

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 900**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
CONDITIONALLY APPROVING THE SITE PLAN FOR
LOT 15, LYONS 66 PACIFIC COMMERCE PARK**

WHEREAS, the Town of Mead (“Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and Article IV of Chapter 16 of the *Mead Municipal Code* (“Code”) to regulate development; and

WHEREAS, the applicant, Schuman Companies, a Colorado corporation (“Applicant”), submitted to the Town a land use application for a site plan designated as the Lot 15, Lyons 66 Pacific Commerce Park Site Plan consisting of twelve (12) sheets (the “Site Plan”), for certain property generally located at in the NW ¼ of Section 26, Township 3 North, Range 68 West of the 6th P.M. in the Town of Mead, Colorado (the “Property”); and

WHEREAS, the Property is currently owned of record by Mead 66 Flex, LLC, a Colorado limited liability company (“Owner”); and

WHEREAS, the Property is legally described as:

LOT 15, LYONS 66 PACIFIC COMMERCE PARK, TOWN OF MEAD,
COUNTY OF WELD, STATE OF COLORADO,

and consists of approximately 81,026 s.f. (1.86 acres), more or less; and

WHEREAS, the Applicant desires to develop a new 26,000 s.f. building on the Property, together with certain public improvements on the Property including but not limited to sidewalks, street cuts, exterior lighting, landscaping, ADA ramps, retaining walls and drainage improvements (the “Public Improvements”); and

WHEREAS, in accordance with Section 16-4-100(b)(8) of the Code, Town Staff has conditionally approved the Site Plan; and

WHEREAS, Section 16-4-100(b)(9) of the Code requires that the final Site Plan be presented to the Board of Trustees for its adoption by ordinance; and

WHEREAS, the Town Board of Trustees has reviewed the Site Plan and Town Staff’s conditional approval of the Site Plan and has determined that the Site Plan satisfies the site plan review criteria set forth in the Code; and

WHEREAS, the administrative record for this case includes, but is not limited to, the Code, the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff report/agenda item summary presented to the Board of Trustees, the site plan application and all other submittals of the Applicant and Owner, the Site Plan, and the recording and minutes of the Board of Trustees meeting at which the Site Plan was considered; and

WHEREAS, the Town Board of Trustees desires to conditionally approve the Site Plan.

NOW THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

Section 1. Recitals incorporated. The foregoing recitals are incorporated herein as findings of the Board of Trustees.

Section 2. Site Plan Approval. The Site Plan is approved subject to the following conditions:

- a. The Applicant will submit all post-approval documents required by Section 16-4-100 of the Code prior to the issuance of a building permit.
- b. The Applicant shall resolve and correct any technical issues as directed by Town Staff prior to signature of Town officials on the Site Plan.
- c. The Applicant shall pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Site Plan application.
- d. All Public Improvements will be constructed in accordance with applicable Town standards prior to issuance of a Certificate of Occupancy.
- e. The Applicant shall execute the Town's standard form of site plan agreement ("SPA") in a form approved by the Town Attorney to assure the construction of the Public Improvements.

Section 3. The Mayor is hereby authorized to sign the Site Plan on behalf of the Town, and the Town Clerk is hereby authorized to attest the signature of the Mayor on the Site Plan.

Section 4. The Town Manager is hereby authorized to site the SPA on behalf of the Town and the Town Clerk is hereby authorized to attest the signature of the Town Manager on the SPA, following review and approval of the SPA by the Town Attorney.

Section 5. Effective Date. This ordinance shall be published and become effective as provided by law.


Section 6. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

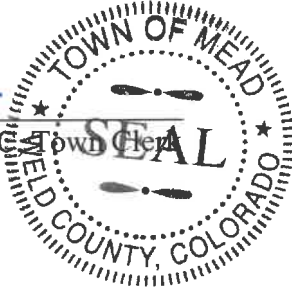
Section 7. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

Section 8. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the ordinance available for inspection by the public during regular business hours.

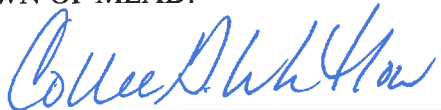
INTRODUCED, READ, PASSED, AND ADOPTED THIS 24TH DAY OF JUNE, 2019.

ATTEST:

By: 
Mary E. Strutt, CMC Town Clerk



TOWN OF MEAD:

By: 
Colleen G. Whitlow, Mayor



**MEAD 66 FLEX
SITE PLAN AGREEMENT**

This **Site Plan Agreement** (“Agreement”) is made and entered into by and between the Town of Mead, Colorado, a Colorado municipal corporation whose address is 441 Third Street, Mead, Colorado 80542 (the “Town”), and Mead 66 Flex, LLC, a Colorado Limited Liability Company with offices at 7385 Greendale Rd, Unit 104, Windsor, CO 80550 (the “Developer”). The Developer and the Town are each referred to individually as a “Party” or together as the “Parties.” This Agreement shall be effective as of the date of mutual execution hereof by the Parties (“Effective Date”).

RECITALS

WHEREAS, Section 16-4-100(b)(10)(h) of the Mead Municipal Code provides that Town staff may require developer to enter into a site plan agreement with the Town concerning public improvements related to development; and

WHEREAS, Developer has submitted a site plan (“Site Plan”) for development of the property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the “Development”), which the Town Planning Commission and Board of Trustees have reviewed and approved; and

WHEREAS, the Town and the Developer agree that the public improvements detailed and attached hereto and incorporated herein as **Exhibit B**, the Schedule of Improvements (the “Public Improvements”) are directly related to and generated by the Development and that no taking thereby will occur requiring any compensation.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing, the Parties hereto promise, covenant, and agree as follows:

1. GENERAL CONDITIONS.

- 1.1 Developer Obligations. Developer is responsible for performance of the covenants set forth herein. Developer agrees to construct, build, install and develop the Public Improvements, as provided in **Exhibit B**, and any other improvements constructed in relation to the Development in accordance with the approved Site Plan in complete conformance with the plans and specifications accepted in writing by the Town or by the utility providing the service, and in full conformity with the Town’s construction specifications applicable at the time of construction.
- 1.2 Incorporation by Reference. All plans, special provisions, proposals, specifications and contracts for the Public Improvements shall be and hereby are made a part of this Agreement by reference as fully as if set out herein in full.
- 1.3 Conditional Acceptance of Constructed Improvements. The Developer may request in writing, the inspection and conditional acceptance of Public Improvements by the Town, when all Public Improvements within the Development, or within a phase of the Development, are completed.

- 1.4 Final Acceptance. At least thirty (30) days before two (2) years have elapsed from the issuance of conditional acceptance, or as soon thereafter as weather permits, Developer shall request a final acceptance inspection. If the Public Improvements completed by developer are satisfactory, the Town shall grant final acceptance of the Public Improvements by resolution of the Board of Trustees.

- 1.5 Guaranty Period, Maintenance, Repair and Replacement of Public Improvements. For a two (2) year period from the date of conditional acceptance of any Public Improvements, Developer shall at its own expense, take all actions necessary to maintain the Public Improvements and make needed repairs or replacements that, in the reasonable opinion of the Town, shall become necessary.

- 1.6 Improvement Guaranty.
 - (a) Developer shall submit to the Town an improvement guaranty in the amount of one hundred fifteen percent (115 %) of the total estimated cost, including labor and materials, of all Public Improvements. The guaranty shall be a draw-down irrevocable letter of credit in form and substance as shown on **Exhibit D** attached hereto and incorporated herein by reference. The guaranty shall be drawn on a bank or financial institution with a local, Colorado office at which the letter of credit may be presented for payment. The guaranty shall not expire during the winter-spring season (November 1 - May 1).

 - (b) The amount of the guaranty shall be one hundred fifteen percent (115%) of the total estimated cost, including labor and materials, of the Public Improvements.

 - (c) If Developer has not submitted or fails to maintain the improvement guaranty, then Developer is in default of this Agreement and is subject to the provisions of Section 10.1 of this Agreement, and the suspension of development activities by the Town including, but not limited to, the issuance of building permits and certificates of occupancy.

 - (d) The Town may draw on the improvement guaranty and either hold such funds as security for performance of this Agreement, or spend such funds to construct or complete the Public Improvements, or correct deficiencies in the Public Improvements, as the Town deems appropriate, in any of the following instances:
 - (1) If an improvement guaranty is to expire within (thirty) 30 calendar days and the Developer has not yet provided a satisfactory replacement; or
 - (2) If the Developer fails or refuses to construct the Public Improvements, or fails or refuses to finish the construction of the Public Improvements.

(e) If the improvement guaranty expires or the entity issuing the improvement guaranty becomes non-qualifying, then the Town shall furnish written notice to the Developer of the condition, and within thirty (30) days of receipt of such notice the Developer shall give the Town a substituted qualifying improvement guaranty, or augment the deficient security as necessary to bring the security into compliance with the requirements of this Section 1.6. If the Developer refuses or fails to give the Town a substituted qualifying improvement guaranty, or augment the deficient security, the Town may draw on the improvement guaranty and either hold such funds as security for performance of this Agreement, or spend such funds to construct or finish the Public Improvements, or correct deficiencies in the Public Improvements, or it may withhold building permits and certificates of occupancy within the Development, as the Town deems appropriate.

