

# FINAL DEVELOPMENT PLAN BRAKES PLUS

## LOT 1B, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT 4555 CITY CENTRE ROAD TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504

### COVER SHEET SHEET 1 OF 12

**OWNER:**  
 BPCO PROPERTIES, LLC  
 6911 S. YOSEMITE ST  
 CENTENNIAL, CO 80112  
 TEL: (720) 274-2629  
 CONTACT: BOB GIESE  
 BGIESE@BRAKESPLUS.COM

**ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 NEVADA NORTH AVE., SUITE 300  
 COLORADO SPRINGS, CO 80903  
 TEL: (303) 228-2300  
 CONTACT: ERIC GUNDERSON, P.E.  
 ERIC.GUNDERSON@KIMLEY-HORN.COM

**ARCHITECT:**  
 ARCODEV ARCHITECTS PC  
 5265 RIO GRANDE ST, SUITE 202  
 LITTLETON, CO 80120  
 TEL: (303) 965-1203  
 CONTACT: NORM HERMAN  
 NORMHERMAN@ARCODEV.COM

**SURVEYOR:**  
 FLATIRONS, INC.  
 3825 IRIS AVE, SUITE 595  
 BOULDER, CO 80301  
 TEL: (303) 443-7001 EXT. 293  
 CONTACT: JOE HEYWORTH  
 JHEYWORTH@FLATIRONSINC.COM

**PHOTOMETRICS:**  
 NEXT STEP ENERGY SOLUTIONS  
 621 SOUTH PARK DRIVE #400  
 LITTLETON, CO 80120  
 TEL: (720) 509-1573  
 CONTACT: CHAD LEMBECK  
 CHAD@NEXTSTEPENERGYSOLUTIONS.COM

**ELECTRIC:**  
 UNITED POWER  
 P.O. BOX 929  
 BRIGHTON, CO 80601  
 TEL: (303) 650-0551  
 CONTACT: ANDY ROSS  
 HKHUMMEL@UNITEDPOWER.COM

**LEGAL DESCRIPTION**  
 LOT 1B OF FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT, RECORDED ON \_\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_ AT THE OFFICE OF WELD COUNTY CLERK AND RECORDER, BEING LOCATED IN THE NE 1/4 OF SECTION 11, T2N, R6W OF THE 6TH PM, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.  
 CONTAINING AN AREA OF 0.918 ACRES (40,000 SQ. FT.), MORE OR LESS.

**PROJECT CONCEPT**  
 THIS FDP PROPOSES DEVELOPMENT OF A COMMERCIAL, AUTOMOTIVE REPAIR, BRAKES PLUS 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 AUTOMOTIVE REPAIR AND 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 APPROVED OVERALL DEVELOPMENT PLAN.

**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 WITH THE BETWEEN THE NECESSARY PROPERTY OWNERS.

**DRAINAGE**  
 PROPOSED SITE INCLUDES A 75' DRAINAGE EASEMENT WITH EXISTING CHANNEL. THE PROPOSED DEVELOPMENT INCLUDES STORM INFRASTRUCTURE THAT WILL CONNECT TO EXISTING STORM INFRASTRUCTURE OUTFALLING 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"	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

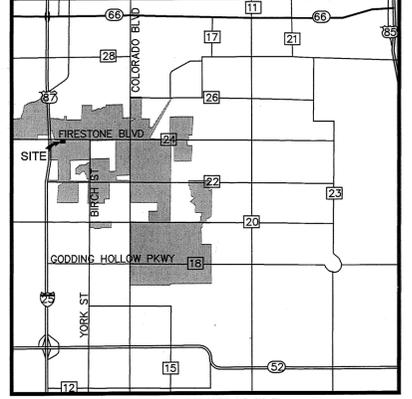
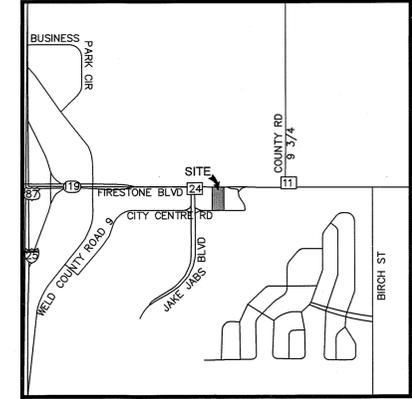
**IRRIGATION DEMAND**  
 IRRIGATED AREA (ACRES) = 0.11 ACRES  
 TRACT IRRIGATION DEMAND = 0.24 ACRE-FEET  
 TOTAL DEMAND = 0.39 ACRE-FEET

A TOTAL OF 0.60 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 1 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	22 SPACES
STANDARD PARKING PROVIDED	22 SPACES
ADA PARKING PROVIDED	1 SPACES
<b>INTERNAL LANDSCAPE REQUIREMENT</b>	<b>7%</b>
INTERNAL LANDSCAPE SF	3,891 SF
INTERNAL LANDSCAPE %	18.7%



**LAND USE**  
 EXISTING LAND USE & ZONING: UNDEVELOPED OUTPARCEL LOT, PUD-RC  
 PROPOSED LAND USE & ZONING: AUTOMOTIVE REPAIR, PUD-RC

TYPE OF LAND USE	AREA (SF)	AREA (AC)	% OF PARCEL
BUILDING COVERAGE	5,530 SF	0.13 AC	14.1%
PAVING & DRIVES	17,157 SF	0.40 AC	43.4%
LANDSCAPE AREA	16,866 SF	0.39 AC	42.5%
<b>TOTAL</b>	<b>40,000 SF</b>	<b>0.92 AC</b>	<b>100%</b>

**SHEET INDEX**

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**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.

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

**ARCHITECTURE**  
 COLORS, MATERIALS AND DESIGN FEATURES 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**  
 1. THE MAXIMUM AMOUNT OF FOUNDATION WALL PERMITTED TO BE EXPOSED ABOVE FINISHED GRADE IS 8".

**ADDRESS SIGNS**  
 1. STREET ADDRESSES ARE TO BE PROMINENTLY DISPLAYED IN CONTRASTING COLOR PLAINLY VISIBLE FROM THE STREET.  
 A. ADDRESS SHALL BE: 4555 CITY CENTRE ROAD, FIRESTONE, CO 80504

**SETBACKS**

FROM	BUILDING	PARKING	BUFFER
FIRESTONE BLVD FRONTAGE	20'	5'	30'
EAST PROPERTY LINE	10'	5'	N/A
CITY CENTRE RD FRONTAGE	20'	5'	N/A
WEST PROPERTY LINE	10'	5'	N/A

**DEVELOPMENT SCHEDULE**  
 THE PROJECT WILL BE COMPLETED IN A SINGLE PHASE WITH CONSTRUCTION TO BEGIN SPRING 2018. APPROVAL OF THE FDP WILL EXPIRE AFTER 3 YEAR(S).

**APPROVAL BLOCK**  
 APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS 14th DAY OF March, 2018, BY RESOLUTION NO. 18-15  
 Mayor: *Debbie Smolkin*  
 Attest: Town Clerk: *Shah V. Ravalala*



