CANYON PEAK POWER STATION - USE BY SPECIAL REVIEW

SECTION 9, TOWNSHIP 5 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ARAPAHOE, STATE OF COLORADO

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE PROJECT KNOWN AS CANYON PEAK POWER, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES: DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY. IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

DRAINAGE LIABILITY

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY STANLEY CONSULTANTS INC. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF CORE ELECTRIC COOPERATIVE (CORE) GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE CORE AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF STANLEY CONSULTANTS INC. DRAINAGE DESIGN. LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE

SIGHT DISTANCE RESTRICTIONS, CONSISTING OF A 30 FOOT BY A 30 FOOT SIGHT DISTANCE TRIANGLE OR OF SUCH OTHER DIMENSIONS AS REQUIRED TO PROTECT AASHTO SIGHT LINES, SHALL APPLY TO ALL LAND AREAS ADJACENT TO ALL PUBLIC AND PRIVATE ROAD INTERSECTIONS ON THIS PLAT. THE OWNERS OF SUCH ADJACENT LAND AREAS ARE PROHIBITED FROM ERECTING, GROWING, OR OTHERWISE PERMITTING ANY OBSTRUCTION WITHIN SUCH LAND AREA THAT IS OVER 3 FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY.

SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL. ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

DRAINAGE MASTER PLAN

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW: . DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.

DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS, ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.

3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

SPECIFIC NOTES:

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

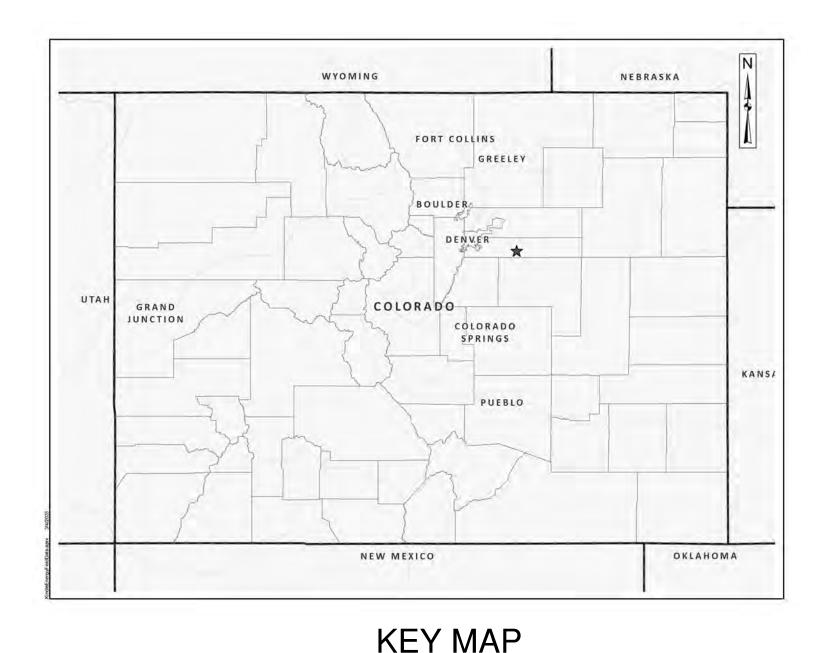
STORMWATER MAINTENANCE

THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PERMANENT BMP'S. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED BMP'S CONTAINED IN THE O AND M MANUAL RECORDED AT RECEPTION NUMBER AND THE STORMWATER FACILITIES SHOWN IN THE APPROVED PHASE III DRAINAGE REPORT AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA

THIS DEVELOPMENT IS LOCATED WITHIN AN AREA WHICH IS SUBJECT TO A RURAL TRANSPORTATION IMPACT FEE TO DEFRAY THE COSTS OF IMPACTS TO CAPITAL ROAD FACILITIES CAUSED BY THE DEVELOPMENT WITHIN THE AREA AS SET FORTH IN BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 160669. SAID REOLUTION ESTABLISHES THE FEE SCHEDULE, WHICH FEES WILL BE CHARGED BY THE BUILDING DIVISION AND COLLECTED UPON THE ISSUANCE OF ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE IMPACT FEE AREA BOUNDARIES. THE FEES, THE IMPACT FEE AREA BOUNDARIES, THE RURAL TRANSPORTATION INFRASTRUCTURE PROPOSED TO BE FUNDED BY THE FEES AND OTHER PERTINENT PORTIONS OF THE FEE SCHEDULE MAY BE FURTHER STUDIED AND AMENDED FROM TIME TO TIME BY ACTION OF THE BOARD OF COUNTY COMMISSIONERS, AS NEEDED TO ENSURE A FAIR AND BALANCES SYSTEM.



.-Mile Buffer S2 T5S R63W S4 T5S R63W S1 T5S R64W S11 T5S R63W S10 T5S R63W S8 T5S R63W S9 T5S R63W 57 T5S R63W E BELLEVIEW AVE PRIVATE S15 T5S R63W 518 T5S R63W S17 T5S R63W \$16 T5S R63W E MAPLEWOOD PL PRIVATE S22 T5S R63V S24 T5S R64W S21 T5S R63W S20 T5S R63W Fee

VICINITY MAP

SHEET INDEX

DRAWING NUMBER	DESCRIPTION
CS010	COVER SHEET - USR 1041 MAP
CS020	SITE PLAN - EXISTING CONDITIONS
CS030	SITE PLAN - NEW CONSTRUCTION
CS040	GENERAL ARRANGEMENT (POWER ISLAND)
CS050	GENERAL ARRANGEMENT - ELEVATION VIEW
CS060	UTILITY PLAN
CS070	LANDSCAPING PLAN
CG501	FENCING DETAILS
CG502	FENCING DETAILS
CG110	CIVIL SITE GRADING PLAN
CG130	CIVIL STORM SEWER PROFILES
KBC-AS-001	ALIGNMENT SHEET - STATION 100+00 - 125+00
KBC-AS-002	ALIGNMENT SHEET - STATION 125+00 - 152+00
KBC-AS-003	ALIGNMENT SHEET - STATION 152+00 - 178+00
KBC-AS-004	ALIGNMENT SHEET - STATION 178+00 - 204+00
KBC-AS-005	ALIGNMENT SHEET - STATION 204+00 - 230+00
KBC-AS-006	ALIGNMENT SHEET - STATION 230+00 - 256+00
KBC-AS-007	ALIGNMENT SHEET - STATION 256+00 - 281+00
KBC-AS-008	ALIGNMENT SHEET - STATION 281+00 - 302+00

GENERAL NOTES:

KBC-AS-009

THE COUNTY ENGINEER STAMP AND SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE ARAPAHOE COUNTY SUBDIVISION REGULATIONS OR APPROVED VARIANCES TO THOSE REGULATIONS. THE COUNTY ENGINEER, THROUGH APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT IT IS THE POLICY AND PRACTICE OF ARAPAHOE COUNTY NOT TO ACCEPT LIABILITY FOR FACILITIES DESIGNED BY OTHERS. THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED

ALIGNMENT SHEET - STATION 302+67 - 307+67

- (2) ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE ARAPAHOE COUNTY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS.
- (3) ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE ARAPAHOE COUNTY DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT. THE COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS OR WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- (4) THE CONTRACTOR SHALL NOTIFY THE ARAPAHOE COUNTY DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT INSPECTION SECTION AT 720-874-6500, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.
- (5) THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT THE DENVER INTER-UTILITY GROUP AT 303-534-6700, OR AT 1-800-922-1987.
- (6) THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT) AND ONE (1) COPY OF THE INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS AT THE JOB SITE AT ALL TIMES.
- (7) A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO ARAPAHOE COUNTY FOR APPROVAL WITH THE PERMIT APPLICATION. A STREET CUT AND RIGHT OF WAY USE PERMIT OR PUBLIC IMPROVEMENT CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.
- (8) THESE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COUNTY ACCEPTANCE, AFTER WHICH TIME THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO ADDITIONAL REVIEW AND ACCEPTANCE BY ARAPAHOE COUNTY.
- (9) CONTRACTOR SHALL NOTIFY THE ARAPAHOE COUNTY ENGINEERING INSPECTION SECTION WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON A FACILITY, WHICH WILL BE CONVEYED TO THE COUNTY, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER. ENERGY DISSIPATERS, DETENTION POND OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURE). FAILURE TO NOTIFY THE ENGINEERING INSPECTION SECTION TO ALLOW FOR INSPECTION OF THIS CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITIES BY THE COUNTY.
- (10) ZONING OF THE PROPERTY IS A-1.

CONTACTS

PROPERTY OWNER: CORE ELECTRIC COOPERATIVE 5496 N. US HWY 85

SEDALIA, COLORADO 80135 BROOKS KAUFMAN 720-733-5493 BKAUFMAN@CORE.KOOP

STANLEY CONSULTANTS, INC.

APPLICANT / OPERATOR: CANYON PEAK POWER, LLC 500 ALEXANDER PARK DR. SUITE 300

PRINCETON, NJ 08540 TOM FLEXON 609-250-7227 THOMAS.FLEXON@KINDLE-ENERGY.COM

MATTHEW HERRAR 505-999-1995

MHERRAR@PSI-LLC.COM

8000 SOUTH CHESTER STREET SUITE 400 CENTENNIAL, CO 80112 MICHAEL REED 303-925-8346 REEDMICHAEL@STANLEYGROUP.COM

ENGINEER / COMSULTANT: PSI INC. 4311 SARA ROAD RIO RANCHO, NM 87124

PROJECT OVERVIEW:

ENGINEER / CONSULTANT:

156 MW NATURAL GAS SIMPLE-CYCLE COMBUSTION TURBINE POWER GENERATION FACILITY CONTAINING 470,406 SQUARE FEET OR 10.800 ACRES, MORE OR LESS.

PROJECT COORDINATE SYSTEM:

ALL BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE BASED ON COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL NAD83 (US FOOT) VERTICAL DATUM.

PROJECT LEASE AREA DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, ALSO BEING A PORTION OF LANDS DESCRIBED AT RECEPTION NUMBER B7110703, FILED IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING OF THIS DESCRIPTION IS ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 9, ASSUMED TO BEAR S89° 00' 40"W A DISTANCE OF 2676.22 FEET FROM A 3-1/4" ALUMINUM CAP FOUND AT THE SOUTH QUARTER CORNER OF SECTION 9 TO A 3-1/4" ALUMINUM CAP FOUND AT THE SOUTHWEST CORNER OF SECTION 9; BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST BELLEVIEW AVENUE, SAID POINT BEARS N61° 37" 37"E A DISTANCE OF 65.22 FEET FROM SAID SOUTHWEST CORNER OF SECTION 9; THENCE N00° 42' 37"E ALONG THE EASTERLY SIDE OF A CORE EASEMENT, FILED IN SAID CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER B7110704 A DISTANCE OF 106.56 FEET; THENCE N89° 24' 33"E A DISTANCE OF 350.23 FEET; THENCE S00° 57' 10"E A DISTANCE OF 73.48 FEET; THENCE N89° 03' 51"E A DISTANCE OF 304.79 FEET; THENCE N00° 53' 37"W A DISTANCE OF 220.79 FEET; THENCE N88° 20' 01"E A DISTANCE OF 47.59 FEET; THENCE N01° 00' 43"W A DISTANCE OF 408.33 FEET TO THE NORTH LINE OF SAID LANDS; THENCE N89° 00' 40"E ALONG SAID NORTH LINE A DISTANCE OF 634.25 FEET TO THE EAST LINE OF SAID LANDS; THENCE S00° 42' 37"W ALONG SAID EAST LINE A DISTANCE OF 660.29 FEET TO SAID NORTHERLY RIGHT-OF-WAY; THENCE S89° 00' 40"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1320.58 FEET TO THE POINT OF BEGINNING; WHENCE SAID SOUTH QUARTER CORNER BEARS N89° 40' 03"E A DISTANCE OF 2618.48 FEET. SAID PARCEL CONTAINS 406,726 SQ. FT. OR 10.944 ACRES, MORE OR LESS.

LEGAL PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING THE NORTH 660 FEET OF THE SOUTH 690 FEET AND THE EAST 1320 FEET OF THE WEST 1377 FEET, OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 61° 38' 00" EAST, 65.22 FEET TO A POINT THAT IS 57' EAST OF THE WEST LINE OF SAID SECTION AND 30' NORTH OF THE SOUTH LINE OF SAID SECTION, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00° 43' 00" EAST, 660.29 FEET ALONG A LINE THAT IS 57.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 9; THENCE NORTH 89° 01' 03" EAST, 1320.58 FEET, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 00° 43' 00" WEST, 660.29 FEET, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION, TO A POINT THAT IS 30' NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 89° 01' 03" WEST, 1320.58 ALONG A LINE THAT IS 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SECTION 9 TO THE TRUE POINT OF BEGINNING. CONTAINING 871,583 SQUARE FEET OR 20.009 ACRES, MORE OR

PROJECT BENCHMARK:

SOUTHWEST CORNER SECTION 9, R63W. FND 3 1/4" ALUMINUM CAP ON 2 1/2" ALUMINUM PIPE STAMPED "LS 2279 1978". ELEVATION: 5771.41'

BASIS OF BEARING:

BASIS OF BEARING IS ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, ASSUMED TO BEAR S89°00'40"W A DISTANCE OF 2676.22 FEET FROM A 3-1/4" ALUMINUM CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 9 TO A 3-1/4" ALUMINUM CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 9

ITEM	A-1 ZONE	DISTRICT	UASI25-001			
ACREAGE	20.	009	20.009			
ZONING	A-1, AGRICULATURAL		A-1, AGRICULATURAL			
LAND USE	PETROLEUM-DERIVA PRIVATE COMPAN	, NATURAL GAS, AND TIVE FACILITIES OF A Y THROUGH A USR PROCESS				
SETBACKS (MIN.) - FEET	PRINCIPAL ACCESSORY STRUCTURE STRUCTURE		PRINCIPAL STRUCTURE	ACCESSORY STRUCTURE		
FRONT	100'	100'	100'	100'		
SIDE	50'	25'	50'	25'		
REAR	50'	25'	50'	25'		
BUILDING HEIGHT (MAX) - FEET			-			
INOBSTRUCTED OPEN SPACE N/A N/A N/A		N/A N/A				

The electric substation is the principle use and the gas facility is a secondary on the subject parcel.

BOARD OF COUNTY COMMISSIONERS APPROVAL

PLANNING COMMISSION RECOMMENDATION

OWNER OF RECORD OR AUTHORIZED AGENT

CERTIFICATE OF OWNERSHIP

STATE OF _____

COUNTY OF

NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES

NOTARY I.D. NUMBER

ATTEST:

CHAIR:

_____ A.D., 20____.

THIS _____ DAY OF _____ A.D, 20____

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS DAY OF

NOT RECOMMENDED / RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION.

AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN,

KNOWN AS CANYON PEAK POWER STATION - USE BY SPECIAL REVIEW, UASI25-001.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED

AN AUTHORIZED SIGNATORY.

2) The front of the property is adjacent to S. Brick Center Road.

3) The gas facility is leasing 10.944 acres of the 20.009 acre parcel.

I HEREBY AFFIRM THAT THESE PRELIMINARY PLANS FOR CANYON PEAK POWER STATION WERE PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS AND THE STORMWATER MANAGEMENT MANUAL.

MICHAEL R. REED COLORADO PE# 37323 STANLEY CONSULTANTS, INC.

