

Plot Date: 7/30/2018 10:23 AM, By: Nick Samuelsen, CTB: PG Civil.ctb

4422573 Pages: 1 of 4
08/13/2018 09:49 AM \$ Fee: \$43.00
Carly Kopas Clerk and Recorder Weld County, CO

FINAL DEVELOPMENT PLAN AMENDMENT NO. 1

BEHRENS & ASSOCIATES ENVIRONMENTAL NOISE CONTROL

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 15

OWNER/APPLICANT

OWNER/APPLICANT:

OWNER: BEHRENS FAMILY TRUST
APPLICANT: BEHRENS & ASSOCIATES ENVIRONMENTAL NOISE CONTROL, INC.
13805 INGLEWOOD AVE.
HAWTHORNE, CA 90250
PHONE: 310-679-8633
CONTACT: DON BEHRENS, TRUSTEE OF BEHRENS FAMILY TRUST
DDBEHRENS@BAENC.COM

TECHNICAL CONSULTANTS

SURVEYING

CREST SURVEYING
1211 LINCOLN STREET
LONGMONT, CO 80501
PHONE: (303) 776-1178
CONTACT: ROBERT HAMILTON
CRESTSURVEYING@GMAIL.COM

PLANNING/ENGINEERING

PERMONTES GROUP
625 MAIN STREET
LONGMONT, CO 80501
PHONE: (720) 684-4981
CONTACT: MICKEY LEYBA
MLEYBA@PERMONTESGROUP.COM

ADDRESS:

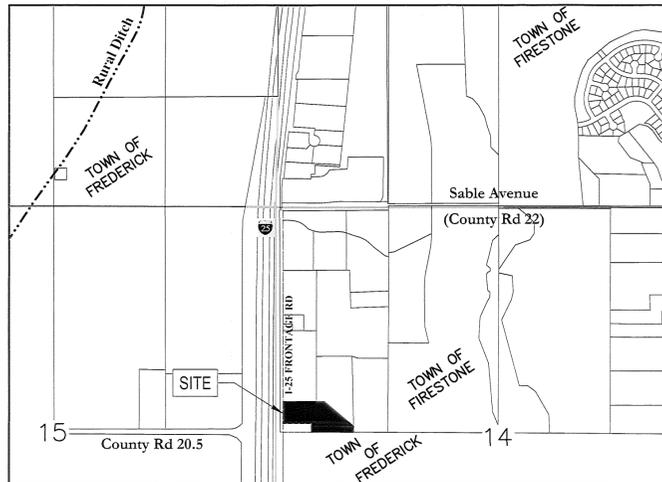
9536 E. I-25 FRONTAGE ROAD
FIRESTONE, CO 80504

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 14, AS BEARING SOUTH 00°24'08" EAST (PER AMENDMENT TO DEL CAMINO CENTER PUD, RECEPTION NO. 02343406 AND BEING MONUMENTED AS SHOWN HEREON.

BENCHMARK INFORMATION:

SITE BENCHMARK IS PER CDOT BENCHMARK MONUMENT LOCATED ±50 FEET EASTERLY OF THE WEST 1/4 CORNER OF SECTION 14, ELEVATION 4917.42 FEET.



VICINITY MAP
1" = 1000'

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 14;

THENCE NORTH 89°55'47" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 14, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EAST I-25 FRONTAGE ROAD;

THENCE NORTH 00°24'08" WEST ON THE EAST RIGHT-OF-WAY LINE OF EAST I-25 FRONTAGE ROAD, A DISTANCE OF 110.00 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°24'08" WEST A DISTANCE OF 250.43 FEET TO A POINT;

THENCE SOUTH 89°46'36" EAST A DISTANCE OF 10.00 FEET TO A POINT;

THENCE CONTINUING SOUTH 89°46'36" EAST A DISTANCE OF 499.70 FEET TO A POINT;

THENCE SOUTH 50°24'16" EAST A DISTANCE OF 444.96 FEET TO A POINT;

THENCE SOUTH 00°04'13" EAST A DISTANCE OF 73.79 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 14;

THENCE SOUTH 89°55'47" WEST A DISTANCE OF 499.82 FEET TO A POINT;

THENCE NORTH 00°24'08" WEST A DISTANCE OF 110.00 FEET TO A POINT;

THENCE SOUTH 89°55'47" WEST A DISTANCE OF 350.51 FEET TO THE POINT OF BEGINNING.

THE TOTAL DESCRIBED LAND CONTAINS AN AREA OF 218,026.13 SQUARE FEET OR 5.01 ACRES, MORE OR LESS.

