

REGULAR MEETING AGENDA

September 20, 2018

7:00 PM

151 Grant Avenue

Firestone, CO 80520

- 1. Call to Order & Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
 - a. September 6, 2018 - Regular Meeting
- 5. Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
- 6. Public Hearings**
 - a. Res. - PC-18-20 - American Furniture Warehouse 81 Truck Shop Final Development Plan
- 7. Presentations**
 - 7.a. Quasi-Judicial Training - Kathleen Kelly
- 8. Staff Reports**
- 9. Commissioner Comments**
- 10. Adjournment**

* Individuals that desire to address the Planning and Zoning Commission are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to two minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes for each Public Comment noted on Agenda.

If you need special assistance in order to participate in a Planning and Zoning Commission meeting, please contact the Town Manager's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 4.a.

Approval of Minutes

Meeting Date: September 20, 2018

Initiated By:

Dept: Planning & Zoning/ Building and Engineering

AGENDA TITLE

September 6, 2018 - Regular Meeting

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-18-20

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Firestone a request for approval of a final development plan for American Furniture Warehouse 81 Truck Shop, an amendment to a portion of Lot 1 American Furniture Warehouse Subdivision FDP; and

WHEREAS, all materials related to the application have been reviewed by Town Staff and found with conditions to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds the application to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies and should therefore be approved, subject to those conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed final development plan for American Furniture Warehouse 81 Truck Shop, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 20th day of September, 2018.

Chairperson

ATTEST:

Secretary

EXHIBIT A
American Furniture Warehouse 81 Truck Shop
Final Development Plan
Conditions of Approval

1. Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
2. Provide a current tax certificate.
3. Execute a subdivision agreement, in a form to be approved by the Town Attorney.
4. Revise Civil Construction Plans and Drainage Report to adequately evaluate current building footprint.
5. Add the Utility Plan to the FDP map set and adjust the number of sheets in the title block.
6. Additional water dedication is required for the building and irrigated landscaping shown in the FDP. Provide for the Town Engineer's review and determination of water dedication requirement the following: square feet of office space; anticipated number of truck washes per year; gallons per truck wash; and irrigated area square footage. Revise the FDP to add information as directed by the Town Engineer.
7. Provide water service sizing calculations for the new building only based on AWWA M22.
8. Revise the Drainage Report to reflect the latest building footprint and impervious areas.
9. Revise Drainage Report to reconcile stages indicated on the Detention Basin Outlet Structure Design spreadsheet provided in Appendix C and the Details – Pond plan elevations.
10. Update all references on the FDP to the street address to read 10695 Jake Jabs Boulevard.
11. Revise the FDP to provide lot owner's contact name and email address.
12. Revise the FDP to provide contact names and email addresses for all consultants.
13. Revise the FDP to include the legal description.
14. Revise the FDP to add a land use table that indicates impervious and pervious square foot areas; pervious areas to be shown as irrigated and non-irrigated areas.
15. Revise the FDP to add a water dedication paragraph as directed by the Town Engineer.

16. Revise the FDP to add a parking statement, as required by the Firestone Development Regulations.
17. Revise the FDP to add the architecture statement required by the Firestone Development Regulations.
18. Revise the FDP to update the development schedule and add an expiration statement as required by the Firestone Development Regulations.
19. Revise the FDP to include the Owner's name next to "Owner" in the acceptance block.
20. Provide additional dimensions to evaluate curb radii and layout information, as requested by the Town Engineer.
21. Revise the FDP as necessary to reconcile the building footprint on the site plan with the architectural drawings.
22. Provide documentation that the "no build zone" restriction for the oil and gas well is no longer needed.
23. Provide the Town a 20' wide easement for the water service line to the meter pit.
24. Revise the FDP to show the 100 year water surface elevation notes.
25. Provide confirmation from the St. Vrain Sanitation District that the rim elevation is acceptable as shown.
26. Revise the last sentence in the Parking section to read "Parking is only allowed in the designated parking lot and is not permitted within the concrete drive."
27. Update the sheet names within the Firestone Information Block, title block, and consultant title block as necessary so that all names are consistent in every location.
28. Revise all references to "minor modification of the FDP" and "a modification to Final Development Plan" to reflect this is a Final Development Plan Amendment.
29. Delineate the boundary of the project site on the vicinity map as noted in the legal description.
30. Within the Parking section, provide the total square footage of internal landscaping within the parking area.
31. Revise the FDP to reflect the correct land use for Lot 1.

32. Remove all “Contractor” references within the FDP; replace with “Owner” or “Owner’s representative.”



Staff Report

American Furniture Warehouse 81 Truck Stop

Final Development Plan Amendment

**Prepared by the
Town of Firestone for the
Planning and Zoning Commission**

September 20, 2018

Applications

This staff report is for American Furniture Warehouse 81 Truck Stop Final Development Plan Amendment ("FDP Amendment"). The applicant for the FDP is American Furniture Warehouse.

Notice

Pursuant to the Town Code and Development Regulations, proper notification of the public hearings was published. Proof of notification to owners of interest and surrounding property owners and a property posting log will be provided by the applicants prior to the hearings.

Location and Process

The approximate location of the FDP Amendment area is located within Lot 1 of the American Furniture Warehouse Subdivision, west of Jake Jabs Boulevard and directly east of the existing American Furniture Warehouse building. This is an amendment to the approved American Furniture Warehouse Final Development Plan. The FDP is the final step in the Firestone Development Review process prior to the building permit process.

Site Analysis, Circulation and Parking

The FDP Amendment proposes a new building for routine maintenance of the American Furniture Warehouse truck fleet. The new building would be comprised of an office and an enclosed truck repair and service building with 5 truck maintenance bays. The overall area of Lot 1 being impacted by the construction of the new building is approximately 2.07 acres. The property is generally flat and would be appropriate for the proposed use. The FDP Amendment proposes two vehicular access points to the new maintenance building area from the private access road east of the existing American Furniture Warehouse building. An addition of 13 new parking spaces, 1 new handicap space and 4 motorcycle parking spaces are proposed to service the truck shop, to augment the existing 1,091 parking spaces at the American Furniture Warehouse building store front.

Plan Analysis

The FDP proposes one truck repair facility comprised of 23,580 SF. The site is zoned EC-PUD. The project will be consistent with adjacent structures and will complement the overall ODP. Furthermore, the development will comply with applicable landscape, lighting, architecture and signage requirements.

Building Height

The building height for the proposed employment center is 31.5 feet which is in accordance with Firestone development standards.

