

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 990**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
CONDITIONALLY APPROVING THE
LOTS 1 AND 2, ELEVATION 25 FILING NO. 1 ADMINISTRATIVE SITE PLAN**

WHEREAS, the Town of Mead is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Land Use Code to regulate development of land; and

WHEREAS, Silver Point Development, LLC, a Colorado limited liability company (the “Applicant”), has submitted a site plan application designated as the Administrative Site Plan Lots 1 and 2, Elevation 25 Filing No. 1 (the “Site Plan”), for property generally located south of Colorado State Highway 66 (CO 66) and west of Weld County Road 9.5 (WCR 9.5) in the Town of Mead, State of Colorado, as more particularly described in the Site Plan (the “Property”); and

WHEREAS, the Site Plan is attached to this Ordinance as **EXHIBIT 1** and incorporated herein by reference; and

WHEREAS, the Applicant is the authorized representative of the current Property owner of record, Elevation 25 Industrial Owner, LLC, a Delaware limited liability company (the “Owner”); and

WHEREAS, the Site Plan proposes the construction of two (2) warehouse distribution facilities, with areas of 94,076 square feet and 109,676 square feet, on the Property, and certain on-site and off-site public improvements, including, but not limited to roadway improvements, water and sewer line extensions, landscaping, drainage and other improvements as shown in the Site Plan and the final construction and engineering plans and drawings associated therewith (collectively, the “Public Improvements”); and

WHEREAS, Section 16-4-100(b)(10) of the *Mead Municipal Code* (“MMC”) authorizes Town Staff to require that the Applicant/Owner execute a site plan agreement to assure the construction of the Public Improvements as a condition of approval of the Site Plan; and

WHEREAS, the Public Improvements associated with the Site Plan are identified in that certain Subdivision Improvement Agreement for Elevation 25 Filing No. 1 Final Plat (the “Filing No. 1 SIA”) and for that reason Town Staff is not requiring a separate site plan agreement; and

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

WHEREAS, Section 16-4-100(b)(9) of the MMC 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 MMC; and

WHEREAS, the administrative record for this case includes, but is not limited to, the MMC, 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/Owner will submit all post-approval documents required by Section 16-4-100 of the MMC prior to the issuance of a building permit; and
- b. The Applicant/Owner shall resolve and correct any technical issues as directed by Town Staff prior to signature of Town officials on the Site Plan; and
- c. The Applicant/Owner shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Site Plan application; and
- d. The Applicant/Owner shall execute the Filing No. 1 SIA in a form approved by the Town Attorney prior to recordation of the Site Plan; and
- e. All Public Improvements will be constructed in accordance with applicable Town standards and in accordance with the terms and conditions of the Filing No. 1 SIA.

Section 3. Following the satisfaction of the conditions set forth in Section 2 of this Ordinance, the Mayor is authorized to sign the Site Plan on behalf of the Town, and the Town Clerk may attest the signature of the Mayor on the Site Plan.

Section 4. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 5. 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 6. 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.

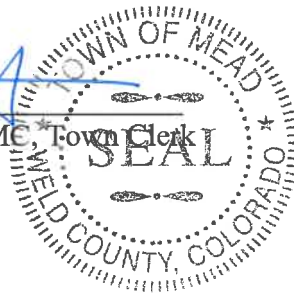
Section 7. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 14th DAY OF FEBRUARY, 2022.

ATTEST:

TOWN OF MEAD

By: 
Mary E. Strutt, MMC, Town Clerk



By: 
Colleen G. Whitlow, Mayor

EXHIBIT 1
Administrative Site Plan
LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

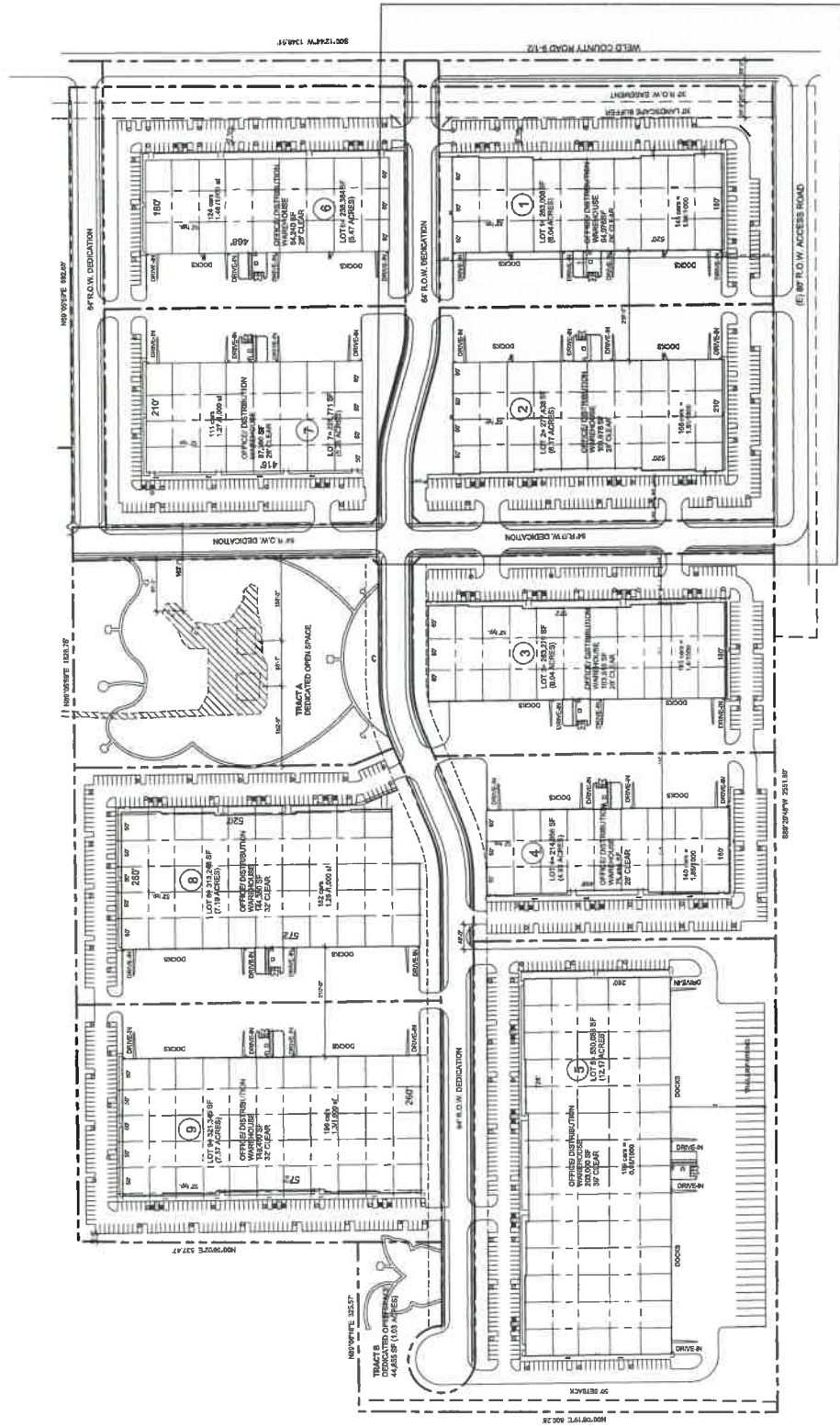
BY	DATE	DESCRIPTION
	07/23/2021	PLANNING CMTS.
	09/20/2021	PLANNING CMTS.
	11/03/2021	PLANNING CMTS.
	01/09/2022	PLANNING CMTS.

DRAWN	CS
CHECKED	BS
DESIGNED	KS
FILE NAME	

ADMINISTRATIVE SITE PLAN
 CONCEPT PLAN
 LOTS 1 AND 2, ELEVATION 25 FILING NO. 1



DATE	06/27/2021
AS SHOWN	
SCALE	AS SHOWN
SHEET	21
TOTAL SHEETS	2



AREA OF PHASE 1 SITE DEVELOPMENT PLAN



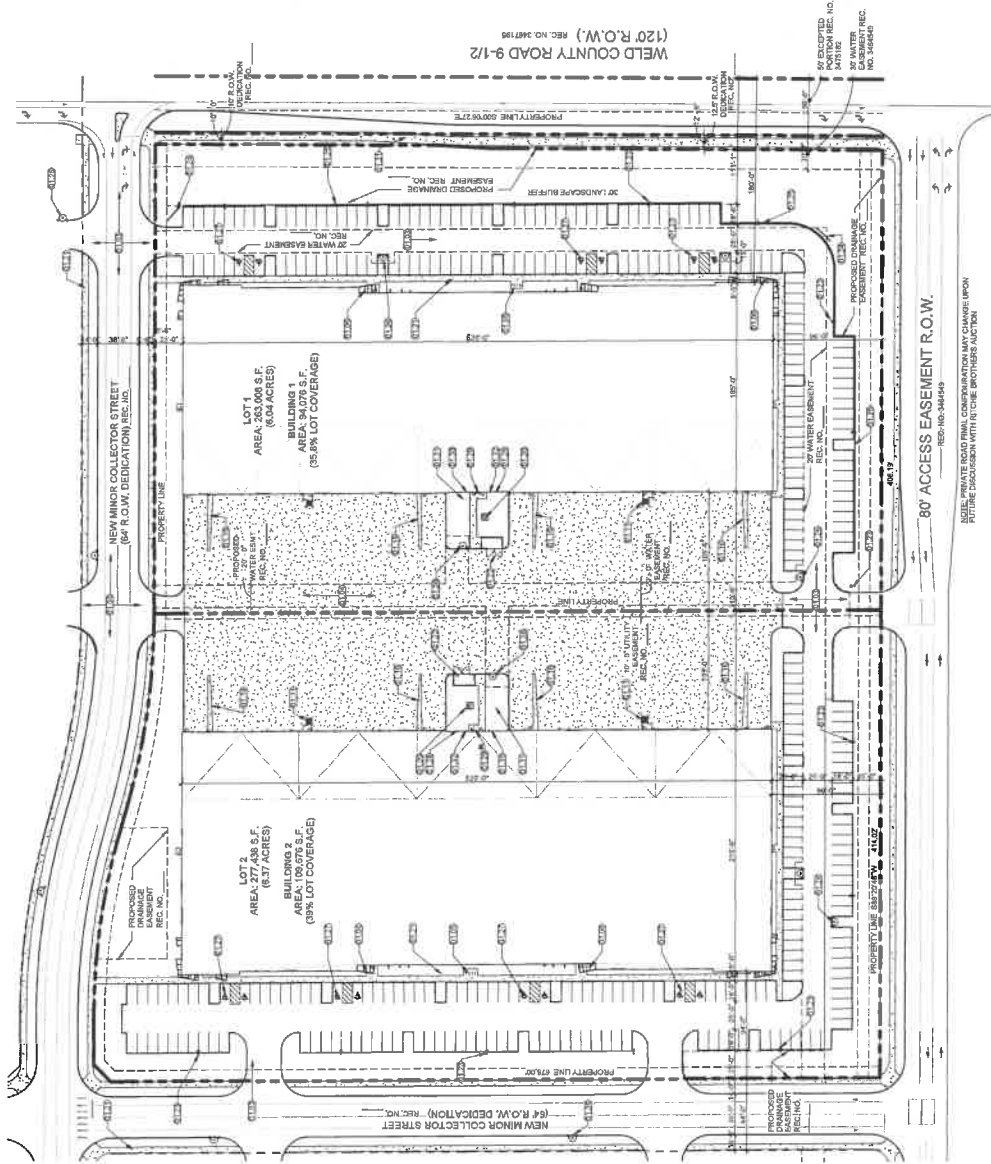
OVERALL SITE CONCEPT PLAN
 SCALE: 1" = 100'

CASE NO: 2020-4

ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.



SITE PLAN
SCALE: 1" = 20.0'

80' ACCESS EASEMENT R.O.W.
REG. NO. 344549

SMALL PRIVATE ROAD FINAL CONSTRUCTION MAY CHANGE UPON FUTURE DISCUSSION WITH THE CITY ENGINEER'S OFFICE

BY	DATE	DESCRIPTION
	01.22.2021	PLANNING CMTS.
	11.02.2021	PLANNING CMTS.
	01.03.2022	PLANNING CMTS.

