

**TOWN OF MEAD, COLORADO PLANNING COMMISSION
RESOLUTION NO. 07-PC-2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE GRAND
MEADOW SUBDIVISION PRELIMINARY PLAT**

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

WHEREAS, pursuant to Section 16-4-60 of the MMC, following the Town of Mead’s Planning Commission (“Planning Commission”) consideration of a preliminary plat at a public hearing, the Planning Commission shall make a recommendation to the Board of Trustees to approve, conditionally approve, or deny the application; and

WHEREAS, Melody Homes, Inc. (the “Applicant”), authorized representative of property owner MARK W. SCHELL, LTD. (“Owner”), has submitted an application for the Grand Meadow Subdivision Preliminary Plat (the “Preliminary Plat”) for the 108.334 acre property known as Grand Meadow, generally located north of WCR 28, and east of WCR 9 ½ (High Plains Blvd.), in the Town of Mead, County of Weld, State of Colorado, as more particularly described in Exhibit 1, attached hereto and incorporated into this Resolution (the “Property”); and

WHEREAS, the Preliminary Plat proposes to subdivide the property into 223 single-family detached lots and 150 attached duplex lots for a total of 373 lots within a 108.334 acre area, in accordance with the Residential Single-Family (RSF-4) underlying zoning with a PUD Overlay; and

WHEREAS, in accordance with Section 16-4-60 of the MMC, the Planning Commission held a duly noticed public hearing on July 20, 2022 to consider the Preliminary Plat; and

WHEREAS, the Planning Commission has reviewed the proposed Preliminary Plat and other materials distributed to the Planning Commission by Town staff at or prior to the July 20, 2022 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to approve the Grand Meadow Subdivision Preliminary Plat consistent with the conditions set forth in this Resolution.

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

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

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

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

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

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

INTRODUCED, READ, PASSED AND ADOPTED THIS 20TH DAY OF JULY, 2022.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By:


Jeannine Reed, Secretary

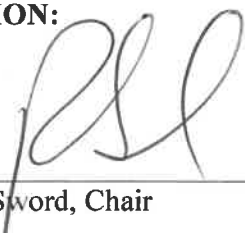

Bryan Sword, Chair



EXHIBIT 1

Grand Meadow Subdivision Preliminary Plat
[Exhibit begins on the next page.]



Client: _____
 Date: _____
 Project No.: 0102148
 Surveying License No.: 2222
 State of Colorado
 Surveyor: _____



L. BRAD ORWALL, P.L.M., 2010
 FOR AND ON BEHALF OF THE BOARD OF
 SUPERVISORS OF THE TOWN OF MEAD
 2800 GREENWOOD PLACE, SUITE 111
 WILLOW VALLEY, CO 80111
 720.963.1572

TOWN OF MEAD
 COUNTY OF WELD
 STATE OF COLORADO
 PRELIMINARY PLAT
 GRAND MEADOW
 SUBDIVISION

Call all hours before filing:
 3-1/2" ALUMINUM COPY
 2-1/2" ALUMINUM COPY
 STAMPED AS SHOWN
 Sheet: 2 of 21

E1/4 COR. SEC. 26
 PART OF THE SOUTHWEST QUARTER OF SECTION 26,
 TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M.,
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



SW 1/4
 SEC. 25



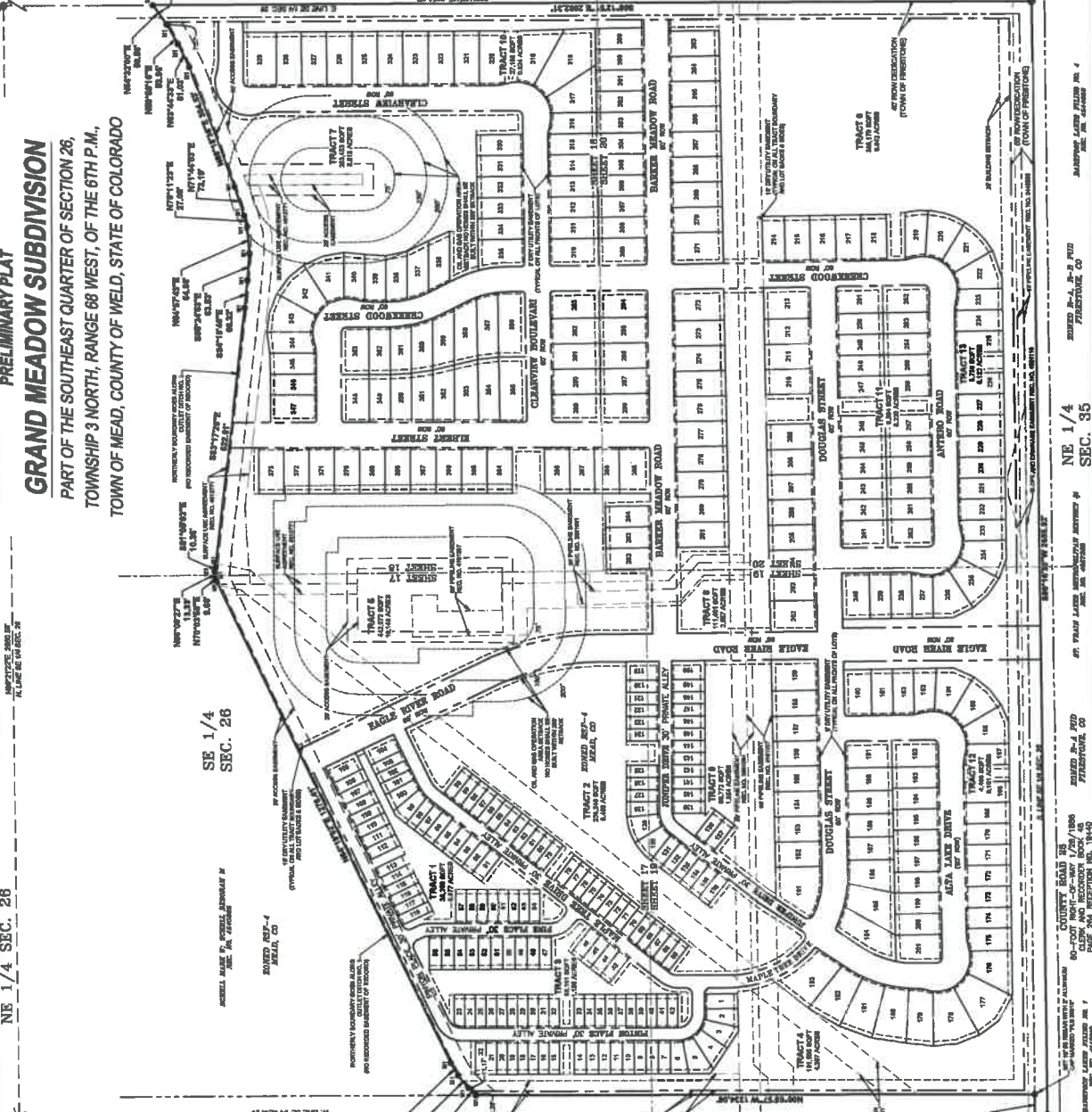
POINT OF BEGINNING
 SE COR. SEC. 26,
 T3N R68W 6TH P.M.
 2-1/2" ALUMINUM COPY
 STAMPED AS SHOWN

PRELIMINARY PLAT
GRAND MEADOW SUBDIVISION
 PART OF THE SOUTHWEST QUARTER OF SECTION 26,
 TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M.,
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

