

# FINAL DEVELOPMENT PLAN

## FIRESTONE 7-11 REMODEL

### AN AMENDMENT OF A PORTION OF THE RAM LAND FINAL DEVELOPMENT PLAN

#### TOWN OF FIRESTONE

#### WELD COUNTY

#### STATE OF COLORADO

#### SHEET 1 OF 7

#### OWNER/DEVELOPER

CARPCO, LLC  
 10644 JUSTIN DR  
 URBANDALE, IA 50322  
 ATTN: DAVE CARPENTER  
 P: 515-720-6610  
 EMAIL: DAVE@JDCC.COM

#### SURVEYOR

FORESIGHT WEST SURVEYING INC.  
 4955 IRIS STREET  
 WHEAT RIDGE, CO 80033  
 ATTN: LESTER LUDEMAN  
 P: (303) 504-4440  
 EMAIL: LLUDEMAN@FORESIGHTWEST.COM

#### GEOTECHNICAL ENGINEER

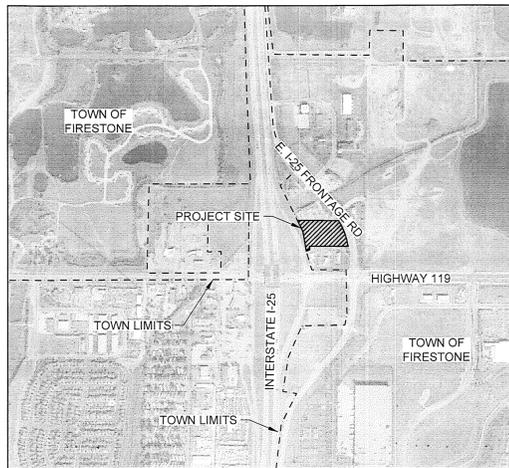
TERRACON CONSULTANTS, INC.  
 1242 BRAMWOOD PL  
 LONGMONT, CO 80501  
 ATTN: ERIC S. WILLIS  
 P: (303) 776-3921  
 EMAIL: ERIC.WILLIS@TERRACON.COM

#### ARCHITECT

CSHOA  
 1777 S. BELLAIRE STREET, STE 100  
 DENVER, CO 80222  
 ATTN: BILL STOW  
 P: (303) 982-9184  
 EMAIL: BILL.STOW@CSHOA.COM

#### ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.  
 ADDRESS: 518 17TH STREET, SUITE 1575  
 DENVER, CO 80202  
 ATTN: KRISTA M. HOUTCHENS  
 P: (303) 572-7997 EXT. 5  
 EMAIL: KRISTA.HOUTCHENS@EES.US.COM



**VICINITY MAP**  
 SCALE: 1" = 1,000'

#### SHEET INDEX

REV NO.	REV DATE	SHEET NO.	DESCRIPTION
1	09/22/2017	P0.0	COVER SHEET
1	09/22/2017	P1.1	OVERALL SITE PLAN
1	09/22/2017	P1.2	SITE PLAN
1	09/22/2017	P2.1	UTILITY PLAN
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1	09/22/2017	A2	COLOR ELEVATIONS
1	09/22/2017	A3	COLOR ELEVATIONS

#### PROJECT CONCEPT

REMODEL OF THE EXISTING 7-11 CONVENIENCE STORE AND GAS STATION INCLUDING THE ADDITION OF APPROXIMATELY 854 SQUARE FEET. THE BUILDING ADDITION IS INTENDED TO SERVE AS LOCATION FOR THE NEW AND RELOCATED RESTROOMS TO ALLOW FOR MORE STORE FLOOR AREA IN THE EXISTING BUILDING FOOTPRINT. THE PROJECT INCLUDES THE ADDITION OF 8 PARALLEL PARKING STALLS ALONG THE EASTERN DRIVE AISLE AND 1 PARKING STALL AT THE FRONT OF THE FACILITY. AN ADDITIONAL ACCESS FOR TRASH ENCLOSURE ACCESS IS BEING ADDED TO THE BUILDING ADDITION. THE REMODEL CONTINUES TO COMPLY WITH THE EXISTING RAM LAND FINAL DEVELOPMENT PLAN RECORDED ON 12/21/2000 AT RECEPTION NUMBER 2814786 AND THERE ARE NO INTENDED CHANGES IN USE OR ZONING.

#### ADDRESS

THE ADDRESS FOR THE 7-11 GAS FACILITY IS 11099 E. I-25 FRONTAGE ROAD, FIRESTONE, CO 80504.

LAND USE TABLE		
	AREA	PERCENTAGE
LOT AREA	153,845 SF (3.53 ACRES)	100%
BUILDING COVERAGE	5,410 SF (0.12 ACRES)	3.5%
FUELING CANOPY AREA	8,435 SF (0.19 ACRES)	5.5%
PAVED/PARKING AREAS	89,546 SF (2.06 ACRES)	58.2%
LANDSCAPING/ OPEN SPACE	50,454 SF (1.16 ACRES)	32.8%

#### ENVIRONMENTAL IMPACT MITIGATION

A PHASE I ENVIRONMENTAL ASSESSMENT HAS NOT BEEN PREPARED AT THE TIME OF THIS REMODEL.

#### PRIVATE MAINTENANCE & ENFORCEMENT

THE SITE WILL BE PRIVATELY MAINTAINED AND ENFORCED BY THE PROPERTY OWNER.

#### PARKS, TRAILS & OPEN SPACE

THERE ARE NO PUBLIC OR PRIVATE OPEN SPACES, TRAILS OR COMMON AREAS PROPOSED WITH THIS DEVELOPMENT PLAN AMENDMENT.

#### CONTROLS

ONGOING MAINTENANCE OF THE DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THERE ARE NO COMMON AREAS OR JOINT OWNERSHIP AREAS.

#### DRAINAGE

THE PROPOSED IMPROVEMENTS THAT ARE INCLUDED IN THIS DEVELOPMENT PLAN AMENDMENT WILL NOT AFFECT THE EXISTING DRAINAGE PATTERNS. THE OVERALL IMPERVIOUS AREA WILL NOT SUBSTANTIALLY INCREASE AND THE HISTORIC DRAINAGE PATTERNS WILL NOT BE AFFECTED. REFER TO THE FINAL DRAINAGE REPORT PREPARED AS PART OF THE RAM LAND DEVELOPMENT.

#### UTILITIES

SANITARY SEWER SERVICE TO THE EXISTING BUILDING IS CURRENTLY SERVED BY THE ST. VRAIN SANITATION DISTRICT VIA A SERVICE LINE THAT CONNECTS TO THE BUILDING ON THE WEST SIDE AND HEADS SOUTH OFF SITE TO THE EXISTING MAIN. THE PROPOSED DEVELOPMENT WILL INCLUDE AN ADDITIONAL 4" SERVICE TIE IN TO THE EXISTING 4" SERVICE FOR THE RELOCATED RESTROOMS WITHIN THE FACILITY. ADDITIONALLY, THE EXISTING GREASE INTERCEPTOR ON THE WEST SIDE OF THE FACILITY WILL BE REMOVED.

THE EXISTING BUILDING IS CURRENTLY SERVED BY THE TOWN OF FIRESTONE FOR THE EXISTING DOMESTIC WATER SERVICE. THE EXISTING METER IS LOCATED IN THE LANDSCAPE ISLAND NEAR THE NORTH WEST CORNER OF THE BUILDING. THE PROPOSED IMPROVEMENTS WILL UTILIZE THE EXISTING SERVICE AND METER AND CONNECT TO THE BUILDING ADDITION IN THE NORTHWEST CORNER.

