

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 11-PC-2021**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE POSTLE
SUBDIVISION FILING NO. 1 PRELIMINARY PLAT**

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

WHEREAS, pursuant to Section 16-4-60 of the MMC, preliminary plats are reviewed by the Town of Mead Planning Commission (“**Planning Commission**”); and

WHEREAS, following review by the Planning Commission, the Planning Commission is required to recommend approval, conditional approval, or denial of a preliminary plat to the Board of Trustees; and

WHEREAS, Dean Brown, with BREG Industrial Development, LLC, a Colorado limited liability company (the “**Applicant**”), has submitted an application for a subdivision designated as the Postle Subdivision Filing No. 1 Preliminary Plat (the “**Preliminary Plat**”) for a property consisting of 122.6 acres, more or less, and generally located on the southeast corner of Interstate-25 (I-25) and Weld County Road 36 (WCR 36), in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the “**Property**”); and

WHEREAS, the Applicant is the authorized representative of the Property owners, Mead Industrial Development, LLC, a Colorado limited liability company, and Mead Investors 1, LLC, a Colorado limited liability company; and

WHEREAS, the Applicant is proposing subdividing the property into four (4) lots and three (3) tracts for future light industrial development, in accordance with Light-Industrial (LI) zoning of the Property; and

WHEREAS, in accordance with Section 16-4-60 of the MMC, the Planning Commission held a duly noticed public hearing on December 15, 2021 to consider the Preliminary Plat; and

WHEREAS, the Planning Commission public hearing was continued from December 15, 2021 to January 5, 2022 due to a lack of quorum at the December 15th public hearing; and

WHEREAS, the Planning Commission has reviewed the proposed Preliminary Plat and other materials distributed to the Planning Commission by Town staff at or prior to the January 5, 2022 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to approve the Postle Subdivision Filing No. 1 Preliminary Plat consistent with the conditions set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. The Planning Commission finds that the public hearing on the proposed Preliminary Plat was conducted and concluded in accordance with Section 16-4-60(b) of the MMC.

Section 2. The Planning Commission recommends approval of the Preliminary Plat, in substantially the form attached hereto as **EXHIBIT 1**, based on a determination that the applicable review criteria set forth in Section 16-4-60(c)(1) through (6) of the MMC have been satisfied, subject to the following conditions of approval:

- a. The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Preliminary Plat; and
- b. The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Preliminary Plat application.

Section 3. Town staff shall distribute a copy of this Resolution to the Board of Trustees at or prior to date at which the Board of Trustees is scheduled to consider the Preliminary Plat at a public hearing held for that purpose.

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 5TH DAY OF JANUARY, 2022.

ATTEST:

By:  Jeannine Reed, Secretary



By:  Ryan Sword, Presiding Officer

TOWN OF MEAD PLANNING
COMMISSION

Attached:

EXHIBIT 1 – Postle Subdivision Filing No. 1 Preliminary Plat

POSTLE SUBDIVISION FILING NO. 1

AN UNPLATTED PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2 AND AN UNPLATTED PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
PRELIMINARY PLAT

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED BEING THE OWNER(S), MORTGAGE HOLDER OR LIEN HOLDER OF ALL PRIVATE LANDS IN THE TOWN OF MEAD, COLORADO, LEGALLY DESCRIBED AS FOLLOWS:

BASES OF BEARING:
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTHWEST CORNER BY A NO. 8 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "FRIESE ENGR. 1998 LS 4302" AND AT THE WEST QUARTER CORNER BY A NO. 8 REBAR WITH 2" ALUMINUM CAP STAMPED "2001 LS 59462", BEARING SOUTH 00°58'01" EAST, A DISTANCE OF 2639.88 FEET, WITH ALL BEARINGS HEREON REFERENCED THERETO.

PARCEL A:
A PARCEL OF LAND LOCATED WITHIN THE NORTH HALF OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11;
THENCE ALONG THE NORTH LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 11 NORTH 89°10'02" EAST, A DISTANCE OF 830.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN EXCEPTION PARCEL AS REDCORDED UNDER RECEIPTION NO. 2047710-1088 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDERS OFFICE, AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°10'02" EAST, A DISTANCE OF 776.92 FEET TO THE WEST 1/4 CORNER OF SECTIONS 2 AND 11, SAID TOWNSHIP AND RANGE;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHWEST QUARTER, NORTH 89°09'58" EAST, A DISTANCE OF 1,327.00 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 11;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, NORTH 89°09'29" EAST, A DISTANCE OF 101.32 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN SUBDIVISION EXCEPTION NO. 1044 AS REDCORDED UNDER RECEIPTION NO. 3350719 IN SAID RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID SUB EXCEPTION, SOUTH 02°16'49" EAST, A DISTANCE OF 265.14 FEET TO THE SOUTHWEST CORNER OF SAID SUB EXCEPTION;

THENCE ALONG THE WESTERLY BOUNDARY OF THAT CERTAIN AMENDED LOT B OF REDCORDED EXEMPTION NO. 1207-01-1 AMRE-3005 AS REDCORDED UNDER RECEIPTION NO. 3289119 THE FOLLOWING TWO (2) COURSES:

- SOUTH 59°54'38" EAST, A DISTANCE OF 413.28 FEET;
- SOUTH 31°52'14" EAST, A DISTANCE OF 676.16 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE GREAT WESTERN RAILROAD AS REDCORDED IN BOOK 234, PAGE 82 IN SAID RECORDS, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,392.70 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 10°24'38" WEST;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF SAID GREAT WESTERN RAILROAD THE FOLLOWING TWO (2) COURSES:

- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°17'07", AN ARC LENGTH OF 31.24 FEET;
- SOUTH 74°32'31" WEST, A DISTANCE OF 3,581.80 FEET TO THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 25 (FRONTAGE ROAD) AS REDCORDED UNDER RECEIPTION NO. 128738 AND CDOT PROJECT NO. FAS352-F IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF THE FOLLOWING TWO (2) COURSES:

- NORTH 05°59'33" WEST, A DISTANCE OF 319.24 FEET;
- NORTH 00°36'01" WEST, A DISTANCE OF 1,183.98 FEET TO THE SOUTHERLY BOUNDARY OF SAID EXCEPTED PARCEL;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID EXCEPTED PARCEL THE FOLLOWING TWO (2) COURSES:

- NORTH 89°10'02" EAST, A DISTANCE OF 490.91 FEET;
- NORTH 00°35'18" WEST, A DISTANCE OF 435.84 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 107.655 ACRES, (4,663,311 SQUARE FEET), MORE OR LESS.

PARCEL B:
A PARCEL OF LAND LOCATED WITHIN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2;

THENCE ALONG THE SOUTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2, NORTH 89°10'02" EAST, A DISTANCE OF 302.61 FEET;

THENCE NORTH 00°34'21" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 38 AND THE **POINT OF BEGINNING**;

THENCE NORTH 00°19'01" WEST, A DISTANCE OF 548.03 FEET;

THENCE NORTH 57°42'24" EAST, A DISTANCE OF 287.83 FEET;

THENCE SOUTH 86°13'03" EAST, A DISTANCE OF 328.88 FEET;

THENCE NORTH 89°08'36" EAST, A DISTANCE OF 313.40 FEET;

THENCE SOUTH 23°19'43" EAST, A DISTANCE OF 27.43 FEET;

THENCE SOUTH 86°18'25" EAST, A DISTANCE OF 132.17 FEET;

THENCE SOUTH 06°31'46" EAST, A DISTANCE OF 633.13 FEET TO SAID NORTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 38;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

- SOUTH 89°09'58" WEST, A DISTANCE OF 7.59 FEET;
- SOUTH 89°10'02" WEST, A DISTANCE OF 1,024.37 FEET TO THE **POINT OF BEGINNING**;

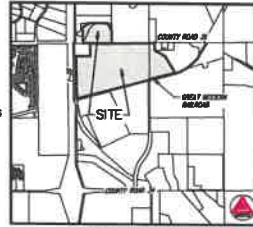
CONTAINING AN AREA OF 15.545 ACRES, (677,122 SQUARE FEET), MORE OR LESS.

