



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

August 2, 2018

7:00 PM

151 Grant Avenue
Firestone, CO 80520

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. July 19, 2018 - Regular Meeting
5. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
6. **Public Hearings**
 - a. Res. PC-18-14 - Final Plat & Final Development Plan for Saddleback Filing No. 3
7. **Discussion**
 - a. Consider Amending the Rules of Procedure to Address Alternate Members
8. **Staff Reports**
9. **Commissioner Comments**
10. **Adjournment**

* Individuals that desire to address the Planning and Zoning Commission are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to two minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes for each Public Comment noted on Agenda.

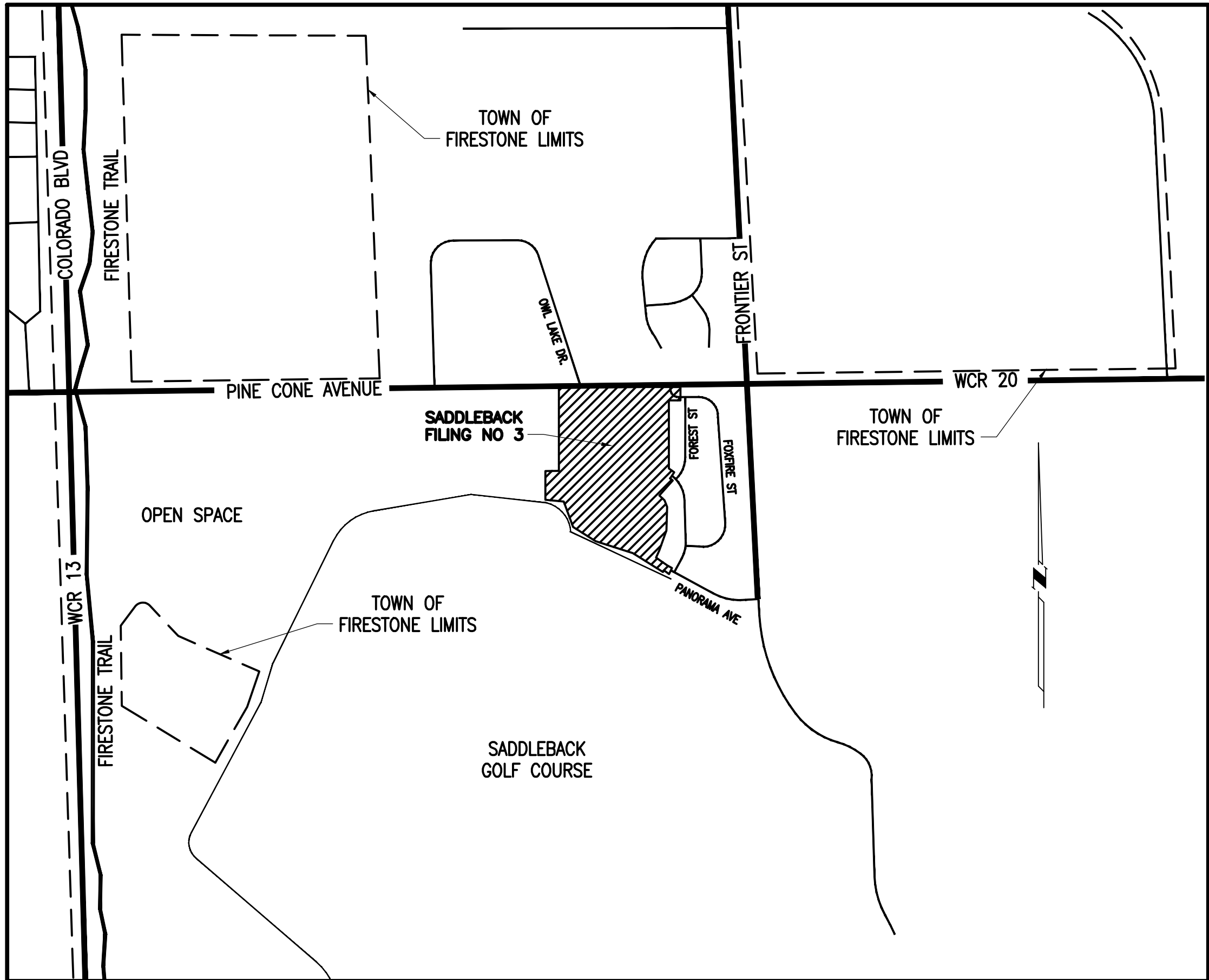
If you need special assistance in order to participate in a Planning and Zoning Commission meeting, please contact the Town Manager's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

SADDLEBACK FILING NO. 3
FINAL PLAT

A RESUBDIVISION OF TRACTS A AND B, SADDLEBACK FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67
WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 4

COVER SHEET



VICINITY MAP

(NOT TO SCALE)

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., BEARS S89°58'18"E (ASSUMED), AS SHOWN ON THE FINAL PLAT OF THE SADDLEBACK FILING NO. 2, RECORDED UNDER RECEPTION NUMBER 4181833 AT THE WELD COUNTY CLERK AND RECORDER'S OFFICE. BOTH ENDS OF SAID LINE ARE MONUMENTED AS SHOWN ON SHEET 2 OF THIS PLAT.

PROJECT BENCHMARK

TOWN OF FIRESTONE BENCHMARK POINT #10 BEING A CHISELED CUT IN THE SOUTHWEST END OF THE NORTHEAST WING WALL OF A TRAIL BRIDGE, ABOUT 1250' SOUTH OF COUNTY ROAD #20 ON THE EAST SIDE OF COLORADO BOULEVARD.

ELEVATION = 4921.93
DATUM = NGVD29

GENERAL NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EMK CONSULTANTS, INC.. TITLE COMMITMENT FILE NO. 36200-17-01866, PREPARED BY NORTH AMERICAN TITLE COMPANY OF COLORADO, EFFECTIVE DATE JANUARY 13, 2017 AT 7:30 A.M. WAS USED FOR ALL INFORMATION REGARDING TITLE, EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES OF RECORD AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY LIES IN "ZONE X". (AREAS OF MINIMAL FLOODING) AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PER FLOOD INSURANCE MAP PANEL NO. 08123C1895E, DATED JANUARY 20, 2016.
- ALLOWED USES IN UTILITY EASEMENTS INCLUDE THE INSTALLATION & MAINTENANCE OF ELECTRIC, PHONE, FIBER OPTIC, CABLE TV, WATER, SEWER, GAS, POSTAL FACILITIES, HIGH VOLTAGE TRANSMISSION, DRAINAGE AND STORM DRAINS. SERVICE PROVIDERS FOR THE LINES WITHIN THESE EASEMENTS WILL INCLUDE, BUT ARE NOT LIMITED TO: CENTURY LINK FOR TELEPHONE, COMCAST FOR CABLE, UNITED POWER FOR ELECTRIC AND BLACK HILLS ENERGY FOR GAS.
- SANITARY SEWER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE ST. VRAIN SANITATION DISTRICT FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWER FACILITIES.
- A PORTION OF THE EXISTING 10' IRRIGATION PIPELINE EASEMENT RECORDED IN BOOK 1502, PAGE 484 (AS SHOWN) IS TO BE VACATED BY SEPARATE DOCUMENT.
- ALL BLOCK CORNER RADII ARE 20' UNLESS OTHERWISE NOTED.
- THE LINEAL UNIT OF MEASUREMENT FOR THIS PLAT IS U.S. SURVEY FOOT.
- A BLANKET DRAINAGE EASEMENT IS DEDICATED FOR TRACTS A, B, C, D, F, G AND J.
- AN EXCLUSIVE BLANKET WATER LINE EASEMENT IS DEDICATED FOR TRACT G.

OWNER/DEVELOPER

Sterling Corporation
720 South Colorado Blvd.
Suite 940-North Tower
Denver, CO 80246
(303) 399-9804
Chad Rodriguez
chad@mspccompanies.com

ENGINEER/SURVEYOR:

EMK Consultants, Inc.
7006 S. Alton Way, Bldg. F
Centennial, CO 80112
(303) 694-1520
Stephen Harding
sharding@emkc.com

TOWN OF FIRESTONE APPROVAL

THIS IS TO CERTIFY THAT THE FINAL PLAT OF SADDLEBACK FILING NO. 3, WAS APPROVED ON THIS _____ DAY OF _____, 2018, BY RESOLUTION NO. _____ AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR _____

ATTEST: TOWN CLERK _____

SURVEYOR'S CERTIFICATE

I, STEPHEN H. HARDING, PLS #29040, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF SADDLEBACK FILING NO. 3 WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS FINAL PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITHIN MY CONTROL AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

STEPHEN H. HARDING, PLS _____
FOR AND ON BEHALF OF
EMK CONSULTANTS, INC.

LAND USE TABLE

TRACT	OWNERSHIP	MAINTENANCE	PURPOSE/USE	AREA (ACRES)	% OF TOTAL
A	HOA	HOA	DRAINAGE, UTILITIES, LANDSCAPE, PUBLIC ACCESS	0.088	0.40%
B	HOA	HOA	DRAINAGE, UTILITIES, LANDSCAPE, PUBLIC ACCESS	0.481	2.19%
C	HOA	HOA	DRAINAGE, UTILITIES, LANDSCAPE, PUBLIC ACCESS	1.076	4.90%
D	TOWN	HOA	DRAINAGE, PUBLIC TRAIL, PUBLIC ACCESS	0.864	3.93%
E	DEVELOPER	HOA	DRAINAGE, UTILITIES, LANDSCAPE, PUBLIC ACCESS	0.373	1.70%
F	HOA	HOA	DRAINAGE, UTILITIES, LANDSCAPE, PUBLIC ACCESS	0.903	4.11%
G	HOA	HOA	DRAINAGE, LANDSCAPE, PUBLIC ACCESS, TOWN OF FIRESTONE WATER	0.058	0.26%
H	TOWN	TOWN	RIGHT-OF-WAY	0.411	1.87%
J	HOA	HOA	DRAINAGE, UTILITIES, LANDSCAPE, PUBLIC ACCESS	0.089	0.41%
TOTAL TRACTS				4.344	19.77%
STREET RIGHTS-OF-WAY				ROADWAYS	4.295 19.55%
SINGLE FAMILY DETACHED LOTS:				80 LOTS	13.332 60.68%
GRAND TOTAL				21.971	100.0%

OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, STERLING CORPORATION, A COLORADO CORPORATION, BEING THE OWNER OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

ALL OF TRACTS A AND B, SADDLEBACK FILING NO. 2, AS RECORDED FEBRUARY 18, 2016 AT RECEPTION NO. 4181833 AT THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING 957,078 SQ. FT. OR 21.971 ACRES MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF SADDLEBACK FILING NO. 3, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE TRACT D, TRACT H, THE STREETS, AVENUES, AND OTHER PUBLIC PLACES, AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR CENTURY LINK, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURY LINK AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER: STERLING CORPORATION. A COLORADO CORPORATION

BY: _____
MARCUS PALKOWITSH, PRESIDENT

NOTARY CERTIFICATE

STATE OF COLORADO)

COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018.

BY MARCUS PALKOWITSH AS PRESIDENT OF STERLING CORPORATION, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

(SEAL)

SADDLEBACK FILING NO. 3

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	3
PHASE NUMBER:	-
SHEET TITLE:	SADDLEBACK FILING NO. 3
PREPARATION DATE:	JANUARY 26, 2017
REVISION DATE:	JULY 26, 2017
REVISION DATE:	JANUARY 19, 2018
REVISION DATE:	MAY 1, 2018
REVISION DATE:	
REVISION DATE:	

SHEET 1 OF 4

SADDLEBACK FILING NO. 3

DATE PREPARED: JANUARY, 2017

APPLICANT/DEVELOPER
STERLING CORPORATION

720 South Colorado Blvd.
Suite 940-North Tower
Denver, CO 80246
(303) 399-9804

SHEET 1 OF 4

PREPARED BY



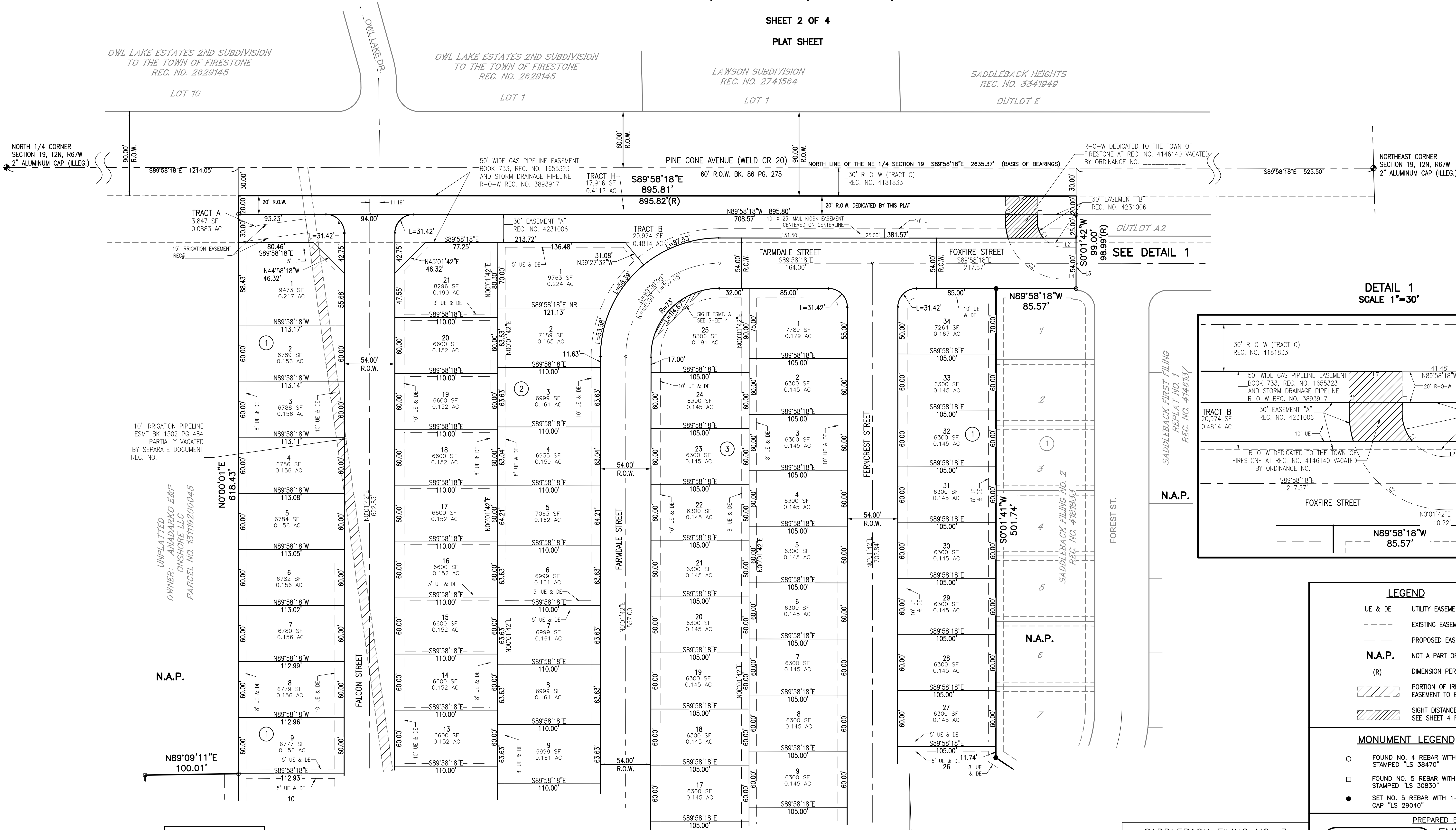
EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING ■ SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303) 694-1520 www.EMKC.com
JOB NO. 12982.00

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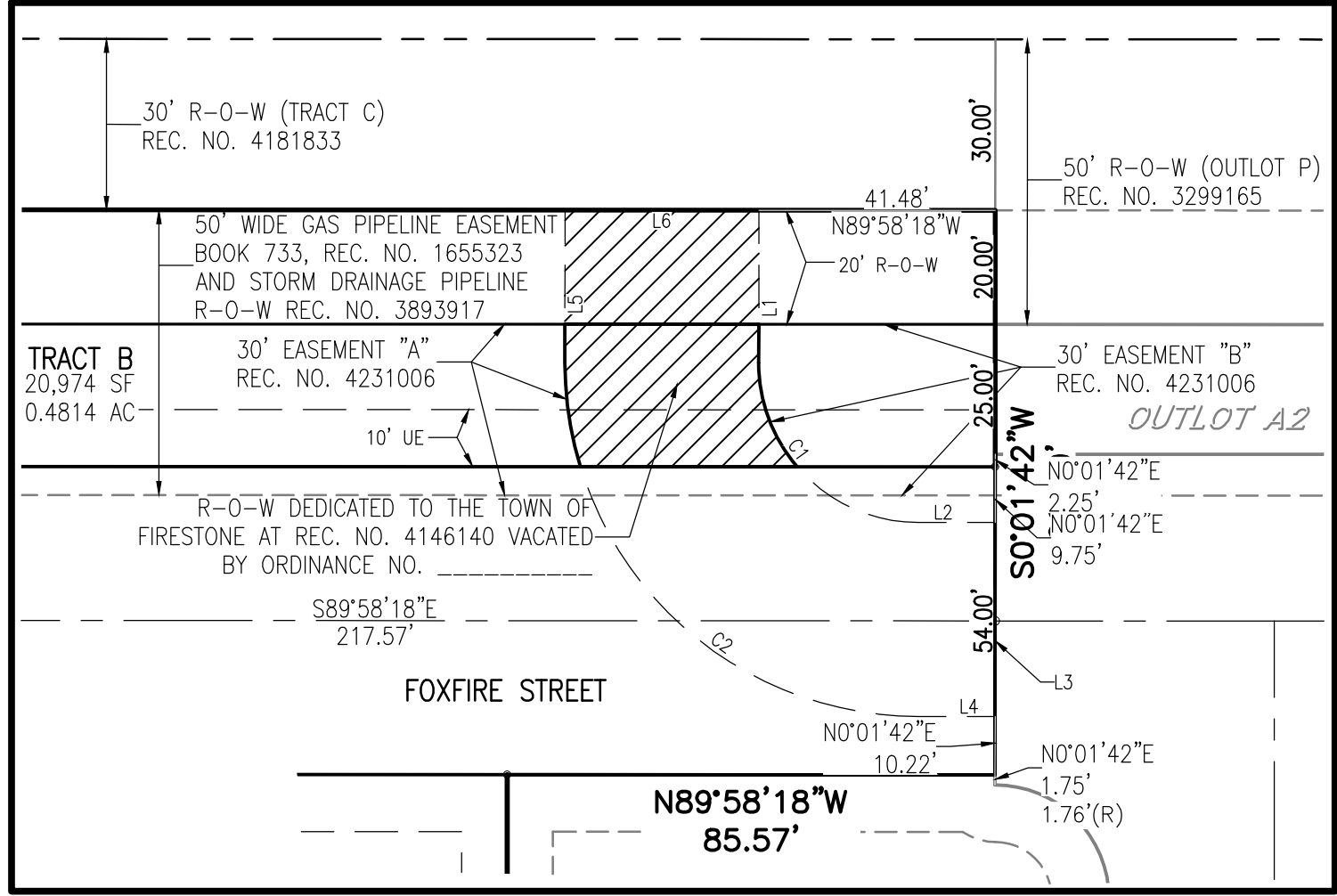
SHEET 2 OF 4

PLAT SHEET



SEE DETAIL 1

DETAIL 1
SCALE 1"=30'



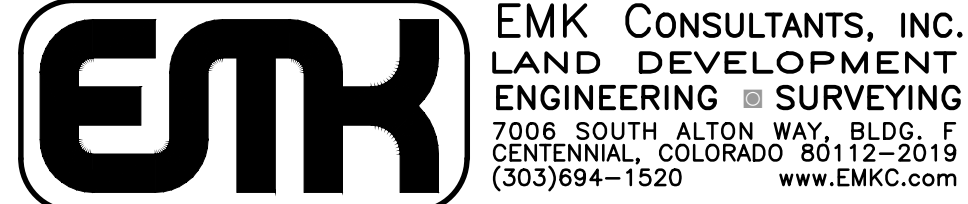
LEGEND

- UE & DE UTILITY EASEMENT & DRAINAGE EASEMENT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- N.A.P. NOT A PART OF THIS SUBDIVISION
- (R) DIMENSION PER RECORDED DOCUMENT
- PORTION OF IRRIGATION PIPELINE EASEMENT TO BE VACATED.
- SIGHT DISTANCE EASEMENTS. SEE SHEET 4 FOR DETAILS.

MONUMENT LEGEND

- FOUND NO. 4 REBAR WITH 1" BLUE CAP STAMPED "LS 38470"
- FOUND NO. 5 REBAR WITH 1 1/4" YELLOW CAP STAMPED "LS 30830"
- SET NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP "LS 29040"

PREPARED BY



SADDLEBACK FILING NO. 3

DATE PREPARED: JANUARY, 2017

APPLICANT/DEVELOPER
STERLING CORPORATION

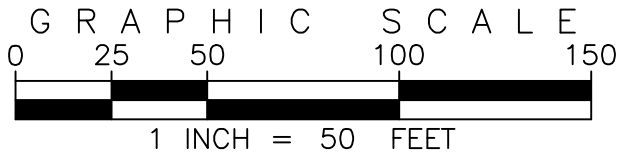
720 South Colorado Blvd.
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Denver, CO 80246
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SHEET 2 OF 4

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N0°01'25"E	26.75'
L2	S89°57'50"E	13.47'
L3	N0°02'10"E	34.03'
L4	S89°51'00"E	13.47'
L5	S0°01'25"W	26.76'
L6	N89°58'18"W	34.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	LENGTH
C1	28.00'	90°00'21"	43.99'	S44°58'26"E	39.60'
C2	62.00'	89°59'54"	97.39'	S44°58'26"E	87.68'

FOR CONTINUATION SEE SHEET 3



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SHEET 3 OF 4

PLAT SHEET

FOR CONTINUATION SEE SHEET 2

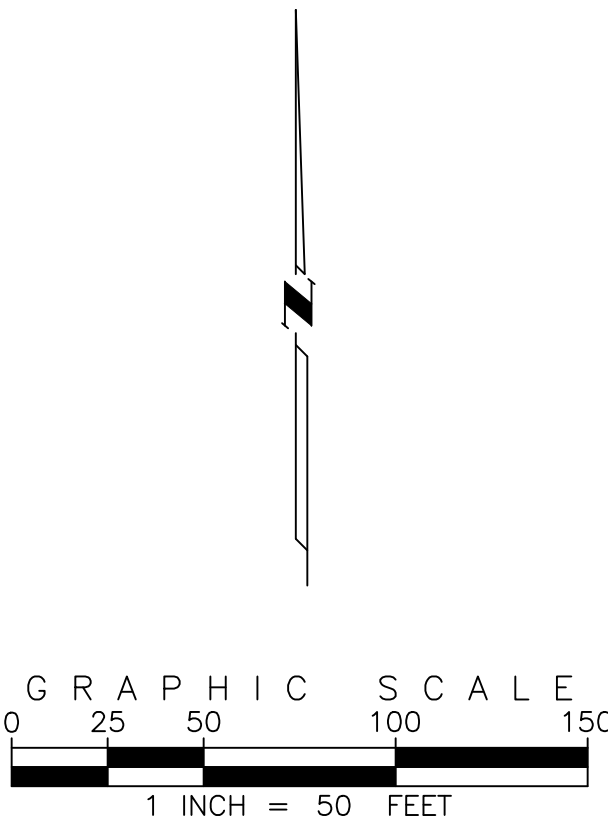
UNPLATTED
OWNER: ANADARKO E&P
ONSHORE LLC
PARCEL NO. 131119200045

NOTES:

- EXISTING PLUGGED AND ABANDONED OIL &
GAS WELL API # 05-123-08514.
WELL CAP ELEVATION = 4954.571
FINISHED GROUND ELEVATION = 4964.41

LEGEND:

HOUSE FACING DIRECTION



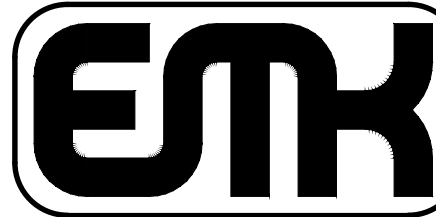
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SHEET 3 OF 4

SADDLEBACK FILING NO. 3

FIRESTONE INFORMATION BLOCK

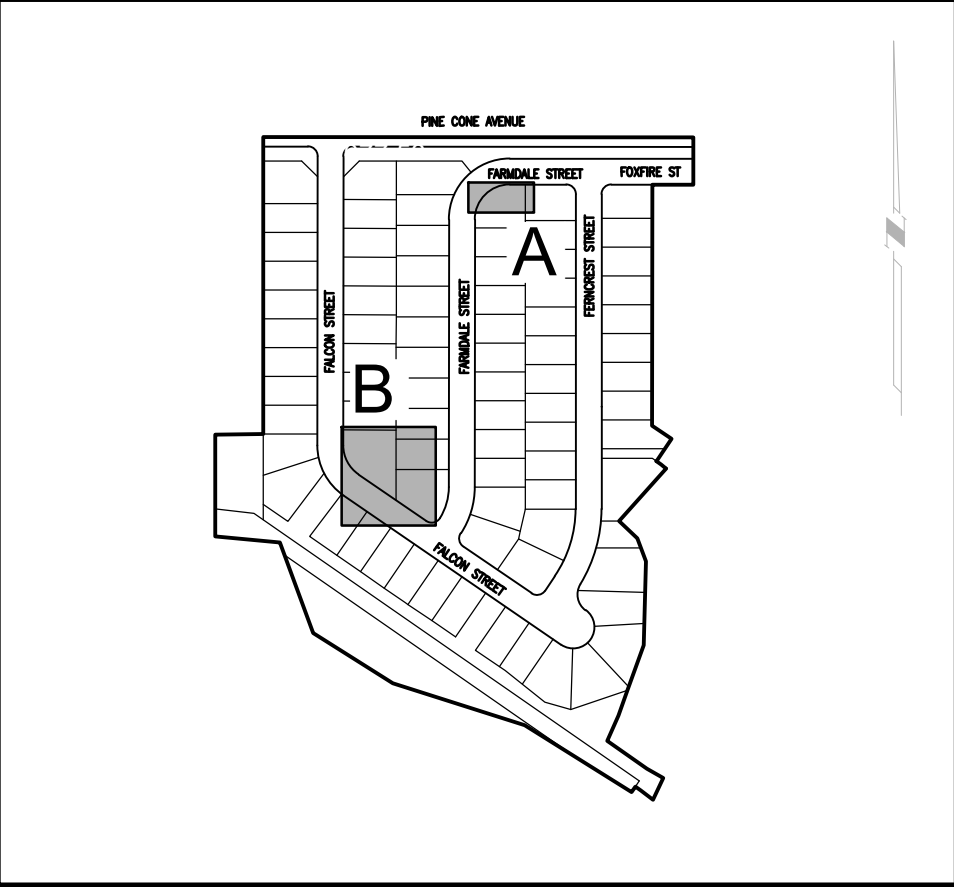
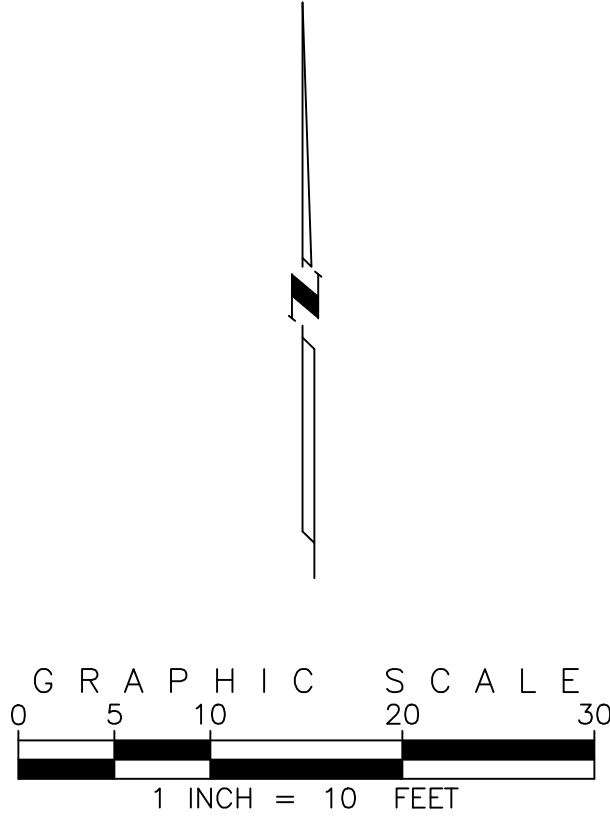
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SHEET 3 OF 4

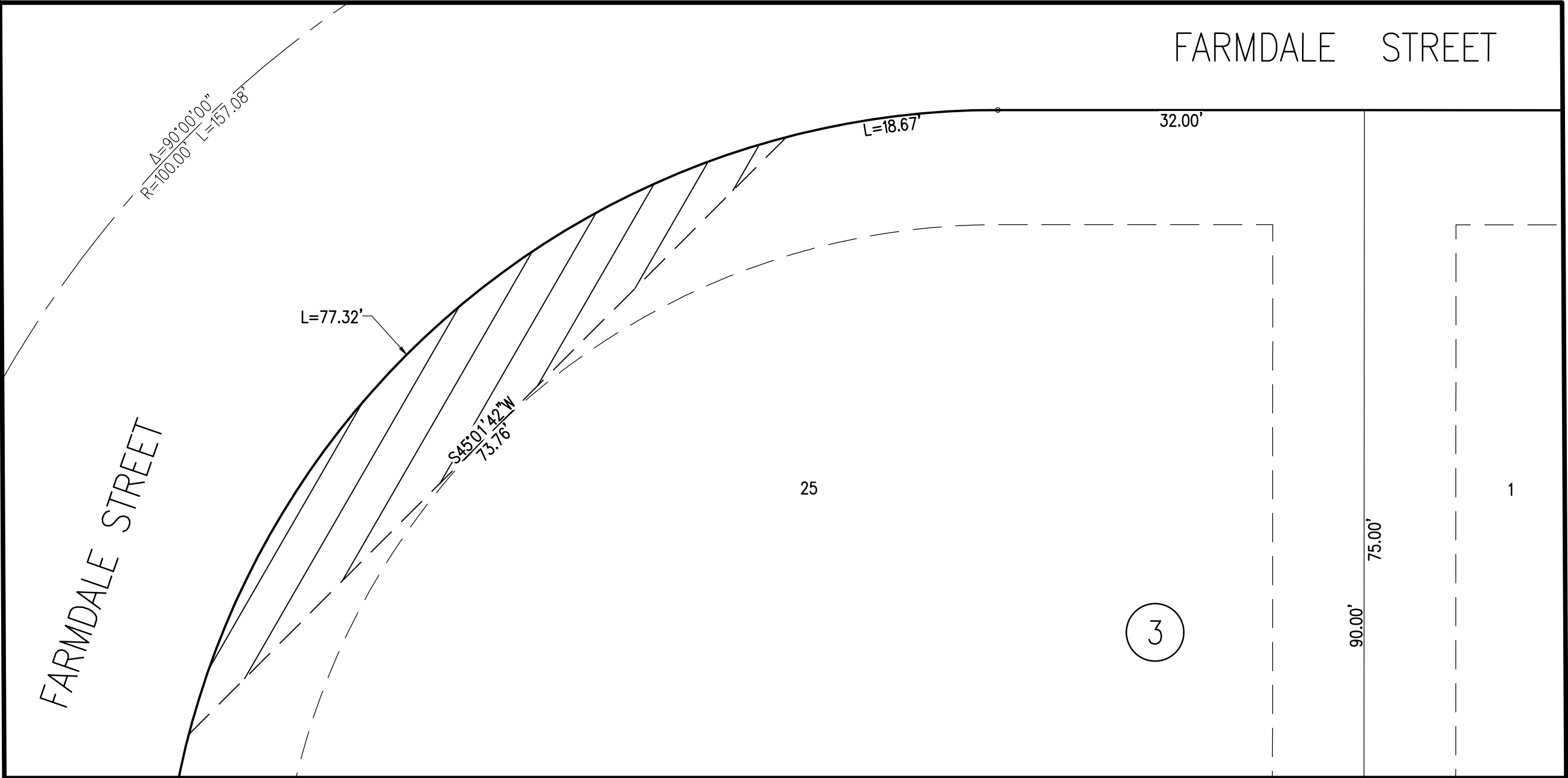
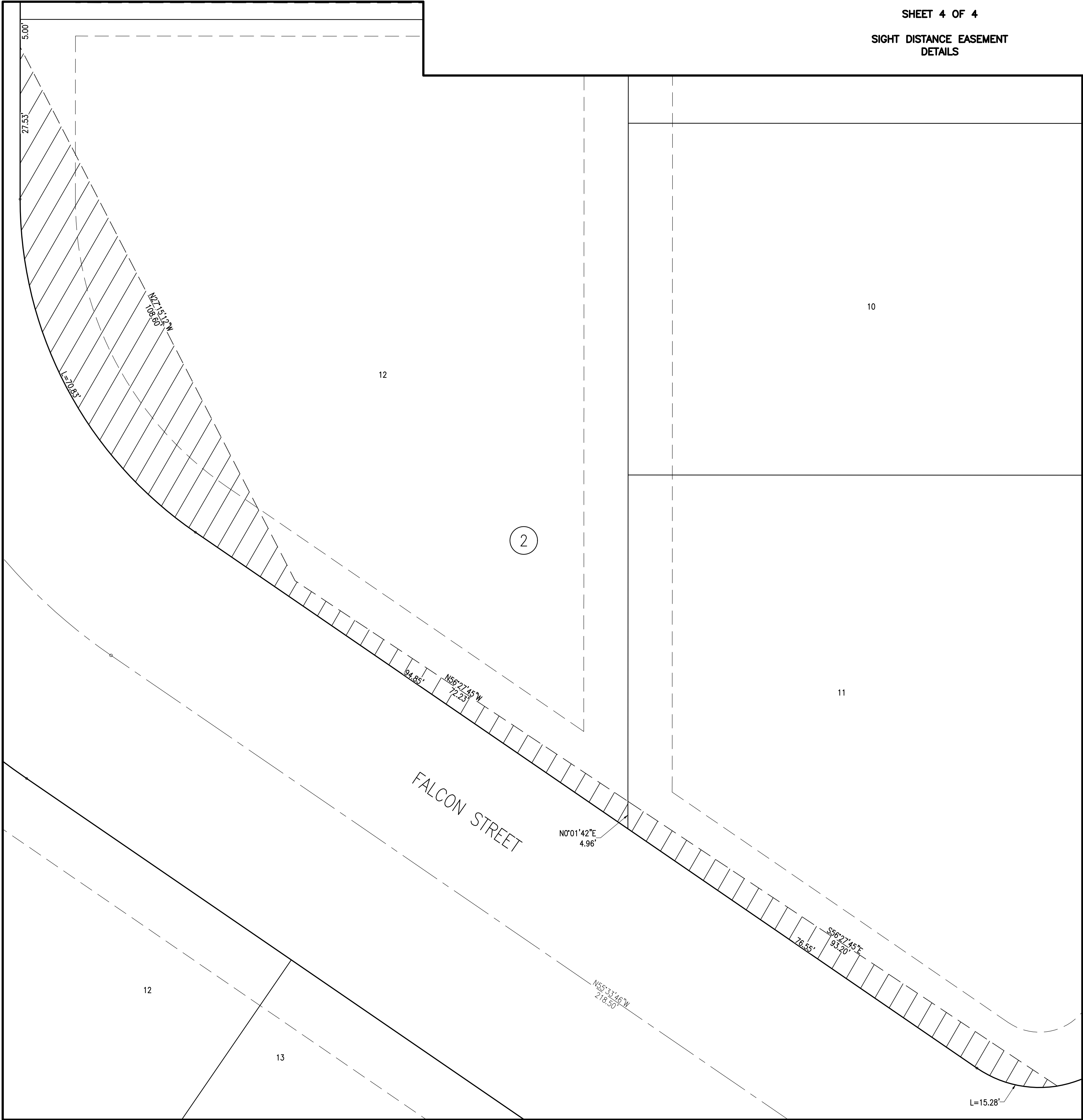
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SHEET 4 OF 4
SIGHT DISTANCE EASEMENT
DETAILS



KEY MAP



DETAIL A
SCALE 1"=10'

NOTE:
THE VARIABLE WIDTH SIGHT DISTANCE EASEMENT IS
A NO-BUILD AREA AND RESTRICTS VEGETATION
AND PERMANENT STRUCTURES MORE THAN THREE
FEET TALL.

- LEGEND**
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 - /// SIGHT DISTANCE EASEMENTS

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SHEET 4 OF 4

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Staff Report

Saddleback Filing No. 3

**Final Plat
and
Final Development Plan**

**Prepared by the
Town of Firestone for the
Planning and Zoning Commission**

August 2, 2018

Applications

This staff report is for Saddleback Filing No.3 Final Plat ("FP") and Final Development Plan ("FDP"). The applicant for the FP and FDP is Sterling Corporation.

Notice

Pursuant to the Town Code and Development Regulations, proper notification of the public hearings was published. Proof of notification to owners of interest and surrounding property owners and a property posting log will be provided by the applicants prior to the hearings.

Location and Process

The FP and FDP is located on the south side of Pine Cone Avenue, north of Panorama Avenue, east of Forest Street, and west of Colorado Boulevard. The FP and FDP are the final steps in the Firestone Development Review process prior to the building permit process.

Site Analysis, Circulation and Parking

The FDP is a residential planned unit development and is approximately 21.971 acres in size. The property is generally flat and would be appropriate for the proposed use. The FDP will have one vehicular access point from Pine Cone Avenue to the north, one vehicular access point from Forest Street to the east, one vehicular access point from Foxfire Street to the east, and one vehicular access point from Panorama Avenue to the southeast. All homes within the development shall provide a minimum of two-car attached garages, and parking on the residential streets will be available. Parking is consistent with other similar developments in Firestone. Sidewalks will line the residential streets within the FDP, and will connect to the concrete walk at the south end of the FDP as well as to the existing sidewalk system constructed in Filing 1.

Plan Analysis

The FDP proposes an 80-lot single family residential community to be developed in compliance with the town's comprehensive plan. The FDP shall be developed as an extension of the vehicular, pedestrian, and utility facilities constructed with the first and second filings. The project will be consistent with adjacent developments and will complement the overall PUD. Furthermore, the development will comply with applicable landscape, lighting, architecture and signage requirements.

Building Height

The building height for the proposed residential buildings is 35 feet, complementary to the surrounding buildings of similar use.

Fiscal Impacts

The FDP will provide residential services to the community of Firestone and promote the livability and walkability of the Town of Firestone within an area zoned for residential use. The proximity of these homes to I-25 and Firestone Boulevard are ideal for the proposed use. The increase of residential options in this area will lead to increased property tax revenues for the Town.

Utility and Services

Public infrastructure and utilities are generally available or will be extended to the site by the developer at the time of the development.

Planning and Zoning Commission and Board of Trustees Conditions and Standards for Approval

For your general reference, attached are the conditions and standards of approval for a PUD district that are stated in the Firestone Development Regulations.

Conditions and Standards for Approval

The Planning Commission and the Town Board of Trustees may approve a PUD application if it meets the intent of these Regulations and complies with the Town Code and other controlling regulations and documents, including the development standards specified herein. The Planning Commission and Town Board shall consider the following in making their decision for approval, approval with conditions, or denial of a PUD:

- A. The proposed PUD district is compatible with present development in the surrounding area, and will not have a significant, adverse effect on the surrounding area;
- B. The proposed PUD district is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;
- C. The proposed PUD district is consistent with the overall direction, intent of Titles 16 and 17 of the Town Code, and the intent and policies of the Town's comprehensive plan and other policy documents of the Town;
- D. The proposed PUD district provides for a creative and innovative design which could not otherwise be achieved through other standard zoning districts;
- E. The exceptions from the zoning regulations requested in the proposed PUD are warranted by virtue of innovative design and amenities incorporated in the PUD district;
- F. The PUD provides adequate circulation in terms of internal street circulation system, designed for the type of traffic generated, for separate living areas, convenience, safety, access, and noise and exhaust control. Proper circulation in parking areas shall be provided in terms of safety, convenience, separation and screening. The PUD should provide for buffering from collector and arterial streets through earthen berms, landscaping, and other methods;
- G. The PUD provides functional open space in terms of practical usability and accessibility, and optimum preservation of natural features, including trees and drainage areas, recreation, views, natural stream courses, bodies of water and wetlands;
- H. To the extent practicable, the PUD provides variety in terms of housing types, housing size, densities, facilities and open space;
- I. The PUD provides for pedestrian and bicycle traffic in terms of safety, separation, convenience, access, destination and attractiveness. If possible, there shall be an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels, parks, open space, or recreational facilities within the PUD as well as links to trail systems of the Town;
- J. Building types in terms of appropriateness to density, site relationship and bulk;
- K. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting;

- L. Landscaping of the site in terms of purpose, such as screening, types and materials used, maintenance suitability, water demands and effect on the area;
- M. Services including utilities, fire, police protection and other such services are available or can be made available to adequately serve the development;
- N. No structures in the PUD shall encroach on a floodplain except as permitted by the Town's floodplain ordinance;
- O. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved by the Town;
- P. Visual relief and variety of visual sitings shall be located within the PUD through building placement, shortened or interrupted street vistas, visual access to open space and other design methods;
- Q. The fiscal impacts on the Town, relative to expected service provision costs and anticipated revenue to the Town;
- R. Compliance with the provisions of any applicable intergovernmental agreements;
- S. The PUD incorporates a lighting plan and facilities to minimize of light drift outside the PUD in an effort to help preserve the night sky;
- T. To the extent reasonably practicable, the PUD shall strive to incorporate "green" building standards and design guidelines for all residential and commercial development in an effort increase energy efficiency and reduce energy consumption;
- U. To the extent reasonably practicable, the PUD shall strive to incorporate renewable energy technologies;
- V. To the extent reasonably practicable, the PUD shall strive to incorporate best management practices in recycling, water conservation, soils preservation and sustainable development practices;
- W. To the extent reasonably practicable, the PUD shall strive to incorporate Infrastructure design that emphasizes technology that will encourage the development of "knowledge workers" and will facilitate telecommuting.

Planning Commission or Board of Trustees Action

The Planning Commission Board or Board of Trustees has the following options relative to the action on applications in general. As necessary additional information relative to continuances, etc. can be provided by the Town Attorney.

- A. Make a decision and vote on the application, using the draft resolution previously prepared, as may be amended during the hearing; or
- B. Make a decision and vote on the application, but request the Town Attorney to prepare findings of fact and conclusions for approval and adoption at the next regular meeting; or
- C. Defer a decision and direct the Town Attorney to prepare findings of fact and conclusions to be submitted to the Board of Trustees at its next regular meeting,

with final deliberation, decision and adoption of the findings of fact and conclusion at that meeting; or

- D. Defer a decision until a date certain, as is mutually agreed upon by the Applicant and the Board of Trustees, by which time the record and all evidence can be reviewed. At that time the Board of Trustees can either adopt findings of fact and conclusions or direct the Town Attorney to prepare findings of fact and conclusions for adoption at the next regular meeting after the meeting to which the matter has been deferred.

RECOMMENDATION

The Town staff recommends the Planning Commission recommend approval of the application with a few conditions that will be provided in the form of a draft resolution prior to the Planning Commission public hearing.

FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
PLANNED UNIT DEVELOPMENT

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 26

PROJECT CONCEPT

THE SADDLEBACK FILING NO. 3 FINAL DEVELOPMENT PLAN (FDP) PROJECT CONCEPT IS FOR AN APPROXIMATE 21.971 ACRE, 80–LOT SINGLE FAMILY RESIDENTIAL COMMUNITY IN THE TOWN OF FIRESTONE TO BE DEVELOPED IN COMPLIANCE WITH THE TOWN'S COMPREHENSIVE PLAN AND THE INTENT OF THE APPROVED OUTLINE DEVELOPMENT PLAN (ODP) FOR SADDLEBACK PUD. SADDLEBACK FILING NO. 3 SHALL BE DEVELOPED AS AN EXTENSION OF THE VEHICULAR, PEDESTRIAN AND UTILITY FACILITIES CONSTRUCTED WITH THE FIRST AND SECOND FILINGS.

TRACTS A AND B SHALL BE LANDSCAPED BUFFER TRACTS BETWEEN THE ADJACENT LOTS AND THE RIGHT–OF–WAY FOR PINE CONE AVENUE, AND SHALL CONTAIN AN EXTENSION OF THE THEMATIC LANDSCAPING AND FENCING APPROVED WITH THE FIRST FILING. TRACT E IS A 0.373 ACRE TRACT THAT WILL BE OWNED BY THE DEVELOPER AND MAINTAINED BY THE HOA.

CIRCULATION SYSTEM

PRIMARY ACCESS SHALL BE PROVIDED VIA A PROPOSED CONNECTION TO PINE CONE AVE. (WCR 20) AT FALCON STREET, AND VIA EXTENSION OF PEAKVIEW AVENUE AND FOXFIRE STREET FROM THE FIRST FILING. PEDESTRIAN CONNECTIVITY SHALL BE VIA AN EXTENSION OF THE EXISTING SIDEWALK SYSTEM CONSTRUCTED IN FILING 1, AND IS ANTICIPATED TO CONTINUE WEST THROUGH FUTURE FILINGS AS THE BALANCE OF THE SADDLEBACK PROPERTY DEVELOPS.

