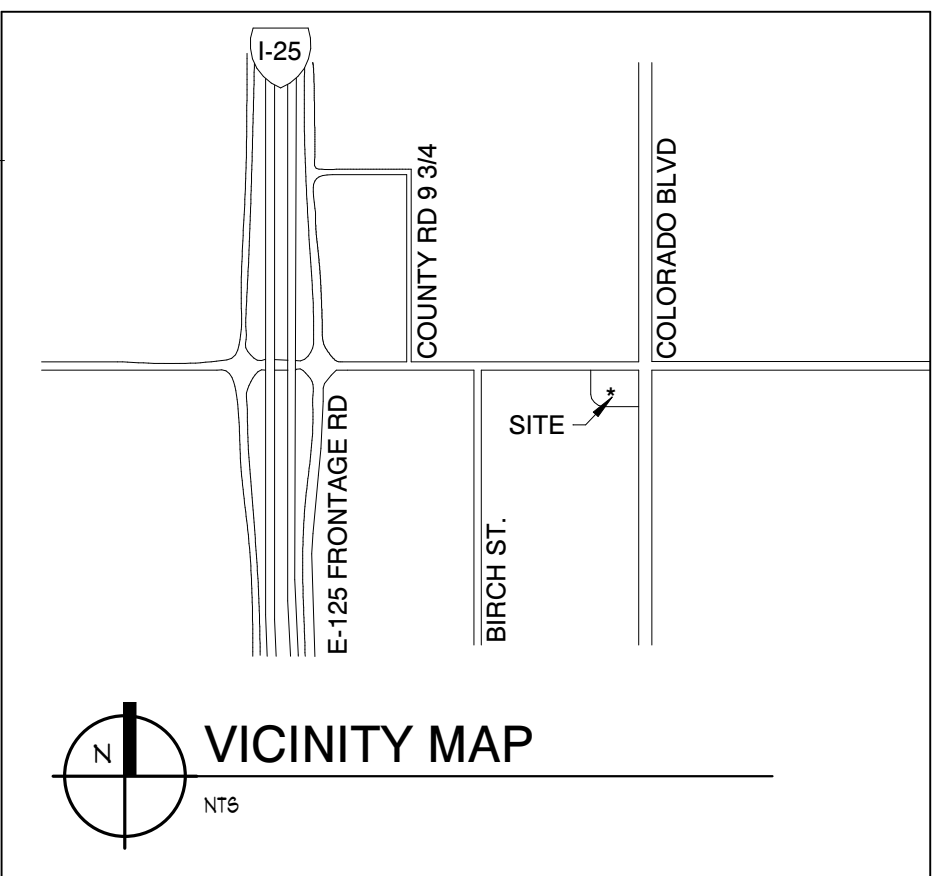
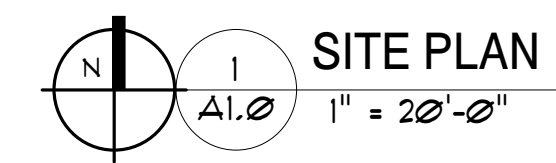
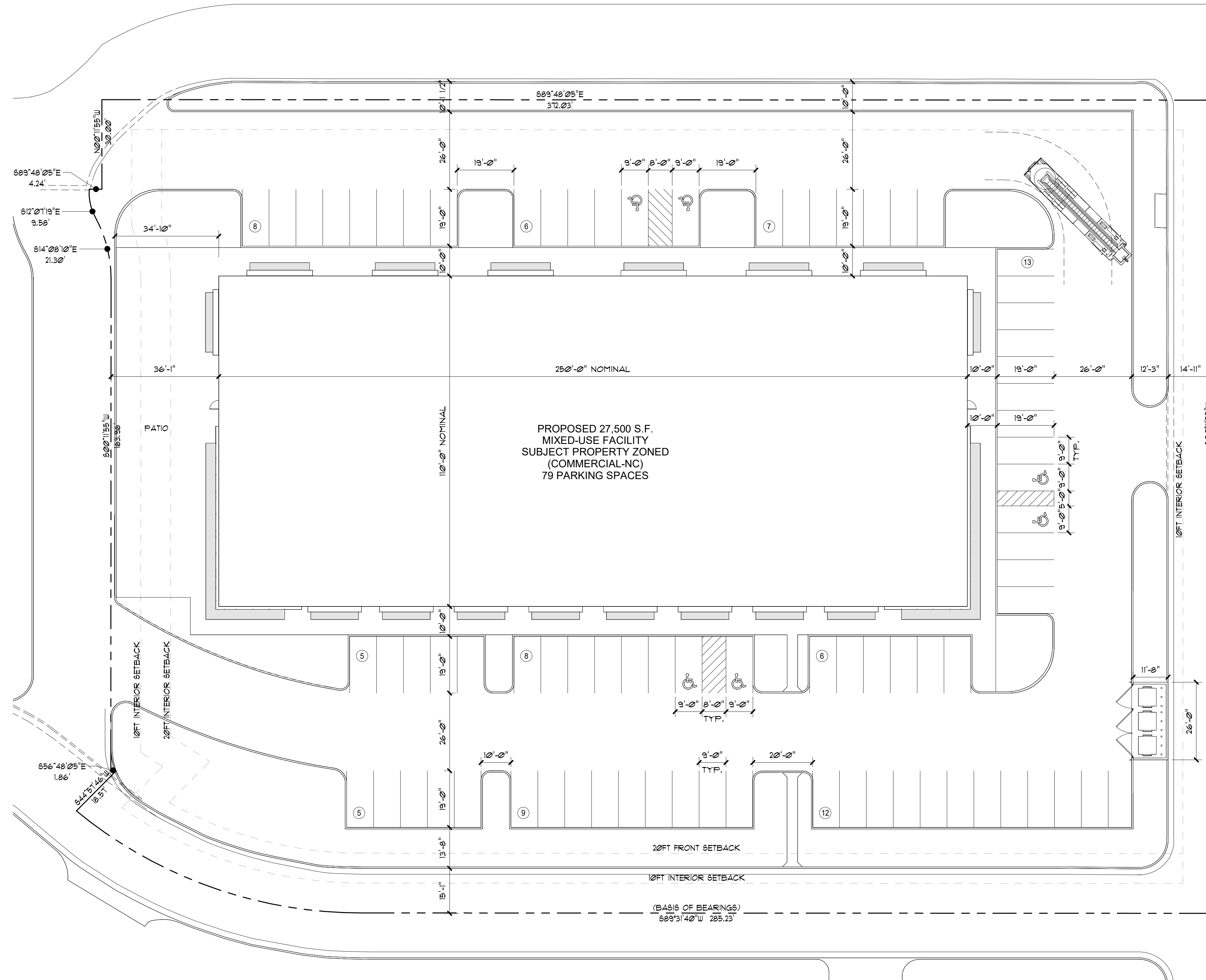