DOES HEREBY LAY OUT THIS PRELIMINARY PLAT UNDER THE NAME AND STYLE OF POSTLE SUBDIVISION FILING NO. 1, SHOWING THE PROPOSED LOTS, BLOCKS, TRACTS, STREETS, ALLEYS, PARKS, OPEN SPACE, AND UTILITY EASEMENTS ON THE PROPERTY.

THIS DESCRIBED PRELIMINARY PLAT HAVING A TOTAL NET AREA OF 122,800 ACRES, (5,340,433 SQUARE FEET), MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

SHEET INDEX

- SHEET 1 - COVER SHEET
SHEET 2 - DETAIL SHEET
SHEET 3 - DETAIL SHEET & GENERAL NOTES



CERTIFICATE OF OWNERSHIP AND DEDICATION CONTINUED.

EXECUTED THIS ____ DAY OF _____, 20__.

OWNER: MEAD INDUSTRIAL DEVELOPMENT, LLC

BY: _____ ITS ADMINISTRATOR

BY: _____

PRINTED: _____

TITLE: _____

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY _____ AN AUTHORIZED OFFICER OF MEAD INDUSTRIAL DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP AND DEDICATION CONTINUED.

EXECUTED THIS ____ DAY OF _____, 20__.

OWNER: MEAD INVESTORS 1, LLC

BY: _____ ITS ADMINISTRATOR

BY: _____

PRINTED: _____

TITLE: _____

STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY _____ AN AUTHORIZED OFFICER OF MEAD INVESTORS 1, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

GENERAL NOTES

SEE SHEET 3

TYPE	AREA (SF)	AREA (AC)	LAND SUMMARY CHART			
			% OF TOTAL AREA	LAND USE	OWNERSHIP	MAINTENANCE
LOTS (1,2)(BLK1)	5,347,501	83.863	43.86	INDUSTRIAL	MD	MD
LOT 2	1,730,285	30.722	32.40	INDUSTRIAL	M1	M1
TRACTS (A & B)	330,751	7.383	8.01	STORM DRAINAGE FACILITIES	MD	MD
TRACT C	656,464	13.071	12.29	OPEN SPACE	MD	MD
ROW	285,322	6.501	5.34	ACCESS	TOWN OF MEAD	TOWN OF MEAD
TOTALS	5,340,433	122.800	100.00		MD = MEAD INDUSTRIAL DEVELOPMENT, LLC M1 = MEAD INVESTORS 1, LLC	

OWNER
POSTLE PROPERTIES II, LLC
PO BOX 1024, NWOT, CO 80544, US
300-XXX-XXXX

ENGINEER
REILAND
1500 W. CANAL COURT, LITTLETON, CO 80120
720-253-6763

DEVELOPER/APPLICANT
SCANLON PROPERTIES, LLC
8001 RIVER CROSSING BLVD, SUITE 300, INDIANAPOLIS, IN 46240
317-643-5859

TOWN ENGINEER CERTIFICATE

APPROVED AS TO FORM BY THE TOWN ENGINEER OF THE TOWN OF MEAD, COLORADO, THIS ____ DAY OF _____, A.D. 20__.

TOWN ENGINEER

LITTLE THOMPSON WATER DISTRICT

DEVELOPMENT REVIEW APPROVAL SIGNATURE AND DATE

THIS PRELIMINARY PLAT OF POSTLE SUBDIVISION FILING NO. 1 IS APPROVED AND THE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY LITTLE THOMPSON WATER DISTRICT FOR WATERLINE IMPROVEMENTS ONLY. DISTRICT'S ACCEPTANCE OF THESE PLANS VALID FOR ONE (1) YEAR.

PLANNING COMMISSION CERTIFICATE

APPROVAL OF THE POSTLE SUBDIVISION FILING NO. 1 PRELIMINARY PLAT RECOMMENDED BY THE MEAD PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

CHAIRMAN/CHAIRMAN PRO TEM

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS POSTLE SUBDIVISION FILING NO. 1 PRELIMINARY PLAT IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON ____ 20__. THE APPROVAL OF THE PRELIMINARY PLAT SHALL BE EFFECTIVE FOR ONE (1) YEAR FROM THE DATE OF APPROVAL, SAID APPROVAL BECOMING NULL AND VOID IF A FINAL PLAT APPLICATION IS NOT SUBMITTED TO THE TOWN WITHIN SAID TIME LIMIT OR ANY EXTENSION GRANTED BY THE BOARD OF TRUSTEES.

ATTEST: _____ MAYOR

TOWN CLERK

SURVEYOR'S STATEMENT

I, SHAWN B. LEE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A FIELD SURVEY MADE ON AUGUST 11, 2021, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 (SECOND ORDER), AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF MEAD. I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20__.

SHAWN B. LEE, PLS NO 38158
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
PER AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE, SUITE 1, LITTLETON, CO 80122

NOTICE: 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.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.6.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

	899 West Mineral Ave., Suite 1 Littleton, Colorado 80120 Phone: (303) 733-8997 Fax: (303) 733-8997	DEVELOPER HODG INDUSTRIAL DEVELOPMENT, INC. 2008 HOWARD SMITH AVENUE EAST WINDSOR, CO 80550	DATE OF PREPARATION: 08/18	11/5/2021 N/A
	Aztec Proj. No. 0402-03 Drawn By: RBA			

POSTLE SUBDIVISION FILING NO. 1

AN UNPLATTED PARCEL OF LAND BEING SITUATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2 AND AN UNPLATTED PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
PRELIMINARY PLAT

SEE SHEET 3

LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
L4	N00°24'35"W	408.43'	C4	8°35'31"	1300.00'	200.80'
L8	N00°10'56"E	432.11'	C5	8°44'27"	1300.00'	204.01'
LB	N00°33'31"W	52.58'				