1.7 Insurance. Developer shall, through contract requirements and other normal means, guarantee and furnish to the Town proof that all employees, contractors, sub-contractors, and engineers engaged in the design and construction of the Public Improvements are covered by adequate Workers Compensation Insurance and general liability insurance (and professional liability insurance for engineers and designers). Failure to provide proof of insurance may result in the suspension of development activities by the Town, including but not limited to, the issuance of building permits and certificates of occupancy.

1.8 OSHA Compliance. Developer shall, through contract requirements and other normal means, guarantee and furnish to the Town proof that all employees and contractors engaged in the construction of the Public Improvements are required to comply with all provisions of the Federal Occupational Safety and Health Act (OSHA).

1.9 Term. This Agreement shall be effective as of the Effective Date, and shall continue until conditions in Section 9.17 below are satisfied.

2. CONSTRUCTION OF IMPROVEMENTS.

2.1 Improvements to be Constructed. Developer shall furnish, install, and construct, at its own expense, the Public Improvements, in conformance with the Site Plan and construction plans, specifications and drawings accepted by the Town.

2.2 Off-site and On-site Rights-of-way, Easements, Licenses and Permits.

(a) For full development of the Property to occur, the Developer may need to acquire certain off-site and on-site rights-of-way, easements, licenses and permits for the construction of off-site and on-site improvements, as identified in **Exhibit B** and the Site Plan. Developer will convey same to the Town or other appropriate public entity or utility. All acquisition costs of off-site and on-site rights-of-way, easements, licenses and permits necessary to serve the Development shall be the Developer's sole

responsibility.

- (b) All such conveyances shall be free and clear of liens, taxes and encumbrances and shall be by Warranty Deed in form and substance acceptable to the Town Attorney. The Town at the Developer's expense shall record all title documents. The Developer shall also furnish, at its own expense, an ALTA title policy for all interest(s) so conveyed, subject to approval by the Town Attorney.

2.3 Nuisance.

- (a) Developer agrees to prevent the existence of any nuisances in connection with the Development, including but not limited to trash, debris, and wind or water erosion. If Developer does not abate nuisances occurring in connection with the Development, or if an emergency exists, to be determined by the Town in its sole discretion, the Town may abate the same at Developer's expense.
- (b) Developer agrees to take any all steps necessary to prevent the transfer of mud or debris as a result of construction in the Development onto public rights-of-way and to immediately remove such mud and debris from public rights-of-way. If Developer does not abate such mud or debris, or if an emergency exists, to be determined by the Town in its sole discretion, the Town may abate the same at Developer's expense.

2.4 State Storm Water Discharge Permit Required. Developer shall obtain a CDPS General Permit for Storm Water Discharges Associated with Construction Activity and any other permits and/or licenses required during construction.

2.5 Operations of Construction Equipment.

- (a) Developer shall prohibit the operation of construction equipment outside an enclosed structure between the hours of 8:00 p.m. and the hour of 7:00 a.m. on weekdays, or the hour of 8:00 a.m. on legal holidays and weekends. The Town Engineer may, upon written application, alter the hours of operation for good cause.
- (b) The operation of construction equipment for grading or constructing either surface improvements or underground utilities, either public or private, shall be prohibited between the hours of 8:00 p.m. and 7:00 a.m. on weekdays and 4:00 p.m. and 8:00 a.m. on legal holidays and weekends. Upon written request, the Town Engineer may alter the hours of operations.

- 3. WATER IMPROVEMENTS. The Town does not warrant the availability of water service to the Developer for any phase of development. Developer shall install at his sole cost and expense, all of the water mains and infrastructure necessary to provide water service to the Development pursuant to approved plans and specification from the appropriate water provider.

4. SANITARY SEWER SERVICES. The Town does not provide sanitary sewer service. The Developer is responsible for either inclusion of the Development into the St. Vrain Sanitation District ("SVSD") or Town approval of individual sewage disposal systems to serve the Development. A determination of sanitary sewer service availability by SVSD shall be made by a system analysis at the time the Developer requests sanitary sewer taps.
 - 4.1 Developer shall install at Developer's sole cost and expense, all the sewer mains, trunk lines, pumping facilities and appurtenances necessary to provide service from the SVSD system to the Development, including both on-site and off-site improvements, pursuant to SVSD approved plans and specifications, and as described in **Exhibit B**. These extensions may include the oversizing of lines and pumping facilities for future development of adjacent property.
 - 4.2 Developer shall install at Developer's sole cost and expense all sewer lines and appurtenances within the Development. Sewer lines lying within the dedicated right-of-way shall be dedicated to SVSD after construction pursuant to Section 2.2 of this Agreement.
 - 4.3 Sanitary sewer connection and plant investment fees shall be remitted to SVSD as required. The Town shall require proof of purchase of sanitary sewer taps for the Development before any Certificate of Occupancy is issued.
5. DRAINAGE IMPROVEMENTS. Developer shall construct drainage improvements for the Development in accordance with **Exhibit B** and with the drainage plan and the plans and construction specifications accepted by the Town.
6. FIRE PROTECTION FACILITIES. The Developer is solely responsible for installing all fire hydrants and other fire protection facilities for the Development as may be required by the Mountain View Fire Protection District.
7. OVERLOT GRADING OF PROPERTY. Developer shall initiate no over-lot grading until the Town issues written acceptance of utility and drainage plans. The Developer shall provide temporary erosion control during over-lot grading until drainage improvements are completed.
8. SPECIAL PROVISIONS. Any special provisions applicable to the Development are attached hereto and incorporated herein as **Exhibit C**.
9. MISCELLANEOUS TERMS.
 - 9.1 Breach of Agreement; Default. In the event that the Developer should fail to timely comply with any of the terms, conditions, covenants and undertakings of this Agreement, the Town in its sole discretion may declare the Developer in default and after giving thirty (30) days written notice, may call the security provided in Section 1 of this Agreement and exercise all other remedies available to the Town. The Town may withhold any additional building permits, certificates of occupancy, or provision of new utilities, fixtures or services until the completion of the Public Improvements. Any cost incurred

by the Town including, but not limited to, administrative costs and reasonable attorneys' fees, in pursuit of any remedies due to the breach by the Developer, and any costs of construction or maintenance work performed by the Town, shall be paid by the Developer. The Town may deduct these costs from the improvement guaranty provided pursuant to this Agreement. As an alternative, the Town may certify these costs, including interest from the date of default, for collection as a prior, perpetual lien upon each lot or parcel of land within the development from the due date thereof, until paid. Failure to timely complete construction of the Public Improvements which failure is solely due to inclement weather, acts of God, material shortages, labor strikes, and other matters not within the Developer's control shall not be considered a breach of the Agreement.

- 9.2 Reimbursement to Town. The Town may construct, or complete the construction, repairs, replacements, or other work for Developer with funds other than the improvement guaranty provided pursuant to this Agreement, in which event the Developer shall reimburse the Town within thirty (30) days after receipt of written demand and supporting documentation from the Town. If Developer fails to reimburse the Town, then Developer shall be in default of the Agreement and the Town may exercise its rights under this Agreement and any remedies available hereunder and at law.

- 9.3 Payment of Review and Other Expenses by the Developer. In the event that the Town incurs expenses for the review of the Developer's site plan greater than the monies collected from the Developer in the form of land use fees and cash deposits, the Developer shall reimburse the Town for the additional expenses. In the event that the cash deposit drops below one half of the required deposit, the Developer shall replenish the cash deposit to its full amount. Said reimbursement and/or replenishment shall be made within ten (10) days of the Town submitting an invoice for the expenses, or a demand for the replenishment of the cash deposit. Failure by the Developer to pay within the specified time shall be cause for the Town to cease processing the application, or deny the Developer the right to appear before Planning Commission or the Board of Trustees, or deny approval of the application, or withhold the issuance of building permits or certificates of occupancy.

- 9.4 Collection of Fees and Costs. If the Developer fails to pay the fees required herein when due, the Town may take those steps necessary and authorized by law to collect the fees due, including but not limited to, filing a lien against the Developer's property. The Town shall also be entitled to all court costs and attorneys' fees, other costs incurred in collection and interest on the amount due at the rate of eighteen percent (18%) per annum.

- 9.5 Indemnification and Release of Liability.
 - (a) General Liability. Developer agrees to indemnify and hold harmless the Town, its officers, employees, agents, and servants, and to pay any judgments rendered against said persons because of any suit, action or claim caused by, arising from, or due to acts or omissions by the

Developer, its officers, employees, agents, consultants, contractors, and subcontractors, and to pay to the Town and said persons their reasonable expenses, including but not limited to, reasonable attorneys' fees and reasonable expert witness fees, incurred in defending any such suit, action or claim; provided, however, that Developer's obligation herein shall not apply to the extent said suit, action or claim results from any acts or omissions of officers, employees, agents or servants of the Town or conformance with requirements imposed by the Town. Said obligation of Developer shall be limited to suits, actions or claims based upon conduct before final acceptance by the Town of the construction work. Developer acknowledges that the Town's review and acceptance of plans for development of the property is done in furtherance of the general public's health, safety and welfare and that no immunity is waived and that no specific relationship with, or duty of care to, the Developer or third party is assumed by such review or acceptance.

- (b) Drainage Liability. The Developer shall indemnify and hold harmless the Town for any liability the latter may have due to any change in the nature, direction, quantity, or quality of historical drainage flow resulting from the Development or from the construction of any improvements therein.