NO.	REVISIONS	DSGN	CHKD	APVD	DATE
С	APPLICATION RESUBMITTAL	MRM	JPS	MRR	03/13/25
D	APPLICATION RESUBMITTAL #2	MRM	MRR	MRR	04/29/25
Е	REVISED PER COMMENTS	MRM	MRR	MRR	05/07/25



www.stanleyconsultants.com CANYON PEAK POWER, LLC

8000 South Chester Street, Suite 500, Centennial, Colorado 80112-3516

CANYON PEAK POWER STATION ARAPAHOE COUNTY, COLORADO

USR PLAN SET COVER SHEET USR 1041 MAP

DESIGNED M. McGINNIS DRAWN ____M. McGINNIS CHECKED J.P. SOLAN APPROVED J.P. SOLAN APPROVED M.R. REED

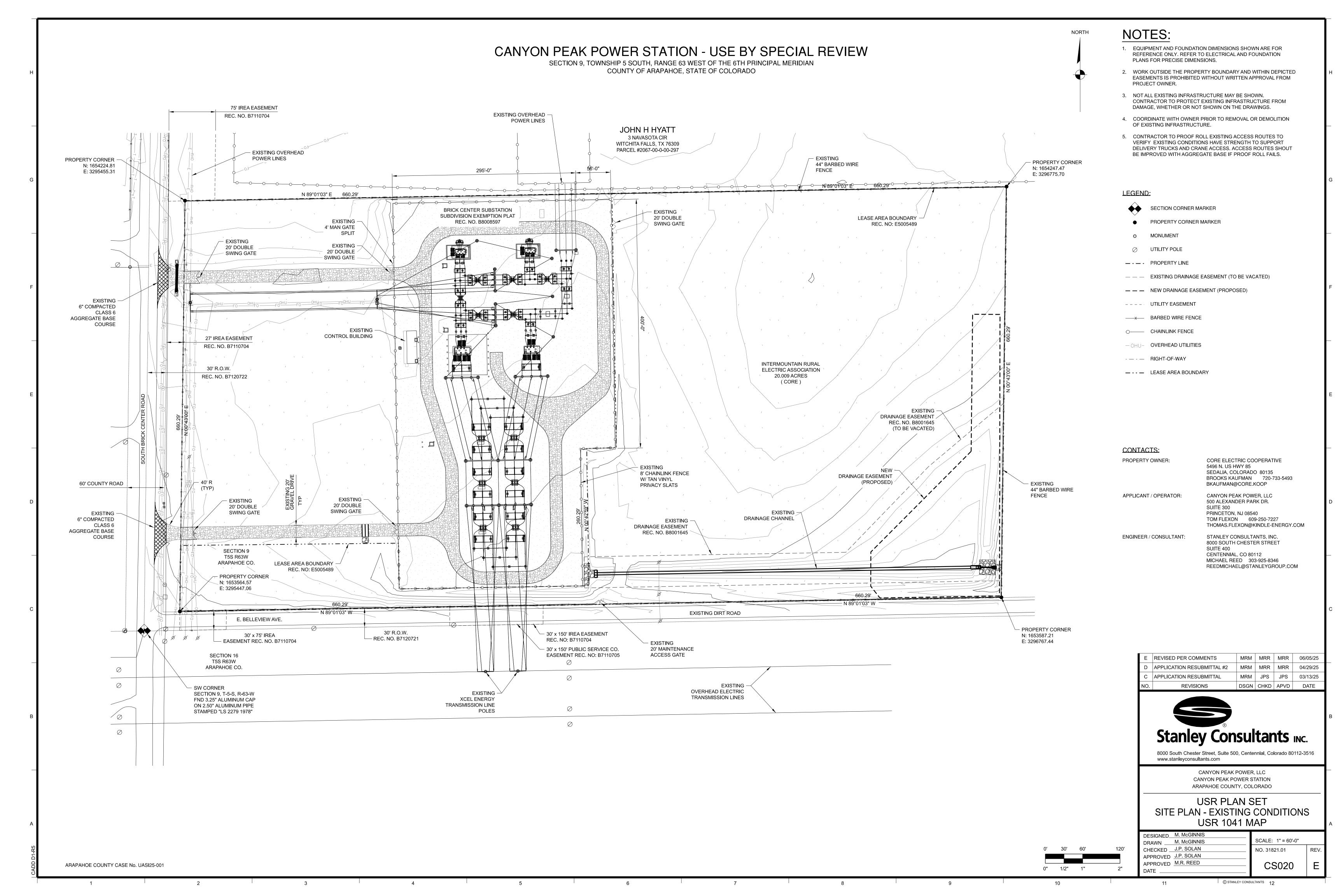
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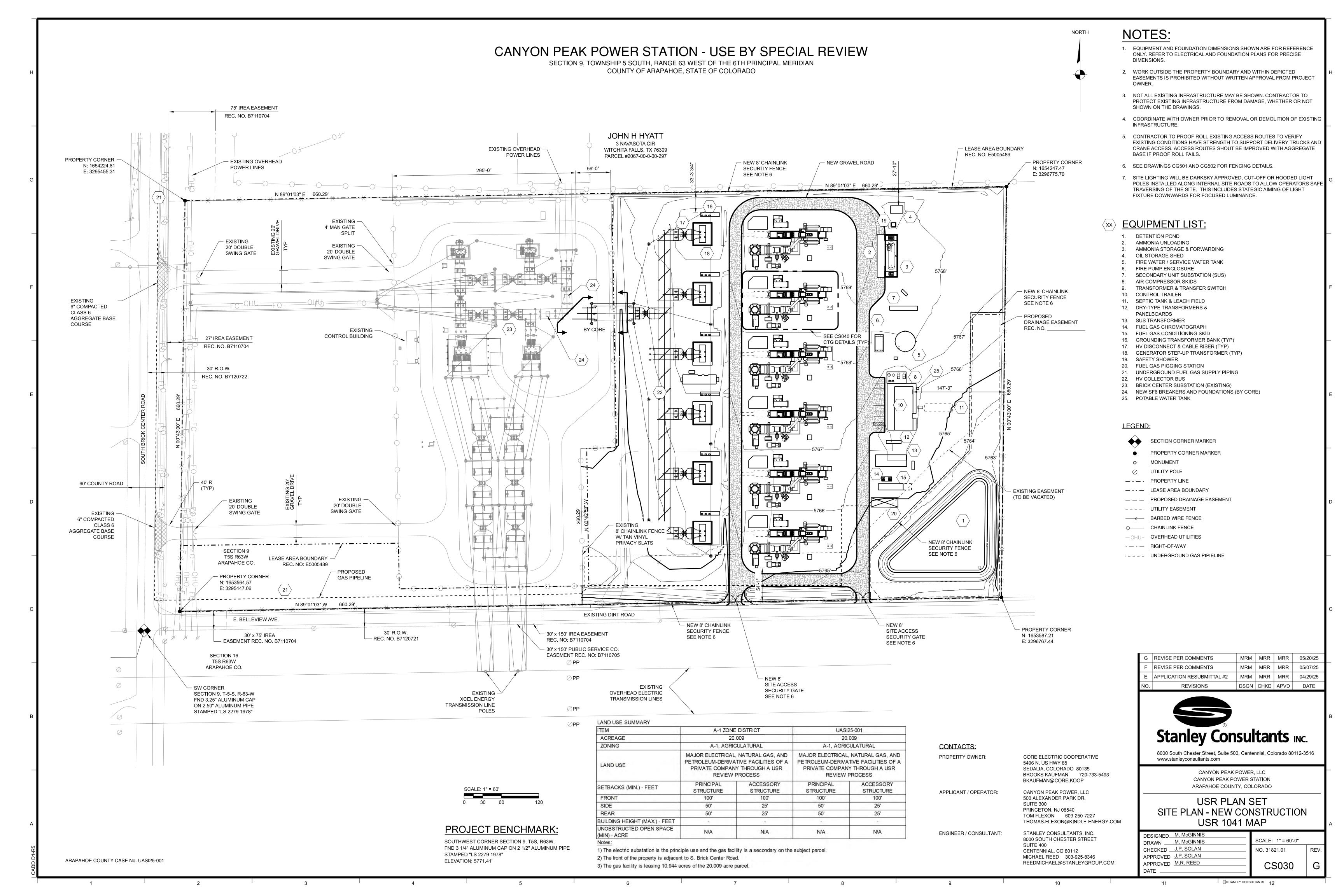
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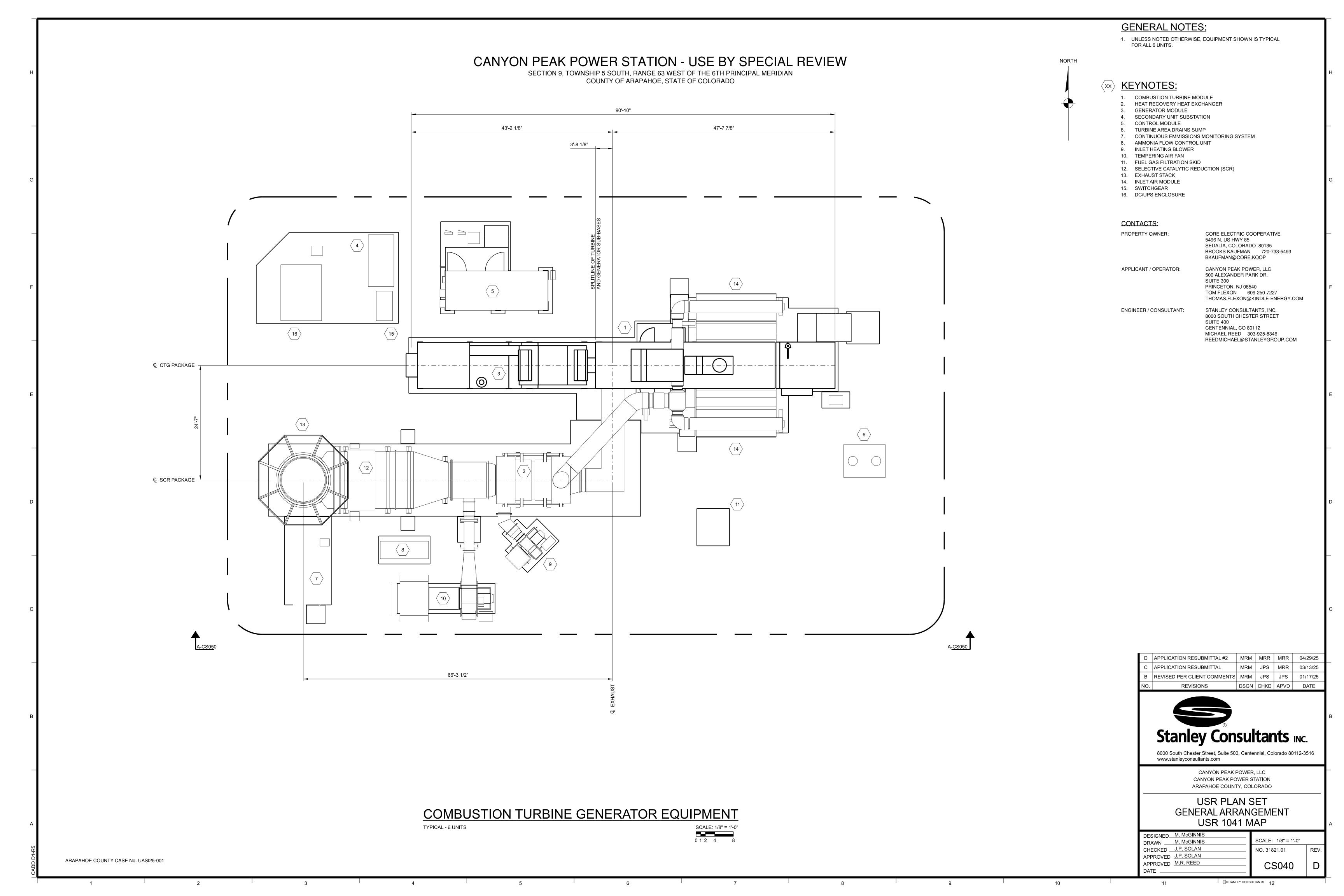
SCALE: NONE

NO. 31821.01

ARAPAHOE COUNTY CASE No. UASI25-001

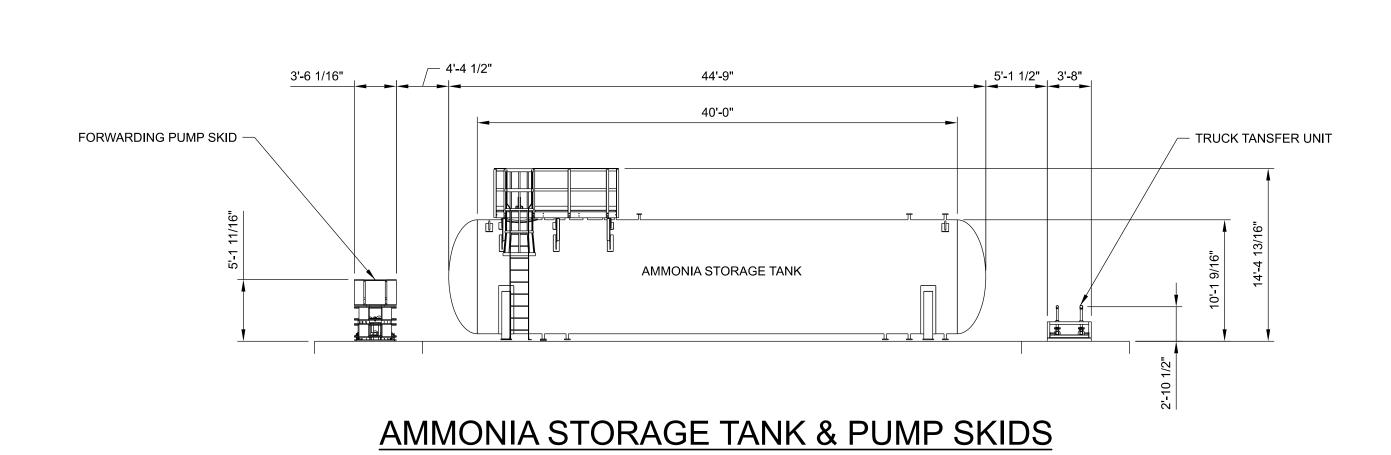






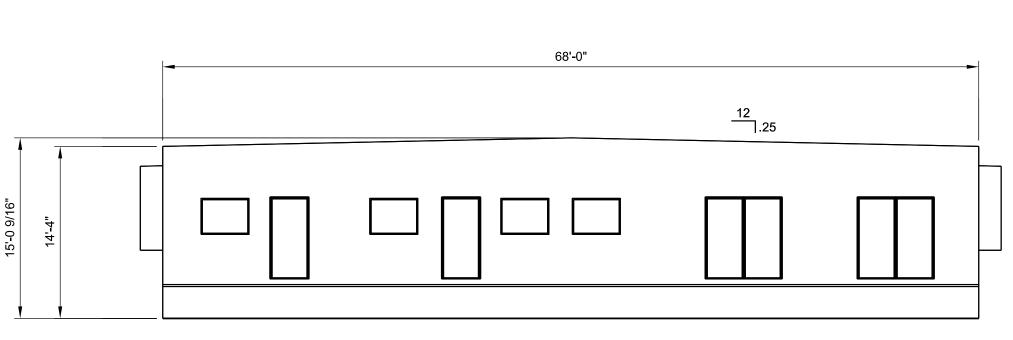
CANYON PEAK POWER STATION - USE BY SPECIAL REVIEW SECTION 9, TOWNSHIP 5 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN 13'-1 3/16" 19'-0 5/16" 32'-1" FIRE WATER STORAGE TANK PUMP ENCLOSURE \circ FIRE WATER TANK & PUMP SKID TYPICAL - 6 UNITS SCALE: 1/8" = 1'-0"

ARAPAHOE COUNTY CASE No. UASI25-001



SCALE: 1/8" = 1'-0"

