

PRELIMINARY PLAT
GRAND MEADOW SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3
NORTH, RANGE 68 WEST, OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP:

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, BEING DESCRIBED AS FOLLOWS:

BEING A 108.33 ACRE TRACT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH P.M., WELD COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 6 REBAR WITH A 3.25-INCH ALUMINUM CAP STAMPED "COLO. DEPT. OF TRANSPORTATION, PLS 18482" FOUND FOR THE SOUTHEAST CORNER OF SAID SECTION 26;

THENCE SOUTH 89 DEGREES 16 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 2,655.92 FEET TO A 2.25-INCH PIPE WITH A 2.5-INCH ALUMINUM CAP STAMPED "JR ENG, LS 27936" FOUND FOR THE SOUTH QUARTER CORNER OF SAID SECTION 26;

THENCE NORTH 00 DEGREES 05 MINUTES 57 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 30.00 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES 26 SECONDS EAST, LEAVING SAID WEST LINE, 50.00 FEET TO THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 9.5 (50' R.O.W.), RECORDED IN RECEPTION NO. 3467195;

THENCE NORTH 00 DEGREES 05 MINUTES 57 SECONDS WEST, WITH SAID EAST R.O.W. LINE, 1,334.08 FEET TO THE CENTERLINE OF A CONCRETE DITCH;

THENCE LEAVING SAID EAST R.O.W. LINE AND ALONG THE CENTERLINE OF SAID CONCRETE DITCH THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES:

1. NORTH 44 DEGREES 18 MINUTES 11 SECONDS EAST, 25.46 FEET,
2. NORTH 50 DEGREES 40 MINUTES 48 SECONDS EAST, 38.17 FEET;
3. NORTH 59 DEGREES 35 MINUTES 16 SECONDS EAST, 34.59 FEET,
4. NORTH 64 DEGREES 19 MINUTES 02 SECONDS EAST, 1,276.41 FEET,
5. NORTH 70 DEGREES 03 MINUTES 56 SECONDS EAST, 9.66 FEET,
6. NORTH 86 DEGREES 09 MINUTES 27 SECONDS EAST, 13.33 FEET,
7. SOUTH 81 DEGREES 05 MINUTES 03 SECONDS EAST, 10.36 FEET,
8. SOUTH 83 DEGREES 17 MINUTES 20 SECONDS EAST, 622.61 FEET,
9. SOUTH 84 DEGREES 18 MINUTES 46 SECONDS EAST, 66.32 FEET,
10. SOUTH 85 DEGREES 24 MINUTES 53 SECONDS EAST, 63.53 FEET,
11. NORTH 84 DEGREES 57 MINUTES 43 SECONDS EAST, 64.66 FEET,
12. NORTH 75 DEGREES 11 MINUTES 23 SECONDS EAST, 27.08 FEET,
13. NORTH 71 DEGREES 44 MINUTES 53 SECONDS EAST, 73.19 FEET,
14. NORTH 69 DEGREES 18 MINUTES 36 SECONDS EAST, 304.53 FEET,
15. NORTH 63 DEGREES 44 MINUTES 33 SECONDS EAST, 61.03 FEET,
16. NORTH 59 DEGREES 59 MINUTES 16 SECONDS EAST, 53.96 FEET, AND
17. NORTH 54 DEGREES 32 MINUTES 00 SECONDS EAST, 56.62 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER.,

THENCE SOUTH 00 DEGREES 12 MINUTES 51 SECONDS EAST, ALONG SAID EAST LINE, 2,092.31 FEET TO THE POINT OF BEGINNING.

AND DOES HEREBY LAY OUT AND ESTABLISH THIS PRELIMINARY PLAT OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF "GRAND MEADOW SUBDIVISION", SHOWING, AS APPLICABLE, THE PROPOSED LOTS, BLOCKS, TRACTS, STREETS, ALLEYS, PARKS, OPEN SPACE AND UTILITY AND OTHER EASEMENTS; AND FURTHER ACKNOWLEDGE(S) THAT: A) ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER(S) AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER(S); AND B) THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, OR CORPORATE ENTITY, AS APPLICABLE, INDICATES THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.

THIS DESCRIBED PRELIMINARY PLAT CONTAINS 108.334 ACRES OR 4,719,025 SQUARE FEET MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND(S) AND SEAL(S) THIS ____ DAY OF _____, 20__.

OWNER: MARK W. SCHELL, LTD., A COLORADO CORPORATION

BY: _____

NAME: _____

TITLE: _____

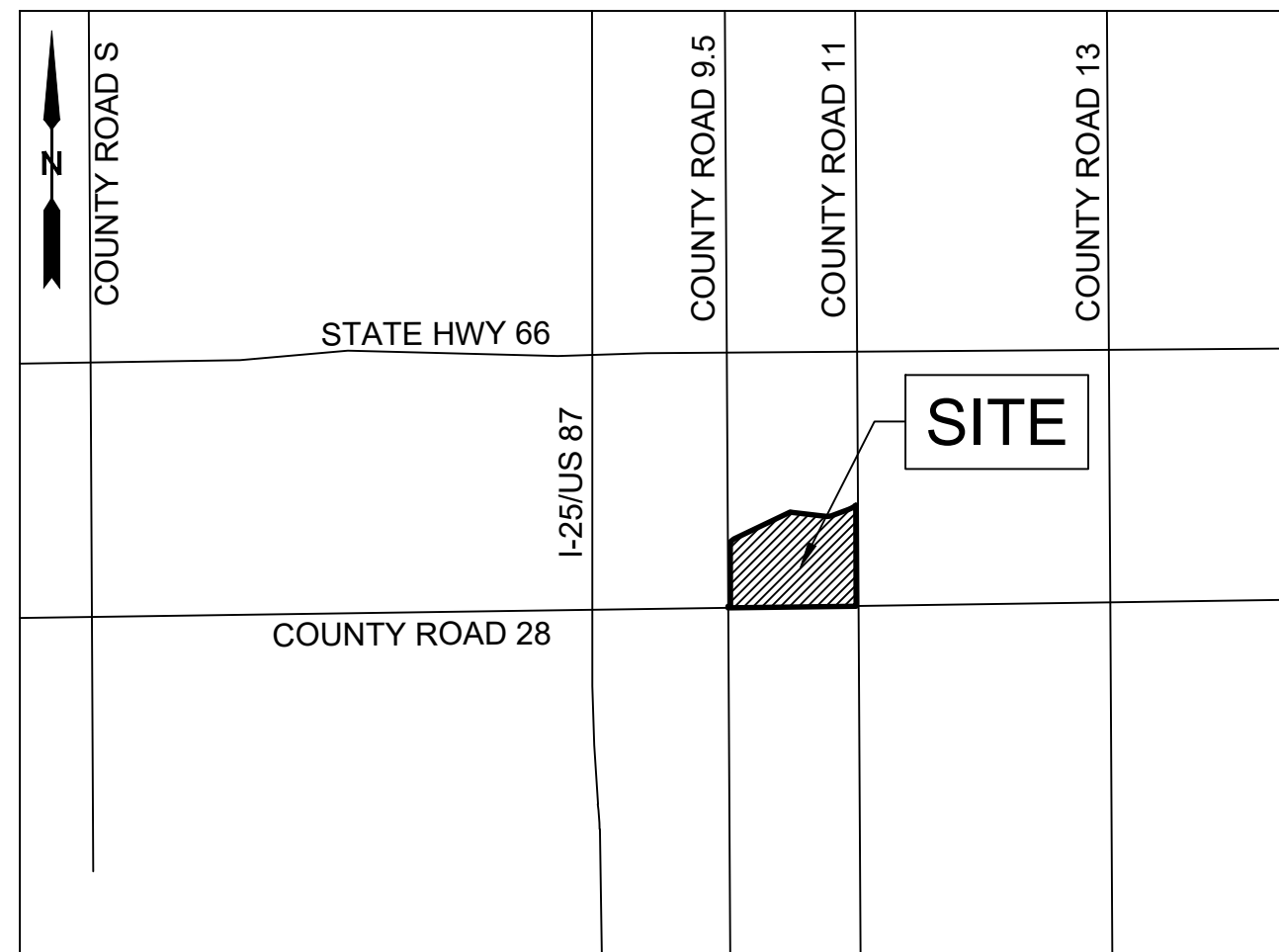
STATE OF COLORADO)
)SS
COUNTY OF)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ A.D. BY _____ AS _____ OF MARK W. SCHELL, LTD., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THIS PRELIMINARY PLAT OF "GRAND MEADOW SUBDIVISION" 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 NON-APPEALABLE AND APPROVED 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. APPROVAL OF THE PRELIMINARY PLAT DOES NOT RESULT IN THE VESTING OF PROPERTY RIGHTS UNDER TITLE 24, ARTICLE 68, C.R.S., AS AMENDED.

MAYOR

ATTEST: _____
TOWN CLERK

TRACT SUMMARY			
TRACT	AREA (AC)	OWNERSHIP & MAINTENANCE	USAGE
TRACT 1	0.877	METRO DIST.	OPEN SPACE, PARK, VISITOR PARKING
TRACT 2	5.469	METRO DIST.	WELL SETBACK, OPEN SPACE, PARK, VISITOR PARKING
TRACT 3	1.150	METRO DIST.	OPEN SPACE, VISITOR PARKING
TRACT 4	4.398	METRO DIST.	OPEN SPACE
TRACT 5	10.149	METRO DIST.	WELL SETBACK, OPEN SPACE, VISITOR PARKING
TRACT 6	8.842	METRO DIST.	DRAINAGE POND, OPEN SPACE
TRACT 7	5.818	METRO DIST.	WELL SETBACK, OPEN SPACE, VISITOR PARKING
TRACT 8	2.557	METRO DIST.	OPEN SPACE, MULTIPURPOSE FIELD
TRACT 9	1.854	METRO DIST.	OPEN SPACE, VISITOR PARKING
TRACT 10	0.624	METRO DIST.	OPEN SPACE
TRACT 11	0.220	METRO DIST.	OPEN SPACE
TRACT 12	0.101	METRO DIST.	UTILITY EASEMENT
TRACT 13	0.132	METRO DIST.	UTILITY EASEMENT
TOTAL	42.191		

OWNERSHIP AND MAINTENANCE OF PRIVATE ALLEYS WILL BE BY METRO DISTRICT.

OWNER:
MARK W. SCHELL, LTD.
C/O MARK SCHELL
521 CNTY RD 40
BERTHOUD, CO 80513

DEVELOPER/APPLICANT:
MELODY HOMES, INC.
9555 S KINGSTON CT
ENGLEWOOD, CO 80112
720-355-6274

CIVIL ENGINEER:
WSB & ASSOCIATES
5660 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

SURVEYOR:
WSB & ASSOCIATES
5660 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

PLANNER:
WSB & ASSOCIATES
5660 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

LANDSCAPE ARCHITECT:
WSB & ASSOCIATES
5660 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

TRAFFIC:
WSB & ASSOCIATES
5660 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

DATE OF PREPARED:
JULY 11, 2022

PLANNING COMMISSION CERTIFICATE:

RECOMMENDED BY THE MEAD PLANNING COMMISSION FOR APPROVAL

THIS ____ DAY OF _____, 20__.

CHAIRMAN

SECRETARY

LAND USE SUMMARY		TOTALS
GROSS AREA		108.33 AC
DEDICATED ROW (CR 9.5, CR 28, CR 11)		5.48 AC
NET AREA		102.85 AC
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS		223
NUMBER OF DUPLEX RESIDENTIAL LOTS		150
TOTAL LOTS		373
DENSITY		3.63 DU/AC
AREA OF GAS WELL LOCATION	(8.10 AC)	
NON LANDSCAPE POND AREA	(1.02 AC)	
OPEN SPACE TRACTS	(27.70 AC)	
TOTAL TRACT AREA		42.19 AC
AREA OF ON-SITE STREET RIGHT-OF-WAY		15.75 AC
AREA OF PUBLIC ALLEY		2.64 AC
AREA OF SINGLE FAMILY RESIDENTIAL LOTS		34.50 AC
AREA OF DUPLEX RESIDENTIAL LOTS		7.77 AC

NOTES:

1. BASIS OF BEARING: ASSUMING THE WEST LINE OF THE SE 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST AS BEARING NORTH 00°05'57" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. BASIS OF ELEVATIONS: THE PRIMARY BENCHMARK USED TO DETERMINE ELEVATIONS IS THE NATIONAL GEODETIC SOCIETY BENCHMARK P 329, A 3-1/2" BRASS CAP SET IN A 12" CONCRETE CYLINDER. NAVD88 PUBLISHED ELEVATION=4953.57 FEET.
3. COORDINATE SYSTEM: NAD83 COLORADO STATE PLANES, NORTH ZONE, US SURVEY FOOT. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING THE COMBINED SCALE FACTOR 0.99972444.
4. CONTOURS SHOWN HEREON ARE IN 2' AND 10' INTERVALS.
5. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF WELD COUNTY, COLORADO.
6. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
7. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY WSB & ASSOCIATES INC., TO DETERMINE OWNERSHIP, RIGHTS OF WAY OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, WSB & ASSOCIATES INC., RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, INC., TITLE COMMITMENT NUMBER 571-214100970 DATED JULY 20, 2021.
8. PROPERTY ADDRESS IS 4997 COUNTY ROAD 28, MEAD, CO.
9. PROPERTY LIES IN ZONE X BASED UPON FEMA MAP PANEL 08123C1880E REVISED JANUARY 20, 2016.
10. GROSS LAND AREA IS 108.334 ACRES OR 4,719,025 SQUARE FEET.
11. UTILITIES WERE LOCATED FROM ABOVE GROUND UTILITY FEATURES AND 811 MARKS.
12. THE MAGELLAN PIPELINE WAS PLACED USING COORDINATES PROVIDED TO WSB BY MAGELLAN MIDSTREAM PARTNERS, L.P.
13. FIELD WORK WAS COMPLETED IN SEPTEMBER OF 2021.
14. 50' WIDE AND 60' WIDE SINGLE STRUCTURE LOTS HAVE A 20' FRONT, 25' REAR AND 5' SIDE SETBACKS. 25' AND 29' WIDE DUPLEX LOTS HAVE A 5' FRONT, 15' REAR AND 5' SIDE SETBACKS.
15. OWNERSHIP AND MAINTENANCE OF PRIVATE ALLEYS WILL BE BY METRO DISTRICT.
16. LEGAL DESCRIPTION PREPARED BY L. BRAD OSWALD, PLS, WSB AND ASSOCIATES INC. dba WSB, 5660 GREENWOOD PLAZA BLVD, SUITE 111 GREENWOOD VILLAGE, CO 80111
17. THE U.S. SURVEY FOOT WAS USED FOR ALL MEASUREMENTS ON THIS SURVEY. PURSUANT TO C.R.S. 38-52.103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937/1200 FEET.
18. CERTIFICATION NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE. THIS SURVEY AND ALL RELATED DOCUMENTS ARE FOR THE SOLE USE OF THE CLIENT AT THE DATE OF CERTIFICATION.
19. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

SURVEYOR'S CERTIFICATION:

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

I FURTHER CERTIFY THAT THIS PRELIMINARY PLAT (AND LEGAL DESCRIPTION) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ____ DAY OF _____, 20__.

L. BRAD OSWALD, PLS NO. 38510
FOR AND ON BEHALF OF WSB & ASSOCIATES INC. dba WSB
5660 GREENWOOD PLAZA BLVD, SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372



Crew: SA
Checked: LBO
Drawn: KMA
Record Drawing by/date: 7-11-2022
Project No.: 018631-00

Revisions:
PRELIM PLAT 2ND SUBMITAL 3-28-2022
PRELIM PLAT 3RD SUBMITAL 5-16-2022
PRELIM PLAT 4TH SUBMITAL 7-8-2022



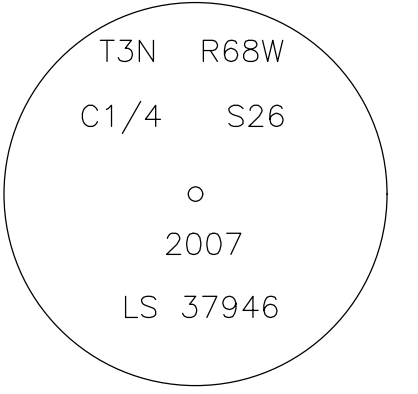
TOWN OF MEAD
COUNTY OF WELD
STATE OF COLORADO

PRELIMINARY PLAT
GRAND MEADOW
SUBDIVISION

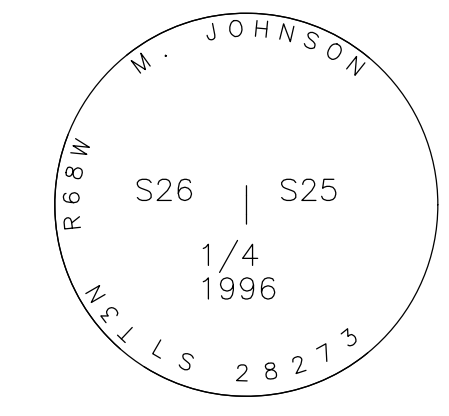
Call 48 Hours before digging:
Colorado One Call
CALL: (303) 232-1991 or 811
Sheet: 1 of 21

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

C1/4 COR. SEC. 26
 FOUND #6 REBAR WITH
 3-1/4" ALUMINUM CAP
 IN MONUMENT BOX
 STAMPED AS SHOWN



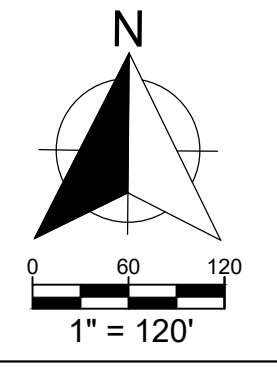
E1/4 COR. SEC. 26
 FOUND #6 REBAR WITH
 3-1/4" ALUMINUM CAP
 IN MONUMENT BOX
 STAMPED AS SHOWN



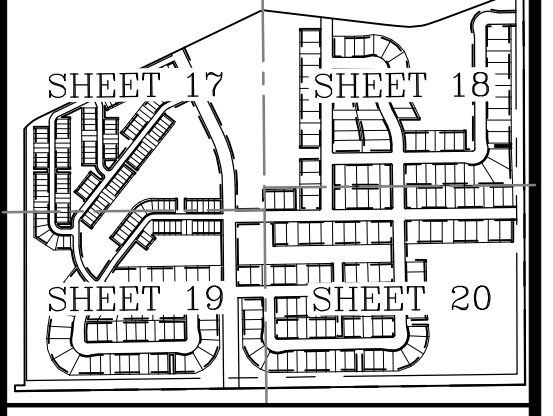
wsb
 Crew: SA
 Checked: LBO
 Drawn: KMA
 Record Drawing by/date: 7-11-2022
 Project No.: 018631-00

