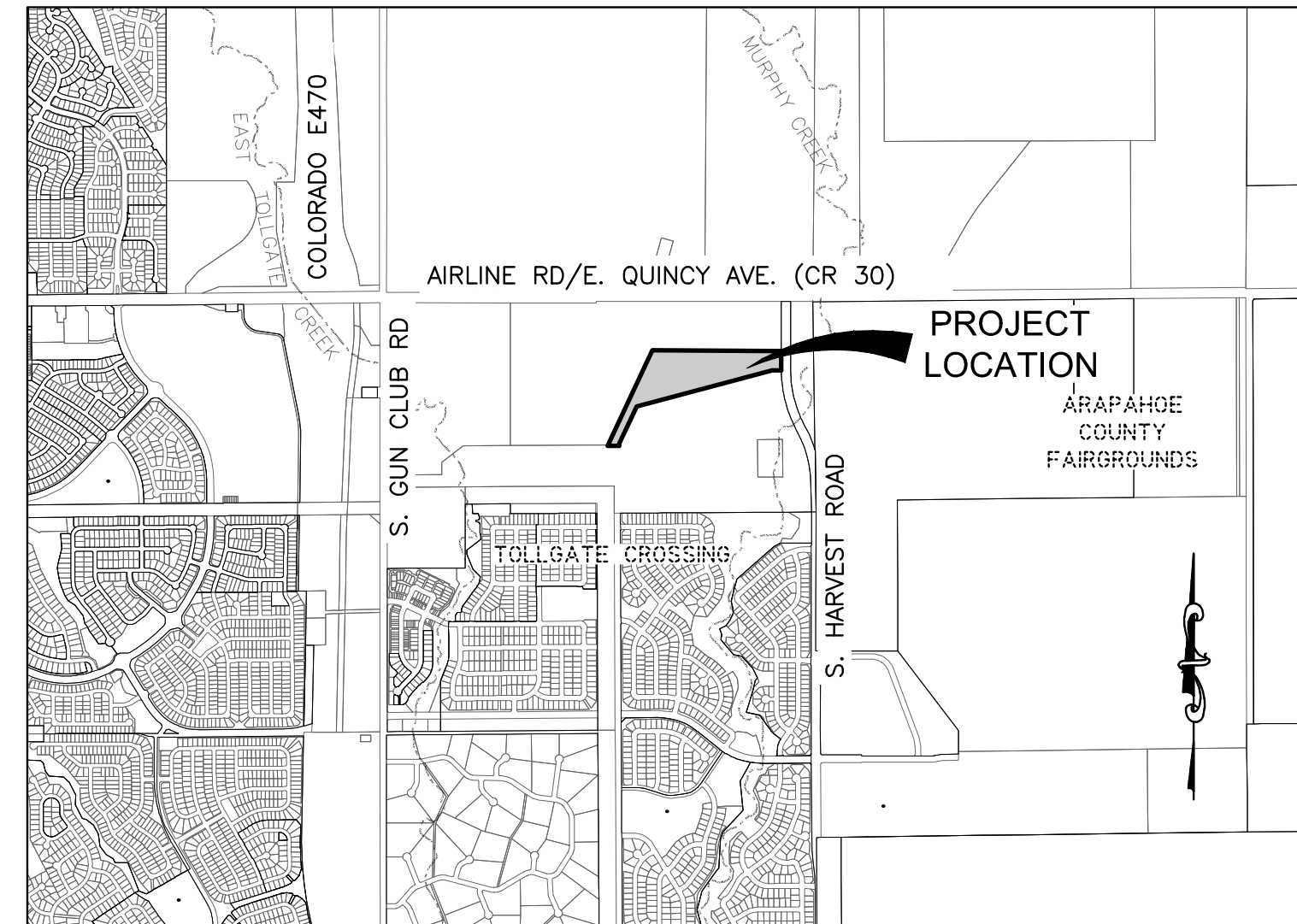


LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1

USE BY SPECIAL REVIEW

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX	
SHEET NO.	SHEET TITLE
U01	COVER SHEET
U02	NOTE SHEET
U03	SITE PLAN & UTILITIES
U04	SITE PLAN & UTILITIES
U05	LIGHTING PLAN
U06	LIGHTING PLAN
A01	ARCHITECTURAL RENDERINGS
S01	TYPICAL EQUIPMENT ELEVATIONS
S02	TYPICAL EQUIPMENT ELEVATIONS
S03	TYPICAL EQUIPMENT ELEVATIONS

NOTES:

- AFTER CONSTRUCTION IS COMPLETE, TRAILERS, TEMPORARY BUILDINGS, AND PERMANENT BUILDINGS MAY BE ALLOWED PROVIDED ADOPTED ARAPAHOE COUNTY BUILDING CODE REQUIREMENTS ARE MET.
- THE SEED MIX TO BE USED ON THE DETENTION POND SHALL BE SEMSWA DETAIL WETLAND SEED MIX FOR THE POND BOTTOM AND TRANSITION SEED MIX FOR THE AREAS ABOVE 6-INCHES FROM THE POND BOTTOM.
- THE DETENTION POND SHALL BE IRRIGATED UNTIL ESTABLISHED.

CERTIFICATE OF OWNERSHIP

I, _____, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1, CASE NUMBER UASI23-001.

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____)
)S.S.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____

A.D., 20____ BY _____.

AS _____ OF _____ AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY NUMBER: _____

BOARD OF COUNTY COMMISSIONERS APPROVAL
APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS ____ DAY OF _____ A.D., 20____.

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATION
NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS ____ DAY OF _____ A.D., 20____.

CHAIR: _____

APPLICANT/DEVELOPER

FRONT RANGE ENERGY STORAGE, LLC
ENERGY STORAGE, LLC
1780 HUGHES LANDING BLVD
SUITE 675
THE WOODLANDS, TX 77380
(832) 585-1238
CONTACT: STEVE LADELFA

CIVIL ENGINEER:

ATWELL, LLC
143 UNION BLVD.,
SUITE 700
LAKEWOOD, CO 80228
(303) 462-1100
CONTACT: CHRISTINE SVEUM

OWNERS:

LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND
JDS PROFESSIONAL GROUP
10303 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112
PHONE: (720) 865-5483
CONTACT: DAVE WILMOTH

AGENCIES:

ARAPAHOE COUNTY PUBLIC WORKS
PLANNING DIVISION
6924 S. LIMA STREET
CENTENNIAL CO, 80112
(720) 874-6650

SURVEYOR OF RECORD:

ATWELL, LLC
143 UNION BLVD.,
SUITE 700
LAKEWOOD, CO 80228
(303) 462-1100
CONTACT: CHRIS DUDA

BENCHMARK:

556508NW001 - 3" DIAM. BRASS CAP IN CENTER OF CONC. HEADWALL FOR CREEK ON THE SOUTH SIDE OF E. QUINCY AVE. 100 FT. +/- EAST OF SEC. COR. FOR HARVEST RD. (1 MILE E. OF GUN CLUB RD.) ALSO BEING AT THE N.E. COR. OF A BARB WIRE FENCE. ELEV. CHECKED 9-6-89. ELEVATION: 5777.82

811
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LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1
ARAPAHOE COUNTY, COLORADO
USE BY SPECIAL REVIEW
COVER SHEET

DATE 02/16/2023

APPROVAL SET 10/20/2024 - CBS

REVISIONS

DR. KJK CH. CBS

P.M. CBS

JOB 22002634

SHEET 01 OF 10

SHEET NO.

U01

LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1 USE BY SPECIAL REVIEW

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
2. 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:

AIRPORT INFLUENCE AREA NOTE (AVIGATION EASEMENT/HAZARD EASEMENT)

AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS PLAT HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK _____, PAGE _____, OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS PLAT LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

ALL LANDS CONTAINED WITHIN THIS PLAT SHALL COMPLY WITH F.A.R. PART 77, 'HEIGHT AND OBSTRUCTIONS CRITERIA'.

STREET LIGHTING

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA

LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION FILING NO. 1 IS LOCATED WITHIN AN AREA WHICH IS SUBJECT TO RURAL TRANSPORTATION IMPACT FEES TO DEFRAY COSTS OF IMPACTS TO CAPITAL ROAD FACILITIES CAUSED BY NEW DEVELOPMENT WITHIN THE AREA AS SET FORTH IN BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 160669. SAID RESOLUTION 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 BALANCED SYSTEM.