MAP LEGEND:

- PROPERTY LINE
- R.O.W. CENTERLINE
- SETBACK
- NORTH ARROW
- EXIST'G FIRE HYDRANT APPROX. 335 FT ON CENTER SPACING, (2 ADJ. PROXIMITY)
- A.D.A. & I.C.C./ANSI INT.1 COMPLIANT 9FT x 19FT ACCESSIBLE PARKING STALL w/ 5FT x 18FT COMMON ACCESS AISLE
- STOP SIGN - INSTALL PER FIRESTONE REG'S
- MANHOLE (NORTHERN WATER DISTRICT)
- LIGHT POLE (TOP)
- ELECTRICAL TRANSFORMER
- ELECTRICAL BOX
- TELECOMMUNICATIONS BOX
- WATER VALVE
- FENCE MOUNTED KNOX BOX FOR F.D. ACCESS

PLAN NOTES:

- A. PROJECT SCOPE: THE PROPOSED FACILITY IS A NEW 28,000 GSF, MIXED-USE BLDG W/ OPTIONAL TWO-STORY MEZZANINE FLOOR WITHIN TENANT SPACE.
 - B. ON-SITE PARKING: 78 SPACES ARE REQ'D & 78 VEHICLE SPACES ARE PROPOSED INCL'D 4 ADA / ANSI ACCESSIBLE SPACES
 - C. ZONING: PROJECT SITE IS ZONED COMMERCIAL (NC) REF. TO ZONING MAP DATED: MAY 5TH, 2022. PROPOSED USE IS "PERMITTED" USE-BY-RIGHT.
 - D. CONSTRUCTION TYPE: PROPOSES IBC TYPE II-B NON-COMBUSTIBLE, NON-RATED PER 2018 ICC-IBC
 - E. OCCUPANCY: PROPOSED IBC MIXED GROUPS, S-1 & B PER 2018 ICC-IBC
 - F. REFER TO GEOTECHNICAL REPORT DATED XX-XX-XXXX AS PREPARED BY XXXXXX FOR PAVEMENT DESIGN SPECIFICATIONS.
 - G. ALL PARKING SPACE SHALL BE A MINIMUM OF 5'-0" WIDE x 19'-0" DEEP.
1. 4" CONC. PAD 20'Lx14'W w/ 6'-0" HIGH 8" CMU BLOCK WALL TRASH ENCLOSURE
 2. 24"x60" ADA / ANSI INT.1 COMPLIANT DETECTABLE WARNING TREAD SURFACE @ ACCESSIBLE CURBOUT TYPICAL WHERE INDICATED.
 3. ELECTRICAL SERVICE & METER
 4. BIKE RACK
 5. ADA PARKING SIGN