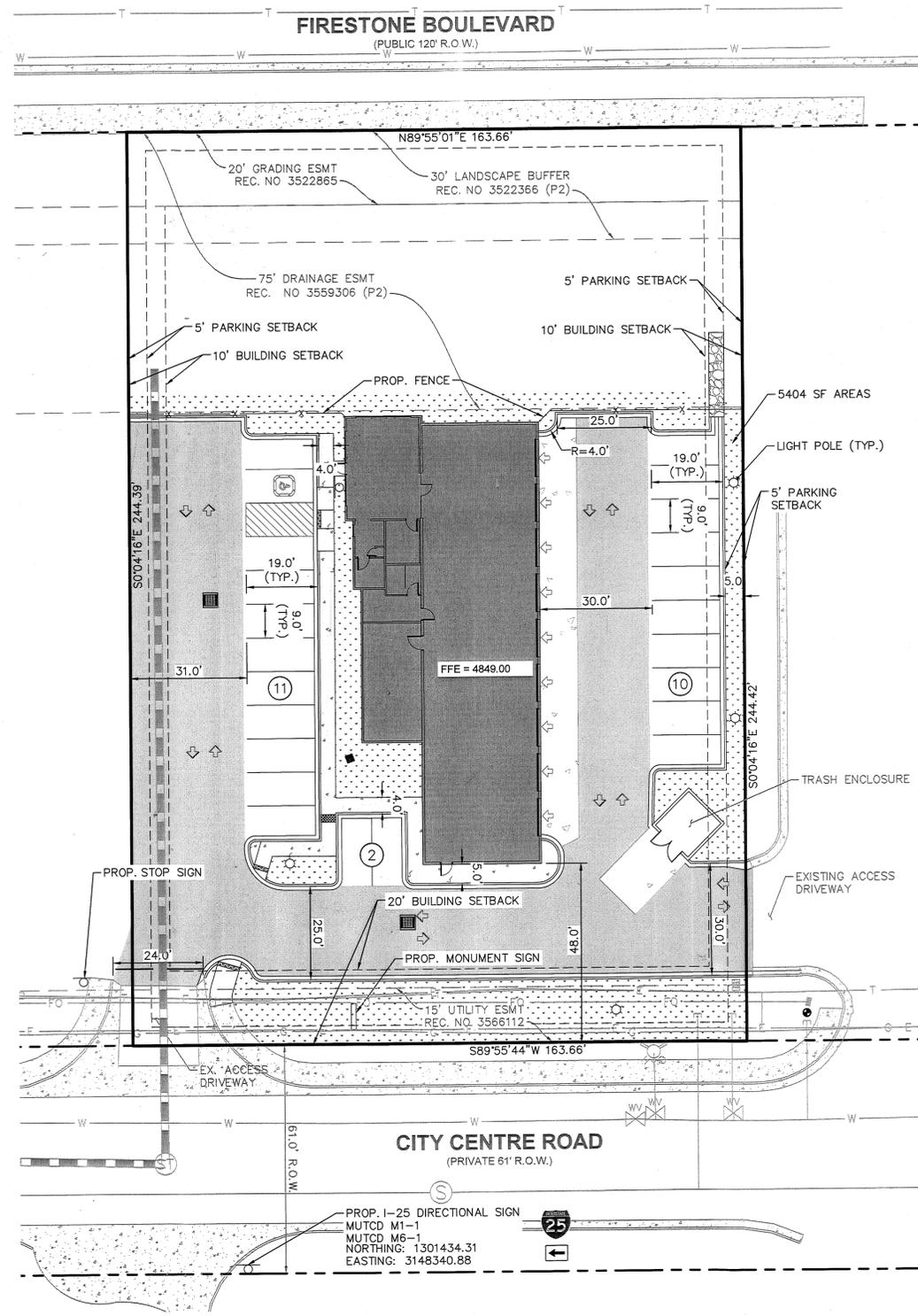
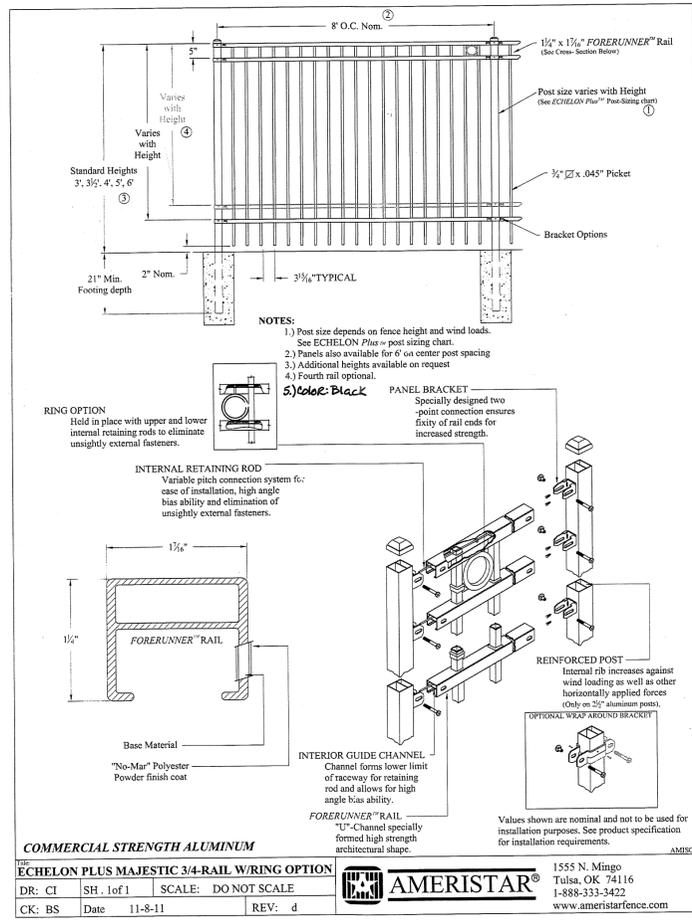
**ACCEPTANCE BLOCK AND NOTARY**  
 BY SIGNING THIS FDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH THEREIN.  
 BPCO PROPERTIES, LLC A COLORADO LIMITED LIABILITY COMPANY  
 STATE OF COLORADO )  
 COUNTY OF WELD ) SS  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF May, 2018, BY Dean Pisciotto AS manager OF BPCO Properties, LLC A Colorado Limited Liability Company  
 WITNESS MY HAND AND OFFICIAL SEAL  
 Notary Public - State of Colorado  
 My Commission Expires December 28, 2019  
 My Commission Expires December 28, 2019

<b>BRAKES PLUS COVER SHEET</b>	
NAME OF APPLICATION:	BRAKES PLUS
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	
REVISION DATE:	
<b>SHEET 1 OF 12</b>	

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# FINAL DEVELOPMENT PLAN BRAKES PLUS

LOT 1B, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT  
 4555 CITY CENTRE ROAD  
 TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504  
**SITE PLAN**  
 SHEET 2 OF 12

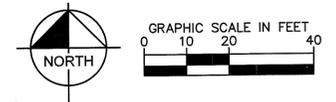


**LEGEND**

- EXISTING PROPERTY LINE
- PROPERTY LINE
- ACCESSIBLE ROUTE
- FIRE LANE
- CONCRETE SIDEWALK
- LIGHT DUTY ASPHALT
- STANDARD DUTY ASPHALT
- HEAVY DUTY CONCRETE
- LANDSCAPED AREAS

**ADJACENT PROPERTIES**

LOCATION	SUBDIVISION	LAND USE	REC. NO.
NORTH	EAGLE CREST SUB MINOR PLAT, LOT C	PUBLIC R.O.W. (120')	
WEST	FIRESTONE CITY CENTRE FILING NO. 4, LOT 1A	COMMERCIAL	
SOUTH	FIRESTONE CITY CENTRE FILING NO. 3	PRIVATE R.O.W. (61')	3576025(P)
EAST	FIRESTONE CITY CENTRE FILING NO. 4, LOT 2	COMMERCIAL	4277731



**BRAKES PLUS  
 SITE PLAN**

NAME OF APPLICATION:	BRAKES PLUS
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	
REVISION DATE:	

**SHEET 2 OF 12**

**Kimley Horn**

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 2 NORTH NEVADA AVENUE, SUITE 300  
 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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# FINAL DEVELOPMENT PLAN BRAKES PLUS

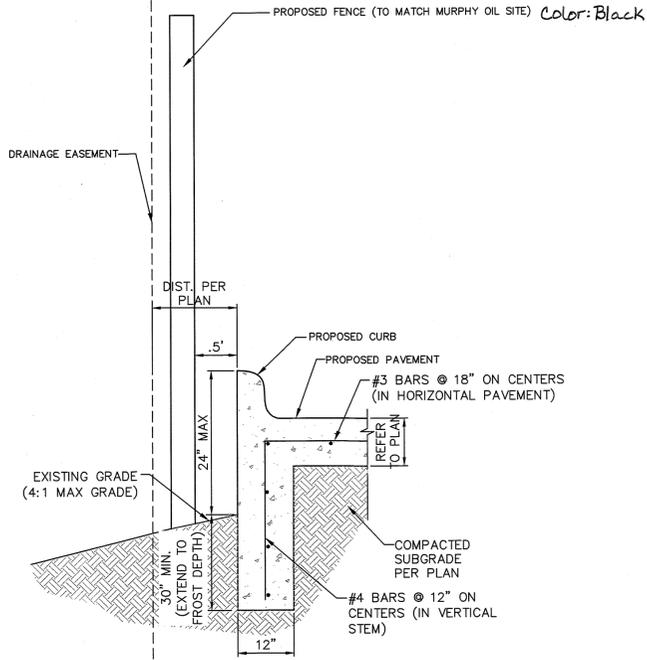
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 4555 CITY CENTRE ROAD  
 TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504  
**GRADING PLAN**  
 SHEET 3 OF 12

**LEGEND**

- EXISTING PROPERTY LINE
- ROADWAY CENTERLINE
- EXISTING WATER LINE & VALVE
- EXISTING SANITARY SEWER LINE & MANHOLE
- EXISTING STORM MAIN & MANHOLE
- EXISTING UNDERGROUND GAS LINE
- EXISTING FIBER OPTIC LINE & VAULT
- EXISTING POWER LINE & MANHOLE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY LINE
- AR ACCESSIBLE ROUTE
- GB GRADE BREAK
- 6000 PROPOSED MAJOR CONTOUR
- 6001 PROPOSED MINOR CONTOUR
- 6000 EXISTING MAJOR CONTOUR
- 6001 EXISTING MINOR CONTOUR
- FG FINISHED GRADE
- EG EXISTING GRADE
- ME MATCH EXISTING
- FL FLOW LINE

