

REGULAR MEETING AGENDA

August 16, 2018

7:00 PM

151 Grant Avenue

Firestone, CO 80520

- 1. Call to Order & Roll Call**
- 2. Pledge of Allegiance**
- 3. Appointment of Chairperson and Vice-Chairperson**
- 4. Approval of Agenda**
- 5. Approval of Minutes**
 - a. PC Meeting Minutes 8-02-18
- 6. Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
- 7. Public Hearings**
 - a. Res. PC-18-15 - St. Vrain Ranch Filings 3A and 5A
 - b. Res. PC-18-16 - Cottonwood Hollow Filing 1
 - c. Res. PC-18-17 - Gateway North Multi-Family Phase 2
- 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.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-18-15

A RESOLUTION RECOMMENDING APPROVAL OF FINAL PLATS AND FINAL DEVELOPMENT PLANS FOR ST. VRAIN RANCH FILINGS 3A AND 5A

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Firestone a request for approval of final plats and final development plans for St. Vrain Ranch Filings 3A and 5A; 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 plats and final development plans for St. Vrain Ranch Filings 3A and 5A, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 16th day of August, 2018.

Chairperson

ATTEST:

Secretary

EXHIBIT A
St. Vrain Ranch Filings 3A and 5A
Final Plats and Final Development Plans
Conditions of Approval

General

1. Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
2. If there will be a cut/patch in the public right-of-way, execute a subdivision agreement, in a form to be approved by the Town Attorney.
3. Provide raw water shares for the residential lots, as required for the final lot sizes.
4. Provide evidence satisfactory to the Town that the St. Vrain Ranch Property Owners Association (the "POA") has accepted for ownership and maintenance those tracts designated to be owned and maintained by the POA.
5. Provide an executed deed transferring to the POA those tracts designated for ownership by the POA. The Town will record this deed at the time the final plats and FDPs are recorded.
6. Revise the lot lines for Block 1, Lots 2 and 3 on Filing 3A, so that the rear of these lots abuts the existing lots behind them (Block 4, Lots 19-21). Update water dedication calculations as necessary to account for any change in overall lot sizes.

Final Plat Filing 3A

7. On Sheet 2, correct the recorded reference to Filing III instead of Filing V.
8. On Sheet 2, add side lot easements for the Tract A drainage.
9. On Sheet 2, revise the Note to read "No building structures. . . ." as shown on the Town Engineer's redlines. Label the cap elevation for the plugged and abandoned well.
10. Revise the plat to address Town Engineer redlines.

Final Plat Filing 5A

11. On Sheet 2, add side lot drainage easements for each of the lots and Tract A.
12. On Sheet 2, revise the Note to read "No building structures. . . ." as shown on the Town Engineer's redlines. Label the cap elevation for the plugged and abandoned well.
13. Revise the plat to address Town Engineer redlines.

FDP Filing 3A Sheet 1 (Cover Sheet)

14. Confirm the total area of the lots in the Land Use Table.
15. Replace the last sentence of the water dedication statement with the following: “This dedication shall be satisfied by the dedication of xxx CBT shares” (with xxx replaced with the number of CBT shares, as may be adjusted to account for any changes in lot sizes for Lots 2 and 3).

FDP Filing 5A Sheet 1 (Cover Sheet)

16. Replace the last sentence of the water dedication statement with the following: “This dedication shall be satisfied by the dedication of 6.0 CBT shares.”

FDP Filings 3A and 5A Sheet 2 (Site Plan)

17. Show the side lot drainage easements on all sheets (Sheets 2-5).
18. Revise the oil and gas well note to read “No building structures. . . .” as shown in Town Engineer redlines.
19. Label the 25’ building setback on Sheets 2-4 as such, as shown in Town Engineer redlines.
20. For Lot 3, show a building envelope that does not include the 25’ building setback and label the dimension from the lot line to the setback.

FDP Filings 3A and 5A Sheet 3 (Utility Plan)

21. Locate the existing water meter/service near the north end of Lot 1 and show the proposed design or abandonment of the water services for Lots 2 and 1. If a fourth water service is found, remove and abandon this service at the main. Add call-outs and necessary details for the street cut and replacement of asphalt, curb, gutter and sidewalk.

FDP Filing 3A Sheet 3 (Utility Plan)

22. Contact the gas company to confirm whether the gas lines located in the southern portion of Tract A are well flowlines or domestic distribution lines.

FDP Filings 3A and 5A Sheet 4 (Grading Plan)

23. Label the cap elevation for the plugged and abandoned well.

FDP Filings 3A and 5A Sheet 6 (Address Plan)

24. Fade back all existing addresses or use smaller font for the existing addresses.
25. Revise the FDP to address Town Engineer redlines.



Staff Report

**St. Vrain Ranch Filing 3A
Final Development Plan Amendment
And
First Replat**

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

August 16, 2018

Applications

This staff report is for St. Vrain Ranch Filing 3A Final Development Plan Amendment ("FDP Amendment") and the First Replat ("Replat"). The applicant is St. Vrain Land Holdings, LLC.

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 approximate location of the FDP Amendment and Replat is located at the northeast corner of the intersection of Shenandoah Ave. and Farmdale Street. The FDP Amendment and the Replat ("Filing 3A") encompass the same area, and are part of the larger St. Vrain Ranch subdivision. The FDP and Final Plat are the final steps in the Firestone Development Review process prior to the building permit process.

Site Analysis, Circulation and Parking

Filing 3A is zoned as a residential planned unit development (R-B PUD) and is approximately .96 acres in size. Filing 3A proposes the creation of 3 lots and 1 tract from Tract D of the original St. Vrain Ranch Filing 3 Final Plat. The character of the site, location, and zoning of the lot is adequate for the proposed land use. Parking is consistent with other similar residential developments in Firestone.

Plan Analysis

Filing 3A proposes a residential development that would further the completion of the St. Vrain Ranch subdivision. The project will be consistent with adjacent developments and will complement the overall PUD. Filing 3A will provide 3 new single family residential lots. Furthermore, the development will comply with applicable landscape, lighting and architecture requirements.

Building Height

Architectural standards for the single family homes will conform to town regulations and municipal code and will be consistent with the surrounding neighborhood.

Fiscal Impacts

Filing 3A provides an additional number of potential residents for the Town of Firestone within an area zoned for residential use. The increase of residents will lead to increased property and sales 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 certain amount of conditions that will be provided in the form of a draft resolution prior to the Planning Commission public hearing.



Staff Report

**St. Vrain Ranch Filing 5A
Final Development Plan Amendment
And
First Replat**

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

August 16, 2018

Applications

This staff report is for St. Vrain Ranch Filing 5A Final Development Plan Amendment ("FDP Amendment") and the First Replat ("Replat"). The applicant is St. Vrain Land Holdings, LLC.

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 approximate location of the FDP Amendment and Replat is between Sage Avenue to the south and Shenandoah Avenue to the north, and along Dogwood Street to the west and Dover Street to the east. The FDP Amendment and Replat ("Filing 5A") encompass the same area, and are part of the larger St. Vrain Ranch subdivision. The FDP and Final Plat are the final steps in the Firestone Development Review process prior to the building permit process.

Site Analysis, Circulation and Parking

Filing 5A is zoned as a residential planned unit development (R-B PUD) and is approximately 1.33 acres in size. Filing 5A proposes the creation of 6 lots and 1 tract from Tract B of the original St. Vrain Ranch Filing 5 Final Plat. The character of the site, location, and zoning of the lot is adequate for the proposed land use. Parking is consistent with other similar residential developments in Firestone.

Plan Analysis

Filing 5A proposes a residential development that would further the completion of the St. Vrain Ranch subdivision. The project will be consistent with adjacent developments and will complement the overall PUD. Filing 5A will provide 6 new single family residential lots. Furthermore, the development will comply with applicable landscape, lighting and architecture requirements.

Building Height

Architectural standards for the single family homes will conform to town regulations and municipal code and will be consistent with the surrounding neighborhood.

Fiscal Impacts

Filing 5A provides an additional number of potential residents for the Town of Firestone within an area zoned for residential use. The increase of residents will lead to increased property and sales 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 certain amount of conditions that will be provided in the form of a draft resolution prior to the Planning Commission public hearing.



Staff Report

Cottonwood Hollow Filing No. 1 Final Development Plan and Final Plat

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

August 16, 2018

Applications

This staff report is for the Cottonwood Hollow Filing No. 1 Final Development Plan ("FDP") and the Cottonwood Hollow Filing No. 1 Final Plat ("FP"). The applicant for the FDP and Final Plat is Mortgage Consultants, LLC.

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 FDP and FP ("Filing 1") encompass the same area and is the first filing of the approved Cottonwood Hollow Outline Development Plan. The approximate location of Filing 1 is located south of Sable Avenue, between Birch Street and the E. I-25 Frontage Road. The FDP and Final Plat are the final steps in the Firestone Development Review process prior to the building permit process.

Site Analysis, Circulation and Parking

Filing 1 is a planned unit development zoned as residential (R-A/R-B PUD) at the southwest corner of the site, open space (OS-PUD) at the eastern border, and, residential/employment center (R-C/EC PUD) at the northwest quadrant of the site. It is approximately 89.12 acres in size. The area is adequate for the proposed land uses. Filing 1 proposes the development of a portion of the residential (R-B PUD) zone of the overall Filing 1 to consist of 14.58 acres, and the development of Arbor Street. Access to the development will be from Sable Avenue, south on Arbor Street which intersects with internal collector streets. A temporary cul-de-sac at the south end of Arbor Street will provide two access points to the development. The cul-de-sac will be removed and Arbor Street extended south with future development. Parking is consistent with other similar developments in Firestone. Pedestrian access is available via detached sidewalks along all interior residential streets.

Plan Analysis

Filing 1 proposes 86 single family residential lots. The project will be consistent with future developments and will complement the overall PUD. Furthermore, the development will comply with applicable landscape, lighting, architecture, and signage requirements.

Building Height

The maximum building height for the proposed residential buildings is 35 feet which is in accordance with the ODP and Firestone development standards.

Fiscal Impacts

Filing 1 will provide more residences for the community of Firestone and promote the livability of the Town of Firestone within an area zoned for residential, open space, and employment center. The proximity of the site to I-25 is ideal for homeowners and visitors alike to shop and commute in the Town of Firestone. 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.
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RECOMMENDATION

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

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 1 OF 26

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14;
THENCE S00°07'17"E A DISTANCE OF 30.00 FEET ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 14, TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 22;
THENCE S89°55'22"E ALONG SAID SOUTH R.O.W. A DISTANCE OF 261.89 FEET;
THENCE S00°04'38"W A DISTANCE OF 20.00 FEET;
THENCE S50°34'57"E A DISTANCE OF 113.93 FEET;
THENCE S42°34'20"E A DISTANCE OF 107.53 FEET;
THENCE S01°45'32"W A DISTANCE OF 127.93 FEET;
THENCE S34°12'35"W A DISTANCE OF 86.45 FEET;
THENCE S70°27'39"W A DISTANCE OF 183.51 FEET;
THENCE S34°26'39"W A DISTANCE OF 345.89 FEET TO A POINT ON SAID WEST LINE OF THE NORTHEAST ONE-QUARTER;
THENCE S00°07'17"E, ALONG SAID WEST LINE, A DISTANCE OF 42.50 FEET;
THENCE S77°57'21"E A DISTANCE OF 163.26 FEET;
THENCE S04°09'08"E A DISTANCE OF 187.09 FEET;
THENCE S13°30'00"W A DISTANCE OF 100.66 FEET;
THENCE S26°11'10"W A DISTANCE OF 228.92 FEET;
THENCE S12°48'12"E A DISTANCE OF 504.03 FEET;
THENCE S16°18'30"E A DISTANCE OF 305.08 FEET;
THENCE S78°48'01"E A DISTANCE OF 123.20 FEET;
THENCE S59°38'36"E A DISTANCE OF 73.63 FEET;
THENCE S30°42'25"E A DISTANCE OF 310.05 FEET;
THENCE S05°54'04"E A DISTANCE OF 231.64 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER;
THENCE S89°55'12"W, ALONG SAID SOUTH LINE, A DISTANCE OF 608.63 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER;
THENCE S89°56'54"W, ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14, A DISTANCE OF 1303.91 FEET TO THE SOUTHWEST CORNER OF EAST ONE-HALF;
THENCE N00°15'46"W ALONG THE WEST LINE OF SAID EAST ONE HALF, A DISTANCE OF 1329.41 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 14;
THENCE N00°15'46"W, CONTINUING ALONG SAID WEST LINE OF THE EAST ONE-HALF, A DISTANCE OF 778.36 FEET;
THENCE N81°08'34"E A DISTANCE OF 63.99 FEET;
THENCE N64°18'44"E A DISTANCE OF 492.53 FEET;
THENCE N00°15'47"W A DISTANCE OF 297.70 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 22;
THENCE S90°00'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 802.30 FEET TO THE POINT OF BEGINNING,

CONTAINING 3,881,924 SQUARE FEET OR 89.12 ACRES OF LAND, MORE OR LESS

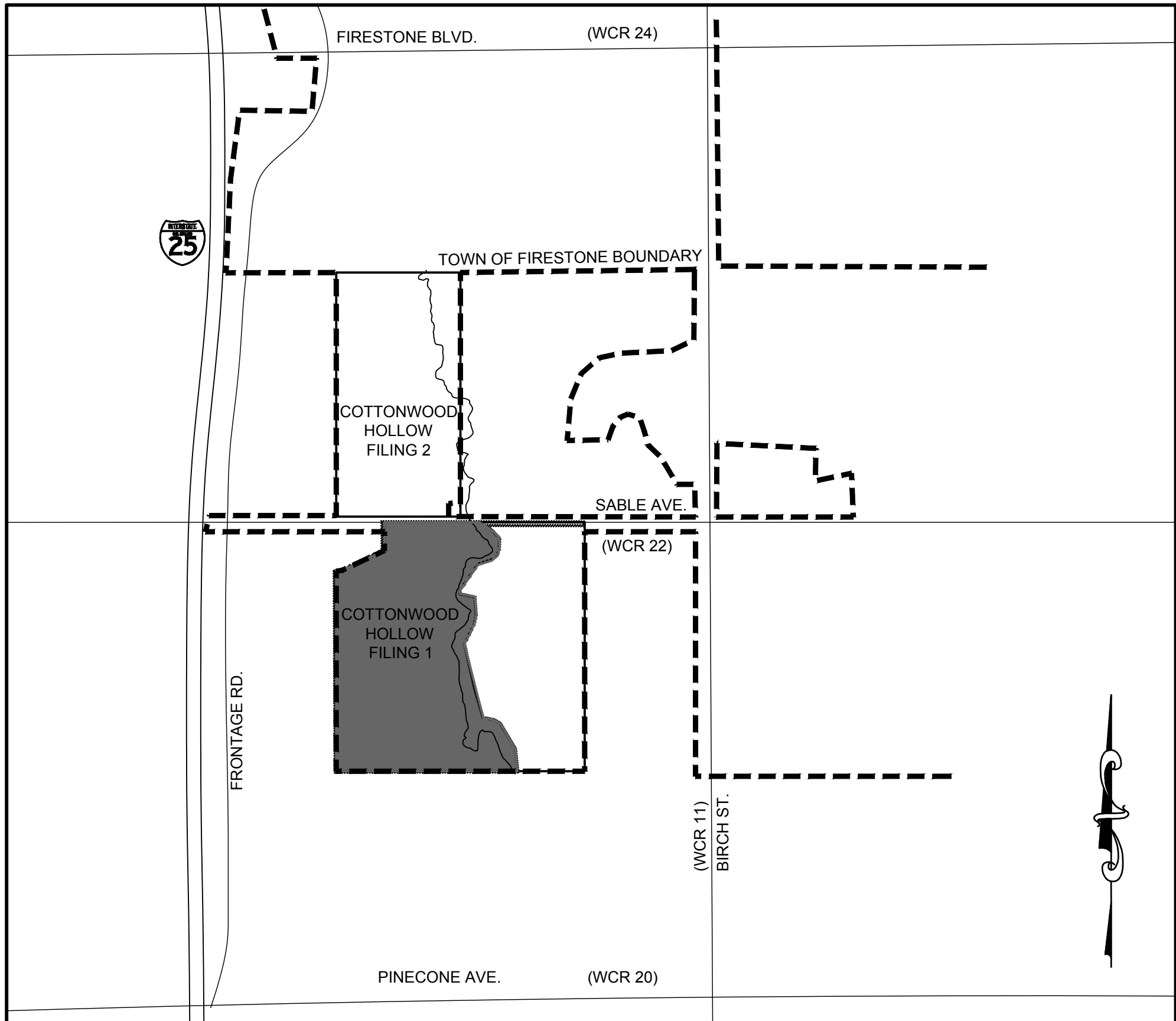
WATER DEDICATION

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

IRRIGATION DEMAND (TRACTS B, C, D & T)
1.13 ACRES @ 2.20 AC-FT = 2.49 AC-FT
TOTAL IRRIGATION DEMAND = 2.49 AC-FT

RESIDENTIAL DEMAND (SINGLE FAMILY)
#OF LOTS 0-10,000 SF = 77 @ 0.60 AC-FT = 46.2 AC-FT
#OF LOTS 10,001-12,500 SF = 8 @ 0.75 AC-FT = 6.0 AC-FT
#OF LOTS 12,501-15,000 SF = 1 @ 0.90 AC-FT = 0.90 AC-FT
TOTAL RESIDENTIAL DEMAND = 53.1 AC-FT

A TOTAL OF 56 ACRE-FEET SHALL BE TRANSFERRED TO THE TOWN PRIOR TO RECORDING THE FINAL DEVELOPMENT PLAN. THIS DEDICATION SHALL BE SATISFIED BY APPLYING 56 OF THE WATER DEDICATION CREDITS (EACH CREDIT BEING 1.0 ACRE-FOOT) PREVIOUSLY PURCHASED IN THE WATER CREDIT PURCHASE AGREEMENT APPROVED BY RESOLUTION NO. NO. 18-08 FOR 131 WATER CREDITS (CREDIT NO. 1 THROUGH 131).



VICINITY MAP
SCALE: 1" = 1,200'

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	OVERALL SITE PLAN
4	SITE GRADING PLAN 1
5	SITE GRADING PLAN 2
6	SITE GRADING PLAN 3
7	SITE GRADING PLAN 4
8	OVERALL UTILITY PLAN
9	LANDSCAPE PLAN 1
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11	LANDSCAPE PLAN 3
12	LANDSCAPE PLAN 4
13	IRRIGATION PLAN 1
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17	IRRIGATION PLAN 5
18	IRRIGATION DETAILS
19	IRRIGATION AND LIGHTING DETAILS
20	ADDRESS MAP
21	BUILDING ELEVATIONS 1
22	BUILDING ELEVATIONS 2
23	BUILDING ELEVATIONS 3
24	BUILDING ELEVATIONS 4
25	BUILDING ELEVATIONS 5
26	FENCING PLAN

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

ACCEPTANCE:

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

OWNER _____

STATE OF COLORADO)
)SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY _____ AS _____ OF _____

MORTGAGE CONSULTANTS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

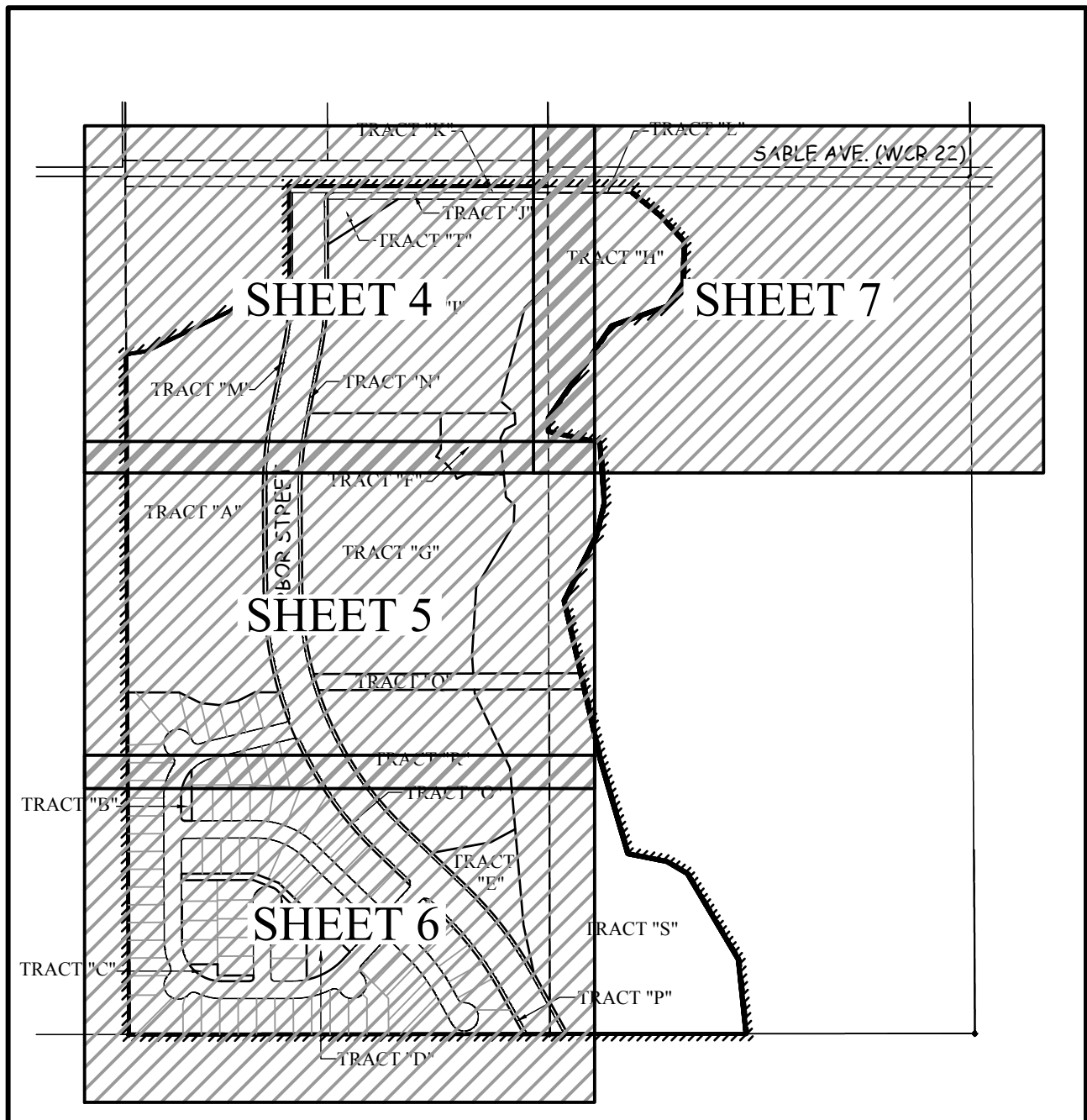
TECHNICAL CONSULTANT & PREPARED BY:

 PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

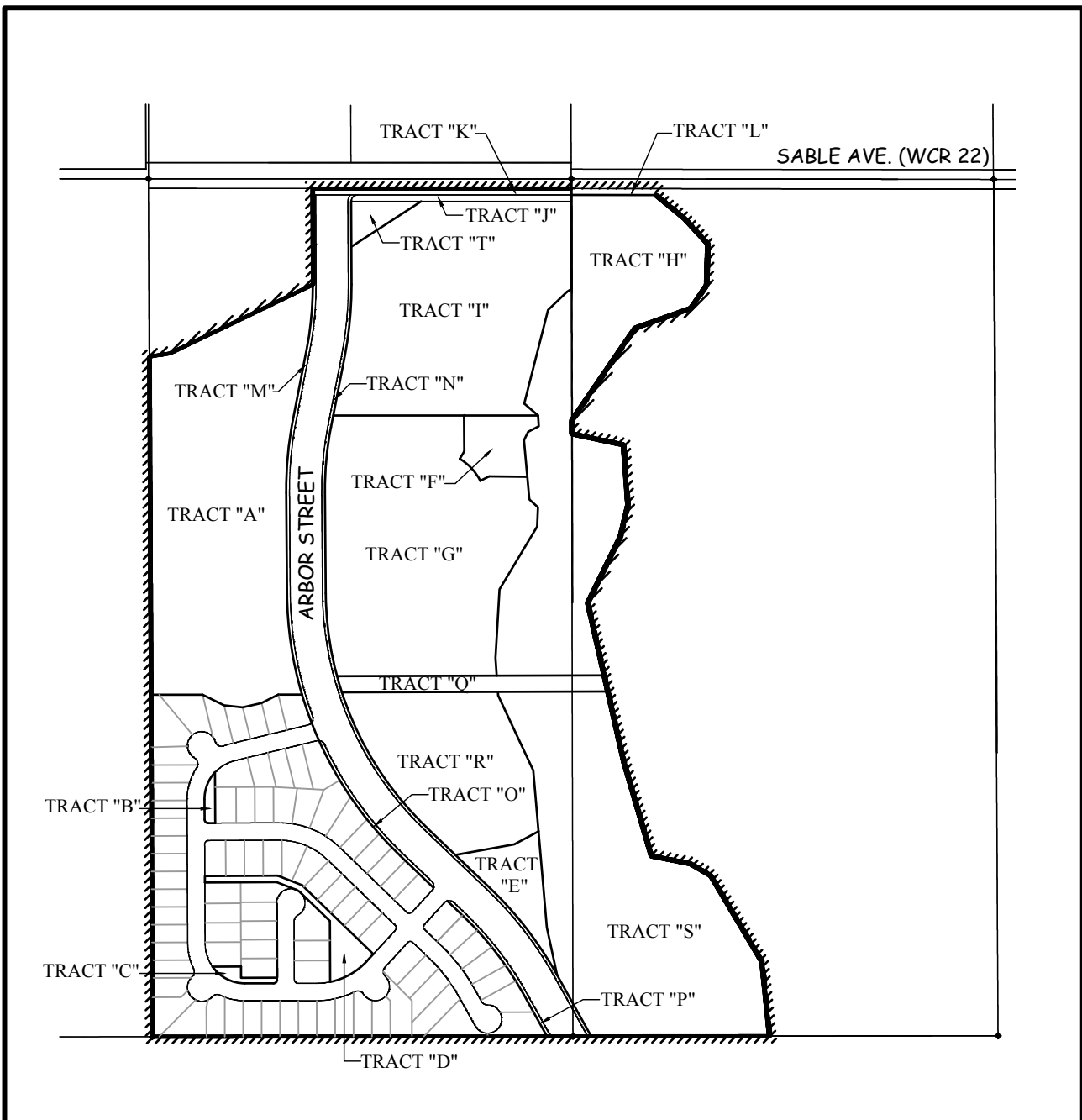
FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	COVER SHEET
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
REVISION DATE:	

SHEET 1 OF 26



SITE PLAN INDEX SHEET
NOT TO SCALE



TRACTS KEY MAP
NOT TO SCALE

WATER METER TABLE		
QUANTITY	SIZE	TYPE
86	5/8"	RESIDENTIAL SINGLE FAMILY
1	3/4"	IRRIGATION
2	1"	IRRIGATION

OWNER/ DEVELOPER:

MORTGAGE CONSULTANTS, LLC.
8400 EAST PRENTICE AVENUE, SUITE 1002
GREENWOOD VILLAGE, COLORADO 80111
PHONE: (303) 882-6024
CONTACT: OTTO AICHINGER
EMAIL: OTTO.AICHINGER@CALIBERHOMELANS.COM

SURVEYOR:

RED ROCK LAND SURVEYS, INC.
7865 W. ONTARIO PLACE
LITTLETON, CO 80128
PHONE: (303) 994-6300
CONTACT: JOHN E. KRATZ
EMAIL: J.KRATZ@REDROCKLANDSURVEYS.COM

TECHNICAL CONSULTANTS

PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, COLORADO 80120
PHONE: (303) 794-8604
CONTACT: WENDELL AYERS
EMAIL: WENDELL@PARAGONENG.COM

UTILITIES

WATER SERVICE: TOWN OF FIRESTONE
SEWER SERVICE: ST. VRAIN SANITATION DISTRICT
GAS SERVICE: BLACK HILLS ENERGY
ELECTRIC SERVICE: UNITED POWER
PHONE SERVICE: CENTURYLINK
CABLE TV SERVICE: AT&T BROADBAND



FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 2 OF 26

PROJECT CONCEPT

THE DESIGN GOAL FOR THE COTTONWOOD HOLLOW FDP FOR FILING 1 IS TO PROVIDE AN ATTRACTIVE LIVING AND WORKING ENVIRONMENT USING INNOVATIVE PLACEMENT AND DESIGN TECHNIQUES THAT RESPOND TO THE SITE'S NATURAL FEATURES. THIS FDP IS INTENDED TO MEET ALL THE GOALS OF THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT AS STATED IN THE FIRESTONE DEVELOPMENT REGULATIONS.

IN ORDER TO ACHIEVE THIS GOAL, THE FOLLOWING WAS ASSESSED:

1. COMPACT DESIGN IN ORDER FOR PEOPLE TO WALK TO THE EMPLOYMENT CENTER AND OPEN SPACE FROM THEIR HOMES.
2. OPPORTUNITIES FOR LOCAL EMPLOYMENT IN BUSINESSES CLOSE TO RESIDENT'S HOMES.
3. A VARIETY OF HOUSING TYPES AND LOT SIZES TO SUIT DIFFERENT HOUSEHOLDS.
4. PROTECTING AND ENHANCING GODDING HOLLOW OPEN SPACE AREA.
5. DEVELOPING A DESIGN THAT PROVIDES FOR BOTH THE DEVELOPERS' AND THE OIL AND GAS COMPANIES' FUTURE NEEDS.

THE FDP WAS DEVELOPED WITH THE ABOVE CONSIDERATIONS IN MIND.

COTTONWOOD HOLLOW FILING 1 FDP WILL FEATURE:

1. A MIXTURE OF SINGLE-FAMILY DETACHED HOMES ON A VARIETY OF LOT SIZES. THIS WILL PROVIDE A VARIETY OF HOUSING OPTIONS.
2. AN INTERCONNECTED STREET SYSTEM THAT IS BICYCLE AND PEDESTRIAN FRIENDLY. ALL ARTERIAL AND COLLECTOR STREETS WILL BE TREE-LINED WITH SIDEWALKS ALONG SIDE THEM. THE BUILDINGS THAT ABUT THE STREETS WILL BE DETAILED TO MAKE WALKING PLEASANT, EFFICIENT AND SAFE.
3. THE REMAINING ACREAGE WILL SERVE AS COMMON OPEN SPACE, WHICH WILL ALLOW OPTIMUM PRESERVATION OF NATURAL FEATURES INCLUDING EXISTING TREES AND DRAINAGE AREAS.
4. IN ADDITION TO THE CONTROLS ESTABLISHED IN THIS FDP, ALL DEVELOPMENT WILL BE CONTROLLED BY ARCHITECTURAL AND LANDSCAPING PRIVATE COVENANTS, CONDITIONS AND RESTRICTIONS TO ENSURE THE PROPERTY HAS AN ATTRACTIVE AND UNIFIED CHARACTER. A LANDSCAPE PLAN IS INCLUDED IN THIS FINAL DEVELOPMENT PLAN APPLICATION. IN ADDITION, THE DEVELOPER, THROUGH PRIVATE COVENANTS, CONDITIONS AND RESTRICTIONS, WILL REQUIRE ALL BUILDING PLANS TO BE APPROVED BY AN ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION.

FDP APPLICATION

THIS FDP APPLIES TO ALL OF COTTONWOOD HOLLOW SOUTH OF SABLE AVENUE (TRACTS "A" THROUGH "T", INCLUDING THE RESIDENTIAL LOTS) HOWEVER, ADDITIONAL FINAL DEVELOPMENT PLANS (AND PRELIMINARY DEVELOPMENT PLANS, AS APPROPRIATE) SHALL BE REQUIRED TO BE PROCESSED FOR TRACTS "G", "I", AND "R".

REGIONAL IMPACTS

THE REGIONAL IMPACTS ON BOTH THE COMMUNITY AND THE REGION HAVE BEEN PREVIOUSLY IDENTIFIED, ANALYZED AND DETERMINED TO BE ACCEPTABLE. THE PROPOSED TRAFFIC CIRCULATION PLAN FOR THE FDP CONSIDERS DEVELOPMENT OF ARBOR STREET WHICH IS IDENTIFIED AS A MAJOR ARTERIAL IN FIRESTONE COMPREHENSIVE MAP.

ENVIRONMENTAL INFORMATION

* A WETLAND ANALYSIS REPORT WAS PERFORMED BY CTL THOMPSON, DATED 01/30/95, TITLED "PHASE I AND PHASE II ENVIRONMENTAL SITE ASSESSMENT, ELDOREADO INDUSTRIAL PARK, 240-ACRE SITE, WELD COUNTY, COLORADO.
* A LIMITED PHASE II SUBSURFACE ASSESSMENT FOR COTTONWOOD HOLLOW WAS PERFORMED BY TERRACON, DATED 12/05/03.

UTILITIES

WATER SERVICE: TOWN OF FIRESTONE
SEWER SERVICE: ST. VRAIN SANITATION DISTRICT
GAS: BLACK HILLS ENERGY
ELECTRIC: UNITED POWER
TELEPHONE: CENTURYLINK

CONSISTENT WITH THE SUBDIVISION AGREEMENT FOR THE PROPERTY, FINANCING OF THE TYPICAL INFRASTRUCTURE IMPROVEMENTS REQUIRED BY THIS PROPOSAL WILL BE THE DEVELOPER'S RESPONSIBILITY. RECOVERY OF THE COST OF ANY OVERSIZED IMPROVEMENTS AND IMPROVEMENTS DESIGNED TO BENEFIT ADJACENT DEVELOPMENTS ARE ANTICIPATED TO BE REIMBURSABLE PURSUANT TO THE FIRESTONE MUNICIPAL CODE ("CODE"), POLICIES AND AS MAY BE SPECIFIED IN THE SUBDIVISION AGREEMENT FOR FILING 1.

GRADING CONCEPT

GRADING FOR THE PROPERTY IS INTENDED TO MAXIMIZE DEVELOPMENT OF THE PROPERTY THROUGH THE MITIGATION OF STORM WATER DRAINAGE ISSUES.

SERVICE REQUIREMENTS

POLICE PROTECTION: TOWN OF FIRESTONE
FIRE PROTECTION: FREDERICK FIRESTONE FIRE PROTECTION DISTRICT
STREET MAINTENANCE: TOWN OF FIRESTONE
SCHOOLS: ST. VRAIN VALLEY SCHOOL DISTRICT
RECREATION: CARBON VALLEY RECREATION DISTRICT AND INTERGOVERNMENTAL AGREEMENTS WITH COTTONWOOD HOLLOW COMMERCIAL AND RESIDENTIAL METROPOLITAN DISTRICT

CIRCULATION SYSTEMS

ACCESS TO THE DEVELOPMENT WILL BE FROM INTERNAL COLLECTOR STREETS INTERSECTING WITH ARBOR STREET, WHICH CONNECTS TO SABLE AVENUE. PEDESTRIAN ACCESS WILL BE PROVIDED ADJACENT TO ALL STREETS.

THE LOCATION OF THE TEMPORARY CUL-DE-SAC AT THE SOUTH END OF ARBOR STREET IS NECESSARY TO PROVIDE TWO ACCESS POINTS TO THE RESIDENTIAL DEVELOPMENT OF FILING 1. THE CUL-DE-SAC WILL BE REMOVED AND ARBOR STREET WILL BE EXTENDED SOUTH WITH FUTURE DEVELOPMENT.

EXISTING LAND USE

FILING 1 IS CURRENTLY MANAGED FOR AGRICULTURAL CROPS (FARMING ONLY) AND OIL AND GAS PRODUCTION FACILITY. THIS EXISTING FARMING USE WILL CONTINUE PROPORTIONALLY AND WILL DECREASE AS THE PROPERTY IS DEVELOPED.

SABLE AVENUE

SABLE AVENUE IS PAVED FROM THE WESTERN PROPERTY BOUNDARY TO BIRCH AVENUE WITH A 24' WIDE ASPHALT ROAD. NO ADDITIONAL IMPROVEMENTS TO SABLE ARE PROPOSED.

RESIDENTIAL DENSITY FILING NO. 1	
NUMBER OF LOTS	86 LOTS
GROSS DENSITY	3.94 UNITS/ACRE
NET DENSITY	5.85 UNITS/ACRE
MINIMUM LOT SIZE	6,000 SQUARE FEET
MAXIMUM LOT SIZE	13,967 SQUARE FEET

LAND USE

THE ZONING FOR THE PROPERTY IS PUD WITH EC, R-B AND R-C LAND USES. THE TABLE A BELOW SPECIFIES THE LAND USE ON THE FINAL DEVELOPMENT PLAN.

TABLE A

TRACT AREA AND OWNERSHIP / MAINTENANCE TABLE					
LOTS/ TRACTS	AREA	%	OWNERSHIP	MAINTENANCE	USE
TRACT "A"	11.80 Acres	13.24	OWNER	OWNER	EC/OIL & GAS
TRACT "B"	0.10 Acres	0.11	(CHCRMD)	(CHCRMD)	OS/ EASEMENT
TRACT "C"	0.12 Acres	0.13	(CHCRMD)	(CHCRMD)	OS/ EASEMENT
TRACT "D"	0.56 Acres	0.63	(CHCRMD)	(CHCRMD)	OS/ PARK / DRAINAGE
TRACT "E"	1.09 Acres	1.22	TOWN OF FIRESTONE	(CHCRMD)	OS/ DRAINAGE
TRACT "F"	0.87 Acres	0.98	TOWN OF FIRESTONE	(CHCRMD)	OS/ DRAINAGE
TRACT "G"	10.00 Acres	11.22	OWNER	OWNER	R-B/RESIDENTIAL (FUTURE)
TRACT "H"	10.18 Acres	11.42	(CHCRMD)	(CHCRMD)	OS/ EASEMENT
TRACT "I"	9.34 Acres	10.48	OWNER	OWNER	R-C/RESIDENTIAL (FUTURE)
TRACT "J"	0.31 Acres	0.35	(CHCRMD)	(CHCRMD)	OS/LANDSCAPE
TRACT "K"	0.37 Acres	0.42	TOWN OF FIRESTONE	TOWN OF FIRESTONE	DEDICATED R.O.W.
TRACT "L"	0.12 Acres	0.13	TOWN OF FIRESTONE	TOWN OF FIRESTONE	DEDICATED R.O.W.
TRACT "M"	0.38 Acres	0.43	(CHCRMD)	(CHCRMD)	OS/LANDSCAPE
TRACT "N"	0.66 Acres	0.74	(CHCRMD)	(CHCRMD)	OS/LANDSCAPE
TRACT "O"	0.13 Acres	0.15	(CHCRMD)	(CHCRMD)	OS/LANDSCAPE
TRACT "P"	0.12 Acres	0.13	(CHCRMD)	(CHCRMD)	OS/LANDSCAPE
TRACT "Q"	0.95 Acres	1.07	(CHCRMD)	(CHCRMD)	OS/LANDSCAPE/EASEMENT
TRACT "R"	4.83 Acres	5.42	OWNER	OWNER	R-B/RESIDENTIAL (FUTURE)
TRACT "S"	11.11 Acres	12.47	(CHCRMD)	(CHCRMD)	OS/LANDSCAPE
TRACT "T"	0.35 Acres	0.39	(CHCRMD)	(CHCRMD)	MONUMENT SIGN
86 LOTS	14.58 Acres	16.36	OWNERS	OWNERS	R-B/RESIDENTIAL
STREETS/R.O.W.	4.53 Acres	5.08	TOWN OF FIRESTONE	TOWN OF FIRESTONE	PUBLIC R.O.W.
ARBOR ST./R.O.W.	6.62 Acres	7.43	TOWN OF FIRESTONE	TOWN OF FIRESTONE	PUBLIC R.O.W.
TOTALS	89.12 Acres	100.00			

*(CHCRMD) = COTTONWOOD HOLLOW COMMERCIAL AND RESIDENTIAL METROPOLITAN DISTRICT

RESIDENTIAL AREA

THE PLATTED RESIDENTIAL AREA OF FILING 1 CONTAINS 86 SINGLE FAMILY LOTS. LAND USES INCLUDE ALL USES PERMITTED IN FIRESTONE DEVELOPMENT REGULATIONS FOR RESIDENTIAL B EXCEPT THAT ONLY SINGLE-FAMILY RESIDENTIAL USES WILL BE PERMITTED.

SETBACKS

PLACEMENT OF SINGLE-FAMILY DETACHED HOMES:

TABLE B

SETBACK ELEMENT	SETBACK DISTANCE	FROM	TO	EXCEPTION	ENCROACHMENT AMOUNT
FRONT GARAGE	20 FEET	R.O.W.	FOUNDATION	NONE	
REAR YARD	15 FEET	PROPERTY	FOUNDATION	DECKS & PATIOS	5 FEET
SIDE YARD	5 FEET	PROPERTY	FOUNDATION	FIREPLACE & EAVES	2 FEET
BAYS	4 FEET	PROPERTY	BAYS	MAINTAIN 10' BLDG SEPARATION	1 FOOT
FIREPLACE	3 FEET	PROPERTY	FIREPLACE	MAINTAIN 10' BLDG SEPARATION	2 FEET
EAVES	4 FEET	PROPERTY	EAVES	1 FOOT	
BAY WINDOWS	4 FEET	PROPERTY	BAY WINDOW	1 FOOT	
BETWEEN HOMES	12 FEET	FOUNDATION	FOUNDATION	CANTILEVERS FOR ABOVE	2 FEET FOR FIREPLACE *
SIDE-YARD					1 FOOT, BAYS/EAVES*
CORNER LOTS	15 FEET	R.O.W.	FOUNDATION	CANTILEVERS FOR ABOVE	2 FEET FOR FIREPLACE *
					1 FOOT, BAYS/EAVES*

* MINIMUM DISTANCE MUST BE MAINTAINED BETWEEN HOMES, PER APPLICABLE BUILDING CODE REGULATIONS. IF THIS TABLE CONFLICTS WITH THE BUILDING CODE THE BUILDING CODE WILL GOVERN THE CONDITION.

- STRUCTURES SHALL HAVE THE GARAGE SETBACK 20 FEET FROM THE STREET RIGHT-OF-WAY.
- REAR YARDS SHALL BE A MINIMUM OF 15 FEET FROM THE MAIN REAR FOUNDATION WALL TO THE REAR LOT LINE.
- SIDE YARDS SHALL BE A MINIMUM OF 5 FEET FROM THE LOT LINE, WHILE MAINTAINING A MINIMUM OF 10 FEET BETWEEN ADJACENT FOUNDATIONS, EXCEPT FOR FIREPLACES, EAVES, AND BAY WINDOWS AS DESCRIBED IN TABLE B ABOVE.
- FIREPLACES MAY ENCROACH 24 INCHES INTO A SIDE YARD SETBACK, BUT MUST MAINTAIN TEN FEET BETWEEN STRUCTURES.
- EAVES AND BAY WINDOWS MAY ENCROACH 12 INCHES INTO A SIDE YARD SETBACK, BUT MUST MAINTAIN TEN FEET BETWEEN STRUCTURES.
- SIDE YARD SETBACKS ON CORNER LOTS WILL BE A MINIMUM OF 15 FEET FROM THE RIGHT-OF-WAY.
- THERE SHALL BE NO OBSTRUCTION OF EASEMENTS BY THE HOME FOUNDATION.
- DECKS AND PATIOS MAY ENCROACH 5 FEET INTO THE REAR YARD SETBACK, BUT MAY NOT OBSTRUCT EASEMENTS.
- SWIMMING POOLS SHALL BE SET BACK A MINIMUM OF 5 FEET FROM ALL PROPERTY LINES, BUT MAY NOT OBSTRUCT EASEMENTS.

ARCHITECTURE

THE HOME ELEVATIONS SHOWN ON THIS FDP ARE ILLUSTRATIVE OF THE TYPE, STYLE AND QUALITY OF THE ARCHITECTURE THAT WILL BE CONSTRUCTED. FINAL CONFORMANCE WITH FDP WILL BE DETERMINED BY REVIEW OF THE PLANNING AND BUILDING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

ALL RESIDENTIAL HOMES SHALL BE "2X6 FRAME CONSTRUCTION" AND HAVE A MINIMUM OF A TWO-CAR GARAGE.

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 21 - 25. ALL HOMEBUILDERS SHALL SUBMIT PLANS THAT ARE GENERALLY CONSISTENT WITH THE SAMPLE ELEVATIONS AND MEET THE ARCHITECTURAL AND DEVELOPMENT STANDARDS NOTED BELOW:

1. 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).
2. ROCK MEANS ROCK, BRICK, STONE OR CULTURED STONE.
3. 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. THE TOWN PLANNER IN THEIR 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 WOULD BE REQUIRED ON A SECOND STORY.
4. ALL HOMES SHALL MEET THE FOLLOWING ARCHITECTURAL STANDARDS:
 - A. ALL LAP SIDING SHALL BE NO LESS THAN 8-INCHES WITH NO LESS THAN A 7-INCH EXPOSURE.
 - B. ALL WINDOWS AND BUILDING CORNERS MUST HAVE A MINIMUM OF A 4-INCH TRIM BOARD.
 - C. 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.
 - D. SIMILAR HOUSE ELEVATIONS SHALL NOT BE PLACED NEXT TO OR DIRECTLY ACROSS FROM ONE ANOTHER.
 - E. DETACHED GARAGES ARE NOT PERMITTED.
 - F. ALL HOMES SHALL HAVE A MINIMUM FLOOR AREA OF 1,100 SQUARE FEET FOR RANCH PLANS (SINGLE STORY) AND 1,000 SQUARE FEET ABOVE GRADE FOR A TRI-LEVEL AND 1,600 SQUARE FEET FOR A TWO-STORY. 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.
 - G. ANY ELEVATION THAT HAS ROCK, BRICK OR CULTURED STONE AT THE BASE OF THE ELEVATION, SUCH MATERIAL SHALL WRAP AROUND AT LEAST 2- FEET ON THE ADJOINING ELEVATION.

5. 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 (FILL IN WITH NAME OF ARTERIAL STREET), CONFLICT WITH THE INTERIOR ARCHITECTURE OR CONFLICT WITH WINDOWS ON AN ADJOINING HOME. THE FOLLOWING ITEMS SHALL ALSO BE INCLUDED IN WITH OPTION 1:

- A. THE REAR ELEVATION MUST INCLUDE AT LEAST TWO WINDOWS OR ONE WINDOW AND ONE DOORWAY.
- B. THE REAR ELEVATION SHALL HAVE A MINIMUM OF TWO ROOF BREAKS TO CREATE A VARIATION IN ROOF MASSING.
- C. THE REAR WALL SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING ELEMENTS.

1. ANGLED OR BOX BAY.
2. DECK OR BALCONY.

ENHANCED ELEVATION OPTION 2 SHALL MEAN THE ELEVATION SHALL HAVE AT LEAST ONE WINDOW. ALL WINDOWS SHALL HAVE SHUTTERS. THE TOWN PLANNER MAY ON A CASE BY CASE BASIS, IN THEIR SOLE DISCRETION WAIVE THE REQUIREMENT OF A WINDOW ON ANY ELEVATION, IF IT CAN BE DEMONSTRATED THAT THE WINDOW WOULD NOT BE PROMINENT TO THE VIEW FROM ARBOR STREET, CONFLICT WITH THE INTERIOR ARCHITECTURE OR CONFLICT WITH WINDOWS ON AN ADJOINING HOME. THE FOLLOWING ITEMS SHALL ALSO BE INCLUDED IN WITH OPTION 2:

- A. THE REAR ELEVATION SHALL HAVE A MINIMUM OF TWO ROOF BREAKS TO CREATE A VARIATION IN ROOF MASSING.
- B. THE REAR ELEVATION SHALL HAVE A MINIMUM OF TWO ROOF BREAKS TO CREATE A VARIATION IN ROOF MASSING.
- C. THE REAR WALL SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING ELEMENTS.
 1. ANGLED OR BOX BAY.
 2. DECK OR BALCONY.

6. ALL HOMES SHALL HAVE A BASEMENT WHERE TECHNICALLY FEASIBLE AS DETERMINED BY THE TOWN ENGINEER IN AGREEMENT OF THE OWNER'S GEOTECHNICAL REPORT RECOMMENDATION. WHERE A BASEMENT IS NOT FEASIBLE, THE HOMES SHALL HAVE "CRAWL SPACES".

LOCATIONS FOR REQUIRED ENHANCED ELEVATION OPTION 2 ARE PROVIDED IN THE ENHANCED ELEVATIONS OPTION TABLE ON THIS SHEET.

FOUNDATION WALLS

THE MAXIMUM AMOUNT OF FOUNDATION WALL PERMITTED TO THE 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

ONE STORAGE SHED MAY BE CONSTRUCTED PER RESIDENCE

- A. THE MAXIMUM SIZE IS 6 FEET WIDE AND 6 FEET DEEP.
- B. THE MAXIMUM HEIGHT IS 7 FEET.
- C. THE ARCHITECTURE MUST MATCH THE HOME ON THE SAME LOT.
- D. THE BODY AND TRIM COLORS MUST MATCH THE HOME ON THE SAME LOT.

NO OTHER ACCESSORY BUILDINGS MAY BE CONSTRUCTED.

OTHER HOME MODELS

SHALL BE PERMITTED AS LONG THE MODELS AND THEIR DESIGN MEET OR EXCEED THE STYLE AND DESIGN OF THE HOMES DEPICTED ON THE FDP. IN DETERMINING WHETHER A NEW MODEL IS OF THE SAME OR BETTER QUALITY, THE TOWN PLANNER SHALL CONSIDER: SIZE OF HOME, LEVEL AND DETAIL OF TRIM, NUMBER AND PLACEMENT OF WINDOWS, QUALITY OF ROOFING AND ROOF SLOPE, EXTENT AND PLACEMENT OF MASONRY, THE PLACEMENT AND DETAILS OF PORCH AND ENTRY FEATURES AND OTHER QUALITIES THE TOWN PLANNER BELIEVES TO BE RELEVANT WHEN COMPARING PROPOSED PLAN TO THOSE SPECIFIC PLANS APPROVED WITH THIS FDP.

PROHIBITED USE WITHIN THE PUD

PROHIBITED LAND USES WITHIN THE FDP WILL INCLUDE ALL USES, AS OUTLINED IN SECTION 15.15 OF THE TOWN OF FIRESTONE DEVELOPMENT REGULATIONS THAT RELATE TO THE PLATTED RESIDENTIAL AREA OF FILING 1.