#### PARKING

THE EXISTING 17 PARKING STALLS ARE TO REMAIN. 2 ADDITIONAL PARKING STALLS WILL BE ADDED WHERE THE EXISTING DRIVE THROUGH LANE IS LOCATED. THE DRIVE-THRU WILL NOT BE UTILIZED WITH NEW DEVELOPMENT. 8 PARALLEL PARKING STALLS WILL BE STRIPED ALONG THE EASTERN DRIVE LANE. A TOTAL OF 27 PARKING STALLS WILL BE PROVIDED FOR THE FACILITY. ALL PARKING LANDSCAPING WILL REMAIN AS EXISTING CONDITION.

#### ARCHITECTURE

ARCHITECTURAL STANDARDS WILL CONFIRM TO FIRESTONE DEVELOPMENT REGULATIONS AS THEY MAY BE AMENDED FROM TIME TO TIME. THE EXTERIOR OF THE EXISTING FACILITY WILL BE RESURFACED WITH PANELING AND STONE. THE DESIGN IS CONSIDERED COMPATIBLE WITH THE SURROUNDING AREA.

#### SIGNAGE

SIGNAGE IMPROVEMENTS SHALL CONSIST OF UPDATED BUILDING SIGNAGE AS SHOWN IN ARCHITECTURAL COLOR ELEVATIONS IN THIS SET. THERE ARE NO PROPOSED SIGNAGE IMPROVEMENTS TO THE CANOPIES OR MONUMENT SIGNAGE. SIGNAGE IMPROVEMENTS WILL COMMENCE ONCE FINAL APPROVALS OF THE FINAL DEVELOPMENT PLAN AMENDMENT AND BUILDING PERMIT PLANS ARE RECEIVED FROM THE TOWN OF FIRESTONE.

#### SETBACKS

STRUCTURE	NORTH	EAST	SOUTH	WEST
EXISTING RETAIL AND ADDITION	84.9'	90.8'	137.9'	240.1'
EXISTING GAS CANOPY	177.1'	111.8'	47.3'	28.5'
EX. DIESEL/TRUCK CANOPY	128.5'	242.8'	32.7'	112.9'

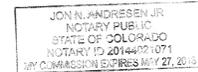
#### DEVELOPMENT SCHEDULE

DEVELOPMENT SHALL CONSIST OF INTERIOR BUILDING DEMOLITION AND MINIMAL SITE DEMOLITION AND CLEARING. THE PROPOSED BUILDING IMPROVEMENTS AND ADDITION, ADDITIONAL PARKING, RAMPS AT BUILDING EXIT, SANITARY SERVICE IMPROVEMENTS AND SIGNAGE IMPROVEMENTS WILL COMMENCE ONCE FINAL APPROVALS OF THE FINAL DEVELOPMENT PLAN AMENDMENT AND BUILDING PERMIT PLANS ARE RECEIVED FROM THE TOWN OF FIRESTONE.

#### TOWN APPROVAL:

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE,  
 COLORADO THIS 10th DAY OF January, 2018 BY RESOLUTION 1745  
  
 MAYOR  
  
 TEST. TOWN CLERK

#### ACCEPTANCE BLOCK AND NOTARY:

BY SIGNING THIS FDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.  
  
 CARPCO, LLC  
 AN IOWA LIMITED LIABILITY COMPANY  
 STATE OF COLORADO )  
 )SS  
 COUNTY OF WELD DENVER )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th  
 DAY OF DECEMBER, 2017.  
 BY DAVE CARPENTER AS PRESIDENT/CEO OF CARPCO, LLC.  
 WITNESS MY HAND AND OFFICIAL SEAL  
  
 NOTARY PUBLIC  
May 27, 2016  
 MY COMMISSION EXPIRES

11099 E. I-25 FRONTAGE ROAD - 7-11 IMPROVEMENTS	
COVER SHEET	
NAME OF APPLICATION:	FIRESTONE 7-11 REMODEL
TYPE OF SUBMITTAL:	FDP AMENDMENT
FILING NUMBER:	
PHASE NUMBER:	N/A
PREPARATION DATE:	7/12/2017
REVISION DATE:	09/22/2017

**LEGAL DESCRIPTION**  
 ALL OF LOT 1, BLOCK 1, KAHN SECOND SUBDIVISION, RECORDED ON 03/22/2004 AT RECEPTION NUMBER 3163835 AT THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER, BEING LOCATED IN THE SW QUARTER OF SECTION 2, T2N, R68W OF THE 6TH PM, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

SAID PARCEL OF LAND CONTAINS 153,845 SQUARE FEET, OR 3.53 ACRES, MORE OR LESS.

#### PROJECT BASIS OF BEARING

BEARING IS BASED UPON THE NORTH LINE OF LOT 1, PER THE RECORDED PLAT OF KAHN SECOND SUBDIVISION.



CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
**1-800-922-1987 or 811**

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Know what's below.  
 Call before you dig.

NO.	REVISION	DATE
0	INITIAL SUBMITTAL TO TOWN	07/12/17
1	ADDRESS TOWN OF FIRESTONE COMMENTS	09/22/17



ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.  
 518 17th Street, Suite 1575  
 Denver, CO 80202  
 www.ees.us.com  
 303-572-7997



JD CARPENTER  
 C O U N T Y P A R T N E R S

FINAL DEVELOPMENT PLAN AMENDMENT  
**FIRESTONE 7-11 REMODEL**  
 11099 E. I-25 FRONTAGE ROAD, FIRESTONE, CO

COVER SHEET

PROJECT NO:	JDC004.01
DESIGNED BY:	KMH
DRAWN BY:	KMH
DATE:	09/22/17

P0.0

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9/26/2017 1:08 PM P:\JDCC\COO, FIRESTONE, 11099 E. I-25 FRONTAGE ROAD\08 CAD\010 COVER SHEET.DWG