OWNER'S APPROVAL:

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

OWNER:

BEHRENS FAMILY TRUST

Don Behrens
DON BEHRENS, TRUSTEE OF BEHRENS FAMILY TRUST

NOTARY CERTIFICATE:

STATE OF COLORADO)
COUNTY OF WELD)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 06 DAY OF August, 2018
BY DON BEHRENS, TRUSTEE OF BEHRENS FAMILY TRUST.

WITNESS MY HAND AND OFFICIAL SEAL.

Laura A. Ornelas
NOTARY PUBLIC



October 05, 2021
MY COMMISSION EXPIRES:

ADMINISTRATIVE AMENDMENT TO FDP:

ADMINISTRATIVE AMENDMENT TO FDP AS RECORDED 5/19/2014 AT REC # 4016807

Joan Case
INTERIM DIRECTOR OF PLANNING DATE 8-9-18

THIS ADMINISTRATIVE ADMENDMENT HAS BEEN PREPARED DUE TO THE UNFORESEEN NEED FOR INCREASED BUILDING AND OFFICE SQUARE FOOTAGE AT THE TIME THE FDP WAS APPROVED. THE PURPOSE OF THIS ADMINISTRATIVE AMENDMENT IS TO INCREASE THE OVERALL BUILDING AREA FROM 9,500 SF TO 10,335 SF, AN INCREASE OF 855 SF OR 9%. A BUILDING PERMIT WILL BE REQUIRED FOR THE BUILDING ADDITION. THIS ADMINISTRATIVE AMENDMENT AFFECTS SHEETS 1 AND 3 OF THE PREVIOUSLY RECORDED FDP AT REC # 4016807 ON 5/19/2014.

DRAWING LEGEND:

	EXISTING	PROPOSED	EXISTING	PROPOSED
RIGHT OF WAY/ PROPERTY LINE/ LOT LINE	---	---		
EASEMENT LINE	---	---		
SANITARY SEWER LINE	---	---		
STORM SEWER LINE	---	---		
WATER LINE	---	---		
WATER SERVICE	---	---		
FENCE - WOOD RAIL	---	---		
FENCE - METAL RAIL	---	---		
CURB & GUTTER	---	---		
ELECTRIC LINE	---	---		
TOP OF BERM	---	---		
SANITARY SEWER MH	⊙	⊙		
STORM DRAIN BASIN/INLET	⊕	⊕		
STORM SEWER INLET / POND OUTLET	⊖	⊖		
WATER METER	⊗	⊗		
GATE VALVE	⊗	⊗		
FIRE HYDRANT	⊗	⊗		
UTILITY POLE	⊗	⊗		
SANITARY CLEANOUT	⊙	⊙		
ELECTRIC TRANSFORMER	⊗	⊗		
ASPHALT PAVING	---	---		
8" CONCRETE PAVEMENT	---	---		
GRAVEL DRIVE	---	---		
RIP RAP	---	---		
2' CONCRETE PAV	---	---		
FOUND ALIQUOT SURVEY MARKER, AS INDICATED	⊙	⊙		
FOUND MONUMENT AS DESCRIBED	⊙	⊙		

SHEET INDEX

1	COVER SHEET
2	PROJECT NARRATIVE
3	SITE PLAN
4	UTILITY PLAN
5	GRADING PLAN
6	DRAINAGE & EROSION CONTROL
7	SEWER PLAN & PROFILE
8	STORM PLAN & PROFILE (1)
9	STORM PLAN & PROFILE (2)
10	LANDSCAPING PLAN
11	BUILDING ELEVATIONS (1)
12	BUILDING ELEVATIONS (2)
13	DETAILS & NOTES (1)
14	DETAILS & NOTES (2)
15	DETAILS & NOTES (3)

A1 SUPPLEMENTAL BUILDING ELEVATIONS (1)
A2 SUPPLEMENTAL BUILDING ELEVATIONS (2)

FIRESTONE INFORMATION BLOCK

COVER SHEET

Name of Submittal:	BEHRENS & ASSOCIATES
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	01/29/14
Revisions Date:	3/25/14
Revisions Date:	4/23/14
Revisions Date:	7/19/18

SHEET 1 of 15

REV.	DATE	DESCRIPTION
5	7/26/18	TOWN OF FIRESTONE COMMENTS 7/26/18
4	7/19/18	OFFICE ADDITION
3	8/19/14	REVISE PER SAFEBUILD COMMENTS
2	4/23/14	REVISE PER COA & CCG REVIEW COMMENTS
1	3/25/14	REVISE PER CCG REVIEW COMMENTS

REVISION BLOCK



PREPARED FOR: BEHRENS & ASSOCIATES ENVIRONMENTAL NOISE CONTROL

SHEET TITLE: FINAL DEVELOPMENT PLAN AMENDMENT NO. 1

COVER SHEET



625 Main Street Longmont, CO 80501
T: (720) 684-4981 F: (866) 563-9212
www.permontesgroup.com

PROJECT NO.: 150.004 DATE: 01/29/14

DESIGNED BY: SCALE: NTS

DRAWN BY: SHEET NO.