ADJACENT PROPERTIES

PROPERTIES CONTIGUOUS TO THE PROPOSED FILING ARE AS FOLLOWS:
NORTH: RESIDENTIAL (OWL LAKE ESTATES 2ND SUBDIVISION)
EAST: RESIDENTIAL (SADDLEBACK FILING NO. 2)
SOUTH: GOLF COURSE
WEST: RESIDENTIAL (FUTURE PHASES OF SADDLEBACK SUBDIVISION)

PRIVATE MAINTENANCE AND ENFORCEMENT

A MANDATORY HOMEOWNER'S ASSOCIATION (HOA) HAS BEEN CREATED FOR THE DEVELOPMENT. THE ASSOCIATION SHALL OWN AND MAINTAIN THE ASSETS IDENTIFIED IN THE LAND USE TABLE OF FILING NO. 3 INCLUDING PARKS, TRAILS, OPEN SPACE, DRAINAGEWAYS AND FACILITIES, ENTRY FEATURES, AND LIKE ITEMS THAT ARE NOT OWNED AND MAINTAINED BY THE TOWN OF FIRESTONE, UNLESS OTHERWISE SPECIFIED. COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) SHALL GOVERN THE DEVELOPMENT AND ENABLE THE RIGHTS AND DUTIES OF THE HOA.

PARKS, TRAILS AND OPEN SPACE

PER THE APPROVED ODP, THE PRIMARY OPEN SPACE ELEMENT FOR THE SADDLEBACK DEVELOPMENT HAS BEEN PARTIALLY DEVELOPED NEAR THE WETLAND AREA AND FIRESTONE TRAIL LOCATED AT THE WESTERN EDGE OF THE PROPERTY AT COLORADO BOULEVARD. ADDITIONAL OPEN SPACE HAS BEEN DEDICATED AS SHOWN HEREON TO PROVIDE GREEN SPACE, BUFFER AREAS, AND LANDSCAPE TREATMENT APPROPRIATE FOR THE PROJECT. TRACT D SHOWN HEREON SHALL BE DEDICATED TO THE TOWN OF FIRESTONE FOR THE DEVELOPER TO CONSTRUCT A 10–FOOT WIDE CONCRETE PUBLIC TRAIL FROM THE EASTERN BOUNDARY CONNECTING THE TRAIL CONSTRUCTED IN FILING NO. 1 TO THE WESTERN PROPERTY BOUNDARY AS SHOWN HEREON.

CONTROLS

IMPROVEMENTS TO THE COMMON OPEN SPACE SHALL BE CONSTRUCTED AND COMPLETED BY THE DEVELOPER AND MAINTAINED BY THE HOA OR TOWN AS IDENTIFIED IN THE TRACT SUMMARY TABLE. THE DEVELOPER SHALL INSTALL THE EXTERIOR FENCING ALONG THE FRONTAGE OF PINE CONE AVENUE.

DRAINAGE

THE STORMWATER RUNOFF FOR SADDLEBACK FILING NO. 3 SHALL BE MANAGED IN ACCORDANCE WITH THE PRELIMINARY DRAINAGE REPORT FOR THE SADDLEBACK DEVELOPMENT, FIRESTONE COLORADO, BY PARK ENGINEERING CONSULTANTS, SUBMITTED AUGUST 2002, THE FINAL DRAINAGE REPORT, AND ALL CURRENT REGULATIONS HELD FORTH BY THE TOWN OF FIRESTONE.

ALL OF THE STORMWATER FROM SADDLEBACK FILING NO. 3 WILL BE CONVEYED THROUGH A COMBINATION OF OVERLAND, CURB AND GUTTER, SWALE AND PIPE FLOW. ALL STORMWATER IS ROUTED TO ONE OF TWO LOW POINTS LOCATED ALONG PANORAMA AVENUE. INLETS LOCATED AT THESE LOW POINTS CAPTURE RUNOFF THAT IS THEN ROUTED VIA STORM SEWER PIPE TO A SWALE ALONG THE NORTHERN FRINGE OF SADDLEBACK GOLF COURSE. THIS SWALE (CONSTRUCTED DURING THE FIRST FILING) OUTFALLS INTO THE GOLF COURSE LAKE WHICH ATTENUATES PEAK FLOWRATES TO LESS THAN HISTORIC PEAK FLOWRATES. RUNOFF IS ULTIMATELY RELEASED INTO NO NAME CREEK.

A SMALL PORTION OF THE SITE WILL BE RELEASED VIA OVERLAND FLOW TO THE NORTH AND INTO THE EXISTING DRAINAGE DITCH ADJACENT TO PINE CONE AVENUE. THE EXISTING STORM SEWER PLANNED WITHIN FILING 1 TO DISCHARGE INTO THE ROADSIDE DITCH IS PROPOSED TO BE REROUTED INTO THE GOLF COURSE SWALE. THE REMAINING RUNOFF LEAVING THE SITE TO THE NORTH IS LESS THAN THE EXISTING DISCHARGE FROM FILING 1. A SMALL PORTION OF THE SITE WILL BE RELEASED TO THE WEST AND ONTO THE ADJACENT PROPERTY TO THE WEST. THE AMOUNT OF RUNOFF LEAVING THE SITE IN THIS DIRECTION IS LESS THAN THE HISTORIC RUNOFF OCCURRING CURRENTLY.

THE FINAL DRAINAGE REPORT DATED APRIL 25, 2017, AND REVISED MAY 1, 2018 HAS BEEN PREPARED BY EMK CONSULTANTS, INC. AND IS INCLUDED WITH THIS FDP SUBMITTAL.

UTILITIES

SADDLEBACK FILING NO. 3 IS DESIGNED TO SUPPLY ALL REQUIRED UTILITIES EITHER ADJACENT TO OR WITHIN THE SITE. BELOW IS A BREAKDOWN OF THE INDIVIDUAL UTILITIES:

WATER – WATER SERVICE SHALL BE PROVIDED BY THE TOWN OF FIRESTONE VIA AN EXISTING MASTER METER AT THE INTERSECTION OF PINE CONE AVENUE AND FRONTIER AVENUE. THE EXISTING WATER FROM SADDLEBACK FIRST FILING SHALL BE ROUTED AND LOOPED THROUGH SADDLEBACK FILING NO. 3 AND CONNECTED BACK TO THE WATER MAIN CLOSE TO THE INTERSECTION OF PINE CONE AND OWL LAKE STREET.

SEWER – SEWER SERVICE SHALL BE PROVIDED BY ST. VRAIN SANITATION DISTRICT. THERE IS AN EXISTING SEWER TRUNK LINE THAT TRAVELS EAST TO WEST ALONG THE SOUTHERN PROPERTY LINE. THE PROPOSED DEVELOPMENT SHALL PROVIDE A COLLECTION SYSTEM WITHIN THE STREETS AND DISCHARGE INTO THE EXISTING TRUNK MAIN TO THE SOUTH.

GAS, ELECTRIC, & TELEPHONE – ALL DRY UTILITIES ARE LOCATED IN THE FIRST FILING AND ALONG PINE CONE AVENUE ADJACENT TO THE NORTHERN PROPERTY LINE. THESE SERVICES SHALL BE EXTENDED THROUGH THE PROJECT WITHIN DEDICATED UTILITY EASEMENTS.

SEE SHEET 1 FOR A COMPLETE CONTACT LIST OF ALL OF THE UTILITY PROVIDERS.

PARKING

ALL HOMES WITHIN THE DEVELOPMENT SHALL PROVIDE A MINIMUM OF TWO–CAR WIDE ATTACHED GARAGES.

WATER DEDICATION

THE TOWN OF FIRESTONE HAS DETERMINED THE REQUIRED RAW WATER DEDICATION TO BE:

RESIDENTIAL DEMAND (SINGLE FAMILY):
OF LOTS 0–10,000 SF = 77 @ 0.60 ACRE–FEET EACH = 46.2 ACRE–FEET
OF LOTS 10,001–12,500 SF = 3 @ 0.75 ACRE–FEET EACH = 2.25 ACRE–FEET

DOMESTIC DEMAND = 48.45 ACRE–FEET

TRACT IRRIGATION DEMAND

IRRIGATED AREA= 4,550 SF/43560 = 0.104 AC. (NET)

0.104 ACRES X 2.20 FEET = 0.23 ACRE–FEET

TRACT IRRIGATION DEMAND = 0.23 ACRE–FEET

A TOTAL OF 49 ACRE–FEET SHALL BE TRANSFERRED TO THE TOWN PRIOR TO RECORDING THE FINAL DEVELOPMENT PLAN. THIS DEDICATION SHALL BE SATISFIED BY APPLYING WATER DEDICATION CREDITS (EACH CREDIT BEING 1.0 ACRE–FOOT) PREVIOUSLY PURCHASED IN THE WATER CREDIT PURCHASE AGREEMENT APPROVED BY RESOLUTION NO. 18–10 FOR 30 WATER CREDITS (CREDIT NO. 132–161) AND BY THE WATER CREDIT PURCHASE AGREEMENT AMENDMENT NO. 1 APPROVED BY RESOLUTION NO. 18–12 FOR 19 WATER CREDITS (CREDIT NO. 237–255).

ENVIRONMENTAL IMPACT MITIGATION

AN ENVIRONMENTAL SITE ASSESSMENT WAS CONDUCTED BY TERRECON, FORT COLLINS, COLORADO. THE LATEST VERSION IS DATED APRIL 30, 2002 WITH A FULL TITLE:

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
FUTURE SADDLEBACK DEVELOPMENT
SEC OF WCR 13 AND WCR 20
FIRESTONE, WELD COUNTY, COLORADO
PROJECT NO. 20027719
APRIL 30, 2002

DEVELOPMENT SCHEDULE

PLANS EXPIRE THREE YEARS FROM DATE OF APPROVAL.

THE PROJECT WILL NOT HAVE SEPARATE PHASES.

ANTICIPATED CONSTRUCTION START DATE:
SUMMER, 2018

ARCHITECTURE

ALL RESIDENTIAL HOMES SHALL BE "STICK BUILT" AND HAVE A MINIMUM OF A TWO–CAR GARAGE. THE INTENT FOR HOME PLACEMENT FOR THIS FDP IS TO REDUCE LINEAR BUILDING PLANES FOR CONSTRUCTED HOUSING. A BUILDING PLANE SHALL BE DEFINED AS A PORTION OF STRAIGHT ROADWAY WHERE CONSTRUCTED HOMES OF FIVE (5) OR MORE HAVE APPROXIMATELY THE SAME FRONT AND REAR BUILDING WALL LOCATIONS. HOUSING IN THESE LOCATIONS AND ADJACENT TO PUBLIC AREAS SHALL MINIMIZE THE PLANAR LOOK OF HOUSING BY VARYING THE HOUSE PLACEMENT ON ADJACENT LOTS AND FROM LOTS ACROSS THE STREET FROM EACH OTHER.

GENERAL STANDARDS
ARCHITECTURAL STANDARDS WILL CONFORM TO TOWN REGULATIONS AND MUNICIPAL CODE AS THEY MAY BE AMENDED FROM TIME TO TIME.

ELEVATIONS
SAMPLE ARCHITECTURAL ELEVATIONS INDICATING THE GENERAL ARCHITECTURAL STYLE HOMES ARE SHOWN ON SHEETS 23 AND 24. ALL HOMEBUILDERS SHALL SUBMIT PLANS THAT ARE GENERALLY CONSISTENT WITH THE NOTED SAMPLE ELEVATIONS AND MEETS THE ARCHITECTURAL AND DEVELOPMENT STANDARDS NOTED BELOW:

- GENERALLY, WHEN LOOKING AT THE FRONT OF ANY LOT, THE RIGHT ELEVATION IS TO THE RIGHT OF THE FRONT, THE LEFT ELEVATION IS TO THE LEFT OF THE FRONT AND THE REAR ELEVATION IS OPPOSITE THE FRONT OF THE LOT (I.E. THE FRONT ELEVATION).
- ROCK MEANS ROCK, BRICK, STONE OR CULTURED STONE.
- ALL HOMES SHALL HAVE A MINIMUM OF 25% OF THE ENTIRE FRONT ELEVATION (WITH THE AREA OF THE GARAGE ALSO INCLUDED IN THE CALCULATION) IN ROCK OR STUCCO. THE TOWN PLANNER IN HIS SOLE DISCRETION MAY REDUCE THE REQUIREMENT TO 20%, IF IT CAN BE DEMONSTRATED THAT THE ELEVATION DOES NOT NEED 25% TO BE AESTHETICALLY PLEASING OR TO AVOID A SITUATION WHERE ROCK OR STUCCO WOULD BE REQUIRED ON THE SECOND STORY.
- ALL HOMES SHALL MEET THE FOLLOWING ARCHITECTURAL STANDARDS:

- ALL LAP SIDING SHALL BE NO LESS THAN 8–INCHES WITH NO LESS THAN A 7–INCH EXPOSURE. COTTAGE SIDING IS PROHIBITED.
 - ALL WINDOWS AND BUILDING CORNERS MUST HAVE A MINIMUM OF A 4–INCH TRIM BOARD.
 - ROOF MATERIALS SHALL BE DIMENSIONAL ASPHALT SHINGLE TREATMENT DESIGNED TO PROVIDE INCREASED CONTRAST AND SHADOWS. THE ROOF COLORS SHALL COORDINATE WITH OR COMPLEMENT THE MAIN COLOR OF THE STRUCTURE.
 - SIMILAR HOUSE ELEVATIONS SHALL NOT BE PLACED NEXT TO OR DIRECTLY ACROSS FROM ONE ANOTHER.
 - DETACHED GARAGES ARE NOT PERMITTED.
 - ALL RESIDENTIAL HOMES SHALL BE "STICK BUILT" AND HAVE A MINIMUM OF A TWO CAR WIDE ATTACHED GARAGE.
 - ALL HOMES SHALL HAVE A MINIMUM FLOOR AREA OF 1,400 SQUARE FEET FOR RANCH PLANS (SINGLE STORY) AND 1,700 SQUARE FEET FOR MULTI–LEVEL PLANS. IN ALL CASES THE CALCULATION OF FLOOR AREA DOES NOT INCLUDE THE FLOOR AREA OF ANY PART OF THE GARAGE, BASEMENT, ATTIC, DECK, PATIO OR OTHER SIMILAR ACCESSORY AREA.
 - ALL HOMES SHALL HAVE CRAWL SPACES.
 - ANY ELEVATION THAT HAS ROCK, BRICK, CULTURED STONE, OR STUCCO AT THE BASE OF THE ELEVATION, SUCH MATERIAL SHALL WRAP AROUND AT LEAST 2–FEET ON TO THE ADJOINING ELEVATION.
- ENHANCED ELEVATION OPTION 1 SHALL MEAN THE ELEVATION SHALL HAVE A MINIMUM OF 25% ROCK OR CULTURED STONE, WITH AT LEAST ONE WINDOW. ALL WINDOWS SHALL HAVE SHUTTERS. THE TOWN PLANNER IN HIS SOLE DISCRETION MAY, ON A CASE BY CASE BASIS, WAIVE THE REQUIREMENT FOR A WINDOW, IF IT CAN BE DEMONSTRATED THAT THE WINDOW WOULD NOT BE PROMINENT TO THE VIEW FROM PINE CONE AVENUE, CONFLICT WITH THE INTERIOR ARCHITECTURE OR CONFLICT WITH WINDOWS ON AN ADJOINING HOME THE FOLLOWING ITEMS SHALL ALSO BE INCLUDED IN WITH OPTION 1:

- THE REAR ELEVATION MUST INCLUDE AT LEAST TWO WINDOWS OR ONE WINDOW AND ONE DOORWAY.
- THE REAR ELEVATION SHALL HAVE A MINIMUM OF TWO ROOF BREAKS TO CREATE A VARIATION IN ROOF MASSING.
- THE REAR WALL SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING ELEMENTS.
ANGLED OR BOX BAY.
DECK, BALCONY OR PATIO.

ARCHITECTURE CONT'D

- ENHANCED ELEVATION OPTION 2 SHALL MEAN THE ELEVATION SHALL HAVE AT LEAST ONE WINDOW. ALL WINDOWS ON ENHANCED ELEVATION SIDES SHALL HAVE EITHER SHUTTERS OR WINDOW GRID OF CONVENTIONAL OR "PRAIRIE" STYLE. THE TOWN PLANNER MAY ON A CASE BY CASE BASIS, IN HIS SOLE DISCRETION WAIVE THE REQUIREMENT FOR A WINDOW ON ANY ELEVATION. THE FOLLOWING ITEMS SHALL ALSO BE INCLUDED IN WITH OPTION 2:

- THE REAR ELEVATION SHALL HAVE A MINIMUM OF TWO ROOF BREAKS TO CREATE A VARIATION IN ROOF MASSING.
- DECORATIVE GABLE END VENT OR VENTS.
- THE REAR WALL SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING ELEMENTS.
ANGLED OR BOX BAY.
DECK, BALCONY OR PATIO.

LOCATIONS FOR REQUIRED ENHANCED OPTION 1 AND 2 ARE PROVIDED IN THE ENHANCED ELEVATIONS OPTION TABLE ON SHEETS 4 AND 5.

FOUNDATION WALLS

THE MAXIMUM AMOUNT OF FOUNDATION WALL PERMITTED TO BE EXPOSED ABOVE FINISHED GRADE IS 8".

ADDRESS SIGNS

STREET ADDRESSES ARE TO BE PROMINENTLY DISPLAYED IN CONTRASTING COLOR PLAINLY VISIBLE FROM THE STREET.

ACCESSORY BUILDINGS

ACCESSORY BUILDINGS SHALL NOT BE PERMITTED.

D. HOME MODEL ELEVATIONS SHALL VARY ON ADJACENT LOTS.

AS REQUIRED BY TOWN DEVELOPMENT STANDARDS, THE FOLLOWING HEIGHT LIMITATIONS ARE INCLUDED WITH THIS DEVELOPMENT PLAN:

RESIDENTIAL AREAS – MAXIMUM HEIGHT = 35 FEET
BUILDING HEIGHTS ARE CALCULATED AS DEFINED IN THE UNIFORM BUILDING CODE.

ENTRANCE SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER PER THE PLAN AND DETAILS CONTAINED HEREIN. A REVOCABLE LICENSE AGREEMENT SHALL BE OBTAINED FOR ANY SIGNAGE LOCATED ON TOWN PROPERTY OTHER THAN STREET OR DIRECTIONAL SIGNAGE.

THE PURPOSE AND INTENT OF TEMPORARY SIGNAGE IS FOR SALES MARKETING. TEMPORARY SIGNAGE SHALL BE SUBJECT TO THE PROVISIONS OF CHAPTER 17.31 OF THE TOWN CODE.

NOTE

LOTS 11, 21, AND 22 BLOCK 1 SHALL BE CONSTRUCTED WITH MINIMUM OF A 3–CAR GARAGE TO ALLOW FOR ADEQUATE PARKING.

SETBACKS

NO BUILDING OR OTHER STRUCTURE SHALL BE CONSTRUCTED WITHIN THE FOLLOWING SETBACKS:

	SETBACK REQUIREMENT
FRONT SETBACK	15 FT TO THE FACE OF STRUCTURE – 20 FT TO FACE OF GARAGE– 10 FT TO UNENCLOSED COVERED PORCH WITHOUT LIVING SPACE ABOVE PORCH
SIDE SETBACK	5 FT
REAR SETBACK	15 FT
CORNER LOT SIDE SETBACK FROM LOCAL STREETS	10 FT: 20 FT TO FACE OF GARAGE IF SIDE ENTRY
ENCROACHMENTS	CANTILEVERS, WINDOW WELLS, CHIMNEYS, BAY OR BOX WINDOWS, BRICK OR STONE LEDGES AND ROOF OVERHANGS MAY ENCROACH THE SETBACK A MAXIMUM OF 24 INCHES
DECKS AND PATIOS	DECKS AND PATIOS 20 INCHES OR LESS ABOVE GRADE MAY ENCROACH THE REAR SETBACK PROVIDED THEY ARE NO CLOSER THAN EIGHT (8) FEET TO THE REAR PROPERTY LINE. OPEN OR ENCLOSED DECKS ON THE MAIN LEVEL OF A WALKOUT OR GARDEN LEVEL CONDITION MAY ENCROACH INTO THE REAR SETBACK PROVIDED THEY ARE NO CLOSER THAN TEN (10) FEET TO THE REAR PROPERTY LINE.

EAVES, OVERHANGS AND STEPS SHALL NOT BE CONSIDERED PART OF A BUILDING FOR PURPOSES FOR THE FOREGOING SETBACKS

LAND USE TABLE

TRACT	OWNERSHIP	MAINTENANCE	PURPOSE/USE	AREA (SQ. FT.)	AREA (ACRES)	% OF TOTAL	TRACT AREA IRRIGATED	TRACT AREA TEMP. IRRIGATION	TRACT AREA (PAVED OR IMPERVIOUS)
A	HOA	HOA	DRAINAGE, UTILITIES, LANDSCAPE, PUBLIC ACCESS	3,847	0.088	0.40%	1,920 SQ. FT.	19,054 SQ. FT.	0 SQ. FT.
B	HOA	HOA	DRAINAGE, UTILITIES, LANDSCAPE, PUBLIC ACCESS	20,974	0.481	2.19%	2,630 SQ. FT.	1,217 SQ. FT.	0 SQ. FT.
C	HOA	HOA	DRAINAGE, UTILITIES, LANDSCAPE, PUBLIC ACCESS	46,872	1.076	4.90%	0 SQ. FT.	44,004 SQ. FT.	2,868 SQ. FT.
D	TOWN	HOA	DRAINAGE, PUBLIC TRAIL, PUBLIC ACCESS	37,630	0.864	3.93%	0 SQ. FT.	27,050 SQ. FT.	10,580 SQ. FT.
E	DEVELOPER	HOA	DRAINAGE, UTILITIES, LANDSCAPE, PUBLIC ACCESS	16,246	0.373	1.70%	0 SQ. FT.	16,246 SQ. FT.	0 SQ. FT.
F	HOA	HOA	DRAINAGE, UTILITIES, LANDSCAPE, PUBLIC ACCESS	39,348	0.903	4.11%	0 SQ. FT.	0 SQ. FT.	39,348 SQ. FT.
G	HOA	HOA	DRAINAGE, LANDSCAPE, PUBLIC ACCESS, TOWN OF FIRESTONE WATER	2,534	0.058	0.26%	0 SQ. FT.	1,921 SQ. FT.	613 SQ. FT.
H	TOWN	TOWN	RIGHT–OF–WAY	17,916	0.411	1.87%	0 SQ. FT.	0 SQ. FT.	17,916 SQ. FT.
J	HOA	HOA	DRAINAGE, UTILITIES, LANDSCAPE, PUBLIC ACCESS	3,870	0.089	0.40%	0 SQ. FT.	3,869 SQ. FT.	0 SQ. FT.
TOTAL TRACTS				189,237	4.344	19.77%			
STREET RIGHTS–OF–WAY				ROADWAYS		4.295	19.55%		
SINGLE FAMILY DETACHED LOTS:				80 LOTS (3.6 DU/AC)		13.332	60.68%	MINIMUM LOT SIZE	6,300 SQ. FT.
GRAND TOTAL						21.971	100.0%	MAXIMUM LOT SIZE	11,869 SQ. FT.

WATER METER TABLE		
QUANTITY	SIZE	TYPE
80	5/8"	RESIDENTIAL, SINGLE–FAMILY
1	3/4"	IRRIGATION

SADDLEBACK FILING NO. 3	
GENERAL NOTES	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04–07–17
REVISION DATE:	08–07–17
REVISION DATE:	01–19–18
REVISION DATE:	05–01–18
REVISION DATE:	
SCALE	
HORIZONTAL	N/A
VERTICAL	N/A
SHEET 2 OF 26	

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING@SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112–2019
(303)694–1520
WWW.EMKCO.EDU

SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
0" 1"
IF NOT ONE INCH ON THE SHEET, ADJUST SCALES ACCORDINGLY

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REUSE OF DOCUMENT
THIS DOCUMENT IS NOT TO BE REUSED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.

DESIGNED BY: DAW
DRAWN BY: DLT
CHECKED BY: CAW
APPROVED BY: ERM

SADDLEBACK FILING NO. 3

GENERAL NOTES

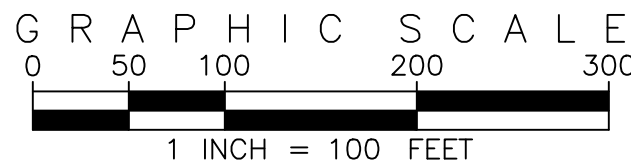
DATE: APR. 7, 2017
JOB NO: 12982.00

SCALE
HORIZONTAL N/A
VERTICAL N/A

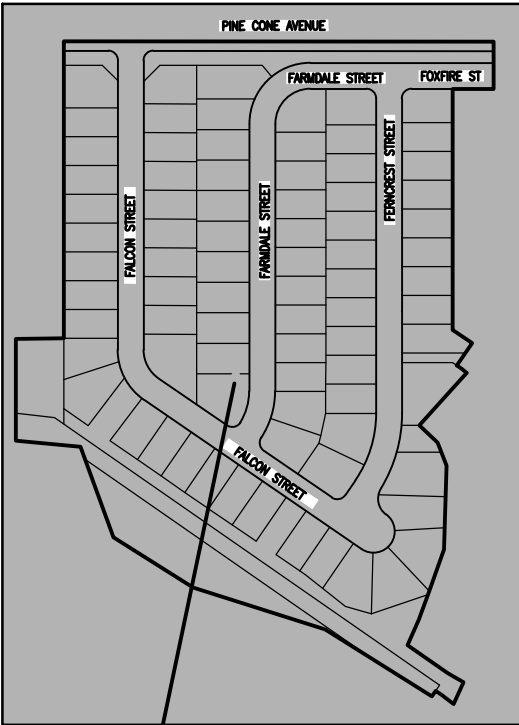
2 of 26

FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3

PLANNED UNIT DEVELOPMENT
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 26



KEY MAP



THIS SHEET

NOTES:

1. EXISTING PLUGGED AND ABANDONED OIL & GAS WELL, API # 05-123-08514, WELL CAP ELEVATION = 4954.571, FINISHED GROUND ELEVATION = 4964.41

TOWN APPROVAL

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS _____ DAY OF _____, 20____, BY RESOLUTION NO. _____

MAYOR _____ ATTEST: TOWN CLERK _____

SADDLEBACK FILING NO. 3	
TRACT PLAN	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	
REVISION DATE:	
SHEET 3 OF 26	

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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY



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REVISIONS

NO.	DESCRIPTION	DATE	BY
DESIGNED BY:	DJO		
DRAWN BY:	DLL		
CHECKED BY:	CAW		
APPROVED BY:	ERM		

SADDLEBACK FILING NO. 3

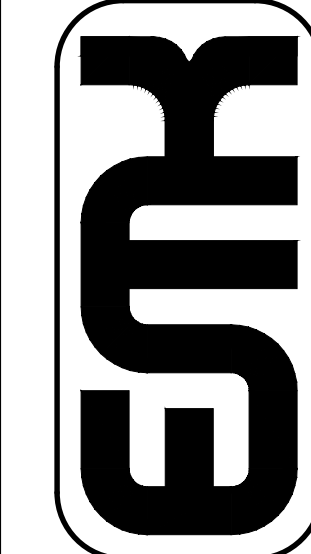
TRACT PLAN

DATE: APR. 7, 2017
JOB NO: 12982.00

SCALE
HORIZONTAL 1"=100'
VERTICAL N/A

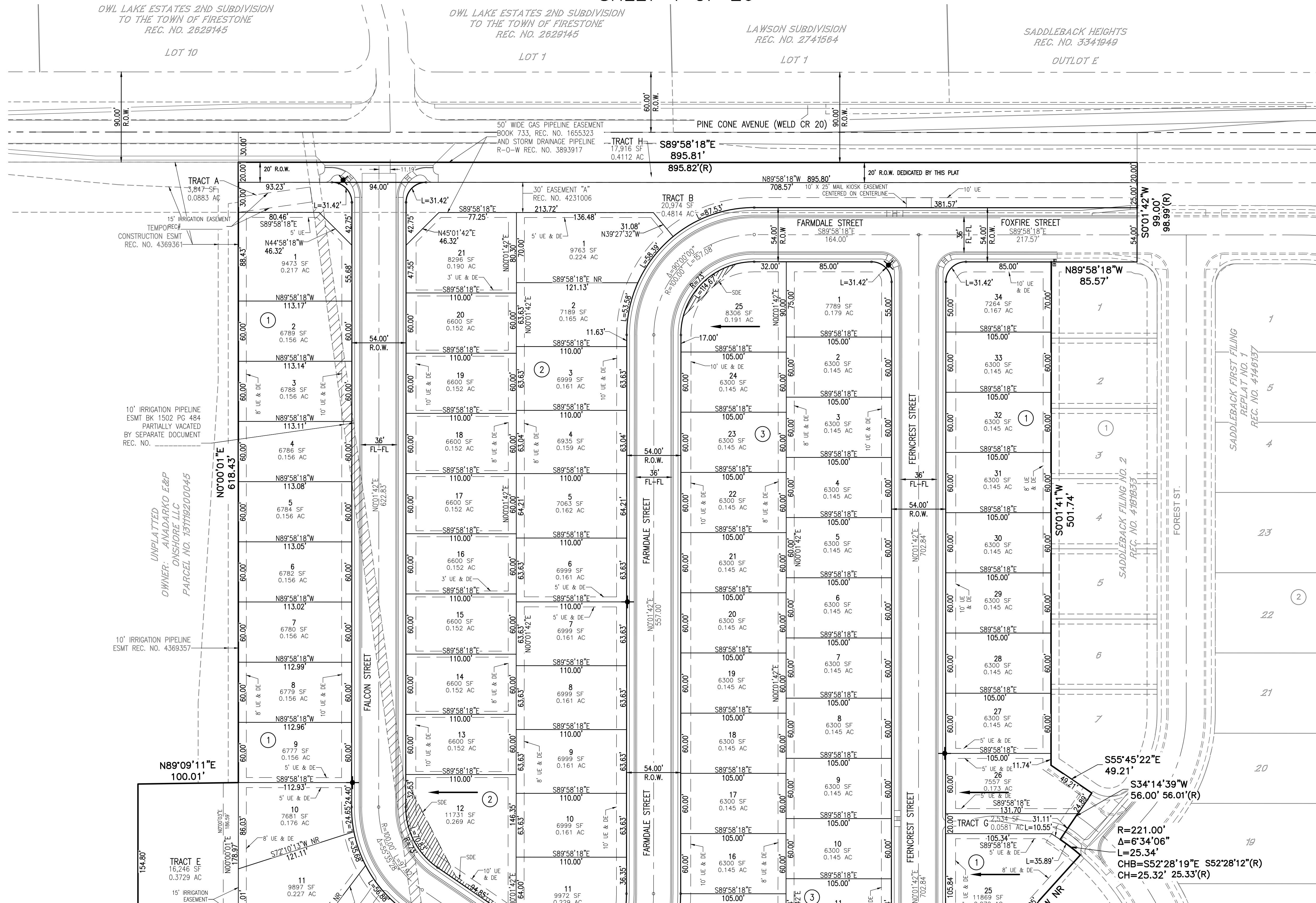
3 of 26

EMK CONSULTANTS, INC.
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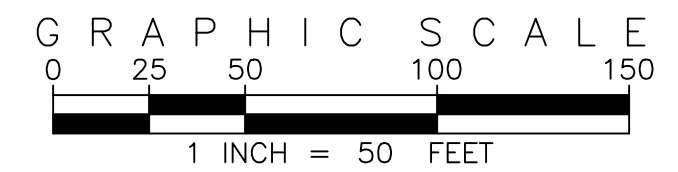


FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
PLANNED UNIT DEVELOPMENT

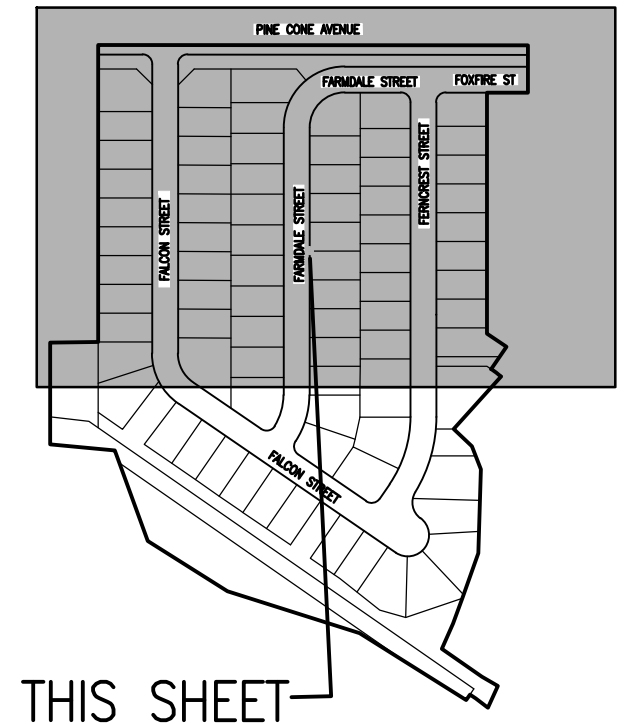
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 4 OF 26



FOR CONTINUATION SEE SHEET 5



KEY MAP



THIS SHEET

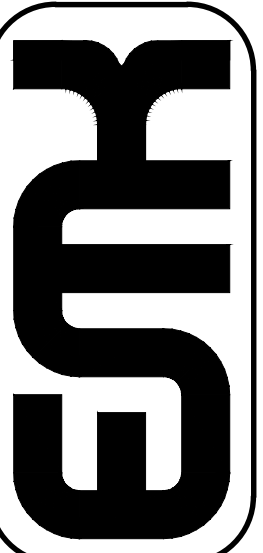
ENHANCED ELEVATION TABLE				
LOT NUMBER	ELEVATION AND OPTION NUMBER			
	LEFT	RIGHT	REAR	
BLOCK 1				
1		1	1	
2			1	
3			1	
4			1	
5			1	
6			1	
7			1	
8			1	
9			1	
10			1	
11	1		1	
12		1	1	
13			1	
14			1	
15			1	
16			1	
17	1		1	
18		1	1	
19			1	
20			1	
21			1	
22			1	
23			1	
25	2		2	
26		2	2	
BLOCK 2				
1		1		
11	2			
12	2	2		
21	1			
BLOCK 3				
1		1		
13	2			
14		2		
25	1	1		
BLOCK 4				
1		1		
7		2		

NOTE:
THE VARIABLE WIDTH SIGHT DISTANCE EASEMENT (SDE) IS A NO-BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL.

LEGEND:
HOUSE FACING DIRECTION

SADDLEBACK FILING NO. 3 SITE PLAN (NORTH)	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	

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CENTENNIAL, COLORADO 80112-2019
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REVISIONS	
NO.	DESCRIPTION

DESIGNED BY: DLO
DRAWN BY: DLO
CHECKED BY: CAW
APPROVED BY: ERM

SADDLEBACK FILING NO. 3

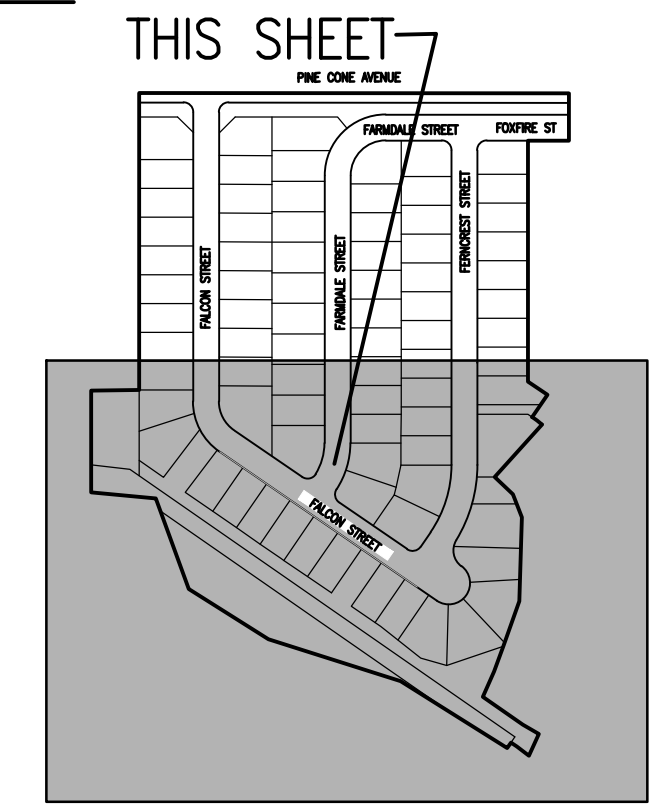
SITE PLAN (NORTH)

DATE: APR. 7, 2017
JOB NO: 12982.00

SCALE
HORIZONTAL 1"=50'
VERTICAL N/A

4 of 26

PLANNED UNIT DEVELOPMENT
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 5 OF 26

[illegible]

SADDLEBACK FILING NO. 3	
SITE PLAN (SOUTH)	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	
SHEET 5 OF 26	

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ON ORIGINAL DRAWING
0 _____ 1"
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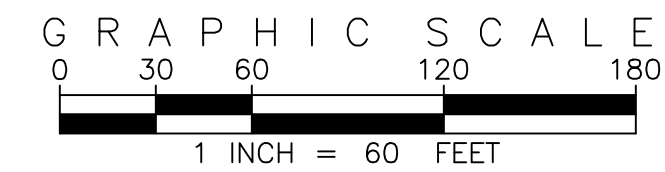
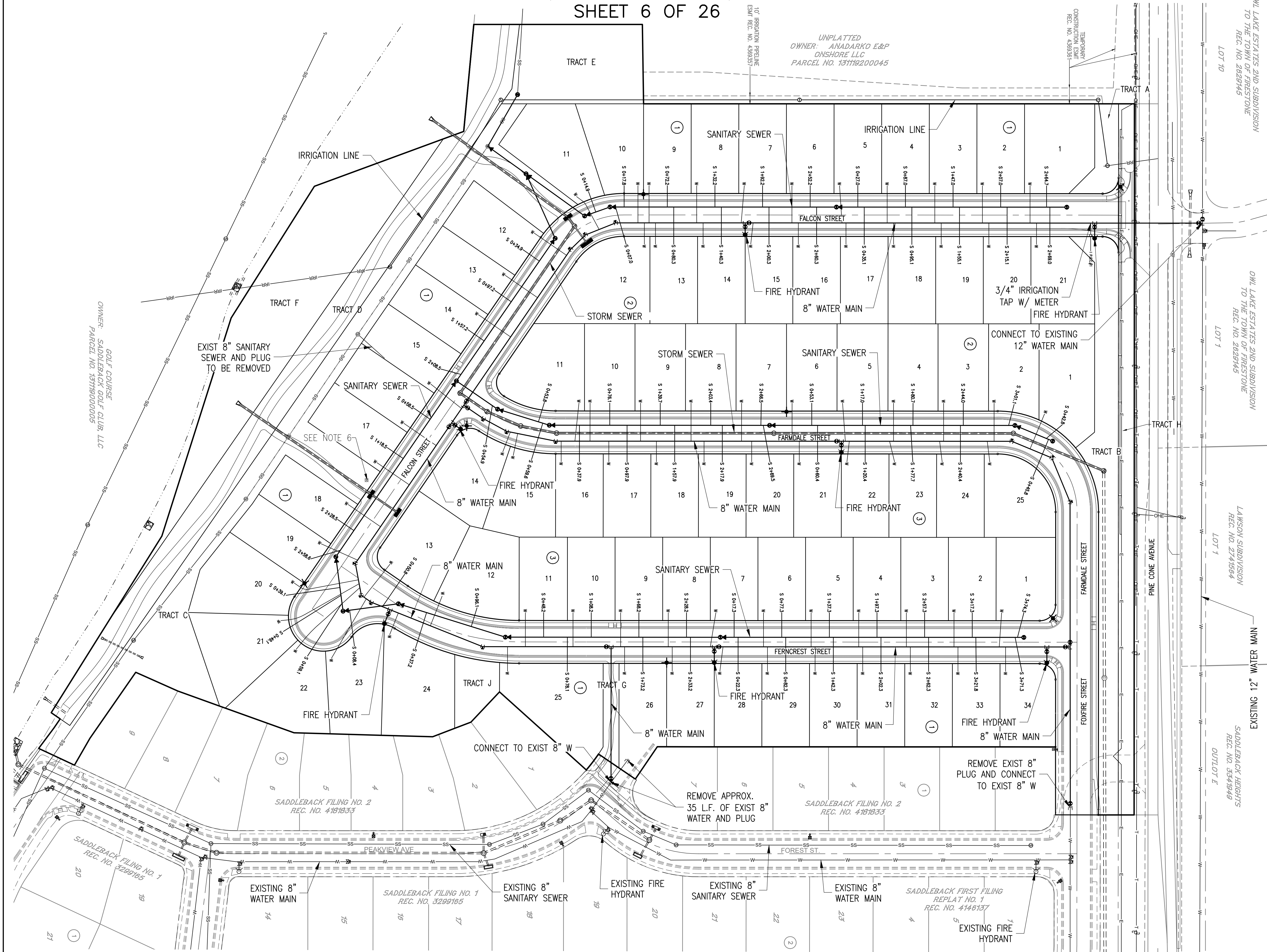
NO.	DESCRIPTION	DATE	BY
<i>DLO</i>			
DRAWN BY:			
<i>DLL</i>			
CHECKED BY:			
<i>GAW</i>			
APPROVED BY:			
<i>ERM</i>			

SITE PLAN (SOUTH)

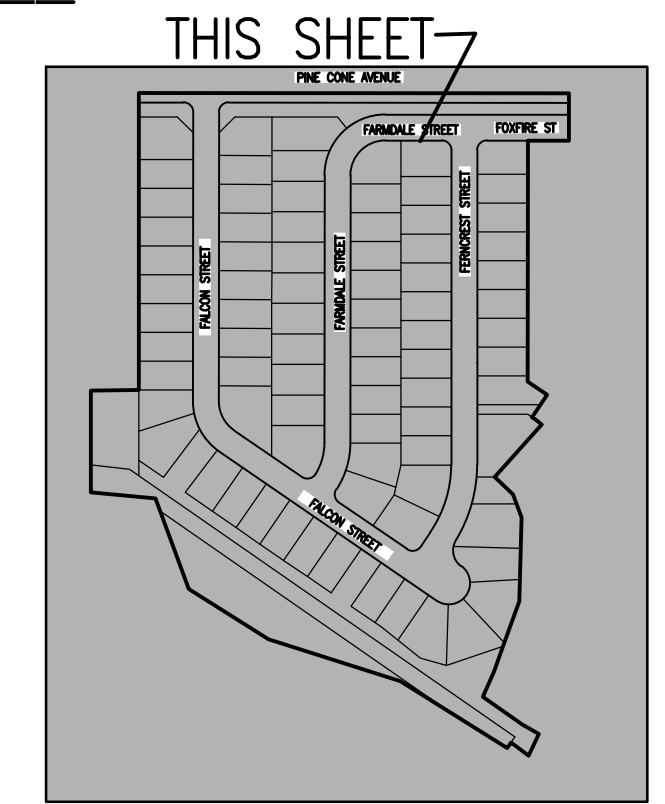
DATE: APR. 7, 2017
JOB NO: 12982.00
SCALE
HORIZONTAL VERTICAL
1"=50' N/A
5 of 26

FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3

PLANNED UNIT DEVELOPMENT
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 6 OF 26



KEY MAP



LEGEND

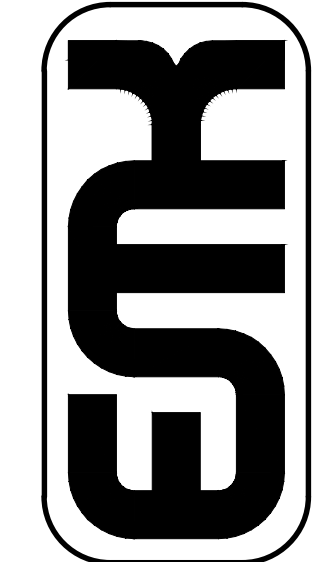
- PROPOSED STORM SEWER, INLET, MANHOLE, & FLARED END SECTION
- EXISTING STORM SEWER, INLET, MANHOLE, & FLARED END SECTION
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED WATER MAIN, FIRE HYDRANT, VALVE, REDUCER & BEND
- EXISTING WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
- PROPOSED STREET LIGHT LOCATION
- EXISTING STREET LIGHT
- IRRIGATION POINT OF CONNECTION NO. 1

NOTES:

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE TO THE BEST AVAILABLE INFORMATION PROVIDED WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- ALL WATER CONSTRUCTION SHALL BE PER THE TOWN OF FIRESTONE STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
- ALL SEWER CONSTRUCTION SHALL BE PER ST. VRAIN SANITATION DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
- MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS AND SERVICES.
- ALL VALVES AND FITTINGS SHALL HAVE MECHANICAL JOINT RESTRAINTS (MEG-A-LUG OR APPROVED EQUAL).
- EXISTING PLUGGED AND ABANDONED OIL & GAS WELL API # 05-123-08514. WELL CAP ELEVATION = 4954.571 FINISHED GROUND ELEVATION = 4964.41