Revisions:
 PRELIM PLAT 2ND SUBMITAL 3-28-2022
 PRELIM PLAT 3RD SUBMITAL 5-16-2022
 PRELIM PLAT 4TH SUBMITAL 7-8-2022

D.E. HORTON
 America's Builder



KEY MAP

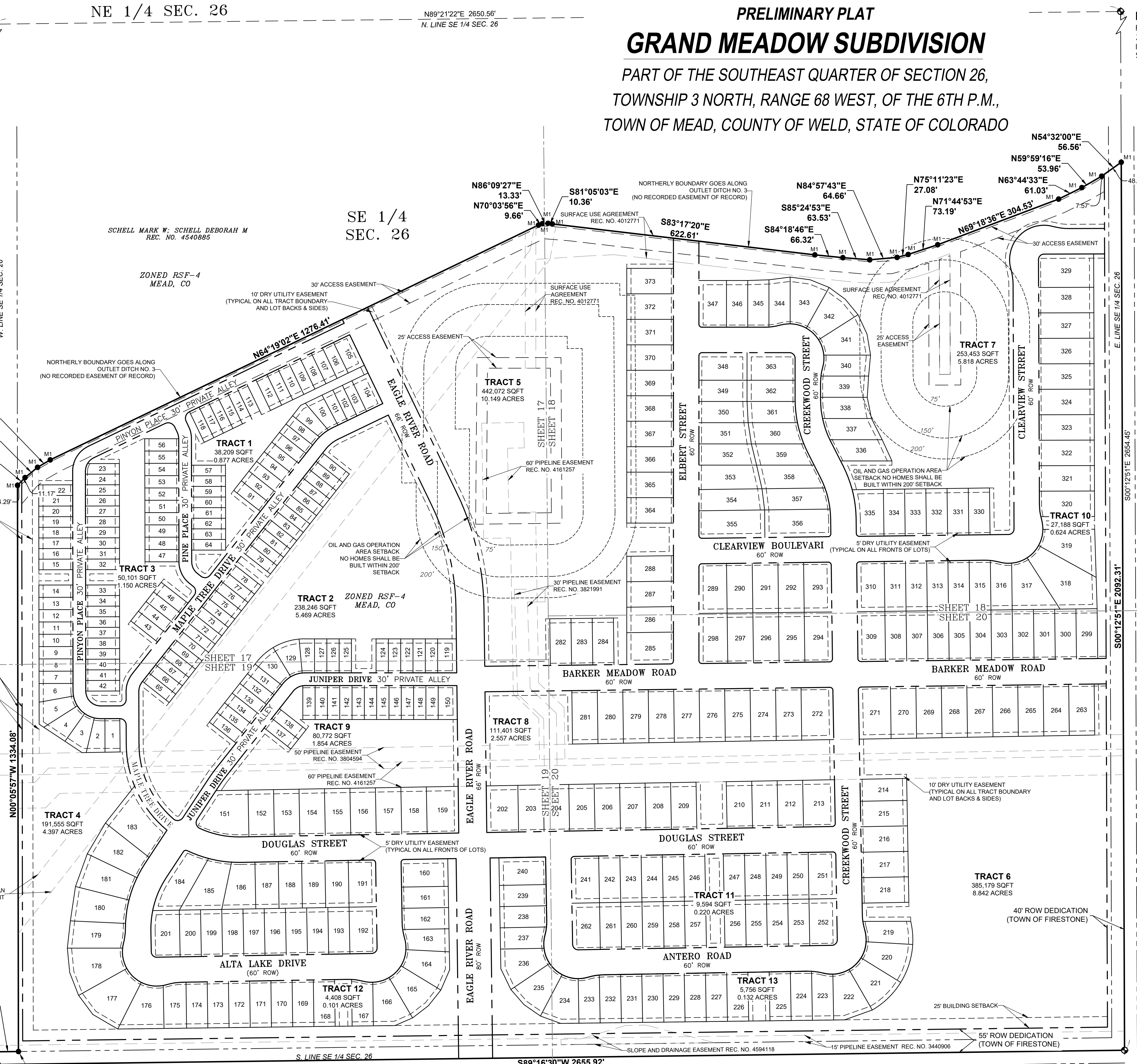


L. BRAD OSWALD, PLS NO. 38510
 FOR AND ON BEHALF OF
 WSB & ASSOCIATES INC. dba WSB
 5660 GREENWOOD PLAZA BLVD,
 SUITE 111
 GREENWOOD VILLAGE, CO 80111
 720.453.1372

TOWN OF MEAD
 COUNTY OF WELD
 STATE OF COLORADO

PRELIMINARY PLAT
**GRAND MEADOW
 SUBDIVISION**

Call 48 Hours before digging:
Colorado One Call
 CALL: (303) 232-1991 or 811
 Sheet: 2 of 21



SW 1/4
 SEC. 26

SW 1/4
 SEC. 25

RITCHIE BROTHERS PROPERTIES INC.
 REC. NO. 3464549

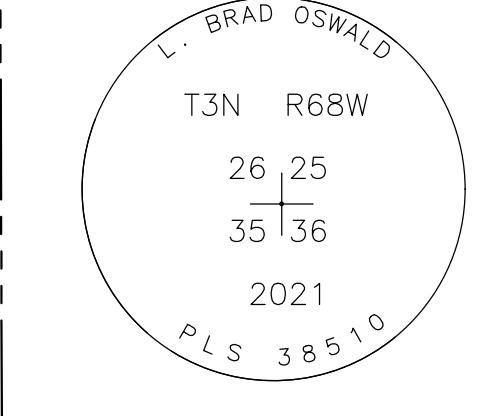
RADEMACHER FARMS LLC
 REC. NO. 03P240882

10' ROW DEDICATION
 (TOWN OF MEAD)
 50' PIPELINE EASEMENT
 REC. NO. 3471267 & 3677425
 ZONED LI
 MEAD, CO

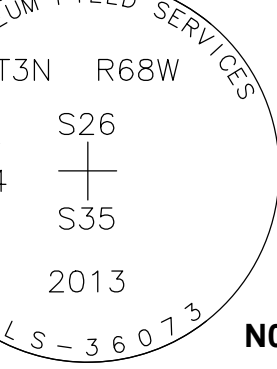
COUNTY ROAD 11
 60-FOOT RIGHT-OF-WAY 5/27/1883, CLERK
 AND RECORDER BOOK 48 PAGE 362

ZONED NC, R-A, R-B, R-C PUD
 FIRESTONE, CO

COUNTY ROAD 9.5
 50-FOOT RIGHT-OF-WAY EAST SIDE
 OF SECTION LINE TO TOWN OF MEAD
 RECEPTION NO. 3467195



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



S1/4 COR. SEC. 26
 FOUND 2-1/2 PIPE WITH
 2-1/2" ALUMINUM CAP
 IN MONUMENT BOX
 STAMPED AS SHOWN

BAREFOOT LAKES FILING NO. 1
 REC. NO. 4145010

COUNTY ROAD 28
 60-FOOT RIGHT-OF-WAY 1/28/1886
 CLERK AND RECORDER BOOK 48
 PAGE 264 RECEPTION NO. 19440

ZONED R-A PUD
 FIRESTONE, CO

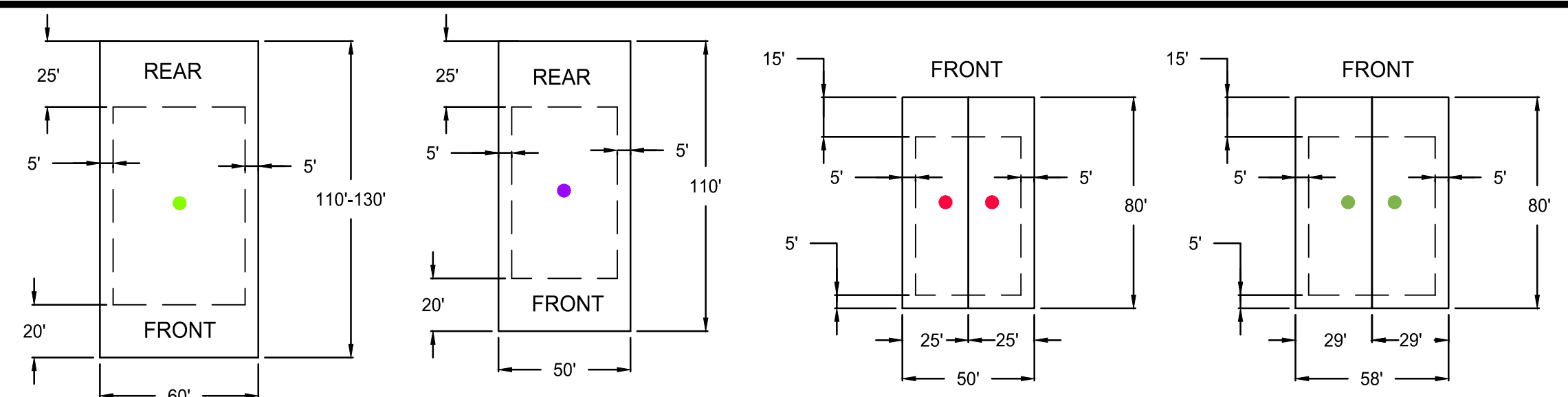
ST. VRAIN LAKES METROPOLITAN DISTRICT #1
 REC. NO. 4657359

NE 1/4
 SEC. 35

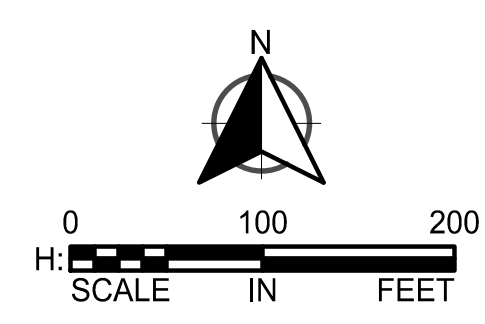
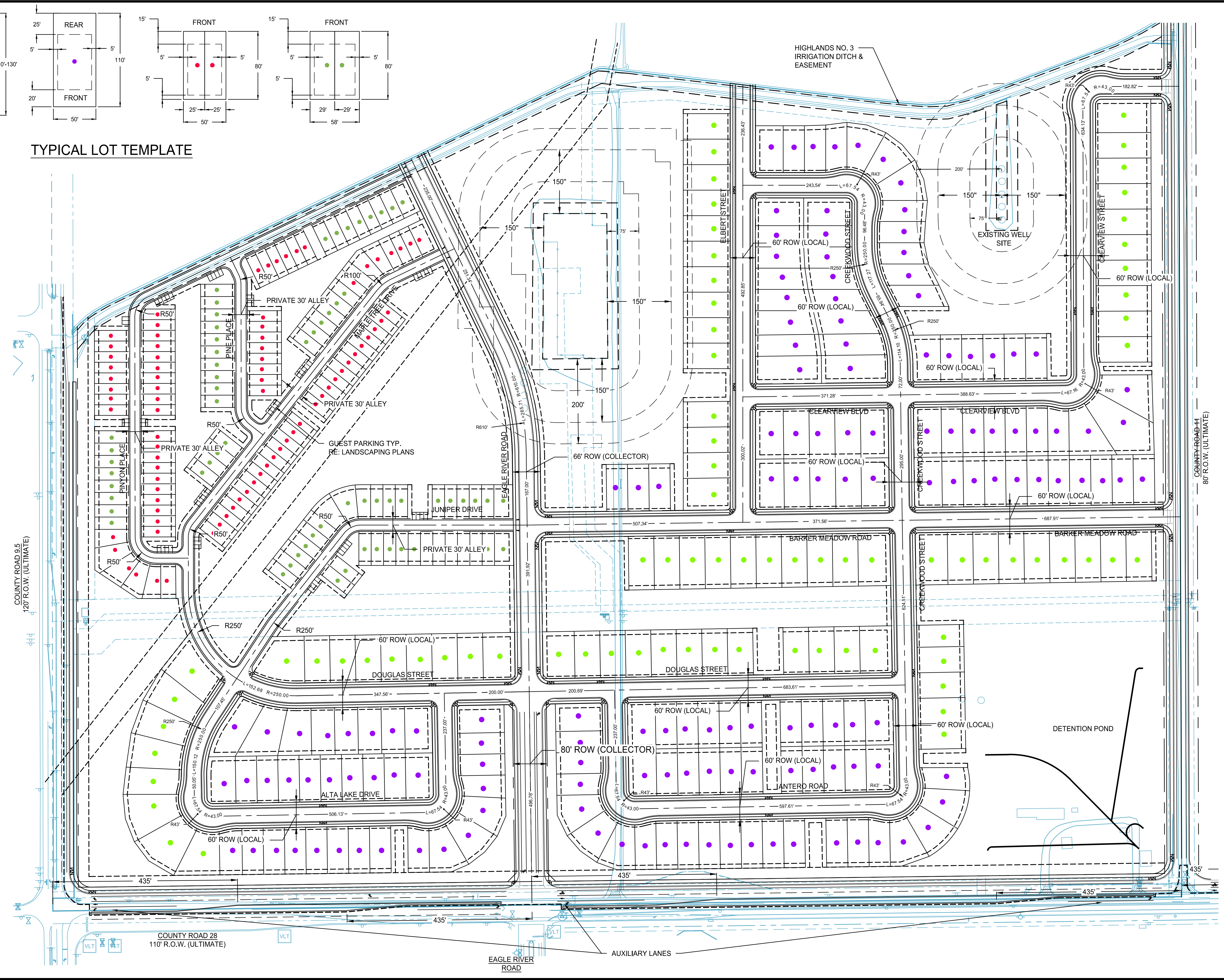
ZONED R-A, R-B PUD
 FIRESTONE, CO

BAREFOOT LAKES FILING NO. 4
 REC. NO. 454503

REVISIONS	
NO.	DESCRIPTION
1	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	PUD/PRELIMINARY PLAT 4th SUBMITTAL

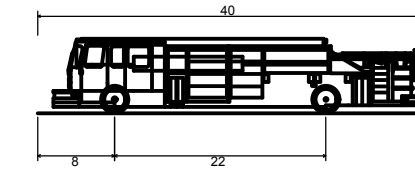
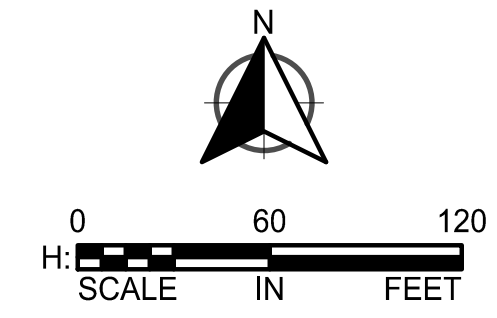


TYPICAL LOT TEMPLATE



SITE PLAN

GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO



Pumper Fire Truck
 Overall Length 40.000ft
 Overall Width 8.157ft
 Overall Body Height 7.745ft
 Min Body Ground Clearance 0.656ft
 Track Width 8.167ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°

REVISIONS

NO.	DATE	DESCRIPTION
1	03/28/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD/PRELIMINARY PLAT 4th SUBMITTAL

VEHICLE TRACKING PLAN

GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO

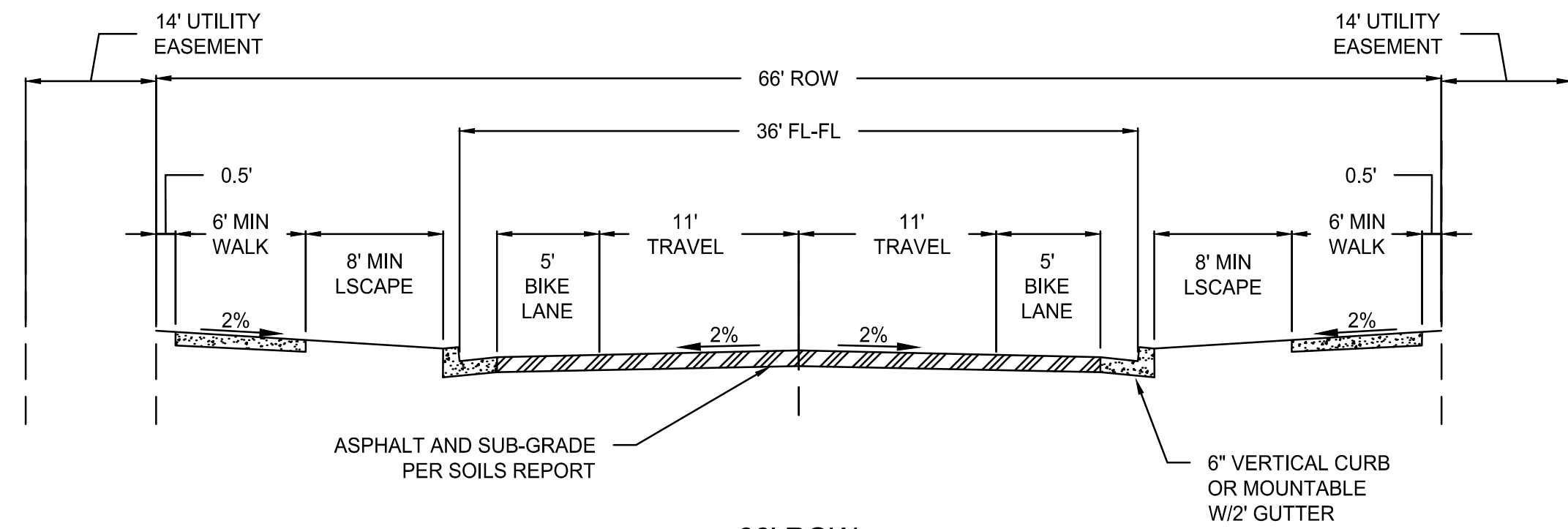
7/11/22

WSB PROJECT NO.
 018631-000

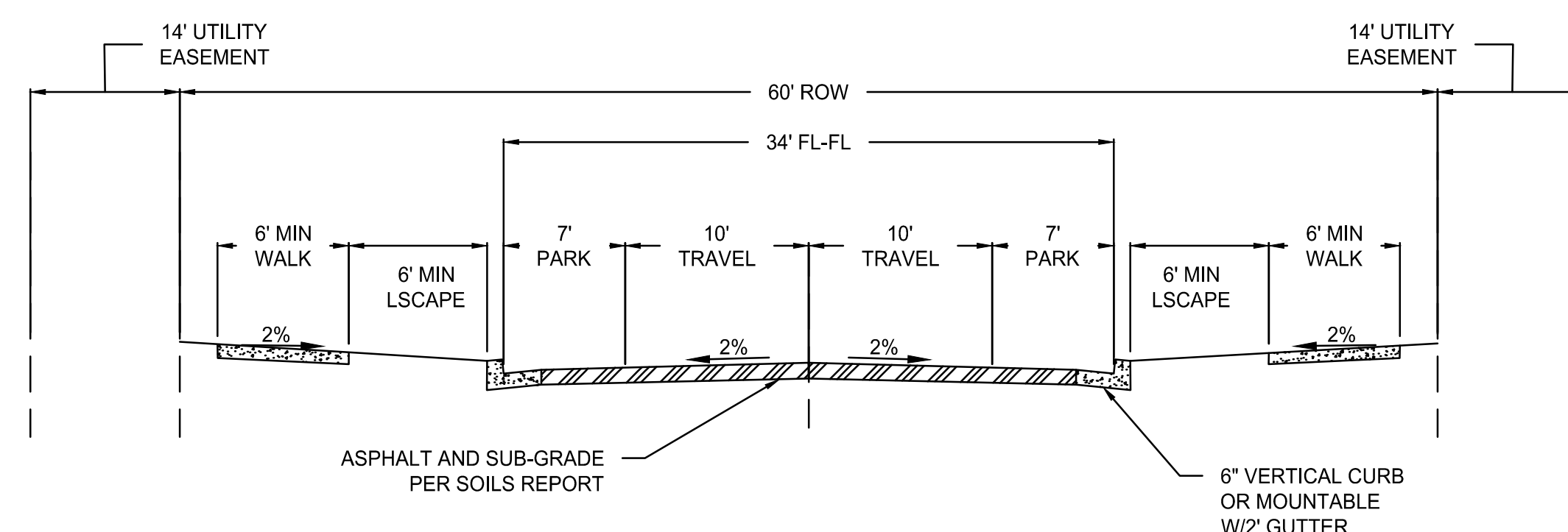
SHEET

4 OF 21

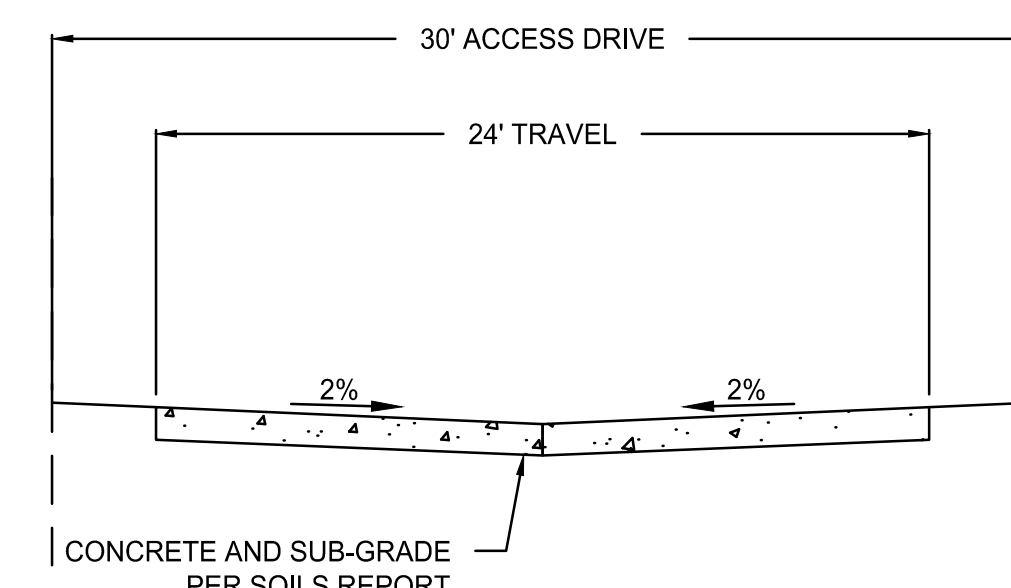
NO.	DATE	DESCRIPTION
1	03/28/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD/PRELIMINARY PLAT 4th SUBMITTAL



