

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 09-R-2022**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF MEAD,
COLORADO, CONDITIONALLY APPROVING 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 subdivision of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, Dean Brown, with BREG Industrial Development, LLC, a Colorado limited liability company (the “Applicant”), has submitted an application 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 current Property owners of record, being Mead Industrial Development, LLC, a Colorado limited liability company, and Mead Investors 1, LLC, a Colorado limited liability company (the “Owners”); and

WHEREAS, the Applicant has submitted a preliminary plat, which proposes to subdivide the Property into four (4) lots and three (3) tracts, known as the Postle Subdivision Filing No. 1 Preliminary Plat, attached hereto and incorporated into this Resolution as **EXHIBIT 2** (the “Preliminary Plat”), and

WHEREAS, the Planning Commission held a public hearing to consider the Preliminary Plat on December 15, 2021, which was continued to January 5, 2022; and

WHEREAS, following the conclusion of the public hearing, the Planning Commission recommended approval of the Preliminary Plat, and the Planning Commission’s recommendation is memorialized in Resolution No. 11-PC-2021; and

WHEREAS, in accordance with Section 16-4-60 of the MMC, the Board of Trustees held a duly noticed public hearing on January 10, 2022, to consider the Preliminary Plat; and

WHEREAS, the administrative record for this case includes, but is not limited to, the Annexation Agreement, 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 for this case, any and all submittals by the Applicant, and the tape recordings and minutes of both the Planning Commission and Board of Trustee meetings at which this application was considered; and

WHEREAS, the Board of Trustees has reviewed the proposed Preliminary Plat and has determined that the Preliminary Plat meets all applicable requirements of the Town of Mead Land Use Code and MMC and that the review criteria set forth in Section 16-4-60 of the MMC have been satisfied; and

WHEREAS, the Board of Trustees has further determined that approval of the Preliminary Plat will advance the public health, safety, convenience and general welfare of the residents of the Town, subject to the conditions of approval as hereinafter set forth.

THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, Colorado, as follows:

Section 1. That the Postle Subdivision Filing No. 1 Preliminary Plat be approved subject to the following conditions of approval:

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

Section 2. Subject to review and approval of the Preliminary Plat mylar by the Director and the Town Attorney, the Mayor and other Town officials, as applicable, are hereby authorized to sign the Preliminary Plat mylar pursuant to the terms contained herein.

Section 3. Approval of the Preliminary Plat shall be deemed effective upon signing by the Applicant and Town officials in conformance herewith. The Preliminary Plat shall not be recorded in the Weld County real property records. In accordance with Section 16-4-60 of the MMC, the Preliminary Plat shall be valid for one (1) year and shall automatically expire thereafter. If a final plat is not submitted within one (1) year or within such extended time as may be granted by the Board of Trustees, a new preliminary plat must be submitted and processed in accordance with applicable provisions of the Land Use Code.

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

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

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 10TH DAY OF JANUARY, 2022.

ATTEST:

TOWN OF MEAD

By:

Mary E. Strutt, MMC Town Clerk

By:

Colleen G. Whitlow, Mayor

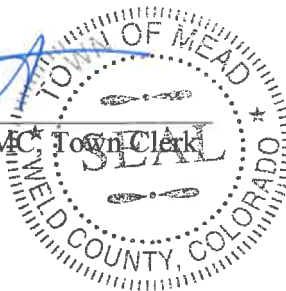


Exhibit 1
Legal Description

Exhibit 2
Postle Subdivision Filing No. 1 Preliminary Plat

[see attached documents]

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 NORTHWEST QUARTER OF SAID SECTION 11 NORTH 89°10'02" EAST, A DISTANCE OF 550.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN EXCEPTION PARCEL AS RECORDED UNDER RECEPTION NO. 2047710-1986 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S 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 1/16 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 1,327.09 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°35'25" EAST, A DISTANCE OF 191.32 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN SUBDIVISION EXCEPTION NO. 1044 AS RECORDED UNDER RECEPTION NO. 3282719 IN SAID RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID SUB EXCEPTION, SOUTH 02°15'49" 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 RECORDED EXEMPTION NO. 1207-01-1 AMRE-3005 AS RECORDED UNDER RECEPTION NO. 3299119 THE FOLLOWING TWO (2) COURSES;