# FINAL DEVELOPMENT PLAN

## FIRESTONE 7-11 REMODEL

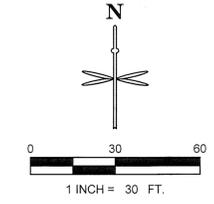
### AN AMENDMENT OF A PORTION OF THE RAM LAND FINAL DEVELOPMENT PLAN

#### TOWN OF FIRESTONE

#### WELD COUNTY

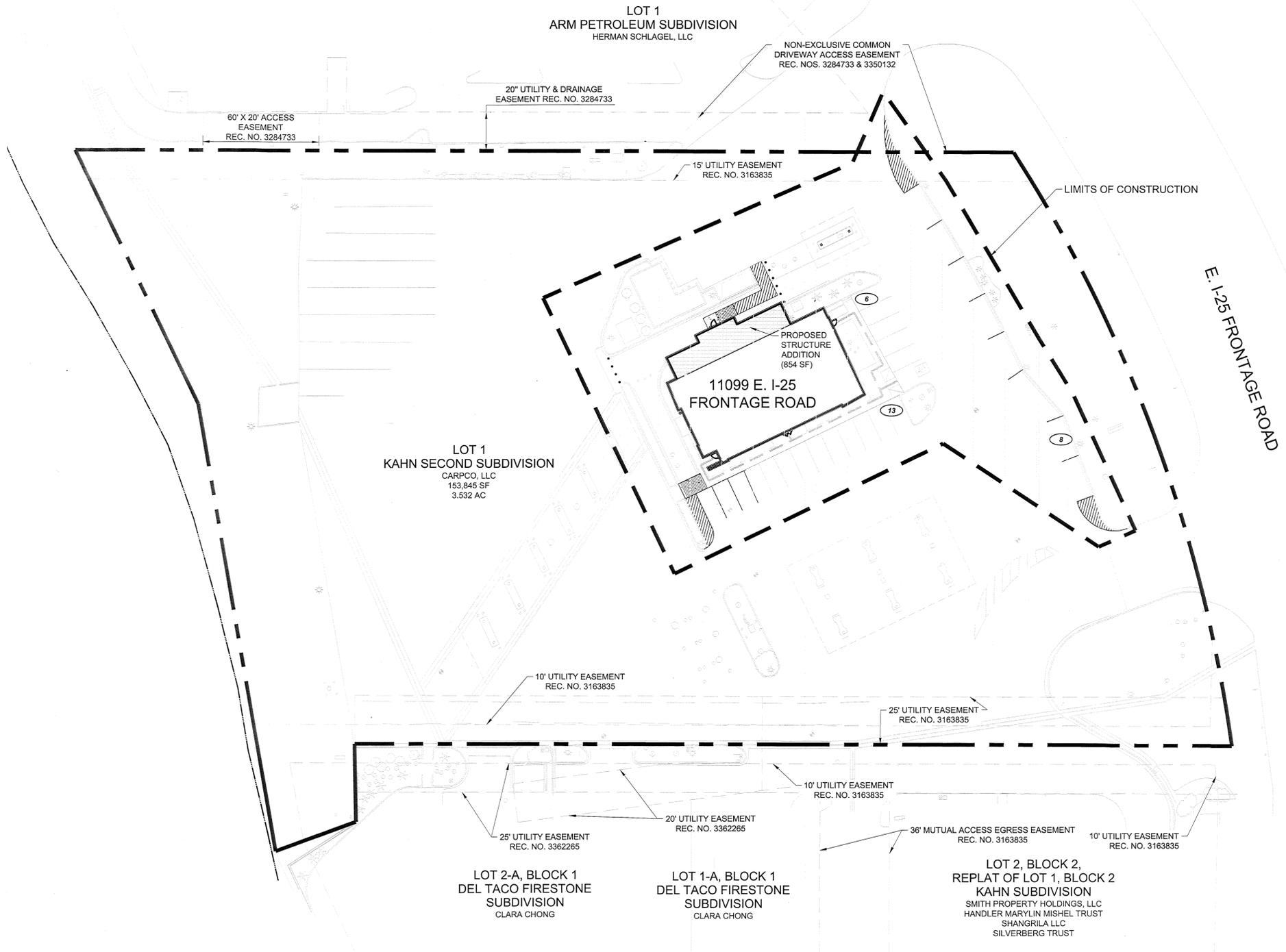
#### STATE OF COLORADO

#### SHEET 2 OF 7



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11099 E. I-25 FRONTAGE ROAD - 7-11 IMPROVEMENTS	
OVERALL SITE PLAN	
NAME OF APPLICATION:	FIRESTONE 7-11 REMODEL
TYPE OF SUBMITTAL:	FDP AMENDMENT
FILING NUMBER:	
PHASE NUMBER:	N/A
PREPARATION DATE:	7/12/2017
REVISION DATE:	09/22/2017

NO.	REVISION	DATE
0	INITIAL SUBMITTAL TO TOWN	07/12/17
1	ADDRESS TOWN OF FIRESTONE COMMENTS	09/22/17

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 Denver, CO 80202  
 www.ees.us.com  
 303-572-7997



FINAL DEVELOPMENT PLAN AMENDMENT  
 FIRESTONE 7-11 REMODEL  
 11099 E. I-25 FRONTAGE ROAD, FIRESTONE, CO  
 OVERALL SITE PLAN

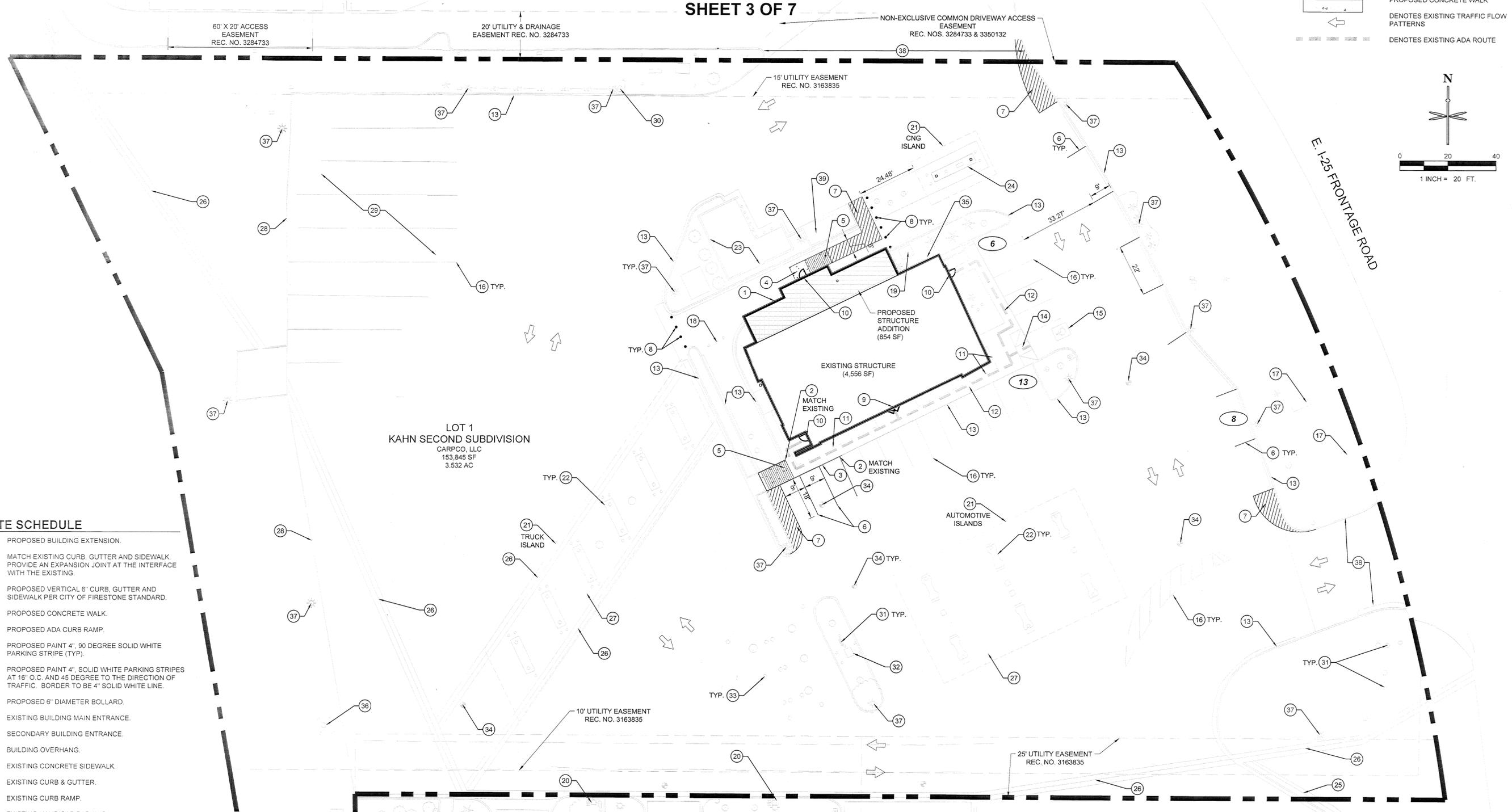
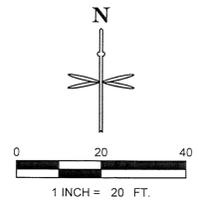
PROJECT NO:	JDC004.01
DESIGNED BY:	KMH
DRAWN BY:	KMH
DATE:	09/22/17
P1.1	