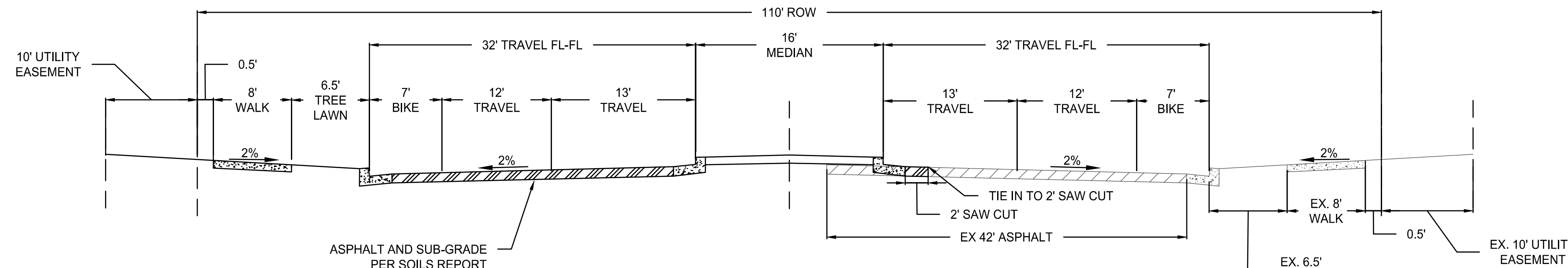
66' ROW
 GRAND MEADOW SUBDIVISION
 (MINOR COLLECTOR)
 TOWN OF MEAD JURISDICTION



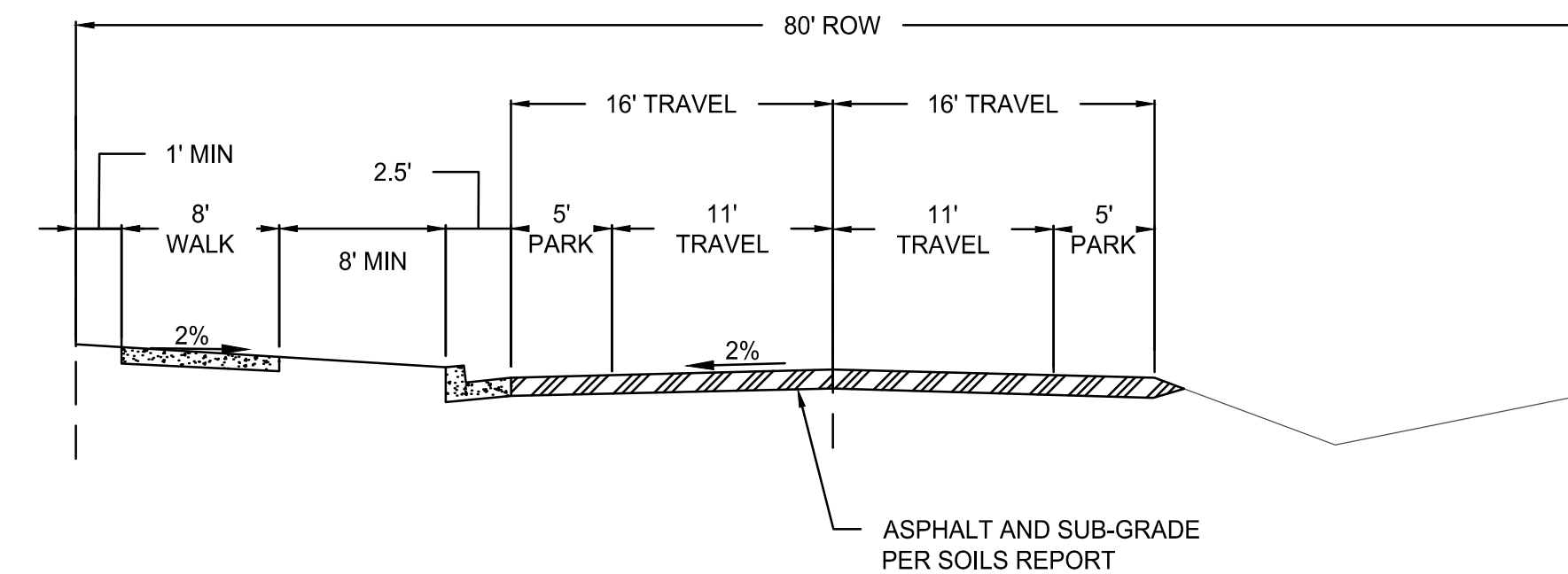
60' ROW
 GRAND MEADOW SUBDIVISION
 (RESIDENTIAL LOCAL)
 TOWN OF MEAD JURISDICTION



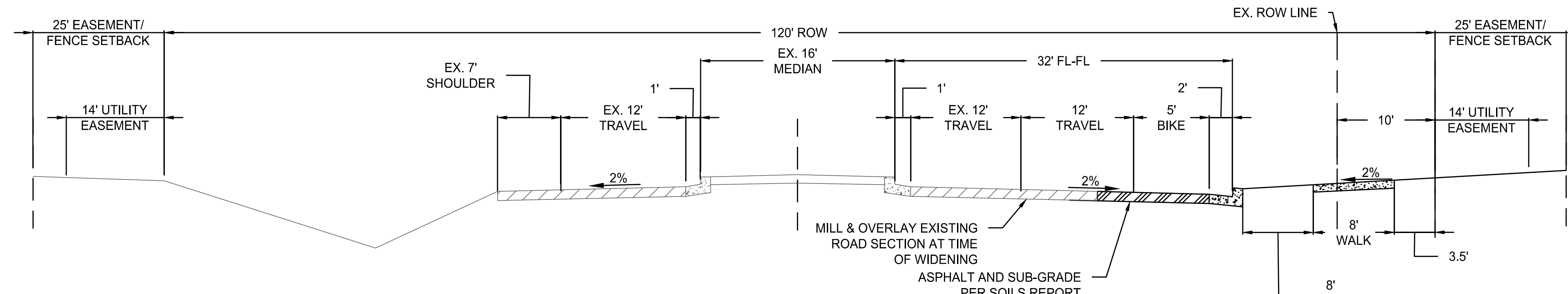
30' ACCESS DRIVE
 DUPLEX AREA
 (PRIVATE DRIVE)



110' ROW
 WELD COUNTY ROAD 28 HALF BUILD
 (ARTERIAL)
 FIRESTONE JURISDICTION



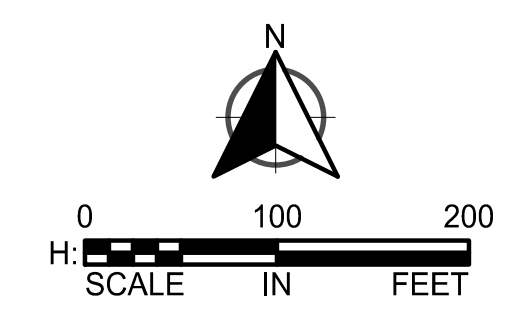
80' ROW
 WELD COUNTY ROAD 11 HALF BUILD
 (COLLECTOR)
 FIRESTONE JURISDICTION



120' ROW
 WELD COUNTY ROAD 9.5 HALF BUILD
 (ARTERIAL)
 TOWN OF MEAD JURISDICTION

SITE DETAILS

GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO

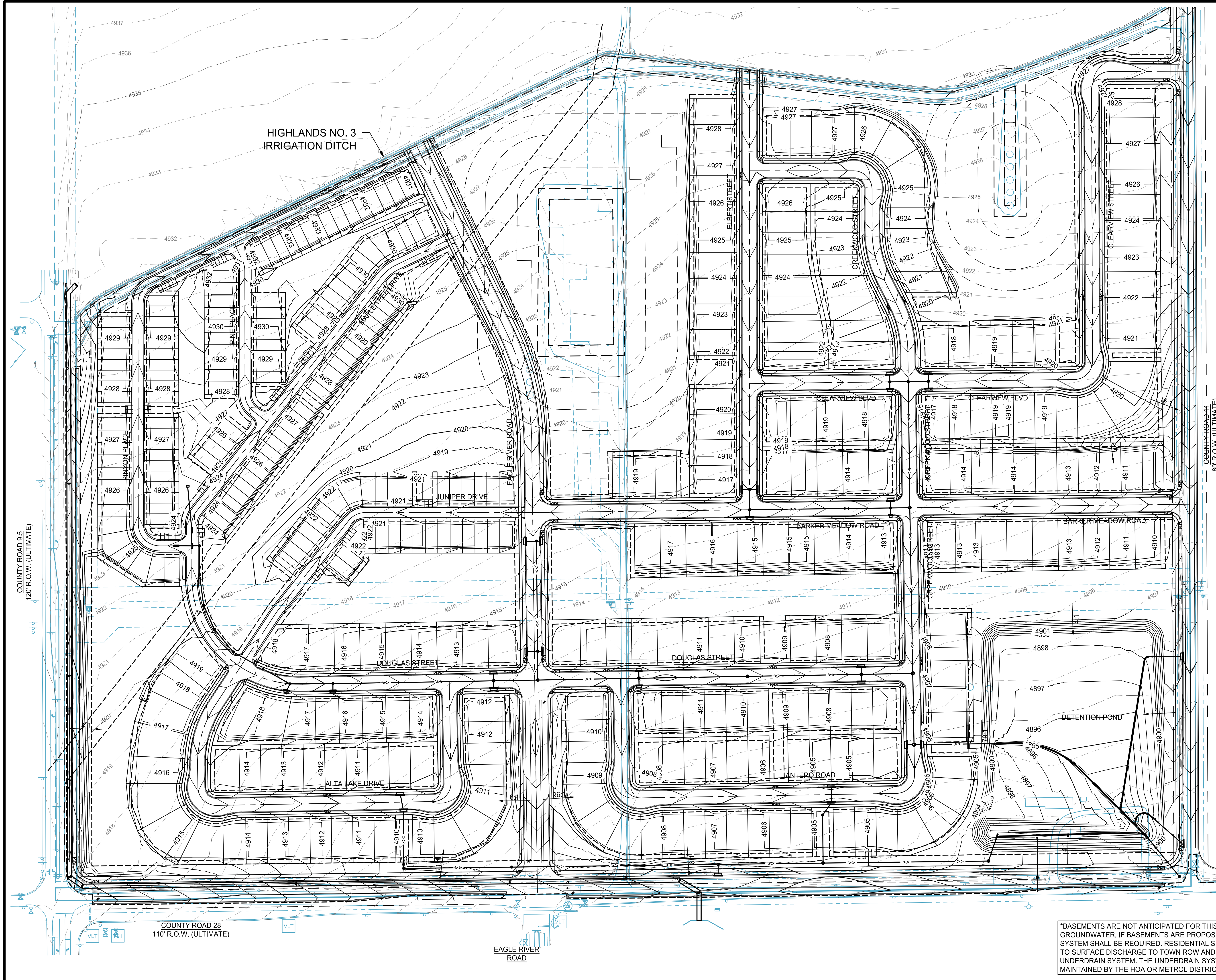


SCALE: AS SHOWN
 DESIGN BY: D.NEILL
 PLAN BY: D.NEILL
 CHECK BY: J.PETERS

NO.	DATE	DESCRIPTION
1	03/28/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD/PRELIMINARY PLAT 4th SUBMITTAL

GRADING PLAN

GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO



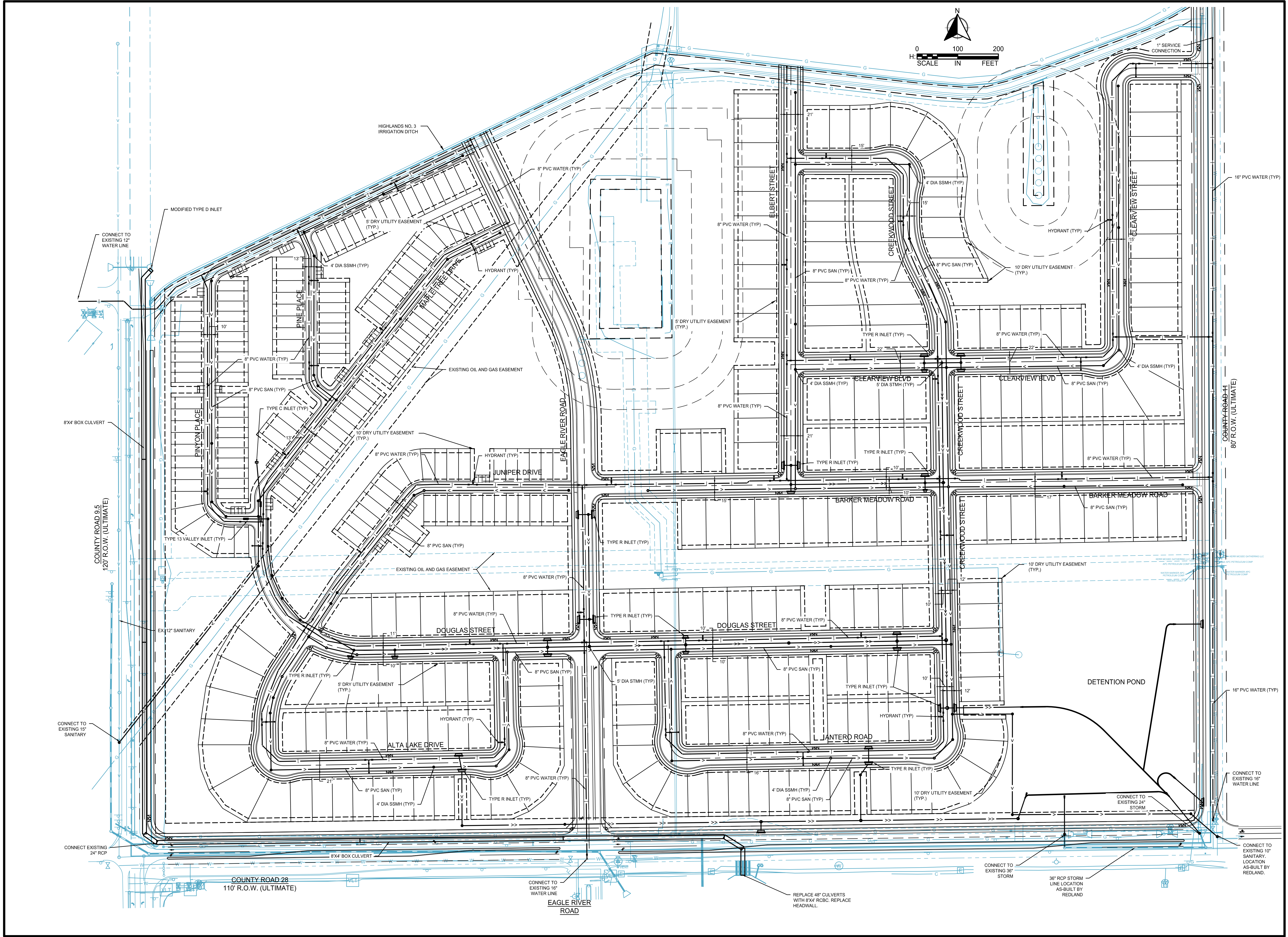
*BASEMENTS ARE NOT ANTICIPATED FOR THIS PROJECT DUE TO SHALLOW GROUNDWATER. IF BASEMENTS ARE PROPOSED, A PRIVATE UNDERDRAIN SYSTEM SHALL BE REQUIRED. RESIDENTIAL SUMP PITS ARE NOT ALLOWED TO SURFACE DISCHARGE TO TOWN ROW AND SHALL BE CONNECTED TO THE UNDERDRAIN SYSTEM. THE UNDERDRAIN SYSTEM SHALL BE PRIVATE AND MAINTAINED BY THE HOA OR METROL DISTRICT.

SCALE: AS SHOWN
 DESIGN BY: D.NEILL
 PLAN BY: D.NEILL
 CHECK BY: J.PETERS

REVISIONS		
NO.	DATE	DESCRIPTION
1	03/28/22	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD/PRELIMINARY PLAT 4th SUBMITTAL

UTILITY PLAN

GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO



LEGEND

- TURF GRASS AREA (TO BE IRRIGATED)
- NATIVE GRASS AREA (TO BE IRRIGATED)
- P PICNIC TABLES
- BT BENCH WITH TRASH / RECYCLE RECEPTACLE
- BR BIKE RACK
- TR TRASH / RECYCLE RECEPTACLE
- B BENCH
- M MAILBOX KIOSK
- CONCRETE SIDEWALK
- MOWN OR GRAVEL TRAIL
- PARK BOUNDARY (8.54 ACRES REQUIRED - 13.5 ACRES PROVIDED)

NOTE: DUPLEX AREA OPEN SPACE TO BE PRIVATELY MAINTAINED. ALL OTHER OPEN SPACE TO BE PUBLIC.

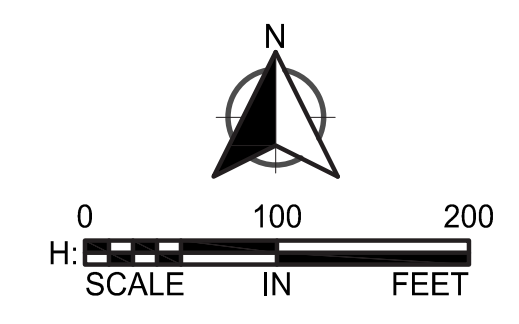
ASSUME DUPLEX AREA CONTAINS THE REQUIRED 1 SHRUB PER 150 SQUARE FEET OF LANDSCAPED SPACE (80,330 SQUARE FEET LANDSCAPED AREA / 150 = 536 SHRUBS) AND 1 TREE PER 1000 SQUARE FEET (80,330 SQUARE FEET LANDSCAPED AREA / 1000 = 80 TREES)

XERISCAPE PRINCIPLES WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN OF THE DEVELOPMENT. IRRIGATED AND MOWED TURF AREAS WILL BE MINIMIZED. NATURAL AREAS THAT INCLUDE NATIVE TREES, SHRUBS, PERENNIALS AND GRASSES WILL HAVE A PERMANENT IRRIGATION SYSTEM AND WILL BE INSTALLED AND USED TO MAINTAIN PLANT HEALTH AND VIABILITY. ALL LANDSCAPING AND IRRIGATION WILL MEET THE TOWN OF MEAD'S STANDARDS AS OUTLINED IN SECTION 16-2-150 LANDSCAPE DESIGN. IRRIGATION SYSTEMS ARE REQUIRED FOR ALL AREAS WITHIN THE REQUIRED 20% OPEN SPACE WITH THE EXCEPTION OF THE STORM DRAINAGE PONDS.