1. SOUTH 59°34'36" EAST, A DISTANCE OF 413.26 FEET;
2. SOUTH 31°52'14" EAST, A DISTANCE OF 676.16 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE GREAT WESTERN RAILROAD AS RECORDED IN BOOK 234, PAGE 92 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 16°24'36" WEST;

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

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°17'07", AN ARC LENGTH OF 31.24 FEET;
2. SOUTH 74°52'31" WEST, A DISTANCE OF 3,561.80 FEET TO THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 25 (FRONTAGE ROAD) AS RECORDED UNDER RECEPTION NO. 126738 AND CDOT PROJECT NO. FAS352-F IN SAID RECORDS;

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

1. NORTH 05°59'33" WEST, A DISTANCE OF 319.24 FEET;
2. NORTH 00°36'01" WEST, A DISTANCE OF 1,193.98 FEET TO THE SOUTHERLY BOUNDARY OF SAID EXCEPTED PARCEL;

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

1. NORTH 89°10'02" EAST, A DISTANCE OF 499.91 FEET;
2. NORTH 00°35'18" WEST, A DISTANCE OF 435.64 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 107.055 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 36 AND THE POINT OF BEGINNING;

THENCE NORTH 00°16'01" WEST, A DISTANCE OF 545.03 FEET;

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

THENCE SOUTH 86°13'05" 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 00°36'49" EAST, A DISTANCE OF 633.13 FEET TO SAID NORTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 36;

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

1. SOUTH 89°09'58" WEST, A DISTANCE OF 7.58 FEET;
2. 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.

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 OWNERS, MORTGAGEE 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 SIXTH PRINCIPAL MERIDIAN BEING REPRESENTED AT THE NORTHWEST CORNER BY A 60.00' ROD WITH 3.0" O.D. ALUMINUM CAP STAMPED "TRICER DISK 1988 LS 4387 AND AT THE WEST QUARTER CORNER BY A 60.00' REBAR WITH 3" ALUMINUM CAP STAMPED "3001 LS 39425" BEARING SOUTH 00°28'01" EAST, A DISTANCE OF 305.88 FEET, WITH ALL BEARINGS HEREIN REFERENCED THEREAS.

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 NORTHWEST QUARTER OF SAID SECTION 11 NORTH 89°10'33" EAST, A DISTANCE OF 330.00 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN SUBDIVISION PARCEL AS RECORDED UNDER RECEPTION NO. 294770-1088 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDS OFFICE, AND THE POINT OF BEGINNING;

THENCE CONTAINING ALONG SAID NORTH LINE NORTH 89°10'33" EAST, A DISTANCE OF 778.92 FEET TO THE WEST 1/4th 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°10'33" EAST, A DISTANCE OF 1,227.09 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°10'33" EAST, A DISTANCE OF 191.33 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN SUBDIVISION PARCEL AS RECORDED UNDER RECEPTION NO. 332878 IN SAID RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID SUB DIVISION PARCEL SOUTH 62°10'49" EAST, A DISTANCE OF 264.14 FEET TO THE SOUTHWEST CORNER OF SAID SUB DIVISION PARCEL;

THENCE ALONG THE WESTERLY BOUNDARY OF THAT CERTAIN AMENDED LOT B OF RECORDED EXEMPTION NO. 1267-01-1 AMRC-3008 AS RECORDED UNDER RECEPTION NO. 339919 THE FOLLOWING TWO (2) COURSES;

1. SOUTH 89°34'36" EAST, A DISTANCE OF 413.25 FEET;
2. SOUTH 21°01'14" EAST, A DISTANCE OF 876.16 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE GREAT WESTERN RAILROAD AS RECORDED IN BOOK 234, PAGE 23 IN SAID RECORDS, AND THE BEGINNING OF A 900'-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,382.70 FEET, THE RADIAL POINT OF SAID CURVE BEARS NORTH 16°29'38" WEST;