OIL AND GAS DEVELOPMENT

THE LAND USES WITHIN THE FDP ALSO INCLUDE POTENTIAL FUTURE OIL AND GAS DEVELOPMENT. OIL AND GAS DEVELOPMENT WITHIN THE FDP WILL REQUIRE THE PROCESSING OF A SPECIAL USE PERMIT PURSUANT TO THE FIRESTONE MUNICIPAL CODE. DIRECTIONAL DRILLING MAY BE CONSIDERED FOR DEVELOPMENT OF THE RESOURCE WITHIN THE FDP. THE FUTURE OIL AND GAS FACILITIES, IF ANY AND AS MAY BE APPROVED, WILL BE SCREENED AND BUFFERED CONSISTENT WITH THE REQUIREMENTS OF THE SPECIAL USE PERMIT AND ALL OTHER REQUIREMENTS ESTABLISHED THROUGH THE SPECIAL USE REVIEW AT THE TIME THE FACILITY IS PROCESSED. IN ALL CASES, COLORADO OIL AND GAS COMMISSION STANDARD SAFETY PROCEDURES, NOTIFICATION, ENVIRONMENTAL RULES AND REGULATIONS AND REQUIRED SETBACKS WILL BE OBSERVED AS PART OF ANY FUTURE OIL AND GAS DEVELOPMENT WITHIN THE FDP.

THE SUBDIVIDER SHALL RETAIN OWNERSHIP OF TRACT "A" UNTIL SUCH TIME THE OIL AND GAS FACILITY IS REMOVED AT WHICH TIME TRACT "A" MAY BE DEDICATED TO THE TOWN.

BUILDING HEIGHT

THE MAXIMUM BUILDING HEIGHT FOR THE PLATTED LOT PORTION OF THIS FDP SHALL BE AS ESTABLISHED BY THE FIRST AMENDMENT TO THE OUTLINE DEVELOPMENT PLAN FOR COTTONWOOD HOLLOW, BEING 35'.

DEVELOPMENT SCHEDULE

FILING 1 WILL BEGIN IN 2018 WITH THE DEVELOPMENT OF SINGLE-FAMILY RESIDENTIAL UNITS. IT IS EXPECTED IT WILL TAKE 4 TO 6 YEARS TO BUILD OUT THE RESIDENTIAL PORTION, HOWEVER, THIS SCHEDULE IS BASED ON CURRENT MARKET CONDITIONS AND MAY CHANGE SUBJECT TO MARKET DEMAND.

PARK DEVELOPMENT

COTTONWOOD HOLLOW, FILING NO. 1 IS ALLOCATING TRACT "D", A 0.56 ACRE PARCEL OF LAND TO PARK AND OPEN SPACE, TO BE OWNED AND MAINTAINED BY COTTONWOOD HOLLOW COMMERCIAL AND RESIDENTIAL METROPOLITAN DISTRICT.

THE ANNEXATION AGREEMENT REQUIRED 5.00 ACRES OF PARKS FOR THE FULL DEVELOPMENT OF COTTONWOOD SOUTH OF SABLE AVENUE. FILING NO. 1 SHALL SATISFY 0.56 ACRES WITH DEDICATION OF TRACT "D" TO THE COTTONWOOD HOLLOW COMMERCIAL AND RESIDENTIAL METROPOLITAN DISTRICT. FUTURE FILINGS SOUTH OF SABLE WILL INCLUDE AT LEAST 4.44 ACRES TO BE DEDICATED AS PARKS AND TO BE OWNED AND MAINTAINED BY COTTONWOOD HOLLOW COMMERCIAL AND RESIDENTIAL METROPOLITAN DISTRICT.

OPEN SPACE BEING DEDICATED TO THE TOWN OF FIRESTONE WITH FILING 1 INCLUDES TRACTS "E" AND "F".

TRACTS "E" AND "F" SHALL BE MAINTAINED BY COTTONWOOD HOLLOW COMMERCIAL AND RESIDENTIAL METROPOLITAN DISTRICT. THE FUTURE COTTONWOOD HOLLOW FDP WILL INCLUDE DEVELOPMENT OF TRACTS "G", "I", AND "R" AND INCLUDE A 10-FOOT TRAIL CONSTRUCTED BY THE DEVELOPER IN TRACTS "H" AND "S" ALONG GODDING HOLLOW. AN IMPROVEMENT PLAN FOR TRACT "A" AND THE 10-FOOT TRAIL IN TRACTS "H" AND "S" SHALL BE PROVIDED WITH FUTURE COTTONWOOD HOLLOW FDP.

FILING 1 ACREAGE = 89.12 ACRES
REQUIRED FILING 1 PLD = 8.91 ACRES (10% OF TOTAL)
ACTUAL DEDICATE PLD WITH FILING 1 (TRACT "D") = 0.56 ACRES

PREVIOUSLY "BANKED PLD FROM COTTONWOOD HOLLOW, FILING 2 = 15.703 ACRES (TRACT C)

PRIVATE MAINTENANCE AND ENFORCEMENT

THE COTTONWOOD HOLLOW COMMERCIAL AND RESIDENTIAL METROPOLITAN DISTRICT (CHCRMD) WILL RECORD COVENANTS, CONDITIONS AND RESTRICTIONS WHICH WILL GOVERN THE USE, MAINTENANCE AND CONTINUED PROTECTION OF COTTONWOOD HOLLOW. MAINTENANCE OF OPEN SPACE AND ANY (CHCRMD) OWNED PROPERTY WILL BE THE RESPONSIBILITY OF COTTONWOOD HOLLOW COMMERCIAL AND RESIDENTIAL METROPOLITAN DISTRICT.

DRAINAGE

DRAINAGE IMPROVEMENTS SHALL COMPLY WITH CRITERIA AS SET FORTH BY THE TOWN. STORM DRAINAGE IMPROVEMENTS IN AREAS DESIGNATED BY TOWN OF FIRESTONE AND MAINTAINED BY THE COTTONWOOD HOLLOW COMMERCIAL AND RESIDENTIAL METROPOLITAN DISTRICT (CHCRMD) SHALL REMAIN THE RESPONSIBILITY OF THE (CHCRMD). FOR FURTHER DETAILS SEE FINAL DRAINAGE REPORT FOR COTTONWOOD HOLLOW BY PARAGON ENGINEERING CONSULTANTS, INC. REVISED JUNE 2018.

SIGN PROGRAM

SIGNAGE SHALL CONFORM TO THE DEVELOPMENT STANDARDS OF THE FIRESTONE MUNICIPAL CODE. ALSO COLORADO DEPARTMENT OF TRANSPORTATION "M" AND "S" STANDARDS SHALL BE USED AS GUIDELINE FOR ANY ADDITIONAL INFORMATION REQUIRED.

ENTRY SIGN

AN ENTRY SIGN WILL BE LOCATED ON TRACT "T", WHICH SIGN AND TRACT WILL BE OWNED AND MAINTAINED BY THE COTTONWOOD HOLLOW COMMERCIAL AND RESIDENTIAL METROPOLITAN DISTRICT.

CONTROLS

TABLE A SPECIFIES OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR THE FDP.

LANDSCAPING

TRACTS "B", "C", "D", "M", "N", "O", "P", AND "T" WILL BE IRRIGATED AS SHOWN ON THE FDP LANDSCAPE AND IRRIGATION PLANS.

FENCING

A SIX-FOOT HIGH TAN VINYL PRIVACY FENCE WILL BE CONSTRUCTED FOR THE RESIDENTIAL LAND USE ALONG THE SOUTH AND WEST PROPERTY LINES AND ALONG ARBOR STREET. ALL OTHER FENCING WILL BE A 3' RAIL TAN VINYL FENCING AS SHOWN ON THE FENCING PLAN.

TECHNICAL CONSULTANT & PREPARED BY:



PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

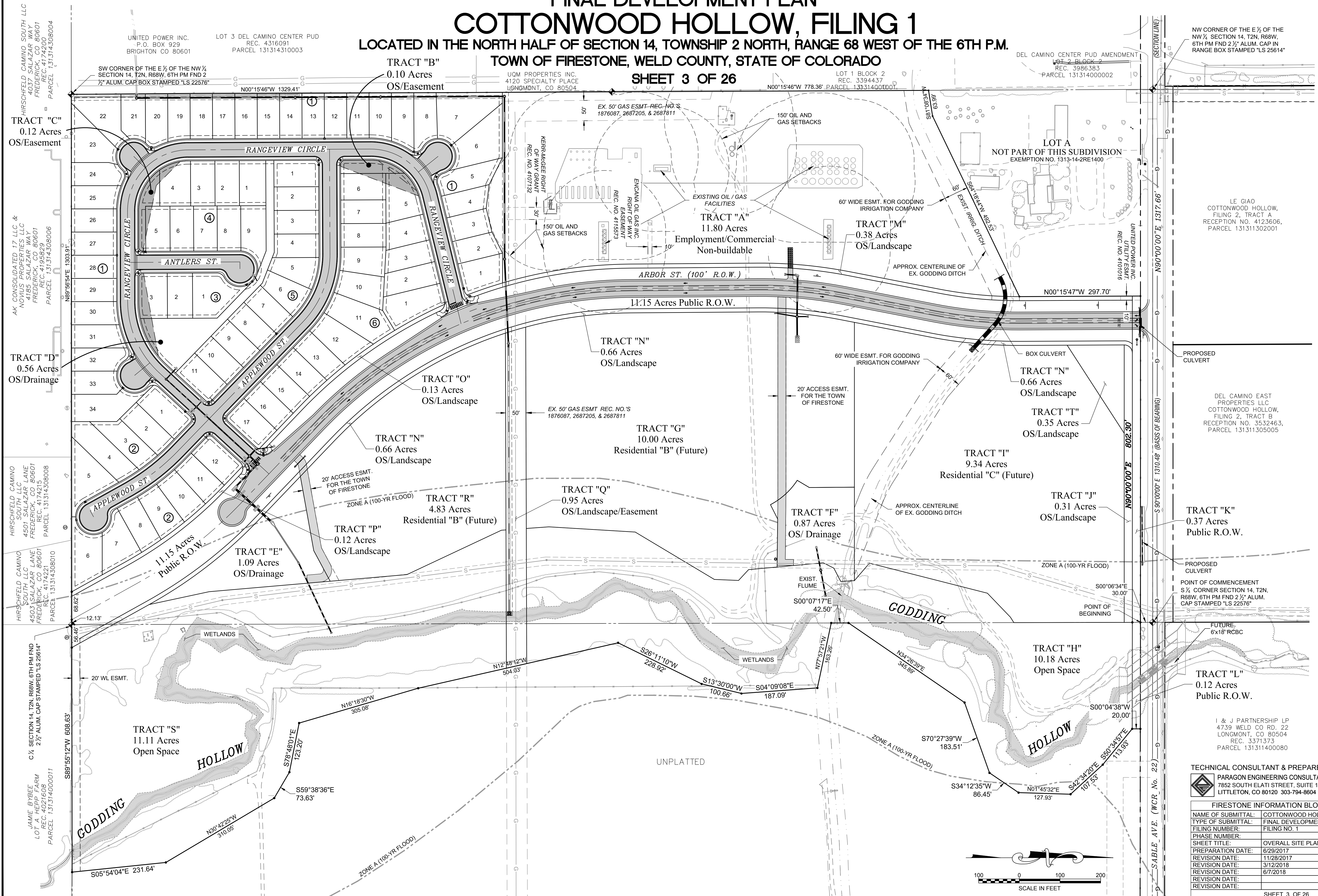
FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	GENERAL NOTES
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
SHEET 2 OF 26	

FINAL DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 1

LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 3 OF 26



NW CORNER OF THE E 1/2 OF THE
NW 1/4 SECTION 14, T2N, R68W,
6TH PM FND 2 1/2" ALUM. CAP IN
RANGE BOX STAMPED "LS 25614"

DEL CAMINO CENTER PUD AMENDMENT
LOT 2 BLOCK 2
REC. 3986383
PARCEL 131314000002

LOT A
NOT PART OF THIS SUBDIVISION
EXEMPTION NO. 1313-14-2RE1400

LE CIAO
COTTONWOOD HOLLOW,
FILING 2, TRACT A
RECEPTION NO. 4123606,
PARCEL 131311302001

DEL CAMINO EAST
PROPERTIES LLC
COTTONWOOD HOLLOW,
FILING 2, TRACT B
RECEPTION NO. 3532463,
PARCEL 131311305005

TRACT "K"
0.37 Acres
Public R.O.W.

PROPOSED
CULVERT
POINT OF COMMENCEMENT
S 1/2 CORNER SECTION 14, T2N,
R68W, 6TH PM FND 2 1/2" ALUM.
CAP STAMPED "LS 22576"

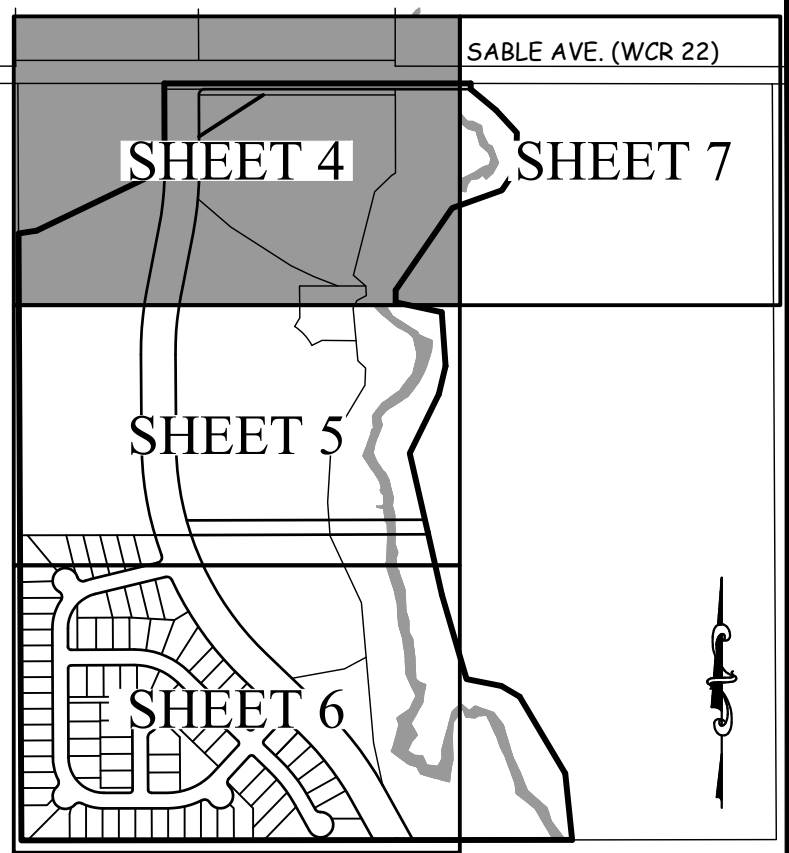
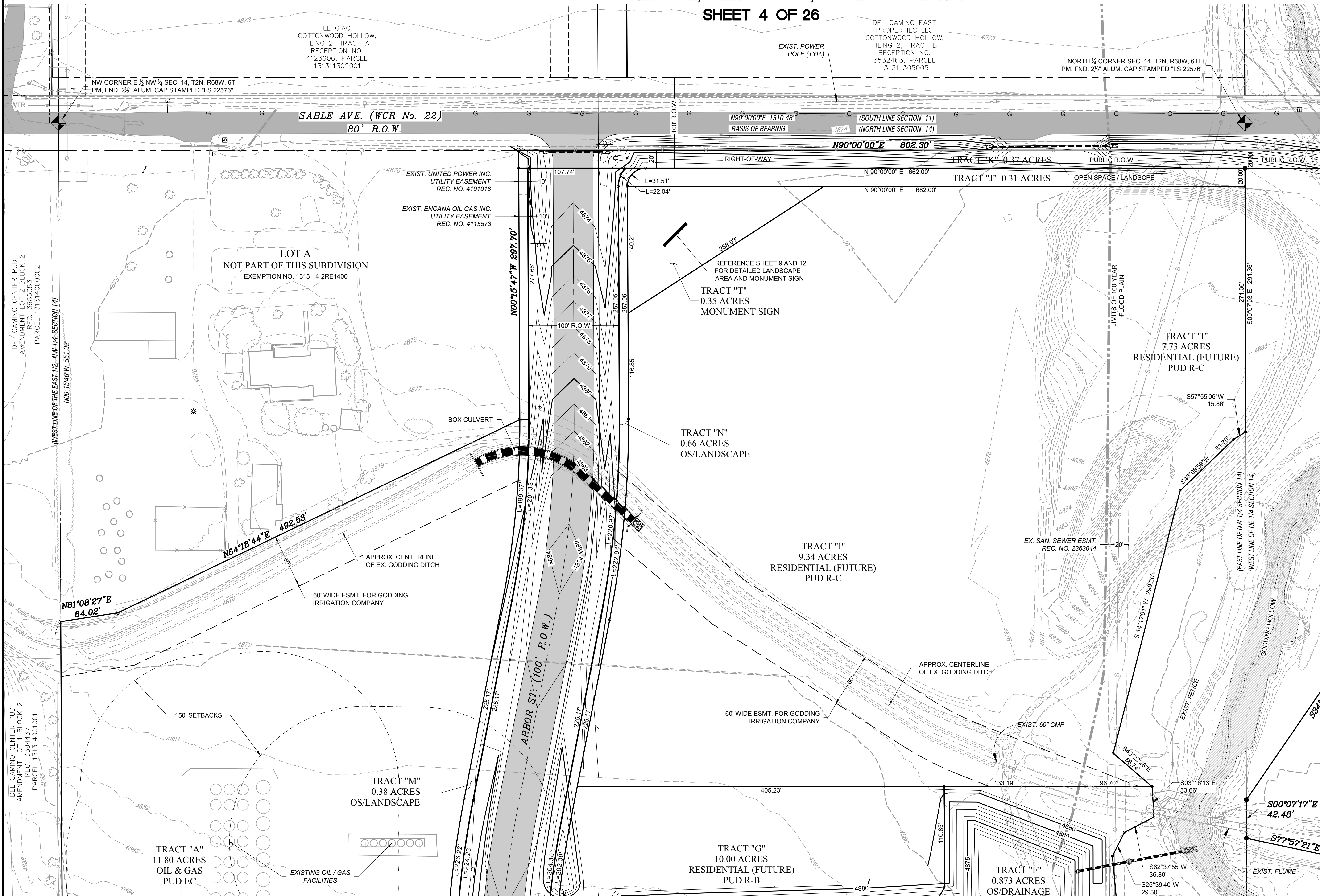
TRACT "L"
0.12 Acres
Public R.O.W.

I & J PARTNERSHIP LP
4739 WELD CO RD. 22
LONGMONT, CO 80504
REC. 3371373
PARCEL 131311400080

TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	OVERALL SITE PLAN
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
SHEET 3 OF 26	

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 4 OF 26



KEY MAP

LEGEND

- FND. REBAR W/ 1/2" ALUM. CAP "LS 22576"
- FND. REBAR W/ 1/2" ALUM. CAP "LS 25614"
- SET #5 REBAR W/ YELLOW CAP "PLS 20142"
- FND. ALIQUOT MONUMENT AS DESCRIBED ALIQUOT LINE
- EXISTING R.O.W.
- PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED TRACT / LOT LINE
- PROPOSED EASEMENT
- PROPOSED CENTERLINE OF R.O.W.
- P.C. PT. POINT OF INTERSECTION, ETC.
- BUILDING SETBACK LINE
- PROPOSED EASEMENT
- EXIST. WATER LINE
- EXIST. SAN. SEWER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING CULVERT
- 28 LOT NUMBER
- 1 BLOCK NUMBER
- U.E. UTILITY EASEMENT
- PROPOSED 100-YR FLOOD PLAIN
- PRO. STORM SEWER
- PROPOSED CULVERT
- TOF - TOP OF FOUNDATION
- FF - FINISH FLOOR
- PROPOSED LIGHT POLE
- PROPOSED ENTRANCE SIGN
- PROPOSED STREET SIGN
- SDTE SIGHT DISTANCE TRIANGLE EASEMENT

NOTES:

- MINIMUM SETBACK REQUIREMENTS REFER TO TABLE B SHEET 2.
- THE VARIABLE WIDTH OF THE SIGHT TRIANGLE DISTANCE EASEMENT IS A NO-BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL, EXCEPT FOR DECIDUOUS TREES AND OPEN RAIL FENCING.
- MAIL BOX CLUSTERS SHALL BE LOCATED IN TRACT D, AND OUTSIDE OF THE SIGHT DISTANCE TRIANGLE EASEMENT. SEE DETAIL D, SHEET 19.

PER GEOTECHNICAL ENGINEERING REPORT BY COLE GARNER GEOTECHNICAL DATED MARCH 15, 2018.

TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	SITE GRADING PLAN 1
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	

SCALE: 1"=50'

SEE SHEET 4

FINAL DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 1

LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 5 OF 26

10.00 ACRES
RESIDENTIAL (FUTURE)
PUD R-B

TRACT "F"
0.873 ACRES
OS/DRAINAGE

TRACT "H"
10.18 ACRES
OPEN SPACE

TRACT "G"
10.00 ACRES
RESIDENTIAL (FUTURE)
PUD R-B

TRACT "N"
0.66 ACRES
OS/LANDSCAPE

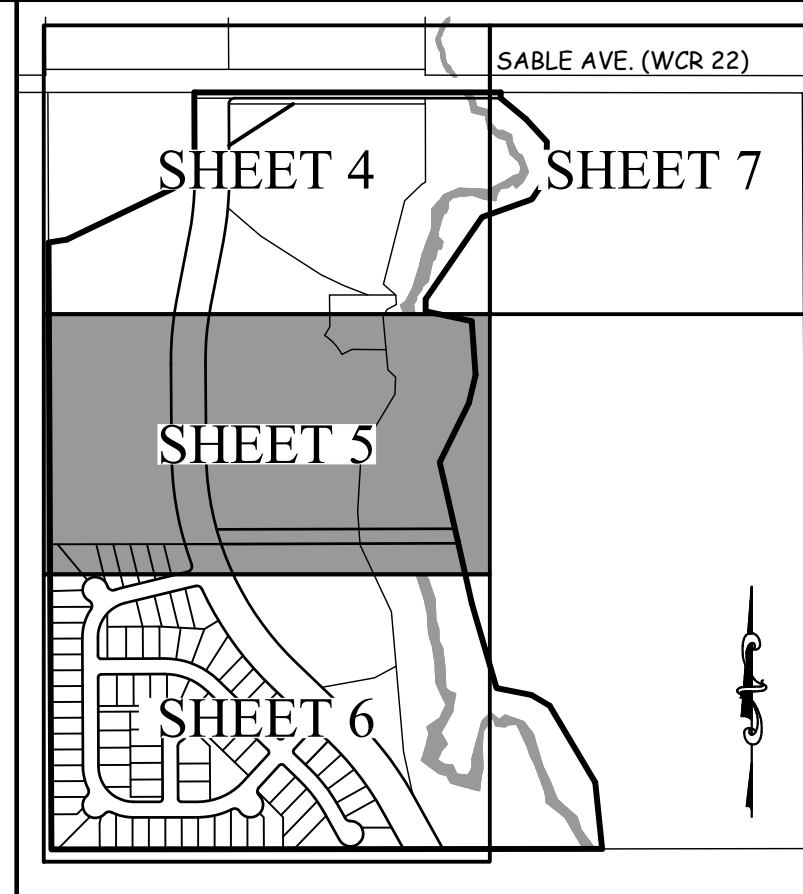
TRACT "A"
11.80 ACRES
OIL & GAS
EMPLOYMENT/COMMERCIAL

TRACT "M"
0.38 ACRES
OS/LANDSCAPE

TRACT "Q"
0.95 ACRES
OPEN SPACE

TRACT "R"
4.83 ACRES
RESIDENTIAL (FUTURE)
PUD R-B

TRACT "S"
11.11 ACRES
OPEN SPACE



KEY MAP

LEGEND	
	FND. REBAR W/ 1/2" ALUM. CAP "LS 22576"
	SET #5 REBAR W/ YELLOW CAP "PLS 20142"
	FND. ALIQUOT MONUMENT AS DESCRIBED
	ALIQUOT LINE
	EXISTING R.O.W.
	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED TRACT / LOT LINE
	PROPOSED EASEMENT
	PROPOSED CENTERLINE OF R.O.W.
	PC, PT, POINT OF INTERSECTION, ETC.
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	EXIST. WATER LINE
	EXIST. SAN. SEWER
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING CULVERT
	28 LOT NUMBER
	1 BLOCK NUMBER
	U.E. UTILITY EASEMENT
	PROPOSED 100-YR FLOOD PLAIN
	PRO. STORM SEWER
	PROPOSED CULVERT
	TOF - TOP OF FOUNDATION
	FF - FINISH FLOOR
	PROPOSED LIGHT POLE
	PROPOSED ENTRANCE SIGN
	PROPOSED STREET SIGN
	SDTE SIGHT DISTANCE TRIANGLE EASEMENT

- NOTES:
1. MINIMUM SETBACK REQUIREMENTS REFER TO TABLE B SHEET 2.
 2. THE VARIABLE WIDTH OF THE SIGHT TRIANGLE DISTANCE EASEMENT IS A NO-BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL, EXCEPT FOR DECIDUOUS TREES AND OPEN RAIL FENCING.
 3. MAIL BOX CLUSTERS SHALL BE LOCATED IN TRACT D, AND OUTSIDE OF THE SIGHT DISTANCE TRIANGLE EASEMENT. SEE DETAIL D, SHEET 19.
 4. PER GEOTECHNICAL ENGINEERING REPORT BY COLE GARNER GEOTECHNICAL DATED MARCH 15, 2018.

PER GEOTECHNICAL ENGINEERING REPORT
BY COLE GARNER GEOTECHNICAL DATED
MARCH 15, 2018.

	BORING LOCATION
	BORING NO. 1
	DESCRIPTION
	EXISTING GROUND ELEVATION
	GROUNDWATER ELEVATION

SCALE: 1"=50'

TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	SITE GRADING PLAN 2
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	

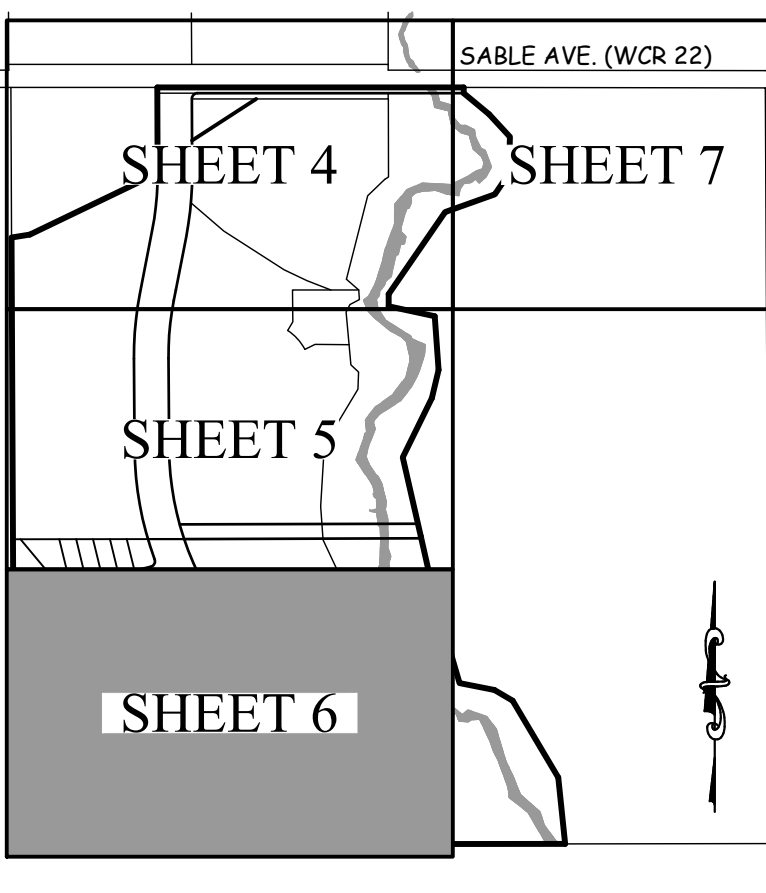
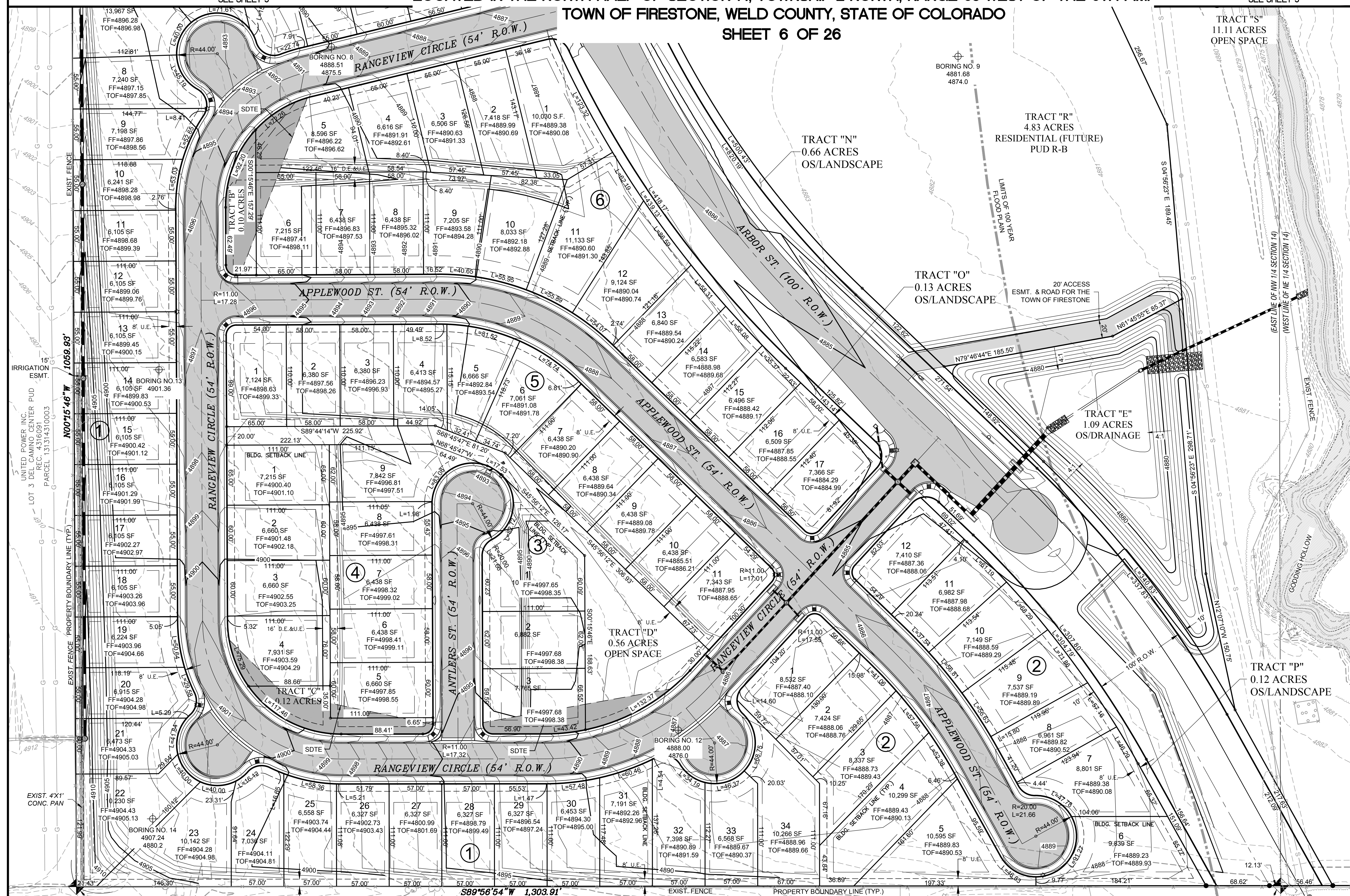
SHEET 5 OF 26

FINAL DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 1

LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 6 OF 26



KEY MAP

LEGEND	
	FND. REBAR W/ 1/2" ALUM. CAP "LS 22576"
	SET #5 REBAR W/ YELLOW CAP "PLS 20142"
	FND. ALIQUOT MONUMENT AS DESCRIBED
	ALIQUOT LINE
	EXISTING R.O.W.
	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED TRACT / LOT LINE
	PROPOSED EASEMENT
	PROPOSED CENTERLINE OF R.O.W.
	PC, PT, POINT OF INTERSECTION, ETC.
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	EXIST. WATER LINE
	EXIST. SAN. SEWER
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING CULVERT
	28 LOT NUMBER
	1 BLOCK NUMBER
	U.E. UTILITY EASEMENT
	PROPOSED 100-YR FLOOD PLAIN
	PRO. STORM SEWER
	PROPOSED CULVERT
	TOF - TOP OF FOUNDATION
	FF - FINISH FLOOR
	PROPOSED LIGHT POLE
	PROPOSED ENTRANCE SIGN
	PROPOSED STREET SIGN
	SDTE SIGHT DISTANCE TRIANGLE EASEMENT

- NOTES:
1. MINIMUM SETBACK REQUIREMENTS REFER TO TABLE B SHEET 2
 2. THE VARIABLE WIDTH OF THE SIGHT TRIANGLE DISTANCE EASEMENT IS A NO-BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL, EXCEPT FOR DECIDUOUS TREES AND OPEN RAIL FENCING.
 3. MAIL BOX CLUSTERS SHALL BE LOCATED IN TRACT D, AND OUTSIDE OF THE SIGHT DISTANCE TRIANGLE EASEMENT. SEE DETAIL D, SHEET 19.

PER GEOTECHNICAL ENGINEERING REPORT BY COLE GARNER GEOTECHNICAL DATED MARCH 15, 2018.

	BORING LOCATION
	BORING NO. 1
	DESCRIPTION
	EXISTING GROUND ELEVATION
	GROUNDWATER ELEVATION

SCALE: 1"=50'

TECHNICAL CONSULTANT & PREPARED BY:

PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	SITE GRADING PLAN 3
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	

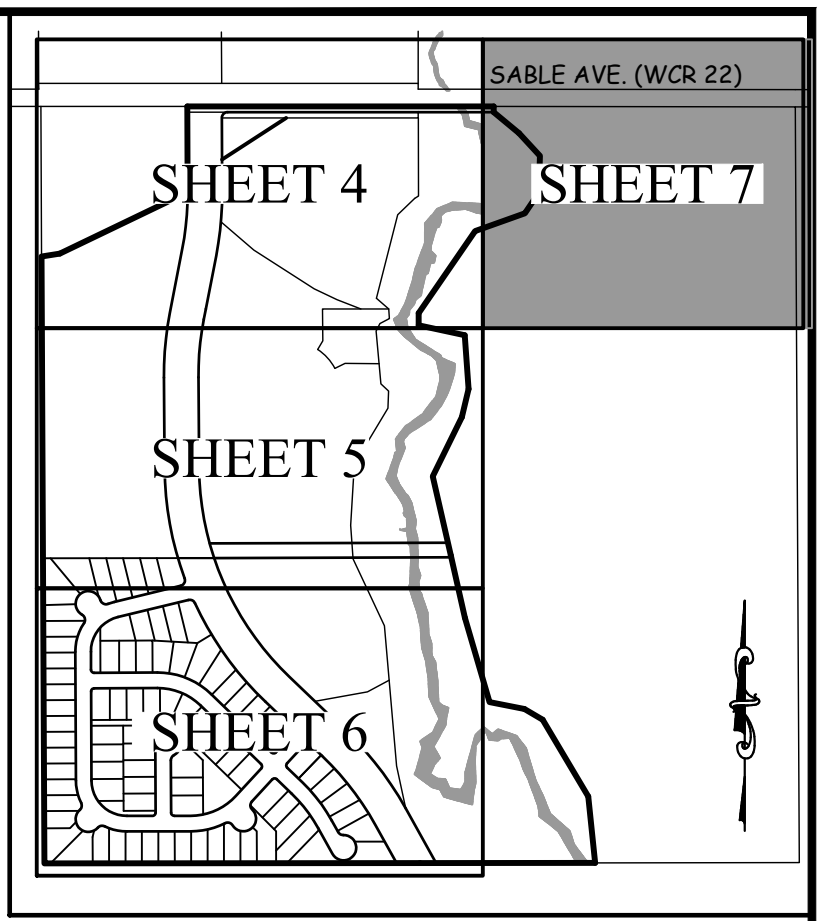
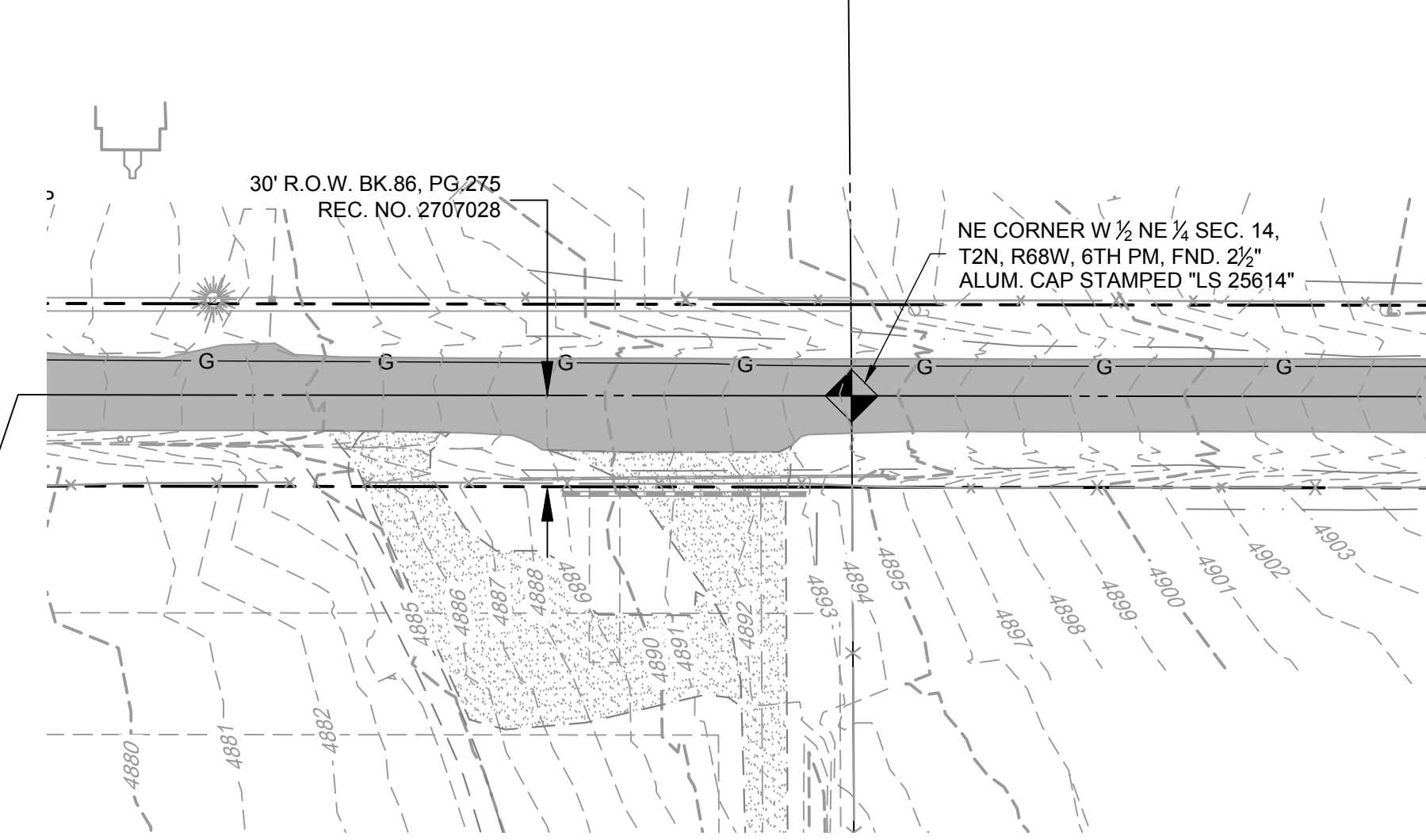
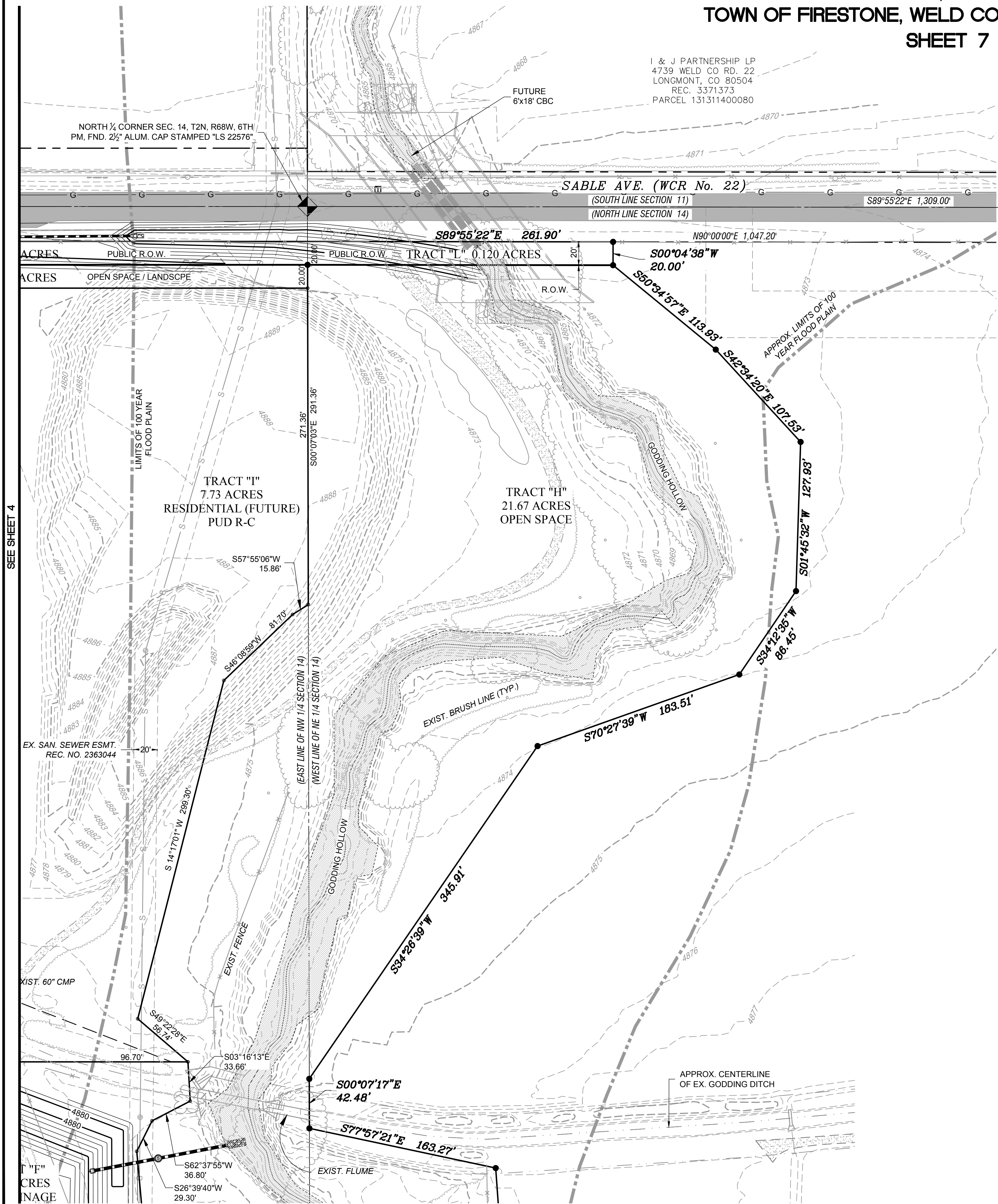
SHEET 6 OF 26

FINAL DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 1

LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 7 OF 26



KEY MAP

LEGEND	
	FND. REBAR W/ 1/2" ALUM. CAP "LS 22576"
	FND. REBAR W/ 1/2" ALUM. CAP "LS 25614"
	SET #5 REBAR W/ YELLOW CAP "PLS 20142"
	FND. ALIQUOT MONUMENT AS DESCRIBED ALIQUOT LINE
	EXISTING R.O.W.
	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED TRACT / LOT LINE
	PROPOSED EASEMENT
	PROPOSED CENTERLINE OF R.O.W.
	PC, PT, POINT OF INTERSECTION, ETC.
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	EXIST. WATER LINE
	EXIST. SAN. SEWER
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING CULVERT
	LOT NUMBER
	BLOCK NUMBER
	U.E. UTILITY EASEMENT
	PROPOSED 100-YR FLOOD PLAIN
	PRO. STORM SEWER
	PROPOSED CULVERT
	TOF - TOP OF FOUNDATION
	FF - FINISH FLOOR
	PROPOSED LIGHT POLE
	PROPOSED ENTRANCE SIGN
	PROPOSED STREET SIGN
	SDTE SIGHT DISTANCE TRIANGLE EASEMENT

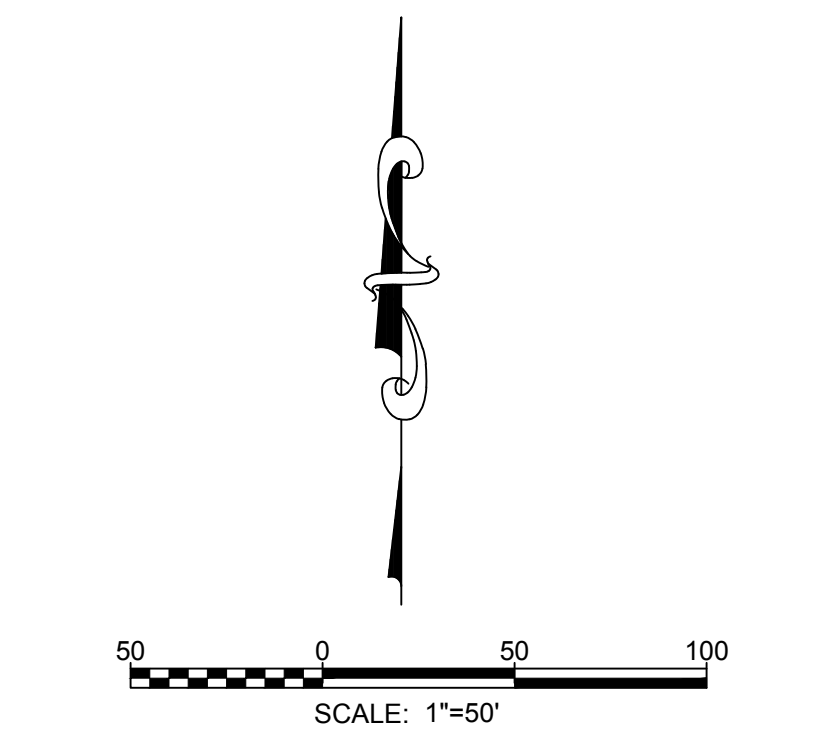
- NOTES:
1. MINIMUM SETBACK REQUIREMENTS REFER TO TABLE B SHEET 2.
 2. THE VARIABLE WIDTH OF THE SIGHT TRIANGLE DISTANCE EASEMENT IS A NO-BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL, EXCEPT FOR DECIDUOUS TREES AND OPEN RAIL FENCING.
 3. MAIL BOX CLUSTERS SHALL BE LOCATED IN TRACT D, AND OUTSIDE OF THE SIGHT DISTANCE TRIANGLE EASEMENT. SEE DETAIL D, SHEET 19.

NOTE:
MINIMUM SETBACK REQUIREMENTS REFER TO TABLE B SHEET 2.

PER GEOTECHNICAL ENGINEERING REPORT
BY COLE GARNER GEOTECHNICAL DATED
MARCH 15, 2018.

