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05/19/2014 08:42 AM R Fee: \$21.00
State Records, Clerk and Recorder, Weld County, CO

OUTLINE DEVELOPMENT PLAN STEEL STRUCTURES AMERICA

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

OWNER/APPLICANT

OWNER:
SHAWN STERNBERG
PO BOX 895
POST FALLS, ID 83854

APPLICANT:
STEEL STRUCTURES AMERICA, INC.
9516 E. I-25 FRONTAGE ROAD
LONGMONT, CO 80504
PHONE: (970) 420-7100
CONTACT: JUSTIN STERNBERG
JUSTIN.STERNBERG@GMAIL.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:

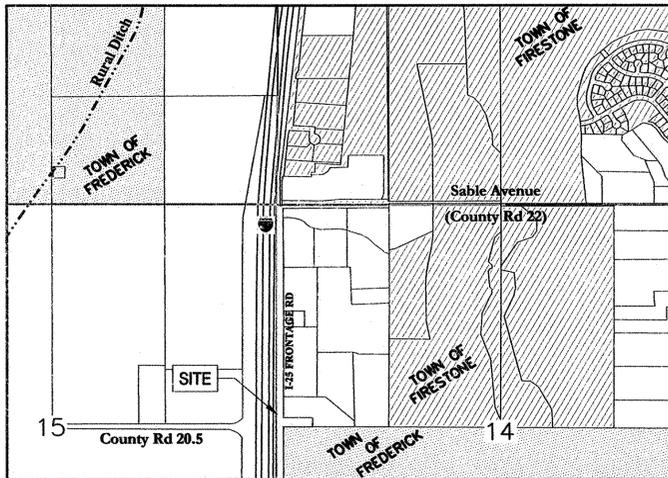
9516 E. I-25 FRONTAGE ROAD
LONGMONT, CO 80504

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 AT THE SOUTHWEST CORNER OF THE PROPERTY. ELEVATION 4917.42 FEET.



VICINITY MAP
1" = 1000'

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 14 AND 15, 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 NORTHWEST CORNER OF SAID SECTION 14;

THENCE SOUTH 00°24'08" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 14, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY LINE OF COWBOY CORRAL ANNEXATION RECORDED AT RECEPTION NO 3461534 IN WELD COUNTY, COLORADO, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°25'59" EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF EAST I-25 FRONTAGE ROAD;
THENCE SOUTH 00°24'08" EAST A DISTANCE OF 2,270.00 FEET TO A POINT;
THENCE NORTH 89°40'35" WEST A DISTANCE OF 10.00 FEET TO A POINT;
THENCE SOUTH 00°24'08" EAST A DISTANCE OF 250.43 FEET TO A POINT;
THENCE NORTH 89°55'47" EAST A DISTANCE OF 350.51 FEET TO A POINT;
THENCE SOUTH 00°24'08" EAST A DISTANCE OF 110.00 FEET TO A POINT;
THENCE SOUTH 89°55'47" WEST A DISTANCE OF 350.51 FEET TO A POINT;
THENCE CONTINUING SOUTH 89°55'47" WEST A DISTANCE OF 50.00 FEET TO THE WEST 1/4 CORNER OF SECTION 14;
THENCE SOUTH 89°46'59" WEST A DISTANCE OF 34.52 FEET TO A POINT;
THENCE NORTH 00°24'08" WEST A DISTANCE OF 2,630.56 FEET TO A POINT ON THE SOUTHERLY LINE OF COWBOY CORRAL ANNEXATION;
THENCE NORTH 89°57'30" EAST A DISTANCE OF 34.52 FEET TO THE POINT OF BEGINNING.

THE TOTAL DESCRIBED LAND CONTAINS AN AREA OF 283,584 SQUARE FEET OR 6.51 ACRES, MORE OR LESS.

OWNER'S APPROVAL:

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

OWNER:

SHAWN STERNBERG

PROJECT CONCEPT:

STEEL STRUCTURES AMERICA, INC. IS A POST FRAME STEEL BUILDING CONTRACTOR LOCATED IN THE NORTHWEST REGION OF THE U.S. THEY ARE A FAMILY OWNED BUSINESS THAT HAS BEEN IN OPERATION SINCE 1995. THEY SPECIALIZE IN POST FRAME STEEL BUILDINGS IDEAL FOR RESIDENTIAL, COMMERCIAL, AND AGRICULTURAL USES.