DRAINAGE

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 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 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.

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDER(S) OF THE USE BY SPECIAL REVIEW KNOWN AS LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED PORTION OF QUINCY AVENUE SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

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 NOTE

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, 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 ATWELL LLC. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND 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 ATWELL LLC. DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, 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 NOTE

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.

PUBLIC IMPROVEMENTS NOTE

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.



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SUITE 675
THE WOODLANDS, TX 77380
(832) 865-1238
STEVE LADEIFA

CLIENT
FRONT RANGE ENERGY STORAGE, LLC
LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1
ARAPAHOE COUNTY, COLORADO
USE BY SPECIAL REVIEW
NOTE SHEET

DATE 02/16/2023

APPROVAL SET
10/30/2024 - CBS

REVISIONS

BENCHMARK:
556508NW001 - 3" DIAM. BRASS CAP IN CENTER OF CONC. HEADWALL FOR CREEK ON THE SOUTH SIDE OF E. QUINCY AVE. 100 FT. +/- EAST OF SEC. COR. FOR HARVEST RD. (1 MILE E. OF GUN CLUB RD.) ALSO BEING AT THE N.E. COR. OF A BARB WIRE FENCE. ELEV. CHECKED 9-6-89. ELEVATION: 5777.82

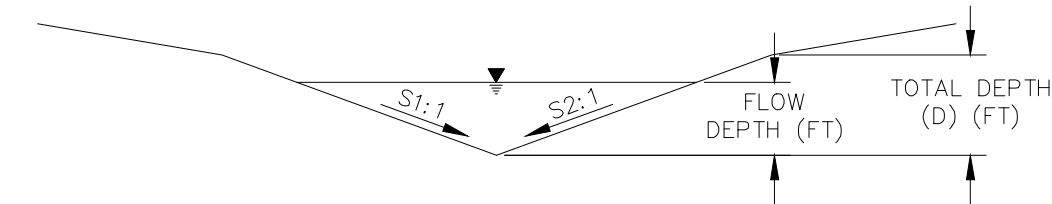
DR. KJK | CH. CBS
P.M. CBS
JOB 22002634
SHEET 02 OF 10
SHEET NO.
U02

LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1

USE BY SPECIAL REVIEW

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7
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COUNTY OF ARAPAHOE, STATE OF COLORADO

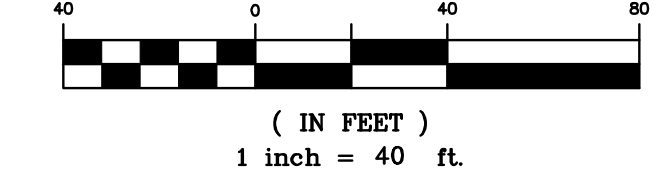
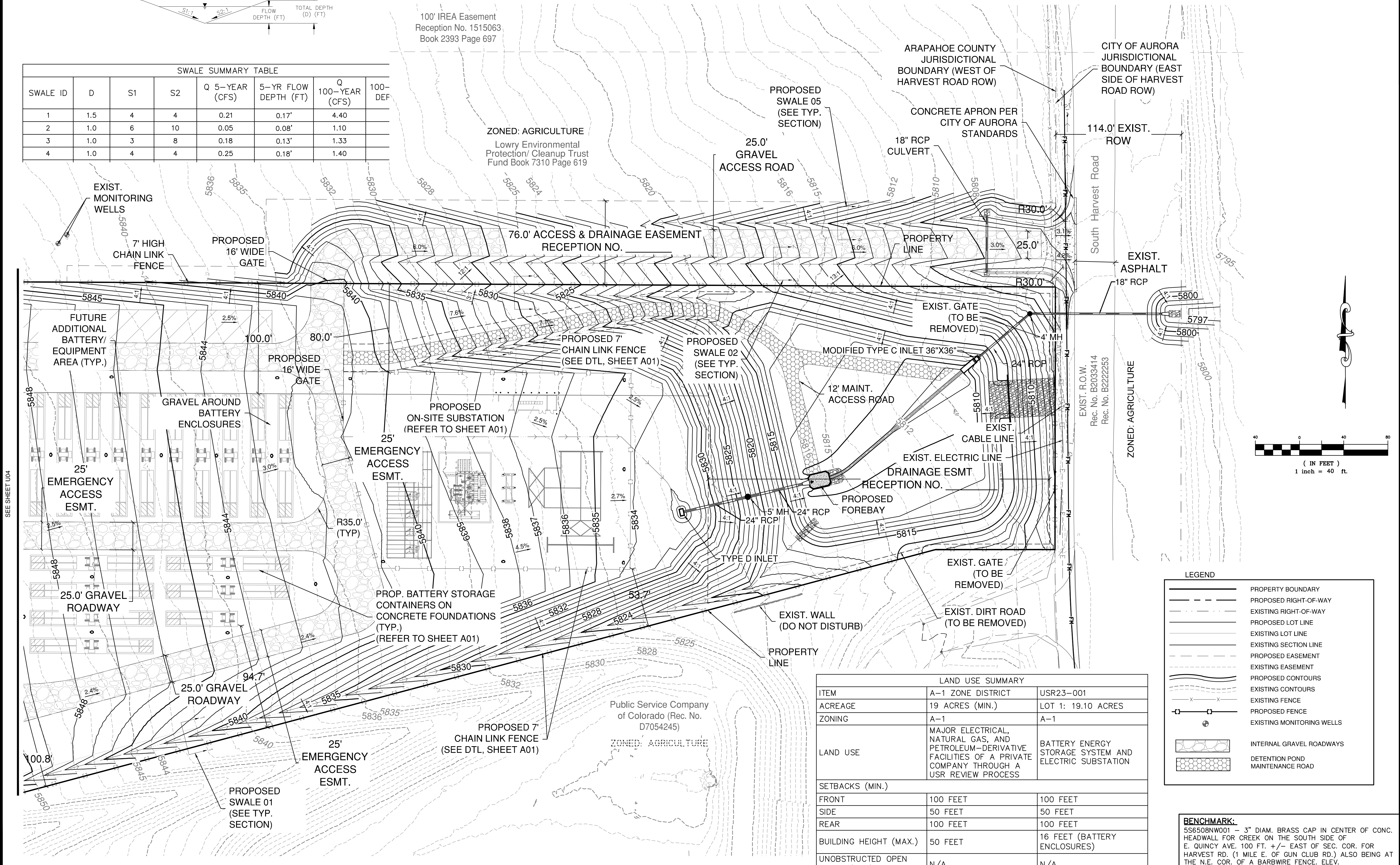
SWALE SECTIONS



SWALE SUMMARY TABLE							
SWALE ID	D	S1	S2	Q 5-YEAR (CFS)	5-YR FLOW DEPTH (FT)	Q 100-YEAR (CFS)	100-DEF
1	1.5	4	4	0.21	0.17'	4.40	
2	1.0	6	10	0.05	0.08'	1.10	
3	1.0	3	8	0.18	0.13'	1.33	
4	1.0	4	4	0.25	0.18'	1.40	

100' IREA Easement
Reception No. 1515063
Book 2393 Page 697

ZONED: AGRICULTURE
Lowry Environmental
Protection/ Cleanup Trust
Fund Book 7310 Page 619



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	EXISTING SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING MONITORING WELLS
	INTERNAL GRAVEL ROADWAYS
	DETENTION POND
	MAINTENANCE ROAD

LAND USE SUMMARY		
ITEM	A-1 ZONE DISTRICT	USR23-001
ACREAGE	19 ACRES (MIN.)	LOT 1: 19.10 ACRES
ZONING	A-1	
LAND USE	MAJOR ELECTRICAL, NATURAL GAS, AND PETROLEUM-DERIVATIVE FACILITIES OF A PRIVATE COMPANY THROUGH A USR REVIEW PROCESS	BATTERY ENERGY STORAGE SYSTEM AND ELECTRIC SUBSTATION
SETBACKS (MIN.)		
FRONT	100 FEET	100 FEET
SIDE	50 FEET	50 FEET
REAR	100 FEET	100 FEET
BUILDING HEIGHT (MAX.)	50 FEET	16 FEET (BATTERY ENCLOSURES)
UNOBSTRUCTED OPEN SPACE (MIN.)	N/A	N/A

