

PHILLIPS 66 PIPELINE LLC



DEVELOPMENT PLAN FOR CONDITIONAL USE PERMIT AMENDMENT – 2018

ISSUED FOR PERMIT

CIVIL DRAWING INDEX			
INCLUDED THIS ISSUE	REV	DRAWING NUMBER	DESCRIPTION
X	C	DENP-PP-MC101-X	OVERALL SITE PLAN
X	C	DENP-PP-MC201-X	ENLARGED SITE PLAN
X	A	DENP-PP-MC301-X	OVERALL DISTURBANCE PLAN
X	B	DENP-EE-E001-X	ELECTRICAL LIGHTING PLAN
X	C	DENP-TA-M001-X	TANK NOZZLE ORIENTATION AND ELEVATION

CITY COUNCIL CERTIFICATE:

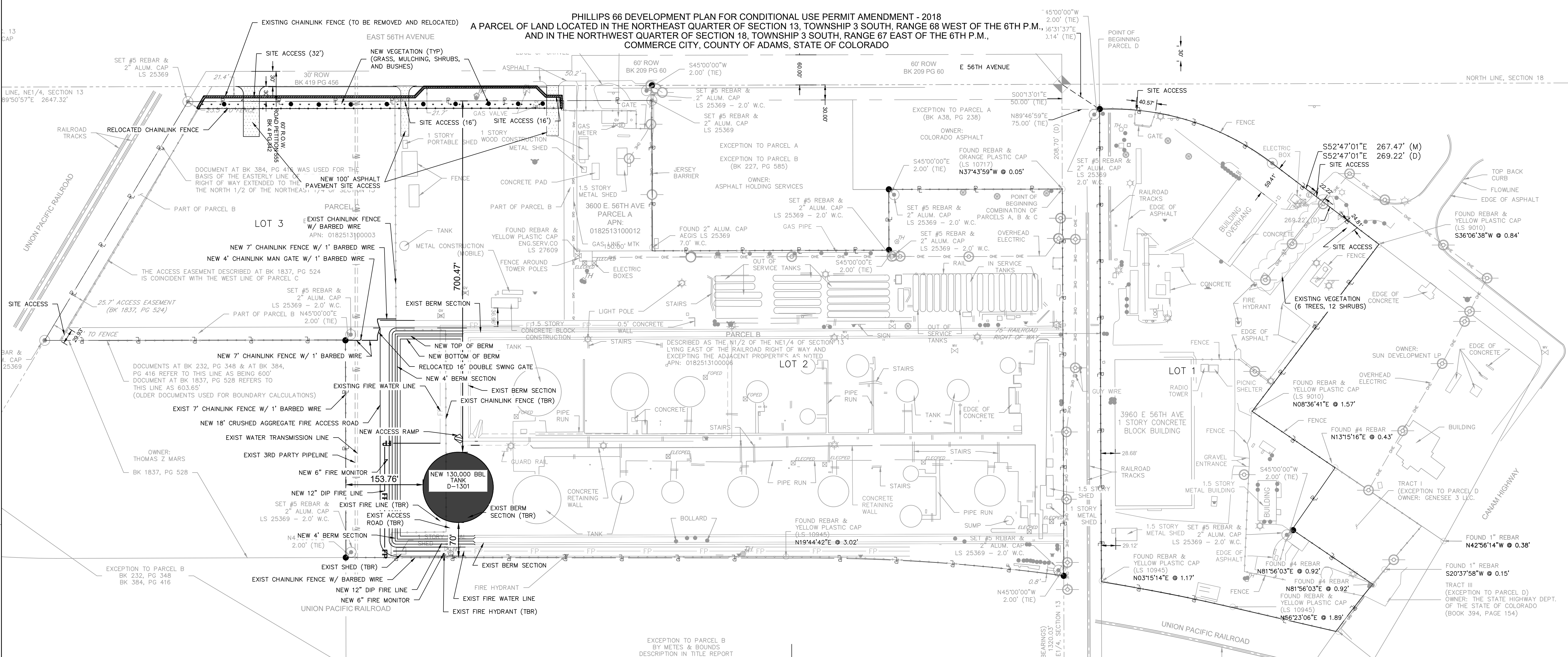
Approved by the City of Commerce City, this
_____ day of _____, 20__.