THE STEEL STRUCTURES AMERICA, INC. SITE LOCATED AT 9516 EAST I-25 FRONTAGE ROAD IS APPROXIMATELY 0.86-ACRES AND PROVIDES FOR STEEL BUILDING SALES AND SERVICE BUSINESS AS WELL AS A RESIDENTIAL COMPONENT. THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN IS TO DEFINE THE EXISTING SITE FEATURES, BUSINESS AND RESIDENTIAL USE OF THIS PROPERTY. ALL SITE FEATURES DISPLAYED ON THE OUTLINE DEVELOPMENT PLAN ARE EXISTING AND NO SITE CHANGES ARE PROPOSED WITH THE ANNEXATION AND OUTLINE DEVELOPMENT PLAN ("ODP"). THE COMBINED RESIDENTIAL AND BUSINESS USE ON THE PROPERTY SHALL REMAIN.

THERE ARE CURRENTLY FOUR BUILDINGS ON THE SITE: A 40' X 34' MANUFACTURING STRUCTURE, A 40' X 36' GARAGE WHICH IS ALSO USED AS A MANUFACTURING FACILITY, A 10' X 20' STORAGE BUILDING DISPLAY UNIT AND AN OFFICE/SINGLE-FAMILY RESIDENCE. THE RESIDENTIAL COMPONENT IS USED AS RESIDENTIAL SPACE FOR THE OWNERS AND TEMPORARY LIVING QUARTERS FOR OUT-OF-STATE EMPLOYEES. THE OFFICE COMPONENT IS USED AS RETAIL OFFICE SPACE FOR THE BUSINESS. IN ADDITION, STEEL STRUCTURES AMERICA, INC. PROVIDES:

- MANUFACTURING OF STEEL BUILDINGS AND COMPONENTS AND STORAGE OF BUILDING MATERIALS WITHIN THE EXISTING STEEL BUILDING IN THE REAR OF THE PROPERTY.
- RESIDENTIAL EMPLOYEE, AND CUSTOMER PARKING.
- 10 FOOT LONG X 7 FOOT WIDE X 8 FOOT HIGH STORAGE RACKS ALONG THE SOUTH PROPERTY LINE FOR BUILDING MATERIALS.
- ON-SITE SIGNAGE INCLUDING BANNERS FOR ADVERTISEMENT, BUILDING STOREFRONT SIGNAGE, & MONUMENT SIGNAGE.
- OCCASIONAL ON-SITE SALES EVENTS.

ADDRESS:

THE ADDRESS FOR THE STEEL STRUCTURES AMERICA, INC. DEVELOPMENT, IS IDENTIFIED AS 9516 EAST I-25 FRONTAGE ROAD, LONGMONT, CO 80504.

REGIONAL IMPACTS:

THE STEEL STRUCTURES AMERICA, INC. DEVELOPMENT IS LOCATED WITHIN THE TOWN OF FIRESTONE URBAN GROWTH BOUNDARY. BASED UPON EXISTING ECONOMIC CHARACTERISTICS FOR THIS BUSINESS IN UNINCORPORATED WELD COUNTY, IT IS ANTICIPATED THAT STEEL STRUCTURES AMERICA, INC. WILL HAVE POSITIVE ECONOMIC IMPACTS TO THE TOWN OF FIRESTONE.

UTILITIES:

THE SEWAGE DISPOSAL SYSTEM ON THE PROPERTY IS AN EXISTING SEPTIC SYSTEM PERMITTED BY WELD COUNTY UNDER PERMIT NO. SP-1300056. THE EXISTING SYSTEM IS ADEQUATELY SIZED FOR THE EXISTING RESIDENTIAL AND COMMERCIAL USE. THE PROPERTY MAY BE REQUIRED TO HAVE A GRAVITY SANITARY SEWER SYSTEM SERVICE IF THE PROPERTY REDEVELOPS OR THE ST. VRAIN SANITATION DISTRICT'S GRAVITY SANITARY SEWER SYSTEM HAS BEEN EXTENDED TO ANY OF THE ADJACENT PROPERTY.

THE EXISTING RESIDENTIAL/OFFICE BUILDING ON THE SITE IS CURRENTLY SERVED BY CWCWD AND THAT SERVICE MAY CONTINUE UNTIL THAT FACILITY IS REDEVELOPED OR REQUIRED TO CONNECT TO THE TOWN'S POTABLE WATER SYSTEM FOR SERVICE. IF THE TOWN'S DISTRIBUTION SYSTEM HAS BEEN EXTENDED TO ANY OF THE ADJACENT PROPERTY, THE OWNER SHALL, AT THEIR SOLE COST, OBTAIN A WATER TAP FOR TOWN WATER SERVICE, CONNECT TO THE TOWN WATER SYSTEM, AND MEET THE TOWN'S THEN CURRENT RAW WATER DEDICATION REQUIREMENT FOR SUCH FACILITY. ALL THESE ITEMS ARE MORE SPECIFICALLY DESCRIBED IN THE ANNEXATION AGREEMENT.

