MUNICIPAL CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____, AS _____ OF _____, A _____.

WITNESS MY HAND AND SEAL: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

TRACT B, LIBERTY RANCH FILING NO. 2, 1ST AMENDMENT AS MODIFIED BY LIBERTY RANCH FILING NO. 2, 2ND AMENDMENT, LOCATED WHOLLY WITHIN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

FLOODPLAIN STATEMENT:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MEAD, STATE OF COLORADO, COMMUNITY PANEL NO. 08123C1860E AND 08123C1880E, EFFECTIVE DATE OF JANUARY 20, 2016

BASIS OF BEARINGS:

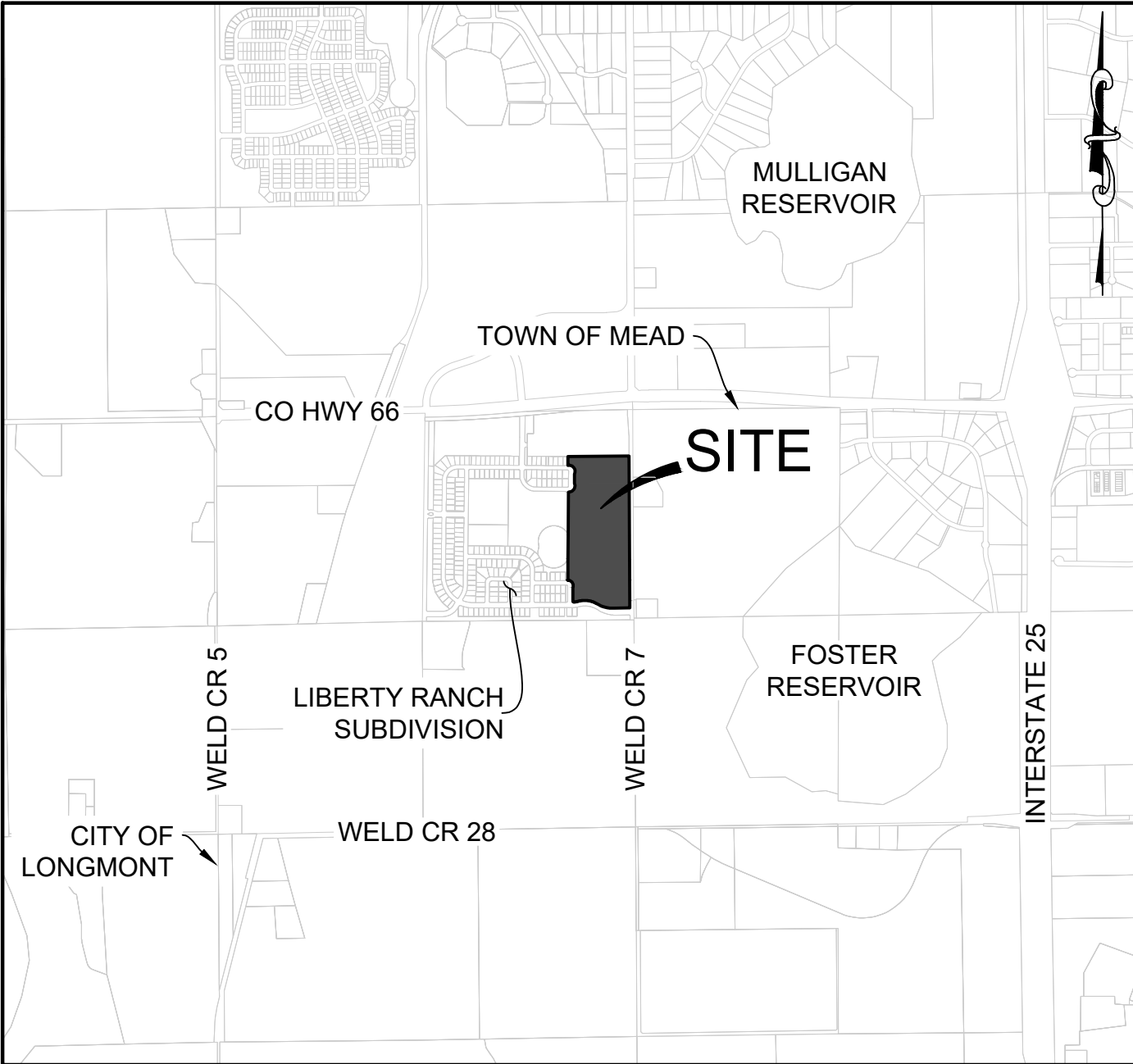
ALL BEARINGS ARE BASED ON THE MEASURED EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, BEING S00°22'45"E, A DISTANCE OF 2,651.22' (GRID) FROM THE NORTHEAST CORNER OF SAID SECTION, BEING A 2" ALUMINUM CAP, MARKED PLS 23500 TO THE EAST QUARTER OF SAID SECTION, BEING A 2" ALUMINUM CAP, MARKED LS 18475

BENCHMARK:

ELEVATIONS ARE BASED UPON THE NAVD 88 DATUM AND TWO SECTION CORNER MONUMENTS SERVE AS CONTROL POINTS:

NE CORNER SEC 28 E1/4 CORNER OF SEC. 28.
N: 1317605.54 N: 1314954.37
E: 3140115.55 E: 3140133.09
ELEV.(NAVD88) : 5010.67 ELEV.(NAVD88): 4977.85

HORIZONTAL DATUM : COLORADO STATE PLANE NORTH ZONE, US SURVEY FEET (MEASURED AT GRID)



VICINITY MAP
SCALE: 1" = 2000'

OWNER(S):	TOWN OF MEAD 441 THIRD STREET MEAD, CO 80542
APPLICANT(S):	MOUNTAIN VIEW FIRE PROTECTION DISTRICT 3561 N STAGECOACH ROAD LONGMONT, CO 80504 CONTACT: FIRE CHIEF DAVE BEEBE (303) 772-0710
	HIGH PLAINS LIBRARY DISTRICT 2650 W 29TH STREET GREELEY, CO 80631 CONTACT: DR. MATTHEW HORTT (970) 506-8563
CIVIL ENGINEER:	STRATEGIC SITE DESIGNS, LLC. 88 INVERNESS CIRCLE EAST B101 ENGLEWOOD, CO 80112 CONTACT: MICHAEL CLEARY, PE (720) 633-0219
TRAFFIC:	STRATEGIC SITE DESIGNS, LLC. 88 INVERNESS CIRCLE EAST B101 ENGLEWOOD, CO 80112 CONTACT: CHRIS PERDUE, PE (303) 481-8938
LANDSCAPE ARCHITECT:	STACKLOT 5639 S CURTICE ST LITTLETON, CO 80120 CONTACT: STEVE WEINS (303) 883-2735
SURVEYOR:	GEOVISTA SURVEY AND MAPPING 88 INVERNESS CIRCLE EAST B101 LITTLETON, CO 80112 CONTACT: GEORGE PRIEN, PLS (303) 549-5903

NOTES:

- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE SATUTE 18-4-508, C.R.S.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNTIED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- MINOR PLATS ARE REQUIRED TO INCORPORATE REQUIREMENTS OF THE "PRE-DEVELOPMENT INTERGOVERNMENTAL AGREEMENT FOR TRACT B - LIBERTY RANCH"
- EASEMENTS ARE DEDICATED TO THE TOWN OF MEAD FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCo) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCo AN EASEMENT ON ITS STANDARD FORM.

TRACT/LOT	AREA (S.F. ±)	AREA (AC. ±)	USE	OWNERSHIP	LAND USE PERCENTAGE
TRACT A	286,235.31	6.57	OGOA	TOWN OF MEAD	20.13
TRACT B	356,800.82	8.19	PARK / RECREATION	TOWN OF MEAD	25.09
TRACT C	189,311.76	4.35	OGOA	TOWN OF MEAD	13.31
TOTAL TRACTS:	832347.89	19.11	-	-	-
LOT 1	130,387.54	2.99	PUBLIC LIBRARY	HIGH PLAINS LIBRARY DISTRICT	9.17
LOT 2	138,650.83	3.18	POLICE STATION	TOWN OF MEAD	9.75
LOT 3	134,379.32	3.08	FIRE STATION	MOUNTAIN VIEW PROTECTION DISTRICT	9.45
TOTAL LOT (3):	403,417.69	9.26	-	-	-
TOTAL R.O.W. AREA:	186252.13	4.28	-	-	-
TOTAL SITE AREA:	1,422,017.71	32.65	-	-	-

SURVEYOR'S CERTIFICATE:

I, ANTHONY L. KNEIVEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MINOR PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS MINOR PLAT (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)
ANTHONY L. KNEIVEL, PLS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38157
FOR AND ON BEHALF OF GEOVISTA SURVEY AND MAPPING
88 INVERNESS CIRCLE EAST, SUITE B-101
ENGLEWOOD, CO 80012

TOWN ENGINEER CERTIFICATE.

THE MINOR PLAT SHOWN HEREON HAS BEEN REVIEWED BY THE TOWN ENGINEER AND APPROVED AS TO FORM THIS ____ DAY OF _____, 20__.

TOWN ENGINEER

PLANNING COMMISSION CERTIFICATE.

RECOMMENDED BY THE MEAD PLANNING COMMISSION FOR APPROVAL THIS ____ DAY OF _____, 20__.

CHAIRMAN

SECRETARY

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL:

THE MINOR PLAT SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF MEAD STAFF, WITH SUBMITTAL THEREAFTER TO THE BOARD OF TRUSTEES FOR ACCEPTANCE BY ORDINANCE, THIS ____ DAY OF _____, 20__.

TOWN MANAGER

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES.

THE MINOR PLAT 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__, AND RECORDED ON _____, AS RECEPTION NO. _____, IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF MEAD, COLORADO. THE DEDICATIONS, IF ANY, OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PARKS, OPEN SPACES, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE SUBDIVISION IMPROVEMENT AGREEMENT.

THIS ACCEPTANCE OF THE MINOR PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

MAYOR

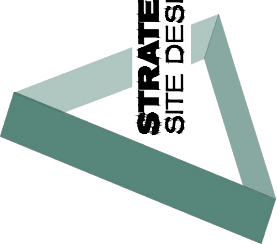
ATTTEST:

TOWN CLERK

LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

COVER SHEET

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST
SUITE B-101
ENGLEWOOD, CO 80112
(720) 206-6931
CPRDUE@SSDENG.COM
ATTN: CHRIS PERDUE, P.E., M.B.A.



JOB NO. P-2023.023

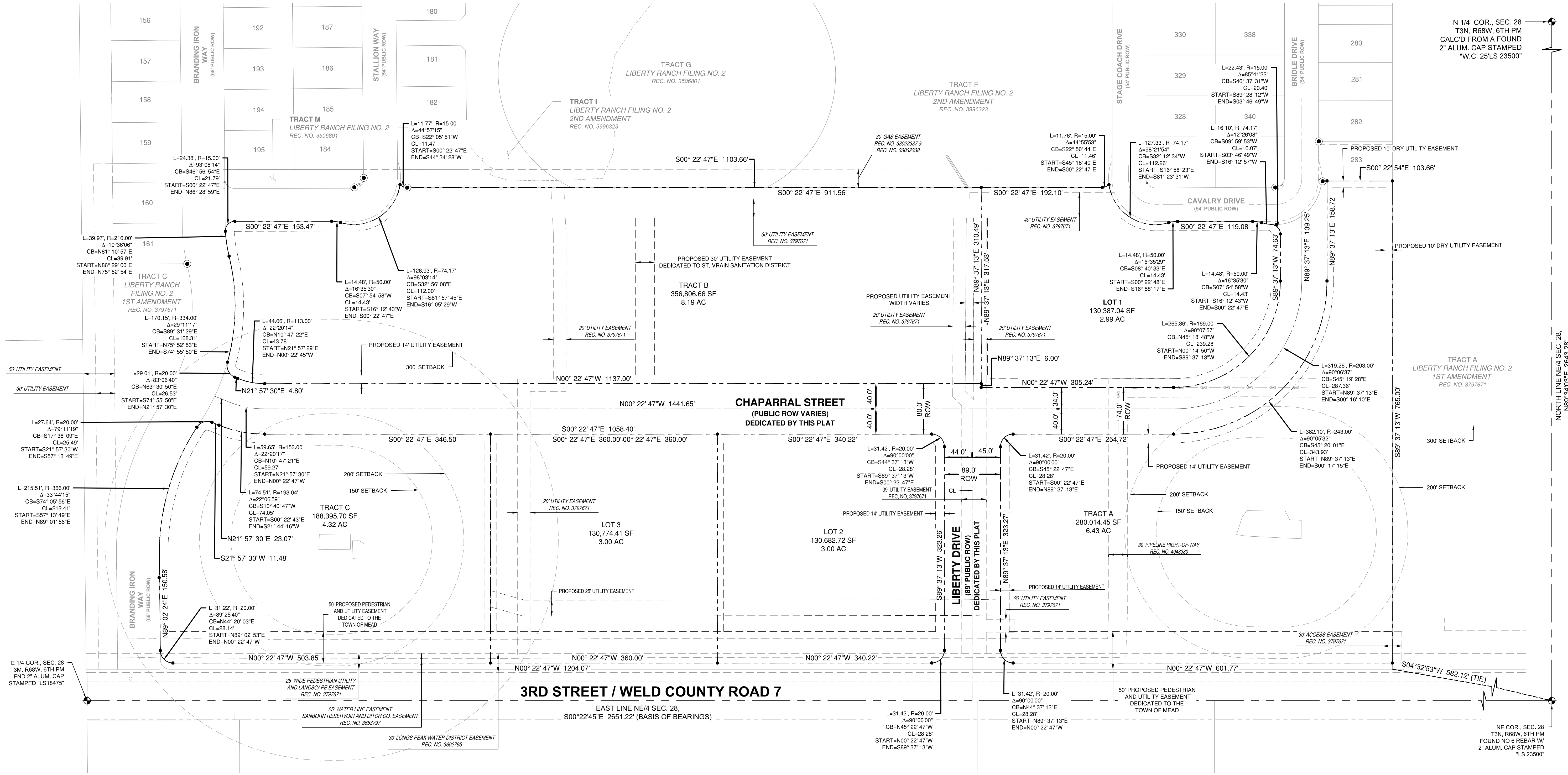
DATE 1/29/2024

SHEET SHEETS

1

2

MINOR SUBDIVISION PLAT
LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT
A REPLAT OF TRACT B, LIBERTY RANCH FILING NO. 2, 2ND AMENDMENT
NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE
6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
TOTAL ACRES 32.65; 3 LOTS; 3 TRACTS



- LEGEND**
- PLSS MONUMENTATION FOUND AS DESCRIBED
 - FOUND 5/8" REBAR WITH 1-1/4" ORANGE CAP MARKED "AZTEC PLS 33204"
 - SET 5/8" REBAR WITH SURVEY CAP MARKED PLS 38157
 - SITE BOUNDARY LINE
 - LOT AND TRACT BOUNDARY LINE
 - EASEMENT LINE
 - CENTERLINE

BASIS OF BEARINGS:

ALL BEARINGS ARE BASED ON THE MEASURED EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, BEING S00°22'45"E, A DISTANCE OF 2,651.22' (GRID) FROM THE NORTHEAST CORNER OF SAID SECTION, BEING A 2" ALUMINUM CAP, MARKED PLS 23500 TO THE EAST QUARTER OF SAID SECTION, BEING A 2" ALUMINUM CAP, MARKED LS 18475

BENCHMARK:

ELEVATIONS ARE BASED UPON THE NAVD 88 DATUM AND TWO SECTION CORNER MONUMENTS SERVE AS CONTROL POINTS:

NE CORNER, SEC 28
N: 1317605.54
E: 3140115.55
ELEV.(NAVD88): 5010.67

E1/4 CORNER OF SEC. 28.
N: 1314954.37
E: 3140133.09
ELEV.(NAVD88): 4977.85

HORIZONTAL DATUM: COLORADO STATE PLANE NORTH ZONE, US SURVEY FEET (MEASURED AT GRID)

FLOODPLAIN STATEMENT:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MEAD, STATE OF COLORADO, COMMUNITY PANEL NO. 08123C1860E AND 08123C1880E, EFFECTIVE DATE OF JANUARY 20, 2016

EASEMENT NOTES:

EASEMENTS ARE GRANTED AND CONVEYED AS FOLLOWS:

UTILITY AND PEDESTRIAN EASEMENTS SHOWN HEREON AS PROPOSED ARE PERPETUAL EASEMENTS FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF LANDSCAPING AND OF UTILITIES INCLUDING, BUT NOT LIMITED TO, SANITARY AND STORM SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE COMMUNICATION SERVICE.

ALL CROSSINGS OF MUNICIPAL STREETS BY OIL AND GAS FLOW LINES OR GATHERING LINES ARE TO BE AT RIGHT ANGLES AND THE LINES SHALL BE ENCASED AND BURIED AS PROVIDED BY 49 CFR PART 192.

EXISTING ZONING WITHIN SITE AND ADJACENT AREA IS RESIDENTIAL SINGLE FAMILY-4 (RSF-4)

LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

PLAT

CONTACT INFORMATION
88 INVERNESS CIRCLE EAST
SUITE B-101
ENGLEWOOD, CO 80112
(720) 200-6031
CPERD@SSDENGINEERING.COM
ATTN: CHRIS PERDUE, P.E., M.B.A.

JOB NO. P-2023.023

DATE 1/29/2024

SHEET SHEETS

1 2

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 44-R-2023**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING THE
LIBERTY RANCH, TRACT B, MUNICIPAL FACILITIES MASTER SITE PLAN**

WHEREAS, an approximately 32.69-acre parcel legally described as Tract B, Liberty Ranch Filing No. 2, 2nd Amendment, pursuant to the Final Plat thereof recorded with the Weld County Clerk and Recorder at Rec. No. 3996323 (“Tract B”), was dedicated to the Town of Mead for public purposes; and

WHEREAS, on July 25, 2022, the Board of Trustees awarded a professional services agreement to OZ Architecture, Inc., to develop a master site plan (the “MSP”) to serve as a foundation for future development of Tract B; and

WHEREAS, due to the fast rate of development in the Town of Mead, both the Town of Mead’s Police Department (the “Police Department”) and the Mountain View Fire Protection District (the “Fire District”) are in need of new facilities to accommodate the additional services and growing population; and

WHEREAS, the High Plains Library District (the “Library District”) has also expressed an interest in exploring Tract B as the site for a new library; and

WHEREAS, the Police Department, the Fire District, and the Library District have determined that Tract B would be able to accommodate their respective needs and that their respective facilities would be compatible uses on Tract B; and

WHEREAS, a copy of the Liberty Ranch, Tract B, Municipal Facilities Master Site Plan (the “Tract B MSP”) is attached to this Resolution as **Exhibit 1**; and

WHEREAS, Town Staff is prepared to begin the work of establishing the land entitlement process and public improvement phasing for the future development of Tract B; and

WHEREAS, the Board of Trustees desires to approve the Tract B MSP; and

WHEREAS, the Board further desires to delegate authority to the Town Attorney and Town Manager to negotiate any necessary agreements with the Fire District and Library District to facilitate the future development of Tract B, conditioned on any such agreement(s) being brought before the Board for final review and approval,

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

Section 1. The Board of Trustees (“Board”) hereby: (a) approves the Tract B MSP attached hereto as **Exhibit 1**; (b) authorizes the Town Attorney and the Town Manager to negotiate any necessary agreements with the Fire District and Library District as may be appropriate to facilitate the development of Tract B; and (c) directs the Town Attorney and the Town Manager to present any agreements and development plans to the Board for the Board’s review and approval.

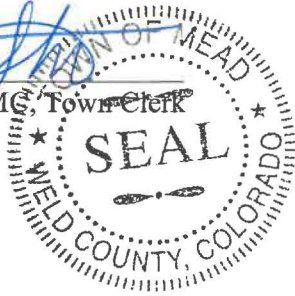
Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. 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 10TH DAY OF JULY, 2023.

ATTEST:

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

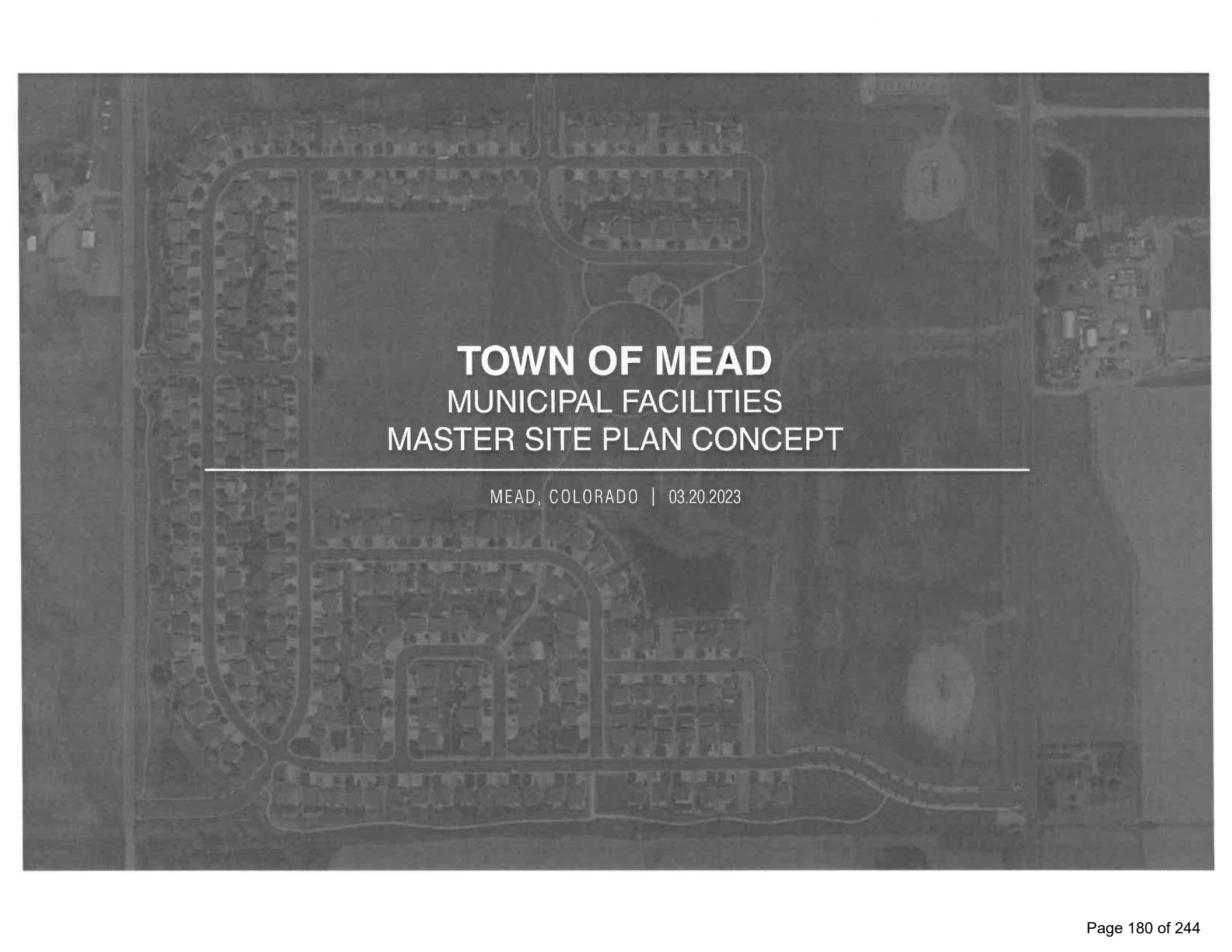


TOWN OF MEAD:

By: Colleen G. Whitlow
Colleen G. Whitlow, Mayor

Exhibit 1
Liberty Ranch, Tract B, Municipal Facilities Master Site Plan

(see attached document)



TOWN OF MEAD

MUNICIPAL FACILITIES

MASTER SITE PLAN CONCEPT

MEAD, COLORADO | 03.20.2023

MASTER PLAN | PROGRAM - FIRE STATION

Function / Room Name	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Needed Total NSF	Remarks
	W	D				
ESTIMATED NEW STATION PROGRAM						
Apparatus Areas					5,376	
Four Bays - Drive Through - TBD	96	56	5,376	1	5,376	4 bays
Living Areas					4,815	
Shared: Entry Vestibule	10	15	150	1	150	Public and FF Entrance - Possibly staffed by Police (confirm if shared)
Firefighter entrance	8	8	64	1	64	access to living quarters and app bay
Unisex ADA Toilet	8	12	96	1	96	for public use if needed for visitor + station use
Bed Rooms	9	11	99	6	594	includes wardrobe lockers, small desk, bed
Unisex Crew Bathrooms	7	10	70	3	210	
ADA Crew Bathroom	9	8	72	1	72	one adaptable ADA bath in sleeping area of station
Storage Closet - Sleeping area	2	5	10	1	10	General linen and misc. storage for area
Kitchen	18	20	360	1	360	
Dining Area	12	20	240	1	240	
Day Room	18	20	360	1	360	
Shared: Training/ Community Room	34	22	748	1	748	Seating for about 40-45, with tables and chairs, classroom setup. Regional class presentation -
Shared: Storage Closet - Training Room	10	12	120	1	120	AV access, EMS Supplies, chairs, tables
Shared: Fitness Room	22	36	792	1	792	provide 48" door, access to the exterior with concrete patio with cover
Crew / Watch Office	14	15	210	1	210	Located near station entry and apparatus bays
Officers Office	10	10	100	1	100	
Laundry	8	12	96	1	96	Clean side of station - duty clothes and linens
Station Storage - Living Quarters	4	4	16	1	16	Varies and dispersed within daytime use areas
Display Artifact Area	2	8	16	1	16	
Janitor Closet	6	6	36	1	36	one per floor
Janitor Closet	5	3	15	1	15	one per floor
Fire Pole	7	7	49	2	98	area per floor
Stairs (2 sets)	10	15	150	2	300	
Elevator (2 floors)	7	8	56	2	112	one per floor
Apparatus Bay - Support Space					1,700	
Decon Room / Bay Laundry	15	18	270	1	270	Apparatus bay use only Extractor + W/D
Tool Decon Area / Alcove	3	14	42	1	42	
Decon Bathrooms	8	8	64	2	128	optional review sequence
Decon Locker Rooms / Support Areas	14	20	280	1	280	sample decon sequence plan available for review
Shop / Tool Maintenance Room	14	16	224	1	224	
Outdoor Storage and Equip.	10	12	120	1	120	
Bunker Gear Storage	18	16	288	1	288	verify locker size, style, number
EMS Storage	6	10	60	1	60	
Comp / SCBA Fill Room	16	12	192	1	192	fill room separate from compressor - potential size increase for additional storage, vehicle, etc.
Janitor Closet	4	6	24	1	24	cleaning for Apparatus redzone areas only
Unisex Toilet - App Bay Access	9	8	72	1	72	direct access to apparatus bay (Verify if wanted)
Mezzanine for training props						