Fiscal Impacts

The FDP will provide employment opportunities to the community of Firestone, and allow the American Furniture Warehouse existing business to continue to flourish to continue to promote the local economy of the Town. The increase of commercial services in this area will lead to increased sales tax revenues for the Town.

Utility and Services

Public infrastructure and utilities (water and sewer) will be extended to the site per civil drawings at the time of the development.

Planning and Zoning Commission and Board of Trustees Conditions and Standards for Approval

For your general reference, attached are the conditions and standards of approval for a PUD district that are stated in the Firestone Development Regulations.

Conditions and Standards for Approval

The Planning Commission and the Town Board of Trustees may approve a PUD application if it meets the intent of these Regulations and complies with the Town Code and other controlling regulations and documents, including the development standards specified herein. The Planning Commission and Town Board shall consider the following in making their decision for approval, approval with conditions, or denial of a PUD:

- A. The proposed PUD district is compatible with present development in the surrounding area, and will not have a significant, adverse effect on the surrounding area;
- B. The proposed PUD district is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;
- C. The proposed PUD district is consistent with the overall direction, intent of Titles 16 and 17 of the Town Code, and the intent and policies of the Town's comprehensive plan and other policy documents of the Town;
- D. The proposed PUD district provides for a creative and innovative design which could not otherwise be achieved through other standard zoning districts;
- E. The exceptions from the zoning regulations requested in the proposed PUD are warranted by virtue of innovative design and amenities incorporated in the PUD district;
- F. The PUD provides adequate circulation in terms of internal street circulation system, designed for the type of traffic generated, for separate living areas, convenience, safety, access, and noise and exhaust control. Proper circulation in parking areas shall be provided in terms of safety, convenience, separation and screening. The PUD should provide for buffering from collector and arterial streets through earthen berms, landscaping, and other methods;
- G. The PUD provides functional open space in terms of practical usability and accessibility, and optimum preservation of natural features, including trees and drainage areas, recreation, views, natural stream courses, bodies of water and wetlands;
- H. To the extent practicable, the PUD provides variety in terms of housing types, housing size, densities, facilities and open space;
- I. The PUD provides for pedestrian and bicycle traffic in terms of safety, separation, convenience, access, destination and attractiveness. If possible, there shall be an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels, parks, open space, or recreational facilities within the PUD as well as links to trail systems of the Town;
- J. Building types in terms of appropriateness to density, site relationship and bulk;
- K. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting;

- L. Landscaping of the site in terms of purpose, such as screening, types and materials used, maintenance suitability, water demands and effect on the area;
- M. Services including utilities, fire, police protection and other such services are available or can be made available to adequately serve the development;
- N. No structures in the PUD shall encroach on a floodplain except as permitted by the Town's floodplain ordinance;
- O. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved by the Town;
- P. Visual relief and variety of visual sitings shall be located within the PUD through building placement, shortened or interrupted street vistas, visual access to open space and other design methods;
- Q. The fiscal impacts on the Town, relative to expected service provision costs and anticipated revenue to the Town;
- R. Compliance with the provisions of any applicable intergovernmental agreements;
- S. The PUD incorporates a lighting plan and facilities to minimize of light drift outside the PUD in an effort to help preserve the night sky;
- T. To the extent reasonably practicable, the PUD shall strive to incorporate "green" building standards and design guidelines for all residential and commercial development in an effort increase energy efficiency and reduce energy consumption;
- U. To the extent reasonably practicable, the PUD shall strive to incorporate renewable energy technologies;
- V. To the extent reasonably practicable, the PUD shall strive to incorporate best management practices in recycling, water conservation, soils preservation and sustainable development practices;
- W. To the extent reasonably practicable, the PUD shall strive to incorporate Infrastructure design that emphasizes technology that will encourage the development of "knowledge workers" and will facilitate telecommuting.

Planning Commission or Board of Trustees Action

The Planning Commission Board or Board of Trustees has the following options relative to the action on applications in general. As necessary additional information relative to continuances, etc. can be provided by the Town Attorney.

- A. Make a decision and vote on the application, using the draft resolution previously prepared, as may be amended during the hearing; or
- B. Make a decision and vote on the application, but request the Town Attorney to prepare findings of fact and conclusions for approval and adoption at the next regular meeting; or
- C. Defer a decision and direct the Town Attorney to prepare findings of fact and conclusions to be submitted to the Board of Trustees at its next regular meeting,

with final deliberation, decision and adoption of the findings of fact and conclusion at that meeting; or

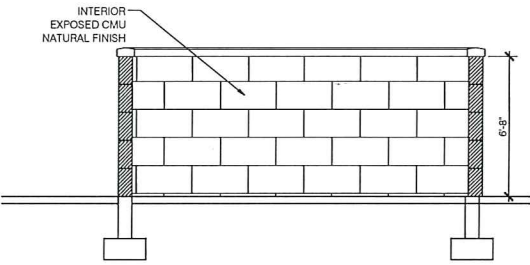
- D. Defer a decision until a date certain, as is mutually agreed upon by the Applicant and the Board of Trustees, by which time the record and all evidence can be reviewed. At that time the Board of Trustees can either adopt findings of fact and conclusions or direct the Town Attorney to prepare findings of fact and conclusions for adoption at the next regular meeting after the meeting to which the matter has been deferred.

RECOMMENDATION

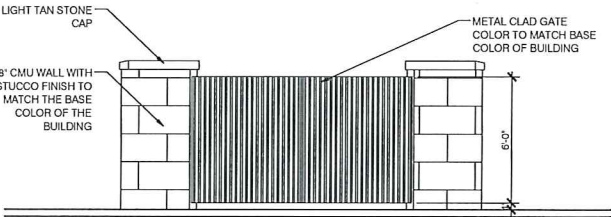
The Town staff recommends the Planning Commission recommend approval of the application with a certain amount of conditions that will be provided in the form of a draft resolution prior to the Planning Commission public hearing.

AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP

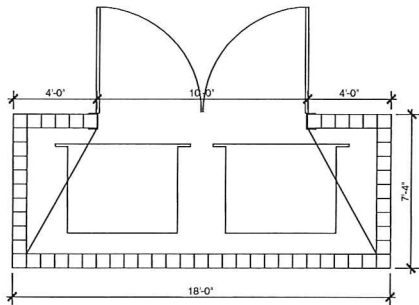
MINOR MODIFICATION TO THE FDP
AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP
An Amendment to a portion of Lot 1 American Furniture Warehouse Subdivision FDP
SHEET TITLE
TOWN OF FIRESTONE
WELD COUNTY, STATE OF COLORADO
SHEET 02 OF 09



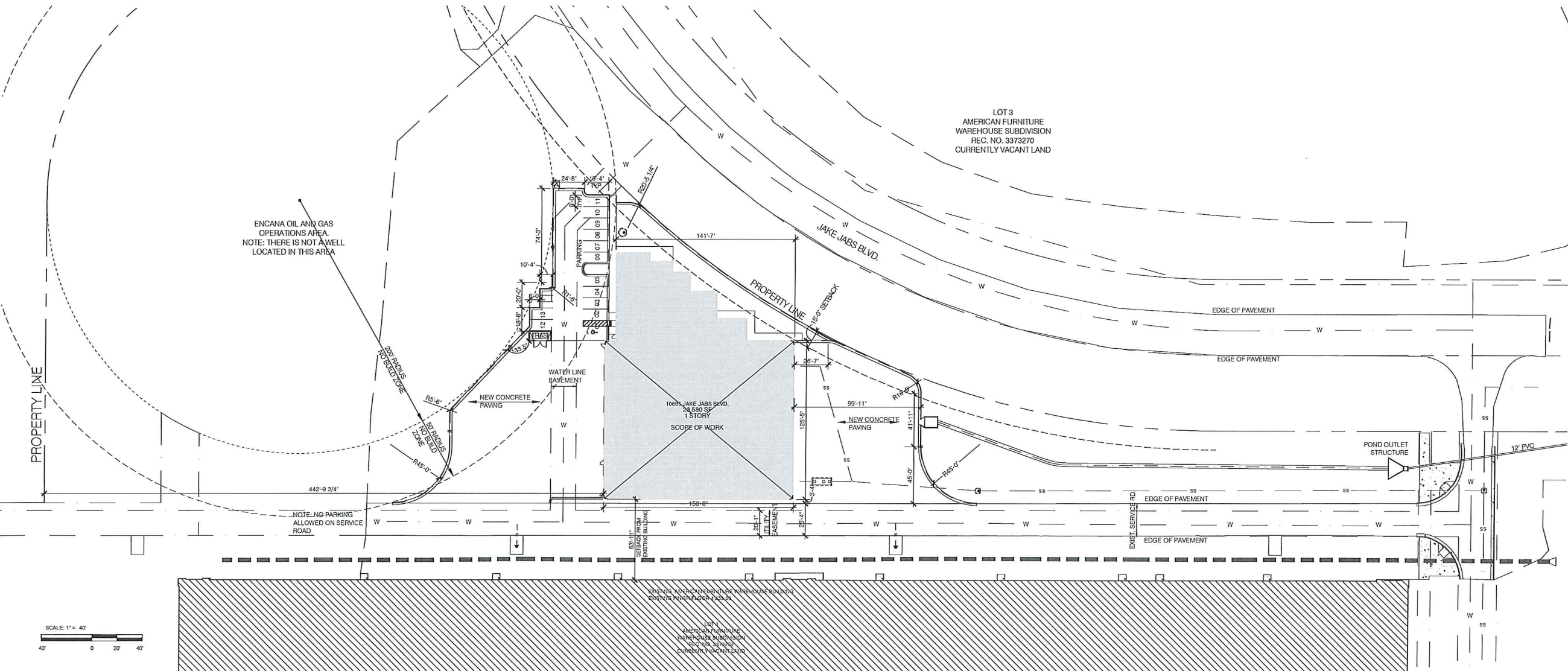
3 TRASH ENCLOSURE SECTION
SCALE : 1/4" = 1'-0"



2 TRASH ENCLOSURE ELEVATION
SCALE : 1/4" = 1'-0"



1 TRASH ENCLOSURE PLAN
SCALE : 1/4" = 1'-0"



SCALE: 1" = 40'

SYMBOL LEGEND

- FIRE HYDRANT
- POLE LIGHT FIXTURE
- SANITARY SEWER
- SAND / OIL SEPARATOR
- WATER LINE
- 36" RCP

ARCHITECTURAL SITE PLAN

SCALE : 1" = 40'-0"

AMERICAN FURNITURE WAREHOUSE
81 TRUCK SHOP

SITE PLAN

NAME OF APPLICATION:	AFW 81 TRUCK SHOP
TYPE OF SUBMITTAL	MINOR MODIFICATION TO THE FDP
FILING NUMBER	-
PHASE NUMBER	-
PREPARATION DATE:	12/08/17
REVISION DATE:	03/21/18 - ENGINEERING COMMENTS
REVISION DATE:	05/10/18 - PLANNING COMMENTS
REVISION DATE:	08/14/18 - PLANNING COMMENTS
REVISION DATE:	08/30/18 - ENGINEERING COMMENTS

SHEET 02 OF 09



Studio K2 Architecture
1525 Market St., Suite 200
Denver, CO 80202
Phone: 303.534.4480

The Professional Architects seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

American Furniture Warehouse



AMERICAN FURNITURE
WAREHOUSE

TRUCK SHOP BUILDING

10550 JAKE JABS BLVD.

FIRESTONE, COLORADO 80504

NO. REVISION / SUBMISSIONS DATE
FDP AMENDMENT 03.21.18

PROJECT NUMBER DATE
2017.055 08.30.18

SITE PLAN

DRAWING NUMBER

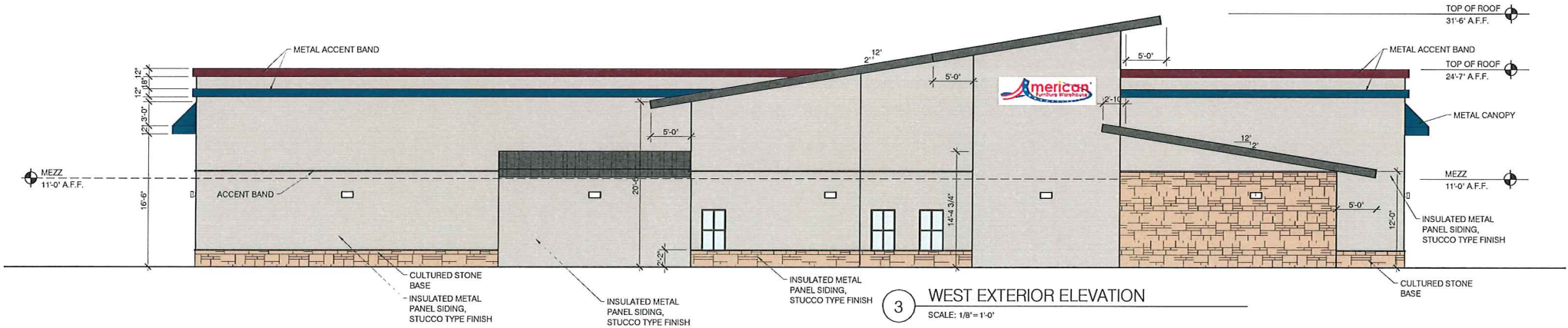
A200

AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP

MINOR MODIFICATION TO THE FDP
AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP
An Amendment to a portion of Lot 1 American Furniture Warehouse Subdivision FDP
ELEVATIONS
TOWN OF FIRESTONE
WELD COUNTY, STATE OF COLORADO
SHEET 3 OF 9