GRADING:

NO PROPOSED GRADING IS TO OCCUR WITH THIS ANNEXATION INTO THE TOWN OF FIRESTONE. EXISTING TOPOGRAPHY SLOPES GRADUALLY FROM THE EAST TO WEST, DRAINING TO THE CURB AND GUTTER ALONG THE EAST SIDE OF E. I-25 FRONTAGE ROAD, WHICH THEN FLOWS NORTHERLY ALONG THE FRONTAGE ROAD.

SERVICE REQUIREMENTS:

SERVICE REQUIREMENTS FOR THE SITE INCLUDE POLICE AND FIRE PROTECTION. THE PROPERTY IS CURRENTLY SERVED BY THE MOUNTAIN VIEW FIRE PROTECTION DISTRICT. AS A PART OF THE ANNEXATION AND ZONING PROCESS, THE APPLICANT SHALL PETITION OUT OF THE CURRENT FIRE DISTRICT AND REQUEST INCLUSION INTO THE FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT. THIS DEVELOPMENT SHALL BE SERVED BY THE FOLLOWING UTILITY COMPANIES (EXCEPT AS OTHERWISE NOTED HEREIN REGARDING POTABLE WATER AND SANITARY SEWER):

- POTABLE WATER - CENTRAL WELD COUNTY WATER DISTRICT
- SANITARY SEWER - INDIVIDUAL SUBSURFACE SEPTIC SYSTEM
- NATURAL GAS - SOURCE GAS
- POWER - UNITED POWER
- POLICE PROTECTION - TOWN OF FIRESTONE
- EXISTING FIRE PROTECTION - MOUNTAIN VIEW FIRE DISTRICT
- FUTURE FIRE PROTECTION - FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT
- TELEPHONE - CENTURYLINK
- RECREATION - CARBON VALLEY RECREATION DISTRICT

CIRCULATION/SITE ACCESS:

ACCESS TO THE SITE IS PROVIDED ALONG THE WEST PROPERTY LINE VIA AN 15 FOOT PAVED ACCESS DRIVE. THIS PROVIDES FOR PRIMARY ACCESS FROM THE EAST I-25 FRONTAGE ROAD.

LAND USE AND ZONING:

THE EXISTING LAND USE FOR THIS PROPERTY IS RESIDENTIAL AND COMMERCIAL. THE EXISTING WELD COUNTY ZONING OF THE 0.86-ACRE PROPERTY IS AGRICULTURAL (AG) UNIT DEVELOPMENT. THE PROPOSED ZONING FOR THE SITE IN THE TOWN OF FIRESTONE SHALL BE PLANNED UNIT DEVELOPMENT WITH THE RESIDENTIAL-C (R-C), REGIONAL COMMERCIAL (RC) AND EMPLOYMENT CENTER LAND USE CATEGORIES. THE MIXED USE ZONING WILL ALLOW FOR THE EXISTING RESIDENTIAL USE TO REMAIN WITH THE PROPERTY.

DENSITY:

THE EXISTING DENSITY OF THE PROPERTY IS IN ACCORDANCE WITH FIRESTONE DEVELOPMENT REGULATIONS.

BUILDING HEIGHT:

THERE ARE FOUR BUILDINGS CURRENTLY EXISTING ON THE PROPERTY. THE HEIGHT OF THE SINGLE-STORY RESIDENTIAL HOUSE IS APPROXIMATELY 24FT. THE PARKING GARAGE/STORAGE BARN AND THE MANUFACTURING/STORAGE BARN IN THE BACK OF THE PROPERTY ARE BOTH APPROXIMATELY 35FT TALL. THE TEMPORARY STORAGE/DISPLAY BUILDING IN FRONT IS ROUGHLY 20FT TALL.

LAND USE TABLE (EXISTING):

RESIDENTIAL/OFFICE:	3,374.70 SF (0.077 AC)
STEEL STRUCTURE/STORAGE & PARKING GARAGE:	1,474.80 SF (0.034 AC)
STEEL STRUCTURE/MANUFACTURING:	2,605.80 SF (0.060 AC)
MOBILE STORAGE/RENTAL BUILDING	200 SF (0.005 AC)
IMPERVIOUS SURFACES:	13,177.53 SF (0.303 AC)
CDOT R.O.W.	246,021.21 SF (5.648 AC)
REMAINDER:	16,725.84 SF (0.384 AC)
TOTAL SITE AREA:	283,583.68 SF (6.510 AC)

DEVELOPMENT SCHEDULE:

STEEL STRUCTURES AMERICA, INC. ANTICIPATES THE INSTALLATION OF A FLAGPOLE FOLLOWING ANNEXATION AND OFDP APPROVAL. THE FLAGPOLE SHALL REQUESTED ALONG WITH THE OVERALL FINAL DEVELOPMENT PLAN WHICH WILL BE PROCESSED SIMULTANEOUSLY WITH THE ANNEXATION AND ODP.

