



**TOWN OF MILLIKEN
TOWN BOARD
AGENDA MEMORANDUM**

To: Mayor Tokunaga and Board of Trustees		Public Hearing Date: August 26, 2015	
From: Martha Perkins, Community Development Director			
Via: Kent Brown, Town Administrator			
Agenda Item #	Action: x	Discussion:	Information:
Agenda Title: Approval of the Milliken Field House Development Agreement in Milliken, Colorado.			
Staff Recommendation: Staff recommends approval by the Town Board of Trustees.			
Attachments: Milliken Field Development Agreement			

PURPOSE

To review and approve a development agreement with Thompson River Parks Recreation District (TRPR), the property owner, for the construction of a 21,607 square foot building with soccer fields for the Milliken Field House or Athletic Complex in Milliken, Colorado. The Town Board reviewed and approved the final Milliken Field House plat in a public hearing on May 27, 2015. The site plan consists of approximately 13.194 acres and is zoned R-1, "Single Family Residential".

BACKGROUND

During the last several months, TRPR sought Board approval for the site plan for the construction of the 21,607 square foot Milliken Field House, also known as the Milliken Athletic Complex. The facility will be on property consisting of approximately 13.194 acres, complementing the existing recreational amenities that already exist. The zoning R-1 "Single Family Residential" allows by right single family detached buildings and public recreational facilities. In addition, TRPR requested a use by special review for a community facility. The property is addressed as 320 Centennial Drive.

TRPR has worked with staff on the development agreement, before bringing it to the Town Board for approval. The development agreement provides both the Town and TRPR written security. TRPR is making a substantial financial investment in this new facility. TRPR provided a budget for the public improvements, which is included in the development agreement. The development agreement vests certain development rights to TRPR in exchange for the construction and dedication of public improvements to the Town. TRPR may proceed with the

site plan in accordance with all applicable local statues, ordinances, resolutions, rules, and policies currently in existence with the assurance that they can make a major financial investment without worrying about the Town's subsequently enacting or adopting new regulations, rules, or policies.

The Town also benefits, with restrictions on land uses, development intensity and location, design and construction standards, on- and off-site infrastructure improvements, a warranty period on public improvements, landscaping, and a process for final acceptance of all public improvements. The agreement allows for regular construction meetings to address any issues that may come up during construction, including potential negative impacts from building a commercial facility in a residential neighborhood. The building plans were submitted to the Town earlier this month.

BUDGET IMPLICATIONS

Because this is a joint project between two governmental entities, and due to other agreements between TRPR and Town, no financial collateral is being required. The site plan will include a two-year warranty period on the public improvements before final acceptance.

RECOMMENDATION

After a thorough review of the site specific plan and construction plans, staff recommends approval of the Milliken Field House development agreement with TRPR.

SUGGESTED MOTION

"I move to approve the development agreement with TRPR for the Milliken Field House/Athletic Complex".

Town of Milliken Development Agreement

TRPR MILLIKEN FIELD HOUSE

Town of Milliken, County of Weld, State of Colorado.

THIS THOMPSON RIVER PARKS AND RECREATION DISTRICT'S MILLIKEN FIELD HOUSE IMPROVEMENTS AGREEMENT (the "Agreement"), is made and entered into this ____ day of August, 2015, between the TOWN OF MILLIKEN, COLORADO, a Municipal Corporation, by its Board of Trustees, hereinafter referred to as the "Town," and THOMPSON RIVER PARKS AND RECREATION DISTRICT (TRPR), a Special District serving the Town of Milliken and the Town of Johnstown, its successors and permitted assigns, hereinafter referred to as "Developer". Developer, including any developer subsequently engaged by the title owner(s) of the Property, and any future owner(s) of the Property, are collectively hereinafter referred to as "Developer."

WHEREAS, Developer desires to construct certain infrastructure improvements pursuant to a plat submitted to the Town; and,

WHEREAS, the parties desire to set forth their agreement with regard to the construction, ownership, operation and maintenance of improvements constructed by Developer as set forth in this Agreement.

NOW THEREFORE, IN CONSIDERATION OF THE FOREGOING RECITALS AND THE MUTUAL COVENANTS AND PROMISES CONTAINED HEREIN, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, THE TOWN AND DEVELOPER AGREE AS FOLLOWS:

1. **Definitions of Specific Terms.**

A. "Development Improvements" shall mean all of the improvements necessary or required by the Town to establish a public recreational/community center on the Property in accordance with the Site Plan and the terms and conditions of this Agreement, including, but not limited to, all Water Improvements, Wastewater Improvements, Street Improvements, Park and Recreation Improvements, Storm Drainage Improvements, Landscape Improvements, and other improvements on the Property. The Improvements, are as set forth herein and attached hereto as **Addendum B.**

B. "Landscape Improvements" shall mean landscaping associated with Street Improvements, as more fully set forth in the Plat and Plans.

C. "Park and Recreation Improvements" shall mean improvements constructed within the Property for the provision of open space, park and recreation facilities and programs, all as more fully set forth in the Site Plan and Plans.

D. "Plans" shall mean any and all plans and specifications approved by the Town, and any other governmental or quasi-governmental entity required by the Town, in connection with the Site Plan.

E. "Project" shall mean the entire build-out of the site, which may be one building, multiple buildings, commercial pads, parking lots, sidewalks, landscaping improvements, open space, and related site improvements that may or may not be built in phases in accordance with the approved Site Plan.

F. "Property" shall mean the real property commonly known as MILLIKEN FIELD HOUSE, located in the Town of Milliken, Counties of Weld, State of Colorado, as more particularly described in **Addendum A** attached hereto and made a part of this Agreement. The Property as it is to be improved in compliance with the Survey Plat and this agreement may be collectively referred to as the "Site Plan".

G. "Site Plan" shall mean the Milliken Field House site plan, approved by the Town of Milliken, and recorded in the real property records of Weld County on _____ at _____, attached hereto and made part of this Agreement as **Addendum C**. The term "Site Plan", as used in this Agreement, shall also include any site specific documents, surveys, and plans approved by the Town relating to the construction of the Milliken Field House building.

H. "Storm Drainage Improvements" shall mean the improvements and facilities needed for the collection, conveyance, detention and release of storm water, as more fully set forth in the Plat and Plans.

I. "Street Improvements" shall mean improvements needed for both public and private street improvements associated with the development of this Property, including, but not limited to, curbs, gutters, sidewalks, drainage facilities, medians, parkways, parking lots, and other related improvements and appurtenances, all as more fully set forth in the Site Plan and Plans.

J. "Wastewater Improvements" shall mean improvements needed for the collection and conveyance of wastewater to the publicly maintained wastewater collection system, all as more fully set forth in the Site Plan and Plans.

K. "Water Improvements" shall mean the improvements needed for the delivery of potable water and irrigation water to the occupants or property owners within the Property for domestic and irrigation purposes, all as more fully set forth in the Site Plan and Plans.