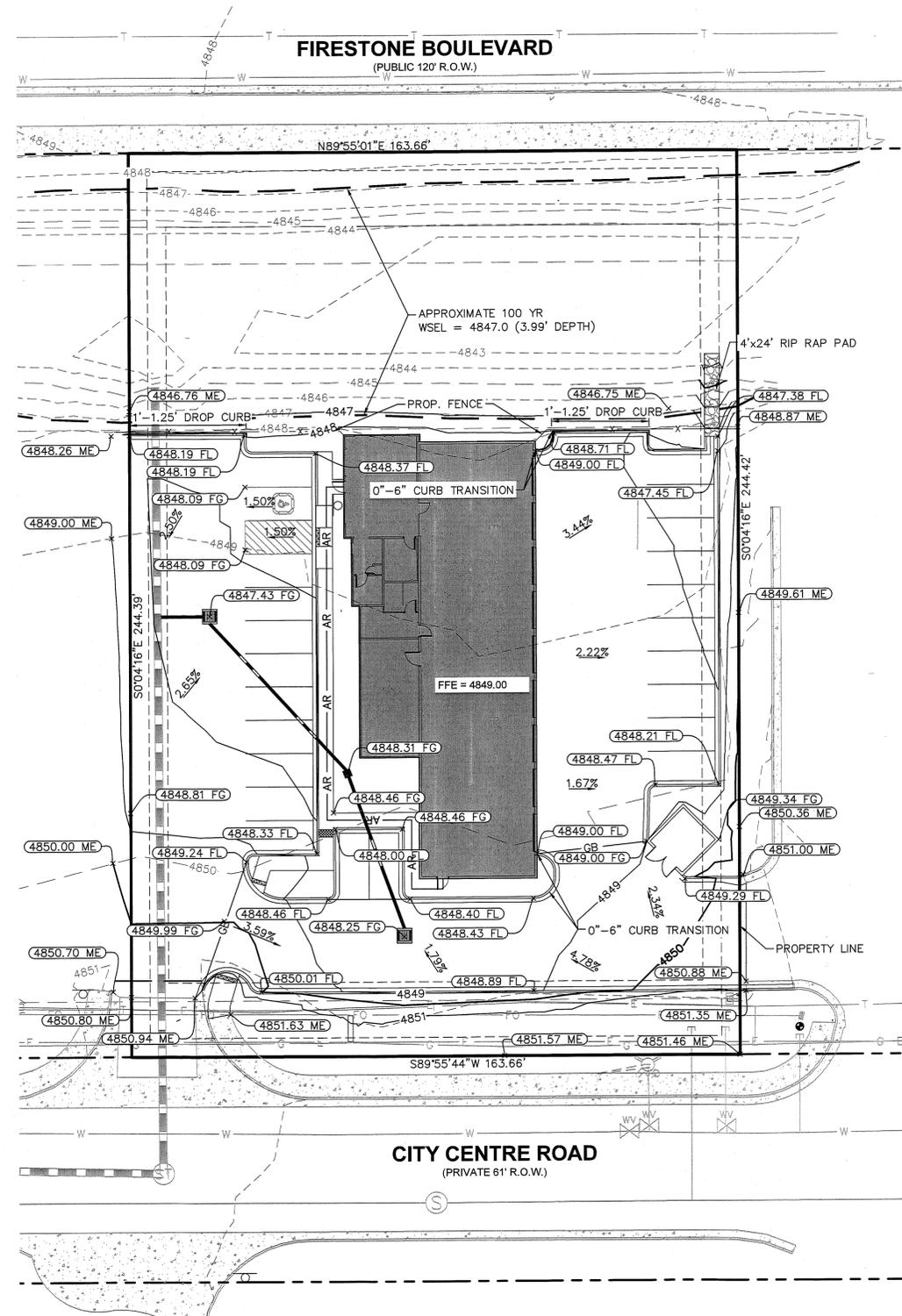
**NOTE:**

1. THE STORM SEWER SYSTEM SHOWN ON THIS FDP IS PRIVATE. THE TOWN OF FIRESTONE HAS NO OPERATIONS OR MAINTENANCE RESPONSIBILITIES.



**CURB WITH WALL DETAIL**  
N.T.S.

NOTE:  
REFER TO GEOTECH REPORT  
FOR FURTHER INFORMATION.



**FLOODPLAIN NOTE:**

THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% ANNUAL CHANCE FLOODPLAIN AND/OR ZONE D, AREAS IN WHICH HAZARDS ARE UNDETERMINED, BUT POSSIBLE, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP: COMMUNITY-PANEL NO. 08123C-1890 E, DATED JANUARY 20, 2016. THE MAP DOES NOT DIFFERENTIATE BETWEEN ZONE X UNSHADED AND ZONE D. FLOOD INFORMATION IS SUBJECT TO CHANGE.



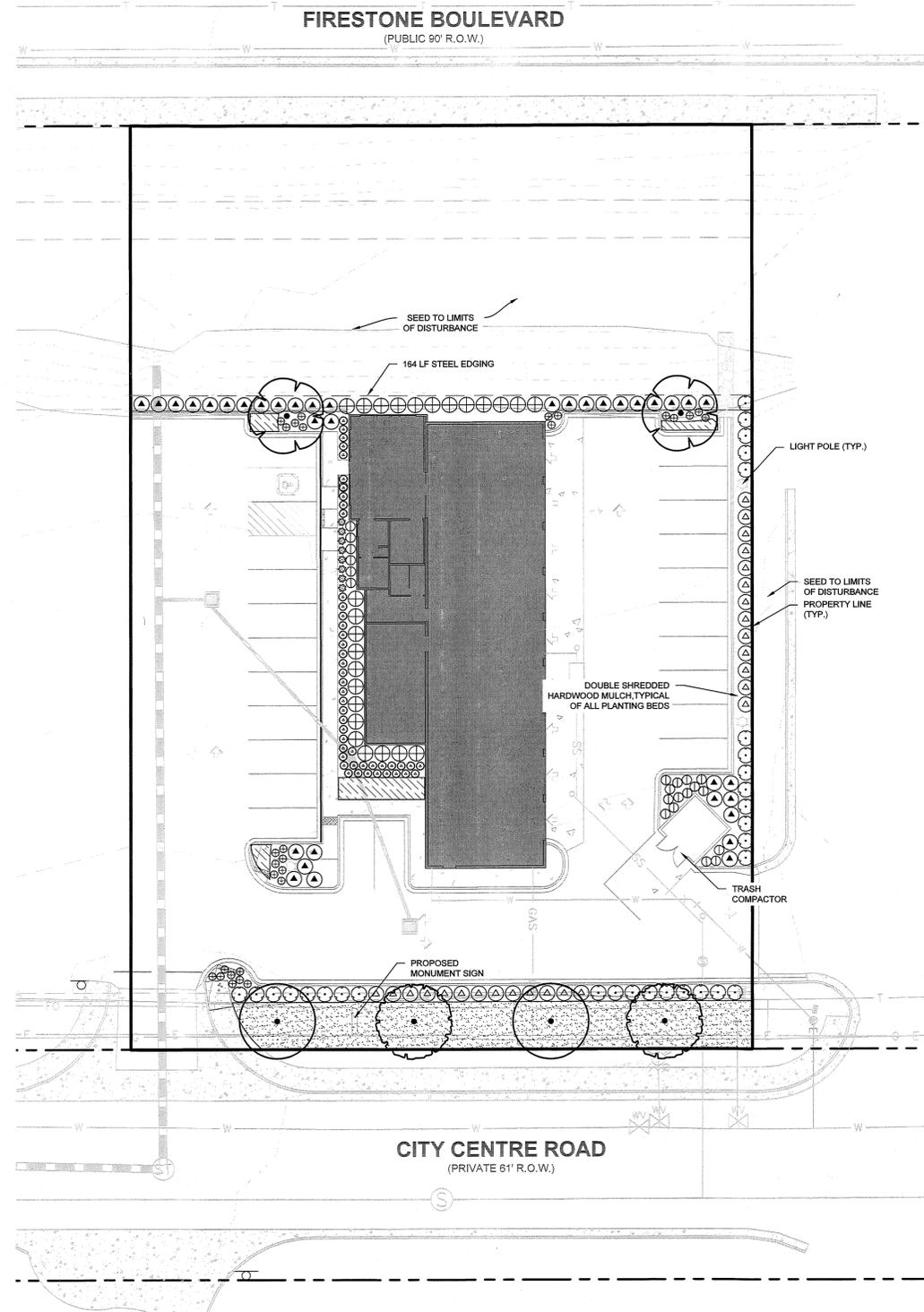
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 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

<b>BRAKES PLUS GRADING PLAN</b>	
NAME OF APPLICATION:	BRAKES PLUS
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	
REVISION DATE:	
<b>SHEET 3 OF 12</b>	

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# FINAL DEVELOPMENT PLAN BRAKES PLUS

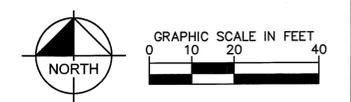
LOT 1B, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT  
 4555 CITY CENTRE ROAD  
 TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504  
 LANDSCAPE PLAN  
 SHEET 4 OF 12



### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	
	CS2	2	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2" CAL MIN	
	QC	2	QUERCUS MACDANIELLI 'CLEMONS' TM	HERITAGE OAK	B & B	2" CAL MIN	
	TG	2	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2" CAL MIN	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	BR	36	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW BARBERRY	5 GAL	SEE PLAN	
	CC	28	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	5 GAL	SEE PLAN	
	CK2	21	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	SEE PLAN	
	EA	25	EUONYMUS ALATUS 'RUDY HAAG'	RUDY HAAG BURNING BUSH	5 GAL	SEE PLAN	
	HS	46	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	SEE PLAN	
	LV2	30	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	5 GAL	SEE PLAN	
	PA	8	PEROVSKIA X 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	SEE PLAN	
	RA	26	RIBES ALPINUM	ALPINE CURRANT	5 GAL	SEE PLAN	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	EC	111	EUONYMUS FORTUNEI 'COLORATUS'	COLORATUS PURPLE WINTERCREEPER	4" P.P.		18" OC
	KB	1,666 SF	KEN-TEX BLUEGRASS	KEN-TEX TEXAS HYBRID BLUEGRASS	SOD		

**NOTE:**  
 1. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. PLANT MATERIALS SHALL BE UPSIZED AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.  
 2. NO TREES WILL BE PLANTED WITHIN 10' AND NO SHRUBS WILL BE PLANTED WITHIN 5' OF UTILITY LINES.



