

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 904**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
CONDITIONALLY APPROVING THE LYONS 66 PACIFIC COMMERCE PARK, LOT 9 –
ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING SITE PLAN**

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, CMC Group, Inc., a Colorado corporation (“Applicant”), submitted to the Town a land use application for a site plan designated as the Lyons 66 Pacific Commerce Park, Lot 9 – Rocky Mountain Midstream Office Building Site Plan consisting of fourteen (14) sheets (the “Site Plan”), for certain property generally located southeast of the intersection of County Road 66 and Interstate Highway 25, abutting East I-25 Frontage Road in the Town of Mead, County of Weld, State of Colorado (the “Property”); and

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

WHEREAS, the Property is legally described as:

LOT 9, LYONS 66 PACIFIC COMMERCE PARK, TOWN OF MEAD,
COUNTY OF WELD, STATE OF COLORADO,

and consists of approximately 68,542 square feet (1.573 acres), more or less; and

WHEREAS, the Applicant desires to develop a new 15,030 square foot building on the Property, together with certain public improvements on the Property including but not limited to exterior lighting, landscaping, ADA ramps, bicycle improvements 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 or Owner, as applicable, 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 or Owner, as applicable, will address all outstanding comments of the Town Engineer, as detailed and set forth in letter dated June 28, 2019 (JVA Job No. 1970.108c) to the satisfaction of Town Staff, specifically the following:

(1) The Applicant or Owner, as applicable, shall provide final approval or will serve letter from Little Thompson Water District.

(2) Site Plan Agreement Public Improvement Cost estimate will include required landscape improvements.

c. The Applicant or Owner, as applicable, shall resolve and correct any technical issues as directed by Town Staff prior to signature of Town officials on the Site Plan.

d. The Applicant or Owner, as applicable, shall pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Site Plan application.

e. All Public Improvements will be constructed in accordance with applicable Town standards prior to issuance of a Certificate of Occupancy.

f. The Applicant or Owner, as applicable, 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 sign 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.

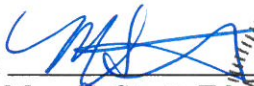
Section 6. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Board of Trustees hereby declares that it would have passed the ordinance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

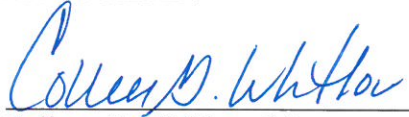
INTRODUCED, READ, PASSED, AND ADOPTED THIS 8TH DAY OF JULY, 2019.

ATTEST:

By: 
Mary E. Strutt, Town Clerk



TOWN OF MEAD:

By: 
Colleen G. Whitlow, Mayor



**Rocky Mountain Midstream Office Building
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 CMC Group, Inc, a Colorado Corporation with offices at 2000 South Colorado Blvd, Tower I, Suite 10500, Denver, Colorado 80222 (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:
Craig Benes
2000 South Colorado Blvd
Tower I, Suite 10500
Denver, CO 80222
- 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.]



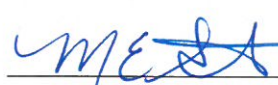
THIS AGREEMENT is executed and made effective as provided above.

TOWN OF MEAD, COLORADO

By:  _____

Date of execution: August 22, 2019

ATTEST:



Town Clerk



APPROVED AS TO FORM (excluding exhibits):



Town Attorney

[Town signature page.]

CMC Group, Inc

By: 

Printed Name: Craig Richard Benes

Title: President

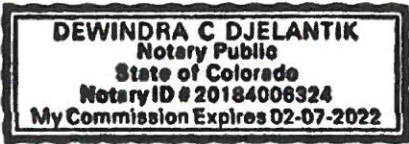
Date of execution: June 24, 2019

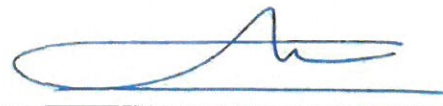
STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing Agreement for Professional Services was subscribed, sworn to and acknowledged before me this 24th day of June, 2019, by Craig Richard Benes as President of CMC Group, Inc., a

My commission expires: 02-07-2022

(S E A L)





Notary Public

[Developer signature page.]

EXHIBIT A

**ROCKY MOUNTAIN MIDSTREAM OFFICE
BUILDING SITE PLAN**

4526791

Pages: 12 of 29

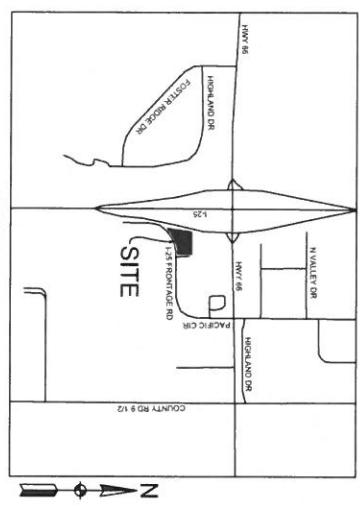
09/26/2019 10:14 AM R Fee:\$153.00

Carly Koppes, Clerk and Recorder, Weld County, CO



LYONS 66 PACIFIC COMMERCE PARK, LOT 9 -
 ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING
 SITE PLAN

A PARCEL OF LAND SITUATED IN THE CORNERS 7 OF SECTION 26,
 TOWNSHIP NORTH, RANGE 65 WEST, OF THE 6TH P.M.,
 TOWN OF MEAD, COUNTY OF WELD STATE OF COLORADO
 13781 PACIFIC CIRCLE, MEAD, COLORADO 80564



VICINITY MAP
 SCALE: 1"=500'

Sheet List Table

| Sheet Number | Sheet Title |
|--------------|--------------------|
| C10 | COVER |
| C11 | NOTES |
| C12 | 80 FT PLAN |
| C13 | GRADING PLAN |
| C14 | UTILITY PLAN |
| C15 | DRAINAGE PLAN |
| C16 | SWAMP PLAN |
| C17 | SWAMP DETAIL 1 |
| C18 | SWAMP DETAIL 2 |
| C19 | ELEVATIONS |
| C20 | LANDSCAPE PLAN |
| C21 | LANDSCAPE DETAIL 1 |
| C22 | LANDSCAPE DETAIL 2 |
| C23 | PHOTOMETRICS |
| C24 | SITE LIGHTING |
| C25 | DETAILS |

LAND USE TABLE

| SPEC | REQUIREMENT | PROVIDED |
|---|-----------------|------------|
| USE | GENERAL OFFICE | COMMERCIAL |
| ZONING DISTRICT | GC | GC |
| ZONING OVERLAY | HO | HO |
| LOT AREA | 43,960 SF (MIN) | 66,342 SF |
| LOT WIDTH | 59 FT (MIN) | 166.30 FT |
| SETBACK - STREET | 20 FT | 62.155 FT |
| SETBACK - SIDE | 0 FT | 17 FT |
| SETBACK - REAR | 60 FT | 221 FT |
| LOT COVERAGE | 15% (MAX) | 42% |
| BUILDING AREA | 15,000 SF (MAX) | 15,000 SF |
| BUILDING HEIGHT | 40 FT (MAX) | 20 FT |
| REQUIRED PARKING 17 PER 500 SF OF GROSS FLOOR AREA, MINIMUM 2 CAR | 30.2 CAR | 42.2 CAR |
| PROTECTIVE TREES (MINIMUM 1" DBH) | 1 | 1 |
| LANDSCAPING AREA | 1 | 1 |
| LANDSCAPE COVERAGE | 13.710 SF (MIN) | 30,905 SF |
| | 20% | 45% |

TOWN OF MEAD APPROVAL:
 _____ APPROVED FOR ONE YEAR FROM THE DATE OF THE
 TOWN ENGINEER'S APPROVAL

TOWN ENGINEER:
 _____ DATE

ST. VRAIN SANITATION DISTRICT:
 _____ DATE

DEVELOPMENT REVIEW APPROVAL SIGNATURE AND DATE DATE
 THESE SITE PLANS HAVE BEEN REVIEWED BY ST. VRAIN SANITATION DISTRICT
 ENGINEERS AND APPROVED FOR ONE YEAR FROM THE DATE OF THE REVIEW.
 THESE PLANS IS VALID FOR ONE (1) YEAR
 REVIEWED AND APPROVED BY _____ DATE
 LITTLE THOMPSON WATER DISTRICT DISTRICT ENGINEER _____ DATE

CERTIFICATE OF COMPLETION
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE COMMON MORTGAGEE OR LENDOR OF CERTAIN
 MOUNTAIN MEAD, COLORADO, DESCRIBED AS FOLLOWS:
 LOT 9, LYONS 66 PACIFIC COMMERCE PARK SUBDIVISION, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
 HAVE LEFT ON FILE THE SITE PLAN OF THE ABOVE DESCRIBED LAND UNDER THE NAME AND STYLE OF LYONS 66 PACIFIC COMMERCE PARK
 LOT 9, ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING.
 THAT DESCRIBED SITE PLAN COULD BE RECORDED AS A PUBLIC RECORD.
 RIGHTS-WAY EXEMPT AND/OR PUBLIC RECORD.
 EXECUTED THIS ____ DAY OF _____ 20__

OWNER:
 LYONS 66 PACIFIC A COLORADO LIMITED LIABILITY COMPANY
 BY: RECORDED LEVY MANAGER
 STATE OF COLORADO } SIS
 COUNTY OF _____ } SIS
 THE FOREGOING CERTIFICATE OF COMPLETION WAS APPROVED BEFORE ME BY _____ OF
 EATON COUNTY, ILLINOIS, ON _____ 20__

WITNESS MY HAND AND SEAL
 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

LENDOR'S CERTIFICATION
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A lawful lender of the real property described in the final plat
 and that the same is being recorded in accordance with the provisions of the final plat and does hereby
 acknowledge the interest in the same as being provided to the town of mead.
 BY: CHAD RICHARD BIRDS
 BY: _____
 NAME: CHAD RICHARD BIRDS
 ADDRESS: COOLIDGE GROUP, INC.
 DENVER, CO 80222
 STATE OF _____ } SIS
 COUNTY OF _____ } SIS
 THE FOREGOING LENDOR'S CERTIFICATION WAS APPROVED BEFORE ME THIS ____ DAY OF _____ OF
 20__ BY CHAD RICHARD BIRDS.
 WITNESS MY HAND AND SEAL
 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

SEARCHING CERTIFICATE
 I, JEFFREY MACHONEN, A REGISTERED PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER IN THE STATE OF COLORADO, DO HEREBY
 CERTIFY THAT THE SITE PLAN SHOWS HEREBY A CORRECT DEDIMENSION OF THE ABOVE DESCRIBED PARCEL OF LAND
 AND I FURTHER CERTIFY THAT THE SITE PLAN AND LEGAL DESCRIPTION WERE REPRODUCED UNDER MY PERSONAL SUPERVISION AND IN
 ACCORD WITH THE PROVISIONS OF COLORADO STATUTES ON THIS ____ DAY OF _____ 20__

CERTIFICATE OF FINAL STATE REVIEW AND APPROVAL
 THIS SITE PLAN OF THE LYONS 66 PACIFIC COMMERCE PARK, LOT 9, ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING, HAS BEEN
 REVIEWED BY THE TOWN OF MEAD STAFF AND APPROVED FOR SUBMITTAL TO THE BOARD OF INDIESTRATES FOR ACCEPTANCE BY
 ORDINANCE THIS ____ DAY OF _____ 20__

TOWN MANAGER

 ATTEST:

 TOWN CLERK



A DIVISION OF
 HARRIS CORPENTER LLC
 13781 PACIFIC CIRCLE
 MEAD, COLORADO 80564

811
 Know what's below
 Call before you dig
 CALL 811 BUSINESS HOURS
 ADVANCE BEFORE YOU DIG
 TO IDENTIFY THE LOCATION OF
 MAJOR UTILITIES AND
 PREVENT ACCIDENTS