2.) **Effective Date.** The date of execution of this agreement shall be considered the "Effective Date".

3.) **Master Agreement.** The terms of this agreement shall apply to the entire Property. This Agreement, the Intergovernmental Agreement between the Town and the Developer dated July 23, 2014, and the completed or modified Addendums A, B and C, together with any applicable infrastructure reimbursement agreements associated with the Property shall constitute the Master Agreement for the Property.

4.) **Binding Effect.** All Development Improvements required to be constructed, installed, completed and paid for by the Developer, as well as all other matters herein agreed to be performed are contractually binding on the parties to this Agreement, their assignees, heirs, devisees and successors and shall run as covenants with the land itself. It is the intention of the parties that this Agreement shall be recorded with the Weld County Clerk and Recorder and shall

run with the Property.

5.) **Development Improvements Plan.** All Development Improvements required to be constructed, installed, completed and paid for by the Developer, as well as all other matters agreed to be performed, shall be constructed, installed and completed by the Developer in accordance this Agreement and the Milliken Municipal Code.

6.) **Site Specific Agreements.** Additional site-specific agreements for this Property are contained in "Addendum "C".

7.) **Vesting.** In recognition of the land size of the Project, the substantial financial investment, the time required to complete the development of the Project, the Town agrees that the vested property rights established under this Agreement shall be effective during the Vesting Period of three years.

The Developer and The Town agree that the Site Plan and this Development Agreement (together the "Development Documents") constitute an approved "site specific development plan" as defined in the Vested Property Rights Statute and Chapter 16-4 of the Development Code as amended, and that the pursuant to the Vested Property Rights Statute and, further pursuant to the contractual commitments made herein, the Property Owner and Developer shall have vested property right to undertake and complete the development and use of the Property limited to and under the terms and conditions of the Development Documents during the Vesting Period of three years. The vested rights granted herein are in addition to any other vested rights of developer or owner relating to the Property, and nothing herein shall be deemed to limit or terminate such other rights, if any.

8.) **Phasing.** This project shall be completed in one phase.

9.) **Fees & Reimbursements.** Pursuant to the Town's Ordinances, the Developer agrees to reimburse the Town for all reasonable administrative and professional fees and other costs incurred by the Town that are related to the development on the Property. Professional fees subject to reimbursement to the Town generally include those expenses and fees incurred by the Town during the planning, review, processing and approval of plans associated with the Town of Milliken Development Application for this Property such as, engineering, inspection, administrative and legal fees and subsequent inspection and acceptance of Development Improvements.

10.) **Construction Standards.** All construction shall be performed in a good and workmanlike manner and in full conformance with the Project Plans, Site Plan, the Town of Milliken Development Code and all applicable standards, rules, regulations and ordinances governing construction of Development Improvements. No deviations to the Plans or Site Plan will be allowed or accepted by the Town without prior written consent of the Town.

11.) **Developer to Indemnify Town.** Prior to final acceptance by the Town pursuant to Section 18 and expiration of the Warranty period pursuant to Section 21 of this Development Agreement, Developer shall indemnify and hold harmless the Town from any and all liability, loss and damage the Town may suffer as a result of suits, actions or claims of every nature and description caused by, arising from, or on account of any Developer's negligent construction of the Development

Improvements constructed for Town acceptance within or for the Property and pay any and all judgments rendered against the Town on account of any such suit, action or claim, together with all reasonable expenses and attorneys' fees incurred by the Town in defending such suit, action or claim. Any provision for indemnification of the Town by Developer as provided in this Agreement shall be subject to the limitation that such indemnification shall not extend to claims, acts or other liabilities arising as a result of direct acts or omissions of the Town, its agents or representatives, or other persons or entities other than Developer, its contractors and agents. Furthermore, the Town agrees to provide notice to Developer of any claim made against the Town to which any such indemnity by Developer could apply, and Developer shall have the right to defend any lawsuit based on such claim and to settle any such claim (provided that Developer must obtain a complete discharge of all Town liability through any such settlement). Failure of the Town to give notice of any such claim to Developer within ninety (90) days after the Town first received notice of such claim under the Colorado Governmental Immunity Act, shall cause the indemnification obligation to be inapplicable to such claim, and such failure shall constitute a release of such indemnity with respect to such claim.

12.) **Easements.** Development of the Project may require off-site easements for the construction of facilities that will serve this Property as well as benefit the Town. The Developer shall use good faith efforts to obtain required easements or rights of way for the same in a reasonably direct route, including paying fair market value compensation. If the Developer is unable to obtain such easements or rights of way, the Town, in good faith, may, after written request, use its powers of eminent domain to acquire the same. In the event the Town does not elect to or is unable to acquire the easement or right of way necessary for the installation of the infrastructure as contemplated under the construction plans, the Town will not unreasonably withhold approval of an alternate utility plan to serve the Property. All of Developer's rights to the real property within the Property containing Development Improvements shall be dedicated to the Town in fee, and any area noted on the Plat as dedicated to the Public shall be dedicated as to all rights and uses, not merely those intended at the time of this agreement.

13.) **Erosion Control and Operations.** The Developer agrees that prior to commencement of construction of any Development Improvements including alterations to existing grading contours, removal of vegetation and/or excavating, the Town-approved erosion/storm water control plan will be implemented. The Town-approved erosion/storm water control plan shall be installed and maintained throughout the construction of Public Improvements and shall not be removed or abandoned by the Developer until authorized by the Town or State. The Developer shall provide the Town with a copy of the approved storm water discharge permit issued from the State prior to beginning construction. Regular inspections of erosion control measures will be conducted pursuant to the regulations adopted by Colorado Department of Public Health and Environment (CDPHE) by the Developer and copies of the same shall be delivered to the Public Works Department not less than every two weeks during the course of construction. At all times during construction on the Property, or off-site projects associated with development of the Property, Owners shall maintain all streets, drainage and drainage facilities in an orderly and workmanlike fashion. Owners shall remove all construction debris and waste, shall sweep or otherwise remove mud and debris from existing streets and shall maintain an orderly and clean construction site.

14.) **Preconstruction and Regular Progress Meetings.** The Developer agrees that prior to commencement of construction of Development Improvements for each Project phase; a preconstruction meeting will be conducted with a schedule for regular construction update meetings with Town staff as needed to address any impacts on the adjacent neighbors,

complaints, issues, noise, inspections, utilities, and other related construction-related issues which may arise during the course of the project until final Certificate of Occupancy is issued. These meetings may include, but not limited to, the Developer's Project Manager, subcontractor representatives, the Town's Public Works Director, building, and planning; and other interested parties with a vested interest in the project including engineers, utility companies, property owners, and representatives of other applicable companies or agencies.

