



# BOARD OF TRUSTEES

441 3rd Street, Mead  
Monday, April 29, 2024

## AGENDA

### I. 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.*

#### 1. Call to Order – Roll Call

Mayor Colleen Whitlow  
Mayor Pro Tem Chris Cartwright  
Trustee David Adams  
Trustee Debra Brodhead  
Trustee Trisha Harris  
Trustee Chris Parr  
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. Mead Area Chamber of Commerce Annual Update
- b. Police Update
- c. Community Development Update

#### 7. Proclamations

- [a.](#) Clerk Week May 5-11, 2024
- [b.](#) Mental Health Month May 2024
- [c.](#) Military Appreciation Month May 2024

#### 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 8, 2024
- [b.](#) Check Register April 29, 2024
- [c.](#) March 2024 Financial Statements

- d. **Ordinance No. 1052** – An Ordinance of the Town of Mead, Colorado, Approving the Mead Community Center Subdivision Final Plat
- e. **Ordinance No. 1053** – An Ordinance of the Town of Mead, Colorado Approving the Town of Mead Community Center Site Plan
- f. **Resolution No. 35-R-2024** – A Resolution of the Town of Mead, Colorado, Awarding the Bid and Approving a Construction Agreement between the Town of Mead and Dohn Construction, Inc. for the Mead Community Center (Town of Mead Project No. 2024-001)
- g. **Resolution No. 36-R-2024** – A Resolution of the Town of Mead, Colorado, Approving an Agreement Between the Town of Mead and Ditesco, LLC for the Community Center Project Management Services
- h. **Resolution No. 37-R-2024** – A Resolution of the Town of Mead, Colorado, Accepting an Annexation Petition, Making Certain Findings of Fact, Finding Substantial Compliance for Such Petition, and Setting a Public Hearing for Property Known as the AMK Annexation
- i. **Resolution No. 38-R-2024** – A Resolution of the Town of Mead, Colorado, Accepting Two Regional Trail Easements for a Portion of Lot 1, Gopher Gulch Administrative Plat and a Portion of 14314 CR 5
- j. **Resolution No. 39-R-2024** – A Resolution of the Town of Mead, Colorado, Approving a Contract Extension Agreement Between the Town and Martin Marietta Materials, Inc. for Calendar Year 2024

**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 Update**

**12. Elected Official Reports**

- a. Town Trustees
- b. Mayor Whitlow

**13. Adjournment**

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



TO: Honorable Mayor and Trustees

FROM: Helen Migchelbrink, Town Manager

DATE: April 29, 2024

SUBJECT: Town Manager Report

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- Registration is still open for the Colorado Municipal League’s 102nd Annual Conference, to be held June 18 through June 21, 2024 in Loveland. The onsite hotel is full but there are still rooms at nearby hotels.
- The dates for the Mead Police Citizens Academy coming this fall have been released and we are taking applications. Last year’s Academy was very well received.
- The Town continues to work steadily towards website accessibility compliance, per the State of Colorado Technical Standard TS-OEA-002 and House Bill 21-1110. This effort has included a full review of all web pages, converting documents to accessible documents when appropriate, implementing accessibility tools, and continuing to test the website for deficiencies. The Website Accessibility Plan and statement has been submitted to legal for review. The deadline for compliance is July 1, 2024.
- The Town hosted a Community Open House on April 22<sup>nd</sup> from 6 to 8 p.m. at the Public Works Facility at 1341 WCR 34. The Open House provided information to residents about upcoming community projects and solicited input. The event was well attended, with about 75 people visiting throughout the evening.
- The Community Center continues to move forward with the Final Plat and Site Plan for the subdivision on the Consent Agenda. In addition, the construction and construction management contracts are also on the Consent Agenda for approval. The project is slated to begin later this spring with a completion date of early 2025.
- The attached concurrence letter to the Colorado Department of Transportation memorializes the Town’s agreement to allow an 18-inch variance to the CDOT Bridge Design Manual for the vertical clearance over CR 32 and CDOT’s agreement to build multimodal bike and pedestrian facilities on the newly constructed overpasses on Segment 5 of I25.
- The Town’s 2023 Financial Audit kicked off the onsite work on April 22<sup>nd</sup>. The audit team will continue its work by gathering documents and interviewing staff. The audit must be filed with the Office of the State Auditor by July 31, 2024.
- 2024 Spring Clean-Up Days are scheduled for May 6<sup>th</sup>-18<sup>th</sup> at Front Range Landfill. Voucher pick-up started on April 22<sup>nd</sup>. These changes were implemented because the local site is no longer sustainable due to the amount of waste and environmental regulations. The move to Front Range Landfill provides increased drop-off hours and more drop-off days, plus they accept more types of waste.
- Building Permits have been submitted for the Town’s first public EV charging stations in the Town Hall parking lot. The charging stations are ChargePoint, and fees will be charged after the first usage hour. The Town received a \$12,000 grant to purchase and install these EV chargers.
- Meet, Greet, and Eat with the Board of Trustees has been scheduled for the summer of 2024. The Board hosts these events to engage with residents in their neighborhood. The 2024 dates are June 25<sup>th</sup> at Founders Park, July 30<sup>th</sup> at Margil Farms Park, and August 27<sup>th</sup> at Mead Town Park. Each event includes a free entrée and dessert from a food truck.
- The next regularly scheduled Coffee with the Mayor will be held Saturday, May 4<sup>th</sup> at 8:00 a.m. at Town Hall. Citizens are encouraged to attend and participate in an open discussion about any issues. Mayor Colleen Whitlow hosts this event on the first Saturday of each month.

- The Colorado State Legislature is in session for a few more weeks and has been considering bills that affect citizens and municipalities. 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>.
- Municipal Court's next arraignment and review hearing date is May 16<sup>th</sup> at 6:30 p.m. The Court Clerk is also preparing for two trials scheduled for June 10<sup>th</sup>.
- 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:
  - 3<sup>rd</sup> and Welker Intersection – Staff continued real estate transactions and initiated utility relocation coordination with LTWD, United Power, and Xcel Energy.
  - Community Center – The Site Plan and Final Plat will be presented on April 29<sup>th</sup> for Board approval along with award of the construction contract to Dohn Construction.
  - SH66 Pedestrian Crossing – Final design of the trail alignment continues to avoid as many utility conflicts as possible.
- YTD totals for new single family home permits:
  - 2024 YTD: 35 SF Permits, 32 Certificates of Occupancy
- Boards and Commissions
  - The May Planning Commission meeting is scheduled for May 16<sup>th</sup> to hear the AMK Annexation and establishment of zoning.
  - Several candidates for the open Alternate Planning Commissioner seat attended the Planning Commission meeting, on March 20<sup>th</sup>. Most of the candidates will still need to attend one (1) more meeting to be eligible to be appointed to the open alternate seat.
- Human Resources
  - The Town is advertising open positions using NeoGov recruiting platform: <https://www.governmentjobs.com/careers/townofmead>
  - Open full-time positions include Maintenance Worker and Police Officer.

### **Community Development**

- Staff is working on a draft IGA (Pre-Development Agreement) for the Municipal Facilities site at Liberty Ranch with Mountain View Fire Rescue District and High Plains Library District. Once preliminary details are agreed upon, the IGA will be presented to the Board for review and approval.
- The first round of DRC review comments for the O'Reilly Auto Parts Site Plan have been sent to the applicant for their review. A meeting with the Town's DRC team and the applicant team to discuss comments is being scheduled.
- The RFP for the Land Use Code update is being finalized and will be released later this month.
- Staff is starting to prepare an RFP for the Trails Master Plan and the Comp Plan update.
- The Welker Farms PUD application was recently submitted, and DRC review of that application is underway.
- Lennar Homes has purchased the first phase of the Waterfront subdivision. Lennar staff has begun pre-construction discussions with Planning and Engineering staff. Grading work is likely to begin this spring or early summer.

## **Public Works and Engineering**

- Final flood hazard determination was received from FEMA dated March 26, 2024. Please see the enclosed report.
- CR 38 Bridge Deck Replacement – The project is complete, and CR 38 has been reopened.
- High Plains Boulevard – staff participated with Weld County to make the final selection of the design/build team for the county-managed project between CR 32 and CR 34. Announcement of the selected team is forthcoming.
- The Geotechnical Services RFP closed April 23<sup>rd</sup>.
- The annual slurry seal/chip seal bid closed April 25<sup>th</sup>.
- The annual pavement marking contract is out for bid and closes May 7<sup>th</sup>.

## **Community Engagement**

- The Mead Motorheads have submitted a community event application for their 20<sup>th</sup> annual car show to be held on Memorial Day, May 27<sup>th</sup>, from 11 a.m. to 2 p.m. The show will offer food, vendors, and classic cars for viewing.
- As part of our Arbor Day celebration, free trees were given out to Mead residents on a first come, first served basis.
- Built for Mead Economic Development provided a free marketing 101 webinar to local businesses on April 25<sup>th</sup>. The webinar provided tips and strategies for increasing promotion and consumer attraction for Mead businesses.
- The Fishing is Fun Fishing Clinic is scheduled for June 1<sup>st</sup> at Lorin Mead Park at Highland Lake from 8 a.m. to noon. The event will feature educational fishing booths, free fishing poles, and free hotdogs provided by the Mead Area Chamber of Commerce.
- The department is working on the second phase of wayfinding directional signs, primarily located near the business district.

## **Police Department**

- The April Mid-Monthly Report is attached.
- Officers completed search and seizure training last week.
- A new patrol vehicle was received and put in service last week. This is the first of three that we purchased last July, which have been awaiting upfitting.
- Officers attended the Community Open House on April 22<sup>nd</sup>.
- Police Officer candidate interviews are being scheduled. We are still looking for one officer.



**PROCLAMATION**  
**Professional Municipal Clerks Week**  
**May 5 – May 11, 2024**

**WHEREAS**, The Office of the Professional Municipal Clerk is the oldest among public servants; and

**WHEREAS**, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

**WHEREAS**, Municipal Clerks provide the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

**WHEREAS**, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all, and

**WHEREAS**, Municipal Clerks continually strive to improve the administration of the affairs of the municipality.

NOW, THEREFORE, I, Colleen Whitlow, Mayor, of the Town of Mead, do hereby proclaim May 5 through May 11, 2024, as **Municipal Clerks Week** and further extend appreciation to our professional Municipal Clerk and Deputy Clerk for the vital services they perform and their dedication to the Town of Mead.

Given under my hand and Seal of the Town of Mead, Colorado  
On this 29th day of April, 2024

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Colleen G. Whitlow  
Mayor



**PROCLAMATION  
Mental Health Month  
May 2024**

**WHEREAS**, now, more than ever, we must understand that the health of our minds is as important as physical health; and

**WHEREAS**, one in every four people are affected by mental illness, with more Weld County residents having reported mental health challenges such as depression, anxiety, or other mental health conditions than in years past; and

**WHEREAS**, Mead residents can find recovery through a variety of outpatient, residential, and critical walk-in crisis support options through Weld County’s community mental health center, North Range Behavioral Health; and

**WHEREAS**, Mead residents are healthier because of North Range’s commitment to preventing hospitalizations, incarcerations, trauma, suicides, and substance use disorder through collaboration with community health centers, school districts, human services, law enforcement, United Way, and many others; and

**WHEREAS**, North Range Behavioral Health’s Suicide Education and Support Services (SESS) program supports those who have lost someone to suicide and provides education to Mead residents that help build critical suicide prevention skills; and

**WHEREAS**, National Mental Health Month is observed every May to raise awareness about behavioral health, recovery and hope, the importance of prevention, and the factors that contribute to mental wellness.

NOW, THEREFORE, I, Colleen Whitlow, Mayor of the Town of Mead, do hereby proclaim the month of May 2024 as **Mental Health Month** and call upon the citizens, government agencies, public and private institutions, businesses and schools to recommit our community to increasing awareness and understanding of behavioral health and understanding the need for appropriate and accessible services for all citizens.

Given under my hand and Seal of the Town of Mead, Colorado  
On this 29<sup>th</sup> day of April, 2024

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Colleen G. Whitlow  
Mayor



**PROCLAMATION**  
**Military Appreciation Month**  
**May 2024**

**WHEREAS**, for generations, the freedom and security enjoyed by the citizens of the United States are direct results of the continued vigilance and service of the United States Armed Forces over the history of our great nation; and

**WHEREAS**, the sacrifices of those who served, those currently serving, and the family members that support them, have preserved the liberties that have enriched our great nation making it unique in the world community; and

**WHEREAS**, in 2004, the United States Congress passed a resolution proclaiming May as National Military Appreciation Month, encouraging all citizens to honor current and former members of the U.S. Armed Forces and their families, including those who made the ultimate sacrifice; and

**WHEREAS**, the month of May was selected for this display of patriotism because during this month we celebrate Victory in Europe (VE) Day, Military Spouse Day, Loyalty Day, Armed Forces Day, National Day of Prayer, and Memorial Day; and

**WHEREAS**, during Military Appreciation Month, we are reminded of the important role the United States Armed Forces have played in the history and development of our country and state, and our responsibility as Americans to support and honor the selfless service of our military families; and

NOW, THEREFORE, I, Colleen Whitlow, Mayor of the Town of Mead, do hereby proclaim the month of May 2024 as Military Appreciation Month in the Town of Mead recognizing our Mead servicemembers and veterans and remembering with deep gratitude the men and women who have given their lives in defense of our freedoms.

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

On this 29<sup>th</sup> day of April, 2024

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Colleen G. Whitlow  
Mayor



**MINUTES**

**I. 6:00 p.m. to 10:00 p.m.  
REGULAR MEETING**

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

**1. Call to Order – Roll Call**

**Present**

- Mayor Colleen Whitlow
- Mayor Pro Tem Chris Cartwright
- Trustee David Adams
- Trustee Debra Brodhead
- Trustee Trisha Harris
- Trustee Chris Parr
- Trustee Herman Schranz

**Absent**

None

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

Attending via remote access: members of the public.

**2. Moment of Silence**

Mayor Whitlow requested the observance of a moment of silence for those suffering from cancer.

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

**5. Staff Report: Town Manager Report**

a. Manager Report

Town Manager Helen Migchelbrink discussed the Community Open House scheduled for April 22, 2024; broadband meetings with Loveland Pulse and Comcast.

**6. Informational Items**

a. Police Update - ICAC

Sergeant Ellis, Mead Police Department, presented information regarding the Internet Crimes Against Children Task Force, training and resources.

**7. Proclamations**

a. Vietnam War Veterans Day March 29, 2024

*Motion was made by Trustee Schranz, seconded by Trustee Parr, to approve the signing of the Proclamation for Vietnam War Veterans Day March 29, 2024. Motion carried 7-0, 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.

**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 March 11, 2024
- b. February 2024 Financial Statements
- c. Check Register March 25, 2024
- d. **Resolution No. 26-R-2024** - A Resolution Authorizing an Application for an Energy and Mineral Impact Assistance Fund, Tier I Grant, to Support the Design of the New Police Facility
- e. **Resolution No. 27-R-2024** – A Resolution of the Town of Mead, Colorado, Approving the 4<sup>th</sup> Amendment to Special Project Task Order for Felsburg Holt & Ullevig, Inc. to Complete Construction Phase Services for the 3<sup>rd</sup> and Welker Intersection

*Motion was made by Trustee Parr, seconded by Trustee Brodhead, to approve the consent agenda. Motion carried 7-0, on a roll call vote.*

**10. Public Hearing**

**a. Public Hearing: Mead Community Center Preliminary Plat**

Mayor Whitlow opened the public hearing for the Mead Community Center Subdivision Preliminary Plat at 6:16 p.m.

Town Planner Kyle Estrada-Clarke presented the staff report.

Town Engineer / Public Works Director Erika Rasmussen was present to respond to questions.

Mead property owner Dave Colemere submitted public comment via email which was presented to the Board.

There was no additional public comment.

The Trustees had no comments.

Mayor Whitlow closed the public hearing at 6:23 p.m.

- i. **Resolution No. 28-R-2024** – A Resolution of the Town of Mead, Colorado, Conditionally Approving the Mead Community Center Subdivision Preliminary Plat

*Motion was made by Trustee Harris, seconded by Trustee Schranz, to adopt Resolution No. 28-R-2024 – A Resolution of the Town of Mead, Colorado, Conditionally Approving the Mead Community Center Subdivision Preliminary Plat based on a finding that the review criteria set forth in Section 16-4-160 of the Code have been satisfied, as detailed in the Agenda Item Summary report prepared for the March 25, 2024 Board of Trustees meeting. Motion carried 7-0, on a roll call vote.*

**11. New Business**

**a. Resolutions in Opposition of Proposed Legislation**

Town Attorney Marcus McAskin discussed the status of proposed legislation. At the Board's direction, he prepared the following four Resolutions in opposition of current legislation. Mr. McAskin instructed the Board that they may either adopt or take no action on any of the resolutions presented.

- Resolution No. 29-R-2024** - A Resolution of the Town of Mead, Colorado, Opposing House Bill 24-1304, Prohibiting Local Governments from Enacting or Enforcing Minimum Parking Requirements

*Motion was made by Trustee Harris, seconded by Trustee Adams, to adopt Resolution No. 29-R-2024 – A Resolution of the Town of Mead, Colorado, Opposing House Bill 24-1304, Prohibiting Local Governments from Enacting or Enforcing Minimum Parking Requirements. Motion carried 7-0, on a roll call vote.*



**Resolution No. 30-R-2024** - A Resolution of the Town of Mead, Colorado, Opposing House Bill 24-1152, Requiring Accessory Dwelling Units

*Motion was made by Trustee Parr, seconded by Mayor Pro Tem Cartwright, to adopt Resolution No. 30-R-2024 – A Resolution of the Town of Mead, Colorado, Opposing House Bill 24-1152, Requiring Accessory Dwelling Units. Motion carried 7-0, on a roll call vote.*

**Resolution No. 31-R-2024** - A Resolution of the Town of Mead, Colorado, Opposing House Bill 24-1168, Requiring Live-Streaming of and Video Conference Participation in All Public Meetings

*Motion was made by Mayor Pro Tem Cartwright, seconded by Trustee Schranz, to adopt Resolution No. 31-R-2024 – A Resolution of the Town of Mead, Colorado, Opposing House Bill 24-1168, Requiring Live-Streaming of and Video Conference Participation in All Public Meetings. Motion carried 7-0, on a roll call vote.*

**Resolution No. 32-R-2024** - A Resolution of the Town of Mead, Colorado, Opposing House Bill 24-1313, Increasing Housing Density in Transit-Oriented Communities

*Motion was made by Trustee Harris, seconded by Trustee Adams, to adopt Resolution No. 32-R-2024 – A Resolution of the Town of Mead, Colorado, Opposing House Bill 24-1313, Increasing Housing Density in Transit-Oriented Communities. Motion carried 7-0, on a roll call vote.*

**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.

Karen Masek and Yesenia Zamora commented regarding La Isla Boxing Club which is looking for a space and funding for their program.

**13. Legislative Update**

Town Attorney Marcus McAskin discussed low revenue projections for the state; CML legislative webinar scheduled for 3/29; and legislation regarding EV Charging station permits.

**14. Elected Official Reports**

- a. Town Trustees

The Trustees thanked staff for the Easter Egg Hunt event.

- b. Mayor Whitlow

Mayor Whitlow invited all to attend Coffee with the Mayor and the Shred Event on April 6, 2024.

**15. Adjournment**

*Motion was made by Trustee Schranz, seconded by Mayor Pro Tem Cartwright, to adjourn the meeting. Motion carried 7-0, on a roll call vote.*

The Regular Meeting of the Town of Mead Board of Trustees adjourned at approximately 6:41 p.m. on Monday, March 25, 2024.

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Colleen G. Whitlow, Mayor

ATTEST:

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Mary E. Strutt, MMC, Town Clerk

Report Criteria:  
 Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
04/24	04/08/2024	38086	ADAMSON POLICE PRODUCTS	INV411039	01-42-5254	Uniform	250.00
04/24	04/08/2024	38086	ADAMSON POLICE PRODUCTS	INV411141	01-42-5254	Uniforms	36.00
Total 38086:							286.00
04/24	04/08/2024	38087	Alerus	95664	01-40-5068	FSA Administration - mar	205.00
Total 38087:							205.00
04/24	04/08/2024	38088	Amazon Capital Services Inc	11Y6-RR7L-3	01-42-5200	supplies	54.00
04/24	04/08/2024	38088	Amazon Capital Services Inc	17QW-6VY3-	01-42-5200	Supplies	23.94
04/24	04/08/2024	38088	Amazon Capital Services Inc	1FH6-LGP6-	01-47-5210	Laptop Case - DK	74.97
04/24	04/08/2024	38088	Amazon Capital Services Inc	1FHM-V6CN-	01-42-5210	Supplies	11.69
04/24	04/08/2024	38088	Amazon Capital Services Inc	1MRJ-MWQ	01-42-5200	Supplies	24.68
04/24	04/08/2024	38088	Amazon Capital Services Inc	1NYF-DG6Y-	01-42-5200	Supplies	22.67
04/24	04/08/2024	38088	Amazon Capital Services Inc	1PV4-7LV6-K	01-42-5200	Supplies	157.98
04/24	04/08/2024	38088	Amazon Capital Services Inc	1VNF-7MYX-	01-42-5200	Supplies	13.06
04/24	04/08/2024	38088	Amazon Capital Services Inc	1WYM-7R7J-	01-47-5200	Supplies	59.20
04/24	04/08/2024	38088	Amazon Capital Services Inc	1XGR-HRHQ	01-42-5210	supplies	129.00
Total 38088:							571.19
04/24	04/08/2024	38089	Arbortanics, Inc	815029	01-49-5262	Arbor Day	2,847.00
Total 38089:							2,847.00
04/24	04/08/2024	38090	Ausmus Law Firm PC	8692	01-48-5455	Municipal Prosecutor April	1,000.00
04/24	04/08/2024	38090	Ausmus Law Firm PC	8700	01-48-5455	Municipal Prosecutor - Trial 12/27/23	100.00
04/24	04/08/2024	38090	Ausmus Law Firm PC	8700	01-48-5455	Municipal Prosecutor - Trial Jan - Feb	1,150.00
Total 38090:							2,250.00
04/24	04/08/2024	38091	Bentley, Debra	PARCEL 7 -	14-40-5500	Parcel RW-7 3rd & Welker Bentley move	18,977.75
Total 38091:							18,977.75
04/24	04/08/2024	38092	BERTHOUD ACE HARDWARE	116684/1	01-47-5215	Grader Shed	16.99
Total 38092:							16.99
04/24	04/08/2024	38093	BK Tire	36469	01-42-5216	Tire Repair - PD 13	24.00
04/24	04/08/2024	38093	BK Tire	36614	01-42-5216	Unit 5 - Tires	749.32
Total 38093:							773.32
04/24	04/08/2024	38094	Brakes Plus LLC	14211328946	01-42-5216	R&M - PD-06	171.71
Total 38094:							171.71
04/24	04/08/2024	38095	BUCKEYE WELDING SUPPLY C	05091447	04-44-5369	Cylinder Rental	7.65
Total 38095:							7.65

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
04/24	04/08/2024	38096	ClearGov Inc	2024-14621	01-40-5560	Subscription Bundle - 4/1/2024 - 03/31/2	24,850.00
Total 38096:							24,850.00
04/24	04/08/2024	38097	CORY ELLIS	022924 - ELL	01-42-5330	Reimbursement - Flight for ICAC Trainin	519.96
04/24	04/08/2024	38097	CORY ELLIS	022924 - ELL	01-42-5330	Reimbursement - Meals ICAC Training	379.50
Total 38097:							899.46
04/24	04/08/2024	38098	David Jay Thrower	04012024ME	01-48-5040	Municipal court judge - March	1,500.00
Total 38098:							1,500.00
04/24	04/08/2024	38099	DELUXE	9004224061	01-40-5200	Supplies	919.75
Total 38099:							919.75
04/24	04/08/2024	38100	Denali Water Solutions LLC	INV764624	06-47-5231	Sludge Disposal	910.00
04/24	04/08/2024	38100	Denali Water Solutions LLC	INV766776	06-47-5231	Sludge Disposal	1,370.74
Total 38100:							2,280.74
04/24	04/08/2024	38101	Dewberry Engineers, Inc	22401725	14-40-5500	3rd & Welker Intersection	9,095.00
Total 38101:							9,095.00
04/24	04/08/2024	38102	Dietzler Construction Corp	IFB 2024-003	04-44-5217	Proj 2024.05 - WCR 38 Bridge Deck Rep	124,142.50
04/24	04/08/2024	38102	Dietzler Construction Corp	IFB 2024-003	04-02-2005	Proj 2024.05 - WCR 38 Bridge Deck Rep	6,207.13
Total 38102:							117,935.37
04/24	04/08/2024	38103	Ditesco LLC	2024-47	09-51-5500	TOM Community Center	3,126.74
Total 38103:							3,126.74
04/24	04/08/2024	38104	Elan Cardmember Service	1368 03/28/2	01-49-5265	Senior Lunch	36.56
04/24	04/08/2024	38104	Elan Cardmember Service	1368 03/28/2	01-49-5349	employee engagement	41.75
04/24	04/08/2024	38104	Elan Cardmember Service	1368 03/28/2	01-49-5349	Nectar Reward	30.00
04/24	04/08/2024	38104	Elan Cardmember Service	1368 03/28/2	01-49-5349	Nectar Reward	115.35
04/24	04/08/2024	38104	Elan Cardmember Service	1368 03/28/2	01-49-5349	Nectar Subscription	140.00
04/24	04/08/2024	38104	Elan Cardmember Service	1368 03/28/2	01-49-5260	Recreation Referees	2,040.00
04/24	04/08/2024	38104	Elan Cardmember Service	1368 03/28/2	01-49-5700	Lunch Meeting	12.29
04/24	04/08/2024	38104	Elan Cardmember Service	1368 03/28/2	01-49-5700	Lunch Meeting	105.72
04/24	04/08/2024	38104	Elan Cardmember Service	1368 03/28/2	01-49-5331	Newsletter subscription	45.00
04/24	04/08/2024	38104	Elan Cardmember Service	1368 03/28/2	01-49-5260	Baseball supplies	1,854.84
04/24	04/08/2024	38104	Elan Cardmember Service	1368 03/28/2	01-49-5349	Nectar Reward	176.13
04/24	04/08/2024	38104	Elan Cardmember Service	1368 03/28/2	01-49-5331	URL subscription	35.00
04/24	04/08/2024	38104	Elan Cardmember Service	1368 03/28/2	01-40-5331	Zoom webinar subscription and annual li	378.80
04/24	04/08/2024	38104	Elan Cardmember Service	1368 03/28/2	01-49-5265	Senior Lunch	37.64
04/24	04/08/2024	38104	Elan Cardmember Service	1454 03/28/2	01-43-5330	APA Conf in Mpls - JB	835.00
04/24	04/08/2024	38104	Elan Cardmember Service	1454 03/28/2	01-43-5330	Flight - APA Conf in Mpls - JB	375.89
04/24	04/08/2024	38104	Elan Cardmember Service	3448 03/28/2	01-42-5254	Medical Pouch for vest	81.82
04/24	04/08/2024	38104	Elan Cardmember Service	3448 03/28/2	01-42-5201	VPN for ICAC computer	116.74
04/24	04/08/2024	38104	Elan Cardmember Service	3514 03/28/2	01-40-5331	Dropbox Renewal	540.00
04/24	04/08/2024	38104	Elan Cardmember Service	3514 03/28/2	01-40-5203	Admin Clothing	178.24
04/24	04/08/2024	38104	Elan Cardmember Service	3514 03/28/2	01-40-5331	Online Subscription - no receipt	6.99

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
04/24	04/08/2024	38104	Elan Cardmember Service	3514 03/28/2	01-47-5330	Tolls - PW-01 Training 3/21	13.90
04/24	04/08/2024	38104	Elan Cardmember Service	3514 03/28/2	01-42-5330	Tolls - PD-02 & PD-14 Training 3/21	25.30
04/24	04/08/2024	38104	Elan Cardmember Service	5590 03/28/2	01-47-5216	Sr. Inspector Mo Carwash	18.00
04/24	04/08/2024	38104	Elan Cardmember Service	6819 03/28/2	01-42-5255	Camera Accessories	54.94
04/24	04/08/2024	38104	Elan Cardmember Service	6819 03/28/2	01-42-5200	Disinfectant	67.84
04/24	04/08/2024	38104	Elan Cardmember Service	6819 03/28/2	01-42-5330	Leadership Training lunch	63.26
04/24	04/08/2024	38104	Elan Cardmember Service	6819 03/28/2	01-42-5331	SmartForce - Citizen Contact Analytics	749.85
04/24	04/08/2024	38104	Elan Cardmember Service	7665 03/28/2	04-44-5201	Advanced Plan Annual Vehicle -Feb	71.47
04/24	04/08/2024	38104	Elan Cardmember Service	7665 03/28/2	01-45-5330	Training	35.11
04/24	04/08/2024	38104	Elan Cardmember Service	7665 03/28/2	01-45-5330	Training	163.45
04/24	04/08/2024	38104	Elan Cardmember Service	7665 03/28/2	01-45-5700	Breakfast for Training Class	85.01
04/24	04/08/2024	38104	Elan Cardmember Service	7665 03/28/2	01-45-5700	Breakfast for Training Class-Day 2	58.25
04/24	04/08/2024	38104	Elan Cardmember Service	7665 03/28/2	04-44-5216	PW 35 - Floor liners for new truck	328.06
04/24	04/08/2024	38104	Elan Cardmember Service	7665 03/28/2	04-44-5216	PW 35 - Floor liners for new truck	190.85
04/24	04/08/2024	38104	Elan Cardmember Service	7665 03/28/2	04-44-5216	PW 35 -Outfitting new truck	2,832.00
04/24	04/08/2024	38104	Elan Cardmember Service	7665 03/28/2	04-44-5330	Flight for APWA Snow Convention-Traini	172.96
04/24	04/08/2024	38104	Elan Cardmember Service	7665 03/28/2	01-45-5700	Breakfast for Training Class	90.01
04/24	04/08/2024	38104	Elan Cardmember Service	7665 03/28/2	04-44-5201	Advanced Plan Annual Vehicle -March	68.58
04/24	04/08/2024	38104	Elan Cardmember Service	7665 03/28/2	04-44-5201	Advanced Plan Annual Vehicle 52-53 -M	66.52
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5205	Postage	9.85
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5205	Postage	19.70
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5331	Online Subscription - No Receipt	11.00
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5205	Postage	9.85
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5205	Postage	9.85
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5331	Online Subscription - No Receipt	23.82
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-41-5330	CML Training - BOT	435.00
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5201	Computer/Tech - HM	118.00
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5700	EE Appreciation	134.15
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5205	Postage	9.85
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5205	Postage	19.70
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5205	Postage	9.85
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-41-5330	CML Conference	895.00
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5331	Online Subscription - No Receipt	9.99
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-41-5330	Gaylord - Credit	26.98-
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-41-5330	Gaylord - Credit	24.14-
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5700	Staff Event	150.11
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5205	Postage	9.85
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5205	Postage	49.25
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-41-5700	BOT Mtg - 3/11/24	137.05
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5205	Postage	9.85
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5331	SSL Renewal	199.98
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5331	Online Subscription - No Receipt	18.99
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5205	Postage	19.70
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5331	Microsoft 365 Subscription	826.00
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-41-5700	BOT Mtg - 3/25/24	62.14
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-40-5205	Postage	9.85
04/24	04/08/2024	38104	Elan Cardmember Service	7700 03/28/2	01-41-5700	BOT Mtg - 3/25/24	106.92
04/24	04/08/2024	38104	Elan Cardmember Service	9596 03/28/2	01-42-5216	Carwash 2/27 x4	64.00
04/24	04/08/2024	38104	Elan Cardmember Service	9596 03/28/2	01-42-5216	Carwash 2/28 x10	160.00
04/24	04/08/2024	38104	Elan Cardmember Service	9596 03/28/2	01-42-5200	Notary Stamps for Bustamante and Rolli	47.85
04/24	04/08/2024	38104	Elan Cardmember Service	9596 03/28/2	01-42-5201	Adobe Subscription - MR	19.99
04/24	04/08/2024	38104	Elan Cardmember Service	9596 03/28/2	01-42-5201	Adobe Subscription - NB	12.99
04/24	04/08/2024	38104	Elan Cardmember Service	9596 03/28/2	01-42-5210	Cannibis Drug Tests	262.50
04/24	04/08/2024	38104	Elan Cardmember Service	9596 03/28/2	01-42-5210	Screen Protectors	14.99
04/24	04/08/2024	38104	Elan Cardmember Service	9596 03/28/2	01-42-5330	Denver Parking	3.00
04/24	04/08/2024	38104	Elan Cardmember Service	9596 03/28/2	01-42-5201	Adobe Subscription - MM	19.99

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
04/24	04/08/2024	38104	Elan Cardmember Service	9596 03/28/2	01-42-5216	Carwash 3/26 x2	32.00
04/24	04/08/2024	38104	Elan Cardmember Service	9596 03/28/2	01-42-5216	Carwash 3/27 x11	176.00
04/24	04/08/2024	38104	Elan Cardmember Service	9596 03/28/2	01-42-5216	Car 14 Subscription	15.00
Total 38104:							16,075.13
04/24	04/08/2024	38105	Eric Simpson	032624 - 120	01-02-2610	2628 Palmer - Refund overpayment. Acc	44.45
Total 38105:							44.45
04/24	04/08/2024	38106	Essenza Architecture	2206-12	09-51-5500	TOM Community Center - March	28,422.50
Total 38106:							28,422.50
04/24	04/08/2024	38107	EST Inc	2-303562-00	14-40-5562	CR 34 Bridge Design	30,421.65
Total 38107:							30,421.65
04/24	04/08/2024	38108	FASTENAL	COLON1069	01-47-5210	Locate Paint	49.17
Total 38108:							49.17
04/24	04/08/2024	38109	Felsburg Holt & Ullevig	40681	14-40-5500	3rd & Welker - Feb	18,333.12
Total 38109:							18,333.12
04/24	04/08/2024	38110	Fox Tuttle Transportation Group	19021-59A	01-45-5405	On-Call Services Feb	660.00
04/24	04/08/2024	38110	Fox Tuttle Transportation Group	19021-59B	01-02-2615	Elevation 25 (296)	770.00
04/24	04/08/2024	38110	Fox Tuttle Transportation Group	19021-59C	01-02-2615	AMK (326)	220.00
Total 38110:							1,650.00
04/24	04/08/2024	38111	Fun Services Inc	032024 - FU	01-11-4102	Deposit for Temp Sign Permit	500.00
Total 38111:							500.00
04/24	04/08/2024	38112	Garretson's Sports Center	13144	01-47-5203	Logo - Clothing RB & DK	189.00
04/24	04/08/2024	38112	Garretson's Sports Center	13144	01-45-5203	Logo - Clothing JM	45.00
04/24	04/08/2024	38112	Garretson's Sports Center	13144	04-44-5203	Logo - Clothing CW	36.00
Total 38112:							270.00
04/24	04/08/2024	38113	Girls on the Run of the Rockies	S24-026	01-49-5260	Run Program	1,300.00
Total 38113:							1,300.00
04/24	04/08/2024	38114	Global Focus Marketing & Distribu	39878	01-42-5210	Hardener	375.80
Total 38114:							375.80
04/24	04/08/2024	38115	HELEN MIGCHELBRINK	022924 - MI	01-40-5700	Reimbursement - Patti Garcia - Wellinto	51.07
Total 38115:							51.07
04/24	04/08/2024	38116	IACP	4395	01-42-5330	IACP 2024 Annl Conf - 10/19 - 22, 2024	625.00

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 38116:							625.00
04/24	04/08/2024	38117	KLEEN-TECH SERVICES CORP	INVG005832	01-40-5050	Janitorial Services	715.48
04/24	04/08/2024	38117	KLEEN-TECH SERVICES CORP	INVG005832	01-42-5050	Janitorial Services	876.03
04/24	04/08/2024	38117	KLEEN-TECH SERVICES CORP	INVG005832	01-47-5050	Janitorial Services	787.78
Total 38117:							2,379.29
04/24	04/08/2024	38118	KONICA MINOLTA BUSINESS S	292127241	01-40-5315	Copies - last pmt for C258	9.93
Total 38118:							9.93
04/24	04/08/2024	38119	KS State Bank - Government Fina	58974-5-202	09-44-5602	SFA Intnat'l Truck (2)	40,689.18
04/24	04/08/2024	38119	KS State Bank - Government Fina	58974-5-202	09-44-5603	SFA Intnat'l Truck (2)	2,554.00
Total 38119:							43,243.18
04/24	04/08/2024	38120	Landsea Homes of CO LLC	03262024 - 1	01-02-2610	16896 Ballinger Cir - Refund overpayme	10.10
Total 38120:							10.10
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	1003301 3/2	01-47-5305	1341 WC 34	47.12
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	347002 3/20/	04-44-5305	1782 WC 32	35.11
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	607001 3/20/	06-47-5305	5423 WC 32	34.39
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	618801 3/20/	01-45-5305	150 Main St	50.34
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	619202 3/20/	01-45-5305	401 3rd St	34.39
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	619802 2/20/	01-45-5305	242 Dillingham	45.16
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	620201 3/20/	01-45-5305	2700 WC 34.5	117.76
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	621801 3/20/	01-45-5305	190 1st St	117.76
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	622501 3/20/	01-45-5305	365 Welker	50.34
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	624409 3/20/	01-42-5305	201 Welker	34.48
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	650402 3/20/	01-40-5305	242 Main St	34.39
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	657602 3/20/	06-47-5305	4504 E Welker	61.69
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	657701 3/20/	01-45-5305	156 Eagle	61.29
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	657801 3/20/	01-42-5305	537 Main Police	50.60
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	657901 3/20/	01-45-5305	16775 North Creek	166.19
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	658001 3/20/	01-45-5305	441 3rd St (6580)	166.19
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	658101 3/20/	01-45-5305	10 Fairburn	50.34
04/24	04/08/2024	38121	LITTLE THOMPSON WATER DIS	658201 3/20/	01-40-5305	441 3rd St	56.98
Total 38121:							1,214.52
04/24	04/08/2024	38122	MAIN STREET MAT COMPANY	215081	01-40-5210	Mat svcs	69.36
04/24	04/08/2024	38122	MAIN STREET MAT COMPANY	215082	01-42-5210	Mat svcs	67.33
04/24	04/08/2024	38122	MAIN STREET MAT COMPANY	215088	01-47-5210	Mat svcs	103.03
Total 38122:							239.72
04/24	04/08/2024	38123	Marisol Herman	022924 - MH	01-40-5705	employee reimbursements Mileage 2/9 tr	52.26
04/24	04/08/2024	38123	Marisol Herman	123123 - MH	01-40-5705	employee reimbursements Mileage 10/2	82.53
Total 38123:							134.79
04/24	04/08/2024	38124	MARY STRUTT	033124 - MS	01-40-5705	Q1 Reimbursement Mileage	333.66
04/24	04/08/2024	38124	MARY STRUTT	033124 - MS	01-41-5841	Q1 Reimbursement Donuts - coffee w M	98.34

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
04/24	04/08/2024	38124	MARY STRUTT	033124 - MS	01-41-5330	Q1 Reimbursement - NOCO clerks	5.00
04/24	04/08/2024	38124	MARY STRUTT	033124 - MS	01-41-5841	Q1 Reimbursement - KS coffee w Mayor	19.98
04/24	04/08/2024	38124	MARY STRUTT	033124 - MS	01-41-5700	Q1 Reimbursement - BOT mtg	80.21
Total 38124:							537.19
04/24	04/08/2024	38125	MCDONALD FARMS ENTERPRI	0106097-IN	06-47-5231	Vac tanker	1,539.00
Total 38125:							1,539.00
04/24	04/08/2024	38126	MEAD MOTORHEADS	032024 - ME	01-41-5347	Event Donation	800.00
Total 38126:							800.00
04/24	04/08/2024	38127	MJT Communications	14042	01-40-5401	Computer - Admin	540.01
04/24	04/08/2024	38127	MJT Communications	14042	06-40-5401	Computer - Sewer	67.50
04/24	04/08/2024	38127	MJT Communications	14042	20-40-5401	Computer - MURA	67.50
Total 38127:							675.01
04/24	04/08/2024	38128	Mountain View Fire Rescue	24-0220	09-51-5500	Community Center	440.00
Total 38128:							440.00
04/24	04/08/2024	38129	Otak, Inc	0000324002	14-40-5565	SH66/CR7 Ped Crossing	19,881.50
Total 38129:							19,881.50
04/24	04/08/2024	38130	PINNACOL ASSURANCE	21621398	01-02-2312	Worker's Comp	13,033.00
Total 38130:							13,033.00
04/24	04/08/2024	38131	Professional Management System	84899	01-40-5401	Finance - Admin	4,224.00
04/24	04/08/2024	38131	Professional Management System	84899	06-40-5401	Finance - Sewer	528.00
04/24	04/08/2024	38131	Professional Management System	84899	20-40-5401	Finance - MURA	528.00
Total 38131:							5,280.00
04/24	04/08/2024	38132	RAMEY ENVIRONMENTAL COM	27380	06-47-5390	Wastewater svcs - Mar	336.30
04/24	04/08/2024	38132	RAMEY ENVIRONMENTAL COM	27380	06-47-5396	Facility - Raterink	436.10
Total 38132:							772.40
04/24	04/08/2024	38133	Real Colorado	031524 - RE	01-49-5260	Mead Spring Soccer Camp	425.00
Total 38133:							425.00
04/24	04/08/2024	38134	Safety and Construction Supply	13563-IN	04-44-5255	Road/Bridge CR 34 (Ponds) - Safety Mu	406.54
Total 38134:							406.54
04/24	04/08/2024	38135	ST. VRAIN VALLEY SCHOOL DIS	890	01-49-5260	Basketball	150.00
Total 38135:							150.00
04/24	04/08/2024	38136	SUNRISE ENVIRONMENTAL SCI	145037	04-44-5364	Ban Ice	1,206.46

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 38136:							1,206.46
04/24	04/08/2024	38137	TDS	0006545 03/	01-40-5325	Internet - April	460.30
04/24	04/08/2024	38137	TDS	0014762 03/	01-42-5325	Internet	132.45
Total 38137:							592.75
04/24	04/08/2024	38138	THE HARTFORD-GROUP BENE	9247074897	01-40-5066	STD / LTD Insurance	162.87
04/24	04/08/2024	38138	THE HARTFORD-GROUP BENE	9247074897	01-41-5066	STD / LTD Insurance	10.14
04/24	04/08/2024	38138	THE HARTFORD-GROUP BENE	9247074897	01-42-5066	STD / LTD Insurance	407.66
04/24	04/08/2024	38138	THE HARTFORD-GROUP BENE	9247074897	01-43-5066	STD / LTD Insurance	191.04
04/24	04/08/2024	38138	THE HARTFORD-GROUP BENE	9247074897	04-44-5066	STD / LTD Insurance	262.73
04/24	04/08/2024	38138	THE HARTFORD-GROUP BENE	9247074897	01-45-5066	STD / LTD Insurance	249.35
04/24	04/08/2024	38138	THE HARTFORD-GROUP BENE	9247074897	01-47-5066	STD / LTD Insurance	220.53
04/24	04/08/2024	38138	THE HARTFORD-GROUP BENE	9247074897	01-48-5066	STD / LTD Insurance	32.34
04/24	04/08/2024	38138	THE HARTFORD-GROUP BENE	9247074897	01-49-5066	STD / LTD Insurance	119.49
04/24	04/08/2024	38138	THE HARTFORD-GROUP BENE	9247074897	06-40-5066	STD / LTD Insurance	98.03
04/24	04/08/2024	38138	THE HARTFORD-GROUP BENE	9247074897	20-40-5066	STD / LTD Insurance	100.83
Total 38138:							1,855.01
04/24	04/08/2024	38139	Tradesman Elevator	11461	01-40-5215	Maintenance - Feb	180.25
04/24	04/08/2024	38139	Tradesman Elevator	11479	01-40-5215	Maintenance - March	180.25
Total 38139:							360.50
04/24	04/08/2024	38140	University Auto Parts, Inc	305778	04-44-5216	R&M	23.65
Total 38140:							23.65
04/24	04/08/2024	38141	Watts Hydraulics Acquisition Corp	7184214	01-47-5215	Hose for Washbay	337.00
Total 38141:							337.00
04/24	04/08/2024	38142	Wickham Tractor Company	IE21566	04-44-5216	R&M	119.82
Total 38142:							119.82
04/24	04/01/2024	40124100	First American Title Insurance Co	5544-412611	09-51-5500	RR Land Purchase for Community Cente	137,490.00
Total 40124100:							137,490.00
04/24	04/03/2024	40324100	CEBT	INV 0064608	01-02-2310	Health Insurance	53,285.69
04/24	04/03/2024	40324100	CEBT	INV 0064608	06-02-2310	Health Insurance	2,109.59
04/24	04/03/2024	40324100	CEBT	INV 0064608	20-02-2310	Health Insurance	2,507.17
Total 40324100:							57,902.45
04/24	04/03/2024	40324101	Fusion Cloud Company	9858520	01-40-5300	Phone Bill	279.73
Total 40324101:							279.73
04/24	04/03/2024	40324102	UNITED POWER	61303 - 03/1	01-45-5305	17029 CR 5	10.78
04/24	04/03/2024	40324102	UNITED POWER	88601 03/19/	04-44-5305	Streetlights	2,975.15
04/24	04/03/2024	40324102	UNITED POWER	92015 03/19/	01-42-5305	201 Welker	43.75

M = Manual Check, V = Void Check



GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 40324102:							3,029.68
04/24	04/03/2024	40324103	XCEL ENERGY	870149468	01-47-5305	1341 CR 34	526.58
04/24	04/03/2024	40324103	XCEL ENERGY	870164737	01-40-5305	299 Palmer	117.97
04/24	04/03/2024	40324103	XCEL ENERGY	870185100	01-42-5305	201 Welker - Acct # 53-0013609291-7	71.63
04/24	04/03/2024	40324103	XCEL ENERGY	870220957	01-42-5305	537 4th St - acct 53-2929790-5	313.46
Total 40324103:							1,029.64
04/24	04/03/2024	40324104	All Copy Products Inc	524918083	01-40-5315	Copier Lease	96.41
Total 40324104:							96.41
04/24	04/05/2024	40524100	Xpress Bill Pay	INV-XPR010	06-40-5701	Credit Transaction	578.42
04/24	04/05/2024	40524100	Xpress Bill Pay	INV-XPR010	01-40-5701	Credit Transaction	144.60
Total 40524100:							723.02
Grand Totals:							581,048.85

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-02-2000	229.36	133,834.59-	133,605.23-
01-02-2310	53,285.69	.00	53,285.69
01-02-2312	13,033.00	.00	13,033.00
01-02-2610	54.55	.00	54.55
01-02-2615	990.00	.00	990.00
01-11-4102	500.00	.00	500.00
01-40-5050	715.48	.00	715.48
01-40-5066	162.87	.00	162.87
01-40-5068	205.00	.00	205.00
01-40-5200	919.75	.00	919.75
01-40-5201	118.00	.00	118.00
01-40-5203	.00	178.24-	178.24-
01-40-5205	187.15	.00	187.15
01-40-5210	69.36	.00	69.36
01-40-5215	360.50	.00	360.50
01-40-5300	279.73	.00	279.73
01-40-5305	209.34	.00	209.34
01-40-5315	106.34	.00	106.34
01-40-5325	460.30	.00	460.30
01-40-5331	2,015.57	.00	2,015.57
01-40-5401	4,764.01	.00	4,764.01
01-40-5560	24,850.00	.00	24,850.00
01-40-5700	335.33	.00	335.33
01-40-5701	144.60	.00	144.60
01-40-5705	468.45	.00	468.45
01-41-5066	10.14	.00	10.14
01-41-5330	1,335.00	51.12-	1,283.88
01-41-5347	800.00	.00	800.00
01-41-5700	386.32	.00	386.32

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-41-5841	118.32	.00	118.32
01-42-5050	876.03	.00	876.03
01-42-5066	407.66	.00	407.66
01-42-5200	412.02	.00	412.02
01-42-5201	169.71	.00	169.71
01-42-5210	861.31	.00	861.31
01-42-5216	1,392.03	.00	1,392.03
01-42-5254	367.82	.00	367.82
01-42-5255	54.94	.00	54.94
01-42-5305	513.92	.00	513.92
01-42-5325	132.45	.00	132.45
01-42-5330	1,616.02	.00	1,616.02
01-42-5331	749.85	.00	749.85
01-43-5066	191.04	.00	191.04
01-43-5330	1,210.89	.00	1,210.89
01-45-5066	249.35	.00	249.35
01-45-5203	45.00	.00	45.00
01-45-5305	870.54	.00	870.54
01-45-5330	198.56	.00	198.56
01-45-5405	660.00	.00	660.00
01-45-5700	233.27	.00	233.27
01-47-5050	787.78	.00	787.78
01-47-5066	220.53	.00	220.53
01-47-5200	59.20	.00	59.20
01-47-5203	189.00	.00	189.00
01-47-5210	227.17	.00	227.17
01-47-5215	353.99	.00	353.99
01-47-5216	18.00	.00	18.00
01-47-5305	573.70	.00	573.70
01-47-5330	13.90	.00	13.90
01-48-5040	1,500.00	.00	1,500.00
01-48-5066	32.34	.00	32.34
01-48-5455	2,250.00	.00	2,250.00
01-49-5066	119.49	.00	119.49
01-49-5260	5,769.84	.00	5,769.84
01-49-5262	2,847.00	.00	2,847.00
01-49-5265	74.20	.00	74.20
01-49-5331	80.00	.00	80.00
01-49-5349	503.23	.00	503.23
01-49-5700	118.01	.00	118.01
04-02-2000	6,207.13	132,946.05-	126,738.92-
04-02-2005	.00	6,207.13-	6,207.13-
04-44-5066	262.73	.00	262.73
04-44-5201	206.57	.00	206.57
04-44-5203	36.00	.00	36.00
04-44-5216	3,494.38	.00	3,494.38
04-44-5217	124,142.50	.00	124,142.50
04-44-5255	406.54	.00	406.54
04-44-5305	3,010.26	.00	3,010.26
04-44-5330	172.96	.00	172.96
04-44-5364	1,206.46	.00	1,206.46
04-44-5369	7.65	.00	7.65
06-02-2000	.00	8,069.76-	8,069.76-
06-02-2310	2,109.59	.00	2,109.59
06-40-5066	98.03	.00	98.03
06-40-5401	595.50	.00	595.50
06-40-5701	578.42	.00	578.42

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
06-47-5231	3,819.74	.00	3,819.74
06-47-5305	96.08	.00	96.08
06-47-5390	336.30	.00	336.30
06-47-5396	436.10	.00	436.10
09-02-2000	.00	212,722.42-	212,722.42-
09-44-5602	40,689.18	.00	40,689.18
09-44-5603	2,554.00	.00	2,554.00
09-51-5500	169,479.24	.00	169,479.24
14-02-2000	.00	96,709.02-	96,709.02-
14-40-5500	46,405.87	.00	46,405.87
14-40-5562	30,421.65	.00	30,421.65
14-40-5565	19,881.50	.00	19,881.50
20-02-2000	.00	3,203.50-	3,203.50-
20-02-2310	2,507.17	.00	2,507.17
20-40-5066	100.83	.00	100.83
20-40-5401	595.50	.00	595.50
Grand Totals:	<u>593,921.83</u>	<u>593,921.83-</u>	<u>.00</u>

Report Criteria:  
Report type: GL detail

M = Manual Check, V = Void Check

TOWN OF MEAD  
 COMBINED CASH INVESTMENT  
 MARCH 31, 2024

COMBINED CASH ACCOUNTS

99-01-1001	INDEPENDENT BANK - CHECKING	1,664,140.75
99-01-1002	TBK BANK - OFFICE CHECK	70,534.42
99-01-1003	TBK BANK - MONEY MARKET	147,059.15
99-01-1005	TBK BANK - FLEX DEBIT CARDS	54,260.51
99-01-1011	XPRESS DEPOSIT ACCOUNT	67,343.58
99-01-1023	COLOTRUST PLUS	12,620,429.41
99-01-1024	COLOTRUST PRIME	10,786.88
99-01-1025	CSIP	5,480,979.77
99-01-1026	CSAFE	12,093,726.32
99-01-1075	UTILITY CASH CLEARING	( 173.54)
99-01-1076	A/R CASH CLEARING	( 1,290.40)
99-01-1077	COURT CASH CLEARING	( 13,850.48)
	TOTAL COMBINED CASH	32,193,946.37
99-02-2000	A/P - MISCELLANEOUS	288.64
99-01-0100	CASHALLOCATED TO OTHER FUNDS	( 32,194,235.01)
	TOTAL UNALLOCATED CASH	<u>.00</u>

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	9,961,935.70
4	ALLOCATION TO STREET IMPROVEMENT FUND	2,117,825.37
5	ALLOCATION TO CONSERVATION TRUST FUND	136,364.10
6	ALLOCATION TO SEWER FUND	1,424,676.71
8	ALLOCATION TO POLICE FUND	141,797.74
9	ALLOCATION TO MUNICIPAL FACILITIES FUND	4,375,444.60
14	ALLOCATION TO TRANSPORTATION FUND	6,215,875.57
18	ALLOCATION TO PARKS & OPEN SPACE	568,287.50
19	ALLOCATION TO CAPITAL IMPROVEMENT FUND	3,947,475.46
20	ALLOCATION TO MEAD URBAN RENEWAL AUTHORITY	3,304,486.69
30	ALLOCATION TO ELEVATION 25 GEN'L IMPVT DIST.	65.57
	TOTAL ALLOCATIONS TO OTHER FUNDS	32,194,235.01
	ALLOCATION FROM COMBINED CASH FUND - 99-01-0100	( 32,194,235.01)
	ZERO PROOF IF ALLOCATIONS BALANCE	<u>.00</u>

TOWN OF MEAD  
 BALANCE SHEET  
 MARCH 31, 2024

GENERAL FUND

ASSETS

01-01-0100	COMBINED CASH	9,961,935.70	
01-01-1007	CASH DRAWER - TOWN HALL	500.00	
01-01-1008	CASH DRAWER - POLICE	100.00	
01-01-1240	TREE TRIMMING COSTS RECEIVABLE	500.00	
01-01-1300	A/R - BILLED ACCOUNTS	191,249.71	
01-01-1301	A/R - GENERAL	812,421.96	
01-01-1302	PREPAID EXPENSE	34,222.70	
01-01-1307	24HOUR FLEX DEPOSIT	1,500.00	
	TOTAL ASSETS		11,002,430.07

LIABILITIES AND EQUITY

LIABILITIES

01-02-2000	ACCOUNTS PAYABLE	99,288.97	
01-02-2300	457(B) DEFERRED COMP PAYABLE	7,562.54	
01-02-2302	FLEXPLAN PAYABLE	9,613.03	
01-02-2306	RESTITUTION PAYABLE	1,350.00	
01-02-2308	DEPOSITS PAYABLE	7,000.00	
01-02-2310	EMPLOYEE HEALTH INS. PAYABLE	( 66,633.70)	
01-02-2311	FPPA PAYABLE	13,883.39	
01-02-2312	WORKERS COMP INSURANCE PAYABLE	4,302.63	
01-02-2314	401(A) CONTRIBUTIONS PAYABLE	813.13	
01-02-2400	FED. WITHHOLDING TAX PAYABLE	13,566.81	
01-02-2401	SOCIAL SECURITY TAX PAYABLE	9,622.70	
01-02-2402	MEDICARE TAX PAYABLE	3,836.20	
01-02-2403	STATE WITHHOLDING TAX PAYABLE	14,615.31	
01-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	1,864.66	
01-02-2600	WARRANTY FUNDS	2,022,405.23	
01-02-2610	DEVELOPER DEPOSITS	226,645.00	
01-02-2615	DEVELOPER LIABILITIES	127,446.60	
01-02-2705	DEFERRED REVENUE	1,162,831.09	
01-02-2706	UNAVAILABLE REVENUE	50,462.67	
	TOTAL LIABILITIES		3,710,476.26

FUND EQUITY

01-02-3001	FUND BALANCE	7,534,961.21	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	( 243,007.40)	
	BALANCE - CURRENT DATE	( 243,007.40)	
	<b>TOTAL FUND EQUITY</b>		<b>7,291,953.81</b>
	TOTAL LIABILITIES AND EQUITY		11,002,430.07

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
01-10-4000 PROPERTY TAX	464,322.38	466,402.21	2,832,450.00	2,366,047.79	16.5
01-10-4010 SALES TAX	222,534.95	921,727.09	4,538,344.00	3,616,616.91	20.3
01-10-4012 LODGING TAX	222.00	278.00	800.00	522.00	34.8
01-10-4020 SPECIFIC OWNERSHIP TAX	9,950.80	25,964.61	85,000.00	59,035.39	30.6
01-10-4030 BUILDING PERMIT USE TAX	20,452.39	103,658.10	445,874.00	342,215.90	23.3
01-10-4040 CIGARETTE TAX	847.87	2,834.56	13,000.00	10,165.44	21.8
01-10-4050 MURA REVENUE SHARING	.00	.00	196,692.00	196,692.00	.0
01-10-4070 FEDERAL MINERAL LEASE	.00	.00	30,000.00	30,000.00	.0
01-10-4071 STATE SEVERANCE TAXES	.00	.00	150,000.00	150,000.00	.0
<b>TOTAL TAXES</b>	<b>718,330.39</b>	<b>1,520,864.57</b>	<b>8,292,160.00</b>	<b>6,771,295.43</b>	<b>18.3</b>
<u>FEES AND PERMITS</u>					
01-11-4100 BUILDING PERMIT FEES	26,727.54	116,204.95	553,205.00	437,000.05	21.0
01-11-4102 OTHER PERMITS	700.00	2,686.79	35,000.00	32,313.21	7.7
01-11-4103 CONVENIENCE FEE	1,023.27	5,214.49	30,000.00	24,785.51	17.4
01-11-4110 BUILDING PERMIT - ADMIN. FEES	3,050.00	12,050.00	56,520.00	44,470.00	21.3
01-11-4111 PASSPORT FEES	530.00	2,010.00	9,000.00	6,990.00	22.3
01-11-4112 TOWN HALL/PARK FEES	265.00	435.00	1,500.00	1,065.00	29.0
01-11-4120 FRANCHISE FEES	30,647.89	82,392.04	276,022.00	193,629.96	29.9
01-11-4130 DEVELOPER APPLICATION FEES	2,200.27	4,556.51	25,000.00	20,443.49	18.2
01-11-4140 ROYALTIES	16,668.58	38,845.08	200,000.00	161,154.92	19.4
<b>TOTAL FEES AND PERMITS</b>	<b>81,812.55</b>	<b>264,394.86</b>	<b>1,186,247.00</b>	<b>921,852.14</b>	<b>22.3</b>
<u>LICENSES</u>					
01-12-4200 BUSINESS/SALES TAX LICENSE	1,060.00	5,255.81	12,500.00	7,244.19	42.1
01-12-4210 LIQUOR LICENSE	103.75	576.25	2,500.00	1,923.75	23.1
01-12-4220 PET LICENSES	35.00	250.00	600.00	350.00	41.7
<b>TOTAL LICENSES</b>	<b>1,198.75</b>	<b>6,082.06</b>	<b>15,600.00</b>	<b>9,517.94</b>	<b>39.0</b>
<u>CHARGES FOR SERVICES</u>					
01-13-4304 IGA--SCHOOL RESOURCE OFFICERS	.00	.00	171,232.00	171,232.00	.0
01-13-4305 SCHOOL GUARD REIMBURSEMENT	2,016.00	4,816.00	20,000.00	15,184.00	24.1
01-13-4310 NEW DEVELOPMENT CHARGES	29,013.48	84,803.82	250,000.00	165,196.18	33.9
01-13-4360 SALES OF MERCHANDISE	20.00	40.00	8,500.00	8,460.00	.5
01-13-4624 SENIOR EVENT FEES	.00	.00	400.00	400.00	.0
01-13-4625 RECREATION REGISTRATION FEES	7,305.00	23,525.00	62,725.00	39,200.00	37.5
<b>TOTAL CHARGES FOR SERVICES</b>	<b>38,354.48</b>	<b>113,184.82</b>	<b>512,857.00</b>	<b>399,672.18</b>	<b>22.1</b>

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FINES AND FORFEITS</u>					
01-14-4420 COURT FINES	4,710.00	4,718.09	54,000.00	49,281.91	8.7
01-14-4422 COURT COSTS	1,750.00	3,825.00	15,000.00	11,175.00	25.5
01-14-4423 POLICE REPORTS	177.50	1,223.00	2,400.00	1,177.00	51.0
01-14-4620 MISC. POLICE INCOME	75.00	309.00	1,000.00	691.00	30.9
<b>TOTAL FINES AND FORFEITS</b>	<b>6,712.50</b>	<b>10,075.09</b>	<b>72,400.00</b>	<b>62,324.91</b>	<b>13.9</b>
<u>GRANTS &amp; ECONOMIC DEVELOPMENT</u>					
01-15-4513 DOLA GRANT--LAND USE CODE	.00	.00	100,000.00	100,000.00	.0
01-15-4516 GRANT - UNITED WAY	.00	.00	2,500.00	2,500.00	.0
01-15-4519 GRANT--MAIN STREET GRANTS	.00	.00	100,000.00	100,000.00	.0
01-15-4526 POLICE GRANTS	5,357.88	7,571.18	127,500.00	119,928.82	5.9
<b>TOTAL GRANTS &amp; ECONOMIC DEVELOPME</b>	<b>5,357.88</b>	<b>7,571.18</b>	<b>330,000.00</b>	<b>322,428.82</b>	<b>2.3</b>
<u>MISCELLANEOUS</u>					
01-18-4619 INTEREST & DIVIDEND INCOME	43,271.63	136,079.21	454,017.00	317,937.79	30.0
01-18-4620 MISC. INCOME	2,954.85	33,611.32	25,000.00	( 8,611.32)	134.5
01-18-4622 DONATIONS/FUNDRAISING	.00	600.00	5,000.00	4,400.00	12.0
01-18-4623 SALE OF ASSETS	.00	.00	10,000.00	10,000.00	.0
01-18-4625 METRO DISTRICT PAYMENTS	3,975.60	23,450.60	99,454.00	76,003.40	23.6
01-18-4628 CASH OVER/(SHORT)	.00	.00	2,500.00	2,500.00	.0
<b>TOTAL MISCELLANEOUS</b>	<b>50,202.08</b>	<b>193,741.13</b>	<b>595,971.00</b>	<b>402,229.87</b>	<b>32.5</b>
<b>TOTAL FUND REVENUE</b>	<b>901,968.63</b>	<b>2,115,913.71</b>	<b>11,005,235.00</b>	<b>8,889,321.29</b>	<b>19.2</b>

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
01-40-5001 SALARIES & WAGES	31,551.60	112,958.24	395,459.00	282,500.76	28.6
01-40-5050 CLEANING	1,430.96	1,430.96	10,000.00	8,569.04	14.3
01-40-5055 OVERTIME	99.22	400.99	.00	( 400.99)	.0
01-40-5060 PAYROLL TAXES	2,459.24	8,890.91	31,160.00	22,269.09	28.5
01-40-5065 WORKERS COMP	337.62	1,205.69	3,112.00	1,906.31	38.7
01-40-5066 HEALTH INSURANCE	2,480.09	11,258.11	46,771.00	35,512.89	24.1
01-40-5067 DEFERRED COMP/RETIREMENT	2,403.09	7,162.92	30,880.00	23,717.08	23.2
01-40-5068 MEDICAL SAVINGS	487.08	1,000.40	3,621.00	2,620.60	27.6
01-40-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	500.00	10,000.00	9,500.00	5.0
01-40-5200 OFFICE SUPPLIES	1,583.11	2,087.35	7,500.00	5,412.65	27.8
01-40-5201 COMPUTER/TECHNOLOGY	711.52	19,137.52	45,000.00	25,862.48	42.5
01-40-5202 PRINTING EXPENSE	.00	.00	2,500.00	2,500.00	.0
01-40-5203 UNIFORMS	464.68	717.41	1,200.00	482.59	59.8
01-40-5205 POSTAGE	747.15	1,958.74	10,000.00	8,041.26	19.6
01-40-5210 OPERATING SUPPLIES	465.37	869.72	7,500.00	6,630.28	11.6
01-40-5212 FURNISHINGS	.00	.00	15,000.00	15,000.00	.0
01-40-5215 REPAIRS & MAINT	2,676.59	15,223.55	20,000.00	4,776.45	76.1
01-40-5216 FLEET R&M	.00	.00	500.00	500.00	.0
01-40-5253 GAS & OIL	.00	.00	1,000.00	1,000.00	.0
01-40-5300 TELEPHONE	747.84	1,826.10	7,210.00	5,383.90	25.3
01-40-5305 UTILITIES	909.24	1,986.43	10,300.00	8,313.57	19.3
01-40-5310 TRASH REMOVAL	78.35	242.91	1,236.00	993.09	19.7
01-40-5315 COPIER EXPENSES	864.42	1,420.29	9,000.00	7,579.71	15.8
01-40-5320 PROPERTY & LIABILITY INSURANCE	1,826.29	4,176.79	8,606.00	4,429.21	48.5
01-40-5325 INTERNET/WEBSITE EXPENSE	460.30	16,811.95	12,500.00	( 4,311.95)	134.5
01-40-5330 TRAINING	70.00	344.11	20,000.00	19,655.89	1.7
01-40-5331 DUES AND SUBSCRIPTIONS	1,851.74	20,351.28	35,000.00	14,648.72	58.2
01-40-5332 TUITION REIMBURSEMENT	.00	.00	3,000.00	3,000.00	.0
01-40-5353 WATER ASSESSMENTS	413.50	413.50	1,400.00	986.50	29.5
01-40-5399 OTHER PROFESSIONAL SERVICES	724.00	7,159.70	14,600.00	7,440.30	49.0
01-40-5400 LEGAL FEES	21,546.33	48,113.99	258,923.00	210,809.01	18.6
01-40-5401 CONSULTING FEES	11,563.84	24,389.06	204,917.00	180,527.94	11.9
01-40-5415 AUDIT FEES	.00	.00	15,954.00	15,954.00	.0
01-40-5416 PASSPORT EXPENSES	.00	.00	400.00	400.00	.0
01-40-5425 COUNTY TREASURER'S FEE	4,807.51	4,828.31	28,325.00	23,496.69	17.1
01-40-5560 CAPITAL OUTLAY--COMPUTERS	.00	.00	25,000.00	25,000.00	.0
01-40-5700 MISC. EXPENSE	174.36	551.10	10,000.00	9,448.90	5.5
01-40-5701 BANK FEES	3,052.41	10,753.00	38,063.00	27,310.00	28.3
01-40-5705 MILEAGE	.00	1,400.00	10,000.00	8,600.00	14.0
01-40-5720 CONTINGENCIES	.00	.00	25,000.00	25,000.00	.0
<b>TOTAL ADMINISTRATION</b>	<b>96,987.45</b>	<b>329,571.03</b>	<b>1,380,637.00</b>	<b>1,051,065.97</b>	<b>23.9</b>



TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>BOARD OF TRUSTEES</u>					
01-41-5001 SALARIES & WAGES	1,699.93	5,099.81	22,099.00	16,999.19	23.1
01-41-5030 MAYOR AND BOARD SALARIES	.00	8,800.00	52,800.00	44,000.00	16.7
01-41-5060 PAYROLL TAXES	129.68	1,055.06	5,730.00	4,674.94	18.4
01-41-5065 WORKERS COMP	1.76	9.16	40.00	30.84	22.9
01-41-5066 HEALTH INSURANCE	106.11	510.27	2,340.00	1,829.73	21.8
01-41-5067 DEFERRED COMP	85.00	255.00	1,078.00	823.00	23.7
01-41-5068 MEDICAL SAVINGS	3.12	15.60	82.00	66.40	19.0
01-41-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	500.00	500.00	.0
01-41-5201 COMPUTER / TECHNOLOGY	.00	.00	5,000.00	5,000.00	.0
01-41-5210 OPERATING SUPPLIES	85.42	136.88	2,000.00	1,863.12	6.8
01-41-5212 FURNISHINGS	( 36.76)	132.07	11,500.00	11,367.93	1.2
01-41-5230 ELECTIONS	.00	.00	25,000.00	25,000.00	.0
01-41-5320 PROPERTY & LIABILITY INSURANCE	913.14	2,088.39	4,303.00	2,214.61	48.5
01-41-5330 TRAINING	1,265.00	3,088.52	15,000.00	11,911.48	20.6
01-41-5331 DUES & SUBSCRIPTIONS	.00	2,321.14	2,000.00	( 321.14)	116.1
01-41-5340 PUBLISHED NOTICES	230.92	340.68	2,500.00	2,159.32	13.6
01-41-5341 ORDINANCE CODIFICATION	.00	2,845.83	7,500.00	4,654.17	37.9
01-41-5347 COMMUNITY CONTRIBUTIONS	.00	.00	24,000.00	24,000.00	.0
01-41-5399 OTHER PROFESSIONAL SERVICES	.00	9,428.74	7,500.00	( 1,928.74)	125.7
01-41-5430 RECORDING FEES	.00	7.25	2,000.00	1,992.75	.4
01-41-5700 MISC. EXPENSE	329.88	1,153.17	7,500.00	6,346.83	15.4
01-41-5841 BOARD OUTREACH ACTIVITIES	278.64	1,182.73	35,000.00	33,817.27	3.4
<b>TOTAL BOARD OF TRUSTEES</b>	<b>5,091.84</b>	<b>38,470.30</b>	<b>235,472.00</b>	<b>197,001.70</b>	<b>16.3</b>

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>POLICE</u>					
01-42-5001 SALARIES & WAGES	124,196.88	373,810.81	1,733,304.00	1,359,493.19	21.6
01-42-5050 CLEANING	1,752.06	1,752.06	9,000.00	7,247.94	19.5
01-42-5055 OVERTIME	450.61	4,005.71	25,000.00	20,994.29	16.0
01-42-5060 PAYROLL TAXES	2,973.97	8,887.60	36,530.00	27,642.40	24.3
01-42-5065 WORKERS COMP	3,360.79	22,202.88	40,185.00	17,982.12	55.3
01-42-5066 HEALTH INSURANCE	9,225.92	45,314.23	202,843.00	157,528.77	22.3
01-42-5067 DEFERRED COMP	452.24	1,347.42	5,224.00	3,876.58	25.8
01-42-5068 MEDICAL SAVINGS	154.56	772.80	3,018.00	2,245.20	25.6
01-42-5069 FPPA	10,846.40	32,640.82	155,533.00	122,892.18	21.0
01-42-5071 D&D	3,904.72	11,750.74	52,881.00	41,130.26	22.2
01-42-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	1,275.35	3,000.00	1,724.65	42.5
01-42-5200 OFFICE SUPPLIES	197.18	547.27	4,000.00	3,452.73	13.7
01-42-5201 COMPUTER / TECHNOLOGY	1,014.91	12,991.76	47,450.00	34,458.24	27.4
01-42-5203 UNIFORMS	.00	.00	800.00	800.00	.0
01-42-5210 OPERATING SUPPLIES	465.57	923.03	16,000.00	15,076.97	5.8
01-42-5215 REPAIR & MAINTENANCE	662.49	3,200.86	5,000.00	1,799.14	64.0
01-42-5216 FLEET R&M	1,656.95	970.10	18,000.00	17,029.90	5.4
01-42-5253 GAS & OIL	1,959.46	4,279.86	30,000.00	25,720.14	14.3
01-42-5254 UNIFORMS & TOOLS	415.95	2,519.03	29,000.00	26,480.97	8.7
01-42-5255 OPERATING EQUIPMENT	6,429.12	28,078.04	78,950.00	50,871.96	35.6
01-42-5300 TELEPHONES	1,696.27	3,027.79	15,895.00	12,867.21	19.1
01-42-5305 UTILITIES	1,540.31	5,033.21	18,000.00	12,966.79	28.0
01-42-5310 TRASH REMOVAL	157.87	473.61	2,000.00	1,526.39	23.7
01-42-5315 COPIER EXPENSE	188.10	485.39	3,000.00	2,514.61	16.2
01-42-5320 GENERAL LIABILITY INSURANCE	22,828.59	52,209.84	112,028.00	59,818.16	46.6
01-42-5325 INTERNET/WEBSITE EXPENSE	132.45	264.90	2,000.00	1,735.10	13.3
01-42-5330 TRAINING	2,107.46	15,893.97	70,600.00	54,706.03	22.5
01-42-5331 DUES & MEMBERSHIPS	.00	9,930.59	12,145.00	2,214.41	81.8
01-42-5332 TUITION REIMBURSEMENT	.00	845.00	6,000.00	5,155.00	14.1
01-42-5343 CONTRACTUAL SERVICES	2,708.97	76,507.35	159,700.00	83,192.65	47.9
01-42-5348 PEST CONTROL	.00	.00	2,000.00	2,000.00	.0
01-42-5349 WELLNESS PROGRAM	.00	.00	3,500.00	3,500.00	.0
01-42-5350 LAB FEES	( 8.00)	( 8.00)	500.00	508.00	( 1.6)
01-42-5399 OTHER PROFESSIONAL SERVICES	.00	2,758.90	3,150.00	391.10	87.6
01-42-5400 LEGAL FEES	.00	.00	15,000.00	15,000.00	.0
01-42-5491 VEHICLE LEASE EXPENSES	1,279.43	3,838.29	13,652.00	9,813.71	28.1
01-42-5500 CAPITAL OUTLAY	.00	.00	8,000.00	8,000.00	.0
01-42-5700 MISC. EXPENSE	929.15	1,019.38	1,000.00	( 19.38)	101.9
<b>TOTAL POLICE</b>	<b>203,680.38</b>	<b>729,550.59</b>	<b>2,943,888.00</b>	<b>2,214,337.41</b>	<b>24.8</b>

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
01-43-5001 SALARIES & WAGES	24,146.23	83,547.84	374,057.00	290,509.16	22.3
01-43-5060 PAYROLL TAXES	1,831.89	6,234.83	28,615.00	22,380.17	21.8
01-43-5065 WORKERS COMP	98.60	307.30	258.00	( 49.30)	119.1
01-43-5066 HEALTH INSURANCE	2,238.41	12,162.07	35,572.00	23,409.93	34.2
01-43-5067 DEFERRED COMP	969.86	3,373.14	12,997.00	9,623.86	26.0
01-43-5068 MEDICAL SAVINGS	30.73	153.63	393.00	239.37	39.1
01-43-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	500.00	500.00	.0
01-43-5200 OFFICE SUPPLIES	93.56	108.45	800.00	691.55	13.6
01-43-5201 COMPUTER / TECHNOLOGY	222.50	1,076.88	9,000.00	7,923.12	12.0
01-43-5202 PRINTING EXPENSE	146.84	146.84	750.00	603.16	19.6
01-43-5203 UNIFORMS	231.95	440.67	1,250.00	809.33	35.3
01-43-5216 REPAIRS & MAINT--FLEET	.00	121.94	1,000.00	878.06	12.2
01-43-5253 GAS & OIL	104.81	179.43	1,000.00	820.57	17.9
01-43-5300 TELEPHONE	111.48	298.96	2,000.00	1,701.04	15.0
01-43-5320 PROPERTY & LIABILITY INSURANCE	913.14	2,088.39	4,303.00	2,214.61	48.5
01-43-5330 TRAINING	1,012.70	1,166.02	6,000.00	4,833.98	19.4
01-43-5331 DUES & MEMBERSHIPS	.00	.00	1,200.00	1,200.00	.0
01-43-5401 CONSULTING FEES	.00	.00	225,000.00	225,000.00	.0
01-43-5411 ANNEXATIONS & REZONING EXPENSE	20.32	20.32	15,000.00	14,979.68	.1
01-43-5460 BUILDING INSPECTIONS	25,517.97	49,753.80	304,263.00	254,509.20	16.4
01-43-5491 VEHICLE LEASE EXPENSES	1,198.83	3,596.49	6,201.00	2,604.51	58.0
01-43-5700 MISC.	162.03	246.82	2,000.00	1,753.18	12.3
TOTAL COMMUNITY DEVELOPMENT	59,051.85	165,023.82	1,032,159.00	867,135.18	16.0

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS</u>					
01-45-5001 SALARIES & WAGES	30,874.09	91,547.44	377,274.00	285,726.56	24.3
01-45-5055 OVERTIME	.00	2,162.08	5,614.00	3,451.92	38.5
01-45-5060 PAYROLL TAXES	2,376.78	7,118.13	29,291.00	22,172.87	24.3
01-45-5065 WORKERS COMP	1,453.05	3,553.36	6,859.00	3,305.64	51.8
01-45-5066 HEALTH INSURANCE	2,791.55	11,432.11	36,553.00	25,120.89	31.3
01-45-5067 DEFERRED COMP	1,082.93	2,888.82	9,006.00	6,117.18	32.1
01-45-5068 MEDICAL SAVINGS	75.42	356.24	883.00	526.76	40.3
01-45-5201 COMPUTER/TECHNOLOGY	1,464.00	1,464.00	4,000.00	2,536.00	36.6
01-45-5203 UNIFORMS	1,140.43	1,140.43	6,510.00	5,369.57	17.5
01-45-5210 OPERATING SUPPLIES	262.51	262.51	6,000.00	5,737.49	4.4
01-45-5215 REPAIRS & MAINTENANCE	326.25	6,541.64	40,000.00	33,458.36	16.4
01-45-5216 FLEET R&M	128.37	128.37	10,000.00	9,871.63	1.3
01-45-5253 GAS & OIL	1,620.62	3,328.16	10,000.00	6,671.84	33.3
01-45-5254 TOOLS	38.56	38.56	3,000.00	2,961.44	1.3
01-45-5300 TELEPHONE	.00	462.00	2,200.00	1,738.00	21.0
01-45-5305 UTILITIES	799.52	1,560.04	40,000.00	38,439.96	3.9
01-45-5310 TRASH REMOVAL	509.00	509.00	2,500.00	1,991.00	20.4
01-45-5320 PROPERTY & LIABILITY INSURANCE	4,565.72	10,441.97	21,514.00	11,072.03	48.5
01-45-5330 TRAINING	1,500.00	1,500.00	4,000.00	2,500.00	37.5
01-45-5348 PEST CONTROL	299.00	299.00	38,000.00	37,701.00	.8
01-45-5349 WELLNESS PROGRAM	.00	30.00	.00	( 30.00)	.0
01-45-5363 WEED CONTROL	.00	.00	15,000.00	15,000.00	.0
01-45-5369 EQUIPMENT RENTAL	.00	.00	1,000.00	1,000.00	.0
01-45-5370 LANDSCAPING	.00	.00	18,000.00	18,000.00	.0
01-45-5371 TREE MAINTENANCE	.00	.00	35,000.00	35,000.00	.0
01-45-5372 IRRIGATION SYSTEM	474.84	474.84	7,500.00	7,025.16	6.3
01-45-5405 PARK ENGINEERING	660.00	660.00	.00	( 660.00)	.0
01-45-5500 CAPITAL OUTLAY	22,515.00	22,515.00	170,000.00	147,485.00	13.2
01-45-5700 MISC. EXPENSE	.00	.00	2,500.00	2,500.00	.0
<b>TOTAL PARKS</b>	<b>74,957.64</b>	<b>170,413.70</b>	<b>902,204.00</b>	<b>731,790.30</b>	<b>18.9</b>

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ENGINEERING</u>					
01-47-5001 SALARIES & WAGES	32,443.57	96,652.65	433,144.00	336,491.35	22.3
01-47-5050 CLEANING	1,575.56	1,575.56	8,500.00	6,924.44	18.5
01-47-5055 OVERTIME	214.27	499.97	.00	( 499.97)	.0
01-47-5060 PAYROLL TAXES	2,512.67	7,361.88	33,135.00	25,773.12	22.2
01-47-5065 WORKERS COMP	478.30	1,310.50	9,071.00	7,760.50	14.5
01-47-5066 HEALTH INSURANCE	1,747.99	8,320.35	44,587.00	36,266.65	18.7
01-47-5067 DEFERRED COMP	1,632.90	4,846.48	20,276.00	15,429.52	23.9
01-47-5068 MEDICAL SAVINGS	76.85	317.61	1,658.00	1,340.39	19.2
01-47-5075 EMPLOYMENT/RECRUITMENT EXPENSE	211.44	391.74	800.00	408.26	49.0
01-47-5200 OFFICE SUPPLIES	567.67	1,115.35	5,000.00	3,884.65	22.3
01-47-5201 COMPUTER/TECHNOLOGY	2,641.00	2,641.00	8,000.00	5,359.00	33.0
01-47-5203 UNIFORMS	.00	519.40	4,250.00	3,730.60	12.2
01-47-5210 OPERATING SUPPLIES	1,559.96	4,125.12	10,000.00	5,874.88	41.3
01-47-5212 FURNISHINGS	190.56	190.56	1,000.00	809.44	19.1
01-47-5215 REPAIRS & MAINTENANCE	3,074.79	6,081.05	30,000.00	23,918.95	20.3
01-47-5216 REPAIR & MAINTENANCE--FLEET	18.00	100.92	5,000.00	4,899.08	2.0
01-47-5253 GAS & OIL	261.72	465.91	7,500.00	7,034.09	6.2
01-47-5300 TELEPHONE	120.03	460.06	2,880.00	2,419.94	16.0
01-47-5305 UTILITIES	1,594.54	3,871.01	20,000.00	16,128.99	19.4
01-47-5310 TRASH	803.96	1,173.88	2,000.00	826.12	58.7
01-47-5315 COPIER EXPENSES	191.58	382.17	2,000.00	1,617.83	19.1
01-47-5320 PROPERTY & LIABILITY INSURANCE	1,826.29	4,176.79	8,606.00	4,429.21	48.5
01-47-5330 TRAINING	19.15	19.15	5,000.00	4,980.85	.4
01-47-5331 DUES & SUBSCRIPTIONS	.00	38.75	800.00	761.25	4.8
01-47-5399 OTHER PROFESSIONAL SERVICES	180.00	285.00	1,650.00	1,365.00	17.3
01-47-5405 ENGINEERING FEES	.00	.00	55,000.00	55,000.00	.0
01-47-5491 VEHICLE LEASE EXPENSES	1,265.29	1,265.29	13,633.00	12,367.71	9.3
01-47-5599 CAPITAL OUTLAY--LEASES	.00	.00	54,533.00	54,533.00	.0
01-47-5700 MISC. EXPENSE	240.87	248.87	1,000.00	751.13	24.9
<b>TOTAL ENGINEERING</b>	<b>55,448.96</b>	<b>148,437.02</b>	<b>789,023.00</b>	<b>640,585.98</b>	<b>18.8</b>

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MUNICIPAL COURT</u>					
01-48-5001 SALARIES & WAGES	3,909.53	11,728.61	51,687.00	39,958.39	22.7
01-48-5040 JUDGE	1,500.00	3,000.00	21,000.00	18,000.00	14.3
01-48-5060 PAYROLL TAXES	301.50	895.18	3,954.00	3,058.82	22.6
01-48-5065 WORKERS COMP	4.06	12.18	84.00	71.82	14.5
01-48-5066 HEALTH INSURANCE	339.31	1,631.87	7,560.00	5,928.13	21.6
01-48-5067 DEFERRED COMP	85.00	255.00	1,122.00	867.00	22.7
01-48-5068 MEDICAL SAVINGS	13.53	67.65	384.00	316.35	17.6
01-48-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	500.00	500.00	.0
01-48-5201 COMPUTER/TECHNOLOGY	.00	.00	4,000.00	4,000.00	.0
01-48-5203 UNIFORMS	110.77	110.77	200.00	89.23	55.4
01-48-5235 COURT COSTS	.00	.00	1,500.00	1,500.00	.0
01-48-5320 PROPERTY & LIABILITY INSURANCE	913.14	2,088.39	4,303.00	2,214.61	48.5
01-48-5330 TRAINING	.00	.00	1,000.00	1,000.00	.0
01-48-5331 DUES & MEMBERSHIPS	.00	.00	100.00	100.00	.0
01-48-5399 OTHER PROFESSIONAL SERVICES	161.00	1,021.40	2,200.00	1,178.60	46.4
01-48-5455 PROSECUTING ATTORNEY	1,000.00	3,000.00	18,000.00	15,000.00	16.7
01-48-5456 PUBLIC DEFENDER	.00	.00	10,000.00	10,000.00	.0
01-48-5700 MISC. EXPENSE	189.95	203.42	1,000.00	796.58	20.3
<b>TOTAL MUNICIPAL COURT</b>	<b>8,527.79</b>	<b>24,014.47</b>	<b>128,594.00</b>	<b>104,579.53</b>	<b>18.7</b>

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY ENGAGEMENT</u>					
01-49-5001 SALARIES & WAGES	17,727.79	54,468.07	272,760.00	218,291.93	20.0
01-49-5055 OVERTIME	.00	.00	5,000.00	5,000.00	.0
01-49-5060 PAYROLL TAXES	1,368.94	4,166.55	21,249.00	17,082.45	19.6
01-49-5065 WORKERS COMP	239.97	708.78	2,194.00	1,485.22	32.3
01-49-5066 HEALTH INSURANCE	870.43	4,113.17	17,807.00	13,693.83	23.1
01-49-5067 DEFERRED COMP	457.01	1,367.41	8,198.00	6,830.59	16.7
01-49-5068 MEDICAL SAVINGS	49.99	249.95	1,179.00	929.05	21.2
01-49-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	117.52	1,500.00	1,382.48	7.8
01-49-5160 MERCHANDISE FOR RESALE	.00	.00	8,000.00	8,000.00	.0
01-49-5201 COMPUTER/TECHNOLOGY	.00	.00	5,000.00	5,000.00	.0
01-49-5202 PRINTING EXPENSE	706.76	4,736.64	15,000.00	10,263.36	31.6
01-49-5203 UNIFORMS	557.75	557.75	1,500.00	942.25	37.2
01-49-5205 POSTAGE	697.54	1,894.36	1,500.00	( 394.36)	126.3
01-49-5212 FURNISHINGS	.00	.00	4,000.00	4,000.00	.0
01-49-5216 FLEET R&M	.00	.00	2,000.00	2,000.00	.0
01-49-5220 TOWN DECORATIONS	.00	69.96	10,000.00	9,930.04	.7
01-49-5236 COMMUNITY ENGAGEMENT	140.00	7,333.91	10,000.00	2,666.09	73.3
01-49-5253 GAS & OIL	36.87	68.69	1,200.00	1,131.31	5.7
01-49-5260 RECREATION PROGRAMS	3,682.80	8,090.43	52,000.00	43,909.57	15.6
01-49-5261 COMMUNITY DAY	.00	.00	55,000.00	55,000.00	.0
01-49-5262 TOWN EVENTS	5,275.30	5,404.30	89,000.00	83,595.70	6.1
01-49-5265 SENIOR EVENTS	692.88	4,243.11	15,500.00	11,256.89	27.4
01-49-5300 TELEPHONE	40.01	272.02	1,080.00	807.98	25.2
01-49-5320 GENERAL LIABILITY INSURANCE	1,737.01	4,087.51	8,956.00	4,868.49	45.6
01-49-5330 TRAINING	199.53	2,170.15	10,000.00	7,829.85	21.7
01-49-5331 DUES/MEMBERSHIPS	1,920.12	7,896.25	9,000.00	1,103.75	87.7
01-49-5349 WELLNESS PROGRAM	764.17	3,330.95	25,000.00	21,669.05	13.3
01-49-5399 OTHER PROFESSIONAL SERVICES	161.00	3,184.50	35,700.00	32,515.50	8.9
01-49-5401 CONSULTANTS	1,750.00	1,750.00	50,000.00	48,250.00	3.5
01-49-5421 ECONOMIC DEVELOPMENT PROGRAMS	132.99	132.99	40,000.00	39,867.01	.3
01-49-5500 CAPITAL OUTLAY--WAYFINDING	.00	.00	25,000.00	25,000.00	.0
01-49-5560 CAPITAL OUTLAY--SFTWR UPGRADES	.00	7,156.59	40,000.00	32,843.41	17.9
01-49-5700 MISC. EXPENSE	233.12	233.12	2,000.00	1,766.88	11.7
<b>TOTAL COMMUNITY ENGAGEMENT</b>	<b>39,441.98</b>	<b>127,804.68</b>	<b>846,323.00</b>	<b>718,518.32</b>	<b>15.1</b>
<u>NON-DEPARTMENTAL</u>					
01-90-5500 CAPITAL OUTLAY	.00	.00	50,000.00	50,000.00	.0
01-90-5804 TRANSFER TO STREET IMPVT FD	93,750.00	93,750.00	375,000.00	281,250.00	25.0
01-90-5805 TRANSFER TO CAPITAL IMPROVEMEN	531,885.50	531,885.50	2,495,312.00	1,963,426.50	21.3
01-90-8151 SPECIAL PROJECTS	.00	.00	100,000.00	100,000.00	.0
01-90-8155 ARPA BROADBAND	.00	.00	148,932.00	148,932.00	.0
<b>TOTAL NON-DEPARTMENTAL</b>	<b>625,635.50</b>	<b>625,635.50</b>	<b>3,169,244.00</b>	<b>2,543,608.50</b>	<b>19.7</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>1,168,823.39</b>	<b>2,358,921.11</b>	<b>11,427,544.00</b>	<b>9,068,622.89</b>	<b>20.6</b>

TOWN OF MEAD  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 3 MONTHS ENDING MARCH 31, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<b>NET REVENUE OVER EXPENDITURES</b>	( 266,854.76)	( 243,007.40)	( 422,309.00)	( 179,301.60)	( 57.5)



TOWN OF MEAD  
 BALANCE SHEET  
 MARCH 31, 2024

STREET IMPROVEMENT FUND

ASSETS

04-01-0100	COMBINED CASH	2,117,825.37	
04-01-1301	A/R - GENERAL	374,750.99	
	TOTAL ASSETS		<u>2,492,576.36</u>

LIABILITIES AND EQUITY

LIABILITIES

04-02-2000	ACCOUNTS PAYABLE	( 630.43)	
04-02-2005	RETAINAGE PAYABLE	1,570.90	
04-02-2300	457(B) DEFERRED COMP PAYABLE	862.73	
04-02-2310	EMPLOYEE HEALTH INS. PAYABLE	17,663.25	
04-02-2400	FED. WITHHOLDING TAX PAYABLE	1,367.58	
04-02-2401	SOCIAL SECURITY TAX PAYABLE	1,882.34	
04-02-2402	MEDICARE TAX PAYABLE	440.22	
04-02-2403	STATE WITHHOLDING TAX PAYABLE	1,709.60	
04-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	196.82	
	TOTAL LIABILITIES		25,063.01

FUND EQUITY

04-02-3001	FUND BALANCE	1,981,738.14	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	<u>485,775.21</u>	
	BALANCE - CURRENT DATE	<u>485,775.21</u>	
	TOTAL FUND EQUITY		<u>2,467,513.35</u>
	TOTAL LIABILITIES AND EQUITY		<u>2,492,576.36</u>

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

STREET IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT	
<u>TAXES</u>						
04-10-4005	HIGHWAY USERS TAX	23,609.24	65,758.34	242,317.00	176,558.66	27.1
04-10-4010	SALES TAX	111,267.48	460,863.53	2,269,172.00	1,808,308.47	20.3
04-10-4015	ROAD & BRIDGE TAX	.00	.00	70,000.00	70,000.00	.0
04-10-4025	M.V. REGISTRATION	2,513.82	6,604.39	26,000.00	19,395.61	25.4
04-10-4030	BUILDING USE TAX	10,226.23	51,806.62	222,937.00	171,130.38	23.2
	TOTAL TAXES	147,616.77	585,032.88	2,830,426.00	2,245,393.12	20.7
<u>FEES AND PERMITS</u>						
04-11-4102	RIGHT-OF-WAY PERMITS	540.00	6,364.00	63,165.00	56,801.00	10.1
	TOTAL FEES AND PERMITS	540.00	6,364.00	63,165.00	56,801.00	10.1
<u>TRANSFERS IN</u>						
04-16-4601	TRANSFER FROM GF	93,750.00	93,750.00	375,000.00	281,250.00	25.0
	TOTAL TRANSFERS IN	93,750.00	93,750.00	375,000.00	281,250.00	25.0
<u>MISCELLANEOUS</u>						
04-18-4619	INTEREST INCOME	9,199.51	25,742.27	.00	( 25,742.27)	.0
	TOTAL MISCELLANEOUS	9,199.51	25,742.27	.00	( 25,742.27)	.0
	TOTAL FUND REVENUE	251,106.28	710,889.15	3,268,591.00	2,557,701.85	21.8

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

STREET IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS</u>					
04-44-5001 SALARIES & WAGES	29,998.91	89,588.95	461,521.00	371,932.05	19.4
04-44-5055 OVERTIME	.00	762.31	10,000.00	9,237.69	7.6
04-44-5060 PAYROLL TAXES	2,299.89	6,779.61	36,071.00	29,291.39	18.8
04-44-5065 WORKERS COMPENSATION	1,327.62	15,744.57	21,313.00	5,568.43	73.9
04-44-5066 HEALTH INSURANCE	2,551.59	12,035.16	45,134.00	33,098.84	26.7
04-44-5067 DEFERRED COMP	813.33	2,421.26	10,331.00	7,909.74	23.4
04-44-5068 MEDICAL SAVINGS	59.16	237.48	715.00	477.52	33.2
04-44-5075 EMPLOYMENT/RECRUITMENT EXPENSE	.00	.00	1,500.00	1,500.00	.0
04-44-5201 COMPUTER/TECHNOLOGY	5,571.64	10,148.51	22,000.00	11,851.49	46.1
04-44-5202 PRINTING EXPENSE	.00	.00	15,000.00	15,000.00	.0
04-44-5203 UNIFORMS	369.94	5,066.22	5,720.00	653.78	88.6
04-44-5210 OPERATING SUPPLIES	.00	49.97	2,500.00	2,450.03	2.0
04-44-5215 REPAIRS & MAINTENANCE--STREETS	.00	.00	250,000.00	250,000.00	.0
04-44-5216 REPAIR & MAINT.--FLEET	2,857.26	3,488.12	40,000.00	36,511.88	8.7
04-44-5250 ASPHALT/STREET PATCHING	.00	.00	2,300,000.00	2,300,000.00	.0
04-44-5252 STREET SIGNS & MARKERS	92.89	5,618.11	10,000.00	4,381.89	56.2
04-44-5253 GAS & OIL	960.70	1,002.43	25,000.00	23,997.57	4.0
04-44-5254 TOOLS	10,710.14	11,106.38	25,000.00	13,893.62	44.4
04-44-5255 SAFETY EQUIPMENT	.00	.00	3,500.00	3,500.00	.0
04-44-5300 TELEPHONE	67.33	482.66	3,500.00	3,017.34	13.8
04-44-5305 UTILITIES	3,004.52	5,731.34	35,000.00	29,268.66	16.4
04-44-5310 TRASH DISPOSAL	.00	.00	1,000.00	1,000.00	.0
04-44-5320 PROPERTY & LIABILITY INSURANCE	6,848.58	15,662.96	32,271.00	16,608.04	48.5
04-44-5330 TRAINING	3,241.00	3,241.00	13,500.00	10,259.00	24.0
04-44-5331 DUES & MEMBERSHIPS	230.00	430.00	1,500.00	1,070.00	28.7
04-44-5360 STREET SWEEPING	.00	.00	40,000.00	40,000.00	.0
04-44-5361 DUST CONTROL	.00	.00	45,000.00	45,000.00	.0
04-44-5362 GRAVEL	.00	.00	20,000.00	20,000.00	.0
04-44-5363 WEED CONTROL	.00	.00	5,000.00	5,000.00	.0
04-44-5364 SNOW REMOVAL	990.67	1,830.51	100,000.00	98,169.49	1.8
04-44-5365 REPAIR & MAINTENANCE--SEALCOAT	.00	.00	150,000.00	150,000.00	.0
04-44-5366 REPAIR & MAINTENANCE--DRAINAGE	.00	.00	20,000.00	20,000.00	.0
04-44-5367 STREET STRIPING	.00	.00	150,000.00	150,000.00	.0
04-44-5369 EQUIPMENT RENTAL	9,109.77	27,306.36	170,000.00	142,693.64	16.1
04-44-5391 MATERIALS TESTING	.00	.00	40,000.00	40,000.00	.0
04-44-5405 ENGINEERING FEES	.00	.00	200,000.00	200,000.00	.0
04-44-5491 VEHICLE LEASE EXPENSES	679.32	2,037.96	118,180.00	116,142.04	1.7
04-44-5500 CAPITAL OUTLAY	.00	4,342.07	69,000.00	64,657.93	6.3
04-44-5501 CAPITAL OUTLAY-GRADER SHED	.00	.00	50,000.00	50,000.00	.0
04-44-5720 CONTINGENCY	.00	.00	100,000.00	100,000.00	.0
04-44-8151 SPECIAL PROJECTS	.00	.00	50,000.00	50,000.00	.0
<b>TOTAL STREETS</b>	<b>81,784.26</b>	<b>225,113.94</b>	<b>4,699,256.00</b>	<b>4,474,142.06</b>	<b>4.8</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>81,784.26</b>	<b>225,113.94</b>	<b>4,699,256.00</b>	<b>4,474,142.06</b>	<b>4.8</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>169,322.02</b>	<b>485,775.21</b>	<b>( 1,430,665.00)</b>	<b>( 1,916,440.21)</b>	<b>34.0</b>

TOWN OF MEAD  
 BALANCE SHEET  
 MARCH 31, 2024

CONSERVATION TRUST FUND

<u>ASSETS</u>			
05-01-0100	CASH IN COMMON - CTF	136,364.10	
		<u>136,364.10</u>	
	TOTAL ASSETS		<u>136,364.10</u>
 <u>LIABILITIES AND EQUITY</u>			
 <u>FUND EQUITY</u>			
05-02-3001	FUND BALANCE	112,855.53	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	23,508.57	
		<u>23,508.57</u>	
	BALANCE - CURRENT DATE	23,508.57	
		<u>23,508.57</u>	
	TOTAL FUND EQUITY		<u>136,364.10</u>
	TOTAL LIABILITIES AND EQUITY		<u>136,364.10</u>

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

CONSERVATION TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>LOTTERY REVENUE</u>					
05-17-4630 LOTTERY REVENUE	21,924.15	21,924.15	65,000.00	43,075.85	33.7
TOTAL LOTTERY REVENUE	21,924.15	21,924.15	65,000.00	43,075.85	33.7
<u>MISCELLANEOUS REVENUE</u>					
05-18-4619 INTEREST & DIVIDEND INCOME	592.34	1,584.42	1,000.00	( 584.42)	158.4
TOTAL MISCELLANEOUS REVENUE	592.34	1,584.42	1,000.00	( 584.42)	158.4
TOTAL FUND REVENUE	22,516.49	23,508.57	66,000.00	42,491.43	35.6
<u>PARKS</u>					
05-45-5212 FURNISHINGS	.00	.00	30,000.00	30,000.00	.0
TOTAL PARKS	.00	.00	30,000.00	30,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	30,000.00	30,000.00	.0
NET REVENUE OVER EXPENDITURES	22,516.49	23,508.57	36,000.00	12,491.43	65.3

TOWN OF MEAD  
 BALANCE SHEET  
 MARCH 31, 2024

SEWER FUND

ASSETS

06-01-0100	COMBINED CASH	1,424,676.71	
06-01-1302	PREPAID EXPENSE	1,106.90	
06-01-1305	ACCUM DEPRECIATION - PLANT & E	( 3,537,093.14)	
06-01-1306	A/R-UTILITY BILLING	108,821.97	
06-01-1501	LAND	294,834.95	
06-01-1502	LAND IMPROV.	322,159.37	
06-01-1503	SEWER COLLECTION SYSTEM	1,753,546.08	
06-01-1504	BUILDINGS	281,750.60	
06-01-1506	MACH. & EQUIP.	179,757.28	
06-01-1507	WASTEWATER TREATMENT PLANT	6,722,398.81	
06-01-1510	CONSTRUCTION IN PROGRESS	42,103.93	
	TOTAL ASSETS		<u>7,594,063.46</u>