DRAWN	CS
CHECKED	BS
DESIGNED	KS
FILENAME	

ADMINISTRATIVE SITE PLAN LOTS 1 AND 2, ELEVATION 25 FILING NO. 1 SITE PLAN



NO. 10	INTERGROUP ARCHITECTS
NO. 11	NO. 12
NO. 13	NO. 14
NO. 15	NO. 16
NO. 17	NO. 18
NO. 19	NO. 20
NO. 21	NO. 22
NO. 23	NO. 24
NO. 25	NO. 26
NO. 27	NO. 28
NO. 29	NO. 30
NO. 31	NO. 32
NO. 33	NO. 34
NO. 35	NO. 36
NO. 37	NO. 38
NO. 39	NO. 40
NO. 41	NO. 42
NO. 43	NO. 44
NO. 45	NO. 46
NO. 47	NO. 48
NO. 49	NO. 50
NO. 51	NO. 52
NO. 53	NO. 54
NO. 55	NO. 56
NO. 57	NO. 58
NO. 59	NO. 60
NO. 61	NO. 62
NO. 63	NO. 64
NO. 65	NO. 66
NO. 67	NO. 68
NO. 69	NO. 70
NO. 71	NO. 72
NO. 73	NO. 74
NO. 75	NO. 76
NO. 77	NO. 78
NO. 79	NO. 80
NO. 81	NO. 82
NO. 83	NO. 84
NO. 85	NO. 86
NO. 87	NO. 88
NO. 89	NO. 90
NO. 91	NO. 92
NO. 93	NO. 94
NO. 95	NO. 96
NO. 97	NO. 98
NO. 99	NO. 100

PARKING CALCULATIONS:

BUILDING 1 REQUIRED:	TO SPACES
COMMERCIAL AND INDUSTRIAL	47 SPACES
75% INCREASE TO 1,000 SF	117 SPACES
20% DECREASE TO 1,000 SF	117 SPACES
TOTAL REQUIRED	117 SPACES
BUILDING 2 REQUIRED:	TO SPACES
COMMERCIAL AND INDUSTRIAL	146 SPACES
75% INCREASE TO 1,000 SF	146 SPACES
20% DECREASE TO 1,000 SF	146 SPACES
TOTAL REQUIRED	146 SPACES
BUILDING 3 REQUIRED:	TO SPACES
COMMERCIAL AND INDUSTRIAL	43 SPACES
75% INCREASE TO 1,000 SF	117 SPACES
20% DECREASE TO 1,000 SF	117 SPACES
TOTAL REQUIRED	117 SPACES
TOTAL REQUIRED	117 SPACES
TOTAL PROVIDED	146 SPACES
ADDITIONAL PROVIDED	29 SPACES
ADDITIONAL REQUIRED	0 SPACES
ADDITIONAL PROVIDED	0 SPACES
ADDITIONAL REQUIRED	0 SPACES

APPROPRIATE SIGNAGE REQUESTED OR REQUIRED ON THIS SITE
MUST MEET TOWN OF MEAD MUNICIPAL CODE SECTION 16-2-11.

- #### KEYNOTES:
- 2" OF FULL DEPTH ASPHALT PAVING FOR TRUCK AND APPLICABLE PAVING AT PARKING AREAS. SEE SOils REPORT AND 8" REINFORCED CONCRETE PAVING IN TRUCK COURT AND DRIVEWAYS.
 - 10' WIDE WOOD-BOARDS FINISH. SEE SOils REPORT AND SOils REPORT AND 2" OF CONCRETE. SEE DETAIL T&E-201.
 - 14' PAINTED STEEL BEAM BRACKETS. SEE DETAIL T&E-201.
 - PAINTED. CHANGI TO ATTACH TO CONCRETE. SEE DETAIL T&E-201.
 - EXTERIOR STEEL STAIRS. LANDING GUARDRAILS HANDRAILS. AND PERK TO MATCH FINISH. GUARDRAIL TO BE 1' HIGH X 4" DIA. SEE DETAIL T&E-201.
 - SI SPRING CONCRETE RETAINING WALL.
 - ELECTRICAL TRANSFORMER LOCATION.
 - PROPOSED BROOK FINISH.
 - PROPOSED CONCRETE AT 4" DIA. SEE DETAIL T&E-201.
 - REPORT AND 2" DIA. (WALLS SEE DETAIL T&E-201).
 - 22" FT. NIGHT LIGHT POLE WITH BRASS NOZZLE. CUPROPE STYLE. BASE AS LANDSCAPED AREA. SEE DETAIL T&E-201.
 - 2" FISH BAIT FACE ENTRY FACED RETAINING WALL.
 - VAN ACCESSIBLE TO 10' PARKING SPACES. 8'0" X 16'0" WITH 8'0" WHEEL WELLS. SEE DETAIL T&E-201.
 - ELECTRIC METER LOCATION.
 - MANHOLE. VERIFY WITH LOCAL FIRE AUTHORITY ON EXACT LOCATION. VERIFY WITH LOCAL FIRE DEPARTMENT CONNECTION FROM VERTY WITH LOCAL FIRE DEPARTMENT. SEE DETAIL T&E-201.
 - WATER METER LOCATION. SEE CIVIL DRAWINGS.
 - 045 METER LOCATION. SEE CIVIL DRAWINGS.

CASE NO. 2020-4

ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

REVISIONS	DATE	DESCRIPTION
MAA	7-23-2021	PLANNING CRTS
MAA	11-2-2021	PLANNING CRTS
MAA	1-3-2022	PLANNING CRTS

SY	DATE	DESCRIPTION
MAA	7-23-2021	PLANNING CRTS
MAA	11-2-2021	PLANNING CRTS
MAA	1-3-2022	PLANNING CRTS

CHECKED	MAA
DESIGNED	MAA
FILENAME	BS-11105

ADMINISTRATIVE SITE PLAN
LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LE POINT

alcon construction

INTERGROUP ARCHITECTS

SCALE: AS SHOWN

DATE: 5-27-2024

SHEET: 21

TOTAL SHEETS: 4

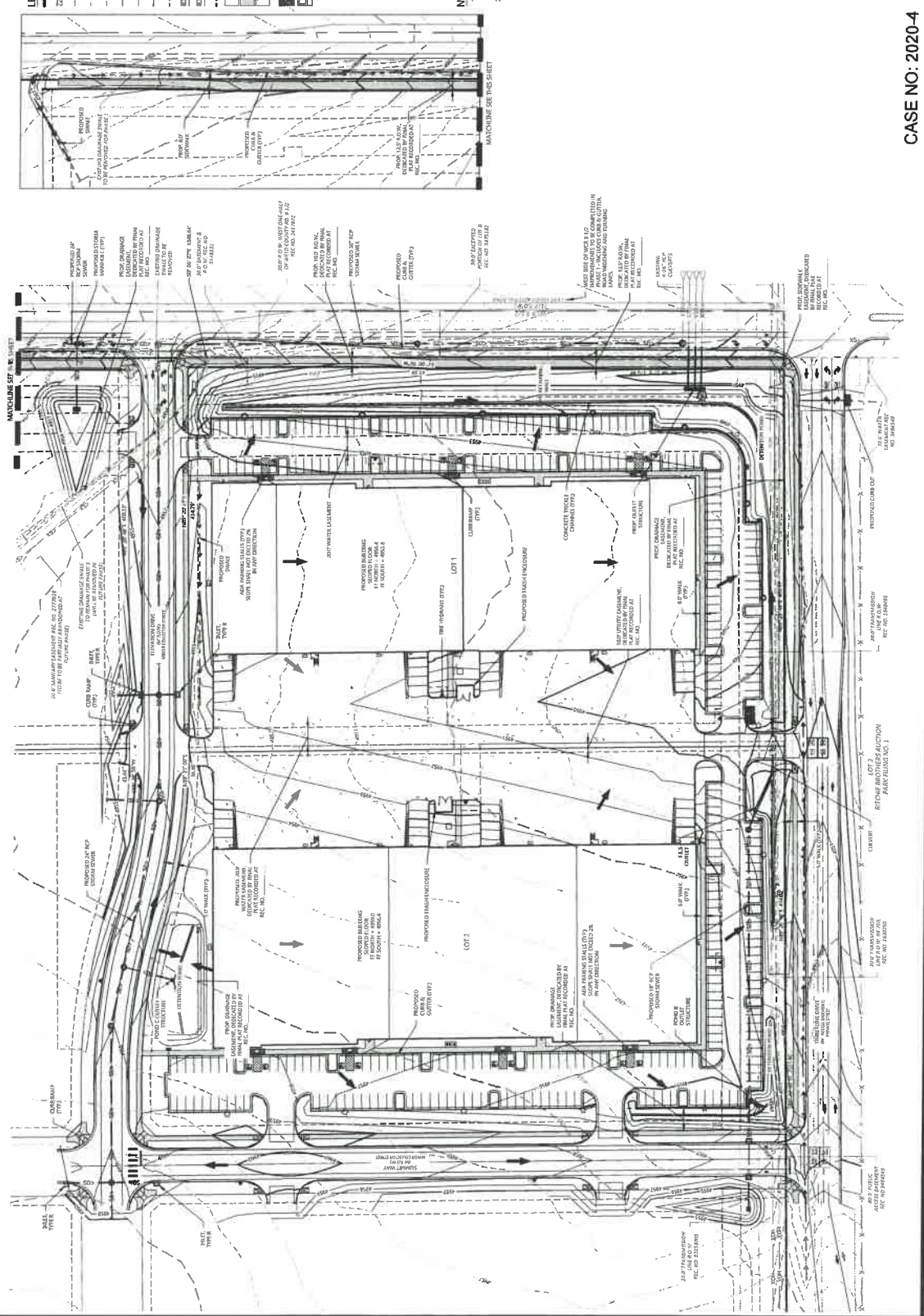
LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PROPOSED 5' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED SANICUT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- FLOW DIRECTION
- OVERFLOW PATH
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- SLOPE AND DIRECTION
- HIGH POINT
- LOW POINT
- GRADE BREAK

NOTES:

- ALL ELEVATION SPOTS ALONG CURB INDICATE FINISHED GRADE ELEVATION UNLESS OTHERWISE INDICATED.
- PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 20% BAY WIDE IN ANY DIRECTION.

SCALE: 1" = 50'



CASE NO.: 2020-4

ADMINISTRATIVE SITE PLAN

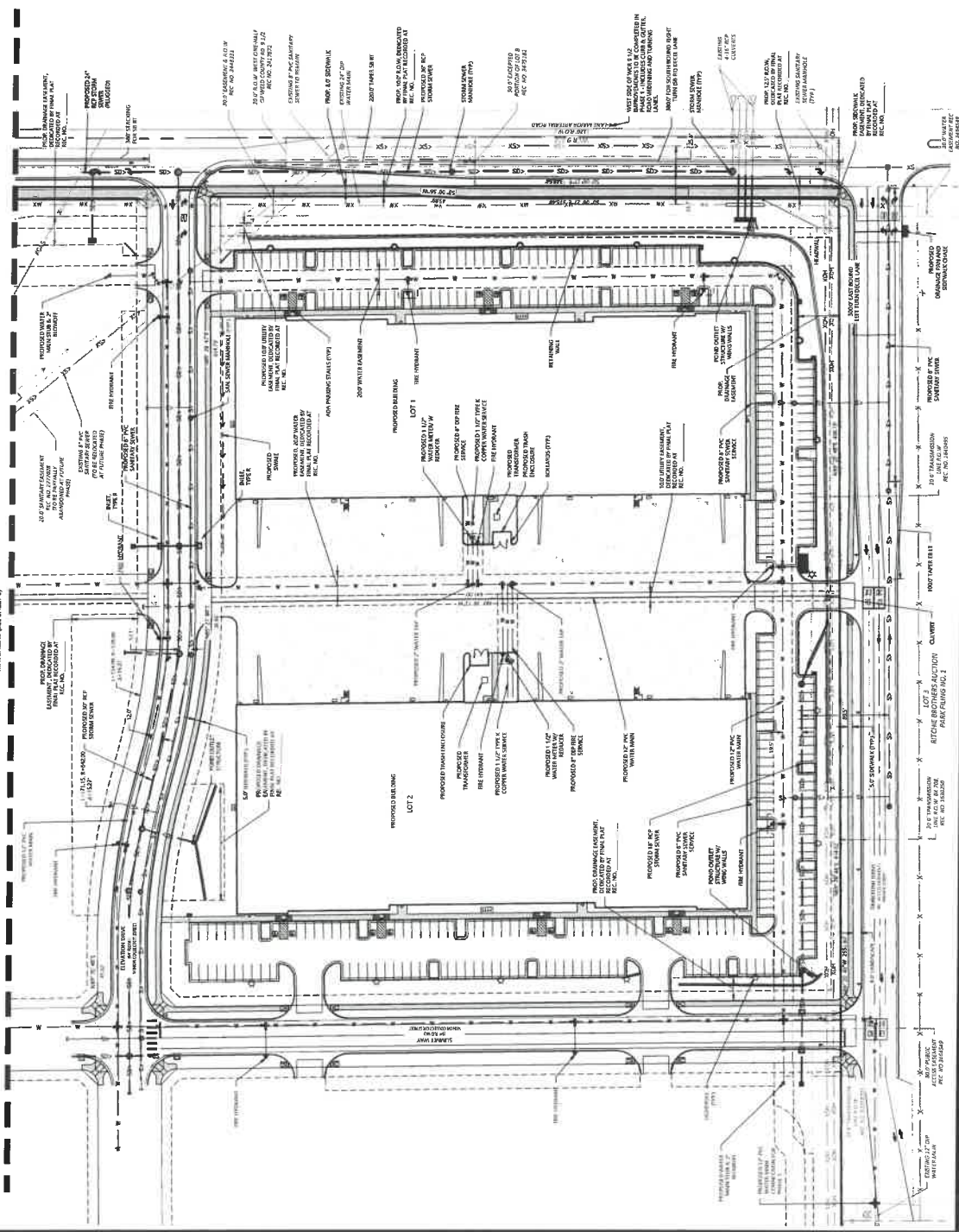
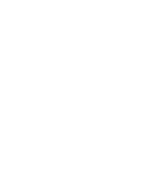
LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

BY DATE DESCRIPTION	MMA 2-2-2021 PLANNING CHKS
REVISIONS	MMA 11-2-2021 PLANNING CHKS
	MMA 1-3-2022 PLANNING CHKS
DRWN MHP	
CHECKED	MMA
DESIGNED	MMA
FILENAME	BS-11105
ADMINISTRATIVE SITE PLAN	
UTILITY PLAN	
LOTS 1 AND 2, ELEVATION 25 FILING NO. 1	