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303.462.1100

DEVELOPER	1780 HUGHES LANDING BLVD SUITE 675 THE WOODLANDS, TX 77380
CLIENT	FRONT RANGE ENERGY STORAGE, LLC LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1 ARAPAHOE COUNTY, COLORADO USE BY SPECIAL REVIEW SITE PLAN & UTILITIES
DATE	02/16/2023
APPROVAL SET	10/30/2024 - CBS
REVISIONS	
DR.	KJK CH. CBS
P.M.	CBS
JOB	22002634
SHEET	03 OF 10
SHEET NO.	U03

CAD FILE: 22002634-USR-SITE PLAN.DWG

LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1

USE BY SPECIAL REVIEW

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Lowry Environmental
Protection/Cleanup Trust
Fund Book 7310 Page 619

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ARAPAHOE COUNTY, COLORADO
USE BY SPECIAL REVIEW
SITE PLAN & UTILITIES

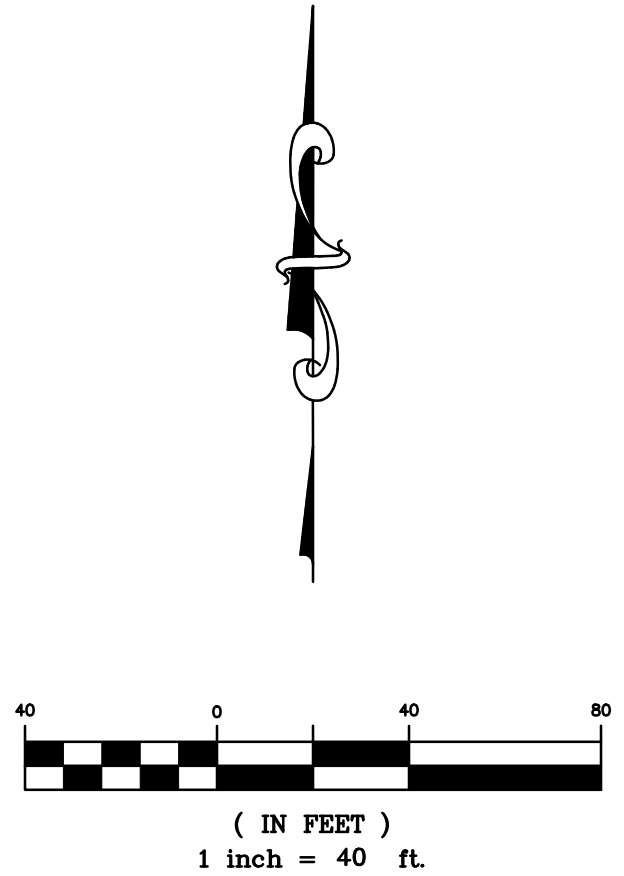
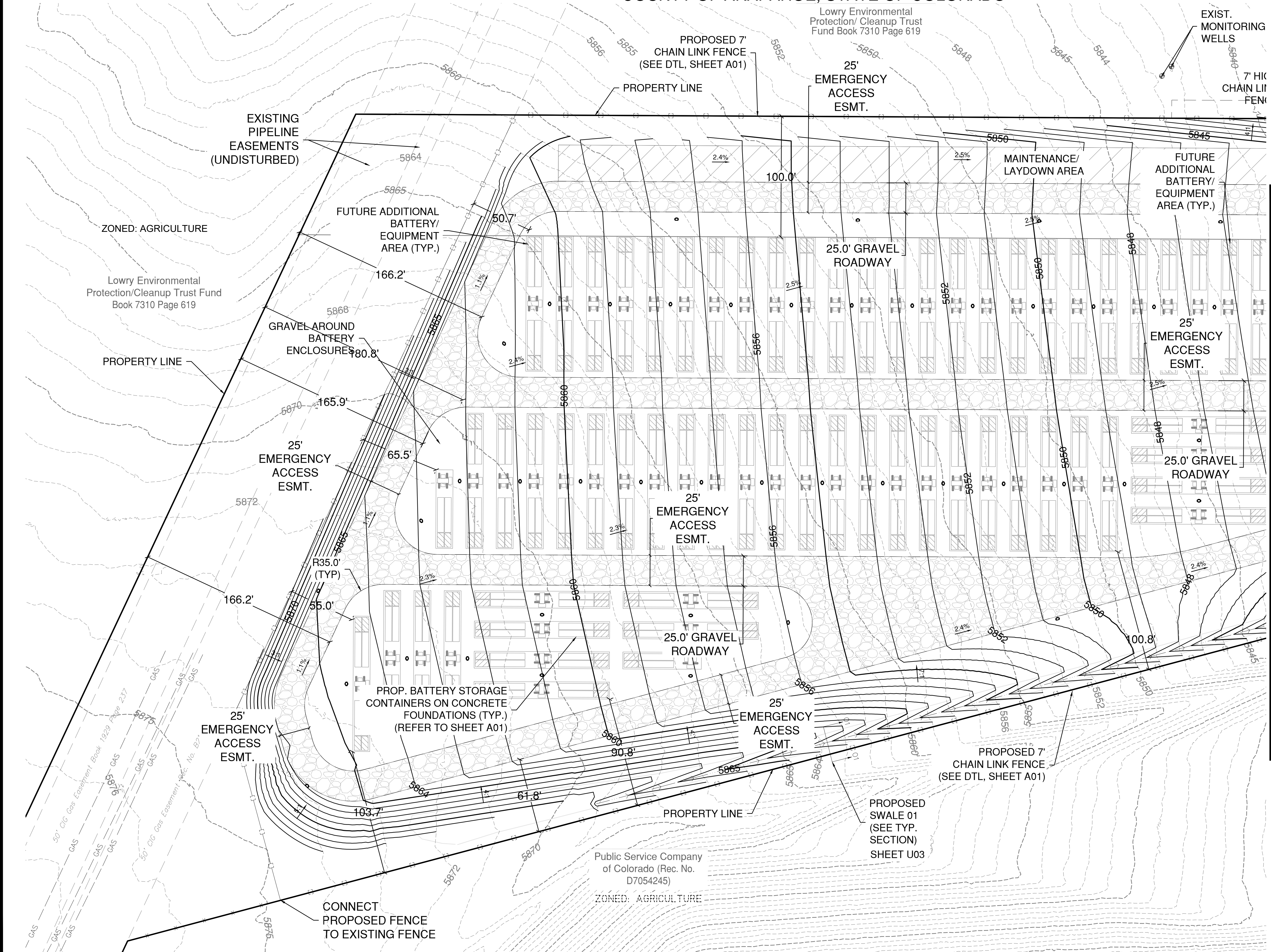
DATE 02/16/2023

APPROVAL SET
10/20/2024 - CBS

REVISIONS

DR. KJK | **CH.** CBS
P.M. CBS
JOB 22002634
SHEET 04 OF 10
SHEET NO.

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	PROPOSED RIGHT-OF-WAY
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	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING MONITORING WELLS
	INTERNAL GRAVEL ROADWAYS
	DETENTION POND MAINTENANCE ROAD