SEE SHEET 3 FOR TOPOGRAPHIC LEGEND

MONUMENT SYMBOL LEGEND

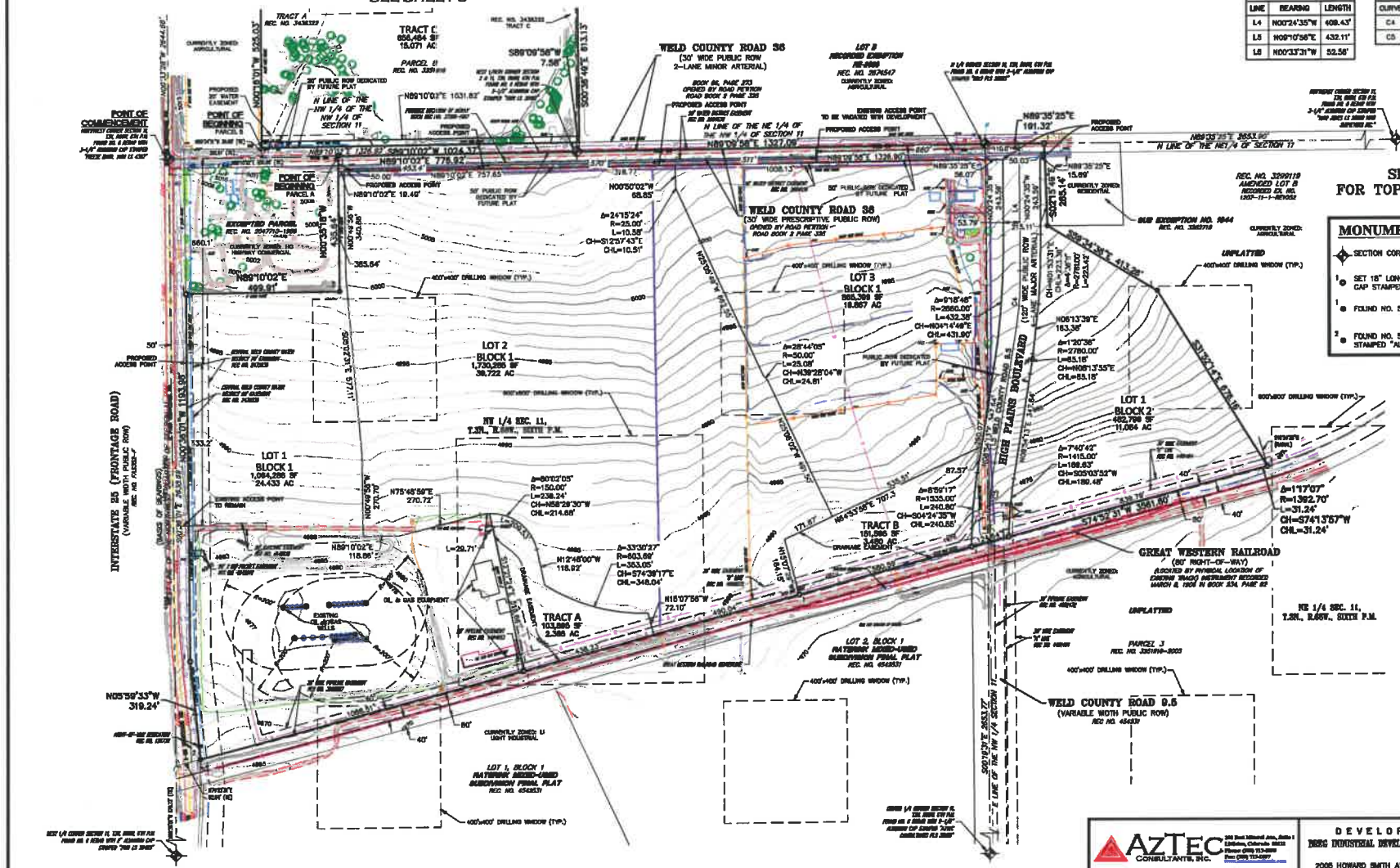
- ◆ SECTION CORNER MONUMENT AS DESCRIBED
- 1 SET 18" LONG NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38156"
- 1 FOUND NO. 5 REBAR WITH NO CAP
- 2 FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "ALLES AND ASSOCIATES PLS 8644"



FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

	285 East Orchard Ave., Suite 1 Lakewood, Colorado 80401 Phone: 303-973-2800 Fax: 303-973-2801	DEVELOPER MORG INDUSTRIAL DEVELOPMENT, INC.	DATE OF PREPARATION 5/3/2010
	2005 HOWARD SMITH AVENUE EAST WINDSOR, CO 80550	SCALE 1" = 50'	DRAWN BY PBA



NOT A CURVE BEING PLATTED BY THIS PLAT
 FOUND IN A REBAR WITH 1-1/4" PINK PLASTIC
 CAP STAMPED "AZTEC PLS 38156"

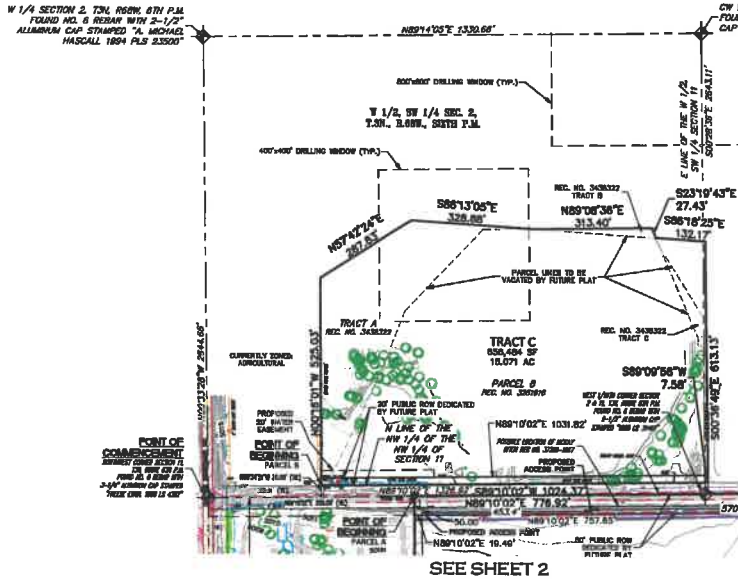
NOT A CURVE BEING PLATTED BY THIS PLAT
 FOUND IN A REBAR WITH 1-1/4" PINK PLASTIC
 CAP STAMPED "AZTEC PLS 38156"

POSTLE SUBDIVISION FILING NO. 1

AN UNPLATTED PARCEL OF LAND BEING SITUATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2 AND AN UNPLATTED PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
PRELIMINARY PLAT

LEGEND

- SANITARY CLEAROUT
- SANITARY MANHOLE
- SANITARY UNDERGROUND
- STORM LINE UNDERGROUND
- STORM INLET
- WATER FIRE HYDRANT
- WATER LINE METER
- WATER LINE UNDERGROUD
- WATER METER
- WATER VALVE
- ELECTRIC BREAKER BOX
- ELECTRIC METER
- ELECTRIC POLE
- ELECTRIC TRANSFORMER
- ELECTRIC UNDERGROUD
- OVERHEAD UTILITY
- GUY WIRE
- LIGHT POLE
- ELECTRIC VAULT
- TELEPHONE LINE UNDERGROUD
- TELEPHONE MANHOLE
- TELEPHONE PDESTAL
- FIBER OPTIC UNDERGROUD
- FIBER OPTIC MTR
- FIBER OPTIC VAULT
- GAS LINE UNDERGROUD
- GAS MTR POST
- IRRIGATION CONTROL BOX
- VENT PIPE
- WELL
- EX CONT-INNR
- EX CONT-OUTNR
- LANDSCAPE EDGE
- TREE CORNED
- TREE DECIDUOUS
- GATE
- METAL POST
- WOOD POST
- MAILBOX
- TRACTOR CONTROL CABINET
- EDGE ASPHALT
- EDGE CONCRETE
- EDGE ROAD
- MULCH/GRASS TRACK
- CURB UP OF CUTTER
- CURB TOP BACK
- FLOODING
- DITCH FLOODING
- FAN FLOODING
- UNMARKING WHITE STRIPE SOLID
- UNMARKING YELLOW STRIPE SOLID
- BILLBOARD
- DELIMETER
- GUARD RAIL
- SIGN
- BUILDING
- STRUCTURE
- CONCRETE
- ASPHALT PAVEMENT
- EDGE ROAD
- LANDSCAPE EDGE
- STEPS
- WALL



- ## MONUMENT SYMBOL LEGEND
- SECTION CORNER MONUMENT AS DESCRIBED
 - 1. SET 18" LONG NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38150"
 - 2. FOUND NO. 5 REBAR WITH NO CAP
 - 3. FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "ALLES AND ASSOCIATES PLS 9844"

