419

3653419 05/12/2008 03:12P Weld County, CO
1 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

AMENDED OVERALL FINAL DEVELOPMENT PLAN

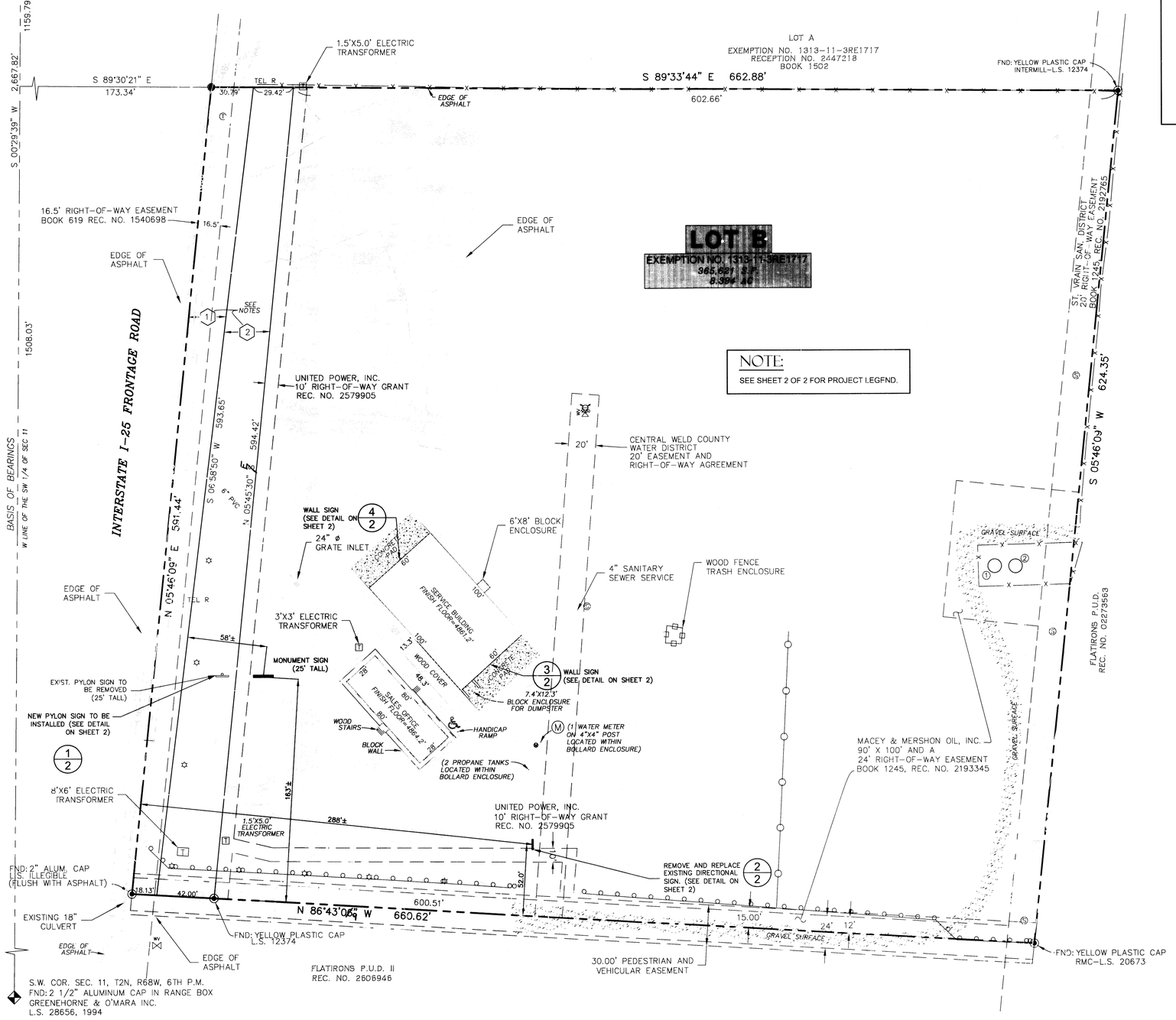
KIA

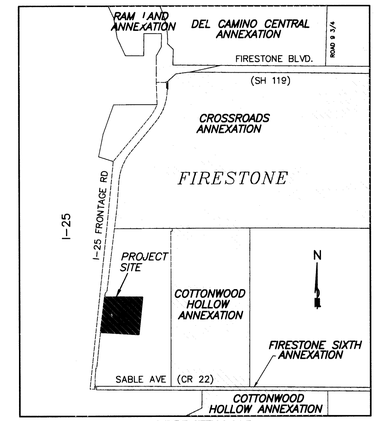
TOWN OF FIRESTONE, COUNTY OF WELD
STATE OF COLORADO
SHEET 1 OF 2

(1) COLORADO DEPT. OF TRANSPORTATION PROJECT NO., IR-IM(CX) 025-3(110)
PARCEL NO. 21, PROJECT CODE:91033
DATE: MAY 21, 1996
WELD COUNTY CLERK & RECORDER'S OFFICE
BK. 1621, PG. 40-RECEPTION NO. 2563248