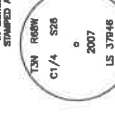
NE 1/4 SEC. 26

SE 1/4
 SEC. 26

NE 1/4
 SEC. 35



C1/4 COR. SEC. 26
 POINT OF BEGINNING
 3-1/2" ALUMINUM COPY
 STAMPED AS SHOWN



SW 1/4
 SEC. 26



POINT OF BEGINNING
 SE COR. SEC. 26,
 T3N R68W 6TH P.M.
 2-1/2" ALUMINUM COPY
 STAMPED AS SHOWN



DESIGN BY: D.NELL
 AS SHOWN
 PLAN BY: J.PETERS
 CHECK BY: J.PETERS
 DATE: 08/20/2014

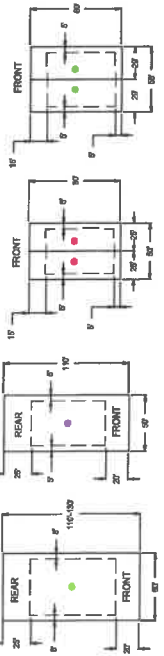
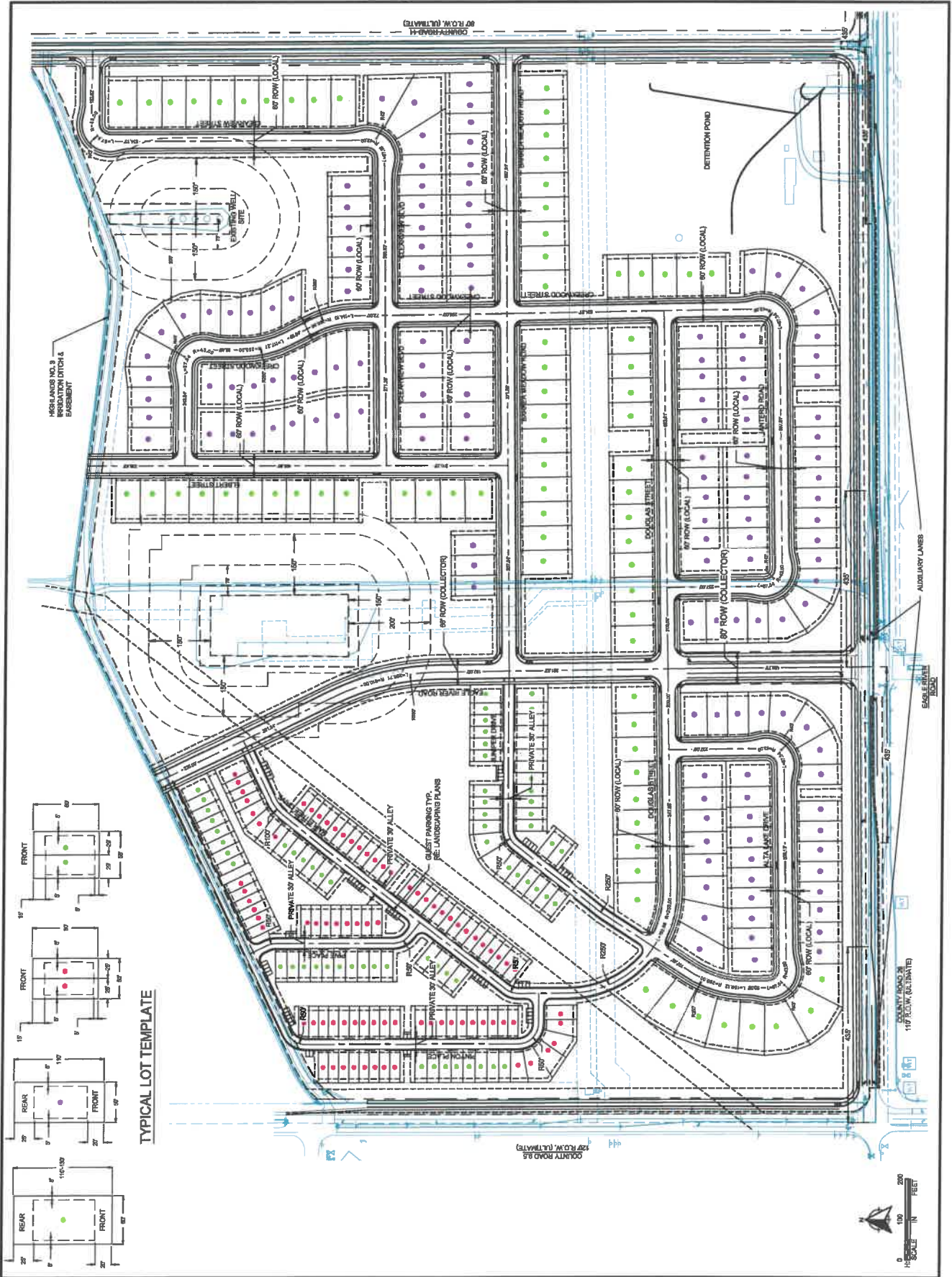
REVISIONS	
1	DATE: 08/20/2014
2	PLAN: PRELIMINARY PLAN AND SCHEDULE
3	PLAN: PRELIMINARY PLAN AND SCHEDULE
4	PLAN: PRELIMINARY PLAN AND SCHEDULE

SITE PLAN

GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO

7/1/22
 WSB PROJECT NO. 016831-000

3 OF 21
 SHEET



TYPICAL LOT TEMPLATE



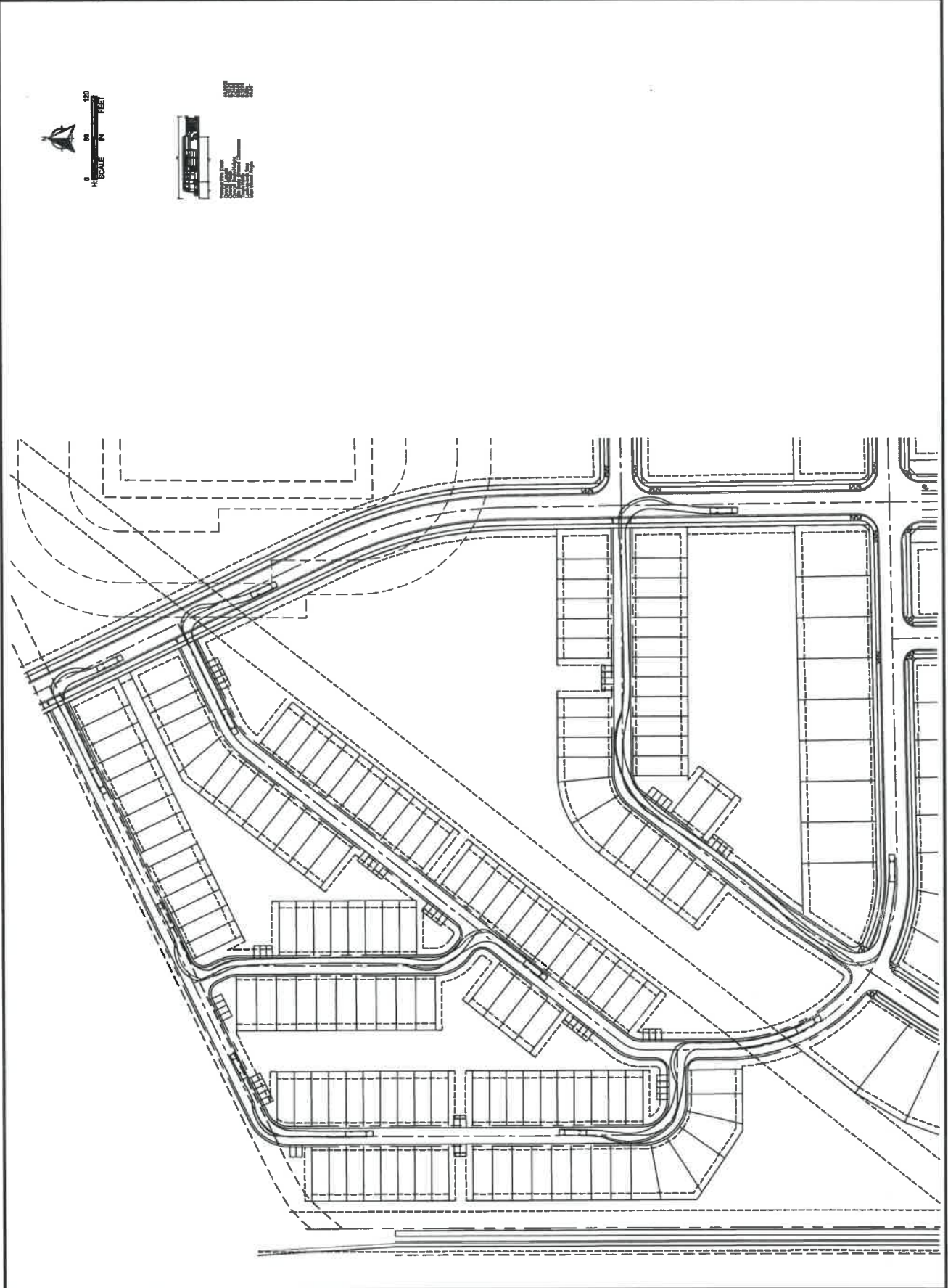
SCALE: AS SHOWN
 PLAN BY: DANIEL DANEILL
 CHECK BY: JEFFREY J. PETERS

NO.	DATE	DESCRIPTION
1	08/03/21	PRELIMINARY PLAN AND SUBMITTAL
2	08/03/21	PRELIMINARY PLAN AND SUBMITTAL
3	07/11/22	PRELIMINARY PLAN AND SUBMITTAL

VEHICLE TRACKING PLAN

GRAND MEADOW - PRELIMINARY PLAN
 MEAD, COLORADO

7/11/22
 WSB PROJECT NO. 019831-000
 SHEET 4 OF 21





SCALE: AS SHOWN
 DESIGN BY: DANIEL J. WELLS
 CHECK BY: JEFFREY L. WELLS
 PLAN BY: DANIEL J. WELLS

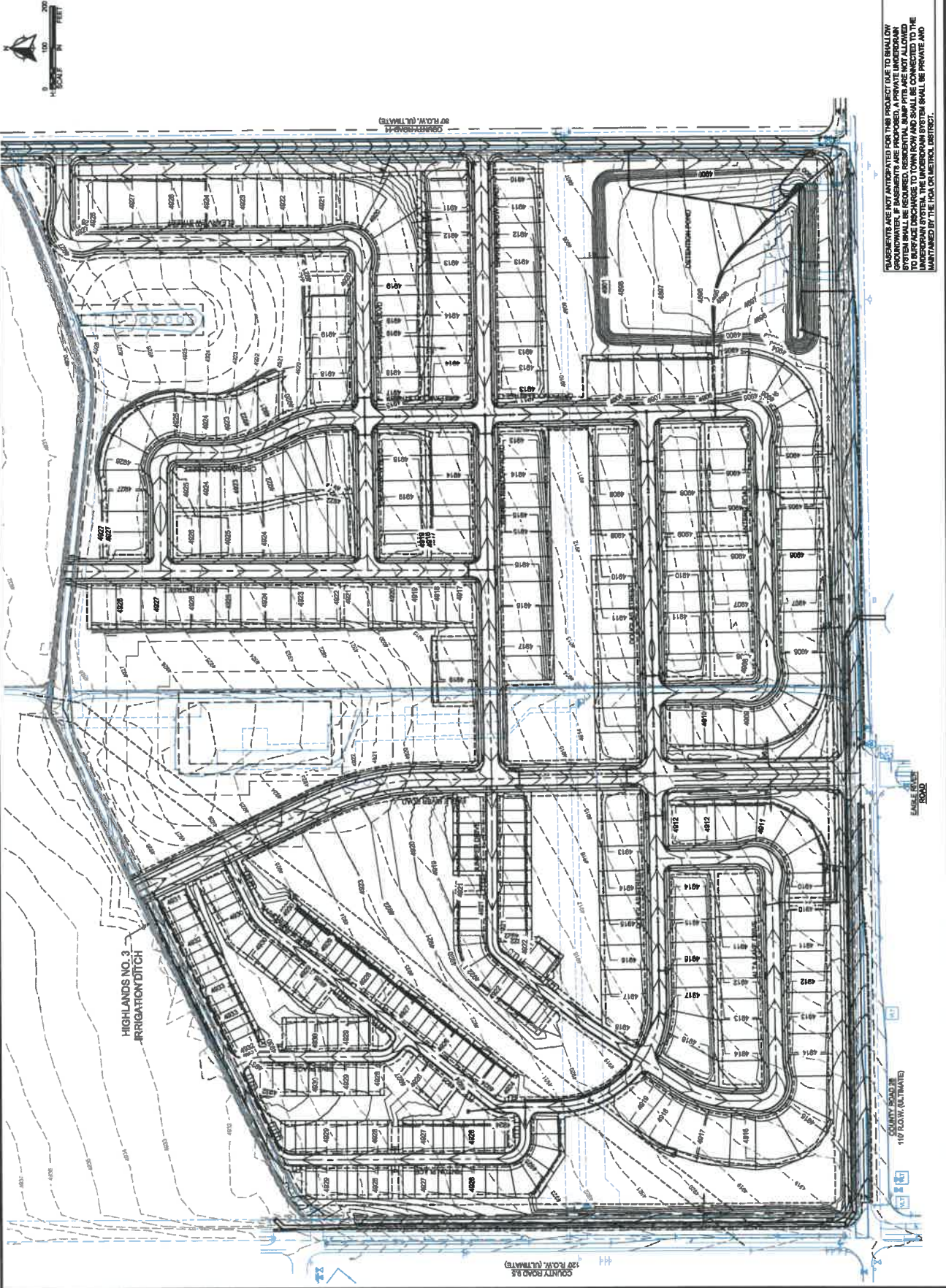
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NO.	DESCRIPTION
1	DESIGN DEVELOPMENT
2	PRELIMINARY PLAT AND SUBMITTAL
3	PRELIMINARY PLAT AND SUBMITTAL
4	PRELIMINARY PLAT AND SUBMITTAL