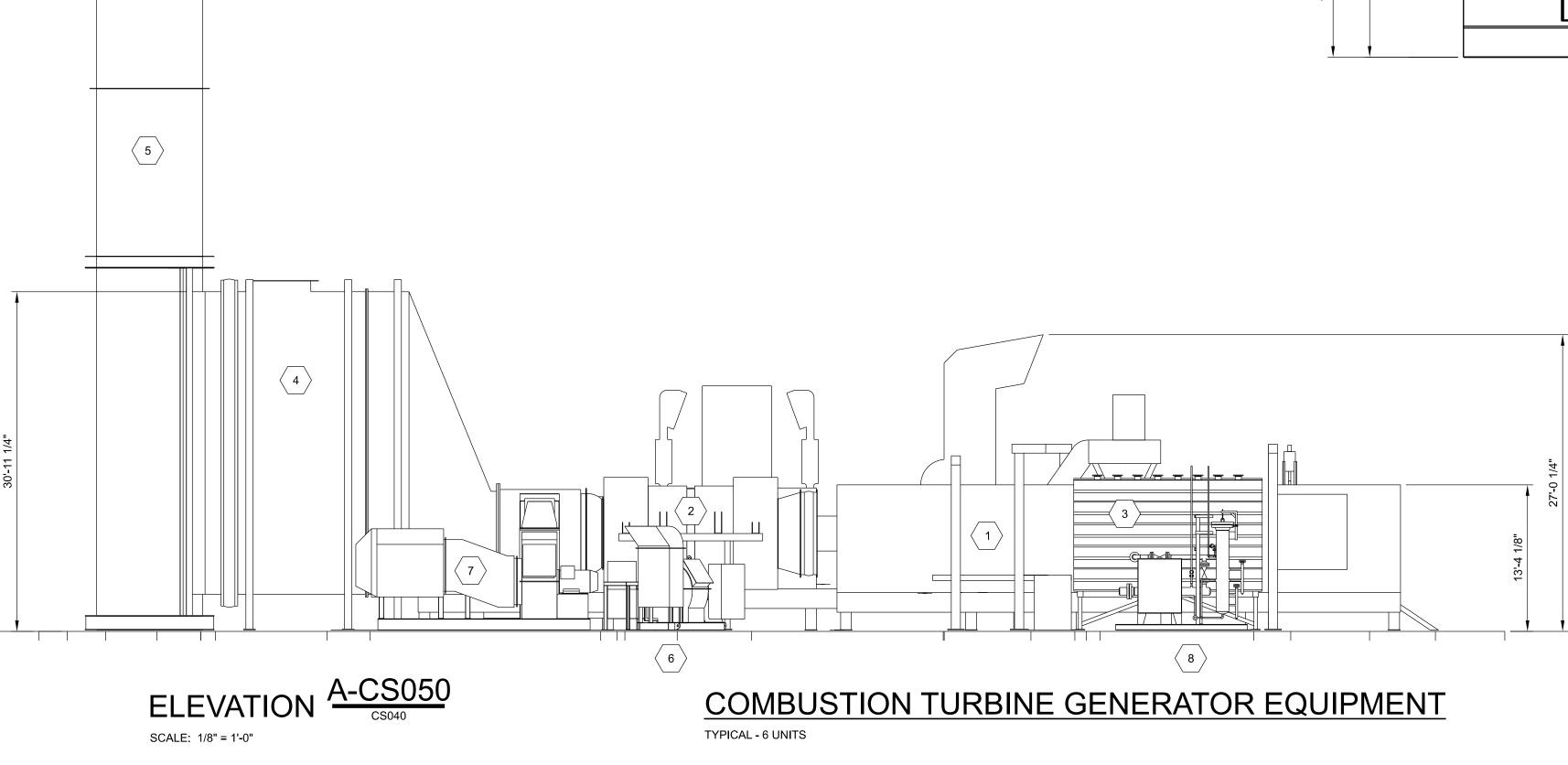
COUNTY OF ARAPAHOE, STATE OF COLORADO



CONTROLS TRAILER

SCALE: 1/8" = 1'-0"

TYPICAL - 6 UNITS





GENERAL NOTES:

COMBUSTION TURBINE MODULE HEAT RECOVERY HEAT EXCHANGER

4. SELECTIVE CATALYTIC REDUCTION (SCR)

KEYNOTES:

INLET AIR MODULE

EXHAUST STACK

CONTACTS:

PROPERTY OWNER:

APPLICANT / OPERATOR:

ENGINEER / CONSULTANT:

INLET HEATING BLOWER TEMPERING AIR FAN **FUEL GAS FILTRATION SKID**

1. UNLESS NOTED OTHERWISE, EQUIPMENT SHOWN IS TYPICAL FOR ALL 6 UNITS.

CORE ELECTRIC COOPERATIVE

BROOKS KAUFMAN 720-733-5493

SEDALIA, COLORADO 80135

BKAUFMAN@CORE.KOOP

CANYON PEAK POWER, LLC 500 ALEXANDER PARK DR.

PRINCETON, NJ 08540 TOM FLEXON 609-250-7227

STANLEY CONSULTANTS, INC. 8000 SOUTH CHESTER STREET

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CENTENNIAL, CO 80112

THOMAS.FLEXON@KINDLE-ENERGY.COM

5496 N. US HWY 85

SUITE 300

SUITE 400

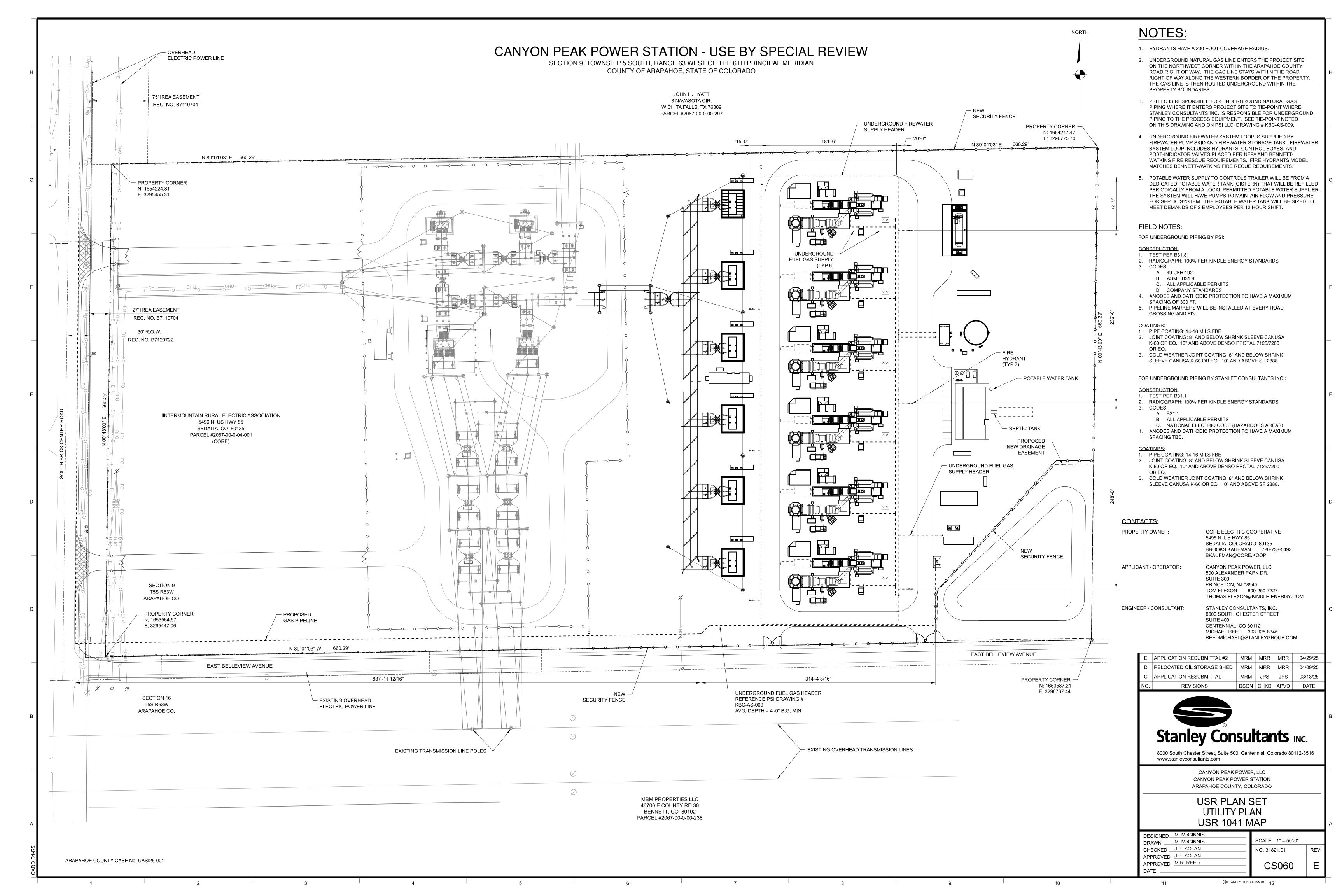


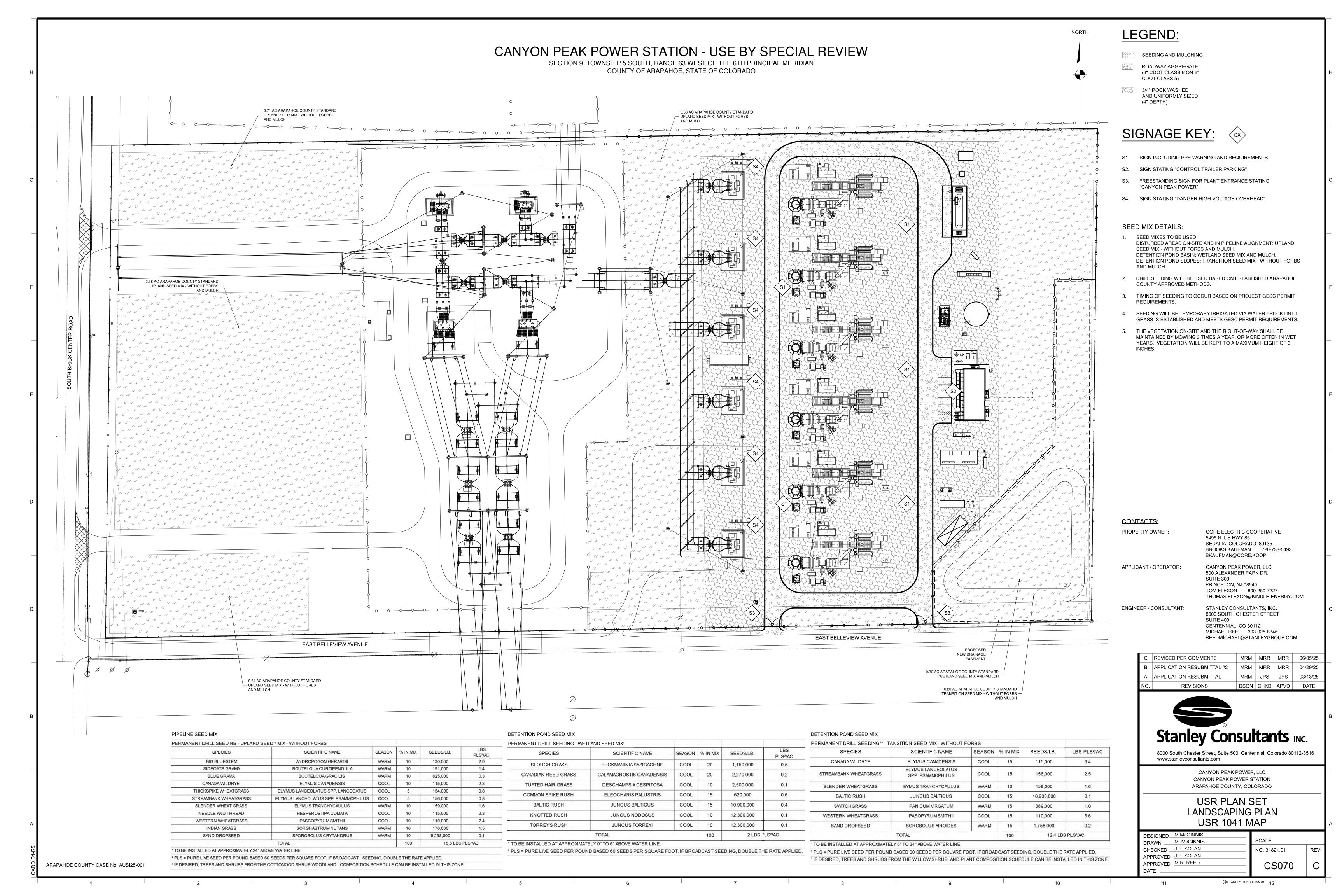
8000 South Chester Street, Suite 500, Centennial, Colorado 80112-3516 www.stanleyconsultants.com

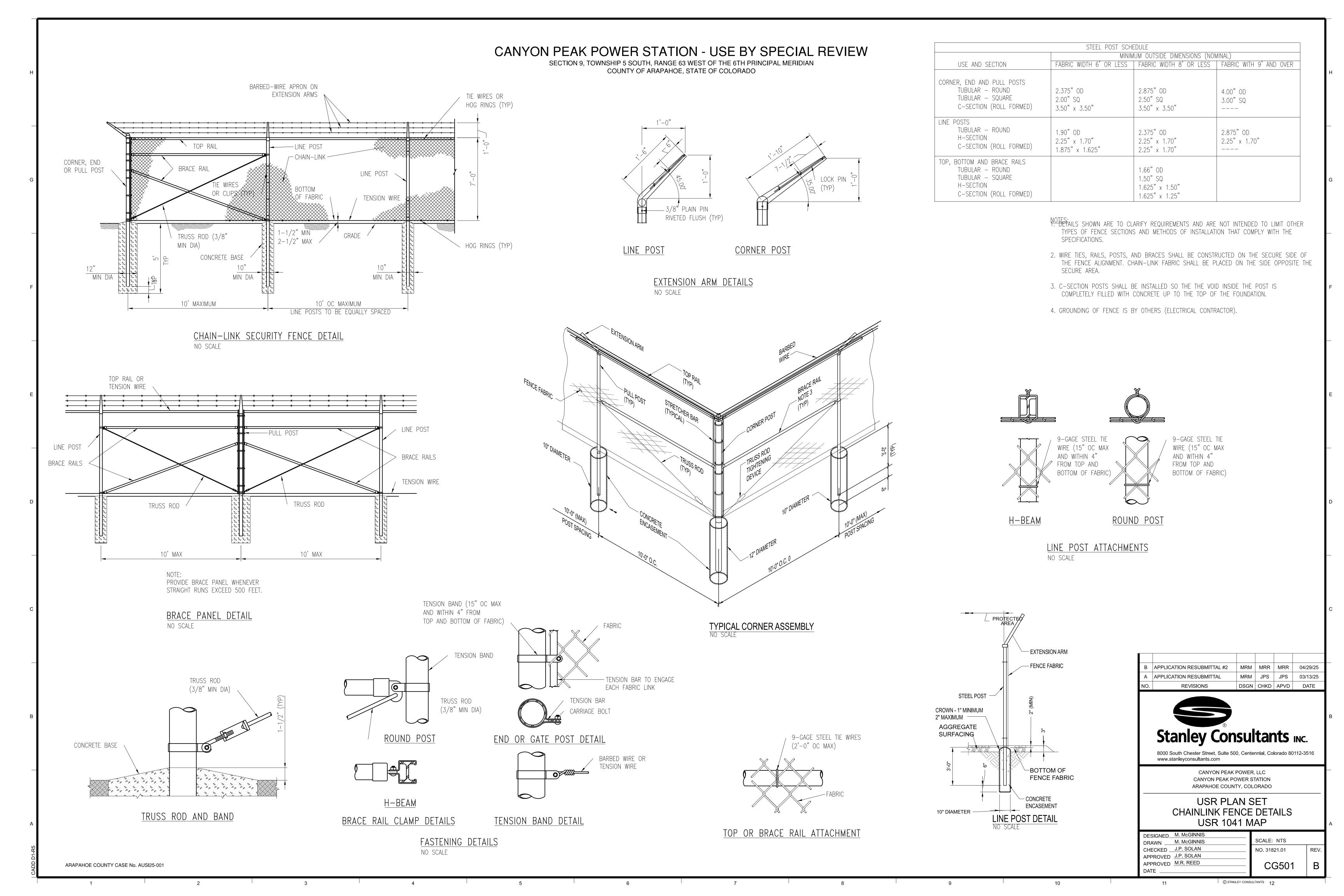
CANYON PEAK POWER, LLC CANYON PEAK POWER STATION ARAPAHOE COUNTY, COLORADO

USR PLAN SET **ELEVATION VIEWS** USR 1041 MAP

DESIGNED	M. McGINNIS	
DRAWN	M. McGINNIS	SCALE: 1/8" =
CHECKED _	J.P. SOLAN	NO. 31821.01
APPROVED	J.P. SOLAN	
APPROVED	M.R. REED	CSOE
		ししいい