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

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°17'07", AN ARC LENGTH OF 31.24 FEET;
2. SOUTH 21°01'14" WEST, A DISTANCE OF 3,588.80 FEET TO THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 25 (FRONTAGE ROAD) AS RECORDED UNDER RECEPTION NO. 128788 AND SCOT PROJECT NO. 743030-7 IN SAID RECORDS;

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

1. NORTH 00°50'23" WEST, A DISTANCE OF 318.24 FEET;
2. NORTH 00°50'23" WEST, A DISTANCE OF 1,183.88 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;

1. NORTH 89°10'33" EAST, A DISTANCE OF 498.91 FEET;
2. NORTH 00°30'18" WEST, A DISTANCE OF 433.84 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 107,055 SQUARE FEET, (4,883.291 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°10'33" EAST, A DISTANCE OF 305.81 FEET;

THENCE NORTH 00°28'01" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 36 AND THE POINT OF BEGINNING;

THENCE NORTH 00°28'01" WEST, A DISTANCE OF 543.03 FEET;

THENCE NORTH 57°42'24" EAST, A DISTANCE OF 287.63 FEET;

THENCE SOUTH 89°10'33" EAST, A DISTANCE OF 528.88 FEET;

THENCE NORTH 89°10'33" EAST, A DISTANCE OF 314.40 FEET;

THENCE SOUTH 23°18'43" EAST, A DISTANCE OF 37.43 FEET;

THENCE SOUTH 89°10'33" EAST, A DISTANCE OF 132.17 FEET;

THENCE SOUTH 00°30'49" EAST, A DISTANCE OF 633.13 FEET TO SAID NORTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 36;

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

1. SOUTH 89°10'33" WEST, A DISTANCE OF 7.18 FEET;
2. SOUTH 89°10'33" WEST, A DISTANCE OF 1,084.37 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 15,543 ACRES, (877,132 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 - A DETAIL SHEET & GENERAL NOTES



CERTIFICATE OF OWNERSHIP AND DEDICATION CONTINUED:

EXECUTED THIS ____ DAY OF _____ 20____

OWNER: MEAD INDUSTRIAL DEVELOPMENT, LLC

BY: _____ ITS ADMINISTRATOR

PRINTED: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

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 I, LLC

BY: _____ ITS ADMINISTRATOR

PRINTED: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20____ BY _____ AN AUTHORIZED OFFICER OF MEAD INVESTORS I, 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 CHANGE		
			AREA (AC)	% OF TOTAL AREA	LAND USE
LOTS (1,3,5,7,9)	2,347,291	53.885	43.06		INDUSTRIAL
LOT 2	1,730,285	38.712	32.40		INDUSTRIAL
TRACTS (A & B)	520,131	11.563	8.01		STORM DRAINAGE FACILITIES
Tract C	458,484	10.111	12.29		OPEN SPACE
ROW	245,212	5.511	5.34		ALLEYS
TOTALS	5,246,433	122.800	100.00		IND = MEAD INDUSTRIAL DEVELOPMENT, LLC MS = MEAD INVESTORS I, LLC

OWNER
POSTLE INVESTMENTS II, LLC
PO BOX 1024, NEWO, CO 80544, US
303-555-5000

ENGINEER
RICK AND
1500 E. CANAL COURT, LITTLETON, CO 80120
720-283-8763

DEVELOPER/APPLICANT
SCARLETT PROPERTIES LLC
5501 PETER CROOKING BLVD, SUITE 300, ARDENHOLME, NJ 07424
973-845-5555

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

ENGINEER 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 HYDRAULIC APPROPRIATENESS CHECK DISTRICT'S ACCEPTANCE OF THESE PLANS VALE 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 THE LIMIT OR ANY EXTENSION GRANTED BY THE BOARD OF TRUSTEES.

ATTEST:

TOWN CLERK

SURVEYOR'S STATEMENT

I, SHAWN D. 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 BOUNDARIES EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1/10,000 (ONE-TENTH ONE HUNDRED) AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO BEARING WITH MATHEMATICS, SUBDIVISIONS OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF MEAD.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____ 20____.

