3522366 12/07/2007 02:35P Weld County, CO
1 of 21 R 211.00 D 0.00 Steve Moreno Clerk & Recorder

366

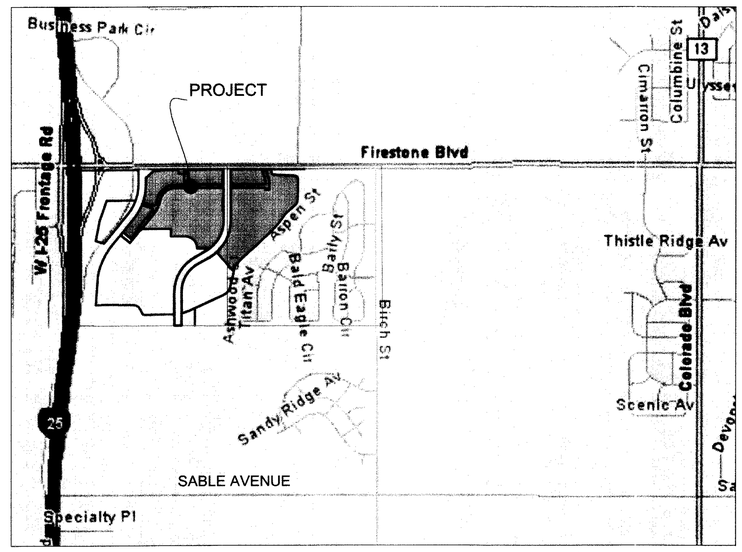
OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 1 OF 21

LEGAL DESCRIPTION

LOTS 2 AND 3, THE FIRST REPLAT OF THE AMERICAN FURNITURE WAREHOUSE SUBDIVISION, TOWN OF FIRESTONE, WELD COUNTY, COLORADO.

CONTAINING A TOTAL AREA OF 2,824,738.50 SQUARE FEET OR 64.847 ACRES, MORE OR LESS.



VICINITY MAP
SCALE: 1"=1200'

SHEET INDEX

OFDP-1	COVER SHEET
OFDP-2	NARRATIVE SHEET
OFDP-3	DEVELOPMENT PLAN
OFDP-4	OVERALL SITE PLAN
OFDP-5-9	SITE PLAN
OFDP-10	OVERALL UTILITY PLAN
OFDP-11-15	UTILITY PLAN
OFDP-16	OVERALL GRADING PLAN
OFDP-17-21	GRADING PLAN

PROJECT TEAM

OWNER/DEVELOPER
THF Firestone Development,LLC
600 Grant Street, Suite 610
Denver, CO 80203
Phone: 303.831.9300
Contact: Karen Blumenstein

ENGINEER
V3 Companies of Colorado, Ltd.
2399 Blake Street, Suite 130
Denver, CO 80205
Phone: 303.989.8588
Contact: Claire Koran, PE

ARCHITECT
MCG Architecture
10333 East Dry Creek Road, Suite 270
Englewood, CO 80112
Phone: 720.529.8768
Contact: David Goode

TRAFFIC ENGINEER
Fox Higgins
P.O. Box 19768
Boulder, CO 80308
Phone: 303.652.3571
Contact: Steve Tuttle

GEOTECHNICAL ENGINEER
Midwest Testing
3377 Hollenderg Drive
Bridgeton, MO 103044
Phone: 314.739.2727
Contact: Dan Greenwood

ENVIRONMENTAL ENGINEER
Midwest Testing
3377 Hollenderg Drive
Bridgeton, MO 103044
Phone: 314.739.2727
Contact: Andy McCord

APPROVAL

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, THIS 14th DAY OF June, 2007 BY RESOLUTION NO. 07-303

MAYOR

ATTEST: TOWN CLERK

SEAL

ACCEPTANCE

BY SIGNING THIS OFDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN

OWNER: THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY
BY: THF FIRESTONE INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
MICHAEL STAENBERG, MANAGER

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF July, 2007, BY MICHAEL STAENBERG, AS MANAGER OF THF FIRESTONE INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, MANAGER OF THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

9-10-2009
MY COMMISSION EXPIRES

FIRESTONE INFORMATION BLOCK
COVER SHEET
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
Revision Date:
Revision Date:
Sheet 1 of 21

V3 Companies of Colorado, Ltd.
Engineers Surveyors Scientists Construction Advisors
2399 Blake Street, Suite 130
Denver, CO 80205
303.989.8588 voice
303.989.9532 fax
v3co.com

REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER CLAIRE C. KORAN 07-18-07

DESIGNED BY: GJL	DRAWN BY: DAC	CHECKED BY: CCK	PROJ. MANAGER: CCK
PROJ. NO.: D06046	FILE NAME: OFDP-1 Cover Sheet	DATE: 07-18-07	SCALE: AS SHOWN

COVER SHEET

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE COLORADO

DRAWING NO.
OFDP-1

** THIS DOCUMENT IS THE PROPERTY OF V3 AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT THE WRITTEN CONSENT OF V3. **

3522366 12/07/2007 02:35P Weld County, CO
2 of 21 R 211.00 D 0.00 Steve Moreno Clerk & Recorder

OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 2 OF 21

PROJECT CONCEPT
This Overall Final Development Plan ("OFDP") is for the Firestone City Centre development, which is located within a replat of Lots 2, 3 and 4 of American Warehouse Subdivision. It establishes the planning and site plan within the coordinated and integrated development of the Crossroads Planned Unit Development ("PUD"). The site is part of a previous approved Outline Development Plan which included the American Furniture Warehouse Development. This OFDP provides specific site conformance to the site traffic access plan and the utility and drainage plan. As part of this development improvements will be made to Jake Jabs Boulevard, Firestone Boulevard and the I-25 Frontage Road to accommodate the development. A private internal access road (Ring Road) will be created to further market and develop the property. The intent of this OFDP is to define the limits of the internal access road and provide utility infrastructure to support future commercial development. A landscape plan, a signage plan and an address map will be submitted concurrently with the first Final Development Plan for any lot or parcel.

ENVIRONMENTAL IMPACT MITIGATION
There is no evidence of recognized environmental conditions in connection with this site.

Refer to the "Phase 1 Environmental Site Assessment Update, 80-acre Undeveloped Parcel, Southeast Corner of State Highway 119 and Interstate 25, Firestone, Colorado", prepared by Kumar and Associates for Quadrant Centennial Partners, LLC, dated January 16, 2006.

PRIVATE MAINTENANCE AND ENFORCEMENT
The site will be privately maintained. Any necessary cross-access easements and agreements will be executed in the future for any common roadways, access points and utilities to future development.

OPEN SPACE
The public land dedication has been previously met.

CONTROLS
The declaration of reciprocal easements and restrictions will be associated with the overall development.

A.D.A. COMPLIANCE
This PDP has been designed, to the best of the designer's knowledge and abilities to comply with the Americans with Disabilities Act.

DRAINAGE
Refer to the final drainage report dated July 11, 2007 prepared by V3 Companies which is filed with this OFDP and supplemental documents for a description of the storm drainage for this preliminary development plan. The site is designed to conform to the approved, "American Furniture Warehouse Subdivision, Firestone, Colorado." dated December 8, 2005, which was prepared by MB Consulting, Inc. The overall development will surface drain to storm sewer inlets and underground reinforced concrete pipes to on-site detention facilities located in the northeast corner of the development. Storm sewer and surface conveyance elements have been designed to convey the developed condition hydrology (100-year runoff coefficients of 0.93). This on-site detention facility will control the releases of runoff to Godding Hollow to the historic release rate. Water quality will be provided to ensure sediment removal from runoff during minor rainfall events.

UTILITES
New utility main lines for water, sanitary sewer, storm sewer, electric and gas services will be constructed as part of the approved OFDP. All utilities will be available to the existing and planned lots and services will be stubbed to 5 feet outside of the right-of-way.

Above ground dry utility facilities will be screened with landscaping in coordination with utility providers' requirements for setbacks of planting materials.

There are several gas lines and gas wells on the site. All site development work will be in accordance with State and local ordinances.

OIL/ GAS
There is an existing oil/gas well and another existing gas/oil easement on or adjacent to the property. Any proposed drilling activity on the property will require an approved Special Use Permit from the Town.

PARKING
On-site parking for each development parcel will be provided in accordance with Town regulations. Cross-access easements shall be provided with each development parcel. Cross- or shared-parking agreements may be provided as deemed necessary by the Developer.

Final parking arrangements will be determined on the individual FDP submittals.

ARCHITECTURE
The buildings will consist of materials allowed by the Town of Firestone Development Regulations including, but not limited to, tilt-up or pre-cast concrete panels with reveals and accent bands, standing seam metal roof panels, asphalt shingle roofing, heavy timber or painted steel decorative elements, manufactured or natural stone veneer, manufactured or natural stucco systems, concrete or clay masonry units.

Final architectural design, including material and color selections will be determined on the individual FDP submittals.

SIGN PROGRAM
A sign permit shall be obtained from the Town of Firestone prior to the construction of any sign. All sign permit applications shall depict signs consistent with the master sign program to be determined on the individual FDP submittals.

BULDING HEIGHT
Buildings for each development parcel shall not exceed 40'-0" in height except architectural features such as entry features, gables, towers, spires, or decorative elements shall not exceed 50'-0" in height from finish grade. In no case shall the building height exceed that allowed by the building code adopted by the Town or as approved on the FDP for each building type or use.

SETBACKS
Setbacks for buildings and parking areas from the development boundary will be determined on the individual FDP submittals.

DEVELOPMENT SCHEDULE
Approximate construction start date: July 2007

CIRCULATION SYSTEM
There is direct access to the Firestone City Centre Subdivision from the I-25 Frontage Road to the west in two locations. The south frontage road access point is a shared access with the American Furniture Warehouse Subdivision. Direct access to the Subdivision also occurs from Firestone Boulevard to the south in two locations. In addition direct access to the subdivisions occurs in two locations to the east and west from Jake Jabs Boulevard. Private access will be provided as part of this OFDP to provide east/west access through the sub-division designated as the ring road and the connections to Firestone Boulevard and the I-25 Frontage road. The "Ring Road" is a private roadway and will be identified as tracts. The road name "Ring Road" is for preliminary purposes and a final road name will be decided later in the design process. A cross access easement will be required along with any construction easements to tie in to the existing American Furniture Warehouse point of access that is adjacent to the site in the southwest corner.

ZONING AND ALLOWED USES
The Firestone City Centre Subdivision is zoned Planned United Development with RC (Regional Commercial) and EC (Employment Center) land use categories.

SERVICE REQUIREMENTS
This development shall be served by the following utility companies.

Gas – Kinder Morgan Energy
Power – United Power
Telephone – Qwest Communications
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

WATER SHARES
The Developer is obligated to provide the necessary water shares to the Town to support any development approved by an FDP. Specific CBT water share calculations will be provided at the time of the individual FDP approvals.

FIRESTONE INFORMATION BLOCK
NARRATIVE SHEET
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
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Revision Date:
Sheet 2 of 21

Engineers
Surveyors
Scientists
Construction Advisors
COMPANIES OF COLORADO, LTD.
2399 Blake Street, Suite 130
Denver, CO 80205
303.989.8588 voice
303.989.9932 fax
V3co.com

REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER CLAYTON E. KORTAN 30921 07-18-07

DESIGNED BY: GJL
DRAWN BY: DAC
CHECKED BY: CCK
PROJ. MANAGER: CCK

PROJ. NO.: D06046
FILE NAME: OFDP-2 Narrative Sheet
DATE: 07-18-07
SCALE: AS SHOWN

NARRATIVE SHEET

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE COLORADO

DRAWING NO.
OFDP-2

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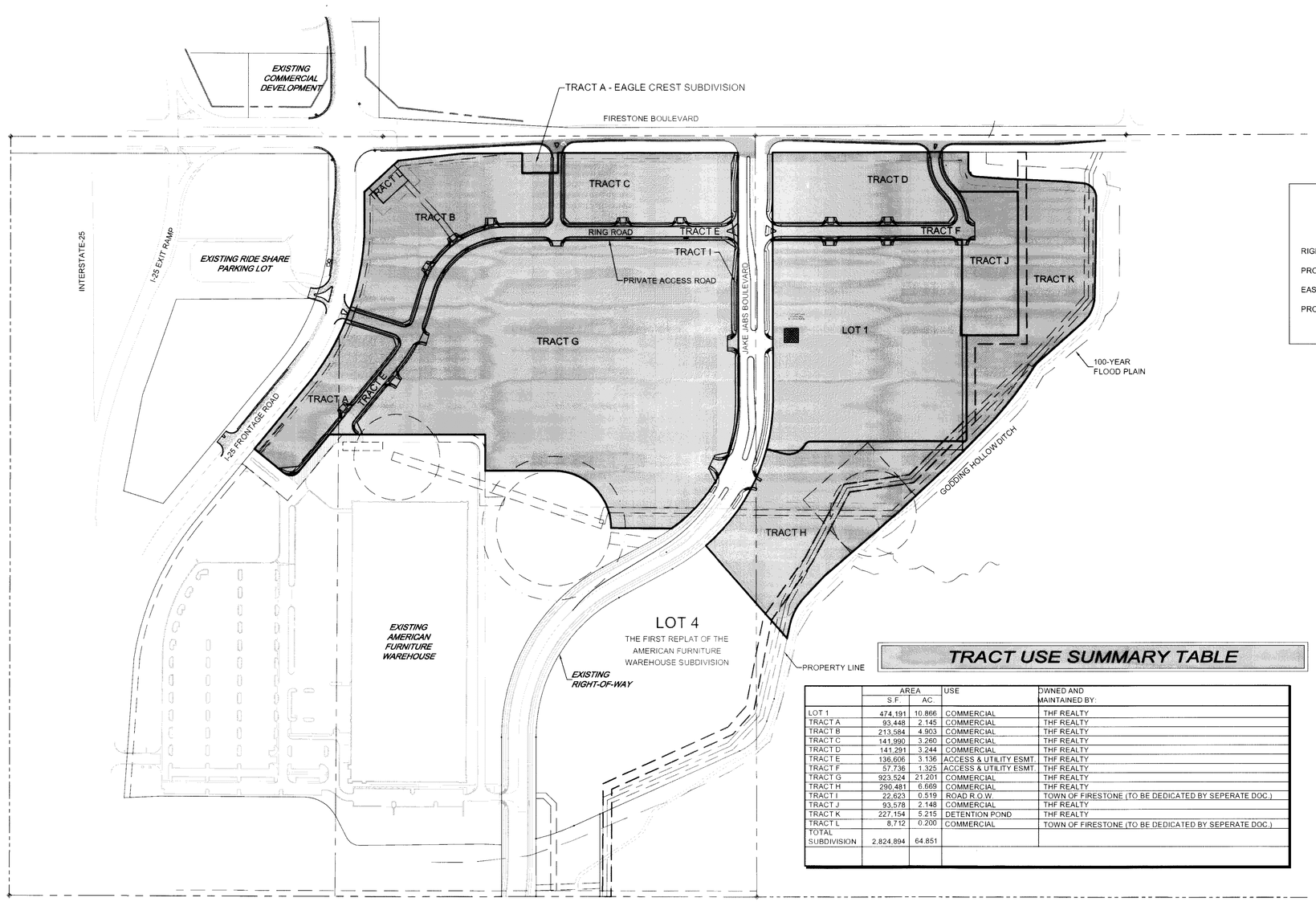
3 of 21 R 211.00 D 0.00 Steve Moreno Clerk & Recorder

OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 3 OF 21



LEGEND

	PROPOSED	EXISTING
RIGHT OF WAY LINE		
PROPERTY LINE		
EASEMENT LINE		
PROJECT AREA		

Scale : 1"=200'
0 200 400
FEET

TRACT USE SUMMARY TABLE

	AREA S.F.	AREA AC.	USE	OWNED AND MAINTAINED BY:
LOT 1	474,191	10.866	COMMERCIAL	THF REALTY
TRACT A	93,448	2.145	COMMERCIAL	THF REALTY
TRACT B	213,584	4.903	COMMERCIAL	THF REALTY
TRACT C	141,990	3.260	COMMERCIAL	THF REALTY
TRACT D	141,291	3.244	COMMERCIAL	THF REALTY
TRACT E	136,606	3.136	ACCESS & UTILITY ESMT.	THF REALTY
TRACT F	57,736	1.325	ACCESS & UTILITY ESMT.	THF REALTY
TRACT G	923,524	21.201	COMMERCIAL	THF REALTY
TRACT H	290,481	6.669	COMMERCIAL	THF REALTY
TRACT I	22,623	0.519	ROAD R.O.W.	TOWN OF FIRESTONE (TO BE DEDICATED BY SEPERATE DOC.)
TRACT J	93,578	2.148	COMMERCIAL	THF REALTY
TRACT K	227,154	5.215	DETENTION POND	THF REALTY
TRACT L	8,712	0.200	COMMERCIAL	TOWN OF FIRESTONE (TO BE DEDICATED BY SEPERATE DOC.)
TOTAL SUBDIVISION	2,824,894	64.851		

NOTE:
TRACTS E AND F PROVIDE DRAINAGE, UTILITY AND CROSS ACCESS EASEMENTS FOR THE PROPOSED INFRASTRUCTURE DEVELOPMENT.

FIRESTONE INFORMATION BLOCK
DEVELOPMENT PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
Revision Date: December 04, 2007
Revision Date:
Sheet 3 of 21

Engineers
Surveyors
Scientists
Construction Advisors
2399 Blake Street, Suite 130
Denver, CO 80205
303.989.6588 voice
303.989.9932 fax
V3co.com
COMPANIES OF COLORADO, LTD.

REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER CLAIRE C. KONKEL 27641 12-14-07

DESIGNED BY: GJL
DRAWN BY: DAC
CHECKED BY: CCK
PROJ. MANAGER: CCK
PROJ. NO.: D06046
FILE NAME: OFDP-3 Development Plan
DATE: 07-18-07
SCALE: 1"=200'

DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE COLORADO

DRAWING NO.
OFDP-3

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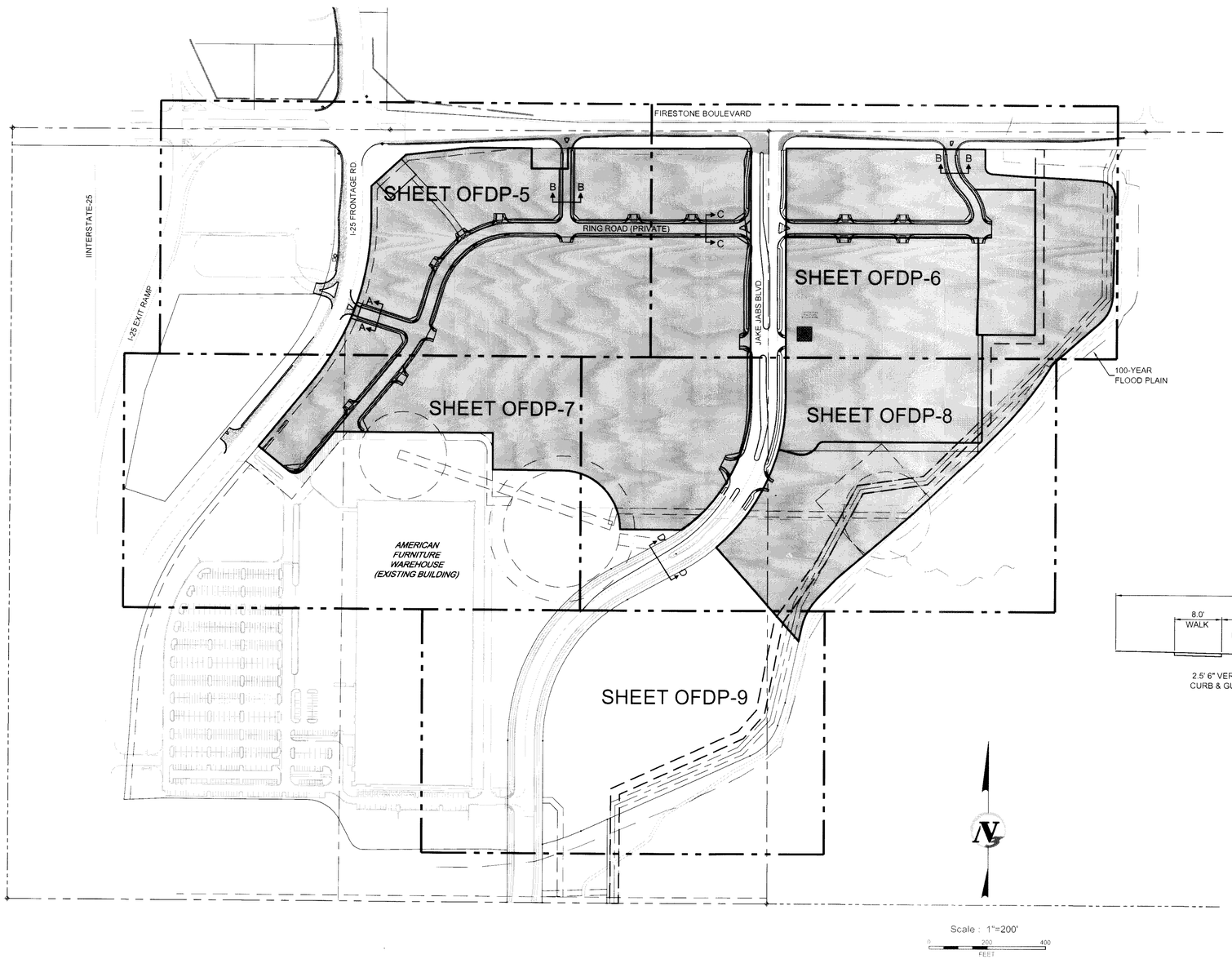
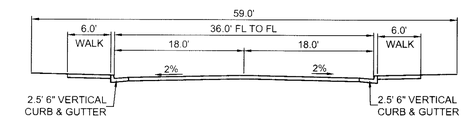
OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 4 OF 21



LEGEND

	PROPOSED	EXISTING
RIGHT OF WAY LINE		
PROPERTY LINE		
EASEMENT LINE		
PROJECT AREA		



A-A SECTION
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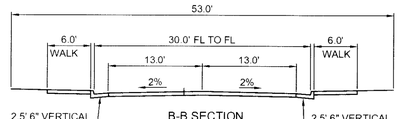

B-B SECTION
(PRIVATE)
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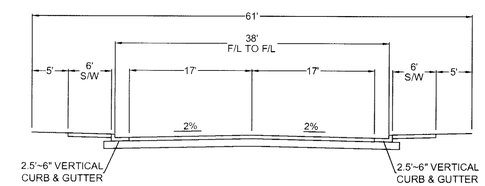

C-C SECTION
(PRIVATE)
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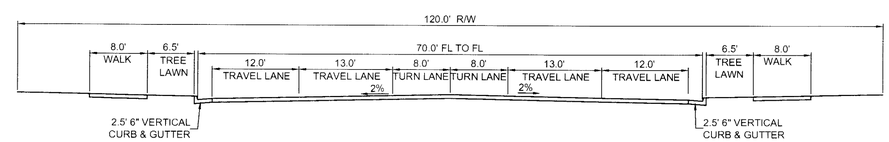

D-D SECTION
(PUBLIC ROW)
1"=10'

FIRESTONE INFORMATION BLOCK
OVERALL SITE PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
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Sheet 4 of 21

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Construction Advisors
COMPANIES OF COLORADO, LTD.
2399 Blake Street, Suite 130
Denver, CO 80205
303.989.8588 voice
303.989.9932 fax
V3co.com

REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER CLAIRE C. KORAN 37641 12-04-07

DESIGNED BY:	GJL
DRAWN BY:	DAC
CHECKED BY:	CCK
PROJ. MANAGER:	CCK
PROJ. NO.:	D06046
FILE NAME:	OFDP-4 Overall Site Plan
DATE:	07-18-07
SCALE:	1"=200'

OVERALL SITE PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE COLORADO

DRAWING NO.
OFDP-4

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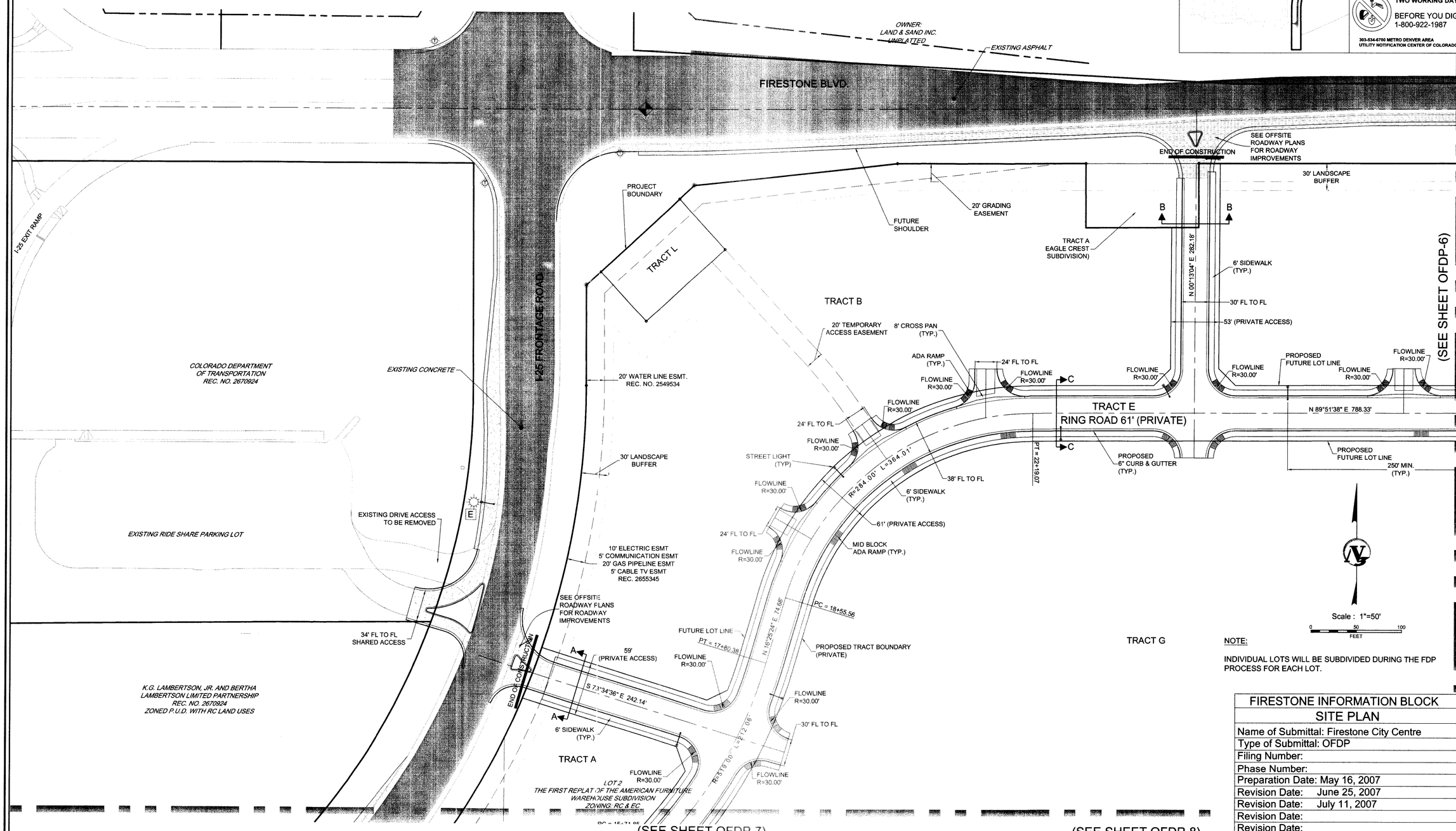
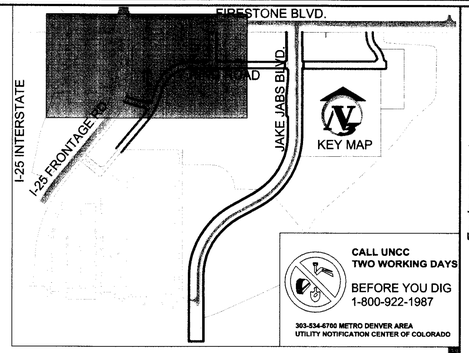
OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 5 OF 21





NOTE:

INDIVIDUAL LOTS WILL BE SUBDIVIDED DURING THE FDP PROCESS FOR EACH LOT.