City Council of Commerce City Signature

**FOR PERMITTING
ONLY**

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- NOTES:**
- DESIGN ENGINEER: NICK TESSITORE
PHONE:(303) 474-2213
EMAIL: NTESSITORE@BURNSMCD.COM
 - LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT HTERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.
 - TRASH ENCLOSURE NOTE: TRASH ENCLOSURE SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 6-FEET AND OF THE SAME OR COMPLIMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.
 - SCREENING NOTE: ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.
 - SIGNAGE NOTE: APPROVAL OF A SIGN PERMITS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS OR APPROVAL OF THIS DEVELOPMENT PLAN. ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS.
 - FENCING NOTE: APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY'S STANDARDS.
 - DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.
 - AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.
 - CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.
 - PROPOSED ABOVEGROUND STORAGE TANK SHALL BE WHITE IN COLOR.
 - NO VEHICLE ACCESS, PARKING, OR USE OF ANY KIND IS ALLOWED ON LOT 3 UNTIL A DEVELOPMENT PLAN OR PUD DEVELOPMENT PERMIT IS APPROVED BY THE CITY. UNLESS, THE LOT IS BEING UTILIZED FOR PROJECT RELATED WORK AT THE TERMINAL.

PROJECT STATISTICS	VALUE	COMMENTS
GROSS ACREAGE	39.87 ac	-
NET ACREAGE	33.77 ac	-
SQUARE FOOTAGE OF ALL EXISTING STRUCTURES	151887.19 ft ²	BUILDINGS & TANKS
SQUARE FOOTAGE OF ALL PROPOSED STRUCTURES	15393.80 ft ²	NEW TANK
GROSS DENSITY	N/A	NON-RESIDENTIAL TREES, SHRUBS, AND ROCKS/MULCHING
NET SQUARE FOOTAGE OF ALL LANDSCAPE AREAS	9,830 ft ²	-
LOT COVERAGE AND FAR OF ALL BUILDINGS AND STRUCTURES AS A PERCENTAGE OF THE TOTAL NET AREA OF THE SITE	11.37%	-
NUMBER OF PARKING SPACES REQUIRED	27	COMMERCE CITY LDC, TABLE VII-3
NUMBER OF PARKING SPACES PROVIDED ON SITE	48	-
TYPE OF BUILDING CONSTRUCTION AND OCCUPANCY	N/A	TANK, NO OCCUPANCY
CURRENT ZONING DESIGNATION	I-3	COMMERCE CITY ZONING MAP
NUMBER OF UNIT TYPES, SQUARE FOOTAGE BY UNIT TYPE, NUMBER OF STORIES, AND NUMBER OF UNITS PER BUILDING	N/A	NON-RESIDENTIAL
ESTIMATED NUMBER OF EMPLOYEES	40	-
NUMBER OF FIXED SEATS	N/A	-

CITY COUNCIL CERTIFICATE:
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City Council of Commerce City Signature