All construction specifications and other submittal materials will be provided to the town engineer at least two weeks prior to commencement of construction and a written construction schedule will be provided to the Town. The construction schedule will include time frames and completion dates and indicate the anticipated scheduling of the construction of the Development Improvements, including, but not limited to, excavating, grading, sewer, water, storm sewer, streets, sidewalks, trails, curb, gutter, landscaping, electric, cable, gas, and telephone.

15.) **Notice to Town and Inspection.** The Developer agrees to notify the Town at least two full working days prior to the commencement of installation of Development Improvements. The Town shall also be given not less than 48 hours (during at least 2 working days) notice prior to the closure/covering of any infrastructure. In the event that any Development Improvements are covered and/or concealed from inspection prior to approval by the Town, the Developer shall expose any and all improvements at the request of the Town and at the Developer's expense. If the Town cannot complete inspections in a timely manner, the Town will use contract inspection services, the cost of which will be reimbursed to the Town by the Developer.

16.) **Required Infrastructure.** Notwithstanding any provision in Addendum C, building permits for any type of structure regulated by the Town's adopted building codes will not be issued by the Town until all Development Improvements identified in Addendum B have been completed by the Developer and accepted by the Town.

17.) **Over-lot Grading.** All development lot grading generally referred to as "over-lot" grading as depicted in the Development Grading and Drainage plan(s) as approved by the Town must be completed by the Developer prior to Construction Acceptance and per the Town of Milliken Development Code as amended

18.) **Utilities From Providers Other Than Town.** In instances where the Town is not the provider of one or more utilities, easements for such utilities are specifically exempted from dedication and acceptance by the Town. However, the Town deems these utilities as essential Development Improvements necessary for the Project. Therefore, the Town requires that these utilities to be completed and fully functioning prior to the issuance of any certificate of occupancy. The Town understands that the completion of these utilities may involve agreements and contracts executed between the Developer and the utility provider to which the Town is not a party. Since these utilities operate within the Town of Milliken pursuant to agreements or franchises with the Town. Prior to commencement of installation and construction of any non-municipal utilities, including but not limited to gas, electric, telephone or cable utilities, the Developer shall submit to the Town copies of utility company approved construction plans and any contractual agreement entered into between the Developer and the utility provider. The Town may review such plans to determine whether the placement of such utilities, equipment and appurtenances is or will be in conflict with any Town-owned utilities, easements, public rights-of-way or any other Town interests. Upon completion of gas, electric, telephone or cable utilities,

the Developer shall provide a written notice of completion from each utility company certifying that the utilities are completed, accompanied by two original sets of "As Built" construction plans.

Under no circumstances shall any structure be eligible to obtain a Certificate of Occupancy until such time as all utilities are completed, and certified in writing as completed by the serving utility.

19.) **Construction Acceptance.** Construction Acceptance of Development Improvements shall be initiated by the Developer. Upon completion of all Development Improvements, the Developer shall notify the Town, in writing, that all Development Improvements have been completed in accordance with the Plans and that said improvements are ready for construction acceptance inspection and provide the Town with two copies of "As Built" construction plans for all utilities. Within approximately five business days of receipt of the Developer's written notice, the Town will proceed to provide said construction inspection of all applicable Development Improvements. If the Town is unable to inspect the improvements within approximately 5 business days the Town will provide written notice to the Developer and identify an extended timeframe not to exceed 10 days for those inspections. At the time of said inspection, if any deficiencies are discovered by the Town, the Town will create a written notice of deficiency and make recommendations for correction in the notice and forward it to the Developer. The deficiency correction notice shall generally describe each deficiency to be corrected by the Developer to repair or rehabilitate the Development Improvement sufficient for the Town to accept said improvement. All corrective actions shall be completed by the Developer within one month of receipt of the Town's written deficiency correction notice, unless additional time is requested by the Developer in writing and agreed to by the Town in writing. Upon completion of any corrective action by the Developer, the Developer shall again, notify the Town in writing that all Development Improvement deficiencies have been corrected and are ready for re-inspection. The Town shall proceed with inspections in the same manner previously described.

20.) **Maintenance Subsequent To Construction Acceptance.** Acceptance of Development Improvements shall be provided by written notice to the Developer after review as outlined in this agreement and, specifically, paragraph 18 above, in accordance with provisions of the Town of Milliken Development Code as amended except to the extent that the terms of the Agreement are subject to the Developer's vested rights. All Development Improvements shall remain the Developer's responsibility which shall include but not be limited to all maintenance and repairs until the Town provides written notice of final acceptance of the improvements. The Town will generally not consider partial acceptance or acceptance of any Development Improvements not fully completed and fully functioning as part of a completed Site Plan or Project phase, if phases exist, within the approved Site Plan.

21.) **Final Plan Documents.** Upon completion of all of the Development Improvements and conditions agreed to herein, and prior to any Construction Acceptance of any Development Improvements by the Town, the Developer shall provide the Town with a written certification from a professional engineer except to the extent that elevations or metes and bounds are certified by a licensed surveyor indicating that the Development Improvements were constructed in compliance with the plans or Town-approved written amendments thereto. The Developer shall also provide the Town with a complete full-size and one complete one/half-size set of "as-built" plans approved paper sets stamped and signed by the engineer of record submitted with compatible AutoCAD and PDF files. "As Built" plans shall be certified as to their accuracy by a professional engineer or as elevations or metes and bounds are certified by a licensed surveyor and shall clearly designate all approved changes made by the Developer and/or the sub-

contractors.

22.) **Warranty.** The warranty for all Development Improvements to be dedicated to and accepted by the Town will commence upon the inspection and the construction acceptance by the Town. Upon acceptance, the Developer will be issued a written notice of acceptance by the Town at which point the warranty period start date and date of expiration will be determined. The warranty period for all Development Improvements shall be for two years. The Developer shall remain responsible for maintenance and repair of all Development Improvements during the warranty period. Any deficiency that occurs or is discovered during the warranty period will be identified in a written notice of deficiency prepared by the Town and forwarded to the Developer. The notice of deficiency shall identify any necessary corrective action. All corrective actions shall be completed by the Developer within one month of receipt of the Town's written notice of deficiency unless additional time is requested by the Developer and agreed to by the Town in writing, or if immediate repairs are needed for the protection of health and safety, in such expedited time period as is required under the circumstances.

23.) **Estimated Costs.** Updated estimated costs of constructing the Development Improvements for the Project ("Estimated Costs") will be set forth on Addendum "B", at least two weeks prior to the required pre-construction meeting. The Developer shall provide the estimated construction costs for each and evidence that the estimates have been established by executed contracts or estimates certified by the engineer of record. Estimates shall include a contingency equal to fifteen percent of the total project completion estimate. If the estimated costs are more than two years old, the Developer shall update the estimated construction costs, in conformance with the above requirements, and amend Addendum "B" prior to starting construction. Changes that are made and comply with the above requirements shall be approved by the Town's Engineer within a reasonable period of time.