SADDLEBACK FILING NO. 3	
OVERALL UTILITY PLAN	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	
SHEET 6 OF 26	

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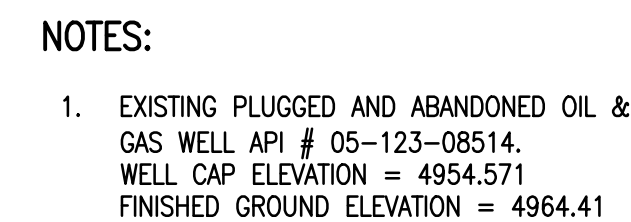
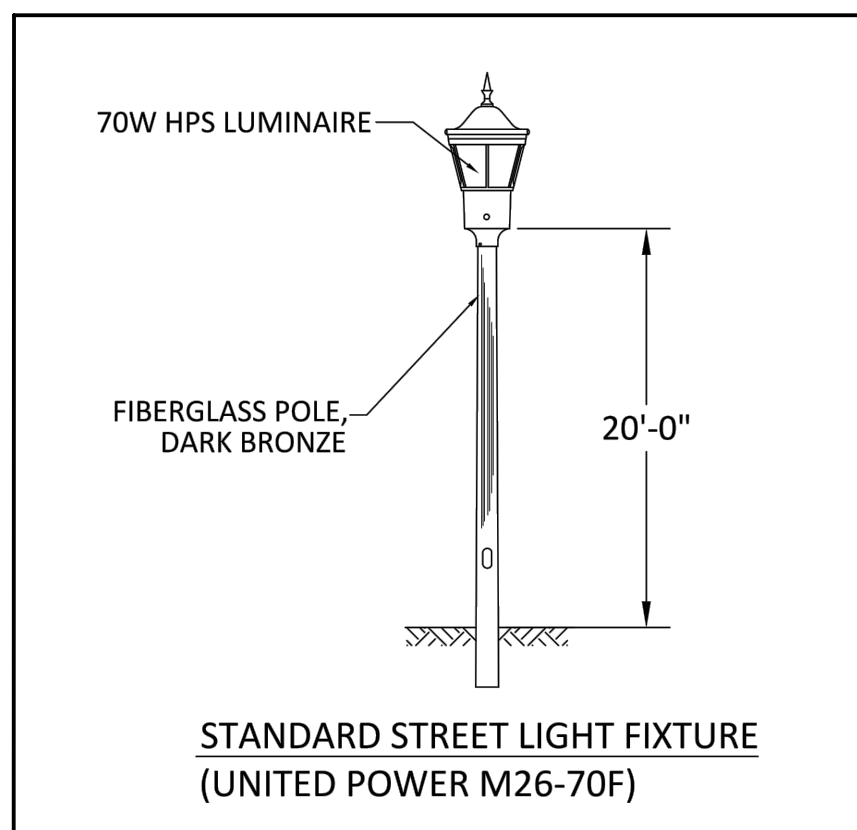
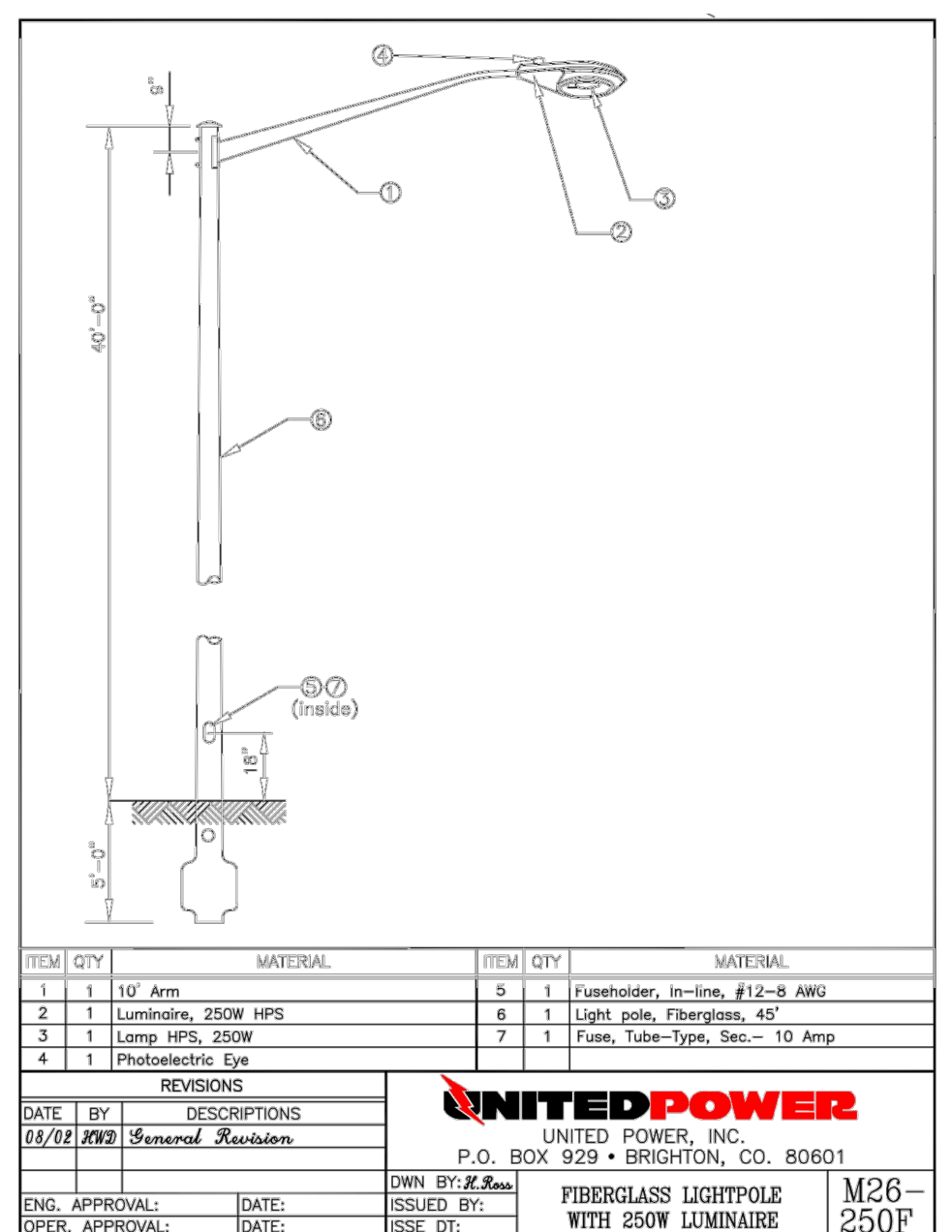


REVISIONS	
NO.	DESCRIPTION
DESIGNED BY: DLO	DATE:
DRAWN BY: DLO	DATE:
CHECKED BY: CAW	DATE:
APPROVED BY: ERM	DATE:

SADDLEBACK FILING NO. 3
OVERALL UTILITY PLAN

DATE: APR. 7, 2017
JOB NO: 12982.00
SCALE: HORIZONTAL 1"=60' VERTICAL N/A
6 of 26

PLANNED UNIT DEVELOPMENT
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 7 OF 26

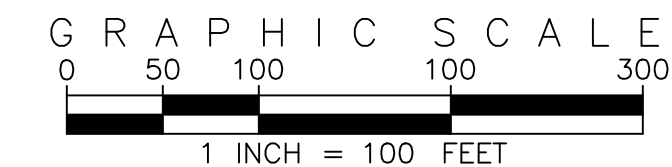


SADDLEBACK FILING NO. 3	OVERALL SIGNAGE AND STREET LIGHTING PLAN	
DATE: APR. 7, 2017		
JOB NO: 12982.00		
SCALE		
HORIZONTAL 1"=100'	VERTICAL N/A	
7 of 26		

SADDLEBACK FILING NO. 3	
OVERALL SIGNAGE AND STREET LIGHTING PLAN	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	
SHEET 7 OF 26	

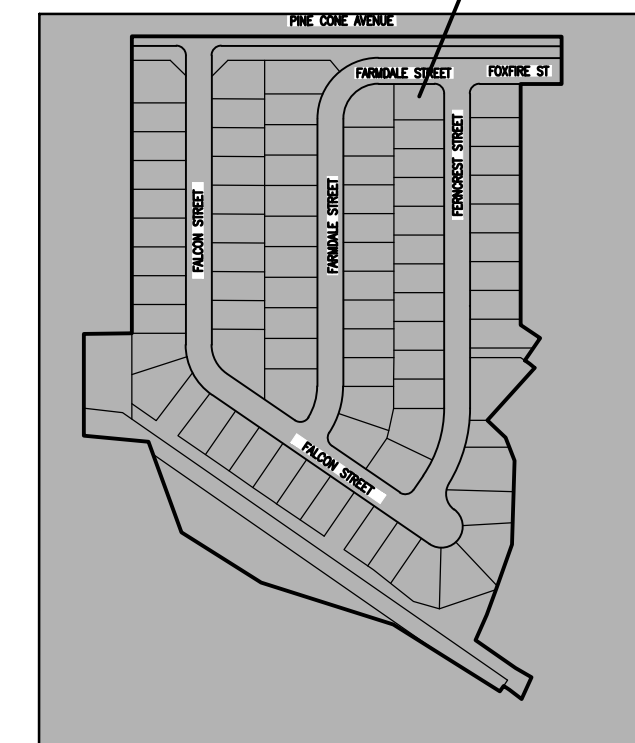
FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
PLANNED UNIT DEVELOPMENT

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 8 OF 26



KEY MAP

THIS SHEET



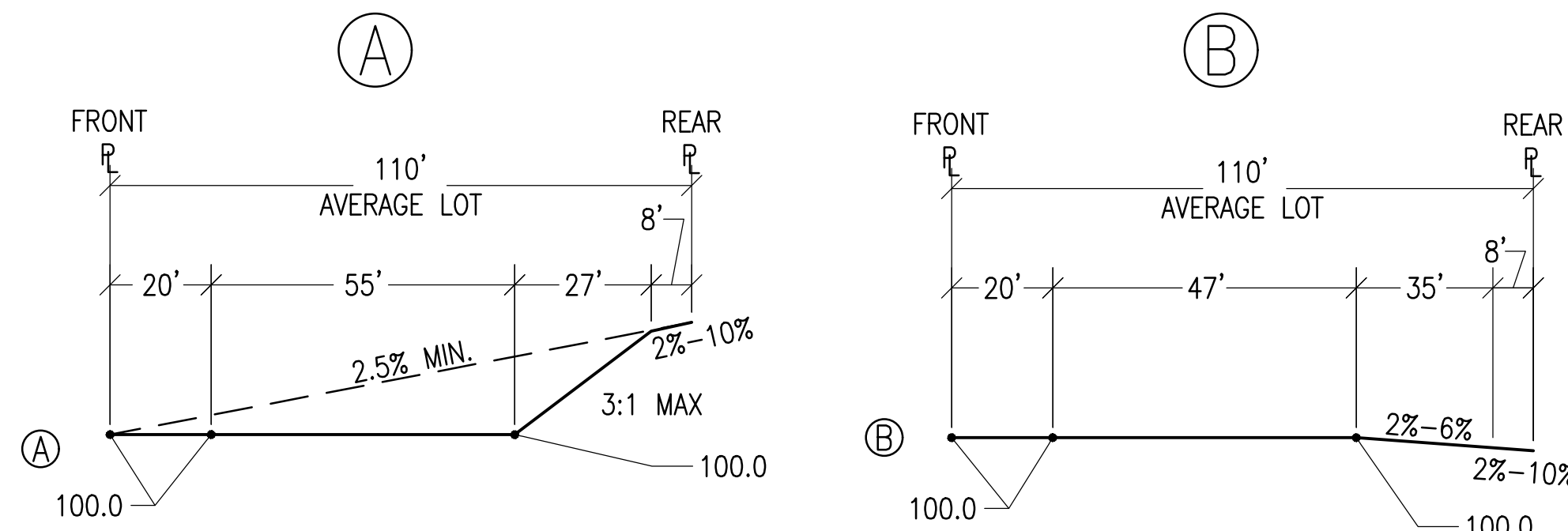
LEGEND

- (A) LOT TYPE
→ FLOW ARROW
58.5 LOT CORNER ELEVATION
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR

NOTES:

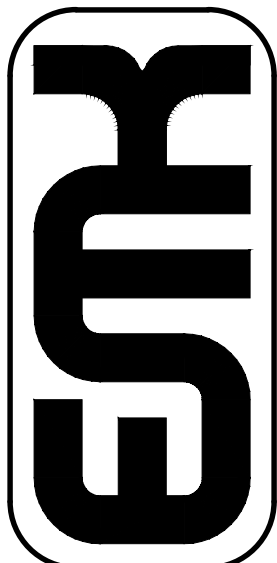
1. EXISTING PLUGGED AND ABANDONED OIL & GAS WELL API # 05-123-08514;
WELL CAP ELEVATION = 4954.571
FINISHED GROUND ELEVATION = 4964.41

ESTIMATED EARTHWORK QUANTITIES					
			Saddleback Filing 3		
PROPOSED SURFACE: SB-FG			JOB NO.: 12982.00		
EXISTING SURFACE: SB-EG			DATE: 05/01/18		
DESCRIPTION		QUANTITIES (CUBIC YARDS)		NOTES	
		CUT	FILL		
GROSS EXCAVATION (FINISH GRADE) ADJUSTMENTS		16,700	21,800	FROM CIVIL 3D; ROUNDED TO NEAREST 100 CY	
		4,900	2,300		
STRIPPINGS IN FILL AREA		5,500	5,500		
SUBTOTAL		27,100	25,000		
COMPACTION	12%		3,000	APPLIES TO FILL ONLY	
TOTAL EARTHWORK		27,100	28,000		
SITE BALANCE ADJUSTMENT QUANTITY					
NET EXCESS (AVAILABLE CUT EXPORT)					
NET FILL REQUIRED (IMPORT)		3.2%	900		
STRIPPINGS					
FILL AREAS	DEPTH	AREA		DEPTH IN INCHES; AREA IN ACRES	
CUT AREAS	4	10.3	5,500	ADDED TO CUT AND FILL ABOVE	
	9.7	5,200		INCLUDED IN EXCAVATION ABOVE	
	TOTAL STRIPPINGS	10,700			
ROADWAY CORE LENGTH					
LOCAL	IN CUT	IN FILL	CY/FT		
COLLECTOR	2450	1170	2	4,900	2,300
ARTERIAL	0	0	4.4	0	0
	0	0	5.7	0	0
	TOTAL ROADWAY CORE	4,900	2,300	ADD TO CUT; SUBTRACT FROM FILL	
NOTE					
THE ABOVE EARTHWORK QUANTITIES ARE ESTIMATED AT PLUS OR MINUS 12%. THESE APPROXIMATE QUANTITIES ARE CALCULATED BY COMPARING THE EXISTING TOPOGRAPHY WITH THE PROPOSED GRADING, TAKING INTO ACCOUNT STRIPPING, ROADWAY EXCAVATION, AND COMPACTION FOR FILL AREAS. THE ENGINEER HAS NO CONTROL OVER THE CONTRACTOR'S EQUIPMENT OR METHOD OF CONSTRUCTION, INCLUDING ACTUAL COMPACTION PERCENTAGE. IF THE CONTRACTOR WISHES GREATER ASSURANCE AS TO THE ESTIMATED QUANTITIES, HE SHALL EMPLOY AN INDEPENDENT ESTIMATOR. IF THE CONTRACTOR HAS A DISPUTE WITH THE QUANTITIES SHOWN, EITHER BEFORE, DURING, OR AFTER THE EARTHMOVING OPERATION, THE BURDEN OF PROOF FOR SUBSTANTIATING SUCH CLAIMS SHALL BE AT THE CONTRACTOR'S EXPENSE. "LOAD COUNTS" WILL NOT BE CONSIDERED AS PROOF.					



SADDLEBACK FILING NO. 3	
OVERALL GRADING PLAN	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	
REVISION DATE:	

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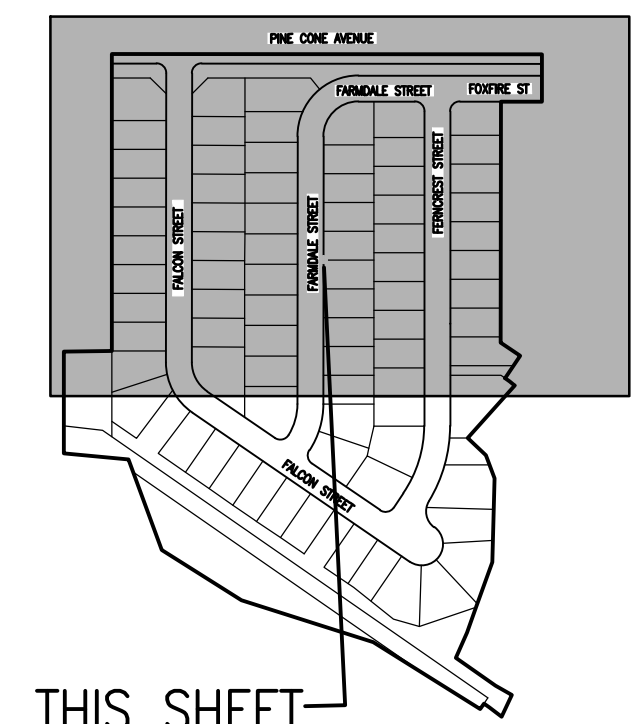
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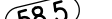
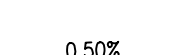
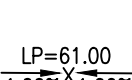
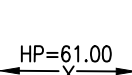


REVISIONS	
NO.	DESCRIPTION
DESIGNED BY:	DATE:
DZO	
DRAWN BY:	
DLL	
CHECKED BY:	
CAW	
APPROVED BY:	
ERM	

SADDLEBACK FILING NO. 3	OVERALL GRADING PLAN
DATE: APR. 7, 2017	JOB NO: 12982.00
HORIZONTAL SCALE 1"=100'	VERTICAL SCALE N/A
8	of 26

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 9 OF 26



	LOT TYPE
	FLOW ARROW
	LOT CORNER ELEVATION
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FLOW DIRECTION AND PERCENT SLOPE
	LOW POINT LOCATION & ELEVATION
	HIGH POINT LOCATION & ELEVATION
	TOP OF FOUNDATION ELEVATION
	FINISHED GRADE ELEVATION

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NO.	DESCRIPTION	DATE	BY
<i>DLO</i>			
DRAWN BY:			
<i>DLL</i>			
CHECKED BY:			
<i>CAW</i>			
APPROVED BY:			
<i>ERM</i>			

DATE: APR. 7, 2017

JOB NO: 12982.00

SCALE

HORIZONTAL 1"=50'

VERTICAL N/A

FINISHED GRADING PLAN

(NORTH)

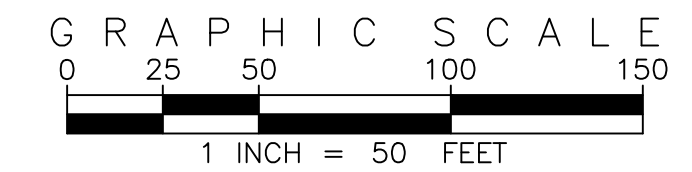
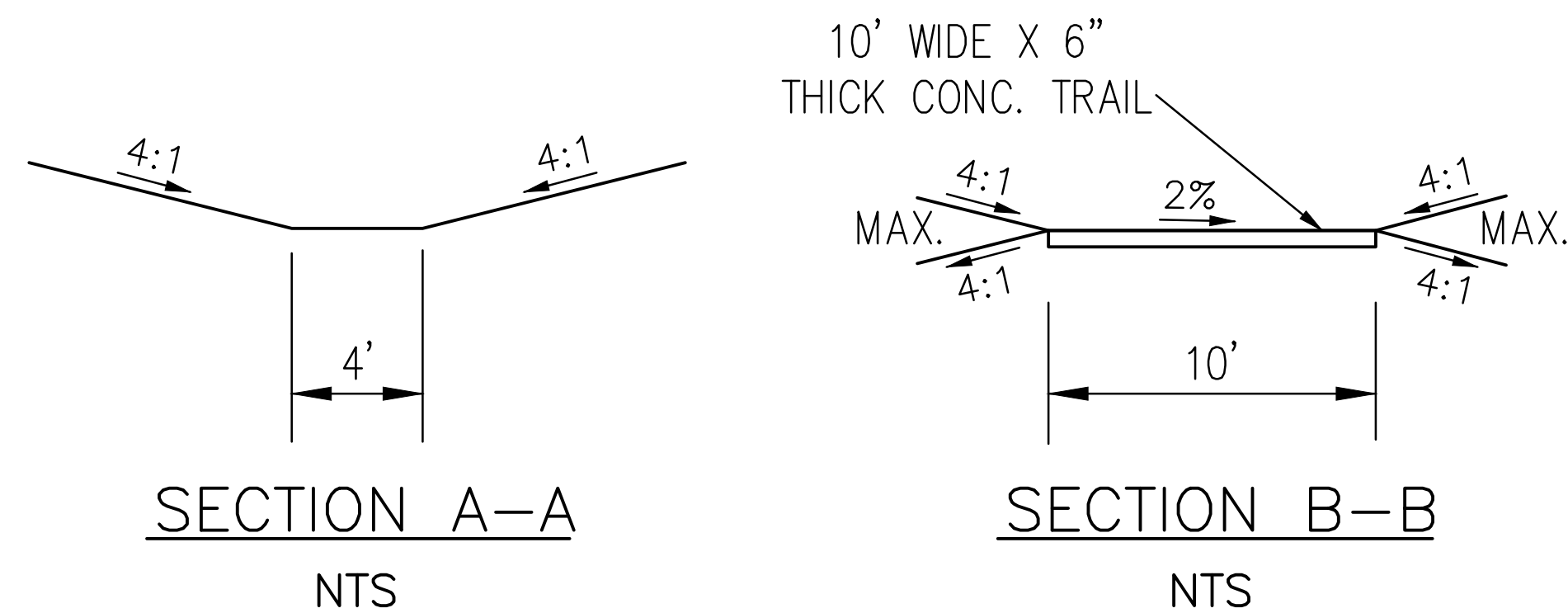
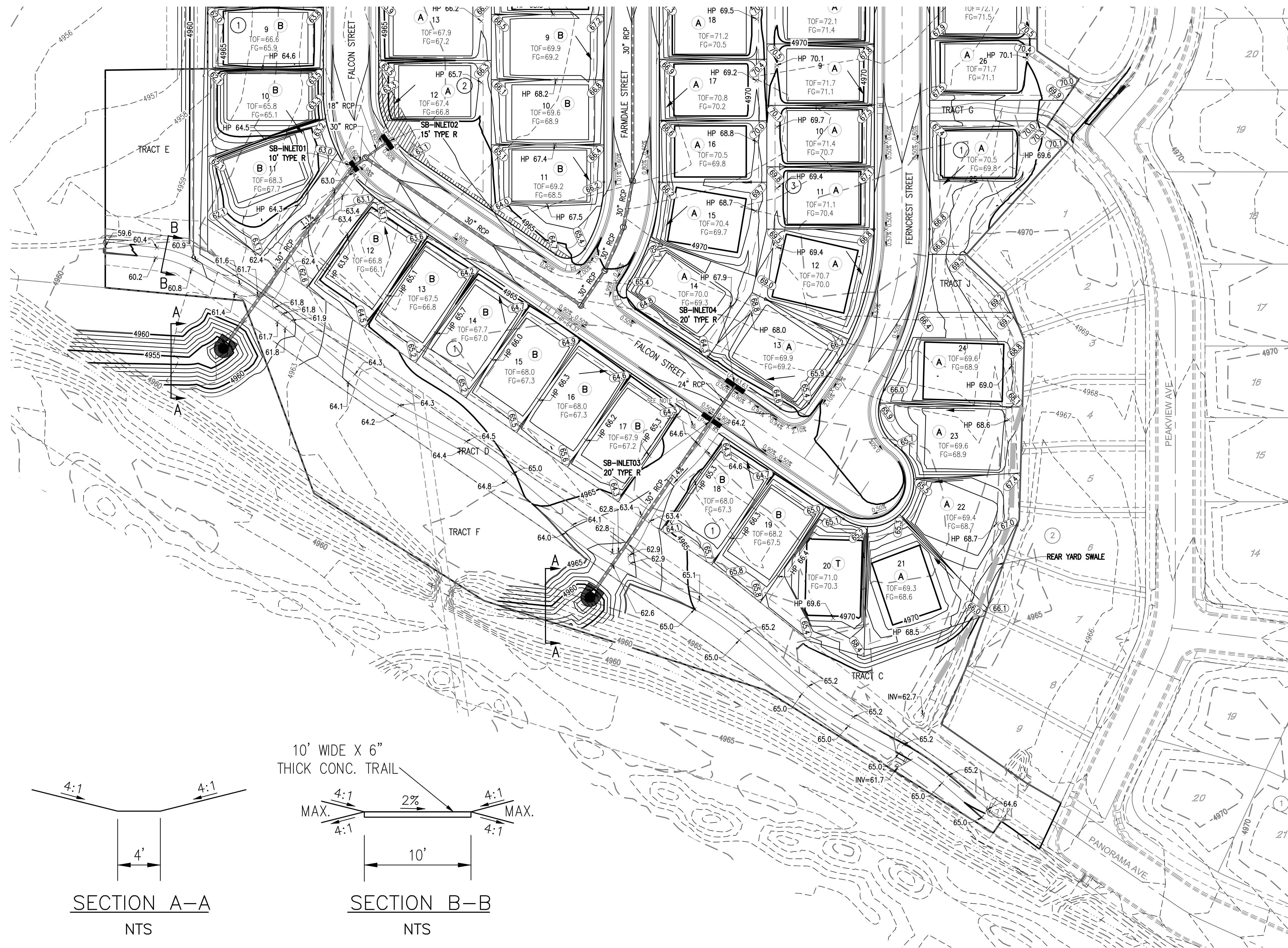
SHOULDER TILING NO. 3

9 of 26

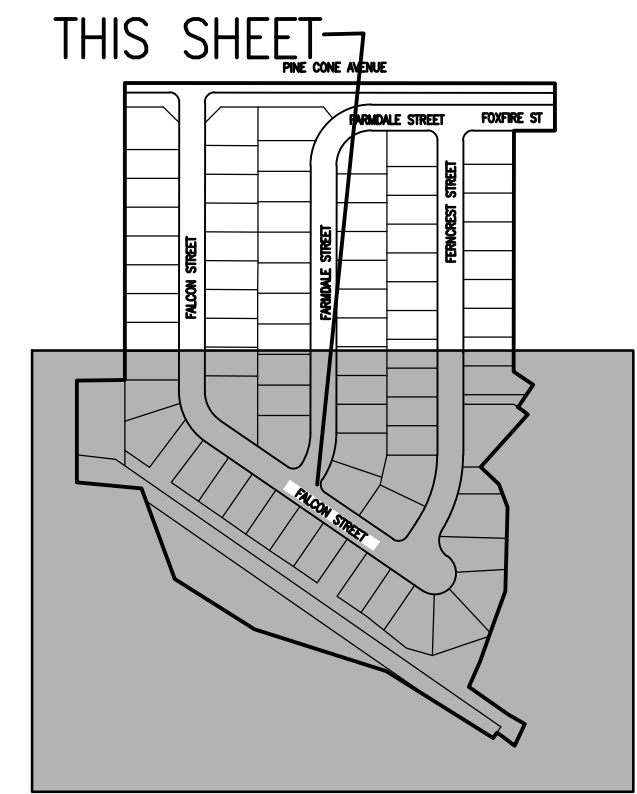
SADDLEBACK FILING NO. 3	
FINISHED GRADING PLAN (NORTH)	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	
SHEET 9 OF 26	

FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
PLANNED UNIT DEVELOPMENT
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 10 OF 26

FOR CONTINUATION SEE SHEET 9



KEY MAP



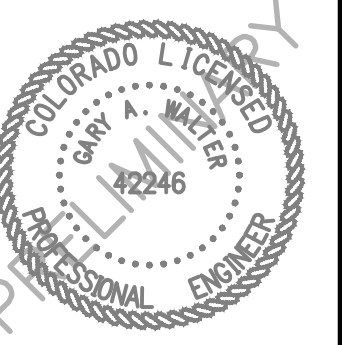
LEGEND

- (A) LOT TYPE
- FLOW ARROW
- (58.5) LOT CORNER ELEVATION
- ~ PROPOSED MAJOR CONTOUR
- ~ PROPOSED MINOR CONTOUR
- ~ EXISTING MAJOR CONTOUR
- ~ EXISTING MINOR CONTOUR
- SWALE LOCATION
- 0.50% FLOW DIRECTION AND PERCENT SLOPE
- LP=61.00 LOW POINT LOCATION & ELEVATION
- HP=61.00 HIGH POINT LOCATION & ELEVATION
- TOF=70.6 TOP OF FOUNDATION ELEVATION
- FG=69.9 FINISHED GRADE ELEVATION

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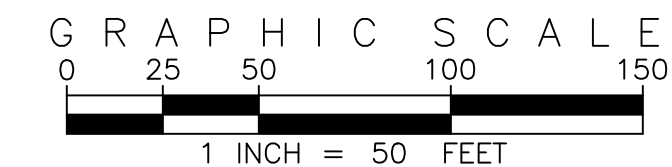
- EXISTING PLUGGED AND ABANDONED OIL & GAS WELL API # 05-123-08514;
WELL CAP ELEVATION = 4954.571
FINISHED GROUND ELEVATION = 4964.41

SADDLEBACK FILING NO. 3 FINISHED GRADING PLAN (SOUTH)	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	
SHEET 10 OF 26	

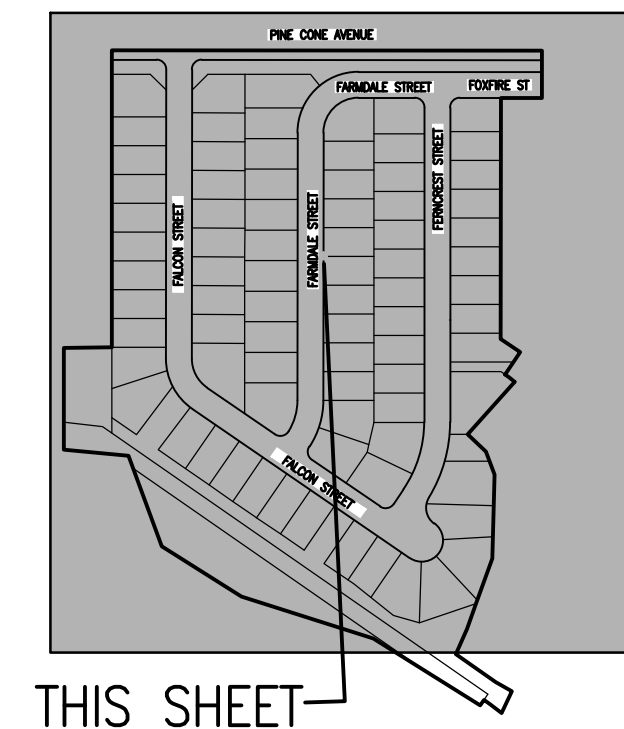
SADDLEBACK FILING NO. 3	FINISHED GRADING PLAN (SOUTH)
DATE: APR. 7, 2017	JOB NO: 12982.00
HORIZONTAL SCALE: 1"=50'	VERTICAL SCALE: N/A
10 of 26	

SADDLEBACK FILING NO. 3

BLOCK 2		
LOT NO.	ADDRESS NUMBER	STREET NAME
1	8975	FARMDALE STREET
2	8967	FARMDALE STREET
3	8955	FARMDALE STREET
4	8943	FARMDALE STREET
5	8935	FARMDALE STREET
6	8923	FARMDALE STREET
7	8911	FARMDALE STREET
8	8899	FARMDALE STREET
9	8887	FARMDALE STREET
10	8865	FARMDALE STREET
11	8853	FARMDALE STREET
12	8872	FALCON STREET
13	8888	FALCON STREET
14	8900	FALCON STREET
15	8912	FALCON STREET
16	8924	FALCON STREET
17	8936	FALCON STREET
18	8944	FALCON STREET
19	8954	FALCON STREET
20	8964	FALCON STREET
21	8974	FALCON STREET

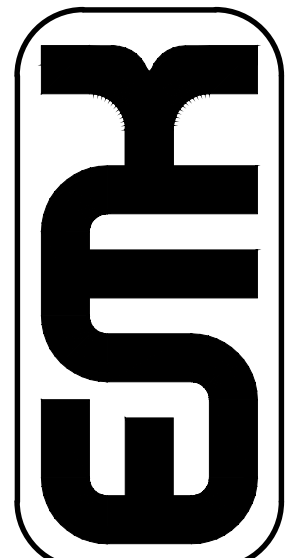


KEY MAP



THIS SHEET

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CENTENNIAL, COLORADO 80112-2019
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ON ORIGINAL DRAWING

0  1"

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ADJUST SCALES ACCORDINGLY

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Call before you dig.

SADDLEBACK FILING NO. 3

BLOCK 3		
LOT NO.	ADDRESS NUMBER	STREET NAME
1	8969	FERNCREST STREET
2	8957	FERNCREST STREET
3	8945	FERNCREST STREET
4	8937	FERNCREST STREET
5	8931	FERNCREST STREET
6	8919	FERNCREST STREET
7	8901	FERNCREST STREET
8	8889	FERNCREST STREET
9	8877	FERNCREST STREET
10	8865	FERNCREST STREET
11	8855	FERNCREST STREET
12	8835	FERNCREST STREET
13	8819	FERNCREST STREET
14	8840	FARMDALE STREET
15	8852	FARMDALE STREET
16	8864	FARMDALE STREET
17	8876	FARMDALE STREET
18	8888	FARMDALE STREET
19	8900	FARMDALE STREET
20	8912	FARMDALE STREET
21	8924	FARMDALE STREET
22	8936	FARMDALE STREET
23	8944	FARMDALE STREET
24	8954	FARMDALE STREET
25	8968	FARMDALE STREET

LEGEND:
 HOUSE FACING DIRECTION

SADDLEBACK FILING NO. 3	
ADDRESSING PLAN	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	
SHEET 11 OF 26	

ADDRESSING PLAN

DATE: APR. 7, 2017
JOB NO: 12982.00

SCALE	
HORIZONTAL 1"=50'	VERTICAL N/A
11 of 26	

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO FEDERAL, STATE, CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OS&A CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE OWNER/DEVELOPER FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

2. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SPECIFIC USE IN THE TITLE BLOCK.

3. DRAWINGS ARE INTENDED TO BE PRINTED ON 36"x48" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMITACTHE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS.

4. RECIPIENTS OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPIING OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.

5. VERIFY ALL PLANDIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.

6. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

7. OWNER/DEVELOPER SHALL VERIFY/ CALL FOR UTILITIES LOCATES/ LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. REFER TO ENGINEERING UTILITIES PLANS FOR ALL PROPOSED UTILITIES LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.

8. OWNER/DEVELOPER IS RESPONSIBLE FOR THE REPAIR OF ANY SETTLING DUE TO EXCAVATION AND TRENCHING.

9. OWNER/DEVELOPER SHALL PROTECT AND RESERVE ALL EXISTING ADJACENT PROPERTIES AMENITIES/IMPROVEMENTS UNLESS OTHERWISE NOTED.

10. OWNER/DEVELOPER SHALL REMOVE ALL DEBRIS FROM THE RIGHT OF WAY AND/OR PUBLIC PROPERTY AT THE END OF EACH WORK DAY.

11. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DAMAGE DUE TO PROJECTS CONSTRUCTION. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF REPAIR TO UTILITIES ADJACENT LANDSCAPE AND THE SUBCONTRACTOR'S OPERATIONS DURING CONSTRUCTION AND/OR THE SPECIFIED MAINTENANCE PERIOD.

12. ALL UTILITIES EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT.

13. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTED BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.

14. THE OWNER/DEVELOPER SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.

15. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED IN RELATION TO ANY VIOLATIONS OR NON CONFORMANCE WITH THE PLANS SPECIFICATIONS/ CONTRACT DOCUMENTS/ JURISDICTIONAL CODES AND REGULATORY AGENCIES.

16. OWNER/DEVELOPER IS RESPONSIBLE TO APPLY FOR AND OBTAIN ANY REQUIRED APPLICATIONS/ PERMITTING/ LICENSES/ INSPECTIONS AND METERS ASSOCIATED WITH WORK.

17. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE OWNER/DEVELOPER'S EXPENSE. IN THE EVENT A MODIFICATION TO THE CONSTRUCTION LIMITS IS REQUIRED, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.

18. SITE TRIANGLES AND SIGN LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT/ CONSTRUCTION MATERIALS/ PLANT MATERIAL OR ANY OTHER PHYSICAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS/ AFTER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GRASS AND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS SPECIFIED BY JURISDICTIONAL REQUIREMENTS.

19. COORDINATE SITE ACCESS/ STAGING/ STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.

20. OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS/ FENCES/ STRUCTURES/ RESURFACING/ ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS.

21. OWNER/DEVELOPER WILL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM/ EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.

22. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE OWNER/DEVELOPER SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK FOR FULL FUNCTIONALITY. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THEIR COURSE OF WORK.

23. THE OWNER/DEVELOPER SHALL PREVENT SEDIMENT/ DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.

24. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WETLANDS/ WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES RELATING TO THESE STANDARDS DURING THEIR COURSE OF WORK.

25. THE OWNER/DEVELOPER AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COLORED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT OF WAY SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES RELATING TO THESE REQUIREMENTS.

26. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WASTE CONCRETE/ POLLUTANTS/ OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SPECIFIC USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.

27. THE CLEANING OF CONCRETE IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WASTE WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.

28. OPEN SPACE SPACES/ IF SPACES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS/ THE OWNER/DEVELOPER SHALL BE RESPONSIBLE TO MAINTAIN THE CONTINUANCE OF WATER WITHIN THE SPACES DURING THE CONTRACT PERIOD. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ANY DIVERSION OR DRAINING OF WATER IF REQUIRED TO COMPLY WITH WORK. ANY SPACES DISTURBED BY THE OWNER/DEVELOPER SHALL BE REPAIRED/ RESTORED TO THEIR ORIGINAL CONDITION. IF THE SPACE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON/ THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.

LANDSCAPE NOTES

1. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED/ DISEASED/ OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS.

2. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR ALL FOUNDATIONS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES/ LEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND ALL FOUNDATIONS AS SPECIFIED IN THE GEOTECHNICAL REPORT.

3. LANDSCAPE MATERIAL LOCATIONS SHALL TAKE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.

4. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATION. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN ALLEYS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE/ SURFACE/ OR OTHER LANDSCAPE MATERIAL DAMAGE/ INTERFERE AGAINST ALLEYS. MINIMUM SLOPES ON LANDSCAPE SHALL BE THE MINIMUM SLOPE SHALL BE UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.

5. TREES SHALL NOT BE LOCATED IN DRAINAGE SPACES/ DRAINAGE AREAS/ OR UTILITIES EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.

6. ALL EXISTING TREES SHALL BE SAVED AND PROTECTED/ TRANSPLANTED IF NECESSARY UNLESS OTHERWISE NOTED.

7. TO THE MAXIMUM EXTENT FEASIBLE/ TO SOIL THAT IS REMOVED PRIOR TO CONSTRUCTION SHALL BE COLLECTED/ SAVED AND PROTECTED FOR LATER USE ON AREAS REQUIRING REVEGETATION/ SEED AND/OR LANDSCAPING.

8. ALL TURF AND BED AREAS SHALL RECEIVE ORGANIC SOIL REPAIRATION AT A RATE OF FOUR CUBIC YARDS PER THOUSAND SQUARE FEET TILLED TO A DEPTH OF 12 INCHES OR AS NOTED IN THE TECHNICAL SPECIFICATIONS. ALL SEEDBED AREAS SHALL RECEIVE ORGANIC SOIL REPAIRATION AT A RATE OF FOUR CUBIC YARDS PER THOUSAND SQUARE FEET TILLED TO A DEPTH OF 12 INCHES OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.

9. PRIOR TO INSTALLING OF PLANT MATERIALS/ ALL AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE TILLO/ GULLOOSENEDE/ REPAIRED AND SEEDED IF NECESSARY. SEE SPECIFIED SEED MIX INFORMATION.

10. STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF AREAS AND BETWEEN TURF AREAS AND SEEDBED AREAS. NO EDGER IS REQUIRED BETWEEN ORNAMENTAL SEED AREAS AND NATIVE SEED AREAS. EDGER SHALL BE 1/2" GAUGE GALVANIZED STEEL ROLLED TO INTERLOCKING TYPE EDGER/ RIBBON/ OR EQUAL. EDGER IS NOT REQUIRED ADJACENT TO PARALLEL TO CURBS/ ALLEYS/ ALLEYS OR SOLID FENCES WITHIN 3" OF REMOVED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH BEDS UNLESS SPECIFIED ON PLANS.

11. ALL SEEDBED SLOPE/ SEEDING MIX IN GRADE SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION/ NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.

12. THE OWNER/DEVELOPER IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY'S SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL TAKE PRECEDENCE/ SPECIFICATIONS AND DETAILS PROVIDED WITH THE PLANS/ OVER THE CITY AND COUNTY'S SPECIFICATIONS AND DETAILS.

13. ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK."

14. THE OWNER/DEVELOPER IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC SYMBOLS ON LANDSCAPE DRAWINGS TAKES PRECEDENCE OVER WRITTEN PLANT QUANTITIES.

15. ALL PLANTS SHALL BE PLANTED USING AN EQUAL SPACED TRIANGULAR PATTERN UNLESS OTHERWISE NOTED AND/OR SHOWN ON THE LANDSCAPE DRAWINGS.

16. ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE ON THE APPROVED LANDSCAPE DRAWINGS. SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

17. OWNER/DEVELOPER SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD/ OVER THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE OWNER/DEVELOPER LIABILITY TO RELOCATE OR REPAIR.

18. THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

19. OWNER/DEVELOPER SHALL PROVIDE AT LEAST A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.

20. ALL PLANTS SHALL BE WATERED/ CARED FOR AND PROTECTED FROM DAMAGING WEATHER EFFECTS WHEN NECESSARY.

21. ALL PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO THE PROJECT SITE. IF THIS IS NOT POSSIBLE/ PLANTS SHALL BE STORED IN AND WATERED TO PREVENT ANY DAMAGE.

22. FOR SEED/ SOD TYPE AND INSTALLATION SEE THE PLANT SCHEDULE AND LANDSCAPE DRAWINGS.

23. ALL TURF AREAS/ SOD SHALL BE SURF IRRIGATED. ALL PLANTING BEDS AND TREES SHALL BE DRI/ IRRIGATED. ALL LANDSCAPING SHOWN ON SHEETS 13 AND 14 OF THIS SET WILL NOT BE IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM UNLESS OTHERWISE NOTED.

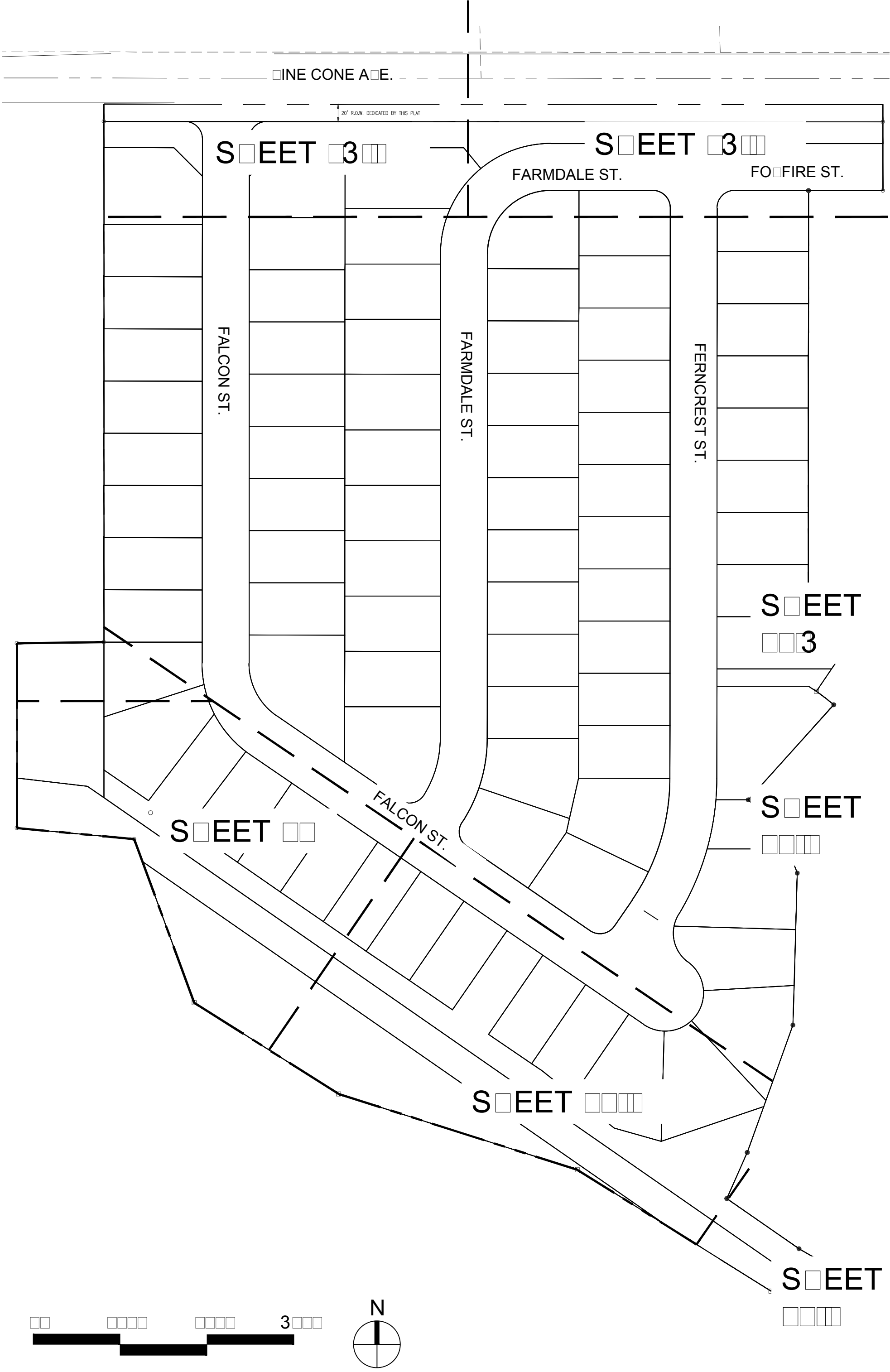
24. ALL TREES ARE TO BE STAKED WITH WOOD STAKES AND GUADED FOR A PERIOD OF ONE YEAR PER THE DETAILS. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR REMOVING WOOD STAKES AT THE END OF CLEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION.