LIABILITIES AND EQUITY

LIABILITIES

06-02-2000	ACCOUNTS PAYABLE	6,745.23	
06-02-2200	LOAN PAYABLE CWRPDA--LT	1,309,402.88	
06-02-2201	LOAN PAYABLE CWRPDA--CURRENT	82,296.05	
06-02-2300	EMPLOYEE PENSION PAYABLE	694.63	
06-02-2310	EMPLOYEE HEALTH INS. PAYABLE	( 2,021.95)	
06-02-2312	WORKERS COMP INSURANCE PAYABLE	( 677.91)	
06-02-2314	401(A) CONTRIBUTIONS PAYABLE	58.08	
06-02-2400	FED. WITHHOLDING TAX PAYABLE	721.27	
06-02-2401	SOCIAL SECURITY TAX PAYABLE	813.30	
06-02-2402	MEDICARE TAX PAYABLE	190.19	
06-02-2403	STATE WITHHOLDING TAX PAYABLE	824.95	
06-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	98.65	
06-02-2500	ACCR'D COMPENSATED ABS--CURRENT	1,386.13	
06-02-2501	ACCR'D COMPENSATED ABSENCES-LT	12,475.17	
06-02-2502	ACCRUED INT PAYABLE--CWRPDA	20,237.62	
06-02-2601	BOND PREMIUM--UNAMORTIZED	46,320.00	
	TOTAL LIABILITIES		1,479,564.29

FUND EQUITY

06-02-3001	FUND BALANCE	5,556,606.59	
	UNAPPROPRIATED FUND BALANCE:		
06-02-3010	CONTRIBUTIONS FROM DEVELOPERS	15,000.00	
06-02-3020	CONTRIBUTIONS SEWER TAPS	425,400.00	
	REVENUE OVER EXPENDITURES - YTD	117,492.58	
	BALANCE - CURRENT DATE		<u>557,892.58</u>
	TOTAL FUND EQUITY		<u>6,114,499.17</u>
	TOTAL LIABILITIES AND EQUITY		<u>7,594,063.46</u>

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>CHARGES FOR SERVICES</u>					
06-11-4150 SEWER USER FEES	83,555.69	241,149.93	981,690.00	740,540.07	24.6
06-11-4152 RATERINK LIFT STA. SURCHARGE	1,040.40	3,080.40	12,444.00	9,363.60	24.8
06-11-4160 SEWER LATE/NSF FEES	1,230.00	3,830.00	15,124.00	11,294.00	25.3
06-11-4165 SEWER TAP FEES	13,582.00	58,431.00	277,307.00	218,876.00	21.1
<b>TOTAL CHARGES FOR SERVICES</b>	<b>99,408.09</b>	<b>306,491.33</b>	<b>1,286,565.00</b>	<b>980,073.67</b>	<b>23.8</b>
<u>MISCELLANEOUS REVENUE</u>					
06-18-4619 INTEREST & DIVIDEND INCOME	6,188.58	18,261.09	75,667.00	57,405.91	24.1
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>6,188.58</b>	<b>18,261.09</b>	<b>75,667.00</b>	<b>57,405.91</b>	<b>24.1</b>
<b>TOTAL FUND REVENUE</b>	<b>105,596.67</b>	<b>324,752.42</b>	<b>1,362,232.00</b>	<b>1,037,479.58</b>	<b>23.8</b>
<u>ADMINISTRATION</u>					
06-40-5001 SALARIES & WAGES	13,903.60	43,479.52	188,268.00	144,788.48	23.1
06-40-5055 OVERTIME	96.10	362.18	.00	( 362.18)	.0
06-40-5060 PAYROLL TAXES	1,083.89	3,370.17	14,403.00	11,032.83	23.4
06-40-5065 WORKERS COMP	239.79	1,275.72	3,469.00	2,193.28	36.8
06-40-5066 HEALTH INSURANCE	1,107.95	5,163.41	22,523.00	17,359.59	22.9
06-40-5067 DEFERRED COMP/RETIREMENT	724.72	2,183.48	9,019.00	6,835.52	24.2
06-40-5068 MEDICAL SAVINGS	41.65	187.41	696.00	508.59	26.9
06-40-5201 COMPUTER / TECHNOLOGY	.00	.00	5,000.00	5,000.00	.0
06-40-5205 POSTAGE	416.34	824.00	5,500.00	4,676.00	15.0
06-40-5254 UNIFORMS	.00	.00	2,270.00	2,270.00	.0
06-40-5300 TELEPHONE	40.01	171.04	720.00	548.96	23.8
06-40-5320 GENERAL LIABILITY INSURANCE	2,282.86	5,220.99	10,757.00	5,536.01	48.5
06-40-5331 DUES AND MEMBERSHIP	.00	1,050.00	1,200.00	150.00	87.5
06-40-5399 OTHER PROFESSIONAL SERVICES	563.00	3,573.40	7,700.00	4,126.60	46.4
06-40-5400 LEGAL FEES	921.33	1,906.49	13,628.00	11,721.51	14.0
06-40-5401 CONSULTING FEES	1,138.60	2,414.22	16,208.00	13,793.78	14.9
06-40-5405 ENGINEERING FEES	5,364.40	5,364.40	30,000.00	24,635.60	17.9
06-40-5410 PLANNING/CONSULTANTS	212.85	424.82	2,040.00	1,615.18	20.8
06-40-5415 AUDIT FEES	.00	.00	7,977.00	7,977.00	.0
06-40-5460 ADMINISTRATIVE OVERHEAD	.00	.00	8,942.00	8,942.00	.0
06-40-5701 BANK FEES	597.23	1,269.77	6,082.00	4,812.23	20.9
06-40-5705 MILEAGE	.00	100.00	1,000.00	900.00	10.0
<b>TOTAL ADMINISTRATION</b>	<b>28,734.32</b>	<b>78,341.02</b>	<b>357,402.00</b>	<b>279,060.98</b>	<b>21.9</b>

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>OPERATIONS</u>					
06-47-5210 OPERATING SUPPLIES	.00	.00	1,000.00	1,000.00	.0
06-47-5215 REPAIRS & MAINT	2,497.23	14,789.73	92,500.00	77,710.27	16.0
06-47-5216 REPAIRS & MAINT GRIT CLASSIFIE	.00	.00	10,000.00	10,000.00	.0
06-47-5227 CHEMICALS	.00	.00	750.00	750.00	.0
06-47-5231 SLUDGE DISPOSAL	12,097.68	18,472.86	85,000.00	66,527.14	21.7
06-47-5248 SEWER LINE REPAIRS	.00	.00	15,000.00	15,000.00	.0
06-47-5253 GAS & OIL	173.18	357.39	6,000.00	5,642.61	6.0
06-47-5305 UTILITIES	5,347.49	11,174.31	70,000.00	58,825.69	16.0
06-47-5306 UTILITIES--RATERINK	73.24	132.85	.00	( 132.85)	.0
06-47-5310 TRASH	132.74	355.69	1,500.00	1,144.31	23.7
06-47-5348 PEST CONTROL	.00	1,263.60	.00	( 1,263.60)	.0
06-47-5363 WEED CONTROL	.00	.00	1,000.00	1,000.00	.0
06-47-5390 SEWER MAINT. CONTRACT	6,511.27	12,070.09	95,000.00	82,929.91	12.7
06-47-5391 SEWER TESTING	1,005.20	1,664.72	6,500.00	4,835.28	25.6
06-47-5392 LINE LOCATOR	479.88	1,008.78	4,000.00	2,991.22	25.2
06-47-5393 STATE DISCHARGE PERMIT	.00	.00	3,500.00	3,500.00	.0
06-47-5394 SEWER LINE FLUSHING	.00	.00	100,000.00	100,000.00	.0
06-47-5396 R&M--RATERINK LIFT STATION	489.17	1,275.62	20,000.00	18,724.38	6.4
06-47-5503 CAPITAL OUTLAY--COAT CHANNELS	.00	.00	30,000.00	30,000.00	.0
06-47-5554 CAPITAL OUTLAY--CO/ORP PROBES	.00	.00	250,000.00	250,000.00	.0
06-47-5556 CAPITAL OUTLAY--CIPP	.00	.00	150,000.00	150,000.00	.0
06-47-5558 CAPITAL OUTLAY-BLOWER REPLACE	.00	1,275.92	130,000.00	128,724.08	1.0
06-47-5559 CAPITAL OUTLAY-CHEMICAL PHOSOP	.00	.00	125,000.00	125,000.00	.0
06-47-5720 CONTINGENCIES	.00	.00	50,000.00	50,000.00	.0
TOTAL OPERATIONS	28,807.08	63,841.56	1,246,750.00	1,182,908.44	5.1
<u>DEBT SERVICE</u>					
06-98-9801 2007 CWRPDA LOAN--PRINCIPAL	.00	40,792.11	82,296.00	41,503.89	49.6
06-98-9802 2007 CWRPDA LOAN--INTEREST	.00	24,285.15	47,858.00	23,572.85	50.7
TOTAL DEBT SERVICE	.00	65,077.26	130,154.00	65,076.74	50.0
TOTAL FUND EXPENDITURES	57,541.40	207,259.84	1,734,306.00	1,527,046.16	12.0
NET REVENUE OVER EXPENDITURES	48,055.27	117,492.58	( 372,074.00)	( 489,566.58)	31.6



TOWN OF MEAD  
 BALANCE SHEET  
 MARCH 31, 2024

POLICE FUND

<u>ASSETS</u>			
08-01-0100	CASH IN COMMON - POLICE	141,797.74	
	TOTAL ASSETS		141,797.74
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
08-02-2000	ACCOUNTS PAYABLE	( 79.17)	
	TOTAL LIABILITIES		( 79.17)
<u>FUND EQUITY</u>			
08-02-3001	FUND BALANCE	158,445.15	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	( 16,568.24)	
	BALANCE - CURRENT DATE	( 16,568.24)	
	TOTAL FUND EQUITY		141,876.91
	TOTAL LIABILITIES AND EQUITY		141,797.74

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

POLICE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FEES AND PERMITS</u>					
08-11-4165 IMPACT FEES	2,330.00	13,017.00	113,079.00	100,062.00	11.5
TOTAL FEES AND PERMITS	2,330.00	13,017.00	113,079.00	100,062.00	11.5
<u>MISCELLANEOUS</u>					
08-18-4619 INTEREST & DIVIDEND INCOME	615.95	1,832.50	10,808.00	8,975.50	17.0
TOTAL MISCELLANEOUS	615.95	1,832.50	10,808.00	8,975.50	17.0
TOTAL FUND REVENUE	2,945.95	14,849.50	123,887.00	109,037.50	12.0
<u>POLICE</u>					
08-42-5491 VEHICLE LEASE EXPENSES	7,509.96	22,529.88	80,724.00	58,194.12	27.9
08-42-5511 CAPITAL OUTLAY--BLDGS & IMPVTS	( 158.34)	8,887.86	35,000.00	26,112.14	25.4
TOTAL POLICE	7,351.62	31,417.74	115,724.00	84,306.26	27.2
TOTAL FUND EXPENDITURES	7,351.62	31,417.74	115,724.00	84,306.26	27.2
NET REVENUE OVER EXPENDITURES	( 4,405.67)	( 16,568.24)	8,163.00	24,731.24	(203.0)

TOWN OF MEAD  
 BALANCE SHEET  
 MARCH 31, 2024

MUNICIPAL FACILITIES FUND

<u>ASSETS</u>			
09-01-0100	COMBINED CASH	4,375,444.60	
	TOTAL ASSETS		4,375,444.60
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
09-02-2000	ACCOUNTS PAYABLE	31,549.24	
09-02-2005	RETAINAGE PAYABLE	9,999.98	
	TOTAL LIABILITIES		41,549.22
<u>FUND EQUITY</u>			
09-02-3003	FUND BALANCE-MUNICIPAL	3,808,620.83	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	525,274.55	
	BALANCE - CURRENT DATE	525,274.55	
	TOTAL FUND EQUITY		4,333,895.38
	TOTAL LIABILITIES AND EQUITY		4,375,444.60

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

MUNICIPAL FACILITIES FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FEES</u>					
09-11-4165 IMPACT FEES	19,984.00	109,912.00	919,812.00	809,900.00	12.0
TOTAL FEES	19,984.00	109,912.00	919,812.00	809,900.00	12.0
<u>GRANTS</u>					
09-15-4527 CNTY EMERGENCY MANAGEMENT GR	.00	.00	40,000.00	40,000.00	.0
09-15-4546 DOLA EIAF GRANT-COMMUNITY CENT	.00	.00	1,500,000.00	1,500,000.00	.0
TOTAL GRANTS	.00	.00	1,540,000.00	1,540,000.00	.0
<u>TRANSFERS IN</u>					
09-16-4819 TRF FR CAPITAL IMPRVT FUND	625,000.00	625,000.00	2,500,000.00	1,875,000.00	25.0
TOTAL TRANSFERS IN	625,000.00	625,000.00	2,500,000.00	1,875,000.00	25.0
<u>MISCELLANEOUS REVENUE</u>					
09-18-4619 INTEREST & DIVIDEND INCOME	19,006.25	52,914.75	204,965.00	152,050.25	25.8
TOTAL MISCELLANEOUS REVENUE	19,006.25	52,914.75	204,965.00	152,050.25	25.8
TOTAL FUND REVENUE	663,990.25	787,826.75	5,164,777.00	4,376,950.25	15.3
<u>ADMINISTRATION</u>					
09-40-5500 CAPITAL OUTLAY	.00	.00	25,000.00	25,000.00	.0
09-40-5511 CAPITAL OUTLAY--BLDGS & IMPVTS	.00	.00	200,000.00	200,000.00	.0
09-40-5720 CONTINGENCIES	.00	.00	30,000.00	30,000.00	.0
TOTAL ADMINISTRATION	.00	.00	255,000.00	255,000.00	.0
<u>STREETS</u>					
09-44-5602 LEASE PURCH PRIN--2021 TRUCK 2	.00	.00	40,690.00	40,690.00	.0
09-44-5603 LEASE PURCH INT--2021 TRUCK 2	.00	.00	2,554.00	2,554.00	.0
09-44-5604 2021 LEASE PURCH PRIN--TRUCK 1	.00	.00	41,947.00	41,947.00	.0
09-44-5605 2021 LEASE PURCH INT--TRUCK 1	.00	.00	1,296.00	1,296.00	.0
TOTAL STREETS	.00	.00	86,487.00	86,487.00	.0

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

MUNICIPAL FACILITIES FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS</u>					
09-45-5491 VEHICLE LEASE EXPENSES	4,775.50	14,748.90	63,602.00	48,853.10	23.2
TOTAL PARKS	4,775.50	14,748.90	63,602.00	48,853.10	23.2
<u>COMMUNITY ENGAGEMENT</u>					
09-49-5491 VEHICLE LEASE EXPENSES	934.30	2,802.90	12,333.00	9,530.10	22.7
TOTAL COMMUNITY ENGAGEMENT	934.30	2,802.90	12,333.00	9,530.10	22.7
<u>EXPENDITURES</u>					
09-50-5500 CAPITAL OUTLAY--BOARD/CT ROOM	.00	8,095.50	.00	( 8,095.50)	.0
TOTAL EXPENDITURES	.00	8,095.50	.00	( 8,095.50)	.0
<u>OTHER CAPITAL OUTLAY</u>					
09-51-5500 CAPITAL OUTLAY	234,404.90	236,904.90	7,675,000.00	7,438,095.10	3.1
TOTAL OTHER CAPITAL OUTLAY	234,404.90	236,904.90	7,675,000.00	7,438,095.10	3.1
TOTAL FUND EXPENDITURES	240,114.70	262,552.20	8,092,422.00	7,829,869.80	3.2
NET REVENUE OVER EXPENDITURES	423,875.55	525,274.55	( 2,927,645.00)	( 3,452,919.55)	17.9

TOWN OF MEAD  
 BALANCE SHEET  
 MARCH 31, 2024

TRANSPORTATION FUND

<u>ASSETS</u>			
14-01-0100	COMBINED CASH	6,215,875.57	
	TOTAL ASSETS		<u>6,215,875.57</u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
14-02-2000	ACCOUNTS PAYABLE	60,099.77	
	TOTAL LIABILITIES		60,099.77
<u>FUND EQUITY</u>			
14-02-3001	FUND BALANCE	6,503,955.38	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	( 348,179.58)	
	BALANCE - CURRENT DATE	( 348,179.58)	
	TOTAL FUND EQUITY		<u>6,155,775.80</u>
	TOTAL LIABILITIES AND EQUITY		<u>6,215,875.57</u>

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

TRANSPORTATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FEES</u>					
14-11-4165 IMPACT FEES	27,656.00	152,108.00	1,422,154.00	1,270,046.00	10.7
TOTAL FEES	27,656.00	152,108.00	1,422,154.00	1,270,046.00	10.7
<u>GRANTS</u>					
14-15-4570 CDOT GRANT--SAFE ROUTES TO SCH	3,220.00	14,660.86	324,000.00	309,339.14	4.5
14-15-4571 CDOT GRANT--UNDERPASS	41,824.67	96,514.47	2,000,000.00	1,903,485.53	4.8
14-15-4572 CDOT GRANT--CR 5 BRIDGE	.00	15,423.20	160,000.00	144,576.80	9.6
14-15-4575 CML GRANT--CR 34 BRIDGE	26,574.69	26,574.69	60,317.00	33,742.31	44.1
14-15-4580 FEDERAL GRANT--3RD & WELKER	.00	.00	1,900,000.00	1,900,000.00	.0
14-15-4585 ENERGY COLO--EV CHARGING GRANT	.00	.00	12,500.00	12,500.00	.0
TOTAL GRANTS	71,619.36	153,173.22	4,456,817.00	4,303,643.78	3.4
<u>MISCELLANEOUS REVENUE</u>					
14-18-4581 FEDERAL GRANT--CARAVEO	.00	.00	1,000,000.00	1,000,000.00	.0
14-18-4582 FEDERAL GRANT--DOT UNDERPASS	.00	.00	1,360,000.00	1,360,000.00	.0
14-18-4619 INTEREST & DIVIDEND INCOME	27,000.80	80,241.63	.00	( 80,241.63)	.0
TOTAL MISCELLANEOUS REVENUE	27,000.80	80,241.63	2,360,000.00	2,279,758.37	3.4
<u>OTHER SOURCES</u>					
14-19-4941 P.I.L.O.CONSTRUCTION	.00	.00	400,000.00	400,000.00	.0
TOTAL OTHER SOURCES	.00	.00	400,000.00	400,000.00	.0
TOTAL FUND REVENUE	126,276.16	385,522.85	8,638,971.00	8,253,448.15	4.5

TOWN OF MEAD  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

TRANSPORTATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
14-40-5405 ENGINEERING FEES	346.50	346.50	.00	( 346.50)	.0
14-40-5500 CAPITAL OUTLAY--WELKER/3RD	30,539.10	622,716.91	4,800,000.00	4,177,283.09	13.0
14-40-5501 CAPITAL OUTLAY--SAFE RTESTOSCH	4,758.00	10,901.23	600,000.00	589,098.77	1.8
14-40-5558 CAPITAL OUTLAY--3RD ST. IMPVTS	( 2,250.00)	( 2,250.00)	.00	2,250.00	.0
14-40-5562 CAPITAL OUTLAY-Y BRIDGE DESIGN	73,864.89	73,864.89	175,000.00	101,135.11	42.2
14-40-5563 CAPITAL OUTLAY-CR 5 BRIDGE	.00	.00	200,000.00	200,000.00	.0
14-40-5565 CAPITAL OUTLAY-SH66/CR7 UNDER	.00	17,880.50	4,700,000.00	4,682,119.50	.4
14-40-5566 CAPITAL -SH 66/CR7-ITERSECTION	2,750.00	2,750.00	200,000.00	197,250.00	1.4
14-40-5567 CAPITAL OUTLAY-NORTH CREEK	3,992.40	3,992.40	.00	( 3,992.40)	.0
14-40-5568 CAPITAL OUTLAY-ALLEY IMPTS	.00	.00	1,250,000.00	1,250,000.00	.0
14-40-5569 CAPITAL OUTLAY-INT CR 38 & I	3,500.00	3,500.00	200,000.00	196,500.00	1.8
14-40-5570 CAPITAL OUTLAY-EV CHARGING ST	.00	.00	40,000.00	40,000.00	.0
14-40-5592 SEGMENT 5 I-25 ENHANCEMENTS	.00	.00	1,000,000.00	1,000,000.00	.0
14-40-5720 CONTINGENCIES	.00	.00	600,000.00	600,000.00	.0
TOTAL EXPENDITURES	117,500.89	733,702.43	13,765,000.00	13,031,297.57	5.3
TOTAL FUND EXPENDITURES	117,500.89	733,702.43	13,765,000.00	13,031,297.57	5.3
NET REVENUE OVER EXPENDITURES	8,775.27	( 348,179.58)	( 5,126,029.00)	( 4,777,849.42)	( 6.8)



TOWN OF MEAD  
 BALANCE SHEET  
 MARCH 31, 2024

PARKS & OPEN SPACE

<u>ASSETS</u>			
18-01-0100	CASH IN COMMON - PARKS & OPEN	568,287.50	
		<u>568,287.50</u>	
	TOTAL ASSETS		<u><u>568,287.50</u></u>
 <u>LIABILITIES AND EQUITY</u>			
 <u>FUND EQUITY</u>			
18-02-3001	FUND BALANCE	442,615.51	
18-02-3005	FUND BALANCE - OPEN SPACE	17,690.50	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	107,981.49	
		<u>107,981.49</u>	
	BALANCE - CURRENT DATE	107,981.49	
		<u>107,981.49</u>	
	TOTAL FUND EQUITY		<u>568,287.50</u>
	TOTAL LIABILITIES AND EQUITY		<u><u>568,287.50</u></u>

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

PARKS & OPEN SPACE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FEES</u>					
18-11-4165 IMPACT FEES	12,328.00	67,804.00	493,158.00	425,354.00	13.8
TOTAL FEES	12,328.00	67,804.00	493,158.00	425,354.00	13.8
<u>MISCELLANEOUS REVENUE</u>					
18-18-4528 GRANTS FOR TRAILS MASTER PLAN	.00	.00	100,000.00	100,000.00	.0
18-18-4619 INTEREST & DIVIDEND INCOME	2,468.55	6,729.49	27,973.00	21,243.51	24.1
18-18-4622 DONATIONS/FUNDRAISING	54,000.00	54,000.00	.00	( 54,000.00)	.0
TOTAL MISCELLANEOUS REVENUE	56,468.55	60,729.49	127,973.00	67,243.51	47.5
TOTAL FUND REVENUE	68,796.55	128,533.49	621,131.00	492,597.51	20.7
<u>ADMINISTRATION</u>					
18-40-5347 CONTRIBUTION TO WELD COUNTY	.00	.00	100,000.00	100,000.00	.0
18-40-5410 PLANNING/CONSULTANTS	.00	.00	325,000.00	325,000.00	.0
TOTAL ADMINISTRATION	.00	.00	425,000.00	425,000.00	.0
<u>PARKS</u>					
18-45-5500 CAPITAL OUTLAY--LIBERTY RANCH	.00	3,439.00	350,000.00	346,561.00	1.0
TOTAL PARKS	.00	3,439.00	350,000.00	346,561.00	1.0
<u>DEPARTMENT 49</u>					
18-49-5500 CAPITAL OUTLAY	.00	.00	51,100.00	51,100.00	.0
TOTAL DEPARTMENT 49	.00	.00	51,100.00	51,100.00	.0
<u>CAPITAL PROJECTS</u>					
18-52-5500 CAPITAL OUTLAY	.00	15,964.00	.00	( 15,964.00)	.0
18-52-5501 CAPITAL OUTLAY--GOLD STAR	.00	1,149.00	350,000.00	348,851.00	.3
18-52-5502 CAPITAL OUTLAY--RESURF TEN CTS	.00	.00	100,000.00	100,000.00	.0
18-52-5503 CAPITAL OUTLAY--ELECTRICITY	.00	.00	15,000.00	15,000.00	.0
TOTAL CAPITAL PROJECTS	.00	17,113.00	465,000.00	447,887.00	3.7

TOWN OF MEAD  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 3 MONTHS ENDING MARCH 31, 2024

PARKS & OPEN SPACE

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	.00	20,552.00	1,291,100.00	1,270,548.00	1.6
NET REVENUE OVER EXPENDITURES	68,796.55	107,981.49	( 669,969.00)	( 777,950.49)	16.1

TOWN OF MEAD  
 BALANCE SHEET  
 MARCH 31, 2024

CAPITAL IMPROVEMENT FUND

<u>ASSETS</u>			
19-01-0100	COMBINED CASH	3,947,475.46	
	TOTAL ASSETS		3,947,475.46
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
19-02-3001	FUND BALANCE	3,988,381.82	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	( 40,906.36)	
	BALANCE - CURRENT DATE	( 40,906.36)	
	TOTAL FUND EQUITY		3,947,475.46
	TOTAL LIABILITIES AND EQUITY		3,947,475.46

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TRANSFERS IN</u>					
19-16-4615 TRANSFER IN FROM GENERAL	531,885.50	531,885.50	2,495,312.00	1,963,426.50	21.3
TOTAL TRANSFERS IN	531,885.50	531,885.50	2,495,312.00	1,963,426.50	21.3
<u>MISCELLANEOUS REVENUE</u>					
19-18-4619 INTEREST & DIVIDEND INCOME	17,147.22	52,208.14	46,899.00	( 5,309.14)	111.3
TOTAL MISCELLANEOUS REVENUE	17,147.22	52,208.14	46,899.00	( 5,309.14)	111.3
TOTAL FUND REVENUE	549,032.72	584,093.64	2,542,211.00	1,958,117.36	23.0
<u>OTHER CAPITAL OUTLAY</u>					
19-46-5909 TRANSFER TO MUNI FACIL FUND	625,000.00	625,000.00	2,500,000.00	1,875,000.00	25.0
TOTAL OTHER CAPITAL OUTLAY	625,000.00	625,000.00	2,500,000.00	1,875,000.00	25.0
TOTAL FUND EXPENDITURES	625,000.00	625,000.00	2,500,000.00	1,875,000.00	25.0
NET REVENUE OVER EXPENDITURES	( 75,967.28)	( 40,906.36)	42,211.00	83,117.36	( 96.9)

TOWN OF MEAD  
BALANCE SHEET  
MARCH 31, 2024

MEAD URBAN RENEWAL AUTHORITY

ASSETS

20-01-0100	COMBINED CASH	3,304,486.69	
20-01-1301	A/R - MURA	210.53	
20-01-1302	PREPAID EXPENSE	137.50	
	TOTAL ASSETS		3,304,834.72

LIABILITIES AND EQUITY

LIABILITIES

20-02-2000	ACCOUNTS PAYABLE	3,892.67	
20-02-2300	EMPLOYEE PENSION PAYABLE	890.88	
20-02-2310	EMPLOYEE HEALTH INS. PAYABLE	( 2,508.80)	
20-02-2312	WORKERS COMP INSURANCE PAYABLE	( 600.00)	
20-02-2314	401(A) CONTRIBUTIONS PAYABLE	290.41	
20-02-2400	FED. WITHHOLDING TAX PAYABLE	1,149.78	
20-02-2401	SOCIAL SECURITY TAX PAYABLE	1,079.68	
20-02-2402	MEDICARE TAX PAYABLE	252.53	
20-02-2403	STATE WITHHOLDING TAX PAYABLE	1,056.14	
20-02-2404	STATE UNEMPLOYMENT TAX PAYABLE	130.38	
	TOTAL LIABILITIES		5,633.67

FUND EQUITY

20-02-3001	FUND BALANCE	3,333,630.48	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	( 34,429.43)	
	BALANCE - CURRENT DATE	( 34,429.43)	
	TOTAL FUND EQUITY		3,299,201.05
	TOTAL LIABILITIES AND EQUITY		3,304,834.72

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

MEAD URBAN RENEWAL AUTHORITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
20-10-4050 TAX INCREMENT REVENUE (TIF)	.00	213.75	3,980,644.00	3,980,430.25	.0
TOTAL TAXES	.00	213.75	3,980,644.00	3,980,430.25	.0
<u>FEES</u>					
20-11-4110 ADMINSTRATIVE FEE	.00	.00	20,237.00	20,237.00	.0
TOTAL FEES	.00	.00	20,237.00	20,237.00	.0
<u>MISCELLANEOUS REVENUE</u>					
20-18-4619 INTEREST & DIVIDEND INCOME	14,354.18	43,448.80	229,413.00	185,964.20	18.9
TOTAL MISCELLANEOUS REVENUE	14,354.18	43,448.80	229,413.00	185,964.20	18.9
TOTAL FUND REVENUE	14,354.18	43,662.55	4,230,294.00	4,186,631.45	1.0
<u>ADMINISTRATION</u>					
20-40-5001 SALARIES & WAGES	17,399.05	58,202.38	241,344.00	183,141.62	24.1
20-40-5060 PAYROLL TAXES	1,338.80	4,475.39	18,463.00	13,987.61	24.2
20-40-5065 WORKERS COMP	159.78	1,061.49	1,857.00	795.51	57.2
20-40-5066 HEALTH INSURANCE	1,115.55	5,376.11	23,248.00	17,871.89	23.1
20-40-5067 DEFERRED COMP/RETIREMENT	1,071.24	3,212.16	14,574.00	11,361.84	22.0
20-40-5068 MEDICAL SAVINGS	28.66	143.30	672.00	528.70	21.3
20-40-5100 TIF REVENUE SHARING	.00	.00	2,284,837.00	2,284,837.00	.0
20-40-5300 TELEPHONE	.00	97.00	600.00	503.00	16.2
20-40-5320 GENERAL LIABILITY INSURANCE	913.14	2,088.37	4,303.00	2,214.63	48.5
20-40-5340 PUBLISHED NOTICES	.00	.00	100.00	100.00	.0
20-40-5400 LEGAL FEES	328.00	608.34	40,000.00	39,391.66	1.5
20-40-5401 CONSULTING FEES	1,095.06	2,324.22	15,229.00	12,904.78	15.3
20-40-5415 AUDIT FEES	.00	.00	2,659.00	2,659.00	.0
20-40-5425 COUNTY TREASURER'S FEE	.00	3.22	59,710.00	59,706.78	.0
20-40-5427 TIF ADVANCE	.00	.00	1,100,000.00	1,100,000.00	.0
20-40-5460 ADMINISTRATIVE OVERHEAD	.00	.00	8,912.00	8,912.00	.0
20-40-5500 CAPITAL OUTLAY	.00	.00	100,000.00	100,000.00	.0
20-40-5700 MISC. EXPENSE	.00	.00	1,000.00	1,000.00	.0
20-40-5705 MILEAGE	.00	500.00	3,000.00	2,500.00	16.7
20-40-5999 OTHER PROJECTS	.00	.00	1,000,000.00	1,000,000.00	.0
TOTAL ADMINISTRATION	23,449.28	78,091.98	4,920,508.00	4,842,416.02	1.6
TOTAL FUND EXPENDITURES	23,449.28	78,091.98	4,920,508.00	4,842,416.02	1.6

TOWN OF MEAD  
 EXPENDITURES WITH COMPARISON TO BUDGET  
 FOR THE 3 MONTHS ENDING MARCH 31, 2024

MEAD URBAN RENEWAL AUTHORITY

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
NET REVENUE OVER EXPENDITURES	( 9,095.10)	( 34,429.43)	( 690,214.00)	( 655,784.57)	( 5.0)



TOWN OF MEAD  
 BALANCE SHEET  
 MARCH 31, 2024

ELEVATION 25 GEN'L IMPVT DIST.

<u>ASSETS</u>			
30-01-0100	COMBINED CASH	65.57	
	TOTAL ASSETS		65.57
 <u>LIABILITIES AND EQUITY</u>			
 <u>FUND EQUITY</u>			
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	65.57	
	BALANCE - CURRENT DATE	65.57	
	TOTAL FUND EQUITY		65.57
	TOTAL LIABILITIES AND EQUITY		65.57

TOWN OF MEAD  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING MARCH 31, 2024

ELEVATION 25 GEN'L IMPVT DIST.

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT	
<u>TAXES</u>						
30-10-4050	PROPERTY TAX	34.75	65.64	10,253.00	10,187.36	.6
	TOTAL TAXES	34.75	65.64	10,253.00	10,187.36	.6
<u>MISCELLANEOUS</u>						
30-18-4619	INTEREST & DIVIDEND INCOME	.00	.00	231.00	231.00	.0
	TOTAL MISCELLANEOUS	.00	.00	231.00	231.00	.0
	TOTAL FUND REVENUE	34.75	65.64	10,484.00	10,418.36	.6
<u>ADMINISTRATION</u>						
30-40-5425	COUNTY TREASURER'S FEE	.07	.07	30.00	29.93	.2
30-40-5460	ADMINISTRATIVE OVERHEAD	.00	.00	4,101.00	4,101.00	.0
	TOTAL ADMINISTRATION	.07	.07	4,131.00	4,130.93	.0
<u>STREETS</u>						
30-44-5215	REPAIRS & MAINTENANCE	.00	.00	6,037.00	6,037.00	.0
	TOTAL STREETS	.00	.00	6,037.00	6,037.00	.0
	TOTAL FUND EXPENDITURES	.07	.07	10,168.00	10,167.93	.0
	NET REVENUE OVER EXPENDITURES	34.68	65.57	316.00	250.43	20.8

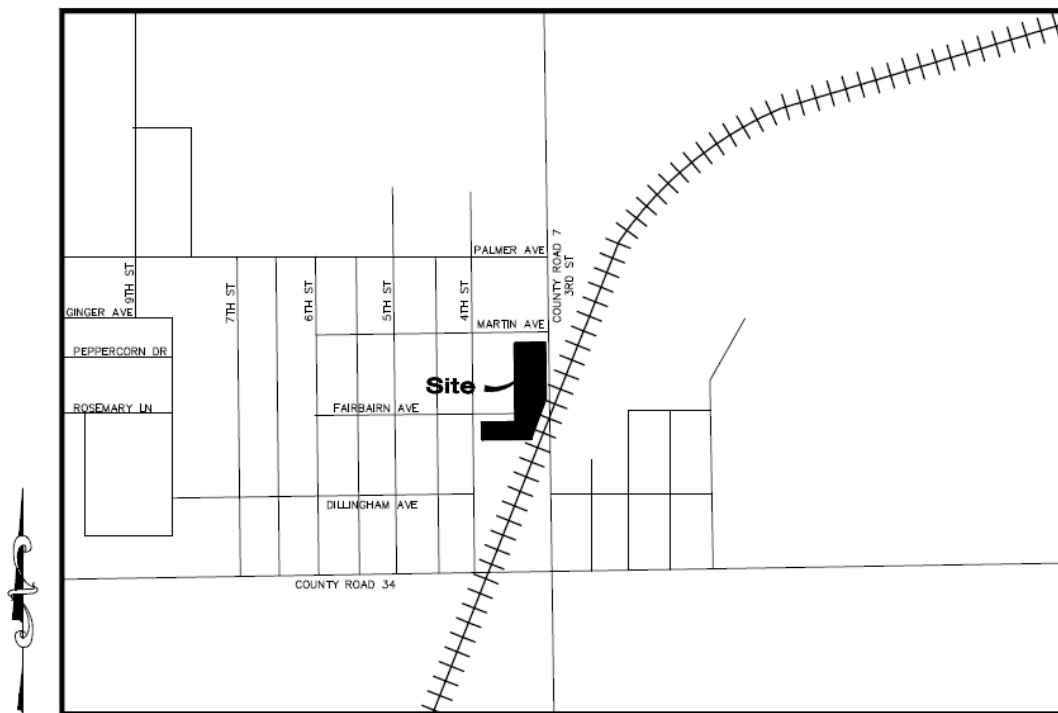


# Agenda Item Summary

MEETING DATE: April 29, 2024  
SUBJECT: **Ordinance No. 1052** – An Ordinance of the Town of Mead, Colorado, Approving the Mead Community Center Subdivision Final Plat  
PRESENTED BY: Kyle Estrada-Clarke, Planner I

## SUMMARY

Staff has approved an application for the Mead Community Center Subdivision Final Plat (“**Final Plat**”), which combines eighteen (18) existing lots from the old Town corporate limits and one unplatted tract, known as the Great Western Railroad property, into one lot. The property is generally located south of Martin Avenue and west of Weld County Road 7 (3<sup>rd</sup> Street), as shown on the Vicinity Map below and more fully described in the Final Plat (“**Property**”). The Final Plat substantially complies with the regulations governing the development, including the Mead Municipal Code (“**MMC**”), Town Design Standards and Construction Specifications, Fire Code, and standards set forth by relevant utilities.



**Vicinity Map**  
SCALE: 1" = 500'

## DETAIL OF REQUEST

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<b>Applicant:</b>	Town of Mead
<b>Property Owner:</b>	Town of Mead
<b>Property Location:</b>	Generally south of Martin Avenue and west of Weld County Road 7 (3rd Street)
<b>Zoning Classification:</b>	Downtown Mixed Use (DMU)
<b>Comp. Plan Designation:</b>	Downtown Mixed Use (DMU)
<b>Surrounding Land Uses:</b>	
North	Civic, Downtown Mixed Use (DMU) – Town of Mead
South	Commercial, Downtown Mixed Use (DMU) – Town of Mead
East	Light Industrial (LI) – Town of Mead
West	Residential, Downtown Mixed Use (DMU) – Town of Mead

## OVERVIEW

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MMC Section 16-4-70(b)(7) allows for administrative approval of final plats by staff. Section 16-4-70(b)(8) requires that staff bring approved final plats before the Board of Trustees for adoption by ordinance. The Final Plat complies with relevant regulations and the review criteria set forth in Section 16-4-70 of the MMC, as discussed in more detail below.

Town staff has submitted the Application on behalf of the Town of Mead (“**Applicant**” or “**Owner**”). The Property consists of 1.58 acres. The Final Plat consolidates the southern unplatted tract known as the Great Western Railroad property (“**RR Parcel**”) and the eighteen (18) existing lots to create one single lot.

The Board of Trustees public hearing on the Preliminary Plat was held on March 25, 2024. At that meeting, and following the conclusion of the public hearing, the Board of Trustees approved the Preliminary Plat, subject to certain conditions, via Resolution No. 28-R-2024 (“**Preliminary Plat Resolution**”). The Preliminary Plat Resolution conditioned approval of the Preliminary Plat on the Town’s acquisition of the RR Parcel. Great Western Railway of Colorado, L.L.C. conveyed the RR Parcel to the Town by Quitclaim Deed dated March 29, 2024 and recorded with the Weld County Clerk and Recorder on April 3, 2024, at Reception No. 4952737.

## REVIEW CRITERIA

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The following is a detailed analysis of the Final Plat application as it relates to the review criteria for final plats set forth in MMC Section 16-4-70(b)(8).

- 1) 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 of land use. The lot provides adequate access to the roadway network. The lot size meets the minimum dimensional standards for the Downtown Mixed Use zoning district.

- 2) 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 March 20, 2024, following which the Planning Commission recommended approval with conditions of the Preliminary Plat to the Board of Trustees via Resolution No. 01-PC-2024. Applicant has satisfied the condition requiring acquisition of the RR Parcel, and the Town now owns the entire Property. The Final Plat is consistent with the approved Preliminary Plat.

3) *The development will substantially comply with the Mead Municipal Code.*  
The Final Plat complies with applicable MMC provisions. More particularly, the Final Plat complies with the minimum dimensional standards for the Downtown Mixed Use zoning of the Property, including the minimum lot size and lot widths, as set forth in the Land Use Code.

4) *All applicable technical standards have been met.*  
The proposal has been reviewed by the Community Development Department, Town Engineer, Town Attorney, Colorado Department of Transportation (CDOT) and relevant service districts and utilities (Little Thompson Water District, United Power, Mountain View Fire Protection District) and complies with the applicable codes and standards governing the development.

## FINANCIAL CONSIDERATIONS

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There are no financial considerations directly tied to the approval/conditional approval of the Final Plat. Approval of the Final Plat and Site Plan for the Property will permit the Town to move forward with the construction of the Mead Community Center project. The approved 2024 budget identifies \$7,675,000 for the Mead Community Center project in budget line-item no. 09-51-5500, *Capital Outlay, Municipal Facilities*.

## ALTERNATIVES/OPTIONS

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MMC Section 16-4-70(b)(7) gives authority to Town Staff to “approve, approve with conditions, or deny the proposed final plat” and to “make a final decision on the final plat.” MMC Section 16-4-70(b)(9) also requires that the Final Plat “be presented to the Board of Trustees for its adoption by ordinance.”

As a result, the Board of Trustees may approve the attached Ordinance ratifying Staff’s conditional approval of the Final Plat. If the Board of Trustees desires to add additional conditions of approval or deny the request, it may do so, but this matter would need to be removed from the consent agenda for additional discussion and analysis of the applicable approval criteria set forth in the Land Use Code, set forth above. As set forth in this Agenda Item Summary, Staff has determined that the proposed Final Plat meets applicable MMC criteria.

## STAFF RECOMMENDATION/ACTION REQUIRED

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Pursuant to MMC Section 16-4-70, Town Staff has approved the Final Plat, subject to standard conditions, and recommends that the Board of Trustees approve Ordinance No. 1052

The Ordinance is included on the April 29, 2024, consent agenda. A motion to approve the April 29th consent agenda will approve the Ordinance. If this matter is removed from the consent agenda for additional discussion or questions of Town Staff, Town Staff recommends the following motion:

### Suggested Motion:

“I move to approve Ordinance No. 1052, an Ordinance approving the Mead Community Center Subdivision Final Plat, 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 April 29, 2024, Board of Trustees meeting.”

ATTACHMENTS

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Ordinance No. 1052  
Mead Community Center Subdivision Final Plat

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 1052**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,  
APPROVING THE  
MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT**

**WHEREAS**, the Town of Mead is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Land Use Code to regulate the subdivision of land; and

**WHEREAS**, the Town of Mead, Colorado (“**Applicant**”), has submitted a final plat application for property consisting of 1.58 acres, more or less, generally located south of Martin Avenue and west of Weld County Road 7 (3<sup>rd</sup> Street) in the Town of Mead, County of Weld, State of Colorado, as more particularly described in the Mead Community Center Subdivision Final Plat (“**Property**”); and

**WHEREAS**, a copy of the Mead Community Center Subdivision Final Plat (“**Final Plat**”) is attached to this Ordinance as **EXHIBIT 1** and is incorporated herein by reference; and

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

**WHEREAS**, Section 16-4-70 of the *Mead Municipal Code* (“**MMC**”) authorizes administrative staff review and approval of the Final Plat, subject to confirmation by the Board of Trustees through the adoption of an ordinance approving the Final Plat; and

**WHEREAS**, the Planning Commission held a public hearing on March 20, 2024 regarding the Mead Community Center Subdivision Preliminary Plat (“**Preliminary Plat**”) and, following the conclusion of the public hearing, recommended conditional approval of the Preliminary Plat to the Board of Trustees via Resolution No. 01-PC-2024; 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. 28-R-2024, dated March 25, 2024; 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 Applicant and members of the public, and the audio and video 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 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.** That the Final Plat designated as the Mead Community Center Subdivision Final Plat, be approved subject to the following condition of approval:

- a. Prior to, and as a condition of recordation of the Final Plat, the Applicant shall resolve/correct any and all minor technical issues as directed by Town Staff.

**Section 2.** Subject to review and approval of the Final Plat mylar by the Town Staff, and satisfaction of the condition set forth in Section 1.a. above, the Mayor and other Town officials, as applicable, are hereby authorized to sign the Final Plat mylar.

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

**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 Code available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 29<sup>th</sup> DAY OF APRIL, 2024.**

**ATTEST:**

**TOWN OF MEAD**

By: \_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor



**EXHIBIT 1**  
**Mead Community Center Subdivision Final Plat**

*[Attached.]*

# MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT

A RESUBDIVISION OF A PORTION OF BLOCKS 6 AND 7, AND VACATED FAIRBAIRN AVE, TOWN OF MEAD, AND A PORTION OF THE GREAT WESTERN RAILWAY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 2

Site Data Table	
SITE AREA (SF/AC)	68,798 SQ.FT. 1.58 AC
TOTAL LOT COVERAGE	0.62 AC
BUILDING (SF)	11,551 SF
LAND USE	OFFICE/BUSINESS USES
BLDG HEIGHT PROPOSED	31'-5"
NUMBER OF EMPLOYEES	6
	*REQUIRED PROPOSED
PARKING SPACES	23 64
ACCESSIBLE SPACES	3 3
BICYCLE SPACES	2 6

\*PER MEAD MUNICIPAL COE - CHARTER 16 - ARTICLE II - TABLE 2.1 PARKING REQUIREMENTS

## Certificate of Ownership and Dedication.

THE TOWN OF MEAD IS THE OWNER OF CERTAIN LANDS DESCRIBED BELOW, AND BY THIS PLAT, HAS CAUSED SAID LAND TO BE RESUBDIVIDED AND CONSOLIDATED INTO ONE (1) LOT UNDER THE NAME OF MEAD COMMUNITY CENTER SUBDIVISION.

THE TOWN OF MEAD IS THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED HEREIN, AND BY THIS PLAT, AS APPLICABLE:  
 (1) HAS CAUSED SAID LAND TO BE REPLATTED INTO LOTS, BLOCKS, TRACTS, STREETS, OR OTHER DESIGNATED PARCELS, AS APPLICABLE, UNDER THE NAME OF MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT; AND (2) HEREBY DEDICATES AND GRANTS FOR THE PUBLIC BENEFIT SUCH EASEMENTS AS ARE DEPICTED OR BY NOTE OR NOTATION REFERENCED HEREON (EXCEPT THOSE OF PRIOR RECORD), FOR THE USES AND PURPOSES SO INDICATED, 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 PURPOSE OF THE EASEMENT, BY THE TOWN OR APPLICABLE UTILITY/SERVICE PROVIDER OR ENTITY. 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 THE RIGHT TO REMOVE OR REQUIRE THE OWNER(S) OF IMPROVEMENTS IN THE EASEMENTS 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. THE RIGHTS GRANTED TO THE TOWN BY THIS PLAT INURE ALSO TO THE BENEFIT OF ITS AUTHORIZED AGENTS, LICENSEES, PERMITTEES AND ASSIGNS, ALL CONDITIONS, TERMS, WARRANTIES, REPRESENTATIONS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER AND THE SUCCESSORS AND ASSIGNS OF THE OWNER.

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, 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:

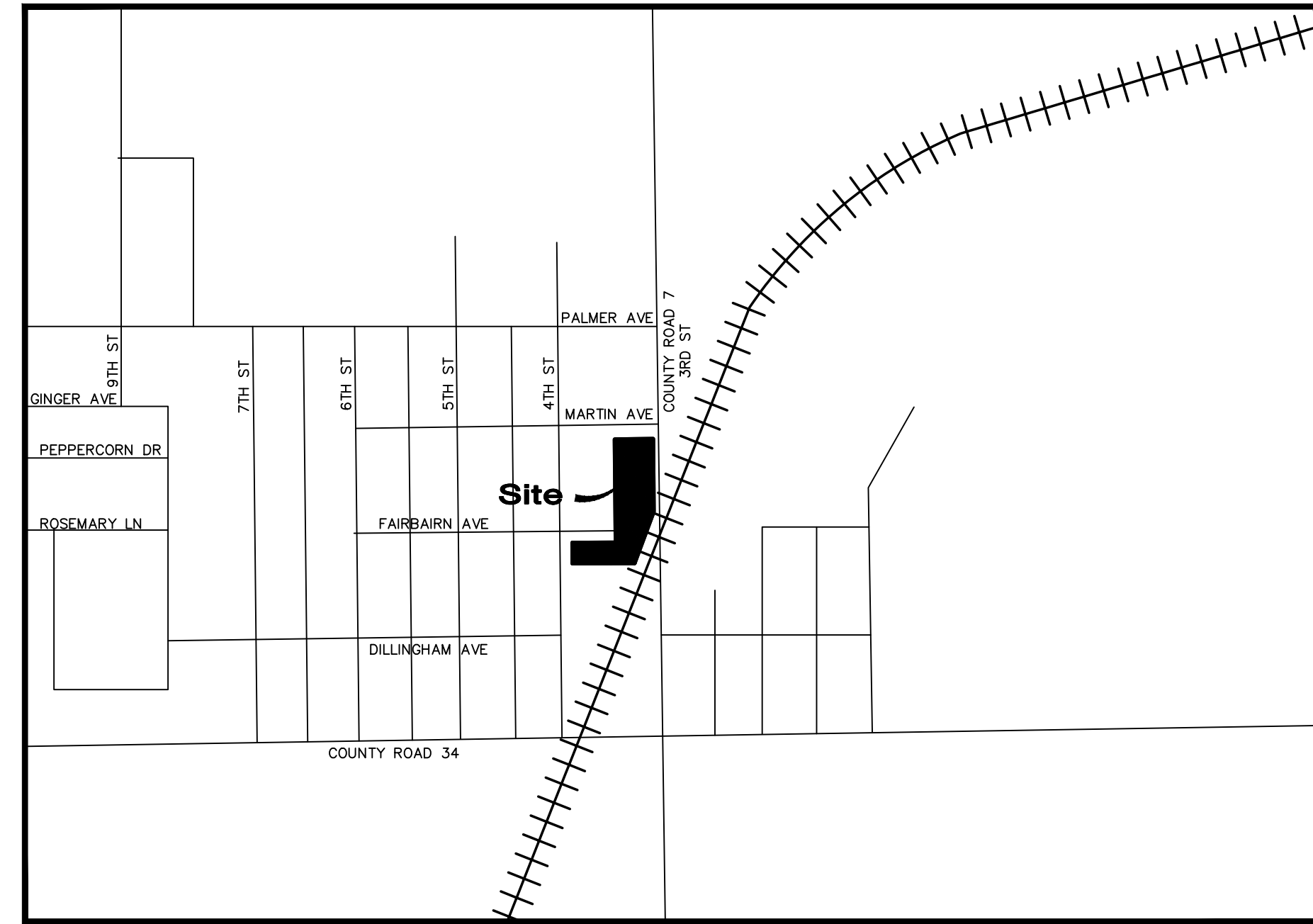
CONSIDERING THE WESTERLY LINE OF VACATED FAIRBAIRN AVENUE AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 7, 2001, AT REC. NO. 2846383, AND THE EASTERLY LINE OF A 20' WIDE PLATTED ALLEY, BLOCK 7, TOWN OF MEAD AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 12, 1906, AT RECEPTION NO. 106433 TO BEAR NORTH 00°32'45" WEST, A DISTANCE OF 379.17 FEET BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRON SURV 29038" AT THE SOUTHWEST CORNER OF SAID VACATED FAIRBAIRN AVENUE AND A FOUND #4 REBAR WITH 1" BROKEN YELLOW PLASTIC CAP, ILLEGIBLE AT THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 7, AS SHOWN HEREON, COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

BEGINNING AT SAID NORTHWEST CORNER;  
 THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF MEAD STREET, NORTH 89°12'07" EAST, A DISTANCE OF 140.08 FEET;  
 THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 3RD STREET, SOUTH 00°28'25" EAST, A DISTANCE OF 266.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE GREAT WESTERN RAILWAY COMPANY;  
 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 20°20'37" WEST, A DISTANCE OF 201.85 FEET;  
 THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 89°48'41" WEST, A DISTANCE OF 227.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET;  
 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°23'40" WEST, A DISTANCE OF 74.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FAIRBAIRN AVENUE;  
 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°14'30" EAST, A DISTANCE OF 159.39 FEET TO THE SOUTHWEST CORNER OF SAID VACATED FAIRBAIRN AVENUE;  
 THENCE ALONG THE WESTERLY LINE OF SAID VACATED FAIRBAIRN AVENUE, AND ALONG THE EASTERLY LINE OF SAID 20' WIDE PLATTED ALLEY, NORTH 00°32'45" WEST, A DISTANCE OF 379.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.

THUS-DESCRIBED FINAL PLAT CONTAINS 68,798 SQ. FT. OR 1.58 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER: TOWN OF MEAD, COLORADO ATTEST:  
 \_\_\_\_\_  
 MAYOR TOWN CLERK



Vicinity Map  
SCALE: 1" = 500'

## Notes

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABJ25180322, DATED SEPTEMBER 28, 2020 AT 5:00 P.M., AND UNIFIED TITLE COMPANY OF NORTHERN COLORADO, LLC COMMITMENT NUMBER 15404UTG, DATED APRIL 02, 2018, WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS FINAL PLAT. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENTS.
- 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.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°32'45"W ALONG THE WESTERLY LINE OF VACATED FAIRBAIRN AVENUE, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 7, 2001 AT RECEPTION NO. 2846383 ALSO BEING THE EASTERLY LINE OF A 20' WIDE PLATTED ALLEY IN BLOCK 7 OF THE TOWN OF MEAD, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 12, 1906, AT RECEPTION NO. 106433, BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRON SURV 29038", AT THE SOUTHWESTERLY CORNER OF SAID VACATED FAIRBAIRN AVENUE AND A FOUND #4 REBAR WITH 1" BROKEN YELLOW PLASTIC CAP, ILLEGIBLE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 7, SAID TOWN OF MEAD AS SHOWN HEREON, COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELDWORK: JANUARY 30 - FEBRUARY 7, 2023, AND APRIL 3, 2023
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT (NUMBER ABJ25180322) AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
 

#9	NOV 26, 1877	BK 22, PG 217	DENVER PACIFIC RAILWAY & TELEGRAPH COMPANY RIGHT-OF-WAY, NO SPECIFIC WIDTH GIVEN
#10	MAY 17, 1907	BK 258, PG 314	LIQUOR RESTRICTIONS
#16	OCT 24, 2013	REC. NO. 3973325	OIL AND GAS LEASE
	DEC 21, 2017	REC. NO. 4362399	DECLARATION OF POOLING
	FEB 5, 2019	REC. NO. 4464778	EXTENSION OF LEASES (SUBJECT PARCEL APPEARS TO BE EXCEPTED)
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT (NUMBER 15404UTG) AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
 

#9	NOV 26, 1877	BK 22, PG 217	DENVER PACIFIC RAILWAY & TELEGRAPH COMPANY RIGHT-OF-WAY, NO SPECIFIC WIDTH GIVEN
#10	MARCH 3, 1882	REC. NO. 8091	MINERAL RESERVATIONS.
#16	MARCH 19, 2014	REC. NO. 4003113	OIL AND GAS LEASE
#17	AUGUST 29, 2013	REC. NO. 3959913	OIL AND GAS LEASE
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08123C-1880 E, DATED JANUARY 20, 2016. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 68,798 SQ. FT. OR 1.58 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
- EASEMENTS RECORDED AT RECEPTION NOS. 2846383, 2911126, 3397569, AND 3767169 IN THE WELD COUNTY REAL PROPERTY RECORDS (COLLECTIVELY, THE "PRIOR EASEMENTS") ARE EXTINGUISHED BY MERGER OF THE TOWN'S FEE OWNERSHIP OF THE PROPERTY DESCRIBED IN THIS PLAT AND THE PRIOR EASEMENTS. THE PRIOR EASEMENTS ARE HEREBY EXTINGUISHED AND VACATED BY THIS PLAT.
- THE LOT LINES OF LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, AND 23, AS PER THE PLAT OF TOWN OF MEAD AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 12, 1906, AT RECEPTION NO. 106433, ALONG WITH THE PARCEL LINES FOR VACATED FAIRBAIRN AVENUE AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 7, 2001, AT RECEPTION NO. 2846383, AND AS VACATED ON DECEMBER 21, 2001 AT RECEPTION NO. 2911126, ARE BEING VACATED PER THIS FINAL PLAT.
- THE DRAINAGE EASEMENT, SANITARY AND STORM EASEMENT, AND UTILITY EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN FOR PUBLIC BENEFIT, WITH USE AND CONTROL RIGHTS RESERVED TO THE TOWN, WHICH USE RIGHTS MAY BE DELEGATED TO OTHER UTILITY COMPANIES OR SERVICE ENTITIES WITH THE PRIOR WRITTEN CONSENT OF THE TOWN. THE TOWN INTENDS THAT THE DRAINAGE EASEMENT, SANITARY AND STORM EASEMENT, AND UTILITY EASEMENT AS SHOWN HEREON SHALL RUN WITH THE LAND AND SURVIVE ANY FUTURE CONVEYANCE OF THE PROPERTY DESCRIBED IN THIS PLAT UNLESS AND UNTIL EXPRESSLY VACATED BY THE TOWN.
- NO MERGER. THE TOWN SPECIFICALLY INTENDS THAT THE PUBLIC EASEMENTS DEDICATED TO THE TOWN AS SHOWN HEREON (THE DRAINAGE EASEMENT, SANITARY AND STORM EASEMENT AND UTILITY EASEMENT) SHALL NOT MERGE IN THE TOWN'S FEE INTEREST OF THE SUBJECT PROPERTY, IT BEING THE TOWN'S SPECIFIC INTENT THAT ALL SUCH EASEMENTS SHALL RUN WITH THE LAND AND BIND ALL FUTURE OWNER(S) OF THE PROPERTY DESCRIBED IN THIS PLAT UNLESS AND UNTIL EXPRESSLY VACATED BY THE TOWN.
- THE TOWN RESERVES THE RIGHT TO LOCATE TOWN UTILITIES, DRAINAGE INFRASTRUCTURE OR OTHER RELATED PUBLIC IMPROVEMENTS OR APPURTENANCES ANYWHERE ON THE PROPERTY DESCRIBED IN THIS PLAT, PROVIDED THAT THE PROPOSED LOCATIONS HAVE BEEN REVIEWED AND APPROVED IN ADVANCE BY THE TOWN ENGINEER. TO THE EXTENT THAT THE TOWN SEEKS TO CONVEY THE PROPERTY DESCRIBED IN THIS PLAT (OR ANY PORTION THEREOF) IN THE FUTURE TO A THIRD-PARTY PURCHASER, THE TOWN WILL RESERVE ALL NECESSARY EASEMENT(S) IN THE CONVEYANCE DEED OR AS A CONDITION OF SALE.
- IN THE EVENT UNITED POWER, INC. FACILITIES ARE PLACED BENEATH LANDSCAPED AREAS OR HARD SURFACE SUCH AS, BUT NOT LIMITED TO, ASPHALT OR CONCRETE, AND THE FACILITIES REQUIRE MAINTENANCE, REPLACEMENT, REPAIRS, ENLARGEMENT, RECONSTRUCTION, IMPROVEMENT, INSPECTION, AND/OR REMOVAL AT ANY TIME, UNITED POWER, INC. WILL NOT BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH THE RESTORATION OR REPLACEMENTS OF ANY HARD SURFACES.

## Town Engineer Certificate

APPROVED AS TO FORM BY THE TOWN ENGINEER OF THE TOWN OF MEAD, COLORADO, THIS

\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

\_\_\_\_\_  
TOWN ENGINEER

## Certificate of Final Staff Review and Approval.

THIS FINAL PLAT OF "MEAD COMMUNITY CENTER SUBDIVISION" HAS BEEN REVIEWED BY THE TOWN OF MEAD STAFF AND APPROVED FOR SUBMITTAL TO THE BOARD OF TRUSTEES FOR ACCEPTANCE BY ORDINANCE, THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
TOWN MANAGER

## Certificate of Approval by the Board of Trustees.

THIS FINAL PLAT OF MEAD COMMUNITY CENTER SUBDIVISION IS APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_\_\_ ("ORDINANCE"), PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON \_\_\_\_\_, THE ORDINANCE FURTHER ACKNOWLEDGES THAT THE TOWN WAS THE BENEFICIARY OF CERTAIN EASEMENTS GRANTED TO THE TOWN OVER THE PROPERTY DESCRIBED HEREIN AND RECORDED WITH THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NOS. 2846383, 2911126, 3397569, AND 3767169. THE TOWN ACKNOWLEDGES THAT SUCH EASEMENTS HAVE EXTINGUISHED BY MERGER OF THE TOWN'S FEE OWNERSHIP AND EASEMENT INTERESTS.

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.

THE TOWN FURTHER HEREBY ACCEPTS, FOR THE PUBLIC BENEFIT, ALL EASEMENT DEDICATIONS SHOWN ON THIS FINAL PLAT, AND ALL USE AND CONTROL RIGHTS ASSOCIATED THEREWITH.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
TOWN CLERK

## Surveyor's Certificate:

I, JAMES Z. GOWAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS \_\_\_\_TH DAY OF \_\_\_\_\_, 20\_\_\_\_, IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JAMES Z. GOWAN, COLORADO P.L.S. #29038  
VICE PRESIDENT, FLATIRONS, INC.

## Engineer

MPD ENGINEERING, LLC  
BOULDER, CO  
MARC DOLEZAL, P.E.

## Owner/Developer/Applicant

TOWN OF MEAD  
441 THIRD STREET  
MEAD, CO 80542

REVISION	DATE
1	2023-08-14 EP
2	2024-03-14 EP
3	2024-03-14 EP
4	2024-04-22 EP
5	
6	
7	
8	
9	
10	

FINAL PLAT

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Flatirons, Inc.  
Land Surveying Services  
www.flatironsinc.com

4501 LOGAN ST.  
DENVER, CO 80216  
3825 IRLS AVE. STE. 395  
BOULDER, CO 80301  
PH: (303) 443-7001  
FAX: (303) 443-9830  
655 FOURTH AVE.  
LONGMONT, CO 80501  
PH: (303) 776-1733  
FAX: (303) 776-4355



DRAFT  
WORKING COPY ONLY  
ONLY FINAL STAMP  
AND SIGNATURE  
(SEAL)

JOB NUMBER:  
23-79,499  
DATE:  
07/24/2023  
DRAWN BY:  
E. PRESCOTT  
CHECKED BY:  
JK/JZG

SHEET 1 OF 2

# MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT

A RESUBDIVISION OF A PORTION OF BLOCKS 6 AND 7, AND VACATED FAIRBAIRN AVE, TOWN OF MEAD, AND A PORTION OF THE GREAT WESTERN RAILWAY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

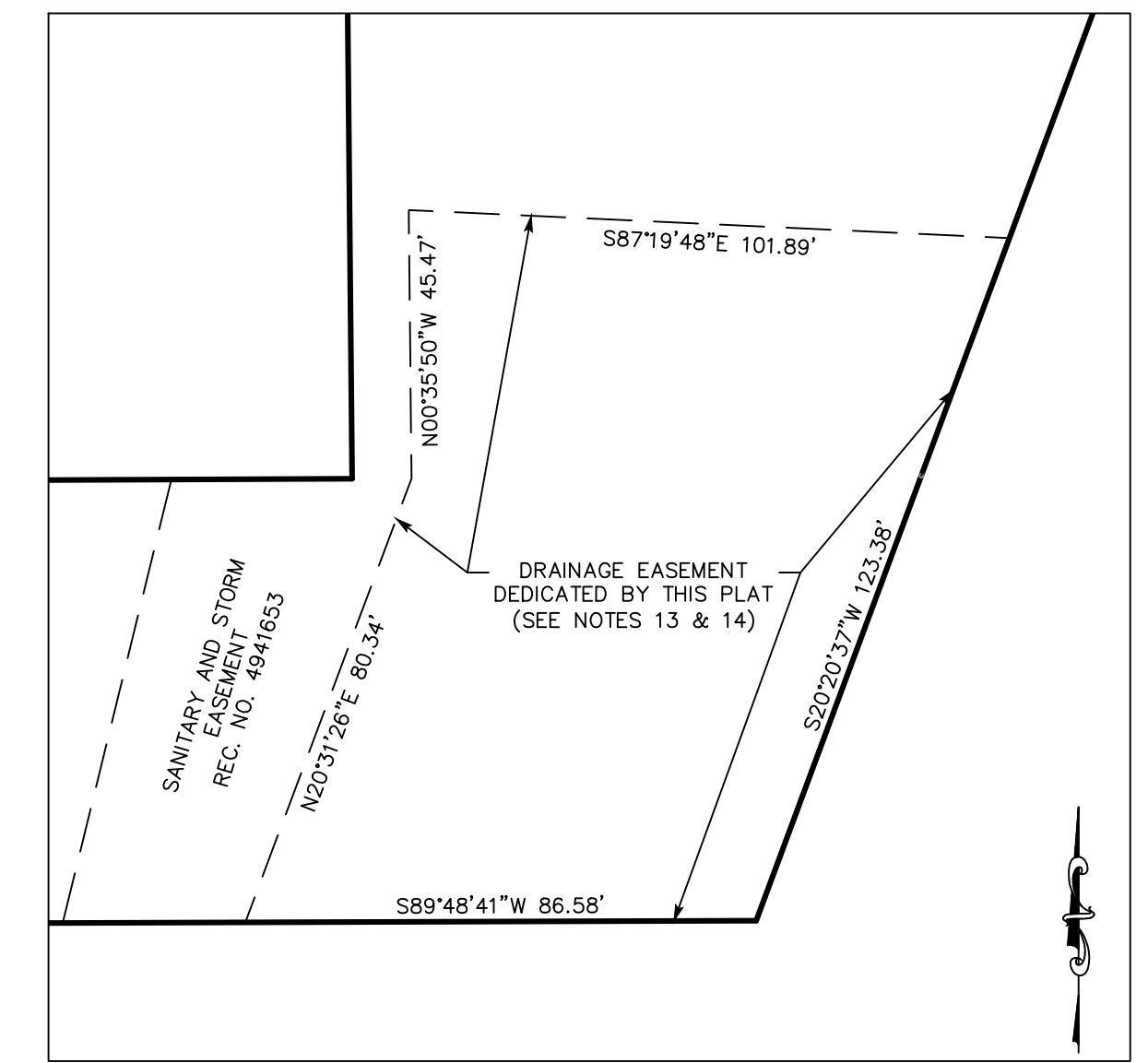
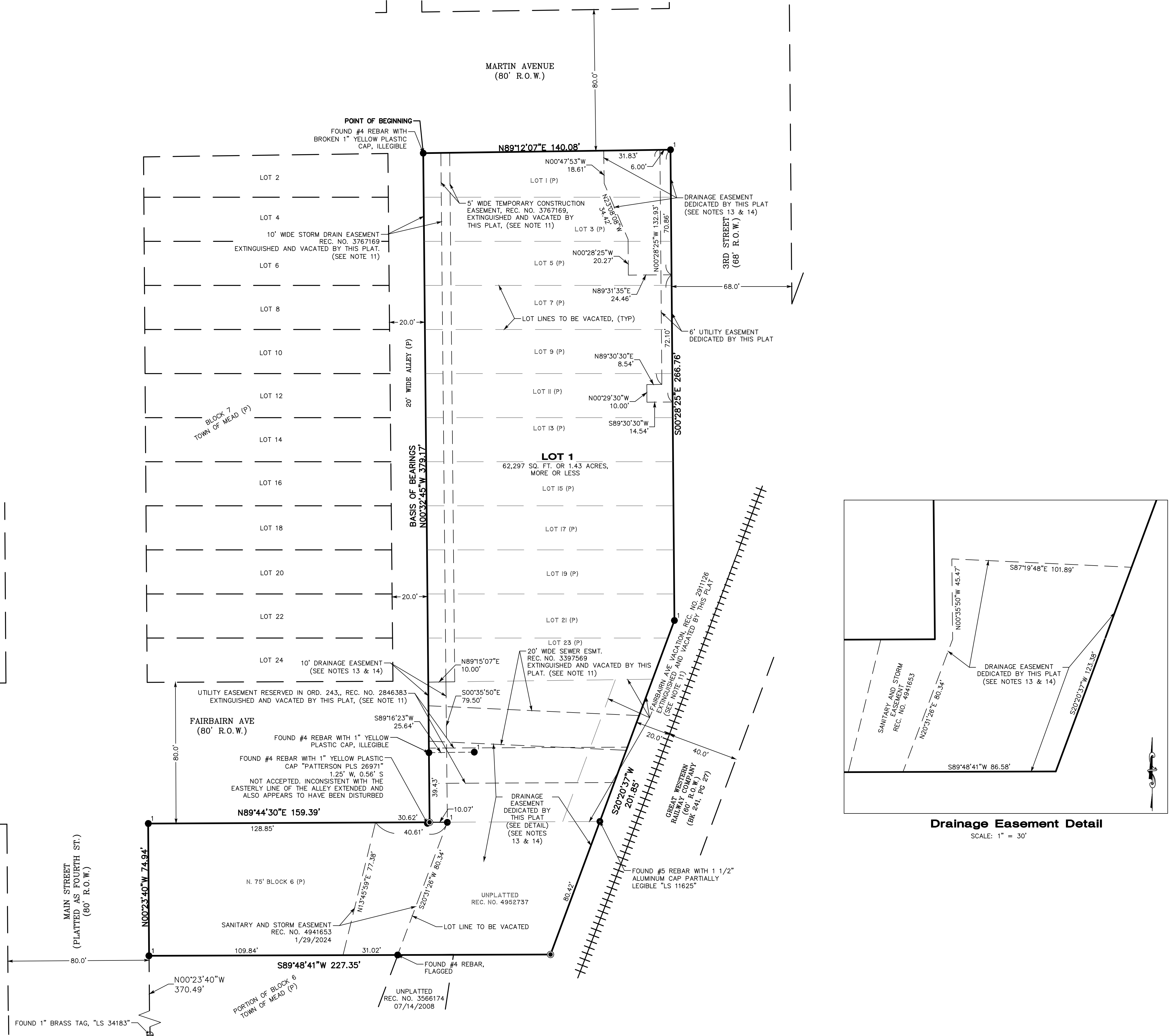
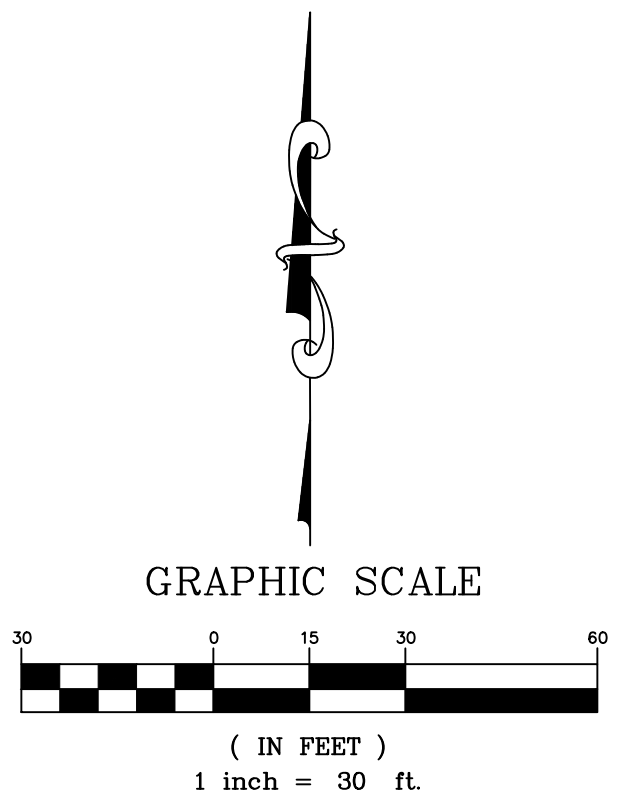
- Legend**
- FOUND MONUMENT AS DESCRIBED
  - FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP "PATTERSON 26971"
  - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 29038"
  - ⊕ FOUND BRASS TAG AS DESCRIBED
  - (P) AS PER THE PLAT OF TOWN OF MEAD, REC. NO. 106433, 2/12/1906
  - ++++ CENTERLINE OF RAILROAD TRACKS

**Boundary Closure Report**

COURSE: S00°28'25"E	LENGTH: 266.76'
COURSE: S20°20'37"W	LENGTH: 201.85'
COURSE: S89°48'41"W	LENGTH: 227.35'
COURSE: N00°23'40"W	LENGTH: 74.94'
COURSE: N89°44'30"E	LENGTH: 159.39'
COURSE: N00°32'45"W	LENGTH: 379.17'
COURSE: N89°12'07"E	LENGTH: 140.08'

AREA: 68798 SQ. FT.	COURSE: N79°06'18"E
ERROR CLOSURE: 0.01	EAST: 0.010
ERROR NORTH: 0.002	

PRECISION 1: 144954



**Drainage Easement Detail**  
SCALE: 1" = 30'

REVISION	DATE
1 - REVISIONS PER CLIENT	2023-08-14 EP
2 - REVISIONS PER CLIENT	2024-03-14 EP
3 - REVISIONS PER CLIENT	2024-03-14 EP
4 - REVISIONS PER CLIENT	2024-04-22 EP
5	
6	
7	
8	
9	

**FINAL PLAT**

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**Flatirons, Inc.**  
Land Surveying Services  
www.FlatironsInc.com

3825 IRLS AVE, STE. 395  
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FAX: (303) 443-9830

4501 LOGAN ST.  
DENVER, CO 80216  
PH: (303) 936-6997  
FAX: (303) 923-3180



**DRAFT**  
WORKING COPY ONLY  
ONLY FINAL VERSION  
WILL HAVE STAMP  
AND SIGNATURE

JOB NUMBER:  
23-79,499

DATE:  
07/24/2023

DRAWN BY:  
E. PRESCOTT

CHECKED BY:  
JK/JZG

SHEET 2 OF 2

BY:EPRESCOTT FILE:79499 FINAL PLAT C21.DWG DATE:4/22/2024 10:03 AM

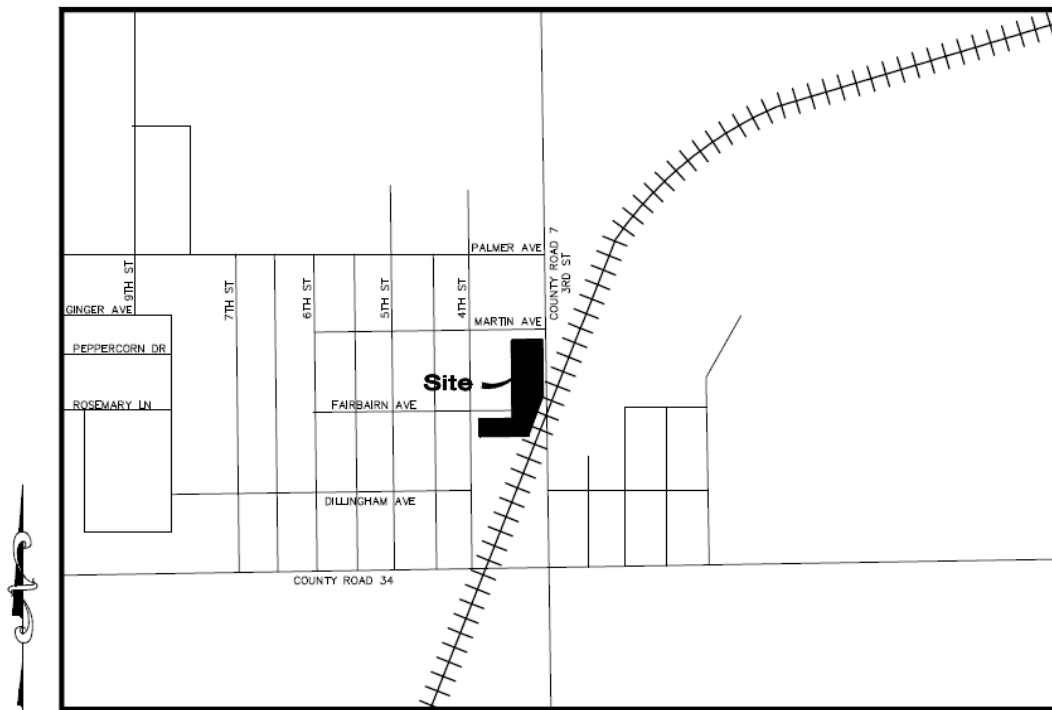


# Agenda Item Summary

MEETING DATE: April 29, 2024  
SUBJECT: **Ordinance No. 1053** – An Ordinance of the Town of Mead, Colorado  
Approving the Town of Mead Community Center Site Plan  
PRESENTED BY: Kyle Estrada-Clarke, Planner I

## SUMMARY

Staff has approved an application for the Town of Mead Community Center Site Plan (“**Site Plan**”), which allows for the construction of a community center for the Town of Mead. The site is generally located south of Martin Avenue and west of Weld County Road 7 (3<sup>rd</sup> Street), as shown on the Vicinity Map below and more fully described in the Site Plan (“**Property**”). The Site Plan substantially complies with the regulations governing the development, including the Mead Municipal Code (“**MMC**”), Town Design Standards and Construction Specifications, fire code and standards set forth by relevant utilities.



**Vicinity Map**  
SCALE: 1" = 500'

## SITE DETAILS

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<b>Applicant:</b>	Town of Mead
<b>Property Owner:</b>	Town of Mead
<b>Property Location:</b>	Generally located south of Martin Avenue and west of Weld County Road 7 (3 <sup>rd</sup> Street)
<b>Zoning Classification:</b>	Downtown Mixed Use (DMU)
<b>Comp. Plan Designation:</b>	Downtown Mixed Use (DMU)
<b>Surrounding Land Uses:</b>	
North	Civic, Downtown Mixed Use (DMU) – Town of Mead
South	Commercial, Downtown Mixed Use (DMU) – Town of Mead
East	Light Industrial (LI) – Town of Mead
West	Residential, Downtown Mixed Use (DMU) – Town of Mead

## OVERVIEW

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MMC Section 16-4-100(b)(8) allows for administrative approval of site plans by staff. Section 16-4-100(b)(9) requires that staff bring approved site plans before the Board of Trustees for adoption by ordinance. The Site Plan complies with relevant regulations and the review criteria set forth in Section 16-4-100 of the MMC, as discussed in more detail below.

The Town of Mead (“**Applicant**”) is the owner of the Property, which consists of Lot 1, Mead Community Center Subdivision Final Plat (“**Final Plat**”). Applicant has submitted the application for the Mead Community Center Subdivision Final Plat concurrently with the Site Plan application. Both applications are included on the April 29, 2024, consent agenda for Board of Trustees consideration.

The Site Plan proposes the construction of a 11,551 square foot community center. Improvements include the paving of the alley located on the western property line as well as a connection to Main St., landscaping, grading, and drainage improvements.

## REVIEW CRITERIA

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For Town staff to approve a site plan and for the Board of Trustees to subsequently adopt the site plan, the proposal must comply with the six review criteria set forth in MMC Section 16-4-100 related to the approval of site plans. Individual criteria are presented below in bold and are followed by detailed analysis and confirmation that each criterion has been satisfied.

**Criterion No. 1: All information required by Section 16-4-100(b)(3)h. is shown on the site plan.**

The required physical, legal and technical information, including legal descriptions, land use and acreage tables, survey information, titling, north arrows, utility locations, and the like, has been included to the satisfaction of Town staff, subject to additional, minor technical corrections (a condition of approval in the proposed Ordinance).

**Criterion No. 2: The lot size and lot dimensions are consistent with what is shown on the approved final plat.**

The size and dimensions of the lot shown on the Site Plan are consistent with the Final Plat, also before the Board of Trustees for consideration at the April 29, 2024, regular meeting. Lot 1 will be created upon Board of Trustees approval and Town's recordation of the Final Plat.

**Criterion No. 3: No buildings or structures infringe on any easements.**

None of the proposed construction infringes on any easements.

**Criterion No. 4: The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans.**

This criterion has been met. This Site Plan application contains a grading plan and drainage plan, which have been reviewed to the satisfaction of the Town Engineer's office and found to comply with all relevant requirements.

**Criterion No. 5: The density and dimensions shown conform with the Town density and dimensional standards or the approved PUD requirements.**

The zoning of the Property is Downtown Mixed Use (DMU) which allows civic and community buildings as a use by right and is consistent with the designation of the Property in the 2018 Mead Comprehensive Plan. The proposed development meets the density and dimensional standards found in Section 16-3-80, Table 3-3 of the MMC, as follows:

- The development exceeds the required zero-foot (0') setback from CR 7/3<sup>rd</sup> Street.
- The development exceeds the required zero-foot (0') setback from Martin Avenue and the western alley.
- The proposed building complies with the forty-foot (40') maximum height in the Downtown Mixed Use (DMU) zone district.

**Criterion No. 6: The applicable provisions of this Code have been adequately addressed and the proposed improvements conform to this Code.**

This proposal conforms with the MMC and related standards. Applicable regulations, beyond the "density and dimensional standards" discussed above, include the Town of Mead Design Standards and Construction Specifications and the sections of MMC Chapter 16, Article 2 that address parking, landscape design and commercial architecture. Analysis indicating how the proposal complies with each is provided below.

***Design Standards and Construction Specifications*** – The proposal has been reviewed by the Town Engineer's office against the appropriate design standards and code sections. Staff has found the proposal to be in substantial compliance with Town technical standards. Traffic, drainage and utility systems were designed, reviewed and approved. The uses proposed with this application can be served appropriately. The Applicant will undertake the following to provide appropriate services to the proposed development:

- Paving of the alley on the western property line as well as a connection to Main Street.
- All grading, earthwork, and drainage improvements, including detention improvements, associated with the improvements listed here;
- Landscaping Improvements.



**Parking (Sec. 16-2-90)** – The proposed development complies with the office use parking standards of providing one (1) space per five hundred (500) square feet of gross floor area. The development is required to provide a total of twenty-three (23) parking spaces. The Site Plan exceeds the required parking by providing sixty-four (64) parking spaces.

**Landscape design (Sec. 16-2-150)** – The Site Plan meets the standards set forth in the MMC for landscape requirements. The proposal includes one (1) tree per one thousand (1,000) square feet of landscaped area and one (1) shrub per one hundred and fifty (150) square feet of landscaped area, for a total of 28 site trees and one hundred and fifty (150) site shrubs for phase 1 and 8 site trees and nineteen (19) site shrubs for phase 2.

**Commercial and Industrial Architecture (Sec. 16-2-190)** – The proposed Mead Community Center incorporates architectural features that provide appropriate variation in compliance with the MMC. These buildings are designed featuring three-hundred and sixty-degree (360°) architecture, and provide visible interest and intrigue with the use of windows and fenestration, towers, horizontal and vertical breaks, and change in textures and colors.

**Lighting (Sec. 16-2-250)** – The Site Plan includes fully downcast pole-mounted lighting and additional building mounted lighting. The proposed lighting complies with the MMC and adequately lights the building structures and parking areas, while avoiding light spillage onto adjacent properties.

#### **FINANCIAL CONSIDERATIONS**

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There are no financial considerations directly tied to the approval/conditional approval of the Site Plan. Approval of the Final Plat and Site Plan for the Property will permit the Town to move forward with the construction of the Mead Community Center project. The approved 2024 budget identifies \$7,675,000 for the Mead Community Center project in budget line-item no. 09-51-5500, *Capital Outlay, Municipal Facilities*.

#### **ALTERNATIVES/OPTIONS**

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The Board may adopt Ordinance No. 1053 ratifying staff’s approval of the Town of Mead Community Center Site Plan application. Alternately the Board may adopt the Ordinance with added conditions, or the Board may choose to not adopt the Ordinance. Any decision by the Board not to adopt Ordinance No. 1053 shall be accompanied by a clear statement outlining which of the required review criteria the Board believes have not been met.

#### **STAFF RECOMMENDATION/ACTION REQUIRED**

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Pursuant to MMC Section 16-4-100, Town staff has approved the Site Plan subject to the conditions of approval set forth in Ordinance No. 1053 and therefore recommends that the Board of Trustees proceed to adopt the Ordinance in the form presented.

A motion to approve the April 29, 2024, consent agenda will approve this item. If the Ordinance is removed from the current agenda, for further discussion or for questions of Town staff, staff recommends the following motion:

Suggested Motion:

“I move to approve Ordinance No. 1053, an Ordinance of the Town of Mead, Colorado, Approving the Town of Mead Community Center Site Plan, Based on Staff Approval and Satisfaction of Site Plan Review Criteria Set Forth in Section 16-4-100 of the Mead Municipal Code.”

ATTACHMENTS

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Ordinance No. 1053  
Town of Mead Community Center Site Plan



**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 1053**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,  
APPROVING THE TOWN OF MEAD  
COMMUNITY CENTER SITE PLAN**

**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* (“**MMC**”); and

**WHEREAS**, the Town of Mead, Colorado (“**Applicant**”), has submitted to the Town a land use application for a site plan designated as the TOWN OF MEAD COMMUNITY CENTER SITE PLAN, attached hereto and incorporated as EXHIBIT 1 of this Ordinance (“**Site Plan**”); and

**WHEREAS**, the Site Plan application concerns certain property generally located south of Martin Avenue and west of Weld County Road 7 (3<sup>rd</sup> Street), as more particularly described in the Site Plan (“**Property**”); and

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

**WHEREAS**, the Applicant desires to construct a community center facility together with certain public improvements including the construction of drainage and landscaping improvements, Main Street access, parking, and other improvements as shown on the Site 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 administrative record for this case includes, but is not limited to, the MMC, the Town of Mead Comprehensive Plan, 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 Owner and 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.

**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 condition:  
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.

**Section 3.** 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.

**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 ordinance available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 29<sup>th</sup> DAY OF APRIL, 2024.**

**ATTEST:**

**TOWN OF MEAD**

By: \_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor

**EXHIBIT 1**

**TOWN OF MEAD COMMUNITY CENTER SITE PLAN**

*[Attached.]*



# TOWN OF MEAD COMMUNITY CENTER

## SITE PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION  
07/21/23



**ESSENZA**  
ARCHITECTURE  
685 S. ARTHUR AVE., UNIT 12 A & B  
LOUISVILLE, CO 80027  
P:303.952.5080  
www.essenza-arch.com  
© ESSENZA ARCHITECTURE, LLC 2023

### LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

THE TOWN OF MEAD IS THE OWNER OF CERTAIN LANDS DESCRIBED BELOW, AND BY THIS PLAT, HAS CAUSED SAID LAND TO BE RESUBDIVIDED AND CONSOLIDATED INTO ONE (1) LOT UNDER THE NAME OF MEAD COMMUNITY CENTER SUBDIVISION.

THE TOWN OF MEAD IS THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED HEREIN, AND BY THIS PLAT, AS APPLICABLE: (1) HAS CAUSED SAID LAND TO BE REPLATTED INTO LOTS, BLOCKS, TRACTS, STREETS, OR OTHER DESIGNATED PARCELS, AS APPLICABLE, UNDER THE NAME OF MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT, AND (2) HEREBY DEDICATES AND GRANTS FOR THE PUBLIC BENEFIT SUCH EASEMENTS AS ARE DEPICTED OR BY NOTE OR NOTATION REFERENCED HEREON (EXCEPT THOSE OF PRIOR RECORD), FOR THE USES AND PURPOSES SO INDICATED, 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 PURPOSE OF THE EASEMENT, BY THE TOWN OR APPLICABLE UTILITY/SERVICE PROVIDER OR ENTITY. 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 THE RIGHT TO REMOVE OR REQUIRE THE OWNER(S) OF IMPROVEMENTS IN THE EASEMENTS 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. THE RIGHTS GRANTED TO THE TOWN BY THIS PLAT INURE ALSO TO THE BENEFIT OF ITS AUTHORIZED AGENTS, LICENSEES, PERMITTEES AND ASSIGNS, ALL CONDITIONS, TERMS, WARRANTIES, REPRESENTATIONS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER AND THE SUCCESSORS AND ASSIGNS OF THE OWNER.

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PM., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WESTERLY LINE OF VACATED FAIRBAIRN AVENUE AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 7, 2001, AT REC. NO. 2846383, AND THE EASTERLY LINE OF A 20' WIDE PLATTED ALLEY, BLOCK 7, TOWN OF MEAD AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 12, 1906, AT RECEPTION NO. 106433 TO BEAR NORTH 00°32'45" WEST, A DISTANCE OF 379.17 FEET BETWEEN A FOUND #4 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS SURV 29038" AT THE SOUTHWEST CORNER OF SAID VACATED FAIRBAIRN AVENUE AND A FOUND #4 REBAR WITH A 1" BROKEN YELLOW PLASTIC CAP, ILLEGIBLE AT THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 7, AS SHOWN HEREON, COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83), ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

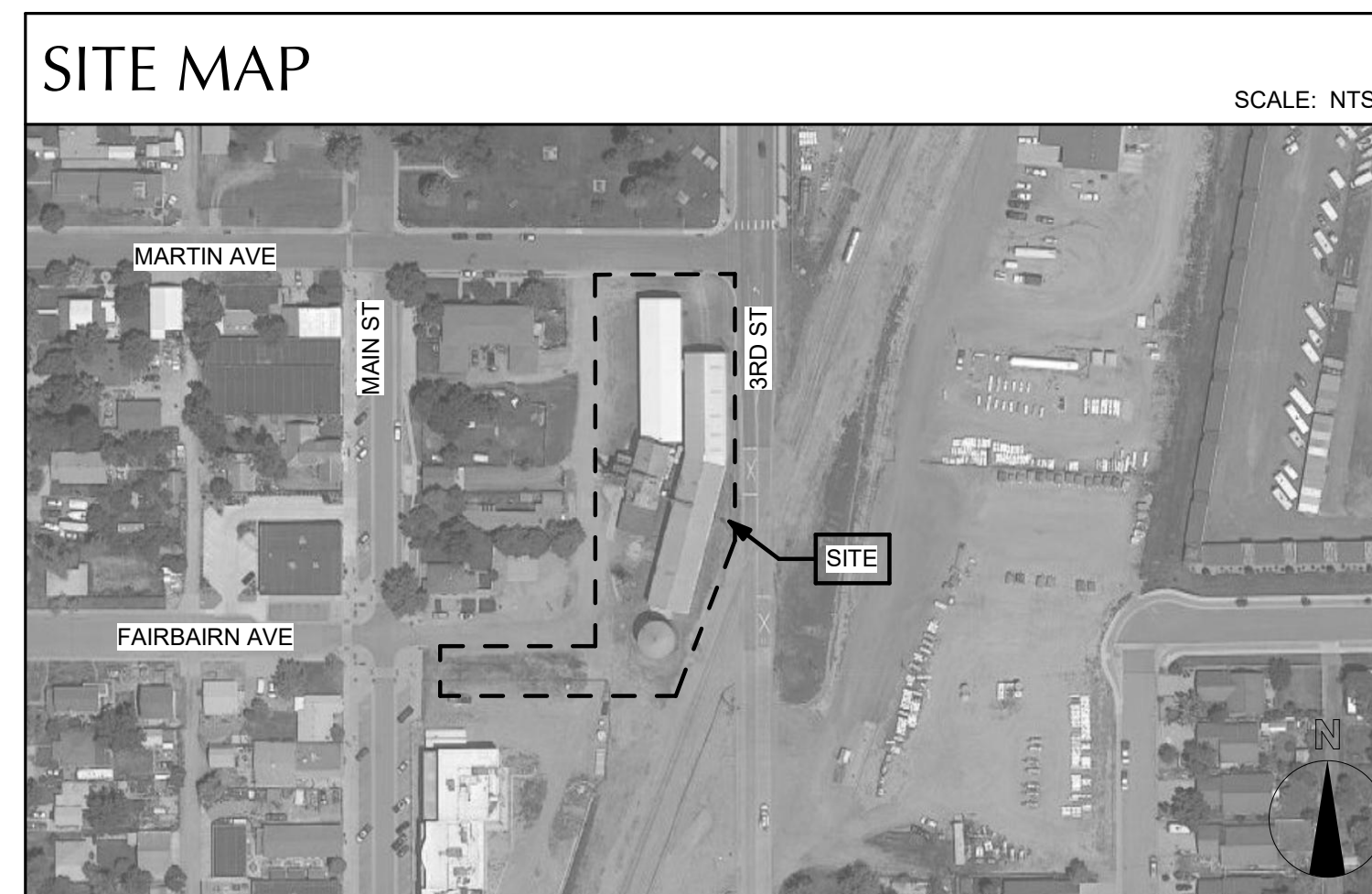
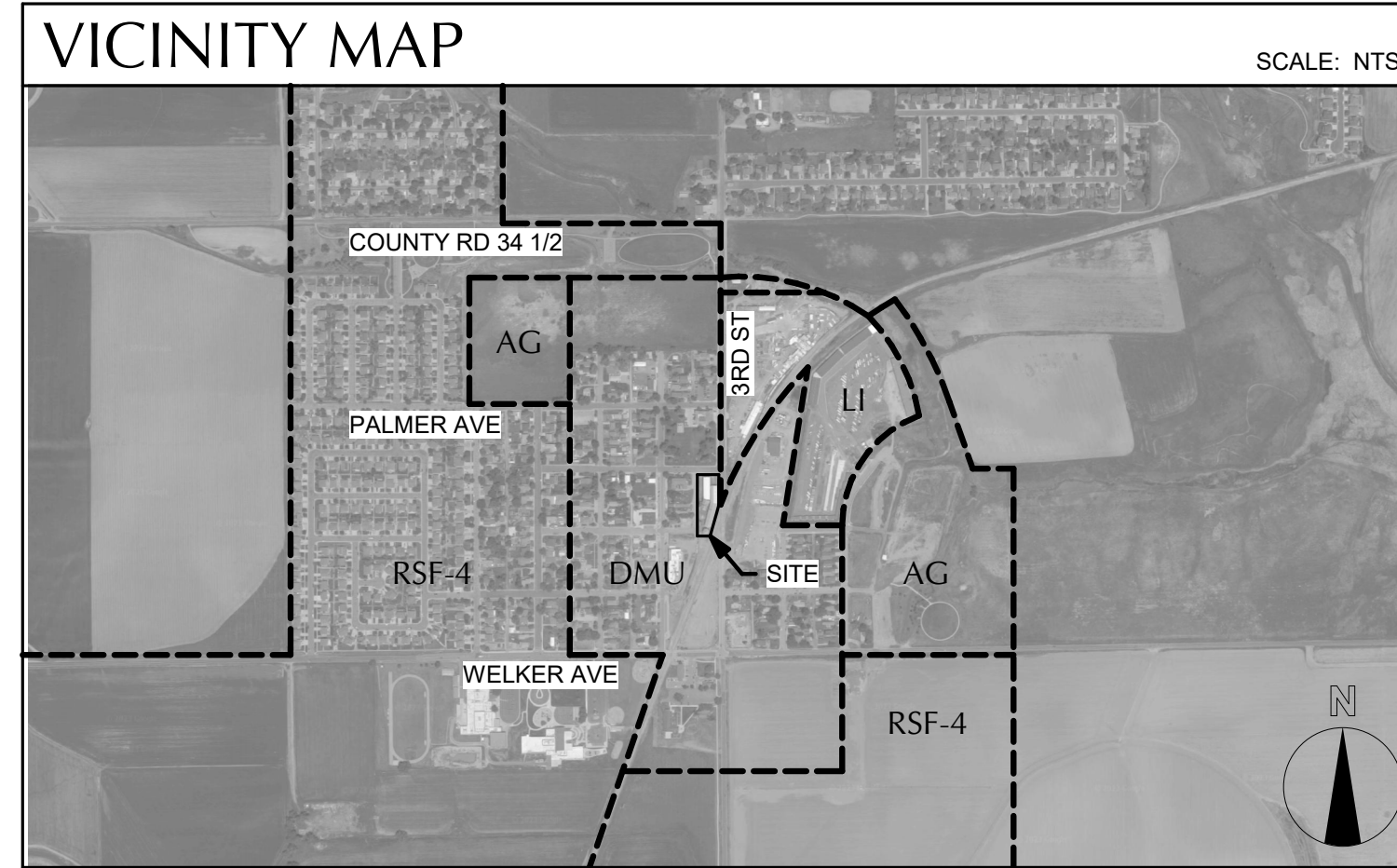
BEGINNING AT SAID NORTHWEST CORNER;  
THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF MEAD STREET, NORTH 89°12'07" EAST, A DISTANCE OF 140.08 FEET;  
THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 3RD STREET, SOUTH 00°28'25" EAST, A DISTANCE OF 268.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE GREAT WESTERN RAILWAY COMPANY;  
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 20°20'37" WEST, A DISTANCE OF 201.85 FEET;  
THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 89°48'41" WEST, A DISTANCE OF 227.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET;  
THENCE ALONG SAID EASTERLY RIGHT-CC-WAY LINE, NORTH 00°23'40" WEST, A DISTANCE OF 74.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FAIRBAIRN AVENUE;  
THENCE ALONG SAID SOUTHERLY RIGHT-CC-WAY LINE, NORTH 89°44'30" EAST, A DISTANCE OF 159.39 FEET TO THE SOUTHWEST CORNER OF SAID VACATED FAIRBAIRN AVENUE;  
THENCE ALONG THE WESTERLY LINE OF SAID VACATED FAIRBAIRN AVENUE, AND ALONG THE EASTERLY LINE OF SAID 20' WIDE PLATTED ALLEY, NORTH 00°32'45" WEST, A DISTANCE OF 379.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.

THIS DESCRIBED FINAL PLAT CONTAINS 68,798 SQ. FT. OR 1.58 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

OWNER: TOWN OF MEAD, COLORADO ATTEST:

MAYOR TOWN CLERK



**PROJECT TEAM**

<p><b>OWNER</b> TOWN OF MEAD 441 3RD STREET MEAD, CO 80542 T: 970.805.4185 CONTACT: ERIKA RASMUSSEN EMAIL: Erasmussen@townofmead.org</p>	<p><b>ELECTRICAL ENGINEER</b> AE DESIGN GROUP, INC. 1900 WAZEE STREET, SUITE 205 DENVER, CO 80202 T: 303.296.3579 CONTACT: MIO STANLEY EMAIL: mstanley@aedesign-inc.com</p>	<p><b>OWNERS REP.</b> DITESCO SERVICES 2133 S. TIMBERLINE ROAD, SUITE 110 FORT COLLINS, CO 80525 T: 970.632.5068 CONTACT: BILL RENZ EMAIL: bill.renz@ditescoservices.com</p>
<p><b>ARCHITECT</b> ESSENZA ARCHITECTURE 685 S. ARTHUR AVE., UNIT 12-B LOUISVILLE, CO 80027 T: 303.952.5080 CONTACT: CHRISTA PLAZA EMAIL: christa@essenza-arch.com</p>	<p><b>LANDSCAPE ARCHITECT</b> NORRIS DESIGN 244 NORTH COLLEGE AVE #150 FORT COLLINS, CO 80524 T: 970.409.3414 CONTACT: RYAN HOLDORF EMAIL: rholdorf@norris-design.com</p>	<p><b>PEMB:</b> HEATH STEEL PO BOX 473 FORT COLLINS, CO 80522 T: 970.490.8061 CONTACT: TONY DEMARIO EMAIL: tdemario@heatsteel.com</p>
<p><b>CIVIL ENGINEER</b> MPD ENGINEERING 1550 QUINCE AVE. BOULDER, CO 80304 T: 303.498.9224 CONTACT: MARC DOLEZAL EMAIL: marc@mpd-engineering.com</p>	<p><b>STRUCTURAL ENGINEER</b> MARTIN / MARTIN 12499 WEST COLFAX AVENUE LAKEWOOD, CO 80215 T: 303.431.6100 x 485 CONTACT: DAVID COPLAN EMAIL: DCoplan@martinmartin.com</p>	
<p><b>LITTLE THOMPSON WATER DISTRICT</b> 835 E. HIGHWAY 56 BERTHOUD, CO 80513 T: 970.532.2096 CONTACT: CLAYTON ORBACK EMAIL: corback@ltwd.org</p>	<p><b>MECHANICAL/PLUMBING ENGINEER</b> BALLARD GROUP 2525 S WADSWORTH BLVD SUITE 200 LAKEWOOD, CO 80227 T: 303.988.4514 X 148 CONTACT: PETER FAILLA II, PE EMAIL: PFailla@theballardgroup.com</p>	

**TOWN OF MEAD WAIVER STATEMENT**

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

**SURVEY NOTES**

SCALE FACTOR:  
1.0002789982

VERTICAL DATUM: NGS POINT L 329, BEING A 3 1/2" BRASS CAP "L329 1951" LOCATED 2.3 MILES FROM THE SITE AT THE INTERSECTION OF U.S. HWY 66 AND COUNTY ROAD 5, WITH A PUBLISHED ELEVATION OF 4982.16 FEET, WAS CHECKED INTO WITH AN AS-MEASURED ELEVATION OF 4982.18'

SITE BENCHMARK: ON-SITE BENCHMARK ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MARTIN AVENUE, BEING A SET #4 REBAR WITH 1" PINK PLASTIC CAP "FLATIRONS CONTROL" WITH AN ELEVATION OF 5001.92 FEET (NAVD 88), E=3139775.32 N=1329384.80'

**SURVEYING CERTIFICATE**

I, \_\_\_\_\_ A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE BOUNDARIES SHOWN HEREON ARE A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THE IMPROVEMENT SURVEY PLAT WAS PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
BY: \_\_\_\_\_ (SEAL)  
(REG. NO.)