24.) **Release of Security.** Upon issuance of construction acceptance of Development Improvements, the financial security will be reduced to 10% of the Estimated Costs for the accepted Improvements, to be held until the expiration of the warranty period. The required warranty period shall commence upon issuance of a written notice of acceptance by the Town, as provided for in section 21 of this Agreement.

25.) **Financial Collateral.** The parties acknowledge that this Project is the result of cooperation between two governmental entities, for the mutual benefit of the citizens both entities serve. In consideration of the foregoing, the Town is waiving its standard bond requirement for the Project.

26.) **Remedies on Default.** Upon default of the provisions of this Agreement the parties agree that this Agreement may be specifically enforced. Nothing herein shall be construed as requiring the Town to complete all or a portion of the improvements specified to finance the closure or completion of the infrastructure. In addition, without limiting any other remedies it may have, the Town may in its discretion:

- a.) Demand payment of, negotiate or liquidate any collateral provided by the Developer; or

- b.) Issue a written notice to the Developer to appear and show cause as to why the Site Plan should not be vacated. Giving the notice shall be deemed complete upon mailing the same certified mail to the address stated herein. Said notice shall designate the date, time and place the Town of Milliken Board of Trustees will conduct a hearing to consider vacating the Site Plan and construction approvals granted by this Agreement. Said hearing shall be not less than one month or more than two months from the date of the notice; or
- c.) Proceed in the manner described in the Town of Milliken's Development Code as amended or the State Statutes, including withholding building permits or certificates of occupancy; or
- d.) Proceed in any other manner authorized by law for breach of contract.

The remedies set forth above are cumulative and the election to use one shall not preclude the use of others.

27.) **Fees for Enforcement.** In the event of default by either party, the defaulting party agrees to pay all reasonable expenses incurred by the non-defaulting party occasioned by said default, including, but not limited to expenses for administrative, engineering and legal fees in enforcing this Agreement.

28.) **Supplemented by Municipal Code.** This Agreement, and the terms, conditions and covenants herein contained, shall be deemed to complement and shall be in addition to the conditions and requirements of the Town of Milliken's Development Code including but not limited to provisions of Section 30-3-102 "Enforcement Methods", as amended and other applicable ordinances, rules and regulations as amended, notwithstanding anything herein contained or referred to the contrary. The Developer has reviewed these terms and agrees to fully comply with them.

29.) **Final Plat Approval.** Upon execution of this agreement by the parties hereto, and upon payment of recording fees, professional fees and other costs to the Town, the Town agrees to execute the Site Plan described above and approve the same for recording.

30.) **Other Documents Included.** References to the Development or Site Plan contained herein shall apply in the same manner to an Annexation Map, a Subdivision or Subdivision Plat, a Planned Unit Development, or a Site Plan Plat when this agreement is used in connection with approval of a Subdivision Plat or Planned Unit Development Plat or Site Plan. All conditions and notes on the Plat shall be deemed to be part of this Agreement. All such notes and conditions, including but not limited to those requiring Owners to be responsible for maintenance of drainage facilities installed pursuant to any development agreement with the Town with respect to the Property shall be noted on all transfer deeds of any interest in the Property. Requirements include, but are not limited to, maintaining the specified storm water detention/retention volumes, maintaining outlet structures, flow restriction devices and facilities needed to convey to the said basins.

31.) **Severability.** If any part, term, or provision of this Agreement is held by the courts to be illegal or otherwise unenforceable, such illegality or un-enforceability shall not affect the validity of any other part, term, or provision, and the rights of the parties shall be construed as if the part,

term, or provision was never part of this Agreement.

32.) **Modification.** The parties to this Agreement may amend or modify this Agreement only by written instrument executed on behalf of the Town Board of Trustees and by the Developer.

33.) **Third Party Beneficiaries.** Unless otherwise expressly provided to the contrary herein, this Agreement shall not be construed as or deemed to be an agreement for the benefit of any third party or parties, and no third party or parties shall have any right of action hereunder for any cause whatsoever.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this day and year first above written.

Thompson River and Parks Recreation District

Contact: _____

Phone: _____ Fax: _____

By: _____ Property Owner/Developer

STATE OF COLORADO)
) ss
COUNTY OF)

Acknowledged before me by _____, on behalf of and with the authority from the Property Owner, Thompson River and Parks Recreation District, this _____ day of _____, 2015.

Notary

Date my commission expires _____

TOWN OF MILLIKEN:

Milt Tokunaga, Mayor

Cheryl Powell, Town Clerk

STATE OF COLORADO)
) ss
COUNTY OF _____)

Acknowledged before me by Milt Tokunaga, Mayor, and Cheryl Powell, Town Clerk, of the Town of Milliken this _____ day of _____, 2015.

Notary

Date my commission expires _____

Approved as to form:

R. Bruce Fickel, Town Attorney

**Town of Milliken
MILLIKEN FIELD HOUSE
Development Agreement, Addendum "A"**

Thompson River Parks and Recreation District's Milliken Field House will be a recreational/community center facility consisting of 21, 607 square feet located at 320 Centennial Drive in Milliken Colorado on a site totaling approximately 13.194 acres.

TRPR PROPERTY LEGAL DESCRIPTION

Lot 1 of Centennial Cooperative Park Replat "C" Town of Milliken, County of Weld, State of Colorado for a total of approximately 13.310 acres.

**Town of Milliken
MILLIKEN FIELD HOUSE
Development Agreement, Addendum "B"**

**PHASE 1 DEVELOPMENT IMPROVEMENTS
PROPOSED COST OF CONSTRUCTION & CONTINGENCY**

Development Improvements for the purposes of this Development Agreement are defined as Public Improvements dedicated to the Town.

MILLIKEN FIELD HOUSE is a large project intended to be built in ONE phase within the next year. It is expected that this Addendum B shall be modified over the lifespan of the project as needed in order to keep Addendum B consistent with the development of the MILLIKEN FIELD HOUSE project.

Prior to the commencement of construction, a construction schedule and construction budget for all Development Improvements shall be prepared and submitted to the Town for approval by the Town Engineer and added to this Addendum B as a supplement to the Development Agreement. This schedule and budget shall be reviewed, amended as necessary and approved by the Town Engineer prior to the scheduling of the required pre-construction meeting. The pre-construction meeting must take place a minimum of two weeks prior to the commencement of construction.

The MILLIKEN FIELD HOUSE Site Plan is incorporated into this Addendum B with the estimated budget

A. Offsite Improvements

NONE

B. Onsite Improvements

All onsite improvements shown on the Final Site Plan with the estimated costs or budget estimates for construction of the MILLIKEN FIELD HOUSE project.