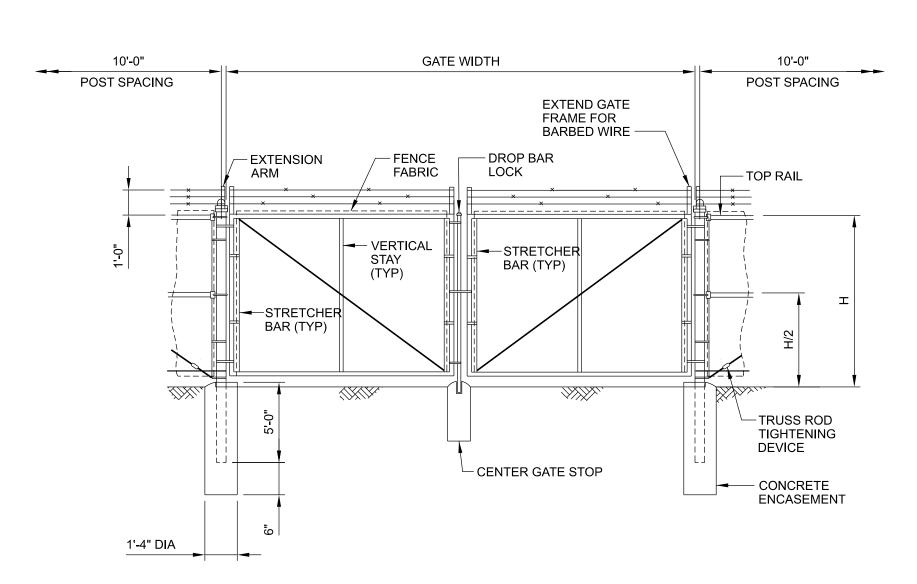




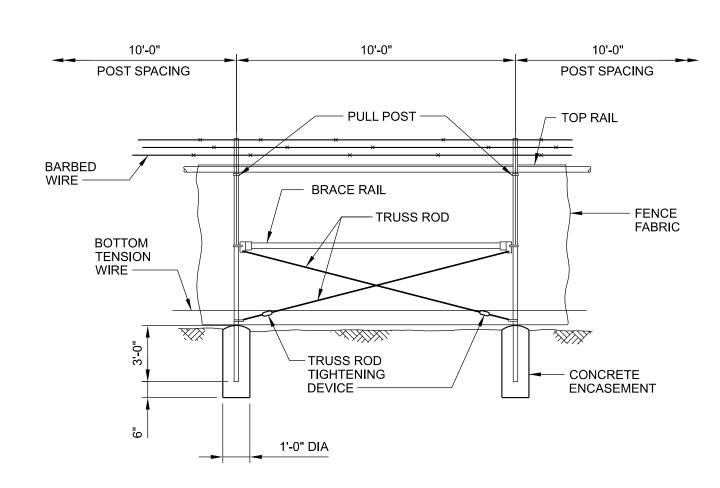
CANYON PEAK POWER STATION - USE BY SPECIAL REVIEW

SECTION 9, TOWNSHIP 5 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN

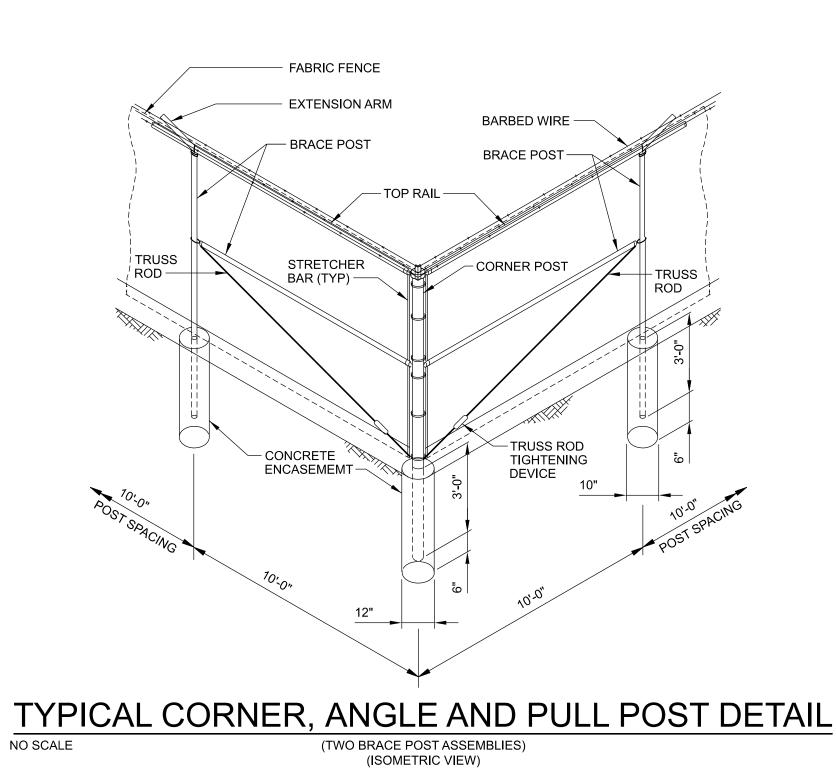
COUNTY OF ARAPAHOE, STATE OF COLORADO

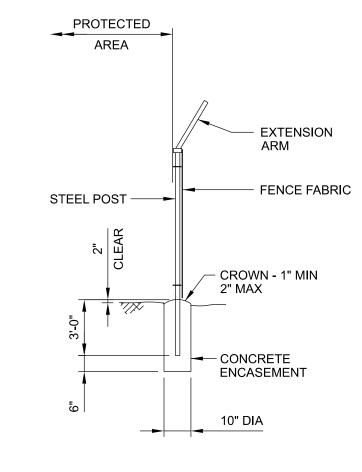


TYPICAL GATE INSTALLATION NO SCALE



PULL POST INSTALLATION DETAIL NO SCALE (ONE BRACE POST ASSEMBLY)

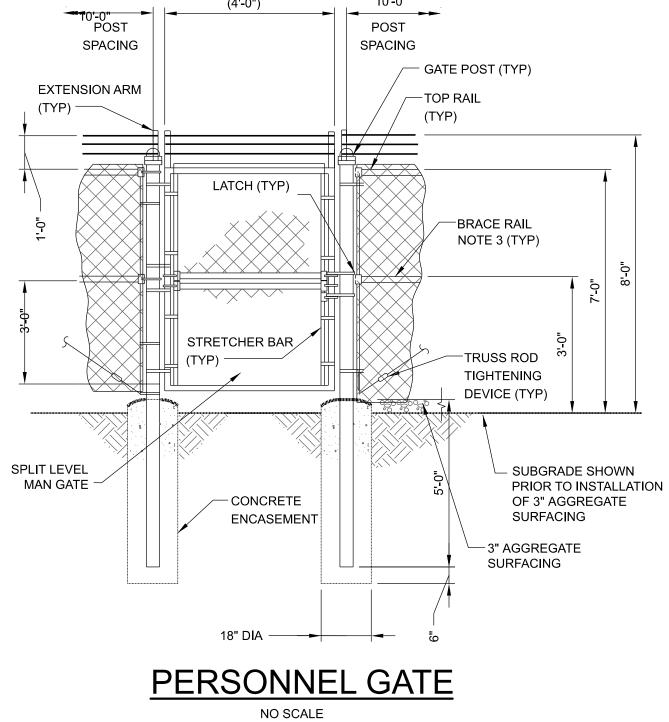




POST INSTALLATION DETAIL

NOTES:

- 1. DETAILS SHOWN ARE TO CLARIFY REQUIREMENTS AND ARE NOT INTENDED TO LIMIT OTHER TYPES OF FENCE SECTIONS AND METHODS OF INSTALLATION THAT COMPLY WITH THE SPECIFICATIONS.
- 2. WIRE TIES, RAILS, POSTS, AND BRACES SHALL BE CONSTRUCTED ON THE SECURE SIDE OF THE FENCE ALIGNMENT. CHAINLINK FABRIC SHALL BE PLACED ON THE SIDE OPPOSITE THE SECURE
- 3. C-SECTION POSTS SHALL BE INSTALLED SO THE VOID INSIDE THE POST IS COMPLETELY FILLED WITH CONCRETE UP TO THE TOP OF THE FOUNDATION.
- 4. SEE DRAWINGS CG500 FOR FENCE LAYOUT AND CG501 FOR STEEL POST SCHEDULE AND FENCING DETAILS.
- 5. SEE ELECTRICAL DRAWINGS FOR GROUNDING DETAILS AND CONNECTION LOCATIONS.



GATE WIDTH (4'-0")

B APPLICATION RESUBMITTAL #2 MRM JPS JPS 03/13/25 A APPLICATION RESUBMITTAL DSGN CHKD APVD DATE



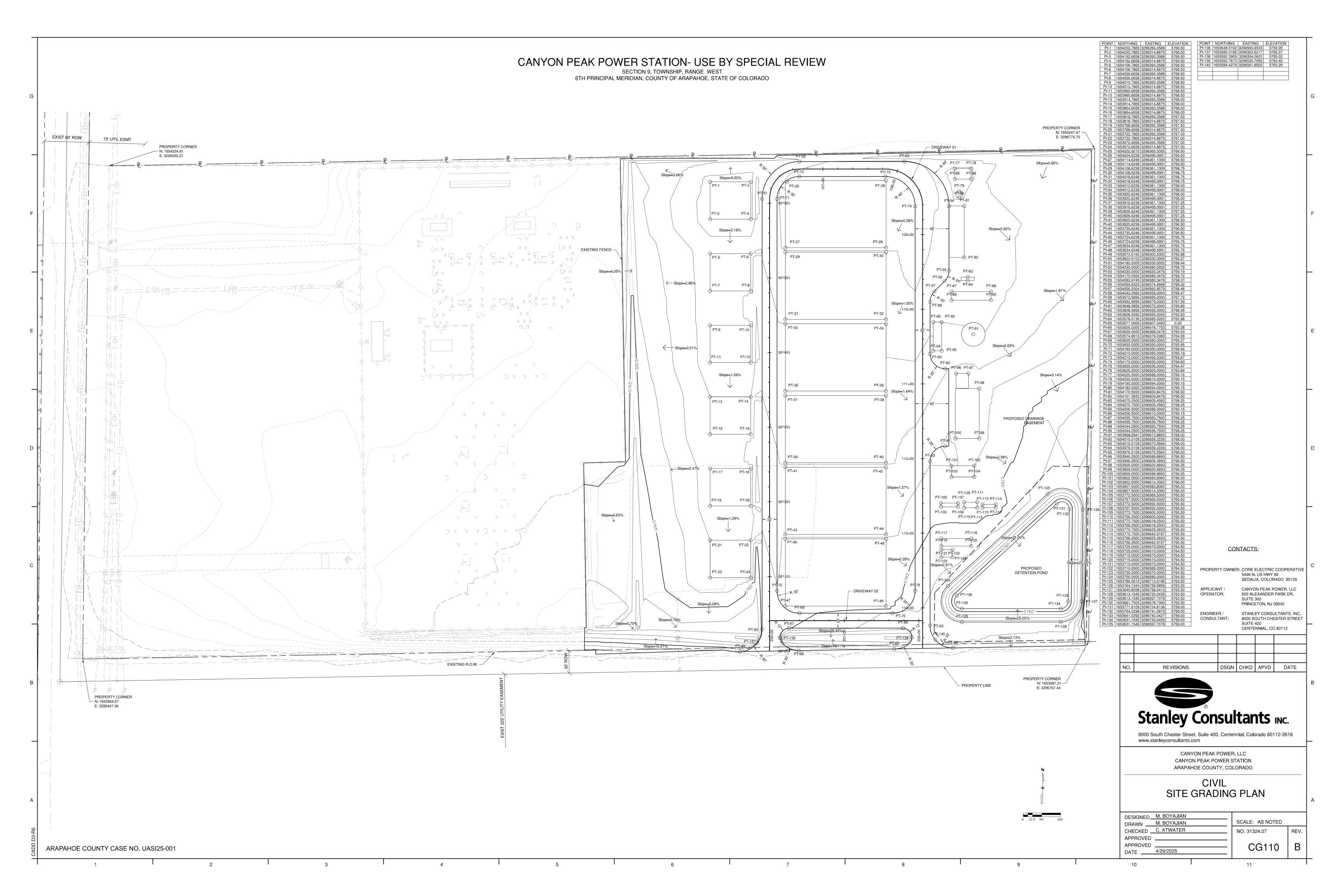
8000 South Chester Street, Suite 500, Centennial, Colorado 80112-3516 www.stanleyconsultants.com

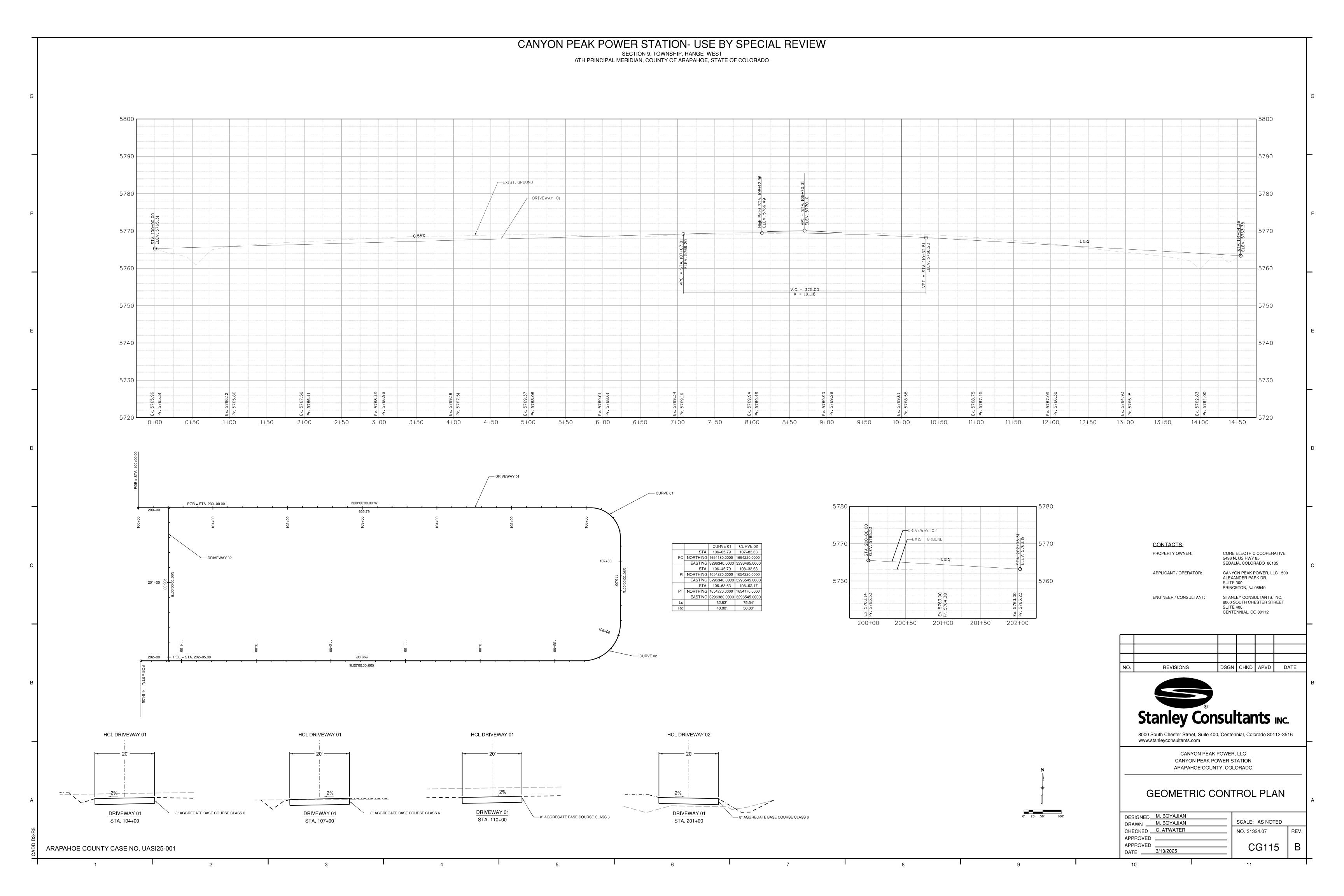
> CANYON PEAK POWER, LLC CANYON PEAK POWER STATION ARAPAHOE COUNTY, COLORADO

USR PLAN SET CHAINLINK FENCE DETAILS **USR 1041 MAP**

DESIGNED_	M. McGINNIS	
DRAWN	M. McGINNIS	SCALE: NTS
CHECKED _	J.P. SOLAN	NO. 31821.01
APPROVED	J.P. SOLAN	
APPROVED	M.R. REED	CG502
DATE		CG302