GRADING PLAN

GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO

7/1/02
 WSB PROJECT NO.
 01883-1-000

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 SHEET



PLACEMENTS ARE NOT ANTICIPATED FOR THIS PROJECT DUE TO SHALLOW GROUNDWATER. IF BASEMENTS ARE PROVIDED, SEWER PITS ARE NOT ALLOWED TO SURFACE DISCHARGE TO TOWN ROW AND SHALL BE CONNECTED TO THE UNDERGROUND SYSTEM. THE UNDERGROUND SYSTEM SHALL BE PRIVATE AND MAINTAINED BY THE TOWN OF METROL DISTRICT.

SCALE: AS SHOWN
 DESIGN BY: DANIEL
 PLAN BY: DANIEL
 CHECK BY: J. PETERS
 DATE: 08/14/2000

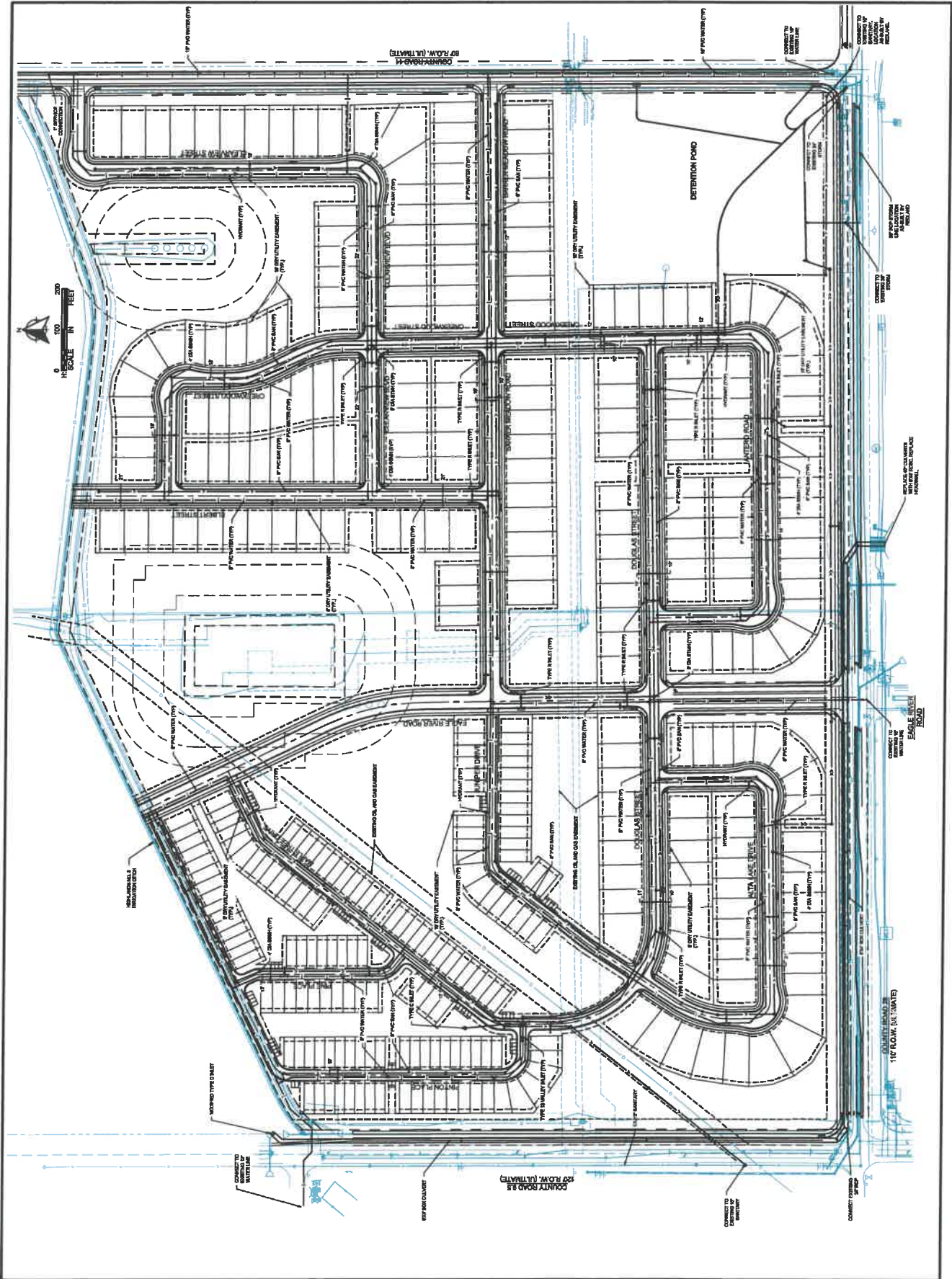
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1	08/14/2000	PRELIMINARY PLAT SUBMITTAL
2	08/14/2000	PRELIMINARY PLAT SUBMITTAL
3	08/14/2000	PRELIMINARY PLAT SUBMITTAL

UTILITY PLAN

**GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO**

7/1/02
 WSB PROJECT NO.
 0188314-000

7 OF 21
 SHEET



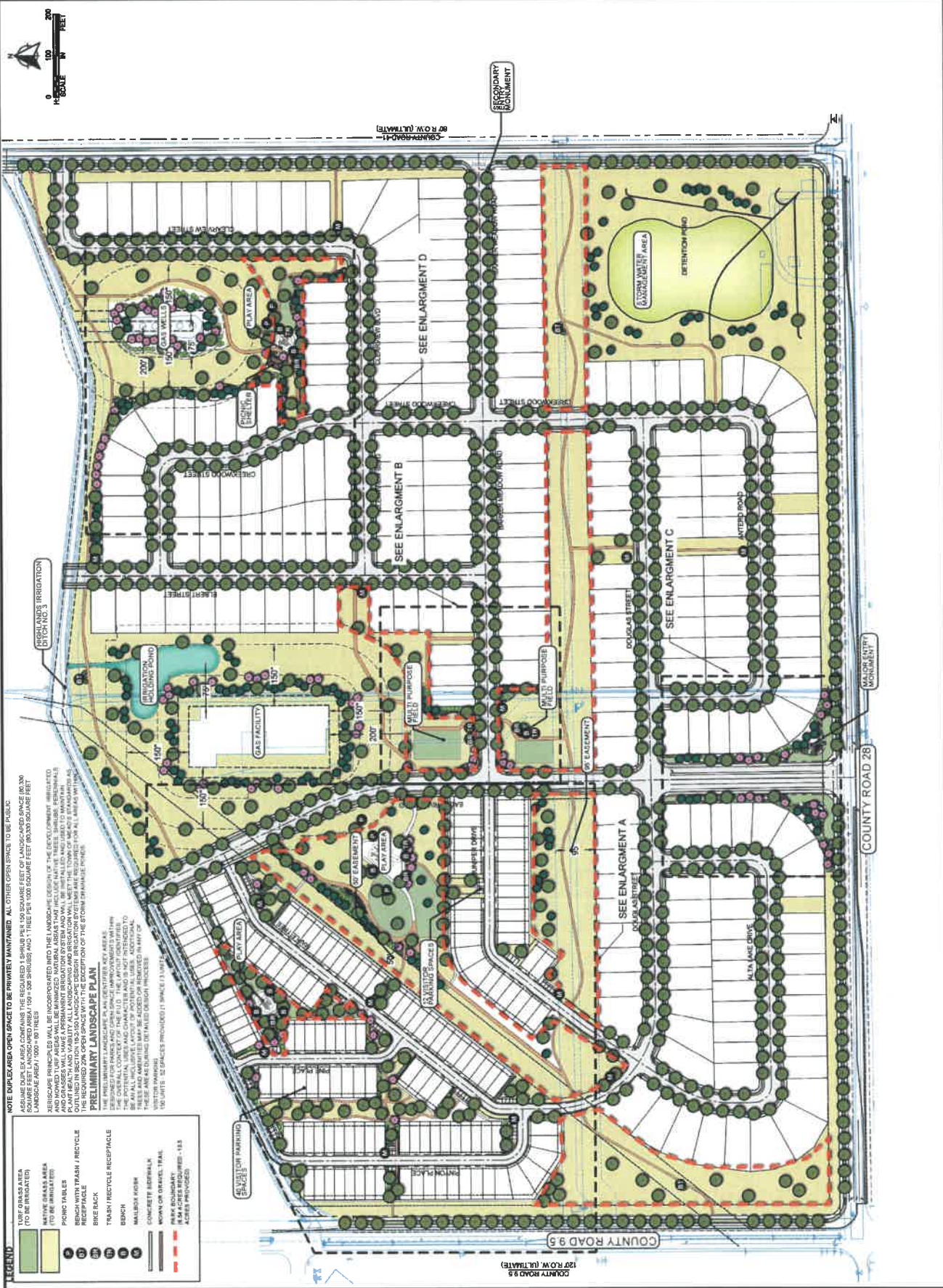
SCALE: AS SHOWN
 PLAN BY: A.M.
 CHECK BY: A.M.