- 9.6 Governmental Immunities Act. The Town is relying on, and does not waive or intend to waive by any provision of this Agreement, the monetary limitations or any rights, immunities and protection provided by the Colorado Governmental Immunities Act (C.R.S. §24-10-101, et seq.) as may be amended from time to time, or otherwise available to the Town, its officers, agents, employees, attorneys, engineers, planners, indemnifiers and insurers.

- 9.7 Recording of Agreement. This Agreement shall be recorded with the Weld County Clerk and Recorder and shall be a covenant running with the land herein described in order to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof. The Developer shall file an amendment to the final plat, to note on said plat as a plat note the existence of the Agreement and its attached exhibits by reference to its reception number as recorded by the Weld County Clerk and Recorder. All recording fees shall be paid by the Developer.

- 9.8 Binding Effect of Agreement. This Agreement shall run with the land included within the Development and shall insure to the benefit of and be binding upon the successors and assigns of the Parties hereto.

- 9.9 Assignment, Delegation and Notice. Developer and any of Developer's successors shall, until written Town acceptance of any assignment and assumption of this Agreement, be jointly and severally liable for the obligations of the Developer under this Agreement. Town acceptance of the proposed assignment and assumption shall be withheld until all reimbursement to the Town have been made for obligations incurred by the Town in connection with the Development.

- 9.10 Modification and Waiver. No modification of the terms of this Agreement shall be valid unless both Parties mutually agree in writing to such modification, and no waiver of the breach of the provisions of any section of this Agreement shall be construed as a waiver of any subsequent breach of the same section or any other sections contained herein.
- 9.11 Addresses for Notice. Any notice or communication required or permitted hereunder shall be given in writing and personally delivered, or sent by United States mail, postage prepaid, registered or certified mail, return receipt requested, addressed as follows:

If to the Town:
Town of Mead
c/o Town Manager
P.O. Box 626
Mead, Colorado 80542

With copy to:
Michow Cox & McAskin LLP
Attn: Town of Mead Town Attorney
6530 South Yosemite Street, Suite 200
Greenwood Village, Colorado 80111

If to Developer:

Mead 66 Flc, LLC
738 S Grandview Rd, Unit 104
Windsor, CO 80550

- 9.12 Force Majeure. Whenever an agreed upon deadline requires Developer to complete construction, maintenance, repair or replacement of improvements, said deadline shall be extended for a reasonable time if the performance cannot as a practical matter be completed in a timely manner due to acts of God or other circumstances constituting force majeure or beyond the reasonable control of Developer.
- 9.13 Acceptance. Whenever acceptance of a matter is required or requested of the Town pursuant to any provision(s) of this Agreement, the Town shall act reasonably in responding to such matter. All acceptances shall be in writing and signed by the appropriate Town official.
- 9.14 Previous Agreements. All previous written and recorded agreements between the Parties, their successors and assigns, including but not limited to any annexation agreement, shall remain in full force and effect and shall control the Development. If any prior agreement conflict with this Agreement, then this Agreement controls.
- 9.15 Title and Authority. Developer warrants to the Town that it is the record owner for the property within the Development or is acting in accordance with the currently valid and unrevoked power of attorney of the record owner (any applicable power

of attorney attached hereto). The undersigned further warrant to have full power and authority to enter into this Agreement.

- 9.16 Severability. This Agreement is to be governed and construed according to the laws of the State of Colorado, with venue in the District Court for Weld County. In the event that upon request of Developer or any agent thereof, any provision of the Agreement is held to be a violation of municipal, state, or federal laws and rendered unenforceable, the Town, in its sole discretion, may determine whether the remaining provisions will or will not remain in force.
- 9.17 Agreement Status After Final Acceptance. Upon final acceptance pursuant to Section 1 of this Agreement by Town of all Public Improvements and compliance by Developer with all terms and conditions of this Agreement, and if no litigation or claim is pending relating to this Agreement, this Agreement shall no longer be in effect. Upon Developer's written request, the Town agrees to record a notice in the Weld County property records confirming the termination of this Agreement.
- 9.18 Original Counterparts. This Agreement may be executed in counterparts, each of which will be an original, but all of which together shall constitute one and the same instrument.

[Remainder of page left intentionally blank.]


THIS AGREEMENT is executed and made effective as provided above.

TOWN OF MEAD, COLORADO

By:  _____

Date of execution: August 22, 2019

ATTEST:



Town Clerk



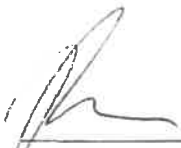
APPROVED AS TO FORM *(including exhibits)*:



Town Attorney

[Town signature page.]

[INSERT DEVELOPER ENTITY NAME]:

By: 
Printed Name: Philip Schuman
Title: Manager
Date of execution: June 18, 2019

STATE OF COLORADO)
) ss.
COUNTY OF Larimer)

The foregoing Agreement for Professional Services was subscribed, sworn to and acknowledged before me this 18th day of June, 2019, by Philip Schuman as Manager of Mead Hwy 66 LLC, a Colorado company.

My commission expires: 2/15/20/20

SHIRLEY A FURSTENAU
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20124009028
MY COMMISSION EXPIRES 02-15-2020


Notary Public

(S E A L)

[Developer signature page.]



EXHIBIT A
MEAD 66 FLEX
SITE PLAN



SITE PLAN FOR LOT 15, LYONS 66 PACIFIC COMMERCE PARK

LOCATED IN THE NW 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
 JUNE 2019



VICINITY MAP
 SCALE: 1" = 1000'

LEGEND:

- 1. EXISTING DRAINAGE DITCH
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LEGAL DESCRIPTION

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

NOTES:

1. THIS IS A PRELIMINARY SITE PLAN FOR THE PROPOSED PROJECT. THE FINAL SITE PLAN SHALL BE SUBMITTED TO THE TOWN OF MEAD FOR REVIEW AND APPROVAL.
2. THE TOWN OF MEAD RESERVES THE RIGHT TO REVIEW AND APPROVE THE FINAL SITE PLAN. THE TOWN OF MEAD SHALL HAVE THE FINAL SAY IN THE MATTER OF WHETHER TO APPROVE THE FINAL SITE PLAN.

SURVEY CONTROL NOTES

VERTICAL DATUM:
 MEAN SEA LEVEL
 HORIZONTAL DATUM:
 NAD 83
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1934 AND 1942.

PROJECT TEAM

| | |
|-----------|--------------------------------|
| DEVELOPER | COFFEY ENGINEERING & SURVEYING |
| DESIGNER | COFFEY ENGINEERING & SURVEYING |
| DRAWN | COFFEY ENGINEERING & SURVEYING |
| CHECKED | COFFEY ENGINEERING & SURVEYING |
| APPROVED | COFFEY ENGINEERING & SURVEYING |
| DATE | 06/19/19 |

SHEET INDEX

| DWG. NO. | SHEET TITLE |
|----------|---------------------------------|
| SP_CV1 | COVER SHEET |
| SP_H01 | HORIZONTAL CONTROL PLAN |
| SP_U01 | UTILITY PLAN |
| SP_G01 | GRADING PLAN |
| SP_D01 | DRAINAGE CONTROL PLAN |
| SP_D02 | DETAIL SHEET 1 |
| SP_D03 | DETAIL SHEET 2 |
| SP_D04 | DETAIL SHEET 3 |
| SP_D05 | DETAIL SHEET 4 |
| L01 | FINAL LANDSCAPE PLAN |
| L02 | FINAL LANDSCAPE DETAILS & NOTES |
| PH1 | ELECTRICAL PHOTO-METRIC PLAN |
| E01 | BUILDING ELEVATIONS |

CERTIFICATES OF SIGNATURE BLOCKS:

I, the undersigned, being a duly licensed Professional Engineer in the State of Colorado, do hereby certify that I am the author of the above described site plan and that I am a duly licensed Professional Engineer in the State of Colorado. My commission expires on _____, 20____.

DATE: _____

BY: _____

PROFESSIONAL ENGINEER

STATE OF COLORADO

I, the undersigned, being a duly licensed Professional Engineer in the State of Colorado, do hereby certify that I am the author of the above described site plan and that I am a duly licensed Professional Engineer in the State of Colorado. My commission expires on _____, 20____.

DATE: _____

BY: _____

PROFESSIONAL ENGINEER

STATE OF COLORADO

I, the undersigned, being a duly licensed Professional Engineer in the State of Colorado, do hereby certify that I am the author of the above described site plan and that I am a duly licensed Professional Engineer in the State of Colorado. My commission expires on _____, 20____.