	BORING LOCATION
	DESCRIPTION
	EXISTING GROUND ELEVATION
	GROUNDWATER ELEVATION

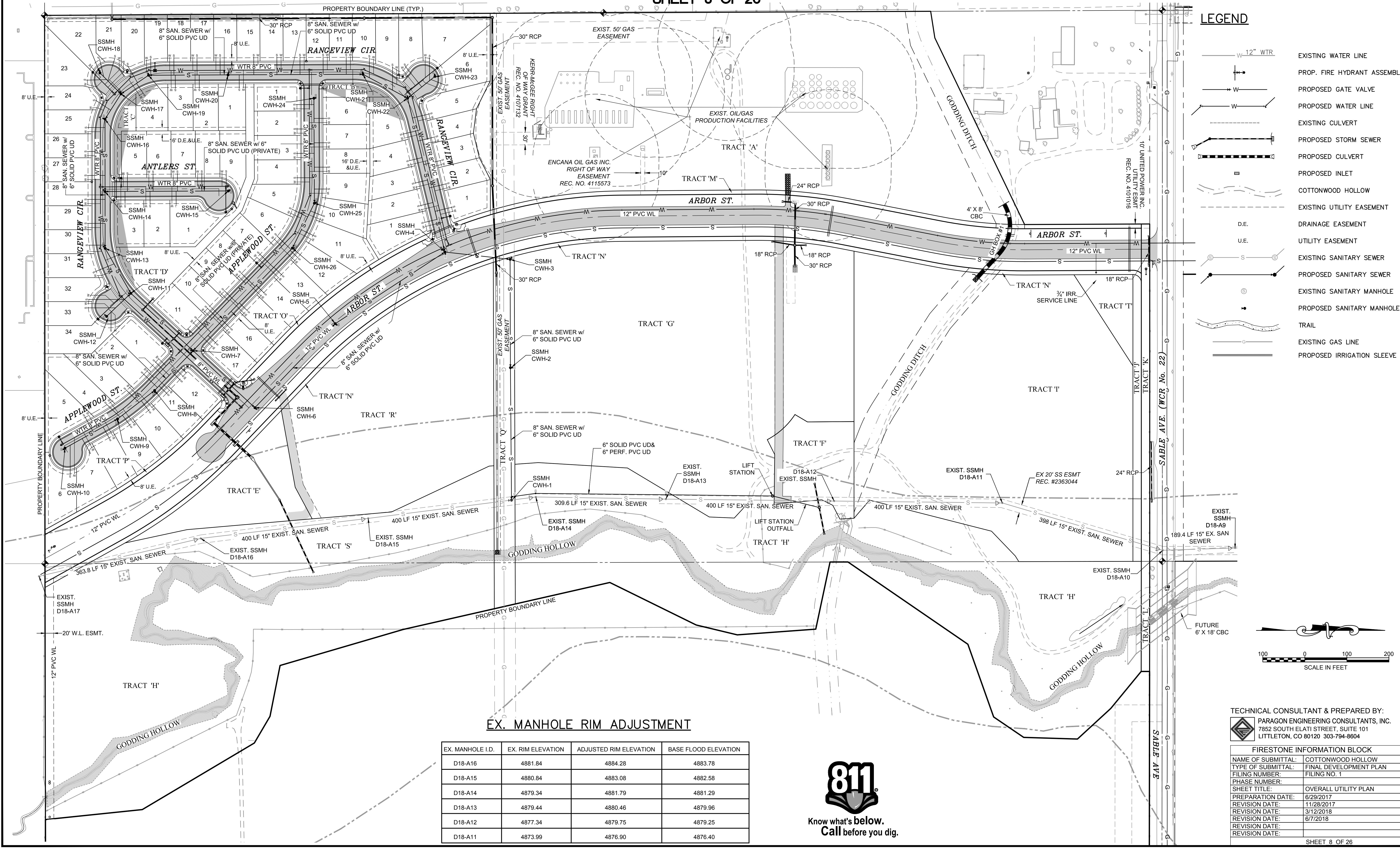
SITE BENCHMARK:
FIRESTONE BENCHMARK BM5 CDOT ROW
MONUMENT STA. 1268+52
(BRASS CAP SET IN CONCRETE) AT W1/4
CORNER, SEC. 14, T2N, R68W
NGVD 1929 ELEVATION=4915.23 FEET



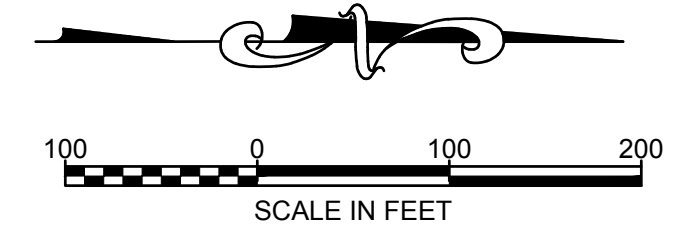
TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	SITE GRADING PLAN 4
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
REVISION DATE:	

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 8 OF 26



- LEGEND**
- 12" WTR
 - EXISTING WATER LINE
 - PROP. FIRE HYDRANT ASSEMBLY
 - W
 - PROPOSED GATE VALVE
 - W
 - PROPOSED WATER LINE
 - EXISTING CULVERT
 - PROPOSED STORM SEWER
 - PROPOSED CULVERT
 - PROPOSED INLET
 - COTTONWOOD HOLLOW
 - EXISTING UTILITY EASEMENT
 - D.E.
 - DRAINAGE EASEMENT
 - U.E.
 - UTILITY EASEMENT
 - S
 - EXISTING SANITARY SEWER
 - S
 - PROPOSED SANITARY SEWER
 - S
 - EXISTING SANITARY MANHOLE
 - S
 - PROPOSED SANITARY MANHOLE
 - TRAIL
 - G
 - EXISTING GAS LINE
 - I
 - PROPOSED IRRIGATION SLEEVE



EX. MANHOLE RIM ADJUSTMENT

EX. MANHOLE I.D.	EX. RIM ELEVATION	ADJUSTED RIM ELEVATION	BASE FLOOD ELEVATION
D18-A16	4881.84	4884.28	4883.78
D18-A15	4880.84	4883.08	4882.58
D18-A14	4879.34	4881.79	4881.29
D18-A13	4879.44	4880.46	4879.96
D18-A12	4877.34	4879.75	4879.25
D18-A11	4873.99	4876.90	4876.40



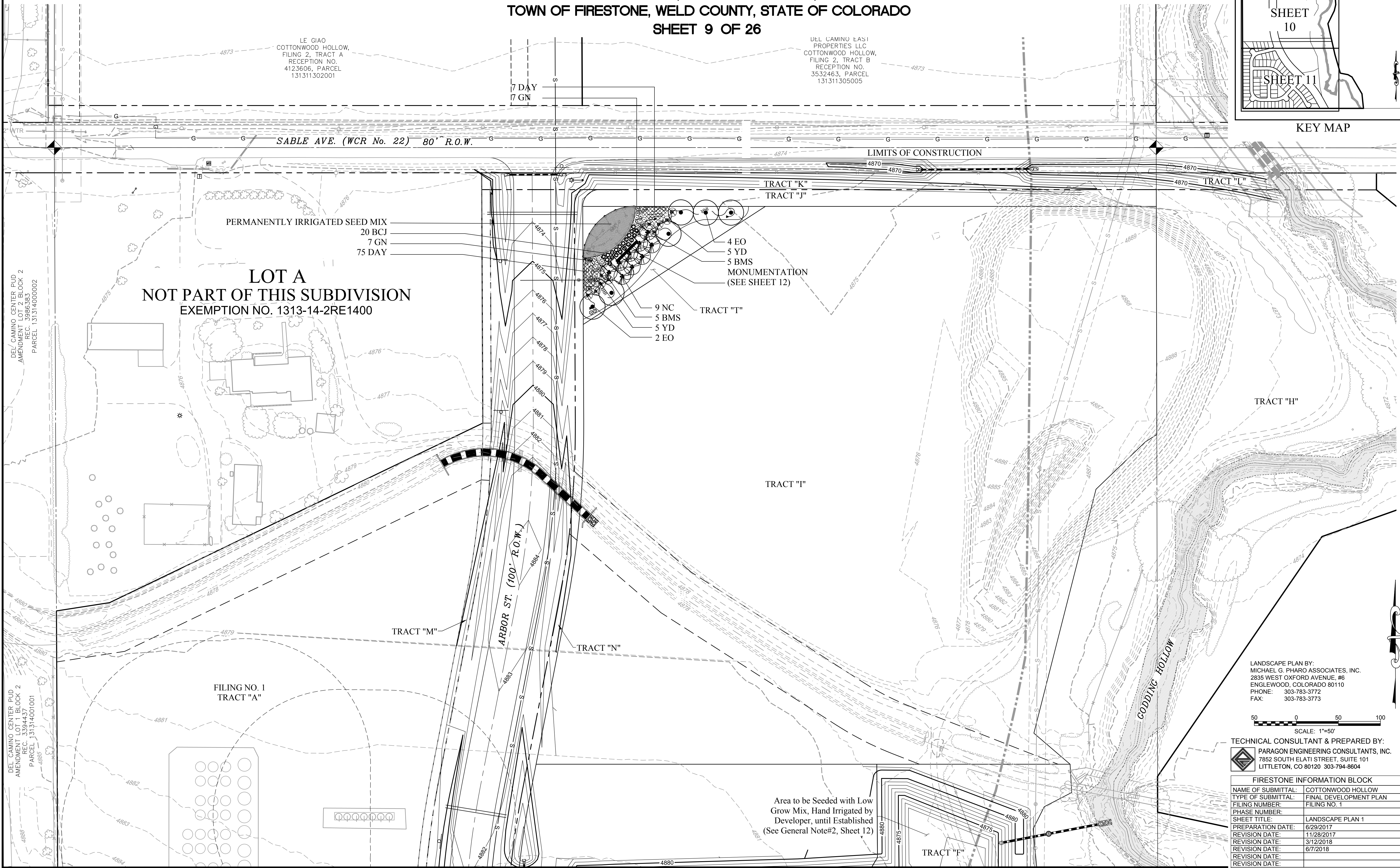
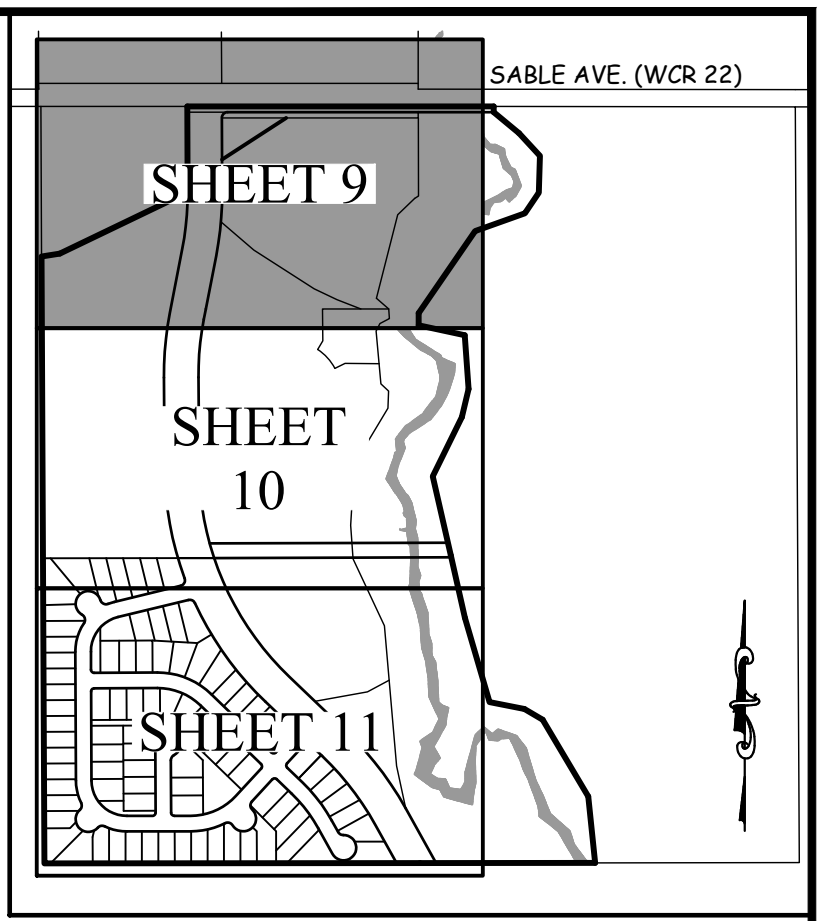
TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	OVERALL UTILITY PLAN
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	

SHEET 8 OF 26

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 9 OF 26



LANDSCAPE PLAN BY:
MICHAEL G. PHARO ASSOCIATES, INC.
2835 WEST OXFORD AVENUE, #6
ENGLEWOOD, COLORADO 80110
PHONE: 303-783-3772
FAX: 303-783-3773

SCALE: 1"=50'

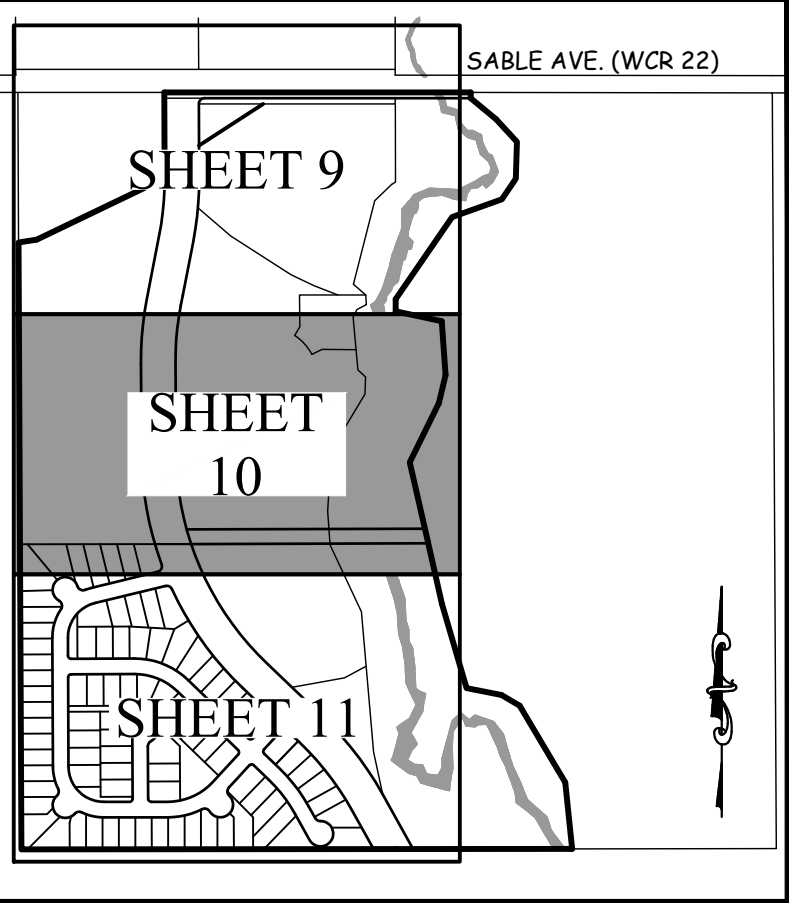
TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	LANDSCAPE PLAN 1
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
REVISION DATE:	

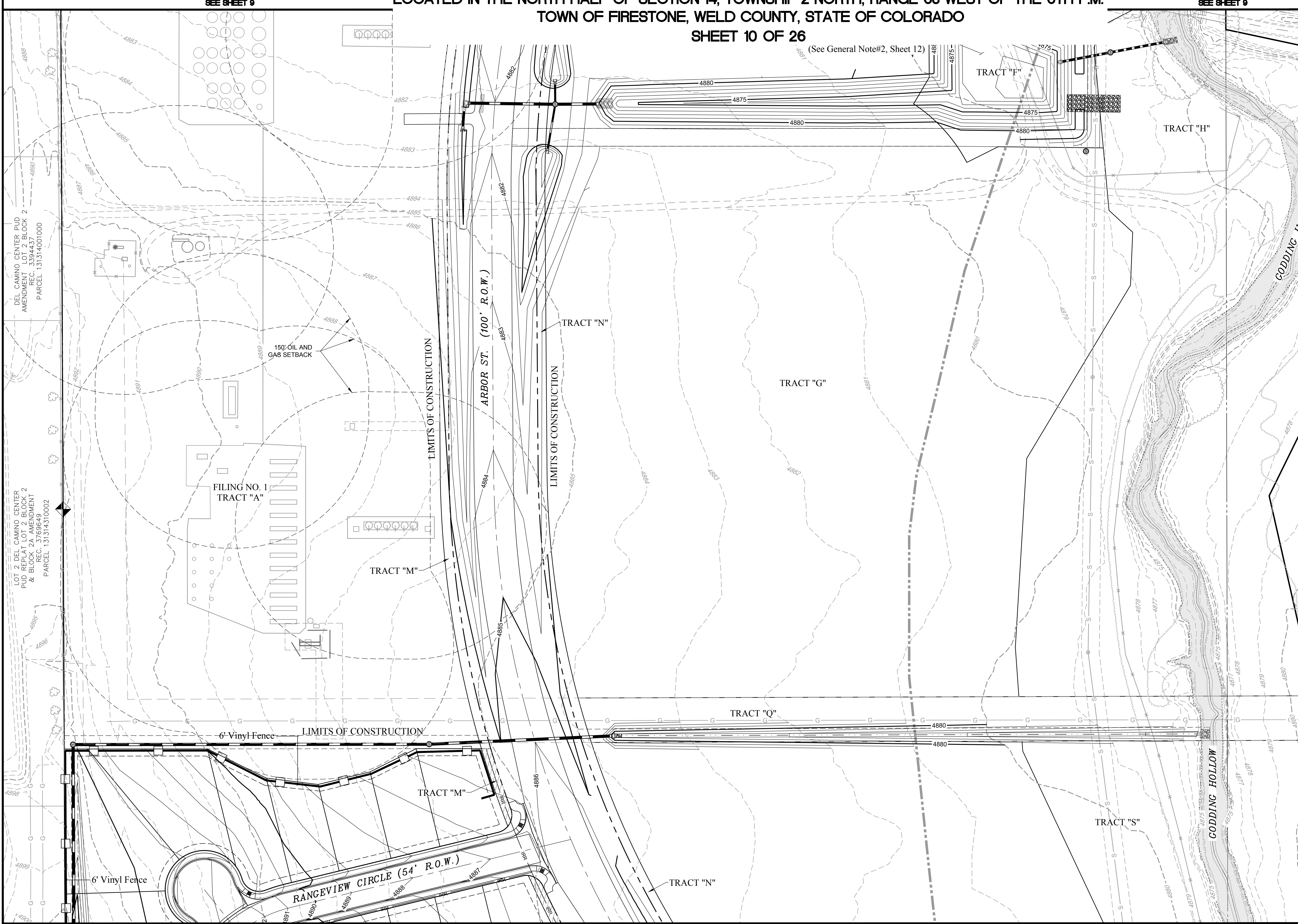
SHEET 9 OF 26

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1

LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 10 OF 26



KEY MAP



LANDSCAPE PLAN BY:
MICHAEL G. PHARO ASSOCIATES, INC.
2835 WEST OXFORD AVENUE, #6
ENGLEWOOD, COLORADO 80110
PHONE: 303-783-3772
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SCALE: 1"=50'

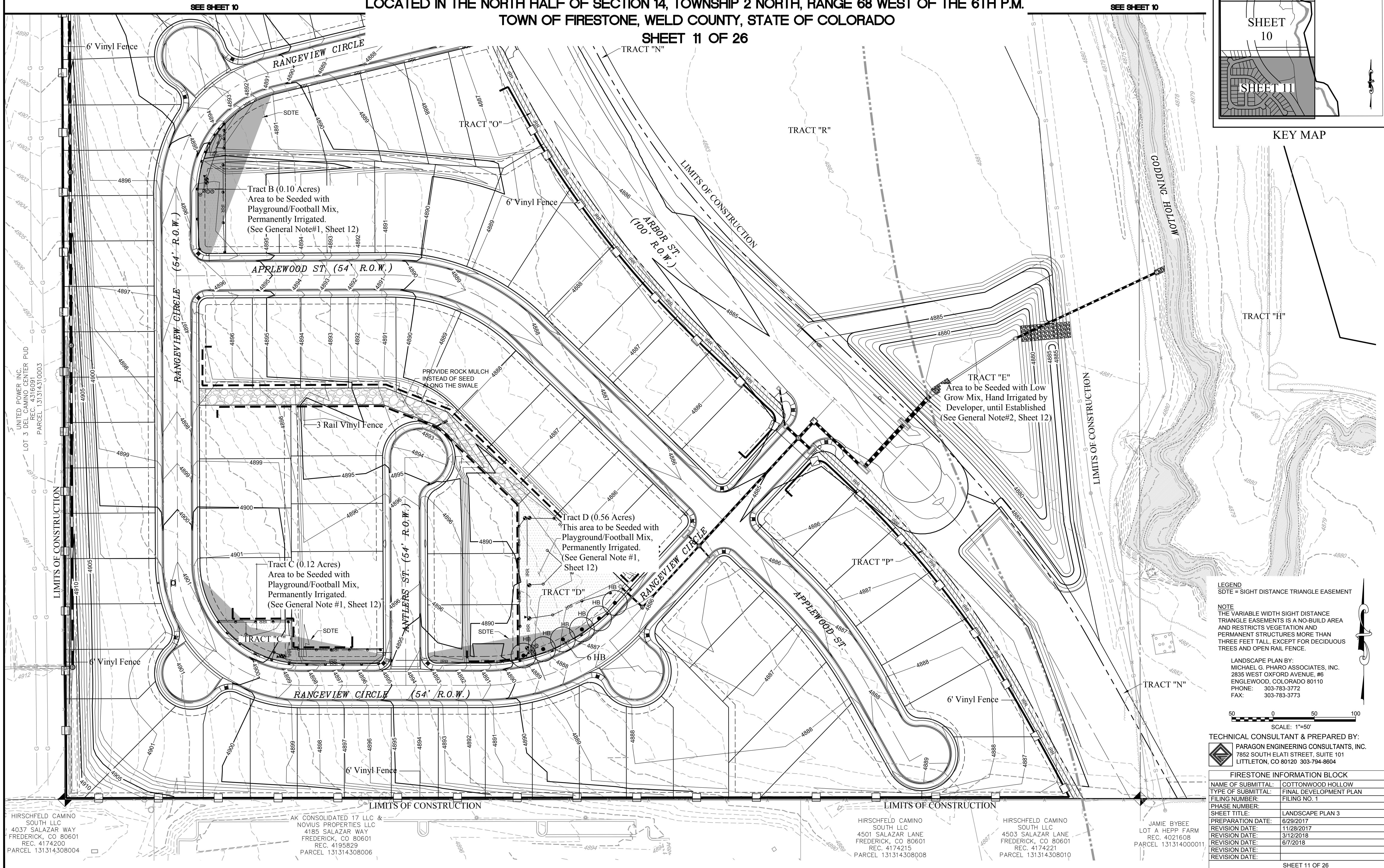
TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	LANDSCAPE PLAN 2
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	

FINAL DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 1

LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

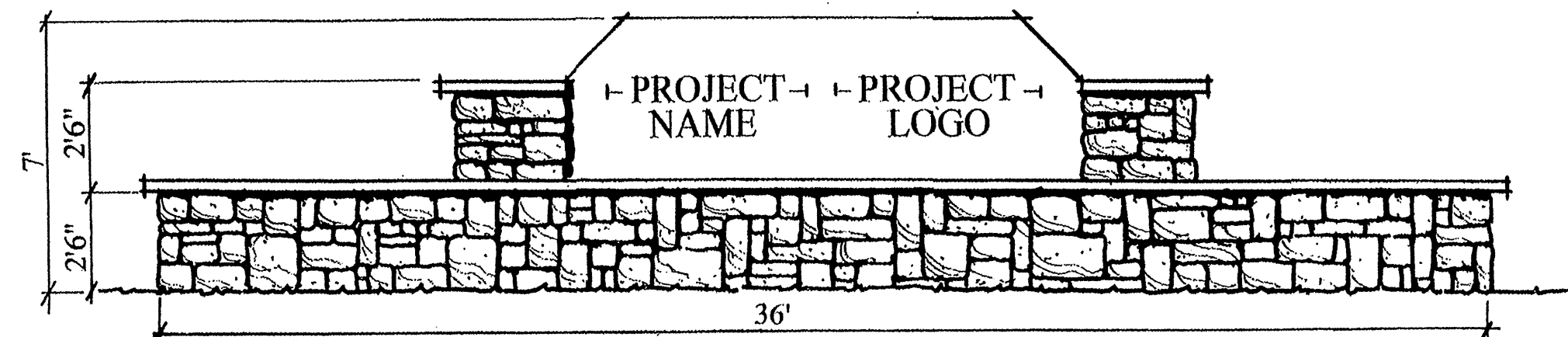
SHEET 11 OF 26



FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 12 OF 26

General Notes:

- Seed for permanently irrigated areas shall be Playground/Football mix from Arkansas Valley Seed Co. or equal and shall be comprised of:
 - 35% Perennial Ryegrass, Vantage
 - 35% Creeping Red Fescue
 - 30% Kentucky Bluegrass
- Seed for non-irrigated areas shall be temporarily hand irrigated until established and shall be Low Grow mix from Arkansas Valley Seed Co. or equal and shall be comprised of:
 - 45% Covar Sheep Fescue
 - 20% Reubens Canada Bluegrass
 - 35% Ephraim Crested Wheatgrass
- All planting beds are to receive soil improvements with compost applied at the rate of 3 cubic yards per 1,000 S.F. tilled 8" into the soil.
- All trees, shrubs, or other balled and burlapped plant material shall have all wire, twine, or other containment material, except burlap, removed from the trunk and root ball prior to planting.
- All plant beds shall be edged with a steel edging.
- All planting beds are to be covered with 3" layer of ¾" - 1 ½" gray river rock over weed barrier fabric.
- An underground, automatic irrigation system with separate zones for planting areas and grass areas shall be provided in those areas designated.
- Electrical lines to be provided to monument lighting and as necessary for irrigation.
- The landscaping shown on this plan represents the minimum level of improvements to be installed.
- Areas of disturbance caused by construction not identified on the plan shall be identified in the field and seeded with the appropriate mix.
- TOTAL AREA OF PERMANENT IRRIGATION (TRACTS B, C, D AND T) = 1.13 ACRES
THE TOTAL AREAS OF TEMPORARY HAND IRRIGATION (TRACTS E AND F) = 1.96 ACRES
NO RAW WATER DEDICATION SHALL BE REQUIRED FOR TEMPORARY IRRIGATION.

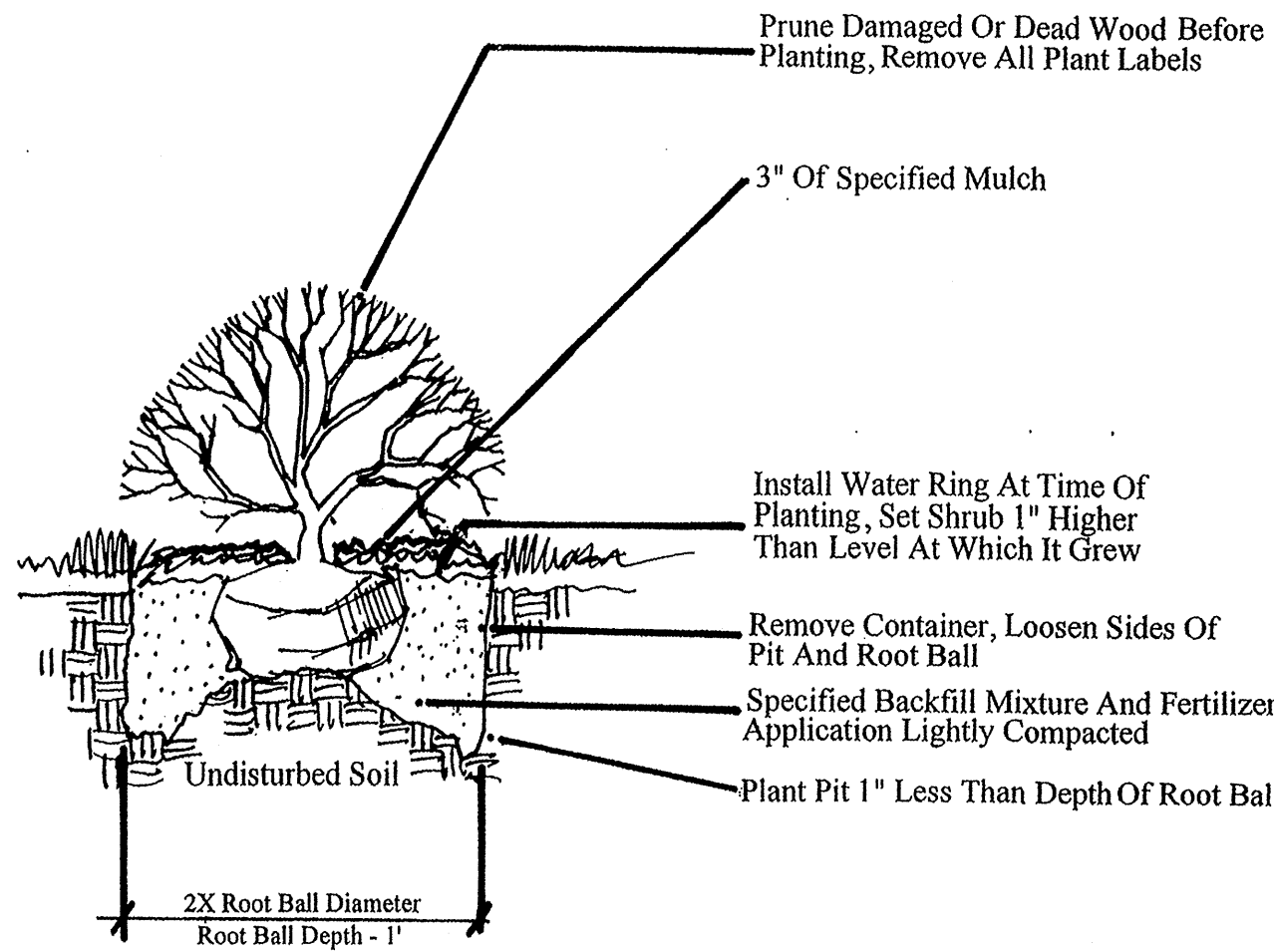


Entry Monumentation Elevation
Scale: 1/4"=1'-0"

Plant Material List:

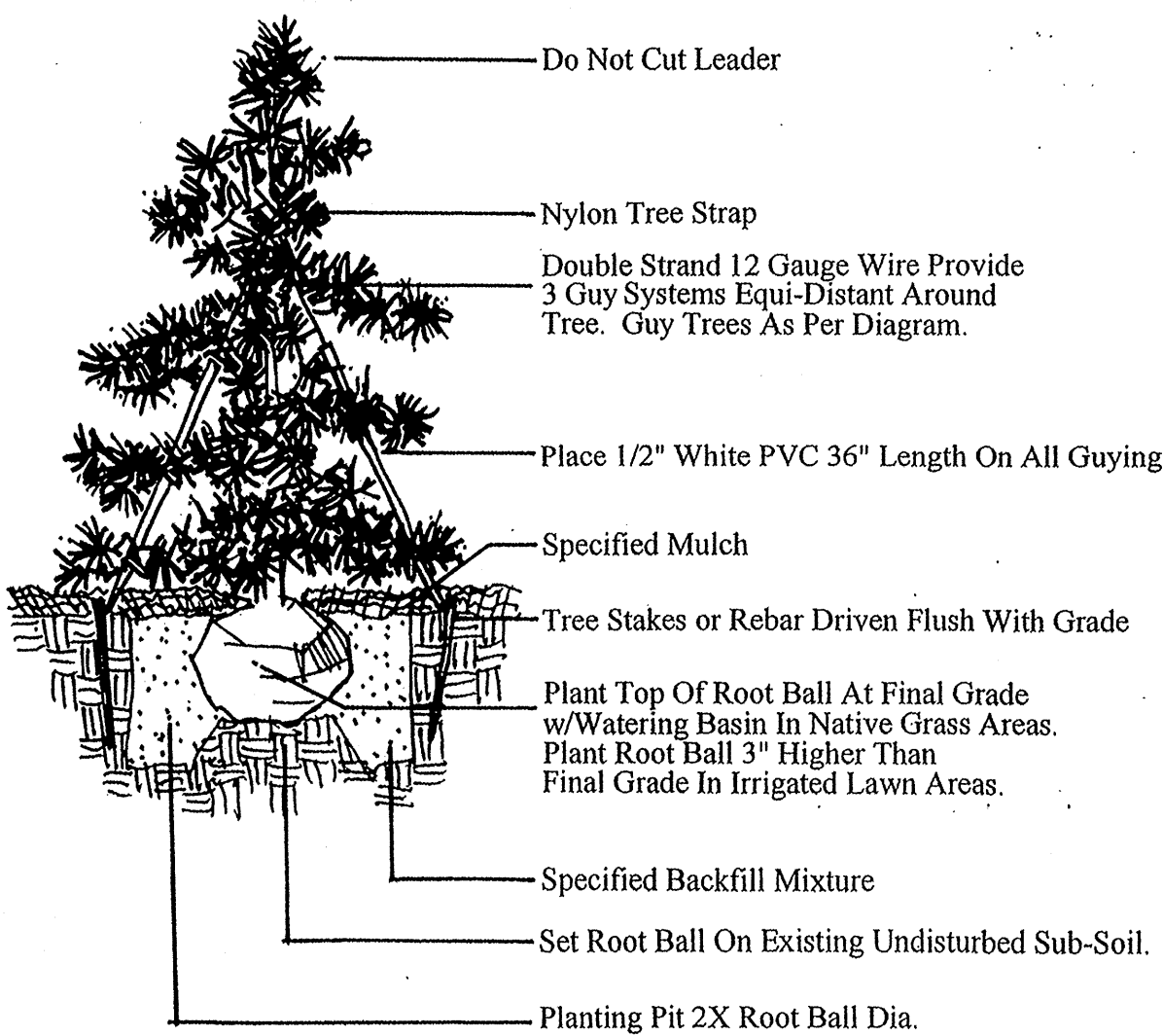
	<u>Deciduous/Evergreen Trees</u>							
	HB	Hackberry	Celtis occidentalis	7 	2 ½" cal ✓	75'	50'	B&B
	EO	ENGLISH OAK	QUERCUS ROBUR	7 	2 ½" cal	50'-60'	30'	B&B
	NC	Narrowleaf Cottonwood	Populus angustifolia	9	2 ½" cal	60'	40'	B&B
	<u>Deciduous/Evergreen Shrubs</u>							
	BCJ	Blue Chip Juniper	Juniperus horizontalis "Blue Chip"	20	5 gal	8" – 10"	6'	Container
	BMS	Blue Mist Spirea	Caryopteris x clandonensis	10	5 gal	4' – 5'	3' – 5'	Container
	GN	Golden Ninebark	Physocarpus opulifolius aureus	19	5 gal	6' – 8'	6' – 8'	Container
	YD	Yellowtwig Dogwood	Cornus sericea flaviramea	10	5 gal	6' – 8'	6' – 8'	Container
		LOW GROW SEED MIX						
<u>Perennials</u>								
DAY	Daylily	Hemerocallis (purple-prairie blue eyes)	150	1 gal	24" – 30"	24"	24" o.c.	
*sizes per Colorado Nurserymen's Association								

*sizes per Colorado Nurserymen's Association



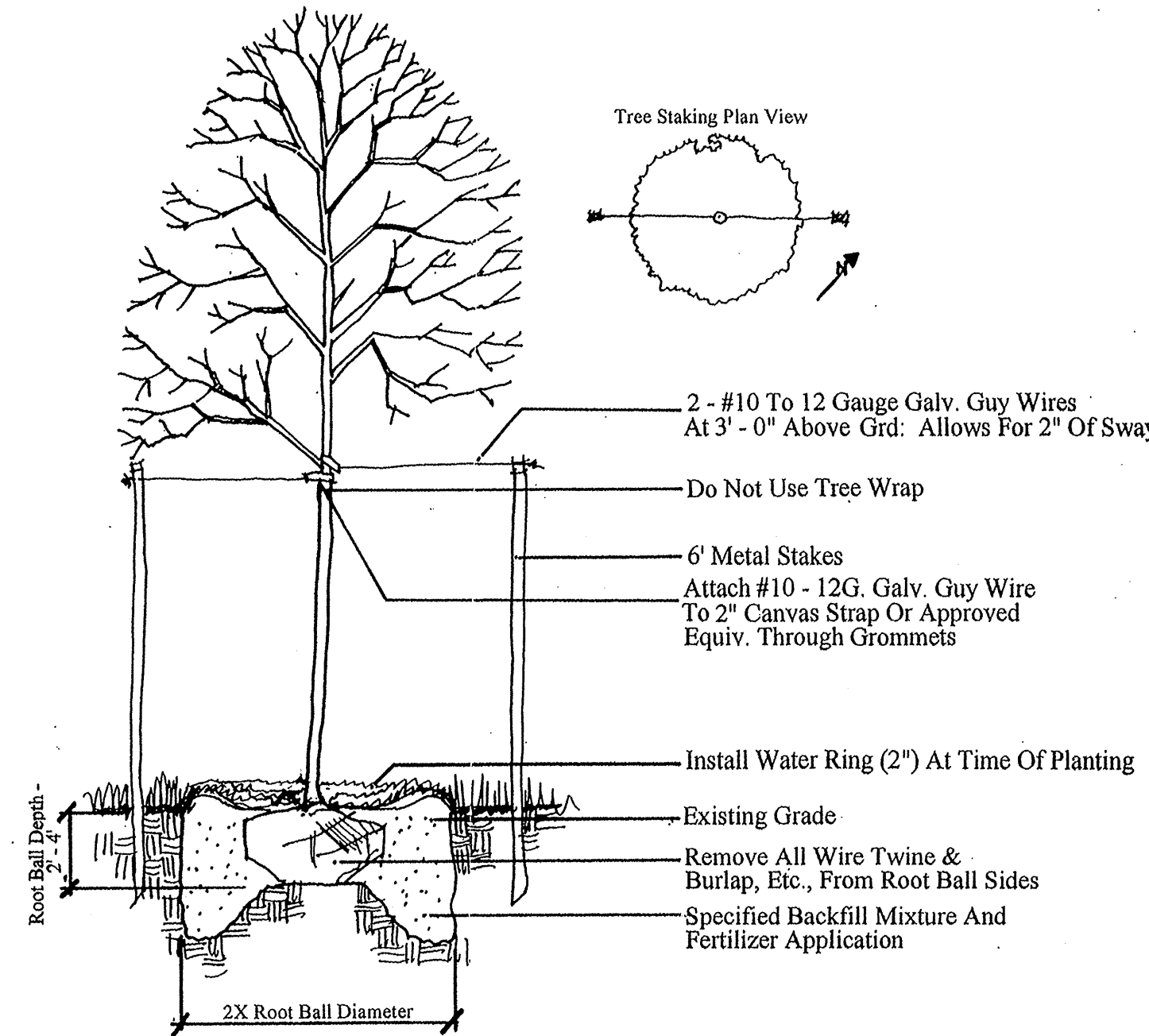
Note: Juniper Plants Shall Be Planted With Top Of Root Ball At Finish Grade Of Mulch Layer

Shrub Planting
Not To Scale



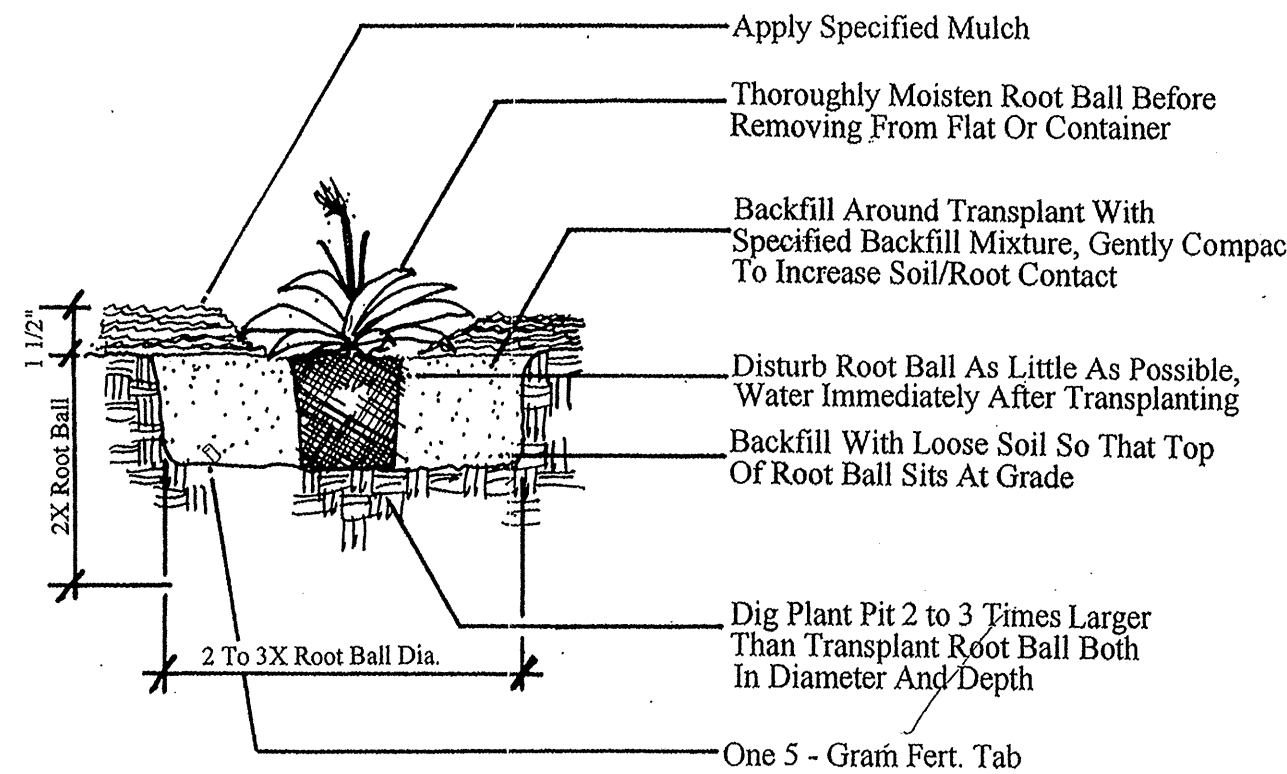
- Install Specified Mulch To Dripline Of Tree Where Planted In Grass Areas.
- Do Not Provide Water Basin Or Run In Irrigated Lawn Areas.

Evergreen Tree Planting
Not To Scale (Heavy Clay Soils Or 1-2% Grade)



- Remove All Flags & Plant Labels: Prune Dead Or Damaged Wood Prior To Planting
- Edge Of Pit Roughened With Spade

Deciduous Tree Planting
Not to Scale (Heavy Clay Soil OR 1 - 2% Grade)

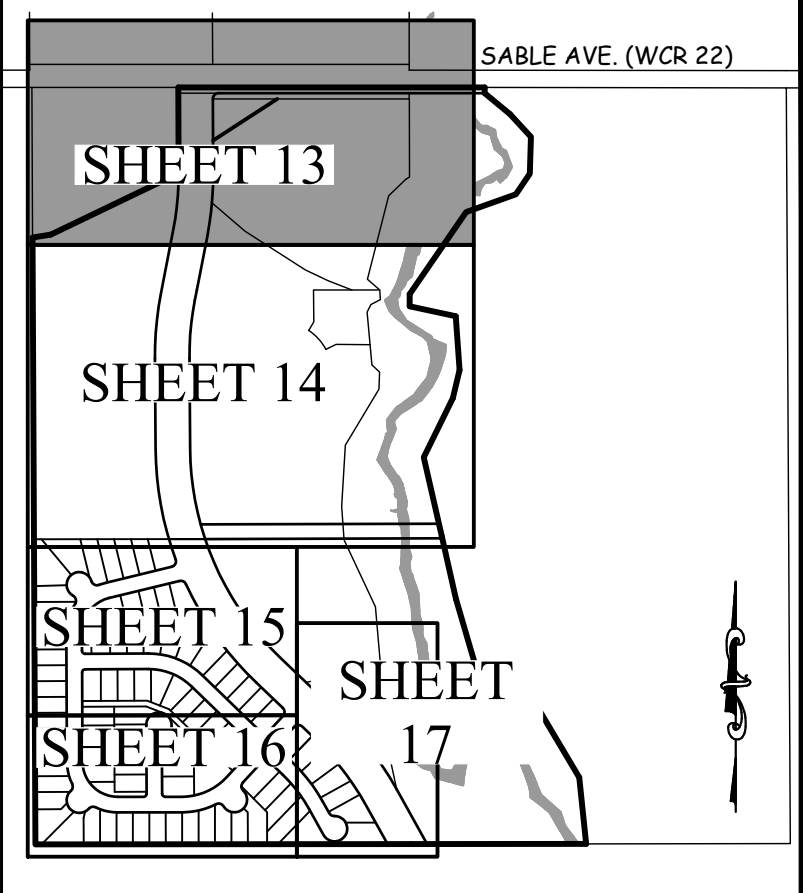


Perennial And Groundcover Planting
Not To Scale

TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	LANDSCAPE PLAN 4
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
REVISION DATE:	
SHEET 12 OF 26	

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 13 OF 26



KEY MAP

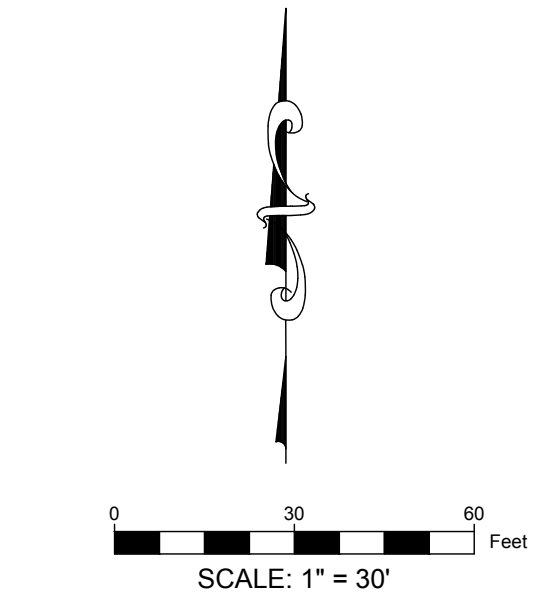
CONSTRUCTION NOTES

1. THE DEVELOPER IS RESPONSIBLE TO NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF DEVELOPER FAILS TO NOTIFY ENGINEER 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. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHIC CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACE. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALES.
3. SYSTEM PRESSURE: THE LOCAL WATER DISTRICT WAS CONTACTED AND HAS GIVEN THE HYDRAULIC GRADE LINE AND THE CALCULATED STATIC WATER PRESSURE IN THIS AREA SHOULD BE 70 PSI. THE DEVELOPER IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY VARIANCE FROM THE STATED PRESSURE. IF DEVELOPER FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY ENGINEER OF 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 70 PSI.
4. POP-UP SPRAY NOZZLES - DEVELOPER SHALL INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACE AT 13' TO 15'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED AT 11' TO 12'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 9' TO 10'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED LESS THAN 9'. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD ANGLE.
5. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY DEVELOPER UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE AND (QUANTITY)
3/4" - 1" PIPING	2" PVC (1)
1 1/2" - 2" PIPING	4" PVC (1)
2 1/2" - 3" PIPING	6" PVC (1)
1-50 CONTROL WIRES	3" PVC (1)
6. REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
7. DEVELOPER SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGES DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY THE OWNER AND OWNER'S REPRESENTATIVE.
8. 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 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALVES UTILIZED.

	1.75" PER WEEK PEAK SEASON
BLUEGRASS TURF	1.75" PER WEEK PEAK SEASON
FESCUE TURF	1.50" PER WEEK PEAK SEASON
NATIVE SEED MIXES	1.00" PER WEEK PEAK SEASON
9. SPARE CONTROL WIRES - DEVELOPER 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.