CHECKED BY: C1

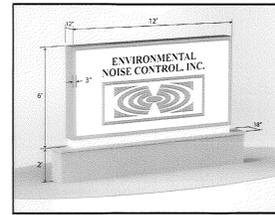
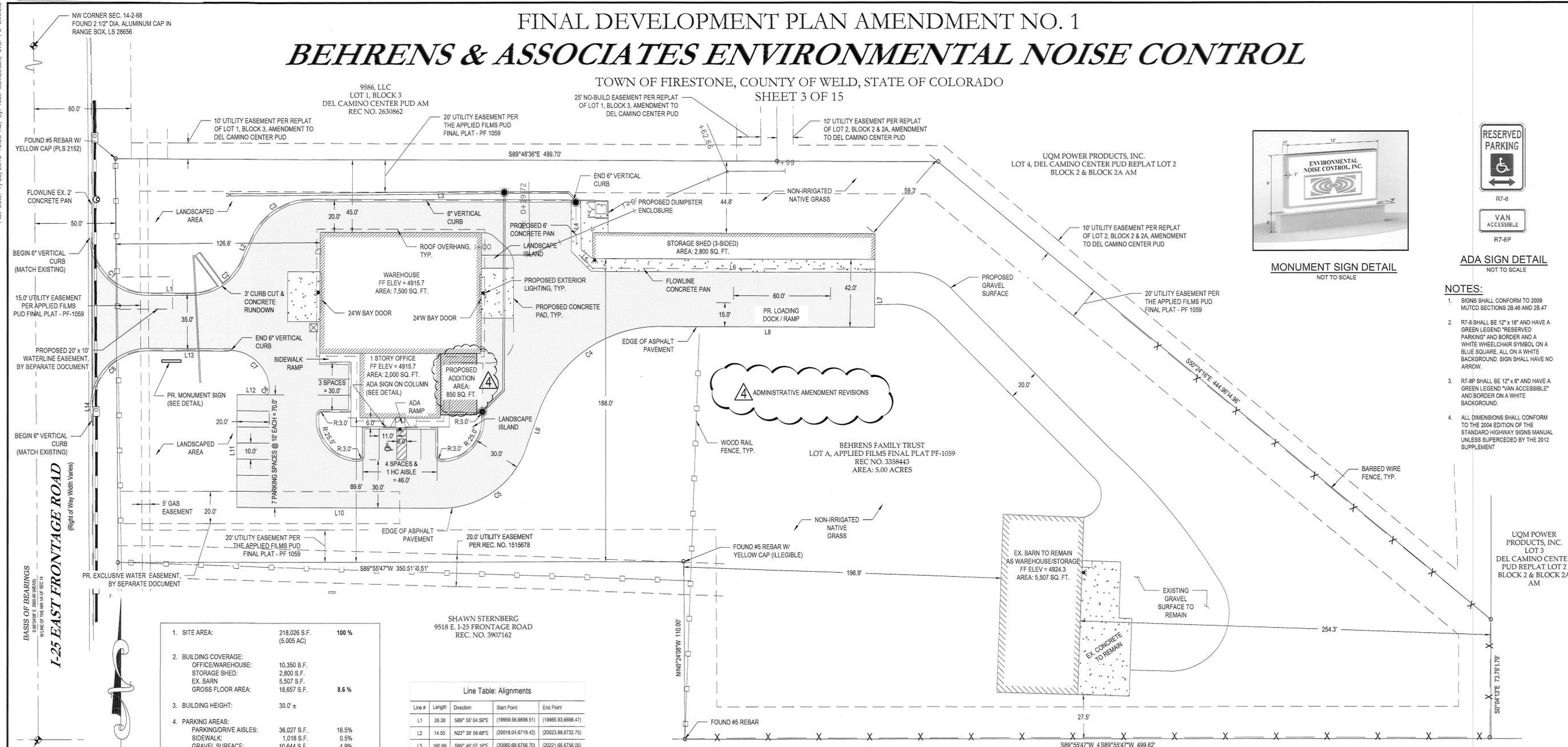
APPROVED BY: SHEET 1 OF 15