REVISIONS

NO.	DATE	DESCRIPTION
1	08/20/11	REVISIONS
2	08/20/11	REVISIONS
3	08/20/11	REVISIONS

PRELIMINARY LANDSCAPE PLAN

GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO



LEGEND

- TURF GRASS AREA (TO BE IRRIGATED)
- MAINTENANCE GRASS AREA (TO BE IRRIGATED)
- PICNIC TABLES
- BENCH WITH TRASH / RECYCLE RECEPTACLE
- BENCH
- TRASH RECYCLE RECEPTACLE
- TRASH RECYCLE RECEPTACLE
- BENCH
- CONCRETE SIDEWALK
- WOODEN OR GRASSY TRAIL
- PAVING INCLINATION: 1-5% (PAVING INCLINATION: 1-5% ACRES PROVIDED)

NOTE: ALL OPEN SPACE TO BE PRIVATELY MAINTAINED. ALL OTHER OPEN SPACE TO BE PUBLIC.
 SQUARE FEET LANDSCAPED AREA 150' x 200' STRIPES AND 1 TREE PER 1000 SQUARE FEET (60,000 SQUARE FEET LANDSCAPED AREA / 1000 = 60 TREES)
 IRRIGATION PRINCIPLES WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN OF THE DEVELOPMENT. IRRIGATED AREAS WILL BE IRRIGATED BY PERMANENT IRRIGATION SYSTEMS AND WILL BE INSTALLED AND SUBJECT TO MAINTENANCE AND GRASSES WILL HAVE A PERMANENT IRRIGATION SYSTEM AND WILL BE INSTALLED AND SUBJECT TO MAINTENANCE. THE REQUIRED 20% OPEN SPACE WITH THE DESCRIPTION OF THE SYSTEM OF MAINTENANCE.
PRELIMINARY LANDSCAPE PLAN
 THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE. THE DESIGNER HAS CONDUCTED VISUAL ANALYSES OF THE OVERALL CONTEXT OF THE SITE. THE ANALYSIS IDENTIFIES AREAS OF POTENTIAL LANDSCAPE IMPROVEMENTS. ADDITIONAL AREAS OF POTENTIAL LANDSCAPE IMPROVEMENTS WILL BE IDENTIFIED AND INCORPORATED INTO THE DESIGN OF THESE AREAS AND ARE NOT GUARANTEED.
 VISITOR PARKING: 150 CARS, 10 SPACES PROVIDED BY OWNER (150 CARS, 10 SPACES PROVIDED BY OWNER)
 150 CARS, 10 SPACES PROVIDED BY OWNER (150 CARS, 10 SPACES PROVIDED BY OWNER)

127' R.O.W. (ULTIMATE)
 60' R.O.W. (ULTIMATE)

COUNTY ROAD 9.5
 COUNTY ROAD 28
 MAJORS UTILITY DOCUMENT

SCALE: AS SHOWN
 PLAN BY: JMS
 DESIGN BY: ALM
 CHECK BY: ALM

NO.	DATE	DESCRIPTION
1	02/22/20	PRELIMINARY PLAT AND SCHEDULE
2	03/02/20	PRELIMINARY PLAT AND SCHEDULE
3	03/02/20	PLAT REVISIONS FOR COMMENTS

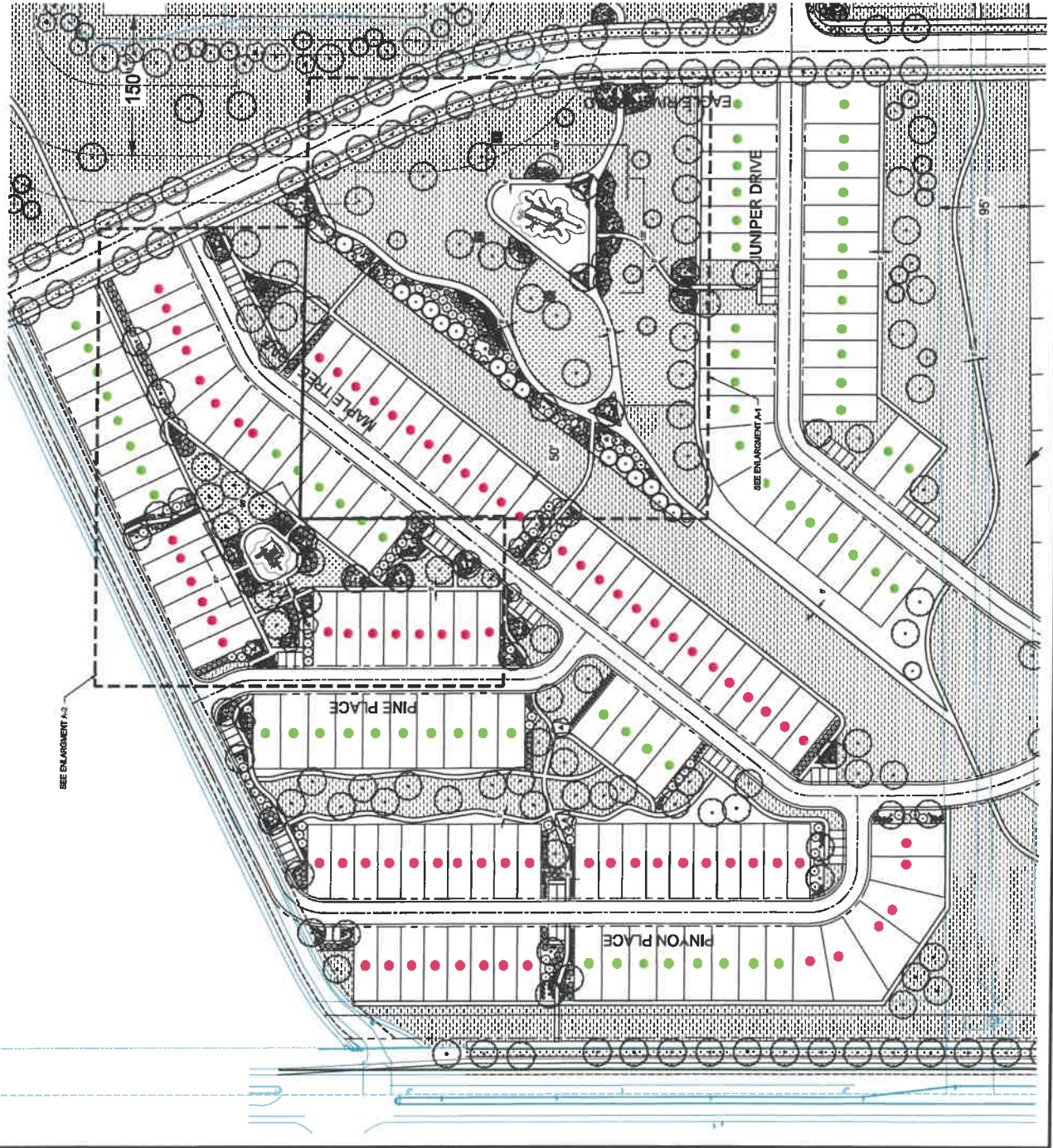
PRELIMINARY
 LANDSCAPE PLAN -
 ENLARGEMENT A

GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO

7/1/22
 WSB PROJECT NO.
 018831-000

LEGEND

	PROPOSED TURF
	PROPOSED NATIVE PLANTINGS
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED SHRUBS
	PROPOSED PERENNIALS
	PROPOSED ACCENT BOULDERS