ARAPAHOE COUNTY CASE No. AUSI25-001





DRAWING NUMBER	DRAWING NUMBER DRAWING TITLE	
KBC-AS-INDEX	ALIGNMENT INDEX SHEET	В
KBC-AS-001	ALIGNMENT SHEET - STATION 100+00 - 126+00	D
KBC-AS-002	ALIGNMENT SHEET - STATION 100+00 - 152+00	D
KBC-AS-003	ALIGNMENT SHEET - STATION 152+00 - 178+00	D
KBC-AS-004	ALIGNMENT SHEET - STATION 178+00 - 204+00	D
KBC-AS-005	ALIGNMENT SHEET - STATION 204+00 - 230+00	D
KBC-AS-006	ALIGNMENT SHEET - STATION 230+00 - 256+00	D
KBC-AS-007	ALIGNMENT SHEET - STATION 256+00 - 281+00	D
KBC-AS-008	ALIGNMENT SHEET - STATION 281+00 - 302+00	D
KBC-AS-009	ALIGNMENT SHEET - STATION 302+00 - 311+29	F
KBC-HDD-001	STORM CULVERT CROSSING @ STATION 192+75	В
KBC-HDD-002	STORM CULVERT & AIRLINE RD CROSSING	В
KBC-HDD-003	STORM CULVERT CROSSING @ STATION 263+35	В
KBC-TRENCH-TYP-001	PIPELINE TRENCH DETAIL	В
STANDARD CONSTRUCTION DETAILS — (IDCS APPENDIX A)	ARAPAHOE COUNTY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS — APPENDIX A — SHEET SP—18	2
KBC-PP-100	LAUNCHER SITE — PLOT PLAN	А
KBC-PP-200	CPP STATION - RECEIVER SITE - PLOT PLAN	В

<u>NOTES</u>

1. THESE PLANS ARE APPROVED SOLELY FOR WORK DONE WITHIN ARAPAHOE COUNTY RIGHT OF WAY (ROW). COUNTY STAMP APPROVAL DOES NOT WARRANT APPROVAL FOR WORK DONE ON PRIVATE PROPERTY, OTHER JURISDICTIONS, OR WITHIN UTILITY EASEMENTS OUTSIDE OF ARAPAHOE COUNTY ROW.

BILL OF MATERIALS									
SERVICE LINE PIPE BORE PIPE	<u>OD</u> 10.750"	<u>WT</u> 0.219" 0.250"	THIS DRA GR X-52 X-52	AWING LF 29,875' 1,321'	MFR TBD TBD				