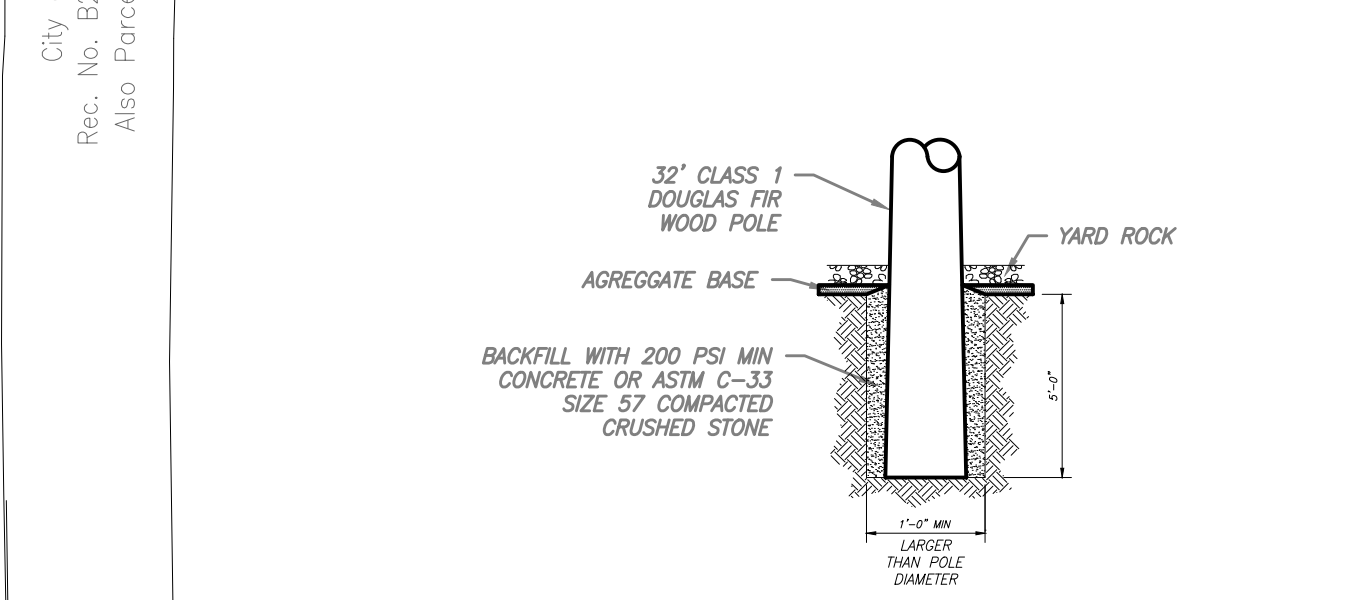
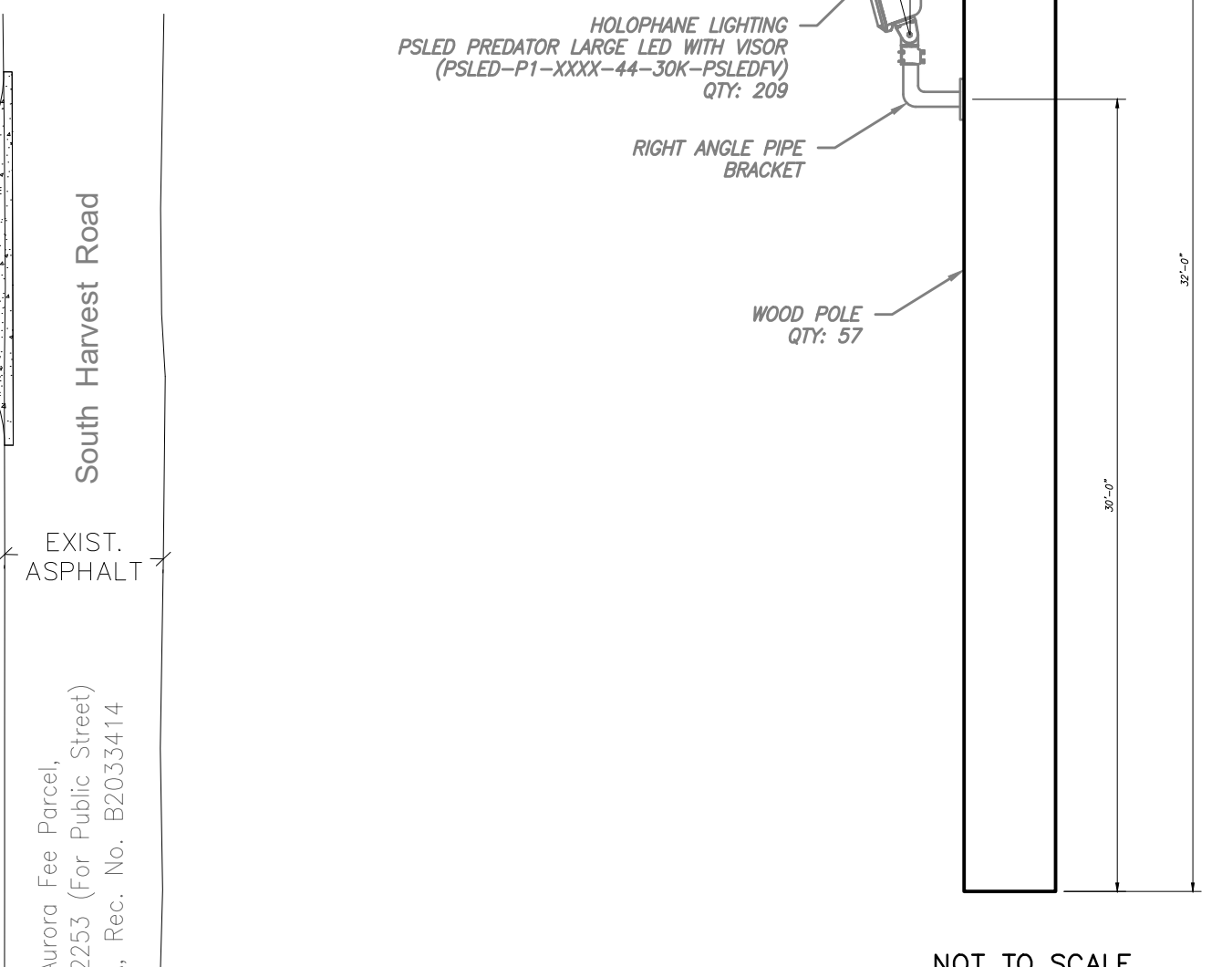
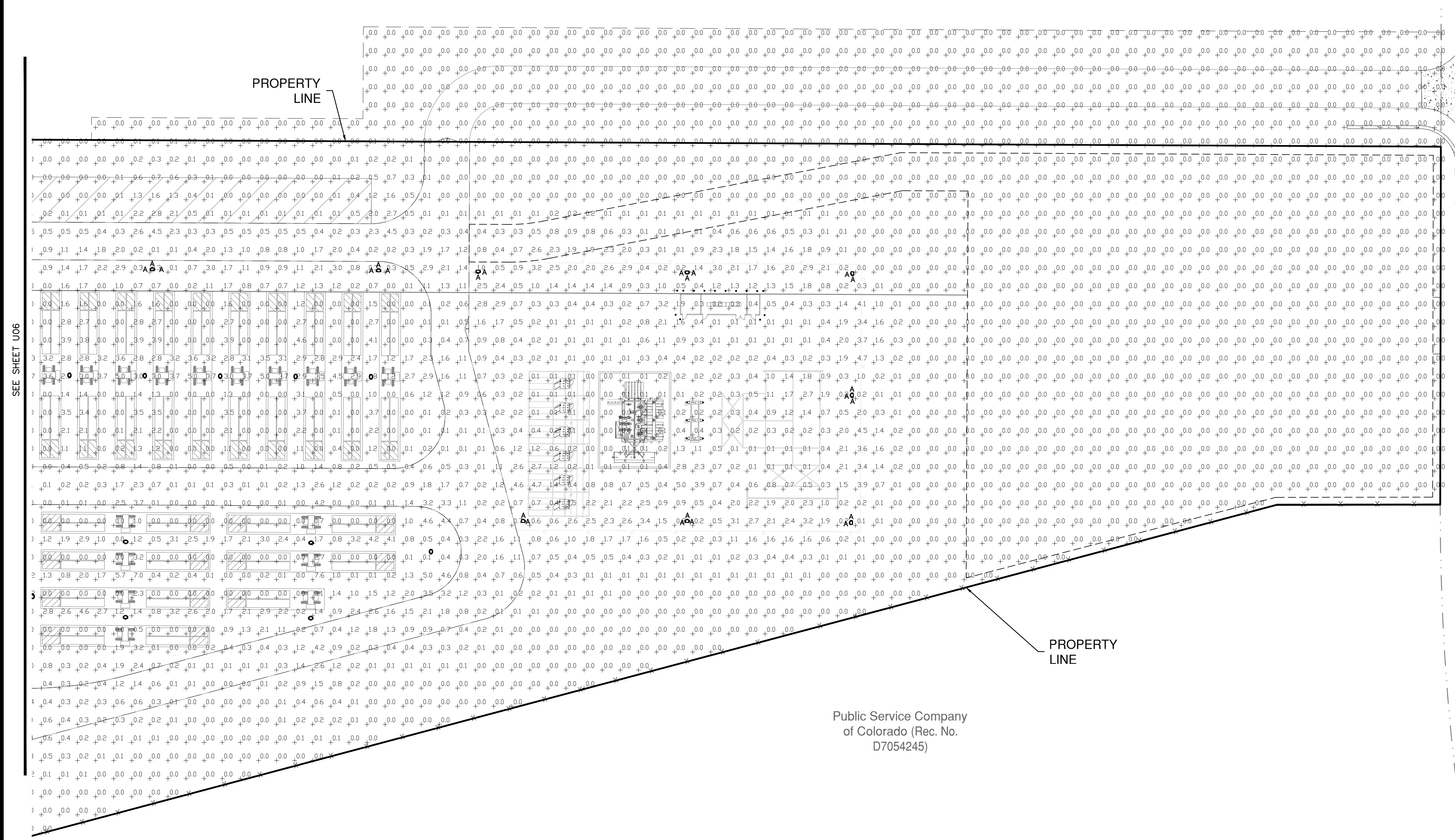
ARAPAHOE COUNTY CASE NO. UASI23-001