**TOWN ENGINEER CERTIFICATE**

THE SITE PLAN SHOWN HEREON HAS BEEN REVIEWED BY THE TOWN ENGINEER AND APPROVED AS TO FORM.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

TOWN ENGINEER

**CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL**

THE SITE PLAN 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 \_\_\_\_\_

TOWN MANAGER

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES**

THE SITE PLAN SHOWN HEREON IS APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_\_\_ ("ORDINANCE"), PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON \_\_\_\_\_ THE ORDINANCE FURTHER ACKNOWLEDGES THAT THE TOWN WAS THE BENEFICIARY OF CERTAIN EASEMENTS GRANTED TO THE TOWN OVER THE PROPERTY DESCRIBED HEREIN, AS FURTHER SHOWN ON THE IMPROVEMENT SURVEY AND RECORDED WITH THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NOS. 2846383, 2911126, 3397569, AND 3767169. THE TOWN ACKNOWLEDGES THAT SUCH EASEMENTS HAVE EXTINGUISHED BY MERGER OF THE TOWN'S FEE OWNERSHIP AND EASEMENT INTERESTS.

HELDO ON \_\_\_\_\_

TOWN OF MEAD, COLORADO ATTEST:

MAYOR TOWN CLERK

**SHEET INDEX**

SHEET#	SHEET NAME
1	COVER SHEET
2	STANDARD GENERAL NOTES
3	IMPROVEMENT SURVEY PLAT
4	IMPROVEMENT SURVEY PLAT
5	SITE PLAN
6	UTILITY PLAN
7	UTILITY PLAN
8	GRADING AND DRAINAGE PLAN
9	LANDSCAPE SITE NOTES
10	PHASE 1 LANDSCAPE SITE PLAN
11	PHASE 2 LANDSCAPE SITE PLAN
12	LANDSCAPE SITE DETAILS
13	LANDSCAPE SITE DETAILS
14	LANDSCAPE SITE DETAILS
15	LANDSCAPE SITE DETAILS
16	LANDSCAPE NOTES
17	PHASE 1 LANDSCAPE PLAN
18	PHASE 2 LANDSCAPE PLAN
19	LANDSCAPE DETAILS
20	IRRIGATION SCHEDULE
21	PHASE 1 IRRIGATION PLAN
22	PHASE 2 IRRIGATION PLAN
23	IRRIGATION DETAILS
24	IRRIGATION DETAILS
25	IRRIGATION DETAILS
26	IRRIGATION DETAILS
27	ELEVATIONS
28	3D PERSPECTIVES
29	SITE PHOTOMETRIC
30	LIGHTING FIXTURE CUTSHEETS
31	LIGHTING FIXTURE CUTSHEETS
32	LIGHTING FIXTURE CUTSHEETS

**SITE DATA TABLE**

SITE AREA (SF/AC)	68,798 SF	1.58 AC
TOTAL LOT COVERAGE	0.62	
BUILDING (SF)	11,551 SF	
LAND USE	OFFICE / BUSINESS USES	
BLDG HEIGHT PROPOSED	31' - 5"	
NUMBER OF EMPLOYEES	6	
	*REQUIRED	PROPOSED
PARKING SPACES	23	64
ACCESSIBLE SPACES	3	3
BICYCLE SPACES	2	6

\*PER MEAD MUNICIPAL CODE - CHAPTER 16 - ARTICLE II - TABLE 2.1 PARKING REQUIREMENTS

**LITTLE THOMPSON WATER DISTRICT**  
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE LITTLE THOMPSON WATER DISTRICT (DISTRICT) FOR WATERLINE IMPROVEMENTS ONLY. THIS REVIEW IS FOR GENERAL CONFORMANCE TO DISTRICT STANDARDS AND SPECIFICATIONS AND DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE SOLE RESPONSIBILITY FOR COMPLETENESS AND ACCURACY OF THESE CONSTRUCTION PLANS SHALL REMAIN WITH THE ENGINEER OF RECORD. ALL MATERIALS RELATED TO WATERLINE IMPROVEMENTS MUST CONFORM TO THE CURRENT VERSION OF THE DISTRICT'S STANDARDS AND SPECIFICATIONS AND MUST BE APPROVED THROUGH THE DISTRICT'S MATERIAL SUBMITTAL PROCESS PRIOR TO CONSTRUCTION.  
THE DISTRICT'S ACCEPTANCE OF THESE CONSTRUCTION PLANS IS VALID FOR ONE (1) YEAR.  
APPROVED BY: \_\_\_\_\_  
LITTLE THOMPSON WATER DISTRICT DATE

NOT FOR CONSTRUCTION

MEAD COMMUNITY CENTER  
401 3RD ST. MEAD, CO 80542  
COVER SHEET



**ISSUE:**  
SITE PLAN SUBMITTAL  
**DATE:**  
07/21/23  
**REVISIONS:**  
11/10/23  
03/18/24

**DRAWN BY:**  
MF  
**REVIEWED BY:**  
CP  
**PROJECT #:**  
CP  
**DRAWING TITLE:**  
COVER SHEET

**SHEET #:**  
A001.  
**SITE PLAN SHEET #**  
1 of 32





**TOWN OF MEAD GENERAL NOTES FOR CONSTRUCTION PLANS**

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST TOWN OF MEAD STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. COLORADO DEPARTMENT OF TRANSPORTATION, MOUNTAIN VIEW ARE PROTECTION DISTRICT REQUIREMENTS, LITTLE THOMPSON WATER DISTRICT AND ALL APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS
2. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS, AND PERMITS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE MOUNTAIN VIEW FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY. 3. THE CONTRACTOR SHALL OBTAIN AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED TOWN OF MEAD PERSONNEL
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN ENGINEER, GEOTECHNICAL ENGINEER, AND ALL UTILITY OWNERS, AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKCALLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING, SAFETY OF PERSONS AND PROPERTY DURING THE PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE TOWN CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
7. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR TOWN APPROVAL BY THE TOWN OF MEAD PRIOR TO CONSTRUCTION AND ALL LIGHTS, SIGNS, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MUTCD WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
8. THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AS SHOWN ON THE DRAWINGS BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES ARE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, SIZE, TYPE, AND LOCATION OF ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ALONG THE ROUTE OF THE WORK. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE TOWN OF ANY DISCREPANCIES. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM TOWN ENGINEER AND THE UTILITY OWNER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE TOWN ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG).
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION. THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY. TO THE PIPE BEING PLACED, TO TREES, OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC STREETS OF MUD OR DEBRIS DUE TO CONSTRUCTION ACTIVITY INITIATED BY SAID CONTRACTOR ON A DAILY BASIS OR AS OTHERWISE DIRECTED BY AUTHORIZED TOWN PERSONNEL
12. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER, WITHIN 48 HOURS OF PROJECT COMPLETION.
13. PRIOR TO THE BEGINNING OF WORK, A PRECONSTRUCTION CONFERENCE SHALL BE HELD BETWEEN THE TOWN, THE RESPONSIBLE PARTY WHO IS SCHEDULED TO PERFORM THE WORK, THE DESIGNATED ON-SITE FIELD REPRESENTATIVE, THE CONSULTING ENGINEER OR LANDSCAPE PROFESSIONAL AND ANY OTHER ENTITIES INVOLVED IN THE CONSTRUCTION.
14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE TOWN OF MEAD STANDARDS AND SPECIFICATION, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME I, THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. THE TOWN OF MEAD MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY THE TOWN OF MEAD.
15. DEVELOPMENT PHASING OF ANY PROJECT MUST BE SHOWN ON THE CONSTRUCTION PLANS. APPROVED BY THE TOWN ENGINEER AND MADE A PART OF THE APPLICATION PROCEDURE. NO PHASING SHALL BE PERMITTED UNLESS THIS REQUIREMENT HAS BEEN ADHERED TO.
16. NO WORK SHALL BEGIN UNTIL THE INSTALLING RESPONSIBLE PARTY IS IN POSSESSION OF AN APPROVED SET OF PLANS AND THE TOWN OF MEAD STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, AND ALL NECESSARY PERMITS FOR THE IMPROVEMENTS HAS BEEN ISSUED BY THE TOWN. TOWN ENGINEERING'S APPROVAL SHALL BE FOR GENERAL CONFORMITY TO THE UTILITY SPECIFICATIONS AND SHALL NOT CONSTITUTE BLANKET APPROVAL OF ALL DIMENSIONS, QUANTITIES AND DETAILS OF THE MATERIAL OR EQUIPMENT SHOWN. NOR SHALL SUCH APPROVAL RELIEVE THE RESPONSIBLE PARTY, CONSULTING ENGINEER, OR LANDSCAPE ARCHITECT OF THEIR RESPONSIBILITY FOR ERRORS CONTAINED IN THE DRAWINGS.

**TOWN OF MEAD GENERAL NOTES FOR CONSTRUCTION PLANS (CONTINUED)**

17. THE RESPONSIBLE PARTY SHALL FURNISH REASONABLE AID AND ASSISTANCE REQUIRED BY THE TOWN ENGINEER FOR THE PROPER EXAMINATION OF THE MATERIALS AND WORK. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACCEPTED WORKMANSHIP PRACTICES AND THE TOWN OF MEAD STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. ANY WORK NOT ACCEPTED BY THE TOWN ENGINEER SHALL BE REDONE UNTIL COMPLIANCE WITH THESE STANDARDS IS ACHIEVED. INSTRUCTIONS GIVEN BY THE TOWN ENGINEER RELATING TO QUALITY OF MATERIALS AND WORKMANSHIP MUST BE OBEYED AT ONCE BY THE RESPONSIBLE PARTY. THE TOWN SHALL NOT SUPERVISE SET OUT WORK, OR GIVE LINE AND GRADE STAKES.
18. THE MATERIALS USED IN PROJECTS SHALL BE NEW AND SUBJECT TO THE INSPECTION AND APPROVAL OF THE INSPECTOR AT ALL TIMES. THE INSPECTOR HAS THE RIGHT TO PERFORM ANY TESTING DEEMED NECESSARY TO ENSURE COMPLIANCE OF THE MATERIAL WITH THESE STANDARDS. NO MATERIAL SHALL BE USED BEFORE BEING INSPECTED AND APPROVED BY THE INSPECTOR. FAILURE OR NEGLECT ON THE PART OF THE INSPECTOR TO CONDEMN OR REJECT INFERIOR MATERIALS OR WORK SHALL NOT BE CONSTRUED TO IMPLY THEIR ACCEPTANCE SHOULD THEIR INEFFECTIVITY BECOME EVIDENT AT ANY TIME PRIOR TO FINAL ACCEPTANCE OF THE WORK. INSPECTORS HAVE THE AUTHORITY TO REJECT DEFECTIVE OR INFERIOR MATERIALS AND/OR DEFECTIVE WORKMANSHIP AND TO SUSPEND WORK UNTIL SUCH TIME AS THE RESPONSIBLE PARTY SHALL CORRECT THE DISCREPANCIES IN QUESTION.
19. WHENEVER DEFECTIVE MATERIALS AND WORK ARE REJECTED, THE RESPONSIBLE PARTY SHALL PROMPTLY REMOVE SUCH DEFECTIVE MATERIALS AND CONSTRUCTION FROM THE JOB SITE AND REPLACE ALL DEFECTIVE PORTIONS TO THE SATISFACTION OF THE TOWN ENGINEER. IN THE EVENT THE RESPONSIBLE PARTY FAILS TO REMOVE REJECTED ITEMS FROM THE JOB SITE WITHIN A REASONABLE LENGTH OF TIME, THE TOWN ENGINEER MAY ARRANGE FOR SUCH REMOVAL AT THE EXPENSE OF THE RESPONSIBLE PARTY.
20. INSPECTION SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM ANY OBLIGATION TO PERFORM THE WORK STRICTLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS OR ANY MODIFICATIONS THEREOF. WORK NOT SO CONSTRUCTED SHALL BE REMOVED AND CORRECTED BY THE RESPONSIBLE PARTY AT HIS SOLE EXPENSE, WHENEVER SO ORDERED BY THE TOWN ENGINEER, WITHOUT REFERENCE TO ANY PREVIOUS ERROR OR OVERSIGHT IN INSPECTION.
21. EXCEPT IN CASES OF EMERGENCY, MAINTENANCE, OR PROTECTION OF WORK ALREADY COMPLETED, NO WORK SHALL BE ALLOWED BETWEEN THE HOURS OF 7 P.M. AND 7 A.M. NOR ON SUNDAY, MONDAY, OR LEGAL HOLIDAYS UNLESS APPROVED BY THE TOWN ENGINEER IN EACH CASE. WHEN ANY INSPECTOR IS REQUIRED TO WORK OUTSIDE THE HOURS OF 7 A.M. TO 4 P.M. ON REGULAR TOWN BUSINESS DAYS, OVERTIME SHALL BE CHARGED TO THE RESPONSIBLE PARTY. HOWEVER, SUCH INSPECTORS SHALL REMAIN EMPLOYEES OF THE TOWN FOR ALL PURPOSES. REQUESTS FOR OVERTIME SHALL BE MADE TO THE TOWN ENGINEER AT LEAST 48 HOURS IN ADVANCE. PAYMENT FOR SUCH OVERTIME WORK SHALL BE MADE TO THE TOWN PRIOR TO FINAL ACCEPTANCE.
22. IN THE EVENT ONE OR MORE INSPECTORS REPRESENTING PRIVATE CONSULTING ENGINEERING FIRMS ARE ALSO INSPECTING A PROJECT ALONG WITH THE TOWN ENGINEER, THE INSTRUCTIONS GIVEN BY THE TOWN ENGINEER SHALL PREVAIL IN THE EVENT OF CONFLICTING INSTRUCTIONS.
23. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST NOT BE STEEPER THAN 48:1 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RISE EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES (150 MM) SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK. SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED, ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS.
24. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
25. THE WORK SHALL BE SURVEYED AND STAKED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE APPROVED PLANS.
26. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
27. THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS") FOR THE CONSTRUCTED IMPROVEMENTS. THE PLANS SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE PLANS SHALL SHOW FINAL PAVEMENT, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRATE ELEVATIONS, SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN. FINAL AS-BUILT PLANS PREPARED BY THE ENGINEER OF RECORD SHALL BE PROVIDED TO THE TOWN OF MEAD.
28. IF A FOUNDATION UNDERDRAIN SYSTEM IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE FOLLOWING STATEMENT SHALL BE INCLUDED IN THE DRAWINGS: o. THE FOUNDATION UNDERDRAIN SYSTEM IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER OR ITS ASSIGNS. THE TOWN IS NOT RESPONSIBLE FOR THE MAINTENANCE OR REPAIR OF SAID SYSTEM.

**LITTLE THOMPSON WATER DISTRICT GENERAL NOTES**

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE MOST RECENT STANDARDS AND SPECIFICATIONS FOR LITTLE THOMPSON WATER DISTRICT.
2. SUBMITTALS FOR ALL MATERIALS MUST BE PROVIDED FOR REVIEW AND APPROVAL BY LITTLE THOMPSON WATER DISTRICT PRIOR TO CONSTRUCTION.
3. ALL WORK SHALL BE INSPECTED AND APPROVED BY LITTLE THOMPSON WATER DISTRICT.
4. ALL PVC PIPE SHALL BE C900 DR14.
5. ALL SERVICE LINES THAT CROSS STORM SEWER SHALL BE SLEEVED WITH 2-INCH HDPE DR9 PIPE.
6. ALL ROADWAY GRADING AND PREPARATION SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF WATERLINES.
7. THE CONTRACTOR SHALL CONTACT LITTLE THOMPSON WATER DISTRICT TO SCHEDULE A PRECONSTRUCTION MEETING AT LEAST 72 HOURS' NOTICE IN ADVANCE OF CONSTRUCTION.
8. THE CONTRACTOR SHALL COORDINATE WITH LITTLE THOMPSON WATER DISTRICT FOR NECESSARY SYSTEM SHUTDOWNS. CONTRACTOR SHALL PROVIDE A MINIMUM OF 72-HOUR NOTICE PRIOR TO ANY ANTICIPATED SHUT DOWN.
9. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH/IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. IF A CONFLICT EXISTS WITH ANOTHER UTILITY AND A LITTLE THOMPSON WATER DISTRICT WATERLINE, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD AND LITTLE THOMPSON WATER DISTRICT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO LITTLE THOMPSON WATER DISTRICT AT ALL TIMES.
11. AFTER ACCEPTANCE BY LITTLE THOMPSON WATER DISTRICT, WATERLINE IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.
12. APPROVAL BY LITTLE THOMPSON WATER DISTRICT DOES NOT RELIEVE THE ENGINEER OF RECORD FROM THE RESPONSIBILITY FOR THE DESIGN OF THE WATERLINE FACILITIES.

**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 TEST RESULTS SUBMITTED TO THE ENGINEER AND THE TOWN OF MEAD PRIOR TO FINAL ACCEPTANCE.
3. ALL WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A TOWN REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO.
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 STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. LATEST EDITION. A COPS GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES 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 SHORTEST PRACTICAL PERIOD OF TIME.
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 CREATE 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 SEEDED OR SODDED. 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'S EROSION CONTROL STANDARDS. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURE 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 AS INTENDED. THE REQUIREMENTS OF THIS EROSION CONTROL PLAN AND THE OBLIGATION OF THE LANDOWNER SHALL RUN WITH THE LAND UNTIL SUCH TIME AS THE EROSION CONTROL PLAN IS PROPERLY COMPLETED, OFFICIALLY MODIFIED, OR VOIDED.

**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 STANDARDS AND 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. CONTRACTOR 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 MUNICIPAL STANDARDS. CONTRACTOR 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 THE TOWN ENGINEER DIVISION AND 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 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 STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. ALL SIDEWALK RAMPS SHALL INCLUDE A TRUNCATED DOME DETECTABLE WARNING PATTERN AS SHOWN ON THE DETAIL SHEETS.

NOT FOR CONSTRUCTION

MEAD COMMUNITY CENTER  
401 3RD ST. MEAD, CO 80542  
STANDARD GENERAL NOTES  
LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



ISSUE:  
SITE PLAN SUBMITTAL  
DATE:  
07/21/23  
REVISIONS:  
11/10/23  
03/18/24

DRAWN BY:  
MF  
REVIEWED BY:  
CP  
PROJECT #:  
CP  
DRAWING TITLE:  
STANDARD GENERAL NOTES

SHEET #:  
A002.  
SITE PLAN SHEET #  
2 of 32



# IMPROVEMENT SURVEY PLAT

A PORTION OF BLOCKS 6 & 7, AND VACATED FAIRBAIRN AVE, TOWN OF MEAD, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

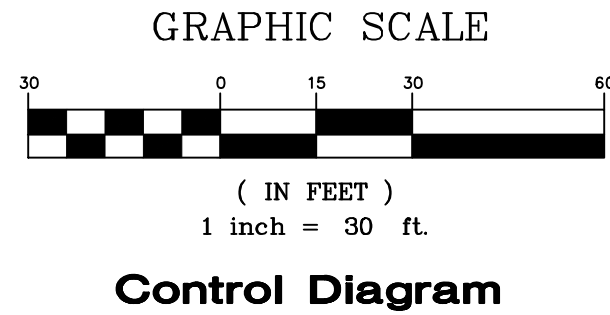
SHEET 1 OF 2

### Parcel Description

LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

### Legend

- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP "PATTERSON 26971"
- △ SET TEMPORARY BENCHMARK AS DESCRIBED
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 29038"
- (AM) AS MEASURED AT TIME OF SURVEY
- (P) AS PER THE PLAT OF TOWN OF MEAD, REC. NO. 106433, 2/12/1906
- (P1) AS PER THE PLAT OF MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT
- ++++ CENTERLINE OF RAILROAD TRACKS



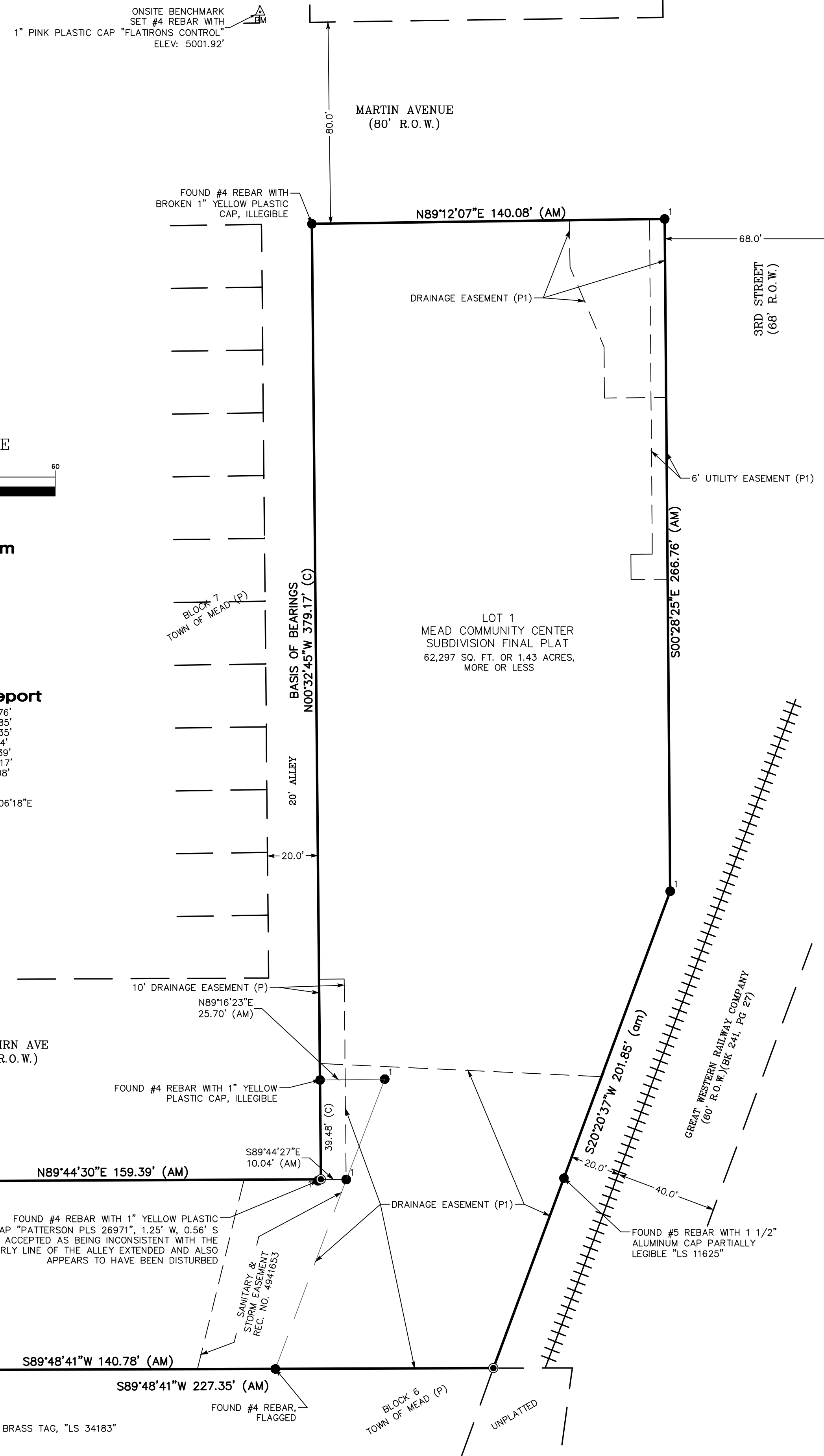
### Boundary Closure Report

COURSE: S00°28'25"E	LENGTH: 266.76'
COURSE: S20°20'37"W	LENGTH: 201.85'
COURSE: S89°48'41"W	LENGTH: 227.35'
COURSE: N00°23'40"W	LENGTH: 74.94'
COURSE: N89°44'30"E	LENGTH: 159.39'
COURSE: N00°32'45"W	LENGTH: 379.17'
COURSE: N89°12'07"E	LENGTH: 140.08'

AREA: 68798 SQ. FT.  
ERROR CLOSURE: 0.01  
ERROR NORTH: 0.002  
PRECISION: 1: 144954



FSI JOB# 23-79499  
REV: 2023-07-19 EP  
REV: 2023-10-17 EP  
REV: 2023-12-19 EP  
REV: 2024-03-14 EP  
REV: 2024-04-22 EP



### Notes

1. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER AB25180322, DATED SEPTEMBER 28, 2020 AT 5:00 P.M., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABH25195907, DATED MARCH 03, 2022 AT 5:00 P.M., AND FIRST AMERICAN TITLE COMMITMENT NO. 5509-4107166, DATED SEPTEMBER 29, 2023, AT 8:00 A.M., WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENTS.
2. 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.
3. THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF ESSENZA, NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
4. THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°32'45"W ALONG THE WESTERLY LINE OF VACATED FAIRBAIRN AVENUE AND THE EASTERLY LINE OF A 20' WIDE PLATTED ALLEY IN BLOCK 7 OF THE TOWN OF MEAD, BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS SURV 29038", AT THE SOUTHWESTERLY CORNER OF VACATED FAIRBAIRN AVENUE AND A FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP, ILLEGIBLE AT THE NORTHWEST CORNER OF SAID LOT 1 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
6. SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED. THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 8-1.5-103.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
8. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
9. THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION AND LOCAL VARIATIONS IN TOPOGRAPHY, THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
10. BENCHMARK INFORMATION: SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MARTIN AVENUE, BEING A SET #4 REBAR WITH 1" PINK PLASTIC CAP "FLATIRONS CONTROL" WITH AN ELEVATION OF 5001.92 FEET (NAVD 88). NGS POINT L 329, BEING A 3 1/2" BRASS CAP "L329 1991" LOCATED 2.3 MILES FROM THE SITE AT THE INTERSECTION OF U.S. HWY 66 AND COUNTY ROAD 5, WITH A PUBLISHED ELEVATION OF 4982.16 FEET, WAS CHECKED INTO WITH AN AS-MEASURED ELEVATION OF 4982.18 FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.
11. SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
12. DATES OF FIELDWORK: JANUARY 30 - FEBRUARY 7, 2023, APRIL 3, 2023, AND SEPTEMBER 28, 2023
13. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 68,798 SQ. FT. OR 1.58 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THIS AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
14. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT (COMMITMENT NUMBER AB25180322) AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
 

#9 NOV 26, 1877	BK 22, PG 217	DENVER PACIFIC RAILWAY & TELEGRAPH COMPANY RIGHT-OF-WAY, NO SPECIFIC WIDTH GIVEN
#10 MAY 17, 1907	BK 258, PG 314	LIQUOR RESTRICTIONS
#16 OCT 24, 2013	REC. NO. 3973325	OIL AND GAS LEASE
REC 21, 2017	REC. NO. 4363299	DECLARATION OF POOLING
FEB 5, 2019	REC. NO. 4464778	EXTENSION OF LEASES (SUBJECT PARCEL APPEARS TO BE EXCEPTED)
15. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT (COMMITMENT NUMBER FIRST AMERICAN TITLE COMMITMENT NO. ABH25195907) AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
 

#9 NOV 26, 1877	BK 22 PG 217	RESERVATIONS MADE BY THE DENVER PACIFIC RAILWAY &
#14 AUG 29, 2013	REC. NO. 3959913	OIL AND GAS LEASE
MARCH 3, 2022	REC. NO. 4607320	ASSIGNMENT OF LEASE
16. ALTA/NPS/LAND TITLE SURVEY PREPARED BY PATTERSON PARTNERS DATED 12/22/20 AND ALTA/ACSM LAND TITLE SURVEY PREPARED BY DREXEL BARRELL & CO. RECORDED IN THE WELD COUNTY RECORDS ON 8/14/2001, AT RECEPTION NO. 2874687, WERE CONSIDERED IN THE PREPARATION OF THIS IMPROVEMENT SURVEY PLAT.
17. TRAVELED SURFACE OF ALLEY EXTENDS INTO WESTERLY PORTION OF SUBJECT PROPERTY AS SHOWN HEREON.
18. FENCES ARE NOT COINCIDENT WITH PARCEL LINES AS SHOWN HEREON.
19. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT (COMMITMENT NUMBER 5509-4107116) AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.
 

#9 NOV 8, 1881	DOCUMENT NO. 17	PATENT
#10 JAN 24, 1991	BLM SERIAL NO. COCOA 039467	NOTICE UNITED POWER
#11 SEPT 29, 2010	REC# 3721790	FINDINGS AND DECREE
#12 JAN 16, 2015	REC# 4076124	OIL AND GAS LEASE
#13 JUNE 20, 2018	REC# 4408737	MEMORANDUM
#14 OCT 12, 2018	REC# 4438250	MEMORANDUM
#15 APRIL 15, 2020	REC# 4582913	MEMORANDUM
20. 18" REINFORCED CONCRETE PIPE EXTENDS ACROSS SOUTH LINE OF SUBJECT PARCEL AS SHOWN HEREON.
21. THIS IMPROVEMENT SURVEY PLAT WAS PREPARED IN CONJUNCTION WITH THE PRELIMINARY AND FINAL PLAT OF MEAD COMMUNITY CENTER SUBDIVISION.
22. MONUMENTS NOT ACCEPTED WERE FOUND TO BE OUTSIDE OF A REASONABLE ERROR ELLIPSE BASED ON OTHER LOCALLY FOUND MONUMENTS. THEY WERE NOT ACCEPTED AS ORIGINAL, UNDISTURBED MONUMENTS.

### Surveyor's Statement

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO ESSENZA, THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY RESPONSIBLE CHARGE ON FEBRUARY 7, 2023. THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102 (9) "IMPROVEMENT SURVEY PLAT", IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND DOES NOT GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JAMES Z. GOWAN COLORADO P.L.S. #29038  
VICE PRESIDENT, FLATIRONS, INC.



TOWN OF MEAD APPROVAL

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

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



NOT FOR CONSTRUCTION

MEAD COMMUNITY CENTER  
401 3RD ST. MEAD, CO 80542  
IMPROVEMENT SURVEY PLAT

LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



ISSUE:

DATE: JULY 20, 2023

REVISIONS: OCTOBER 17, 2023

JANUARY 10, 2024

MARCH 18, 2024

DRAWN BY: EP

REVIEWED BY: JZG/MW/JK

PROJECT #: 2206

DRAWING TITLE: IMPROVEMENT SURVEY PLAT

SHEET #: 1

SITE PLAN SHEET # 3 of 31



# IMPROVEMENT SURVEY PLAT

A PORTION OF BLOCKS 6 & 7, AND VACATED FAIRBAIRN AVE, TOWN OF MEAD, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

PRELIMINARY  
NOT FOR CONSTRUCTION



685 S. ARTHUR AVE., UNIT 12 A & B  
LOUISVILLE, CO 80027  
P: 303.952.5080  
WWW.ESSENZA-ARCH.COM  
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Know what's below.  
Call before you dig.

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CONSTRUCTION

MEAD COMMUNITY CENTER  
401 3RD ST. MEAD, CO 80542  
IMPROVEMENT SURVEY PLAT  
LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



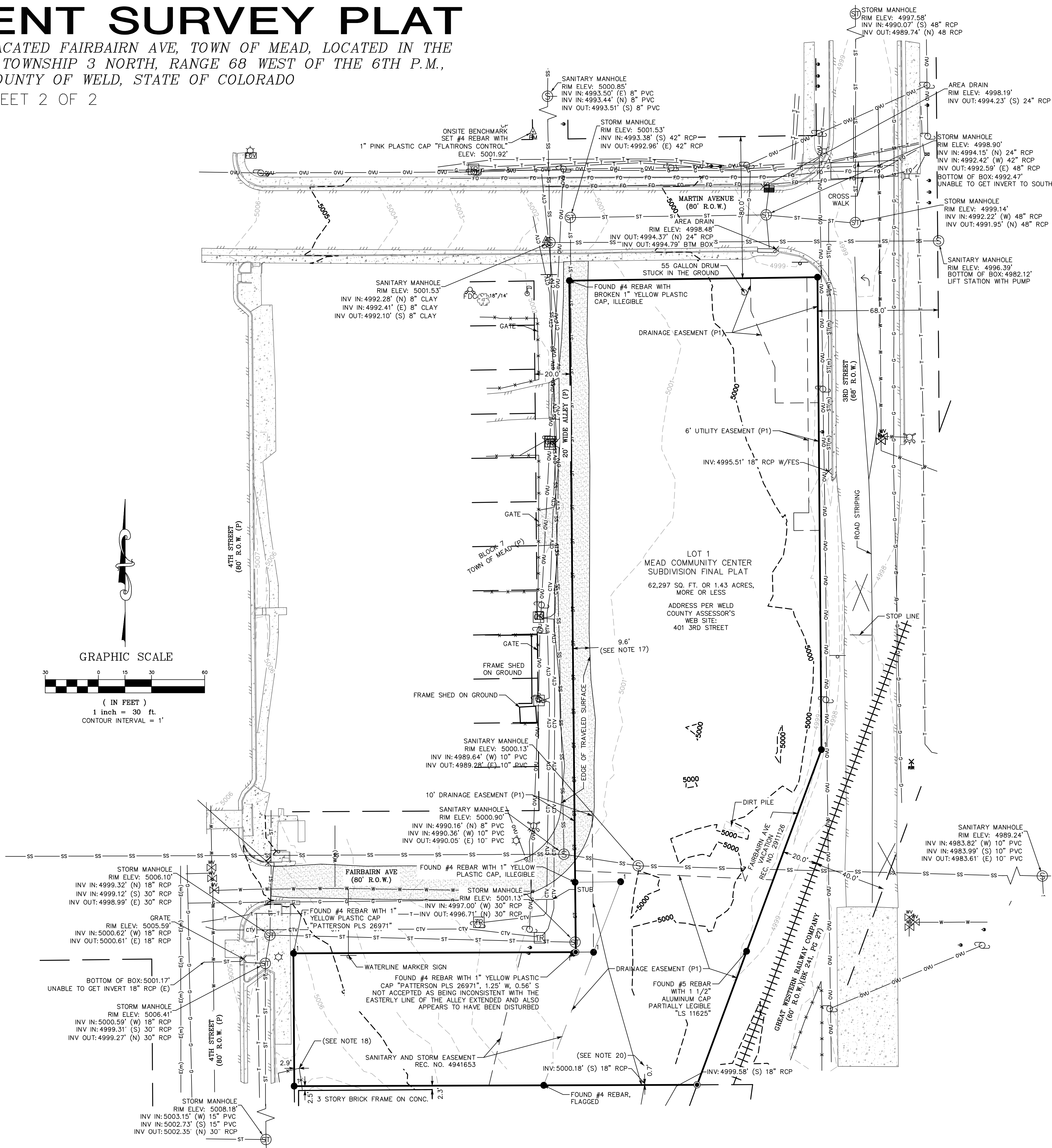
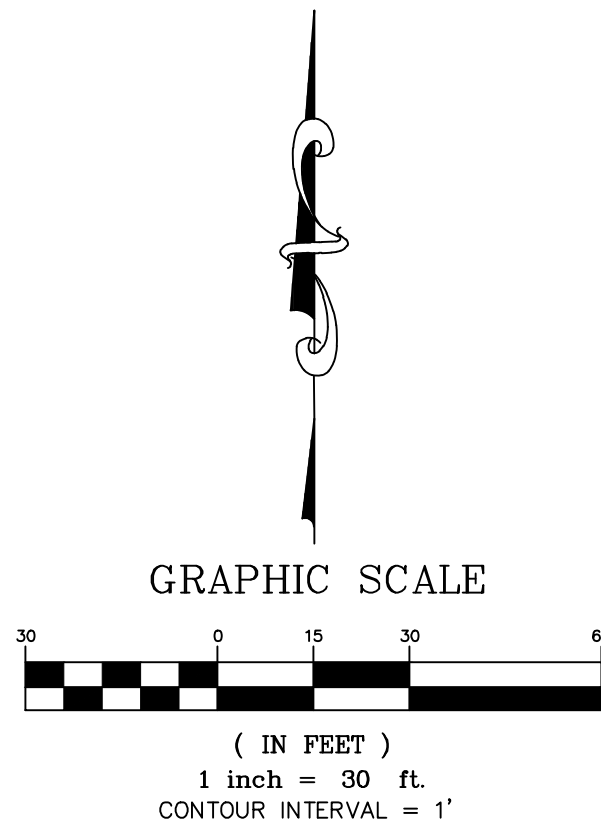
ISSUE:

DATE:  
JULY 20, 2023  
REVISIONS:  
OCTOBER 17, 2023  
JANUARY 10, 2024  
MARCH 18, 2024

DRAWN BY:  
EP  
REVIEWED BY:  
JZG/MW/JK  
PROJECT #:  
2206  
DRAWING TITLE:

TOWN OF MEAD APPROVAL  
IMPROVEMENT  
SURVEY PLAT  
SHEET #:  
2  
SITE PLAN  
SHEET # 4 of 31

- Legend**
- FOUND MONUMENT AS DESCRIBED
  - FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP "PATTERSON 26971"
  - ▲ SET TEMPORARY BENCHMARK AS DESCRIBED
  - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 29038"
  - (P) AS PER THE PLAT OF TOWN OF MEAD, REC. NO. 106433, 2/12/1906
  - (P1) AS PER THE PLAT OF LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT
  - CONCRETE
  - TRAVELED SURFACE FOR 20' WIDE ALLEY (P) AND FAIRBAIRN AVE
  - EDGE OF ASPHALT
  - FENCE
  - SIGN
  - DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
  - WATER LINE
  - W(m) WATER LINE SCALED FROM MAPS
  - WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - SS SANITARY SEWER LINE
  - SANITARY SEWER MANHOLE
  - STORM SEWER MANHOLE
  - E ELECTRIC LINE
  - TRANSFORMER
  - LIGHT POLE
  - OW OVERHEAD UTILITY LINE
  - UTILITY POLE
  - GUY WIRE
  - TRAFFIC LIGHT
  - CTV CABLE TV LINE
  - CR CABLE/FIBEROPTIC RISER
  - FO FIBEROPTIC LINE
  - FOV FIBEROPTIC VAULT
  - T TELEPHONE LINE
  - TR TELEPHONE RISER
  - G GAS LINE
  - FLAGPOLE
  - RAILROAD CROSSING
  - ELEV ELEVATION
  - INV INVERT
  - PVC PLASTIC PIPE
  - RCP REINFORCED CONCRETE PIPE
  - ||||| CENTER LINE OF RAILROAD TRACKS



**Flatirons, Inc.**  
Land Surveying Services

655 FOURTH AVE  
LONGMONT, CO 80501  
PH: (303) 776-1733  
FAX: (303) 776-4355  
www.FlatironsInc.com

FSI JOB# 23-79499  
REV: 2023-07-19 EP  
REV: 2023-10-17 EP  
REV: 2023-12-19 EP  
REV: 2024-03-14 EP  
REV: 2024-04-22-EP

TOWN OF MEAD APPROVAL

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TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_





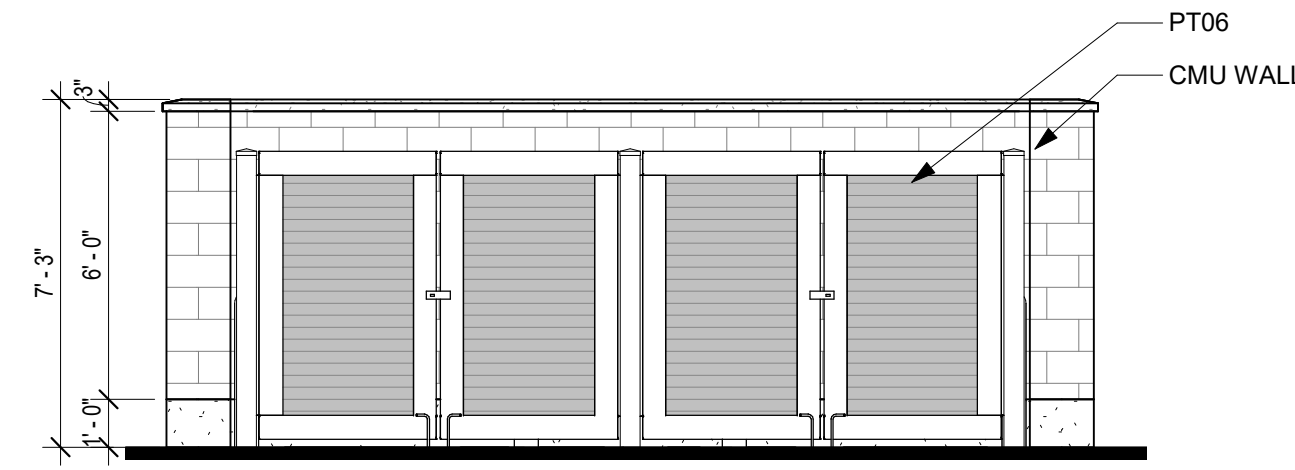
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07/14/23



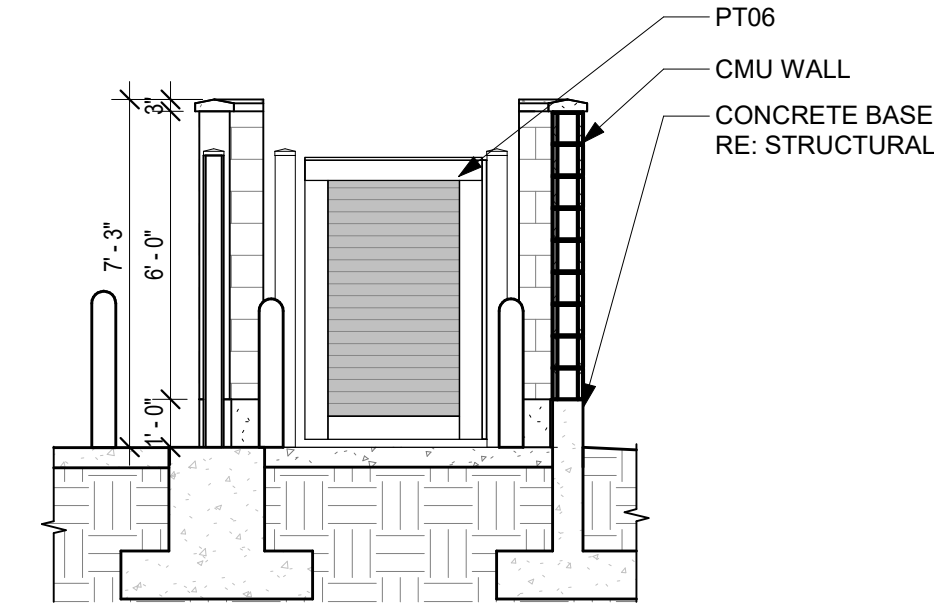
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**PROJECT KEYNOTES**

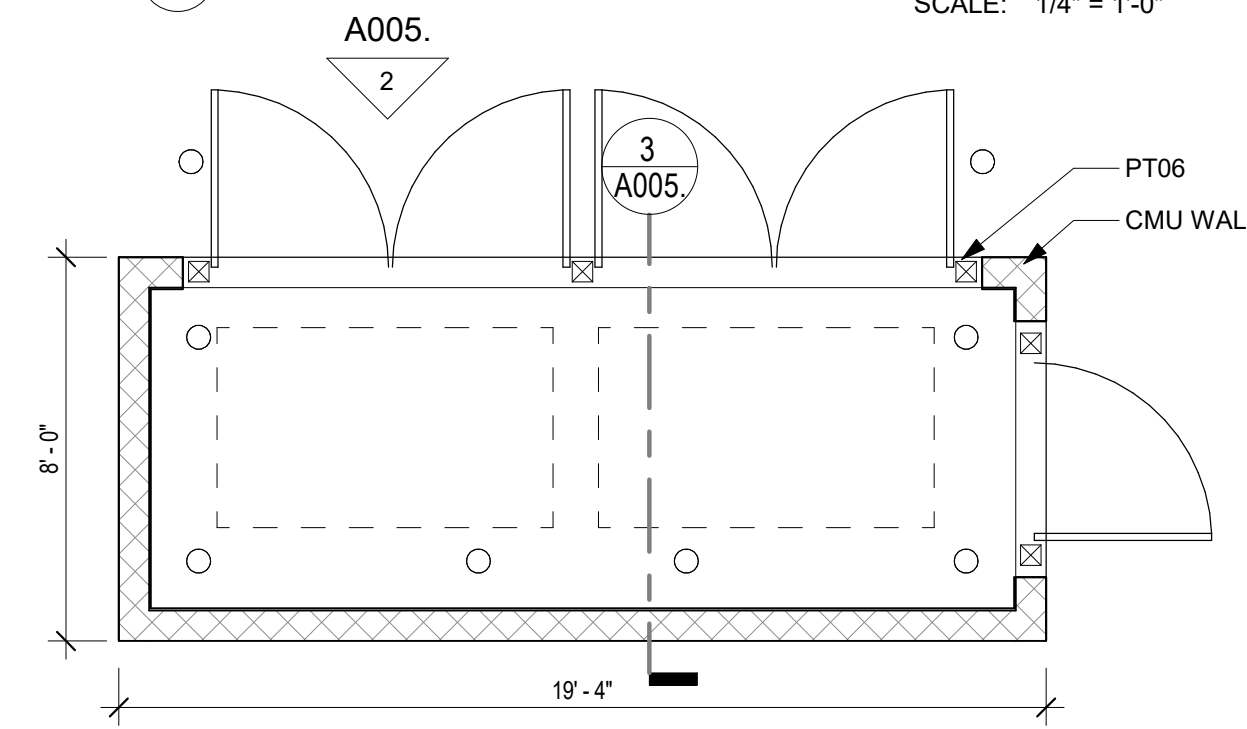
#	DESCRIPTION
02.01	(E) CONC. POOL DECK TO BE DEMOED
10.01	SHADE ELEMENT; RE: LANDSCAPE
13.05	SPLASH PAD
21.01	FIRE HYDRANT
26.08	GENERATOR; RE: ELEC.
26.09	UTILITY TRANSFORMER; RE: ELEC.
26.10	STRING LIGHTS; RE: ELEC.
26.14	MULTI DISTRIBUTION SWITCHBOARD; RE: ELEC.
32.01	TRASH ENCLOSURE
32.04	ANGLED PARKING; RE: CIVIL
32.09	CURB & GUTTER; RE: CIVIL
32.11	PLANTING; RE: LANDSCAPE
33.02	DETENTION POND; RE: CIVIL
33.03	GAS METER; RE: PLUMBING
34.01	EV CHARGING STATION OFOI; RE: ELEC



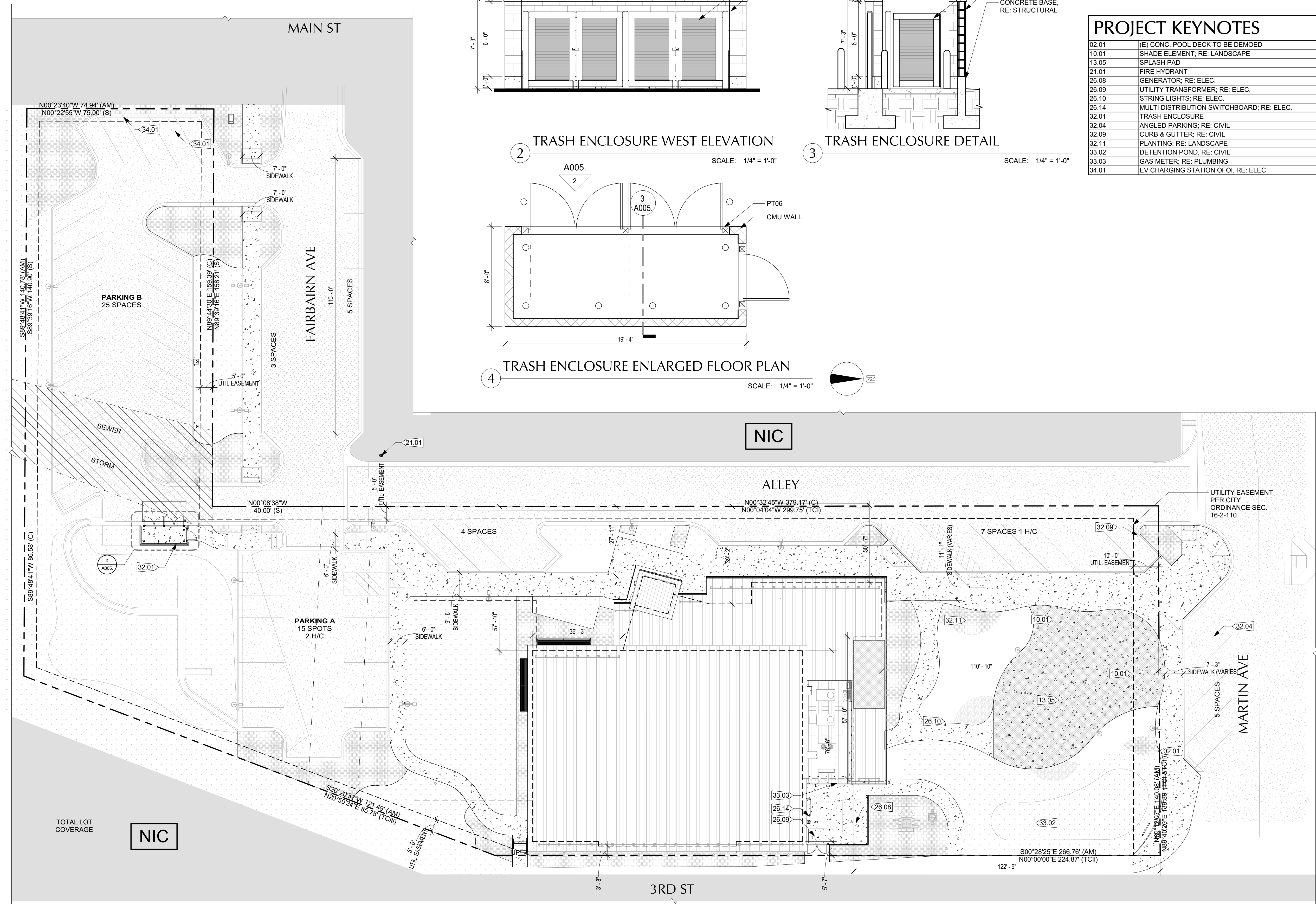
2 TRASH ENCLOSURE WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3 TRASH ENCLOSURE DETAIL  
SCALE: 1/4" = 1'-0"

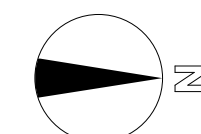


4 TRASH ENCLOSURE ENLARGED FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 SITE PLAN

SCALE: 1" = 20'-0"



MEAD COMMUNITY CENTER  
401 3RD ST. MEAD, CO 80542

SITE PLAN

LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



ISSUE:  
SITE PLAN SUBMITTAL  
DATE:  
07/21/23  
REVISIONS:  
11/10/23  
03/18/24

DRAWN BY:  
MF  
REVIEWED BY:  
CP  
PROJECT #:  
CP  
DRAWING TITLE:  
SITE PLAN

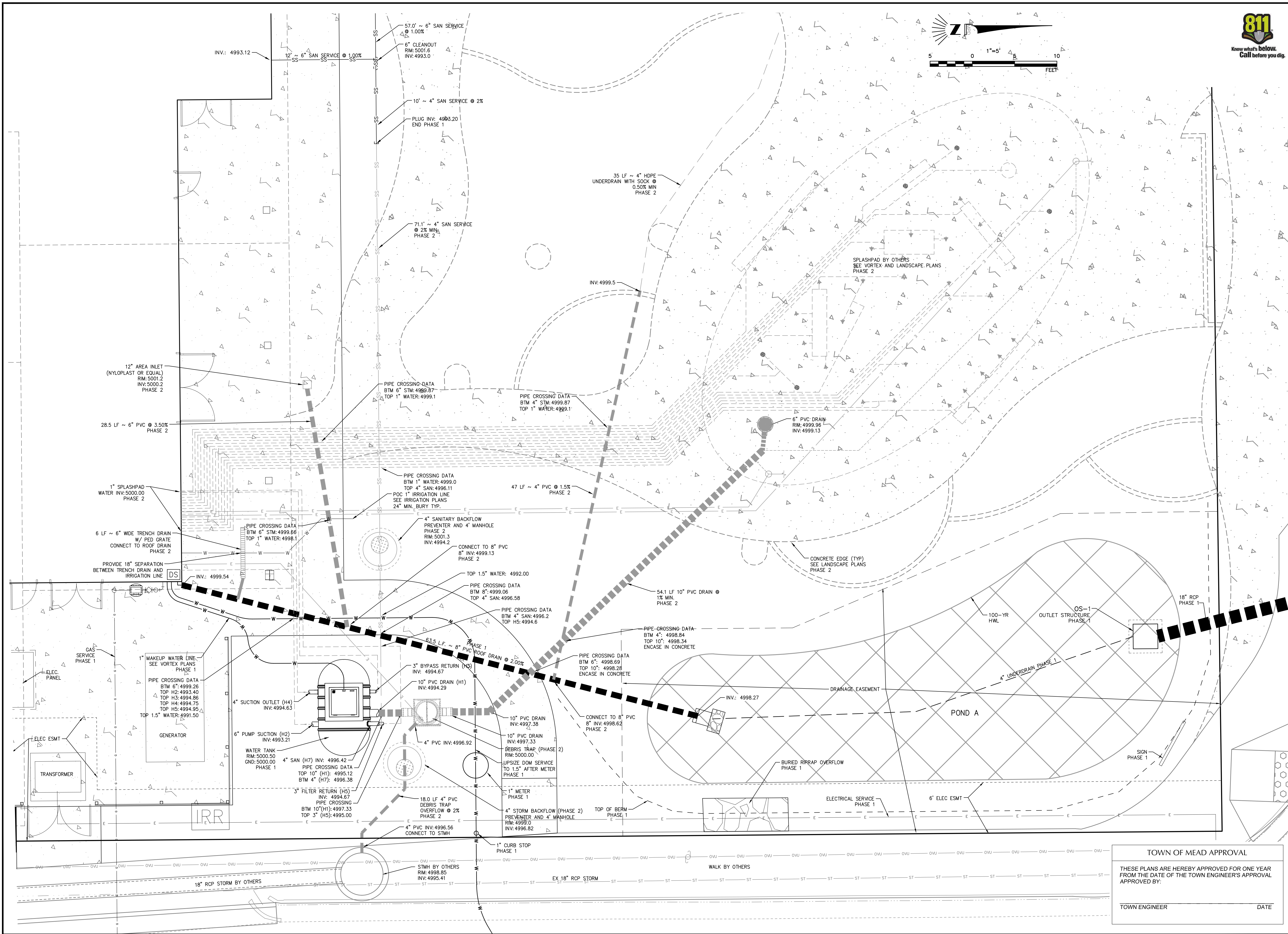
SHEET #:  
A005.  
SITE PLAN  
SHEET #  
5 of 32

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marc@mpd-engineering.com

MEAD COMMUNITY CENTER  
401 3RD ST. MEAD, CO 80542

LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



ISSUE:  
SITE PLAN SUBMITTAL  
DATE:  
07.21.23  
REVISIONS:  
11.10.23  
03.18.24  
DRAWN BY:  
REVIEWED BY:  
PROJECT #:

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

DRAWING TITLE:  
UTILITY PLAN  
SHEET #:  
C101  
SITE PLAN  
SHEET #  
7 of 32





NOT FOR CONSTRUCTION

MEAD COMMUNITY CENTER  
401 3RD ST. MEAD, CO 80542

GRADING AND DRAINAGE PLAN

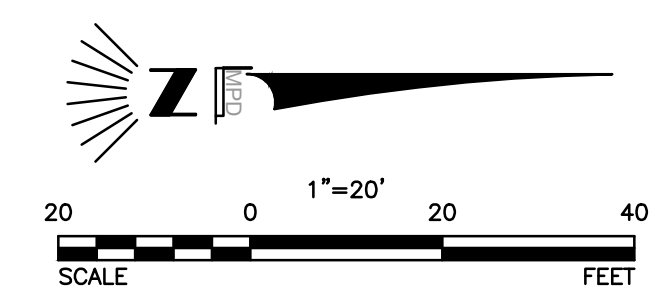
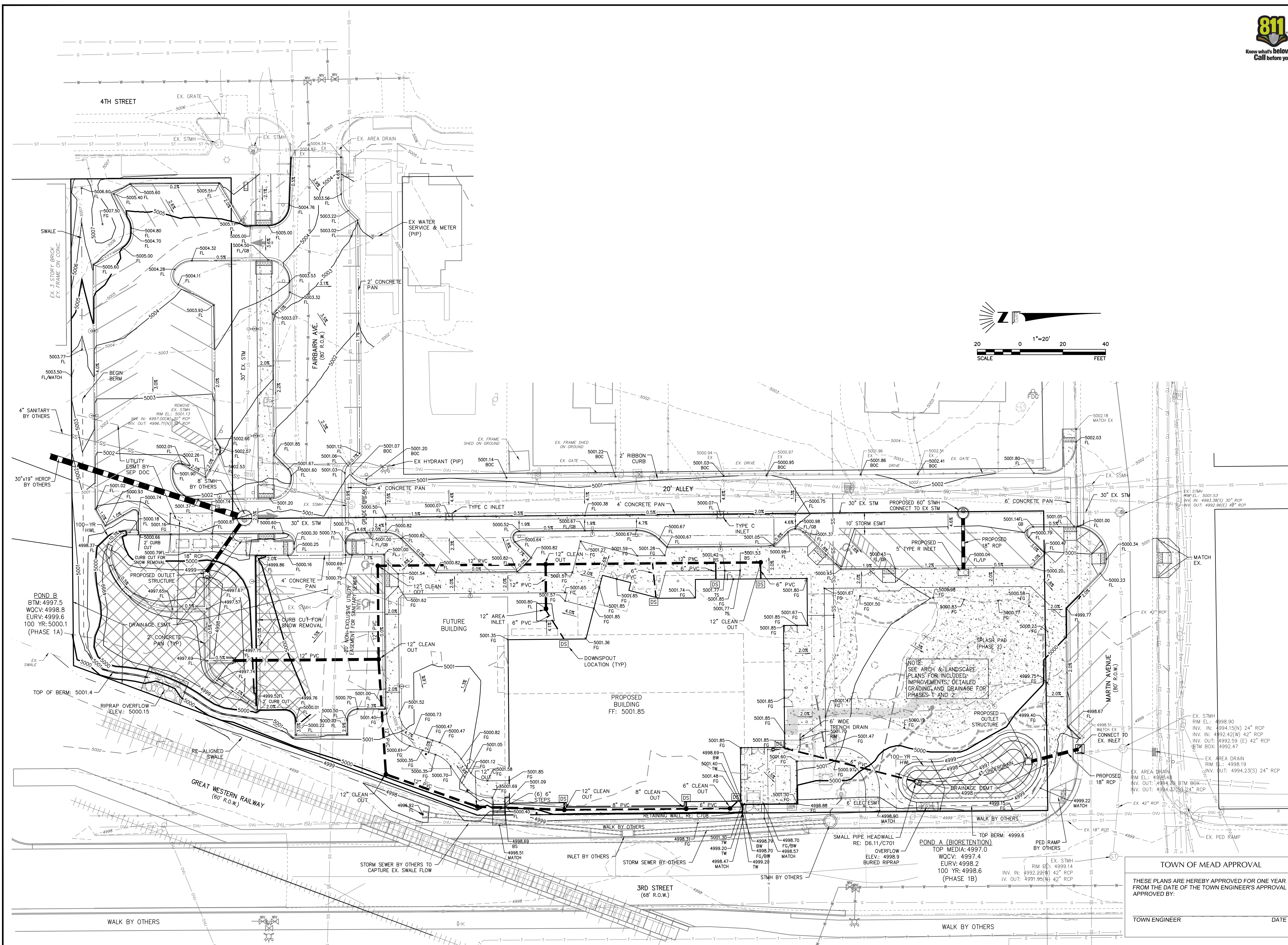
LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



ISSUE:  
SITE PLAN SUBMITTAL  
DATE:  
07.21.23  
REVISIONS:  
11.10.23  
03.18.24

DRAWN BY:  
DSS  
REVIEWED BY:  
MPD  
PROJECT #:  
1934  
DRAWING TITLE:  
GRADING PLAN &  
DRAINAGE PLAN

SHEET #:  
C200  
SITE PLAN SHEET #  
8 of 32



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



**GENERAL NOTES**

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE, TO INCLUDE RE-INSTALLATION OF SOD OR OTHER LANDSCAPE MATERIALS. TRENCHES TO BE FILLED AND COMPACTED IN LIFTS AS NEEDED TO PROVIDE SUITABLE FINISH GRADE FOR INSTALLATION OF LANDSCAPE WITHIN TOLERANCES AS PROVIDED ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.

**LAYOUT NOTES**

- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CURVED FLATWORK EDGES SHALL BE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
- THE CONTRACTOR SHALL OBTAIN, AT THEIR EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE CONTRACTOR SHALL REVIEW WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT ALL STAKING PRIOR TO SETTING FORMS OR COMPLETING FLATWORK AND PERFORM MINOR MODIFICATIONS AS REQUIRED TO ACHIEVE PROPER DRAINAGE OR ACCESSIBILITY AS REQUIRED FOR THE DESIGN, AT NO ADDITIONAL COST TO THE OWNER. ALL FORMS TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT OF FLATWORK.
- THE CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

**TOWN OF MEAD STANDARDS AND CONSTRUCTION NOTES**

- 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 HE CONSTRUCTION PHASE. THIS APPROVAL IS FOR CONFORMANCE TO THESE STANDARDS AND SPECIFICATIONS AND OTHER TOWN REQUIREMENTS. THE DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER OR LANDSCAPE PROFESSIONAL.

- NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

**PHASING NOTES**

- 1 YEAR LANDSCAPE MAINTENANCE TO BE PROVIDED SEPARATELY BY PHASE INITIATED AT FINAL ACCEPTANCE.

**PAVEMENT SCHEDULE - PHASE 2**

PAVEMENT SCHEDULE						
CODE	DESCRIPTION	MANUFACTURER	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
P-01	CONCRETE PAVING - TYPE 1	PER CIVIL	STANDARD GREY, MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL	PER CIVIL	6 / LS-503	REFER TO CIVIL FOR STANDARD PAVING DETAIL AND SPECIFICATION
P-02	CONCRETE PAVING - TYPE 2	COLORADO HARDSCAPES (OR APPROVED EQUAL) TEL: (303) 750-8200	AZURE SPRINKLE, SANDSCAPE REFINED FINISH	PER CIVIL	6 / LS-503	CONTRACTOR TO PROVIDE 5'X5' CONCRETE MOCK UP FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO CONSTRUCTION
P-03	CONCRETE PAVING - TYPE 3	DAVIS COLORS (OR APPROVED EQUAL) TEL: (303) 750-8200	SILVERSMOKE IRON OXIDE, MEDIUM BROOM FINISH	PER CIVIL	6 / LS-503	CONTRACTOR TO PROVIDE 5'X5' CONCRETE MOCK UP FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO CONSTRUCTION
P-04	CONCRETE PAVING - TYPE 4	COLORADO HARDSCAPES (OR APPROVED EQUAL) TEL: (303) 750-8200	CARBIDE, SANDSCAPE FINISH	PER CIVIL	6 / LS-503	CONTRACTOR TO PROVIDE 5'X5' CONCRETE MOCK UP FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO CONSTRUCTION

**MATERIALS SCHEDULE - PHASE 1**

LANDSCAPE MATERIAL SCHEDULE							
CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-01	WOOD MULCH	WASHINGTON CEDAR MULCH	PIONEER SAND AND GRAVEL (OR APPROVED EQUAL)	WASHINGTON CEDAR	4" DEPTH	2, 3, 4 / LP-501	REFER TO LANDSCAPE PLANS FOR LOCATIONS
M-02	ROCK MULCH	RIVER ROCK	PIONEER SAND AND GRAVEL (OR APPROVED EQUAL)	GLACIER WHITE	1-1/2", 4" DEPTH	2, 3 / LP-501	REFER TO LANDSCAPE PLANS FOR LOCATIONS
M-05	SANDSTONE SLAB SEATING	BUFF BOULDER	ARKINS PARK STONE (OR APPROVED EQUAL) TEL: (970) 663-1920	BUFF	PER DETAIL	1 / LS-501	CONTRACTOR TO SUBMIT COLOR PHOTO SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO DELIVERY TO SITE
M-06	LANDSCAPE BOULDER	BUFF BOULDER	ARKINS PARK STONE (OR APPROVED EQUAL) TEL: (970) 663-1920	BUFF	PER DETAIL	1 / LP-501	CONTRACTOR TO SUBMIT COLOR PHOTO SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO DELIVERY TO SITE

**PAVEMENT SCHEDULE - PHASE 1**

PAVEMENT SCHEDULE						
CODE	DESCRIPTION	MANUFACTURER	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
P-01	CONCRETE PAVING - TYPE 1	PER CIVIL	STANDARD GREY, MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL	PER CIVIL	6 / LS-503	REFER TO CIVIL FOR STANDARD PAVING DETAIL AND SPECIFICATION
P-02	CONCRETE PAVING - TYPE 2	COLORADO HARDSCAPES (OR APPROVED EQUAL) TEL: (303) 750-8200	AZURE SPRINKLE, SANDSCAPE REFINED FINISH	PER CIVIL	6 / LS-503	CONTRACTOR TO PROVIDE 5'X5' CONCRETE MOCK UP FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO CONSTRUCTION

**MATERIALS SCHEDULE - PHASE 2**

LANDSCAPE MATERIAL SCHEDULE							
CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-02	ROCK MULCH	RIVER ROCK	PIONEER SAND AND GRAVEL (OR APPROVED EQUAL)	GLACIER WHITE	1-1/2", 4" DEPTH	2, 3 / LP-501	REFER TO LANDSCAPE PLANS FOR LOCATIONS
M-03	CRUSHER FINES	CRUSHER FINES	PIONEER SAND AND GRAVEL (OR APPROVED EQUAL)	GREY BREEZE	3/8" +	1 / LS-502	INSTALL AND COMPACT IN 2" LIFTS WITH STABILIZER
M-04	COBBLE	COBBLE	PIONEER SAND AND GRAVEL (OR APPROVED EQUAL)	GLACIER WHITE	2"-4"		REFER TO LANDSCAPE PLANS FOR LOCATIONS
M-05	SANDSTONE SLAB SEATING	BUFF BOULDER	ARKINS PARK STONE (OR APPROVED EQUAL) TEL: (970) 663-1920	BUFF	PER DETAIL	1 / LS-501	CONTRACTOR TO SUBMIT COLOR PHOTO SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO DELIVERY TO SITE
M-06	LANDSCAPE BOULDER	BUFF BOULDER	ARKINS PARK STONE (OR APPROVED EQUAL) TEL: (970) 663-1920	BUFF	PER DETAIL	1 / LP-501	CONTRACTOR TO SUBMIT COLOR PHOTO SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO DELIVERY TO SITE
M-07	WATER FEATURE BOULDER	RIVER ROUND BOULDER	PIONEER SAND AND GRAVEL (OR APPROVED EQUAL)	GRAY GRANITE	PER DETAIL	5 / LS-503	CONTRACTOR TO SUBMIT COLOR PHOTO SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO DELIVERY TO SITE
M-08	WATER FEATURE SOURCE BOULDER	BUFF BOULDER	ARKINS PARK STONE (OR APPROVED EQUAL) TEL: (970) 663-1920	BUFF	48" WIDTH X 48" LENGTH X 30" HEIGHT	1 / LS-504	CONTRACTOR TO SUBMIT COLOR PHOTO SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO DELIVERY TO SITE



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



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401 3RD ST. MEAD, CO 80513

LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

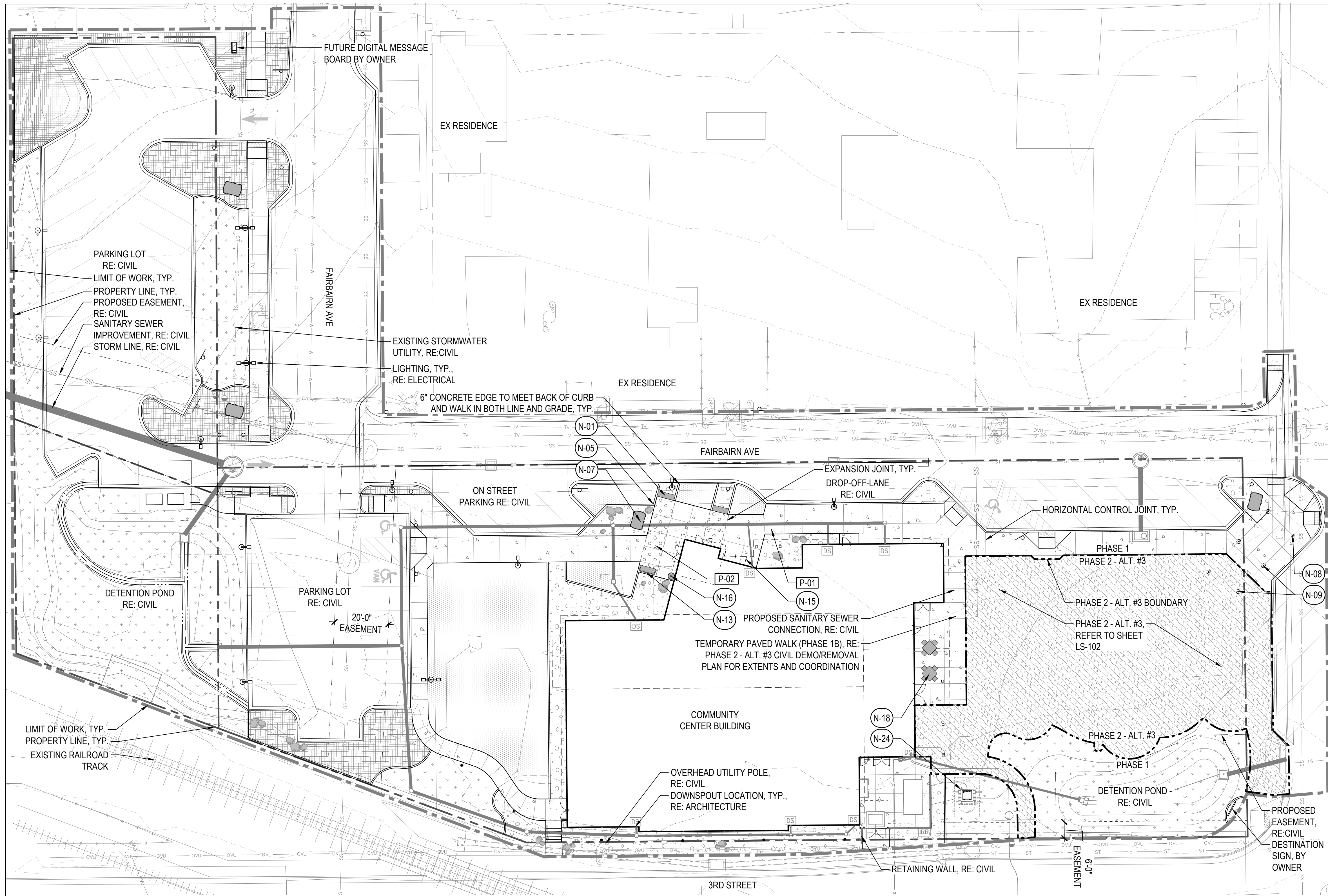


**ISSUE:**  
SITE PLAN SUBMITTAL  
**DATE:**  
18 MARCH, 2024  
**REVISIONS:**

**DRAWN BY:**  
KS/SL/EN  
**REVIEWED BY:**  
KS/RH  
**PROJECT #:**  
2206  
**DRAWING TITLE:**  
LANDSCAPE SITE NOTES

**SHEET #:** LS-001  
**SITE PLAN SHEET #** 09 of 32





**LEGEND**

---	LIMIT OF WORK
- - - -	PHASE LINE
---	PROPERTY LINE
---	CONCRETE EDGE
---	EASEMENT LINE
---	EXPANSION JOINT (1/2")
---	HORIZONTAL CONTROL JOINT

○	BENCH
○	WASTE RECEPTACLE
+	BIKE RACK
+	PICNIC TABLE - TYPE B
▭	SANDSTONE SLAB SEATING
▭	BEAN POT PLANTER

CODE	DESCRIPTION
P-01	CONCRETE PAVING - TYPE 1
P-02	CONCRETE PAVING - TYPE 2

**KEY NOTES**

CODE	DESCRIPTION	DETAIL
N-01	SANDSTONE SLAB SEATING	1 / LS-501
N-05	CONCRETE EDGE	2 / LS-502
N-07	RE-PURPOSED BEAN POT PLANTER	4 / LS-503
N-08	RE-PURPOSED CONVEYOR / POLE COLUMN	6 / LS-502
N-09	FESTOON LIGHT POLE, PVC SLEEVE, CONDUIT, STRUCTURAL CAISSON, AND POST TO BE INSTALLED IN PHASE 1. FESTOON LUMINAIRE TO BE INSTALLED IN PHASE 2 - ALT. #3	7 / LS-502
N-13	BENCH	1 / LS-503
N-15	BIKE RACK	3 / LS-502
N-16	WASTE RECEPTACLE	7 / LS-503
N-18	PICNIC TABLE - TYPE B	5 / LS-502
N-24	WATER CONTAINMENT SYSTEM, PHASE 1, REFER TO VORTEX	

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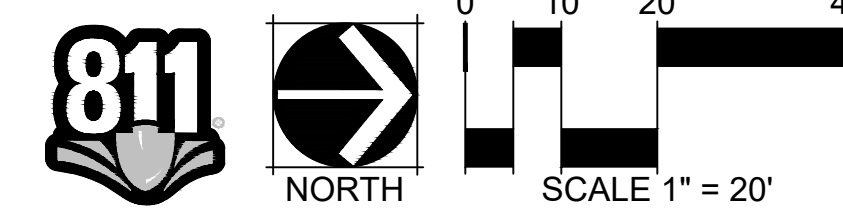
LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



ISSUE:  
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DATE:  
18 MARCH, 2024  
REVISIONS:

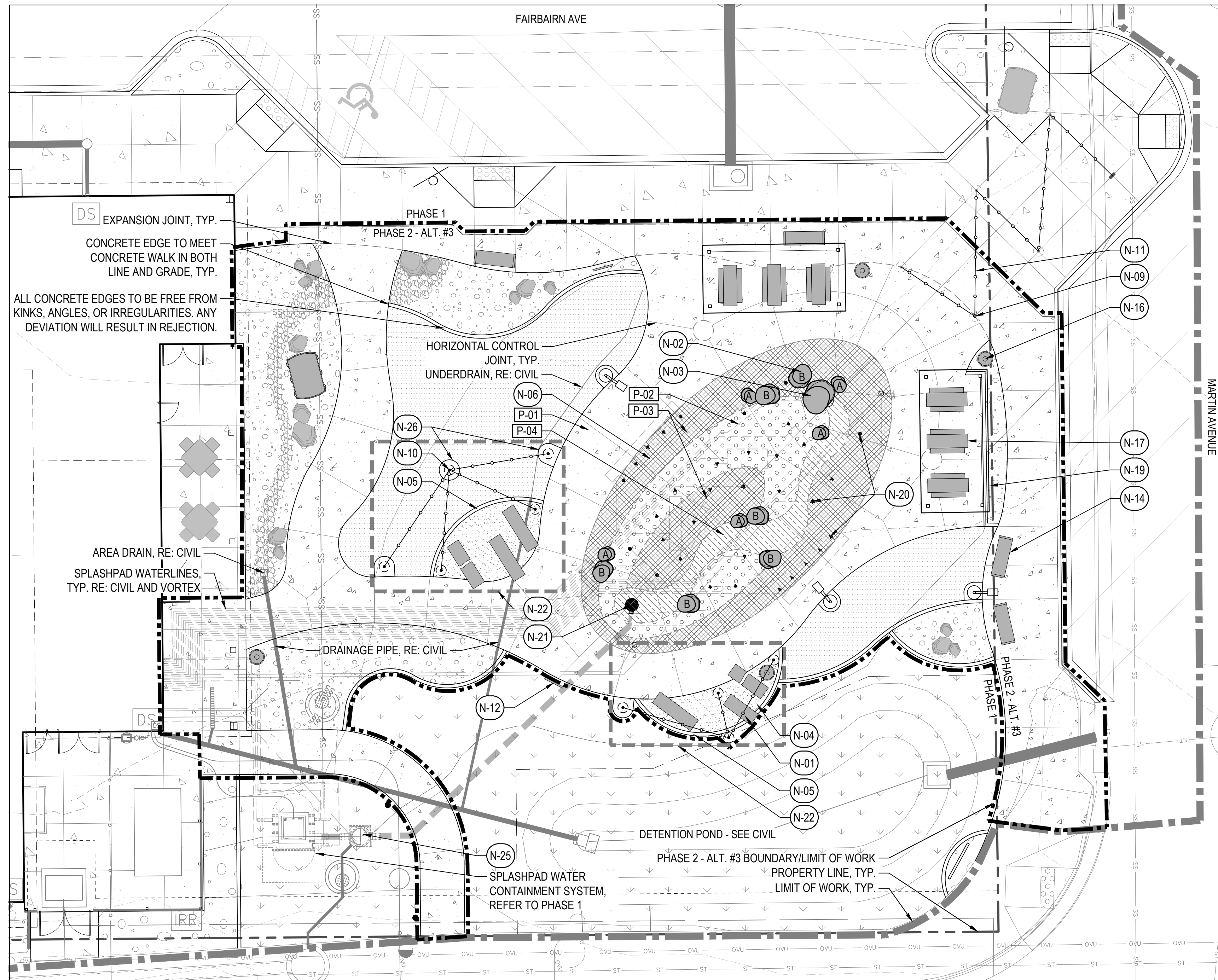
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REVIEWED BY:  
KS/RH  
PROJECT #:  
2206  
DRAWING TITLE:  
PHASE 1  
LANDSCAPE SITE PLAN

SHEET #:  
**LS-101**  
SITE PLAN  
SHEET #  
10 of 32



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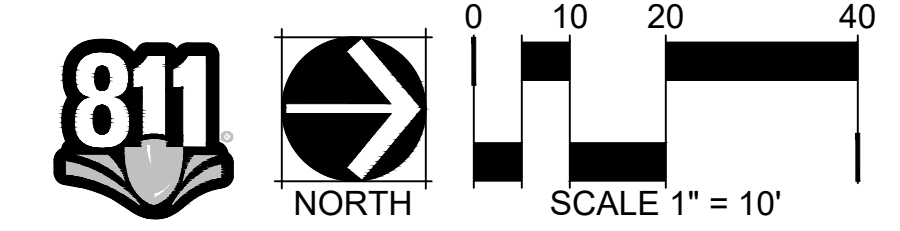


**LEGEND**

	LIMIT OF WORK
	PHASE LINE
	PROPERTY LINE
	CONCRETE EDGE
	FESTOON LIGHTS
	EXPANSION JOINT (1/2")
	HORIZONTAL CONTROL JOINT
	BACKLESS BENCH
	WASTE RECEPTACLE
	PICNIC TABLE - TYPE A
	REGULATORY SIGNAGE
	SANDSTONE SLAB SEATING
	BEAN POT PLANTER
<b>CODE</b>	<b>DESCRIPTION</b>
	M-03 CRUSHER FINES
	M-07 WATER FEATURE BOULDER
	M-08 WATER FEATURE SOURCE BOULDER
<b>CODE</b>	<b>DESCRIPTION</b>
	P-01 CONCRETE PAVING - TYPE 1
	P-02 CONCRETE PAVING - TYPE 2
	P-03 CONCRETE PAVING - TYPE 3
	P-04 CONCRETE PAVING - TYPE 4

**KEY NOTES**

CODE	DESCRIPTION	DETAIL
N-01	SANDSTONE SLAB SEATING	1 / LS-501
N-02	WATER FEATURE BOULDER	5 / LS-503
N-03	WATER FEATURE SOURCE BOULDER	1 / LS-504
N-04	CRUSHER FINES PAVING	1 / LS-502
N-05	CONCRETE EDGE	2 / LS-502
N-06	SPLASHPAD CONCRETE PAVING	2 / LS-504
N-09	FESTOON LIGHT POLE, PVC SLEEVE, CONDUIT, STRUCTURAL CAISSON, AND POST TO BE INSTALLED IN PHASE 1. FESTOON LUMINAIRE TO BE INSTALLED IN PHASE 2 - ALT. #3	7 / LS-502
N-10	FESTOON LIGHT POLE TO BE INSTALLED IN PHASE 2 - ALT. #3	7 / LS-502
N-11	FESTOON LUMINAIRE TO BE INSTALLED IN PHASE 2 - ALT. #3	7 / LS-502
N-12	REGULATORY SIGNAGE	4 / LS-504
N-14	BACKLESS BENCH	2 / LS-503
N-16	WASTE RECEPTACLE	7 / LS-503
N-17	PICNIC TABLE - TYPE A	3 / LS-503
N-19	SHADE STRUCTURE	3 / LS-504
N-20	SPLASHPAD SPRAY HEADS, REFER TO VORTEX SPLASHPAD LAYOUT DRAWING	
N-21	PLAYSAFE DRAIN, REFER TO VORTEX SPLASHPAD LAYOUT DRAWING	
N-22	SANDSTONE SLAB LAYOUT	3 / LS-501
N-25	DEBRIS TRAP, PHASE 2 - ALT. #3, REFER TO VORTEX	
N-26	LIGHT POLE BASE	4 / LS-501



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LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT,  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



ISSUE:  
 SITE PLAN SUBMITTAL

DATE:  
 18 MARCH, 2024

REVISIONS:

DRAWN BY:  
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REVIEWED BY:  
 KS/RH

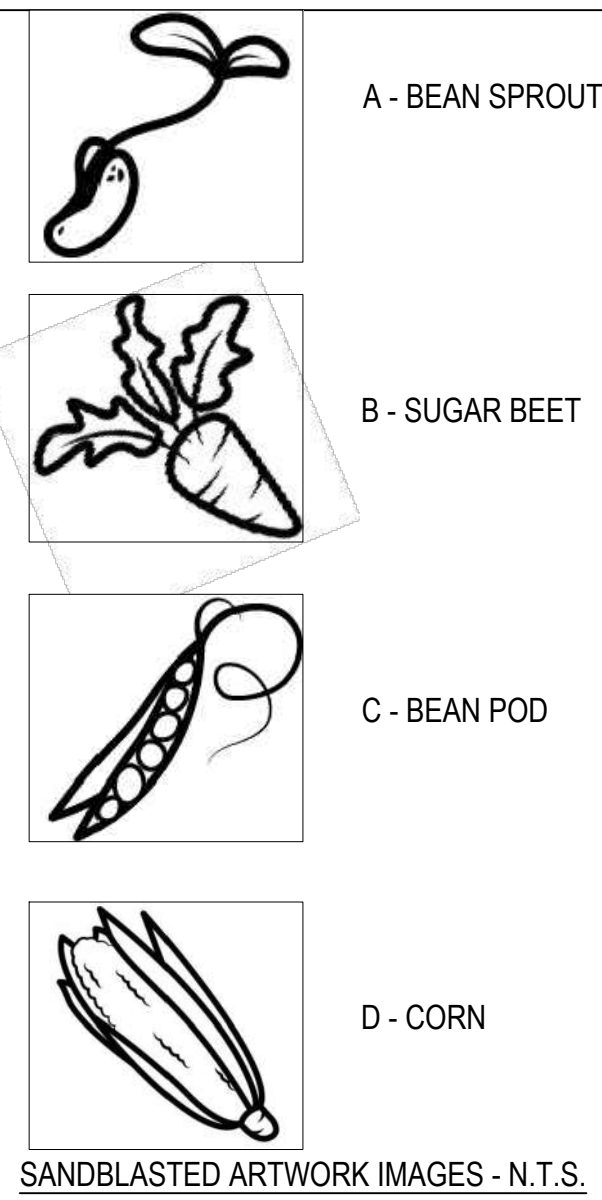
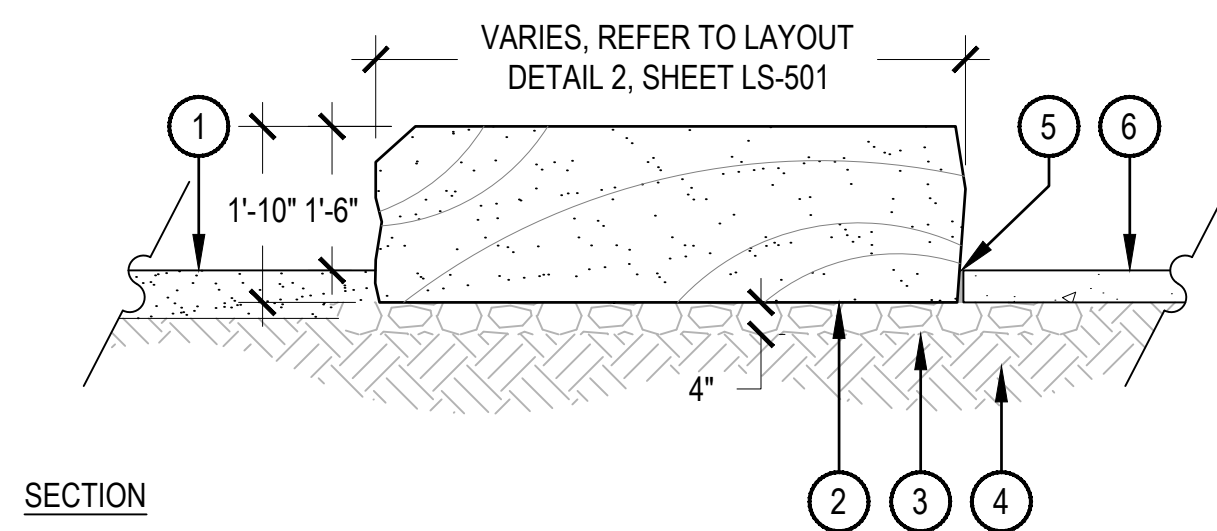
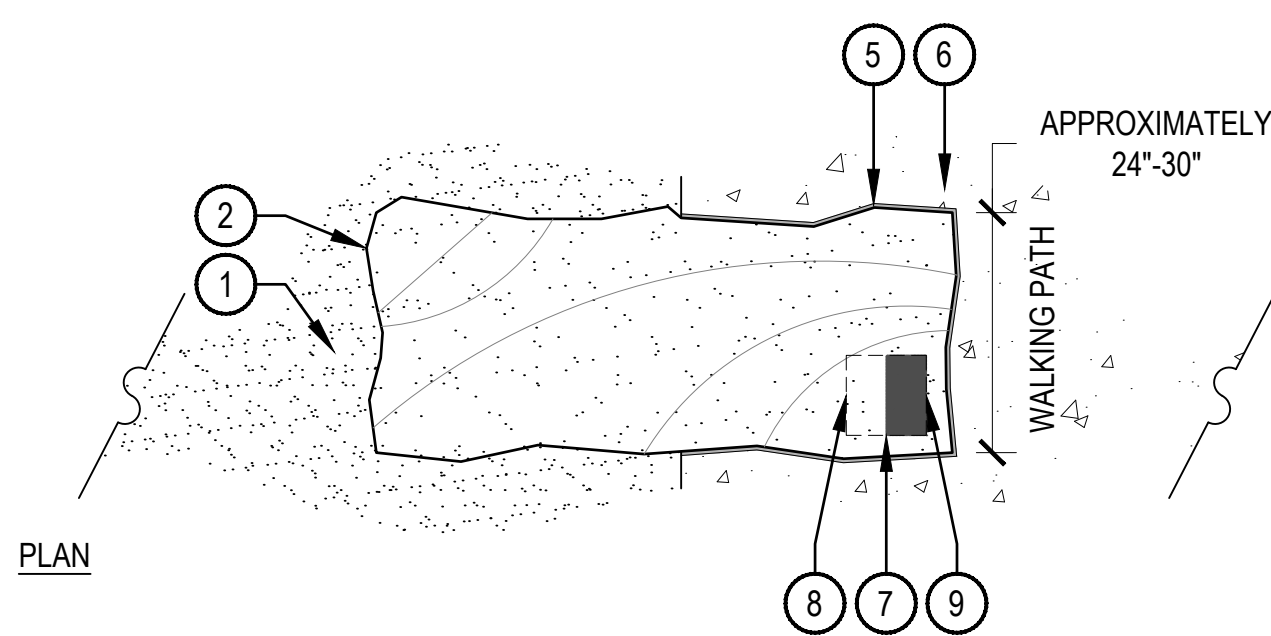
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 2206

DRAWING TITLE:  
 PHASE 2  
 LANDSCAPE SITE PLAN

SHEET #:  
 LS-102

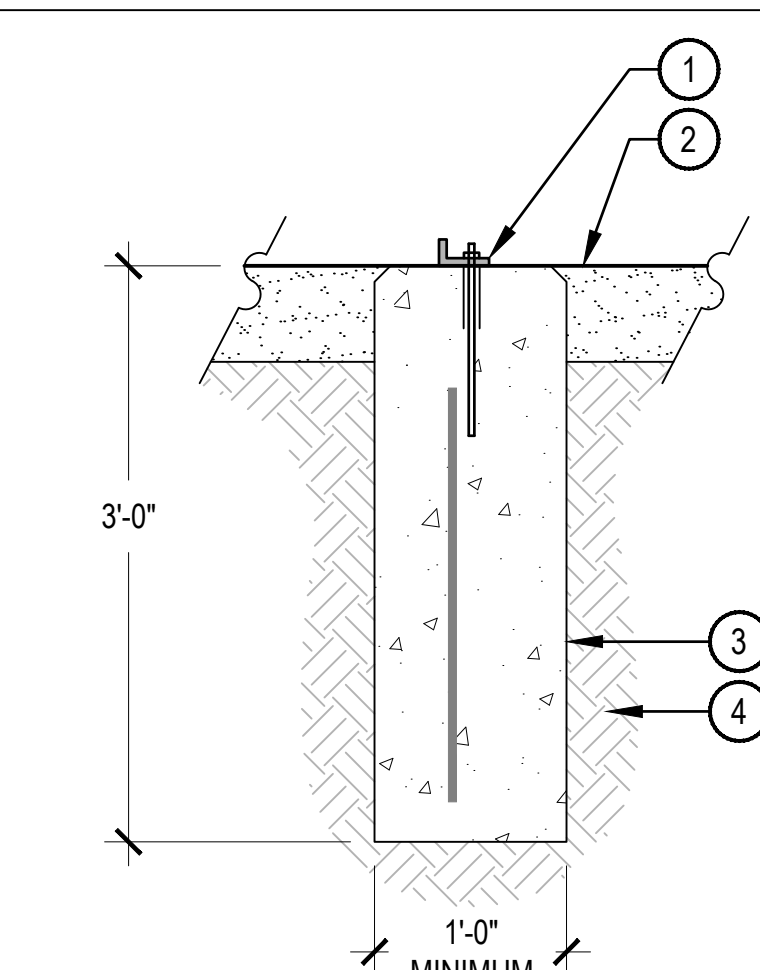
SITE PLAN  
 SHEET #  
 11 of 32





- NOTES:**
1. CONTRACT LANDSCAPE ARCHITECT TO SELECT STONES PRIOR TO DELIVERY.
  2. (4) 10" X 10" ARTWORK IMAGES TO BE SANDBLASTED 1/4" DEPTH ON SANDSTONE BOULDERS, AND STAINED WITH UV RESISTANT BLACK LITHICHROME STAIN.
  3. ARTWORK SHALL BE PROVIDED BY LANDSCAPE ARCHITECT FOR COORDINATION WITH SANDBLAST CONTRACTOR. CONTRACTOR TO PROVIDE FULL SCALE MOCK UP OF (1) ART IMAGE PRIOR TO INSTALLATION.
  4. ALL SIDES OF STONE SLAB SHALL HAVE A NATURAL BROKEN FACE, TOP OF STONE SLAB SHALL BE FLAT. CONTACT LANDSCAPE ARCHITECT/OWNER TO SELECT STONES. ANY AND ALL DAMAGED / SCARIFIED PORTIONS SHALL BE PLACED FACE DOWN. REFER TO DETAIL 3, SHEET LS-501 FOR SANDSTONE SLAB SEATING AND ARTWORK LAYOUT.