LEGEND:

PROPOSED LINE	PROPOSED BUILDING
EXISTING BUILDING	PROPOSED PLACEMENT
EXISTING PLACEMENT	EXISTING EASEMENT
EXISTING STORM LINE	PROPOSED STORM LINE
PROPOSED INLET	PROPOSED INLET
PROPOSED WATER LINE	EXISTING WATER LINE
EXISTING HYDRAUNT & VALVE	EXISTING HYDRAUNT & VALVE
PROPOSED SAN SEWER LINE	EXISTING SAN SEWER LINE
EXISTING SAN SEWER LINE	EXISTING OVERHEAD ELEC. LINE
EXISTING ELECTRICAL LINE	EXISTING TELECOMM. LINE
EXISTING GAS LINE	EXISTING GAS LINE
EXISTING BIRDSBACK LINE	EXISTING BIRDSBACK LINE
EXISTING FIBER OPTIC LINE	EXISTING LIGHT POLE
EXISTING LIGHT POLE	



CASE NO.: 2020-4

21 5

INTERGROUP ARCHITECTS
 3201 16TH AVE.
 BOULDER, CO 80501
 PHONE: 303.440.1105
 FAX: 303.440.1106
 EMAIL: INFO@INTERGROUPARCHITECTS.COM

NO
CONSTRUCTION
alcom

1. REPORT

ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

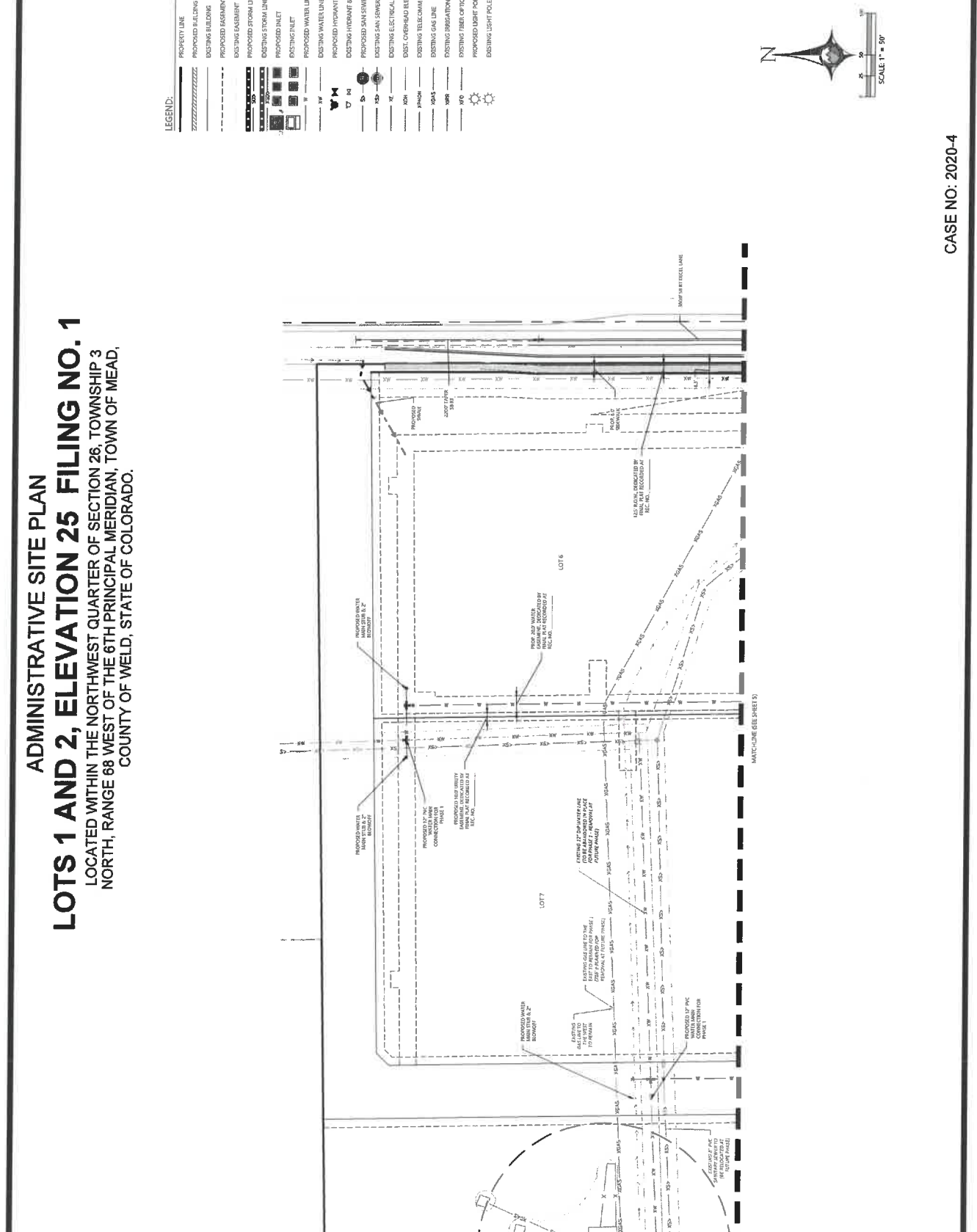
REVISIONS	DATE	DESCRIPTION
BY MAA	7-23-2021	RESUBMITION
MAA	9-23-2021	PLANNING CMTS
MAA	11-3-2021	PLANNING CMTS
MAA	1-3-2022	PLANNING CMTS.

DRAWN	MSBP
CHECKED	
DESIGNED	MAA
FILE NAME	MAA
FILE NUMBER	BS-11105

ADMINISTRATIVE SITE PLAN LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

SCALE 1" = 50'

SHEET NO. 21
 OF 6



LEGEND:	PROPERTY LINE
-----	PROPOSED BUILDING
-----	EXISTING BUILDING
-----	PROPOSED FASSETMENT
-----	EXISTING FASSETMENT
-----	PROPOSED STORM LINE
-----	EXISTING STORM LINE
-----	PROPOSED INLET
-----	EXISTING INLET
-----	PROPOSED WATER LINE
-----	EXISTING WATER LINE
-----	PROPOSED HYDRANT & VALVE
-----	EXISTING HYDRANT & VALVE
-----	PROPOSED SAN SEWER LINE
-----	EXISTING SAN SEWER LINE
-----	PROPOSED SAN SLOWLINE
-----	EXISTING ELECTRICAL LINE
-----	EXIST. OVERHEAD ELEC. LINE
-----	EXISTING TELECOMM LINE
-----	EXISTING GAS LINE
-----	EXISTING IRRIGATION LINE
-----	EXISTING TIME OFTIC LINE
-----	PROPOSED LIGHT POLE
-----	EXISTING LIGHT POLE

ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

REVISIONS	DESCRIPTION	DATE	BY
MAA 7-23-2021	PLANNING CRTS		
MAA 8-26-2021	PLANNING CRTS		
MAA 11-4-2021	PLANNING CRTS		
MAA 1-3-2022	PLANNING CRTS		

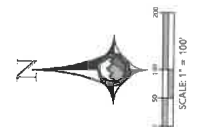
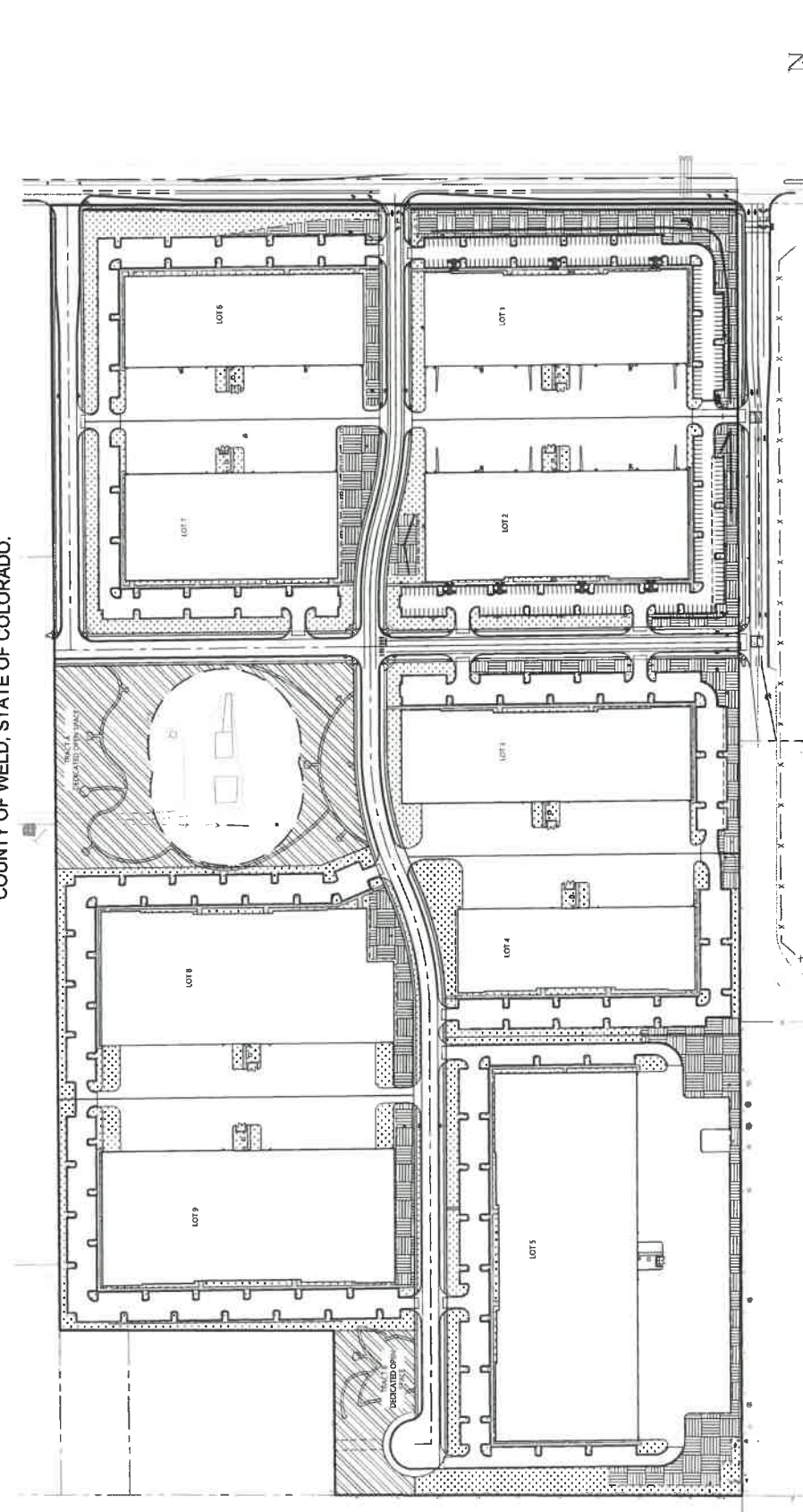
CHECKED	MMA
DESIGNED	MMA
FILENAME	BS-11105

ADMINISTRATIVE SITE PLAN
 OVERALL OPEN SPACE &
 LANDSCAPE EXHIBIT
 LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