PRIVATE MAINTENANCE AND ENFORCEMENT:

THE SITE WILL CONTINUE TO BE PRIVATELY MAINTAINED AND ENFORCED BY STEEL STRUCTURES AMERICA, INC.

NOTARY CERTIFICATE:

STATE OF COLORADO)
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF April, 2014 BY SHAWN STERNBERG.

WITNESS MY HAND AND OFFICIAL SEAL.

GRANT W. PFEIFFER
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES: 10/12/16

TOWN APPROVAL:

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS

26th DAY OF February, 2014 BY

ORDINANCE NO. 842.

MAYOR

ATTEST: TOWN CLERK

FIRESTONE INFORMATION BLOCK	
ODP - COVER SHEET	
Name of Submitter:	STEEL STRUCTURES AMERICA
Type of Submitter:	OUTLINE DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	9/20/13
Revisions Date:	11/18/13
Revisions Date:	1/13/14
Revisions Date:	###
Revisions Date:	###
Revisions Date:	###
SHEET 1 of 2	

PREPARED FOR: STEEL STRUCTURES AMERICA, INC.
SHEET TITLE: OUTLINE DEVELOPMENT PLAN
COVER SHEET

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

PROJECT NO.:	149.001	DATE:	9/20/13
DESIGNED BY:		SCALE:	NTS
DRAWN BY:		SHEET NO.:	C1
CHECKED BY:			SHEET 1 OF 2
APPROVED BY:			

REV.	DATE	DESCRIPTION
2	1/13/14	REVISE PER PLANNING & ENGINEERING REVIEW
1	11/18/13	REVISE PER CCG SUBSTANTIAL COMPLIANCE REVIEW

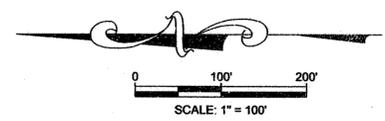
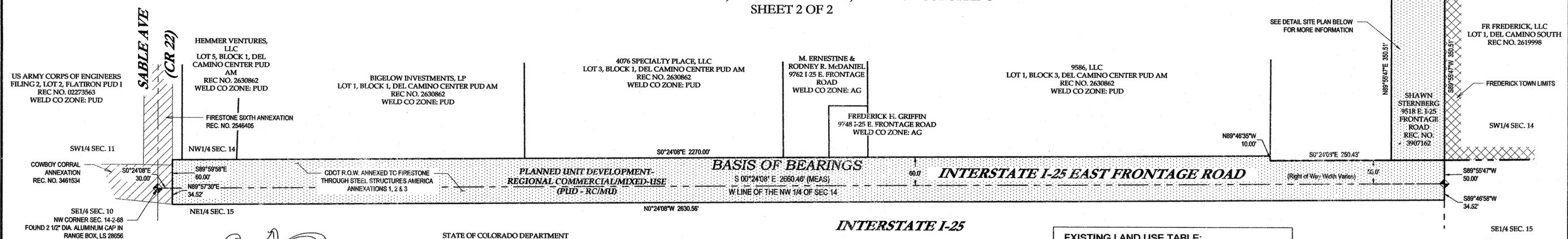


Plot Date: 3/16/2014 2:51 PM, By: Erin Nielsen, CTB: PG Civil.ctb
S:\PROJECTS\149.001 STEEL STRUCTURES FIRESTONE ANNEXATION\3. ENGINEERING DRAWINGS\149.001 ODP.DWG

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05/19/2014 08:42 AM R Fee 321.00
Steve Moreno, Clerk and Recorder, Weld County, CO