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 -
 ROCKY MOUNTAIN MIDSTREAM
 OFFICE BUILDING
 SITE PLAN
 A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 26,
 TOWNSHIP NORTH, RANGE 65 WEST, OF THE 6TH P.M.,
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
 LOCATED AT
 13781 PACIFIC CIRCLE, MEAD, CO 80564

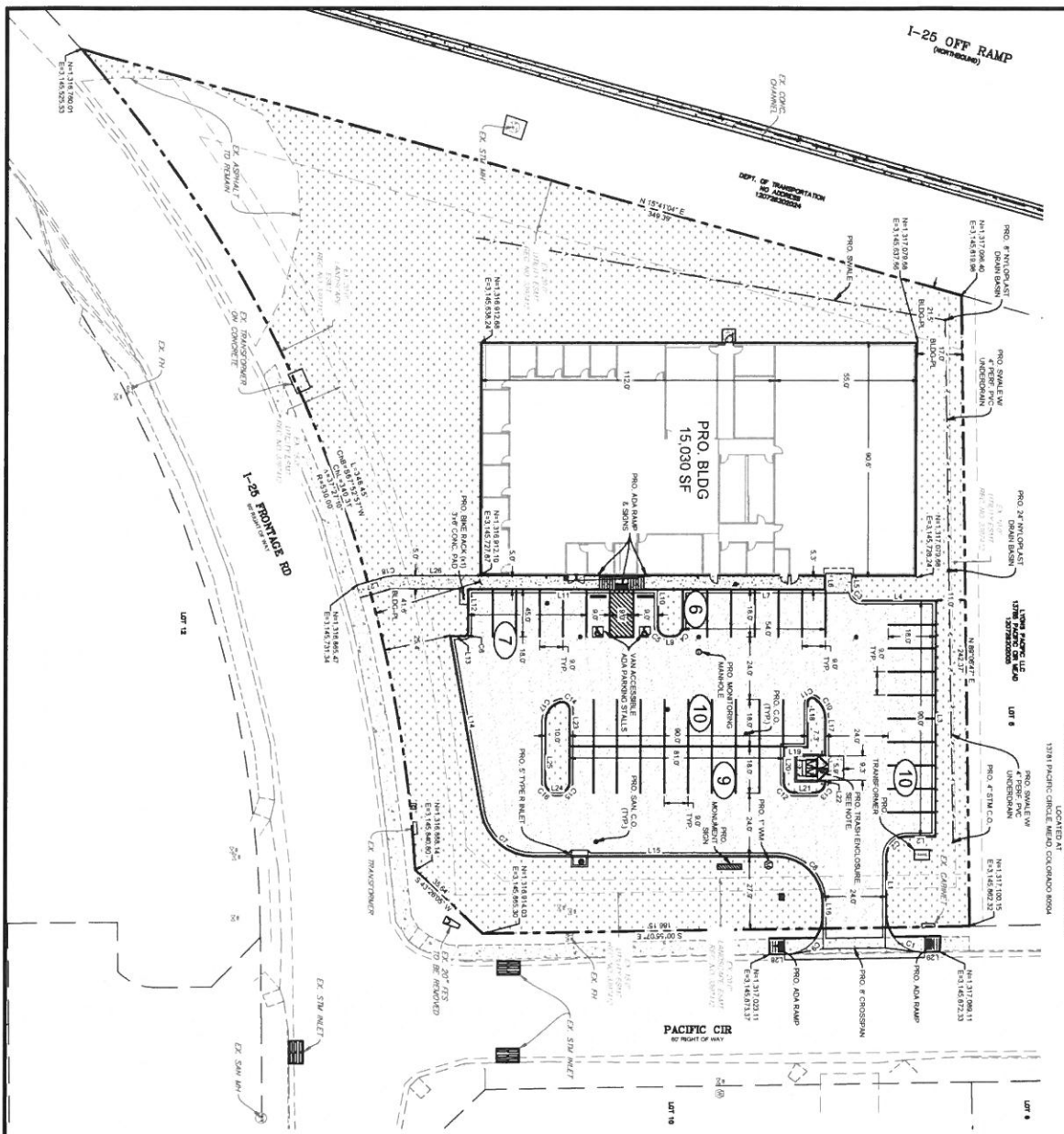
| NO. | DATE | DESCRIPTION |
|-----|----------|---------------------|
| 1 | 10/01/17 | 150'x115' SUBMITTAL |
| 2 | 09/28/19 | FINAL SUBMITTAL |

Drawn By: ZHU
 Checked By: CHU
 Date Issued: 09/28/19
 Sheet Name: COVERS
 Sheet Number: C1.0

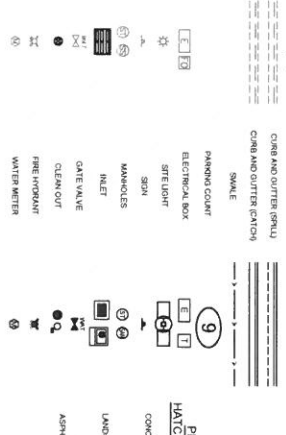
NOTE:
 TAKEN ENCLOSURE TO BE 6" HIGH, CURB BLOCK WALLS WITH DOUBLE GATE AND
 GATE POSTS IN CONCRETE

**LYONS 66 PACIFIC COMMERCE PARK, LOT 9 -
 ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING
 SITE PLAN**

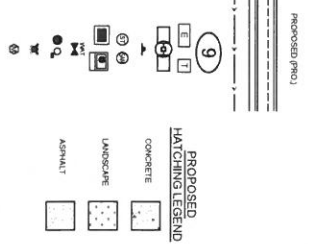
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 28,
 TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
 13761 PACIFIC CIRCLE MEAD, CO, 80504



EXISTING (EX)



LEGEND

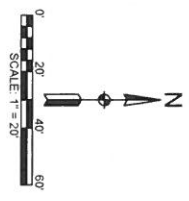


CURB TABLE

| GRADE # | ARC LENGTH | RADIUS | BEYOND RADIUS | CURVED BEARING | CURVED LENGTH |
|---------|------------|--------|---------------|----------------|---------------|
| C1 | 21.9 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C2 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C3 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C4 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C5 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C6 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C7 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C8 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C9 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C10 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C11 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C12 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C13 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C14 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C15 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C16 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C17 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |
| C18 | 12.8 | 16.0 | 80.5236° | 164.2782° | 11.11 |

LINE TABLE

| LINE # | BEARING | DISTANCE |
|--------|-----------|----------|
| L1 | 100.0000° | 21.96 |
| L2 | 100.0000° | 16.00 |
| L3 | 100.0000° | 16.00 |
| L4 | 100.0000° | 16.00 |
| L5 | 100.0000° | 16.00 |
| L6 | 100.0000° | 16.00 |
| L7 | 100.0000° | 16.00 |
| L8 | 100.0000° | 16.00 |
| L9 | 100.0000° | 16.00 |
| L10 | 100.0000° | 16.00 |
| L11 | 100.0000° | 16.00 |
| L12 | 100.0000° | 16.00 |
| L13 | 100.0000° | 16.00 |
| L14 | 100.0000° | 16.00 |
| L15 | 100.0000° | 16.00 |
| L16 | 100.0000° | 16.00 |
| L17 | 100.0000° | 16.00 |
| L18 | 100.0000° | 16.00 |
| L19 | 100.0000° | 16.00 |
| L20 | 100.0000° | 16.00 |
| L21 | 100.0000° | 16.00 |
| L22 | 100.0000° | 16.00 |
| L23 | 100.0000° | 16.00 |
| L24 | 100.0000° | 16.00 |
| L25 | 100.0000° | 16.00 |



LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING SITE PLAN

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO LOCATED AT 13761 PACIFIC CIRCLE, MEAD, CO 80504

HGI
 A DIVISION OF
 HENDERSON CONSTRUCTION INC.
 13761 PACIFIC CIRCLE MEAD, CO 80504

811
 Know what's below you
 Call before you dig

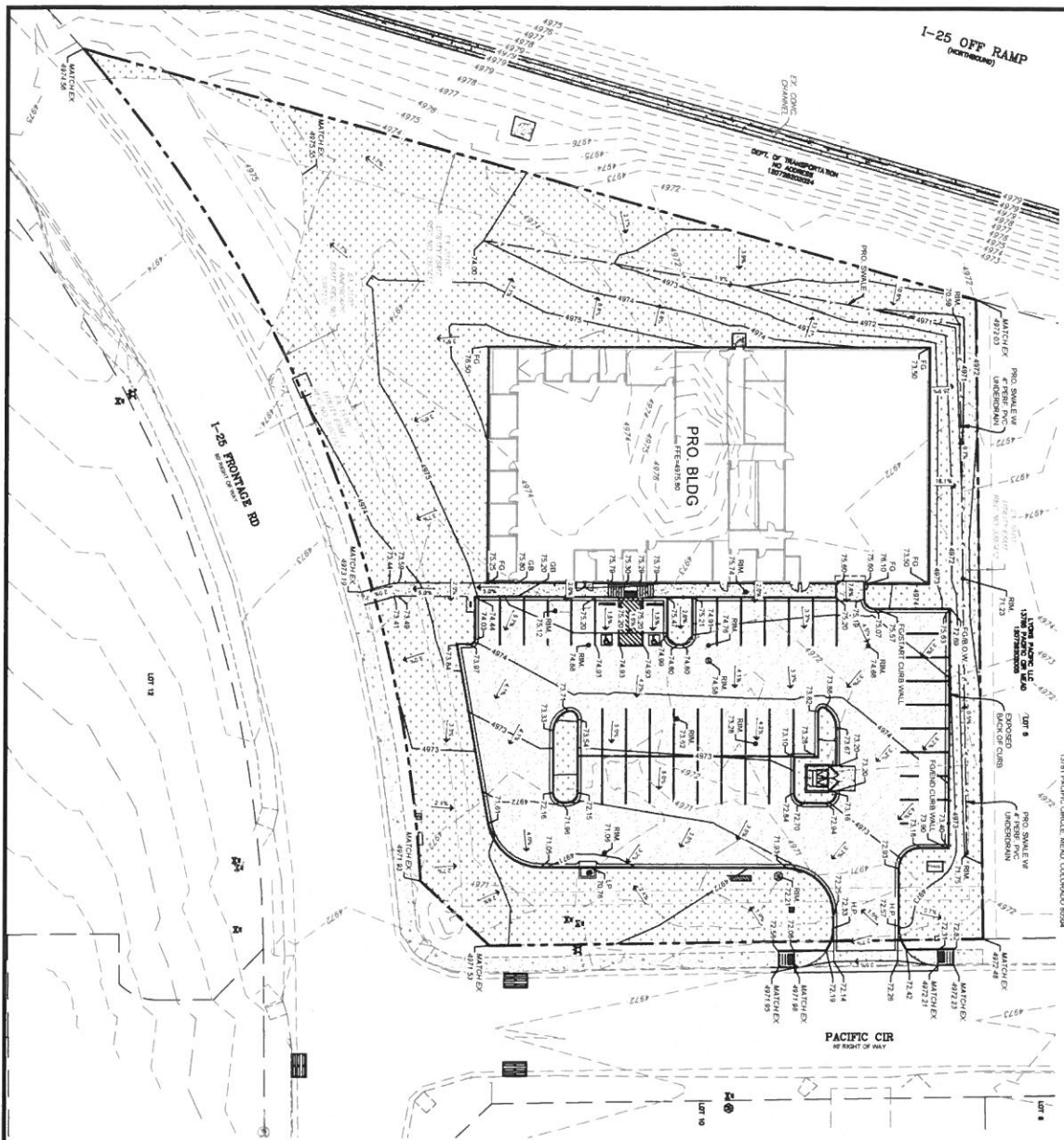
| NO. | DATE | DESCRIPTION |
|-----|----------|------------------------|
| 1 | 09/26/19 | ISSUE FOR PERMITS |
| 2 | 09/26/19 | ISSUE FOR CONSTRUCTION |