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAINBIRD	1804 SAM-PRS W/ NOZ	POP-UP SPRAY HEAD	1
	RAINBIRD	1806 SAM-PRS W/ SST, EST NOZ	POP-UP SPRAY HEAD	1
	RAINBIRD	5004-PL-FC-SS W/ #25 NOZZLE	GEAR DRIVEN ROTOR	2
	RAINBIRD	5004-PL-FC-SS W/ #3.0 NOZZLE	GEAR DRIVEN ROTOR	2
	RAINBIRD	5004-PL-FC-SS W/ #6.0 NOZZLE	GEAR DRIVEN ROTOR	2
	RAINBIRD	5004-PL-FC-SS W/ #6.0 NOZZLE	GEAR DRIVEN ROTOR	2
	IRRITROL	700 ULTRAFLOW SERIES	ELECTRIC CONTROL VALVE	3
	RAINBIRD	44 LRC	QUICK COUPLING VALVE	4
		LINE SIZE	GATE VALVE	5
	IRRITROL	MC-E SERIES	ELECTRIC CONTROLLER	6
	RAINBIRD	XCZ-075 WITH BALL VALVE	DRIP VALVE ASSEMBLY	12
	RAINBIRD	LINE SIZE	DRIP LINE BLOW-OUT STUB	14
	IRRITROL	BLUE STRIPE	POLY DRIP TUBING, 3/4" MIN. WIDTH	13
	N/S	RAINBIRD	XERI-BUG	13
			CLASS 200 BE	9,10
			CLASS 200 BE	10
			CLASS 160	11
	N/S	FEBCO	825YA	7,8
	N/S	STRONG BOX	SBBC-30AL	8
	N/S	MATCO	201X	11
			WATER METER	
	HUNTER	MINI CLIK	RAIN SHUT OFF DEVICE	15
CONTROLLER & STATION NO. CONTROL VALVE SIZE				
NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES				



TECHNICAL CONSULTANT & PREPARED BY:
 PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	IRRIGATION PLAN 1
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
REVISION DATE:	
SHEET 13 OF 26	

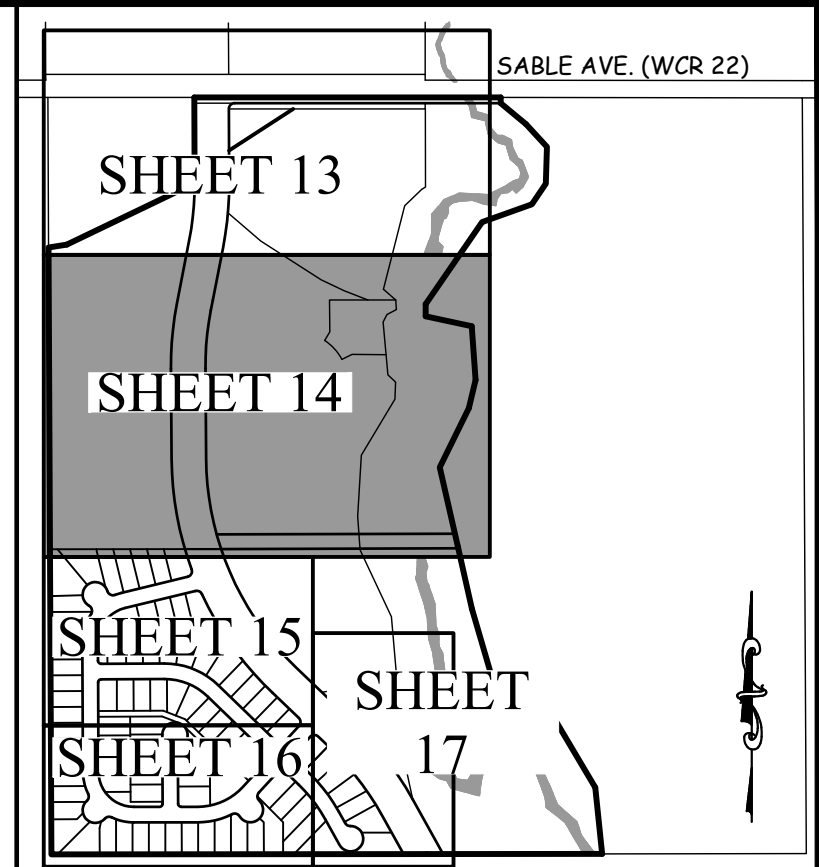


MATCHLINE SEE SHEET 14

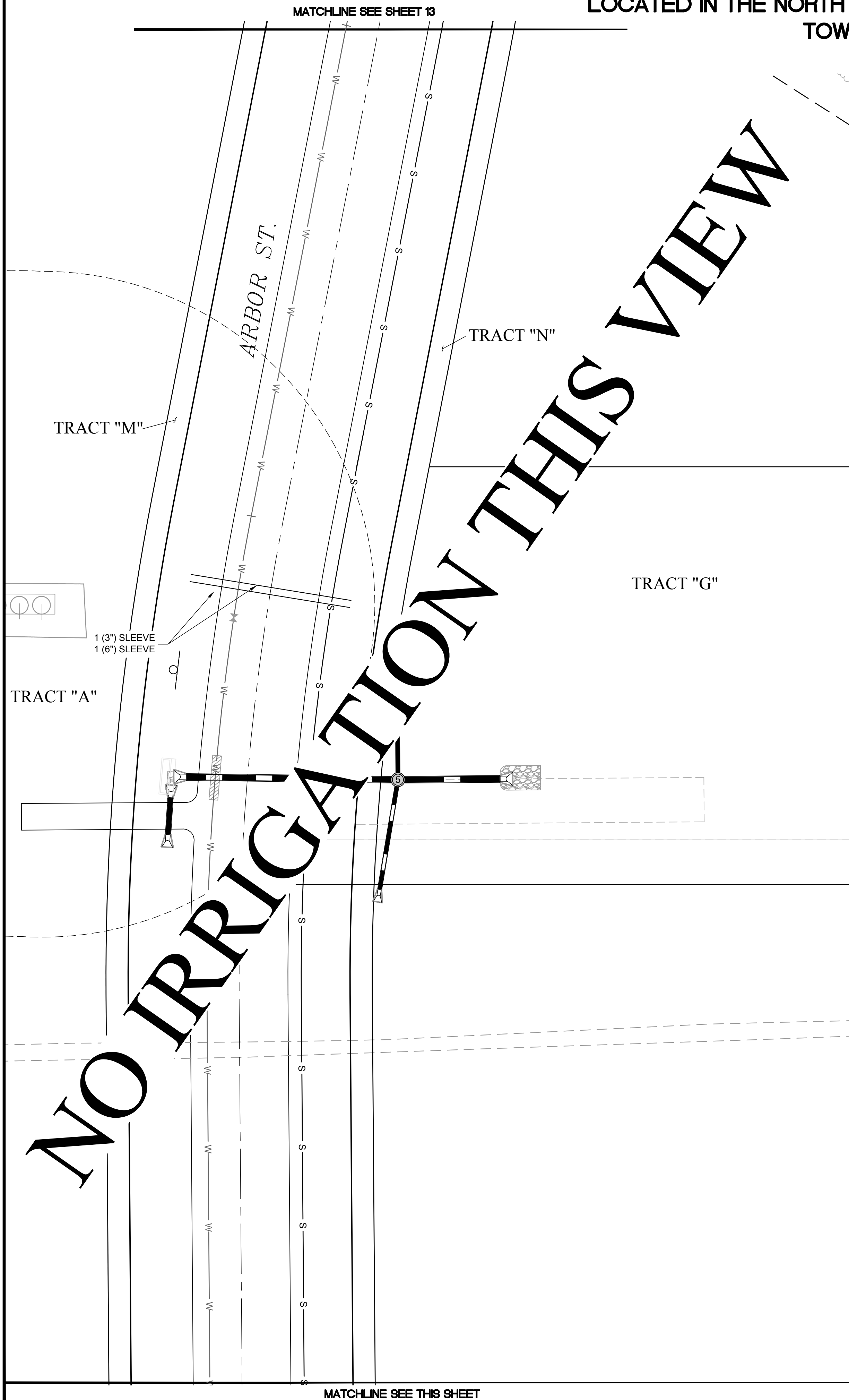
REFER TO SHEET 18 AND 19 FOR IRRIGATION DETAILS

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1

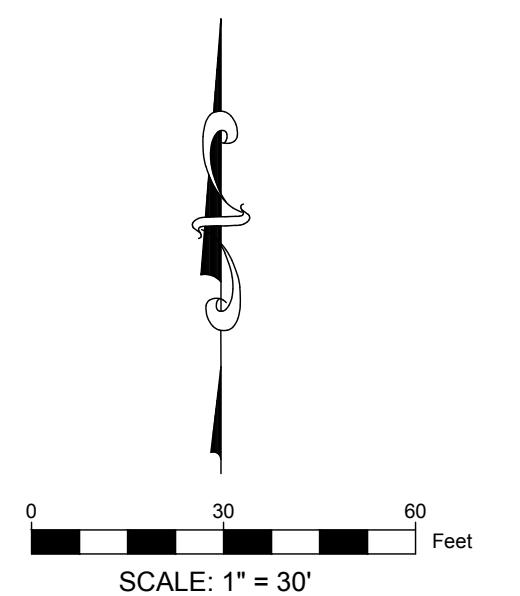
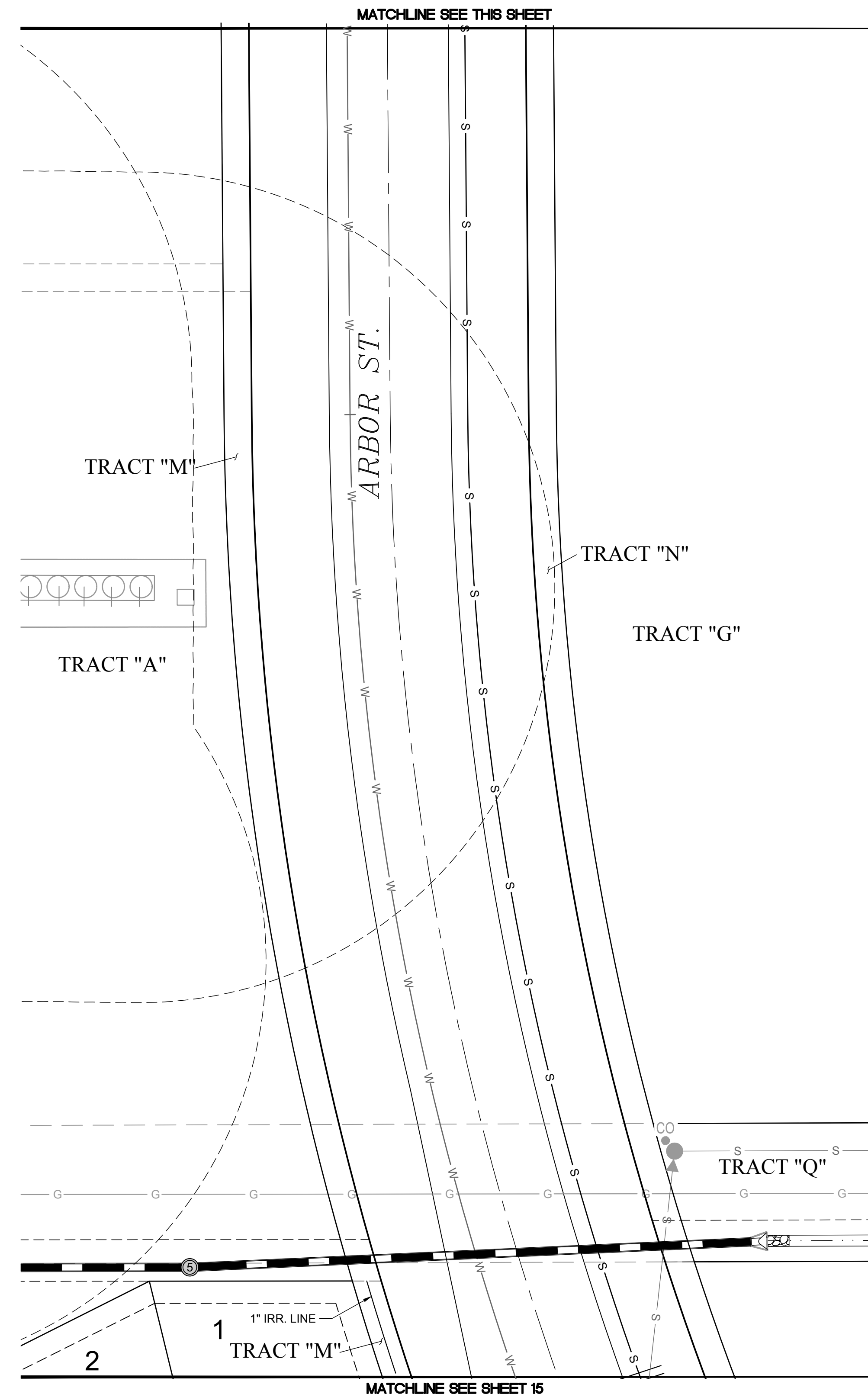
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 14 OF 26



KEY MAP



REFER TO SHEET 18 AND 19 FOR IRRIGATION DETAILS
REFER TO SHEET 13 FOR IRRIGATION CONSTRUCTION
NOTES AND IRRIGATION SCHEDULE



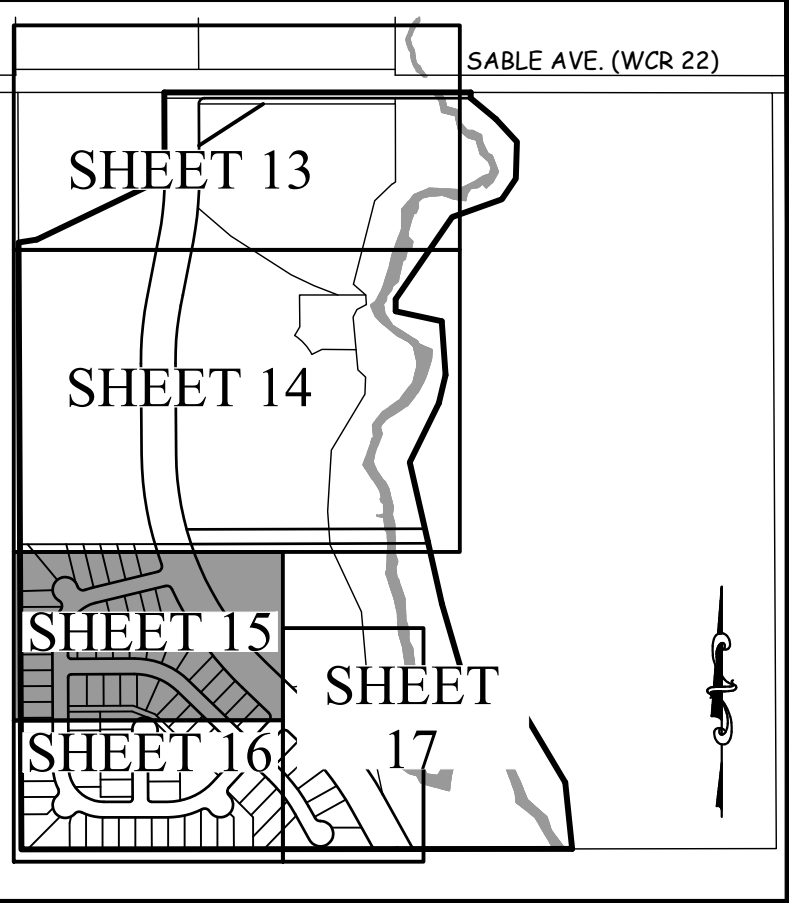
TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	IRRIGATION PLAN 2
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
SHEET 14 OF 26	

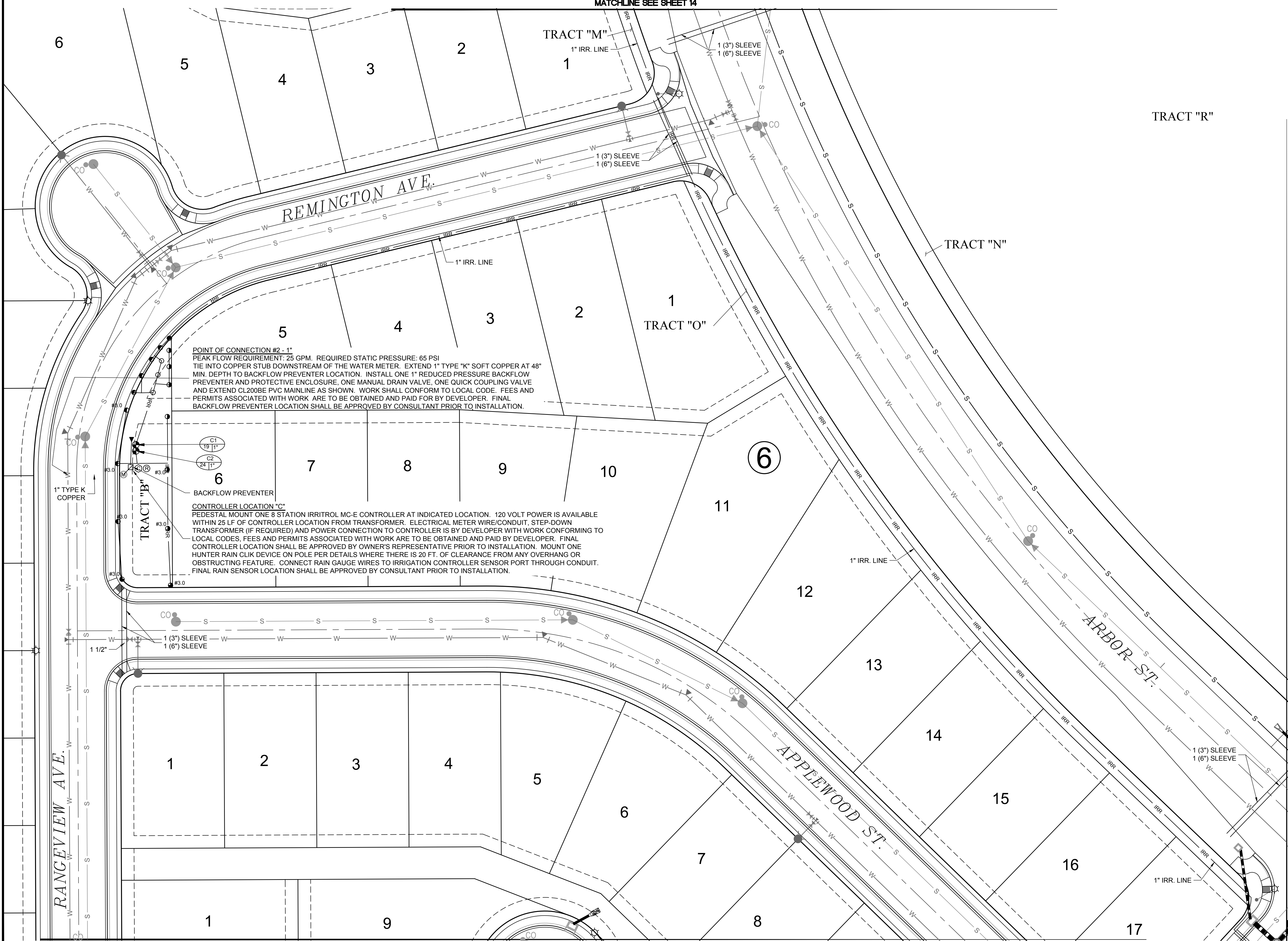


Know what's below.
Call before you dig.

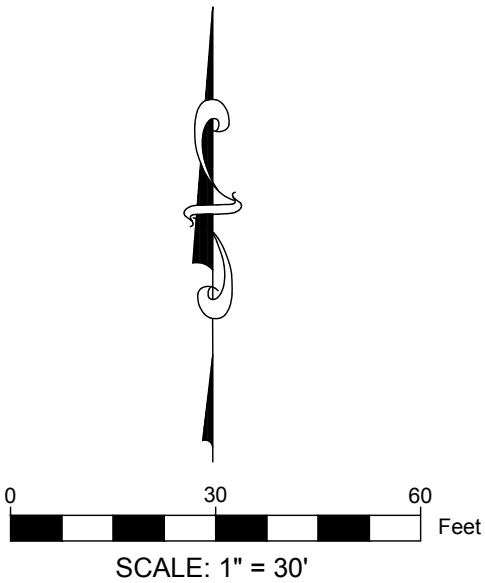
FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 15 OF 26



KEY MAP



REFER TO SHEET 18 AND 19 FOR IRRIGATION DETAILS
REFER TO SHEET 13 FOR IRRIGATION CONSTRUCTION
NOTES AND IRRIGATION SCHEDULE

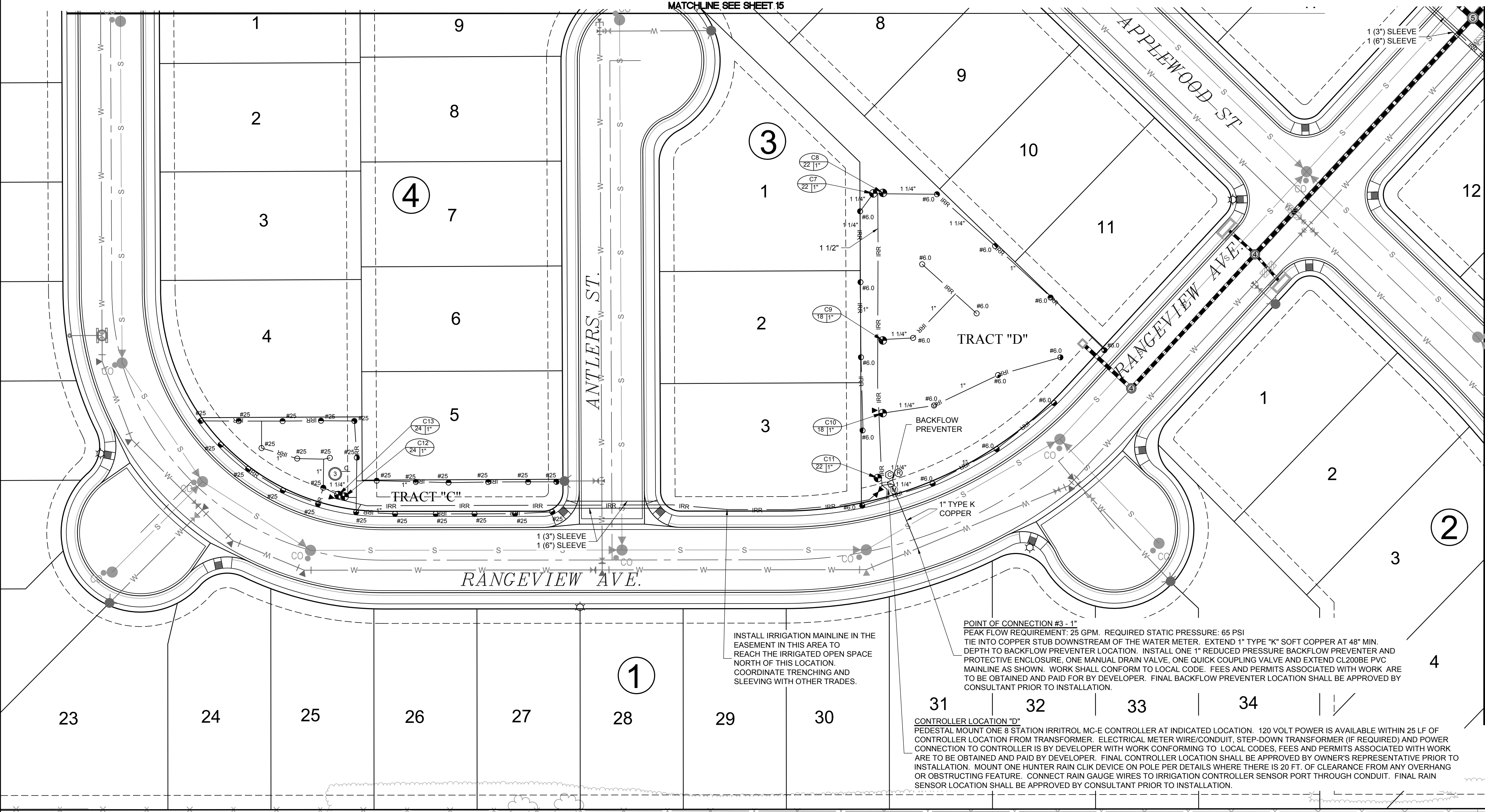
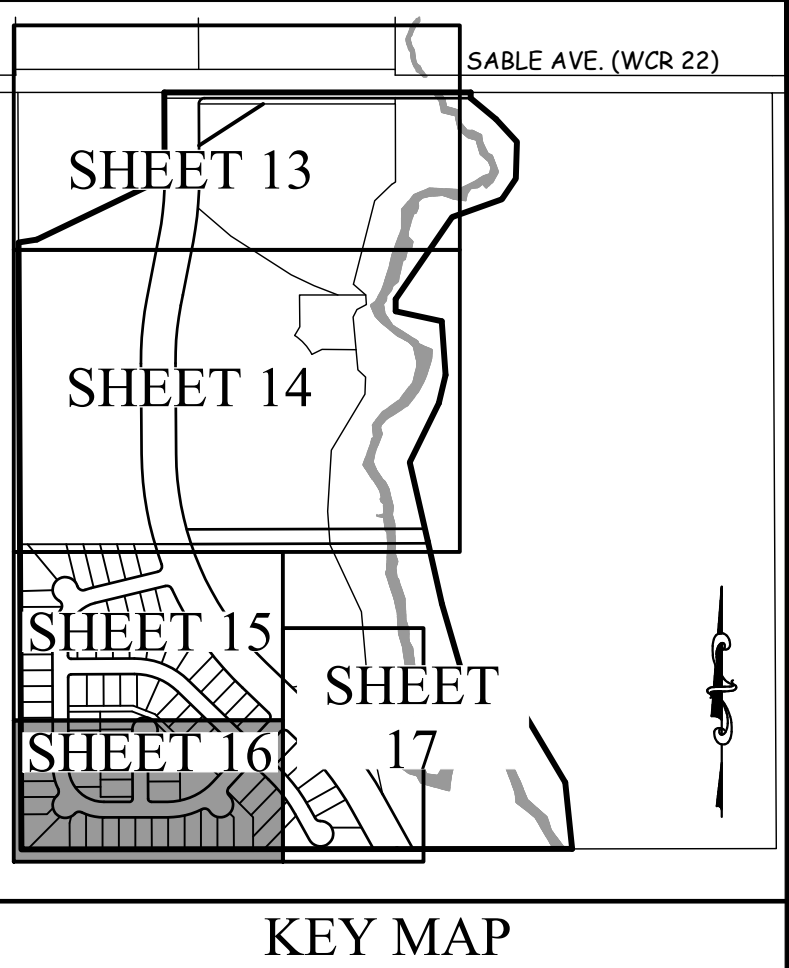


TECHNICAL CONSULTANT & PREPARED BY:
 PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	IRRIGATION PLAN 3
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
SHEET 15 OF 26	



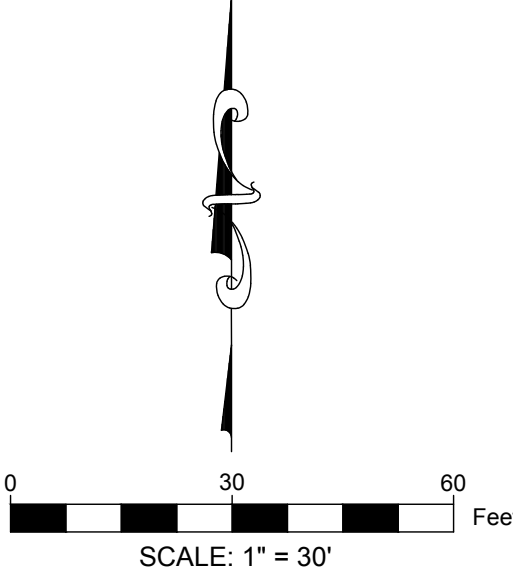
FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 16 OF 26



INSTALL IRRIGATION MAINLINE IN THE EASEMENT IN THIS AREA TO REACH THE IRRIGATED OPEN SPACE NORTH OF THIS LOCATION. COORDINATE TRENCHING AND SLEEVING WITH OTHER TRADES.

POINT OF CONNECTION #3 - 1" PEAK FLOW REQUIREMENT: 25 GPM. REQUIRED STATIC PRESSURE: 65 PSI. TIE INTO COPPER STUB DOWNSTREAM OF THE WATER METER. EXTEND 1" TYPE "K" SOFT COPPER AT 48" MIN. DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER AND PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE QUICK COUPLING VALVE AND EXTEND CL200BE PVC MAINLINE AS SHOWN. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY DEVELOPER. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

CONTROLLER LOCATION "D" PEDESTAL MOUNT ONE 8 STATION IRRITROL MC-E CONTROLLER AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 25 LF OF CONTROLLER LOCATION FROM TRANSFORMER. ELECTRICAL METER WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY DEVELOPER WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY DEVELOPER. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE HUNTER RAIN CLK DEVICE ON POLE PER DETAILS WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. CONNECT RAIN GAUGE WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH CONDUIT. FINAL RAIN SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.



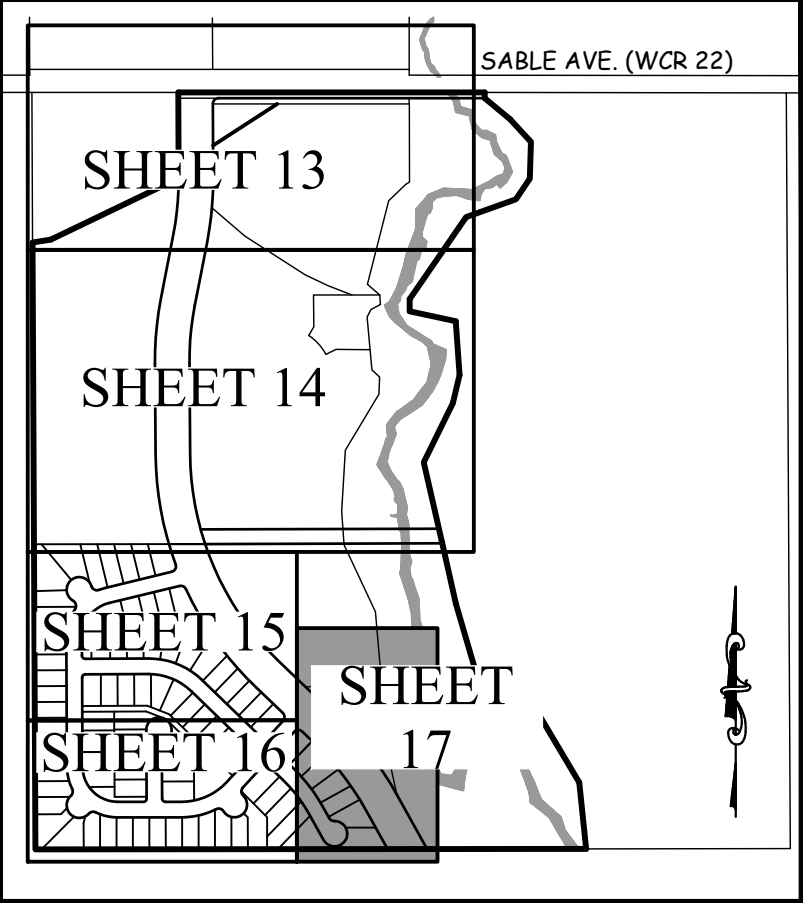
TECHNICAL CONSULTANT & PREPARED BY:	
 PARAGON ENGINEERING CONSULTANTS, INC. 7852 SOUTH ELATI STREET, SUITE 101 LITTLETON, CO 80120 303-794-8604	
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	IRRIGATION PLAN 4
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
SHEET 16 OF 26	



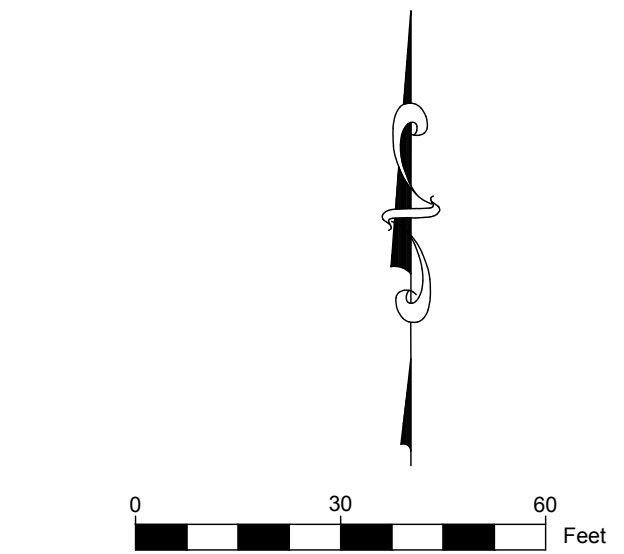
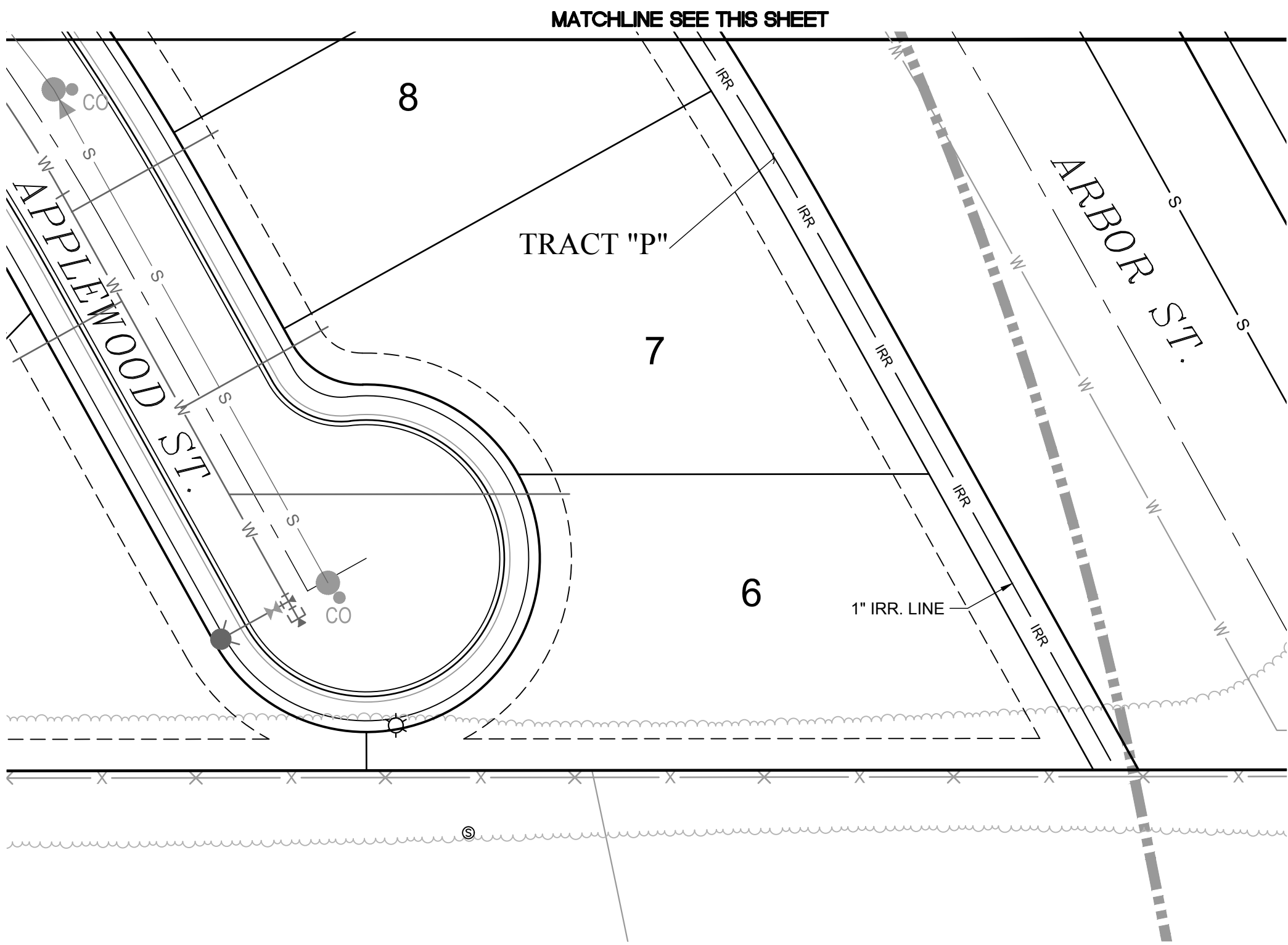
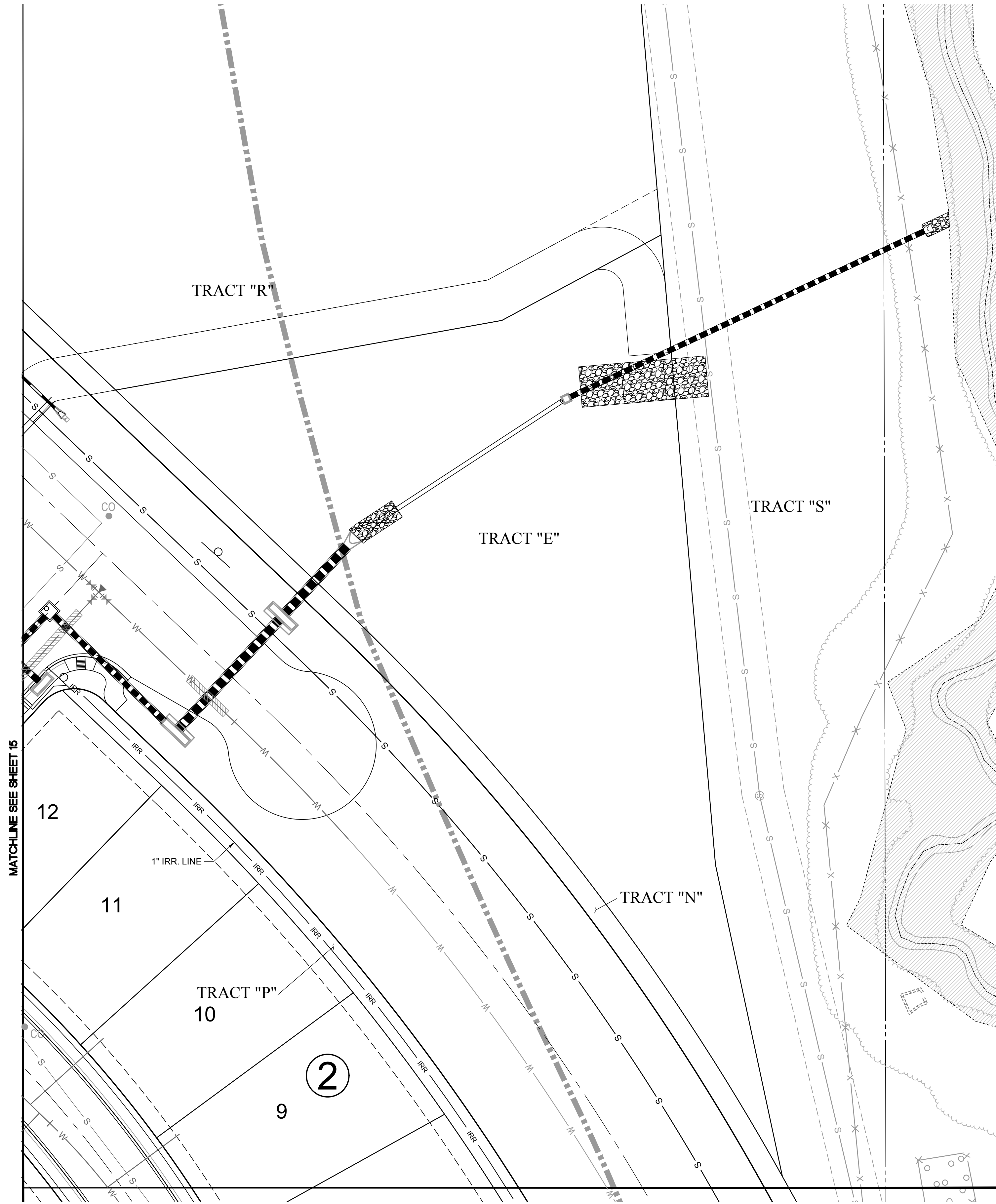
Know what's below.
Call before you dig.

REFER TO SHEET 18 AND 19 FOR IRRIGATION DETAILS
REFER TO SHEET 13 FOR IRRIGATION CONSTRUCTION
NOTES AND IRRIGATION SCHEDULE

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 17 OF 26



KEY MAP

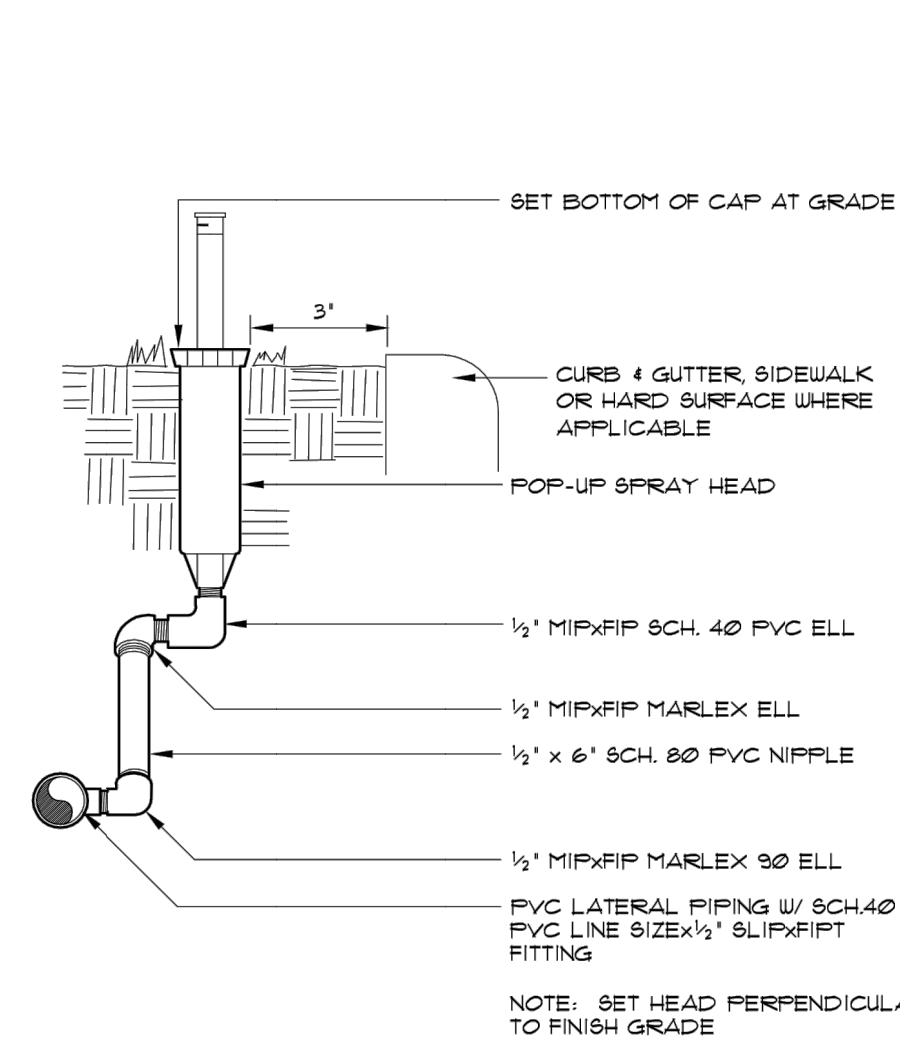


TECHNICAL CONSULTANT & PREPARED BY:	
PARAGON ENGINEERING CONSULTANTS, INC. 7852 SOUTH ELATI STREET, SUITE 101 LITTLETON, CO 80120 303-794-8604	
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	IRRIGATION PLAN 5
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
SHEET 17 OF 26	

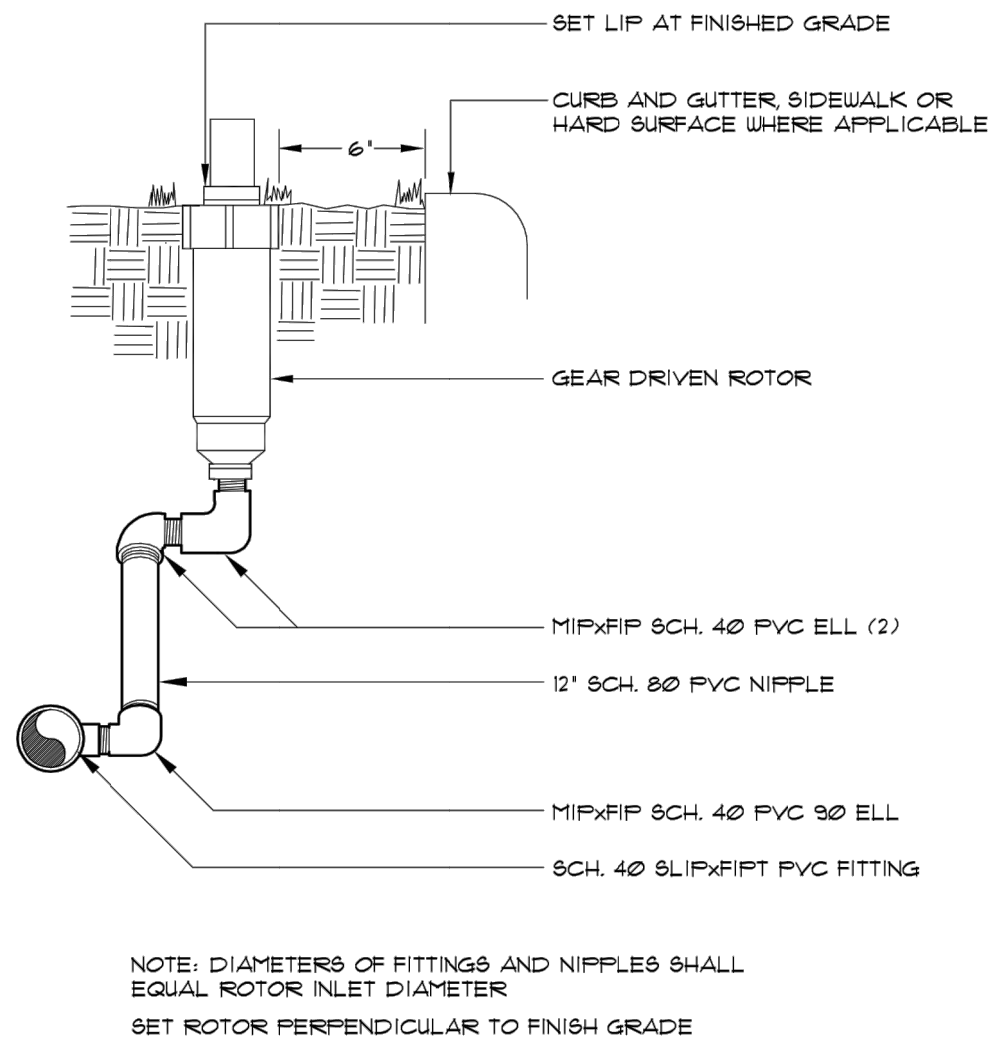


Know what's below.
Call before you dig.

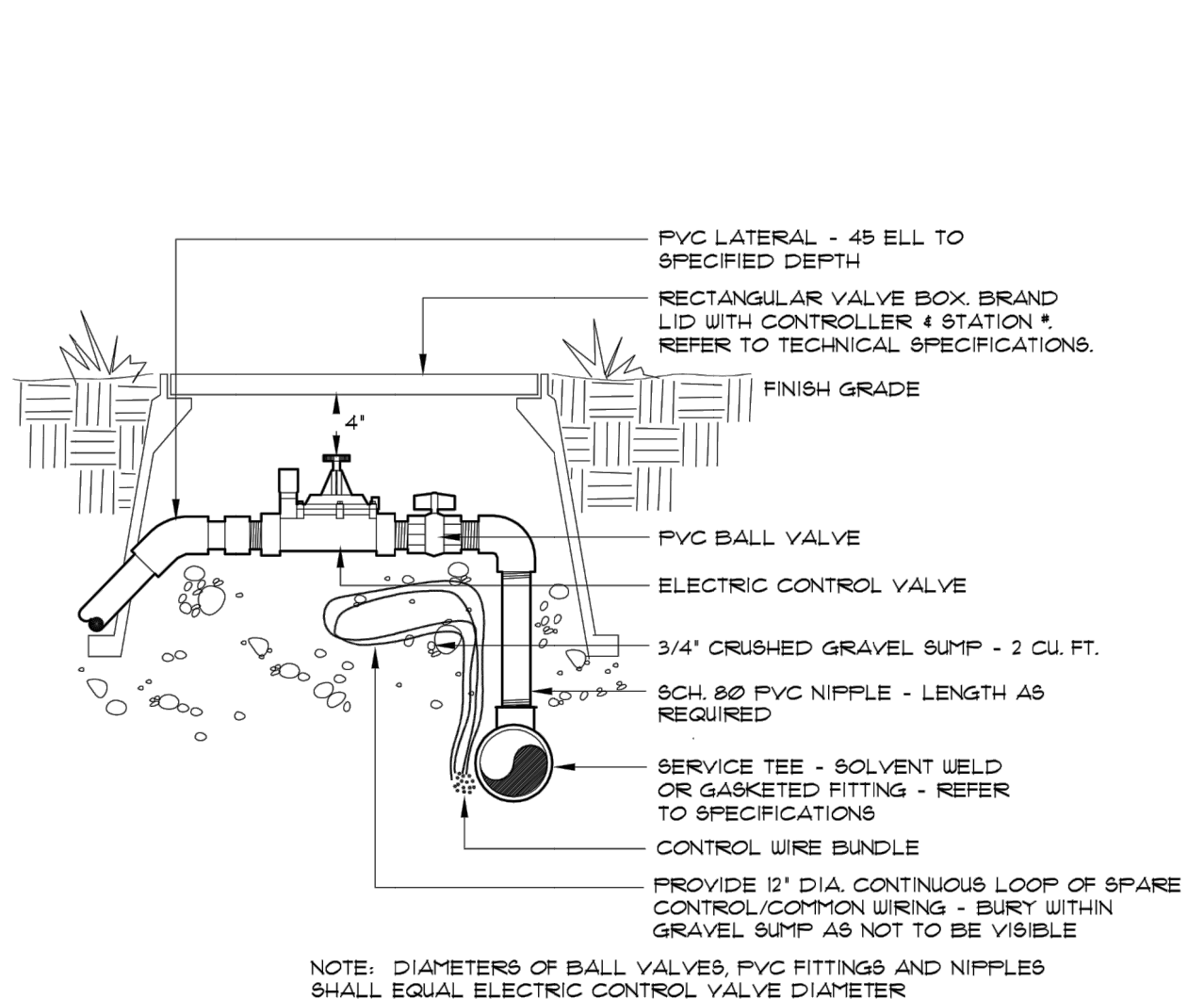
FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 18 OF 26



