



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

June 6, 2019

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. Regular Meeting - 5-16-19
5. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
6. **Public Hearings**
 - a. Resolution PC-19-05 - A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR FIRESTONE COMPLETE AUTO CARE
 - b. Resolution PC-19-07 - A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR CENTENNIAL LENDING HEADQUARTERS
7. **Staff Reports**
8. **Commissioner Comments**
9. **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 Clerk's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

**TOWN OF FIRESTONE, COLORADO
PLANNING AND ZONING COMMISSION
May 16, 2019**

1. CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met in regular session on May 16, 2019, at the Town Hall, 151 Grant Avenue, Firestone, Colorado. Chairperson Scherneck called the meeting to order at 7:02 p.m.

The following were present upon the call of the roll:

Chairperson:	Steve Scherneck
Vice-Chairperson:	Tim Spiegelberg
Commissioners:	Kelly Deitman
	Jim Grahlmann - absent
	Troy McAllister
	Jaci Daggett – absent
	Chris Gillard

Staff:	Todd Bjerkaas – Director – Planning & Development
	Marty Ostholthoff – Planning Manager
	Dave Lindsay – Town Engineer
	Lisa Bartley – PC Secretary/Town Clerk Pro-Tem

2. PLEDGE OF ALLEGIANCE

Chairperson Scherneck led the pledge of allegiance.

3. APPROVAL OF AGENDA

Commissioner Deitman motioned and Commissioner Spiegelberg seconded to approve the Agenda. Voice vote was taken. Motion carried unanimously.

4. APPROVAL OF MINUTES

a. April 18, 2019 – Regular Meeting

Commissioner Grahlmann motioned and Commissioner Gillard seconded to approve the meeting minutes of the April 18, 2109 - Regular Meeting. Voice vote was taken. Motion Carried unanimously.

5. PUBLIC COMMENT

There were none.

6. PUBLIC HEARING

a. Resolution PC-19-06 – Cottonwood Hollow ODP Amendment No. 3

Chairperson Schernecké verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:05 p.m.

Marty Ostholthoff provided a general overview of the proposed application request and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. He also offered to answer any questions.

Paul Shoukas, 200 Kalamath St, Denver, representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Chairperson Schernecké opened the Public Comment portion at 7:16 p.m. Those wishing to speak:
There were none.

The Town Staff PowerPoint presentation was entered into the record along with all application materials submitted by the applicant; all materials included in the Planning Commission packets; the PowerPoint presentations given tonight; all written referral and public comments received regarding the application; the proofs of public notice of the public hearing; and the Town's subdivision and zoning ordinances and development regulations. Chairperson Schernecké closed the Public Comment portion at 7:17 p.m.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Schernecké closed the Public Hearing at 7:19 p.m.

Commissioner McAllister motioned and Commissioner Deitman seconded to approve **Resolution No. PC-19-06**, a Resolution Recommending Approval of an Outline Development Plan Amendment No. 3 for Cottonwood Hollow.

Voting was as follows:

Yes: McAllister, Deitman, Spiegelberg, Gillard

No: None

Absent: Grahlmann, Daggett

Chairperson Schernecké declared the motion carried.

8. STAFF REPORTS

Todd Bjerkaas – welcomed Chris Gillard as the replacement appointed by the Mayor. Commissioner Gillard replaced Will Schaefer. David Okada was appointed alternate commissioner.

9. COMMISSIONER COMMENTS

Commissioner Deitman thanked staff

10. ADJOURNMENT

A motion was made and seconded to adjourn. Voice vote was taken. Chairperson Schernecké declared the motion carried. The meeting was adjourned at 7:27 p.m.

Introduced and Approved this 6th day of June, 2019.

TOWN OF FIRESTONE, COLORADO

Chairperson

ATTEST

Secretary/Town Clerk Pro-Tem



Staff Report

Firestone Complete Auto Care Final Development Plan

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

June 6, 2019

Applications

This staff report is for Firestone Complete Auto Care Final Development Plan (“FDP”). The applicant for the FDP is Hummel Investments, LLC.

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 location of the FDP is the southeast corner of Firestone Boulevard and Jake Jabs Boulevard, with a proposed address of 4515 City Centre Road. 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 is proposed on Lot 1A, Firestone City Centre Subdivision Filing No. 4, 1st Replat and is approximately 1.01 acres in size. The site is generally flat and is appropriate for the proposed use. Access into the site is directly from City Centre Road and is part of a shared access to the Brakes Plus business located due east of the proposed building. Parking is on the east side of the building and consists of 26 parking spaces, inclusive of two ADA parking spaces. Parking is consistent with other similar developments in Firestone.

Plan Analysis

The FDP proposes one commercial/automotive service building with 6,651 square-feet. The project will be consistent with adjacent developments and will complement the overall City Centre development. Furthermore, the development will comply with applicable landscape, lighting, architecture and signage requirements.

Building Height

The maximum building height for the proposed building is approximately 24 feet, in accordance with Firestone development standards.

Fiscal Impacts

The FDP will provide automobile services to the community of Firestone and promote the local economy of Town of Firestone within an area zoned for commercial use. The proximity of this business to I-25 and Firestone Boulevard are ideal to capture both residents and commuters. 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 are generally available to the site.

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

Town staff recommends the Planning Commission approve draft Resolution PC-19-05, a resolution recommending approval of the application to the Board of Trustees with conditions.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-19-05

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL
DEVELOPMENT PLAN FOR FIRESTONE COMPLETE AUTO CARE**

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 Firestone Complete Auto Care; 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 Firestone Complete Auto Care, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 6th day of June, 2019.

Chairperson

ATTEST:

Secretary/Clerk Pro-Tem

EXHIBIT A
Final Development Plan
Firestone Complete Auto Care
Conditions of Approval

General

1. Provide an updated title commitment, showing Firestone Complete Auto Care as owner, when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
2. Technical corrections to the Firestone Complete Auto Care Final Development Plan shall be made to the Town's satisfaction.



FINAL DEVELOPMENT PLAN FOR:
FIRESTONE COMPLETE AUTO CARE
LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504
COVER
SHEET 1 OF 22



323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

JONES/HUMMEL HOLDINGS, LLC

3953 MAPLE AVE, STE 290
DALLAS, TX 75219
ATTN: STEVE MEIER

Firestone
COMPLETE AUTO CARE
FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

LEGAL DESCRIPTION:

LOT 1A OF FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT, RECEPTION NO. 4390533, ON APRIL 12, 2018, AT THE OFFICE OF WELD COUNTY CLERK AND RECORDER, BEING LOCATED IN THE NE 1/4 SECTION 11, T2N, R68W OF THE 6TH PM, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
CONTAINING AN AREA OF 1.01 ACRES (47,937 SQ. FT.), MORE OR LESS.

BASIS OF BEARINGS:

NORTH 89°55'26" EAST BEING THE NORTH LINE OF LOT 1A AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN AND DESCRIBED HEREIN.

PROJECT CONCEPT:

THIS FDP PROPOSES DEVELOPMENT OF A COMMERCIAL TIRE AND AUTOMOTIVE SERVICE STORE TO SERVE THE TOWN OF FIRESTONE. THE DEVELOPMENT INCLUDES CONSTRUCTION OF A BUILDING, PARKING, TRASH ENCLOSURE, LANDSCAPING, LIGHTING, SIGNAGE, AND UTILITY CONNECTIONS TO EXISTING ST. VRAIN SANITATION DISTRICT AND TOWN OF FIRESTONE UTILITIES. THIS FDP FOR THE PROPOSED TIRE AND AUTOMOTIVE SERVICE LAND USE IS ALLOWED WITHIN THE CURRENT PUD REGIONAL COMMERCIAL (RC) ZONING AND THE PROJECT IS CONSISTENT WITH ADJACENT DEVELOPMENTS AND COMPLEMENTS THE OVERALL PUD. THE DEVELOPMENT WILL COMPLY WITH APPLICABLE LANDSCAPE, LIGHTING AND SIGNAGE REQUIREMENTS.

PARKS, TRAILS, AND OPEN SPACE

THE PUBLIC LAND DEDICATION HAS BEEN PREVIOUSLY MET. REFERENCE FIRESTONE CITY CENTRE OVERALL FINAL DEVELOPMENT PLAN: RECORDING NUMBER: 3522366.

PRIVATE MAINTENANCE AND ENFORCEMENT

THE SITE WILL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER. ANY NECESSARY CROSS-ACCESS EASEMENTS AND AGREEMENTS WILL BE EXECUTED SEPARATELY BETWEEN THE NECESSARY PROPERTY OWNERS.

DRAINAGE

PROPOSED SITE INCLUDES AN EXISTING 75' DRAINAGE EASEMENT WITH EXISTING CHANNEL. THE PROPOSED DEVELOPMENT INCLUDES STORM INFRASTRUCTURE THAT WILL OUTFALL TO THE EXISTING CHANNEL.

UTILITIES

PROPOSED SITE INCLUDES CONNECTION TO EXISTING SANITARY UTILITY STUB OWNED BY ST. VRAIN SANITATION DISTRICT AND WATER UTILITY STUB SERVED BY THE TOWN OF FIRESTONE.

WATER METER TABLE

QUANTITY	SIZE	TYPE
1	1.0"	COMMERCIAL

WATER DEDICATION

THE TOWN OF FIRESTONE HAS DETERMINED THE REQUIRED RAW WATER DEDICATION TO BE:

DOMESTIC DEMAND

TOTAL DOMESTIC DEMAND = 0.15 ACRE FT

IRRIGATION DEMAND

IRRIGATED AREA (ACRES) = 0.22 ACRE
TRACT IRRIGATION DEMAND = 0.51 ACRE FEET
TOTAL DEMAND = 0.66 ACRE FEET

A TOTAL OF XX ACRE-FEET SHALL BE TRANSFERRED TO THE TOWN PRIOR TO RECORDING THE FINAL DEVELOPMENT PLAN.

THE WATER DEDICATION FOR THIS FDP SHALL BE MET BY DEDUCTION _ SHARES FROM THE SHARE CBT POOL ORIGINALLY CREATED BY THE THF WITH THE FIRESTONE CITY CENTRE DEVELOPMENT.

PARKING

LAND USE REQUIREMENT	1 SPACE/250 SF FLOOR SPACE
PARKING REQUIRED	26 SPACES
STANDARD PARKING PROVIDED	24 SPACES
ADA PARKING PROVIDED	2 SPACES
TOTAL PARKING LOT AREA	16,200 SF
INTERNAL LANDSCAPE REQUIREMENT	7%
INTERNAL LANDSCAPE SF	1,200 SF
INTERNAL LANDSCAPE %	7.4%

FIRESTONE COMPLETE AUTO CARE	
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3 OF 22	SITE PLAN
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5 OF 22	DRAINAGE PLAN
6 OF 22	EROSION CONTROL PLAN
7 OF 22	WALL PLAN & PROFILE
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9 OF 22	SITE DETAILS 1
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17 OF 22	PHOTOMETRIC SITE LIGHTING
18 OF 22	FLOOR PLAN
19 OF 22	ROOF PLAN
20 OF 22	EXTERIOR ELEVATIONS
21 OF 22	TRASH_TIRE ENCLOSURE
22 OF 22	PROMOTIONAL SIGNAGE PLAN

UTILITY SERVICE REQUIREMENTS

THIS DEVELOPMENT SHALL BE SERVED BY THE FOLLOWING UTILITY COMPANIES:

GAS - BLACK HILLS ENERGY
ELECTRIC - UNITED POWER
TELEPHONE - CENTURY LINK
WATER - TOWN OF FIRESTONE
SANITARY SEWER - ST. VRAIN SANITATION DISTRICT
POLICE - TOWN OF FIRESTONE
FIRE - FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT
RECREATION - CARBON VALLEY RECREATION DISTRICT

LANDUSE

EXISTING LAND USE & ZONING: UNDEVELOPED OUTPARCEL LOT, PUD-RC
PROPOSED LAND USE & ZONING: AUTOMOTIVE TIRE SERVICE

TYPE OF LAND USE	AREA (SF)	AREA (AC)	% OF PARCEL
BUILDING COVERAGE	6,561 SF	0.18 AC	13.7%
PAVING & DRIVES	18,594 SF	0.43 AC	38.8%
LANDSCAPE AREA	22,782 SF	0.53 AC	47.5%
TOTAL	47,937 SF	1.10 AC	100%

ENVIRONMENTAL IMPACT MITIGATION

REFER TO "PHASE 1 ENVIRONMENTAL ASSESSMENT FOR JONES/HUMMEL HOLDINGS, LLC OF 1.10 ACRES- VACANT TRACT OF LAND, 4415 CITY CENTRE ROAD, FIRESTONE, WELD COUNTY CO 80504" PREPARED BY CSG.

BASED UPON THE RESULTS OF THIS ENVIRONMENTAL INVESTIGATION, IT IS CSG'S PROFESSIONAL OPINION THAT NO ADDITIONAL ASSESSMENTS OF REMEDIATION ACTIVITIES ARE WARRANTED FOR THIS SITE AT THIS TIME.

SIGN PROGRAM

- SIGN PERMITS ISSUED BY THE TOWN OF FIRESTONE WILL BE REQUIRED FOR ALL PERMANENT AND TEMPORARY SIGNAGE.
- PERMANENT SIGNAGE TO BE CONSISTENT WITH THE APPROVED FDP.
- TEMPORARY SIGNAGE IS ALLOWED DURING CONSTRUCTION AND PROMOTIONAL EVENTS AS APPROVED BY THE TOWN OF FIRESTONE.

ARCHITECTURE

COLORS, MATERIALS AND DESIGN FREATURES OF THE BUILDING WILL BE CONSISTENT WITH THE FIRESTONE CITY CENTRE OVERALL FINAL DEVELOPMENT PLAN AND SURROUNDING BUILDINGS.

GENERAL STANDARDS

ARCHITECTURAL STANDARDS WILL CONFORM TO TOWN REGULATIONS AND MUNICIPAL CODE AS THEY MAY BE AMENDED FROM TIME TO TIME.

FOUNDATION WALLS

THE MAXIMUM AMOUNT OF FOUNDATION WALL, WITHOUT ARCHITECTURAL TREATMENT, PERMITTED TO BE EXPOSED ABOVE FINISHED GRADE IS 8".

ADDRESS SIGNS

STREET ADDRESSES ARE TO BE PROMINENTLY DISPLAYED IN CONTRASTING COLOR PLAINLY VISIBLE FROM THE STREET.

- ADDRESS SHALL BE: 4515 CITY CENTRE ROAD

BUILDING CONSTRUCTION TYPE

V-B

FENCE

THE FENCE TO BE INSTALLED ALONG THE NORTH SIDE OF THE SITE, ALONG THE PARKING LOT AND SIDEWALK, SHALL BE AMERISTAR CHELOE PLUS RING OPTION TO MATCH THE ADJACENT BRAKES PLUS DEVELOPMENT.



PROJECT LOCATION MAP

SCALE: 1"=1000'

ELECTRIC

UNITED POWER
CONTACT: HEIDI KLEPPER
PHONE: 303.637.1273

GEOTECH

PROFESSIONAL SERVICE INDUSTRIES, INC.
1070 WEST 124TH AVENUE, STE 800
WESTMINSTER, COLORADO 80234
CONTACT: KYLE DUITSMAN
PHONE: 303.424.5578

ENGINEER

CIVIL RESOURCES, LLC
323 FIFTH STREET
FREDERICK, CO 80530
CONTACT: JIM BRZOSTOWICZ
PHONE: 303.833.1416
EMAIL: JIM@CIVILRESOURCES.COM

ARCHITECT

SGA DESIGN GROUP, P.C.
1437 SOUTH BOULDER, STE 550
TULSA, OK 74119.3609
CONTACT: KRISTINE PAGANO
PHONE: 918.587.8600
EMAIL: KRISTINEP@SGADESIGNGROUP.COM

OWNER

JONES/HUMMEL HOLDINGS LLC
3953 MAPLE AVE, STE 290
DALLAS, TX 75219
CONTACT: STEVE MEIER
EMAIL: STEVE@HUMMELINVESTMENTS.COM

PHOTOMETRICS

JACOB RUSH, EI, LEED GREEN ASSOCIATE
JACOB.RUSH@ACERTUSGROUP.COM
ACERTUS CONSULTING GROUP, LLC
PHONE: 913.322.5150 X106 / 866.922.4552
CONTACT: JACOB RUSH

ADA COMPLIANCE

THIS FDP HAS BEEN DESIGNED TO THE BEST OF THE DESIGNER'S KNOWLEDGE AND ABILITIES TO COMPLY WITH THE AMERICAN'S WITH DISABILITIES.

CONTROLS

THE DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS ARE PROVIDED AS PART OF THE FIRESTONE CITY CENTRE DEVELOPMENT.

SETBACKS

FROM	REQUIRED BUILDING	PARKING	BUFFER	PROVIDED BUILDING
FIRESTONE BLVD FRONTAGE	20'	5'	30'	85.0'
ARTERIAL ROADWAY (JAKE JABS BLVD)	75'	5'	N/A	26.7'
CITY CENTRE RD FRONTAGE (EAST PROPERTY LINE)	20'	5'	N/A	31.9'
TOTAL	10'	5'	N/A	118.9'

DEVELOPMENT SCHEDULE

AFTER PERMITS ARE OBTAINED, ANTICIPATED CONSTRUCTION WILL BEGIN APPROXIMATELY THREE WEEKS LATER. THE PROJECT WILL BE COMPLETED IN A SINGLE PHASE. APPROVAL OF THE FDP WILL EXPIRE AFTER 3 YEARS.

ACCEPTANCE BLOCK AND NOTARY:

BY SIGNING THIS FINAL DEVELOPMENT PLAN, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

OWNER

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 20__ BY _____

WITNESSED MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL BLOCK:

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO
THIS ____ DAY OF _____, 20__;
BY RESOLUTION NO. _____

BY: _____
MAYOR - TOWN OF FIRESTONE

ATTEST: TOWN CLERK

ENGINEER

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO.

DATE: _____ REGISTRATION NO. _____

FIRESTONE COMPLETE AUTO CARE @ FIRESTONE CITY CENTRE

COVER

NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	02/05/2019
REVISION DATE:	04/18/2019

COVER

SHEET:

1 OF 22





FINAL DEVELOPMENT PLAN FOR: FIRESTONE COMPLETE AUTO CARE

LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504

NOTES SHEET 2 OF 22



323 5th STREET
P.O. Box 680
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WWW.CIVILRESOURCES.COM

JONES/HUMMEL HOLDINGS, LLC

3953 MAPLE AVE, STE 290
DALLAS, TX 75219
ATTN: STEVE MEIER

Firestone
COMPLETE AUTO CARE
FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

NOTES:

GENERAL

- THE OWNER IS RESPONSIBLE FOR CONTROL OF POLLUTION, SURFACE WATER AND EROSION THROUGHOUT THE DURATION OF THE CONTRACT.
- THE OWNER IS RESPONSIBLE FOR THE FOLLOWING: A. ANY PERMITS OR LICENSES REQUIRED FOR CONSTRUCTION B. PROPER NOTIFICATION OF ALL NECESSARY AGENCIES PRIOR TO CONSTRUCTION AND FOR REQUIRED INSPECTIONS.
- THE EXACT LOCATION OF ANY UTILITY LINES AND COORDINATION OF ANY DISRUPTION IN SERVICES WITH AFFECTED PARTIES IS THE RESPONSIBILITY OF THE OWNER.
- THE DESIGN ENGINEER IS TO BE NOTIFIED BY THE OWNER OF ANY DISCREPANCY OR CONFLICT PRIOR TO CONTINUING CONSTRUCTION.
- ALL LOCATIONS AND ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER OF ANY FEATURES NOT SHOWN ON THESE DRAWINGS WHICH ARE THOUGHT TO POTENTIALLY IMPACT CONSTRUCTION.
- ALL CONCRETE SHALL BE COMPLETED AND ALLOWED TO CURE SUFFICIENTLY PRIOR TO COMMENCING BACKFILL IN ACCORDANCE TO THE PROJECT SPECIFICATIONS.

EARTHWORK

- THE SITE SHALL BE CLEARED AND GRUBBED PRIOR TO ANY EXCAVATION. WOODY MATERIAL IS TO BE CHIPPED AND STORED WITH TOPSOIL.
- TOPSOIL SHALL BE TEMPORARILY STOCKPILED WITHIN THE WORK AREA IN SUCH A WAY AS TO AVOID EROSION LOSSES. TEMPORARY SEEDING MAY BE REQUIRED.
- FINE GRADING OF THE FINISHED SITE (I.E., TOP SOILED SURFACE) IS NOT REQUIRED UNTIL SEEDING, HOWEVER ALL AREAS WHERE EARTHWORK IS CONDUCTED SHALL BE RELATIVELY SMOOTH AND UNIFORM. RUTS, LARGE CLUMPS AND ROUGH AREAS SHALL BE SMOOTHED BY THE OWNER TO THE SATISFACTION OF THE OWNER BY USE OF HARROW OR DISC. TRASH, DEBRIS, AND STONES LARGER THAN 6 INCHES ARE ALL TO BE REMOVED AND DISPOSED OF PROPERLY.
- THE UPPER 2 INCHES OF SOIL (MINIMUM) IN AREAS TO BE SEEDED SHALL BE LOOSE AND FRIABLE AND SUITABLE FOR SEEDING. MEASURES SHALL BE TAKEN BY THE OWNER TO ACHIEVE THIS CONDITION.
- CONTROL OF GROUNDWATER AND SURFACE WATER NECESSARY TO CONDUCT THE EARTHWORK IS THE RESPONSIBILITY OF THE OWNER. ADDITIONAL GROUNDWATER CONTROLS OTHER THAN THOSE SHOWN AS PERMANENT ON THE PLANS WILL BE NECESSARY TO COMPLETE THE WORK.
- OWNER IS RESPONSIBLE FOR ALL DUST CONTROL REQUIRED. WATER IS PERMISSIBLE TO USE AND AVAILABLE ON THE SITE. CHEMICAL AGENTS FOR DUST CONTROL MUST BE APPROVED PRIOR TO USE.
- ANY MODIFICATIONS TO THE ELEVATIONS, GRADES AND EARTHWORK SHALL BE APPROVED AHEAD OF TIME BY THE OWNER'S ENGINEER. ALL CHANGES ARE TO BE REFLECTED ON THE OWNER'S "RED LINED" AS-BUILT DRAWINGS.

SITE ACCESS AND PROTECTION

- OWNER SHALL USE ONLY DESIGNATED ACCESS ROUTES TO THE PROJECT SITE, AND SHALL REPAIR AREAS DAMAGED OUTSIDE OF THE DESIGNATED CONSTRUCTION ZONE FOR THE PROJECT AT THEIR OWN EXPENSE.
- OWNER SHALL NOT OPERATE EQUIPMENT, STORE MATERIALS/SUPPLIES, OR OTHERWISE DISTURB WETLANDS AND SENSITIVE AREAS IN OR ADJACENT TO THE PROJECT AREA. OWNER WILL BE RESPONSIBLE FOR ANY IMPACTS FROM THEMSELVES AND THEIR SUBOWNERS.
- OWNER IS RESPONSIBLE FOR LOCATING AND MARKING ALL UTILITIES IN THE PROJECT SITE, AND FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION. DAMAGED UTILITIES SHALL BE REPAIRED AT THE OWNER'S EXPENSE.
- OWNER IS RESPONSIBLE FOR HAULING AND PLACING OF ALL EXCESS MATERIALS FROM THE SITE AS DIRECTED BY THE ENGINEER.

UTILITY

- THE UTILITY INFORMATION SHOWN IS PLOTTED FROM THE BEST AVAILABLE DATA.
- THE OWNER IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- THE OWNER IS TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 FOR UTILITY LOCATIONS AT LEAST 2 BUSINESS DAYS, NOT INCLUDING THE DAY OF ACTUAL NOTICE, PRIOR TO EXCAVATING.
- THE OWNER SHALL COORDINATE WITH UTILITY COMPANY FOR ANY UTILITIES THAT NEED RELOCATING.

ARCHITECTURAL NARRATIVE:

THIS BUILDING IS A FREE-STANDING, ONE STORY, AUTO SERVICE FACILITY. THE DESIGN HAS INCORPORATED THE COLORS, MATERIALS AND DESIGN FEATURES OF THE SURROUNDING BUILDINGS THAT ARE CONSISTENT WITH THE FIRESTONE CITY CENTRE DESIGN CRITERIA. EIFS, MANUFACTURED STONE, AND METAL AWNINGS ARE INCORPORATED INTO THE DESIGN OF THE BUILDING. THE ROOFTOP EQUIPMENT WILL BE SCREENED FROM VIEW FROM ANY POINT ON THE SITE BY A PARAPET WALL. THE BUILDING HEIGHT IS DEPICTED ON THE ELEVATION SHEETS.

ST VRAIN SANITATION DISTRICT APPENDIX B GENERAL NOTES

- DISTRICT SHALL REFER TO THE ST. VRAIN SANITATION DISTRICT IN THESE NOTES.
- DISTRICT'S ACCEPTANCE OF THESE PLANS IS VALID FOR ONE YEAR.
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE DISTRICT STANDARDS.
- OWNER TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
- THE OWNER SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION OR PRIOR TO RESUMING CONSTRUCTION AFTER A BREAK.
- SANITARY SEWER SHALL BE POLYVINYL CHLORIDE (PVC) PIPE, ASTM D3034-SDR35 OR AS INDICATED ON THE PLANS.
- ALL CONCRETE SHALL BE MINIMUM 4000 PSI AT 28 DAY STRENGTH.
- MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION OUTSIDE DIAMETER TO OUTSIDE DIAMETER BETWEEN WATER LINES AND ALL SEWER LINES AND MANHOLES.
- ALL SEWER MAINS CROSSING WATER MAINS WITH LESS THAN 18 INCHES OF SEPARATION SHALL BE ENCASED IN CONCRETE.
- RIM ELEVATIONS SHOWN ARE APPROXIMATE AND SHOULD NOT BE TAKEN AS FINAL. ALL MANHOLES SHALL BE FINAL ADJUSTED AFTER PAVING SUCH THAT THE RIM IS 1/4 TO 1/2 INCH BELOW FINISHED ASPHALT. MANHOLES IN UNPAVED AREAS SHALL BE SET SO THAT THE RIM IS 0.5' ABOVE FINISHED GRADE.
- INVERT DATA SHALL BE COLLECTED BY A LICENSED SURVEYOR ON EACH PIPE INVERT IN A MANHOLE. CENTER OF MANHOLE SURVEYING IS NOT ACCEPTABLE FOR SLOPE CALCULATIONS. RECORD DRAWINGS (ASBUILTS) MUST DEMONSTRATE CONFORMANCE TO DISTRICT STANDARDS.
- THE OWNER SHALL HAVE A SET OF APPROVED PLANS ON SITE AT ALL TIMES. THE OWNER SHALL BE RESPONSIBLE FOR RECORDING ACTUAL RECORD DRAWING DIMENSIONS AND DISTANCES AS WELL AS SERVICE LOCATIONS ON THESE PLANS AND SUBMITTING THEM TO THE ENGINEER FOR PREPARATION OF RECORD DRAWINGS. THESE DRAWINGS SHALL BE KEPT CURRENT AT ALL TIMES.
- BEFORE ANY CONSTRUCTION COMMENCES, A PLUG SHALL BE INSTALLED TO PREVENT DRAINAGE THROUGH THE NEW SEWER LINE FROM ENTERING THE EXISTING SEWER LINE. THIS PLUG WILL BE INSTALLED IN THE MANHOLE, WHICH CONNECTS NEW WORK WITH THE EXISTING AND NOT BE REMOVED UNTIL INITIAL ACCEPTANCE.
- UNDERDRAINS, IF INSTALLED, ARE THE RESPONSIBILITY OF THE DEVELOPER. DISTRICT ASSUMES NO LIABILITY FOR ANY PORTION OF OR ANY DAMAGE CAUSED BY UNDERDRAINS. ABSOLUTELY NO PART OF AN UNDERDRAIN SYSTEM, INCLUDING CLEAN OUTS, WILL BE ALLOWED INSIDE OF SANITARY SEWER MANHOLES. ALL UNDERDRAINS SHALL BE INSTALLED BELOW THE SANITARY SEWER AND OFFSET TO THE SIDE. PIPE MATERIAL SHALL BE DIFFERENT COLOR THAN SANITARY SEWER.
- NO SERVICE LATERALS SMALLER THAN 8 INCH IN DIAMETER SHALL ENTER MANHOLES.
- SERVICE CROSSINGS OF CURB SHALL BE MARKED WITH A CUT "S" IN CURB FACE. PAINT IS NOT ACCEPABLE. SERVICE SHALL BE EXTENDED INTO THE LOT A MINIMUM OF 10 FEET.
- OWNER SHALL MARK THE END OF ALLS SEWER SERVICES WITH A 2" x 4" BOARD WITH MINIMUM OF FOUR (4) FEET ABOVE GRADE, PAINTED GREEN.
- ALL PIPES SHALL HAVE SQUEEGIE (CDOT #8 BEDDING) UNLESS OTHERWISE SHOWN OR THE DISTRICT MAY APPROVE AN ALTERNATE BEDDING IN SPECIAL CASES.
- CUT OFF WALLS WILL BE INSTALLED 10' DOWN STREAM OF EACH MANHOLE WHERE THE SUBDIVISION LINE CONNECTS TO THE EXISTING SANITARY SEWER MAIN LINE.
- THE WARRANTY BOND SHALL BE IN THE AMOUNT OF \$5,000.00 OR 15% OF THE TOTAL COST OF THE SEWER, WHICHEVER IS GREATER.
- PRIOR TO APPROVAL, ALL SANITARY SEWER PIPES SHALL BE PRESSURE-TESTED PER ASTM C924. ALL MANHOLES SHALL BE VACUUM-TESTED PER UNI-B-98.
- PRIOR TO REMOVAL OF PLUGS AT MANHOLES, PIPE SHALL BE JET-CLEANED AND VACUUMED TO REMOVE DEBRIS AND VIDEOED. NOTICE SHALL BE GIVEN TO THE DISTRICT INSPECTOR ONE (1) WEEK PRIOR TO CLEANING, INSPECTOR MUST BE PRESENT DURING THE OPERATION. ONCE APPROVAL HAS BEEN GIVEN BY INSPECTOR, PLUGS MAY ONLY BE REMOVED AFTER INITIAL ACCEPTANCE BY THE DISTRICT.
- THE FINAL RECORDED PLAT AND RECORDED ADDRESS PLAT SHALL BE PROVIDED TO THE DISTRICT FOR INITIAL ACCEPTANCE.
- TWENTY (20) MONTHS AFTER CONSTRUCTION AND PRIOR TO THE EXPIRATION OF WARRANTY, THE DEVELOPER SHALL CAMERS/VIDEO THE SANITARY SEWER LINES AND PROVIDED A DVD TO THE DISTRICT FOR REVIEW.

FIRESTONE COMPLETE AUTO CARE @ FIRESTONE CITY CENTRE	
NOTES	
NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	02/05/2019
REVISION DATE:	04/18/2019

DESIGNED BY: JAB DATE: 02/05/2019
DRAWN BY: CAL SCALE: AS NOTED
CHECKED BY: JAB AS NOTED
JOB NO.: 288.001.07
DWG NAME:28800107_FSFS_Cover.dwg

NOTES

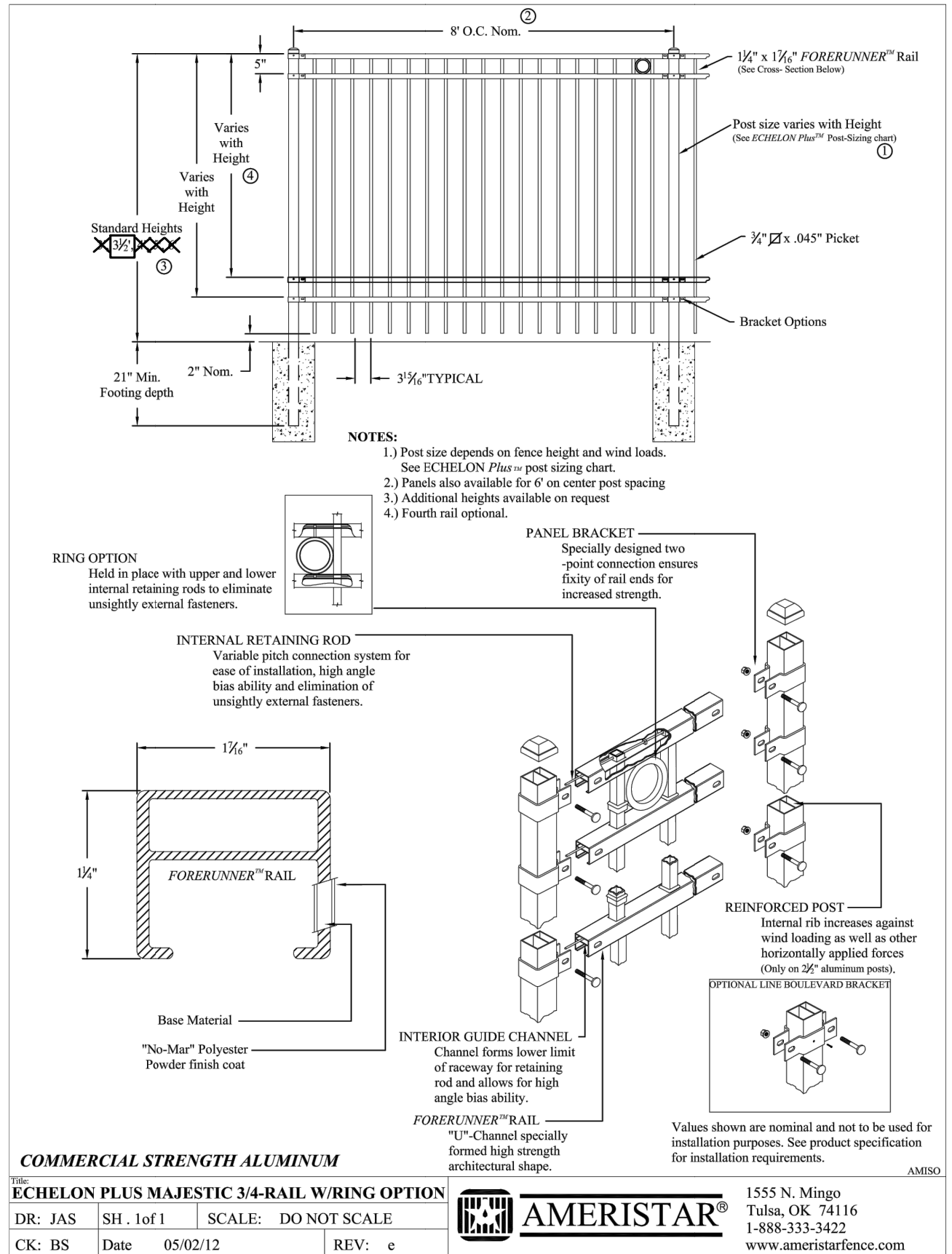
SHEET:

2 OF 22



FINAL DEVELOPMENT PLAN FOR:
FIRESTONE COMPLETE AUTO CARE
LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504
SITE PLAN
SHEET 3 OF 22

- NOTES**
1. HEAVY DUTY ASPHALT WITHIN THE FIRE LANES IS REQUIRED TO BE RATED AND OR CARRY 75,000 LBS. SINGLE AXLE NEEDS TO BE AT MINIMUM 27,000 LBS.
 2. ALL PAVED AREAS ARE TO BE PER ASPHALT SECTION UNLESS NOTED AS CONCRETE OR HEAVY DUTY ASPHALT. ALL PARKING SPACES SHALL BE LIGHT DUTY ASPHALT. ALL DRIVE LANES SHALL BE HEAVY DUTY ASPHALT OR CONCRETE AS INDICATED.
 3. ALL SIDEWALKS TO BE CONSTRUCTED WITH A FIBER MESH AT 4" THICK RATED 4,000 PSI.
 4. ALL DIMENSIONS ARE TO FLOWLINE, UNLESS OTHERWISE NOTED.
 5. SEE SHEET 9 OF 22 - SITE DETAILS 1 FOR CONCRETE AND ASPHALT PAVEMENT SECTIONS.
 6. ALL HANDICAP RAMPS SHALL HAVE DETECTABLE WARNINGS OR TRUNCATED DOME PANELS PER DETAIL. SEE SHEET 10 OF 22 - SITE DETAILS 2.



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JONES/HUMMEL HOLDINGS, LLC

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ATTN: STEVE MEIER

Firestone
COMPLETE AUTO CARE
FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

SITE PLAN LEGEND:		SITE PLAN LEGEND:	
PROPOSED	EXISTING	PROPOSED	EXISTING
	BUILDING		TRANSFORMER
	ASPHALT		WATER METER
	CONCRETE		GAS METER
	PROPERTY LINE		MONUMENT SIGN
	EASEMENT		CATCH CURB
	CENTERLINE OF PAN		WALL
	LIGHT POLE		
	SIGN		
	HYDRANT		
	SANITARY MANHOLE		
	INLET		
	STORM CLEAN OUT		
	FLARED END SECTION		
	TREE		

ADJACENT PROPERTIES

LOCATION	SUBDIVISION	LAND USE	REC. NO.
NORTH	EAGLE CREST SUB MONOR PLAT, LOT C	PUBLIC R.O.W. (120')	-
EAST	FIRESTONE CITY CENTRE FILING NO. 4, LOT 1B	COMMERCIAL	4390533
SOUTH	FIRESTONE CITY CENTRE FILING NO. 3	PRIVATE R.O.W. (61')	3576025(P)
WEST	JAKE JABS BLVD (PUBLIC)		3373270
EAST	EAGLE CREST SUB MINOR FILING NO. 4, TRACT B	COMMERCIAL	3168741



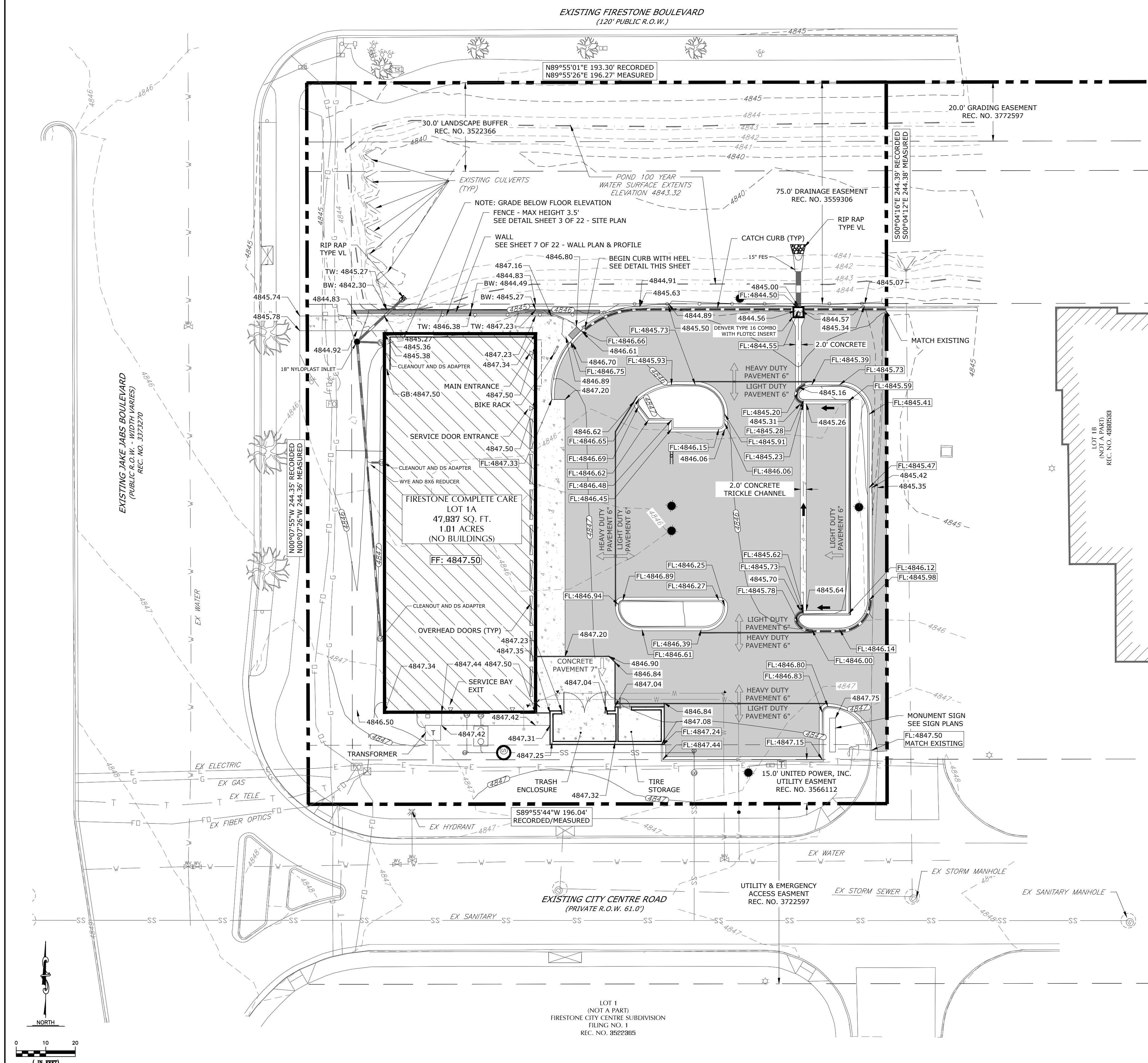
FIRESTONE COMPLETE AUTO CARE @ FIRESTONE CITY CENTRE	
SITE PLAN	
NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	02/05/2019
REVISION DATE:	04/18/2019

SITE PLAN

3 OF 22

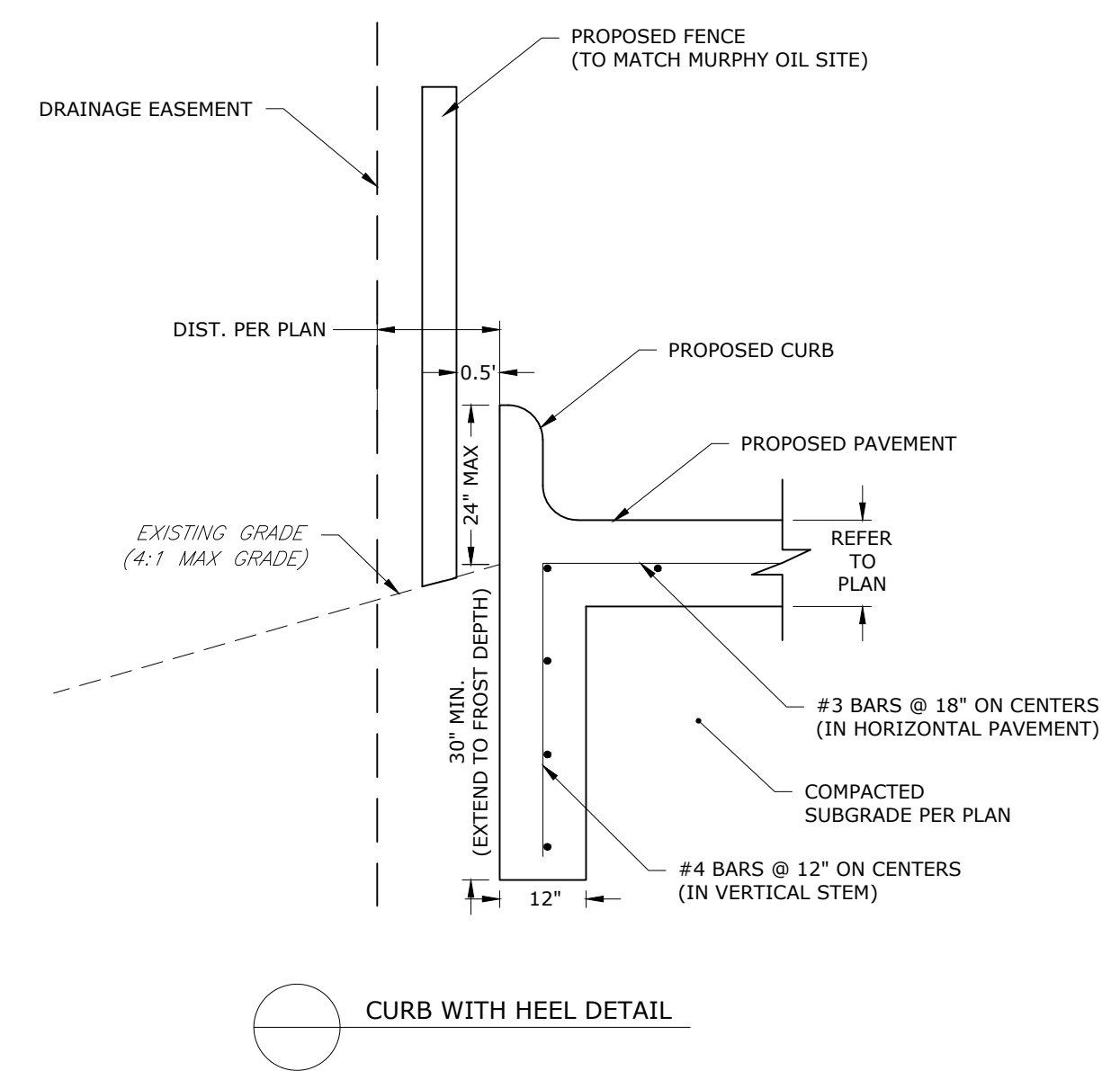


FINAL DEVELOPMENT PLAN FOR:
FIRESTONE COMPLETE AUTO CARE
LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504
GRADING PLAN
SHEET 4 OF 22



GRADING PLAN LEGEND:	
PROPOSED	EXISTING

NOTE:
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MAINTENANCE RESPONSIBILITIES.



FIRESTONE COMPLETE AUTO CARE @ FIRESTONE CITY CENTRE	
GRADING PLAN	
NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	02/05/2019
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ATTN: STEVE MEIER

Firestone
COMPLETE AUTO CARE
FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

DESIGNED BY: JAB DATE: 02/05/2019
DRAWN BY: CAL SCALE: 1"=20'
CHECKED BY: JAB
JOB NO.: 288.001.07
DWG NAME: 28800107_FSFS_GP.dwg

GRADING PLAN

SHEET:
4 OF 22





FINAL DEVELOPMENT PLAN FOR:
FIRESTONE COMPLETE AUTO CARE
LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504
DRAINAGE PLAN
SHEET 5 OF 22



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Firestone
COMPLETE AUTO CARE
FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

DRAINAGE PLAN LEGEND:		
PROPOSED		EXISTING
	BUILDING	
	ASPHALT	
	CONCRETE	
	PROPERTY LINE	
	EASEMENT	
	CENTERLINE OF PAN	
	STREET LIGHT	
	SIGN	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	INLET	
	STORM CLEAN OUT	
STORM FLARED END SECTION		
	TRANSFORMER	
	WATER METER	
	GAS METER	
	MONUMENT SIGN	
	CATCH CURB	
	UTILITY CROSSING	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	STORM PIPE	
	WATER LINE	
	ELECTRIC LINE	
	TELE LINE	
	SANITARY SEWER	
	FIBER OPTICS	
	GAS LINE	
	TREE	
	WALL	
	BASIN BOUNDARY	
	BASIN IDENTIFICATION	
	5-YR AND 100-YR RUNOFF COEFFICIENTS	
	BASIN AREA (AC)	

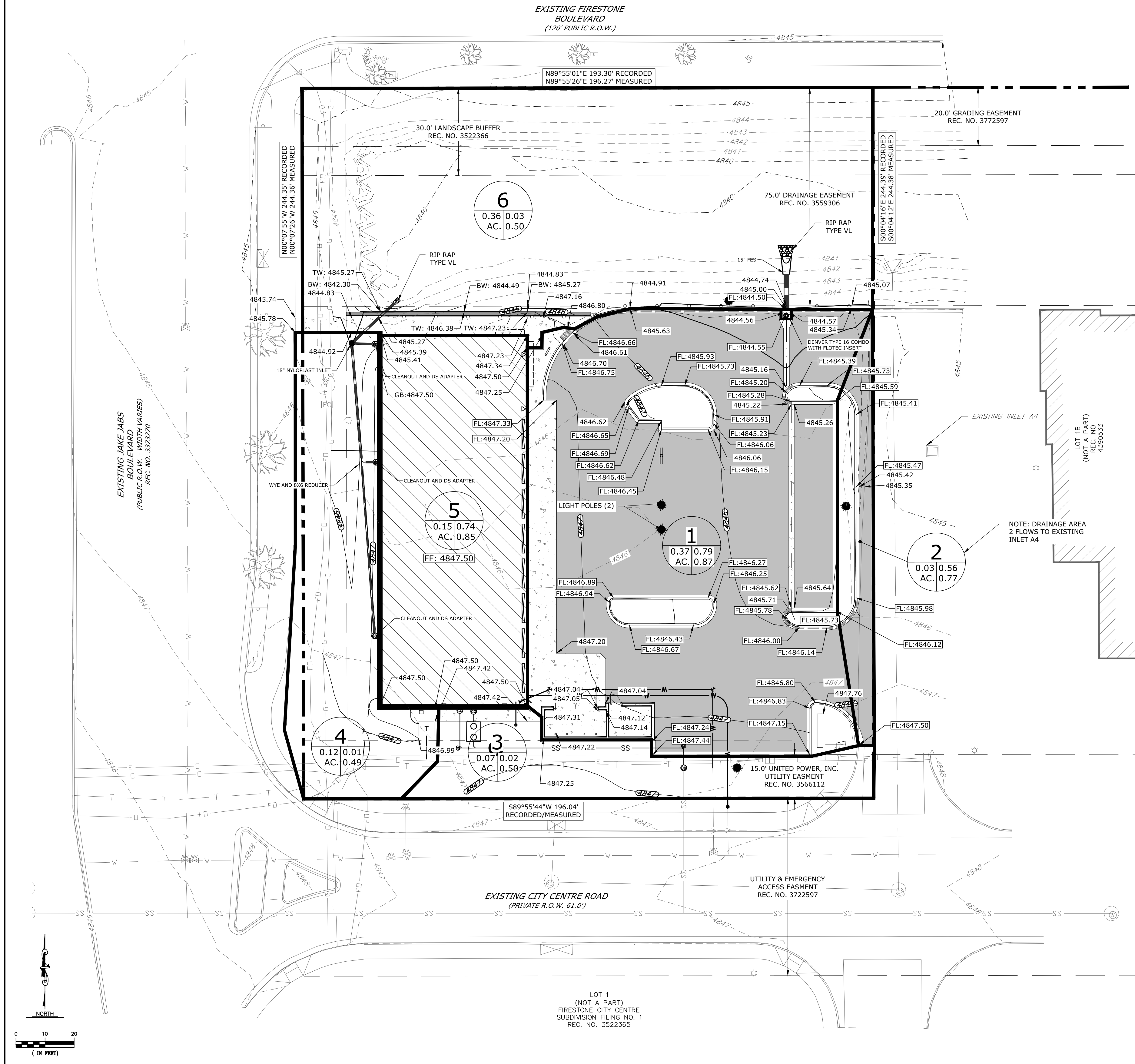
NOTES:

- IF SF IS NOT INSTALLED ON THE BACK OF CURB, ECB MAY BE NECESSARY IN THE GAP.
- VTC OFFSET FROM PERMANENT DRIVE DUE TO PLACEMENT OF STORM DRAIN.