PRELIMINARY LANDSCAPE PLAN

THE PRELIMINARY LANDSCAPE PLAN IDENTIFIES KEY AREAS DESIGNED FOR PARKS AND OPEN SPACE IMPROVEMENTS WITHIN THE OVERALL CONTEXT OF THE P.U.D. THE LAYOUT IDENTIFIES THE POTENTIAL USES AND CHARACTER AND IS NOT INTENDED TO BE AN ALL INCLUSIVE LAYOUT OF POTENTIAL USES. ADDITIONAL TREES AND AMENITIES MAY BE ADDED OR REMOVED IN ANY OF THESE AREAS DURING DETAILED DESIGN PROCESS.

VISITOR PARKING :
150 UNITS - 52 SPACES PROVIDED (1 SPACE / 3 UNITS)



wsb

SCALE: AS SHOWN
DESIGN BY: AJM

PLAN BY: AKS
CHECK BY: AJM

REVISIONS	
NO.	DESCRIPTION
1	PUD PRELIMINARY PLAT 2ND SUBMITTAL
2	PUD PRELIMINARY PLAT 3RD SUBMITTAL
3	PUD PRELIMINARY PLAT 4TH SUBMITTAL



PRELIMINARY LANDSCAPE PLAN

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

REVISIONS	
NO.	DESCRIPTION
1	PLD/PRELIMINARY PLAT 2ND SUBMITTAL
2	PLD/PRELIMINARY PLAT 3RD SUBMITTAL
3	PLD/PRELIMINARY PLAT 4TH SUBMITTAL

PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT A

GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO

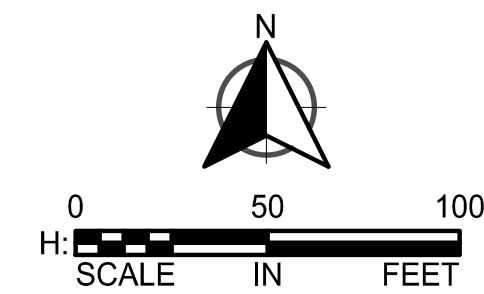
7/11/22

WSB PROJECT NO. 018631-000

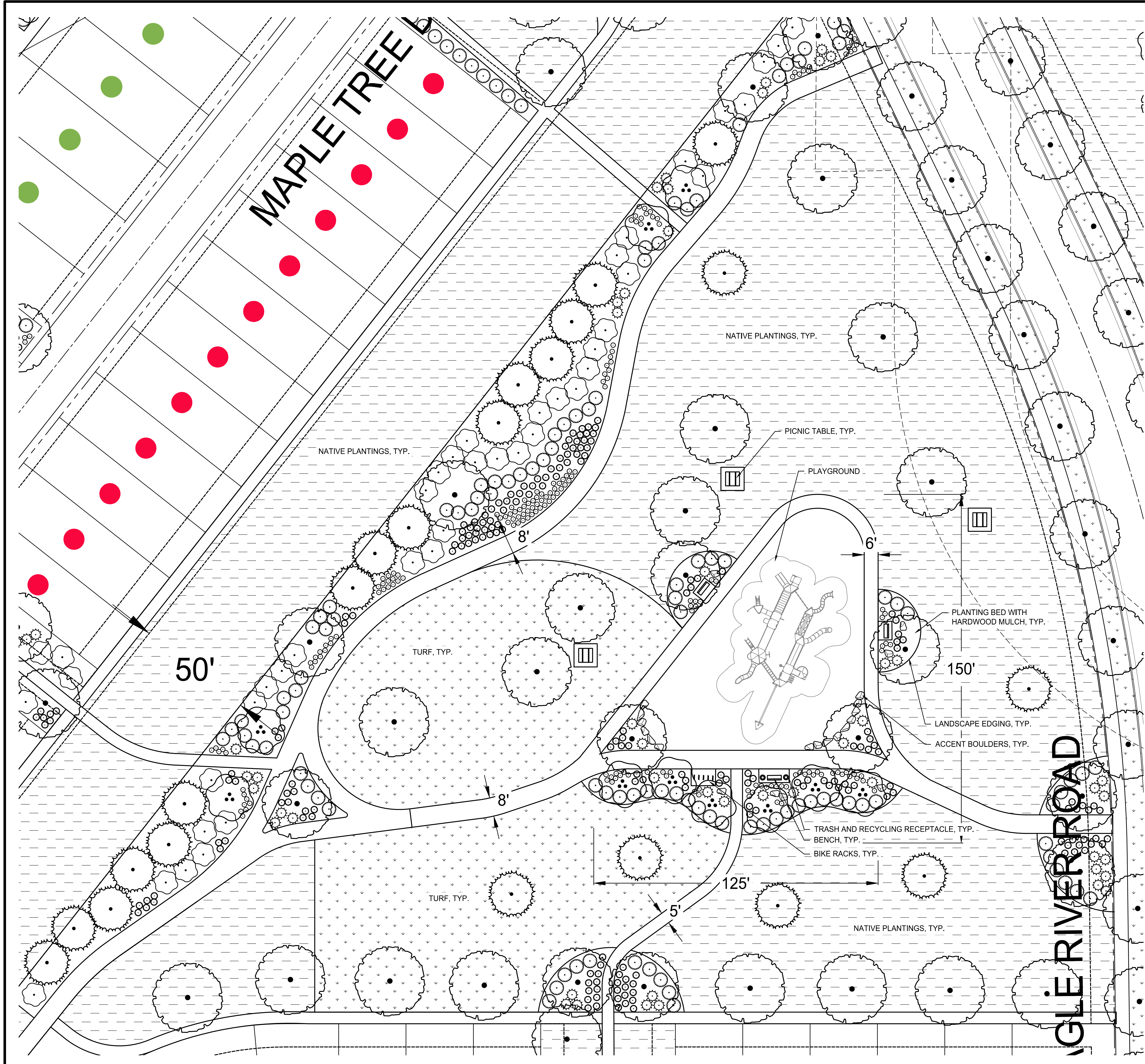
SHEET

9 OF 21

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



REVISIONS	
NO.	DESCRIPTION
1	PLD/PRELIMINARY PLAT 2ND SUBMITTAL
2	PLD/PRELIMINARY PLAT 3RD SUBMITTAL
3	PLD/PRELIMINARY PLAT 4TH SUBMITTAL



LEGEND

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



1
4 NATURE THEMED PLAYGROUND EXAMPLE



2
4 PICNIC TABLE EXAMPLE



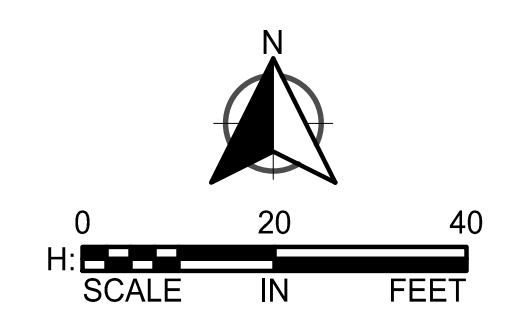
3
4 BIKE RACK EXAMPLE



4
4 RECEPTACLE EXMAPLE



5
4 BENCH EXAMPLE



PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT A-1

GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO

REVISIONS	
NO.	DESCRIPTION
1	03/28/22 PUD PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22 PUD PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22 PUD PRELIMINARY PLAT 4TH SUBMITTAL

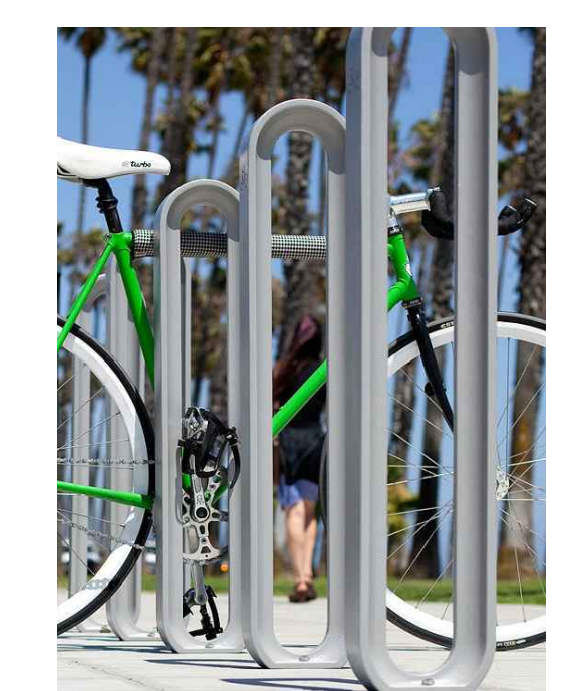


LEGEND

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



1 NATURE THEMED PLAYGROUND EXAMPLE



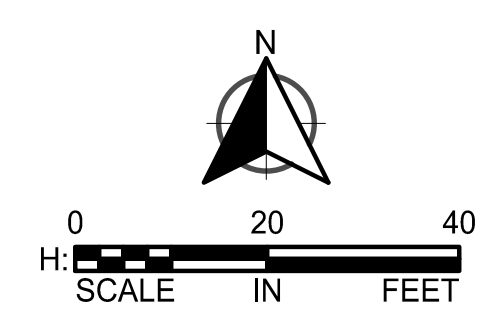
2 BIKE RACK EXAMPLE



3 RECEPTACLE EXMAPLE



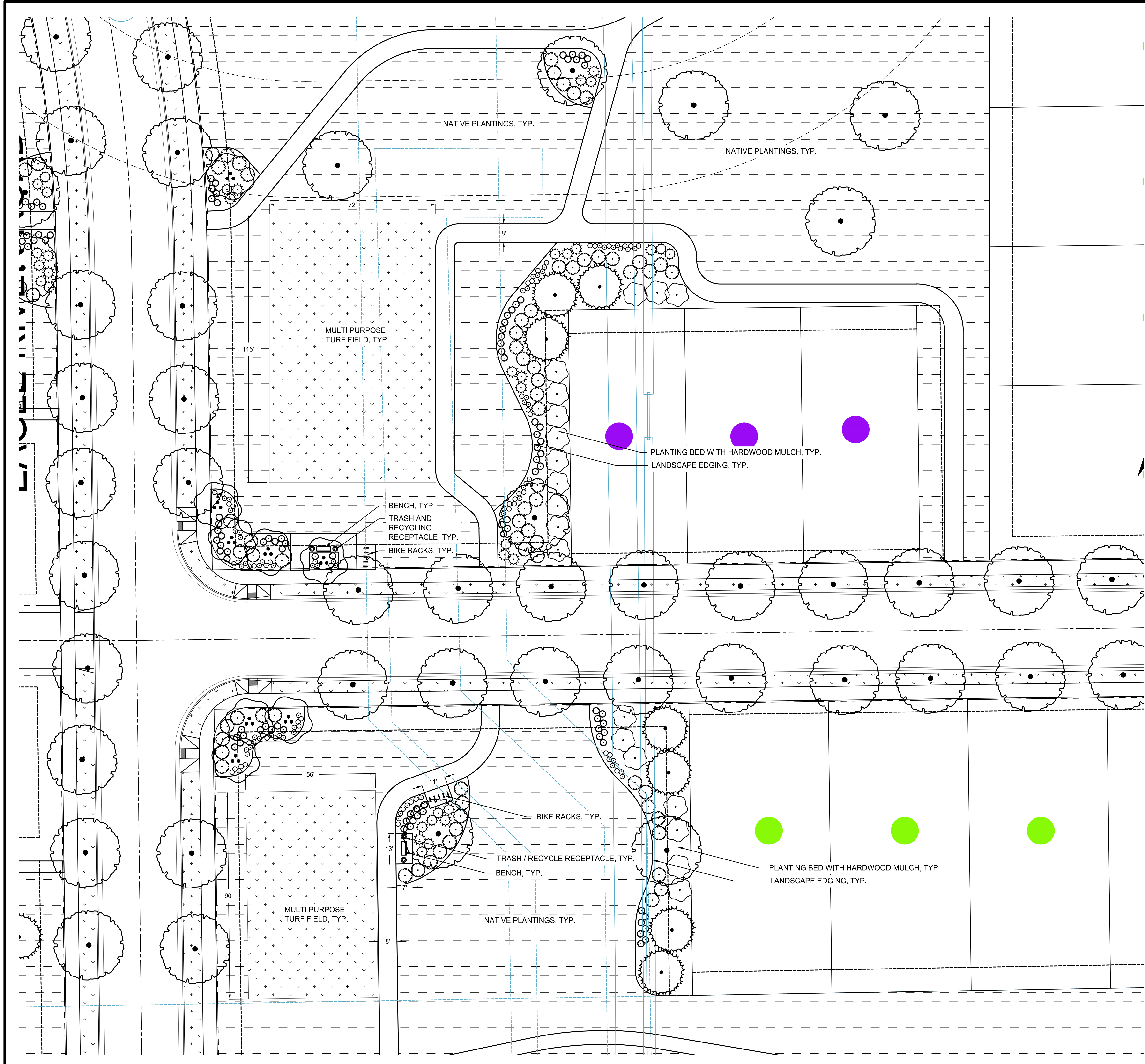
4 BENCH EXAMPLE



PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT A-2

GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO

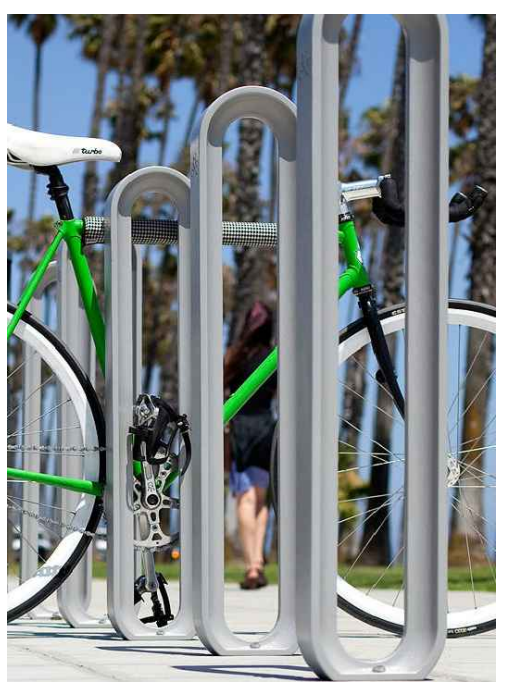
REVISIONS	
NO.	DESCRIPTION
1	PUD/PRELIMINARY PLAT 2ND SUBMITTAL
2	PUD/PRELIMINARY PLAT 3RD SUBMITTAL
3	PUD/PRELIMINARY PLAT 4TH SUBMITTAL



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



1
6 OPEN PLAY FIELD



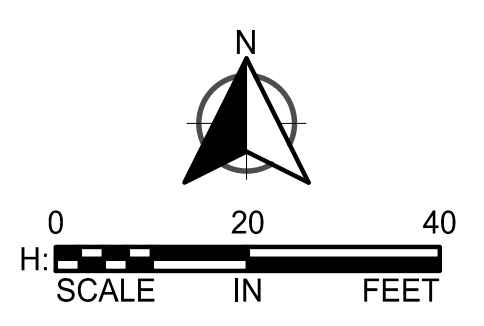
2
6 BIKE RACK EXAMPLE



3
6 RECEPTACLE EXMAPLE



4
6 BENCH EXAMPLE

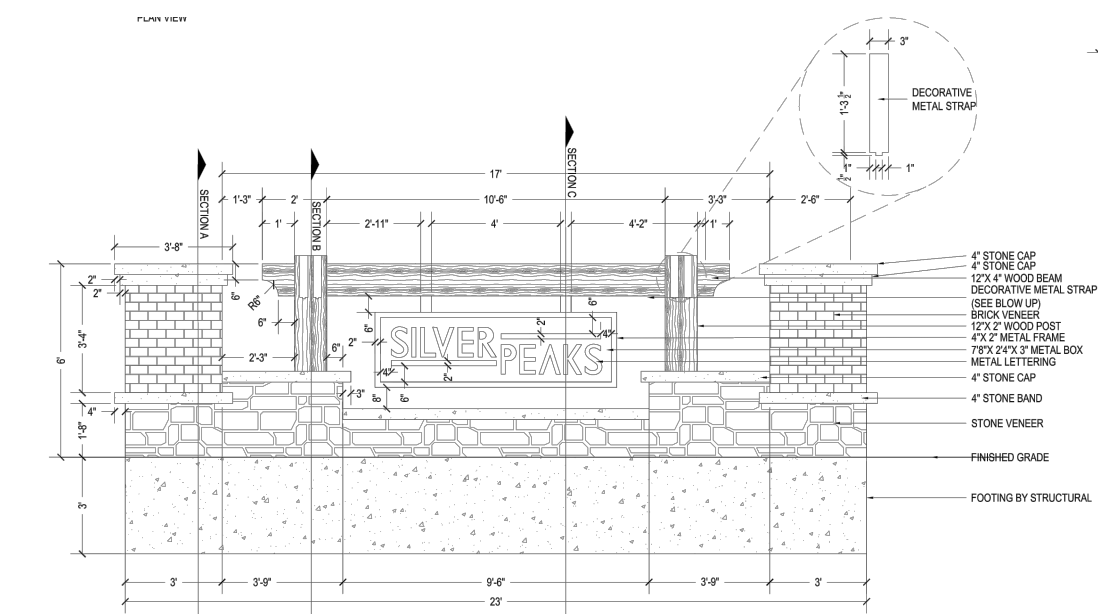


PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT B

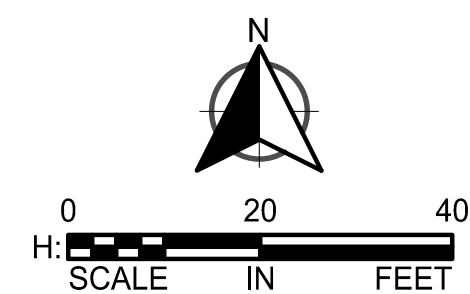
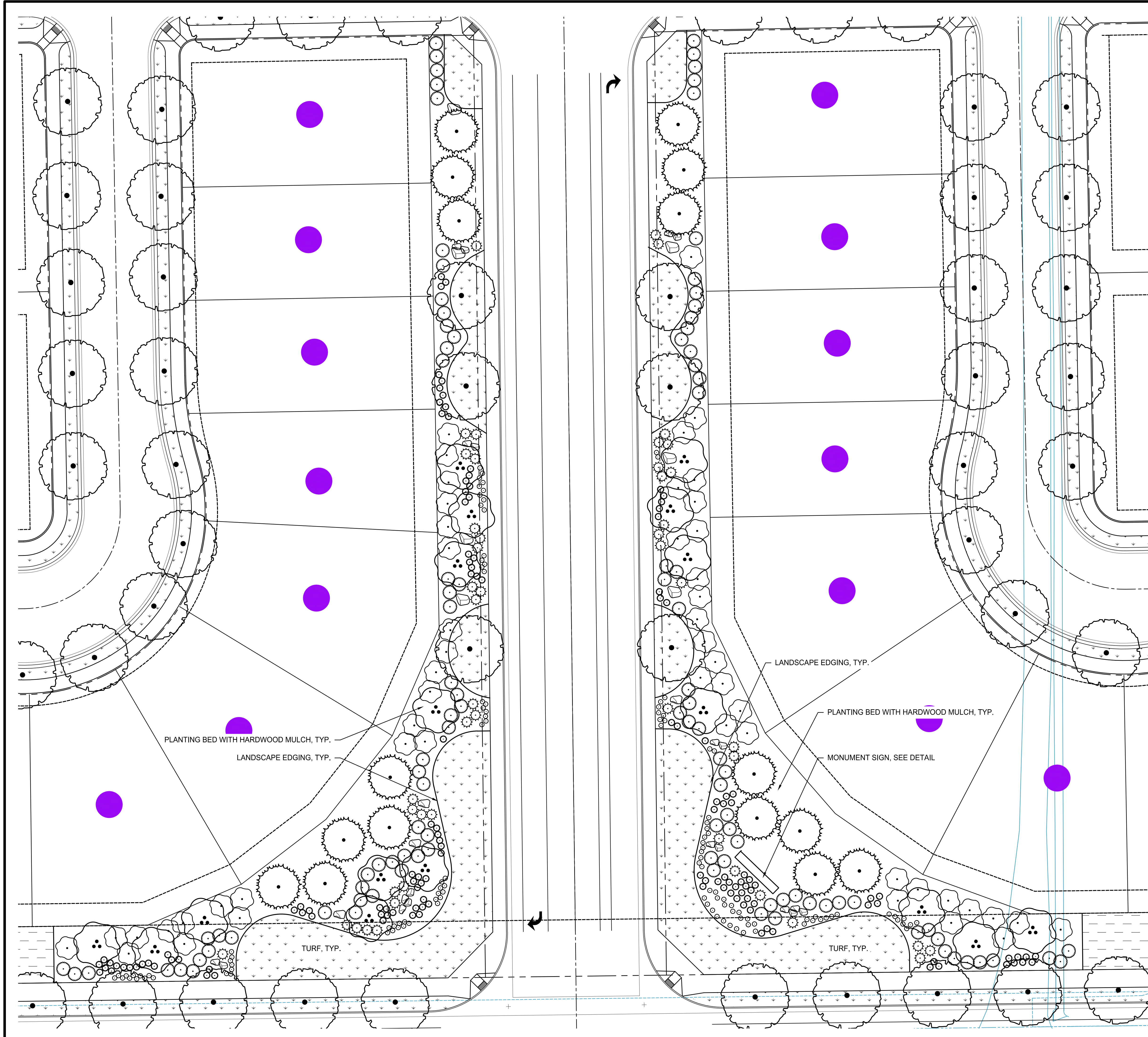
GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO