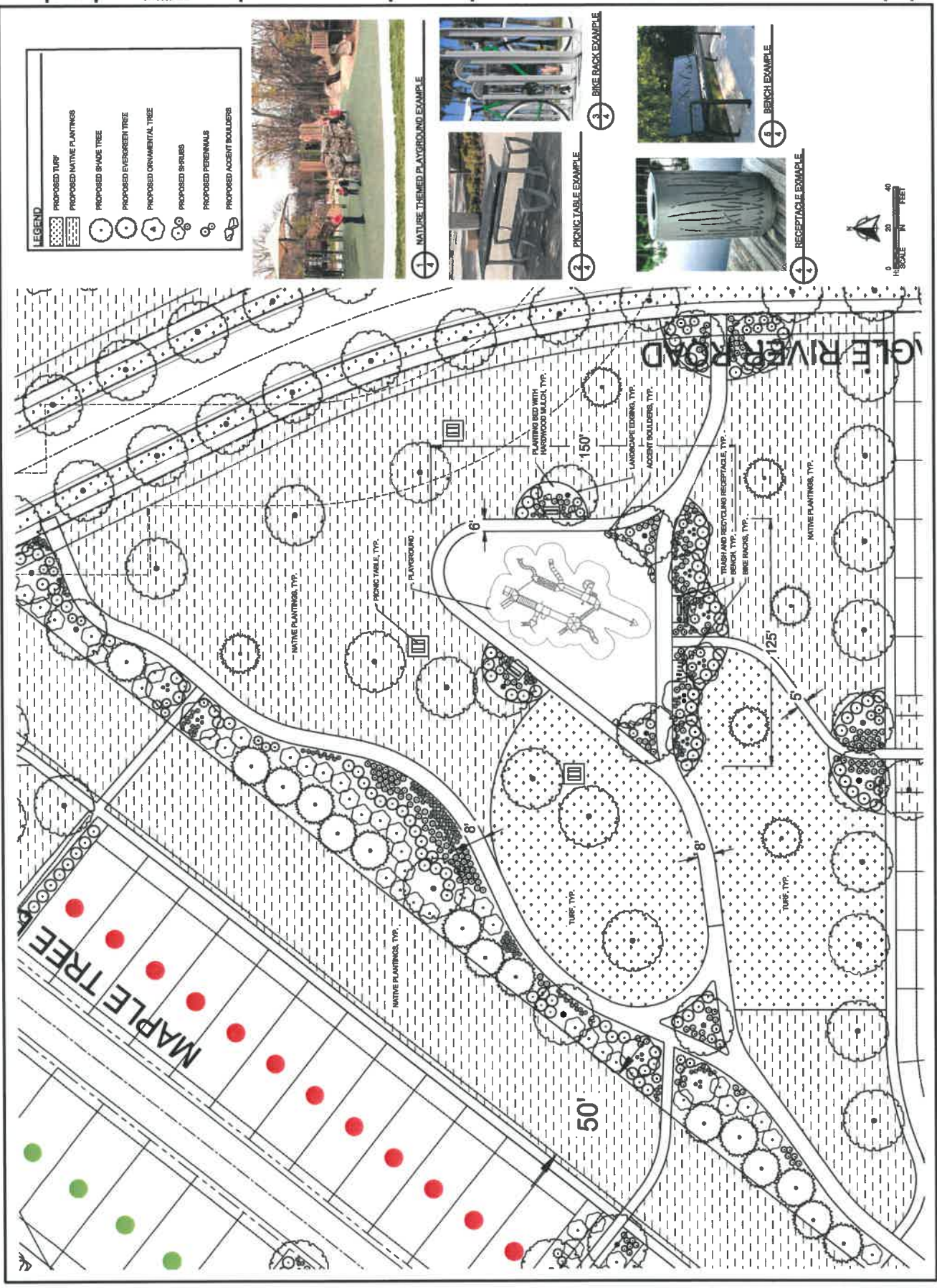


SCALE:	DESIGN BY:
AS SHOWN	AM
PLAN BY:	CHECK BY:
AMS	AM

NO.	DATE	DESCRIPTION	REVISIONS
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2		PRELIMINARY PLAN AND BIDDING	
3		PRELIMINARY PLAN AND BIDDING	
4		PRELIMINARY PLAN AND BIDDING	

PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT A-1

GRAND MEADOW - PRELIMINARY PLAN MEAD, COLORADO



LEGEND

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDERS



MAPLE TREE

GLE RIVER ROAD

REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PERMITS
2	ISSUE FOR PERMITS
3	ISSUE FOR PERMITS

**PRELIMINARY
LANDSCAPE PLAN -
ENLARGEMENT A-2**

**GRAND MEADOW - PRELIMINARY PLAN
MEAD, COLORADO**

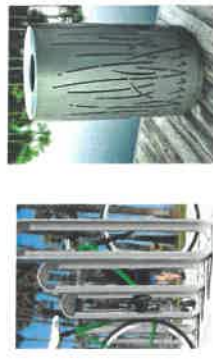
7/1/22

WSB PROJECT NO.
016831-000

11 OF 21
SHEET

LEGEND

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDBERS



NO.	DATE	DESCRIPTION
1	02/08/2017	PRELIMINARY PLAN AND SCHEDULE
2	02/08/2017	PRELIMINARY PLAN AND SCHEDULE
3	02/15/2017	PRELIMINARY PLAN AND SCHEDULE

REVISIONS

PRELIMINARY
 LANDSCAPE PLAN -
 ENLARGEMENT B

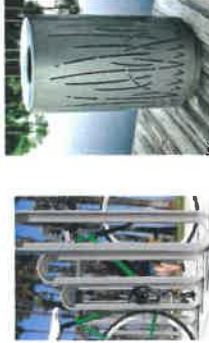
GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO

LEGEND

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDERS



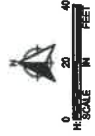
1 OPEN PLAY FIELD



2 BIKE RACK EXAMPLE



4 BENCH EXAMPLE



DESIGN BY: AJM
 PLAN BY: AMS
 CHECK BY: AJM

NO.	DATE	DESCRIPTION
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2		PROPOSED PLANTING PLAN AND MATERIALS
3		PROPOSED PLANTING PLAN AND MATERIALS

REVISIONS

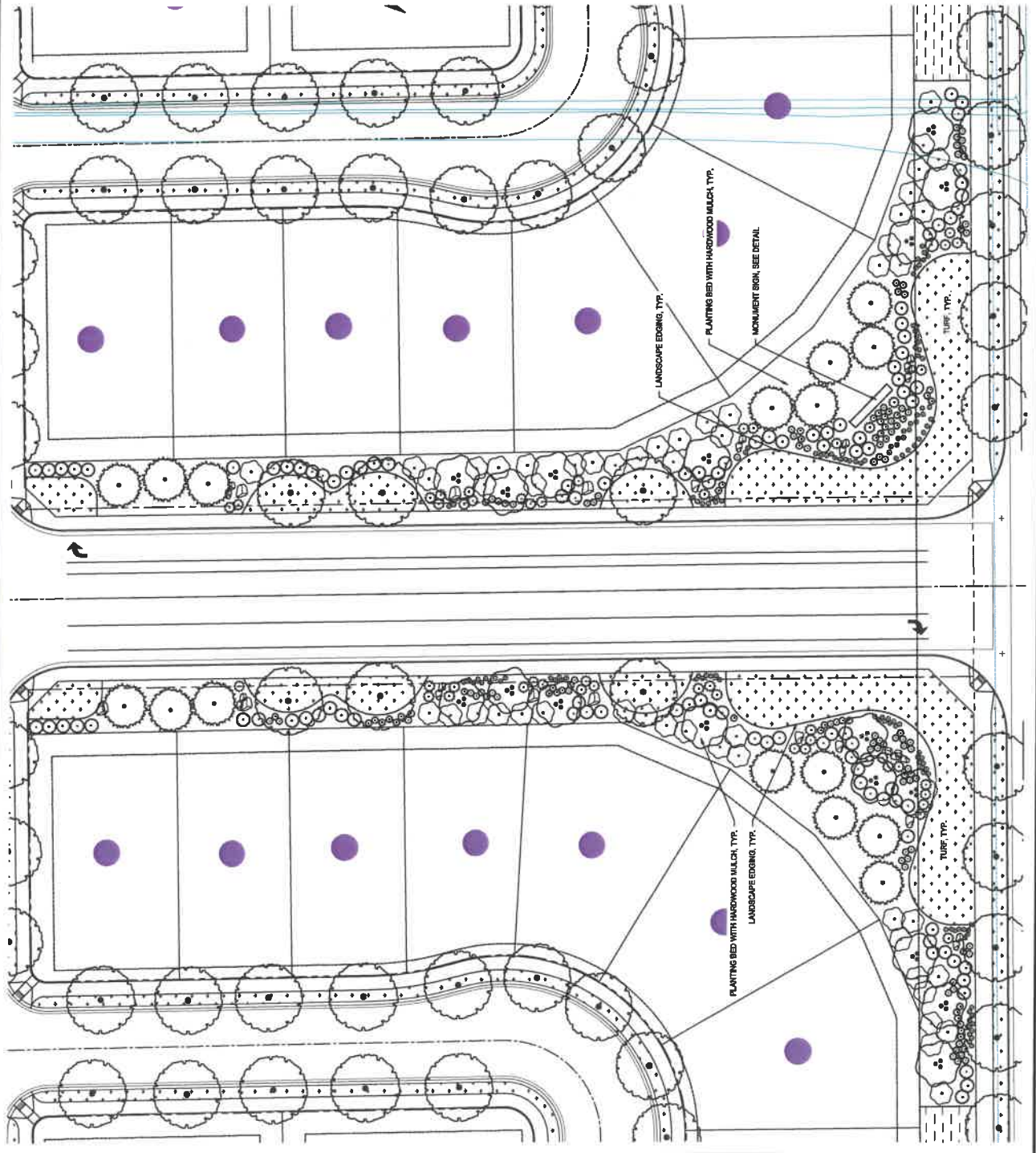
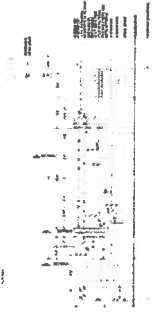
PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT C

GRAND MEADOW - PRELIMINARY PLAN MEAD, COLORADO

7/1/22
 WSB PROJECT NO. 018834-000
 SHEET 13 OF 21

LEGEND

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDERS



NO.	DATE	DESCRIPTION
1		DESIGN DEVELOPMENT PLAN AND SCHEDULE
2		LANDSCAPE PRELIMINARY PLAN AND SCHEDULE
3		LANDSCAPE PRELIMINARY PLAN AND SCHEDULE
4		LANDSCAPE PRELIMINARY PLAN AND SCHEDULE