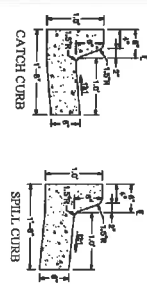
DATE: _____

BY: _____

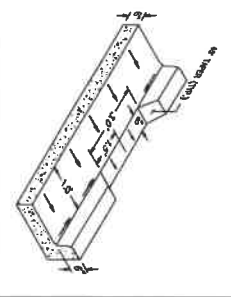
PROFESSIONAL ENGINEER



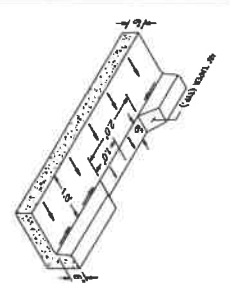
| | | | |
|---|--|-------------------|------|
| <p>COFFEY ENGINEERING & SURVEYING 4045 St. Cloud Drive, Suite 180 Loveland, CO 80538 (970) 422-2055 (970) 461-4469</p> | PROJECT: 2284.07 DATE: 06/19/19 DESIGNER: JR/CH DRAFTER: CJD CHECKED BY: TWC APPROVED BY: TWC | SHEET NO. 1 OF 13 | DATE |
| | SITE PLAN FOR LOT 15, LYONS 66 PACIFIC COMMERCE PARK COVER SHEET | REVIEWED | DATE |
| | 13754 INTERSTATE 25 FRONTAGE ROAD TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO | REVIEWED | DATE |
| | 13754 INTERSTATE 25 FRONTAGE ROAD TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO | REVIEWED | DATE |



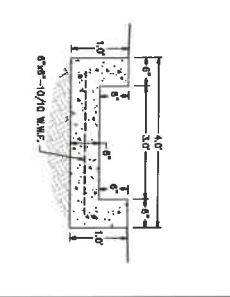
18" CURB & GUTTER
 NOT TO SCALE
 DETAIL SP1



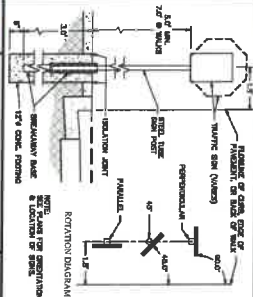
30" CURB CUT
 NOT TO SCALE
 DETAIL SP2



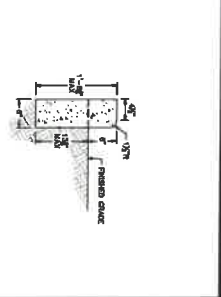
24" CURB CUT
 NOT TO SCALE
 DETAIL SP3



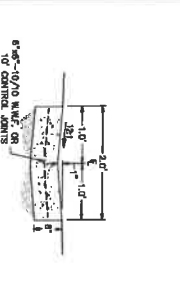
36" CONCRETE U-CHEANNEL
 NOT TO SCALE
 DETAIL SP4



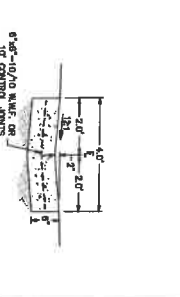
SIGN MOUNTING
 NOT TO SCALE
 DETAIL SP5



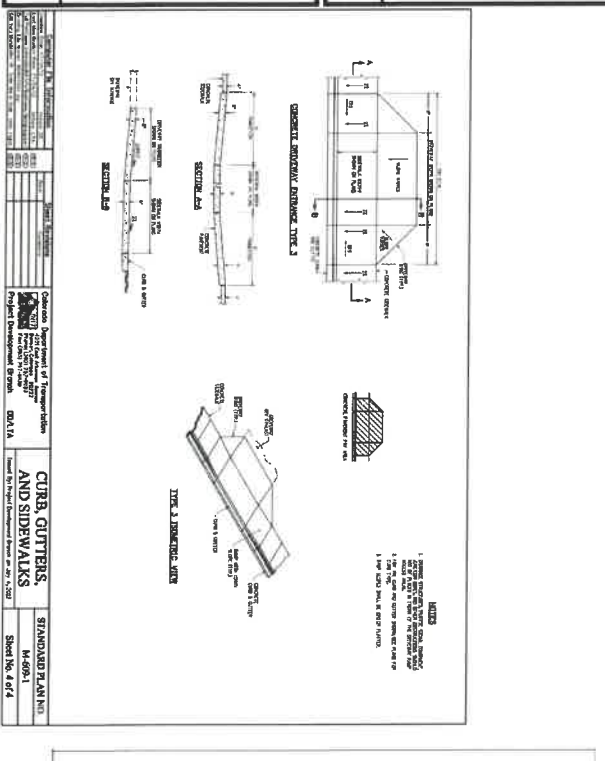
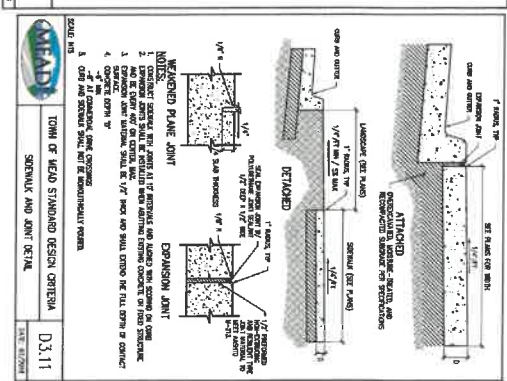
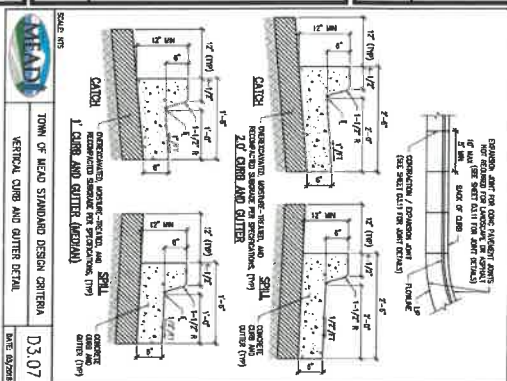
CONCRETE BARRIER CURB
 NOT TO SCALE
 DETAIL SP6



24" CONCRETE V-PAN
 NOT TO SCALE
 DETAIL SP7

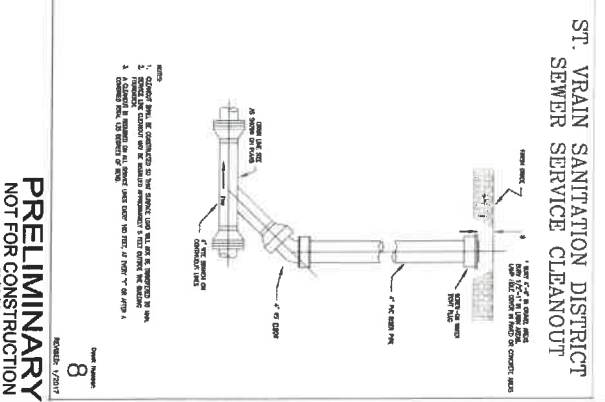


48" CONCRETE PAN
 NOT TO SCALE
 DETAIL SP8



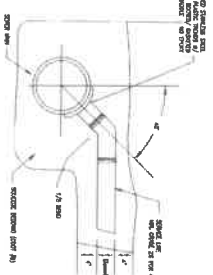
ST. VRAIN SANITATION DISTRICT APPENDIX B GENERAL CONSTRUCTION NOTES

1. Standard and notes are to be used unless otherwise noted in these notes.
2. All materials and construction shall conform to the District Standards.
3. All materials shall be tested and approved by the District Engineer.
4. The contractor shall verify the location of all lines and a minimum of 48 inches from the curb.
5. All concrete shall be minimum 4000 psi of 28 day strength.
6. All concrete shall be minimum 4000 psi of 28 day strength.
7. All concrete shall be minimum 4000 psi of 28 day strength.
8. All concrete shall be minimum 4000 psi of 28 day strength.
9. All concrete shall be minimum 4000 psi of 28 day strength.
10. All concrete shall be minimum 4000 psi of 28 day strength.
11. All concrete shall be minimum 4000 psi of 28 day strength.
12. All concrete shall be minimum 4000 psi of 28 day strength.
13. All concrete shall be minimum 4000 psi of 28 day strength.
14. All concrete shall be minimum 4000 psi of 28 day strength.
15. All concrete shall be minimum 4000 psi of 28 day strength.
16. All concrete shall be minimum 4000 psi of 28 day strength.
17. All concrete shall be minimum 4000 psi of 28 day strength.
18. All concrete shall be minimum 4000 psi of 28 day strength.
19. All concrete shall be minimum 4000 psi of 28 day strength.
20. All concrete shall be minimum 4000 psi of 28 day strength.
21. All concrete shall be minimum 4000 psi of 28 day strength.
22. All concrete shall be minimum 4000 psi of 28 day strength.
23. All concrete shall be minimum 4000 psi of 28 day strength.
24. All concrete shall be minimum 4000 psi of 28 day strength.



PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: 09/12/19
 DRAWN BY: SP DTI
 SHEET NO: 6 OF 13

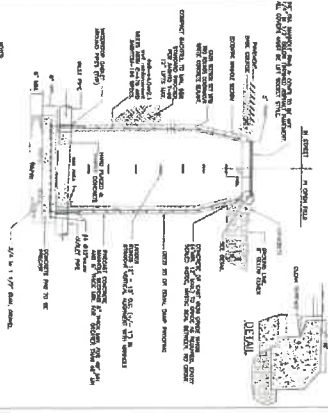
ST. VRAIN SANITATION DISTRICT
 SERVICE CONNECTION USING
 A TAPPING SADDLE



1. SERVICE LINE SHALL BE INSTALLED TO THE TAPPING SADDLE AS SHOWN IN THIS DETAIL.
2. THE SERVICE LINE SHALL BE INSTALLED TO THE TAPPING SADDLE AS SHOWN IN THIS DETAIL.
3. THE SERVICE LINE SHALL BE INSTALLED TO THE TAPPING SADDLE AS SHOWN IN THIS DETAIL.
4. THE SERVICE LINE SHALL BE INSTALLED TO THE TAPPING SADDLE AS SHOWN IN THIS DETAIL.
5. THE SERVICE LINE SHALL BE INSTALLED TO THE TAPPING SADDLE AS SHOWN IN THIS DETAIL.