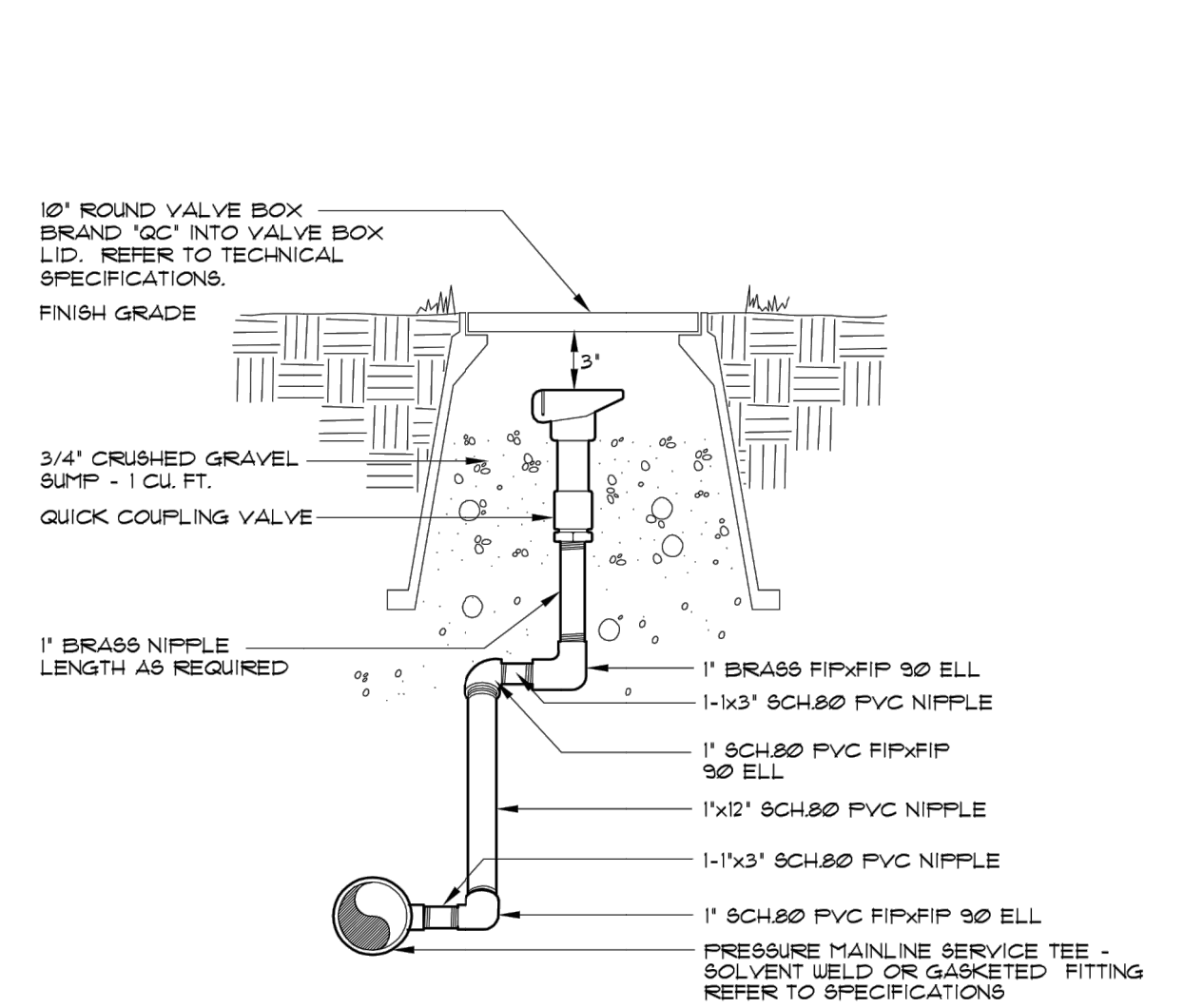
POP-UP SPRAY HEAD 1



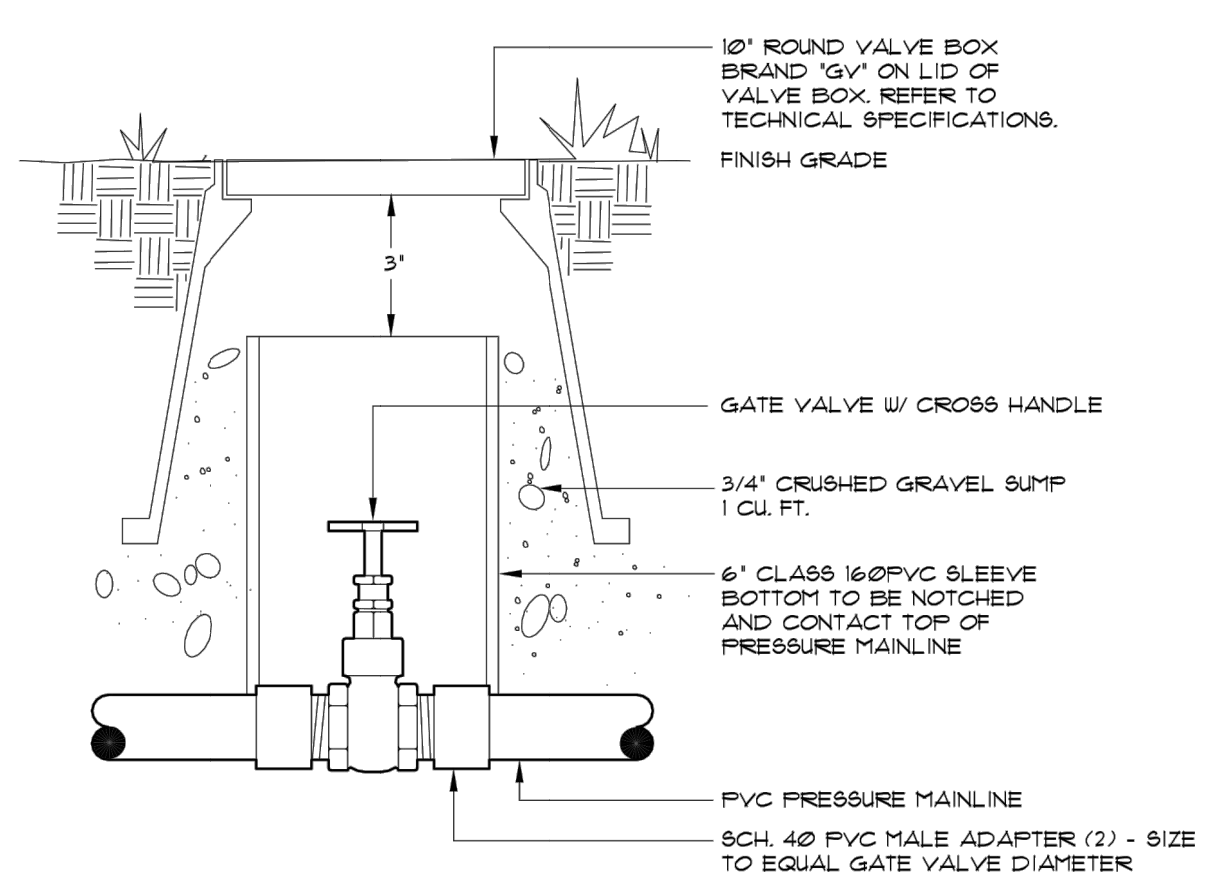
GEAR DRIVEN ROTOR 2



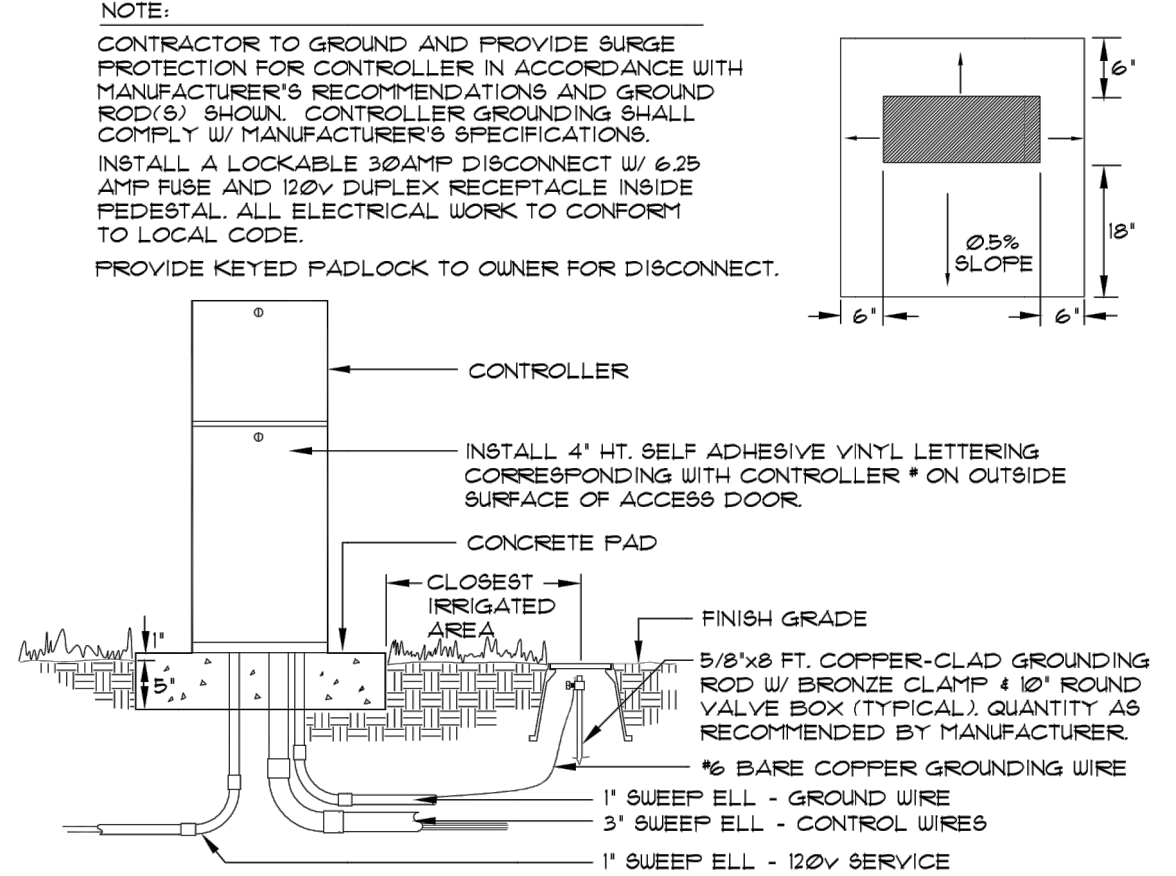
ELECTRIC CONTROL VALVE 3



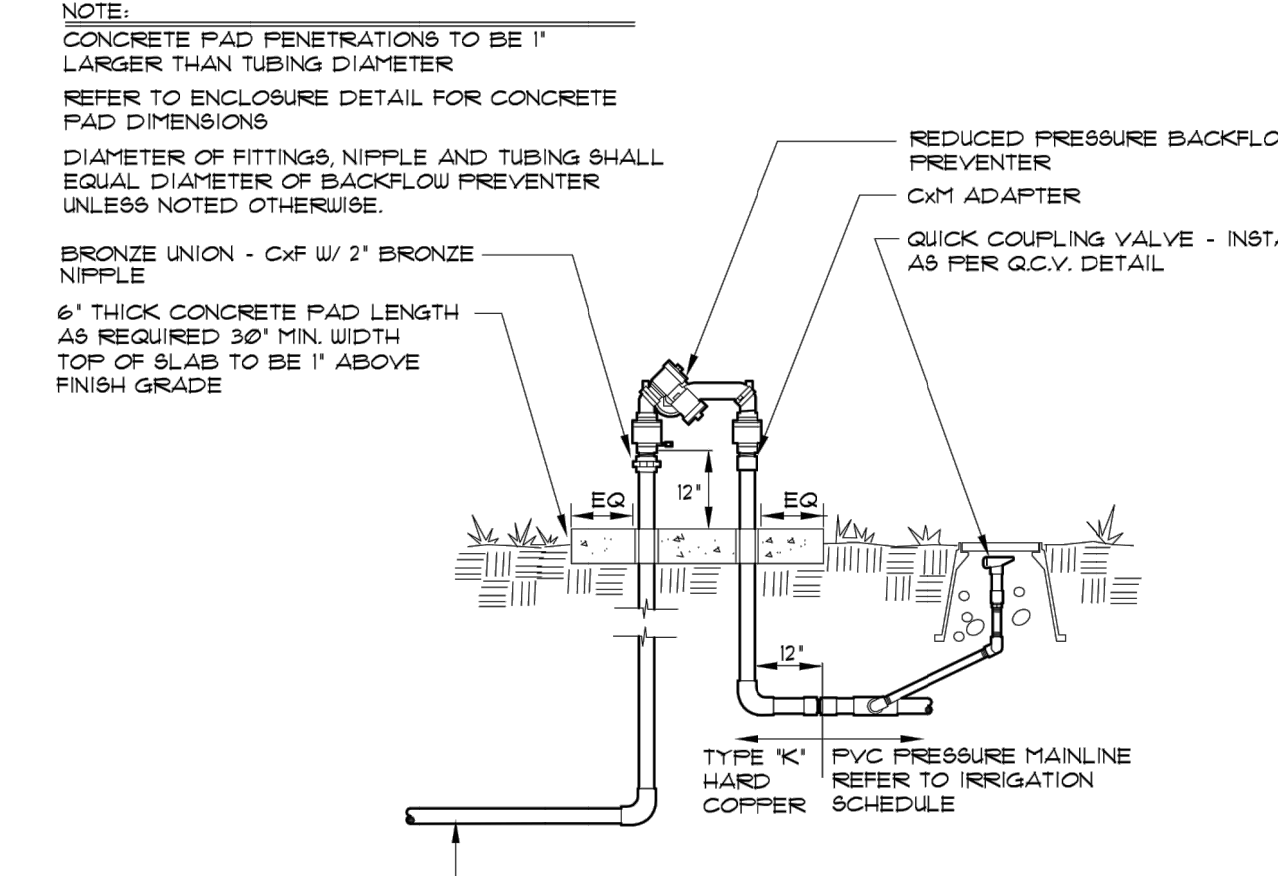
QUICK COUPLING VALVE 4



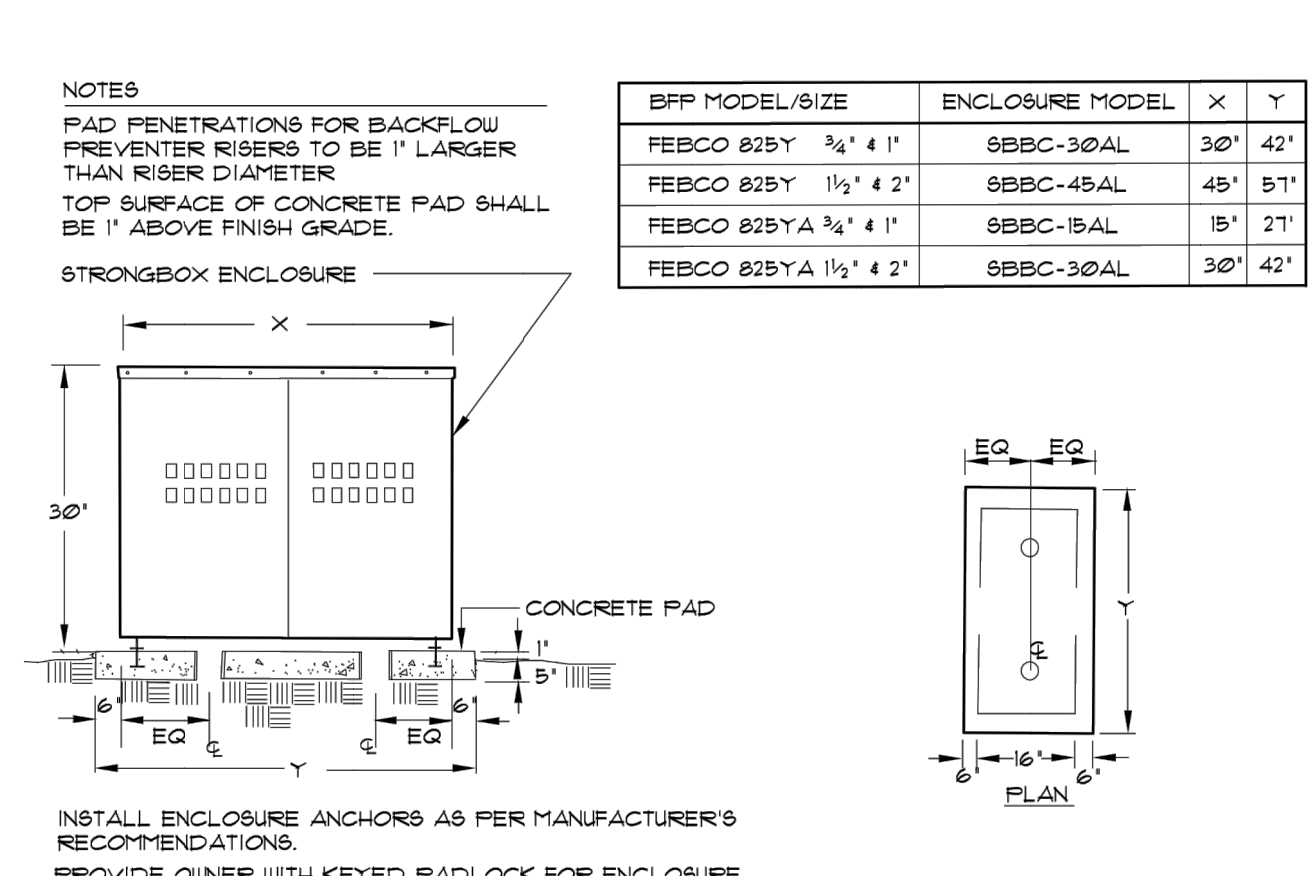
GATE VALVE 5



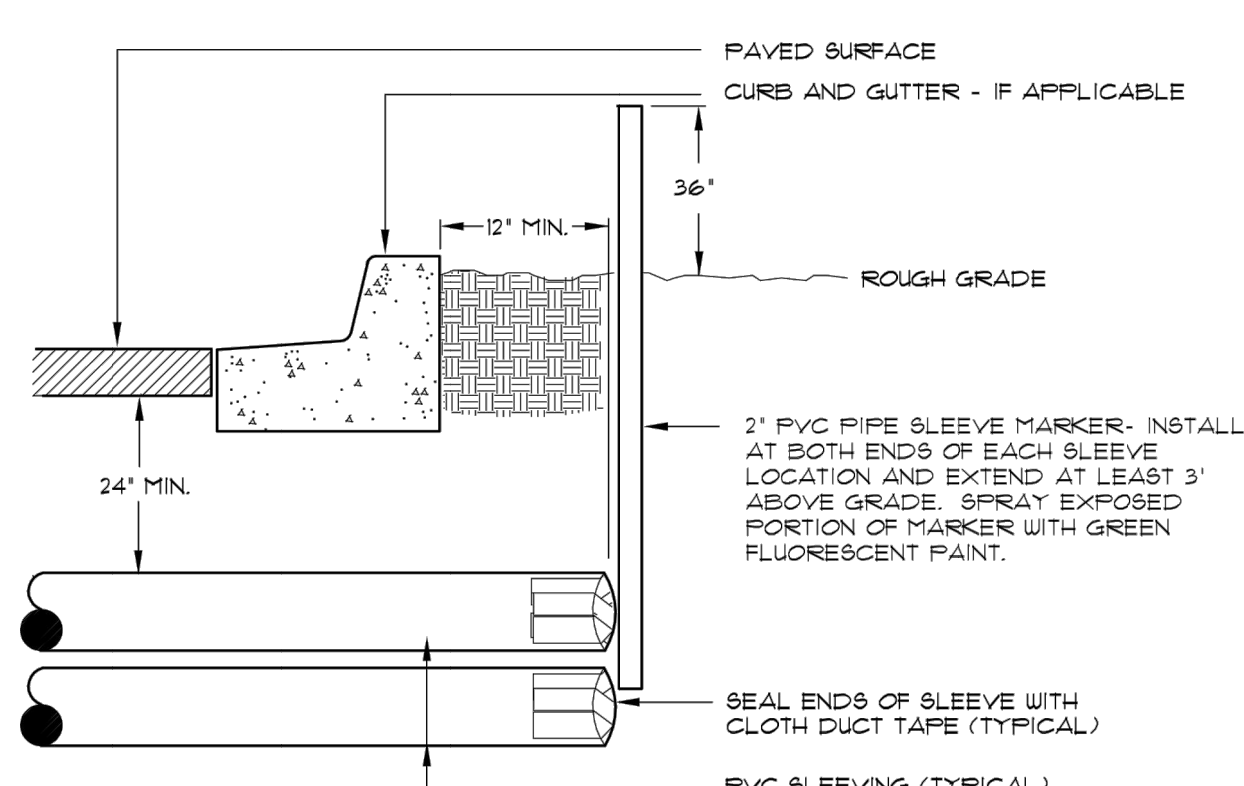
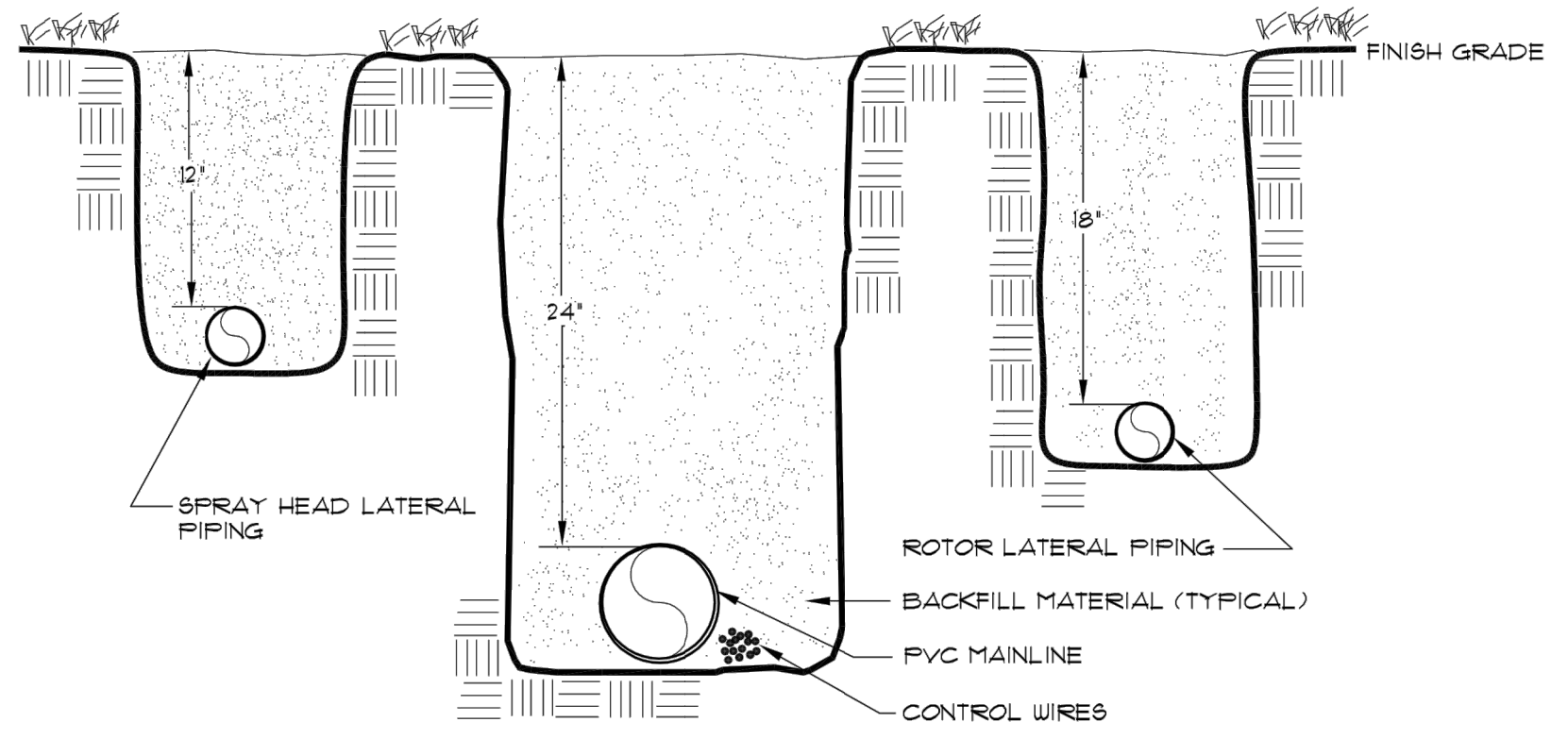
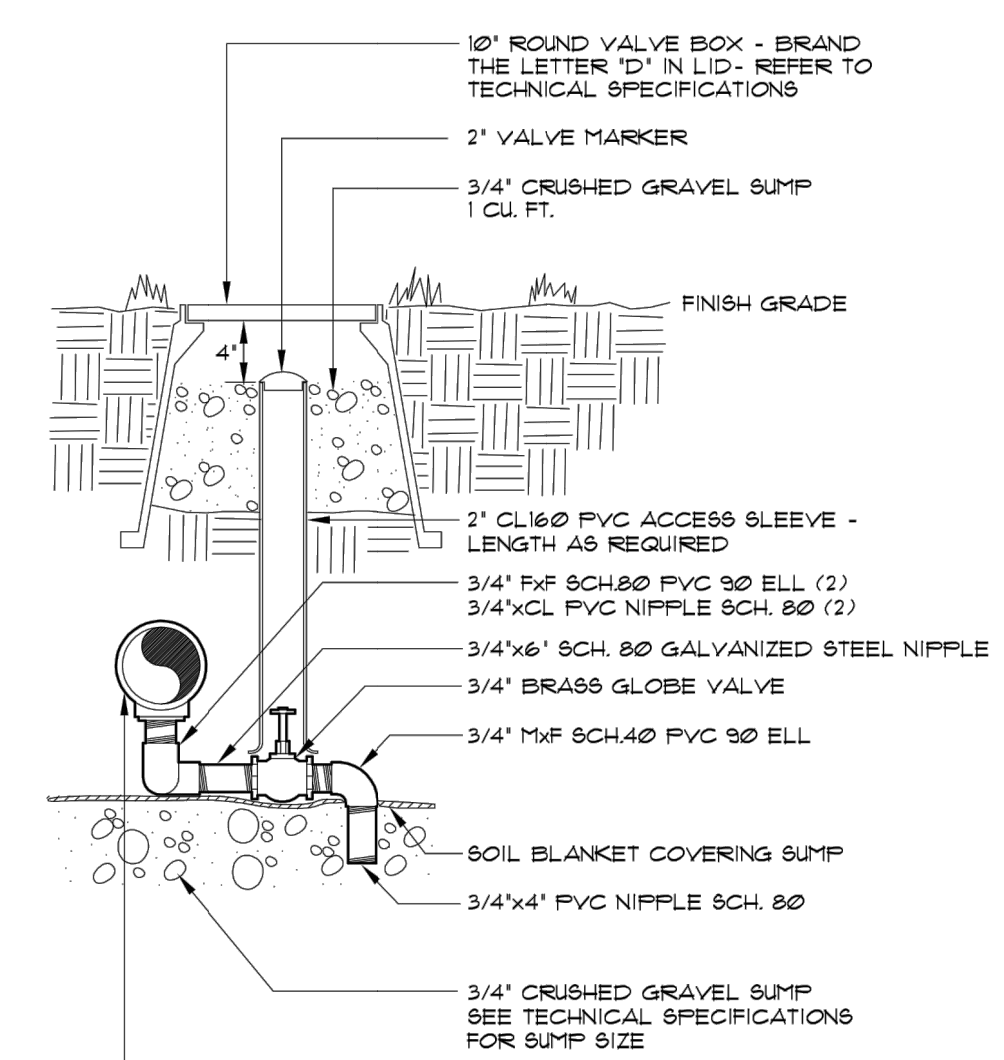
ELECTRIC CONTROLLER 6



BACKFLOW PREVENTER 7



BACKFLOW ENCLOSURE 8

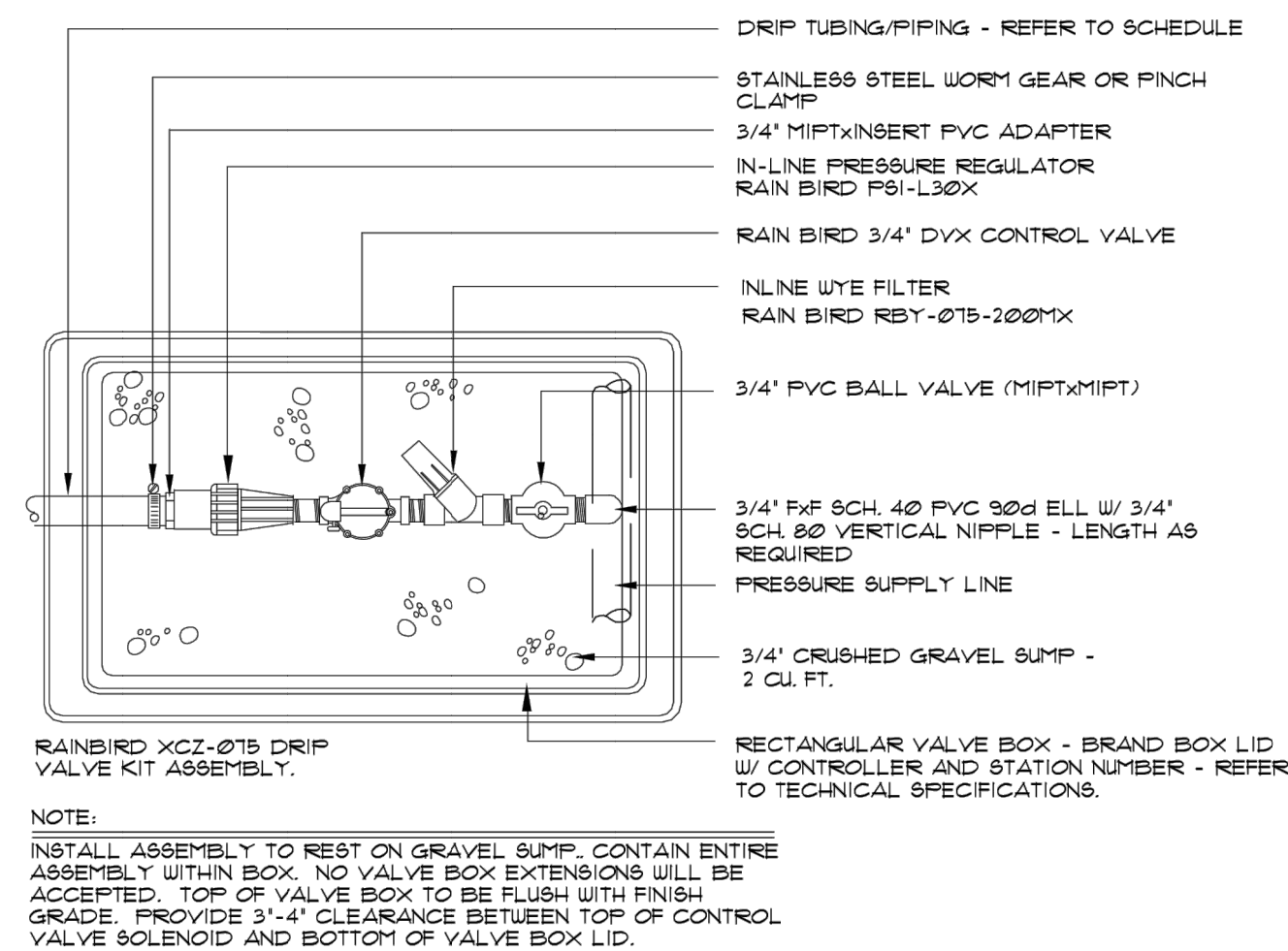


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LITTLETON, CO 80120 303-794-8604

811
Know what's below.
Call before you dig.

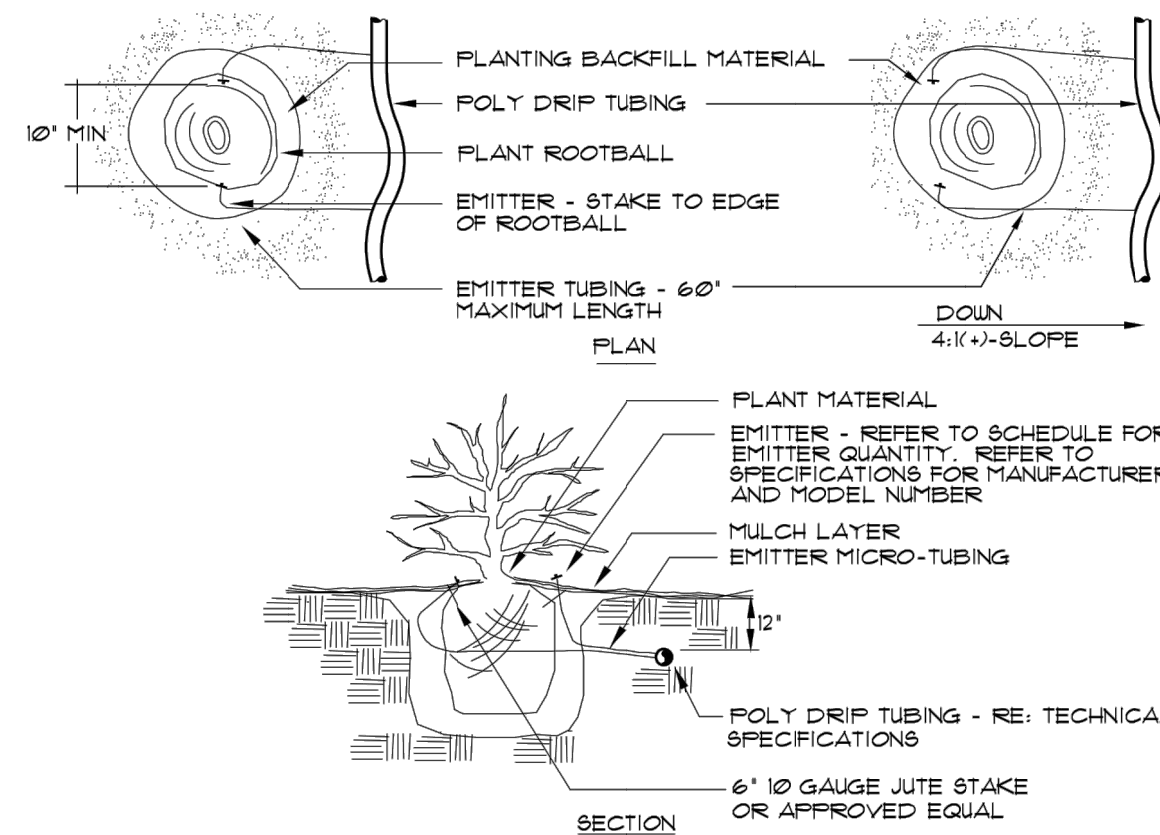
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	IRRIGATION DETAILS
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
SHEET 18 OF 26	

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 19 OF 26



DRIP VALVE ASSEMBLY

12



DRIP EMITTERS

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1½" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2½" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT GPH EACH	TEN EACH
3½" CALIPER TREE	1.0 GPH	NINE GPH EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

NOTES:

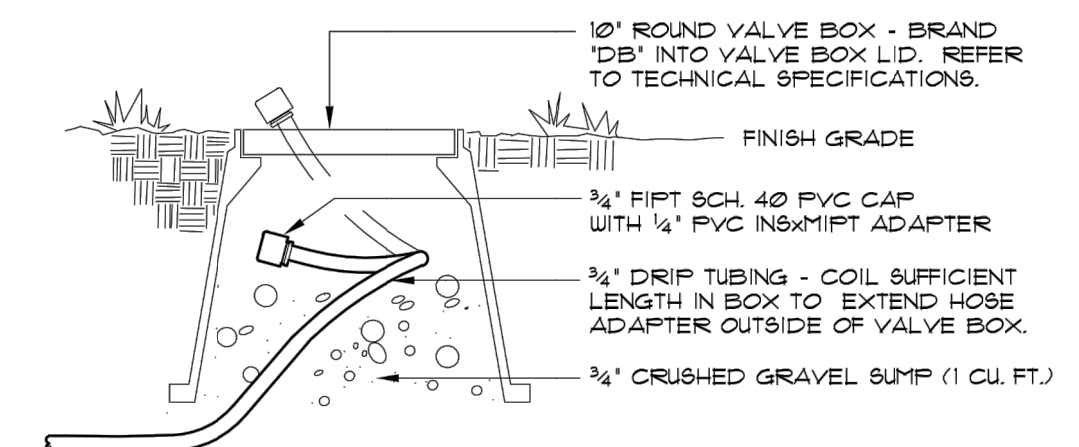
INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.

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.

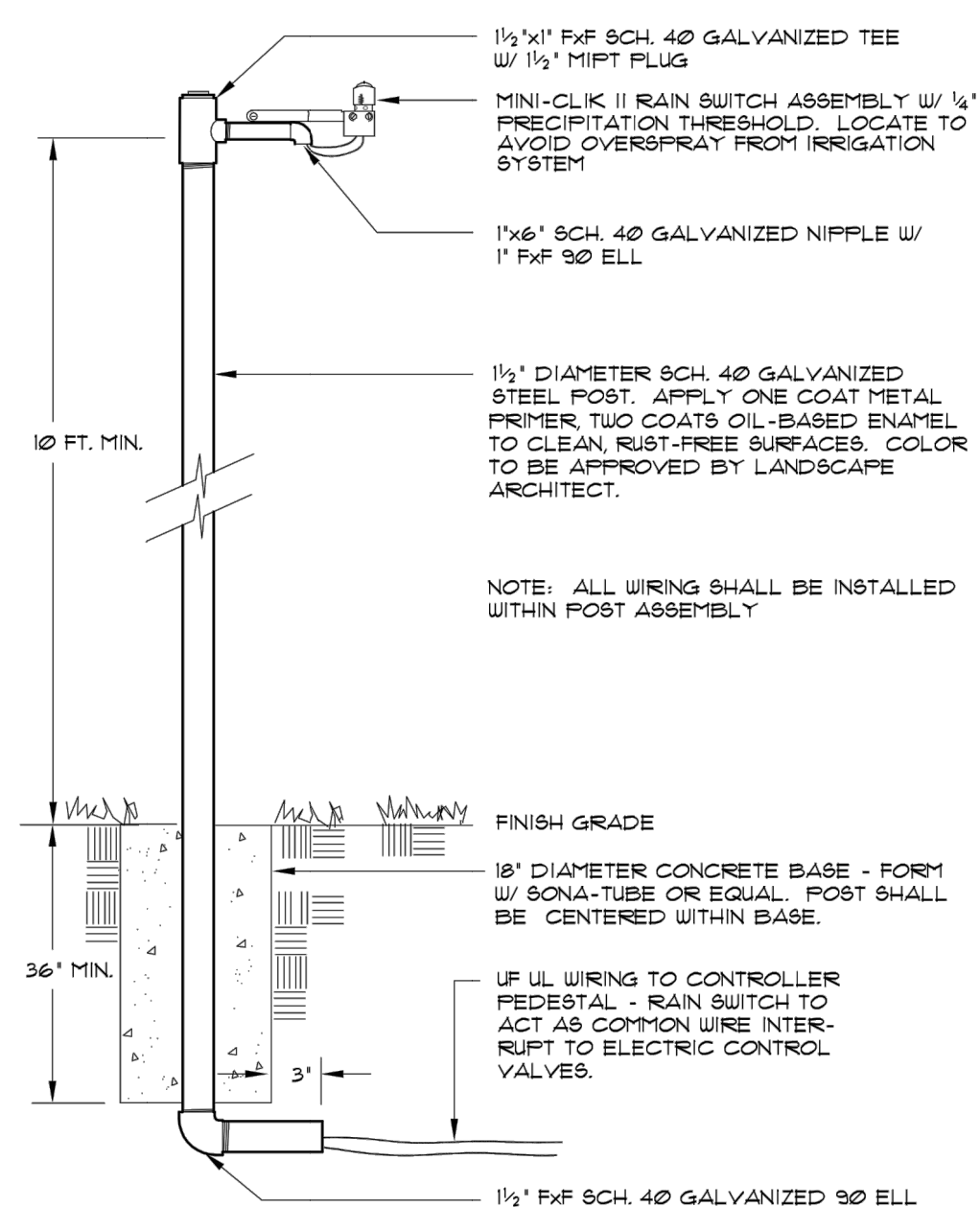
FLUENT ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UP-HILL SIDE OF ROOT BALL.

EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.



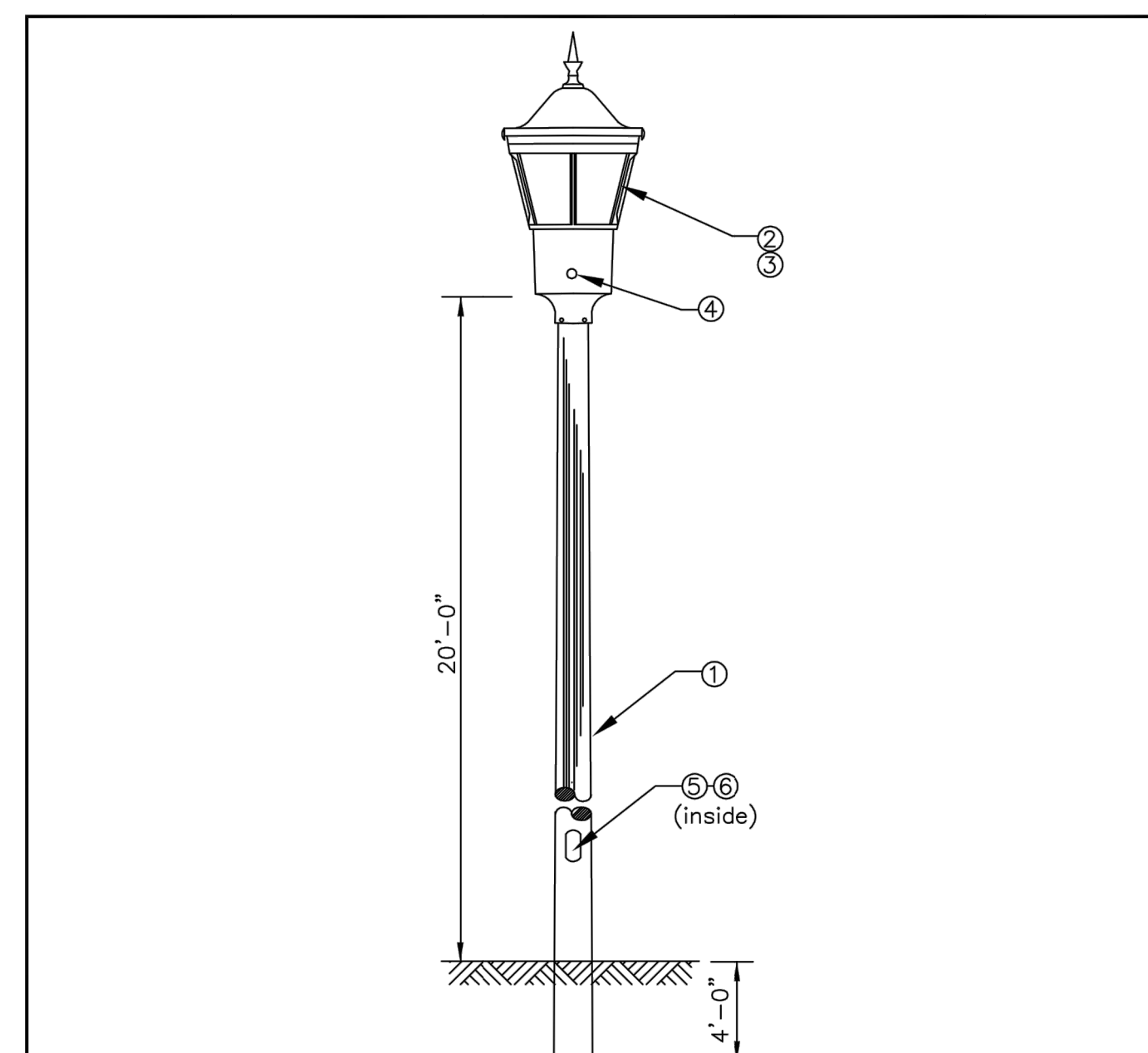
DRIP LINE BLOW-OUT STUB

14



RAIN SHUT OFF DEVICE

15



ITEM QTY			MATERIAL	ITEM QTY			MATERIAL													
1	1	Fiberglass Light Pole, 24'																		
2	1	Luminarie, HPS 70W																		
3	1	Lamp HPS, 70W.																		
4	1	Photoelectric Eye.																		
5	1	Fuseholder, In-line, #12-8 AWG																		
6	1	Fuse, Tube-Type, Sec-10 amp																		
<table><tr><th colspan="3">REVISIONS</th></tr><tr><th>DATE</th><th>BY</th><th>DESCRIPTIONS</th></tr><tr><td>08/02</td><td>KWD</td><td>General Revision</td></tr></table>								REVISIONS			DATE	BY	DESCRIPTIONS	08/02	KWD	General Revision	 UNITED POWER, INC. P.O. BOX 929 • BRIGHTON, CO. 80601			
REVISIONS																				
DATE	BY	DESCRIPTIONS																		
08/02	KWD	General Revision																		
<table><tr><td>ENG. APPROVAL:</td><td>DATE:</td><td rowspan="3">ORNAMENTAL LIGHT ON FIBERGLASS POLE</td></tr><tr><td>OPER. APPROVAL:</td><td>DATE:</td></tr><tr><td></td><td></td></tr></table>			ENG. APPROVAL:	DATE:	ORNAMENTAL LIGHT ON FIBERGLASS POLE	OPER. APPROVAL:	DATE:			<table><tr><td>DWN BY: <i>W. Ross</i></td><td rowspan="3">M26 701</td></tr><tr><td>ISSUED BY:</td></tr><tr><td>ISSF DT:</td></tr></table>		DWN BY: <i>W. Ross</i>	M26 701	ISSUED BY:	ISSF DT:					
ENG. APPROVAL:	DATE:	ORNAMENTAL LIGHT ON FIBERGLASS POLE																		
OPER. APPROVAL:	DATE:																			
DWN BY: <i>W. Ross</i>	M26 701																			
ISSUED BY:																				
ISSF DT:																				

70 WATT POST TOP LIGHT

(16)



TYPICAL MAIL BOX CLUSTER

17

TECHNICAL CONSULTANT & PREPARED BY:

 PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

FIRESTONE INFORMATION BLOCK

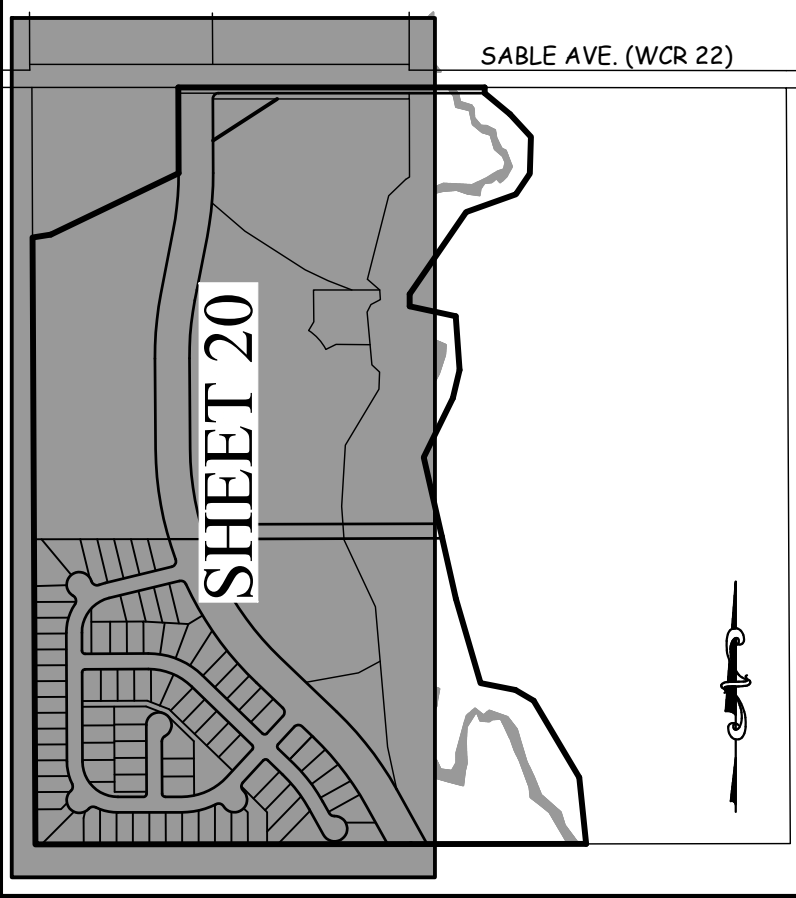
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TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	MISCELLANEOUS DETAILS
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
REVISION DATE:	

SHEET 19 OF 26

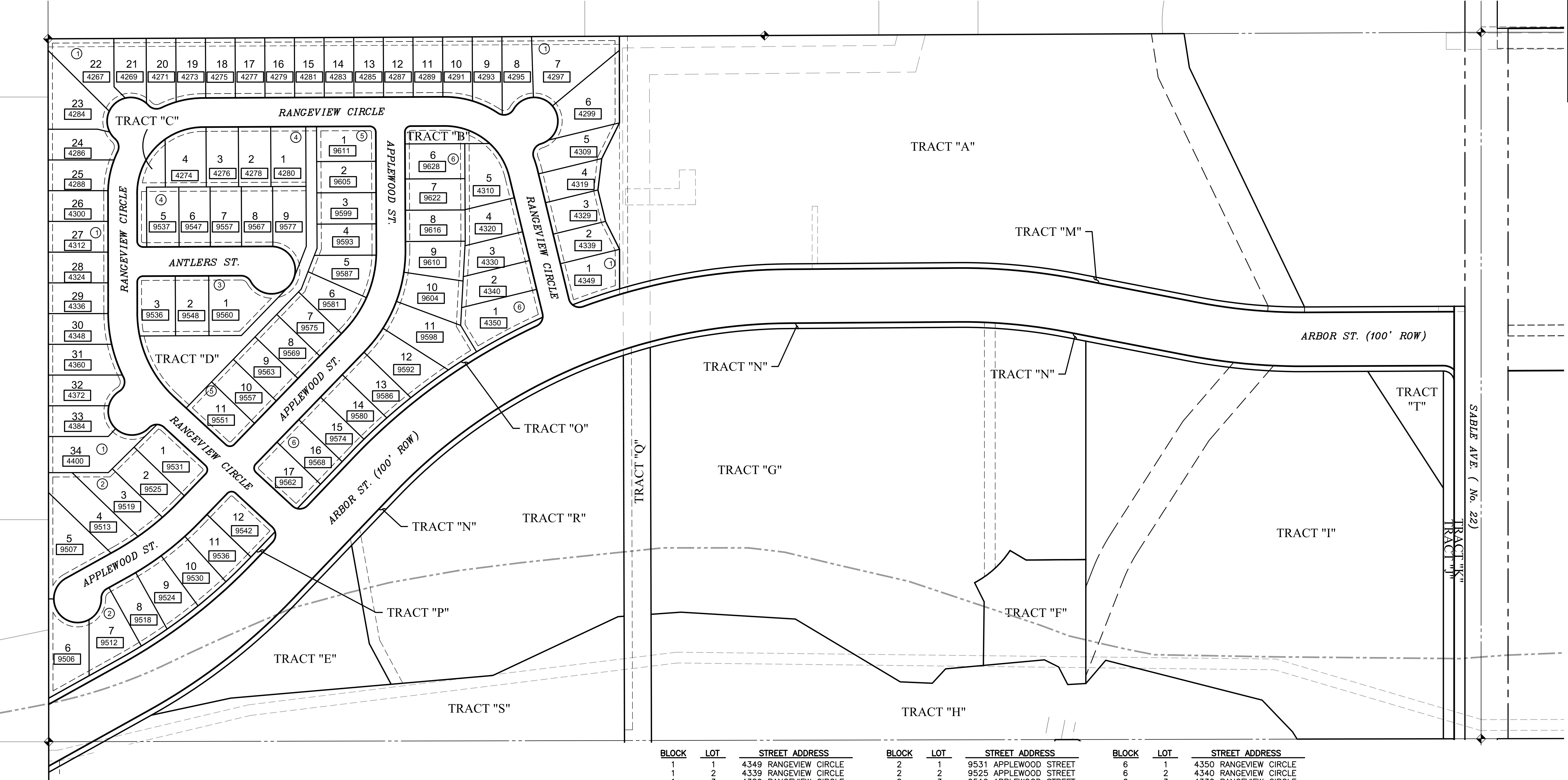


Know what's **below**.
Call before you dig.

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 20 OF 26

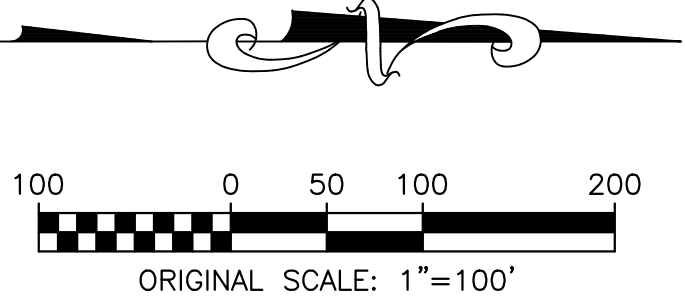


KEY MAP



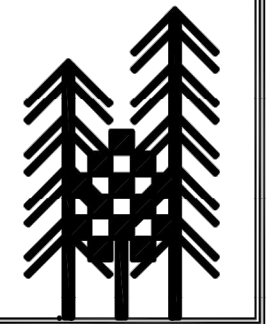
NOTE:
1. ADDRESSES SUBJECT TO REVISION AT THE DIRECTION OF THE TOWN, EMERGENCY OPERATIONS, OR THE POST OFFICE.
NO DIRECT DRIVEWAY ACCESS FROM LOT TO ARBOR STREET.
2. STREET.