FIRESTONE COMPLETE AUTO CARE - FIRESTONE CITY CENTRE	
DRAINAGE PLAN	
NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	02/05/2019
REVISION DATE:	04/18/2019

DRAINAGE PLAN

SHEET:
5 OF 22





FINAL DEVELOPMENT PLAN FOR:
FIRESTONE COMPLETE AUTO CARE
LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504
EROSION CONTROL PLAN

SHEET 6 OF 22



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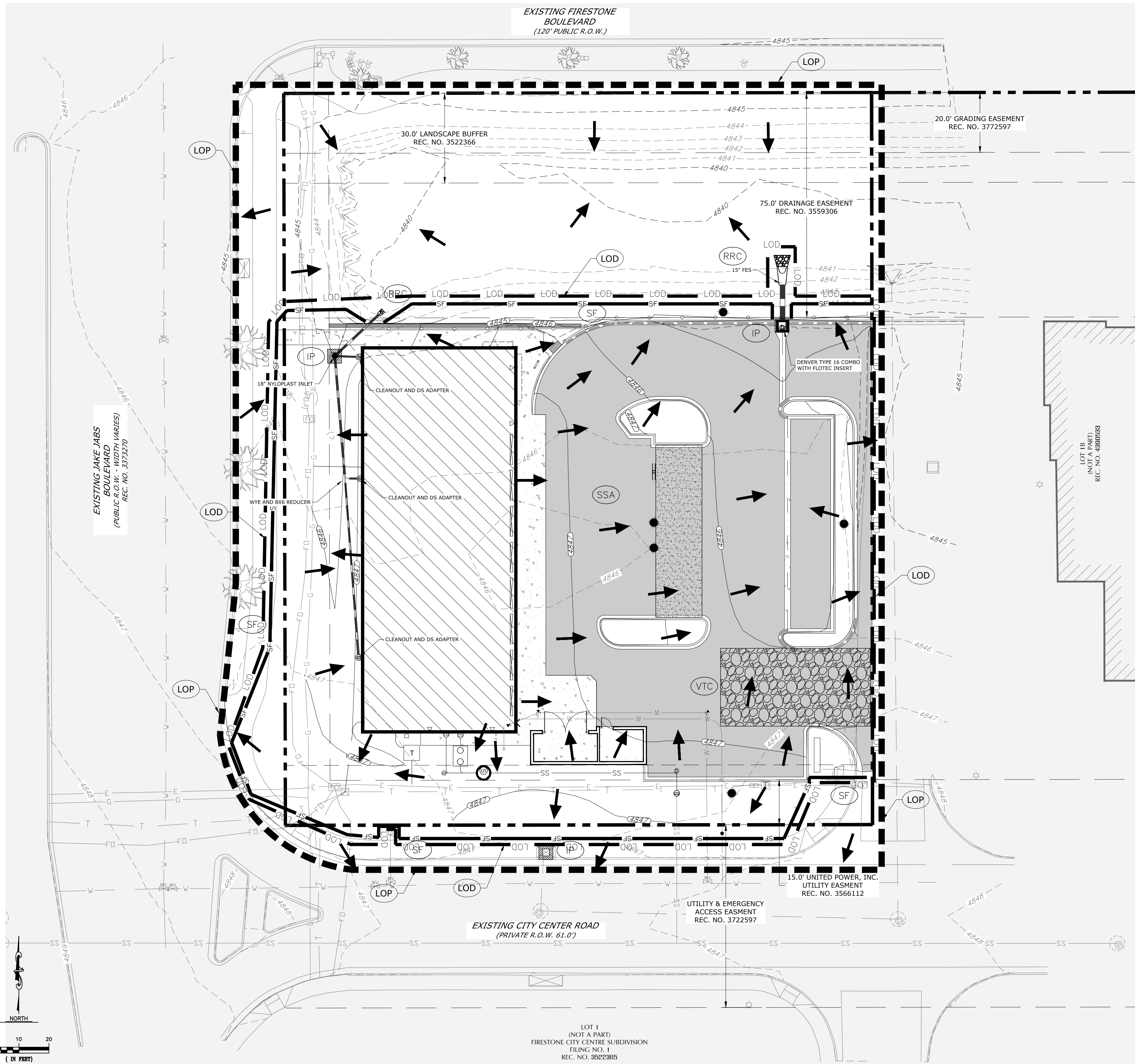
Firestone
COMPLETE AUTO CARE
FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

DESIGNED BY: JAB DATE: 02/05/2019
DRAWN BY: CAL SCALE: 1"=20'
CHECKED BY: JAB
JOB NO.: 288.001.07
DWG NAME: 28800107_FSFS_ECGP.dwg

EROSION CONTROL PLAN

SHEET:

6 OF 22



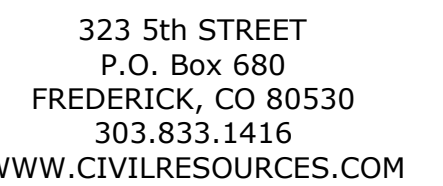
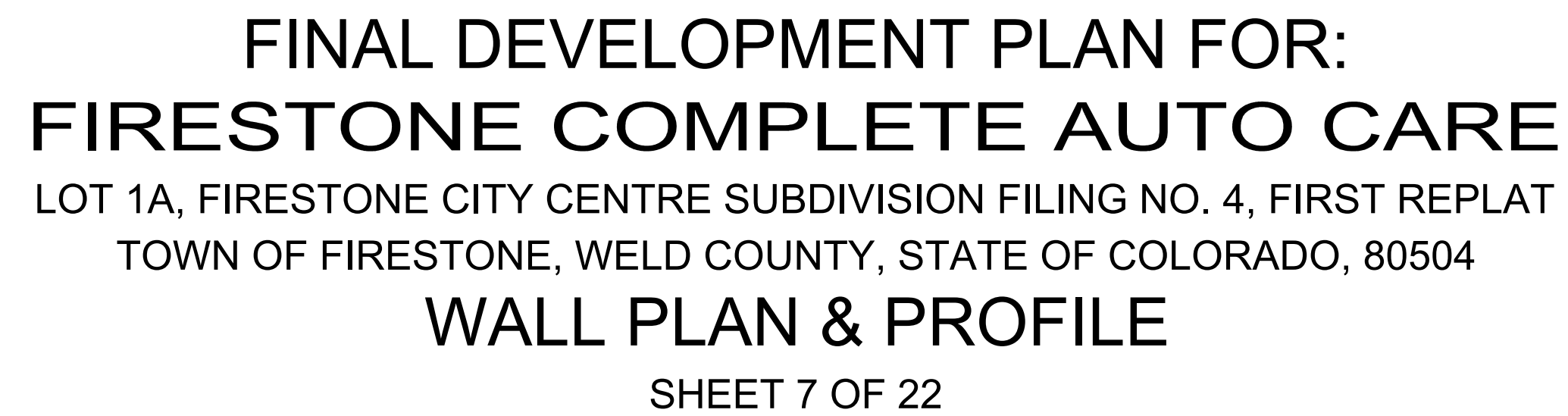
BMP LEGEND

	CD	CHECK DAM
	CB	COMPOST BLANKET
	CFB	COMPOST FILTER BERM
	CWA	CONCRETE WASHOUT AREA
	CF	CONSTRUCTION FENCE
	CM	CONSTRUCTION MARKER
	DW	DEWATERING
	DD	DIVERSION DITCH
	ECB	EROSION CONTROL BLANKET
	IP	INLET PROTECTION
	RCD	REINFORCED CHECK DAM
	RRB	REINFORCED ROCK BERM
	RRC	RRB FOR CULVERT PROTECTION
	SB	SEDIMENT BASIN
	SCL	SEDIMENT CONTROL LOG
	ST	SEDIMENT TRAP
	SM	SEEDING AND MULCHING
	SF	SILT FENCE
	SSA	STABILIZED STAGING AREA
	SR	SURFACE ROUGHENING
	TSD	TEMPORARY SLOPE DRAIN
	TSC	TEMPORARY STREAM CROSSING
	TER	TERRACING
	VTC	VEHICLE TRACKING CONTROL
	WW	VTC WITH WHEEL WASH
	LOP	LIMIT OF PERMIT
	LOD	LIMIT OF DISTURBANCE
		FLOW DIRECTION

LIMIT OF PERMIT = 1.3 ACRES
LIMIT OF DISTURBANCE = 0.85 ACRES



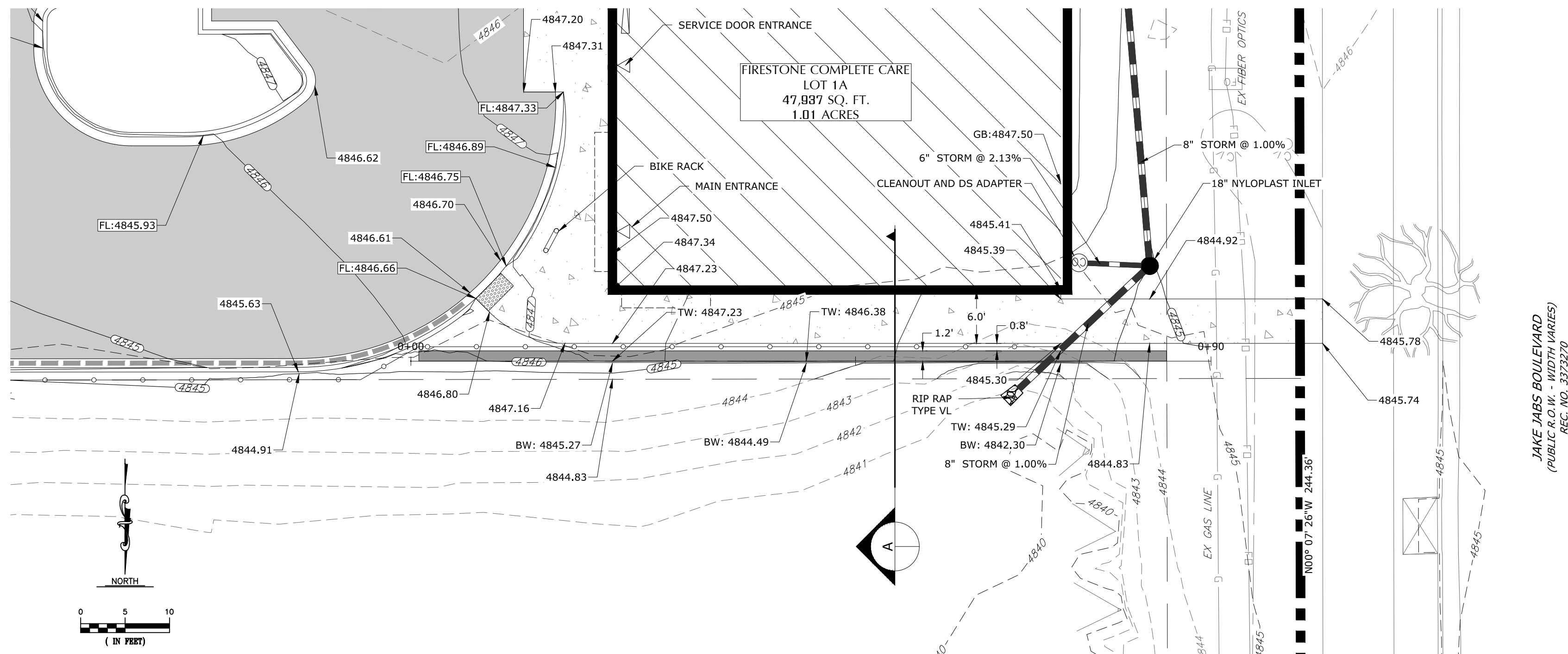
FIRESTONE COMPLETE AUTO CARE - FIRESTONE CITY CENTRE	
EROSION CONTROL PLAN	
NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
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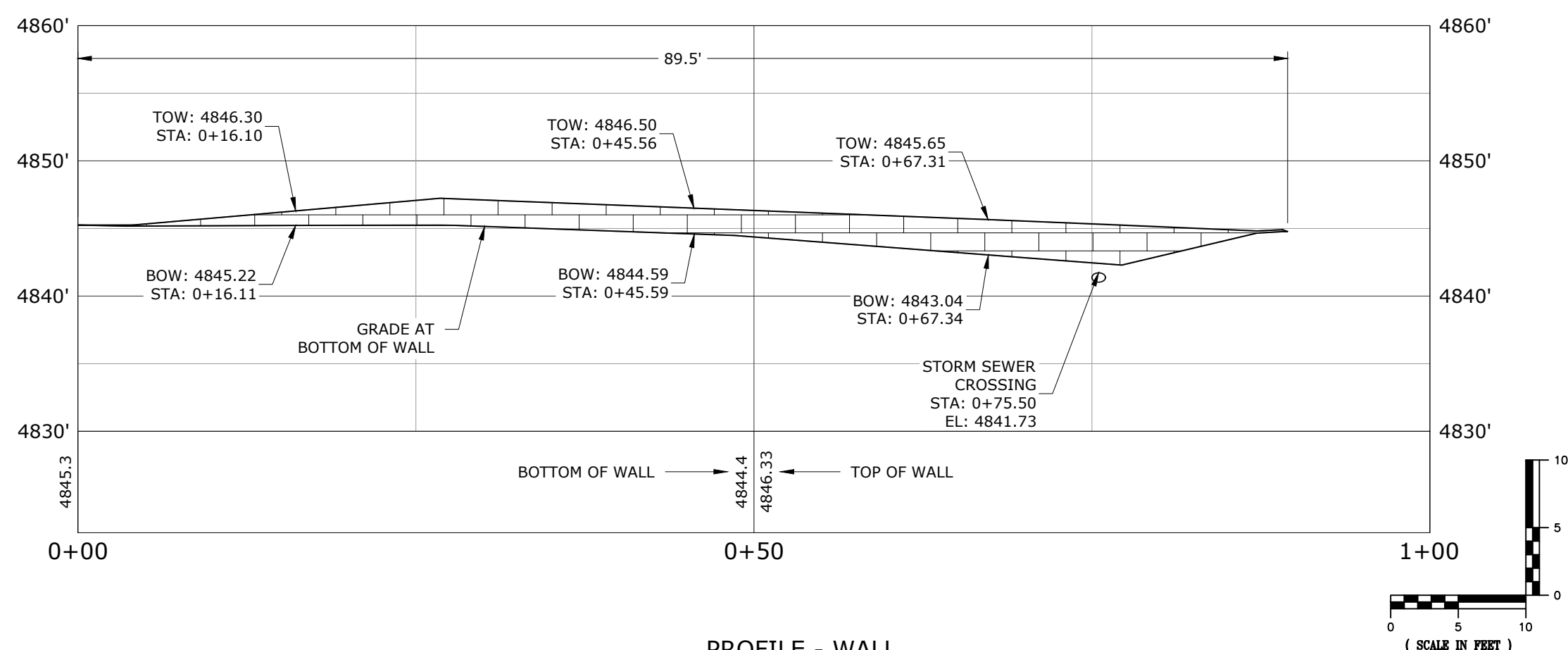
953 MAPLE AVE, STE 290
DALLAS, TX 75219
ATTN: STEVE MEIER



FIRESTONE COMPLETE AUTO CARE™



PLAN - WALL
STA: 0+00 TO 0+90



PROFILE - WALL
STA: 0+00 TO 0+90

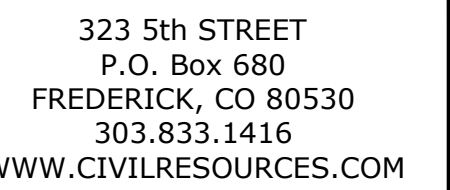
FIRESTONE COMPLETE AUTO CARE @ FIRESTONE CITY CENTRE	
WALL PLAN & PROFILE	
NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	02/05/2019
REVISION DATE:	04/18/2019

WALL PLAN &
PROFILE

ET:

7 OF 22

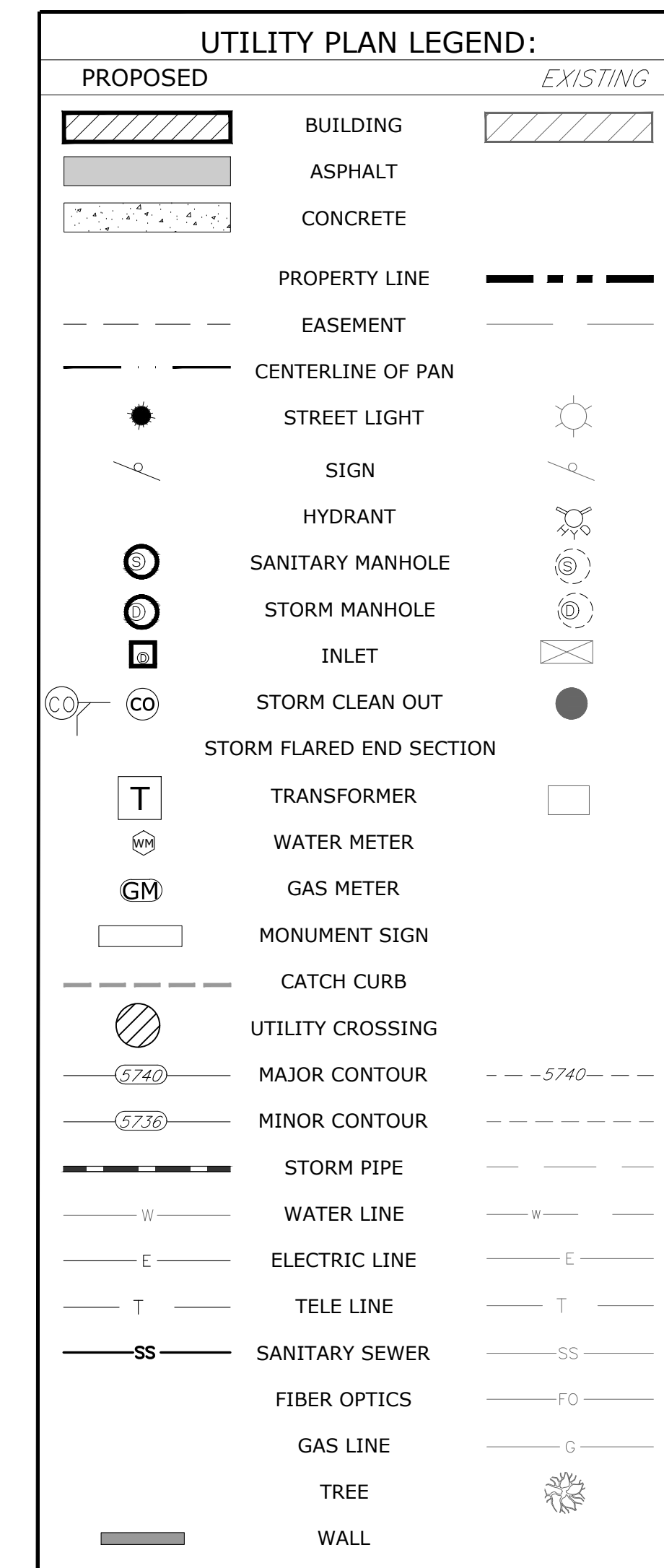




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DALLAS, TX 75219
ATTN: STEVE MEIER

firestone
COMPLETE AUTO CARE™

FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN



NOTE:
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MAINTENANCE RESPONSIBILITIES.

FIRESTONE COMPLETE AUTO CARE @ FIRESTONE CITY CENTRE	
UTILITY PLAN	
NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	02/05/2019
REVISION DATE:	04/18/2019

DESIGNED BY: <u>JAB</u>	DATE: <u>02/05/2019</u>
DRAWN BY: <u>CAI</u>	SCALE: <u>1"=20'</u>
CHECKED BY: <u>JAB</u>	
JOB NO.: <u>288.001.07</u>	
DWG NAME: <u>28800107 FSFS UTP.dwg</u>	

UTILITY PLAN

8 OF 22



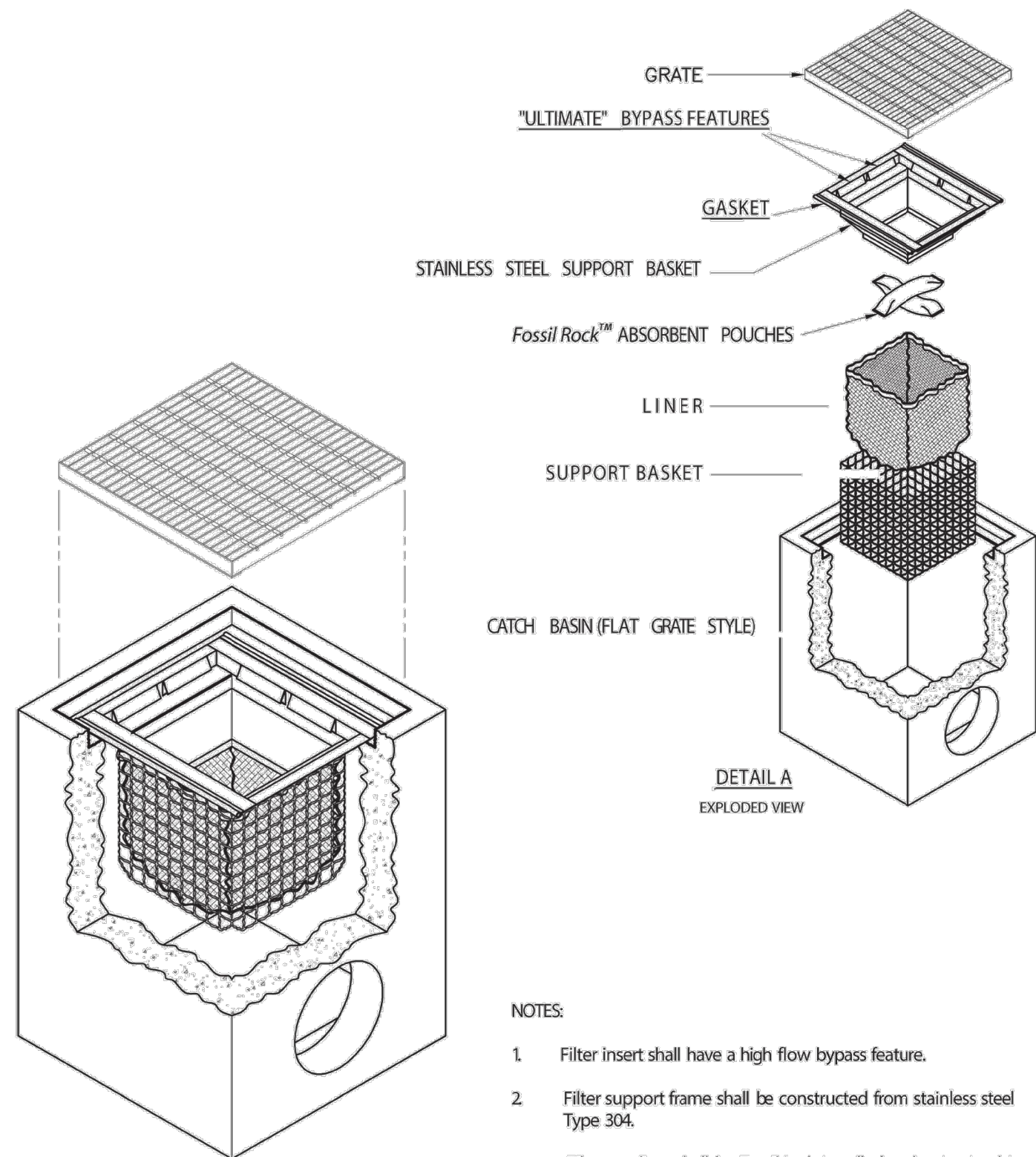


FINAL DEVELOPMENT PLAN FOR: FIRESTONE COMPLETE AUTO CARE

LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504

SITE DETAILS 1

SHEET 9 OF 22

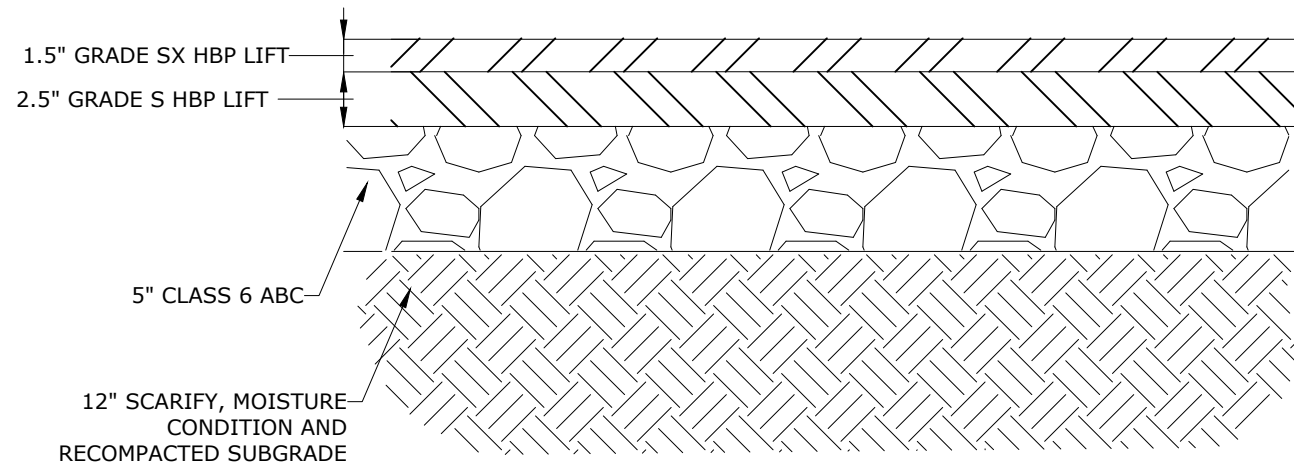


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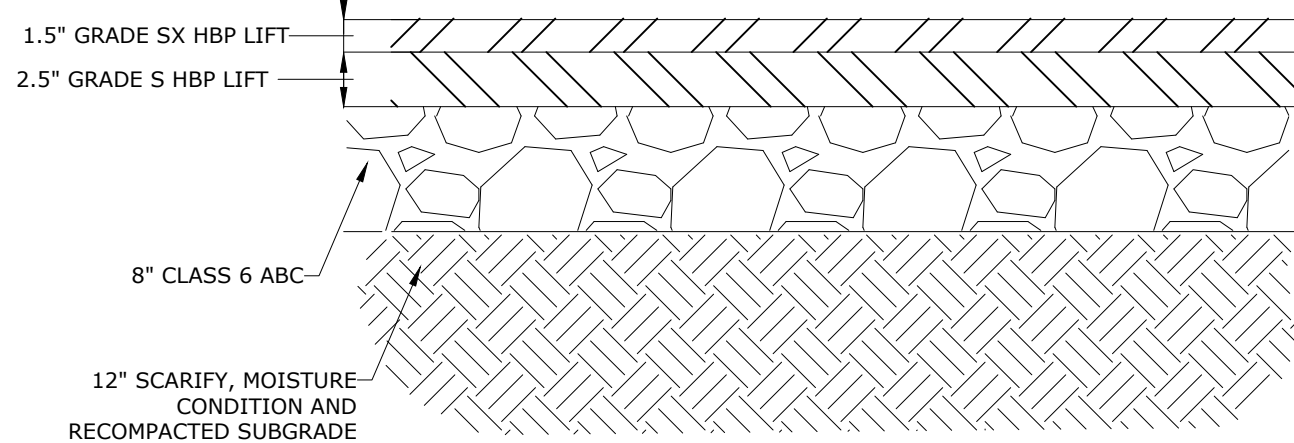
- Filter insert shall have a high flow bypass feature.
- Filter support frame shall be constructed from stainless steel Type 304.
- Filter medium shall be Fossil Rock installed and maintained in accordance with manufacturer specifications.
- Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

FloGard® FILTER
-INSTALLED INTO CATCH BASIN-

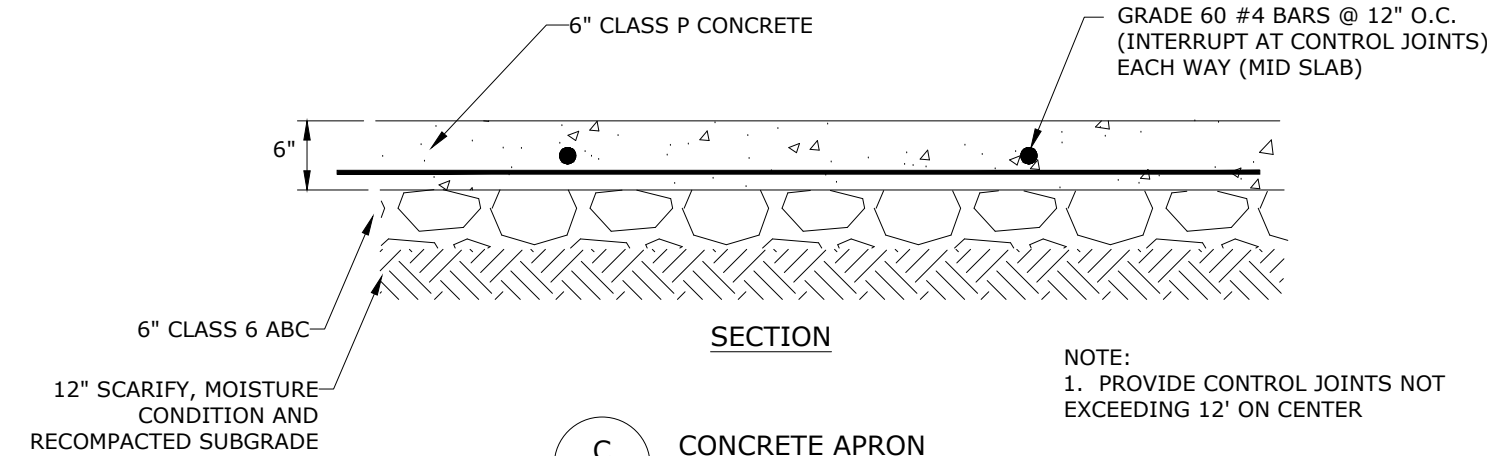
U.S. PATENT #6,551,023 & 6,872,029



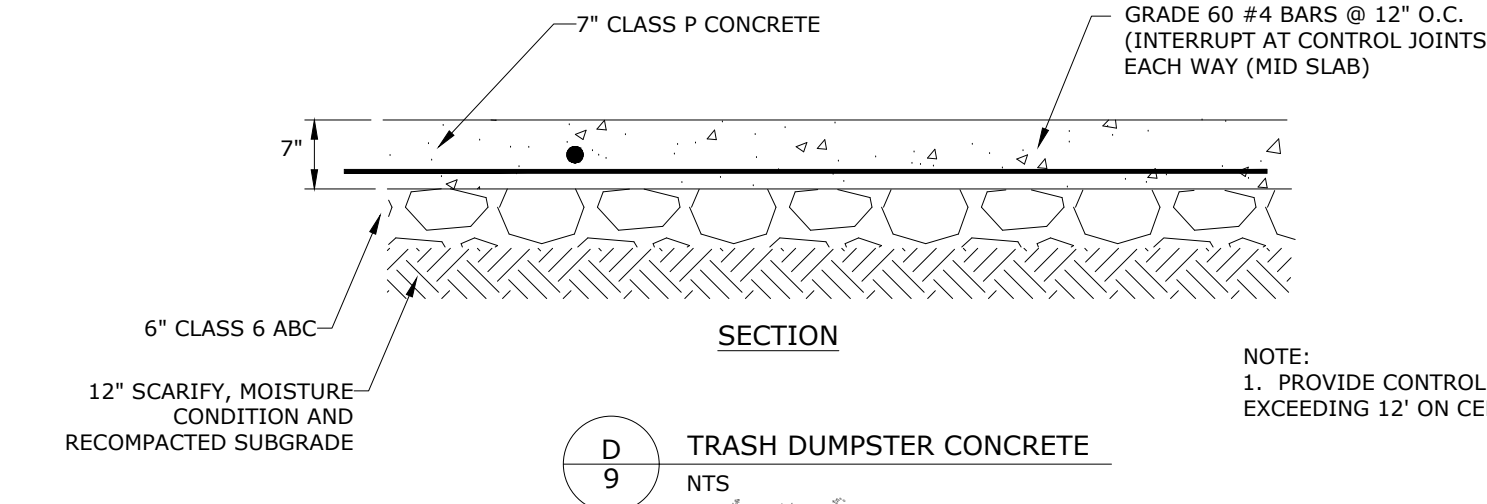
A
9
LIGHT DUTY ASPHALT PAVEMENT SECTION
NTS



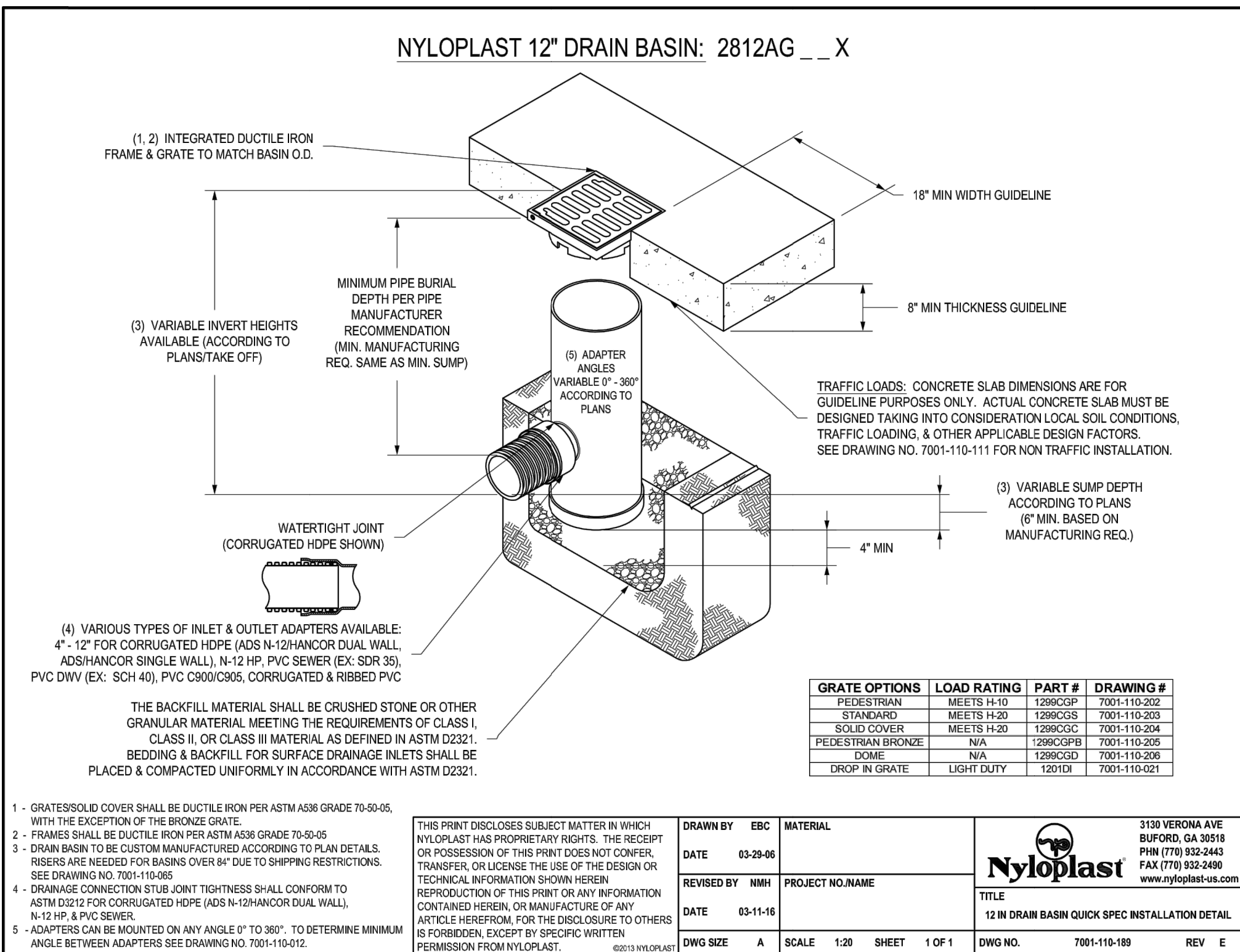
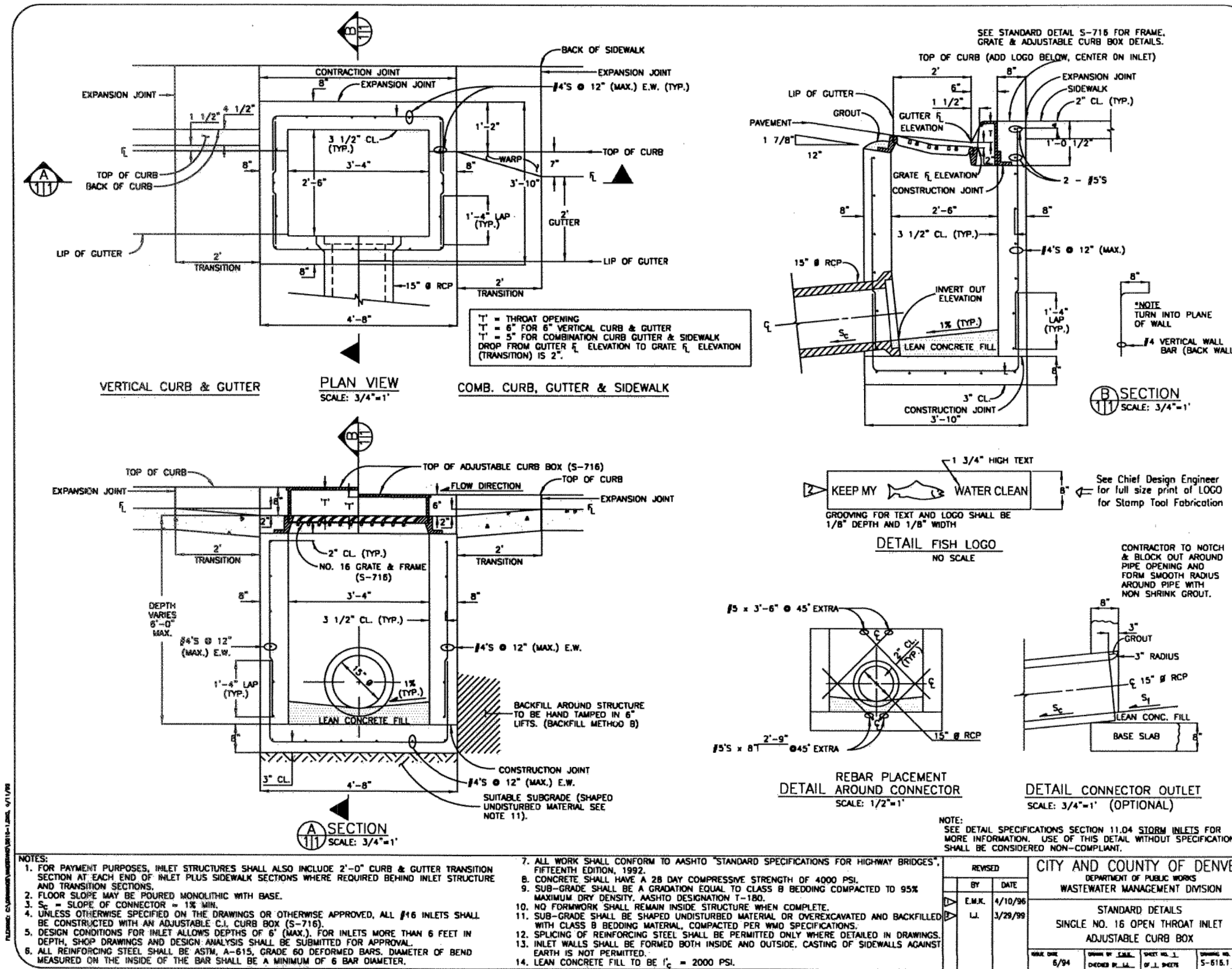
B
9
HEAVY DUTY ASPHALT PAVEMENT SECTION
NTS



C
9
CONCRETE APRON
NTS



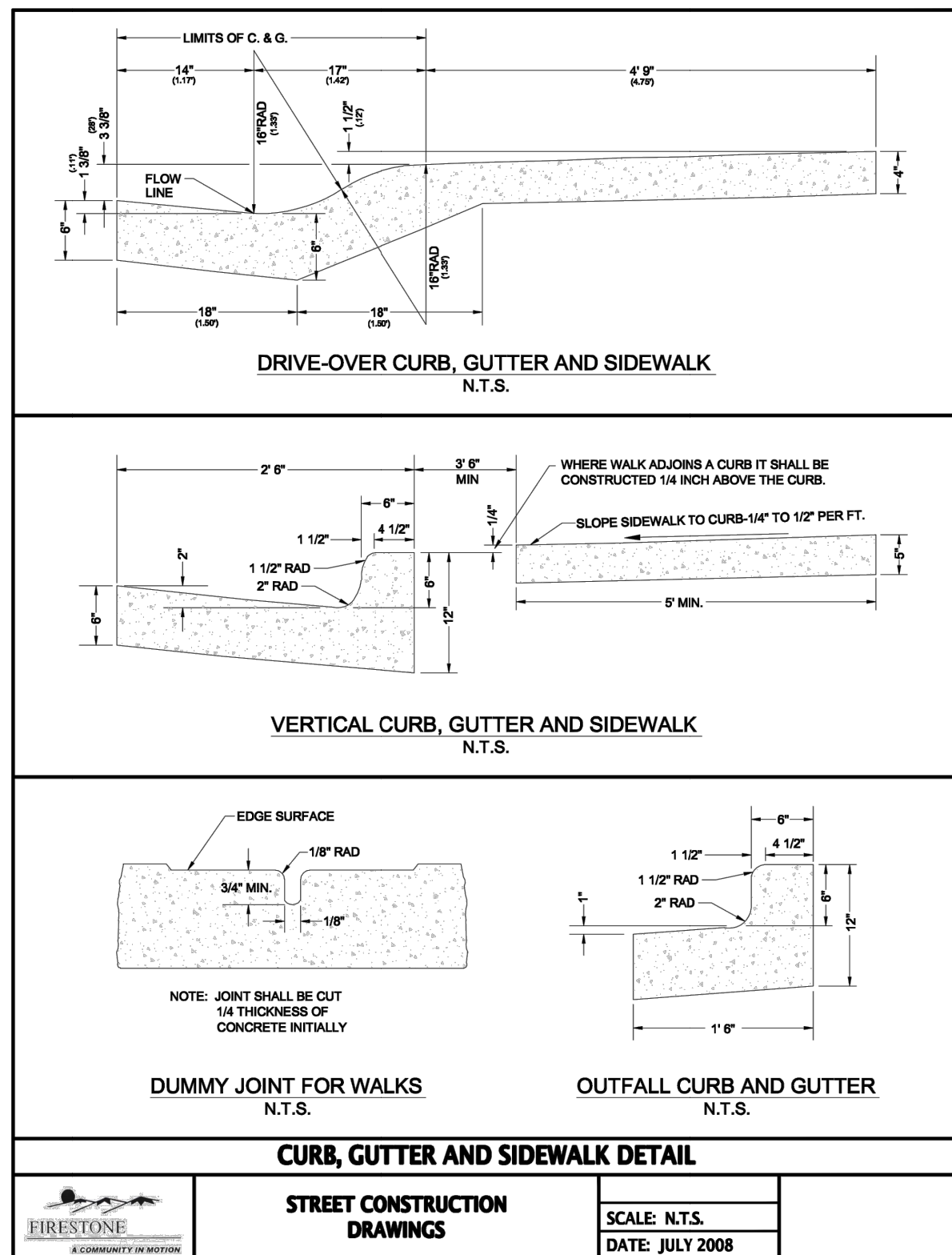
D
9
TRASH DUMPSTER CONCRETE
NTS



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS 14-10	1290CSP	7001-110-202
STANDARD	MEETS 14-20	1290CDS	7001-110-203
SOLID COVER	MEETS 14-20	1290CSC	7001-110-204
PEDESTRIAN BRONZE	N/A	1290CPB	7001-110-205
SOME	N/A	1290CSE	7001-110-206
DROP IN GRATE	1201GR	7001-110-021	



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FAX (415) 332-2440
www.nyloplast-usa.com



FIRESTONE COMPLETE AUTO CARE @ FIRESTONE CITY CENTRE	
SITE DETAILS 1	
NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
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PHASE NUMBER:	
PREPARATION DATE:	02/05/2019
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JONES/HUMMEL HOLDINGS, LLC

3953 MAPLE AVE, STE 290
DALLAS, TX 75219
ATTN: STEVE MEIER

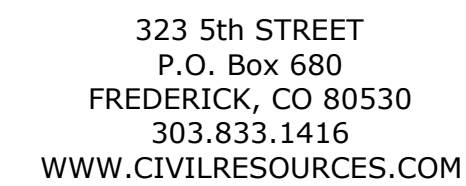
Firestone
COMPLETE AUTO CARE
FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

DESIGNED BY: JAB DATE: 02/05/2019
DRAWN BY: CAL SCALE:
CHECKED BY: JAB
JOB NO.: 288.001.07
DWG NAME: 28800107_FSFS_SP_Det.dwg

SITE DETAILS 1

SHEET:

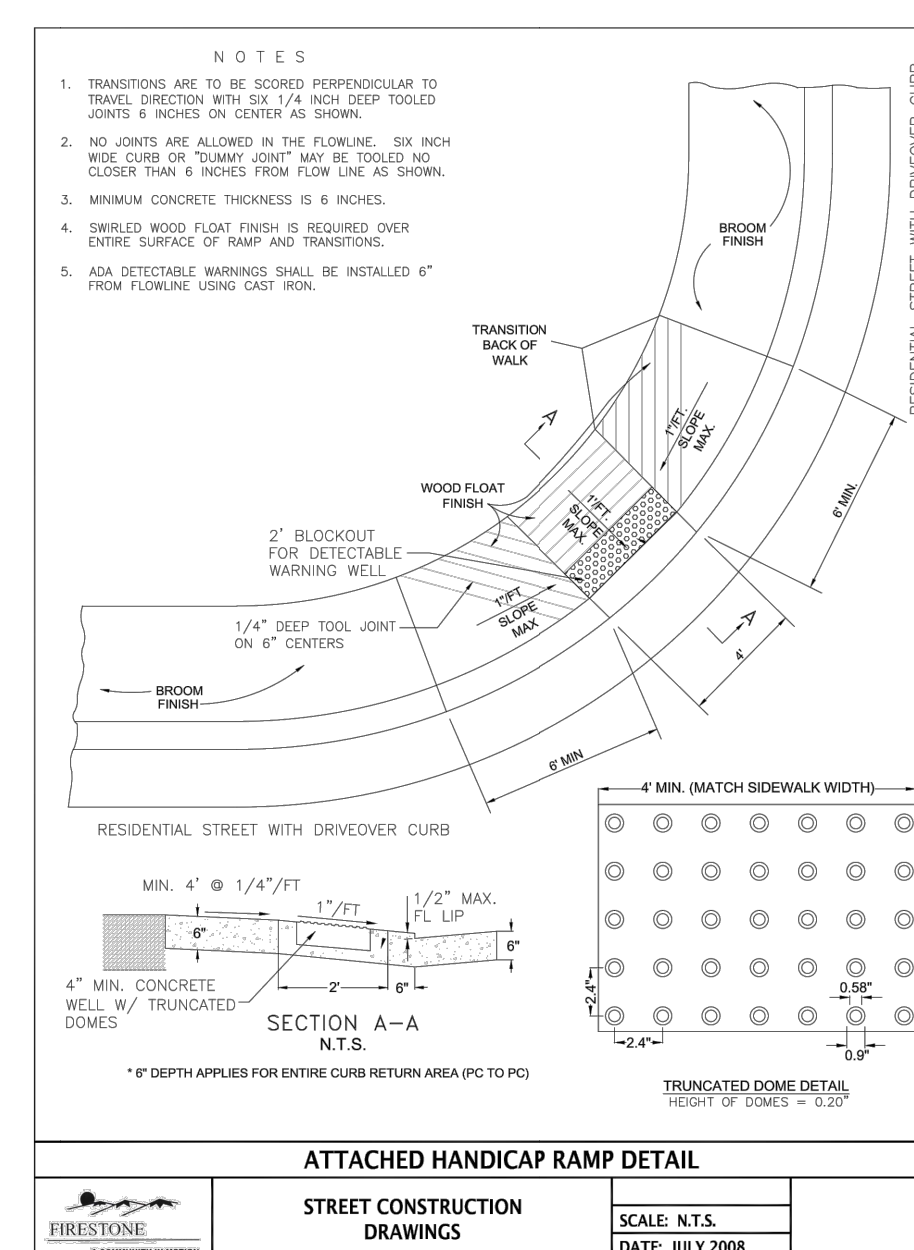
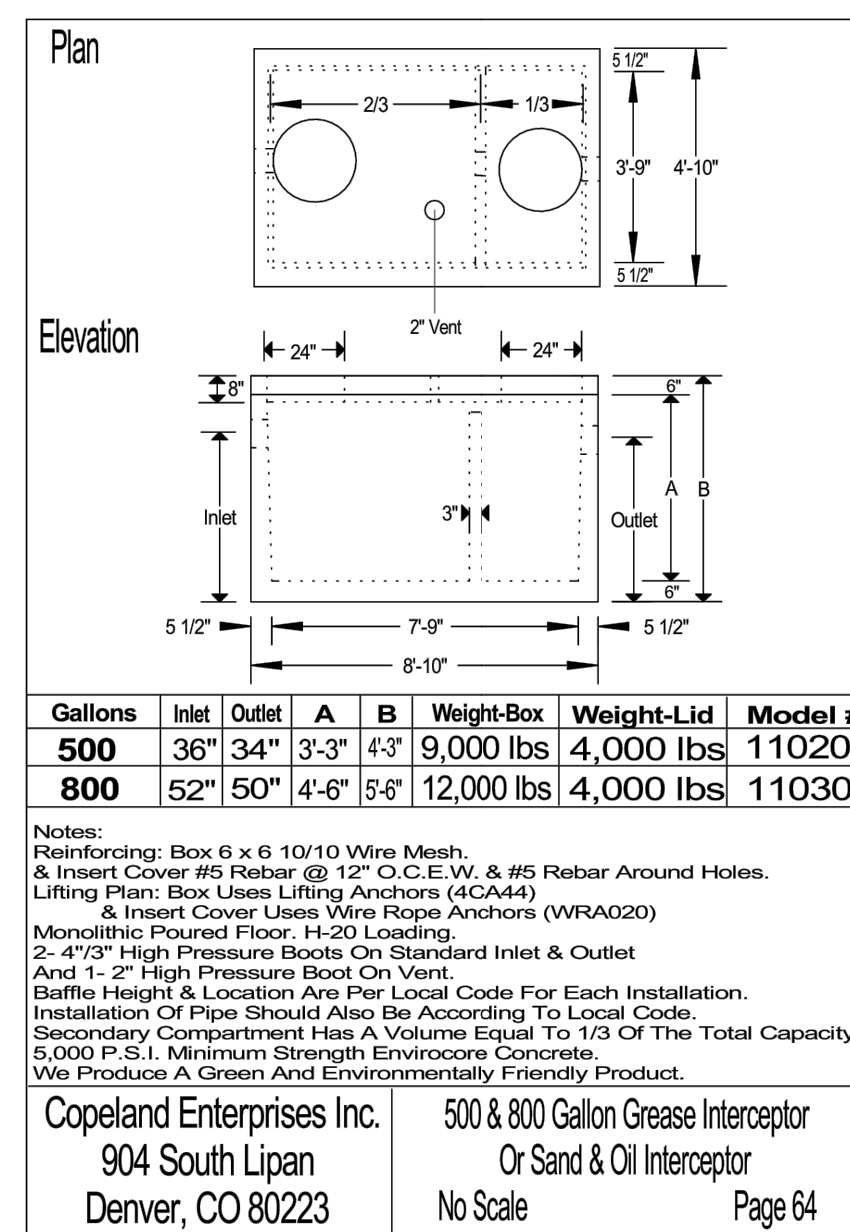
9 OF 22