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FINAL DEVELOPMENT PLAN AMENDMENT NO. 1

BEHRENS & ASSOCIATES ENVIRONMENTAL NOISE CONTROL

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 SHEET 3 OF 15



MONUMENT SIGN DETAIL
 NOT TO SCALE



ADA SIGN DETAIL
 NOT TO SCALE

- NOTES:**
- SIGNS SHALL CONFORM TO 2009 MUTCD SECTIONS 2B.46 AND 2B.47
 - R7-8 SHALL BE 12" x 18" AND HAVE A GREEN LEGEND "RESERVED PARKING" AND BORDER AND A WHITE WHEELCHAIR SYMBOL ON A BLUE SQUARE, ALL ON A WHITE BACKGROUND. SIGN SHALL HAVE NO ARROW.
 - R7-8P SHALL BE 12" x 6" AND HAVE A GREEN LEGEND "VAN ACCESSIBLE" AND BORDER ON A WHITE BACKGROUND.
 - ALL DIMENSIONS SHALL CONFORM TO THE 2004 EDITION OF THE STANDARD HIGHWAY SIGNS MANUAL UNLESS SUPERCEDED BY THE 2012 SUPPLEMENT

1. SITE AREA:	218,026 S.F. (5.005 AC)	100 %
2. BUILDING COVERAGE:		
OFFICE/WAREHOUSE:	10,350 S.F.	
STORAGE SHED:	2,800 S.F.	
EX. BARN	5,507 S.F.	
GROSS FLOOR AREA:	18,657 S.F.	8.6 %
3. BUILDING HEIGHT:	30.0' ±	
4. PARKING AREAS:		
PARKING/DRIVE AISLES:	36,027 S.F.	16.5%
SIDEWALK:	1,018 S.F.	0.5%
GRAVEL SURFACE:	10,644 S.F.	4.9%
TOTAL:	47,709 S.F.	21.9%
5. LANDSCAPING:		
IRRIGATED AREA:	31,406 S.F.	14.4 %
ROCK AREA:	1,511 S.F.	0.7 %
NON-IRRIGATED OPEN SPACE:	116,763 S.F.	53.5 %
TOTAL:	149,680 S.F.	68.7 %
6. PROVIDED BUILDING SETBACKS:		
NORTH	45'	
SOUTH	90'	
WEST	127'	
EAST	650±'	
7. PARKING PROVIDED:		
CUSTOMER PARKING:	2 SPACES	
EMPLOYEE PARKING:	12 SPACES	
TOTAL PROVIDED:	14 SPACES	

Line #	Length	Direction	Start Point	End Point
L1	28.38	S89° 55' 04.58"E	(19959.56,6998.47)	(19985.93,6998.47)
L2	14.55	N23° 39' 58.68"E	(20018.04,6719.42)	(20023.88,6732.75)
L3	160.99	S89° 46' 07.18"E	(20060.88,6756.70)	(20221.66,6756.05)
L4	31.47	S0° 26' 13.98"E	(20221.66,6756.05)	(20221.90,6724.57)
L5	17.43	S44° 35' 23.32"E	(20221.90,6724.57)	(20234.14,6712.16)
L6	175.76	S89° 47' 39.04"E	(20234.14,6712.16)	(20409.90,6711.53)
L7	33.99	S0° 14' 18.94"W	(20409.90,6711.53)	(20409.76,6677.54)
L8	132.33	N88° 45' 43.83"W	(20409.76,6677.54)	(20277.43,6678.09)
L9	21.95	S19° 32' 19.58"W	(20201.70,6624.85)	(20194.36,6604.17)
L10	127.18	N89° 46' 08.65"W	(20141.76,6565.39)	(20014.58,6565.90)
L11	70.00	N0° 14' 16.31"E	(20014.58,6565.90)	(20014.87,6535.90)
L12	17.00	S89° 46' 12.27"E	(20014.87,6535.90)	(20031.87,6535.83)
L13	48.47	N89° 46' 18.00"W	(20009.98,6663.31)	(19960.51,6663.51)
L14	0.18	N0° 00' 16.11"W	(19924.95,6628.34)	(19924.95,6628.52)

Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	35.00	54.75	S44° 57' 15.43"E	(19924.70,6733.43)	(19959.56,6998.51)
C2	35.00	40.57	N66° 52' 27.06"E	(19985.93,6998.47)	(20018.04,6719.42)
C3	40.00	46.47	N66° 56' 53.00"E	(20023.88,6732.75)	(20060.88,6756.70)
C4	80.00	98.71	S54° 53' 17.97"W	(20221.90,6724.57)	(20201.70,6624.85)
C5	55.12	89.95	S83° 36' 15.97"W	(20194.36,6604.17)	(20141.76,6565.39)
C6	3.00	4.55	N46° 44' 44.58"E	(20031.87,6535.83)	(20034.88,6638.96)
C7	25.00	38.82	N45° 17' 25.97"W	(20034.88,6638.96)	(20009.98,6663.31)
C8	35.00	55.71	S45° 19' 04.42"W	(19960.51,6663.51)	(19924.95,6628.34)

SITE PLAN	
Name of Submittal:	BEHRENS & ASSOCIATES
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	01/29/14
Revisions Date:	3/25/14
Revisions Date:	4/23/14
Revisions Date:	8/19/14
SHEET	3 of 15

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 Plot Date: 7/30/2018 10:23 AM, By: Nick Samuelsen, CTB: PG Civil.ctb

REV.	DATE	DESCRIPTION
5	7/26/18	TOWN OF FIRESTONE COMMENTS 7/26/18
4	7/19/18	ADMINISTRATIVE AMENDMENT REVISIONS
3	8/19/14	REVISE PER SAFE/BUILT COMMENTS
2	4/23/14	REVISE PER COA & CCG REVIEW COMMENTS
1	3/25/14	REVISE PER CCG REVIEW COMMENTS

PREPARED FOR: **BEHRENS & ASSOCIATES ENVIRONMENTAL NOISE CONTROL**

SHEET TITLE: **FINAL DEVELOPMENT PLAN AMENDMENT NO. 1**

SITE PLAN

625 Main Street
 Longmont, CO 80501
 T: (720) 684-4981
 F: (866) 563-9212
 www.permontesgroup.com

PROJECT NO.: 150.004 DATE: 01/29/14

DESIGNED BY: SCALE: NTS

DRAWN BY: SHEET NO. **C3**

CHECKED BY: SHEET 3 OF 15

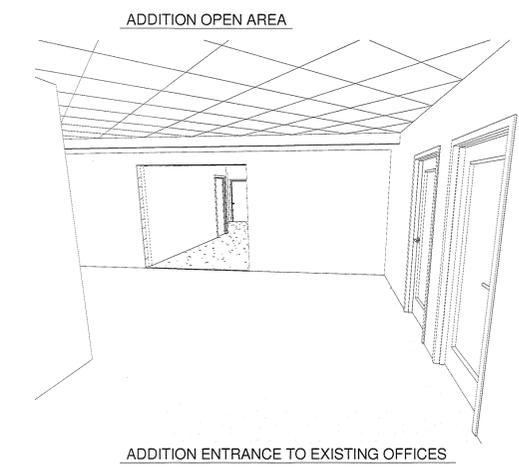
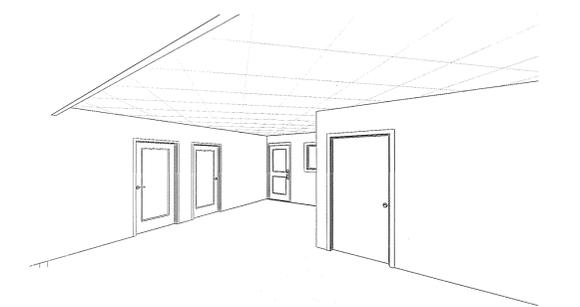
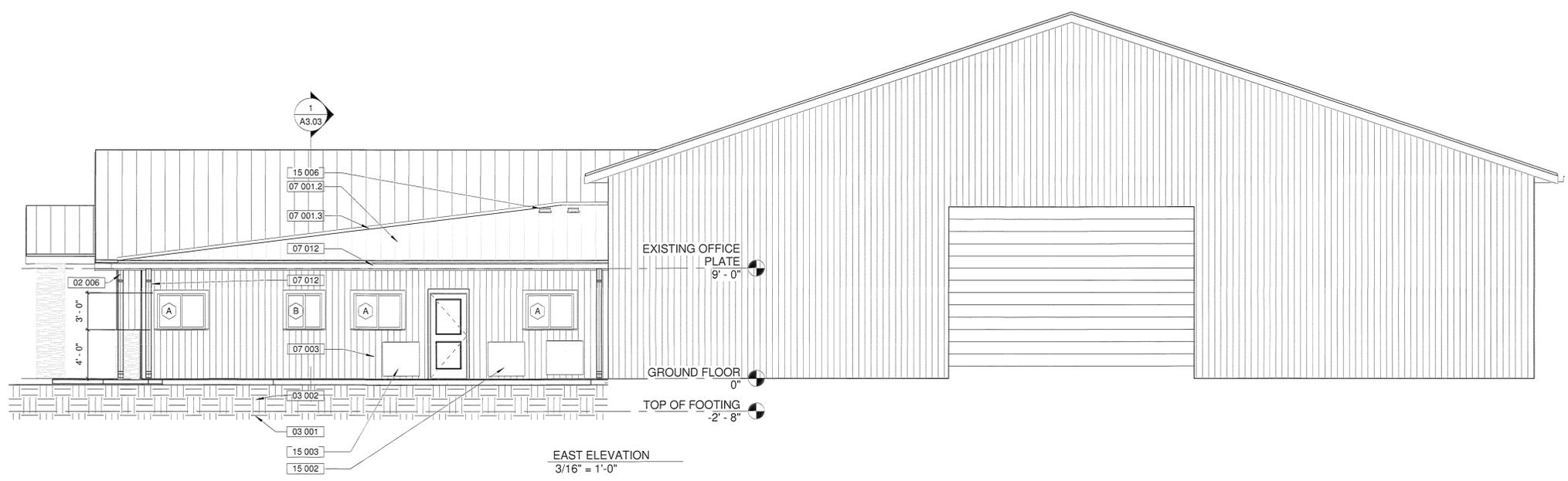
APPROVED BY: SHEET 3 OF 15