FIRESTONE INFORMATION BLOCK
SITE PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
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Sheet 5 of 21

Engineers
Surveyors
Scientists
Construction Advisors
2399 Blake Street, Suite 130
Denver, CO 80205
303.989.8588 voice
303.989.9932 fax
V3co.com
COMPANIES OF COLORADO, LTD.

REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER CLAIRE C. KORAN 07-18-07

PROJ. NO.:	D06046
DESIGNED BY:	GJL
DRAWN BY:	DAC
CHECKED BY:	CCK
PROJ. MANAGER:	CCK
FILE NAME:	OFDP-5 Site Plan
DATE:	07-18-07
SCALE:	1"=50'

SITE PLAN

FIRESTONE CITY CENTRE

TOWN OF FIRESTONE COLORADO

DRAWING NO.

OFDP-5

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6 of 21 R 211.00 D 0.00 Steve Moreno Clerk & Recorder

OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
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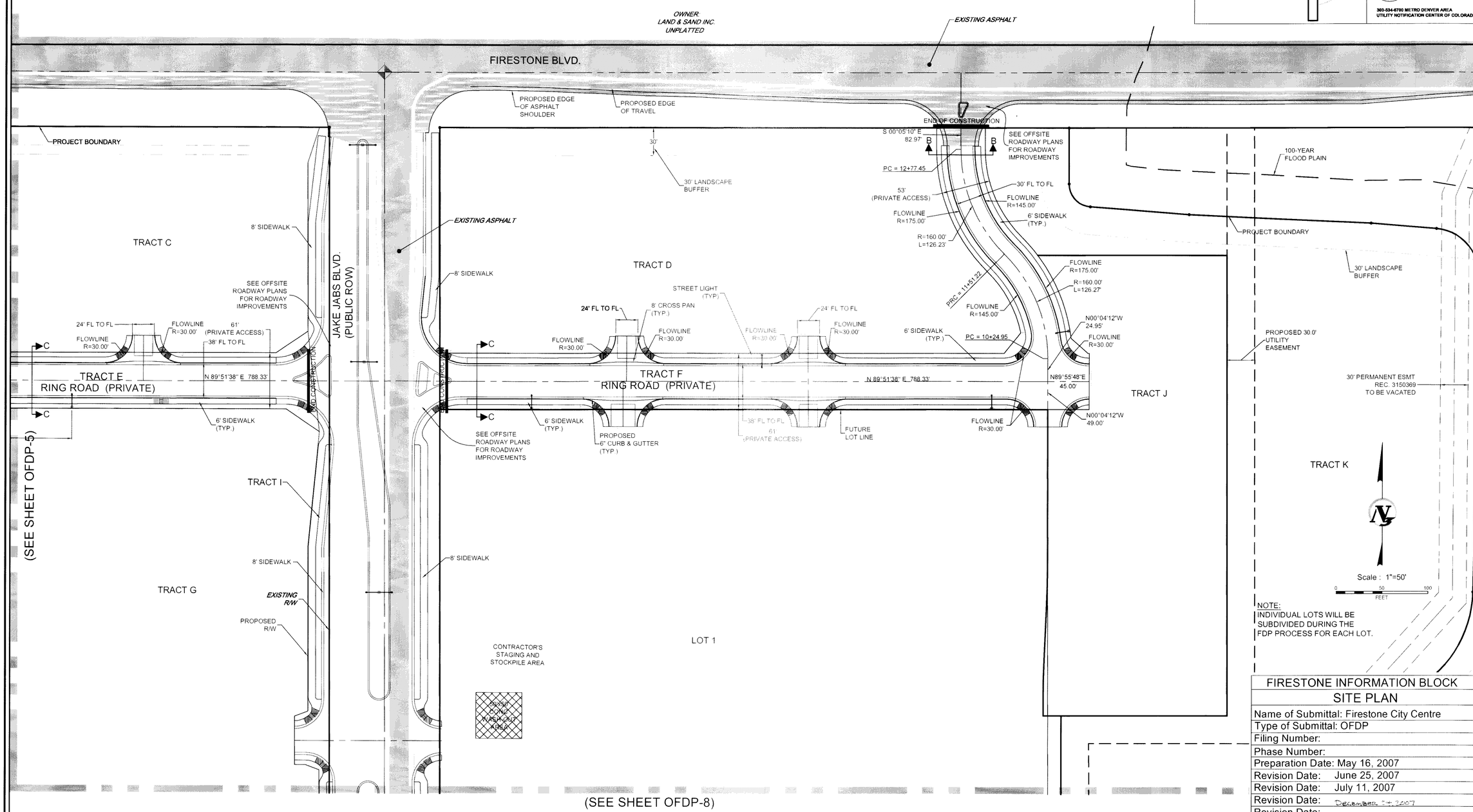
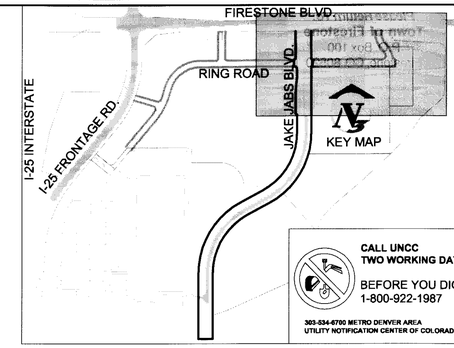
SHEET 6 OF 21





Engineers
Surveyors
Scientists
Construction Advisors
COMPANIES OF COLORADO, LTD.
2399 Blake Street, Suite 130
Denver, CO 80205
303.989.8588 voice
303.989.9932 fax
V3co.com

REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER CLAIRE C. KORAN 37641 12-04-07

DESIGNED BY:	GJL
DRAWN BY:	DAC
CHECKED BY:	CCK
PROJ. MANAGER:	CCK
PROJ. NO.:	D06046
FILE NAME:	OFDP-5 Site Plan
DATE:	07-18-07
SCALE:	1"=50'

SITE PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE COLORADO

DRAWING NO.
OFDP-6

FIRESTONE INFORMATION BLOCK
SITE PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
Revision Date: December 14, 2007
Revision Date:
Sheet 6 of 21

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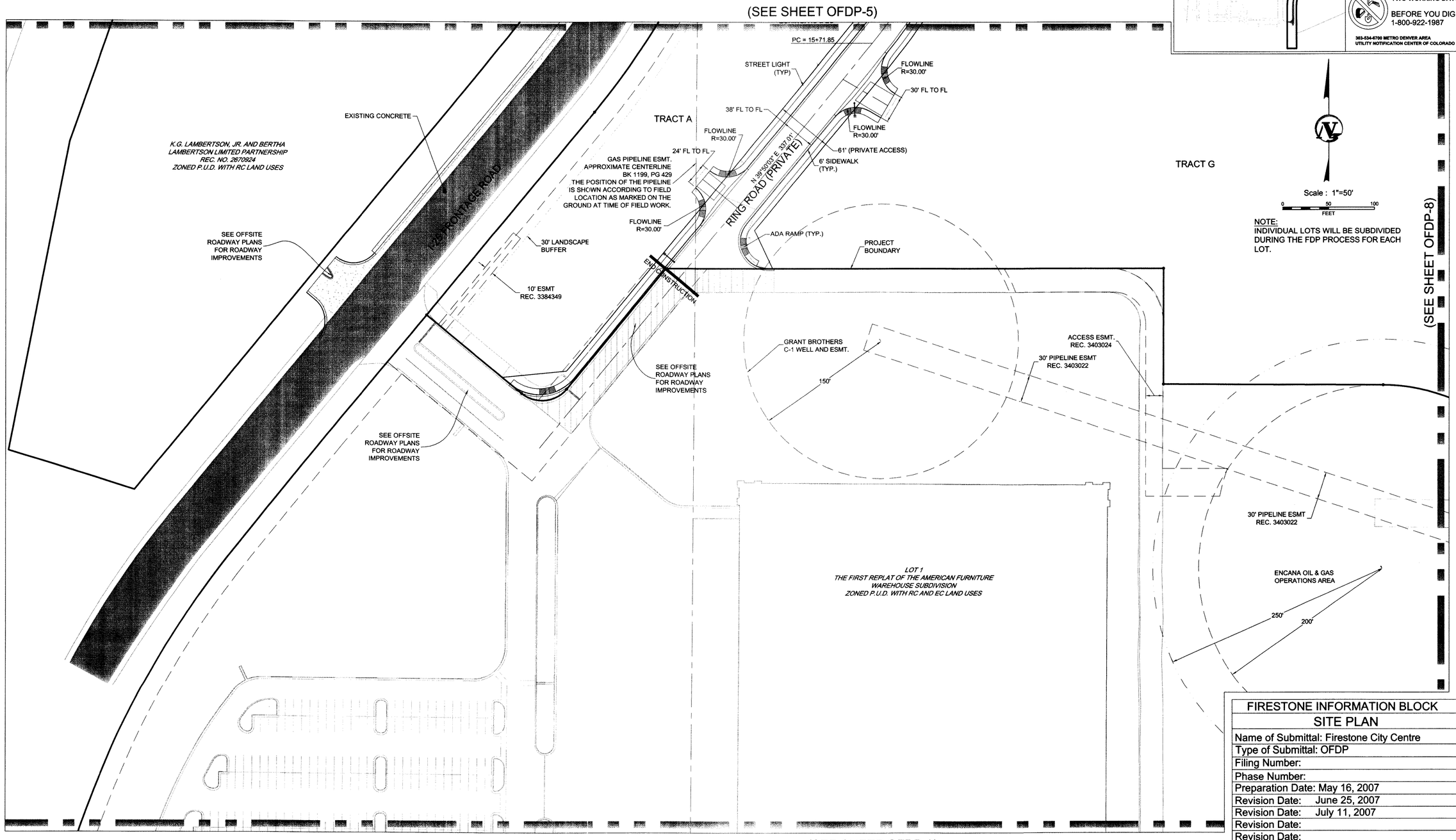
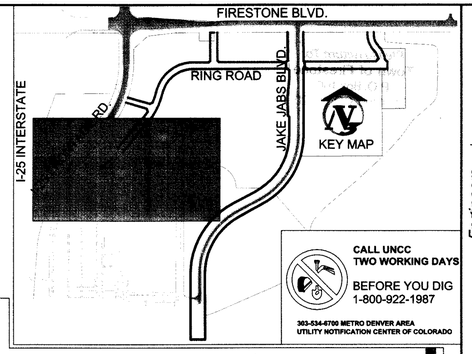
3522366 12/07/2007 02:35P Weld County, CO
7 of 21 R 211.00 D 0.00 Steve Moreno Clerk & Recorder

OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 7 OF 21





FIRESTONE INFORMATION BLOCK
SITE PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
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Sheet 7 of 21

Engineers
Surveyors
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Construction Advisors
2399 Blake Street, Suite 130
Denver, CO 80205
303.989.8588 voice
303.989.9932 fax
v3co.com
COMPANIES OF COLORADO, LTD.

REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER CLAIRE C. KORAN 37841 07-18-07

DESIGNED BY:	GJL
DRAWN BY:	DAC
CHECKED BY:	CCK
PROJ. MANAGER:	CCK
PROJ. NO.:	D06046
FILE NAME:	OFDP-5 Site Plan
DATE:	07-18-07
SCALE:	1"=50'

SITE PLAN

FIRESTONE CITY CENTRE

TOWN OF FIRESTONE COLORADO

DRAWING NO.