Function / Room Name	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Needed Total NSF	Remarks
	W	D				
Shared: Building Support					302	
Electrical Room	8	8	64	1	64	submeter
Mechanical Room	10	12	120	1	120	submeter
Water Entry / Sprinkler	8	8	64	1	64	submeter
Communications / IT	6	9	54	1	54	
*Potential Stub in of services for PD depending on timing and room for submetering						
Total Net Square Footage					12,193	
Total GSF plus 15% Gross Factor					14,022	Estimated
Exterior Space and Equipment						
Communication Tower						verify if required
Trash Enclosure						
Sidewalks and Paved Walkways						
Front Apron - Concrete						
Flagpole / Lighting						at front entrance is adequate - American and State Flags - one pole
Entry Walk						
Shared? Generator / Pad / Enclosure						review space plan to identify what will be on the em gen (60% for fire requirements)
Outdoor Patio - Cooking eating						
Outdoor Patio - Cross fit exercise						
Private parking (12 spaces for staff)						
community room parking (per zoning)						
Landscape						review town requirements
Secure private car vs PD car parking to be confirmed						
Shared: Secure Parking - PD covered spaces for 6 cars near their exit door						

MASTER PLAN | PROGRAM - POLICE STATION

Function / Room Name	Staff Count	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Needed Total NSF	Shared SF	Remarks
		W	D					
POLICE STATION SPACE PROGRAM								
Public Spaces								
Entry Vestibule				64	1	64		
Public Lobby				120	1	120		not needed for Fire - space for 6 chairs
Administration/Clerk Station				120	1	120		Police oversee public lobby and secure lobby - administration tech person (in between lobbies)
Community/Training Room				800	1	800		60-80 public 45 training
Training Storage				120	1	120		8 mats for defensive tactics training (rolled up) - training contained to the matts
Women's Toilet				60	1	60		
Men's Toilet				60	1	60		
Janitor				30	1	30		
Public space Total					8	240	1,134	
Secure Public								
Waiting				80	1	80		Off Clerk's Office
Interview Room				180	1	180		2 chairs, 1 office during the interviewing
Conference Room				220	1	220		seats 10-12 - larger interview room
Total Secure Public					3	480	0	
Office								
Admin Office								
Large Office	2			186	2	392		Chief & Commander: 1 desk + 4 seat conference table each
Future Office	1			150	1	150		
Tech	1			64	1	64		
Small Conference				108	1	108		
Patrol Office								
Open Office	8			480	1	480		6 officers, 2 CSO's
Shared Office	4			300	1	300		4 Sergeants
Invest. Office								
Shared Office	4			300	1	300		1 Sergeant, 3 Detectives
SRO	3			36	1	36		3 touchdown spaces
Work/Copy/Mail				60	1	60		
Report				36				In SRO
Storage				100	1	100		
Breakroom				240	1	240		full kitchen - if no access to public area, could also be used as a muster (briefing room)
Office Space Total	23				12	2,230	0	
Secure Holding/Interview								
Vehicle Sallyport				700	1	700		Interior - room for 2 cars (one lane)
Emergency Decon Station				70	0			Use fire station decon
Vestibule				64	1	64		
Vehicle Processing/wash bay				336	1	336		Evidence function - vehicle locked down for 24-48 hour period/wash bay with drain
Armory Storage				60	1	60		Ammunition, targets, etc. - storage off of wash bay typically transport to Greeley
Booking				60	1	60		
Breathalyzer Room				80	1	80		
Holding Cells				60	2	120		
HC Cell				75	1	75		Accessible cell
Search				120	0	0		in Sally Port
Secure Circulation				100	1	100		
Interview Rooms				108	1	108		accessible from secure entry and from booking
Private Toilet				60	1	60		off of sally port - flushing from outside of room
Janitor				36	1	36		Serves cells
Secure Holding/Interview Total				1,929	13	1,799	0	

Function / Room Name	Staff Count	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Needed Total NSF	Shared SF	Remarks
		W	D					
POLICE STATION SPACE PROGRAM								
Secure Staff Spaces								
Entry Vestibule				50	1	50		
Conference Room/Meeting Area				240	1	240		Near staff entry for meetings
Equipment/Storage/Armory				150	1	150		Misc. equipment, training props, radio charging, rifle safe
Mail					0	0		in file area
File				120	1	120		
Breakroom				300	1	300		2 tables of 8, kitchenette
Evidence Storage				560	1	560		equal to 2 conexs
Secure Staff Total				1,420	6	1,420	0	
Lockers & Fitness								
Exercise/Training Room				800	1		800	shared with fire
Exercise Storage				100	1		100	
General Locker Room				200	1	200		20 lockers
Unisex Shower/Changing				100	4	400		3 minimum
Lockers & Fitness Total				1,200	7	600	900	
Building Support								
Mechanical Room				120	1		120	
Electrical Room				50	1		50	
IDF				70	1		70	Servers need to be separate between the two (locked cabinets -vs- completely separate rooms)
Water Entry				64	1		64	
Building Maintenance Supplies				80	1		80	
Building Support Total				384	5	0	384	
Building Total Net SF Sub-Total						6,769	2,418	
20% Circulation Factor				0.20		1,354	484	
Grossing Factor				0.10		812	290	
Total GSF						8,935	3,192	12,127
Site Area								
Employee Parking	20			325	20	6,500		Secured - not including fire
Patrol Covered Parking				325	10	3,250		Secured, close to exit
Police Vehicles				325		0		Do officers take police vehicles home?
Public Parking	40			325	40	13,000		For community room
Outdoor Exercise				1,000	1	1,000		
Building						10,531		Includes 1/2 shared spaces
Setbacks, Circulation, etc.						15,796		1.5 x building
Site Area Total	60			2,300	71	50,077		

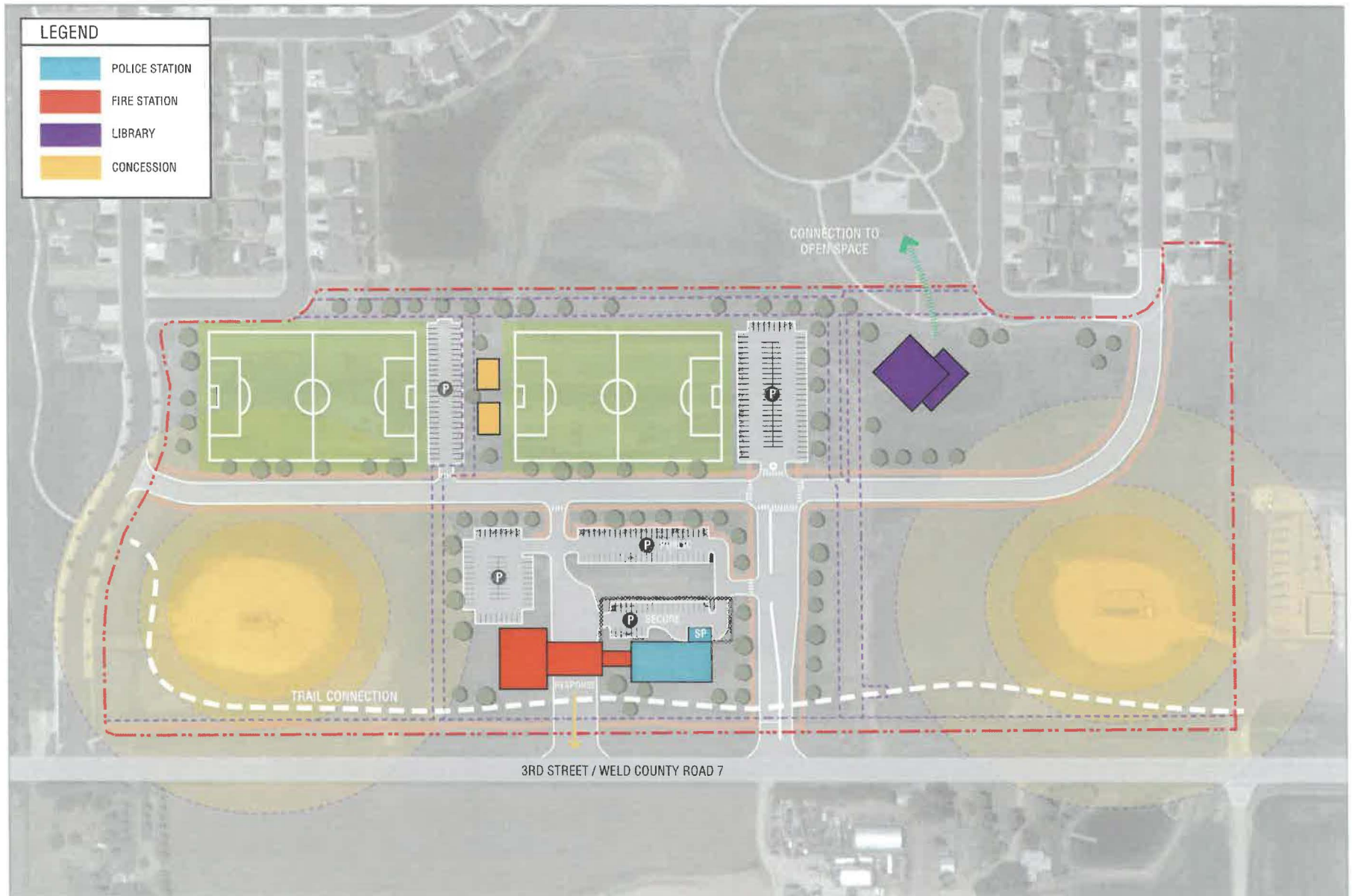
Function / Room Name	Staff Count	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Base Total GSF	Enhanced Total GSF	Remarks
		W	D					
Medium Library								
Introduction Zone								
Access: Staff Assisted				950	1	950	188	
Excite: Self Guided				995	1	995	75	
Excellence: Staff & infrastructure				2,950	1	2,950	163	
Subtotal					3	4,895	426	
Literacy Zone								
Curate: Collection				4,037	1	4,037	276	
Unite: Gathering & Collaboration				2,000	1	2,000	1,300	
Wild Card: Community Spaces				1,150	1	1,150	920	
Subtotal					3	7,187	2,496	
Building Total								
Base and Enhanced subtotal				12,082	1	12,082	2,922	
Building Max Total	2					15,004		
Site Area								
No quantities given								
Parking assumes 1 car per 350 GSF				325	42	13,650		
Site Area Total	0			325	42	13,650		

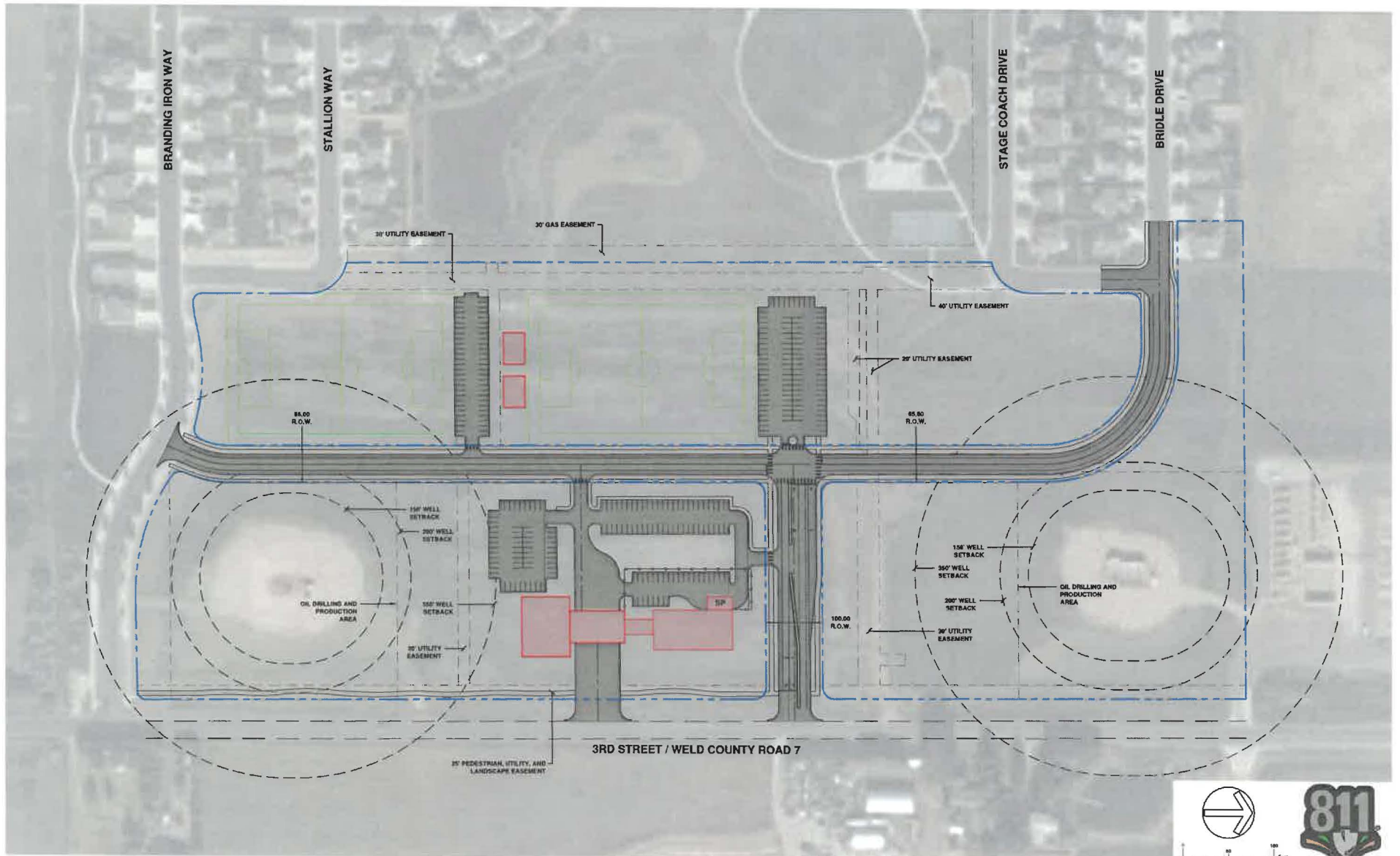
MASTER PLAN | PROGRAM - YOUTH SPORTS PROGRAM

Function / Room Name	Needed Unit Size		Needed Unit NSF	Needed Number Spaces	Needed Total NSF	Remarks
	W	D				
ESTIMATED YOUTH SPORTS PROGRAM						
Outdoor Fields				0		
Club level Baseball fields				3		able to modify for tee ball, with dug outs + bleachers + lighting
Soccer fields				3		full size soccer fields, modify to play smaller sized games on + open space with no bleachers
Support Space				2,000		
concession/ restroom building	25	40			1,000	st. vrain sports complex with centralized location
Equipment building	25	40			1,000	for the rec side of things, supplies, nets, etc.
Building Support				0		
Parking (per zoning see table below)						adjacencies to other facilities for overflow parking
Total Net Square Footage				2,000		
Total GSF plus 15% Gross Factor				2,300 <i>Estimated</i>		
Use	Low Requirement (Urban)		High Requirement (Suburban)		Don's Thoughts	
Police and Fire	2 spaces / 1,000 sf gfa		1 space / 300 sf nla		Suburban may be closer for Mead	
Library	2-3 paces / 1,000 sf gfa		1 space / 350 sf nla		Suburban may be closer for Mead	
Ballfields	1 space per 4 seats bleacher or seating capacity. If there are no defined seating areas, a special study may be required		Special study required		Go with Urban, and assume additional demand from heavy use in evenings can be accommodated in library spaces.	
Equipment TBD						









THANK YOU

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1069**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO APPROVING THE
PRE-DEVELOPMENT INTERGOVERNMENTAL AGREEMENT FOR TRACT
B – LIBERTY RANCH AND AUTHORIZING THE CONVEYANCE OF REAL
PROPERTY OWNED BY THE TOWN TO MOUNTAIN VIEW FIRE
PROTECTION DISTRICT AND HIGH PLAINS LIBRARY DISTRICT**

WHEREAS, the Town of Mead (the “Town”) owns approximately 32.69 acres of land in the Town legally described as Tract B, Liberty Ranch Filing No. 2, Second Amendment, recorded with the County of Weld Clerk and Recorder, State of Colorado at Reception No. 3996323 (the “Property”); and

WHEREAS, pursuant to Resolution No. 44-R-2023, the Town Board of Trustees (the “Board”) approved the Town of Mead Municipal Facilities Master Site Plan Concept, dated March 20, 2023 (the “Master Plan”); and

WHEREAS, the Master Plan sets forth a foundation for future development of the Property, and specifically envisions that the Property will be used for a fire station, a public library, a police station, and recreational fields with concession buildings (collectively, the “Proposed Uses”); and

WHEREAS, Resolution No. 44-R-2023 directed the Town Manager and Town Attorney to negotiate an agreement with the Mountain View Fire Protection District (the “Fire District”) and the High Plains Library District (the “Library District”) to facilitate development of a fire station and a public library within the Property in furtherance of the Master Plan, and to present such agreement to the Board for the Board’s review and approval; and

WHEREAS, in accordance with Resolution No. 44-R-2023, the Town Manager and Town Attorney have negotiated the Pre-Development Intergovernmental Agreement for Tract B – Liberty Ranch attached hereto as **Exhibit A** (the “IGA”) with the Fire District and Library District (collectively the “Districts”); and

WHEREAS, the IGA provides for (among other things) the conveyance of an approximately 3.0-acre lot within the Property from the Town to each of the Districts (as further defined in the IGA, the “Fire Lot” and “Library Lot”) in exchange for the Districts’ designing, permitting, and constructing certain public improvements to serve the fire station and public library and facilitate development of the rest of the Property as contemplated by the Master Plan; and

WHEREAS, the IGA provides that closing of the conveyance of the Fire Lot will occur only after the Town approves the site plan for the Fire Lot and the Town and Fire District execute the corresponding site plan agreement; and

WHEREAS, the IGA provides that closing of the conveyance of the Library Lot will occur only after the Town approves the site plan for the Library Lot and the Town and Library District execute the corresponding site plan agreement; and

WHEREAS, the IGA also memorializes the parties’ agreements and understandings related to subdividing the Property, site planning for the Fire Lot and Library Lot, and Town fee requirements and waivers; and

WHEREAS, the Board finds that the Proposed Uses and the IGA conform with and further the

Master Plan and the goals, policies, and strategies set forth in the Town of Mead Comprehensive Plan; and

WHEREAS, the Districts construction of the public improvements required by the IGA will ensure that the Fire Lot and Library Lot are adequately served with public utilities, services, and facilities, and will improve vehicular, pedestrian, and bicycle circulation within and in the vicinity of the Property; and

WHEREAS, development of the Property with a fire station and public library will enhance the public services available to residents and businesses within the Town; and

WHEREAS, the Town and Districts are authorized to enter into the IGA by Colorado Revised Statutes (C.R.S.) § 29-1-203; and

WHEREAS, the Board of Trustees of Library District approved the IGA at its regular meeting on September 16, 2024, and the Board of Directors of Fire District approved the IGA at its regular meeting on September 17, 2024; and

WHEREAS, pursuant to C.R.S. § 31-15-713(1)(b), the Board is authorized to sell and dispose of real property, by ordinance, held by the Town for purposes other than park purposes or governmental purposes; and

WHEREAS, the Board finds and determines that the Fire Lot and Library Lot are not being used or held by the Town for park purposes or any governmental purposes; and

WHEREAS, the Board has determined it is in the best interests of the Town and its residents that the Town enter into the IGA and convey the Fire Lot and Library Lot to the Fire District and Library District, respectively, in accordance with the IGA.

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

Section 1. Recitals Incorporated. The foregoing recitals are incorporated by reference herein as findings and determinations of the Board.

Section 2. Approval of Pre-Development Intergovernmental Agreement. The Board hereby: (a) approves the IGA between the Town of Mead, Mountain View Fire Protection District, and High Plains Library District in substantially the form attached to this Ordinance as **Exhibit A**; (b) authorizes the Town Attorney in consultation with the Town Manager to make non-material changes to the IGA that do not increase the Town's obligations; and (c) authorizes the Mayor to execute and the Town Clerk to attest to the IGA when in final form.

Section 3. Conveyances of Fire Lot and Library Lot. The Board hereby: (a) authorizes the conveyances of the Fire Lot to the Fire District and the Library Lot to the Library District via bargain and sale deeds in accordance with the terms of the IGA; and (b) authorizes the Mayor to execute and the Town Clerk to attest to bargain and sale deeds for the Fire Lot and Library Lot following the date on which (i) the Town Manager in consultation with the Town Attorney has confirmed compliance with the conditions for closing in the IGA, and (ii) the Town Attorney has approved the final form of the bargain and sale deeds. The Mayor, Mayor Pro Tem, and Town Manager are hereby authorized to execute any other documents necessary to finalize the conveyance of the Fire Lot to the Fire District and the Library Lot to the Library District following the review and approval of such documents as to form by the Town Attorney.

Section 4. Safety Clause. The Board hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and

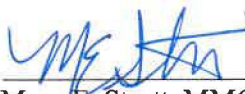
safety and for the protection of public convenience and welfare.

Section 5. Effective Date. This Ordinance shall be published and become effective as provided by law.

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

INTRODUCED, READ, PASSED, AND ADOPTED THIS 30TH DAY OF SEPTEMBER 2024.

ATTEST:

By: 
Mary E. Strutt, MMC, Town Clerk



TOWN OF MEAD:

By: 
Colleen G. Whitlow, Mayor

Exhibit A
Pre-Development Intergovernmental Agreement for Tract B – Liberty Ranch

(Attached.)

**PRE-DEVELOPMENT INTERGOVERNMENTAL AGREEMENT
FOR TRACT B - LIBERTY RANCH**

THIS INTERGOVERNMENTAL AGREEMENT (this “Agreement”) is made and entered into as of the date of the last signature below (the “Effective Date”), by and between the Town of Mead, Colorado, a municipal corporation of the State of Colorado (“Mead” or the “Town”), Mountain View Fire Protection District, a political subdivision of the State of Colorado and a fire protection district organized and existing pursuant to C.R.S. §§ 32-1-101, *et seq.* (the “Fire District”), and High Plains Library District, a political subdivision of the State of Colorado and a library district organized and existing pursuant to Colorado Revised Statutes (C.R.S.) §§ 24-90-101, *et seq.* (the “Library District”). Mead, the Fire District, and the Library District are sometimes referred to individually as a “Party” and collectively as the “Parties.” The Fire District and the Library District are sometimes referred to individually as a “District” and collectively as the “Districts.”

RECITALS

WHEREAS, pursuant to C.R.S. §§ 32-1-101, *et seq.*, the Fire District is authorized to provide fire protection services to all areas within its boundaries; and

WHEREAS, pursuant to C.R.S. §§ 24-90-101, *et seq.*, the Library District is authorized to provide library services to all areas within its boundaries; and

WHEREAS, Mead is located within the boundaries of the Fire District and the Library District; and

WHEREAS, the Board of Trustees of the Town (the “Town Board”) and the Board of Directors of the Fire District agree that locating a fire station within the boundaries of the Town will further the Town and Fire District’s common interest that fire protection services be provided to existing and future residents of the Town; and

WHEREAS, the Town Board and the Board of Trustees of the Library District agree that locating a library within the boundaries of the Town will further the Town and Library District’s common interest that a library be provided to existing and future residents of the Town; and

WHEREAS, Mead owns approximately 32.69 acres of land in the Town of Mead legally described as Tract B, Liberty Ranch Filing No. 2, Second Amendment, recorded with the County of Weld Clerk and Recorder, State of Colorado at Reception No. 3996323 (the “Property”); and

WHEREAS, on July 10, 2023, the Town Board approved Resolution No. 44-R-2023 (“Resolution 44”), Approving the Liberty Ranch, Tract B, Municipal Facilities Master Site Plan (the “Master Plan”); and

WHEREAS, the Master Plan contemplates the future use of the Property for a fire station, library, police station, and recreational fields with concession buildings; and

WHEREAS, the Master Plan also depicts two active oil and gas wells located within the northeastern and southwestern portions of the Property (as generally shown on the Master Plan, the “O&G Wells”); and

WHEREAS, the Fire District desires to acquire land within the Property (as defined in Subsection 2.a), the “Fire Lot”) and to construct a fire station on the Fire Lot; and

WHEREAS, the Library District desires to acquire land within the Property (as defined in Subsection 2.a), the “Library Lot”) and to construct a library on the Library Lot; and

WHEREAS, the Town has determined it is in the best interests of the Town and its residents that the Town enter into this Agreement to facilitate the funding, design, and construction of the Project (defined below); and

WHEREAS, the Town desires to facilitate and support the construction of a fire station and library within the Property in accordance with the terms of this Agreement by conveying, for nominal consideration, the Fire Lot and Library Lot to the Fire District and Library District, respectively, contributing land for off-site public improvements, contributing Town staff time, and waiving certain Town fees and costs; and

WHEREAS, the construction and installation of public improvements, including roadway, bicycle, on-street parking, landscaping, and sidewalk improvements and sanitary sewer, storm water, water, and irrigation improvements, within and adjacent to the Property are needed to serve the desired fire station and library and facilitate development of the Property as contemplated by the Master Plan (as further defined in Subsection 2.b), the “Public Improvements”); and

WHEREAS, the Parties desire to memorialize in this Agreement their agreements and understandings related to subdividing the Property, site planning for the Fire Lot and Library Lot, and the funding, design, and construction of the Public Improvements (collectively, the “Project”), and each Party’s respective role and responsibilities with respect to the same; and

WHEREAS, Resolution 44 authorized the Town Attorney and Town Manager to negotiate this Agreement with the Fire District and Library District, conditioned on this Agreement being brought to the Town Board for final review and approval; and

WHEREAS, the Parties are authorized to enter into this Agreement by Colorado Revised Statutes (C.R.S.) Section 29-1-203 and the Colorado Constitution Article XIV, Section 18(2).