(2) COLORADO DEPT. OF TRANSPORTATION PROJECT NO, NH-1RCX 025-3(109)
UNIT 5 PARCEL NO. 559, PROJECT CODE:91032 DATE:04/24/03 WELD
COUNTY CLERK & RECORDER'S OFFICE RECEPTION NO. 3055314

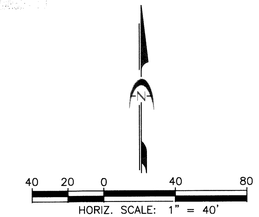
NOTE:
LOT GROSS AREA = 401,206 S.F., 9.21 AC- INCLUDES (1) AND (2)
LOT NET AREA = 365,621 S.F., 8.394 AC





VICINITY MAP
1"=1200'

ALLIANCE CONSULTING ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



APPROVALS:

By signing this Amended Overall Final Development Plan, the owner acknowledges and accepts all of the requirements and intent set forth herein.

Donald E Weibel — Owner
Kathleen J. Weibel — Owner

STATE OF COLORADO)
COUNTY OF WELD))SS

The foregoing instrument was acknowledged before me this 7 day of April, 2008 by Donald E Weibel, Kathleen J. Weibel.

Brandy Duff
Notary Public
11/06/2011
My commission expires

BRANDY DUFF NOTARY PUBLIC STATE OF COLORADO

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this 27th day of MARCH, 2008; by Resolution No. 08-32.

Mayor
ATTEST: Town Clerk

SITE DATA

PROPOSED ZONING: PUD REGIONAL COMMERCIAL

AREAS:

SALES BUILDING:	2,240 SF
SERVICE BUILDING:	6,000 SF
TOTAL BUILDING:	8,240 SF
PAVING (SITE):	98,160 SF
PAVING (ACCESS RD):	2,478 SF
TOTAL SITE:	365,621 SF

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 11 BEARS S 00°29'39" W AS MONUMENTED AND SHOWN HEREON:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 11;

THENCE N 00°29'39" E ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 11 A DISTANCE OF 1508.03 FEET;

THENCE S 89°30'21" E A DISTANCE OF 233.55 FEET TO A POINT ON THE NORTHERLY LINE OF LOT B EXEMPTION NO. 1313-11-3RE1717, RECORDED IN RECEPTION NO. 2447218, WELD COUNTY PUBLIC RECORDS SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID LOT B.
THE FOLLOWING THREE (3) COURSES:
1) THENCE S 89°33'44" E A DISTANCE OF 602.66 FEET;
2) THENCE S 05°46'09" W A DISTANCE OF 624.35 FEET:
3) THENCE N 86°43'09" W A DISTANCE OF 600.51 FEET;

THENCE N 05°45'30" E ALONG THE EASTERLY LINE OF COLORADO DEPARTMENT OF TRANSPORTATION PARCEL NO. 559 RECORDED AT RECEPTION NO. 3055314 WELD COUNTY PUBLIC RECORDS A DISTANCE OF 594.42 FEET TO THE POINT OF BEGINNING.

THUS DESCRIBED TRACT CONTAINS 365,621 SQUARE FEET, 8.394 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

OWNER:

LONGMONT KIA
10168 E I-25 FRONTAGE ROAD
FIRESTONE, CO 80504

CONTACT:
KIM CREAMER
Sign Shop Illuminated
3505 E. Platte Avenue
Colorado Springs, CO 80909
(719) 491-5447

DEVELOPER:

DONALD WEIBEL
1005 FLORIDA AVENUE
LONGMONT, CO 80501
CONTACT: DONALD WEIBEL
PHONE: (303) 776-0443

TECHNICAL CONSULTANTS:

ALLIANCE CONSULTING
ENGINEERS & SURVEYORS
625 MAIN STREET
LONGMONT, CO 80501
PHONE: (303) 485-8700
FAX: (303) 532-2018
CONTACT: MICKEY LEYBA-FARNSWORTH

FIRESTONE INFORMATION BLOCK	
MAP SHEET	
NAME OF SUBMITTAL:	KIA
TYPE OF SUBMITTAL:	AMENDED OVERALL FDP
FILING NUMBER:	1
PREPARATION DATE:	04/29/04
REVISIONS DATE:	03/13/08
REVISIONS DATE:	#
REVISIONS DATE:	#
REVISIONS DATE:	#
REVISIONS DATE:	#

SHEET 1 OF 2

SCALE VERIFICATION
BAR SHOULD MEASURE 1" ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

Call utility notification center of Colorado 2 business days in advance before you dig.
Dig Safely. 1-800-922-1987
www.uncc.org
for marking of underground member utilities.