Scale
 10
 NUMBER 1/2017

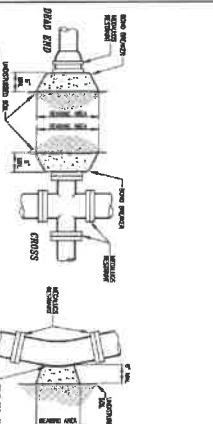
ST. VRAIN SANITATION DISTRICT
 MONITORING MANHOLE
 ASTM C-478



1. MONITORING MANHOLES SHALL BE INSTALLED TO THE MONITORING MANHOLE AS SHOWN IN THIS DETAIL.
2. THE MONITORING MANHOLE SHALL BE INSTALLED TO THE MONITORING MANHOLE AS SHOWN IN THIS DETAIL.
3. THE MONITORING MANHOLE SHALL BE INSTALLED TO THE MONITORING MANHOLE AS SHOWN IN THIS DETAIL.
4. THE MONITORING MANHOLE SHALL BE INSTALLED TO THE MONITORING MANHOLE AS SHOWN IN THIS DETAIL.
5. THE MONITORING MANHOLE SHALL BE INSTALLED TO THE MONITORING MANHOLE AS SHOWN IN THIS DETAIL.

Scale
 15
 NUMBER 1/2017

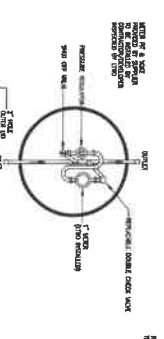
FIELD INSULATION
 POLYETHYLENE
 AWWA C 195
 METHOD A



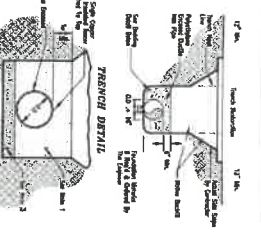
1. INSULATION SHALL BE INSTALLED TO THE INSULATION AS SHOWN IN THIS DETAIL.
2. THE INSULATION SHALL BE INSTALLED TO THE INSULATION AS SHOWN IN THIS DETAIL.
3. THE INSULATION SHALL BE INSTALLED TO THE INSULATION AS SHOWN IN THIS DETAIL.
4. THE INSULATION SHALL BE INSTALLED TO THE INSULATION AS SHOWN IN THIS DETAIL.
5. THE INSULATION SHALL BE INSTALLED TO THE INSULATION AS SHOWN IN THIS DETAIL.

| INSULATION THICKNESS | MINIMUM COVER | MINIMUM COVER | MINIMUM COVER | MINIMUM COVER | MINIMUM COVER | MINIMUM COVER | MINIMUM COVER | MINIMUM COVER | MINIMUM COVER |
|----------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 1" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" | 12" |
| 2" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" | 18" |
| 3" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" | 24" |
| 4" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" | 30" |
| 6" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" | 36" |
| 8" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" | 42" |
| 10" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" | 48" |

DUCTILE IRON PIPE
 BEDDING DETAILS

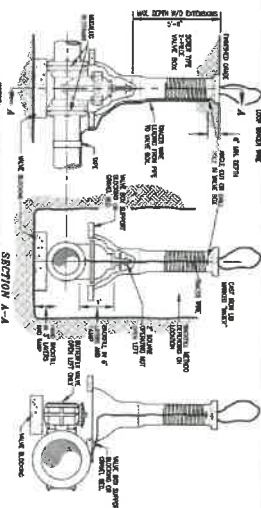


1. DUCTILE IRON PIPE SHALL BE INSTALLED TO THE DUCTILE IRON PIPE AS SHOWN IN THIS DETAIL.
2. THE DUCTILE IRON PIPE SHALL BE INSTALLED TO THE DUCTILE IRON PIPE AS SHOWN IN THIS DETAIL.
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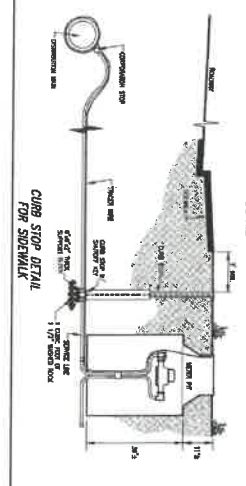
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3. THE TRENCH BEDDING SHALL BE INSTALLED TO THE TRENCH BEDDING AS SHOWN IN THIS DETAIL.
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5. THE TRENCH BEDDING SHALL BE INSTALLED TO THE TRENCH BEDDING AS SHOWN IN THIS DETAIL.

VALVE BOX
 DETAIL



1. VALVE BOX SHALL BE INSTALLED TO THE VALVE BOX AS SHOWN IN THIS DETAIL.
2. THE VALVE BOX SHALL BE INSTALLED TO THE VALVE BOX AS SHOWN IN THIS DETAIL.
3. THE VALVE BOX SHALL BE INSTALLED TO THE VALVE BOX AS SHOWN IN THIS DETAIL.
4. THE VALVE BOX SHALL BE INSTALLED TO THE VALVE BOX AS SHOWN IN THIS DETAIL.
5. THE VALVE BOX SHALL BE INSTALLED TO THE VALVE BOX AS SHOWN IN THIS DETAIL.

WATER SERVICE
 METER PIT LOCATIONS



1. METER PIT SHALL BE INSTALLED TO THE METER PIT AS SHOWN IN THIS DETAIL.
2. THE METER PIT SHALL BE INSTALLED TO THE METER PIT AS SHOWN IN THIS DETAIL.
3. THE METER PIT SHALL BE INSTALLED TO THE METER PIT AS SHOWN IN THIS DETAIL.
4. THE METER PIT SHALL BE INSTALLED TO THE METER PIT AS SHOWN IN THIS DETAIL.
5. THE METER PIT SHALL BE INSTALLED TO THE METER PIT AS SHOWN IN THIS DETAIL.

PRELIMINARY
 NOT FOR CONSTRUCTION
 09/18/19



SITE PLAN FOR
 LOT 15, LYONS 66 PACIFIC COMMERCE PARK
 DETAIL SHEET 2

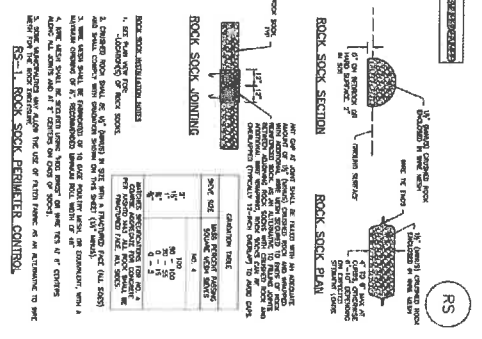
13794 INTERSTATE 25 FRONTAGE ROAD
 NW 1/4 SECTION 26, T2N, R6W, 6TH PM, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

| NO. | DATE | BY | APPROVED BY |
|---------|----------|-------|-------------|
| 2284.07 | 06/19/19 | JR/CH | TWC |
| | | CJD | TWC |
| | | TWC | TWC |

DRAWN BY: SP DT12
 CHECKED BY: TWC
 7 OF 13

SC-5

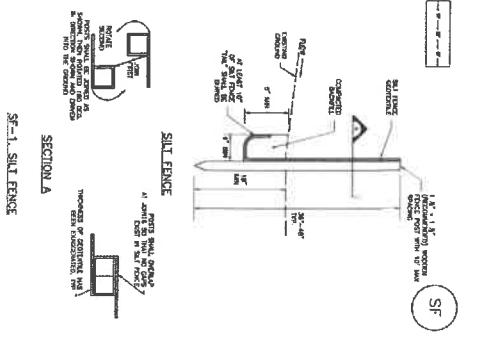
Rock Sock (RS)



Rock Sock (RS)

SC-5

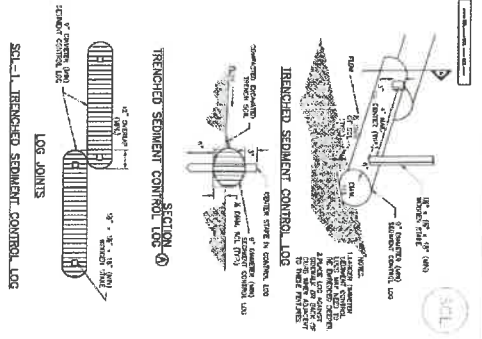
Silt Fence (SF)



SC-1

Silt Fence (SF)

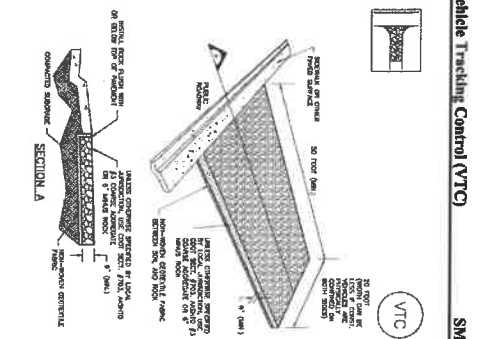
Sediment Control Log (SCL)



SC-2

Sediment Control Log (SCL)

Vehicle Tracking Control (VTC)

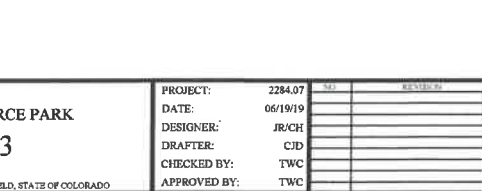


SM-4

Vehicle Tracking Control (VTC)

SC-6

Rock Sock (RS)