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

- 1. INCORPORATION OF RECITALS.** The Recitals set forth above are incorporated and made a part of this Agreement.

2. DESCRIPTION OF THE PROJECT.

- a) **Subdivision of the Property.** The Fire District shall be responsible for the preparation and submission of a minor subdivision to divide the Property into six (6) lots and rights-of-way in accordance with the Town's minor subdivision process (the "Plat"). The Plat shall create a 3.0-acre lot for future conveyance to the Fire District (the "Fire Lot"), a 3.0-acre lot for future conveyance to the Library District (the "Library Lot"), 4.75-acre and 6.75-acre lots for the O&G Wells, a 3.0-acre lot for a future Town police station, and an 8.37-acre lot for Town recreational uses. The Parties agree that the foregoing acreages are approximate and that final acreages shall be determined during the minor subdivision process. The Public Improvements required by this Agreement and the rights-of-way and easements shown on **Exhibit A** and **Exhibit B** to this Agreement shall be shown on the Plat. Without limiting the foregoing, the Fire District shall be responsible for the engagement and oversight of third-party contractors and payment of all fees and costs related to the Plat, and the Library District shall be responsible for reimbursing the Fire District the Library District's share of such fees and costs as set forth in a separate agreement between the Fire District and Library District.
- b) **Public Improvements.** The Fire District shall be responsible for designing, permitting, and constructing the following public improvements (collectively, the "Public Improvements").
- i. Irrigation, sanitary sewer, water, and storm water improvements as shown on the Master Utility Plan for Liberty Ranch Filing No. 2, 3rd Amendment attached as **Exhibit A** to this Agreement (as may be amended during the minor subdivision process, the "Master Utility Plan").
 - ii. The new roadway to be named "Chaparral Street" at the general location shown on the Master Utility Plan. Chaparral Street shall be constructed in compliance with the Road Section Details for Liberty Ranch Filing No. 2, 3rd Amendment attached as **Exhibit B** to this Agreement (as may be amended during the minor subdivision process, the "Road Section Details"). A three-way stop shall be installed where Chaparral Street connects with Birdle Drive in the Liberty Ranch neighborhood as shown on the Road Section Details. Landscaping meeting the Mead Municipal Code (the "Town Code") requirements shall be installed along the western side of Chaparral Street (*i.e.*, the Library Lot frontage). However, only interim landscaping shall be installed at a width of 20' along the eastern side of Chaparral Street (*i.e.*, the frontage along the northeastern O&G Well) to include seeding of native grass and temporary irrigation until the native grass is established. Detailed landscaping requirements shall be determined during the minor subdivision process.
 - iii. The new roadway to be named "Liberty Drive" at the general location shown on the Master Utility Plan. Liberty Drive shall be constructed in compliance with the Road Section Details. Landscaping meeting the requirements of the Town Code shall be installed along the southern side of Liberty Drive (*i.e.*, the Fire Lot frontage). However, only interim landscaping shall be installed at a

width of 20' along the northern side of Liberty Drive (*i.e.*, the frontage along the northeastern O&G Well) to include seeding of native grass and temporary irrigation until the native grass is established. Detailed landscaping requirements shall be determined during the minor subdivision process.

- iv. Installation of emergency-vehicle traffic control signal at the intersection of the driveway for the Fire Lot and WCR 7.
- v. Widening of the west side of Weld County Road (“WCR”) 7 between the Liberty Drive and WCR 7 intersection and the emergency driveway from the Fire Lot onto WCR 7. WCR 7 shall be widened in compliance with the Road Section Details; except that the Fire District shall not be responsible for installing the 10-foot trail shown in the Road Section Details (the “Town Trail”). Rather, the Fire District shall construct a tie-in for the Town Trail at the Liberty Drive and WCR 7 intersection and dedicate an easement for the Town Trail to the Town either, at the Town’s discretion, by reservation to the Town in the Plat or dedication to the Town by separate agreement of the Town and Fire District.
- vi. If required by the traffic study for the Project, construction of auxiliary lanes along WCR 7, such as: a deceleration along the west side of WCR 7 into Liberty Drive; a left turn from WCR 7 into Liberty Drive; and/or an acceleration lane from Liberty Drive heading south on CR 7.

If the drainage plan for the Project complies with the Liberty Ranch Filing No. 2 drainage report and any associated amendments, a separate storm water detention facility will not be required for the Project.

Without limiting the foregoing, the Fire District shall be responsible for the engagement and oversight of third-party contractors and payment of all fees and costs related to the Public Improvements, and the Library District shall be responsible for reimbursing the Fire District the Library District’s share of such fees and costs as set forth in a separate agreement between the Fire District and Library District.

- c) **Site Planning.** The Fire District and Library District shall each be responsible for, at each Party’s sole cost, preparing and obtaining Town approval of the site plan for the Fire Lot and the site plan for the Library Lot, respectively. The Fire District site plan and construction of the fire station shall accommodate the Town’s design and construction plans for the Town Trail.

3. OTHER AGREEMENTS; TOWN FEES AND COSTS.

- a) **Minor subdivision and site plans.** As part of the minor subdivision and site plan processes, the Districts shall be required to enter into a subdivision improvement agreement and a site plan agreement in accordance with Sections 16-4-130 and 16-4-100 of the Town Code, respectively; provided, however, if a District submits its site plan contemporaneously with the Plat, the subdivision improvement agreement may be combined with the site plan agreement. As part of the minor subdivision and site plan

processes, the Districts shall also be required to enter into an agreement for payment of review and development expenses incurred by the Town in accordance with Sections 16-4-80 and 16-4-100 of the Town Code; provided however, that the Town shall waive the Town's application fees and the costs associated with Town staff's review of the Plat and the Districts' site plans. The Districts shall remain responsible for the cost of review by the Town's outside consultants, including (without limitation) traffic engineering review, drainage engineering review, review by the Town's engineering firm (currently, JVA, Incorporated), and legal review.

- b) Development impact fees.** The Fire District and Library District shall be responsible for payment of development impact fees imposed by the Town in accordance with Article VI of Chapter 4 of the Town Code. The fees shall be paid prior to issuance of a building permit for development occurring on each of the Fire Lot and Library Lot and shall be calculated based on the then-current rate imposed for the Office & Institutional development type.
 - c) Building permit fees.** The Town shall waive the Town's application fees for Town building permits.
 - d) Town inspection fees.** The Town shall waive the cost of inspections by Town staff. The Districts shall remain responsible for the cost of inspections by the Town's outside consultants.
 - e) Availability of funding.** The Districts agree that the Town may condition issuance of building permits for the vertical construction of the Lots on the applicable District providing the Town with a copy of executed construction contracts and documentation that funding for the subject work is available and appropriated.
- 4. NEIGHBORHOOD MEETING.** The Fire District shall be responsible, at its cost (subject to reimbursement from the Library District per a separate agreement between the Districts), for scheduling, holding, and conducting at least one neighborhood meeting with the Liberty Ranch neighborhood located immediately west of the Property. The Parties anticipate that the meeting will be held at the current fire station and facilitated by the Project architect (Oz Architecture). Town staff shall attend and be available to answer questions during the neighborhood meeting. The Town shall waive costs for Town staff time related to the neighborhood meeting.
- 5. STANDARDS.**
- a)** The Project shall be designed and constructed in compliance with all applicable federal, state, and local laws, rules, and regulations, including (without limitation) the Americans with Disabilities Act, as amended.
 - b)** If the Town proposes to amend the Town Code by adding a public use zoning district, and proposes to rezone the Property to said district, the Town will promptly notify the Fire District and Library District to discuss any potential impacts to the permitted uses.

6. CONVEYANCE OF LOTS. The Town agrees to convey, and the Fire District and Library District agree to acquire, the Fire Lot and Library Lot, respectively, upon the terms and conditions of this Section 6.

a) Consideration. The consideration for the Fire Lot and Library Lot shall be \$10 for each of said lots plus the Districts' performance of their obligations in this Agreement.

b) No Warranties. The Fire District and Library District acknowledge and agree that they are acquiring their respective lots "AS IS," "WHERE IS," "WITH ALL FAULTS," and "WITHOUT ANY WARRANTY, EXPRESS OR IMPLIED," including, without limitation, the physical condition of the lots.

c) Closings.

- i. The Town shall convey the Fire Lot to the Fire District by bargain and sale deed upon the Town approval of the site plan for the Fire Lot and execution by the Town and the Fire District of the corresponding site plan agreement.
- ii. The Town shall convey the Library Lot to the Library District by bargain and sale deed upon the Town approval of the site plan for the Library Lot and execution by the Town and the Library District of the corresponding site plan agreement.

d) Town's Reversionary Interests.

- i. The deed for the Fire Lot shall include a right of re-entry in the Town if the Fire District: (1) fails to pull a building permit for vertical construction of the fire station within two (2) years of the Effective Date of this Agreement (the "Fire BP Condition"), or (2) fails to obtain a temporary certificate of occupancy ("TCO") for the fire station within two (2) years of the issuance of the initial building permit for vertical construction of the fire station (the "Fire TCO Condition"). The deed shall include language that if the Fire District fails to cure the Fire BP Condition within thirty (30) days after receipt by the Fire District of written notice from the Town or the Fire TCO Condition within one-hundred and eighty (180) days after receipt by the Fire District of written notice from the Town, then the Town shall be entitled to a reconveyance of the Fire Lot by bargain and sale deed and the delivery of exclusive possession thereto. In addition, the deed shall state that if the right of re-entry is the result of a failure of the Fire TCO Condition, then the Town's right to a reconveyance of the Fire Lot shall be subject to payment to the Fire District of the appraised value of the Fire Lot.
- ii. The deed for the Library Lot shall include a right of re-entry in the Town if the Library District: (1) fails to pull a building permit for vertical construction of the library within two (2) years of the Effective Date of this Agreement (the "Library BP Condition"), or (2) fails to obtain a TCO for the library within two

(2) years of the issuance of the initial building permit for vertical construction of the library (the "Library TCO Condition"). The deed shall include language that if the Library District fails to cure the Library BP Condition within thirty (30) days after receipt by the Library District of written notice from the Town or the Library TCO Condition within one-hundred and eighty (180) days after receipt by the Library District of written notice from the Town, then the Town shall be entitled to a reconveyance of the Library Lot by bargain and sale deed and the delivery of exclusive possession thereto. In addition, the deed shall state that if the right of re-entry is the result of a failure of the Library TCO Condition, then the Town's right to a reconveyance of the Library Lot shall be subject to payment to the Library District of the appraised value of the Library Lot.

- iii. The deeds for the Fire Lot and Library Lot shall also state that the Town's right of re-entry shall expire automatically upon issuance of a TCO. In addition, following the issuance of a TCO, the Town agrees to execute and record a notice of release of its right of re-entry upon request of the applicable District.

- e) **Costs and fees.** The Fire District shall pay recording costs related to the closing of the Fire Lot, and the Library District shall pay recording costs related to the closing of the Library Lot. In addition, premiums for any title insurance policy obtained by a District, including the cost of any affirmative coverages or endorsements, shall be borne by the applicable District.

7. **RIGHT OF FIRST REFUSAL.** If at any time the Fire District as to the Fire Lot or the Library District as to the Library Lot receives a bona fide offer to purchase in whole or in part, said lot or to lease the entirety of said lot for a lease term (including extension periods) of more than twenty-five (25) years, the applicable District shall send the Town a copy of the proposed offer and notify the Town of the District's intention to accept the same. The Town shall have the right within sixty (60) days to accept the terms of said offer in writing and within sixty (60) days thereafter to purchase or lease, as applicable, the subject lot for the price and on the terms specified in said offer. If the Town does not so elect within said sixty (60) day period, the applicable District may then sell or lease, as applicable, the subject lot to the offeror provided the sale or lease is on the terms and conditions and for the price set forth in the written offer sent to the Town. This right of first refusal shall in no way restrict a District's right, power, or authority to mortgage or encumber, including lease back financing, grant easements affecting, or grant a lease or leases with a lease term (including extension periods) equal to or less than twenty-five (25) years on, the subject lot. Nor shall this right of first refusal in any way restrict or prohibit transfers of the subject lot by operation of law or transfers of the subject lot between the Fire District and the Town or the Library District and the Town. This right of first refusal shall terminate and be null and void as to the Fire Lot or Library Lot upon the consummation of a sale or conveyance in fee simple or a lease of more than twenty-five (25) years to a third party of said lot after full compliance with the terms of this right of first refusal; provided, however, if there is a sale or conveyance in fee simple of only a portion of a lot, then this right of first refusal shall remain in place for the remainder of said lot. The Town may record a memorandum

of this right of first refusal against the applicable lots.

8. TERMINATION OF AGREEMENT. The term of this Agreement shall commence on the Effective Date and shall terminate upon the date that all obligations of the Parties under this Agreement have been satisfied, unless:

- a) This Agreement is terminated earlier by mutual written agreement of the Parties.
- b) This Agreement is terminated by the Fire District or Library District by the earlier of the date of Closing or the date that is One Hundred Twenty (120) days of the Effective Date based on the District's determination that title to or environmental condition of the Fire Lot or Library Lot, as applicable, is not acceptable to the District. The terminating District shall provide written notice to the other Parties of such termination on or before the expiration of said date. The Districts shall be solely responsible for obtaining current title commitments for title insurance policies for their subject lots and copies of instruments and documents referenced in such commitments.
- c) The Plat and the associated subdivision improvement agreement and the site plans and the associated site plan agreements for the Fire Lot and Library Lot are not approved by the Town and fully executed within one (1) year of the Effective Date. Upon such an event, the Parties shall meet to discuss the potential termination or amendment of this Agreement. Unless this Agreement is otherwise amended by the Parties, if the Plat and the associated subdivision improvement agreement and the site plans and the associated site plan agreements for the Fire Lot and Library Lot are not approved by the Town and fully executed within eighteen (18) months of the Effective Date, the Town shall have the right to terminate this Agreement with thirty (30) days' prior written notice to the Districts.

In the event the Parties seek to terminate this Agreement with respect to only one District under Subsection a) above, or if only one District seeks to terminate this Agreement under Subsection b) above, or if the Town seeks to terminate this Agreement with respect to only one District under Subsection c) above, the Town and the remaining District shall work cooperatively and in good faith to amend this Agreement as needed to address the public improvements needed to serve the remaining District's development.

9. ENTIRE AGREEMENT; AMENDMENTS. This Agreement, together with the exhibits attached hereto, constitutes the entire agreement between the Parties and supersedes all prior contracts, proposals, representations, negotiations, letters of intent, whether written or oral, pertaining to the subject matter of this Agreement. No changes, alterations, or modifications to any of the provisions of this Agreement shall be effective unless contained in a written agreement signed by the Parties.

10. FORCE MAJEURE. The Fire District and Library District shall not be liable for any delays or failures in the performance of any of their obligations hereunder due to causes beyond their reasonable control, after written notice to the Town of such cause and exercise of such Party's best efforts to perform such obligations, including, but not limited to, fire, strike, war, riots, acts of civil or military authority, acts of God, judicial action,

unavailability or shortages of materials, equipment or personnel, failures or delays in delivery from vendors and suppliers, or delays in transportation.

- 11. ASSIGNMENT.** A Party shall not assign this Agreement or any rights or obligations of such Party under this Agreement without the prior written consent of the other Parties.
- 12. BINDING AGREEMENT.** This Agreement shall be binding upon and shall be for the benefit of the Parties, their successors and assigns.
- 13. NO THIRD-PARTY BENEFICIARIES.** This Agreement shall not confer any rights or remedies upon any person other than the Fire District, Library District, and Mead and their respect successors and assigns.
- 14. CHOICE OF LAW; VENUE.** This Agreement shall be construed in accordance with the laws of the State of Colorado. In the event of any dispute between the Parties, the exclusive venue for dispute resolution shall be the District Court for and in Weld County, Colorado.
- 15. SEVERABILITY.** If any term or condition of this Agreement shall be held to be invalid, illegal, or unenforceable, this Agreement shall be construed and enforced without such provision to the extent that this Agreement is then capable of execution within the original intent of the Parties.
- 16. NOTICES.** All notices or demands desired or required under this Agreement shall be deemed given: (i) when personally delivered; or (ii) after the lapse of five (5) days after mailing by registered or certified mail, postage pre-paid; or (iii) when sent by confirmed electronic mail, and addressed as follows:

To Town of Mead: Town of Mead
Attn: Jason Bradford, Community Development Director
441 Third Street
Mead, CO 80542
E-Mail: jbradford@townofmead.org

With a copy to: Michow Guckenberger & McAskin LLP
Attn: Mead Town Attorney
5299 DTC Blvd., Suite 300
Greenwood Village, CO 80111
E-Mail: MMcAskin@mgmfirm.com

To the Library District: High Plains Library District
Attn: Matthew Hortt, Ph.D., Executive Director
12650 W. 29th Street
Greeley, CO 80634
E-Mail: MHortt@highplains.us

With a copy to: Coan Payton & Payne LLC

Attn: William F. Garcia, High Plains Library District
Counsel
5586 W 19th Street
Greeley, CO 80634
E-Mail: wgarcia@cp2law.com

To the Fire District: Mountain View Fire Protection District
Attn: Deputy Chief Jeff Webb
3561 N. Stagecoach Road
Longmont, CO 80504
E-Mail: jwebb@mvfpd.org

With a copy to: Lyons Gaddis
Attn: John Chmil, Mountain View Fire Protection District
Counsel
P.O. Box 978
Longmont, CO 80502-0978
E-Mail: jchmil@lyonsgaddis.com

17. NO WAIVER OF GOVERNMENTAL IMMUNITY. No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions of the Colorado Governmental Immunity Act, CR.S. §§24-10-101 *et seq.*, as applicable now or hereafter amended.

18. SUBJECT TO APPROPRIATION. The Parties understand and acknowledge that Mead, the Fire District, and the Library District are subject to Article X, § 20 of the Colorado Constitution (“TABOR”). The Parties do not intend to violate the terms and requirements of TABOR by the execution of this Agreement. It is understood and agreed that this Agreement does not create a multiple-fiscal year direct or indirect debt or obligation within the meaning of TABOR as no future appropriation of funds beyond the current fiscal year is anticipated or expected. Notwithstanding anything in this Agreement to the contrary, all payment obligations of the Parties are expressly dependent and conditioned upon the continuing availability of funds for such party beyond the term of the party’s current fiscal period ending upon the next succeeding December 31. Financial obligations of the Parties payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available in accordance with the rules, regulations, and resolutions of the individual paying party and other applicable law.

19. EXECUTION BY COUNTERPARTS; ELECTRONIC SIGNATURES. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The Parties approve the use of electronic signatures for execution of this Agreement. All use of electronic signatures shall be governed by the Uniform Electronic Transactions Act, CRS §§ 24 71.3 101 to -121. 20.

20. AUTHORITY TO ENTER AGREEMENT. The signatures of those representatives of

the Parties below affirm that they are authorized to enter into and execute this Agreement and that all necessary actions, notices, meetings, and/or hearings pursuant to any law required to authorize the execution of this Agreement have been made.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

Signature Pages Follow.

ATTEST:

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

TOWN OF MEAD, COLORADO

By: Colleen G. Whitlow
Colleen G. Whitlow, Mayor

Date: September 30, 2024

APPROVE AS TO FORM:

By: Marcus McAskin
Marcus McAskin, Town Attorney

**MOUNTAIN VIEW FIRE PROTECTION
DISTRICT:**

Laura McConnell

Laura McConnell, Board President

ATTEST:

Date: September 17, 2024



Cole Lathrop, Secretary

HIGH PLAINS LIBRARY DISTRICT:

Mary Heberlee
Mary Heberlee, Chair of the Board

ATTEST:

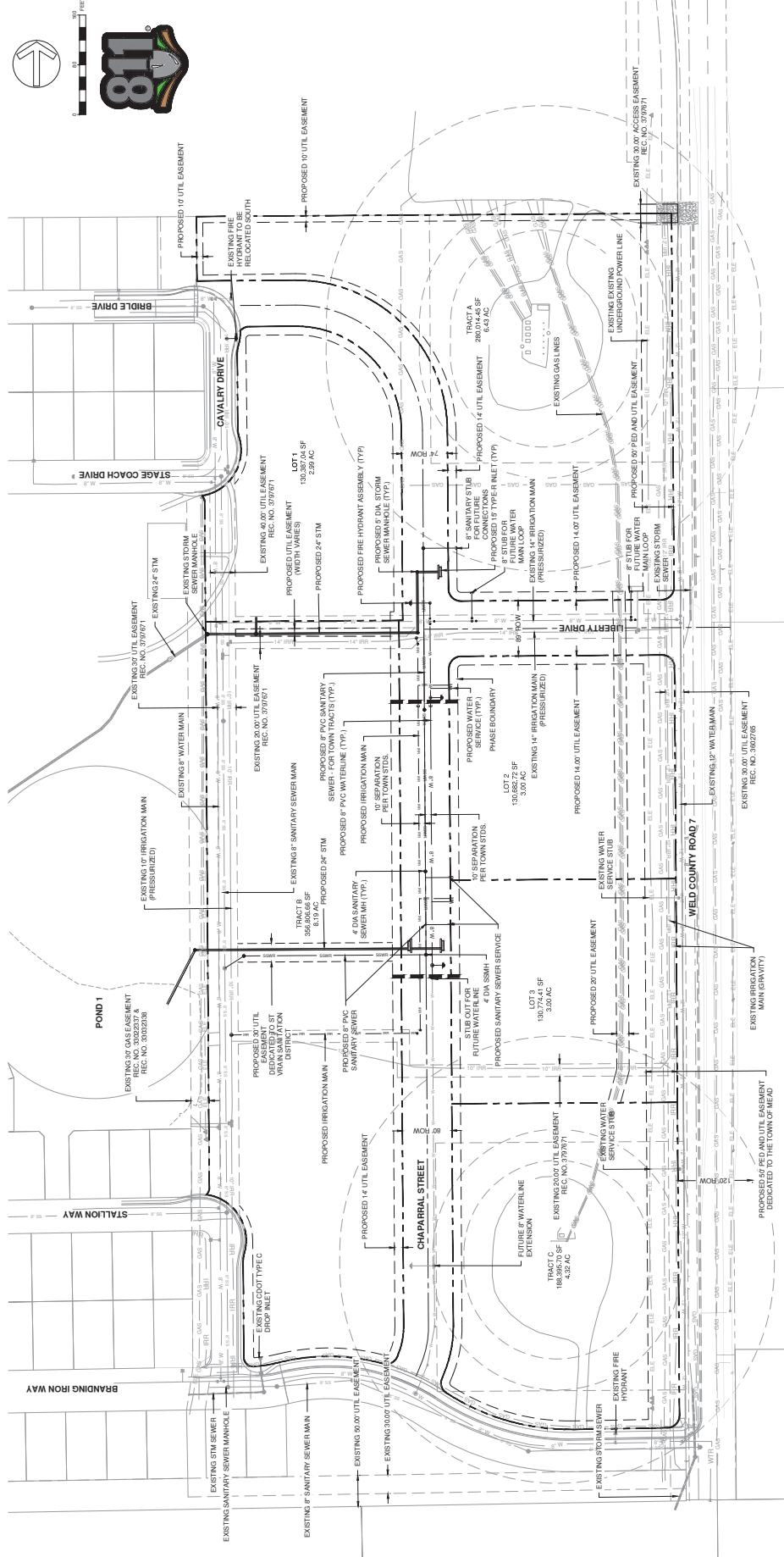
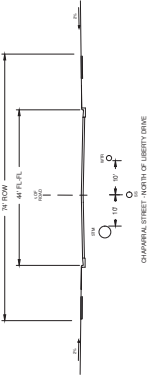
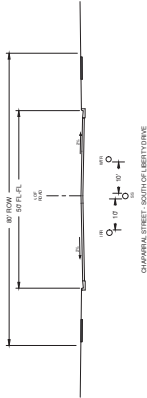
Date: 10-1-24

Joyce Smock
Secretary

EXHIBIT A
MASTER UTILITY PLAN

LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT

A REPLAT OF TRACT B, LIBERTY RANCH FILING NO. 2, 2ND AMENDMENT
NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE
6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
TOTAL ACRES 32.65; 3 LOTS; 3 TRACTS



MASTER UTILITY PLAN
SCALE 1" = 40'

ST. VRAN SANITATION DISTRICT

Development review approval signature and date

These construction plans have been reviewed by St. Vran Sanitation District for sanitary sewer improvements only. District's acceptance of these plans is valid for one (1) year.

DATE	03/20/2024
PROJECT	4
SHEET	7

FIG. NO. P-2023-003

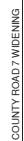
CONTACT INFORMATION
88 WASHINGTONS CIRCLE EAST
ENGLEWOOD, CO 80112
(720) 296-8031
CHAPARRAL@STVSDISTRICT.COM
ATTN: CHRIS PERDUE, P.E., M.B.A.

LIBERTY RANCH FILING NO. 2, 3RD AMENDMENT
MASTER UTILITY PLAN

Doc ID: 73603b5c7d17b789e61c67f02124fd12787d0545

EXHIBIT B
ROAD SECTION DETAILS

A REPLAT OF TRACT B, LIBERTY RANCH FILING NO. 2, 2ND AMENDMENT
NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE
6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
TOTAL ACRES 32.65; 3 LOTS; 3 TRACTS



CONTACT INFORMATION
88 INVERNESS CIRCLE EAST
SUITE B-101
ENGLEWOOD, CO 80112
(720) 206-6931
CPE@PERDUE@SSDENQ.COM
ATTN: CHRIS PERDUE, P.E., M.B.A.