POINT



DATE: 8-27-2021
 AS SHOWN
 SCALE: 1/8" = 1'-0"
 SHEET 21 OF 7



LAND USE SUMMARY AND OPEN SPACE CALCULATION

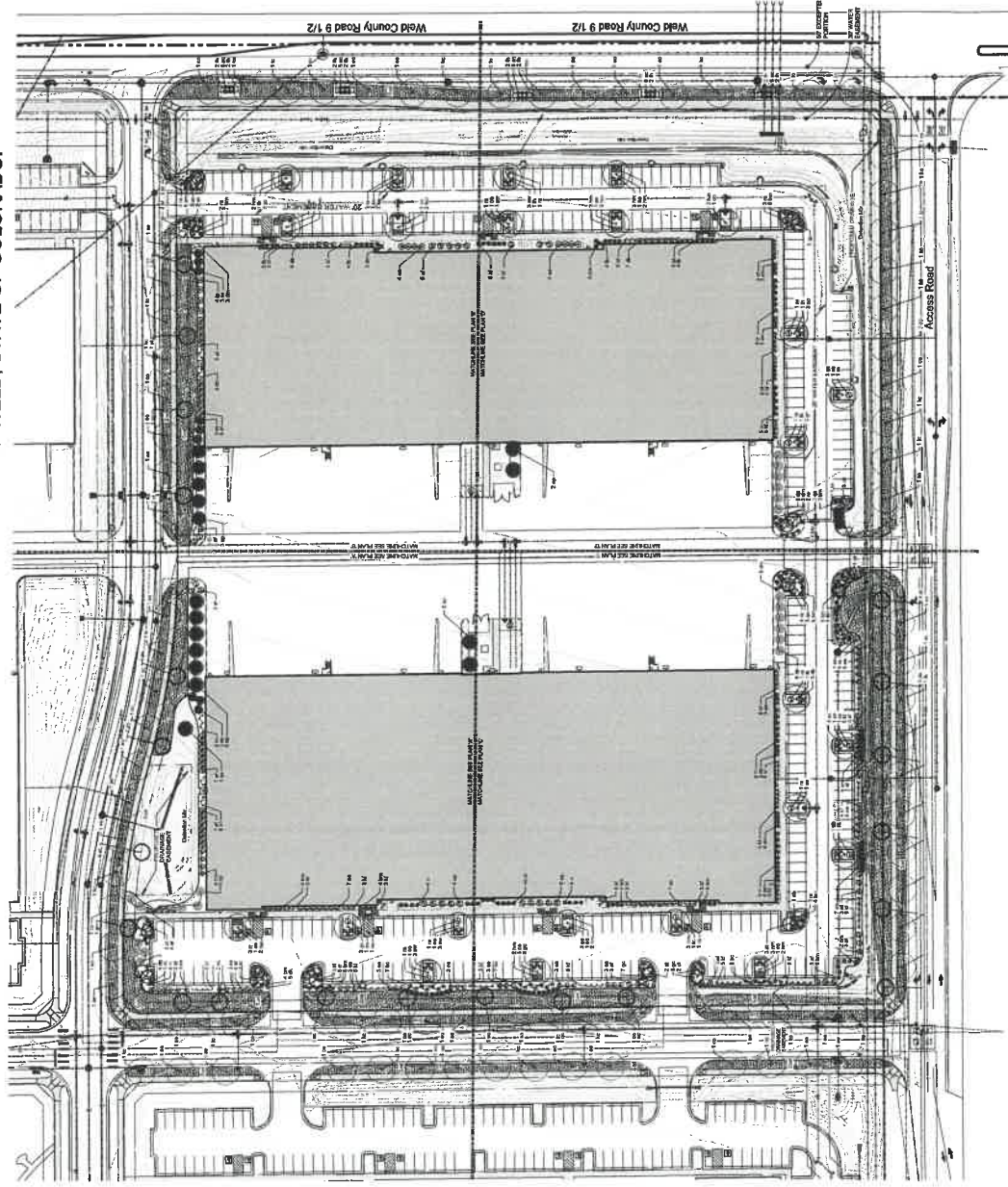
LAND USE	ACRES	%	SC. FT.	% OF LOT	LANDSCAPE REQUIREMENT
LOTS	10.00	100.00	435,600	100.00	24%
TRACT A	0.00	0.00	0	0.00	0%
TRACT B	0.00	0.00	0	0.00	0%
TRACT C	0.00	0.00	0	0.00	0%
TRACT D	0.00	0.00	0	0.00	0%
TRACT E	0.00	0.00	0	0.00	0%
TRACT F	0.00	0.00	0	0.00	0%
TRACT G	0.00	0.00	0	0.00	0%
TRACT H	0.00	0.00	0	0.00	0%
TRACT I	0.00	0.00	0	0.00	0%
TRACT J	0.00	0.00	0	0.00	0%
TRACT K	0.00	0.00	0	0.00	0%
TRACT L	0.00	0.00	0	0.00	0%
TRACT M	0.00	0.00	0	0.00	0%
TRACT N	0.00	0.00	0	0.00	0%
TRACT O	0.00	0.00	0	0.00	0%
TRACT P	0.00	0.00	0	0.00	0%
TRACT Q	0.00	0.00	0	0.00	0%
TRACT R	0.00	0.00	0	0.00	0%
TRACT S	0.00	0.00	0	0.00	0%
TRACT T	0.00	0.00	0	0.00	0%
TRACT U	0.00	0.00	0	0.00	0%
TRACT V	0.00	0.00	0	0.00	0%
TRACT W	0.00	0.00	0	0.00	0%
TRACT X	0.00	0.00	0	0.00	0%
TRACT Y	0.00	0.00	0	0.00	0%
TRACT Z	0.00	0.00	0	0.00	0%
TOTAL	10.00	100.00	435,600	100.00	24%

CASE NO: 2020-4

ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.



OVERALL LANDSCAPE PLAN



0' 25' 50' 100' 1500'

SCALE 1" = 50' - 0"

LANDSCAPE LEGEND:

- Ground Covers - Native Seed
 - THORNTON SIGNATURE WARM SEASON MIX: 10 LBS/SACRE
 - 20% SIDE DATS GRAMA 10 LBS/SACRE
 - 20% BUFFALOGRASS 10 LBS/SACRE
 - 20% BUFFALOGRASS 10 LBS/SACRE
 - 40 LBS/SACRE
- Ground Covers - Detention Seed Mix:
 - RED TOP 2 0.1 LBS/SACRE
 - WESTERN WHEATGRASS (PARBEN) 7.0 LBS/SACRE
 - INDIAN SALTGRASS 1.0 LBS/SACRE
 - PRairie 0.1 LBS/SACRE
 - BAITIC RUSH 0.1 LBS/SACRE
 - PRairie COTIDGRASS 1.0 LBS/SACRE
- TURFGRASS SOG:
 - IMPROVED BLUEGRASS (SEE LOCAL SPECIFICATIONS)
 - HYBRID BLUEGRASS THAT IS LOCALLY GROWN.
- HARDWOOD MULCH
- 2"-5" Unpaved River Rock - Cobble
- STEEL EDGING

REVISIONS	DESCRIPTION	DATE	BY
01	PLANNING CMTS.	02/21/2021	JMT
02	PLANNING CMTS.	02/22/2021	JMT
03	PLANNING CMTS.	02/23/2021	JMT

FILENAME	DATE
21-0028	2/23/2021

ADMINISTRATIVE SITE PLAN
 OVERALL LANDSCAPE PLAN
 LOTS 1 AND 2, ELEVATION 25 FILING NO. 1



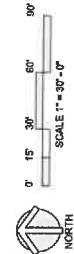
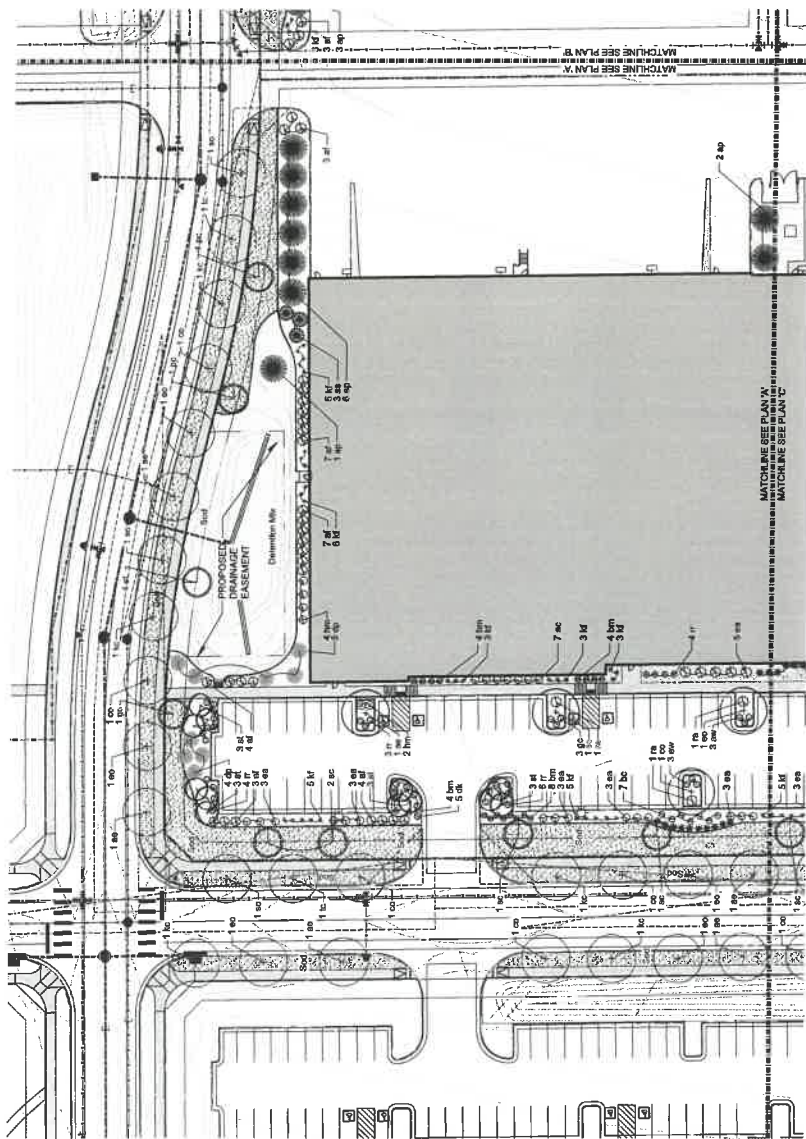
INTERGROUP ARCHITECTS
 1000 14TH AVENUE, SUITE 1100
 DENVER, CO 80202

DATE: 02/23/21
 AS SHOWN: 02/23/21
 SHEETS: 21 OF 8



CASE NO: 2020-4

ADMINISTRATIVE SITE PLAN
LOTS 1 AND 2, ELEVATION 25 FILING NO. 1
 LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3
 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD,
 COUNTY OF WELD, STATE OF COLORADO.



LANDSCAPE LEGEND:

Ground Covers - Native Seed

[Symbol]	40% LITTLE BLUETOILE (MARI) SEED MIX
[Symbol]	10% LITTLE BLUETOILE (MARI) SEED MIX
[Symbol]	10% LITTLE BLUETOILE (MARI) SEED MIX
[Symbol]	20% BLUE OATS GRAMA
[Symbol]	20% BUFFALO GRASS
[Symbol]	40% LITTLE BLUETOILE

Ground Covers - Detention Seed Mix

[Symbol]	0.1 LB/ACRE
[Symbol]	WESTERN WHEATGRASS (ARRIBA)
[Symbol]	WESTERN WHEATGRASS (ARRIBA)
[Symbol]	INDIAN SALTBASS
[Symbol]	INDIAN SALTBASS
[Symbol]	INDIAN SALTBASS
[Symbol]	BAITIC RUSH
[Symbol]	PRairie DOORGRASS
[Symbol]	0.1 LB/ACRE
[Symbol]	0.1 LB/ACRE
[Symbol]	0.1 LB/ACRE
[Symbol]	0.1 LB/ACRE
[Symbol]	0.1 LB/ACRE
[Symbol]	0.1 LB/ACRE

TURKGRASS SOD
 IMPROVED BLUEGRASS SOD SHALL CONSIST OF TEXAS
 HYBRID BLUEGRASS THAT IS LOCALLY GROWN.

HARDWOOD MULCH

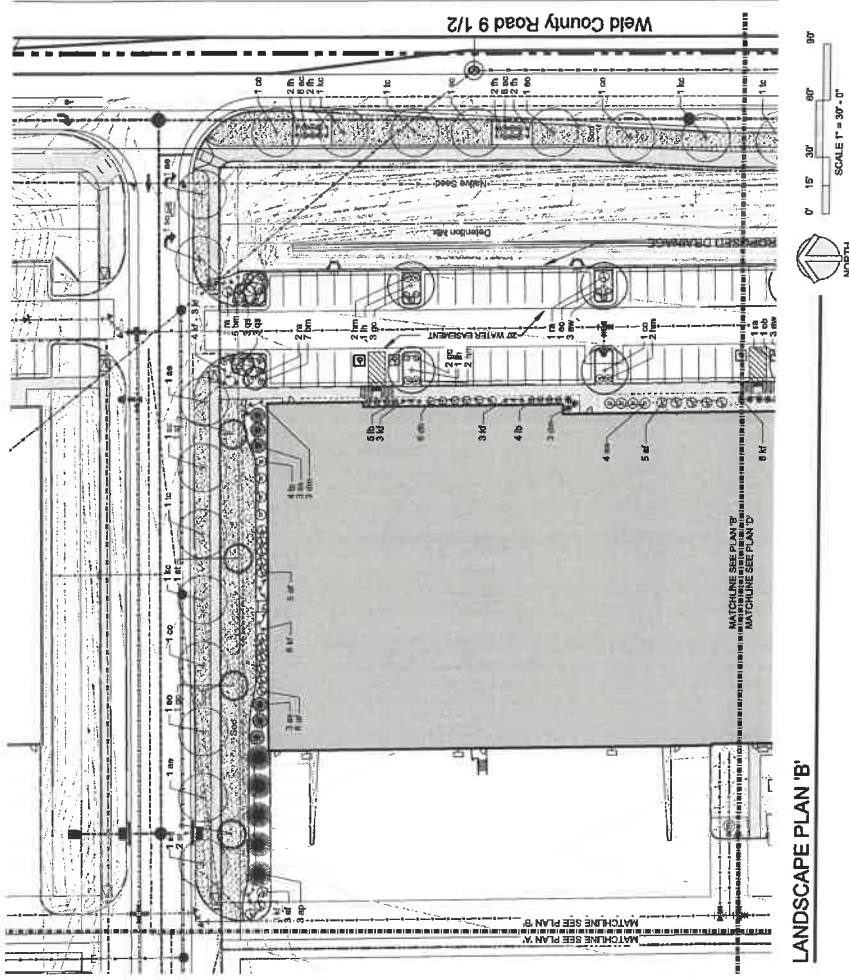
2"-3" Unpaved River Rock - Cobble

STEEL EDGING

ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.