3953 MAPLE AVE, STE 290
DALLAS, TX 75219
ATTN: STEVE MEIER

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COMPLETE AUTO CARE™
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FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN



FIRESTONE COMPLETE AUTO CARE @ FIRESTONE CITY CENTRE	
SITE DETAILS 2	
NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	02/05/2019
REVISION DATE:	04/18/2019

SHEET:

10 OF 22



FINAL DEVELOPMENT PLAN FOR:
FIRESTONE COMPLETE AUTO CARE
LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504
EROSION CONTROL DETAILS 1
SHEET 11 OF 22



323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

JONES/HUMMEL HOLDINGS, LLC

3953 MAPLE AVE, STE 290
DALLAS, TX 75219
ATTN: STEVE MEIER

Firestone
COMPLETE AUTO CARE

FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

DESIGNED BY: JAB DATE: 02/05/2019
DRAWN BY: CAL SCALE: 1"=20'
CHECKED BY: JAB
JOB NO.: 288.001.07
DWG NAME: 28800107_FSFS_ECGP.dwg

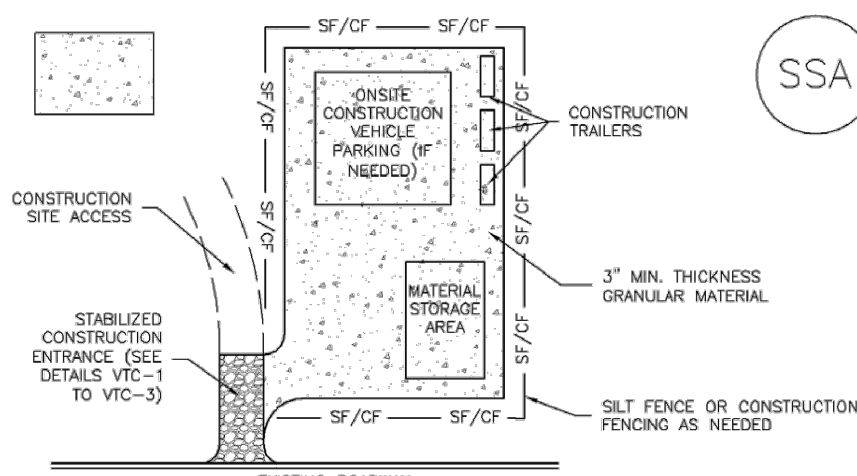
EROSION CONTROL
DETAILS 1

SHEET:

11 OF 22

Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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SSA-3

SM-6

Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY JURISDICTIONS PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

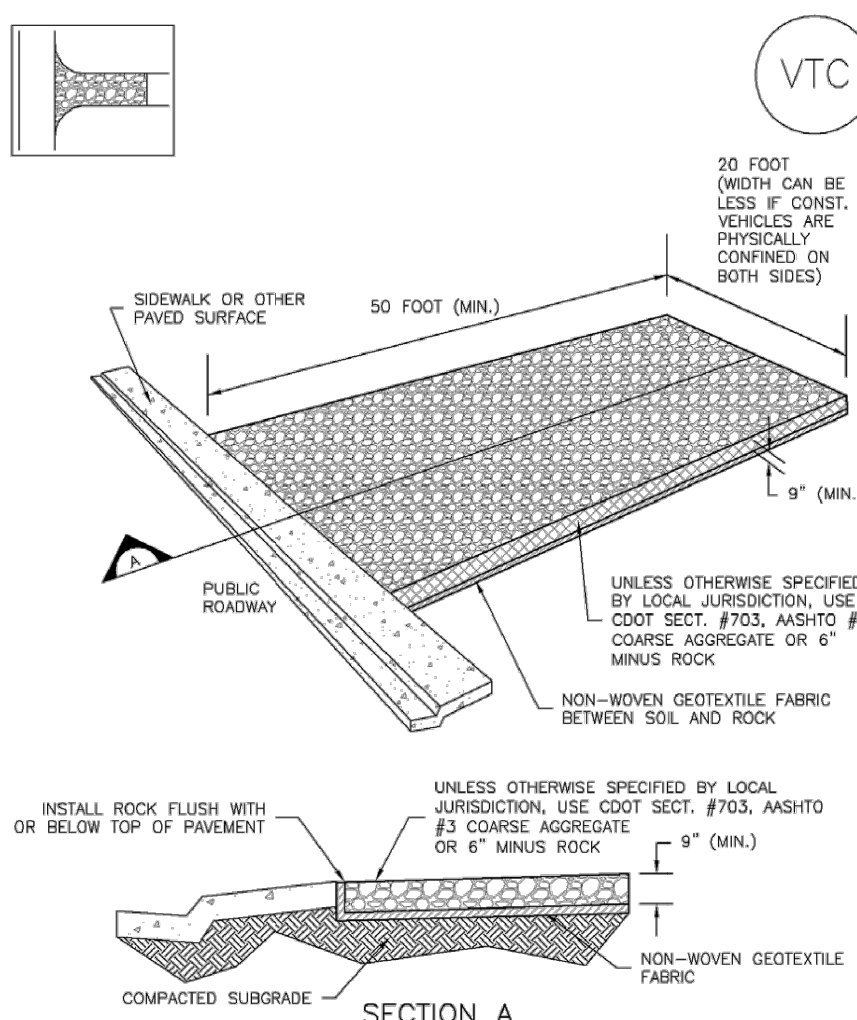
(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

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Urban Storm Drainage Criteria Manual Volume 3

SSA-4

Vehicle Tracking Control (VTC)

SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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Urban Storm Drainage Criteria Manual Volume 3

VTC-3

SM-4

Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
-TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
- CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

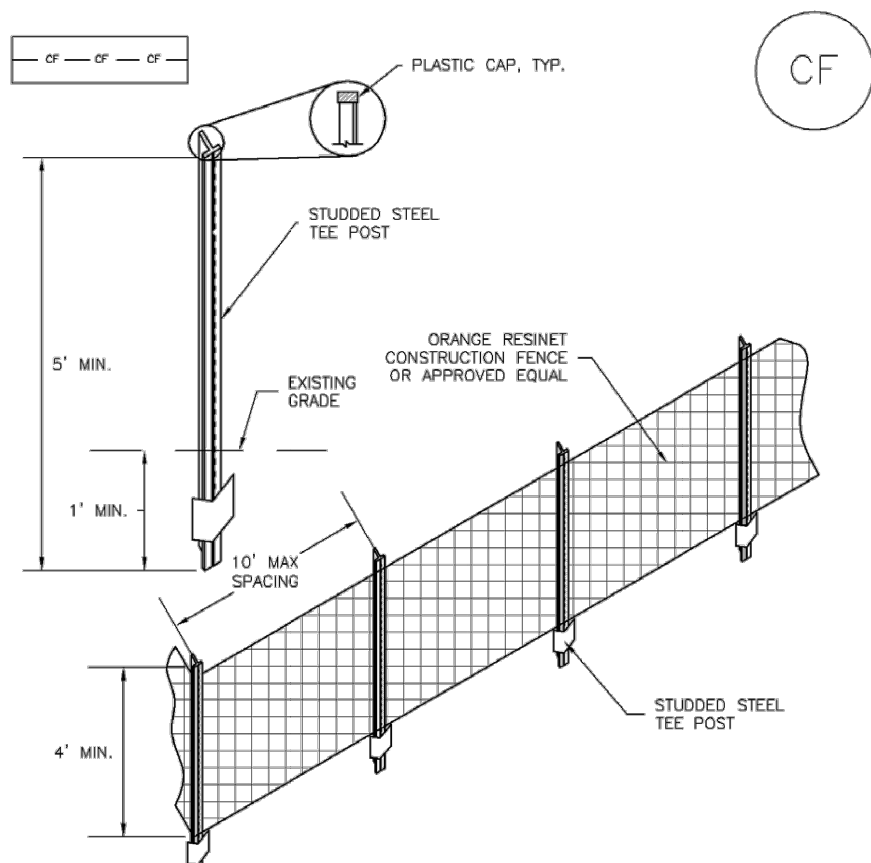
(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

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Urban Storm Drainage Criteria Manual Volume 3

VTC-6

SM-3

Construction Fence (CF)



CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION OF CONSTRUCTION FENCE.
- CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4" HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
- STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
- CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

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CF-2

Construction Fence (CF)

SM-3

CONSTRUCTION FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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Urban Storm Drainage Criteria Manual Volume 3

CF-3



Know what's below.
Call before you dig.



FINAL DEVELOPMENT PLAN FOR:
FIRESTONE COMPLETE AUTO CARE
LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504
EROSION CONTROL DETAILS 2
SHEET 12 OF 22



323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

JONES/HUMMEL HOLDINGS, LLC

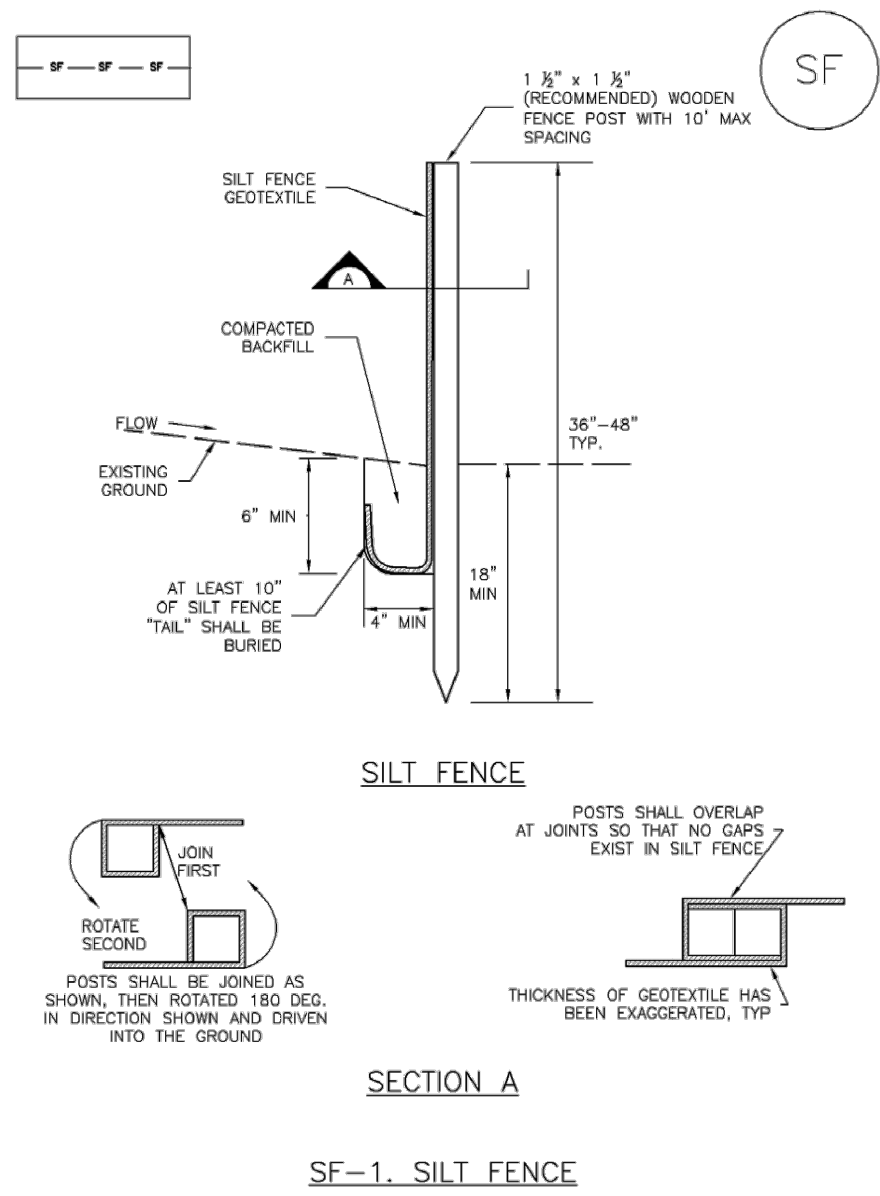
3953 MAPLE AVE, STE 290
DALLAS, TX 75219
ATTN: STEVE MEIER

Firestone
COMPLETE AUTO CARE

FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

Silt Fence (SF)

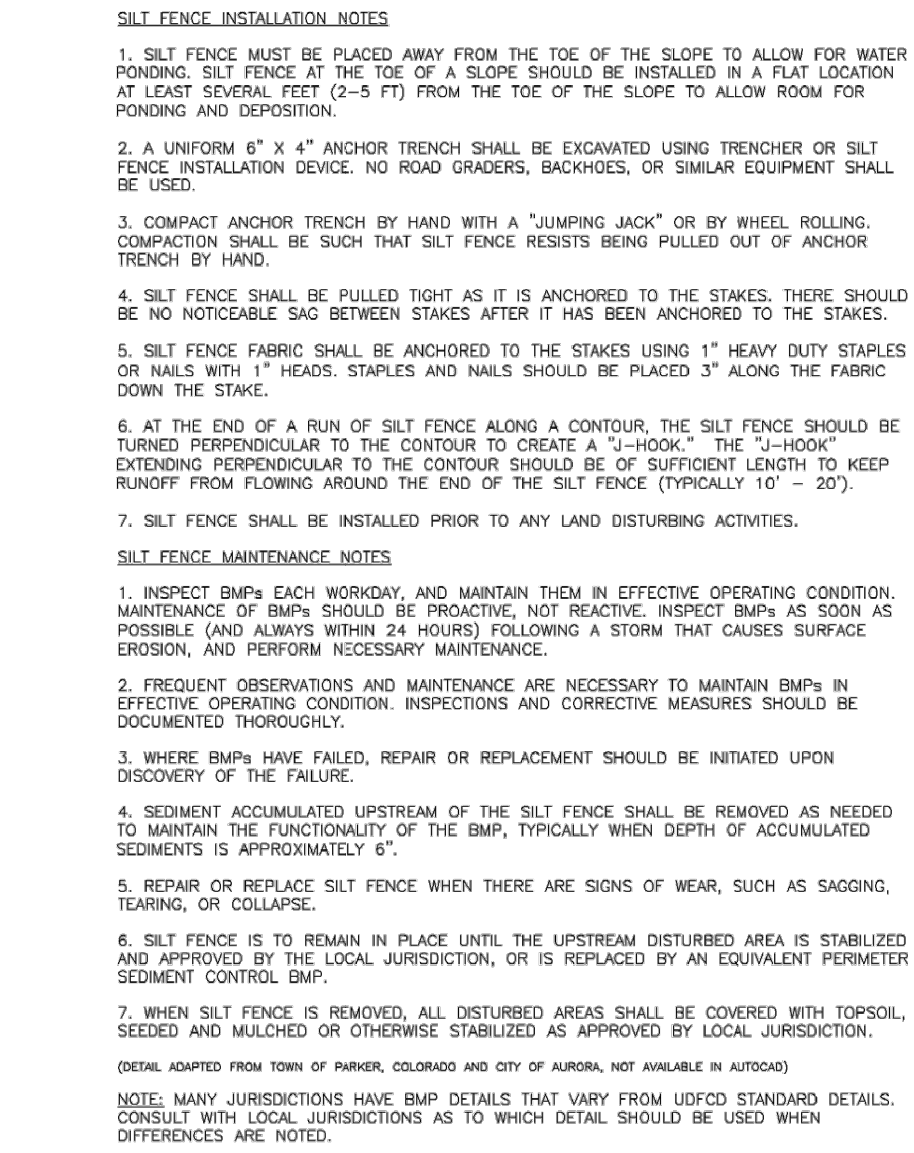
SC-1



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

SC-1

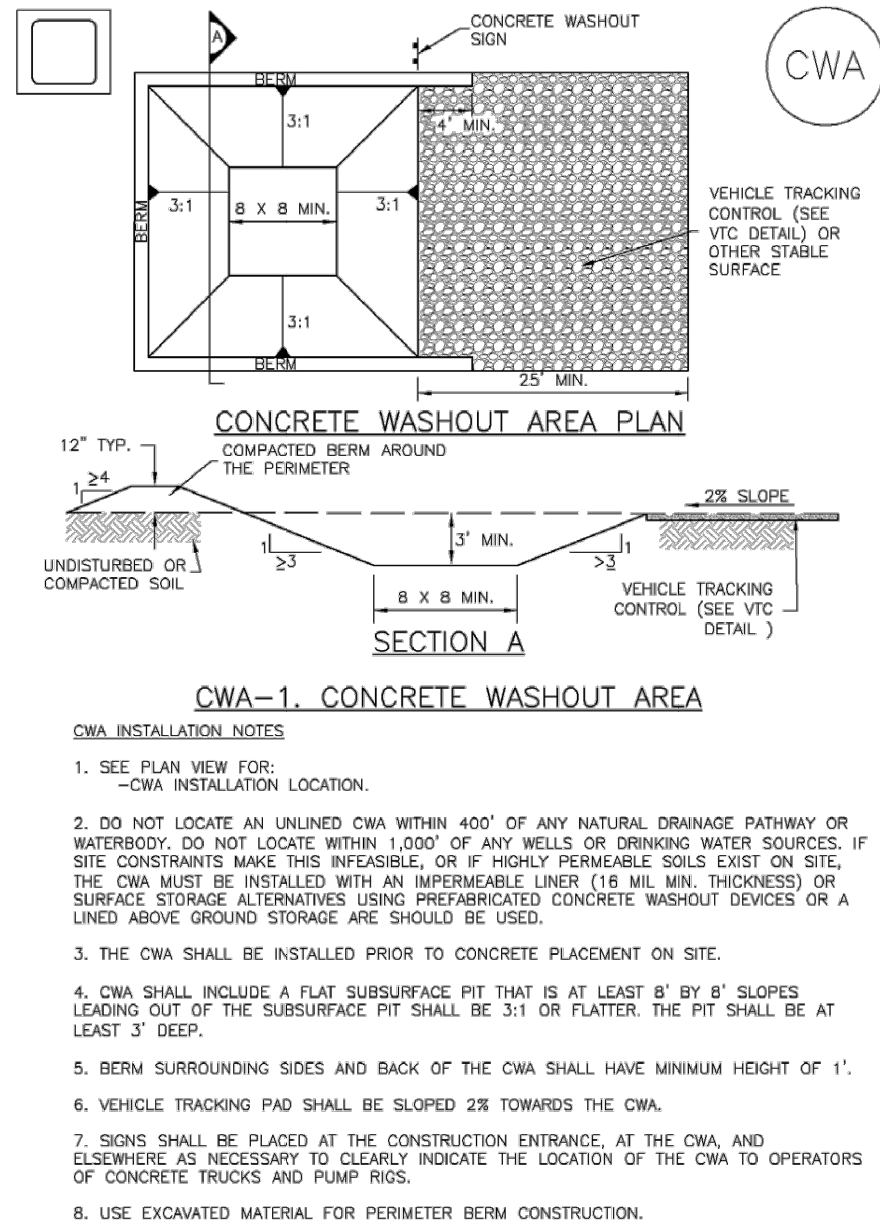
Silt Fence (SF)



SF-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Concrete Washout Area (CWA)

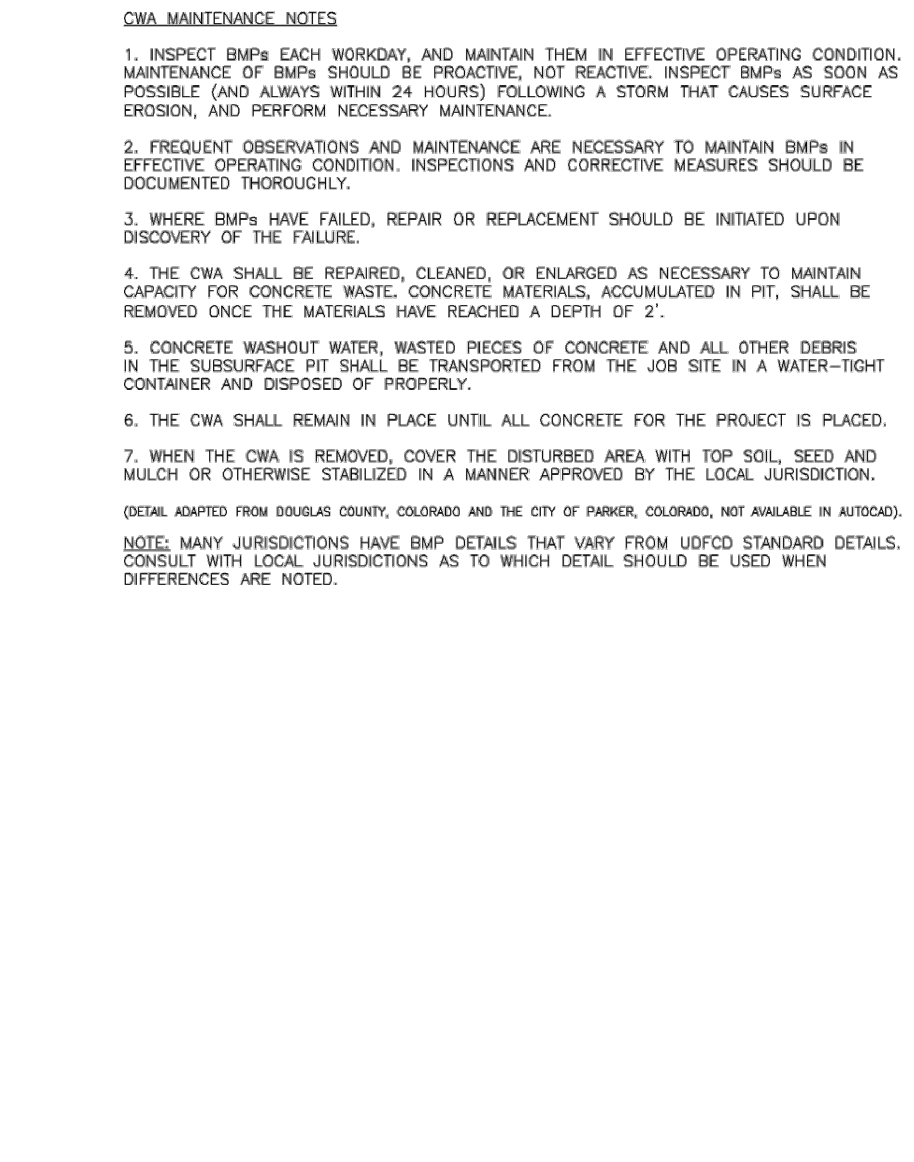
MM-1



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MM-1

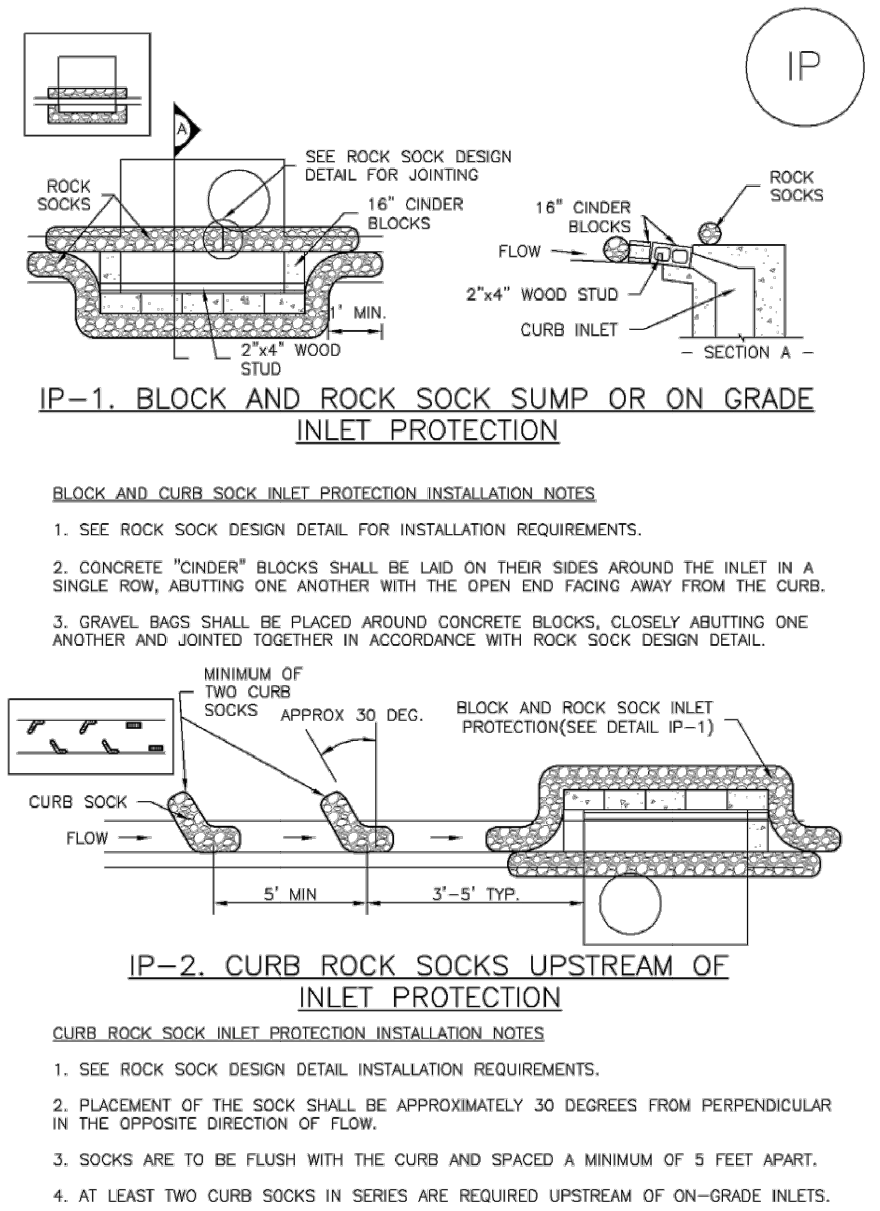
Concrete Washout Area (CWA)



CWA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

SC-6

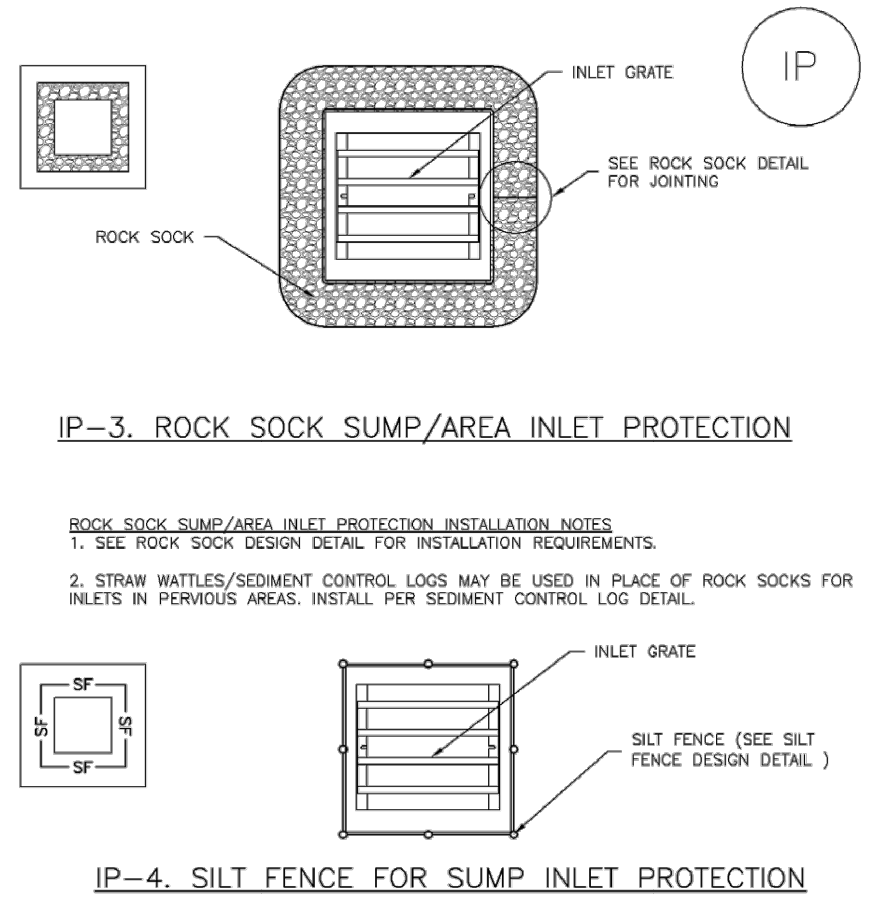
Inlet Protection (IP)



IP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

Inlet Protection (IP)

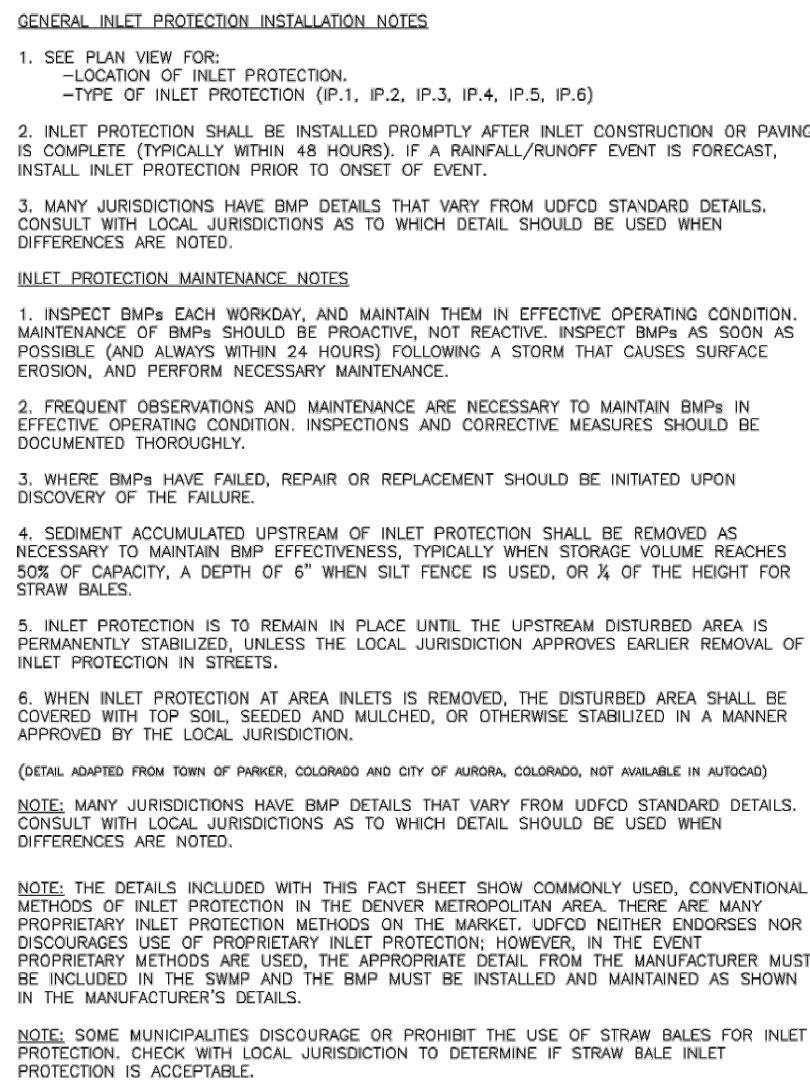
SC-6



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-5

SC-6

Inlet Protection (IP)



IP-8 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013



Know what's below.
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FIRESTONE COMPLETE AUTO CARE - FIRESTONE CITY CENTRE	
EROSION CONTROL DETAILS 2	
NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	02/05/2019
REVISION DATE:	04/18/2019

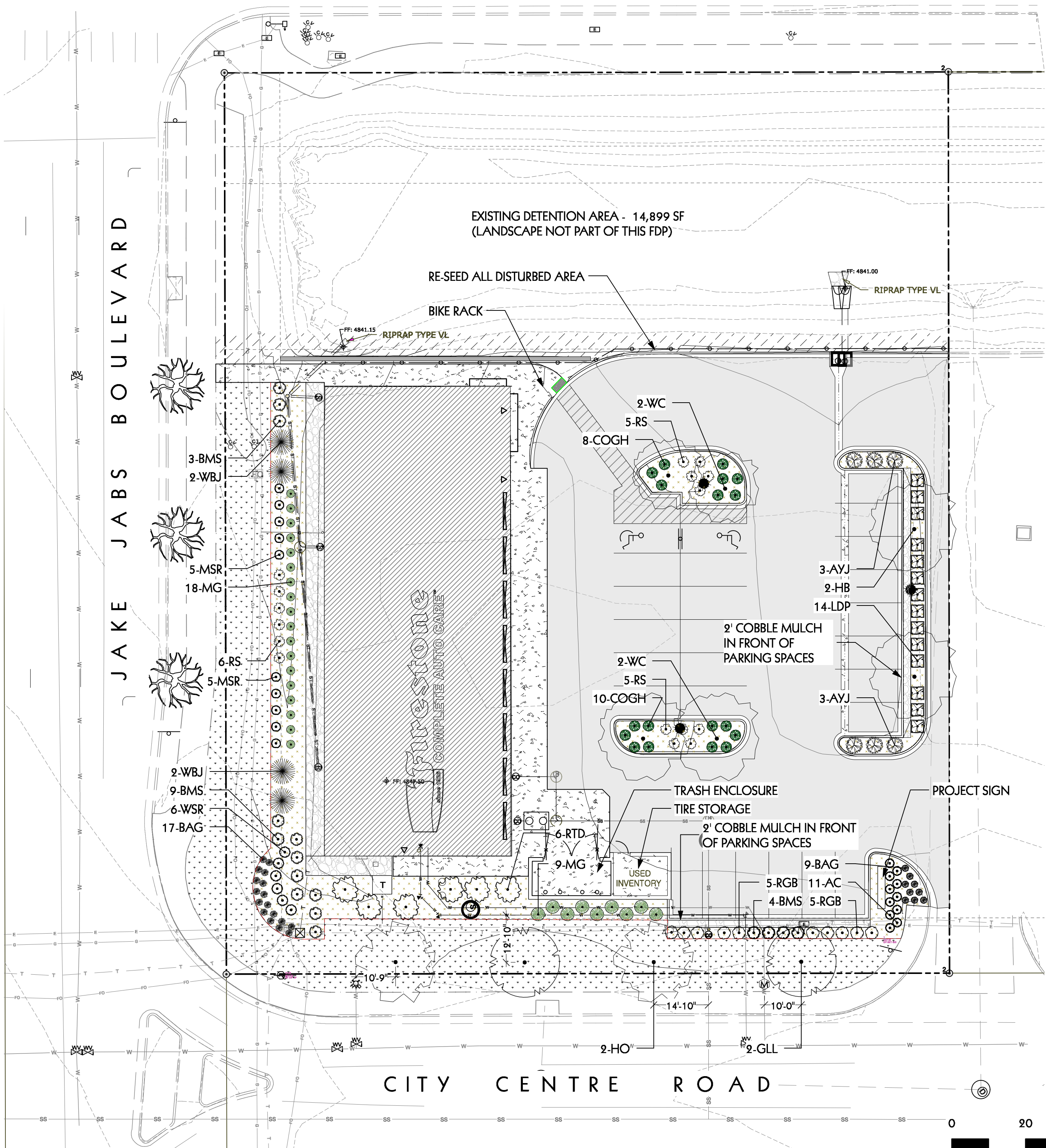
EROSION CONTROL
DETAILS 2

SHEET:
12 OF 22



FINAL DEVELOPMENT PLAN FOR:
FIRESTONE COMPLETE AUTO CARE
LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT
4515 CITY CENTRE ROAD
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504
LANDSCAPE PLAN
SHEET 13 OF 22

FIRESTONE BOULEVARD



PLANT LIST: 01/15/18

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	O.C. SPACING
TREES:					
GLL	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" cal.	as shown
HB	2	Celtis occidentalis	Hackberry	2" cal.	as shown
HO	2	Quercus Henrage	Henrage Oak	2" cal.	as shown
WBJ	4	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	6' ht.	as shown
WC	4	Catalpa speciosa	Northern Catalpa	2" cal.	as shown
TOTAL:	14				
SHRUBS:					
AC	11	Ribes alpinum	Alpine Currant	# 5 cont.	3.5' o.c.
AVJ	6	Juniperus horizontalis 'Youngstown'	Anderson Youngstown Juniper	# 5 cont.	5' o.c.
BMS	16	Caryopteris x clandonensis	Bluebeard	# 5 cont.	4.5' o.c.
COGH	18	Mahonia aquifolium 'Compacta'	Compact Oregon Grape Holly	# 5 cont.	4' o.c.
CTLS	16	Rhus trilobata 'Autumn Amber'	Creeping Three-Leaf Sumac	# 5 cont.	5' o.c.
LDP	14	Ligustrum vulgare 'Lodense'	Lodense Privet	# 5 cont.	4' o.c.
MSR	10	Rosa 'Morden Sunrise'	Morden Sunrise Rose	# 5 cont.	4' o.c.
RCB	10	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	# 5 cont.	4' o.c.
RS	16	Perovskia atriplicifolia	Russian Sage	# 5 cont.	4' o.c.
RTD	6	Cornus sericea 'Isanti'	Isanti Redtwig Dogwood	# 5 cont.	6' o.c.
WSR	6	Rosa 'Meidiland White'	White Meidiland Landscape Rose	# 5 cont.	4' o.c.
TOTAL:	122				
ORNAMENTAL GRASSES:					
BAG	26	Helictotrichon sempervirens	Blue Avena Grass	# 1 cont.	2' o.c.
MIG	27	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	# 1 cont.	2' o.c.
TOTAL:	53				

LEGEND:

- EXISTING SHADE TREES
- PROPOSED SHADE TREES
- PROPOSED EVERGREEN TREES
- PROPOSED SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- SOD
- LOW GROW SEED TO MATCH EXISTING
- EDGER
- COBBLE MULCH
- WOOD MULCH

LANDSCAPE REQUIREMENTS:

DESCRIPTION	REQUIREMENTS	SF/LF	TE REQUIRED	TE PROVIDED
LANDSCAPE AREA	1 TE PER 500 SF	11,505 SF	23	14 TREES + 129 SHRUBS = 26.9 TE
BUILDING FRONTAGE	1 TE PER 50 LF	365 LF	7	4 TREES + 40 SHRUBS = 8 TE

** ONLY INCLUDES LANDSCAPING WITHIN THE SCOPE OF THIS FDP.

SITE DATA TABLE:

DESCRIPTION	AREA IN SF	% OF LANDSCAPE AREA
TOTAL LANDSCAPE AREA	11,505	100.0%
MAXIMUM % OF TURF ALLOWED	5,753	50.0%
% OF TURF PROVIDED	5,395	46.9%

** ONLY INCLUDES LANDSCAPING WITHIN THE SCOPE OF THIS FDP.

outside la
landscape architecture +
urban design +
planning
boulder / steamboat springs, co
p. 303.517.9256
f. 970.367.5180
ola@me.com

JONES/HUMMEL HOLDINGS, LLC
3953 MAPLE AVE, STE 290
DALLAS, TX 75219
ATTN: STEVE MEIER

Firestone
COMPLETE AUTO CARE
FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: sg DATE: 04/10/2019
DRAWN BY: oala SCALE: AS NOTED
CHECKED BY: sg AS NOTED
JOB NO.: XXXXXXXXX
DWG NAME: landscape.DWG

FIRESTONE COMPLETE CARE	
COVER SHEET	
NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	
REVISION DATE:	

LANDSCAPE PLAN
SHEET:
13 OF 22

FINAL DEVELOPMENT PLAN FOR:
FIRESTONE COMPLETE AUTO CARE
LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504
LANDSCAPE NOTES AND DETAILS

SHEET 14 OF 22

GENERAL NOTES:

- VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA (LIMIT OF WORK).
- COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR RECOGNIZED CONDITIONS AFTER START OF WORK.
- NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT, AS MAY BE APPROVED BY THE TOWN.

PLANTING NOTES:

- LANDSCAPE. CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT, AS MAY BE APPROVED BY THE TOWN.
- THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. OUTSIDE L.A. LLC. SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
 - ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
 - PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
 - LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 STANDARDS FOR NURSERY STOCK (2) UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
 - PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
 - PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
 - CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
 - LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
 - ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/D RIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION.

SOIL SPECIFICATIONS:

- SOIL PREPARATION FOR AREAS TO BE SODDED SHALL INCLUDE TOPSOIL AND ORGANIC MATTER ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED EIGHT (8) INCHES INTO THE SOIL.
- PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS, PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SF AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.
- GROUND COVER/FLORAL DISPLAY AREAS ROTOTILL OR SPADE INTO THE TOP EIGHT (8) INCHES OF SOIL 20 POUNDS OF FERTILIZER AND 1 CUBIC YARD OF SOIL AMENDMENT PER 100 SQUARE FEET OF AREA.

SOD:

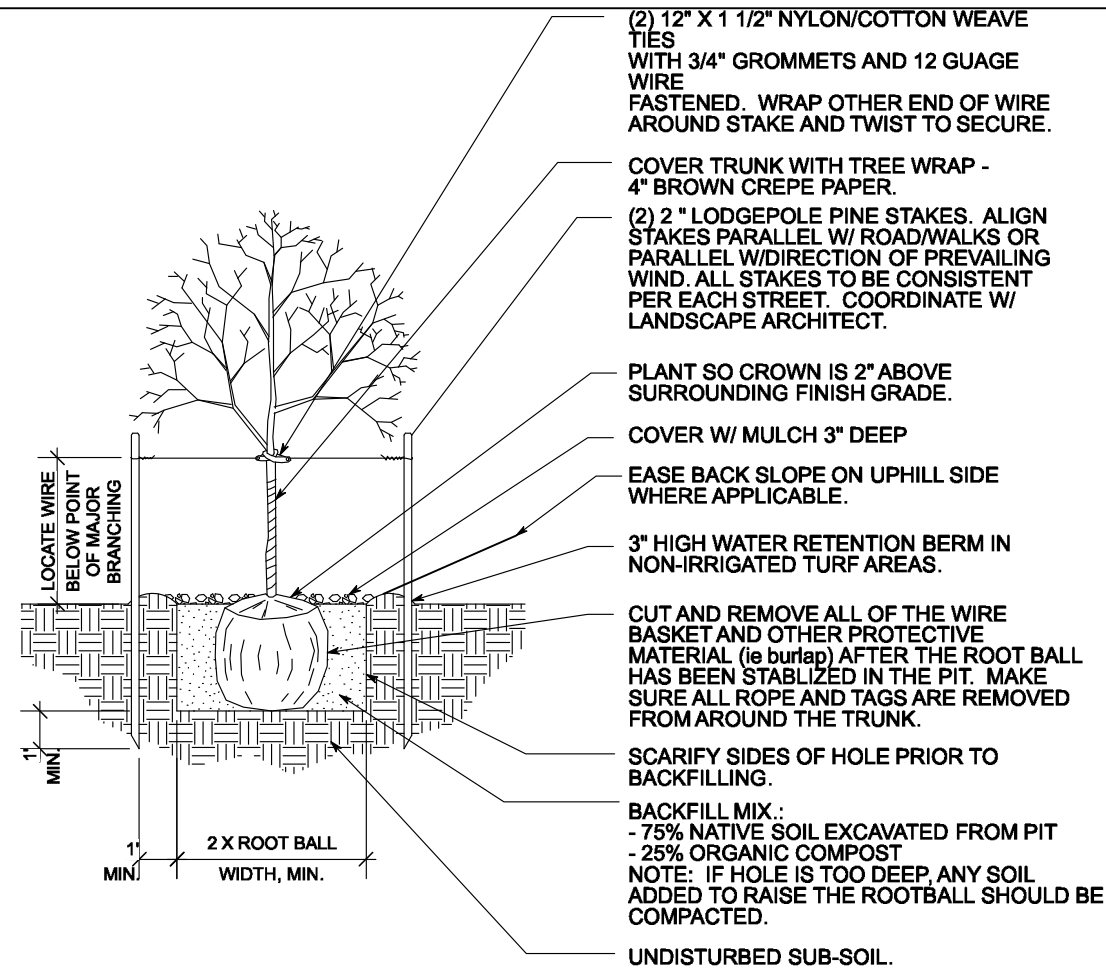
- KEEP ALL EQUIPMENT, VEHICLES AND FOOT TRAFFIC OFF ALL SODDED AREAS. ALL DAMAGED MATERIALS SHALL BE REPLACED AND ALL DAMAGED AREAS RESTORED TO ORIGINAL CONDITIONS.
- ALL SOD SHALL BE 100% "PURE GOLD TALL FESCUE" SOD OR APPROVED EQUAL. FOR SUBSTITUTION APPROVAL CONTACT THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- ALL SOD SHALL BE INSTALLED WITHIN 24 HOURS FROM THE TIME OF CUTTING ON A FIRM AND MOIST SUBGRADE. DO NOT PLANT IF SOD IS DORMANT OR THE GROUND IS FROZEN.
- ALL SOD SHALL BE INSTALLED PARALLEL TO SLOPES TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.

MULCH:

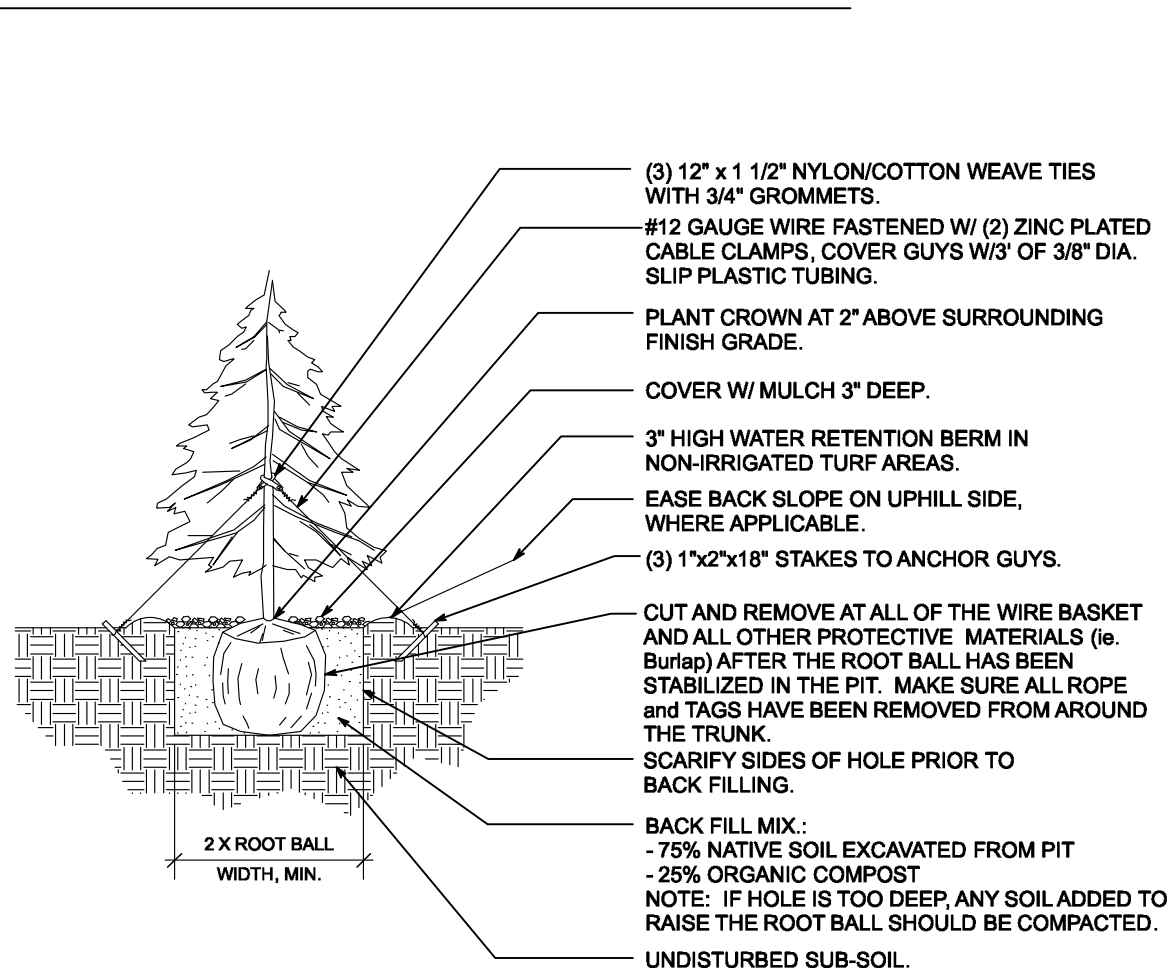
- WOOD MULCH, NON-DYED SHREDDED CEDAR MULCH OR APPROVED EQUAL. ALL PLANTING BEDS SHALL HAVE 3" DEPTH WOOD MULCH UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- COBBLE MULCH, 4"-6" ROUND, OVAL NATURAL RIVER COBBLE, DEPRESSIONED 4" BELOW SURROUNDING CURBS AND WALKS. PLACE WITH TIGHT JOINTS. SEE PLAN FOR PLACEMENT.
- GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE). FABRIC SHALL BE USED UNDER ALL MULCHES.

EDGING:

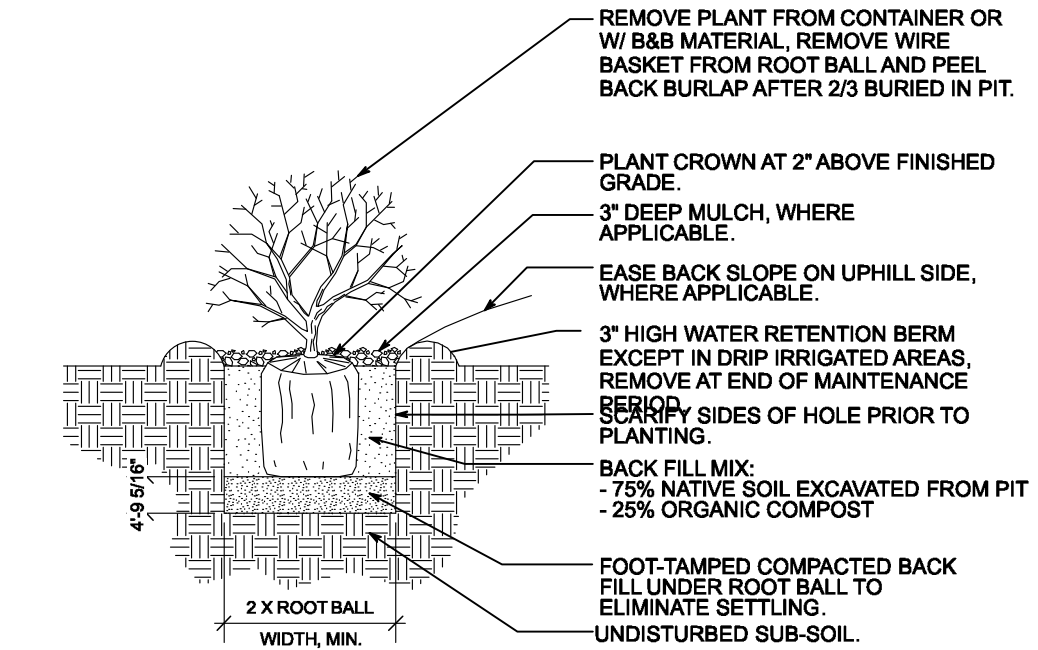
- ALL EDGING SHALL BE 3/16" X 5.5" GREEN PAINTED "RYERSON TYPE" METAL EDGING W/ MILLED EDGE AND ANCHOR STAKES PER MANUFACTURE'S SPECIFICATIONS OR EQUAL.