HALL-IRWIN
CONSTRUCTION DIVISION
To: Thompson River Parks & Recreation
Clint Dudley
110 S. Centennial Drive, Suite B
Milliken, CO 80543
970-587-6070

Email: cdudley@trpr.org

Hall-Irwin Corporation
301 Centennial Drive
Milliken, CO 80543
Phone: (970) 587-7200
Fax: (970) 587-7311

Date: July 23, 2015
Project: Milliken Athletic Complex

Reference: Milliken Athletic Complex
CIVIL PLANS
Dated 08/2/2015

Prepared by: Rob Rensink

BUDGET ESTIMATE
MAC Development Agreement Public Improvement Cost

ITEM	DESCRIPTION	QTY	UNITS	UNIT PRICE	EXTENSION
3000	Sanitary Sewer				
3001	Connect to Existing Sanitary Sewer	1 ea	\$	4,717.37 \$	4,717.37
3003	8" Sanitary Sewer Line	33 lf	\$	30.00 \$	990.00
3004	4' Sanitary Manholes	1 ea	\$	2,205.51 \$	2,205.51
		1 lots	\$	7,912.88 \$	7,912.88
4000	Storm Sewer				
4001	10' Type R Inlet	2 ea	\$	5,562.38 \$	11,124.76
4002	Type "C" Inlet	1 ea	\$	5,065.40 \$	5,065.40
4003	48" Storm Manhole	1 ea	\$	38.78 \$	38.78
4004	30" FES	2 ea	\$	580.12 \$	1,120.24
4005	30" RCP	679 lf	\$	61.33 \$	41,643.07
		1 lots	\$	58,992.26 \$	58,992.26
5000	Water				
5006	8" PVC Waterline	610 lf	\$	28.00 \$	17,080.00
5007	Fire Hydrant Assembly	3 ea	\$	5,400.00 \$	16,200.00
5008	3/4" Water Services without Meter Pit	1 ea	\$	945.34 \$	945.34
		1 lots	\$	34,225.34 \$	34,225.34
6000	Concrete Curb, Gutter & Sidewalk				
6001	8' Wide Sidewalk	1,850 lf	\$	25.91 \$	47,933.50
6002	Handicap Ramps	8 ea	\$	1,195.10 \$	9,560.80
6003	4' Cross Concrete Pan	4 ea	\$	1,500.00 \$	6,000.00
		1 lots	\$	63,494.30 \$	63,494.30
7000	Asphalt Paving				
7001	Asphalt Paving (Cul-de-sac)	1,175 sy	\$	22.55 \$	26,498.25
7002	Signs & Striping	1 ls	\$	750.00 \$	750.00
		1 lots	\$	27,246.26 \$	27,246.26
	Subtotal	1 lots	\$	191,871.02 \$	191,871.02

Town of Milliken
FOSSIL PARK
Development Agreement, Addendum "C"

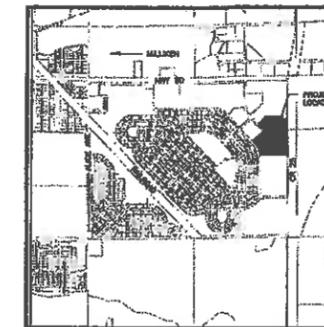
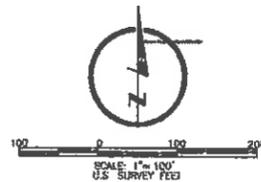
SITE SPECIFIC AGREEMENTS & PROVISIONS

In addition to the general overall terms and conditions relating to the Development Improvements set forth elsewhere in this Agreement, the parties agree that the site-specific agreements set forth in this Addendum "C" shall apply. In the event any provision contained in this Addendum "C" conflicts with any other provision contained in the Agreement, the provisions of this Addendum "C" shall control.

1. The Property is hereby released from the requirements and obligations imposed by the Settlers Village Development Agreement [recorded in the real estate records of the Weld County Clerk & Recorder on March 5, 2001 at Reception Number 2830068]. The parties intend that this Development Agreement shall not otherwise affect the validity and enforceability of the Settlers Village Development Agreement. The parties agree to execute such other documents as may be required to release the Settlers Village Development Agreement from the Property.
2. The Town Board approved the Site Plan on May 27, 2015 and the Planning & Zoning Commission approved the Site Plan on May 20, 2015, which included the approval of a use by special review for child care centers, community facilities, and private recreational facilities.

CENTENNIAL COOPERATIVE PARK REPLAT "C"

BEING A REPLAT OF LOT 1, BLOCK 1, FOSSIL PARK SUBDIVISION AND LOT 1, BLOCK 1, CENTENNIAL COOPERATIVE PARK REPLAT "B" AND A PORTION OF CENTENNIAL DRIVE RIGHT-OF-WAY, SITUATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF MILLIKEN, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

OWNER/APPLICANT
THOMPSON RIVER PARKS & RECREATION
110 SOUTH CENTENNIAL DRIVE, SUITE B
MILLIKEN, CO 80543
PHONE: (970) 327-0070
CONTACT: CLYD DUDLEY

SURVEYOR
LAMP RYNEARSON & ASSOCIATES
4715 INNOVATION DRIVE
FORT COLLINS, CO 80525
PHONE: (970) 225-0342
CONTACT: FRANK KOHL

- LEGEND**
- SECTION LINE
 - - - RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - - - EASEMENT LINE
 - ⊙ ALIQUOT CORNER
 - ⊙ FOUND, PROPERTY CORNER, 5/8 REBAR WITH 1/4" RED PLASTIC CAP, STAMPED LS 24302, UNLESS NOT OTHERWISE
 - ⊙ SET, PROPERTY CORNER, 5/8 REBAR WITH 1/4" YELLOW PLASTIC CAP, STAMPED LS 37087
 - UTILITY EASEMENT
 - ⊙ RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT

PROPERTY DESCRIPTION

CENTENNIAL COOPERATIVE PARK REPLAT C, BEING A REPLAT OF LOT 1, CENTENNIAL COOPERATIVE PARK REPLAT B, A SUBDIVISION RECORDED AT RECEPTION NUMBER 3168858 IN THE WELD COUNTY CLERK AND RECORDERS OFFICE, AND LOT 1, BLOCK 1, FOSSIL PARK SUBDIVISION, AND ALSO PART OF CENTENNIAL DRIVE RIGHT-OF-WAY LYING EAST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, SETTLERS VILLAGE SECOND FILING, A SUBDIVISION RECORDED IN THE WELD COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 3214871, ALL IN THE EAST HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, THE ENTIRE PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, IN SAID BLOCK 1, FOSSIL PARK SUBDIVISION, MONUMENTED WITH A 1 1/4" GREEN PLASTIC CAP STAMPED LS 34999;
THENCE SOUTH 89°18'10" WEST FOR 788.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF STAGE COACH DRIVE, MONUMENTED WITH A 5/8" REBAR WITH 1/4" YELLOW PLASTIC CAP STAMPED PLS 37087;
THENCE ON SAID EAST RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT (HAVING A RADIUS OF 525.00 FEET AND A LONG CHORD BEARING NORTH 32°18'28" WEST FOR 201.79 FEET) FOR AN ARC LENGTH OF 203.05 FEET, MONUMENTED WITH A 5/8" REBAR WITH 1/4" RED PLASTIC CAP STAMPED PLS 24302;
THENCE NORTH 43°21'00" WEST FOR 72.44 FEET CONTINUING ON SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH CORNER OF SAID LOT 1, BLOCK 1, SETTLERS VILLAGE SECOND FILING, MONUMENTED WITH A 5/8" REBAR WITH 1/4" RED PLASTIC CAP STAMPED PLS 24302;
THENCE NORTH 49°39'00" EAST FOR 308.76 FEET ON THE SOUTHEAST LINE OF SAID LOT 1 TO AN ANGLE POINT THEREIN, MONUMENTED WITH A 1 1/4" RED PLASTIC CAP STAMPED LS 24302;
THENCE NORTH 23°00'41" EAST FOR 73.70 FEET CONTINUING ON SAID SOUTHEAST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF CENTENNIAL DRIVE, MONUMENTED WITH A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED PLS 37087;
THENCE CONTINUING NORTH 23°00'41" EAST FOR 50.00 FEET ON THE EXTENDED SOUTHEAST LINE OF SAID LOT 1 TO THE NORTH RIGHT-OF-WAY LINE OF CENTENNIAL DRIVE, MONUMENTED WITH A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED PLS 37087;
THENCE ON A CURVE TO THE RIGHT (HAVING A RADIUS OF 275.00 FEET AND A LONG CHORD BEARING NORTH 64°32'19" WEST FOR 23.50 FEET) FOR AN ARC LENGTH OF 23.51 FEET ON SAID NORTH RIGHT-OF-WAY LINE, MONUMENTED WITH A 5/8" REBAR WITH 1/4" YELLOW PLASTIC CAP STAMPED PLS 37087;
THENCE CONTINUING ON SAID CURVE TO THE RIGHT (HAVING A RADIUS OF 275.00 FEET AND A LONG CHORD BEARING NORTH 52°43'11" WEST FOR 88.84 FEET) FOR AN ARC LENGTH OF 88.84 FEET ON SAID NORTH RIGHT-OF-WAY LINE TO A POINT MONUMENTED WITH A 1 1/4" BLUE/BLACK RED PLASTIC CAP;
THENCE NORTH 42°21'00" WEST FOR 72.44 FEET CONTINUING ON SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTH CORNER OF SAID LOT 2, BLOCK 1, CENTENNIAL COOPERATIVE PARK REPLAT B, MONUMENTED WITH A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED PLS 37087;
THENCE ON THE SOUTH LINE OF SAID LOT 2, BLOCK 1, CENTENNIAL COOPERATIVE PARK REPLAT B FOR THE FOLLOWING 4 COURSES, MONUMENTED WITH 5/8" REBARS WITH 1 1/4" YELLOW PLASTIC CAPS STAMPED PLS 37087:
1) THENCE NORTH 49°39'00" EAST FOR 242.78 FEET;
2) THENCE NORTH 89°08'08" EAST FOR 483.78 FEET;
3) THENCE SOUTH 90°01'32" EAST FOR 68.71 FEET;
4) THENCE NORTH 89°08'08" EAST FOR 108.45 FEET TO THE WEST LINE OF THAT PARCEL RECORDED IN THE WELD COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 1541800;
THENCE SOUTH 00°39'39" EAST FOR 272.85 FEET ON THE WEST LINE OF SAID PARCEL TO AN ANGLE POINT THEREIN, MONUMENTED WITH A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED PLS 37087;
THENCE SOUTH 00°40'15" EAST FOR 474.00 FEET CONTINUING ON THE WEST LINE OF SAID PARCEL TO A POINT OF BEGINNING.
PARCEL CONTAINS 13.310 ACRES OR 579,785 SQUARE FEET.

BASIS OF BEARING

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, AS REFERENCE TO THE COLORADO STATE PLANE NORTH AMERICAN DATUM 1983, BEARS NORTH 00°04'28" WEST FOR 2083.34 FEET BETWEEN THE EAST QUARTER CORNER OF SAID SECTION 12 MONUMENTED WITH A WITH 2 1/2" ALUMINUM CAP STAMPED 1983, LS 20676 AND THE SOUTHWEST CORNER OF SAID SECTION 12 MONUMENTED WITH A WITH 3 1/4" ALUMINUM CAP STAMPED 1983, LS 16154 WITH ALL OTHER BEARINGS REFERENCED THEREIN.

FLOOD PLAIN NOTE

THE ENTIRE PROPERTY IS IN FLOOD ZONE "C", "AREAS OF MINIMAL FLOODING", PER FEMA FLOOD MAP 080286 0750 C REVISED SEPTEMBER 28, 1982 AND PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

GENERAL NOTE

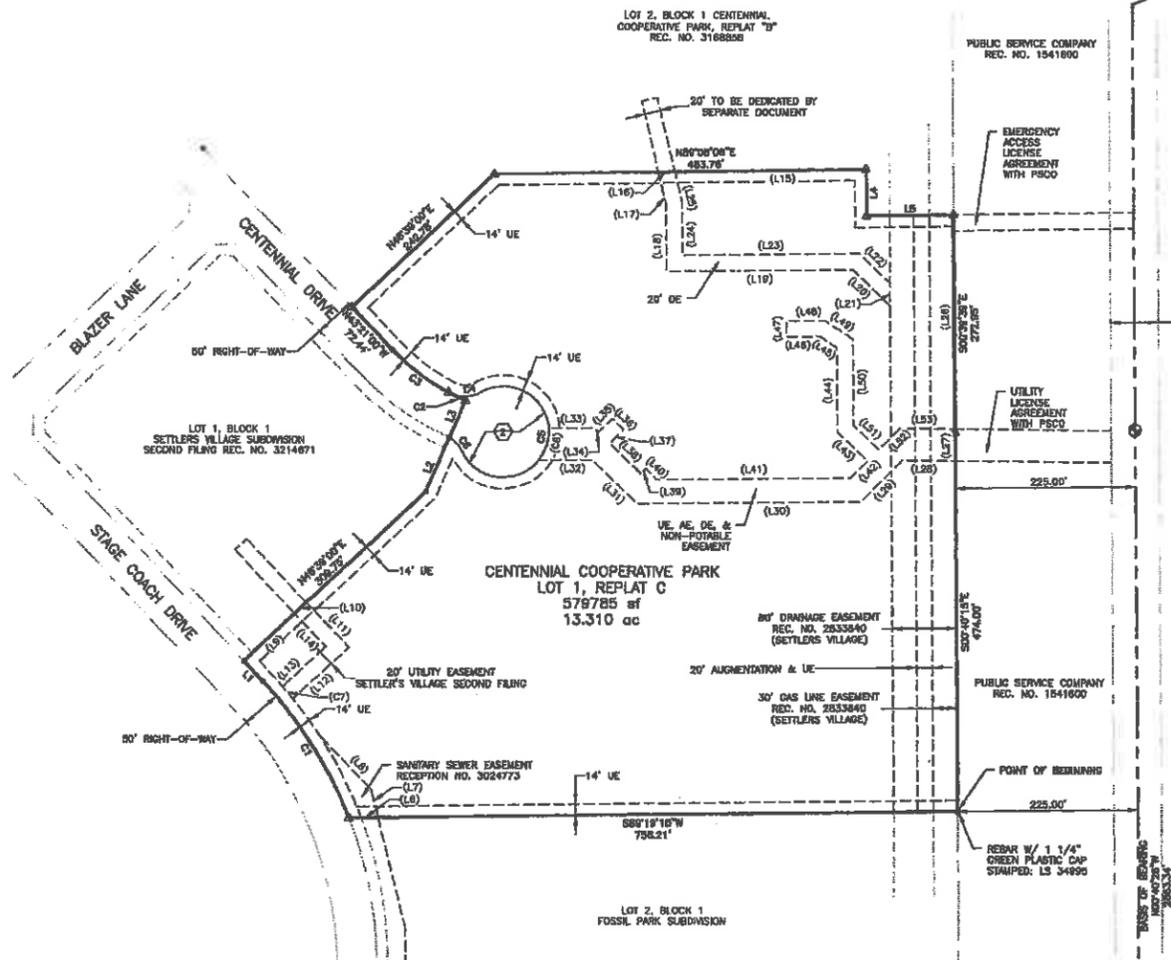
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.