GENERAL NOTES

- PER C.R.S. 38-51-105, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY".
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMENTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-509, OF THE COLORADO REVISED STATUTES.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 100-403008-020-07, AMENDMENT NO. 3, WITH AN EFFECTIVE DATE OF MARCH 12, 2021 AT 5:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 100-403008-020-07, AMENDMENT NO. 3, WITH AN EFFECTIVE DATE OF MARCH 12, 2021 AT 5:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THE SURVEYED PROPERTY SHOWN HEREON LIES WITHIN OTHER AREAS-ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.025 ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08133C800E, WITH AN EFFECTIVE DATE OF JANUARY 30, 2016.
- MAINTENANCE DEFINITION: MAINTENANCE IS THE PROCESS OF PRESERVING CAPITAL IMPROVEMENTS, STRUCTURES, DEVELOPMENT, OR SYSTEMS TO MEET ITS FUNCTION OR ORIGINAL INTENT OF THE FACILITY. THIS IS THE PRESERVATION, CONSERVATION, KEEPING IN GOOD CONDITIONS, OPERATING SAFELY, OPERATING EFFICIENTLY, TESTING, INSPECTION, SERVICING, REPAIRING, GRADING, CLEANING, PICKING UP TRASH AND DEBRIS, PEST CONTROL, PAINTING, MOWING, PRUNING, AND FENCING OF THESE FACILITIES. MAINTENANCE ALSO INCLUDES THE PROVISION OF FINANCIAL SUPPORT TO MAINTAIN THE FACILITIES. FACILITIES INCLUDE BUT ARE NOT LIMITED TO: LANDSCAPING, OPEN AREAS, GRASS, SHRUBS, TREES, PLAYGROUNDS, SITE FURNITURE AND FIXTURES, RETAINING WALLS, SIGNS, SIDEWALKS, DRAINAGE STRUCTURES SUCH AS PIPES, SWALES, DRAIN PANS, INLETS, AND OUTLET STRUCTURES.
- UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (OVERHEAD OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY SUCH INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- LOTS AND TRACTS AS PLATTED HEREON MAY BE REQUIRED TO CONVEY SURFACE DRAINAGE FROM OTHER LOTS AND TRACTS IN THIS PLAT, IN ACCORDANCE WITH THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS FILING, NO ALTERATIONS TO THE GRADING OF THE LOTS AND TRACTS MAY BE MADE THAT WOULD OBTAIN DRAINAGE FROM SAID LOTS WITHOUT PRIOR APPROVAL FROM THE TOWN OF MEAD. ALL NATURAL AND IMPROVED DRAINAGE WAYS OR DRAINAGE SYSTEMS IN SAID LOTS AND TRACTS SHALL BE MAINTAINED IN ACCORDANCE WITH TOWN ORDINANCES. THE GRANTEEES SHALL BE RESPONSIBLE FOR MAINTAINING SAID FACILITIES. THE TOWN OF MEAD SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE OF THE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH OPERATION AND/OR MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.

GENERAL COMMENTS

THE PRESENT ZONING OF ADJACENT AND SURROUNDING UNINCORPORATED PROPERTIES IS PREDOMINANTLY AGRICULTURAL. OWNERS OF PROPERTY IN THE AREA OF THIS PROPOSAL SHOULD BE MADE AWARE THAT AGRICULTURAL USES, EVEN WHEN CONSIDERED WITH GOOD AGRICULTURAL PRACTICES, MAY GENERATE IMPACTS SUCH AS NOISE, DUST, FLEES, ODDORS, AERIAL SPRAYING, AND SLOW-MOVING EQUIPMENT ON COUNTY ROADSWAYS. IT IS IMPORTANT FOR FUTURE RESIDENTS TO NOTE THAT ADJACENT PROPERTIES MAY BE IN UNINCORPORATED WELD COUNTY AND THAT WELD COUNTY HAS ADOPTED A RIGHT-TO-FARM STATUTE AND A RIGHT TO EXTRACT MINERAL RESOURCES STATEMENT AND RECOMMENDS THEY BE PLACED ON ALL PLATS ADJACENT TO UNINCORPORATED AREAS.

RIGHT-TO-FARM STATUTE
WELD COUNTY IS ONE OF THE MOST PRODUCTIVE AGRICULTURAL COUNTIES IN THE UNITED STATES, TYPICALLY RANKING IN THE TOP TEN COUNTIES IN THE COUNTRY IN TOTAL MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD. THE RURAL AREAS OF WELD COUNTY MAY BE OPEN AND SPACIOUS, BUT THEY ARE INTENSIVELY USED FOR AGRICULTURE. PERSONS MOVING INTO A RURAL AREA MUST RECOGNIZE AND ACCEPT THESE ARE DRAWBACKS, INCLUDING CONFLICTS WITH LONG-STANDING AGRICULTURAL PRACTICES AND A LOWER LEVEL OF SERVICES THAN IN TOWN, ALONG WITH THE DRAWBACKS COME THE REWARDS WHICH ATTRACT URBAN DWELLERS TO RELOCATE TO RURAL AREAS: OPEN VIEWS; SPACIOUSNESS; WILDLIFE; LACK OF CITY NOISE AND CONGESTION; AND THE RURAL ATMOSPHERE AND WAY OF LIFE. WITHOUT NEIGHBORING FARMERS, THOSE FEATURES WHICH ATTRACT URBAN DWELLERS TO RURAL WELD COUNTY WOULD QUICKLY BE GONE FOREVER.

AGRICULTURAL USES OF THE LAND SHOULD NOT BE EXPECTED TO CHANGE THEIR LONG-ESTABLISHED AGRICULTURAL PRACTICES TO ACCOMMODATE THE INTERLUDES OF URBAN USERS INTO A RURAL AREA. WELL-RUN AGRICULTURAL ACTIVITIES WILL GENERATE OFFSITE IMPACTS, INCLUDING NOISE FROM TRACTORS AND EQUIPMENT; SLOW-MOVING FARM VEHICLES ON RURAL ROADS; DUST FROM ANNUAL FENS, FIELD WORK, HARVEST AND GRAVEL ROADS; ODDOR FROM ANIMAL CONFINEMENT; SLUDGE AND MANURE; SMOKE FROM DITCH BURNINGS; FLEES AND INSULATIONS; HUNTING AND TRAPPING ACTIVITIES; SHOOTING SPORTS; LOCAL HAZARD OF NUISANCE WILDLIFE; AND THE USE OF PESTICIDES AND FERTILIZERS IN THE FIELDS, INCLUDING THE USE OF AERIAL SPRAYING. IT IS COMMON PRACTICE FOR AGRICULTURAL PRODUCERS TO UTILIZE AN ACCUMULATION OF AGRICULTURAL MACHINERY AND SUPPLIES TO BETWEEN RURAL AND URBAN AREAS OF THE COUNTY. SECTION 38-1.5-102, C.R.S., PROVIDES THAT AN AGRICULTURAL OPERATION SHALL NOT BE FOUND TO BE A PUBLIC OR PRIVATE NUISANCE IF THE AGRICULTURAL OPERATION ALLEGED TO BE A NUISANCE EMPLOYS METHODS OR PRACTICES THAT ARE COMMONLY OR REASONABLY ASSOCIATED WITH AGRICULTURAL PRODUCTION.

WATER HAS BEEN, AND CONTINUES TO BE, THE LIFE LINE FOR THE AGRICULTURAL COMMUNITY. IT IS UNREALISTIC TO ASSUME THAT DITCHES AND RESERVOIRS MAY SIMPLY BE MOVED "OUT OF THE WAY" OF RESIDENTIAL DEVELOPMENT. WHEN MOVING TO THE COUNTRY, PROPERTY OWNERS SHOULD BE AWARE THAT THEY CANNOT TAKE WATER FROM IRRIGATION DITCHES, LAKES OR OTHER STRUCTURES, UNLESS THEY HAVE AN ADJUDICATED RIGHT TO THE WATER.