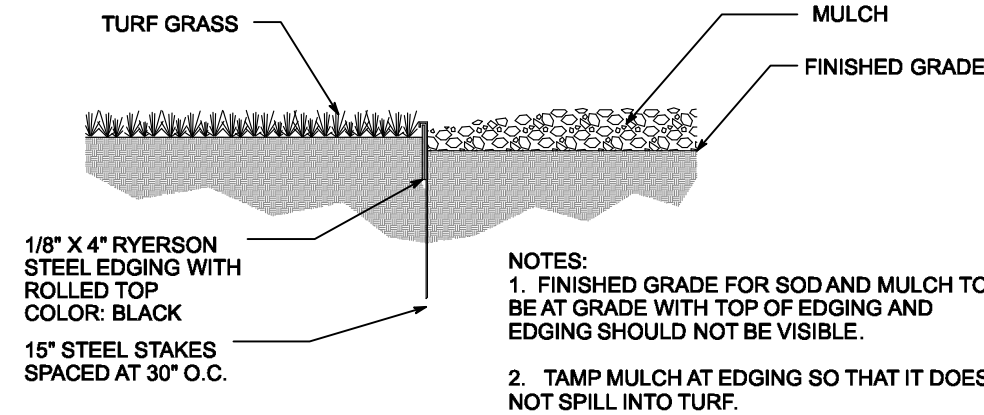
DECIDUOUS TREE PLANTING & STAKING
SCALE: NTS



EVERGREEN TREE PLANTING & STAKING
SCALE: NTS



TYPICAL SHRUB PLANTING
SCALE: NTS



EDGING
SCALE: NTS



landscape architecture +
urban design +
planning

boulder / steamboat springs, co
p. 303.517.9256
f. 870.367.5180
osla@me.com

JONES/HUMMEL HOLDINGS, LLC

3953 MAPLE AVE, STE 290
DALLAS, TX 75219
ATTN: STEVE MEIER



FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

REVISIONS		
NO.	DESCRIPTION	DATE

DESIGNED BY: sg DATE: 01/04/2019
DRAWN BY: osla SCALE: AS NOTED
CHECKED BY: sg AS NOTED
JOB NO.: XXXXXXXXX
DWG NAME: landscape.DWG

LANDSCAPE
NOTES &
DETAILS

SHEET:

14 OF 22

FIRESTONE COMPLETE CARE	
COVER SHEET	
NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	01/31/2019
REVISION DATE:	



FINAL DEVELOPMENT PLAN FOR:
FIRESTONE COMPLETE AUTO CARE
LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504
IRRIGATION PLAN
SHEET 15 OF 22

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM UTILIZES MP ROTATORS FOR TURF AND A DRIP SYSTEM FOR PLANTINGS.
2. IRRIGATION WATER IS SUPPLIED BY A 3/4" TAP OFF OF THE 1" BUILDING WATER SERVICE.
3. THE BACKFLOW PREVENTER SHALL BE OF THE REDUCED PRESSURE TYPE.
4. MAINLINE SHALL BE DRAINABLE AND THE ENTIRE SYSTEM SHALL BE BLOWNOUT PRIOR TO WINTER TEMPERATURES.
5. THE MAXIMUM ZONE SHALL NOT EXCEED 8 GALLONS PER MINUTE(GPM) AND IS THE LARGEST ZONE.
6. SYSTEM IS DESIGNED FOR 65PSI. PRESSURE IS REPORTED TO BE 65 PSI AS PER JIM BRZOSTOWICZ, 1-27-19. CONTRACT SHALL MEASURE AND RECORD STATIC PRESSURE PRESSURE AND REPORT TO CONSULTANT. FAILURE TO REPORT

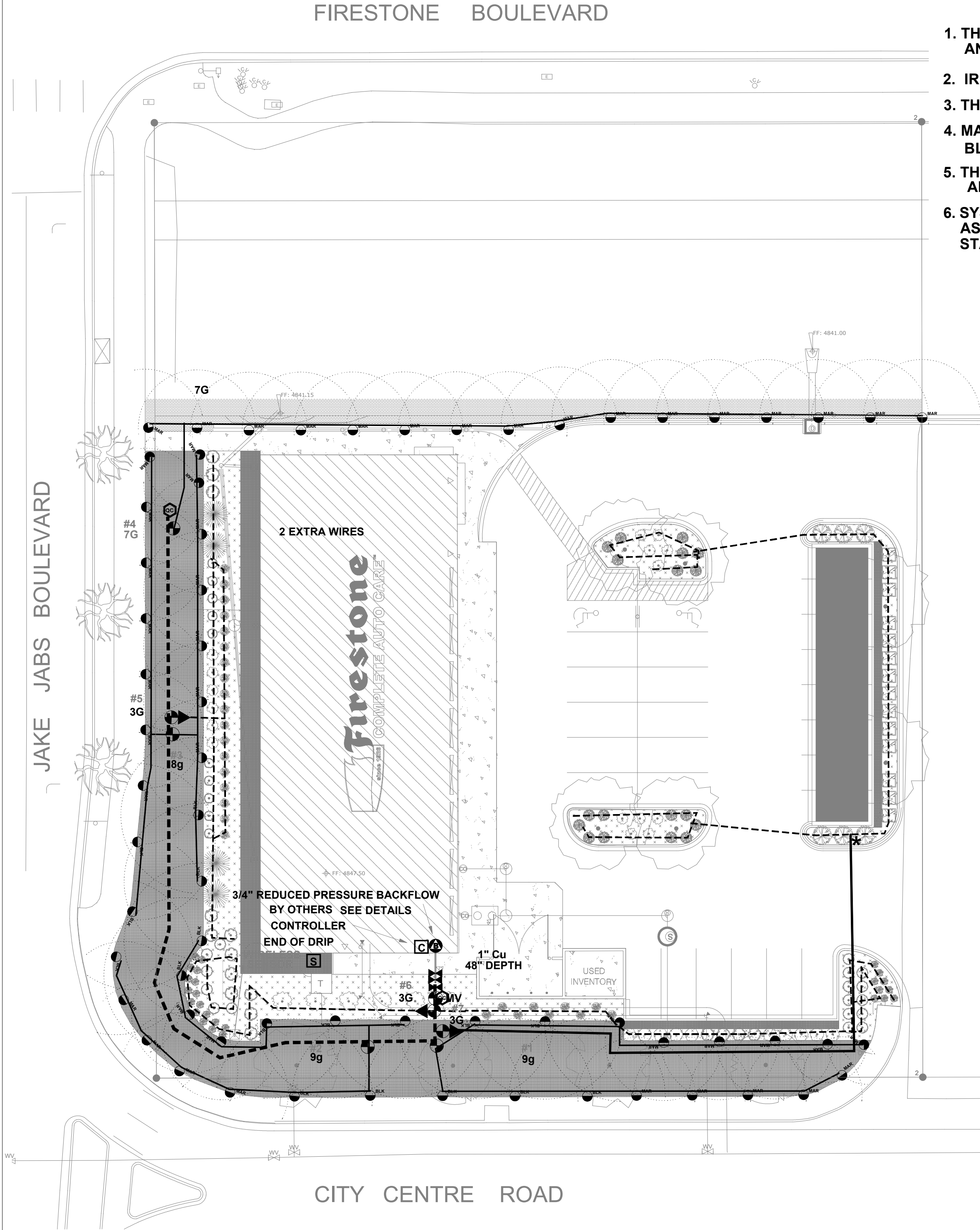
- ANY LOWER PRESSURE, PRIOR TO CONSTRUCTION START, SHALL RESULT IN THE CONTRACTORS RESPONSIBILITY TO CORRECT.
7. SYSTEM SHALL UTILIZE A RAIN/FREEZE SENSOR CAPABLE OF ADJUSTING AND/OR OVERIDING REGULAR PROGRAMMING OF THE CONTROLLER.
 8. SYSTEM UTILIZES A RAINBIRD ESP-MEI CONTROLLER. SYSTEM SHALL BE EQUIPPED WITH RAIN/MOISTURE/FREEZE SENSORS.
 9. THE DRIP SYSTEM SHALL CONSIST OF ONE 1 GALLON PER HOUR(GPH) EMITTER PER 1 GALLON SHRUB, TWO 1 GALLON EMITTERS FOR EACH 5 GALLON SHRUB AND FOUR TO SIX 1 GPH EMITTERS FOR EACH TREE DEPENDING ON SIZE AND TYPE.
 10. REFER TO CITY OF BROOMFIELD DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS.
 11. REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING AND UTILITY INFORMATION.

IRRIGATION LEGEND

Symbol	Description
	HUNTER MP ROTATORS W /HUNTER PROS-06-PRS40-CV
	Febco 825YA 3/4" RP BACKFLOW (BY OTHERS,SEE DETAILS)
	RAINBIRD PEB-100 MASTER VALVE
	RAINBIRD DV-100
	Rain Bird XZ-075 PRF DRIP VALVE
	RAINBIRD #33 QUICK COUPLER
	RAINBIRD ESP-MEI 10 INDOOR
	HUNTER WIRELESS RAIN/FREEZE ON ROOF
	DRIP END FLUSH ASSEMBLY
	DRIP OPERATION INDICATOR (OPERIND)
	DRIP 3/4" UV POLYETHYLENE DRIP PIPE
	1" PVC DRIP SUBMAIN TO UV DRIP PIPE CONNECTION
	MAINLINE 1.5" CLASS 200 PVC
	1" CL200 PVC LATERAL FOR SUBSURFACE OR DRIP
	SLEEVES CLASS 200 AS NOTED

IRRIGATION WATER USE CHART

ZONE#	GPM	HEADS	OPER PSI	PLANT TYPE	PRECIP RATE IN/HR	AVR. IN PER WK	AVERAGE PER WK	# DAYS PER WK	WEEKLY GALLONS AVERAGE	PEAK IN	PEAK MIN	PEAK GALLONS PER WEEK
1	8	MP	40	SOD	.4	1.28	192	3	1536	1.80	270	2160
2	8	MP	40	SOD	.4	1.28	192	3	1536	1.80	270	2160
3	8	MP	40	SOD	.4	1.28	192	3	1536	1.80	270	2160
4	7	MP	40	SOD	.4	.65	100	3	700	.90	135	945
5	3	D	25	DRIP	.35	.68	120	2	360	1.00	180	540
6	3	D	25	DRIP	.35	.68	120	2	360	1.00	180	540
7	3	D	25	DRIP	.35	.68	120	2	360	1.00	180	540
AVERAGE RUN TIME PER WEEK									12HRS TURF RUN TIME AVERAGE	16 HRS TURF RUN TIME PEAK		
PEAK RUN TIME PER WEEK									18 HRS WITH DRIP			
AVERAGE GALLONS PER WEEK									5,530			
PEAK SEASON GALLONS PER WEEK										7,967		



JONES/HUMMEL HOLDINGS, LLC

3953 MAPLE AVE, STE 290
DALLAS, TX 75219
ATTN: STEVE MEIER

Firestone
COMPLETE AUTO CARE
FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

REVISIONS		
NO.	DESCRIPTION	DATE

IRRIGATION PLAN
BY
WATER ENGINEERING, INC
17897 W. 53RD DR.
GOLDEN, COLORADO 80403
303-618-6307 FAX 303-474-3100
CARROLLEMAIL@AOL.COM



DESIGNED BY: sg DATE: 01/04/2019
DRAWN BY: osla SCALE: AS NOTED
CHECKED BY: sg AS NOTED
JOB NO.: XXXXXXXX
DWG NAME:jj landscape.DWG

FIRESTONE COMPLETE CARE	
COVER SHEET	
NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
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PHASE NUMBER:	
PREPARATION DATE:	01/31/2019
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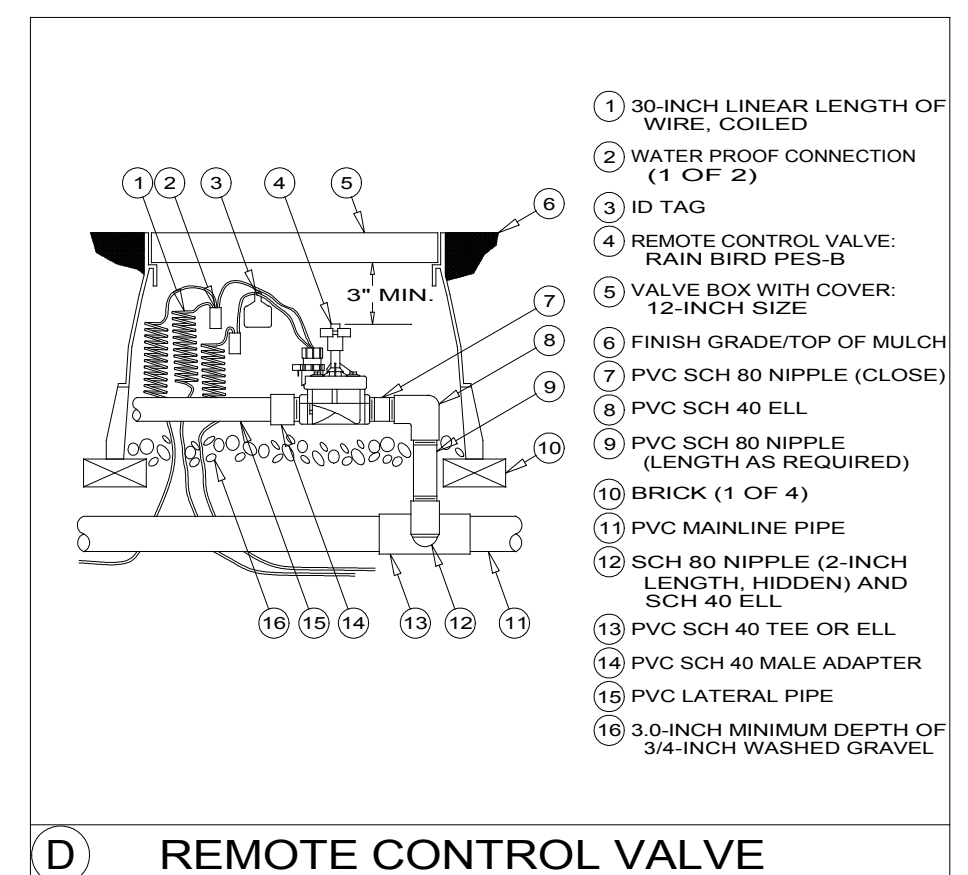
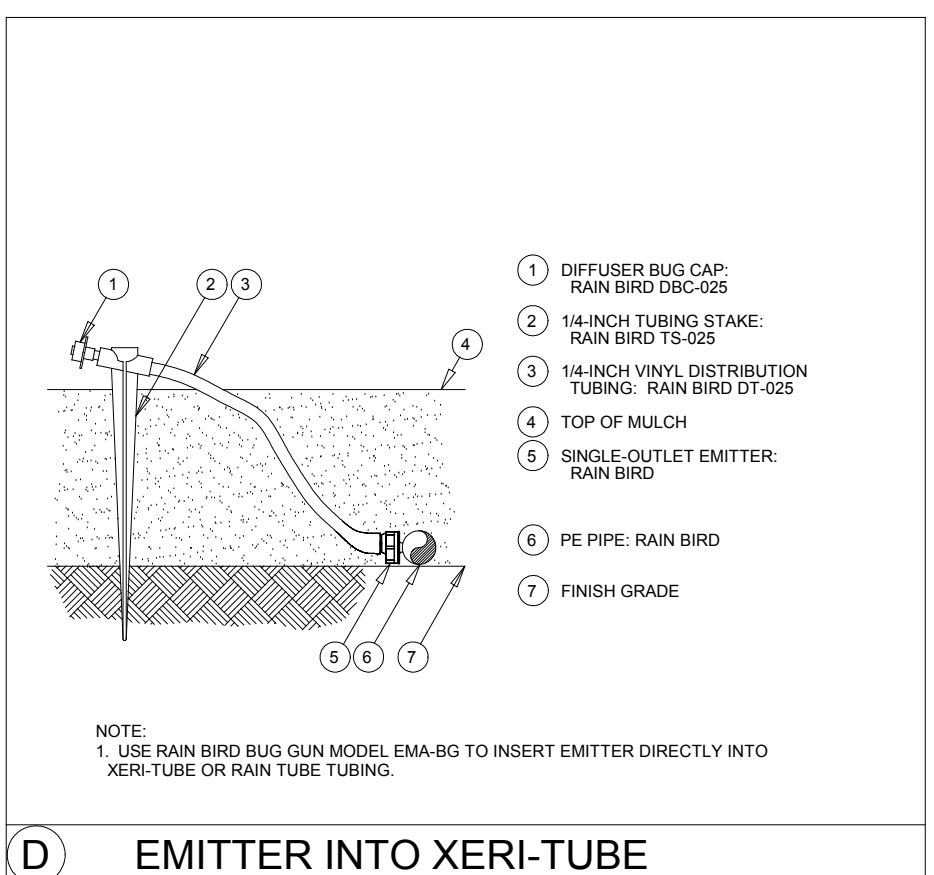
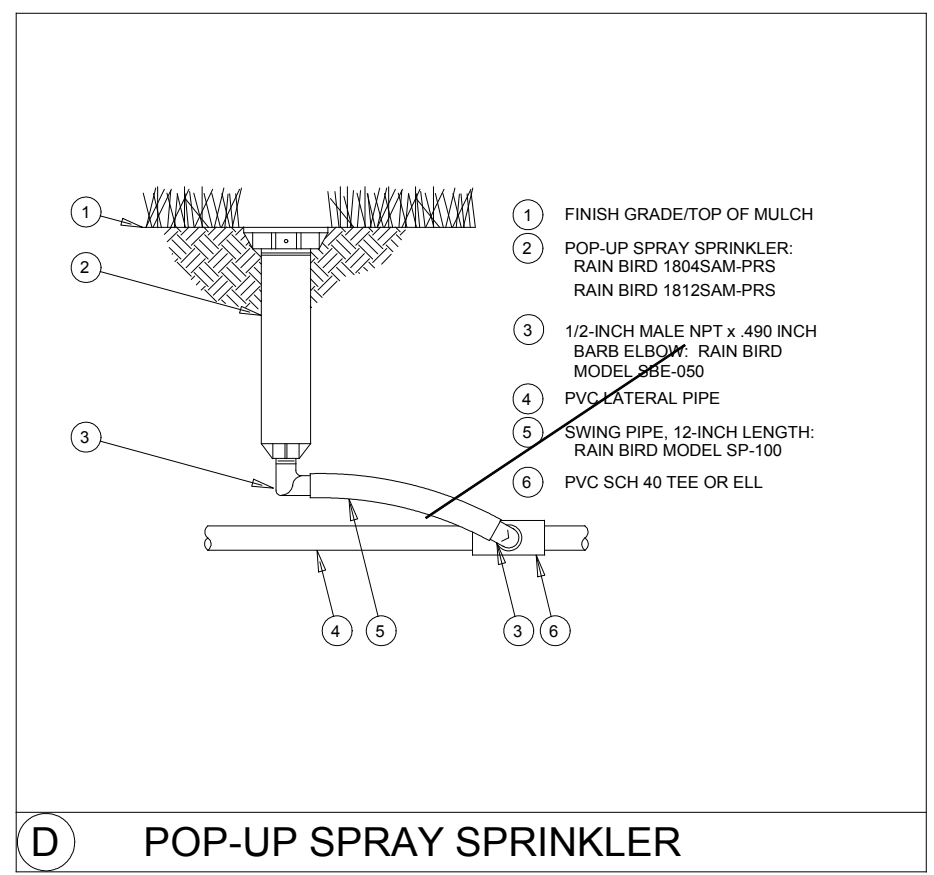
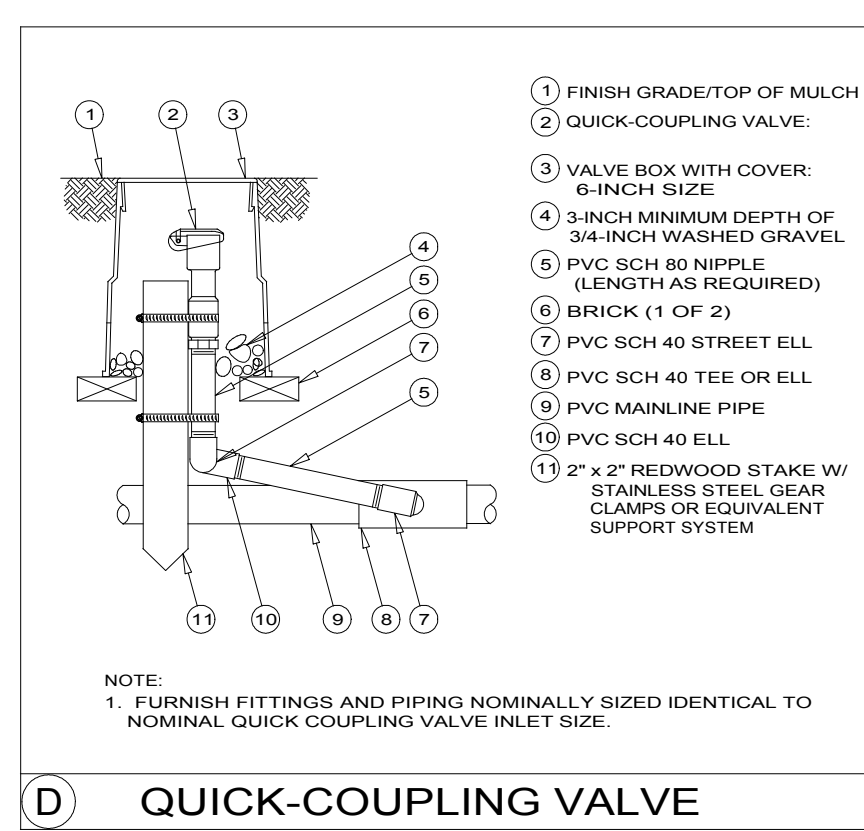
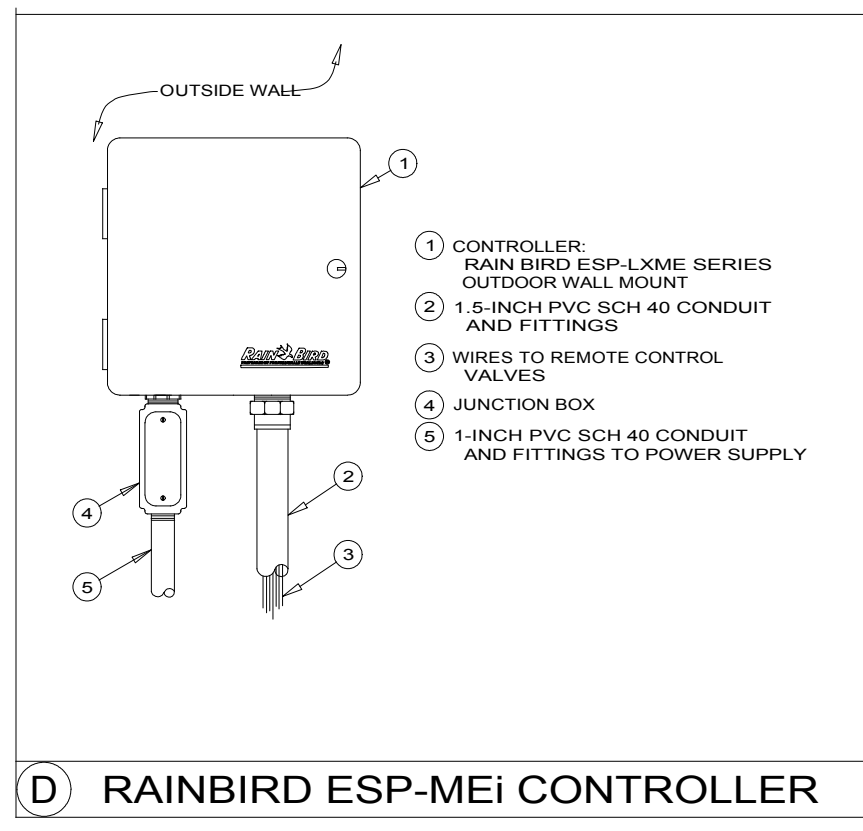
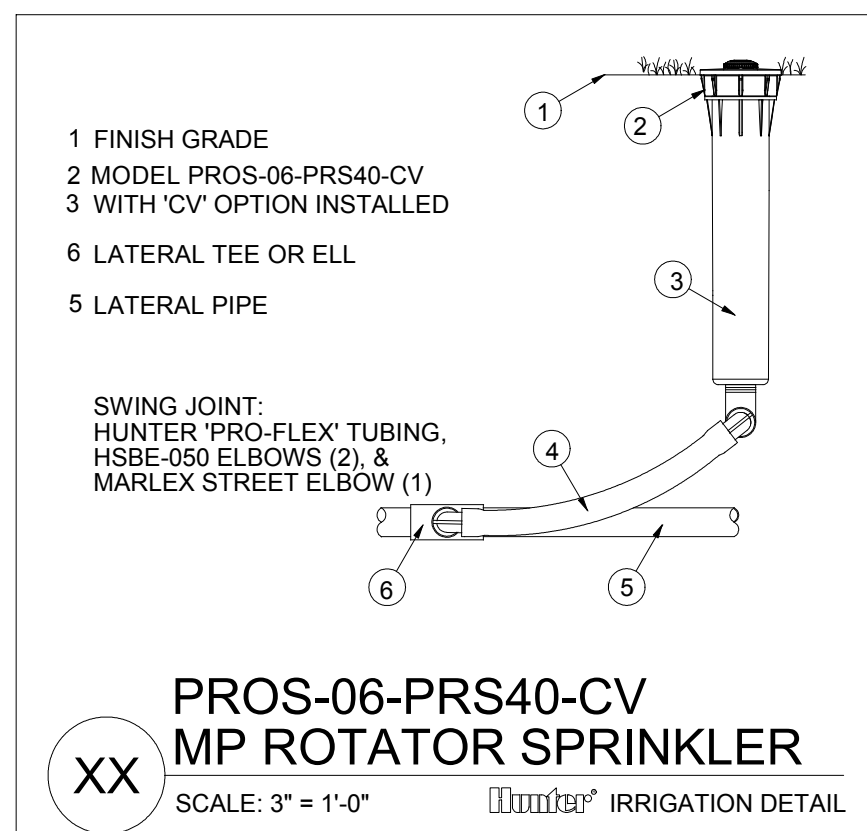
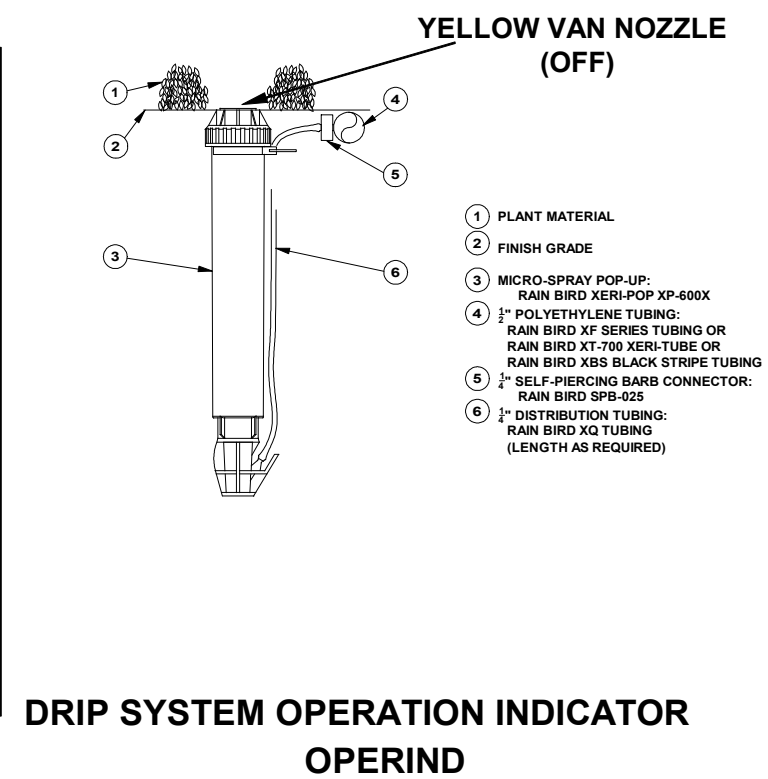
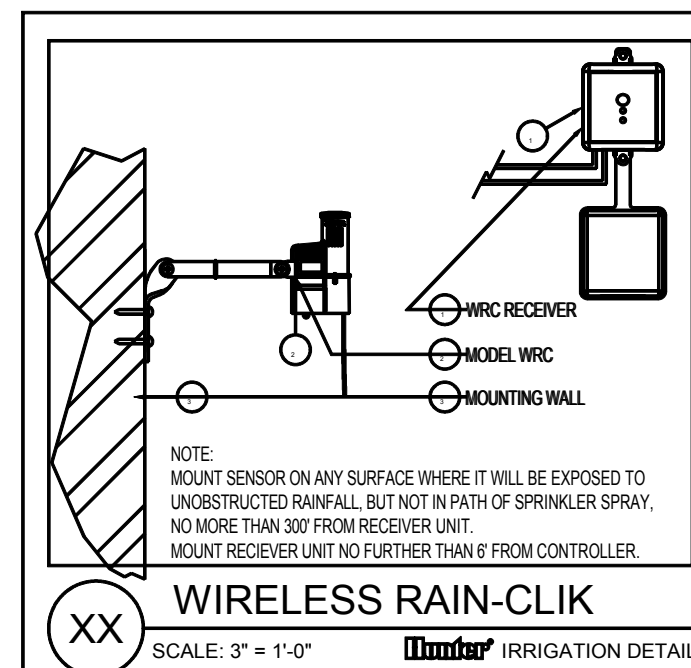
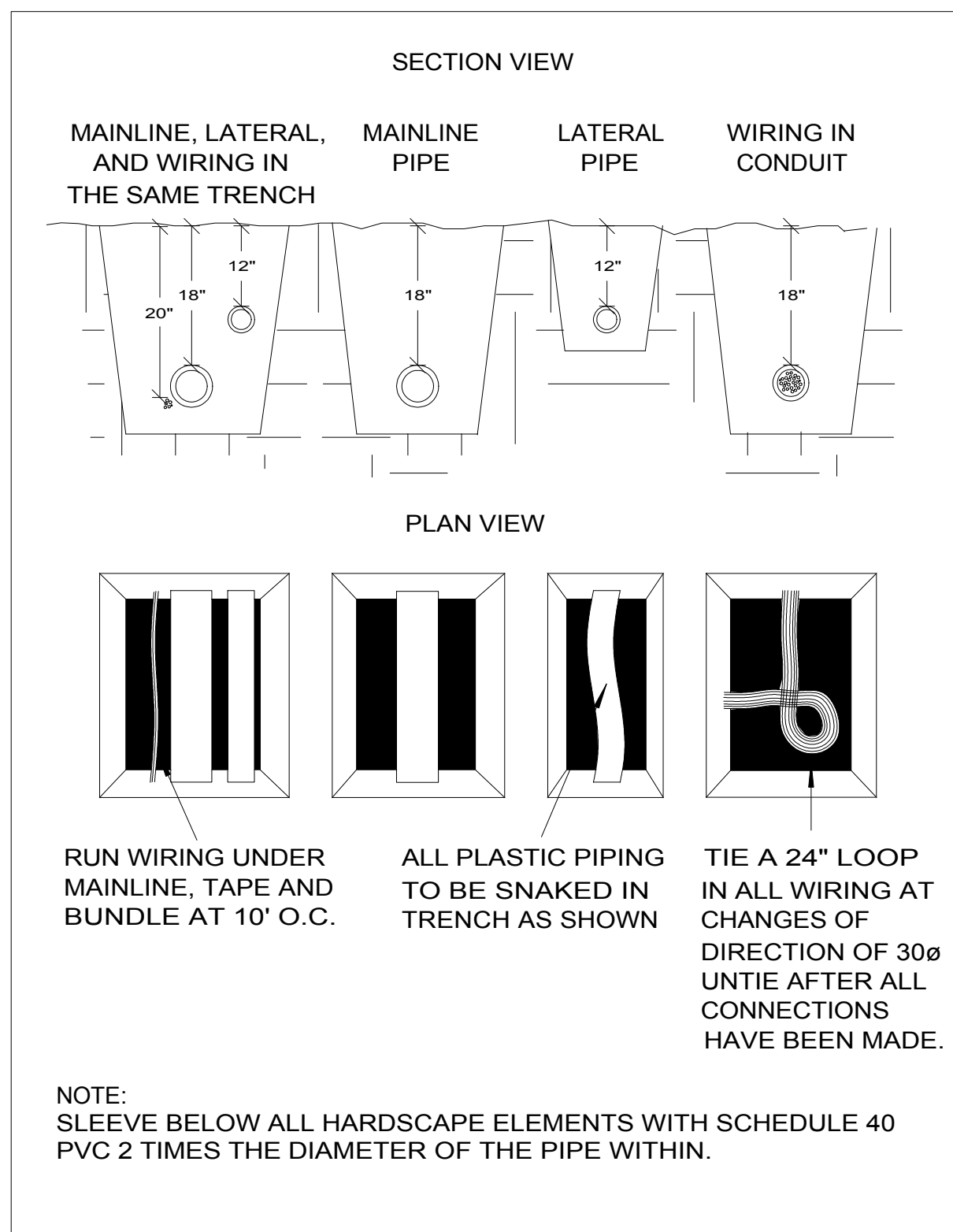
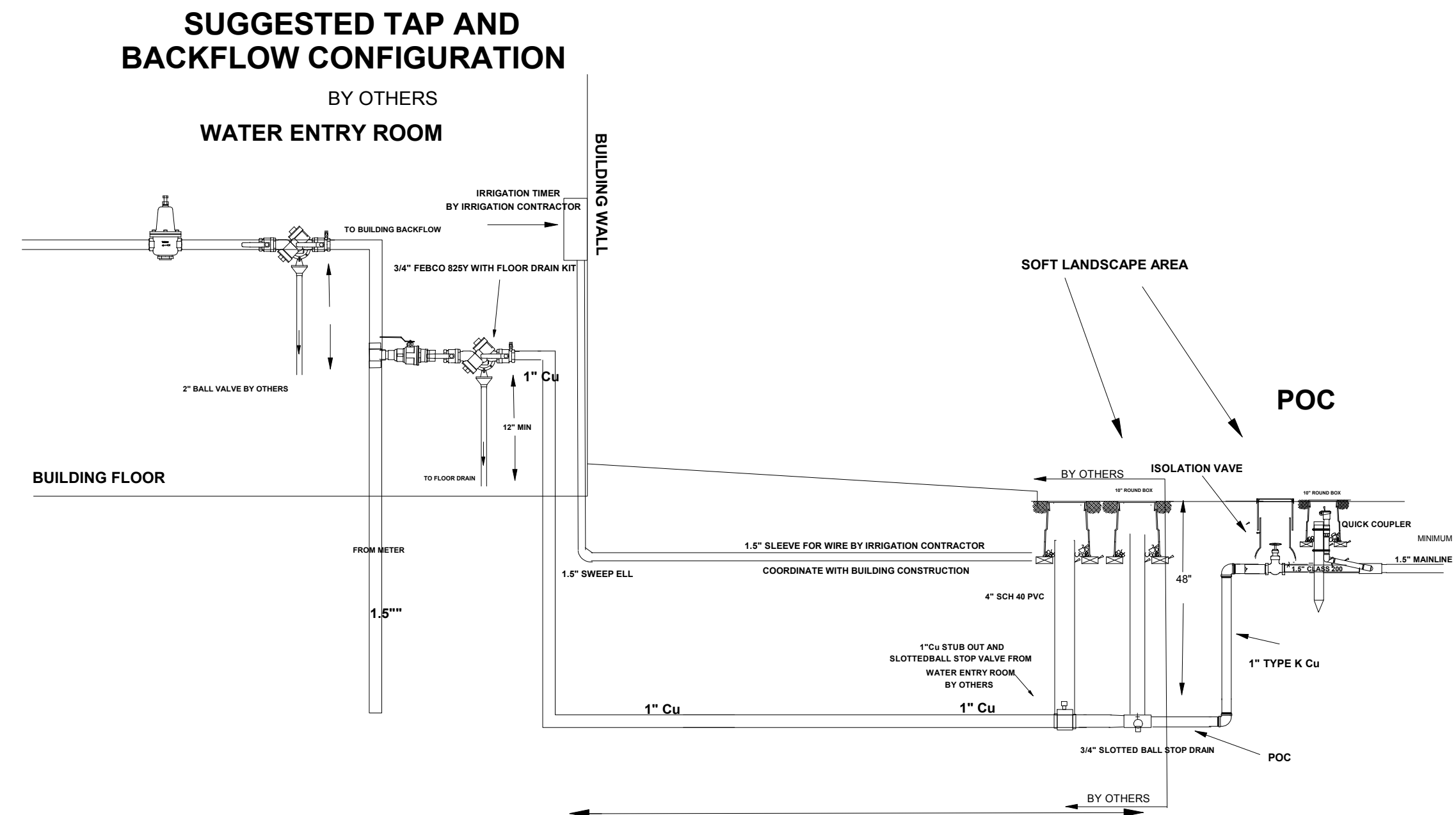
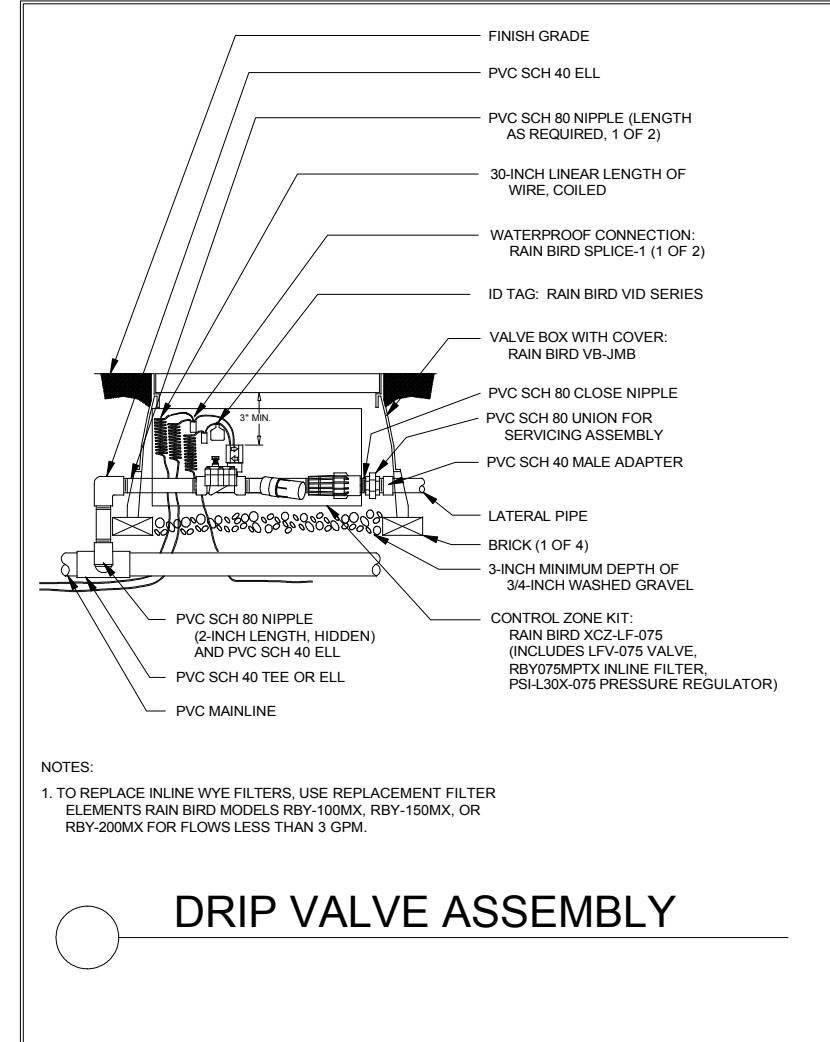
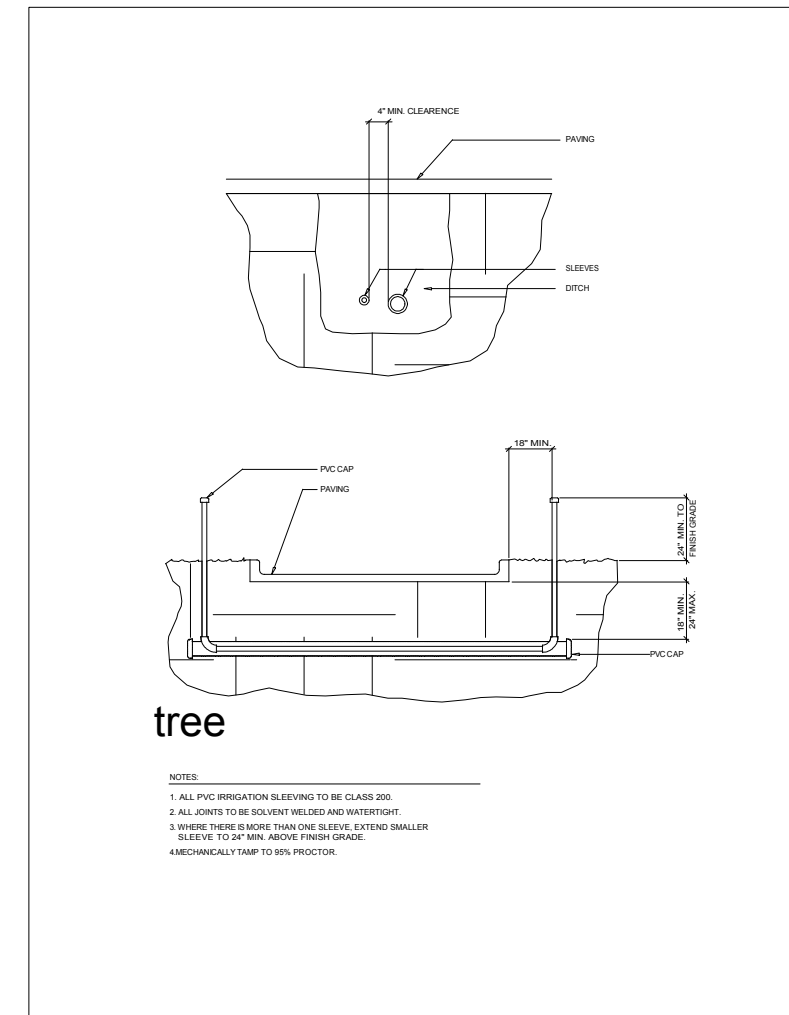
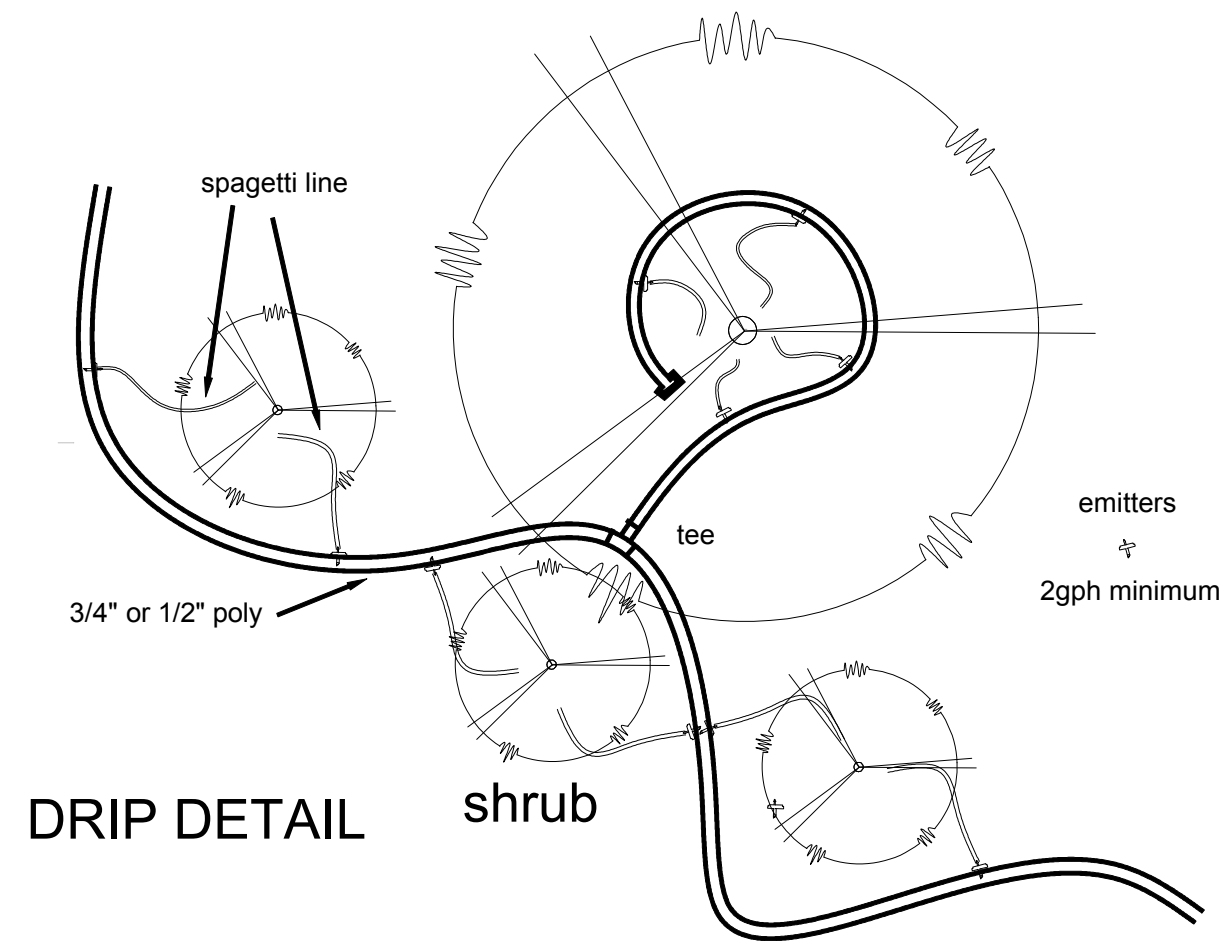
IRRIGATION PLAN

SHEET:
15 OF 22

FINAL DEVELOPMENT PLAN FOR:
FIRESTONE COMPLETE AUTO CARE
LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504
IRRIGATION DETAILS

SHEET 16 OF 22



IRRIGATION PLAN
WATER ENGINEERING, INC
17897 W. 53RD DR.
GOLDEN, COLORADO 80403
303-618-6307 FAX 303-474-3100
CARROLLEMAIL@AOL.COM

DESIGNED BY: sg DATE: 01/04/2019
DRAWN BY: osla SCALE: AS NOTED
CHECKED BY: sg AS NOTED
JOB NO.: XXXXXXXXXX
DWG NAME: il landscape.DWG

FIRESTONE COMPLETE CARE	
COVER SHEET	
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TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
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PREPARATION DATE:	01/31/2019
REVISION DATE:	

IRRIGATION DETAILS

SHEET: 16 OF 22



FINAL DEVELOPMENT PLAN FOR:
FIRESTONE COMPLETE AUTO CARE
LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504
PHOTOMETRIC SITE LIGHTING
SHEET 17 OF 22

SGA Design Group, P.C.
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119-3609
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JONES/HUMMEL HOLDINGS, LLC

3953 MAPLE AVE, STE 290
DALLAS, TX 75219
ATTN: STEVE MEIER

FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

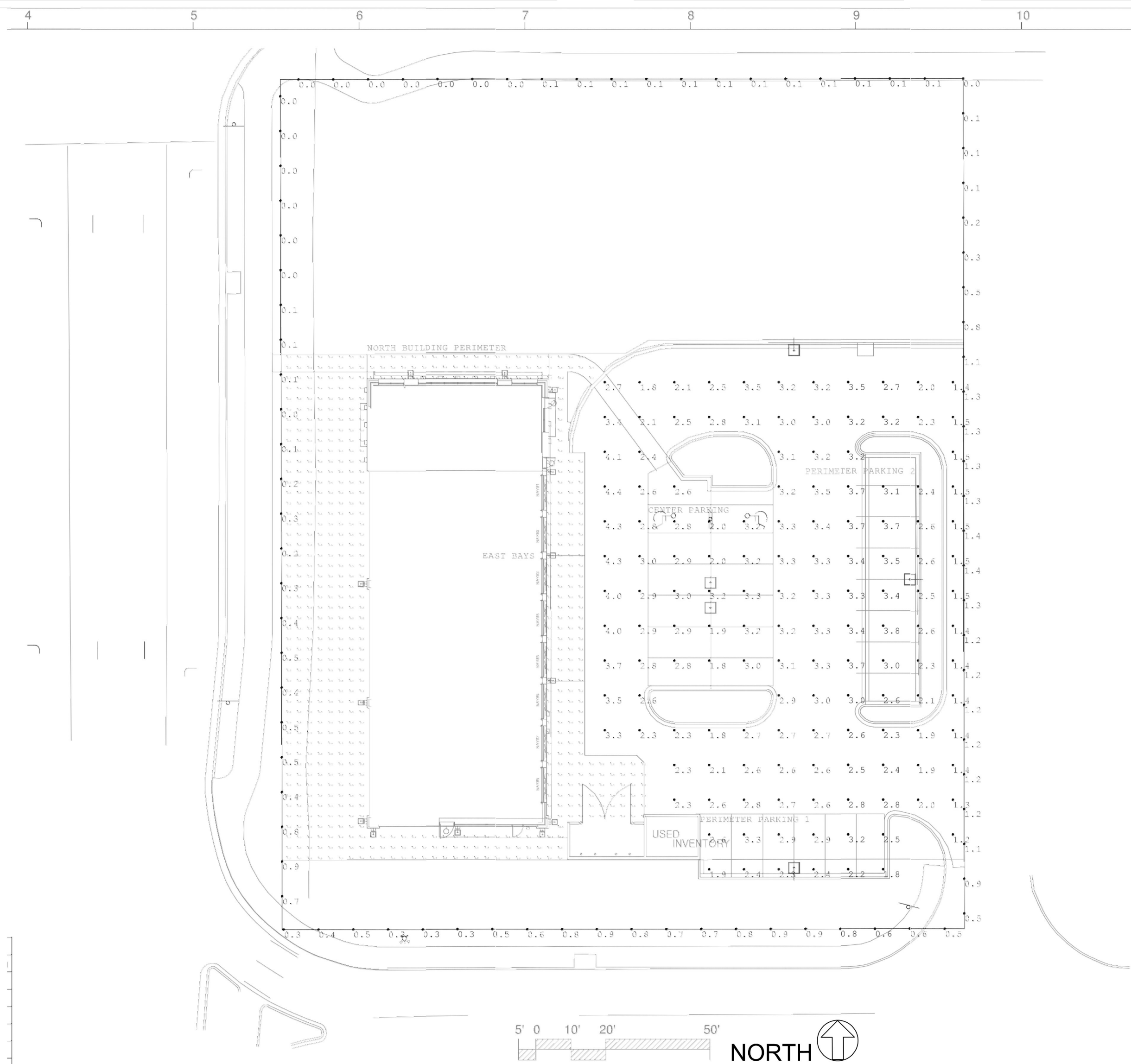
REVISIONS		
NO	DESCRIPTION	DATE

DESIGNED BY: JD DATE: 02/05/2019
DRAWN BY: JD SCALE: AS NOTED
CHECKED BY: JD AS NOTED
JOB NO.: 1855B25
DWG NAME: DSL1.DWG

PHOTOMETRIC
SITE
LIGHTING

SHEET:

17 OF 22



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING PERIMETER	Illuminance	Fc	3.29	13.0	0.0	N.A.	N.A.
LOT CALC	Illuminance	Fc	2.73	4.4	1.2	2.28	3.67
PROPERTY LINE CALC	Illuminance	Fc	0.48	1.4	0.0	N.A.	N.A.
CENTER PARKING	Illuminance	Fc	2.75	3.3	1.8	1.53	1.83
EAST BAYS	Illuminance	Fc	5.53	8.7	4.3	1.29	2.02
NORTH BUILDING PERIMETER	Illuminance	Fc	5.43	10.9	2.4	2.26	4.54
PERIMETER PARKING 1	Illuminance	Fc	2.53	3.3	1.8	1.41	1.83
PERIMETER PARKING 2	Illuminance	Fc	3.01	3.8	2.1	1.43	1.81

Luminaire Schedule					BUG Rating	Lum. Watts
Symbol	Qty	Label	Arrangement	LLF Description		
☐	3	A1	SINGLE	0.950 VISIONAIRE AME-2-L-T3-72LC-5-4K-VOLT SINGLE @ 35' MTG. HT. (N)	B2-U0-G2	115
☐	1	D2	D180°	0.950 VISIONAIRE AME-2-L-T5W-72LC-5-4K-D180° @ 35' MTG. HT. (N)	B4-U0-G2	115
☐	10	X1	SINGLE	0.950 CREE XSPW-A-0-3-M-G-U CONFIGURED FROM XSPW-A-0-3-30K-C-U @ 10' MTG. HT.	B1-U0-G1	25
☐	3	X5	SINGLE	0.950 CREE XSPW-A-0-3-M-G-U CONFIGURED FROM XSPW-A-0-3-30K-C-U @ 8' MTG. HT.	B1-U0-G1	25

XSP Series

XSPW™ LED Wall Mount Luminaire

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang 3-boxes and mud ring single gang 4-boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a watertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic™ Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

- NanoOptic™ Precision Delivery Grid™ optic
- Made in the U.S.A. of U.S. and imported parts
- CRI: Minimum 70 CRI
- CCT: 4000K (+/- 300K), 5700K (+/- 500K)
- Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See www.cree.com/lighting/products/warranty for warranty terms

Accessories

- Field-Installed
- Beauty Plate: WBA-P12™ - 12" (305mm) Square
- WBA-P14™ - 14" (356mm) Square
- Covers holes left by incumbent wall packs
- ** Must specify color

Ordering Information

Example: XSPW-A-0-3-F-C-U-Z

XSPW	A	0	3	F	G	U	
Product	Version	Mounting	Optic	Modules	Input Power Designator	Voltage	Color Options
XSPW	A	0	2	F	G	U	S
		Wall	Type II Medium	4000K	40W	Universal 120-277V	Silver
			Type II Medium	5700K	25W	120V	Black
						208-277V	White
						24V	Bronze

* Available in Canada only

NOTE: Price table may vary depending on configuration



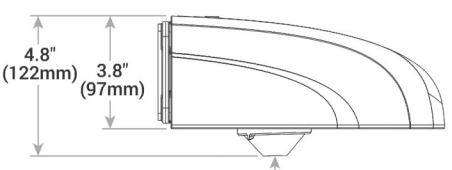
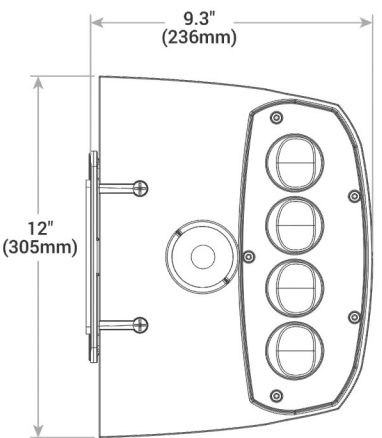
US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Rev. Date: V6 07/31/2015



Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Type: N-LED



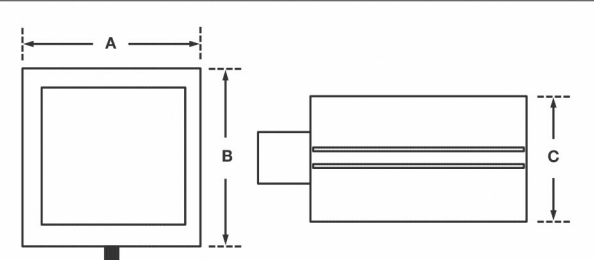
Multi-Level Sensor location (ordered as an option)

Weight
0.5 lbs. (4.3kg)

American LED



Dimensional Drawings



Fixture	A	B	C	Stripe	Max. Watts	Lbs.
AME-2-L	19"	19"	12"	2"	238 W	29
AME-4-L	23"	23"	15"	2"	373 W	68

The new American LED Luminaire from Visionaire combines contemporary design with new LED technology, while maintaining a traditional fixture image. The LEDs Performance and Life are maximized by the unique integral aluminum heat sink built into the door frame. Maintenance of the drivers is simplified by making them easily accessible and provided with quick wiring connections.