REVISIONS			
NO.	DATE	DESCRIPTION	
1	03/28/22	PUD PRELIMINARY PLAT 2ND SUBMITTAL	
2	05/16/22	PUD PRELIMINARY PLAT 3RD SUBMITTAL	
3	07/11/22	PUD PRELIMINARY PLAT 4TH SUBMITTAL	

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



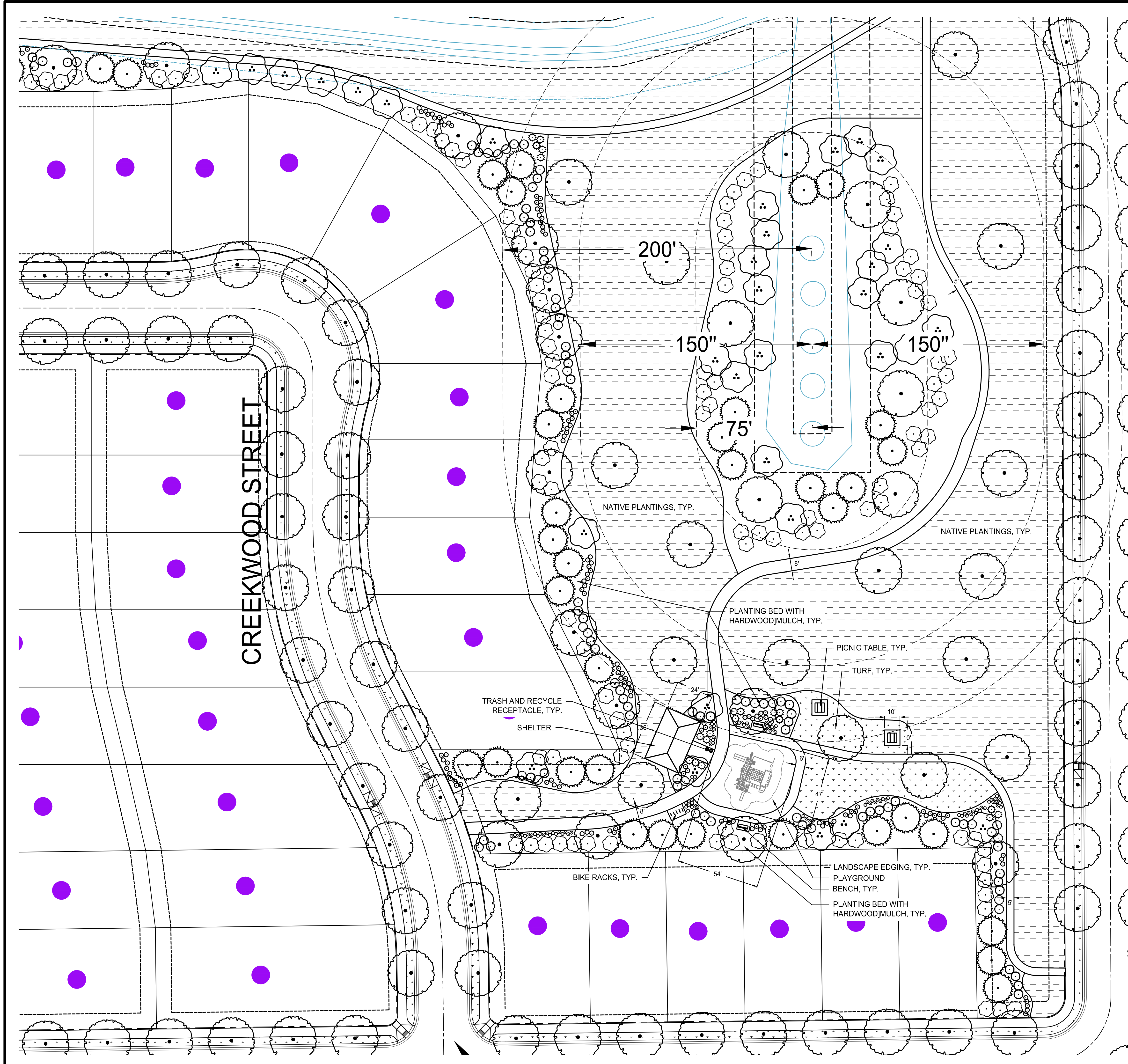
1
7 MONUMENT SIGN EXAMPLE



PRELIMINARY
 LANDSCAPE PLAN -
 ENLARGEMENT C

GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO

REVISIONS	
NO.	DESCRIPTION
1	PLD/PRELIMINARY PLAT 2ND SUBMITTAL
2	PLD/PRELIMINARY PLAT 3RD SUBMITTAL
3	PLD/PRELIMINARY PLAT 4TH SUBMITTAL



LEGEND

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



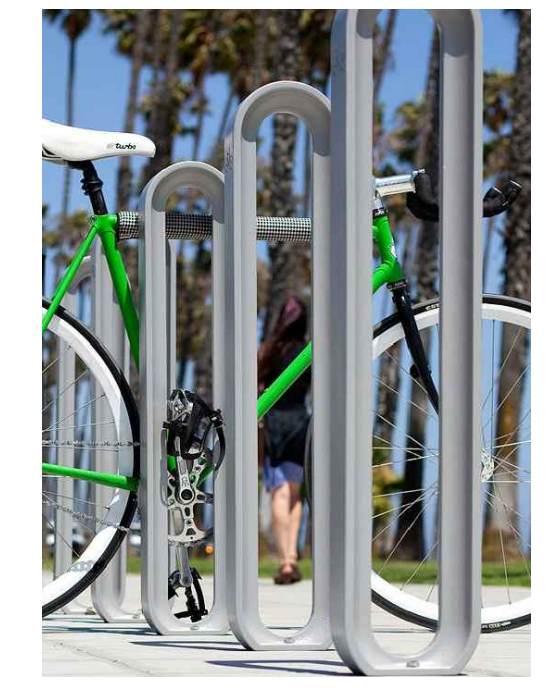
1 SHELTER EXAMPLE
8



2 NATURE THEMED PLAYGROUND EXAMPLE
8



3 PICNIC TABLE EXAMPLE
8



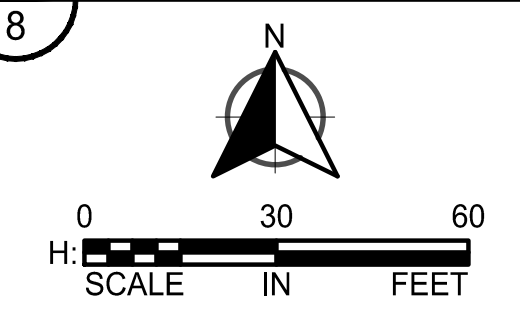
4 BIKE RACK EXAMPLE
8



5 RECEPTACLE EXAMPLE
8



6 BENCH EXAMPLE
8



PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT D

GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO

LEGEND

- TURF GRASS AREA (2.67 ACRES)
- NATIVE GRASS AREA (35.9 ACRES)
- CONCRETE SIDEWALK (PRIVATE ACCESS)
- MOWN OR GRAVEL TRAIL (PUBLIC ACCESS)

- THE JUMPING MOUSE (ZAPUS HUDSONIUS PREBLEI) IS AN ENDANGERED SPECIES WHOSE 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 SERVICES.
- EXISTING SITE IS AGRICULTURAL LAND SO NO EXISTING TREES, SHRUBS, NATIVE GROUND COVERS WILL BE REMOVED.
- THERE ARE NO EXISTING FLOODPLAINS, WETLANDS, STREAMS OR BODIES OF WATER ON SITE.
- OPEN SPACE WILL BE MAINTAINED AND ESTABLISHED THROUGH REVEGETATIONS, EROSION CONTROL, IRRIGATION, AND WEED MANAGEMENT AFTER CONSTRUCTION.
- XERISCAPE PRINCIPLES WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN OF THE DEVELOPMENT. IRRIGATED AND MOWED TURF AREAS WILL BE MINIMIZED. NATURAL AREAS THAT INCLUDE NATIVE TREES, SHRUBS, PERENNIALS AND GRASSES WILL HAVE A PERMANENT IRRIGATION SYSTEM AND WILL BE INSTALLED AND USED TO MAINTAIN PLANT HEALTH AND VIABILITY. ALL LANDSCAPING AND IRRIGATION WILL MEET THE TOWN OF MEAD'S STANDARDS AS OUTLINED IN SECTION 16-2-150 LANDSCAPE DESIGN. IRRIGATION SYSTEMS ARE REQUIRED FOR ALL AREAS WITHIN THE REQUIRED 20% OPEN SPACE WITH THE EXCEPTION OF THE STORM DRAINAGE PONDS.
- DUPLEX AREA TO BE PRIVATE ACCESS AND PRIVATELY MAINTAINED. ALL OTHER AREAS TO BE PUBLIC AND MAINTAINED BY THE HOA OR METRO DISTRICT

OPEN SPACE SUMMARY

TYPE	AREA (AC)	AREA CREDIT (AC)	% OF TOTAL SITE (CREDIT)
PARK	13.50	13.50	13.12
OPEN SPACE	18.55	18.55	18.03
DETENTION	2.04	1.02	0.99
WELL SETBACK	8.10	0.00	0.00
TOTAL	42.19	33.07	32.15



wsb

SCALE: AS SHOWN
DESIGN BY: AJM

PLAN BY: AKS
CHECK BY: AJM

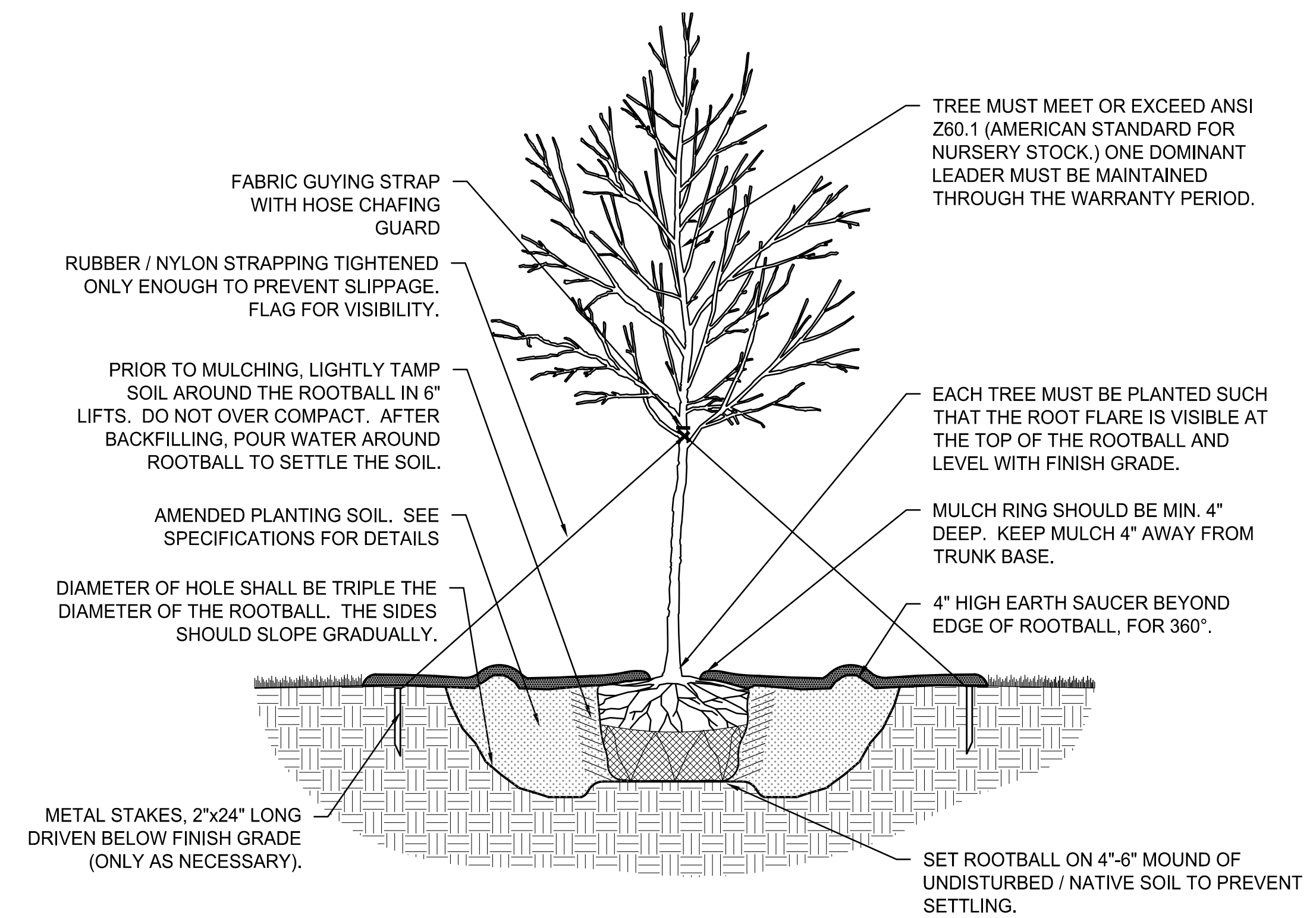
REVISIONS

NO.	DATE	DESCRIPTION
1	03/28/22	PUD PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PUD PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PUD PRELIMINARY PLAT 4TH SUBMITTAL

OPEN SPACE AND ECOLOGICAL CHARACTERIZATION PLAN

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

NO.	DATE	DESCRIPTION
1	03/28/22	PLD/PRELIMINARY PLAT 2ND SUBMITTAL
2	05/16/22	PLD/PRELIMINARY PLAT 3RD SUBMITTAL
3	07/11/22	PLD/PRELIMINARY PLAT 4TH SUBMITTAL



1 DECIDUOUS TREE PLANTING
10

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

COMMON HACKBERRY
 CELTIS OCCIDENTALIS
 GROWTH RATE : MODERATE
 HEIGHT: 40-50'
 WIDTH: 40-50'

SKYLINE HONEYLOCUST
 GLEDITSIA TRIACANTHOS 'SKYCOLE'
 GROWTH RATE : MODERATE
 HEIGHT: 50'
 WIDTH: 35'

PURPLE ROBE LOCUST
 ROBINIA PSEUDOACACIA 'PURPLE ROBE'
 GROWTH RATE : FAST
 HEIGHT: 40'
 WIDTH: 20-35'

SWAMP WHITE OAK
 QUERCUS BICOLOR
 GROWTH RATE : MODERATE
 HEIGHT: 50-60'
 WIDTH: 50-60'

SHADE TREES

WHITESPIRE BIRCH
 BETULA PLATYPHYLLA JAPONICA
 GROWTH RATE : MODERATE
 HEIGHT: 20-40'
 WIDTH: 10-20'

CHANTICLEER PEAR
 PYRUS CALLERYANA
 GROWTH RATE : MODERATE
 HEIGHT: 30-35'
 WIDTH: 15'

CRIMSON SPIRE OAK
 QUERCUS 'CRIMSCHMIDT'
 GROWTH RATE : FAST
 HEIGHT: 40'
 WIDTH: 10-15'

AUTUMN BRILLIANCE SERVICEBERRY
 AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'
 GROWTH RATE : SLOW
 HEIGHT: 20-25'
 WIDTH: 20-25'

ORNAMENTAL TREES

DOUGLAS FIR
 PSUEDOTSUGA MENZIESII
 GROWTH RATE : MODERATE
 HEIGHT: 40-80'
 WIDTH: 15-20'

AUSTRIAN PINE
 PINUS NIGRA
 GROWTH RATE : MODERATE
 HEIGHT: 40-60'
 WIDTH: 15-25'

VANDERWOLF'S PYRAMID PINE
 PINUS FLEXILIS
 GROWTH RATE : MODERATE
 HEIGHT: 20-25'
 WIDTH: 10-15'

BLACK HILLS SPRUCE
 PICEA GLAUCA DENSATA
 GROWTH RATE : MODERATE
 HEIGHT: 50'
 WIDTH: 25'

EVERGREEN TREES

BLACK CHOKEBERRY
 ARONIA MELANOCARPA IROQUOIS BEAUTY
 GROWTH RATE : MODERATE
 HEIGHT: 3-6'
 WIDTH: 3-6'

SPANISH GOLD BROOM
 CYTISUS PURGANS SPANISH GOLD
 GROWTH RATE : FAST
 HEIGHT: 3-4'
 WIDTH: 4-6'

WESTERN SAND CHERRY
 PRUNUS BESSEYI
 GROWTH RATE : MODERATE
 HEIGHT: 5-6'
 WIDTH: 5-6'

GRO LOW SUMAC
 RHUS AROMATICA 'GRO-LOW'
 GROWTH RATE : FAST
 HEIGHT: 2-3'
 WIDTH: 6-8'