# FINAL DEVELOPMENT PLAN

## FIRESTONE 7-11 REMODEL AN AMENDMENT OF A PORTION OF THE RAM LAND FINAL DEVELOPMENT PLAN TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO SHEET 3 OF 7

### LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PARKING COUNT
- EXISTING CURB AND GUTTER
- PROPOSED 6" CURB AND GUTTER
- EXISTING SITE LIGHTING
- EXISTING FIRE HYDRANT
- PROPOSED CONCRETE WALK
- DENOTES EXISTING TRAFFIC FLOW PATTERNS
- DENOTES EXISTING ADA ROUTE



LOT 1  
 KAHN SECOND SUBDIVISION  
 CARPOO, LLC  
 153,849 SF  
 3.532 AC

### SITE SCHEDULE

- 1 PROPOSED BUILDING EXTENSION.
- 2 MATCH EXISTING CURB, GUTTER AND SIDEWALK. PROVIDE AN EXPANSION JOINT AT THE INTERFACE WITH THE EXISTING.
- 3 PROPOSED VERTICAL 6" CURB, GUTTER AND SIDEWALK PER CITY OF FIRESTONE STANDARD.
- 4 PROPOSED CONCRETE WALK.
- 5 PROPOSED ADA CURB RAMP.
- 6 PROPOSED PAINT 4", 90 DEGREE SOLID WHITE PARKING STRIPE (TYP).
- 7 PROPOSED PAINT 4", SOLID WHITE PARKING STRIPES AT 16" O.C. AND 45 DEGREE TO THE DIRECTION OF TRAFFIC. BORDER TO BE 4" SOLID WHITE LINE.
- 8 PROPOSED 6" DIAMETER BOLLARD.
- 9 EXISTING BUILDING MAIN ENTRANCE.
- 10 SECONDARY BUILDING ENTRANCE.
- 11 BUILDING OVERHANG.
- 12 EXISTING CONCRETE SIDEWALK.
- 13 EXISTING CURB & GUTTER.
- 14 EXISTING CURB RAMP.
- 15 EXISTING HANDICAP PARKING.
- 16 EXISTING YELLOW SOLID PARKING/ROADWAY STRIPING (TYP.)
- 17 EXISTING SIGN.
- 18 EXISTING BOLLARD.
- 19 EXISTING TRANSFORMER.
- 20 EXISTING MAILBOX.
- 21 EXISTING FUELING CANOPY.
- 22 EXISTING DISPENSER ISLAND.
- 23 EXISTING CNG COMPONENTS.

### SITE SCHEDULE (CONT.)

- 24 EXISTING CNG ISLAND.
- 25 EXISTING SPLIT RAIL FENCE.
- 26 EXISTING DRAINAGE PAN.
- 27 EXISTING CONCRETE SLAB.
- 28 EXISTING EDGE OF CONCRETE PAVEMENT.
- 29 EXISTING TRUCK PARKING.
- 30 EXISTING AIR HOSE.
- 31 EXISTING VENT STACKS.
- 32 EXISTING PROPANE STORAGE.
- 33 EXISTING UST LIDS.
- 34 EXISTING MONITORING WELL.
- 35 EXISTING ELECTRIC METER.
- 36 EXISTING FIRE HYDRANT.
- 37 EXISTING SITE LIGHTING.
- 38 EXISTING SITE ACCESS.
- 39 EXISTING TRASH ENCLOSURE.

### NOTES

1. ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS OTHERWISE NOTED.
2. ALL EXISTING UTILITIES AND SITE FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.
3. REPLACE/REPAIR ANY PARKING LOT LIGHTS AS SHOWN ON THE RAM LAND FINAL DEVELOPMENT PLAN, IN SUCH MANNER SO AS NOT TO BE KNOCKED OVER IN THE FUTURE.
4. INSTALL/REPLACE ANY MISSING LANDSCAPING AS SHOWN IN THE RAM LAND FINAL DEVELOPMENT PLAN.

11099 E. I-25 FRONTAGE ROAD - 7-11 IMPROVEMENTS	
SITE PLAN	
NAME OF APPLICATION:	FIRESTONE 7-11 REMODEL
TYPE OF SUBMITTAL:	FDP AMENDMENT
FILING NUMBER:	
PHASE NUMBER:	N/A
PREPARATION DATE:	7/12/2017
REVISION DATE:	09/22/2017

NO.	REVISION	DATE
0	INITIAL SUBMITTAL TO TOWN	07/12/17
1	ADDRESS TOWN OF FIRESTONE COMMENTS	09/22/17

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 SOLUTIONS, INC.  
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 Suite 1575  
 Denver, CO 80202  
 www.ees.us.com  
 303.572.7997