25. ALL TREES INSTALLED ABOVE RETAINING WALLS/ TILTING GEO GRID MUST BE PLANTED TO PROTECT GEO GRID. IF GEO GRID MUST BE CUT TO INSTALL TREES/ APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.

26. TREE TRUNK SHALL BE CLOTHED IN LATE FALL AFTER INSTALLATION AND REMOVED THE FOLLOWING SPRING. TREES GREATER THAN 1" IN CALIBER MAY NOT REQUIRE TREE TRUNK IF BARK IS SUFFICIENTLY DEVELOPED. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE RACED.

27. OWNER/DEVELOPER SHALL OBTAIN SOIL SAMPLES FROM A MINIMUM OF SUSITABLE LOCATIONS AND SUBMIT SAMPLES TO A STATE LICENSED SOIL TESTING LABORATORY SUCH AS COLORADO ANALYTICAL OR COLORADO STATE/ INHERIT/ SOILS LAB/ SPECIALIZING IN THE ANALYSIS OF SOIL AND IN MAKING RECOMMENDATIONS FOR THE INTRODUCTION OF ORGANIC AMENDMENTS IN LANDSCAPE PLANTING AREAS. THE RESULTS OF THE SOIL ANALYSIS AND RECOMMENDATIONS SHALL BE FORWARDED TO THE OWNER'S REPRESENTATIVE ALONG WITH THE CONTRACTOR'S RECOMMENDATIONS FOR SOIL AMENDMENT MATERIALS AND QUANTITIES.

28. LANDSCAPING WILL BE INSTALLED DURING THE SUMMER FALL OF 2024.



SHEET LAYOUT PLAN
SCALE 1"=30'

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
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800-922-1987
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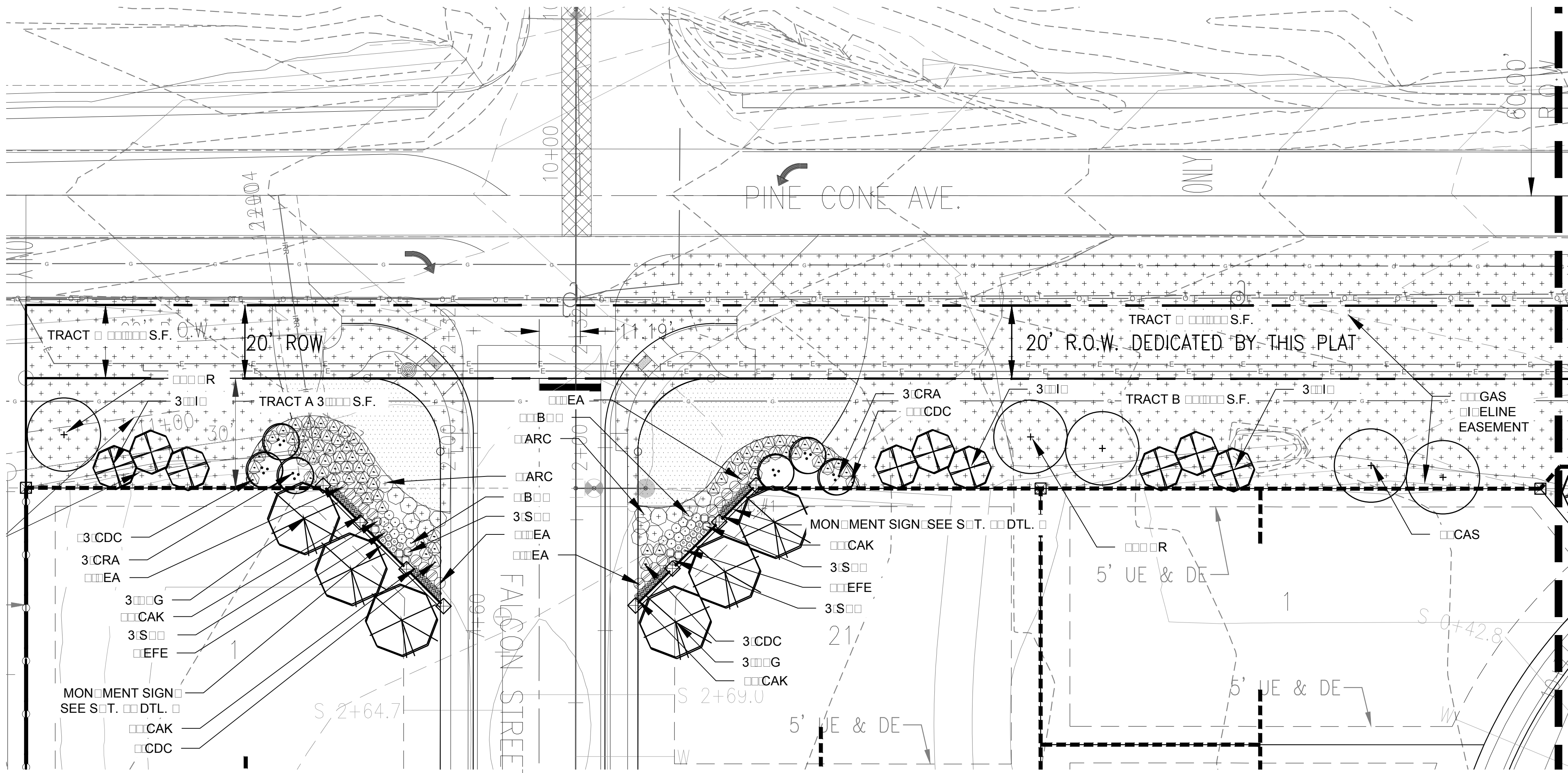


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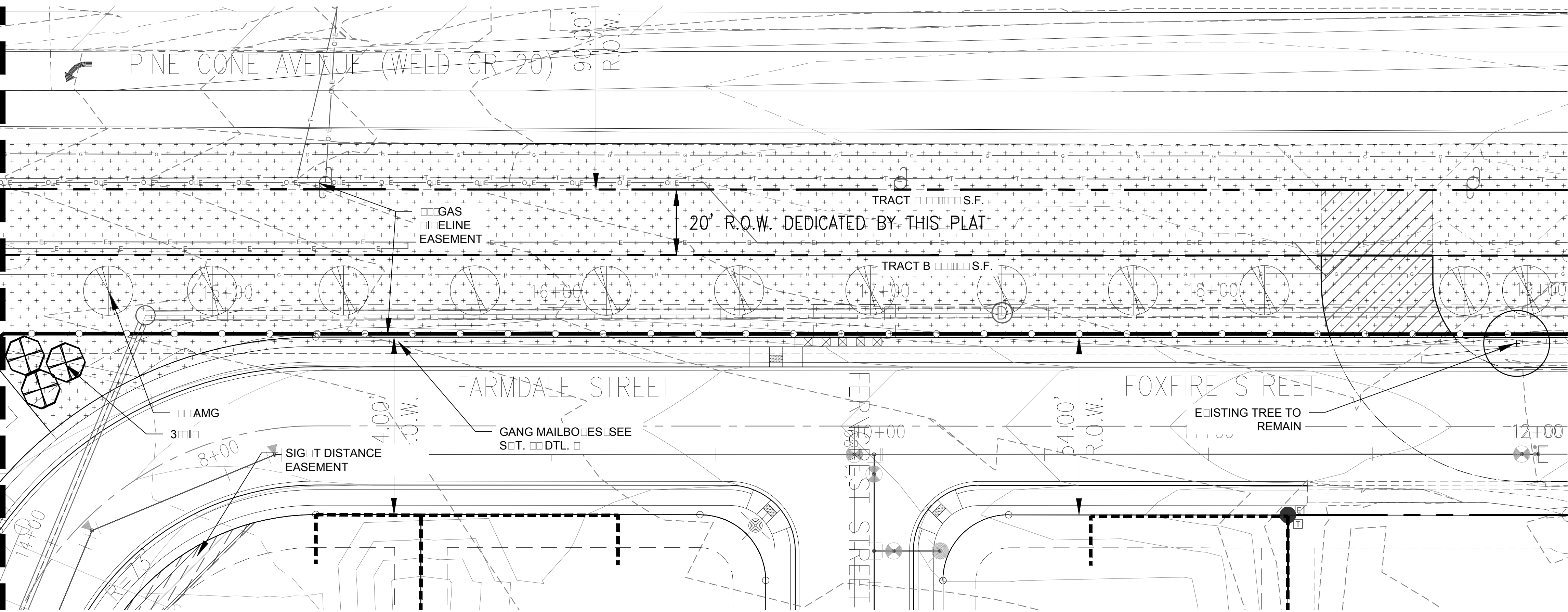
FINAL DEVELOPMENT PLAN
SADDLEBACK HILLING N
PLANNED UNIT DEVELOPMENT

TOWN OF FIRESTONE COUNTY OF
ELDorado COUNTY OF COLORADO

FIRESTONE INFORMATION BLOCK		NOTES AND SHEET LAYOUT PLAN	
SHEET TITLE	NAME OF SUBMITTAL	SADDLEBACK	
		FD	
FILING NUMBER	FILING NUMBER	3	
		N/A	
REVISION DATE	REVISION DATE		
REVISION DATE	REVISION DATE		
REVISION DATE	REVISION DATE		



LANDSCAPE ENLARGEMENT PLAN
SCALE 1"=20'

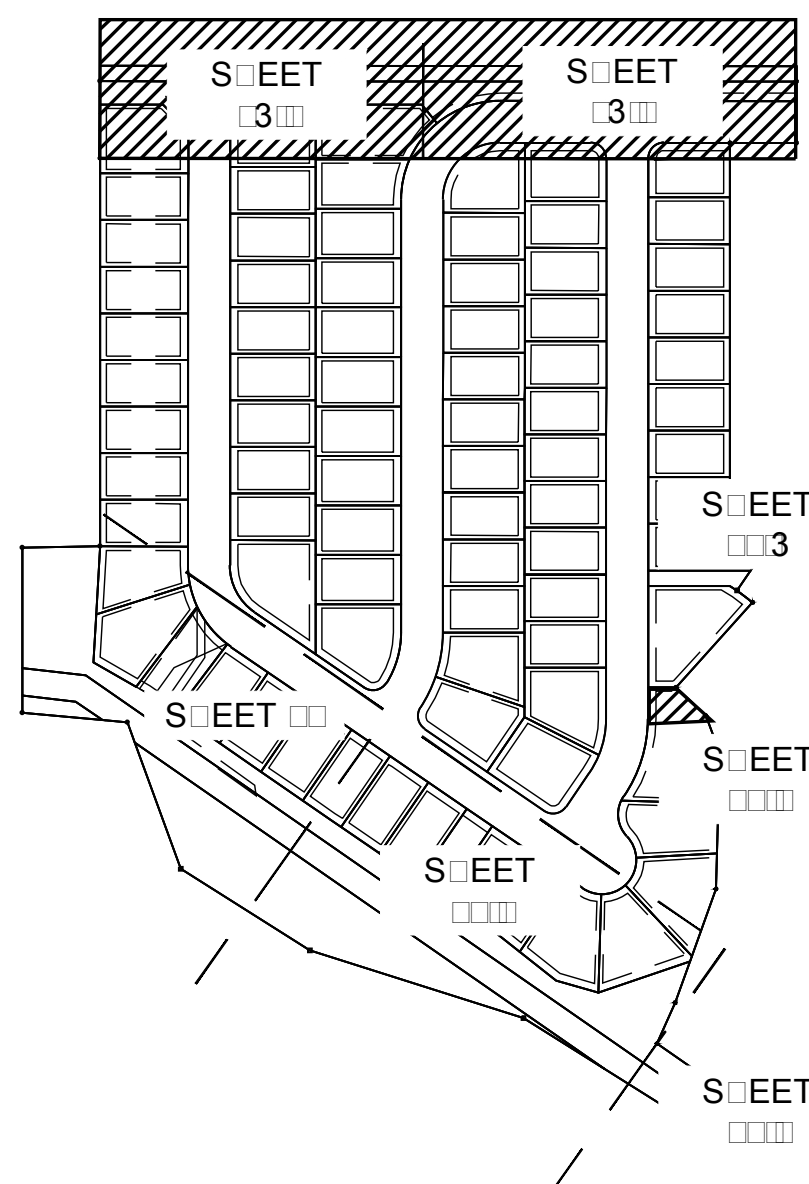


LANDSCAPE ENLARGEMENT PLAN
SCALE 1"=20'

PLANT SCHEDULE		
KEY	BOTANICAL NAME	COMMON NAME
DEIDUOUS TREES		
CAS	Quercus macrocarpa	EASTERN CATALPA
CEO	Quercus coccinea	BLACKBERRY
CR	Quercus rubra	ENGLISH OAK
EVERGREEN TREES		
CG	Pinus strobus	COLORADO BLUE SPRUCE
CB	Pinus banksiana	BOSNIAN PINE
ORNAMENTAL TREES		
CRA	Crataegus	RUSSIAN HAWTHORN
EVERGREEN SHRUBS		
ARC	Arctostaphylos	ANACARDIUM MANITA
CDC	Ceanothus	CORAL BEAUTY COTONEASTER
EFE	Elaeagnus	EMERALD GAJET ELONMIS
DEIDUOUS SHRUBS		
AMG	Aster	ASTOR BRILLIANCE ANGLE
Br	Berberis	SERICEBERB
Bdd	Buddleia	ORANGE B BUTTERFLY BUSH
EA	Elaeagnus	RUSSIAN SAGE
ORNAMENTAL GRASS		
CAK	Carex	FEATHER REED GRASS
S	Sorghum	GIANT SACATON GRASS

SEED MIX	NATIVE PRAIRIE MIX
SOD	
ROCK MULCH	

NOTE: SEE SHEET FOR FULL PLANT SCHEDULE AND SEED LIST



KEY MAP N.T.S.

LEGEND	
ROBERT BONDAR	SITE EDGER
RAIL FENCE (SEE S.T. DTL.)	RIAC FENCE (SEE S.T. DTL.)
RIAC FENCE (SEE S.T. DTL.)	STONE COLUMN (SEE S.T. DTL.)

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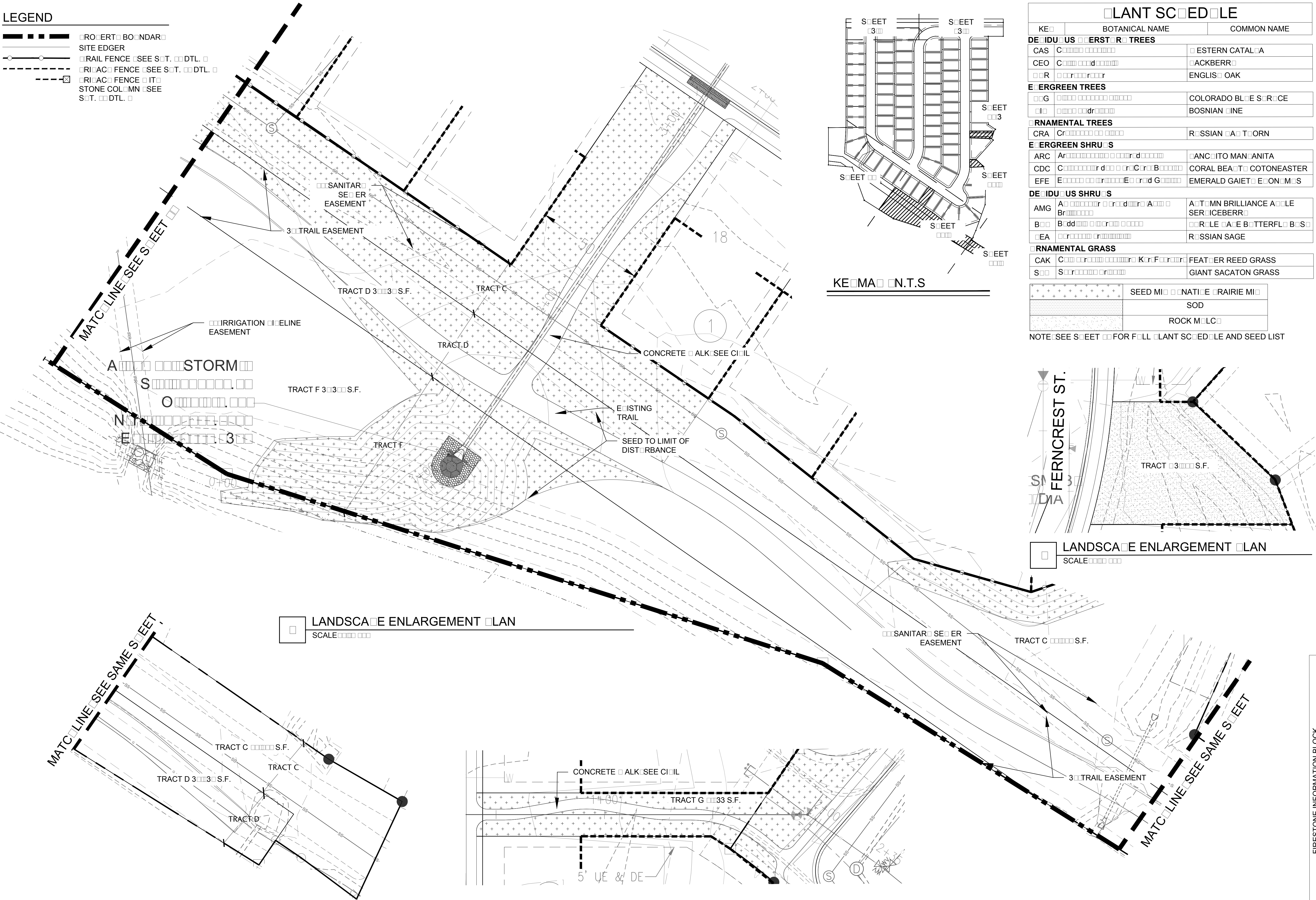
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**FINAL DEVELOPMENT PLAN
SADDLEBACK HILLING**
LANNED UNIT DEVELOPMENT
TO TOWN OF FIRESTONE COUNTY OF
ELD STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
SHEET TITLE	LANDSCAPE ENLARGEMENT
NAME OF SUBMITTAL	SADDLEBACK
DATE OF SUBMITTAL	FD 3
FILING NUMBER	3
BASE NUMBER	N/A
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	

LEGEND

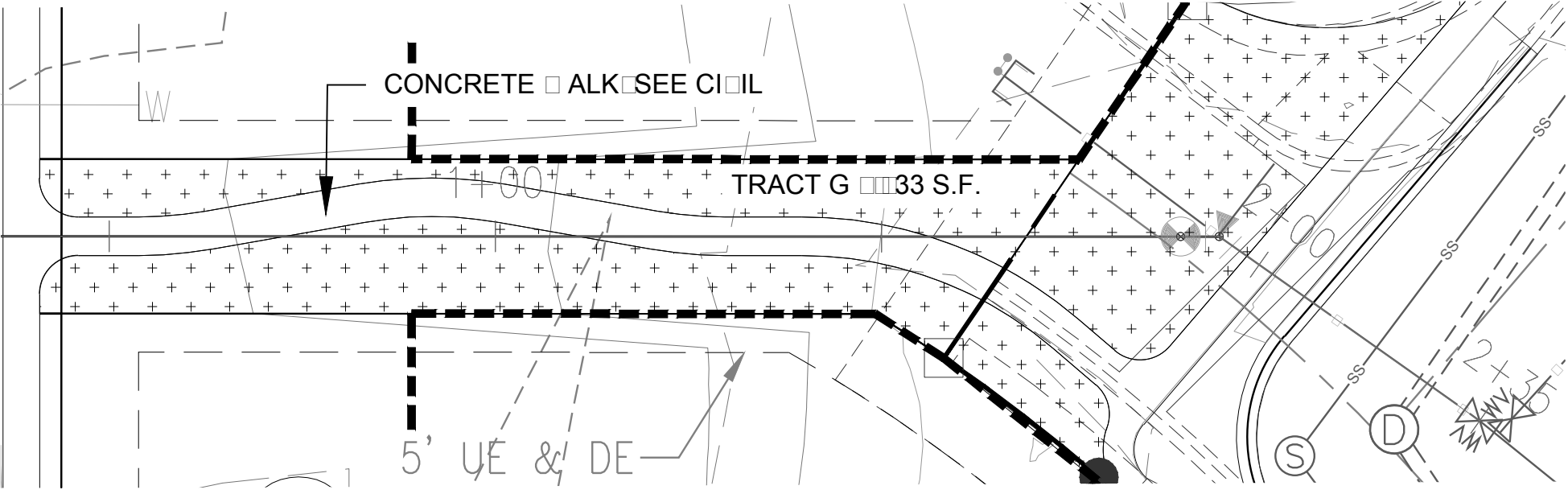
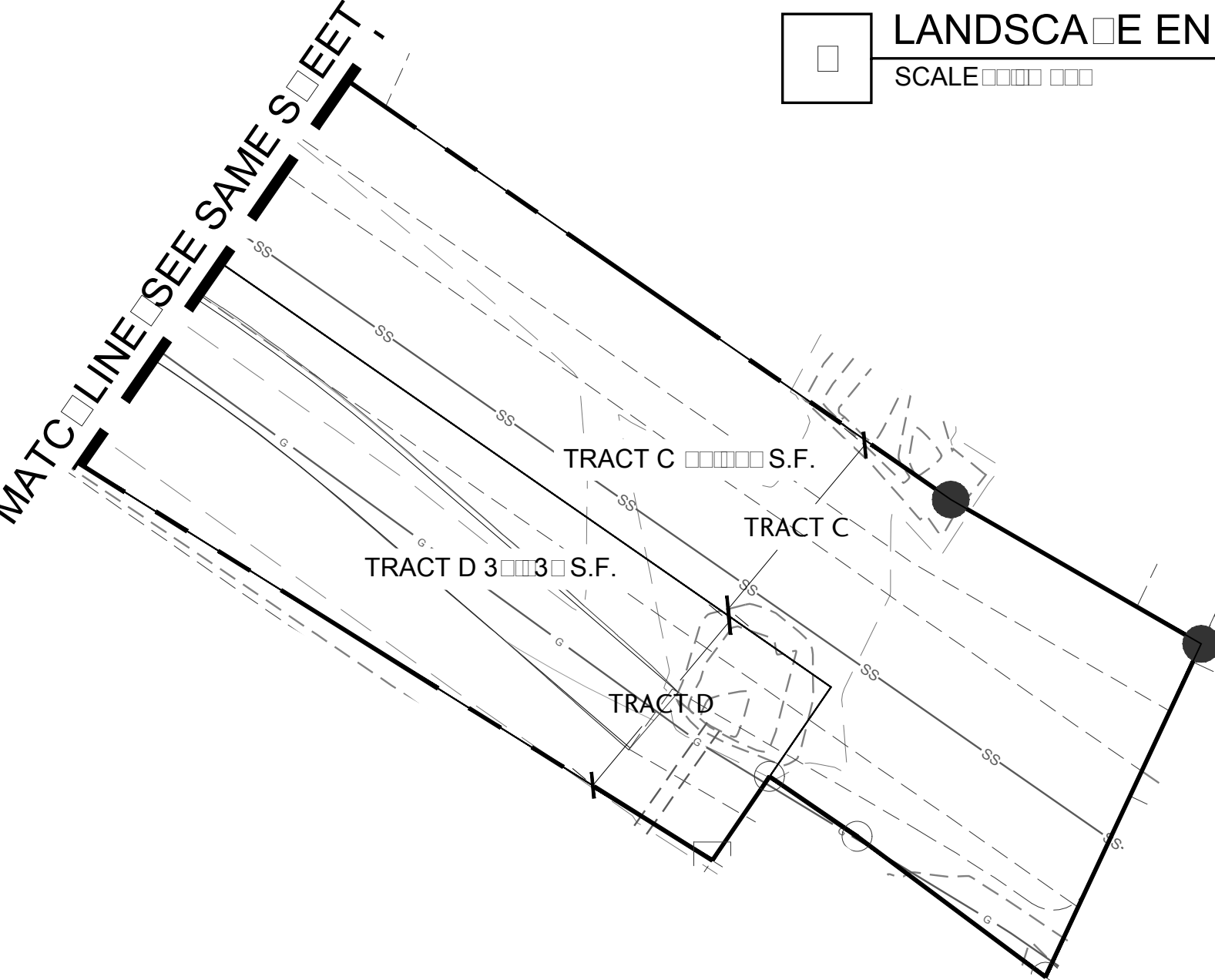
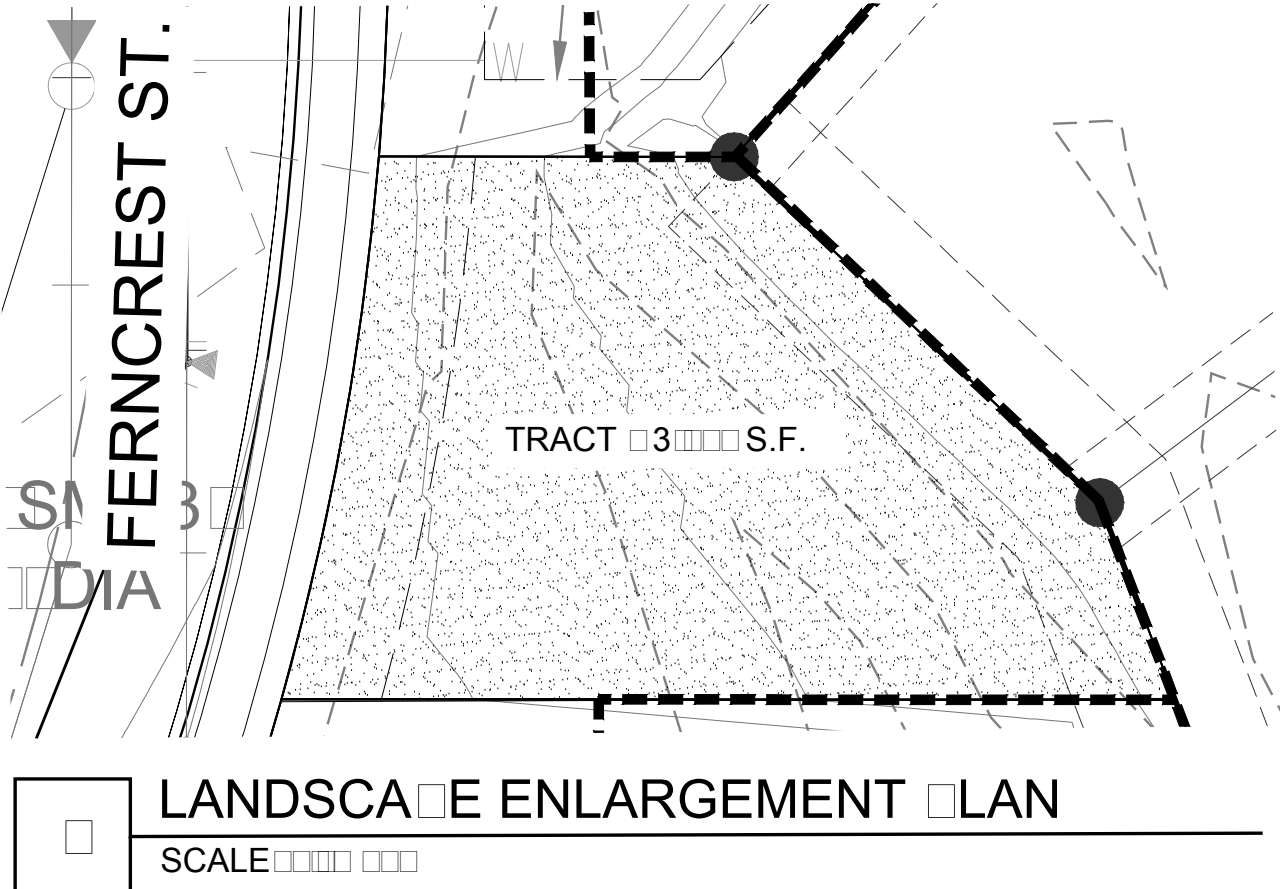
- ROBERT BOUNDARY
- SITE EDGER
- RAIL FENCE (SEE S.T. DTL.)
- RILAC FENCE (SEE S.T. DTL.)
- RILAC FENCE (IT)
- STONE COLUMN (SEE S.T. DTL.)



PLANT SCHEDULE		
KEY	BOTANICAL NAME	COMMON NAME
DEIDUUS ERSTOR TREES		
CAS	C...	EASTERN CATALPA
CEO	C...	ACKBERRY
OR	O...	ENGLISH OAK
ERGREEN TREES		
G	G...	COLORADO BLUE SPRUCE
		BOSNIAN PINE
ORNAMENTAL TREES		
CRA	C...	RUSSIAN ALB THORN
ERGREEN SHRUBS		
ARC	A...	ANCITO MANANITA
CDC	C...	CORAL BEAUTY COTONEASTER
EFE	E...	EMERALD GALET EONOMOS
DEIDUUS SHRUBS		
AMG	A...	ATMNBILLIANCEAPPLE SERICEBERRY
B	B...	BLUE LAE BUTTERFLY BLOSS
EA	E...	RUSSIAN SAGE
ORNAMENTAL GRASS		
CAK	C...	FEATHER REED GRASS
S	S...	GIANT SACATON GRASS

SEED MIX	NATIVE PRAIRIE MIX
	SOD
	ROCK MULCH

NOTE: SEE SHEET FOR FOLL PLANT SCHEDULE AND SEED LIST



LANDSCAPE ENLARGEMENT PLAN
SCALE

3 LANDSCAPE ENLARGEMENT PLAN
SCALE

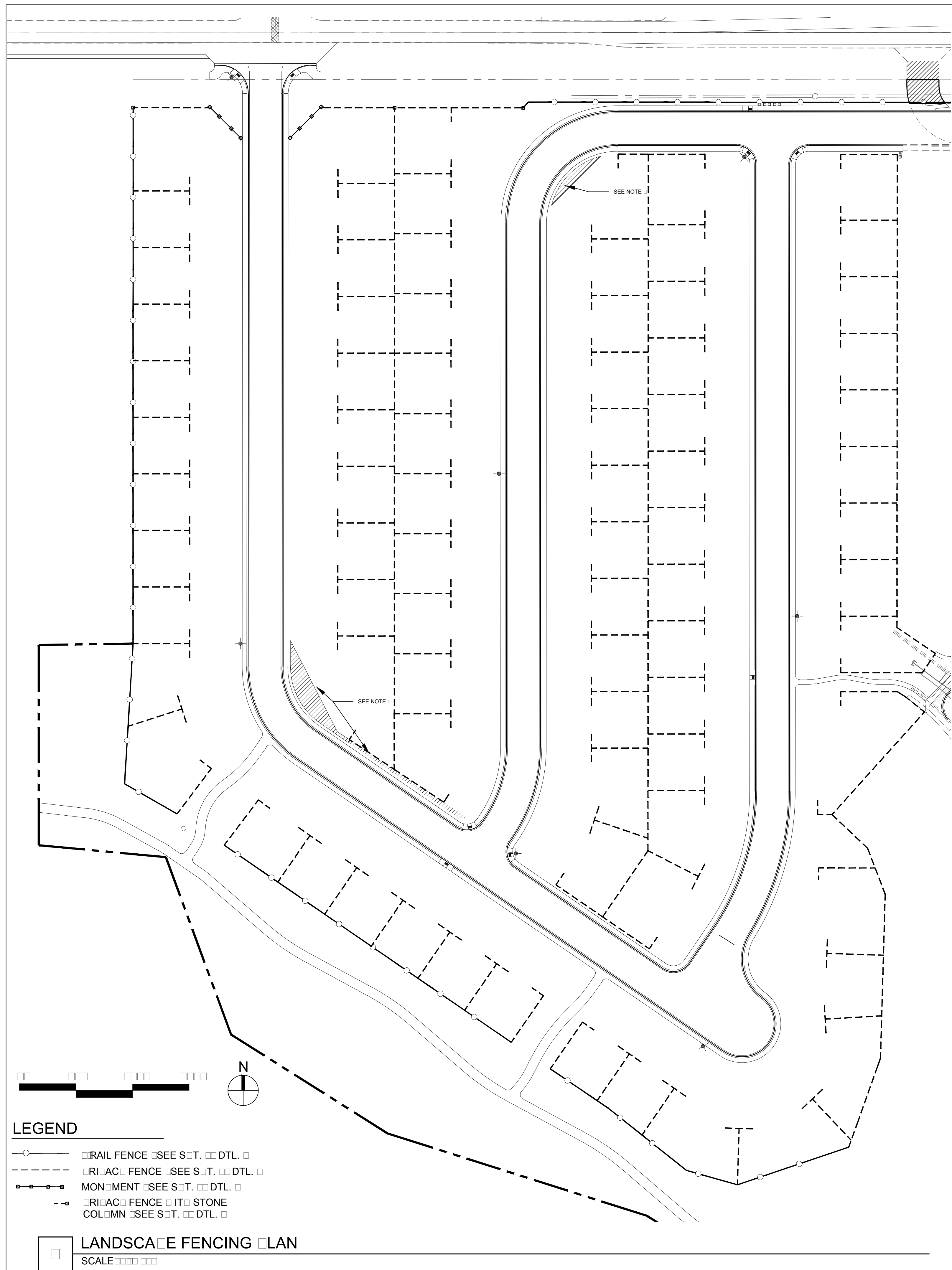
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FINAL DEVELOPMENT PLAN
SADDLEBACK HILLING N
LANNED DEVELOPMENT
TO TOWN OF FIRESTONE COUNTY OF
ELD STATE OF COLORADO

FIRESTONE INFORMATION BLOCK		LANDSCAPE ENLARGEMENT	
SHEET TITLE	LANDSCAPE ENLARGEMENT	SADDLEBACK	FD
NAME OF SUBMITTAL	TO TOWN OF FIRESTONE	3	N/A
FILING NUMBER	BASE NUMBER		
REVISION DATE	REVISION DATE		
REVISION DATE	REVISION DATE		
REVISION DATE	REVISION DATE		
REVISION DATE	REVISION DATE		



FENCE SCHEDULE TABLE LOT			
BLOCK 11, 3			
LOT NO.	STREET NAME	SIDE FENCE LINE	REAR FENCE LINE
1	FALCON ST.	SIDE FENCE LINE	REAR FENCE LINE
2	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
3	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
4	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
5	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
6	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
7	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
8	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
9	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
10	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
11	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
12	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
13	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
14	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
15	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
16	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
17	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
18	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
19	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
20	FALCON ST	SIDE FENCE LINE	SIDE FENCE LINE
21	FERNCREST ST	SIDE FENCE LINE	SIDE FENCE LINE
22	FERNCREST ST	SIDE FENCE LINE	SIDE FENCE LINE
23	FERNCREST ST	SIDE FENCE LINE	SIDE FENCE LINE
24	FERNCREST ST	SIDE FENCE LINE	SIDE FENCE LINE
25	FERNCREST ST	SIDE FENCE LINE	SIDE FENCE LINE
26	FERNCREST ST	SIDE FENCE LINE	SIDE FENCE LINE
27	FERNCREST ST	SIDE FENCE LINE	SIDE FENCE LINE
28	FERNCREST ST	SIDE FENCE LINE	SIDE FENCE LINE
29	FERNCREST ST	SIDE FENCE LINE	SIDE FENCE LINE
30	FERNCREST ST	SIDE FENCE LINE	SIDE FENCE LINE
31	FERNCREST ST	SIDE FENCE LINE	SIDE FENCE LINE
32	FERNCREST ST	SIDE FENCE LINE	SIDE FENCE LINE
33	FERNCREST ST	SIDE FENCE LINE	SIDE FENCE LINE
34	FERNCREST ST	SIDE FENCE LINE	SIDE FENCE LINE

FENCE SECTION TO BE LOT			
BLOCK 1 FL. 3			
LOT NO.	STREET NAME	SIDE FENCE LINE FENCE TO BE	REAR FENCE LINE FENCE TO BE
1	FARMDALE ST	SIDE FENCE	REAR FENCE
2	FARMDALE ST	SIDE FENCE	REAR FENCE
3	FARMDALE ST	SIDE FENCE	REAR FENCE
4	FARMDALE ST	SIDE FENCE	REAR FENCE
5	FARMDALE ST	SIDE FENCE	REAR FENCE
6	FARMDALE ST	SIDE FENCE	REAR FENCE
7	FARMDALE ST	SIDE FENCE	REAR FENCE
8	FARMDALE ST	SIDE FENCE	REAR FENCE
9	FARMDALE ST	SIDE FENCE	REAR FENCE
10	FALCON ST	SIDE FENCE	REAR FENCE
11	FALCON ST	SIDE FENCE	REAR FENCE
12	FALCON ST	SIDE FENCE	REAR FENCE
13	FALCON ST	SIDE FENCE	REAR FENCE
14	FALCON ST	SIDE FENCE	REAR FENCE
15	FALCON ST	SIDE FENCE	REAR FENCE
16	FALCON ST	SIDE FENCE	REAR FENCE
17	FALCON ST	SIDE FENCE	REAR FENCE
18	FALCON ST	SIDE FENCE	REAR FENCE
19	FALCON ST	SIDE FENCE	REAR FENCE
20	FALCON ST	SIDE FENCE	REAR FENCE

FENCE SCORED BY THE BOARD			
BLOCK 3 FL. 3			
LOT NO.	STREET NAME	SIDE FENCE SCORE	REAR FENCE SCORE
1	FERNCREST ST	5.00 DTL. 0	5.00 DTL. 0
2	FERNCREST ST	5.00 DTL. 0	5.00 DTL. 0
3	FERNCREST ST	5.00 DTL. 0	5.00 DTL. 0
4	FERNCREST ST	5.00 DTL. 0	5.00 DTL. 0
5	FERNCREST ST	5.00 DTL. 0	5.00 DTL. 0
6	FERNCREST ST	5.00 DTL. 0	5.00 DTL. 0
7	FERNCREST ST	5.00 DTL. 0	5.00 DTL. 0
8	FERNCREST ST	5.00 DTL. 0	5.00 DTL. 0
9	FERNCREST ST	5.00 DTL. 0	5.00 DTL. 0
10	FERNCREST ST	5.00 DTL. 0	5.00 DTL. 0
11	FERNCREST ST	5.00 DTL. 0	5.00 DTL. 0
12	FERNCREST ST	5.00 DTL. 0	5.00 DTL. 0
13	FERNCREST ST	5.00 DTL. 0	5.00 DTL. 0
14	FARMDALE ST	5.00 DTL. 0	5.00 DTL. 0
15	FARMDALE ST	5.00 DTL. 0	5.00 DTL. 0
16	FARMDALE ST	5.00 DTL. 0	5.00 DTL. 0
17	FARMDALE ST	5.00 DTL. 0	5.00 DTL. 0
18	FARMDALE ST	5.00 DTL. 0	5.00 DTL. 0
19	FARMDALE ST	5.00 DTL. 0	5.00 DTL. 0
20	FARMDALE ST	5.00 DTL. 0	5.00 DTL. 0
21	FARMDALE ST	5.00 DTL. 0	5.00 DTL. 0
22	FARMDALE ST	5.00 DTL. 0	5.00 DTL. 0
23	FARMDALE ST	5.00 DTL. 0	5.00 DTL. 0
24	FARMDALE ST	5.00 DTL. 0	5.00 DTL. 0
25	FARMDALE ST	5.00 DTL. 0	5.00 DTL. 0

NOTE □□□ SE SAME FENCING MATERIALS. COLOR AND DETAILS CONSISTENT □ IT □ FENCING IN SADDLEBACK FILINGS □ AND □

NOTE □□□ E □ VARIABLE □ IDT □ SIG □ T DISTANCE EASEMENT IS A NO B □ I LD AREA AND RESTRICTS □ EGETATION AND □ E RMANENT STR □ C T □ RES MORE T □ A N □ T □ REE FEET TALL.