72, 144 or 224 LEDs are available in 350 or 530 mA rating providing up to 33,000 lumens. Six optical distribution patterns are available and feature a unique Type T-4A automotive pattern for the front row of auto

dealerships. Choose between 4000 or 5000 Kelvin temperature of the LEDs.
A durable Polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The American LED series is an exceptional choice for auto dealerships, shopping centers, commercial parking lots and general parking area lighting.

Model	Optics	Source	Current	Kelvin	Voltage	Mounting	Finish	Options
AME-2-L	Type II (T2) Type III (T3) Type IV (T4)	# of LEDs 72 (72LC) 144 (144LC)	mA 350 (3) 530 (5)	4000K "Neutral White" (4K) 5000K "Cool White" (5K)	120-277 "Universal Voltage" (UNV) 480 (5) 347 (8)	Bolt-On Arm 6" (BOA6) Bolt-On Arm 10" (BOA10) Knuckle Mount (KM) Wall Mount (WM) Spider Mount (SM)	Bronze (BZ) Black (BK) Smooth Black (SBK) White (WH) Smooth White (SWH) Graphite (GP) Grey (GY) Silver Metallic (SL) Custom Color (CC)	Photocell & Receptacle (PC120) (PC208) (PC240) (PC277) Photo Receptacle (PER) Button Type Photocell (PC120) (PC208) (PC240) (PC277) House Side Light Shield (LS) Round Pole Plate Adaptor For 4" Pole (RPP4) For 5" Pole (RPP5) 0-10v Dimming Driver (DIM) Motion Sensor (MS) Wireless Controls (WS)
AME-4-L	Type V (T5) Type V-W (T5W)	224 (224LC)						

For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with luminaire, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. No part of this document may be reproduced without written permission of Visionaire Lighting, LLC. In keeping with our "Green policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.



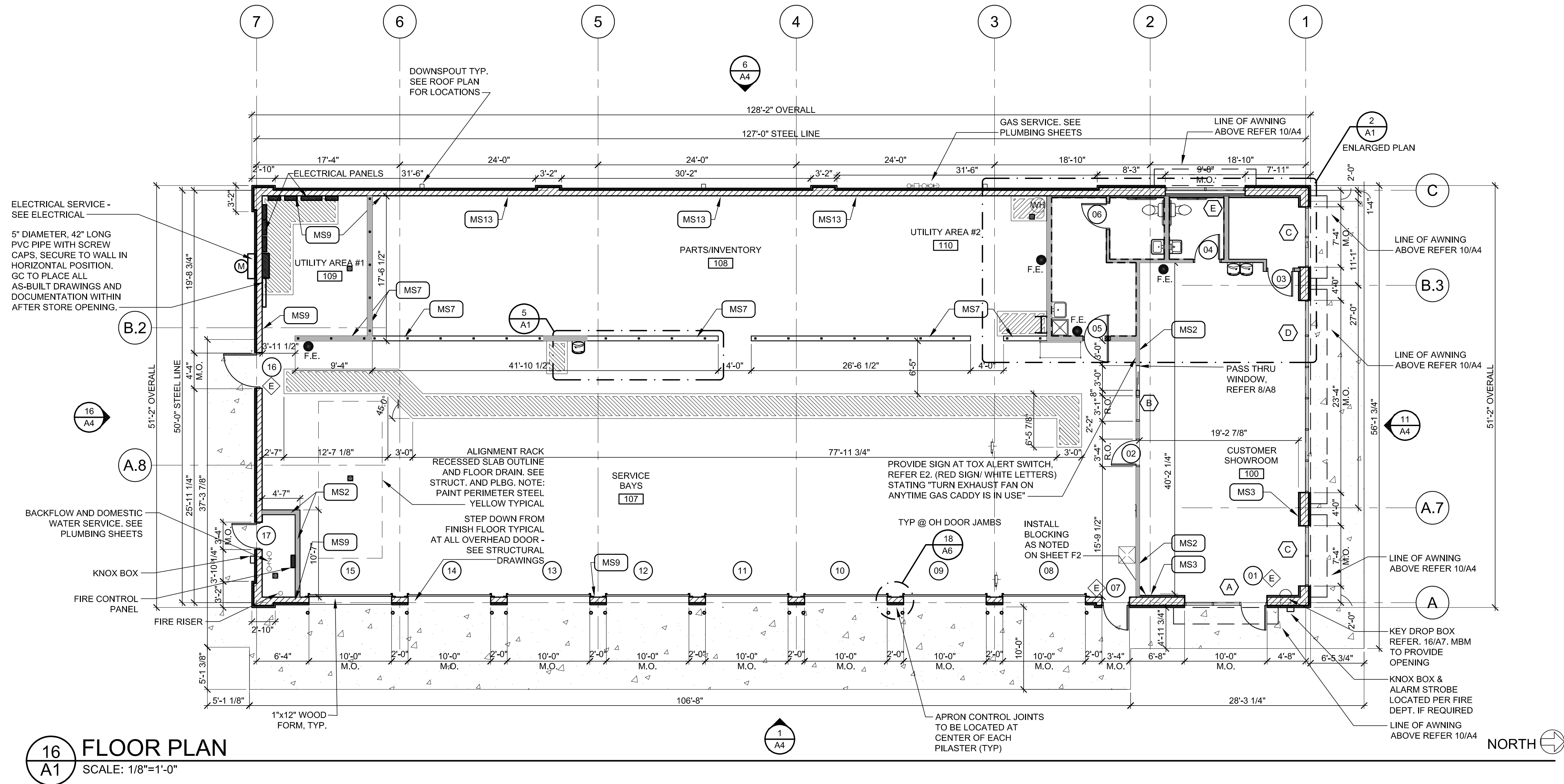


FINAL DEVELOPMENT PLAN FOR:
FIRESTONE COMPLETE AUTO CARE
LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504

FLOOR PLAN

SHEET 18 OF 22



ELECTRICAL CONTACT:
JACOB RUSH
JacobRush@AcertusGroup.com
Acertus Consulting Group, LLC
P: 913.322.5150x108
F: 913.322.5155
Toll F: 866.922.4552

OWNER CONTACT:
STEVE C. MEIER, AIA
steve@hummelinvestments.com
Hummel Investments, LLC
P: 214.632.9611

16
A1 FLOOR PLAN
SCALE: 1/8"=1'-0"

SGA Design Group, P.C.
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119.3609
p: 918.587.8600
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ATTN: STEVE MEIER

Firestone
COMPLETE AUTO CARE
FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

REVISIONS		
NO	DESCRIPTION	DATE

DESIGNED BY: JD DATE: 02/05/2019
DRAWN BY: JD SCALE: AS NOTED
CHECKED BY: JD AS NOTED
JOB NO.: 1855B25
DWG NAME: PA1.DWG

FIRESTONE COMPLETE CARE	
COVER SHEET	
NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	02/05/19
REVISION DATE:	04/12/19

FLOOR PLAN

SHEET:

18 of 22



FINAL DEVELOPMENT PLAN FOR:
FIRESTONE COMPLETE AUTO CARE
LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504
EXTERIOR ELEVATIONS

SHEET 20 OF 22

SGA Design Group, P.C.
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DALLAS, TX 75219
ATTN: STEVE MEIER

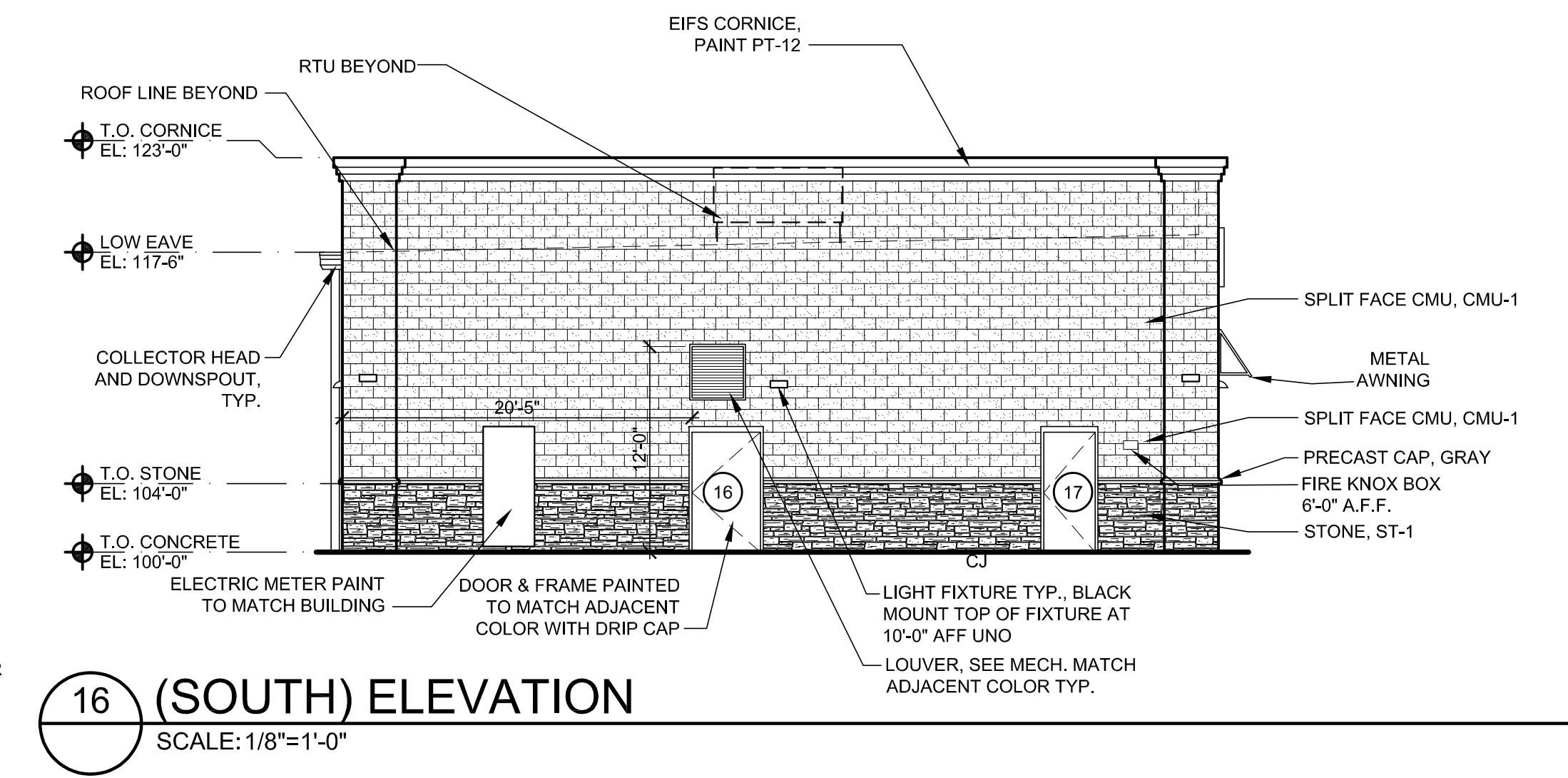
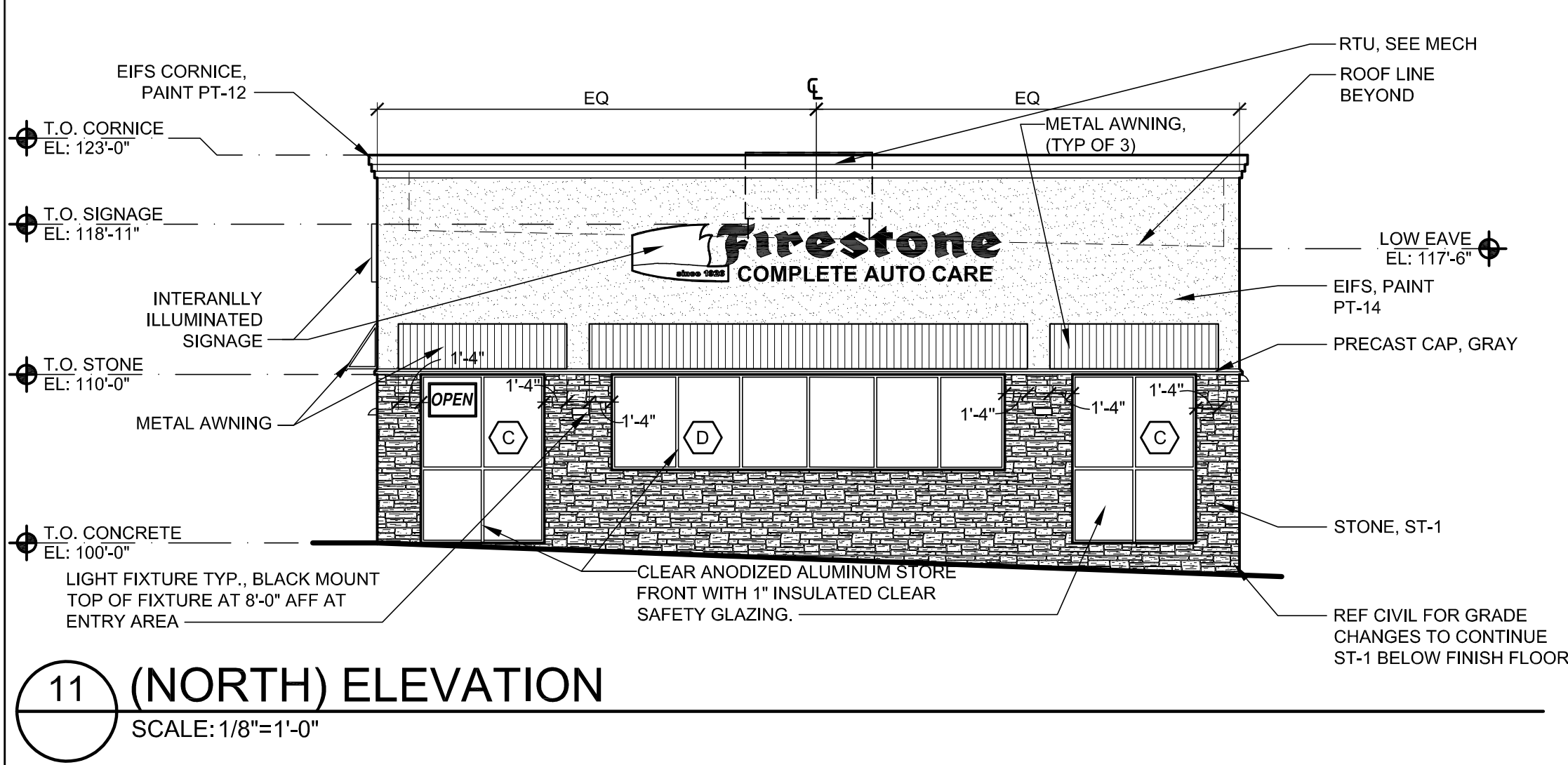
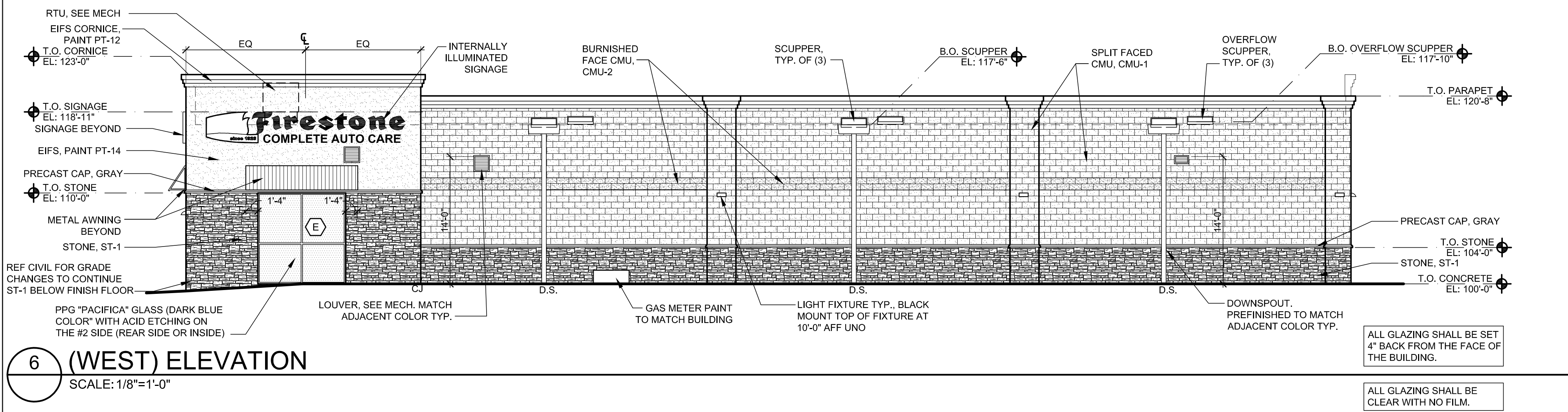
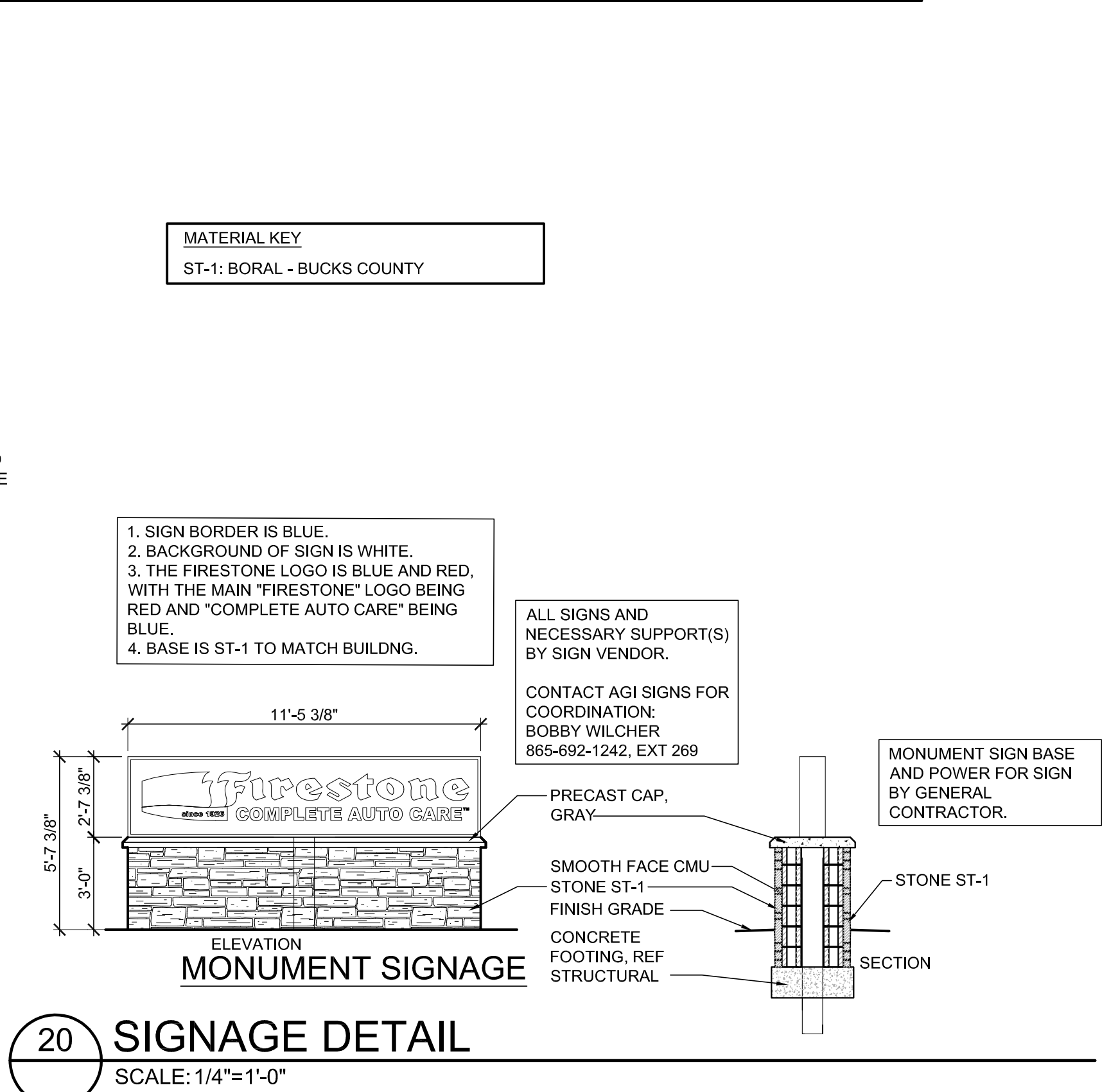
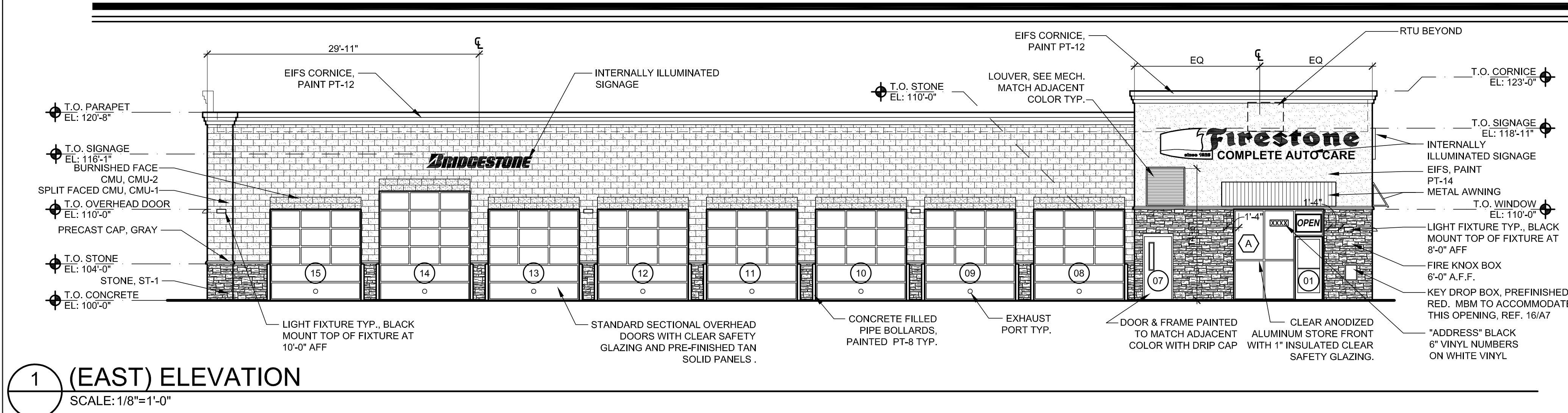
Firestone
COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

REVISIONS		
NO	DESCRIPTION	DATE

DESIGNED BY: JD DATE: 02/05/2019
DRAWN BY: JD SCALE: AS NOTED
CHECKED BY: JD AS NOTED
JOB NO.: 1855B25
DWG NAME: P44.DWG

EXTERIOR
ELEVATIONS

SHEET:
20 OF 22





FINAL DEVELOPMENT PLAN FOR:
FIRESTONE COMPLETE AUTO CARE
LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504

TRASH_TIRE ENCLOSURE

SHEET 21 OF 22

SGA Design Group, P.C.
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74119-3609
p: 918.587.8600
f: 918.587.8601
www.sgadesigngroup.com

JONES/HUMMEL HOLDINGS, LLC

3953 MAPLE AVE, STE 290
DALLAS, TX 75219
ATTN: STEVE MEIER

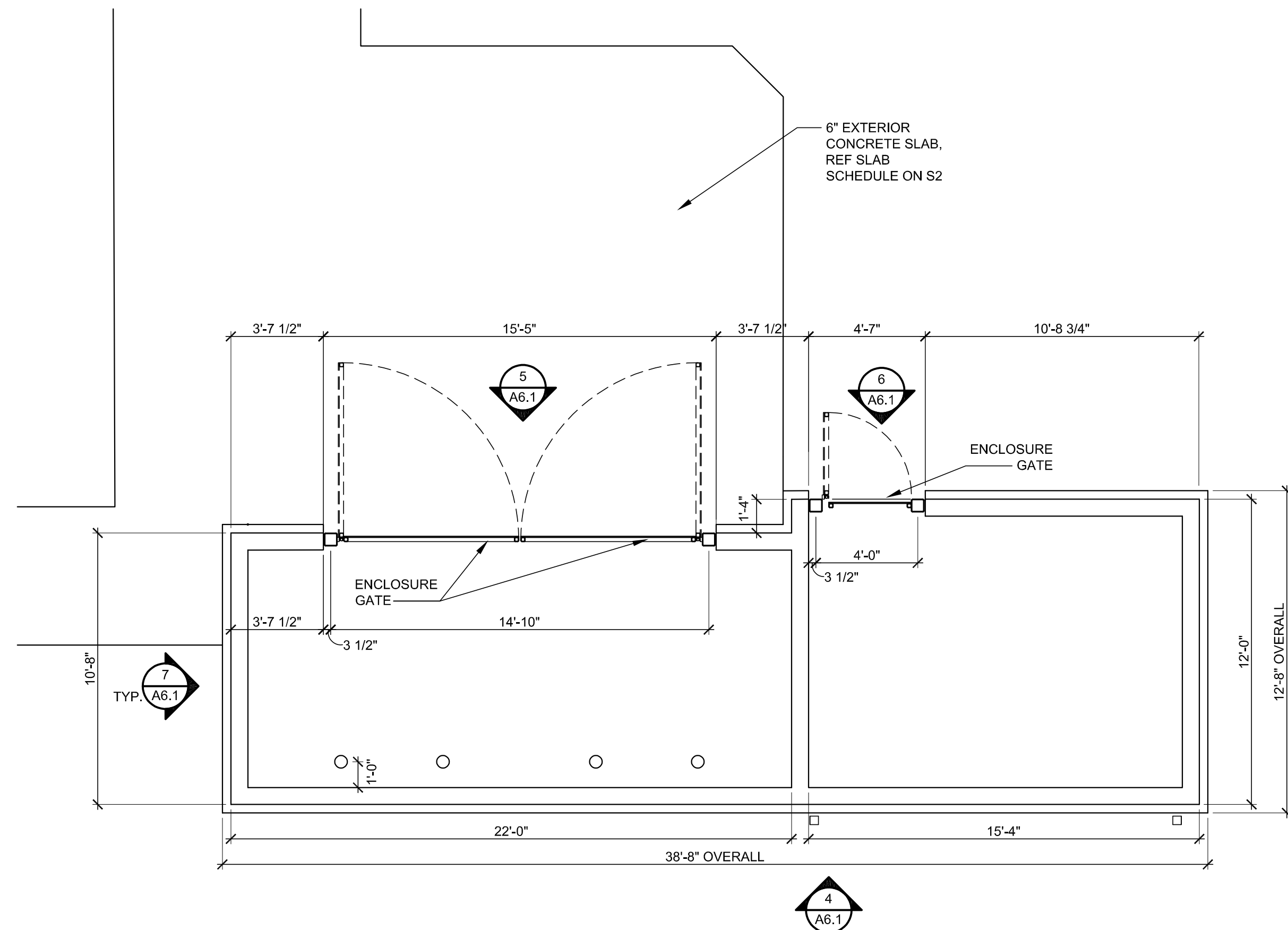
Firestone
COMPLETE AUTO CARE
FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

REVISIONS		
NO	DESCRIPTION	DATE

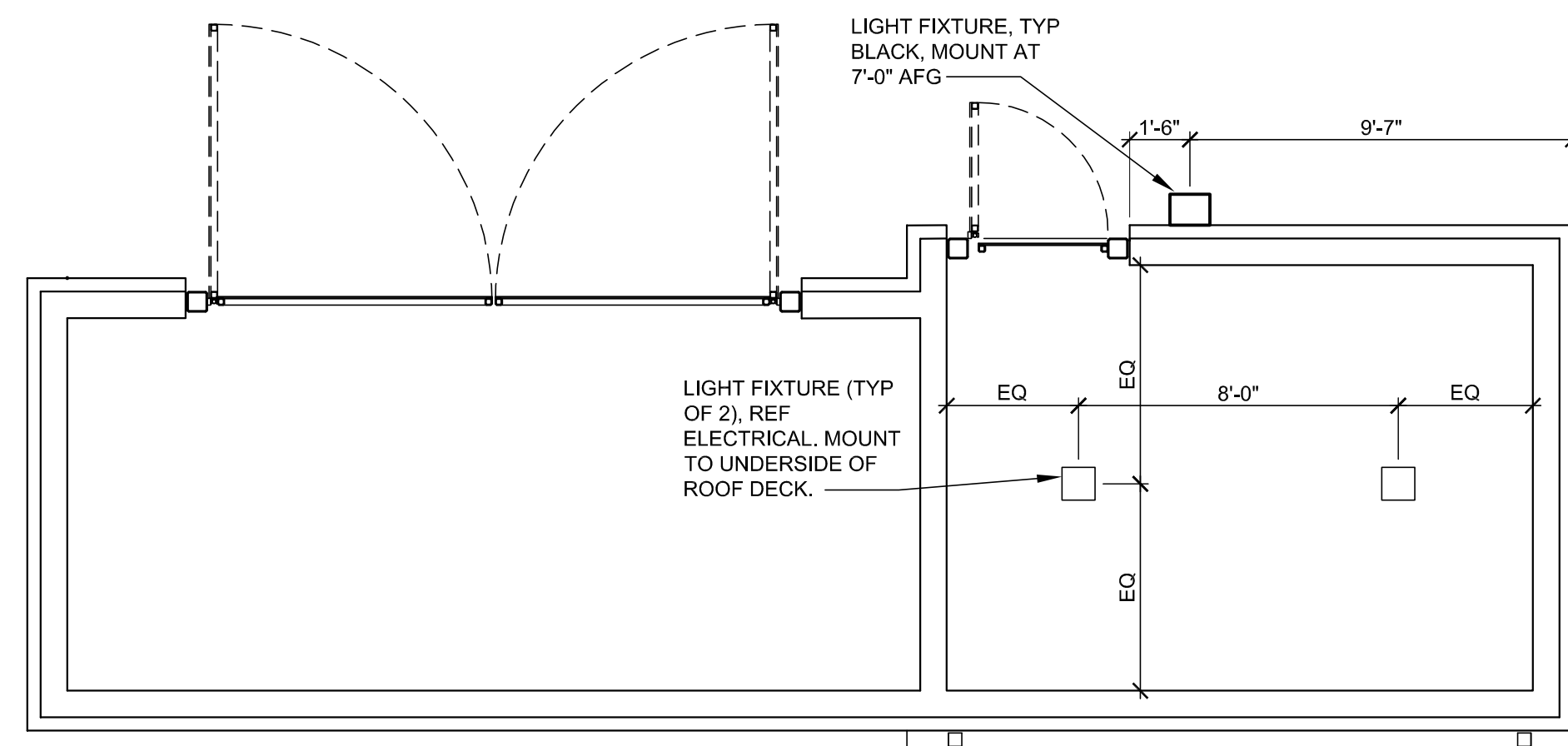
DESIGNED BY: JD DATE: 02/05/2019
DRAWN BY: JD SCALE: AS NOTED
CHECKED BY: JD AS NOTED
JOB NO.: 1855B25
DWG NAME: PA6.1.DWG

TRASH_TIRE ENCLOSURE

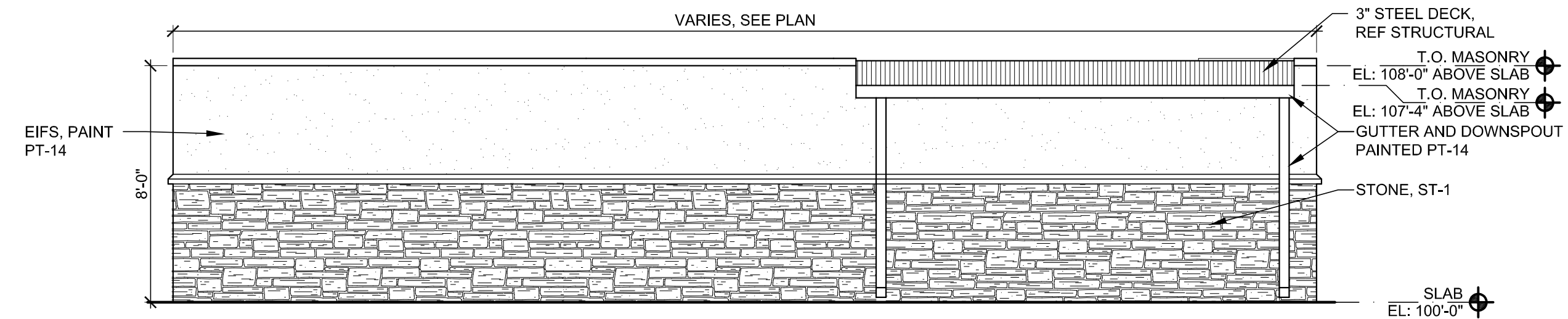
SHEET:
21 of 22



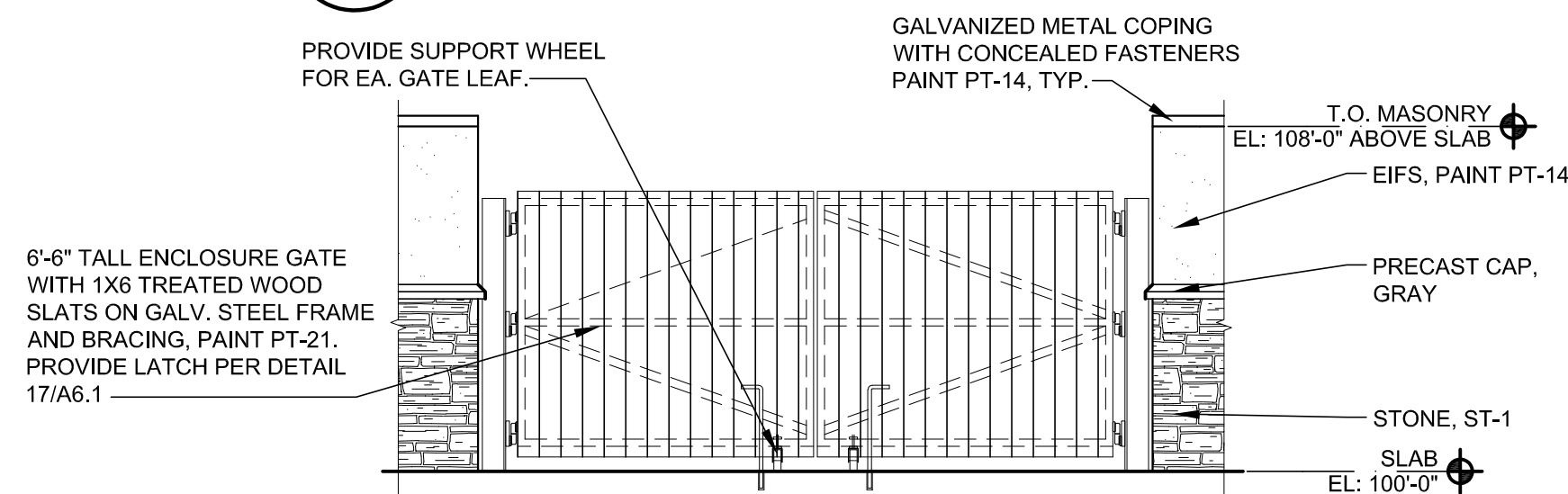
1 TRASH/TIRE ENCLOSURE PLAN
A6.1 SCALE: 1/4"=1'-0"



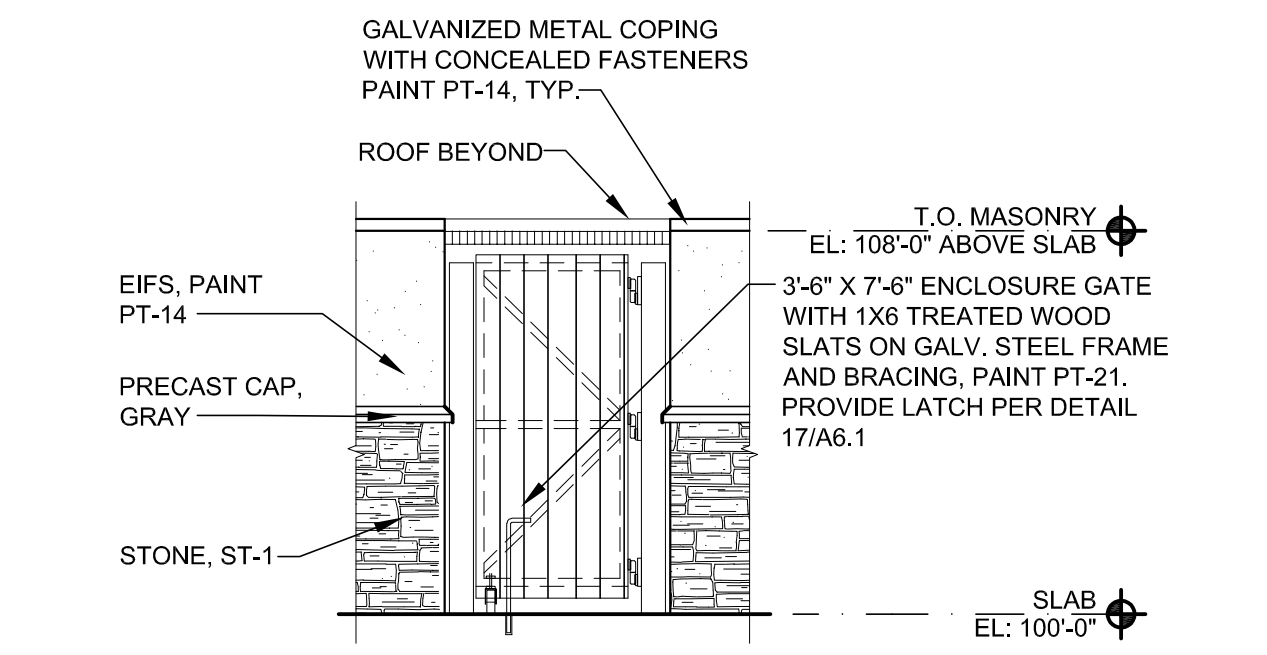
2 TRASH/TIRE ENCLOSURE REFLECTED CEILING PLAN
A6.1 SCALE: 1/4"=1'-0"



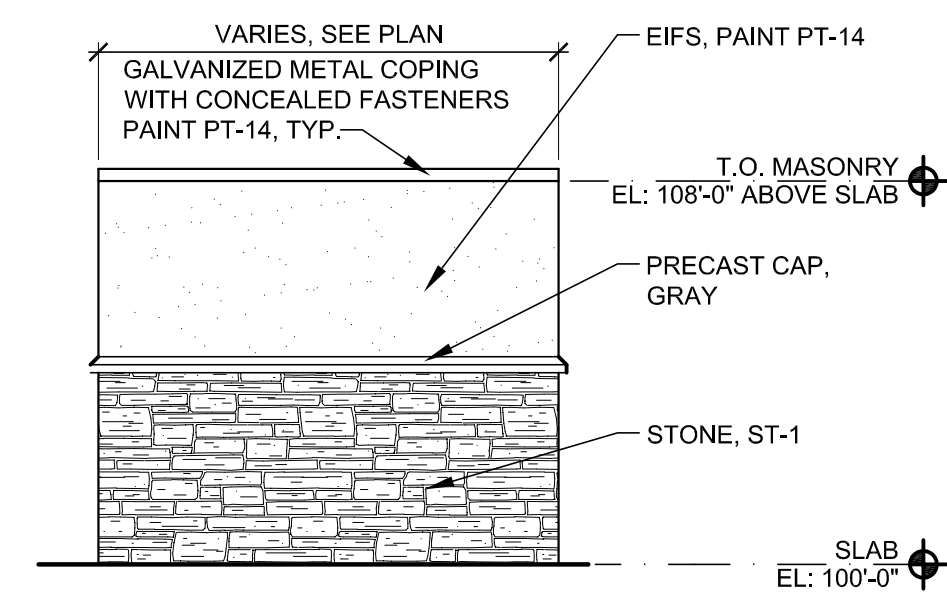
4 TRASH/TIRE ENCLOSURE ELEV.
A6.1 SCALE: 1/4"=1'-0"



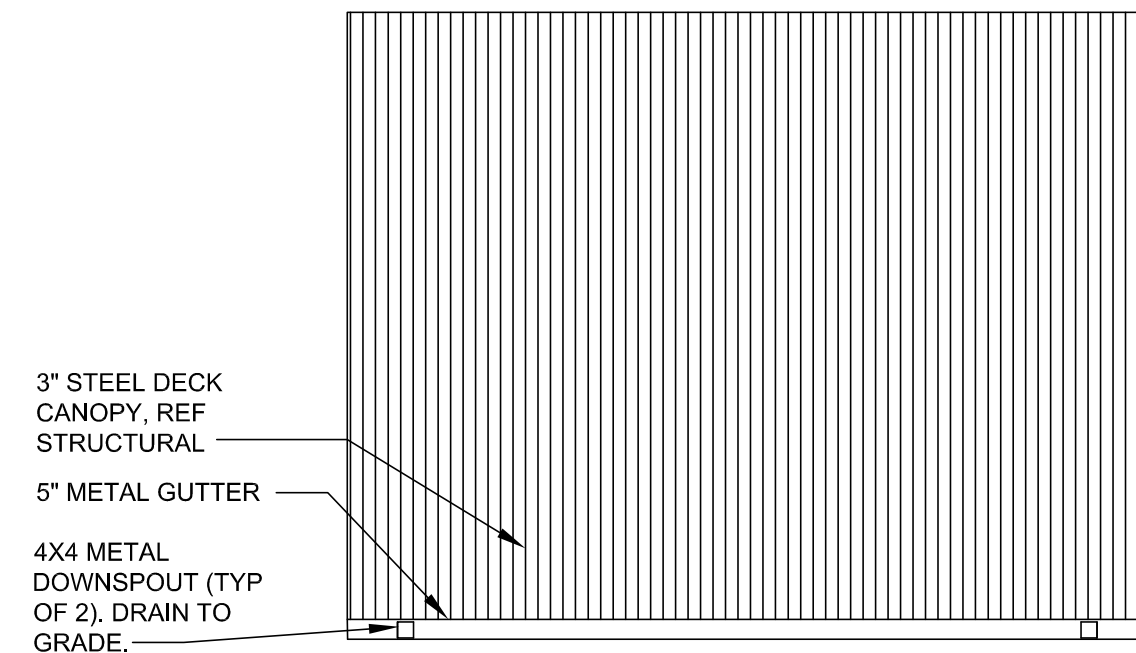
5 TRASH/TIRE ENCLOSURE ELEV.
A6.1 SCALE: 1/4"=1'-0"



6 TRASH/TIRE ENCLOSURE ELEV.
A6.1 SCALE: 1/4"=1'-0"



7 TYPICAL TRASH/TIRE ENCLOSURE ELEV.
A6.1 SCALE: 1/4"=1'-0"



3 ENCLOSURE ROOF PLAN
A6.1 SCALE: 1/4"=1'-0"

FIRESTONE COMPLETE CARE	
COVER SHEET	
NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	02/05/19
REVISION DATE:	04/12/19

SHEET:
21 of 22



FINAL DEVELOPMENT PLAN FOR:
FIRESTONE COMPLETE AUTO CARE
LOT 1A, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504
PROMOTIONAL SIGNAGE PLAN

SHEET 22 OF 22



323 5th STREET
P.O. Box 680
FREDERICK, CO 80530
303.833.1416
WWW.CIVILRESOURCES.COM

JONES/HUMMEL HOLDINGS, LLC

3953 MAPLE AVE, STE 290
DALLAS, TX 75219
ATTN: STEVE MEIER

Firestone
COMPLETE AUTO CARE
FIRESTONE COMPLETE AUTO CARE
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN



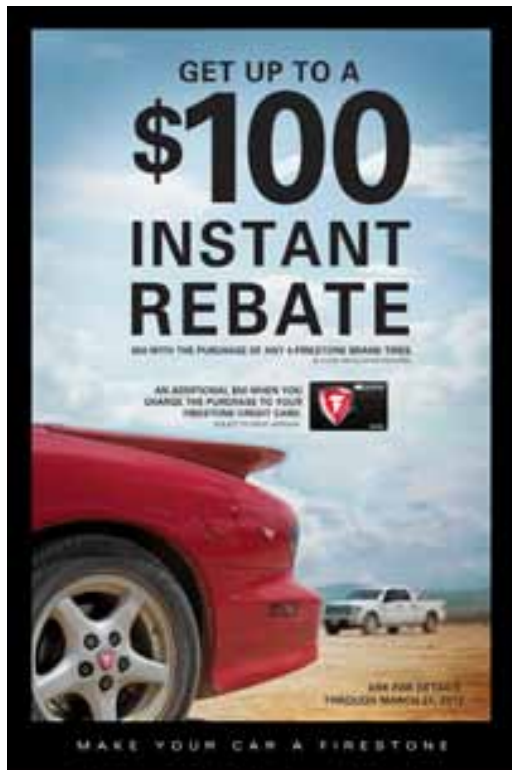
REPRESENTAIVE "COMING SOON" SIGN
POST MOUNTED
4 FT X 8 FT



REPRESENTATIVE "GRAND OPENING"
BANNERS (3 FT X 6 FT) AND FLAGS (3 FT
X 8 FT)



REPRESENTATIVE "NOW OPEN"
BANNERS (2 FT X 8 FT) AND
FLAGS (3 FT X 8 FT)



Promotional Poster
24"x 36"



Dimensional F Shield Poster
24"x 36"

REPRESENTATIVE PROMOTIONAL
POSTERS
WINDOW MOUNTED 2 FT X 3 FT



REPRESENTATIVE
PROMOTIONAL BANNER
HUNG ON BUILDING
3 FT X 10 FT



REPRESENTATIVE BAY DOOR
BANNERS
2 FT X 10 FT



REPRESENTATIVE
PROMOTIONAL DISPLAY
1 FT X 18 FT



REPRESENTATIVE INFLATABLE
PROMOTIONAL DISPLAYS

NOTE: SIGNS DEPICTED ARE
REPRESENTATIVE EXAMPLES OF
PROMOTIONAL SIGNAGE.
ACTUAL DESIGN OF SIGNS IS
SUBJECT TO CHANGE.

FIRESTONE COMPLETE CARE @ FIRESTONE CITY CENTRE	
NAME OF APPLICATION:	FIRESTONE COMPLETE CARE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	01/31/2019
REVISION DATE:	04/18/2019

DESIGNED BY: JAB	DATE: 02/05/2019
DRAWN BY: CAL	SCALE: AS NOTED
CHECKED BY: JAB	AS NOTED
JOB NO.: 288.001.07	
DWG NAME: 28800107_FSFS_Cover.dwg	

PROMOTIONAL
SIGNAGE PLAN

SHEET:

22 OF 22

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 6.b.