REUSE OF DOCUMENT
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REVISIONS

NO.	DESCRIPTION	DATE	BY
1	CITY COMMENTS	03/13/08	GS

"PLANNING • ENGINEERING • CONSTRUCTION MANAGEMENT • PROJECT MANAGEMENT • SURVEYING"
Alliance Consulting
Engineers & Surveyors
625 MAIN STREET • LONGMONT, CO 80501 • PH. (303) 485-8700 • FAX (303) 532-2018

KIA
AMENDED OVERALL FINAL DEVELOPMENT PLAN
MAP SHEET
prepared for
SIGN SHOP ILLUMINATED

DRAWN BY: GMS
DESIGNED BY: MLF
DRAWING NAME: ...
APPROVED BY:
JOB NUMBER: 208-037
DATE: 04/29/04
SCALE: 1" = 40'
SHEET NO: 1 of 2

3553419 05/12/2008 03:12P Weld County, CO
2 of 2 R 21.00 D 0.00 Steve Moreno Clerk & Recorder

AMENDED OVERALL FINAL DEVELOPMENT PLAN

KIA

TOWN OF FIRESTONE, COUNTY OF WELD
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SHEET 2 OF 2

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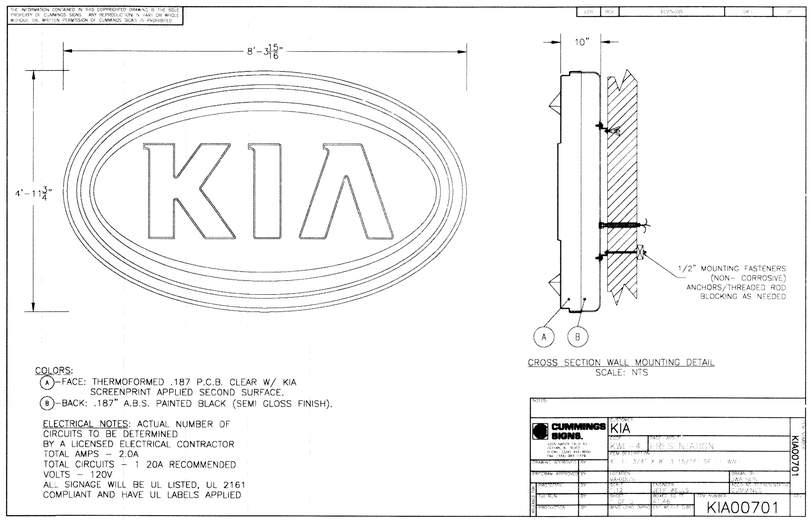
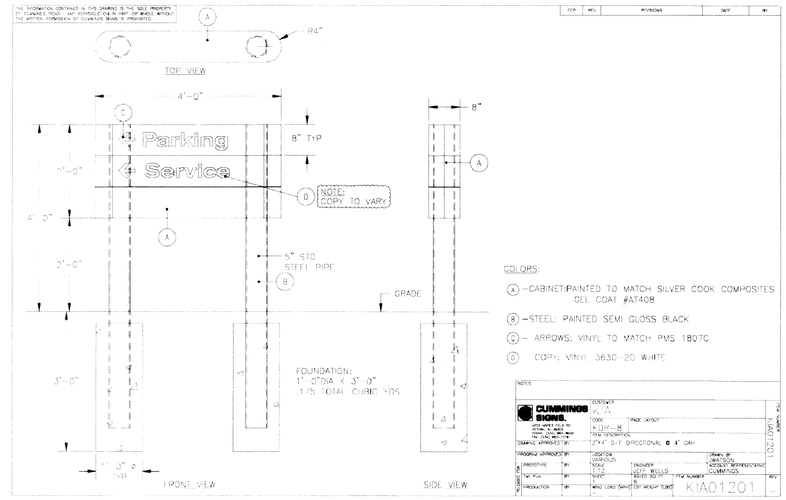
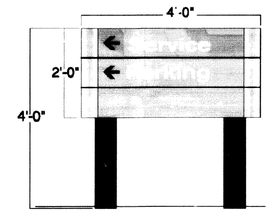
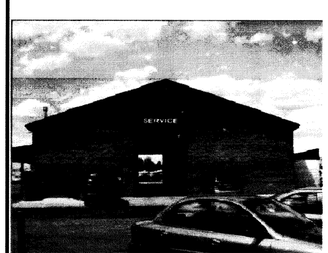