WELD COUNTY COVERS A LAND AREA OF APPROXIMATELY FOUR THOUSAND (4,000) SQUARE MILES IN SIZE (TWICE THE SIZE OF THE STATE OF DELAWARE) WITH MORE THAN THREE THOUSAND SEVEN HUNDRED (3,700) MILES OF STATE AND COUNTY ROADS OUTSIDE OF MUNICIPALITIES. THE SHEER MAGNITUDE OF THE AREA TO BE SERVED STRUCTURES AVAILABLE. RESIDENTS ARE BASED ON RESPONSES TO COMPLAINTS MORE THAN ON PATROLS OF THE COUNTY, AND THE DISTANCES MUST BE TRAVELED MAY DELAY ALL EMERGENCY RESPONSES, INCLUDING LAW ENFORCEMENT, AMBULANCE AND FIRE. FIRE PROTECTION IS USUALLY PROVIDED BY VOLUNTEERS WHO MUST LEAVE THEIR JOBS AND FAMILIES TO RESPOND TO EMERGENCIES. COUNTY GRAVEL ROADS, NO MATTER HOW OFTEN THEY ARE GRADED, WILL NOT PROVIDE THE SAME KIND OF SURFACE EXPLORED FROM A PAVED ROAD. SHOW REMOVAL PRIORITIES NEAR THAT ROADS FROM SUBSIDERS TO ARTERIALS MAY NOT BE CLEARED FOR SEVERAL DAYS AFTER A MAJOR SHOWSTORM. SERVICES IN RURAL AREAS IN MANY CASES, WILL NOT BE EQUIVALENT TO MUNICIPAL SERVICES. RURAL DWELLERS MUST, BY NECESSITY, BE MORE SELF-SUFFICIENT THAN URBAN DWELLERS.

PEOPLE ARE EXPOSED TO DIFFERENT HAZARDS IN THE COUNTRY THAN IN AN URBAN OR SUBURBAN SETTING. FARM EQUIPMENT AND DR. FELD EQUIPMENT, PONDS AND IRRIGATION DITCHES, ELECTRICAL POWER FOR PUMPS AND CENTER PIVOT OPERATIONS, HIGH-SPEED TRAFFIC, BARRIERS, PUNCTURE WELLS, TERRITORIAL FARM DOGS AND LUNGEON AND OPEN BURNING PILES ARE REAL THREATS. CONTROLLING CHILDREN'S ACTIVITIES IS IMPORTANT, NOT ONLY FOR THEIR SAFETY, BUT ALSO FOR THE PROTECTION OF THE FARMER'S LIVELIHOOD.

WELD COUNTY RIGHT TO EXTRACT MINERAL RESOURCES STATEMENT
WELD COUNTY HAS SOME OF THE MOST ABUNDANT MINERAL RESOURCES, INCLUDING BUT NOT LIMITED TO, SAND AND GRAVEL, OIL, NATURAL GAS, AND COAL. UNDER TITLE 34 OF THE COLORADO REVISED STATUTES MINERALS ARE VITAL RESOURCES BECAUSE (A) THE STATE'S COMMERCIAL MINERAL DEPOSITS ARE ESSENTIAL TO THE STATE'S ECONOMY, (B) THE POPULOUS COUNTIES OF THE STATE FACE A CRITICAL SHORTAGE OF SUCH DEPOSITS, AND (C) SUCH DEPOSITS SHOULD BE EXTRACTED ACCORDING TO A NATIONAL PLAN, CALCULATED TO AVOID WASTE OF SUCH DEPOSITS AND CAUSE THE LEAST PRACTICABLE DISRUPTION OF THE ECOLOGY AND QUALITY OF LIFE OF THE CITIZENS OF THE POPULOUS COUNTIES OF THE STATE.

MINERAL RESOURCE LOCATIONS ARE WIDESPREAD THROUGHOUT THE COUNTY AND PEOPLE MOVING INTO THESE AREAS MUST RECOGNIZE THE VARIOUS IMPACTS ASSOCIATED WITH THIS DEVELOPMENT. OFTEN TIMES, MINERAL RESOURCE SITES ARE FIXED TO THEIR GEOGRAPHICAL AND GEOCHEMICAL LOCATIONS. MOREOVER, THESE RESOURCES ARE PROTECTED PROPERTY RIGHTS AND MINERAL OWNERS SHOULD BE AFFORDED THE OPPORTUNITY TO EXTRACT THE MINERAL RESOURCE.



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



DEVELOPER
8886 INDUSTRIAL DEVELOPMENT, INC.
2006 HOWARD SMITH AVENUE EAST
WINDSOR, CO 80550

DATE OF PREPARATION: 1/5/2021
SCALE: 1" = 50'
PP3

POSTLE SUBDIVISION FILING NO. 1

PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

OPEN SPACE MAP

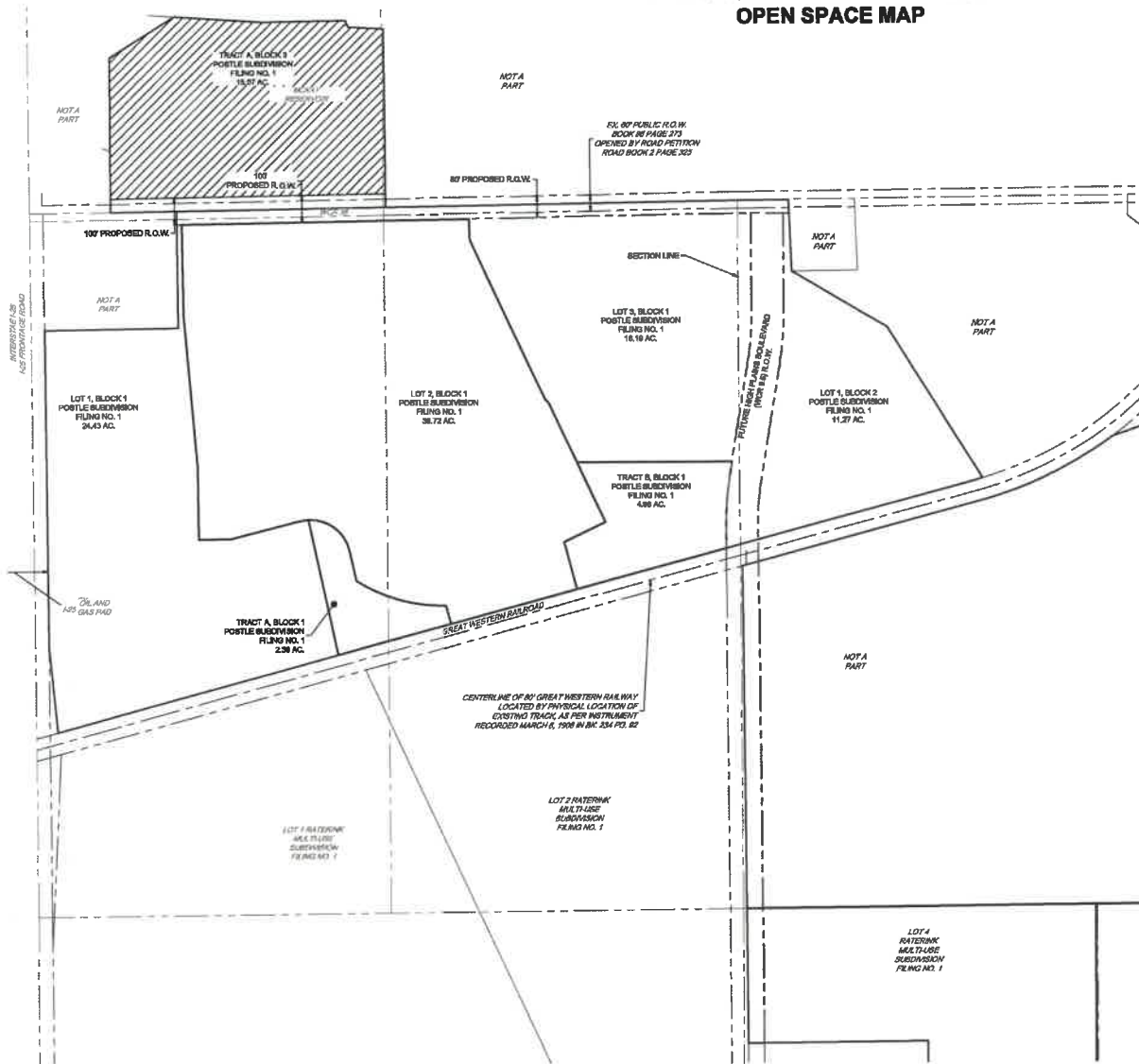
PARCEL	LOT GROSS AREA		PROVIDED OPEN SPACE (SF)
	SF	ACRES	
LOT 1, BLOCK 1	1,084,335	24.43	
LOT 2, BLOCK 1	1,730,267	39.72	
LOT 3, BLOCK 1	792,507	18.19	
TRACT A, BLOCK 1	105,886	2.38	
TRACT B, BLOCK 1	216,859	4.99	
LOT 1, BLOCK 2	462,367	11.27	
TRACT A, BLOCK 2	858,484	19.67	858,484
TOTAL	5,055,141	116.05	858,484

