

FINAL DEVELOPMENT PLAN AMENDMENT NO. 1 BLUESTEM TECH CENTER

COVER SHEET
 TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
 11052 CIMARRON STREET
 SHEET 1 OF 3



Owner
 Bluestem Tech Center LLC,
 a Colorado limited liability company
 John-Peter B. D'Amico, Member
 2727 Madison Drive
 Longmont, CO 80503
 303-818-1919
 Contact: John D'Amico
 Email: johndamico81@msn.com

OWNER ACCEPTANCE
 By signing this Final Development Plan, Amendment No. 1, the Owner acknowledges and accepts all of the requirements and intent set forth within.

John-Peter B. D'Amico
 Bluestem Tech Center, LLC, a Colorado limited liability company
 John-Peter B. D'Amico, Member

NOTARY CERTIFICATE

State of Colorado
 County of Weld } SS

The foregoing instrument was acknowledged before me this 16th day of July, 2018, by John-Peter B. D'Amico

Witness my hand and official seal

Olivia Bradberry
 Notary Public
 My Commission expires 02/03/2021

ADMINISTRATIVE AMENDMENT TO FDP

ADMINISTRATIVE AMENDMENT TO FDP AS RECORDED 11/03/2016 AT REC#4250691

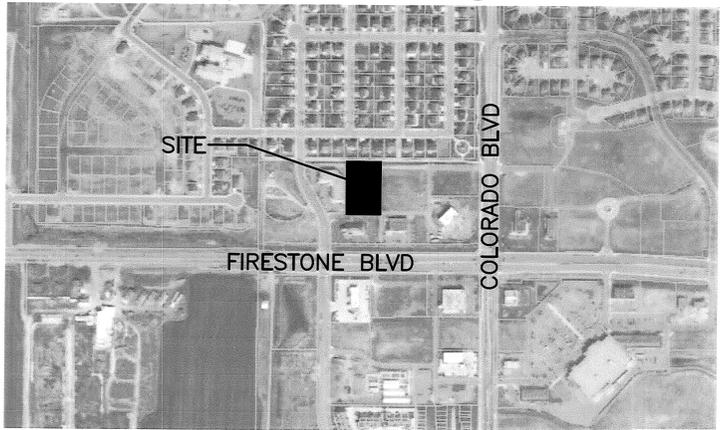
Shay Reese 7-23-2018
 Interim Director of Planning Date

This administrative review has been prepared due to the unforeseen need to extend the north parking curb & gutter to the building, provide an eight (8) foot walkway along the north side of the building, and to describe the various alternative in-fill options along the north wall openings.

The purpose of this administrative amendment is to provide a more adequate curb & gutter layout and walkway and, to provide alternative in-fills to the five (5) north openings.

This administrative amendment affects sheet No. 2 and sheet No. 14 of the previously recorded FDP at Rec # 4250691.

VICINITY MAP



LEGAL DESCRIPTION
 ALL OF LOT 2, BLOCK 2, OF FIRESTONE CENTER, FIRST REPLAT, RECORDED ON 5/24/2004 AT RECEPTION NO. 3182747 AT THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER, BEING LOCATED IN THE SE1/4 OF SECTION 1, T2N, R68W OF THE 6TH PM, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

Containing 58,069 SQUARE FEET, OR 1.33 ACRES, MORE OR LESS

REVISIONS:

DRAWN BY: T. WAUGH

PROJECT TEAM

Civil Engineer
 BenchMark Engineers, PC
 1920 Thomas Ave. Suite 200
 Cheyenne, Wyoming 82001
 307-634-9064
 Contact: Kelly Hafner
 Email: kellyh@benchmarkengineers.com

Architect
 Waugh and Associates
 Architects/Planners
 71 Bowen St.
 Longmont, CO 80501
 720-494-7602
 Contact: David Waugh
 Email: info@waughworld.com

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 Contact: John D'Amico
 Email: johndamico81@msn.com