JOB NO.	P-2023.023		
DATE	8/29/2024		
SHEET		6	7
		SHEETS	



Agenda Item Summary

Agenda Date: 5/12/2025

Subject: Ordinance No. 1083 - An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Meadow Ridge Subdivision Final Plat, Filing No. 1

Presented by: Collin Mieras

Summary:

Applicant requests that the Board of Trustees adopt by ordinance the Meadow Ridge Final Plat, Filing No. 1 (the "Final Plat" or "Application"), conditionally approved by Town staff, which subdivides certain real property generally located east of High Plains Boulevard (CR 9.5) and north of Hwy 66.

Site Details:

Applicant: CMR Holding Company, LLC

Property Owner: Meadow Ridge Development, Inc.

Property Location: Northeast corner of the intersection of WCR 9 ½ (High Plains Blvd.) and Hwy 66

Zoning Classification: RSF-4 and GC with PUD Overlay

Comp. Plan Designation: MU-RC Mixed-Use Residential/Commercial, Business Park and Commercial Mixed-Use

Surrounding Land Uses:

North: Agricultural with oil and gas development, planned for light industrial, business park and mixed-use residential/commercial

South: Agricultural, planned for commercial and residential, both single and multi-family development, including the expansion of the Barefoot Lakes development, which is within Town of Firestone boundaries

East: Agricultural, planned for single-family residential

West: Light industrial, highway and general commercial including the Sekich Business Park

Overview:

CMR Holding Company, LLC ("Applicant"), prior owner of the Property, submitted an application for the Meadow Ridge Subdivision Final Plat, Filing No. 1 (the "Application" or the "Final Plat") for the 299.558-acre subject property, known as the Meadow Ridge (the "Property"), generally located at the northeast corner of the intersection of High Plains Boulevard (CR 9.5) and Hwy 66.

The Application proposes to subdivide a portion of the property (56.363 acres) into 361 single-family detached lots, in accordance with the Residential Single-Family (RSF-4) underlying zoning and Planned-Unit Development (PUD) Overlay. The Final Plat also proposes to subdivide portions of the property for the following: 24.145-acres for parks, 27.336 acres for open space, 21.798 acres for detention ponds, 12.555 acres for a school site (to be owned and maintained by St. Vrain Valley School District), 38.899 acres for rights-of-way, and the remaining 118.442-acres for future development.

The proposed dedication of 24.145-acres for parks, 27.336 for open space, and 21.798 acres for detention ponds (half of which, 10.899 acres, counts towards the open space requirement) exceeds the required 20% of gross land area for the RSF-4 zoning district with PUD Overlay in accordance with the Meadow Ridge Planned Unit Development (PUD) and Zoning Map, recorded in the Weld County real

property records on June 22, 2020, at Reception No. 4600967 ("Meadow Ridge PUD").

The Board of Trustees public hearing on the Preliminary Plat was held on May 31, 2022. At that meeting and following the conclusion of the public hearing, the Board of Trustees approved the Preliminary Plat, subject to standard conditions, via Resolution No. 43-R-2022.

Review Criteria:

The following is a detailed analysis of the Application as it relates to the review criteria for final plats pursuant to Mead Municipal Code (MMC) Section 16-4-70(b)(8):

The final 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 Final Plat provides a functional system for land use. The lots will have adequate access to the roadway network and will meet the minimum dimensional standards for the respective zone districts. Lot sizes range from 5,347 sq. ft. to 14,003 sq. ft. Adequate open space and park dedications are provided for in accordance with the MMC. Drainage facilities are proposed on certain tracts and will be maintained by a metropolitan district. Easements are provided for utilities to serve the lots.

The application is consistent with the approved preliminary plat and incorporates the Planning Commission's recommendations and conditions of approval.

The Planning Commission public hearing on the Preliminary Plat was held on April 20, 2022, following which the Planning Commission recommended approval of the Preliminary Plat to the Board of Trustees, subject to standard conditions, via Resolution No. 04-PC-2022. The proposed ordinance approving the Final Plat is consistent with the Planning Commission's recommendations and conditions of approval, and the Final Plat is consistent with the approved Preliminary Plat, including roadways and contemplated development pattern.

The development will substantially comply with the Mead Municipal Code.

The Meadow Ridge development will comply with all design standards identified in the MMC and the zoning for the Property (Meadow Ridge PUD) including lot sizes, architectural design guidelines, and parks and open space requirements. The Final Plat proposes to dedicate 62.38-acres of land for parks and open space, which is in excess of the 20% open space dedication requirement of 59.91-acres. In accordance with the Town's open space and park requirements, the Final Plat provides neighborhood parks in Outlot V and Outlot F that will provide recreation access within walking distance for all of the residents of the subdivision, along with a well-designed trail and sidewalk network.

All applicable technical standards have been met.

Proposed utility and transportation systems have been reviewed by the Town Community Development Department, Town Engineer, Town consultants, and applicable external agencies and found to be adequate to serve the proposed development. The proposal complies with the Town's adopted Master 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.

Details related to the design, cost and implementation of the improvements have been addressed in the associated engineering plans and Subdivision Improvement Agreement (SIA), which are on file with the Town Clerk and available for review. As required by the MMC, the SIA requires the Applicant/Owner to post collateral sufficient to assure the completion of the improvements detailed in the SIA according to the accepted design and construction plans. The Final Plat will not be signed by the Town or recorded

with Weld County until the SIA between the Town and the Applicant/Owner has been fully executed. The SIA includes a list of agreed-upon improvements for each Phase of the development. As the subdivision builds, the Town will require additional SIAs or Site Plan Agreements (SPAs) to specifically identify any additional improvements, an estimate of the cost of such improvements, and the form of acceptable guaranty to be provided for said improvements.

Financial Considerations:

The Meadow Ridge development will finance project infrastructure consisting of both on-site and off-site public improvements (water, sewer, utilities, roads, drainage, parks, open space, etc.) that will expand and improve upon existing infrastructure in Mead. The Town will also collect impact fees and taxes from the new homes. This revenue will help to fund other capital construction projects, 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 \$5,617,882 for the single-family residential building permits for Filing No. 1 of the development.

Staff Recommendation / Actions Required:

Pursuant to MMC Section 16-4-70, Town staff has approved the request with the conditions noted in the Ordinance and recommends that the Board of Trustees ratify staff's approval by adopting the attached Ordinance No. 1083. The Ordinance is included in the May 12, 2025 consent agenda. A motion to approve the consent agenda will approve the Ordinance.

If this matter is pulled from the consent agenda for additional discussion or questions, Town staff recommends the suggested motion below.

Suggested Motion:

"I move to approve Ordinance No. 1083, an Ordinance approving with conditions the Meadow Ridge Subdivision Final Plat, Filing No. 1, based on a finding that the final plat review criteria set forth in section 16-4-70 of the Mead Municipal Code have been satisfied, as detailed in the Agenda Item Summary Report prepared for the May 12, 2025, Board of Trustees meeting".

Attachments:

1. Ordinance No. 1083
2. Meadow Ridge Final Plat, Filing No. 1

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1083**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
APPROVING WITH CONDITIONS THE MEADOW RIDGE SUBDIVISION
FINAL PLAT, FILING NO. 1**

WHEREAS, the Town of Mead ("Town") is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code ("MMC") to regulate the subdivision 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, CMR Holding Company, LLC, a Colorado limited liability company ("Applicant") has submitted an application for the Meadow Ridge Final Plat, Filing No. 1 (the "Final Plat") for the 299.558-acre property, known as the Meadow Ridge Property, generally located east of High Plains Boulevard (CR 9.5) and north of State Highway 66, in the Town of Mead, County of Weld, State of Colorado, as more particularly described in the Final Plat (the "Property"); and

WHEREAS, a copy of the Final Plat is attached to this Ordinance as **EXHIBIT 1** and is incorporated herein by reference; and

WHEREAS, Applicant is the prior fee owner of the Property, which Applicant conveyed to Meadow Ridge Development, Inc., the current fee owner of record of the Property ("Owner"); and

WHEREAS, Section 16-4-70 of the MMC authorizes administrative staff review and approval of the Final Plat, subject to adoption by ordinance of the Board of Trustees; and

WHEREAS, the Planning Commission held a public hearing on April 20, 2022, regarding the Meadow Ridge Preliminary Plat (the "Preliminary Plat") and, following the conclusion of the public hearing, recommended conditional approval of the Preliminary Plat to the Board of Trustees, subject to standard conditions, via Resolution No. 04-PC-2022; and

WHEREAS, the Final Plat generally conforms to the Preliminary Plat, which was reviewed and conditionally approved by the Board of Trustees by Resolution No. 43-R-2022, dated May 31, 2022; and

WHEREAS, the administrative record for this matter includes, but is not limited to, the Town of Mead Land Use Code, the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Community Development Director and Town Engineer related to the Final Plat, any and all submittals by the Owner and members of the public, and the tape recordings and minutes of the Board of Trustees meeting at which the Final Plat was considered; and

WHEREAS, Town staff has determined that the Final Plat meets all applicable requirements of the Town of Mead Land Use Code and MMC and that the review criteria set forth in Section 16-4-70(b)(8) of the MMC have been satisfied; and

WHEREAS, based on Town staff's recommendation regarding the Final Plat and the administrative record for this matter, the Board of Trustees desires to approve the Final Plat, subject to the conditions set forth below; and

WHEREAS, the Subdivision Improvement Agreement ("SIA") for the Final Plat has been prepared in accordance with the requirements of Section 16-4-130 of the MMC, and is presently on file with the Town Clerk; and

WHEREAS, the Board of Trustees has determined that approval of the Final 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.

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

Section 1. The Final Plat designated as Meadow Ridge Subdivision Final Plat, Filing No. 1 is hereby approved subject to the following conditions of approval:

- a. Prior to and as a condition of recordation of the Final Plat, the Owner shall resolve/correct any and all minor technical issues as directed by Town staff and consultants, including legal counsel; and
- b. Prior to and as a condition of recordation of the Final Plat, the Owner shall address all comments from the Town's engineering consultant, JVA, INC., and all referral agencies and shall revise the construction plans and drainage report for the Property accordingly; and
- c. The Owners 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 Final Plat application within forty-five (45) days of receiving an invoice from the Town. If the fees and costs are not paid within forty-five (45) days of receiving an invoice, the Town may withhold issuance of building permits or further approvals until the invoices have been paid; and
- d. Prior to and as a condition of recordation of the Final Plat, the Owner shall, as applicable: enter into necessary agreements with oil and gas providers including but not limited to Magellan and Kerr McGee ("Providers"), as those Providers may require to accommodate the easements, lots, outlots, tracts, and rights-of-way shown on the Final Plat; obtain Providers'/Provider's written consent to easements, lots, outlots, tracts, and rights-of-way shown on the Final Plat; and obtain evidence of any Providers'/Provider's relinquishment of interests in the Property. Owner shall provide to the Town for approval by the Town Attorney all final documentation memorializing the above, including recorded easement agreements, easement vacations, and all final executed agreements and recorded documents.

Section 2. The SIA is hereby approved, in substantially the form presently on file with the Town Clerk. The Town Manager and Town Attorney shall be authorized to negotiate and make non-material changes to the SIA that do not increase the Town's obligations. The Town Manager shall be authorized to execute the SIA on behalf of the Town once the SIA has been

finalized.

Section 3. Subject to review and approval of the Final Plat mylar by the Town Staff, and satisfaction of the conditions set forth in Section 1 above, the Mayor and other Town officials, as applicable, are hereby authorized to sign the Final Plat mylar.

Section 4. Effective Date. This ordinance shall be published and become effective as provided by law.

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.

Section 7. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted ordinance available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED AND ADOPTED THIS 12TH DAY OF MAY, 2025.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1
Meadow Ridge Subdivision Final Plat, Filing No. 1
(Attached on the next page)

MEADOW RIDGE SUBDIVISION FINAL PLAT,FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6th P.M.,TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 13

CERTIFICATE OF OWNERSHIP AND DEDICATION:

UNDERSIGNED WARRANT THEY ARE THE OWNERS OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED HEREIN, AND BY THIS PLAT, AS APPLICABLE: (1) [HAS/HAVE] CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, BLOCKS, TRACTS, STREETS, OR OTHER DESIGNATED PARCELS, AS APPLICABLE, UNDER THE NAME OF MEADOW RIDGE SUBDIVISION FINAL PLAT, FILING NO. 1; (2) HEREBY DEDICATE(S) TO THE TOWN OF MEAD ("TOWN"), IN FEE SIMPLE ABSOLUTE WITH MARKETABLE TITLE, ALL STREETS, ROADWAYS, AND ADDITIONS THERETO DEPICTED OR BY NOTE OR NOTATION REFERENCED HEREON (UNLESS OF PRIOR RECORD OR DESIGNATED HEREON AS "PRIVATE"), FOR PUBLIC ROAD AND ASSOCIATED PURPOSES; (3) FURTHER DEDICATE(S) AND GRANT(S) UNTO THE TOWN SUCH EASEMENTS AS ARE DEPICTED OR BY NOTE OR NOTATION REFERENCED HEREON (EXCEPT THOSE OF PRIOR RECORD), FOR THE USES AND PURPOSES SO INDICATED, EITHER DIRECTLY OR THROUGH APPLICABLE SERVICE PROVIDERS, ALONG WITH THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSE NAMED ON THE EASEMENT, INCLUDING AS APPLICABLE THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES OR FACILITIES OR SERVICES CONSISTENT WITH THE EASEMENT'S PURPOSE; AND (4) ACKNOWLEDGES THE FOLLOWING: A) NOTATIONS OR REFERENCES TO "R.O.W." OR "RIGHT-OF-WAY," WITH REGARD TO STREETS OR STREET WIDTHS, ARE NOT INTENDED TO IMPLY AN EASEMENT OR OTHER INTEREST LESS THAN FEE SIMPLE, AND ALL STREETS, ROADS, LANES, DRIVES, COURTS, AND SIMILARLY-DESIGNATED WAYS INTENDED TO BE DEDICATED BY THIS PLAT ARE DEDICATED IN FEE SIMPLE; B) THE TOWN DOES NOT ACCEPT ANY DUTY OF MAINTENANCE OF THE EASEMENTS, OR OF IMPROVEMENTS IN THE EASEMENTS THAT ARE NOT OWNED BY THE TOWN, AND FURTHER RESERVES ITS RIGHTS TO REMOVE OR REQUIRE THE OWNER(S) TO REMOVE, AT THE EXPENSE OF THE OWNER(S), ANY OBJECTS IN THE EASEMENTS THAT INTERFERE WITH THEIR USE AND ENJOYMENT FOR THEIR INTENDED PURPOSE; C) THE RIGHTS GRANTED TO THE TOWN BY THIS PLAT INURE ALSO TO THE BENEFIT OF ITS AGENTS, LICENSEES, PERMITTEES AND ASSIGNS; D) ALL CONDITIONS, TERMS, WARRANTIES, REPRESENTATIONS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER(S) AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER(S); AND E) 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.

A PARCEL OF LAND BEING LOT A, AMENDED RECORDED EXEMPTION NO. 1207-24-3, AMRE-1295, AND LOT B, 2ND AMENDED RECORDED EXEMPTION NO. 1207-24-3, 2ND AMRE-1811, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 23, BEING MONUMENTED BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WELD COUNTY T3N R68W C1/4 SEC 23 2001 LS 23520, IN A RANGE BOX, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 23, BEING MONUMENTD BY A SET 30-INCH-LONG NO. 6 REBAR, WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3N R68W 1/4 S23/S26 2024 PLS 38474, IN A RANGE BOX, IS ASSUMED TO BEAR SOUTH 01°05'19" EAST, A DISTANCE OF 2648.86 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°25'17" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 90.88 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 9-1/2 AS DESCRIBED IN THE DEED OF DEDICATION RECORDED AT RECEPTION NO. 2856036 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°25'17" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2542.12 FEET TO A POINT BEING THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE NORTH 88°55'43" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2651.05 FEET TO A POINT BEING THE CENTER QUARTER CORNER OF SAID SECTION 24;

THENCE SOUTH 00°48'10" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1401.03 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT B;

THENCE ALONG SAID SOUTHEASTERLY LOT LINE THE FOLLOWING SEVEN (7) COURSES:

- SOUTH 30°00'34" WEST, A DISTANCE OF 53.35 FEET;
- SOUTH 31°49'01" WEST, A DISTANCE OF 139.99 FEET;
- SOUTH 31°32'45" WEST, A DISTANCE OF 189.97 FEET;
- SOUTH 27°24'28" WEST, A DISTANCE OF 70.43 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 4993.13 FEET, A CENTRAL ANGLE OF 03°39'36", AN ARC LENGTH OF 318.96 FEET, THE CHORD OF WHICH BEARS SOUTH 25°25'32" WEST, 318.91 FEET TO A POINT OF REVERSE CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 459.49 FEET, A CENTRAL ANGLE OF 39°51'41", AN ARC LENGTH OF 319.67 FEET, THE CHORD OF WHICH BEARS SOUTH 43°31'34" WEST, 313.26 FEET TO A POINT OF REVERSE CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 508.07 FEET, A CENTRAL ANGLE OF 48°55'25", AN ARC LENGTH OF 433.83 FEET, THE CHORD OF WHICH BEARS SOUTH 38°59'42" WEST, 420.77 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 66;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE AND NORTHERLY LINE EXTENDED THE FOLLOWING TWO (2) COURSES:

- SOUTH 88°49'40" WEST, A DISTANCE OF 1759.21 FEET;
- SOUTH 89°39'19" WEST, A DISTANCE OF 1451.31 FEET TO A POINT ON THE EASTERLY LINE OF A 35-FOOT (35) RIGHT OF WAY DEDICATION AS RECORDED AT RECEPTION NUMBER 3423484 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE.

THENCE ALONG SAID 35-FOOT RIGHT OF WAY DEDICATION THE FOLLOWING THREE (3) COURSES:

- NORTH 00°20'42" WEST, A DISTANCE OF 35.00 FEET;
- NORTH 89°39'18" WEST, A DISTANCE OF 1059.50 FEET;
- NORTH 45°39'25" WEST, A DISTANCE OF 69.83 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD 9-1/2, AS DESCRIBED IN THE DEED OF DEDICATION RECORDED AT RECEPTION NO. 2856036 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE NORTH 00°58'10" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2525.06 FEET TO THE POINT OF BEGINNING,

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20 ____.

CERTIFICATE OF FEE TITLE OWNER:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A LAWFUL LIENHOLDER/DEED OF TRUST HOLDER AS TO 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 (IF ANY) HEREBY PROVIDED TO THE TOWN OF MEAD.

MEADOW RIDGE DEVELOPMENT, INC., A COLORADO CORPORATION

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)

) SS

COUNTY OF _____)

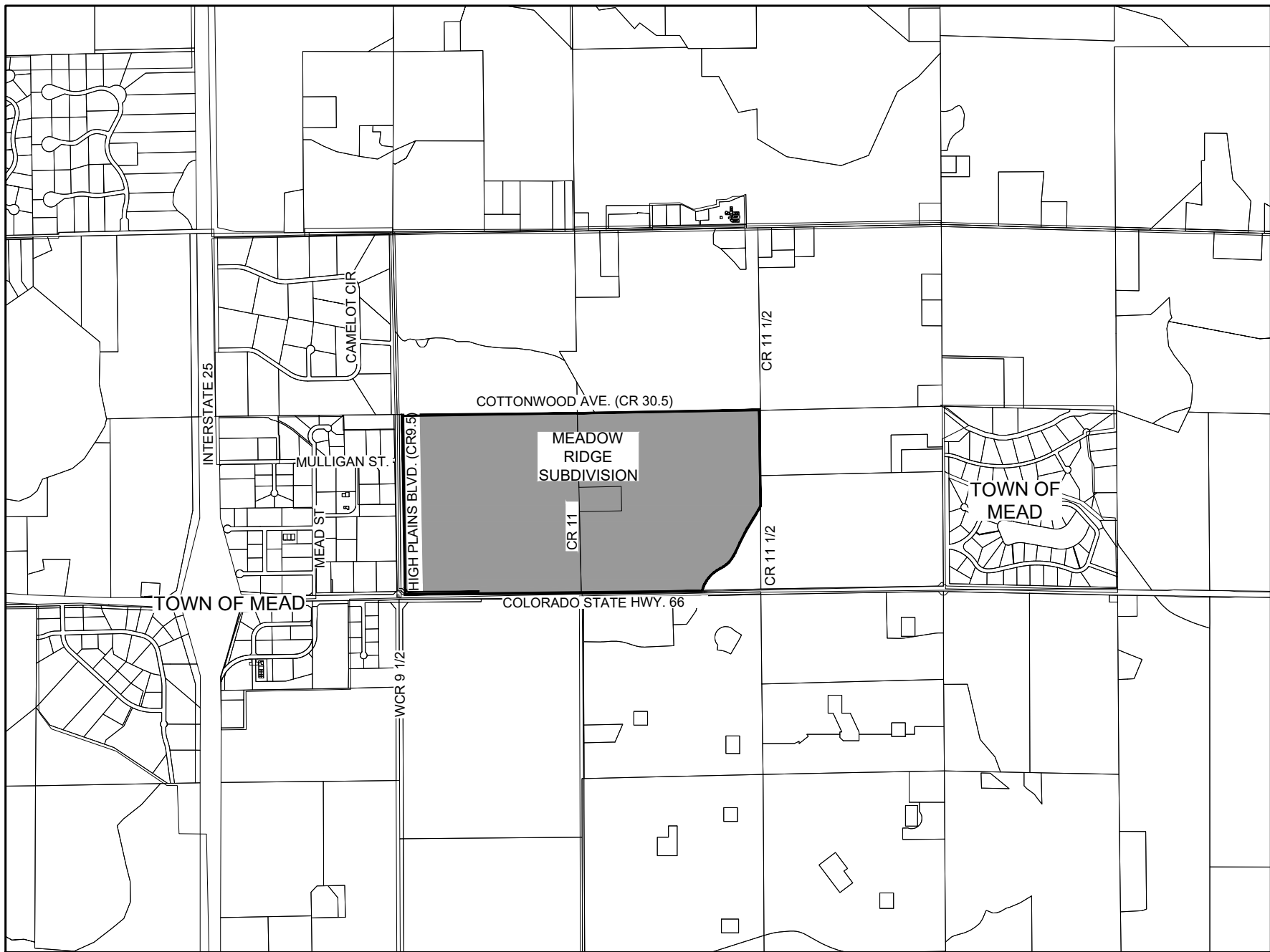
THE FOREGOING CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER WAS ACKNOWLEDGED BEFORE ME THIS __DAY OF _____, 20 ____.

BY _____, AS _____ OF _____, A _____.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
SCALE: 1" = 2000'

NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST, BEING MONUMENTED AT THE CENTER QUARTER CORNER BY A NUMBER 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP, STAMPED "WELD COUNTY T3N R68W C1/4 SEC. 23 2001 LS 23520" IN RANGE BOX, FROM WHICH, THE SOUTH QUARTER CORNER OF SAID SECTION, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP, STAMPED "WESTWOOD T3N R68W 1/4 S23/S26 2024 PLS 38474" IN RANGE BOX, IS ASSUMED TO BEAR SOUTH 01°05'19" EAST, A DISTANCE OF 2648.86 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES RELIED UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER ABC25216532.3, HAVING AN EFFECTIVE DATE OF APRIL 25, 2024 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT FLOOD AGENCY MAP, COMMUNITY PANEL NUMBER 08123C1880E, WITH AN EFFECTIVE DATE OF 1/20/2016, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AN AREA DETERMINED TO BE OF MINIMAL FLOOD HAZARD AREA OUTSIDE OF THE 100-YEAR-FLOOD PLAN.
- OUTLOTS A-X ("OUTLOTS") WILL BE OWNED MAINTAINED BY THE MEADOW RIDGE METROPOLITAN DISTRICTY NOS. 1-3 AND/OR MEADOW RIDGE COMMERCIAL METROPOLITAN DISTRICT ("DISTRICTS") OWNER SHALL CONVEY THE OUTLOTS TO ONE OR MORE OF THE DISTRICTS BY SEPARATE DEED, COPIES PROVIDED TO THE TOWN CLERK AND TOWN ATTORNEY. IF ANY CONVEYANCES ARE NOT COMPLETED AS CONTEMPLATED HEREIN, THE TOWN MAY WITHHOLD ISSUANCE OF BUILDING PERMITS, TEMPORARY CERTIFICATES OF OCCUPANCY, AND CERTIFICATES OF OCCUPANCY.
- THERE IS HEREBY GRANTED TO THE TOWN OF MEAD A RECREATIONAL EASEMENT OVER OUTLOTS A, B, E, I, O-Q, S-X FOR PUBLIC ACCESS AND USE.
- THE SIGHT DISTANCE EASEMENT OVER LOT 1, BLOCK 10, AND LOTS 1 & 9, BLOCK 17 ARE GRANTED TO THE TOWN OF MEAD, PROPERTY OWNER AND ITS SUCCESSORS AND ASSIGNS SHALL NOT CONSTRUCT, INSTALL, PLANT, PLACE, OR CAUSE TO BE CONSTRUCTED, INSTALLED, PLANTED, OR PLACED, ANY STRUCTURE, OBJECT, OR LANDSCAPING IN THE EASEMENT. THE TOWN MAY, BUT IS NOT OBLIGATED TO, REMOVE ANY SUCH STRUCTURE, OBJECT OR LANDSCAPING AT THE EXPENSE OF THE PROPERTY OWNER, AND ITS SUCCESSORS AND ASSIGNS.

TOWN ENGINEER CERTIFICATE:

THE FINAL PLAT SHOWN HEREON HAS BEEN REVIEWED BY THE TOWN ENGINEER AND APPROVED AS TO FORM THIS ____ DAY OF _____, 20 ____.