LANDSCAPE LEGEND:

- Ground Covers - Native Seed
- TRICORYN SIGNATURE WARM SEASON MIX: 10 LB/ACRE
- 20% BLUEGRASS: 10 LB/ACRE
- 20% BUFFALOGRASS: 10 LB/ACRE
- 20% BUFFALOGRASS: 10 LB/ACRE
- Ground Covers - Detention Seed Mix: 40 LB/ACRE
- REDTOP 2: 0.1 LB/ACRE
- INDIAN SALTBASS: 7.0 LB/ACRE
- WESTERN WHEATGRASS (ARBEA): 7.0 LB/ACRE
- INDIAN SALTBASS: 0.1 LB/ACRE
- INDIAN SALTBASS: 0.1 LB/ACRE
- INDIAN SALTBASS: 0.1 LB/ACRE
- INDIAN SALTBASS: 0.1 LB/ACRE
- INDIAN SALTBASS: 0.1 LB/ACRE
- PRAIRIE CORDOGRISS: 1.0 LB/ACRE
- TURFGRASS SOD
- IMPROVED BLUEGRASS SOD SHALL CONSIST OF TEXAS HYBRID BLUEGRASS THAT IS LOCALLY GROWN.
- HARDWOOD MULCH
- 2"-5" Unpaved River Rock - Cobble
- STEEL EDGING

BY	DATE	DESCRIPTION
	6/22/2021	PLANNING CMTS.
	8/3/2021	PLANNING CMTS.
	1/13/2021	PLANNING CMTS.
	01/03/2022	PLANNING CMTS.
REVISIONS		

DRAWN	SHW
CHECKED	JAM
DESIGNED	SDW
FILENAME	21-0028

LANDSCAPE PLAN B

ADMINISTRATIVE SITE PLAN
LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

POINT

alcorn CONSTRUCTION

INTERGROUP ARCHITECTS

SCALE: AS SHOWN

DATE: 5/28/21

PROJECT: 21-0028

SHEET: 21 OF 10

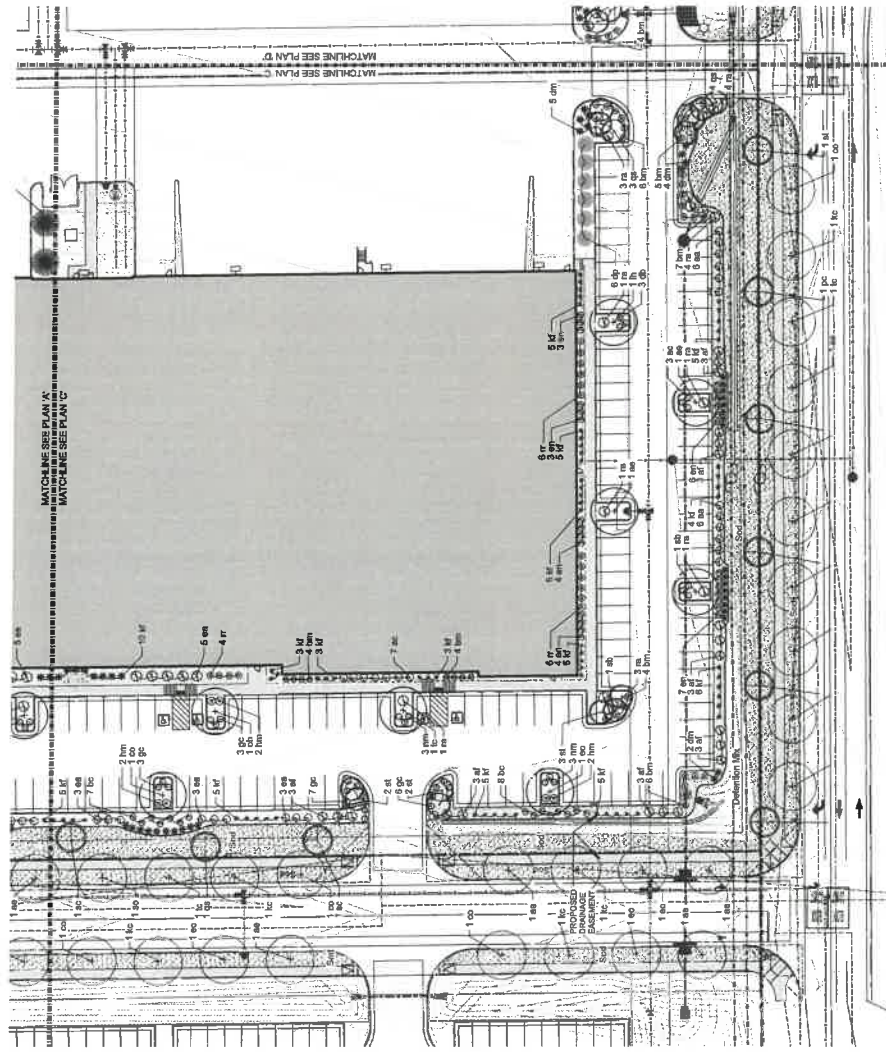
CASE NO: 2020-4



ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.



LANDSCAPE PLAN 'C'



SCALE 1" = 30'-0"

LANDSCAPE LEGEND:

	THORNTON SIGNATURE WARM SEASON SOG 10 LBS/ACRE 20% SIDE ONTS GRAMA 20% BUFFALOGRASS 20% BUTTALOGRASS 40 LBS/ACRE
	REDTOP 2 WESTERN WHEATGRASS (ARRIBA) INDIAN SALTGRASS BALDTC PULSH PRAIRIE CORDGRASS
	TURFGRASS SOD IMPROVED BLUEGRASS SOD SHALL CONSIST OF TEXAS HYBRID BLUEGRASS THAT IS LOCALLY GROWN.
	HARDWOOD MULCH
	2'-4" Unpaved River Rock - Cobble
	STEEL EDGING



INTERGROUP ARCHITECTS
CORPORATION
11711 E. 13TH AVENUE, SUITE 100
DENVER, CO 80231
WWW.INTERGROUPARCH.COM

CASE NO: 2020-4

REVISIONS	DESCRIPTION	DATE	BY
PLANNING CMTS.	PLANNING CMTS.	07.23.2021	JAH
PLANNING CMTS.	PLANNING CMTS.	08.23.2021	JAH
PLANNING CMTS.	PLANNING CMTS.	11.03.2022	JAH
PLANNING CMTS.	PLANNING CMTS.	01.03.2022	JAH

DATE	AS SHOWN	5/28/21
SHEETS	21	11

ADMINISTRATIVE SITE PLAN
LOTS 1 AND 2, ELEVATION 25 FILING NO. 1
LANDSCAPE PLAN 'C'

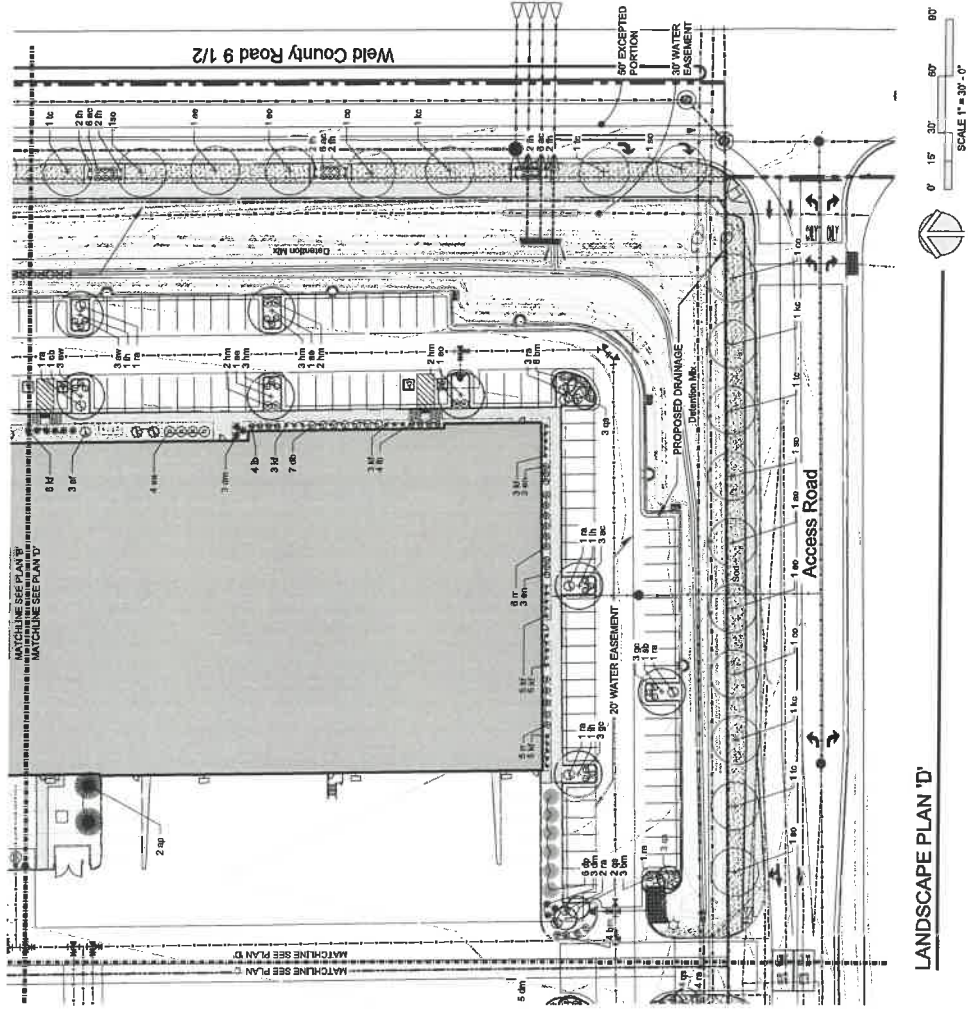


INTERGROUP ARCHITECTS
CORPORATION
BS-11105

ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.



LANDSCAPE LEGEND:

- Ground Covers - Native Seed
 - THORNION SIGNATURE WARM SEASON MIX: 10 LB/SACRE
 - 40% LITTLE BLUE STERN: 10 LB/SACRE
 - 20% BLUE GRAMA: 10 LB/SACRE
 - 20% BUFFALOGRASS: 10 LB/SACRE
 - 40 LB/SACRE
- Ground Covers - Delimitation Seed Mix
 - REDTOP 2: 0.1 LB/SACRE
 - SWITCHGRASS (PATRIOTIER): 2.2 LB/SACRE
 - WESTERN WHEATGRASS (ARRIBA): 7.5 LB/SACRE
 - WHEATGRASS (ARRIBA): 7.5 LB/SACRE
 - WOOLY SEDGE: 0.1 LB/SACRE
 - BALTIMORE RUSH: 0.1 LB/SACRE
 - PRairie CONROGRASS: 1.6 LB/SACRE
- LINIFRASS SOO: 1 LB/SACRE
- MIXED BLUEGRASS SOO SHALL CONSIST OF TEXAS BLUEGRASS THAT IS LOCALLY GROWN.
- HARDWOOD MULCH
- 2" Unpaved River Rock - Cobble
- STEEL EDGING

REVISIONS	DATE	DESCRIPTION
BY	07.22.2021	PLANNING CM'S
	09.22.2021	PLANNING CM'S
	12.10.2021	PLANNING CM'S
	01.19.2022	PLANNING CM'S

DRAWN	CHECKED	JAH
DESIGNED		SOY
FILENAME		21-0028

ADMINISTRATIVE SITE PLAN
 LOTS 1 AND 2, ELEVATION 25 FILING NO. 1
 LANDSCAPE PLAN 'D'

POINT

alcom CONSTRUCTION

INTERGROUP ARCHITECTS

NO. 12

21

AS SHOWN

DATE 5/28/21

2021

12

STACK

INTERGROUP ARCHITECTS

1001 W. 10TH AVENUE, SUITE 1111

DENVER, CO 80202

WWW.INTERGROUPARCHITECTS.COM

CASE NO: 2020-4

ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

GENERAL PLANTING NOTES:

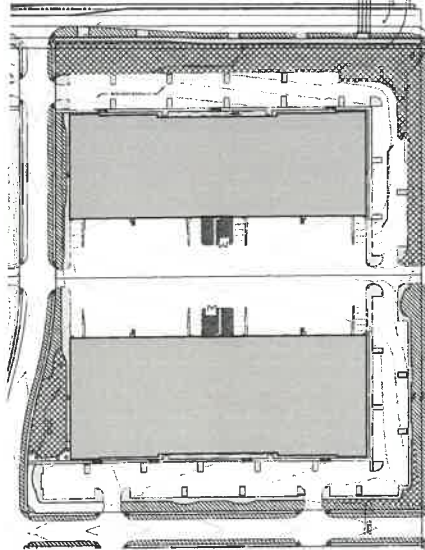
- PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLANS.
- LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR/REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
- FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE BURLAP FASTENERS, TOP ONE-THIRD (1/3) OF BALL SHALL BE REMOVED ALLOWING FOR THE DEPTH OF THE MULCH TO SETTLE AGAIN. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. ALL PLANTING MATERIALS SHALL BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REMOVED.
- PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUCK OF TREES AND SHRUBS PLANTED. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
- COMMERCIAL GRADE GALVANIZED STEEL EDGING WITH ROLLED EDGE SHALL BE USED TO SEPARATE PLANTING BEDS FROM DRIVEWAYS AND DRIVEWAYS FROM DRIVE AND STAKE TO GROUND PER MANUFACTURER'S RECOMMENDATIONS. MANUFACTURE: URBAN STEEL OR EQUAL.
- LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE ARCHITECT A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- USE SHREDDERED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS. PLACE FOUR INCHES OF MULCH IN ALL TREE SAUCERS. PLACE FOUR INCHES OF MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM, WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREE / GROUND COVER.
- IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND REMOVING THEM. FIELD CONDITIONS DISCOVERED ON THE SITE INSPECTION BY STAFF, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

SOIL AMENDMENTS

PRIOR TO PLANTING, ALL SITES FOR PLANTINGS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6". A LARGER AMOUNT SHALL BE REQUIRED IF SOIL TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY FOR WATER RETENTION. SOIL TESTS SHALL BE CONDUCTED BY A LICENSED SOIL ANALYST. SOIL AMENDMENTS SHALL BE REQUIRED FOR ALL PLANTING AREAS. SOIL AMENDMENTS SHALL BE INSTALLED IN AREAS APPROVED BY THE LANDSCAPE ARCHITECT. THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED IF APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL TAKE A MINIMUM OF 3 SOIL TESTS PER PLANTING AREA. SOIL TEST LOCATIONS SHALL BE FROM PLANTING AREAS AND SHALL BE LOCATED ON OPPOSITE SIDES OF PLANTING AREAS. SOIL AMENDMENTS SHALL BE STORED IN A CLEAN, DRY, AND PROTECTED AREA. SOIL AMENDMENTS SHALL BE STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. EXAMPLES OF ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE. MOUNTAIN PEAT AND INORGANIC MATERIALS ARE NOT ALLOWED. SOIL AMENDMENTS SHALL BE INSTALLED PRIOR TO PLANTING. ALL SITES ARE SUBJECT TO INSPECTION BY THE CITY FOR COMPLIANCE WITH SOIL AMENDMENT REQUIREMENTS.