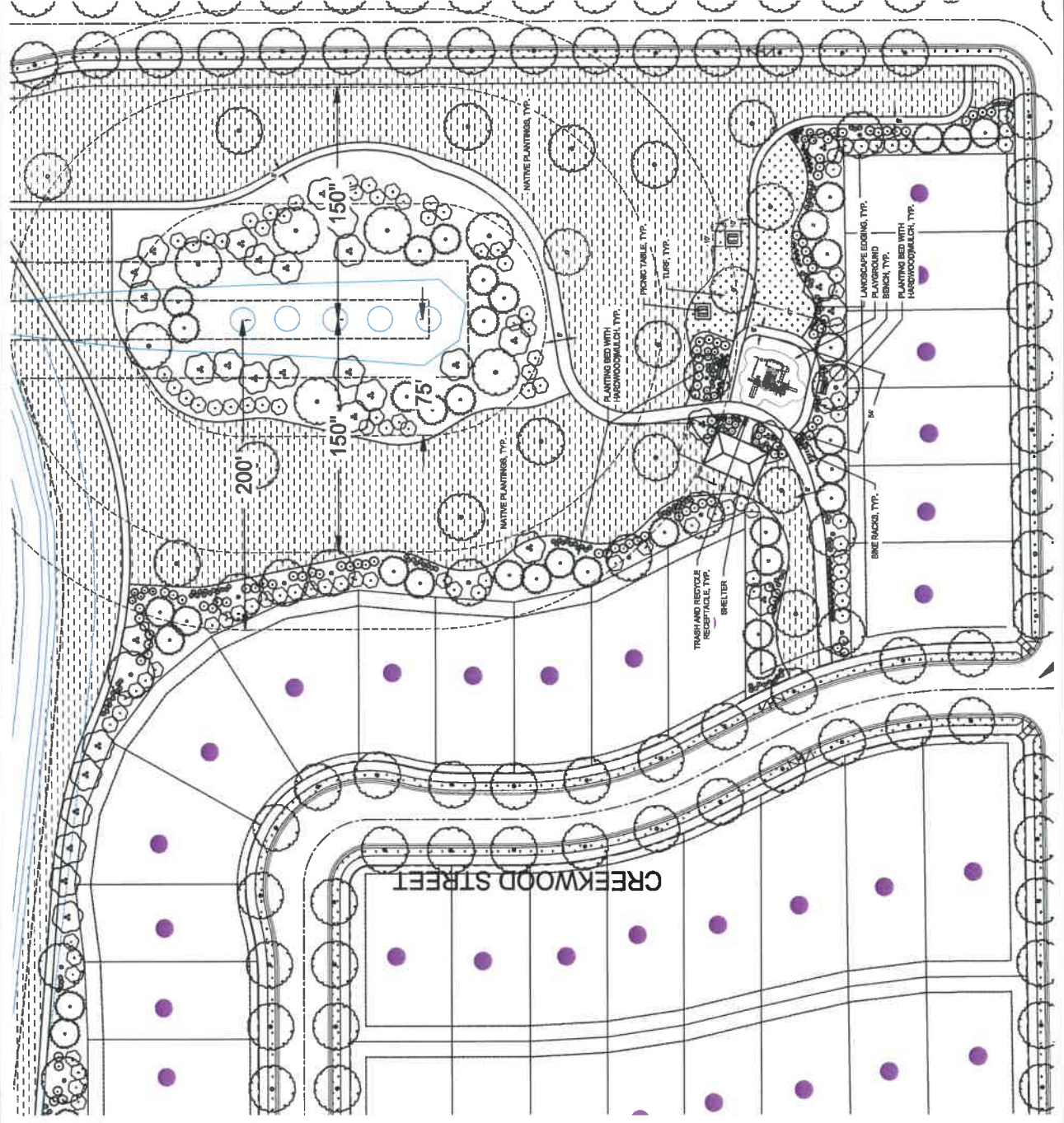
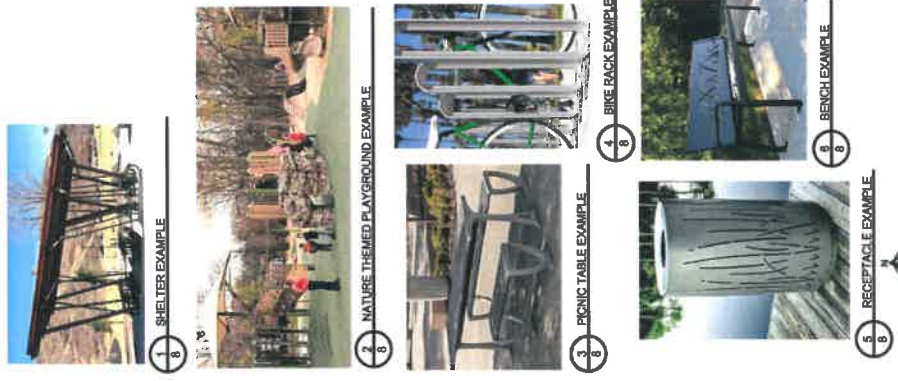
REVISIONS

PRELIMINARY
 LANDSCAPE PLAN -
 ENLARGEMENT D

GRAND MEADOW - PRELIMINARY PLAN
 MEAD, COLORADO

LEGEND

- PROPOSED TURF
- PROPOSED NATIVE PLANTINGS
- PROPOSED SHADE TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ACCENT BOULDERS



REVISIONS

NO.	DATE	DESCRIPTION
1	08/20/20	PRELIMINARY PLAN AND MATERIALS
2	08/20/20	PRELIMINARY PLAN AND MATERIALS
3	08/20/20	PRELIMINARY PLAN AND MATERIALS
4	08/20/20	PRELIMINARY PLAN AND MATERIALS

**OPEN SPACE AND
ECOLOGICAL
CHARACTERIZATION
PLAN**

**GRAND MEADOW - PRELIMINARY PLAN
MEAD, COLORADO**



THE "JUMPING MOUSE GAPUS HUDSONIUS PEBBLE" IS AN ENGINEERED SPECIES WADSE TRAVEL CORRIDOR COVERS THE WHOLE AREA OF THE SITE. SEE FURTHER INFORMATION ON THE LIST OF THREATENED AND ENDANGERED SPECIES PROVIDED BY THE COLORADO ECOLOGICAL SOCIETY.

- EXISTING NATIVE PLANTS, TREES, SHRUBS, NATIVE GRASSES AND COVER WILL BE REMOVED.
- THERE ARE NO EXISTING FLOODPLAINS, WETLANDS, STREAMS OR BODIES OF WATER ON SITE.
- OPEN SPACE WILL BE MAINTAINED AND ESTABLISHED THROUGH PLANTINGS, EROSION CONTROL, IRRIGATION, AND WEED MANAGEMENT AFTER CONSTRUCTION.
- IRRIGATION SYSTEMS WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN OF THE DEVELOPMENT. IRRIGATED AND MOVED TURF AREAS WILL BE MAINTAINED AND USED TO MAINTAIN PLANT HEALTH AND VIABILITY. ALL LANDSCAPING AND IRRIGATION WILL MEET THE REQUIREMENTS OF SECTION 103-150 LANDSCAPE DESIGN. IRRIGATION SYSTEMS ARE REQUIRED FOR ALL AREAS WITHIN THE REGULAR RESIDENTIAL DISTRICT.
- IRRIGATION SYSTEMS WILL BE MAINTAINED AND USED TO MAINTAIN PLANT HEALTH AND VIABILITY. ALL LANDSCAPING AND IRRIGATION WILL MEET THE REQUIREMENTS OF SECTION 103-150 LANDSCAPE DESIGN. IRRIGATION SYSTEMS ARE REQUIRED FOR ALL AREAS WITHIN THE REGULAR RESIDENTIAL DISTRICT.
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OPEN SPACE SUMMARY

TYPE	AREA (AC)	AREA CREDIT (AC)	% OF TOTAL SITE CREDIT
PARK	13.00	13.00	13.12
OPEN SPACE	16.85	16.85	16.93
WELL SETBACK	2.04	1.02	0.99
TOTAL	42.19	30.87	32.15

LEGEND

- TURF GRASS AREA (23 ACRES)
- NATIVE GRASS AREA (33 ACRES)
- CONCRETE SIDEWALK
- HOVOR OR GRASS (TRAIL PUBLIC ACCESS)

SCALE: AS SHOWN
 DESIGN BY: AMB
 CHECKED BY: AMB
 PLAN BY: AMB

NO.	DATE	DESCRIPTION
1		FOR PRELIMINARY PLAN AND BIDDING
2		FOR PRELIMINARY PLAN AND BIDDING
3		FOR PRELIMINARY PLAN AND BIDDING