TOWN ENGINEER

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL:

THE FINAL PLAT SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF MEAD STAFF, WITH SUBMITTAL THEREAFTER TO THE BOARD OF

TRUSTEES FOR ACCEPTANCE BY ORDINANCE, THIS ____ DAY OF _____, 20 ____.

TOWN MANAGER

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS FINAL PLAT OF MEADOW RIDGE SUBDIVISION, FINAL PLAT, FILING NO. 1, A SUBDIVISION IN THE TOWN OF MEAD, COLORADO, 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____, AND RECORDED ON _____, AS RECEPTION NO. _____ IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF MEAD, COLORADO. THE DEDICATIONS, IF ANY, OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PARKS, OPEN SPACES, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITTING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE SUBDIVISION IMPROVEMENT AGREEMENT.

THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

MAYOR

ATTEST:

TOWN CLERK

MAINTENANCE GUARANTEE:

THE OWNER OF THE PROPERTY SHOWN HEREON ("OWNER") HEREBY WARRANTS AND GUARANTEES TO THE TOWN, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND CONDITIONAL ACCEPTANCE BY THE TOWN OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT OF THE PROPERTY THAT IS THE SUBJECT OF THIS PLAT. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE TOWN OF MEAD MUNICIPAL CODE, SECTION 16-4-130(H) AND THE TOWN'S *DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS*, AS APPLICABLE AND AS MAY BE AMENDED FROM TIME TO TIME. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OTHER PUBLIC PROPERTIES INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES, AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT.

THE OWNER SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY REQUIREMENTS, AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE TOWN. THE OWNER SHALL ALSO CORRECT AND REPAIR, OR CAUSE TO BE CORRECT AND REPAIRED, ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM DEVELOPMENT-RELATED OR BUILDING-RELATED ACTIVITIES. IN THE EVENT THE OWNER FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE TOWN AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE TOWN SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW. ANY DAMAGES THAT OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE OWNER.

DRAINAGE MAINTENANCE:

THE OWNER, ITS LEGAL REPRESENTATIVES, HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS IN INTEREST AND ASSIGNS SHALL BE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY AND OPERATIONAL FUNCTIONS OF ALL DRAINAGE FACILITIES LOCATED ON THE PROPERTY SHOWN HEREON UNLESS OTHERWISE SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO PRIVATE DRAINAGE FACILITIES AND PUBLIC AND PRIVATE DRAINAGE EASEMENTS. IN THE EVENT THE OWNER FAILS TO CORRECTLY MAINTAIN OR REPAIR ANY SUCH DRAINAGE FACILITIES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID CORRECTIONS/REPAIRS TO SAID DRAINAGE FACILITIES MAY BE COMMENCED AND COMPLETED BY THE TOWN AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE TOWN SHALL HAVE THE PERPETUAL LEGAL RIGHT TO ACCESS THE DRAINAGE FACILITIES ON THE PROPERTY SHOWN HEREON IN ORDER TO COMMENCE AND COMPLETE SAID CORRECTIONS/REPAIRS. THE TOWN SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW.

LANDSCAPE MAINTENANCE:

THE COMPLETED LANDSCAPE IMPROVEMENTS SHALL BE OWNED AND MAINTAINED BY OWNER AND ITS SUCCESSORS AND ASSIGNS. LANDSCAPE IMPROVEMENTS SHALL BE MAINTAINED WITH PROPER CARE, INCLUDING PROPER WATERING AND REPLACEMENT, AS NECESSARY, OF LIVING PLANT MATERIALS. OWNER, ITS SUCCESSORS IN INTEREST, AND ITS ASSIGN ("ENTITY") ARE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY AND OPERATIONAL FUNCTION OF THE NON-POTABLE IRRIGATION SYSTEM TO SERVE THE DEVELOPMENT ("IRRIGATION SYSTEM"). IN THE EVENT THE ENTITY FAILS TO CORRECTLY MAINTAIN OR REPAIR THE IRRIGATION SYSTEM OR ANY PORTION THEREOF WITHIN THIRTY (30) DAYS OF WRITTEN NOTICE FROM THE TOWN, THEN THE TOWN MAY COMPLETE SUCH CORRECTIONS, REPAIRS, OR MAINTENANCE TO THE IRRIGATION SYSTEM AND BILL ALL COSTS AND CHARGES TO THE ENTITY FOR PAYMENT.

MITIGATION OF IMPACT ON STORMWATER FLOW:

ANY OWNER OF THE PROPERTY, OR PORTION OF THE PROPERTY, DESCRIBED ON THIS PLAT SHALL MAINTAIN AS CONSTRUCTED AND APPROVED BY THE TOWN OF MEAD ALL STORMWATER DRAINAGE IMPROVEMENTS LOCATED WITHIN SUCH OWNER'S PORTION OF THE PROPERTY ("IMPROVEMENTS"). FAILURE TO MAINTAIN SUCH IMPROVEMENTS, INCLUDING CULVERTS ON PRIVATE PROPERTY, MAY BE SUBJECT TO CORRECTION/REPAIR BY THE TOWN IN ACCORDANCE WITH THE PROCESS OUTLINED IN THE NOTE TITLED "DRAINAGE MAINTENANCE" SHOWN HEREON, INCLUDING OWNER REIMBURSEMENT OF TOWN COSTS. ANY CHANGES FROM DRAINAGE IMPROVEMENTS ISSUED FINAL ACCEPTANCE BY THE TOWN OF MEAD WITH RESPECT TO GRADE ELEVATION, STORM DRAINAGE FACILITY DESIGN, OR LANDSCAPING THAT WILL CHANGE, MODIFY, IMPEDE, OR OTHERWISE BLOCK THE FLOW OF STORMWATER ON OR ACROSS ANY PRIVATE PROPERTY ("FLOW MODIFICATION") SHALL BE SUBJECT TO APPROVAL PRIOR TO MAKING SUCH CHANGE. FAILURE TO OBTAIN THE TOWN'S PRE-APPROVAL OF A FLOW MODIFICATION MAY RESULT IN THE TOWN WITHHOLDING ISSUANCE OF BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE PORTION OF THE PROPERTY OR ANY IMPROVEMENT THEREON.

SURVEYOR'S CERTIFICATE:

I, JEAN P. HALPIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT (AND LEGAL DESCRIPTION) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE

STATE OF COLORADO REQUIREMENTS ON THIS ____ DAY OF _____, 20 ____.

JEAN P. HALPIN, PLS NO. 38474

FOR AND ON BEHALF OF WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112
(720)-249-5584

Westwood

Westwoodsps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD,
SUITE 400
ENGLEWOOD , CO 80112
TEL: 720.482.9526

MEADOW RIDGE, SUBDIVISION FINAL PLAT, FILING NO. 1 J.N. R0029360.00 PREPARED: 05/03/2022 REVISED: 05/05/2025 SHEET 1 OF 13

MEADOW RIDGE SUBDIVISION FINAL PLAT, FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6th P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 13

BLOCK / LOT #	SQUARE FEET	ACRES
BLOCK 1	198,747	4.563
1	8,891	0.204
2	7,316	0.168
3	6,989	0.161
4	6,039	0.139
5	6,331	0.145
6	6,560	0.151
7	7,187	0.165
8	7,910	0.182
9	8,427	0.193
10	8,633	0.198
11	8,637	0.198
12	7,461	0.171
13	5,958	0.137
14	5,500	0.126
15	5,500	0.126
16	5,500	0.126
17	5,500	0.126
18	5,500	0.126
19	5,500	0.126
20	5,500	0.126
21	5,500	0.126
22	5,500	0.126
23	5,500	0.126
24	5,500	0.126
25	5,500	0.126
26	5,500	0.126
27	5,500	0.126
28	5,500	0.126
29	5,500	0.126
30	6,966	0.160
31	7,442	0.171
BLOCK 2	133,058	3.054
1	7,909	0.182
2	6,600	0.152
3	6,600	0.152
4	6,600	0.152
5	6,600	0.152
6	6,600	0.152
7	6,600	0.152
8	6,600	0.152
9	6,600	0.152
10	6,600	0.152
11	8,030	0.184
12	7,139	0.164
13	6,600	0.152
14	6,600	0.152
15	6,750	0.155
16	6,900	0.158
17	6,440	0.148
18	5,750	0.132
19	5,500	0.126
20	6,039	0.139
BLOCK 3	86,275	1.980
1	5,625	0.129
2	5,625	0.129
3	5,625	0.129
4	5,625	0.129
5	5,625	0.129
6	5,625	0.129
7	5,623	0.129
8	5,412	0.124
9	5,347	0.123
10	8,517	0.196
11	8,694	0.200
12	6,833	0.157
13	6,050	0.139
14	6,050	0.139
BLOCK 4	109,575	2.516
1	5,500	0.126
2	5,500	0.126
3	5,500	0.126
4	5,500	0.126
5	5,500	0.126
6	5,500	0.126
7	5,500	0.126
8	5,500	0.126
9	5,500	0.126
10	5,500	0.126
11	5,500	0.126
12	8,775	0.201
13	6,500	0.149
14	6,500	0.149
15	6,500	0.149
16	6,500	0.149
17	6,500	0.149
18	7,800	0.179

BLOCK 5	78,666	1.806
1	7,737	0.178
2	6,600	0.152
3	6,600	0.152
4	7,140	0.164
5	6,050	0.139
6	5,500	0.126
7	5,500	0.126
8	5,500	0.126
9	5,500	0.126
10	5,500	0.126
11	5,500	0.126
12	5,500	0.126
13	6,039	0.139
BLOCK 6	68,106	1.564
1	6,014	0.138
2	5,500	0.126
3	5,500	0.126
4	5,500	0.126
5	5,500	0.126
6	6,039	0.139
7	6,014	0.138
8	5,500	0.126
9	5,500	0.126
10	5,500	0.126
11	5,500	0.126
12	6,039	0.139
BLOCK 7	130,338	2.993
1	5,495	0.126
2	5,500	0.126
3	5,500	0.126
4	5,500	0.126
5	5,500	0.126
6	5,500	0.126
7	5,500	0.126
8	5,500	0.126
9	5,500	0.126
10	5,500	0.126
11	5,500	0.126
12	5,500	0.126
13	5,500	0.126
14	6,039	0.139
15	7,399	0.170
16	5,670	0.130
17	5,652	0.130
18	5,634	0.129
19	5,616	0.129
20	5,597	0.129
21	5,579	0.128
22	5,561	0.128
23	6,096	0.140
BLOCK 8	68,158	1.565
1	7,139	0.164
2	6,600	0.152
3	6,600	0.152
4	6,600	0.152
5	7,139	0.164
6	7,139	0.164
7	6,600	0.152
8	6,600	0.152
9	6,600	0.152
10	7,139	0.164
BLOCK 9	74,319	1.706
1	7,139	0.164
2	6,600	0.152
3	6,600	0.152
4	6,600	0.152
5	7,139	0.164
6	8,426	0.193
7	7,800	0.179
8	7,800	0.179
9	7,800	0.179
10	8,414	0.193
BLOCK 10	54,919	1.261
1	7,100	0.163
2	6,600	0.152
3	6,600	0.152
4	7,139	0.164
5	7,139	0.164
6	6,600	0.152
7	6,600	0.152
8	7,139	0.164

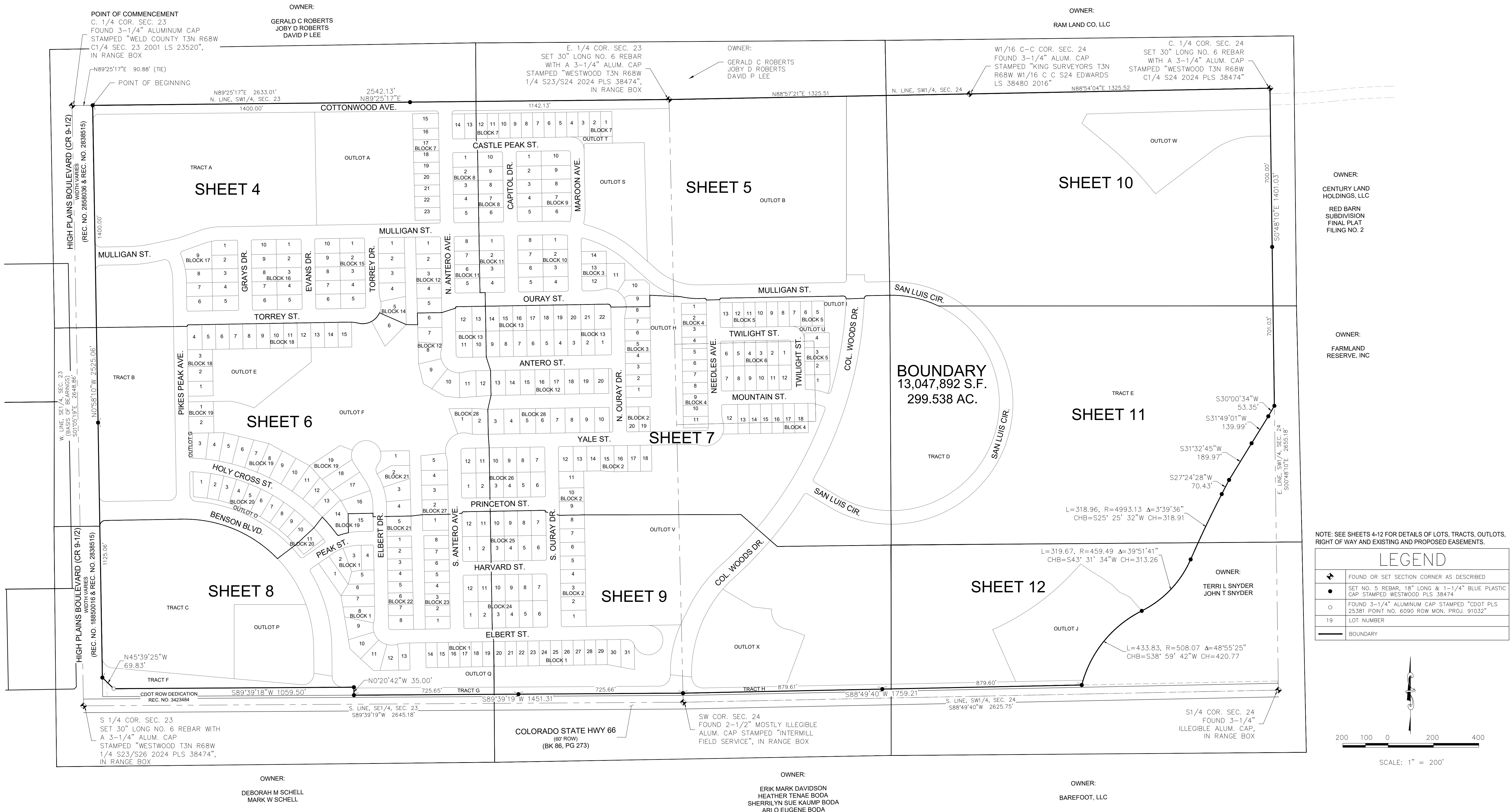
BLOCK 11	54,958	1.262
1	7,139	0.164
2	6,600	0.152
3	6,600	0.152
4	7,139	0.164
5	7,139	0.164
6	6,600	0.152
7	6,600	0.152
8	7,139	0.164
BLOCK 12	152,152	3.493
1	8,226	0.189
2	7,105	0.163
3	7,074	0.162
4	7,044	0.162
5	7,013	0.161
6	6,982	0.160
7	7,293	0.167
8	8,204	0.188
9	10,085	0.232
10	10,416	0.239
11	8,239	0.189
12	7,272	0.167
13	7,150	0.164
14	7,150	0.164
15	7,150	0.164
16	7,150	0.164
17	7,150	0.164
18	7,150	0.164
19	7,150	0.164
20	7,150	0.164
BLOCK 13	153,570	3.525
1	8,311	0.191
2	6,840	0.157
3	6,840	0.157
4	6,840	0.157
5	6,840	0.157
6	6,840	0.157
7	6,840	0.157
8	6,840	0.157
9	6,840	0.157
10	6,840	0.157
11	8,286	0.190
12	8,019	0.184
13	6,600	0.152
14	6,600	0.152
15	6,600	0.152
16	6,600	0.152
17	6,600	0.152
18	6,600	0.152
19	6,600	0.152
20	6,600	0.152
21	6,600	0.152
22	7,994	0.184
BLOCK 14	52,234	1.199
1	8,051	0.185
2	7,517	0.173
3	7,548	0.173
4	8,265	0.190
5	9,810	0.225
6	11,043	0.254
BLOCK 15	68,132	1.564
1	7,139	0.164
2	6,600	0.152
3	6,600	0.152
4	6,600	0.152
5	7,114	0.163
6	7,139	0.164
7	6,600	0.152
8	6,600	0.152
9	6,600	0.152
10	7,139	0.164
BLOCK 16	68,158	1.565
1	7,139	0.164
2	6,600	0.152
3	6,600	0.152
4	6,600	0.152
5	7,139	0.164
6	7,139	0.164
7	6,600	0.152
8	6,600	0.152
9	6,600	0.152
10	7,139	0.164

BLOCK 17	69,793	1.602
1	7,419	0.170
2	6,900	0.158
3	6,900	0.158
4	6,900	0.158
5	7,464	0.171
6	7,399	0.170
7	6,840	0.157
8	6,899	0.158
9	13,071	0.300
BLOCK 18	102,288	2.348
1	7,150	0.164
2	7,150	0.164
3	8,250	0.189
4	7,139	0.164
5	6,600	0.152
6	6,600	0.152
7	6,600	0.152
8	6,600	0.152
9	6,600	0.152
10	6,600	0.152
11	6,600	0.152
12	6,600	0.152
13	6,600	0.152
14	6,600	0.152
15	6,598	0.152
BLOCK 19	166,843	3.830
1	7,150	0.164
2	8,058	0.185
3	7,290	0.167
4	7,641	0.175
5	7,966	0.183
6	8,023	0.184
7	8,403	0.193
8	8,507	0.195
9	8,333	0.191
10	8,481	0.195
11	8,167	0.188
12	7,408	0.170
13	6,979	0.160
14	10,697	0.246
15	8,855	0.203
16	10,212	0.234
17	10,794	0.248
18	9,876	0.227
19	14,003	0.322
BLOCK 20	67,993	1.561
1	7,708	0.177
2	5,968	0.137
3	5,968	0.137
4	5,968	0.137
5	5,968	0.137
6	5,968	0.137
7	5,968	0.137
8	5,968	0.137
9	5,968	0.137
10	5,968	0.137
11	6,569	0.151
BLOCK 21	42,526	0.976
1	9,714	0.223
2	9,553	0.219
3	8,930	0.205
4	7,348	0.169
5	6,981	0.160
BLOCK 22	44,989	1.033
1	5,401	0.124
2	5,421	0.124
3	5,440	0.125
4	5,460	0.125
5	5,479	0.126
6	5,499	0.126
7	5,504	0.126
8	6,784	0.156
BLOCK 23	45,309	1.040
1	6,039	0.139
2	5,500	0.126
3	5,500	0.126
4	5,500	0.126
5	5,500	0.126
6	5,500	0.126
7	5,500	0.126
8	6,270	0.144

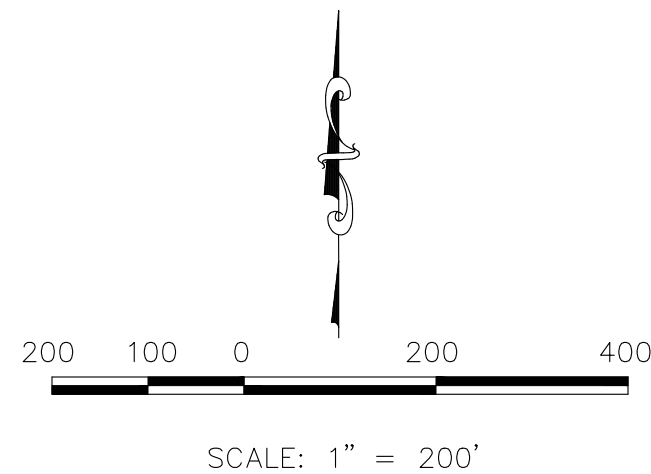
BLOCK 24	86,908	1.995
1	7,627	0.175
2	7,050	0.162
3	7,050	0.162
4	7,050	0.162
5	7,050	0.162
6	7,627	0.175
7	7,627	0.175
8	7,050	0.162
9	7,050	0.162
10	7,050	0.162
11	7,050	0.162
12	7,627	0.175
BLOCK 25	81,358	1.868
1	7,139	0.164
2	6,600	0.152
3	6,600	0.152
4	6,600	0.152
5	6,600	0.152
6	7,139	0.164
7	7,139	0.164
8	6,600	0.152
9	6,600	0.152
10	6,600	0.152
11	6,600	0.152
12	7,139	0.164
BLOCK 26	81,332	1.867
1	7,139	0.164
2	6,600	0.152
3	6,600	0.152
4	6,600	0.152
5	6,600	0.152
6	7,139	0.164
7	7,139	0.164
8	6,600	0.152
9	6,600	0.152
10	6,600	0.152
11	6,600	0.152
12	7,114	0.163
BLOCK 27	38,620	0.887
1	8,024	0.184
2	7,485	0.172
3	7,518	0.173
4	7,551	0.173
5	8,043	0.185
BLOCK 28	75,867	1.742
1	9,135	0.210
2	7,882	0.181
3	7,700	0.177

MEADOW RIDGE SUBDIVISION FINAL PLAT, FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6th P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 13



LEGEND	
	FOUND OR SET SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG & 1-1/4" BLUE PLASTIC CAP STAMPED WESTWOOD PLS 38474
	FOUND 3-1/4" ALUMINUM CAP STAMPED "CDOT PLS 25381 POINT NO. 6090 ROW MON. PROJ. 91032"
	LOT NUMBER
	BOUNDARY



Westwood

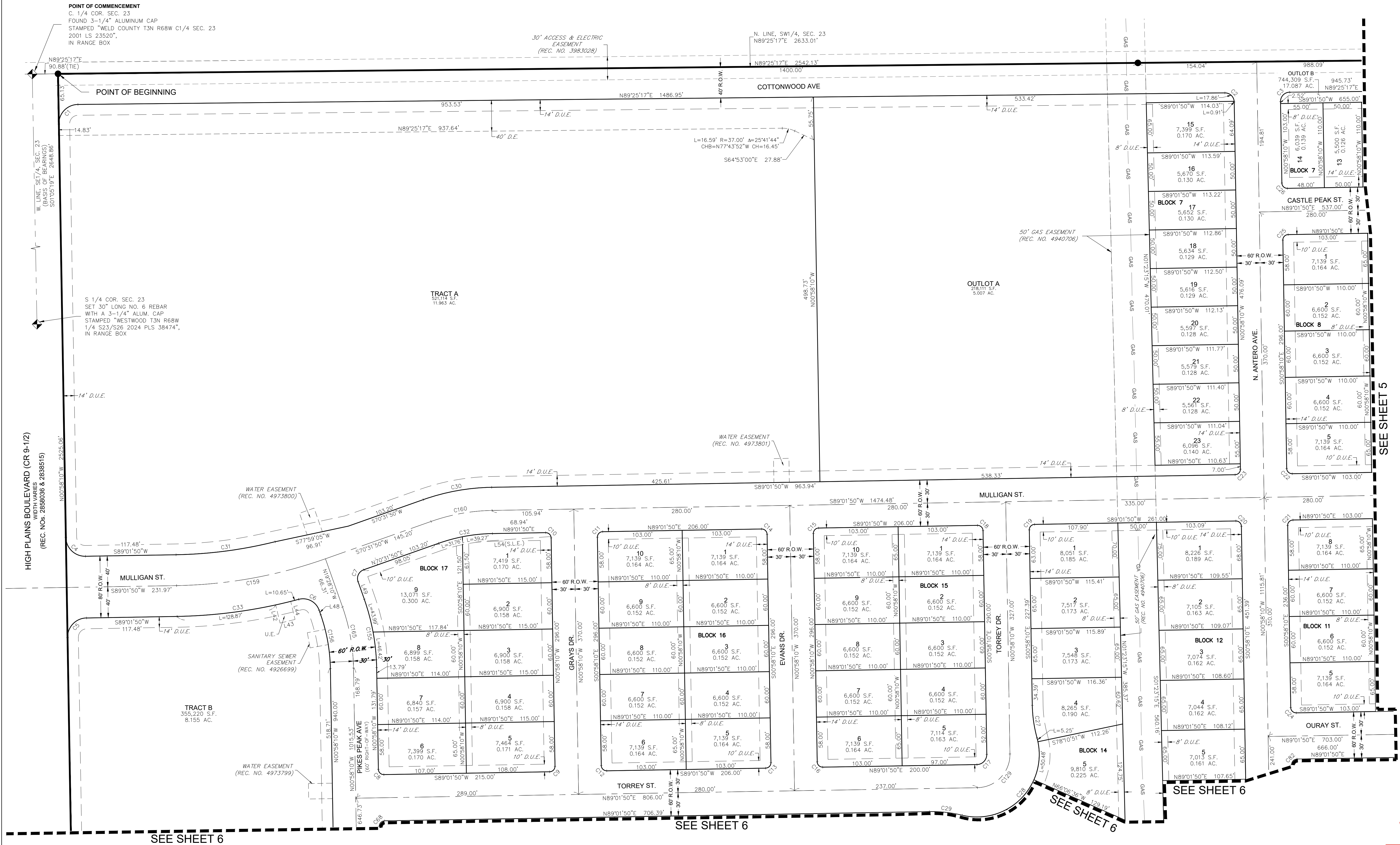
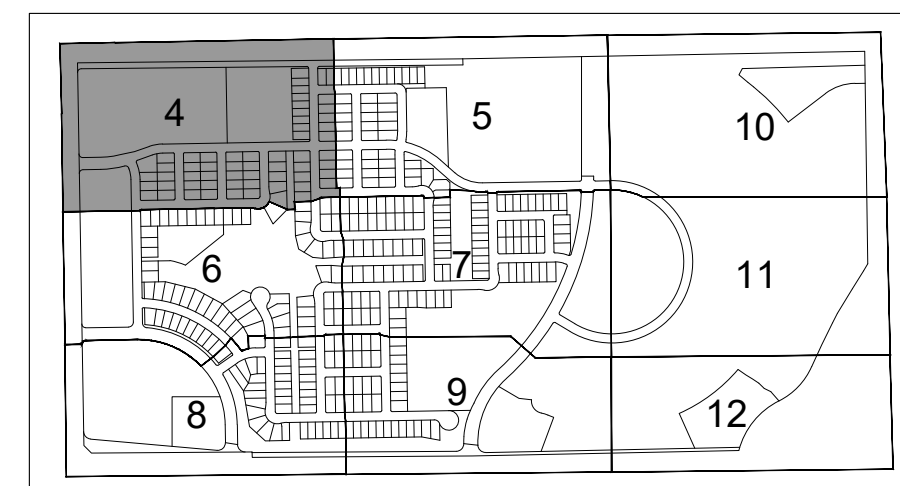
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
Westwoodps.com
Westwood Professional Services, Inc.
TEL: 720.482.9526