FINAL DEVELOPMENT PLAN AMENDMENT NO. 1

BEHRENS & ASSOCIATES ENVIRONMENTAL NOISE CONTROL

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

BEHRENS ENVIRONMENTAL ADDITION KEY NOTES	
Key Value	Keynote Text
02 006	REMOVE EXISTING GUTTER FROM DOWNSPOUT NORTH AS REQUIRED FOR NEW FRAMING
03 001	NEW 8" CONCRETE FOOTING W/2-#5 CONTINUOUS AND #5 DOWELS 24" O.C.H. BEAR ON UNDISTURBED NATURAL GRADE OR VERIFIED COMPACTED FILL
03 002	NEW 8" CONCRETE FOUNDATION WALL W/2-#5 T & B
04 001.2	NEW ELDORADO STONE TO MATCH EXISTING, REUSE DEMOED EXISTING ELDORADO STONE TO EXTENT POSSIBLE
07 001.2	NEW METAL ROOF TO MATCH EXISTING
07 001.3	NEW FLASHING INTO EXISTING METAL ROOF
07 003	NEW PBR SIDING OVER VAPOR BARRIER, COLOR TO MATCH EXISTING
07 010	FLASH NEW ROOF INTO EXISTING PBR PANELING AT EXISTING WALLS PER METAL ROOF MANUFACTURER'S DETAILS
07 012	NEW GUTTER AND DOWNSPOUTS TO MATCH EXISTING
15 002	RELOCATE EXISTING CONDENSING UNITS
15 003	NEW CONDENSING UNIT
15 006	PROVIDE 1.36 S.F. ATTIC AND 1.36 S.F. MINIMUM SOFFIT VENTILATION



No.	REVISION DESCRIPTION	DATE

OFFICE ADDITION TO BEHRENS ENVIRONMENTAL NOISE CONTROL
 9536 E. FRONTAGE ROAD
 FIRESTONE, COLORADO
 DONATO L. RUSSELL ARCHITECTURE LLC
 ARCHITECTURE PLANNING RESTORATION
 LONGMONT, COLORADO dir@rmi.com 303-324-4988 303-678-7275