SHAWN D. LEE, PLS: NO 38158

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

300 EAST WASHINGTON AVENUE, SUITE 1, LITTLETON, CO 80120

NOTICE: ACCORDING TO COLORADO LAW YOU MUST CONDUCT ANY REAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION HEREON HEREOF.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 14.8.2 THE WORD "CERTIFY" AS USED HEREIN MEANS AN AFFIRMATION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OF MERCHANTABILITY OR FITNESS. THE SURVEY REPRESENTED HEREON HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

	DEVELOPER	DATE OF PREPARATION	BY
	MEAD INDUSTRIAL DEVELOPMENT, INC.	08/11/2021	SHAWN D. LEE
	3000 HOWARD SMITH AVENUE EAST WHEATRIER, CO 80550	DATE OF REVIEW	BY
		08/11/2021	SHAWN D. LEE

8078 PREL. PLAN. PFD-09

Drawn by: BSA

POSTLE SUBDIVISION FILING NO. 1

AN UNPLATTED PARCEL OF LAND BEING SITUATED IN THE WEST HALF OF THE SOUTH WEST 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

LINE TABLE			CURVE TABLE			
LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH
1A	N00°24'25"W	426.42	CR	9°30'31"	1200.00'	266.87'
1B	N00°10'15"W	432.11	CS	8°44'27"	1200.00'	266.87'
1C	N00°33'17"W	52.36				