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FINAL DEELOMENT LAN
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TO N OF FIRESTONE CO NT OF
ELD STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
SHEET TITLE	LANDSCAPE FENCING SADDLEBACK
NAME OF SUBMITTAL	FD
TITLE OF SUBMITTAL	3
FILING NUMBER	NA
PROJECT CASE NUMBER	
PERMIT EXPIRATION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	3
REVISION DATE	

PLANT SCHEDULE						
TOTAL QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION

Deciduous Ornamental Trees						
1	CAS	Crataegus arbutifolia	EASTERN CATALPA	1" CAL.	SEE PLANS	B-B
1	CEO	Crataegus mollis	BLACKBERRY	1" CAL.	SEE PLANS	B-B
3	QOR	Quercus robur	ENGLISH OAK	1" CAL.	SEE PLANS	B-B

Evergreen Trees						
1	QIG	Quercus ilex	COLORADO BLUE SPRUCE	1" T.	SEE PLANS	B-B
1	QIB	Quercus ilex	BOSNIAN PINE	1" T.	SEE PLANS	B-B

Ornamental Trees						
1	CRA	Crataegus arbutifolia	RUSSIAN ALDER	1" CAL.	SEE PLANS	B-B

Evergreen Shrubs						
1	ARC	Arctostaphylos uva-ursi	PANICULO MANANITA	1 GAL.	SEE PLANS	CONTAINER
1	CDC	Crataegus mollis	CORAL BEAUTY COTONEASTER	1 GAL.	SEE PLANS	CONTAINER
1	EFE	Emmenanthe caerulea	EMERALD GAJET	1 GAL.	SEE PLANS	CONTAINER

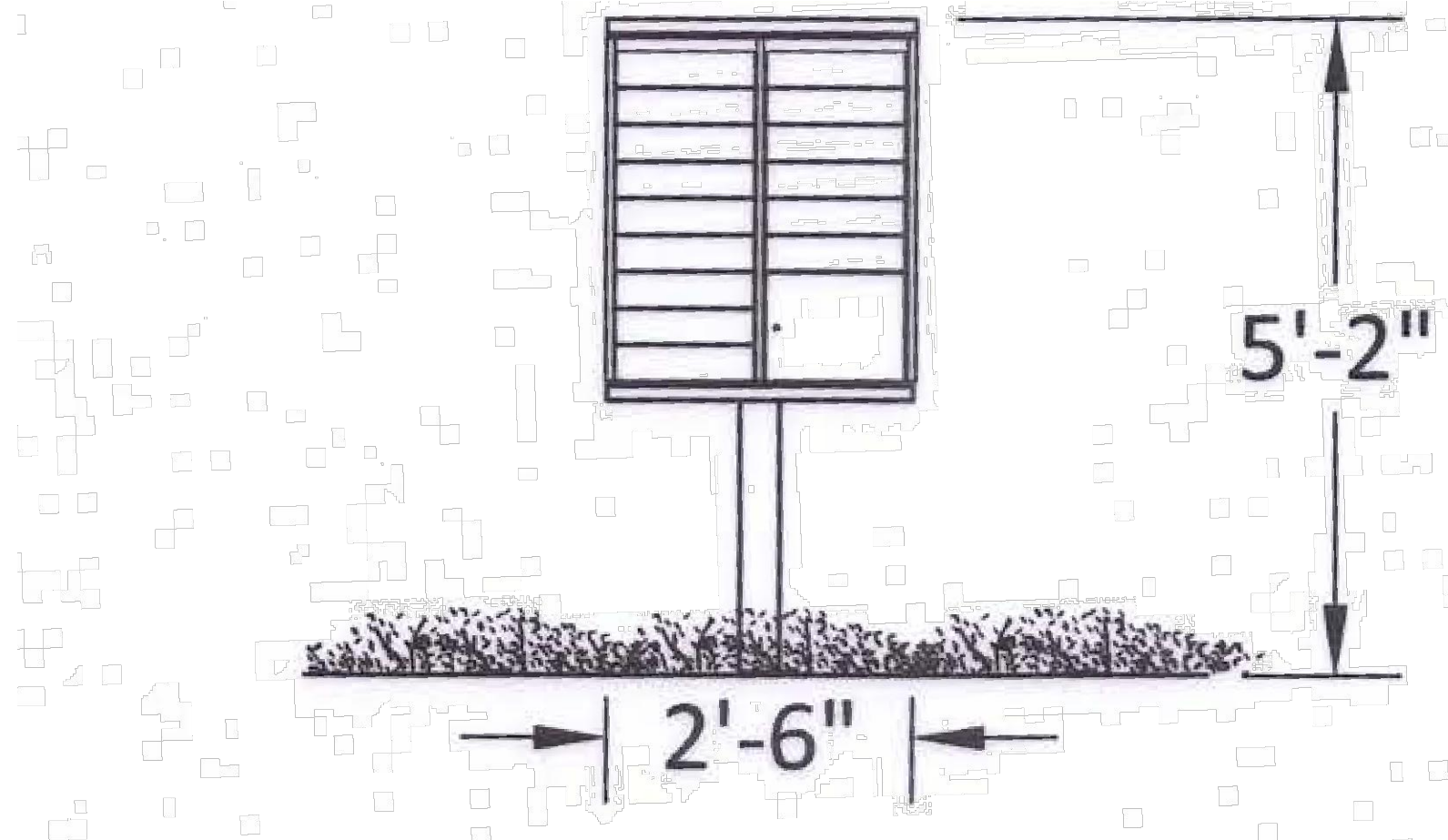
Deciduous Shrubs						
1	BIB	Buddleia lindleyana	ROSE OF SHIRAZ BUTTERFLY BUSH	1 GAL.	SEE PLANS	CONTAINER
1	REA	Rosa rugosa	RUSSIAN SAGE	1 GAL.	SEE PLANS	CONTAINER

Ornamental Grasses						
1	CAK	Calamagrostis canadensis	FEATHER REED GRASS	1 GAL.	SEE PLANS	CONTAINER
1	SAC	Saccharum arundinaceum	GIANT SACATON GRASS	1 GAL.	SEE PLANS	CONTAINER

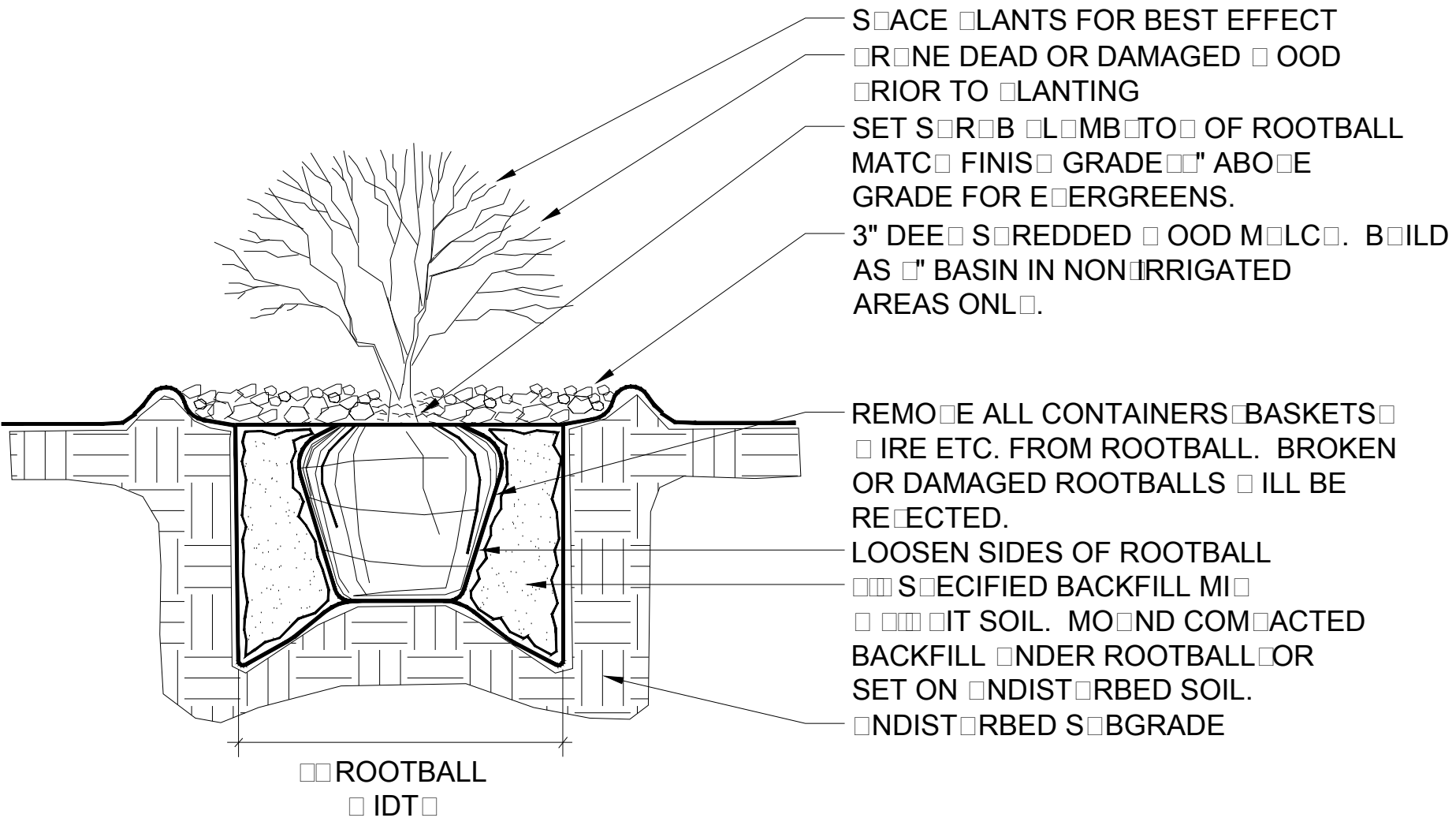
SEED MIX FOR NATIVE PRAIRIE MIX 3 S.F.T.				
KEY	MIX	TANIAL NAME	COMMON NAME	APPLICATION RATE
	1	Bromus inermis	SIDEOATS GRAMA	100 LBS. AC.
	2	Bromus distachyos	BUFFALOGRASS	
	3	Bromus ciliaris	BLUE GRAMA	
	4	Nassella flexuosa	GREEN NEEDLEGRASS	
	5	Stachytaraxa arvensis	EASTERN HEATGRASS	
	6	Sorghastrum nutans	SAND DROSEED	

SOD 3 S.F.T.		
KEY	TANIAL NAME	COMMON NAME
	1	KENTUCKY BLUEGRASS

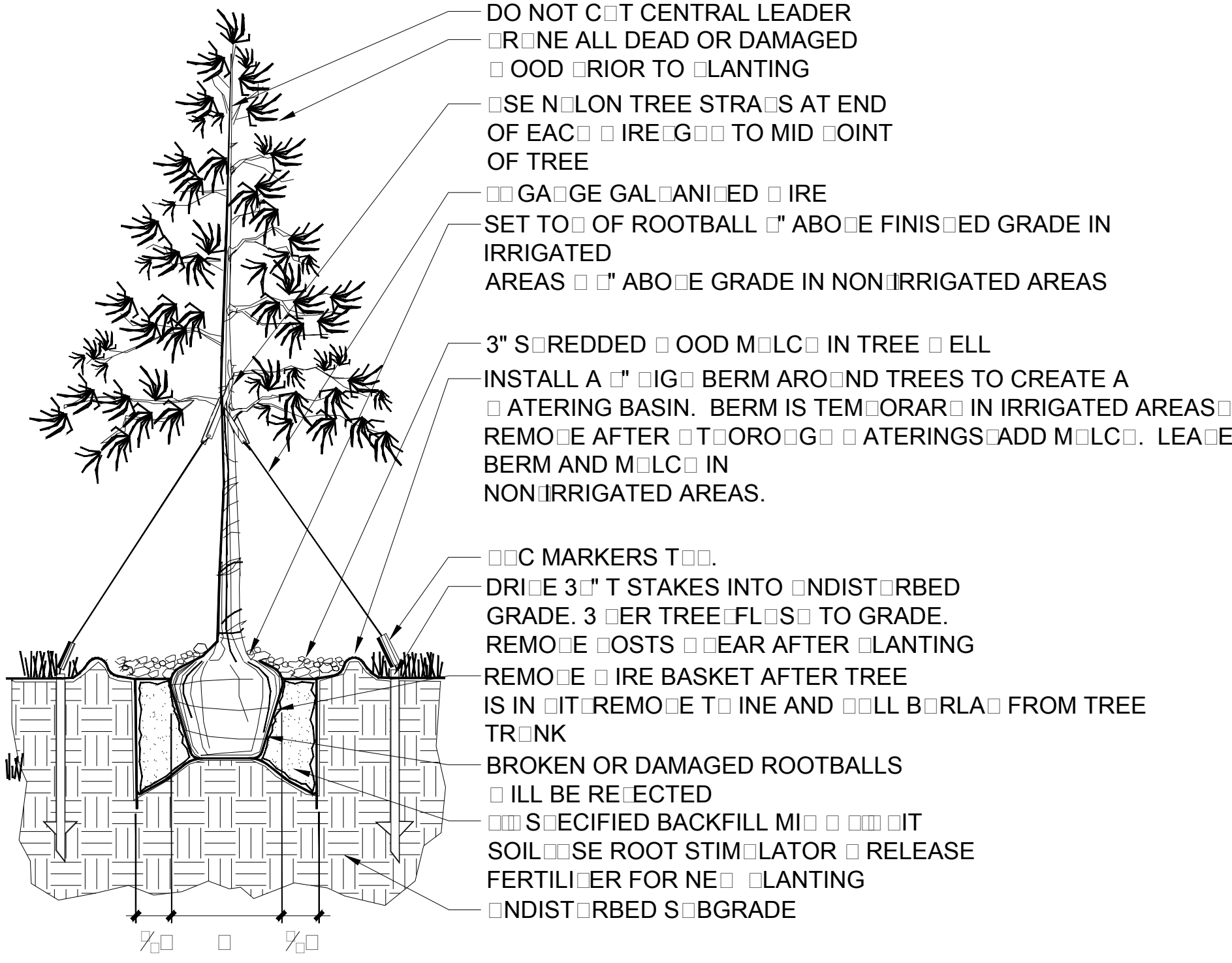
ROCK MULCH 3 S.F.T.	
KEY	NOTE
	3" ROCK MULCH COLOR TO BE NATURAL IN COLOR



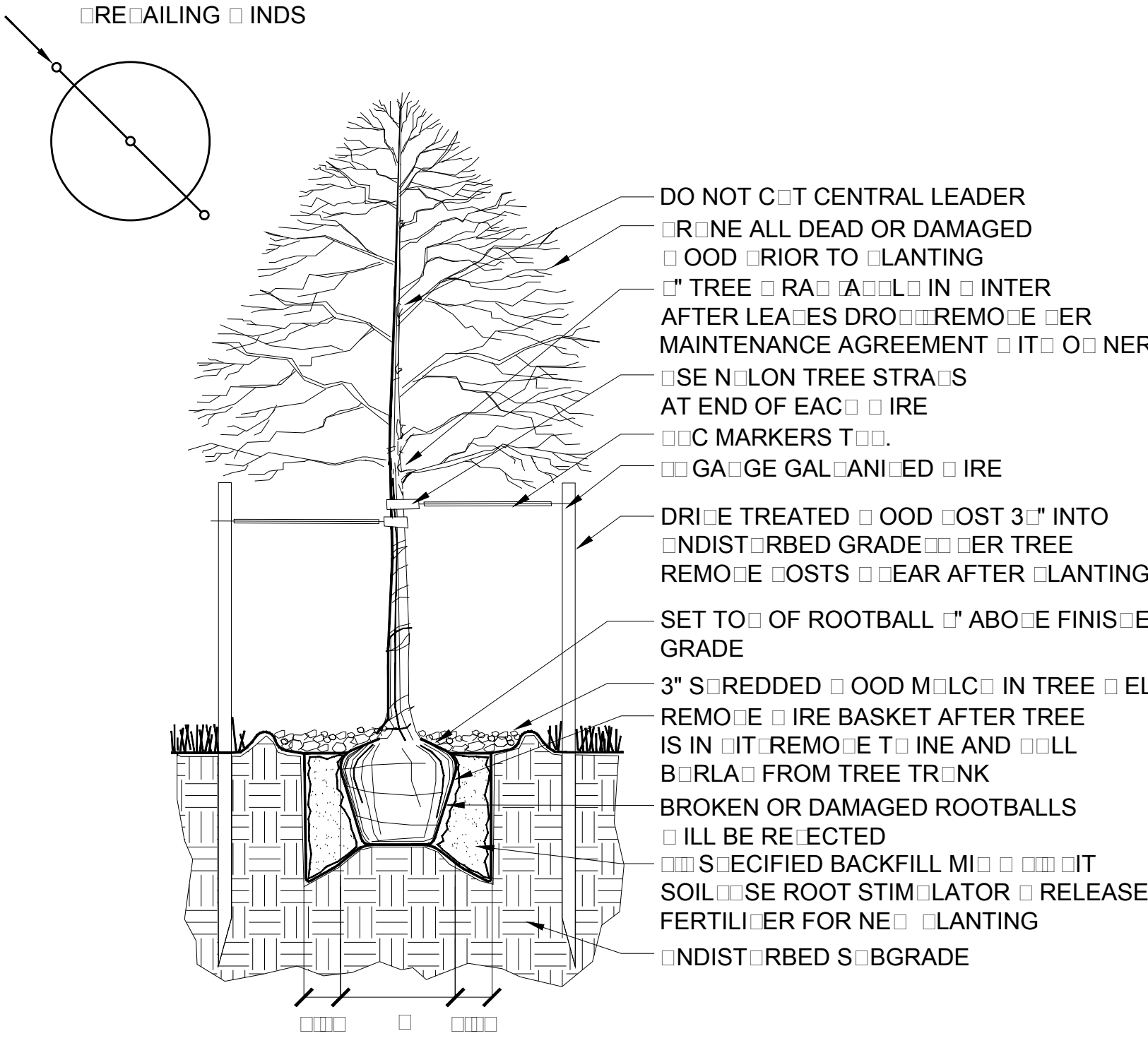
GANG MAILBOX S.S.S. APPROVED
NOT TO SCALE



PLANTING SPRING
SCALE: 1/8" = 1'-0"



3 PLANTING EVERGREEN TREE
SCALE: 1/8" = 1'-0"



PLANTING DECIDUOUS TREE
SCALE: 1/8" = 1'-0"

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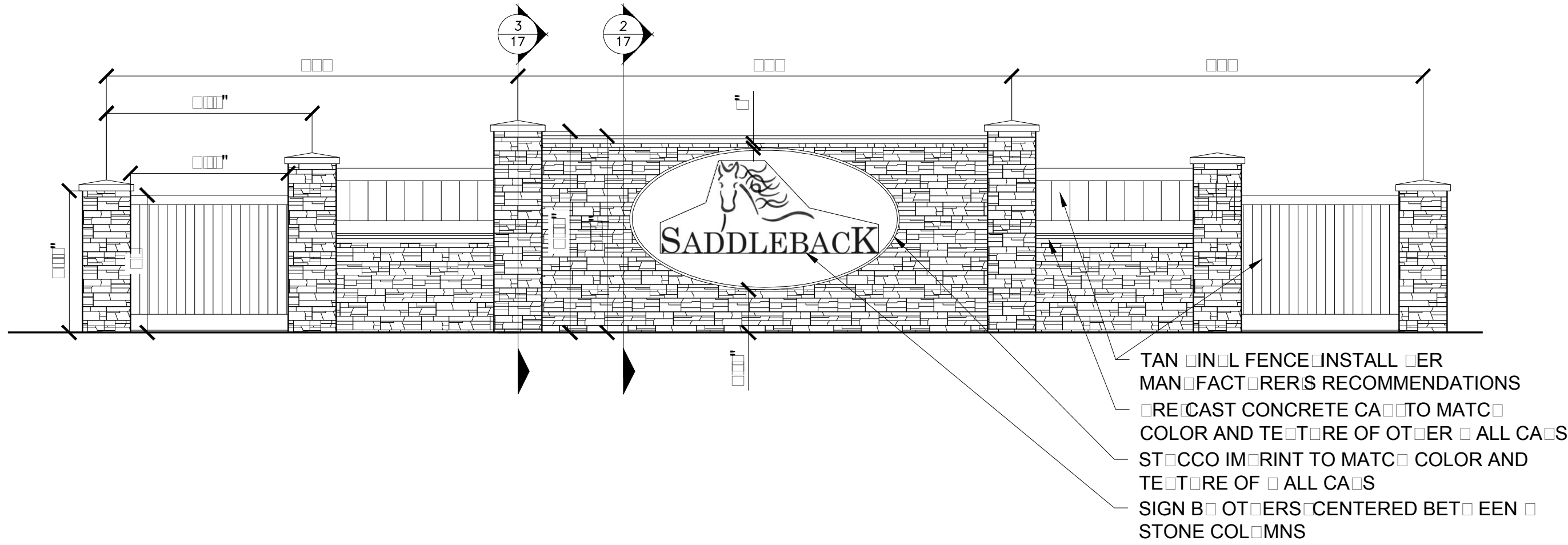
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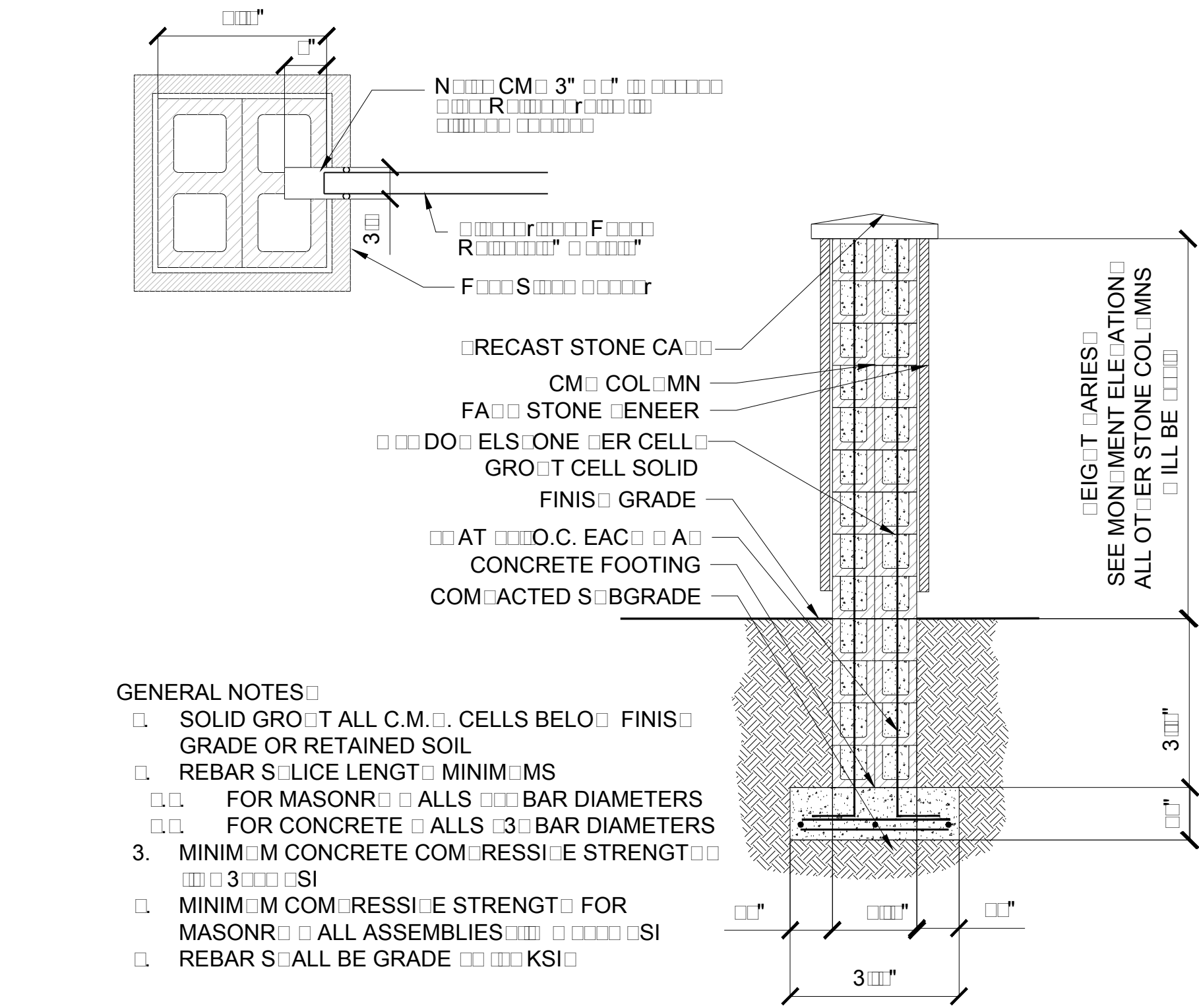
FINAL DEVELOPMENT PLAN
SADDLEBACK HILLING
PLANNED UNIT DEVELOPMENT

TO TOWN OF FIRESTONE COUNTY OF
THE STATE OF COLORADO

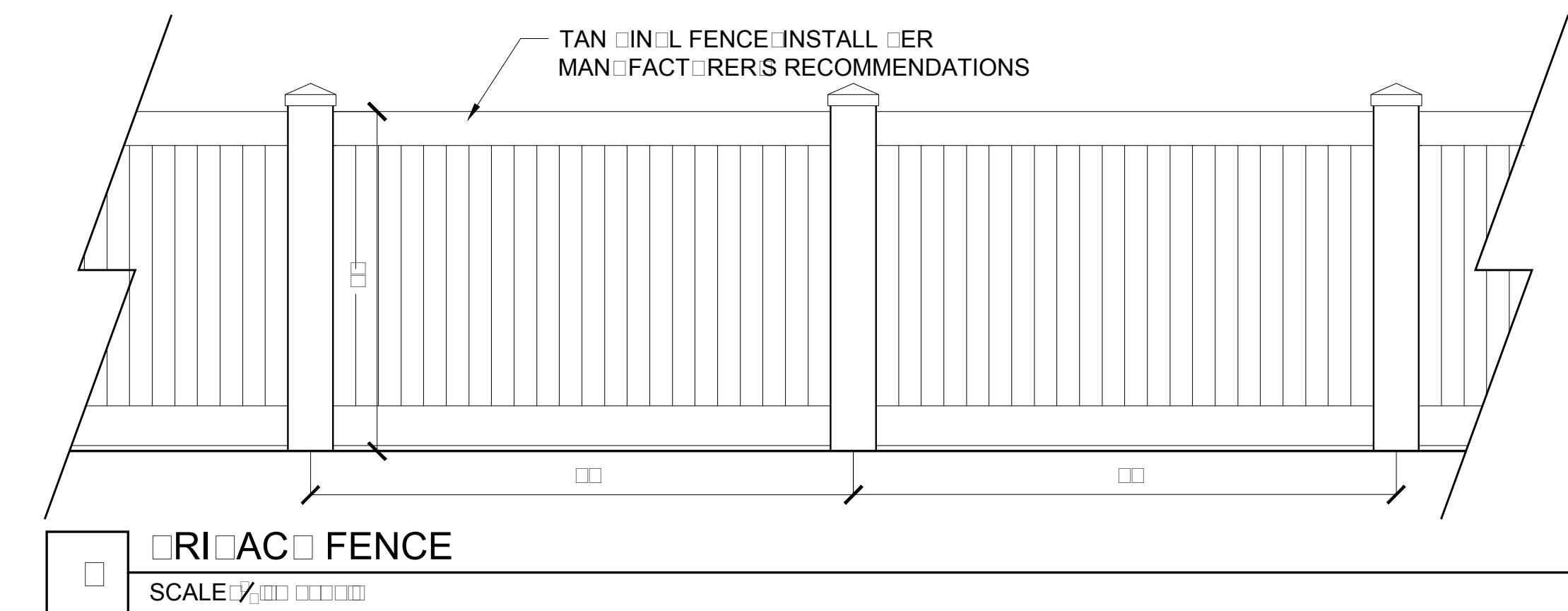
FIRESTONE INFORMATION BLOCK									
SHEET TITLE		PLANT SCHEDULE AND DETAILS							
NAME OF SUBMITTAL	SADDLEBACK	DATE OF SUBMITTAL	FD	3	N/A	REVISION DATE	REVISION DATE	REVISION DATE	REVISION DATE
FILING NUMBER		DATE OF FILING				REVISION DATE	REVISION DATE	REVISION DATE	REVISION DATE
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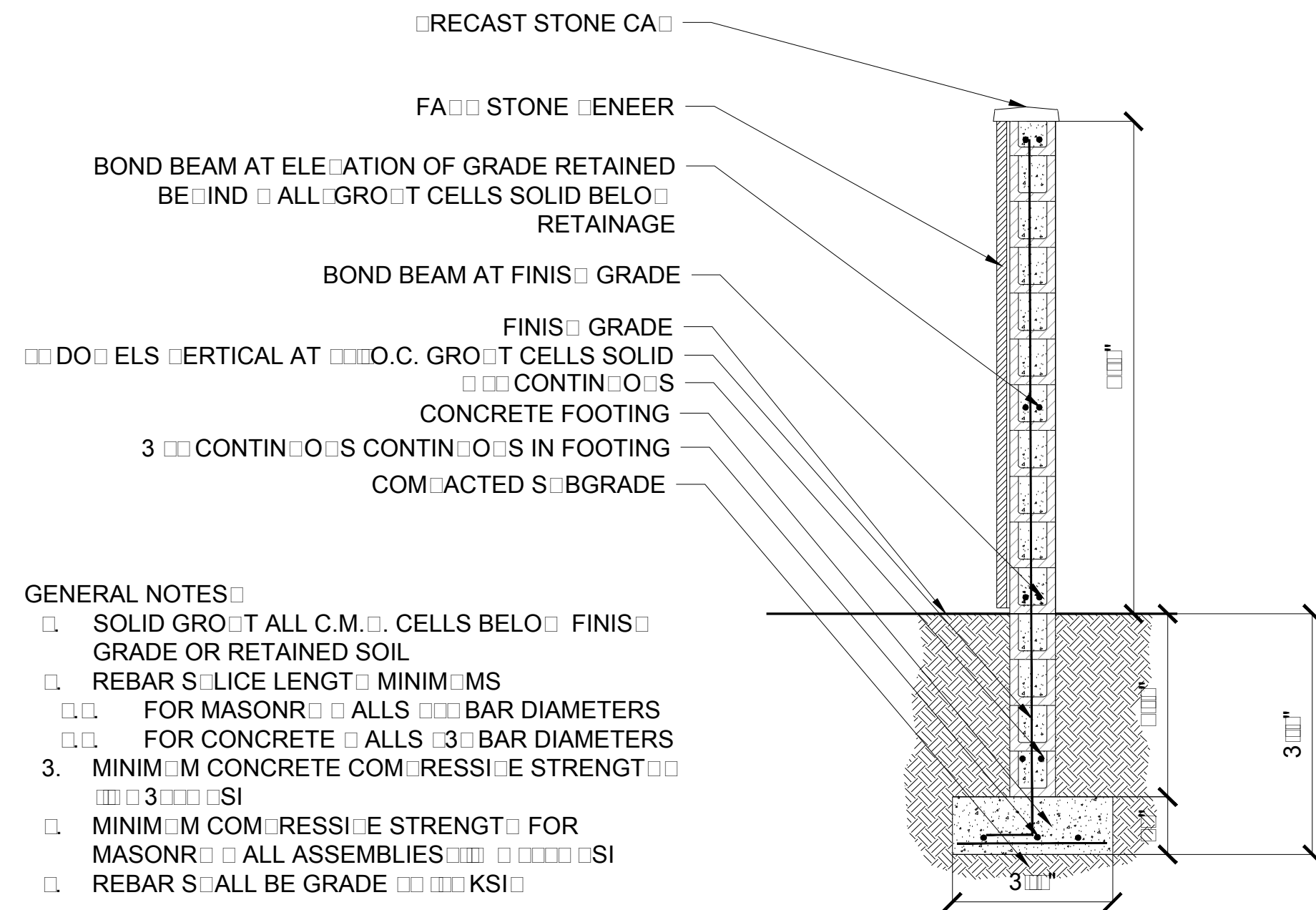
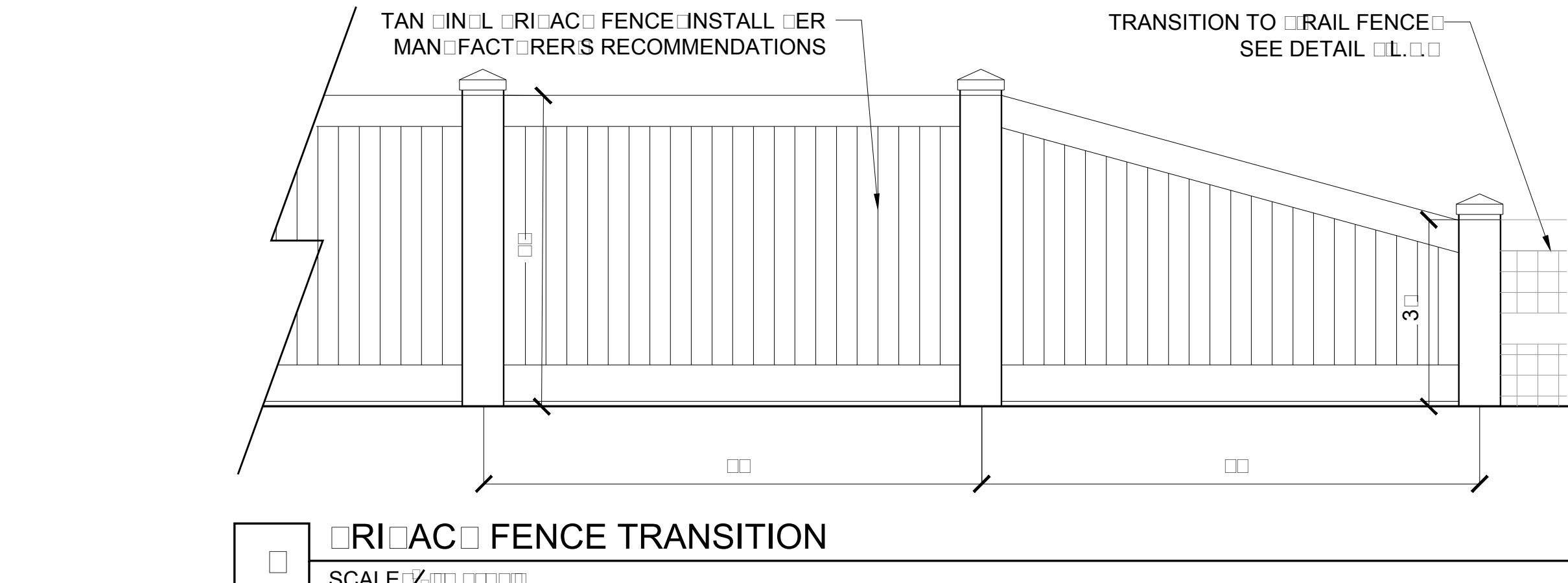
MONUMENT SIGN
SCALE: 1/8" = 1'-0"



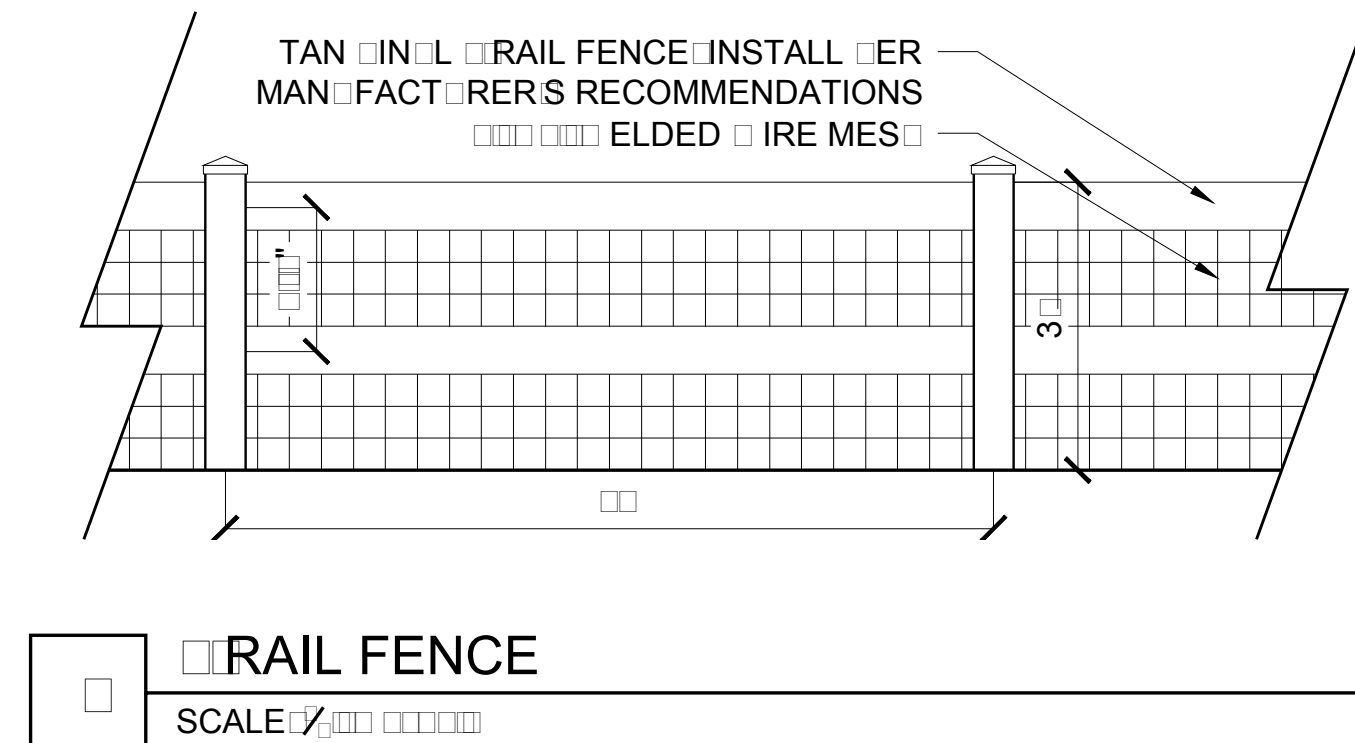
3 MONUMENT SIGN COLUMN AND STONE COLUMN CROSS SECTION
SCALE: 1/8" = 1'-0"



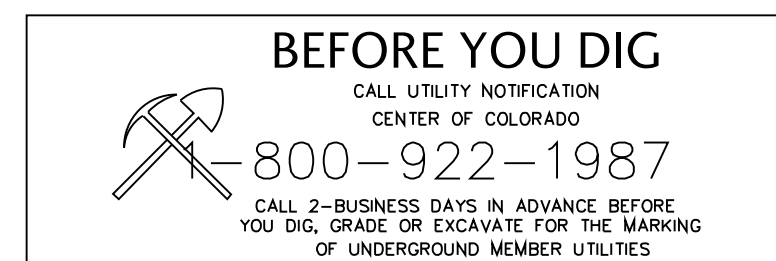
R/RAC FENCE WITH STONE COLUMN
SCALE: 1/8" = 1'-0"



MONUMENT SIGN CROSS SECTION
SCALE: 1/8" = 1'-0"



RAIL FENCE
SCALE: 1/8" = 1'-0"



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FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NUMBER
UNLANNED UNIT DEVELOPMENT

TO TOWN OF FIRESTONE COUNTY OF
ELDorado COUNTY OF COLORADO

FIRESTONE INFORMATION BLOCK		DETAILS	
SHEET TITLE	NAME OF SUBMITTAL	SADDLEBACK	
DATE OF SUBMITTAL	DATE OF SUBMITTAL	FD	
FILING NUMBER	FILING NUMBER	3	
CASE NUMBER	CASE NUMBER	N/A	
REVISION DATE	REVISION DATE		
REVISION DATE	REVISION DATE		
REVISION DATE	REVISION DATE		
REVISION DATE	REVISION DATE		
REVISION DATE	REVISION DATE		

IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY CONSILIUM DESIGN. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
2. SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 56 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 56 PSI MINIMUM.
3. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
- BLUEGRASS TURF

2.23" PER WEEK PEAK SEASON

ORNAMENTAL PLANTINGS

.89" PER WEEK PEAK SEASON
4. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPE AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVES THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER.
5. MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
6. POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12 TO 14". INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10" TO 11". INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9". INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7". INSTALL 5" NOZZLES ON ALL HEADS SPACED AT 5". INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
7. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
8. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 3/4" MINIMUM UNLESS OTHERWISE NOTED.
9. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.
- SLEEVED PIPE SIZE/WIRE QUANTITY

REQUIRED SLEEVE SIZE & (QUANTITY)

3/4" - 1 1/4" PIPING

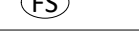
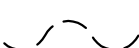
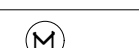
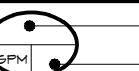
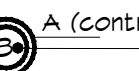
2" PVC (1)

1 1/2" - 2" PIPING

4" PVC (1)

1-50 CONTROL WIRES

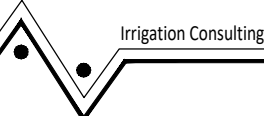
3" PVC (1)
10. SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
11. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
12. PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. WHERE REQUIRED BY CITY, CONTRACTOR SHALL CONSTRUCT ONLY OFF CITY STAMPED PLANS. REVISIONS TO CITY STAMPED PLANS SHALL CONFORM TO CITY FIELD CHANGE PROCEDURES AND DOCUMENTATION.
13. SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	1806-SAM-PRS WITH MPR SERIES NOZZLE	POPUP SPRAY HEAD	13
	HUNTER	ICV-SERIES	ELECTRIC CONTROL VALVE	9
	HUNTER	HQ-44	QUICK COUPLING VALVE	6
	HUNTER	I-CORE-M - 18 STATION MODEL	ELECTRIC CONTROLLER	3
	HUNTER	SOLAR SYNC - WSS	WEATHER SENSOR DEVICE	5
	FEBCO	825YA	RP BACKFLOW PREVENTER	2
N/S	STRONG BOX	SBBG-(15)AL	BACKFLOW PREVENTER ENCLOSURE	1
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	7
	HUNTER	ICV-1"	MASTER CONTROL VALVE	8
	GST	FSI-T10-001 - 1"	FLOW SENSOR	4
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE	15
		CLASS 200 BE	PVC LATERAL	15
		CLASS 160	PVC SLEEVING	12
N/S	MATCO	201X	MANUAL DRAIN VALVE	11
	TORO	BLUE STRIPE	POLY DRIP TUBING -3/4" MIN. WIDTH	10, 14,16
	HUNTER	ICZ-101-25	DRIP VALVE ASSEMBLY	10
*			DRIP LINE BLOW-OUT STUB	14
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	16
			WATER METER	BY OTHERS
 CONTROLLER & STATION NO. CONTROL VALVE SIZE				
 A (controller)NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES				

THE OWNER/DEVELOPER OR HOA SHALL USE SUPPLEMENTAL IRRIGATION FOR A MINIMUM OF A 2 YEAR ESTABLISHMENT PERIOD, AND UNTIL THE AREA OF TURF MEETS THE 75 PERCENT COVERAGE REQUIREMENTS FOR ESTABLISHMENT. TEMPORARY IRRIGATION SHALL CONSIST OF ANY TEMPORARY SYSTEM. HAND WATERING OR WATERING BY TRUCK IS ACCEPTABLE.

REFER TO SHEET

- 19
- 19
- 20
- 21-22
- IRRIGATION NOTES
- IRRIGATION SCHEDULE
- IRRIGATION PLANS
- IRRIGATION DETAILS

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860 Tabor Street, Suite 200
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OF UNDERGROUND MEMBER UTILITIES

FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3

PLANNED UNIT DEVELOPMENT

TOWN OF FIRESTONE, COUNTY OF
WELD, STATE OF COLORADO

FIRESTONE INFORMATION BLOCK		IRRIGATION SCHEDULE & NOTES	
SHEET TITLE	SADDLEBACK	FDP	3
NAME OF SUBMITTAL			
TYPE OF SUBMITTAL			
FILING NUMBER:			N/A
PHASE NUMBER:			
PREPARATION DATE			4-27-2017
REVISION DATE			8-4-2017
REVISION DATE			8-15-2017
REVISION DATE			5-2-2018

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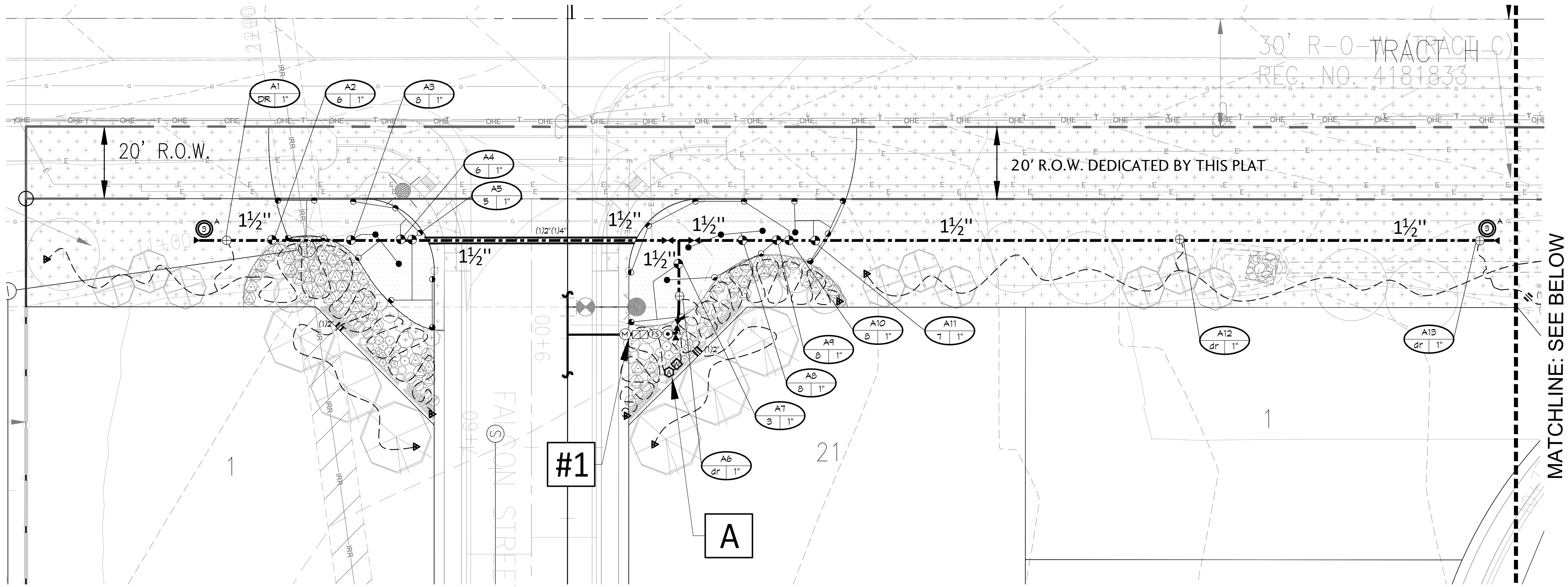
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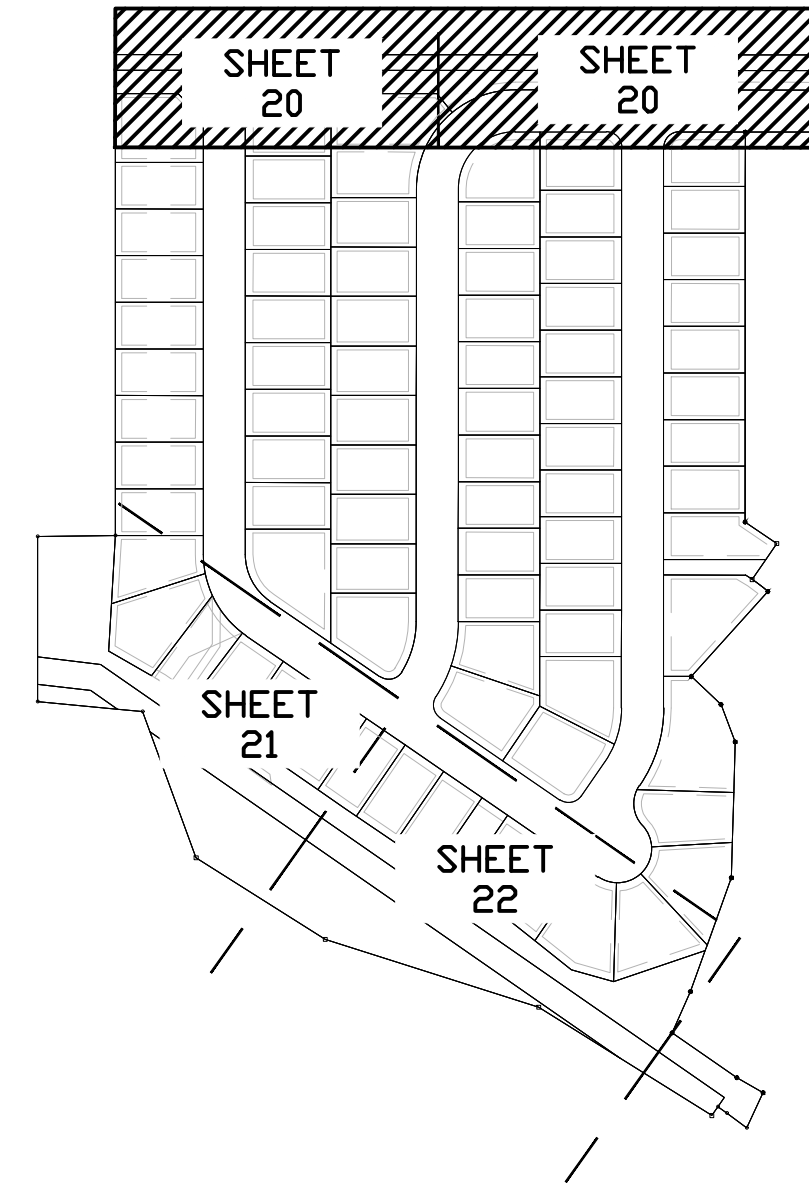


1 IRRIGATION PLAN
SCALE: 1" = 20'

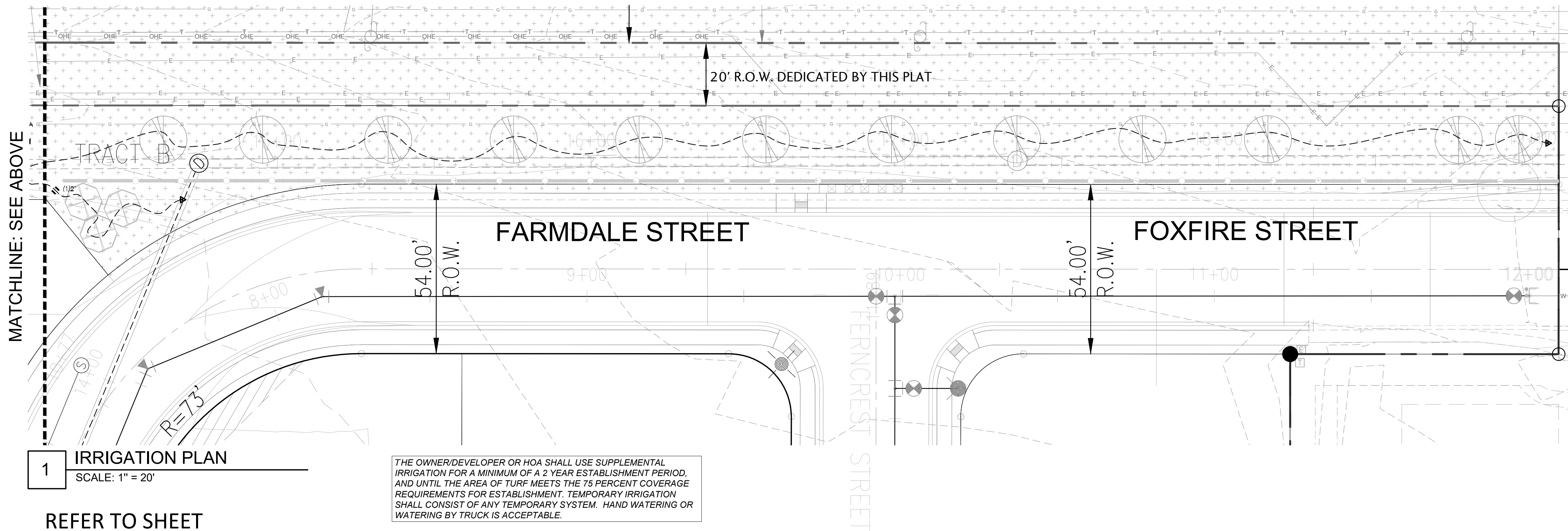
THE OWNER/DEVELOPER OR HOA SHALL USE SUPPLEMENTAL IRRIGATION FOR A MINIMUM OF A 2 YEAR ESTABLISHMENT PERIOD, AND UNTIL THE AREA OF TURF MEETS THE 75 PERCENT COVERAGE REQUIREMENTS FOR ESTABLISHMENT. TEMPORARY IRRIGATION SHALL CONSIST OF ANY TEMPORARY SYSTEM. HAND WATERING OR WATERING BY TRUCK IS ACCEPTABLE.