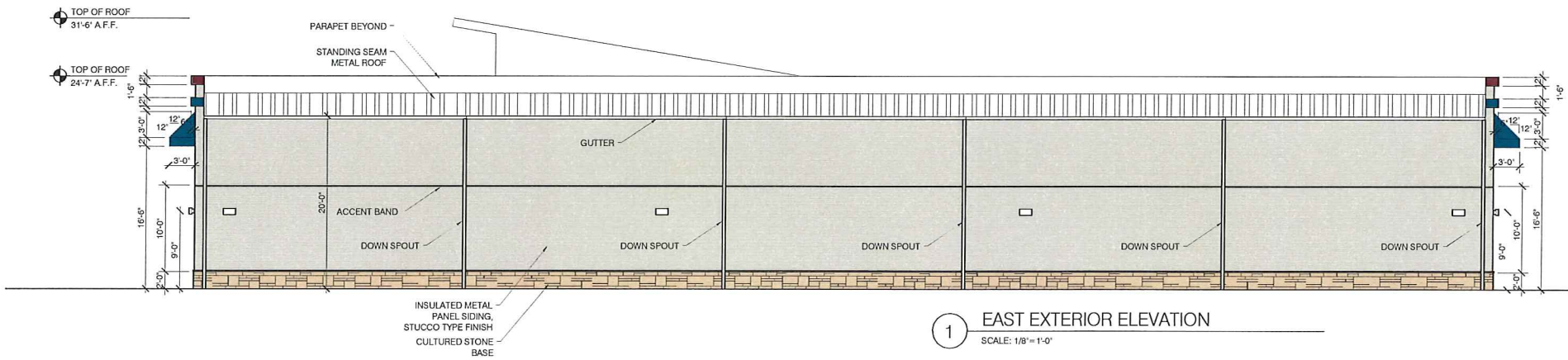
4 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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



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

EXTERIOR FINISH LEGEND



Studio K2 Architecture
1525 Market St., Suite 200
Denver, CO 80202
Phone: 303.534.4480

The Professional Architects seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, including any other documents not attached to this sheet, shall not be considered prepared by this architect, and this architect expressly declines any and all responsibility for such plans, drawings or documents not exhibiting the seal.

American Furniture Warehouse



AMERICAN FURNITURE WAREHOUSE

TRUCK SHOP BUILDING

10550 JAKE JABS BLVD. FIRESTONE, COLORADO 80504

NO. REVISION / SUBMISSIONS DATE
FDP AMENDMENT 03.21.18

PROJECT NUMBER DATE
2017.055 08/30/18

EXTERIOR ELEVATIONS & EXTERIOR FINISH LEGEND

DRAWING NUMBER

AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP	
GENERAL INFORMATION AND SITE PLAN	
NAME OF APPLICATION:	AFW 81 TRUCK SHOP
TYPE OF SUBMITTAL:	MINOR MODIFICATION TO THE FDP
FILING NUMBER:	-
PHASE NUMBER:	-
PREPARATION DATE:	12/08/17
REVISION DATE:	03/21/18 - ENGINEERING COMMENTS
REVISION DATE:	05/10/18 - PLANNING COMMENTS
REVISION DATE:	08/30/18 - ENGINEERING COMMENTS
SHEET 03 OF 09	

A300

AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP

MINOR MODIFICATION TO THE FDP
AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP
An Amendment to a portion of Lot 1 American Furniture Warehouse Subdivision FDP
UTILITY PLAN
TOWN OF FIRESTONE
WELD COUNTY, STATE OF COLORADO
04 OF 09

NO.	DESCRIPTION	DATE	BY
1	PER CITY COMMENTS DATED 2-28-18	3/2/18	MPD
2	REVISED BUILDING	5/7/18	MPD
3	PER CITY COMMENTS DATED 8-17-18	8/21/18	MPD