LANDSCAPE CHARACTER STUDY
 / SITE DETAILS

GRAND MEADOW - PRELIMINARY PLANT
 MEAD, COLORADO

7/11/22
 WSSS PROJECT NO. 016893-000

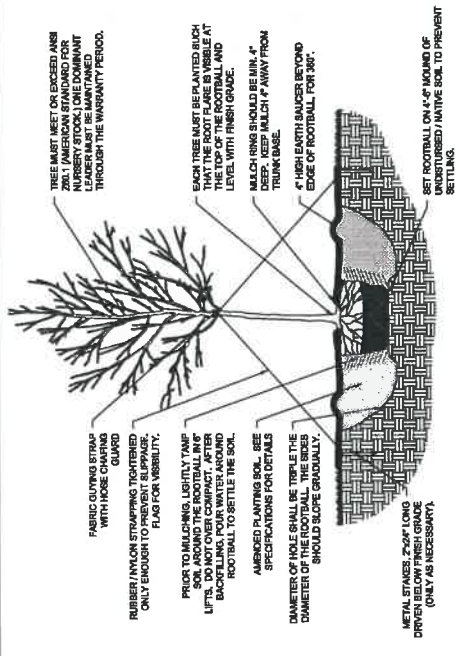
16 OF 21
 SHEET

SHADE TREES	ORNAMENTAL TREES	EVERGREEN TREES	SHRUBS
<p>COMMON SACOBERBERRY CELSTRIS OCCIDENTALIS GROWTH RATE: MODERATE HEIGHT: 40-50' WIDTH: 20-30'</p>	<p>WINTERPINE BIRCH BETULA PECTINATA GROWTH RATE: MODERATE HEIGHT: 30-40' WIDTH: 15-20'</p>	<p>TRILOBED JUNIPER JUNIPEROIDES DEPRESSA GROWTH RATE: MODERATE HEIGHT: 30-40' WIDTH: 15-20'</p>	<p>BLACK CHOCBERY WOODSONIA BEAUFORTI GROWTH RATE: MODERATE HEIGHT: 30-40' WIDTH: 15-20'</p>
<p>WYVILLE HORNWOOD GLEDITSIA TRIACANTHOS GROWTH RATE: MODERATE HEIGHT: 30-40' WIDTH: 15-20'</p>	<p>CHATELAIN PEAR PYRAUS CHALLENANA GROWTH RATE: MODERATE HEIGHT: 30-40' WIDTH: 15-20'</p>	<p>SPANISH GOLD BROOM BRUNELLA CILICIA GROWTH RATE: MODERATE HEIGHT: 30-40' WIDTH: 15-20'</p>	<p>WESTERN SAID SACOBERBERRY WOODSONIA BEAUFORTI GROWTH RATE: MODERATE HEIGHT: 30-40' WIDTH: 15-20'</p>
<p>WYVILLE HORNWOOD GLEDITSIA TRIACANTHOS GROWTH RATE: MODERATE HEIGHT: 30-40' WIDTH: 15-20'</p>	<p>AMERICAN PINE PINUS RESINOSA GROWTH RATE: MODERATE HEIGHT: 30-40' WIDTH: 15-20'</p>	<p>BLACK HILLS SPRUCE PICEA MURRAYANA GROWTH RATE: MODERATE HEIGHT: 30-40' WIDTH: 15-20'</p>	<p>GRASSY WOODS GLEDITSIA TRIACANTHOS GROWTH RATE: MODERATE HEIGHT: 30-40' WIDTH: 15-20'</p>
<p>WYVILLE HORNWOOD GLEDITSIA TRIACANTHOS GROWTH RATE: MODERATE HEIGHT: 30-40' WIDTH: 15-20'</p>	<p>AMERICAN PINE PINUS RESINOSA GROWTH RATE: MODERATE HEIGHT: 30-40' WIDTH: 15-20'</p>	<p>BLACK HILLS SPRUCE PICEA MURRAYANA GROWTH RATE: MODERATE HEIGHT: 30-40' WIDTH: 15-20'</p>	<p>GRASSY WOODS GLEDITSIA TRIACANTHOS GROWTH RATE: MODERATE HEIGHT: 30-40' WIDTH: 15-20'</p>

LANDSCAPE CHARACTER STUDY - SUGGESTED PLANT LIST

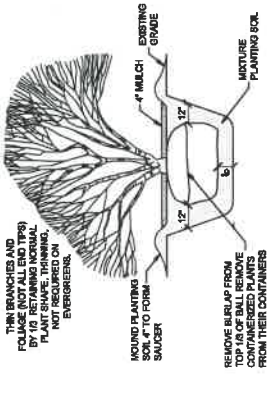


NATIVE GRASS PLANTINGS
 DROUGHT-TOLERANT GRASSES SUITABLE FOR AREAS WHERE MOWING IS DIFFICULT
 - EPHRAM CRESTED WHEATGRASS
 - DWARF PERENNIAL RYEGRASS
 - SR3200 BLUE FESCUE
 - REUBENS CANADA BLUEGRASS
 - CHEWINGS FESCUE

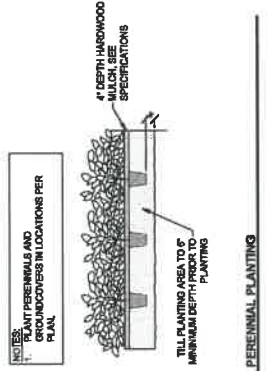


1 DECIDUOUS TREE PLANTING

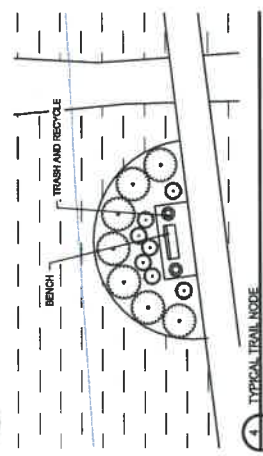
NOTES:
 1. PLANT SHRUBS IN LOCATIONS PER PLAN AND APPROVED BY LANDSCAPE ARCHITECT.



2 SHRUB PLANTING



3 PERENNIAL PLANTING



4 TYPICAL TRAIL NODE



Date: _____
 Project: _____
 Sheet: _____ of _____
 Title: _____
 Prepared by: _____
 Checked by: _____
 Date: _____
 Project No.: _____
 Drawing No.: _____
 Revision: _____

BR. HOBSON
 America's Engineer



LEGEND
 1. FUTURE ALIQUOT CORNER (AS NOTED)
 2. EXISTING UTILITY LOCATIONS
 3. EXISTING SURFACE ELEVATIONS
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KEY MAP
 SHEET 17
 SHEET 18
 SHEET 19
 SHEET 20
 SHEET 21

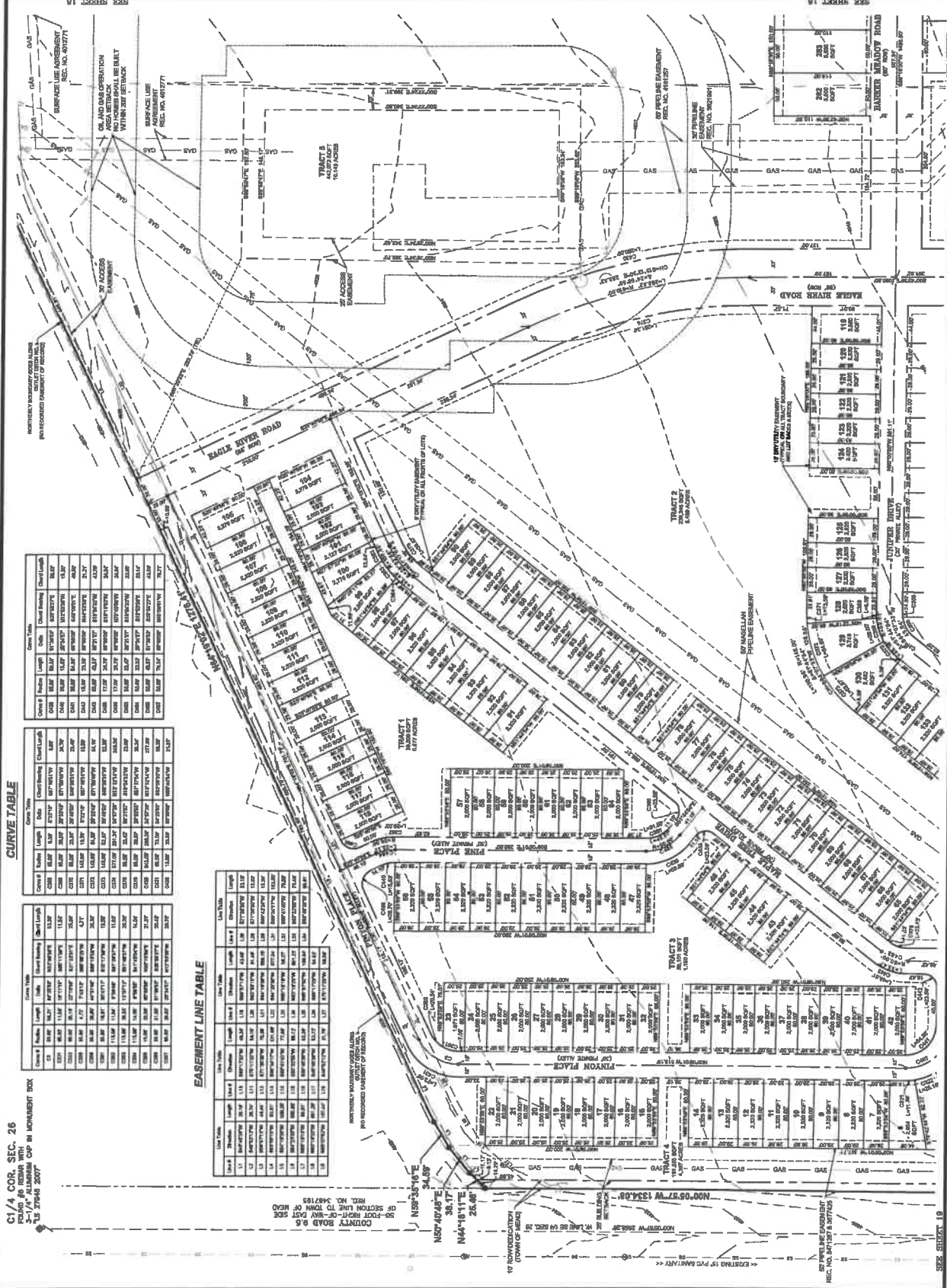
L. BRANDON WILSON, P.E. No. 35610
 WBS & ASSOCIATES, INC. 800 W. 10TH AVENUE
 GREENWOOD PLAZA BLDG.,
 GREENWOOD VILLAGE, CO 80111
 724.461.1772