Structural Engineer
 Peak Engineering, Inc.
 Consulting Structural Engineering
 1687 Cole Boulevard
 Lakewood, CO 80401
 303-274-0707
 Contact: John
 Email: jhart@peakengr.com

Mechanical / Electrical / Plumbing Engineer
 NFE Engineering Services
 Johnstown, CO
 970-587-7100
 Contact: Ross Nichols
 Email: ross7777@aol.com

SHEET INDEX	
1	Cover Sheet
2	Site Plan
3	Elevations

FINAL DEVELOPMENT PLAN AMENDMENT NO. 1
 BLUESTEM TECH CENTER TOWN OF FIRESTONE, COLORADO
 waugh & associates architecture • planning • solar design
 www.waughandassociates.net
 e-mail info@waughworld.com po box 498 • mtwv, colorado • 80544 • 720-494-7602

FIRESTONE INFORMATION BLOCK	
COVER SHEET	
NAME OF SUBMITTAL:	BLUESTEM TECH CENTER
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	AMENDMENT NO. 1
PHASE NUMBER:	N/A
PREPARATION DATE:	07/06/2018
REVISION DATE:	07/12/2018
REVISION DATE:	
SHEET 1 OF 3	

DATE:
6 JULY 2018

COVER SHEET

FINAL DEVELOPMENT PLAN AMENDMENT NO. 1

BLUESTEM TECH CENTER

SITE PLAN

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 2 OF 3

LEGEND

SITE LIGHTPOLE	
PROPOSED DRAINAGE ARROW	
PROPOSED BLDG	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT/WALK	
LANDSCAPED AREAS (NEW AND EXISTING)	
PEDESTRIAN-SCAPE - FRONTAGE	
TRASH CONTAINMENT AREA	
UTILITY COURTYARD	
ELECT TRANSFORMER	
PROPERTY LINE	
STORM SEWER EXISTING/PROPOSED	
IRRIGATION WATER PROPOSED	
POTABLE WATER EXISTING/PROPOSED	
SANITARY SEWER EXISTING/PROPOSED	
GAS SERVICE EXISTING/PROPOSED	
ELECTRICAL SERVICE EXISTING/PROPOSED	
TELECOM SERVICE EXISTING/PROPOSED	

NOTES

- MATCH EXISTING LIGHTING TO BE CONSISTENT WITH LIGHTING IN THE FIRESTONE CENTER SUBDIVISION.
- ALL TREES AND SHRUBS SHALL BE ON A DRIP IRRIGATION SYSTEM.
- NEAREST FIRE HYDRANT SOUTH ACCESS ROAD (APPROX. 20' FROM CENTER OF SOUTH LOT LINE).

SITE PLAN COMPUTATIONS

AREA SUMMARY:

LOT AREA	1.33 ACRES	
SITE PLAN AREA (LOT)	58,069 S.F.	(100%)
NEW BUILDING AREA COVERAGE:	12,480 S.F.	(21.5%)
PARKING, WALKS, & DRIVES:	92,611-32,264 S.F.	(56.2-55.6%)
SITE COVERAGE:	45,091-44,744 S.F.	(77.7-77.1%)
LANDSCAPED AREA		
EXISTING TO REMAIN	3,022 S.F.	(5.2%)
NEW	7,062-7,439 S.F.	(12.2-12.8%)
TOTALS	10,144-10,461 S.F.	(17.4-18.0%)
PEDESTRIAN-SCAPE	2,869 S.F.	(4.9%)

BUILDING PROVISIONS:

HEIGHT	22 FT.
FOOTPRINT (GROSS)	12,480 SQ. FT.