1000 Kansas Ave, Suite 2-A
Longmont, CO 80501
P: 303.882.1311
F: 303.882.1149



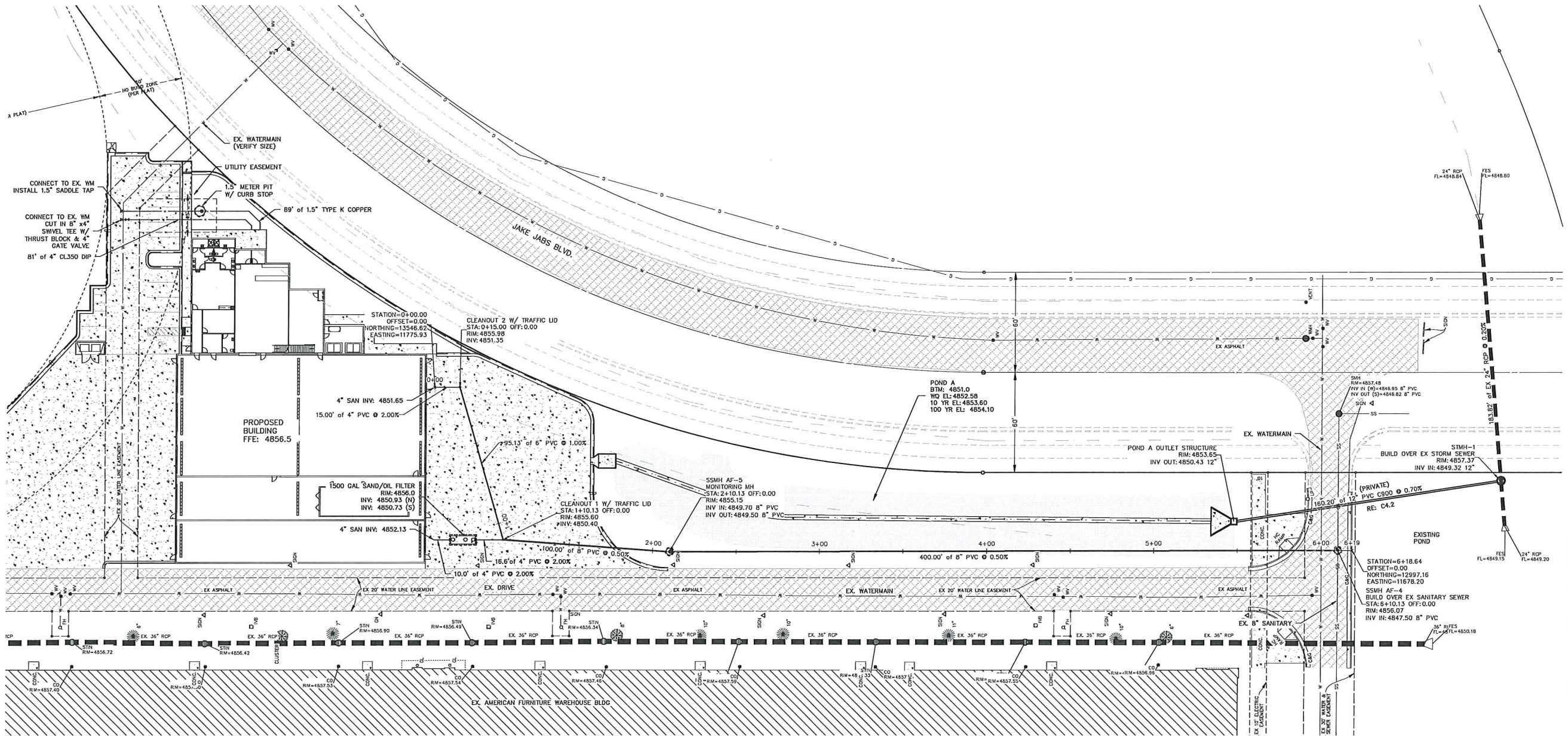
AMERICAN FURNITURE
WAREHOUSE
10695 JAKE JABS BLVD.
FIRESTONE, CO 80504

AMERICAN FURNITURE WAREHOUSE
TRUCK SERVICES BUILDING
FIRESTONE, COLORADO
CONSTRUCTION PLANS
UTILITY PLAN



DATE: 08.30.18
DRAWN BY: MPD
CHECKED BY: GTW
JOB NO: E-339

SHEET NO:
C4.0
OF



LEGEND

---	PROPERTY LINE	---	EXISTING SANITARY SEWER LINE	●	UTILITY MANHOLE
---	EASEMENT LINE	---	EXISTING STORM LINE	52.20	SPOT ELEVATION
---	PHASE LINE - LIMITS OF DISTURBANCE	---	EXISTING CONTOUR	FL	DIRECTION OF FLOW ARROW
---	EXISTING FENCE LINE (AS DESCRIBED)	---	PROPOSED STORM LINE	2.0%	SLOPE / GRADE ARROW
---	EXISTING ELECTRIC LINE (UNDERGROUND)	---	PROPOSED WATER LINE	---	WATERLINE SERVICE
---	EXISTING FIBEROPTIC LINE (UNDERGROUND)	---	PROPOSED SANITARY SEWER LINE	---	SANITARY SEWER SERVICE
---	EXISTING GAS LINE	---	PROPOSED CONTOUR		
---	EXISTING TELEPHONE LINE				
---	EXISTING WATER LINE				

HATCH LEGEND

[Hatch Pattern]	EXISTING ASPHALT SURFACE
[Hatch Pattern]	EXISTING CONCRETE SURFACE
[Hatch Pattern]	NEW CONCRETE SURFACE
[Hatch Pattern]	EXISTING BUILDING
[Hatch Pattern]	PROPOSED 100 YR HWL

NOTES

1. STATIONING AND OFFSETS BASED UPON STREET CENTERLINE UNLESS OTHERWISE NOTED.
2. RIM ELEVATIONS ARE APPROXIMATE. ADJUST TO FINISHED GRADE.
3. ROTATE RIMS AWAY FROM GUTTERS.
4. ALL SANITARY SEWER MANHOLES SHALL BE 4' DIAMETER UNLESS OTHERWISE SHOWN.
5. SANITARY SEWER PIPE LENGTHS ARE CENTER OF MANHOLE TO CENTER OF MANHOLE UNLESS OTHERWISE SHOWN.



30' 0 30' 60'
ORIGINAL SCALE: 1"=30'

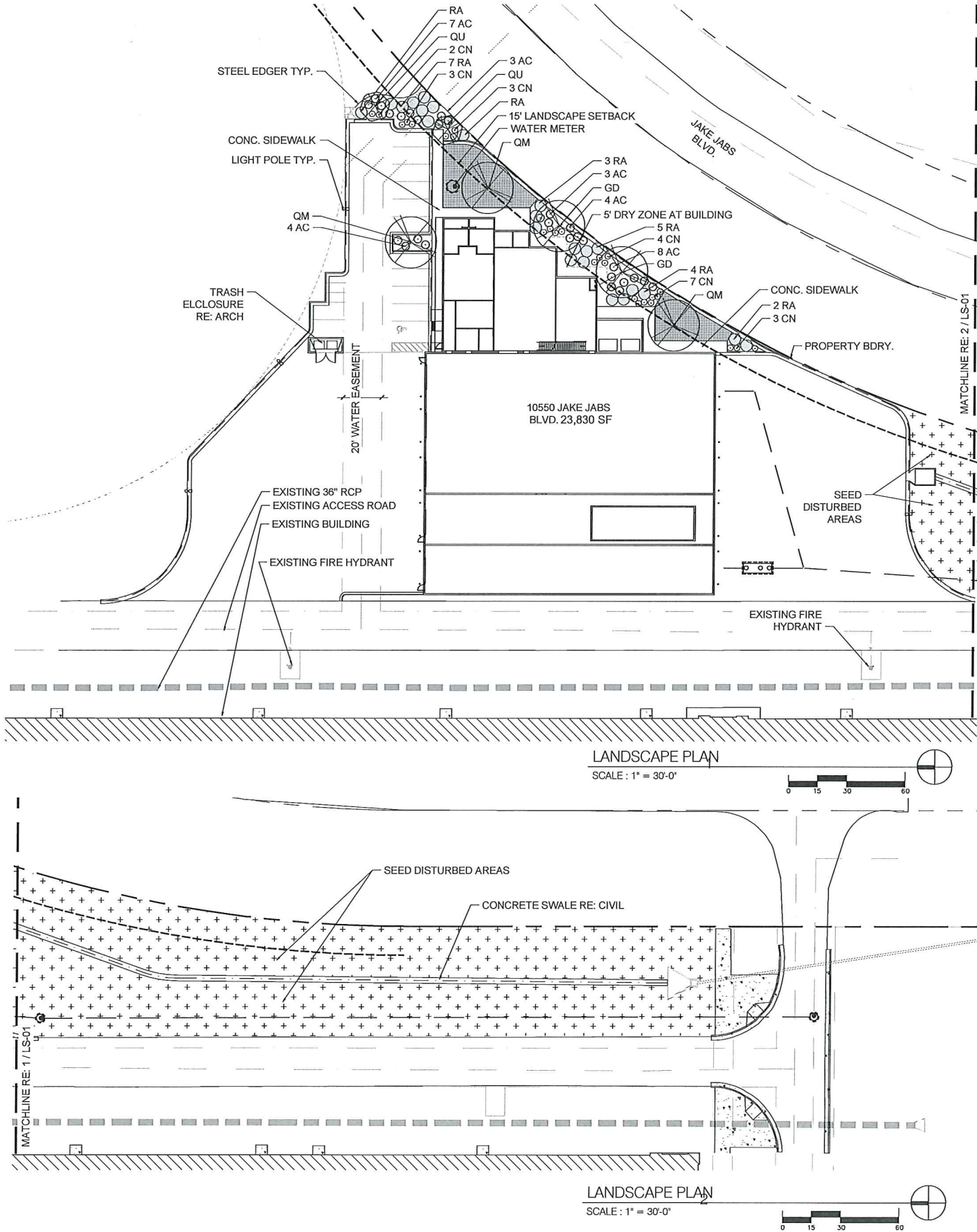
AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP UTILITY PLAN	
NAME OF APPLICATION:	AFW 81 TRUCK SHOP
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	-
PHASE NUMBER:	-
PREPARATION DATE:	12/08/17
REVISION DATE:	03/21/18 - ENGINEERING COMMENTS
REVISION DATE:	08/30/18 - ENGINEERING COMMENTS
REVISION DATE:	-