LANDSCAPE DATA CHART

SITE AREA:	540,448 sq. ft.
REQUIRED LANDSCAPE AREA (20% of SITE AREA):	108,089 sq. ft.
PROVIDED LANDSCAPE AREA:	109,350 sq. ft.
REQUIRED TREES (1 TREE/1,000 SF. OPEN SPACE)	109 TREES
REQUIRED SHRUBS (1 SHRUB/150 SF. OPEN SPACE)	119 TREES
REQUIRED TREES (1 TREE/15 STALLS) = 311/5	721 TREES
PROVIDED TREES (1 TREE/15 STALLS) = 311/5	720 SHRUBS
REQUIRED TREES (1 TREE/15 STALLS) = 311/5	63 TREES
REQUIRED SHRUBS (1 SHRUB/150 SF. OPEN SPACE) = 7,630 sq. ft. / 150	66 TREES
PROVIDED SHRUBS	51 SHRUBS
STREET LANDSCAPE	
REQUIRED TREES WELD COUNTY ROAD 9 1/2 (612 ft. / 40)	16 TREES
REQUIRED TREES	15 TREES
REQUIRED SHRUBS WELD COUNTY ROAD 9 1/2 (7,180 sq. ft. / 150)	48 SHRUBS
REQUIRED PROVIDED SHRUBS	60 SHRUBS
REQUIRED TREES NORTH ROAD (730 ft. / 40)	19 TREES
REQUIRED TREES	21 TREES
REQUIRED TREES SOUTH ROAD (788 ft. / 40)	20 TREES
REQUIRED TREES WEST ROAD (608 ft. / 40)	15 TREES
PROVIDED TREES	15 TREES



Irigation Typology Plan

REVISIONS	DATE	DESCRIPTION
01.03.2022		PLANNING CM'S.
01.03.2021		PLANNING CM'S.
07.26.2021		PLANNING CM'S.
07.23.2021		PLANNING CM'S.

DRAWN	
CHECKED	JAH
DESIGNED	SDW
PROJECT	21-0028

ADMINISTRATIVE SITE PLAN
 LOTS 1 AND 2, ELEVATION 25 FILING NO. 1
 LANDSCAPE NOTES



INTERGROUP ARCHITECTS	BS-11105
AS SHOWN	5/28/21
SHEETS	21
TITLE	13

CASE NO: 2020-4

ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

DATE	DESCRIPTION
07/22/2021	PLANNING CRTS.
11/03/2021	PLANNING CRTS.
01/09/2022	PLANNING CRTS.

DRAWN	DESIGNED
JKH	JKH
CHECKED	SOHW
FILENAME	21-0028

ADMINISTRATIVE SITE PLAN
 LOTS 1 AND 2, ELEVATION 25 FILING NO. 1
 LANDSCAPE DETAILS

DATE	AS SHOWN
5/28/21	5/28/21
SHEET	21
TOTAL SHEETS	14

QUAN.	SYMBOL	COMMON BOTANICAL NAME	INSTALLED SIZE	COND.	WATER NEEDS
DECIDUOUS TREES					
17	M	KENTUCKY COFFEE TREE Gleditsia triacanthos Americana sp. 1	2 1/2" CAL. SINGLE TRUNK	B & B	ZERIC
2	06	AMERICAN BIRCH Betula papyrifera	2 1/2" CAL. SINGLE TRUNK	B & B	MODERATE
12	12	RED BARKED PINE Pinus resinosa	2 1/2" CAL. SINGLE TRUNK	B & B	MODERATE
3	03	ORIENTAL BIRCH Betula orientalis	2 1/2" CAL. SINGLE TRUNK	B & B	LOW
20	08	AMERICAN BIRCH Betula papyrifera	2 1/2" CAL. SINGLE TRUNK	B & B	MEDIUM
6	10	ORIENTAL BIRCH Betula orientalis	2 1/2" CAL. SINGLE TRUNK	B & B	LOW-MODERATE
19	02	ORIENTAL BIRCH Betula orientalis	2 1/2" CAL. SINGLE TRUNK	B & B	MODERATE
17	00	ENGLISH OAK Quercus robur	2 1/2" CAL. SINGLE TRUNK	B & B	LOW-MODERATE
14	00	ENGLISH OAK Quercus robur	2 1/2" CAL. SINGLE TRUNK	B & B	MODERATE
ORNAMENTAL TREES					
28	01	SPY TOWER BIRCH Betula pendula	2" CAL. SINGLE TRUNK	B & B	LOW
5	02	SPRING OVAL CRABAPPLE Malus sp. 'Spring Snow'	1 1/2" CAL. SINGLE TRUNK	B & B	LOW
2	04	ORIENTAL BIRCH Betula orientalis	2 1/2" CAL. SINGLE TRUNK	B & B	LOW
2	00	COOGOPHER HAWTHORN Crataegus sp.	1 1/2" CAL. SINGLE TRUNK	B & B	LOW
21	00	CRUSHED OAK Quercus sp.	1 1/2" CAL. SINGLE TRUNK	B & B	LOW
EVERGREEN TREES					
14	00	PIRENA SPRUCE Picea canadensis	8" HT.	B & B	LOW-MODERATE
21	00	PIRENA SPRUCE Picea canadensis	8" HT.	B & B	MODERATE
SHRUBS					
03	00	LOW FOLIAGE SHRUB Spiraea	8 GAL.	CONT.	LOW
0	00	VANADITE SPIREA Spiraea vanhouttei	5 GAL.	CONT.	LOW
5	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	LOW
33	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	MEDIUM
54	00	BURNING BUSH Echinocytus	5 GAL.	CONT.	LOW
19	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	LOW
01	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	LOW
4	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	ULTRA LOW
18	00	ANTHONY WATERER SPIREA Spiraea 'Anthony Waterer'	5 GAL.	CONT.	LOW
00	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	LOW
33	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	LOW
00	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	LOW
71	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	LOW
33	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	MODERATE
44	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	MODERATE
22	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	LOW
ORNAMENTAL SHRUBS					
108	14	ORIENTAL BIRCH Betula orientalis	1 GAL.	CONT.	LOW
23	00	ORIENTAL BIRCH Betula orientalis	1 GAL.	CONT.	LOW
20	00	ORIENTAL BIRCH Betula orientalis	1 GAL.	CONT.	LOW

1 DECIDUOUS TREE

NOT TO SCALE

POINT CUT TREE LEADER. BRANCH ONLY CROSSOVER LIMBS. CO-DOMINANT LEADERS AND BRANCHED OR DEAD BRANCHES FROM TREE.

SECURE WITH 3 SPECIFIED LEFT LOGS. POLE TREE STAKES IN UNDISTURBED SOIL. SECURE WITH 3 SPECIFIED LEFT LOGS. POLE TREE STAKES IN UNDISTURBED SOIL. SECURE WITH 3 SPECIFIED LEFT LOGS. POLE TREE STAKES IN UNDISTURBED SOIL. SECURE WITH 3 SPECIFIED LEFT LOGS. POLE TREE STAKES IN UNDISTURBED SOIL.

PLANT ROOT BALL 1/2" HIGH WITH RESPECT TO FINISHED GRADE. DO NOT COVER TOP OF ROOTBALL WITH SOIL. CUT AND REMOVE TOP 20% OF WIRE MESH AND REMOVE TOP 20% BULKY. REMOVE ALL ROPE, TWINE AND WIRE OTHER THAN BASKET.

PLACE MULCH OR BARK RING AROUND TREE. DO NOT PLACE MULCH OR BARK RING IN CONTACT WITH TREE TRUNK. SEE SPECIFICATIONS FOR MULCH CHOICE TYPE AND DEPTH.

PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS.

SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.

COMPACTED SUBGRADE

SHADE TREES; LOWEST LARVAE MIN. 4" FROM ROOT CROWN

AFTER TWO YEARS NO LARVAE SHALL BE WITHIN 6" OF FANOUT

RECT TREES WITH BROKEN OR DAMAGED ROOTBALLS

2 EVERGREEN TREE PLANTING

NOT TO SCALE

RECT TREES WITH BROKEN OR DAMAGED ROOTBALLS

PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS.

SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.

COMPACTED SUBGRADE

RECT TREES WITH BROKEN OR DAMAGED ROOTBALLS

3 EDGE TREATMENT

NOT TO SCALE

SOIL ADJACENT TO WALKS AND CURBS

REMOVE TOP OF CURB OR TOP OF SEAT WALL

FINISHED GRADE OR TOP OF SOIL LEVEL WITH PAVED EDGE

SPECIFIED SOIL OR SEED

FILL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED APPROX. 1" BELOW TOP OF PAVED EDGE FOR SOIL AND LEVEL FOR SEED

MULCH ADJACENT TO WALKS AND CURBS

REMOVE TOP OF CURB OR TOP OF SEAT WALL

FINISHED GRADE OR TOP OF MULCH OR 1/2" BELOW PAVED EDGE

SPECIFIED COBBLE

SPECIFIED WEED BARRIER FABRIC UNDER MULCH COBBLE WITH SPECIFIED PRE-EMERGENT HERBICIDE BELOW FABRIC

FILL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED THE NECESSARY DISTANCE BELOW PAVED EDGE

MULCH ADJACENT TO WALKS AND CURBS

SPECIFIED SOIL OR SEED

FINISHED GRADE OR TOP OF SOIL LEVEL WITH TOP OF EDGE

REMOVE TOP OF CURB OR TOP OF SEAT WALL - MANUFACTURE EDGEMETAL - INSTALL WITH MANUFACTURER'S RECOMMENDATIONS

FINISHED GRADE OR TOP OF MULCH OR 1/2" BELOW TOP OF EDGE

SPECIFIED WEED BARRIER FABRIC UNDER MULCH COBBLE SPECIFIED PRE-EMERGENT HERBICIDE BELOW FABRIC

FILL DEPTH OF SPECIFIED AMENDED TOPSOIL PLACED THE NECESSARY DISTANCE BELOW TOP OF EDGE

4 SHRUB PLANTING

NOT TO SCALE

RECT TREES WITH BROKEN OR DAMAGED ROOTBALLS

PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS.

SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.