1. ADJACENT CRUSHER FINES, REFER TO DETAIL 1, SHEET LS-502
2. SANDSTONE SLAB. REFER TO MATERIAL SCHEDULE, SHEET LS-001. ALL SIDES SHALL HAVE A NATURAL BROKEN FACE, TOP FACE SHALL BE SET LEVEL. SET STONE PRIOR TO POURING HARDSCAPE, PROTECT STONE DURING POURING PROCESS
3. COMPACTED AGGREGATE
4. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
5. 1/2" MAXIMUM CAULKED AND SEALED EXPANSION JOINT, COLOR TO MATCH CONCRETE
6. ADJACENT CONCRETE PAVING, REFER TO DETAIL 6, SHEET LS-503
7. SANDBLASTED ARTWORK LOCATION, TO BE LOCATED ON CORNER AND TOP OF SLAB NEAREST TO THE ADJACENT CONCRETE WALK.
8. TOP OR ARTWORK ORIENTATION
9. BOTTOM OF ARTWORK ORIENTATION



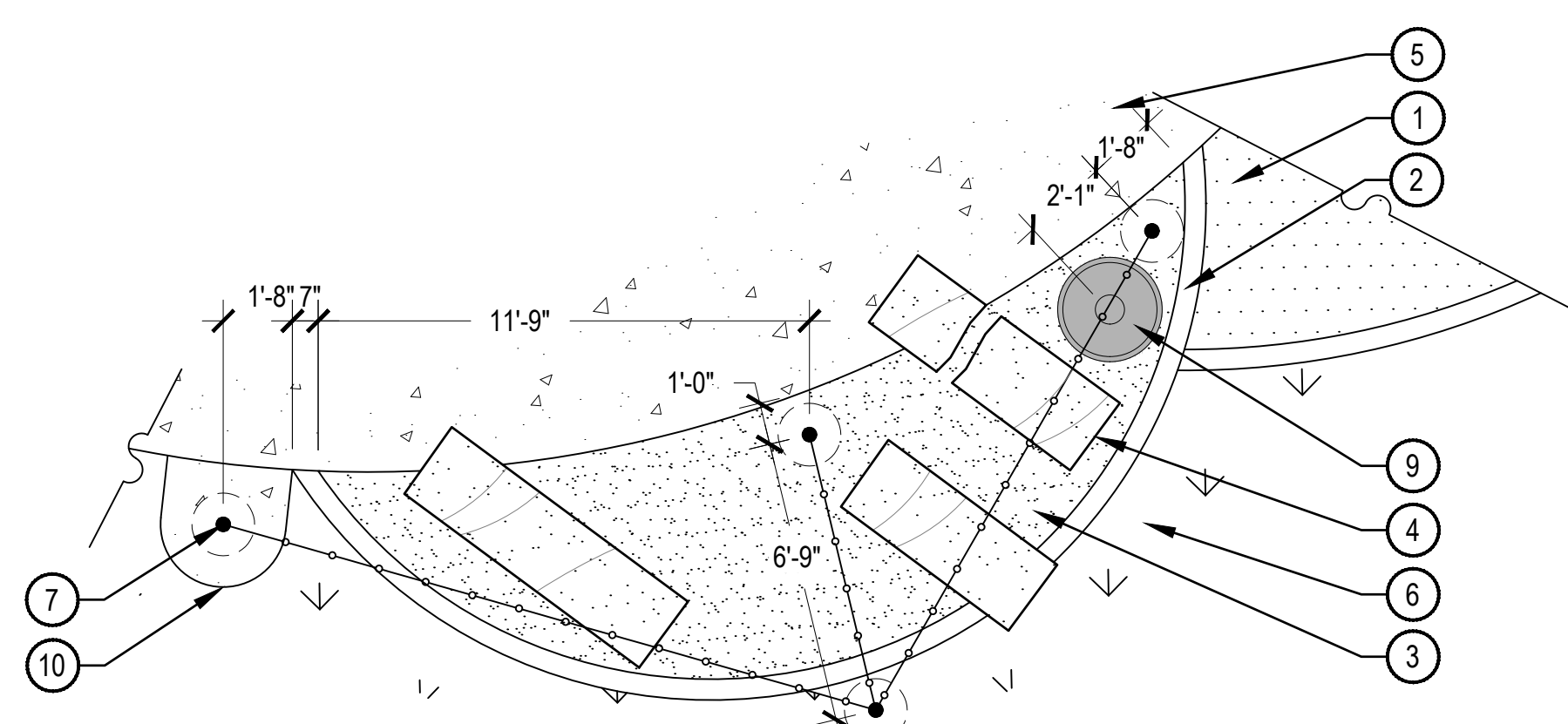
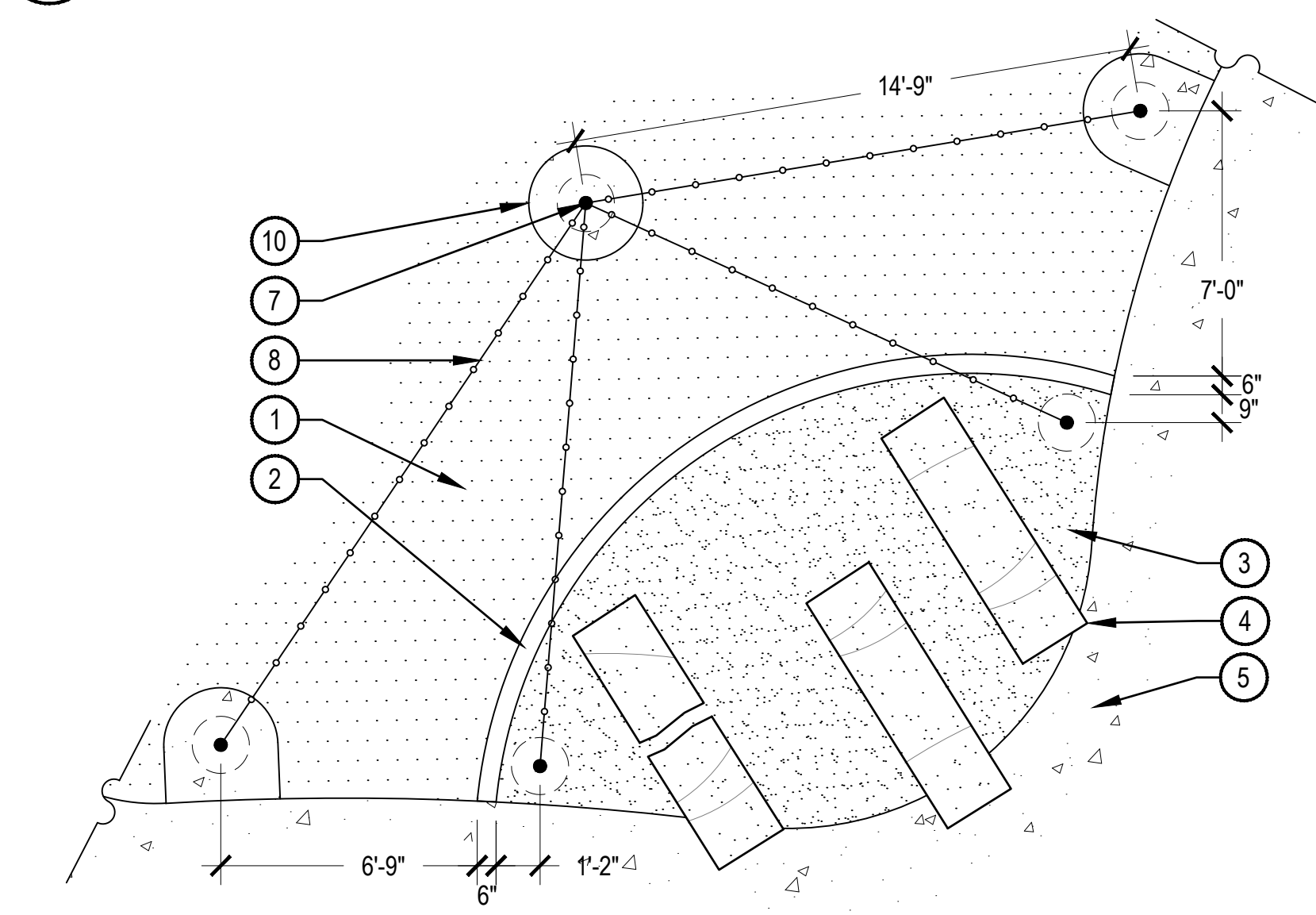
1. SITE AMENITY MOUNTING BRACKET OR PRE-DRILLED MOUNTING POINT OF CONNECTION. USE MANUFACTURER RECOMMENDED MOUNTING HARDWARE TO SECURE TO CONCRETE FOOTER
2. CRUSHER FINES, NATIVE SEED, OR LANDSCAPE BED, REFER TO LANDSCAPE PLAN
3. CONCRETE FOOTER WITH (1) #4 REBAR, SPACE FOOTERS TO CORRESPOND WITH SPECIFIC FURNITURE PIECE; (1) CONCRETE FOOTER PER SITE FURNISHING CONNECTION REQUIRED. 1" CHAMFER ON ALL EXPOSED CORNERS
4. COMPACTED SUBGRADE TO 95% STANDARD PROCTOR DENSITY

FOR WASTE RECEPTACLES IN LANDSCAPE BED, NATIVE SEED, OR CRUSHER FINES

**NOTES:**

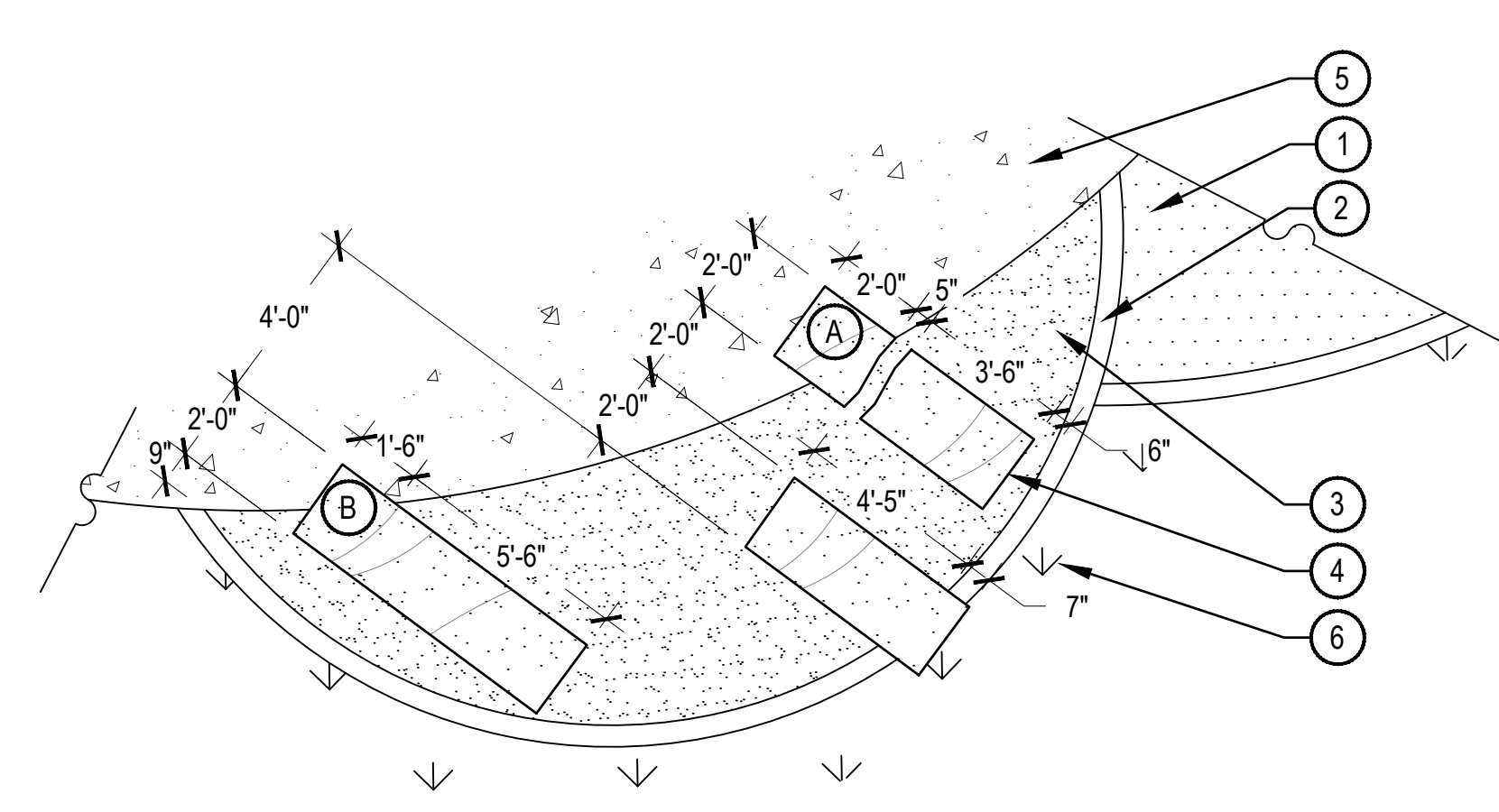
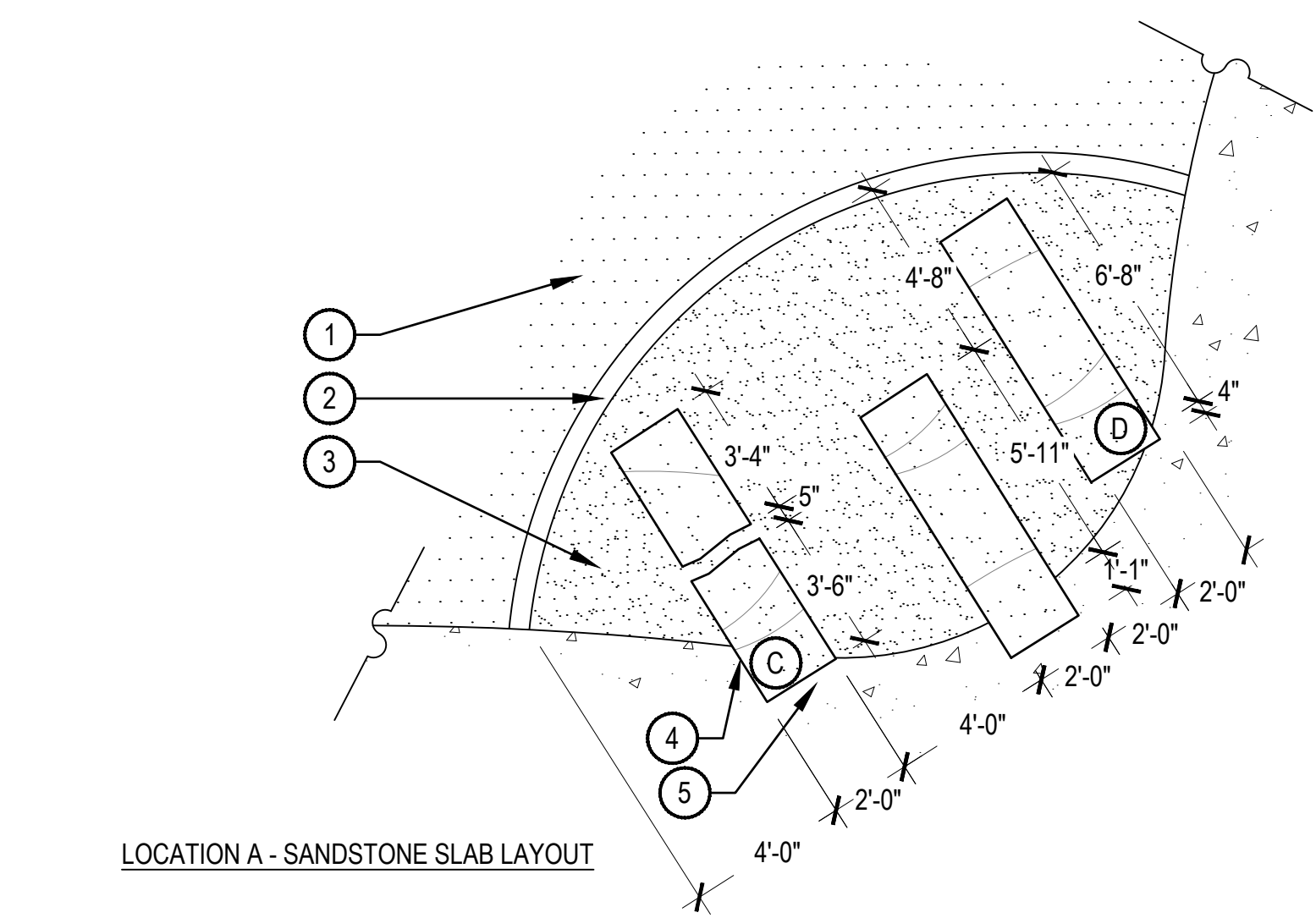
1. AFTER SIGNIFICANT SETTLING TIME, ALL-THREAD ROD(S) TO BE CUT FLUSH.

**1 SANDSTONE SLAB SEATING**  
(PHASE 1A AND PHASE 2 - ALT. #3)



LOCATION A - FESTOON LIGHT LAYOUT

LOCATION B - FESTOON LIGHT LAYOUT



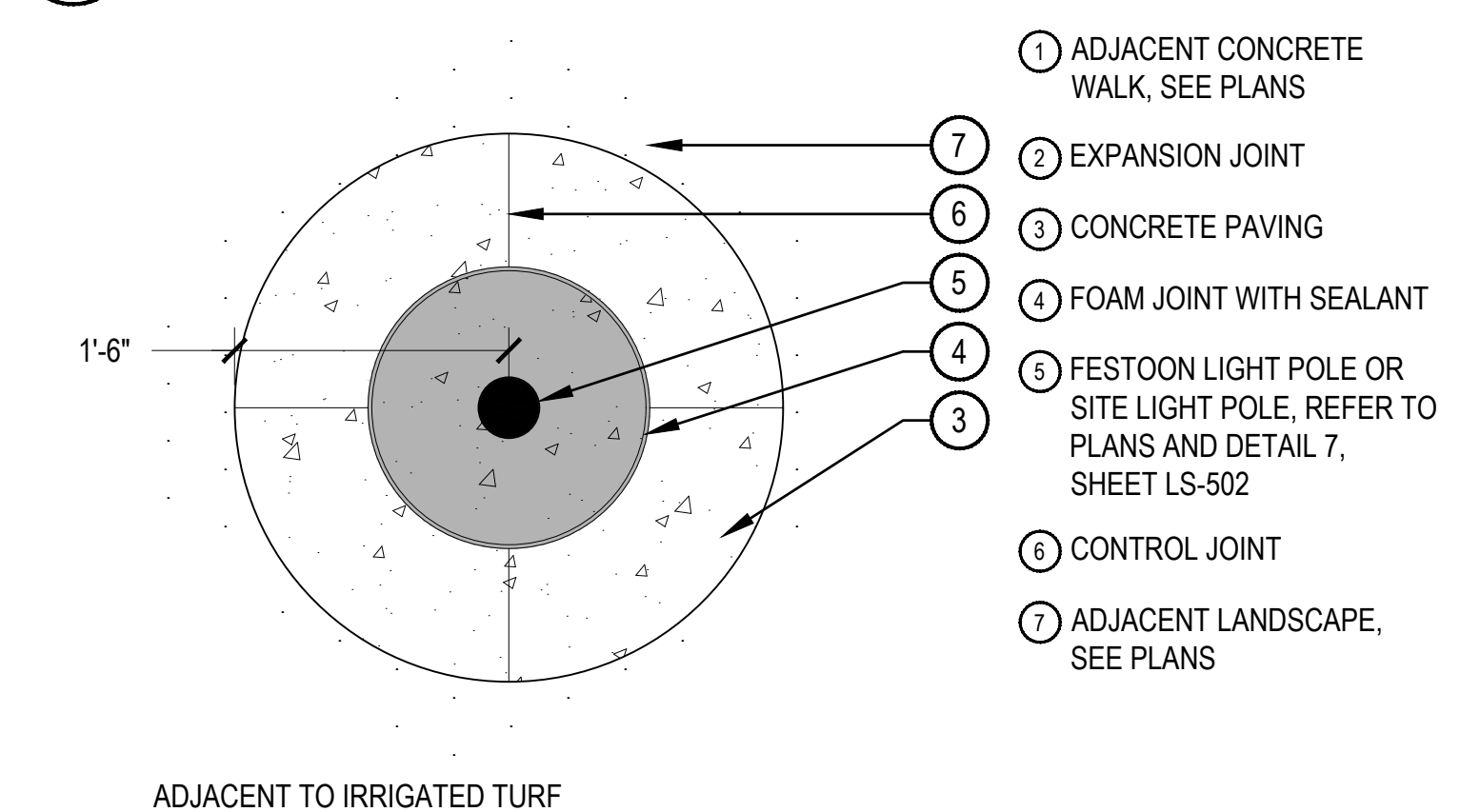
LOCATION A - SANDSTONE SLAB LAYOUT

LOCATION B - SANDSTONE SLAB LAYOUT

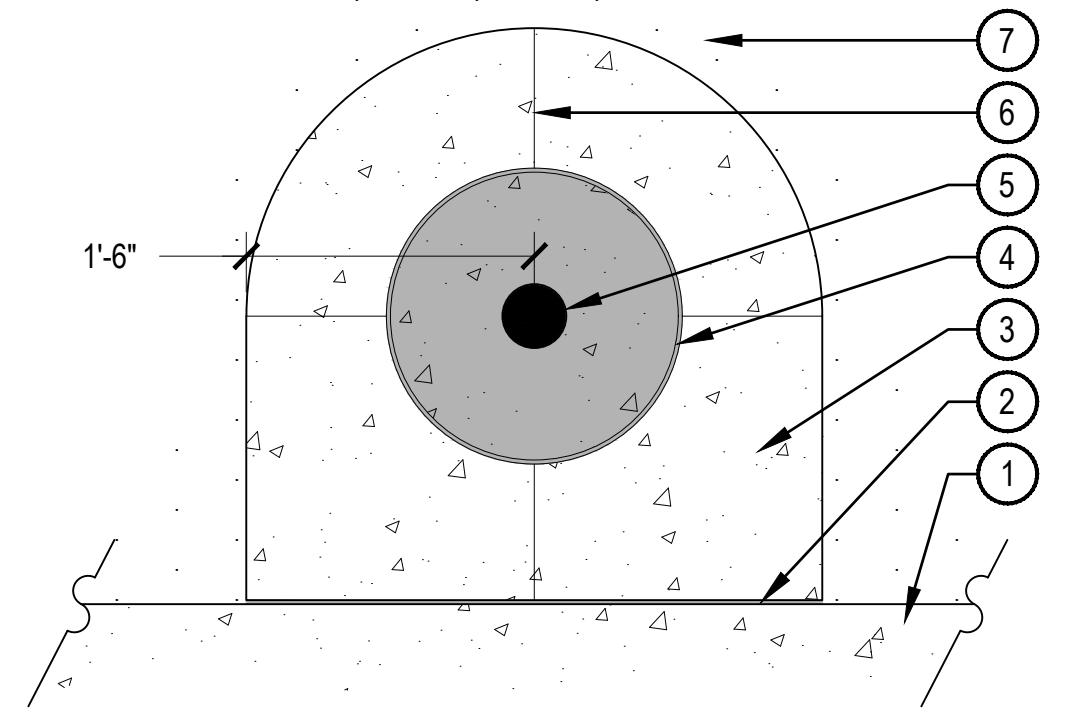
**3 SANDSTONE SLAB LAYOUT**  
(PHASE 2 - ALT. #3)

SCALE: 1/4" = 1'-0"

**2 SITE AMENITY SURFACE MOUNT**  
(PHASE 2 - ALT. #3)



ADJACENT TO IRRIGATED TURF



ADJACENT TO CONCRETE WALK

**NOTES:**

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.

**4 LIGHT POLE BASE**  
(PHASE 2 - ALT. #3)

SCALE: 1" = 1'-0"

1. ADJACENT TURF, REFER TO PLAN
2. CONCRETE EDGE, REFER TO DETAIL 2, SHEET LS-502
3. ADJACENT CRUSHER FINES, REFER TO DETAIL 1, SHEET LS-502
4. SANDSTONE SLAB SEATING, REFER TO DETAIL 1, SHEET LS-501
5. ADJACENT CONCRETE PAVING, REFER TO DETAIL 6, SHEET LS-503
6. ADJACENT NATIVE SEED, REFER TO PLAN
7. FESTOON LIGHT POLE, REFER TO DETAIL 7, SHEET LS-502
8. FESTOON LIGHTING
9. WASTE RECEPTACLE, REFER TO DETAIL 7, SHEET LS-503
10. LIGHT POLE BASE, REFER TO DETAIL 4, SHEET LS-501

- A. SANDBLAST IMAGE A, REFER TO DETAIL 1, SHEET LS-501 FOR ARTWORK
- B. SANDBLAST IMAGE B, REFER TO DETAIL 1, SHEET LS-501 FOR ARTWORK
- C. SANDBLAST IMAGE C, REFER TO DETAIL 1, SHEET LS-501 FOR ARTWORK
- D. SANDBLAST IMAGE D, REFER TO DETAIL 1, SHEET LS-501 FOR ARTWORK

TOWN OF MEAD APPROVAL

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

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



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**ISSUE:**  
SITE PLAN SUBMITTAL  
**DATE:**  
18 MARCH, 2024  
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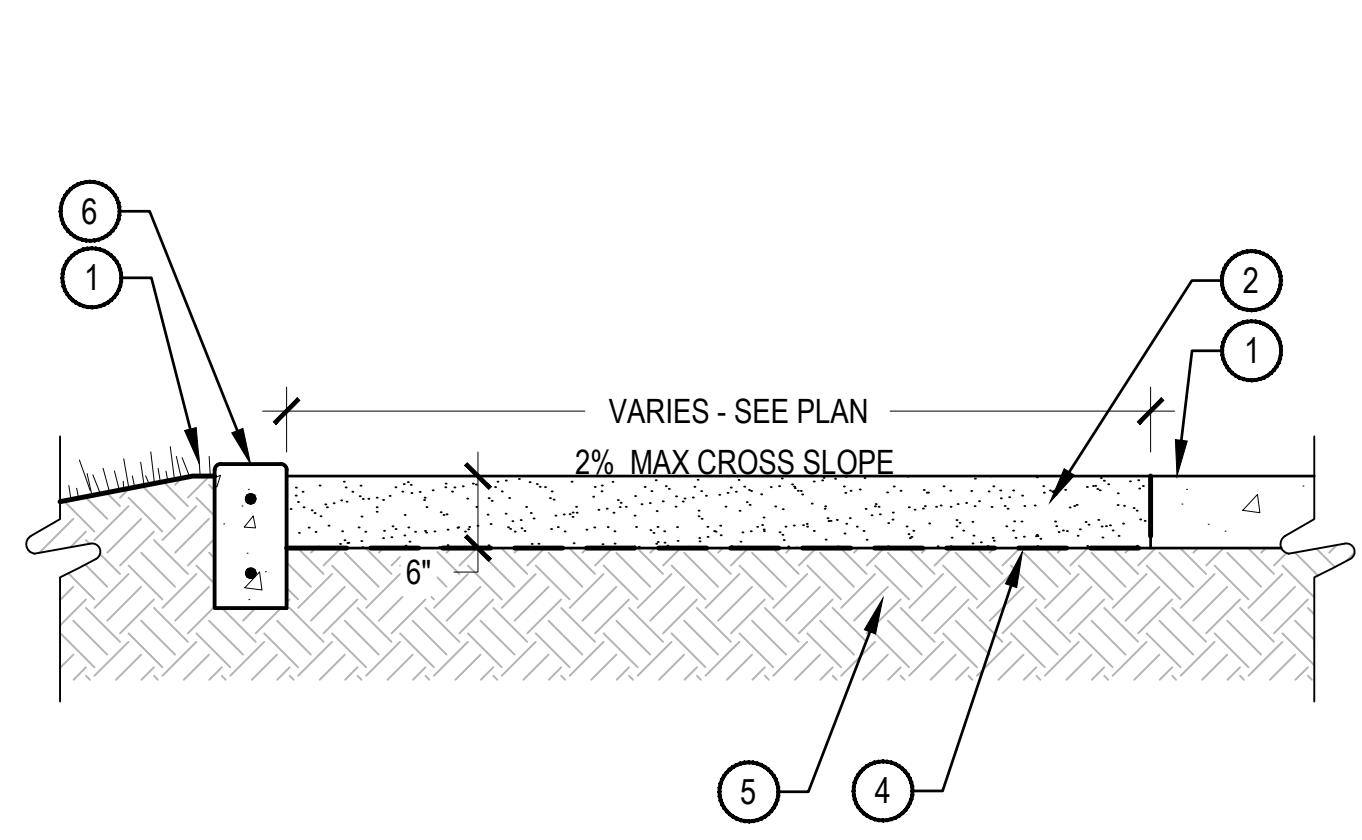
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KS/SL/EN  
**REVIEWED BY:**  
KS/RH  
**PROJECT #:**  
2206  
**DRAWING TITLE:**  
LANDSCAPE SITE DETAILS

**SHEET #:** LS-501  
**SITE PLAN SHEET #** 12 of 32

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LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



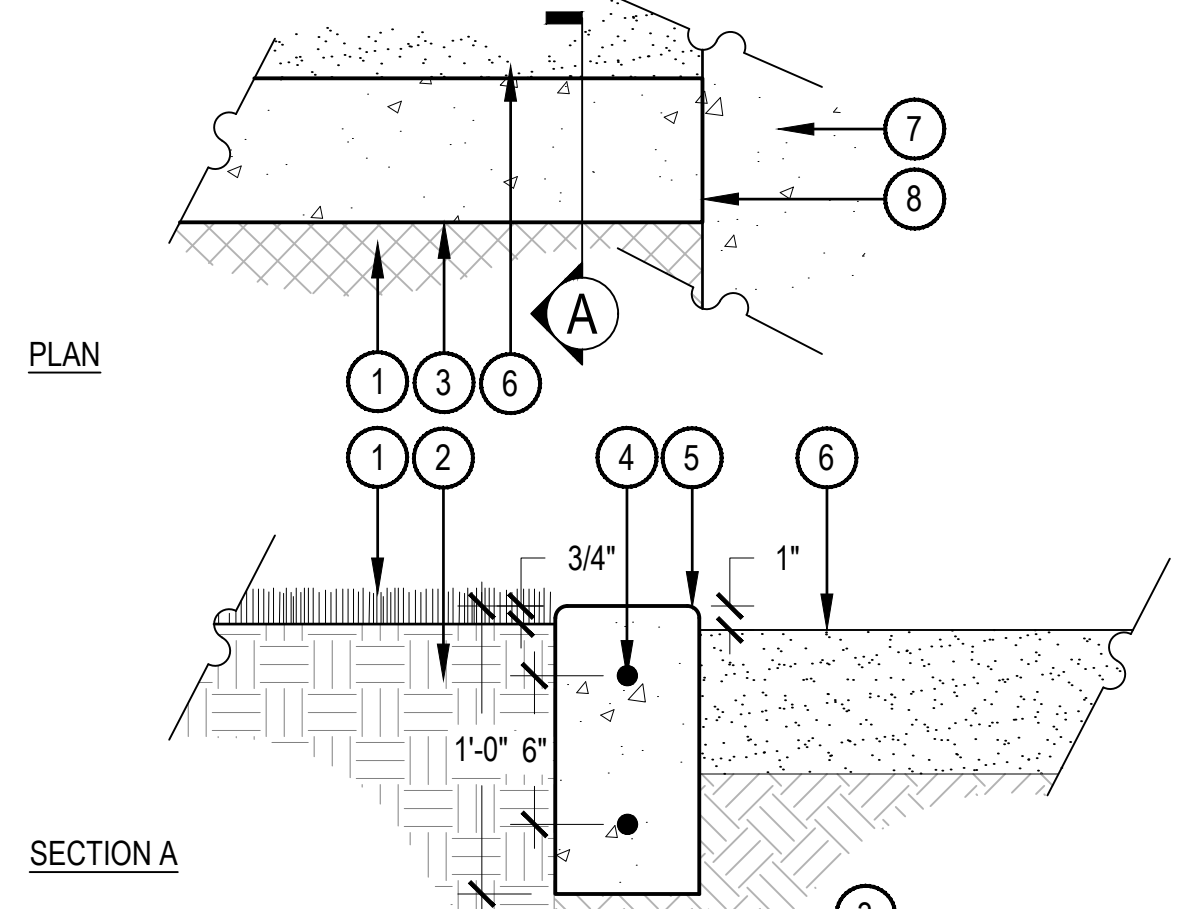


- ① LANDSCAPE AREA OR FLUSH WITH ADJACENT PAVING
- ② CRUSHER FINES WITH STABILIZER, REFER TO MATERIAL SCHEDULE, SHEET LS-001, SLOPE TO DRAIN, SEE GRADING PLANS
- ③ ADJACENT CONCRETE PAVING, REFER TO DETAIL 6, SHEET LS-503
- ④ GEOTEXTILE FABRIC, SECURE W/ FABRIC STAKES AT EACH EDGE, 5' ON CENTER AND WRAP AT EDGES
- ⑤ SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- ⑥ CONCRETE EDGE, REFER TO DETAIL 2, SHEET LS-502

NOTES:  
 1. COMPACT CRUSHER FINES WET; COMPACT TO 95% STANDARD PROCTOR DENSITY.  
 2. USE A SMALL 4" RIDING ROLLER TO COMPACT.  
 3. CROSS SLOPE AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES. PROVIDE SMOOTH TRANSITION TO ADJACENT CONCRETE WALK.  
 4. APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

**1 CRUSHER FINES PAVING**  
 (PHASE 2 - ALT. #3)

SCALE: 3/4" = 1'-0"



- ① ADJACENT LANDSCAPE AREA
- ② UNDISTURBED GRADE
- ③ SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- ④ #4 REBAR CONTINUOUS
- ⑤ CONCRETE CURB WITH LIGHT BROOM FINISH, 1/2" RADIUS ON ALL EXPOSED EDGES
- ⑥ ADJACENT CRUSHER FINES, REFER TO DETAIL 1, SHEET LS-502
- ⑦ ADJACENT CONCRETE WALK OR BACK OF CURB
- ⑧ CURB TO MEET GRADE AT CONCRETE WALK AND BACK OF CURB, IN BOTH LINE AND GRADE

NOTES:  
 1. PROVIDE CONTROL JOINTS AT 6' ON CENTER AND EXPANSION JOINTS AT 8'-0" ON CENTER.  
 2. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2-1/2", UNLESS OTHERWISE NOTED.  
 3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.  
 4. ALL CONCRETE EDGES TO BE FREE FROM KINKS, ANGLES, OR IRREGULARITIES. ANY DEVIATION WILL RESULT IN REJECTION.

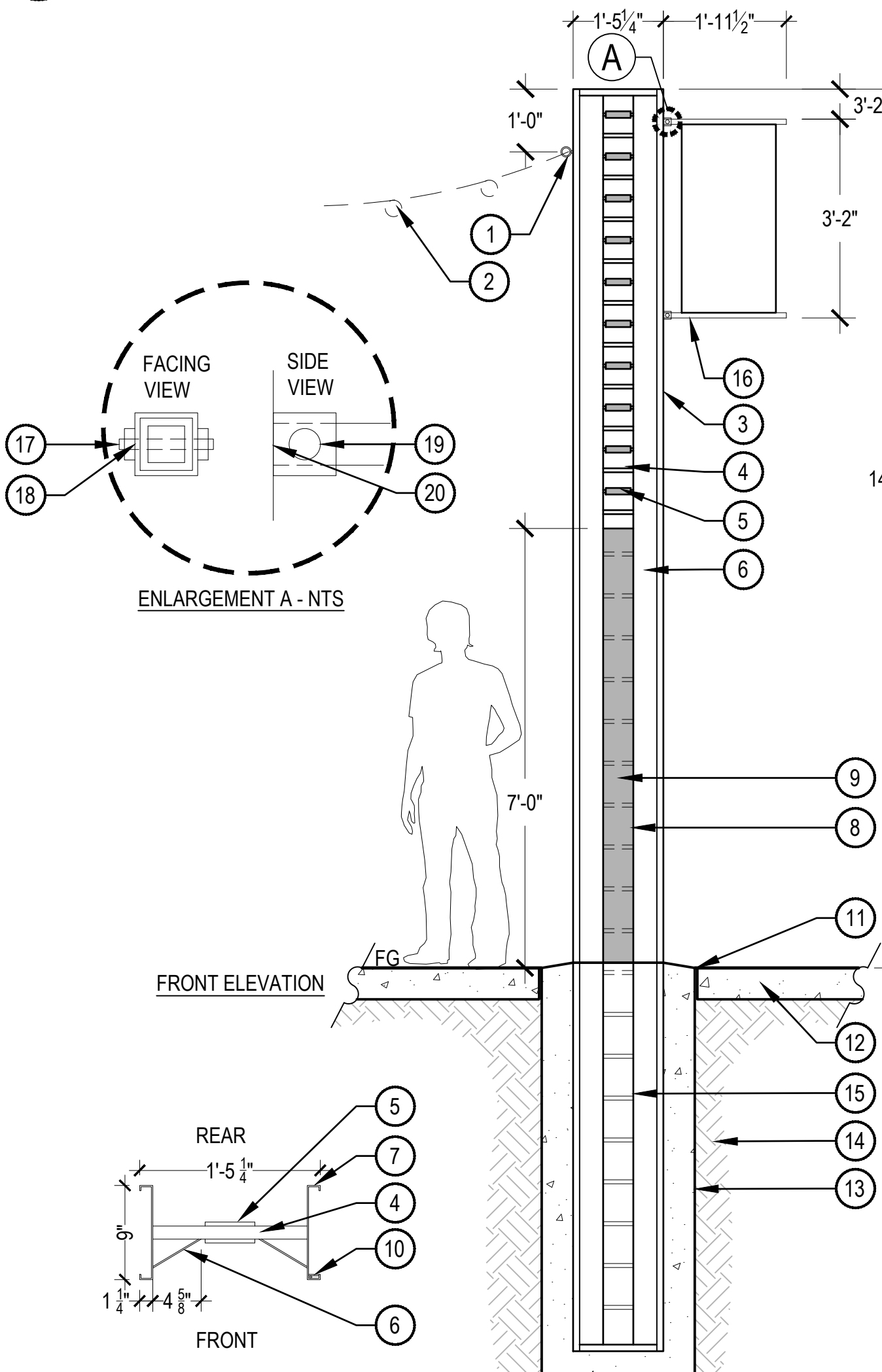
**2 CONCRETE EDGE**  
 (PHASE 1A, PHASE 1B, AND PHASE 2 - ALT. #3)

SCALE: 1 1/2" = 1'-0"



**3 BIKE RACK**  
 (PHASE 1A)

MANUFACTURER: KEYSTONE RIDGE, AS PROVIDED BY GARRET JACOBS, CONTACT, T: (724) 284-1213 ext. 244  
 Keystone Ridge Designs, Inc. 670 Mercer Rd Butler, PA 16001-1840  
<https://www.keystoneridgedesigns.com/>  
 MODEL: CREEKVIEW BIKE RACK, CW10 (OR APPROVED EQUAL)  
 COLOR: CHROMITE  
 MATERIALS: POLYESTER POWDER COATED FINISH  
 MOUNTING: SURFACE MOUNT

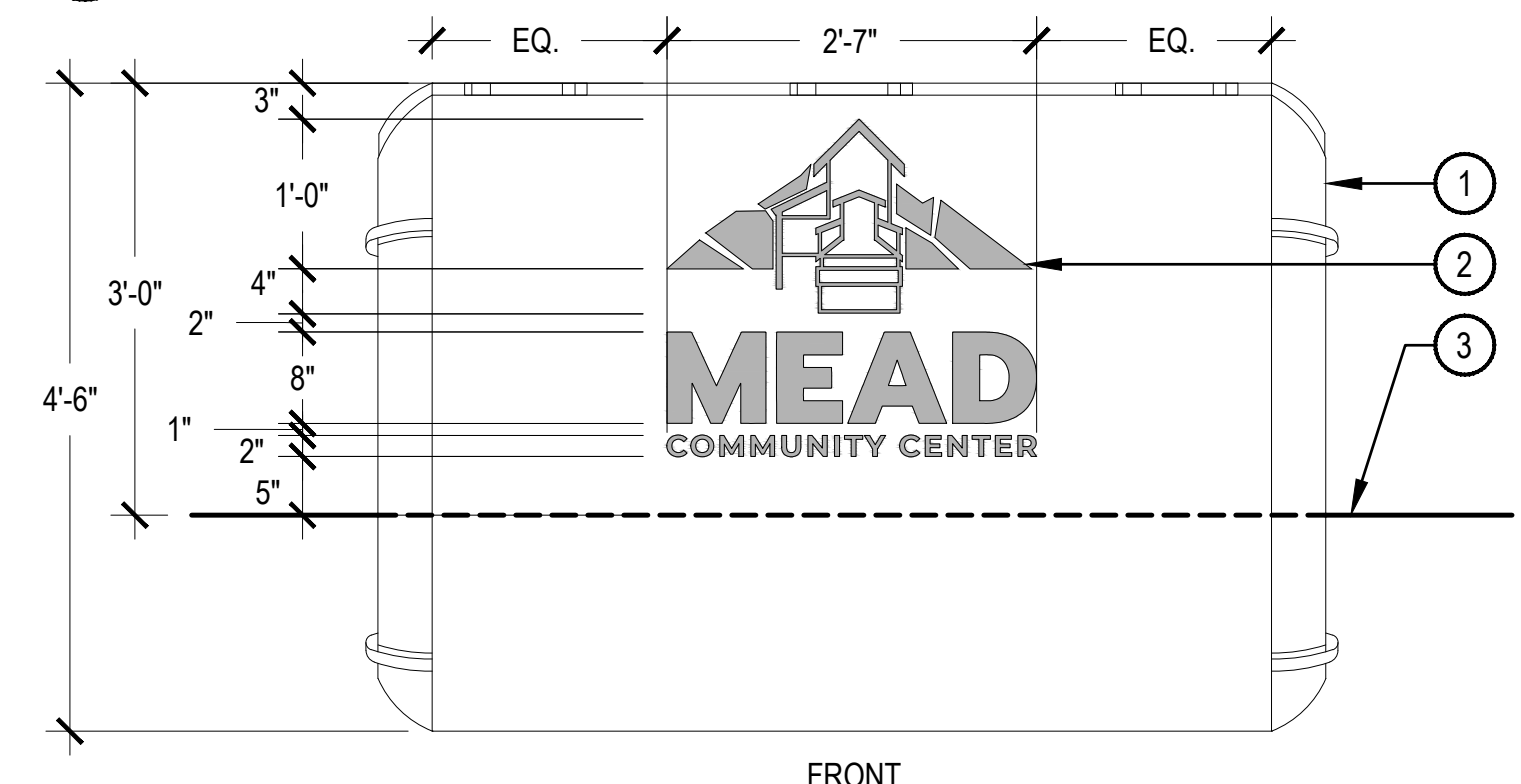


- ① INSTALL EYE BOLT FOR CONNECTION TO FESTOON LIGHTING, RE: ELECTRICAL
- ② FESTOON LIGHTING, RE: ELECTRICAL
- ③ SALVAGED STEEL CONVEYOR FEATURE, AVAILABLE FROM OWNER, SANDBLAST CLEAN TO REMOVE ALL REMAINING PAINT, DUST AND DEBRIS, CLEAR COAT RAW STEEL EXCEPT WHERE NOTED AS PAINTED BELOW
- ④ SQ. STEEL TUBE HORIZONTAL BEAM
- ⑤ STEEL ROLLER, WELD OR GLUE IN PLACE TO ELIMINATE ANY MOVEMENT OF ROLLER, TYP.
- ⑥ WELDED STEEL ANGLE SUPPORT
- ⑦ STEEL VERTICAL PLATE W/ WRAPPED END
- ⑧ REMOVE BOTTOM COURSES OF ROLLERS TO HEIGHT INDICATED
- ⑨ NEW 1/4" THICK STEEL PLATE W/ CUT-OUT OPENINGS AS SHOWN, BOTH SIDES, WELD TO SALVAGED CONVEYOR AND PAINT AS INDICATED
- ⑩ WELD NEW 1/8" STEEL STRIP OR TUBING TO SIDE OF VERTICAL SUPPORT AND PROVIDE INTERIOR PVC SLEEVE FOR LIGHTING CONDUIT
- ⑪ EXPANSION JOINT
- ⑫ ADJACENT CONCRETE PAVING, REFER TO DETAIL 6, SHEET LS-503
- ⑬ CAST IN PLACE CONC FOOTING BY OTHERS, SLOPE TOP OF FOOTING W/ HIGH POINT TO DRAIN AWAY FROM CONVEYOR
- ⑭ COMPACTED SUBGRADE
- ⑮ REMOVE ALL ROLLERS BELOW GRADE
- ⑯ COMMUNITY BANNER / ARTWORK, RE: TOWN OF MEAD
- ⑰ 1/2" O.D. MARINE GRADE THREADED ROD WITH STAINLESS STEEL METAL WASHER AND LOCKING NUT FOR COMPRESSION
- ⑱ SHOP FABRICATE 5/8" DIAMETER HOLE AT TWO ENDS
- ⑲ THREADED BOLT W/ ATTACHMENT
- ⑳ 1-1/2" SQ TUBE STEEL, BUTT WELD TO CONVEYOR, COLOR TBD

NOTES:  
 1. FINAL PAINT COLORS TBD. COLOR PALETTE TO INCLUDE UP TO 3 COLORS.  
 2. DIMENSIONS SHOWN ARE ESTIMATES. FIELD VERIFY ALL FEATURE DIMENSIONS PRIOR TO COMMENCING RENOVATION OF CONVEYOR AND NOTE ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE.  
 3. CONTRACTOR TO PROVIDE STAMPED STRUCTURAL SHOP DRAWING OF ALL NEW CONSTRUCTION FEATURES, ATTACHMENT METHODS TO EXISTING CONVEYOR, AND FOOTERS. DRAWINGS SHALL MEET ALL APPLICABLE CODE.  
 4. STRUCTURAL DETAIL WILL BE A DEFERRED SUBMITTAL UNTIL AFTER THE PROJECT IS AWARDED.

**6 RE-PURPOSED CONVEYOR**  
 (PHASE 1A)

SCALE: 1/2" = 1'-0"

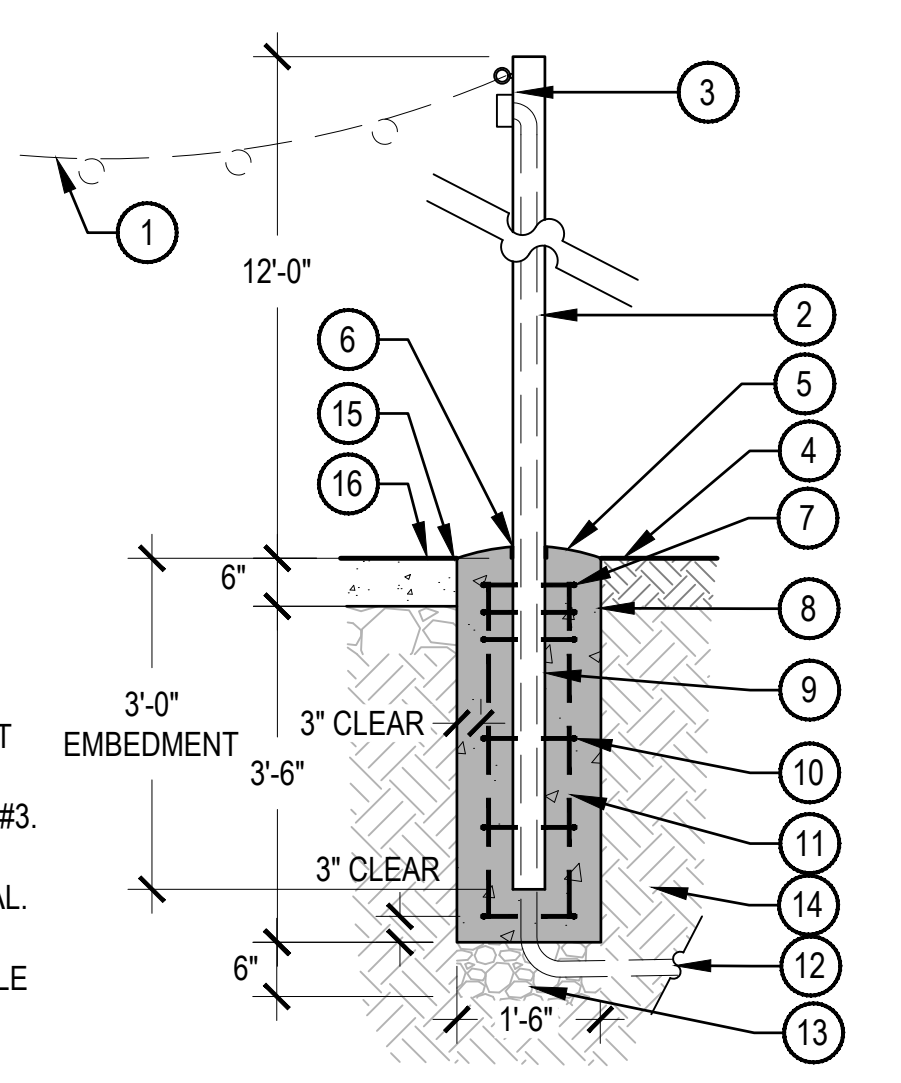


- ① RE-PURPOSED BEAN POT PLANTER, REFER TO DETAIL 4, SHEET LS-503
- ② BEAN POT PLANTER VINYL ARTWORK, COLOR: WHITE
- ③ FINISH GRADE

NOTES:  
 1. PLANTER TO BE PRE-PROCESSED BY SANDBLASTING EXISTING PAINT AND RUST, PRESSURE CLEANED, AND PREPPED WITH A PERMANENT PREMIUM SEMI-GLOSS CLEAR COAT PRIOR TO INSTALLATION OF ARTWORK. CLEAR COAT TO BE APPLIED TO INTERIOR AND EXTERIOR OF PLANTER. CONTRACTOR TO PRE-DRILL DRAINAGE HOLES PRIOR TO SANDBLAST PROCESS. FILE EDGES OF DRAINAGE HOLES TO ENSURE SMOOTH EDGES.  
 2. APPLY ARTWORK TO THE FRONT OF THE BEAN POT PLANTER. FRONT OF PLANTER SHALL FACE ADJACENT CONCRETE WALKS. REFER TO PLANS FOR LOCATIONS.  
 3. CONTRACTOR SHALL PROVIDE VINYL WRAP ARTWORK. ARTWORK MFG. TO BE SUPPLIED BY THE ARTWORKS UNLIMITED, LLC., TEL: 303-790-7111, OR APPROVED EQUAL. LANDSCAPE ARCHITECT TO PROVIDE DIGITAL FILE OF DESIGN TO GENERAL CONTRACTOR FOR COORDINATION WITH MFG.

**4 RE-PURPOSED BEAN POT PLANTER ARTWORK**  
 (PHASE 1A AND PHASE 2 - ALT. #3)

SCALE: 3/4" = 1'-0"



- ① PVC SLEEVE, CONDUIT, STRUCTURAL CAISSON, AND POST TO BE INSTALLED IN PHASE 1A.
- ② FESTOON LUMINAIRE TO BE INSTALLED IN PHASE 2 - ALT. #3.
- ③ CONTRACTOR SHALL COORDINATE WIRING WITHIN TUBE STEEL POSTS FOR FESTOON LUMINAIRE WITH ELECTRICAL.
- ④ CONTRACTOR SHALL PROVIDE STAMPED STRUCTURAL SHOP DRAWINGS. DRAWINGS SHALL MEET ALL APPLICABLE CODE.
- ⑤ STRUCTURAL DETAIL WILL BE A DEFERRED SUBMITTAL UNTIL AFTER THE PROJECT IS AWARDED.
- ⑥ ALL METAL HARDWARE SHALL BE GALVANIZED.

**7 FESTOON LIGHT POLE**  
 (PHASE 1A AND PHASE 2 - ALT. #3)

SCALE: 1/2" = 1'-0"

**5 PICNIC TABLE - TYPE B**  
 (PHASE 1B)

- ① FESTOON LUMINAIRE TO BE INSTALLED IN PHASE 2, RE: ELECTRICAL
- ② 4" POWDERCOATED ROUND 3/16" TUBE STEEL POST WELD OPEN TOP SHUT, COLOR: MATTE BLACK
- ③ FESTOON LUMINAIRE JUNCTION BOX, RE: ELECTRIC PLANS
- ④ FINISH GRADE, REFER TO PLANS FOR SURFACE TYPE
- ⑤ DOME TOP OF CONCRETE TO DRAIN SURFACE WATER
- ⑥ CAULK JOINT AT TOP OF PIER BETWEEN COLUMN AND CONCRETE
- ⑦ (3) #3 TIES AT 3" ON CENTER. AT TOP
- ⑧ CAST IN PLACE CONCRETE FOOTING. EXPOSED SURFACES TROWELLED SMOOTH
- ⑨ COAT STEEL CAST INTO CONCRETE WITH COAL TAR EPOXY OR SIMILAR WATERPROOFING EMULSION
- ⑩ #3 TIES AT 12" ON CENTER
- ⑪ (6) #5 VERTICAL
- ⑫ CONDUIT SLEEVE, RE: ELECTRICAL
- ⑬ COMPACTED AGGREGATE BASE
- ⑭ COMPACTED SUBGRADE
- ⑮ 1/2" EXPANSION JOINT WITH CLEAR WATER TIGHT EPOXY
- ⑯ ADJACENT CONCRETE PAVING, REFER TO DETAIL 6, SHEET LS-503



MANUFACTURER: FORMS AND SURFACES, BOB HARLOW, 303.710.5950, [robert.harlow@forms-surfaces.com](mailto:robert.harlow@forms-surfaces.com)  
 MODEL: TANGENT TABLE ENSEMBLE, SETAN-4LA, NO UMBRELLA  
 FRAME: CAST ALUMINUM WITH DARK CORTEN POWDERCOAT FINISH  
 SEAT AND TABLE TOP: EXTRUDED ALUMINUM SLATS WITH ARGENTO POWDERCOAT FINISH  
 MOUNTING: SURFACE MOUNT

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



**ESSENZA ARCHITECTURE**  
 685 S. ARTHUR AVE., UNIT 12-B LOUISVILLE, CO 80027  
 P#F: 303.952.5080  
[www.essenza-arch.com](http://www.essenza-arch.com)  
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 244 NORTH COLLEGE AVENUE #165 FORT COLLINS, CO 80524 P 970.409.5414  
[NORRIS-DESIGN.COM](http://NORRIS-DESIGN.COM)

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MEAD COMMUNITY CENTER  
 401 3RD ST. MEAD, CO 80513



ISSUE:  
 SITE PLAN SUBMITTAL  
 DATE:  
 18 MARCH, 2024  
 REVISIONS:

DRAWN BY:  
 KS/SL/EN  
 REVIEWED BY:  
 KS/RH  
 PROJECT #:  
 2206  
 DRAWING TITLE:  
 LANDSCAPE SITE DETAILS

SHEET #:  
**LS-502**  
 SITE PLAN SHEET #  
**13 of 32**





MANUFACTURER: FORMS AND SURFACES, BOB HARLOW, 303.710.5950, robert.harlow@forms-surfaces.com

MODEL: BALANCE BENCH, SBBAL-72BPC

FRAME: SOLID CAST ALUMINUM WITH DARK CORTEN POWDERCOAT FINISH

SEAT: STAINLESS STEEL WITH ARGENTO POWDERCOAT FINISH

MOUNTING: SURFACE MOUNT



MANUFACTURER: FORMS AND SURFACES, BOB HARLOW, 303.710.5950, robert.harlow@forms-surfaces.com

MODEL: BACKLESS BALANCE BENCH, SBBAL-72NPC

FRAME: SOLID CAST ALUMINUM WITH DARK CORTEN POWDERCOAT FINISH

SEAT: STAINLESS STEEL WITH ARGENTO POWDERCOAT FINISH

MOUNTING: SURFACE MOUNT



MANUFACTURER: FORMS AND SURFACES, BOB HARLOW, 303.710.5950, robert.harlow@forms-surfaces.com

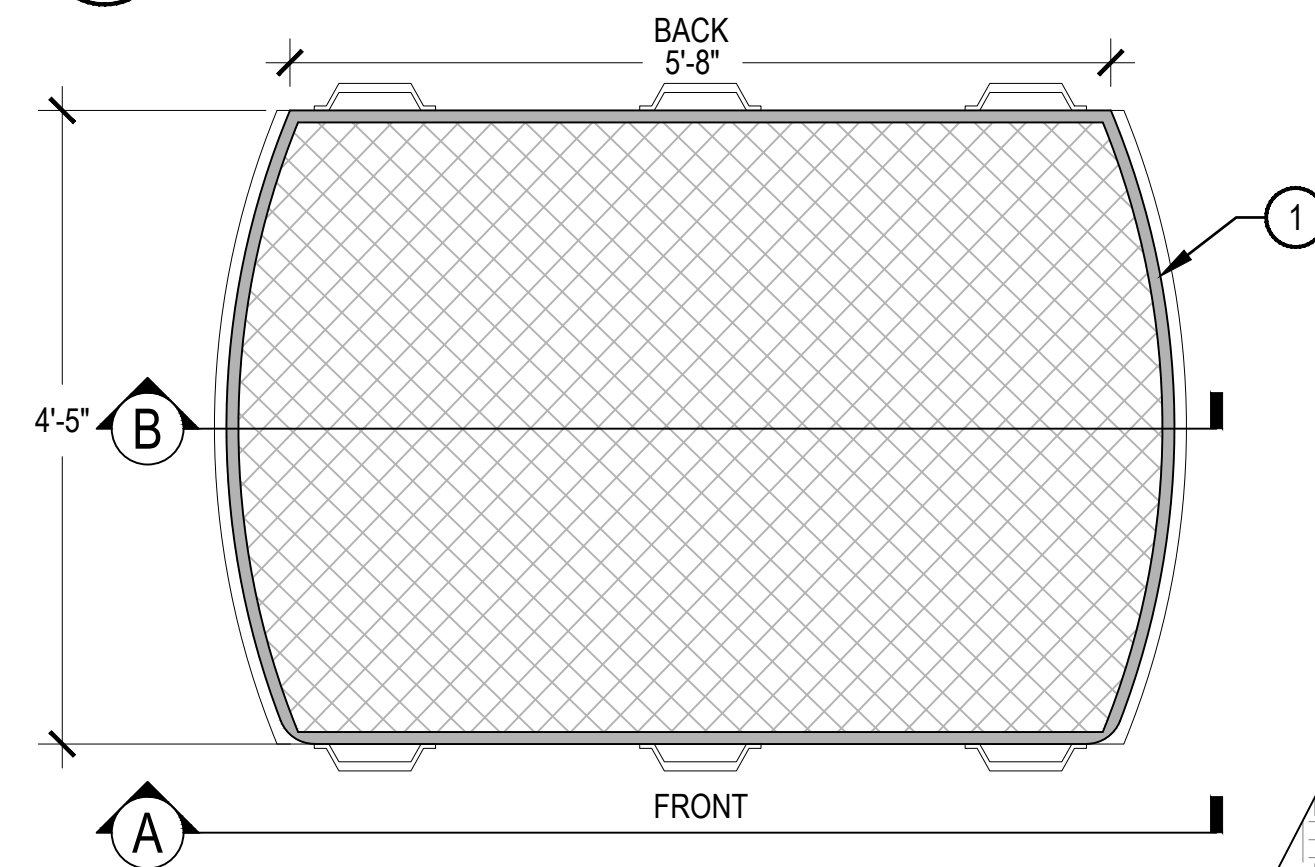
MODEL: VECTOR TABLE ENSEMBLE, (5) STVTR-72A AND (1) STVTR-72A-ADA

FRAME: ALUMINUM WITH DARK CORTEN POWDERCOAT FINISH

SEAT AND TABLE TOP: EXTRUDED ALUMINUM SLATS WITH ARGENTO POWDERCOAT FINISH

MOUNTING: SURFACE MOUNT

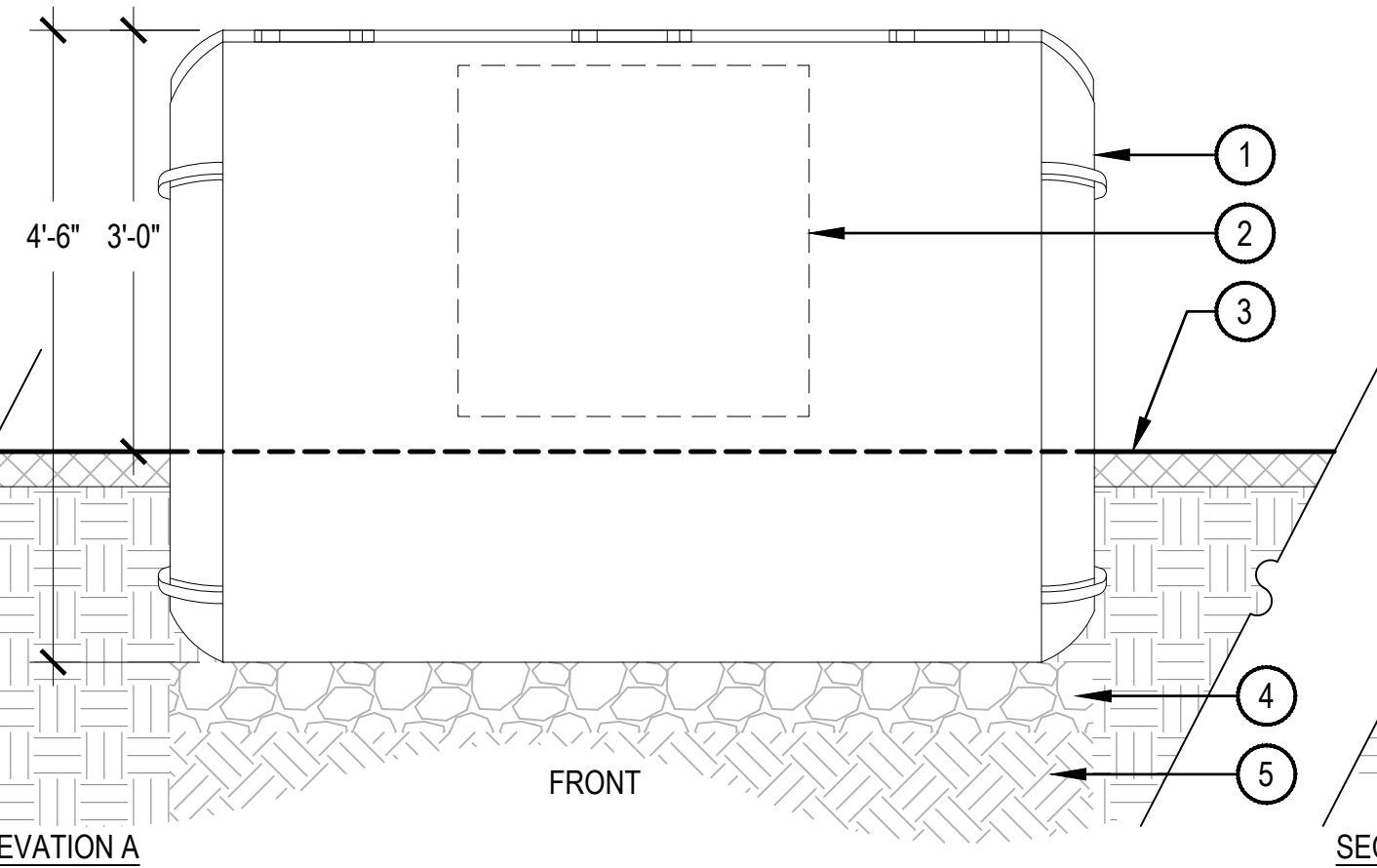
**1 BENCH**  
(PHASE 1A)



PLAN NOTES:

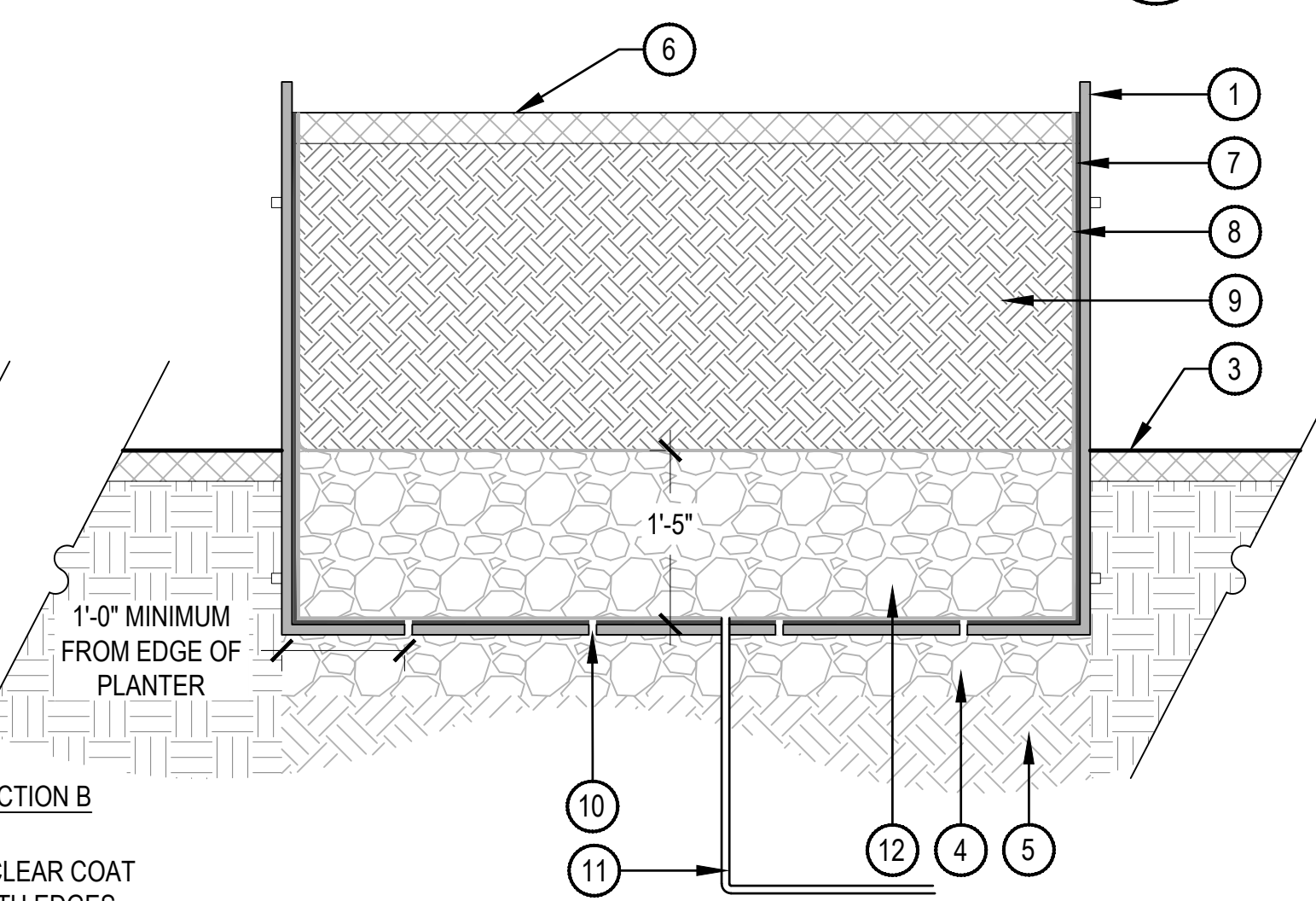
- DIMENSIONS SHOWN ARE ESTIMATES. FIELD VERIFY ALL FEATURE DIMENSIONS PRIOR TO COMMENCING RENOVATION AND NOTE ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE.
- PLANTER TO BE PRE-PROCESSED BY SANDBLASTING EXISTING PAINT AND RUST, PRESSURE CLEANED, AND PREPPED WITH A PERMANENT SEMI-GLOSS CLEAR COAT PRIOR TO INSTALLATION. CLEAR COAT TO BE APPLIED TO INTERIOR AND EXTERIOR OF PLANTER. CONTRACTOR TO PRE-DRILL DRAINAGE HOLES PRIOR TO SANDBLAST PROCESS. FILE EDGES OF DRAINAGE HOLES TO ENSURE SMOOTH EDGES.
- APPLY ARTWORK TO THE FRONT OF THE BEAN POT PLANTER. FRONT OF PLANTER SHALL FACE ADJACENT CONCRETE WALKS, REFER TO PLANS FOR LOCATIONS.
- PROVIDE WASHED PEA GRAVEL AND FILTER FABRIC WRAP AT DRAINS.
- CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE AND WATERPROOFING CONSULTANT FOR TESTING AND APPROVAL OF LINER SETTING PRIOR TO COVERING LINER.

**2 BACKLESS BENCH**  
(PHASE 2 - ALT. #3)



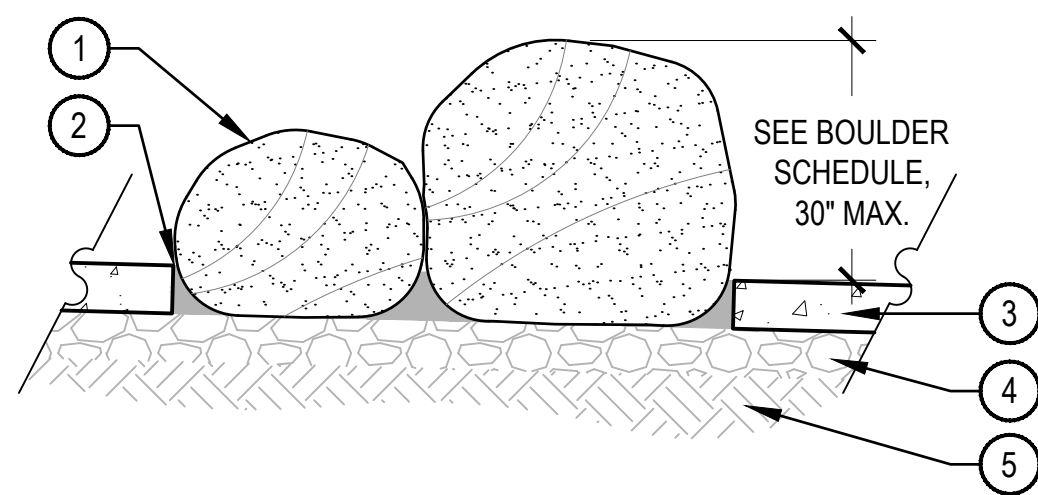
SECTION B

**3 PICNIC TABLE - TYPE A**  
(PHASE 2 - ALT. #3)



- RE-PURPOSED BEAN POT PLANTER, SET PLANTER 18" BELOW FINISH GRADE
- BEAN POT PLANTER ARTWORK, REFER TO DETAIL 4, SHEET LS-502
- FINISH GRADE, REFER TO LANDSCAPE PLANS FOR SURFACE MATERIAL
- 6" ROADBASE, COMPACTED TO 95% STANDARD PROCTOR DENSITY
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- SPECIFIED LANDSCAPE MULCH
- GACOFLEX LM-60 POLYURETHANE ELASTOMERIC WATERPROOFING MEMBRANE, OR APPROVED EQUAL, APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
- FILTER FABRIC
- AMENDED TOPSOIL
- 3/4" DIAMETER DRAINAGE HOLES, DRILL APPROXIMATELY 8 HOLES EVENLY SPACED ACROSS THE BOTTOM OF THE PLANTER
- PROVIDE SLEEVE FOR DRIP IRRIGATION, REFER TO IRRIGATION PLANS
- 3/4" CLEAN WASHED ANGULAR ROCK

**4 RE-PURPOSED BEAN POT PLANTER**  
(PHASE 1A AND PHASE 2 - ALT. #3)



- WATER FEATURE BOULDER, LOCATE PER PLANS, REFER TO MATERIAL SCHEDULE, SHEET LS-001
- 1/2" GROUT AROUND BOULDERS, APPLY PREMIUM ELASTOMERIC SEALANT RATED FOR COMMERCIAL OUTDOOR POOLS ENTIRE DEPTH OF JOINT TO ENSURE SEAL
- SPLASHPAD CONCRETE PAVING, REFER TO DETAIL 2, SHEET LS-504
- GRAVEL BASE
- SUBGRADE COMPACTED TO 95% PROCTOR DENSITY

BOULDER SCHEDULE		
QTY.	ITEM	SIZE
5	'A' SIZED BOULDER	24" WIDTH X 36" LENGTH X 24" HEIGHT
6	'B' SIZED BOULDER	36" WIDTH X 48" LENGTH X 30" HEIGHT

NOTES:

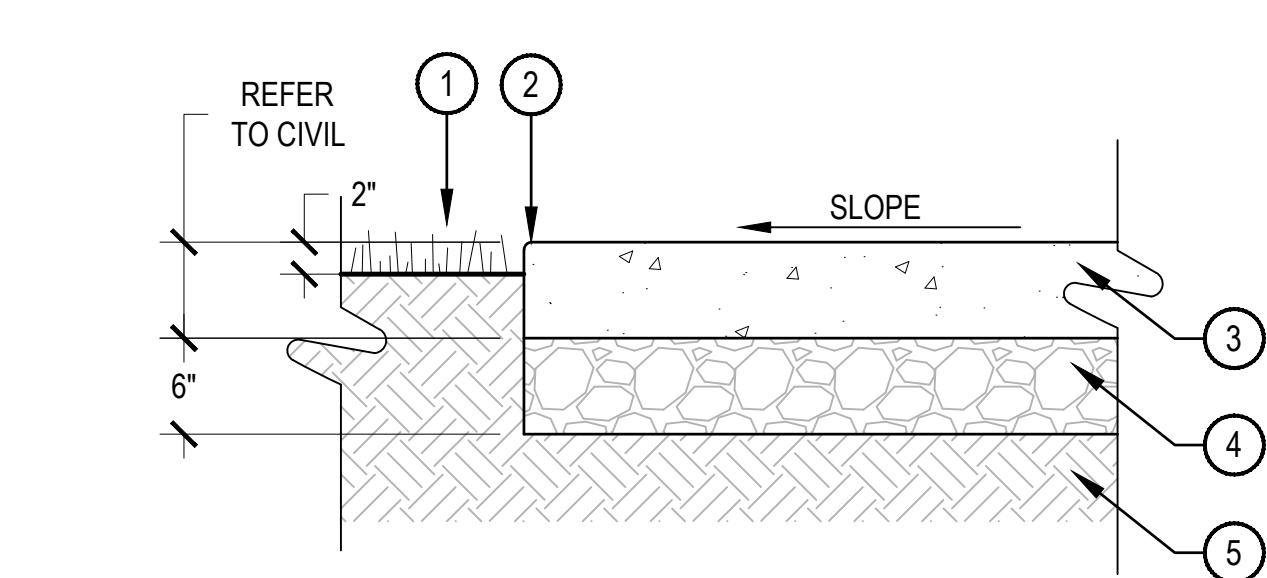
- FINAL BOULDER LOCATIONS TO BE FIELD LOCATED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- GROUPED BOULDERS AS SHOWN ON PLANS. GRIND AND CHISEL SIDE SURFACES TO PROVIDE INTEGRATED FIT BETWEEN BOULDERS. MAINTAIN MAX. 1/2" GAP OR GREATER THAN 4" BETWEEN BOULDERS.
- BOULDER SIZES MARKED WITH A, B, OR C ON LANDSCAPE PLAN SHEET LS-102 TO COINCIDE WITH BOULDER SCHEDULE.

**5 WATER FEATURE BOULDER**  
(PHASE 2 - ALT. #3)

SCALE: 1/2" = 1'-0"

**6 CONCRETE PAVING**  
(PHASE 1A, PHASE 1B, AND PHASE 2 - ALT. #3)

SCALE: 1" = 1'-0"



NOTES:

- NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSES ONLY; IT HAS NOT BEEN ENGINEERED.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE STATED BY A LICENSED ENGINEER.
- MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2-1/2".
- CONTROL JOINTS AS SHOWN ON PLANS.
- EXPANSION JOINTS AT 200' ON CENTER MAXIMUM OR WHERE NOTED.
- EXPANSION JOINTS AT ALL CONSTRUCTION JOINTS AND SLAB EDGES OF ALL STRUCTURES
- PROVIDE A 25 SQUARE FOOT MARK-UP OF CONCRETE PAVING FOR EACH FINISH SPECIFIED. MOCK-UP SHALL INCLUDE CONTROL JOINTS. MOCK-UP NOT REQUIRED FOR STANDARD BROOM FINISH.
- SLOPE ALL FINISH GRADE TO DRAIN PER PLANS. MAX 2% CROSS SLOPE AND MAX 5% LONGITUDINAL SLOPE UNLESS OTHERWISE INDICATED.

**7 WASTE RECEPTACLE**  
(PHASE 1A AND PHASE 2 - ALT. #3)



MANUFACTURER: FORMS AND SURFACES, BOB HARLOW, 303.710.5950, robert.harlow@forms-surfaces.com

MODEL: DISPATCH LITTER RECEPTACLE, SLDIS-145

MATERIALS: SOLID CAST ALUMINUM CONSTRUCTION WITH DARK CORTEN POWDERCOAT FINISH

MOUNTING: SURFACE MOUNT, REFER TO DETAIL 2, SHEET LS-501 FOR MOUNTING IN LANDSCAPE BED, NATIVE SEED, OR CRUSHER FINES

SCALE: 3/4" = 1'-0"

TOWN OF MEAD APPROVAL

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

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



**NORRIS DESIGN**  
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MEAD COMMUNITY CENTER  
401 3RD ST. MEAD, CO 80513

LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

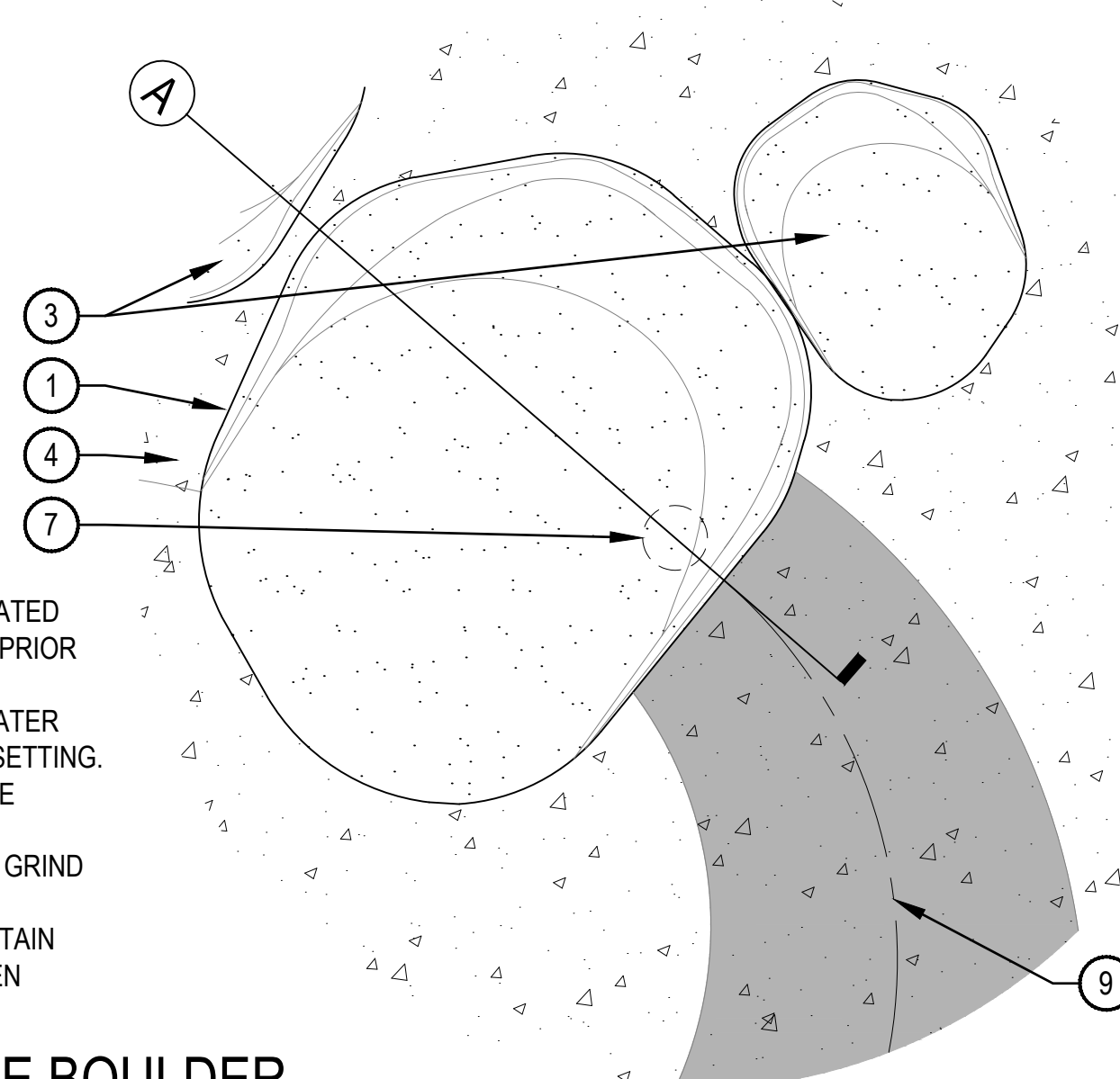


ISSUE:  
SITE PLAN SUBMITTAL  
DATE:  
18 MARCH, 2024  
REVISIONS:

DRAWN BY:  
KS/SL/EN  
REVIEWED BY:  
KS/RH  
PROJECT #:  
2206  
DRAWING TITLE:  
LANDSCAPE SITE DETAILS

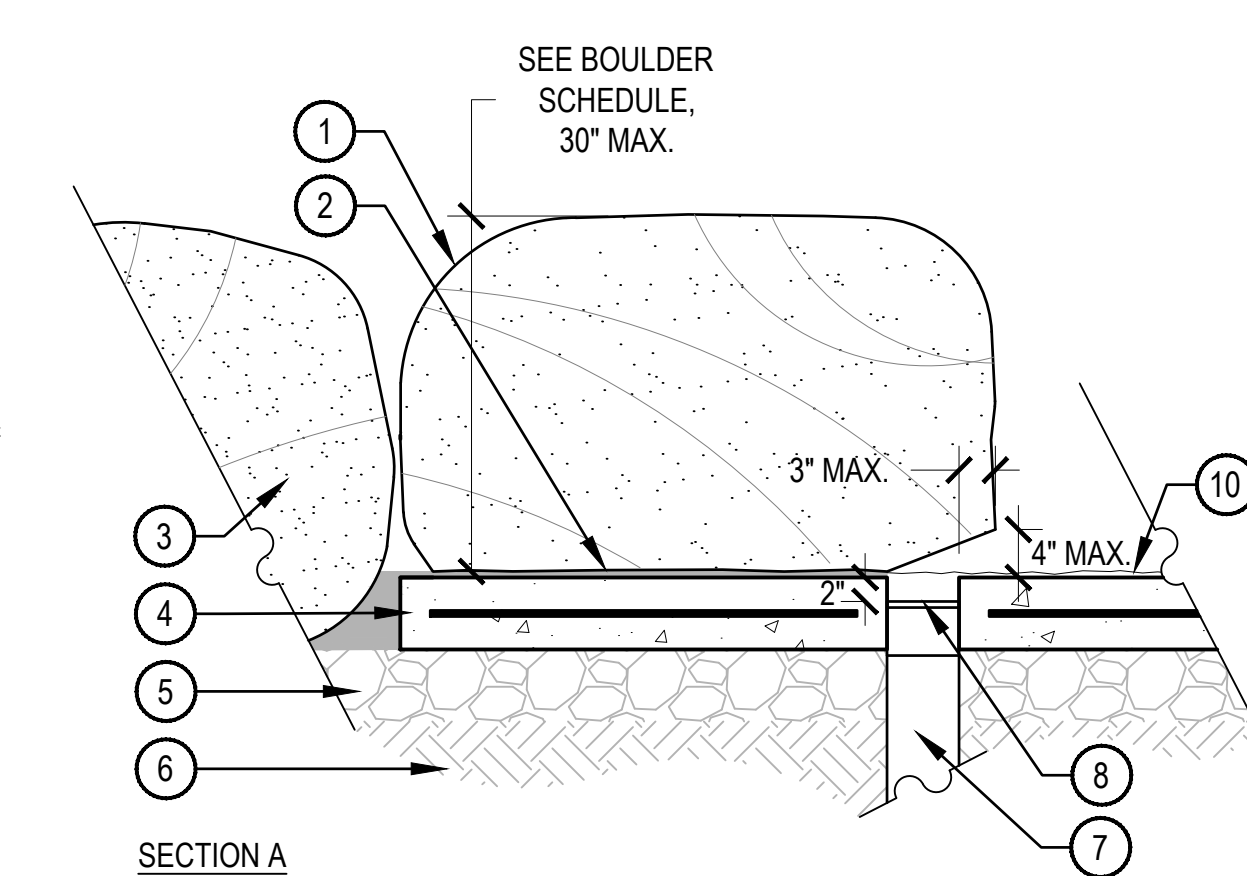
SHEET #: **LS-503**  
SITE PLAN SHEET # **14 of 32**



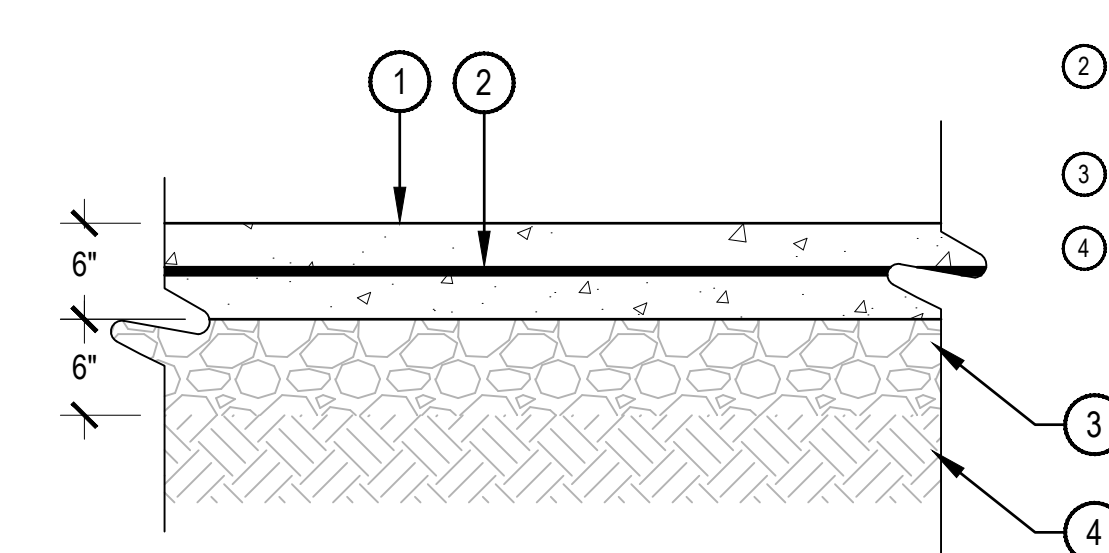


- NOTES:**
1. FINAL BOULDER LOCATION TO BE FIELD LOCATED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  2. GRIND AND CHISEL BOTTOM SURFACE OF WATER SOURCE BOULDER AS NEEDED FOR EPOXY SETTING.
  3. GRIND AND CHISEL WATER FEATURE SOURCE BOULDER SO THERE ARE NO SHARP EDGES.
  4. GROUPED BOULDERS AS SHOWN ON PLANS. GRIND AND CHISEL SIDE SURFACES TO PROVIDE INTEGRATED FIT BETWEEN BOULDERS. MAINTAIN MAX. 1/2" GAP OR GREATER THAN 4" BETWEEN BOULDERS.

**1 WATER FEATURE SOURCE BOULDER**  
(PHASE 2 - ALT. #3)



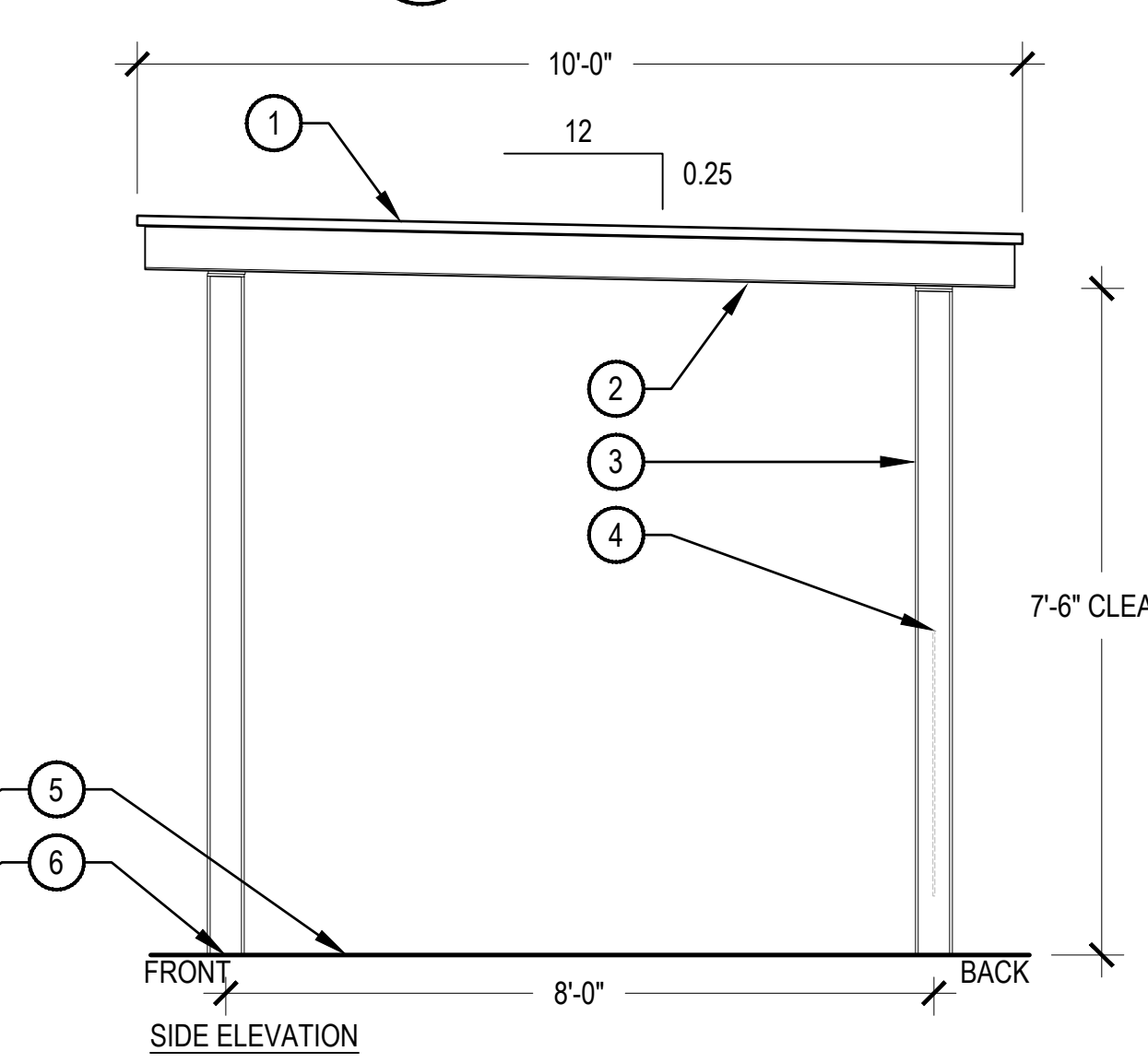
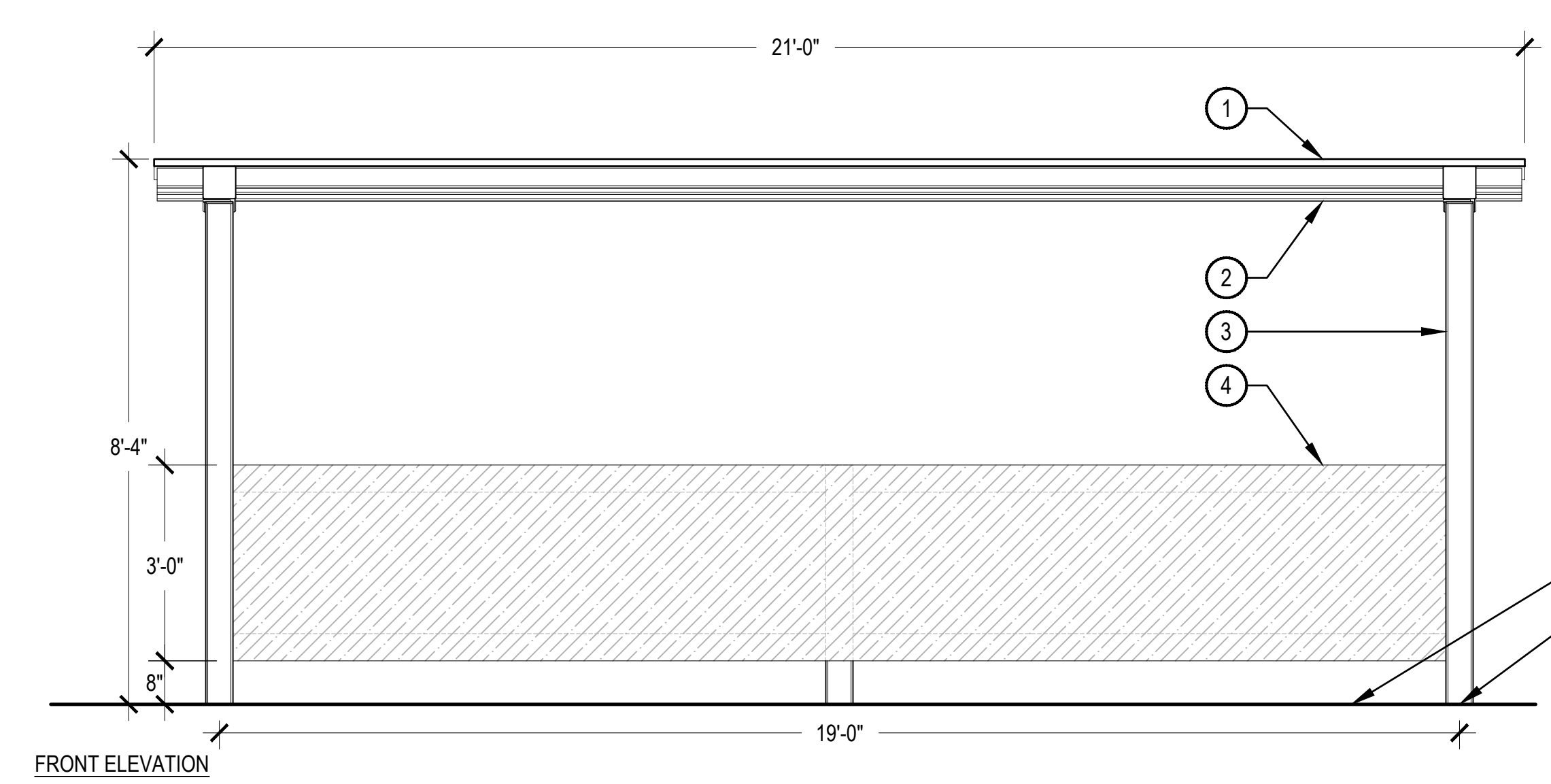
- 1 WATER FEATURE SOURCE BOULDER, REFER TO MATERIAL SCHEDULE, SHEET LS-001, CHISEL FRONT TO PROVIDE 4" X 9" ANGLED RECESS TO WEIR
- 2 PREMIUM CLEAR ELASTOMERIC SEALANT RATED FOR COMMERCIAL OUTDOOR POOLS
- 3 WATER FEATURE BOULDER, REFER TO DETAIL 5, SHEET LS-503
- 4 SPLASHPAD CONCRETE PAVING, REFER TO DETAIL 2, SHEET LS-504
- 5 GRAVEL BASE
- 6 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- 7 WATER FEATURE SUPPLY PIPE, SEE WATER FEATURE MECHANICAL DRAWINGS
- 8 GRATE, SEE WATER FEATURE MECHANICAL DRAWINGS
- 9 CHANNEL CENTERLINE
- 10 WATER SURFACE



- NOTES:**
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSES ONLY; IT HAS NOT BEEN ENGINEERED.
  2. CONTRACTOR TO SUPPLY DETAILED SHOP DRAWINGS.
  3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS UNLESS OTHERWISE STATED BY A LICENSED ENGINEER.
  4. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2-1/2".
  5. ALL ENHANCED CONCRETE WITHIN SPLASH PAD AREA IS DECORATIVE, 6" DEPTH, AND FORMED IN CONCENTRIC RINGS. ALL DECORATIVE CONCRETE WITHIN THE SPLASH PAD AREA TO BE REINFORCED WITH #4 REBAR SET 18" ON CENTER BOTH WAYS AND SHOULD BE TIED TOGETHER.
  6. REFER TO VORTEX AQUATIC DRAWINGS FOR NOZZLE, SPRAY HEAD PLACEMENT, AND DETAILS.

**2 SPLASHPAD CONCRETE PAVING**  
(PHASE 2 - ALT. #3)

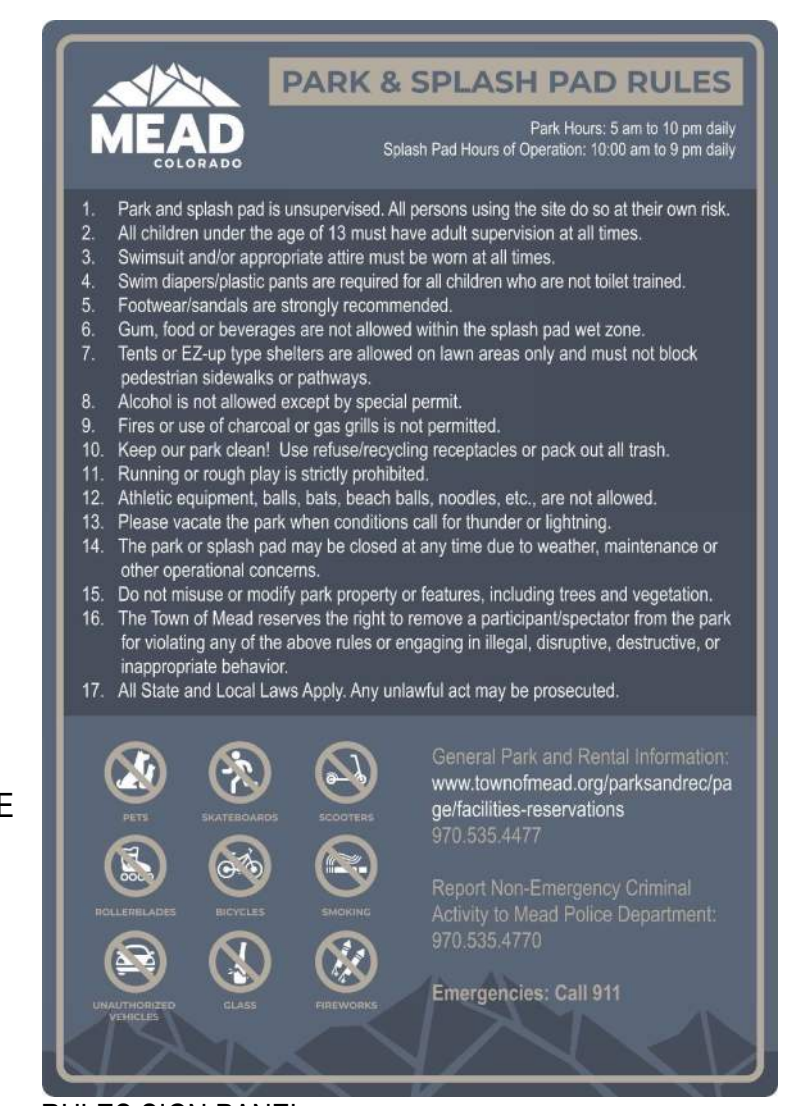
- NOTES:**
1. SHADE STRUCTURE TO BE TO MANUFACTURED BY POLYGON, MODEL MSE-10X21, WITH EXTENDED ROOF OVERHANG AND BEAMS.
  2. DECORATIVE PANEL TO BE SLOTTED METAL PERFORATED PANEL BY MCNICHOLS, TO MATCH ARCHITECTURE. ATTACH TO FRAMING PER MFG RECOMMENDATIONS. ALTERNATIVE: PARASOLEIL, LEMON DROP PATTERN.
  4. DECORATIVE PANELS TO BE INSTALLED BETWEEN BACK POSTS OF STRUCTURE. FRAMING TO BE PROVIDED BY MANUFACTURER.
  5. CONTACT HEATHER HEASLEY WITH CHURCHICH RECREATION, LLC. heather@churchichrecreation.net
  6. FRONT OF STRUCTURE TO FACE THE SPLASHPAD, AS SHOWN ON PLANS.
  7. CONTRACTOR SHALL FURNISH STAMPED STRUCTURAL DRAWINGS FOR FOOTING DESIGN. TO MEET ALL APPLICABLE CODES.



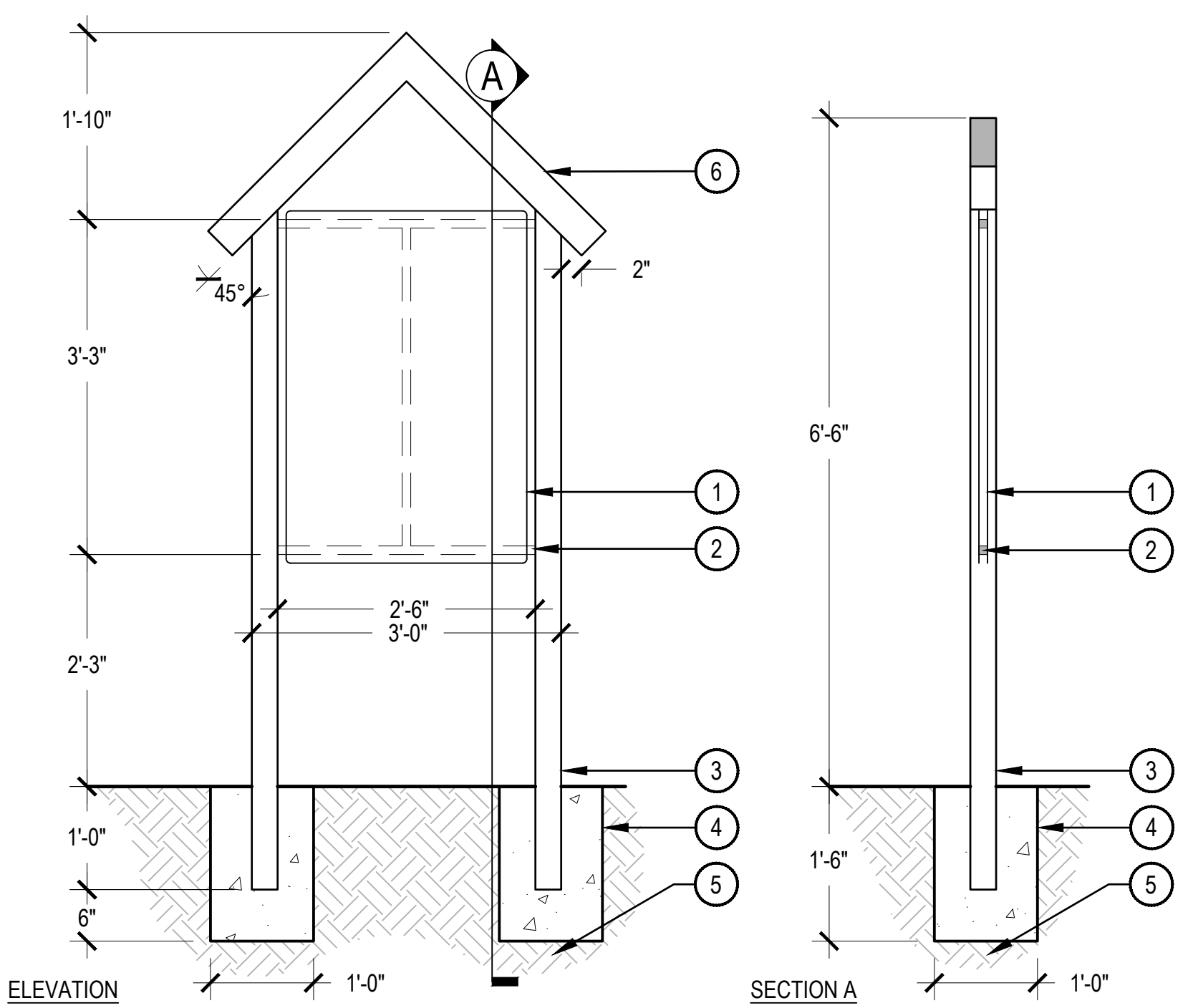
- 1 METAL STANDING SEAM ROOF, GALVALUME PLUS FINISH
- 2 FASCIA AND BEAMS, PT05 POWDERCOAT, RE: ARCHITECTURAL MATERIAL LIST
- 3 METAL POSTS, PT05 POWDERCOAT, RE: ARCHITECTURAL MATERIAL LIST
- 4 DECORATIVE PANEL, PT06 POWDERCOAT, RE: ARCHITECTURAL MATERIAL LIST
- 5 FINISH GRADE
- 6 EMBED MOUNT STRUCTURE PER MANUFACTURER

**3 SHADE STRUCTURE**  
(PHASE 2 - ALT. #3)

SCALE: 1/2" = 1'-0"



- NOTES:**
1. FINAL FONT, FONT SIZE AND TEXT CONTENT TO BE APPROVED BY OWNER.
  2. RULES SIGN PANEL TO BE SHOWN ON BOTH SIDES OF SIGNAGE AS SHOWN.
  3. WELD JOINTS SHALL BE SEAMLESS, FLUSH CORNERS, GRIND SMOOTH AND DEBURR.
  4. CONTRACTOR SHALL PROVIDE SAMPLE(S) OF PAINT APPLICATION AND COLOR FOR APPROVAL PRIOR TO FABRICATION.
  5. THIS DETAIL REPRESENTS DESIGN INTENT, SIGN FABRICATOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL PRIOR TO CONSTRUCTION AND INSTALLATION.
  6. SIGN FABRICATOR TO COORDINATE WITH LANDSCAPE ARCHITECT FOR SIGN PANEL DIGITAL FILE.