OFDP-7

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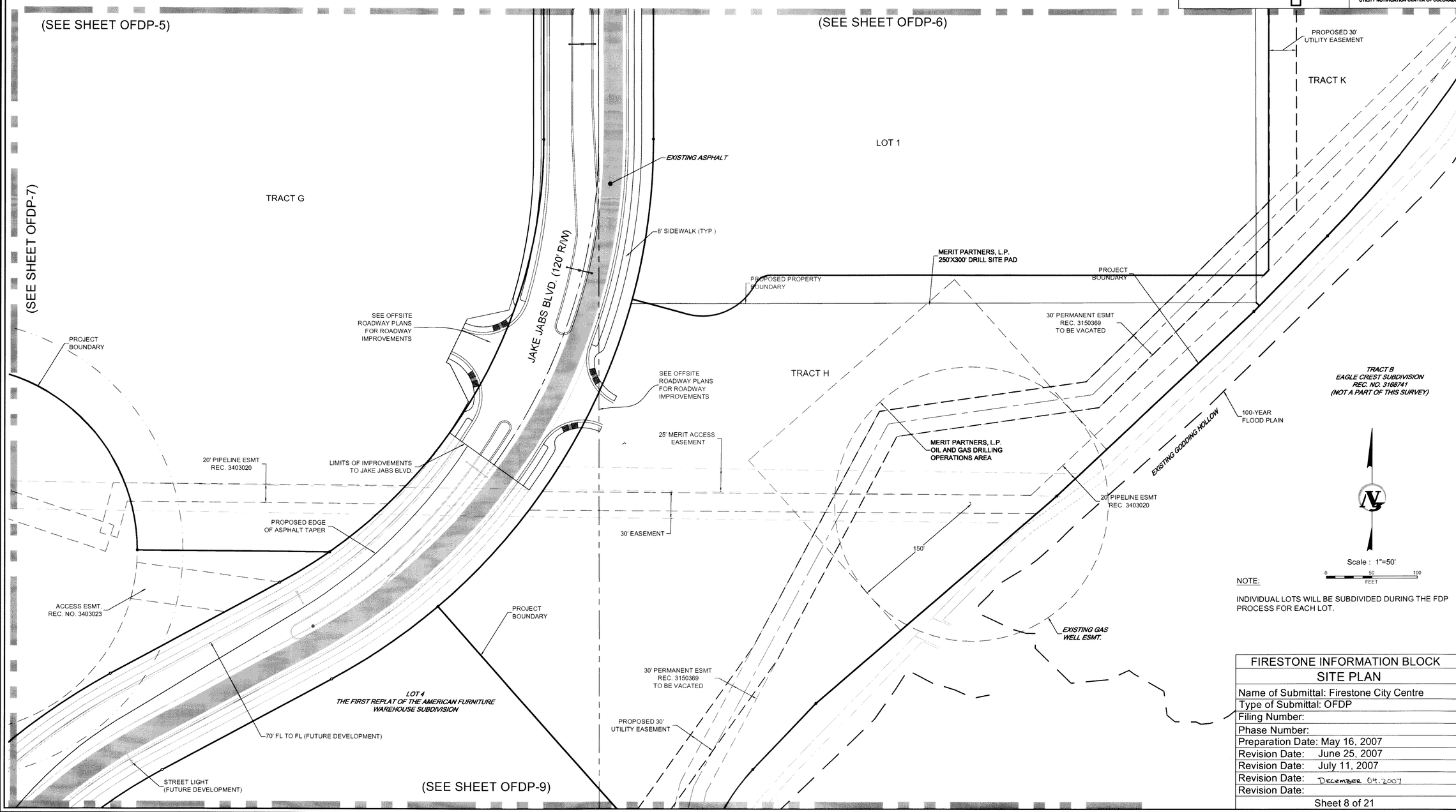
3522366 12/07/2007 02:35P Weld County, CO
8 of 21 R 211.00 D 0.00 Steve Moreno Clerk & Recorder

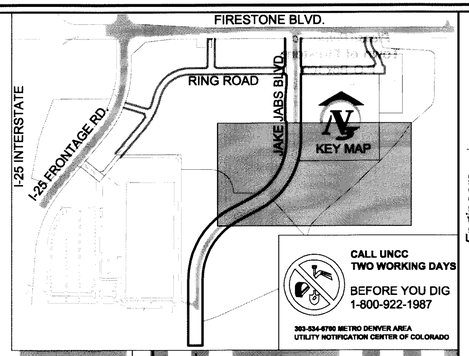
OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 8 OF 21



NOTE:

INDIVIDUAL LOTS WILL BE SUBDIVIDED DURING THE FDP PROCESS FOR EACH LOT.



FIRESTONE INFORMATION BLOCK
SITE PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
Revision Date: December 04, 2007
Revision Date:
Sheet 8 of 21

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REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER CLAIRE C. KORAN 07-18-07

DESIGNED BY:	GJL
DRAWN BY:	DAC
CHECKED BY:	CCK
PROJ. MANAGER:	CCK
PROJ. NO.:	D06046
FILE NAME:	OFDP-5 Site Plan
DATE:	07-18-07
SCALE:	1"=50'

SITE PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE COLORADO

DRAWING NO.
OFDP-8

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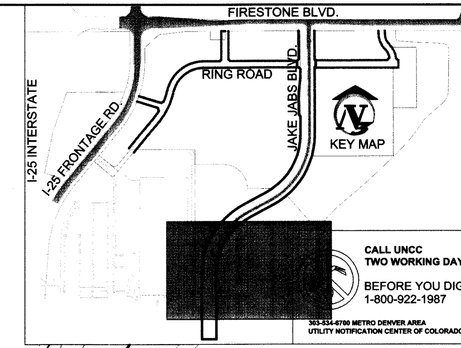
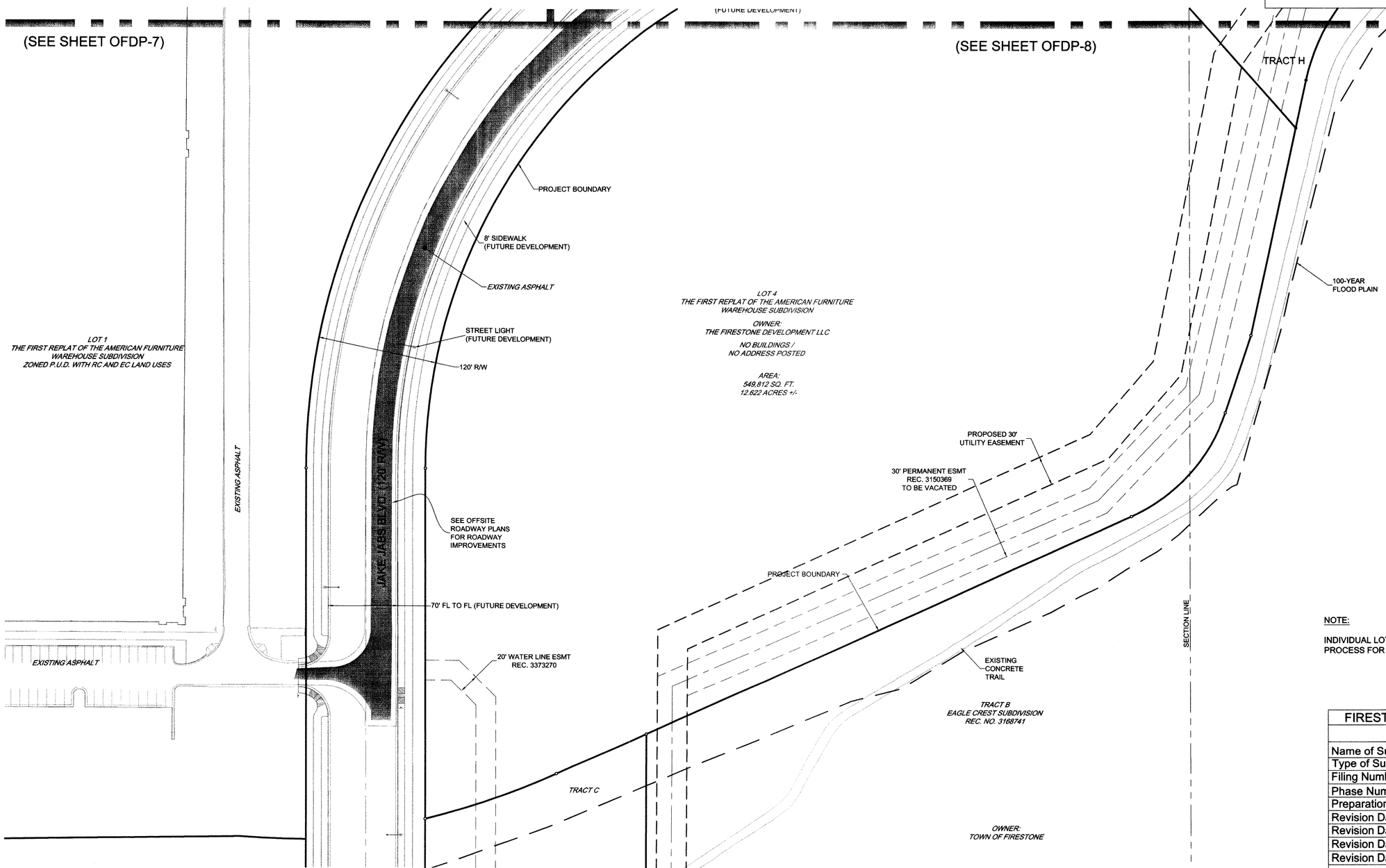
OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 9 OF 21





NOTE:

INDIVIDUAL LOTS WILL BE SUBDIVIDED DURING THE FDP PROCESS FOR EACH LOT.

FIRESTONE INFORMATION BLOCK
SITE PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
Revision Date:
Revision Date:
Sheet 9 of 21

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REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER CLAIRE C. KORAN 37641 07-18-07

PROJ. NO.: D06046	DESIGNED BY: GJL		
FILE NAME: OFDP-5 Site Plan	DRAWN BY: DAC		
DATE: 07-18-07	CHECKED BY: CCK		
SCALE: 1"=50'	PROJ. MANAGER: CCK		

SITE PLAN

FIRESTONE CITY CENTRE

TOWN OF FIRESTONE COLORADO

DRAWING NO.

OFDP-9

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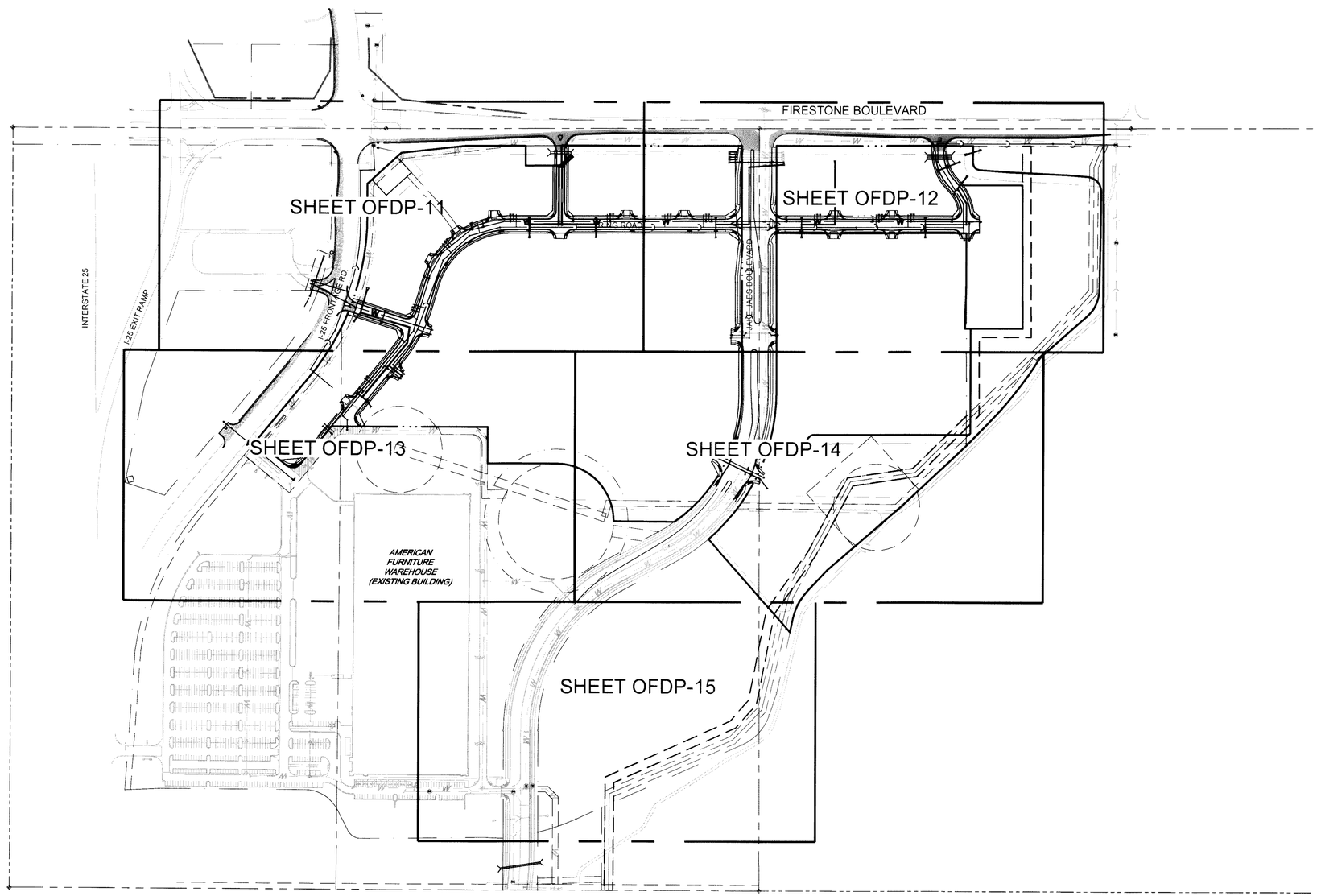
OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 10 OF 21



FIRESTONE INFORMATION BLOCK
OVERALL UTILITY PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
Revision Date: December 04, 2007
Revision Date:
Sheet 10 of 21

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REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER CHAIREC KORNER 12-04-07

PROJ. NO.: D06046	DESIGNED BY: DSGN-BY
FILE NAME: OFDP-10 Overall Utility Plan	DRAWN BY: DRWN-BY
DATE: 07-18-07	CHECKED BY: CHKD-BY
SCALE: 1"=200'	PROJ. MANAGER: CCK