EASEMENT NOTE

THIS PLAT DEDICATES A BLANKET EMERGENCY ACCESS EASEMENT OVER AND ACROSS THE SITE.

VACATION NOTE

PORTION OF CENTENNIAL DRIVE LOCATED IN LOT 1, CENTENNIAL COOPERATIVE PARK REPLAT "C"



LINE #	LENGTH	DIRECTION
L1	34.83'	N43°21'00"W
L2	73.70'	N63°00'41"E
L3	50.00'	N23°00'41"E
L4	58.71'	S00°31'32"E
L5	108.45'	N89°08'08"E

CURVE #	RADIUS	DIRECTION	CHORD	LENGTH
C1	525.00'	N32°18'28"W	201.79'	203.05'
C2	275.00'	N64°32'19"W	23.50'	23.51'
C3	275.00'	N52°43'11"W	88.84'	88.84'
C4	43.00'	S89°33'53"W	40.83'	42.85'
C5	57.00'	S17°01'17"W	78.28'	271.85'
C6	43.00'	N38°41'00"W	18.67'	16.77'

CURVE #	RADIUS	DIRECTION	CHORD	LENGTH
(07)	525.00'	N32°18'28"W	201.79'	203.05'
(08)	87.10'	N18°20'48"E	41.68'	42.67'

LINE #	LENGTH	DIRECTION
(L6)	33.87'	N89°18'10"E
(L7)	36.08'	S14°18'09"E
(L8)	82.88'	N43°21'00"W
(L9)	86.87'	N48°39'00"E
(L10)	20.00'	S48°39'00"W
(L11)	78.77'	S43°21'00"E
(L12)	84.33'	S49°30'00"W
(L13)	73.13'	N48°39'00"E
(L14)	56.77'	N43°21'00"W
(L15)	236.10'	S89°08'08"W
(L16)	483.78'	N89°08'08"E
(L17)	42.87'	S17°25'51"E
(L18)	82.88'	S00°40'58"E
(L19)	231.85'	N89°18'39"E

LINE #	LENGTH	DIRECTION
(L20)	64.87'	S45°40'21"E
(L21)	28.28'	S00°39'39"E
(L22)	53.16'	S45°40'21"E
(L23)	250.14'	N89°18'39"W
(L24)	65.12'	S00°40'58"E
(L25)	40.74'	S17°25'51"E
(L26)	288.98'	S00°39'39"E
(L27)	40.01'	S00°40'58"E
(L28)	86.14'	N89°25'25"W
(L29)	72.83'	S44°19'38"W
(L30)	279.43'	S89°18'39"W
(L31)	78.28'	N45°40'21"W
(L32)	89.50'	N00°00'00"E
(L33)	86.78'	N00°00'00"E

LINE #	LENGTH	DIRECTION
(L34)	7.77'	S45°40'21"E
(L35)	24.23'	N44°19'38"E
(L36)	20.00'	S45°40'21"E
(L37)	28.23'	S44°19'38"W
(L38)	83.83'	S45°40'21"E
(L39)	9.14'	N44°19'38"E
(L40)	20.00'	S45°40'21"E
(L41)	241.89'	N89°18'39"E
(L42)	28.22'	N44°19'38"E
(L43)	82.11'	N45°40'21"W
(L44)	195.31'	N00°40'38"W
(L45)	25.81'	N89°03'48"W
(L46)	41.80'	S89°18'39"W
(L47)	20.00'	N00°40'21"W

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, BEING THE SOLE OWNER OF THE LAND DESCRIBED HEREIN, HAS CAUSED SAID LAND TO BE SUBDIVIDED UNDER THE NAME OF, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER SUCH PUBLIC STREETS, RIGHTS-OF-WAY, EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC USES AS SHOWN HEREON. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, HIS HEIRS, SUCCESSORS AND ASSIGNS.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ___ DAY OF _____, 20__.

OWNER
STATE OF COLORADO }
COUNTY OF WELD }
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20__.
WITNESS MY HAND AND SEAL _____
MY COMMISSION EXPIRES _____
NOTARY PUBLIC

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE MINOR SUBDIVISION OF THE ABOVE-DESCRIBED PROPERTY WAS APPROVED BY THE TOWN OF MILLIKEN AND THAT THE MAYOR OF THE TOWN OF MILLIKEN ACCEPTS ALL PUBLIC STREETS, EASEMENTS AND RIGHTS-OF-WAY AND OTHER PLACES DESIGNATED AS FOR PUBLIC USE FOR ALL PURPOSES INDICATED THEREIN.

ATTEST: _____
MAYOR
TOWN CLERK _____

PLANNING COMMISSION CERTIFICATE
APPROVED BY THE MILLIKEN PLANNING COMMISSION THIS ___ DAY OF _____, A.D., 20__.

CHAIRMAN _____
PLANNING COMMISSION SECRETARY _____

CLERK AND RECORDER CERTIFICATE
THIS SUBDIVISION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT _____ O'CLOCK, _____ M., ON THE ___ DAY OF _____, A.D., 20__, IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

WELD COUNTY CLERK AND RECORDER
BY: _____
DEPUTY

DITCH COMPANY CERTIFICATE
APPROVED THIS ___ DAY OF _____, 20__.