- 1 ALUMINUM SIGN, 0.080 GA, ANCHOR TO STEEL FRAME WITH TAMPER-PROOF BOLTS. SIGN FACE TO HAVE A PROTECTIVE GRAFFITI RESISTANT COATING, LETTERING 1" TALL MIN.
- 2 1" X 1" STEEL FRAME (1/8" THICK), WELDED TO TUBE STEEL POST, COLOR TO BE SELECTED BY OWNER
- 3 3" X 3" TUBE STEEL POST, COLOR TO BE SELECTED BY OWNER
- 4 CONCRETE FOOTING
- 5 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- 6 4" X 4" TUBE STEEL, WELDED TO TUBE STEEL POST, COLOR TO BE SELECTED BY OWNER

**4 REGULATORY SIGNAGE**  
(PHASE 2 - ALT. #3)

SCALE: 3/4" = 1'-0"

TOWN OF MEAD APPROVAL

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

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



NOT FOR CONSTRUCTION

MEAD COMMUNITY CENTER  
401 3RD ST. MEAD, CO 80513

LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



ISSUE:  
SITE PLAN SUBMITTAL  
DATE:  
18 MARCH, 2024  
REVISIONS:

DRAWN BY:  
KS/SL/EN  
REVIEWED BY:  
KS/RH  
PROJECT #:  
2206  
DRAWING TITLE:  
LANDSCAPE SITE DETAILS

SHEET #:  
**LS-504**  
SITE PLAN SHEET #  
15 of 32



**PLANT SCHEDULE - PHASE 1**

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
<b>DECIDUOUS CANOPY TREES</b>								
GL SH	7	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL	LOW	40'-50'	30'-40'
QU MA	5	QUERCUS MACROCARPA	BURR OAK	B & B	2" CAL	LOW	50'-80'	60'-80'
UL PR	2	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2" CAL	MOD	50'-80'	40'-60'
<b>EVERGREEN TREES</b>								
PI ED	3	PINUS EDULIS	PINUS PINE	B & B	6" HEIGHT	VERY LOW	25'-30'	15'-20'
PI HO	2	PICEA PUNGENS 'HOOPSII'	HOOPSII COLORADO SPRUCE	B & B	6" HEIGHT	MOD	20'-25'	10'-15'
PI SY	1	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6" HEIGHT	LOW	40'-50'	25'-30'
<b>ORNAMENTAL TREES</b>								
CR AM	4	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	B & B	1.5" CAL	LOW	15'-25'	15'-20'
MA AD	4	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	B & B	1.5" CAL	MOD	15'-20'	10'-15'
<b>DECIDUOUS SHRUBS</b>								
CO BA	1	CORNUS SERICEA 'BAILEY'	BAYLEY'S RED TWIG DOGWOOD	CONT.	#5	MOD	9'-12'	9'-10'
DA CM	6	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	CONT.	#5	MOD	4'-5'	4'-5'
EU AL	10	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	CONT.	#5	MOD	7'-8'	7'-8'
PR PB	9	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	LOW	30" MAX.	5'-6'
<b>EVERGREEN SHRUBS</b>								
AR CH	9	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	CHIEFTAIN MANZANITA	CONT.	#5	LOW	3'-4'	5'-6'
AR CO	12	ARCTOSTAPHYLOS X COLORADOENSIS	MOCK BEARBERRY MANZANITA	CONT.	#5	LOW	2'-3'	5'-6'
AR PA	21	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5	LOW	1'-2'	4'-5'
EU FC	21	EUONYMUS FORTUNEI 'COLORATUS'	PURPLE-LEAF WINTERCREEPER	CONT.	#5	MOD	1'-2'	2'-3'
EU GR	12	EUONYMUS FORTUNEI 'GREEN LANE'	GREEN LANE WINTERCREEPER	CONT.	#5	MOD	1'-2'	2'-3'
JU ME	23	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	CONT.	#5	VERY LOW	15'-20'	4'-6'
JU SP	25	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	CONT.	#5	LOW	15'-20'	4'-6'
PI MO	4	PINUS MUGO 'MOPS'	MUGO PINE	CONT.	#5	LOW	2'-3'	2'-3'
<b>ORNAMENTAL GRASSES</b>								
BO BA	28	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	VERY LOW	2'-3'	1'-2'
CA KF	28	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	LOW	4'-5'	1'-2'
PE HA	36	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	#1	LOW	1'-2'	1'-2'
SP HE	48	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1	LOW	30" MAX.	1'-2'
<b>PERENNIALS</b>								
CE TO	7	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	CONT.	#1	VERY LOW	<1'	2'-3'
LA PH	15	LAVANDULA X INTERMEDIA 'PHENOMENAL'	PHENOMENAL LAVENDER	CONT.	#1	LOW	30" MAX.	2'-3'
NE LI	38	NEPETA X 'PSFIKE'	LITTLE TRUDY® CATMINT	CONT.	#1	LOW	1'-2'	1'-2'
PH SU	8	PHLOX SUBULATA	CREEPING PHLOX	CONT.	#1	MOD	<1'	1'-2'
RU FU	13	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	CONT.	#1	LOW	1'-2'	1'-2'
ST SI	40	STACHYS BYZANTINA 'SILVER CARPET'	SILVER CARPET LAMB'S EARS	CONT.	#1	VERY LOW	<1'	1'-2'
VE LI	14	VERONICA LIWANENSIS	TURKISH VERONICA	CONT.	#1	LOW	<1'	1'-2'

**IRRIGATED AND NON-IRRIGATED NATIVE SEED MIX**

PRE-APPROVED DRYLAND MIX FROM TOWN OF MEAD DESIGN STANDARDS

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE
CANADIAN WILD RYE	ELYMUS CANADENSIS	20.2%	2.84
THICKSPIKE WHEATGRASS (CRITANA VARIETY)	ELYMUS LANCEOLATUS	5%	0.71
SLENDER WHEATGRASS (SAN LUIS OR PRYOR VARIETY)	ELYMUS TRACHYCAULUS	14.6%	2.05
WESTERN WHEATGRASS	PASPOPYRUM SMITHII	14.1%	1.98
LITTLE BLUESTEM (CIMARRON OR PASTURA VARIETY)	SCHIZACHYRIUM SCOPARIUM	6%	0.84
SWITCHGRASS (TRAILBLAZER, NEBRASKA 28, OR BLACKWELL VARIETY)	PANICUM VIRGATUM	2%	0.28
ALKALI SACATON (SALADO VARIETY)	SPOROBOLUS AIROIDES	0.4%	0.06
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	0.1%	0.02
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	8.1%	1.14
BLUE GRAMA (ALMA, BAD RIVER, OR HACHITA VARIETY)	BOUTELOUA GRACILIS	1.8%	0.26
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	27.7%	3.89
<b>TOTAL</b>		<b>100%</b>	<b>14.07 LBS.</b>

**IRRIGATED TURF MIX**

VORTEX TEXAS BLUEGRASS FROM KORBYS SOD LLC

**LANDSCAPE SUMMARY TABLE - PHASE 1**

LANDSCAPE AREA (SF)	SITE TREES (DECIDUOUS, ORNAMENTAL, OR EVERGREEN)	SHRUBS	GRASSES
24,167	28	153	140

**STREET TREE TABLE - PHASE 1**

STREET	REQUIREMENT	QUANTITY (LF)	REQUIRED	PROVIDED
THIRD STREET	1 TREE (DECIDUOUS OR ORNAMENTAL) / 40 LF	250	6	6
NOTES: 1). BECAUSE OF UTILITY CONFLICTS AND BUILDING PROXIMITY, STREET TREES COULD NOT BE PROVIDED ALONG THE FACE OF THE BUILDING. REQUIRED STREET TREES ARE PROVIDED WITHIN AVAILABLE LANDSCAPE AREA.				

**LANDSCAPE SUMMARY TABLE - PHASE 2**

LANDSCAPE AREA (SF)	SITE TREES (DECIDUOUS, ORNAMENTAL, OR EVERGREEN)	SHRUBS	GRASSES
2,635	8	19	48

**PLANT SCHEDULE - PHASE 2**

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
<b>DECIDUOUS CANOPY TREES</b>								
UL PR	1	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2" CAL	MOD	50'-80'	40'-60'
<b>ORNAMENTAL TREES</b>								
CR AM	2	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	B & B	1.5" CAL	LOW	15'-25'	15'-20'
MA AD	4	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	B & B	1.5" CAL	MOD	15'-20'	10'-15'
PR AM	1	PRUNUS AMERICANA	AMERICAN PLUM	B & B	1.5" CAL	LOW	15'-20'	10'-15'
<b>DECIDUOUS SHRUBS</b>								
CO AF	9	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT.	#5	MOD	3'-4'	3'-4'
EU AL	2	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	CONT.	#5	MOD	7'-8'	7'-8'
PR PB	1	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	LOW	30" MAX.	5'-6'
<b>EVERGREEN SHRUBS</b>								
AR CO	4	ARCTOSTAPHYLOS X COLORADOENSIS	MOCK BEARBERRY MANZANITA	CONT.	#5	LOW	2'-3'	5'-6'
PI BI	3	PINUS MUGO 'BIG TUNA'	BIG TUNA MUGO PINE	CONT.	#5	LOW	6'-7'	5'-6'
<b>ORNAMENTAL GRASSES</b>								
CA KF	18	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	LOW	4'-5'	1'-2'
PE HA	19	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	#1	LOW	1'-2'	1'-2'
SP HE	11	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1	LOW	30" MAX.	1'-2'
<b>PERENNIALS</b>								
CE TO	4	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	CONT.	#1	VERY LOW	<1'	2'-3'
LA PH	10	LAVANDULA X INTERMEDIA 'PHENOMENAL'	PHENOMENAL LAVENDER	CONT.	#1	LOW	30" MAX.	2'-3'
ST SI	11	STACHYS BYZANTINA 'SILVER CARPET'	SILVER CARPET LAMB'S EARS	CONT.	#1	VERY LOW	<1'	1'-2'
VE LI	11	VERONICA LIWANENSIS	TURKISH VERONICA	CONT.	#1	LOW	<1'	1'-2'

**LANDSCAPE NOTES**

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENOED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 5 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 6" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 4" DEPTH, ROCK MULCH LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH GORILLA HAIR CEDAR LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.



NOT FOR CONSTRUCTION

MEAD COMMUNITY CENTER  
401 3RD ST. MEAD, CO 80513

LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



ISSUE:  
SITE PLAN SUBMITTAL  
DATE:  
18 MARCH, 2024  
REVISIONS:

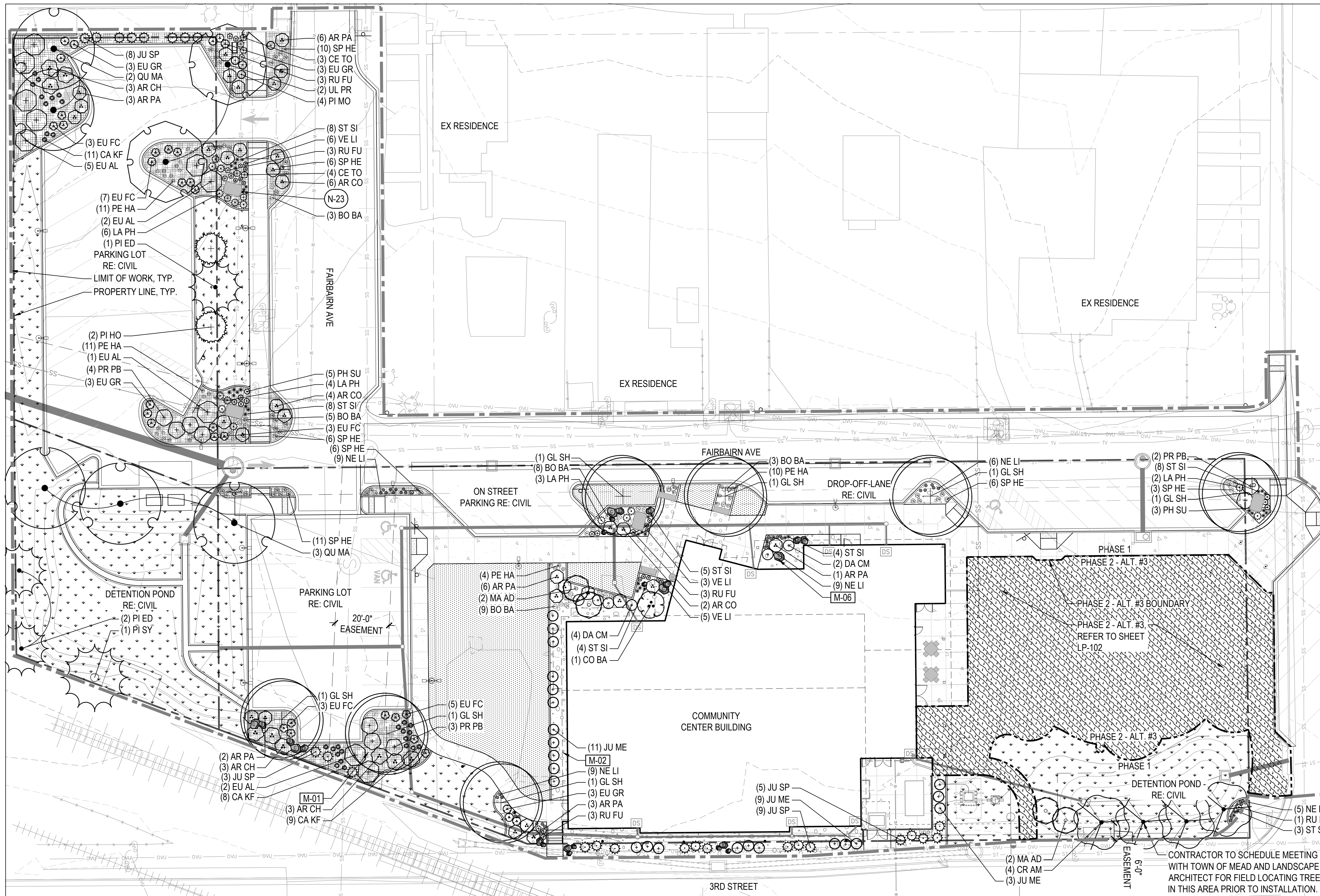
DRAWN BY:  
KS/SL/EN  
REVIEWED BY:  
KS/RH  
PROJECT #:  
2206  
DRAWING TITLE:  
LANDSCAPE NOTES

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



SHEET #:  
**LP-001**  
SITE PLAN SHEET #  
16 of 32





**LEGEND**

	LIMIT OF WORK
	PHASE LINE
	PROPERTY LINE
	IRRIGATED NATIVE SEED
	NON-IRRIGATED NATIVE SEED
	IRRIGATED TURF
<b>CODE</b>	<b>DESCRIPTION</b>
M-01	WOOD MULCH
M-02	ROCK MULCH
<b>SYMBOL</b>	<b>DESCRIPTION</b>
	M-06 LANDSCAPE BOULDER

**KEY NOTES**

CODE	DESCRIPTION	DETAIL
N-23	RE-PURPOSED BEAN POT PLANTER TYPICAL PLANTING	5 / LP-501

**PLANT SCHEDULE**

CODE	COMMON NAME
<b>DECIDUOUS CANOPY TREES</b>	
GL SH	SHADEMASTER LOCUST
QU MA	BURR OAK
UL PR	AMERICAN ELM
<b>EVERGREEN TREES</b>	
PI ED	PINON PINE
PI HO	HOOPSII COLORADO SPRUCE
PI SY	SCOTCH PINE
<b>ORNAMENTAL TREES</b>	
CR AM	RUSSIAN HAWTHORN
MA AD	ADIRONDACK CRABAPPLE
<b>DECIDUOUS SHRUBS</b>	
CO BA	BAYLEY'S RED TWIG DOGWOOD
DA CM	CAROL MACKIE DAPHNE
EU AL	COMPACT BURNING BUSH
PR PB	CREeping WESTERN SAND CHERRY
<b>EVERGREEN SHRUBS</b>	
AR CH	CHIEFTAIN MANZANITA
AR CO	MOCK BEARBERRY MANZANITA
AR PA	PANCHITO MANZANITA
EU FC	PURPLE-LEAF WINTERCREEPER
EU GR	GREEN LANE WINTERCREEPER
JU ME	MEDORA JUNIPER
JU SP	SPARTAN JUNIPER
PI MO	MUGO PINE
<b>ORNAMENTAL GRASSES</b>	
BO BA	BLOND AMBITION BLUE GRAMA GRASS
CA KF	KARL FOERSTER FEATHER REED GRASS
PE HA	HAMELN FOUNTAIN GRASS
SP HE	PRAIRIE DROPSEED
<b>PERENNIALS</b>	
CE TO	SNOW IN SUMMER
LA PH	PHENOMENAL LAVENDER
NE LI	LITTLE TRUDY® CATMINT
PH SU	CREeping PHLOX
RU FU	BLACK-EYED SUSAN
ST SI	SILVER CARPET LAMB'S EARS
VE LI	TURKISH VERONICA

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MEAD COMMUNITY CENTER  
 401 3RD ST. MEAD, CO 80513



**ISSUE:**  
 SITE PLAN SUBMITTAL  
**DATE:**  
 18 MARCH, 2024  
**REVISIONS:**

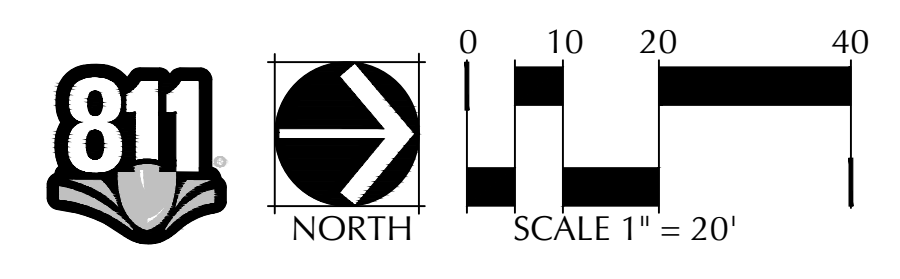
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 KS/SL/EN  
**REVIEWED BY:**  
 KS/RH  
**PROJECT #:**  
 2206  
**DRAWING TITLE:**  
 PHASE 1 LANDSCAPE PLAN

**SHEET #:** LP-101  
**SITE PLAN SHEET #** 17 of 32

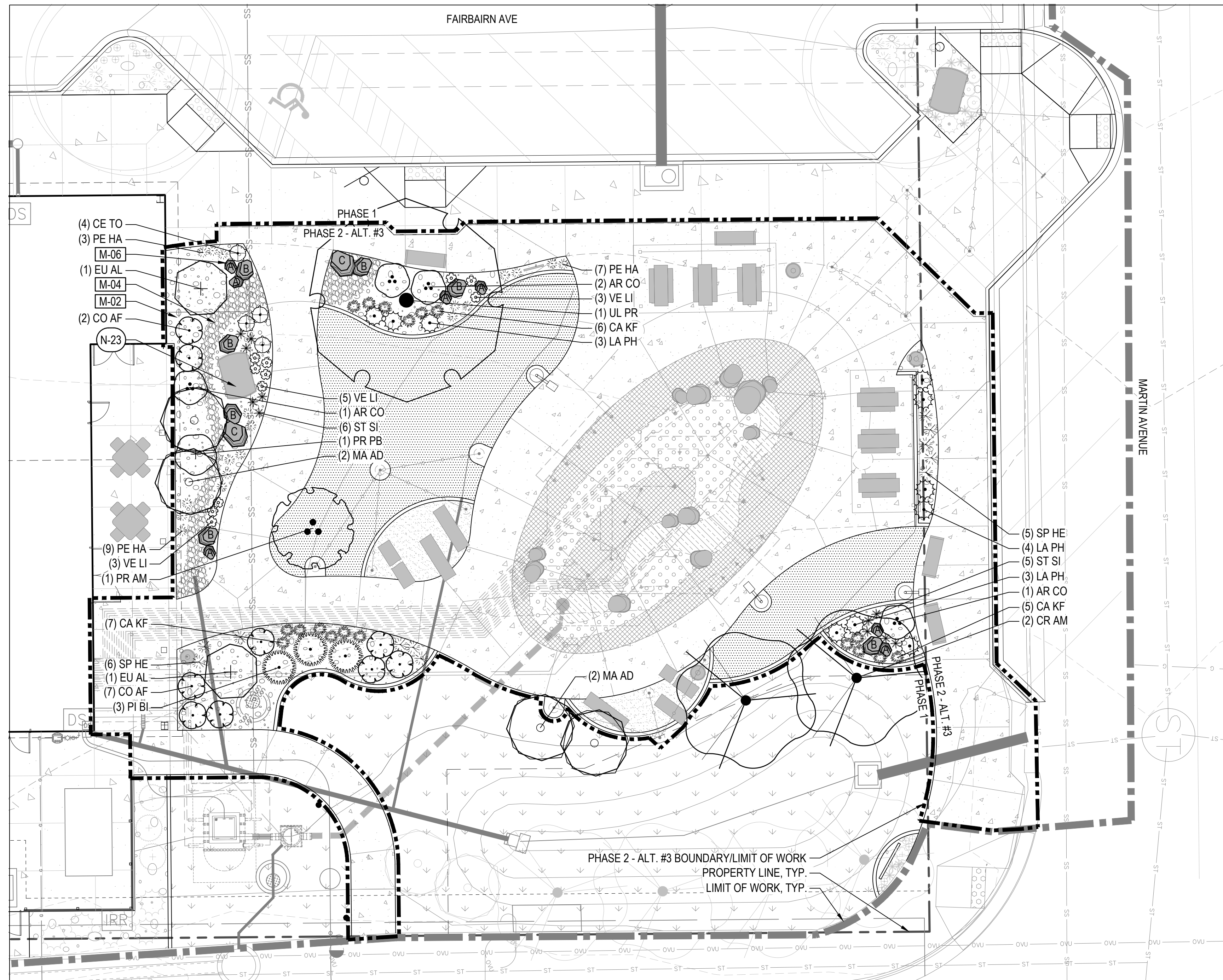
TOWN OF MEAD APPROVAL

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TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_







**LEGEND**

	LIMIT OF WORK
	PHASE LINE
	PROPERTY LINE
	IRRIGATED NATIVE SEED
	IRRIGATED TURF
<b>CODE</b>	<b>DESCRIPTION</b>
M-02	ROCK MULCH
M-04	COBBLE
<b>SYMBOL</b>	<b>DESCRIPTION</b>
	M-06 LANDSCAPE BOULDER

**KEY NOTES**

CODE	DESCRIPTION	DETAIL
N-23	RE-PURPOSED BEAN POT PLANTER TYPICAL PLANTING	5 / LP-501

**PLANT SCHEDULE**

CODE	COMMON NAME
<b>DECIDUOUS CANOPY TREES</b>	
UL PR	AMERICAN ELM
<b>ORNAMENTAL TREES</b>	
CR AM	RUSSIAN HAWTHORN
MA AD	ADIRONDACK CRABAPPLE
PR AM	AMERICAN PLUM
<b>DECIDUOUS SHRUBS</b>	
CO AF	ARCTIC FIRE DOGWOOD
EU AL	COMPACT BURNING BUSH
PR PB	CREeping WESTERN SAND CHERRY
<b>EVERGREEN SHRUBS</b>	
AR CO	MOCK BEARBERRY MANZANITA
PI BI	BIG TUNA MUGO PINE
<b>ORNAMENTAL GRASSES</b>	
CA KF	KARL FOERSTER FEATHER REED GRASS
PE HA	HAMELN FOUNTAIN GRASS
SP HE	PRAIRIE DROPSEED
<b>PERENNIALS</b>	
CE TO	SNOW IN SUMMER
LA PH	PHENOMENAL LAVENDER
ST SI	SILVER CARPET LAMB'S EARS
VE LI	TURKISH VERONICA

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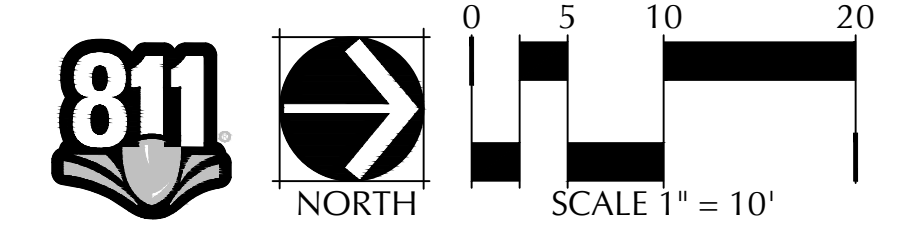
LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT,  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



**ISSUE:**  
 SITE PLAN SUBMITTAL  
**DATE:**  
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 KS/SL/EN  
**REVIEWED BY:**  
 KS/RH  
**PROJECT #:**  
 2206  
**DRAWING TITLE:**  
 PHASE 2 LANDSCAPE PLAN

**SHEET #:** LP-102  
**SITE PLAN SHEET #** 18 of 32

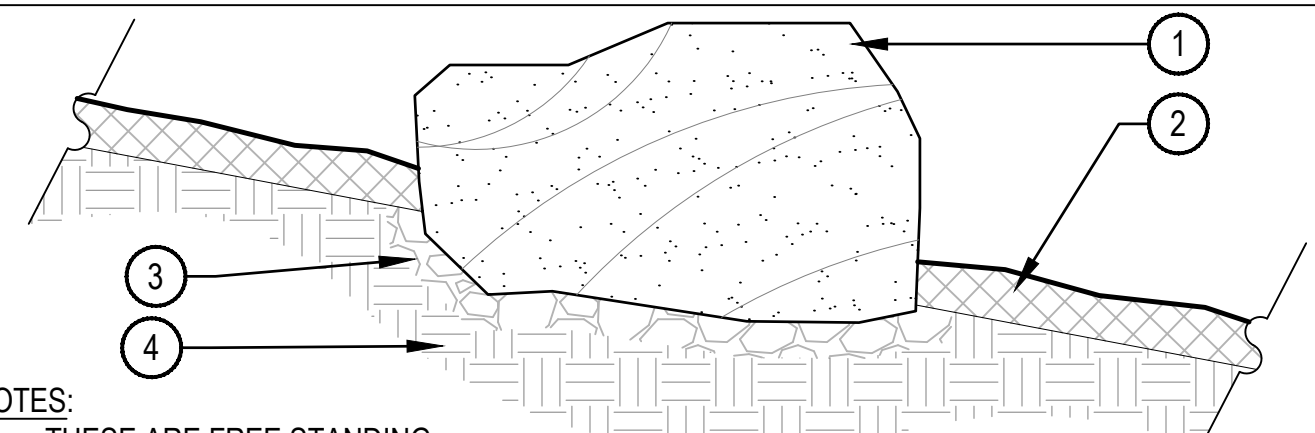


TOWN OF MEAD APPROVAL

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TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_





- NOTES:**
1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
  2. BOULDER TO HAVE IRREGULAR TOP/SURFACE AND A NATURAL APPEARANCE
  3. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
  4. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.
  5. BOULDER SIZES MARKED WITH A, B, OR C ON LANDSCAPE PLAN SHEET LP-101 AND LP-102 TO COINCIDE WITH BOULDER SCHEDULE.

**PHASE 1A**

QTY.	ITEM	SIZE
2	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
4	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
2	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

**PHASE 1B**

QTY.	ITEM	SIZE
6	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
7	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
3	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

**PHASE 2 - ALT. #3**

QTY.	ITEM	SIZE
7	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
7	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
2	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

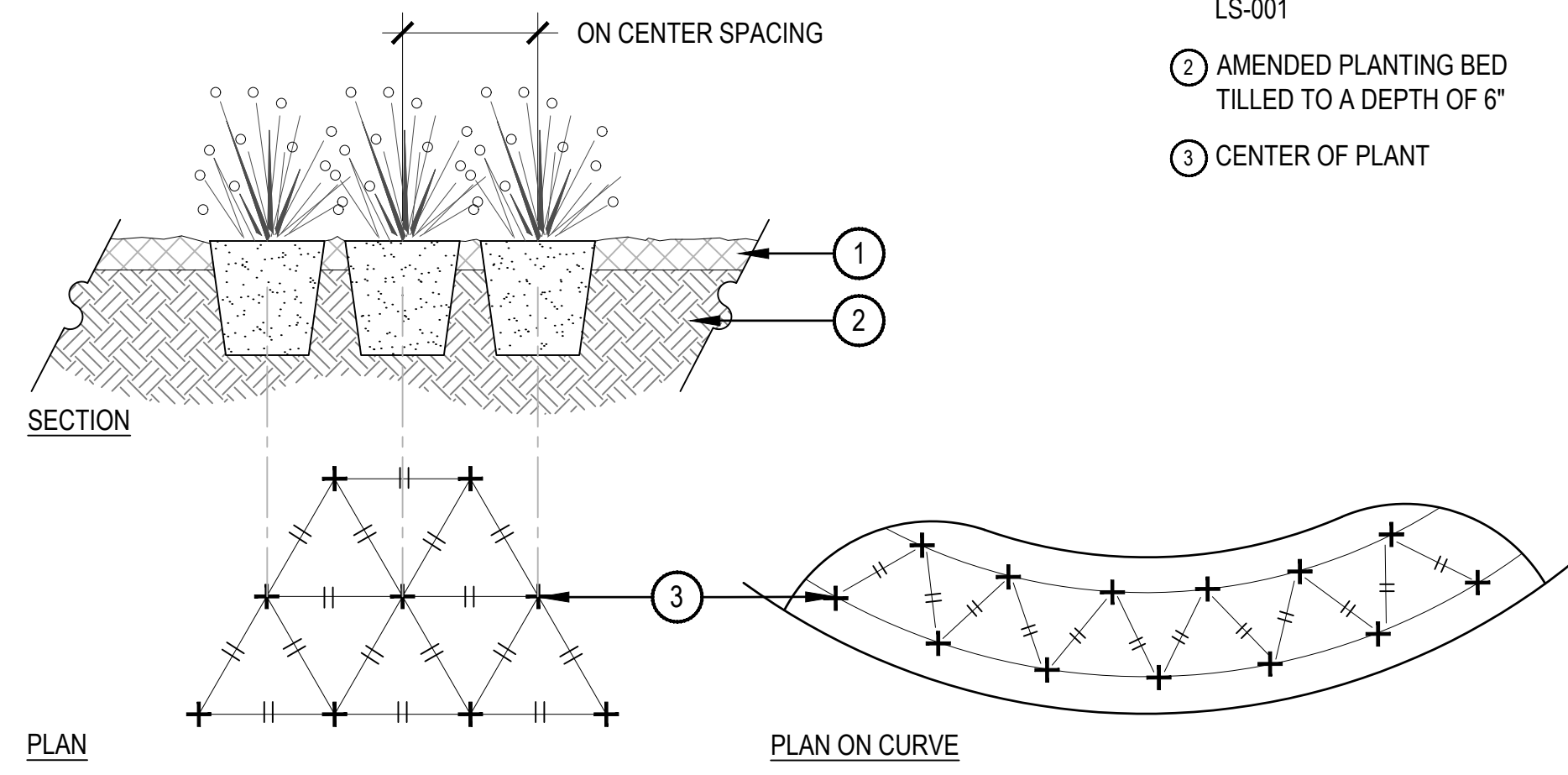
- 1 LANDSCAPE BOULDER, REFER TO MATERIAL SCHEDULE, SHEET LS-001, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE
- 2 SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
- 3 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
- 4 UNDISTURBED GRADE



EXAMPLE IMAGE:  
BOULDER SCHEDULES ARE BROKEN INTO PHASES 1A/1B FOR OWNER/CONTRACTOR BUDGETING PURPOSES. PHASES 1A/1B ARE ASSUMED INSTALLED IN A SINGLE PHASE.

**1 LANDSCAPE BOULDER**  
(PHASE 1A, PHASE 1B, AND PHASE 2 - ALT. #3)

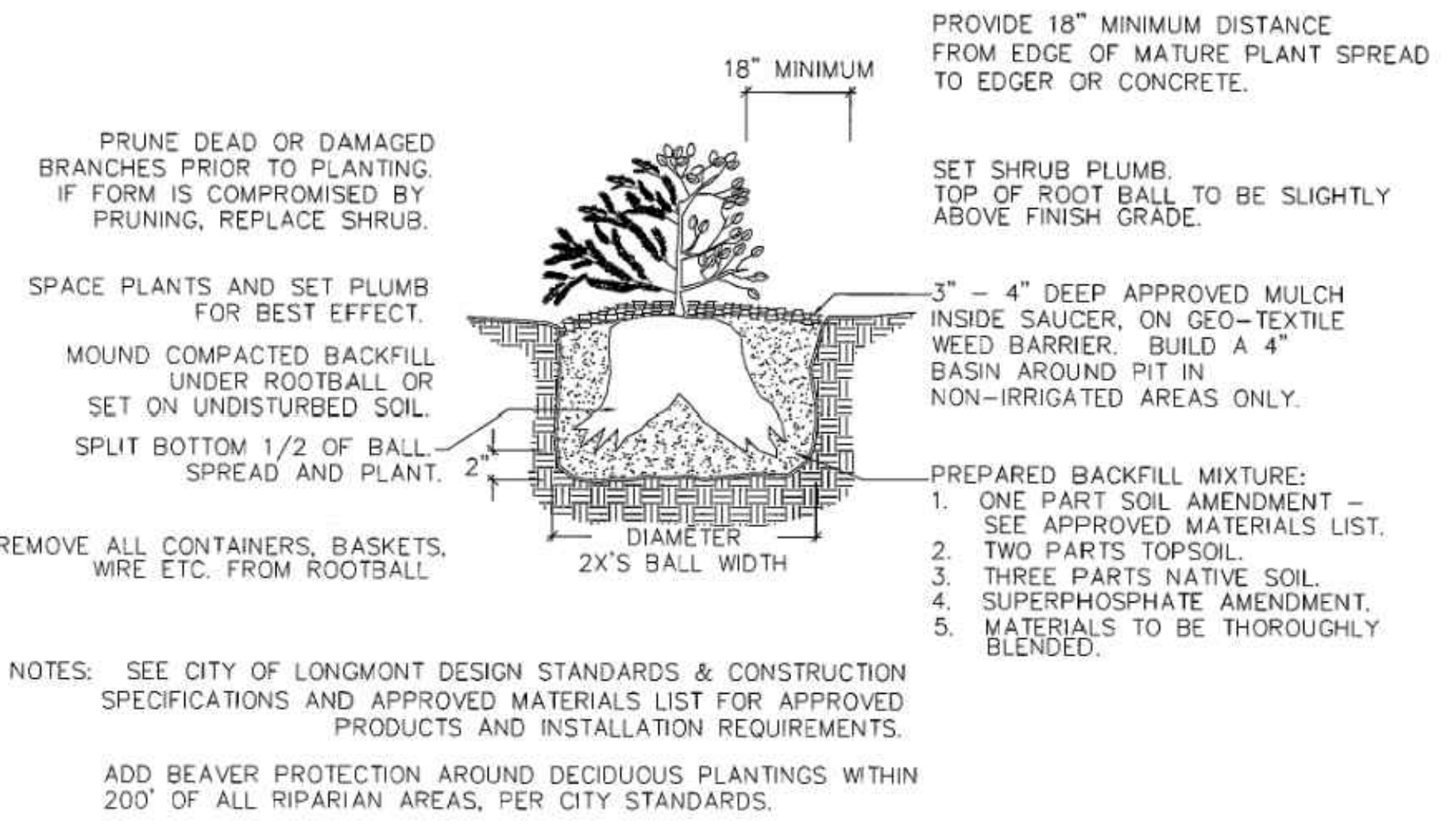
SCALE: 3/4" = 1'-0"



- NOTES:**
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSES.

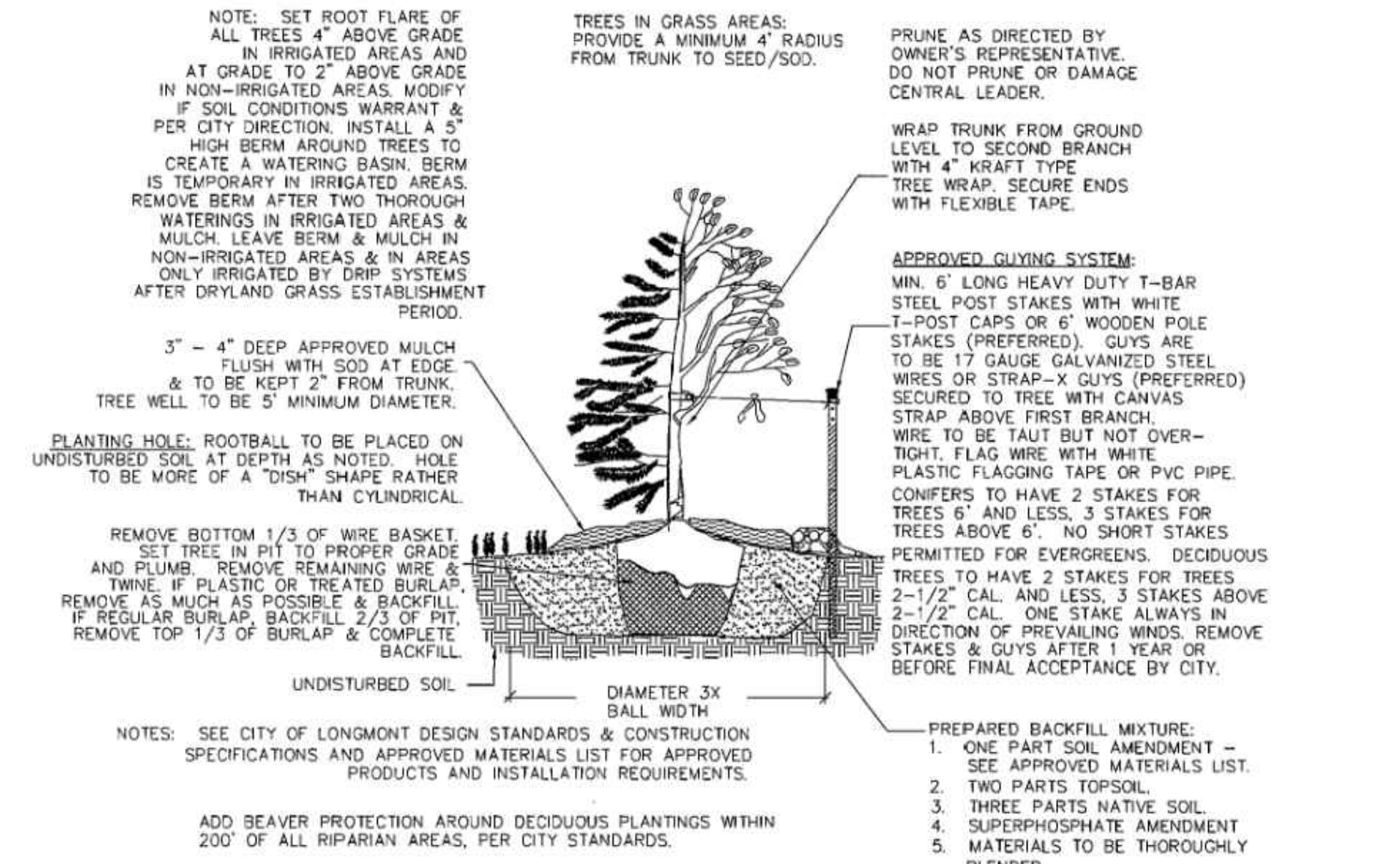
**2 PERENNIAL PLANT LAYOUT**  
(PHASE 1A, PHASE 1B, AND PHASE 2 - ALT. #3)

SCALE: 1" = 1'-0"



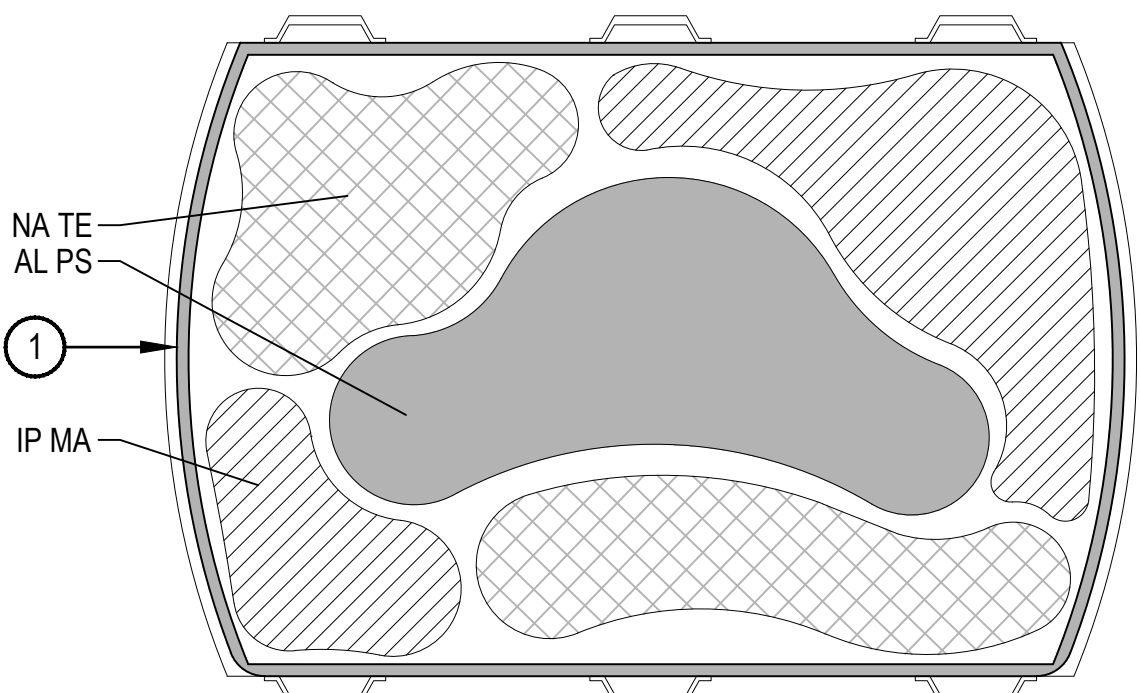
**3 TOWN OF MEAD SHRUB PLANTING DETAIL**

NOT TO SCALE



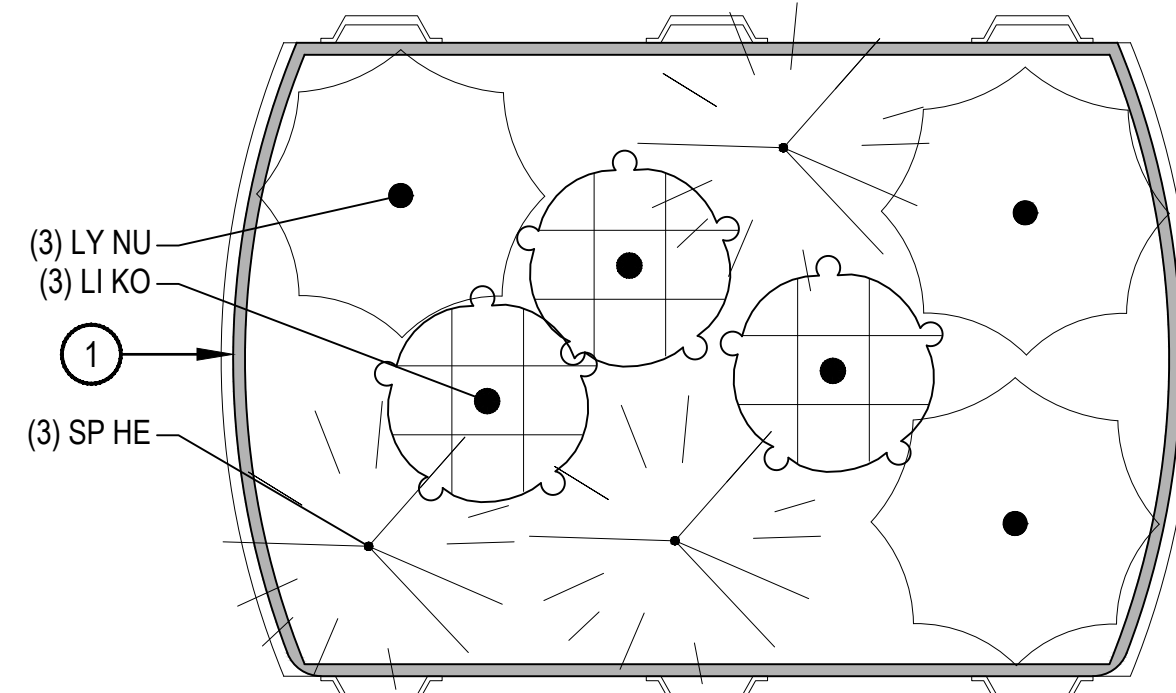
**4 TOWN OF MEAD TREE PLANTING DETAIL**

NOT TO SCALE



PLANTER OPTION A - ANNUAL PLANTING

ANNUALS	BOTANICAL NAME	COMMON NAME
AL PS	ALLIUM X 'PURPLE SENSATION'	PURPLE SENSATION ORNAMENTAL ONION
IP MA	IPOMOEA X 'MARGUERITE'	MARGUERITE SWEET POTATO VINE
NA TE	NARCISSUS X 'TETE-A-TETE'	TETE-A-TETE DAFFODIL

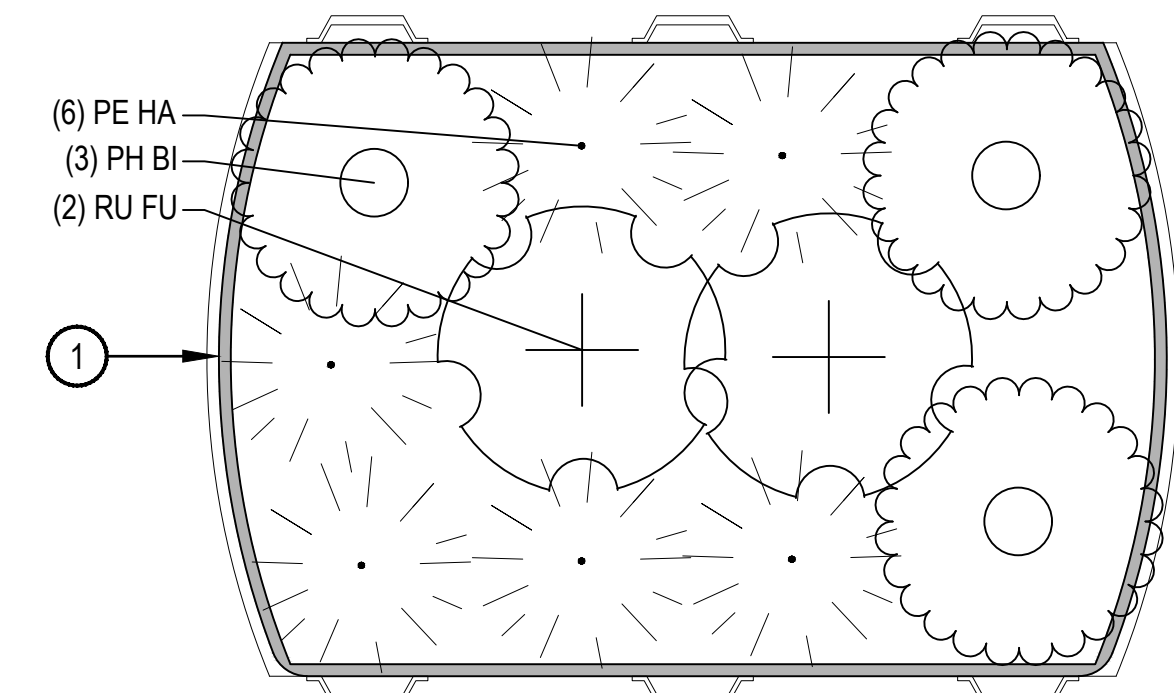


PLANTER OPTION B - PERENNIAL PLANTING

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME
SP HE	3	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME
LI KO	3	LIATRIS SPICATA 'KOBOLD'	KOBOLD BLAZING STAR
LY NU	3	LYSIMACHIA NUMMULARIA	CREeping JENNY



PLANTER OPTION C - PERENNIAL PLANTING

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME
PE HA	6	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME
PH BI	3	PHLOX BIFIDA	SNOWMASS PHLOX
RU FU	2	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN

- 1 REPURPOSED BEAN POT PLANTER, REFER TO DETAIL 4, SHEET LS-503

**5 REPURPOSED BEAD POT PLANTER TYPICAL PLANTING**  
(PHASE 1A AND PHASE 2 - ALT. #3)

SCALE: 3/4" = 1'-0"

- NOTES:**
1. THIS DETAIL REPRESENTS SUGGESTED PLANTING OPTIONS. FINAL PLANT SPECIES TO BE VERIFIED WITH OWNER'S REPRESENTATIVE.

TOWN OF MEAD APPROVAL

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

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



NOT FOR CONSTRUCTION

MEAD COMMUNITY CENTER  
401 3RD ST. MEAD, CO 80513

LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

ISSUE:  
SITE PLAN SUBMITTAL  
DATE:  
18 MARCH, 2024  
REVISIONS:

DRAWN BY:  
KS/SL/EN  
REVIEWED BY:  
KS/RH  
PROJECT #:  
2206  
DRAWING TITLE:  
LANDSCAPE DETAILS



**IRRIGATION GENERAL NOTES**

- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
- ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL UTILITY PLAN, ARCHITECTURE PLAN, GRADING AND DRAINAGE PLAN AND ALL OTHER ASSOCIATED PLANS AND SPECIFICATIONS THAT AFFECT THIS WORK PRIOR TO START OF WORK. IF THE AND CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES, THE CONTRACTOR SHALL PAY FOR ANY REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED), CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND PAYING FOR CERTIFICATION OF THE BACKFLOW PREVENTER BY A STATE CERTIFIED INSPECTOR. THE CONTRACTOR SHALL PROVIDE CERTIFICATES TO OWNER'S REPRESENTATIVE PRIOR TO PROJECT ACCEPTANCE.
- IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN LANDSCAPE AREAS AND WITHIN THE PROJECT LIMITS. EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHIC CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO ENSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
- ALL IRRIGATION DISTRIBUTION LINES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO, MAINLINE, LATERALS, SPRAY HEADS, DRIP EMITTERS SHALL BE KEPT A MINIMUM DISTANCE OF 6' AWAY FROM ALL BUILDING AND WALL FOUNDATIONS, OR AS STIPULATED IN THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER. EQUIPMENT MAY BE SHOWN IN THIS AREA FOR GRAPHIC CLARITY. COORDINATE ALL REQUIRED SETBACKS WITH OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.
- EACH VALVE SHALL BE INSTALLED IN A SEPARATE VALVE BOX AS DETAILED. ALL VALVE BOXES AND LIDS SHALL BE COMMERCIAL GRADE, PLASTIC WITH SELF LOCKING COVERS. LID COLOR TO BE GREEN. INSTALL FLUSH TO FINISH GRADE AND PER CONSTRUCTION DETAILS. DO NOT INSTALL IN PAVED AREAS OR IN BOTTOMS OF DRAINAGE SWALES/BASINS.
- CONTRACTOR SHALL INSTALL DETECTABLE MARKING TAPE OR #14g DIRECT BURY TRACER WIRE IN ALL PRESSURE MAINLINE TRENCHES. SEE IRRIGATION DETAILS FOR MORE INFORMATION.
- PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER ROUTING OF IRRIGATION PIPING. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE CONTRACTOR SHALL MARK THE LOCATION OF THE MAINLINE, CONTROL VALVES, GATE VALVES AND HEAD LAYOUT OF A REPRESENTATIVE SPRAY ZONE. SCHEDULE A REVIEW WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL SCH. 40 BALL WITH OPERATIONAL INDICATOR AT ENDS OF ALL DRIP LATERALS AS DETAILED. FLUSH ALL LATERALS THOROUGHLY BEFORE INSTALLING EMITTERS AND BUBBLERS.
- CONTRACTOR SHALL FINE TUNE AND ADJUST NOZZLE DIRECTION AND RADIUS TO REDUCE OVERSPRAY ONTO PAVING OR HARD SURFACES.
- CONTRACTOR SHALL INSTALL A QUICK COUPLER IN 10" VALVE BOX AT THE END OF ALL BRANCHES OF THE MAINLINE, OR AS SHOWN ON PLANS. FOR WINTERIZATION AND FLUSHING OF MAINLINE.
- THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON ALL MAINLINES. CONTRACTOR SHALL PRESSURIZE MAINLINES TO 120 PSI AND MAINTAIN PRESSURE AT 120 PSI FOR A MINIMUM CONTINUOUS PERIOD OF TWO (2) HOURS TO ACHIEVE FINAL ACCEPTANCE.
- THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE DURING A THREE(3) NIGHT PER WEEK, TWELVE(12) HOURS PER NIGHT WATERING WINDOW. DRIP IRRIGATION ZONES MAY BE ALLOWED TO RUN ON A SEPARATE SCHEDULE FROM THIS WATER WINDOW DEPENDING JURISDICTION. LANDSCAPE ESTABLISHMENT WILL REQUIRE INCREASED IRRIGATION WATER FOR DURATION OF THE ESTABLISHMENT PERIOD AND MAY REQUIRE TWICE THE AMOUNT OF WATER AS ESTABLISHED PLANT MATERIAL. THE CONTRACTOR SHALL COORDINATE WATERING SCHEDULES AND APPLICATION RATES WITH THE OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.
- THE DESIGN IS BASED ON THE FOLLOWING PROJECTED PEAK SEASON WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND VARIABLE WEATHER CONDITIONS.
  - FESCUE/BLUEGRASS BLEND TURF 1.75" PER WEEK PEAK SEASON
  - TREE, SHRUB, AND PERENNIAL PLANT MATERIAL 1.00" PER WEEK PEAK SEASON
  - NATIVE DROUGHT TOLERANT SEED MIX 0.75" PER WEEK PEAK SEASON
- THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON APRIL 15TH AND END ON OCTOBER 15TH TO ENSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES:
  - CHECK HEADS FOR COVERAGE AND LEAKAGE.
  - CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.
  - VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.
  - CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER.
  - PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.
  - WINTERIZATION AND SPRING START UP PROCEDURES.

**IRRIGATION POINT OF CONNECTION NOTES**

- POINT OF CONNECTION: THERE IS ONE (1) POINT OF CONNECTION ON THIS PROJECT.
  - POC #1 : 1" DEDICATED IRRIGATION STUB OUT, LOCATED IN LANDSCAPE NORTH OF THE BUILDING MECHANICAL ROOM.
  - CONTRACTOR IS TO LOCATE AND CONNECT DOWNSTREAM OF THE DEDICATED POTABLE IRRIGATION STUB OUT (PROVIDED BY OTHERS) WITH TYPE K COPPER AT A DEPTH OF 24" OR PER LOCAL CODE, WHICHEVER IS GREATER. TRANSITION TO AND EXTEND CLASS 200 PVC MAINLINE TO THE 1" DRAIN VALVE, GATE VALVE, MASTER VALVE, FLOW SENSOR, QUICK COUPLER AND EXTEND MAINLINE TO VALVES AS SHOWN.
- CONTROLLER LOCATION: THERE IS ONE (1) CONTROLLER ON THIS PROJECT.
  - CONTROLLER A : WALL MOUNTED CONTROLLER LOCATED ON THE EAST SIDE OF THE MECHANICAL YARD, AS SHOWN ON PLAN.
  - CONTROLLER SHALL BE PROGRAMMED TO RUN MULTIPLE VALVES AT ONE TIME WITH A MAXIMUM TOTAL OF 18 GPM.
  - CONTROLLER, TO BE MOUNTED PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.
  - CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND ELECTRICAL PLANS FOR POWER SERVICE. ALL ELECTRICAL EQUIPMENT AND POWER CONNECTION INSTALLATION SHALL CONFORM TO ALL LOCAL CODES. INSTALL A LINE VOLTAGE SURGE DEVICE (INTERMATIC AG2401C3/ OR SQUARE D SDSA1175) FOR 120V IN A JUNCTION BOX PRIOR TO CONTROLLER.
  - RAIN/FREEZE SENSOR: MOUNT THE RAIN SENSOR ON BUILDING EAVE IN PROXIMITY TO THE CONTROLLER. THE SENSOR SHALL BE MOUNTED IN A LOCATION IN FULL SUN AND OPEN TO RAINFALL. SENSOR SHALL BE NO MORE THAN 200' FROM WIRELESS RECEIVER. MOUNT WIRELESS RECEIVER ON OR ADJACENT TO THE IRRIGATION CONTROLLER.
- SYSTEM PRESSURE: THE SYSTEM HAS BEEN DESIGNED PER THE FOLLOWING SPECIFICATIONS: REQUIRED MINIMUM STATIC PRESSURE OF 75 PSI AND MAXIMUM SAFE VELOCITY OF 5 FPS IN ANY PVC PIPE AND 7.5 FPS IN ANY COPPER PIPE.
  - PER THOMPSON VALLEY WATER DISTRICT THE STATIC PRESSURE ON SITE IS APPROXIMATELY 90 PSI.
  - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESSURE IN THE FIELD AT THE POINT OF CONNECTION BEFORE CONSTRUCTION BEGINS AND FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DESIGN PRESSURE OF THE SYSTEM AND THE MEASURED PRESSURE IN THE FIELD. IF THE CONTRACTOR FAILS TO NOTIFY OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS TO ACCOMMODATE THE ACTUAL PRESSURE.
- FLOW SENSOR: SENSOR REQUIRES A MINIMUM FLOW FOR PROPER READINGS. MULTIPLE ZONES MAY BE REQUIRED TO RUN SIMULTANEOUSLY TO ACHIEVE THE MINIMUM FLOWS REQUIRED. CONTRACTOR TO SET 'K' VALUES PER MANUFACTURER.
  - FLOW SENSOR REQUIRES A MINIMUM FLOW OF 0.22 GPM.
- COMMUNICATION: IT IS RECOMMENDED THAT THE IRRIGATION CONTROLLER BE CONNECTED TO A WATER MANAGEMENT CONTROL SOFTWARE FOR OPTIMUM FUNCTION OF THE IRRIGATION SYSTEM. COORDINATE WITH OWNER'S REPRESENTATIVE AND CONTACT THE LOCAL CONTROLLER MANUFACTURER REPRESENTATIVE OR AUTHORIZED VENDOR PRIOR TO ORDERING CONTROLLER FOR COMMUNICATION AND CONNECTIVITY OPTIONS.

**CONVENTIONAL WIRE NOTES**

- GROUNDING FOR THE IRRIGATION CONTROLLER SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT [www.asic.org/Design\\_Guides.aspx](http://www.asic.org/Design_Guides.aspx). FOR TECHNICAL SUPPORT REGARDING THE IRRIGATION CONTROLLER OR GROUNDING PLEASE CONTACT THE MANUFACTURER.
- NEW CONTROLLER WIRE SHALL BE 14GA MIN. UL APPROVED WIRE. CONTRACTOR SHALL VERIFY EXISTING CONNECTIONS AND USE UL APPROVED WIRE STRIPPER AND 3M DBY WATERPROOF CONNECTIONS AT ALL NEW SPLICES AND CONNECTION POINTS. CONTRACTOR TO INSTALL RED ELECTRIC MARKING TAPE WITH CONTROLLER WIRE THAT IS NOT WITH MAINLINE. WIRES SHALL BE BUNDLED TOGETHER BY BLACK ELECTRICAL TAPE EVERY 10 L.F.
- CONTRACTOR SHALL HAVE 30" OF SPARE CONTROL WIRE PRESENT AT ALL VALVE BOXES AND SPLICE POINTS. SPARE WIRE SHALL BE COILED IN A NEAT AND ORDERLY FASHION AT EACH SLICE POINT.
- CONTRACTOR SHALL EXTEND TWO (2) SPARE CONTROL WIRES, AND ONE (1) SPARE COMMON WIRE AT THE END OF THE MAINLINE. CONTRACTOR SHALL INSTALL ONE (1) WIRE PULL BOX AT EACH END OF THE MAINLINE.

**SLEEVING COORDINATION NOTES**

- INSTALLATION OF IRRIGATION SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF CONSTRUCTION.
  - SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS.
  - THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
  - ALL SLEEVES SHALL EXTEND A MINIMUM OF 12" BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
  - EACH PIPE SHALL BE IN A SEPARATE SLEEVE. WIRES SHALL BE IN A SEPARATE PIPE UNDER ALL PAVED SURFACES. SLEEVING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW.
- | PIPING          | REQUIRED SLEEVE SIZE               |
|-----------------|------------------------------------|
| MAINLINE PIPING | 3" CLASS 200 PVC                   |
| LATERAL PIPING  | 2X NOMINAL DIAMETER OF LATERAL     |
| CONTROL WIRES   | 2" CLASS 200 PVC (2.5" 45 WIRES +) |

**IRRIGATION SCHEDULE**

SYMBOL	DESCRIPTION	MODEL NO. DESCRIPTION	DETAIL # AND SHEET	
			NA	NA
	IRRIGATION POINT OF CONNECTION	<b>1" DEDICATED IRRIGATION STUB OUT (BY OTHERS)</b> REFER TO CIVIL, UTILITY, AND WATER PLANS	NA	NA
	IRRIGATION CONTROLLER	<b>WEATHERMATIC SL4824-SLW5 + SLWM-SS-4800 + SL-AIRCARDFLOW-ATT</b> 120VAC POWER REQUIRED - SEE PLANS FOR LOCATION(S)	1	LI-503
	RAIN SENSOR	<b>WEATHERMATIC RFSS</b> REFER TO CONTROLLER NOTES	2	LI-503
	BACKFLOW PREVENTER	<b>BY OTHERS</b> REFER TO PLUMBING AND MECHANICAL PLANS	NA	NA
	MANUAL DRAIN VALVE	<b>MATCO-NORCA 1/2" 201X</b> REFER TO PLUMBING AND MECHANICAL PLANS	D8.09	LI-501
	ISOLATION GATE VALVE	<b>MATCO-NORCA 514TX</b> MATCH LINE SIZE, INSTALLED IN AEP 910L-1G2G VALVE BOX	D8.10 D8.03	LI-501
	QUICK COUPLER	<b>RAIN BIRD 44LRC</b> INSTALLED IN AEP 910L-1G2G VALVE BOX	D8.03 D8.05	LI-501
	FLOW SENSOR	<b>FLOWMEC GS-200-10</b> WITH COMMUNICATION CABLE BACK TO SMARTLINK AIRCARD, INSTALLED IN AEP 1015-1G2G VALVE BOX	D8.12	LI-501
	MASTER VALVE	<b>RAIN BIRD 100EFB-CP SERIES</b> INSTALLED IN AEP 1015-1G2G VALVE BOX	D8.08	LI-501
	TURF VALVE ASSEMBLY	<b>RAIN BIRD-PEB SERIES</b> WITH SCH 40 BALL VALVE, INSTALLED IN AEP 1015-1G2G VALVE BOX, SIZED PER PLAN	D8.04	LI-501
	DRIP VALVE ASSEMBLY	<b>RAIN BIRD XCZ-100-PRB</b> WITH SCH 40 BALL VALVE, INSTALLED IN AEP 1320-1G2G VALVE BOX, SIZED PER PLAN	D8.13	LI-502
	TURF ROTARY	<b>RAIN BIRD RD06-SAM-P45 WITH R-VAN SERIES NOZZLE</b> NOZZLE PER PLAN	D8.06	LI-502
	TURF SPRAY (FIXED)	<b>RAIN BIRD RD06-SAM-PRS30 WITH U-SERIES NOZZLE</b> NOZZLE PER PLAN	D8.06	LI-502
	TURF SPRAY (ADJUSTABLE)	<b>RAIN BIRD RD06-SAM-PRS30 WITH HE-VAN SERIES NOZZLE</b> NOZZLE PER PLAN	D8.06	LI-502
	NATIVE SEED ROTARY	<b>RAIN BIRD RD12-S-P45 WITH R-VAN SERIES NOZZLE</b> NOZZLE PER PLAN	3	LI-503
	TREES IN NATIVE	<b>(2) CONCENTRIC RINGS OF RAIN BIRD XFS-06-12-CV DRIPLINE</b>	4	LI-503
	PLANTER POT ASSEMBLIES	<b>TRANSITION TO RAIN BIRD XFCV-09-12</b> SPACE DRIPPERLINE LATERALS AT 12" APART	5	LI-504
	SLEEVING	<b>CLASS 200 PVC</b> REFER TO SLEEVING NOTES	5	LI-503
	SERVICE LINE	<b>TYPE K COPPER</b> SIZE: MATCH POC UNLESS OTHERWISE NOTED	NA	NA
	PVC MAINLINE	<b>SCHEDULE 40 PVC BE</b> SIZE: 1-1/2" UNLESS OTHERWISE NOTED	6	LI-503
	PVC TURF LATERAL	<b>CLASS 200 PVC BE</b> SIZE: 1" MINIMUM UNLESS OTHERWISE NOTED	6	LI-503
	PVC TREE LATERAL	<b>CLASS 200 PVC</b> SIZE: 1" UNLESS OTHERWISE NOTED	6	LI-503
	DRIP LATERAL	<b>UV RESISTANT POLYETHYLENE</b> SIZE: 3/4" MINIMUM UNLESS OTHERWISE NOTED	D8.14 6	LI-502 LI-503
	FLUSH END CAP	<b>SCHEDULE 40 BALL VALVE &amp; OPERATIONAL INDICATOR</b> INSTALLED IN AEP 910L-1G2G VALVE BOX	4	LI-504

VALVE CALLOUT	EMITTER SCHEDULE			
VALVE/STATION NUMBER	PLANT TYPE	EMITTER	QTY.	TOTAL GPH
	PERENNIAL / GRASSES	0.5 GPH	TWO EACH	1.0 GPH
	DECIDUOUS SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
	EVERGREEN SHRUBS	1.0 GPH	TWO EACH	2.0 GPH
	DECIDUOUS TREE	1.0 GPH	EIGHT EACH	8.0 GPH
	EVERGREEN TREE	1.0 GPH	EIGHT EACH	8.0 GPH
	TREES IN NATIVE	TREE RING ASSEMBLY - SEE IRRIGATION SCHEDULE		

- EMITTER NOTES**
- ALL PLANT MATERIAL SHALL BE IRRIGATED WITH RAIN BIRD XB SERIES PRESSURE COMPENSATING EMITTERS.
  - EMITTER SCHEDULE IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL ADJUST EMITTER AND NUMBER OF EMITTERS BASED ON THE NEEDS OF INDIVIDUAL PLANTS OR PLANT HYDROZONES.
  - 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.
  - RAIN BIRD DBC-025 DIFFUSER BUG CAP AND TS-025 STAKE ON ALL 1/4" DISTRIBUTION TUBING EMISSION POINTS.
  - REFER TO DRIP IRRIGATION DETAILS 8.14 & 8.15 ON SHEET LI502 AND #1 - #4, SHEET LI-504



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KS/RH  
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DRAWING TITLE:

IRRIGATION SCHEDULE  
SHEET #:  
**LI-001**  
SITE PLAN  
SHEET #  
20 of 32

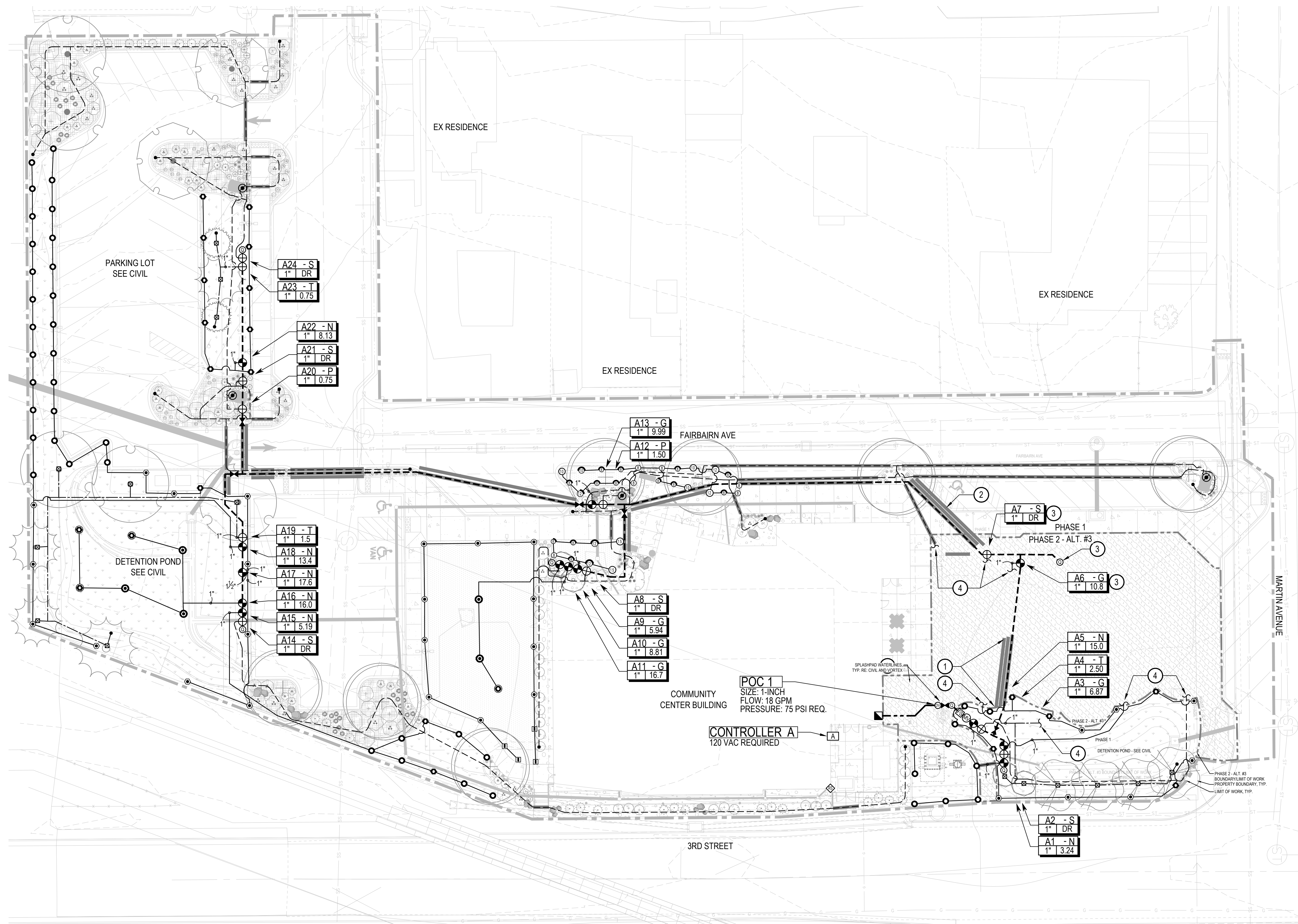
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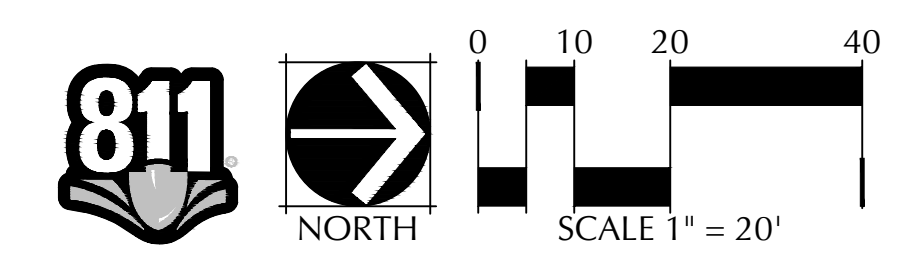




IRRIGATION SCHEDULE	
SYMBOL	DESCRIPTION
[POC X]	IRRIGATION POINT OF CONNECTION
[C]	IRRIGATION CONTROLLER
[◇]	RAIN SENSOR
[▲]	BACKFLOW PREVENTER
[⊖]	MANUAL DRAIN VALVE
[X]	ISOLATION GATE VALVE
[⊙]	QUICK COUPLER
[FS]	FLOW SENSOR
[⊕]	MASTER VALVE
[⊕]	TURF VALVE ASSEMBLY
[⊕]	DRIP VALVE ASSEMBLY
STRIP [ ]	TURF ROTARY
R-VAN14 [ ]	TURF ROTARY
R-VAN18 [ ]	TURF ROTARY
R-VAN24 [ ]	TURF ROTARY
[⊙]	TURF SPRAY (FIXED)
[⊙]	TURF SPRAY (ADJUSTABLE)
R-VAN STRIP [ ]	NATIVE SEED ROTARY
R-VAN14 [ ]	NATIVE SEED ROTARY
R-VAN18 [ ]	NATIVE SEED ROTARY
R-VAN24 [ ]	NATIVE SEED ROTARY
[ ]	TREES IN NATIVE PLANTER POT ASSEMBLIES
[ ]	SLEEVING
[ ]	SERVICE LINE
[ ]	PVC
[ ]	MAINLINE
[ ]	PVC TURF LATERAL
[ ]	PVC TREE LATERAL
[ ]	DRIP LATERAL
[ ]	FLUSH END CAP

**IRRIGATION KEY NOTES**

- 1 THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE SPLASH PAD DESIGNER AND OWNER'S REPRESENTATIVE ON THE LOCATION(S) OF THE SPLASH PAD PIPING IN THIS APPROXIMATE LOCATION. IRRIGATION MAINLINE AND CONTROL WIRE SHALL BE ROUTED AND INSTALLED TO AVOID CONFLICT WITH THESE PIPES. INSTALL ONE (1) 4-INCH AND TWO (2) 2-INCH CLASS 200 SLEEVES FOR MAINLINE AND CONTROL WIRE PATHS AND EXTEND SLEEVES OVER ENTIRE AREA OF CONFLICT.
- 2 THE IRRIGATION CONTRACTOR SHALL INSTALL ONE (1) 4-INCH AND TWO (2) 2-INCH CLASS 200 PVC SLEEVES WITH PHASE 1 CONSTRUCTION FOR FUTURE WALKS. SLEEVES SHALL EXTEND A MINIMUM OF 6-INCHES PAST FUTURE SIDEWALK EDGES. CONFIRM FINAL LOCATIONS AND SLEEVE LENGTHS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- 3 ALL IRRIGATION MAINLINE, SLEEVES AND EQUIPMENT SHOWN SHALL BE INSTALLED IN PHASE 1 CONSTRUCTION AND PROTECTED-IN-PLACE FOR PHASE 2 - ALT. #3 CONSTRUCTION. IRRIGATION CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL LOCATIONS, PRIOR TO CONSTRUCTION OF BOTH PHASE 1 AND PHASE 2 - ALT. #3.
- 4 THE IRRIGATION CONTRACTOR SHALL ROUTE AND INSTALL SPRINKLER LATERAL TO THE APPROXIMATE LOCATION SHOWN AND CAP FOR FUTURE CONNECTION TO PHASE 2 - ALT. #3 IRRIGATION.



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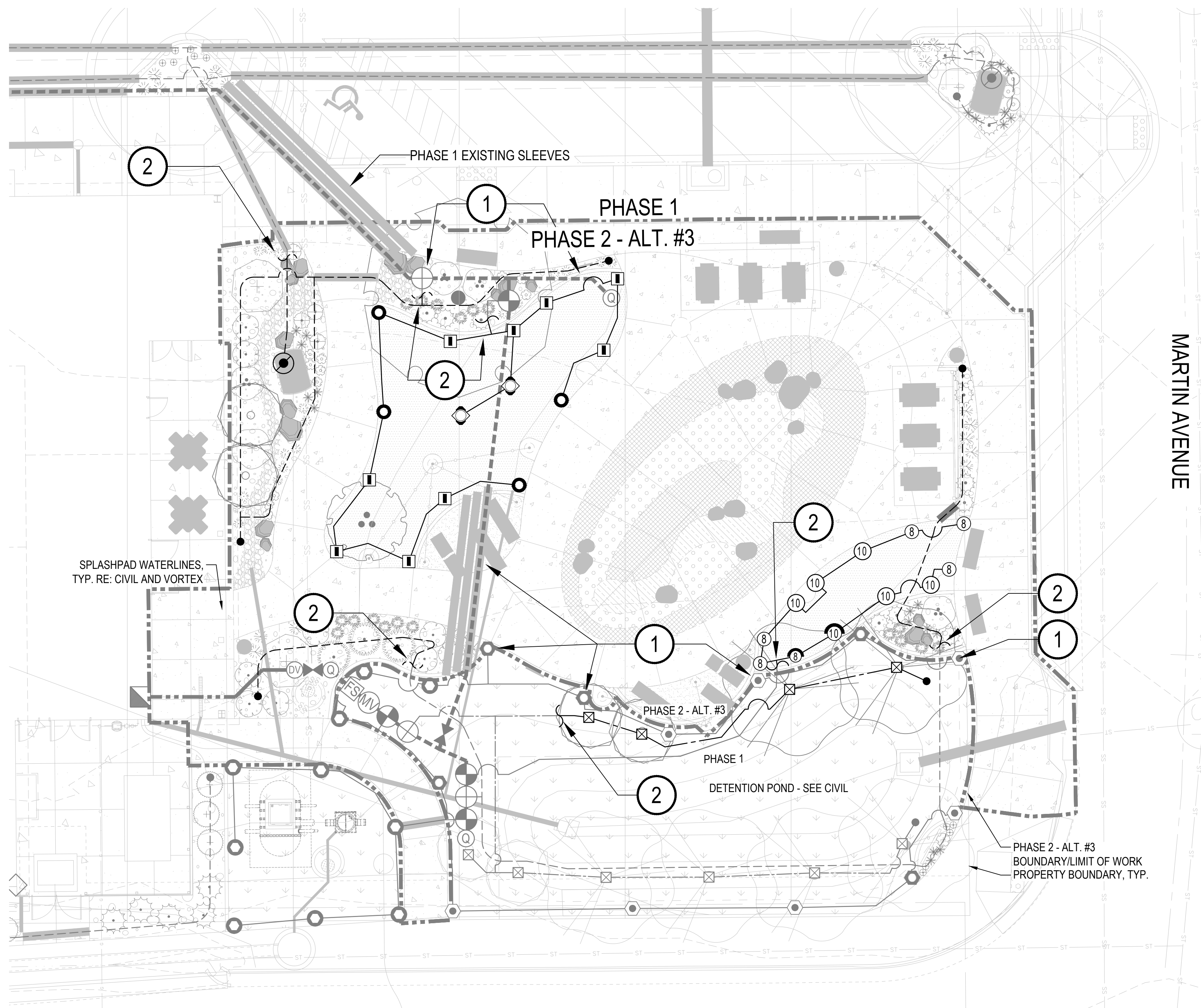


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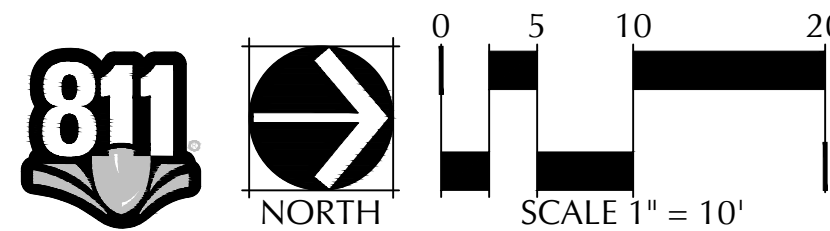
PHASE 1 IRRIGATION PLAN  
SHEET #:  
**LI-101**  
SITE PLAN  
SHEET #  
21 of 32





MARTIN AVENUE

SPLASHPAD WATERLINES, TYP. RE: CIVIL AND VORTEX



- IRRIGATION KEY NOTES**
- ① DURING PHASE 2 - ALT. #3 CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL FIELD LOCATE AND PROTECT-IN-PLACE THE EXISTING IRRIGATION EQUIPMENT AT THE APPROXIMATE LOCATION SHOWN. REFER TO PHASE 1 CONSTRUCTION DOCUMENTS PRIOR TO THE START PHASE 2 - ALT. #3 CONSTRUCTION.
  - ② THE IRRIGATION CONTRACTOR SHALL FIELD LOCATE AND CONNECT TO EXISTING SPRINKLER LATERAL AT THE APPROXIMATE LOCATION SHOWN. MATCH EXISTING LATERAL PIPE SIZE AND ROUTE NEW LATERALS AS SHOWN ON PLAN.

IRRIGATION SCHEDULE	
SYMBOL	DESCRIPTION
	EXISTING IRRIGATION CONTROLLER
	RAIN SENSOR
	EXISTING BACKFLOW PREVENTER
	EXISTING MANUAL DRAIN VALVE
	EXISTING ISOLATION GATE VALVE
	EXISTING QUICK COUPLER
	EXISTING FLOW SENSOR
	EXISTING MASTER VALVE
	EXISTING TURF VALVE ASSEMBLY
	EXISTING DRIP VALVE ASSEMBLY
STRIP	TURF ROTARY
R-VAN14	
R-VAN18	
R-VAN24	
	TURF SPRAY (FIXED)
	TURF SPRAY (ADJUSTABLE)
R-VAN STRIP	EXISTING NATIVE SEED ROTARY
R-VAN14	
R-VAN18	
R-VAN24	
R-VAN STRIP	NATIVE SEED ROTARY
R-VAN14	
R-VAN18	
R-VAN24	
	EXISTING TREES BUBBLER
	TREES BUBBLER
	EXISTING PLANTER POT ASSEMBLIES
	PLANTER POT ASSEMBLIES
	EXISTING SLEEVING
	SLEEVING
	EXISTING SERVICE LINE
	EXISTING PVC MAINLINE
	EXISTING PVC TURF LATERAL
	PVC TURF LATERAL
	EXISTING PVC TREE LATERAL
	PVC TREE LATERAL
	EXISTING DRIP LATERAL
	DRIP LATERAL
	FLUSH END
	CAP

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TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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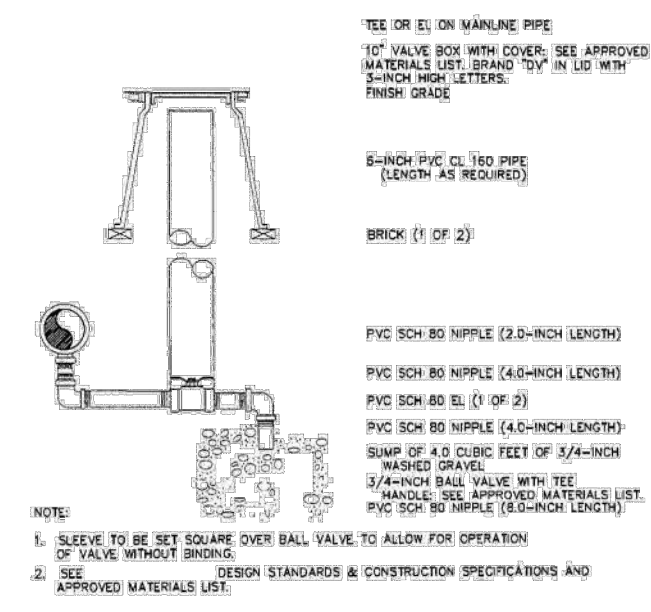


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PHASE 2 IRRIGATION PLAN  
SHEET #:  
**LI-102**  
SITE PLAN SHEET #  
22 of 32





MANUAL DRAIN VALVE ASSEMBLY

PHASE 1

SCALE: NTS

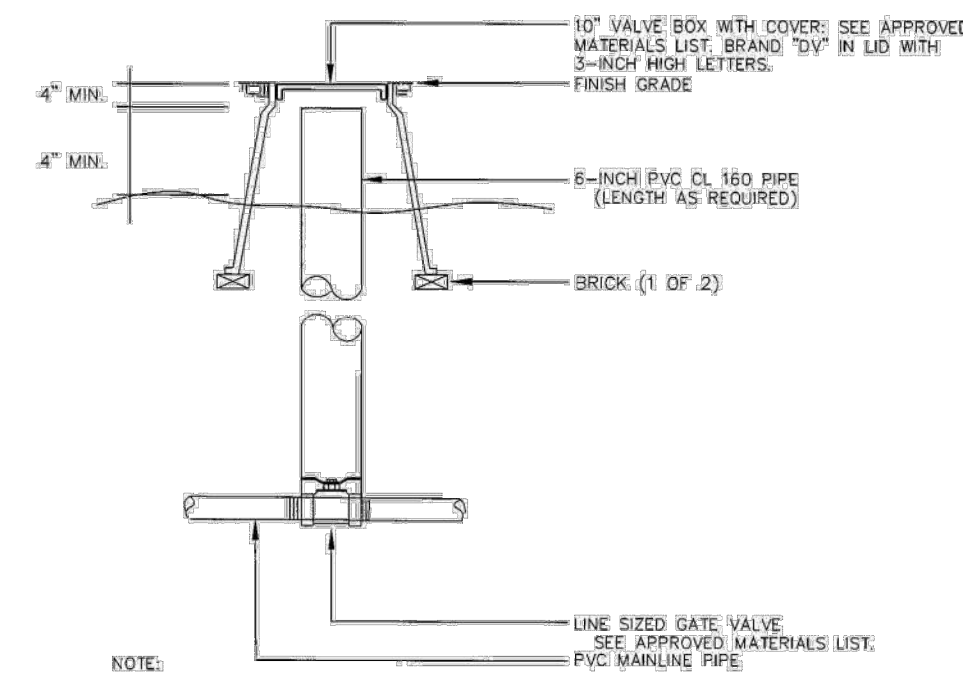


TOWN OF MEAD STANDARD DESIGN CRITERIA

D8.09

Valve Drain Assembly

DATE: 01/2018



GATE VALVE ASSEMBLY

PHASE 1

SCALE: NTS

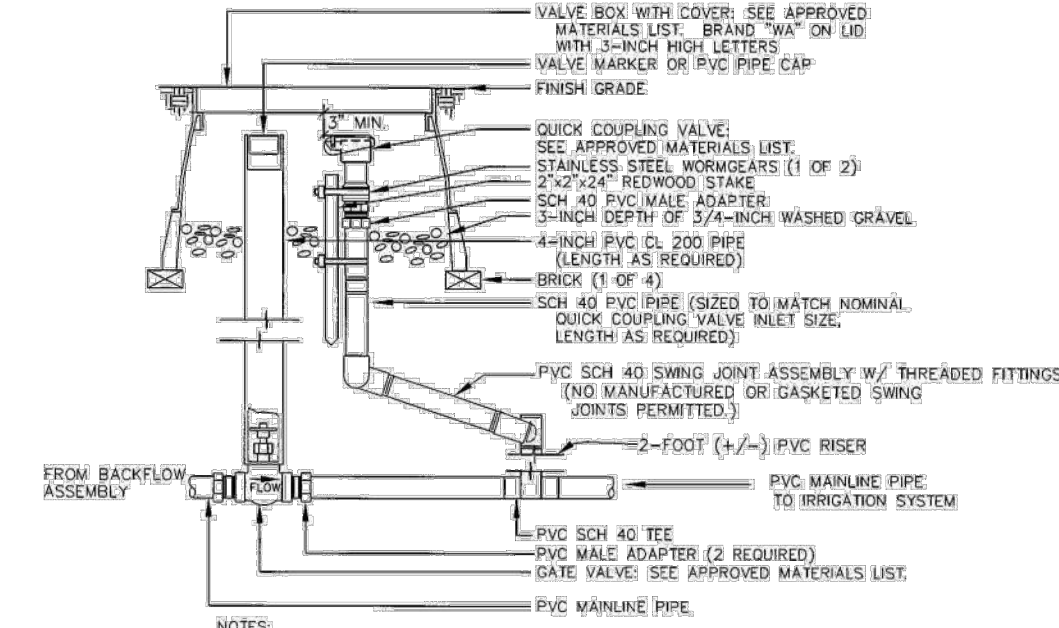


TOWN OF MEAD STANDARD DESIGN CRITERIA

D8.10

Gate Valve Assembly

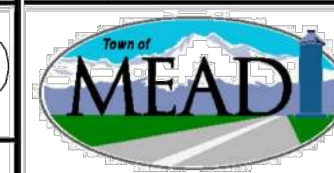
DATE: 01/2018



WINTERIZATION ASSEMBLY

PHASE 1

SCALE: NTS

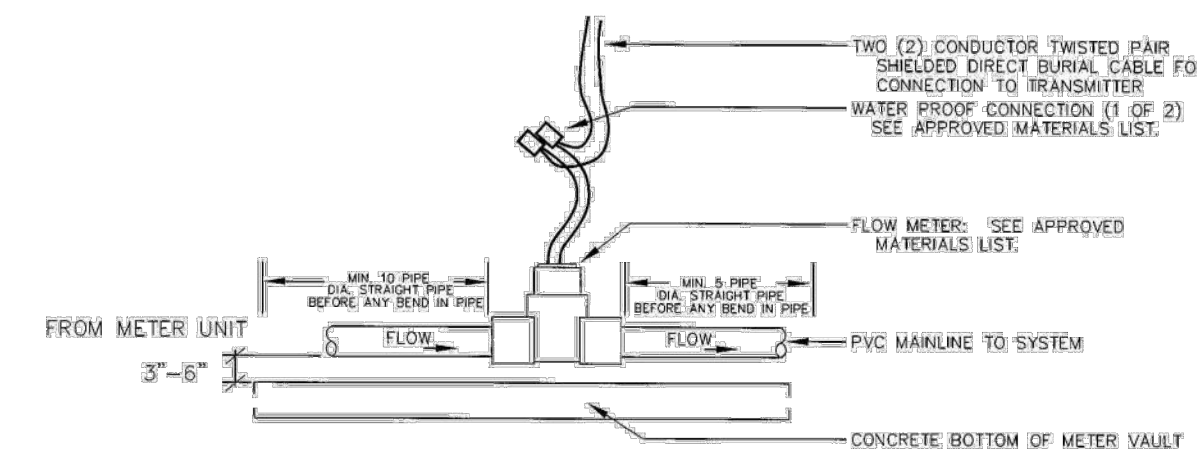


TOWN OF MEAD STANDARD DESIGN CRITERIA

D8.03

Winterization Assembly

DATE: 01/2018



FLOW METER ASSEMBLY

PHASE 1

SCALE: NTS

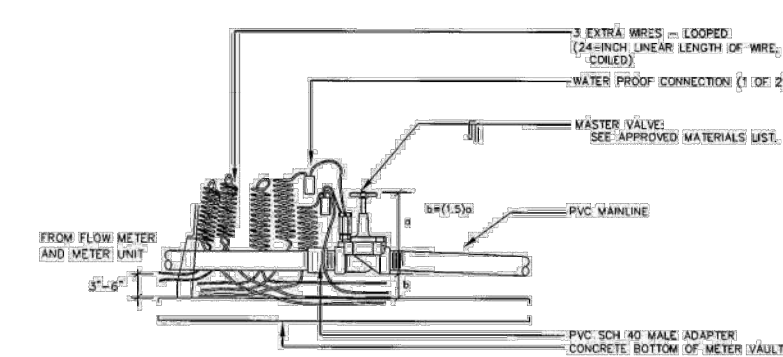


TOWN OF MEAD STANDARD DESIGN CRITERIA

D8.12

Flow Meter Assembly

DATE: 01/2018



MASTER VALVE ASSEMBLY

PHASE 1

SCALE: NTS

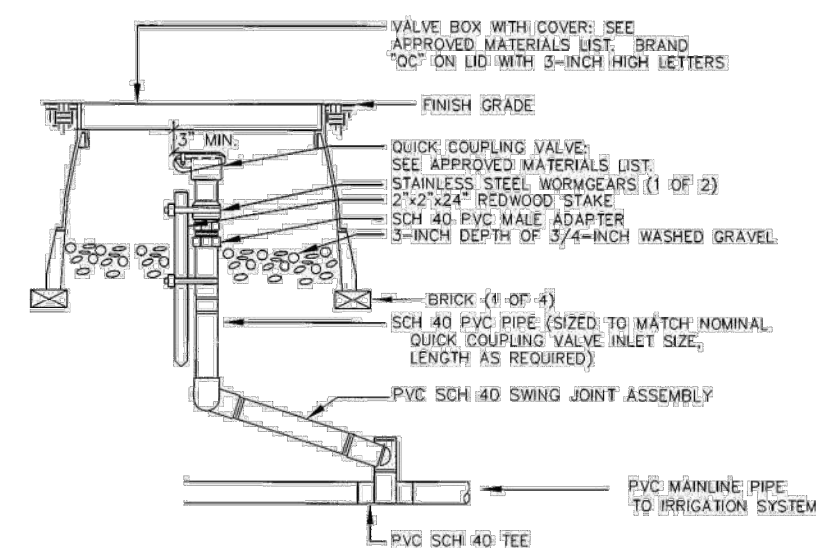


TOWN OF MEAD STANDARD DESIGN CRITERIA

D8.08

Master Valve Assembly

DATE: 01/2018



QUICK COUPLER ASSEMBLY

PHASE 1

SCALE: NTS

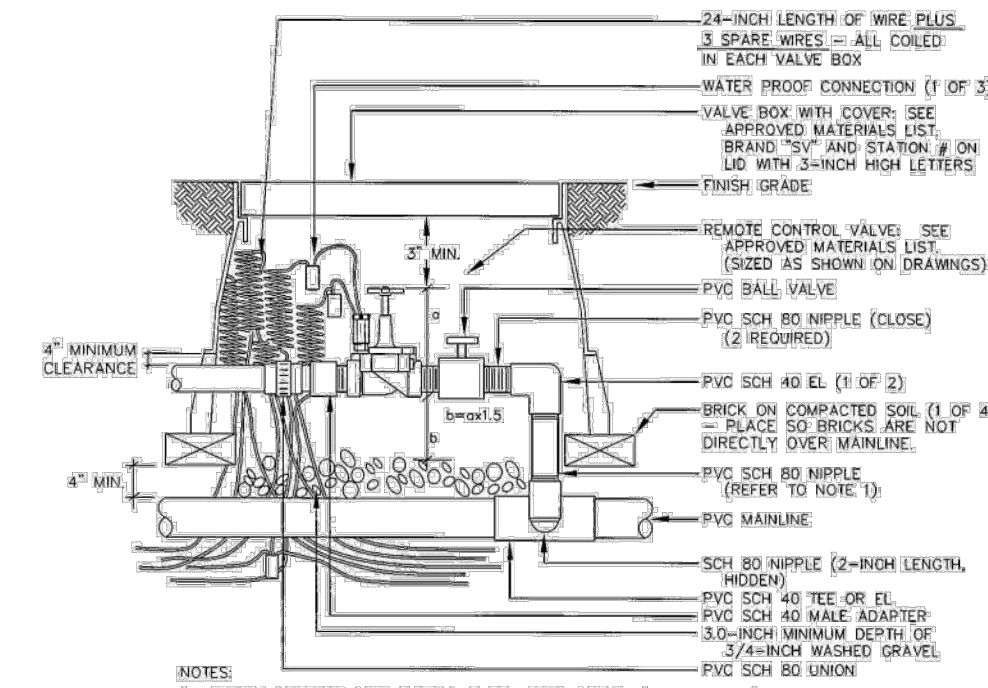


TOWN OF MEAD STANDARD DESIGN CRITERIA

D8.05

Quick Coupler Assembly

DATE: 01/2018



REMOTE CONTROL VALVE ASSEMBLY

PHASE 1

SCALE: NTS



TOWN OF MEAD STANDARD DESIGN CRITERIA

D8.04

Remote Control Valve Assembly

DATE: 01/2018



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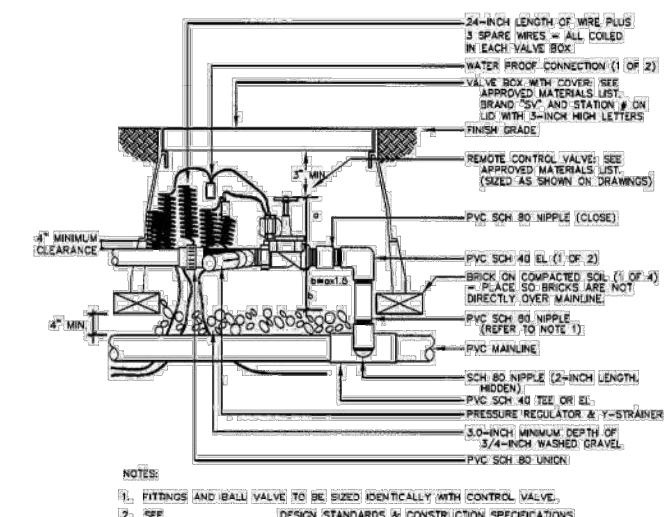
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IRRIGATION DETAILS  
SHEET #:  
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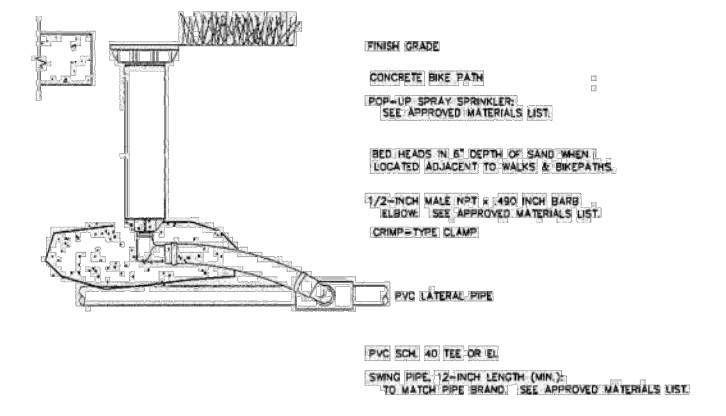




Drip Remote Control Valve Assembly

PHASE 1

SCALE: NTS	TOWN OF MEAD STANDARD DESIGN CRITERIA	D8.13
	Drip Remote Control Valve Assembly	DATE: 01/2018

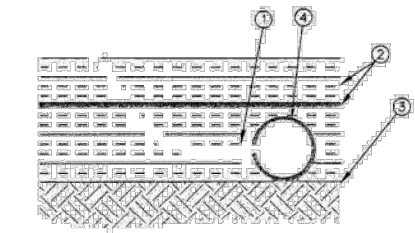


POP-UP SPRAY SPRINKLER ASSEMBLY

PHASE 1 & PHASE 2 ALT. #3

SCALE: NTS	TOWN OF MEAD STANDARD DESIGN CRITERIA	D8.06
	Pop Up Spray Sprinkler Assembly	DATE: 01/2018

- LEGEND
1. SPIRAL BARRIER - SEE APPROVED MATERIALS LIST.
  2. 1/4" MINIMUM DEPTH OF GRADE OVER WOOD BARRIER.
  3. UNOBTAINED SOIL.
  4. DRIP LATERAL PIPE - SEE APPROVED MATERIALS LIST.

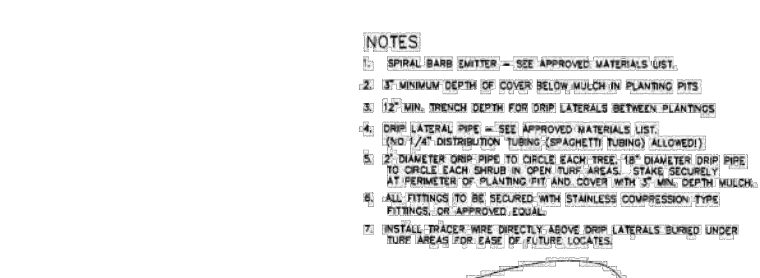


- NOTES:
1. PROVIDE SUFFICIENT STAKES TO SECURE PIPE BELOW GRADE.
  2. STAKES TO BE PLACED WHERE PLANTING NOT AREA OF SPACES OR STEPS. IF PLANTED AREA PLACE ON TOP OF STAKES.
  3. ALL OF THE WATER PENETRATED & ALLOWED TO EXIST.
  4. SEE TOWN OF MEAD STANDARD SPECIFICATIONS & CONSTRUCTION REQUIREMENTS FOR APPROVED MATERIALS LIST FOR APPROVED PRODUCTS AND INSTALLATION REQUIREMENTS.
  5. NO SPACERS PERMITTED.
  6. STAKES ARE TO BE INSTALLED WITH ALL LATERAL DRAIN PIPES IN NATURAL SPACES AND IN SPACES WHERE NOT LOCATED AT THE SURFACE IS A GRASSY AREA.