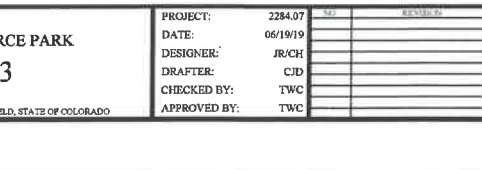


SC-5

Rock Sock (RS)

SC-1

Silt Fence (SF)

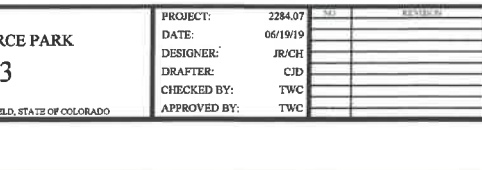


SC-2

Sediment Control Log (SCL)

SC-4

Vehicle Tracking Control (VTC)



Rock Sock (RS)

SC-5

SC-1

Silt Fence (SF)

SC-2

Sediment Control Log (SCL)

SM-4

Vehicle Tracking Control (VTC)

SC-5

Rock Sock (RS)

SC-1

Silt Fence (SF)

November 2010

Utah Damages and Flood Control District
Utah Storm Damage Claims Manual Volume 3

RS-1

SF-1

Utah Damages and Flood Control District
Utah Storm Damage Claims Manual Volume 3

November 2010

SC-1

Utah Damages and Flood Control District
Utah Storm Damage Claims Manual Volume 3

November 2011

VTCA

Utah Damages and Flood Control District
Utah Storm Damage Claims Manual Volume 3

November 2010

Pages: 20 of 28
R Fee: \$148.00
09/12/2019 10:13 AM
Carly Koppen, Clerk and Recorder, Weld County, CO

PRELIMINARY
NOT FOR CONSTRUCTION
09/18/18

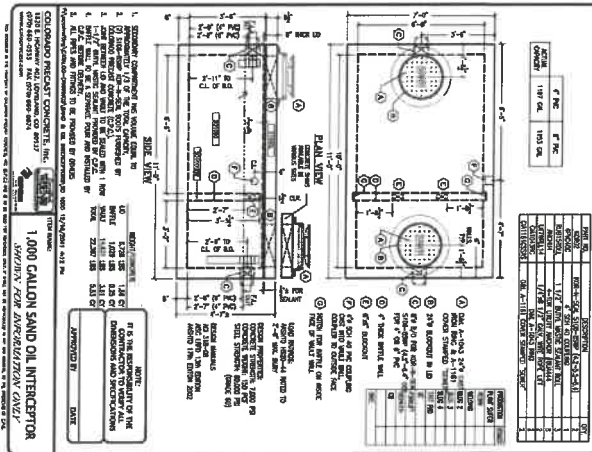


SITE PLAN FOR
LOT 15, LYONS 66 PACIFIC COMMERCE PARK
DETAIL SHEET 3

13794 INTERSTATE 25 FRONTAGE ROAD
NW 1/4 OF SECTION 26, T3N, R69W, 61E11 P3M, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

| PROJECT: | 2284-07 |
|--------------|----------|
| DATE: | 06/19/19 |
| DESIGNER: | JR/CH |
| DRAFTER: | CJD |
| CHECKED BY: | TWC |
| APPROVED BY: | TWC |

| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |
| | | |
| | | |
| | | |



1,000 GALLON SAND OIL INTERCEPTOR
 SMOOTH-FLOW MANUFACTURING ONLY

COLLEEN PRECAST CONCRETE, INC.
 13151 LINDSEY HILL DRIVE, COVINGTON, LA 70040
 504-833-3333

NOTE:
 1. THIS IS THE RESPONSIBILITY OF THE ENGINEER TO VERIFY THE DIMENSIONS AND SPECIFICATIONS OF THE INTERCEPTOR WITH THE MANUFACTURER'S DRAWINGS AND SPECIFICATIONS.

APPROVED BY: _____ DATE: _____

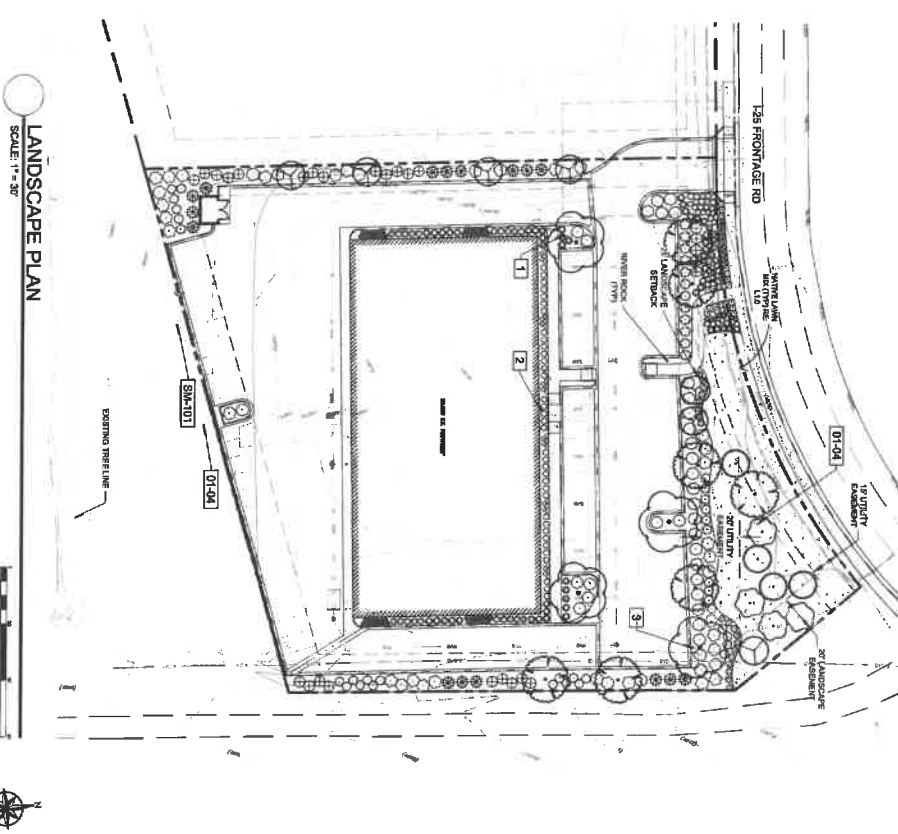
PRELIMINARY
 NOT FOR CONSTRUCTION

COFFEY
 ENGINEERING & SURVEYING
 4045 St. Cloud Drive, Suite 180
 Loveland, CO 80538
 P: 970-622-2095 F: 970-461-4469

SITE PLAN FOR
LOT 15, LYONS 66 PACIFIC COMMERCE PARK
DETAIL SHEET 4
 13794 INTERSTATE 25 FRONTAGE ROAD
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

| PROJECT: | 2284.07 | NO. | REVISION | DATE |
|--------------|----------|-----|----------|------|
| DATE: | 06/19/19 | | | |
| DESIGNER: | JR/CH | | | |
| DRAFTER: | CJD | | | |
| CHECKED BY: | TWC | | | |
| APPROVED BY: | TWC | | | |

DWG. NAME: SP D14
 SHEET NO.: 9 OF 13



SEED MAINTENANCE: LOW WATER PLANTS REQUIRING ABOUT 1/2" OF WATER PER WEEK. PLANTS SHOULD BE PLANTED ON A SCHEDULE OF 1.000 GALLONS PER 1000 SQ. FT. OF AREA TO BE PLANTED. SEEDS SHOULD BE PLANTED IN A 4' X 4' MESH GRID AND LET GROW UNTIL SEEDS HAVE GERMINATED AND PLANTS HAVE APPLICABLE DURING FIRST 3 GROWING SEASONS. PLANTS SHOULD BE PLANTED IN A 4' X 4' MESH GRID AND LET GROW UNTIL SEEDS HAVE GERMINATED AND PLANTS HAVE APPLICABLE DURING FIRST 3 GROWING SEASONS. PLANTS SHOULD BE PLANTED IN A 4' X 4' MESH GRID AND LET GROW UNTIL SEEDS HAVE GERMINATED AND PLANTS HAVE APPLICABLE DURING FIRST 3 GROWING SEASONS.