FOR PERMITTING ONLY

COMMERCE CITY

OVERALL SITE PLAN

ADAMS COUNTY, COLORADO

SCALE AS NOTED

PROJECT NO

FILE NAME (aka) DOCUMENT NUMBER

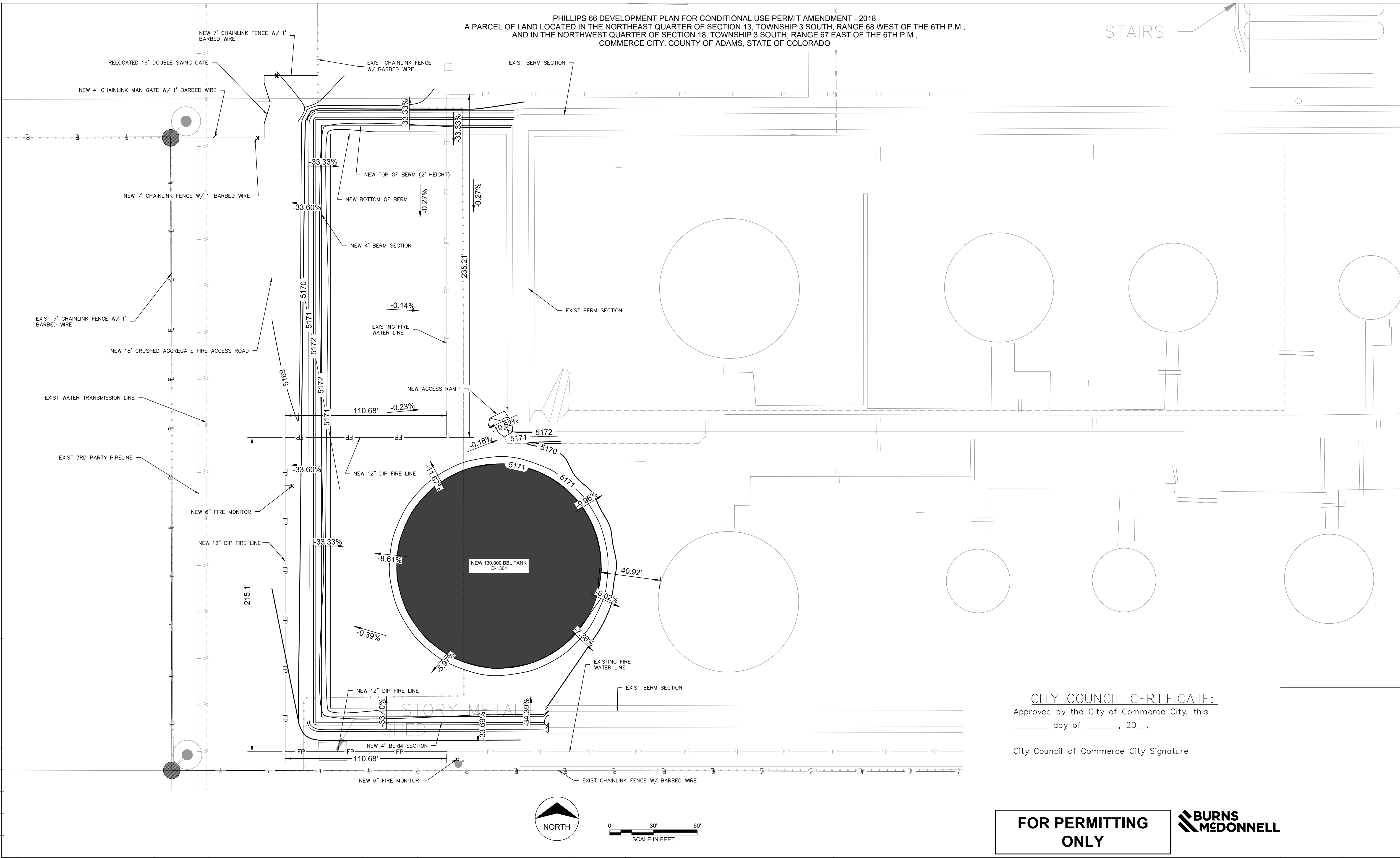
DENP-PP-MC101



FOR BIDS	
FOR APPR	
FOR CONST	
DRAWN	GHC
CHECKED	NT
APP'D	NT

PHILLIPS 66 DEVELOPMENT PLAN FOR CONDITIONAL USE PERMIT AMENDMENT - 2018
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
AND IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 67 EAST OF THE 6TH P.M.,
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

STAIRS



CITY COUNCIL CERTIFICATE:

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_____ day of _____, 20____.