\* SEE SHEET 5 FOR ADDITIONAL PLANTING DETAILS



## Kimley»Horn

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 2 NORTH NEVADA AVENUE, SUITE 300  
 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

<b>BRAKES PLUS                  LANDSCAPE PLAN</b>	
NAME OF APPLICATION:	BRAKES PLUS
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	
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SHEET 4 OF 12	

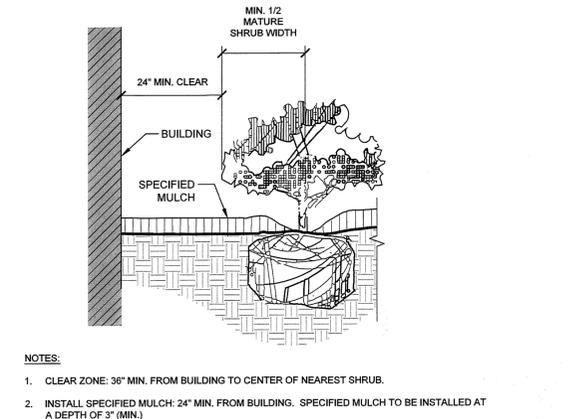
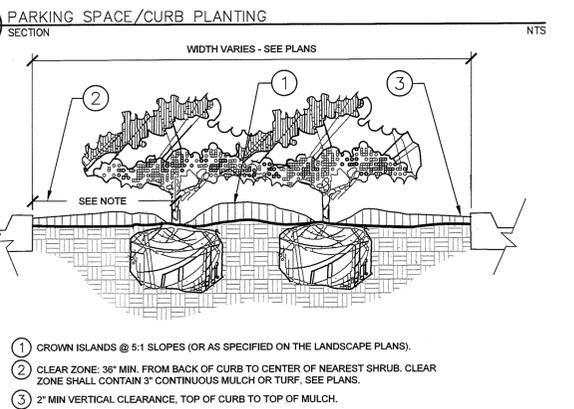
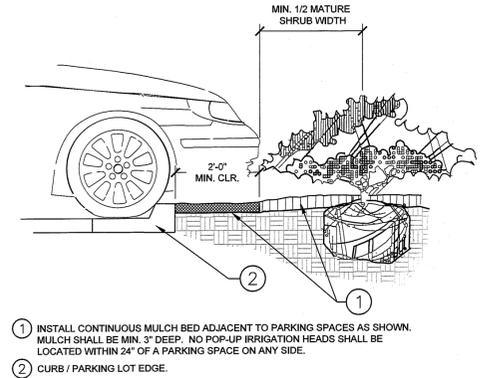
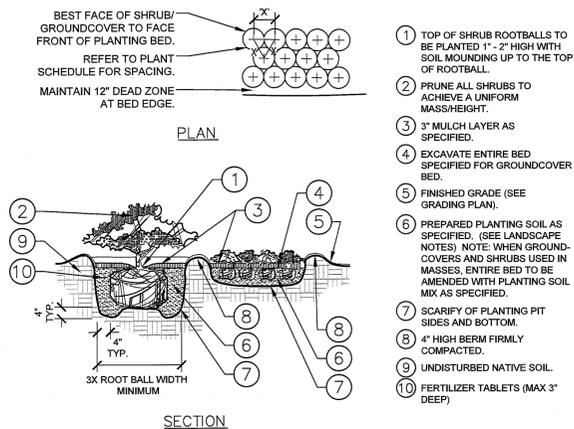
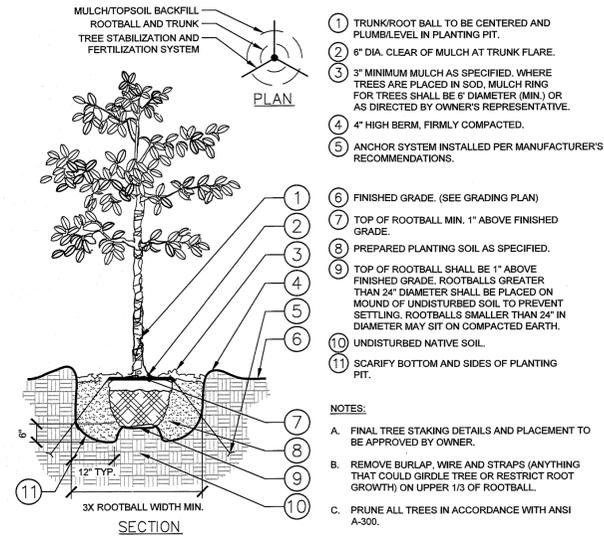
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# FINAL DEVELOPMENT PLAN BRAKES PLUS

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 4555 CITY CENTRE ROAD  
 TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504  
**LANDSCAPE NOTES AND DETAILS**  
 SHEET 5 OF 12

### LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE 2900 SPECIFICATION.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
8. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
9. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
10. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
11. ALL SHRUB BEDS TO BE MULCHED WITH 3/4" ROCK MULCH TO A MINIMUM DEPTH OF 3 INCHES.
12. REFER TO SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
13. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
14. THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWMP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWMP PLAN FOR THIS SITE.
15. COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
16. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
17. THE LANDSCAPE IS DESIGNED TO BE LOW MAINTENANCE AND LOW WATER USE, USING A VARIETY OF FIRESTONE APPROVED PLANTS. PLANTS ARE PLACED IN A MANNER TO SCREEN BACK OF HOUSE OPERATIONS, WHILE ACCENTUATING MAIN PUBLIC AREAS AND ENTRANCES.

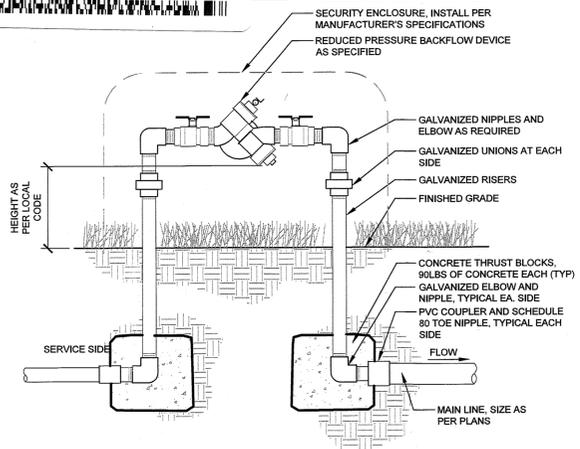


<b>BRAKES PLUS LANDSCAPE NOTES AND DETAILS</b>	
NAME OF APPLICATION:	BRAKES PLUS
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	
REVISION DATE:	
SHEET 5 OF 12	

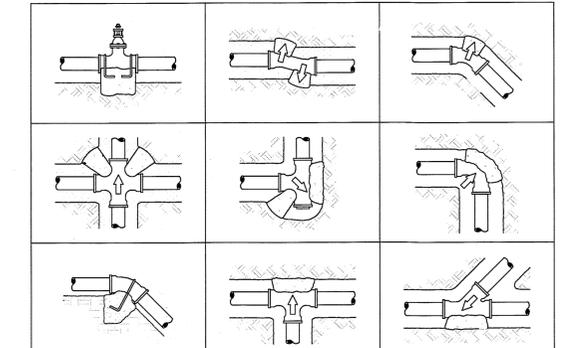


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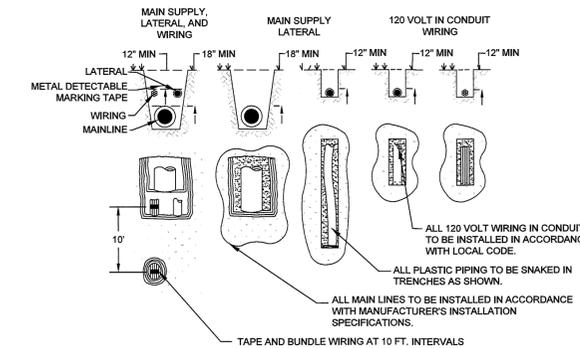
LOT 1B, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLACEMENT  
 4555 CITY CENTRE ROAD  
 TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504  
 IRRIGATION DETAILS  
 SHEET 7 OF 12



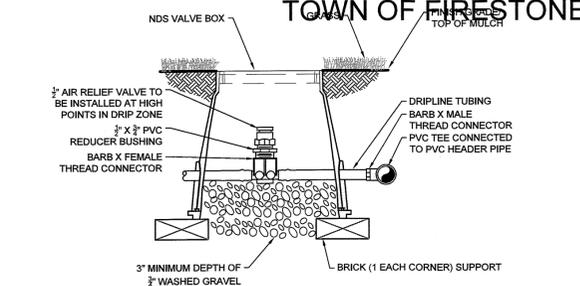
**1** BACKFLOW PREVENTER  
 SECTION  
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**2** TYPICAL THRUST BLOCK  
 SECTION  
 NTS