SHEET 5 OF 9



AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP

MINOR MODIFICATION TO THE FDP
AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP
An Amendment to a portion of Lot 1 American Furniture Warehouse Subdivision FDP
LANDSCAPE PLAN
TOWN OF FIRESTONE
WELD COUNTY, STATE OF COLORADO
SHEET 06 OF 09



PLANT LEGEND



LANDSCAPE DESIGN INTENT:
THE DESIGN INTENT IS TO PROVIDE SCREENING
OF THE BUILDING AND PARKING FROM JAKE
JABS BLVD. AS WELL AS PROVIDE FLEXIBLE
OUTDOOR SPACES FOR STAFF USE.

THE LANDSCAPE WILL BE INSTALLED AT THE
SAME TIME. THERE IS NO PHASING OF THE
LANDSCAPE INSTALLATION.

PLANT SCHEDULE

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
GD	2	GYMNOCLADUS DIOICUS 'ESPRESSO-JFS'	ESPRESSO KENTUCKY COFFEE TREE	2" CAL. B&B	PER PLAN
QM	3	QUERCUS MACROCARPA	BURR OAK	2" CAL. B&B	PER PLAN
QU	2	QUERCUS UNDULATA	WAVYLEAF OAK	2" CAL. B&B	PER PLAN
SHRUBS					
AC	29	ARCTOSTAPHYLOS X COLORADENSIS	PANCHITO MANZANITA	5 GAL. / CONT	PER PLAN
CN	26	CHRYSOHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	5 GAL. / CONT	PER PLAN
RA	23	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GAL. / CONT	PER PLAN

SHORT GRASS PRAIRIE GRASS SEED MIX
(AVAILABLE FROM <http://www.westernnativeseed.com> OR APPROVED EQUAL)

SEEDING RATE: 2 LBS PER 1,000 SQ.FT. OR 25 LBS PER ACRE

34 % Pascopyrum smithii (Western Wheatgrass)

32 % Bouteloua gracilis (Blue Grama)

30 % Buchloe dactyloides (Buffalograss)

4 % Sporobolus cryptandrus (Sand Dropseed)

PLANTING / SITE NOTES:

- THE LANDSCAPE DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE CIVIL DRAWINGS TO PROVIDE COMPLETE INFORMATION REGARDING SITEWORK.
- ALL TREES, SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS ARE TO RECEIVE DRIP IRRIGATION. ALL TURF AREAS ARE TO RECEIVE SPRAY IRRIGATION.
- PRIOR TO THE INSTALLATION OF TURF GRASS AND/OR OTHER PLANT MATERIALS IN AREAS TO BE LANDSCAPED, THE AREAS SHALL BE THOROUGHLY LOOSENEED, AND ORGANIC INDUSTRY-ACCEPTED, CERTIFIED WEED-FREE SOIL AMENDMENT (SUCH AS COMPOST, PEAT OR AGED MANURE) SHALL BE THOROUGHLY INCORPORATED (I.E., ROTOTILLED) INTO THE SOIL AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF TURF GRASS AND/OR AREA TO BE PLANTED, TO A DEPTH OF AT LEAST SIX (6) INCHES. IN ADDITION, PRIOR TO INSTALLATION OF ANY TURF GRASS AND/OR OTHER PLANTED AREA, ALL FOREIGN WASTE MATERIALS, INCLUDING CONCRETE, PLASTIC, WIRE AND THE LIKE, ALONG WITH ROCKS LARGER THAN THREE (3) INCHES, SHALL BE REMOVED FROM THE TOP SIX (6) INCHES OF SOIL.
- THE CONTRACTOR SHALL GRADE PLANT BEDS, AS REQUIRED TO PROVIDE POSITIVE DRAINAGE AND PROMOTE OPTIMUM PLANT GROWTH.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF ROCK MULCH. ALL PLANTINGS TO BE WATERED IN AFTER INSTALLATION.
- THE PLANT MATERIAL QUANTITIES ARE PRESENTED FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANTSCHEDULE, THE PLAN SHALL PREVAIL.
- PLANTS SHALL MEET SIZE, CONTAINER, SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING FULLY BOTH THE SITE AND THE PLAN DOCUMENT. DISCREPANCIES IN THE DOCUMENT OR THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE PROJECT MANAGER AT THE TIME OF DISCOVERY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH IN THE PLANS AND THE SPECIFICATIONS.
- ANY AND ALL QUESTIONS CONCERNING THE PLAN SET AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE PROJECT MANAGER.
- THERE SHALL BE NO ADDITIONS, DELETIONS, OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE PROJECT MANAGER.
- THE CONTRACTOR IS RESPONSIBLE FOR PLANT SURVIVABILITY FOR ONE (1) YEAR.
- ALL DIMENSIONS TO BE FIELD CHECKED BY THE CONTRACTOR PRIOR TO LANDSCAPE MATERIAL INSTALLATION. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REP.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THE PROJECT.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL NEW LANDSCAPE FOR THE FIRST YEAR THROUGH THE CURRENT SEASON.
- ONLY THE LANDSCAPE CONTRACTOR MAY SUBCONTRACT IRRIGATION INSTALLATION OR MAINTENANCE WORK TO ANOTHER SUBCONTRACTOR.

AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP	
LANDSCAPE PLAN	
NAME OF APPLICATION:	AFW 81 TRUCK SHOP
TYPE OF SUBMITTAL	MINOR MODIFICATION TO THE FDP
FILING NUMBER	-
PHASE NUMBER	-
PREPARATION DATE:	12/08/17
REVISION DATE:	03/21/18 - ENGINEERING COMMENTS
REVISION DATE:	05/10/18 - PLANNING COMMENTS
REVISION DATE:	08/30/18 - ENGINEERING COMMENTS



Studio K2 Architecture
1525 Market St., Suite 200
Denver, CO 80202
Phone: 303.534.4480

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American Furniture Warehouse



AMERICAN FURNITURE
WAREHOUSE

TRUCK SHOP BUILDING

10550 JAKE JABS BLVD.

FIRESTONE, COLORADO 80504

NO. REVISION / SUBMISSIONS	DATE
FDP AMENDMENT	05.10.18

PROJECT NUMBER	DATE
2017.055	08/30/18

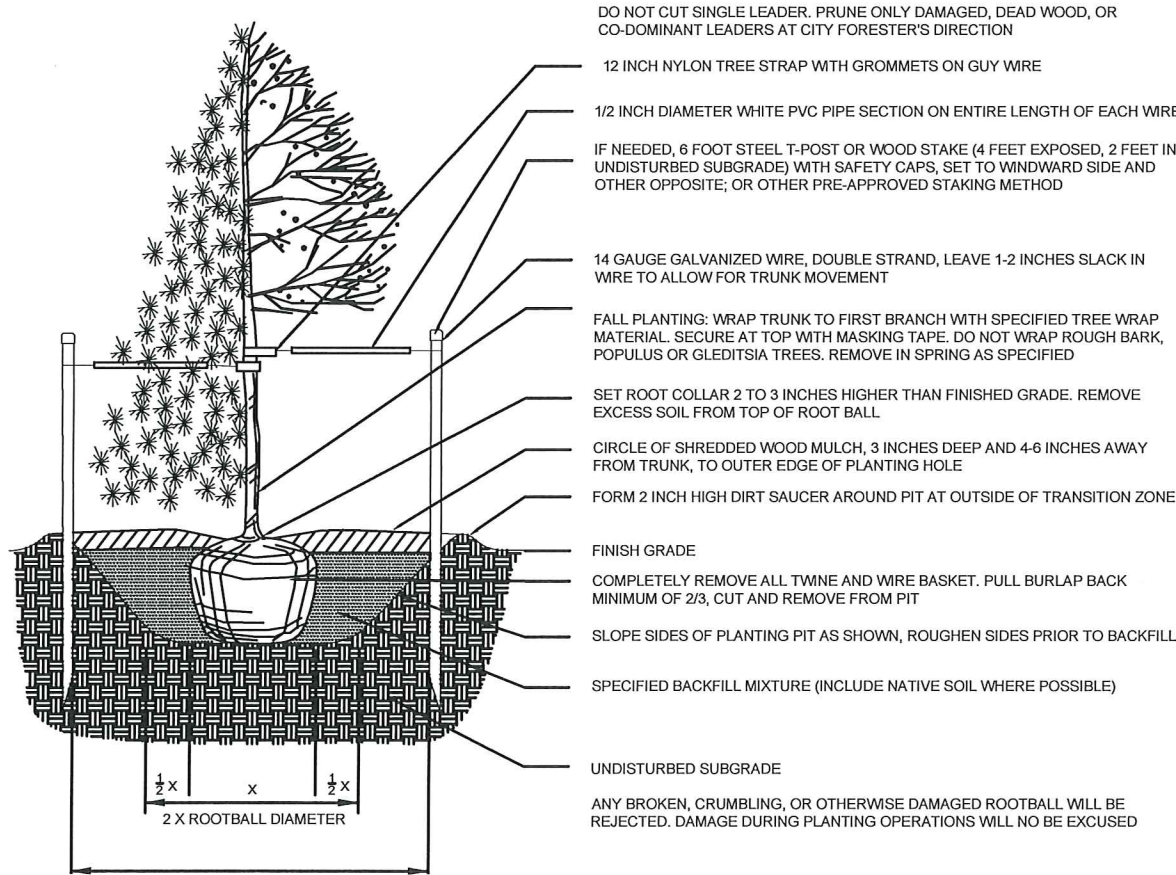
LANDSCAPE PLAN

DRAWING NUMBER

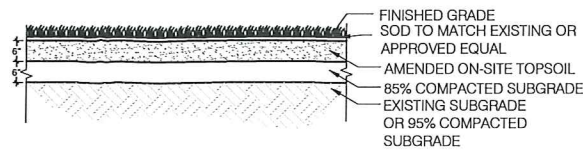
LS-01

AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP

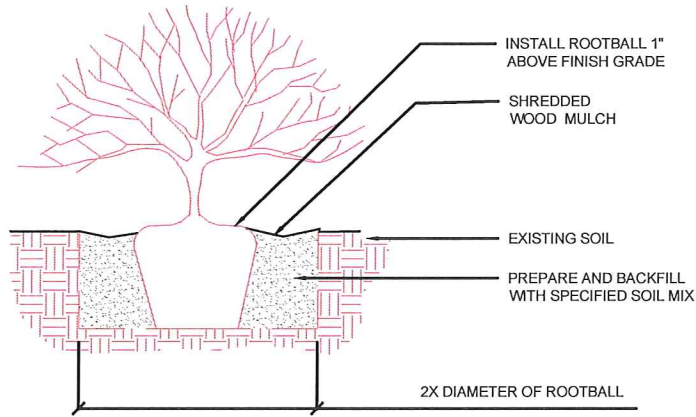
MINOR MODIFICATION TO THE FDP
AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP
An Amendment to a portion of Lot 1 American Furniture Warehouse Subdivision FDP
LANDSCAPE PLAN
TOWN OF FIRESTONE
WELD COUNTY, STATE OF COLORADO
SHEET 07 OF 09



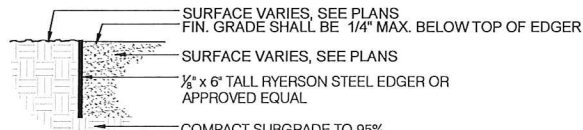
1 TREE PLANTING
SCALE : N.T.S.