PARKING PROVISIONS:

	PROVIDED	REQUIRED
STANDARD PARKING	44 SPACES	~ SPACES
ADA PARKING	3 SPACE	3 SPACE
	47 SPACES	~ SPACES

SITE LANDUSE

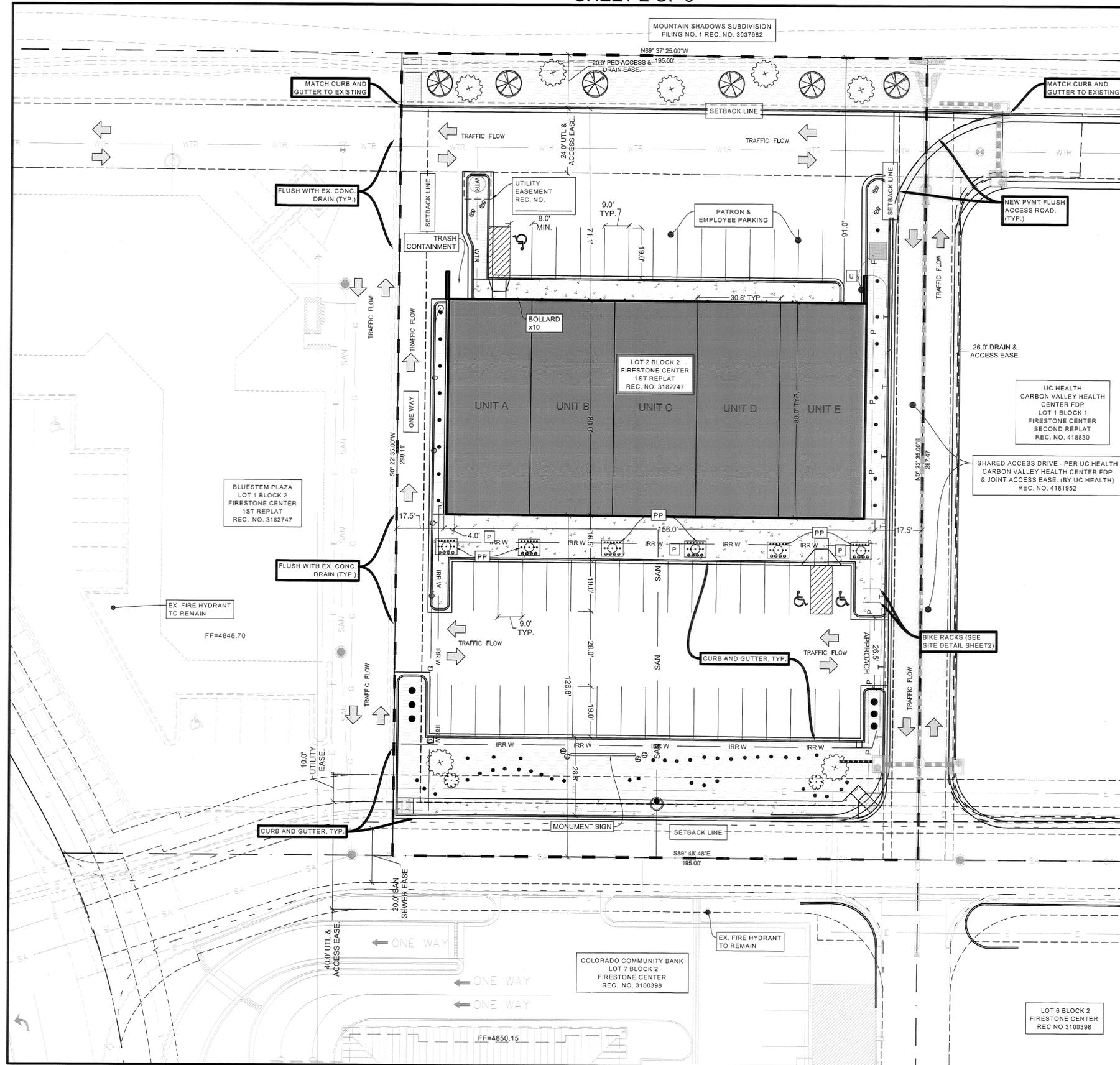
EXISTING LANDUSE: VACANT/OPEN SPACE
 PROPOSED LANDUSE: COMMERCIAL
 SURROUNDING LANDUSE:
 NORTH: RESIDENTIAL
 SOUTH: COMMERCIAL
 EAST: COMMERCIAL
 WEST: COMMERCIAL