Project No. 19-13
 Drawn By: ZAH
 Checked By: CCH
 Date Issued: 09/26/19
 Sheet Title: SITE PLAN
 Number: C2.0

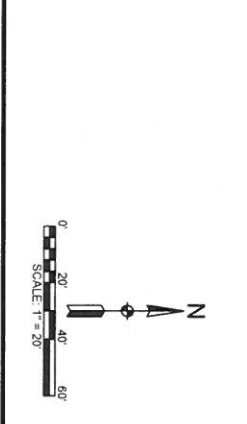
FILENAME: 19_13.SP - Site Plan.dwg PLOTDATE: 2019-07-23 PLOT TIME: 10:30 AM

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 -
 ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING
 SITE PLAN

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 28
 TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH P.M.
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
 13781 PACIFIC CIRCLE, MEAD, COLORADO 80504



| EXISTING (EX) | | PROPOSED (PRO) | |
|---------------|-------------------------|----------------|-------------------------|
| | SLOPE | | SLOPE |
| | MAJOR CONTOUR | | MAJOR CONTOUR |
| | MINOR CONTOUR | | MINOR CONTOUR |
| | SPOT ELEVATION | | SPOT ELEVATION |
| | CURB AND GUTTER (SMALL) | | CURB AND GUTTER (SMALL) |
| | CURB AND GUTTER (LARGE) | | CURB AND GUTTER (LARGE) |
| | SWALE | | SWALE |



| NO. | DATE | DESCRIPTION |
|-----|------------|-----------------------|
| 1 | 09/26/2019 | INIT SUBMITTAL |
| 2 | 09/26/2019 | REVISED AND SUBMITTAL |

Project No. 18-113
 Drawn By: ZAH
 Checked By: COH
 Date Issued: 09/26/2019
 Sheet Name: MIDSTREAM PLAN
 Total Number: 16
 Sheet Number: 16

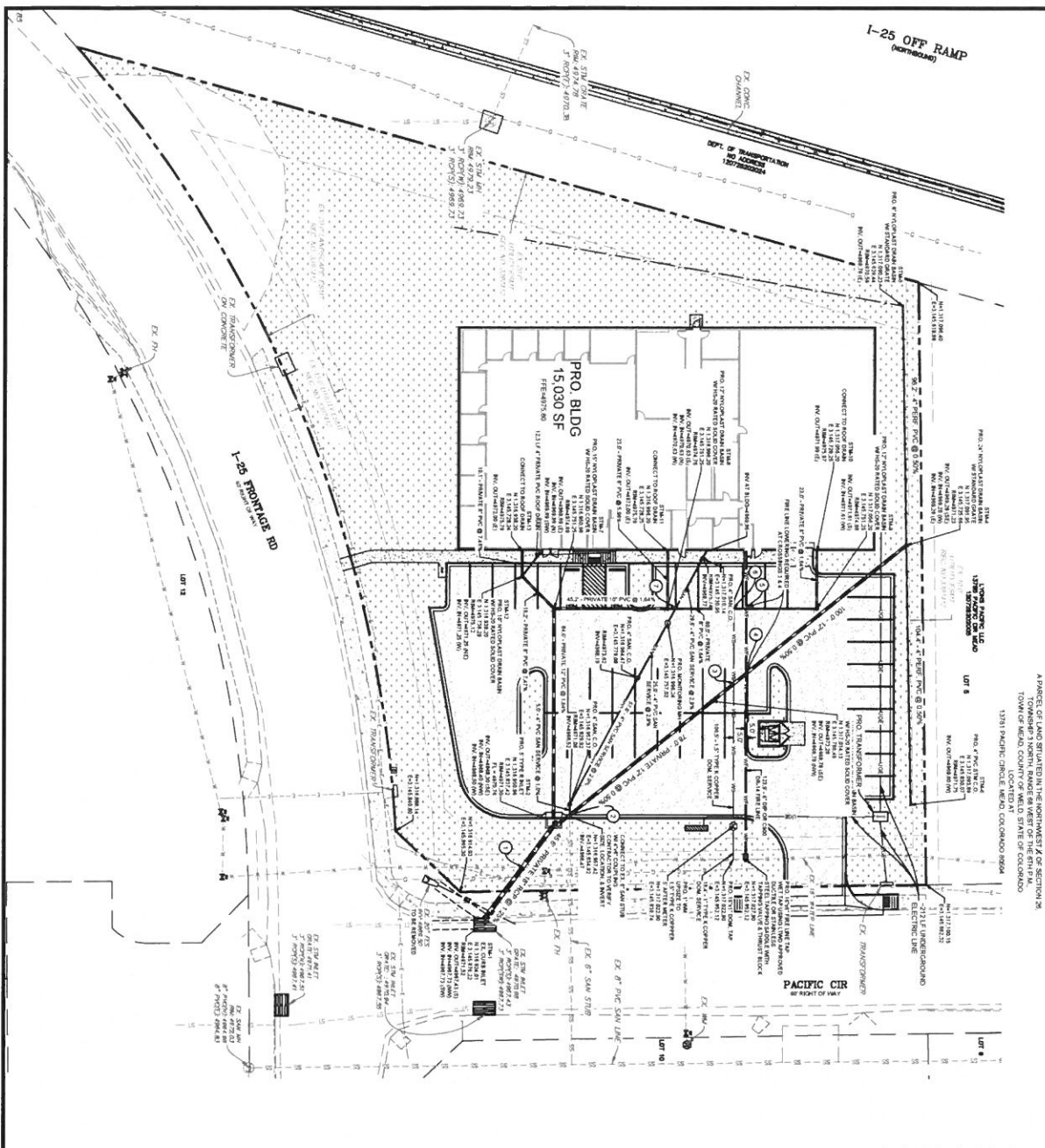
**LYONS 66 PACIFIC COMMERCE PARK, LOT 9 -
 ROCKY MOUNTAIN MIDSTREAM
 OFFICE BUILDING**
 SITE PLAN
 A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 28
 TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH P.M.
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
 LOCATED AT
 13781 PACIFIC CIRCLE, MEAD, CO 80504

Know what's better?
 Call before you dig.

CALL 811 2 BUSINESS DAYS IN
 ADVANCE TO REPORT ANY
 POTENTIAL UNDERGROUND
 UTILITY LOCATIONS FOR THE
 PROJECT.

HGI
 A DIVISION OF
 HERRIDGE CONSULTING INC.
 11755 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 -
 ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING
 SITE PLAN

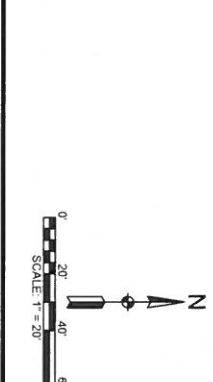


- EXISTING (EX)**
- STORM SEWER
 - SANITARY SEWER
 - WATER LINE
 - FIRE LINE
 - GAS LINE
 - COMMUNICATION LINE
 - ELECTRICAL LINE
 - FIBER OPTIC LINE
 - INLET
 - ELECTRICAL BOX
 - SITE LIGHT
 - MANHOLES
 - GATE VALVE
 - CLEAN OUT
 - FIRE HYDRANT
 - WATER METER
 - UTILITY CROSSING
- PROPOSED (PRO.)**
- STORM SEWER
 - SANITARY SEWER
 - WATER LINE
 - FIRE LINE
 - GAS LINE
 - COMMUNICATION LINE
 - ELECTRICAL LINE
 - FIBER OPTIC LINE
 - INLET
 - ELECTRICAL BOX
 - SITE LIGHT
 - MANHOLES
 - GATE VALVE
 - CLEAN OUT
 - FIRE HYDRANT
 - WATER METER
 - UTILITY CROSSING

CROSSINGS TABLE

| CROSSING NUMBER | TYPE | WATERWAY | WATERWAY SIZE | WATERWAY PART ELEV. | WATERWAY FULL ELEV. | CLEARANCE | STRUCTURE | LOADING |
|-----------------|---------|----------|---------------|---------------------|---------------------|-----------|-----------|---------|
| 1 | 12" PVC | 12" PVC | 12" | 498.24 | 498.24 | 0.60 | NO | NO |
| 2 | 12" PVC | 12" PVC | 12" | 498.81 | 498.81 | 1.50 | YES | YES |
| 3 | 12" PVC | 12" PVC | 12" | 498.81 | 498.81 | 1.50 | YES | YES |
| 4 | 12" PVC | 12" PVC | 12" | 498.17 | 498.17 | 1.50 | YES | YES |
| 5 | 6" PVC | 6" PVC | 6" | 497.15 | 497.15 | 1.50 | YES | YES |
| 6 | 6" PVC | 6" PVC | 6" | 497.15 | 497.15 | 1.50 | YES | YES |
| 7 | 6" PVC | 6" PVC | 6" | 497.15 | 497.15 | 1.50 | YES | YES |

THIS TABLE IS APPROVED ONLY FOR ENFORCEMENT OF THE ASSOCIATED WITH IT. CROSSING OVER DESIGN BY WATERMAIN.



HGI
 A DIVISION OF
 HERRINGTON GROUP, INC.
 13781 PACIFIC CIRCLE, MEAD, CO 80564

811
 CALL 811 2 BUSINESS DAYS IN
 ADVANCE FOR ALL UTILITIES TO BE
 LOCATED OR EXCAVATED FOR THE
 PROPOSED PROJECT.

Project No: 19_13
 Date: 09/26/2019
 Drawn by: ZAH
 Checked by: CCH
 Date issued: 09/26/2019
 Sheet Name: UTILITY PLAN

**LYONS 66 PACIFIC COMMERCE PARK, LOT 9 -
 ROCKY MOUNTAIN MIDSTREAM
 OFFICE BUILDING**

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 26
 TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH P.M.
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
 LOCATED AT:
 13781 PACIFIC CIRCLE, MEAD, CO 80564