Public Hearings

Meeting Date: June 6, 2019

Initiated By:

Dept: Planning & Zoning

AGENDA TITLE

Resolution PC-19-07 - A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR CENTENNIAL LENDING HEADQUARTERS

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

1. Centennial Lending HQ PC Staff Report 2019 06-06
2. PC-19-07 Resolution
3. 20190408-CentennialLending-FDP1-22

FINANCIAL CONSIDERATIONS



Staff Report

Centennial Lending Headquarters Final Development Plan

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

June 6, 2019

Applications

This staff report is for Centennial Lending Headquarters Final Development Plan ("FDP"). The applicant for the FDP is Centennial Lending, LLC.

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 location of the FDP is the southeast corner of Firestone Boulevard and Jake Jabs Boulevard, with a proposed address of 4515 City Centre Road. 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 is proposed on Lot 5, Block 2, Del Camino Business Park 1st Filing and is approximately 2.18 acres in size. The site is generally flat and is appropriate for the proposed use. Access into the site is directly from East I-25 Frontage Road or Business Park Circle. Off-street parking is provided on the north and east sides of the building and consists of 94 parking spaces, inclusive of four ADA parking spaces. Parking is consistent with other similar office buildings in Firestone. The main entrance into the building is from the northeast.

Plan Analysis

The FDP proposes a two story office building with approximately 17,859 square-feet of floor area. The project will be consistent with adjacent developments and will complement the overall Del Camino Business Park development. Furthermore, the development will comply with applicable landscape, lighting, architecture and signage requirements.

Building Height

The proposed building height is approximately 37 feet, in accordance with Firestone development standards.

Fiscal Impacts

The office building permitted by the FDP will provide employment opportunities to the community of Firestone and promote the local economy of Town of Firestone within an area zoned for commercial use. The increase of office space in this area will generate additional traffic counts that retailers require when identifying ideal sites for successful retail outlets.

Utility and Services

Public infrastructure and utilities are generally available to the site.

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

Town staff recommends the Planning Commission approve draft Resolution PC-19-07, a resolution recommending approval of the application to the Board of Trustees with conditions.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-19-07

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL
DEVELOPMENT PLAN FOR CENTENNIAL LENDING HEADQUARTERS**

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 Centennial Lending Headquarters; 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 Centennial Lending Headquarters, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 6th day of June, 2019.

Chairperson

ATTEST:

Secretary/Clerk Pro-Tem

EXHIBIT A
Final Development Plan
Centennial Lending Headquarters
Conditions of Approval

General

1. Provide an updated title commitment, showing Centennial Lending Headquarters as owner, when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
2. Technical corrections to the Centennial Lending Headquarters Final Development Plan shall be made to the Town's satisfaction.

Vicinity Map

Approx. Scale: 1" = 800'

CENTENNIAL LENDING HEADQUARTERS	
COVER SHEET	
NAME OF APPLICANT:	CENTENNIAL LENDING, LLC
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
DATE PREPARED:	12/5/2018
REVISION DATE:	4/4/2019
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
SHEET 1 OF 22	

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FINAL DEVELOPMENT PLAN
CENTENNIAL LENDING HEADQUARTERS
LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 2 OF 22

PROJECT CONCEPT

THIS FINAL DEVELOPMENT PLAN (FDP) GOVERNS LOT 5, BLOCK 2, OF THE DEL CAMINO JUNCTION 1ST FILING, AS RECORDED. NO CHANGES TO THE LOT DESCRIPTION ARE PROPOSED. THE OWNER, CENTENNIAL LENDING, LLC, INTENDS TO RELOCATE ITS HEADQUARTERS TO THE PROPERTY. THE ARCHITECTURE, SITE DESIGN, AND LANDSCAPE ARCHITECTURE WILL COMPLEMENT EXISTING BUILDINGS IN THE DEL CAMINO JUNCTION BUSINESS PARK. CONSTRUCTION IS ANTICIPATED TO OCCUR IN A SINGLE PHASE.

LAND USES

THE PROPERTY HAS A COMPREHENSIVE PLAN DESIGNATION OF "COMMERCIAL AND OFFICE," AND IS ZONED PUD. THE GOVERNING PUD REFERENCES THE TOWN'S EC (EMPLOYMENT CENTER) DISTRICT, WITH THE INTENT OF ALLOWING A TRANSITION FROM SOUTH TO NORTH OF "REGIONAL COMMERCIAL" TO "EMPLOYMENT CENTER." THE HEADQUARTERS BUILDING WILL BE PREDOMINANTLY OFFICE USES; HOWEVER, CLIENTS WILL VISIT THE BUILDING REGULARLY. THEREFORE, THE USE IS CONSISTENT WITH THE INTENT OF THE PUD AT THIS LOCATION.

ARCHITECTURE AND SITE DESIGN

THE TWO-STORY BUILDING IS A CONTEMPORARY DESIGN WITH FOUR-SIDED ARCHITECTURE, AND IS INTENDED TO BE PROMINENTLY VISIBLE FROM I-25. THE BUILDING WAS SITED IN PART TO MINIMIZE VIEWS OF PARKING FROM THE INTERSTATE, WITH PARKING BEHIND THE BUILDING TO THE EXTENT POSSIBLE. THE MASSING OF THE BUILDING, AS WELL AS THE MATERIALS AND COLORS, WILL BE COMPATIBLE WITH OTHER STRUCTURES IN THE BUSINESS PARK.

THE PRIMARY BUILDING ENTRY IS ON THE NORTHEAST FAÇADE. SECONDARY BUILDING ENTRIES ARE ON THE NORTHWEST AND SOUTHEAST FAÇADES, AND ADJACENT TO THE GROUND-LEVEL PATIO NEAR THE SOUTHEASTERN CORNER. A SECOND-LEVEL OUTDOOR PATIO IS ABOVE THE SOUTHEAST DOOR.

PLEASE REFER TO DETAILED ARCHITECTURAL DESIGN INCLUDED AS PART OF THIS FDP FOR ADDITIONAL INFORMATION.

LANDSCAPE ARCHITECTURE

PLANTS WERE SELECTED FOR LOW WATER USE, INTEREST THROUGHOUT THE YEAR, AND GENERAL EASE OF MAINTENANCE. PLANTS WERE PLACED TO MITIGATE VIEWS OF PARKING AND ACCENT VIEWS TOWARD THE BUILDING.

SOME EXISTING TREES INSTALLED SEVERAL YEARS AGO ALONG THE I-25 FRONTAGE ROAD AND WITHIN THE BUILDING SETBACK ARE PROPOSED TO BE

REMOVED AS A RESULT OF GRADING DESIGN, VEHICULAR ENTRY LOCATIONS, AND UTILITY INSTALLATION. THE CONDITION OF THESE TREES RANGES FROM FAIR TO POOR. SOME SPECIES, SUCH AS ASH, ARE NO LONGER RECOMMENDED FOR USE ALONG THE FRONT RANGE. EXISTING TREES IN THE DETENTION POND NORTHEAST OF THE PROPERTY WILL BE PROTECTED IN PLACE AS WELL.

REFER TO THE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.

ENVIRONMENTAL IMPACT MITIGATION

NO ENVIRONMENTAL CONCERNS HAVE BEEN IDENTIFIED. THE MAJORITY OF THE PROPERTY WAS GRADED GENERALLY LEVEL AND SEEDED WITH NATIVE PRAIRIE GRASSES SEVERAL YEARS AGO. THE AREA ADJACENT TO THE I-25 FRONTAGE ROAD WAS LANDSCAPED WITH IRRIGATED TURF GRASS AT ABOUT THE SAME TIME.

PRIVATE MAINTENANCE, ENFORCEMENT & CONTROLS

THE LOT WILL BE MAINTAINED BY THE OWNER, SUCCESSORS, OR ASSIGNS AS REQUIRED BY THE TOWN OF FIRESTONE AND THE DEL CAMINO JUNCTION BUSINESS PARK. ALL COVENANTS AND RESTRICTIONS AS APPROVED WITH THE DEL CAMINO JUNCTION BUSINESS PARK F.D.P. WILL BE FOLLOWED.

PARKS, TRAILS, AND OPEN SPACE

PRIVATE SIDEWALKS AND TRAILS ARE PLANNED ADJACENT TO PARKING AREAS AND IN THE LANDSCAPED AREA BETWEEN THE BUILDING AND THE I-25 FRONTAGE ROAD. AS NO SIDEWALK IS PROPOSED ALONG THE FRONTAGE ROAD, NO PEDESTRIAN CONNECTION TO THE FRONTAGE ROAD IS PROPOSED. ONE SIDEWALK CONNECTION IS PROPOSED FROM THE ATTACHED SIDEWALK IN BUSINESS PARK CIRCLE. A GROUND-LEVEL PATIO IS PROPOSED NEAR THE SOUTHEASTERN BUILDING CORNER FOR EMPLOYEES AND GUESTS. THE ABOVE WILL BE MAINTAINED BY THE OWNER.

WITH THE DEL CAMINO JUNCTION BUSINESS PARK FINAL DEVELOPMENT PLAN RECORDED JANUARY 17, 2000, ±5.269 ACRES OF OPEN SPACE WERE PROVIDED (±12% OF THAT FDP). AS THE 10% MINIMUM AREA WAS PROVIDED IN THE ORIGINAL FILING, ADDITIONAL OPEN SPACE TRACTS AND PARKS ARE NEITHER REQUIRED, NOR PROPOSED, WITH THIS FDP.

GRADING AND DRAINAGE

THE PROPERTY DRAINS N.E. TO THE EXISTING DETENTION POND ADJACENT TO THE N.E. BOUNDARY. THE BUILDING IS PROPOSED TO BE ELEVATED ABOVE EXISTING GRADE FOR DRAINAGE AND VISIBILITY FROM I-25. A PROPOSED STORM

DRAIN LINE PARALLELING THE SOUTHEASTERN BUILDING FAÇADE INTERCEPTS EXISTING DRAINAGE FROM THE I-25 FRONTAGE ROAD, AND DIRECTS STORM WATER TO THE SWALE ALONG THE NORTHWESTERN PROPERTY BOUNDARY.

A MEMORANDUM STATING COMPLIANCE WITH PREVIOUSLY ACCEPTED DRAINAGE STUDIES HAS BEEN SUBMITTED WITH THIS APPLICATION.

WATER DEDICATION

THE TOWN OF FIRESTONE HAS DETERMINED THE REQUIRED RAW WATER DEDICATION TO BE:

DOMESTIC DEMAND
TOTAL DOMESTIC DEMAND = _____ AC-FT
IRRIGATION DEMAND
IRRIGATED AREA (ACRES) = _____ ACRES
TOTAL IRRIGATION DEMAND = _____ AC-FT
TOTAL DEMAND = _____ AC-FT

A TOTAL OF _____ ACRE FEET SHALL BE TRANSFERRED TO THE TOWN PRIOR TO RECORDING THE FINAL DEVELOPMENT PLAN.

THE WATER DEDICATION FOR THIS FDP SHALL BE MET BY DEDUCTING _____ SHARES FROM THE SHARED CBT POOL ORIGINALLY CREATED BY THE THIRD AMENDMENT TO THE DEL CAMINO JUNCTION BUSINESS PARK ANNEXATION AGREEMENT.

UTILITIES

PLEASE REFER TO UTILITY PLANS AND DETAILS INCLUDED IN THIS FDP.

UTILITY SERVICE PROVIDERS
WATER: TOWN OF FIRESTONE
SANITARY SEWER: ST. VRAIN SANITATION DISTRICT
ELECTRIC: KN ENERGY
NATURAL GAS: QWEST
ELECTRIC: UNITED POWER

WATER METER TABLE

QUANTITY	SIZE	TYPE
1	1.5"	COMMERCIAL

PARKING AND ACCESS

OFF-STREET PARKING WILL BE PROVIDED AS SHOWN ON THE SITE PLAN AT A RATIO OF SLIGHTLY GREATER THAN THE TOWN'S REQUIREMENT OF ONE SPACE PER 200 SQUARE FEET OF BUILDING FLOOR AREA. PARKING AREAS WILL BE CONCRETE, WITH CONCRETE CURB AND GUTTER. LANDSCAPED ISLANDS IN PARKING AREAS ARE PROVIDED AS WELL.

PARKING LOT ACCESS IS VIA BUSINESS PARK CIRCLE AND THE I-25 FRONTAGE ROAD. FRONTAGE ROAD ACCESS IS RIGHT-IN / RIGHT-OUT, WITH A RAISED

CONCRETE MEDIAN. ACCESS AT BUSINESS PARK CIRCLE IS FULL TURNING MOVEMENT.

SIGN PROGRAM

WALL-MOUNTED SIGNS ARE PROPOSED ON THE S.E. AND N.E. BUILDING ELEVATIONS FOR VISIBILITY FROM I-25. A MONUMENT SIGN IS PROPOSED NEAR THE S.E. BUILDING CORNER. THESE SIGNS ARE ILLUSTRATED ON THE STRIPING & SIGN PLAN.

INCIDENTAL SIGNS, SUCH AS DIRECTIONAL SIGNS, "NO PARKING," "CUSTOMER PARKING," ETC., ARE SHOWN TO THE EXTENT POSSIBLE ON THE STRIPING & SIGN PLAN. ADDITIONAL INCIDENTAL SIGNS MAY BE INSTALLED AT THE DISCRETION OF THE OWNER WITHOUT NECESSITATING AN AMENDMENT TO THIS FDP, TO CONFORM WITH SECTION 17.31.060 "INFORMATIONAL SIGNS" IN THE FIRESTONE MUNICIPAL CODE.

FROM TIME TO TIME, THE OWNER MAY ERECT TEMPORARY SIGNS, INSTALL SEASONAL HOLIDAY DISPLAYS, PLACE WINDOW BANNERS, AND/OR UTILIZE OTHER PROMOTIONAL MATERIALS TO BE DETERMINED. SUCH MATERIALS WILL BE MAINTAINED BY THE OWNER IN GOOD REPAIR, AND WILL BE ENTIRELY ON THE SUBJECT PROPERTY.

SETBACKS

NO CHANGES TO THE SETBACKS DESCRIBED IN THE DEL CAMINO JUNCTION BUSINESS PARK F.D.P. ARE PROPOSED. THESE ARE:

FROM I-25 FRONTAGE ROAD: 50'
FROM N.E. PROPERTY LINE: 10'
FROM N.W. PROPERTY LINE: 20'

BUILDING SETBACKS SHOWN ON THE SITE PLAN COMPLY WITH THE ABOVE.



CENTENNIAL LENDING HEADQUARTERS	
NARRATIVE	
NAME OF APPLICANT:	CENTENNIAL LENDING, LLC
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
DATE PREPARED:	12/5/2018
REVISION DATE:	4/4/2019
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
SHEET 2 OF 22	

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SINGLE POUR

THIS

12 Min.

Saw-Off Contraction Joint

Radius For Plan

NOT THIS

Narrow Wedges With Fall

12 Min.

SEPARATE POURS

THIS

Saw-Off

Radius For Plan

Cold Joint

OR

THIS

Cold Joint

Radius For Plan

Not Here

Sidewalk Scoring Detail

1. **BASE INFORMATION.** SURVEYED BASE AND ELECTRONIC PLAT DRAWINGS BY STEIL SURVEYING.
2. **PARKING.** PARKING PROPOSED ON THIS SITE PLAN IS FOR THE EXCLUSIVE USE OF LOT 5. THE OWNER RESERVES THE RIGHT TO ENTER INTO SHARED PARKING AGREEMENT(S) WITH ADJACENT PROPERTY OWNERS. UNLESS OTHERWISE NOTED, ALL PARKING AISLES ARE TWO-WAY TRAFFIC.
3. **PATIO AREA.** THE PATIO SEATING AREA PROPOSED ADJACENT TO THE NORTHEAST BUILDING CORNER IS INTENDED FOR USE BY EMPLOYEES AND GUESTS OF THE OWNER. AMENITIES WITHIN THE PATIO MAY INCLUDE TABLES, BENCHES, DECORATIVE PAVING, AND OTHER UNIFYING ELEMENTS.
4. **LIGHTING.** BUILDING-MOUNTED LIGHTS ARE NOT SHOWN ON THIS DRAWING. REFER TO THE LIGHTING & PHOTOMETRIC PLAN FOR ADDITIONAL DETAILS.
5. **GRADING AND UTILITIES.** SEE FINAL CIVIL ENGINEERING CONSTRUCTION PLANS FOR DETAILED GRADING AND UTILITY DESIGN, PAVEMENT THICKNESS, ETC.
6. **STORMWATER DETENTION.** NO POND IS PROPOSED ON THIS PROPERTY. A REGIONAL DETENTION POND ON TRACT 8, BLOCK 2, SERVICES LOT 5 ACCOMMODATES THIS PROPERTY.
7. **DRAINAGE INFORMATION.** THE ENTIRETY OF THE SITE IS WITHIN THE FEMA ZONE-X FOR MINIMAL FLOOD HAZARD.
8. **BUILDING FOOTPRINT.** PLAN VIEW BUILDING IS PER DRAWING PROVIDED BY THE ARCHITECT. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND FOUNDATION DIMENSIONS. FINAL FINISHED FLOOR ELEVATIONS SHALL NOT EXCEED MINIMUM FINISHED FLOOR ELEVATIONS BY MORE THAN 2 FEET.
9. **STANDARD DIMENSIONS.** UNLESS OTHERWISE NOTED:
 - CURB RETURNS ADJACENT TO PARKING ARE 2' RADII.
 - SIDEWALK INTERSECTIONS ARE 2' RADII.
 - SIDEWALK WIDTHS ARE 8' MINIMUM WIDTH ADJACENT TO PARKING, AND 5' MINIMUM WIDTH ELSEWHERE.
 - PARKING STALLS ARE 9' WIDTH X 20' DEPTH.

	PROPOSED CONCRETE		BACKSTOP GENERATOR (4' X 8' CONCRETE PAD)
	PROPOSED LIGHT FIXTURE (SEE NOTE 4)		RAMP (PER CIVIL DRAWINGS)
	PROPOSED BOLLARD LIGHT (SEE NOTE 4)		TRASH ENCLOSURE (PER ARCHITECT'S DRAWINGS)
			PROPOSED RIP-RAP (SEE CIVIL DRAWINGS)

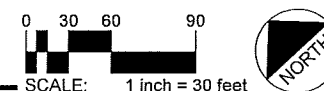
CENTENNIAL LENDING HEADQUARTERS

NAME OF APPLICANT:	CENTENNIAL LENDING, LLC
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
DATE PREPARED:	12/5/2018
REVISION DATE:	4/4/2019
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
	SHEET 3 OF 22

ADJACENT PROPERTIES		
PLAN REF.	DIRECTION	DESCRIPTION
(A)	S.E.	LOT 9, BLOCK 1 REC. NO. 2837826 11228 BUSINESS PARK C. (BEST WESTERN HOTEL)
(B)	N.E.	TRACT B, LOT 2 REC. NO. 2739037 (DETENTION POND)
(C)	N.W.	LOT 1, BLOCK 2 REC. NO.2739037 (VACANT LAND)
(D)	S.W.	LOT 1-A, BLOCK 3 REC. NO. 3251663 11211 I-25 FRONTAGE RD. (ENT CREDIT UNION)

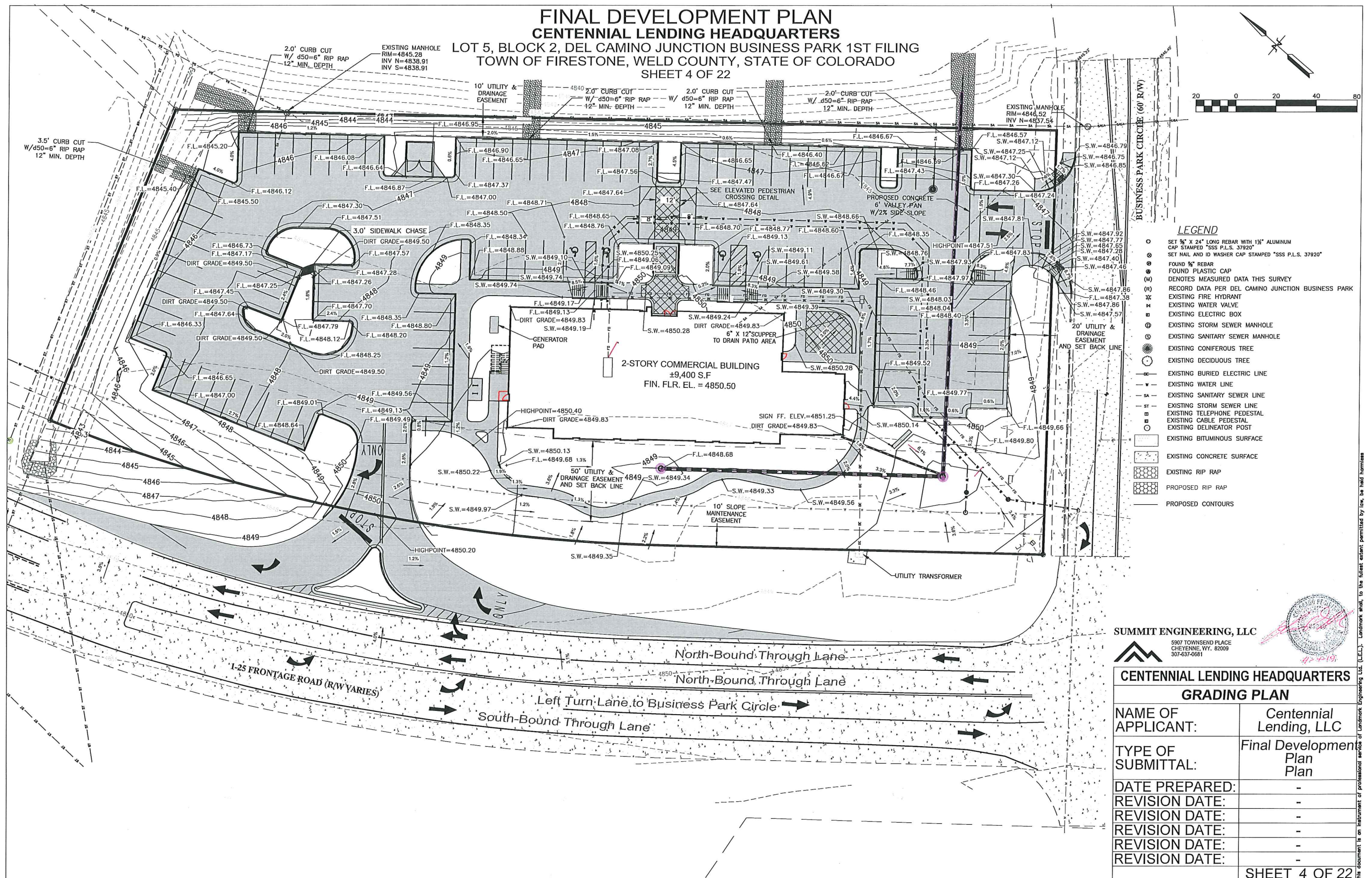
* THE ABOVE PROPERTIES ARE WITHIN THE DEL CAMINO JUNCTION PUD.

S I T E P L A N



FINAL DEVELOPMENT PLAN
CENTENNIAL LENDING HEADQUARTERS

LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 4 OF 22



LEGEND

- SET 3/4" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 37920"
- SET NAIL AND ID WASHER CAP STAMPED "SSS P.L.S. 37920"
- FOUND 3/4" REBAR
- FOUND PLASTIC CAP
- DENOTES MEASURED DATA THIS SURVEY
- RECORD DATA PER DEL CAMINO JUNCTION BUSINESS PARK
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING ELECTRIC BOX
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING BURIED ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING TELEPHONE PEDESTAL
- EXISTING CABLE PEDESTAL
- EXISTING DELINEATOR POST
- EXISTING BITUMINOUS SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING RIP RAP
- PROPOSED RIP RAP
- PROPOSED CONTOURS

SUMMIT ENGINEERING, LLC

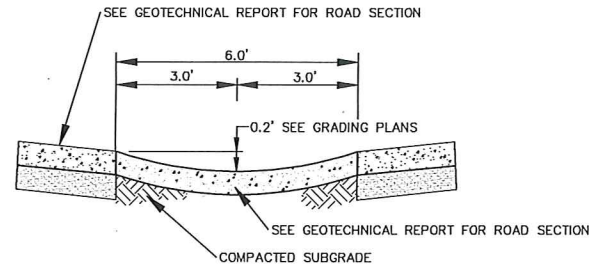
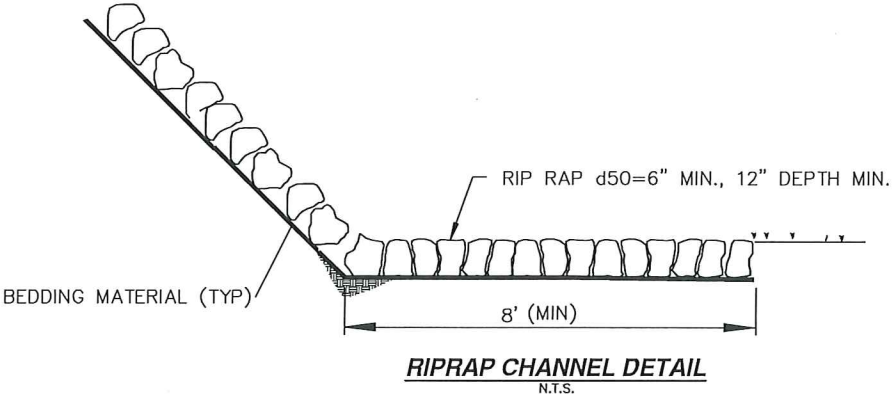
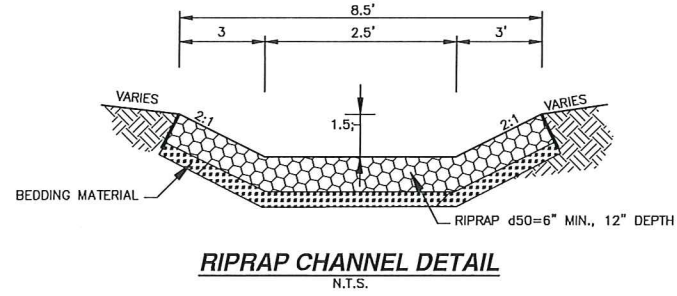
5907 TOWNSEND PLACE
CHEYENNE, WY. 82009
307-637-0681

CENTENNIAL LENDING HEADQUARTERS
GRADING PLAN

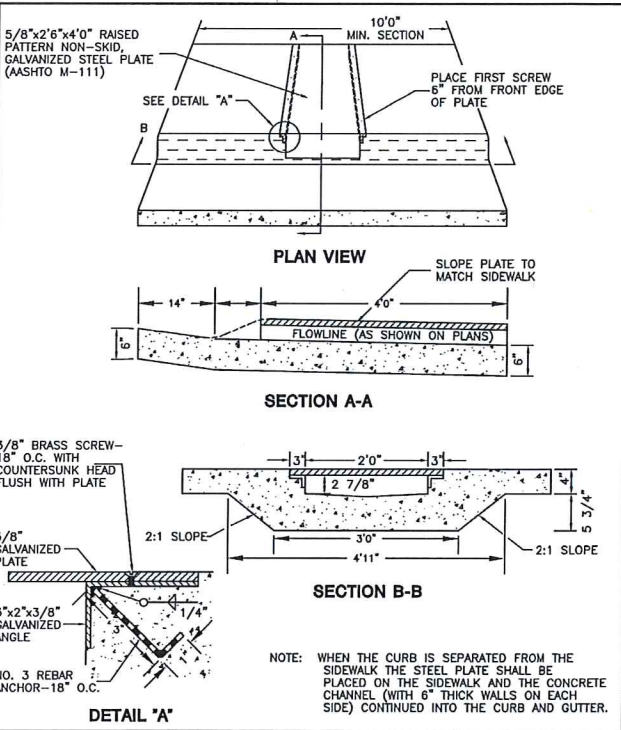
NAME OF APPLICANT:	Centennial Lending, LLC
TYPE OF SUBMITTAL:	Final Development Plan Plan
DATE PREPARED:	-
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
SHEET 4 OF 22	

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FINAL DEVELOPMENT PLAN
CENTENNIAL LENDING HEADQUARTERS
LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 5 OF 22

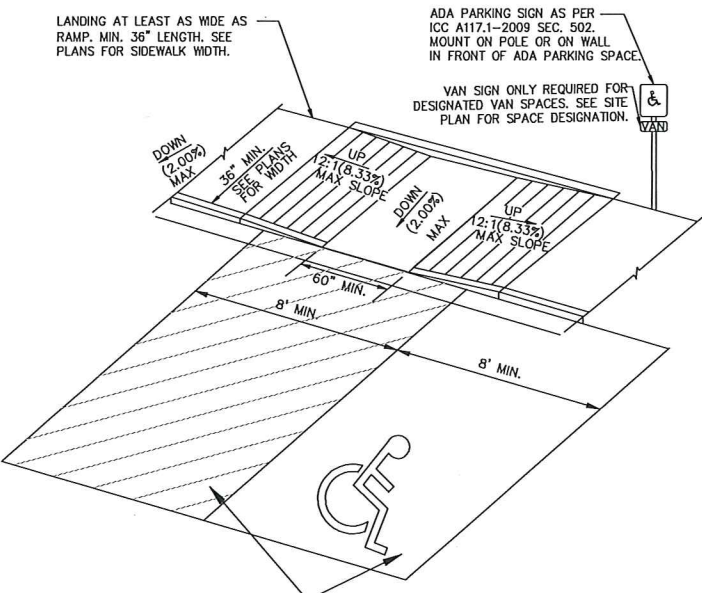


6' CONCRETE DRAINAGE PAN DETAIL
N.T.S.



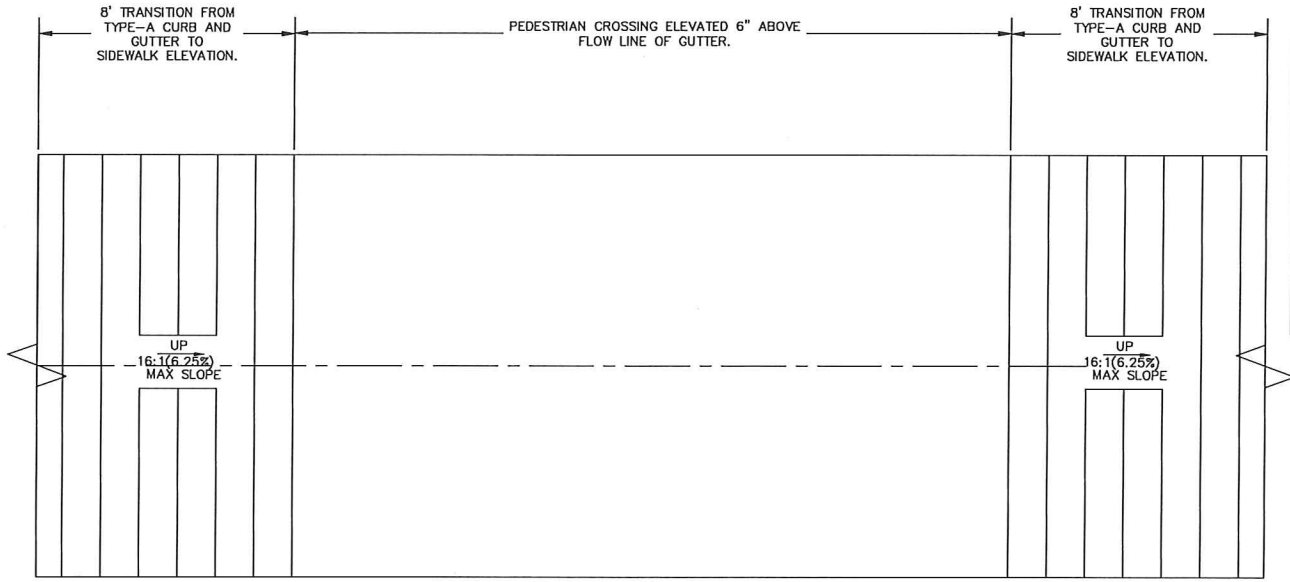
TOWN OF FIRESTONE
SIDEWALK CULVERT
APPROVED BY: MCKEL
TST

3' SIDEWALK CHASE
N.T.S.

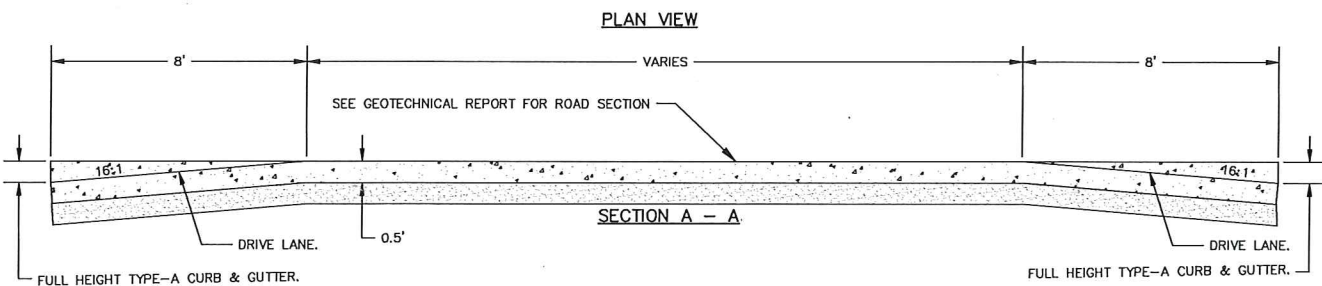


TYPICAL ADA PARKING DETAIL

NOTE: CONSTRUCTION SHALL CONFORM TO THE CURRENT ICC A117.1-2009 (ACCESSIBLE AND USEABLE BUILDING AND FACILITIES) AND CURRENT ADA STANDARDS FOR ACCESSIBILITY.



ELEVATED PEDESTRIAN CROSSING DETAIL
N.T.S.

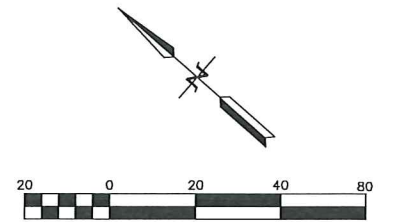


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CHEYENNE, WY. 82009
307-637-0681

CENTENNIAL LENDING HEADQUARTERS
GRADING DETAIL

NAME OF APPLICANT:	Centennial Lending, LLC
TYPE OF SUBMITTAL:	Final Development Plan
DATE PREPARED:	12/5/2018
REVISION DATE:	4/4/2019
REVISION DATE:	-
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REVISION DATE:	-
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REVISION DATE:	-

LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 6 OF 22



-  EXISTING MANHOLE
 EXISTING WATERLINE
 EXISTING GAS LINE
 EXISTING SANITARY SEWER
 EXISTING STORM SEWER
 EXISTING BURIED ELECTRICAL
 FIRE HYDRANT
 STORM SEWER

SEE LIGHTING PLAN
FOR LIGHTING LAYOUT
AND DESCRIPTION.

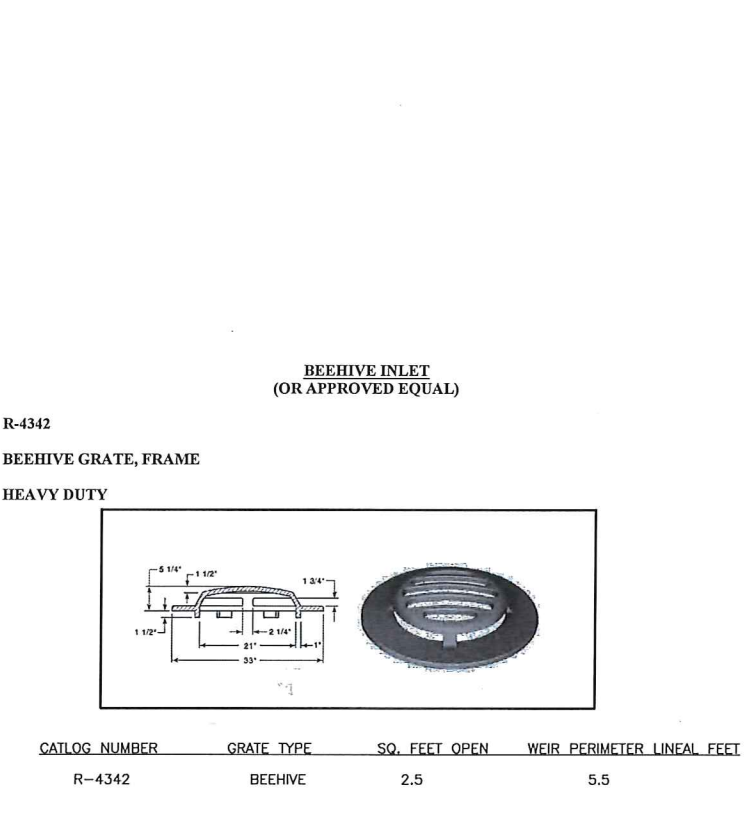
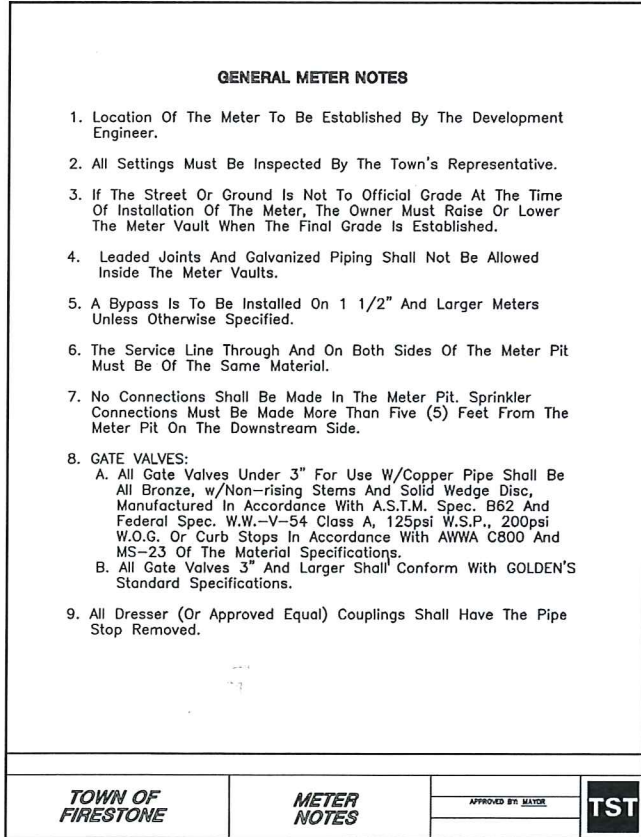
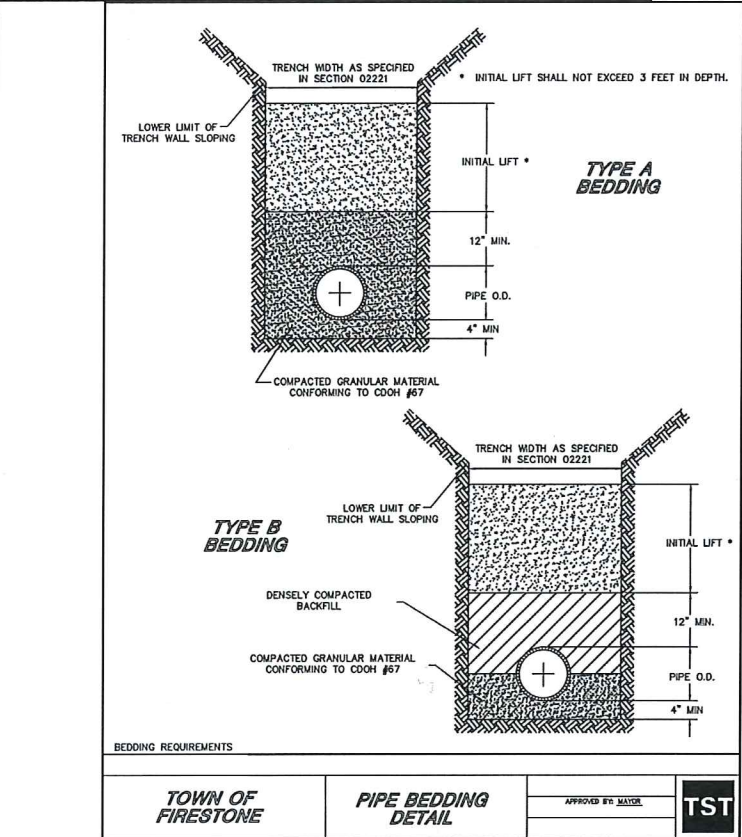
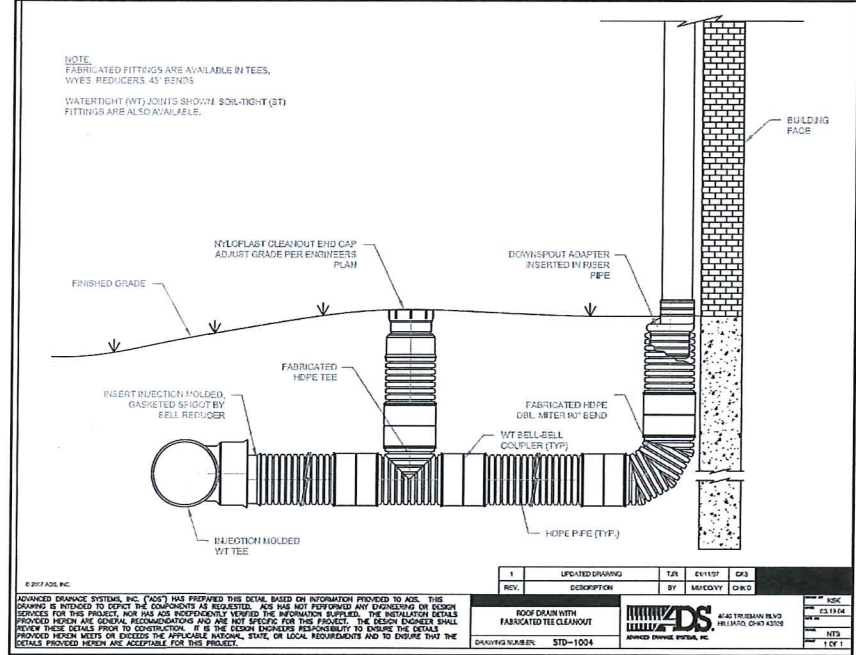
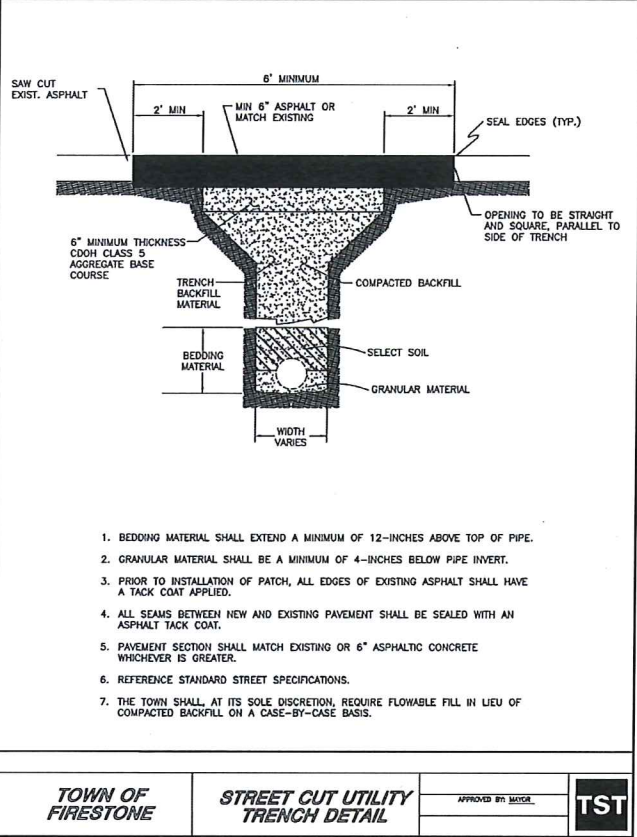
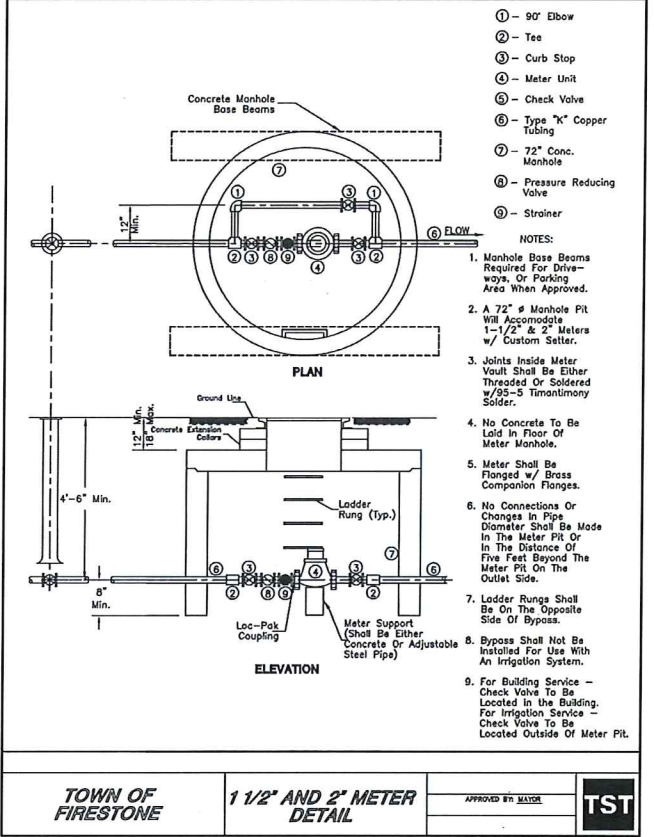
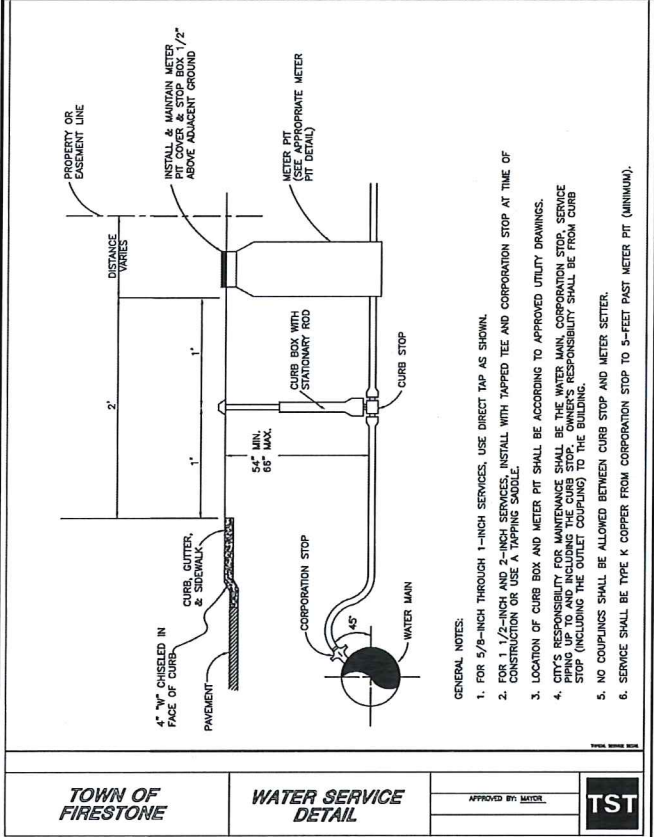
SUMMIT ENGINEERING, LLC
5907 TOWNSEND PLACE
CHEYENNE, WY. 82009
307-637-0681

CENTENNIAL LENDING HEADQUARTERS UTILITY PLAN

NAME OF APPLICANT:	Centennial Lending, LLC
TYPE OF SUBMITTAL:	Final Development Plan Plan
DATE PREPARED:	12/5/2018
REVISION DATE:	4/4/2019
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
	SHEET 6 OF 22

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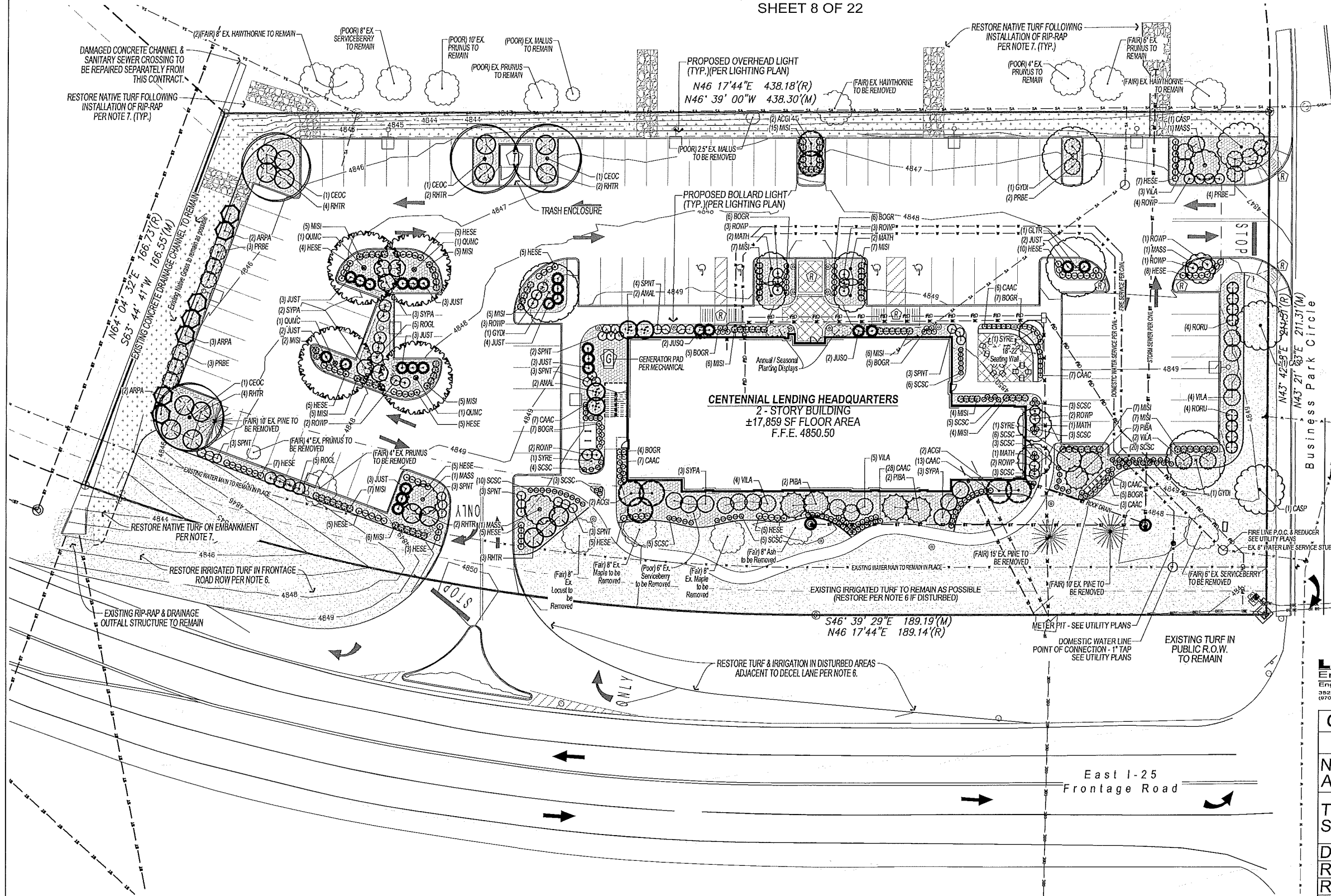
FINAL DEVELOPMENT PLAN
CENTENNIAL LENDING HEADQUARTERS
LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 7 OF 22



SUMMIT ENGINEERING, LLC 5907 TOWNSEND PLACE CHEYENNE, WY. 82009 307-637-0681	
CENTENNIAL LENDING HEADQUARTERS UTILITY DETAILS	
NAME OF APPLICANT:	Centennial Lending, LLC
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SHEET 7 OF 22	

FINAL DEVELOPMENT PLAN
CENTENNIAL LENDING HEADQUARTERS
LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 8 OF 22

STATEMENT OF INTENT:
CATALPA STREET TREES ARE PROPOSED ALONG BUSINESS PARK CIRCLE FOR LATE SPRING BLOOMS AND GENEROUS SHADE COVER. AT THE SITE ENTRANCES, CRABAPPLES WITH ORNAMENTAL GRASSES BELOW WRAP AROUND THE CORNERS TO CREATE A VISUAL ENTRY TO THE PROPERTY. ADJACENT TO PARKING AREAS, JUNIPERS AND SPIREA WILL SCREEN VIEWS OF PARKED CARS FROM I-25 AND THE FRONTAGE ROAD. SPRUCE TREES WILL CREATE A BACKGROUND FOR THE GROUND-MOUNTED SIGN NEAR THE SOUTH-EASTERN BUILDING CORNER. DRIFTS OF ORNAMENTAL GRASSES PAIRED WITH ROSES AND LARGE DECIDUOUS SHRUBS ALONG THE SOUTH BUILDING FACADE SOFTEN THE LOWER EXTENTS OF THE BUILDING FACADE AS SEEN FROM EAST FRONTAGE ROAD. A COURTYARD NORTHEAST OF THE BUILDING WILL BE ENCLOSED WITH A SEATING WALL WITH ORNAMENTAL GRASSES BEHIND IT TO CREATE AN OUTDOOR GATHERING SPACE FOR STAFF AND PATRONS.