3 SOD PLANTING
SCALE : N.T.S.



2 SHRUB PLANTING
SCALE : N.T.S.



NOTES:
1. SUBMIT SAMPLE AND SPECIFICATION OF STRAP STEEL FOR APPROVAL.
2. EDGER CORNERS SHALL BE BENT TO REQUIRED ANGLE TO FORM CONTINUOUS EDGER. CORNER JOINTS NOT ACCEPTABLE.

4 STEEL EDGER
SCALE : N.T.S.

AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP	
LANDSCAPE DETAILS	
NAME OF APPLICATION:	AFW 81 TRUCK SHOP
TYPE OF SUBMITTAL	MINOR MODIFICATION TO THE FDP
FILING NUMBER	-
PHASE NUMBER	-
PREPARATION DATE:	12/08/17
REVISION DATE:	03/21/18 - ENGINEERING COMMENTS
REVISION DATE:	05/10/18 - PLANNING COMMENTS
REVISION DATE:	08/30/18 - ENGINEERING COMMENTS
SHEET 07 OF 09	



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American Furniture Warehouse

AMERICAN FURNITURE WAREHOUSE

TRUCK SHOP BUILDING
10550 JAKE JABS BLVD.
FIRESTONE, COLORADO 80504

NO. REVISION / SUBMISSIONS	DATE
FDP AMENDMENT	05.10.18

PROJECT NUMBER	DATE
2017.055	08/30/18

LANDSCAPE DETAILS

DRAWING NUMBER

LS-02

MINOR MODIFICATION TO THE FDP
AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP
An Amendment to a portion of Lot 1 American Furniture Warehouse Subdivision
SHEET TITLE
TOWN OF FIRESTONE
WELD COUNTY, STATE OF COLORADO
SHEET 09 OF 09

Statistical Area Summary
Label
NORTH PARKING & DRIVES
SOUTH PARKING & DRIVES

Luminaire Schedule
Symbol Label Arrangement
A SINGLE
B SINGLE
C SINGLE

1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

PLAN NORTH

POLE MOUNTING DETAIL
APPLIES TO FIXTURES "A"
NOT TO SCALE

[illegible][illegible]

TYPE 'C'

WST LED Architectural Wall Sconce

Energy Star	_____
UL	_____
ETL	_____
DLC	_____

Specifications Luminaire

Height:	8 1/2" (215 mm)
Width:	5" (127 mm)
Depth:	10.3-11" (262-279 mm)
Weight:	20.8 lb (9.4 kg)

Optional Back Box (BBW)

Height:	4" (102 mm)
Width:	5-1/2" (140 mm)
Depth:	1-1/2" (38 mm)

Optional Back Box (BBW)

Height:	4" (102 mm)
Width:	5-1/2" (140 mm)
Depth:	1-1/2" (38 mm)

CSA-Capable Luminaire

This luminaire is an A+ capable Luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Branded Specification for chromatic consistency.
- This luminaire is an ETL Certified luminaire and meets both DTL's controls marked by a **shaded background** DTL DTL equipped luminaire meet the A+ specification for luminaires to participate in interoperability.
- This luminaire is part of an A+ Certified solution for RGS2+ to deliver a diverse range of benefits, providing ease of the box control compatibility with systems, eliminating other solutions with drivers and control options markedly by a **shaded background**.

To learn more about A+
Visit www.acuitybranded.com/a+

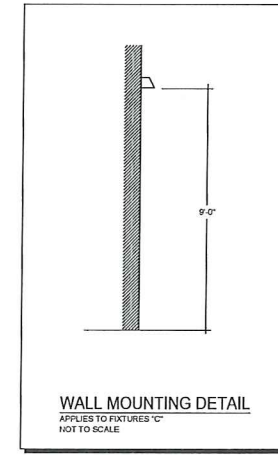
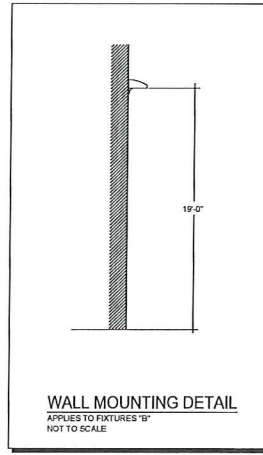
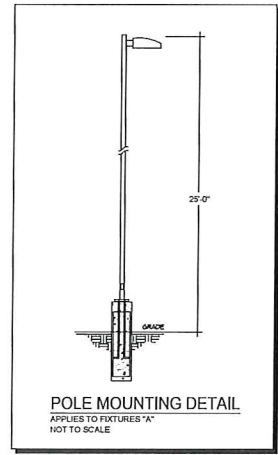
See ordering new for details

An ETL Certified Solution for RGS2+ requires the order of one RGS2+ module per luminaire. See separately [Link to RGS2+ Link to RGS2+ Link](#)

One LITONIA Drive • Canyon Group 300 E • P.O. Box 27200 • Phoenix, AZ 85068
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WST-LED
A-110-17

Statistical Area Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
NORTH PARKING & DRIVES	2.84	4.7	1.1	2.58	4.27
SOUTH PARKING & DRIVES	2.54	4.5	0.9	2.82	5.00



1 SITE PHOTOMETRIC PLAN
SCALE : 1" = 20'-0"

AMERICAN FURNITURE WAREHOUSE 81 TRUCK SHOP	
GENERAL INFORMATION AND SITE PLAN	
NAME OF APPLICATION:	AFW 81 TRUCK SHOP
TYPE OF SUBMITTAL	FINAL DEVELOPMENT PLAN
FILING NUMBER	-
PHASE NUMBER	-
PREPARATION DATE:	12/08/17
REVISION DATE:	03/21/2018 - ENGINEERING COMMENTS
REVISION DATE:	05/10/2018 - PLANNING COMMENTS
REVISION DATE:	08/30/2018 - ENGINEERING COMMENTS

SHEET 09 OF 10

SK2

ARCHITECTURE

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**AMERICAN FURNITURE
 WAREHOUSE**

American Furniture Warehouse

T R U C K S E R V I C E S B U I L D I N G

FIRESTONE, COLORADO 80504

10550 JAKE JABS BLVD.

NO. REVISION / SUBMISSIONS	DATE
FDP	03.21.18
REVISIONS	05.08.18

PROJECT NUMBER

2017.055

DATE

08/30/2018

SITE PHOTOMETRIC PLAN

DRAWING NUMBER

E1.0