#1 POINT OF CONNECTION #1 - 3/4"
PEAK FLOW REQUIREMENT: 8 GPM. REQUIRED STATIC PRESSURE: 56 PSI
TIE ONTO 3/4" COPPER STUB-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION, BY OTHERS RE= EMK CONSULTANTS INC. EXTEND 3/4" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP AND WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE FLOW SENSOR, ONE MASTER VALVE, ONE QUICK COUPLING VALVE, ONE GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

A CONTROLLER LOCATION "A"
PEDISTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 40 LF. OF CONTROLLER LOCATION FROM TO BE COORDINATED. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND FEP9 SHIELDED CABLE FROM THE FLOW SENSOR AND 4 #14 UFPL WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO ASSOCIATED CONTROLLER. CONNECT WIRES TO THE APPROPRIATE SENSOR INPUT PORTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.



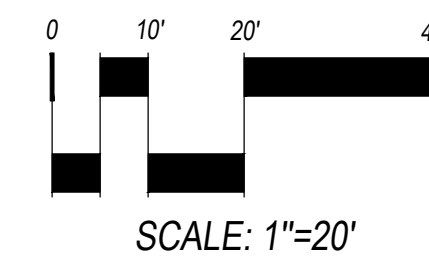
KEYMAP - N.T.S



1 IRRIGATION PLAN
SCALE: 1" = 20'

REFER TO SHEET
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19 IRRIGATION SCHEDULE
20 IRRIGATION PLANS
21-22 IRRIGATION DETAILS

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FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3

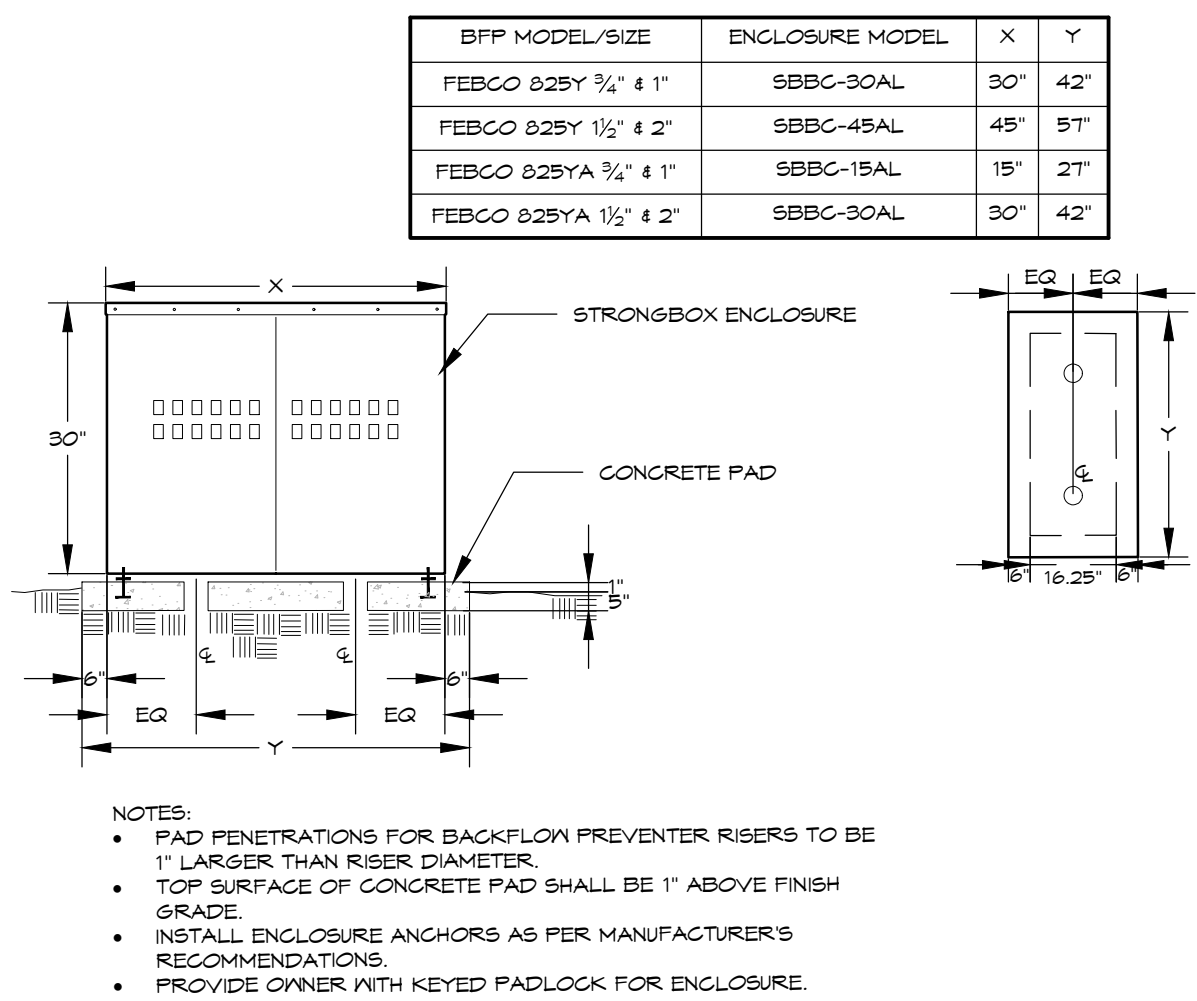
PLANNED UNIT DEVELOPMENT

TOWN OF FIRESTONE, COUNTY OF
WELD, STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
SHEET TITLE	IRRIGATION PLAN
NAME OF SUBMITTAL	SADDLEBACK
TYPE OF SUBMITTAL	FDP
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE	4-27-2017
REVISION DATE	8-4-2017
REVISION DATE	8-15-2017
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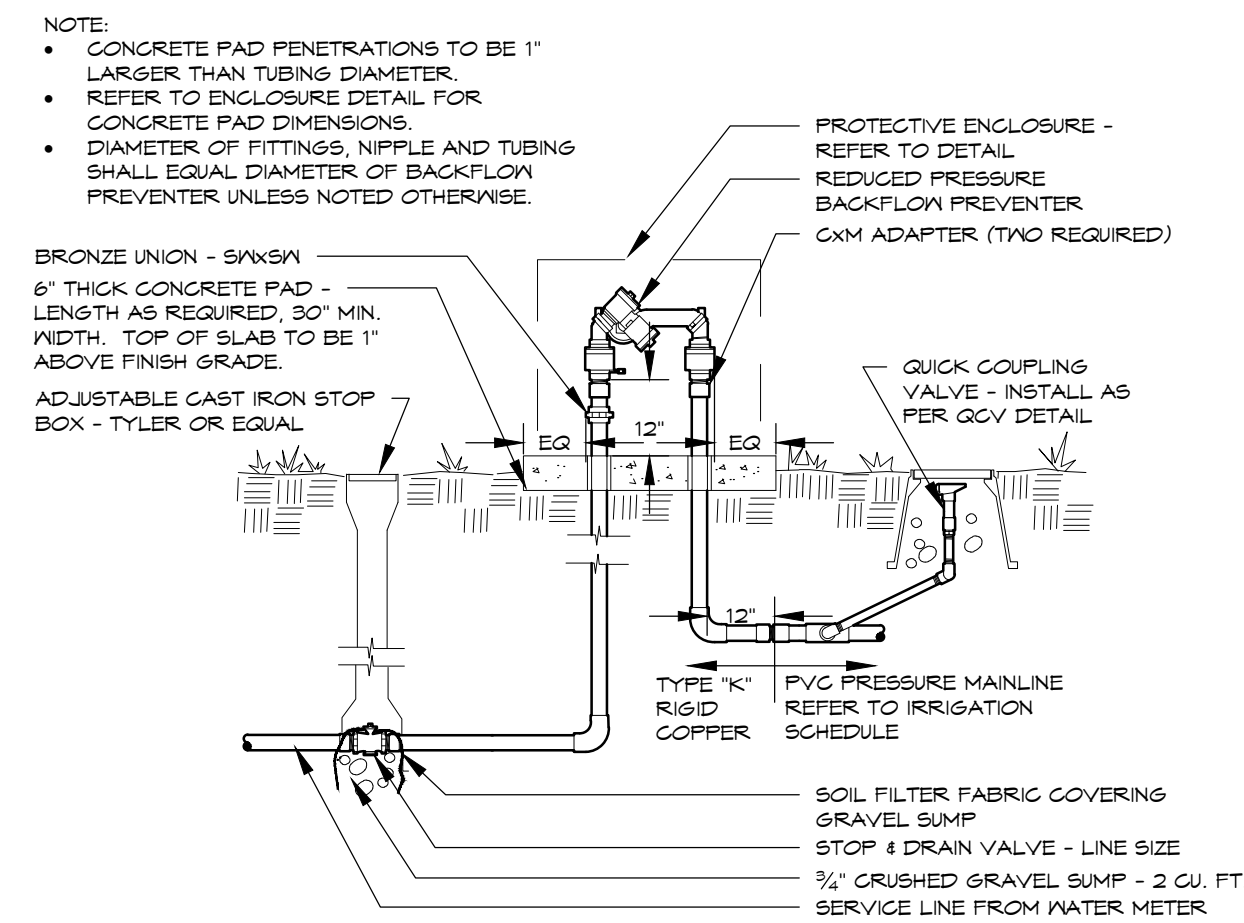
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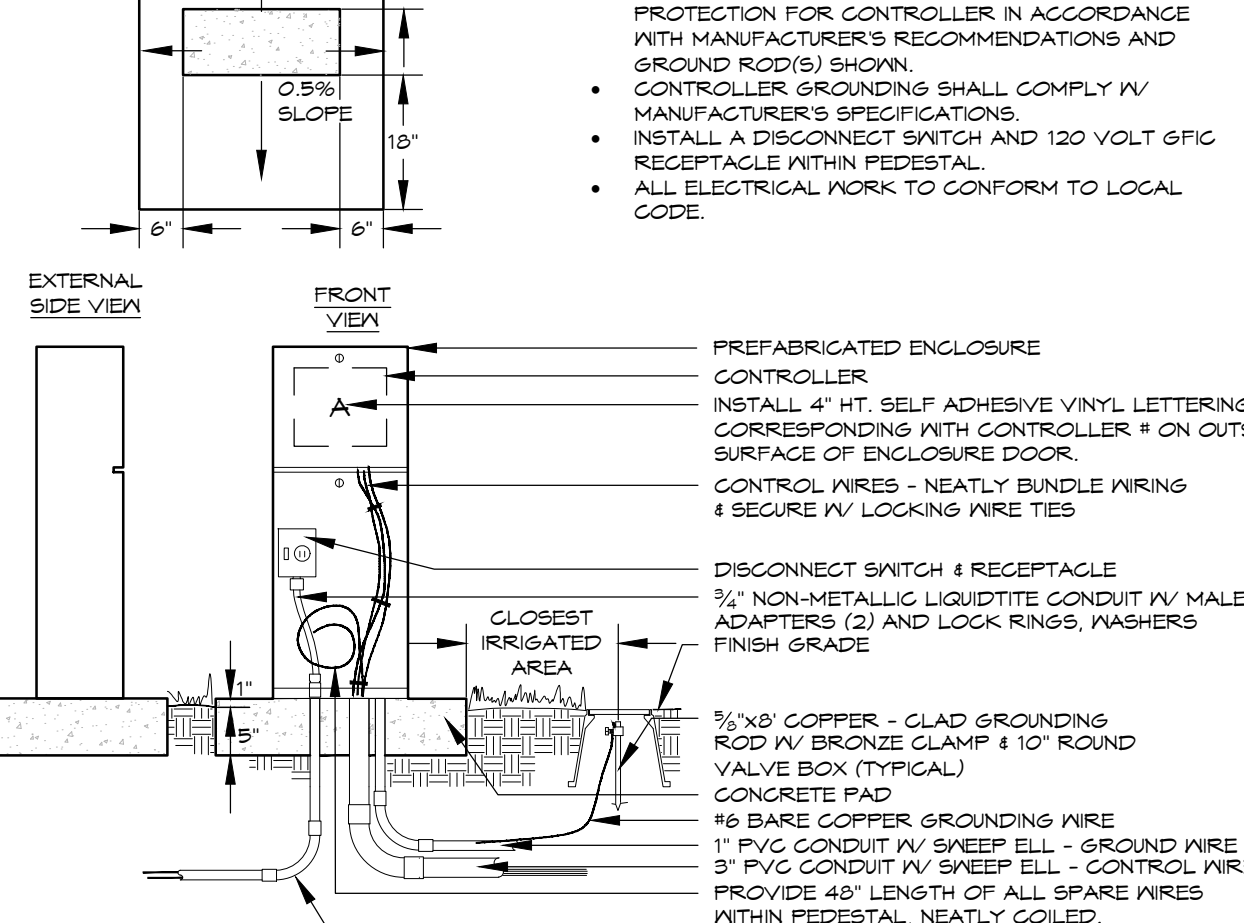
BACKFLOW ENCLOSURE

STRONGBOX - 3/4" - 2" SYSTEMS



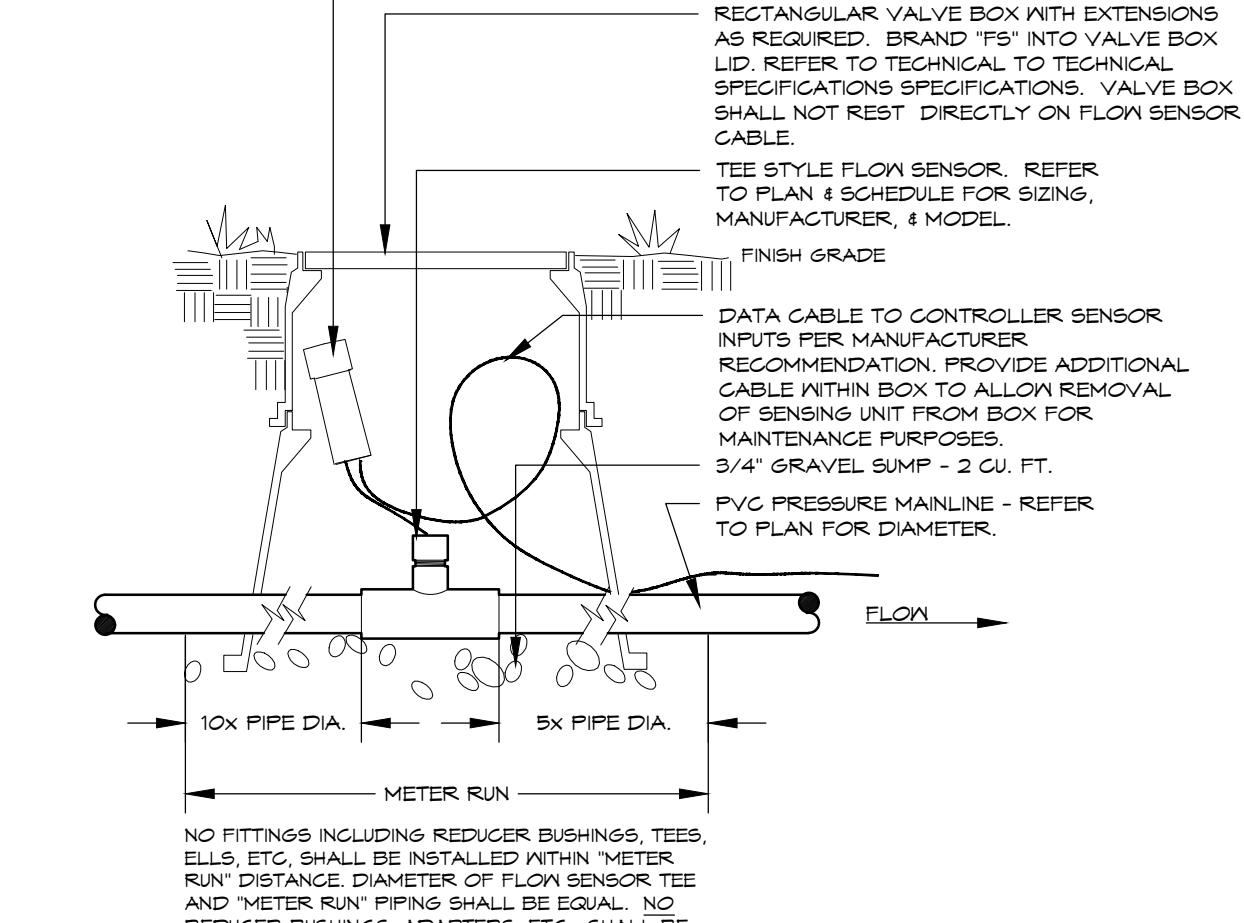
BACKFLOW PREVENTER

3/4" - 2" SYSTEMS WITH PVC CONNECTION



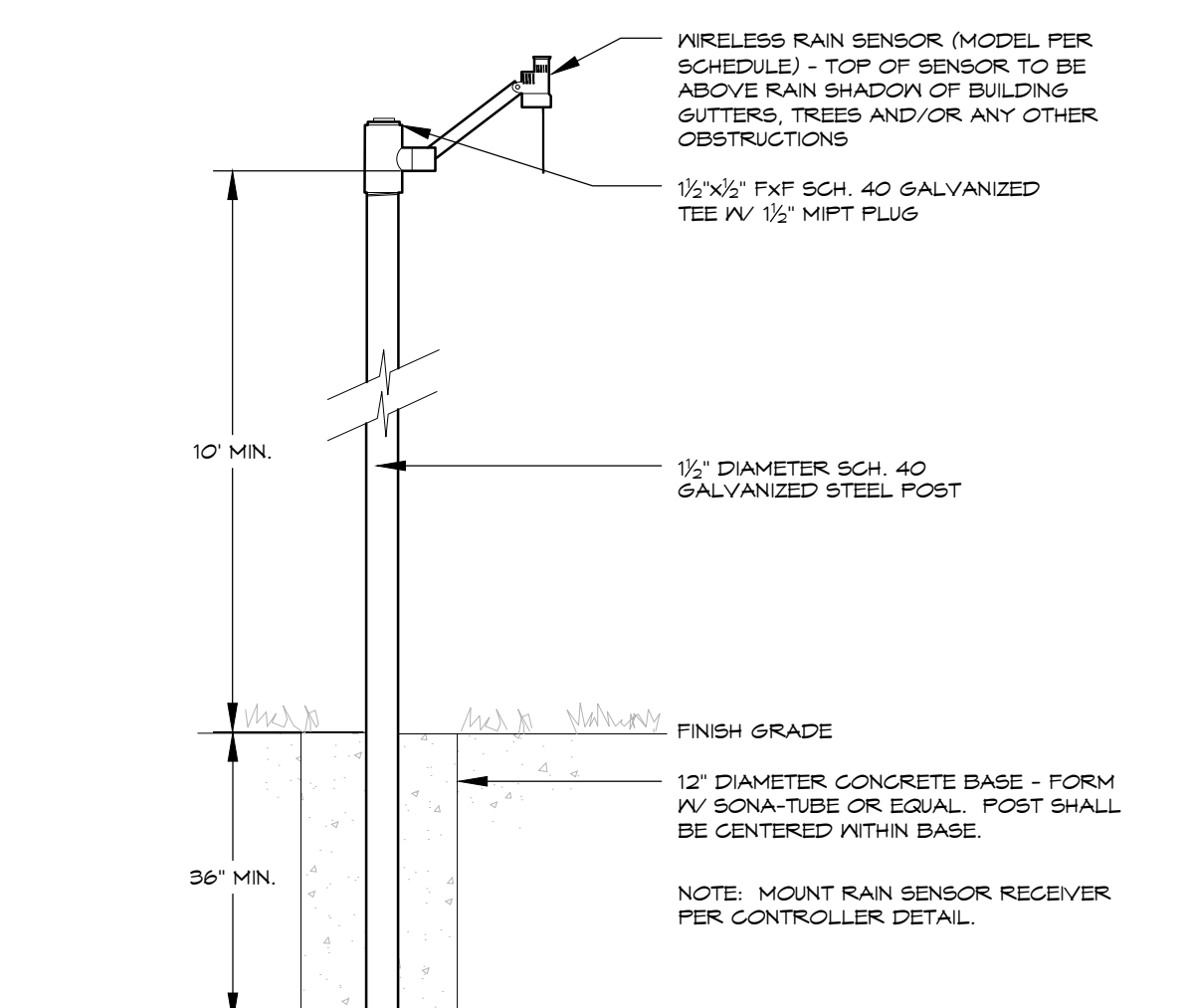
ELECTRIC CONTROLLER

PEDESTAL



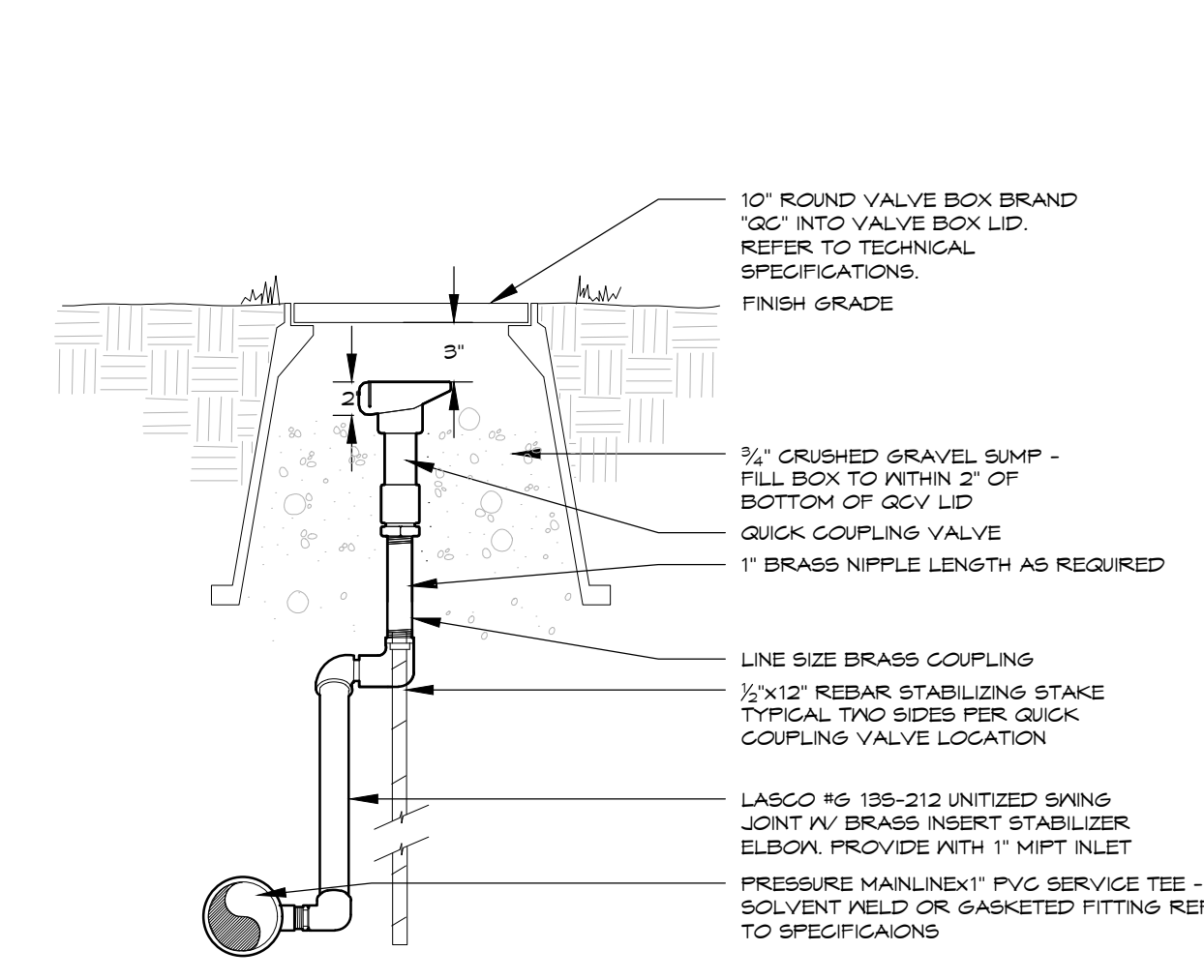
FLOW SENSOR

TEE STYLE

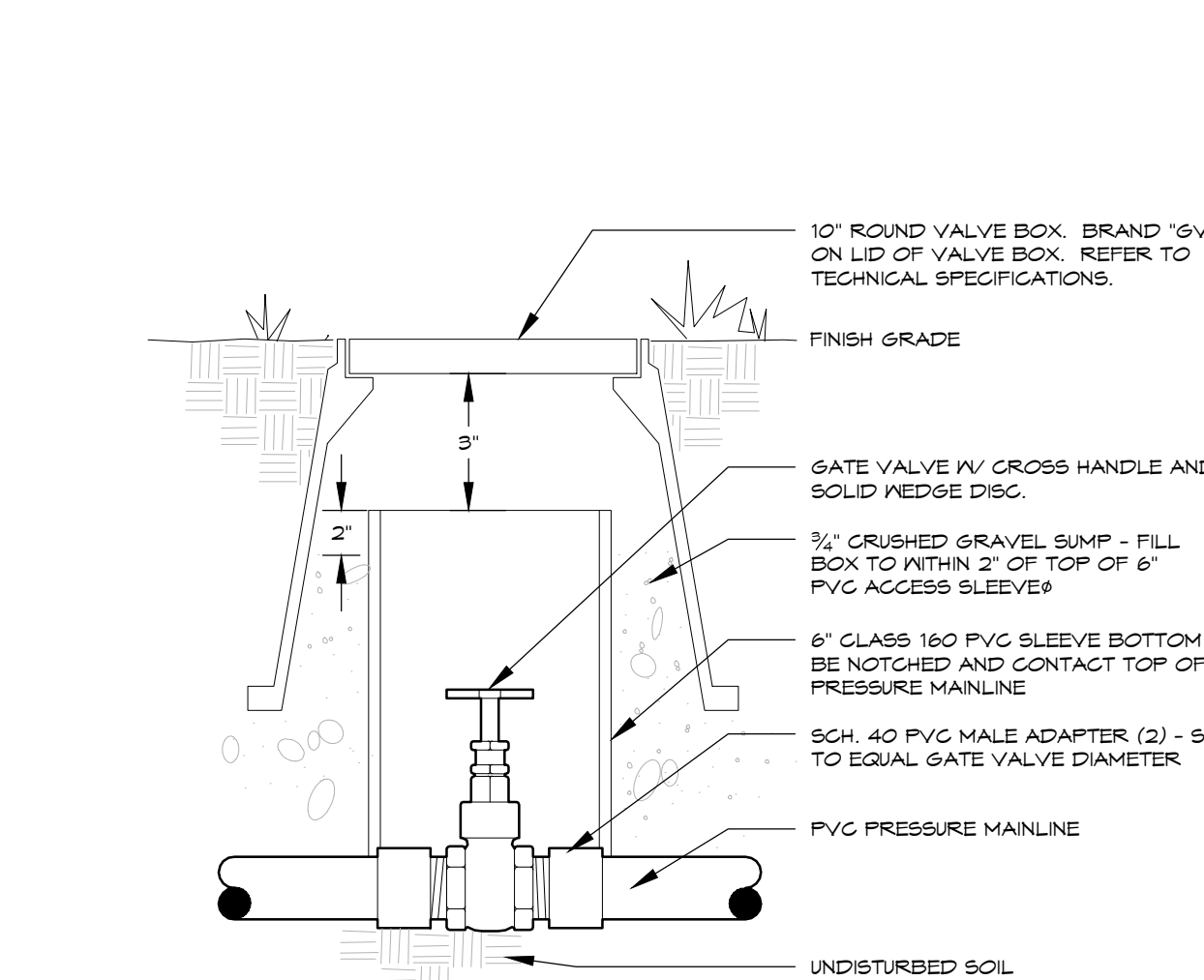


WEATHER SENSOR

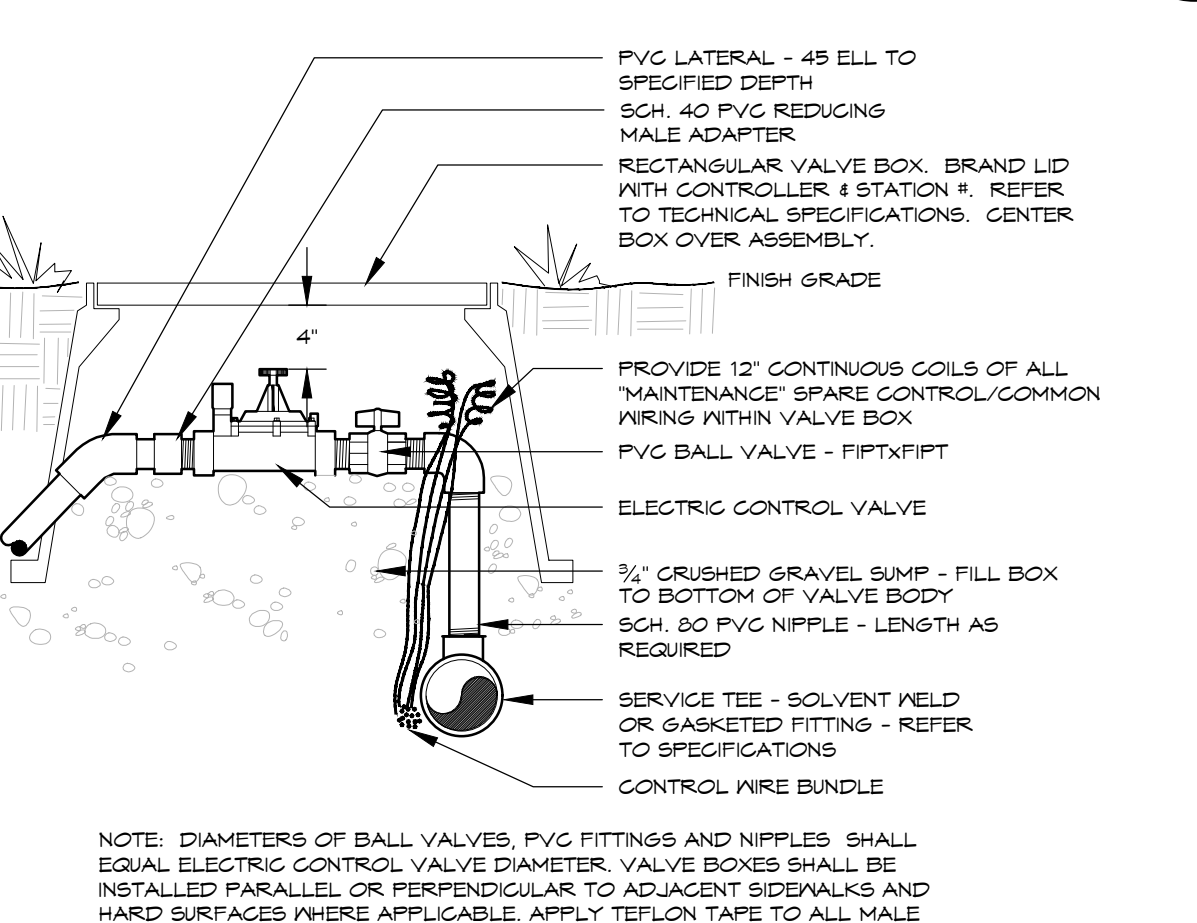
POLE MOUNTED - Wireless



QUICK COUPLING VALVE

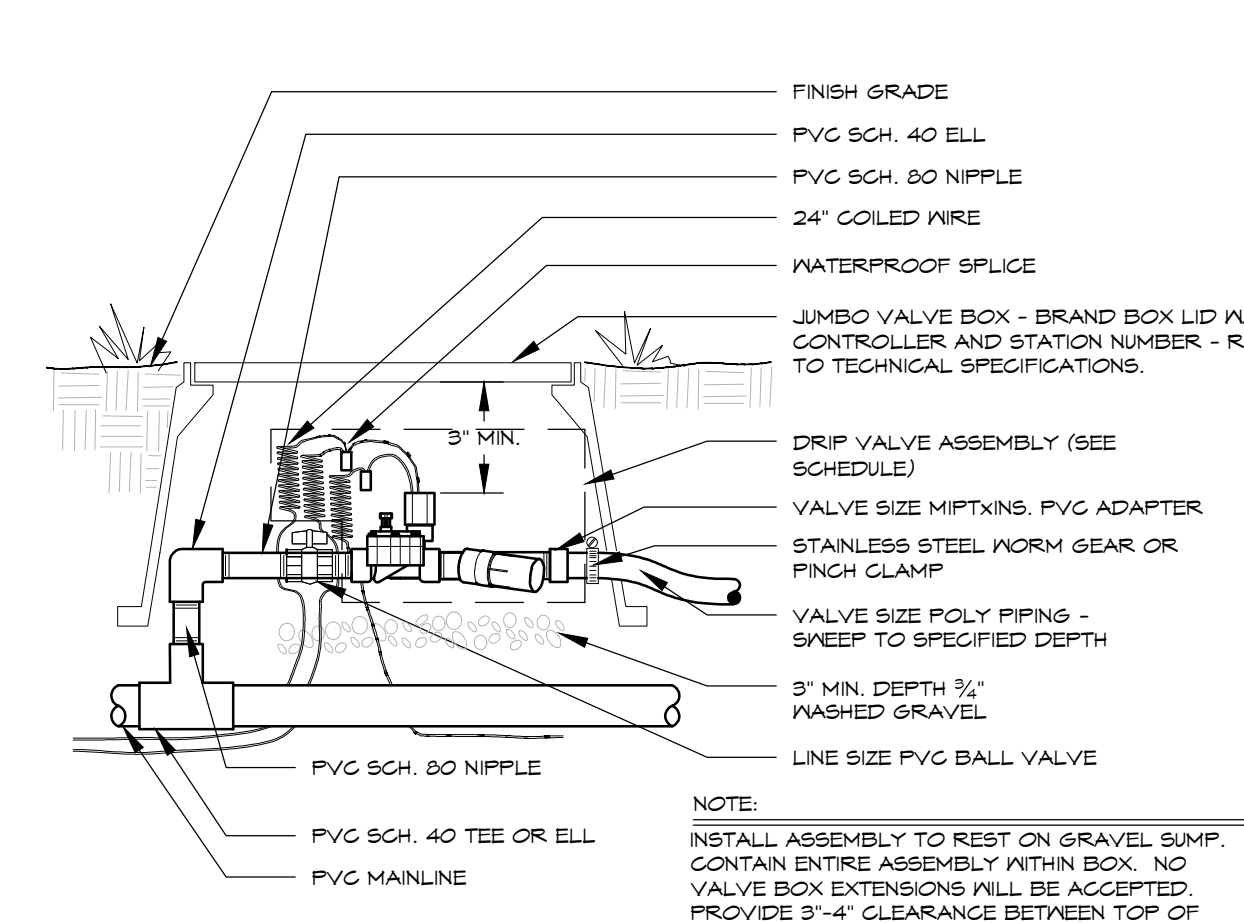


GATE VALVE



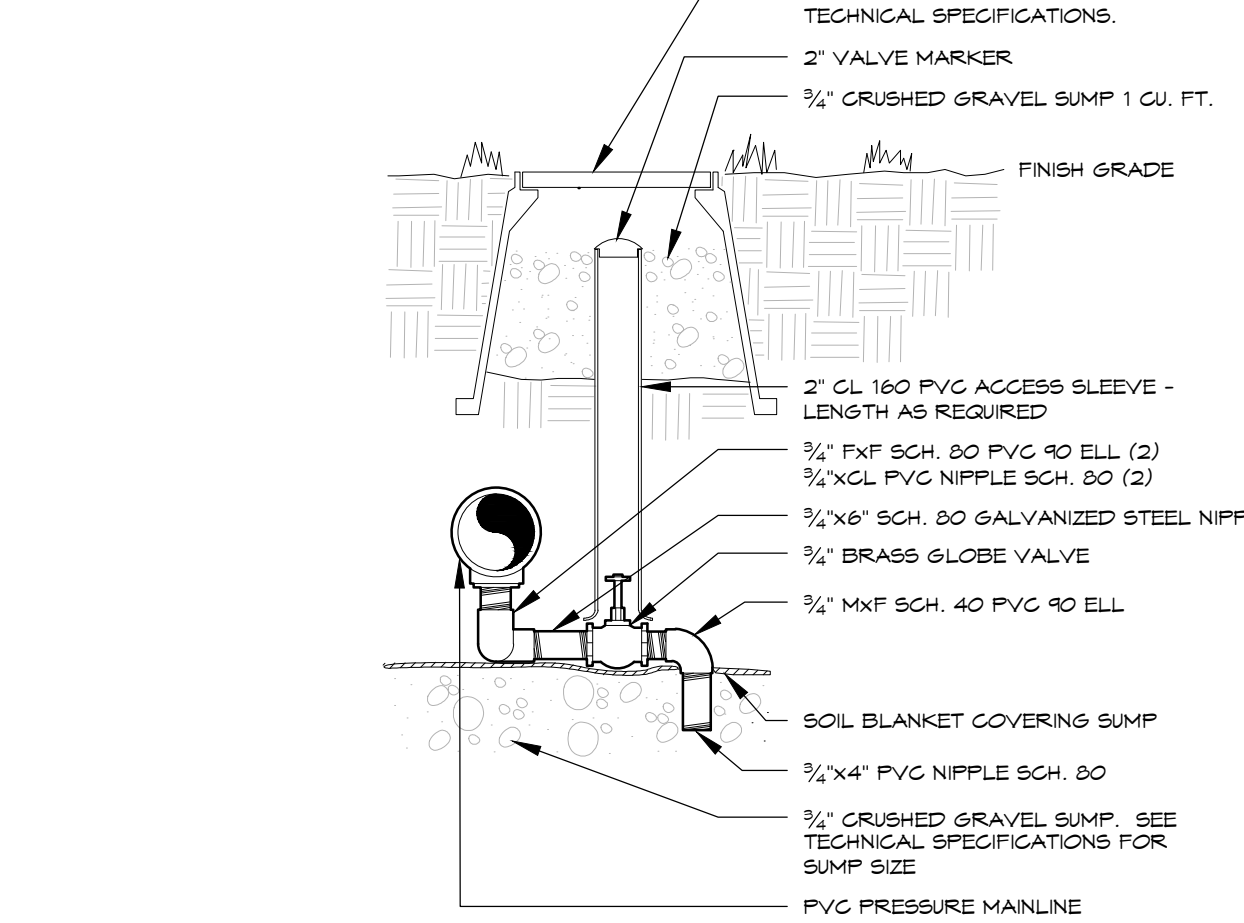
ELECTRIC CONTROL VALVE

24V - PVC Lateral



DRIP VALVE

24V - POLY LATERAL



MANUAL DRAIN VALVE

REFER TO SHEET

19	IRRIGATION NOTES
19	IRRIGATION SCHEDULE
20	IRRIGATION PLANS
21-22	IRRIGATION DETAILS

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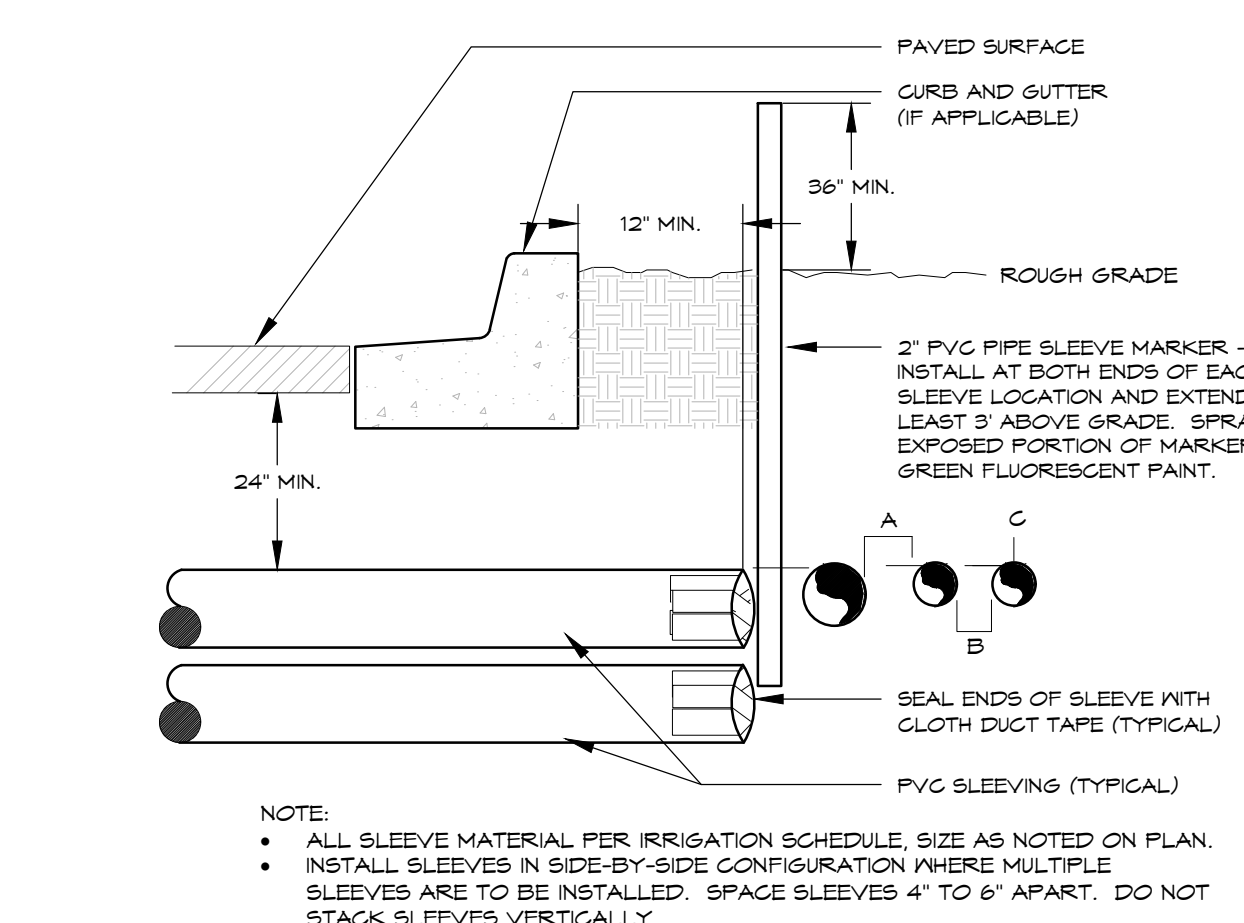
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IRRIGATION SLEEVING