BLOCK	LOT	STREET ADDRESS	BLOCK	LOT	STREET ADDRESS	BLOCK	LOT	STREET ADDRESS
1	1	4349 RANGEVIEW CIRCLE	2	1	9531 APPLEWOOD STREET	6	1	4350 RANGEVIEW CIRCLE
1	2	4339 RANGEVIEW CIRCLE	2	2	9525 APPLEWOOD STREET	6	2	4340 RANGEVIEW CIRCLE
1	3	4329 RANGEVIEW CIRCLE	2	3	9519 APPLEWOOD STREET	6	3	4330 RANGEVIEW CIRCLE
1	4	4319 RANGEVIEW CIRCLE	2	4	9513 APPLEWOOD STREET	6	4	4320 RANGEVIEW CIRCLE
1	5	4309 RANGEVIEW CIRCLE	2	5	9507 APPLEWOOD STREET	6	5	4310 RANGEVIEW CIRCLE
1	6	4299 RANGEVIEW CIRCLE	2	6	9506 APPLEWOOD STREET	6	6	9628 APPLEWOOD STREET
1	7	4297 RANGEVIEW CIRCLE	2	7	9512 APPLEWOOD STREET	6	7	9622 APPLEWOOD STREET
1	8	4295 RANGEVIEW CIRCLE	2	8	9518 APPLEWOOD STREET	6	8	9616 APPLEWOOD STREET
1	9	4293 RANGEVIEW CIRCLE	2	9	9524 APPLEWOOD STREET	6	9	9610 APPLEWOOD STREET
1	10	4291 RANGEVIEW CIRCLE	2	10	9530 APPLEWOOD STREET	6	10	9604 APPLEWOOD STREET
1	11	4289 RANGEVIEW CIRCLE	2	11	9536 APPLEWOOD STREET	6	11	9598 APPLEWOOD STREET
1	12	4287 RANGEVIEW CIRCLE	2	12	9542 APPLEWOOD STREET	6	12	9592 APPLEWOOD STREET
1	13	4285 RANGEVIEW CIRCLE	3	1	9560 ANTLERS STREET	6	13	9586 APPLEWOOD STREET
1	14	4283 RANGEVIEW CIRCLE	3	2	9548 ANTLERS STREET	6	14	9580 APPLEWOOD STREET
1	15	4281 RANGEVIEW CIRCLE	3	3	9536 ANTLERS STREET	6	15	9574 APPLEWOOD STREET
1	16	4279 RANGEVIEW CIRCLE	4	1	4280 RANGEVIEW CIRCLE	6	16	9568 APPLEWOOD STREET
1	17	4277 RANGEVIEW CIRCLE	4	2	4278 RANGEVIEW CIRCLE	6	17	9562 APPLEWOOD STREET
1	18	4275 RANGEVIEW CIRCLE	4	3	4276 RANGEVIEW CIRCLE			
1	19	4273 RANGEVIEW CIRCLE	4	4	4274 RANGEVIEW CIRCLE			
1	20	4271 RANGEVIEW CIRCLE	4	5	9537 ANTLERS STREET			
1	21	4269 RANGEVIEW CIRCLE	4	6	9547 ANTLERS STREET			
1	22	4267 RANGEVIEW CIRCLE	4	7	9557 ANTLERS STREET			
1	23	4264 RANGEVIEW CIRCLE	4	8	9557 ANTLERS STREET			
1	24	4262 RANGEVIEW CIRCLE	4	9	9577 ANTLERS STREET			
1	25	4260 RANGEVIEW CIRCLE	5	1	9611 APPLEWOOD STREET			
1	26	4300 RANGEVIEW CIRCLE	5	2	9605 APPLEWOOD STREET			
1	27	4312 RANGEVIEW CIRCLE	5	3	9599 APPLEWOOD STREET			
1	28	4324 RANGEVIEW CIRCLE	5	4	9593 APPLEWOOD STREET			
1	29	4336 RANGEVIEW CIRCLE	5	5	9587 APPLEWOOD STREET			
1	30	4348 RANGEVIEW CIRCLE	5	6	9581 APPLEWOOD STREET			
1	31	4360 RANGEVIEW CIRCLE	5	7	9575 APPLEWOOD STREET			
1	32	4372 RANGEVIEW CIRCLE	5	8	9569 APPLEWOOD STREET			
1	33	4384 RANGEVIEW CIRCLE	5	9	9563 APPLEWOOD STREET			
1	34	4400 RANGEVIEW CIRCLE	5	10	9557 APPLEWOOD STREET			
			5	11	9551 APPLEWOOD STREET			



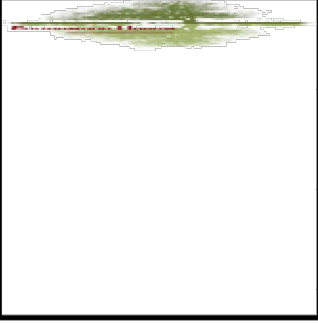
TECHNICAL CONSULTANT & PREPARED BY:	
	PARAGON ENGINEERING CONSULTANTS, INC. 7852 SOUTH ELATI STREET, SUITE 101 LITTLETON, CO 80120 303-794-8604
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	ADDRESS MAP
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
SHEET 20 OF 26	

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 21 OF 26



3 TREES
DESIGN AND DRAFTING, INC.
303.941.9542 ph
303.688.1209 fax
3TREESDRAFTING@COMCAST.NET

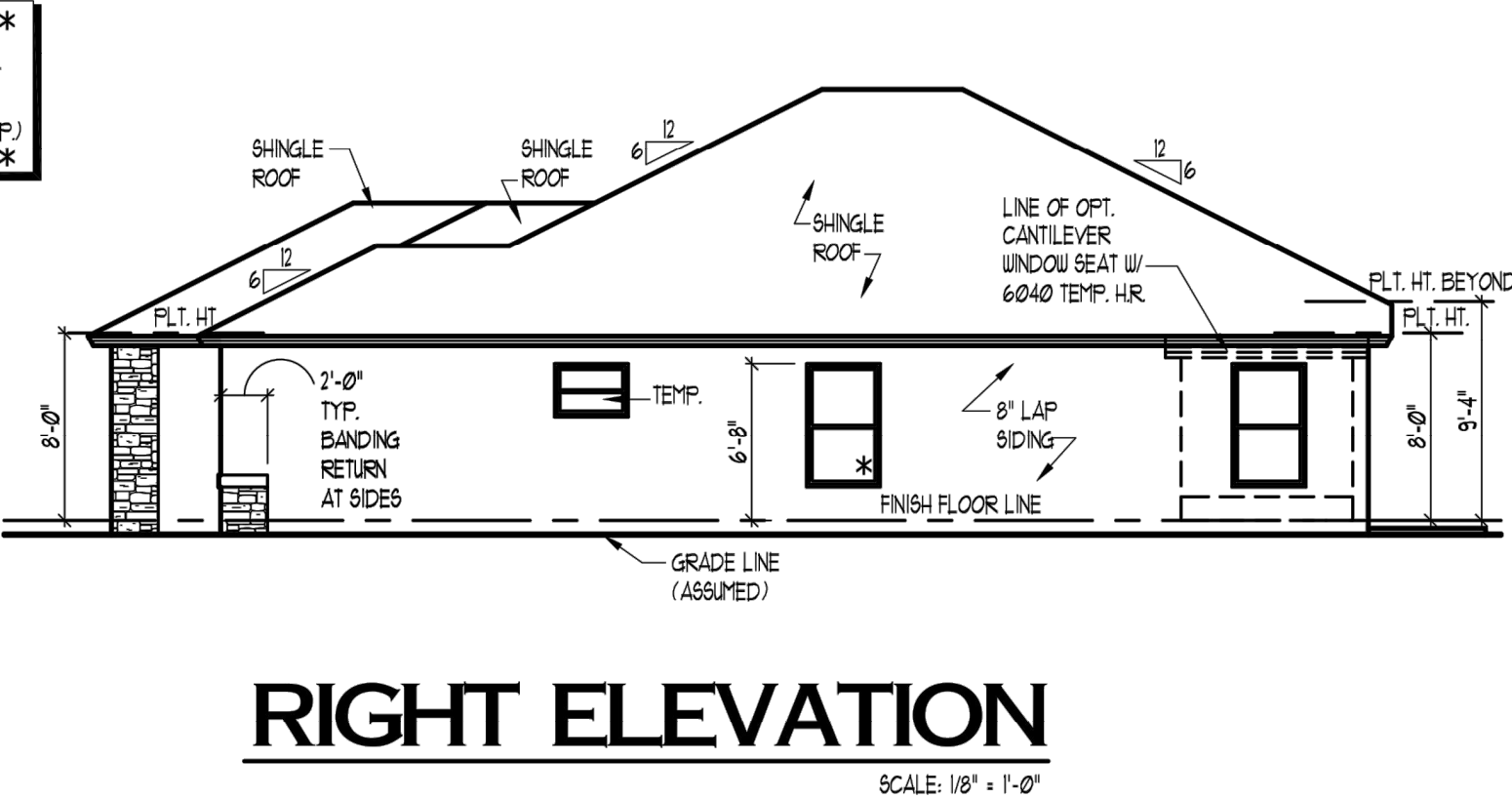
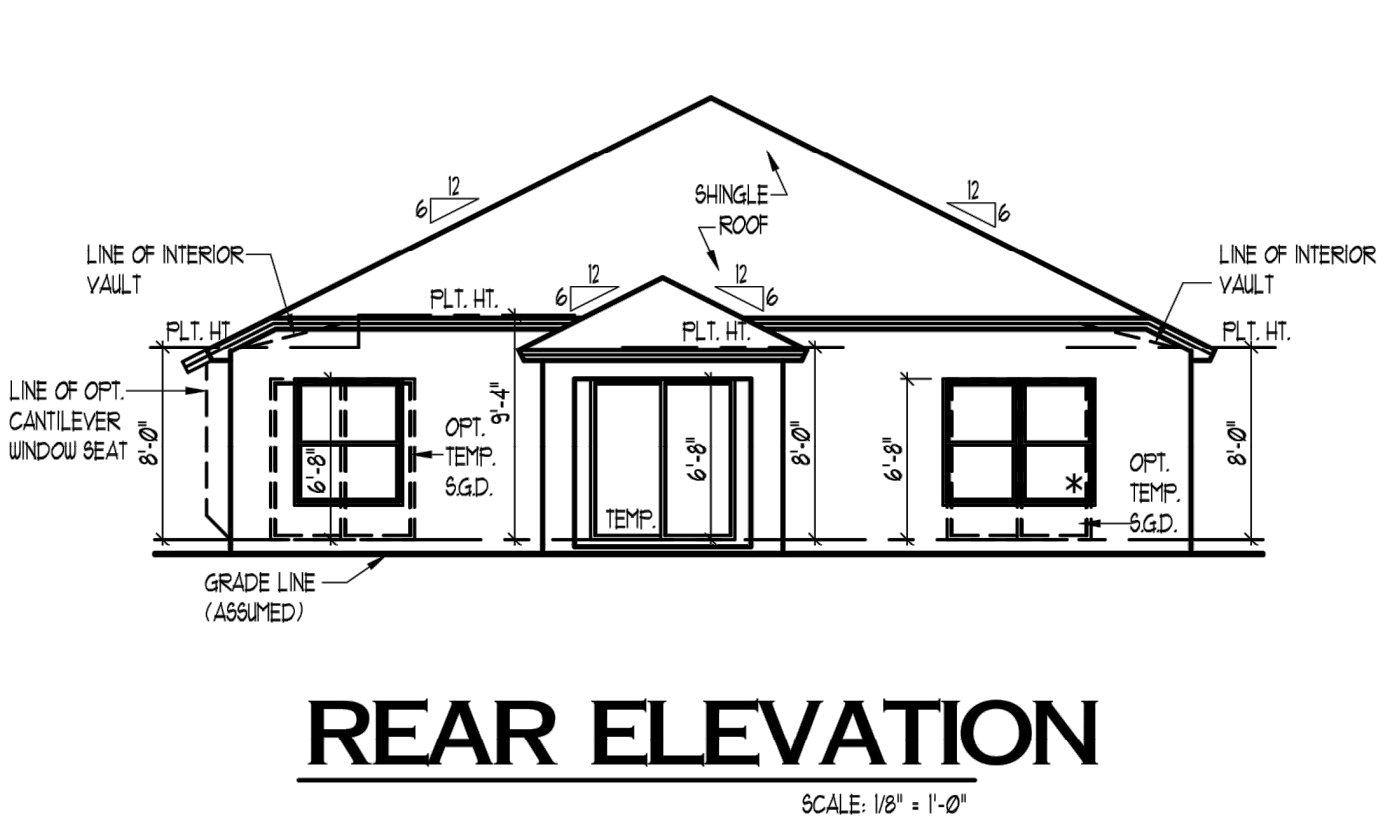
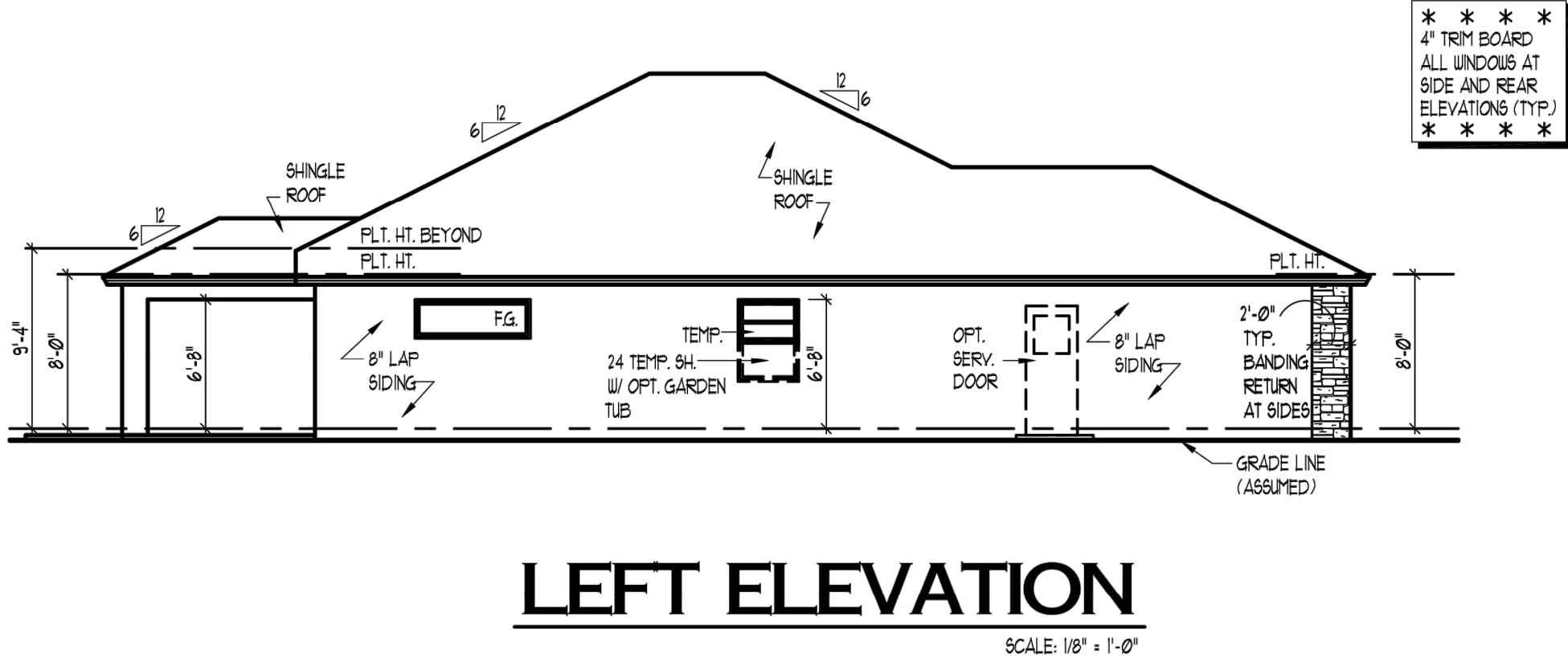
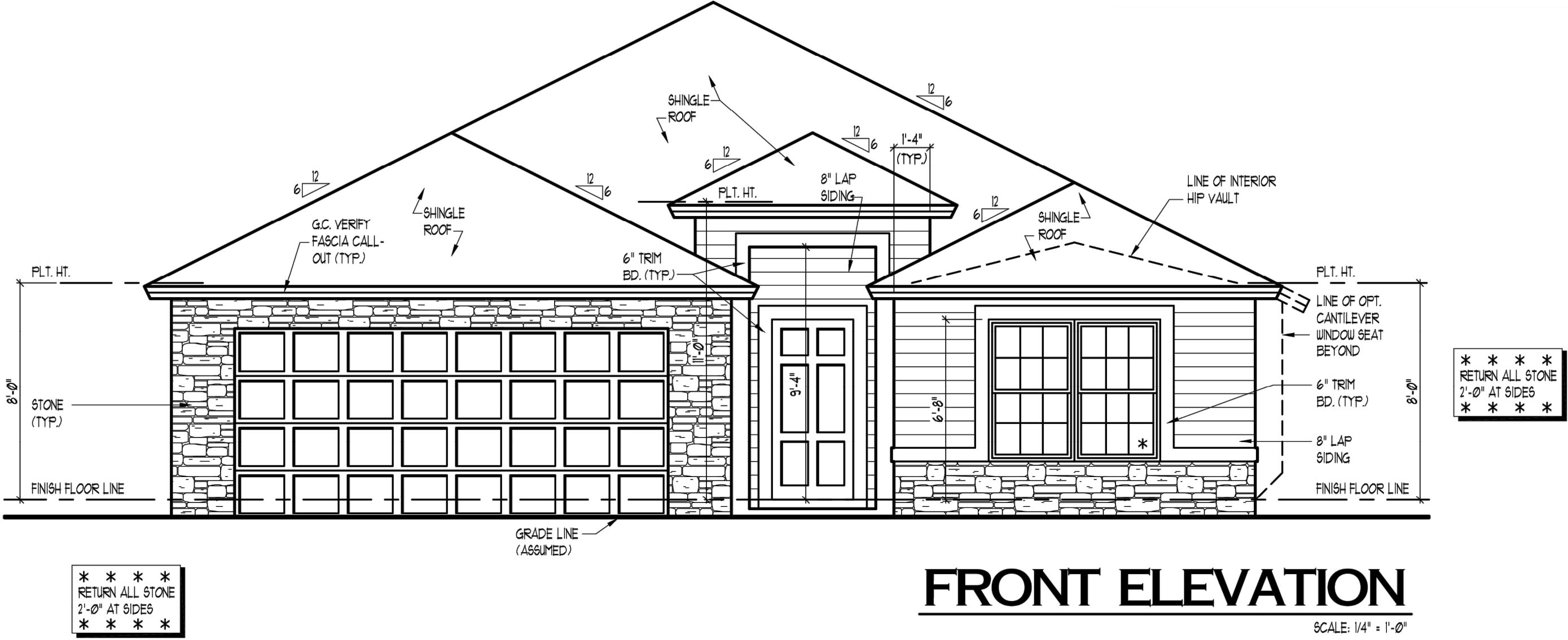
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OLD FILE NAME	1544ED
ISSUED	03-31-04
REVISED	



COTTONWOOD HOLLOW
FILING 1

1544

ELEVATIONS
TITLE
ROOF PLAN



ELEVATION "D"

TECHNICAL CONSULTANT & PREPARED BY:	
 PARAGON ENGINEERING CONSULTANTS, INC. 7852 SOUTH ELATI STREET, SUITE 101 LITTLETON, CO 80120 303-794-8604	
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	BUILDING ELEVATIONS 1
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
REVISION DATE:	
SHEET 21 OF 26	

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 22 OF 26



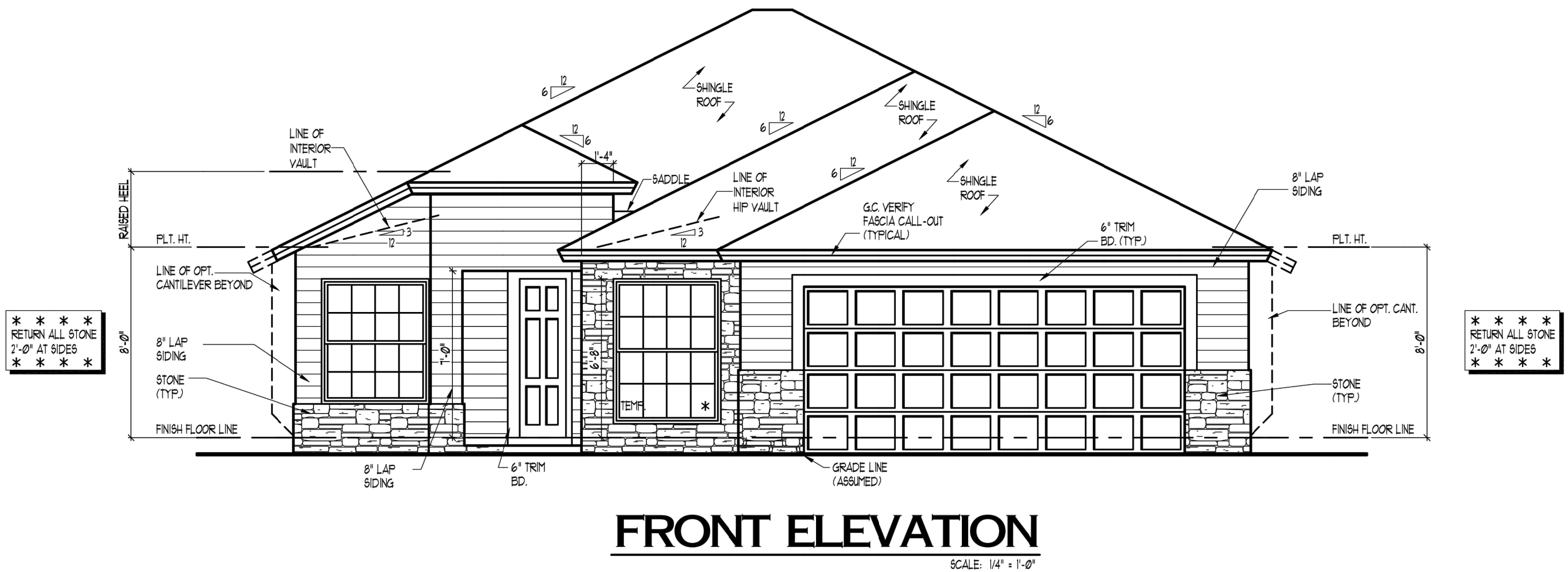
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CAD FILE NAME	1544ED
ISSUED	03-31-04
REVISED	



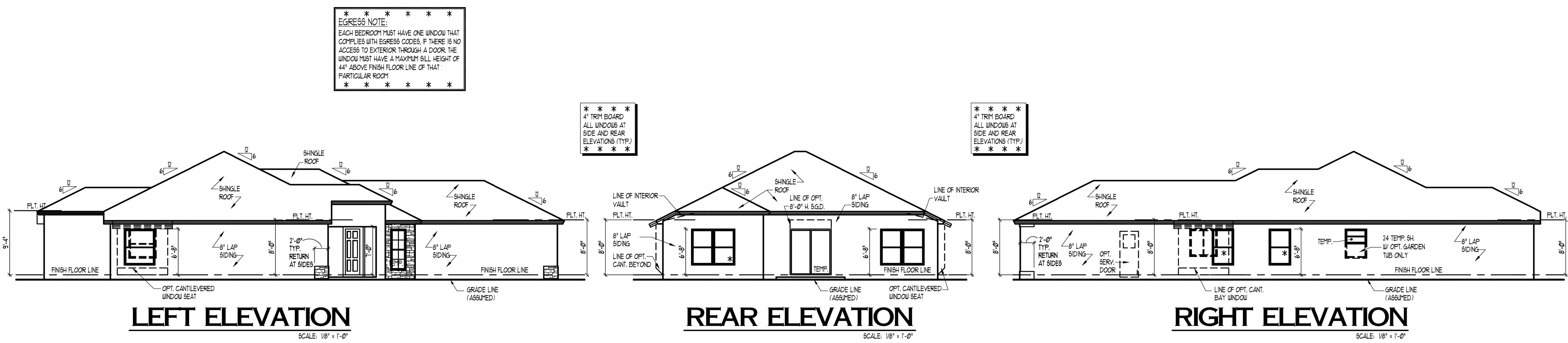
COTTONWOOD HOLLOW
FILING 1

1762

TITLE	ELEVATIONS
ROOF PLAN	



FRONT ELEVATION
SCALE: 1/4\"/>



LEFT ELEVATION
SCALE: 1/8\"/>

REAR ELEVATION
SCALE: 1/8\"/>

RIGHT ELEVATION
SCALE: 1/8\"/>

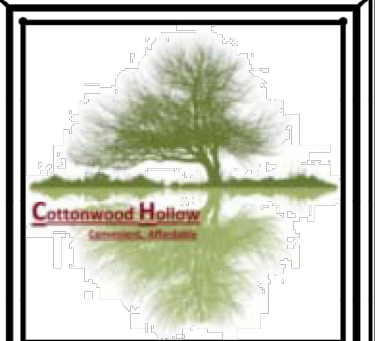
ELEVATION "A"

TECHNICAL CONSULTANT & PREPARED BY:	
PARAGON ENGINEERING CONSULTANTS, INC. 7852 SOUTH ELATI STREET, SUITE 101 LITTLETON, CO 80120 303-794-8604	
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	BUILDING ELEVATIONS 2
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
REVISION DATE:	
SHEET 22 OF 26	

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 23 OF 26



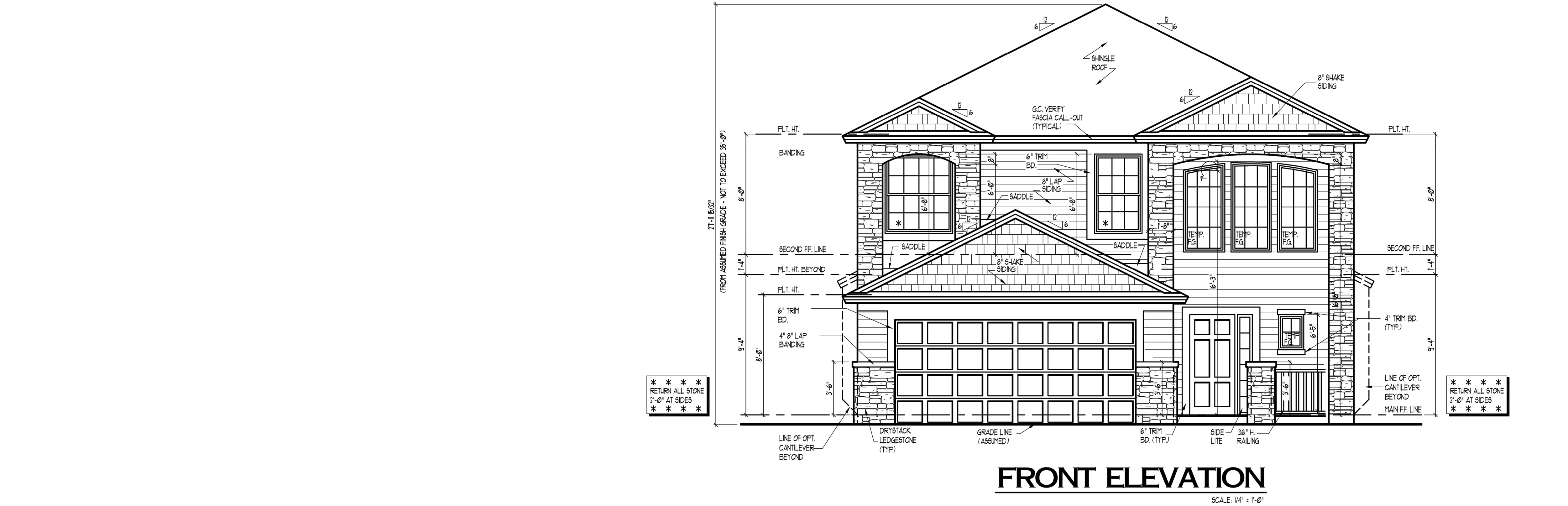
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CAD FILE NAME	1544ED
ISSUED	03-31-04
REVISED	



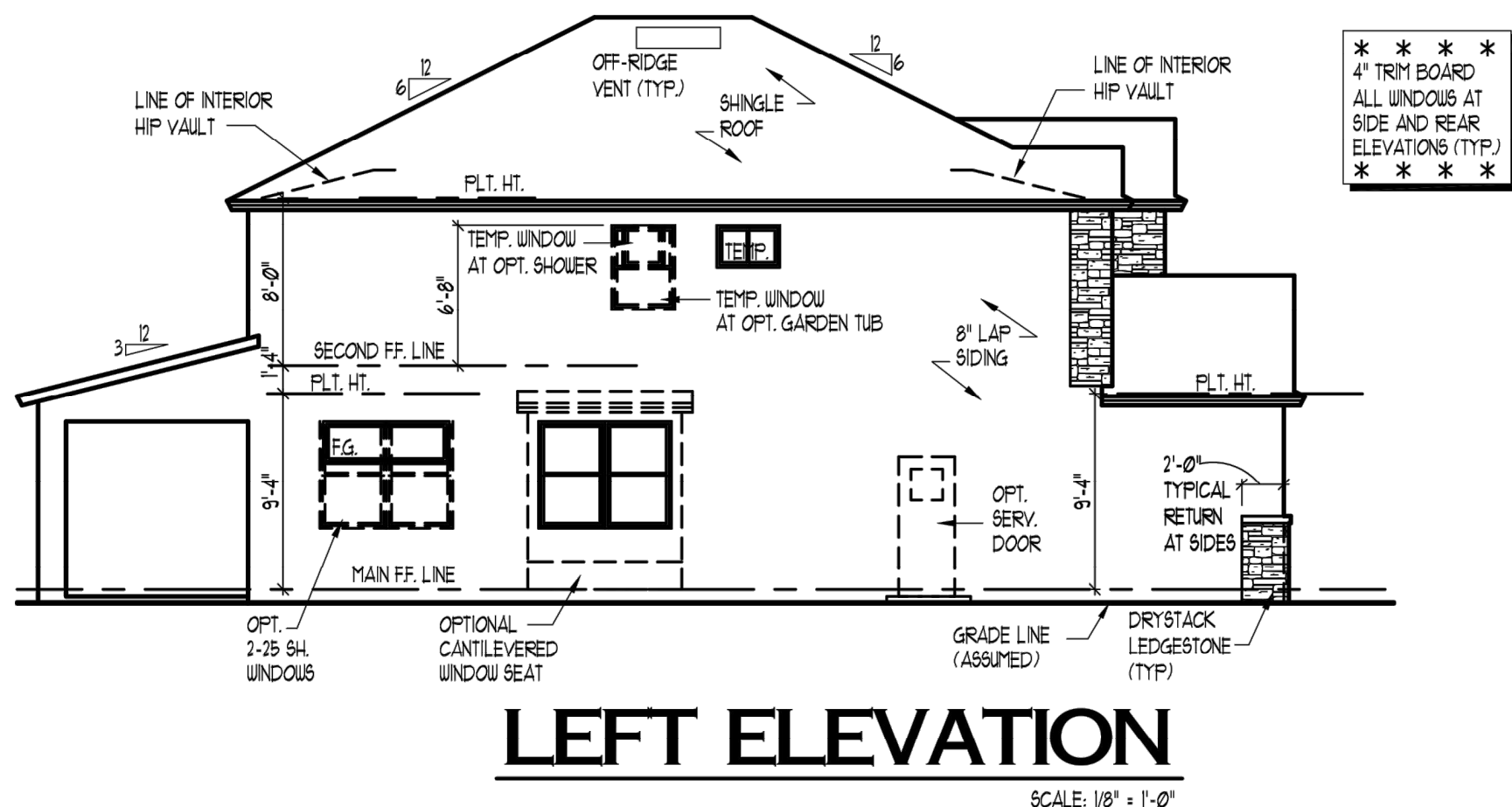
COTTONWOOD HOLLOW
FILING 1

2079

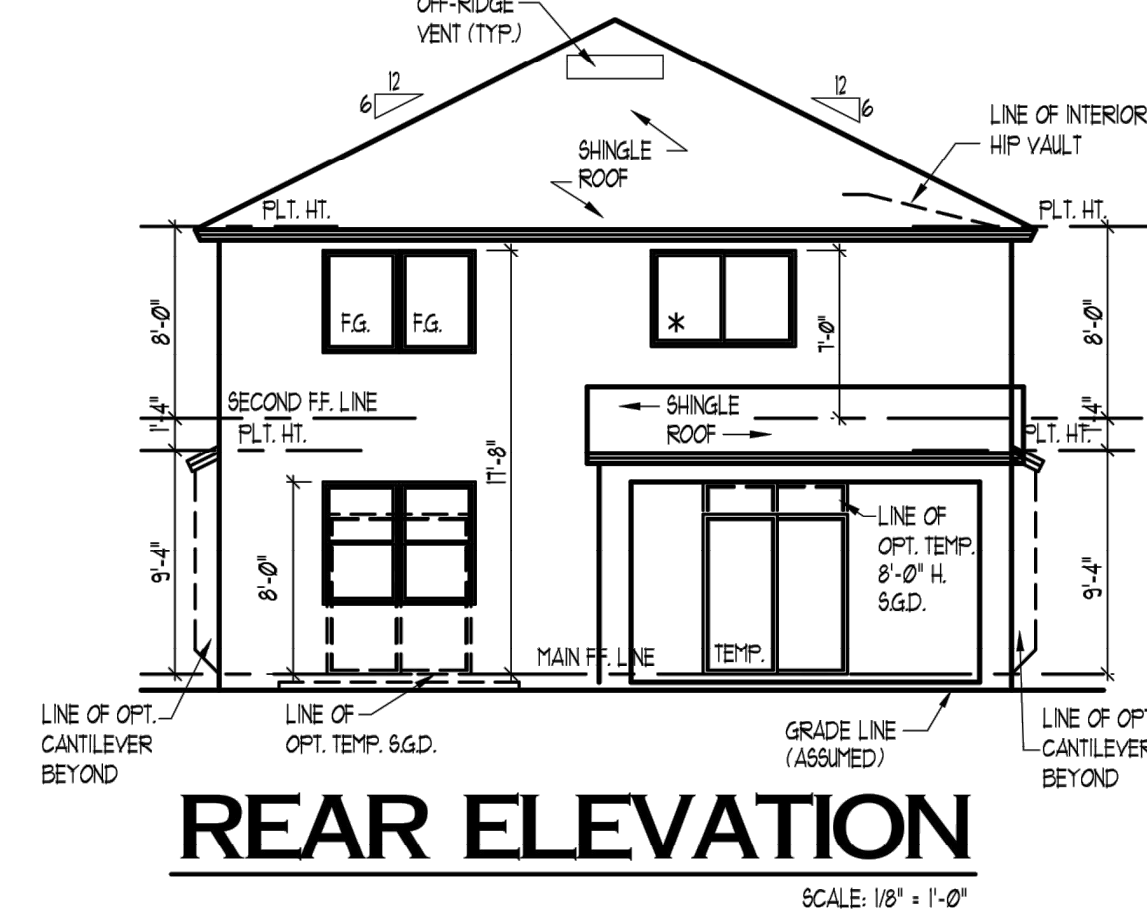
ELEVATION
ROOF PLAN



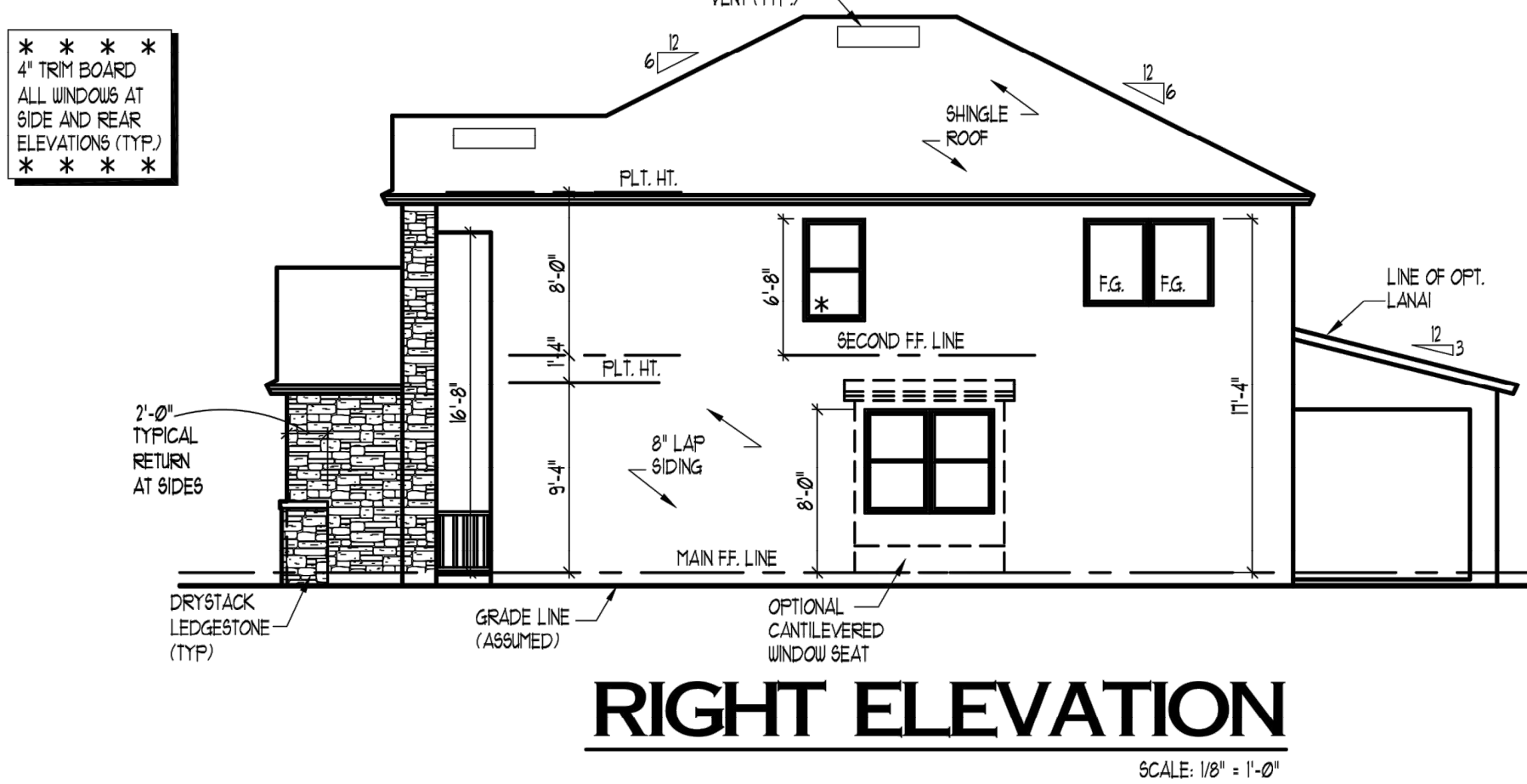
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

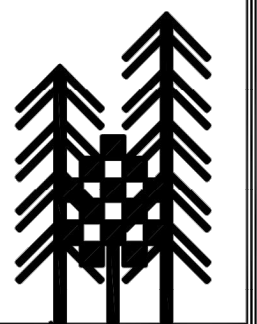


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION "C"

TECHNICAL CONSULTANT & PREPARED BY:	
PARAGON ENGINEERING CONSULTANTS, INC. 7852 SOUTH ELATI STREET, SUITE 101 LITTLETON, CO 80120 303-794-8604	
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	BUILDING ELEVATIONS 3
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
SHEET 23 OF 26	

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 24 OF 26



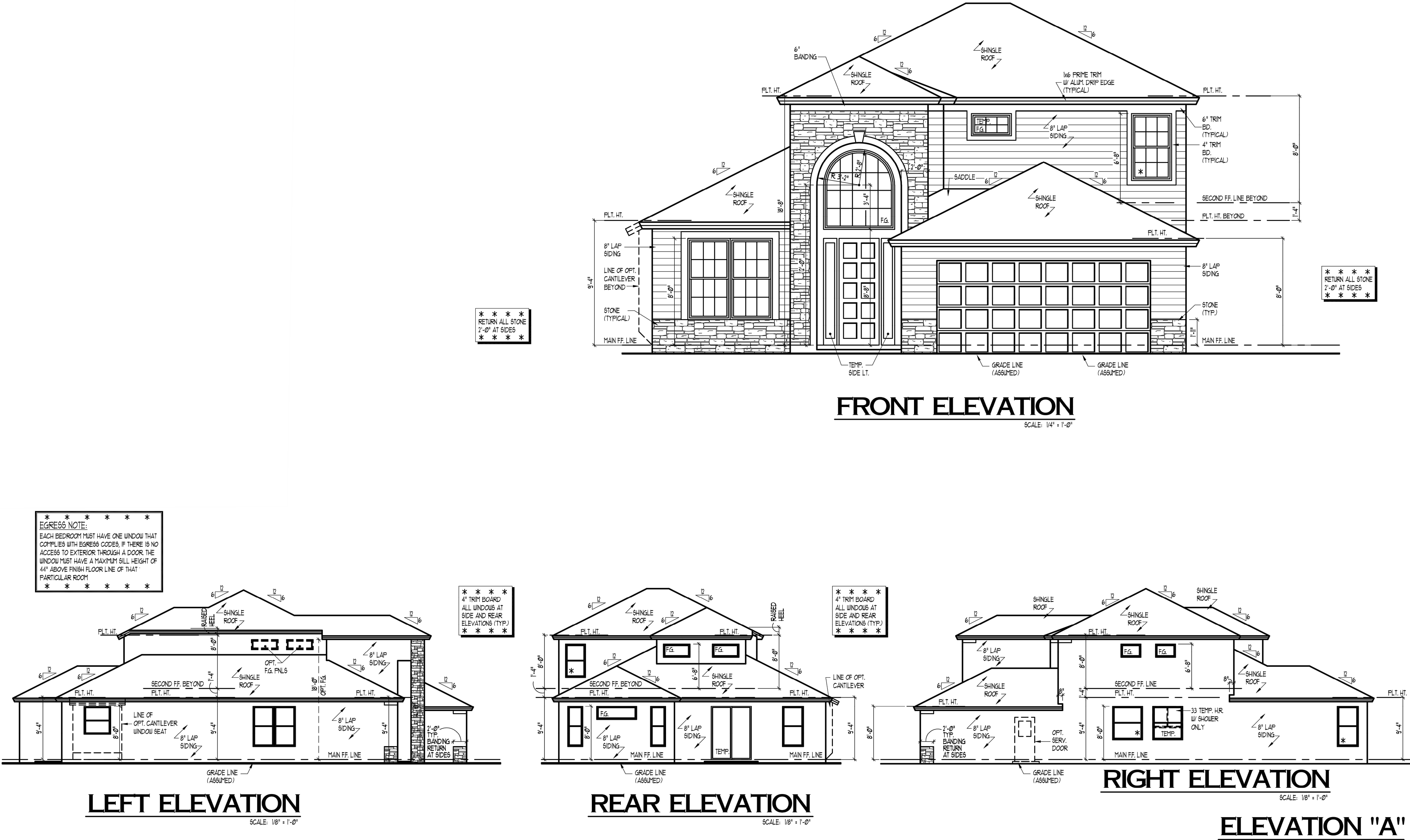
3 TREES
DESIGN AND DRAFTING, INC.
303.941.9942 ph
303.688.1205 fax
3TREESDRAFTING@COMCAST.NET

JOB NUMBER	31039
CAD FILE NAME	1544ED
ISSUED	03-31-04
REVISED	

COTTONWOOD HOLLOW
FILING 1

2554

ELEVATIONS	TITLE
FRONT	FRONT ELEVATION
REAR	REAR ELEVATION
LEFT	LEFT ELEVATION
RIGHT	RIGHT ELEVATION
SECTION	SECTION
PLAN	PLAN



TECHNICAL CONSULTANT & PREPARED BY:

 PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	BUILDING ELEVATIONS 4
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
REVISION DATE:	

SHEET 24 OF 26

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 25 OF 26



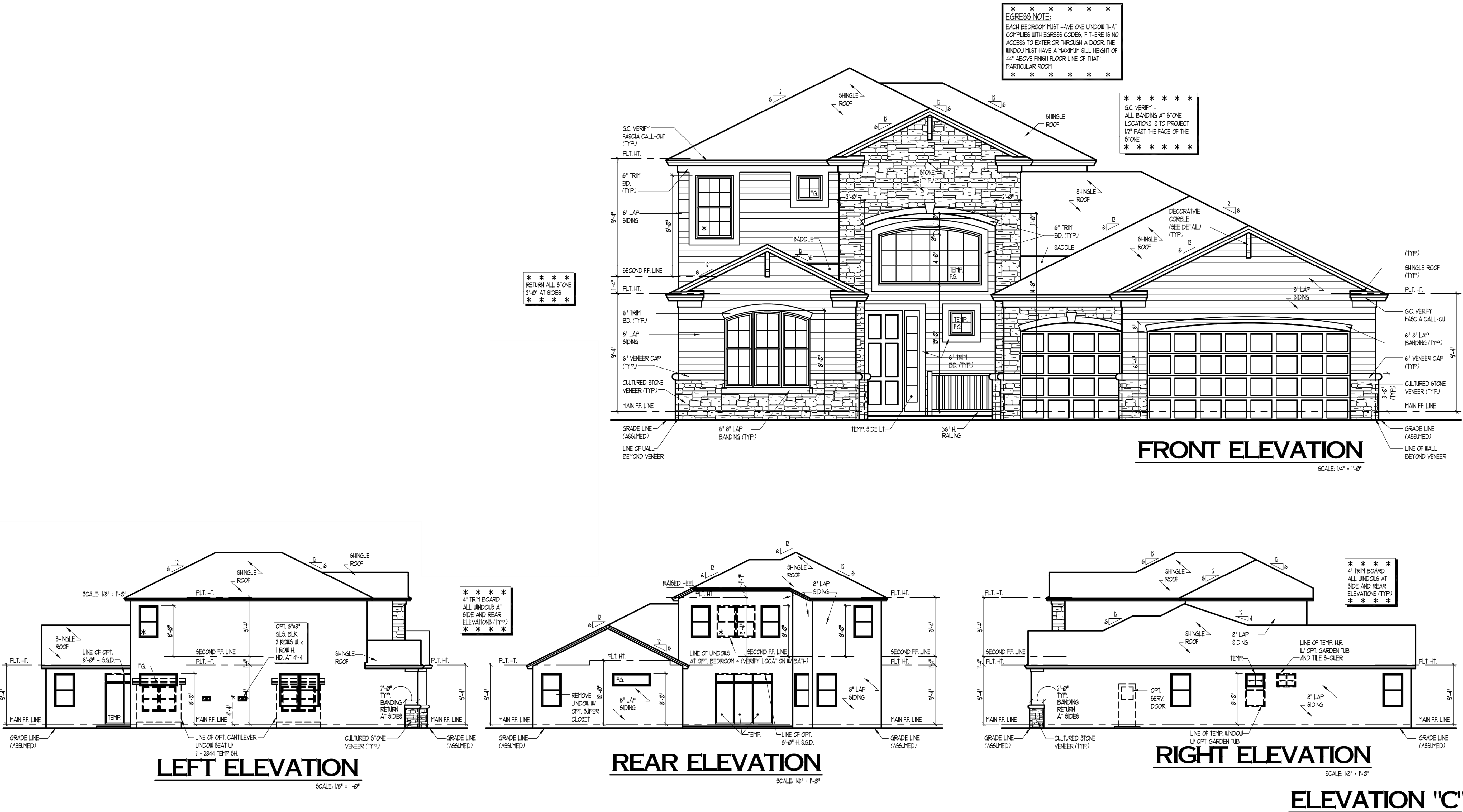
3 TREES
DESIGN AND DRAFTING, INC.
503.941.9542 H
503.688.1209 F
3TREESDRAFTING@COMCAST.NET

JOB NUMBER: 31039
CAD FILE NAME: 1544ED
ISSUED: 03-31-04
REVISED:

COTTONWOOD HOLLOW
FILING 1

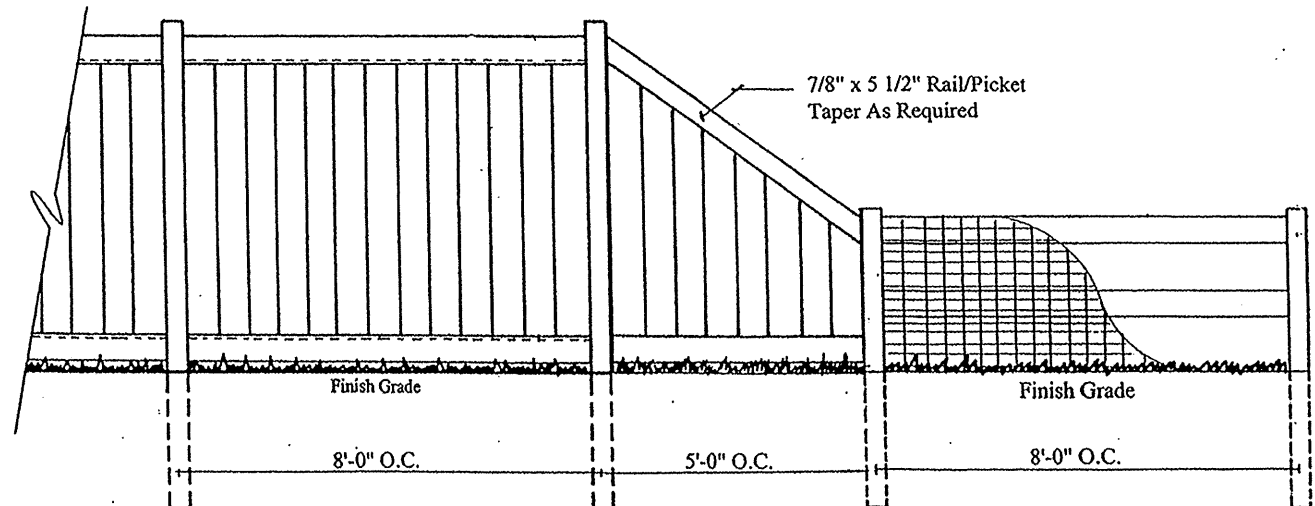
2958

ELEVATIONS
TITLE
ROOF PLAN

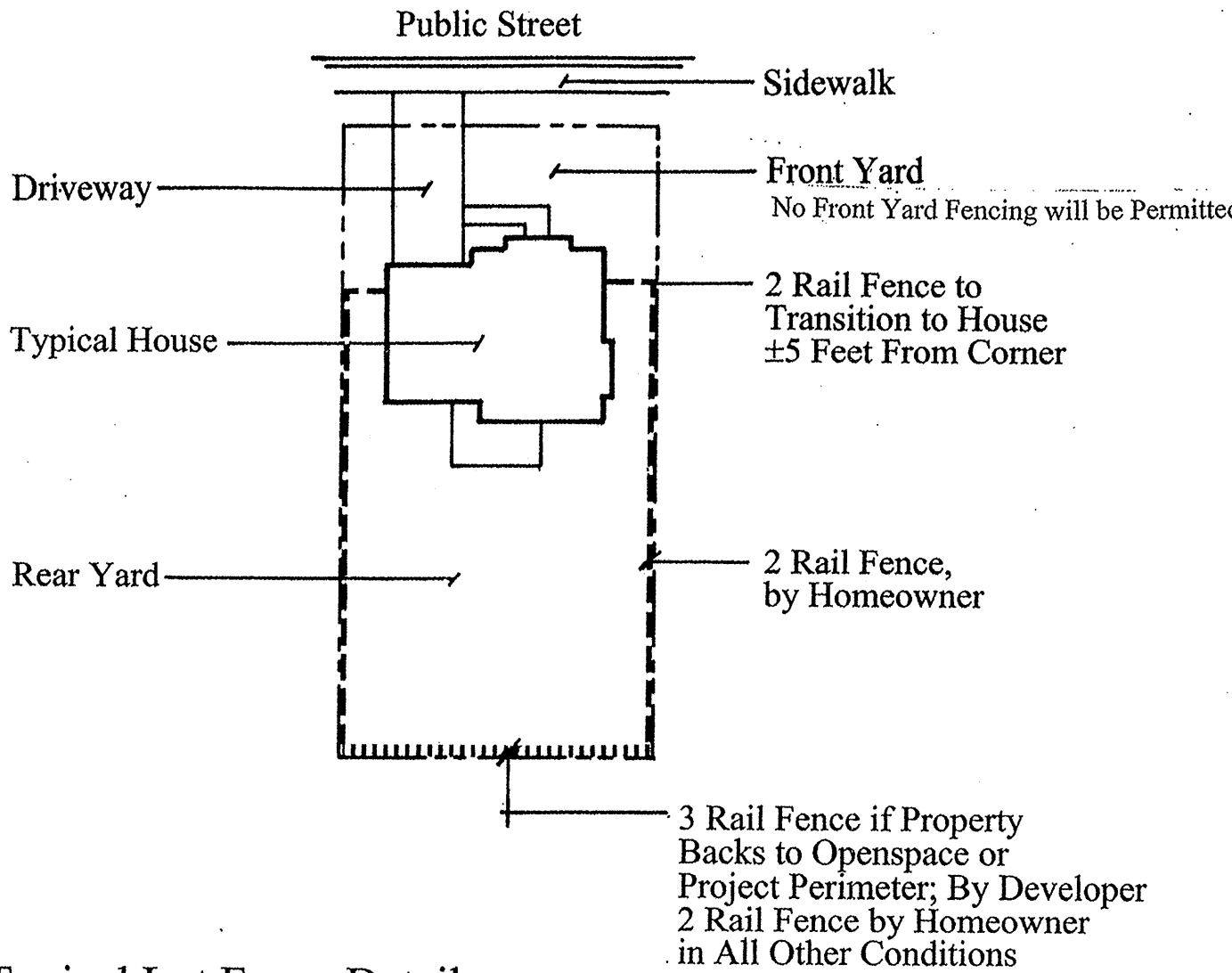


TECHNICAL CONSULTANT & PREPARED BY:	
 PARAGON ENGINEERING CONSULTANTS, INC. 7852 SOUTH ELATI STREET, SUITE 101 LITTLETON, CO 80120 303-794-8604	
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	BUILDING ELEVATIONS 5
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
SHEET 25 OF 26	