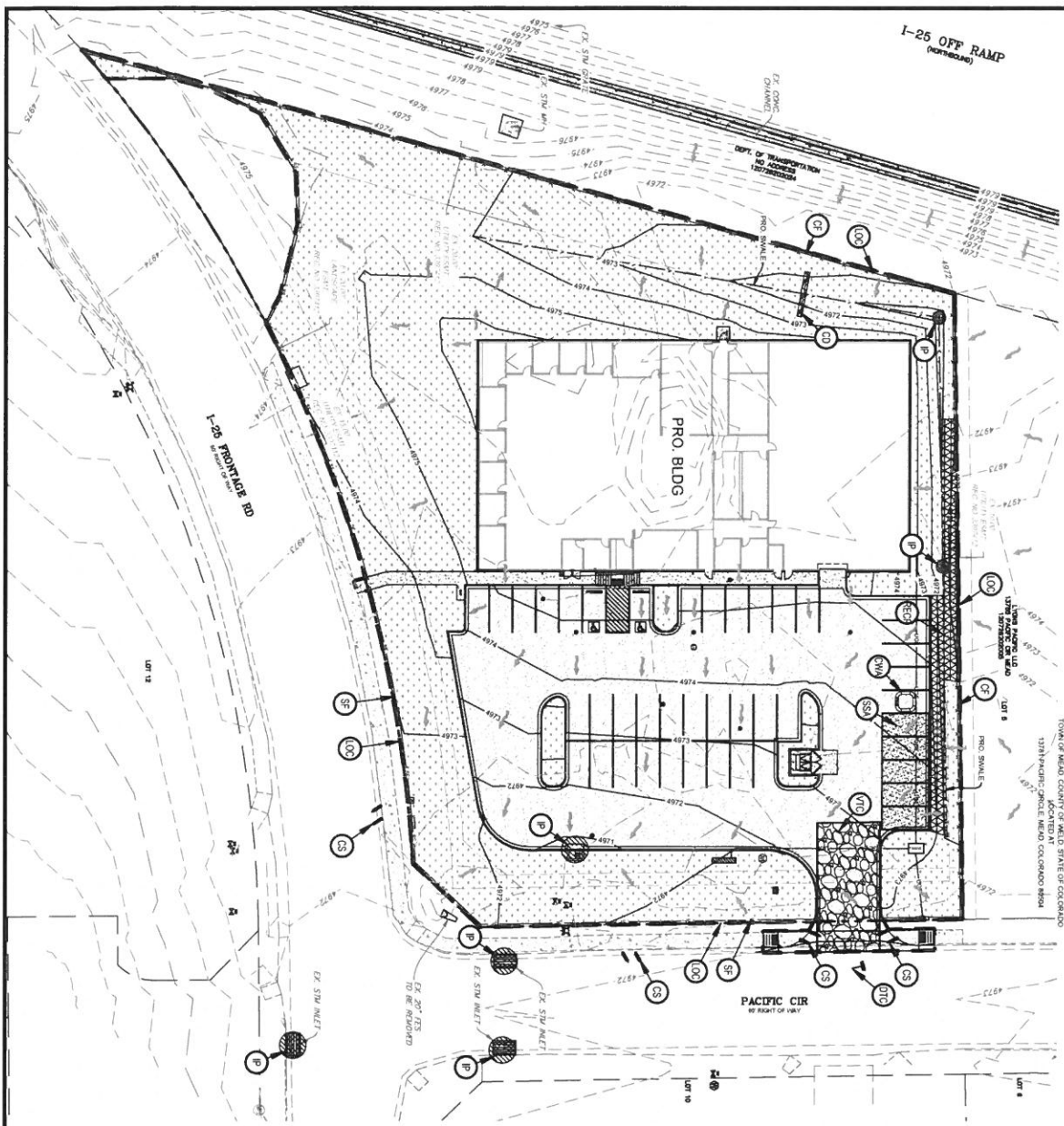
REVISIONS

| No. | Date | Description |
|-----|------------|---------------|
| 1 | 09/26/2019 | 1ST SUBMITTAL |
| 2 | 09/26/2019 | 2ND SUBMITTAL |

C4.0

FILENAME: 19_13 SP - Utility Plan.dwg PLOTDATE: 2019-09-26 PLOT TIME: 8:40 AM

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 -
 ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING
 SITE PLAN



A PARCEL OF LAND SITUATED IN THE NORTHWEST 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
 13781 PACIFIC CIRCLE, MEAD, COLORADO 80554

BMP LEGEND

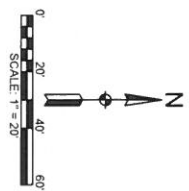
| LABEL | SYMBOL | DESCRIPTION |
|-------|----------|--------------------------------|
| CO | [Symbol] | CHECK DAM |
| GW | [Symbol] | CONCRETE WASHOUT AREA |
| CF | [Symbol] | CONSTRUCTION FENCE |
| CS | [Symbol] | CHAIN SOCCALET PROTECTION |
| IP | [Symbol] | INLET PROTECTION |
| RECP | [Symbol] | ROLLED EROSION CONTROL PRODUCT |
| SKA | [Symbol] | STABILIZED STANDING AREA |
| VTC | [Symbol] | VEHICLE TRUCKING CONTROL |
| LOC | [Symbol] | LIMITS OF CONSTRUCTION |
| DTC | [Symbol] | DENSE & TRASH CONTROL |

SUMMARY TABLE

| IMPERVIOUS AREAS | ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING |
|----------------------------|--|
| AREA OF DISTURBANCE | 11,518 AC |
| STABILIZED DISTURBED SOLOE | 11,518 AC |
| STABILIZED DISTURBED SOLOE | 11,518 AC |

CUT/FILL VOLUMES

| CUT (C.Y.) | FILL (C.Y.) | NET (C.Y.) |
|--|-------------|------------|
| 210 | 2,410 | 2,180 |
| TOTAL AREA OF DISTURBANCE = 11,518 AC | | |
| TOTAL AREA OF STABILIZED DISTURBED SOLOE = 11,518 AC | | |
| TOTAL AREA OF STABILIZED DISTURBED SOLOE = 11,518 AC | | |
| TOTAL AREA OF STABILIZED DISTURBED SOLOE = 11,518 AC | | |
| TOTAL AREA OF STABILIZED DISTURBED SOLOE = 11,518 AC | | |



HCI
 A DIVISION OF
 HENDERSON CONSULTANTS
 13781 PACIFIC CIRCLE
 MEAD, CO 80554

811
 CALL 811 2 BUSINESS DAYS IN
 ADVANCE OF EXCAVATE FOR THE
 MARKING UTILITIES

Know What's Below
 Call Before You Dig

**LYONS 66 PACIFIC COMMERCE PARK, LOT 9 -
 ROCKY MOUNTAIN MIDSTREAM
 OFFICE BUILDING**

SITE PLAN

A PARCEL OF LAND SITUATED IN THE NORTHWEST 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
 LOCATED AT
 13781 PACIFIC CIRCLE, MEAD, CO 80554

Project No. 19_13
 Drawn By: ZAH
 Checked By: CCI
 Date Issued: 8/20/2019
 Sheet Name: S04P.RL.M

NO. Date Description

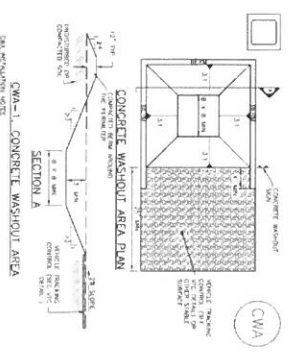
1 5/20/2019 11:51 STABILIZED

2 8/26/2019 0:00 SUBMITTAL

SCALE: 1" = 20'

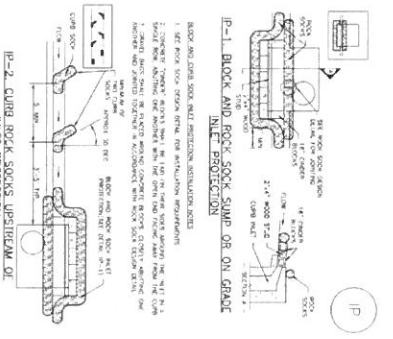
C6.0

Concrete Washout Area (CWA)



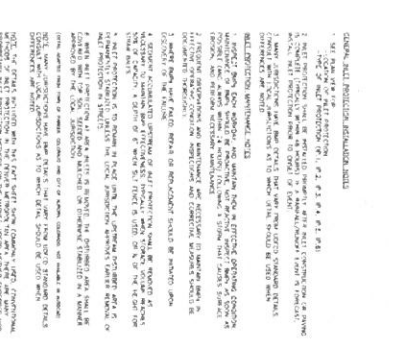
- CONCRETE WASHOUT AREA**
1. THE CONCRETE WASHOUT AREA SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN AND SECTION VIEWS.
 2. THE CONCRETE SHALL BE 4\"/>

Inlet Protection (IP)



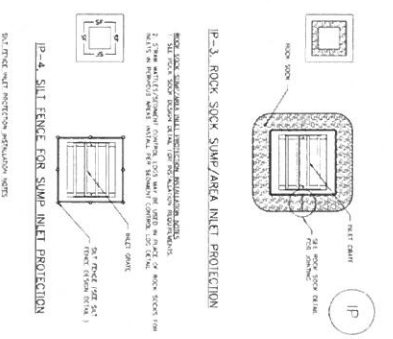
- IP-1. CURB ROCK SOCKS, UPSTREAM OF INLET PROTECTION**
1. THE CURB ROCK SOCKS SHALL BE CONSTRUCTED AS SHOWN ON THE SECTION VIEW.
 2. THE CURB ROCK SOCKS SHALL BE 12\"/>

Inlet Protection (IP)



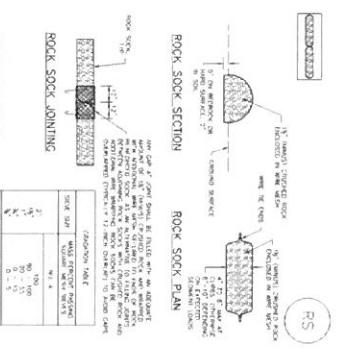
- IP-2. ROCK SOCK SUMP AREA, INLET PROTECTION**
1. THE ROCK SOCK SUMP AREA SHALL BE CONSTRUCTED AS SHOWN ON THE SECTION VIEW.
 2. THE ROCK SOCK SUMP AREA SHALL BE 12\"/>

Inlet Protection (IP)



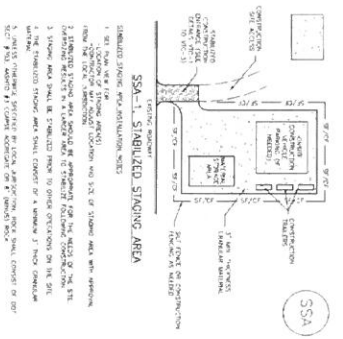
- IP-4. SILT FENCE FOR SUMP INLET PROTECTION**
1. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE SECTION VIEW.
 2. THE SILT FENCE SHALL BE 12\"/>

Rock Sock (RS)



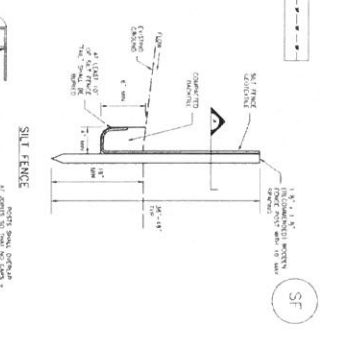
- ROCK SOCK (RS)**
1. THE ROCK SOCK SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN AND SECTION VIEWS.
 2. THE ROCK SOCK SHALL BE 12\"/>

Stabilized Staging Area (SSA)



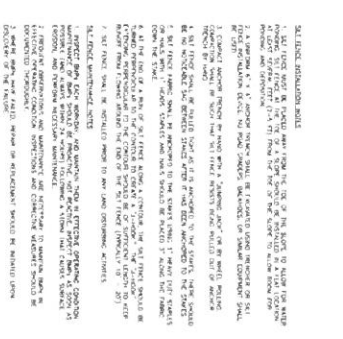
- SSA-1. STABILIZED STAGING AREA**
1. THE STABILIZED STAGING AREA SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN VIEW.
 2. THE STABILIZED STAGING AREA SHALL BE 12\"/>

Silt Fence (SF)



- SILT FENCE**
1. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE SECTION VIEW.
 2. THE SILT FENCE SHALL BE 12\"/>

Silt Fence (SF)



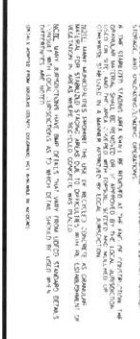
- SILT FENCE**
1. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE SECTION VIEW.
 2. THE SILT FENCE SHALL BE 12\"/>

Rock Sock (RS)



- ROCK SOCK (RS)**
1. THE ROCK SOCK SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN AND SECTION VIEWS.
 2. THE ROCK SOCK SHALL BE 12\"/>

Stabilized Staging Area (SSA)