COMPACTED SUBGRADE

RECT TREES WITH BROKEN OR DAMAGED ROOTBALLS

PLANT MATERIAL SCHEDULE

QUAN.	SYMBOL	COMMON BOTANICAL NAME	INSTALLED SIZE	COND.	WATER NEEDS
DECIDUOUS TREES					
17	M	KENTUCKY COFFEE TREE Gleditsia triacanthos Americana sp. 1	2 1/2" CAL. SINGLE TRUNK	B & B	ZERIC
2	06	AMERICAN BIRCH Betula papyrifera	2 1/2" CAL. SINGLE TRUNK	B & B	MODERATE
12	12	RED BARKED PINE Pinus resinosa	2 1/2" CAL. SINGLE TRUNK	B & B	MODERATE
3	03	ORIENTAL BIRCH Betula orientalis	2 1/2" CAL. SINGLE TRUNK	B & B	LOW
20	08	AMERICAN BIRCH Betula papyrifera	2 1/2" CAL. SINGLE TRUNK	B & B	MEDIUM
6	10	ORIENTAL BIRCH Betula orientalis	2 1/2" CAL. SINGLE TRUNK	B & B	LOW-MODERATE
19	02	ORIENTAL BIRCH Betula orientalis	2 1/2" CAL. SINGLE TRUNK	B & B	MODERATE
17	00	ENGLISH OAK Quercus robur	2 1/2" CAL. SINGLE TRUNK	B & B	LOW-MODERATE
14	00	ENGLISH OAK Quercus robur	2 1/2" CAL. SINGLE TRUNK	B & B	MODERATE
ORNAMENTAL TREES					
28	01	SPY TOWER BIRCH Betula pendula	2" CAL. SINGLE TRUNK	B & B	LOW
5	02	SPRING OVAL CRABAPPLE Malus sp. 'Spring Snow'	1 1/2" CAL. SINGLE TRUNK	B & B	LOW
2	04	ORIENTAL BIRCH Betula orientalis	2 1/2" CAL. SINGLE TRUNK	B & B	LOW
2	00	COOGOPHER HAWTHORN Crataegus sp.	1 1/2" CAL. SINGLE TRUNK	B & B	LOW
21	00	CRUSHED OAK Quercus sp.	1 1/2" CAL. SINGLE TRUNK	B & B	LOW
EVERGREEN TREES					
14	00	PIRENA SPRUCE Picea canadensis	8" HT.	B & B	LOW-MODERATE
21	00	PIRENA SPRUCE Picea canadensis	8" HT.	B & B	MODERATE
SHRUBS					
03	00	LOW FOLIAGE SHRUB Spiraea	8 GAL.	CONT.	LOW
0	00	VANADITE SPIREA Spiraea vanhouttei	5 GAL.	CONT.	LOW
5	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	LOW
33	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	MEDIUM
54	00	BURNING BUSH Echinocytus	5 GAL.	CONT.	LOW
19	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	LOW
01	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	LOW
4	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	ULTRA LOW
18	00	ANTHONY WATERER SPIREA Spiraea 'Anthony Waterer'	5 GAL.	CONT.	LOW
00	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	LOW
33	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	LOW
00	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	LOW
71	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	LOW
33	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	MODERATE
44	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	MODERATE
22	00	ORIENTAL BIRCH Betula orientalis	5 GAL.	CONT.	LOW
ORNAMENTAL SHRUBS					
108	14	ORIENTAL BIRCH Betula orientalis	1 GAL.	CONT.	LOW
23	00	ORIENTAL BIRCH Betula orientalis	1 GAL.	CONT.	LOW
20	00	ORIENTAL BIRCH Betula orientalis	1 GAL.	CONT.	LOW

STACK OF INTERGROUP ARCHITECTS

1100 14TH AVENUE, SUITE 1000, BOULDER, CO 80502

TEL: 303.440.1100 FAX: 303.440.1101

WWW.INTERGROUPARCHITECTS.COM

SCALE: SS-11/05

DATE: 5/28/21

AS SHOWN

CASE NO: 2020-4

ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3
NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD,
COUNTY OF WELD, STATE OF COLORADO.

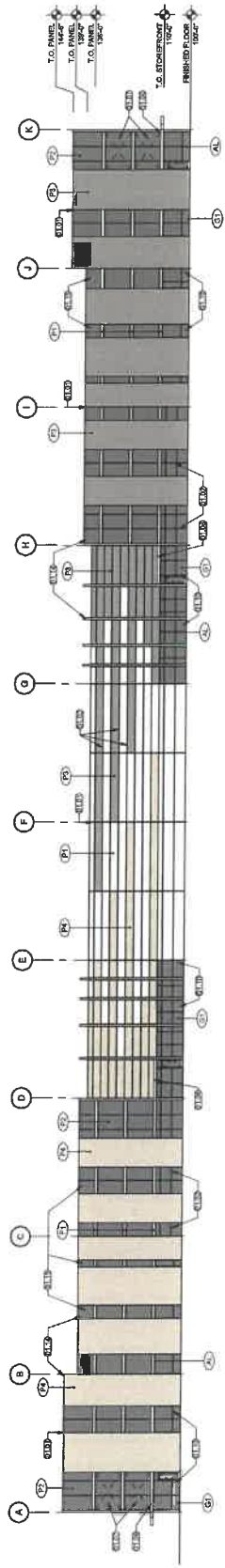
BY	DATE	DESCRIPTION
	07/22/2021	PLANNING CM'S
	09/29/2021	PLANNING CM'S
	11/02/2021	PLANNING CM'S
	01/03/2022	PLANNING CM'S

REVISIONS
DRAWN
CHECKED
DESIGNED
FILENAME

ADMINISTRATIVE SITE PLAN
LOTS 1 AND 2, ELEVATION 25 FILING NO. 1



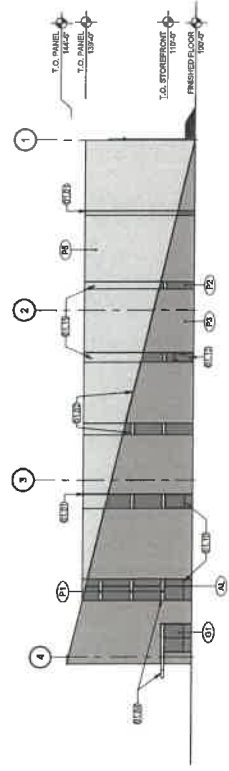
INTERGROUP ARCHITECTS
3010 S. WATSON
SCALE: 6/8=1/16"
DATE: 05/27/2021
SHEETS: 11 OF 15



1 EAST ELEVATION- BUILDING 1
SCALE: 1/8"=1'-0"



3 SOUTH EAST PERSPECTIVE
SCALE: N/A



2 NORTH ELEVATION- BUILDING 1
SCALE: 1/8"=1'-0"

KEYNOTES:

- 01.01 CONCRETE PANEL JOINT WITH 3/4" CHAMFERED DOG, BUCKER
- 01.02 600 L BEAMT FULL LENGTH.
- 01.03 T.E. ENTRY CHAMPT. TO ATTACH TO CONC. TRU-UP WALL. PAINTED.
- 01.04 T.E. ENTRY CHAMPT. TO BE REPLACED WITH STOREFRONT AT TIME OF TRU-UP PANEL.
- 01.05 INSULATED TRUED GLAZING IN ANODIZED ALUMINUM STOREFRONT
- 01.06 INSULATED U.I. WINDOW. PAINT TO MATCH ADJACENT WALL
- 01.07 SEE CAST TRU-UP CONCRETE PANEL. PAINTED WITH MEDIUM GLOSS PAINT. SEE EXTERIOR FINISH LEGEND FOR SPECIFIC FINISH.
- 01.08 1/2" DEEP RECES INTO CONCRETE PANEL. CHAMFER EDGES AND PAINT PER EXTERIOR FINISH LEGEND.

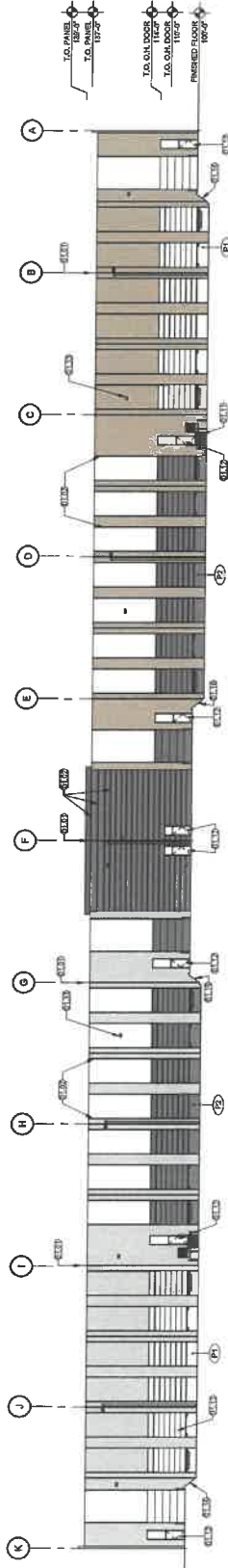
KEY	DESCRIPTION	IMAGE	MANUFACTURER	REMARKS/COMMENTS
C1	PAINT		WATSON	EXTERIOR MEDIUM GLOSS PAINT
C2	PAINT		WATSON	EXTERIOR MEDIUM GLOSS PAINT
C3	PAINT		WATSON	EXTERIOR MEDIUM GLOSS PAINT
C4	PAINT		WATSON	EXTERIOR MEDIUM GLOSS PAINT
C5	PAINT		WATSON	EXTERIOR MEDIUM GLOSS PAINT
C6	PAINT		WATSON	EXTERIOR MEDIUM GLOSS PAINT
C7	GLAZING		WATSON	EXTERIOR MEDIUM GLOSS PAINT
C8	STOREFRONT		WATSON	EXTERIOR MEDIUM GLOSS PAINT

CASE NO: 2020-4

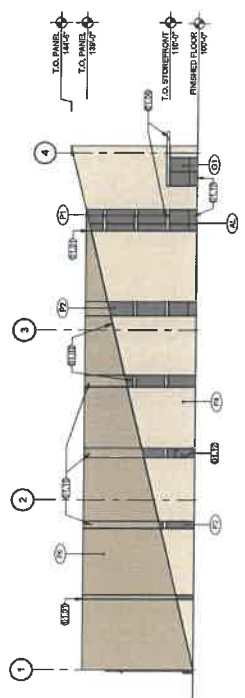
ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3
NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD,
COUNTY OF WELD, STATE OF COLORADO.



1 WEST ELEVATION- BUILDING 1
SCALE: 1" = 20'-0"



2 SOUTH ELEVATION- BUILDING 1
SCALE: 1" = 20'-0"

KEYNOTES:

- 01.01 CONCRETE PANEL JOINT WITH 1/2" CHAMFERED DOGUE.
- 01.02 1/2" ENTRY CANOPY TO ATTACH TO CONC. TR. CURB WALL.
- 01.03 1/2" ENTRY CANOPY TO ATTACH TO CONC. TR. CURB WALL.
- 01.04 INSULATED UNITED GLAZING IN ANODIZED ALUMINUM.
- 01.05 EXTERIOR WALL FINISH TO MATCH EXTERIOR WALL FINISH.
- 01.06 EXTERIOR OF STEEL STAIRS, LANDING, GUARDRAIL & CORNER FINISH TO MATCH EXTERIOR WALL FINISH.
- 01.07 EXTERIOR WALL FINISH TO MATCH EXTERIOR WALL FINISH.
- 01.08 EXTERIOR WALL FINISH TO MATCH EXTERIOR WALL FINISH.
- 01.09 EXTERIOR WALL FINISH TO MATCH EXTERIOR WALL FINISH.
- 01.10 EXTERIOR WALL FINISH TO MATCH EXTERIOR WALL FINISH.
- 01.11 EXTERIOR WALL FINISH TO MATCH EXTERIOR WALL FINISH.
- 01.12 INSULATED ALUM. MAN DOOR, PAINT TO MATCH ADJACENT.
- 01.13 INSULATED ALUM. MAN DOOR, PAINT TO MATCH ADJACENT.
- 01.14 INSULATED ALUM. MAN DOOR, PAINT TO MATCH ADJACENT.
- 01.15 EDGES AND PAINT PER EXTERIOR FINISH LEGEND.
- 01.16 EDGES AND PAINT PER EXTERIOR FINISH LEGEND.
- 01.17 EDGES AND PAINT PER EXTERIOR FINISH LEGEND.
- 01.18 EDGES AND PAINT PER EXTERIOR FINISH LEGEND.
- 01.19 EDGES AND PAINT PER EXTERIOR FINISH LEGEND.
- 01.20 EDGES AND PAINT PER EXTERIOR FINISH LEGEND.

KEY	DESCRIPTION	MATERIAL	MANUFACTURER	REMARKS / COMMENTS
(1)	GLAZING	GLAZING	GLAZING	GLAZING
(2)	GLAZING	GLAZING	GLAZING	GLAZING
(3)	GLAZING	GLAZING	GLAZING	GLAZING
(4)	GLAZING	GLAZING	GLAZING	GLAZING
(5)	GLAZING	GLAZING	GLAZING	GLAZING
(6)	GLAZING	GLAZING	GLAZING	GLAZING
(7)	GLAZING	GLAZING	GLAZING	GLAZING
(8)	GLAZING	GLAZING	GLAZING	GLAZING
(9)	GLAZING	GLAZING	GLAZING	GLAZING
(10)	GLAZING	GLAZING	GLAZING	GLAZING
(11)	GLAZING	GLAZING	GLAZING	GLAZING
(12)	GLAZING	GLAZING	GLAZING	GLAZING
(13)	GLAZING	GLAZING	GLAZING	GLAZING
(14)	GLAZING	GLAZING	GLAZING	GLAZING
(15)	GLAZING	GLAZING	GLAZING	GLAZING
(16)	GLAZING	GLAZING	GLAZING	GLAZING
(17)	GLAZING	GLAZING	GLAZING	GLAZING
(18)	GLAZING	GLAZING	GLAZING	GLAZING
(19)	GLAZING	GLAZING	GLAZING	GLAZING
(20)	GLAZING	GLAZING	GLAZING	GLAZING