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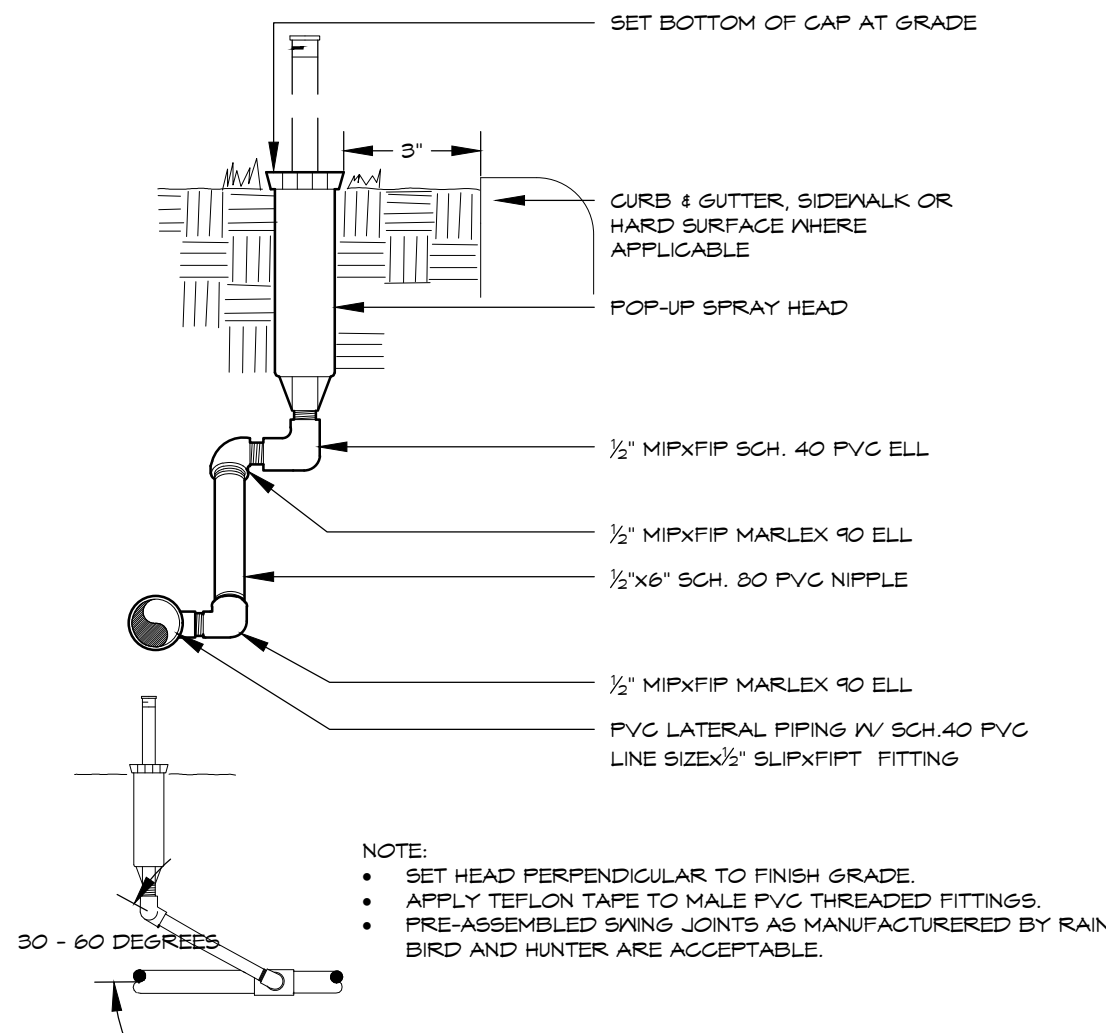
FINAL DEVELOPMENT PLAN

SADDLEBACK FILING NO. 3

PLANNED UNIT DEVELOPMENT

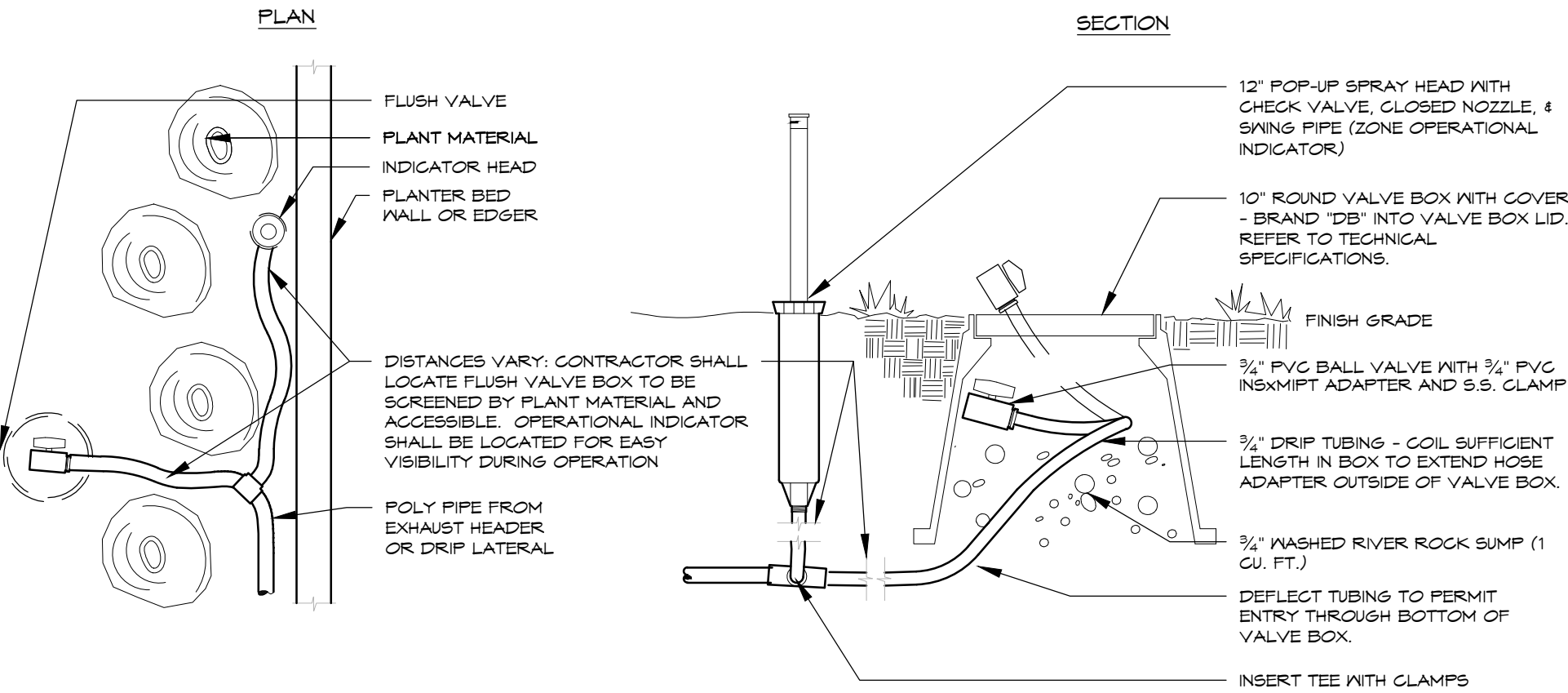
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

FIRESTONE INFORMATION BLOCK		IRRIGATION DETAILS	
SHEET TITLE	IRRIGATION DETAILS	SADDLEBACK	FDP
NAME OF SUBMITTAL	TYPE OF SUBMITTAL	FILING NUMBER:	3
PHASE NUMBER:	4-27-2017	PREPARATION DATE	8-4-2017
REVISION DATE	8-15-2017	REVISION DATE	5-2-2018



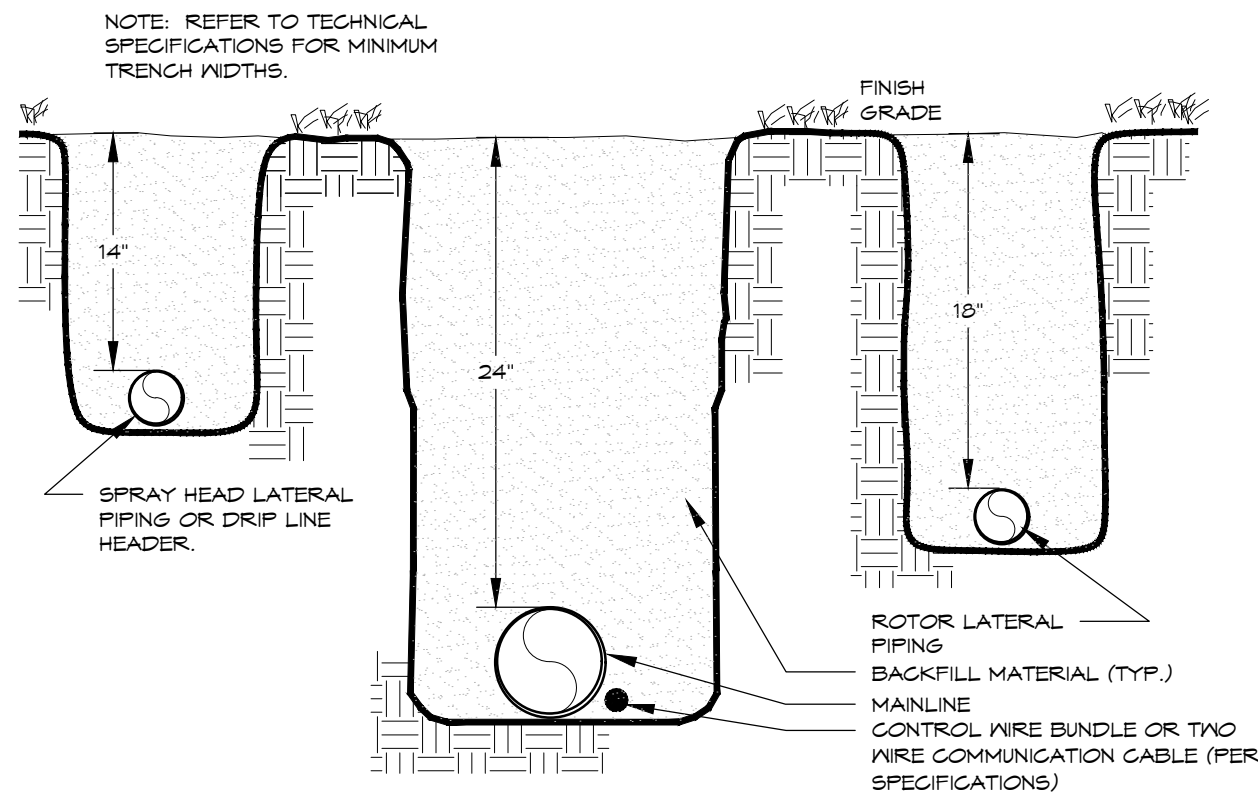
POP-UP SPRAY HEAD

13



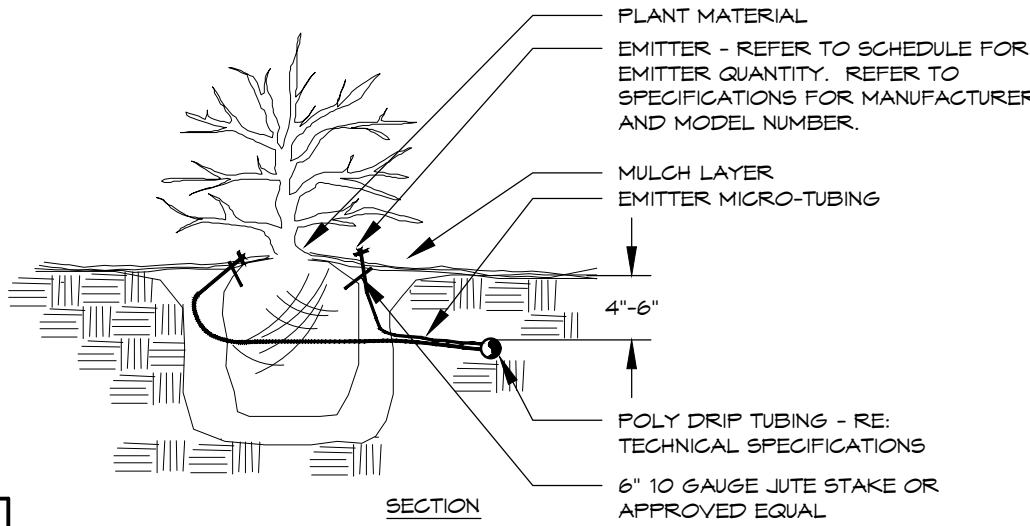
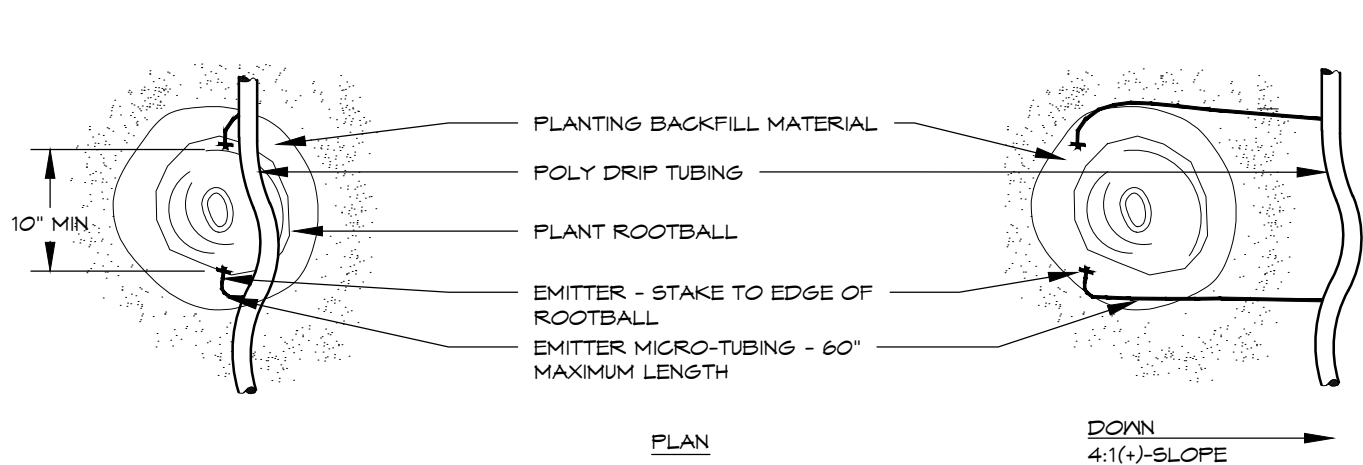
DRIP FLUSH VALVE
WITH OPERATIONAL INDICATOR

14



TRENCH
24" TYPICAL

15



- NOTES:
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
 - EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
 - FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
 - IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
 - EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
 - DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
 - CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
 - SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
 - EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
 - EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
 - PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.

DRIP EMITTER
BELOW GRADE

16

REFER TO SHEET

- 19 IRRIGATION NOTES
- 19 IRRIGATION SCHEDULE
- 20 IRRIGATION PLANS
- 21-22 IRRIGATION DETAILS

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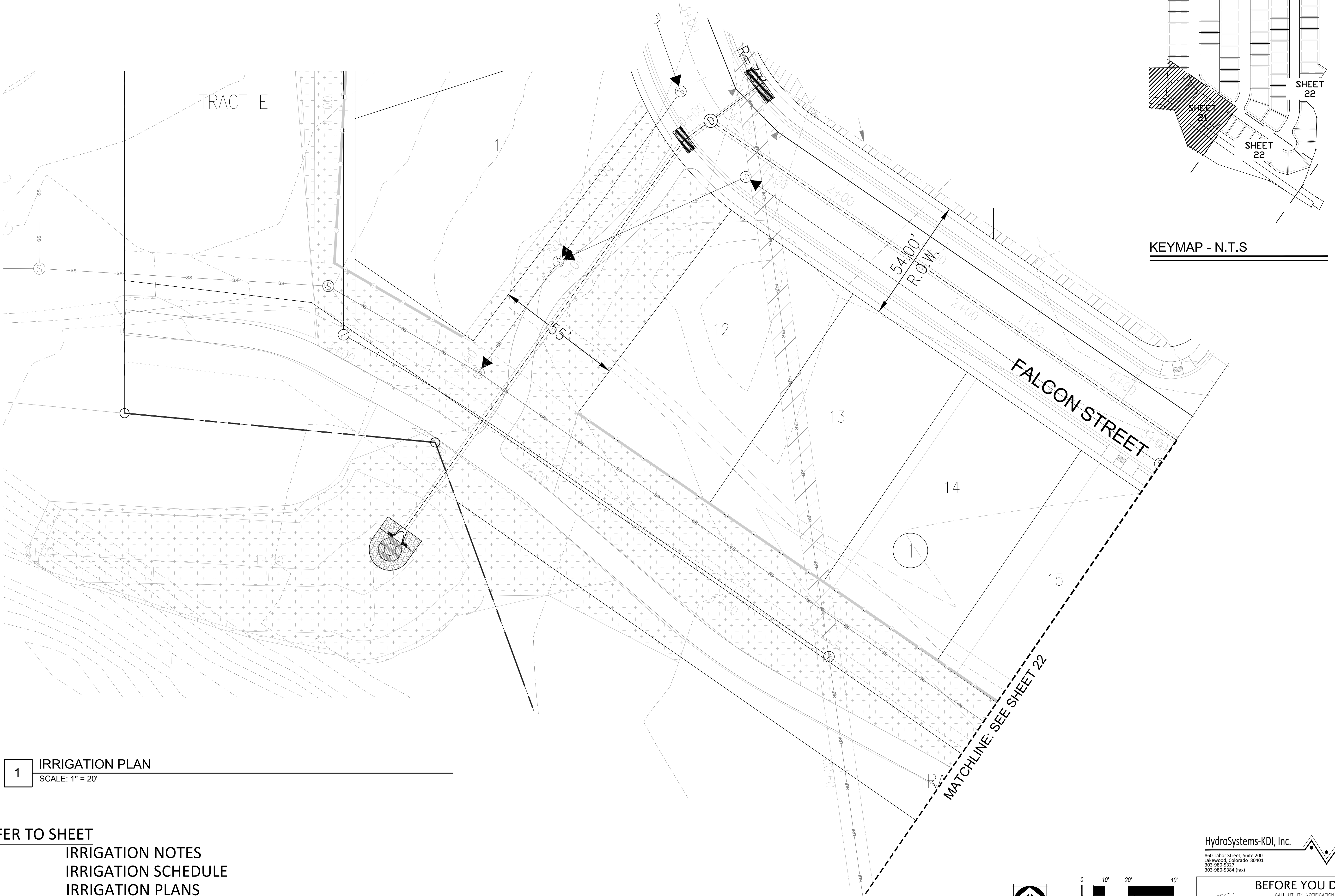
FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
PLANNED UNIT DEVELOPMENT

TOWN OF FIRESTONE, COUNTY OF
WELD, STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
SHEET TITLE	IRRIGATION DETAILS
	SADDLEBACK
NAME OF SUBMITTAL	FDP
TYPE OF SUBMITTAL	3
FILING NUMBER:	N/A
PHASE NUMBER:	4-27-2017
PREPARATION DATE	8-4-2017
REVISION DATE	8-15-2017
REVISION DATE	5-2-2018

22 OF 26

NO IRRIGATION THIS SHEET



1 IRRIGATION PLAN
SCALE: 1" = 20'

REFER TO SHEET	
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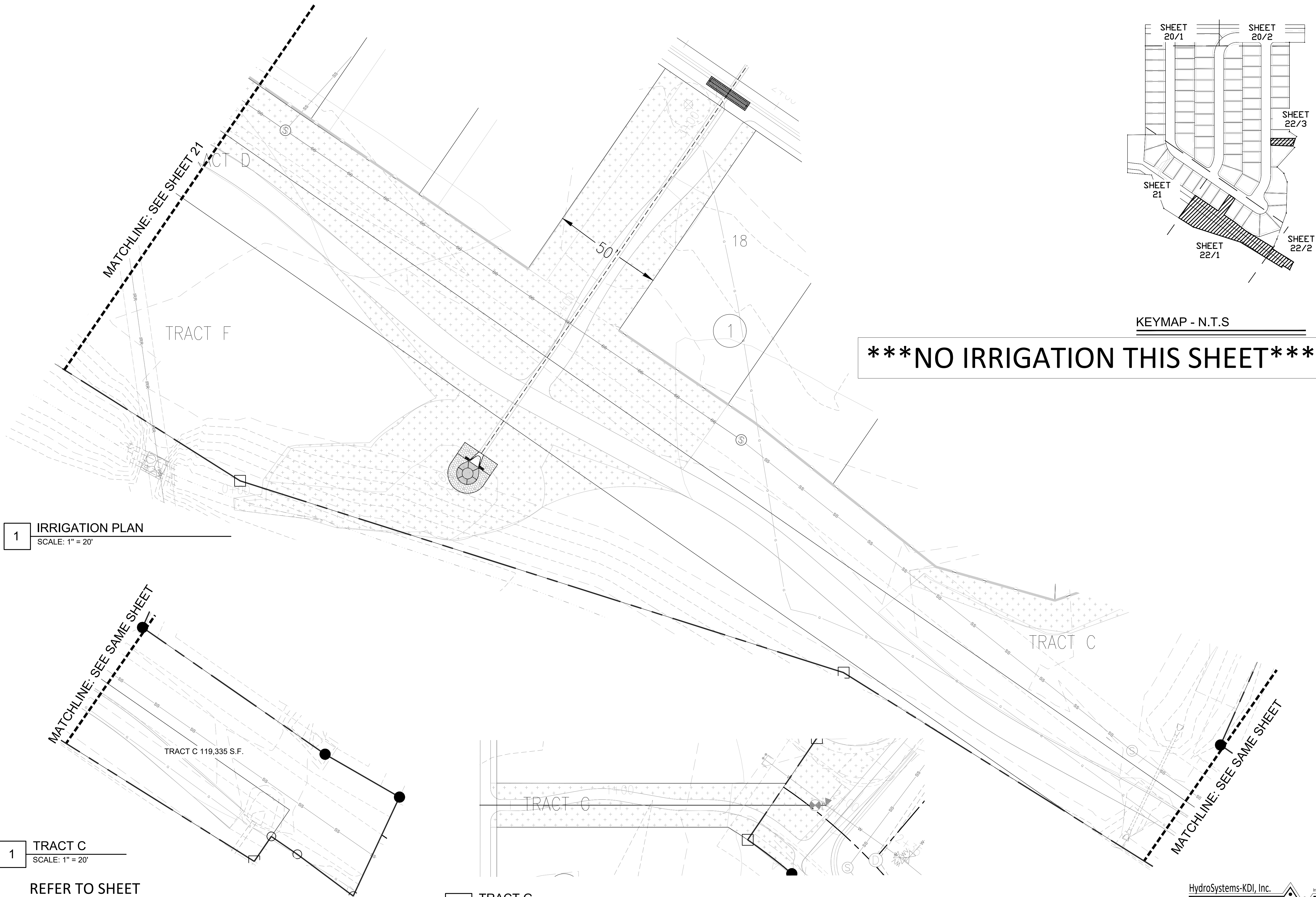
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FINAL DEVELOPMENT PLAN
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PLANNED UNIT DEVELOPMENT

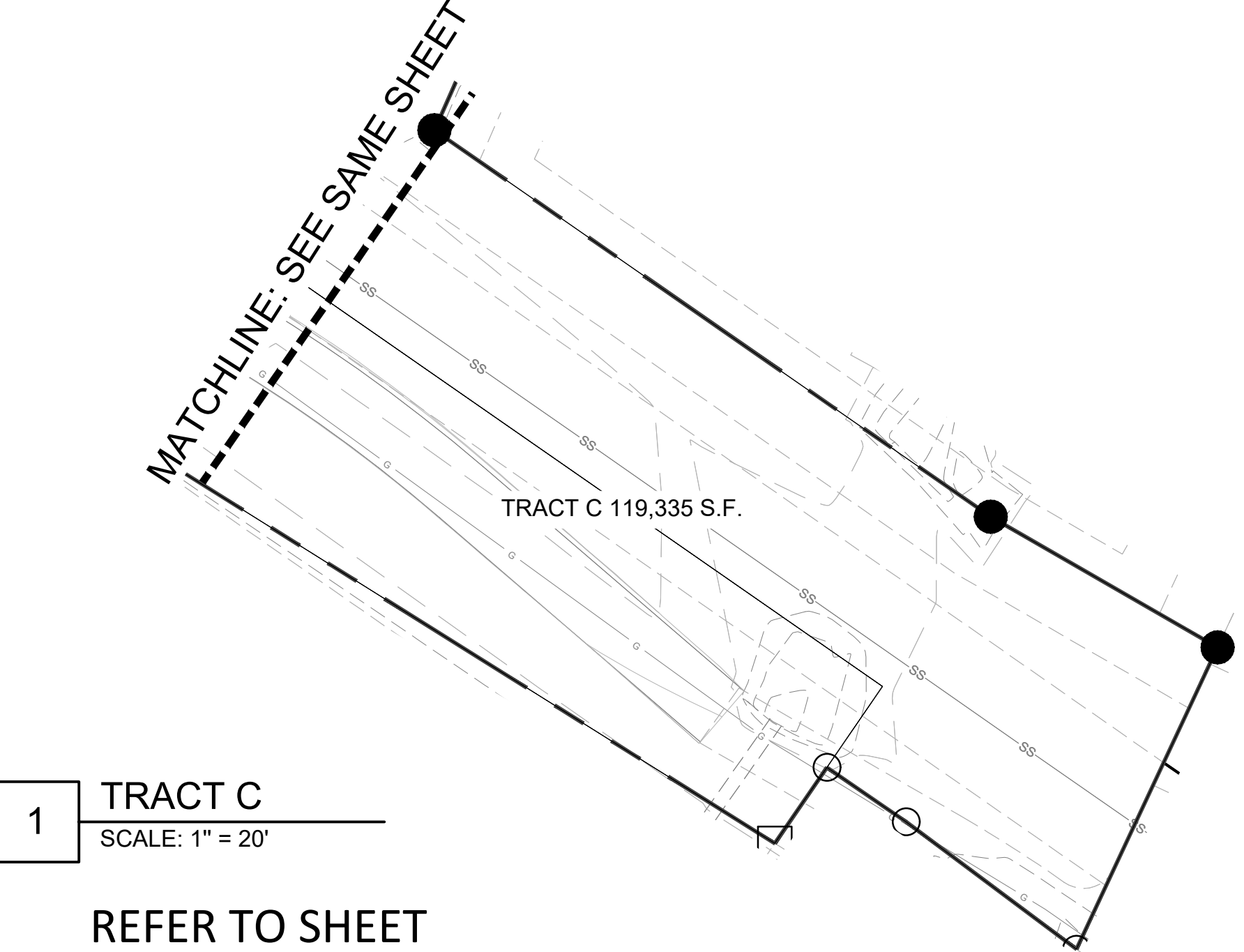
TOWN OF FIRESTONE, COUNTY OF
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FIRESTONE INFORMATION BLOCK	
SHEET TITLE	IRRIGATION PLAN SADDLEBACK
NAME OF SUBMITTAL	FDP
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23 OF 26



1 IRRIGATION PLAN
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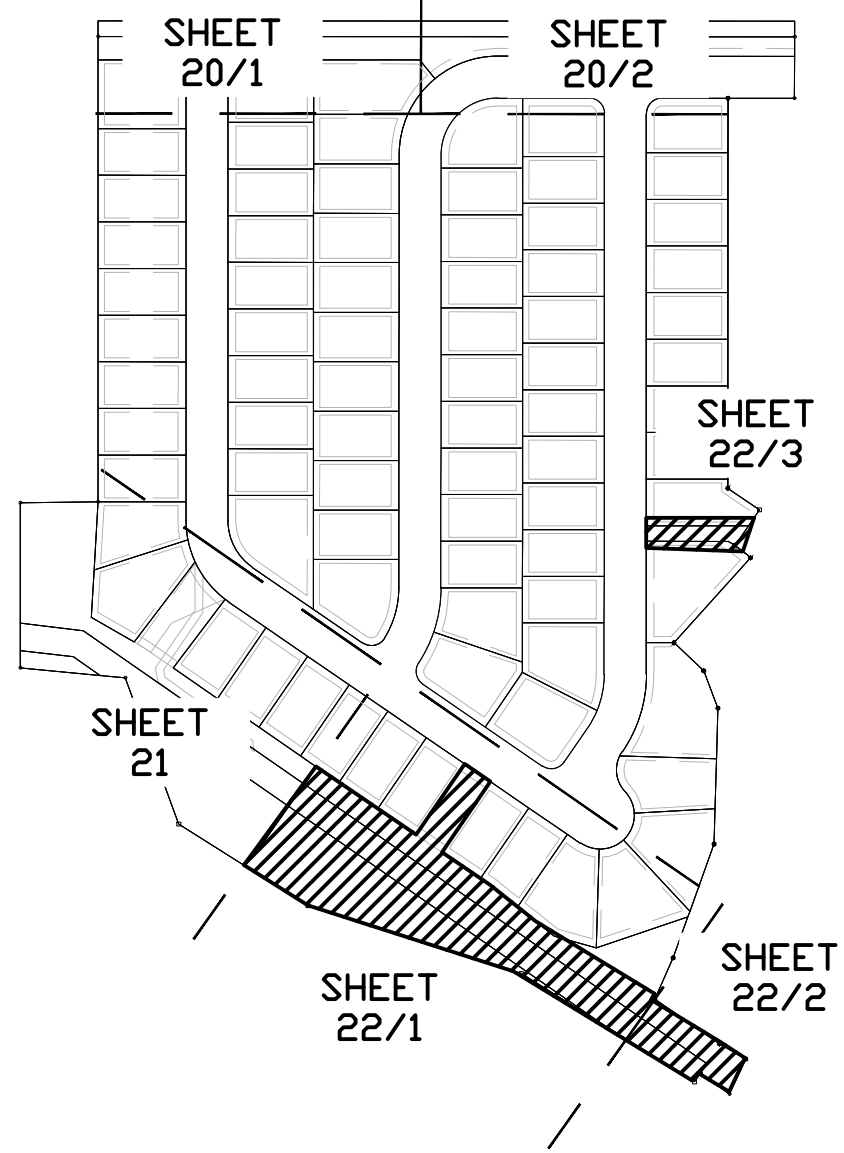


1 TRACT C
SCALE: 1" = 20'

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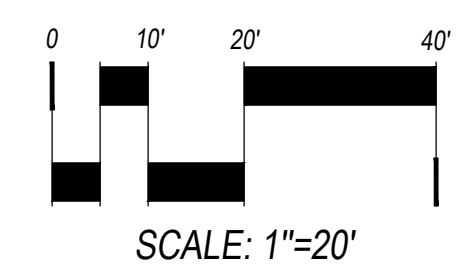
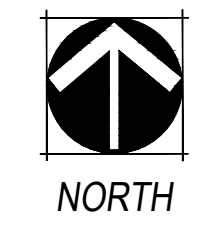
19	IRRIGATION NOTES
19	IRRIGATION SCHEDULE
20	IRRIGATION PLANS
21-22	IRRIGATION DETAILS

1 TRACT G
SCALE: 1" = 20'



KEYMAP - N.T.S

NO IRRIGATION THIS SHEET



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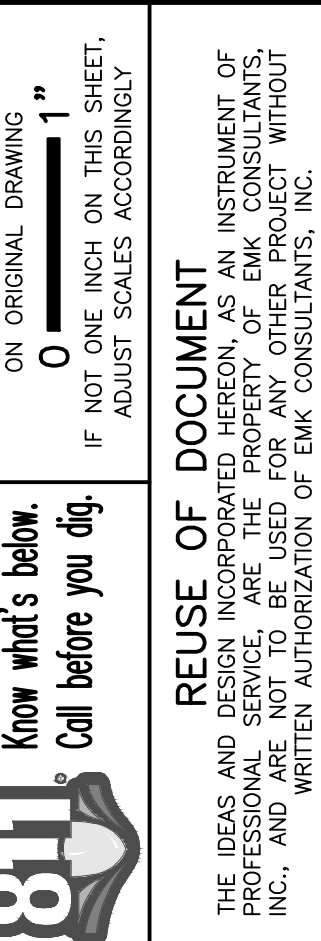
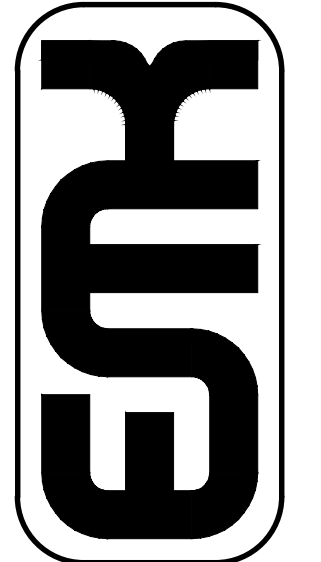
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SADDLEBACK FILING NO. 3
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TOWN OF FIRESTONE, COUNTY OF
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FIRESTONE INFORMATION BLOCK	
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NAME OF SUBMITTAL	SADDLEBACK
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PHASE NUMBER:	N/A
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REVISION DATE	5-2-2018

24 OF 26

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 25 OF 26



	NO.	DESCRIPTION	DATE	BY
<i>DJO</i>	△			
DRAWN BY:	△			
<i>DLL</i>	△			
CHECKED BY:	△			
<i>GAW</i>	△			
APPROVED BY:	△			
<i>ERM</i>	△			

SADDLEBACK FILING NO. 3

TYPICAL ARCHITECTURAL ELEVATIONS

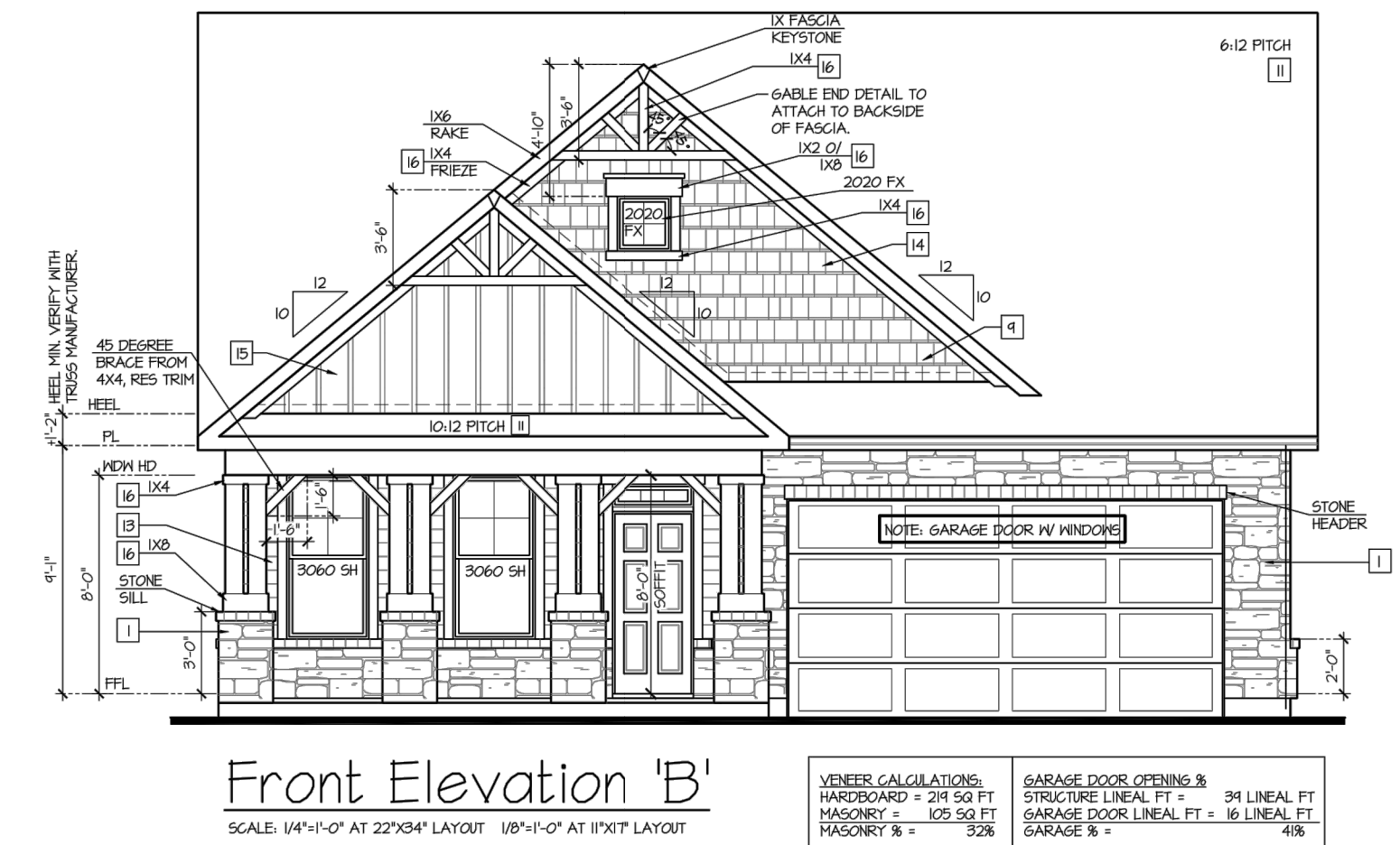
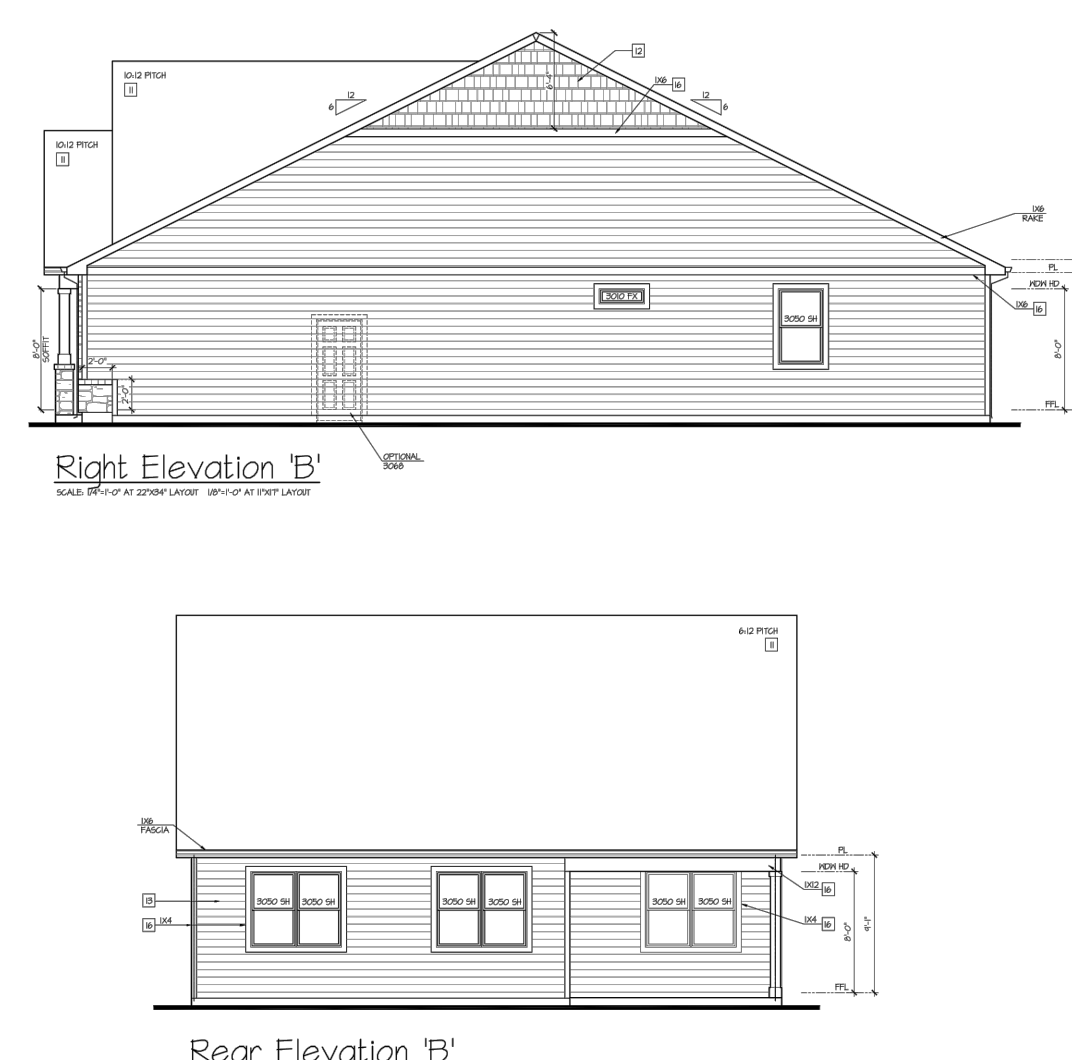
DATE: APR. 7, 2017

JOB NO: 12982.00

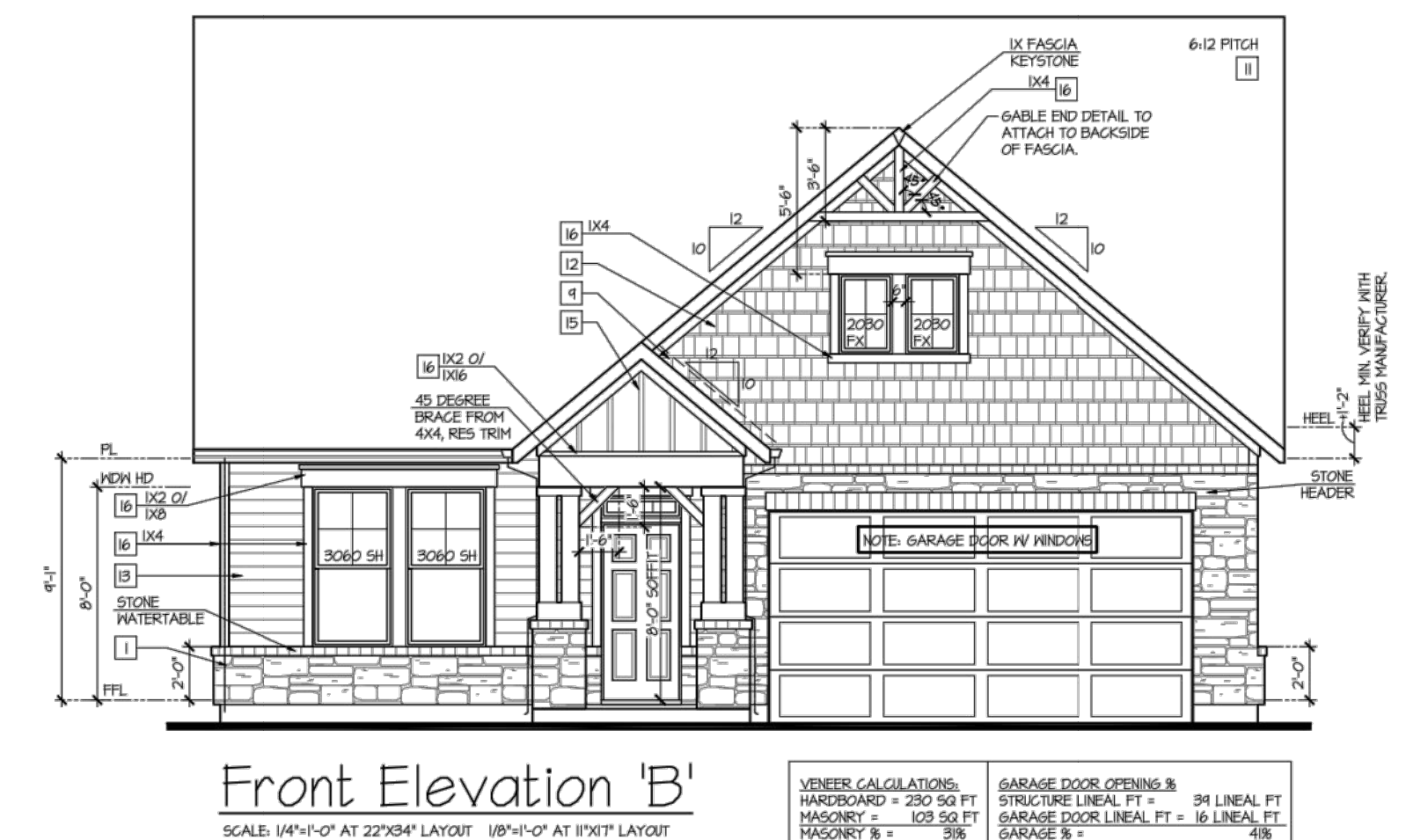
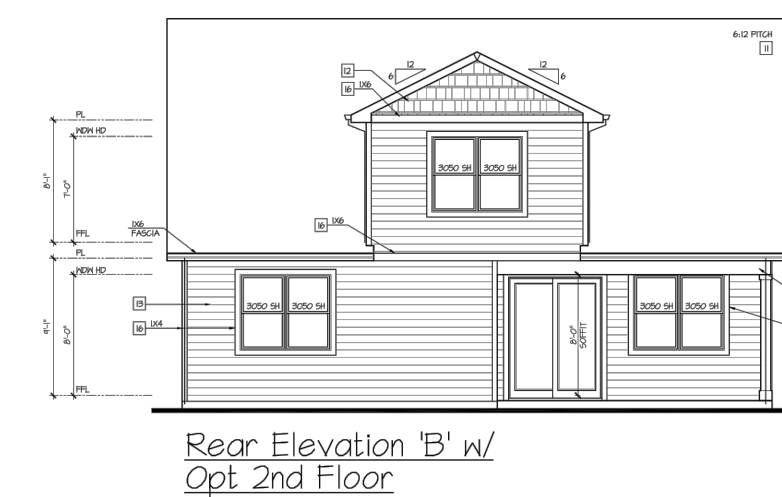
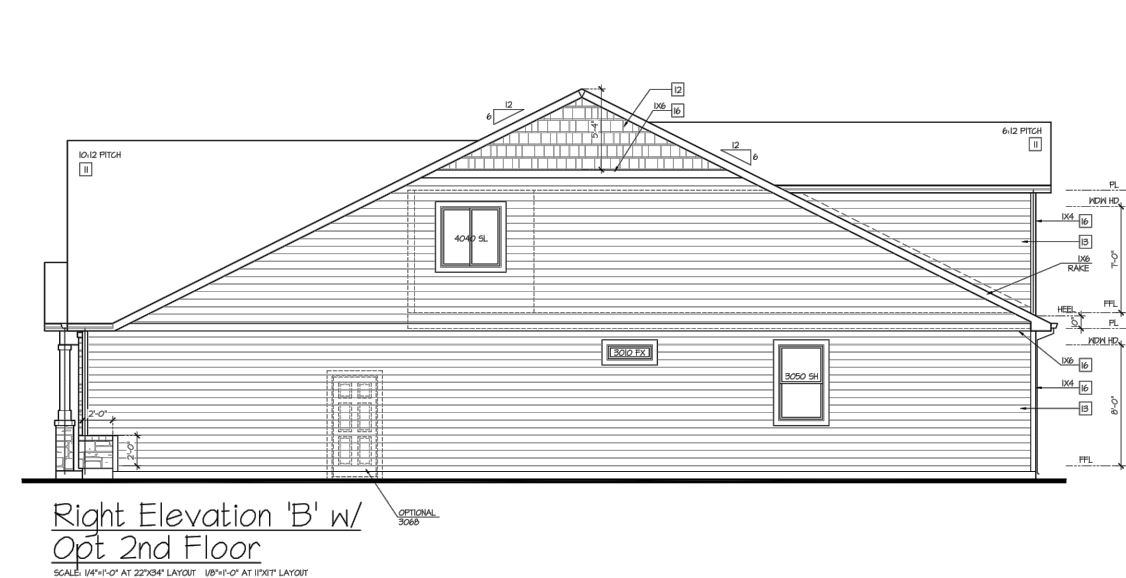
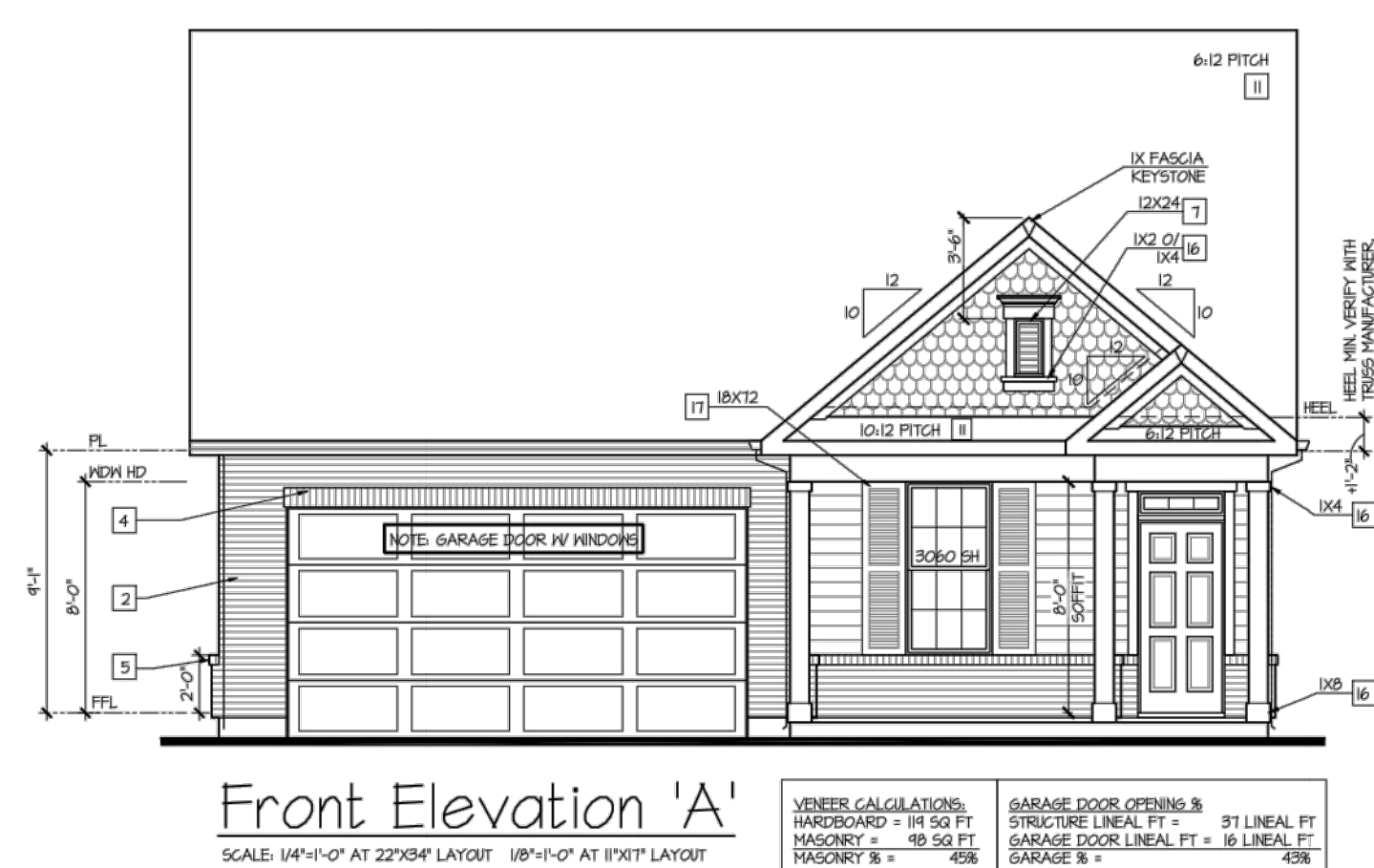
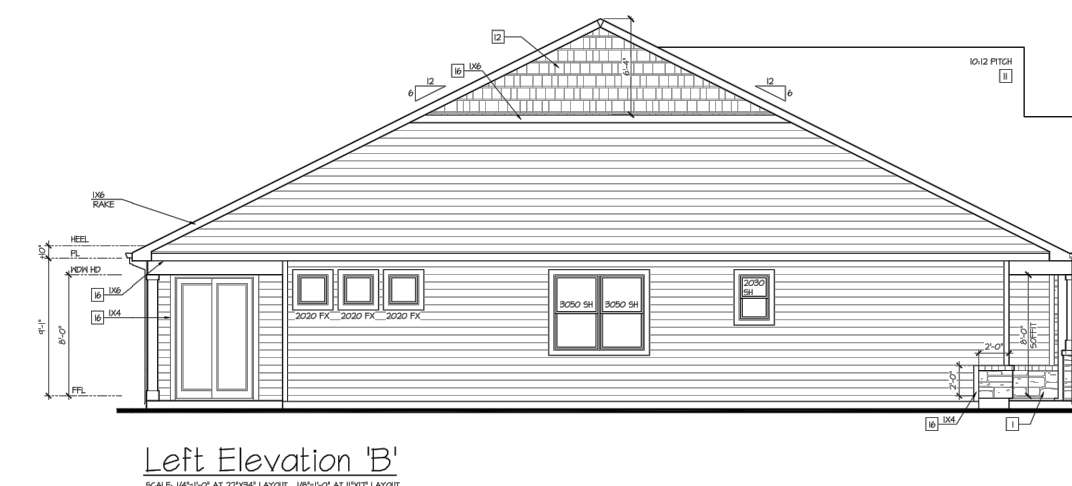
SCALE