- SSA-1. STABILIZED STAGING AREA**
1. THE STABILIZED STAGING AREA SHALL BE CONSTRUCTED AS SHOWN ON THE PLAN VIEW.
 2. THE STABILIZED STAGING AREA SHALL BE 12\"/>

Silt Fence (SF)



- SILT FENCE**
1. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE SECTION VIEW.
 2. THE SILT FENCE SHALL BE 12\"/>

Silt Fence (SF)



- SILT FENCE**
1. THE SILT FENCE SHALL BE CONSTRUCTED AS SHOWN ON THE SECTION VIEW.
 2. THE SILT FENCE SHALL BE 12\"/>

AMERSON OF
 ENGINEERING & CONSTRUCTION
 11111 W. WATSON AVENUE
 DENVER, CO 80242

811

CALL 811 BUSINESS HOURS
 OR VISIT 811.COLORADO.GOV
 TO REPORT A PROBLEM OR
 REQUEST A UTILITY LOCATE

Know-What-Where
 Call Before You Dig

**LYONS 66 PACIFIC COMMERCE PARK, LOT 9 -
 ROCKY MOUNTAIN MIDSTREAM
 OFFICE BUILDING**

SITE PLAN

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 28
 TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
 LOCATED AT
 13761 PACIFIC CIRCLE, MEAD, CO 80554

Revisions

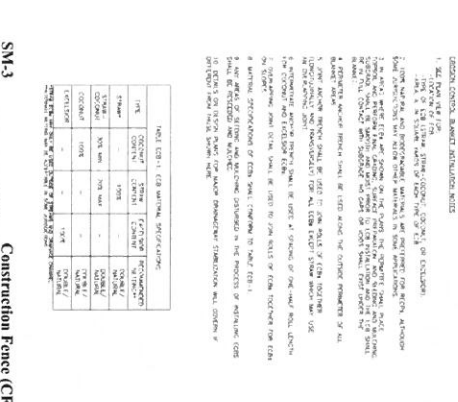
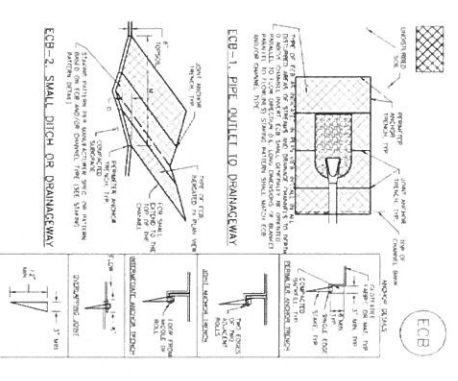
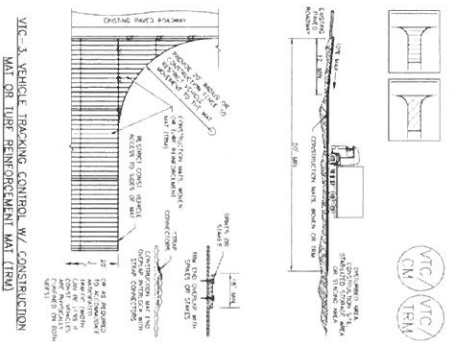
| No. | Description |
|-----|-----------------------|
| 1 | ISSUED FOR PERMIT |
| 2 | REVISED FOR SUBMITTAL |

Drawn By: ZAH
 Checked By: CCH
 Date Plotted: 4/20/23
 Sheet Name: SWAMP DETAILS 1

Project No: 19-113
 Title: SWAMP DETAILS 1

Number
C6.1

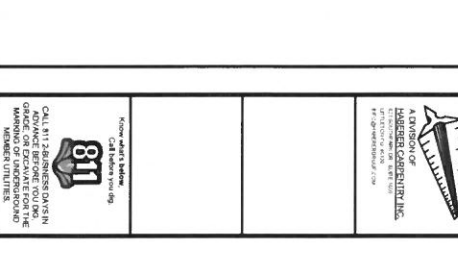
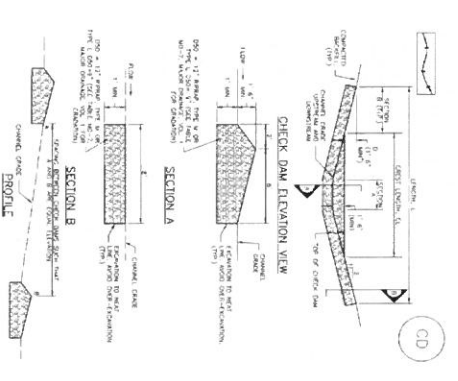
Vehicle Tracking Control (VTC) SM-4



EC-6 Rolled Erosion Control Products (RECP)

EC-6 Rolled Erosion Control Products (RECP)

Check Dams (CD) EC-12



VTC - VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)

- SEE PLAN FOR THE LOCATION OF CONSTRUCTION MAT (TRM) OR TURF REINFORCEMENT MAT (TRM).
- CONSTRUCTION MAT OR TURF REINFORCEMENT MAT SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.
- A 2" MINIMUM CONSTRUCTION CONTROL MAT SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.
- A 2" MINIMUM CONSTRUCTION CONTROL MAT SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.
- A 2" MINIMUM CONSTRUCTION CONTROL MAT SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.
- A 2" MINIMUM CONSTRUCTION CONTROL MAT SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.
- A 2" MINIMUM CONSTRUCTION CONTROL MAT SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.
- A 2" MINIMUM CONSTRUCTION CONTROL MAT SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.
- A 2" MINIMUM CONSTRUCTION CONTROL MAT SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.
- A 2" MINIMUM CONSTRUCTION CONTROL MAT SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

ECB-3. DRAINAGE OF DRAINAGEWAY

1. SEE PLAN FOR THE LOCATION OF DRAINAGEWAY.

2. DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

3. DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

4. DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

5. DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

6. DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

7. DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

8. DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

9. DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

10. DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

CF-1. PLASTIC MESH CONSTRUCTION FENCE

1. SEE PLAN FOR THE LOCATION OF CONSTRUCTION FENCE.

2. CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

3. CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

4. CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

5. CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

6. CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

7. CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

8. CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

9. CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

10. CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

CD-1. CHECK DAM

1. SEE PLAN FOR THE LOCATION OF CHECK DAM.

2. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

3. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

4. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

5. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

6. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

7. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

8. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

9. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

10. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

VEHICLE TRACKING CONTROL (VTC)

1. SEE PLAN FOR THE LOCATION OF VEHICLE TRACKING CONTROL.

2. VEHICLE TRACKING CONTROL SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

3. VEHICLE TRACKING CONTROL SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

4. VEHICLE TRACKING CONTROL SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

5. VEHICLE TRACKING CONTROL SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

6. VEHICLE TRACKING CONTROL SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

7. VEHICLE TRACKING CONTROL SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

8. VEHICLE TRACKING CONTROL SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

9. VEHICLE TRACKING CONTROL SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

10. VEHICLE TRACKING CONTROL SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

ECB-1. PIPE OUTLET DRAINAGEWAY

1. SEE PLAN FOR THE LOCATION OF PIPE OUTLET DRAINAGEWAY.

2. PIPE OUTLET DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

3. PIPE OUTLET DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

4. PIPE OUTLET DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

5. PIPE OUTLET DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

6. PIPE OUTLET DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

7. PIPE OUTLET DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

8. PIPE OUTLET DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

9. PIPE OUTLET DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

10. PIPE OUTLET DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

ECB-2. SMALL DITCH OR DRAINAGEWAY

1. SEE PLAN FOR THE LOCATION OF SMALL DITCH OR DRAINAGEWAY.

2. SMALL DITCH OR DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

3. SMALL DITCH OR DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

4. SMALL DITCH OR DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

5. SMALL DITCH OR DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

6. SMALL DITCH OR DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

7. SMALL DITCH OR DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

8. SMALL DITCH OR DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

9. SMALL DITCH OR DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

10. SMALL DITCH OR DRAINAGEWAY SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

CF-1. PLASTIC MESH CONSTRUCTION FENCE

1. SEE PLAN FOR THE LOCATION OF PLASTIC MESH CONSTRUCTION FENCE.

2. PLASTIC MESH CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

3. PLASTIC MESH CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

4. PLASTIC MESH CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

5. PLASTIC MESH CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

6. PLASTIC MESH CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

7. PLASTIC MESH CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

8. PLASTIC MESH CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

9. PLASTIC MESH CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

10. PLASTIC MESH CONSTRUCTION FENCE SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

CD-1. CHECK DAM

1. SEE PLAN FOR THE LOCATION OF CHECK DAM.

2. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

3. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

4. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

5. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

6. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

7. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

8. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

9. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

10. CHECK DAM SHALL BE INSTALLED OVER THE ENTIRE AREA TO BE PROTECTED.

811

Know what's below.

CALL 811 TO REPORT ANY UNDEGROUND UTILITY BEFORE YOU BEGIN ANY EXCAVATION OR DISTURBANCE OF THE GROUND.

1781 PACIFIC CIRCLE, MEAD, CO 80564

FILENAME: 18_13 CD SWAMP DETAILS 5.dwg PLOTDATE: 2019-09-23 PLOT TIME: 10:12 AM

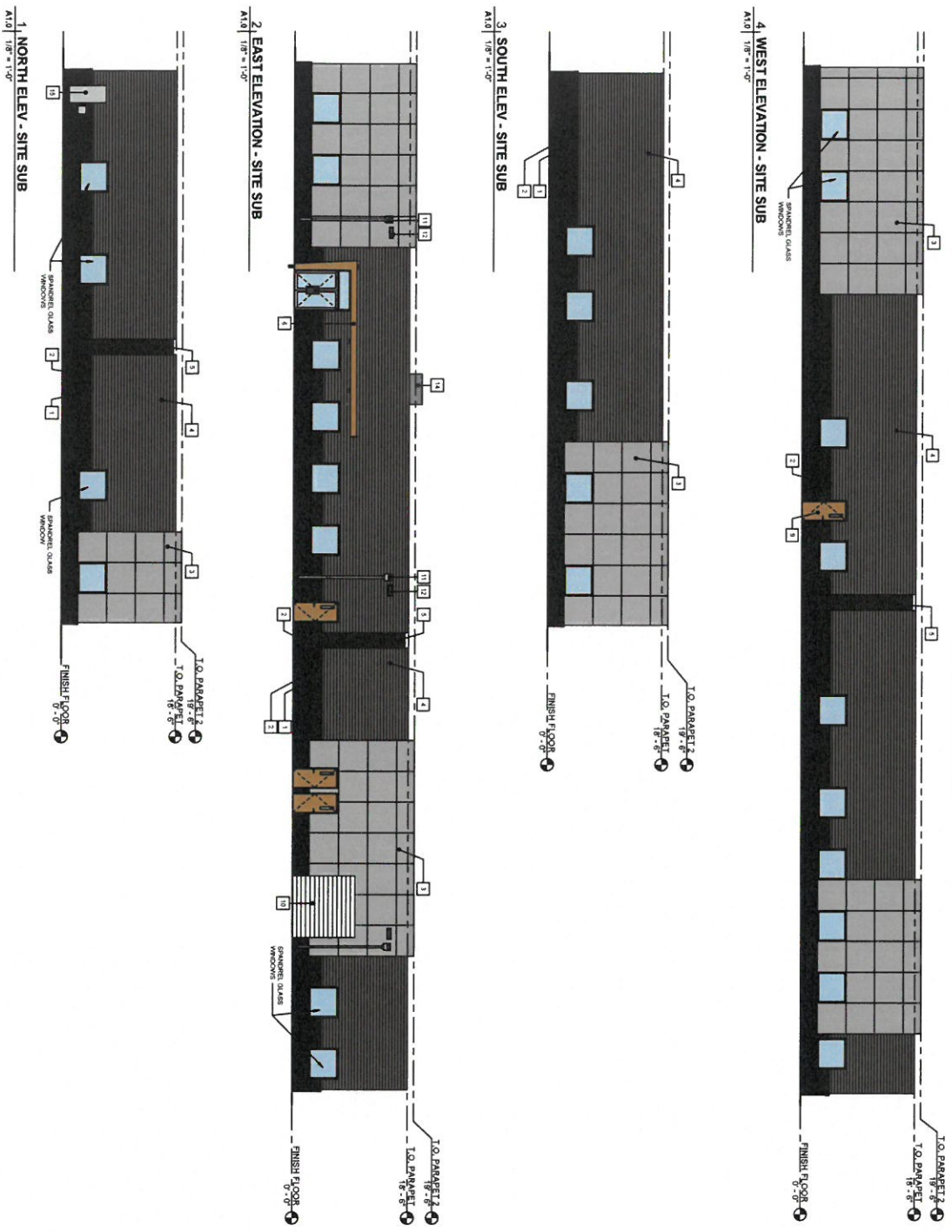
| NO. | REVISION | DATE |
|-----|----------|------------|
| 1 | ISSUED | 09/28/2019 |
| 2 | REVISION | 09/28/2019 |
| 3 | REVISION | 09/28/2019 |
| 4 | REVISION | 09/28/2019 |
| 5 | REVISION | 09/28/2019 |
| 6 | REVISION | 09/28/2019 |
| 7 | REVISION | 09/28/2019 |
| 8 | REVISION | 09/28/2019 |
| 9 | REVISION | 09/28/2019 |
| 10 | REVISION | 09/28/2019 |