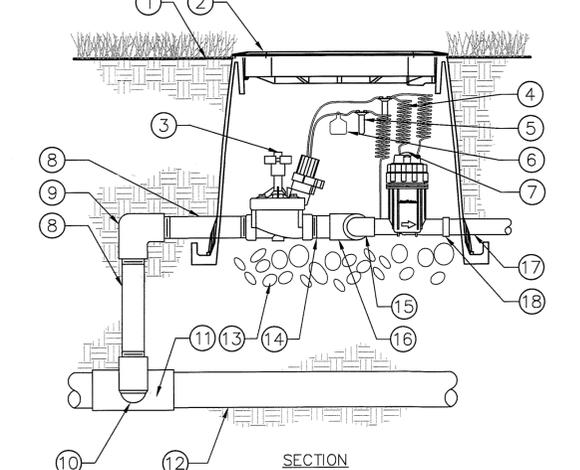


**3** TYPICAL TRENCHING  
 SECTION  
 NTS

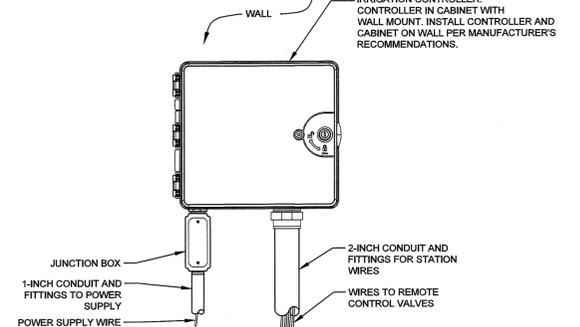


**4** AIR RELIEF VALVE IN DRIPLINE  
 SECTION  
 NTS

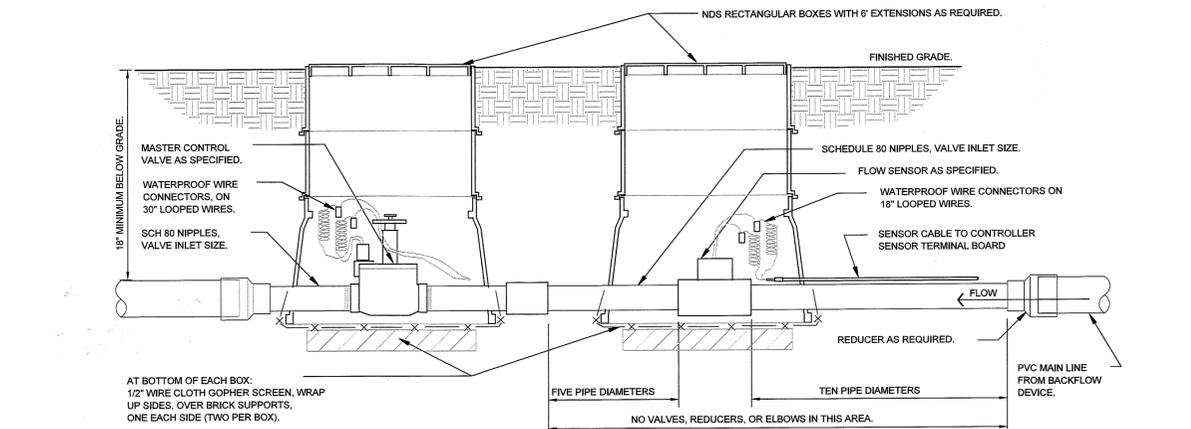
- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH LOCKING COVER
- 3 REMOTE CONTROL VALVE
- 4 30-INCH LINEAR LENGTH OF WIRE, COILED
- 5 WATERPROOF CONNECTION
- 6 ID TAG
- 7 PRESSURE REGULATING QUICK CHECK BASKET FILTER
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 PVC SCH 40 ELL
- 10 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 11 PVC SCH 40 TEE OR ELL
- 12 MAINLINE PIPE
- 13 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 14 PVC SCH 80 NIPPLE, CLOSE
- 15 PVC SCH 40 ELL
- 16 PVC SCH 40 TEE
- 17 LATERAL PIPE
- 18 PVC SCH 40 FEMALE ADAPTOR



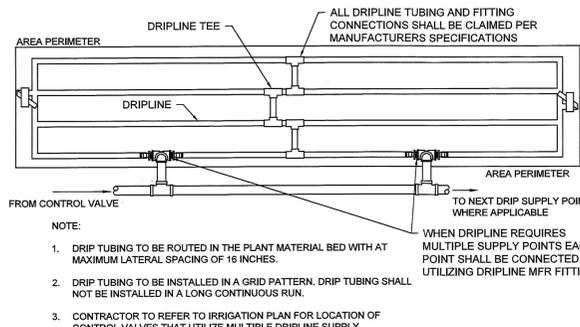
**5** DRIP ZONE VALVE KIT  
 SECTION  
 1" = 1"  
 096-011-010-16  
 NTS



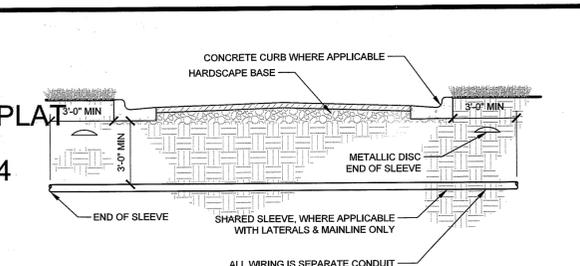
**6** IRRIGATION CONTROLLER - WALL MOUNT  
 ELEVATION  
 NTS



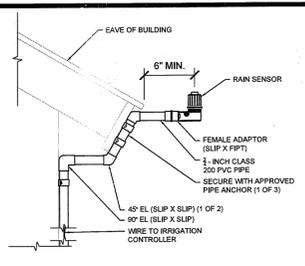
**7** MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY  
 SECTION  
 NTS



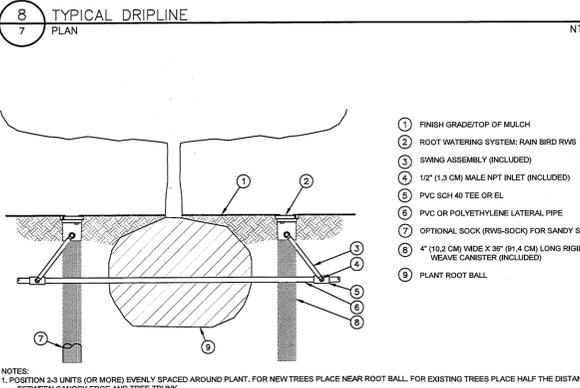
**8** TYPICAL DRIPLINE  
 PLAN  
 NTS



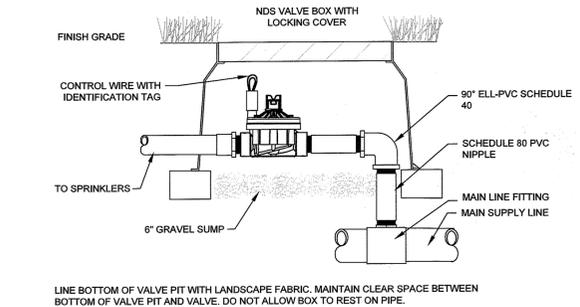
**10** TYPICAL SLEEVING  
 SECTION  
 NTS



**12** RAIN SENSOR - BUILDING MOUNT  
 SECTION  
 NTS



**9** ROOT WATERING SYSTEM  
 SECTION  
 096-011-010-24  
 NTS



**11** TYPICAL CONTROL VALVE  
 SECTION  
 NTS

<b>BRAKES PLUS IRRIGATION DETAILS</b>	
NAME OF APPLICATION:	BRAKES PLUS
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	
REVISION DATE:	
SHEET 7 OF 12	

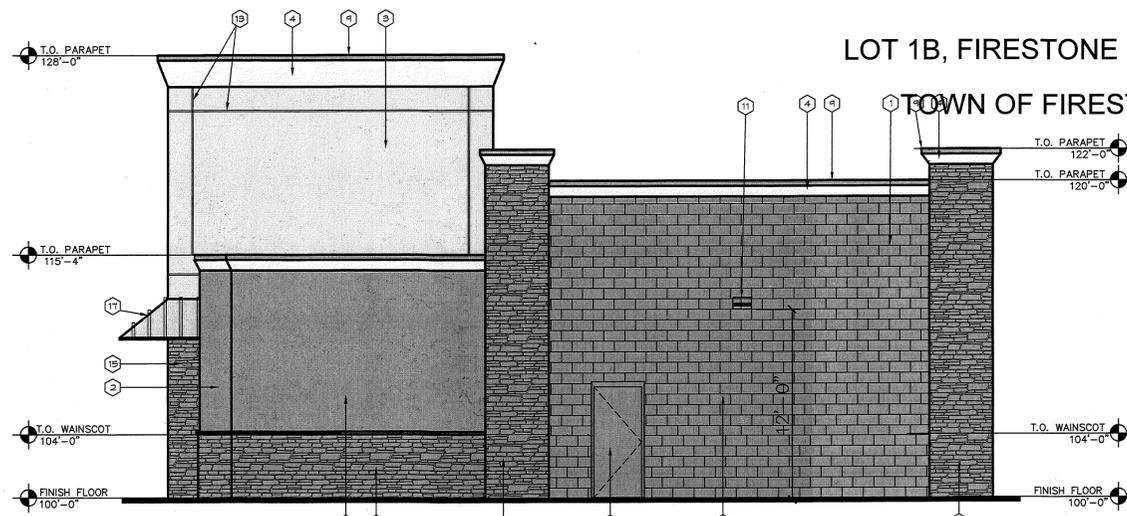
K:\cadd\096011010\_brakes\_plus\_firestone\CADD\plansheets\FDP\090110\FDP\_10.dwg Apr 11, 2018 3:39pm

# FINAL DEVELOPMENT PLAN

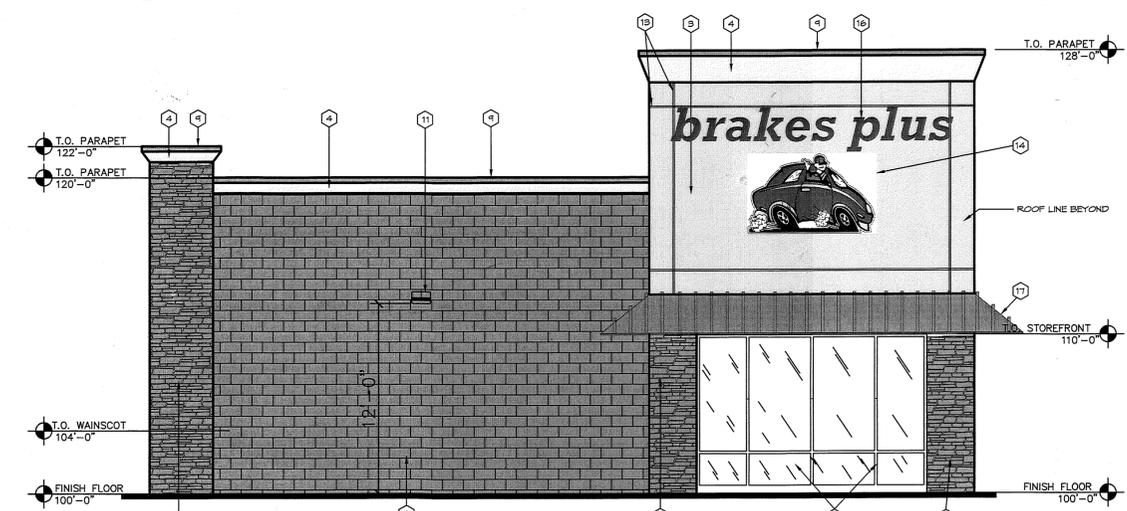
## BRAKES PLUS

LOT 1B, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT  
 4555 CITY CENTRE ROAD  
 TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504  
**EXTERIOR ELEVATIONS**  
 SHEET 8 OF 12