BRICK CENTER 10" GAS PIPELINE

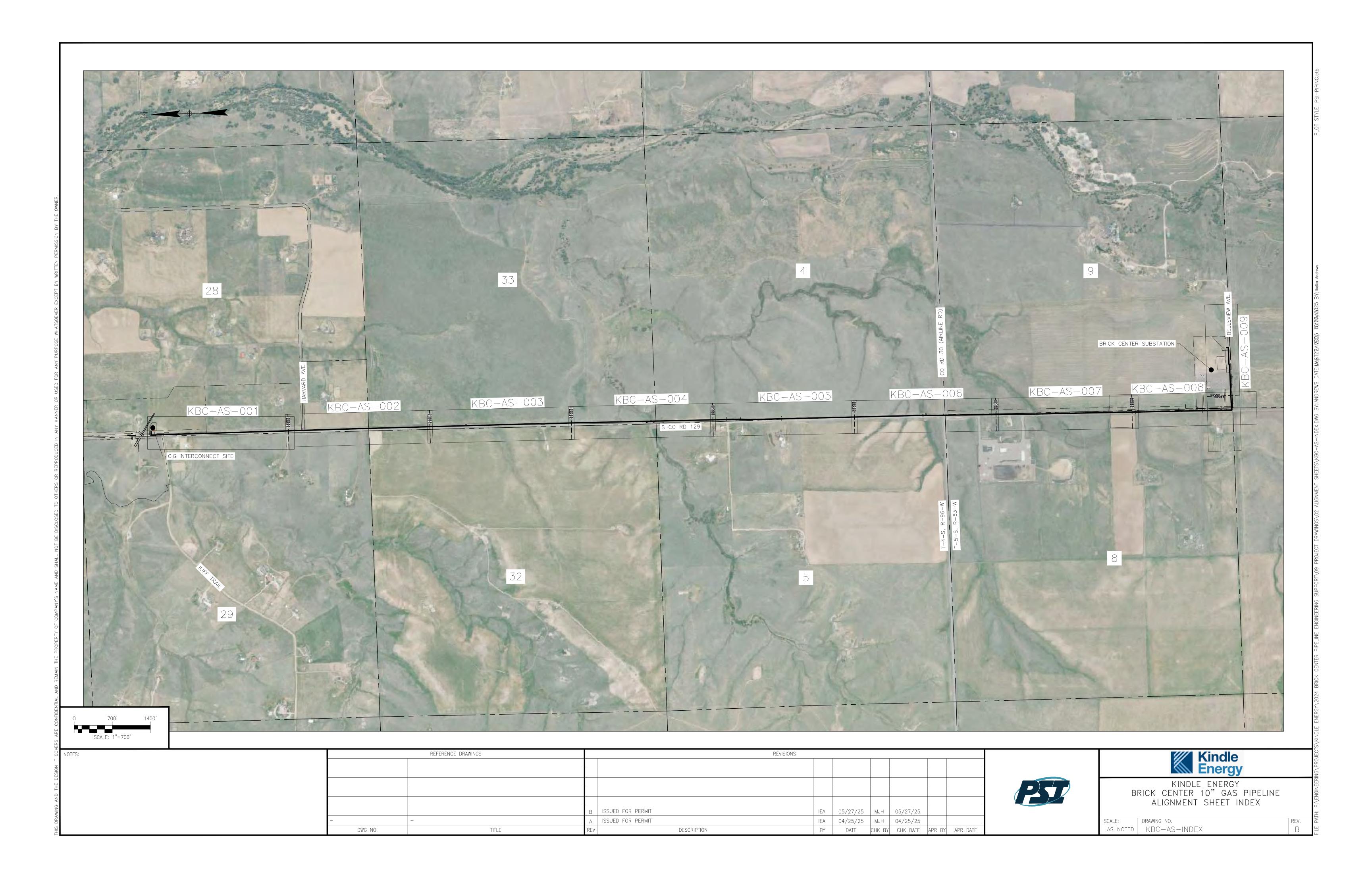
ISSUED FOR PERMIT DATE: 05/27/2025

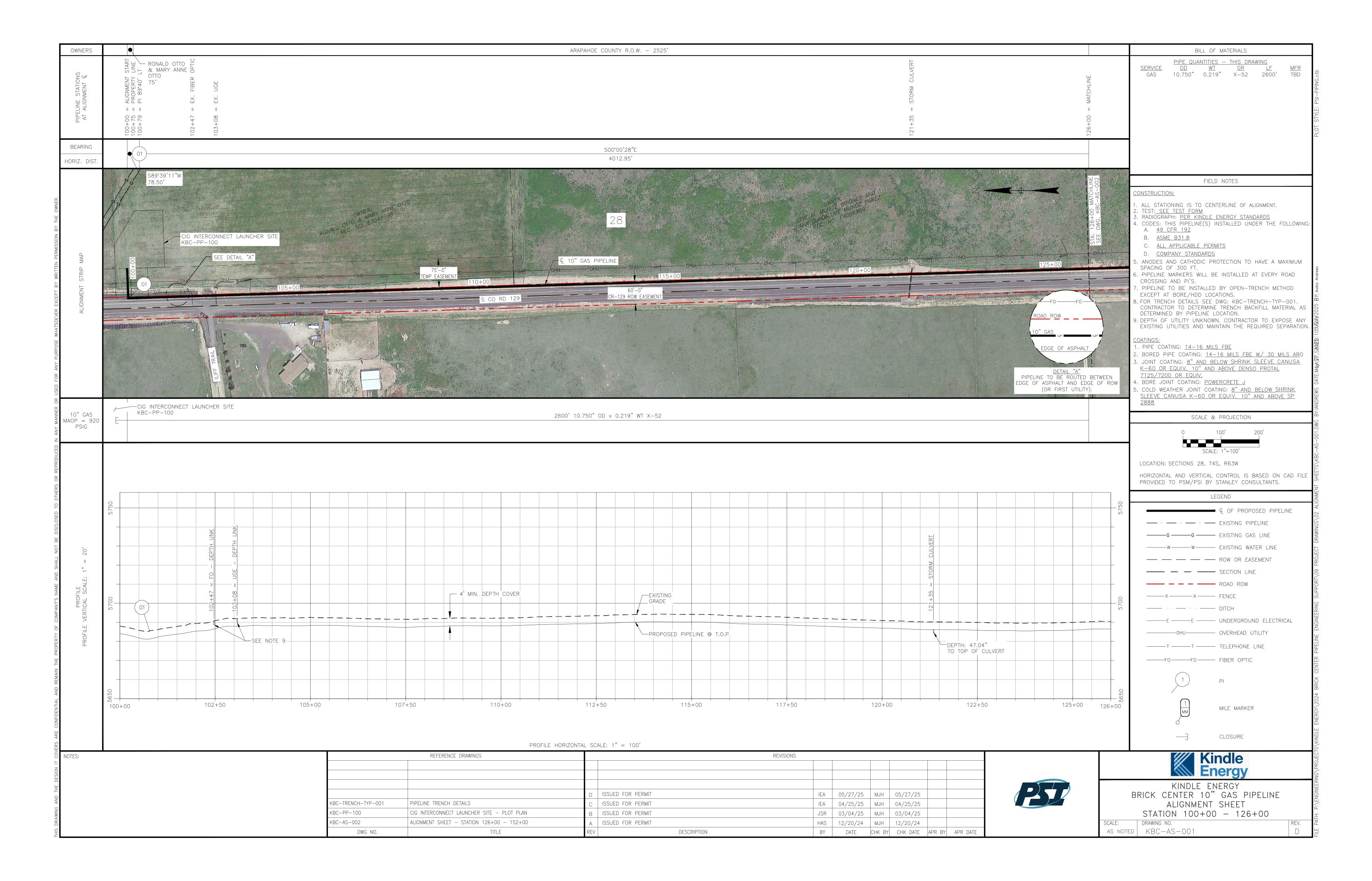
ARAPAHOE COUNTY, COLORADO

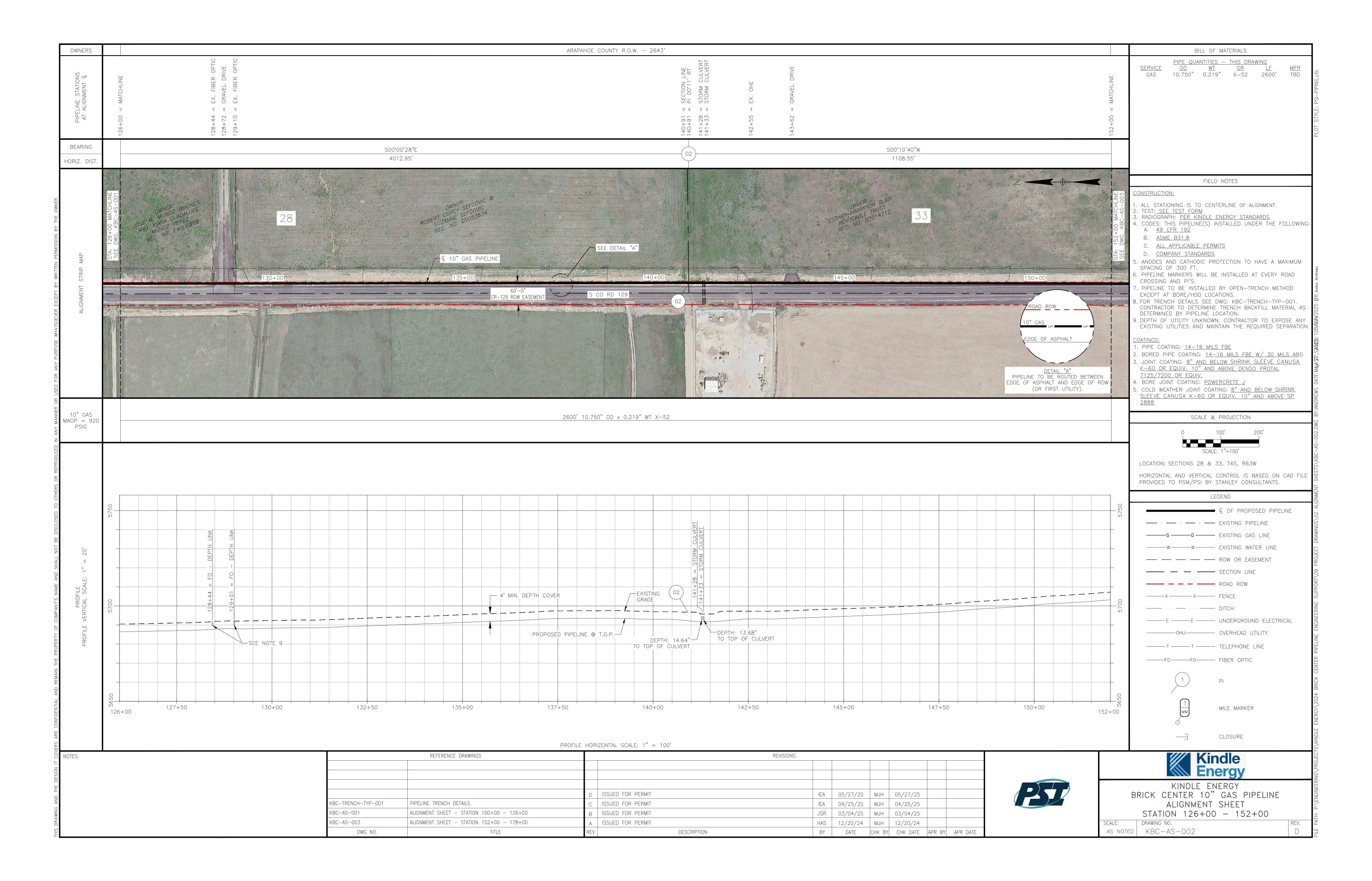


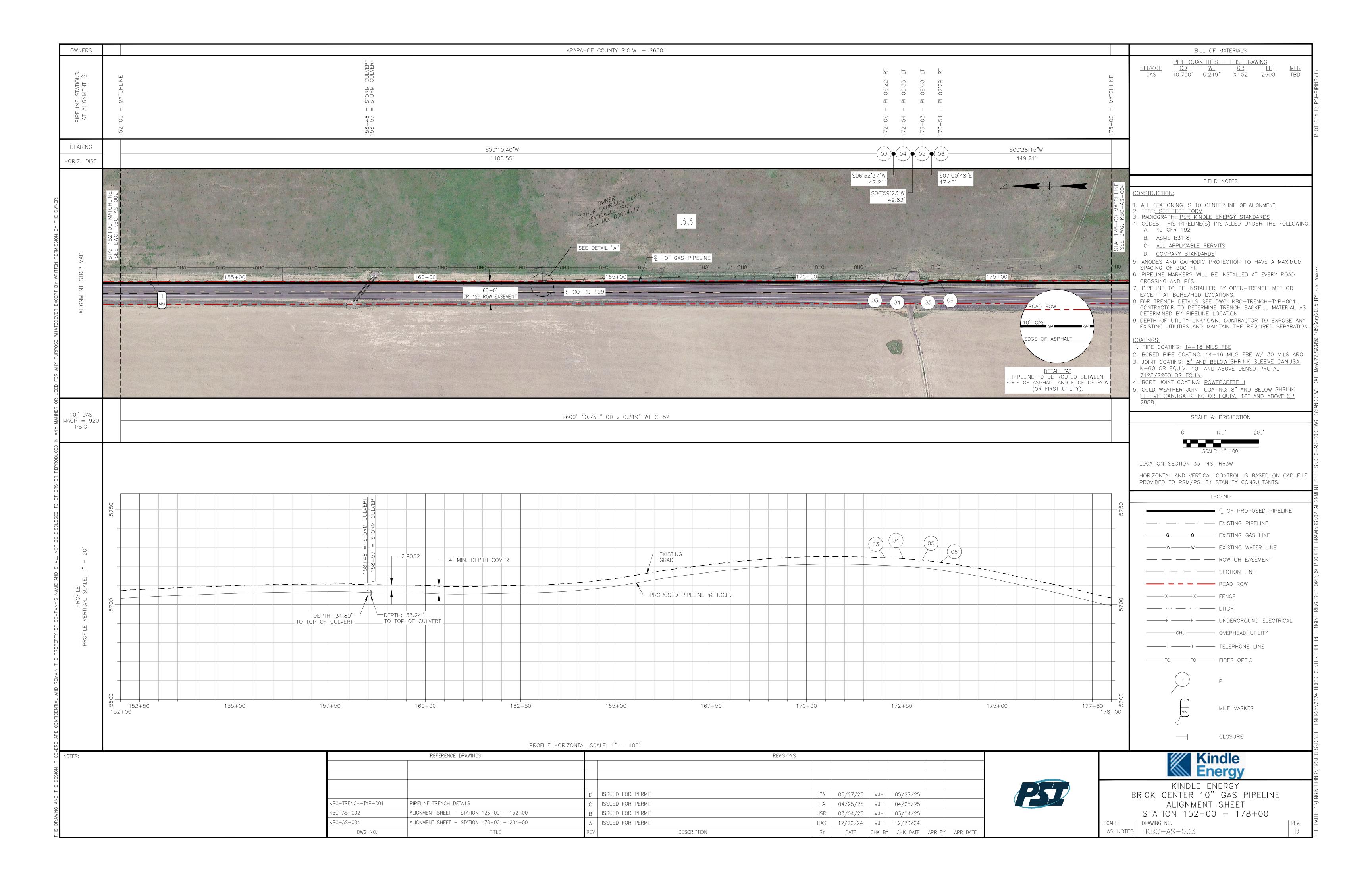


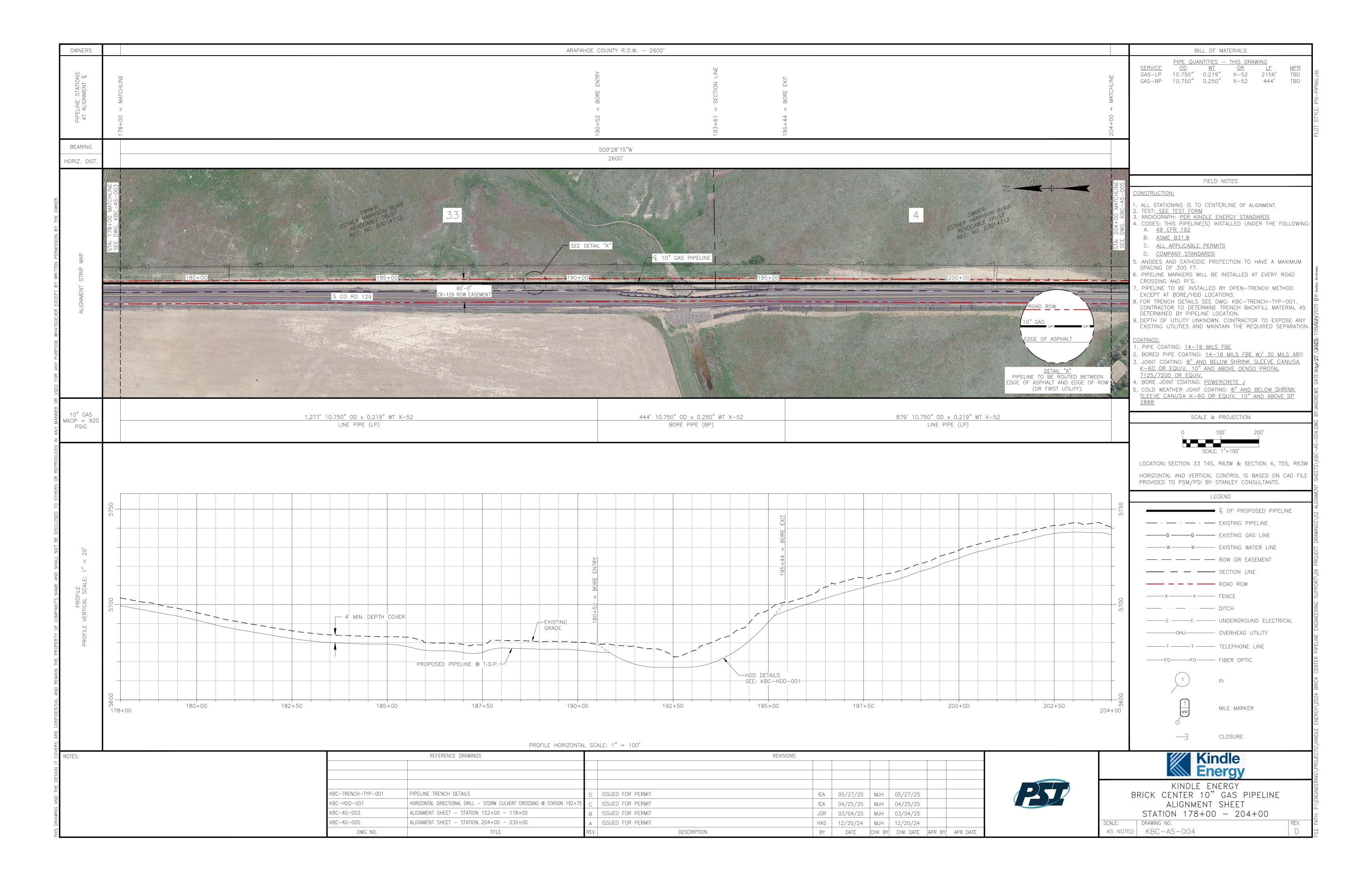


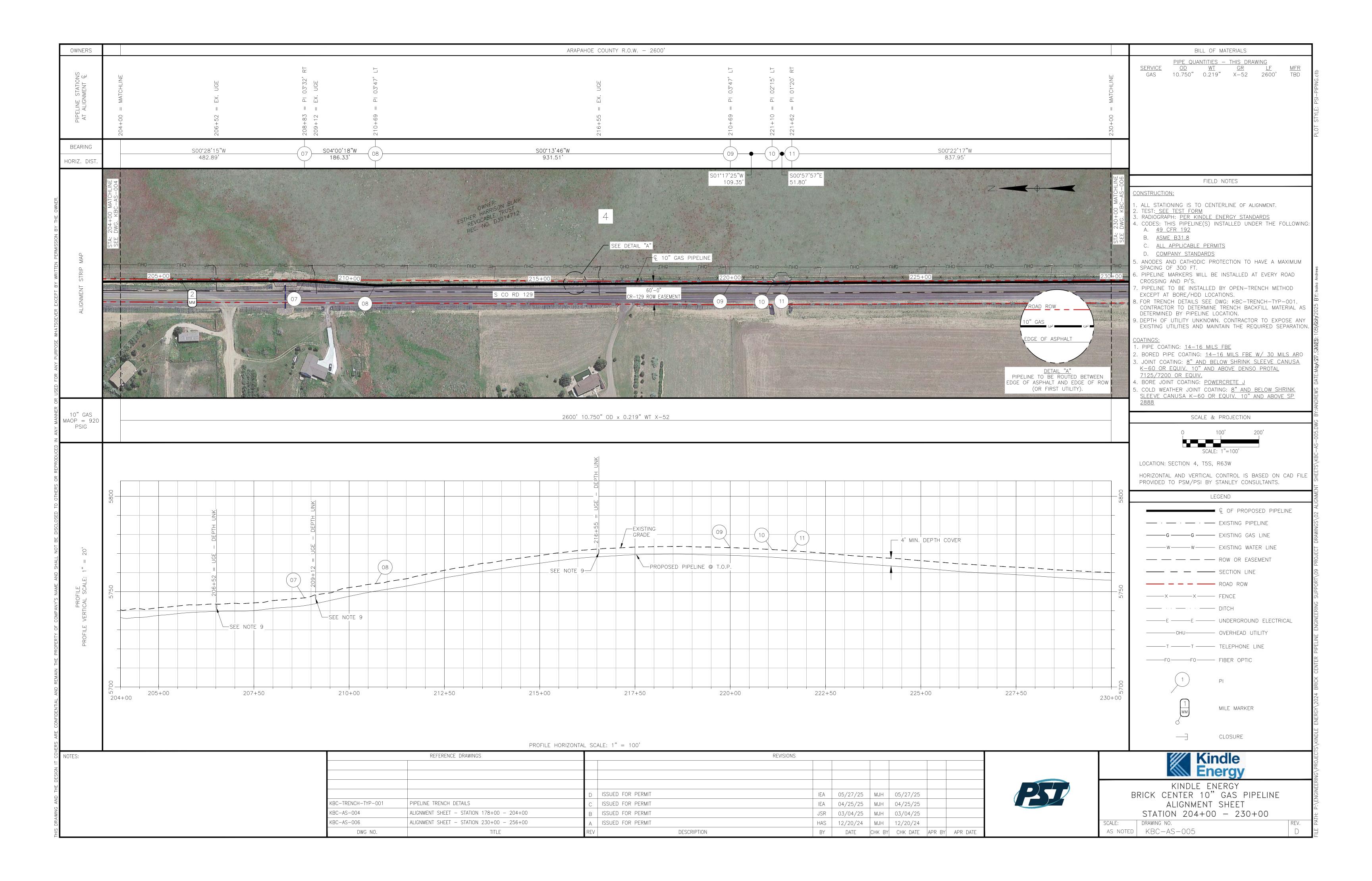


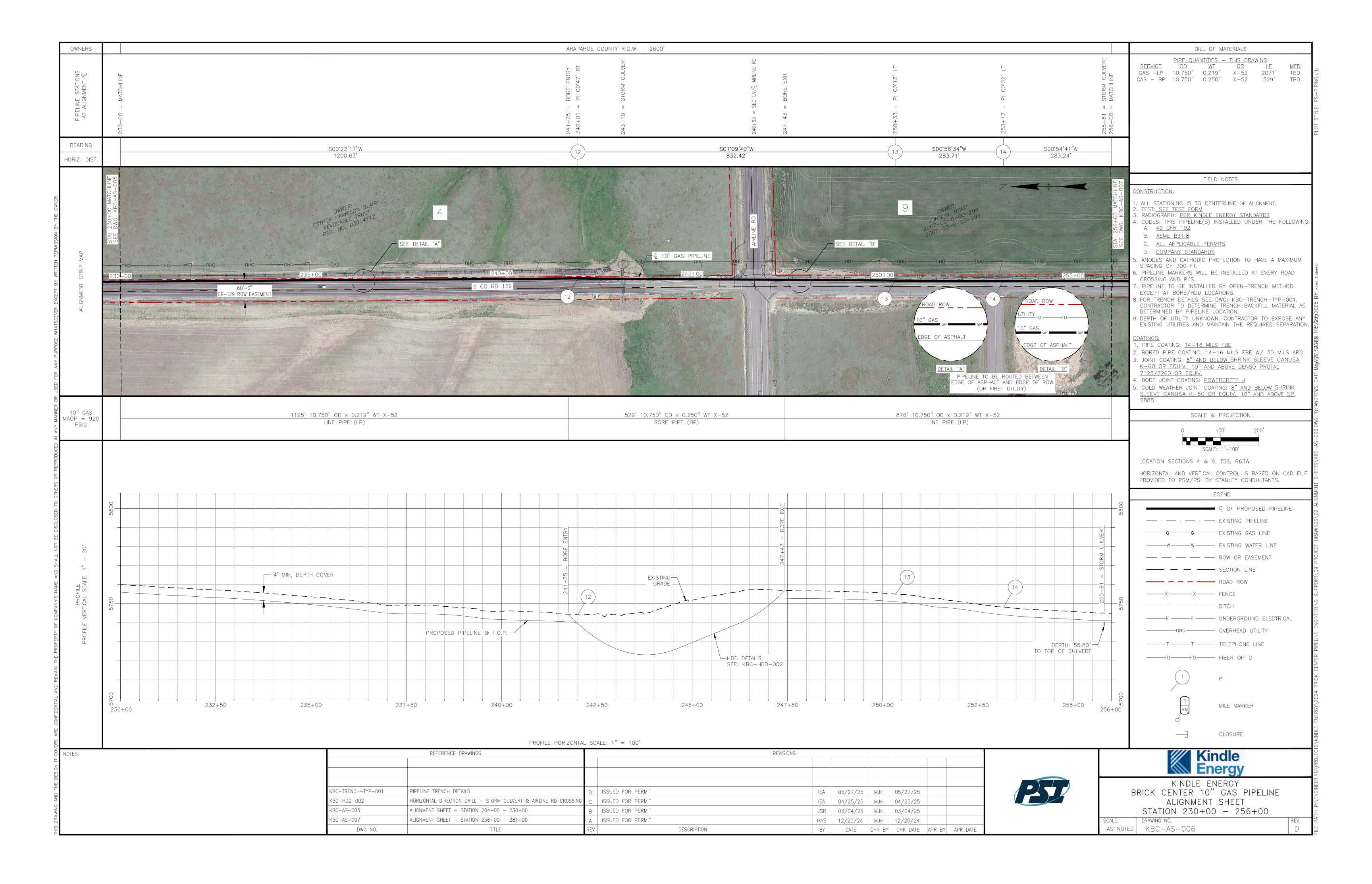


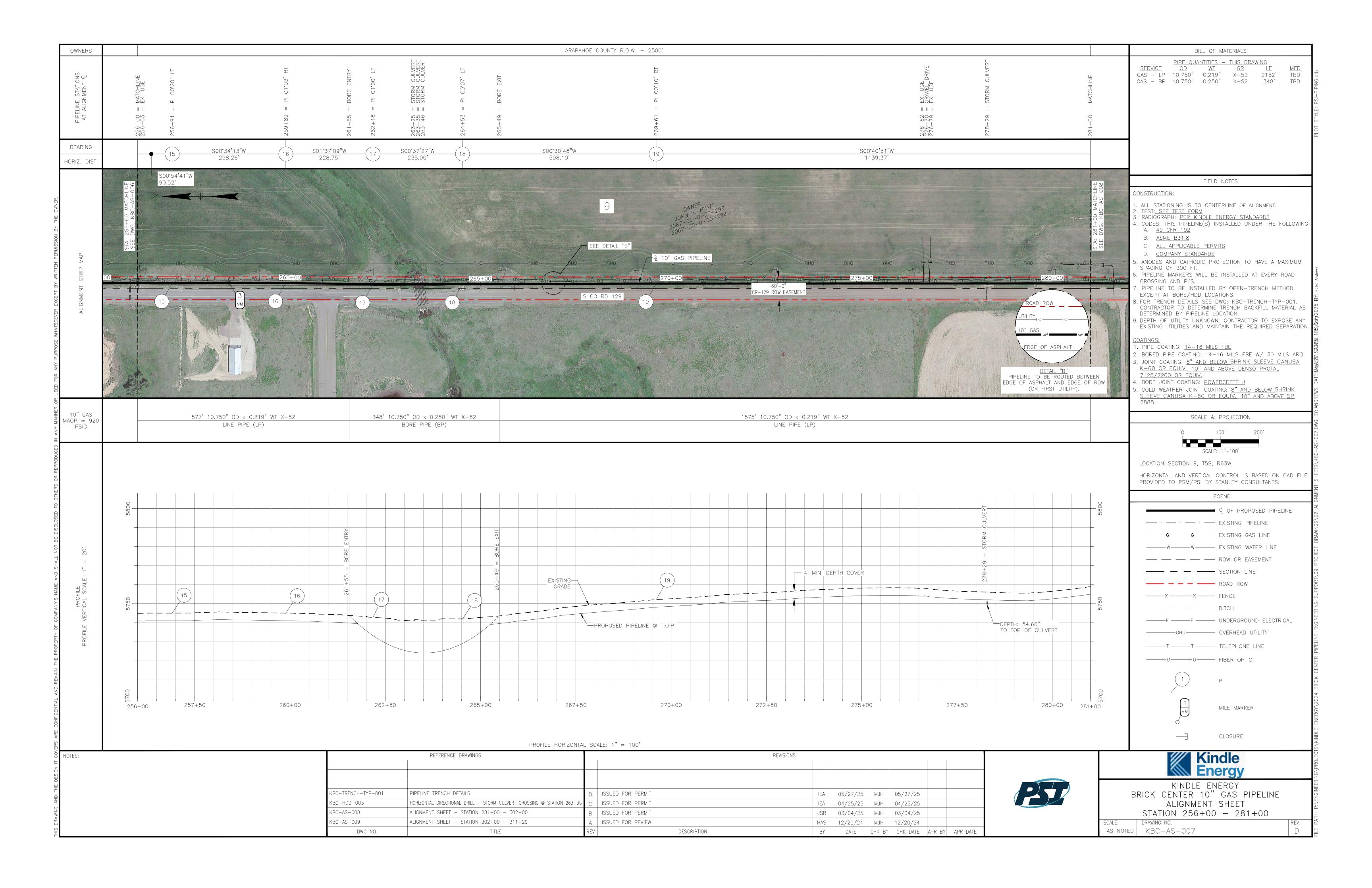


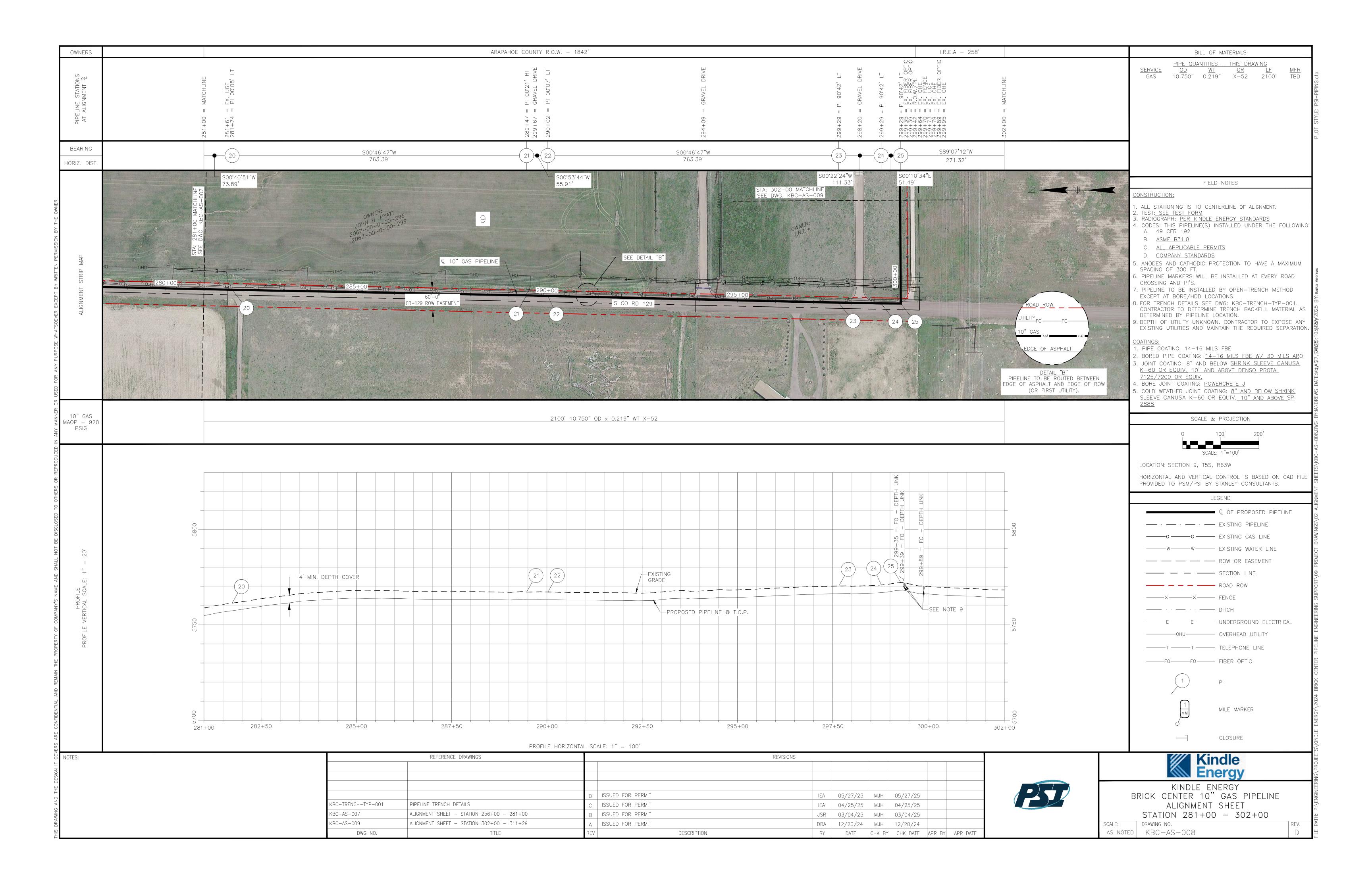


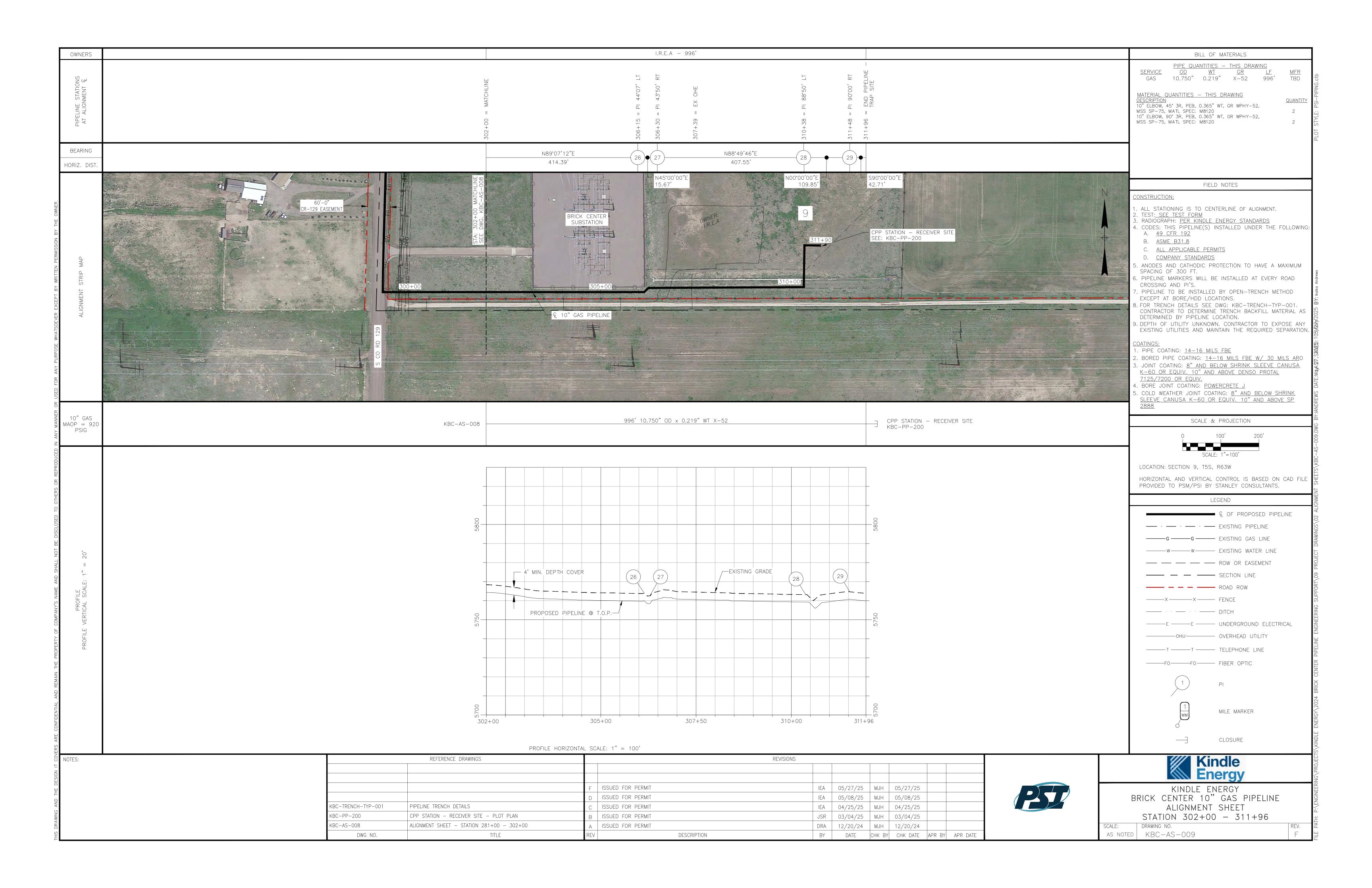


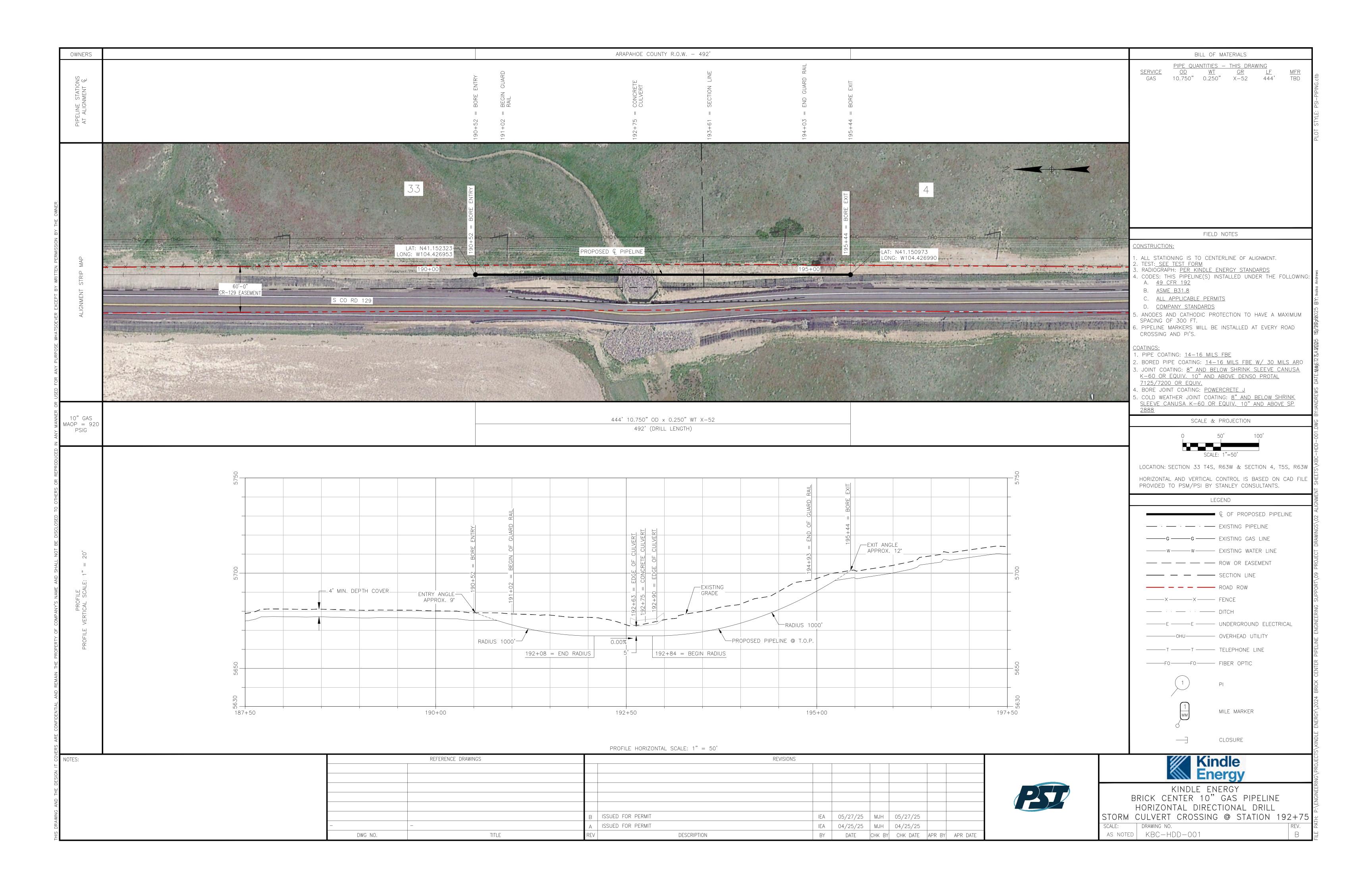


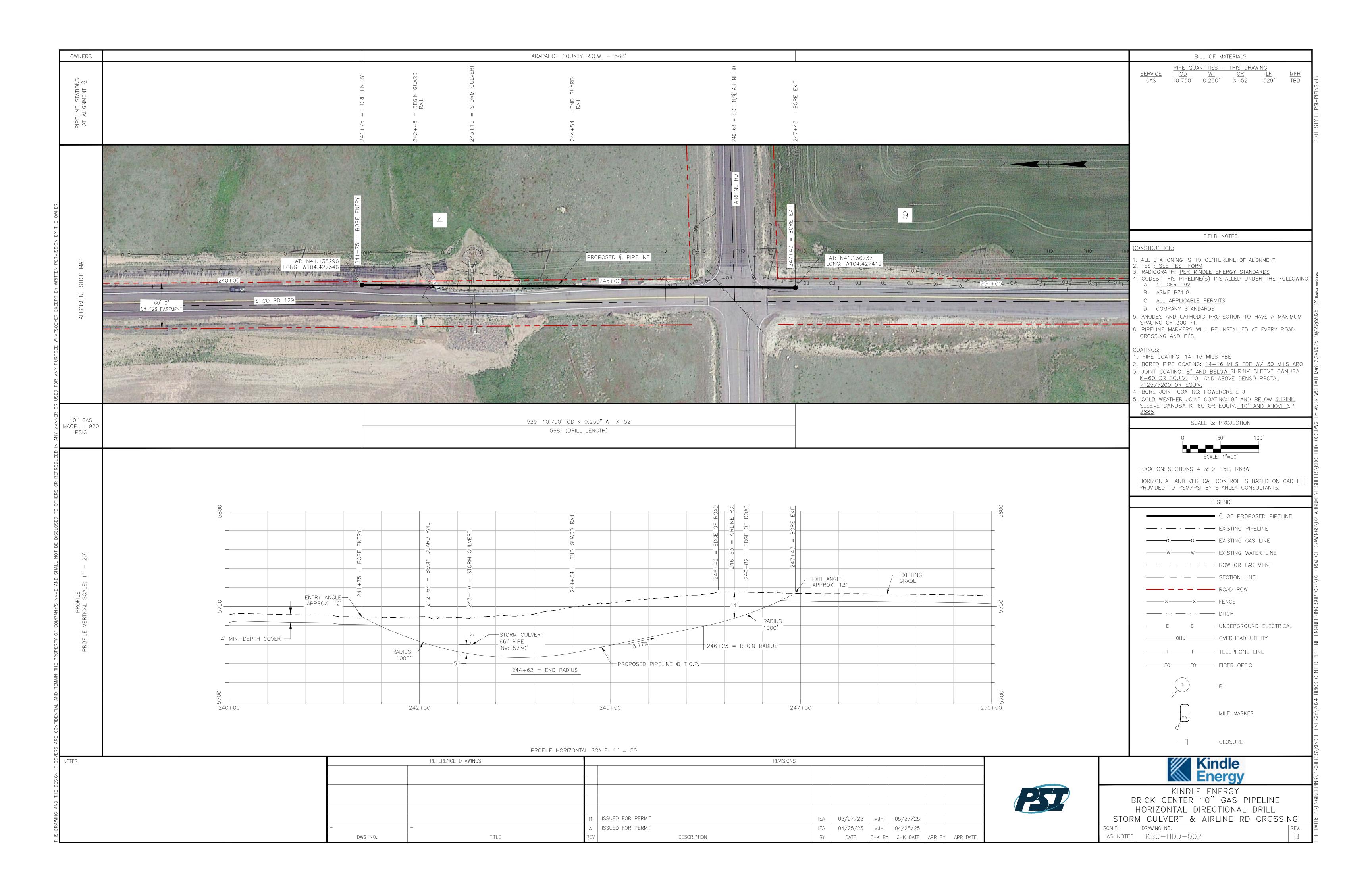


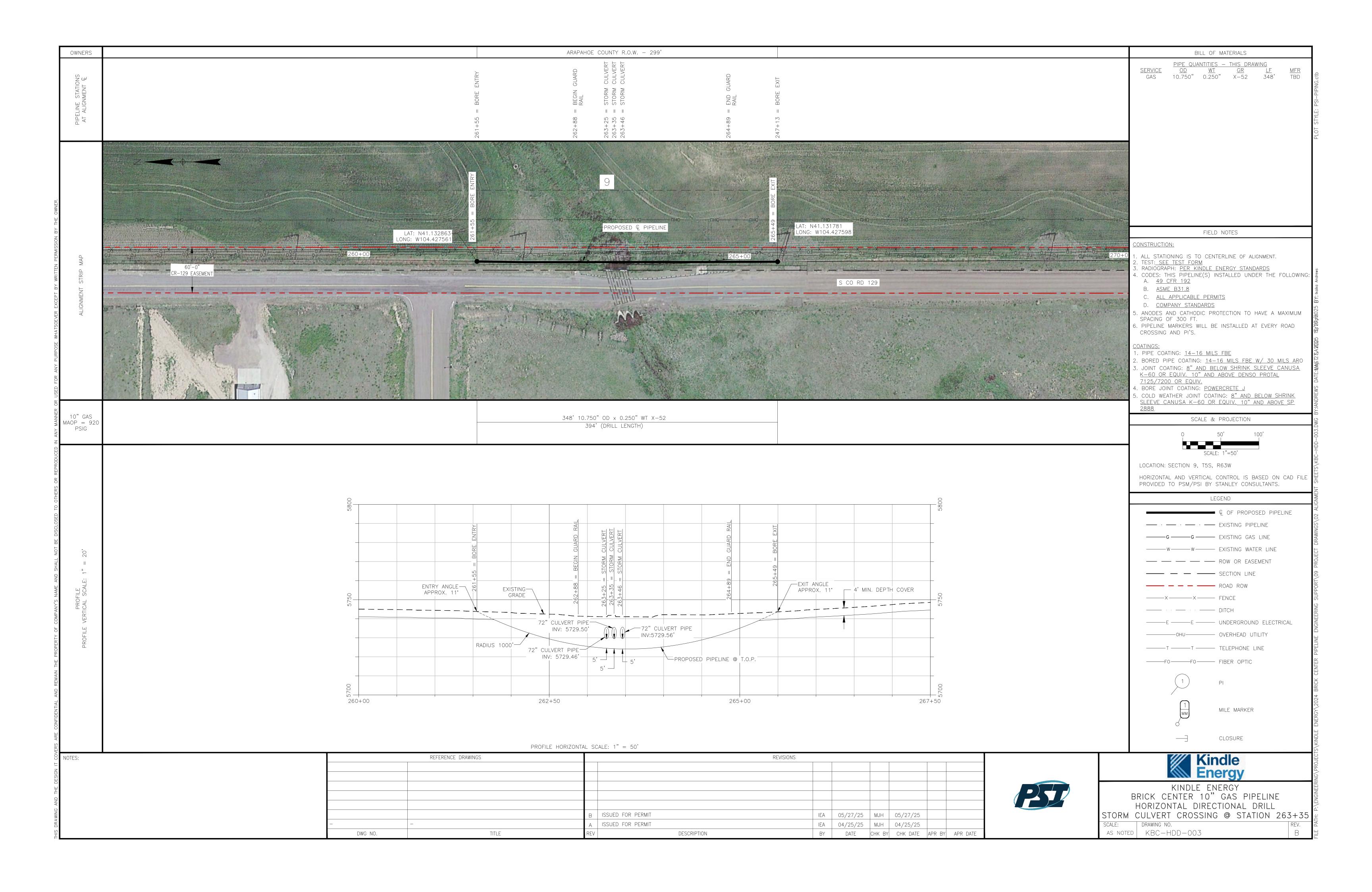


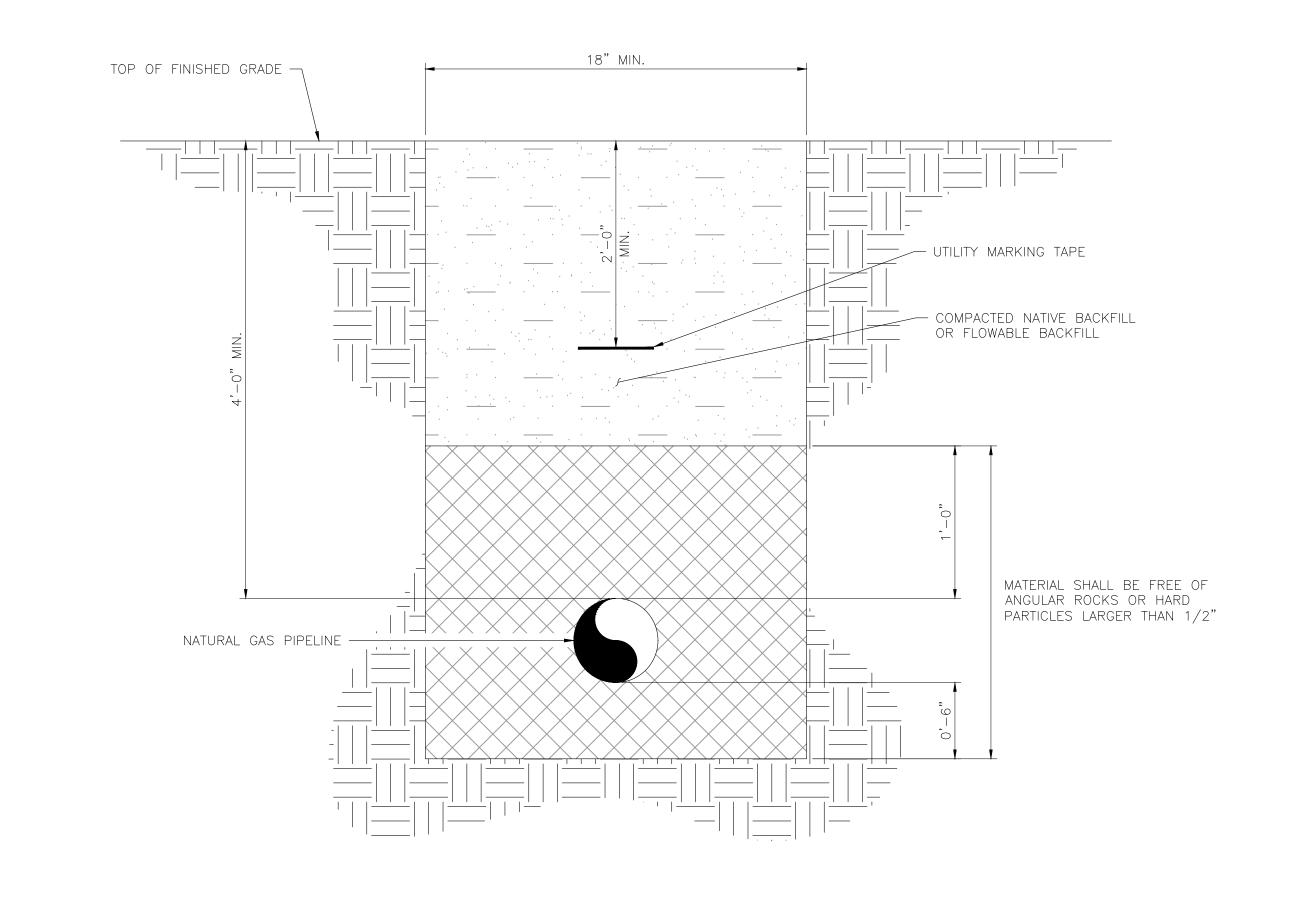












NOTES:

- TRENCH WIDTHS, CROSS SECTIONS, SHALL BE COMPLIANT TO ALL APPLICABLE SAFETY STANDARDS AND REGULATIONS.
 COMPACTION TESTING RESULTS SHALL BE A MINIMUM OF 95% COMPACTION WITHIN THE LIMITS OF ROADWAY AND 90% WHEN OUTSIDE THE LIMITS OF THE ROADWAY.
 CONTRACTOR SHALL REFER TO ARAPAHOE COUNTY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS, APPENDIX A, SP-18 TRENCH AND PATCHING DETAILS.

TRENCH DETAIL

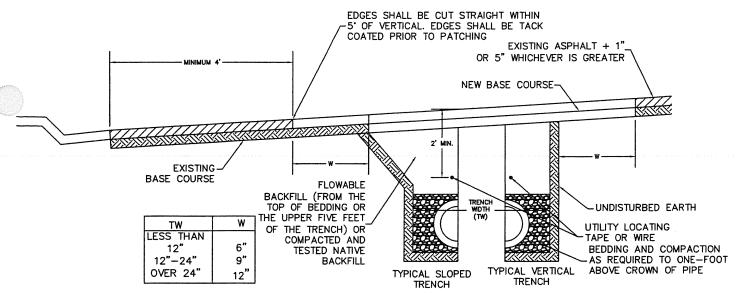
F	REFERENCE DRAWINGS				REVISIONS	REVISIONS					
		В	ISSUED FOR PERMIT			IEA	04/28/25	MJH	04/28/25		