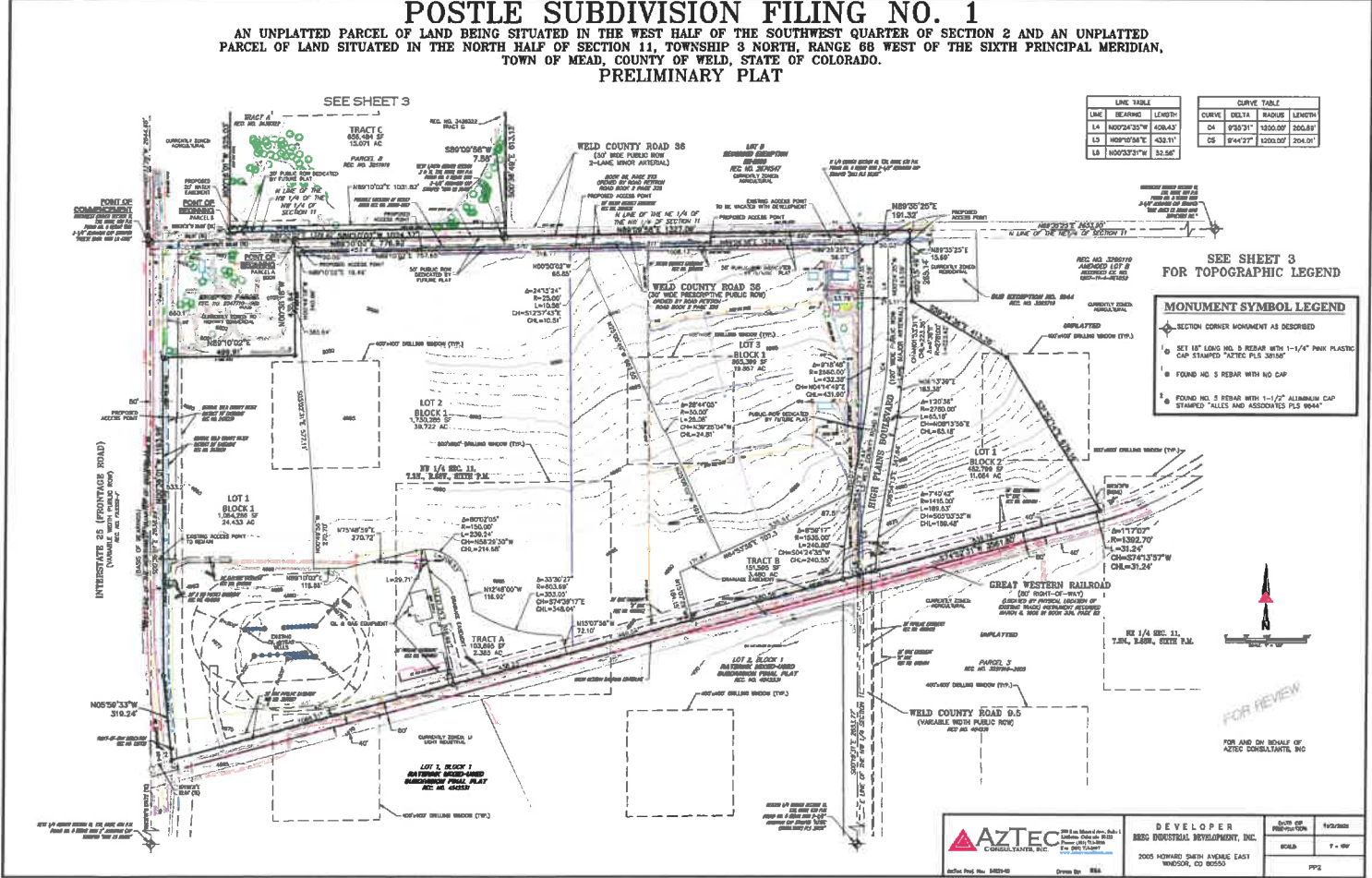
SEE SHEET 3 FOR TOPOGRAPHIC LEGEND

MONUMENT SYMBOL LEGEND

- SECTION CORNER MONUMENT AS DESCRIBED
- SET 1" LONG NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 303"
- FOUND NO. 5 REBAR WITH NO CAP
- FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "ALLES AND ASSOCIATES PLS 804"



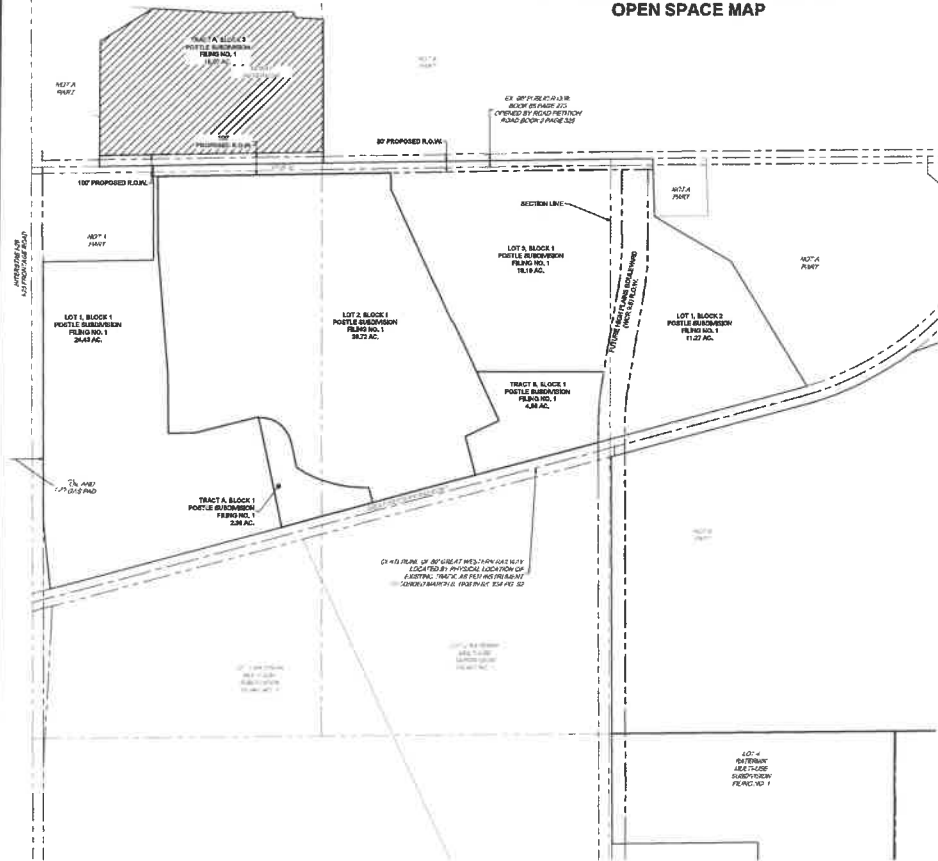
FOR REVIEW
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