SHRUBS

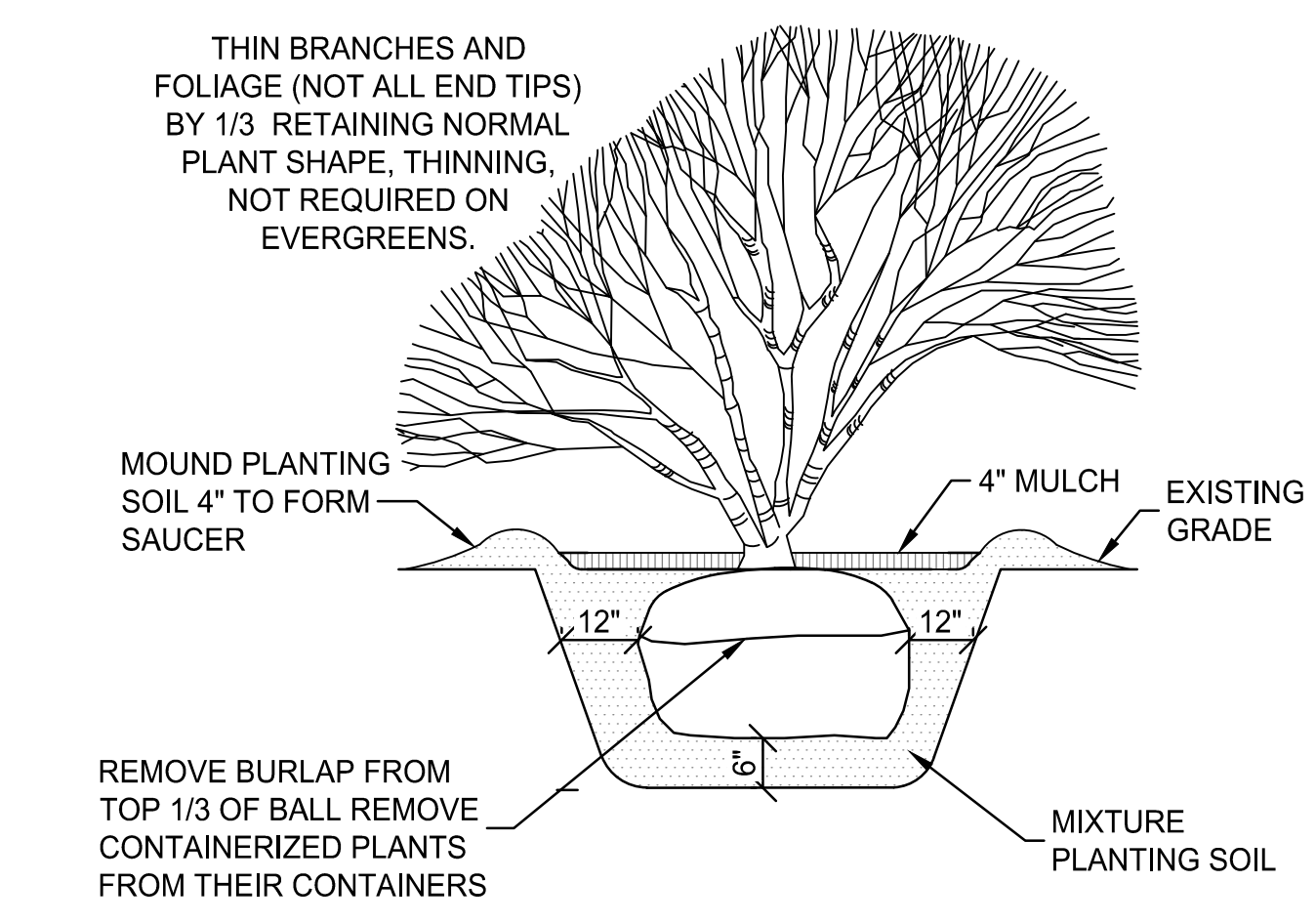
LANDSCAPE CHARACTER STUDY - SUGGESTED PLANT LIST



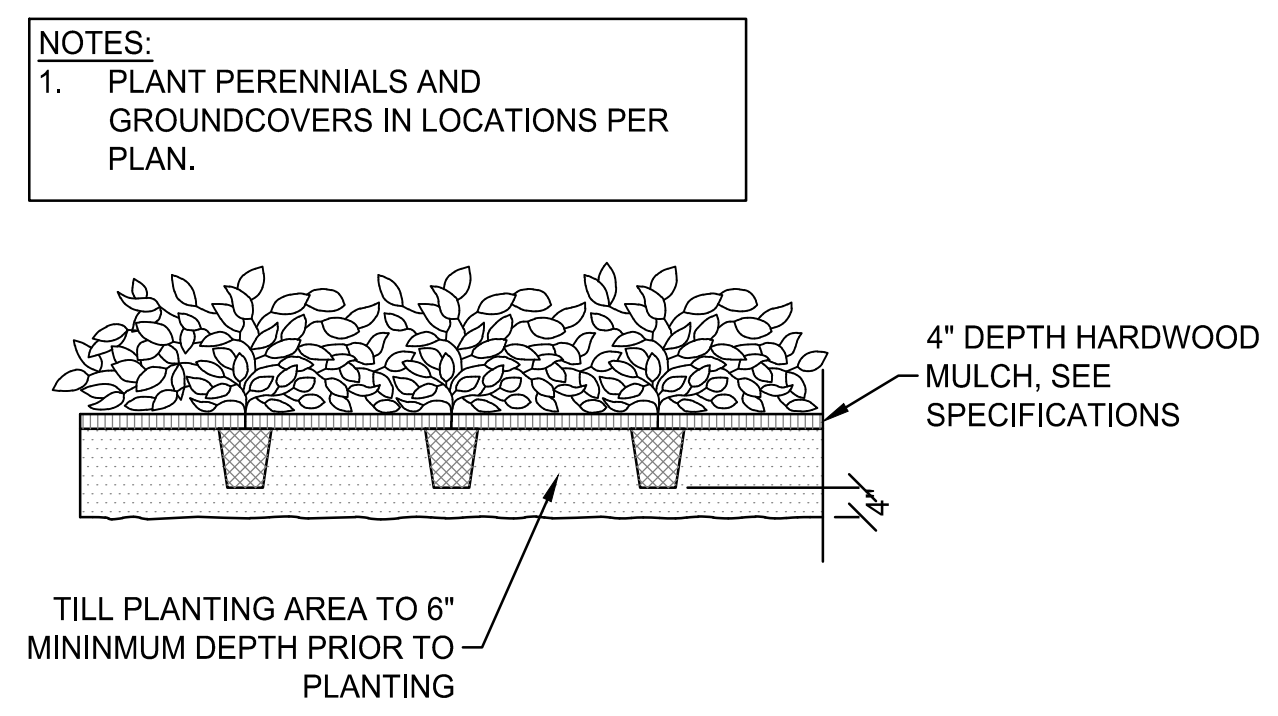
NATIVE GRASS PLANTINGS

DROUGHT TOLERANT GRASSES SUITABLE FOR AREAS WHERE MOWING IS DIFFICULT.

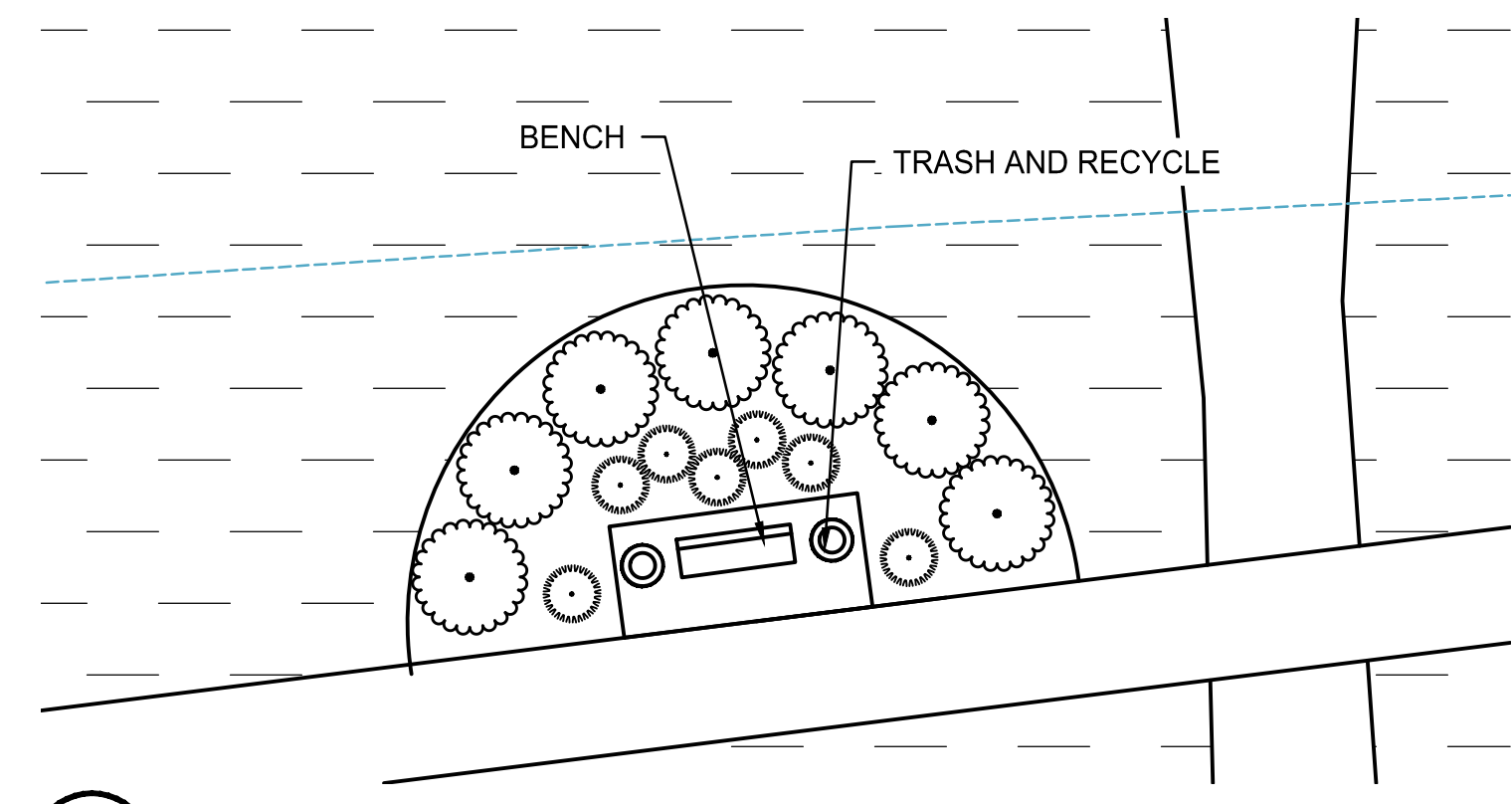
- EPHRAIM CRESTED WHEATGRASS
- DWARF PERENNIAL RYEGRASS
- SR3200 BLUE FESCUE
- REUBENS CANADA BLUEGRASS
- CHEWINGS FESCUE



2 SHRUB PLANTING
10



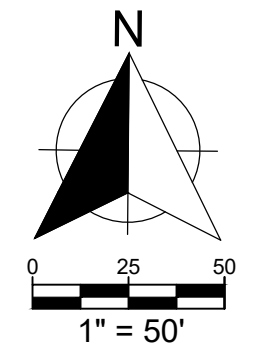
3 PERENNIAL PLANTING
10



4 TYPICAL TRAIL NODE
10

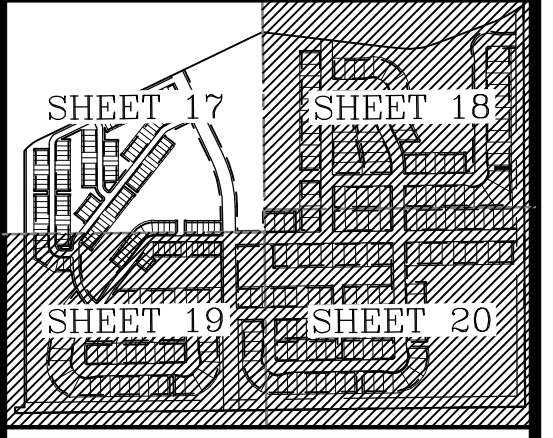
LANDSCAPE CHARACTER STUDY / SITE DETAILS

GRAND MEADOW - PRELIMINARY PLAT
 MEAD, COLORADO



LEGEND

- FOUND ALIQUOT CORNER (AS NOTED)
- MONUMENT SET AS NOTED
- SET NAIL WITH 3/4" BRASS WASHER MARKED "PLS 38510"
- PROPOSED SANITARY MANHOLE
- CHANGE IN CENTERLINE GEOMETRY
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY
- PROPOSED SANITARY
- EXISTING WATER
- PROPOSED WATER
- EXISTING GAS LINE
- PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING EASEMENT
- EXISTING ROW
- PROPOSED ROW
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED WATER
- EXISTING WATER
- EXISTING GAS LINE



L. BRAD OSWALD, PLS NO. 38510
 FOR AND ON BEHALF OF
 WSB & ASSOCIATES INC. dba WSB
 5660 GREENWOOD PLAZA BLVD,
 SUITE 111
 GREENWOOD VILLAGE, CO 80111
 720.453.1372

TOWN OF MEAD
 COUNTY OF WELD
 STATE OF COLORADO

PRELIMINARY PLAT
GRAND MEADOW
SUBDIVISION

Call 48 Hours before digging:
Colorado One Call
 CALL: (303) 232-1991 or 811
 Sheet: 17 of 21

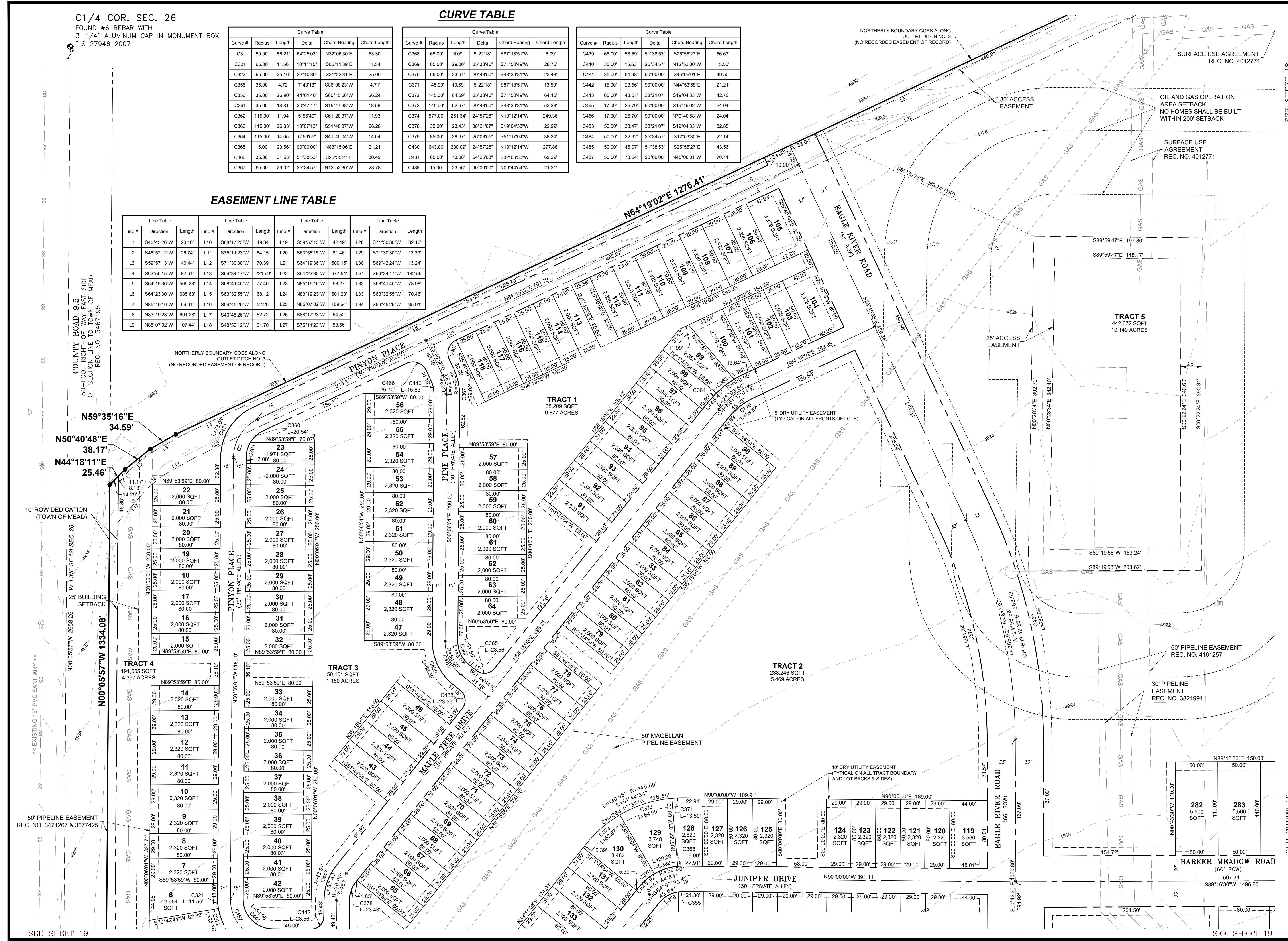
C1/4 COR. SEC. 26
 FOUND #6 REBAR WITH
 3-1/4" ALUMINUM CAP IN MONUMENT BOX
 "LS 27946 2007"

CURVE TABLE

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C3	50.00'	56.21'	64°25'03"	N32°06'30"E	63.30'
C321	65.00'	11.56'	10°11'15"	S05°11'39"E	11.54'
C322	65.00'	25.16'	22°10'30"	S21°22'31"E	25.00'
C355	35.00'	4.72'	7°43'13"	S86°08'23"W	4.71'
C356	35.00'	26.90'	44°01'40"	S60°15'56"W	26.24'
C361	35.00'	18.81'	30°47'17"	S15°17'38"W	18.58'
C362	115.00'	11.94'	5°56'49"	S61°20'37"W	11.93'
C363	115.00'	26.33'	13°07'12"	S51°48'37"W	26.28'
C364	115.00'	14.05'	6°59'55"	S41°45'04"W	14.04'
C365	15.00'	23.56'	90°00'00"	N83°15'06"E	21.21'
C366	35.00'	31.55'	51°38'53"	S25°55'27"E	30.49'
C367	65.00'	29.02'	25°34'57"	N12°53'30"W	28.78'
C368	65.00'	6.09'	5°22'18"	S87°18'51"W	6.09'
C369	65.00'	29.00'	25°33'46"	S71°50'49"W	28.76'
C370	65.00'	23.61'	20°48'50"	S48°39'31"W	23.48'
C371	145.00'	13.59'	5°22'18"	S87°18'51"W	13.59'
C372	145.00'	64.69'	25°33'46"	S71°50'49"W	64.16'
C373	145.00'	52.67'	20°48'50"	S48°39'31"W	52.38'
C374	577.00'	251.34'	24°57'28"	N13°12'14"W	249.36'
C378	35.00'	23.43'	38°21'07"	S19°04'33"W	22.99'
C379	85.00'	38.67'	26°03'55"	S51°17'04"W	38.34'
C430	643.00'	280.09'	24°57'28"	N13°12'14"W	277.88'
C431	65.00'	73.08'	64°25'03"	S32°06'30"W	69.29'
C438	15.00'	23.56'	90°00'00"	N86°44'54"W	21.21'
C440	35.00'	15.63'	25°34'57"	N12°53'30"W	15.50'
C441	35.00'	54.98'	90°00'00"	S45°06'01"E	49.50'
C442	15.00'	23.56'	90°00'00"	N44°53'58"E	21.21'
C443	65.00'	43.51'	38°21'07"	S19°04'33"W	42.70'
C465	17.00'	26.70'	90°00'00"	S19°19'02"W	24.04'
C466	17.00'	26.70'	90°00'00"	N70°40'58"W	24.04'
C483	50.00'	33.47'	38°21'07"	S19°04'33"W	32.85'
C484	50.00'	22.32'	25°34'57"	S12°53'30"W	22.14'
C485	50.00'	45.07'	51°38'53"	S25°55'27"E	43.56'
C487	50.00'	78.54'	90°00'00"	N45°06'01"W	70.71'