SITE ZONING

EXISTING ZONING: COMMERCIAL PUD-RC
 PROPOSED ZONING: NO CHANGES (PUD-RC)
 SURROUNDING ZONING:
 NORTH: PUD R-A
 SOUTH: PUD RC
 EAST: PUD RC
 WEST: PUD RC

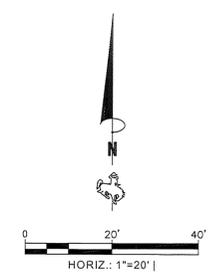
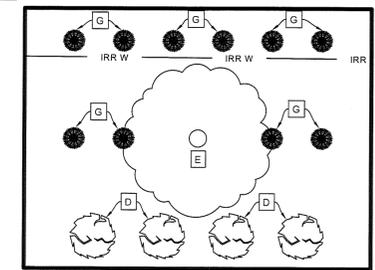
NOTES

- SEE LANDSCAPE PLAN FOR LANDSCAPING FEATURES.
- THERE ARE NO PHYSICAL CURB CUTS TO ADJACENT PUBLIC ROADS.



- G LITTLE BLUESTEM, SCHIZACHYRIUM SCOPARIUM, 5 GALLON SIZE, 120
- D DWARF GLOBE BLUE SPRUCE, PICEA PUNGENS 'GLOBOSA', 5 GALLON SIZE, 28
- E COLUMN ENGLISH OAK, QUERCUS RUBRA 'FASTIGIATA', 2" CALIPER, DBH MINIMUM SIZE, 6

PP PEDESTRIAN PLAZA PLANTER DETAIL



BME
BenchMark
ENGINEERS, PC
 1920 THOMAS AVENUE
 SUITE 200
 CHEYENNE, WY 82001
 307.634.9064
 www.BenchMarkEngineers.com

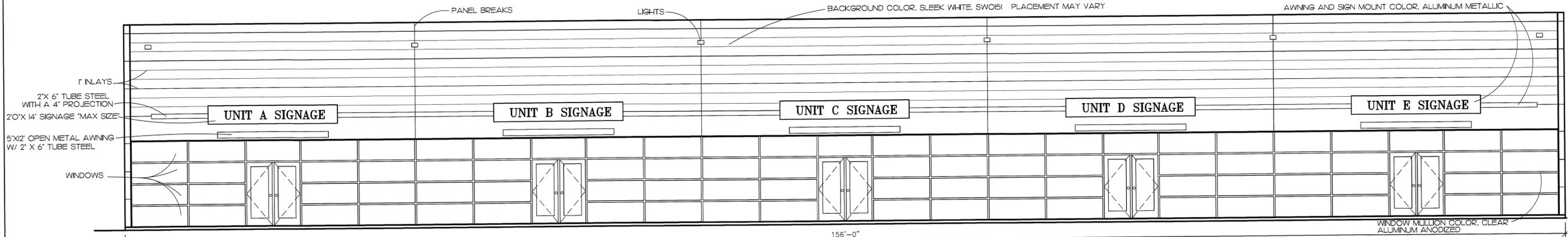
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SHEET 2 OF 3	

FINAL DEVELOPMENT PLAN AMENDMENT NO. 1
BLUESTEM TECH CENTER
 ELEVATIONS
 TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
 SHEET 3 OF 3