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, HARBOUR COMMERCIAL, LLC

BY: _____
 AUTHORIZED REPRESENTATIVE

STATE OF COLORADO)
 COUNTY OF WELD) SS

BY FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 ___ DAY OF ___, 20__ IN WITNESS THEREOF.
 _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED
 THIS ___ DAY OF ___, 20__ A.D. SIGNED:

BY: _____
 AUTHORIZED REPRESENTATIVE

WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

TOWN APPROVAL BLOCK:
 APPROVED BY THE DIRECTOR OF PLANNING & DEVELOPMENT OF THE TOWN OF FIRESTONE, COLORADO THIS ___ DAY OF ___, 20__.

BY: _____
 DIRECTOR OF PLANNING & DEVELOPMENT

SITE AREA SUMMARY

AREA:	LOT COVERAGE			
	SQ. FEET	ACRES	REQUIRED PERCENTAGE	ACTUAL PERCENTAGE
BUILDING COVERAGE	27,500'	0.64 AC		28%
SIDEWALKS WITHIN PROPERTY	7,625'	0.18 AC		8%
PARKING LOTS & DRIVES	39,989'	.92 AC		40%
PUBLIC ACCESS DRIVES	9,329'	0.21 AC		9%
SITE LANDSCAPE	15,281'	0.35 AC	15% G.L.A.	15.2%
TOTAL SITE	100,000'	2.29 AC		100%

G.L.A. = GROSS LAND AREA
 L.A. = LANDSCAPED AREA
 M.L.A. = TOTAL MAINTAINED LANDSCAPED AREA
 * NOT INCLUDE IN TOTAL SITE AREA

PARKING REQUIREMENTS

PROGRAM:	AREA (NET)		PARK'G REQ.	
	SQ FT(N)	%	RATIO	SPACES
OFFICE	8,250	30%	1/300	28
RETAIL	5,500	20%	1/250	22
WAREHOUSE	13,750	50%	1/500	28
TOTAL REQUIRED:				78
TOTAL PROVIDED:				79**

**OF THE TOTAL SPACES 4 HANDICAP SPACES ARE REQUIRED 1 OF 4 VAN H.C. SPACE REQUIRED

FOR PLANNING & ENTITLEMENTS ONLY

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

DATED: 21-SEP-22, AS PREPARED & RECORDED BY MAJESTIC SURVEYING, INC. (303) 833-5638 STEVE PARKS, P.L.S. #38348

ASSUMING THE SOUTH LINE OF LOT 3 OF FIRESTONE CROSSING NO. 1, REPLAT NO. 2 MONUMENTED AS SHOWN ON THIS DRAWING, AS BEARING SOUTH 00°00'00" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 285.23 FEET AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

SHEET INDEX:

SP1	SITE PLAN MAP & CERTIFICATES
SP2	BUILDING ELEVATIONS
SP3	MASTER UTILITY PLAN
SP4	EROSION CONTROL PLAN
SP5	OVERALL GRADING PLAN
SP6	CIVIL DETAILS
SP7	MATERIAL SAMPLE BOARD
L1	LANDSCAPE PLAN
E0.0	PHOTOMETRIC SITE PLAN
E0.1	LIGHTING CUT SHEETS