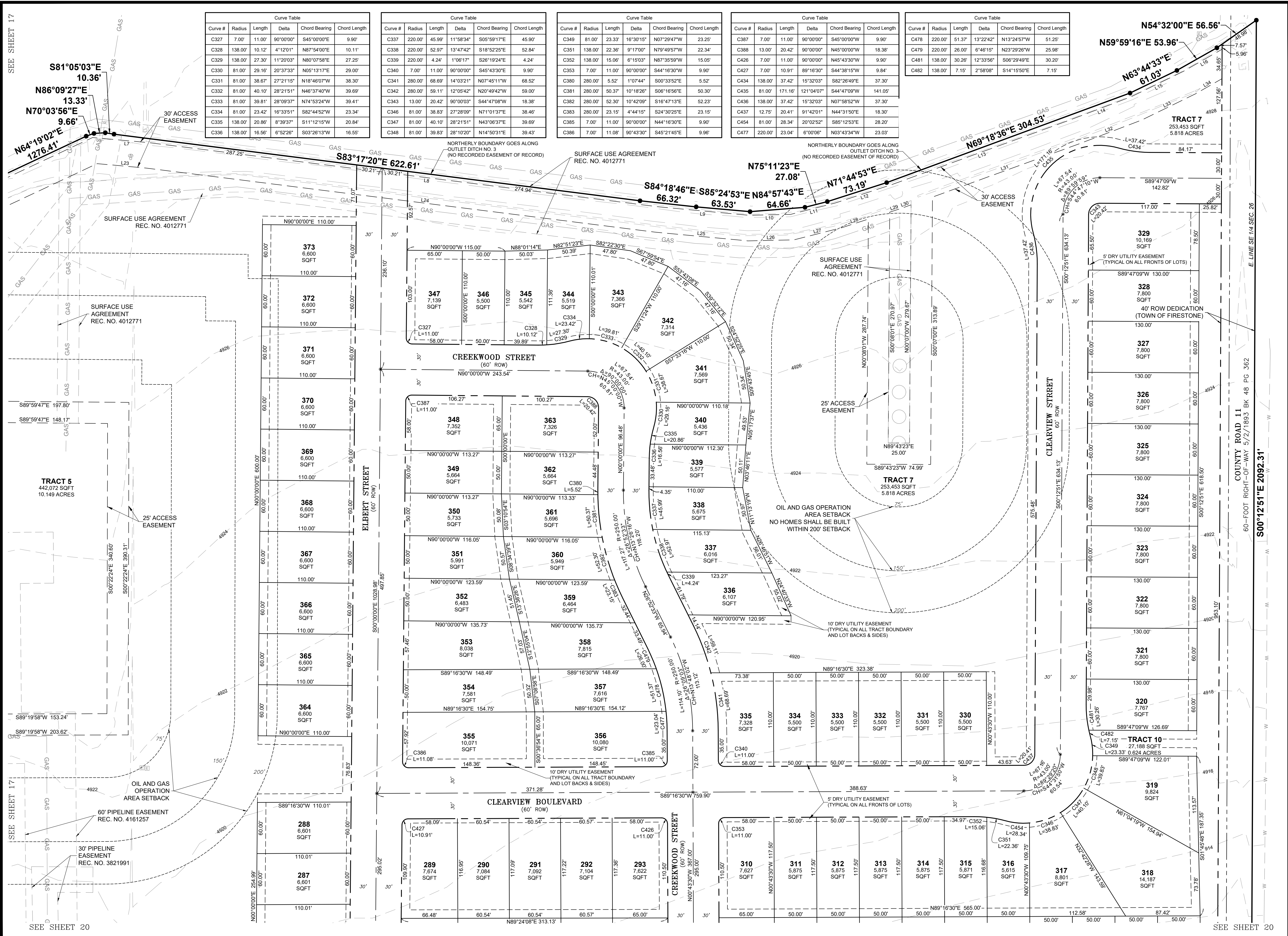
EASEMENT LINE TABLE

Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S40°45'26"W	20.16'	L10	S88°17'23"W	49.34'	L19	S59°57'13"W	42.49'	L28	S71°30'30"W	32.16'
L2	S48°52'12"W	26.74'	L11	S75°11'23"W	54.15'	L20	S63°55'15"W	81.46'	L29	S71°30'30"W	13.33'
L3	S59°57'13"W	46.44'	L12	S71°30'30"W	70.39'	L21	S64°19'36"W	509.15'	L30	S69°42'24"W	13.24'
L4	S63°55'15"W	82.61'	L13	S69°34'17"W	221.69'	L22	S64°23'30"W	677.54'	L31	S69°34'17"W	182.55'
L5	S64°19'36"W	509.28'	L14	S68°41'45"W	77.40'	L23	N85°19'16"W	58.27'	L32	S68°41'45"W	78.98'
L6	S64°23'30"W	685.68'	L15	S63°32'55"W	68.12'	L24	N83°19'23"W	601.23'	L33	S63°32'55"W	70.46'
L7	N85°19'16"W	68.91'	L16	S59°45'29"W	52.26'	L25	N85°07'02"W	109.64'	L34	S59°45'29"W	35.91'
L8	N83°19'23"W	601.28'	L17	S40°45'26"W	52.72'	L26	S88°17'23"W	54.52'			
L9	N85°07'02"W	107.44'	L18	S48°52'12"W	21.70'	L27	S75°11'23"W	58.56'			



SEE SHEET 19

SEE SHEET 19



Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C327	7.00'	11.00'	90°00'00"	S45°00'00"E	9.90'
C328	138.00'	10.12'	4°12'01"	N87°54'00"E	10.11'
C329	138.00'	27.30'	11°20'03"	N80°07'58"E	27.25'
C330	81.00'	29.16'	20°37'33"	N05°13'17"E	29.00'
C331	81.00'	38.67'	27°21'15"	N18°46'07"W	38.30'
C332	81.00'	40.10'	28°21'51"	N46°37'40"W	39.69'
C333	81.00'	39.81'	28°09'37"	N74°53'24"W	39.41'
C334	81.00'	23.42'	16°33'51"	S82°44'52"W	23.34'
C335	138.00'	20.86'	8°39'37"	S11°12'15"W	20.84'
C336	138.00'	16.56'	6°52'26"	S03°26'13"W	16.55'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C337	220.00'	45.99'	11°58'34"	S95°59'17"E	45.90'
C338	220.00'	52.97'	13°47'42"	S18°52'25"E	52.84'
C339	220.00'	4.24'	1°06'17"	S26°19'24"E	4.24'
C340	7.00'	11.00'	90°00'00"	S45°43'30"E	9.90'
C341	280.00'	68.69'	14°03'21"	N07°45'11"W	68.52'
C342	280.00'	59.11'	12°05'42"	N20°49'42"W	59.00'
C343	13.00'	20.42'	90°00'00"	S44°47'08"W	18.38'
C346	81.00'	38.83'	27°28'09"	N71°01'37"E	38.46'
C347	81.00'	40.10'	28°21'51"	N43°06'37"E	39.69'
C348	81.00'	39.83'	28°10'20"	N14°50'31"E	39.43'

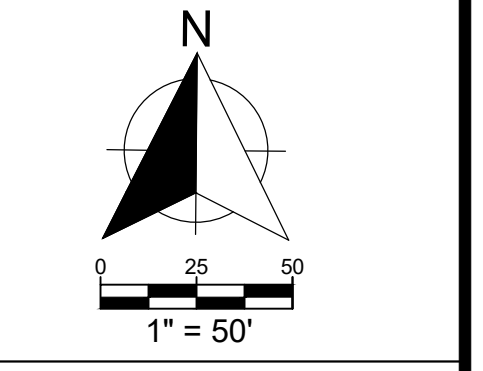
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C349	81.00'	23.33'	16°30'15"	N07°29'47"W	23.25'
C351	138.00'	22.36'	9°17'00"	N79°49'57"W	22.34'
C352	138.00'	15.06'	6°15'03"	N87°35'59"W	15.05'
C353	7.00'	11.00'	90°00'00"	S44°16'30"W	9.90'
C380	280.00'	5.52'	1°07'44"	S00°33'52"E	5.52'
C381	280.00'	50.37'	10°18'26"	S06°16'56"E	50.30'
C382	280.00'	52.30'	10°42'09"	S16°47'13"E	52.23'
C383	280.00'	23.15'	4°44'15"	S24°30'25"E	23.15'
C385	7.00'	11.00'	90°00'00"	N44°16'30"E	9.90'
C386	7.00'	11.08'	90°43'30"	S45°21'45"E	9.96'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C387	7.00'	11.00'	90°00'00"	S45°00'00"W	9.90'
C388	13.00'	20.42'	90°00'00"	N45°00'00"W	18.38'
C426	7.00'	11.00'	90°00'00"	N45°43'30"W	9.90'
C427	7.00'	10.91'	89°16'30"	S44°38'15"W	9.84'
C434	138.00'	37.42'	15°32'03"	S82°26'49"E	37.30'
C435	81.00'	171.16'	121°04'07"	S44°47'09"W	141.05'
C436	138.00'	37.42'	15°32'03"	N07°58'52"W	37.30'
C437	12.75'	20.41'	91°42'01"	N44°31'50"E	18.30'
C454	81.00'	28.34'	20°02'52"	S85°12'53"E	28.20'
C477	220.00'	23.04'	6°00'06"	N03°43'34"W	23.03'

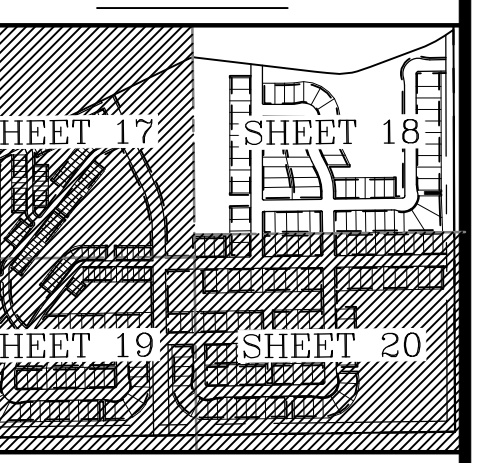
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C478	220.00'	51.37'	13°22'42"	N13°24'57"W	51.25'
C479	220.00'	26.00'	6°46'15"	N23°29'26"W	25.98'
C481	138.00'	30.26'	12°33'56"	S06°29'49"E	30.20'
C482	138.00'	7.15'	2°58'08"	S14°15'50"E	7.15'

wsb
 Crew: SA
 Checked: LBO
 Drawn: KMA
 Record Drawing by/date: 7-11-2022
 Project No.: 018631-00

Revisions:
 PRELIM PLAT 2ND SUBMITAL 3-28-2022
 PRELIM PLAT 3RD SUBMITAL 5-16-2022
 PRELIM PLAT 4TH SUBMITAL 7-8-2022



- LEGEND**
- FOUND ALIQUOT CORNER (AS NOTED)
 - MONUMENT SET AS NOTED
 - SET NAIL WITH 3/4" BRASS WASHER MARKED "PLS 38510"
 - CHANGE IN CENTERLINE GEOMETRY
 - PROPOSED SANITARY MANHOLE
 - EXISTING SANITARY MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPERTY BOUNDARY
 - SECTION LINE
 - QUARTER SECTION LINE
 - EXISTING EASEMENT
 - EXISTING ROW
 - PROPOSED ROW
 - PROPOSED SANITARY
 - EXISTING SANITARY
 - PROPOSED WATER
 - EXISTING WATER
 - EXISTING GAS LINE



L. BRAD OSWALD, PLS NO. 38510
 FOR AND ON BEHALF OF
 WSB & ASSOCIATES INC. dba WSB
 5660 GREENWOOD PLAZA BLVD,
 SUITE 111
 GREENWOOD VILLAGE, CO 80111
 720.453.1372

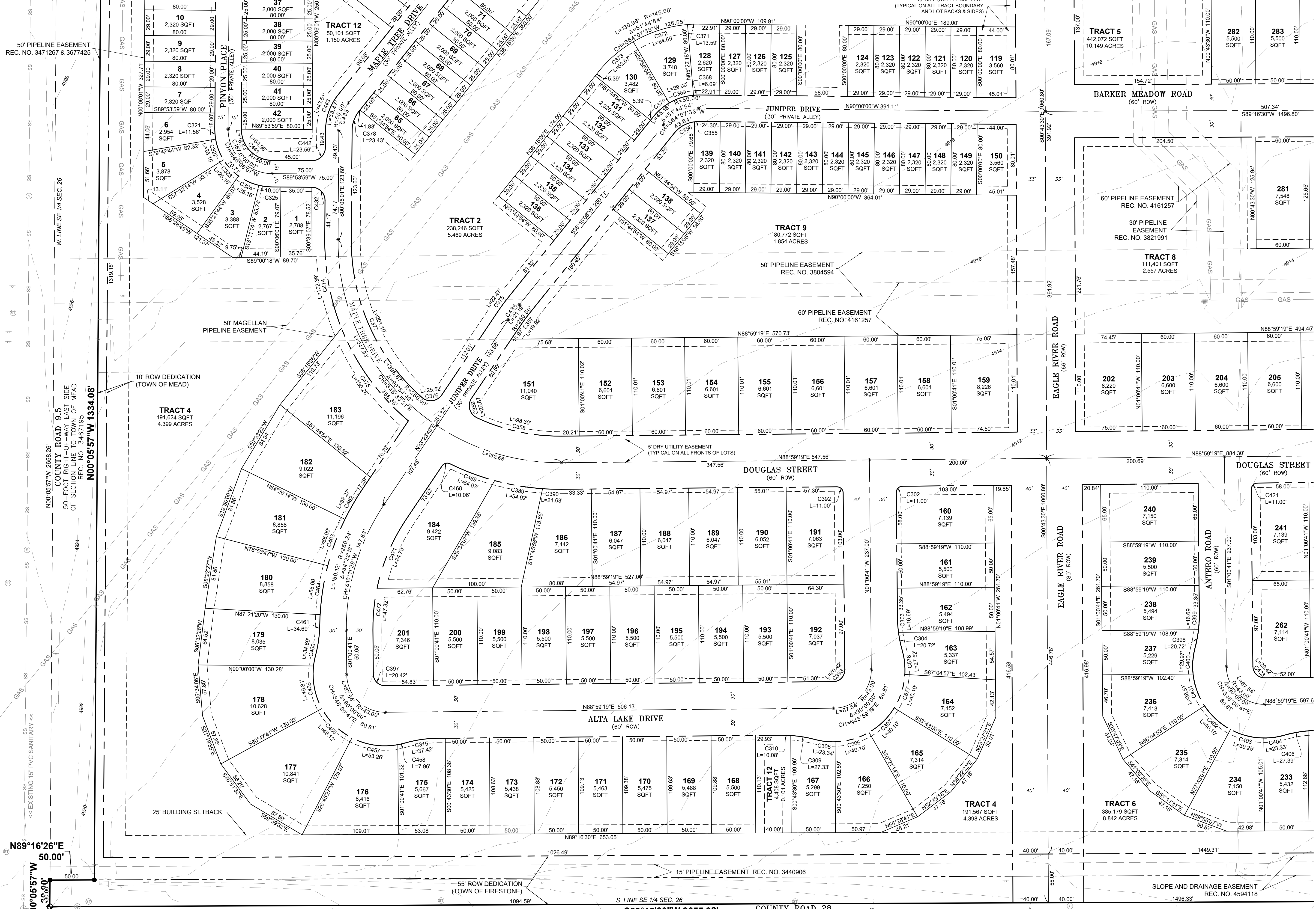
TOWN OF MEAD
 COUNTY OF WELD
 STATE OF COLORADO

PRELIMINARY PLAT
GRAND MEADOW
 SUBDIVISION

Call 48 Hours before digging:
Colorado One Call
 CALL: (303) 232-1991 or 811

SEE SHEET 17

SEE SHEET 17

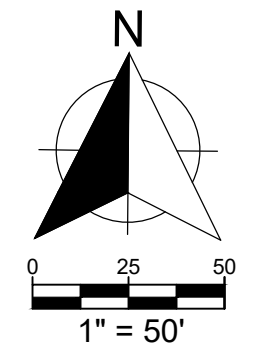


S1/4 COR. SEC. 26
 FOUND 2-1/2 PIPE WITH 2-1/2" ALUMINUM
 -CAP IN MONUMENT BOX "PLS 36073 2013"
 50' PIPELINE EASEMENT REC. NO. 3471267 & 3677425
 COUNTY ROAD 9.5
 50-FOOT RIGHT-OF-WAY EAST SIDE
 OF SECTION LINE TO TOWN OF MEAD
 REC. NO. 3467195
 N00°05'57"W 1334.08'
 N89°16'26"E 50.00'
 N00°05'57"W 340.00'
 55' ROW DEDICATION (TOWN OF FIRESTONE)
 1094.59'
 589°16'30"W 2655.92'
 COUNTY ROAD 28
 60-FOOT RIGHT-OF-WAY 1/28/1886
 BK 48 PG 264 REC. NO. 19440
 15' PIPELINE EASEMENT REC. NO. 3440906
 S. LINE SE 1/4 SEC. 26
 1026.49'
 1496.33'
 SLOPE AND DRAINAGE EASEMENT
 REC. NO. 4594118
 1496.33'



Crew: SA
 Checked: LBO
 Drawn: KMA
 Record Drawing by/date: 7-11-2022
 Project No.: 018631-00

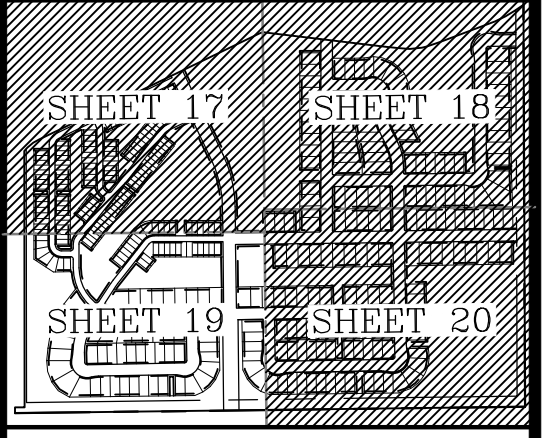
Revisions:
 PRELIM PLAT 2ND SUBMITAL 3-28-2022
 PRELIM PLAT 3RD SUBMITAL 5-16-2022
 PRELIM PLAT 4TH SUBMITAL 7-8-2022



LEGEND

- FOUND ALIQUOT CORNER (AS NOTED)
- MONUMENT SET AS NOTED
- M/C SET NAIL WITH 3/4" BRASS WASHER MARKED "PLS 38510"
- CHANGE IN CENTERLINE GEOMETRY
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- ▲ PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY
- - - SECTION LINE
- - - QUARTER SECTION LINE
- - - EXISTING EASEMENT
- - - EXISTING ROW
- - - PROPOSED ROW
- - - PROPOSED SANITARY
- - - EXISTING SANITARY
- - - PROPOSED WATER
- - - EXISTING WATER
- - - GAS
- - - EXISTING GAS LINE

KEY MAP

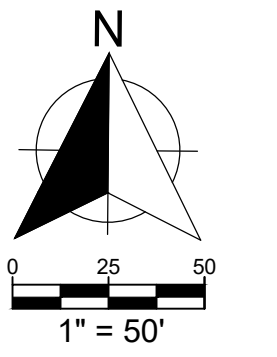


L. BRAD OSWALD, PLS NO. 38510
 FOR AND ON BEHALF OF
 WSB & ASSOCIATES INC. dba WSB
 5660 GREENWOOD PLAZA BLVD,
 SUITE 111
 GREENWOOD VILLAGE, CO 80111
 720.453.1372