OVERALL UTILITY PLAN

FIRESTONE CITY CENTRE

TOWN OF FIRESTONE COLORADO

DRAWING NO.
OFDP-10

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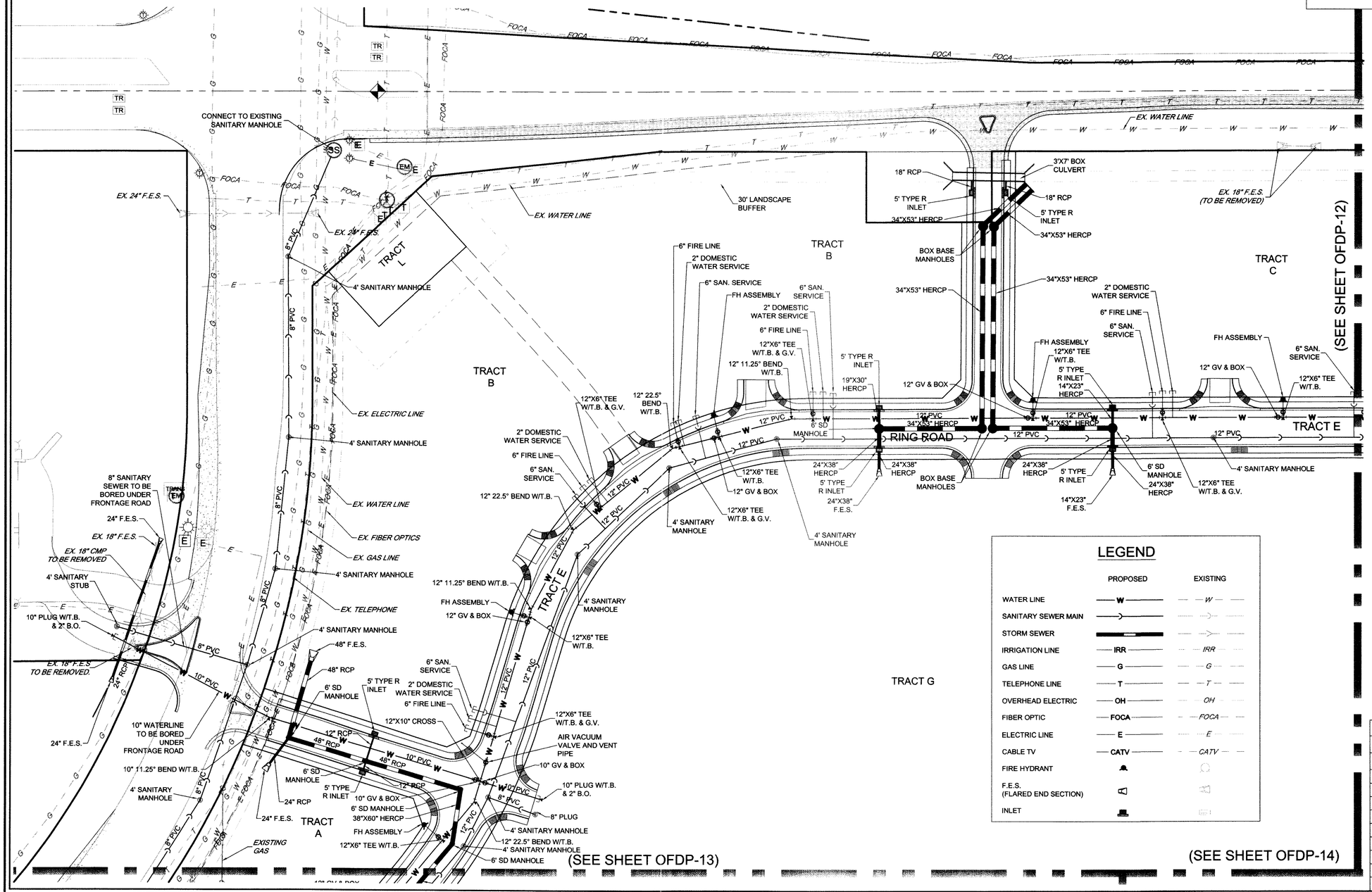
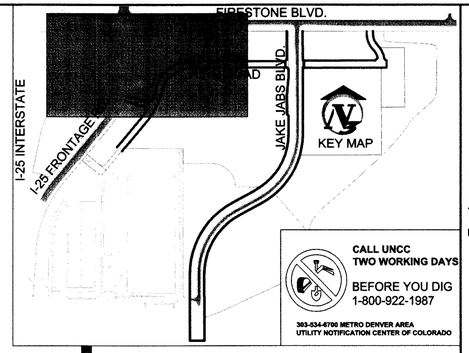
OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 11 OF 21





LEGEND

	PROPOSED	EXISTING
WATER LINE	W	W
SANITARY SEWER MAIN		
STORM SEWER		
IRRIGATION LINE	IRR	IRR
GAS LINE	G	G
TELEPHONE LINE	T	T
OVERHEAD ELECTRIC	OH	OH
FIBER OPTIC	FOCA	FOCA
ELECTRIC LINE	E	E
CABLE TV	CATV	CATV
FIRE HYDRANT		
F.E.S. (FLARED END SECTION)		
INLET		

Scale : 1"=50'

0 50 100 FEET

NOTE:
INDIVIDUAL LOTS WILL BE SUBDIVIDED DURING THE FDP PROCESS FOR EACH LOT.

FIRESTONE INFORMATION BLOCK
UTILITY PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
Revision Date:
Revision Date:
Sheet 11 of 21

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REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER

DESIGNED BY:	GJL
DRAWN BY:	DAC
CHECKED BY:	CCK
PROJ. MANAGER:	CCK
PROJ. NO.:	D06046
FILE NAME:	OFDP-11 Utility Plan
DATE:	07-18-07
SCALE:	1"=50'

UTILITY PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE COLORADO

DRAWING NO.
OFDP-11

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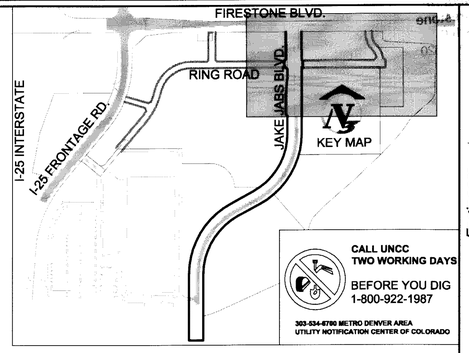
OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 12 OF 21



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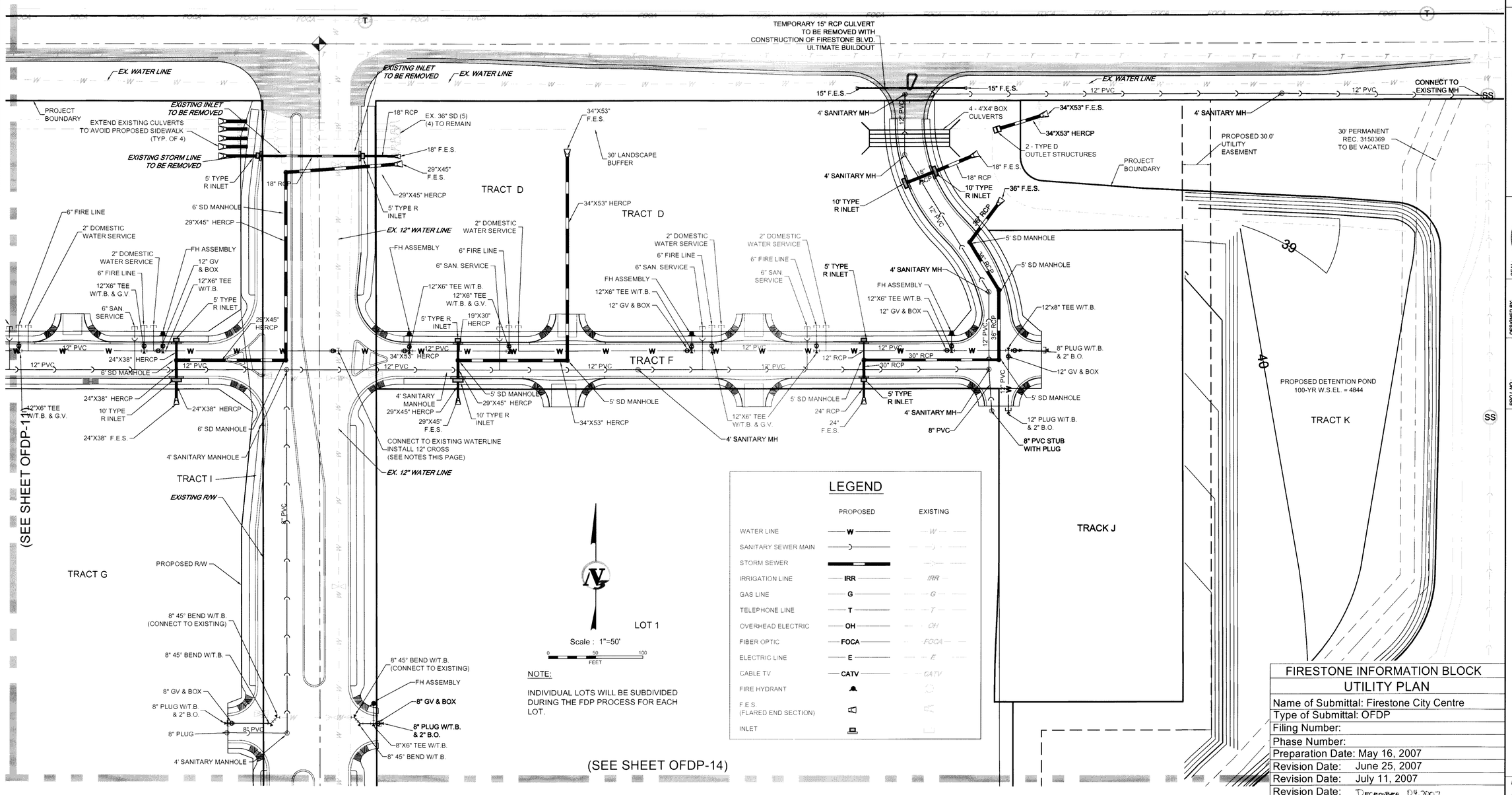

LEGEND

	PROPOSED	EXISTING
WATER LINE	W	W
SANITARY SEWER MAIN		
STORM SEWER		
IRRIGATION LINE	IRR	IRR
GAS LINE	G	G
TELEPHONE LINE	T	T
OVERHEAD ELECTRIC	OH	OH
FIBER OPTIC	FOCA	FOCA
ELECTRIC LINE	E	E
CABLE TV	CATV	CATV
FIRE HYDRANT		
F.E.S. (FLARED END SECTION)		
INLET		

FIRESTONE INFORMATION BLOCK
UTILITY PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
Revision Date: December 04, 2007
Revision Date:
Sheet 12 of 21

REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER CLAIRE C. KORAN 12-04-07

DESIGNED BY:	GJL
DRAWN BY:	DAC
CHECKED BY:	CCK
PROJ. MANAGER:	CCK
PROJ. NO.:	D06046
FILE NAME:	OFDP-11 Utility Plan
DATE:	07-18-07
SCALE:	1"=50'

UTILITY PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE COLORADO

DRAWING NO.
OFDP-12

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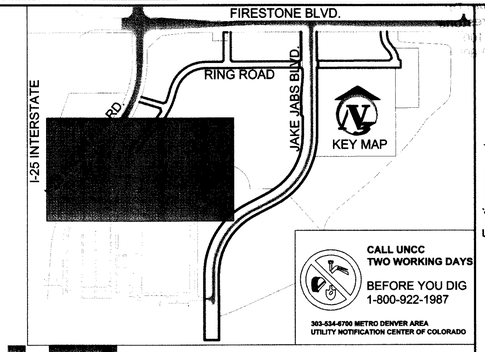
OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 13 OF 21



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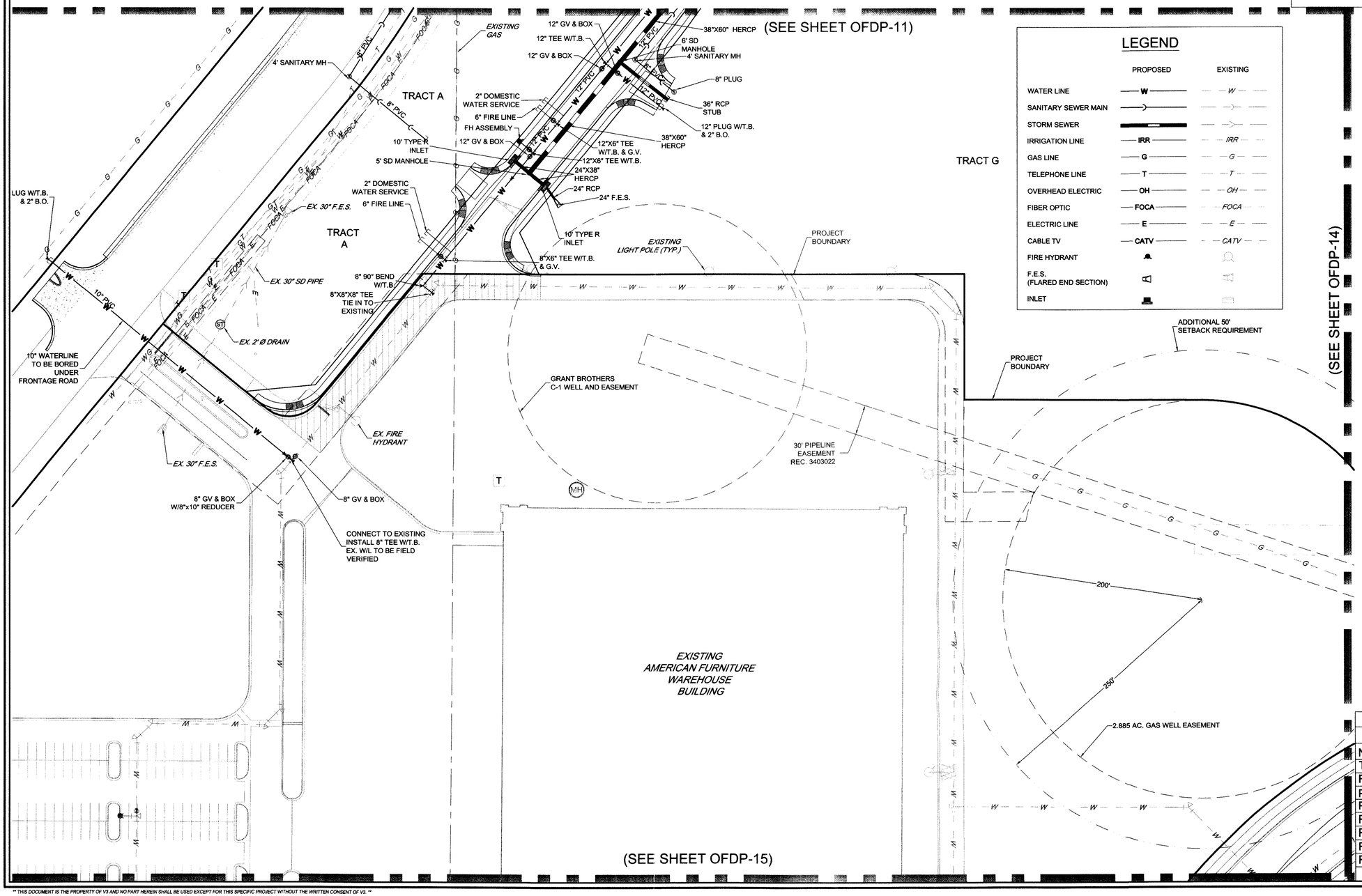
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
303-534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO



LEGEND

	PROPOSED	EXISTING
WATER LINE	W	W
SANITARY SEWER MAIN		
STORM SEWER		
IRRIGATION LINE	IRR	IRR
GAS LINE	G	G
TELEPHONE LINE	T	T
OVERHEAD ELECTRIC	OH	OH
FIBER OPTIC	FOCA	FOCA
ELECTRIC LINE	E	E
CABLE TV	CATV	CATV
FIRE HYDRANT		
F.E.S. (FLARED END SECTION)		
INLET		

NOTE:
LOT AND BLOCK REFERENCES ARE FOR ILLUSTRATIVE PURPOSES ONLY.