DRIP DETAIL IN SHRUB BEDS

PHASE 1 & PHASE 2 ALT. #3

SCALE: NTS	TOWN OF MEAD STANDARD DESIGN CRITERIA	D8.14
	Shrub Bed Drip Detail	DATE: 01/2018



DRIP TO TREES IN OPEN TURF AREAS

PHASE 1 & PHASE 2 ALT. #3

SCALE: NTS	TOWN OF MEAD STANDARD DESIGN CRITERIA	D8.15
	Drip to Trees in Open Turf Areas	DATE: 01/2018

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IRRIGATION DETAILS  
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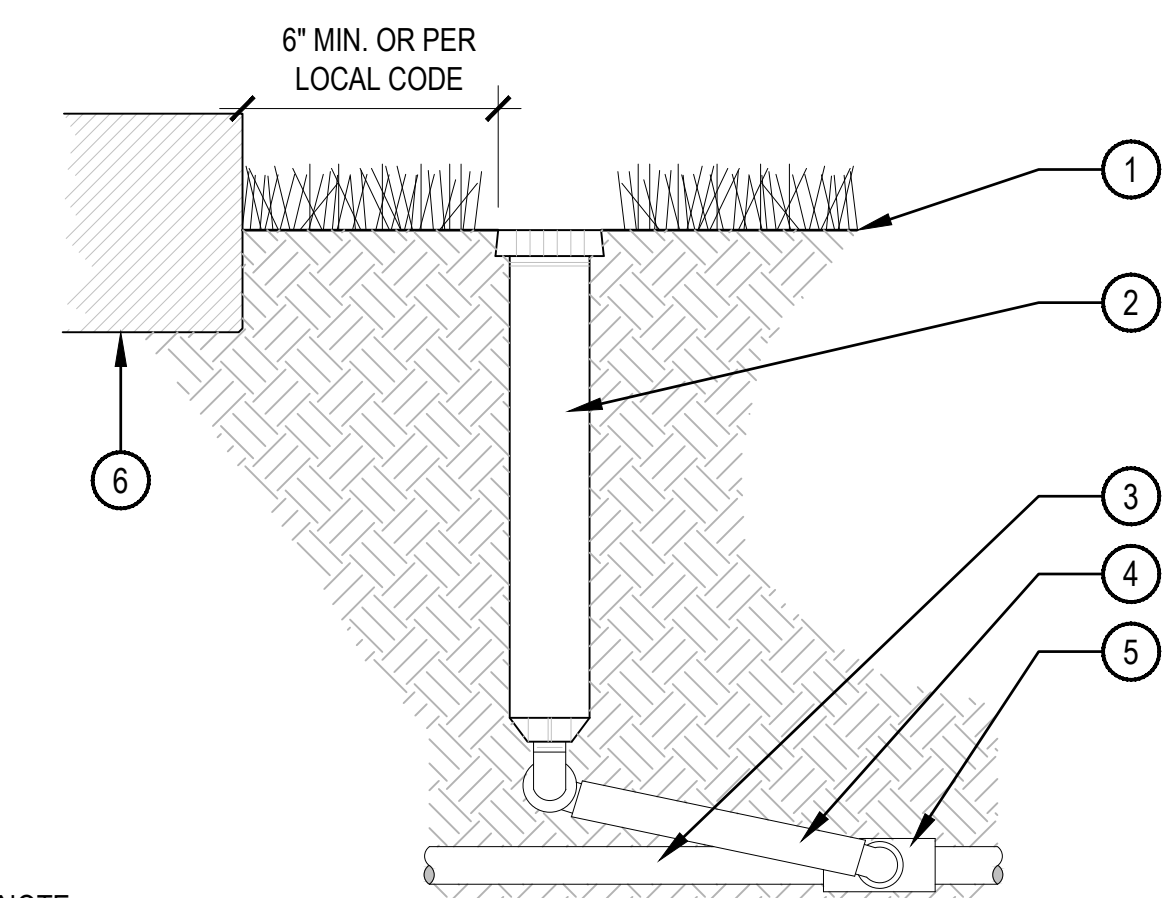
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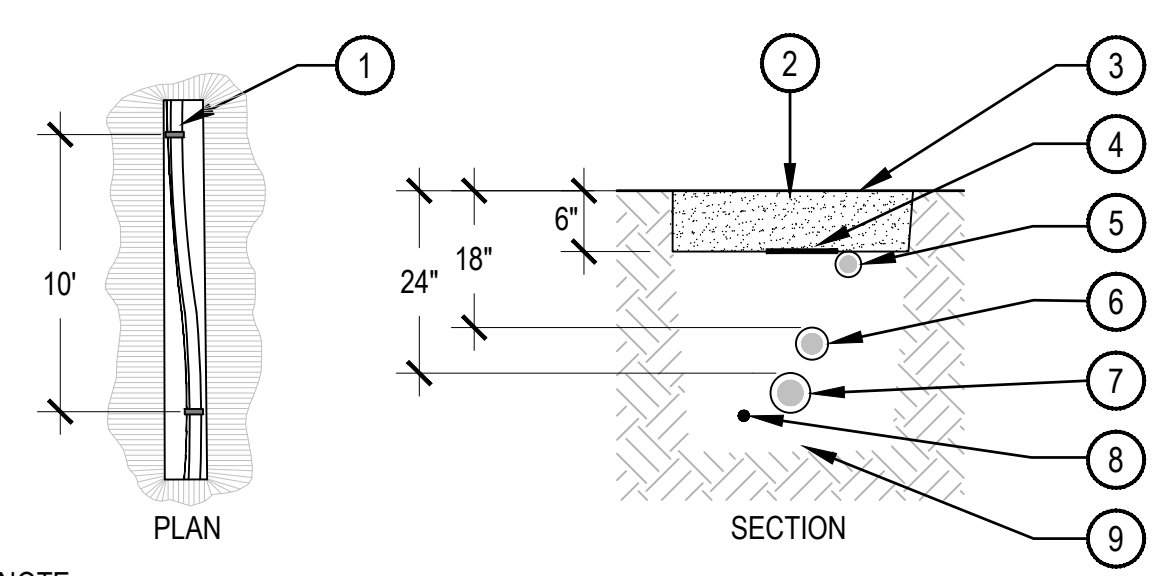
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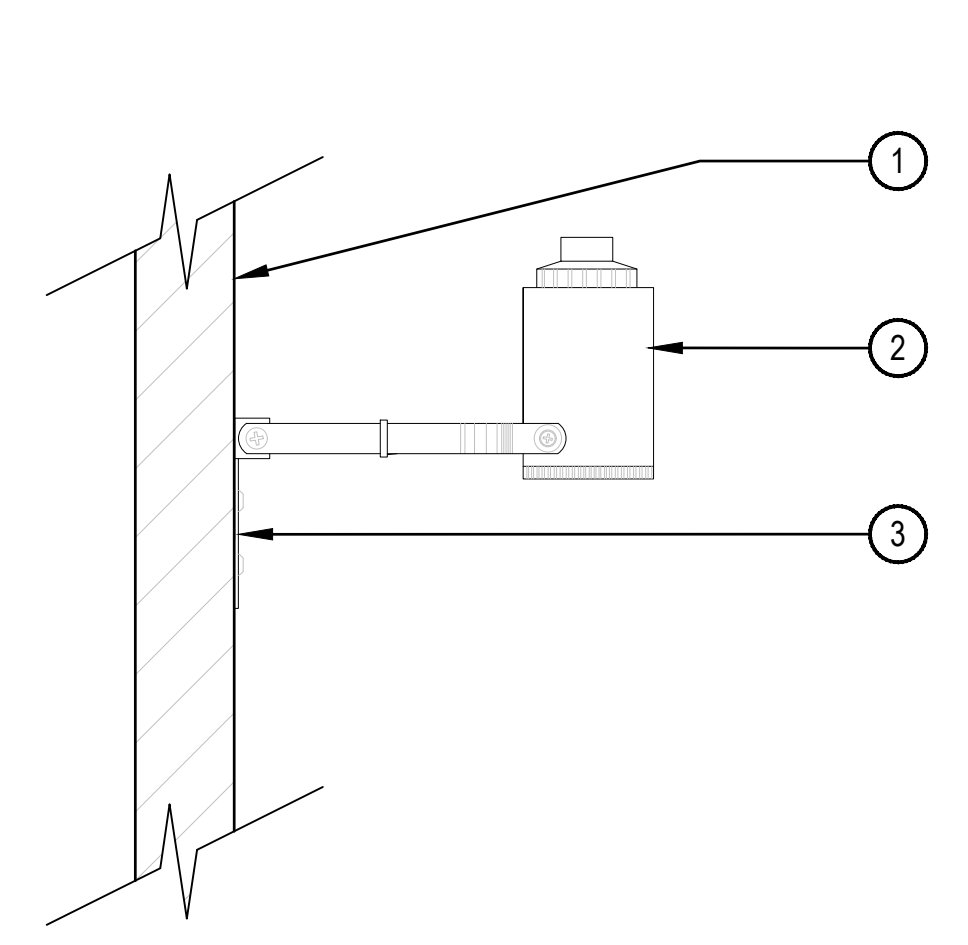
- ① FINISH GRADE
  - ② 12" POP-UP SPRAY HEAD PER SCHEDULE
  - ③ PVC LATERAL PIPE PER SCHEDULE
  - ④ SWING JOINT ASSEMBLY
  - ⑤ PVC SCH. 40 TEE OR ELL (S x T)
  - ⑥ WALLS, WALKS, COURTS, CURB, ETC.
- NOTE:  
 1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE.  
 2. SPRINKLERS HEAD SHALL BE LEVEL WITH SURROUNDING FINISHED GRADE.  
 3. ADJUST ALL SPRINKLERS HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.  
 4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.  
 5. COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.

③ 12 INCH POP-UP SPRAY PHASE 1 & PHASE 2 ALT. #3 SCALE: NTS



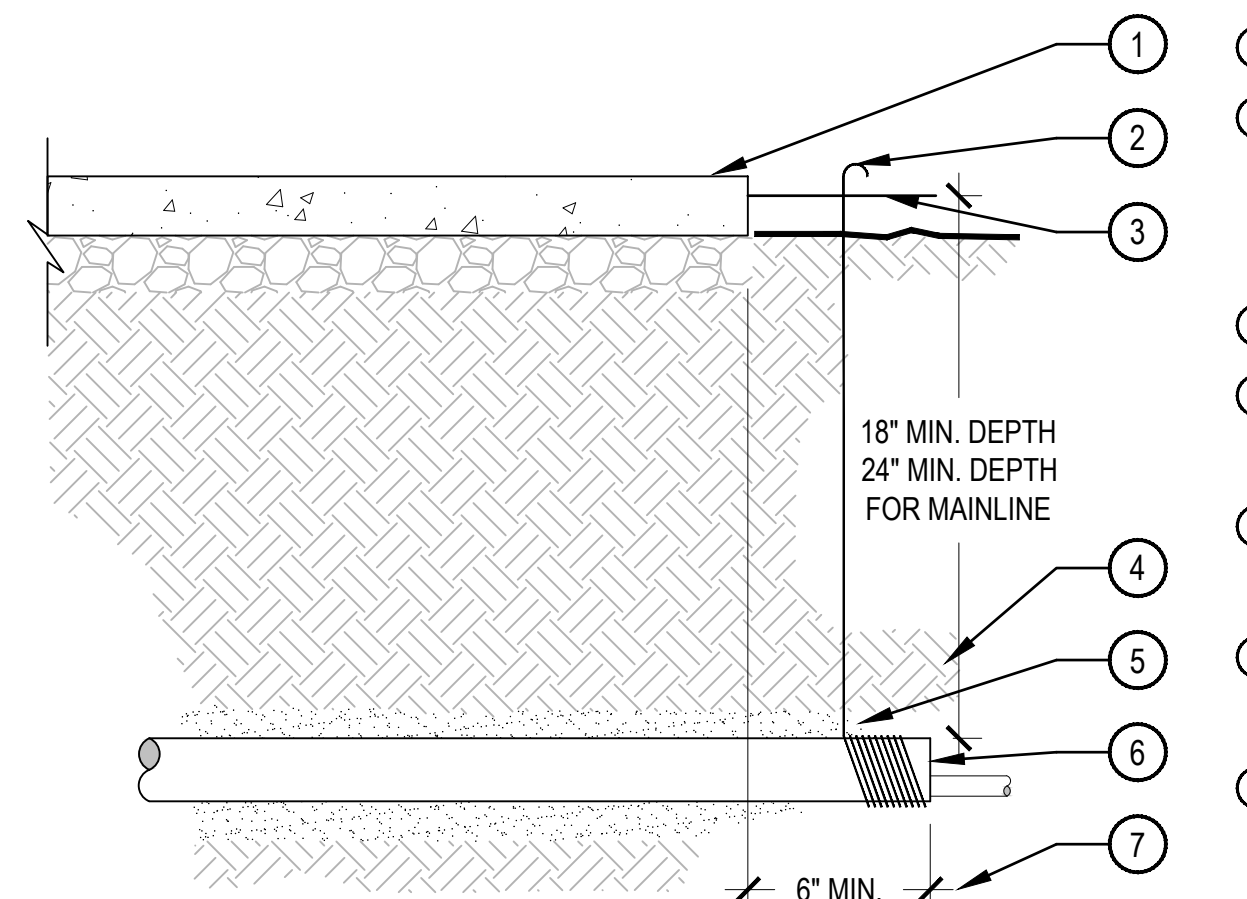
- ① SNAKE PVC OR POLYETHYLENE PIPE IN TRENCH
  - ② EXCAVATED COVER MATERIAL (SEE NOTES)
  - ③ FINISH GRADE
  - ④ MAINLINE MARKING TAPE (PURPLE MARKING TAPE IF RECLAIMED)
  - ⑤ POLYETHYLENE DRIP LATERAL/ DRIP PVC LATERAL PIPE (6" MIN. COVERAGE, 18" MIN. COVERAGE BELOW PEDESTRIAN WALKS.)
  - ⑥ IRRIGATION LATERAL PIPE
  - ⑦ IRRIGATION MAINLINE PIPE
  - ⑧ VALVE WIRING
  - ⑨ BEDDING MATERIAL (SEE NOTES)
- NOTE:  
 1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
 2. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN IN PLAN VIEW ABOVE.  
 3. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.  
 4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE INSTALLED WITHIN A VALVE BOX AND MADE WITH DBY WATERPROOF CONNECTORS, OR APPROVED EQUAL.  
 5. BUNDLE AND TAPE WIRING AT 10' INTERVALS  
 6. VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.  
 7. BEDDING MATERIAL SHALL BE 1/4" MINUS SAND, AND SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 3" ABOVE HIGHEST PIPE OR WEIR WITHIN TRENCH.  
 8. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.  
 9. BEDDING IS NOT REQUIRED IN POLYETHYLENE TUBING TRENCHES.  
 10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 1/2" OR GREATER.  
 11. PIPE BEDDING MATERIAL TO BE ROCK AND DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER, BETWEEN LIFTS.

⑥ PIPE TRENCH PHASE 1 & PHASE 2 ALT. #3 SCALE: NTS



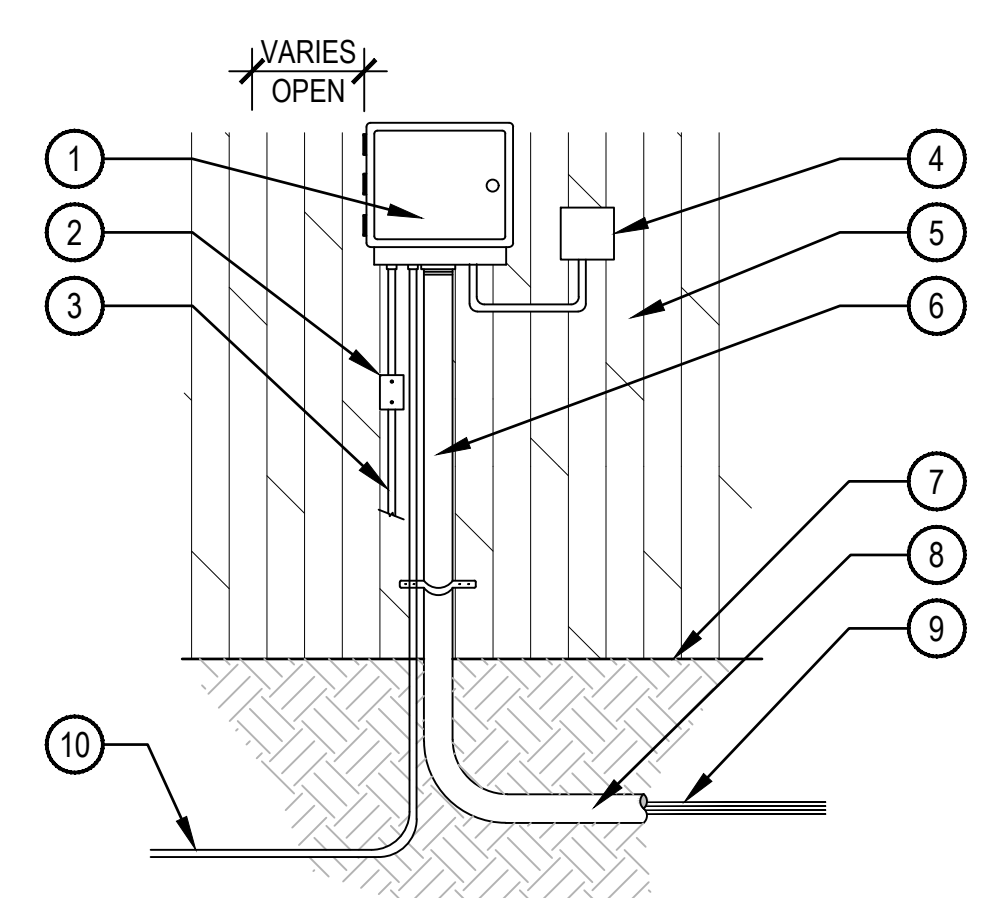
- ① SUITABLE FASCIA, WALL, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN AND IS OPEN TO RAINFALL.
  - ② WIRELESS RAIN SENSOR, LOCATE WITHIN 500' OF THE CONTROLLER.
  - ③ SECURE MOUNTING BRACKET TO EXTERIOR WALL WITH SCREWS PER LOCAL CODES
- NOTE:  
 1. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.  
 2. FINAL LOCATION AND MOUNTING SYSTEM TO BE DETERMINED BY OWNER.  
 3. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF HOUSE.

② RAIN SENSOR SURFACE MOUNT PHASE 1 SCALE: NTS



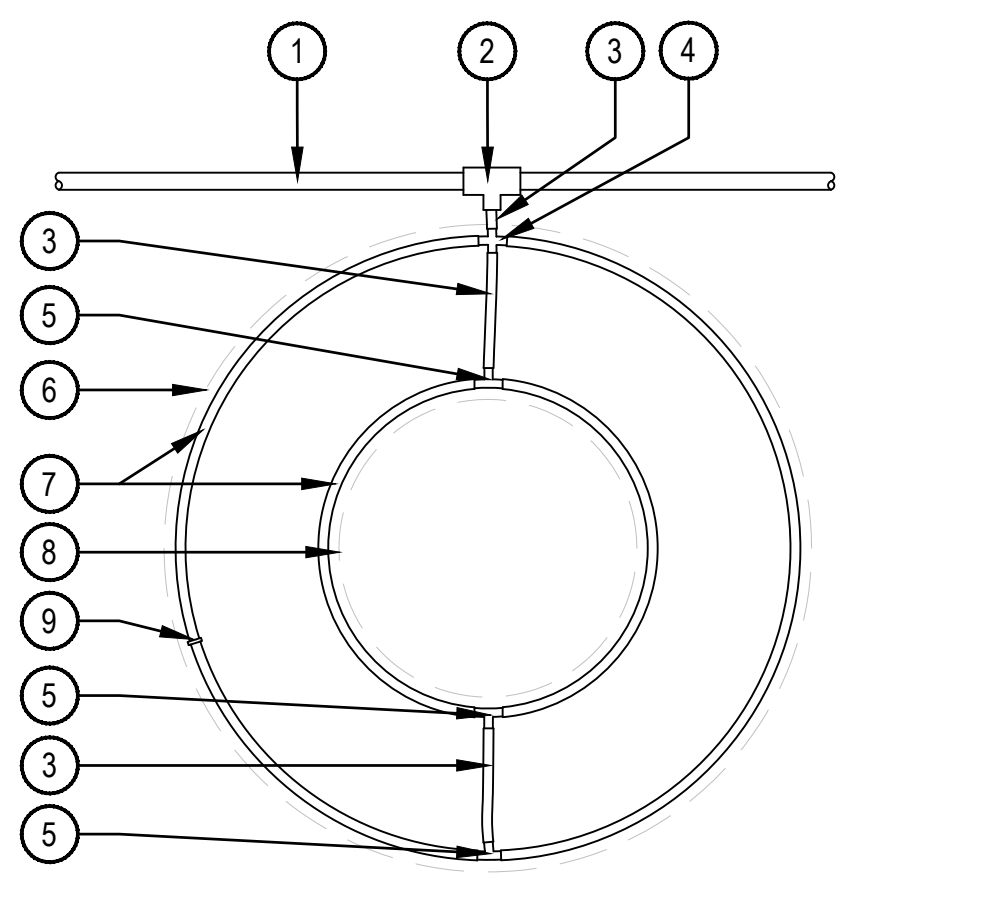
- ① PAVING
  - ② WRAP 12 GAUGE GALVANIZED WIRE AROUND EACH END OF SLEEVE (10 WRAPS MIN.) AND EXTEND TO SURFACE AS A LOCATING DEVICE
  - ③ FINISH GRADE / TOP OF DG
  - ④ COMPACT SOIL AROUND SLEEVE TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL
  - ⑤ WASHED AND GRADED MORTAR SAND BACKFILL IN ROCKY SOIL CONDITIONS
  - ⑥ PVC SLEEVE PER SCHEDULE, TWICE DIAMETER OF THE SUM OF THE PIPES/ WIRES
  - ⑦ EXTEND SLEEVES 6" BEYOND EDGES OF PAVING
- NOTE:  
 1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.  
 2. CAP SLEEVES UNTIL USE.  
 3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.  
 4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.  
 5. MARK / STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB.

⑤ PIPE SLEEVE PHASE 1 & PHASE 2 ALT. #3 SCALE: NTS



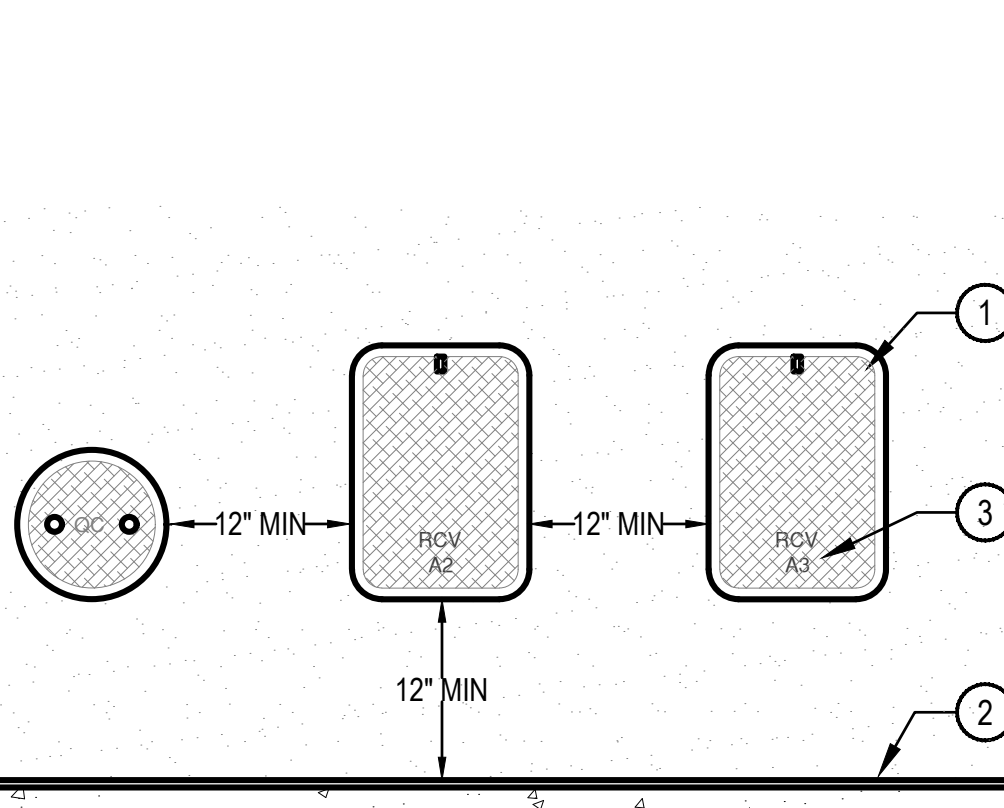
- ① CONTROLLER MOUNT AT EYE-LEVEL PER MANUFACTURER'S RECOMMENDATIONS
  - ② DISCONNECT SWITCH
  - ③ 120 POWER SOURCE IN STEEL CONDUIT
  - ④ WIRELESS SENSOR RECEIVER
  - ⑤ BUILDING EXTERIOR WALL
  - ⑥ RIGID STEEL CONDUIT W/ CONTROL WIRES TO VALVES
  - ⑦ FINISH GRADE
  - ⑧ CONDUIT TO EXTEND 5 FT. BEYOND WALL
  - ⑨ UF DIRECT BURIAL WIRE TO CONTROL VALVES
  - ⑩ UF DIRECT BURIAL WIRE TO GROUNDING PER ASIC GUIDELINES
- NOTE:  
 1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.  
 2. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.  
 3. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.  
 4. PROVIDE LOCK FOR ENCLOSURE.

① CONTROLLER WALL MOUNT EXTERIOR PHASE 1 SCALE: NTS



- ① PVC DRIP MANIFOLD PIPE
  - ② PVC SCH 40 TEE OR EL
  - ③ DRIP BLANK TUBING
  - ④ CROSS INSERT FITTING
  - ⑤ TEE INSERT FITTING
  - ⑥ PROJECTED CANOPY LINE OF TREE
  - ⑦ SUB-SURFACE DRIPLINE
  - ⑧ ROOT BALL
  - ⑨ TIE DOWN STAKE
- NOTES:  
 1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE RAIN BIRD XF-SDI DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.  
 2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.  
 3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

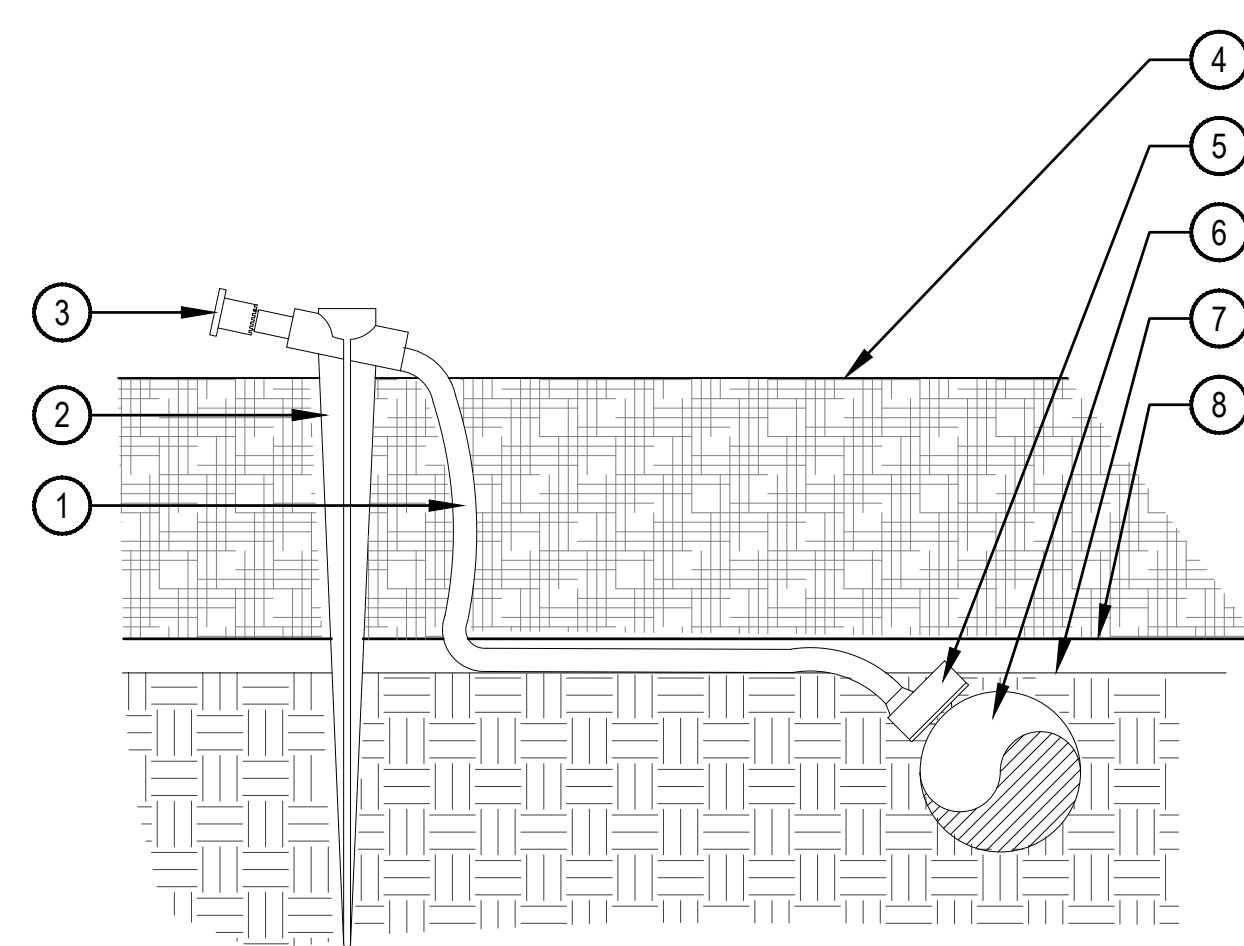
④ DRIPLINE TREE RING PHASE 1 & PHASE 2 ALT. #3 SCALE: NTS



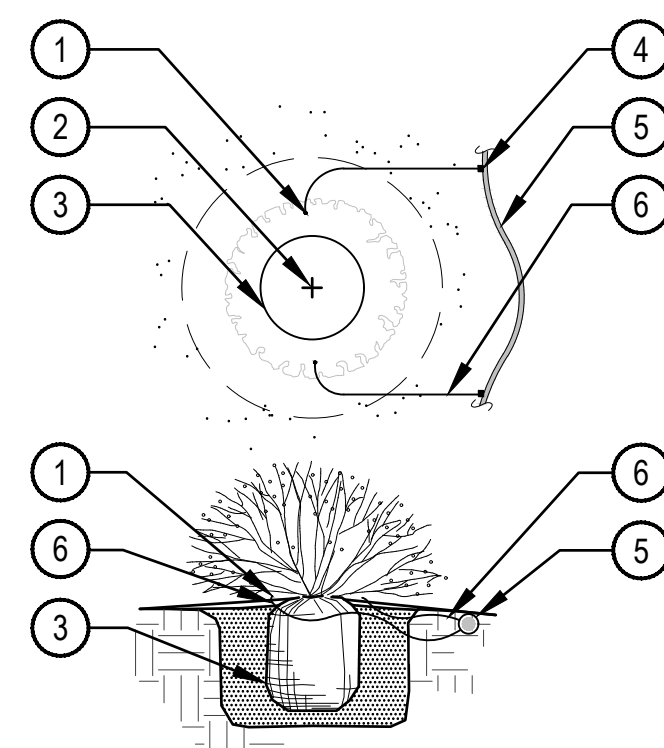
- ① VALVE BOX; ALIGN EVENLY AND SPACE EVENLY FROM SIDEWALK, STRUCTURE, WALL, OR CURB
  - ② SIDEWALK OR PAVING
  - ③ VALVE BOX LID BRANDED WITH CONTROLLER & STATION NUMBER
- NOTE:  
 1. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL.  
 2. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.  
 3. ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.

⑦ VALVE BOX PLACEMENT PHASE 1 & PHASE 2 ALT. #3 SCALE: NTS



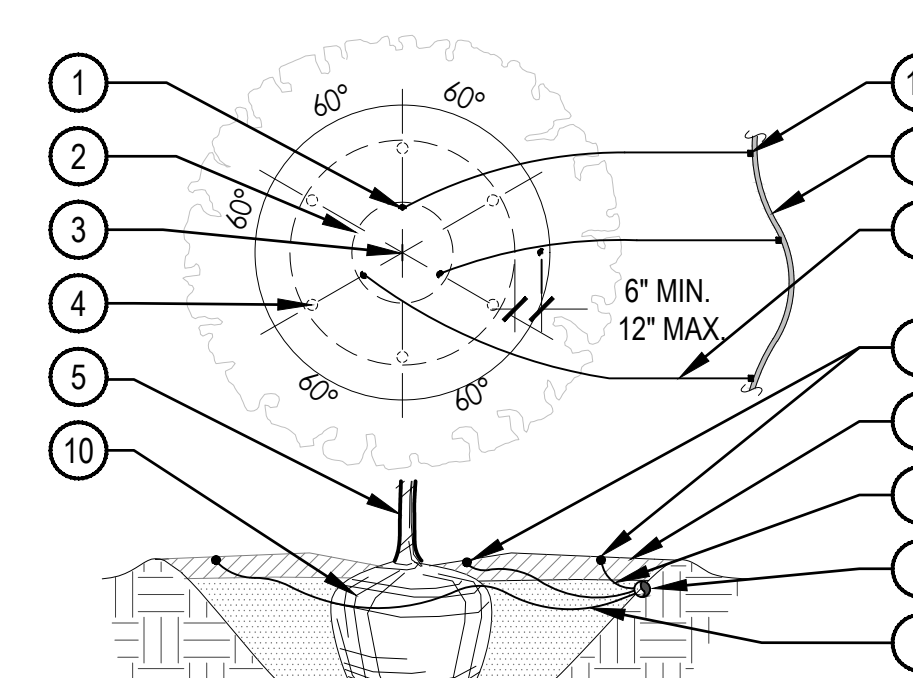


- 1 1/4" DISTRIBUTION TUBING. RUN TUBING UNDER WEED BARRIER FABRIC TO PLANT. LENGTH NOT TO EXCEED 8'
- 2 UNIVERSAL 1/4" STAKE
- 3 DIFFUSER CAP
- 4 TOP OF MULCH
- 5 PRESSURE COMPENSATING EMITTER PER EMITTER SCHEDULE. INSTALL EMITTER AT 45° TO 60° ANGLE
- 6 3/4" POLYETHYLENE TUBING SET WITH TOP OF TUBING FLUSH WITH FINISH GRADE OF SOIL
- 7 FINISH GRADE OF SOIL
- 8 WEED BARRIER FABRIC



- 1 DIFFUSER CAP W/ DRIP STAKE
- 2 PLANT CENTER
- 3 PLANT ROOTBALL
- 4 SINGLE OUTLET EMITTER
- 5 3/4" POLYETHYLENE DRIP TUBING
- 6 1/4" DISTRIBUTION TUBING (LENGTH NOT TO EXCEED 8')

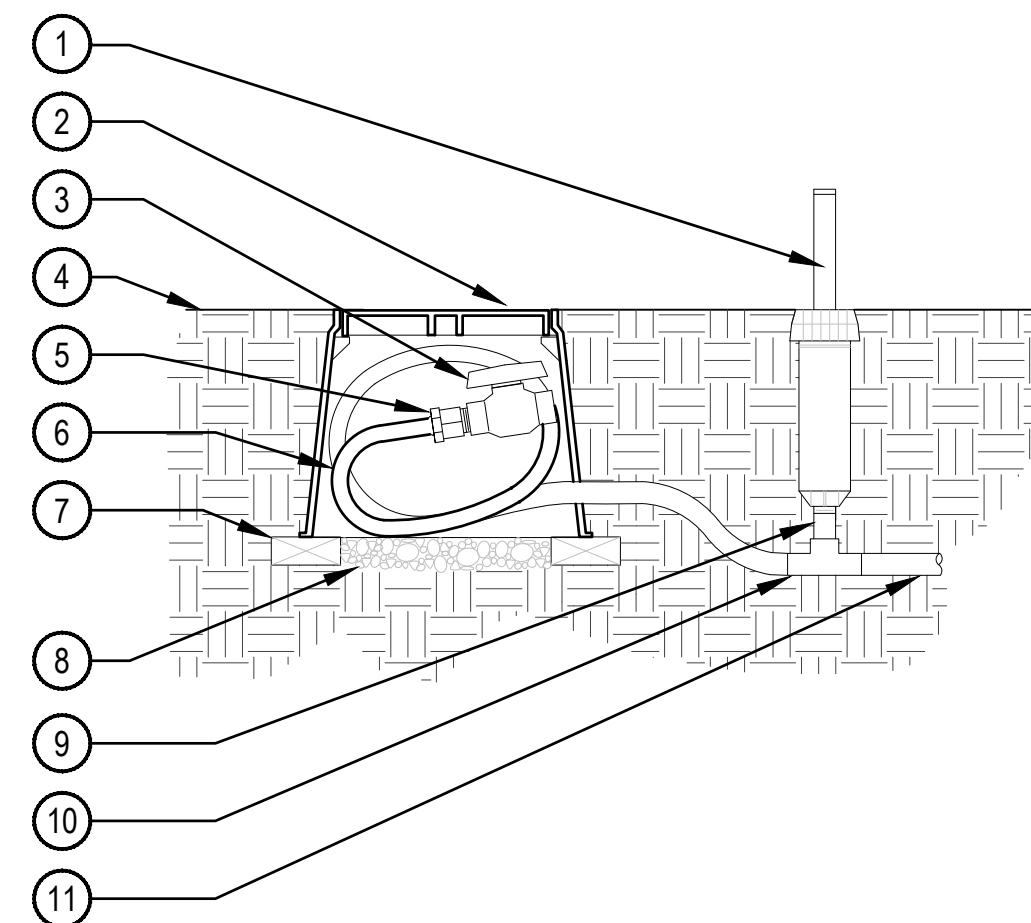
NOTE:  
 1. EMITTERS SHALL BE EQUALLY SPACED AROUND ROOTBALL.  
 2. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.  
 3. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL EMITTERS ON THE UPHILL SIDE OF PLANT.  
 4. EMITTERS SHALL BE SELF-FLUSHING PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE.  
 5. DRIP VALVE ZONES (HYDROZONES) ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS AND SUN EXPOSURE.  
 6. CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.



- 1 EMISSION POINT. DIFFUSER CAP W/ DRIP STAKE (TYP.)
- 2 PLANT ROOT BALL (TYP.)
- 3 PLANT CENTER (TYP.)
- 4 SECOND EMISSION POINTS SEE NOTE 3 BELOW
- 5 TREE TRUNK
- 6 MULCH LAYER
- 7 1/4" DISTRIBUTION TUBING (LENGTH NOT TO EXCEED 8')
- 8 3/4" POLYETHYLENE DRIP TUBING
- 9 SINGLE OUTLET EMITTER
- 10 ROOTBALL

NOTE:  
 1. MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'.  
 2. ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER AS DIRECTED IN THE EMITTER SCHEDULE.  
 3. SECOND EMISSION POINTS (IF NEEDED) AS PER THE EMITTER SCHEDULE FOR TREES WITH 3" CALIPER OR GREATER OR CONIFEROUS TREES 10' OR GREATER IN HEIGHT.  
 4. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER REQUIREMENT.

1 SINGLE OUTLET EMITTER PHASE 1 & PHASE 2 ALT. #3 SCALE: NTS

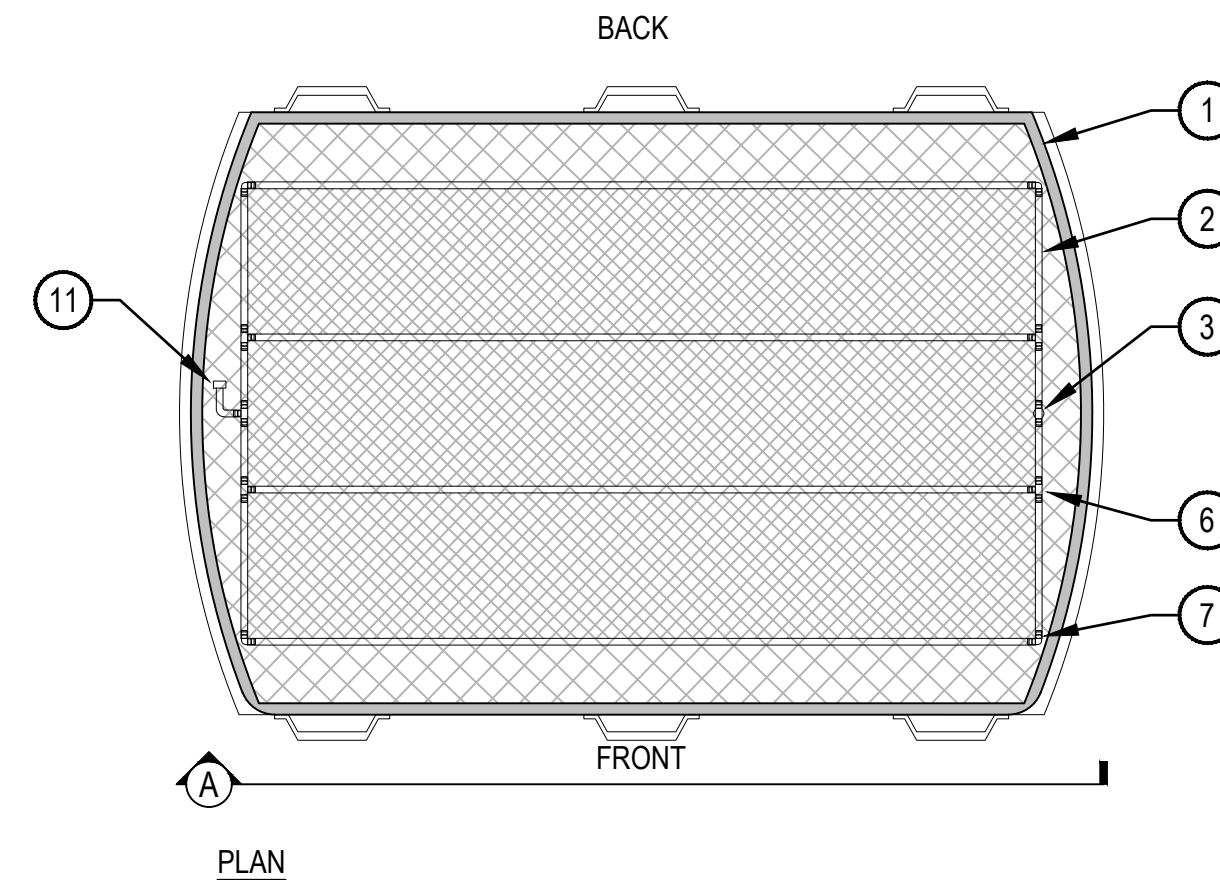


- 1 12" MIN. POP-UP HEAD WITH ENCLOSED NOZZLE AND SWING PIPE. (ZONE OPERATIONAL INDICATOR)
- 2 LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- 3 3/4" SCH. 40 PVC BALL VALVE
- 4 FINISH GRADE
- 5 3/4" MxI MALE ADAPTER W/ CLAMPS
- 6 3/4" POLYETHYLENE DRIP TUBING - 24" COIL IN BOX FOR MAINTENANCE
- 7 BRICK (2 REQUIRED MIN.)
- 8 3/4" GRAVEL SUMP, 4" DEPTH
- 9 1/2" SCH. 80 NIPPLE (LENGTH AS NEEDED)
- 10 3/4"x3/4"x1/2" IxIxI INSERT TEE
- 11 POLY LATERAL

NOTE:  
 1. COMPACT SOIL AROUND VALVE BOX TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.  
 2. INSTALL OPERATIONAL INDICATOR WITHIN 24" OF FLUSH VALVE.  
 3. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

4 DRIP FLUSH VALVE WITH OPERATIONAL INDICATOR PHASE 1 & PHASE 2 ALT. #3 SCALE: NTS

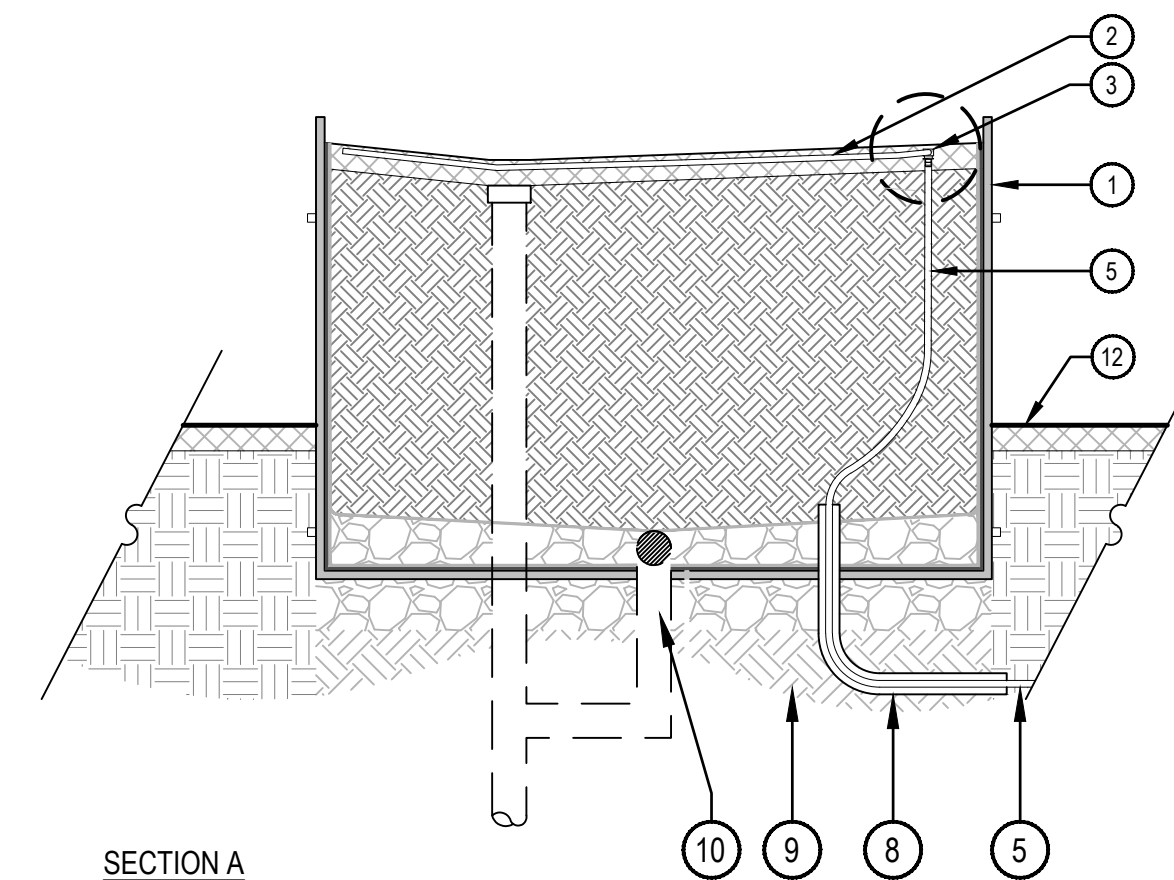
2 SINGLE OUTLET EMITTER PLACEMENT PHASE 1 & PHASE 2 ALT. #3 SCALE: NTS



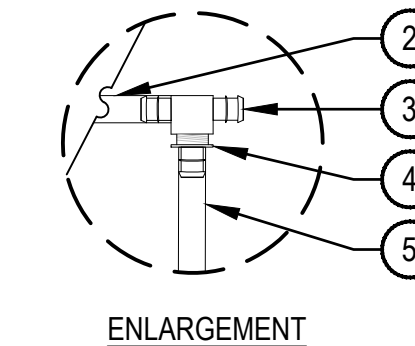
NOTES:  
 1. CONTRACTOR SHALL ALLOCATE ADDITIONAL LENGTH IN BLANK TUBING WITHIN PLANTER FOR MAINTENANCE PURPOSES.  
 2. CONDUIT SLEEVING TO EXTEND 2 FEET FROM PLANTER BOX.

5 IN-LINE DRIP EMITTERS IN REPURPOSED BEAN POT PLANTERS PHASE 1 & PHASE 2 ALT. #3

3 TREE EMITTER PLACEMENT PHASE 1 & PHASE 2 ALT. #3 SCALE: NTS



- 1 REPURPOSED BEAN POT PLANTER, PER LANDSCAPE PLANS
- 2 1/2" RAIN BIRD XFCV-09-12 ON-SURFACE DRIPLINE, ROWS SPACED 12" MAXIMUM
- 3 RAIN BIRD XFF-TFA-050 BARB TEE FEMALE ADAPTER FITTING
- 4 1/2"x3/4" MALE ADAPTER (MxI) FITTING
- 5 3/4" BLANK TUBING
- 6 1/2" RAIN BIRD XFF-TEE DRIP FITTING
- 7 1/2" RAIN BIRD XFF-ELBOW DRIP FITTING
- 8 1-1/2" CONDUIT SLEEVING - CONTRACTOR TO SEAL POT OPENING AROUND SLEEVING
- 9 COMPACTED SUB GRADE
- 10 DRAINAGE PER LANDSCAPE PLANS
- 11 FLUSH CAP
- 12 FINISH GRADE



ENLARGEMENT

3 TREE EMITTER PLACEMENT PHASE 1 & PHASE 2 ALT. #3

NOT FOR CONSTRUCTION

MEAD COMMUNITY CENTER  
 401 3RD ST. MEAD, CO 80513

LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAN,  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

ISSUE:  
 SITE PLAN SUBMITTAL  
 DATE:  
 18 MARCH, 2024  
 REVISIONS:

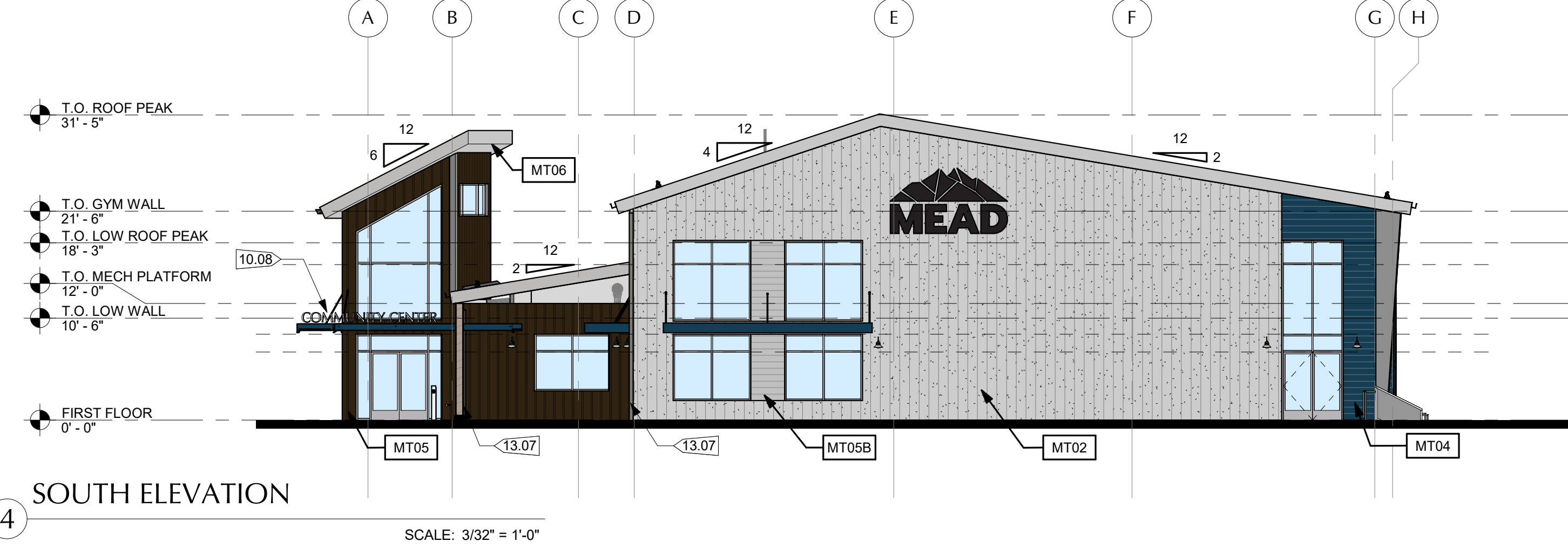
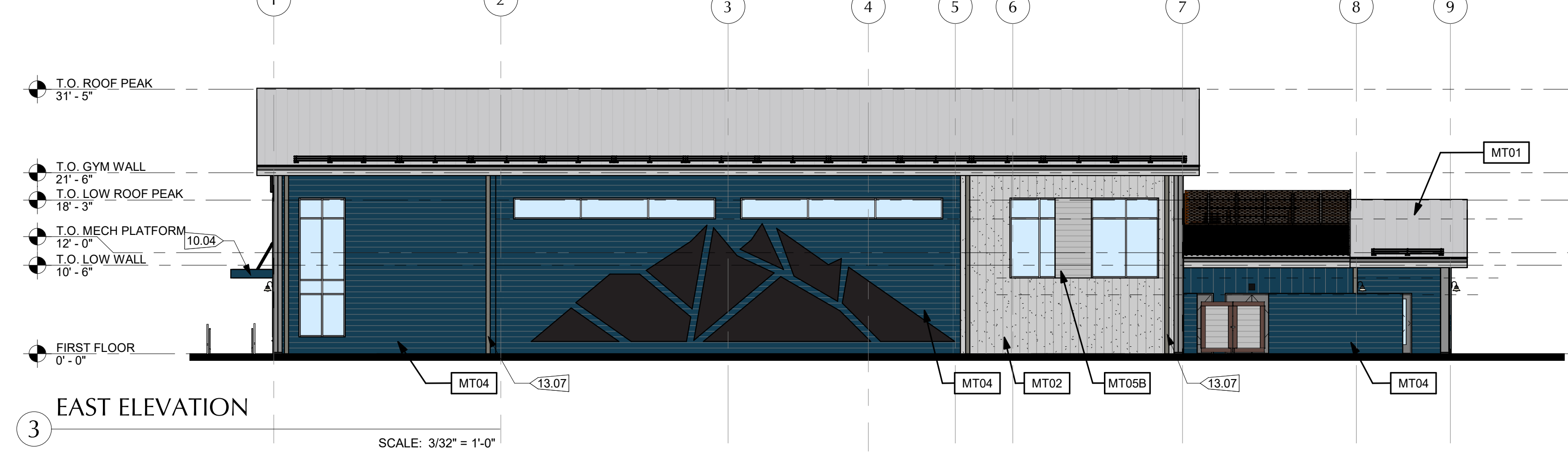
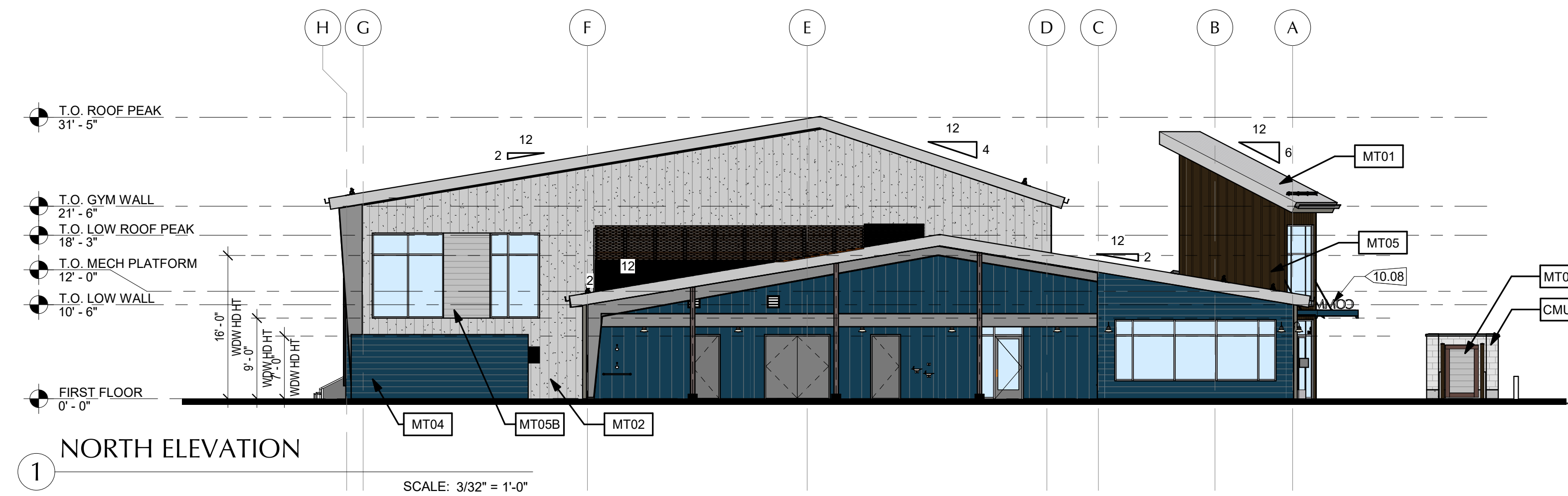
DRAWN BY:  
 KS/SL/EN  
 REVIEWED BY:  
 KS/RH  
 PROJECT #:  
 2206  
 DRAWING TITLE:



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

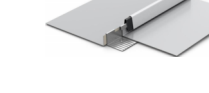






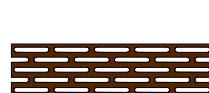
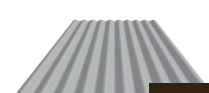



IRRIGATION DETAILS  
 SHEET # LI-504  
 SITE PLAN SHEET # 26 of 32





EXTERIOR ELEVATION  
MATERIAL LEGEND

REFER TO MATERIALS LIST FOR MATERIALS NOT LISTED HERE. REFER TO PRE-ENGINEERED METAL BUILDINGS DRAWINGS AND SPECIFICATIONS FOR METAL SIDING AND ROOF MATERIALS.

-  MT01 STANDING SEAM METAL ROOF  
• FINISH: GALVALUME
-  MT02 METAL PANEL AP, VERTICAL  
• COLOR: ASH GRAY
-  MT03 METAL PANEL AP, VERTICAL  
• COLOR: ROYALE BLUE
-  MT04 METAL PANEL CS, HORIZONTAL  
• FINISH: ROYALE BLUE
-  MT05A METAL PANEL T1, VERTICAL  
• COLOR: DARK BRONZE (#50)
-  MT05B METAL PANEL T1, HORIZONTAL  
• COLOR: DARK BRONZE (#50)
-  MT06 METAL FSP PANEL  
• COLOR: ASH GRAY (AG)
-  MT07 MCNICHOLS SLOTTED METAL PERF. PANEL  
• COLOR: MATCH MT05 DARK BRONZE
-  MT08 METAL PANEL, HORIZONTAL  
• COLOR: DARK BRONZE
-  CMU01 BASALITE GROUND FACE  
• FINISH: 607WR
-  PT02 PPG1002-5 ANTIGUE SILVER (WARM GRAY)  
EXPOSED METAL FRAME
-  PT06 PPG1002-5 ANTIGUE SILVER (WARM GRAY)  
EXPOSED METAL FRAME

PROJECT KEYNOTES

Keynote	Description
10.04	LOUVERED SHADE CANOPY WITH SUPPORT BRACES, RE: PEMB AND SPECS
10.08	FRONT LIT ALUMINUM CHANNEL LETTER SIGNAGE ON CANOPY, RE: SIGNAGE
13.07	PREFINISHED DOWNSPOUT BY PEMB MANUF.

MEAD COMMUNITY CENTER  
401 3RD ST. MEAD, CO 80542  
ELEVATIONS  
LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



ISSUE:  
SITE PLAN SUBMITTAL  
DATE:  
07/21/23  
REVISIONS:  
11/10/23  
03/18/24

DRAWN BY:  
MF  
REVIEWED BY:  
CP  
PROJECT #:  
CP  
DRAWING TITLE:  
ELEVATIONS

SHEET #:  
A027.  
SITE PLAN  
SHEET #  
27 of 32

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PRELIMINARY  
NOT FOR CONSTRUCTION  
07/21/23



ESSENZA  
ARCHITECTURE

685 S. ARTHUR AVE., UNIT 12 A & B  
LOUISVILLE, CO 80027  
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www.essenza-arch.com  
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SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE

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3D PERSPECTIVES

LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



ISSUE:  
SITE PLAN SUBMITTAL  
DATE:  
07/21/23  
REVISIONS:  
11/10/23  
03/18/24

DRAWN BY:  
MF  
REVIEWED BY:  
CP  
PROJECT #:  
CP  
DRAWING TITLE:  
3D PERSPECTIVES

SHEET #: **A028**  
SITE PLAN SHEET # 28 of 32



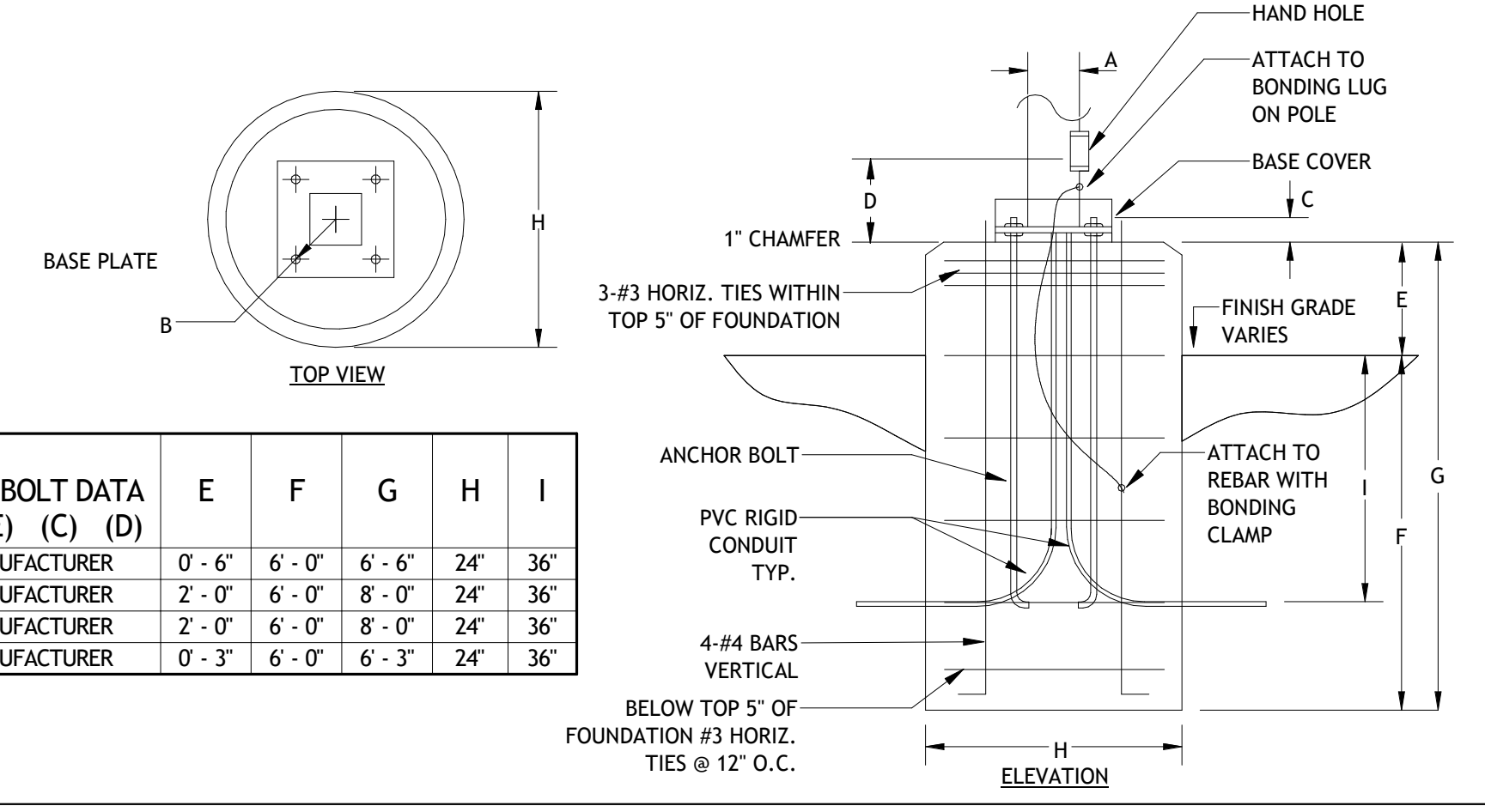
### LIGHTING SEQUENCE OF OPERATION

CONTROL SEQUENCE	ON	OFF	SENSOR TYPE	TIME OUT	DIMMING	CONTROLLED RECEPTACLE	DAYLIGHT HARVESTING
ET1	TIMELock AUTOMATIC ON 30 MINUTES PRIOR TO SUNSET AND 1 HOUR PRIOR TO COMMENCE OF BUSINESS	TIMELock AUTOMATIC OFF 1 HOUR AFTER CLOSE OF BUSINESS AND 30 MINUTES AFTER SUNRISE	NONE	N/A	SWITCHING	NO	NO

#### Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AND ROADWAY	+	0.6 fc	3.1 fc	0.0 fc	N/A	N/A
SITE	+	0.6 fc	12.3 fc	0.0 fc	N/A	N/A
UNDER CANOPY	+	4.4 fc	12.3 fc	0.8 fc	15.4:1	5.5:1
WALKWAY	+	1.1 fc	11.4 fc	0.0 fc	N/A	N/A

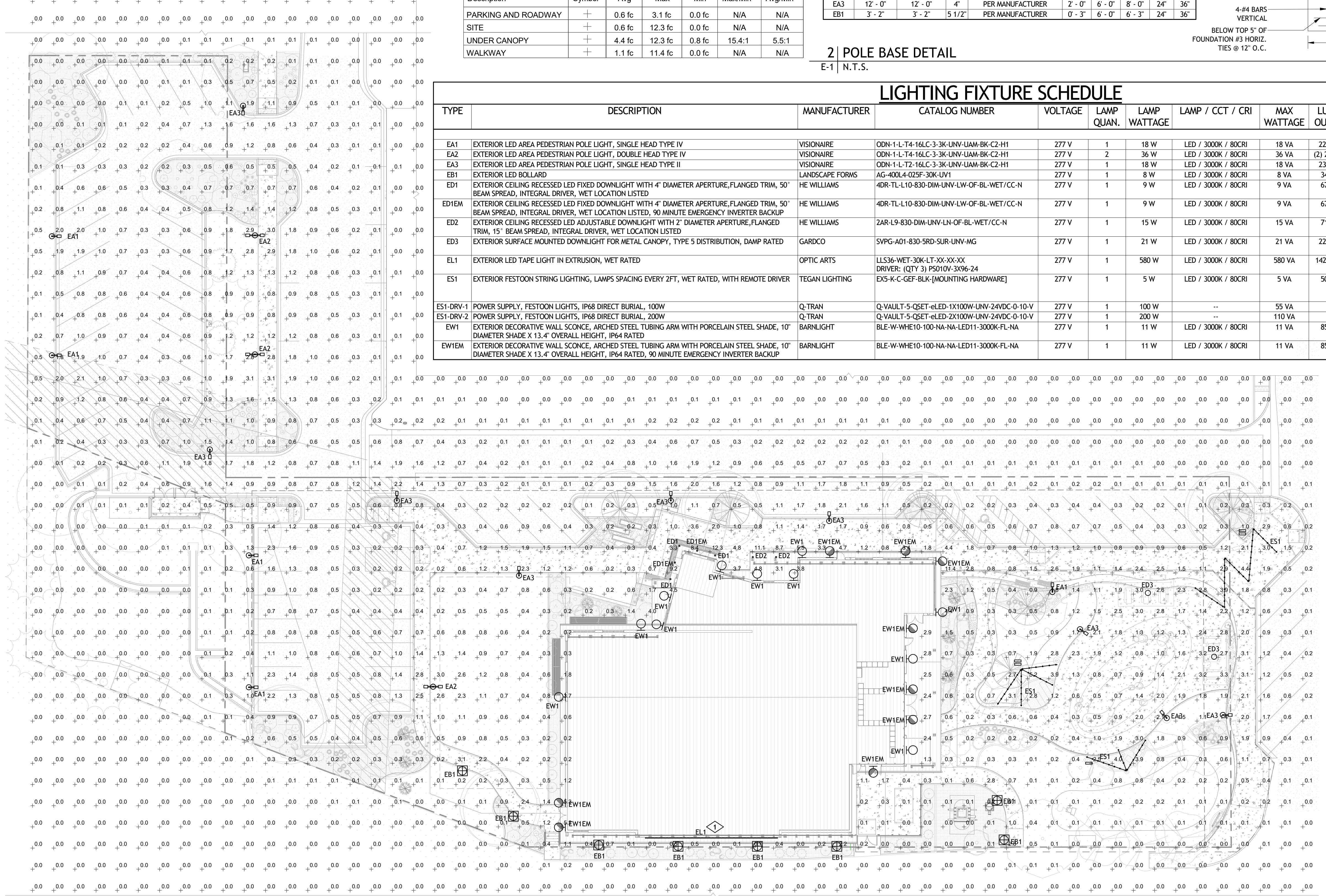
POLE KEY	OVERALL HEIGHT	HEIGHT OF LUMINOUS SURFACE	A	ANCHOR BOLT DATA (B) (SIZE) (C) (D)	E	F	G	H	I
EA1	12' - 0"	12' - 0"	4"	PER MANUFACTURER	0' - 6"	6' - 0"	6' - 6"	24"	36"
EA2	12' - 0"	12' - 0"	4"	PER MANUFACTURER	2' - 0"	6' - 0"	8' - 0"	24"	36"
EA3	12' - 0"	12' - 0"	4"	PER MANUFACTURER	2' - 0"	6' - 0"	8' - 0"	24"	36"
EB1	3' - 2"	3' - 2"	5 1/2"	PER MANUFACTURER	0' - 3"	6' - 0"	6' - 3"	24"	36"



2 POLE BASE DETAIL  
E-1 | N.T.S.

### LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP QUAN.	LAMP WATTAGE	LAMP / CCT / CRI	MAX WATTAGE	LUMEN OUTPUT	DIMMING / MIN LEVEL	FIXTURE FINISH	LOCATION	BOF/RFD/OFH
EA1	EXTERIOR LED AREA PEDESTRIAN POLE LIGHT, SINGLE HEAD TYPE IV	VISIONAIRE	ODN-1-L-T4-16LC-3-3K-UNV-UAM-BK-C2-H1	277 V	1	18 W	LED / 3000K / 80CRI	18 VA	2288 LM	SWITCHING	BLACK	GROUND SURFACE	12'-0" BOF
EA2	EXTERIOR LED AREA PEDESTRIAN POLE LIGHT, DOUBLE HEAD TYPE IV	VISIONAIRE	ODN-1-L-T4-16LC-3-3K-UNV-UAM-BK-C2-H1	277 V	2	36 W	LED / 3000K / 80CRI	36 VA	(2) 2288 LM	SWITCHING	BLACK	GROUND SURFACE	12'-0" BOF
EA3	EXTERIOR LED AREA PEDESTRIAN POLE LIGHT, SINGLE HEAD TYPE II	VISIONAIRE	ODN-1-L-T2-16LC-3-3K-UNV-UAM-BK-C2-H1	277 V	1	18 W	LED / 3000K / 80CRI	18 VA	2399 LM	SWITCHING	BLACK	GROUND SURFACE	12'-0" BOF
EB1	EXTERIOR LED BOLLARD	LANDSCAPE FORMS	AG-400L4-025F-30K-LV1	277 V	1	8 W	LED / 3000K / 80CRI	8 VA	345 LM	SWITCHING	STEEL	GROUND SURFACE	3'-2" OFH
ED1	EXTERIOR CEILING RECESSED LED FIXED DOWNLIGHT WITH 4" DIAMETER APERTURE, FLANGED TRIM, 50" BEAM SPREAD, INTEGRAL DRIVER, WET LOCATION LISTED	HE WILLIAMS	4DR-TL-L10-830-DIM-UNV-LN-WF-OF-BL-WET/CC-N	277 V	1	9 W	LED / 3000K / 80CRI	9 VA	674 LM	0-10V TO 10%	BLACK	CEILING RECESSED	0' - 5 3/4" RFD
ED1EM	EXTERIOR CEILING RECESSED LED FIXED DOWNLIGHT WITH 4" DIAMETER APERTURE, FLANGED TRIM, 50" BEAM SPREAD, INTEGRAL DRIVER, WET LOCATION LISTED, 90 MINUTE EMERGENCY INVERTER BACKUP	HE WILLIAMS	4DR-TL-L10-830-DIM-UNV-LN-WF-OF-BL-WET/CC-N	277 V	1	9 W	LED / 3000K / 80CRI	9 VA	674 LM	0-10V TO 10%	BLACK	CEILING RECESSED	0' - 5 3/4" RFD
ED2	EXTERIOR CEILING RECESSED LED ADJUSTABLE DOWNLIGHT WITH 2" DIAMETER APERTURE, FLANGED TRIM, 15" BEAM SPREAD, INTEGRAL DRIVER, WET LOCATION LISTED	HE WILLIAMS	2AR-L9-830-DIM-UNV-LN-WF-OF-BL-WET/CC-N	277 V	1	15 W	LED / 3000K / 80CRI	15 VA	716 LM	0-10V TO 10%	BLACK	CEILING RECESSED	0'-5 13/16" RFD
ED3	EXTERIOR SURFACE MOUNTED DOWNLIGHT FOR METAL CANOPY, TYPE 5 DISTRIBUTION, DAMP RATED	GARCO	SVGP-A01-830-5RD-SUR-UNV-MG	277 V	1	21 W	LED / 3000K / 80CRI	21 VA	2227 LM	SWITCHING	MEDIUM GRAY	CEILING SURFACE	0'-5" OFH
EL1	EXTERIOR LED TAPE LIGHT IN EXTRUSION, WET RATED	OPTIC ARTS	LLS36-WET-30K-LT-XX-XX-XX DRIVER: (QTY 3) PS010V-3X96-24	277 V	1	580 W	LED / 3000K / 80CRI	580 VA	142 LM/LF	0-10V TO 10%	WHITE	WALL SURFACE	RE: 1/E502
ES1	EXTERIOR FESTOON STRING LIGHTING, LAMPS SPACING EVERY 2FT, WET RATED, WITH REMOTE DRIVER	TEGAN LIGHTING	EXS-K-C-GEF-BLK-[MOUNTING HARDWARE]	277 V	1	5 W	LED / 3000K / 80CRI	5 VA	500 LM	SWITCHING	BLACK	POLE SUSPENDED	RE: LANDSCAPE DETAILS
ES1-DRV-1	POWER SUPPLY, FESTOON LIGHTS, IP68 DIRECT BURIAL, 100W	Q-TRAN	Q-VAULT-5-QSET-eLED-1X100W-UNV-24VDC-0-10-V	277 V	1	100 W	--	55 VA	--	SWITCHING	--	UNDERGROUND	--
ES1-DRV-2	POWER SUPPLY, FESTOON LIGHTS, IP68 DIRECT BURIAL, 200W	Q-TRAN	Q-VAULT-5-QSET-eLED-2X100W-UNV-24VDC-0-10-V	277 V	1	200 W	--	110 VA	--	SWITCHING	--	UNDERGROUND	--
EW1	EXTERIOR DECORATIVE WALL SCONCE, ARCHED STEEL TUBING ARM WITH PORCELAIN STEEL SHADE, 10" DIAMETER SHADE X 13.4" OVERALL HEIGHT, IP64 RATED	BARNLIGHT	BLE-W-WHE10-100-NA-NA-LED11-3000K-FL-NA	277 V	1	11 W	LED / 3000K / 80CRI	11 VA	850 LM	0-10V TO 10%	BLACK	WALL SURFACE	7'-0" BOF
EW1EM	EXTERIOR DECORATIVE WALL SCONCE, ARCHED STEEL TUBING ARM WITH PORCELAIN STEEL SHADE, 10" DIAMETER SHADE X 13.4" OVERALL HEIGHT, IP64 RATED, 90 MINUTE EMERGENCY INVERTER BACKUP	BARNLIGHT	BLE-W-WHE10-100-NA-NA-LED11-3000K-FL-NA	277 V	1	11 W	LED / 3000K / 80CRI	11 VA	850 LM	0-10V TO 10%	BLACK	WALL SURFACE	7'-0" BOF



#### SITE GENERAL NOTES

A. UNDERGROUND SITE LIGHTING BRANCH CIRCUITS INCLUDING THE EQUIPMENT GROUNDING CONDUCTOR SHALL BE UPSIZED TO ACCOMMODATE VOLTAGE DROP PER NEC 250.122(B). PROVIDE MINIMUM OF 2#10, 1#10G, IN 1" C, UON."

#### SITE SEQUENCE OF OPERATIONS

THE FOLLOWING CONTROL SEQUENCE OF OPERATIONS ARE UTILIZED IN THIS PLAN. REFER TO PLAN AND/OR ZONE/RELAY SCHEDULE FOR SPECIFIC ASSOCIATED SEQUENCE. (ET1)

#### SITE KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
1	LED ACCENT TAPE LIGHTING SHALL BE AIMED TOWARD WALL BEHIND OFFSET CUTOFF AND LIGHT SOURCE SHALL NOT BE VISIBLE FROM ANY ADJACENT PROPERTY. ILLUMINANCE CONTRIBUTION OF DECORATIVE LIGHTING FEATURE IS NOT INCLUDED IN PHOTOMETRIC CALCULATION.

TOWN OF MEAD APPROVAL

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

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

1 | ELECTRICAL SITE PLAN PHOTOMETRIC  
E-1 | 1" = 20'-0"

**ESSENZA ARCHITECTURE**  
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P:303.952.5080  
www.essenza-arch.com  
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Integrated Lighting, Technology and Electrical Solutions  
1900 Wazee Street Suite #205  
Denver, CO 80202 303.296.3034  
aedesign-inc.com Proj #8027.00

MEAD COMMUNITY CENTER  
401 3RD ST. MEAD, CO 80513  
SITE PHOTOMETRIC  
LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



ISSUE:  
SITE PLAN SUBMITTAL  
DATE:  
07/21/23  
REVISIONS:  
11/10/23  
03/18/24

DRAWN BY:  
EB, CG  
REVIEWED BY:  
KM, MS  
PROJECT #:  
2206  
DRAWING TITLE:  
SITE PHOTOMETRIC

SHEET #:  
**E-1**  
SITE PLAN SHEET #  
29 of 32





## ODEN LED Specifications



Control Number: ARCHITECTURAL-ODN-L-06\_13\_2022

Project Name: \_\_\_\_\_  
 Catalog Number: \_\_\_\_\_  
 Type: \_\_\_\_\_

With six interchangeable caps and spun shade styles, the **ODen - LED** offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The **ODen - LED Array**'s high-quality, durable construction makes it an ideal fixture for any application.

### Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	CAP/SHADE	OPTIONS	OPTIONS
ODN-1-L	T1 Type 1	16LC	3 350mA	3K 3000K	UNV 120-277V	YM Yoke Mount "Slits over 3"OD"	BZ Bronze	C1	PC-100 PC-208	DIM 0-10V Dimming Driver
	T2 Type 2	32LC	5 530mA	4K 4000K	8 347V	WB Weathered Brown	C2	PC-240 PC-277	Photo & Receptacle Controls Consult Factory	
	T3 Type 3	48LC	7 700mA	5K 5000K	5 480V	BK Black	C3	WSC-8 WCS-20	Wireless Controls Consult Factory	IR-R Illuminated Rings Red
ODN-2-L	T4 Type 4	48LC				UAM Arm Mount "Decorative armrod included"	C4	WSC-8 WCS-20	Wireless Controls Consult Factory	IR-R Illuminated Rings Red
	T5 Type 5	64LC				SWH Smooth White	C5	WSC-8 WCS-20	Wireless Controls Consult Factory	IR-R Illuminated Rings Red
	T6 Type 6	80LC				WH White	C6	WSC-8 WCS-20	Wireless Controls Consult Factory	IR-R Illuminated Rings Red
	T7 Type 7	96LC				See decorative arm section for arm mount options	H1	WSC-40 WCS-40	Wireless Controls Consult Factory	IR-G Illuminated Rings Green
ODN-3-L	TSW Type 8 Wide Round	128LC				White	H2	WSC-40 WCS-40	Wireless Controls Consult Factory	IR-G Illuminated Rings Green
	TSWR Type 9 Wide Round	128LC				CON uses small arm, ODN-2 & ODN-3 uses large arm	H3	WSC-40 WCS-40	Wireless Controls Consult Factory	IR-G Illuminated Rings Green
						White	H4	WSC-40 WCS-40	Wireless Controls Consult Factory	IR-G Illuminated Rings Green
						Graphite	H5	WSC-40 WCS-40	Wireless Controls Consult Factory	IR-G Illuminated Rings Green
						Grey	H6	WSC-40 WCS-40	Wireless Controls Consult Factory	IR-G Illuminated Rings Green
						Silver				
						Metallic				
						Forest Green				
						Verdigris				
						CC Custom Color				

**VISIONAIRE LIGHTING**  
 VL-PA-ING-001-F37

REV. 0

CRCABR22-03

## TYPE EA1,EA2,EA3

## FGP Path Light

Product Data Sheet



landscapeforms

The FGP path light has a pleasing flower-like organic form created by three stems that rise from the connection with the base. The soft, triangular head holds LEDs in triangular arrays that cast illumination between the verticals in a clean footprint.

High-design surface mounted LED path light uses aiming angles, color-rendering and glare reduction to shape and enhance lighting performance. Aluminum cartridge houses energy efficient LEDs and provides excellent thermal management. Fixture is made of durable cast aluminum with galvanized steel base plate. Mounting hardware and template included for ease of installation.

### Lighting Facts®

Landscape Forms is committed to the development of energy efficient lighting. We participate in the Department of Energy Lighting Facts® label program. This activity is voluntary but helps consumers evaluate the multitude of products on the market today. The Lighting Facts® label provides a quick but comprehensive summary of luminaire performance as measured by the IESNA LM-79 photometric test standard for solid state lighting.

### Electrical

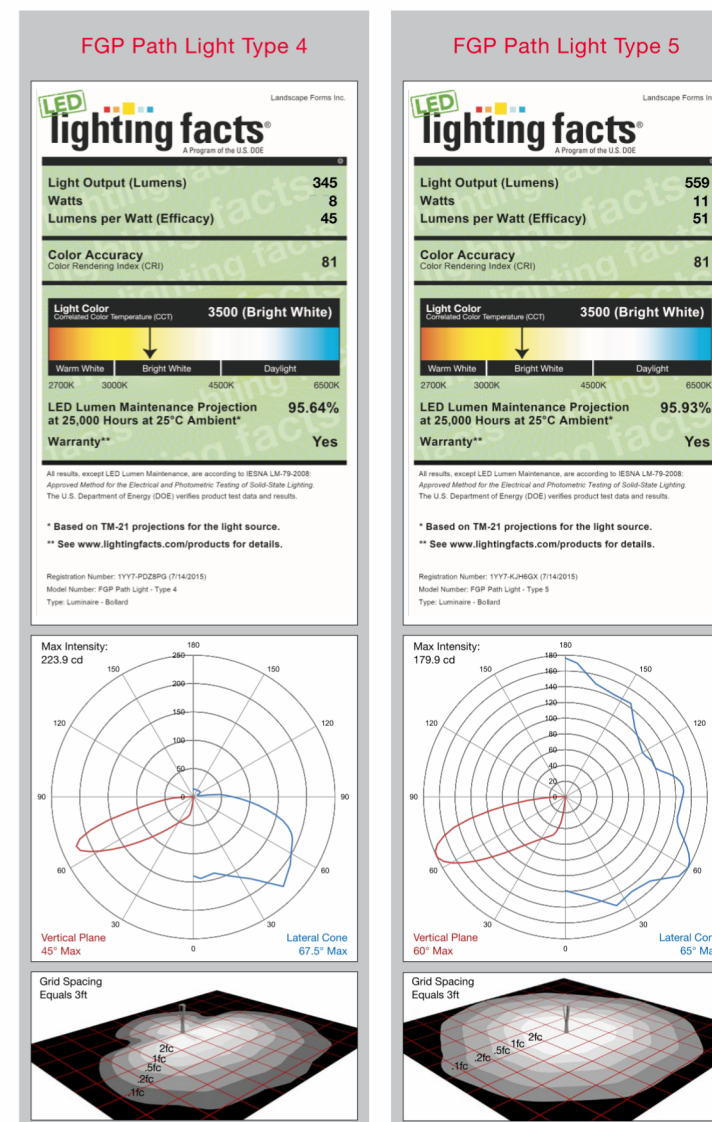
Surge protected 100V-277V 50/60 Hz, Class 2 driver. LED cartridge with weatherproof quick disconnect provides ease of installation and serviceability. Internal wiring completed at the factory.

### FGP Path Light Type 4

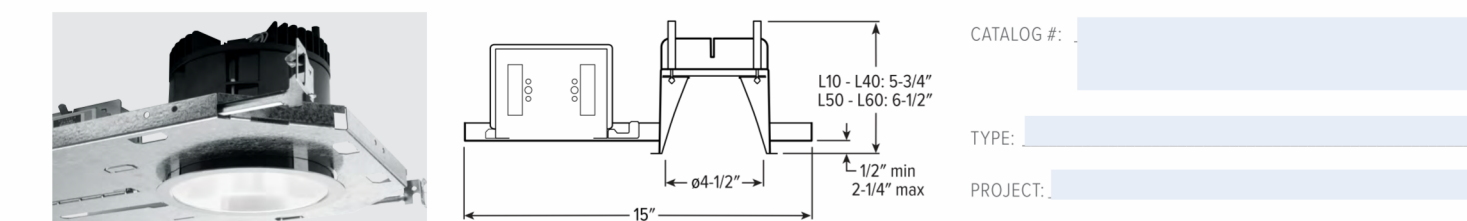
Type 4 Distribution  
 CCT: 2700K, 3000K, 3500K, 4000K  
 Drive Current: 250mA  
 Optic: 8 Khatod Collimators  
 Lens: Diffused Acrylic®  
 Power Supply: 100V-277V  
 LED Driver: 7W  
 BUG Rating: B0-U1-G1  
 IP Rating: IP66 for LED Cartridge  
 Weight: 3lbs

### FGP Path Light Type 5

Type 5 Distribution  
 CCT: 2700K, 3000K, 3500K, 4000K  
 Drive Current: 250mA  
 Optic: 9 Khatod Collimators  
 Lens: Diffused Acrylic®  
 Power Supply: 100V-277V  
 LED Driver: 7W  
 BUG Rating: B0-U1-G1  
 IP Rating: IP66 for LED Cartridge  
 Weight: 3lbs



## 4DR LED 4.5" Downlight - Round



### NEW CONSTRUCTION AND REMODEL

ORDERING EXAMPLE: 4DR - TL - L20/835 - OPTIONS - CONTROL/DIM - UNV - OW - OF - CS - TRIM OPTIONS - N - F1 MOUNT

HOUSING	TRIM TYPE	FLANGE TYPE	REFLECTOR FINISH	CONTROL	DRIVER	VOLTAGE
4DR - TL L10 1,000lm <sup>(1)</sup> 8 80	O Open reflector	OF 1/2" standard flange	Open trim types	None	DIM Dimming driver, 0-10V	UNV 120-277V
TL5 1,500lm 9 90 <sup>(1)</sup>	L Flush lens	SE 1/4" med. in flange <sup>(12)</sup>	CS Clear semi-specular anodize	AVH-LVA Avt-on wireless future control <sup>(13)</sup>	DM1 1% Dimming driver, 0-10V	347 347V <sup>(14)</sup>
L20 2,000lm	R Regressed lens	SG 1/2" standard flange	SG Satin-glow anodize	DA Driver with 12V auxiliary power <sup>(15)</sup>		
L30 3,000lm	A Angled lens <sup>(16)</sup>	GD 3/4" med. in flange <sup>(12)</sup>	GD Gold anodize			
L40 4,000lm	S Non-conductive flush lens for shower applications <sup>(17)</sup>	CG Champaigne gold anodize	CG Champaigne gold anodize			
L50 5,000lm	M Medium <sup>(18)</sup>	PW Pewter anodize	PW Pewter anodize			
L60 6,000lm	N Narrow <sup>(19)</sup>	SPC Clear specular anodize	SPC Clear specular anodize			
	WW Wall-wash <sup>(20)</sup>	RG Rose gold anodize	RG Rose gold anodize			
		WH White texture powder coat	WH White texture powder coat			
		BL Black texture powder coat	BL Black texture powder coat			

TRIM TYPE	DISTRIBUTION	FLANGE TYPE	REFLECTOR FINISH	TRIM OPTIONS
O Open reflector	W Wide	OF 1/2" standard flange	Open trim types	MWT Textured white trim flange <sup>(21)</sup>
L Flush lens	45° Open	SE 1/4" med. in flange <sup>(12)</sup>	CS Clear semi-specular anodize	IP IP65 rated trim <sup>(24)</sup>
R Regressed lens	50° Flush	SG 1/2" standard flange	SG Satin-glow anodize	AD Diffuse acrylic lens <sup>(24)</sup>
A Angled lens <sup>(16)</sup>	50° Regressed	GD 3/4" med. in flange <sup>(12)</sup>	GD Gold anodize	PD Diffuse 1/8" polycarbonate lens <sup>(24)</sup>
S Non-conductive flush lens for shower applications <sup>(17)</sup>	45° Open	CG Champaigne gold anodize	CG Champaigne gold anodize	TO Diffuse polycarbonate lens media at top of open reflector <sup>(21)</sup>
	30° Flush	PW Pewter anodize	PW Pewter anodize	WETCC Wet location, covered ceiling install <sup>(22)</sup>
	30° Regressed	SPC Clear specular anodize	SPC Clear specular anodize	AM Anti-microbial <sup>(24)</sup>
	25° Flush	RG Rose gold anodize	RG Rose gold anodize	
	25° Regressed	WH White texture powder coat	WH White texture powder coat	
	WW Wall-wash <sup>(20)</sup>	BL Black texture powder coat	BL Black texture powder coat	

MOUNTING	MOUNTING HARDWARE
N Open pan for new construction	F1 Integral 2-position fixed pan bracket, universal bar hanger included <sup>(24)</sup>
IC-rated enclosure for new construction <sup>(22)</sup>	BA1 Adjustable butterfly pan bracket, bar hanger not included <sup>(24)</sup>
R Remodel kit <sup>(18)</sup>	CA1 Adjustable caterpillar pan bracket, universal bar hanger included <sup>(24)</sup>

- NOTES**
- Lumen output based on O trim type, W distribution and CS finish. 2000K-8000K. Actual lumens may vary +/-5%, see page 2 for LUMEN PERFORMANCE DATA.
  - See page 6 for ADDITIONAL DRIVER OPTIONS.
  - Not available with EM-10W emergency batteries.
  - Extended lead times may apply. Consult factory for availability.
  - 9° aperture, specify degrees of slope in 5° increments. 0°-30°: Not available with Mounting Type, ATH or WETCC options. Painted white. Other colors available, consult factory. See page 3 for SLOPED CEILING ADAPTOR DETAILS.
  - N and R Mounting Types only. Not available with ATH or IP options.
  - N and R Mounting Types only. Not available with ATH or IP options.
  - For use with mud-in-plaster construction only, supplied with mud flange installation kit. See page 4 for FLANGE TYPE DETAILS. Not available with ATH or IP options.
  - R Trim Type only. Not available with WET.
  - For use with WH Reflector Finish, L or S Trim Types.
  - Not available with O trim type. W and WW distributions only.
  - Not available with O trim type. W and WW distributions only.
  - O Trim Type only. WETCC standard unless ordered with EM-RTS. L50 lumen package max.
  - Not available with EM batteries, DMX Driver, or Avt-on Controls.
  - Trim ships separately.
  - Beam angle based on CS or WH reflector finish.
  - Available with RW distribution only.
  - W Distribution, OF Flange Type, WH Reflector Finish only. Standard with 40-degree acrylic lens. IP and WETCC options standard.
  - Not available with lumen stops L50 and higher when specified with flush or regressed trim types.
  - O and A Trim Types only.
  - For use with mud-in-plaster construction only, supplied with mud flange installation kit. See page 4 for FLANGE TYPE DETAILS. Not available with ATH or IP options.
  - N and R Trim Types only.
  - Not available with WH Reflector Finish, L or S Trim Types.
  - L50 lumen package max. L30 available, wide distribution only for remodels.
  - Also used in new construction sheetrock ceilings. Pan-less installation.
  - N and R Mounting Types only. I Mounting requires external brackets.
  - N Mounting Type only.
  - N Mounting Type only.

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Downlights Page 1 of 6

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## TYPE EB1

## TYPE ED1,ED1EM

TOWN OF MEAD APPROVAL

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

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

ISSUE:  
 SITE PLAN SUBMITTAL  
 DATE:  
 07/21/23  
 REVISIONS:  
 11/10/23  
 03/18/24

DRAWN BY:  
 EB,CG  
 REVIEWED BY:  
 KM,MS  
 PROJECT #:  
 2206  
 DRAWING TITLE:  
 LIGHTING FIXTURE CUTSHEET

SHEET #: **E-2**

SITE PLAN SHEET # 30 of 32

MEAD COMMUNITY CENTER  
 401 3RD ST. MEAD, CO 80513  
 LIGHTING FIXTURE CUTSHEET  
 LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAT,  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



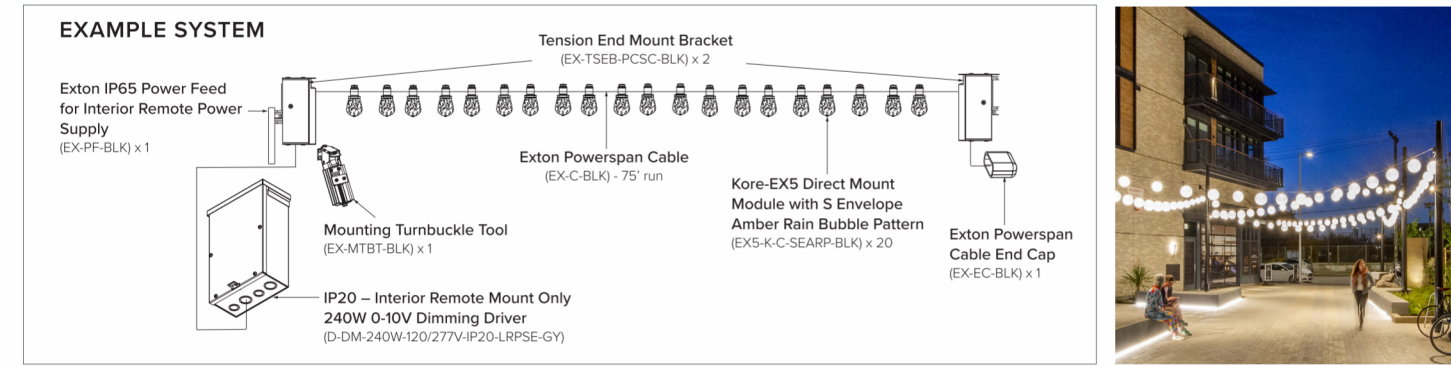








### EXTON POWERSPAN CABLE SYSTEM



If mounting to a tree, consult an Arborist and see below for more details.

#### TENSION MOUNT – SYSTEM COMPONENTS TO MAKE A COMPLETE SYSTEM

COMPONENT	DESCRIPTION	CODE	FINISH
<b>POWERSPAN CABLE</b>			
	Exton - Powerspan Cable - Black (Specify in 1' increments + add 20% extra length)	EX-C-BLK	Black
	Exton End Cap - Black Finish (One per Run), includes a TIS Tool for top cap installation of EX5 LED Module.	EX-EC-BLK	Black
<b>MOUNTING</b>			
	Exton Tension End Mount Bracket and SSS Powerspan Cable Safety Clamp	EX-TSEB-PCSC-BLK	Black
	Exton Tension End Mount Bracket with Corner Mounting Plate and SSS Powerspan Cable Safety Clamp	EX-TSEB-CM-PCSC-BLK	Black
	Exton Tension End Mount Bracket with Shallow Angle Mounting Plate and SSS Powerspan Cable Safety Clamp	EX-TSEB-SA-PCSC-BLK	Black
	Exton Double Tension End Mount Brackets with Shallow Angle Mounting Plate and SSS Powerspan Cable Safety Clamps	EX-2TSEB-SA-PCSC-BLK	Black
	Exton Triple Tension End Mount Brackets with Mounting Plate and SSS Powerspan Cable Safety Clamps	EX-3TSEB-PCSC-BLK	Black
	Exton Mounting Turnbuckle Tool	EX-MTBT-BLK	Black
	Exton 2" Wrap Bracket, maximum angle of 36°	EX-WB2-BLK	Black
	Exton 3" Wrap Bracket, maximum angle of 60°	EX-WB3-BLK	Black
	Exton 4" Wrap Bracket, maximum angle of 81°	EX-WB4-BLK	Black
	Exton Horizontal Surface Mount Bracket	EX-HSMB-BLK	Black
	Set of Exton 6.5" Bottom/Top Cover Channels	EX-RDTC-BCCV-BLK	Black
<b>POWER FEED</b>			
	Exton IP65 Power Feed for Interior Mount Remote Power Supply	EX-PF-BLK	Black
	Exton Cable Gland + Lock Nut Power Feed	EX-CG-LN-PF-BLK	Black
<b>EXTON LED MODULES (Ordered separately, see below for link)</b>			
	Select an Exton LED EX5 Direct or Pendant Mount Module ("Typical" shown)	SELECT TYPE	Black or Aluminum

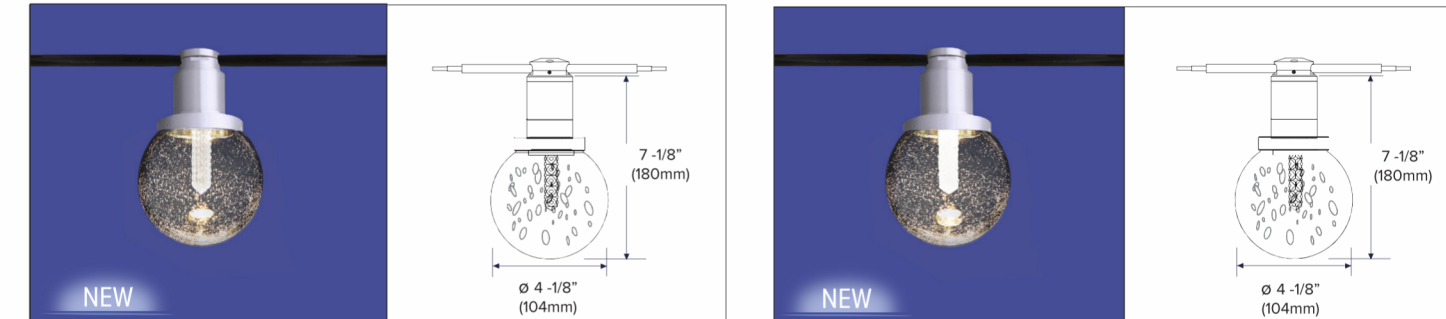
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## TYPE ES1

**KORE EX5 LED MODULES**  
Application Type – Tension Mount  
Exterior IP65 Rated  
24VDC 0-10V Dimming

### Exton Powerspan Cable System

Exton Cable Kore EX5 LED Direct Mount with "G" Envelope & Brilliant Gem - Combinations

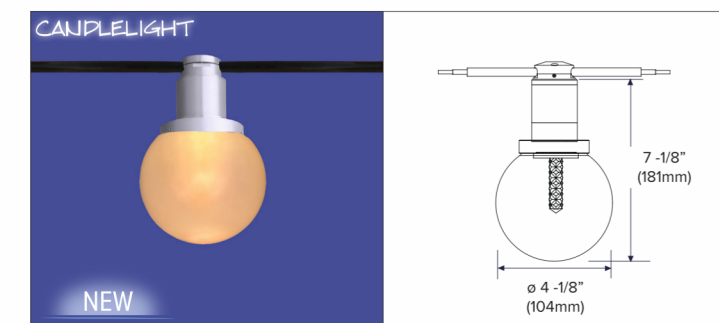


Kore EX5 Cable Direct Mount with "G" Envelope Grey Rain Bubble Pattern, Brilliant Clear Gem, Aluminum or Black Finish.