TOWN OF MEAD
 COUNTY OF WELD
 STATE OF COLORADO

PRELIMINARY PLAT
 GRAND MEADOW
 SUBDIVISION

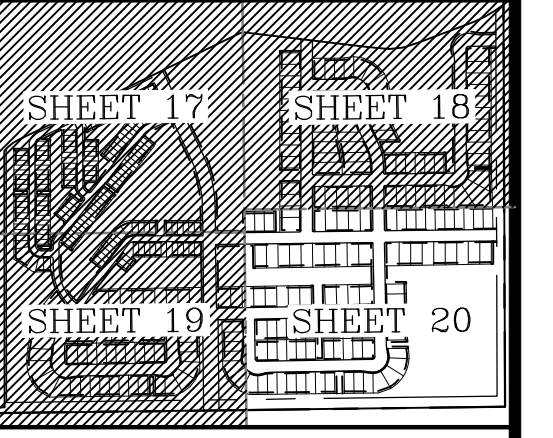
Call 48 Hours before digging:
 Colorado One Call
 CALL: (303) 232-1991 or 811
 Sheet: 19 of 21



LEGEND

- FOUND ALIQUOT CORNER (AS NOTED)
- MONUMENT SET AS NOTED
- SET NAIL WITH 3/4" BRASS WASHER MARKED "PLS 38510"
- CHANGE IN CENTERLINE GEOMETRY
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING EASEMENT
- EXISTING ROW
- PROPOSED ROW
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED WATER
- EXISTING WATER
- EXISTING GAS
- EXISTING GAS LINE

KEY MAP

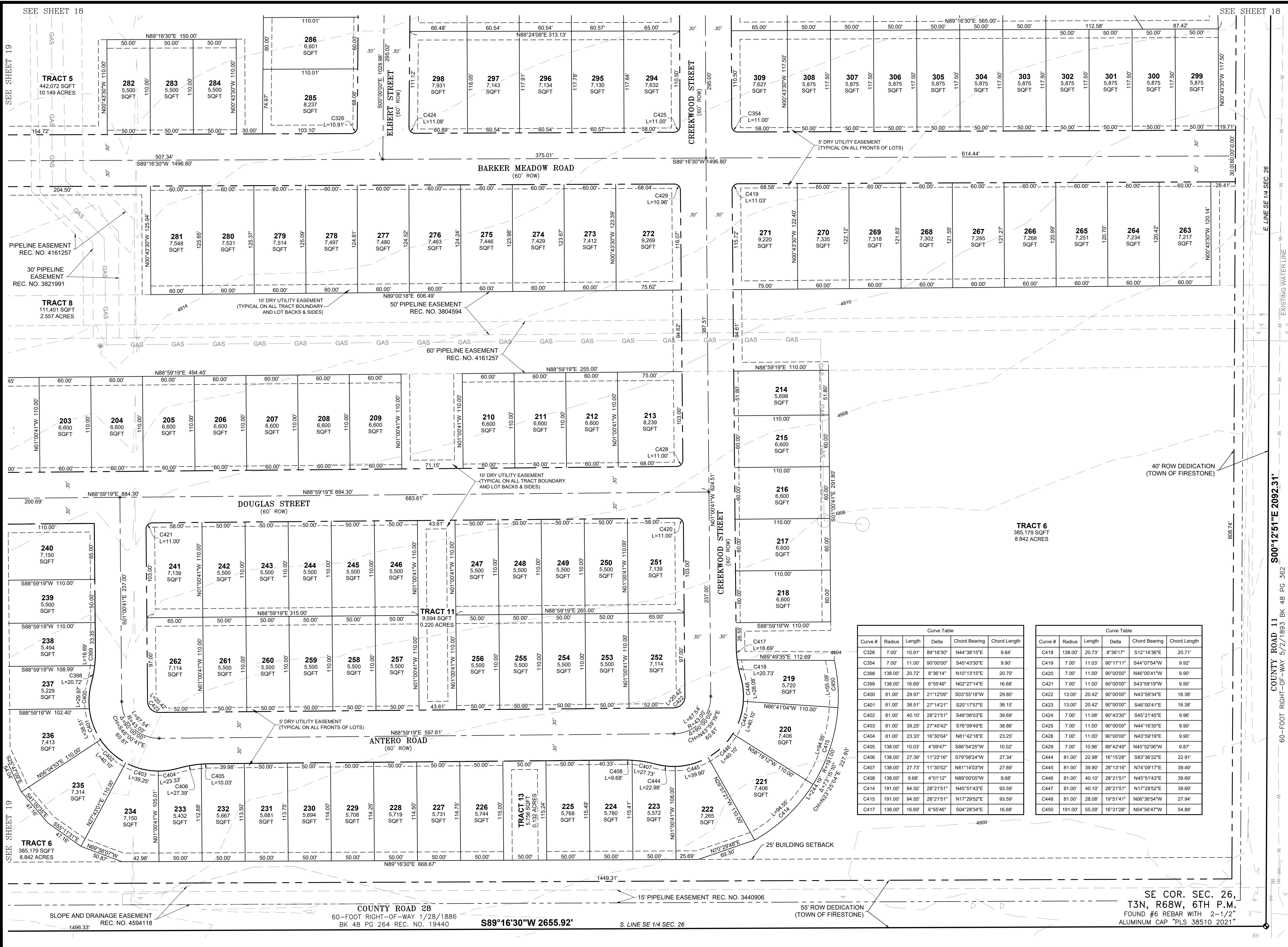


L. BRAD OSWALD, PLS NO. 38510
FOR AND ON BEHALF OF
WSB & ASSOCIATES INC. dba WSB
5660 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

TOWN OF MEAD
COUNTY OF WELD
STATE OF COLORADO

PRELIMINARY PLAT
GRAND MEADOW
SUBDIVISION

Call 48 Hours before digging:
Colorado One Call
CALL: (303) 232-1991 or 811
Sheet: 20 of 21



Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C326	7.00	10.91	89°16'30"	N44°38'15"E	9.84
C354	7.00	11.00	90°00'00"	S45°43'30"E	9.90
C398	138.00	20.72	8°36'14"	N10°13'15"E	20.70
C399	138.00	16.69	6°55'49"	N02°27'14"E	16.68
C400	81.00	29.97	21°12'09"	S03°55'18"W	29.80
C401	81.00	38.51	27°14'21"	S20°17'57"E	38.15
C402	81.00	40.10	28°21'51"	S48°06'03"E	39.69
C403	81.00	39.25	27°45'42"	S76°09'49"E	38.86
C404	81.00	23.33	16°30'04"	N81°42'18"E	23.25
C405	138.00	10.03	4°09'47"	S86°54'25"W	10.02
C406	138.00	27.39	11°22'16"	S79°08'24"W	27.34
C407	138.00	27.73	11°30'52"	N81°14'03"W	27.69
C408	138.00	9.68	4°01'12"	N89°00'05"W	9.68
C414	191.00	94.55	28°21'51"	N45°51'43"E	93.59
C415	191.00	94.55	28°21'51"	N17°29'52"E	93.59
C417	138.00	16.69	6°55'46"	S04°28'34"E	16.68

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C418	138.00	20.73	8°36'17"	S12°14'36"E	20.71
C419	7.00	11.03	90°17'11"	S44°07'54"W	9.92
C420	7.00	11.00	90°00'00"	N46°00'41"W	9.90
C421	7.00	11.00	90°00'00"	S43°59'19"W	9.90
C422	13.00	20.42	90°00'00"	N43°59'34"E	18.38
C423	13.00	20.42	90°00'00"	S46°00'41"E	18.38
C424	7.00	11.08	90°43'30"	S45°21'45"E	9.96
C425	7.00	11.00	90°00'00"	N44°16'30"E	9.90
C428	7.00	11.00	90°00'00"	N43°59'19"E	9.90
C429	7.00	10.96	89°42'49"	N45°52'06"W	9.87
C444	81.00	22.98	16°15'28"	S83°36'22"E	22.91
C445	81.00	39.90	28°13'18"	N74°09'17"E	39.49
C446	81.00	40.10	28°21'51"	N45°51'43"E	39.69
C447	81.00	40.10	28°21'51"	N17°29'52"E	39.69
C448	81.00	28.08	19°51'41"	N06°36'54"W	27.94
C450	191.00	55.09	16°31'28"	N04°56'47"W	54.89

COUNTY ROAD 28
60-FOOT RIGHT-OF-WAY 1/28/1886
BK 48 PG 264 REC. NO. 19440
S89°16'30"W 2655.92'

SE COR. SEC. 26,
T3N, R68W, 6TH P.M.
FOUND #6 REBAR WITH 2-1/2"
ALUMINUM CAP "PLS 38510 2021"

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



Crew: SA
Checked: LBO
Drawn: KMA
Record Drawing by/date: 7-11-2022
Project No.: 018631-00

Revisions:
PRELIM PLAT 2ND SUBMITAL 3-28-2022
PRELIM PLAT 3RD SUBMITAL 5-16-2022
PRELIM PLAT 4TH SUBMITAL 7-8-2022



SHEET 3 CURVE TABLE

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C3	50.00'	66.21'	64°25'03"	N32°06'30"E	53.30'
C321	65.00'	11.56'	10°11'15"	S05°11'39"E	11.54'
C322	65.00'	25.16'	22°10'30"	S21°22'31"E	25.00'
C355	35.00'	4.72'	7°43'13"	S86°08'23"W	4.71'
C356	35.00'	26.90'	44°01'40"	S60°15'56"W	26.24'
C361	35.00'	18.81'	30°47'17"	S15°17'38"W	18.58'
C362	115.00'	11.94'	5°56'49"	S61°20'37"W	11.93'
C363	115.00'	26.33'	13°07'12"	S51°48'37"W	26.28'
C364	115.00'	14.05'	6°59'55"	S41°45'04"W	14.04'
C365	15.00'	23.56'	90°00'00"	N83°15'06"E	21.21'
C366	35.00'	31.55'	51°38'53"	S25°55'27"E	30.49'
C367	65.00'	29.02'	25°34'57"	N12°53'30"W	28.78'

SHEET 4 CURVE TABLE

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C327	7.00'	11.00'	90°00'00"	S45°00'00"E	9.90'
C328	138.00'	10.12'	4°12'01"	N87°54'00"E	10.11'
C329	138.00'	27.30'	11°20'03"	N80°07'58"E	27.25'
C330	81.00'	29.16'	20°37'33"	N05°13'17"E	29.00'
C331	81.00'	38.67'	27°21'15"	N18°46'07"W	38.30'
C332	81.00'	40.10'	28°21'51"	N46°37'40"W	39.69'
C333	81.00'	39.81'	28°09'37"	N74°53'24"W	39.41'
C334	81.00'	23.42'	16°33'51"	S82°44'52"W	23.34'
C335	138.00'	20.86'	8°39'37"	S11°12'15"W	20.84'
C336	138.00'	16.56'	6°52'26"	S03°26'13"W	16.55'
C337	220.00'	45.99'	11°58'34"	S05°59'17"E	45.90'
C338	220.00'	52.97'	13°47'42"	S18°52'25"E	52.84'
C339	220.00'	4.24'	1°06'17"	S26°19'24"E	4.24'
C340	7.00'	11.00'	90°00'00"	S45°43'30"E	9.90'
C341	280.00'	68.69'	14°03'21"	N07°45'11"W	68.52'
C342	280.00'	59.11'	12°05'42"	N20°49'42"W	59.00'
C343	13.00'	20.42'	90°00'00"	S44°47'08"W	18.38'
C346	81.00'	38.83'	27°28'09"	N71°01'37"E	38.46'
C347	81.00'	40.10'	28°21'51"	N43°06'37"E	39.69'
C348	81.00'	39.83'	28°10'20"	N14°50'31"E	39.43'
C349	81.00'	23.33'	16°30'15"	N07°29'47"W	23.25'
C351	138.00'	22.36'	9°17'00"	N79°49'57"W	22.34'

SHEET 5 CURVE TABLE

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C302	7.00'	11.00'	90°00'00"	S43°59'19"W	9.90'
C303	138.00'	16.69'	6°55'49"	S04°28'36"E	16.68'
C304	138.00'	20.72'	8°36'14"	S12°14'37"E	20.70'
C305	81.00'	23.34'	16°30'46"	S83°44'00"E	23.26'
C306	81.00'	40.10'	28°21'51"	N73°49'41"E	39.69'
C307	81.00'	40.10'	28°21'51"	N45°27'50"E	39.69'
C308	81.00'	40.10'	28°21'51"	N17°05'59"E	39.69'
C309	138.00'	27.33'	11°20'56"	N81°09'05"W	27.29'
C310	138.00'	10.08'	4°11'08"	N88°55'07"W	10.08'
C315	138.00'	37.42'	15°32'03"	S81°13'17"W	37.30'
C323	65.00'	25.16'	22°10'30"	S43°33'01"E	25.00'
C324	65.00'	25.16'	22°10'30"	S65°43'31"E	25.00'
C325	65.00'	15.07'	13°17'15"	S83°27'24"E	15.04'
C356	35.00'	26.90'	44°01'40"	S60°15'56"W	26.24'
C357	235.00'	19.92'	4°51'26"	S35°49'23"W	19.92'
C358	220.00'	98.30'	25°36'02"	S78°12'40"E	97.48'
C359	15.00'	25.87'	98°48'19"	S16°00'30"E	22.78'
C368	65.00'	6.09'	5°22'18"	S87°18'51"W	6.09'
C369	65.00'	29.00'	25°33'46"	S71°50'49"W	28.76'
C370	65.00'	23.61'	20°48'50"	S48°39'31"W	23.48'
C371	145.00'	13.59'	5°22'18"	S87°18'51"W	13.59'
C372	145.00'	64.69'	25°33'46"	S71°50'49"W	64.16'
C373	145.00'	52.67'	20°48'50"	S48°39'31"W	52.38'
C375	265.00'	22.47'	4°51'26"	S35°49'23"W	22.46'
C376	15.00'	25.52'	97°28'29"	N82°07'54"E	22.55'
C377	235.00'	201.10'	49°01'50"	S24°36'56"E	195.02'
C389	280.00'	54.92'	11°14'15"	S80°57'58"E	54.83'
C390	280.00'	21.63'	4°25'35"	S88°47'53"E	21.63'

SHEET 6 CURVE TABLE

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C326	7.00'	10.91'	89°16'30"	N44°38'15"E	9.84'
C354	7.00'	11.00'	90°00'00"	S45°43'30"E	9.90'
C388	138.00'	20.72'	8°36'14"	N10°13'15"E	20.70'
C399	138.00'	16.69'	6°55'49"	N02°27'14"E	16.68'
C400	81.00'	29.97'	21°12'09"	S03°55'18"W	29.80'
C401	81.00'	38.51'	27°14'21"	S20°17'57"E	38.15'
C402	81.00'	40.10'	28°21'51"	S48°06'03"E	39.69'
C403	81.00'	39.25'	27°45'42"	S76°09'49"E	38.86'
C404	81.00'	23.35'	16°30'04"	N81°42'18"E	23.25'
C406	138.00'	27.39'	11°22'16"	S79°08'24"W	27.34'
C421	7.00'	11.00'	90°00'00"	S43°59'19"W	9.90'
C423	13.00'	20.42'	90°00'00"	S46°00'41"E	18.38'
C432	15.00'	23.56'	90°00'00"	N45°06'01"W	21.21'
C455	81.00'	49.81'	35°14'03"	N11°35'18"E	49.03'
C456	81.00'	48.12'	34°02'14"	S46°13'28"E	47.41'
C457	81.00'	53.26'	37°40'15"	S82°04'40"E	52.30'
C458	81.00'	7.96'	5°37'56"	N76°16'14"E	7.96'
C460	138.00'	34.69'	14°24'03"	N07°24'57"E	34.59'
C461	138.00'	34.69'	14°24'03"	N07°24'57"E	34.59'
C462	280.00'	38.27'	7°49'54"	S29°28'43"W	38.24'
C463	280.00'	56.00'	11°27'33"	S19°50'00"W	55.91'
C464	280.00'	56.00'	11°27'33"	S08°22'27"W	55.91'
C468	7.00'	10.06'	82°18'53"	S74°33'07"W	9.21'
C469	280.00'	54.03'	11°03'24"	S69°49'09"E	53.95'
C474	265.00'	102.39'	22°08'11"	S11°10'09"E	101.75'
C475	265.00'	130.28'	28°10'04"	S36°19'16"E	128.97'

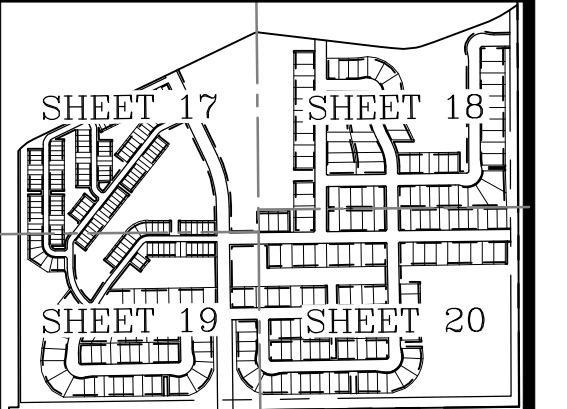
EASEMENT LINE TABLE

Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S40°45'26"W	20.16'	L10	S88°17'23"W	49.34'	L19	S59°57'13"W	42.49'	L28	S71°30'30"W	32.16'
L2	S48°52'12"W	26.74'	L11	S75°11'23"W	54.15'	L20	S63°55'15"W	81.46'	L29	S71°30'30"W	13.33'
L3	S59°57'13"W	46.44'	L12	S71°30'30"W	70.39'	L21	S64°19'36"W	509.15'	L30	S69°42'24"W	13.24'
L4	S63°55'15"W	82.61'	L13	S69°34'17"W	221.69'	L22	S64°23'30"W	677.54'	L31	S69°34'17"W	182.55'
L5	S64°19'36"W	509.28'	L14	S68°41'45"W	77.40'	L23	N85°19'16"W	58.27'	L32	S68°41'45"W	78.98'
L6	S64°23'30"W	685.68'	L15	S63°32'55"W	68.12'	L24	N83°19'23"W	601.23'	L33	S63°32'55"W	70.46'
L7	N85°19'16"W	68.91'	L16	S59°45'29"W	52.26'	L25	N85°07'02"W	109.64'	L34	S59°45'29"W	35.91'
L8	N83°19'23"W	601.28'	L17	S40°45'26"W	52.72'	L26	S88°17'23"W	54.52'			
L9	N85°07'02"W	107.44'	L18	S48°52'12"W	21.70'	L27	S75°11'23"W	58.56'			

LEGEND

- FOUND ALIQUOT CORNER (AS NOTED)
- MONUMENT SET AS NOTED
- SET NAIL WITH 3/4" BRASS WASHER MARKED "PLS 38510"
- CHANGE IN CENTERLINE GEOMETRY
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPERTY BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- EXISTING EASEMENT
- EXISTING ROW
- PROPOSED ROW
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED WATER
- EXISTING WATER
- GAS
- EXISTING GAS LINE

KEY MAP



L. BRAD OSWALD, PLS NO. 38510
FOR AND ON BEHALF OF
WSB & ASSOCIATES INC. dba WSB
5600 GREENWOOD PLAZA BLVD,
SUITE 111
GREENWOOD VILLAGE, CO 80111
720.453.1372

TOWN OF MEAD
COUNTY OF WELD
STATE OF COLORADO

PRELIMINARY PLAT
GRAND MEADOW
SUBDIVISION

Call 48 Hours before digging:
Colorado One Call
CALL: (303) 232-1991 or 811
Sheet: 21 of 21