OPEN SPACE REQUIRED BASED ON
GROSS SUBDIVISION AREA (94%) = 404,413
SF (9.28 ACRES)

OPEN SPACE AREA IN EXCESS OF THE REQUIRED
AMOUNT FOR THIS SUBDIVISION (252,071 SF) MAY BE
USED TO MEET THE OPEN SPACE REQUIREMENTS OF
OTHER SUBDIVISIONS WITHIN THE POSTLE
ANNEXATION PROPERTY

LEGEND

- PROPERTY LINE
- R.O.W.
- SECTION LINE
- IDENTIFIED OPEN SPACE AREA



NO.	DATE	BY	REVISION
1			PRELIMINARY PLAT

POSTLE SUBDIVISION FILING NO. 1
PRELIMINARY PLAT
MASTER OPEN SPACE

PP4

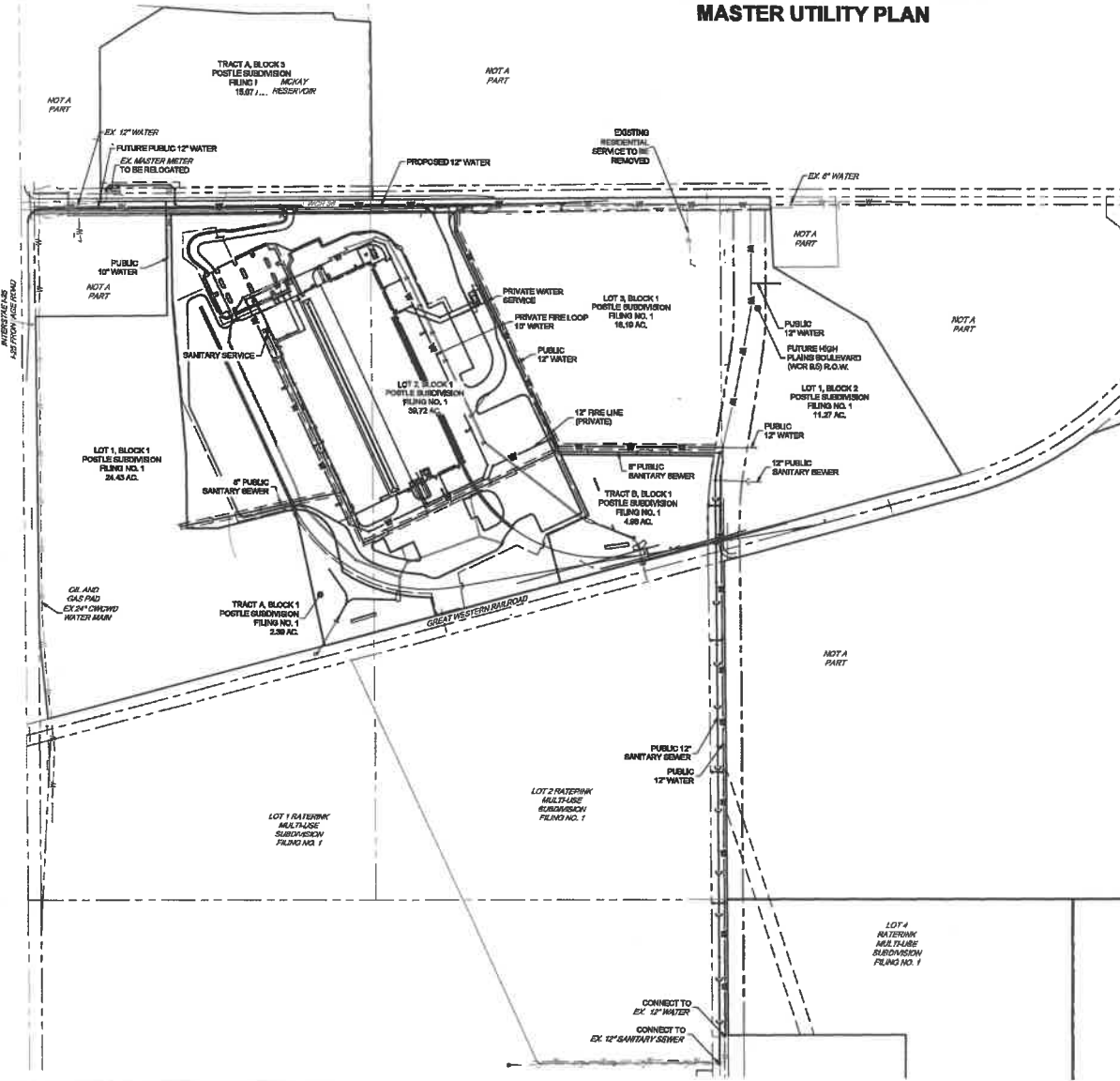
POSTLE SUBDIVISION FILING NO. 1 PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
MASTER UTILITY PLAN

PARCEL	LOT GROSS AREA		PROVIDED OPEN SPACE (SF)
	SF	ACRES	
LOT 1, BLOCK 1	1,094,828	24.48	
LOT 3, BLOCK 1	1,776,287	39.72	
LOT 3, BLOCK 1	782,827	18.18	
TRACT A, BLOCK 1	103,885	2.38	
TRACT B, BLOCK 1	218,858	4.98	
LOT 1, BLOCK 2	490,867	11.27	
TRACT A, BLOCK 3	858,484	19.67	858,484
TOTAL	5,055,191	118.05	858,484

LEGEND

- PROPERTY LINE
- FLOW
- SECTION LINE
- EASEMENT LINE
- SANITARY SEWER
- WATER LINE
- EX. SANITARY SEWER
- EX. WATER LINE
- MANHOLE W/DIA. (FT.)
- ⊙ INLET
- ⊙ FLARED END SECTION
- ⊙ WATER BEND
- ⊙ WATER CROSS
- ⊙ WATER TEE
- ⊙ WATER REDUCER
- ⊙ WATER VALVE
- ⊙ FRIE HYDRANT
- ⊙ FLOWCAP



Redland
WHERE GREAT PLACES BEGIN
770 5th Street, Suite 100
Littleton, Colorado 80120
303.733.7700
REDLAND.COM

POSTLE SUBDIVISION FILING NO. 1
PRELIMINARY PLAT
MASTER UTILITY PLAN

PP5



11/20/2024 10:58:39 AM - JES:SP - Mead - Postle Subdivision Preliminary Plat - Master Utility Plan - 11/20/2024 10:58:39 AM - JES:SP - Mead - Postle Subdivision Preliminary Plat - Master Utility Plan - 11/20/2024 10:58:39 AM

POSTLE SUBDIVISION FILING NO. 1 PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

MASTER DRAINAGE PLAN

SITE DATA TABLE		
PARCEL	LOT GROSS AREA	
	SF	ACRES
LOT 1, BLOCK 1	1,064,325	24.43
LOT 2, BLOCK 1	1,730,267	39.72
LOT 3, BLOCK 1	762,507	17.19
TRACT A, BLOCK 1	103,655	2.36
TRACT B, BLOCK 1	218,655	4.96
LOT 1, BLOCK 2	480,607	11.27
TRACT A, BLOCK 3	656,494	15.07
TOTAL	6,065,191	138.00