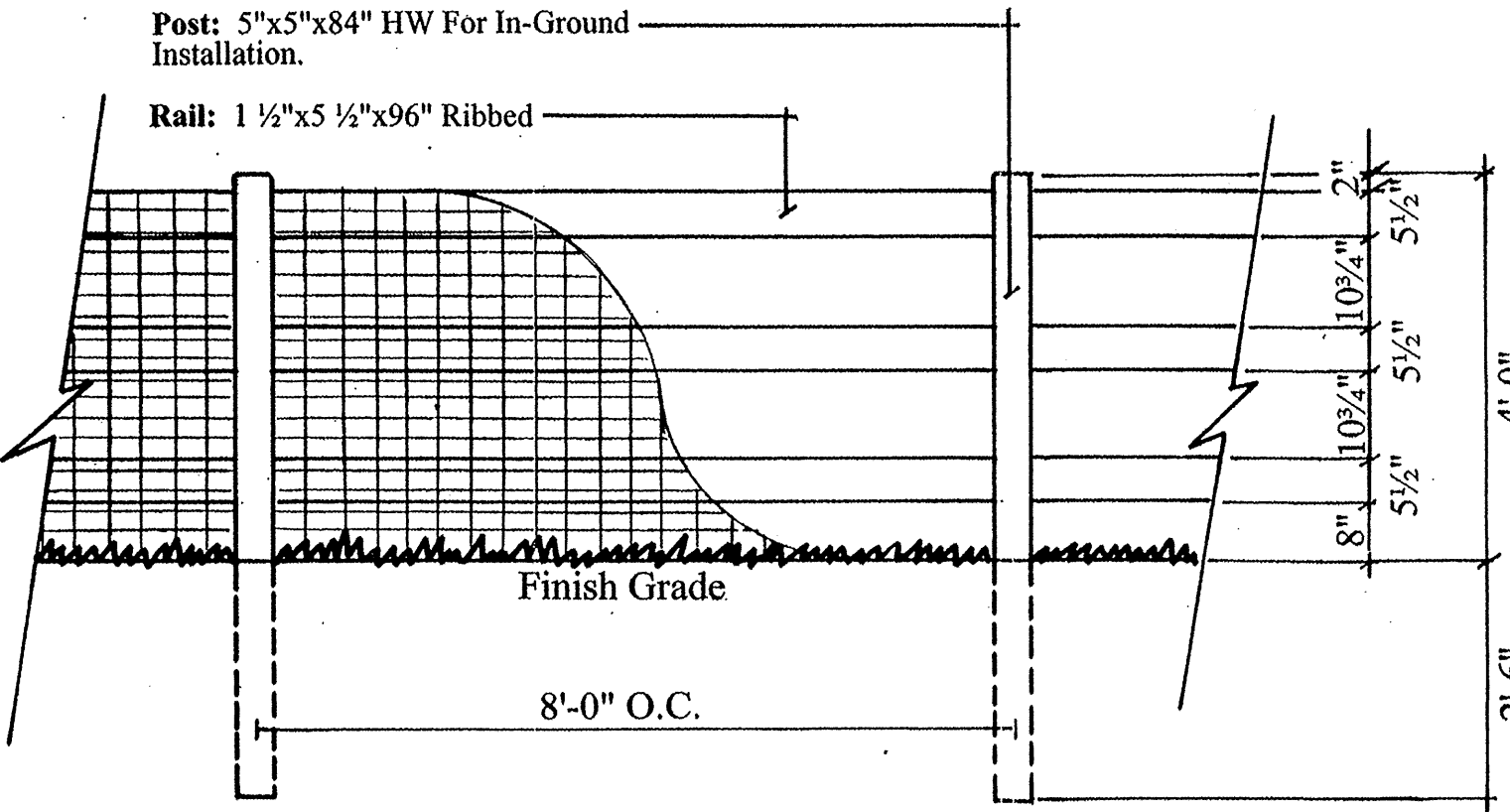
FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 26 OF 26



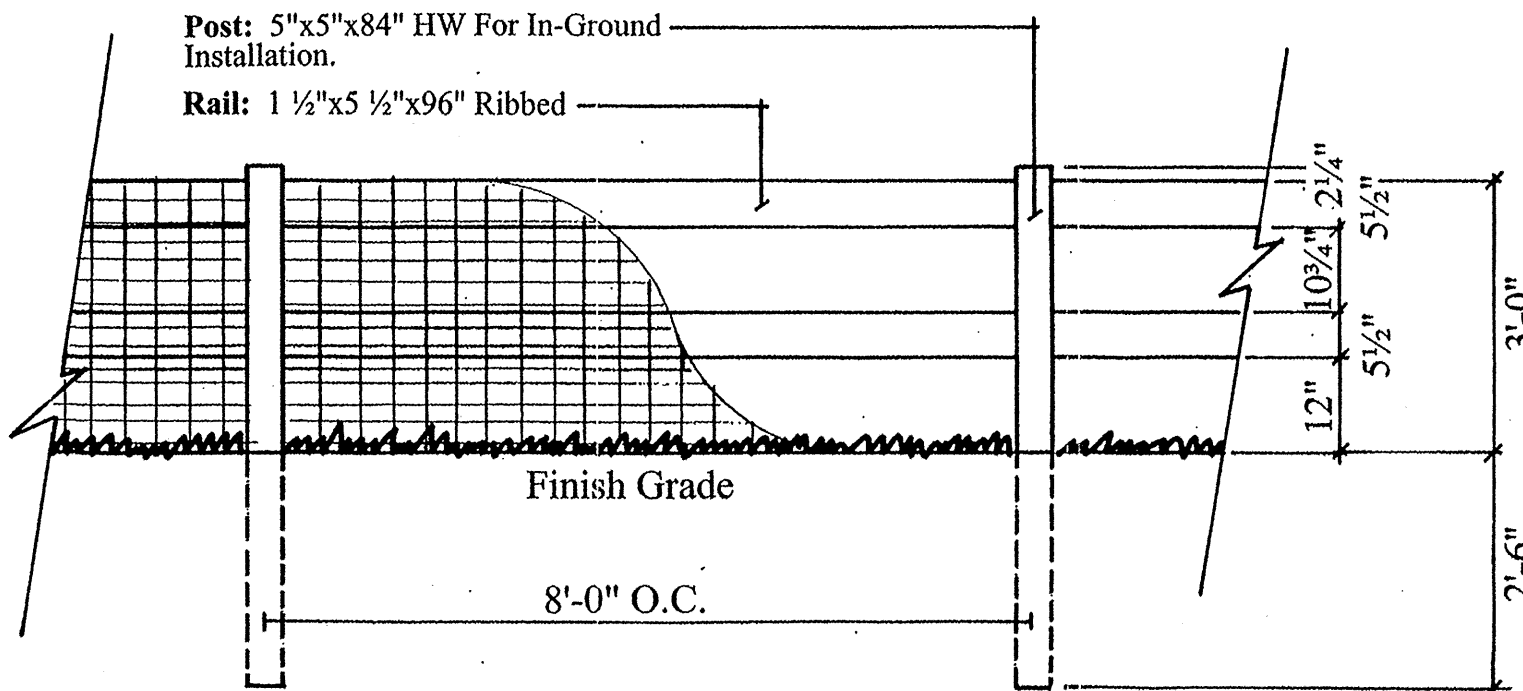
6' Perimeter/2 Rail Fence Transition
Not to Scale



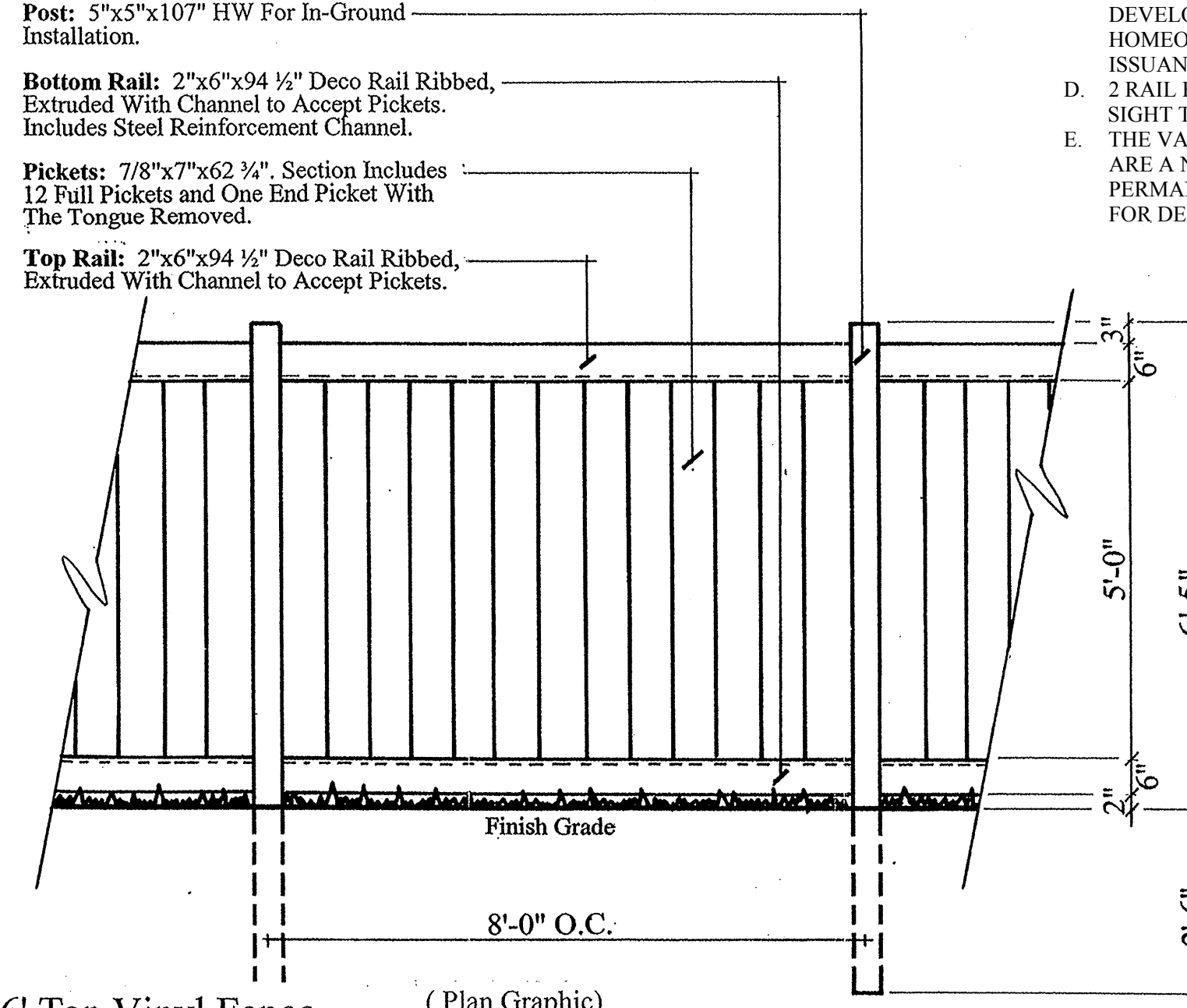
Typical Lot Fence Detail
1" = 30'



3 Rail Tan Vinyl Fence-Pet Wire Optional
1/2" = 1'-0" (Elevation) By Developer



2 Rail Tan Vinyl Fence-Pet Wire Optional
1/2" = 1'-0" (Elevation) By Homeowner



6' Tan Vinyl Fence
1/2" = 1'-0" (Elevation) By Homebuilder



- ADDITIONAL FENCING NOTES
- A. ALL EXISTING AGRICULTURAL FENCING ON THE SUBJECT PROPERTY WILL BE REMOVED AND REPLACED WITH THE 6' VINYL FENCE ON THE SOUTH AND WEST. IF THE EXISTING FENCING IS NOT ON THE SUBJECT PROPERTY, IT SHALL REMAIN AS IS.
 - B. NO FENCING WILL BE PERMITTED IN THE FRONT YARDS.
 - C. FENCING DETAILS HAVE BEEN PROVIDED ON THIS SHEET SHOWING THE 6' VINYL FENCE AND THE 3 RAIL FENCE PROVIDED BY DEVELOPER, AND THE 2 RAIL FENCE PROVIDED BY THE HOMEOWNER, TO BE INSTALLED WITHIN ONE YEAR AFTER ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - D. 2 RAIL FENCE TO BE INSTALLED FOR LOTS 4 AND 5 BLOCK 4 IN THE SIGHT TRIANGLE AREA BY THE CONTRACTOR.
 - E. THE VARIABLE WIDTH SIGHT DISTANCE TRIANGLE EASEMENTS ARE A NO BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL, EXCEPT FOR DECIDUOUS TREES AND OPEN RAIL FENCE.

TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	FENCING PLAN
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	

Landscape Plan By:
Michael G. Pharo Associates, Inc.
2835 West Oxford Avenue, #6
Englewood, Colorado 80110
(303)783-3772 p (303)783-3773 f

FINAL PLAT
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 1 OF 6

OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED MORTGAGE CONSULTANTS, LLC., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER(S) OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 TO BEAR N90°00'00"W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE S00°07'17"E A DISTANCE OF 30.00 FEET ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 14, TO THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 22;
THENCE S89°55'22"E ALONG SAID SOUTH R.O.W. A DISTANCE OF 261.89 FEET;
THENCE S00°04'38"W A DISTANCE OF 20.00 FEET;
THENCE S50°34'57"E A DISTANCE OF 113.93 FEET;
THENCE S42°34'20"E A DISTANCE OF 107.53 FEET;
THENCE S01°45'32"W A DISTANCE OF 127.93 FEET;
THENCE S34°12'35"W A DISTANCE OF 86.45 FEET;
THENCE S70°27'39"W A DISTANCE OF 183.51 FEET;
THENCE S34°26'39"W A DISTANCE OF 345.89 FEET TO A POINT ON SAID WEST LINE OF THE NORTHEAST ONE-QUARTER;
THENCE S00°07'17"E, ALONG SAID WEST LINE, A DISTANCE OF 42.50 FEET;
THENCE S77°57'21"E A DISTANCE OF 163.26 FEET;
THENCE S04°09'08"E A DISTANCE OF 187.09 FEET;
THENCE S13°30'00"W A DISTANCE OF 100.66 FEET;
THENCE S26°11'10"W A DISTANCE OF 228.92 FEET;
THENCE S12°48'12"E A DISTANCE OF 504.03 FEET;
THENCE S16°18'30"E A DISTANCE OF 305.08 FEET;
THENCE S78°48'01"E A DISTANCE OF 123.20 FEET;
THENCE S59°38'36"E A DISTANCE OF 73.63 FEET;
THENCE S30°42'25"E A DISTANCE OF 310.05 FEET;
THENCE S05°54'04"E A DISTANCE OF 231.64 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER;
THENCE S89°55'12"W, ALONG SAID SOUTH LINE, A DISTANCE OF 608.63 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER;
THENCE S89°56'54"W, ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14, A DISTANCE OF 1303.91 FEET TO THE SOUTHWEST CORNER OF EAST ONE-HALF;
THENCE N00°15'46"W ALONG THE WEST LINE OF SAID EAST ONE HALF, A DISTANCE OF 1,329.41 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 14;
THENCE N00°15'46"W, CONTINUING ALONG SAID WEST LINE OF THE EAST ONE-HALF, A DISTANCE OF 778.36 FEET;
THENCE N81°08'34"E A DISTANCE OF 63.99 FEET;
THENCE N64°18'44"E A DISTANCE OF 492.53 FEET;
THENCE N00°15'47"W A DISTANCE OF 297.70 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 22;
THENCE S90°00'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 802.30 FEET TO THE POINT OF BEGINNING,

CONTAINING 3,881,924 SQUARE FEET OR 89.12 ACRES OF LAND, MORE OR LESS

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF COTTONWOOD HOLLOW, FILING 1, 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 THE STREETS, AVENUES, AND TRACTS "E", "F", "K", AND "L" 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 PUBLIC 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 CENTURYLINK WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER:

MORTGAGE CONSULTANTS, LLC., A COLORADO LIMITED LIABILITY COMPANY

BY _____

TITLE _____

NOTARY CERTIFICATE

STATE OF COLORADO)
) SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY _____

AS _____ OF MORTGAGE CONSULTANTS, LLC., A COLORADO LIMITED LIABILITY COMPANY.

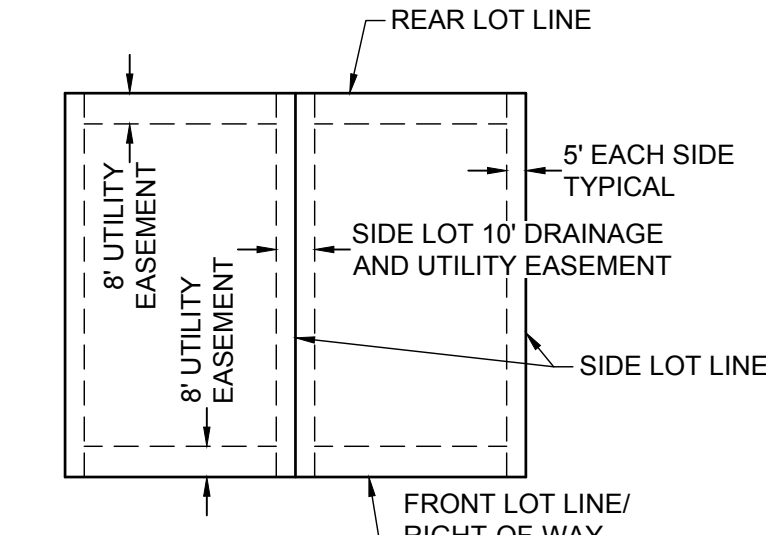
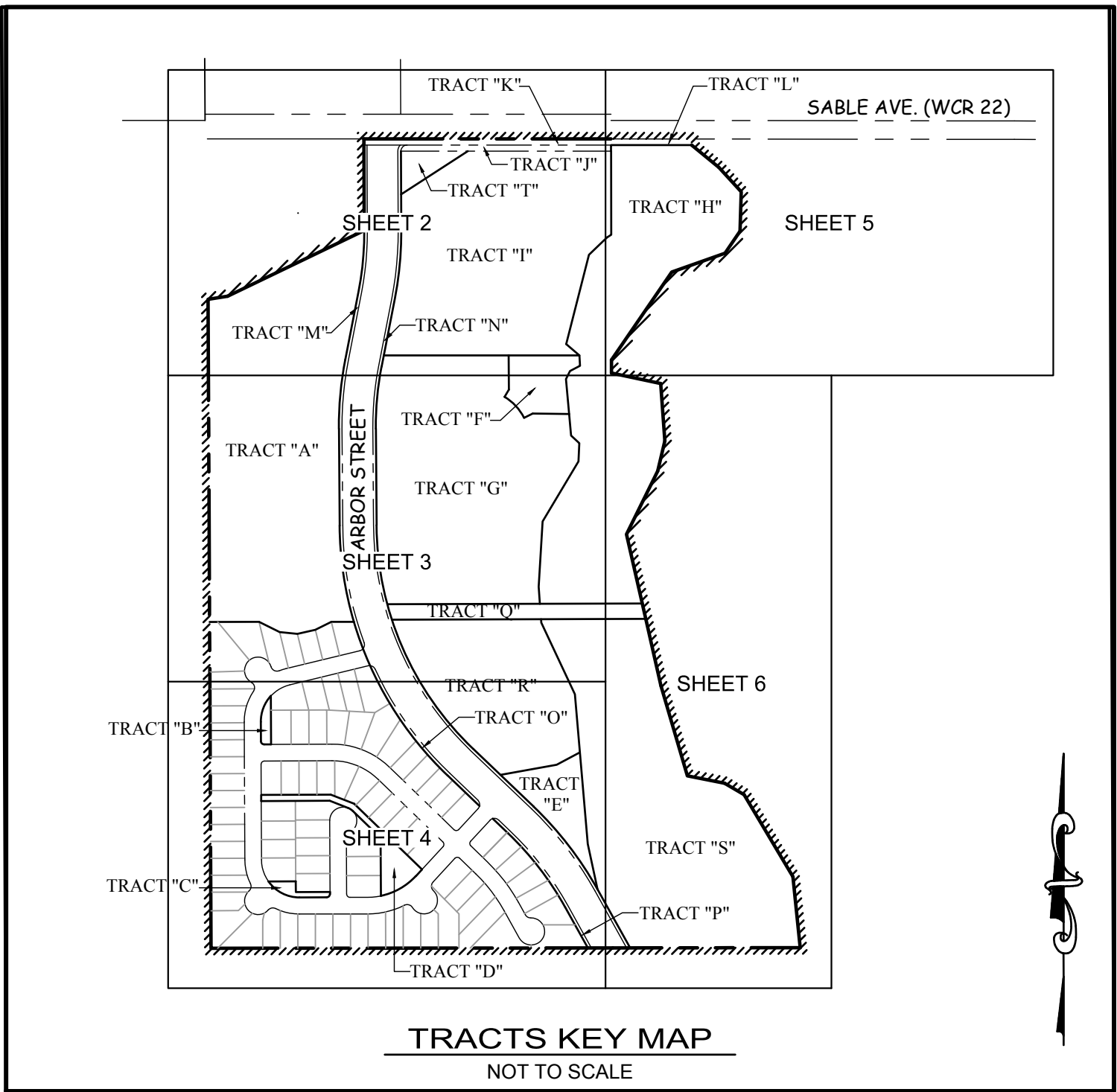
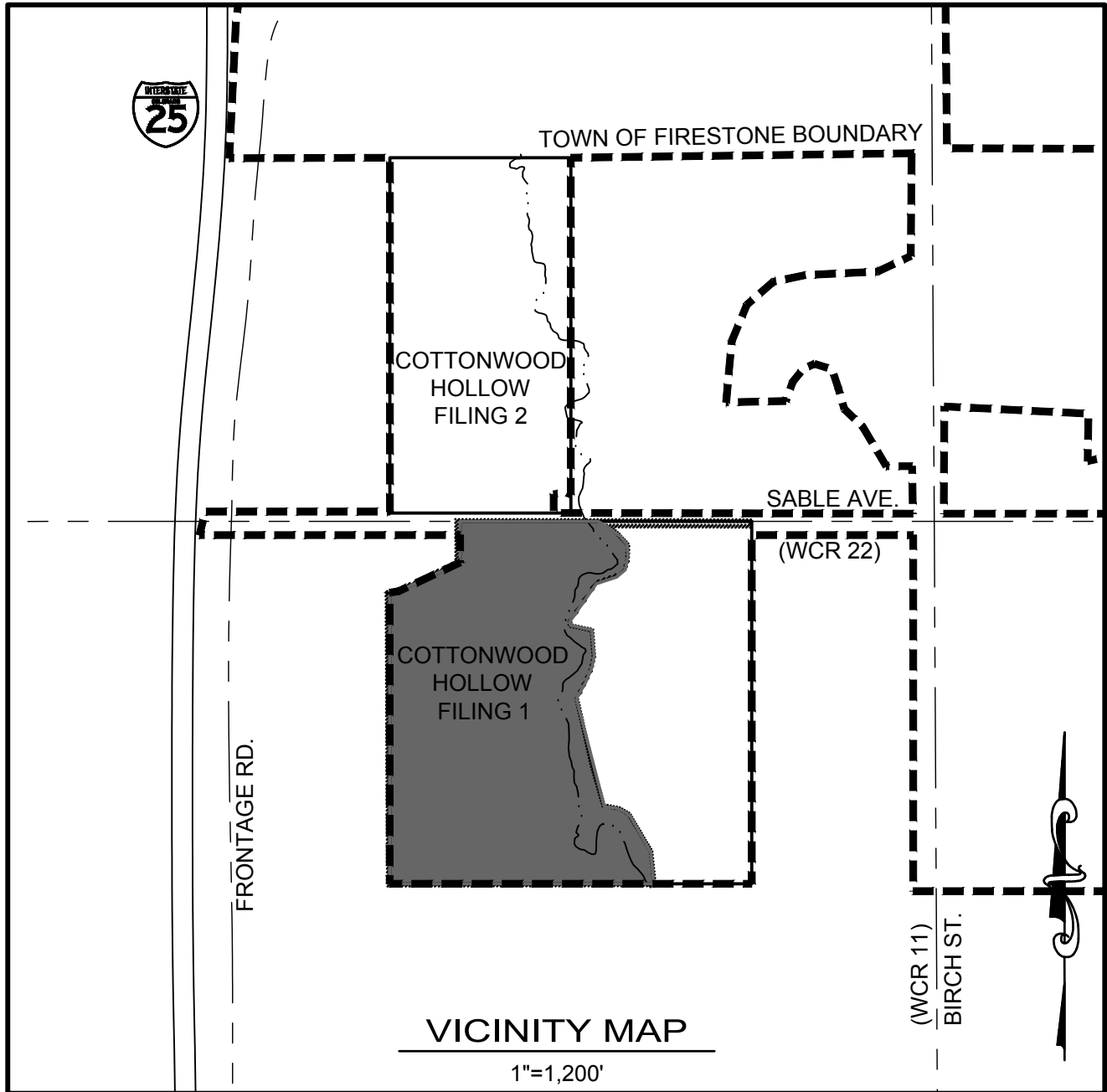
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

LENDER CONSENT:

THE UNDERSIGNED, DEL CAMINO EAST PROPERTIES, A COLORADO LIMITED LIABILITY COMPANY, AS THE BENEFICIARY OF A DEED OF TRUST RECORDED WITH THE WELD COUNTY CLERK AND RECORDER AT 4258571 AND THAT CONSTITUTES A LIEN UPON THE OWNER'S PROPERTY, HEREBY CONSENTS TO THE DEDICATION OF THE STREETS, AVENUES, EASEMENTS, OUTLOTS, TRACTS, AND OTHER PUBLIC PLACES AS SHOWN ON THIS FINAL PLAT OF COTTONWOOD HOLLOW, FILING 1, AND HEREBY FOREVER RELEASES SAID LANDS FROM SAID LIEN.



SHEET INDEX:

COVER SHEETSHEET 1

FILING 1 (SCALE 1"=50').....SHEETS 2-6

SURVEYORS CERTIFICATE:

I, JOHN E. KRATZ, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF COTTONWOOD HOLLOW, FILING 1, WAS MADE BY ME OR UNDER MY SUPERVISION ON OR ABOUT MARCH 30, 2017, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

JOHN E. KRATZ
REGISTERED COLORADO LAND SURVEYOR No. 20142

DATE

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

TOWN APPROVAL:

THIS IS TO CERTIFY THAT THE PLAT OF COTTONWOOD HOLLOW, FILING 1 WAS APPROVED ON THIS _____ DAY OF _____, 20____ 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

TABLE A

TRACT AREA AND OWNERSHIP / MAINTENANCE TABLE					
LOTS/ TRACTS	AREA	%	OWNERSHIP	MAINTENANCE	USE
TRACT "A"	11.80 Acres	13.24	OWNER	OWNER	EO/OIL & GAS
TRACT "B"	0.10 Acres	0.11	(CHCRMD)	(CHCRMD)	OS/ EASEMENT
TRACT "C"	0.12 Acres	0.13	(CHCRMD)	(CHCRMD)	OS/ EASEMENT
TRACT "D"	0.56 Acres	0.63	(CHCRMD)	(CHCRMD)	OS/ PARK / DRAINAGE
TRACT "E"	1.09 Acres	1.22	TOWN OF FIRESTONE	(CHCRMD)	DETENTION POND
TRACT "F"	0.87 Acres	0.98	TOWN OF FIRESTONE	(CHCRMD)	DETENTION POND
TRACT "G"	10.00 Acres	11.22	OWNER	OWNER	R-B/RESIDENTIAL (FUTURE)
TRACT "H"	10.18 Acres	11.42	(CHCRMD)	(CHCRMD)	OS/ EASEMENT
TRACT "I"	9.34 Acres	10.48	OWNER	OWNER	R-C/RESIDENTIAL (FUTURE)
TRACT "J"	0.31 Acres	0.35	(CHCRMD)	(CHCRMD)	OS/LANDSCAPE
TRACT "K"	0.37 Acres	0.42	TOWN OF FIRESTONE	TOWN OF FIRESTONE	DEDICATED R.O.W.
TRACT "L"	0.12 Acres	0.13	TOWN OF FIRESTONE	TOWN OF FIRESTONE	DEDICATED R.O.W.
TRACT "M"	0.38 Acres	0.43	(CHCRMD)	(CHCRMD)	OS/LANDSCAPE
TRACT "N"	0.66 Acres	0.74	(CHCRMD)	(CHCRMD)	OS/LANDSCAPE
TRACT "O"	0.13 Acres	0.15	(CHCRMD)	(CHCRMD)	OS/LANDSCAPE
TRACT "P"	0.12 Acres	0.13	(CHCRMD)	(CHCRMD)	OS/LANDSCAPE
TRACT "Q"	0.95 Acres	1.07	(CHCRMD)	(CHCRMD)	OS/LANDSCAPE/EASEMENT
TRACT "R"	4.83 Acres	5.42	OWNER	OWNER	R-B/RESIDENTIAL (FUTURE)
TRACT "S"	11.11 Acres	12.47	(CHCRMD)	(CHCRMD)	OS/LANDSCAPE
TRACT "T"	0.35 Acres	0.39	(CHCRMD)	(CHCRMD)	MONUMENT SIGN
86 LOTS	14.58 Acres	16.36	OWNERS	OWNERS	R-B/RESIDENTIAL
STREETS/R.O.W.	4.53 Acres	5.08	TOWN OF FIRESTONE	TOWN OF FIRESTONE	PUBLIC R.O.W.
ARBOR ST./R.O.W.	6.62 Acres	7.43	TOWN OF FIRESTONE	TOWN OF FIRESTONE	PUBLIC R.O.W.
TOTALS	89.12 Acres	100.00			

*(CHCRMD) = COTTONWOOD HOLLOW COMMERCIAL AND RESIDENTIAL METROPOLITAN DISTRICT

NOTES:

- THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED ZONE "A" FLOODPLAIN PER FEMA FIRM MAP NUMBER 08123C1890E, EFFECTIVE DATE JANUARY 20, 2016.
- BASIS OF BEARING: BEARINGS ARE BASED ON THE THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, T.2S., R.68W, OF THE 6th P.M., ASSUMED TO BEAR N90°00'00"W BETWEEN THE MONUMENTS AS SHOWN HEREON.
- THE VARIABLE WIDTH SIGHT DISTANCE TRIANGLE EASEMENTS ARE A NO BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL, EXCEPT FOR DECIDUOUS TREES AND OPEN RAIL FENCE.
- UTILITY EASEMENTS ARE FOR THE USE OF ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION. THESE EASEMENTS ARE LOCATED ON THE PRIVATE PROPERTY IMMEDIATELY ADJACENT TO BOTH SIDES OF PLATTED ROADWAYS AND LOTS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES. THESE EASEMENTS, UNLESS OTHERWISE SPECIFIED, SHALL BE LOCATED AS FOLLOWS:
4.1. FRONT: EIGHT (8) FOOT WIDE, BEING COINCIDENT WITH AND ADJACENT TO THE STREETS RIGHT-OF-WAY.
4.2. REAR: EIGHT (8) FOOT WIDE, ALONG THE PERIMETER LOT.
4.3. SIDE: TEN (10) FOOT WIDE, BEING FIVE (5) FEET EACH SIDE OF COMMON SIDE LOT LINES.
- FIVE (5) FOOT WIDE EASEMENT FOR DRAINAGE PURPOSES ARE LOCATED ON BOTH SIDES OF ALL INTERIOR LOT LINES.
- TRACTS B, C, D, H, J, M, N, O, P, Q, S, AND T WILL BE OWNED AND MAINTAINED BY THE COTTONWOOD HOLLOW COMMERCIAL AND RESIDENTIAL METROPOLITAN DISTRICT (CHCRMD).
- TRACTS E AND F WILL BE MAINTAINED BY THE COTTONWOOD HOLLOW COMMERCIAL AND RESIDENTIAL METROPOLITAN DISTRICT (CHCRMD).

OWNER/ DEVELOPER:

MORTGAGE CONSULTANTS, LLC.
8400 EAST PRENTICE AVENUE, SUITE 1002
GREENWOOD VILLAGE, COLORADO 80111
PHONE: (303) 882-6024
CONTACT: OTTO AICHINGER
EMAIL: OTTO.AICHINGER@CALIBERHOMELANS.COM

SURVEYOR:

RED ROCK LAND SURVEYS, INC.
7865 W. ONTARIO PLACE
LITTLETON, CO 80128
PHONE: 303-994-6300
CONTACT: JOHN E. KRATZ
EMAIL: JKRAATZ@REDROCKLANDSURVEYS.COM

TECHNICAL CONSULTANT & PREPARED BY:



PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604
CONTACT: WENDELL AYERS, PRESIDENT
EMAIL: WENDELL@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 1
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 1
PREPARATION DATE:	06/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	03/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
SHEET 1 OF 6	

SHEET 2 OF 6



LEGEND

- FOUND REBAR WITH 1½" ALUM. CAP "LS 22576"
- △ FOUND REBAR WITH 1½" ALUM. CAP "LS 25614"
- SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"

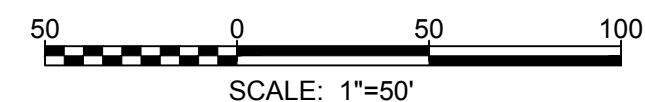
ALIQUOT LINE
EXISTING R.O.W.
PROPERTY LINE
EXISTING PROPERTY LINE
EXISTING EASEMENT
PROPOSED TRACT / LOT LINE
PROPOSED EASEMENT
PROPOSED CENTERLINE OF R.O.W.
PC, PT, POINT OF INTERSECTION, ETC.

BLOCK NUMBER

LOT NUMBER

SIGHT DISTANCE TRIANGLE
EASEMENT
RECORDED DISTANCE
AS MEASURED

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD
C1	42°05'28"	30.00	22.04	S20°46'57"W	21.55
C2	90°15'47"	20.00	31.51	S44°52'07"W	28.35



TECHNICAL CONSULTANT & PREPARED BY:



FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 1
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 2
PREPARATION DATE:	06/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	03/12/2018
REVISION DATE:	06/07/2018
REVISION DATE:	
REVISION DATE:	

SHEET 2 OF 6

SEE SHEET 5

FINAL PLAT COTTONWOOD HOLLOW, FILING 1

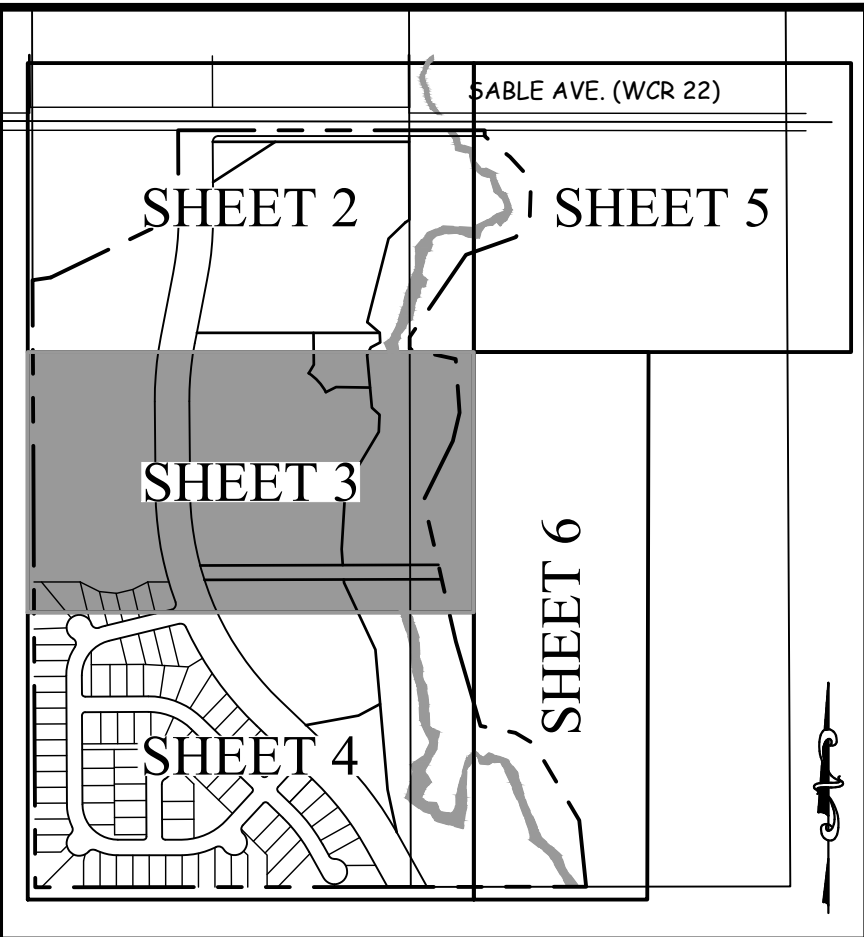
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 3 OF 6

SEE SHEET 2

SEE SHEET 2



KEY MAP

LEGEND

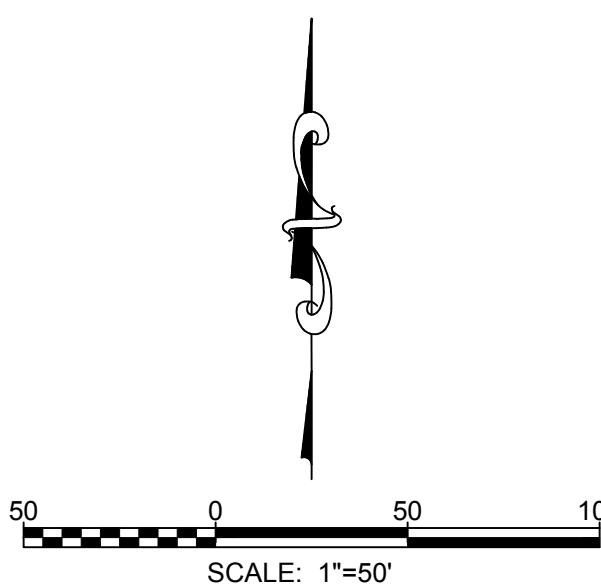
- FOUND REBAR WITH 1½" ALUM. CAP "LS 22576"
- △ FOUND REBAR WITH 1½" ALUM. CAP "LS 25614"
- ◆ SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- ALIQUOT LINE
- EXISTING R.O.W.
- PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED TRACT / LOT LINE
- PROPOSED EASEMENT
- PROPOSED CENTERLINE OF R.O.W.
- PC, PT, POINT OF INTERSECTION, ETC.
- ① BLOCK NUMBER
- 28 LOT NUMBER
- SDTE SIGHT DISTANCE TRIANGLE EASEMENT
- (REC) RECORDED DISTANCE AS MEASURED
- (AM) AS MEASURED

NOTE:

THE VARIABLE WIDTH OF THE SIGHT TRIANGLE DISTANCE EASEMENT IS A NO-BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL, EXCEPT FOR DECIDUOUS TREES AND OPEN RAIL FENCING.

SEE SHEET 6

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD
C4	96°33'44"	20.00	33.71	N28°03'54"E	29.86
C5	76°33'51"	20.00	26.73	N65°22'19"W	24.78
C6	94°33'49"	20.00	33.01	S63°43'57"E	29.39



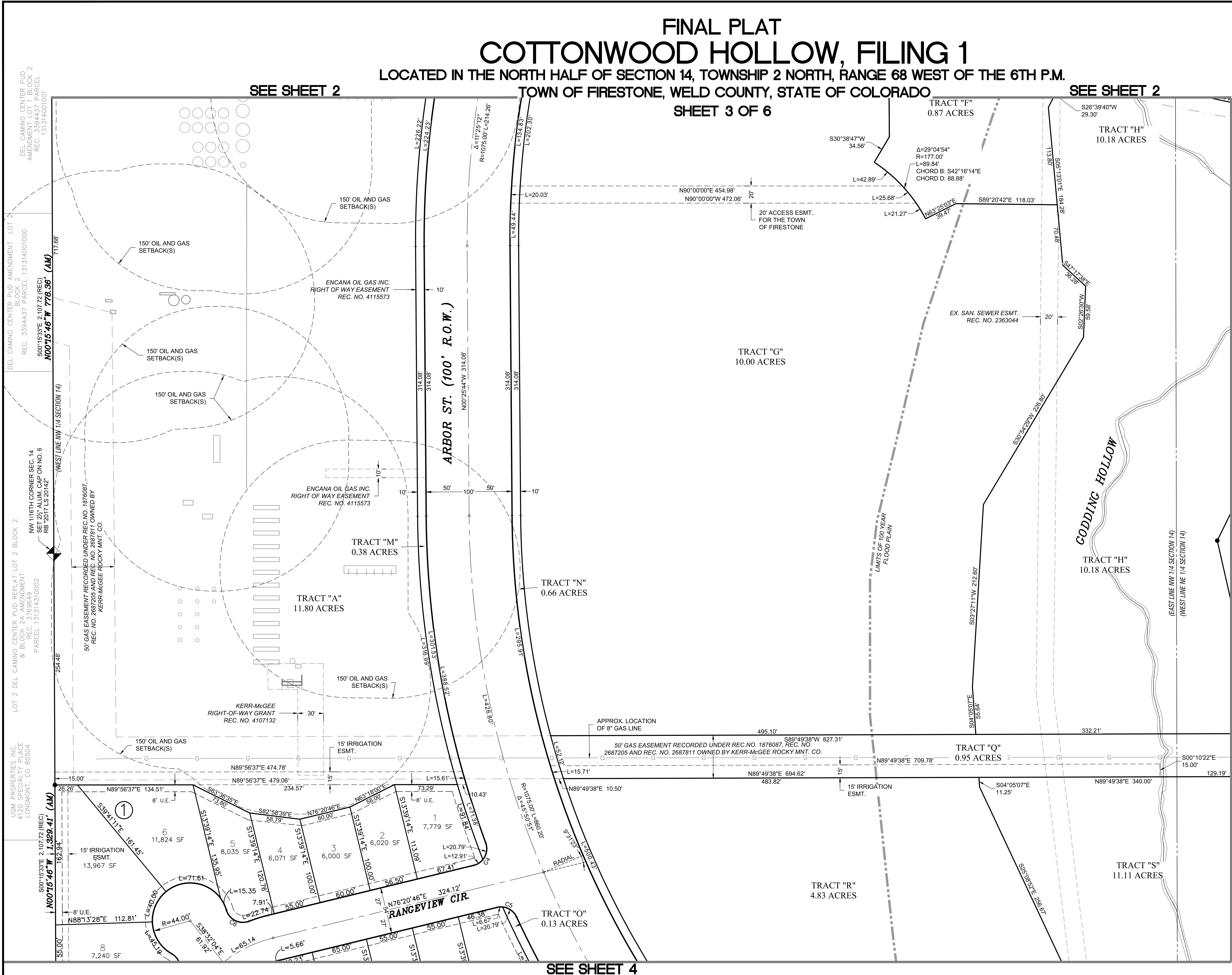
TECHNICAL CONSULTANT & PREPARED BY:

PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604
CONTACT: WENDELL AYERS, PRESIDENT
EMAIL: WENDELL@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK

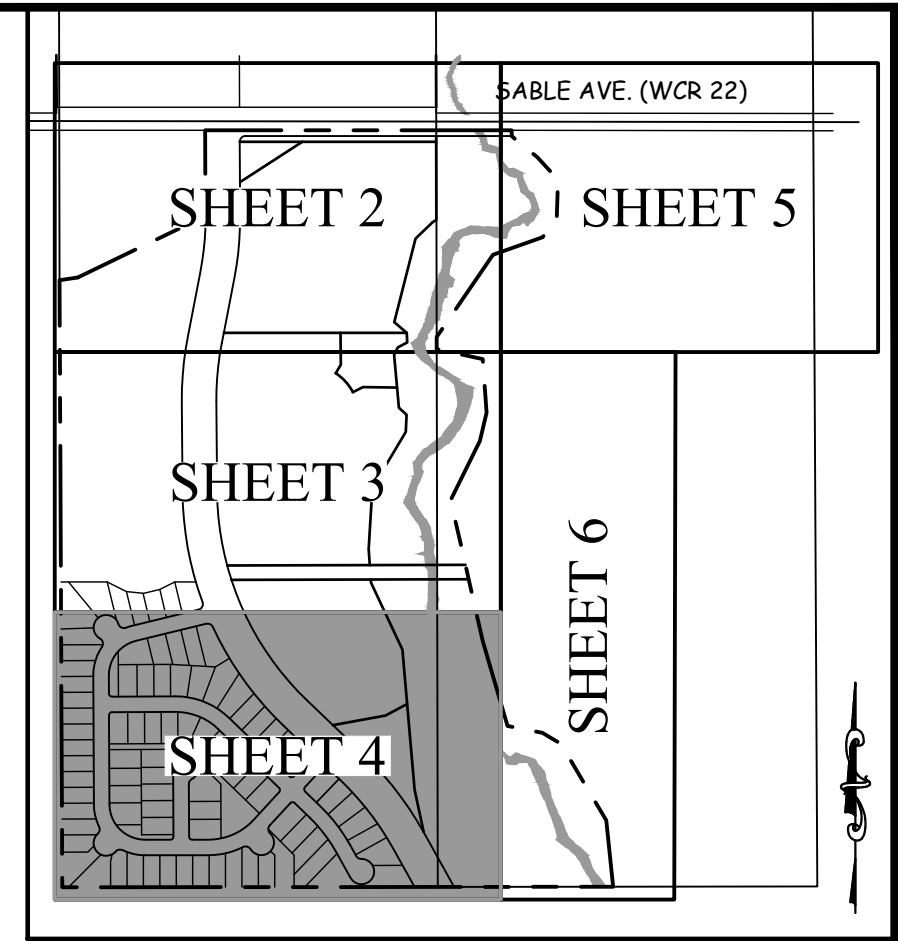
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 1
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 3
PREPARATION DATE:	06/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	03/12/2018
REVISION DATE:	06/07/2018
REVISION DATE:	

SHEET 3 OF 6



FINAL PLAT
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 4 OF 6

SEE SHEET 3

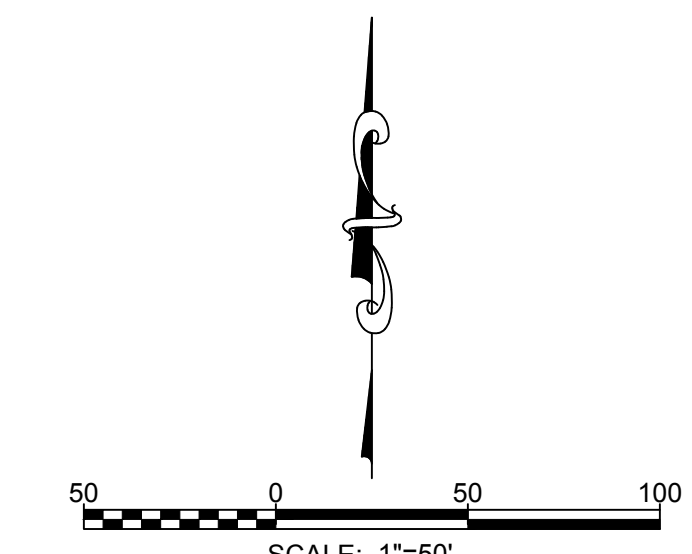


KEY MAP

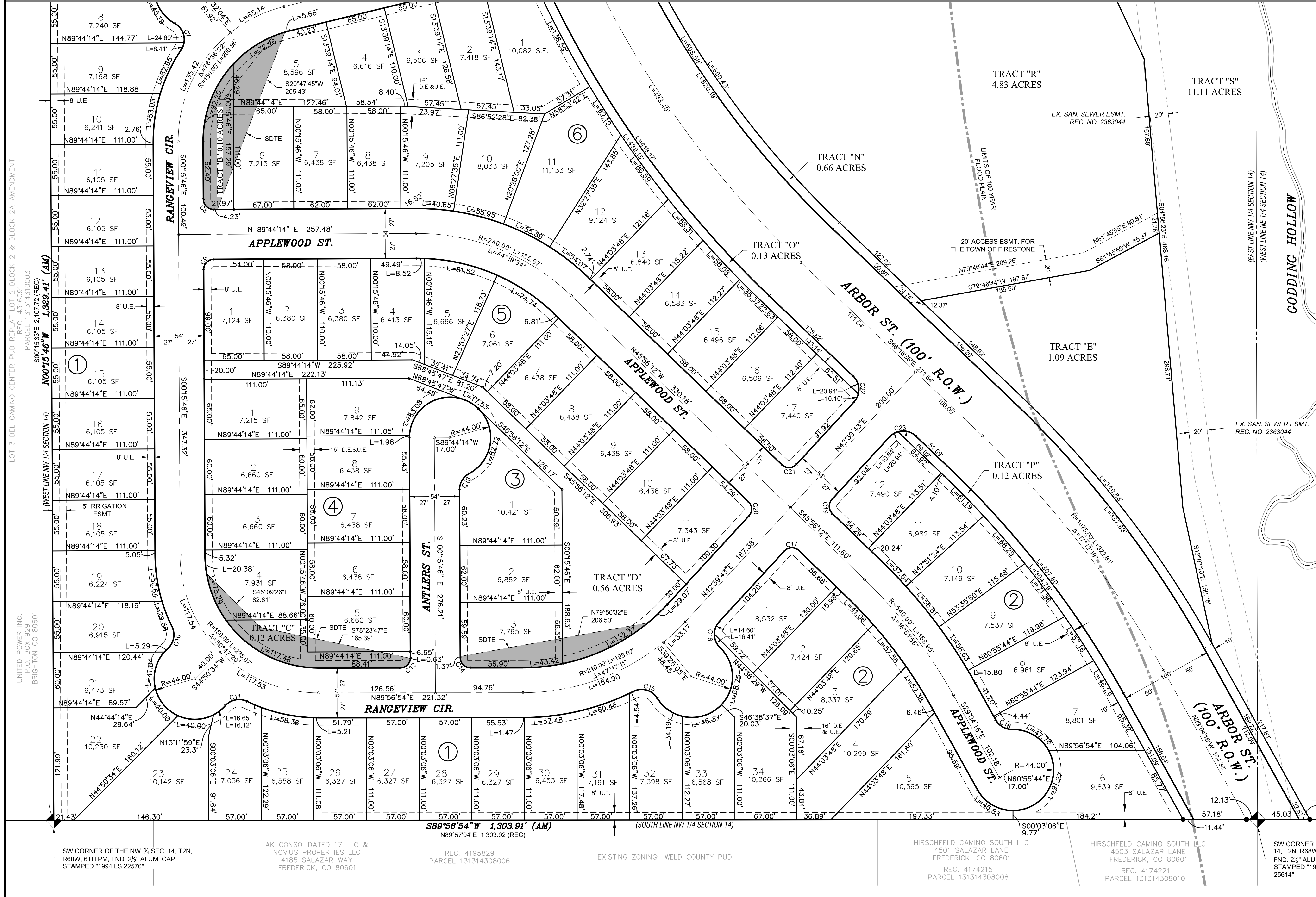
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C5	78°46'27"	20.00	27.50	N64°16'01"W 25.38
C6	94°33'49"	20.00	33.01	S63°43'57"E 29.39
C7	94°33'49"	20.00	33.01	N13°20'11"W 29.39
C8	90°00'00"	11.00	17.28	S45°15'46"E 15.56
C9	90°00'00"	11.00	17.28	S44°44'14"W 15.56
C10	74°20'37"	20.00	25.95	N10°56'25"E 24.17
C11	74°20'37"	20.00	25.95	S78°44'42"W 24.17
C12	90°12'40"	11.00	17.32	N44°50'34"E 15.58
C13	62°02'49"	20.00	21.66	S30°45'38"W 20.62
C14	89°47'20"	11.00	17.24	S45°09'26"E 15.53
C15	84°54'13"	20.00	29.64	N74°11'55"W 27.00
C16	88°49'56"	20.00	31.01	S01°45'15"E 27.99
C17	91°24'05"	11.00	17.55	S88°21'45"W 15.75
C18	62°02'49"	20.00	21.66	S60°05'40"E 20.62
C19	88°35'55"	11.00	17.01	S01°38'15"E 15.36
C20	88°35'55"	11.00	17.01	N01°38'15"W 15.36
C21	91°24'05"	11.00	17.55	N88°21'45"E 15.75
C22	88°52'04"	20.00	31.02	N01°50'30"W 28.00
C23	91°03'42"	20.00	31.79	S88°11'34"W 28.55

LEGEND	
○ FOUND REBAR WITH 1½" ALUM. CAP "LS 22576"	
△ FOUND REBAR WITH 1½" ALUM. CAP "LS 25614"	
● SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"	
◆ FOUND ALIQUOT MONUMENT AS DESCRIBED	
---	ALIQUOT LINE
---	EXISTING R.O.W.
---	PROPERTY LINE
---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED TRACT / LOT LINE
---	PROPOSED EASEMENT
---	PROPOSED CENTERLINE OF R.O.W.
PC, PT, INT	PC, PT, POINT OF INTERSECTION, ETC.
①	BLOCK NUMBER
28	LOT NUMBER
SDTE	SIGHT DISTANCE TRIANGLE
(REC)	RECORDED DISTANCE
(AM)	AS MEASURED

NOTE:
THE VARIABLE WIDTH OF THE SIGHT TRIANGLE DISTANCE
EASEMENT IS A NO-BUILD AREA AND RESTRICTS
VEGETATION AND PERMANENT STRUCTURES MORE
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TREES AND OPEN RAIL FENCING.