CAD FILE: 22002634-USR-SITE PLAN.DWG

LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1

USE BY SPECIAL REVIEW

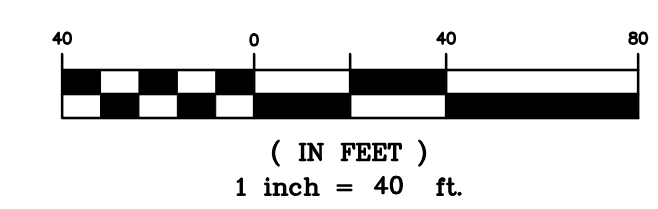
SITUATED IN THE NORTHEAST QUARTER OF SECTION 7
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



- LEGEND**
- DENOTES LIGHTS TO BE APPLIED ON ALL FOUR SIDES OF THE WOODEN POLE
 - A DENOTES WHICH SIDE OF THE WOODEN POLE LIGHTS TO BE APPLIED



Full Visor



BENCHMARK:
556508N001 - 3" DIAM. BRASS CAP IN CENTER OF CONC. HEADWALL FOR CREEK ON THE SOUTH SIDE OF E. QUINCY AVE. 100 FT. +/- EAST OF SEC. COR. FOR HARVEST RD. (1 MILE E. OF GUN CLUB RD.) ALSO BEING AT THE N.E. COR. OF A BARB WIRE FENCE. ELEV. CHECKED 9-6-89. ELEVATION: 5777.82

Know what's below.
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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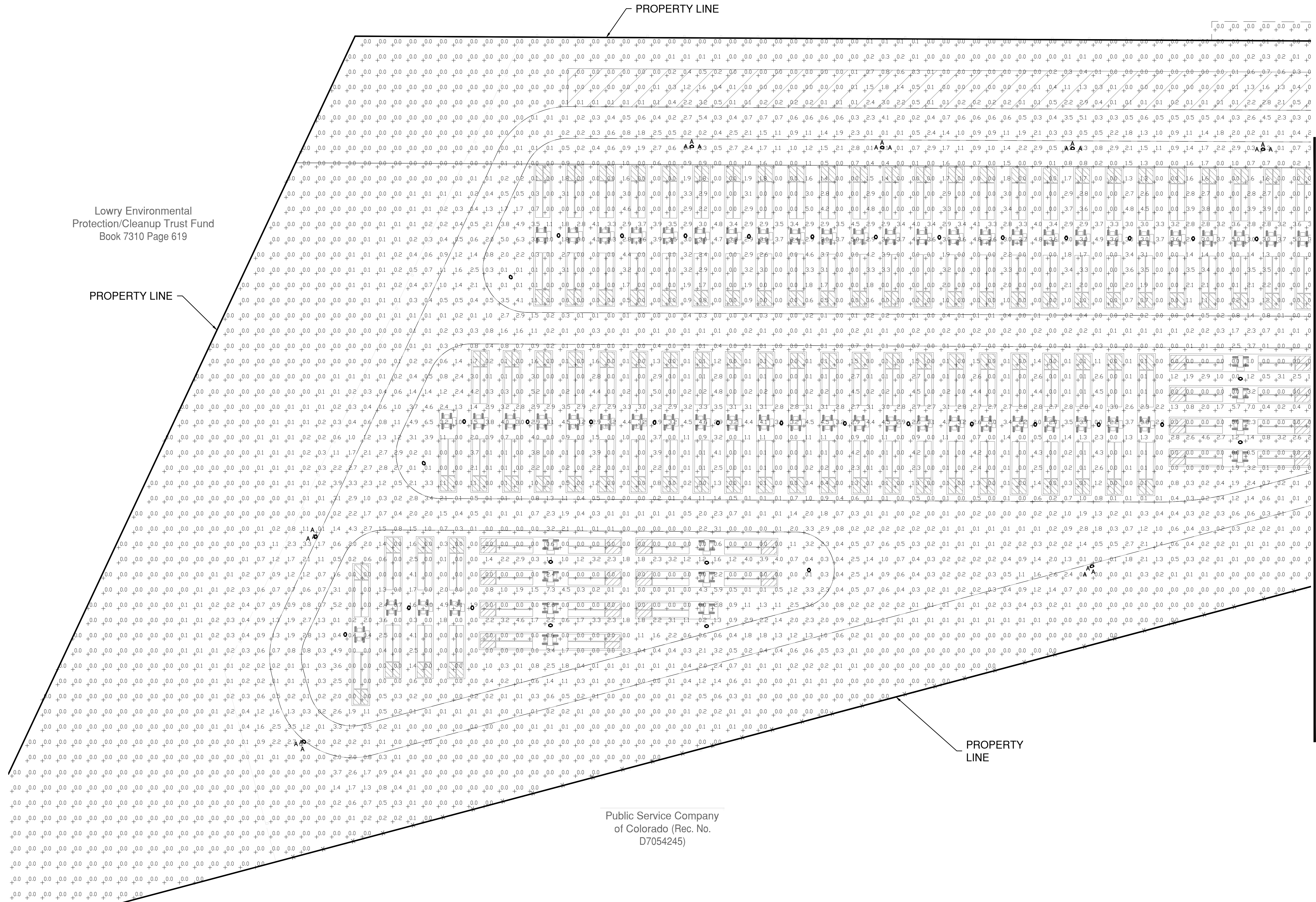
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143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100

DEVELOPER	1780 HUGHES LANDING BLVD SUITE 675 THE WOODLANDS, TX 77380
CLIENT	FRONT RANGE ENERGY STORAGE, LLC LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1 ARAPAHOE COUNTY, COLORADO USE BY SPECIAL REVIEW LIGHTING PLAN
DATE	02/16/2023
APPROVAL SET	10/20/2024 - CBS
REVISIONS	
DR.	KJK CH. CBS
P.M.	CBS
JOB	22002634
SHEET	05 OF 10
SHEET NO.	U05

LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1

USE BY SPECIAL REVIEW

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

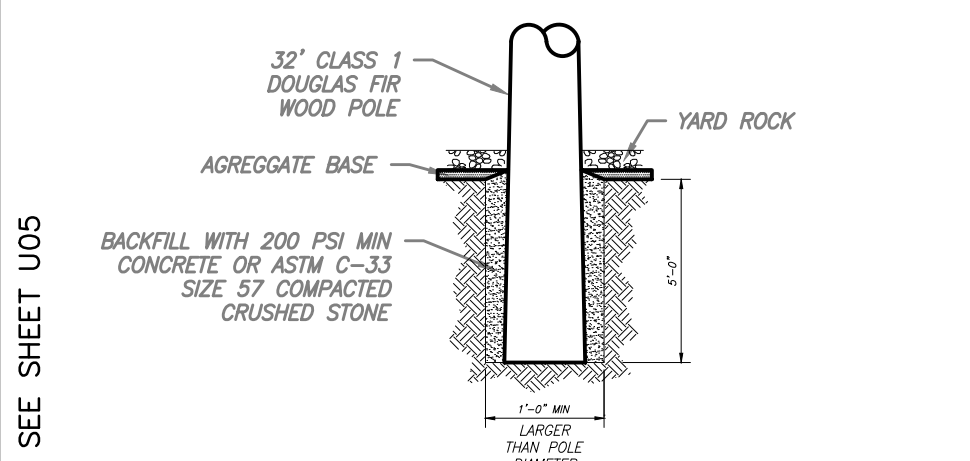
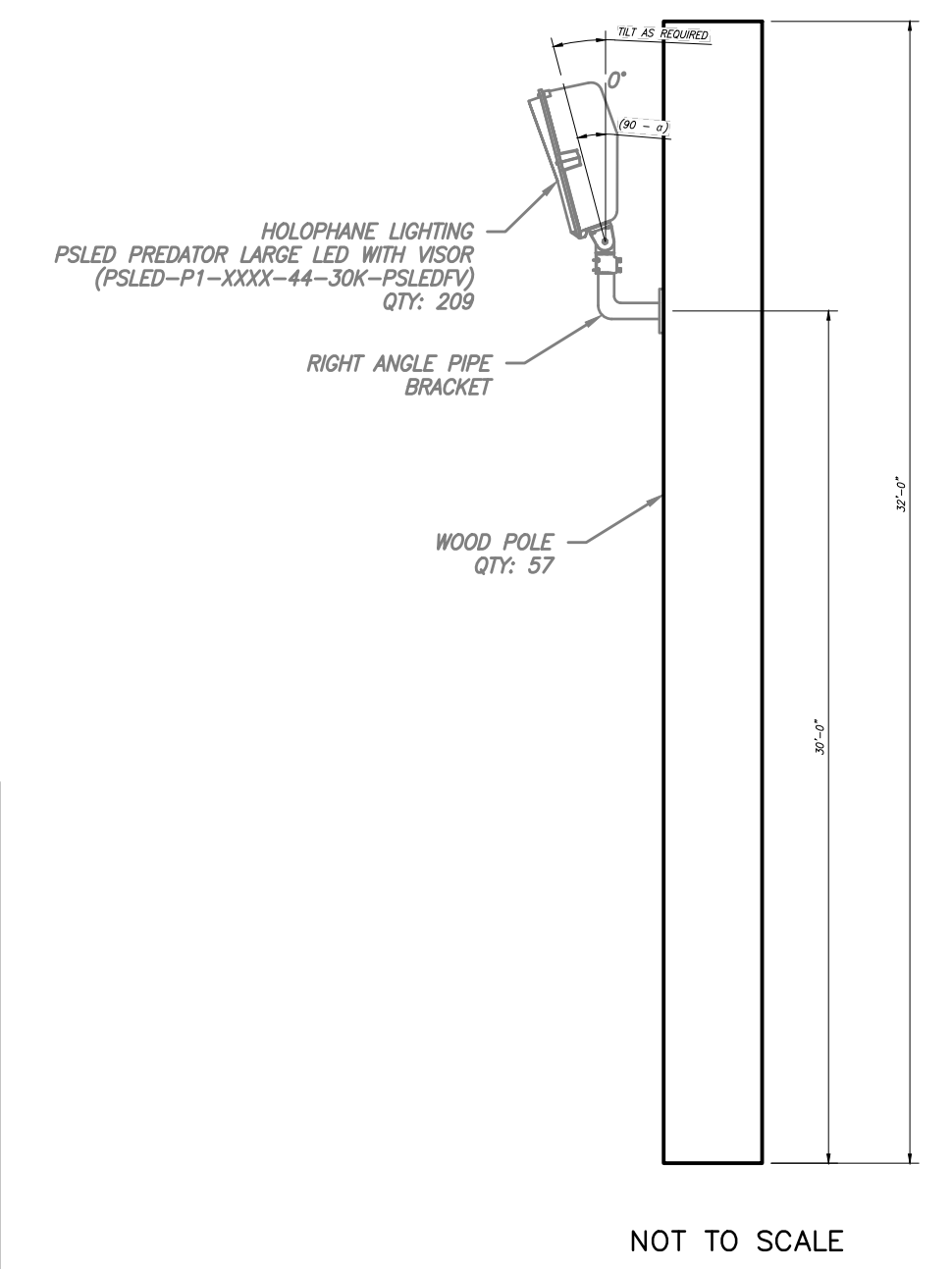


Lowry Environmental
Protection/Cleanup Trust Fund
Book 7310 Page 619

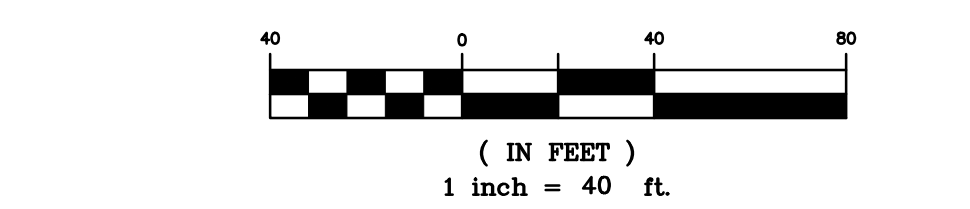
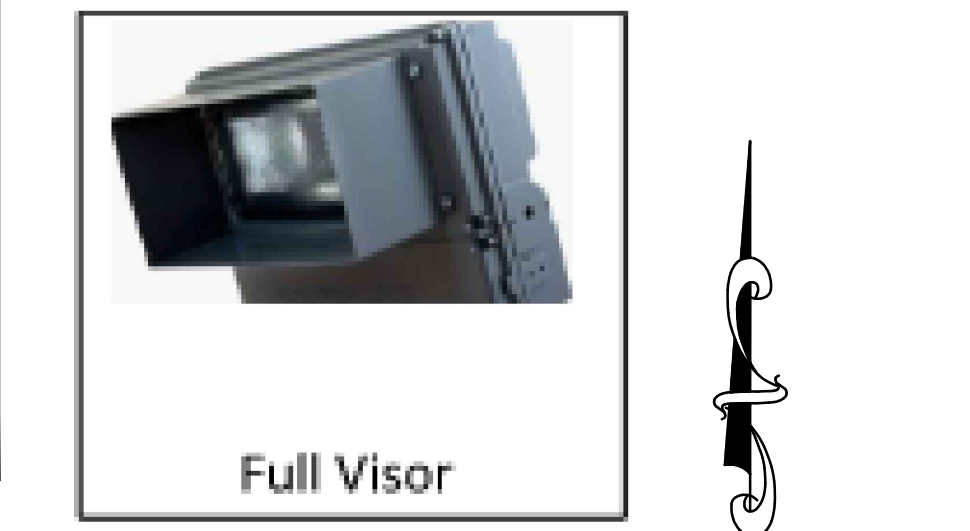
PROPERTY LINE

Public Service Company
of Colorado (Rec. No.
D7054245)

NO SITE LIGHTING WILL AFFECT THIS AREA



- LEGEND**
- DENOTES LIGHTS TO BE APPLIED ON ALL FOUR SIDES OF THE WOODEN POLE
 - A DENOTES WHICH SIDE(S) OF THE WOODEN POLE LIGHTS TO BE APPLIED



BENCHMARK:
556508NW001 - 3" DIAM. BRASS CAP IN CENTER OF CONC. HEADWALL FOR CREEK ON THE SOUTH SIDE OF E. QUINCY AVE. 100 FT. +/- EAST OF SEC. COR. FOR HARVEST RD. (1 MILE E. OF GUN CLUB RD.) ALSO BEING AT THE N.E. COR. OF A BARB WIRE FENCE. ELEV. CHECKED 9-6-89. ELEVATION: 5777.82

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303.462.1100

DEVELOPER	1780 HUGHES LANDING BLVD SUITE 675 THE WOODLANDS, TX 77380
DEVELOPER	(832) 585-1238
DEVELOPER	STEVE LADEFA

CLIENT	FRONT RANGE ENERGY STORAGE, LLC
CLIENT	LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1
CLIENT	ARAPAHOE COUNTY, COLORADO
CLIENT	USE BY SPECIAL REVIEW LIGHTING PLAN