Project No. 18_13
 Checked By: JKH
 Drawn By: JKH
 Date: 09/28/2019
 Sheet: SWAMP DETAILS 5

C6.2

LYONS 66 PACIFIC COMMERCE PARK LOT 9 -
 ROCKY MOUNTAIN MIDSTREAM OFFICE
 BUILDING

A PARCEL OF LAND RELIANTLY PLANNED AND ZONED FOR DEVELOPMENT AS
 TOWNSHIP 3 NORTH RANGE 68 WEST OF THE 6TH P.M.D.
 TOWNSHIP 3 NORTH RANGE 68 WEST OF THE 6TH P.M.D.
 LOCATED AT
 13781 PACIFIC CIRCLE, MEAD, COLORADO 80504



EXTERIOR FINISH LEGEND

| | |
|----------|-------------------------|
| [Symbol] | BRICK BANNER |
| [Symbol] | SQUARE CORNER BRICK |
| [Symbol] | FLAT METAL PANEL |
| [Symbol] | METAL PANEL SEMI-TYPE 1 |
| [Symbol] | METAL PANEL SEMI-TYPE 2 |
| [Symbol] | METAL PANEL SEMI-TYPE 3 |

MATERIAL KEY LEGEND

| | |
|-----|--|
| 1 | BRICK VENEER BY GENERAL SHALE ON EO |
| 2 | SQUARE CORNER BRICK BY GENERAL SHALE ON EO |
| 3 | FLAT METAL PANEL, METAL ON EO |
| 4 | FLAT METAL PANEL, METAL ON EO |
| 5 | FLAT METAL PANEL, METAL ON EO |
| 6 | FLAT METAL PANEL, METAL ON EO |
| 7 | FLAT METAL PANEL, METAL ON EO |
| 8 | FLAT METAL PANEL, METAL ON EO |
| 9 | FLAT METAL PANEL, METAL ON EO |
| 10 | FLAT METAL PANEL, METAL ON EO |
| 11 | FLAT METAL PANEL, METAL ON EO |
| 12 | FLAT METAL PANEL, METAL ON EO |
| 13 | FLAT METAL PANEL, METAL ON EO |
| 14 | FLAT METAL PANEL, METAL ON EO |
| 15 | FLAT METAL PANEL, METAL ON EO |
| 16 | FLAT METAL PANEL, METAL ON EO |
| 17 | FLAT METAL PANEL, METAL ON EO |
| 18 | FLAT METAL PANEL, METAL ON EO |
| 19 | FLAT METAL PANEL, METAL ON EO |
| 20 | FLAT METAL PANEL, METAL ON EO |
| 21 | FLAT METAL PANEL, METAL ON EO |
| 22 | FLAT METAL PANEL, METAL ON EO |
| 23 | FLAT METAL PANEL, METAL ON EO |
| 24 | FLAT METAL PANEL, METAL ON EO |
| 25 | FLAT METAL PANEL, METAL ON EO |
| 26 | FLAT METAL PANEL, METAL ON EO |
| 27 | FLAT METAL PANEL, METAL ON EO |
| 28 | FLAT METAL PANEL, METAL ON EO |
| 29 | FLAT METAL PANEL, METAL ON EO |
| 30 | FLAT METAL PANEL, METAL ON EO |
| 31 | FLAT METAL PANEL, METAL ON EO |
| 32 | FLAT METAL PANEL, METAL ON EO |
| 33 | FLAT METAL PANEL, METAL ON EO |
| 34 | FLAT METAL PANEL, METAL ON EO |
| 35 | FLAT METAL PANEL, METAL ON EO |
| 36 | FLAT METAL PANEL, METAL ON EO |
| 37 | FLAT METAL PANEL, METAL ON EO |
| 38 | FLAT METAL PANEL, METAL ON EO |
| 39 | FLAT METAL PANEL, METAL ON EO |
| 40 | FLAT METAL PANEL, METAL ON EO |
| 41 | FLAT METAL PANEL, METAL ON EO |
| 42 | FLAT METAL PANEL, METAL ON EO |
| 43 | FLAT METAL PANEL, METAL ON EO |
| 44 | FLAT METAL PANEL, METAL ON EO |
| 45 | FLAT METAL PANEL, METAL ON EO |
| 46 | FLAT METAL PANEL, METAL ON EO |
| 47 | FLAT METAL PANEL, METAL ON EO |
| 48 | FLAT METAL PANEL, METAL ON EO |
| 49 | FLAT METAL PANEL, METAL ON EO |
| 50 | FLAT METAL PANEL, METAL ON EO |
| 51 | FLAT METAL PANEL, METAL ON EO |
| 52 | FLAT METAL PANEL, METAL ON EO |
| 53 | FLAT METAL PANEL, METAL ON EO |
| 54 | FLAT METAL PANEL, METAL ON EO |
| 55 | FLAT METAL PANEL, METAL ON EO |
| 56 | FLAT METAL PANEL, METAL ON EO |
| 57 | FLAT METAL PANEL, METAL ON EO |
| 58 | FLAT METAL PANEL, METAL ON EO |
| 59 | FLAT METAL PANEL, METAL ON EO |
| 60 | FLAT METAL PANEL, METAL ON EO |
| 61 | FLAT METAL PANEL, METAL ON EO |
| 62 | FLAT METAL PANEL, METAL ON EO |
| 63 | FLAT METAL PANEL, METAL ON EO |
| 64 | FLAT METAL PANEL, METAL ON EO |
| 65 | FLAT METAL PANEL, METAL ON EO |
| 66 | FLAT METAL PANEL, METAL ON EO |
| 67 | FLAT METAL PANEL, METAL ON EO |
| 68 | FLAT METAL PANEL, METAL ON EO |
| 69 | FLAT METAL PANEL, METAL ON EO |
| 70 | FLAT METAL PANEL, METAL ON EO |
| 71 | FLAT METAL PANEL, METAL ON EO |
| 72 | FLAT METAL PANEL, METAL ON EO |
| 73 | FLAT METAL PANEL, METAL ON EO |
| 74 | FLAT METAL PANEL, METAL ON EO |
| 75 | FLAT METAL PANEL, METAL ON EO |
| 76 | FLAT METAL PANEL, METAL ON EO |
| 77 | FLAT METAL PANEL, METAL ON EO |
| 78 | FLAT METAL PANEL, METAL ON EO |
| 79 | FLAT METAL PANEL, METAL ON EO |
| 80 | FLAT METAL PANEL, METAL ON EO |
| 81 | FLAT METAL PANEL, METAL ON EO |
| 82 | FLAT METAL PANEL, METAL ON EO |
| 83 | FLAT METAL PANEL, METAL ON EO |
| 84 | FLAT METAL PANEL, METAL ON EO |
| 85 | FLAT METAL PANEL, METAL ON EO |
| 86 | FLAT METAL PANEL, METAL ON EO |
| 87 | FLAT METAL PANEL, METAL ON EO |
| 88 | FLAT METAL PANEL, METAL ON EO |
| 89 | FLAT METAL PANEL, METAL ON EO |
| 90 | FLAT METAL PANEL, METAL ON EO |
| 91 | FLAT METAL PANEL, METAL ON EO |
| 92 | FLAT METAL PANEL, METAL ON EO |
| 93 | FLAT METAL PANEL, METAL ON EO |
| 94 | FLAT METAL PANEL, METAL ON EO |
| 95 | FLAT METAL PANEL, METAL ON EO |
| 96 | FLAT METAL PANEL, METAL ON EO |
| 97 | FLAT METAL PANEL, METAL ON EO |
| 98 | FLAT METAL PANEL, METAL ON EO |
| 99 | FLAT METAL PANEL, METAL ON EO |
| 100 | FLAT METAL PANEL, METAL ON EO |

A DIVISION OF
 HENDERSON CONSTRUCTION
 13781 PACIFIC CIRCLE, MEAD, CO 80504

811

Know what's below.
 Call before you dig.

CALL 811 TO REPORT A POTENTIAL
 PROBLEM OR TO REQUEST FOR THE
 LOCATION OF UTILITIES FOR THE
 PROJECT (UNDERGROUND UTILITIES)

**LYONS 66 PACIFIC COMMERCE PARK, LOT 9 -
 ROCKY MOUNTAIN MIDSTREAM
 OFFICE BUILDING**

SITE PLAN

A PARCEL OF LAND RELIANTLY PLANNED AND ZONED FOR DEVELOPMENT AS
 TOWNSHIP 3 NORTH RANGE 68 WEST OF THE 6TH P.M.D.
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
 LOCATED AT
 13781 PACIFIC CIRCLE, MEAD, CO 80504

| NO. | DATE | DESCRIPTION |
|-----|------------|----------------------|
| 1 | 09/26/2019 | ISSUED FOR SUBMITTAL |
| 2 | 09/26/2019 | NO CHANGE |

Project No. 19-13
 Drawn by: C.W.V.
 Checked by: H.V.
 Date Issued: 09/26/19

Sheet Title: ELEVATIONS
 Sheet Number: A1.0

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING SITE PLAN

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 28,
 TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH P.M.,
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO,
 LOCATED AT
 13781 PACIFIC CIRCLE, MEAD, COLORADO 80504