	DEVELOPER	DATE OF PREPARATION
	M&C INDUSTRIAL DEVELOPMENT, INC.	05/24/2006
2005 HOWARD STREET AVENUE EAST WINDSOR, CO 80550	SCALE	1" = 40'
AZTEC CONSULTANTS, INC. 2005 HOWARD STREET AVENUE EAST WINDSOR, CO 80550 PHONE: 303.426.1100 FAX: 303.426.1101 WWW.AZTECCON.COM	SHEET NO. 001A	TOTAL SHEETS 001A-001B

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 66 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 (OS)
	SF	ACRES	
LOT 1, BLOCK 1	1,944,828	44.43	
LOT 2, BLOCK 1	1,179,387	26.92	
LOT 3, BLOCK 1	793,367	18.19	
TRACT A, BLOCK 1	125,390	2.87	
TRACT B, BLOCK 1	294,884	6.78	
LOT 1, BLOCK 2	480,407	11.07	
TRACT A, BLOCK 2	968,941	22.27	96,894
TOTAL	4,664,161	116.68	96,894

OPEN SPACE REQUIRED BASED ON GROSS SUBDIVISION AREA (PA) = 401,413 SF (9.26 ACRES)

OPEN SPACE AREA IN EXCESS OF THE REQUIRED AMOUNT FOR THIS SUBDIVISION (96,894 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

Redland
WHERE GREAT PLACES BEGIN

POSTLE SUBDIVISION FILING NO. 1
PRELIMINARY PLAT
MASTER OPEN SPACE

PP4

POSTLE SUBDIVISION FILING NO. 1

PRELIMINARY PLAT

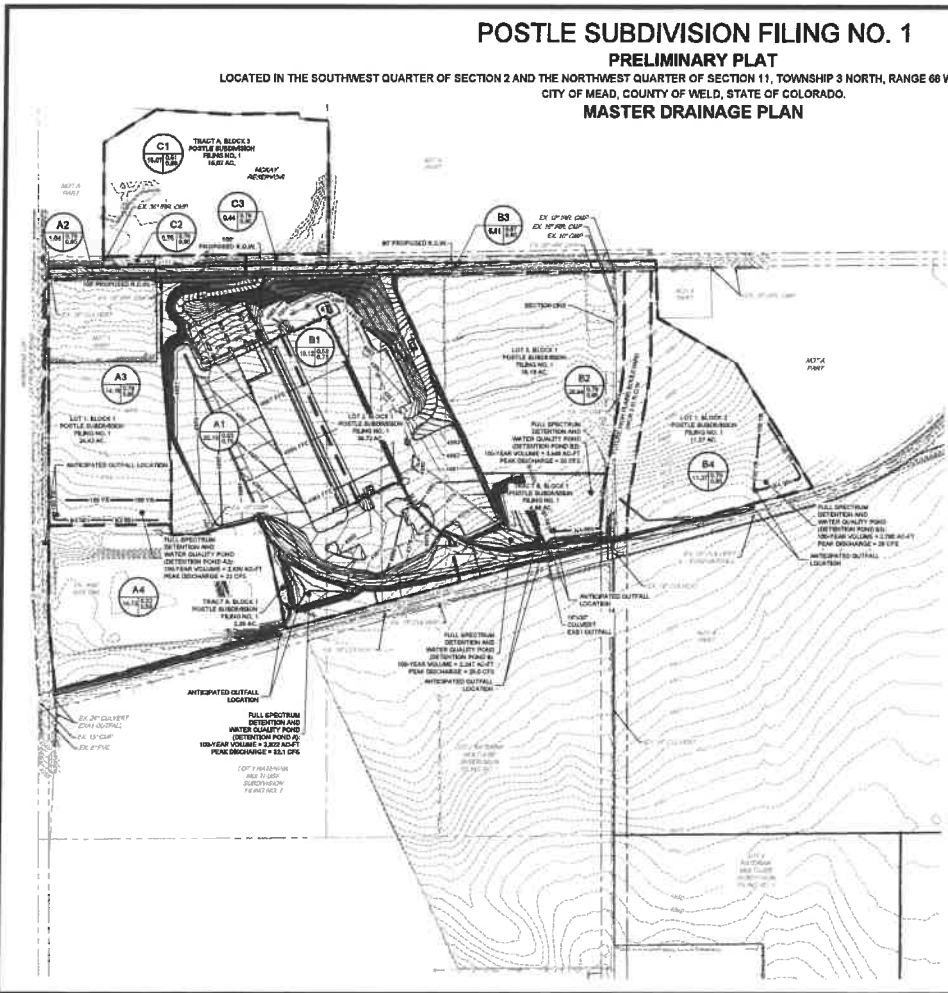
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
MASTER DRAINAGE PLAN