VEGETATION LIMITS
 150% Shrub/Ground
 150% Tree/Grass
 150% Tree/Grass

REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION |
|--------|---|
| (1) | PLANT SPECIES TO BE PLANTED IN ALL AREAS. PLANT SPECIES TO BE PLANTED IN ALL AREAS. PLANT SPECIES TO BE PLANTED IN ALL AREAS. |
| (2) | PLANT SPECIES TO BE PLANTED IN ALL AREAS. PLANT SPECIES TO BE PLANTED IN ALL AREAS. PLANT SPECIES TO BE PLANTED IN ALL AREAS. |
| (3) | PLANT SPECIES TO BE PLANTED IN ALL AREAS. PLANT SPECIES TO BE PLANTED IN ALL AREAS. PLANT SPECIES TO BE PLANTED IN ALL AREAS. |

PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | COBOT | COL |
|--------|------|-----|---|----------|----------|
| ① | AL | 7 | ACORN TERNBERRY / NOT RIVER / NOT RIVER VINCENNAHAME | B&B | 1.5' OAL |
| ② | CO | 7 | CALIFORNIA OCCIDENTAL COCKLEWOOD / MANDARIN | B&B | 1.5' OAL |
| ③ | CA | 4 | CALLYNETIA ARGENTEA / RUSSIAN MANTONIA | B&B | 1.5' OAL |
| ④ | CO | 4 | ORNITHOGALLOS SPICK / SPERSEPO / HENRICHI CONFESSION | B&B | 1.5' OAL |
| ⑤ | PL | 4 | PLANT SPECIES FROM THE | F&B | 1.5' OAL |
| ⑥ | CO | 45 | BOTANICAL / COMMON NAME | B&B | 1.5' OAL |
| ⑦ | AL | 45 | ARABIS CAESALPINI / LANTANA | B&B | 1.5' OAL |
| ⑧ | AL | 34 | ACTINOPTERYX OR X CORONARIOIDES / CHESTNUT / MANDARIN | B&B | 1.5' OAL |
| ⑨ | CHP | 27 | CHAMBERNIA MALTOLA / BAY TERNBERRY / SPENDISH | B&B | 1.5' OAL |
| ⑩ | AL | 16 | ALNIBERIA ACOPHA / BAY / MANDARIN / MANDARIN | 1.5' OAL | |
| ⑪ | AL | 20 | PROSOPIS AFRICAENA / LITTLE SPINE / LOWER RUSSIAN B&B | 5' OAL | |
| ⑫ | PO | 20 | PHYSCOPUS PERSICUS / B&B / DRUM OMBELACK | 5' OAL | |
| ⑬ | PO | 40 | PHYSCOPUS PERSICUS / LITTLE SPINE / DRUM F&B | 5' OAL | |
| ⑭ | PL | 12 | PLANT SPECIES FROM BUTTER / SAND CHESTNUT | 5' OAL | |
| ⑮ | CO | 20 | BOTANICAL / COMMON NAME | 5' OAL | |
| ⑯ | PL | 20 | BOTANICAL / COMMON NAME | 5' OAL | |
| ⑰ | PL | 20 | BOTANICAL / COMMON NAME | 5' OAL | |
| ⑱ | PL | 20 | BOTANICAL / COMMON NAME | 5' OAL | |
| ⑲ | PL | 20 | BOTANICAL / COMMON NAME | 5' OAL | |

SITE CATEGORY REQUIREMENTS

| | |
|---------------------|---------------------------------------|
| Overall Landscape | 20% minimum required - 20% ± provided |
| Total native plants | 20% minimum required - 20% ± provided |
| Total shrubs | 20% minimum required - 20% ± provided |
| Total ground covers | 20% minimum required - 20% ± provided |

MEAD MIXED-USE DEVELOPMENT
MEAD, CO

FINAL LANDSCAPE PLAN

REVISIONS:
 Issue: 08.04.18
 Date: 08.21.18
 By: JKD
 Date Update: 03.20.19

NDS
 Landscape Architecture
 2525 North Cook Street, Suite 100
 Denver, CO 80217
 303.465.0386

PROJECT NO.: []
 DATE: 04.10.18
 SCALE: See Sheet
 DRAWN BY: JKD
 CHECKED BY: []
 SHEET NO.: 10

| Quantity | Material | Part Number | Manufacturer | Unit Price | Quantity | Material | Part Number | Manufacturer | Unit Price |
|----------|--------------------|-----------------------|--------------|------------|----------|--------------------|-----------------------|--------------|------------|
| 1 | LED WALL LUMINAIRE | 1000-600-12M-WALL-DIM | OSRAM | 148.00 | 1 | LED WALL LUMINAIRE | 1000-600-12M-WALL-DIM | OSRAM | 148.00 |
| 1 | LED WALL LUMINAIRE | 1000-600-12M-WALL-DIM | OSRAM | 148.00 | 1 | LED WALL LUMINAIRE | 1000-600-12M-WALL-DIM | OSRAM | 148.00 |

| Item | Quantity | Material | Part Number | Manufacturer | Unit Price | Quantity | Material | Part Number | Manufacturer | Unit Price |
|------|--------------------|-----------------------|-------------|--------------|------------|--------------------|-----------------------|-------------|--------------|------------|
| 1 | LED WALL LUMINAIRE | 1000-600-12M-WALL-DIM | OSRAM | 148.00 | 1 | LED WALL LUMINAIRE | 1000-600-12M-WALL-DIM | OSRAM | 148.00 | |
| 1 | LED WALL LUMINAIRE | 1000-600-12M-WALL-DIM | OSRAM | 148.00 | 1 | LED WALL LUMINAIRE | 1000-600-12M-WALL-DIM | OSRAM | 148.00 | |

| Item | Quantity | Material | Part Number | Manufacturer | Unit Price | Quantity | Material | Part Number | Manufacturer | Unit Price |
|------|--------------------|-----------------------|-------------|--------------|------------|--------------------|-----------------------|-------------|--------------|------------|
| 1 | LED WALL LUMINAIRE | 1000-600-12M-WALL-DIM | OSRAM | 148.00 | 1 | LED WALL LUMINAIRE | 1000-600-12M-WALL-DIM | OSRAM | 148.00 | |

D-Series Size 1 LED Wall Luminaire

OSRAM

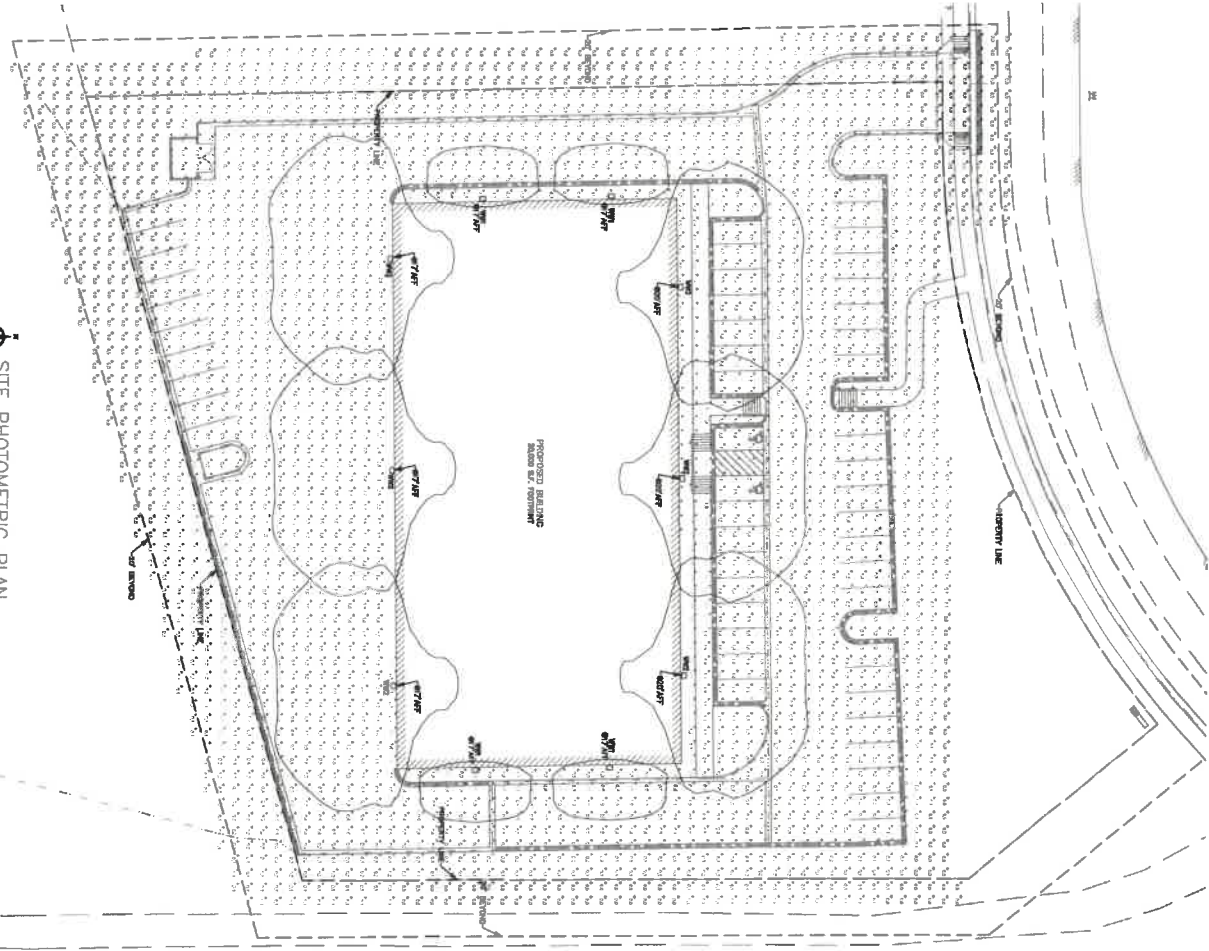
Specifications
 Luminaire: D-Series Size 1
 Width: 12.125"
 Height: 6.375"
 Depth: 3.375"
 Mounting: A-10

Dimensions
 Total Height: 6.375"
 Total Width: 12.125"
 Total Depth: 3.375"