date:
 4/1/18 ADMIN REVIEW
 6/14/18 CONSTRUCTION



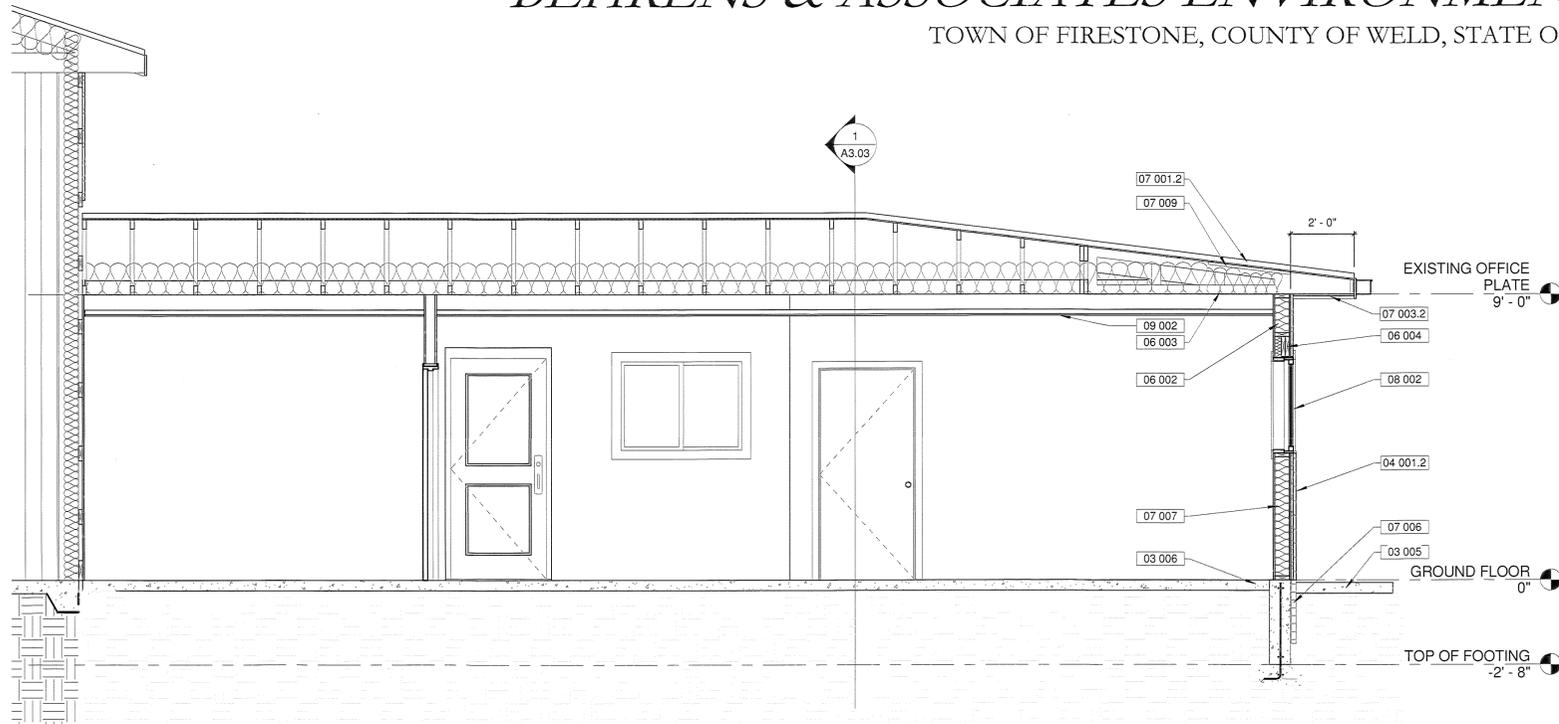
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BEHRENS & ASSOCIATES ENVIRONMENTAL NOISE CONTROL

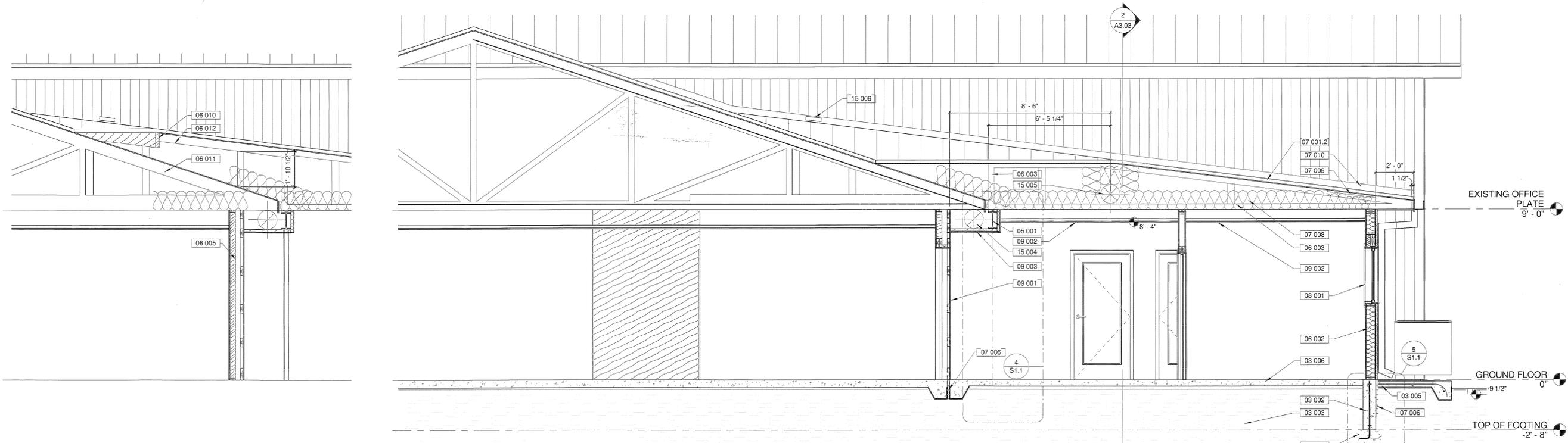
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