- DRAINAGE LEGEND**
- C57--- EXISTING MINOR CONTOUR
 - C50--- EXISTING MAJOR CONTOUR
 - C51--- PROPOSED MINOR CONTOUR
 - C50--- PROPOSED MAJOR CONTOUR
 - S--- PROPOSED STORM SEWER LINE
 - E--- PROPOSED EMERGENCY OVERFLOW ROUTE
 - PROPOSED MANHOLE
 - PROPOSED BOX BASE MANHOLE
 - PROPOSED INLET
 - PROPOSED FLARED END SECTION
 - B--- PROPOSED BASIN BOUNDARY
 - B17 PROPOSED BARRI-D
 - △ PROPOSED DESIGN POINT
 - PROPOSED FLOW ARROW
 - EXISTING FLOW ARROW

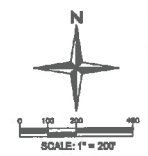
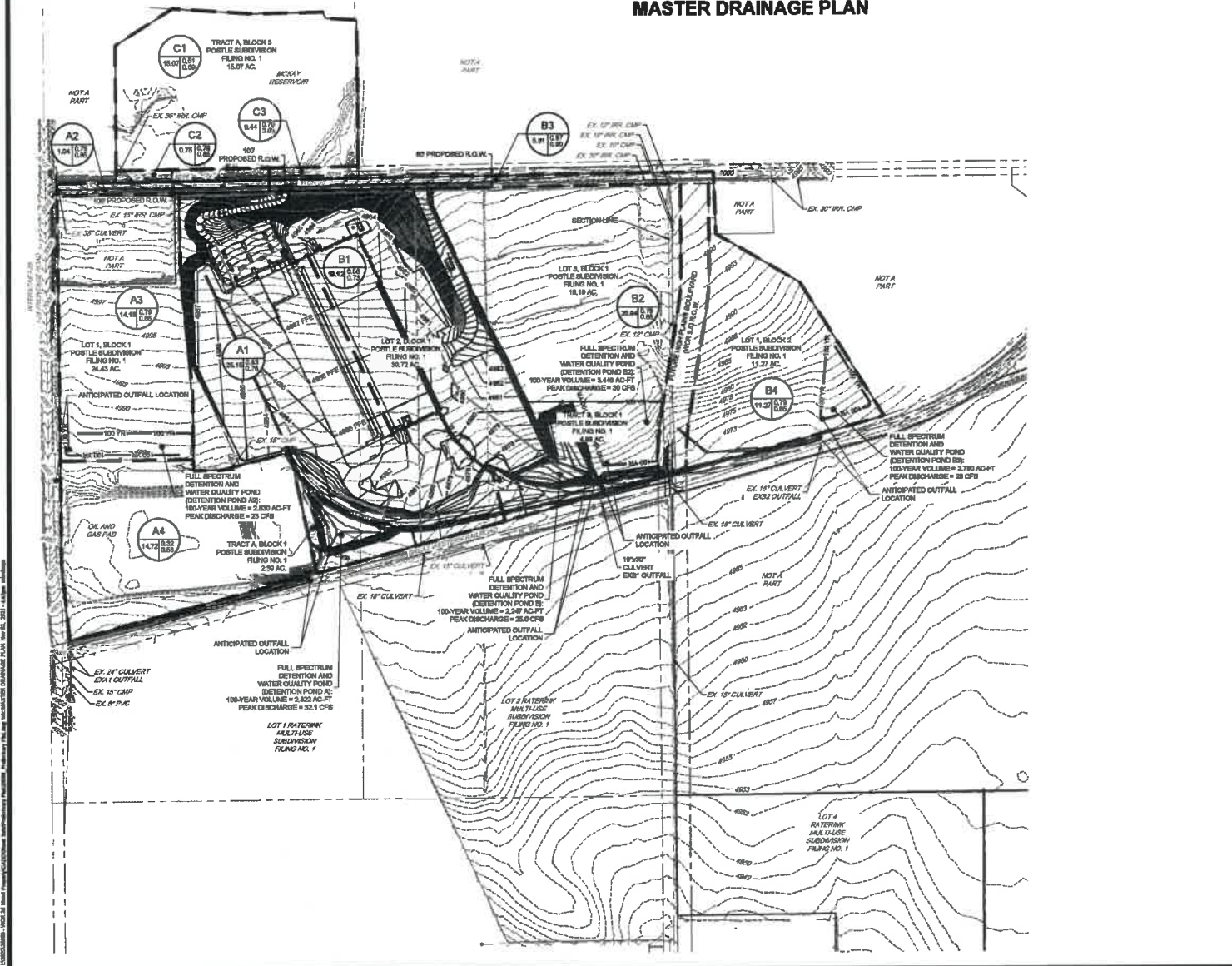
Basin	Runoff Coefficients				Peak Flow (cfs)	
	Area (Ac)	C ₁	C ₂	C ₃	100 YR	10 YR
A1	38.18	0.54	0.79	71.2%	61.6	112.3
A2	1.24	0.79	0.88	90.0%	2.8	6.3
A3	14.18	0.79	0.88	90.0%	39.9	84.8
A4	14.78	0.52	0.88	92.0%	6.8	31.8
B1	18.12	0.88	0.79	84.0%	35.1	76.8
B2	28.86	0.79	0.88	90.0%	58.0	119.1
B3	8.81	0.79	0.88	90.0%	13.1	29.2
B4	17.37	0.79	0.88	90.0%	27.2	58.2
C1	16.97	0.81	0.88	90.0%	38.4	84.2
C2	6.76	0.79	0.88	90.0%	2.3	5.0
C3	0.44	0.79	0.88	90.0%	1.6	3.5