SUMMIT
 DESIGN AND ENGINEERING SERVICES

14694 Orchard Parkway, Suite 200
 Westminister, CO, 80023
 Phone: (303) 997-4948
 www.summitde.com

FIRESTONE CROSSING - OPTION 4C- 27,500 SF

10945 N. COLORADO BLVD.
 FIRESTONE, COLORADO 80504

PRELIMINARY
 NOT FOR
 CONSTRUCTION

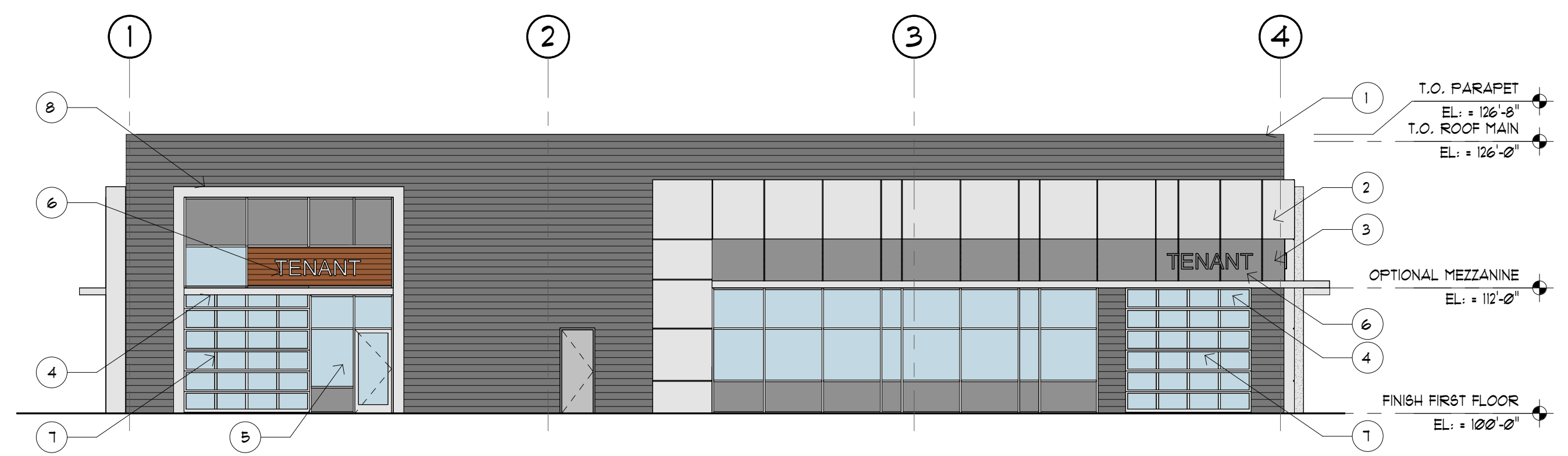
NO	REVISIONS	DATE

DRAWN BY: JH
 CHECKED BY: Checker
 FIRST ISSUE DATE: 09/14/22
 PROJECT NO. 22-0233.020

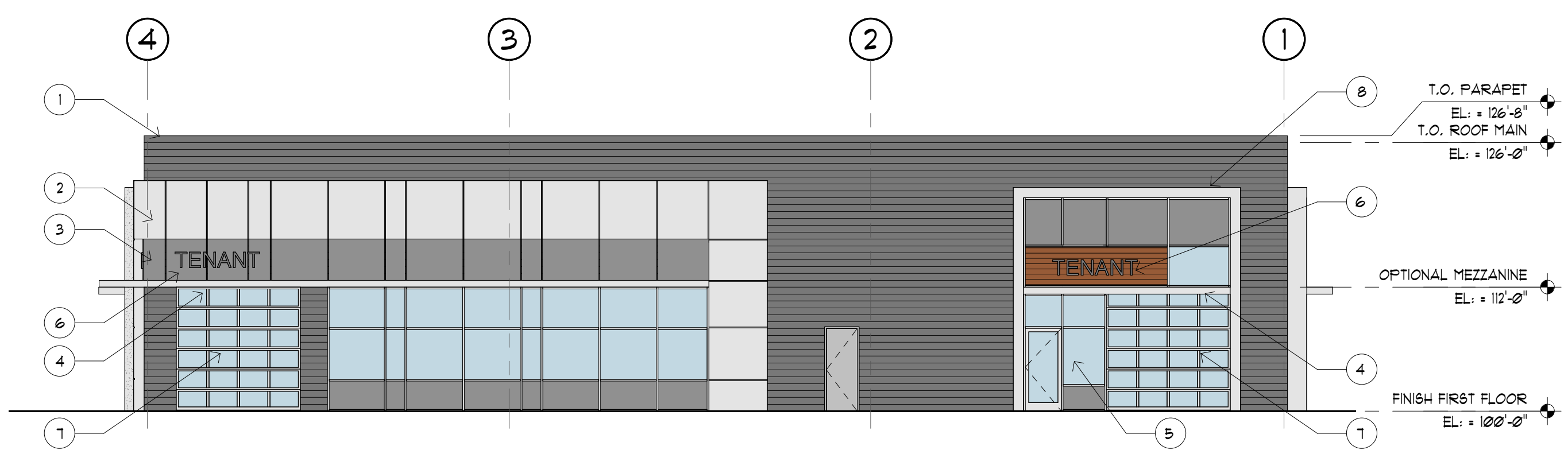
SITE PLAN

A1.0

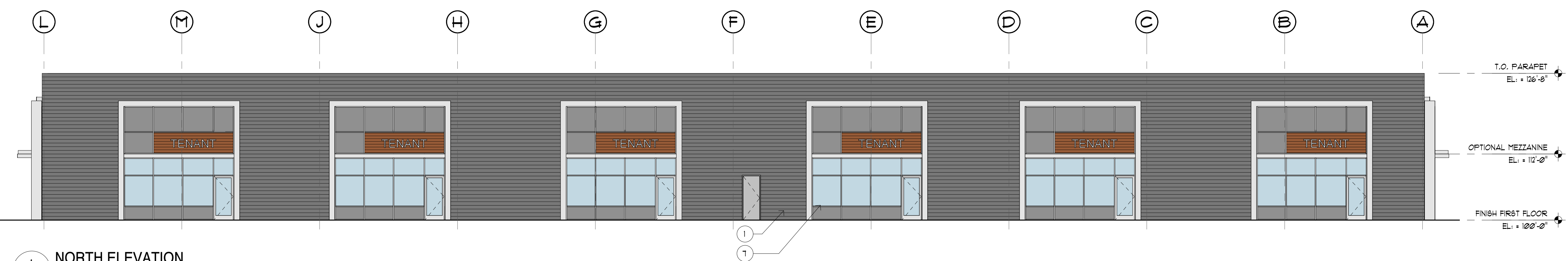
C:\Users\summit\OneDrive\Documents\22-0233.020 - Firestone Crossing - RES - 09.27.23 - Janna.draabson.rvt



5 WEST ELEVATION
 A4.0 3/32" = 1'-0"



3 EAST ELEVATION
 A4.0 3/32" = 1'-0"



1 NORTH ELEVATION
 A4.0 3/32" = 1'-0"



2 SOUTH ELEVATION
 A4.0 3/32" = 1'-0"

Elevation Key Notes

- 1 INSULATED METAL PANEL, INSTALLED HORIZONTALLY.
- 2 LIGHT GRAY PANEL SYSTEM
- 3 CHARCOAL GRAY PANEL SYSTEM
- 4 METAL CANOPY OVERHANG
- 5 CLEAR ANODIZED ALUMINUM CURTAIN WALL SYSTEM W/ CLEAR GLAZING AND SOLID PANELS
- 6 TENANT SIGNAGE
- 7 INSULATED GLAZED/ALUMINUM OVERHEAD DOORS
- 8 LIGHT GRAY FRAME