City Council of Commerce City Signature

FOR PERMITTING
ONLY



NO.	REVISION	BY	DATE																	
		CHKD	APP'D																	
A	ISSUED FOR PERMIT	GHC	3/26/18																	
		NT	NT																	
B	ISSUED FOR PERMIT	GHC	8/28/18																	
		NT	NT																	
C	ISSUED FOR PERMIT	GHC	9/11/18																	
		NT	NT																	



FOR BIDS	
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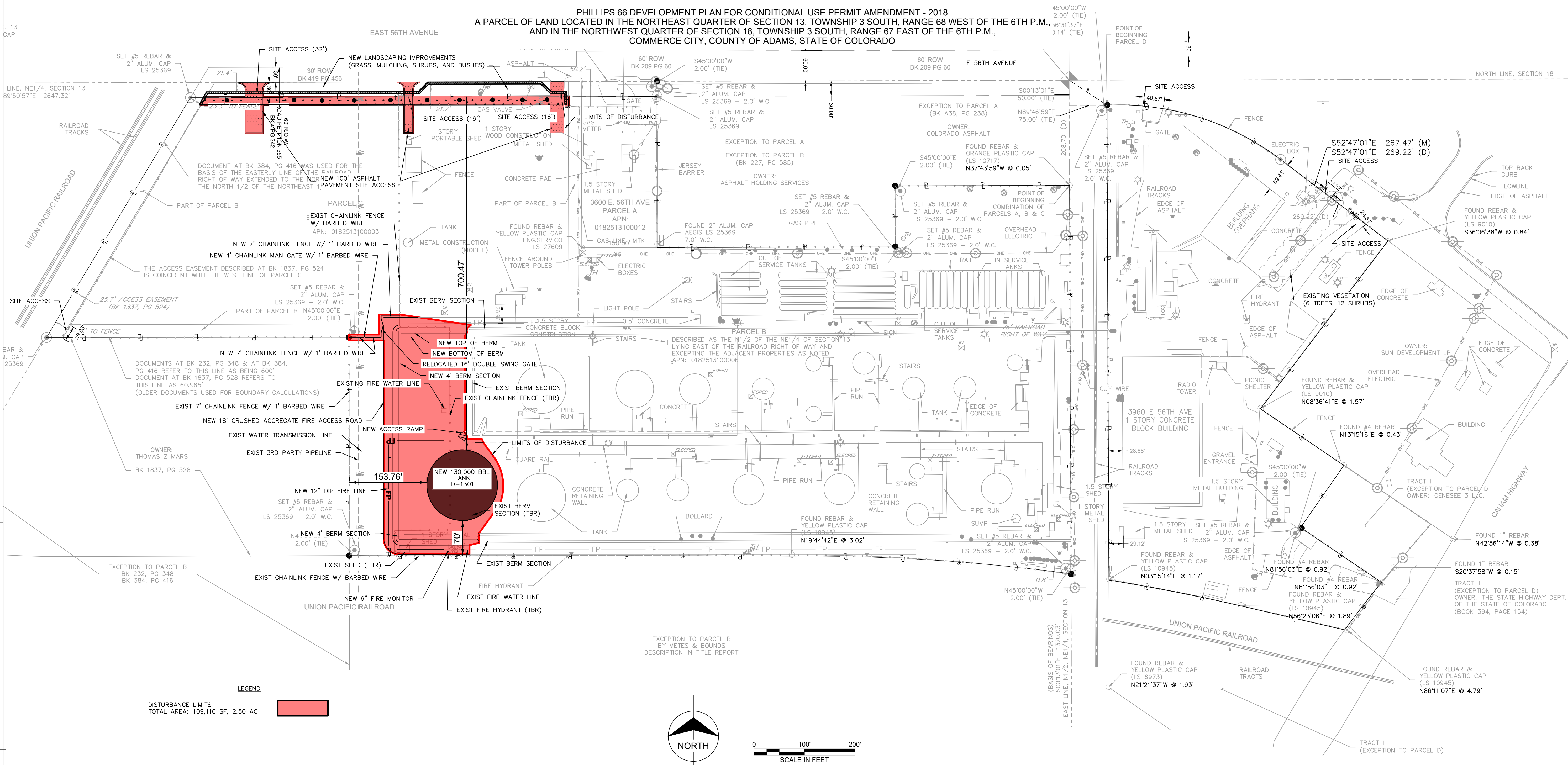
COMMERCE CITY
UTILITY PLAN
ADAMS COUNTY, COLORADO