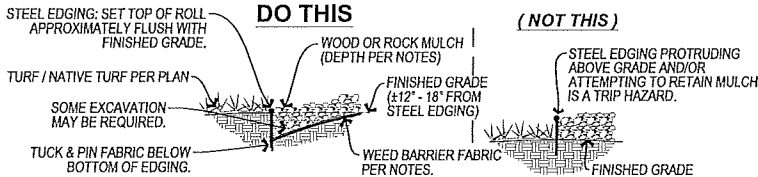
FINAL DEVELOPMENT PLAN
CENTENNIAL LENDING HEADQUARTERS
LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 9 OF 22

LANDSCAPE NOTES

- REQUIRED PLANT MATERIALS SHALL BE GROWN IN A NURSERY IN ACCORDANCE WITH PROPER HORTICULTURAL PRACTICE. PLANTS SHALL BE HEALTHY, WELL-BRANCHED STOCK WITH A GROWTH HABIT NORMAL TO THE SPECIES AND VARIETY, AND FREE OF DISEASES, INSECTS AND INJURIES.
- ALL IRRIGATION CONTROL SYSTEMS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
- THE PROPERTY OWNER SHALL MAINTAIN THE LANDSCAPING AS APPROVED IN THE FINAL LANDSCAPE PLAN.
- THE PROPERTY OWNER SHALL NOT USE PLANT MATERIALS WHICH EXHIBIT EVIDENCE OF INSECT, PEST, DISEASE, AND SHALL APPROPRIATELY TREAT ANY AND ALL DAMAGED PLANTS, AND SHALL REMOVED AND REPLACE ANY AND ALL DEAD PLANT MATERIAL WITH LIVING PLANT MATERIAL.
- TREES WITH DAMAGED OR REMOVED CENTRAL LEADERS WILL NOT BE ACCEPTED. ALL TREES SHALL BE BALLED & BURLAPPED ROOT CONTROL BAG, OR CONTAINERIZED. IRRIGATED TURF AREAS ARE TO BE SODDED WITH KORB Y SOD "XERISCAPE TURF BLEND" OR APPROVED EQUAL. (CONTAINS 80% TALL FESCUE AND 20% KENTUCKY BLUEGRASS).
- NATIVE TURF AREAS ARE TO BE SEEDED WITH "NORTHERN PLAINS NATIVE GRASS MIXTURE" PER APPLEWOOD SEED COMPANY. MIXTURE CONTAINS BLUE WILDRYE, SLENDER WHEATGRASS, BLUE GRAMA, LITTLE BLUESTEM, PRAIRIE JUNEGRASS, GREEN NEEDLEGRASS, AND NEEDLE-AND-THREAD. RATE AND DISTRIBUTION METHOD PER SUPPLIER'S INSTRUCTIONS.
- NON-IRRIGATED AREAS DISTURBED BY CONSTRUCTION, INCLUDING ANY ADJOINING PROPERTIES AND PUBLIC RIGHT OF WAY, SHALL BE RESEEDED TO PREVENT EROSION, PER APPROVED CIVIL CONSTRUCTION PLANS.
- ALL SHRUB BEDS SHALL RECEIVE 3/4" DIAMETER (MINIMUM) ROUNDED RIVER ROCK COBBLE MULCH (ASSORTED COLORS) OR APPROVED EQUAL TO A MINIMUM DEPTH OF 3" AT POST-COMPACTION ABOVE TYPAR 3301 (3 OZ.) OR APPROVED EQUAL WEED BARRIER FILTER FABRIC. WOOD MULCH (SHREDDED WESTERN CEDAR 'GORILLA HAIR' OR APPROVED EQUAL) MAY BE SUBSTITUTED FOR ROCK MULCH IN WHOLE OR IN PART AT THE OWNER'S SOLE DISCRETION.
- SEPARATE ALL SHRUB BEDS FROM IRRIGATED TURF WITH 6" ROLLTOP STEEL EDGING OR APPROVED EQUAL. INSTALL PER DETAIL THIS SHEET.
- LOCATE ALL UTILITIES PRIOR TO PLANTING. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS TO THE LANDSCAPE ARCHITECT.
- INSTALL TREES SUCH THAT ROOT PITS ARE OUTSIDE OF WATER AND SANITARY SEWER EASEMENTS, A MINIMUM OF 10' CLEAR OF WATER AND SEWER LINES. INSTALL SHRUBS SUCH THAT ROOT PITS ARE 4' CLEAR OF WATER AND SANITARY SEWER LINES AND NOT DIRECTLY ABOVE STORM SEWER LINES AND OTHER UTILITIES.
- THE LANDSCAPE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR ALL SOIL TESTING REQUIRED.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO 6" DEPTH AND ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL REMOVED FOR CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING LANDSCAPING.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT SHALL REMAIN CONSISTENT WITH APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED ON THIS PLAN SHALL PREVAIL.
- REFER TO IRRIGATION PLANS FOR SLEEVING LOCATIONS. COORDINATE SLEEVING INSTALLATION WITH PAVEMENT AND INSTALLATION OF SERVICE LINES.
- REQUIRED LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.) FOR ALL STRUCTURES. THE PROPERTY OWNER MAY, IN THE SOLE DISCRETION OF THE TOWN, POST A FINANCIAL GUARANTEE FOR THE IMPROVEMENTS EQUAL TO ONE HUNDRED FIFTEEN (115) PERCENT OF THE COST OF IMPROVEMENTS. INSTALLATION SHALL THEN OCCUR WITHIN THE NEXT PLANTING SEASON. THIS GUARANTEE SHALL BE RELEASED UPON COMPLETION OF THE INSTALLATION OF THE LANDSCAPING.

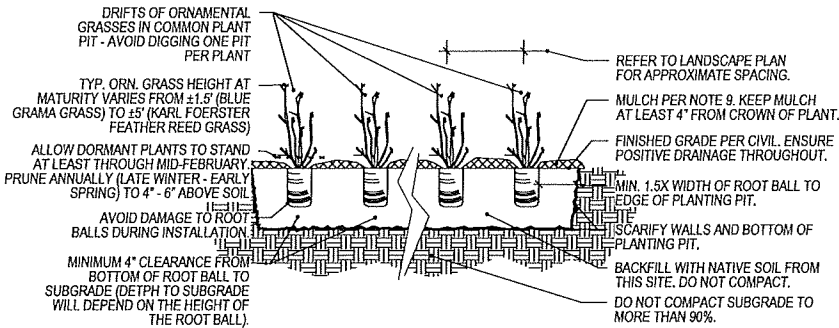
TREE PRESERVATION NOTES

- ALL TREES AND SHRUBS ON SITE, ON ADJACENT PROPERTIES (INCLUDING THE DETENTION POND IN TRACT B) AND WITHIN ADJACENT RIGHT OF WAY SHALL BE PRESERVED EXCEPT AS NOTED.
- THE CONTRACTOR SHALL ENSURE THAT SUFFICIENT IRRIGATION WATER IS PROVIDED TO TREES AND SHRUBS TO REMAIN THROUGH CONSTRUCTION.
- TREE BRANCHES THAT INTERFERE WITH CONSTRUCTION EQUIPMENT SHALL BE PROPERLY PRUNED BY A CERTIFIED TREE ARBORIST PRIOR TO BEGINNING CONSTRUCTION. PRUNING SHALL COMPLY WITH APPROVED PRACTICES.
- A WOOD MULCH LAYER AT 4" DEPTH IS REQUIRED WITHIN THE DRIPLINE OF ALL TREES TO REMAIN AS SPECIFIED IN THESE PLANS BEFORE SITE WORK BEGINS. TO PREVENT SCRAPING OR GOUGING THE BARK ON THE TRUNK AND/OR LOWER LIMBS WITH HEAVY EQUIPMENT, WRAP SINGLE-STEM TREE TRUNKS TO REMAIN IN TREE WRAP TO THE FIRST LIMB. INSTALL PER MANUFACTURER INSTRUCTION.
- PROTECTIVE ORANGE CONSTRUCTION FENCE SHALL BE PLACED A MINIMUM OF 5' OUTSIDE OF THE DRIPLINE FOR ALL TREES TO REMAIN WITHIN AND ADJACENT TO THE LIMITS OF WORK. NO CONSTRUCTION SHALL OCCUR WITHIN THE FENCED AREA EXCEPT UNDER THE DIRECT SUPERVISION OF THE LANDSCAPE ARCHITECT.
- SOIL COMPACTION AND GRADING SHALL BE AVOIDED UNDER THE DRIPLINE OF TREES TO REMAIN.
- NO STORAGE OF MATERIALS / EQUIPMENT SHALL OCCUR WITHIN THE FENCED AREA SURROUNDING TREES TO REMAIN.
- MAINTAIN POSITIVE DRAINAGE AWAY FROM THE TRUNKS OF TREES TO REMAIN.
- ALL ROOTS 1 INCH OR LARGER THAT MUST BE SEVERED SHALL BE CUT MANUALLY TO PRODUCE A CLEAN CUT AND PROMPTLY TREATED WITH TREE SEALANT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPARABLE REPLACEMENT FOR ANY EXISTING TREES OR SHRUBS DESIGNATED TO REMAIN THAT ARE FOUND BY THE LANDSCAPE ARCHITECT TO BE IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITY.



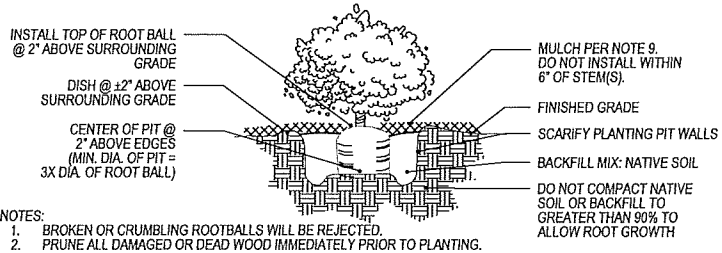
STEEL EDGING INSTALLATION DETAIL

NTS



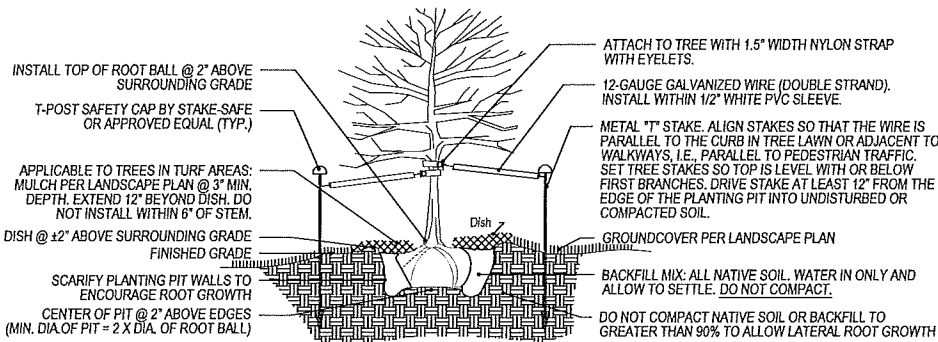
ORNAMENTAL GRASS PLANTING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS



- NOTES:
- DO NOT CUT OR DAMAGE LEADER. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE "Y" CROTCHES OR DOUBLE LEADERS UNLESS TYPICAL OF THE SPECIES.
 - CUT TWINE AND BURLAP FROM AROUND TRUNK, AND PULL BACK GENTLY TO AVOID DAMAGE. REMOVE ALL BURLAP, WIRE BASKETS, LABELS, ETC., BEFORE PLACING ROOT BALL IN PIT. DISPOSE OF ALL MATERIALS LEGALLY. DO NOT BURY IN PIT.

TREE PLANTING DETAIL

NTS

PLANT LIST

CODE	QTY.	BOTANIC NAME	COMMON NAME	MATURE HT. X SPD.	CONDITION	COMMENT / SIZE
CANOPY TREES						
CASP	3	CATALPA SPECIOSA	WESTERN CATALPA	50' X 30'	B + B	2" CALIPER
CEOC	5	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	50' X 50'	B + B	" " " "
GYDI	4	GYMNOCLADUS	'ESPRESSO' KENTUCKY	50' X 35'	B + B	" " " "
		DIOICUS 'ESPRESSO'	COFFEE TREE			
QUMC	4	QUERCUS X MACDANIELII 'CLEMONS'	HERITAGE OAK	60' X 40'	B + B	" " " "
SUBTOTAL 16						

ORNAMENTAL TREES

ACGI	7	ACER GINNALA 'FLAME'	FLAME GINNALA MAPLE	20' X 20'	#15 CONT.	MULTISTEM 4' MIN. HT.
MATH	6	MALUS X 'THUNDERCHILD'	THUNDERCHILD CRAB	20' X 15'	B + B	2" CALIPER
MASS	4	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB	20' X 15'	B + B	2" CALIPER
SYRE	3	SYRINGA RETICULATA	JAPANESE TREE LILAC	15' X 12'	#15 CONT.	MULTISTEM 4' MIN. HT.
SUBTOTAL 20						

CONIFER TREES

PIBA	6	PICEA PUNGENS 'BAKERI'	BAKERI SPRUCE	30' X 10'	#20 CONT.	5' MIN. HT.
SUBTOTAL 6						
TOTAL TREES: 37						

BROADLEAF SHRUBS

AMAL	4	AMELANCHIER	STANDING OVATION	15' X 5'	#5 CONT.	
ARPA	7	ALNIFOLIA 'OBELISK'	SERVICEBERRY			
PRBE	12	ARCTOSTAPHYLOS PATULA	GREENLEAF MANZANITA	7' X 9'	#5 CONT.	
		PRUNUS BESSEYI	PAWNEE BUTTES	1.5' X 6'	#5 CONT.	
RHTR	17	'PAWNEE BUTTES'	SAND CHERRY			
		RHUS TRILOBATA	AUTUMN AMBER	1.5' X 8'	#5 CONT.	
ROGL	9	'AUTUMN AMBER'	SUNAC			
RORU	8	ROSA GLAUCA 'RUBRIFOLIA'	REDLEAF ROSE	6' X 4'	#5 CONT.	
ROWP	23	ROSA RUGOSA	RUGOSA ROSE	6' X 5'	#5 CONT.	
SPNT	27	ROSA X 'WINNIPEG PARKS'	WINNIPEG PARKS ROSE	3.5' X 3.5'	#5 CONT.	
		SPRAIRAE NIPPONICA	CHEYENNE SNOW-	4' X 4'	#5 CONT.	
		VAR. TOSAENSIS	MOUND SPIREA			
SYPA	11	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5' X 5'	#5 CONT.	
VILA	16	VIBURNUM LANTANA	MOHICAN VIBURNUM	6' X 6'	#5 CONT.	
SUBTOTAL 134						

CONIFEROUS SHRUBS

JUST	17	JUNIPERUS SABINA 'TAMMY'	TAMMY JUNIPER	3' X 10'	#5 CONT.	
JUSQ	4	JUNIPERUS SQUAMATA	BLUE STAR JUNIPER	3' X 5'	#5 CONT.	
SUBTOTAL 21						
TOTAL SHRUBS: 155						

ORNAMENTAL GRASSES & PERENNIALS

BOGR	45	BOUTELOUA GRACILLIS	BLONDE AMBITION	1.5' X 1.5'	#1 CONT.	
		'BLONDE AMBITION'	BLUE GRAMA GRASS			
CAAC	74	CALAMAGROSTIS	KARL FOERSTER	5' X 2'	#1 CONT.	
		ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS			
HESE	83	HELICTOTRICHON	BLUE AVENA GRASS	3' X 3'	#1 CONT.	
		SEMPEVIRENS				
MISI	101	MISCANTHUS SIENSUS 'ADAGIO'	ADAGIO MAIDEN GRASS	3' X 3'	#1 CONT.	
MSCS	77	SCHIZACHYRIUM	'THE BLUES' LITTLE BLUESTEM	3.5' X 2'	#1 CONT.	
		SCOPARIUM 'THE BLUES'				
TOTAL 380						

OTHER LANDSCAPE MATERIALS

	ON SITE	OFF SITE	PROJ. TOAL
MULCHED AREA:	+13,168 SF	+23 SF	+13,191 SF
IRRIGATED TURF AREA:	+16,768 SF	+4,622 SF	+21,390 SF
NATIVE TURF AREA:	+6,228 SF	+217 SF	+6,445 SF

(NOTE THAT IRRIGATED & NATIVE TURF AREAS INSTALLED MAY DIFFER FROM THE ABOVE BASED ON ACTUAL AREA OF DISTURBANCE RESULTING FROM CONSTRUCTION ACTIVITIES.)



CENTENNIAL LENDING HEADQUARTERS

LANDSCAPE DETAILS & NOTES

NAME OF APPLICANT:	CENTENNIAL LENDING, LLC
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
DATE PREPARED:	12/5/2018
REVISION DATE:	4/4/2019
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
SHEET 9 OF 22	

FINAL DEVELOPMENT PLAN
CENTENNIAL LENDING HEADQUARTERS
LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 10 OF 22

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLES 1.0 SERIES 30 HUNTER PRO5-06-PR530-CV: TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30		DRIP VALVE ASSEMBLY HUNTER ICZ-101-25: DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLES 1.2 SERIES 30 HUNTER PRO5-06-PR530-CV: TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30		DRIPLINE FLUSH CAP AGRIFIM FLUSH CAP. 3/4" DRIPLINE COMPRESSION END CAP WITH SCREW ON END.
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLES 1.5 SERIES 30 HUNTER PRO5-06-PR530-CV: TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30		REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL ICV 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION
	HUNTER MP1000 PRO5-06-PR540-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40		QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-5RC: VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.
	HUNTER MP2000 PRO5-06-PR540-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40		ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	HUNTER MP3000 PRO5-06-PR540-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40		MASTER VALVE ASSEMBLY BUCKNER-SUPERIOR 3100, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE TO MATCH POC
	HUNTER MP3500 PRO5-06-PR540-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40		REDUCED PRESSURE BACKFLOW PREVENTER WILKINS 375B: BACKFLOW PREVENTER WITH BLOW OUT/FLUSH FITTING. REINFORCED NYLON HOUSING AND CAST BRONZE BALL VALVES. SIZED TO MATCH TAP & METER (RE: POC NOTE).
				PEDESTAL MOUNT IRRIGATION CONTROLLER (1600) WEATHERMATIC SL1616 (WITH 4 SLM4): 16-ZONE CONTROLLER WITH FLOW MONITORING AND WEATHER STATION: INCLUDES SMARTLINK AIRCARD WITH FLOW, SLWS WEATHER STATION, AND 5 YR SERVICE PLAN (SL1600-5YR-BUNDLE-FLOW). UTILIZE STAINLESS STEEL PEDESTAL, MODEL SLPED-ENC. UTILIZE NORMALL OPEN PANEL.
				CREATIVE SENSOR TECHNOLOGY FSI-T 1" PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT. FLOW RANGE: .86-52 GPM.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE DOMESTIC WATER TAP AND METER. AT THE APPROXIMATE LOCATION SHOWN (REFER TO CIVIL PLANS FOR EXACT LOCATION). INSTALL BACKFLOW PREVENTION UNIT, FLOW SENSOR, AND MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTRACTOR TO INSTALL BACKFLOW PER NATIONAL PLUMBERS CODE AND PER LOCAL CODE. BACKFLOW SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER.
	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. CONTROLLER TO BE INSTALLED PER NATIONAL ELECTRIC CODE.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	DRIP IRRIGATION LATERAL LINE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE PIPE, 3/4-INCH UNLESS OTHERWISE SPECIFIED.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 1.2-INCH UNLESS OTHERWISE NOTED.
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.
	Valve Callout Valve Number Valve Flow Valve Size

INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER CITY) OF 65 PSI, AT A MAXIMUM FLOW OF 1.0 GPM AT THE 3/4-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNERS REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG").
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
- ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.
- CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
 - MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.
- INSTALL THREE (3) #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE FOR USE AS SPARES INCASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.
- TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION.
- NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.

EMITTER SCHEDULE

PLANT TYPE	EMITTER TYPE	GPH/OUTLET	NO. OF EMITTERS	TOTAL FLOW
GROUND COVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH

- NOTES:
- MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.
 - REFER TO LEGEND AND DETAILS FOR INLINE DRIP TOTALS.

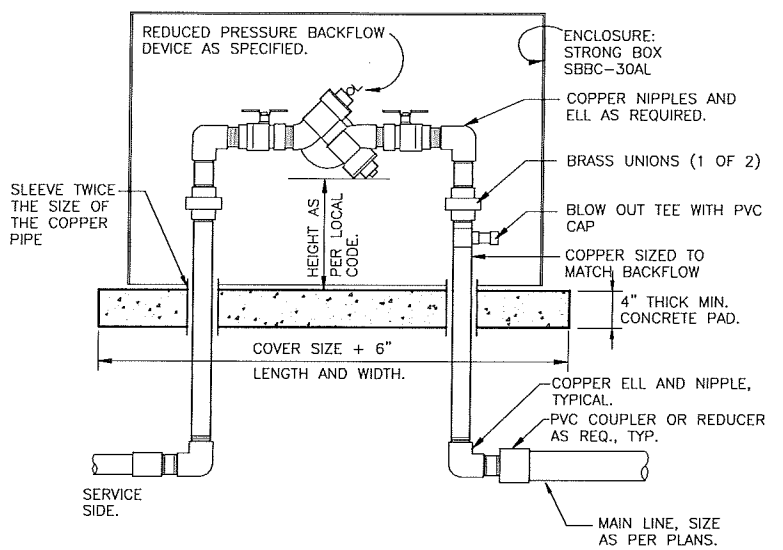
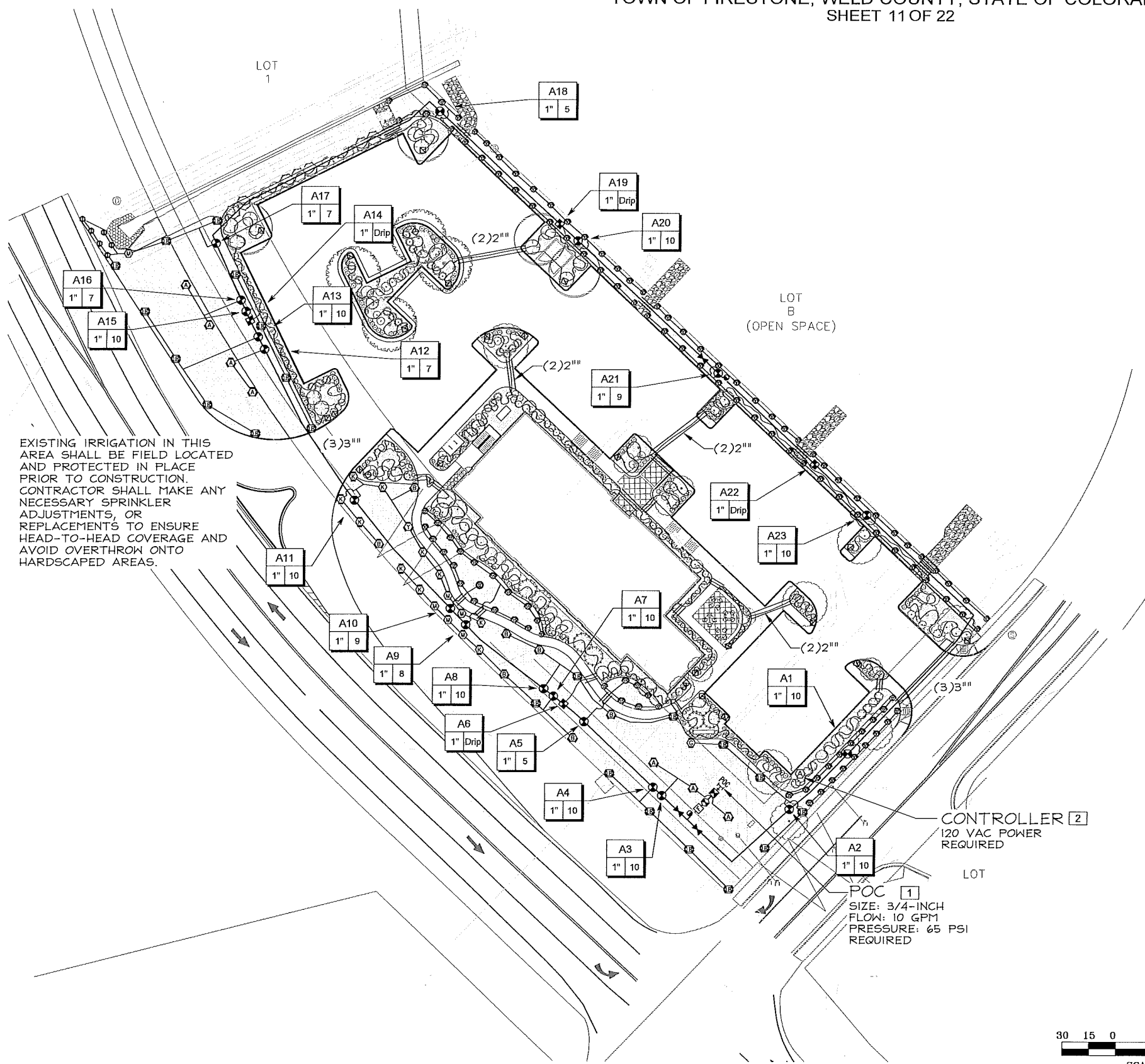
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CENTENNIAL LENDING HEADQUARTERS	
IRRIGATION LEGEND & NOTES	
NAME OF APPLICANT:	CENTENNIAL LENDING, LLC
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
DATE PREPARED:	12/5/2018
REVISION DATE:	4/4/2019
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
SHEET 10 OF 22	

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FINAL DEVELOPMENT PLAN
CENTENNIAL LENDING HEADQUARTERS
LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 11 OF 22

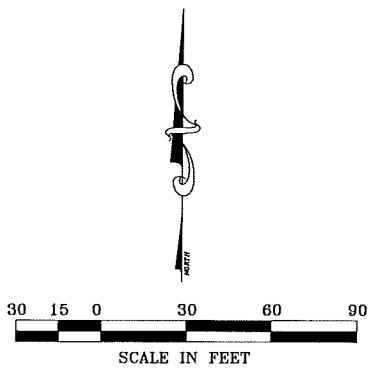


- NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
 4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

1 RP BACKFLOW W/ ENCLOSURE
1" = 1'-0" 328409.46-03

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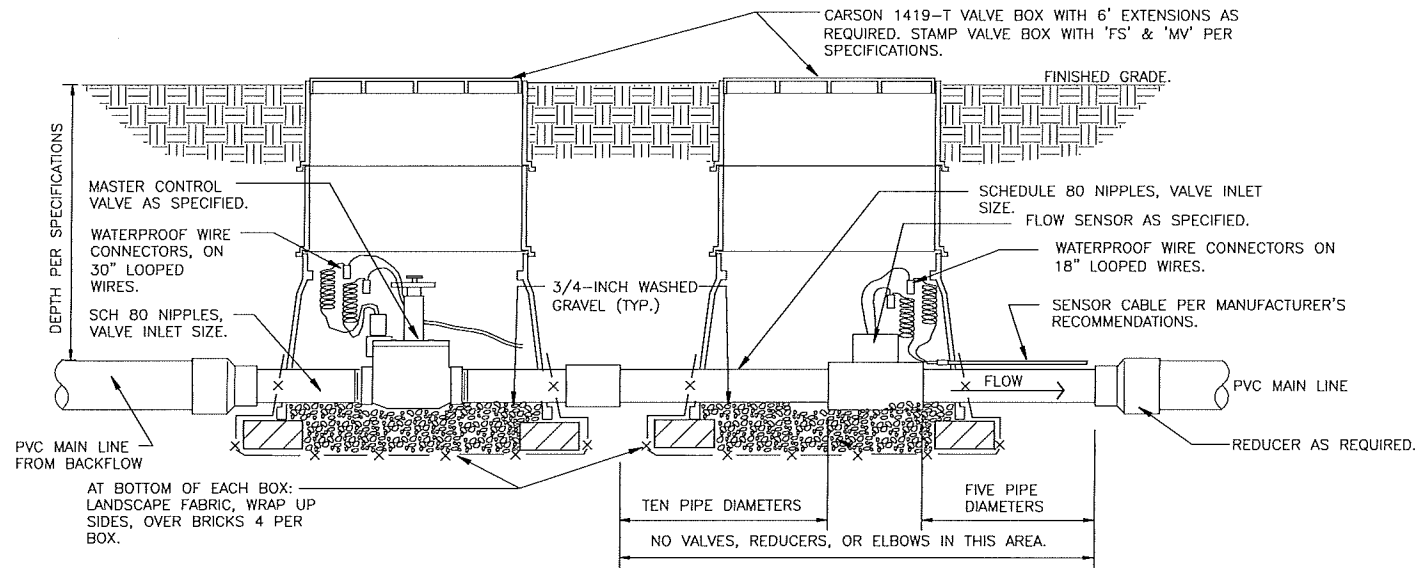
CENTENNIAL LENDING HEADQUARTERS	
IRRIGATION PLAN	
NAME OF APPLICANT:	CENTENNIAL LENDING, LLC
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
DATE PREPARED:	12/5/2018
REVISION DATE:	4/4/2019
REVISION DATE:	-
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REVISION DATE:	-
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SHEET 11 OF 22	



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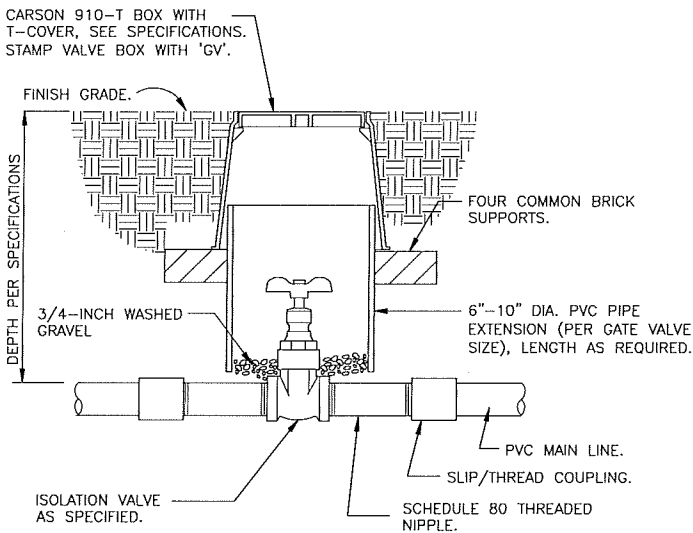
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FINAL DEVELOPMENT PLAN
CENTENNIAL LENDING HEADQUARTERS
LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 12 OF 22



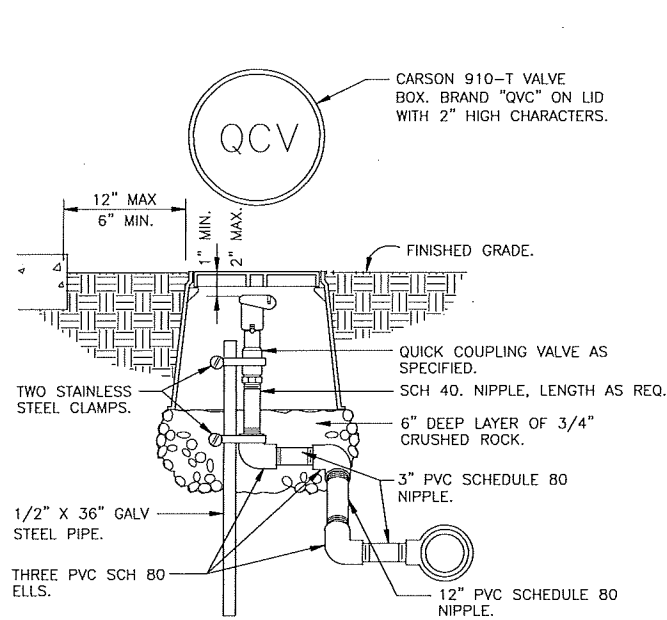
1 MASTER VALVE/FLOW SENSOR ASSEMBLY
1 1/2" = 1'-0"

328406.23-10



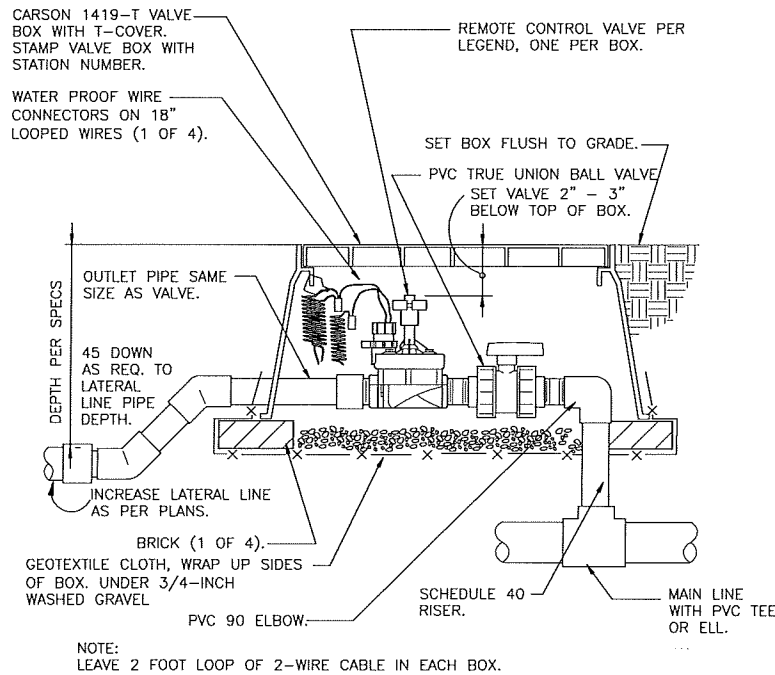
2 ISOLATION GATE VALVE
1 1/2" = 1'-0"

328406.33-01



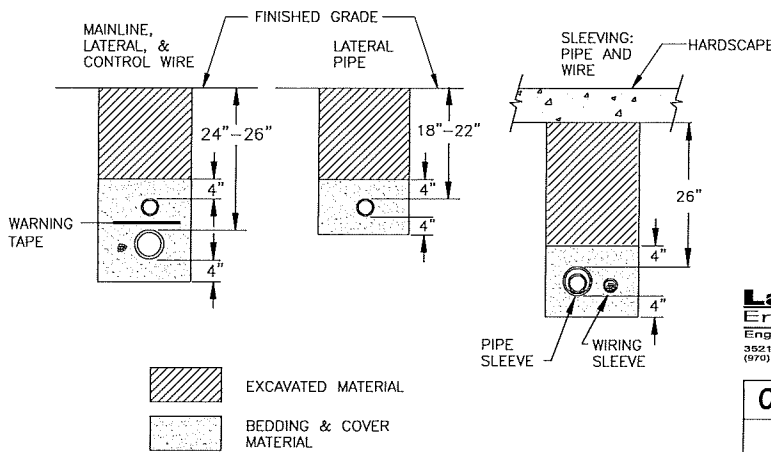
3 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0"

328406.43-02



4 REMOTE CONTROL TURF VALVE
1 1/2" = 1'-0"

328406.13-05



5 TYPICAL TRENCH DETAIL
N.T.S.

328409.76-01

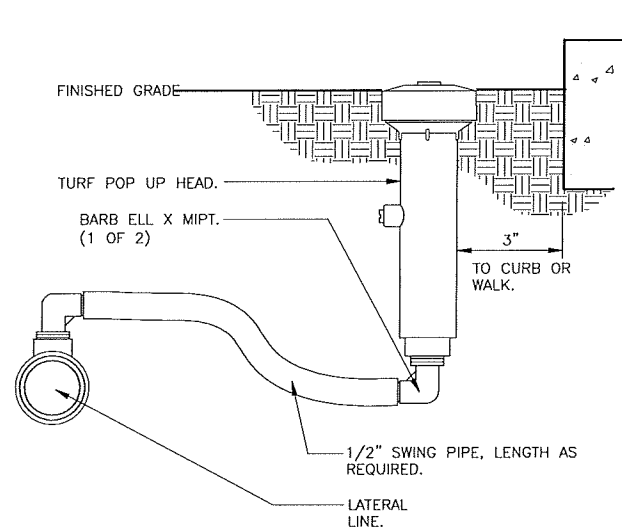
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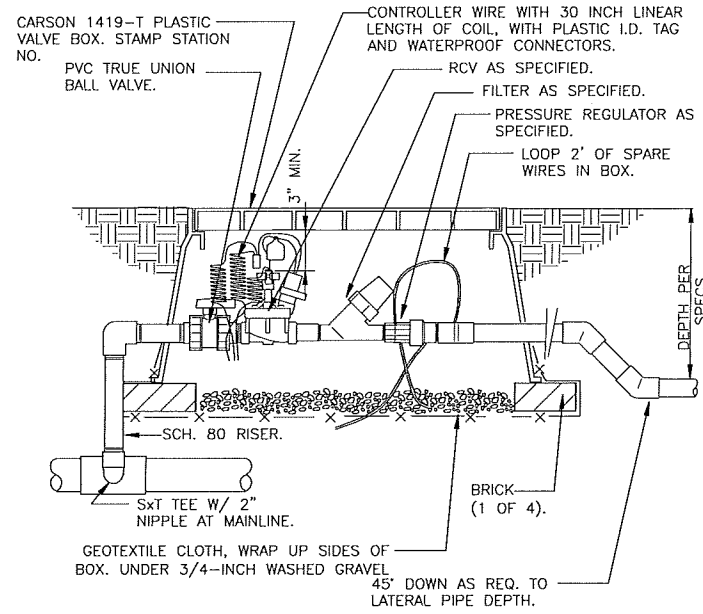
CENTENNIAL LENDING HEADQUARTERS	
IRRIGATION DETAILS	
NAME OF APPLICANT:	CENTENNIAL LENDING, LLC
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
DATE PREPARED:	12/5/2018
REVISION DATE:	4/4/2019
REVISION DATE:	-
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REVISION DATE:	-
REVISION DATE:	-
SHEET 12 OF 22	

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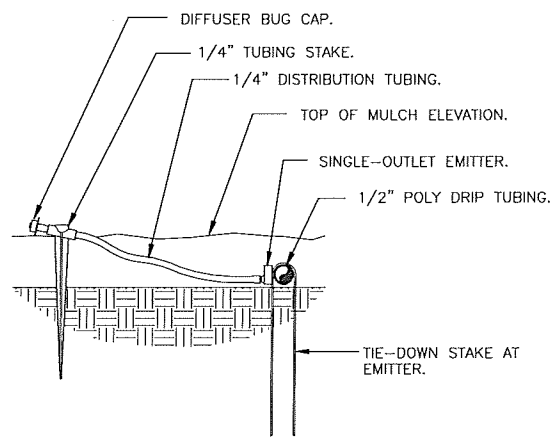
FINAL DEVELOPMENT PLAN
CENTENNIAL LENDING HEADQUARTERS
LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 13 OF 22



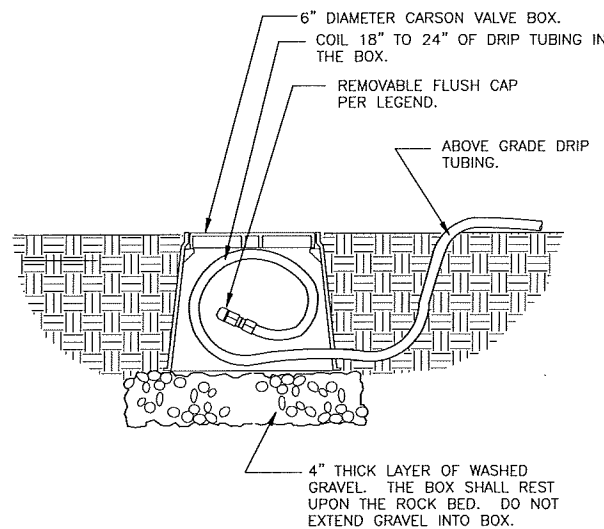
NOTES:
1. 6-INCH POP-UP RISERS SHALL BE UTILIZED IN ALL TURF/NATIVE SEEDED AREAS.
2. SIDE INLET SHALL NOT BE UTILIZED.



7 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0" 328413.76-23

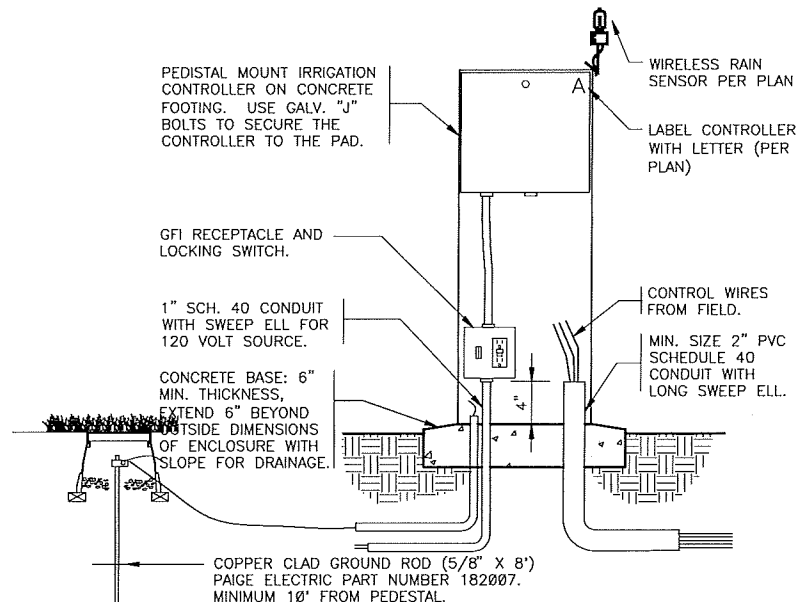


8 DRIP EMITTER AT 1/4" TUBING
3" = 1'-0" 328413.13-03



1. LOCATE FLUSH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

9 DRIP FLUSH CAP ASSEMBLY
1 1/2" = 1'-0" 328413.49-06



NOTES:
1. INSTALL ALL WIRING PER LOCAL ELECTRICAL CODES.
2. INSTALL GROUND ROD WITHIN IRRIGATED TURF AREA. IF IRRIGATED TURF AREA IS NOT IN CLOSE PROXIMITY TO CONTROLLER, INSTALL ONE (1) DRIP EMITTER FROM NEAREST DRIP VALVE IN VALVE BOX HOUSING GROUNDING ROD.