INDIVIDUAL LOTS WILL BE SUBDIVIDED DURING THE FDP PROCESS FOR EACH LOT.

FIRESTONE INFORMATION BLOCK
UTILITY PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
Revision Date:
Revision Date:
Sheet 13 of 21

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REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER — CLAIRE C. KORAN — 37841 — 07-18-07

PROJ. NO.:	D06046
FILE NAME:	OFDP-11 Utility Plan
DATE:	07-18-07
SCALE:	1"=50'
DESIGNED BY:	GJL
DRAWN BY:	DAC
CHECKED BY:	CCK
PROJ. MANAGER:	CCK

UTILITY PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
COLORADO

DRAWING NO.
OFDP-13

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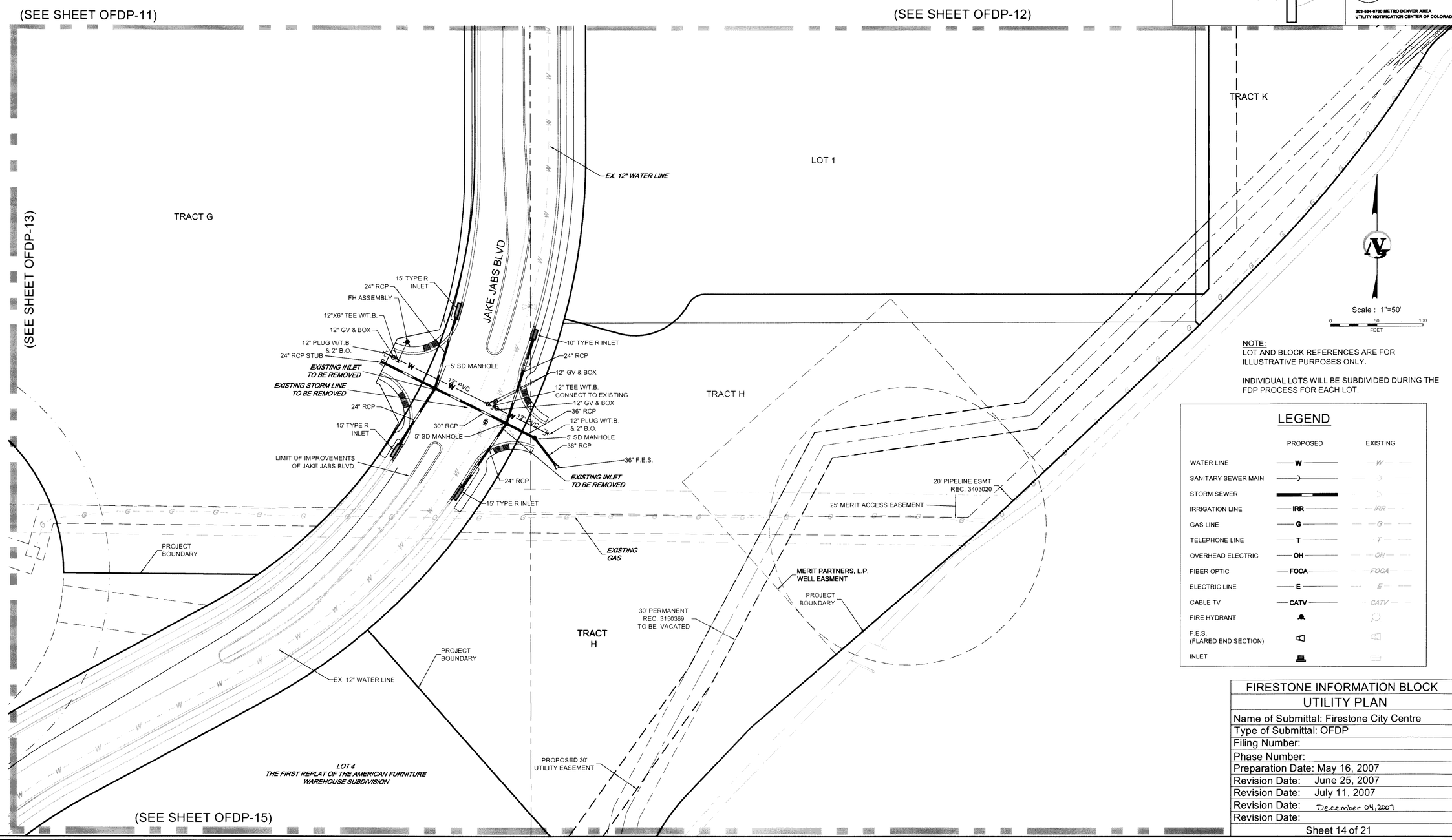
OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 14 OF 21



NOTE:
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INDIVIDUAL LOTS WILL BE SUBDIVIDED DURING THE FDP PROCESS FOR EACH LOT.

LEGEND

	PROPOSED	EXISTING
WATER LINE	W	W
SANITARY SEWER MAIN		
STORM SEWER		
IRRIGATION LINE	IRR	IRR
GAS LINE	G	G
TELEPHONE LINE	T	T
OVERHEAD ELECTRIC	OH	OH
FIBER OPTIC	FOCA	FOCA
ELECTRIC LINE	E	E
CABLE TV	CATV	CATV
FIRE HYDRANT		
F.E.S. (FLARED END SECTION)		
INLET		

FIRESTONE INFORMATION BLOCK
UTILITY PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
Revision Date: December 04, 2007
Revision Date:
Sheet 14 of 21

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REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER — CHAIRE C. KORANY — 12-04-07

DESIGNED BY:	GJL
DRAWN BY:	DAC
CHECKED BY:	CCK
PROJ. MANAGER:	CCK
PROJ. NO.:	D06046
FILE NAME:	OFDP-11 Utility Plan
DATE:	07-18-07
SCALE:	1"=50'

UTILITY PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE COLORADO

DRAWING NO.
OFDP-14

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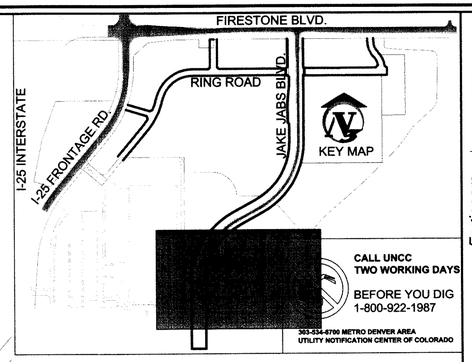
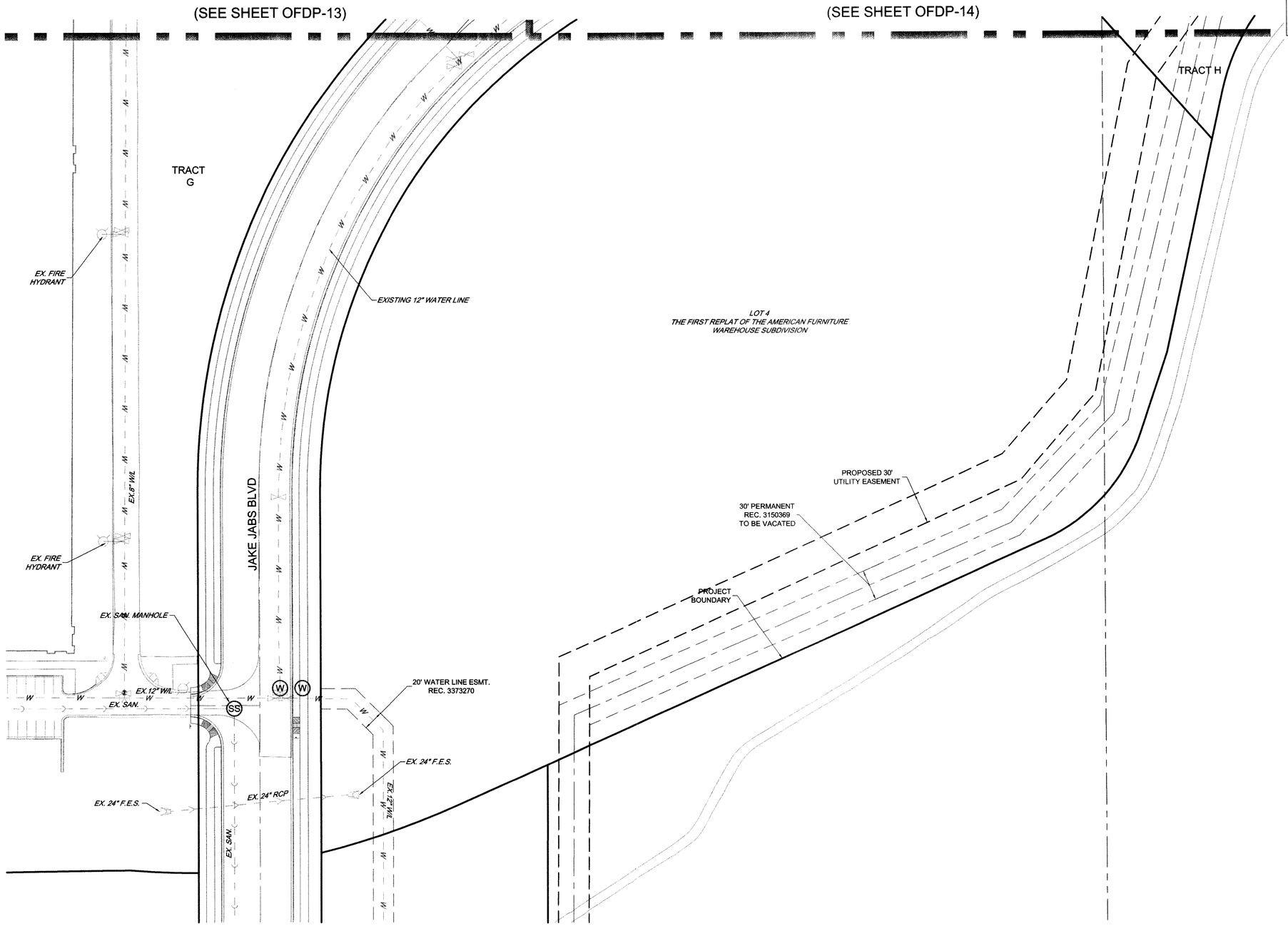
OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 15 OF 21





LEGEND

	PROPOSED	EXISTING
WATER LINE	W	W
SANITARY SEWER MAIN		
STORM SEWER		
IRRIGATION LINE	IRR	IRR
GAS LINE	G	G
TELEPHONE LINE	T	T
OVERHEAD ELECTRIC	OH	OH
FIBER OPTIC	FOCA	FOCA
ELECTRIC LINE	E	E
CABLE TV	CATV	CATV
FIRE HYDRANT		
F.E.S. (FLARED END SECTION)		
INLET		

Scale : 1"=50'

0 50 100
FEET

NOTE:
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INDIVIDUAL LOTS WILL BE SUBDIVIDED DURING THE FDP PROCESS FOR EACH LOT.

FIRESTONE INFORMATION BLOCK
UTILITY PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
Revision Date:
Revision Date:
Sheet 15 of 21

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REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER — CHIRE C. KORAN — 07-18-07

DESIGNED BY:	GJL
DRAWN BY:	DAC
CHECKED BY:	CCK
PROJ. MANAGER:	CCK
PROJ. NO.:	D06046
FILE NAME:	OFDP-11 Utility Plan
DATE:	07-18-07
SCALE:	1"=50'