SCALE	AS NOTED
PROJECT NO.	
FILE NAME (aka) DOCUMENT NUMBER	DENP-PP-MC201

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PHILLIPS 66 DEVELOPMENT PLAN FOR CONDITIONAL USE PERMIT AMENDMENT - 2018
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COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



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BURNS
& MCDONNELL

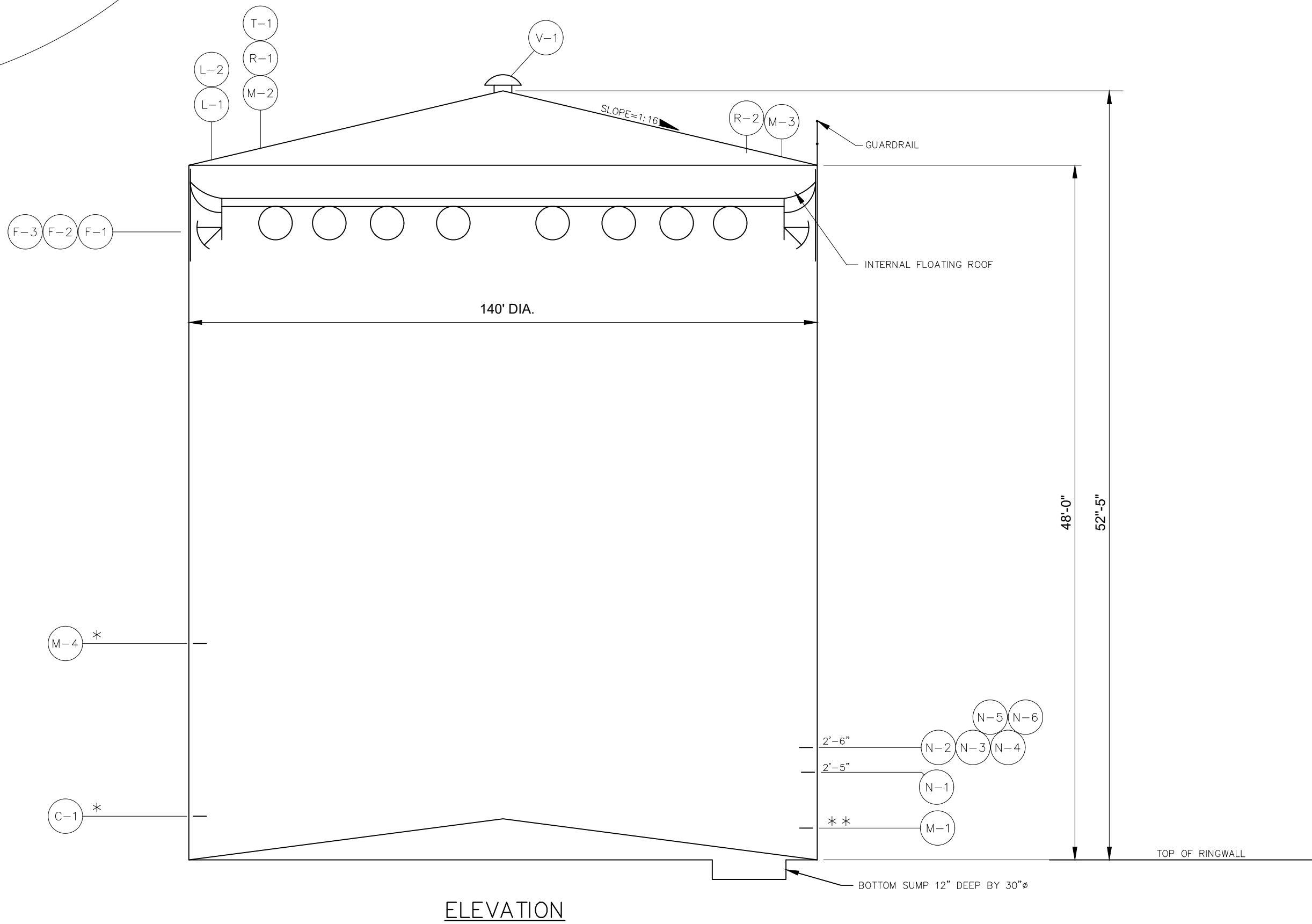
NO.	REVISION	BY	DATE																	
A	ISSUED FOR PERMIT	CHKD GHC	APP'D 3/23/18 NT																	