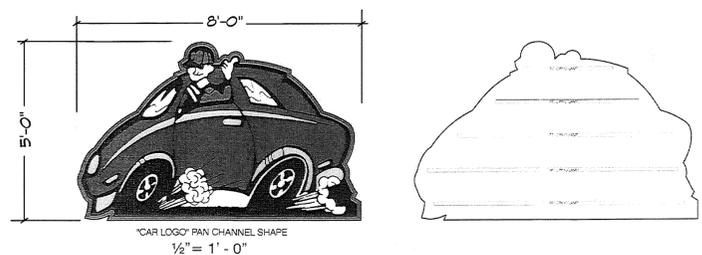
- KEYNOTES**
1. SMOOTH FACE CONCRETE BLOCK - BEST BLOCK - SAVIO TAN #63T
  2. STUCCO - INTEGRAL COLOR O MATCH SHERWIN WILLIAMS #2835 CRAFTSMAN BROWN
  3. STUCCO - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2834 BIRDSEYE MAPLE
  4. STUCCO - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #6105 DIVINE WHITE
  5. MTL. MAN DOOR. PAINT TO MATCH MASONRY
  6. ALUMINUM/GLASS STOREFRONT CLEAR ANODIZED ALUMINUM
  7. ALUMINUM SECTIONAL OVERHEAD DOORS CLEAR ANODIZED ALUMINUM
  8. NOT USED.
  9. PRE-FINISHED METAL CAP FLASHING
  10. DOWNSPOUT AND OVERFLOW SCUPPER
  11. DECORATIVE LIGHT FIXTURE.
  12. KEY DROP BOX
  13. 1 1/2" X 3/4" REVEAL
  14. 5' X 8' CAR LOGO SIGN
  15. FAUX STONE - COUNTRY LEDSTONE - SHALE
  16. 28" HIGH SIGN
  17. METAL AWNING - BERRIDGE "ZINC-COTE"



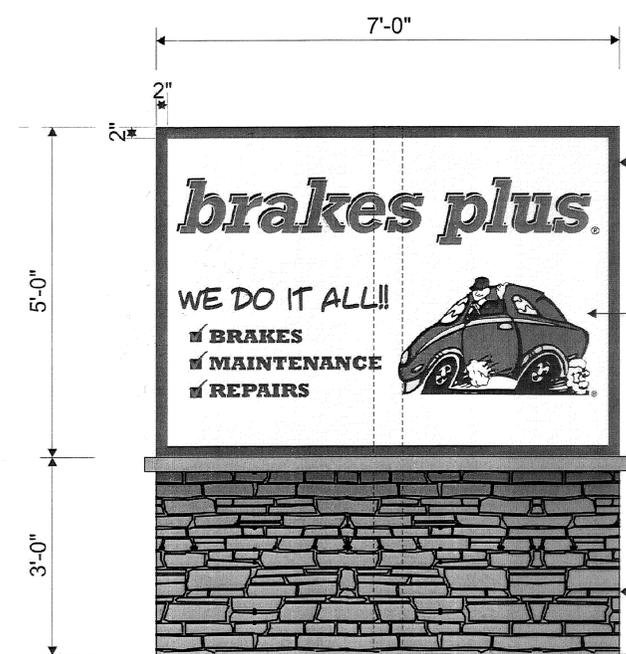
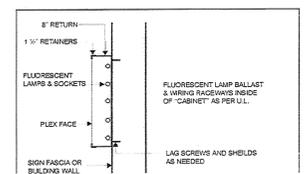
1 SOUTH ELEVATION  
 8 1/4"=1'-0"



3 NORTH ELEVATION  
 8 1/4"=1'-0"



**SPECIFICATIONS ON 'CAR LOGO':**  
 PAN CHANNEL ILLUMINATED 'SHAPE'  
 INTERNAL ALUMINUM ANGLE STRUCTURE AS NEEDED TO STIFFEN UP THE SHAPE  
 .063 ALUMINUM BACK AND RETURNS  
 8" DARK BRONZE ALUMINUM RETURNS  
 3/16" #015-2 WHITE PLEX FACE  
 1ST SURFACE TRANSLUCENT VINYL GRAPHICS:  
 #015 RED  
 #015 YELLOW  
 #167 BLUE  
 #22 BLACK  
 (OR DIGITAL PRINT ON TRANSLUCENT VINYL)  
 1 1/2" FLAT ALUMINUM RETAINER - DARK BRONZE  
 INTERNAL CWHD FLUORESCENT LAMP ILLUMINATION

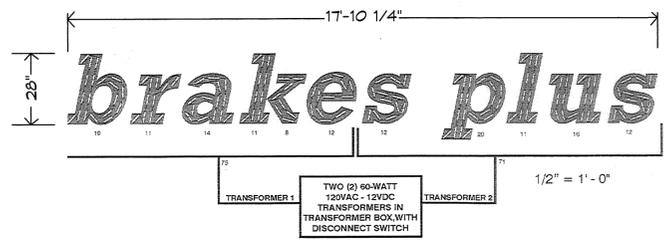


**MANUFACTURE & INSTALL ILLUMINATED DOUBLE FACE MONUMENT SIGN.**  
 \* 16" DEEP .063 ALUMINUM CABINET. PAINTED - DARK BRONZE  
 \* FLAT 3/16" #015-2 WHITE PLEX TENANT FACES.  
 \* ILLUMINATED WITH HO LAMPS:

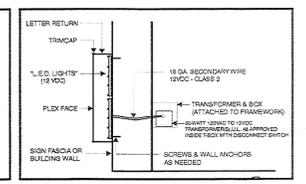
**BRAKES PLUS:**  
 \* TOP BACKGROUND = WHITE.  
 \* BRAKES PLUS = TRANSL. #33 RED VINYL OVERLAYS WITH BLACK VINYL DROP SHADOWS.  
 \* LOGO = TRANSLUCENT CUT VINYL OVERLAYS  
 #33 RED VINYL  
 #015 YELLOW VINYL  
 #167 BLUE VINYL  
 #22 BLACK  
 \* BRAKES MAINTENANCE REPAIRS = TRANSL.#167 BLU  
 \* WE DO IT ALL = TRANSL. #167 BLUE VINYL  
 \* CHECK MARKS #22BLACK w/ #33 RED CHECKS

FAUX STONE BASE BY GC TO MATCH BUILDING

2 MONUMENT SIGN DETAIL  
 8 NO SCALE



**SPECIFICATIONS ON SIGNS:**  
 PAN CHANNEL ILLUMINATED LETTERS  
 5" DARK BRONZE ALUMINUM RETURNS  
 1/8" #278-0 RED PLEX FACES  
 3/4" BRONZE TRIMCAP  
 INTERNAL ILLUMINATION WITH "SLOAN" 4" L.E.D. MODULES  
 120 VOLTS - 1 AMP



6 EXTERIOR WALL SIGN #1  
 8 NO SCALE

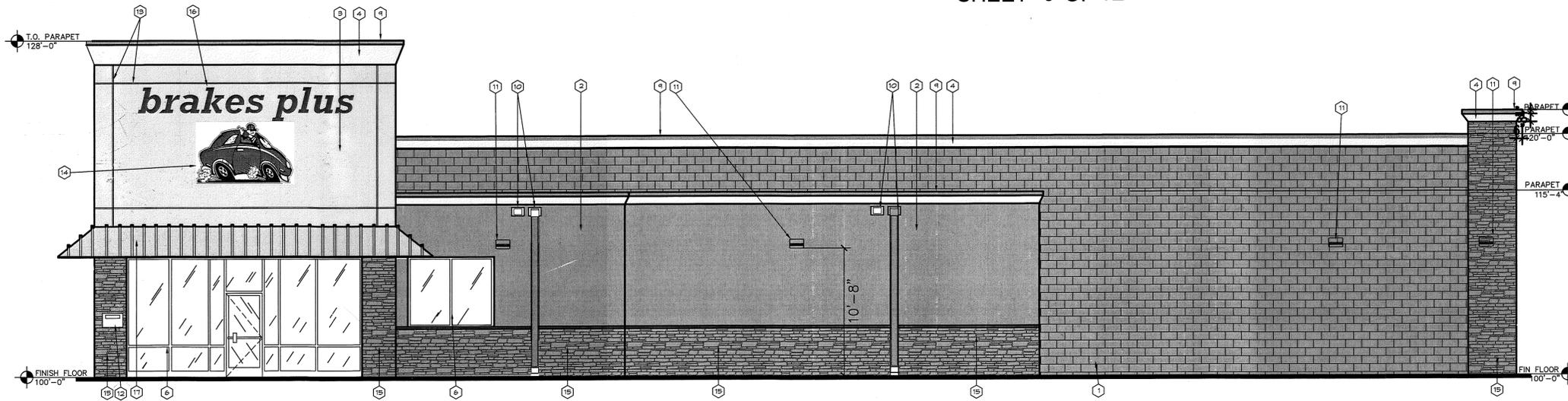
**Kimley»Horn** 6 EXTERIOR WALL SIGN #2  
 8 1/4"=1'-0"

BRAKES PLUS EXTERIOR ELEVATIONS	
NAME OF APPLICATION:	
TYPE OF SUBMITTAL:	
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	
REVISION DATE:	
SHEET 8 OF 12	