BY: _____
REPRESENTATIVE

UTILITY EASEMENT APPROVAL
UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED:

XCEL ENERGY _____ TOWN OF MILLIKEN
BAJA BRAUNBARD _____ CENTURYLINK

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THIS MINOR SUBDIVISION ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

BY: FRANK A. KOHL, PLS 37087

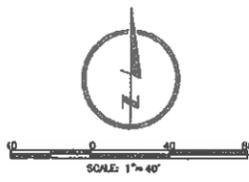
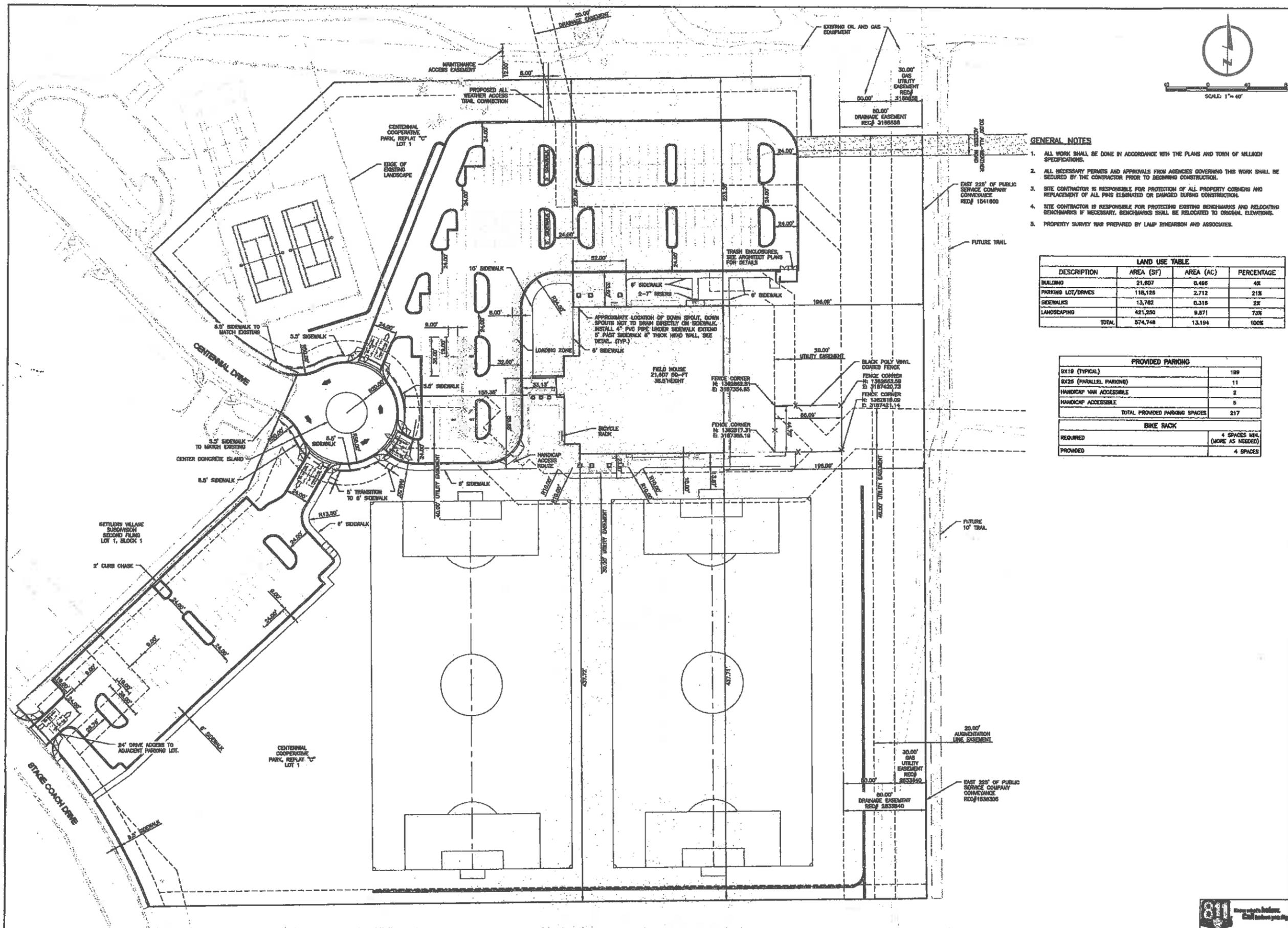
DRAWN BY	AM
DESIGNED BY	
REVIEWED BY	FK
FILE NAME	20160301-REPLAT-C.dwg
REVISIONS	

4715 Innovation Drive 970.226.0342 | P
Fort Collins, CO 80525 970.226.0879 | F
www.LRA-Inc.com

LAMP RYNEARSON & ASSOCIATES
CENTENNIAL COOPERATIVE PARK REPLAT "C"
MILLIKEN, CO

PLAT OF SURVEY

JOB NUMBER-TASK# 0214033
BOOK PAGE
DATE 7/21/2015
SHEET 1 OF 1



GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND TOWN OF MILLIKEN SPECIFICATIONS.
2. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
3. SITE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND REPLACEMENT OF ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
4. SITE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARKS AND RELOCATING BENCHMARKS IF NECESSARY. BENCHMARKS SHALL BE RELOCATED TO ORIGINAL ELEVATIONS.
5. PROPERTY SURVEY WAS PREPARED BY LAMP RYNEARSON AND ASSOCIATES.

LAND USE TABLE			
DESCRIPTION	AREA (SF)	AREA (AC)	PERCENTAGE
BUILDING	21,607	0.496	4%
PARKING LOT/DRIVES	116,126	2.712	21%
SIDEWALKS	13,762	0.318	2%
LANDSCAPING	421,250	9.671	73%
TOTAL	572,745	13.194	100%

PROVIDED PARKING	
DX19 (TYPICAL)	199
DX25 (PARALLEL PARKING)	11
HANDICAP VAN ACCESSIBLE	2
HANDICAP ACCESSIBLE	5
TOTAL PROVIDED PARKING SPACES	217

BIKE RACK	
REQUIRED	4 SPACES MIN. (MORE AS NEEDED)
PROVIDED	4 SPACES

DRAWN BY	YAG
CHECKED BY	YAG
REVIEWED BY	TOS
FILENAME	2114033-1102.dwg
REVISIONS	



4715 Innovation Drive P
 Fort Collins, CO 80525 970.226.0878 F
 www.LRA-inc.com

LAMP RYNEARSON & ASSOCIATES
 MILLIKEN FIELD HOUSE
 TOWN OF MILLIKEN, COUNTY OF WELD

SITE PLAN

JOB NUMBER-TABKS
 0214033.00
 BOOK PAGE
 DATE
 06/02/15
 SHEET
 5 OF 15

All dimensions shown on this plan are approximate and subject to change. The contractor shall verify all dimensions and locations of existing conditions before construction.