**TOWN OF MEAD
 COUNTY OF WELD
 STATE OF COLORADO**

**PRELIMINARY PLAT
 GRAND MEADOW
 SUBDIVISION**

Call for House Information
 CALL: (303) 233-0181 or 811

Sheet 17 of 21



CURVE TABLE

Curve #	Radius	Length	Chord	Offset	Chord Bearing	Chord Length
C01	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C02	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C03	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C04	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C05	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C06	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C07	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C08	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C09	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C10	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C11	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C12	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C13	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C14	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C15	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C16	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C17	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C18	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C19	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C20	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C21	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C22	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C23	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C24	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C25	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C26	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C27	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C28	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C29	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C30	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C31	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C32	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C33	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C34	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C35	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C36	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C37	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C38	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C39	100.00	31.42	31.42	0.00	S 89.98° E	31.42
C40	100.00	31.42	31.42	0.00	S 89.98° E	31.42

EASEMENT LINE TABLE

Curve #	Radius	Length	Chord	Offset	Chord Bearing	Chord Length
E01	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E02	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E03	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E04	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E05	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E06	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E07	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E08	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E09	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E10	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E11	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E12	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E13	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E14	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E15	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E16	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E17	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E18	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E19	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E20	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E21	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E22	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E23	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E24	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E25	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E26	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E27	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E28	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E29	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E30	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E31	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E32	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E33	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E34	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E35	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E36	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E37	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E38	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E39	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E40	100.00	31.42	31.42	0.00	S 89.98° E	31.42

EASEMENT LINE TABLE

Curve #	Radius	Length	Chord	Offset	Chord Bearing	Chord Length
E41	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E42	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E43	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E44	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E45	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E46	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E47	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E48	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E49	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E50	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E51	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E52	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E53	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E54	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E55	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E56	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E57	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E58	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E59	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E60	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E61	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E62	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E63	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E64	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E65	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E66	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E67	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E68	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E69	100.00	31.42	31.42	0.00	S 89.98° E	31.42
E70	100.00	31.42	31.42	0.00	S 89.98° E	31.42

COUNTY ROAD 9.5
 35' FOOT RIGHT-OF-WAY DIST SIDE
 SECTION LINE TO TOWN OF MEAD
 REG. NO. 348718

15' UTILITY EASEMENT
 COUNTY OF WELD
 REG. NO. 0912771

10' EASEMENT
 COUNTY OF WELD
 REG. NO. 0912771

5' EASEMENT
 COUNTY OF WELD
 REG. NO. 0912771

2' EASEMENT
 COUNTY OF WELD
 REG. NO. 0912771

1' EASEMENT
 COUNTY OF WELD
 REG. NO. 0912771

6" EASEMENT
 COUNTY OF WELD
 REG. NO. 0912771

4" EASEMENT
 COUNTY OF WELD
 REG. NO. 0912771

3" EASEMENT
 COUNTY OF WELD
 REG. NO. 0912771

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 COUNTY OF WELD
 REG. NO. 0912771

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 COUNTY OF WELD
 REG. NO. 0912771

1/2" EASEMENT
 COUNTY OF WELD
 REG. NO. 0912771

1/4" EASEMENT
 COUNTY OF WELD
 REG. NO. 0912771

1/8" EASEMENT
 COUNTY OF WELD
 REG. NO. 0912771

1/16" EASEMENT
 COUNTY OF WELD
 REG. NO. 0912771

61/4 COS. SEC. 26
 3-1/4 ALABAMA C/P IN MONUMENT BOX
 13 27 040 2007

wsb

Project No. 18180428

Client: WSB & ASSOCIATES, INC.

City: DENVER, CO

State: CO

Project Name: GRAND MEADOW SUBDIVISION

Address: 6900 GREENWOOD PLAZA BLVD., GREENWOOD VILLAGE, CO 80111

Date: 12/15/17

LEGEND

- FOUR ALBERTA CORNER IRON WATER TOWER
- WATER TOWER
- WATER MAIN
- SEWER MAIN
- SEWER COLLECTION SYSTEM
- PROPOSED PAVEMENT
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED BIKEWAY
- PROPOSED FENCE
- PROPOSED SIGN
- PROPOSED LIGHTING
- PROPOSED LANDSCAPE
- PROPOSED TREES
- PROPOSED PLANTINGS
- PROPOSED UTILITIES
- PROPOSED UTILITIES (TOWN OF FRESHMEADOWS)
- PROPOSED UTILITIES (COUNTY OF WELD)
- PROPOSED UTILITIES (STATE OF COLORADO)
- PROPOSED UTILITIES (MOUNTAIN VIEW)
- PROPOSED UTILITIES (SUNNYVALE)
- PROPOSED UTILITIES (GLENVIEW)
- PROPOSED UTILITIES (DORADO)
- PROPOSED UTILITIES (SOUTH PLAINS)
- PROPOSED UTILITIES (EAST PLAINS)
- PROPOSED UTILITIES (CENTRAL PLAINS)
- PROPOSED UTILITIES (WEST PLAINS)
- PROPOSED UTILITIES (NORTH PLAINS)
- PROPOSED UTILITIES (SOUTH GLENVIEW)
- PROPOSED UTILITIES (NORTH GLENVIEW)
- PROPOSED UTILITIES (EAST GLENVIEW)
- PROPOSED UTILITIES (WEST GLENVIEW)
- PROPOSED UTILITIES (NORTH GLENVIEW)
- PROPOSED UTILITIES (SOUTH GLENVIEW)
- PROPOSED UTILITIES (EAST GLENVIEW)
- PROPOSED UTILITIES (WEST GLENVIEW)

KEY MAP

TOWN OF MEAD
COUNTY OF WELD
STATE OF COLORADO

PRELIMINARY PLAT
GRAND MEADOW
SUBDIVISION

Call for Official Rules, Regulations, and Ordinances at the Planning and Zoning Commission Meeting
Call: (303) 235-1091 x 611

Sheet 18 of 21

SEE SHEET 17

SEE SHEET 19

SEE SHEET 20

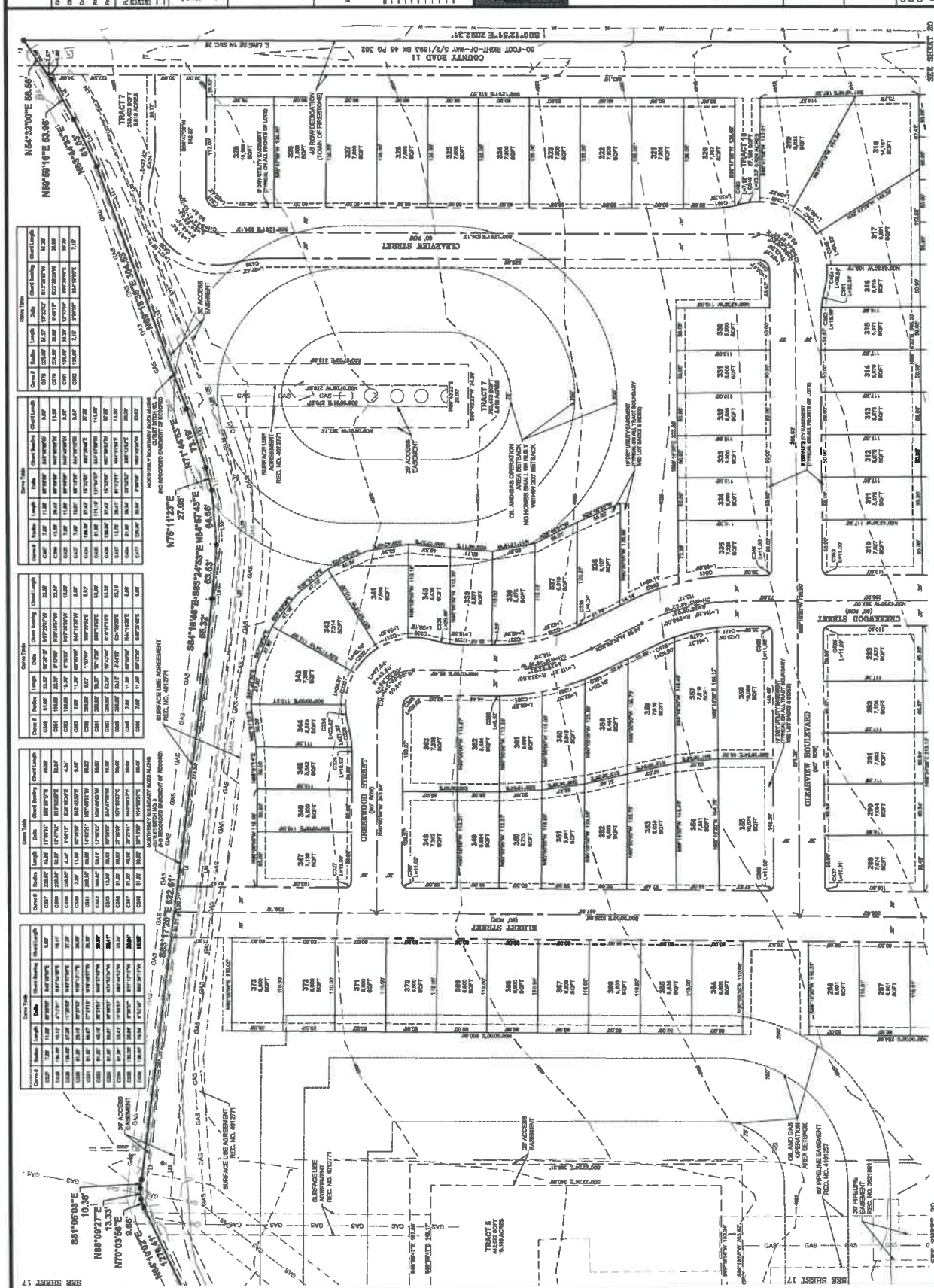


Table with 4 columns: Chain, Station, Length, and Chain/Length. It lists survey data for various chains.

Table with 4 columns: Chain, Station, Length, and Chain/Length. It lists survey data for various chains.

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