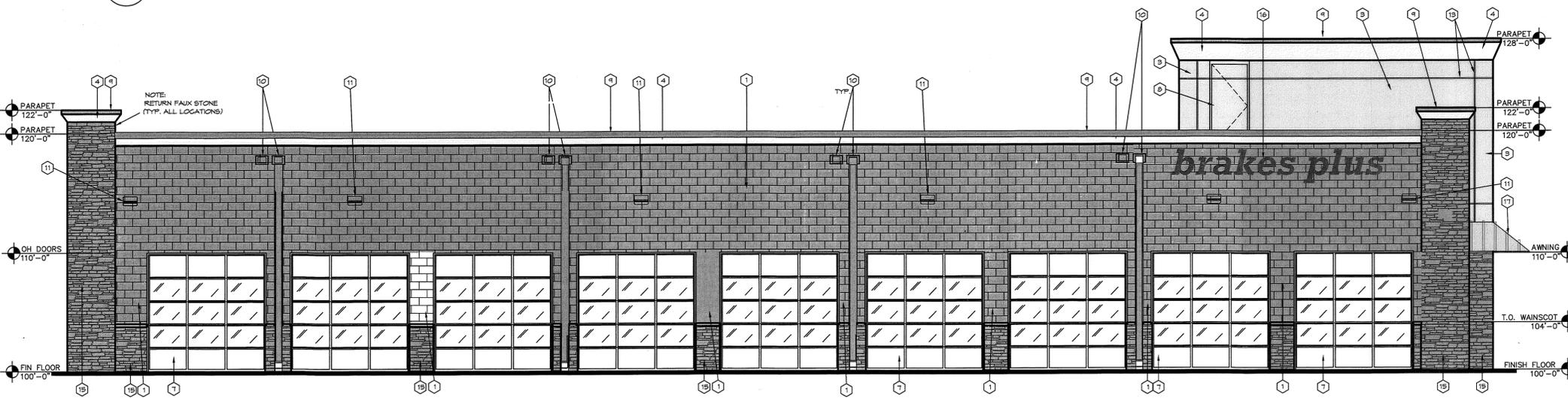
# FINAL DEVELOPMENT PLAN BRAKES PLUS

LOT 1B, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT  
 4555 CITY CENTRE ROAD  
 TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504  
 EXTERIOR ELEVATIONS  
 SHEET 9 OF 12

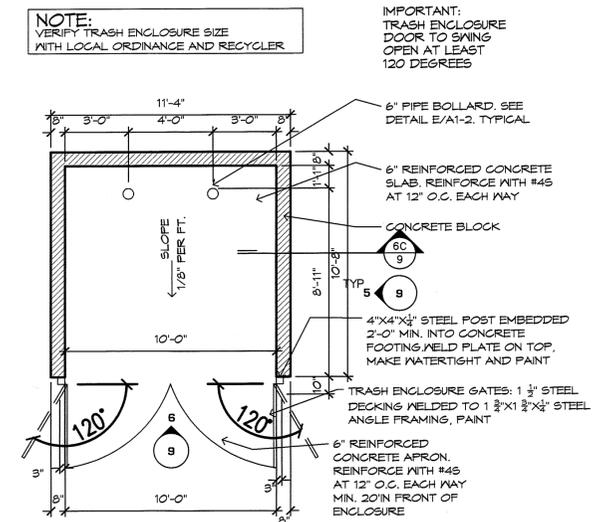
- KEYNOTES**
1. SMOOTH FACE CONCRETE BLOCK - BEST BLOCK - SAVIO TAN #637
  2. STUCCO - INTEGRAL COLOR O MATCH SHERWIN WILLIAMS #2835 CRAFTSMAN BROWN
  3. STUCCO - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #2834 BIRDBEYE MAPLE
  4. STUCCO - INTEGRAL COLOR TO MATCH SHERWIN WILLIAMS #6105 DIVINE WHITE
  5. MTL. MAN DOOR. PAINT TO MATCH MASONRY
  6. ALUMINUM/GLASS STOREFRONT CLEAR ANODIZED ALUMINUM
  7. ALUMINUM SECTIONAL OVERHEAD DOORS CLEAR ANODIZED ALUMINUM
  8. NOT USED.
  9. PRE-FINISHED METAL CAP FLASHING
  10. DOWNSPOUT AND OVERFLOW SCUPPER
  11. DECORATIVE LIGHT FIXTURE.
  12. KEY DROP BOX
  13. 1 1/2" X 3/4" REVEAL
  14. 5' X 8' CAR LOGO SIGN
  15. FAUX STONE - COUNTRY LEDSTONE - SHALE
  16. 28" HIGH SIGN
  17. METAL AWNING - BERRIDGE "ZINC-COTE"



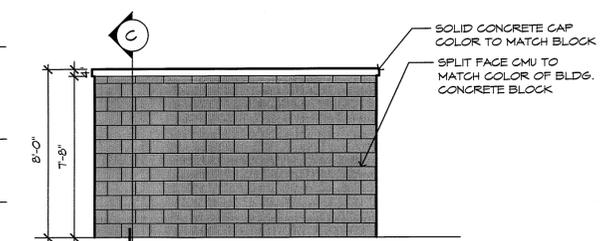
1 WEST ELEVATION  
 9 1/4"=1'-0"



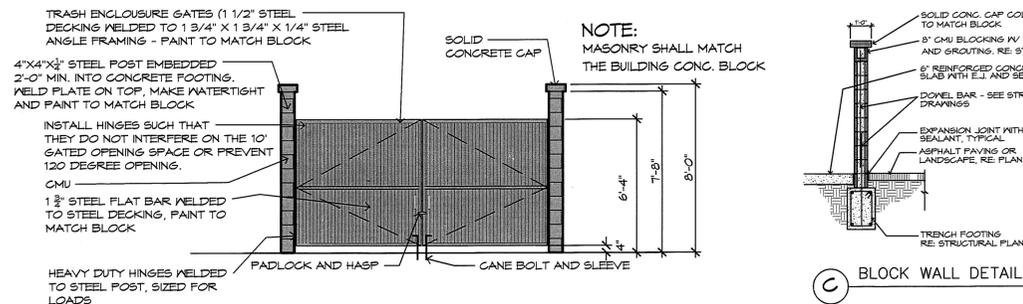
3 EAST ELEVATION  
 9 1/4"=1'-0"



4 TRASH ENCLOSURE PLAN  
 9 1/4"=1'-0"



5 TRASH ENCLOSURE COLOR ELEV.  
 9 1/4"=1'-0"



6 TRASH ENCLOSURE ELEV. AND DETAIL  
 9 1/4"=1'-0"

BRAKES PLUS EXTERIOR ELEVATIONS	
NAME OF APPLICATION:	
TYPE OF SUBMITTAL:	
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	
REVISION DATE:	
SHEET 9 OF 12	

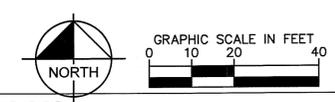
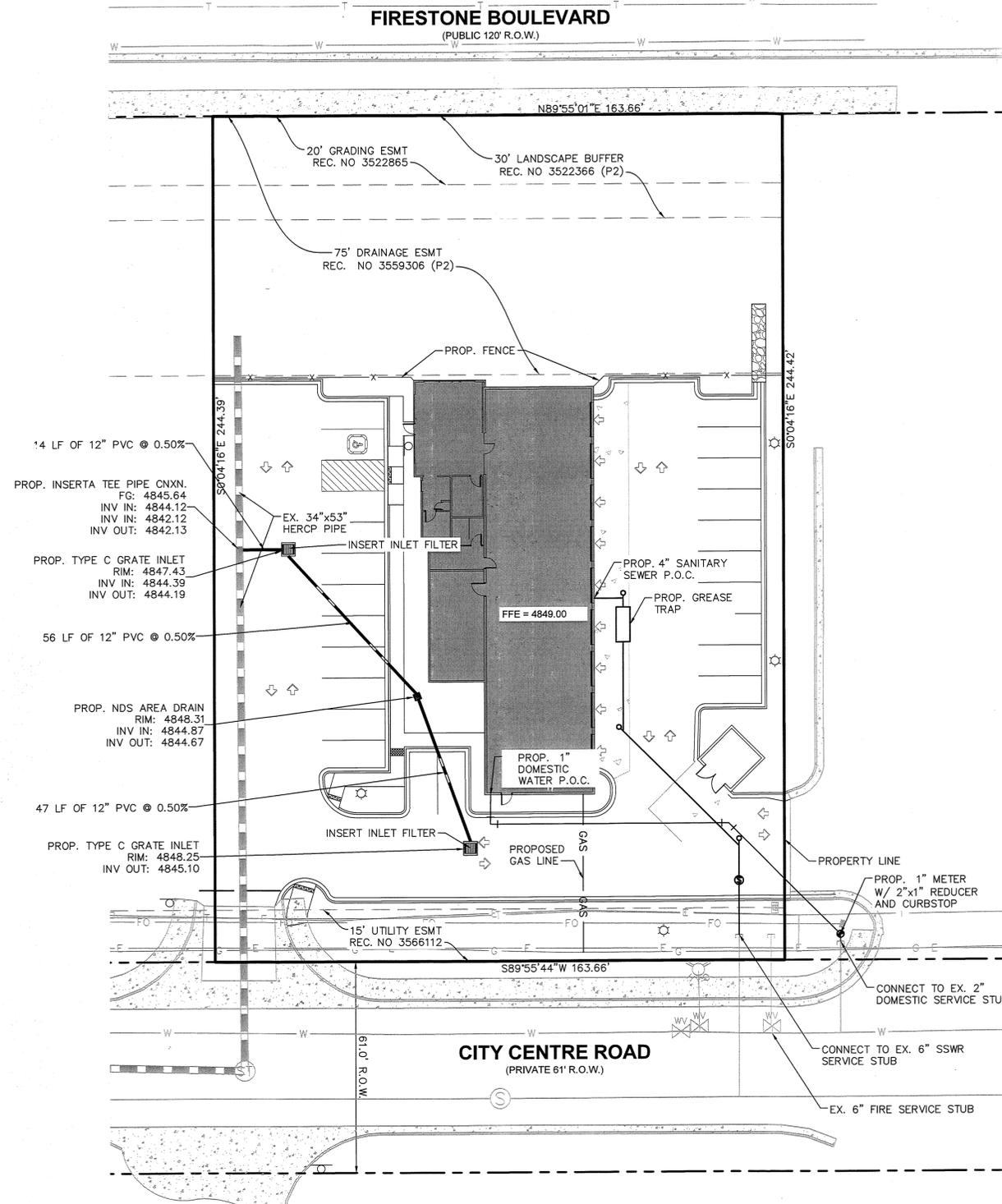