SCHEMATIC DESIGN

FIRESTONE CROSSING - OPTION 4C- 27,500 SF

10945 N. COLORADO BLVD.
 FIRESTONE, COLORADO 80504

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 CONSTRUCTION**

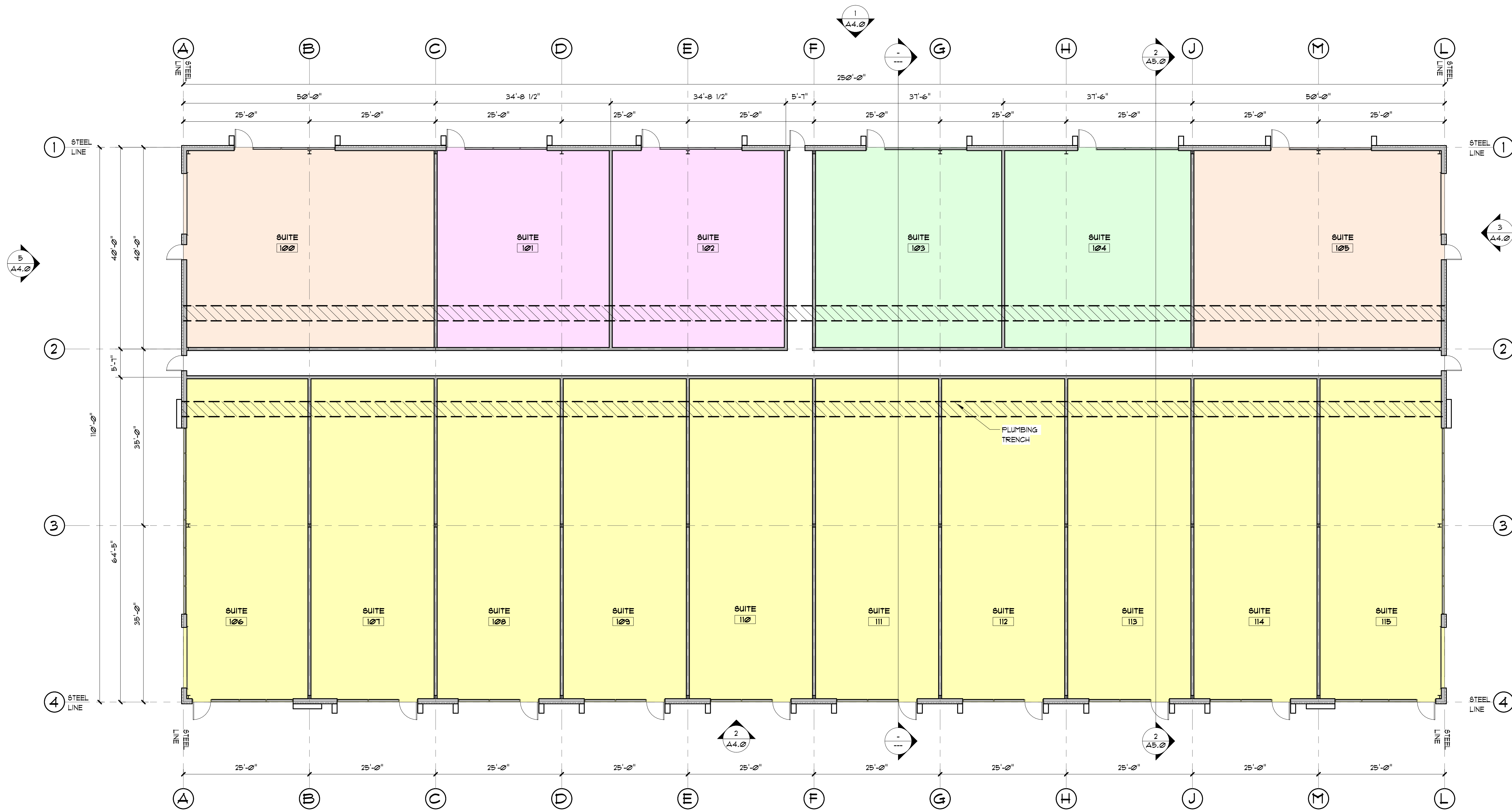
NO	REVISIONS	DATE

DRAWN BY: _____ Author
 CHECKED BY: _____ Checker
 FIRST ISSUE DATE: 10/29/18
 PROJECT NO. 22-0233.020

EXTERIOR ELEVATIONS

A4.0

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1 FIRST FLOOR PLAN
3/32" = 1'-0"

Area Legend (Gross)		
SUITE	AREA (GROSS)	NOTES
100	2,000 S.F.	REAR END UNIT
101	1,389 S.F.	REAR CENTER UNIT
102	1,389 S.F.	REAR CENTER UNIT
103	1,500 S.F.	REAR CENTER UNIT
104	1,500 S.F.	REAR CENTER UNIT
105	2,000 S.F.	REAR END UNIT
106	1,610 S.F.	FRONT UNIT
107	1,610 S.F.	FRONT UNIT
108	1,610 S.F.	FRONT UNIT
109	1,610 S.F.	FRONT UNIT
110	1,610 S.F.	FRONT UNIT
111	1,610 S.F.	FRONT UNIT
112	1,610 S.F.	FRONT UNIT
113	1,610 S.F.	FRONT UNIT
114	1,610 S.F.	FRONT UNIT
115	1,610 S.F.	FRONT UNIT
CIRCULATION: 1,622 S.F.		
TOTAL AREA: 21,500 S.F.		

NO	REVISIONS	DATE
	PRELIMINARY PRICING	14-SEPT-22

DRAWN BY: LMD
CHECKED BY: Checker
FIRST ISSUE DATE: 09/14/22
PROJECT NO. 22-0233.020

OVERALL 1ST FLOOR PLAN

A2.1

SCHMATIC DESIGN
FIRESTONE CROSSING - OPTION 4C- 27,500 SF

10945 N. COLORADO BLVD.
FIRESTONE, COLORADO 80504

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