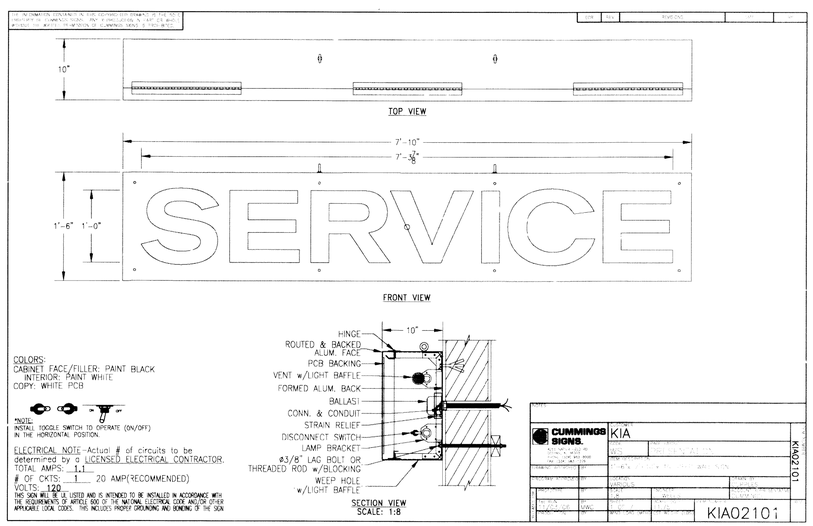
4 WALL SIGN DETAIL
Scale: Not To Scale



2 DIRECTIONAL SIGN DETAIL
Scale: Not To Scale

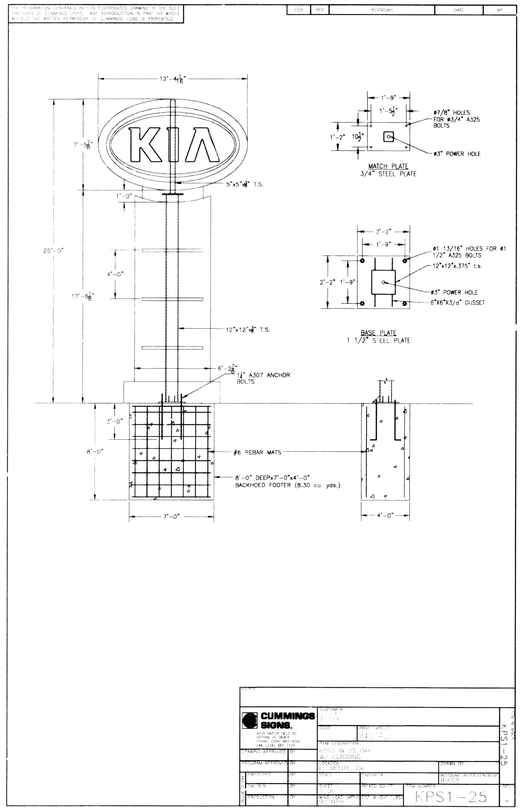




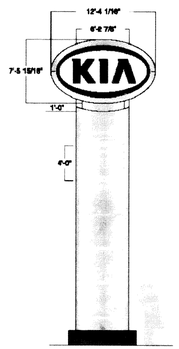


KWS-12 Service Sign

3 WALL SIGN DETAIL
Scale: Not To Scale



1 25' MONUMENT SIGN DETAIL
Scale: Not To Scale



LEGEND:

- FOUND SECTION OR ALIQUOT
- ALIQUOT CORNERS AS DESCRIBED
- SET NO.5 REBAR W/ YELLOW PLASTIC CAP L.S. 36561
- FOUND MONUMENTS AS DESCRIBED
- EXISTING BOLLARD
- EXISTING LIGHT POST
- EXISTING TELEPHONE PEDESTAL (TEL R)
- EXISTING ELECTRICAL TRANSFORMER (T)
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE (WV)
- EXISTING WATER METER
- (1) EXISTING OIL TANK-METAL 10.0' DIAMETER-15' TALL
- (2) EXISTING OIL TANK-FIBERGLASS 10.0' DIAMETER-5' TALL
- GRATE INLET
- EXISTING SECTION LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SAN. SEWER MANHOLE (S)
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- PIPE FENCE
- EXISTING ASPHALT
- GRAVEL SURFACE

FIRESTONE INFORMATION BLOCK	
SIGNAGE AND DETAILS	
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TYPE OF SUBMITTAL:	AMENDED OVERALL FDP
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SHEET 2 OF 2

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AMENDED OVERALL FINAL DEVELOPMENT PLAN
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prepared for
SIGN SHOP ILLUMINATED

DRAWN BY: GMS
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DRAWING NAME: ...
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JOB NUMBER: 208-037
DATE: 04/29/04
SCALE: AS NOTED
SHEET NO: 2 of 2

PURPORTED COPY