SITE DATA TABLE		
PARCEL	LOT GROSS AREA	
	SP	ACRES
LOT 1, BLOCK 1	1,061,035	24.05
LOT 2, BLOCK 1	1,170,397	26.72
LOT 3, BLOCK 1	726,607	16.18
TRACT A, BLOCK 1	653,886	14.98
TRACT B, BLOCK 1	214,866	4.90
LOT 4, BLOCK 1	462,607	10.57
TRACT A, BLOCK 2	880,041	19.97
TOTAL	6,061,417	134.35

DRAINAGE LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED STORM REMEDIATION LINE
- PROPOSED EMERGENCY OVERFLOW ROUTE
- PROPOSED MANHOLE
- PROPOSED BOX BASE MANHOLE
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED SAGEN BOUNDARY
- SAGENED
- STORM RUNOFF COEFFICIENT
- 100 YEAR RETURN PERIOD
- SAGEN AREA (ACRES)
- PROPOSED DESIGN POINT
- PROPOSED FLOW ARROW
- EXISTING FLOW ARROW

Block	Design Conditions		Peak Flow Rate	
	Flow (cfs)	Time (min)	Flow (cfs)	Time (min)
A1	10.0	15	10.0	15
A2	10.0	15	10.0	15
A3	10.0	15	10.0	15
A4	10.0	15	10.0	15
B1	10.0	15	10.0	15
B2	10.0	15	10.0	15
B3	10.0	15	10.0	15
B4	10.0	15	10.0	15
C1	10.0	15	10.0	15
C2	10.0	15	10.0	15
C3	10.0	15	10.0	15
D1	10.0	15	10.0	15
D2	10.0	15	10.0	15
D3	10.0	15	10.0	15
D4	10.0	15	10.0	15
D5	10.0	15	10.0	15
D6	10.0	15	10.0	15
D7	10.0	15	10.0	15
D8	10.0	15	10.0	15
D9	10.0	15	10.0	15
D10	10.0	15	10.0	15
D11	10.0	15	10.0	15
D12	10.0	15	10.0	15
D13	10.0	15	10.0	15
D14	10.0	15	10.0	15
D15	10.0	15	10.0	15
D16	10.0	15	10.0	15
D17	10.0	15	10.0	15
D18	10.0	15	10.0	15
D19	10.0	15	10.0	15
D20	10.0	15	10.0	15
D21	10.0	15	10.0	15
D22	10.0	15	10.0	15
D23	10.0	15	10.0	15
D24	10.0	15	10.0	15
D25	10.0	15	10.0	15
D26	10.0	15	10.0	15
D27	10.0	15	10.0	15
D28	10.0	15	10.0	15
D29	10.0	15	10.0	15
D30	10.0	15	10.0	15
D31	10.0	15	10.0	15
D32	10.0	15	10.0	15
D33	10.0	15	10.0	15
D34	10.0	15	10.0	15
D35	10.0	15	10.0	15
D36	10.0	15	10.0	15
D37	10.0	15	10.0	15
D38	10.0	15	10.0	15
D39	10.0	15	10.0	15
D40	10.0	15	10.0	15
D41	10.0	15	10.0	15
D42	10.0	15	10.0	15
D43	10.0	15	10.0	15
D44	10.0	15	10.0	15
D45	10.0	15	10.0	15
D46	10.0	15	10.0	15
D47	10.0	15	10.0	15
D48	10.0	15	10.0	15
D49	10.0	15	10.0	15
D50	10.0	15	10.0	15



DATE	BY	REVISION
10/15/2024	J. POSTLE	PRELIMINARY PLAT
10/15/2024	J. POSTLE	MASTER DRAINAGE PLAN

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 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
LANDSCAPE PLAN