**JD Carpenter**  
 C O N S U L T A N T S

FINAL DEVELOPMENT PLAN AMENDMENT  
**FIRESTONE 7-11 REMODEL**  
 11099 E. I-25 FRONTAGE ROAD, FIRESTONE, CO  
 SITE PLAN

PROJECT NO:	JDC004.01
DESIGNED BY:	KMH
DRAWN BY:	KMH
DATE:	09/22/17

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# FINAL DEVELOPMENT PLAN

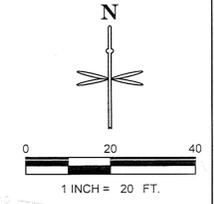
## FIRESTONE 7-11 REMODEL

### AN AMENDMENT OF A PORTION OF THE RAM LAND FINAL DEVELOPMENT PLAN

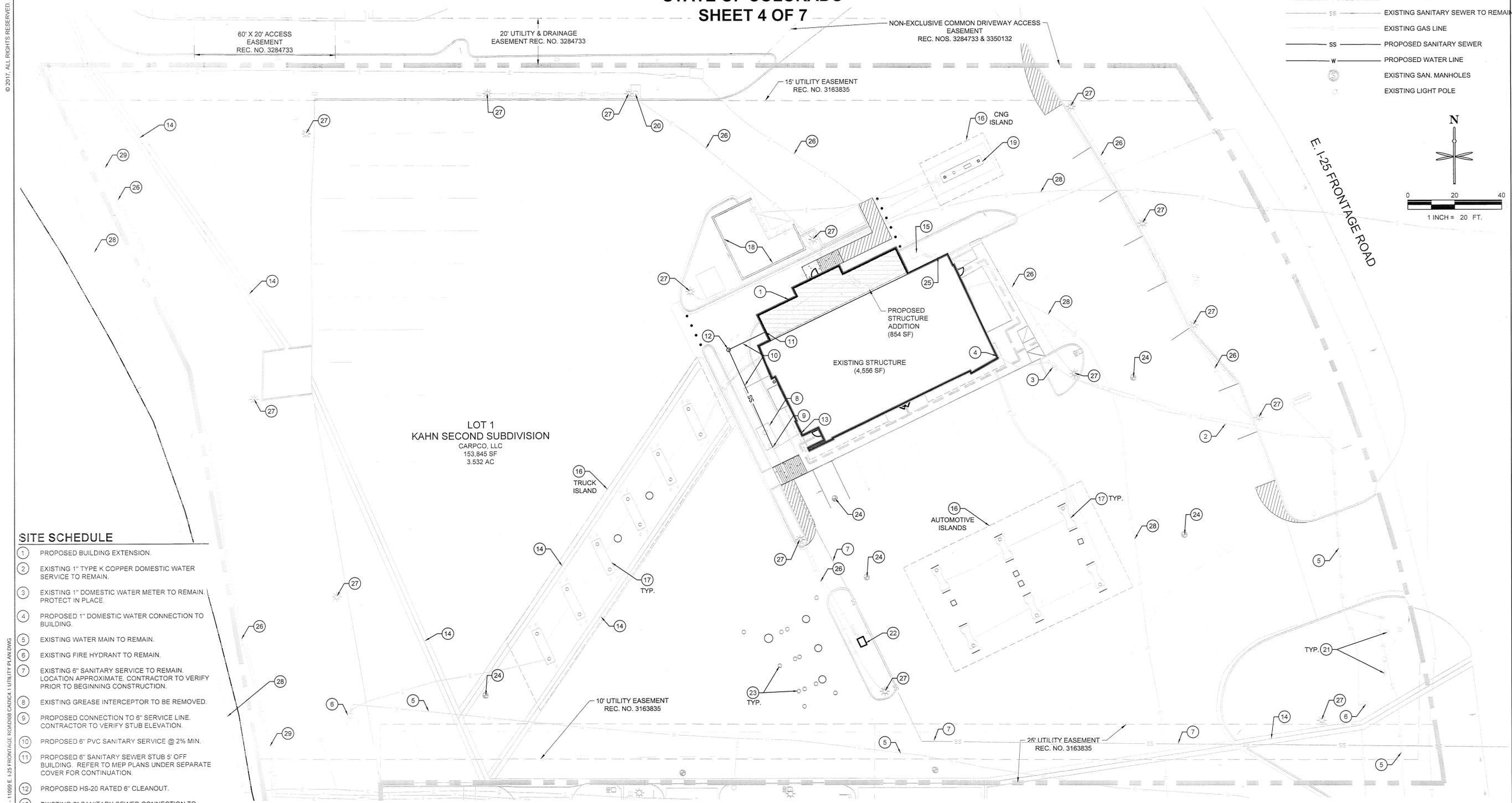
#### TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

### SHEET 4 OF 7

LEGEND	
	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING CURB AND GUTTER
	PROPOSED 6" CURB AND GUTTER
	EXISTING WATER LINE
	EXISTING BURIED ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING TELEPHONE LINE
	EXISTING SANITARY SEWER TO REMAIN
	EXISTING GAS LINE
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	EXISTING SAN. MANHOLES
	EXISTING LIGHT POLE



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- SITE SCHEDULE**
- 1 PROPOSED BUILDING EXTENSION.
  - 2 EXISTING 1" TYPE K COPPER DOMESTIC WATER SERVICE TO REMAIN.
  - 3 EXISTING 1" DOMESTIC WATER METER TO REMAIN. PROTECT IN PLACE.
  - 4 PROPOSED 1" DOMESTIC WATER CONNECTION TO BUILDING.
  - 5 EXISTING WATER MAIN TO REMAIN.
  - 6 EXISTING FIRE HYDRANT TO REMAIN.
  - 7 EXISTING 6" SANITARY SERVICE TO REMAIN. LOCATION APPROXIMATE. CONTRACTOR TO VERIFY PRIOR TO BEGINNING CONSTRUCTION.
  - 8 EXISTING GREASE INTERCEPTOR TO BE REMOVED.
  - 9 PROPOSED CONNECTION TO 6" SERVICE LINE. CONTRACTOR TO VERIFY STUB ELEVATION.
  - 10 PROPOSED 6" PVC SANITARY SERVICE @ 2% MIN.
  - 11 PROPOSED 6" SANITARY SEWER STUB 5' OFF BUILDING. REFER TO MEP PLANS UNDER SEPARATE COVER FOR CONTINUATION.
  - 12 PROPOSED HS-20 RATED 6" CLEANOUT.
  - 13 EXISTING 6" SANITARY SEWER CONNECTION TO BUILDING TO REMAIN.
  - 14 EXISTING DRAINAGE PAN TO REMAIN.
  - 15 EXISTING TRANSFORMER TO REMAIN.
  - 16 EXISTING FUELING CANOPY TO REMAIN.
  - 17 EXISTING DISPENSER ISLAND TO REMAIN.
  - 18 EXISTING CNG COMPONENTS TO REMAIN.
  - 19 EXISTING CNG ISLAND TO REMAIN.
  - 20 EXISTING AIR HOSE TO REMAIN.
  - 21 EXISTING VENT STACKS TO REMAIN.

- SITE SCHEDULE (CONT.)**
- 22 EXISTING PROPANE STORAGE TO REMAIN.
  - 23 EXISTING UST LIDS TO REMAIN.
  - 24 EXISTING MONITORING WELL TO REMAIN.
  - 25 EXISTING ELECTRIC METER TO REMAIN.
  - 26 EXISTING ELECTRIC TO REMAIN.
  - 27 EXISTING SITE LIGHTING TO REMAIN.
  - 28 EXISTING GAS LINE TO REMAIN.
  - 29 EXISTING COMMUNICATION LINE TO REMAIN.

**NOTES**

1. ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS OTHERWISE NOTED.
2. ALL EXISTING UTILITIES AND SITE FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

11099 E. I-25 FRONTAGE ROAD - 7-11 IMPROVEMENTS UTILITY PLAN	
NAME OF APPLICATION:	FIRESTONE 7-11 REMODEL
TYPE OF SUBMITTAL:	FDP AMENDMENT
FILING NUMBER:	
PHASE NUMBER:	N/A
PREPARATION DATE:	7/12/2017
REVISION DATE:	09/22/2017

REVISION	DATE
0	07/12/17
1	09/22/17

REVISION

INITIAL SUBMITTAL TO TOWN

ADDRESS TOWN OF FIRESTONE COMMENTS

0

1

**EES** ENGINEERING AND ENVIRONMENTAL SOLUTIONS, INC.  
 518 17th Street, Suite 1575  
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 303-572-7957