NO.	DATE	BY	CHKD.	REVISION
1				ISSUED FOR PERMIT
2				FOR CONSTRUCTION

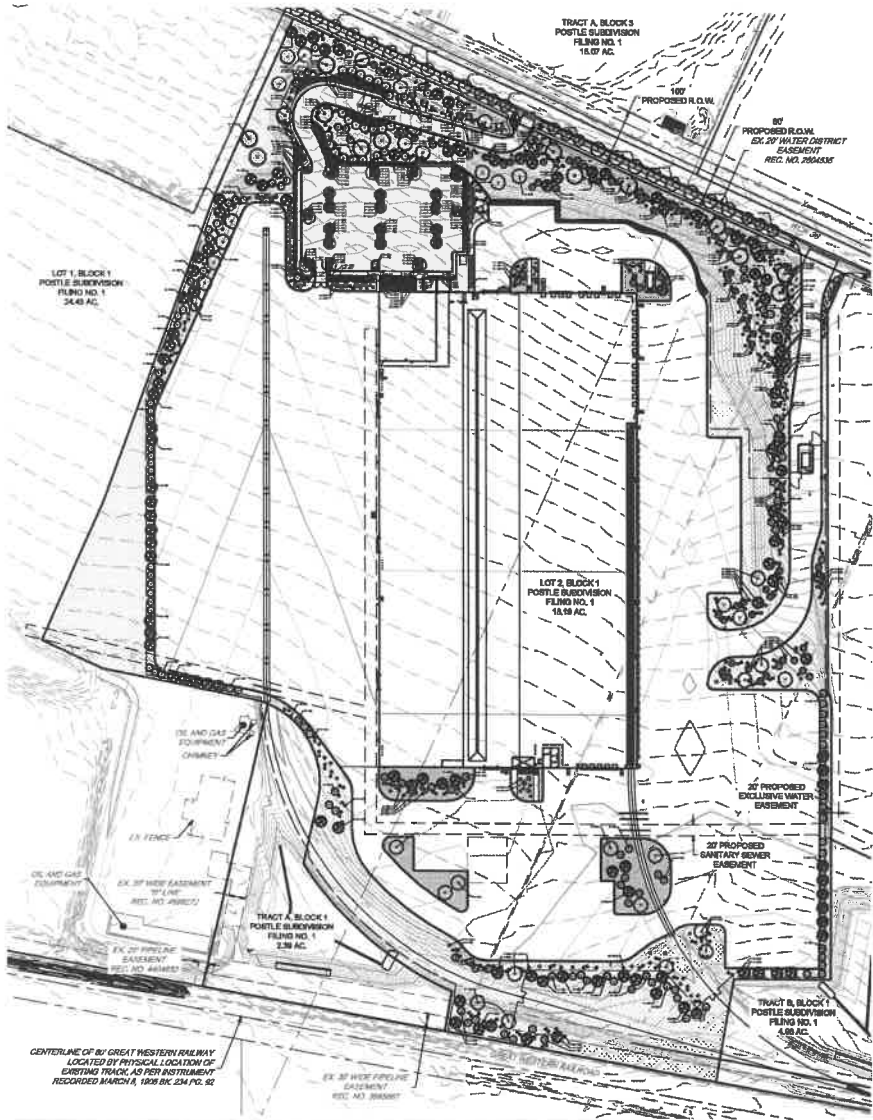
POSTLE SUBDIVISION FILING NO. 1
PRELIMINARY PLAT
MASTER DRAINAGE PLAN

PP6



POSTLE SUBDIVISION FILING NO. 1 PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
LANDSCAPE PLAN



LANDSCAPE STANDARDS					
ZONING: L-1					
SITE (GROSS) AREA	REQUIREMENT		PROVIDED		
	1,730,387 SF (39.72 AC)				
LANDSCAPE AREA	REQUIREMENT		PROVIDED		
	340,058 SF (7.68 AC)	20%	400,000 SF (91.17 AC)	26,12%	
ARTERIAL STREET RIGHT-OF-WAY - WELD COUNTY ROAD 36	REQUIREMENT		QUANTITY REQUIRED		
	1 TREE / DECIDUOUS OR ORNAMENTAL	40 LF	1,077 LF	27	27
LANDSCAPE AREA STANDARDS					
SITE TREES - DECIDUOUS, ORNAMENTAL, OR EVERGREEN	1 TREE /	1,000 SF OF LANDSCAPE AREA	340,058 SF	347	432
SHRUBS*	1 SHRUB /	100 SF OF LANDSCAPE AREA	340,058 SF	2,300	1,438
PARKING LOT LANDSCAPING STANDARDS**					
SITE TREES - DECIDUOUS, ORNAMENTAL, OR EVERGREEN	1 TREE /	5 PARKING SPACES	148 SPACES	30	30
SHRUBS	1 SHRUB /	100 SF OF LANDSCAPE AREA	3,000 SF	27	27**
BUFFERING					
LANDING DOCKS AND SERVICE AREAS INCLUDING OUTDOOR STORAGE, WILL CONFORM TO THE TOWN OF MEAD LAND USE CODE SEC. 16-3-101 - BUFFERING AND SCREENING TECHNIQUES.					

NOTES
 *TREES MAY BE SUBSTITUTED FOR UP TO ONE-HALF (1/2) OF THE REQUIRED SHRUBS AT A RATE OF (1) TREE FOR TEN (1) SHRUB.
 **DECORATIVE PARKING LOT SHRUB PLANTING IS COUNTED TOWARD OVERALL LANDSCAPE AREA (SHRUB) REQUIREMENT.
 ***LANDSCAPE ISLANDS SHALL BE A MINIMUM OF TEN (10) FEET WIDE - FLOW LINE TO FLOW LINE.

PRELIMINARY PLAT LANDSCAPE PLAN:
 • A LANDSCAPE PLAN WILL BE DEVELOPED WITH EACH LOT IN CONFORMANCE WITH TOWN OF MEAD STANDARDS.
 • PROPERTIES WITHIN ONE-QUARTER (1/4) MILE OF THE I-25 RIGHT-OF-WAY WILL CONFORM WITH THE TOWN OF MEAD LAND USE CODE, SEC. 16-3-220 - HIGHWAY DESIGN OVERLAY DISTRICT (HOD).
 • BUFFERING OF UP TO ONE HUNDRED (100) FEET OF NONSUBDIVIDABLE AREA MAY BE REQUIRED BETWEEN ANY DEVELOPMENT AND ADJACENT NATURAL OR ENVIRONMENTALLY SENSITIVE AREAS OR OPEN SPACE PER MEAD LAND USE CODE SEC. 16-3-101 - BUFFERING AND SCREENING TECHNIQUES. THE ACTUAL AMOUNT OF ANY BUFFER AREA WILL BE DETERMINED ON A CASE BY CASE BASIS USING A VISUAL ANALYSIS.

PLANT SCHEDULE ON LOT

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD
14	<i>Quercus macrocarpa</i>	Big Oak	2" Cal.	SMB	37	12'
4	<i>Calluna scopulorum</i>	Western Calluna	2" Cal.	SMB	37	30'
40	<i>Calla occidentalis</i>	Common Huckleberry	2" Cal.	SMB	37	40'
110	<i>Platanus acerifolia</i>	American Plane	2" Cal.	SMB	37	37'
21	<i>Platanus occidentalis</i>	Flowering Plane	2" Cal.	SMB	37	19'
25	<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	2" Cal.	SMB	37	12'
114	<i>Platanus occidentalis</i>	Flowering Plane	2" Cal.	SMB	37	12'
45	<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	2" Cal.	SMB	37	12'
12	<i>Prunella virginiana</i>	Black Cherry	1.5" Cal.	SMB	20	20'
23	<i>Acer rubrum</i>	Red Maple	1.5" Cal.	SMB	20	20'
45	<i>Chamaecyparis thyoides</i>	Eastern Hemlock (Champ)	1.5" Cal.	SMB	19	19'
3	<i>Thuja occidentalis</i>	Eastern White Pine	1.5" Cal.	SMB	20	19'
71	<i>Fragaria virginiana</i>	Wild Strawberry	8"	POT	8"	8"
34	<i>Ribes alpinum</i>	Green Mountain Currant	8"	POT	8"	8"
80	<i>Chamaecyparis thyoides</i>	Eastern Hemlock	8"	POT	8"	8"
20	<i>Ribes sibiricum</i>	Gray-Loose Currant	8"	POT	8"	8"
180	<i>Arctostaphylos uva-ursi</i>	Partridgeberry	8"	POT	8"	8"
40	<i>Arctostaphylos uva-ursi</i>	Partridgeberry	8"	POT	8"	8"
116	<i>Prunella virginiana</i>	Black Cherry	8"	POT	8"	8"
544	<i>Chrysothamnus nauseosus</i>	Rubber Rabbitbrush	8"	POT	8"	8"
117	<i>Juniperus horizontalis</i>	Horizontal Juniper	8"	POT	1.0'	0'
117	<i>Juniperus horizontalis</i>	Blue Chip Juniper	8"	POT	0.17'	0'
83	<i>Juniperus horizontalis</i>	Horizontal Juniper	8"	POT	4"	0'
46	<i>Yucca glauca</i>	Spineless Yucca	8"	POT	2'	2.5'
26	<i>Halimolobos longiflorus</i>	Blue Anemone	8"	POT	2.7'	2.7'
33	<i>Hemerocallis flava</i>	Yellow Day Lily	8"	POT	1.5'	1.5'

SITE DATA TABLE			
PARCEL	LOT GROSS AREA	ACRES	PROVIDED OPEN SPACE (SF)
LOT 1, BLOCK 1	1,084,928	24.48	
LOT 2, BLOCK 1	1,730,387	39.72	
LOT 3, BLOCK 1	782,007	18.18	
TRACT A, BLOCK 1	1,030,306	23.00	
TRACT B, BLOCK 1	214,859	4.90	
LOT 1, BLOCK 1	400,000	9.17	11,277
TRACT A, BLOCK 1	356,484	8.07	856,484
TOTAL	5,054,181	115.08	856,484



DATE	BY	REVISION

POSTLE SUBDIVISION FILING NO. 1
PRELIMINARY PLAT
LANDSCAPE PLAN