MEADOW RIDGE, SUBDIVISION FINAL PLAT, FILING NO. 1 J.N. R0029360.00 PREPARED: 05/03/2022 REVISED: 05/05/2025 SHEET 3 OF 13

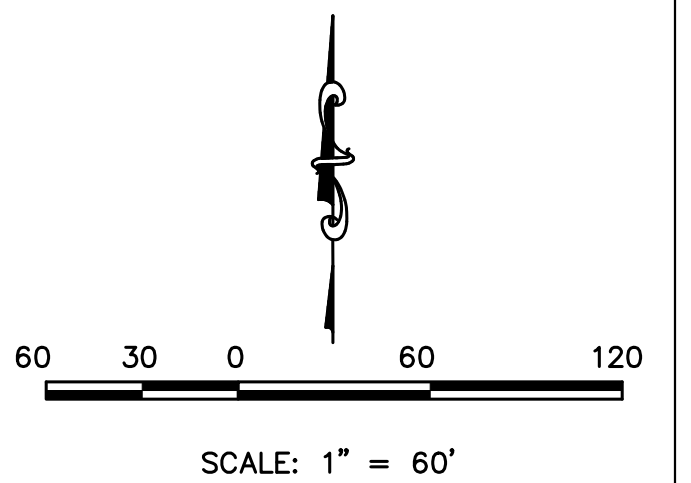
MEADOW RIDGE SUBDIVISION FINAL PLAT, FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6th P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
SHEET 4 OF 13

KEYMAP



- LEGEND**
- FOUND OR SET SECTION CORNER (AS NOTED)
 - SET NO. 5 REBAR, 18" LONG & 1-1/4" BLUE PLASTIC CAP STAMPED WESTWOOD PLS 38474
 - FOUND 3-1/4" ALUMINUM CAP
 - STAMPED "CDOT PLS 25381 POINT NO. 6090 ROW MON. PROJ. 91032"
 - EX. EXISTING
 - R.O.W. RIGHT OF WAY
 - DUE DRY UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - S.L.E. SIGHT LINE EASEMENT



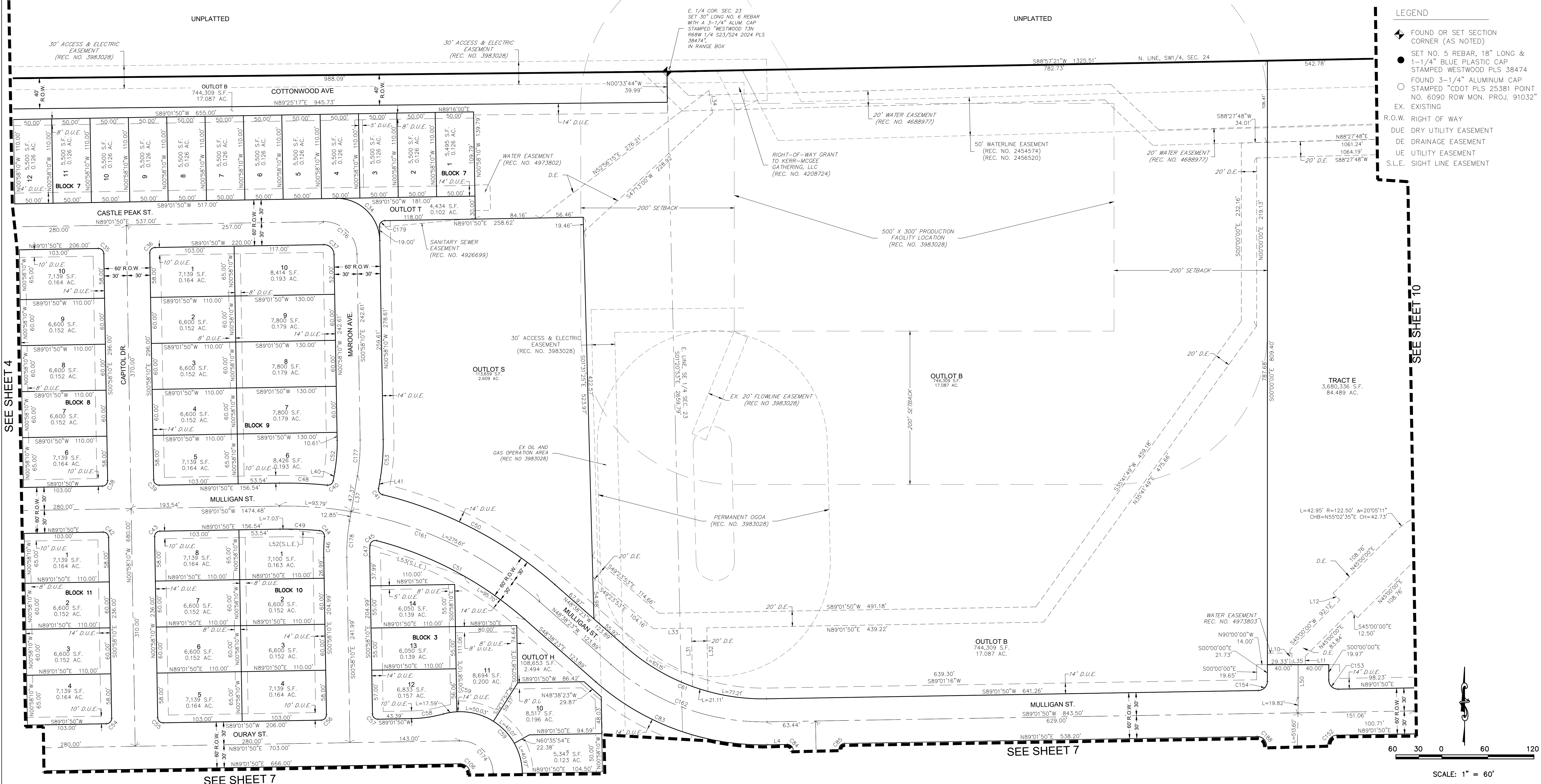
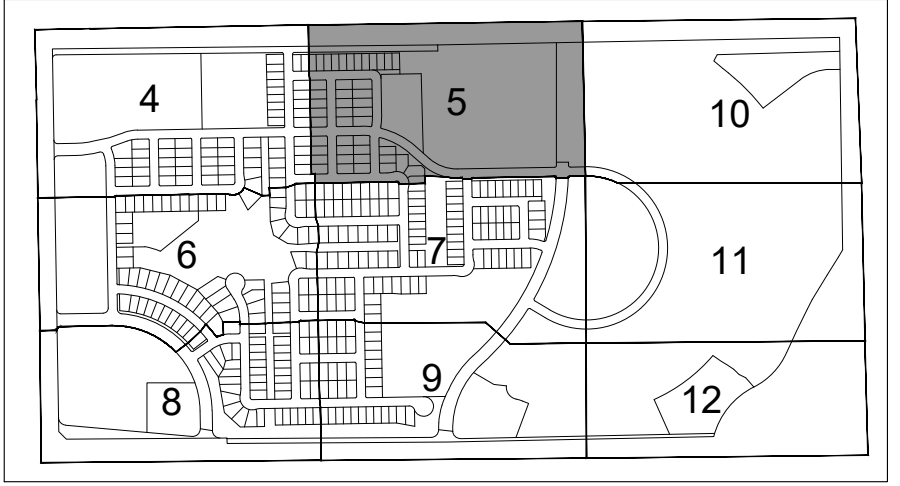
Westwood

10333 E DRY CREEK RD.
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ENGLEWOOD, CO 80112
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MEADOW RIDGE SUBDIVISION FINAL PLAT, FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6th P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
SHEET 5 OF 13

KEYMAP



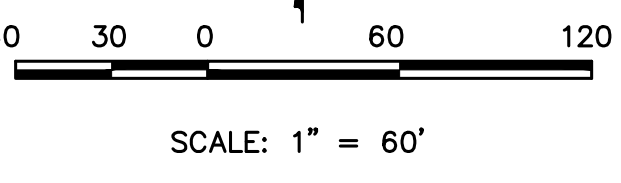
- LEGEND**
- ◆ FOUND OR SET SECTION CORNER (AS NOTED)
 - SET NO. 5 REBAR, 18" LONG & 1-1/4" BLUE PLASTIC CAP STAMPED WESTWOOD PLS 38474
 - FOUND 3-1/4" ALUMINUM CAP STAMPED "CDOT PLS 25381 POINT NO. 6090 ROW MON. PROJ. 91032"
 - EX. EXISTING
 - R.O.W. RIGHT OF WAY
 - DUE DRY UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - S.L.E. SIGHT LINE EASEMENT

SEE SHEET 10

SEE SHEET 4

SEE SHEET 7

SEE SHEET 7



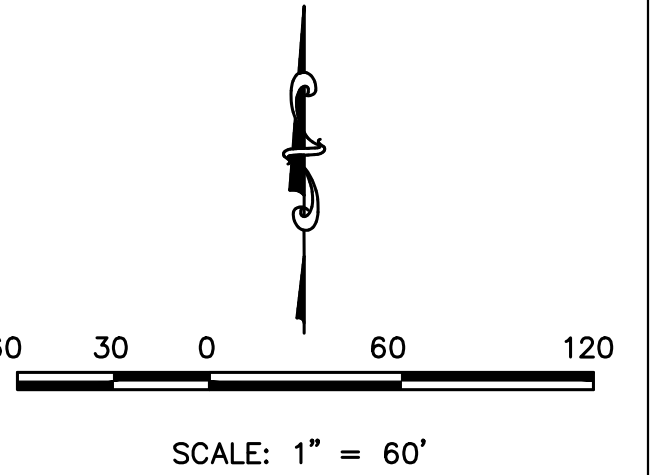
Westwood

10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526

Westwoodps.com
Westwood Professional Services, Inc.

KEYMAP

- ★ FOUND OR SET SECTION CORNER (AS NOTED)
- SET NO. 5 REBAR, 18" LONG & 1-1/4" BLUE PLASTIC CAP STAMPED WESTWOOD PLS 38474
- FOUND 3-1/4" ALUMINUM CAP STAMPED "CDOT PLS 25381 POINT NO. 6090 ROW MON. PROJ. 91032"
- EX. EXISTING
- D.W. RIGHT OF WAY
- DUE DRY UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- LE SIGHT LINE EASEMENT



Westwoodps.com ENGLEWOOD, CO 80112
Westwood Professional Services, Inc. TEL: 720.482.9526

A PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6th P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
SHEET 7 OF 13

* CORNER OR SET SECTION
 CORNER (AS NOTED)
 SET NO. 5 REBAR, 18" LONG &
 1-1/4" BLUE PLASTIC CAP
 STAMPED WESTWOOD PLS 38474
 FOUND 3-1/4" ALUMINUM CAP
 STAMPED "CDOT PLS 25381 POINT
 NO. 6090 ROW MON. PROJ. 91032"
 EX. EXISTING
 W.W. RIGHT OF WAY
 DE DRY UTILITY EASEMENT
 DE DRAINAGE EASEMENT
 DE UTILITY EASEMENT
 E.E. SIGHT LINE EASEMENT

SEE SHEET 11

SCALE: 1" = 60'

Westwood

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SUITE 400
ENGLEWOOD, CO 80112
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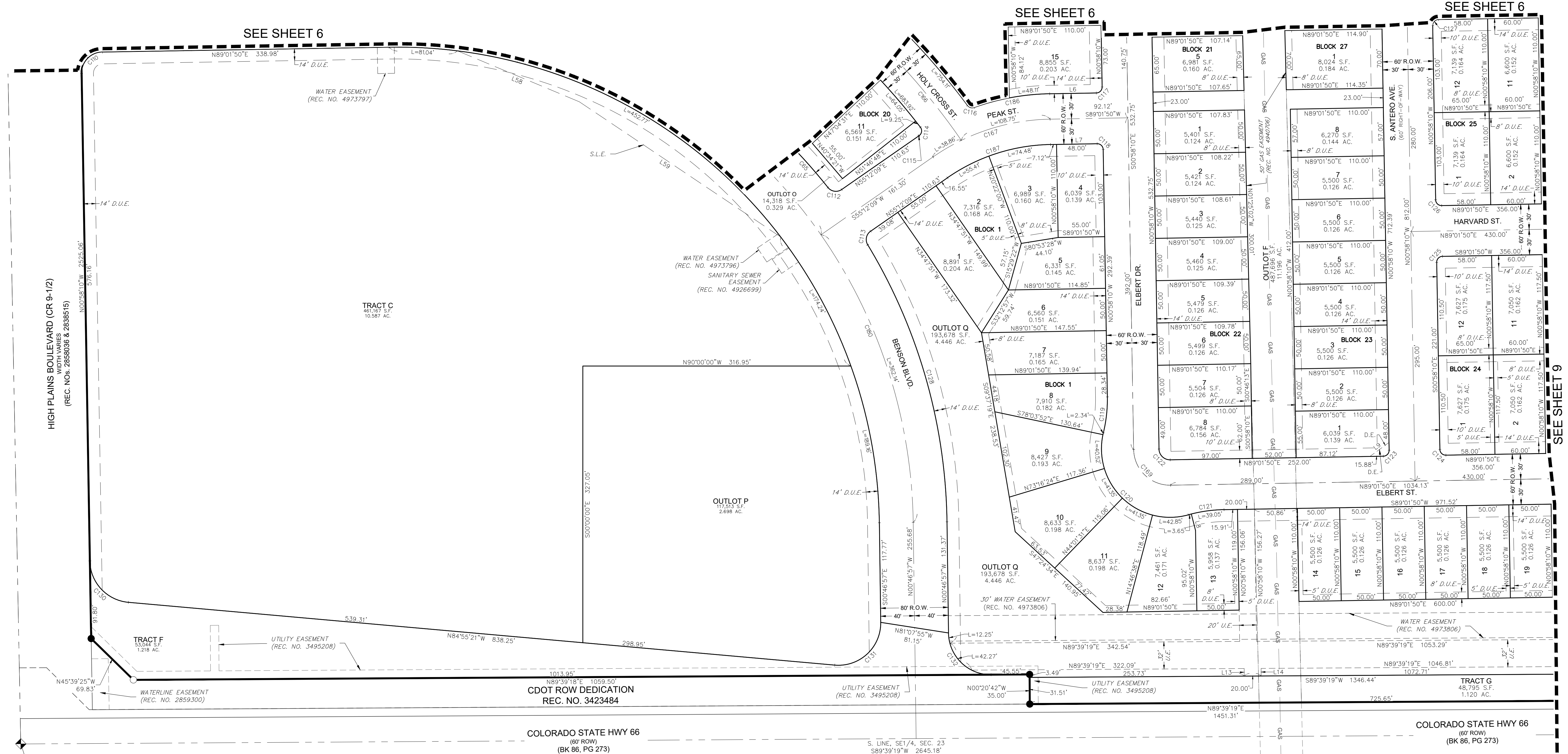
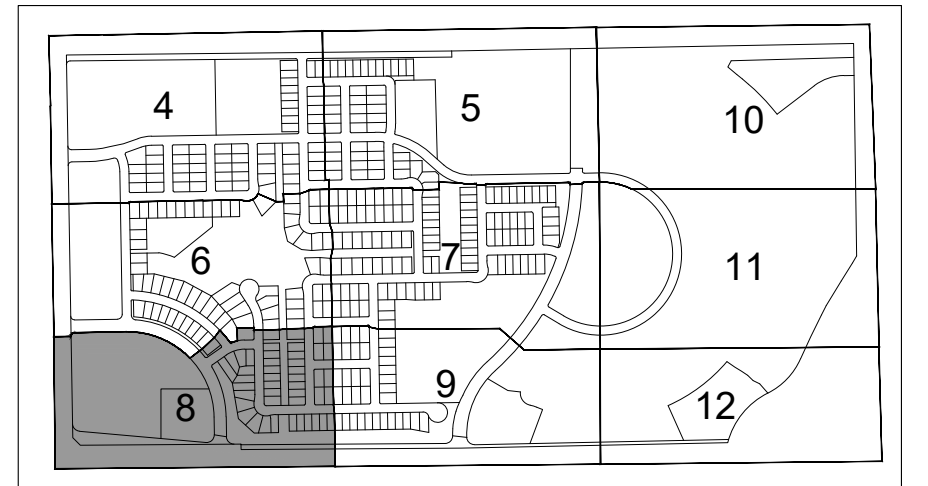
MEADOW RIDGE, SUBDIVISION FINAL PLAT, FILING NO. 1 J.N. R0029360.00 PREPARED: 05/03/2022 REVISED: 05/05/2025 SHEET 7 OF 13

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MEADOW RIDGE SUBDIVISION FINAL PLAT, FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6th P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
SHEET 8 OF 13

KEYMAP



SEE SHEET 9

SEE SHEET 6

SEE SHEET 6

SEE SHEET 6

HIGH PLAINS BOULEVARD (CR 9-112)
WIDTH VARIES
(REC. NOS. 2850036 & 2838515)

CDOT ROW DEDICATION
REC. NO. 3423484

COLORADO STATE HWY 66
(60' ROW)
(BK 66, PG 273)

COLORADO STATE HWY 66
(60' ROW)
(BK 66, PG 273)

LEGEND

- FOUND OR SET SECTION CORNER (AS NOTED)
- SET NO. 5 REBAR, 18" LONG & 1-1/4" BLUE PLASTIC CAP STAMPED WESTWOOD PLS 38474
- FOUND 3-1/4" ALUMINUM CAP STAMPED "CDOT PLS 25381 POINT NO. 6090 ROW MON. PROJ. 91032"
- EX. EXISTING
- R.O.W. RIGHT OF WAY
- DUE DRY UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- S.L.E. SIGHT LINE EASEMENT

60 30 0 60 120

SCALE: 1" = 60'

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ENGLEWOOD, CO 80112
TEL: 720.482.9526

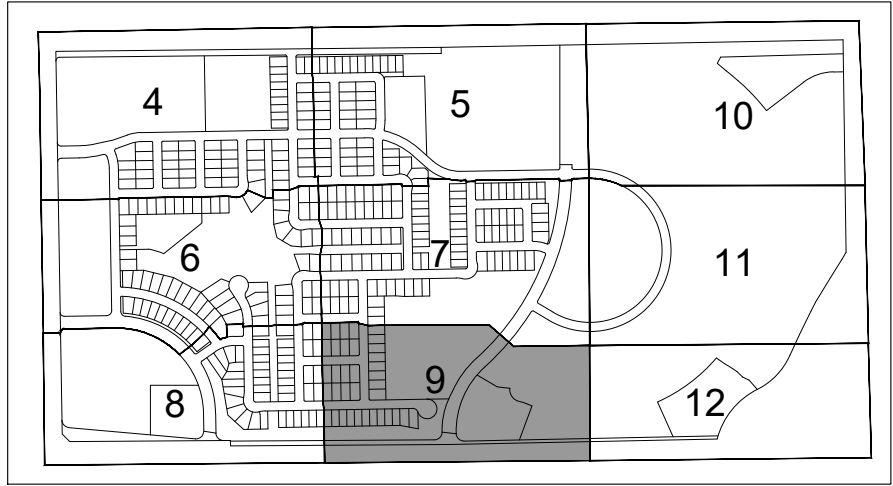
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MEADOW RIDGE, SUBDIVISION FINAL PLAT, FILING NO. 1 J.N. R0029360.00 PREPARED: 05/03/2022 REVISED: 05/05/2025 SHEET 8 OF 13

MEADOW RIDGE SUBDIVISION FINAL PLAT, FILING NO. 1

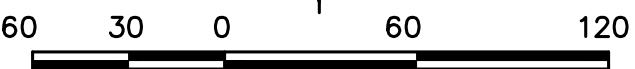
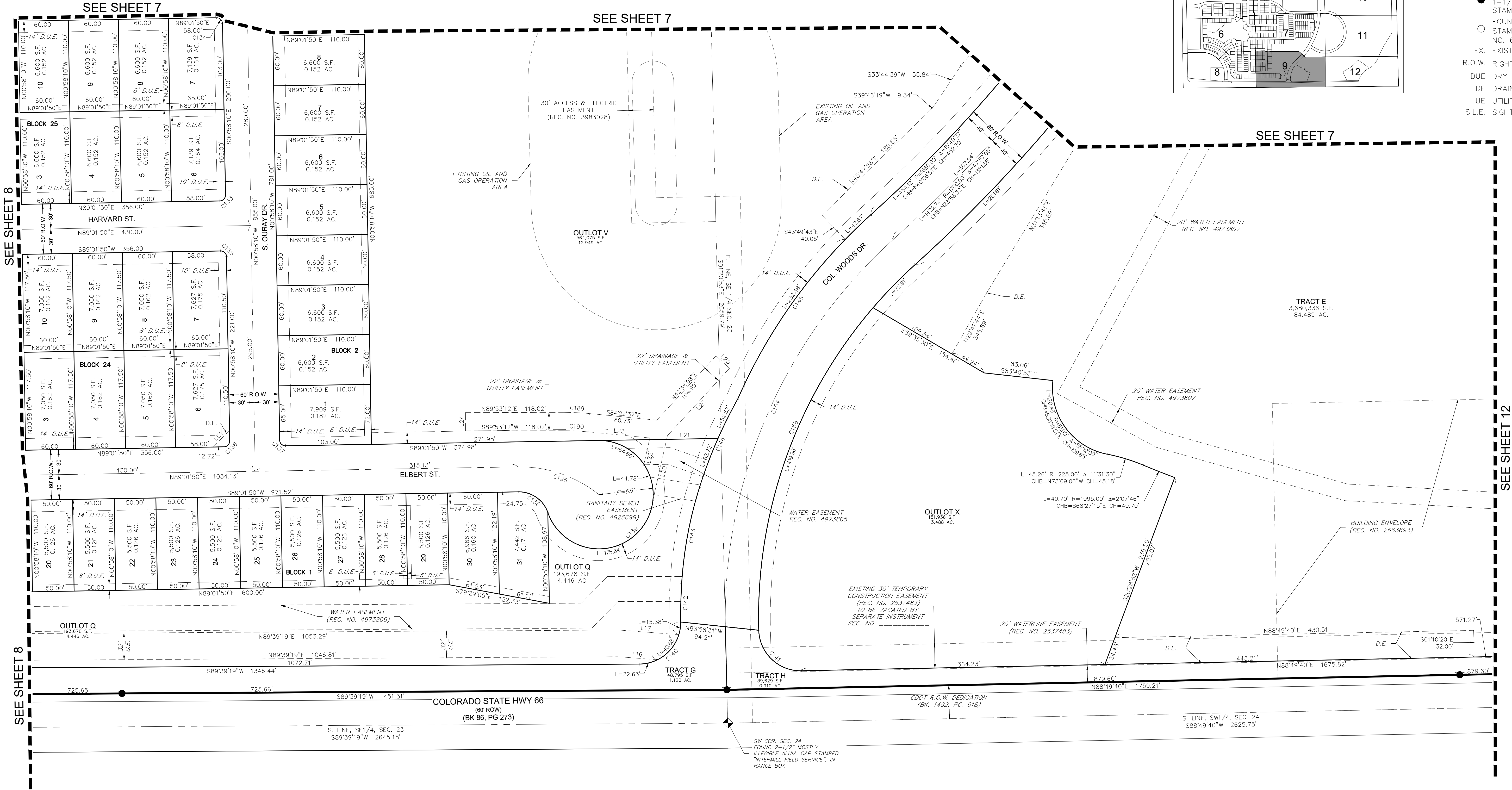
A PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6th P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
SHEET 9 OF 13

KEYMAP



LEGEND

- FOUND OR SET SECTION CORNER (AS NOTED)
- SET NO. 5 REBAR, 18" LONG & 1-1/4" BLUE PLASTIC CAP STAMPED WESTWOOD PLS 38474
- FOUND 3-1/4" ALUMINUM CAP STAMPED "CDOT PLS 25381 POINT NO. 6090 ROW MON. PROJ. 91032"
- EX. EXISTING
- R.O.W. RIGHT OF WAY
- DUE DRY UTILITY EASEMENT
- DE DRAINAGE EASEMENT
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- S.L.E. SIGHT LINE EASEMENT



SCALE: 1" = 60'