STANDARD CONSTRUCTION DETAILS - (IDCS APPENDIX A) ARAPAHOE COL	UNTY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS — APPENDIX A — SHEET SP	-18 A I	ISSUED FOR PERMIT			IEA	04/25/25				
DWG NO.	TITLE	REV		DESCRIPTION		BY				APR BY	APR DA



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KINDI	F	FNFRGY

KINDLE ENERGY BRICK CENTER 10" GAS PIPELINE PIPELINE TRENCH DETAILS

		F
SCALE:	DRAWING NO.	REV.
AS NOTED	KBC-TRENCH-TYP-001	В



NOTES:

- 1. THIS TRENCH PATCHING DETAIL SPECIFIES REQUIREMENTS IN ADDITION TO THOSE SPECIFIED IN THE MGPEC STANDARDS AS ADOPTED.
- 2. ANY UTILITY INSTALLED WITHIN THE RIGHT-OF-WAY (ROW) OR EASEMENTS SHALL HAVE UTILITY LOCATING TAPE OR WIRE OVER THE TOP OF THE UTILITY LOCATED A MINIMUM OF 2'-0" BELOW FINAL GRADE OR LOCATED ON UTILITY IF MINIMUM DEPTH CANNOT BE ACHIEVED
- 3. A CONSTRUCTION TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED BY ARAPAHOE COUNTY PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS IN THE RIGHT-OF-WAY.
- 4. TRENCH SHALL BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND PROTECTION OF OTHER UTILITIES OR STRUCTURES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
- 5. THE TRENCH WIDTH SHALL BE CONFINED TO THOSE MINIMUM DIMENSIONS, WHICH WILL PERMIT PROPER INSTALLATION AND ACCEPTABLE PIPE LOADING, AS ESTABLISHED BY CURRENT ACCEPTABLE ENGINEERING PRACTICES.