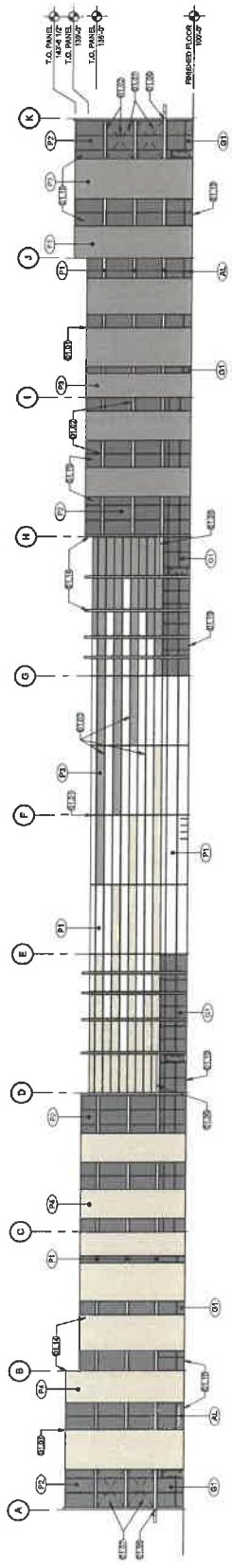
CASE NO: 2020-4

ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

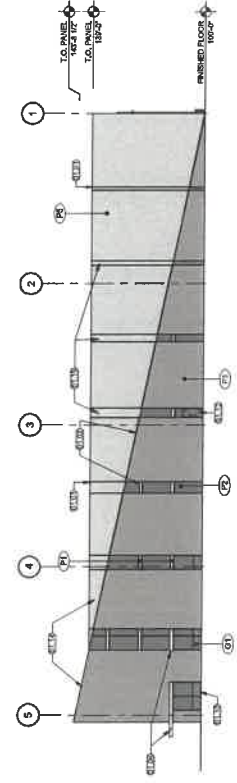
REVISIONS	DATE	DESCRIPTION
BY	07/23/2021	PLANNING CRTS
	08/20/2021	PLANNING CRTS
	11/02/2021	PLANNING CRTS
	01/03/2022	PLANNING CRTS



1 WEST ELEVATION- BUILDING 2
SCALE: 1/8"=1'-0"



3 SOUTH WEST PERSPECTIVE
SCALE: N.A.S.



2 SOUTH ELEVATION- BUILDING 2
SCALE: 1/8"=1'-0"

KEYNOTES:

- 01-01 CONCRETE PANEL, 2 1/2" MIN. 1/4" CHAMFERED EDGES, BACKER
- 01-02 1/2" X 1/2" SLANT FULL LENGTH
- 01-03 1/2" X 1/2" CHAMFERED EDGES, BACKER
- 01-04 1/2" X 1/2" CHAMFERED EDGES, BACKER
- 01-05 1/2" X 1/2" CHAMFERED EDGES, BACKER
- 01-06 1/2" X 1/2" CHAMFERED EDGES, BACKER
- 01-07 1/2" X 1/2" CHAMFERED EDGES, BACKER
- 01-08 1/2" X 1/2" CHAMFERED EDGES, BACKER
- 01-09 1/2" X 1/2" CHAMFERED EDGES, BACKER
- 01-10 1/2" X 1/2" CHAMFERED EDGES, BACKER
- 01-11 1/2" X 1/2" CHAMFERED EDGES, BACKER
- 01-12 1/2" X 1/2" CHAMFERED EDGES, BACKER
- 01-13 1/2" X 1/2" CHAMFERED EDGES, BACKER
- 01-14 1/2" X 1/2" CHAMFERED EDGES, BACKER
- 01-15 1/2" X 1/2" CHAMFERED EDGES, BACKER

KEY	DESCRIPTION	MATERIAL	MANUFACTURER	FINISH	COMMENTS
(C1)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C2)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C3)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C4)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C5)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C6)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C7)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C8)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C9)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C10)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C11)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C12)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C13)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C14)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C15)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C16)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C17)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C18)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C19)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL
(C20)	PAINT	PRIMER	PRIMER	PRIMER	CONCRETE WALL

CASE NO: 2020-4

ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3
NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD,
COUNTY OF WELD, STATE OF COLORADO.



REVISIONS	DATE	DESCRIPTION
BY	12/23/2021	PLANNING CMTS.
BY	01/20/2021	PLANNING CMTS.
BY	11/03/2021	PLANNING CMTS.

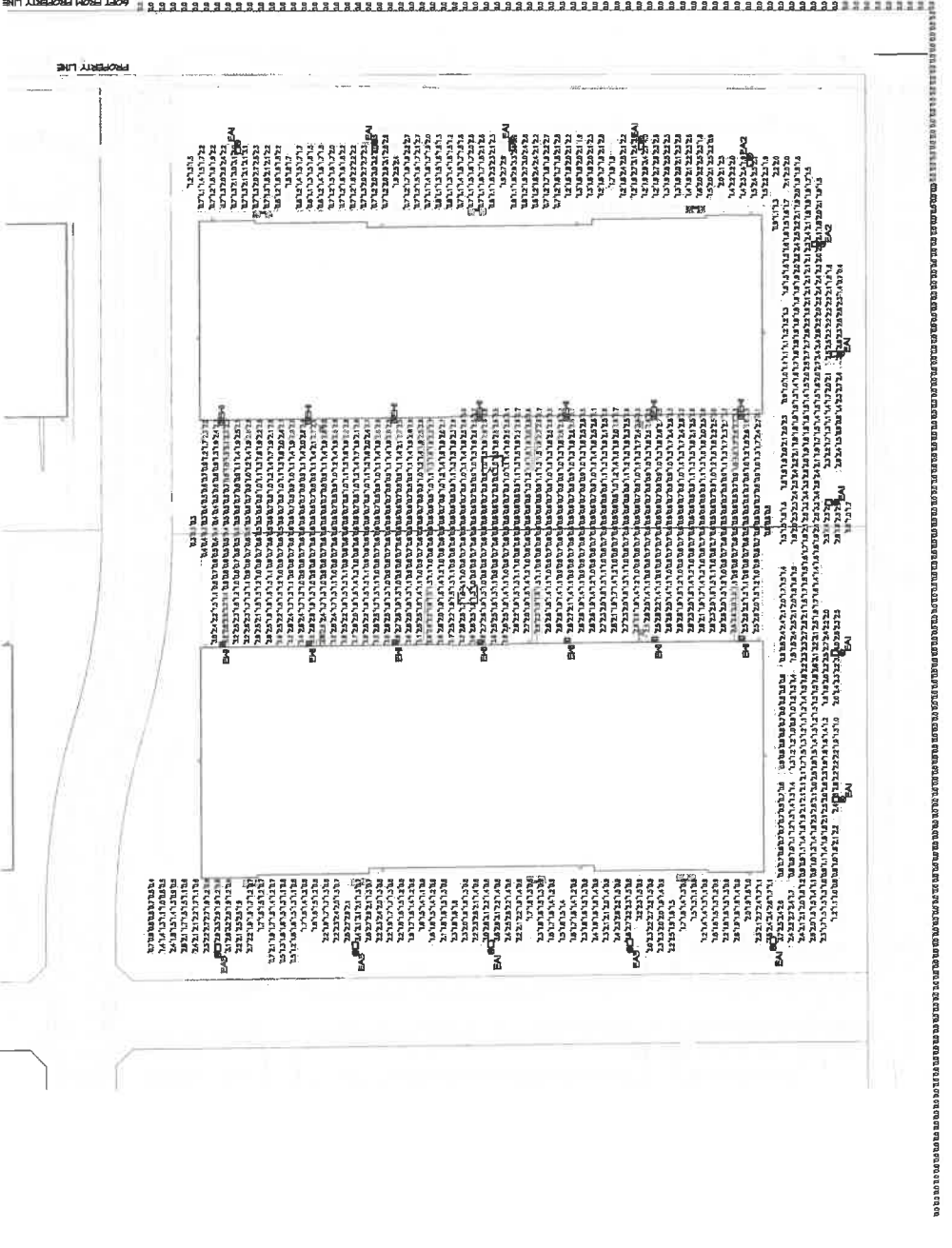
DRAWN: []
 CHECKED BY: []
 DESIGNED BY: []
 FILE NAME: []

ADMINISTRATIVE SITE PLAN LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

INTERGROUP ARCHITECTS
 SCALE: AS SHOWN
 DATE: 12/23/2021

SHEETS: 21
 SHEET: 19

PHOTOMETRIC STATISTICS			
LUMENS	AVERAGE	LD	FC
	PER FOOT	0.00	1.0
	PER FOOT	0.00	1.0
	AVERAGE	0.00	1.0
	AVERAGE	0.00	1.0
	PER FOOT	0.00	1.0
	PER FOOT	0.00	1.0
	AVERAGE	0.00	1.0
	AVERAGE	0.00	1.0
	PER FOOT	0.00	1.0
	PER FOOT	0.00	1.0
	AVERAGE	0.00	1.0
	AVERAGE	0.00	1.0
	PER FOOT	0.00	1.0
	PER FOOT	0.00	1.0
	AVERAGE	0.00	1.0
	AVERAGE	0.00	1.0
	PER FOOT	0.00	1.0
	PER FOOT	0.00	1.0



PROPERTY LINE

KOOT FROM PROPERTY LINE

KOOT FROM PROPERTY LINE

1 | PHOTOMETRIC SITE PLAN
SCALE: 1" = 50'-0"
NORTH

CASE NO: 2020-4

ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3
NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD,
COUNTY OF WELD, STATE OF COLORADO.



REVISIONS	DATE	DESCRIPTION
BT	03/23/2021	PLANNING CMTS.
BT	03/23/2021	PLANNING CMTS.
BT	03/23/2021	PLANNING CMTS.
BT	03/23/2021	PLANNING CMTS.
BT	03/23/2021	PLANNING CMTS.

BY	DATE	DESCRIPTION
BT	03/23/2021	PLANNING CMTS.

CHECKED	DATE	BY
BT	03/23/2021	BT

DESIGNED	DATE	BY
BT	03/23/2021	BT

FILE NAME
NS

GENERAL NOTES

- A. ALL LIGHTING SHALL CONFORM TO SECTION 16.02 OF THE LAND USE CODE FOR THE USE OF ONLY CORNERCAST AND FULL CRI OPT.

LIGHTING FIXTURE SCHEDULE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	QUANTITY	VOLTAJE	GEOMETRY	TYPE	BASE	OPERATING HOURS	WATTAGE	WATTAGE PER HOUR	WATTAGE PER HOUR	WATTAGE PER HOUR	WATTAGE PER HOUR	WATTAGE PER HOUR
E1	LED 1" ROUNDOFF PAISE ROUND PILE ON 1/4" PLATE	McGraw Edison	94300-100-0-100-0	27	1	1" R	LED	400070	18	100	100	100	100	100	100
E2	LED 1" ROUNDOFF PAISE ROUND PILE ON 1/4" PLATE	McGraw Edison	94300-100-0-100-0	27	1	1" R	LED	400070	18	100	100	100	100	100	100
E3	LED 1" ROUNDOFF PAISE ROUND PILE ON 1/4" PLATE	McGraw Edison	94300-100-0-100-0	27	1	1" R	LED	400070	18	100	100	100	100	100	100
E4	LED 1" ROUNDOFF PAISE ROUND PILE ON 1/4" PLATE	McGraw Edison	94300-100-0-100-0	27	1	1" R	LED	400070	18	100	100	100	100	100	100

1. ALL LED LAMPS AND/OR FIXTURES SHALL BE ROOM COLOR TEMPERATURE AND A MINIMUM OF 90CRI, ICR.

2. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH.

3. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH.

4. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH.

5. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH.

6. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH.

7. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH.

8. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH.

9. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH.

10. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH. ALL LUMINAIRES SHALL BE 18" MAXIMUM DEPTH.

ADMINISTRATIVE SITE PLAN

PHOTOMETRIC SCHEDULE

INTERGROUP ARCHITECTS
NOVA
NOVA
NOVA

NOVA INTERGROUP ARCHITECTS
NOVA
NOVA
NOVA

NOVA INTERGROUP ARCHITECTS
NOVA
NOVA
NOVA

McGraw-Edison

Edison's Brilliance

- 18" diameter
- 18" height
- 18" depth
- 18" width

CWC Edison Wall

Edison's Brilliance

- 18" diameter
- 18" height
- 18" depth
- 18" width

NO.	DESCRIPTION	QTY.	UNIT PRICE	TOTAL PRICE
1	18" Edison's Brilliance	27	3.70	100.00
2	18" CWC Edison Wall	27	3.70	100.00

McGraw-Edison

Edison's Brilliance

- 18" diameter
- 18" height
- 18" depth
- 18" width

CWC Edison Wall

Edison's Brilliance

- 18" diameter
- 18" height
- 18" depth
- 18" width

NO.	DESCRIPTION	QTY.	UNIT PRICE	TOTAL PRICE
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McGraw-Edison

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McGraw-Edison

Edison's Brilliance

- 18" diameter
- 18" height
- 18" depth
- 18" width

CWC Edison Wall

Edison's Brilliance

- 18" diameter
- 18" height
- 18" depth
- 18" width

NO.	DESCRIPTION	QTY.	UNIT PRICE	TOTAL PRICE
1	18" Edison's Brilliance	27	3.70	100.00
2	18" CWC Edison Wall	27	3.70	100.00

CASE NO: 2020-4

ADMINISTRATIVE SITE PLAN

LOTS 1 AND 2, ELEVATION 25 FILING NO. 1

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

REVISIONS	DATE	DESCRIPTION
07/23/2021	PLANNING CM'S	
09/20/2021	PLANNING CM'S	
11/02/2021	PLANNING CM'S	
01/03/2022	PLANNING CM'S	

DRAWN	WV
CHECKED	BS
DESIGNED	NS
FILENAME	

ADMINISTRATIVE SITE PLAN
 LOTS 1 AND 2, ELEVATION 25 FILING NO. 1
 SITE DETAILS

SILVERPOINT CONSTRUCTION
 INTERGROUP ARCHITECTS
 SCALE: 1/8" = 1'-0"
 AS SHOWN
 DATE: 06/27/2021
 SHEET: 21 OF 21
 CASE NO: 2020-4