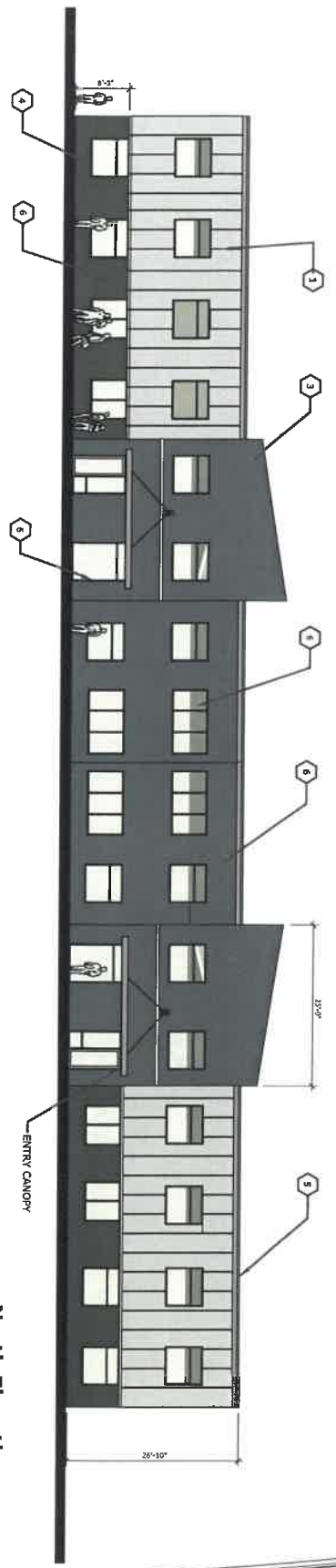
Electrical Data
 Power: 10.0W
 Voltage: 120V AC
 Current: 0.083A
 Power Factor: 0.95

Lighting Data
 Beam Spread: 120°
 Illuminance: 10.0 fc
 Footcandle: 10.0
 Lux: 100.0

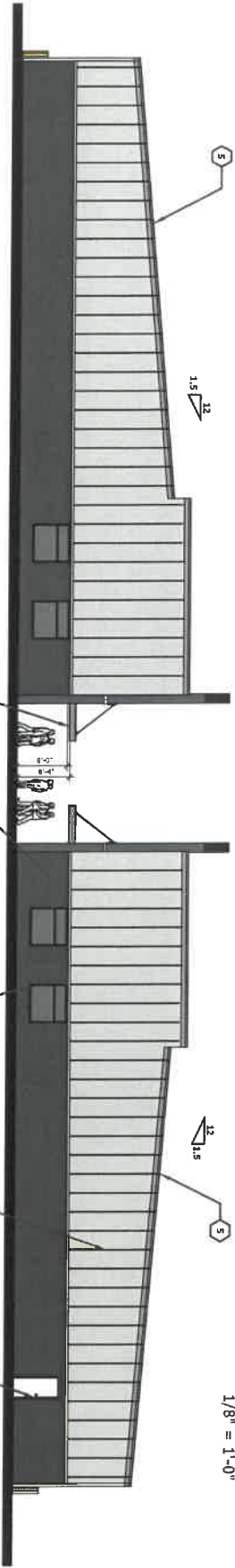
Notes
 1. The luminaire is designed for use in a variety of applications including commercial, industrial, and residential.
 2. The luminaire is designed for use in a variety of applications including commercial, industrial, and residential.
 3. The luminaire is designed for use in a variety of applications including commercial, industrial, and residential.



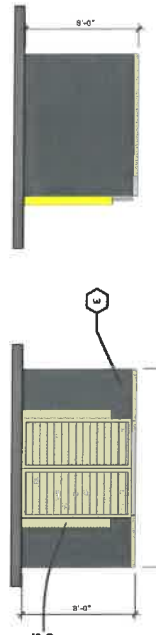
SITE PHOTOMETRIC PLAN
 SCALE: 1" = 30'



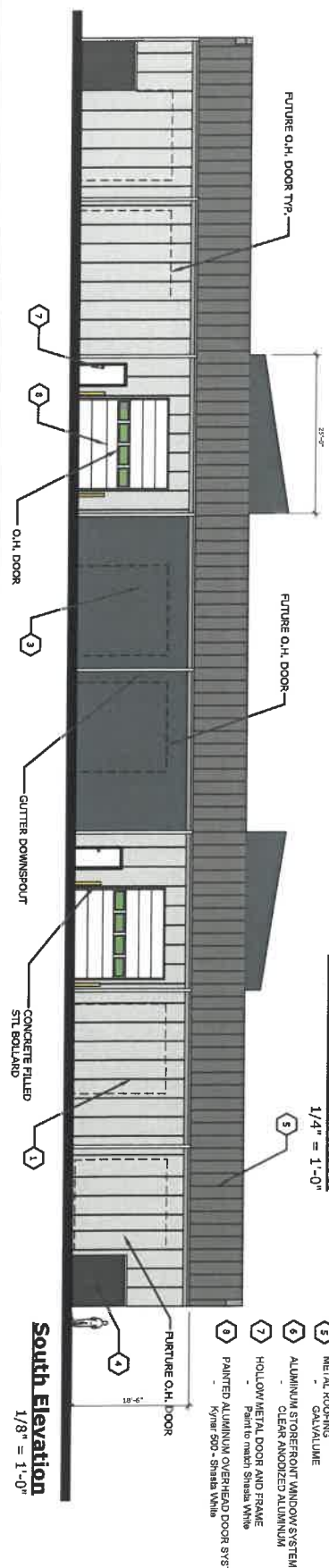
North Elevation
 1/8" = 1'-0"



East Elevation
 1/8" = 1'-0"



Front Trash Elevation
 1/4" = 1'-0"



South Elevation
 1/8" = 1'-0"

West Elevation
 1/8" = 1'-0"

SYMBOL KEY

- 1 VERTICAL METAL SIDING - KINGSPAN - SANDSTONE
- 2 NOT USED
- 3 VERTICAL METAL SIDING - KINGSPAN FAHRE BLUE
- 4 VERTICAL METAL SIDING - KINGSPAN SPARTAN BRONZE
- 5 METAL ROOFING - GALVALUME
- 6 ALUMINUM STOREFRONT WINDOW SYSTEM CLEAR ANODIZED ALUMINUM Paint to match Shasta White
- 7 HOLLOW METAL DOOR AND FRAME Paint to match Shasta White
- 8 PAINTED ALUMINUM OVERHEAD DOOR SYSTEM System SPS - Shasta White



MEAD FLEX 66
 LYONS 66 PACIFIC COMMERCE PARK
 13794 INTERSTATE 25 FRONTAGE ROAD
 TOWN OF MEAD, COUNTRY OF WELD COLORADO

BUILDING ELEVATIONS

DWG CD SUBMITTAL

| | |
|------------|-------------------|
| DATE | DESCRIPTION |
| 09/12/2019 | ISSUED FOR PERMIT |
| 09/12/2019 | ISSUED FOR PERMIT |
| 09/12/2019 | ISSUED FOR PERMIT |
| 09/12/2019 | ISSUED FOR PERMIT |

Building Elevations

EL 1

SHEET 13 OF 13



EXHIBIT B

**MEAD 66 FLEX
PUBLIC IMPROVEMENTS TO BE CONSTRUCTED**

EXHIBIT B

Mead Flex, 13794 Interstate 25 Frontage Road

Mead, Colorado

Public Improvements Opinion of Cost

Project: 2284.07

Date: June 18, 2019

| Item | Description | Units | Unit Cost (\$) | Estimated Quantity | Item Cost |
|---|--------------------------------|-------|----------------|--------------------|--------------|
| 1 Flatwork | | | | | |
| 1 | 6-in Thick Sidewalk | SY | \$ 40.00 | 194 | \$ 7,760.00 |
| 2 | ADA Ramps | SY | \$ 250.00 | 2 | \$ 500.00 |
| 3 | Access | SY | \$ 44.00 | 52 | \$ 2,288.00 |
| Subtotal | | | | | \$ 10,548.00 |
| 2 Work Zone Traffic Control | | | | | |
| 1 | Traffic Control | LS | \$ 350.00 | 1 | \$ 350.00 |
| Subtotal | | | | | \$ 350.00 |
| 3 Construction Staking/Surveying | | | | | |
| 1 | Construction Staking/Surveying | LS | \$ 250.00 | 1.0 | \$ 250.00 |
| Subtotal | | | | | \$ 250.00 |
| 4 Material Testing | | | | | |
| 1 | Material Testing | LS | \$ 500.00 | 1.0 | \$ 500.00 |
| Subtotal | | | | | \$ 500.00 |
| 5 Landscape | | | | | |
| 1 | Landscaping | LS | | 0 | |
| Subtotal | | | | | \$ - |
| 6 Construction Management | | | | | |
| 1 | Construction Management | LS | \$ 500.00 | 1.0 | \$ 500.00 |
| Subtotal | | | | | \$ 500.00 |

Public Improvement Work Total \$ 12,148.00
 15% Additonal \$ 1,822.20
GRAND TOTAL \$ 13,970.20

EXHIBIT C

**MEAD 66 FLEX
SPECIAL PROVISIONS**

The Parties agree that Developer may, in lieu of a letter of credit, pay a cash deposit to the Town by personal or business check ("Cash Deposit"). The Cash Deposit shall be one hundred fifteen percent (115%) of the total estimated cost, including labor and materials, of the Public Improvements. If the Developer elects to remit a Cash Deposit to the Town, the Town Treasurer shall hold the Cash Deposit in a segregated account. The Cash Deposit shall be held by the Town through the date on which the Board of Trustees has memorialized acceptance of the Public Improvements by resolution ("Final Acceptance"). Within thirty (30) days following Final Acceptance, the Town shall release the Cash Deposit to Developer.