PHILLIPS 66
PIPELINE LLC

FOR BIDS	
FOR APPR	
FOR CONST	
DRAWN	GHC
CHECKED	NT
APP'D	NT

COMMERCE CITY
OVERALL DISTURBANCE PLAN
ADAMS COUNTY, COLORADO

SCALE AS NOTED	
PROJECT NO	
FILE NAME (aka) DOCUMENT NUMBER	DENP-PP-MC301



NOTES:

1. N-1 FOR FILL NOZZLE WILL BE DESIGNED BASED UPON FILL CAPACITY PER MPR-4017 FIGURE 1, MAXIMUM FILL RATE TABLE.
2. 2"-150 RF FLANGED C-1 W/36" LG. THERMOWELLS (THERMOWELL PROVIDED BY OWNER). THERMOWELLS TO BE INSTALLED BELOW LOW LEG LEVEL, WITH NO OFFSET FROM HORIZONTAL, LOCATED UNDER THE 8" GAUGE HATCH.
3. ROOF MANWAYS SHOULD BE 15' FROM TANK PERIMETER AND HAVE OSHA COMPLIANCE HANDRAILS. EXTEND HANDRAIL TO A DISTANCE OF 10' ON EACH SIDE FROM THE LAST APPURTENANCE NEEDED FOR ROUTINE TANK MAINTENANCE.
4. MINIMUM NOZZLE ELEVATIONS PER API 650.
5. TANK WORKING CAPACITY IS 100,000 BBLs. (MIN.)
6. ALL SHELL NOZZLES SHALL BE INTERNALLY FLANGED.
7. L-3 AND V-2 TO BE LOCATED BY CONTRACTOR FOR APPROVAL BY ENGINEER.

- * VENDOR SUPPLY DATA.
- * SEE API 650 MINIMUM DISTANCE FR. BOTTOM OR SPECIFY.
- * SLOTTED STILLING WELL PER CPPL MEASUREMENT MANUAL, CHAPTER 3.1A.