HORIZONTAL N/A VERTICAL N/A

25 of 26



BRISTOL

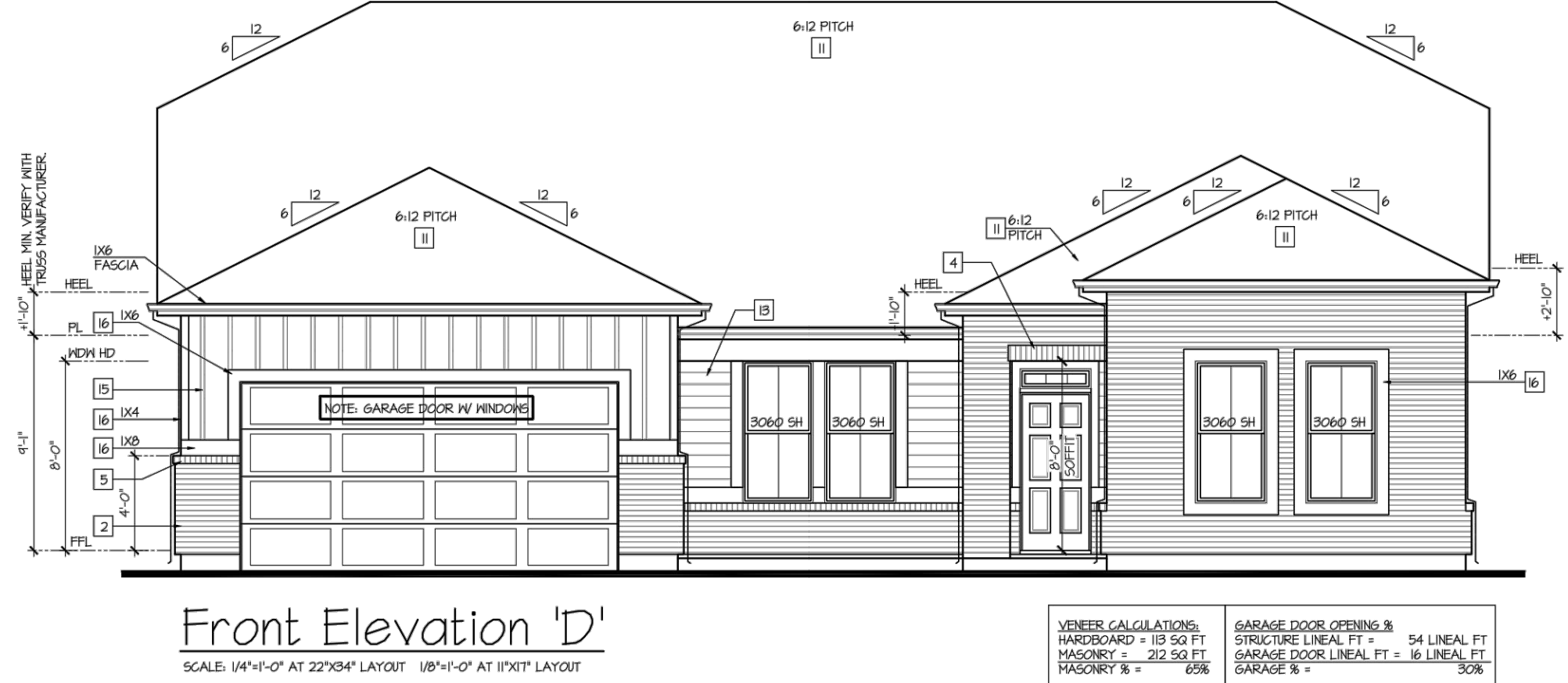
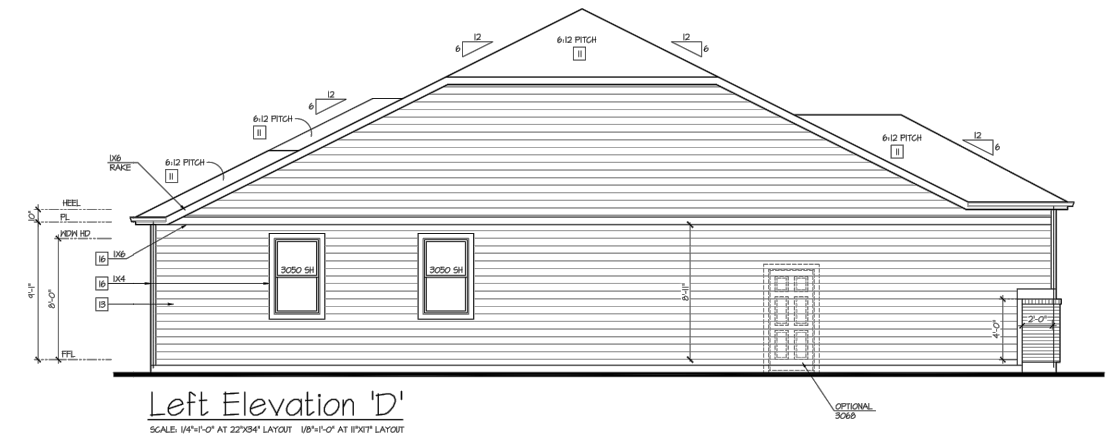
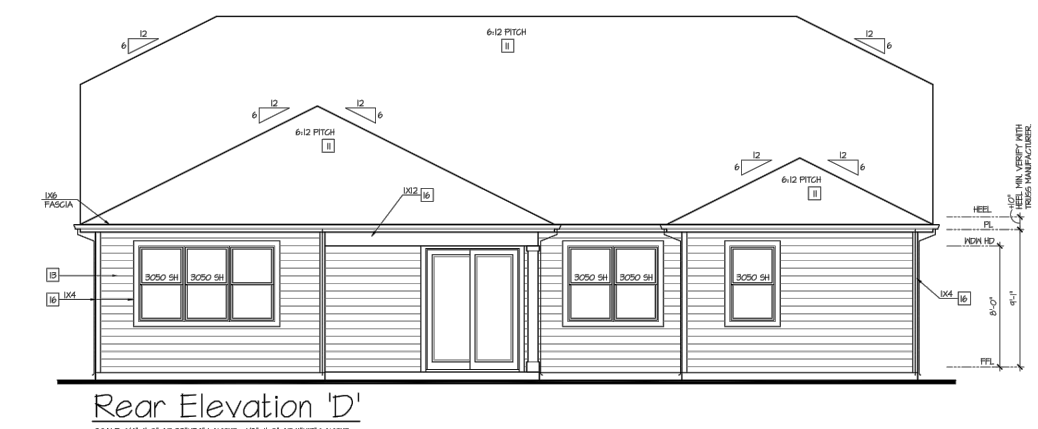
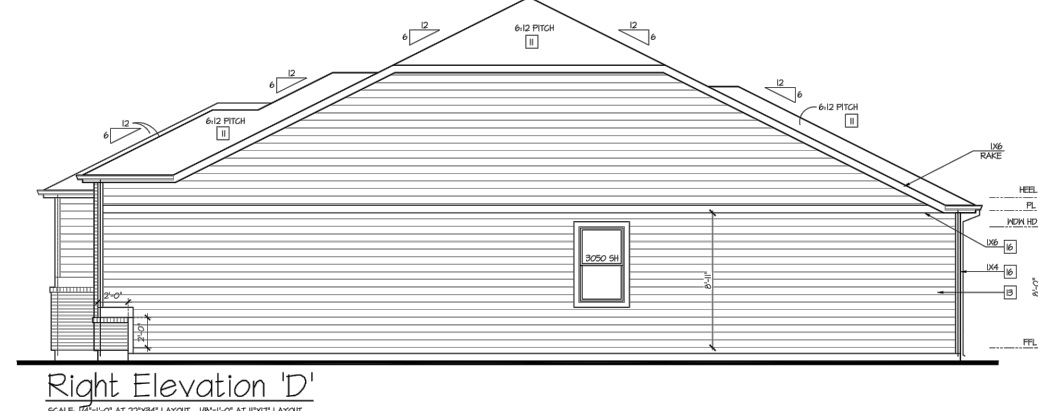
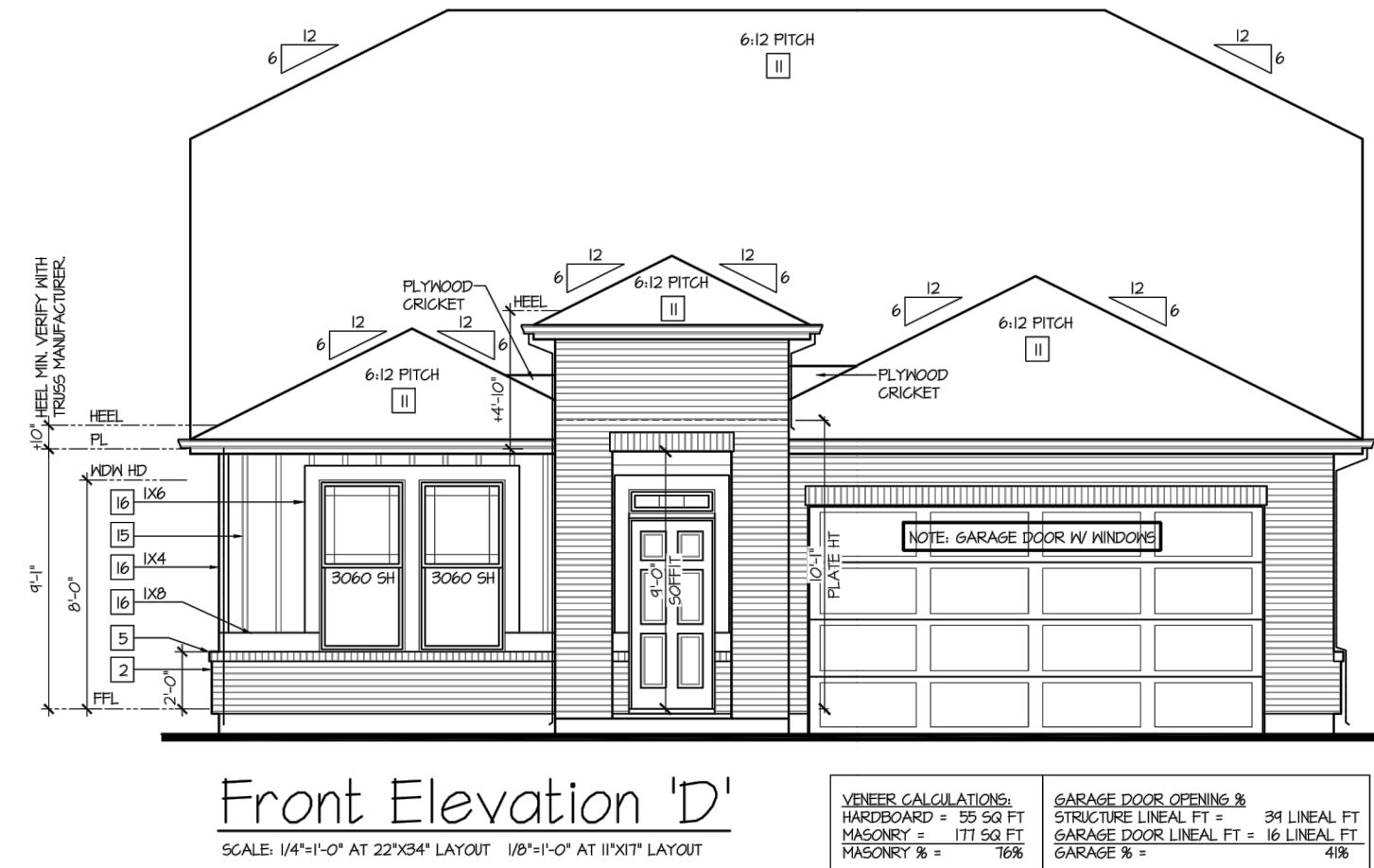
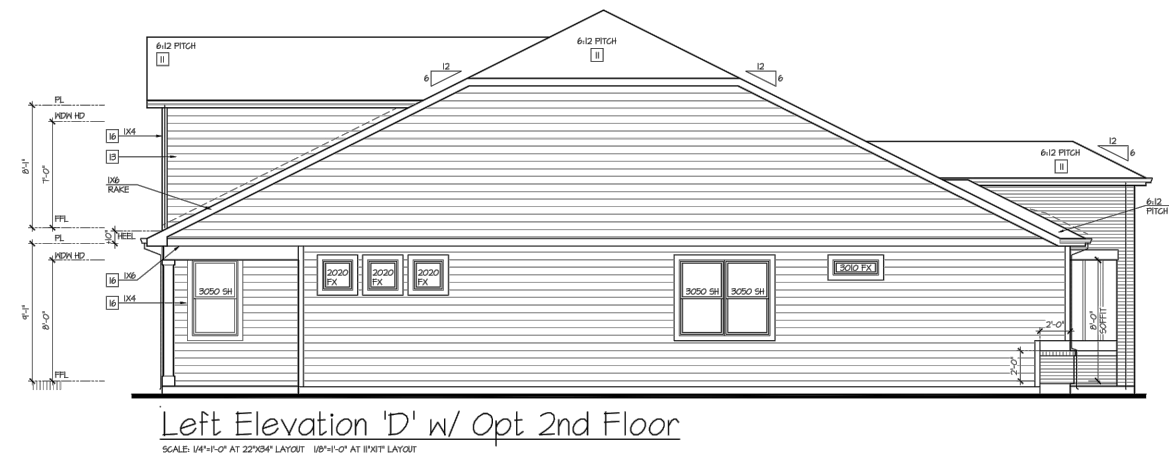
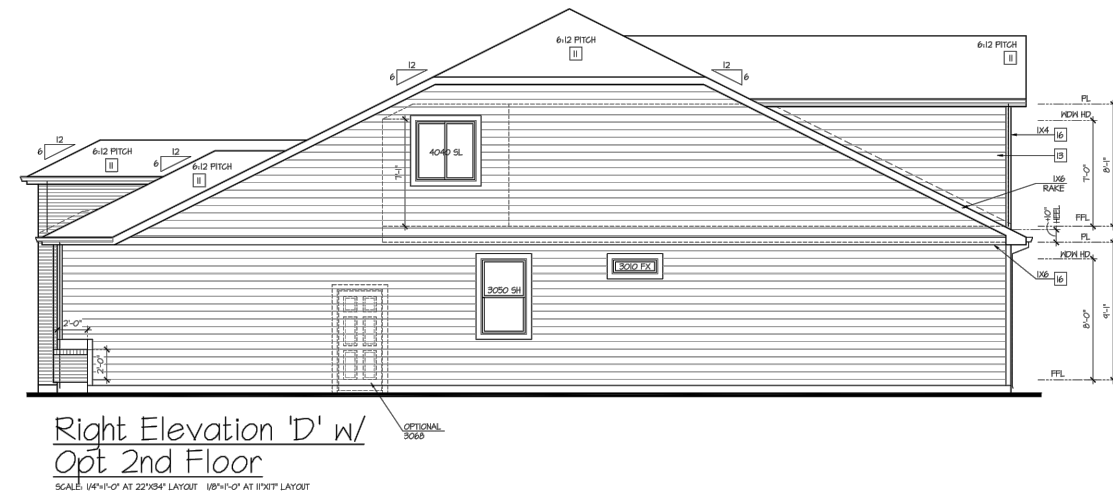


CLIFTON



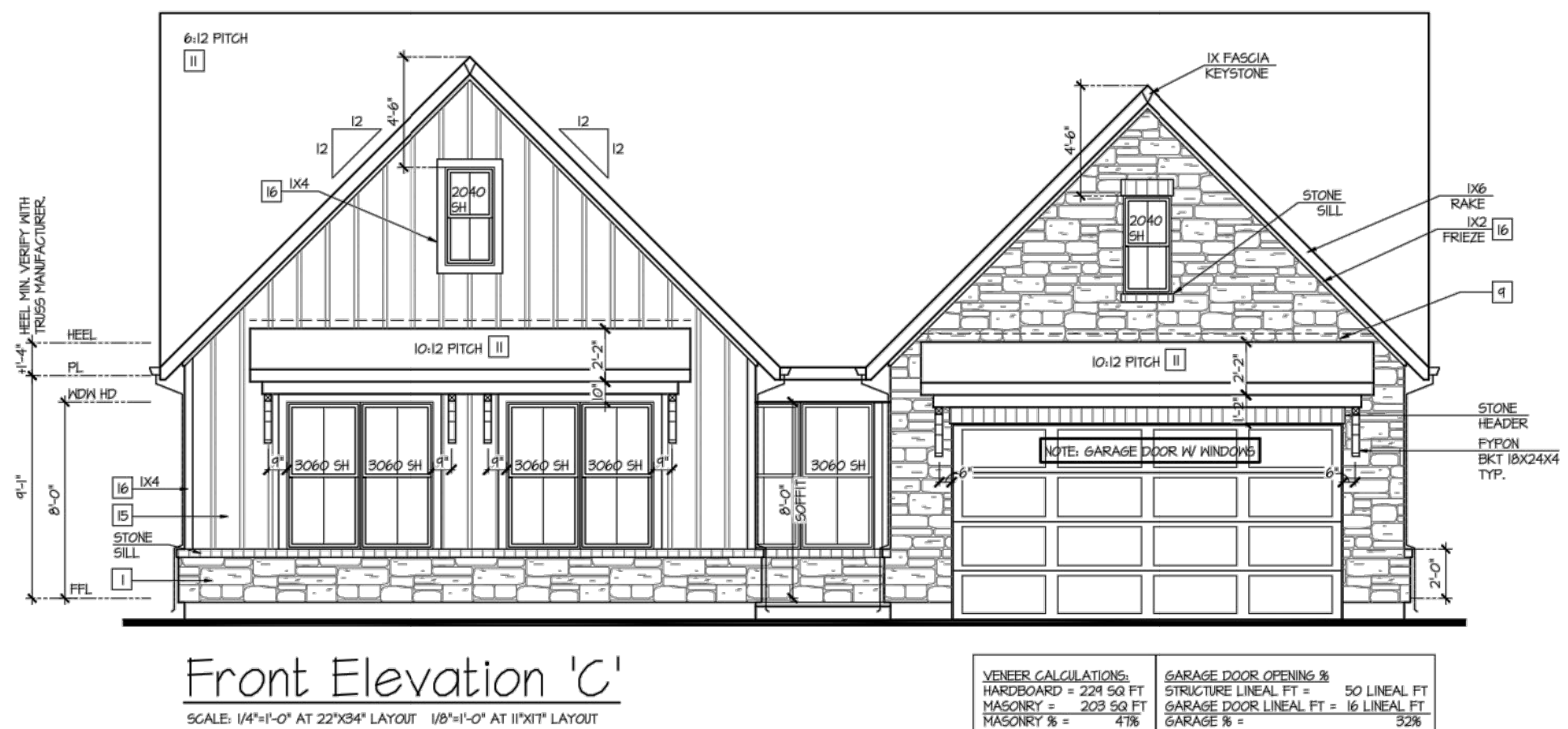
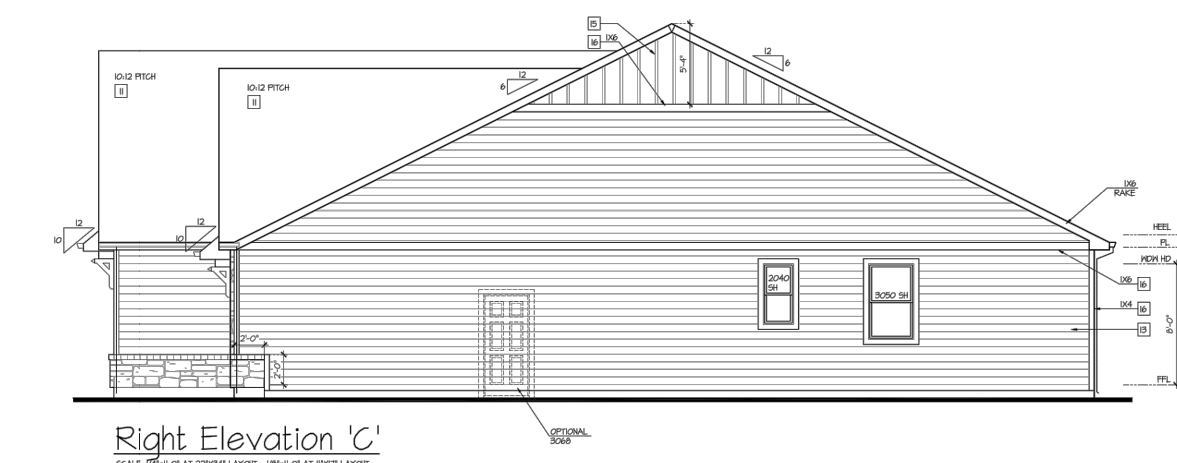
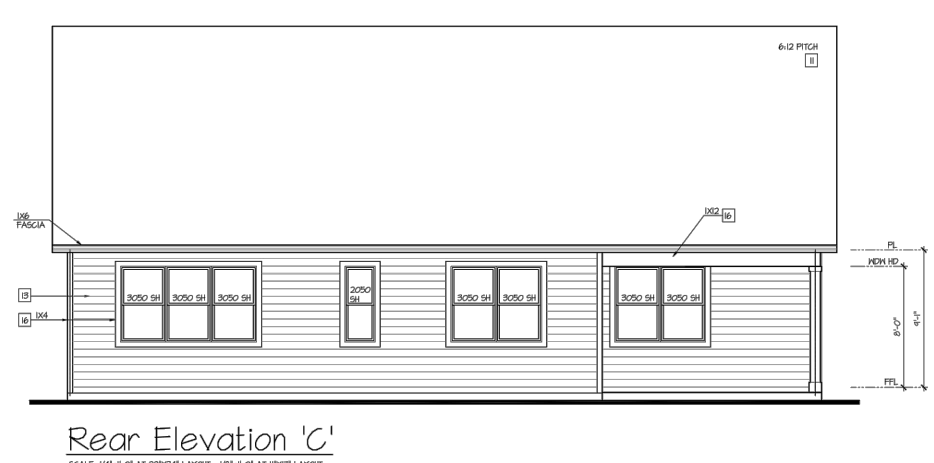
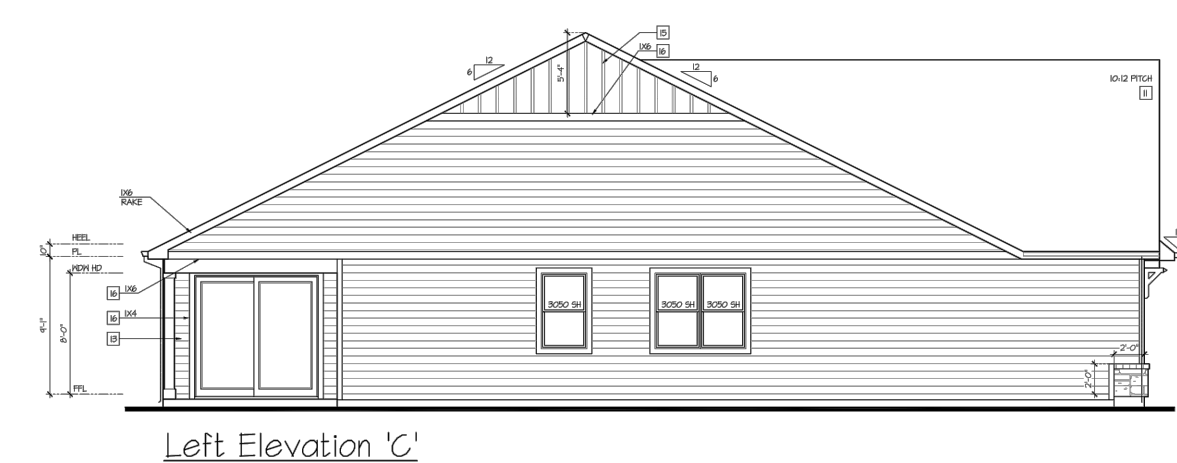
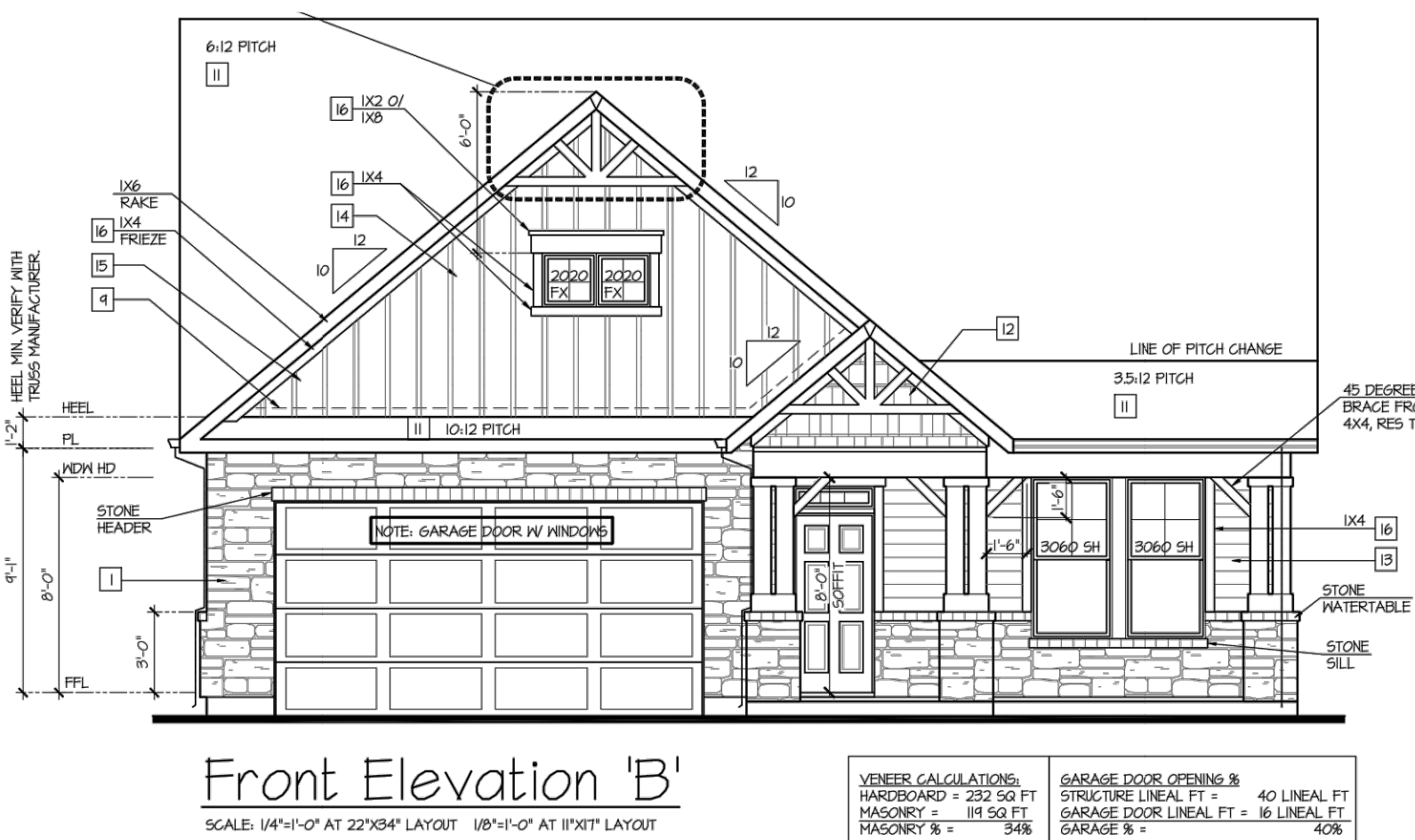
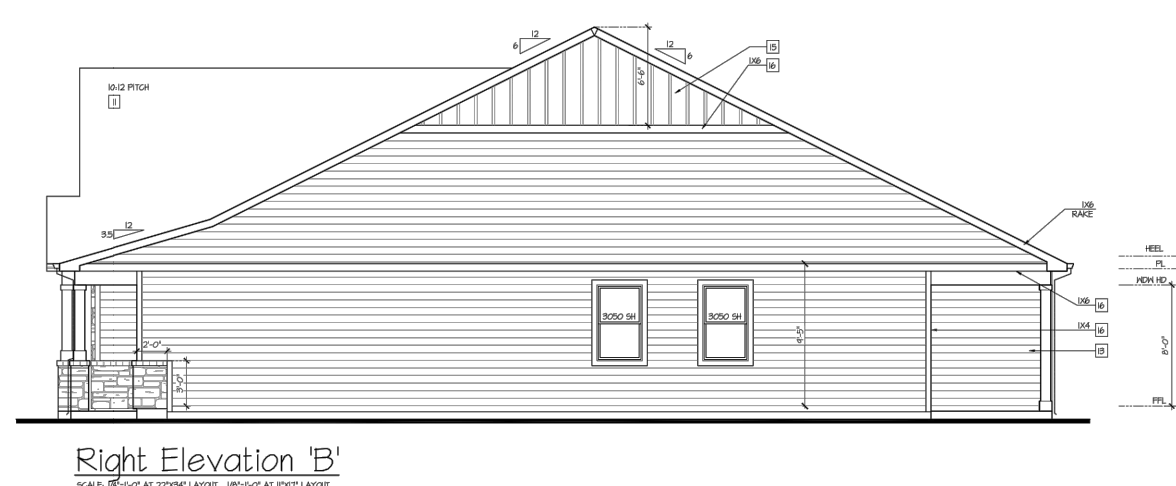
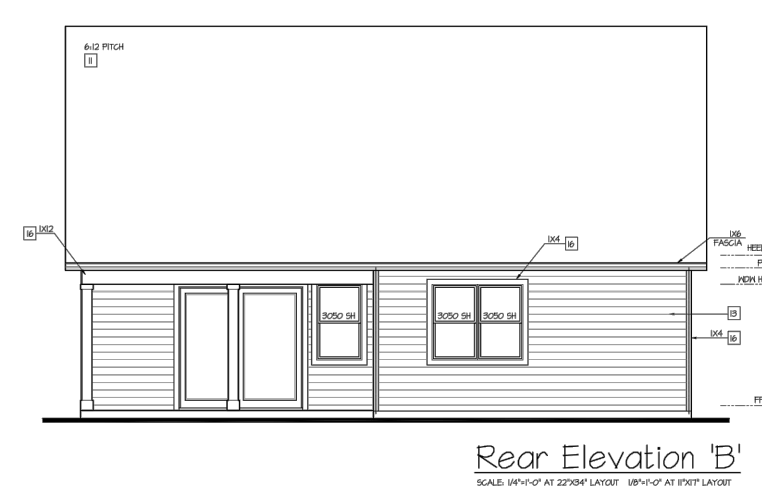
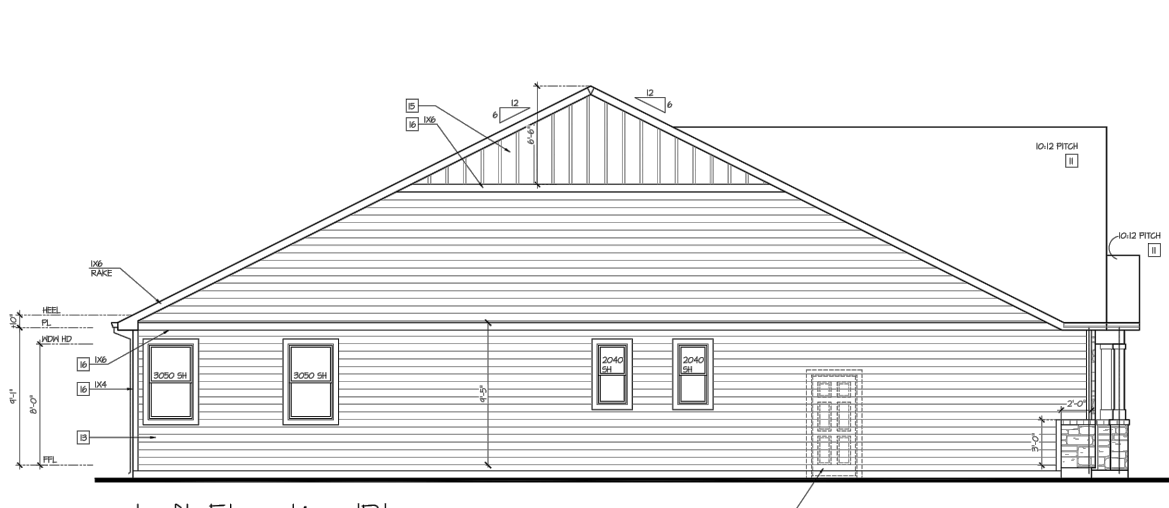
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TWO-DIMENSIONAL ARCHITECTURAL ELEVATIONS	
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TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	
SHEET 25 OF 26	

FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
PLANNED UNIT DEVELOPMENT
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 26 OF 26



DOOR

RIMROSE

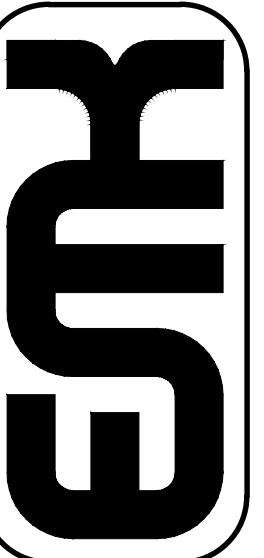


OR

SAGE

SADDLEBACK FILING NO. 3	
TYPICAL ARCHITECTURAL ELEVATIONS	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
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REVISION DATE:	

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
WWW.EMKCC.COM



SCALE VERIFICATION BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
REUSE OF DOCUMENT
THIS DOCUMENT IS THE PROPERTY OF EMK CONSULTANTS, INC. AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF EMK CONSULTANTS, INC.



DESIGNED BY:	DW
DRAWN BY:	DLL
CHECKED BY:	CAW
APPROVED BY:	ERM

SADDLEBACK FILING NO. 3	TYPICAL ARCHITECTURAL ELEVATIONS
DATE: APR. 7, 2017	JOB NO: 12982.00
HORIZONTAL SCALE: N/A	VERTICAL SCALE: N/A
26 OF 26	

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-18-14

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR SADDLEBACK FILING NO. 3

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Firestone a request for approval of a final plat and final development plan for Saddleback Filing No. 3; and

WHEREAS, all materials related to the application have been reviewed by Town Staff and found with conditions to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds the application to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies and should therefore be approved, subject to those conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed final plat and final development plan for Saddleback Filing No. 3, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 2nd day of August, 2018.

Chairperson

ATTEST:

Secretary

EXHIBIT A
Saddleback Filing No. 3
Final Plat and Final Development Plan
Conditions of Approval

General

1. Provide an updated title commitment when the mylars are provided for recording, to confirming all owners have signed the final plat and FDP.
2. Execute a subdivision agreement, in a form to be approved by the Town Attorney.
3. Final plat and FDP mylars shall not be recorded until the ordinance vacating that portion of the Pine Cone Avenue right-of-way that was used for temporary access to Saddleback Filing No. 1 and Saddleback Filing No. 2.
4. The vacation of the existing irrigation easement must be recorded prior to recording the final plat and FDP. Note the recording information for this vacation on the plat as directed by the Town Engineer.
5. Provide recording information on the final plat and FDP for any new easements dedicated by separate instrument for the irrigation pipeline relocation.
6. Label a 25' building setback from the plugged and abandoned well (API #05-123-08514) located in Tract C and add the following note: "No structures, temporary or permanent, shall be constructed within the setback for the plugged and abandoned well located on Tract C."
7. Execute a special warranty deed conveying to the Town Tracts D and H.

Final Plat

8. Add side lot drainage easements in Block 1, Lots 31/30, 30/29, 29/28, and 28/17.
9. Revise the Land Use Table to reflect Tracts C, D and F will be owned by the Town and maintained by the HOA.
10. Revise the Ownership and Dedication statement to include dedication of Tracts C and F.

FDP Sheet 1 (Cover Sheet)

11. Update the Sheet Index to the correct sheet name and numbers.
12. Add Town Approval signature block.

FDP Sheet 2 (General Notes)

13. Provide a Land Use table that shows a detailed breakdown of lot sizes based on the tiers

as outlined in the Development Regulations. Within this table, also provide land use information, gross/net residential density, and the minimum and maximum lot sizes.

14. Provide the note required by Section 10.5.19 of the Firestone Development Regulations regarding setbacks.
15. Within the Drainage section, provide information regarding the grading concept for the subdivision and how this was determined to aid the groundwater issues in the area.
16. Within the Architecture section, provide information about how the proposed architecture will accommodate for storage space since the homes constructed within this filing will not have basements. Provide information regarding whether homeowners will be permitted to construct retaining walls at the steep sloped within the front and back yards.
17. Within the Development Schedule, provide information regarding the specific development schedule of all fencing to be constructed by the developer.
18. Within the Elevations paragraph of the Architecture section, revise the sheet number with the sample elevations to reference the correct sheet number.
19. Revise the Enhanced Elevation Table on Sheet 3 to reflect the following:

ENHANCED ELEVATION TABLE			
LOT NUMBER	ELEVATION AND OPTION NUMBER		
	LEFT	RIGHT	REAR
BLOCK 1			
24	2		2
25	2	2	2

20. Remove Block 4 from the Enhanced Elevation Table, as there is no Block 4 within this Filing No. 3.
21. Revise the water dedication language as directed by the Town Engineer.
22. Within the Land Use Table, revise the impervious areas as noted by the Town Engineer.
23. Revise the Land Use Table to reflect Tracts C, D and F will be owned by the Town and maintained by the HOA.

24. Within the Parks, Trails and Open Space section, delete the first sentence. Provide further information regarding how the 10% public land dedication will be met for this filing.

FDP Sheet 3 (Tract Plan)

25. Remove the Town Approval signature block from this sheet. (Needs to be on Sheet 1.)

FDP Sheets 12-18

26. Correct issues with text on all landscape sheets and resubmit for Town review. The current text issues prevent adequate review.
27. Provide a note indicating when the landscaping will be installed.

FDP Sheets 13-24

28. Add missing title block to top of sheets.

FDP Sheet 16 (Fencing Plan)

29. Provide information regarding who is responsible to install each type of fencing shown on the fencing plan and when it will be installed.
30. Show the block and lot numbers, lot lines, and lot setbacks.
31. Provide a detail of how the privacy fence will be constructed along the lot lines of Block 1, Lots 21/22, 22/23, and 23/24 so the runoff in the proposed drainage swale is not blocked.

FDP Sheet 19 (Irrigation Schedule and Notes)

32. Provide information regarding where supplemental irrigation will be used and how supplemental irrigation will be provided.

FDP Sheet 20 (Irrigation Plan)

33. Provide the information requested by the Town Engineer regarding the temporary irrigation system disconnection timeframe and the location/mechanism of the temporary irrigation. Add notes as required by the Town Engineer.

FDP Sheets 23-24 (Irrigation Plan)

34. Remove these sheets from the FDP, as they do not show any irrigation improvements.

Final Utility Plans Sheets 3-4 (Existing Conditions and Demo Plan)

35. The existing irrigation line must be removed (all notes were fixed, except for one; see Town Engineer redlines). Delete the reception number for the partial irrigation easement vacation.

Final Utility Plans Sheets 8-10 (Grading Plan)

36. Add side lot drainage easement for Block 1, Lots 31/30, 30/29, 29/28, and 28/27.

Final Utility Plans Sheet 23 (Falcon Water P&P, Connection)

37. Revise the water line profile to provide 1' minimum vertical separation between the existing 2" PVC CWCWD water line and the proposed 8" Town water line. Calculate and label the joint restraint length of the vertical bends. The profile stationing does not match the plan view stationing.

Final Utility Plans Sheet 26 (Irrigation Line P&P)

38. Clarify whether the irrigation manholes are standard manholes (eccentric cone) or flat top manholes. Add a note to have the irrigation manholes stamped "IRRIGATION."