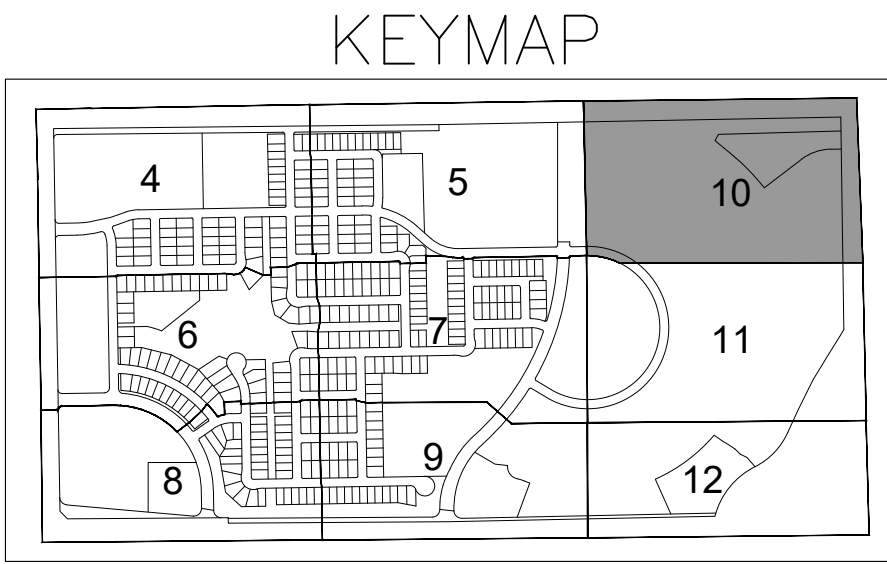
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MEADOW RIDGE, SUBDIVISION FINAL PLAT, FILING NO. 1 J.N. R0029360.00 PREPARED: 05/03/2022 REVISED: 05/05/2025 SHEET 9 OF 13

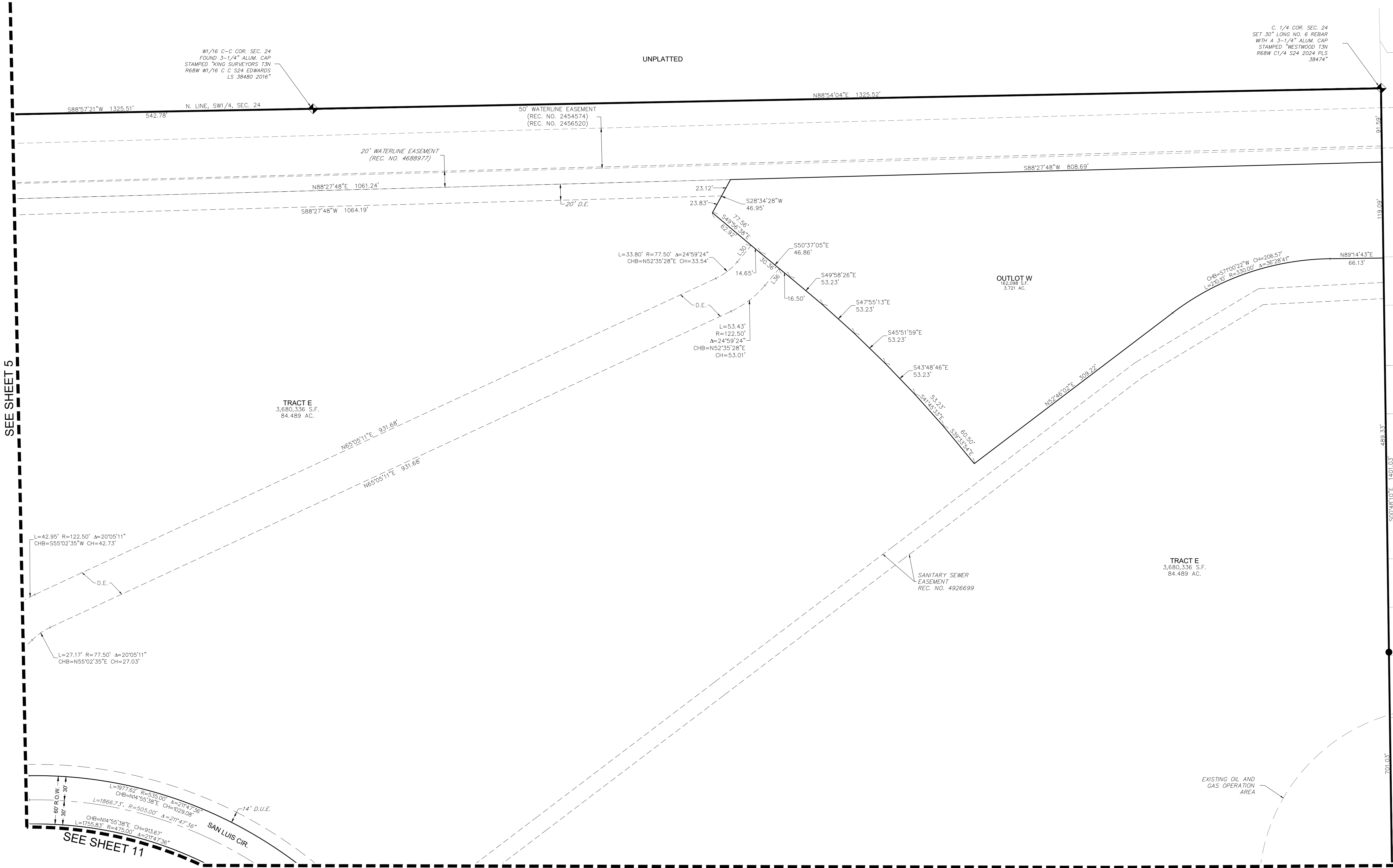
MEADOW RIDGE SUBDIVISION FINAL PLAT, FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6th P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
SHEET 10 OF 13



LEGEND

- ◆ FOUND OR SET SECTION CORNER (AS NOTED)
- SET NO. 5 REBAR, 18" LONG & 1-1/4" BLUE PLASTIC CAP STAMPED WESTWOOD PLS 38474
- FOUND 3-1/4" ALUMINUM CAP STAMPED "CDOT PLS 25381 POINT NO. 6090 ROW MON. PROJ. 91032" EXISTING
- R.O.W. RIGHT OF WAY
- DUE DRY UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- S.L.E. SIGHT LINE EASEMENT



RED BARN SUBDIVISION
FINAL PLAT
FILING NO. 2

60 30 0 60 120

SCALE: 1" = 60'

Westwood

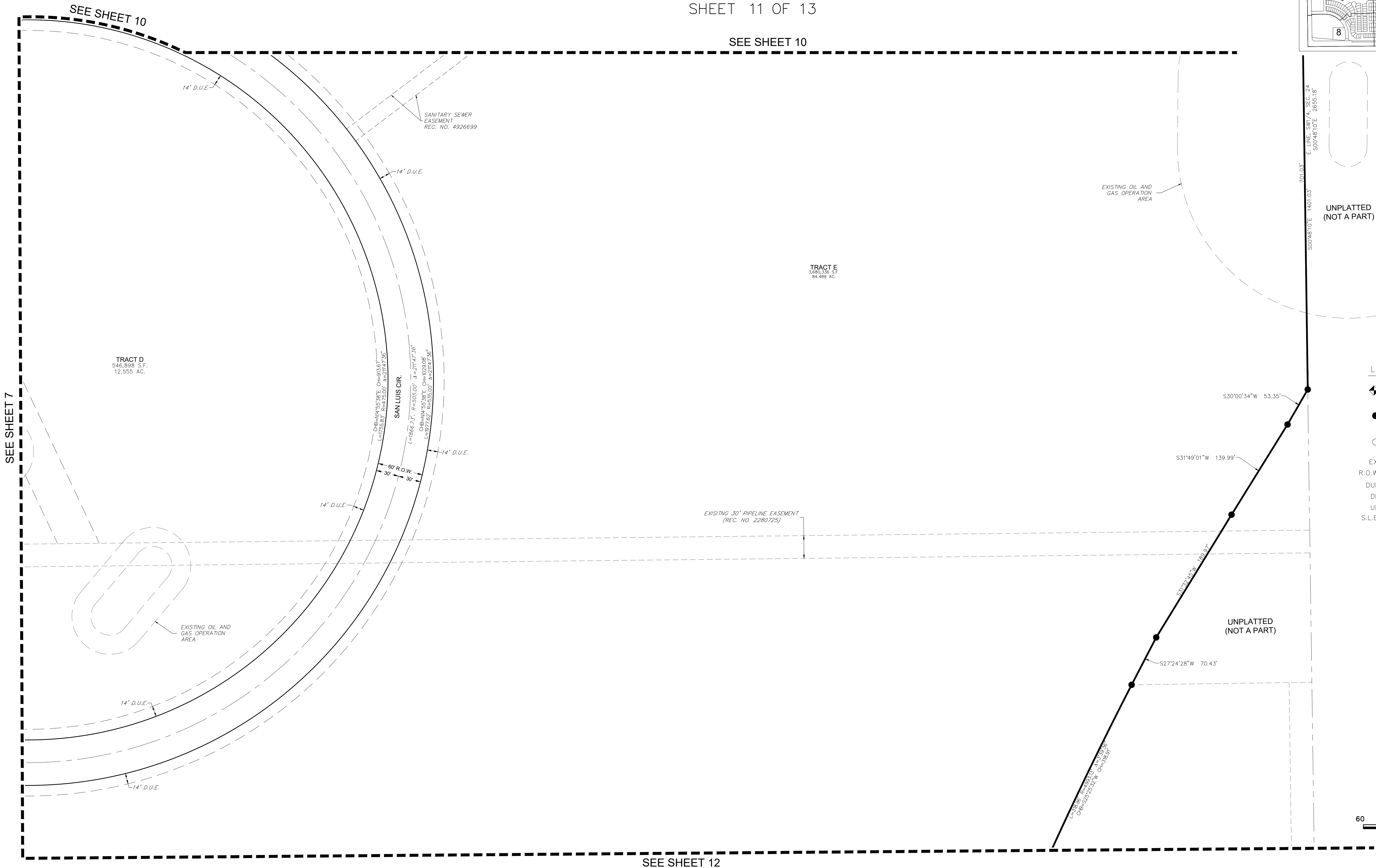
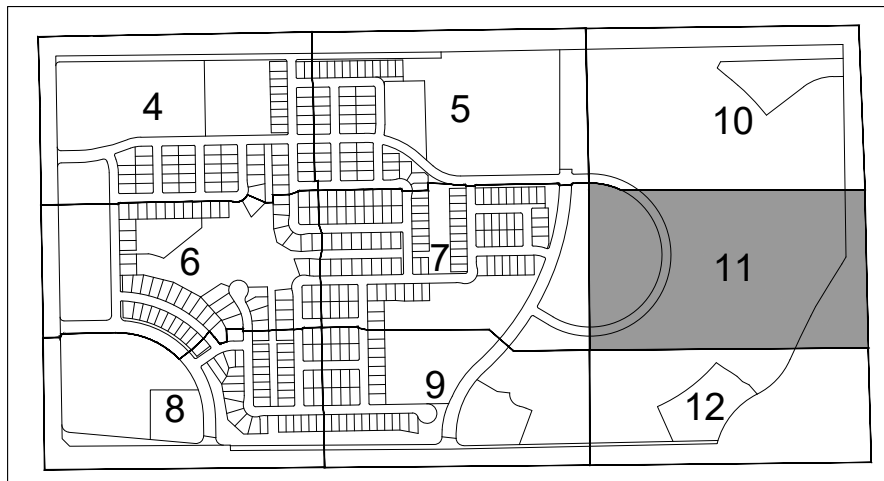
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SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526

MEADOW RIDGE, SUBDIVISION FINAL PLAT, FILING NO. 1 J.N. R0029360.00 PREPARED: 05/03/2022 REVISED: 05/05/2025 SHEET 10 OF 13

MEADOW RIDGE SUBDIVISION FINAL PLAT, FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6th P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
SHEET 11 OF 13

KEYMAP



LEGEND

- FOUND OR SET SECTION CORNER (AS NOTED)
- SET NO. 5 REBAR, 18" LONG & 1-1/4" BLUE PLASTIC CAP STAMPED WESTWOOD PLS 38474
- FOUND 3-1/4" ALUMINUM CAP STAMPED "CDOT PLS 25381 POINT NO. 6090 ROW MON. PROJ. 91032"
- EX. EXISTING
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- UE UTILITY EASEMENT
- S.L.E. SIGHT LINE EASEMENT

60 30 0 60 120

SCALE: 1" = 60'

Westwood

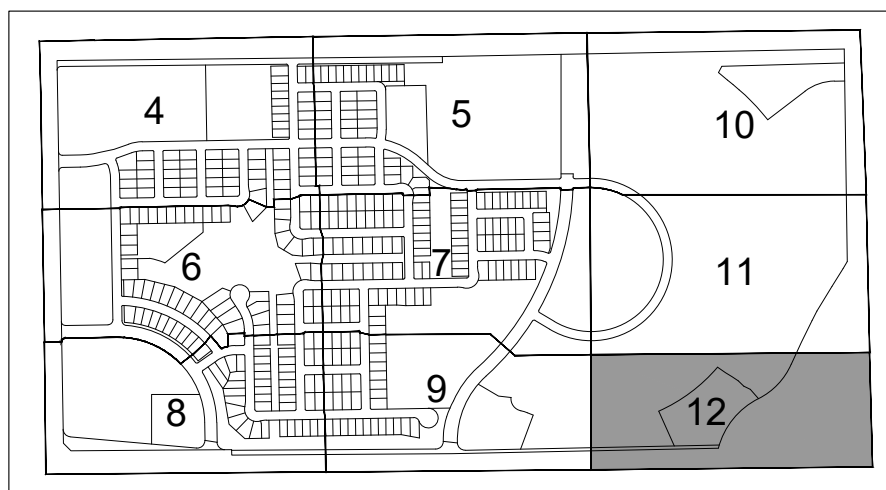
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ENGLEWOOD, CO 80112
TEL: 720.482.9526

MEADOW RIDGE, SUBDIVISION FINAL PLAT, FILING NO. 1 J.N. R0029360.00 PREPARED: 05/03/2022 REVISED: 05/05/2025 SHEET 11 OF 13

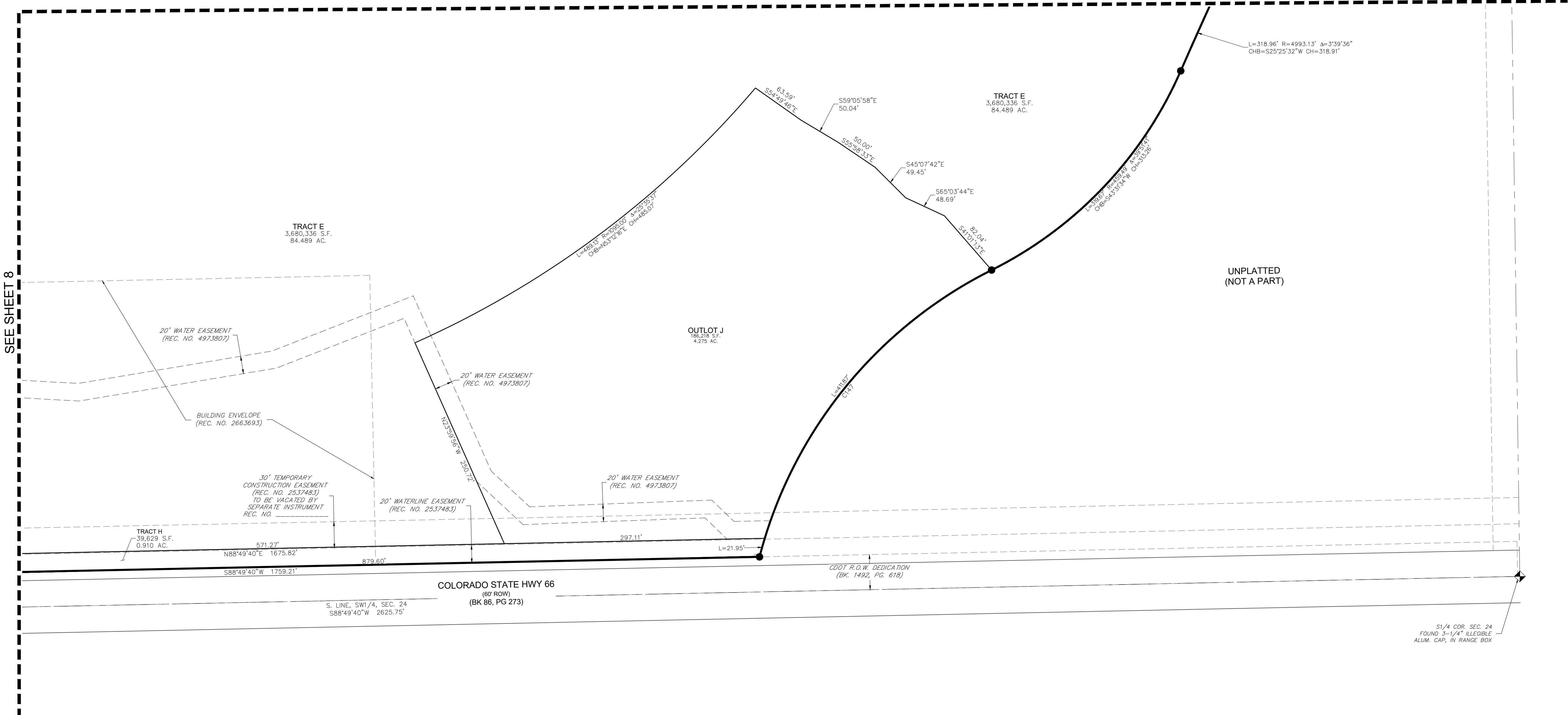
MEADOW RIDGE SUBDIVISION FINAL PLAT, FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6th P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
SHEET 12 OF 13

KEYMAP

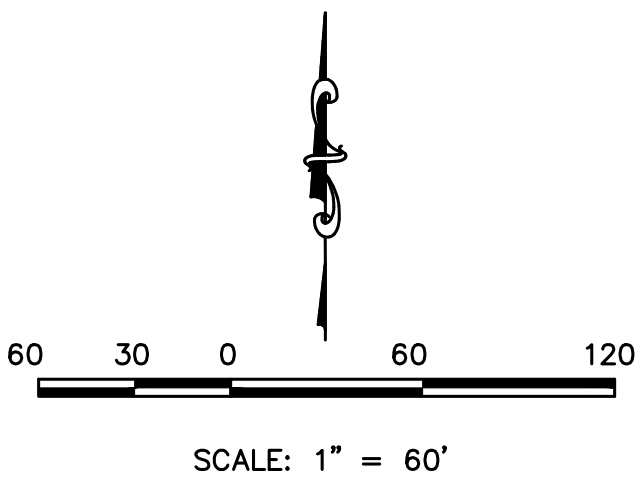


SEE SHEET 11



LEGEND

- FOUND OR SET SECTION CORNER (AS NOTED)
- SET NO. 5 REBAR, 18" LONG & 1-1/4" BLUE PLASTIC CAP STAMPED WESTWOOD PLS 38474
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MEADOW RIDGE SUBDIVISION FINAL PLAT, FILING NO. 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6th P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
SHEET 13 OF 13

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	25.00'	90°23'27"	39.44'	S44°13'33"W	35.48'
C2	12.00'	89°36'33"	18.77'	N45°46'27"W	16.91'
C3	12.00'	90°23'27"	18.93'	S44°13'33"W	17.03'
C4	25.00'	90°00'00"	39.27'	S45°58'10"E	35.36'
C5	25.00'	90°00'00"	39.27'	S44°01'50"W	35.36'
C6	22.00'	85°33'43"	32.85'	N62°15'02"W	29.88'
C7	12.00'	90°00'00"	18.85'	S25°31'50"W	16.97'
C8	7.00'	90°00'00"	11.00'	S45°58'10"E	9.90'
C9	7.00'	90°00'00"	11.00'	N44°01'50"E	9.90'
C10	7.00'	90°00'00"	11.00'	N45°58'10"W	9.90'
C11	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C12	7.00'	90°00'00"	11.00'	S45°58'10"E	9.90'
C13	7.00'	90°00'00"	11.00'	N44°01'50"E	9.90'
C14	7.00'	90°00'00"	11.00'	N45°58'10"W	9.90'
C15	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C16	7.00'	90°00'00"	11.00'	S45°58'10"E	9.90'
C17	13.00'	90°00'00"	20.42'	N44°01'50"E	18.38'
C18	7.00'	90°00'00"	11.00'	N45°58'10"W	9.90'
C19	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C20	7.00'	90°00'00"	11.00'	N45°58'10"W	9.90'
C21	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C22	7.00'	90°00'00"	11.00'	S45°58'10"E	9.90'
C23	7.00'	90°00'00"	11.00'	N44°01'50"E	9.90'
C24	7.00'	90°00'00"	11.00'	S45°58'10"E	9.90'
C25	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C26	7.00'	90°00'00"	11.00'	S45°58'10"E	9.90'
C27	168.00'	14°33'47"	42.70'	S08°15'04"E	42.59'
C28	81.00'	119°07'34"	168.41'	N44°01'50"E	139.67'
C29	168.00'	14°33'47"	42.70'	N83°41'16"W	42.59'
C30	280.00'	18°30'00"	90.41'	S79°46'50"W	90.02'
C31	570.00'	13°03'18"	129.88'	N82°30'11"E	129.60'
C32	220.00'	18°30'00"	71.03'	S79°46'50"W	70.73'
C33	650.00'	14°03'43"	159.53'	N81°59'58"E	159.13'
C34	56.00'	89°59'59"	87.96'	N45°58'10"W	79.20'
C35	7.00'	90°00'00"	11.00'	N45°58'10"W	9.90'
C36	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C37	13.00'	90°00'00"	20.42'	N45°58'10"W	18.38'
C38	7.00'	90°00'00"	11.00'	N44°01'50"E	9.90'
C39	7.00'	90°00'00"	11.00'	S45°58'10"E	9.90'
C40	7.00'	86°02'57"	10.51'	N52°48'09"E	9.55'
C41	7.00'	86°02'57"	10.51'	S33°14'48"E	9.55'
C42	7.00'	90°00'00"	11.00'	N45°58'10"W	9.90'
C43	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C44	7.00'	89°20'12"	10.91'	N39°59'46"W	9.84'
C45	7.00'	101°43'25"	12.43'	S53°41'38"W	10.86'
C46	280.00'	5°38'30"	27.57'	S01°51'05"W	27.56'
C47	220.00'	3°48'05"	14.60'	S00°55'53"W	14.59'
C48	530.00'	6°47'47"	62.87'	N87°34'17"W	62.83'
C49	470.00'	6°18'18"	51.72'	N87°49'01"W	51.69'
C50	530.00'	27°37'54"	255.60'	N62°27'20"W	253.13'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C51	470.00'	26°48'18"	219.88'	N62°02'31"W	217.88'
C52	220.00'	10°44'50"	41.27'	N04°24'15"E	41.21'
C53	280.00'	10°44'50"	52.52'	N04°24'15"E	52.44'
C54	7.00'	90°00'00"	11.00'	N44°01'50"E	9.90'
C55	7.00'	90°00'00"	11.00'	S45°58'10"E	9.90'
C56	7.00'	90°00'00"	11.00'	N44°01'50"E	9.90'
C57	7.00'	90°00'00"	11.00'	S45°58'10"E	9.90'
C58	168.00'	14°33'47"	42.70'	N81°44'56"E	42.59'
C59	81.00'	119°07'34"	168.41'	N45°58'10"W	139.67'
C60	168.00'	14°33'47"	42.70'	S06°18'44"W	42.59'
C61	270.00'	42°19'47"	199.47'	S69°48'16"E	194.97'
C62	25.00'	90°00'00"	39.27'	S45°58'10"E	35.36'
C63	32.00'	90°00'00"	50.27'	N44°01'50"E	45.25'
C64	32.00'	84°16'33"	47.07'	S43°06'28"E	42.94'
C65	650.00'	46°48'37"	531.05'	N61°50'24"W	516.40'
C66	7.00'	93°11'26"	11.39'	S45°37'33"W	10.17'
C67	7.00'	87°04'37"	10.64'	S44°30'28"E	9.64'
C68	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C69	160.23'	36°40'33"	102.57'	N13°05'26"W	100.83'
C70	495.00'	121°4'56"	105.82'	N73°34'29"W	105.62'
C71	65.00'	251°50'20"	285.70'	S87°34'57"E	105.28'
C72	37.00'	69°45'55"	45.05'	S03°27'16"W	42.32'
C73	81.00'	119°07'34"	168.41'	S44°01'50"W	139.67'
C74	168.00'	14°33'47"	42.70'	S83°41'16"E	42.59'
C75	13.00'	90°00'00"	20.42'	S44°01'50"W	18.38'
C76	7.00'	90°00'00"	11.00'	S45°58'10"E	9.90'
C77	13.00'	90°00'00"	20.42'	S45°58'10"E	18.38'
C78	168.00'	14°33'47"	42.70'	S81°44'56"W	42.59'
C79	168.00'	14°33'47"	42.70'	N08°15'04"W	42.59'
C80	168.00'	14°33'47"	42.70'	N06°18'44"E	42.59'
C81	81.00'	119°07'34"	168.41'	S45°58'10"E	139.67'
C82	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C83	330.00'	42°19'47"	243.80'	S69°48'16"E	238.30'
C84	7.00'	90°00'00"	11.00'	N45°58'10"W	9.90'
C85	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C86	7.00'	90°00'00"	11.00'	S45°58'10"E	9.90'
C87	56.00'	89°59'57"	87.96'	N45°58'11"W	79.20'
C88	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C89	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C90	7.00'	90°00'00"	11.00'	S45°58'10"E	9.90'
C91	7.00'	90°00'00"	11.00'	N44°01'50"E	9.90'
C92	7.00'	89°58'01"	10.99'	S45°57'11"E	9.90'
C93	230.00'	18°54'53"	75.93'	N81°28'45"W	75.58'
C94	13.00'	90°00'00"	20.42'	N45°58'10"W	18.38'
C95	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C96	12.00'	91°27'37"	19.16'	N26°17'30"W	17.19'
C97	12.00'	91°27'37"	19.16'	N62°14'52"E	17.19'
C98	170.00'	18°56'51"	56.22'	N81°29'44"W	55.96'
C99	168.00'	14°33'47"	42.70'	N83°41'16"W	42.59'
C100	81.00'	119°07'34"	168.41'	N44°01'50"E	139.67'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C101	168.00'	14°33'47"	42.70'	S08°15'04"E	42.59'
C102	7.00'	90°00'00"	11.00'	S45°58'10"E	9.90'
C103	7.00'	90°00'00"	11.00'	N44°01'50"E	9.90'
C104	7.00'	90°00'00"	11.00'	N45°58'10"W	9.90'
C105	7.00'	90°00'00"	11.00'	N44°01'50"E	9.90'
C106	13.00'	90°00'00"	20.42'	N45°58'10"W	18.38'
C107	7.00'	90°00'00"	11.00'	N45°58'10"W	9.90'
C108	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C109	7.00'	90°00'00"	11.00'	N44°01'50"E	9.90'
C110	25.00'	90°00'00"	39.27'	S44°01'50"W	35.36'
C111	570.00'	90°11'13"	897.21'	N45°52'33"W	807.42'
C112	12.00'	86°21'45"	18.09'	S81°36'58"E	16.42'
C113	12.00'	86°21'45"	18.09'	S12°01'17"W	16.42'
C114	7.00'	92°54'25"	11.35'	N08°54'45"E	10.15'
C115	280.00'	0°09'49"	0.80'	S55°17'03"W	0.80'
C116	7.00'	72°58'15"	8.92'	S73°06'23"E	8.32'
C117	7.00'	90°00'00"	11.00'	N44°01'50"E	9.90'
C118	7.00'	90°00'00"	11.00'	N45°58'10"W	9.90'
C119	168.00'	14°33'47"	42.70'	N06°18'44"E	42.59'
C120	81.00'	119°07'34"	168.41'	S45°58'10"E	139.67'
C121	168.00'	14°33'47"	42.70'	S81°44'56"W	42.59'
C122	13.00'	90°00'00"	20.42'	S45°58'10"E	18.38'
C123	7.00'	90°00'00"	11.00'	N44°01'50"E	9.90'
C124	7.00'	90°00'00"	11.00'	S45°58'10"E	9.90'
C125	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C126	7.00'	90°00'00"	11.00'	S45°58'10"E	9.90'
C127	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C128	650.00'	30°22'39"	344.62'	N15°58'16"W	340.60'
C129	43.00'	90°00'00"	67.54'	N44°01'50"E	60.81'
C130	50.00'	83°57'11"	73.26'	S42°56'45"E	66.88'
C131	50.00'	95°51'36"	83.65'	N47°08'51"E	74.23'
C132	50.00'	89°33'45"	78.16'	N45°33'49"W	70.44'
C133	7.00'	90°00'00"	11.00'	N44°01'50"E	9.90'
C134	7.00'	90°00'00"	11.00'	N45°58'10"W	9.90'
C135	7.00'	90°00'00"	11.00'	N45°58'10"W	9.90'
C136	7.00'	90°00'00"	11.00'	N44°01'50"E	9.90'
C137	7.00'	90°00'00"	11.00'	S45°58'10"E	9.90'
C138	37.00'	71°42'58"	46.31'	N55°06'41"W	43.35'
C139	65.00'	251°42'58"	285.56'	N34°53'19"E	105.36'
C140	50.00'	90°10'08"	78.69'	N44°34'15"E	70.81'
C141	50.00'	89°34'49"	78.17'	S46°22'55"E	70.45'
C142	663.50'	3°57'28"	45.83'	S01°27'55"W	45.82'
C143	479.48'	14°06'23"	118.05'	S10°29'51"W	117.75'
C144	566.20'	11°39'43"	115.24'	S23°22'53"W	115.04'
C145	650.00'	24°15'14"	275.15'	S35°49'27"W	273.10'
C146	1740.00'	15°43'59"	477.79'	N40°05'05"E	476.29'
C147	508.07'	48°55'25"	433.83'	S38°59'42"W	420.77'
C148	12.00'	88°36'20"	18.56'	S76°31'16"W	16.76'
C149	12.00'	88°38'50"	18.57'	S14°51'09"E	16.77'
C150	1660.00'	28°30'46"	826.09'	N33°41'41"E	817.59'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C151	1740.00'	27°28'37"	834.44'	N15°43'57"E	826.47'
C152	12.00'	87°02'12"	18.23'	S45°30'44"W	16.53'
C153	12.00'	90°58'10"	19.05'	S45°29'05"E	17.11'
C154	12.00'	89°01'50"	18.65'	N44°30'55"E	16.83'
C155	280.00'	18°30'00"	90.41'	N10°13'10"W	90.02'
C156	220.00'	18°30'00"	71.03'	N10°13'10"W	70.73'
C157	13.00'	90°00'00"	20.42'	N44°01'50"E	18.38'
C158	570.00'	49°32'35"	492.87'	S23°10'47"W	477.66'
C159	610.00'	18°30'00"	196.96'	N79°46'50"E	196.11'
C160	250.00'	18°30'00"	80.72'	S79°46'50"W	80.37'
C161	500.00'	42°19'47"	369.40'	N69°48'16"W	361.05'
C162	300.00'	42°19'47"	221.64'	S69°48'16"E	216.63'
C164	610.00'	49°02'27"	522.11'	S23°25'51"W	506.32'
C165	250.00'	18°30'00"	80.72'	N10°13'10"W	80.37'
C166	810.00'	55°57'33"	791.10'	N62°33'50"W	760.03'
C167	250.00'	33°49'41"	147.60'	S72°07'00"W	145.47'
C168	250.00'	30°27'32"	132.90'	S16°11'56"E	131.34'
C169	43.00'	90°00'00"	67.54'	S45°58'10"E	60.81'
C170	43.00'	90°00'00"	67.54'	S44°01'50"W	60.81'
C171	43.00'	90°00'00"	67.54'	N44°01'50"E	60.81'
C172	200.00'	18°56'51"	66.14'	N81°29'44"W	65.84'
C173	43.00'	90°00'00"	67.54'	S45°58'10"W	60.81'
C174	43.00'	90°00'00"	67.54'	N45°58'10"W	60.81'
C175	43.00'	90°00'00"	67.54'	S45°58'10"E	60.81'
C176	43.00'	90°00'00"	67.54'	S45°58'10"W	60.81'
C177	250.00'	10°44'50"	46.89'	N04°24'15"E	46.83'
C178	250.00'	10°44'50"	46.89'	S04°24'15"W	46.83'
C179	7.00'	90°00'00"	11.00'	S44°01'50"W	9.90'
C180	610.00'	90°11'13"	960.18'	S45°52'33"W	864.08'
C181	291.50'	11°02'07"	56.14'	N68°58'06"W	56.06'
C182	83.50'	62°57'12"	91.75'	N85°04'22"E	87.20'
C183	41.50'	60°46'05"	44.01'	S83°58'48"W	41.98'
C184	220.00'	32°31'57"	124.92'	N17°14'08"W	123.24'
C185	280.00'	30°27'32"	148.85'	N16°11'56"W	147.01'
C186	280.00'	18°37'20"	91.01'	S79°43'10"W	90.16'
C187	220.00'	33°49'41"	129.89'	S72°07'00"W	128.01'
C188	12.00'	93°09'02"	19.51'	N44°23'39"W	17.43'
C189	311.00'	5°44'11"	31.14'	N87°14'43"W	31.12'
C190	289.00'	5°44'11"	28.93'	N87°14'43"W	28.92'
C191	58.50'	60°46'05"	62.05'	S83°58'48"W	59.18'
C192	66.50'	62°57'12"	73.07'	N85°04'22"E	69.43'
C193	308.50'	11°02'07"	59.42'	N68°58'06"W	59.35'
C194	37.50'	29°33'52"	19.39'	N13°06'25"E	19.18'
C195	475.00'	21°147'36"	1755.83'	N14°55'38"E	913.67'
C196	151.50'	39°44'16"	105.07'	N71°06'02"W	102.98'