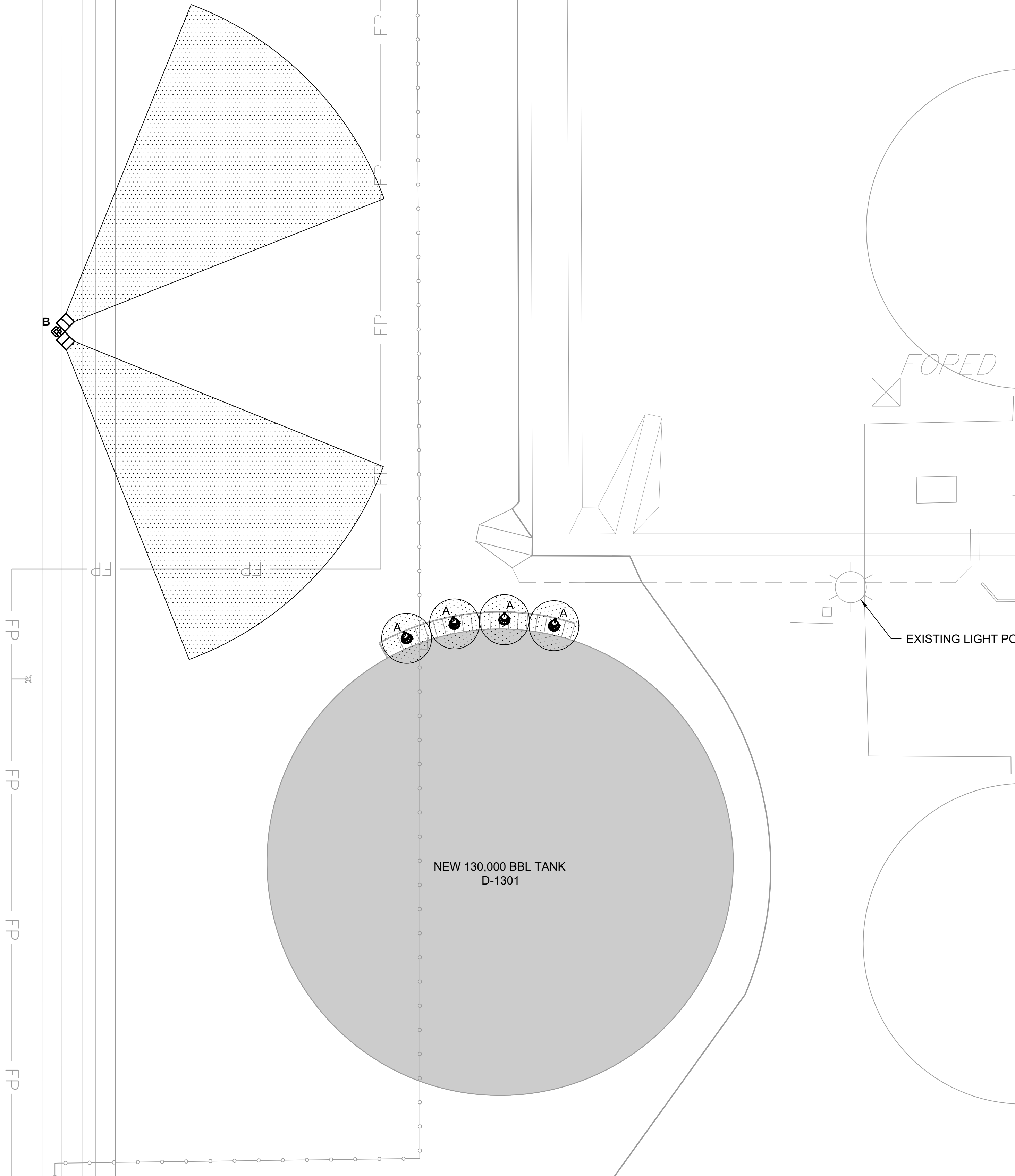
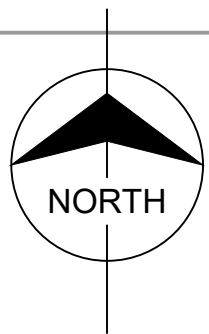
City Council of Commerce City Signature

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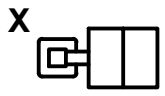
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LIGHTING

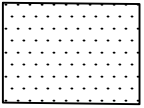
ELEVATION & PLAN: SEE FIXTURE SCHEDULE FOR LIGHTING ITEM NO.



POLE MOUNTED LIGHTING
X = FIXTURE TYPE



STANCHION MOUNTED LIGHT FIXTURE
X = FIXTURE TYPE



PHOTOCELL CONTROLLED LIGHTING

DENVER TANK LIGHT FIXTURE SCHEDULE							
TYPE	DESCRIPTION	FIXTURE INFORMATION		TYPE	WATTAGE	MOUNTING	VOLTAGE
		MANUFACTURER	MODEL				
A	OUTDOOR STANCHION MOUNT AREA-LIGHT FIXTURE	CROUSE-HINDS	VMV7LR1G/UNV1	CL. 1 DIV. 2 LED	62	1-1/2" STANCHION, 25° ANGLED	208
B	OUTDOOR FLOOD-LIGHT FIXTURE WITH INTEGRAL PHOTOCELL	CROUSE-HINDS	FMV13LCY / UNV1 D 76 S903	CL. 1 DIV. 2 LED	112	POLE MOUNT	208

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DAY OF __, 20__.

CITY COUNCIL OF COMMERCE CITY SIGNATURE

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FOR BIDS	
FOR APPR	
FOR CONST	
DRAWN	JCM
CHECKED	AHD
APP'D	AHD

COMMERCE CITY
ELECTRICAL
LIGHTING PLAN
ADAMS COUNTY, COLORADO

SCALE 1" = 20'	
PROJECT NO	
FILE NAME (aka) DOCUMENT NUMBER	DENP-EE-E001-X