**Catalog Numbers**  
For use with Remote Power Supply(s) - See page 4 for links, ordered separately.  
EX5-K-C-GEGRP-BFG-AL or BLK

Kore EX5 Cable Direct Mount with "G" Envelope Grey Rain Bubble Pattern, Brilliant Frosted Gem, Aluminum or Black Finish.

**Catalog Numbers**  
For use with Remote Power Supply(s) - See page 4 for links, ordered separately.  
EX5-K-C-GEGRP-BFG-AL or BLK



**CAJPLELIGHT** Kore EX5 Cable Direct Mount with 2000K "G" Envelope Frosted, Straw Gem, Aluminum or Black Finish.

**Catalog Numbers**  
For use with Remote Power Supply(s) - See page 4 for links, ordered separately.  
EX5-K-C-CANDLELIGHT-AL or BLK

**NOTE:** For Exton Powerspan Cable and Mounting (specified separately).  
Refer to Mounting by Application Specification Sheets: [Tension Mount](#), [Surface Mount](#), [Drape Mount](#)



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Kore EX5 IP65  
Direct Mount  
"G" Envelopes & Gems  
Remote Power, 0-10V DM

### ESSO LED WALL SCONCE

JOB NAME: \_\_\_\_\_ FIXTURE TYPE: \_\_\_\_\_

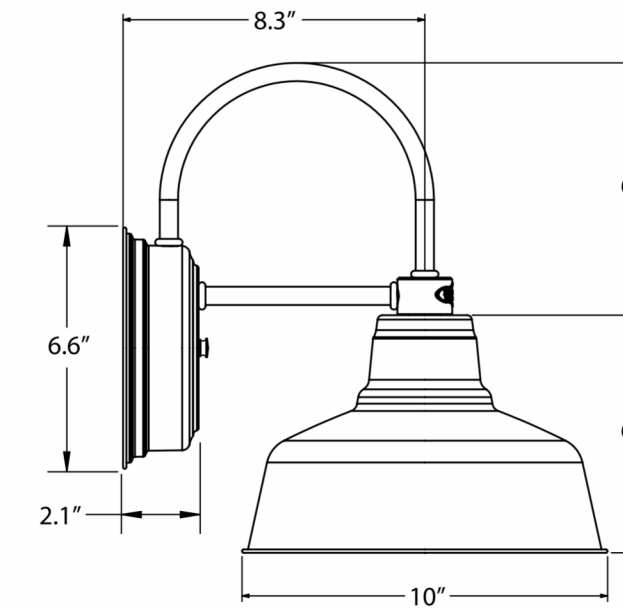
BLE - W - WHE10 - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Order Example: BLE - W - WHE10 - 750 - WC - 150 - LED16 - 3000K - DL - NA

A - SHADE FINISH	A - SHADE FINISH (CONTINUED)	C - SHADE ACCESSORY FINISH
<b>PORCELAIN FINISHES<sup>1</sup>:</b>		<b>Please Note:</b> See Section A for all wire cage finish options. If no wire cage is selected in Section B, please select NA. Wire Cage will be powder coat painted-to-match the Porcelain Finish selected.
150 Black	490 Magenta	NA Not Applicable
250 White	495 Sherbet Orange	
350 Vintage Green	500 Buttery Yellow	
355 Jadeite	570 Sunflower	
455 Cherry Red	600 Bronze	
550 Yellow	601 Chocolate	
650 Bronze	605 Rust	
750 Cobalt Blue	615 Oil-Rubbed Bronze	<b>D - LUMENS</b>
765 Delphite Blue	700 Royal Blue	LED11 850 Lumen, 11W LED
850 Graphite	705 Navy	LED16 1250 Lumen, 16W LED
950 Metallic Chrome	710 Cobalt Blue	
	715 Delphite Blue	<b>E - COLOR TEMPERATURE</b>
<b>POWDER COAT FINISHES<sup>2</sup>:</b>	790 Lavender	2700K Warm White
100 Black	800 Industrial Grey	3000K Neutral White
105 Textured Black	805 Charcoal Granite	3500K Bright White
106 Matte Black	810 Graphite	4000K Cool White
200 White	975 Galvanized	
206 Matte White		<b>F - LED LENS</b>
300 Dark Green	<b>B - SHADE ACCESSORIES</b>	DL Domed Lens
307 Emerald Green	NA None	FL Flat Lens
311 Jadeite	WC Wire Cage	
370 Mint	ACR Acrylic Diffuser <sup>3</sup>	
380 Chartreuse		<b>G - DUSK-TO-DAWN PHOTOCCELL</b>
390 Teal		NA None/Not Applicable
400 Barn Red		DD Dusk-to-Dawn Photocell
420 Orange		
470 Watermelon		
480 Blush Pink		

**IMPORTANT:** (1) All Porcelain Enamel finished shades feature a white interior and a black outer rim. (2) All Powder Coat finished shades, with the exception of 975-Galvanized, feature a white interior. (3) Selecting Acrylic Diffuser will reduce the amount of lumens and RPM delivered. (4) Fixture to be CSA Listed for damp location.

#### MOUNTING DIMENSIONS



Address: 320 Knox McRae Drive Tallahassee, FL 32300 Phone: (904) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com

## TYPE EW1, EW1EM

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MEAD COMMUNITY CENTER  
401 3RD ST. MEAD, CO 80513  
LIGHTING FIXTURE CUTSHEET  
LOT 1, MEAD COMMUNITY CENTER SUBDIVISION FINAL PLAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



**ISSUE:**  
SITE PLAN SUBMITTAL  
**DATE:**  
07/21/23  
**REVISIONS:**  
11/10/23  
03/18/24

**DRAWN BY:**  
EB,CG  
**REVIEWED BY:**  
KM,MS  
**PROJECT #:**  
2206  
**DRAWING TITLE:**  
LIGHTING FIXTURE CUTSHEET

**SHEET #:** E-4  
**SITE PLAN SHEET #:** 32 of 32

TOWN OF MEAD APPROVAL

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

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



## Agenda Item Summary

---

MEETING DATE: April 29, 2024

SUBJECT: **Resolution No. 35-R-2024** – A Resolution of the Town of Mead, Colorado, Awarding the Bid and Approving a Construction Agreement between the Town of Mead and Dohn Construction, Inc. for the Mead Community Center (Town of Mead Project No. 2024-001)

PRESENTED BY: Erika Rasmussen, Town Engineer/Public Works Director

---

### SUMMARY

---

The Town of Mead received eleven (11) bids from qualified contractors for construction of the Mead Community Center project (Town of Mead Project No. 2024-001) on April 9, 2024. The bids ranged from \$6.75 million to \$8.4 million, inclusive of pricing for Bid Alternate 3 (Phase 2) – Splash Pad.

A copy of the bid results summary (three pages) is attached to this *Agenda Item Summary* for reference.

The apparent low bidder is Dohn Construction, Inc. a Colorado corporation (“Dohn Construction”). Staff and Ditesco, LLC reviewed all bids, checked references, and recommends award to Dohn Construction in the total not-to-exceed price of **five million nine hundred thirty-two thousand six hundred sixty-three and 00/100 dollars (\$5,932,663.00)**, which includes:

1. Base bid amount of \$5,875,267.00
2. Bid Alternate 1 – Gym Metal Liner Panels \$33,912.00
3. Bid Alternate 2 – Exterior Metal Panels \$23,484.00

Total NTE: \$5,932,663.00

A copy of Ditesco LLC’s bid award recommendation memo dated April 17, 2024 is attached to this *Agenda Item Summary*. The total NTE price set forth above does not include pricing for Bid Alternate 3 (Phase 2) – Splash Pad. The Splash Pad will be included in a future phase of the Project, depending on availability of funds and future direction from the Board of Trustees.

Resolution No. 35-R-2024 (the “Resolution”): (1) awards the Construction Agreement for the Mead Community Center project to Dohn Construction; (2) authorizes the Town Public Works Director/Town Engineer to execute the Notice of Award for the Project and deliver a copy of said Notice of Award to Dohn Construction; (3) authorizes the Mayor to execute the Construction Agreement on behalf of the Town when in final form; and (4) authorizes the Town Public Works Director/Town Engineer to execute the Notice to Proceed for the Project at the appropriate time.

## FINANCIAL CONSIDERATIONS

---

The approved 2024 budget identified \$7,675,000 for the Mead Community Center project in budget line item number 09-51-5500 *Capital Outlay, Municipal Facilities*.

The Agreement with Dohn Construction establishes a total not-to-exceed amount of five million nine hundred thirty-two thousand six hundred sixty-three and 00/100 dollars (\$5,932,663.00) (“NTE Amount”). As set forth above, the NTE Amount includes Dohn Construction’s base bid amount and pricing for Bid Alternate 1 and Bid Alternate 2.

## STAFF RECOMMENDATION/ACTION REQUIRED

---

A motion to approve the April 29, 2024, 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 No. 35-R-2024, A Resolution of the Town of Mead, Colorado, Awarding the Bid and Approving a Construction Agreement between the Town of Mead and Dohn Construction, Inc. for the Mead Community Center (Town of Mead Project No. 2024-001), in the not-to-exceed amount of five million nine hundred thirty-two thousand six hundred sixty-three and 00/100 dollars (\$5,932,663.00).”

## ATTACHMENTS

---

Resolution No. 35-R-2024

Bid results summary (three pages)

Ditesco, LLC bid award recommendation (April 17, 2024) (20 pages)



**Town of Mead IFB 2024-001**  
**Mead Community Center Bid Results**

DIV	DESCRIPTION	Dohn Construction		Alvarado Construction		Halcyon		Adolfson Peterson	
		Phase 1a PRICE	Phase 1b PRICE	Phase 1a PRICE	Phase 1b PRICE	Phase 1a PRICE	Phase 1b PRICE	Phase 1a PRICE	Phase 1b PRICE
1	General Conditions	\$ 28,327.00	\$ 949,926.00	\$ 148,654.00	\$ 397,013.00	\$ 167,271.00	\$ 749,833.00	\$ 367,384.00	\$ 508,907.00
2	Existing Conditions	\$ -	\$ -	\$ 34,140.00	\$ -	\$ 21,250.00	\$ 13,000.00	\$ -	\$ 23,950.00
3	Concrete	\$ -	\$ 246,497.00	\$ 136,112.00	\$ 308,309.00	\$ -	\$ 292,563.00	\$ -	\$ 325,594.00
4	Masonry	\$ 6,704.00	\$ -	\$ -	\$ 12,450.00	\$ -	\$ 12,700.00	\$ 13,930.00	\$ -
5	Metals	\$ 20,245.00	\$ 33,514.00	\$ 15,811.00	\$ 1,267,013.00	\$ -	\$ 1,233,532.00	\$ 40,025.00	\$ 40,755.00
6	Wood, Plastics and Composites	\$ -	\$ 10,875.00	\$ -	\$ 106,824.00	\$ -	\$ 57,830.00	\$ -	\$ 117,538.00
7	Thermal and Moisture Protection	\$ -	\$ 28,060.00	\$ -	\$ 31,900.00	\$ -	\$ 12,265.00	\$ -	\$ 29,775.00
8	Openings	\$ -	\$ 382,877.00	\$ -	\$ 485,811.00	\$ -	\$ 513,634.00	\$ -	\$ 451,609.00
9	Finishes	\$ 2,124.00	\$ 261,778.00	\$ -	\$ 318,409.00	\$ -	\$ 351,584.00	\$ -	\$ 360,825.00
10	Specialties	\$ 3,085.00	\$ 88,226.00	\$ 3,116.00	\$ 88,409.00	\$ 124,250.00	\$ 265,780.00	\$ 906.00	\$ 91,496.00
11	Equipment	\$ -	\$ 249,857.00	\$ -	\$ 121,168.00	\$ -	\$ 158,110.00	\$ -	\$ 117,590.00
12	Furnishings	\$ 13,406.00	\$ 69,967.00	\$ 16,704.00	\$ 17,092.00	\$ -	\$ -	\$ 9,527.00	\$ 16,268.00
13	Fabricated Engineered Structures	\$ -	\$ 1,341,200.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,337,975.00
21	Fire Suppression - ALLOWANCE	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00
22	Plumbing	\$ -	\$ 128,520.00	\$ -	\$ 128,500.00	\$ -	\$ 128,500.00	\$ -	\$ 161,032.00
23	Heating Ventilating and Air Conditioning	\$ -	\$ 473,367.00	\$ -	\$ 476,895.00	\$ -	\$ 535,963.00	\$ -	\$ 500,000.00
26	Electrical	\$ 29,111.00	\$ 633,964.00	\$ 85,565.00	\$ 778,615.00	\$ 67,251.00	\$ 500,541.00	\$ 68,610.00	\$ 727,040.00
31	Earthwork	\$ 91,950.00	\$ 152,893.00	\$ 183,377.00	\$ 76,860.00	\$ 56,628.00	\$ 53,612.00	\$ 99,693.00	\$ 155,790.00
32	Exterior Improvements	\$ 184,178.00	\$ 156,997.00	\$ 257,882.00	\$ 160,298.00	\$ 363,425.00	\$ 169,109.00	\$ 353,644.00	\$ 140,806.00
33	Site Utilities	\$ -	\$ 262,619.00	\$ -	\$ 225,396.00	\$ 126,735.00	\$ 126,735.00	\$ -	\$ 311,530.00
BASE BID PRICE (Subtotal)		\$ 379,130.00	\$ 5,496,137.00	\$ 881,361.00	\$ 5,025,962.00	\$ 926,810.00	\$ 5,200,291.00	\$ 953,719.00	\$ 5,443,480.00
<b>TOTAL BASE BID PRICE (Phase 1a + Phase 1b)</b>		\$	<b>5,875,267.00</b>	\$	<b>5,907,323.00</b>	\$	<b>6,127,101.00</b>	\$	<b>6,397,199.00</b>
Bid Alt 1 Gym Metal Liner Panels		\$	33,912.00	\$	33,099.00	\$	35,995.00	\$	33,372.00
Bid Alt 2 Exterior Metal Panels		\$	23,484.00	\$	22,920.00	\$	24,925.00	\$	24,698.00
Bid Alt 3 Phase 2 Splash Pad		\$	817,348.00	\$	1,357,398.00	\$	1,272,902.00	\$	1,028,684.00
<b>BASE BID + Alt 1, 2, 3</b>		\$	<b>6,750,011.00</b>	\$	<b>7,320,740.00</b>	\$	<b>7,460,923.00</b>	\$	<b>7,483,953.00</b>

**Town of Mead IFB 2024-001**  
**Mead Community Center Bid Results**

Saunders Construction		Bassett Associates		Sage Design Build		Elder Construction		Roche Constructors	
Phase 1a PRICE	Phase 1b PRICE	Phase 1a PRICE	Phase 1b PRICE	Phase 1a PRICE	Phase 1b PRICE	Phase 1a PRICE	Phase 1b PRICE	Phase 1a PRICE	Phase 1b PRICE
\$ 74,184.00	\$ 266,014.00	\$ 140,529.00	\$ 768,057.00	\$ 75,010.00	\$ 536,065.00	\$ 136,870.00	\$ 730,078.00	\$ 204,357.00	\$ 1,164,851.00
\$ 26,930.00	\$ 127,544.00	\$ -	\$ -	\$ 5,150.00	\$ -	\$ -	\$ -	\$ 5,150.00	\$ -
\$ -	\$ 223,441.00	\$ 195,129.00	\$ 401,124.00	\$ -	\$ 299,817.00	\$ 19,621.00	\$ 264,501.00	\$ 171,831.00	\$ 288,287.00
\$ 35,778.00	\$ -	\$ 15,840.00	\$ -	\$ -	\$ 13,536.00	\$ 13,961.00	\$ -	\$ -	\$ 13,400.00
\$ 22,642.00	\$ 28,131.00	\$ 20,069.00	\$ 29,516.00	\$ -	\$ 145,092.00	\$ 46,561.00	\$ 26,516.00	\$ 18,632.00	\$ 24,734.00
\$ -	\$ 82,727.00	\$ -	\$ 44,815.00	\$ -	\$ 160,035.00	\$ -	\$ 115,184.00	\$ -	\$ 81,700.00
\$ 2,100.00	\$ 40,296.00	\$ 4,581.00	\$ 48,801.00	\$ -	\$ 17,739.00	\$ 9,300.00	\$ 32,761.00	\$ 2,000.00	\$ 35,907.00
\$ -	\$ 437,292.00	\$ -	\$ 568,770.00	\$ -	\$ 580,011.00	\$ 12,507.00	\$ 458,952.00	\$ -	\$ 275,092.00
\$ 1,207.00	\$ 374,189.00	\$ -	\$ 358,136.00	\$ -	\$ 311,146.00	\$ 2,175.00	\$ 440,044.00	\$ 6,278.00	\$ 336,554.00
\$ 861.00	\$ 170,100.00	\$ -	\$ 109,456.00	\$ -	\$ 165,395.00	\$ 3,116.00	\$ 90,194.00	\$ -	\$ 92,887.00
\$ -	\$ 128,297.00	\$ -	\$ 130,517.00	\$ -	\$ 104,911.00	\$ -	\$ 129,412.00	\$ -	\$ 130,094.00
\$ -	\$ 4,676.00	\$ -	\$ 65,777.00	\$ -	\$ 5,311.00	\$ 15,977.00	\$ 16,131.00	\$ 12,000.00	\$ 58,720.00
\$ -	\$ 1,373,008.00	\$ -	\$ 862,950.00	\$ -	\$ 1,270,437.00	\$ -	\$ 1,174,584.00	\$ -	\$ 1,190,000.00
\$ -	\$ 25,000.00	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00
\$ -	\$ 167,767.00	\$ -	\$ 142,450.00	\$ -	\$ 135,600.00	\$ -	\$ 123,772.00	\$ -	\$ 133,500.00
\$ -	\$ 495,373.00	\$ -	\$ 643,500.00	\$ -	\$ 499,521.00	\$ -	\$ 476,047.00	\$ -	\$ 476,895.00
\$ 80,446.00	\$ 926,135.00	\$ 105,050.00	\$ 655,528.00	\$ 98,600.00	\$ 666,572.00	\$ 34,111.00	\$ 697,888.00	\$ 94,395.00	\$ 1,029,025.00
\$ 246,459.00	\$ 201,496.00	\$ 101,797.00	\$ 221,978.00	\$ 79,893.00	\$ 342,624.00	\$ 203,054.00	\$ 246,676.00	\$ 130,180.00	\$ 214,388.00
\$ 466,813.00	\$ 185,363.00	\$ 242,474.00	\$ 197,586.00	\$ 367,189.00	\$ 381,482.00	\$ 443,965.00	\$ 428,712.00	\$ 236,169.00	\$ 82,511.00
\$ 143,720.00	\$ 57,716.00	\$ 176,126.00	\$ 200,252.00	\$ 160,115.00	\$ 200,953.00	\$ 119,100.00	\$ 179,387.00	\$ 160,115.00	\$ 182,048.00
\$ 1,101,140.00	\$ 5,314,565.00	\$ 1,001,595.00	\$ 5,474,213.00	\$ 785,957.00	\$ 5,861,247.00	\$ 1,060,318.00	\$ 5,655,839.00	\$ 1,041,107.00	\$ 5,835,593.00
<b>\$</b>	<b>6,415,705.00</b>	<b>\$</b>	<b>6,475,808.00</b>	<b>\$</b>	<b>6,647,204.00</b>	<b>\$</b>	<b>6,716,157.00</b>	<b>\$</b>	<b>6,876,700.00</b>
\$	33,626.00	\$	36,536.00	\$	34,866.00	\$	33,994.00	\$	35,000.00
\$	23,285.00	\$	25,300.00	\$	93,877.00	\$	23,540.00	\$	25,000.00
\$	1,353,851.00	\$	1,632,953.00	\$	703,508.00	\$	1,511,319.00	\$	1,123,000.00
<b>\$</b>	<b>7,826,467.00</b>	<b>\$</b>	<b>8,170,597.00</b>	<b>\$</b>	<b>7,479,455.00</b>	<b>\$</b>	<b>8,285,010.00</b>	<b>\$</b>	<b>8,059,700.00</b>

**Town of Mead IFB 2024-001**

**Mead Community Center Bid Results**

TCC Corporation		AD Miller	
Phase 1a PRICE	Phase 1b PRICE	Phase 1a PRICE	Phase 1b PRICE
\$ 82,738.00	\$ 156,671.00	\$ 74,329.47	\$ 369,160.70
\$ 9,513.00	\$ 6,667.00	\$ 43,997.70	\$ 45,025.40
\$ 188,602.00	\$ 339,260.00	\$ -	\$ 277,018.77
\$ 13,106.00	\$ -	\$ -	\$ 8,554.83
\$ 14,444.00	\$ 38,473.00	\$ -	\$ -
\$ -	\$ 57,092.00	\$ -	\$ 106,066.33
\$ -	\$ -	\$ 4,688.27	\$ 104,631.15
\$ -	\$ 430,749.00	\$ -	\$ 361,191.51
\$ 12,906.00	\$ 399,091.00	\$ -	\$ 486,645.84
\$ 1,036.00	\$ 121,296.00	\$ -	\$ 164,181.74
\$ -	\$ 328,785.00	\$ -	\$ 129,471.66
\$ 18,435.00	\$ -	\$ -	\$ 3,147.28
\$ -	\$ 1,303,170.00	\$ -	\$ 1,328,812.12
\$ -	\$ 25,000.00	\$ -	\$ 28,140.88
\$ -	\$ 140,150.00	\$ -	\$ 223,100.86
\$ -	\$ 544,690.00	\$ -	\$ 667,641.13
\$ 217,200.00	\$ 1,342,829.00	\$ 110,624.03	\$ 1,120,201.45
\$ 149,009.00	\$ 195,774.00	\$ 119,508.07	\$ 180,761.96
\$ 260,835.00	\$ 142,847.00	\$ 562,964.61	\$ 363,696.27
\$ 205,200.00	\$ 230,798.00	\$ 265,089.98	\$ -
\$ 1,173,024.00	\$ 5,803,342.00	\$ 1,181,202.13	\$ 5,967,449.88
\$ 6,976,366.00		\$ 7,148,652.01	
\$ 49,751.00		\$ 44,580.00	
\$ 23,769.00		\$ 24,911.00	
\$ 1,054,157.00		\$ 1,243,235.00	
\$ 8,104,043.00		\$ 8,461,378.01	



April 17, 2024

Delivery via email:  
[erasmussen@townofmead.org](mailto:erasmussen@townofmead.org)

Mrs. Erika Rasmussen, P.E.  
Town of Mead  
441 3<sup>rd</sup> Street  
Mead, CO 80542

RE: Town of Mead Community Center Project  
Bid Award Recommendation

Dear Erika:

On April 9th, 2024 at 2:00 p.m. the Town of Mead opened public bids for the Community Center Project. Eleven total bids were received; with the low base bid amount of \$5,875,267.00 by Dohn Construction. Determination of low bid was defined in the bid documents as base bid, including bid schedules 1A and 1B.

Pricing for three bid alternates was provided in the bids. Bid alternates were defined as:

Alternate #1: Gym – Metal Liner Panels

1. Base Bid: Provide metal liner panels to 16 feet high in Gym 104.
2. Alternate: Provide cost to add metal liner panels from 16 feet to bottom of roof structure in Gym 104.

Alternate #2: Exterior Metal Panels

1. Base Bid: Provide McNichols slotted metal perforated panel at all MT07 locations.
2. Alternate: Provide the cost to use “ParaSoleil Lemon Drop” metal panels at all MT07 locations.

Alternate #3: Exterior Splash Pad

1. Base Bid: Provide work as indicated on drawings for Phases 1A and 1B.
2. Alternate: Provide splash pad addition and all work as indicated on the drawings for Phase 2. Refer to phasing and site plans for all disciplines for scope of work for Phase 2.

Based on bid pricing and funding availability, we recommend acceptance of Bid Alternates 1 and 2 for a total Award Amount to the GC of \$5,932,663.00.

Ditesco reviewed the bids (attached bid tabulation) and compiled a list of questions for Dohn Construction regarding apportionment of bids between the two required bid schedules. On Tuesday April 16, we scheduled a meeting to discuss with Dohn Construction and found their answers satisfactory and in line with standard bid practices.

We also reached out to check references provided by Dohn and received recommendations from those who we made contact with.

Windsor Charter Academy – Reference: Brett Brown. The project is still underway. Brett says they have done well and Dohn was the only one that could meet the schedule on parking lots. Final completion is scheduled in August and the Owner is pleased with progress. Dohn handled turnover within the project well. He said that he would work with them again.

Poudre Valley Medical Fitness – Martin Lind spoke very highly of Dohn and would hire them again. Martin also shared they were very good at meeting deadlines and solving problems. No claims were submitted on the job by Dohn.

Other references were contacted but did not return calls or otherwise provide responses. Based on Ditesco's review of the bids and reference checks we feel that Dohn Construction is well qualified to perform the work and therefore recommend that the Community Center Project be awarded to Dohn Construction.

Please let me know if you have any questions regarding this recommendation. I can be reached by phone at 970.820.0175 or email at [bill.renz@ditescoservices.com](mailto:bill.renz@ditescoservices.com).

Sincerely,



Bill Renz, P.E.

Enclosure: Bid Tab, Contractor Bid

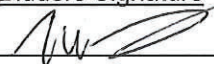





**SECTION 000310  
BID FORM**

**Project:** Town of Mead – Mead Community Center

**Address:** Town of Mead  
Attn: Erika Rasmussen, Town Engineer  
1341 WCR 34  
Mead, CO 80542

- 1.01 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices within this Bid and in accordance with the other terms and conditions of the Bidding Documents.
- 1.02 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.
- 1.03 In submitting this Bid, Bidder represents that:
  - A. Bidder has examined and carefully studied the Bidding Documents, other related data identified in the Bidding Documents, and the following Addenda, receipt of which is hereby acknowledged:

<u>Addendum No.</u>	<u>Bidders Signature</u>	<u>Date Acknowledged</u>
Addendum 1		Received 2/23/24
Addendum 2		Received 3/1/24
Addendum 3		Received 3/8/24
Addendum 4		Received 3/20/24

- B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has considered the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on

(1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and (3) Bidder's safety precautions and programs.

- E. Based on the information and observations referred to in Paragraph D above, Bidder does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- F. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- G. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.
  - 1. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

1.04 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph:
  - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process;
  - 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;



3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

1.05 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

Base Bid Proposal

The work will include all necessary labor, supervision, equipment, tools, and materials to complete the work in accordance with the Project Construction Documents and the current Town of Mead Design Standards and Specifications.

BID FORM NEXT TWO SHEETS

Base Bid Proposal (Addendum 4)

DIVISION	DESCRIPTION	Phase 1a PRICE	Phase 1b PRICE
01	General Conditions	\$ 28,327	\$ 949,926
02	Existing Conditions	\$ -	\$ -
03	Concrete	\$ -	\$ 246,497
04	Masonry	\$ 6,704	\$ -
05	Metals	\$ 20,245	\$ 33,514
06	Wood, Plastics and Composites	\$ -	\$ 10,875
07	Thermal and Moisture Protection	\$ -	\$ 28,060
08	Openings	\$ -	\$ 382,877
09	Finishes	\$ 2,124	\$ 261,778
10	Specialties	\$ 3,085	\$ 88,226
11	Equipment	\$ -	\$ 249,857
12	Furnishings	\$ 13,406	\$ 69,967
13	Fabricated Engineered Structures	\$ -	\$ 1,341,200
21	Fire Suppression - ALLOWANCE	\$ -	\$ 25,000
22	Plumbing	\$ -	\$ 128,520
23	Heating Ventilating and Air Conditioning	\$ -	\$ 473,367
26	Electrical	\$ 29,111	\$ 633,964
31	Earthwork	\$ 91,950	\$ 152,893
32	Exterior Improvements	\$ 184,178	\$ 156,997
33	Site Utilities	\$ -	\$ 262,619
BASE BID PRICE (Subtotal)		\$ 379,130	\$ 5,496,137
TOTAL BASE BID PRICE (Phase 1a + Phase 1b)		\$ 5,875,267	

Total Base Bid Price (in words)

Five Million Eight Hundred Seventy-Five Thousand Two Hundred Sixty-Seven Dollars,  
and No Cents.

Town of Mead  
Mead Community Center

000310-4

March 2024



Bid Alternates Proposal (Addendum 4)

Item No.	Description	Unit	Qty	Price
A1	Alternate 1 – Gym – Metal Liner Panels	LS	1	\$ 33,912.00

Bid Alternate 1 Price (in words)

Thirty-Three Thousand Nine Hundred Twelve Dollars,  
and No Cents.

Item No.	Description	Unit	Qty	Price
A2	Alternate 2 – Exterior Metal Panels	LS	1	\$ 23,484.00

Bid Alternate 2 Price (in words)

Twenty-Three Thousand Four Hundred Eighty-Four Dollars,  
and No Cents.

Item No.	Description	Unit	Qty	Price
A3	Alternate 3 – Phase 2 Splash Pad	LS	1	\$ 817,348.00

Bid Alternate 3 Price (in words)

Eight Hundred Seventeen Thousand Three Hundred Forty-Eight Dollars,  
and No Cents.

BIDDER acknowledges that the Owner has the right to delete items in the Bid or change quantities at his sole discretion without affecting the Agreement or prices of any item so long as the deletion or change does not exceed twenty-five percent (25%) of the total Contract Amount.

The undersigned Bidder agrees to furnish any and all required Bonds in the form required by the Town and to enter into a contract within the time specified in the Instructions to Bidders and further agrees to complete all Work covered by the Bid, in accordance with specified requirements, within the time specified in the Agreement. Bidder accepts the provisions of the Agreement as to liquidated damages.

In submitting this Bid it is understood that the right is reserved by Owner to reject any and all bids, and it is understood that this Bid may not be withdrawn during a period of 45 days after the scheduled time for the receipt of bids.

1.06 Construction Schedule

- A. Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

1.07 The following documents are submitted with and made a condition of this Bid:

- A. Required Bid security;
- B. List of Project References; Résumé of General Manager & Superintendent
- C. List of Proposed Suppliers
- D. List of Proposed Subcontractors
- E. Evidence of authority to do business in the state Colorado; or a written covenant to obtain such license within the time for acceptance of Bids;

1.08 The Engineer may require the apparent low responsive bid and second low responsive bid General Contractors to submit the following Statement of Qualifications after the bid opening:

A. General Information

- 1. Please provide official firm name, license, contact person for bidding, title, phone number, e-mail address, and mailing address. Provide a list of current projects under construction in detail, including Owner's name and contact information, Engineer's name and contact information, contract price, percent complete, and brief description of work.

B. Project Experience

- 1. Provide brief summaries of a minimum of three (3) comparable projects in which your firm served as General Contractor in last five (5) years. Include the following information with each project summary:
  - a. Owner and Engineer contact information
  - b. References and contact information
  - c. Project contract price and final construction cost
  - d. Construction dates

C. Experience of key personnel to be assigned to this project.

- 1. For each key person identified, list at least two comparable projects in which they have played a primary role. For other projects provide:



- a. Description of project
- b. Role of the person
- c. Project's original contracted construction cost and final construction cost
- d. Construction dates
- e. Project Owner
- f. Reference information (two names with telephone numbers for each project)

D. References

- 1. Provide name, address, and phone number of the General Contractor's banking reference
- 2. Provide name, address, and phone number of the General Contractor's insurance agent(s)

SIGNATURE OF BIDDER:

Date: 4/9/24

If an Individual: \_\_\_\_\_

Doing business as: \_\_\_\_\_

If a Partnership: \_\_\_\_\_

By: \_\_\_\_\_, partner

If a Corporation: Dohn Construction, Inc. (a Colorado Corporation

By: *Douglas A. Dohn* Douglas A. Dohn, President

(SEAL & TITLE) *Cristina M. A. Sec/Treas* ATTEST



ADDRESS: 2642 Midpoint Drive

Fort Collins, CO 80525

TELEPHONE: 970-490-1855

EMAIL: ddohn@dohnconstruction.com

**END OF SECTION**

SECTION 000410  
BID BOND

**Project:** Town of Mead – Mead Community Center  
IFB 2024-001

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Dohn Construction, Inc. hereinafter called the "Principal", is submitting a proposal hereinafter the "Proposal" for the above-described project, to the Town of Mead, Colorado a municipal corporation hereinafter called "Obligee".

WHEREAS, the Advertisement for Bids has required as a condition of receiving the Proposals that the Principal submit with the Proposal GUARANTY in an amount not less than five percent (5%) of the Proposal, which sum it is specifically agreed is to be forfeited as Liquidated Damages in the event that the Principal defaults in his obligation as hereinafter specified, and, in response to such Requirement, this Bid Bond is made, executed and delivered.

NOW THEREFORE, the Principal and [insert name of Surety] Liberty Mutual Insurance Company a corporation of the State of Massachusetts, duly authorized to transact business in Colorado, as Surety, are held firmly bound unto the Obligee, in the sum of five percent (5%) of the Principal's total bid price, lawful money of the United States for the payment of which sum, will and truly to be made to the Obligee, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

FURTHER THAT, a condition of the obligation that the Principal shall maintain his Proposal in full force and effect for sixty (60) days after the opening of the proposals for the project, or, if the Principal's Proposal is accepted, the Principal shall, within the prescribed time, execute the required Agreement, furnish the required Performance Bond, Labor and Material Payment Bond, Insurance Policy, and Certificates of Insurance, then this obligation shall be null and void, otherwise it shall remain in full force and effect, and subject to forfeiture upon demand as Liquidated Damages.

IN WITNESS WHEREOF said Principal and Surety have executed this Bond, this 3rd day of April, 2024.

(Corporate Seal)

THE PRINCIPAL

Dohn Construction, Inc.

2642 Midpoint Drive, Fort Collins, CO 80524

Address

BY [Signature]

ATTEST: [Signature]

Secretary

SIGNATURES

If the "Principal" is doing business as a Corporation, the Bid Bond shall be signed by an officer, i.e., President, or Vice President. The signature of the officer shall be attested to by the Secretary and property sealed.



If the "Principal" is an individual or a partnership, the Bid Bond shall so indicate and be properly signed.

(Corporate Seal)

THE SURETY

Liberty Mutual Insurance Company

  
Secretary

By

  
Attorney-in-Fact Rae L. Campbell

THIS BOND MUST BE ACCOMPANIED BY POWER OF ATTORNEY, EFFECTIVELY DATED. FAILURE TO PROVIDE A PROPERLY EXECUTED BID BOND WITH A PROPERLY EXECUTED POWER OF ATTORNEY WILL RESULT IN THE BIDDER'S PROPOSAL BEING DEEMED NON-RESPONSIVE.

**END OF SECTION**



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8208322-905040

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Andrew S. Fritzler, David M. Janssen, Diana R. Vigil, Rae L. Campbell, Stella R. Ferris, Valerie J. Mathiason, William K. Dufford

all of the city of Johnstown state of CO each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 15th day of July, 2022.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: [Signature]

David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 15th day of July, 2022 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: [Signature]

Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 30th day of April, 2024



By: [Signature]

Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.



# project manager

## STEPHANI EVANS



Industry Tenure  
10 Years



Job Tenure  
10 Years

Stephani's experience in the construction industry has taught her early planning and continuous engagement of all parties - owner, architect, end users, engineers, and subcontractors is critical to project success. Stephani is responsible for overall team leadership and overall success of the project. She is directly responsible for financial and cost updates, schedule management, material procurement, submittals, change orders, Requests for Information, subcontract management, purchase orders, progress meetings, and correspondence with professionals and owners. Stephani uses Vista by Viewpoint for overall project management and accounting, MS Project for scheduling, Bluebeam, and PlanGrid for field management.



### FEATURED PROJECT EXPERIENCE



Contract Amount: \$13,000,000

#### Windsor Charter Academy, Windsor, CO

A new 38,000 sqft building, a natural turf soccer field, new parking areas, paving existing parking areas and site development. The building will include classrooms, a high school commons area, locker rooms and gymnasium.



Contract Amount: \$1,044,587

#### Bachus & Schanker, Fort Collins, CO

This project is a 3,081 square foot law office for Bachus & Schanker in Fort Collins. The office includes individual offices, two conference rooms, break room/kitchen, and an exterior patio.



Contract Amount: \$735,253

#### Better Business Bureau, Fort Collins, CO

Project included new walls and layout, bathrooms, new electrical wiring and lighting, frame-less glass office and conference room entrances, installation of a sound masking system and new secure entry.



Contract Amount: \$23,975,635

#### Prospector Apartments, Estes Park, CO

New affordable housing apartments in Estes Park. There will be four buildings with 94 units including one maintenance and storage room and one leasing office.

### OTHER PROJECT EXPERIENCE

Wildhorse at Tuscany Apartments	\$28,428,434	Evans, CO
Logan Square Apartments	\$9,939,740	Denver, CO
Loveland Marketplace	\$2,517,565	Loveland, CO
Food Safety Net Services	\$2,260,106	Greeley, CO
Section 9, Item f. Medical Care Poudre Valley	\$1,162,522	Fort Collins, CO

### EDUCATION

#### Bachelor of Science

Construction Management  
Colorado State University  
Fort Collins, Colorado

### CERTIFICATIONS

- Vice President, Women in Construction Club at Colorado State University
- Basic First Aid & CPR
- OSHA 10-Hour

# field superintendent

## JEFF JOHNSON

 Industry Tenure  
29 Years

 Dohn Tenure  
15 Years

Jeff provides construction management and supervision services on a variety of project types, sizes, and locations. Jeff is directly responsible for overseeing and coordinating all activity at the construction site. He procures materials, supervises subcontractor's and Dohn's work forces, and works closely with the project manager to keep the project on schedule. Jeff is directly responsible for adherence to all safety policies and procedures and has primary responsibility for quality control.



### FEATURED PROJECT EXPERIENCE



Contract Amount: \$582,048

**Bellco Credit Union, Greeley, CO**  
2,803 sq ft Tenant Improvement project which involved significant enhancements to the space. This included the addition of six office spaces, an IT room, workroom, and a waiting/hospitality area.



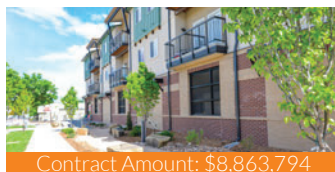
Contract Amount: \$4,573,355

**Innosphere, Fort Collins, CO**  
30,000 square foot commercial office building includes mixed-use office spaces, bioscience laboratories, & conference facilities. The energy efficient building is LEED® NC, Platinum certified.



Contract Amount: \$13,205,355

**Northwest Affordable Housing Apartments, Broomfield, CO**  
A four-story building consists of 50 units accessible through double-loaded corridors, stairways on each end, and an elevator. This project utilized Low Income Housing Tax Credits.



Contract Amount: \$8,863,794

**Prospect Station Apartments, Fort Collins, CO**  
This 39,217 square foot apartment complex consists of 32 rental units. The three-story, wood framed buildings feature tucked-under parking, a commercial space, and two live/work units. Prospect Station offers studios as well as one, two, and three-bedroom luxury loft residences.

### OTHER PROJECT EXPERIENCE

Linden Street Historic Residences Renovation	\$7,696,566	Fort Collins, CO
2419 Custer Apartments	\$3,755,541	Fort Collins, CO
Midtown Commons Façade, Roof and North Shell Remodel	\$2,277,098	Fort Collins, CO
Food Safety Net Services Facade & Site Work	\$2,260,106	Greeley, CO
North College Marketplace, Building 5	\$929,604	Fort Collins, CO

Section 9, Item f.

### EDUCATION

**High School Dipolma**  
Greeley Central High School  
Greeley, CO

### CERTIFICATIONS

- OSHA 10-Hour
- OSHA 8-Hour
- Erosion Control & Storm Water Management
- Basic First Aid & CPR
- EPA Certified Renovator in Lead Safety
- EPA 16-Hour Asbestos O&M Training
- Microsoft Project – Basic Scheduling
- UL Qualified Firestop Contractor
- City of Fort Collins Approved Fenestration Installer
- OSHA Competent Person Scaffolding & Fall Protection Trenching & Excavations Hazardous Communication Tools & PPE Electrical / Lock Out Tag Out



# dohn construction

## PROJECT REFERENCES

Over the years we have completed a number of relevant projects. Below is a list of selected highlighted projects.

Project Name	Location	Square Footage	Completion Date	Contract Amount	Owner Contact
ChampionX	Kersey, CO	7,222	October 2024	\$2,005,937	ChampionX, LLC Karl Brueckner, 281-632-6699
Windsor Charter Academy	Windsor, CO	38,128	August 2024	\$13,000,000	Windsor Charter Academy Brett Brown, 970.566.1294
Greenridge Warehouse and Office Building	Windsor, CO	29,929	August 2020	\$2,949,901	Windsor Development, LLC Philip Schuman, 970.219.1493
Greendale Flex Building	Windsor, CO	15,300	January 2019	\$1,641,395	Prospect Station, LLC Alex Schuman, 970.219.1493
Food Bank for Larimer County	Loveland, CO	42,000	August 2019	\$3,566,833	Food Bank for Larimer County Amy Pezzani, 970.493.4477
Poudre Valley Medical Fitness	Windsor, CO	66,982	July 2018	\$9,871,787	Trollco, Inc + PVHS Martin Lind, 970.302.3360
Windsor Rec Center	Windsor, CO	47,000	September 2004	\$5,803,454	Town of Windsor Wade Willis, 970.674.2444





**Dohn Construction, Inc**  
**2642 Midpoint Drive | Fort Collins, CO | 80525**

**Division**      **List of Suppliers Exceeding \$50,000**

**Phase 1 A & B**

8	Doors:	Mathias
9	Door Hardware:	Greeley Lock and Key
12	Furnishings	Forms and Surfaces

**Phase 2**

32	Aquatic:	Vortex
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**Dohn Construction, Inc**  
**2642 Midpoint Drive | Fort Collins, CO | 80525**

**Division      List of Subcontractors Exceeding \$50,000**

**Phase 1 A & B**

3	Concrete Foundations/SOG:	Pierson Concrete
8	Storefront:	Commercial Glass
9	Metal Stud and Drywall:	Copper Springs
9	Flooring:	Advanced Flooring
9	Paint:	Molecular
10	Signage	BSC Signs
11	Athletic Flooring:	Ponder Company, Inc.
11	Athletic Equipment:	H2I
13	Pre-Engineered Metal Building:	Heath Steel
22	Plumbing:	Aggie Plumbing
23	HVAC:	Air Comfort
26	Electrical:	High Point Electric
26	Audio Visual	Ford AV
26	Access Control	Greeley Lock and Key
31	Earthwork:	Open Range Services
31	Utilities:	Open Range Services
31	Survey:	Washburn
32	Asphalt:	All-Pro Asphalt
32	Exterior Concrete:	Pierson Concrete
32	Landscaping:	Landscape Concept

**Phase 2**

12	Shelter	Churchich Recreation
32	Aquatic:	Prestige
32	Exterior Concrete:	Pierson Concrete
32	Landscaping:	Landscape Concept

OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF GOOD STANDING**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

DOHN CONSTRUCTION, INC.

is a

Corporation

formed or registered on 09/22/1992 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 19921092138 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 03/13/2024 that have been posted, and by documents delivered to this office electronically through 03/18/2024 @ 16:54:30 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 03/18/2024 @ 16:54:30 in accordance with applicable law. This certificate is assigned Confirmation Number 15854623 .



A handwritten signature in blue ink that reads "Jena Griswold".

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*

*Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*



Mead Community Center  
Town of Mead  
Mead, CO  
ASSUMPTIONS AND CLARIFICATIONS  
4/9/24

1. DIVISION 7 – THERMAL AND MOISTURE PROTECTION
  - a) Dampproofing.
    - a. Deco 20 Damproofing is included.
  
2. DIVISION 9 – FINISHES
  - a) Gypsum Board Systems
    - a. Drywall above liner panel on exterior wall is excluded. Assumes exposed vapor barrier. Alternate description doesn't describe what is in place of the liner panel in the base cost. A602 wall section infers there could be drywall but E2 on Exterior Wall assembly does not.
  
3. DIVISION 22 – PLUMBING
  - a) Venting above grade is included as PVC. Add \$4,500 if cast iron is required.
  
4. DIVISION 26 – ELECTRICAL
  - a) AV System
    - a. As Addendum 4 stated, in case of discrepancies we are following the drawings. However, we still found discrepancies when following this tact.
    - b. In Gym 104 East and West, four (4) total wireless microphone transmitters are included.
    - c. Although it is mentioned in the narrative, Sound Masking System is excluded. It is NOT shown in the drawings.
    - d. Although it is mentioned in the narrative, Digital Signage System is excluded. It is NOT shown in the drawings.
    - e. In Flex Room 107 and Reception 101A AVoIP decoders for the displays, for compatibility these need to be HD BaseT receivers. Three (3) HD BaseT receivers are included.
    - f. Per the drawings, twelve (12) speakers in the Gym are included.
    - g. In Flex 107, one (1) ceiling mounted microphone array to complete the video conferencing system is included.
    - h. Although it is mentioned in the narrative, Touch Panel in the equipment rack is excluded. It is NOT shown in the drawings.
    - i. Although it is mentioned in the narrative, AV system in the Multi-purpose Room is excluded. It is NOT shown in the drawings.
    - j. 25 year structured cabling warranty is excluded.
  
5. DIVISION 31 – EARTHWORK & UTILITIES
  - a) Earthwork
    - a. Rock excavation is excluded
    - b. Fly ash or lime treatment is excluded.

6. DIVISION 32 – EXTERIOR IMPROVEMENTS

a) Curbs, Gutters, Sidewalks, and Paving

- a. Alternate supplier of decorative concrete is included at splash pad in lieu of Colorado Hardscapes. The specified concrete design is proprietary to Colorado Hardscapes so a substitution equivalent is hard to gage.



**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 35-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, AWARDING THE  
BID AND APPROVING A CONSTRUCTION AGREEMENT BETWEEN THE  
TOWN OF MEAD AND DOHN CONSTRUCTION, INC. FOR MEAD  
COMMUNITY CENTER (TOWN OF MEAD PROJECT NO. 2024-001)**

**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 requires the construction of the Mead Community Center, as more particularly described in IFB No. 2024-001 (the “Project” or “Work”), and solicited bids for the Project in accordance with Colorado law by posting the IFB on the Rocky Mountain E-Purchasing System; and

**WHEREAS**, Town Staff and the Town’s project management consultant (Ditesco, LLC) has reviewed and evaluated all complete and responsive bids submitted, and is recommending award of the Project to the bidder whose bid is in the best interests of the Town; and

**WHEREAS**, it is the desire and intent of the Board of Trustees to award the construction agreement to the bidder who submitted a bid in compliance with the reasonable and stated specifications contained within the IFB; and

**WHEREAS**, the Board of Trustees, after full consideration of the bids submitted and the recommendation of Town Staff presented at the April 29, 2024 regular meeting, finds that **Dohn Construction, Inc.**, a Colorado corporation (the successful bidder, hereinafter “Contractor”), submitted the bid that has been determined to be in the best interests of the Town; and

**WHEREAS**, the Board further finds that it is in the best interests of the Town to award the bid for the Project to the Contractor in the not-to-exceed amount of **five million nine hundred thirty-two thousand six hundred sixty-three and 00/100 dollars (\$5,932,663.00)**, based on total cost and unit pricing set forth in the Contractor’s bid proposal, which includes all necessary labor, supervision, equipment, tools and materials for the Work to be performed; and

**WHEREAS**, the Town desires to enter into a construction agreement with the Contractor to have the Contractor perform the Work described with particularity in the IFB and contract documents for the benefit of the Town of Mead, which construction agreement shall be substantially in the form attached hereto as **Exhibit 1** (the “Construction Agreement”).

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

**Section 1.** The Board of Trustees hereby: (a) awards the Project to the Contractor in the not to exceed amount of **five million nine hundred thirty-two thousand six hundred sixty-three and 00/100 dollars (\$5,932,663.00)**; (b) authorizes the Town Attorney to make such changes as may be needed to correct any non-material errors or language or to negotiate such changes to the Construction Agreement as may be appropriate and that do not substantially increase the obligations of the Town; (c) authorizes the Town Public Works Director/Town Engineer to execute the Notice of Award for the Project and deliver a

copy of said Notice of Award to the Contractor; (d) authorizes the Mayor to execute the Construction Agreement on behalf of the Town on or after such date as the Contractor has delivered the executed Construction Agreement to the Town, together with the proof of insurance, performance bond, payment bond, and other documents specifically required by the IFB, the Construction Agreement, the Notice of Award, and other Contract Documents; and (e) authorizes the Town Public Works Director/Town Engineer to execute the Notice to Proceed 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 29<sup>th</sup> DAY OF APRIL, 2024.**

**ATTEST:**

**TOWN OF MEAD**

By \_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

By \_\_\_\_\_  
Colleen G. Whitlow, Mayor



**Exhibit 1**  
Construction Agreement  
(Dohn Construction, Inc.)  
[IFB 2024-001]

*[Attached.]*

**TOWN OF MEAD, COLORADO  
CONSTRUCTION AGREEMENT  
Project Number 2024-001 (“Project”)**

This CONSTRUCTION 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 Dohn Construction, Inc., a Colorado corporation, whose address is 2642 Midpoint Drive, Fort Collins, Co 80525 (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 received bids or proposals for the Project, including one from the Contractor (“Bid Proposal”); and

WHEREAS, the Town has reviewed the Bid Proposal from the Contractor for the completion of the Project, and the Town finds said Bid Proposal acceptable; and

WHEREAS, the Town desires to contract with the Contractor subject to the terms of this Agreement and all other Contract Documents.

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
  - Specifications
  - Addendums to Specifications and Standards
  - The following manual of construction design standards and specifications: Mead Community Center Project Manual Specifications (978 pages), Mead Community Center Permit Set (152 pages)
  - Change Orders, Field Orders or other similar revisions properly authorized after the execution of this Agreement
  - Others: Addendum Nos. 1, 2, 3 and 4 to IFB/RFP

**3.00 TIME AND COMMENCEMENT OF COMPLETION:** This Agreement shall commence as of the date the Agreement is fully executed by both parties and shall continue through \_\_\_\_\_ or until the Scope of Work is completed. The Contractor shall commence the Work within the timeframe or by the date stated in the Notice to Proceed or, if no Notice to Proceed is issued, within \_\_\_\_ days of the date of this Agreement. Contractor shall complete the Work within the time stated in the Notice to Proceed or, if no Notice to Proceed is issued, within \_\_\_\_ days of the date of this 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 **two thousand dollars (\$2,000.00) 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 **five million nine hundred thirty-two thousand six hundred sixty-three and 00/100 dollars (\$5,932,663.00)** 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        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.

**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 TWO MILLION DOLLARS (\$2,000,000) per each occurrence, AND TEN MILLION DOLLARS (\$10,000,000) 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 TWO MILLION DOLLARS (\$2,000,000) 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, panelboards, 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 coverage or benefits related to: local, state, or federal income or other tax contributions, FICA, workers’ compensation, unemployment compensation, medical insurance, life insurance, paid vacations, paid holidays, pension or retirement account contributions, profit sharing, professional liability insurance, or errors and omissions insurance. The following disclosure is provided in accordance with Colorado law:

**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.**

To the maximum extent permitted by law, the Contractor waives all claims against the Town for any Employee Benefits; the Contractor will defend the Town from any claim and will indemnify the Town against any liability for any Employee Benefits for the Contractor imposed on the Town; and the Contractor will reimburse the Town for any award, judgment, or fine against the Town based on the position the Contractor was ever the Town’s employee, and all attorneys’ fees and costs the Town reasonably incurs defending itself against any such liability.

**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.

**17.00 ASSIGNMENT:** The Contractor shall not assign any of his rights or obligations under this Agreement without the prior written consent of the Town. Upon any assignment, even though consented to by the Owner, the Contractor

shall remain liable for the performance of the work under this agreement.

**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.

**19.00 INVALID SECTIONS:** Should any section of this Agreement be found to be invalid, it is agreed that all other sections shall remain in full force and effect as though severable from the invalid part.

**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:

The Town: Town of Mead  
Attn: Town Manager  
441 Third Street,  
Mead, CO 80542  
Email: hmigchelbrink@townofmead.org

With a copy to: Michow Guckenberger McAskin, LLP  
Attn: Mead Town Attorney  
5299 DTC Blvd, Suite 300  
Greenwood Village, CO 80111  
Email: mmcaskin@mgmfirm.com

Contractor: Dohn Construction, Inc.  
Attn: Douglas Dohn, President  
2642 Midpoint Drive  
Fort Collins, CO 80525  
Email: ddohn@dohnconstruction.com

**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 PAGES FOLLOW***



**IN WITNESS WHEREOF, the Parties have caused this Construction Agreement to be executed on the date(s) 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 E. Strutt, Town Clerk, MMC

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor

Date of Execution: \_\_\_\_\_, 2024

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

[Contractor signature page follows].

[Contractor signature page to Construction Agreement].

CONTRACTOR:  
**DOHN CONSTRUCTION, INC.**, a Colorado corporation

By: \_\_\_\_\_  
Douglas A. Dohn, President

STATE OF COLORADO )

) ss.

COUNTY OF \_\_\_\_\_ )

The foregoing Construction Agreement was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024,  
by Douglas A. Dohn, as President of DOHN CONSTRUCTION, INC. 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**

Documents not attached:

1. Ditesco recommendation of award dated 04.17.2024
2. Contractor email dated April 18, 2024 (adjusting Phase 1a and Phase 1b pricing).





## Agenda Item Summary

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MEETING DATE: April 29, 2024

SUBJECT: **Resolution No. 36-R-2024** – A Resolution of the Town of Mead, Colorado, Approving an Agreement Between the Town of Mead and Ditesco, LLC for the Community Center Project Management Services

PRESENTED BY: Erika Rasmussen, Town Engineer/Public Works Director

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### SUMMARY

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The Town and Ditesco, LLC, a Colorado limited liability company (“Ditesco”), previously entered into that certain Agreement for Professional Services dated March 30, 2021 for owner’s representative and project management services related to Town construction projects (“Prior Agreement”). Over the next several years, Ditesco and the Town entered into four amendments to the Prior Agreement, pursuant to which, Ditesco provided on-call services to the Town for the Public Works Facility Project, the 3rd Street Reconstruction Project, the Highland Lake Projects, and the initial phases of the Community Center Project. The Prior Agreement terminated on December 31, 2023.

The Town requires Ditesco’s continued project management services for the Construction Phase of the Community Center Project (“Services”). Accordingly, the Town and Ditesco wish to enter into a new Professional Services Agreement that extends the Services into calendar year 2024 and establishes an NTE amount of \$240,975.00 for Services to be completed by Ditesco for the Town in calendar year 2024 (“Agreement”). The Agreement also establishes Ditesco’s 2024 rates.

Resolution No. 36-R-2024 (“Resolution”): (a) approves the Agreement; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the Agreement as may be necessary that do not increase the Town’s obligations; and (c) authorizes the Mayor to execute the Agreement when in final form.

### FINANCIAL CONSIDERATIONS

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This contract is for \$240,975.00. The approved 2024 annual budget provided \$7,675,000 in the 09-51-500 Capital Outlay Community Center– Municipal Facilities Fund for this project.

### STAFF RECOMMENDATION/ACTION REQUIRED

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A motion to approve the April 29, 2024, 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 adopt Resolution No. 36-R-2024 A Resolution of the Town of Mead, Colorado, Approving an Agreement Between the Town of Mead and Ditesco, LLC for the Community Center Project Management Services.”

ATTACHMENTS

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Resolution No. 36-R-2024  
Ditesco, LLC Professional Services Agreement

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 36-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING AN  
AGREEMENT BETWEEN THE TOWN OF MEAD AND DITESCO, LLC FOR  
THE COMMUNITY CENTER PROJECT MANAGEMENT SERVICES**

**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 Ditesco, LLC, a Colorado limited liability company (“Contractor”), previously entered into that certain Agreement for Professional Services dated March 30, 2021 as amended by that certain First Amendment to Agreement dated April 11, 2022, that certain Second Amendment to Agreement dated July 20, 2022, that certain Third Amendment to Agreement dated December 20, 2022, and that certain Fourth Amendment to Agreement dated March 6, 2023 (together, “Prior Agreement”), pursuant to which Contractor was retained by the Town to provide certain owner’s representative and project management services for Town construction projects; and

**WHEREAS**, specifically, Contractor provided on-call services to the Town for the Public Works Facility Project, the 3rd Street Reconstruction Project, the Highland Lake Projects, and the initial phases of the Community Center Project; and

**WHEREAS**, the Prior Agreement terminated on December 31, 2023; and

**WHEREAS**, the Town requires Contractor’s continued project management services for the Construction Phase of the Community Center Project (“Services”); and

**WHEREAS**, the Town wishes to enter into a Profession Services Agreement with Contractor (the “Agreement”) to extend the Services into calendar year 2024 and to establish a not-to-exceed amount of Two Hundred Forty Thousand Nine Hundred Seventy-Five and 00/100 Dollars (\$240,975.00) for Services to be completed by Contractor for the Town in calendar year 2024; and

**WHEREAS**, the Board of Trustees desires to approve the 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 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 Agreement as may be necessary that do not increase the Town’s obligations; and (c) authorizes the Mayor to execute the 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 29<sup>th</sup> DAY OF APRIL, 2024.**

**ATTEST:**

**TOWN OF MEAD:**

By: \_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor

**Exhibit 1**  
Professional Services Agreement

*[Attached.]*

**Town of Mead, Colorado**  
**AGREEMENT FOR PROFESSIONAL SERVICES**

**Project/Services Name: Community Center Project Management**

THIS AGREEMENT FOR PROFESSIONAL SERVICES (“Agreement”) is made and entered into by and between the Town of Mead, a municipal corporation of the State of Colorado, with offices at 441 Third Street, Mead, Colorado 80542 (the “Town”), and Ditesco, LLC, a Colorado limited liability company, with offices at 2133 S. Timberline Road, Suite 110, Fort Collins, CO 80525 (“Contractor”) (each individually a “Party” and collectively the “Parties”).

**RECITALS**

WHEREAS, the Parties entered into that certain Agreement for Professional Services dated March 30, 2021 as amended by that certain First Amendment to Agreement dated April 11, 2022, that certain Second Amendment to Agreement dated July 20, 2022, that certain Third Amendment to Agreement dated December 20, 2022, and that certain Fourth Amendment to Agreement dated March 6, 2023 (together, “Prior Agreement”), pursuant to which Contractor was retained by the Town to provide certain owner’s representative and project management services for Town construction projects; and

WHEREAS, specifically, Contractor provided on-call services to the Town for the Public Works Facility Project, the 3rd Street Reconstruction Project, the Highland Lake Projects, and the initial phases of the Community Center Project; and

WHEREAS, the Prior Agreement terminated on December 31, 2023; and

WHEREAS, the Town requires the Contractor’s continued project management services as more fully described in **Exhibit A** for the Construction Phase of the Community Center Project (“Services”); and

WHEREAS, the Town wishes to enter this Agreement with Contractor to extend the Services into calendar year 2024 and to establish a not to exceed amount for the Services; and

WHEREAS, the Town desires to contract with the Contractor subject to the terms and conditions of this Agreement.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**I. SCOPE OF SERVICES**

A. Services. Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the “Services” or “Scope of Services”). The Parties recognize and acknowledge that, although the Town has requested certain general services to be



performed or certain work product to be produced, the Contractor has offered to the Town the process, procedures, terms, and conditions under which the Contractor plans and proposes to achieve or produce the services and/or work product(s) and the Town, through this Agreement, has accepted such process, procedures, terms, and conditions as binding on the Parties.

B. Changes to Services. A change in the Scope of Services shall not be effective unless authorized through a written amendment to this Agreement signed by both Parties. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum meruit or implied contract. Except as expressly provided herein or as otherwise provided in writing by the Town, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement.

C. Duty to Inform. The Contractor shall perform the Services in accordance with this Agreement and shall promptly inform the Town concerning ambiguities and uncertainties related to the Contractor's performance that are not addressed by the Agreement.

D. Time of Performance. The Contractor shall perform all Services in accordance with this Agreement commencing on the Effective Date, as set forth in Section II of this Agreement, until such Services are completed, or terminated or suspended in accordance with this Agreement. The Contractor shall not temporarily delay, postpone, or suspend the performance of the Services without the written consent of the Town Board of Trustees, Town Manager, or a person expressly authorized in writing to direct the Contractor's services.

## II. TERM AND TERMINATION

A. Term. This Agreement shall commence on the date of mutual execution of the Parties (the "Effective Date") and shall continue until December 31, 2024 or until terminated as provided herein ("Termination Date"). The Parties may mutually agree in writing to extend the term of this Agreement, subject to annual appropriation.

B. Town Unilateral Termination. This Agreement may be terminated by the Town for any or no reason upon written notice delivered to the Contractor at least ten (10) days prior to termination. In the event of the Town's exercise of the right of unilateral termination as provided by this paragraph:

1. Unless otherwise provided in any notice of termination, the Contractor shall provide no further services in connection with this Agreement after Contractor's receipt of a notice of termination; and

2. The Contractor shall deliver all finished or unfinished documents, data, studies and reports prepared by the Contractor pursuant to this Agreement to the Town and such documents, data, studies, and reports shall become the property of the Town; and

3. The Contractor shall submit to the Town a final accounting and final invoice of charges for all outstanding and unpaid Services and reimbursable expenses authorized by this Agreement and performed prior to the Contractor's receipt of notice of termination and for any

Services authorized to be performed by the notice of termination as provided by Section II.B of this Agreement. The Contractor shall deliver such final accounting and final invoice to the Town within thirty (30) days of the date of termination; thereafter, the Town shall not accept and Contractor shall not submit any other invoice, bill, or other form of statement of charges owing to the Contractor.

C. Termination for Non-Performance. Should a party to this Agreement fail to materially perform in accordance with the terms and conditions of this Agreement, this Agreement may be terminated by the performing party if the performing party first provides written notice to the non-performing party. Such notice shall specify the non-performance, provide a demand to cure the non-performance and reasonable time to cure the non-performance, and state a date upon which the Agreement shall be terminated if there is a failure to timely cure the non-performance. For purpose of this Section II.C, “reasonable time” shall not be less than five (5) business days. In the event of a failure to timely cure a non-performance and upon the date of the resulting termination for non-performance, the Contractor shall prepare a final accounting and final invoice of charges for all performed but unpaid Services and any reimbursable expenses authorized by this Agreement. Such final accounting and final invoice shall be delivered to the Town within fifteen (15) days of the termination date contained in the written notice. Thereafter, the Town shall not accept and Contractor shall not submit any other invoice, bill, or other form of statement of charges owing to the Contractor. Provided that notice of non-performance is provided in accordance with this Section II.C, nothing in this Section II.C shall prevent, preclude, or limit any claim or action for default or breach of contract resulting from non-performance by a Party.

D. Suspension of Services. The Town may suspend the Contractor’s performance of the Services at the Town’s discretion and for any reason by delivery of written notice of suspension to the Contractor, which notice shall state a specific date of suspension. Upon Contractor’s receipt of such notice of suspension from the Town, the Contractor shall immediately cease performance of the Services on the date of suspension except: (1) as may be specifically authorized by the notice of suspension (e.g., to secure the work area from damage due to weather or to complete a specific report or study); or (2) for the submission of an invoice for Services performed prior to the date of suspension in accordance with this Agreement. Contractor shall not re-commence performance of the Services until it receives written notice of re-commencement from the Town.

E. Delivery of Notices. Any notice permitted by this Section II and its subsections shall be addressed to the Town Representative or the Contractor Representative at the address set forth in Section XII.D of this Agreement or such other address as either Party may notify the other of and shall be deemed given upon delivery if personally delivered, or forty-eight (48) hours after deposited in the United States mail, postage prepaid, registered or certified mail, return receipt requested.

### **III. REPRESENTATIVES AND SUPERVISION**

A. Town Representative. The Town representative responsible for oversight of this Agreement and the Contractor’s performance of Services hereunder shall be the Town Manager or his or her designee (“Town Representative”). The Town Representative shall act as the Town’s primary point of contact with the Contractor.

B. Contractor Representative. The Contractor representative under this Agreement shall be Keith Meyer, Owner/Principal (“Contractor Representative”). The Contractor Representative shall act as the Contractor’s primary point of contact with the Town. The Contractor shall not designate another person to be the Contractor Representative without prior written notice to the Town.

C. Town Supervision. The Contractor shall provide all Services with little or no daily supervision by Town staff or other contractors. Inability or failure of the Contractor to perform with little or no daily supervision which results in the Town’s need to allocate resources in time or expense for daily supervision shall constitute a material breach of this Agreement and be subject to cure or remedy, including possible termination of the Agreement, as provided in this Agreement.

#### IV. COMPENSATION

A. Not-to-Exceed Amount. Following execution of this Agreement by the Parties, the Contractor shall be authorized to and shall commence performance of the Services as described in **Exhibit A**, subject to the requirements and limitations on compensation as provided by this Section IV and its subsections. Compensation to be paid hereunder shall not exceed **Two Hundred Forty Thousand Nine Hundred Seventy-Five Dollars and 00/100 (\$240,975.00)** (“Not-to-Exceed Amount”) unless a larger amount is agreed to by and between the Parties in accordance with the amendment requirements of this Agreement. Notwithstanding the amount specified in this Section, Contractor shall be paid only for work performed. Contractor shall not be paid until tasks identified in the Scope of Services are performed to the satisfaction of the Town. In consideration for the completion of the Scope of Services by Contractor, the Town shall pay Contractor as follows:

- If this box is checked, the Town shall pay Contractor on a time and materials basis in accordance with the rate schedule shown in **Exhibit B**. This amount shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the Town for any fees, costs and expenses. Final payment may be requested by the Contractor upon completion of the Services and the Town’s acceptance of all work or Services as set forth in **Exhibit A**.
- If this box is checked, the Town shall pay the Contractor the Not-to-Exceed Amount in a single lump sum payment.

B. Receipts. The Town, before making any payment, may require the Contractor to furnish at no additional charge 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.

C. Reimbursable Expenses.

1. If this Agreement is for lump sum compensation, there shall be no reimbursable expenses.



2. If the Agreement is for compensation based on a time and materials basis, the following shall be considered “reimbursable expenses” for purposes of this Agreement and may be billed to the Town without administrative mark-up, which must be accounted for by the Contractor, and proof of payment shall be provided by the Contractor with the Contractor’s monthly invoices:

- None
- Vehicle Mileage (billed at not more than the prevailing per mile charge permitted by the IRS as a tax-deductible business expense)
- Printing and Photocopying Related to the Services (billed at actual cost)
- Long Distance Telephone Charges Related to the Services
- Postage and Delivery Services
- Lodging and Meals (but only with prior written approval of the Town as to dates and maximum amount)

3. Other Expenses. Any fee, cost, charge, or expense incurred by the Contractor not otherwise specifically authorized by this Agreement shall be deemed a non-reimbursable cost that shall be borne by the Contractor and shall not be billed or invoiced to the Town and shall not be paid by the Town.

D. No Waiver. The Town's review, approval or acceptance of, or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

## V. PROFESSIONAL RESPONSIBILITY

A. General. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and professional licenses in good standing required by law.

B. Standard of Performance. The work performed by Contractor shall be in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professional firms in the same or similar type of work in the applicable community. The work and services to be performed by Contractor hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations including environmental, health and safety laws and regulations.

C. Subcontractors. The Parties recognize and agree that subcontractors may be utilized by the Contractor for the performance of certain Services if included and as described more particularly in **Exhibit A**; however, the engagement or use of subcontractors will not relieve or excuse the Contractor from performance of any obligations imposed in accordance with this Agreement and Contractor shall remain solely responsible for ensuring that any subcontractors engaged to perform Services hereunder shall perform such Services in accordance with all terms and conditions of this Agreement.

## VI. INDEPENDENT CONTRACTOR

A. General. Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

B. Liability for Employment-Related Rights and Compensation. The Contractor shall be solely responsible for all compensation, benefits, insurance and employment-related rights of any person providing Services hereunder during the course of or arising or accruing as a result of any employment, whether past or present, with the Contractor, as well as all legal costs including attorney's fees incurred in the defense of any conflict or legal action resulting from such employment or related to the corporate amenities of such employment. 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.

B. Insurance Coverage and Employment Benefits. 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 coverage or benefits related to: local, state, or federal income or other tax contributions, FICA, workers' compensation, unemployment compensation, medical insurance, life insurance, paid vacations, paid holidays, pension or retirement account contributions, profit sharing, professional liability insurance, or errors and omissions insurance. The following disclosure is provided in accordance with Colorado law:

**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.**

C. Employee Benefits Claims. To the maximum extent permitted by law, the Contractor waives all claims against the Town for any Employee Benefits; the Contractor will defend the Town from any claim and will indemnify the Town against any liability for any Employee Benefits for the Contractor imposed on the Town; and the Contractor will reimburse the Town for any award, judgment, or fine against the Town based on the position the Contractor was

ever the Town's employee, and all attorneys' fees and costs the Town reasonably incurs defending itself against any such liability.

## VII. INSURANCE

A. General. During the term of this Agreement, the Contractor shall obtain and shall continuously maintain, at the Contractor's expense, insurance of the kind and in the minimum amounts specified as follows by checking the appropriate boxes:

- The Contractor shall obtain and maintain the types, forms, and coverage(s) of insurance deemed by the Contractor to be sufficient to meet or exceed the Contractor's minimum statutory and legal obligations arising under this Agreement ("Contractor Insurance"); OR
- The Contractor shall secure and maintain the following ("Required Insurance"):
  - Worker's Compensation Insurance in the minimum amount required by applicable law for all employees and other persons as may be required by law. Such policy of insurance shall be endorsed to include the Town as a Certificate Holder.
  - Comprehensive General Liability insurance with minimum combined single limits of One Million Dollars (\$1,000,000.00) each occurrence and of Two Million Dollars (\$2,000,000.00) aggregate. The policy shall be applicable to all premises and all operations of the Contractor. 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 contain a severability of interests provision. Coverage shall be provided on an "occurrence" basis as opposed to a "claims made" basis. Such insurance shall be endorsed to name the Town as Certificate Holder and name the Town, and its elected officials, officers, employees and agents as additional insured parties.
  - Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than One Million Dollars (\$1,000,000.00) each occurrence with respect to each of the Contractor's owned, hired and non-owned vehicles assigned to or used in performance of the Services. The policy shall contain a severability of interests provision. Such insurance coverage must extend to all levels of subcontractors. Such coverage must include all automotive equipment used in the performance of the Services, both on the work site and off the work site, and such coverage shall include non-ownership and hired cars coverage. Such insurance shall be endorsed to name the Town as Certificate Holder and name the Town, and its elected officials, officers, employees and agents as additional insured parties.



- Professional Liability (errors and omissions) Insurance with a minimum limit of coverage of One Million Dollars (\$1,000,000.00) per claim and annual aggregate. Such policy of insurance shall be obtained and maintained for one (1) year following completion of all Services under this Agreement. Such policy of insurance shall be endorsed to include the Town as a Certificate Holder.

B. Additional Requirements. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least thirty (30) days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees, or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

C. Insurance Certificates. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect prior to the commencement of the Services. The certificate shall identify this the Project/Services Name as set forth on the first page of this Agreement.

D. Failure to Obtain or Maintain Insurance. The Contractor's failure to obtain and continuously maintain policies of insurance shall not limit, prevent, preclude, excuse, or modify any liability, claims, demands, or other obligations of the Contractor arising from performance or non-performance of this Agreement. Failure on the part of the Contractor to obtain and to continuously maintain policies providing the required coverage, conditions, restrictions, notices, and minimum limits shall constitute a material breach of this Agreement upon which the Town may immediately terminate this Agreement, or, at its discretion, the Town may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith. All monies so paid by the Town, together with an additional five percent (5%) administrative fee, shall be repaid by the Contractor to the Town immediately upon demand by the Town. At the Town's sole discretion, the Town may offset the cost of the premiums against any monies due to the Contractor from the Town pursuant to this Agreement.

## **VIII. INDEMNIFICATION**

A. Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representatives, agents, employees, and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor. Contractor's liability under this

indemnification provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor.

B. If Contractor is providing architectural, engineering, surveying or other design services under this Agreement, the extent of Contractor's obligation to indemnify and hold harmless the Town may be determined only after Contractor's liability or fault has been determined by adjudication, alternative dispute resolution or otherwise resolved by mutual agreement between the Parties, as provided by C.R.S. § 13-50.5-102(8)(c).

**IX. RESERVED**

**X. REMEDIES**

A. In addition to any other remedies provided for in this Agreement, and without limiting its remedies available at law, the Town may exercise the following remedial actions if the Contractor substantially fails to perform the duties and obligations of this Agreement. Substantial failure to perform the duties and obligations of this Agreement shall mean a significant, insufficient, incorrect, or improper performance, activities or inactions by the Contractor. The remedial actions include:

1. Suspend the Contractor's performance pending necessary corrective action as specified by the Town without the Contractor's entitlement to an adjustment in any charge, fee, rate, price, cost, or schedule; and/or
2. Withhold payment to the Contractor until the necessary services or corrections in performance are satisfactorily completed; and/or
3. Deny payment for those services which have not been satisfactorily performed, and which, due to circumstances caused by the Contractor, cannot be performed, or if performed would be of no value to the Town; and/or
4. Terminate this Agreement in accordance with this Agreement.

B. The foregoing remedies are cumulative and the Town, in its sole discretion, may exercise any or all of the remedies individually or simultaneously.

**XI. RECORDS AND OWNERSHIP**

A. Retention and Open Records Act Compliance. All records of the Contractor related to the provision of Services hereunder, including public records as defined in the Colorado Open Records Act ("CORA"), and records produced or maintained in accordance with this Agreement, are to be retained and stored in accordance with the Town's records retention and disposal policies. Those records which constitute "public records" under CORA are to be at the Town offices or accessible and opened for public inspection in accordance with CORA and Town policies. Public records requests for such records shall be processed in accordance with Town policies. Contractor

agrees to allow access by the Town and the public to all documents subject to disclosure under applicable law. Contractor's willful failure or refusal to comply with the provisions of this Section shall result in the immediate termination of this Agreement by the Town. For purposes of CORA, the Town Clerk is the custodian of all records produced or created as a result of this Agreement. Nothing contained herein shall limit the Contractor's right to defend against disclosure of records alleged to be public.

B. Town's Right of Inspection. The Town shall have the right to request that the Contractor provide to the Town a list of all records of the Contractor related to the provision of Services hereunder retained by the Contractor in accordance with this subsection and the location and method of storage of such records. Contractor agrees to allow inspection at reasonable times by the Town of all documents and records produced or maintained in accordance with this Agreement.

C. Ownership. Any work product, materials, and documents produced by the Contractor pursuant to this Agreement shall become property of the Town of Mead upon delivery and shall not be made subject to any copyright by the Contractor unless authorized by the Town. Other materials, statistical data derived from other clients and other client projects, software, methodology and proprietary work used or provided by the Contractor to the Town not specifically created and delivered pursuant to the Services outlined in this Agreement shall not be owned by the Town and may be protected by a copyright held by the Contractor and the Contractor reserves all rights granted to it by any copyright. The Town shall not reproduce, sell, or otherwise make copies of any copyrighted material, subject to the following exceptions: (1) for exclusive use internally by Town staff and/or employees; or (2) pursuant to a request under the Colorado Open Records Act, § 24-72-203, C.R.S., to the extent that such statute applies; or (3) pursuant to law, regulation, or court order. The Contractor waives any right to prevent its name from being used in connection with the Services. The Contractor may publicly state that it performs the Services for the Town.

D. Return of Records to Town. At the Town's request, upon expiration or termination of this Agreement, all records of the Contractor related to the provision of Services hereunder, including public records as defined in the CORA, and records produced or maintained in accordance with this Agreement, are to be returned to the Town in a reasonable format and with an index as determined and requested by the Town.

## **XII. MISCELLANEOUS**

A. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Weld County, Colorado.

B. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligations of this Agreement.

C. Integration. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.



D. Notice. Unless otherwise provided in this Agreement, any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent via pre-paid, first class United States Mail, to the party at the address set forth below.

**If to the Town:**

**If to Contractor:**

Town of Mead Attn: Town Manager 441 Third Street P.O. Box 626 Mead, Colorado 80542	Ditesco, LLC Attn: Keith Meyer 2133 S. Timberline Road, Suite 110 Fort Collins, CO 80525
With Copy to: Michow Guckenberger McAskin LLP Attn: Mead Town Attorney 5299 DTC Blvd, Suite 300 Greenwood Village, Colorado 80111	With Copy to:

E. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

F. Modification. This Agreement may only be modified upon written agreement signed by the Parties.

G. Assignment. Neither this Agreement nor any of the rights or obligations of the Parties hereto, shall be assigned by either Party without the written consent of the other.

H. Affirmative Action. The Contractor warrants that it will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. The Contractor warrants that it will take affirmative action to ensure applicants are employed, and employees are treated during employment without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

I. Governmental Immunity. The Town, its officers, and its employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended (“CGIA”), or otherwise available to the Town and its officers or employees.

J. Rights and Remedies. The 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.

K. Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, and thus any obligations of the Town hereunder shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

L. 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 XII shall not authorize assignment.

M. 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.

N. Release of Information. The Contractor shall not, without the prior written approval of the Town, release any privileged or confidential information obtained in connection with the Services or this Agreement.

O. Attorneys' 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.

P. Survival. The provisions of Sections VI (Independent Contractor), VII (Insurance), VIII (Indemnification) and XII (A) (Governing Law and Venue), (J) (Rights and Remedies), (K) Annual Appropriation), (N) (Release of Information) and (O) Attorneys' Fees, shall survive the expiration or termination of this Agreement. Any additional 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.

Q. Agreement Controls. 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.

R. 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.

S. 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.

T. 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.

U. Protection of Personal Identifying Information. In the event the Services include or require 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.

V. Web Accessibility Compliance Requirements. In the event the Services include Services related to the Town internet or intranet, or otherwise require the Contractor to provide documents that will be posted to the Town website, Contractor shall provide the Services subject to all applicable web accessibility requirements of C.R.S. § 24-34-802, as the same may be amended from time to time.

*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK*

*SIGNATURE PAGES FOLLOW*



**THIS AGREEMENT is executed and made effective as provided above.**

**TOWN OF MEAD, COLORADO**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date of execution: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Mary Strutt, MMC, Town Clerk

APPROVED AS TO FORM (*excluding exhibits*):

\_\_\_\_\_  
Marcus McAskin, Town Attorney

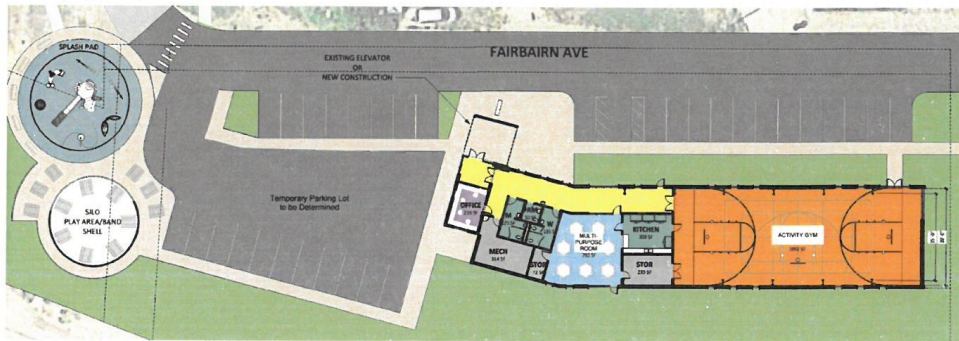


# **EXHIBIT A** **SCOPE OF SERVICES**

## **Exhibit A** **Town of Mead** **Bean Plant/Recreation Center Conversion** **Project Management Scope of Work**

### **Project Understanding**

The Town of Mead (Town) desires to convert the existing Bean Plant at the corner of Martin Avenue and Third Street to a Recreation Center (Rec Center). The new Recreation Center will include a multi-purpose room, activity gym, kitchen, flexible storage space, and restrooms. Exterior improvements will include on-street parking along Fairbairn Avenue, and a temporary parking area to the south of the new facility. The Town also desires to have an exterior play area, such as a splash pad, located on the south end of the site.



Portions of the existing facility may be repurposed, if economical, or if feasible, or pending costs implications, may demolish the entire existing structures and re-build with similar look to provide continuity in aesthetics for this area of Mead. This will be determined by a forthcoming report by Anderson Hallas Architects, anticipated February 2022.

The Town has requested Ditesco provide project and construction management for this project. This effort will include development of Request for Proposal documents for Architect, participation in architect proposal evaluation, and management of the project Architect and design process. The Town is anticipating delivering this project through a Construction Manager at Risk (CMaR) or similar delivery model. Ditesco will assist the Town in solicitation of a qualified contractor to provide construction services, oversee the development of Not to Exceed, Guaranteed Maximum Price (GMP) contract, and construction of the new Rec Center.

Ditesco will work with the Town and selected architect to permit the project through the Town's building official, SafeBuilt. Ditesco will then provide construction management services during construction to oversee the demolition of the facility and construction of the new Rec Center.

The project is anticipated to be in design through 2022, with construction of the new facility beginning in 2023. Construction is anticipated to be completed by late summer, with the Recreation Center open for use in Fall 2023.

This scope of work assumes that the city will provide:

- Specialty inspections required by building code.
- Zoning and general material use compliance related to site development plan approvals.
- Erosion control (SWMP) compliance inspections.

Ditesco will provide project management during the design phase and construction phase and will provide construction management personnel to assist with inspections during construction. These tasks are further detailed below.



**Phase – Demolition Phase**

- Ditesco will complete one (1) site visit to collect information, photograph, and document the demolition limits of the site.
- We will attend bi-weekly progress meetings for design and construction. We have estimated this effort at a total of ten (10) meetings.
- Ditesco will develop a demolition drawing set as a separate deliverable. This drawing set is anticipated to include:
  - Cover (1 sheet)
  - General notes (1-2 sheets)
  - Overall site drawing (1 sheet)
  - Demolition drawings (2-3 sheets)
  - Demolition photograph details (2-3 sheets)
  - **Total Sheets: 7-10 Sheets**
- Ditesco will generate CSI-formatted technical specifications for the demolition work. For deconstruction of Building 2A, 2B, and 3, Ditesco will develop a performance specification for deconstruction, labeling, and storage of the building materials.
- We will assist the Town in development of bid documents for advertisement of this demolition project. This portion of the project is anticipated to be delivered via design-bid-build, or hard-bid method.
- Ditesco will participate in the pre-bid meeting, and prepare any addenda associated with the bidding process.

Upon selection of the Contractor, Ditesco will manage the Contractor through the demolition phase of construction. This effort is anticipated to include:

- Ditesco will complete one (1) pre-construction meeting. For this meeting, our staff will prepare a meeting agenda and meeting minutes.
- We will review the Contractor's schedule and provide feedback on key milestones to complete the work.
- We will manage on-site weekly check-in meetings with the Contractor. This effort is anticipated to be four (4) on-site meetings, through construction. We will prepare meeting agendas, as applicable, for these meetings.
- Ditesco will provide on-site construction management services for demolition. This effort is anticipated to be completed at a half-time, or four-hours per day effort. This work will include daily coordination with the Contractor, coordination with the Town, quality assurance verifications, and confirmation for general conformance with the drawings.
- Our staff will track demolition progress with photographic records on the project Procore site.

**Phase – Design Management**

- During this phase Ditesco will provide a full complement of project management services including budget management through routine cost control reports to Town management. We will also create and manage an overall program schedule.
- Ditesco will prepare request for proposals for the architect, and the Construction Manager at Risk (CMaR) general contractor working proactively with Town staff to advertise and select each team member. We will independently evaluate cost factors presented by contractors to ensure the cost is controlled through the general contractor selection process. We will ensure professional services rates are industry competitive for this type of project.

Page 3 of 8

- We will hold bi-weekly coordination meetings with the selected architect and Town staff to ensure design schedules are maintained and required submittals are provided to match the delivery schedule.
- We will coordinate with the selected architectural firm and the Town to gain the necessary permits and project approvals. This is anticipated to include site plan and building permit through the Town's Building Official, SafeBuilt.
- Ditesco staff will also participate and/or manage meetings for design development/construction documentation creation including:
  - Design coordination meetings (bi-weekly)
  - Utility Coordination meetings (LTWD, United Power, TDS, Xcel) (assumed 6 meetings)
- During the design and construction phase, we will establish and manage a Procore document management site (cloud based) for design team and contractor access. This site will manage all construction phase communications including submittal review, RFIs, meeting minutes, test results, correspondence, and reports.
- Ditesco will oversee the architectural consultant contract providing guidance on design deliverables, quality control, schedule control and contract administration (invoice recommendations for approval, change orders and/or contract amendments).
- We will prepare and implement risk management plans to help control cost, schedule, and quality for the Town.
- Our team will provide design review for 30, 60, and 90% complete plans to ensure the architectural and engineering quality is delivered resulting in minimal delays in design and permitting approvals.
- Ditesco staff will work with Town personnel to ensure equipment specified has useful warranties and design elements are easily maintained thereby minimizing operational costs.
- Ditesco staff will participate in the GMP development process with the CMaR contractor including auditing GMP and subcontractor proposals. This will be completed to verify compliance with Town of Mead purchasing procedures.
- We will participate in all subcontractor selection and buy out sessions to ensure the proper scope of work is maintained for each subcontractor in the overall development of the GMP.
- We will audit the GMP preparation to ensure it is within budget and cost are calculated and presented according to the terms of the CMaR agreement.

**Phase: Construction**

- During this phase Ditesco personnel will photograph and video the existing project conditions and roadways leading into and out of the project site. This effort ensures a baseline record of pre-existing conditions protecting the Town from damage claims.
- We will review and comment on the contractor's initial schedule prior to the pre-construction meeting. We will ensure a logical, defined CPM schedule is established with an overall baseline for progress measurement.
- Our staff will coordinate, attend and document one pre-construction meeting.
- We will conduct weekly progress meetings on site with the general contractor and their subcontractors. We will provide meeting minutes for all meetings.
- We will review and recommend approval of pay applications to the Town, review and manage contract changes for approval by the County, generate and coordinate responses to RFIs and provide for overall administration of the construction contract.

Page 4 of 8

- Our staff will perform daily site inspections to ensure quality construction and conformity to the plans and specifications. Inspections will include coordination for all specialty inspections required of the project including structural steel and concrete, masonry, coatings, wall, and roofing systems. Ditesco will oversee pipe, manhole, concrete flatwork, and asphalt paving construction. We will provide field engineering support addressing field changes quickly to avoid construction delays.
- We will provide the Town with monthly reports documenting the contractors work progress, contract times and other pertinent information. We will also document daily work progress in the form of daily logs.
- We will oversee the submittal process with all project submittals, between the architect and contractor.
- Ditesco staff will review all test reports. We will comment on reports not meeting specifications and recommend remediation measures if necessary. We will ensure the appropriate numbers of tests are taken and that they are sampled according to industry standards and the project specifications.
- We will coordinate work between the general contractor and outside agencies (e.g., utility companies, Town of Mead, Mountain View Fire Rescue District) affected by the project.
- We will maintain project records including contracts, schedules (overall job and three-week look-ahead), progress meeting minutes, material test results, weekly reports, correspondence, pay applications, change orders, routine photographs, submittals, RFIs, permits, commissioning records and post construction close-out paperwork (punch lists, lien waivers, substantial completion/final acceptance).
- Ditesco personnel will oversee the coordination of all relevant building inspections, by the Contractor, with SafeBuilt. Inspections not performed through SafeBuilt will be directly performed by Ditesco (or the Town's material testing firm) and documented appropriately for building code compliance.
- Ditesco personnel will ensure that an as-built plan set is maintained and transmitted to the architect upon completion of the project. This will be a redlined drawing set maintained by our staff and will be coordinated with plan changes that may be documented by the general contractor. We will also ensure accurate O&M manuals are transmitted to the Town upon completion of the project.
- Ditesco staff will also perform all project management efforts including cost, schedule, and quality control through construction.



**Deliverables:**

- **Demolition Phase:** deliverables will include complete drawing set for demolition, CSI Technical Specifications, meeting agendas and minutes, construction phase documents including photographs, meeting minutes, inspection notes, pay applications, change orders, field orders, work change directives, schedules, reports, and other relevant information produced through this phase.
- **Design & Construction Phase Management:** Deliverables will include full project documentation presented electronically including bid information, construction correspondence, pay applications, change orders, field orders, work change directives, schedules, submittals, transmittals, reports, photographs, meeting notes, record drawings and other relevant information produced throughout the design and construction phase.

**Schedule**

Demolition Phase: April 2022 to August 2022

The anticipated schedule for the Town of Mead Rec Center project is design completion in January 2023 and construction completion in September 2023.

**Fee Estimate**

We have based our fee estimate on the following assumptions of the project.

- Parallel effort for development of demolition design drawings and design-phase effort
- 10-month design phase. (2022)
- 8-month construction phase (2023)
- Rec Center plans and specifications prepared by Others
- Agreements and permits provided by the Town.
- All material testing: special inspections provided by the Town.
- All formal stakeholder engagement activities completed as part of previous programming phase.

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***Estimated Fee:***

<b><i>Demolition Phase:</i></b>	<b><i>\$52,847.00</i></b>
<b><i>Design Phase Management</i></b>	<b><i>\$91,798.00</i></b>
<b><i>Construction Phase Management</i></b>	<b><i>\$240,975.00</i></b>
<b><i>Total:</i></b>	<b><i>\$385,619.00</i></b>

**A detailed task breakdown is included. Please find this on page 7 and 8 of this scope of work proposal.**

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The fee shown above is to be billed on a time and material basis, not to exceed basis based on the rates shown in the table on page 7 and 8 of this proposal. All reimbursable expenses will be billed at direct cost.

**EXHIBIT B**  
**COMPENSATION**



**Ditesco**  
**2024-2025 Rate Schedule**

President:	\$215.00 to \$297.00 per hour
Principal/VP:	\$185.00 to \$248.00 per hour
Department/Program Manager:	\$160.00 to \$204.00 per hour
Senior Project Manager:	\$155.00 to \$196.00 per hour
Project Manager:	\$146.00 to \$183.00 per hour
Associate Project Manager:	\$132.00 to \$163.00 per hour
Engineer:	\$128.00 to \$152.00 per hour
Associate Engineer:	\$120.00 to \$142.00 per hour
Project Engineer:	\$106.00 to \$132.00 per hour
Senior Construction Manager:	\$134.00 to \$187.00 per hour
Construction Manager/Resident Engineer:	\$128.00 to \$157.00 per hour
Associate Construction Manager:	\$102.00 to \$144.00 per hour
Inspector:	\$85.00 to \$124.00 per hour
Senior CAD Design:	\$125.00 to \$154.00 per hour
CAD Design:	\$90.00 to \$135.00 per hour
GIS Technician:	\$78.00 to \$141.00 per hour
Administrative:	\$70.00 to \$94.00 per hour
Mileage Reimbursement:	IRS Rate
Subconsultant Markup:	0% / None
All other costs:	At Direct Expense
Terms:	30 days net



## Agenda Item Summary

MEETING DATE: April 29, 2024

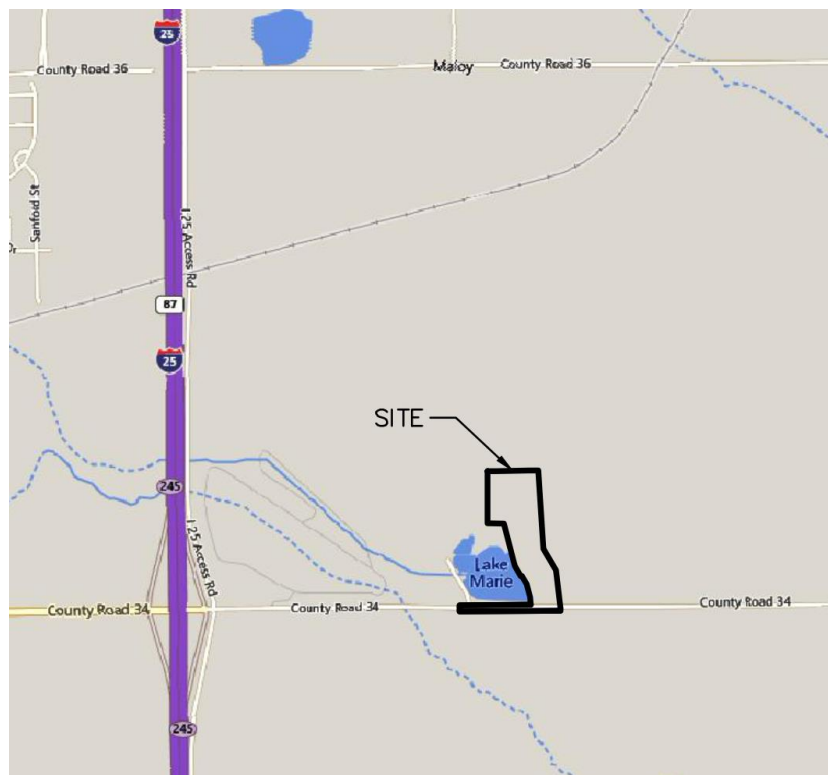
SUBJECT: **Resolution No. 37-R-2024** – A Resolution of the Town of Mead, Colorado, Accepting an Annexation Petition, Making Certain Findings of Fact, Finding Substantial Compliance for Such Petition, and Setting a Public Hearing for Property Known as the AMK Annexation

PRESENTED BY: Jason Bradford, Community Development Director

### SUMMARY

A Petition for Annexation (“**Petition**”) requesting the annexation of 13.521 acres located north of Weld County Road (“**WCR**”) 34 and east of I-25, as more fully described in the Petition and as shown below (“**Property**”), was formally submitted to the Town Clerk on or about April 22, 2024.

Resolution No. 37-R-2024 (the “**Resolution**”): (1) determines that the Petition for Annexation is in substantial compliance with the requirements of the Municipal Annexation Act of 1965, C.R.S §§ 31-12-101 et seq., as amended (“**Act**”); and 2) schedules a public hearing (“**Eligibility Hearing**”) for **Monday, June 10, 2024 at 6:00 p.m.** at Mead Town Hall, at which hearing the Board will consider whether the Property is eligible for annexation to the Town of Mead.





The petitioner identified in the Petition is AMK Properties, LLC, a Colorado limited liability company (“Petitioner”).

The Petitioner owns 100% of the Property, excluding public streets and alleys.

The requested annexation of the Property constitutes a voluntary application under the Act, and the “Substantial Compliance” determination is the first of three major procedural steps required by the Act to process the application. As part of the Substantial Compliance determination, the Board of Trustees is required to set the date, time, and place for a public hearing regarding the eligibility of the Property for annexation. The Eligibility Hearing must occur between thirty (30) and sixty (60) days after the effective date of the Substantial Compliance resolution.

If the Board adopts the Resolution in the form presented, the Eligibility Hearing will be scheduled for **Monday, June 10, 2024 at 6:00 p.m.**, which falls within the required time period. Action on the Resolution does not annex the Property, nor does it signify the Board of Trustees’ approval or disapproval of this annexation.

Staff believes that the Petition substantially complies with the requirements of the Act, specifically C.R.S. § 31-12-107(1), given that:

1. The Petition has been signed by one hundred percent (100%) of the landowners owning one hundred percent (100%) of the Property, exclusive of public streets and alleys.
2. The signatures on the Petition are dated within one hundred and eighty (180) days of the date on which the Petition was filed with the Town Clerk, satisfying the requirement of C.R.S. § 31-12-107(1)(e).
3. The Petition contains:
  - a. An allegation that it is desirable and necessary that the Property described in the Petition be annexed.
  - b. An allegation that the requirements of C.R.S. § 31-12-104 and § 31-12-105 exist or are met.
  - c. An allegation that the signer(s) of the Petition, together with owner(s) submitting other valid petitions for annexation to the Town, comprise more than fifty (50%) percent of the landowners of the area proposed to be annexed and own more than fifty (50%) of the area proposed to be annexed, exclusive of public streets and alleys and any land owned by the Town of Mead.
  - d. A request that the Town approve the annexation of the Property.
  - e. The signature of the landowner(s) that executed the petition.
  - f. The mailing address of the landowner(s).
  - g. A legal description of the property proposed for annexation, and a legal description of the specific real property owned by the landowner(s) that executed the petition.
  - h. The date that the landowner(s) executed the petition.
  - i. The affidavit of the Petition circulator; stating that the signature of the landowner(s) therein is the signature of the person whose name it purports to be.
4. That four (4) copies of the annexation maps corresponding to the Property have been submitted to the Town with the Petition, and that the annexation maps contain the following information:
  - a. A written legal description of the boundaries of the property proposed to be annexed.
  - b. The boundary of the property proposed to be annexed.
  - c. Within the map, the boundaries and the plat numbers of plots or of lots and blocks.

- d. Next to the boundary of the property proposed to be annexed is drawn the contiguous boundary of the Town of Mead.

If the Board of Trustees approves the Resolution (scheduling the Eligibility Hearing), the next steps will be as follows.

1. Staff will commence with satisfying all notice requirements of the Act and the *Mead Municipal Code* (“MMC”).
2. After notice is provided as required, the Board of Trustees will hold the Eligibility Hearing to determine if the requested annexation meets the applicable provisions of the Act and the Colorado Constitution and is therefore eligible for annexation into the Town.
3. Once the Property has been deemed eligible for annexation, the final major step in the process is a legislative determination of the Board of Trustees as to whether it wishes to formally annex the Property into the Town and assign appropriate zoning.

#### FINANCIAL CONSIDERATIONS

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Approving the Resolution in the form presented will not have any direct fiscal impact on the Town as the Resolution only states that the Petition meets statutory content requirements for an annexation petition and sets the date for the Eligibility Hearing.

#### STAFF RECOMMENDATION/ACTION REQUIRED

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Staff recommends that the Board of Trustees adopt the proposed Resolution in the form provided, thereby determining that the Petition is in substantial compliance with applicable provisions of the Act, specifically C.R.S. § 31-12-107(1), and scheduling the Eligibility Hearing for June 10, 2024.

A motion to approve the April 29, 2024 consent agenda will approve Resolution No. 37-R-2024. If the Board desires to remove the Resolution from the consent agenda for questions and additional discussion, staff recommends the following motion for approval:

Suggested motion:

“I move to approve Resolution No. 37-R-2024, a Resolution of the Town of Mead, Colorado, accepting an annexation petition, making certain findings of fact, finding substantial compliance for such petition, and setting a public hearing for property known as the AMK annexation.”