# FINAL DEVELOPMENT PLAN BRAKES PLUS

LOT 1B, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT  
 4555 CITY CENTRE ROAD  
 TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504  
 UTILITY PLAN  
 SHEET 11 OF 12

### LEGEND

- EXISTING PROPERTY LINE
- ROADWAY CENTERLINE
- EXISTING WATER LINE & VALVE
- EXISTING SANITARY SEWER LINE & MANHOLE
- EXISTING STORM MAIN & MANHOLE
- EXISTING UNDERGROUND GAS LINE
- EXISTING FIBER OPTIC LINE & VAULT
- EXISTING POWER LINE & MANHOLE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY LINE
- PROPOSED WATER LINE & VALVE
- PROPOSED SANITARY SEWER LINE & MANHOLE
- PROPOSED STORM LINE & MANHOLE
- PROPOSED UNDERGROUND GAS LINE
- PROPOSED STORM SEWER STRUCTURES



<b>BRAKES PLUS UTILITY PLAN</b>	
NAME OF APPLICATION:	BRAKES PLUS
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	
REVISION DATE:	
SHEET 11 OF 12	

# FINAL DEVELOPMENT PLAN BRAKES PLUS

LOT 1B, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 4, FIRST REPLAT  
 4555 CITY CENTRE ROAD  
 TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO, 80504  
 SITE LIGHTING AND PHOTOMETRIC PLAN  
 SHEET 12 OF 12

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	4	S1	SINGLE	0.950	STV-2-T2-80L-700-40K-SINGLE @ 35' MTG.HT	168
	1	WM (NORTH)	SINGLE	0.950	FLOW-1-T2-16L-530-40KWM @ 12' MTG.HT	28
	4	WM (WEST)	SINGLE	0.950	FLOW-1-T2-16L-530-40KWM @ 11' MTG.HT	28
	1	WM (SOUTH)	SINGLE	0.950	FLOW-1-T2-16L-530-40KWM @ 12' MTG.HT	28
	6	WM (EAST)	SINGLE	0.950	FLOW-1-T2-16L-530-40KWM @ 15' MTG.HT	28

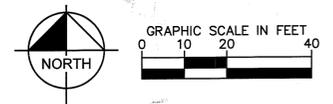
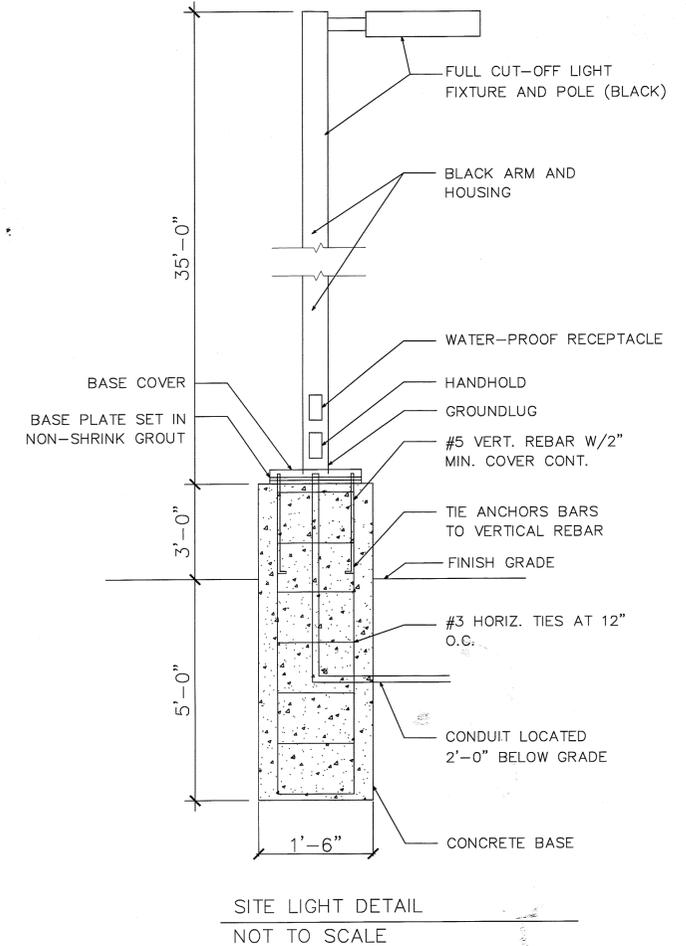
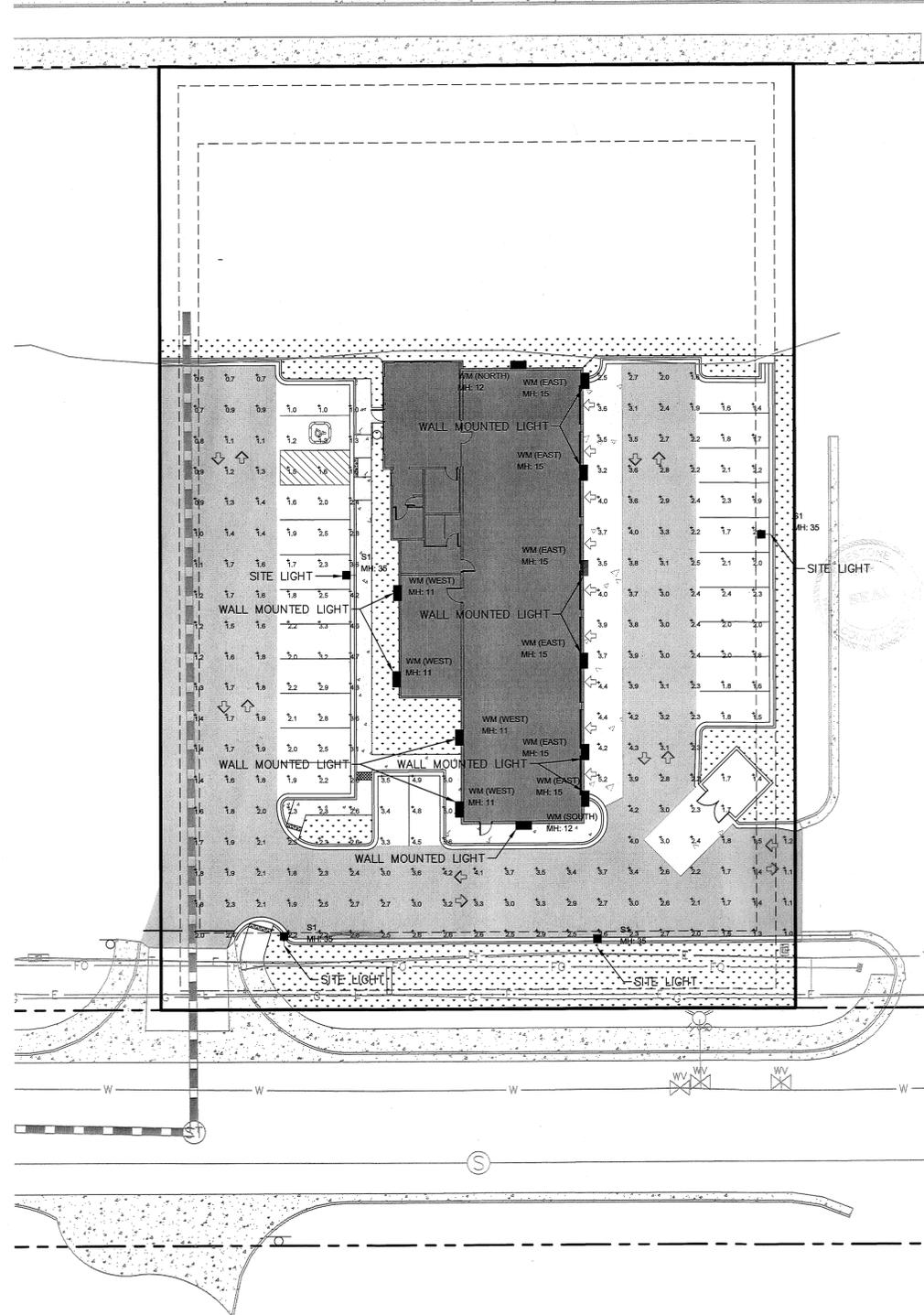
S1 = SITE LIGHT  
 WM = WALL MOUNTED LIGHT

LIGHT FIXTURE DETAILS SHOWN SHEET  
 10 - SITE DETAILS

SITE LIGHT POLE AND BASE DETAIL  
 SHOWN ON THIS SHEET

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.42	5.6	0.5	4.84	11.20

BP FIRESTONE  
 NLS LIGHTING  
 REV 1/19/18



<b>BRAKES PLUS                  SITE LIGHTING AND PHOTOMETRIC PLAN</b>	
NAME OF APPLICATION:	BRAKES PLUS
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	
REVISION DATE:	
SHEET 12 OF 12	