PLANT LIST

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | NOTES/REMARKS |
|--|------|--|-------------------------|------------------|-----------------------------|
| DECIDUOUS TREES | | | | | |
| EO | 7 | Quercus robur | English Oak | 2' cal. | BA8, single stem, full head |
| HL | 2 | Celtis occidentalis | Hickory | 2' cal. | BA8, single stem, full head |
| HL | 5 | Celtis occidentalis var. 'Stuebelii' | Stuebelii's Hornokod | 2' cal. | BA8, single stem, full head |
| ORNAMENTAL TREES | | | | | |
| HW | 3 | Acer truncatum 'Red Wing' | Red Wing Maple | 2' cal. | BA8, multi-stem, full head |
| SC | 3 | Kalmia latifolia 'Snow' | Snow Flower | 2' cal. | BA8, single stem, full head |
| EVERGREEN TREES | | | | | |
| AP | 3 | Pinus nigra | Austrian Pine | 6' Ht. | BA8, straight, full & bushy |
| AP | 5 | Pinus halepensis 'Penduliformis' | Bourbon Pine | 6' Ht. | BA8, straight, full & bushy |
| PP | 3 | Pinus ponderosa | Ponderosa Pine | 6' Ht. | BA8, straight, full & bushy |
| DECIDUOUS SHRUBS | | | | | |
| CP | 10 | Ligustrum vulgare 'Chryseum' | Chryseum Privet | 30-36" Ht., min. | |
| CM | 11 | Philadelphus lewisii 'Chryseum' | Chryseum Mockorange | 30-36" Ht., min. | |
| DL | 33 | Syringa pallida 'Miss Kim' | Miss Kim Syringa | 24-30" Ht., min. | |
| DN | 3 | Physocarpus opulifolius 'Diable' | Diable's Fire | 30-36" Ht., min. | |
| LD | 16 | Physocarpus opulifolius 'Little Dwarf' | Little Dwarf | 24-30" Ht., min. | |
| LP | 21 | Ligustrum vulgare 'Lodense' | Lodense Privet | 30-36" Ht., min. | |
| MB | 9 | Cyrtis scariosus 'Moroccan Bloom' | Moroccan Bloom | 30-36" Ht., min. | |
| HV | 6 | Viburnum lentago | Nannyberry | 30-36" Ht., min. | |
| PG | 20 | Pinus baltica 'Parsons Blue' | Parsons Blue Sprockery | 10-12" Ht., min. | |
| TB | 6 | Thuja sutchuanensis 'Columne' | Columne Blue Spruce | 36-48" Ht., min. | |
| EVERGREEN SHRUBS | | | | | |
| BJ | 2 | Juniperus sibirica 'Ballie' | Ballie Juniper | 10-12" Ht., min. | |
| BR | 10 | Juniperus chinensis 'Blue Point' | Blue Point Juniper | 36-48" Ht., min. | |
| PERENNIALS & ORNAMENTAL GRASSES | | | | | |
| B8 | 12 | Andropogon gerardii 'Windwalker' | Windwalker Big Bluestem | 30-36" Ht., min. | |
| BL | 3 | Schizanthus luteus 'Bliss' | Bliss Blue | 12-18" Ht., min. | |
| OS | 6 | Spodiopogon sibiricus | Siberian Bluestem | 30-36" Ht., min. | |
| NS | 22 | Chamaenerion luteolum | Yellow Wildflower | 12-18" Ht., min. | |
| VS | 5 | Melicope stans 'Vanguard' | Vanguard Yellow Grass | 30-36" Ht., min. | |

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT GRAPHIC AND THE LANDSCAPE PLANT LIST, MATERIAL QUANTITY AS DETERMINED BY THE PLANT GRAPHIC SHALL TAKE PRECEDENCE.

SEEDING

1. ALL AREAS TO BE SEEDING SHALL BE GRADED TO A SUITABLE FINISHED GRADE (F.G.). UNLESS OTHERWISE SPECIFIED, ALL AREAS SHALL BE SEEDING TO A MINIMUM OF 100% SEEDING RATE. SEEDING SHALL BE PERFORMED USING A SEEDING MACHINE THAT WILL PLACE SEED AT A DEPTH OF 1-2 INCHES. SURFACE LEAVING NO DEPRESSIONS WHERE WATER MAY COLLECT. ALL DEBRIS, ROCKS, VEGETATION, ETC. OVER 4" DIA. SHALL BE REMOVED FROM THE SURFACE PRIOR TO SEEDING. AREAS SHALL BE SEEDING WITH A MIXTURE OF THE STATED NATIVE NON-INVASIVE SPECIES AND EXOTIC SPECIES AS LISTED IN THE PLANT LIST. SEEDING SHALL BE PROVIDED FROM COMMERCE PARK TO SITE.
2. SEED SHALL BE HYDROSEEDING/SPRAYED SEED AT THE RATE STATED. UNLESS OTHERWISE SPECIFIED, SEED SHALL BE APPLIED TO THE SOIL AT THE RATE STATED. UNLESS OTHERWISE SPECIFIED, SEED SHALL BE APPLIED TO THE SOIL AT THE RATE STATED. UNLESS OTHERWISE SPECIFIED, SEED SHALL BE APPLIED TO THE SOIL AT THE RATE STATED. UNLESS OTHERWISE SPECIFIED, SEED SHALL BE APPLIED TO THE SOIL AT THE RATE STATED.
3. FOLIAGE SEEDING OPERATIONS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING OF THE SEEDING AREAS WITH A MINIMUM OF ONE INCH PER INCH PRECIPITATION (0.1 IN) PER DAY, AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.

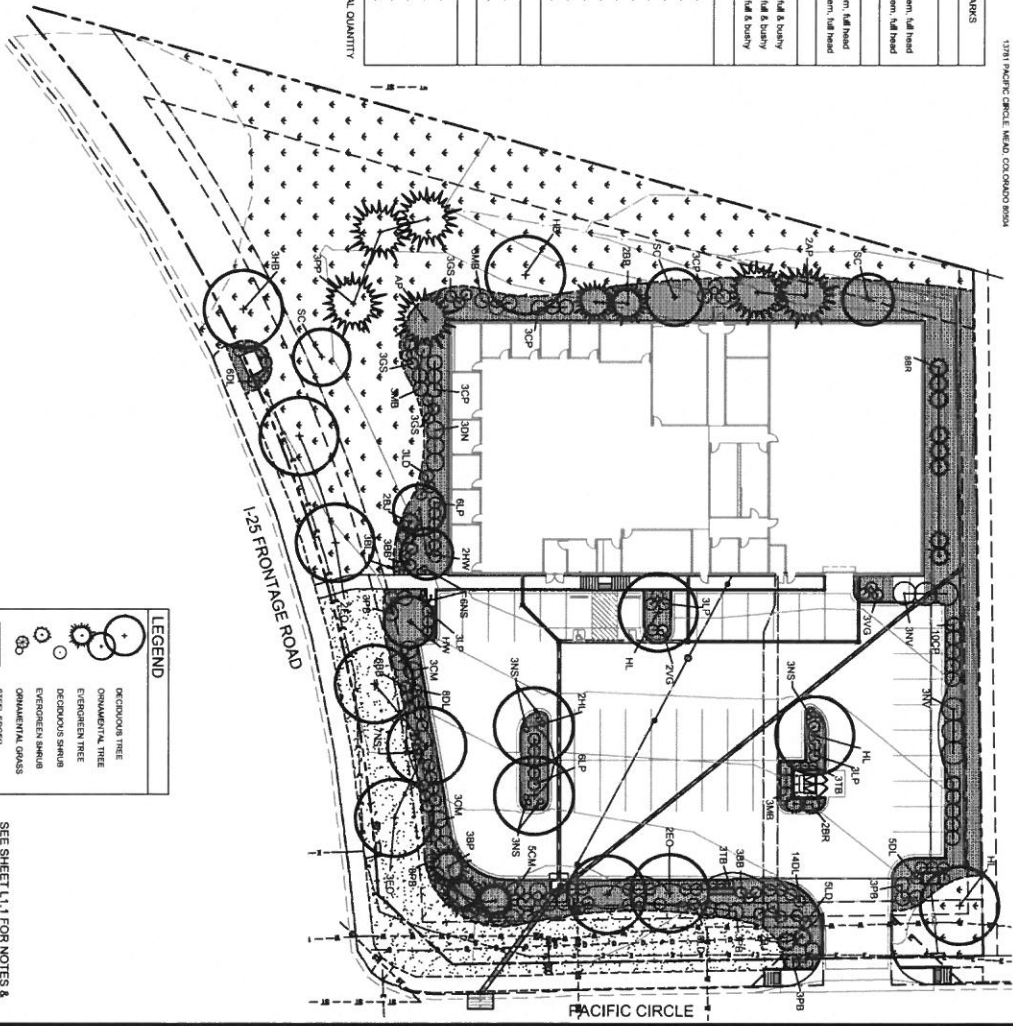
SEED MIX #1 (NON-LANDSCAPED)

| ANNUALS W/ALYSSUM | PERENNIALS | GRASSES | TOTAL |
|-------------------|------------|------------|-------------|
| 25% | 25% | 50% | 100% |
| 4,500 LBS. | 4,500 LBS. | 9,000 LBS. | 18,000 LBS. |
| 20% | 20% | 60% | 100% |
| 2,250 LBS. | 2,250 LBS. | 6,750 LBS. | 11,250 LBS. |

SEED MIX #2 (LANDSCAPED)

| ANNUALS W/ALYSSUM | PERENNIALS | GRASSES | TOTAL |
|-------------------|------------|------------|-------------|
| 25% | 25% | 50% | 100% |
| 4,500 LBS. | 4,500 LBS. | 9,000 LBS. | 18,000 LBS. |
| 20% | 20% | 60% | 100% |
| 2,250 LBS. | 2,250 LBS. | 6,750 LBS. | 11,250 LBS. |

SCALE: 1" = 20'
 ANNUALS W/ALYSSUM
 4,500 LBS. @ 100%
 PERENNIALS
 4,500 LBS. @ 100%
 GRASSES
 9,000 LBS. @ 100%



LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- STEEL EDGEH
- RIVER ROCK WALL
- NATIVE SEED-MIX #1
- NON-INVASIVE
- PROPOSED SEED-MIX #2

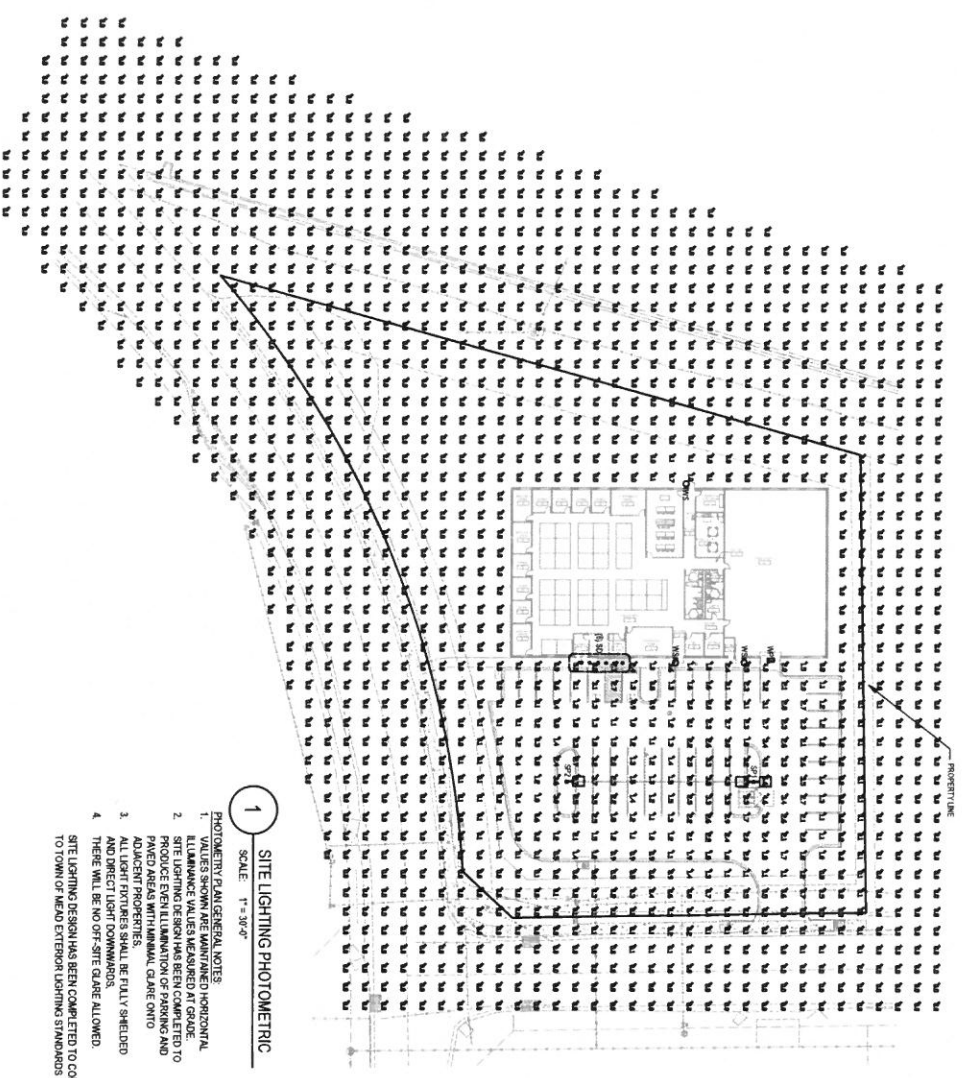


SEE SHEET L1.1 FOR NOTES & DETAILS PERTAINING TO THIS WORK.