#### ATTACHMENTS

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Resolution No. 37-R-2024

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 37-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, ACCEPTING AN  
ANNEXATION PETITION, MAKING CERTAIN FINDINGS OF FACT,  
FINDING SUBSTANTIAL COMPLIANCE FOR SUCH PETITION, AND  
SETTING A PUBLIC HEARING FOR PROPERTY KNOWN AS THE AMK  
ANNEXATION**

**WHEREAS**, the Board of Trustees of the Town of Mead, Colorado has received and examined the filings and the Petition for Annexation requesting the annexation of certain real property more fully described in said Petition and in **Exhibit 1** attached hereto (the “AMK Annexation”), which exhibit is attached to this Resolution and is incorporated herein by reference (the “Subject Property”); and

**WHEREAS**, the Petition for Annexation has been filed of record with the Town Clerk of the Town of Mead, State of Colorado; and

**WHEREAS**, the Board of Trustees finds as follows:

1. That the Petition contains the following:
  - (a) An allegation that the requirements of C.R.S. §§ 31-12-104 and 31-12-105 exist or are met.
  - (b) An allegation that the signer(s) of the petition comprises more than fifty percent (50%) of the landowners in the Subject Property owning more than fifty percent (50%) of the Subject property, exclusive of public streets and alleys and any land owned by the Town.
  - (c) A request that the Town of Mead approve the annexation of the Subject Property.
  - (d) The signature of the landowner(s) that executed the petition.
  - (e) The mailing address of the landowner(s) that executed the petition.
  - (f) The legal description of the Subject Property.
  - (g) The date that the landowner(s) executed the petition.
  - (h) The affidavit of the petition circulator; stating that the signature of the landowner(s) therein is the signature of each person whose name it purports to be.
2. That four (4) copies of the annexation maps corresponding to the Subject Property have been submitted to the Town with the Petition, and that the annexation maps contain the following information:
  - (a) A written legal description of the boundaries of the Subject Property proposed to be annexed.
  - (b) A map showing the boundary of the Subject Property proposed to be annexed.



- (c) Within the maps, the boundaries and the plat numbers of plots or of lots and blocks.
  - (d) Next to the boundary of the Subject Property proposed to be annexed is drawn the contiguous boundary of the Town of Mead.
3. That no signature on the Petition is dated more than one hundred eighty (180) days prior to the date of filing of the Petition for Annexation with the Town Clerk of the Town of Mead, State of Colorado.

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

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

**Section 2.** The Petition for Annexation to the Town of Mead of the Subject Property, commonly referred to as the “AMK Annexation”, which Petition was officially filed of record with the Town Clerk of the Town of Mead on or about April 22, 2024, substantially complies with the requirements of C.R.S. § 31-12-107(1).

**Section 3.** No election is required under C.R.S. § 31-12-107(2).

**Section 4.** No additional terms and conditions are to be imposed except as provided in the Petition for Annexation and in any annexation agreement which may be entered into by and between the Town of Mead and the petitioner(s), which are not to be considered additional terms and conditions within the meaning of C.R.S. § 31-12-112.

**Section 5.** A public hearing shall be held on **Monday, June 10, 2024, at 6:00 p.m.** at the Mead Town Hall, 441 Third Street Mead, CO 80542, for the purpose of determining and finding whether the proposed annexation complies with Section 30 of Article II of the Colorado Constitution and the applicable provisions of C.R.S. §§ 31-12-104 and 31-12-105.

**Section 6.** Any person may appear at such hearing and present evidence pertaining to the eligibility of the proposed annexation of the Subject Property to the Town of Mead.

**Section 7.** The proposed annexation is hereby referred to the Planning Commission. In accordance with Sec. 16-8-90 of the *Mead Municipal Code* (“MMC”), the Planning Commission shall consider the proposed annexation and proceed to submit its written recommendation regarding the proposed annexation to the Board of Trustees on or before the date of the eligibility hearing. In addition, Sec. 16-8-90 of the MMC requires the Planning Commission to hold a public hearing on the proposed initial zoning of the Subject Property as required by the Town’s Land Use Code if zoning of the Subject Property is requested at the time of annexation.

**Section 8. Effective Date.** This resolution shall become effective immediately upon adoption.

**Section 9. 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 29<sup>th</sup> DAY OF APRIL, 2024.**

**ATTEST:**

**TOWN OF MEAD**

By: \_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor

**Exhibit 1**  
**Legal Description**  
**AMK Annexation**

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing North 89°36'43" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE North 00°23'17" West, along the West line of the Southeast Quarter of said Section 11, a distance of 30.00 feet to the North Right of Way of Weld County Road 34 and the South line of George Raterink Annexation as recorded September 4, 1985, as reception number 2023518 of the records of the Weld County Clerk and Recorder;

THENCE North 89°36'44" East, along said North Right of Way, a distance of 23.76 feet to the POINT OF BEGINNING;

THENCE North 89°36'43" East, continuing along said North Right of Way, a distance of 696.17 feet to the West line of Lot A, Recorded Exemption 1207-11-4-RE2311, as recorded November 18, 1998, as reception number 2654501 of the records of the Weld County Clerk and Recorder;

Thence along the West line of said Lot A the following 7 courses;

THENCE North 04°53'21" West a distance of 75.27 feet;

THENCE North 14°35'26" West a distance of 130.14 feet;

THENCE North 30°14'00" West a distance of 90.76 feet;

THENCE North 89°57'27" West a distance of 12.15 feet;

THENCE North 29°27'36" West a distance of 117.69 feet;

THENCE North 14°27'02" West a distance of 426.89 feet;

THENCE North 89°30'09" West a distance of 160.64 feet to the Southeasterly corner of Raterink Annexation, as recorded September 3, 2019, as Reception No. 4519855 of the WCCR;

Thence along the East and North lines of said Raterink Annexation, being coincident with the West and North lines of said RE2311, the following three courses;

THENCE North 00°02'50" West a distance of 510.72 feet;

THENCE North 89°51'02" East a distance of 82.74 feet;

THENCE North 89°11'54" East a distance of 299.73 feet to the Southwest corner of Postle Annexation as recorded November 8, 2021, as Reception No. 4774032 of the WCCR;

Thence along the South line of said Postle Annexation, being coincident with the North line of said RE2311, the following two courses;

THENCE North 89°11'53" East a distance of 29.81 feet;

THENCE North 89°32'29" East a distance of 84.83 feet;

Thence departing said South line of Postle Annexation, and continuing along the East and South lines of said RE2311 the following 4 courses;

THENCE South 03°47'02" East, a distance of 765.98 feet;

THENCE South 30°00'04" East a distance of 243.52 feet;

THENCE South 07°06'52" East a distance of 368.49 feet to the South line of said Southeast Quarter of Section 11;



THENCE South 00°23'17" East a distance of 30.00 feet to the South Right of Way of said Weld County Road 34;  
THENCE South 89°36'43" West, along said South line, a distance of 988.85 feet to the East line of Birch Family Farm Annexation as recorded February 17, 2006, as reception number 3363762 of the records of the Weld County Clerk and Recorder;  
THENCE North 00°03'30" West, along said East line, a distance of 60.00 feet to the POINT OF BEGINNING.

*Total acreage (approximate): 13.521 acres, as more particularly shown in the annexation map(s) on file with the Town Clerk.*



## Agenda Item Summary

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MEETING DATE: April 29, 2024

SUBJECT: **Resolution No. 38-R-2024** – A Resolution of the Town of Mead, Colorado, Accepting Two Regional Trail Easements for a Portion of Lot 1, Gopher Gulch Administrative Plat and a Portion of 14314 CR 5

PRESENTED BY: Collin Mieras, Town Planner

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### SUMMARY

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The Town approved the Gopher Gulch RV Park Administrative Plat on October 25, 2021, by Ordinance No. 973 (“**Plat**”). GGRV, LLC, the developer and owner of the Gopher Gulch RV Park (“**Owner**”), seeks to relocate the ten (10) foot trail easement originally dedicated with the Plat. The existing trail easement needs to be re-located for several reasons, including conflicts with the placement of utility infrastructure and moving the trail outside of the high-water mark of the pond that exists on the site.

The new trail location crosses onto adjacent property, requiring two easements- one from the Owner (GGRV, LLC) and one from the owner of adjacent real property (Kiteley Farms, LLLP). The two easements are attached to the Resolution as **Exhibit 1** and **Exhibit 2**:

**Exhibit 1** – Trail Easement Agreement (GGRV, LLC)

**Exhibit 2** – Trail Easement Agreement (KITELEY FARMS, LLLP)

(together, the “**Easements**”).

The Resolution: (1) approves the Easements in substantially the form attached to the Resolution as **Exhibit 1** and **Exhibit 2**; (2) authorizes the Town Attorney to make such changes as may be needed to correct any non-material errors or language or to negotiate such changes to the Easements as may be appropriate and that do not substantially increase the obligations of the Town; (3) authorizes the Mayor to execute the acceptance/approval signature block on each of the Easements, once in final executable format and following the date on which each of the Easements has been executed by GGRV, LLC and Kiteley Farms, LLLP, as applicable; and (4) authorizes the Town Clerk to record the fully executed Easements in the real property records of Weld County, Colorado, at Owner’s cost.

### FINANCIAL CONSIDERATIONS

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There are no financial implications associated with the Town accepting the Easements.

### STAFF RECOMMENDATION/ACTION REQUIRED

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Staff recommends approval of the Resolution. A motion to approve the April 29, 2024 consent agenda will approve the Resolution. 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 38-R-2024, Accepting Two Regional Trail Easements for a Portion of Lot 1, Gopher Gulch Administrative Plat and a Portion of 14314 CR 5.”

ATTACHMENTS

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Resolution No. 38-R-2024

Exhibit 1 – Trail Easement Agreement (GGRV, LLC)

Exhibit 2 – Trail Easement Agreement (KITELEY FARMS, LLLP)



**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 38-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, ACCEPTING TWO  
REGIONAL TRAIL EASEMENTS FOR A PORTION OF LOT 1, GOPHER GULCH RV PARK  
ADMINISTRATIVE PLAT AND A PORTION OF 14314 WCR 5**

**WHEREAS**, GGRV, LLC (“Owner”) and the Town of Mead, Colorado (“Town”) entered into that certain Site Plan Agreement for Gopher Gulch RV Park, recorded with the Weld County Clerk and Recorder on November 19, 2021, at Rec. No. 4778079 (“SPA”), which SPA obligates the Owner to construct an eight-foot (8’) wide regional trail (“Trail”); and

**WHEREAS**, the Owner’s property is subject to the administrative plat designated as Gopher Gulch RV Park Administrative Plat, Town of Mead, County of Weld, State of Colorado, recorded with the Weld County Clerk and Recorder at Rec. No. 4778076 (“Plat”); and

**WHEREAS**, the Plat grants a ten (10) foot wide easement to the Town for the Trail, and Grantor and Town seek to relocate such easement; and

**WHEREAS**, in connection with such relocation, the Owner has requested that the Town accept two perpetual regional trail easements in the form attached to this Resolution as **Exhibit 1** and **Exhibit 2**, specifically:

**Exhibit 1** – Trail Easement Agreement (GGRV, LLC)

**Exhibit 2** – Trail Easement Agreement (KITELEY FARMS, LLLP)

(together, the “Easements”); and

**WHEREAS**, the Board of Trustees desires to accept the Easements on behalf of the Town and further desires to authorize the Mayor to execute the acceptance/approval signature block on each of the Easements, once in final form,

**THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Town of Mead, Colorado as follows:

**Section 1.** The Board of Trustees hereby: (a) approves the Easements in substantially the form attached hereto as **Exhibit 1** and **Exhibit 2**; (b) authorizes the Town Attorney to make such changes as may be needed to correct any non-material errors or language or to negotiate such changes to the Easements as may be appropriate and that do not substantially increase the obligations of the Town; (c) authorizes the Mayor to execute the acceptance/approval signature block on each of the Easements, once in final executable format and following the date on which each of the Easements has been executed by GGRV, LLC and Kiteley Farms, LLLP, as applicable; and (d) authorizes the Town Clerk to record the fully executed Easements in the real property records of Weld County, Colorado, at Owner’s cost.

**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 29<sup>th</sup> DAY OF APRIL, 2024.**

**ATTEST:**

**TOWN OF MEAD**

By: \_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor

**EXHIBIT 1**

**Trail Easement Agreement (GGRV, LLC)**

*[Attached.]*



After recording, return to:

Town of Mead  
Attn: Town Clerk  
441 Third Street  
P.O. Box 626  
Mead, CO 80542

### **TRAIL EASEMENT AGREEMENT (GGRV, LLC)**

This TRAIL EASEMENT AGREEMENT (“**Agreement**”) is entered into by and between GGRV, LLC, a Colorado limited liability company with a principal address of 1675 County Road 26, Longmont, Colorado 80504 (“**Grantor**”), and TOWN OF MEAD, a statutory municipality of the State of Colorado whose address is 441 Third Street, Mead, Colorado 80542 (“**Town**”) (collectively, the “**Parties**”), and shall be effective as of the execution date provided below.

#### RECITALS:

- A. Grantor owns certain real property legally described below (“**Subject Property**”), which Subject Property includes that certain parcel more particularly described in **EXHIBIT A** attached hereto and incorporated herein by this reference (the “**Easement Parcel**”).

Lot 1, Gopher Gulch RV Park Administrative Plat, Town of Mead,  
County of Weld, State of Colorado, per the plat recorded with the  
Weld County Clerk and Recorder at Rec. No. 4778076 (“**Plat**”)

- B. The Grantor and Town entered into that certain Site Plan Agreement for Gopher Gulch RV Park, recorded with the Weld County Clerk and Recorder on November 19, 2021, at Rec. No. 4778079 (“**SPA**”), which SPA obligates the Grantor to construct and install an eight (8) foot wide regional trail over the Subject Property (“**Trail**”).
- C. The Plat grants a ten (10) foot wide easement to the Town for the Trail, and Grantor and Town seek to relocate such easement to the Easement Parcel, as more particularly provided herein.
- D. Grantor desires to grant and convey to Town, and Town desires to accept from Grantor, a perpetual easement over the Easement Parcel, as described herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, the Grantor and the Town, as grantee, agree as follows:

1. **GRANT OF TRAIL EASEMENT.** The Grantor hereby grants, bargains, sells, and conveys to the Town, its agents, successors, and permitted assigns a perpetual and exclusive public trail easement, in, to, through, over, under and across the Easement Parcel (“**Trail Easement**”) for

the purpose of enlarging, replacing, repairing, operating, removing and/or maintaining an eight (8) foot wide concrete public recreational trail, associated grading, and associated landscaping (“**Improvements**”), and all other actions consistent with this Agreement. It is expressly understood that acceptance of the Trail Easement shall not create any responsibility that does not otherwise exist by operation of law or by separate agreement between the Grantor and the Grantee for the Grantee to construct, maintain or repair any Improvements in or on the Easement Parcel.

2. TOWN ACCESS RIGHTS; SUBJACENT AND LATERAL SUPPORT. The Town, its agents, successors, and permitted assigns shall have and exercise the right of permanent and perpetual ingress and egress in, on, to, through, over, under, and across the Easement Parcel at all times as necessary or convenient for the full use and enjoyment of the rights granted to it in this Agreement. Further, the Town, its agents, successors, and assigns shall have and exercise the right of subjacent and lateral support to whatever extent is necessary or desirable for the operation and maintenance of the Improvements. The Grantor shall not take any action that would impair the lateral or subjacent support for the Improvements.

3. PUBLIC ACCESS. The general public shall be allowed access to and use of the Trail Easement for all uses consistent with a non-motorized recreational trail. Other than in connection with the Town’s rights set forth herein, use of motorized vehicles within the Trail Easement is prohibited with the exception of electric-powered bicycles. The general public’s use of the Trail Easement shall be in accordance with the Town’s rules and regulations applying to public recreational trails, as the same may be amended from time to time.

4. IMPROVEMENTS AND INTERFERENCE WITH EASEMENT. The Improvements installed on or within the Trail Easement shall be the property of the Town, following final acceptance of the Trail Improvements by the Town, removable at the Town’s option. Except as obligated by the SPA to construct the Improvements, 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 or within any part of the Easement Parcel (“**Interference**”), except with the prior written consent of the Town. Any Interference situated on or within the Easement Parcel as of the date of this Agreement or subsequently placed thereon may, except where the Town has consented thereto in writing, be removed by the Town without liability for damages arising from such removal. The Town shall be authorized to remove any Interference and to charge the entire cost thereof, together with a ten percent (10%) administrative fee, to the Grantor (“**Costs**”). The Grantor shall pay the Costs in full within forty-five days of receipt of an invoice from the Town. The Parties specifically agree and intend that Costs (as defined herein) shall constitute fees or charges of the Town as those terms are used in Sec. 1-4-80 of the *Mead Municipal Code* (“**MMC**”) and that the Costs shall constitute a lien upon the Subject Property from the due date thereof until paid. If the Costs are not paid when due, in addition to any other means provided by law, the Town Clerk shall certify such lien to the Weld County Treasurer, and the Costs shall be collected with real property taxes, as specifically authorized by the MMC.

5. ASSIGNMENT. The Town, its agents, successors, and assigns shall have the right and authority to assign any and all rights to use, and all obligations associated with, the Trail Easement as are granted to and accepted by the Town herein. In addition, the Town shall have the right and authority to grant temporary construction easements or license agreements for purposes authorized herein with respect to the operation and maintenance of the Improvements.

6. AUTHORITY TO CONVEY. The Grantor warrants, covenants, grants, bargains, and agrees to and with the Town that the Grantor is well seized of the Easement Parcel and has good, sure, perfect, absolute, and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell, and convey the same in manner and form as aforesaid, and that the same is free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances, and restrictions of whatever kind or nature, except matters of record. The Grantor further promises and agrees to forever defend the Town in its quiet and peaceful possession of the Easement Parcel in the exercise of its rights hereunder against all and every person lawfully claiming or seeking to claim the whole or any part thereof.

7. DEED OF TRUST HOLDER CONSENT. The deed of trust holder for the Subject Property has consented to Grantor's conveyance of the Trail Easement pursuant to the Deeds of Trust recorded with the Weld County Clerk and Recorder on November 30, 2021, under Reception Nos. 4780513 and 4780514, which written consent is attached hereto as **EXHIBIT B** and incorporated by this reference.

8. BENEFITS AND BURDENS. The benefits and burdens of this Trail Easement shall be binding upon and shall inure to the benefit of the Grantor and the Town, and their respective successors and assigns. This Trail Easement and the rights and obligations created hereunder shall run with the land.

9. NOTICES. All notices pertaining to this Agreement shall be in writing and shall be personally delivered or mailed by registered or certified United States mail, postage prepaid, return receipt requested, to the Parties at the addresses given below or at such other address that may be specified by written notice:

If to Grantor:                    GGRV, LLC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If to Town:                        Town of Mead  
441 Third Street  
P.O. Box 626  
Mead, CO 80542



With a copy to: Town of Mead  
Town Attorney  
c/o Michow Guckenberger & McAskin LLP  
5299 DTC Boulevard, Suite 300  
Greenwood Village, CO 80111

10. GOVERNING LAW. The terms, covenants and provisions hereof shall be governed by and construed under the applicable laws of the State of Colorado.

11. 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.

12. RECORDATION. This Agreement shall be recorded in the offices of the County Clerk and Recorder for Weld County, Colorado.

13. AMENDMENTS. Any modification, amendment or termination of this Agreement shall become effective only upon the mutual execution by Grantor and the Town of a written instrument. Any written modification, amendment or termination of this Agreement shall be recorded in the offices of the County Clerk and Recorder for Weld County, Colorado.

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

15. SECTION HEADINGS. Any section headings contained herein are included for reference purposes only.

16. NO WAIVER OF GOVERNMENTAL IMMUNITY. The Town, its officers, and its employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers or employees.

17. POLICE POWERS RESERVED. Nothing in this Agreement waives or is intended to waive the Town's authority to exercise its police powers.

[SIGNATURE PAGE(S) FOLLOW.]



**Accepted and approved by the TOWN OF MEAD, COLORADO, as grantee:**

\_\_\_\_\_  
Colleen G. Whitlow, Mayor

**ATTEST:**

\_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

*[Grantee signature page.]*



**EXHIBIT A**

**Trail Easement**

*[Fifteen (15) pages attached.]*

# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 15

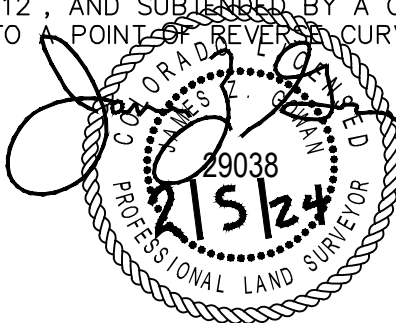
A PARCEL OF LAND BEING A PORTION OF LOT 1, GOPHER GULCH RV PARK ADMINISTRATIVE PLAT AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON NOVEMBER 19, 2021, AT RECEPTION NO. 4778076, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 21 TO BEAR NORTH 00°18'27" WEST, A DISTANCE OF 2652.10 FEET BETWEEN A FOUND 1" PIPE WITH 2" BRASS CAP "S.E. SEC. 20 T3N R68W 6TH P.M. 1995 A. MICHAEL HASCALL LS 23500" IN CONCRETE MONUMENT BOX AT THE SOUTHWEST CORNER OF SECTION 21 AND A FOUND #6 REBAR WITH 2" ALUMINUM CAP "MICHAEL HASCALL T3S R68W 1/4 S20 S21 1994 PLS 23500" IN MONUMENT BOX AT THE WEST 1/4 CORNER OF SECTION 21, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21;  
THENCE ALONG SAID WEST LINE, NORTH 00°18'27" WEST, A DISTANCE OF 1667.78 FEET;  
THENCE DEPARTING SAID WEST LINE, NORTH 89°41'33" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5 AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON DECEMBER 15, 2021, AT RECEPTION NO. 4785416, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING.  
THENCE ALONG A NORTHERLY LINE OF SAID LOT 1, SOUTH 45°47'22" EAST, A DISTANCE OF 14.01 FEET;  
THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 00°18'27" EAST, A DISTANCE OF 24.64 FEET TO A POINT OF CURVATURE;  
THENCE 21.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 58°34'34", AND SUBTENDED BY A CHORD BEARING SOUTH 29°35'44" EAST, A DISTANCE OF 20.55 FEET;  
THENCE SOUTH 58°53'01" EAST, A DISTANCE OF 25.74 FEET TO A POINT OF CURVATURE;  
THENCE 24.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET, AN INCLUDED ANGLE OF 58°34'28" AND SUBTENDED BY A CHORD BEARING SOUTH 29°35'47" EAST, A DISTANCE OF 23.48 FEET;  
THENCE SOUTH 00°18'33" EAST, A DISTANCE OF 111.48 FEET TO A POINT OF CURVATURE;  
THENCE 23.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 63°40'39", AND SUBTENDED BY A CHORD BEARING SOUTH 32°08'53" EAST, A DISTANCE OF 22.16 FEET;  
THENCE SOUTH 63°59'07" EAST, A DISTANCE OF 4.47 FEET TO A POINT OF CURVATURE;  
THENCE 17.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 69.00 FEET, AN INCLUDED ANGLE OF 14°53'29" AND SUBTENDED BY A CHORD BEARING SOUTH 56°49'24" EAST, A DISTANCE OF 17.88 FEET TO A POINT OF CURVATURE;  
THENCE 331.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 4788.70 FEET, AN INCLUDED ANGLE OF 03°58'12", AND SUBTENDED BY A CHORD BEARING SOUTH 47°23'34" EAST, A DISTANCE OF 331.75 FEET TO A POINT OF REVERSE CURVATURE;

JOB NUMBER: 19-73,270 (F)  
DRAWN BY: E. PRESCOTT  
DATE: DECEMBER 4, 2023  
REV: FEBRUARY 5, 2024

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BY:EPRESCOTT FILE:73270 DESC F C21.DWG DATE:2/5/2024 9:25 AM

# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 15

THENCE 98.61 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 374.43 FEET, AN INCLUDED ANGLE OF 15°05'22", AND SUBTENDED BY A CHORD BEARING SOUTH 53°09'03" EAST, A DISTANCE OF 98.33 FEET;

THENCE SOUTH 60°41'44" EAST, A DISTANCE OF 215.44 FEET TO A POINT OF CURVATURE;

THENCE 34.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 309.00 FEET, AN INCLUDED ANGLE OF 06°18'57", AND SUBTENDED BY A CHORD BEARING SOUTH 57°32'16" EAST, A DISTANCE OF 34.04 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 43°50'09" EAST, A DISTANCE OF 358.97 FEET;

2. THENCE NORTH 89°05'03" EAST, A DISTANCE OF 0.54 FEET TO A POINT OF CURVATURE;

THENCE DEPARTING SAID NORTHERLY LINE, 26.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, AN INCLUDED ANGLE OF 12°07'53", AND SUBTENDED BY A CHORD BEARING SOUTH 28°54'15" EAST, A DISTANCE OF 26.42 FEET;

THENCE SOUTH 22°50'19" EAST, A DISTANCE OF 82.28 FEET TO A POINT OF CURVATURE;

THENCE 7.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 59.00 FEET, AN INCLUDED ANGLE OF 06°50'20", AND SUBTENDED BY A CHORD BEARING SOUTH 26°15'29" EAST, A DISTANCE OF 7.04 FEET;

THENCE SOUTH 29°40'39" EAST, A DISTANCE OF 34.82 FEET TO A POINT OF CURVATURE;

THENCE 7.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 61.00 FEET, AN INCLUDED ANGLE OF 06°50'20", AND SUBTENDED BY A CHORD BEARING SOUTH 26°15'29" EAST, A DISTANCE OF 7.28 FEET;

THENCE SOUTH 22°50'19" EAST, A DISTANCE OF 107.23 FEET;

THENCE SOUTH 29°38'10" EAST, A DISTANCE OF 37.25 FEET TO A POINT OF CURVATURE;

THENCE 4.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 47.00 FEET, AN INCLUDED ANGLE OF 05°53'33", AND SUBTENDED BY A CHORD BEARING SOUTH 26°41'23" EAST, A DISTANCE OF 4.83 FEET;

THENCE SOUTH 23°44'37" EAST, A DISTANCE OF 38.17 FEET TO A POINT OF CURVATURE;

THENCE 2.02 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 05°30'07", AND SUBTENDED BY A CHORD BEARING SOUTH 26°29'40" EAST, A DISTANCE OF 2.02 FEET;

THENCE SOUTH 29°14'44" EAST, A DISTANCE OF 37.23 FEET TO A POINT OF CURVATURE;

THENCE 6.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, AN INCLUDED ANGLE OF 31°50'56", AND SUBTENDED BY A CHORD BEARING SOUTH 45°10'12" EAST, A DISTANCE OF 6.04 FEET;

THENCE SOUTH 61°05'40" EAST, A DISTANCE OF 18.47 FEET TO A POINT OF CURVATURE;

THENCE 9.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 31.00 FEET, AN INCLUDED ANGLE OF 18°20'41", A SUBTENDED BY A CHORD BEARING SOUTH 51°55'19" EAST, A DISTANCE OF 9.88 FEET;



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DRAWN BY: E. PRESCOTT  
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# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO  
SHEET 3 OF 15

THENCE S42°44'59"E, A DISTANCE OF 21.77 FEET TO A POINT OF CURVATURE;  
THENCE 4.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 12°58'17", AND SUBTENDED BY A CHORD BEARING SOUTH 49°14'07" EAST, A DISTANCE OF 4.74 FEET;  
THENCE SOUTH 55°43'16" EAST, A DISTANCE OF 42.56 FEET TO A POINT OF CURVATURE;  
THENCE 0.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 37.00 FEET, AN INCLUDED ANGLE OF 00°52'04", AND SUBTENDED BY A CHORD BEARING SOUTH 56°09'17" EAST, A DISTANCE OF 0.56 FEET;  
THENCE SOUTH 56°35'19" EAST, A DISTANCE OF 38.97 FEET TO A POINT OF CURVATURE;  
THENCE 4.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET, AN INCLUDED ANGLE OF 06°02'53", AND SUBTENDED BY A CHORD BEARING SOUTH 53°33'53" EAST, A DISTANCE OF 4.11 FEET;  
THENCE SOUTH 50°32'27" EAST, A DISTANCE OF 29.02 FEET TO A POINT OF CURVATURE;  
THENCE 13.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET, AN INCLUDED ANGLE OF 20°08'53", AND SUBTENDED BY A CHORD BEARING SOUTH 40°28'00" EAST, A DISTANCE OF 13.64 FEET;  
THENCE SOUTH 30°23'33" EAST, A DISTANCE OF 32.82 FEET TO A POINT OF CURVATURE;  
THENCE 3.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, AN INCLUDED ANGLE OF 06°57'52", AND SUBTENDED BY A CHORD BEARING SOUTH 33°52'30" EAST, A DISTANCE OF 3.52 FEET;  
THENCE SOUTH 37°21'26" EAST, A DISTANCE OF 41.19 FEET TO A POINT OF CURVATURE;  
THENCE 16.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 19.00 FEET, AN INCLUDED ANGLE OF 51°06'59", AND SUBTENDED BY A CHORD BEARING SOUTH 62°54'55" EAST, A DISTANCE OF 16.39 FEET;  
THENCE SOUTH 88°28'25" EAST, A DISTANCE OF 3.76 FEET TO A POINT OF CURVATURE;  
THENCE 32.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 90°00'00", AND SUBTENDED BY A CHORD BEARING SOUTH 43°28'25" EAST, A DISTANCE OF 29.70 FEET;  
THENCE SOUTH 01°31'35" WEST, A DISTANCE OF A DISTANCE OF 1.75 FEET TO A POINT OF CURVATURE;  
THENCE 14.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 40°38'51", AND SUBTENDED BY A CHORD BEARING SOUTH 21°51'01" WEST, A DISTANCE OF 14.59 FEET;  
THENCE SOUTH 42°10'26" WEST, A DISTANCE OF 11.09 FEET TO A POINT OF CURVATURE;  
THENCE 13.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 19.00 FEET, AN INCLUDED ANGLE OF 39°59'57", AND SUBTENDED BY A CHORD BEARING SOUTH 22°10'28" WEST, A DISTANCE OF 13.00 FEET;  
THENCE SOUTH 03°14'44" WEST, A DISTANCE OF 26.11 FEET;  
THENCE SOUTH 83°31'25" EAST, A DISTANCE OF 135.20 FEET TO A POINT OF CURVATURE;  
THENCE 18.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, AN INCLUDED ANGLE OF 36°28'12", AND SUBTENDED BY A CHORD BEARING SOUTH 65°17'19" EAST, A DISTANCE OF 18.15 FEET TO A POINT OF CURVATURE;



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# EXHIBIT "A"

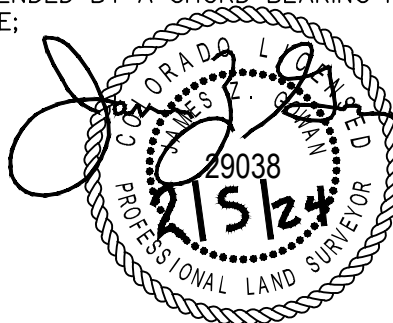
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 4 OF 15

THENCE 14.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, AN INCLUDED ANGLE OF 72°56'24", AND SUBTENDED BY A CHORD BEARING SOUTH 83°31'25" EAST, A DISTANCE OF 13.08 FEET TO A POINT OF CURVATURE;  
THENCE 18.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, AN INCLUDED ANGLE OF 36°28'12", AND SUBTENDED BY A CHORD BEARING NORTH 78°14'29" EAST, A DISTANCE OF 18.15 FEET;  
THENCE SOUTH 83°31'23" EAST, A DISTANCE OF 108.95 FEET;  
THENCE SOUTH 84°26'21" EAST, A DISTANCE OF 4.85 FEET TO A POINT OF CURVATURE;  
THENCE 44.25 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET, AN INCLUDED ANGLE OF 30°10'48", AND SUBTENDED BY A CHORD BEARING NORTH 80°28'15" EAST, A DISTANCE OF 43.74 FEET;  
THENCE NORTH 65°22'51" EAST, A DISTANCE OF 3.79 FEET TO A POINT OF CURVATURE;  
THENCE 41.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, AN INCLUDED ANGLE OF 81°22'22", AND SUBTENDED BY A CHORD BEARING SOUTH 72°52'22" EAST, A DISTANCE OF 37.81 FEET TO A POINT OF CURVATURE;  
THENCE 12.23 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 14.00 FEET, AN INCLUDED ANGLE OF 50°03'28", AND SUBTENDED BY A CHORD BEARING SOUTH 57°12'55" EAST, A DISTANCE OF 11.85 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 66;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°04'24" WEST, A DISTANCE OF 17.49 FEET TO A POINT OF CURVATURE;  
THENCE 1.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET, AN INCLUDED ANGLE OF 03°57'19", AND SUBTENDED BY A CHORD BEARING NORTH 34°09'51" WEST, A DISTANCE OF 1.66 FEET TO A POINT OF CURVATURE;  
THENCE 26.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 19.00 FEET, AN INCLUDED ANGLE OF 81°07'23", AND SUBTENDED BY A CHORD BEARING NORTH 72°44'53" WEST, A DISTANCE OF 24.71 FEET;  
THENCE SOUTH 65°22'51" WEST, A DISTANCE OF 3.69 FEET TO A POINT OF CURVATURE;  
THENCE 31.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 94.00 FEET, AN INCLUDED ANGLE OF 19°03'27", AND SUBTENDED BY A CHORD BEARING SOUTH 74°54'35" WEST, A DISTANCE OF 31.12 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 66;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°04'24" WEST, A DISTANCE OF 15.19 FEET TO A POINT OF CURVATURE;  
THENCE 3.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 94.00 FEET, AN INCLUDED ANGLE OF 01°51'10", AND SUBTENDED BY A CHORD BEARING NORTH 85°21'56" WEST, A DISTANCE OF 3.04 FEET;  
THENCE NORTH 84°26'21" WEST, A DISTANCE OF 4.87 FEET;  
THENCE NORTH 83°31'25" WEST, A DISTANCE OF 109.10 FEET TO A POINT OF CURVATURE;  
THENCE 12.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 19.00 FEET, AN INCLUDED ANGLE OF 36°28'12", AND SUBTENDED BY A CHORD BEARING SOUTH 78°14'29" WEST, A DISTANCE OF 11.89 FEET TO A POINT OF CURVATURE;  
THENCE 26.73 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 72°56'24", AND SUBTENDED BY A CHORD BEARING NORTH 83°31'25" WEST, A DISTANCE OF 24.96 FEET TO A POINT OF CURVATURE;

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# EXHIBIT "A"

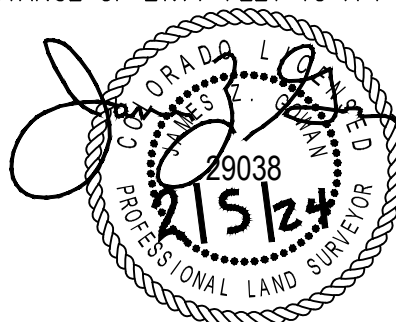
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RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 5 OF 15

THENCE 12.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 19.00 FEET, AN INCLUDED ANGLE OF 36°28'12", AND SUBTENDED BY A CHORD BEARING NORTH 65°17'19" WEST, A DISTANCE OF 11.89 FEET;  
THENCE NORTH 83°31'25" WEST, A DISTANCE OF 144.65 FEET;  
THENCE NORTH 03°14'54" EAST, A DISTANCE OF 35.40 FEET TO A POINT OF CURVATURE;  
THENCE 20.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, AN INCLUDED ANGLE OF 39°57'14", AND SUBTENDED BY A CHORD BEARING NORTH 22°11'49" EAST, A DISTANCE OF 19.82 FEET;  
THENCE NORTH 42°10'26" EAST, A DISTANCE OF 11.09 FEET TO A POINT OF CURVATURE;  
THENCE 7.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, AN INCLUDED ANGLE OF 40°38'51", AND SUBTENDED BY A CHORD BEARING NORTH 21°51'01" EAST, A DISTANCE OF 7.64 FEET;  
THENCE NORTH 01°31'35" EAST, A DISTANCE OF 1.75 FEET TO A POINT OF CURVATURE;  
THENCE 17.28 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11.00 FEET, AN INCLUDED ANGLE OF 90°00'00", AND SUBTENDED BY A CHORD BEARING NORTH 43°28'25" WEST, A DISTANCE OF 15.56 FEET;  
THENCE NORTH 88°28'25" WEST, A DISTANCE OF 3.76 FEET TO A POINT OF CURVATURE;  
THENCE 25.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.00 FEET, AN INCLUDED ANGLE OF 51°06'59", AND SUBTENDED BY A CHORD BEARING NORTH 62°54'55" WEST, A DISTANCE OF 25.02 FEET;  
THENCE NORTH 37°21'26" WEST, A DISTANCE OF 41.19 FEET TO A POINT OF CURVATURE;  
THENCE 4.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.00 FEET, AN INCLUDED ANGLE OF 06°57'52", AND SUBTENDED BY A CHORD BEARING NORTH 33°52'30" WEST, A DISTANCE OF 4.74 FEET;  
THENCE NORTH 30°23'33" WEST, A DISTANCE OF 32.82 FEET TO A POINT OF CURVATURE;  
THENCE 10.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, AN INCLUDED ANGLE OF 20°08'53", AND SUBTENDED BY A CHORD BEARING NORTH 40°28'00" WEST, A DISTANCE OF 10.15 FEET;  
THENCE NORTH 50°32'27" WEST, A DISTANCE OF 29.02 FEET TO A POINT OF CURVATURE;  
THENCE 3.06 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, AN INCLUDED ANGLE OF 06°02'53", AND SUBTENDED BY A CHORD BEARING NORTH 53°33'53" WEST, A DISTANCE OF 3.06 FEET;  
THENCE NORTH 56°35'19" WEST, A DISTANCE OF 38.97 FEET TO A POINT OF CURVATURE;  
THENCE 0.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 47.00 FEET, AN INCLUDED ANGLE OF 00°52'04", AND SUBTENDED BY A CHORD BEARING NORTH 56°09'17" WEST, A DISTANCE OF 0.71 FEET;  
THENCE NORTH 55°43'16" WEST, A DISTANCE OF 42.56 FEET;  
THENCE 7.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 31.00 FEET, AN INCLUDED ANGLE OF 12°58'17", AND SUBTENDED BY A CHORD BEARING NORTH 49°14'07" WEST, A DISTANCE OF 7.00 FEET;  
THENCE NORTH 42°44'59" WEST, A DISTANCE OF 21.77 FEET TO A POINT OF CURVATURE;

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BY:EPRESCOTT FILE:73270 DESC F C21.DWG DATE:2/5/2024 9:23 AM

# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 6 OF 15

THENCE 6.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 18°20'41", AND SUBTENDED BY A CHORD BEARING NORTH 51°55'19" WEST, A DISTANCE OF 6.70 FEET;  
THENCE NORTH 61°05'40" WEST, A DISTANCE OF 18.47 FEET TO A POINT OF CURVATURE;  
THENCE 11.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 31°50'56", AND SUBTENDED BY A CHORD BEARING NORTH 45°10'12" WEST, A DISTANCE OF 11.52 FEET;  
THENCE NORTH 29°14'44" WEST, A DISTANCE OF 37.23 FEET TO A POINT OF CURVATURE;  
THENCE 2.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 31.00 FEET, AN INCLUDED ANGLE OF 05°30'07", AND SUBTENDED BY A CHORD BEARING NORTH 26°29'40" WEST, A DISTANCE OF 2.98 FEET;  
THENCE NORTH 23°44'37" WEST, A DISTANCE OF 38.17 FEET TO A POINT OF CURVATURE;  
THENCE 3.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 37.00 FEET, AN INCLUDED ANGLE OF 05°53'33", AND SUBTENDED BY A CHORD BEARING NORTH 26°41'23" WEST, A DISTANCE OF 3.80 FEET;  
THENCE NORTH 29°38'10" WEST, A DISTANCE OF 37.85 FEET;  
THENCE NORTH 22°50'19" WEST, A DISTANCE OF 107.83 FEET TO A POINT OF CURVATURE;  
THENCE 6.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 51.00 FEET, AN INCLUDED ANGLE OF 06°50'20", AND SUBTENDED BY A CHORD BEARING NORTH 26°15'29" WEST, A DISTANCE OF 6.08 FEET;  
THENCE NORTH 29°40'39" WEST, A DISTANCE OF 34.82 FEET TO A POINT OF CURVATURE;  
THENCE 8.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 69.00 FEET, AN INCLUDED ANGLE OF 06°50'20", AND SUBTENDED BY A CHORD BEARING NORTH 26°15'29" WEST, A DISTANCE OF 8.23 FEET;  
THENCE NORTH 22°50'19" WEST, A DISTANCE OF 82.28 FEET TO A POINT OF CURVATURE;  
THENCE 38.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 115.00 FEET, AN INCLUDED ANGLE OF 19°00'32", AND SUBTENDED BY A CHORD BEARING NORTH 32°20'35" WEST, A DISTANCE OF 37.98 FEET;  
THENCE NORTH 41°50'50" WEST, A DISTANCE OF 37.65 FEET;  
THENCE NORTH 42°19'50" WEST, A DISTANCE OF 75.46 FEET TO A POINT OF CURVATURE;  
THENCE 76.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3262.12 FEET, AN INCLUDED ANGLE OF 01°20'50", AND SUBTENDED BY A CHORD BEARING NORTH 43°00'15" WEST, A DISTANCE OF 76.70 FEET TO A POINT OF CURVATURE;  
THENCE 59.46 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3262.12 FEET; AN INCLUDED ANGLE OF 01°02'40", AND SUBTENDED BY A CHORD BEARING NORTH 44°12'00" WEST, A DISTANCE OF 59.46 FEET;  
THENCE NORTH 44°43'20" WEST, A DISTANCE OF 42.94 FEET TO A POINT OF CURVATURE;  
THENCE 83.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 299.00 FEET, AN INCLUDED ANGLE OF 15°58'24", AND SUBTENDED BY A CHORD BEARING NORTH 52°42'32" WEST, A DISTANCE OF 83.09 FEET;

BY:EPRESCOTT FILE:73270 DESC F C21.DWG DATE:2/5/2024 9:23 AM

JOB NUMBER: 19-73,270 (F)  
DRAWN BY: E. PRESCOTT  
DATE: DECEMBER 5, 2023  
REV: FEBRUARY 5, 2024

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# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO  
SHEET 7 OF 15

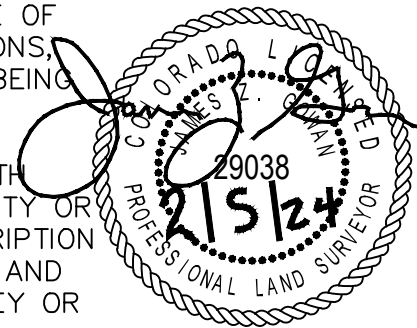
THENCE NORTH 60°41'44" WEST, A DISTANCE OF 215.44 FEET TO A POINT OF CURVATURE;  
THENCE 101.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 384.43 FEET,  
AN INCLUDED ANGLE OF 15°05'31", AND SUBTENDED BY A CHORD BEARING NORTH 53°08'58" WEST, A  
DISTANCE OF 100.97 FEET TO A POINT OF CURVATURE;  
THENCE 331.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 4778.70 FEET,  
AN INCLUDED ANGLE OF 03°58'13", AND SUBTENDED BY A CHORD BEARING NORTH 47°23'33" WEST, A  
DISTANCE OF 331.08 FEET TO A POINT OF CURVATURE;  
THENCE 15.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 59.00 FEET,  
AN INCLUDED ANGLE OF 14°53'29", AND SUBTENDED BY A CHORD BEARING NORTH 56°49'24" WEST, A  
DISTANCE OF 15.29 FEET;  
THENCE NORTH 64°16'09" WEST, A DISTANCE OF 7.43 FEET TO A POINT OF CURVATURE;  
THENCE 31.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 31.83 FEET,  
AN INCLUDED ANGLE OF 56°49'54", AND SUBTENDED BY A CHORD BEARING NORTH 29°11'16" WEST, A  
DISTANCE OF 30.30 FEET;  
THENCE NORTH 00°18'33" WEST, A DISTANCE OF 111.48 FEET TO A POINT OF CURVATURE;  
THENCE 14.31 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 14.00 FEET, AN  
INCLUDED ANGLE OF 58°34'28" AND SUBTENDED BY A CHORD BEARING NORTH 29°35'47" WEST, A  
DISTANCE OF 13.70 FEET;  
THENCE NORTH 58°53'01" WEST, A DISTANCE OF 25.74 FEET TO A POINT OF CURVATURE;  
THENCE 31.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 31.00 FEET,  
AN INCLUDED ANGLE OF 58°34'34" AND SUBTENDED BY A CHORD BEARING NORTH 29°35'44" WEST, A  
DISTANCE OF 30.33 FEET;  
THENCE NORTH 00°17'39" WEST, A DISTANCE OF 34.47 FEET, MORE OR LESS TO THE POINT OF  
BEGINNING.

SAID PARCEL CONTAINING 24,703 SQ. FT. OR 0.57 ACRES, MORE OR LESS.

I, JAMES Z. GOWAN, 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.

JAMES Z. GOWAN  
COLORADO P.L.S. #29038  
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 19-73,270 (F)  
DRAWN BY: E. PRESCOTT  
DATE: DECEMBER 5, 2023  
REV: FEBRUARY 5, 2024



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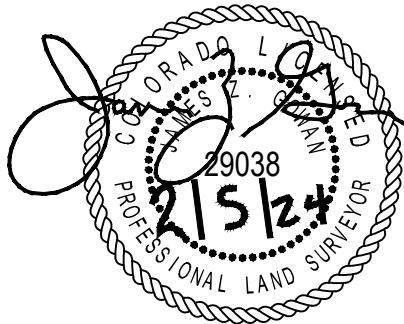
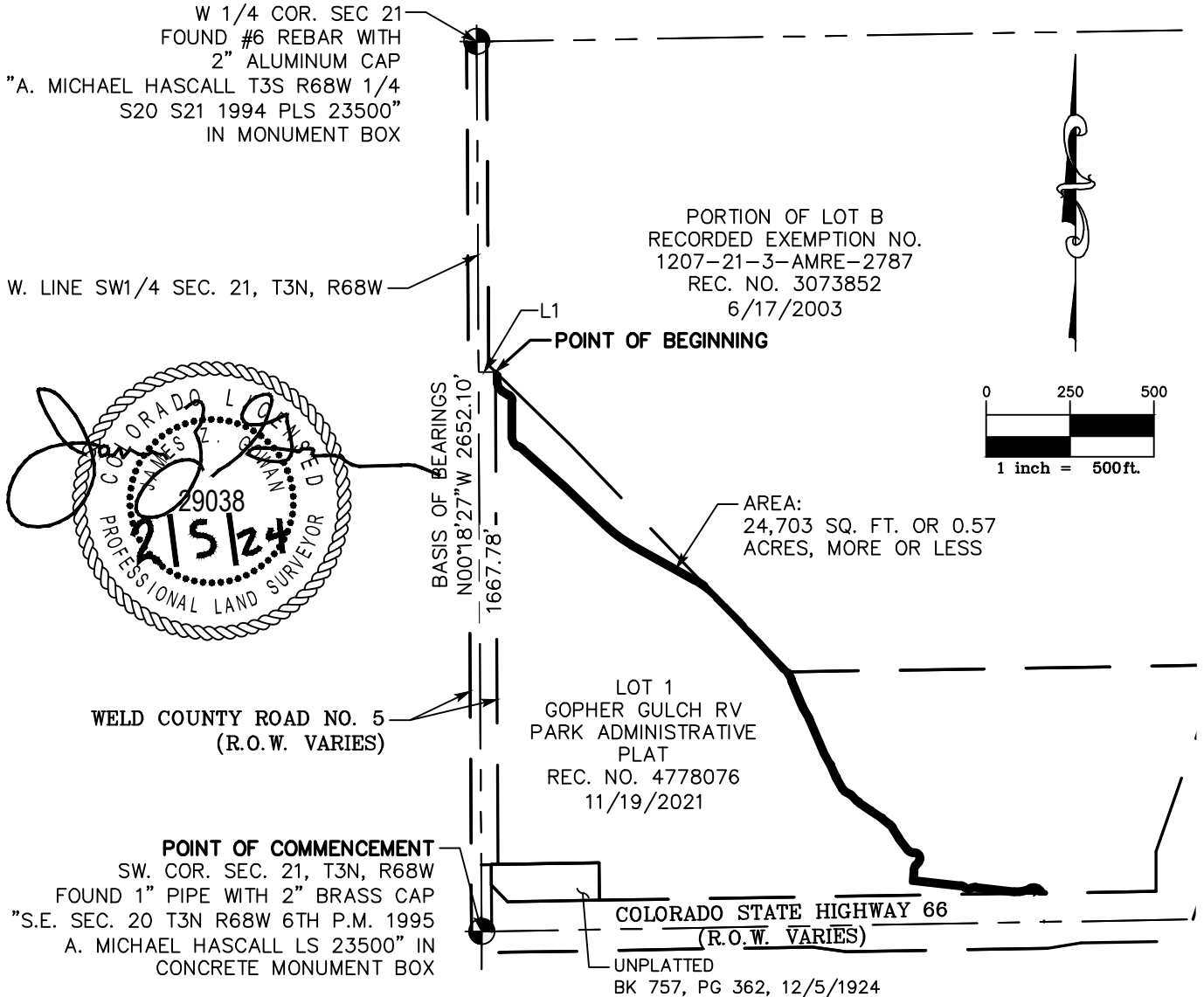
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# EXHIBIT "A"

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RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
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SHEET 8 OF 15

## BASIS OF BEARINGS



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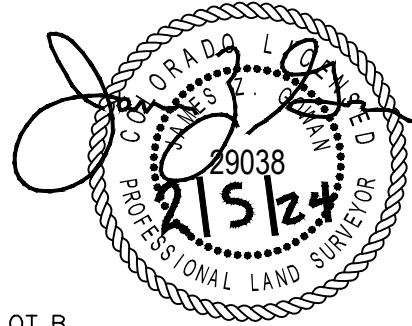
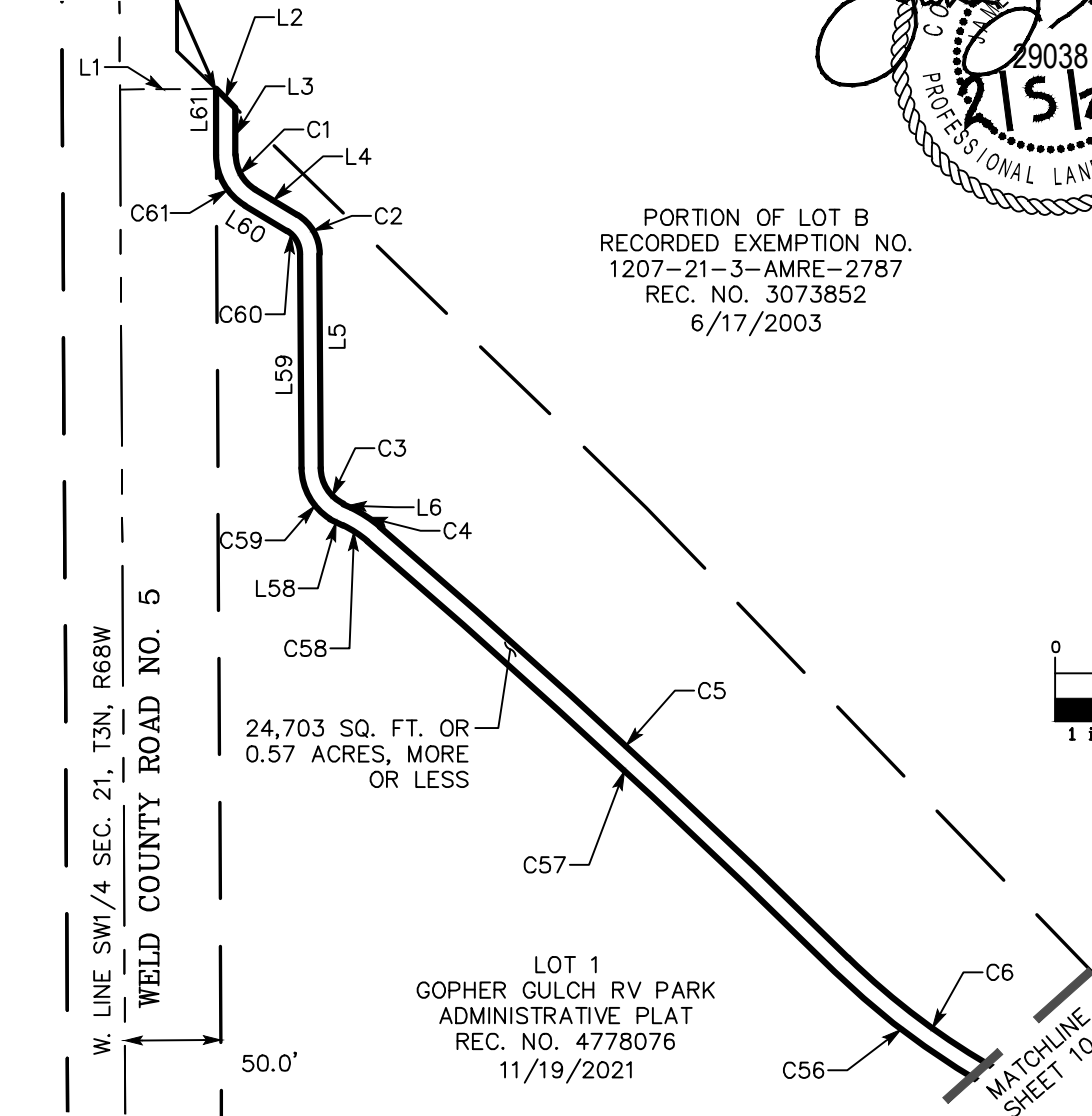
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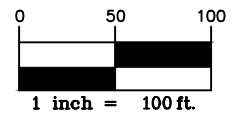
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CITY OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 9 OF 15

POINT OF BEGINNING



PORTION OF LOT B  
RECORDED EXEMPTION NO.  
1207-21-3-AMRE-2787  
REC. NO. 3073852  
6/17/2003



24,703 SQ. FT. OR  
0.57 ACRES, MORE  
OR LESS

LOT 1  
GOPHER GULCH RV PARK  
ADMINISTRATIVE PLAT  
REC. NO. 4778076  
11/19/2021

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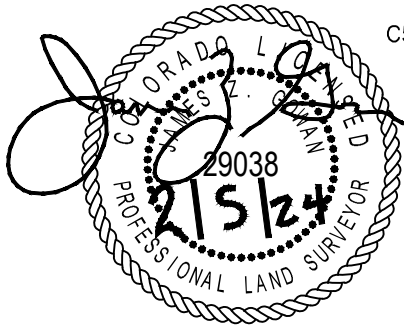
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SHEET 10 OF 15

MATCHLINE  
SHEET 9

AREA: 24,703 SQ. FT. OR 0.57 ACRES,  
MORE OR LESS

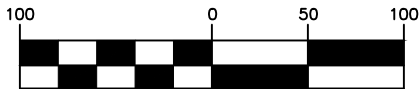
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6/17/2003



LOT 1  
GOPHER GULCH RV PARK  
ADMINISTRATIVE PLAT  
REC. NO. 4778076  
11/19/2021



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

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MATCHLINE  
SHEET 11

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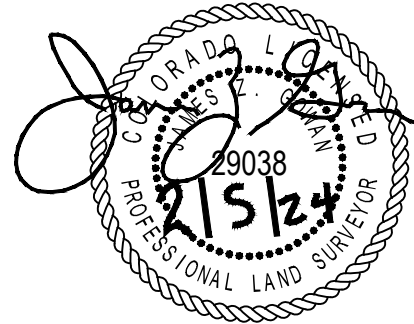


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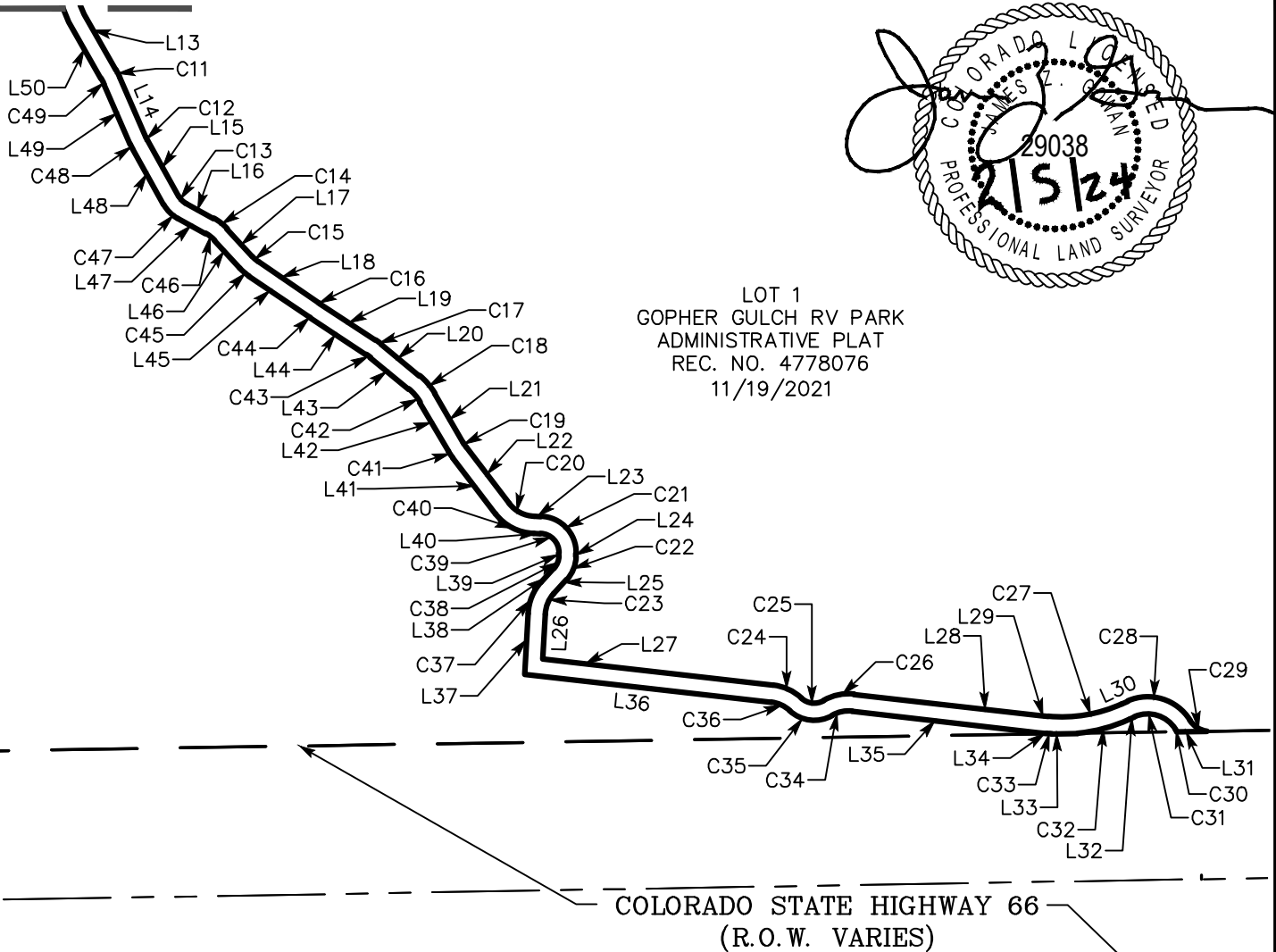
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MATCHLINE  
SHEET 10

SHEET 11 OF 15

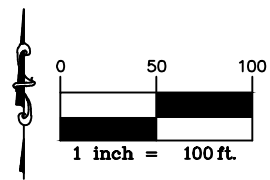


LOT 1  
GOPHER GULCH RV PARK  
ADMINISTRATIVE PLAT  
REC. NO. 4778076  
11/19/2021



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 SHEET 12 OF 15

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00	N89°41'33"E
L2	14.01	S45°47'22"E
L3	24.64	S00°18'27"E
L4	25.74	S58°53'01"E
L5	111.48	S00°18'33"E
L6	4.47	S63°59'07"E
L7	215.44	S60°41'44"E
L8	358.97	S43°50'09"E
L9	0.54	N89°05'03"E
L10	82.28	N22°50'19"W
L11	34.82	S29°40'39"E
L12	107.23	S22°50'19"E
L13	37.25	S29°38'10"E
L14	38.17	S23°44'37"E
L15	37.23	S29°14'44"E
L16	18.47	S61°05'40"E
L17	21.77	S42°44'59"E
L18	42.56	S55°43'16"E
L19	38.97	S56°35'19"E
L20	29.02	S50°32'27"E
L21	32.82	S30°23'33"E

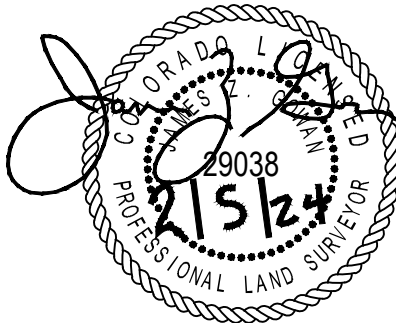
LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	41.19	S37°21'26"E
L23	3.76	S88°28'25"E
L24	1.75	S01°31'35"W
L25	11.09	S42°10'26"W
L26	26.11	S03°14'44"W
L27	135.20	S83°31'25"E
L28	108.95	S83°31'23"E
L29	4.85	S84°26'21"E
L30	3.79	N65°22'51"E
L31	17.49	S89°04'24"W
L32	3.69	S65°22'51"W
L33	15.19	S89°04'24"W
L34	4.87	N84°26'21"W
L35	109.10	N83°31'25"W
L36	144.65	N83°31'25"W
L37	35.40	N03°14'54"E
L38	11.09	N42°10'26"E
L39	1.75	N01°31'35"E
L40	3.76	N88°28'25"W
L41	41.19	N37°21'26"W
L42	32.82	N30°23'33"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L43	29.02	N50°32'27"W
L44	38.97	N56°35'19"W
L45	42.56	N55°43'16"W
L46	21.77	N42°44'59"W
L47	18.47	N61°05'40"W
L48	37.23	N29°14'44"W
L49	38.17	N23°44'37"W
L50	37.85	N29°38'10"W
L51	107.83	N22°50'19"W
L52	34.82	N29°40'39"W
L53	82.28	N22°50'19"W
L54	37.65	N41°50'50"W
L55	75.46	N42°19'50"W
L56	42.94	N44°43'20"W
L57	215.44	N60°41'44"W
L58	7.43	N64°16'09"W
L59	111.48	N00°18'33"W
L60	25.74	N58°53'01"W
L61	34.47	N00°17'39"W

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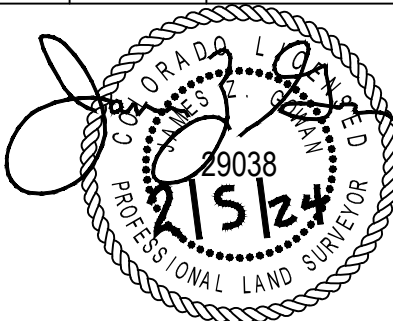
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 SHEET 12 OF 15

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	21.47	21.00	58°34'34"	S29°35'44"E	20.55
C2	24.54	24.00	58°34'28"	S29°35'47"E	23.48
C3	23.34	21.00	63°40'39"	S32°08'53"E	22.16
C4	17.93	69.00	14°53'29"	S56°49'24"E	17.88
C5	331.82	4788.70	3°58'12"	S47°23'34"E	331.75
C6	98.61	374.43	15°05'22"	S53°09'03"E	98.33
C7	34.06	309.00	6°18'57"	S57°32'16"E	34.04
C8	26.47	125.00	12°07'53"	N28°54'15"W	26.42
C9	7.04	59.00	6°50'20"	S26°15'29"E	7.04
C10	7.28	61.00	6°50'20"	S26°15'29"E	7.28
C11	4.83	47.00	5°53'33"	S26°41'23"E	4.83
C12	2.02	21.00	5°30'07"	S26°29'40"E	2.02
C13	6.11	11.00	31°50'56"	S45°10'12"E	6.04
C14	9.93	31.00	18°20'41"	S51°55'19"E	9.88
C15	4.75	21.00	12°58'17"	S49°14'07"E	4.74
C16	0.56	37.00	0°52'04"	S56°09'17"E	0.56
C17	4.12	39.00	6°02'53"	S53°33'53"E	4.11
C18	13.71	39.00	20°08'53"	S40°28'00"E	13.64
C19	3.53	29.00	6°57'52"	S33°52'30"E	3.52
C20	16.95	19.00	51°06'59"	S62°54'55"E	16.39
C21	32.99	21.00	90°00'00"	S43°28'25"E	29.70

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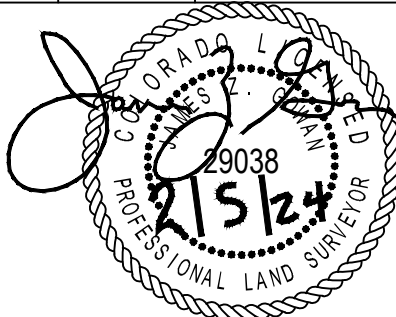
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SHEET 14 OF 15

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C22	14.90	21.00	40°38'51"	S21°51'01"W	14.59
C23	13.26	19.00	39°59'57"	S22°10'28"W	13.00
C24	18.46	29.00	36°28'12"	S65°17'19"E	18.15
C25	14.00	11.00	72°56'24"	S83°31'25"E	13.08
C26	18.46	29.00	36°28'12"	N78°14'29"E	18.15
C27	44.25	84.00	30°10'48"	N80°28'15"E	43.74
C28	41.19	29.00	81°22'22"	S72°52'22"E	37.81
C29	12.23	14.00	50°03'28"	S57°12'55"E	11.85
C30	1.66	24.00	3°57'19"	N34°09'51"W	1.66
C31	26.90	19.00	81°07'23"	N72°44'53"W	24.71
C32	31.27	94.00	19°03'27"	S74°54'35"W	31.12
C33	3.04	94.00	1°51'10"	N85°21'56"W	3.04
C34	12.09	19.00	36°28'12"	S78°14'29"W	11.89
C35	26.73	21.00	72°56'24"	N83°31'25"W	24.96
C36	12.09	19.00	36°28'12"	N65°17'19"W	11.89
C37	20.22	29.00	39°57'14"	N22°11'49"E	19.82
C38	7.80	11.00	40°38'51"	N21°51'01"E	7.64
C39	17.28	11.00	90°00'00"	N43°28'25"W	15.56
C40	25.87	29.00	51°06'59"	N62°54'55"W	25.02
C41	4.74	39.00	6°57'52"	N33°52'30"W	4.74
C42	10.20	29.00	20°08'53"	N40°28'00"W	10.15

JOB NUMBER: 19-73,270 (F)  
DRAWN BY: E. PRESCOTT  
DATE: DECEMBER 5, 2023  
REV: FEBRUARY 5, 2024

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  
PH: (303) 776-1733  
FAX: (303) 776-4355  
[www.FlatironsInc.com](http://www.FlatironsInc.com)

BY:EPRESCOTT FILE:73270 DESC F C21.DWG DATE:2/5/2024 9:24 AM



# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

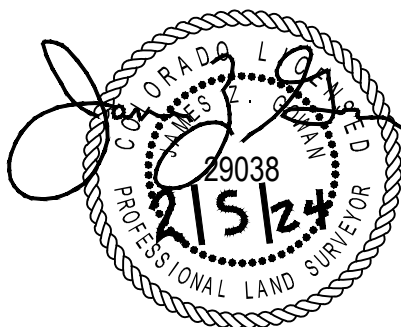
SHEET 15 OF 15

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C43	3.06	29.00	6°02'53"	N53°33'53"W	3.06
C44	0.71	47.00	0°52'04"	N56°09'17"W	0.71
C45	7.02	31.00	12°58'17"	N49°14'07"W	7.00
C46	6.72	21.00	18°20'41"	N51°55'19"W	6.70
C47	11.67	21.00	31°50'56"	N45°10'12"W	11.52
C48	2.98	31.00	5°30'07"	N26°29'40"W	2.98
C49	3.81	37.00	5°53'33"	N26°41'23"W	3.80
C50	6.09	51.00	6°50'20"	N26°15'29"W	6.08
C51	8.24	69.00	6°50'20"	N26°15'29"W	8.23
C52	38.15	115.00	19°00'32"	N32°20'35"W	37.98
C53	76.70	3262.12	1°20'50"	N43°00'15"W	76.70
C54	59.46	3262.12	1°02'40"	N44°12'00"W	59.46
C55	83.36	299.00	15°58'24"	N52°42'32"W	83.09
C56	101.26	384.43	15°05'31"	N53°08'58"W	100.97
C57	331.14	4778.70	3°58'13"	N47°23'33"W	331.08
C58	15.33	59.00	14°53'29"	N56°49'24"W	15.29
C59	31.58	31.83	56°49'54"	N29°11'16"W	30.30
C60	14.31	14.00	58°34'28"	N29°35'47"W	13.70
C61	31.69	31.00	58°34'34"	N29°35'44"W	30.33

BY:EPRESCOTT FILE:73270 DESC F C21.DWG DATE:2/5/2024 9:24 AM

JOB NUMBER: 19-73,270 (F)  
DRAWN BY: E. PRESCOTT  
DATE: DECEMBER 5, 2023  
REV: FEBRUARY 5, 2024

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SUITE 395  
BOULDER, CO 80301  
(303) 443-7001  
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**EXHIBIT B**

**Deed of Trust Holder Consent**

*[Attached.]*



FIRSTBANK

1707 NORTH MAIN STREET LONGMONT, CO 80501 303-772-5500

April 5, 2024

Town of Mead  
Attention: Collin Mieras  
441 Third Street  
P.O. Box 626  
Mead, CO 80542

Mr. Collin Mieras:

This letter serves as a Consent to Trail Easement Agreement between GGRV, LLC and the Town of Mead. The easement parcel is identified as:

Lot 1, Gopher Gulch RV Park Administrative Plat, Town of Mead, County of Weld, State of Colorado, per the plat recorded with the Weld County Clerk and Recorded at Rec. No. 4778076.

The Grantor (GGRV, LLC) and Town (Town of Mead) entered into a Site Plan Agreement (SPA) for Gopher Gulch RV Park, recorded with the Weld County Clerk and Recorder on November 19, 2021, at Rec. No. 4778079, which SPA obligates the Grantor to construct and install an eight (8) foot wide regional trail over the Subject Property.

The Plat grants a ten (10) foot wide easement to the Town for the Trail, and Grantor and Town seek to relocate such easement to the Easement Parcel, as more particularly provided herein.

As the Deed of Trust holder for this parcel, FirstBank consents to the Trail Easement Agreement between GGRV, LLC and the Town of Mead. Please contact me directly with any questions at (303) 684-6960.

Sincerely,

Darrin W. Anson  
Executive Vice President  
Boulder County Market

**EXHIBIT 2**

**Trail Easement Agreement (KITELEY FARMS, LLLP)**

*[Attached.]*



After recording, return to:

Town of Mead  
Attn: Town Clerk  
441 Third Street  
P.O. Box 626  
Mead, CO 80542

**TRAIL EASEMENT AGREEMENT (Kiteley Farms, LLLP)**

This TRAIL EASEMENT AGREEMENT (“**Agreement**”) is entered into by and between KITELEY FARMS, LLLP, a Colorado limited liability limited partnership with a principal address of 17460 Primrose Lane, Mead, Colorado 80542 (“**Grantor**”), and TOWN OF MEAD, a statutory municipality of the State of Colorado whose address is 441 Third Street, Mead, Colorado 80542 (“**Town**”) (collectively, the “**Parties**”), and shall be effective as of the execution date provided below.

RECITALS:

- A. Grantor owns certain real property legally described below (“**Subject Property**”), which Subject Property includes that certain parcel more particularly described in **EXHIBIT A** attached hereto and incorporated herein by this reference (the “**Easement Parcel**”).

LOT B, OF AMENDED RECORDED EXEMPTION NO. 1207-21-3 AMRE-2787, ACCORDING TO MAP RECORDED JUNE 17, 2003 AS RECEPTION NO. 3073852, BEING A PORTION OF THE SW1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P. M., COUNTY OF WELD, STATE OF COLORADO, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED FEBRUARY 24, 2020 AS RECEPTION NO. 4568724

- B. Property adjacent to the Subject Property is within the Town of Mead incorporated boundaries and subject to the Gopher Gulch RV Park Administrative Plat, recorded with the Weld County Clerk and Recorder at Rec. No. 4778076 (“**Plat**”).
- C. The Plat grants a ten (10) foot wide easement to the Town for an eight (8) foot wide regional trail, and Town and Grantor desire to relocate a portion of such easement over the Easement Parcel, as more particularly provided herein.
- D. Grantor desires to grant and convey to Town, and Town desires to accept from Grantor, a perpetual easement over the Easement Parcel, as described herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, the Grantor and the Town, as grantee, agree as follows:

1. GRANT OF TRAIL EASEMENT. The Grantor hereby grants, bargains, sells, and conveys to the Town, its agents, successors, and permitted assigns a perpetual and exclusive public trail easement, in, to, through, over, under and across the Easement Parcel (“**Trail Easement**”) for the purpose of enlarging, replacing, repairing, operating, removing and/or maintaining an eight (8) foot wide concrete public recreational trail, associated grading, and associated landscaping (“**Improvements**”), and all other actions consistent with this Agreement. It is expressly understood that acceptance of the Trail Easement shall not create any responsibility that does not otherwise exist by operation of law or by separate agreement between the Grantor and the Grantee for the Grantee to construct, maintain or repair any Improvements in or on the Easement Parcel.

2. TOWN ACCESS RIGHTS; SUBJACENT AND LATERAL SUPPORT. The Town, its agents, successors, and permitted assigns shall have and exercise the right of permanent and perpetual ingress and egress in, on, to, through, over, under, and across the Easement Parcel at all times as necessary or convenient for the full use and enjoyment of the rights granted to it in this Agreement. Further, the Town, its agents, successors, and assigns shall have and exercise the right of subjacent and lateral support to whatever extent is necessary or desirable for the operation and maintenance of the Improvements. The Grantor shall not take any action that would impair the lateral or subjacent support for the Improvements.

3. PUBLIC ACCESS. The general public shall be allowed access to and use of the Trail Easement for all uses consistent with a non-motorized recreational trail. Other than in connection with the Town’s rights set forth herein, use of motorized vehicles within the Trail Easement is prohibited with the exception of electric-powered bicycles. The general public’s use of the Trail Easement shall be in accordance with the Town’s rules and regulations applying to public recreational trails, as the same may be amended from time to time.

4. IMPROVEMENTS AND INTERFERENCE WITH EASEMENT. The Improvements installed on or within the Trail Easement shall be the property of the Town, following final acceptance of the Trail Improvements by the Town, removable at the Town’s option. 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 or within any part of the Easement Parcel (“**Interference**”), except with the prior written consent of the Town. Any Interference situated on or within the Easement Parcel as of the date of this Agreement or subsequently placed thereon may, except where the Town has consented thereto in writing, be removed by the Town without liability for damages arising from such removal. The Town shall be authorized to remove any Interference and to charge the entire cost thereof, together with a ten percent (10%) administrative fee, to the Grantor (“**Costs**”). The Grantor shall pay the Costs in full within forty-five days of receipt of an invoice from the Town. The Parties specifically agree and

intend that Costs (as defined herein) shall constitute fees or charges of the Town as those terms are used in Sec. 1-4-80 of the *Mead Municipal Code* (“**MMC**”) and that the Costs shall constitute a lien upon the Subject Property from the due date thereof until paid. If the Costs are not paid when due, in addition to any other means provided by law, the Town Clerk shall certify such lien to the Weld County Treasurer, and the Costs shall be collected with real property taxes, as specifically authorized by the MMC.

5. ASSIGNMENT. The Town, its agents, successors, and assigns shall have the right and authority to assign any and all rights to use, and all obligations associated with, the Trail Easement as are granted to and accepted by the Town herein. In addition, the Town shall have the right and authority to grant temporary construction easements or license agreements for purposes authorized herein with respect to the operation and maintenance of the Improvements.

6. AUTHORITY TO CONVEY. The Grantor warrants, covenants, grants, bargains, and agrees to and with the Town that the Grantor is well seized of the Easement Parcel and has good, sure, perfect, absolute, and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell, and convey the same in manner and form as aforesaid, and that the same is free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances, and restrictions of whatever kind or nature, except matters of record. The Grantor further promises and agrees to forever defend the Town in its quiet and peaceful possession of the Easement Parcel in the exercise of its rights hereunder against all and every person lawfully claiming or seeking to claim the whole or any part thereof.

7. BENEFITS AND BURDENS. The benefits and burdens of this Trail Easement shall be binding upon and shall inure to the benefit of the Grantor and the Town, and their respective successors and assigns. This Trail Easement and the rights and obligations created hereunder shall run with the land.

8. NOTICES. All notices pertaining to this Agreement shall be in writing and shall be personally delivered or mailed by registered or certified United States mail, postage prepaid, return receipt requested, to the Parties at the addresses given below or at such other address that may be specified by written notice:

If to Grantor:                    Kiteley Farms, LLLP  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If to Town:                        Town of Mead  
441 Third Street  
P.O. Box 626  
Mead, CO 80542

With a copy to: Town of Mead  
Town Attorney  
c/o Michow Guckenberger & McAskin LLP  
5299 DTC Boulevard, Suite 300  
Greenwood Village, CO 80111

9. GOVERNING LAW. The terms, covenants and provisions hereof shall be governed by and construed under the applicable laws of the State of Colorado.

10. 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.

11. RECORDATION. This Agreement shall be recorded in the offices of the County Clerk and Recorder for Weld County, Colorado.

12. AMENDMENTS. Any modification, amendment or termination of this Agreement shall become effective only upon the mutual execution by Grantor and the Town of a written instrument. Any written modification, amendment or termination of this Agreement shall be recorded in the offices of the County Clerk and Recorder for Weld County, Colorado.

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

14. SECTION HEADINGS. Any section headings contained herein are included for reference purposes only.

15. NO WAIVER OF GOVERNMENTAL IMMUNITY. The Town, its officers, and its employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers or employees.

16. POLICE POWERS RESERVED. Nothing in this Agreement waives or is intended to waive the Town's authority to exercise its police powers.

[SIGNATURE PAGE(S) FOLLOW.]



IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth below.

**GRANTOR:**  
**KITELEY FARMS, LLLP**, a Colorado limited liability limited partnership

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing Trail Easement Agreement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by \_\_\_\_\_, as \_\_\_\_\_ of Kiteley Farms, LLLP, a Colorado limited liability limited partnership.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

[S E A L]

\_\_\_\_\_  
Notary Public

*[Grantor signature page.]*

**Accepted and approved by the TOWN OF MEAD, COLORADO, as grantee:**

---

Colleen G. Whitlow, Mayor

**ATTEST:**

---

Mary E. Strutt, MMC, Town Clerk

*[Grantee signature page.]*

**EXHIBIT A**

*[Four pages attached.]*

# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 4

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 21 TO BEAR NORTH 00°18'27" WEST, A DISTANCE OF 2652.10 FEET BETWEEN A FOUND 1" PIPE WITH 2" BRASS CAP "S.E. SEC. 20 T3N R68W 6TH P.M. 1995 A. MICHAEL HASCALL LS 23500" IN CONCRETE MONUMENT BOX AT THE SOUTHWEST CORNER OF SECTION 21 AND A FOUND #6 REBAR WITH 2" ALUMINUM CAP "MICHAEL HASCALL T3S R68W 1/4 S20 S21 1994 PLS 23500" IN MONUMENT BOX AT THE WEST 1/4 CORNER OF SECTION 21, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21;  
THENCE ALONG SAID WEST LINE, NORTH 00°18'27" WEST, A DISTANCE OF 1667.78 FEET;  
THENCE DEPARTING SAID WEST LINE, NORTH 89°41'33" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 1, GOPHER GULCH RV PARK ADMINISTRATIVE PLAT AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON NOVEMBER 19, 2021, AT RECEPTION NO. 4778076,

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 45°47'38" EAST, A DISTANCE OF 313.12 FEET;
2. THENCE SOUTH 43°50'09" EAST, A DISTANCE OF 578.00 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, 52.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 309.00 FEET, AN INCLUDED ANGLE OF 09°39'27", AND SUBTENDED BY A CHORD BEARING SOUTH 49°33'04" EAST, A DISTANCE OF 52.02 FEET;  
THENCE SOUTH 44°43'20" EAST, A DISTANCE OF 42.94 FEET TO A POINT OF CURVATURE;  
THENCE 136.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3272.12 FEET, AN INCLUDED ANGLE OF 02°23'29", AND SUBTENDED BY A CHORD BEARING SOUTH 43°31'35" EAST, A DISTANCE OF 136.57 FEET;  
THENCE SOUTH 42°19'50" EAST, A DISTANCE OF 75.50 FEET;  
THENCE SOUTH 41°50'50" EAST, DISTANCE OF 37.70 FEET TO A POINT OF CURVATURE;



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JOB NUMBER: 19-73,270 (G)  
DRAWN BY: E. PRESCOTT  
DATE: DECEMBER 4, 2023

**Flatirons, Inc.**  
Land Surveying Services



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LONGMONT, CO 80501  
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[www.FlatironsInc.com](http://www.FlatironsInc.com)

BY:EPRESCOTT FILE:73270 DESC G TRAIL C21.DWG DATE:12/6/2023 1:44 PM



# EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 4

THENCE 15.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, AN INCLUDED ANGLE OF 06°52'38", AND SUBTENDED BY A CHORD BEARING SOUTH 38°24'31" EAST, A DISTANCE OF 14.99 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1;

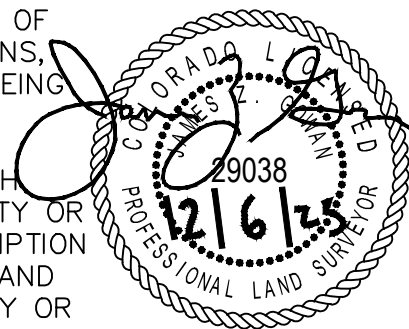
THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°05'03" WEST, A DISTANCE OF 0.54 FEET;
2. THENCE NORTH 43°50'09" WEST, A DISTANCE OF 358.97 FEET, MORE OR LESS TO THE POINT OF BEGINNING..

SAID PARCEL CONTAINING 1,644 Sq. Ft. OR 0.04 ACRES, MORE OR LESS.

BY:EPRESCOTT FILE:73270 DESC G TRAIL C21.DWG DATE:12/6/2023 1:44 PM

I, JAMES Z. GOWAN, 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.



JAMES Z. GOWAN  
COLORADO P.L.S. #29038  
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 19-73,270 (G)  
DRAWN BY: E. PRESCOTT  
DATE: DECEMBER 6, 2023

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**Flatirons, Inc.**  
Land Surveying Services



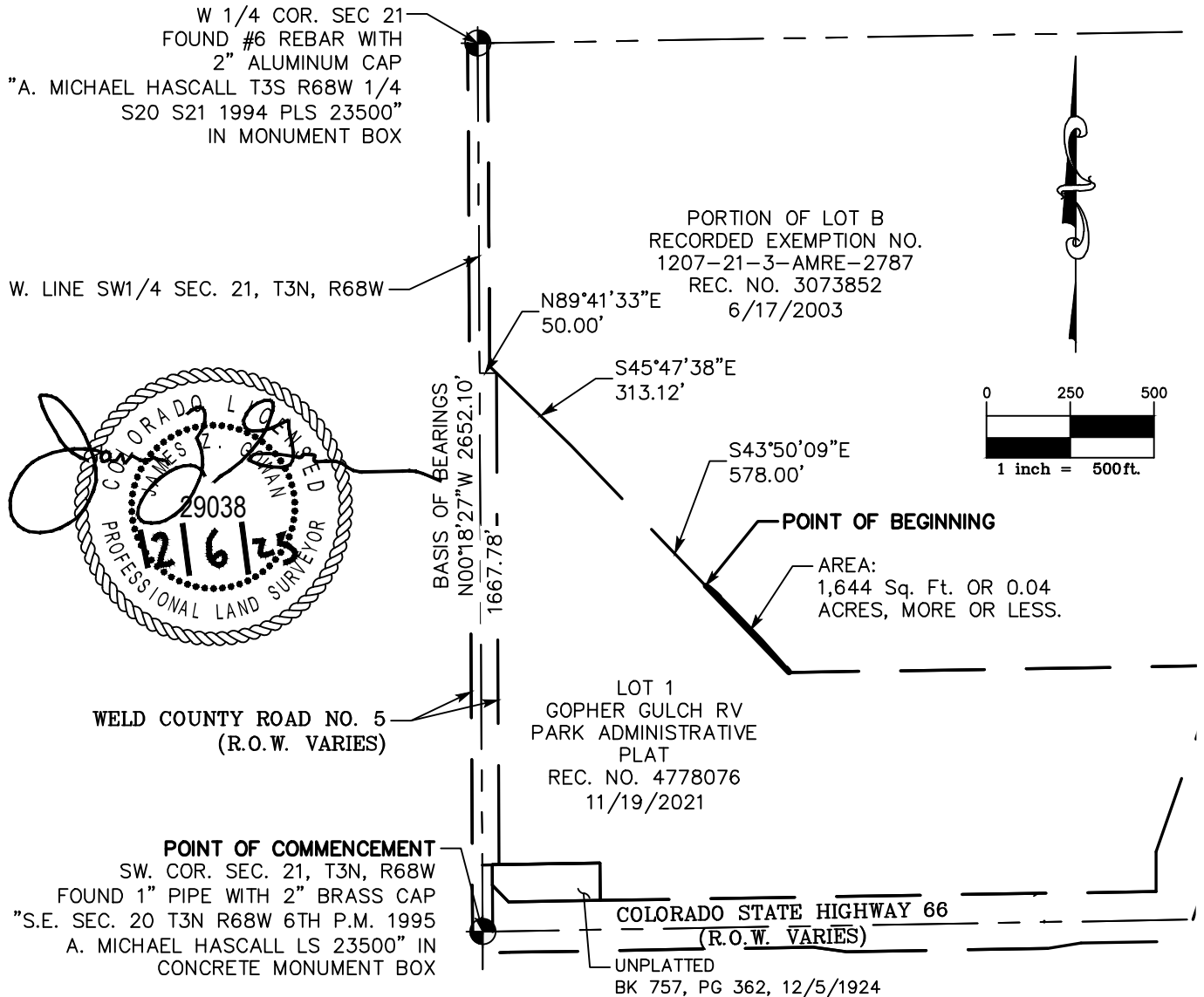
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TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 3 OF 4

## BASIS OF BEARINGS



BY:EPRESCOTT FILE:73270 DESC G TRAIL C21.DWG DATE:12/6/2023 1:44 PM

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Land Surveying Services

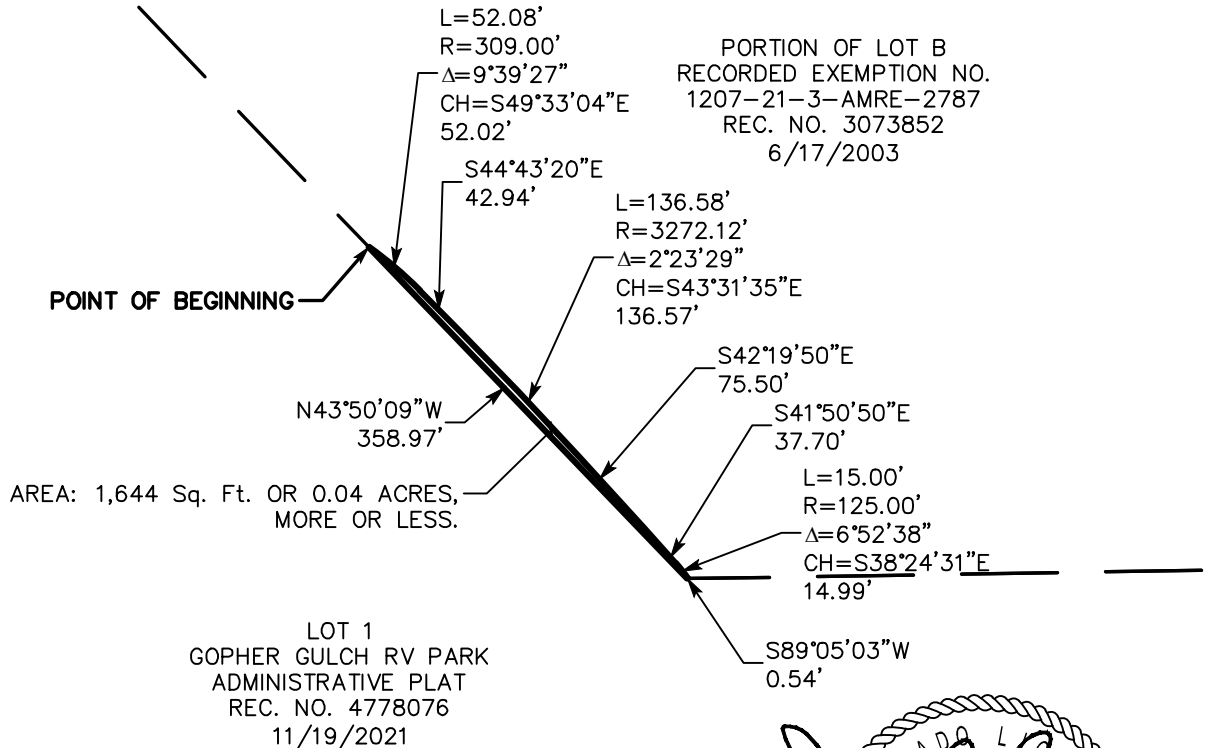


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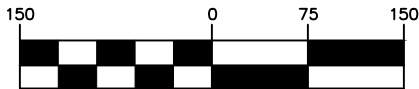
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SHEET 4 OF 4

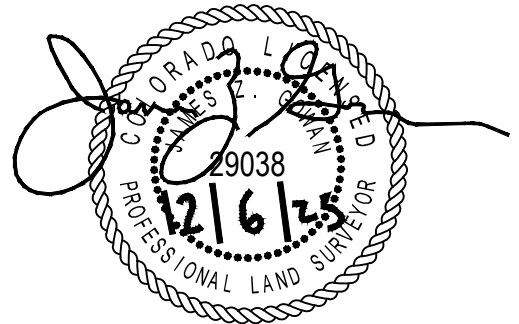


GRAPHIC SCALE



( IN FEET )

1 inch = 150 ft.



BY:EPRESCOTT FILE:73270 DESC G TRAIL C21.DWG DATE:12/6/2023 1:44 PM

JOB NUMBER: 19-73,270 (G)  
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## Agenda Item Summary

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MEETING DATE: April 29, 2024

SUBJECT: **Resolution No. 39-R-2024** – A Resolution of the Town of Mead, Colorado, Approving a Contract Extension Agreement Between the Town and Martin Marietta Materials, Inc. for Calendar Year 2024

PRESENTED BY: Erika Rasmussen, Town Engineer/Public Works Director

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### SUMMARY

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In April of 2023, the Town published a bid for asphalt street patching and paving as part of the annual street maintenance project. Six bids were received, and the contract was awarded to Martin Marietta Materials, Inc., a North Carolina corporation (“Martin Marietta”). The Town and Martin Marietta entered into that certain Construction Agreement dated May 9, 2023 for work to be completed in calendar year 2023 (the “2023 Agreement”). In Section 3.00 of the 2023 Agreement, the Town reserved the right to enter into additional construction agreements for work to be performed by Martin Marietta in each of calendar years 2024, 2025, 2026 and 2027.

The Town and Martin Marietta now wish to enter into that certain Construction Agreement – 2024 Extension Agreement (the “2024 Extension Agreement”) to extend the 2023 Agreement for calendar year 2024 and establish a not-to-exceed amount of \$2,271,826.25 for the asphalt-related work to be performed by Martin Marietta in 2024 (the “2024 NTE Amount”). The 2024 Extension Agreement incorporates new/updated pricing that Martin Marietta provided to the Town. The 2024 NTE Amount represents an approximate 1.52% increase over the NTE Amount set forth in the 2023 Agreement.

This work consists of removal and replacement of asphalt pavement by milling or excavation, removal and replacement of culverts, subgrade stabilization and preparation, adjustment of manholes and valves, and minor ditch regrading and associated traffic and erosion control with Town rights of way or on Town property. Martin Marietta has been performing these services satisfactorily to date, and is familiar with the Town standards and specifications.

Resolution 39-R-2024 (the “Resolution”): (a) approves the 2024 Extension Agreement; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the 2024 Extension Agreement as may be necessary that do not increase the Town’s obligations; and (c) authorizes the Mayor to execute the 2024 Extension Agreement when in final form.

### FINANCIAL CONSIDERATIONS

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This contract is for \$2,271,826.25. The approved 2024 annual budget provided \$2,300,000. in the Street Improvement Fund for this contract.

04-44-5250 Asphalt/Street Patching – Streets \$2,300,000.

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## STAFF RECOMMENDATION/ACTION REQUIRED

A motion to approve the April 29, 2024, 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 adopt Resolution No. 39-R-2024, A Resolution of the Town of Mead, Colorado, Approving a Contract Extension Agreement Between the Town and Martin Marietta Materials, Inc. for Calendar Year 2024.”

## ATTACHMENTS

Resolution No. 39-R-2024  
Martin Marietta 2024 Extension Agreement  
Exhibit A to Agreement (2024 pricing)

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 39-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING A  
CONTRACT EXTENSION AGREEMENT BETWEEN THE TOWN AND  
MARTIN MARIETTA MATERIALS, INC. FOR CALENDAR YEAR 2024**

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

**WHEREAS**, the Town and Martin Marietta Materials, Inc., a North Carolina corporation (“Contractor”), previously entered into that certain Construction Agreement dated May 1, 2023 (the “2023 Agreement”) for asphalt street patching and paving; and

**WHEREAS**, the Town reserved the right, as set forth in Section 3.00 of the 2023 Agreement, to enter into additional construction agreements for work to be performed by Contractor in each of calendar years 2024, 2025, 2026 and 2027; and

**WHEREAS**, the Town and Contractor wish to enter into a Construction Agreement – 2024 Extension Agreement (“2024 Extension Agreement”) to extend the term of the 2023 Agreement for the 2024 calendar year and to establish a not to exceed amount of Two Million Two Hundred Seventy-One Thousand Eight Hundred Twenty-Six and 25/100 Dollars (\$2,271,826.25) for work to be completed by Contractor for the Town in calendar year 2024; and

**WHEREAS**, the Board of Trustees desires to approve the 2024 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 2024 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 2024 Extension Agreement as may be necessary that do not increase the Town’s obligations; and (c) authorizes the Mayor to execute the 2024 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 29<sup>th</sup> DAY OF APRIL, 2024.**

**ATTEST:**

**TOWN OF MEAD:**

By: \_\_\_\_\_  
Mary E. Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor

**Exhibit 1**  
2024 Extension Agreement

*[Attached.]*



**SECTION 00501**  
**TOWN OF MEAD, COLORADO**  
**CONSTRUCTION AGREEMENT**  
**Project Number: IFB 2023-002, Asphalt Patching Project (“Project”)**

**[2024 Extension Agreement]**

This CONSTRUCTION AGREEMENT – 2024 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 Martin Marietta Materials, Inc., a North Carolina corporation, whose address is 4123 Parklake Ave., Raleigh, NC 27612 (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 1, 2023 (the “2023 Agreement”); and

WHEREAS, the Town reserved the right, as set forth in Section 3.00 of the 2023 Agreement, to enter into additional construction agreements for work to be performed by Contractor in each of calendar years 2024, 2025, 2026 and 2027 (each, an “Extension Agreement”), conditioned on each Extension Agreement being subject to substantially the same terms and conditions contained in the 2023 Agreement and the renewal prices being determined in accordance with Section 5.00(c) of the 2023 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 10% 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, 2024, 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 2025, 2026 and 2027 (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 2025, 2026 or 2027, 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 **\$2,500.00 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 MILLION TWO HUNDRED SEVENTY-ONE THOUSAND EIGHT HUNDRED TWENTY-SIX AND 25/100***

**DOLLARS (\$2,271,826.25)** 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.



Contractor:

Martin Marietta Materials, Inc.  
4123 Parklake Ave.  
Raleigh, NC 27612

With a copy to:

Martin Marietta Materials, Inc.  
Attn: Kenneth Ball, General Manager  
1800 N. Taft Hill Rd.  
Fort Collins, CO 80521  
Email: Kenneth.r.ball@martinmarietta.com

**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 PAGES FOLLOW***

**IN WITNESS WHEREOF, the Parties have caused this Construction 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 follows]*

[Contractor signature page to Construction Agreement – 2024 Extension Agreement].

CONTRACTOR: **MARTIN MARIETTA MATERIALS, INC.**, a North Carolina corporation

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

The foregoing Construction Agreement was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024,  
by \_\_\_\_\_ as  
\_\_\_\_\_ of MARTIN MARIETTA MATERIALS, INC., a North Carolina  
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]*



2024 Asphalt Reconstruction-Patching  
Engineers Estimate

BID NUMBER	DESCRIPTION	UNIT	Willow Dr QUANTITY	Feather Ridge QUANTITY	CR32 QUANTITY	Margil Farms	TOTAL QUANTITY	UNIT PRICE	COST
202.01	Removal of Asphalt Mat by cold milling method (2-inch depth)	SY	-	-	-	-	-	\$20.00	\$0.00
202.02	Remove of Asphalt Mat by Cold milling method (4-inch depth)	SY	-	-	-	-	-	\$18.00	\$0.00
202.03	Remove of Asphalt Mat by Cold milling method (6-inch depth)	SY	9,819	17,197	-	-	27,016	\$5.50	\$148,588.00
202.04	Remove of Asphalt Mat by Cold milling method (8-inch depth)	SY	-	-	6,991	-	6,991	\$7.25	\$50,684.75
203.01	Excavation	CY	100	100	100	-	300	\$94.00	\$28,200.00
203.02	Barrow	TON	-	-	-	-	-	\$60.00	\$0.00
210.01	Adjust SS/SD Manhole cover to finished grade and constuct HMA collar	EA	-	16	-	-	16	\$750.00	\$12,000.00
210.02	Adjust Valve box cover to finished grade and construct HMA collar	EA	-	-	-	-	-	\$646.00	\$0.00
210.03	Adjust Valve box cover with new top section to finished grade and construct HMA collar	EA	-	26	-	-	26	\$645.00	\$16,770.00
304.01	Aggregate Base Course	TON	200	200	200	-	600	\$47.00	\$28,200.00
306.01	Prepare Existing Grade	SY	9,819	17,197	6,991	-	34,007	\$1.50	\$51,010.50
306.02	Regrade Existing Ditch	SY	-	-	-	-	-	\$15.00	\$0.00
403.01	Hot Mix Asphalt - Grading SX, 64-22	TON	3,446	6,036	-	-	9,482	\$97.00	\$919,754.00
403.02	Hot Mix Asphalt - Grading S, 64-22	TON	-	-	3,271	-	3,271	\$92.00	\$300,932.00
403.03	Hot Mix Asphalt -Patching Grading S, 64-22	TON	-	-	-	330	330	\$200.00	\$66,000.00
603.01	20-Inch x 30-Inch Reinforced Concrete Pipe Elliptical	LF	-	-	-	-	-	\$240.00	\$0.00
603.02	20-Inch x 30-Inch Reinforced Concrete End Section Pipe Elliptical	EA	-	-	-	-	-	\$2,300.00	\$0.00
630.01	Advance Warning Sequencing Arrow Panel	DAY	-	-	-	-	-	\$110.00	\$0.00
630.02	Variable Message Board	DAY	-	-	-	-	-	\$130.00	\$0.00
630.03	Traffic Control Flagging	DAY	15	15	11	16	57	\$840.00	\$47,880.00
630.04	Traffic Control Management	DAY	15	15	11	16	57	\$1,400.00	\$79,800.00
	Force Account	LS	-	-	-	1	1	\$20,000.00	\$20,000.00
	CTB	CY	2,000	2,000	2,000	-	6,000	\$78.00	\$468,000.00
			-	-	-	-	-		\$0.00

TOTAL = \$2,237,819.25