BEHRENS ENVIRONMENTAL ADDITION KEY NOTES	
Key Value	Keynote Text
03 001	NEW 8" CONCRETE FOOTING W/2-#5 CONTINUOUS AND #5 DOWELS 24" O.C.H. BEAR ON UNDISTURBED NATURAL GRADE OR VERIFIED COMPACTED FILL
03 002	NEW 8" CONCRETE FOUNDATION WALL W/2-#5 T & B
03 003	EXISTING DRILLED PIERS FOR ORIGINAL BUILDING BEYOND
03 005	NEW 4" CONCRETE WALK W/6x6 10/10 WWF AND 1-#5 CONTINUOUS. PROVIDE THICKENED EDGE EAST SIDE WHERE MEETS ASPHALT PAVING
03 006	NEW 4" CONCRETE SLAB W/FIBERMESH AND THICKENED EDGE WHERE MEETS EXISTING BUILDING
04 001.2	NEW ELDORADO STONE TO MATCH EXISTING. REUSE DEMOED EXISTING ELDORADO STONE TO EXTENT POSSIBLE
05 001	W 10 X 30 STEEL BEAM W/WEB STIFFENER EA SIDE @ COLUMN CL
06 002	2 X 6 STUDS 24" O.C.
06 003	PREENGINEERED WOOD TRUSSES
06 004	2-2 X 8 WDO HEADERS TYPICAL
06 005	EXISTING 5/8" GYP BD. ON 2 X 4 STUD FURRING W/INSULATION
06 010	2 X 10 HIP JACK RAFTER
06 011	EXISTING ROOF TRUSSED STRUCTURE
06 012	NEW 2 X 6 OVERFRAMING
07 001.2	NEW METAL ROOF TO MATCH EXISTING
07 003.2	NEW FIBER SOFFIT TO MATCH EXISTING - NON VENTILATED
07 006	NEW R6 1-1/2" RIGID INSULATION CONTINUOUS PERIMETER
07 007	NEW R22 FIBERGLASS BATT INSULATION WITH VAPOR BARRIER
07 008	NEW R38 FIBERGLASS BATT INSULATION WITH VAPOR BARRIER
07 009	INSULATION BAFFLES AT SOFFIT VENTS
07 010	FLASH NEW ROOF INTO EXISTING PBR PANELING AT EXISTING WALLS PER METAL ROOF MANUFACTURER'S DETAILS
08 001	REMOVE AND RELOCATE EXISTING WINDOW
08 002	NEW VINYL WINDOWS TO MATCH EXISTING W/INSULATING GLAZING
09 001	NEW 5/8" GYP BD OVER EXISTING GIRTS
09 002	NEW 2 X 2" SUSPENDED CEILING TO MATCH EXISTING
09 003	NEW FURRED 5/8" GYP BD SOFFIT ON FLAT 2X FRAMING
15 004	NEW RIA DUCT LOCATION ABOVE SOFFIT
15 005	NEW SUPPLY DUCT LOCATION THROUGH TRUSSES TO WARM SIDE OF INSULATION
15 006	PROVIDE 1.36 S.F. ATTIC AND 1.36 S.F. MINIMUM SOFFIT VENTILATION

Realson



2 ADDITION NORTH/SOUTH SECTION
 3/8" = 1'-0"



4 ROOF OVERFRAMING
 3/8" = 1'-0"

1 CROSS SECTION LOOKING NORTH
 3/8" = 1'-0"

OFFICE ADDITION TO BEHRENS ENVIRONMENTAL
 NOISE CONTROL
 9536 E. 1-25 FRONTAGE ROAD
 FIRESTONE, COLORADO

DONATO L. RUSSELL ARCHITECTURE LLC
 ARCHITECTURE PLANNING RESTORATION
 LONGMONT, COLORADO dir@rmi.com 303-324-4988 303-678-7275

date: 4/1/18 ADMIN REVIEW
 6/14/18 CONSTRUCTION

sheet number
A2