- 6. EXISTING ASPHALT OR PAVEMENT SHALL BE CUT BACK A MINIMUM OF W (SEE ABOVE) BEYOND THE TRENCH LIMITS OR TO SOUND PAVEMENT WHICHEVER IS GREATER. IF ENCROACHMENT INTO THE OUTSIDE 4-FOOT ZONE OR IF AN ISLAND IS LOCATED INSIDE THE 4-FOOT ZONE, THE 4-FOOT ZONE SHALL BE INCLUDED IN THE REQUIRED PATCH.
- 7. BACKFILL SHALL MEET MGPEC STANDARDS, ITEM 18, SECTIONS 18.1, 18.2, 18.2.1, 18.2.2, 18.2.3 AND 18.2.4 EXCEPT WHERE THESE STANDARDS DICTATE OTHERWISE.
- 8. FULL DEPTH ASPHALT CAN BE USED AS AN ALTERNATIVE TO BASE COURSE. A RATION OF 3 INCHES OF BASE COURSE TO 1 INCH OF ASPHALT SHALL BE USED IN THE SUBSTITUTION.
- 9. A TEMPORARY COLD-MIX PATCH, 4-INCHES IN DEPTH, WILL BE REQUIRED FOR ALL STREET CUTS IF A PERMANENT HOT-MIX ASPHALT PATCH CANNOT BE APPLIED FOR ANY REASON IMMEDIATELY FOLLOWING CONSTRUCTION.
- 10. THE TEMPORARY PATCH SHALL BE MAINTAINED UNTIL THE PERMANENT HOT-MIX ASPHALT PATCH IS APPLIED WITHIN A MAXIMUM OF 7 CALENDAR DAYS.
- 11. COMPACTION TESTING RESULTS SHALL BE A MINIMUM OF 95% COMPACTION WITHIN THE LIMITS OF THE ROADWAY AND 90% WHEN OUTSIDE THE LIMITS OF THE ROADWAY.

Drawn By: SBW SW necked By:

Approved By:

TRENCH PATCHING DETAIL

Issued: <u>5/10/05</u>

Revised: 8/31/06

Drawing Number: SP. 18