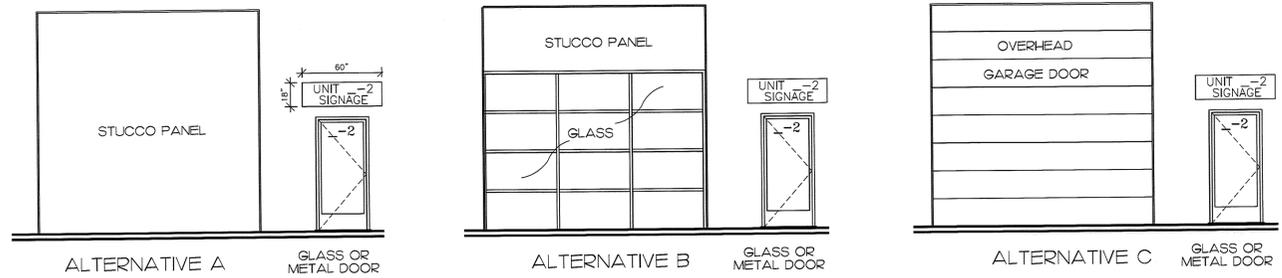
REVISIONS:

DRAWN BY: T. WAUGH



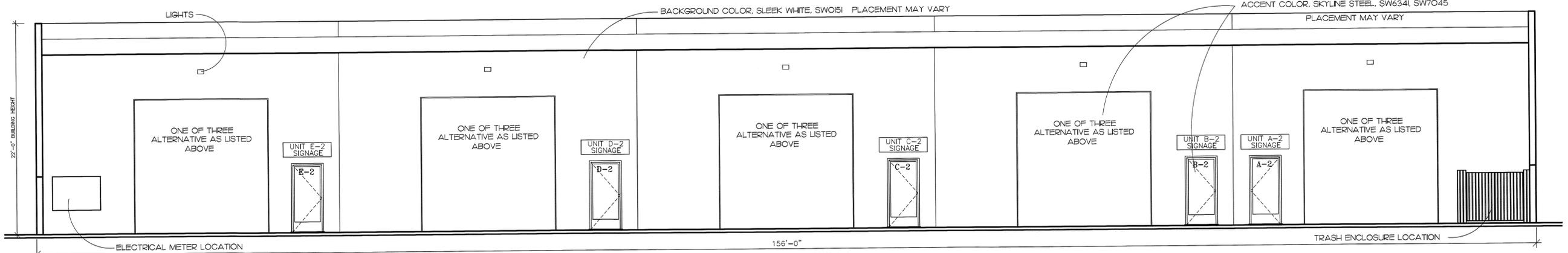
SOUTH ELEVATION
 SCALE : 3/16"=1'-0"

- ALTERNATIVE IN-FILLS:
 A: STUCCO PANEL IN-FILL
 B: GLASS WITH STUCCO PANEL ABOVE IN-FILL
 C: OVERHEAD GARAGE DOOR IN-FILL



NORTH ELEVATION DOOR ALTERNATIVES
 SCALE : 3/16"=1'-0"

NOTES ADDRESS AND SIGNAGE :
 NORTH FACING ADDRESS SHALL BE ADHERED TO DOOR GLASS. A MINIMUM OF 6 IN. TALL VINYL LETTERS OUTLINED IN HALO SHALL BE INSTALLED.
 EACH TENANT ENTRANCE SHALL HAVE ITS OWN ADDRESS.
 SOUTH FACING ADDRESSES SHALL BE DEPICTED BY UNITS A, B, C, D, AND E.
 NORTH FACING ADDRESSES SHALL BE DEPICTED BY UNITS A-2, B-2, C-2, D-2, AND E-2.
 NORTH FACING ADDRESSES WILL NOT BE INDIVIDUALLY LIGHTED.
 UNIT SIGNAGE SHALL BE A MAXIMUM SIZE OF 60 IN. X 80 IN. AS DEPICTED IN NORTH ELEVATION DOOR ALTERNATIVE A.



NORTH ELEVATION
 SCALE : 3/16"=1'-0"

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 e-mail: info@waughworld.com

DATE:
 6 JULY 2018

ELEVATIONS