**JD Carpenter**  
 CONSULTING ENGINEERS

FINAL DEVELOPMENT PLAN AMENDMENT

**FIRESTONE 7-11 REMODEL**

11099 E. I-25 FRONTAGE ROAD, FIRESTONE, CO

UTILITY PLAN

PROJECT NO: JDC004.01

DESIGNED BY: KMH

DRAWN BY: KMH

DATE: 09/22/17

P2.1

# FINAL DEVELOPMENT PLAN

## FIRESTONE 7-11 REMODEL

### AN AMENDMENT OF A PORTION OF THE RAM LAND FINAL DEVELOPMENT PLAN

#### TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

#### SHEET 5 OF 7

EXISTING PHOTOGRAPHS



FRONT ELEVATION



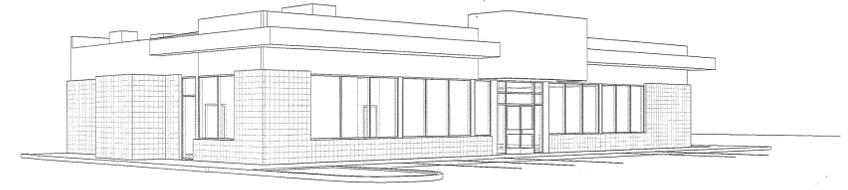
PERSPECTIVE FROM NORTH BOUND I-25 EXIT RAMP AND FIRESTONE BLVD INTERSECTION



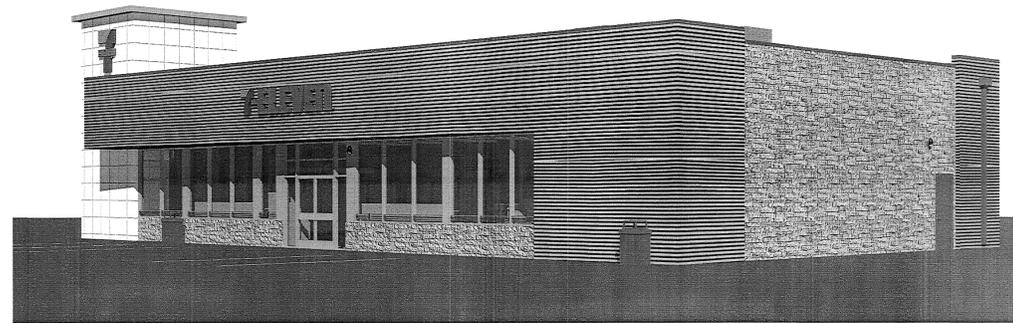
PERSPECTIVE FROM NORTH BOUND I-25 EXIT RAMP



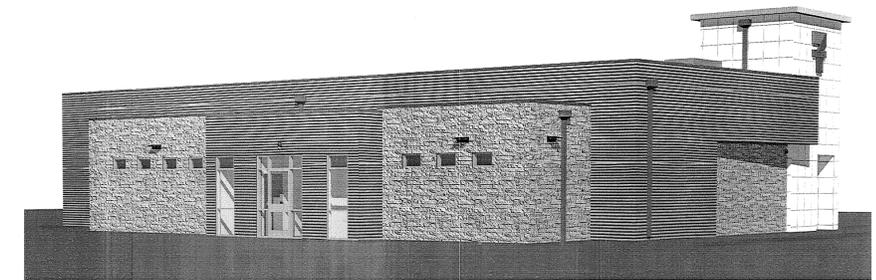
1 EXISTING FRONT ELEVATION  
 3/32" = 1'-0"



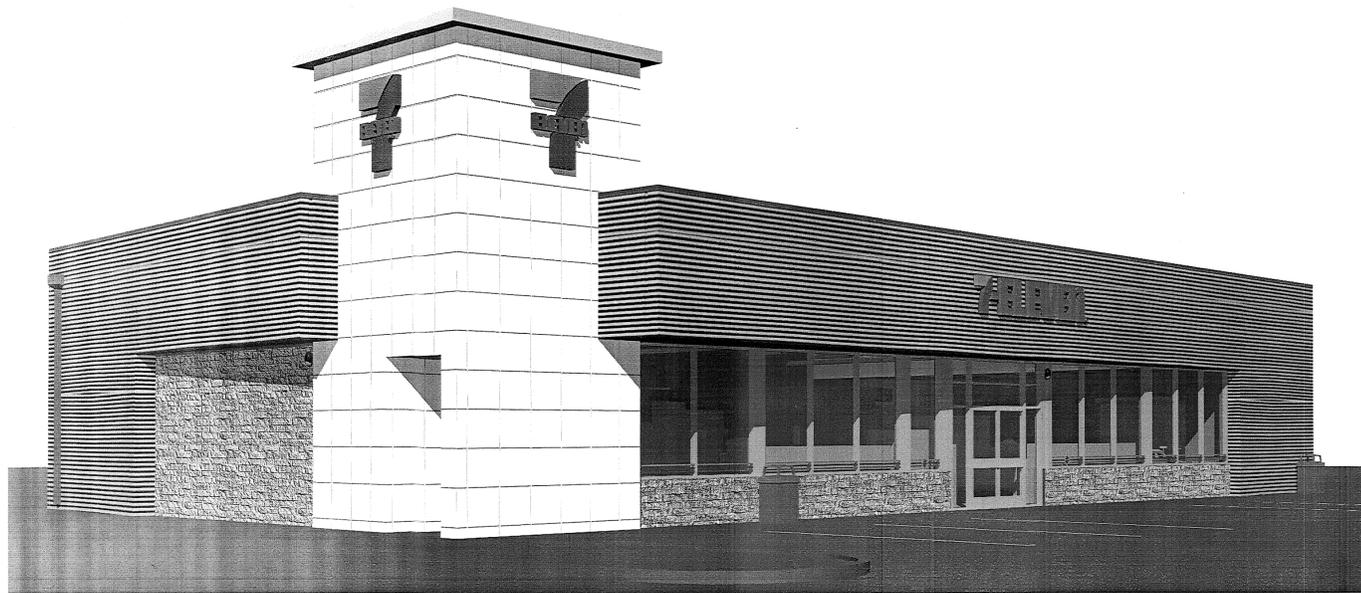
2 EXISTING PERSPECTIVE - SW CORNER



4 PROPOSED PERSPECTIVE - SE CORNER



5 PROPOSED PERSPECTIVE - NW CORNER



3 PROPOSED PERSPECTIVE - SW CORNER



11099 E. I-25 FRONTAGE ROAD - 7-11 IMPROVEMENTS	
COLOR PERSPECTIVES	
NAME OF APPLICATION:	FIRESTONE 7-11 REMODEL
TYPE OF SUBMITTAL:	FDP AMENDMENT
FILING NUMBER:	
PHASE NUMBER:	N/A
PREPARATION DATE:	7/12/2017
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NO.	REVISION	DATE
0	INITIAL SUBMITTAL TO TOWN	07/12/2017
1	ADDRESS TOWN OF FIRESTONE COMMENTS	09/22/2017

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

**EES** ENTITLEMENT AND  
 ENGINEERING  
 SOLUTIONS, INC.  
 518 17th Street,  
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 Denver, CO 80202  
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 303-572-7997



FINAL DEVELOPMENT PLAN  
 11099 E. I-25 FRONTAGE ROAD  
 11099 E. I-25 FRONTAGE ROAD, FIRESTONE, CO  
 COLOR PERSPECTIVES