UTILITY PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
COLORADO

DRAWING NO.
OFDP-15

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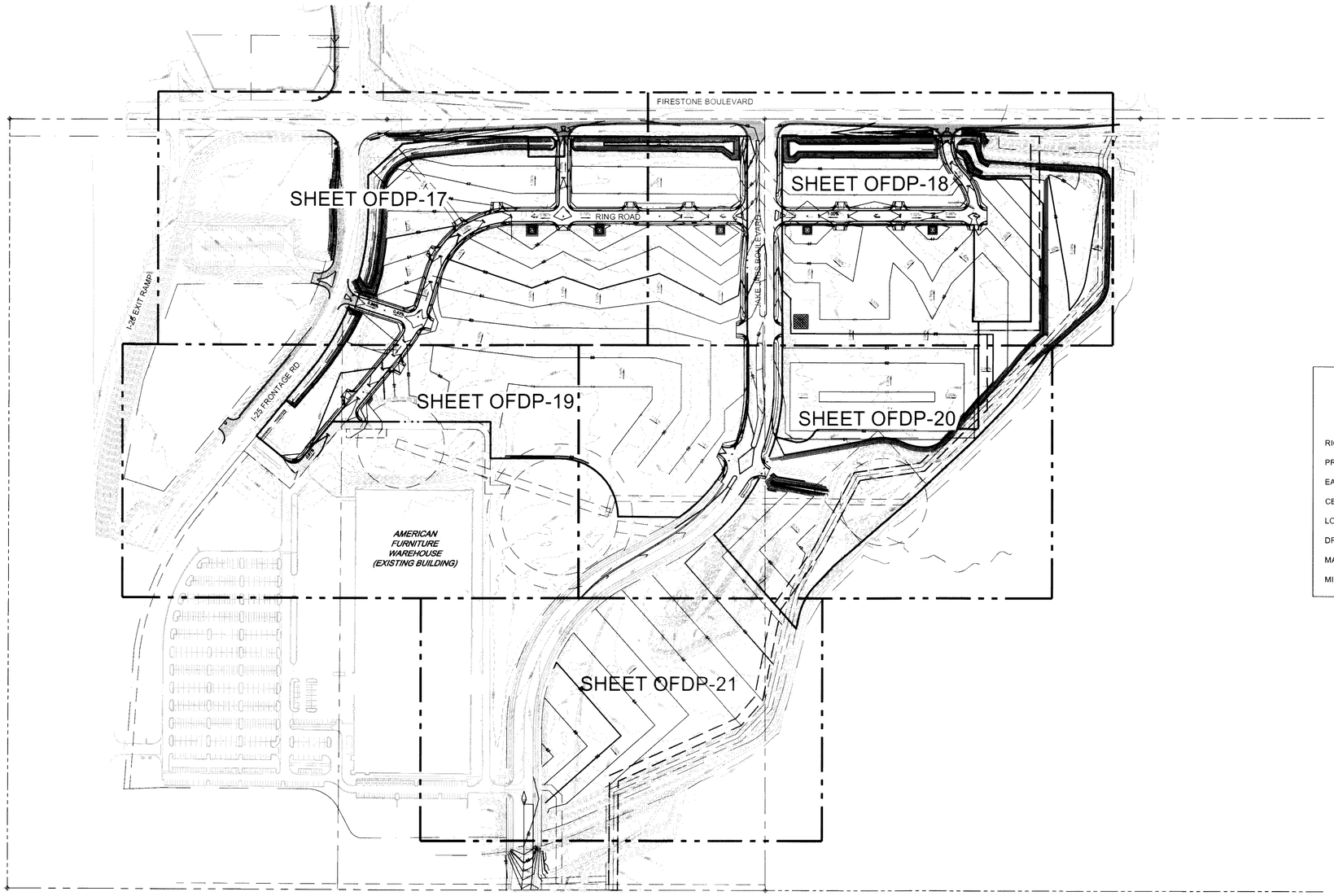
OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 16 OF 21



Scale : 1"=200'
0 200 400
FEET

LEGEND

	PROPOSED	EXISTING
RIGHT OF WAY LINE		
PROPERTY LINE		
EASEMENT LINE		
CENTERLINE		
LOT LINE		
DRAINAGE FLOW ARROW		
MAJOR CONTOUR	5180	5180
MINOR CONTOUR	5149	5149

FIRESTONE INFORMATION BLOCK
OVERALL GRADING PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
Revision Date: December 04, 2007
Revision Date:
Sheet 16 of 21

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REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER CLAIRE C. KORAN 12-04-07

DESIGNED BY:	GJL
DRAWN BY:	DJM
CHECKED BY:	CCK
PROJ. MANAGER:	CCK
PROJ. NO.:	D06046
FILE NAME:	OFDP-16 Overall Grading Plan
DATE:	07-18-07
SCALE:	1"=200'

OVERALL GRADING PLAN

FIRESTONE CITY CENTRE

TOWN OF FIRESTONE COLORADO

DRAWING NO.
OFDP-16

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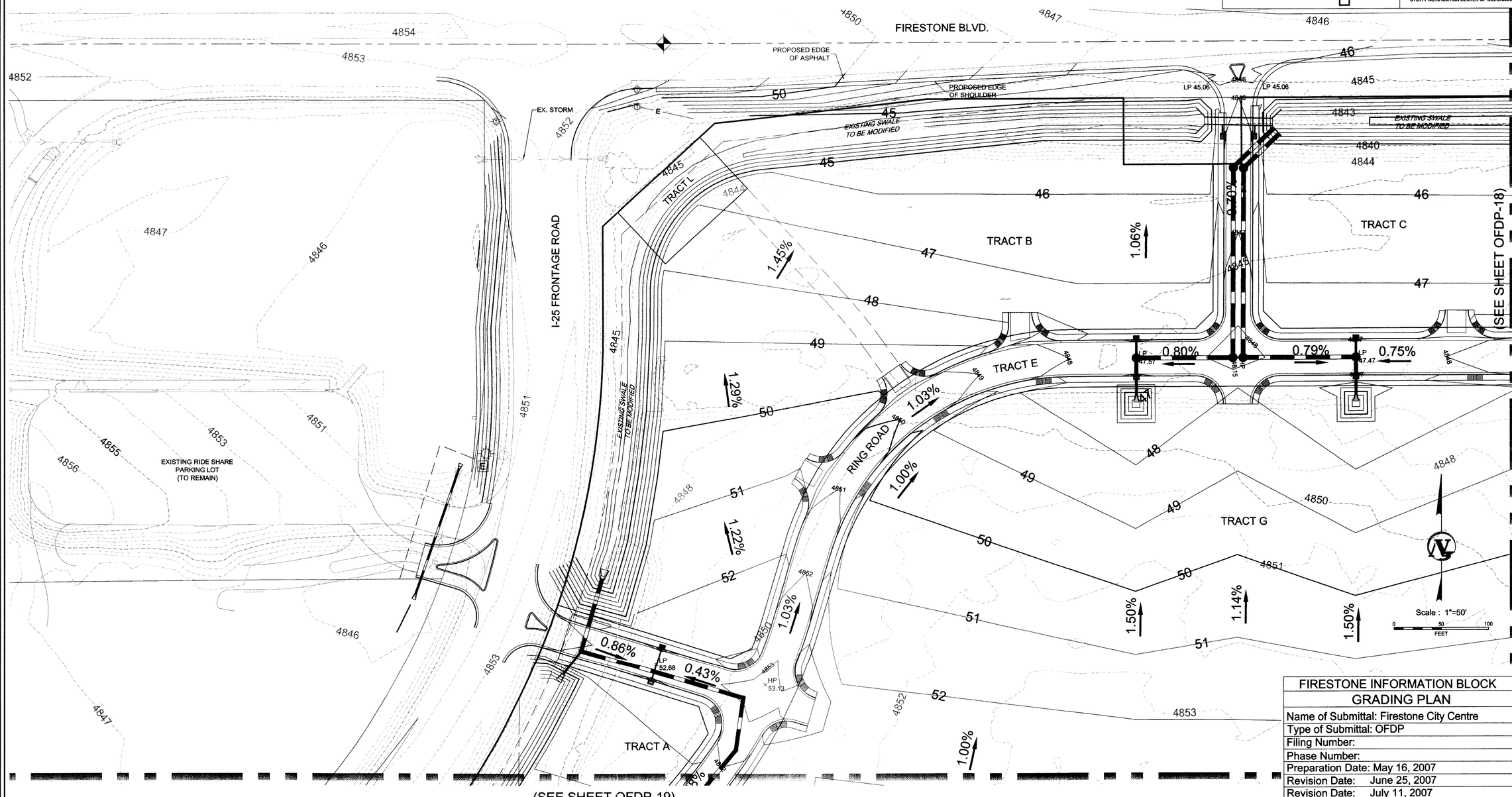
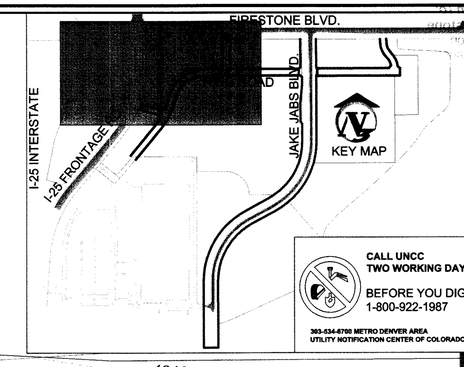
OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 17 OF 21





FIRESTONE INFORMATION BLOCK
GRADING PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
Revision Date:
Revision Date:
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REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER, CLAIRE C. KORAN, 37641, 07-18-07

DESIGNED BY:	GJL
DRAWN BY:	DAC
CHECKED BY:	CCK
PROJ. MANAGER:	CCK
PROJ. NO.:	D06046
FILE NAME:	OFDP-17 Grading Plan
DATE:	07-18-07
SCALE:	1"=50'

GRADING PLAN

FIRESTONE CITY CENTRE

TOWN OF FIRESTONE COLORADO

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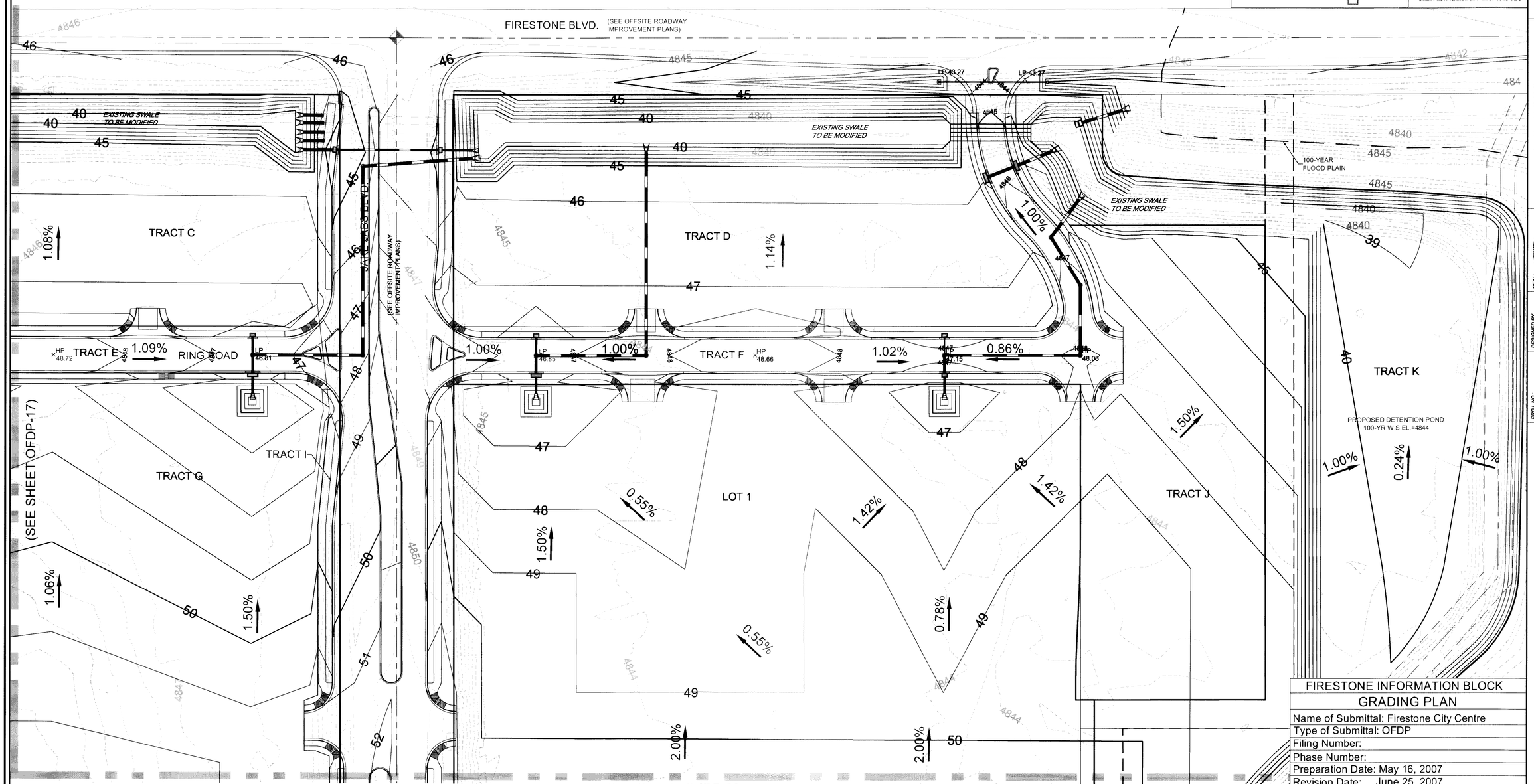
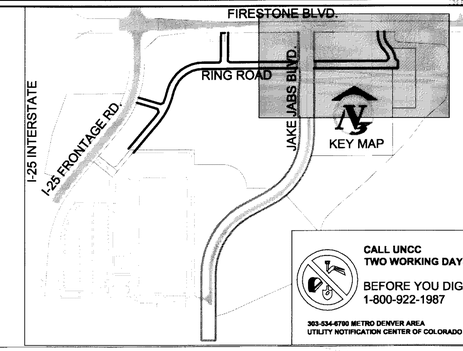
OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 18 OF 21





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NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER CHRIS C. KOSTRUN 12-04-07

DESIGNED BY: G.JL	DRAWN BY: DAC	CHECKED BY: CCK	PROJ. MANAGER: CCK
PROJ. NO.: D06046	FILE NAME: OFDP-17 Grading Plan	DATE: 07-18-07	SCALE: 1"=50'

GRADING PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE COLORADO

DRAWING NO.
OFDP-18

FIRESTONE INFORMATION BLOCK
GRADING PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
Revision Date: December 14, 2007
Revision Date:
Sheet 18 of 21

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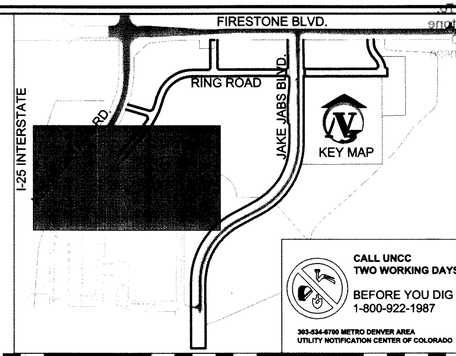
19 of 21 R 211.00 D 0.00 Steve Moreno Clerk & Recorder

OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 19 OF 21

Scale : 1"=50'
0 50 100
FEET



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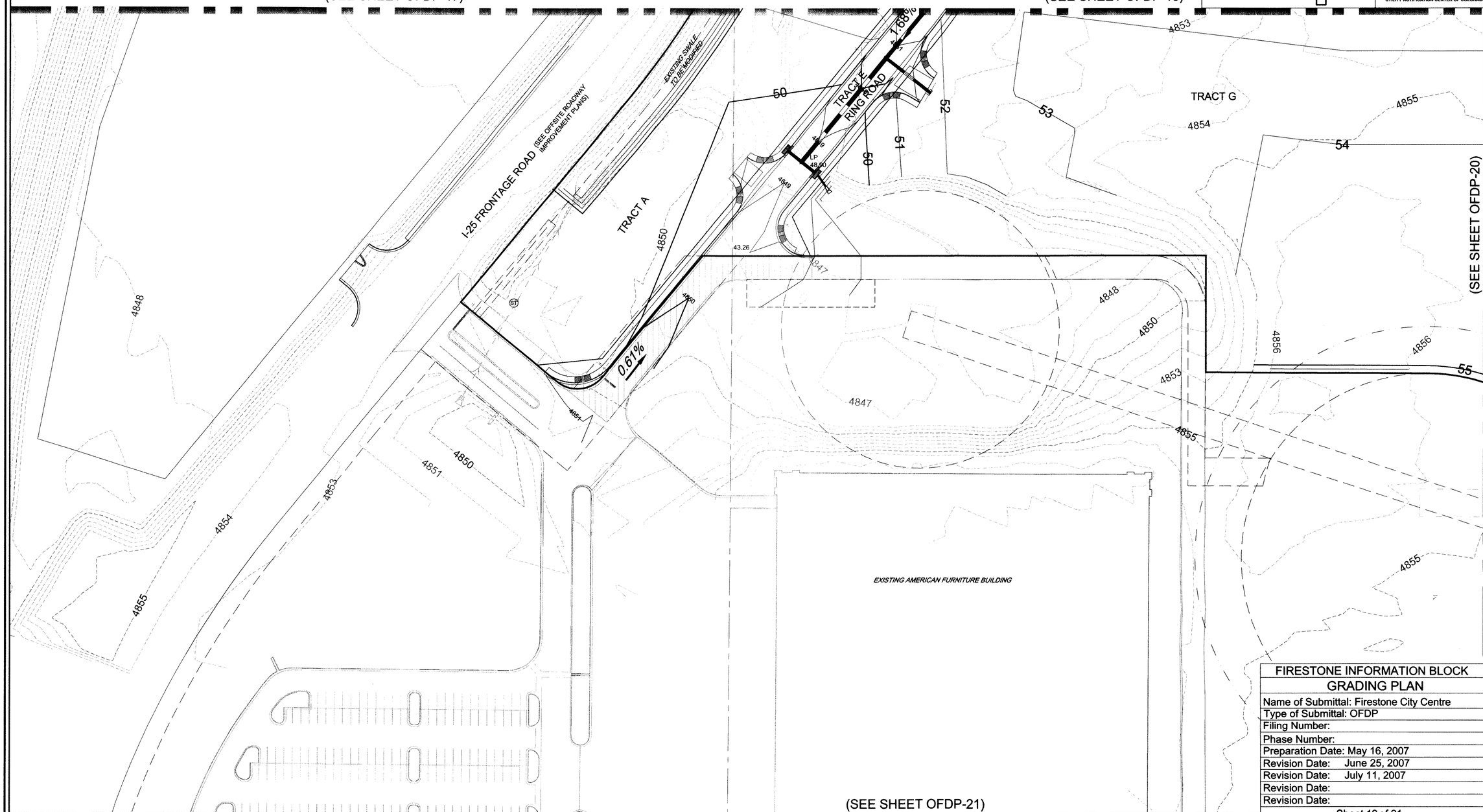
(SEE SHEET OFDP-17)
(SEE SHEET OFDP-18)



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(SEE SHEET OFDP-21)

FIRESTONE INFORMATION BLOCK
GRADING PLAN
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Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
Revision Date:
Revision Date:
Sheet 19 of 21

REVISIONS

NO.	DATE	DESCRIPTION

SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER

PROJ. NO.:	D06046
FILE NAME:	OFDP-17 Grading Plan
DATE:	07-18-07
SCALE:	1"=50'
DESIGNED BY:	GJL
DRAWN BY:	DAC
CHECKED BY:	CCK
PROJ. MANAGER:	CCK

GRADING PLAN

FIRESTONE CITY CENTRE

TOWN OF FIRESTONE COLORADO

DRAWING NO.
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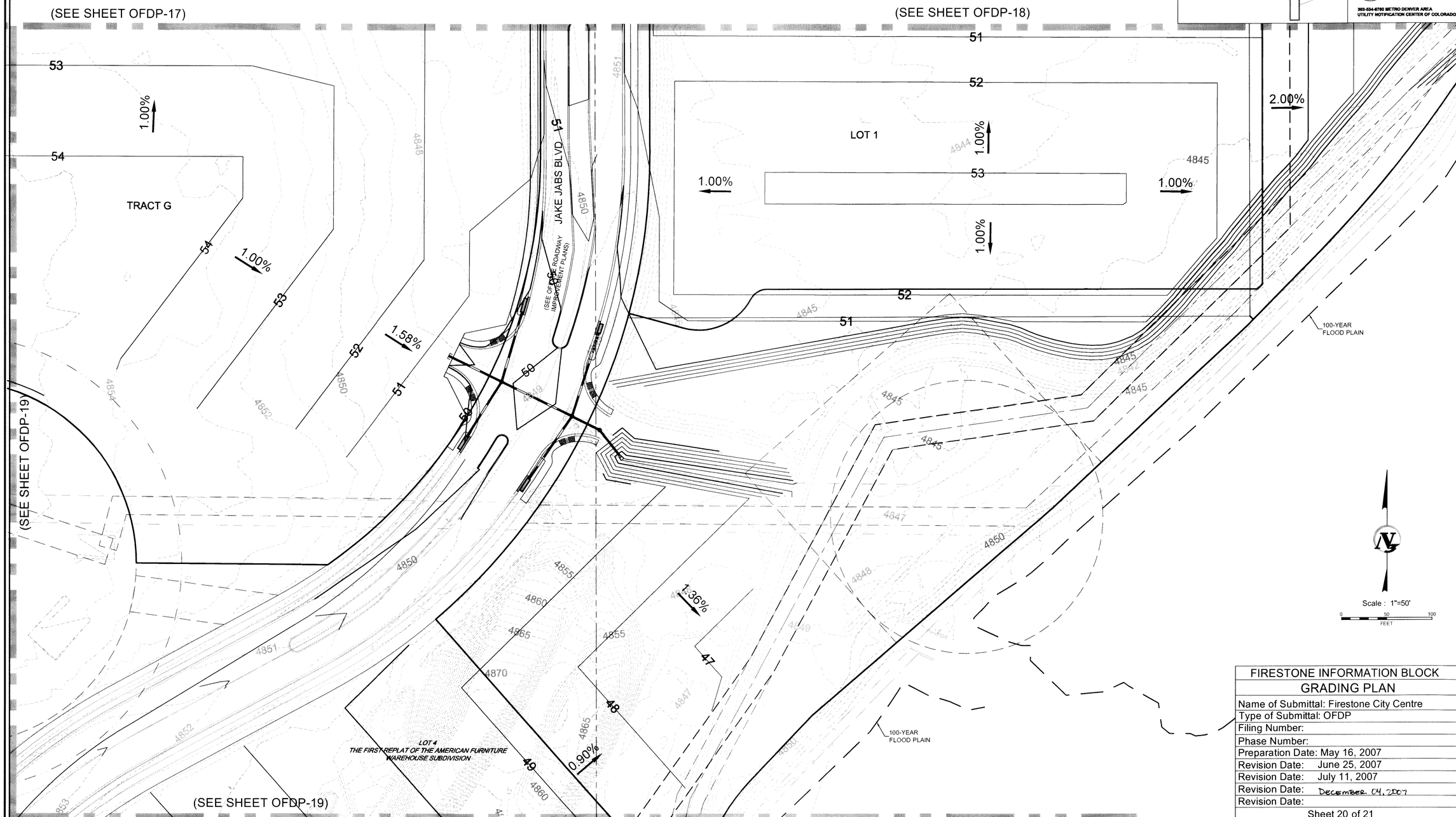
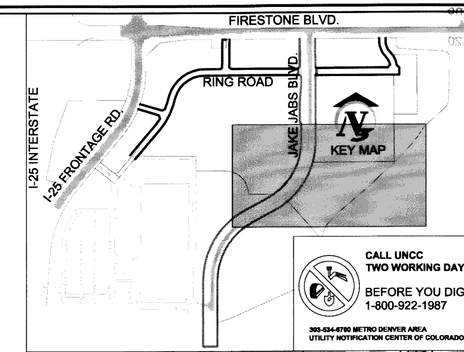
OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 20 OF 21





FIRESTONE INFORMATION BLOCK
GRADING PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
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Sheet 20 of 21

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SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER CLAIRE C. KOPANANG 12-04-07

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DRAWN BY:	DAC
CHECKED BY:	CCK
PROJ. MANAGER:	CCK
PROJ. NO.:	D06046
FILE NAME:	OFDP-17 Grading Plan
DATE:	07-18-07
SCALE:	1"=50'

GRADING PLAN

FIRESTONE CITY CENTRE
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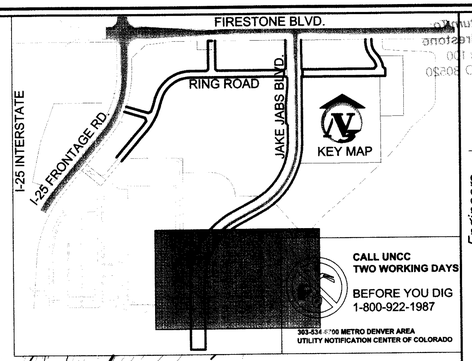
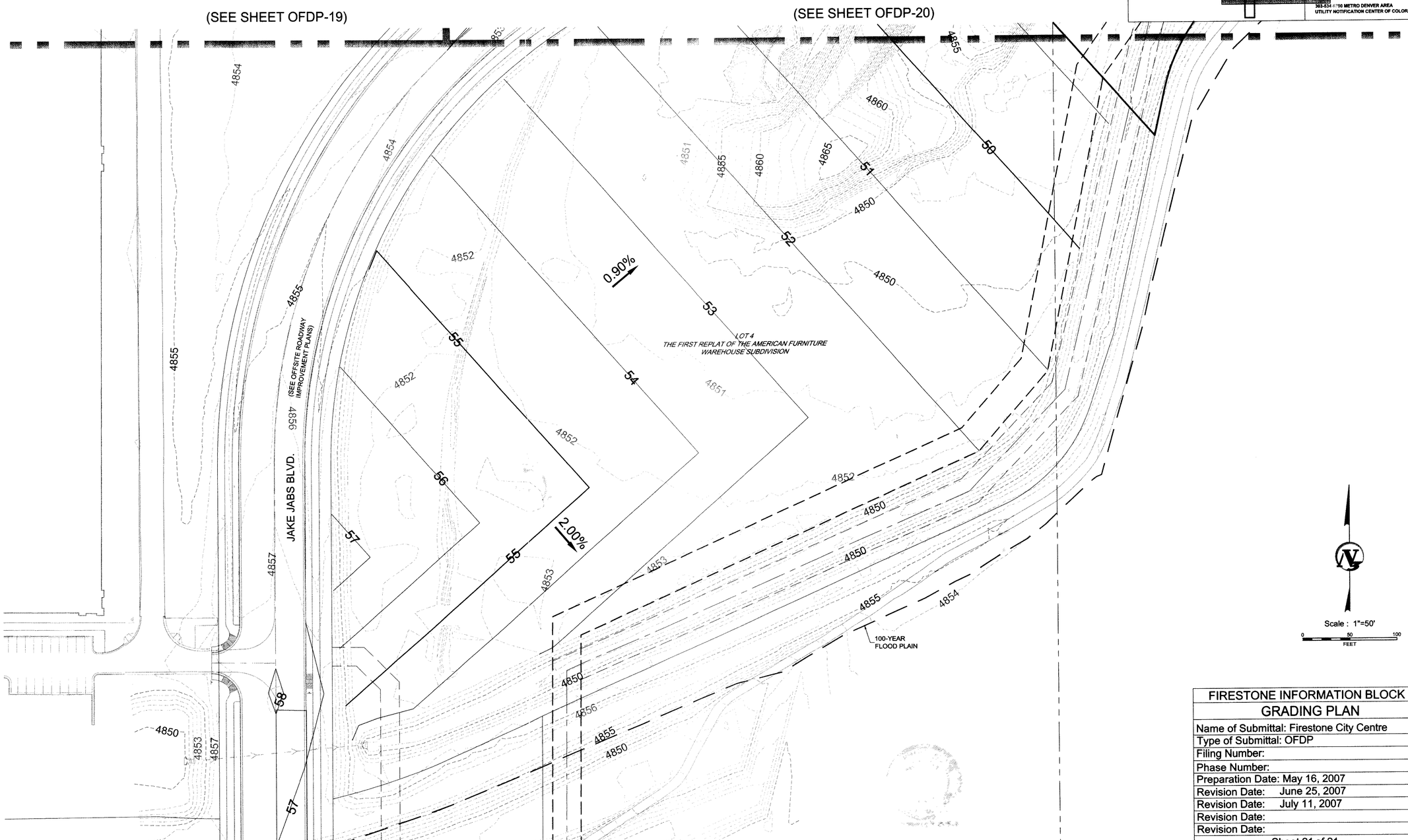
OVERALL FINAL DEVELOPMENT PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 21 OF 21





FIRESTONE INFORMATION BLOCK
GRADING PLAN
Name of Submittal: Firestone City Centre
Type of Submittal: OFDP
Filing Number:
Phase Number:
Preparation Date: May 16, 2007
Revision Date: June 25, 2007
Revision Date: July 11, 2007
Revision Date:
Revision Date:
Sheet 21 of 21

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CHECKED BY: CCK
PROJ. MANAGER: CCK
PROJ. NO.: D06046
FILE NAME: OFDP-17 Grading Plan
DATE: 07-18-07
SCALE: 1"=50'

GRADING PLAN

FIRESTONE CITY CENTRE
TOWN OF FIRESTONE COLORADO

DRAWING NO.
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