DATE	02/16/2023
APPROVAL SET	10/20/2024 - CBS
REVISIONS	

DR.	KJK	CH.	CBS
P.M.	CBS	JOB	22002634
SHEET	06 OF 10	SHEET NO.	U06

CAD FILE: 22002634-CBS-LIGHTING PLAN.DWG

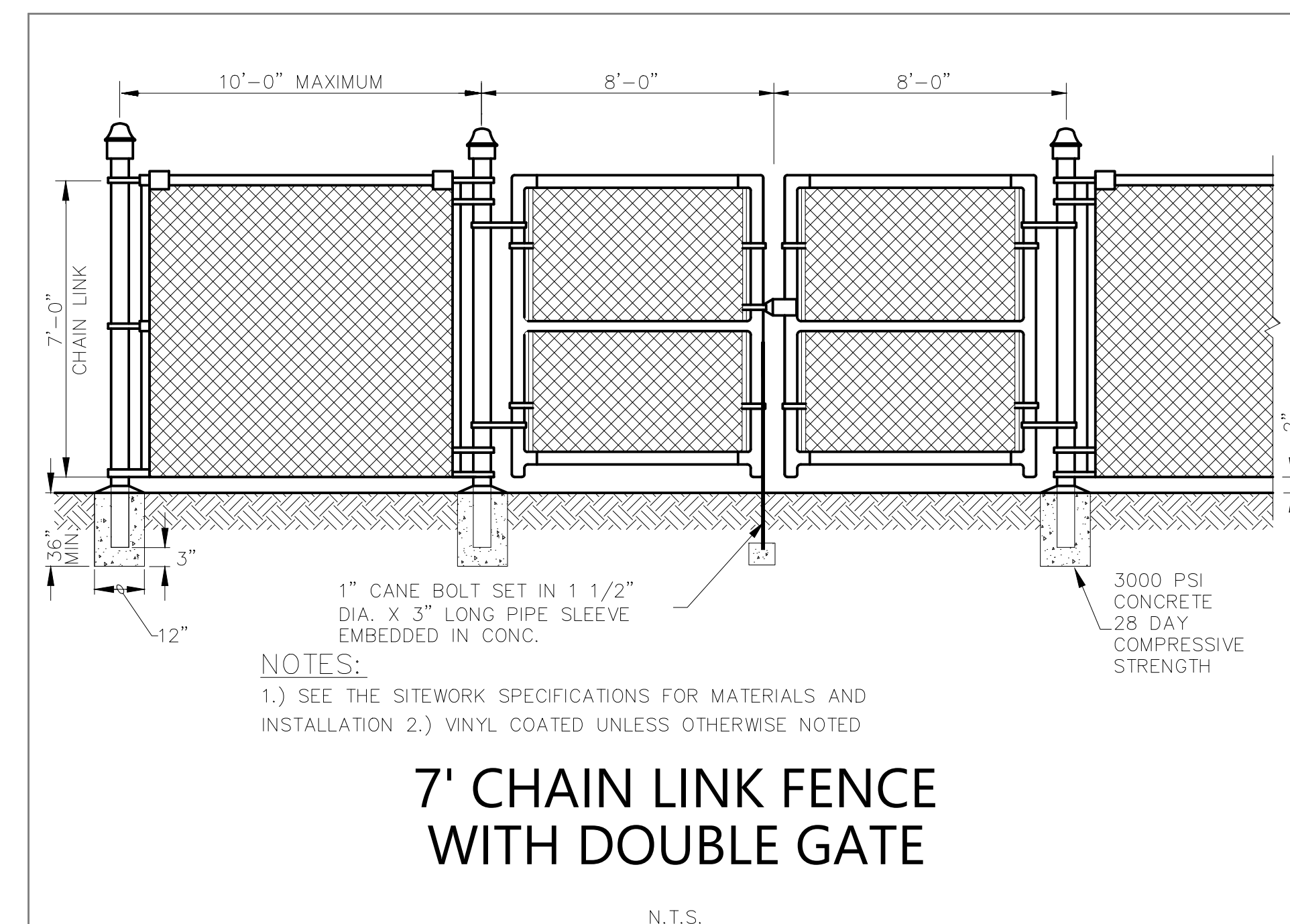
LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1 USE BY SPECIAL REVIEW

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



Individual Cell

Individual Tray



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DEVELOPER
1780 HUGHES LANDING BLVD
SUITE 675
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(832) 585-1238
STEVE LADEIFA

CLIENT
FRONT RANGE ENERGY STORAGE, LLC
LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1
ARAPAHOE COUNTY, COLORADO
USE BY SPECIAL REVIEW
ARCHITECTURAL RENDERINGS

DATE 02/16/2023

APPROVAL SET 10/20/2024 - CBS

REVISIONS

DR. KJK CH. CBS
P.M. CBS
JOB 22002634
SHEET OF 10
SHEET NO. A01

LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1 USE BY SPECIAL REVIEW

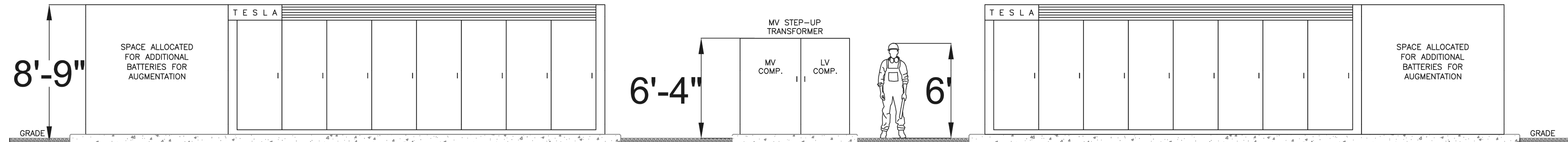
SITUATED IN THE NORTHEAST QUARTER OF SECTION 7
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO



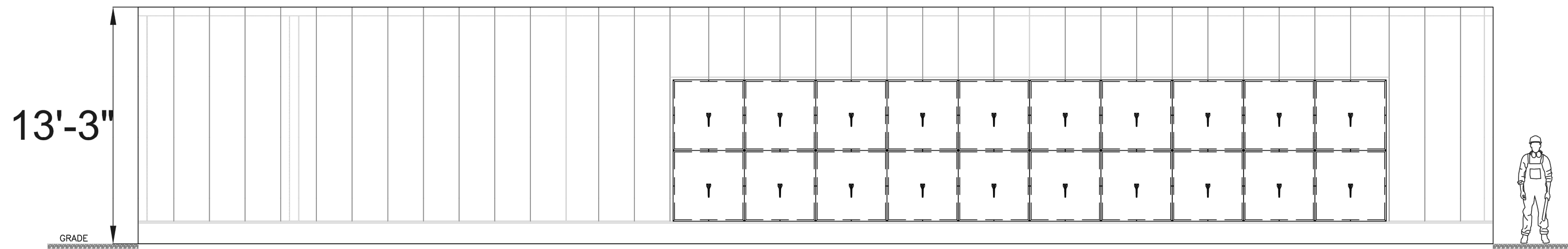
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1 BATTERY ENCLOSURE AND MV STEP UP TRANSFORMER



2 SWITCHGEAR AND CONTROL ENCLOSURE

DEVELOPER
1780 HUGHES LANDING BLVD
SUITE 675
THE WOODLANDS, TX 77380
(832) 585-1238
STEVE LADEIFA

CLIENT
FRONT RANGE ENERGY STORAGE, LLC
LOWRY ENVIRONMENTAL PROTECTION CLEANUP
TRUST FUND SUBDIVISION - FILING NO. 1
ARAPAHOE COUNTY, COLORADO
USE BY SPECIAL REVIEW
TYPICAL EQUIPMENT ELEVATIONS

DATE 02/16/2023

APPROVAL SET 10/20/2024 - CBS

REVISIONS

DR. KJK CH. CBS

P.M. CBS

JOB 22002634

SHEET OF 10

SHEET NO.