| | <h3>LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING SITE PLAN</h3> <p>A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 66 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, LOCATED AT 13781 PACIFIC CIRCLE, MEAD, CO 80504</p> | <p>A DIVISION OF MEAD COUNTY ENGINEERS, INC. 1000 W. 10TH ST., SUITE 200 MEAD, CO 80504 PHONE: 970-833-8888</p> | | | | | | | | | |
|--|---|---|-------------|---|---------|-------------------|---|---------|----------------------|--|--|
| <p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8/13/19</td> <td>ISSUE FOR PERMITS</td> </tr> <tr> <td>2</td> <td>9/10/19</td> <td>REVISED PER COMMENTS</td> </tr> </tbody> </table> | NO. | DATE | DESCRIPTION | 1 | 8/13/19 | ISSUE FOR PERMITS | 2 | 9/10/19 | REVISED PER COMMENTS | <p>Drawn By: SM Checked By: SM Date: 8/13/19</p> <p>Project No: 19-13</p> <p>LANDSCAPE PLAN</p> <p style="text-align: right; font-size: 2em; font-weight: bold;">L1.0</p> | |
| NO. | DATE | DESCRIPTION | | | | | | | | | |
| 1 | 8/13/19 | ISSUE FOR PERMITS | | | | | | | | | |
| 2 | 9/10/19 | REVISED PER COMMENTS | | | | | | | | | |

LYONS 66 PACIFIC COMMERCE PARK, LOT 9 -
 ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING
 SITE PLAN

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 26,
 TOWNSHIP 3 NORTH, RANGE 56 WEST OF THE 6TH P.M.,
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
 LOCATED AT
 13781 PACIFIC CIRCLE, MEAD, CO, 80504 8004



1 SITE LIGHTING PHOTOMETRIC
 SCALE: 1" = 30'-0"

- PHOTOMETRIC PLAN GENERAL NOTES:
1. ILLUMINANCE VALUES MEASURED AT GRADE.
 2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS WITH MINIMAL GAZE ONTO ADJACENT PROPERTIES.
 3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
 4. THERE WILL BE NO OFF-SITE GAZE ALLOWED.
- SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO TOWN OF MEAD EXTERIOR LIGHTING STANDARDS

| | | |
|--|--|--|
|  A DIVISION OF HARRIS CONSULTING INC. 13781 PACIFIC CIRCLE MEAD, CO 80504 |  Know Your Subsoil Call Before You Dig | LYONS 66 PACIFIC COMMERCE PARK, LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING SITE PLAN |
| | | A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 56 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO LOCATED AT 13781 PACIFIC CIRCLE, MEAD, CO 80504 |
| Project No: 19-13 Drawn By: JAH Checked By: CJF Date Issued: 5/20/2019 SHEET LISTING PHOTOMETRIC Total Number: 1 Sheet Number: | E1.0 | FILENAME: E-SubPhotometric 2019-058.dwg PLOT DATE: 2019-07-19 PLOT TIME: 9:55 AM |

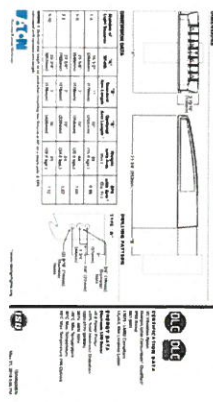
LYONS 66 PACIFIC COMMERCE PARK LOT 9 - ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING

A PARCEL OF LAND SITUATED IN THE NORTHWEST 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
 LOCATED AT
 13781 PACIFIC CIRCLE, MEAD, COLORADO 80554

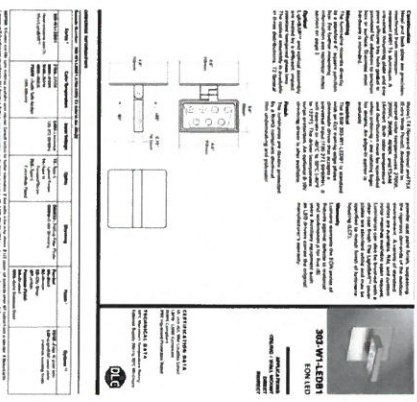
McGraw-Edison

| | |
|--------|--|
| SP1SP2 | |
|--------|--|

GENERAL NOTES:
 1. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
 2. All lighting fixtures shall be installed in accordance with the applicable electrical code.
 3. All lighting fixtures shall be installed in accordance with the applicable fire code.
 4. All lighting fixtures shall be installed in accordance with the applicable safety code.
 5. All lighting fixtures shall be installed in accordance with the applicable accessibility code.



| | | |
|------------------|----------|-------|
| Lighting Fixture | Quantity | Notes |
| SP1SP2 | 1 | |



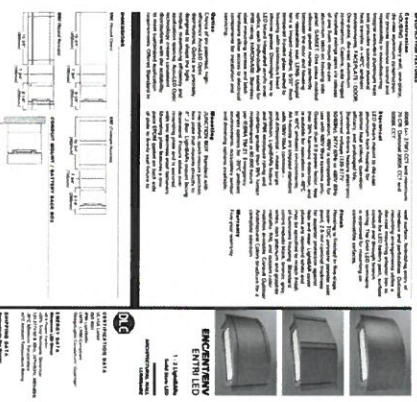
HALO

| | |
|----|--|
| SD | |
|----|--|

GENERAL NOTES:
 1. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
 2. All lighting fixtures shall be installed in accordance with the applicable electrical code.
 3. All lighting fixtures shall be installed in accordance with the applicable fire code.
 4. All lighting fixtures shall be installed in accordance with the applicable safety code.
 5. All lighting fixtures shall be installed in accordance with the applicable accessibility code.



| | | |
|------------------|----------|-------|
| Lighting Fixture | Quantity | Notes |
| SD | 1 | |



Invisio

| | |
|----|--|
| MP | |
|----|--|

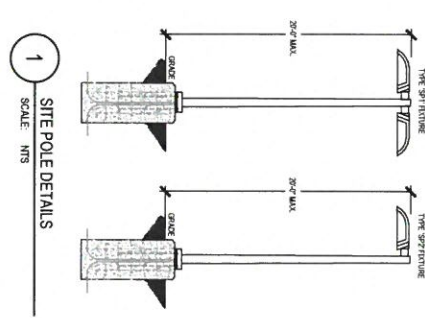
GENERAL NOTES:
 1. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
 2. All lighting fixtures shall be installed in accordance with the applicable electrical code.
 3. All lighting fixtures shall be installed in accordance with the applicable fire code.
 4. All lighting fixtures shall be installed in accordance with the applicable safety code.
 5. All lighting fixtures shall be installed in accordance with the applicable accessibility code.



| | | |
|------------------|----------|-------|
| Lighting Fixture | Quantity | Notes |
| MP | 1 | |



| Symbol | Level | General Description | Mounting Height | Color | Color Name | Length | ULF | Beam | Shielding |
|--------|-------|---------------------|-----------------|-------|---------------|--------|-----|------|--------------|
| ○ | SD | MONUMENT | 30'-0" AIG | WH | HALO | LED | 130 | 50W | WH |
| □ | SP1 | PARKING 1 DENNIS | 30'-0" AIG | BLK | McGRAW-EDISON | LED | 130 | 100W | Full Cut-off |
| □ | SP2 | PARKING 2 DENNIS | 30'-0" AIG | BLK | McGRAW-EDISON | LED | 130 | 110W | Full Cut-off |
| □ | MP | LOADING DOCK | 12'-0" AIG | BLK | INVISIO | LED | 130 | 20W | Full Cut-off |
| ♀ | WH | WALL SCENE | 7'-0" AIG | BLK | McGRAW-EDISON | LED | 130 | 15W | Full Cut-off |



1 SITE POLE DETAILS
 SCALE: 1/8" = 1'-0"

McGraw-Edison
 811
 13781 PACIFIC CIRCLE, MEAD, CO 80554

**LYONS 66 PACIFIC COMMERCE PARK, LOT 9 -
 ROCKY MOUNTAIN MIDSTREAM
 OFFICE BUILDING**
 SITE PLAN

A PARCEL OF LAND SITUATED IN THE NORTHWEST 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
 LOCATED AT
 13781 PACIFIC CIRCLE, MEAD, CO 80554

A DIVISION OF
McGRAW-EDISON
 13781 PACIFIC CIRCLE, MEAD, CO 80554

| | | |
|-----|----------|---------------|
| NO. | DATE | DESCRIPTION |
| 1 | 5/20/19 | ISS SUBMITTAL |
| 2 | 08/27/19 | ISS SUBMITTAL |

Prepared by: JH
 Checked by: JH
 Date Issued: 8/20/2019
 Project No: 19-13
 Scale: 1/8" = 1'-0"
 Drawing No: E1.1

EXHIBIT B

**ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING
PUBLIC IMPROVEMENTS TO BE CONSTRUCTED**

4526791 **Pages: 27 of 29**
09/26/2019 10:14 AM R Fee:\$153.00
Carly Koppes, Clerk and Recorder, Weld County, CO


HCI ENGINEERING

A division of
HABERER CARPENTRY INC.

PUBLIC IMPROVEMENT COST ESTIMATES

DATE: 06/24/2019

Lyons 56 Pacific Commerce Park, Lot 9 - Rocky Mountain Midstream Office Building

| DESCRIPTION | QTY | UNIT | COST/UNIT | TOTAL AMOUNT | CDOT Section |
|--|-----|------|------------|-----------------------|--------------|
| S. Dillton Court ROW Improvements | | | | | |
| Sidewalk - 6" thick | 100 | SF | \$5.00 | \$500 | 608-00006 |
| Handicap Ramp w/ Strip | 2 | EA | \$1,200.00 | \$2,400 | 608-00010 |
| Crosspan | 365 | SF | \$8.00 | \$2,920 | n/a |
| TOTAL | | | | <u>\$5,820</u> | |
| Subtotal | | | | \$5,820 | |
| 15% Contingency | | | | \$873 | |
| GRAND TOTAL | | | | <u>\$6,693</u> | |

Note: the above cost estimate numbers are based on best available info. These number do not reflect a contractors bid or actual installation cost. The above are strictly the engineers opinion of cost and shall not be used for budgets or other development purposes.

4526791 Pages: 28 of 29
09/26/2019 10:14 AM R Fee:\$153.00
Carly Koppes, Clerk and Recorder, Weld County, CO



EXHIBIT C

**ROCKY MOUNTAIN MIDSTREAM OFFICE BUILDING
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.

4526791 **Pages: 29 of 29**
09/26/2019 10:14 AM R Fee:\$153.00
Carly Koppes, Clerk and Recorder, Weld County, CO