OUTLINE DEVELOPMENT PLAN STEEL STRUCTURES AMERICA

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 2



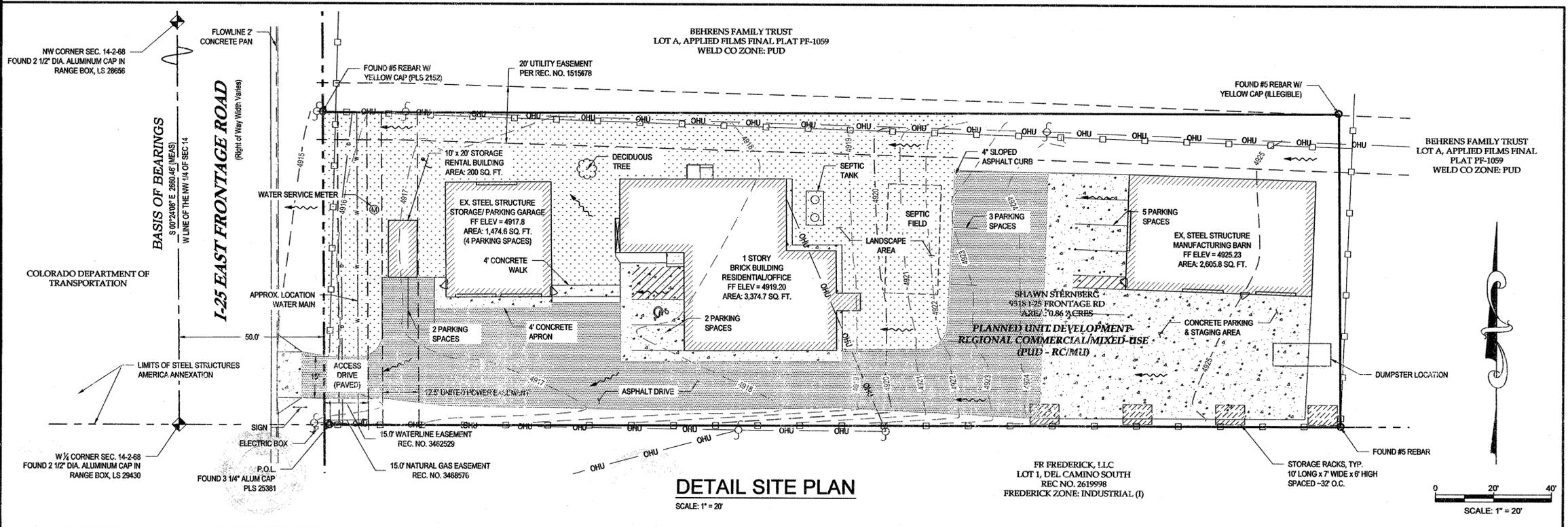
OVERALL SITE PLAN

SCALE: 1" = 100'

- NOTES:**
- ALL BUILDINGS, SURFACES, UTILITIES AND OTHER SITE FEATURES SHOWN HEREON ARE EXISTING.
 - ALL EXISTING BUILDINGS AND SURFACES ARE TO REMAIN.

EXISTING DRAWING LEGEND:

PROPERTY BOUNDARY	---
RIGHT OF WAY	---
EASEMENT LINE	---
CONTOURS	---4920---
STORM SEWER LINE	---
WATER LINE	---
WATER SERVICE	---
FENCE - PLASTIC RAIL	---
OVERHEAD UTILITY LINES	---
WATER METER	⊕
FLOOD LIGHT	⊕
UTILITY POLE	⊕
DRAINAGE ARROW	---
ASPHALT PAVING	---
CONCRETE SURFACE	---
LANDSCAPE AREA	---
STEEL STRUCTURES AMERICA ANNEXATION	---
TOWN OF FIRESTONE LIMITS	---
TOWN OF FREDERICK LIMITS	---
FOUND ALIQUOT SURVEY MARKER, AS INDICATED	⊕
FOUND MONUMENT AS DESCRIBED	○



FIRESTONE INFORMATION BLOCK

ODP - SITE PLAN

Name of Submittal:	STEEL STRUCTURES AMERICA
Type of Submittal:	OUTLINE DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	9/20/13
Revisions Date:	11/18/13
Revisions Date:	1/13/14
Revisions Date:	###
Revisions Date:	###
Revisions Date:	###

SHEET 2 of 2

REV.	DATE	DESCRIPTION
2	1/13/14	REVISE PER PLANNING & ENGINEERING REVIEW
1	11/18/13	REVISE PER CCG SUBSTANTIAL COMPLIANCE REVIEW

REVISION BLOCK

Know what's below.
Call before you dig.

UTILITY NOTIFICATION
CENTER OF COLORADO

PREPARED FOR: **STEEL STRUCTURES AMERICA, INC.**

SHEET TITLE: **OUTLINE DEVELOPMENT PLAN**

SITE PLAN

625 Main Street
Longmont, CO 80501
T: (720) 684-4981
F: (966) 563-9212
www.permontesgroup.com

PROJECT NO.:	149.001	DATE:	9/20/13
DESIGNED BY:		SCALE:	AS SHOWN
DRAWN BY:		SHEET NO.:	C2
CHECKED BY:			
APPROVED BY:			

SHEET 2 OF 2