S01

LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1 USE BY SPECIAL REVIEW

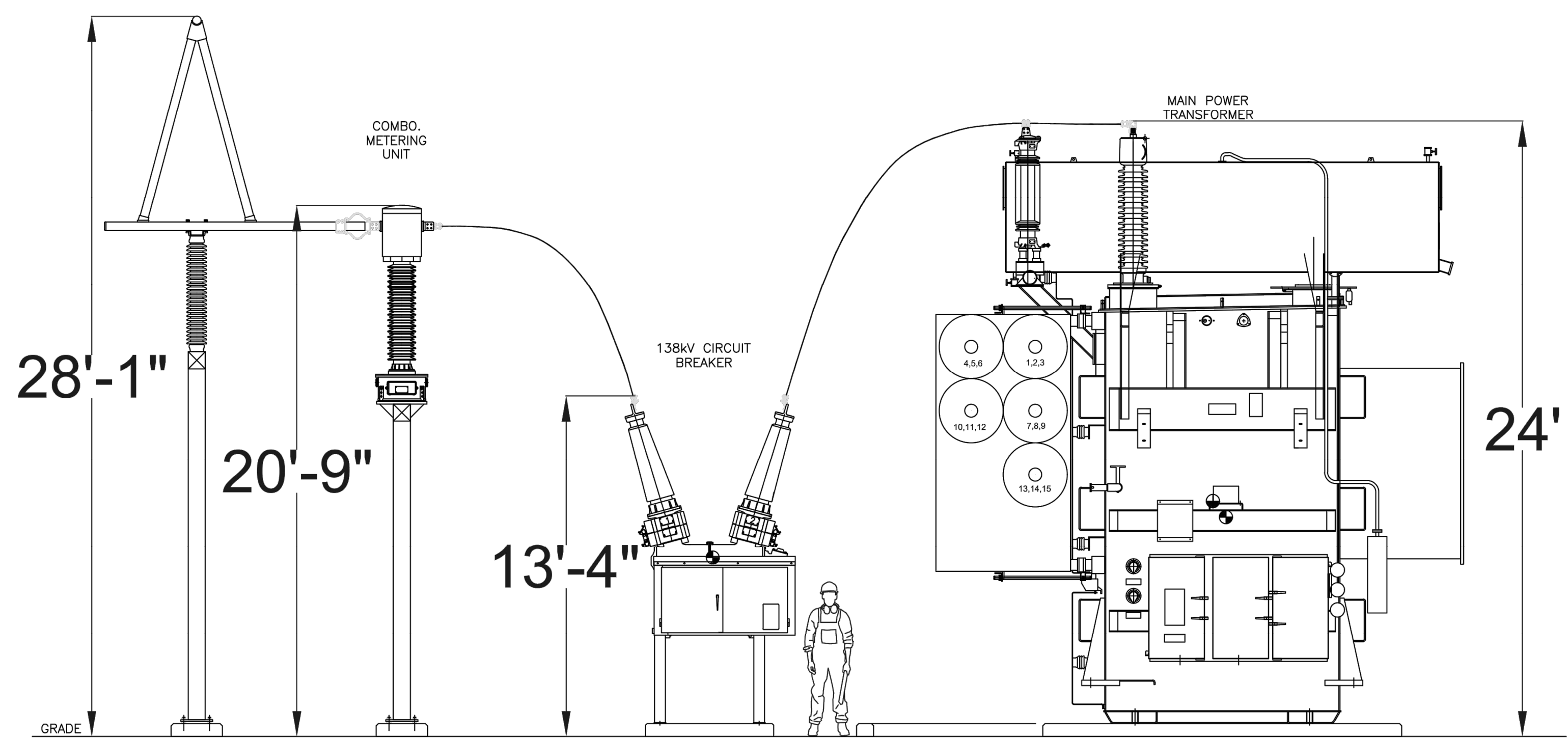
SITUATED IN THE NORTHEAST QUARTER OF SECTION 7
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

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303.462.1100



3 BESS POI SUBSTATION

DEVELOPER
1780 HUGHES LANDING BLVD
SUITE 675
THE WOODLANDS, TX 77380
(832) 565-1238
STEVE LADEIFA

CLIENT
FRONT RANGE ENERGY STORAGE, LLC
LOWRY ENVIRONMENTAL PROTECTION CLEANUP
TRUST FUND SUBDIVISION - FILING NO. 1
ARAPAHOE COUNTY, COLORADO
USE BY SPECIAL REVIEW
TYPICAL EQUIPMENT ELEVATIONS

DATE 02/16/2023

APPROVAL SET 10/20/2024 - CBS

REVISIONS

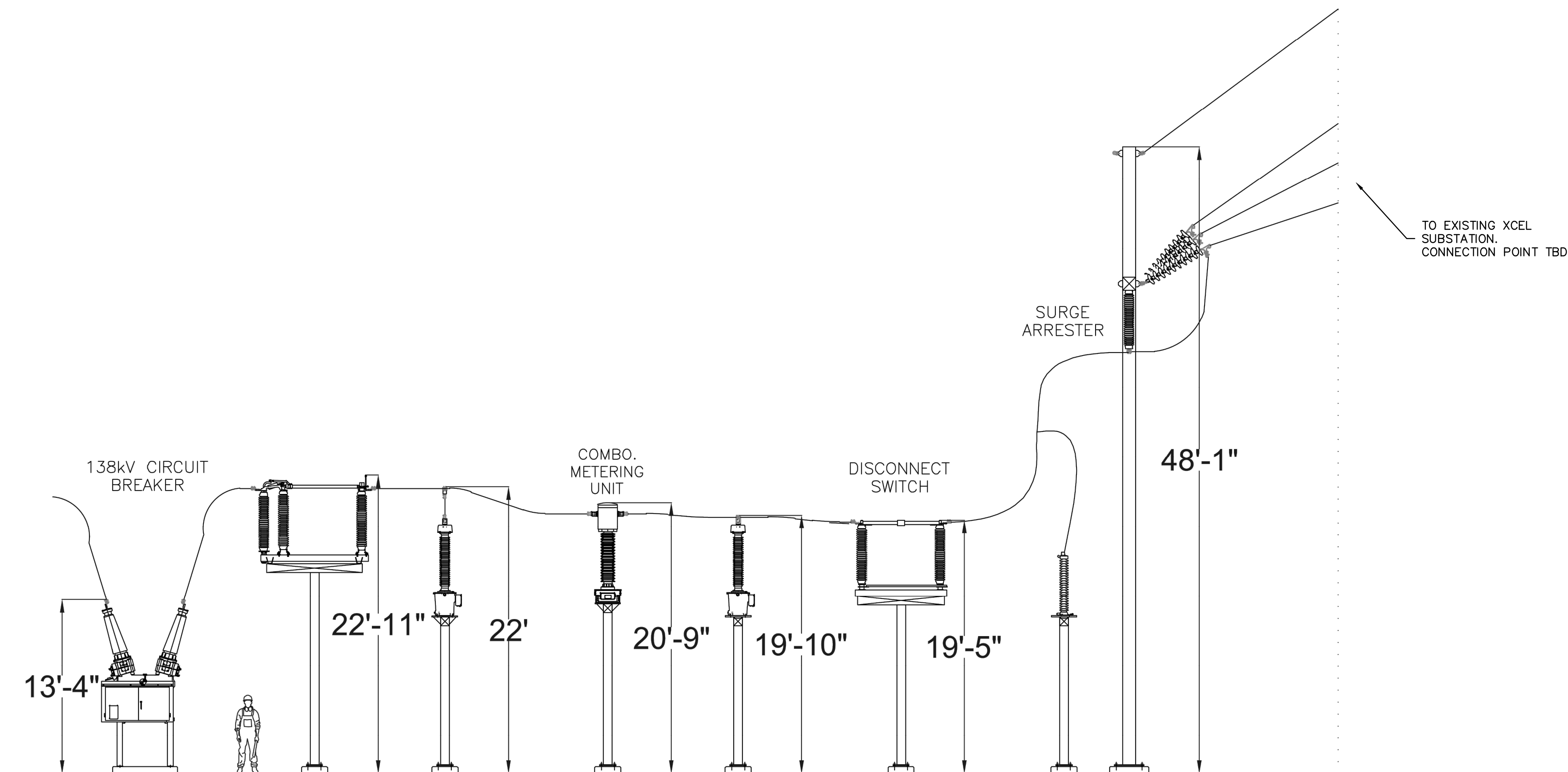
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JOB 22002634
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SHEET NO. S02

LOWRY ENVIRONMENTAL PROTECTION CLEANUP TRUST FUND SUBDIVISION - FILING NO. 1

USE BY SPECIAL REVIEW

SITUATED IN THE NORTHEAST QUARTER OF SECTION 7
TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTE: LAYOUT SUBJECT TO CHANGE BASED ON
FINAL UTILITY DESIGN. EQUIPMENT HEIGHTS
ESTIMATED BASED ON MAXIMUM TYPICAL SIZES



4 ON-SITE "SUBSTATION" EQUIPMENT, NECESSARY TO CONNECT
TO NEIGHBORING TRANSMISSION-SCALE SUBSTATION.

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LOWRY ENVIRONMENTAL PROTECTION CLEANUP
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ARAPAHOE COUNTY, COLORADO
USE BY SPECIAL REVIEW
TYPICAL EQUIPMENT ELEVATIONS

DATE 02/16/2023

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SHEET NO. S03