PROJECT NO:	16259
DESIGNED BY:	WS
CHECKED BY:	DC
DATE:	9/12/17

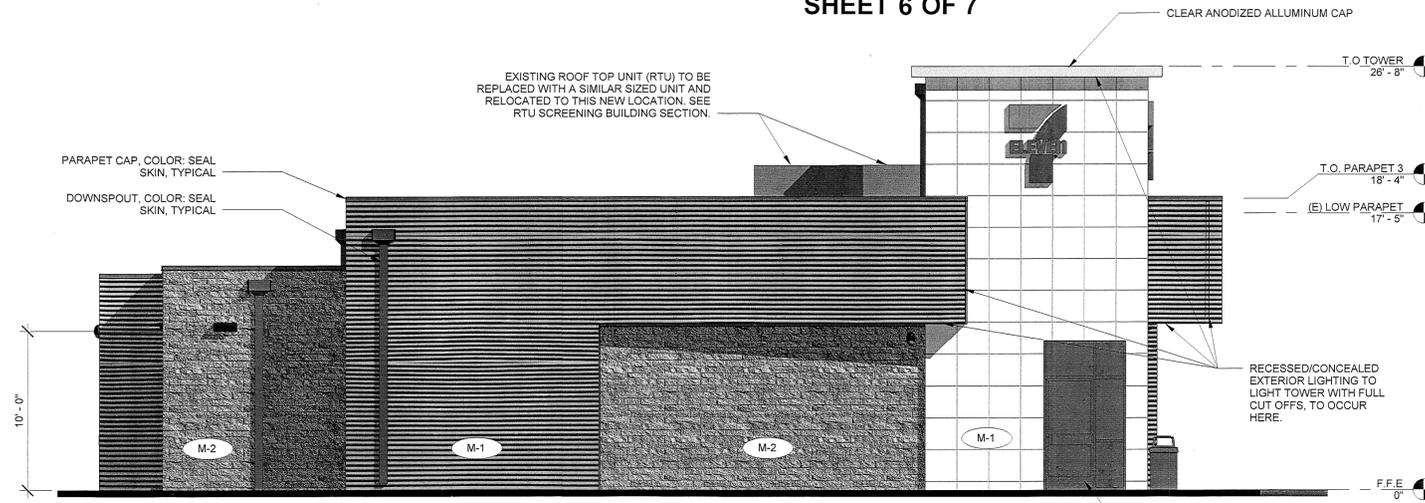
# FINAL DEVELOPMENT PLAN

## FIRESTONE 7-11 REMODEL

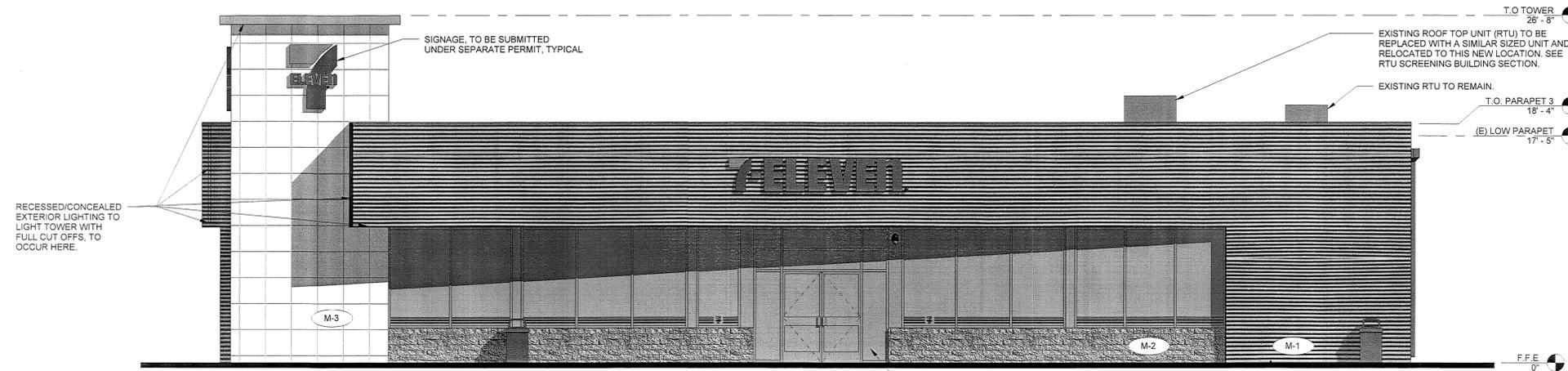
### AN AMENDMENT OF A PORTION OF THE RAM LAND FINAL DEVELOPMENT PLAN

#### TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

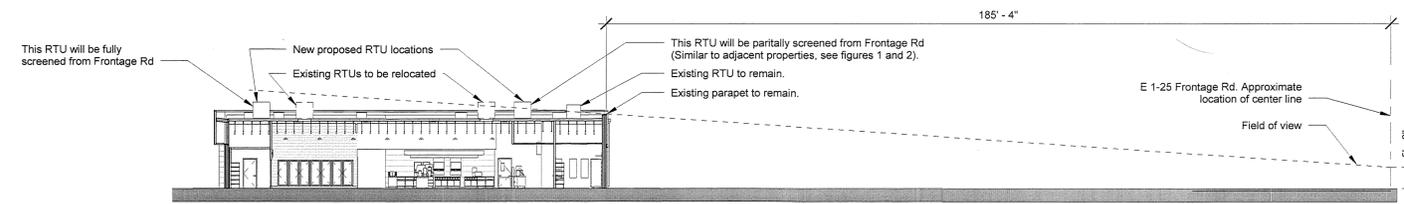
#### SHEET 6 OF 7



1 WEST ELEVATION  
 3/16" = 1'-0"



2 SOUTH ELEVATION  
 3/16" = 1'-0"



4 RTU SCREENING BUILDING SECTION, LOOKING NORTH  
 1" = 20'-0"

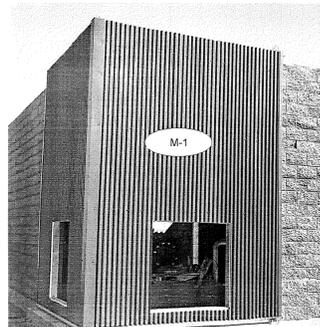
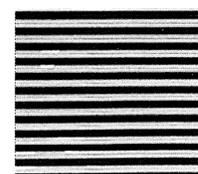
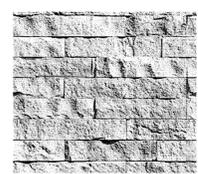


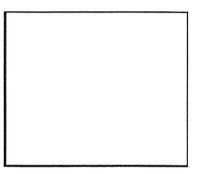
PHOTO FROM A DIFFERENT BUILDING FOR REFERENCE ONLY TO SHOW EXAMPLE OF M-1 FINISH



**M-1**  
 S Metal Panel  
 Weathered Rustic  
 Painted rusted roofing



**M-2**  
 Eldorado Stone  
 LedgeCut33  
 Golden Oak



**M-3**  
 White Metal Panel  
 grid, to be externally lit with  
 exterior LED lighting.

PHOTOS OF RTUs OF THE PROPERTIES ADJACENT TO THE FRONTAGE RD

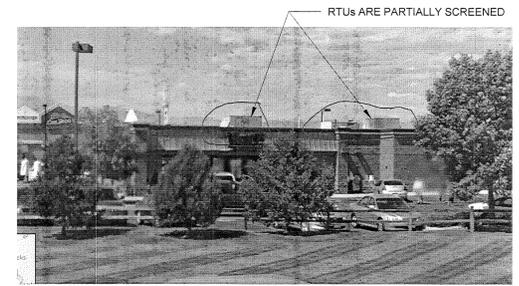


FIGURE 1, EXISTING WENDY'S BUILDING, JUST SOUTH AND ADJACENT TO SUBJECT PROPERTY.



FIGURE 2, EXISTING STARBUCKS AND QDOBA MULTI-TENANT BUILDING, JUST NORTH AND ADJACENT TO SUBJECT PROPERTY.

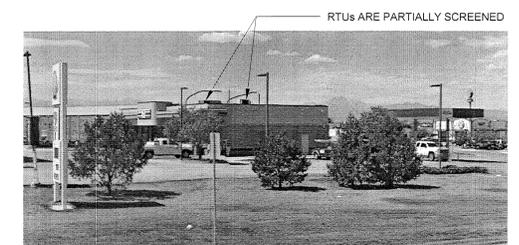


FIGURE 3, EXISTING 7-ELEVEN. THIS IS THE SUBJECT PROPERTY.