10 PEDESTAL MOUNT CONTROLLER
N.T.S. 328409.16-03

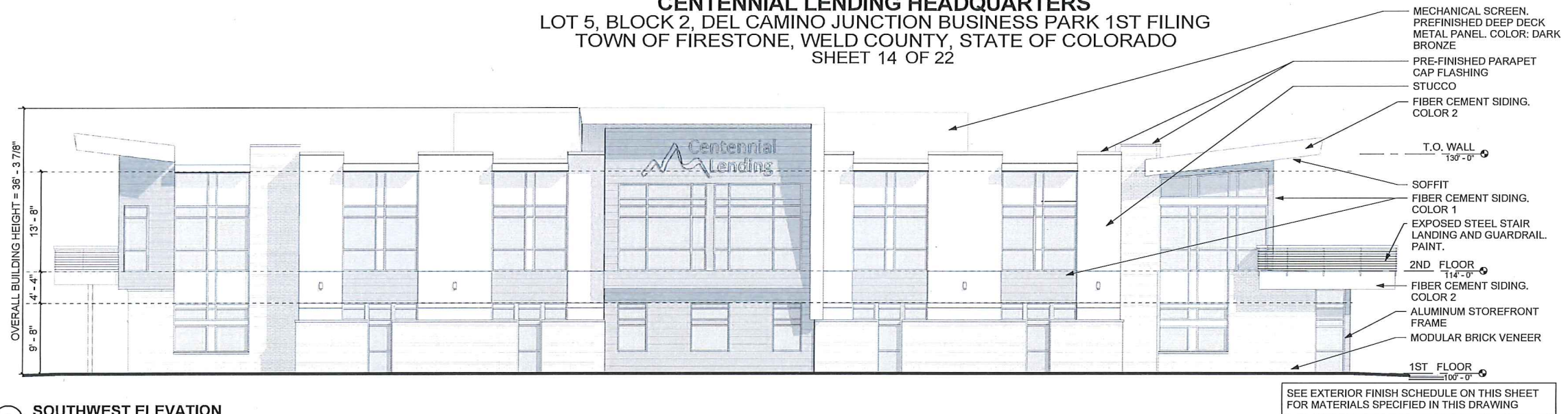


CENTENNIAL LENDING HEADQUARTERS	
IRRIGATION DETAILS	
NAME OF APPLICANT:	CENTENNIAL LENDING, LLC
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
DATE PREPARED:	12/5/2018
REVISION DATE:	4/4/2019
REVISION DATE:	-
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REVISION DATE:	-
SHEET 13 OF 22	



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FINAL DEVELOPMENT PLAN
CENTENNIAL LENDING HEADQUARTERS
LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 14 OF 22



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

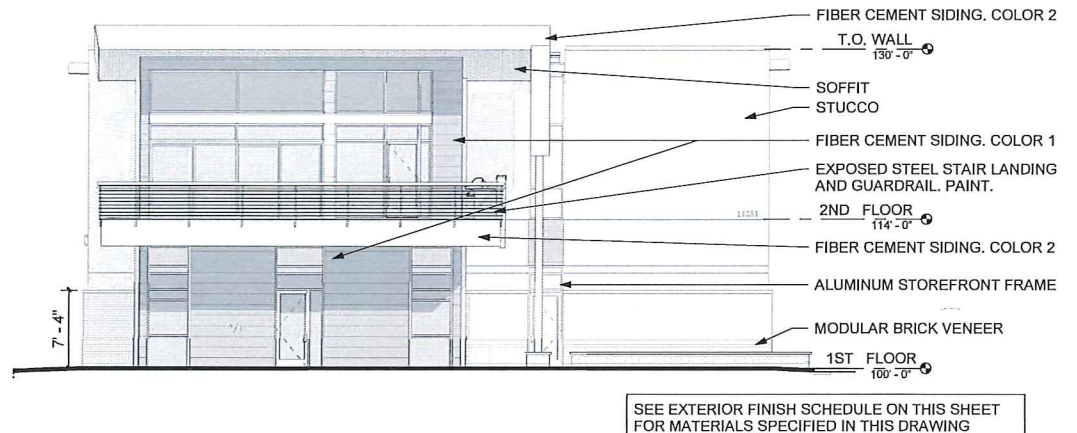


2 PERSPECTIVE FROM SOUTH

EXTERIOR FINISH SCHEDULE	
MODULAR BRICK VENEER:	GENERAL SHALE, 'BALL PARK'
STUCCO:	SHERWIN WILLIAMS 'SW 7017 DORIAN GRAY' COARSE SAND FINISH
FIBER CEMENT, COLOR 1:	SMOOTH VERTICAL PANEL WITH DECORATIVE TRIM AT HORIZONTAL JOINTS @ 12" O.C. PAINT, SHERWIN WILLIAMS 'SW 7019 GAUNTLET GRAY'
FIBER CEMENT, COLOR 2:	SMOOTH VERTICAL PANEL WITH DECORATIVE TRIM AT HORIZONTAL JOINTS @ 12" O.C. PAINT, SHERWIN WILLIAMS 'SW 7015 REPOSE GRAY'
SOFFIT:	3/4" T&G CEDAR PLANK, SANDED AND SEALED
ALUM. STOREFRONT FRAMES:	ANODIZED DARK BRONZE
GLAZING:	VISION LITE TINT COLOR: GRAY, SPANDREL GLASS COLOR: GRAY
EXPOSED STEEL:	SHERWIN WILLIAMS 'SW 7020 BLACK FOX'
FLASHINGS:	PREFINISHED: DARK BRONZE



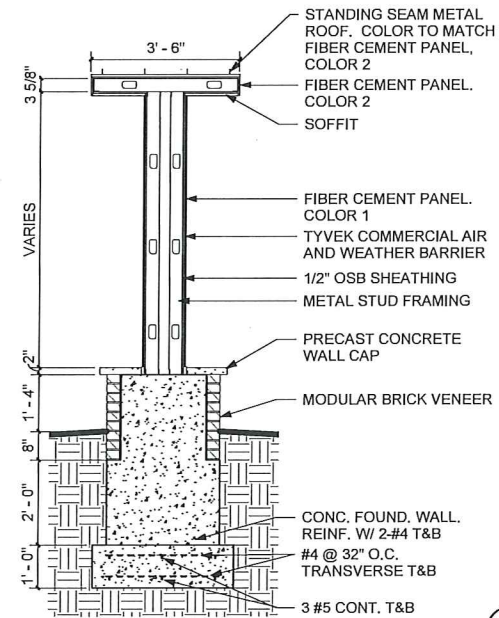
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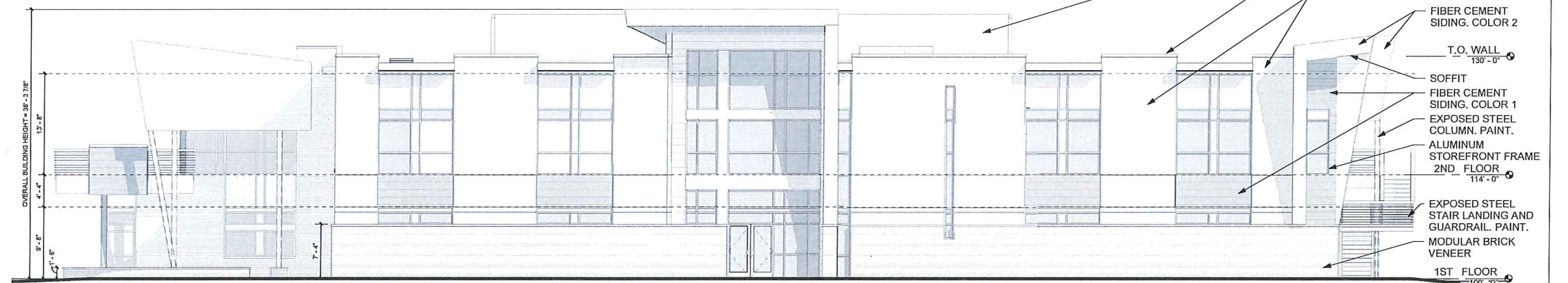
1 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

CENTENNIAL LENDING HEADQUARTERS BUILDING ELEVATIONS	
NAME OF APPLICANT:	CENTENNIAL LENDING, LLC
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
DATE PREPARED:	12/5/2018
REVISION DATE:	4/4/2019
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
SHEET 14 OF 22	

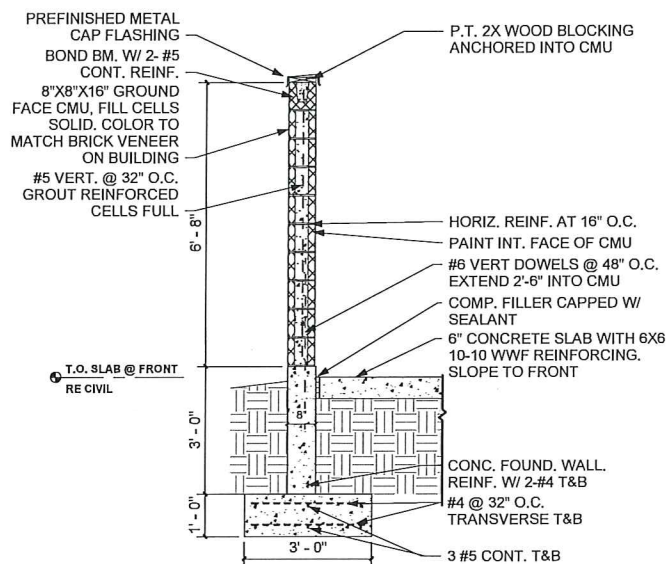
FINAL DEVELOPMENT PLAN CENTENNIAL LENDING HEADQUARTERS LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO SHEET 15 OF 22



7 SECTION AT MONUMENT SIGN
SCALE: 1/2" = 1'-0"



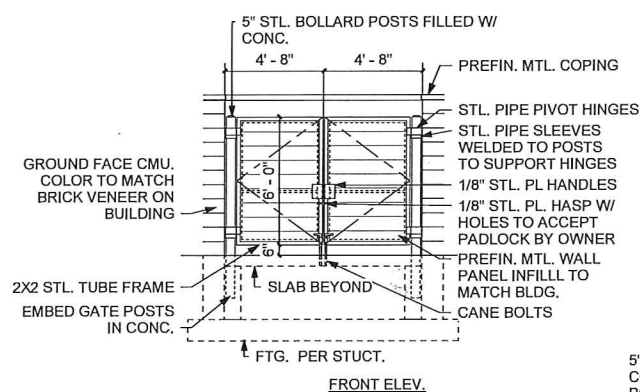
6 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



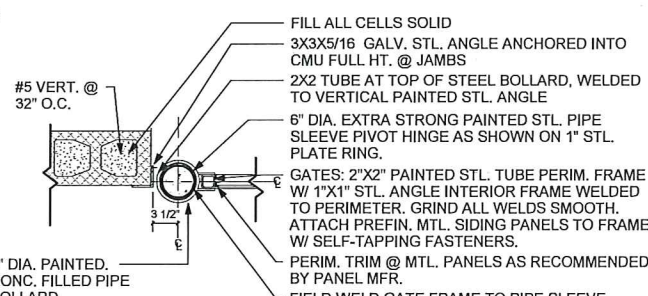
5 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



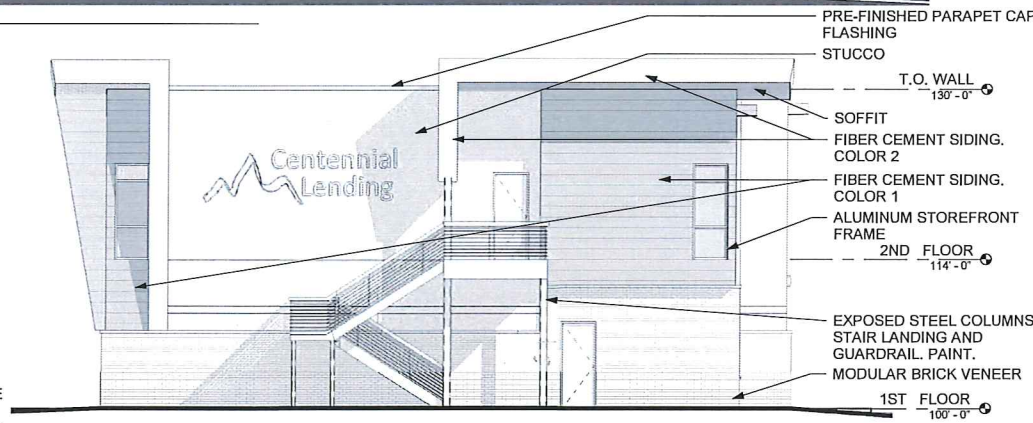
4 PERSPECTIVE FROM NORTH
SCALE:



3 TRASH GATE ELEVATION
SCALE: 1/4" = 1'-0"



2 TRASH GATE DETAIL
SCALE: 1" = 1'-0"



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

EXTERIOR FINISH SCHEDULE	
MODULAR BRICK VENEER:	GENERAL SHALE, 'BALL PARK'
STUCCO:	SHERWIN WILLIAMS 'SW 7017 DORIAN GRAY' COARSE SAND FINISH
FIBER CEMENT, COLOR 1:	SMOOTH VERTICAL FIBER CEMENT PANEL WITH DECORATIVE TRIM AT HORIZONTAL JOINTS @ 12" O.C. PAINT, SHERWIN WILLIAMS 'SW 7019 GAUNTLET GRAY'
FIBER CEMENT, COLOR 2:	SMOOTH VERTICAL FIBER CEMENT PANEL WITH DECORATIVE TRIM AT HORIZONTAL JOINTS @ 12" O.C. - PAINT, SHERWIN WILLIAMS 'SW 7015 REPOSE GRAY'
SOFFIT:	3/4" T&G CEDAR PLANK, SANDED AND SEALED
ALUM. STOREFRONT FRAMES:	ANODIZED DARK BRONZE
GLAZING:	VISION LITE TINT COLOR: GRAY, SPANDREL GLASS COLOR: GRAY
EXPOSED STEEL:	SHERWIN WILLIAMS 'SW 7020 BLACK FOX'
FLASHINGS:	PREFINISHED: DARK BRONZE

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CENTENNIAL LENDING HEADQUARTERS BUILDING ELEVATIONS	
NAME OF APPLICANT:	CENTENNIAL LENDING, LLC
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
DATE PREPARED:	12/5/2018
REVISION DATE:	4/4/2019
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
SHEET 15 OF 22	

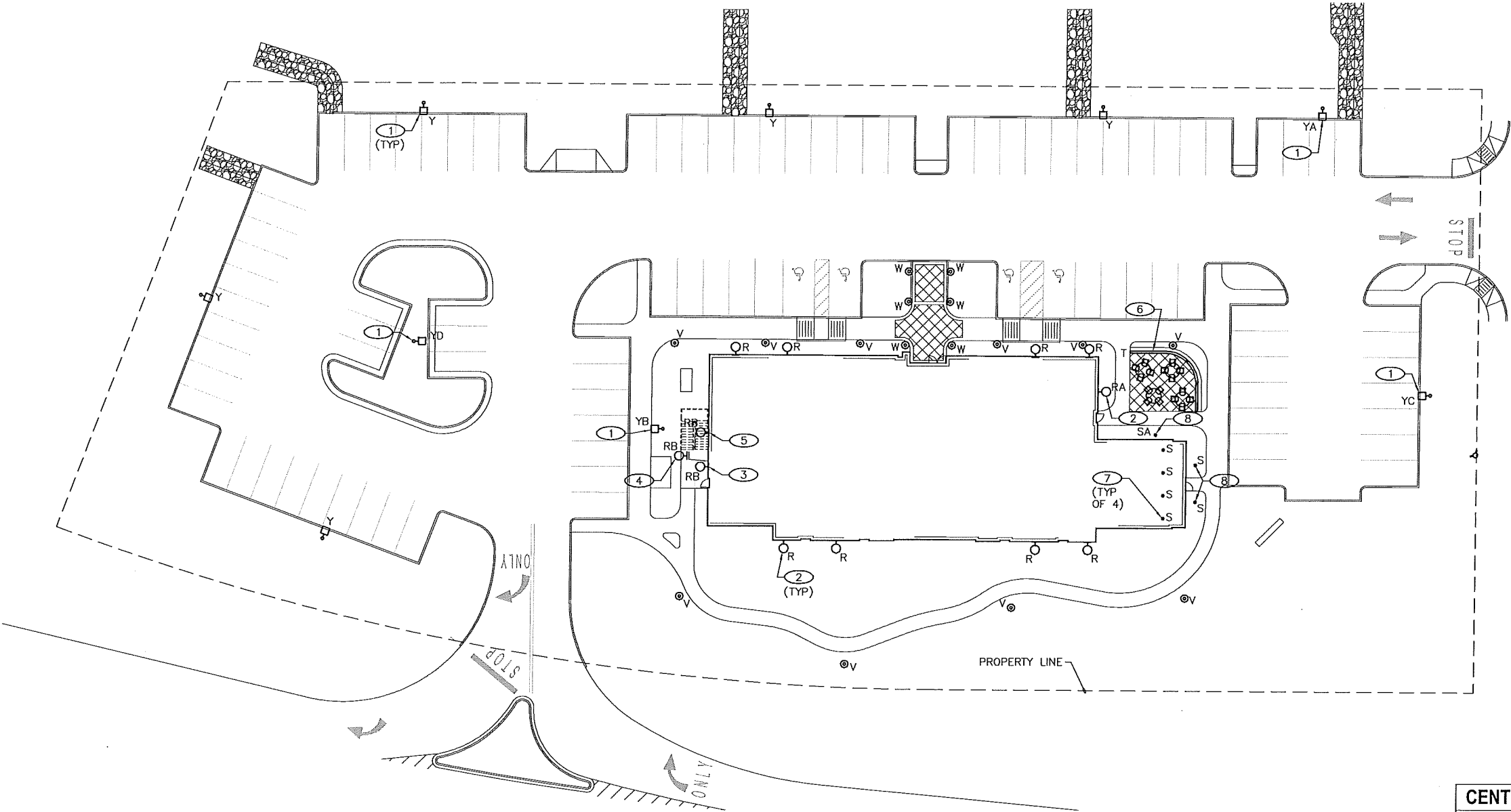
FINAL DEVELOPMENT PLAN
CENTENNIAL LENDING HEADQUARTERS
LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 16 OF 22

GENERAL NOTES:

A. EXTERIOR LUMINAIRES SHOWN SHALL BE CONTROLLED BY PHOTOCELL AND TIMECLOCK FOR ON/OFF OPERATION AS REQUIRED TO MEET THE CITY OF FIRESTONE REQUIREMENTS. TIME SCHEDULE TO BE COORDINATED WITH OWNER.

ELECTRICAL KEYNOTES: (○)

- ① LUMINAIRE MOUNTED ON 22'-0" POLE WITH 3'-0" CONCRETE BASE.
- ② MOUNT LUMINAIRE SO THAT BOTTOM OF LUMINAIRE IS +12'-0" AFG.
- ③ MOUNT LUMINAIRE SO THAT BOTTOM OF LUMINAIRE IS +10'-0" AFG.
- ④ MOUNT LUMINAIRE SO THAT BOTTOM OF LUMINAIRE IS +23'-0" AFG.
- ⑤ MOUNT LUMINAIRE SO THAT BOTTOM OF LUMINAIRE IS +20'-0" AFG.
- ⑥ LUMINAIRE MOUNTED TO UNDERSIDE OF PATIO BENCH.
- ⑦ LUMINAIRE MOUNTED TO UNDERSIDE OF SECOND FLOOR OVERHANG.
- ⑧ LUMINAIRE MOUNTED TO UNDERSIDE OF FIRST FLOOR OVERHANG.



1 PHOTOMETRIC PLAN - SITE LIGHTING LAYOUT
1" = 20'-0"

PROJECT NUMBER: 2018-77

CENTENNIAL LENDING

FIRESTONE, COLORADO

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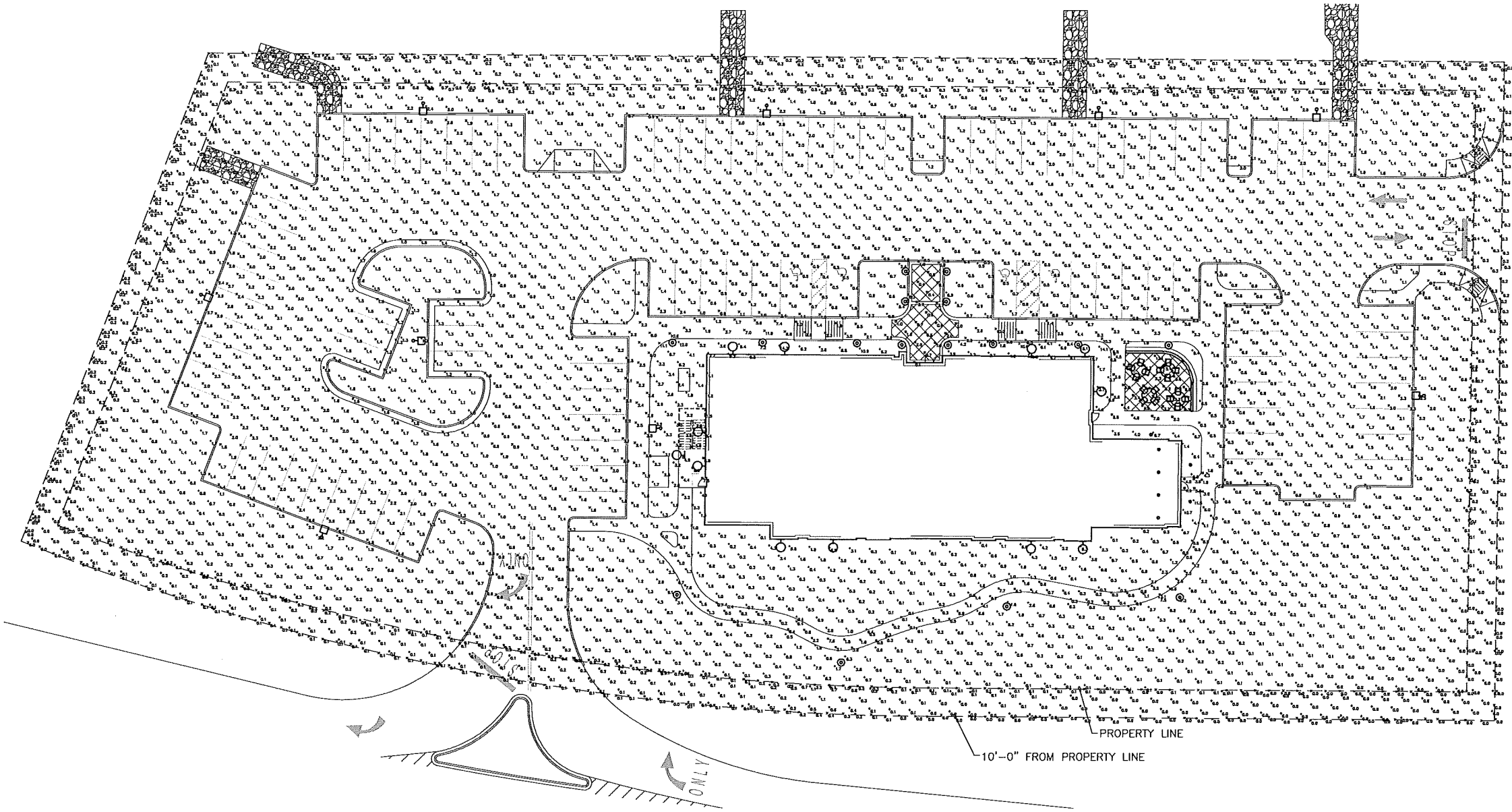
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PHOTOMETRIC PLAN - SITE LIGHTING LAYOUT

CENTENNIAL LENDING HEADQUARTERS COVER SHEET	
NAME OF APPLICANT:	CENTENNIAL LENDING, LLC
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
DATE PREPARED:	12/5/2018
REVISION DATE:	4/5/2019
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
SHEET 16 OF 22	

FINAL DEVELOPMENT PLAN
CENTENNIAL LENDING HEADQUARTERS
LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 17 OF 22



1 PHOTOMETRIC PLAN - SITE LIGHTING CALCULATION - INITIAL
1" = 20'-0"

GENERAL NOTES:

- A. LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR VALUE OF 1.0.
- B. CALCULATION POINTS ARE TAKEN AT GRADE LEVEL UNLESS NOTED OTHERWISE.
- C. SITE STATISTICS INCLUDE ALL CALCULATION AREAS WITHIN SITE BOUNDARY.

STATISTICS - INITIAL						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
10'-0" FROM PROPERTY LINE	X	0.1 fc	0.5 fc	0.0 fc	0.5:0	0.1:0
EAST ENTRY	□	3.8 fc	5.6 fc	1.9 fc	2.9:1	2.0:1
MAIN ENTRY	□	1.2 fc	3.7 fc	0.1 fc	37.0:1	12.0:1
MAIN ENTRY WALKWAY	X	4.5 fc	11.9 fc	1.2 fc	9.9:1	3.8:1
PARKING LOT	X	1.5 fc	3.0 fc	0.1 fc	30.0:1	15.0:1
PATIO	■	4.4 fc	13.1 fc	2.2 fc	6.0:1	2.0:1
PEDESTRIAN WALKWAY	■	1.7 fc	10.6 fc	0.1 fc	106.0:1	17.0:1
PROPERTY LINE	X	0.3 fc	3.7 fc	0.0 fc	3.7:0	0.3:0
SITE	+	0.2 fc	22.3 fc	0.0 fc	22.3:0	0.2:0
SITE PAST PROPERTY LINE	○	0.2 fc	2.7 fc	0.0 fc	2.7:0	0.2:0
WALKWAY	X	2.2 fc	11.1 fc	0.5 fc	22.2:1	4.4:1
WEST ENTRY	□	6.7 fc	8.8 fc	4.4 fc	2.0:1	1.5:1

PROJECT NUMBER: 2018-77

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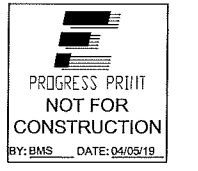


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PHOTOMETRIC PLAN
- SITE LIGHTING
CALCULATION

CENTENNIAL LENDING HEADQUARTERS
COVER SHEET

NAME OF APPLICANT:	CENTENNIAL LENDING, LLC
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
DATE PREPARED:	12/5/2018
REVISION DATE:	4/5/2019
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REVISION DATE:	-
SHEET 17 OF 22	

FINAL DEVELOPMENT PLAN
CENTENNIAL LENDING HEADQUARTERS
LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 18 OF 22

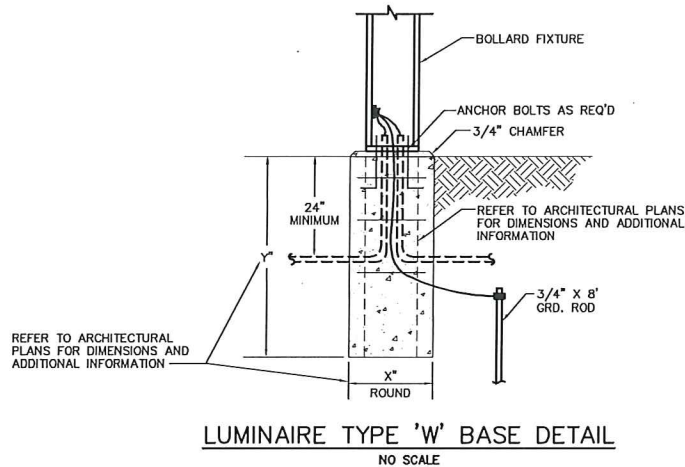
LUMINAIRE SCHEDULE												
MARK	QTY	DESCRIPTION	MANUFACTURER/SERIES	CATALOG NO.	LIGHT SOURCE		FINISH	MOUNTING	INPUT WATTS	VOLTS	ACCEPTABLE MANUFACTURERS	REMARKS
					QTY	TYPE						
R	8	SQUARE LED SCENCE - UPLIGHT 12 DEG DISTRIBUTION - DOWNLIGHT 40 DEG DISTRIBUTION - BUG RATING B1-US-G1	LIGMAN	UTA-31892-2X3WV-N-WY35-01-120/27V-DIM	-	2852 LUMEN UP / 2852 LUMEN DOWN / 3500K / LED	BLACK	WALL	78	120	-	-
RA	1	SQUARE LED SCENCE - TYPE 4 DISTRIBUTION - BUG RATING B1-U0-G0	LIGMAN	UTA-31871-37W-T4-W35-01-120/27V-DIM	-	2777 LUMEN / 3500K / LED	BLACK	WALL	37	120	-	-
RB	3	SQUARE LED SCENCE - TYPE 3 DISTRIBUTION - BUG RATING B1-U0-G0	LIGMAN	UTA-31871-37WV-T3-W35-01-120/27V-DIM	-	2777 LUMEN / 3500K / LED	BLACK	WALL	37	120	-	-
S	6	4" ROUND LED DOWNLIGHT	KIRLIN	LRR-04002-1500L-120	-	1000 LUMEN / 3500K / LED	CLEAR DIFFUSE	RECESSED	11	120	-	-
SA	1	4" ROUND LED DOWNLIGHT - ASYMMETRIC THROW	KIRLIN	LRR-04037-1000L-120	-	1000 LUMEN / 3500K / LED	CLEAR DIFFUSE	RECESSED	11	120	-	-
T	1	38" FLEXIBLE LED TAPE LIGHT - 115 LUMEN/FT	ACCLAIM	FTB-1-2-6-38"-A-D-N	-	115 LUMEN/FT / 3500K / LED	WHITE	SURFACE	142	120	-	-
V	10	SQUARE LED PEDESTRIAN COLUMN - 14.7" HEIGHT - BUG RATING B1-U0-G0	LIGMAN	UVA-20001-39W-WY35-01-120/27V-DIM	-	2969 LUMEN / 3500K / LED	BLACK	COLUMN	39	120	-	-
W	6	SQUARE LED BOLLARD - 39.3" HEIGHT - BUG RATING B1-U1-G0	LIGMAN	UVA-10011-15W-WY35-01-120/27V-DIM	-	837 LUMEN / 3500K / LED	BLACK	BOLLARD	15	120	-	-
Y	5	LED AREA LUMINAIRE ON SQUARE POLE - TYPE 3 MEDIUM - HOUSE SIDE SHIELD - BUG RATING B2-U0-G2	LITHONIA	LED-PS-30K-T3M-MVOLT-HS-DB LXD DSDX	-	10849 LUMEN / 3000K / LED	BLACK	POLE	89	120	-	1
YA	1	LED AREA LUMINAIRE ON SQUARE POLE - TYPE 4 MEDIUM - HOUSE SIDE SHIELD - BUG RATING B2-U0-G3	LITHONIA	LED-PS-30K-T4M-MVOLT-HS-DB LXD DSDX	-	10813 LUMEN / 3000K / LED	BLACK	POLE	89	120	-	1
YB	1	LED AREA LUMINAIRE ON SQUARE POLE - TYPE 3 MEDIUM - BUG RATING B2-U0-G2	LITHONIA	LED-PS-30K-T3M-MVOLT-DBLX DSDX	-	10849 LUMEN / 3000K / LED	BLACK	POLE	89	120	-	1
YC	1	LED AREA LUMINAIRE ON SQUARE POLE - FORWARD THROW MEDIUM - HOUSE SIDE SHIELD - BUG RATING B2-U0-G2	LITHONIA	LED-PS-30K-TFTM-MVOLT-HS-D BLXD	-	10842 LUMEN / 3000K / LED	BLACK	POLE	89	120	-	1
YD	1	LED AREA LUMINAIRE ON SQUARE POLE - TYPE 5 MEDIUM - BUG RATING B4-U0-G2	LITHONIA	LED-PS-30K-T5M-MVOLT-DBLX DSDX	-	11257 LUMEN / 3000K / LED	BLACK	POLE	89	120	-	1

LUMINAIRE SCHEDULE REQUIREMENTS:

- SUBMIT SHOP DRAWINGS FOR EACH LUMINAIRE, BALLAST, AND LAMP TYPE USED ON PROJECT.
- ACCEPTABLE MANUFACTURERS LISTED ARE CAPABLE OF PROVIDING EQUIVALENT LUMINAIRES. SUBMIT PRODUCT AND ACCESSORIES EQUIVALENT OR SUPERIOR TO THE SPECIFIED LUMINAIRE IN PHOTOMETRIC PERFORMANCE, CONSTRUCTION QUALITY, INCLUDED ACCESSORIES, AND AESTHETICS. ADDITIONAL MANUFACTURERS NOT LISTED MAY ALSO BE SUBMITTED FOR APPROVAL PRIOR TO BID. APPROVAL WILL BE BASED ON AN ASSESSMENT OF THE PRODUCTS QUALITY, PHOTOMETRIC PERFORMANCE, INCLUDED ACCESSORIES, AND AESTHETICS.
- ALL LUMINAIRES SHALL HAVE A U.L. LABEL. ALL LUMINAIRES USED IN EXTERIOR APPLICATIONS SHALL HAVE A U.L. WET LABEL.
- VERIFY MOUNTING COMPATIBILITY OF LUMINAIRES WITH CEILING SYSTEMS/MATERIALS PRIOR TO ORDERING LUMINAIRES. NOTIFY ENGINEER OF ANY CONFLICTS WITH THE PROPOSED INSTALLATION.
- FOR ALL SUSPENDED LUMINAIRES PROVIDE MOUNTING TYPE INDICATED IN LUMINAIRE SCHEDULE. REFER TO PLANS FOR SUSPENSION LENGTH(S) REQUIRED.
- RECESSED DOWNLIGHTS SHALL HAVE ALZAK FINISH SELF-TRIMMING REFLECTORS. DOWNLIGHTS SHALL HAVE HARDWARE MOUNTING FOR REFLECTOR. SPRING CLIPS ARE NOT ACCEPTABLE.
- PHILIPS, OSRAM SYLVANIA, C.E. CREE, HICHA, XIQATO, AND SANSUNG ARE ACCEPTABLE LED MANUFACTURERS.
- PROVIDE LED LUMINAIRES WITH MINIMUM 5-YEAR WARRANTY AND INTEGRAL SURGE PROTECTION. LED MODULES, DRIVERS, AND POWER SUPPLIES SHALL BE FIELD-REPLACEABLE.
- PROVIDE FACTORY-INSTALLED VIBRATION DAMPENERS IN ALL POLES 20 FEET AND TALLER.
- AM ALL ADJUSTABLE INTERIOR AND EXTERIOR LUMINAIRES UNDER DIRECTION OF THE ENGINEER.

LUMINAIRE SCHEDULE REMARKS:

- PROVIDE LUMINAIRE WITH METAL BASE COVER AND SQUARE, NON-TAPERED, STEEL POLE. PROVIDE FACTORY-INSTALLED VIBRATION DAMPENERS IN POLE. BASE COVER AND POLE SHALL HAVE FACTORY POWDER-COATED FINISH TO MATCH LUMINAIRE.



UTA-31892 TYPE R
Tango 32 Square Up/Downlight

Construction
Aluminum. Cast 6061-T6 extruded. Marine Grade 304 stainless steel. 1/2\"/>

Finish
Black. Powder coated. 1/2\"/>

Mounting Detail
Tango 32 Square Up/Downlight. Mounting plate for 3\"/>

Additional Options (Consult Factory for Pricing)
SFC - Surface Mount. SFC - Surface Mount. SFC - Surface Mount.

UTA-31892
Tango 32 Square Up/Downlight

PROJECT **DATE**

QUANTITY **TYPE** **NOTE**

ORDERING EXAMPLE UTA - 31892 - 2x3w - N - T2 - W30 - 02 - 120/27v - Options

LAMP	BEAM - UP	BEAM - DOWN	LED COLOR	FINISH COLOR	VOLTAGE
2x3w LED	W - Warm White 2700K	D - Daylight 5000K	W - Warm White 2700K	W - Warm White 2700K	120V
2x3w LED	W - Warm White 2700K	D - Daylight 5000K	W - Warm White 2700K	W - Warm White 2700K	120V

Additional Options
SFC - Surface Mount. SFC - Surface Mount. SFC - Surface Mount.

UTA-31871 TYPE RARB
Tango 30 Square Downlight

Construction
Aluminum. Cast 6061-T6 extruded. Marine Grade 304 stainless steel. 1/2\"/>

Finish
Black. Powder coated. 1/2\"/>

Mounting Detail
Tango 30 Square Downlight. Mounting plate for 3\"/>

Additional Options (Consult Factory for Pricing)
SFC - Surface Mount. SFC - Surface Mount. SFC - Surface Mount.

UTA-31871
Tango 30 Square Downlight

PROJECT **DATE**

QUANTITY **TYPE** **NOTE**

ORDERING EXAMPLE UTA - 31871 - 37w - T2 - W30 - 02 - 120/27v - Options

LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
37w LED	T2 - Full Beam	W - Warm White 2700K	W - Warm White 2700K	120V
37w LED	T2 - Full Beam	W - Warm White 2700K	W - Warm White 2700K	120V

Additional Options
SFC - Surface Mount. SFC - Surface Mount. SFC - Surface Mount.

PROJECT NUMBER: 2018-77

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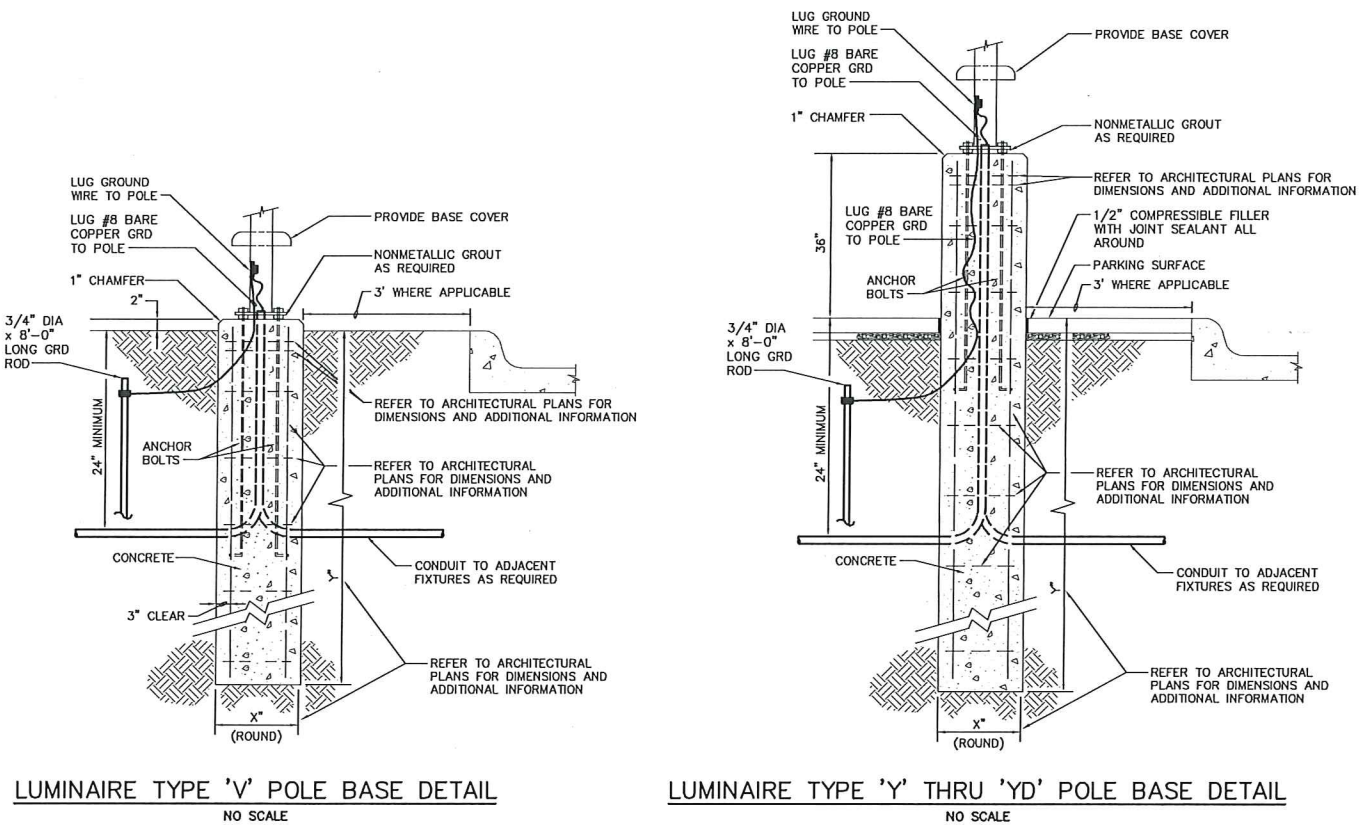
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PHOTOMETRIC PLAN
- LUMINAIRE
SCHEDULE AND
CUTSHEETS

CENTENNIAL LENDING HEADQUARTERS COVER SHEET	
NAME OF APPLICANT:	CENTENNIAL LENDING, LLC
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
DATE PREPARED:	12/5/2018
REVISION DATE:	4/5/2019
REVISION DATE:	-
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SHEET 18 OF 22	

LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 20 OF 22

[illegible]

PROJECT NUMBER:		2018-77	
CENTENNIAL LENDING			
FIRESTONE, COLORADO			
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Ordering Information

Accessories

Chilled Water Solutions

300T-010-0	Recessed 100Watt LED fixture
300T-010-0-01	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-02	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-03	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-04	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-05	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-06	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-07	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-08	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-09	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-10	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-11	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-12	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-13	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-14	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-15	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-16	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-17	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-18	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-19	Recessed 100Watt LED fixture with 100Watt LED
300T-010-0-20	Recessed 100Watt LED fixture with 100Watt LED

Accessories are available in 100Watt and 200Watt LED versions.

Notes

1. All dimensions are in millimeters (mm) unless otherwise specified.
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18. All dimensions are in millimeters (mm) unless otherwise specified.
19. All dimensions are in millimeters (mm) unless otherwise specified.
20. All dimensions are in millimeters (mm) unless otherwise specified.

External View (Side)

Detailing

REAR VIEW (DETAIL)

Typical view of the luminaire

Tenon Mounting System**

Model	100W	200W	300W	400W	500W	600W	700W	800W	900W	1000W
200W	400W	400W	400W	400W	400W	400W	400W	400W	400W	400W
300W	400W	400W	400W	400W	400W	400W	400W	400W	400W	400W
400W	400W	400W	400W	400W	400W	400W	400W	400W	400W	400W

Model	100W	200W	300W	400W	500W	600W	700W	800W	900W	1000W
200W	400W	400W	400W	400W	400W	400W	400W	400W	400W	400W
300W	400W	400W	400W	400W	400W	400W	400W	400W	400W	400W
400W	400W	400W	400W	400W	400W	400W	400W	400W	400W	400W

Model	100W	200W	300W	400W	500W	600W	700W	800W	900W	1000W
200W	400W	400W	400W	400W	400W	400W	400W	400W	400W	400W
300W	400W	400W	400W	400W	400W	400W	400W	400W	400W	400W
400W	400W	400W	400W	400W	400W	400W	400W	400W	400W	400W

Photometric Diagrams

* See separate photometric report to be obtained on request and for this product with technical group.

Photometric Diagrams for the 100W and 200W models. See separate report for the 300W and 400W models.

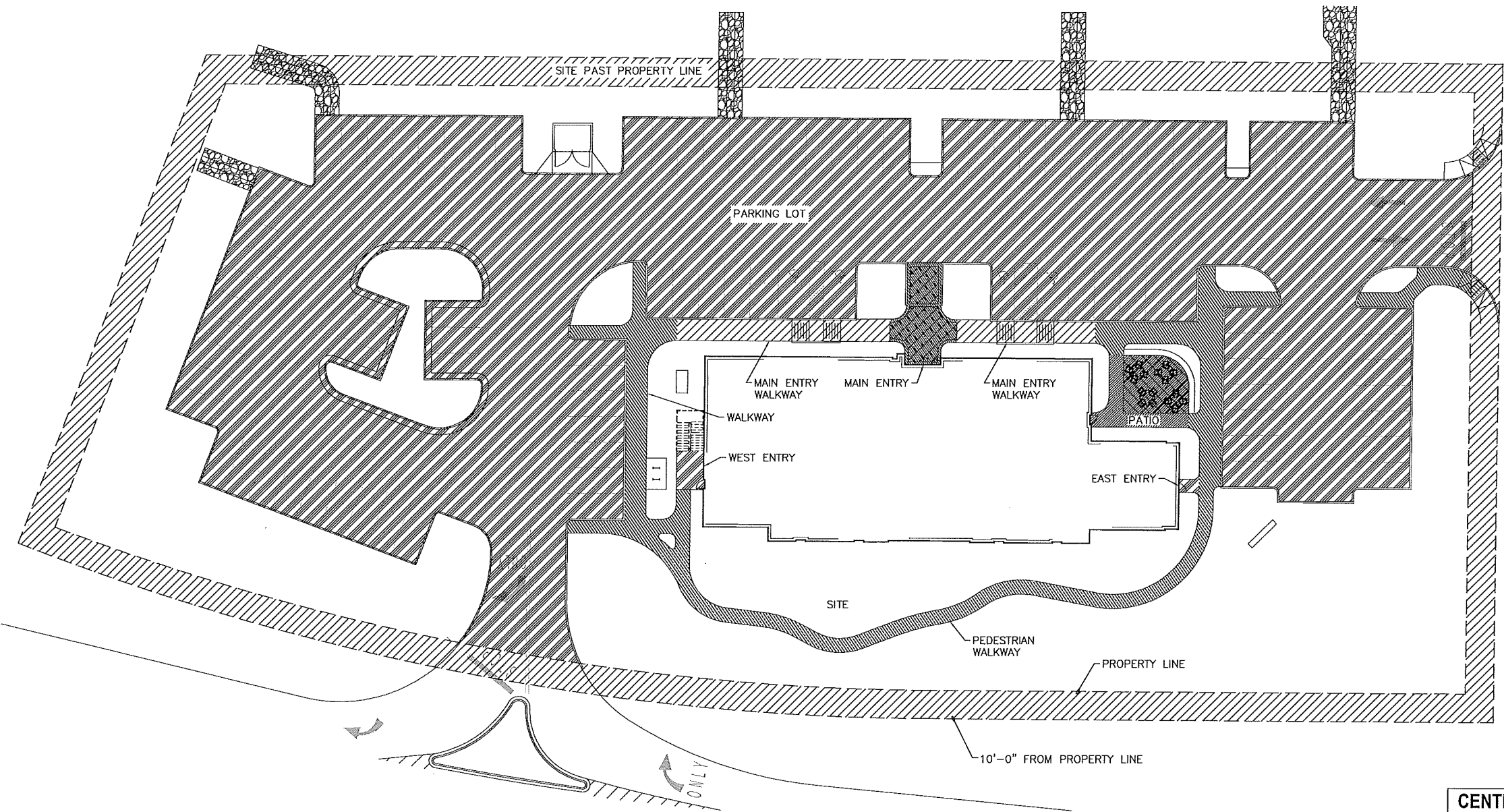
100W	100W
200W	200W
300W	300W
400W	400W
500W	500W
600W	600W
700W	700W
800W	800W
900W	900W
1000W	1000W

[illegible]

Performance Data									
Lumen Output									
Lumen output is based on the following conditions: ambient temperature of 25°C (77°F), 50% RH, 1000 ft (305 m) mounting height, and 100% fixture output. Actual lumen output may vary due to ambient temperature, mounting height, and fixture output.									
Connect Data									
Model	Power (W)	Power (W)	Power (W)	Power (W)	Power (W)	Power (W)	Power (W)	Power (W)	Power (W)
Model	Power (W)	Power (W)	Power (W)	Power (W)	Power (W)	Power (W)	Power (W)	Power (W)	Power (W)
C1	10	P8	P8P	15	1.0	1.0	1.0	1.0	1.0
				20	1.0	1.0	1.0	1.0	1.0
				25	1.0	1.0	1.0	1.0	1.0
				30	1.0	1.0	1.0	1.0	1.0
				35	1.0	1.0	1.0	1.0	1.0
				40	1.0	1.0	1.0	1.0	1.0
				45	1.0	1.0	1.0	1.0	1.0
				50	1.0	1.0	1.0	1.0	1.0
				55	1.0	1.0	1.0	1.0	1.0
				60	1.0	1.0	1.0	1.0	1.0
				65	1.0	1.0	1.0	1.0	1.0
				70	1.0	1.0	1.0	1.0	1.0
C1	10	P8	P8P	75	1.0	1.0	1.0	1.0	1.0
				80	1.0	1.0	1.0	1.0	1.0
				85	1.0	1.0	1.0	1.0	1.0
				90	1.0	1.0	1.0	1.0	1.0
				95	1.0	1.0	1.0	1.0	1.0
				100	1.0	1.0	1.0	1.0	1.0
				105	1.0	1.0	1.0	1.0	1.0
				110	1.0	1.0	1.0	1.0	1.0
				115	1.0	1.0	1.0	1.0	1.0
				120	1.0	1.0	1.0	1.0	1.0
				125	1.0	1.0	1.0	1.0	1.0
				130	1.0	1.0	1.0	1.0	1.0
C1	10	P8	P8P	135	1.0	1.0	1.0	1.0	1.0
				140	1.0	1.0	1.0	1.0	1.0
				145	1.0	1.0	1.0	1.0	1.0
				150	1.0	1.0	1.0	1.0	1.0
				155	1.0	1.0	1.0	1.0	1.0
				160	1.0	1.0	1.0	1.0	1.0
				165	1.0	1.0	1.0	1.0	1.0
				170	1.0	1.0	1.0	1.0	1.0
				175	1.0	1.0	1.0	1.0	1.0
				180	1.0	1.0	1.0	1.0	1.0
				185	1.0	1.0	1.0	1.0	1.0
				190	1.0	1.0	1.0	1.0	1.0
C1	10	P8	P8P	195	1.0	1.0	1.0	1.0	1.0
				200	1.0	1.0	1.0	1.0	1.0

	PHOTOMETRIC PLAN - LUMINAIRE SCHEDULE AND CUTSHEETS
CENTENNIAL LENDING HEADQUARTERS	
COVER SHEET	
NAME OF APPLICANT:	CENTENNIAL LENDING, LLC
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
DATE PREPARED:	12/5/2018
REVISION DATE:	4/5/2019
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
	SHEET 20 OF 22

FINAL DEVELOPMENT PLAN
CENTENNIAL LENDING HEADQUARTERS
LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 21 OF 22



1 PHOTOMETRIC PLAN - CALCULATION AREAS
1" = 20'-0"

PROJECT NUMBER: 2019-77

CENTENNIAL LENDING

FIRESTONE, COLORADO

VFLA

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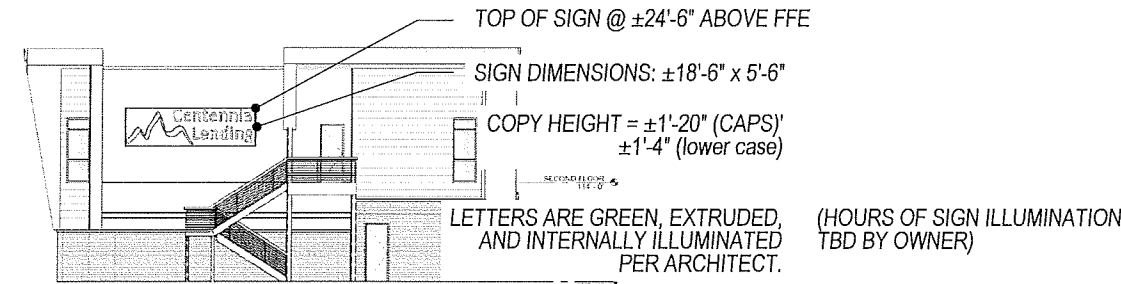
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PHOTOMETRIC PLAN - CALCULATION AREAS

CENTENNIAL LENDING HEADQUARTERS	
COVER SHEET	
NAME OF APPLICANT:	CENTENNIAL LENDING, LLC
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
DATE PREPARED:	12/5/2018
REVISION DATE:	4/5/2019
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
SHEET 21 OF 22	

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FINAL DEVELOPMENT PLAN
CENTENNIAL LENDING HEADQUARTERS
LOT 5, BLOCK 2, DEL CAMINO JUNCTION BUSINESS PARK 1ST FILING
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 22 OF 22



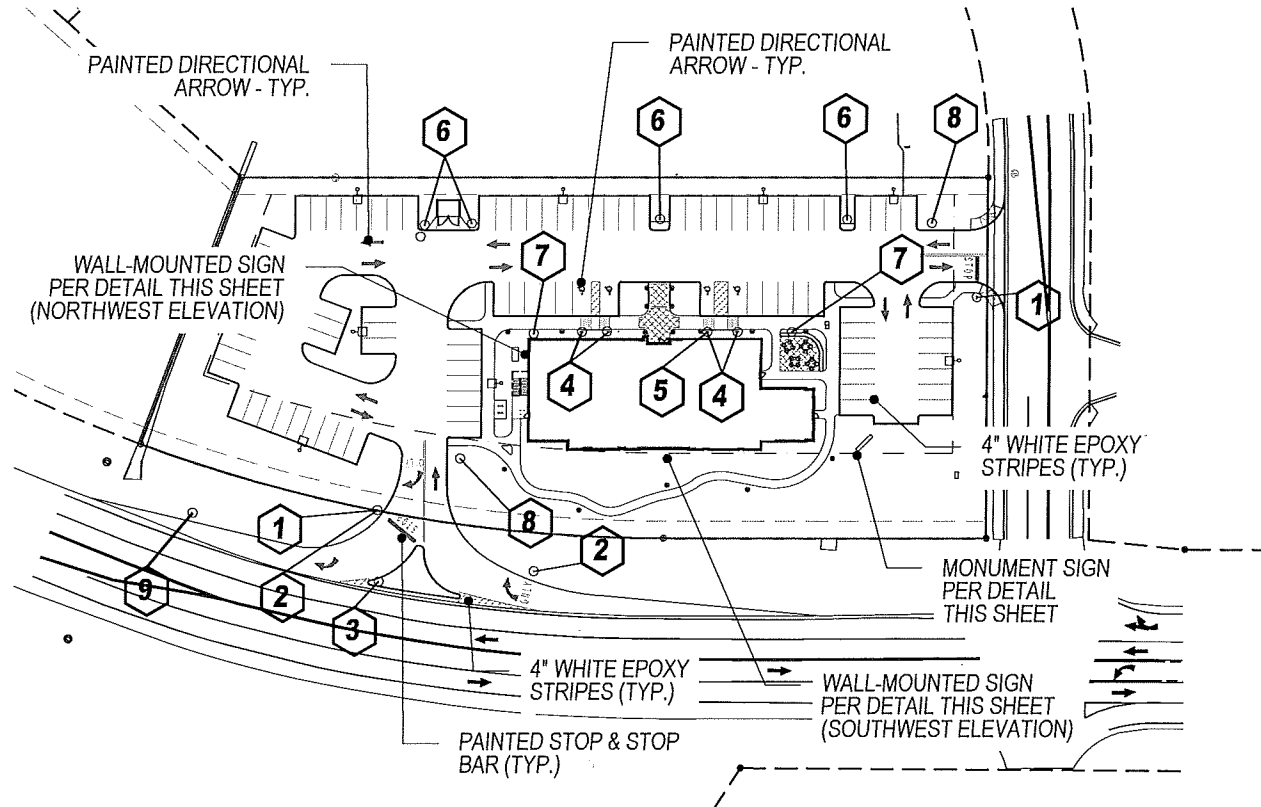
NORTHWEST ELEVATION WALL SIGN

NTS



SOUTHWEST ELEVATION WALL SIGN

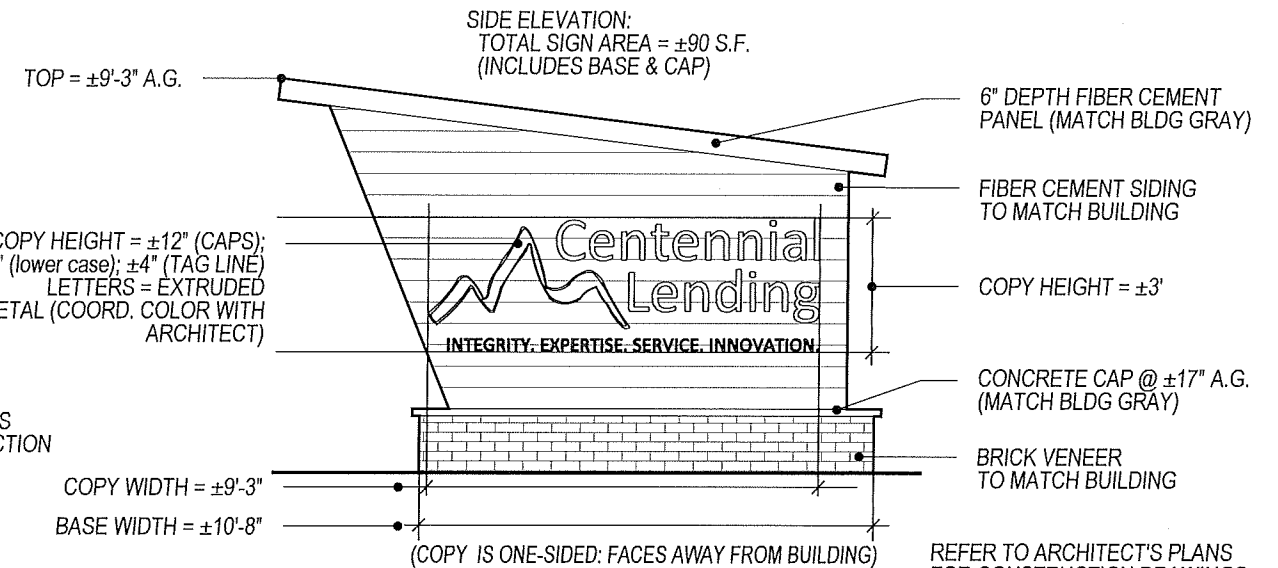
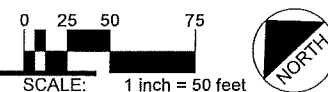
NTS



STRIPING & SIGN PLAN

INCIDENTAL SIGN KEY

- 1 STOP
- 2 RIGHT TURN ONLY
- 3 DO NOT ENTER
- 4 ADA PARKING
- 5 VAN ACCESSIBLE
- 6 NO PARKING - FIRE LANE
- 7 CUSTOMER PARKING
- 8 PRIVATE PARKING - PARK
IN DESIGNATED SPOTS ONLY
- 9 LANE ENDS - MERGE LEFT



MONUMENT SIGN ELEVATION

1/2" = 1' - 0"

Landmark
Engineering
Engineers Planners Surveyors Geotechnical
3521 West Eisenhower Blvd., Loveland, Colorado 80537
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www.landmarkllc.com

CENTENNIAL LENDING HEADQUARTERS	
STRIPING & SIGN PLAN	
NAME OF APPLICANT:	CENTENNIAL LENDING, LLC
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
DATE PREPARED:	12/5/2018
REVISION DATE:	4/4/2019
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
REVISION DATE:	-
SHEET 22 OF 22	

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