Agenda Item Summary

Agenda Date: 5/12/2025

Subject: Resolution No. 29-R-2025 - A Resolution of the Town of Mead, Colorado, Approving a Sidewalk and Public Access Easement Agreement by and Between the Town of Mead and St. Vrain Valley School District Re-1J

Presented by: Marcus McAskin

Summary:

The St. Vrain Valley School District Re-1J (the “District”) owns certain real property located within the incorporated boundaries of the Town of Mead (the “Town”) legally described as Lot 1, High School No. 7 (the “Subject Property”). The District intends to construct certain sidewalk improvements and related appurtenances on a portion of the Subject Property adjacent to Mead High School Road (the “Pedestrian Improvements”).

The District and the Town desire to enter into a Sidewalk and Public Access Easement Agreement (the “Agreement”) by which the District will grant and convey a perpetual non-exclusive easement over a portion of the Subject Property to the Town for pedestrian access and passage by the general public to and over the Pedestrian Improvements. The Agreement establishes that the District will be responsible for installation and continued maintenance of the Pedestrian Improvements.

Resolution No. 29-R-2025 (the “Resolution”): (a) approves the Agreement; (b) authorizes the Town Attorney to make such changes as may be necessary to correct any non-material errors or language in the Agreement that do not increase the obligations of the Town; (c) authorizes the Mayor or Town Manager to execute the Agreement when in final form; and (d) authorizes the Town Clerk to record a copy of the fully executed Agreement in the Weld County real property records.

Financial Considerations:

There are no financial implications associated with the Town accepting the perpetual non-exclusive easement.

Staff Recommendation / Actions Required:

Staff recommends approval of the Resolution. A motion to approve the May 12th consent agenda will adopt the Resolution, approving the Agreement and authorizing the Mayor or Town Manager to execute the Agreement on behalf of the Town. If this matter is pulled off of consent for further discussion or questions of Town Staff, Staff recommends the following motion:

Suggested Motion:

“I move to adopt Resolution No. 29-R-2025, A Resolution of the Town of Mead, Colorado, Approving a Sidewalk and Public Access Easement Agreement by and Between the Town of Mead and St. Vrain Valley School District Re-1J.”

Attachments:

1. Resolution No. 29-R-2025

2. Sidewalk and Public Access Easement Agreement

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 29-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING
A SIDEWALK AND PUBLIC ACCESS EASEMENT AGREEMENT BY AND
BETWEEN THE TOWN OF MEAD AND ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J**

WHEREAS, the St. Vrain Valley School District Re-1J (the “District”) owns certain real property located within the incorporated boundaries of the Town legally described as Lot 1, High School No. 7 (the “Subject Property”), and the District intends to construct certain sidewalk improvements and related appurtenances on a portion of the Subject Property adjacent to Mead High School Road (the “Pedestrian Improvements”); and

WHEREAS, the District desires to grant and convey a perpetual non-exclusive easement over a portion of the Subject Property to the Town of Mead (the “Town”) for pedestrian access and passage by the general public to and over the Pedestrian Improvements (the “Easement”); and

WHEREAS, the District and the Town desire to enter into a Sidewalk and Public Access Easement Agreement to memorialize the grant of the Easement to the Town and to establish maintenance responsibilities with respect to the Pedestrian Improvements (the “Agreement”), a copy of which is attached to this Resolution as **Exhibit 1**; and

WHEREAS, the Board of Trustees desires to approve the Agreement and further desires to authorize the Mayor or Town Manager to execute the 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 Board of Trustees hereby: (a) approves the Agreement in substantially the form attached hereto and incorporated herein as **Exhibit 1**; (b) authorizes the Town Attorney to make such changes as may be necessary to correct any non-material errors or language in the Agreement that do not increase the obligations of the Town; (c) authorizes the Mayor or Town Manager to execute the Agreement when in final form; and (d) authorizes the Town Clerk to record a copy of the fully executed Agreement in the Weld County real property records.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. 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 12TH DAY OF MAY, 2025.

ATTEST:

TOWN OF MEAD:

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

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1

SIDEWALK AND PUBLIC ACCESS EASEMENT AGREEMENT
(attached)

After recording, return to:

Town of Mead
Attn: Town Clerk
441 Third Street
P.O. Box 626
Mead, CO 80542

SIDEWALK AND PUBLIC ACCESS EASEMENT AGREEMENT

This **SIDEWALK AND PUBLIC ACCESS EASEMENT AGREEMENT** ("Agreement") is entered into by and between the **ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J**, a Colorado public school district and political subdivision of the State of Colorado, whose address is 395 South Pratt Parkway, Longmont, CO 80501 (the "Grantor"), and the **TOWN OF MEAD**, a statutory town of the State of Colorado, whose legal address is 441 Third Street, Mead, CO 80542 (the "Grantee"). Each party to this Agreement may be referred to individually as "Party," and collectively as "Parties." This Agreement shall be effective on the Effective Date (as defined below).

RECITALS:

- A. Grantor owns certain real property located within the incorporated boundaries of the Town of Mead legally described as LOT 1, HIGH SCHOOL NO. 7 (the "Subject Property").
- B. Grantor intends to construct certain sidewalk improvements and related appurtenances on a portion of the Subject Property adjacent to Mead High School Road (the "Pedestrian Improvements"); and
- C. The Pedestrian Improvements will be located within that certain parcel of real property as more particularly described in **EXHIBIT A** attached hereto and incorporated herein by this reference (the "Easement Parcel"); and
- D. Grantor desires to grant and convey, and Grantee desires to accept from Grantor, a perpetual non-exclusive easement over the Easement Parcel for pedestrian access and passage by the general public to and over the Pedestrian Improvements; and
- E. The Parties desire to establish maintenance responsibilities with respect to the Easement and Easement Parcel in this Agreement.

NOW, THEREFORE, for and in that certain valuable consideration set forth below, the receipt of which is acknowledged by Grantor, and the other mutual covenants hereinafter set forth, Grantor and Grantee hereby specifically agree as follows:

1. Grant of Easement and Consideration. For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells and conveys to Grantee, its successors and permitted assigns (if any), the Easement for pedestrian access and passage by the general public over and across the Easement Parcel.
2. Installation of Pedestrian Improvements. The Grantor shall be responsible for the installation of the Pedestrian Improvements within the Easement Parcel at Grantor's sole cost and expense. The Pedestrian Improvements shall be installed in accordance with the Grantor's then-current engineering standards, and in accordance with engineered construction drawings reviewed and approved by Grantee. The Grantor agrees to maintain the Easement Parcel and the Pedestrian Improvements thereon, in a good and safe condition in accordance with all applicable laws and regulations, including, but not limited to all applicable requirements of the *Mead Municipal Code*.
3. Prohibited Obstructions. The Grantor shall not construct or place any structure or building, street light, power pole, yard light, mail box or sign, whether temporary or permanent, or plant any shrub, tree, woody plant, nursery stock, garden or other landscaping or design feature or object on any part of the Easement Parcel, except with the prior written consent of the Grantee. Any structure or building, street light, power pole, yard light, mail box or sign, whether temporary or permanent, or shrub, tree, woody plant, nursery stock, garden or other landscaping or design feature or object of any kind situated on the Easement Parcel as of the date of this Agreement or subsequently placed thereon may, except where the Grantee has consented to the placement of such obstruction(s) in writing, may be removed by the Grantee without liability to Grantor for damages arising from such removal.
4. Warranty of Title. The Grantor represents and warrants that the Grantor has full right and lawful authority to make the grant contained in this Agreement. The Grantor shall defend the Grantee in the exercise of the Grantee's rights under this Agreement against any defect in the Grantor's title to the Subject Property or the Grantor's right to make the grant contained in this Agreement.
5. Grantor's Retained Interests. The Grantor has retained the right to the undisturbed use and occupancy of the Easement Parcel insofar as such use and occupancy is consistent with and does not impair any grant contained in this Agreement.
6. Notices. The Parties shall contact the individual(s) listed below, or other persons that may be designated by the Parties in writing from time to time, for all matters related to the administration of this Agreement. All notices, requests, demands, information and other communications required or permitted to be provided under this Agreement shall be in writing and shall be deemed to have been given and effective: (a) when delivered personally to the other Party, or (b) seven (7) days after posting in the United States mail, first-class postage prepaid, properly addressed as follows:

If to Grantor:

St. Vrain Valley School District
395 S. Pratt Parkway
Longmont, CO 80501

If to Grantee:

Town of Mead
Attn: Town Manager
441 Third Street
Mead, CO 80542

with a copy to:

Michow Guckenberger McAskin LLP
Attn: Mead Town Attorney
5299 DTC Blvd., Suite 300
Greenwood Village, CO 80111

7. General Provisions.

- (a) Successors and Assigns. Each and every one of the benefits and burdens of this Agreement shall inure to and be binding upon the respective legal representatives, heirs, administrators, successors, and assigns of the Grantor and the Grantee. The rights and responsibilities set forth in this Agreement are intended to be covenants on the Easement Parcel and are to run with the land until this Agreement is terminated.
- (b) Severability. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present or future laws effective during the term of this Agreement, then the legality, validity and enforceability of the remaining provisions of this Agreement shall not be affected thereby; and in lieu of each such illegal, invalid or unenforceable provision, there shall be added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible and which shall be legal, valid and enforceable.
- (c) Venue and Governing Law. For the resolution of any dispute arising from this Agreement, venue shall be in the courts of Weld County, Colorado. This Agreement shall be governed by and construed under the laws of the State of Colorado, without regard to its conflict of laws principles.
- (d) No Waiver. The failure by any Party to insist upon the strict performance by any other Party of any of the provisions of this Agreement shall not be deemed a waiver of any of the Agreement's provisions, and, notwithstanding such failure, no Party shall be thereby released from any obligations under this Agreement.

- (e) Headings. The headings contained in this Agreement are included solely for convenience, are not intended to be full or accurate descriptions of the contents thereof, and shall not be considered part of this Agreement or affects its interpretation.
- (f) No Attorneys' Fees and Costs. Except as otherwise specifically provided in this Agreement, if there is any litigation, mediation, arbitration or other dispute resolution proceedings arising out of or related to this Agreement, each Party shall pay for its own attorneys' and other professionals' fees, costs and expenses.
- (g) Construction. This Agreement shall not be construed more strictly against one Party than another merely because it may have been prepared by counsel for one of the Parties.
- (h) Counterparts and Originals. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.
- (i) Governmental Immunity Act. Both Parties understand and agree that each Party is relying upon, and has not waived, the monetary limitations and all other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101, *et seq.*, as it may be amended from time to time.
- (j) Effective Date. This Agreement shall be effective on the date it is signed by both Parties ("Effective Date").
- (k) Recording. This Agreement shall be recorded in the real property records of the Office of the Clerk and Recorder of Weld County, with the costs of such recordation to be paid by Grantee.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be signed and executed as of this date(s) set forth below.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGES FOLLOW.

[Grantor signature page to Sidewalk and Public Access Easement Agreement].

GRANTOR:

ST. VRain VALLEY SCHOOL DISTRICT RE-1J, a public school district and political subdivision of the State of Colorado.

By: 
Name: Brian Lamer
Title: Asst Sup of ops

STATE OF COLOARDO)
)ss
COUNTY OF Boulder)

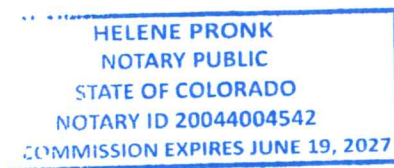
The foregoing instrument was acknowledged before me this 24th day of April 2025, by Brian Lamer as Asst sup of ops of St. Vrain Valley School District RE-1J, a public school district and political subdivision of the State of Colorado.

Witness my hand and official seal.

My notarial commission expires: June 19, 2027


Notary Public

[SEAL]



[Grantee signature page to Sidewalk and Public Access Easement Agreement].

GRANTEE:

TOWN OF MEAD, COLORADO, a statutory town
of the State of Colorado

By: _____

Name: _____

Title: _____

ATTEST:

Mary E. Strutt, MMC, Town Clerk

EXHIBIT A

(legal description of Easement Parcel)
[attached, two (2) pages]

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND BEING A PORTION OF LOT 1, HIGH SCHOOL NO. 7 AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON AUGUST 16, 2007, AT RECEPTION NO. 3497378, LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34 TO BEAR SOUTH 89°07'10" WEST, BETWEEN A FOUND 2 1/2" ALUMINUM CAP "POWER ELEVATION CO INC C 1/4 PLS# 7735 2000" AT THE CENTER 1/4 CORNER OF SECTION 34 AND A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX, "JF SATO & ASSOCIATES 1/4 T3N S33 S34 R68W 2015 PLS 34591" AT THE WEST 1/4 CORNER OF SECTION 24, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

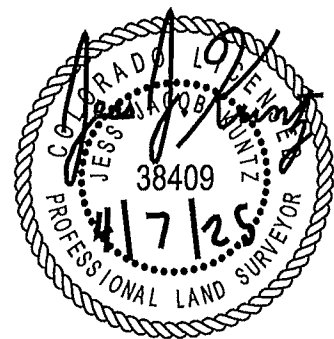
COMMENCING AT SAID CENTER 1/4 CORNER;
THENCE NORTH 49°04'39" WEST, A DISTANCE OF 60.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING;
THENCE ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 89°07'10" WEST, A DISTANCE OF 1740.04 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 00°52'50" WEST, A DISTANCE OF 6.00 FEET;
THENCE ALONG A LINE LYING 6.0 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTH LINE, NORTH 89°07'10" EAST, A DISTANCE OF 1746.07 FEET;
THENCE SOUTH 44°16'16" WEST, A DISTANCE OF 8.51 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 10,461 SQ. FT. OR 0.24 FEET, MORE OR LESS.

I, JESS J. KUNTZ, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JESS J. KUNTZ
COLORADO P.L.S. #38409
VICE PRESIDENT, FLATIRONS, INC.

Digitally signed by Jess Kuntz
DN: cn=Jess Kuntz, o=Flatirons, Inc.,
ou, email=jkuntz@flatironsinc.com,
c=US
Date: 2025.04.07 08:04:52 -06'00'



JOB NUMBER: 23-80,777
DRAWN BY: E. PRESCOTT
DATE: APRIL 7, 2025

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

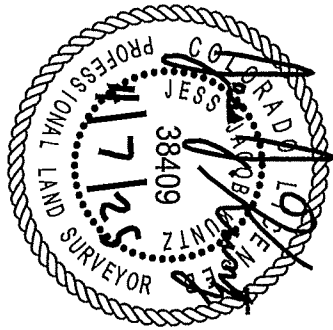


Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

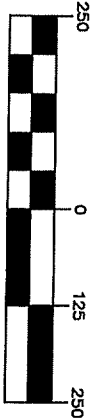
EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

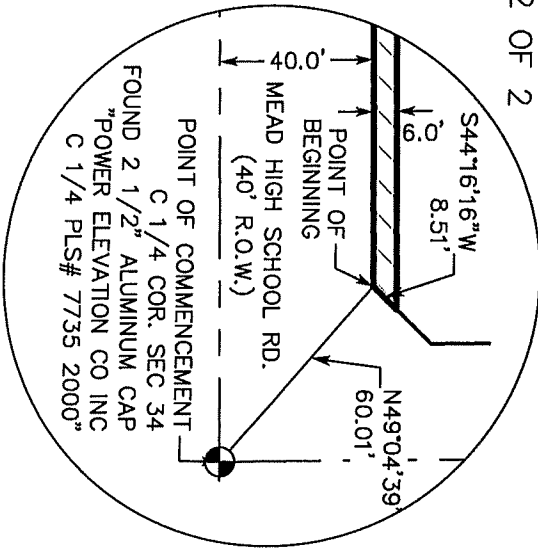


GRAPHIC SCALE

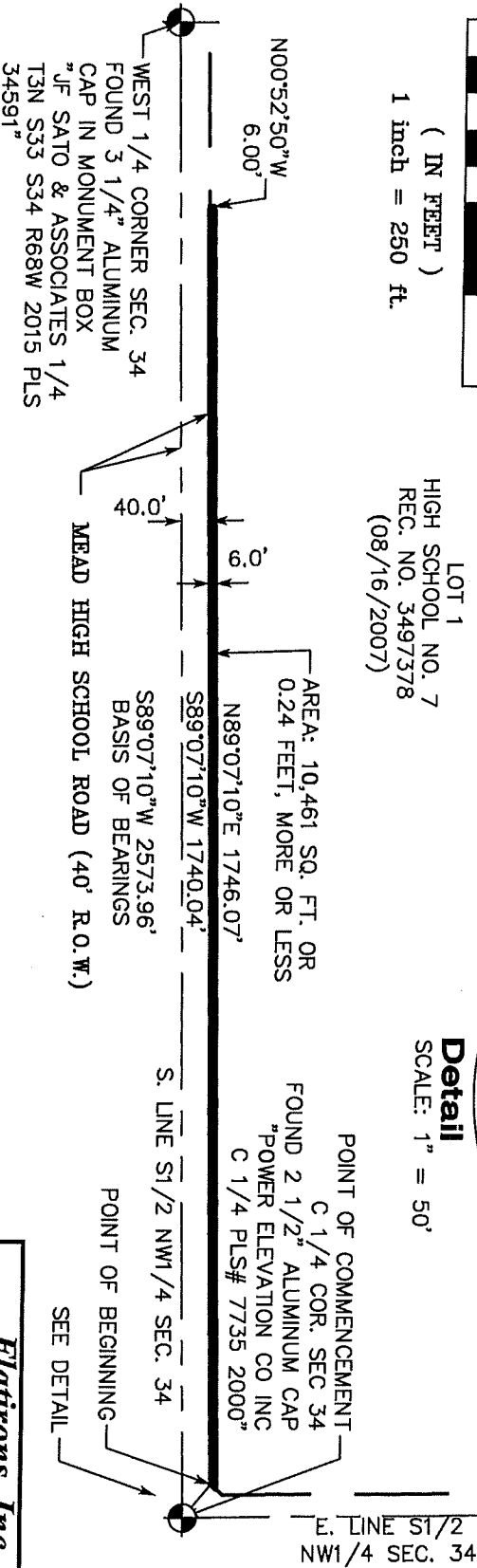


(IN FEET)
1 inch = 250 ft.

LOT 1
HIGH SCHOOL NO. 7
REC. NO. 3497378
(08/16/2007)



Detail
SCALE: 1" = 50'



JOB NUMBER: 23-80,777
DRAWN BY: E. PRESCOTT
DATE: APRIL 7, 2025

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NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD
INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.

BY: EPRESCOTT FILE: 80777 DESC C24.DWG DATE: 4/7/2025 8:00 AM



Flatirons, Inc.
Land Surveying Services
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733

www.FlatironsInc.com