11099 E. I-25 FRONTAGE ROAD - 7-11 IMPROVEMENTS	
COLOR ELEVATIONS	
NAME OF APPLICATION:	FIRESTONE 7-11 REMODEL
TYPE OF SUBMITTAL:	FDP AMENDMENT
FILING NUMBER:	
PHASE NUMBER:	N/A
PREPARATION DATE:	7/12/2017
REVISION DATE:	09/22/2017

DATE	BY	REVISION
07/12/2017	WRS	INITIAL SUBMITTAL TO TOWN
09/22/17	WRS	ADDRESS TOWN OF FIRESTONE COMMENTS

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**EES** ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.  
 518 17th Street, Suite 1575  
 Denver, CO 80202  
 www.eesinc.com 303-572-7997

**JD Carpenter**  
 COMPANIES

FINAL DEVELOPMENT PLAN  
 11099 E. I-25 FRONTAGE ROAD  
 11099 E. I-25 FRONTAGE ROAD, FIRESTONE, CO  
 COLOR ELEVATIONS

PROJECT NO:	16259
DESIGNED BY:	WS
CHECKED BY:	DC
DATE:	9/12/17
<b>A2</b>	



# FINAL DEVELOPMENT PLAN

## FIRESTONE 7-11 REMODEL

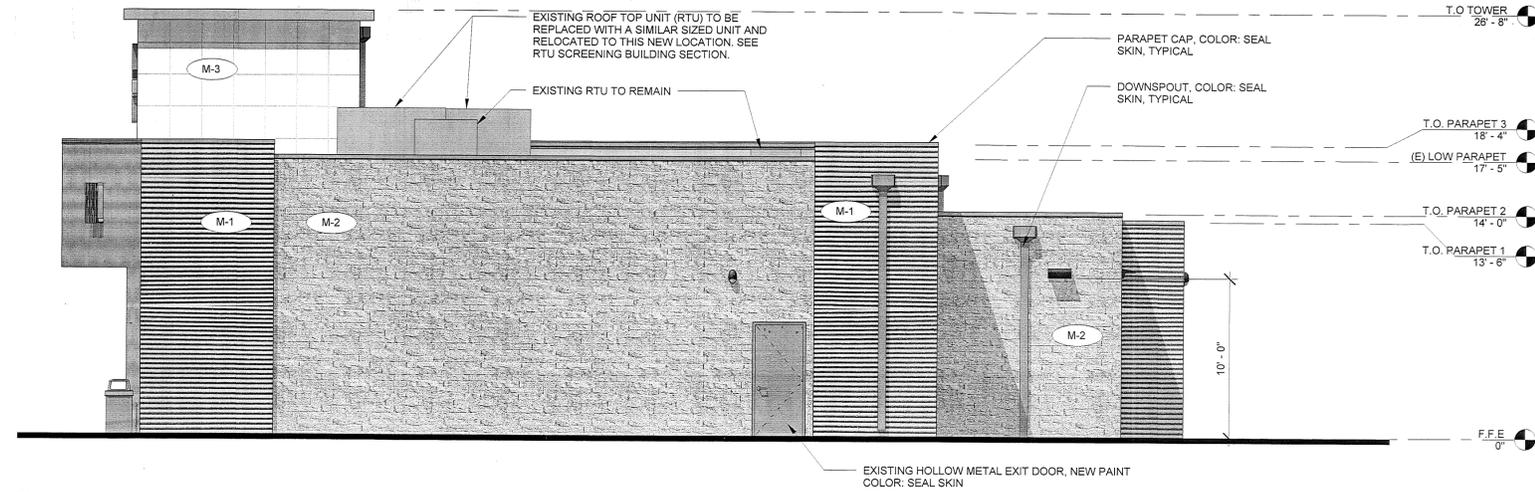
### AN AMENDMENT OF A PORTION OF THE RAM LAND FINAL DEVELOPMENT PLAN

### TOWN OF FIRESTONE

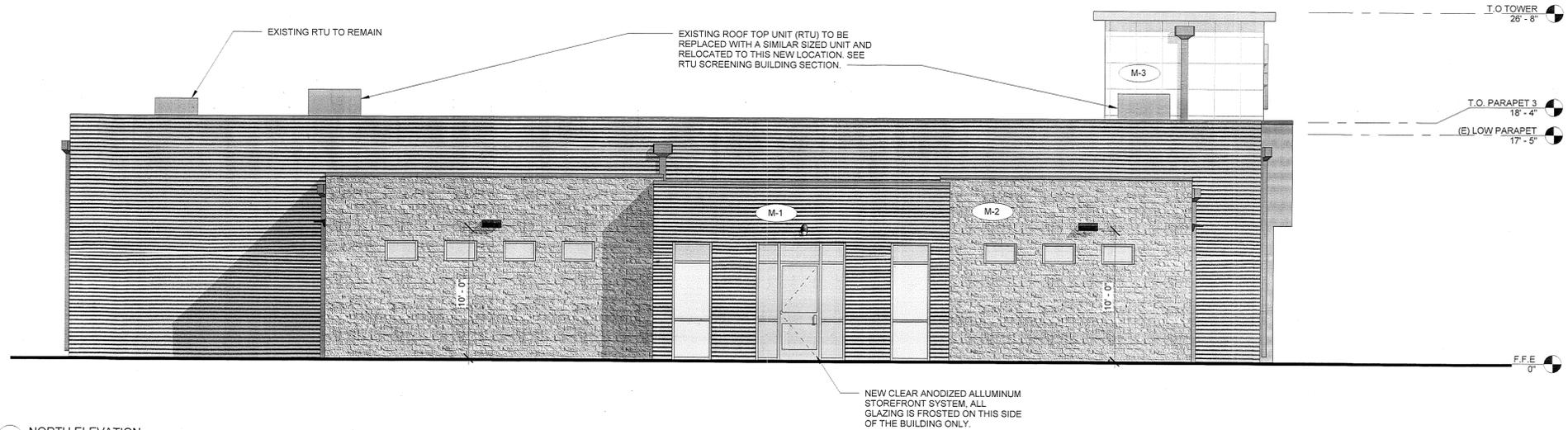
### WELD COUNTY

### STATE OF COLORADO

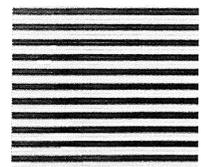
### SHEET 7 OF 7



2 EAST ELEVATION  
 3/16" = 1'-0"



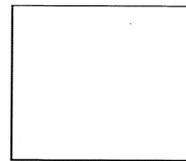
1 NORTH ELEVATION  
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 grid, to be externally lit with  
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11099 E. I-25 FRONTAGE ROAD - 7-11 IMPROVEMENTS	
COLOR ELEVATIONS	
NAME OF APPLICATION:	FIRESTONE 7-11 REMODEL
TYPE OF SUBMITTAL:	FDP AMENDMENT
FILING NUMBER:	
PHASE NUMBER:	N/A
PREPARATION DATE:	7/12/2017
REVISION DATE:	09/22/2017

REVISION	DATE
0	07/12/2017
1	09/22/17

PRELIMINARY  
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 303.572.7997

**JDCarpenter**  
 C O M P A N I E S

FINAL DEVELOPMENT PLAN  
 11099 E. I-25 FRONTAGE ROAD  
 11099 E. I-25 FRONTAGE ROAD, FIRESTONE, CO

PROJECT NO:	16259
DESIGNED BY:	WS
CHECKED BY:	DC
DATE:	9/12/17

A3