TECHNICAL CONSULTANT & PREPARED BY:	
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FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 1
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 4
PREPARATION DATE:	06/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	03/12/2018
REVISION DATE:	06/07/2018
REVISION DATE:	
REVISION DATE:	



LOT 3 DEL CAMINO CENTER PUD REBATE LOT 2 BLOCK 2 & BLOCK 2A AMENDMENT
PARCEL 131314310003
S00°15'33"E 2107.72 (REC)
N00°15'46"W 1,329.41' (AM)
(WEST LINE NW 1/4 SECTION 14)
UNITED POWER, INC.
P.O. BOX 929
BRIGHTON CO 80601

SW CORNER OF THE NW ¼ SEC. 14, T2N, R68W, 6TH PM. FND. 2½" ALUM. CAP STAMPED "1994 LS 22576"

AK CONSOLIDATED 17 LLC & NOVIUS PROPERTIES LLC
4185 SALAZAR WAY
FREDERICK, CO 80601
REC. 4195829
PARCEL 131314308006

EXISTING ZONING: WELD COUNTY PUD

HIRSCHFELD CAMINO SOUTH LLC
4501 SALAZAR LANE
FREDERICK, CO 80601
REC. 4174215
PARCEL 131314308008

HIRSCHFELD CAMINO SOUTH LLC
4503 SALAZAR LANE
FREDERICK, CO 80601
REC. 4174221
PARCEL 131314308010

SW CORNER NE ¼ SEC. 14, T2N, R68W, 6TH PM, FND. 2½" ALUM. CAP STAMPED "1995 LS 25614"

SHEET 4 OF 6

I & J PARTNERSHIP LE
4739 WELD CO RD. 22
LONGMONT, CO 80504
REC. 3371373
PARCEL 131311400080

SABLE AVE. (WCR 22)

SEE SHEET 2

SEE SHEET 6



○ FOUND REBAR WITH 1½" ALUM. CAP "LS 22576"
 ▲ FOUND REBAR WITH 1½" ALUM. CAP "LS 25614"
 ◆ SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"
 ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED

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_____	EXISTING R.O.W.
_____	PROPERTY LINE
_____	EXISTING PROPERTY LINE
_____	EXISTING EASEMENT
_____	PROPOSED TRACT / LOT LINE
_____	PROPOSED EASEMENT
_____	PROPOSED CENTERLINE OF R.O.W.
_____	PC, PT, POINT OF INTERSECTION, ETC.

28

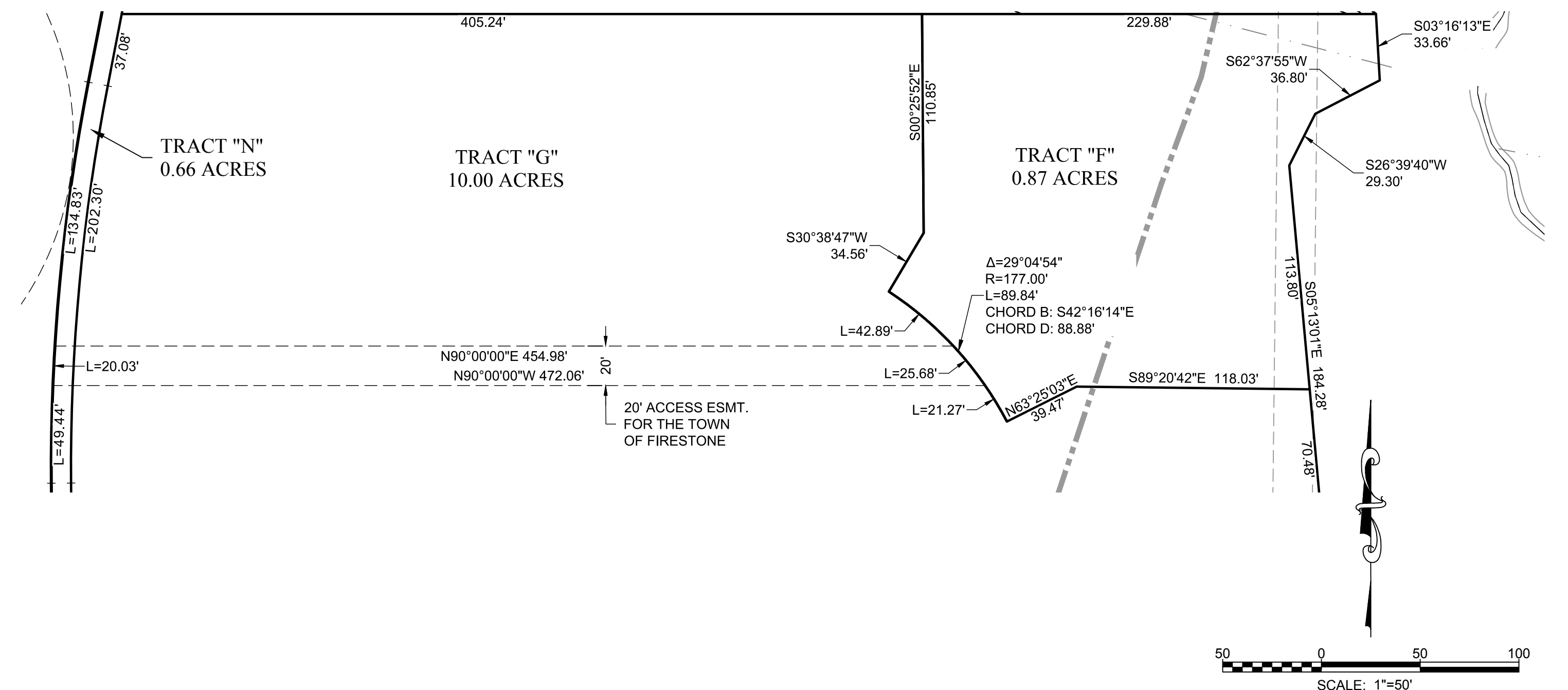
SDTE
(REC)
(AM)

BLOCK NUMBER

LOT NUMBER

SIGHT DISTANCE TRIANGLE
EASEMENT

RECORDED DISTANCE
AS MEASURED



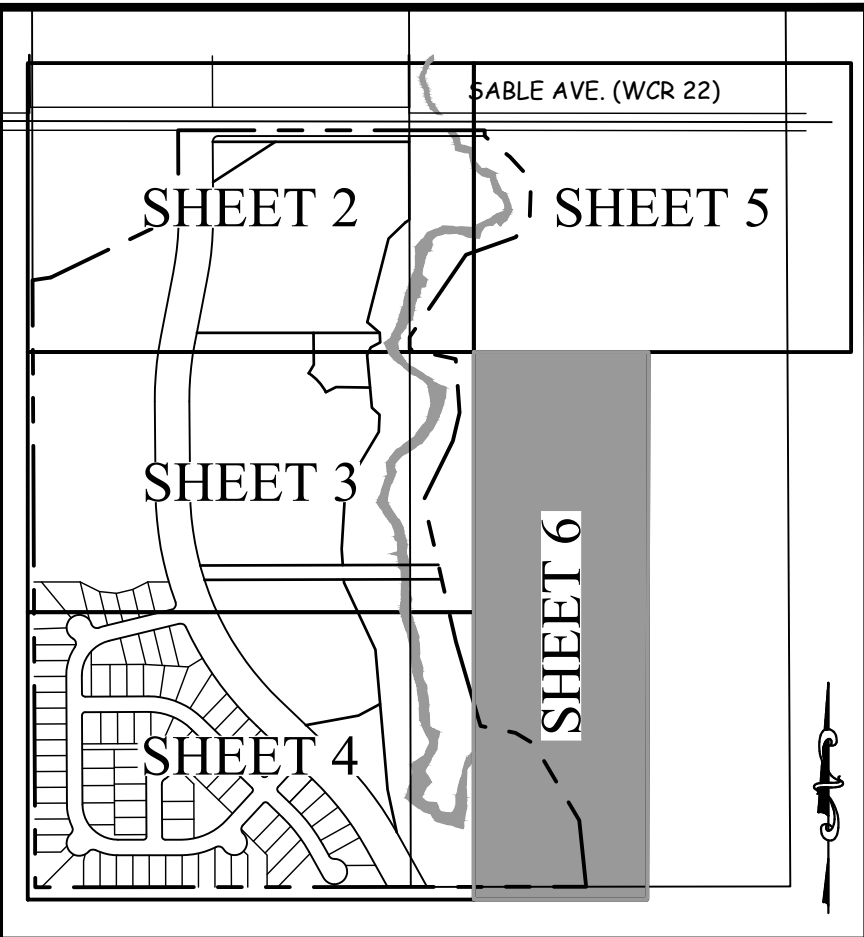
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LITTLETON, CO 80120 303-794-8604
CONTACT: WENDELL AYERS, PRESIDENT
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FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 1
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 5
PREPARATION DATE:	06/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	03/12/2018
REVISION DATE:	06/07/2018
REVISION DATE:	
SHEET 5 OF 6	

SHEET 5 OF 6

FINAL PLAT
COTTONWOOD HOLLOW, FILING 1
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 6 OF 6

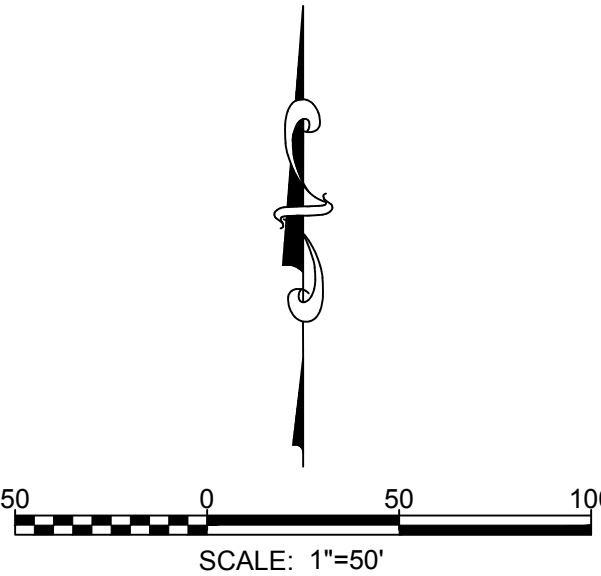
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.



KEY MAP

LEGEND

- FOUND REBAR WITH 1½" ALUM. CAP "LS 22576"
- △ FOUND REBAR WITH 1½" ALUM. CAP "LS 25614"
- SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
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- PROPOSED EASEMENT
- PROPOSED CENTERLINE OF R.O.W.
- PC, PT, POINT OF INTERSECTION, ETC.
- ① BLOCK NUMBER
- 28 LOT NUMBER
- SDTE SIGHT DISTANCE TRIANGLE
- (REC) EASEMENT
- (AM) RECORDED DISTANCE AS MEASURED

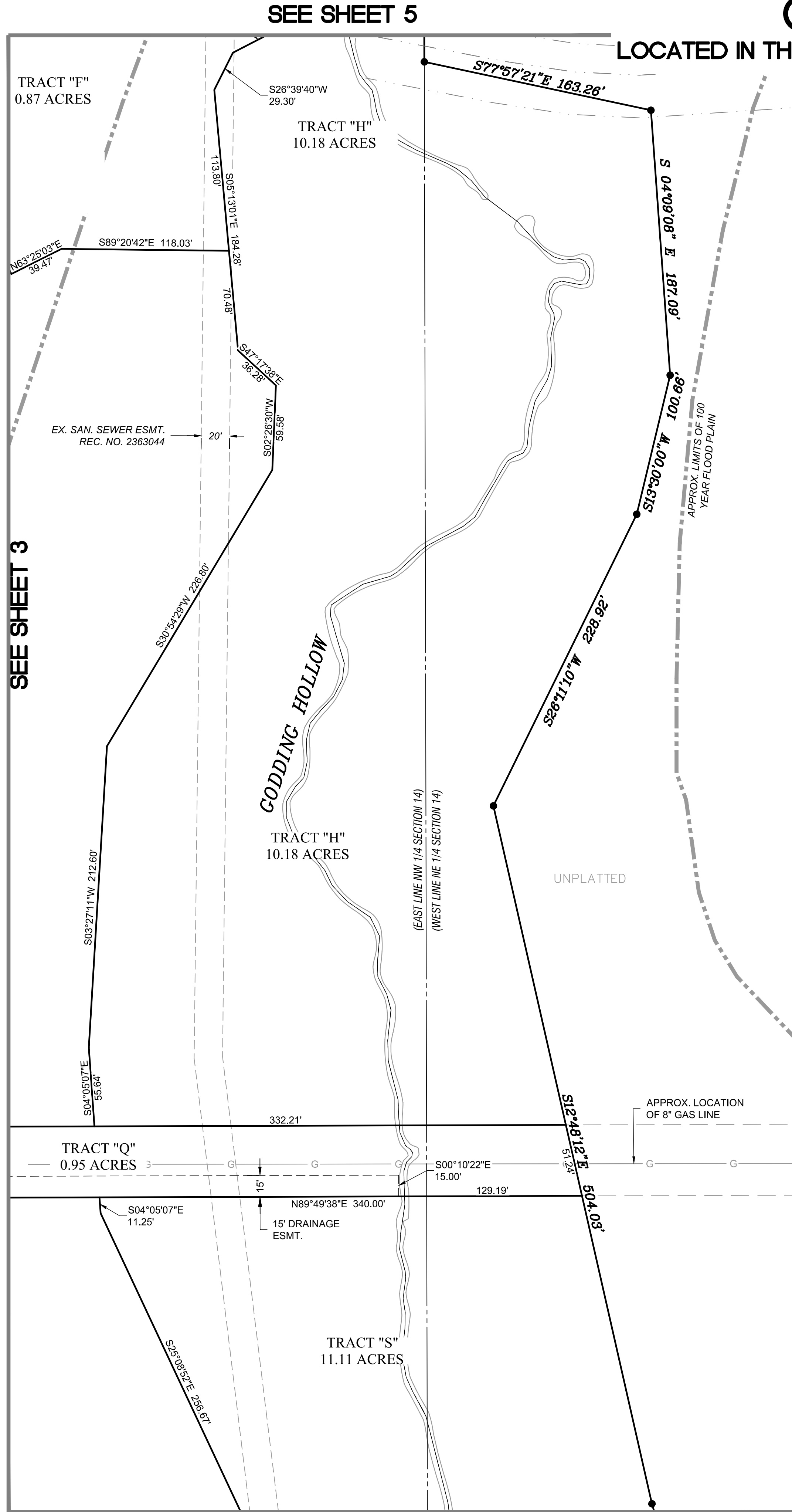


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FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 1
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 6
PREPARATION DATE:	06/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	03/12/2018
REVISION DATE:	06/07/2018
REVISION DATE:	

SHEET 6 OF 6



FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-18-16

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR COTTONWOOD HOLLOW, FILING 1

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 Cottonwood Hollow, Filing 1; 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 Cottonwood Hollow, Filing 1, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 16th day of August, 2018.

Chairperson

ATTEST:

Secretary

EXHIBIT A
Cottonwood Hollow, Filing 1
Final Plat and Final Development Plan
Conditions of Approval

General

1. Provide an updated title commitment when the mylars are provided for recording.
2. Execute a subdivision agreement, in a form to be approved by the Town Attorney.
3. Revise the plat and FDP to show flowlines and label required setbacks for all oil and gas facilities, including pipelines.
4. Provide evidence satisfactory to the Town of the oil and gas company's consent for the proposed improvements within the 50' gas easement (irrigation pipe/easement, sanitary sewer and underdrain).
5. Provide evidence satisfactory to the Town of the Godding Irrigation Ditch Company's consent, such as by a Ditch Crossing Agreement, to the installation of the box culvert under Arbor Street.
6. Provide evidence satisfactory to the Town of the Godding Irrigation Ditch Company's consent, such as by a Ditch Crossing Agreement, to the water line crossings.
7. Execute a special warranty deed conveying to the Town Tracts E, F, K and L free and clear of any liens or encumbrances, with title insurance using a land value of \$25,000 per acre.
8. Provide executed easements satisfactory to the Town for the following:
 - a. 12" water line from Sable Avenue north to the south end of Jake Jabs Boulevard in the future Arbor Street alignment, granted to the Town (or a special warranty deed conveying fee ownership to the Town of the ultimate Arbor Street right-of-way);
 - b. the water line that runs along the south and east of the property (outside the Filing 1 boundary) to the Sable Avenue right-of-way; and
 - c. the 8" water line that runs north of the Sable Avenue right-of-way to the west end of Sandy Ridge Avenue.
9. At or prior to the time of conditional acceptance of the public improvements, those tracts shown on the final plat and FDP to be owned and maintained by the metropolitan district shall be conveyed to the metropolitan district.
10. Update the Hydraulic Analysis Report narrative based on redlines from the Town Engineer.

11. Revise the Final Drainage Report as noted in redlines provided by the Town Engineer.
12. Revise the narrative for Basin 200 in the Final Drainage Report to add a statement regarding the sizes of the pond outlet pipes.
13. Revise the Final Drainage Report to include Appendix A, Vicinity Map.
14. In Appendix B (Hydrologics) of the Final Drainage Report, correct discrepancies in the area shown for Basin EX-2 and the Drainage Map and update all calculations. Provide runoff calculations for Culverts #1-#4 for the 100-year storm event.
15. In Appendix C (Hydraulics) of the Final Drainage Report, clean up the order of calculations in appendix and remove any old data (i.e., detention pond calculations appear twice; box culvert calculations appear twice, once with the wrong box size).
 - a. FAA Detention/Outlet Pipes: Remove the reference to Full Spectrum storage requirement for both ponds since this was not used. Update 100-year WSEL for Pond 1 orifice plate calculation. Clarify how outlet pipes were sized and what is the WSEL in Godding Hollow when ponds peak. Provide calculations for the outlet pipes.
 - b. Inlets: Design Inlet 201 for the ultimate condition, taking the 100-year runoff from Basins 206 and 207. Confirm if the inlets are intended to function as sump or on-grade inlets and what the actual available ponding depth is at these inlets. Make further revisions as shown in the Final Utility Plan Street plan and profile comments from the Town Engineer.
 - c. UDSewer: Label plan sketches with Storm Sewer name to match Final Utility Plans. For Storm Sewer 200, fix inconsistencies between calculations and Storm plan and profile.
 - d. Culverts: Revise plans as necessary to provide culverts designed to convey the 100-year storm event and reflect a minimum culvert size of 18 inches in the public right-of-way.
 - e. Swales: Label triangular channel analysis in Final Drainage Report. The normal flow analysis for Swale E in the Final Drainage Report is trapezoidal instead of triangular as shown on the plans.
 - f. Box Culvert: Reconcile and update the two different calculations provided in the Final Drainage Report (open channel normal depth calculation and culvert calculation). Provide the Town Engineer with calculations from the ditch company.
16. Revise Drainage Maps as reflected in Town Engineer redlines.

Final Plat

17. On Sheet 1, delete the Lender's Consent signature block.

18. Revise the plat to reflect the 60' wide Godding Irrigation easement being dedicated by this plat continuing through Tracts F and H.
19. On Sheet 6, the water easement needs to be called out as a "20' exclusive water line easement to the Town of Firestone."
20. Revise plat to address Town Engineer redlines.

FDP Sheet 1 (Cover Sheet)

21. Add water dedication paragraph as directed by the Town Engineer.
22. In the Water Meter Table, clarify whether another irrigation tap is needed for Tracts P, O, and a portion of M.

FDP Sheet 2 (General Notes)

23. Update the Residential Density Filing 1 table to reflect the correct density of 3.78 DU/AC as shown in the provided exhibit for Filing 1.
24. Remove duplicate information between the Setbacks Table B and the notes provided underneath the table. Only provide information in notes that is in addition to the information provided in the table, or that needs clarification. Add pool setback information to the table.
25. In the Land Use Table, revise the use for Tracts E and F from "OS/Drainage" to "Detention Pond."
26. In the Park Development section, delete the sentence reading "Open space being dedicated to the Town of Firestone with Filing 1 includes Tracts 'E' and 'F'."
27. In the Landscaping section, update the irrigated/landscaped tracts to include Tracts B, C, D, T, O, P, and a portion of M.

FDP Sheet 6 (Site Grading Plan 3)

28. Provide the total square footage of Lot 1 in Block 3.
29. Show the mailboxes in Tract D, which must be located outside the sight distance easement.

FDP Sheet 8 (Overall Utility Plan)

30. Revise to address Town Engineer comments regarding Final Utility Plan.

FDP Sheets 10 and 11 (Landscape Plan)

31. Label all tract areas that will be landscaped and irrigated as "permanently irrigated."

FDP Sheet 12 (Landscape Plan)

32. Modify Note 11 as redlined by the Town Engineer to include a portion of Tract M and Tracts O and P.

FDP Sheets 14-15 and 17 (Irrigation Plan)

33. Show the irrigation service to Tract B. Clarify how Tracts P, O and a portion of Tract M will be irrigated. If there will be an additional point of connection, irrigation service, and backflow preventer, show and label accordingly.

FDP Sheet 20 (Address Map)

34. Add grid to address table to make it more easily read.

Final Utility Plans (FUP)

35. Sheets 1-70 (Benchmark): Correct benchmark note to reference the correct benchmark for this project and give the conversion to Firestone's NGVD 1929 vertical datum.
36. Sheets 4.30-4.31 (Grading Plan):
- a. Show and label the existing 100-year base flood elevation along Godding Hollow.
 - b. Label Pond 1 information and show existing easements on Sheet 4.30.
 - c. Label Tracts M, N, O and P.
 - d. Provide reasonable cross slope to pond access roads to accommodate maintenance vehicles.
 - e. Fix steep grading near ponds.
 - f. Confirm pond grading in Tract E does not extend into the Arbor Street right-of-way.
 - g. Check over grading plans. On Sheet 4.31, it appears that contours are crossing over each other. The grading in Arbor Street south of the turnaround does not match the Arbor Street plan and profile. The final grading of Arbor Street south of the turnaround must be done with this Filing 1 to provide adequate cover over the proposed 12" water line. Provide more spot elevations at the street intersections. The section E-E swale E shown on the Grading Plan Sheet 4.31 does not match the section shown on Storm plan and profile Sheet 7.11.
37. Sheets 5.20, 5.21 (Sanitary Plan and Profile): Correct the existing gas crossing to a single 8" gas pipe.
38. Sheet 5.30 (Underdrain System): The underdrain system cannot tie into the detention pond outlet pipe. Show underdrain daylight to channel and provide a detail for the underdrain lift station.
39. Sheet 6.11 (Detailed Water Plan): Correct flag notes as shown in Town Engineer redlines. If there is a separate irrigation tap/service/meter for Tracts P, O, and M, it needs to be shown and labeled.

40. Sheets 6.14 and 6.15 (12" Water Plan and Profile, Arbor): Call out the steel casing, water line lowering, and reference the appropriate details. Fix joint restraint length from 39" to 39'. Label the vertical bends for the water lowering with stationing. Fix the profile elevations to align with the profile grid and align profile stationing with plan view stationing. Add joint restraint length note to Sheet 6.15.
41. Sheets 6.15 and 6.17 (12" Water Plan and Profile, Arbor): Revise to show future Arbor Street fill to provide a minimum 5' cover over the proposed 12" water line. On Sheet 6.17, revise plans to reflect the water line to be set 5' below the final grade of Arbor Street. Clarify why the plans show fill from Station 5+00+7+00. Show proposed contours on the Grading Plan for this area and show the end of Arbor Street in the profile.
42. Sheet 6.16 (Overall Water Plan): Update sheet with new water line tie-in location.
43. Sheet 6.18 (12" and 8" Water Plan and Profile, offsite south): Add joint restraint note to Sheet 6.18 as reflected in Town Engineer redlines.
44. Sheet 6.19 (8" Water Plan, offsite east): Revise plans to show existing fence in the actual location and reflect the existing fence will be physically moved in the field to the property line (or move the water line 10' from the location of the existing fence).
45. Sheet 6.19 and 6.20: Revise plans to reflect the proposed 8" water line will be located outside of the existing asphalt in Sable Avenue; the water line needs to be located under a future lane line or under the center of a future lane line in the existing right-of-way (see Town Engineer Sable Street redlines). Project existing finished grade of paved road for future finished grade over water line, which water line depth must work for both existing condition and ultimate condition. Shift the road side ditch as necessary so the water line is not underneath it.
46. Sheet 6.20 (8" Water Plan, Sable Avenue): Call out open cut to cross Sable Avenue, reference tee cut detail, patch must be 10' wide minimum. Revise plans to reflect Sable Avenue pavement is a composite section (4" asphalt with 14" aggregate base course) and that steel casings will be provided for both water line lowerings under the Godding Irrigation ditch. Call out joint restraint lengths.
47. Sheets 7.10-7.12 (Storm Sewer Plan and Profile): Label the stationing for all FES, Finished Grade, Existing Grade in profiles, 100-year HGL, 100-year floodplain. Revise to reflect culverts in road right-of-way will carry 100-year storm event (Culverts #1-#4) and to specify a minimum culvert size of 18". Confirm the finished grades in storm profiles (Culvert #1, basin 100-1, basin 200); refer to Town Engineer redlines. Fix pipes in basin 100 profile. Remove the concrete encasing symbol from the storm plans and profiles. On Sheet 7.10, replace flag note #4 with general note #5 and revise flag note #1 as shown in Town Engineer redlines. On Sheet 7.11, replace flag note #7 with general note #6.

48. Sheet 7.11 (Storm Sewer Basin 200 Plan and Profile): Correct discrepancies on Storm Sewer Basin 200 between the profile and the Final Drainage Report. Correct manhole sizes. Provide detail for STRM MH-201. Clarify whether MH-201 will be a CDOT junction box with an eccentric cone top or flat top. Correct the proposed grade between inlets 201 and 200 to reflect a 2% cross slope and roadside ditches.
49. Sheet 7.11 (Storm Sewer Basin 200 Plan and Profile): Revise to correct the conflict with the drainage report in the design of the inlets in Rangeview Circle. Confirm whether the inlets are intended to function as sump or on-grade inlets and what is the actual ponding depth at these inlets. See Town Engineer's Arbor Street and Rangeview Circle street plan and profile comments.
50. Sheet 7.20 (Godding Irrigation Box Culvert): Label HGL for 60 cfs design flow. Confirm ultimate Arbor Street section tie-in slopes do not exceed 4:1.
51. Sheets 7.21-7.22 (Irrigation Culvert Diversion): Confirm there is enough cover over the buried pipe in the rear lots along the entire western boundary. On Sheet 7.22, add the profile missing from Sta 12+50 to 15+00. Revise to show the water line and sanitary sewer crossings in the profile. Darken the profile text and proposed grade at the centerline of the channel.
52. Sheets 7.40-7.41 (Detention Ponds): Revise to show and label the existing (not interim) base flood elevations in Godding Hollow. Fix grading for access road(s). Clarify how outlet pipes were sized and what is the WSEL in Godding Hollow when ponds peak. Provide calculations in Final Drainage Report.
53. Sheet 7.40 (Detention Pond 1, Tract F): Revise to show the private underdrain system will not tie into the public detention pond outlet pipe. Remove the manhole on the outlet pipe. Show outlet pipe stationing. Update Pond 100-year WSEL to match drainage report.
54. Sheet 7.41 (Detention Pond 2, Tract E): Label dimension units on Orifice Plate detail. Correct contours in Arbor Street south of asphalt turnaround.
55. Sheets 7.90-7.93 (Storm Details): Update the riprap table for Culverts #1-#4 with 100-year flows. Replace the flat top manhole detail with the Town's updated detail. Show the Town's handrail detail for the box culvert headwall, as provided by the Town Engineer.
56. Sheet 8.10 (Arbor Street Plans and Profile): Confirm whether the Town can fit driveway cut with crossspan and curb returns and Type R inlet near oil and gas access (approximately Station 95+62).

57. Sheet 8.11 (Arbor Street Plans and Profile): Revise to reflect Inlet 201 designed for the ultimate condition, taking the 100-year runoff from Basins 206 and 207. Revise to show crossspan will be installed at Rangeview Circle and Arbor Street. Consider building curb and gutter on west side of Arbor Street in ultimate location from Rangeview Circle to Rangeview Circle and eliminate Inlet 208 and pipe to Inlet 203.
58. Sheet 8.13 (Rangeview Street Plans and Profile): Regarding Inlets 202, 203, 204, and 205, either modify the spot elevations on the street plans and profile sheets so the inlets are at low points and use the actual available ponding depth in the inlet calculations or design the inlets as on-grade inlets, update calculations for inlets, and add crossspans to the intersections. Provide enough spot elevations so that the inlet ponding can be verified by the Town Engineer.
59. Sheets 8.22 and 8.25 (Arbor Street Cross Sections, Station 95+62): Update the section to reflect the low point in Arbor Street has been moved to Station 95+62. Remove note “inlet 104 with interim grate.” Clarify this is a future Type R, not interim. Update storm pipe size.
60. Sheet 8.25 (Arbor Street Cross Sections, Station 110+88): Label Type R Inlets 201 and 200 with interim grates. Clarify how runoff will get to Inlet 201 grate; there is no roadside ditch shown in the cross section or the grading plan.
61. Sheets 8.30-8.32 (Striping): Revise plans to correct the left turn lane striping and taper on Arbor Street approaching Sable Avenue. Remove channelized striping at Station 103+00. Revise construction note #8 to read “center turn lane”. Turn on asphalt hatch.
62. Sheet 8.50 (Roadway Detail): Revise plans to replace old Detail E with the Town’s new street tee cut detail.

LEGAL DESCRIPTION

A PORTION OF LOT 1, DEL CAMINO CENTRAL, FILING NO. 2, PUBLIC RECORDS OF WELD COUNTY, COLORADO, LYING WITHIN SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF LOT 1, DEL CAMINO CENTRAL, FILING NO. 2, PUBLIC RECORDS OF WELD COUNTY, COLORADO, AS BEARING N 01°01'14" E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, DEL CAMINO CENTRAL, FILING NO. 2, PUBLIC RECORDS OF WELD COUNTY, COLORADO;
THENCE N 01°01'14" E FOR A DISTANCE OF 325.36 FEET ALONG THE WEST LINE OF SAID LOT 1;
THENCE S 88°12'35" E FOR A DISTANCE OF 20.15 FEET;
THENCE N 00°57'37" E FOR A DISTANCE OF 170.30 FEET;
THENCE S 88°59'45" E FOR A DISTANCE OF 710.28 FEET;
THENCE S 00°33'54" W FOR A DISTANCE OF 194.14 FEET TO THE SOUTH LINE OF THE AFORESAID LOT 1;
THENCE S 61°48'37" W FOR A DISTANCE OF 19.72 FEET ALONG SAID SOUTH LINE;
THENCE S 64°42'10" W FOR A DISTANCE OF 137.21 FEET ALONG SAID SOUTH LINE;
THENCE S 69°12'16" W FOR A DISTANCE OF 93.82 FEET ALONG SAID SOUTH LINE;
THENCE S 69°30'40" W FOR A DISTANCE OF 65.36 FEET ALONG SAID SOUTH LINE;
THENCE S 64°45'06" W FOR A DISTANCE OF 63.51 FEET ALONG SAID SOUTH LINE;
THENCE N 22°48'29" W FOR A DISTANCE OF 24.45 FEET ALONG SAID SOUTH LINE;
THENCE S 67°11'31" W FOR A DISTANCE OF 411.97 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING 5.75 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY RECORD.

PROJECT CONCEPT

IT IS THE INTENT OF THIS FDP TO PROVIDE FOR A "HIGHEST AND BEST" USE OF PROPERTY. THIS FDP APPLIES ONLY TO PHASE 2. PHASES 1 & 3 ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. IN PHASE 2, THERE ARE 3 24-PLEX BUILDINGS AND 4 21-PLEX BUILDINGS, CONSISTING OF 1 BEDROOM, 2 BEDROOM, AND 3 BEDROOM UNITS. THE DEVELOPMENT WILL ALSO INCLUDE A MAINTENANCE BUILDING AND 4 DOUBLE GARAGES, TO BE CONSTRUCTED AS PART OF PHASE 2. THE SITE WILL BE ABLE TO PARK APPROXIMATELY 222 VEHICLES.

LAND USE TABLE

USE	AREA	% COVERAGE
1.) SITE AREA (PHASE 2) (5.75 AC)	250,470.00 SF	100%
2.) BUILDING COVERAGE	74,589.33 SF	29.78%
3.) CONCRETE	121,312.67 SF	48.61%
PARKING AREA	82,186.59 SF	
SIDEWALK	22,691.34 SF	
C/G & TRASH	16,434.74 SF	
4.) LANDSCAPING:	54,133 SF	21.61%
IRRIGATED TURF:	6,226 SF	
DRIP LANDSCAPING:	15,061 SF	
NATIVE SEED (TEMP IRR):	32,846 SF	
5.) PARKING PROVIDED:		
10' X 20' TYP	151 STALLS	
HADICAP PARKING	7 STALLS	
GARAGE PARKING	64 STALLS	
TOTAL PROVIDED:	222 STALLS	

PROVIDED SETBACKS:

NORTH: 35.9'
SOUTH: 10.0'
EAST: 36.9'
WEST: 53.3'

RESIDENTIAL DENSITIES

LOT 1, BLOCK 1, OF DEL CAMINO CENTRAL FILING NO. 2 IS 19.834 ACRES IN TOTAL AREA. THIS FDP INCLUDES 7 MULTI-FAMILY BUILDINGS THAT WILL HOLD 156 UNITS. THE ULTIMATE 18 MULTI-FAMILY BUILDINGS WILL HOLD 405 DWELLING UNITS.

THIS FDP DENSITY:
156 UNITS/19.834 ACRES = 7.87 UNITS PER ACRE

ULTIMATE DENSITY:
405 UNITS/19.834 ACRES = 20.42 UNITS PER ACRE

ENVIRONMENTAL IMPACT MITIGATION

OIL AND GAS WELLS AND APPURTENANCES ARE LOCATED AT VARIOUS LOCATIONS THROUGHOUT THE SITE, WHICH ARE IDENTIFIED ON THE SITE PLAN. NO NEW ADDITIONAL OIL OR GAS FACILITIES ARE PLANNED FOR THE SITE. AN EXISTING IRRIGATION DITCH RUNS ALONG THE SOUTH END OF THE SITE. STORM WATER DRAINAGE AND MANAGEMENT WILL BE DESIGNED PER THE TOWN OF FIRESTONE CRITERIA.

PRIVATE MAINTENANCE AND ENFORCEMENT

NO PRIVATE MAINTENANCE AGREEMENTS ARE ANTICIPATED, AS THE SITE WILL BE UNDER UNIFIED OWNERSHIP AND MAINTENANCE.

PARKS, TRAILS, AND OPEN SPACES

THE PUBLIC LAND DEDICATION REQUIREMENT WILL BE MET BY CASH-IN-LIEU PAYMENT TO THE TOWN DUE PRIOR TO RECORDING THE FDP. THE CASH-IN-LIEU AMOUNT IS CALCULATED TO BE \$11,480.00 (BASED ON \$25,000/ACRE*5.75 ACRES*8%)

CONTROLS

ONGOING MAINTENANCE OF THE DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE LOT 1 OWNER OR THEIR ASSIGNS. ALL COVENANTS AND RESTRICTIONS AS APPROVED WITH THE FINAL DEVELOPMENT PLAN AND PLAT FOR DEL CAMINO CENTRAL WILL BE FOLLOWED.

DRAINAGE

THE GRADING IS DESIGNED TO MAINTAIN THE CURRENT GENERAL DIRECTION OF ONSITE DRAINAGE, SUPPLEMENTED BY STORM SEWER AND DETENTION FACILITIES WHERE APPROPRIATE. GRADING WILL BE DESIGNED TO ACHIEVE A CUT FILL BALANCE AS IS REASONABLY POSSIBLE FOR THE SITE. LIKEWISE GRADING WILL BE DESIGNED TO WORK WITH THE NEIGHBORING PROPERTIES AND ROADWAYS. REFER TO THE FINAL DRAINAGE REPORT FOR GATEWAY NORTH-MULTI-FAMILY PREPARED BY RIDGETOP ENGINEERING DATED AUGUST 2, 2017 WHICH WAS PREVIOUSLY APPROVED WITH THE GATEWAY NORTH MULTI-FAMILY FDP. THE DRAINAGE SYSTEM SHOWN ON THIS FDP IS A PRIVATE SYSTEM THAT DISCHARGES TO THE TOWN OF FIRESTONE STORM SYSTEM IN ARBOR STREET. THE TOWN SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPAIR OF ANY OF THE PRIVATE IMPROVEMENTS AND SHALL NOT BE RESPONSIBLE FOR ANY FLOODING OF THIS FDP SITE AS A RESULT OF BACKWATER FROM THE TOWN STORM SYSTEM.

UTILITIES

WATER: TOWN OF FIRESTONE
SEWER: SAINT VRAIN SANITATION DISTRICT
GAS: BLACK HILLS ENERGY
ELECTRIC: UNITED POWER
CABLE: COMCAST
TELEPHONE: CENTURY LINK

WATER DEDICATION

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

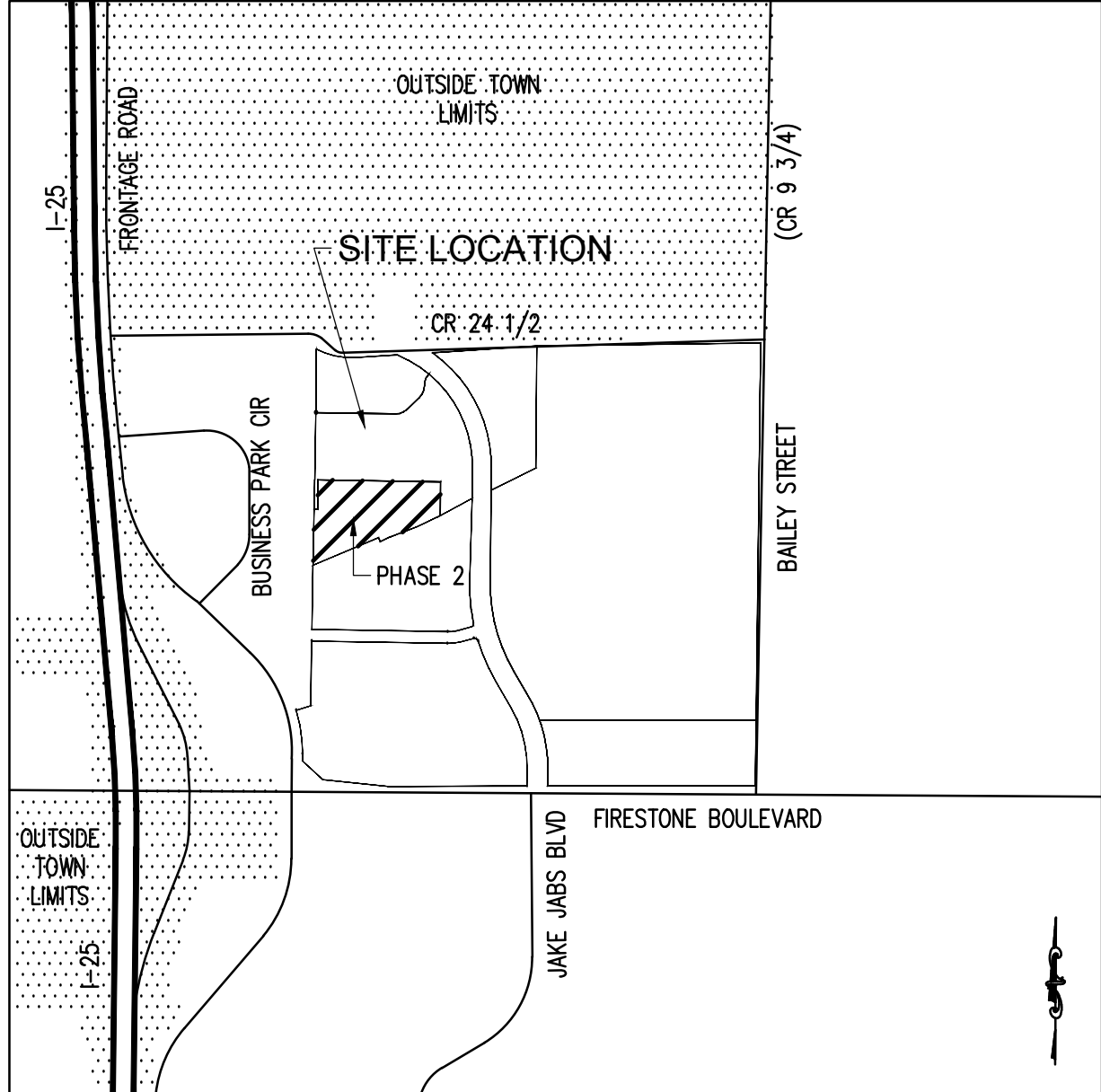
RESIDENTIAL DEMAND (MULTI-FAMILY)
OF DWELLING UNITS (>12 UNITS) = 156 UNITS @ 0.234 ACRE-FEET/UNIT = 36.5 ACRE-FEET
MAINTENANCE BUILDING = 1 EACH @ 0.3 ACRE-FEET/EACH = 0.3 ACRE-FEET
DOMESTIC DEMAND = 36.8 ACRE-FEET

IRRIGATION DEMAND (PHASE 2)
IRRIGATION AREA = 0.49 ACRES @ 2.20 ACRE-FEET/ACRE
IRRIGATION DEMAND = 1.1 ACRE-FEET

A TOTAL OF 37.9 ACRE-FEET SHALL BE TRANSFERRED TO THE TOWN PRIOR TO RECORDING THE FINAL DEVELOPMENT PLAN. THIS DEDICATION SHALL BE SATISFIED BY THE DEDICATION OF 63 CBT SHARES.

WATER METER TABLE		
QUANTITY	SIZE	TYPE
7	1.5"	MULTI-FAMILY
1	5/8"	MAINTENANCE BUILDING

FINAL DEVELOPMENT PLAN
GATEWAY NORTH - MULTI-FAMILY (PHASE 2)
AN AMENDMENT TO A PORTION OF GATEWAY NORTH - MULTI-FAMILY FDP
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
LOCATED IN THE SOUTH ½ OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
SHEET 1 OF 20



VICINITY MAP

SCALE = 1:1000

ACCEPTANCE BLOCK AND NOTARY:

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

GATEWAY NORTH HOLDINGS, LLC
LARRY S. BUCKENDORF, AUTHORIZED AGENT

STATE OF _____)
COUNTY OF _____)SS

THE FORGING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

REQUIREMENTS FOR BUILDING PERMITS & CERTIFICATES OF OCCUPANCY:

- NO BUILDING PERMITS SHALL BE ISSUED FOR THIS PROPERTY UNTIL ALL OF THE SERVING PUBLIC AND PRIVATE IMPROVEMENTS IDENTIFIED IN THE SUBDIVISION AGREEMENT FOR DEL CAMINO CENTRAL FILING NO. 2 ARE COMPLETED AND GRANTED CONDITIONAL ACCEPTANCE BY THE TOWN OF FIRESTONE.
- THE TOWN SHALL NOT ISSUE A CERTIFICATE OF OCCUPANCY FOR THE BUILDING UNTIL ALL NECESSARY FEES AND REIMBURSEMENTS ARE PAID IN FULL.

SHEET INDEX

1 - CV-1.0	COVER SHEET	14 - IR1.2	IRRIGATION DESIGN
2 - PH-1.0	PHASING PLAN	15 - IR1.3	IRRIGATION DESIGN
3 - C-1.0	SITE PLAN	16 - IR2.1	IRRIGATION DETAILS
4 - C-1.1	HORIZONTAL CONTROL PLAN	17 - IR2.2	IRRIGATION DETAILS
5 - C-2.0	OVERALL GRADING PLAN	18 - A1	21 PLEX ELEVATIONS
6 - C-3.0	OVERALL UTILITY PLAN	19 - A2	24 PLEX ELEVATIONS
7 - C-4.0	ADDRESS PLAN	20 - A3	GARAGE ELEVATIONS
8 - C-5.0	PHOTOMETRIC PLAN		
9 - C-6.0	MF DETAIL SHEET		
10 - _____	LANDSCAPE PLAN		
11 - _____	LANDSCAPE NOTES AND DETAILS		
12 - IR1.0	IRRIGATION LEGEND & NOTES		
13 - IR1.1	IRRIGATION DESIGN		

PROJECT CONTACTS:

CIVIL ENGINEER
RIDGETOP ENGINEERING
5255 RONALD REAGAN BLVD, SUITE 210
JOHNSTOWN, CO 80534
(970) 663-4552
CONTACT: MIKE BEACH, P.E.
MBEACH@RIDGETOPENG.COM

LANDSCAPE/IRRIGATION ARCHITECT
RIPLEY DESIGN, INC.
419 CANYON AVE., SUITE 200
FORT COLLINS, CO 80521
(970) 224-5828
CONTACT: STEPHANIE VAN DYKEN, PLA, APA
STEPHANIE@RIPLEYDESIGNINC.COM

IRRIGATION DESIGNER
MPI DESIGNS, LLC
PO BOX 345
WINDSOR, CO 80550
(970) 716-3241
CONTACT: MICHELLE PETERSON
IRRIGATIONLADY@GMAIL.COM

OWNER
GATEWAY NORTH HOLDINGS, LLC
7251 W. 20TH STREET, L-200
GREELEY, CO 80634
(970) 352-7072
CONTACT: LARRY S. BUCKENDORF

APPLICANT
CROW CREEK CONSTRUCTION, LLC
7251 W. 20TH STREET, L-101 B
GREELEY, CO 80634
(970) 330-5070
CONTACT: JOE SCHUMACHER
JOE@CROW-CREEK.COM

SURVEYOR
PLS GROUP
6843 NORTH FRANKLIN AVE.
LOVELAND, CO 80538
(970) 669-2100
CONTACT: BRYAN SHORT
BSHORT@PLSGROUPLLC.NET

ARCHITECT
KEPHART
2555 WALNUT STREET
DENVER, CO 80205
(303) 832-4474
CONTACT: MELVIN DONALDSON
MELVIND@KEPHART.COM

SITE DATA

SITE AREA PHASES 2: TOTAL: SF AC
±250,035 ±5.74

BUILDING	#	SF EACH	TOTAL: SF	AC
24 PLEX	3	8,546.67	25,640.01	
21 PLEX	4	8,549.33	34,197.32	
DOUBLE GARAGE	4	3,400.00	13,600.00	
MAINTENANCE BLDG	1	1,152.00	1,152.00	
TOTAL:	12		74,589.33	1.71

CONCRETE PAVEMENT: 98,621.33 2.27
SIDEWALK: 22,691.34 0.52
LANDSCAPE: 54,133.00 1.24

HOUSING COMPLEX	#	TOTAL UNITS
24 PLEX	3	72 UNITS
21 PLEX	4	84 UNITS
TOTAL:	7	156 UNITS

PARKING DATA

REQUIRED PARKING RATIO: 1.50/UNIT
156 UNITS * 1.50 = 234 STALLS

PROVIDED PARKING BREAKDOWN:		
TYPE	UNITS	STALLS
10' X 20' TYP		151
HANDICAP ACCESSIBLE		7
DOUBLE GARAGE (16 STALLS)	5	64
TOTAL PROPOSED:		222
PROPOSED RATIO:		1.42

aisle width: 26'

INTERNAL LANDSCAPING: ±5,650 SF

ARCHITECTURE

OUR DESIGN APPROACH FOR GATEWAY NORTH MULTIFAMILY WAS TO CREATE A COLORADO FARM STYLE. CORNER WRAPPED ROOF SKIRTS WITH 6X6 BRACKETS, COVERED DECKS WITH METAL GUARD RAILS AND A ROOFLINE AND GABLE MASSING TREATMENT HELP TO SOLIDIFY THE STYLE. WE VARIED THE SIZE OF THE LAP SIDING BY USING 8" LAP SIDING WITH A 7" EXPOSURE ON THE THIRD FLOOR LEVEL AND 12" LAP SIDING WITH AN 11" EXPOSURES ON THE FIRST AND SECOND FLOORS. SYNTHETIC STONE VENEER WITH A STONE CAP WAS USED TO CREATE A STRONG BASE FOR THE BUILDING. BOARD AND BATTEN SIDING IS USED TO ACCENT VARIOUS AREAS. WINDOWS AND DOORS ARE TRIMMED WITH 1X4 WRAP AND 1 X 10 BELLY BAND TRIM WAS ADDED HORIZONTALLY AT THE SECOND LEVEL SEPARATE THE LAP SIDING TYPES. BY COMBINING THE GENERAL MASSING OF THE BUILDING WITH THE DETAILS LISTED, A TIMELESS QUALITY PROJECT WILL BE ACHIEVED.

SETBACKS

SETBACKS ARE INCLUDED IN THE LAND USE TABLE FOR REFERENCE.

DEVELOPMENT SCHEDULE

DEVELOPMENT SHALL CONSIST OF CONSTRUCTION ONCE FINAL APPROVALS OF THE FINAL UTILITY PLANS AND PLAT APPROVED. ROUGH GRADING AND UTILITY INSTALLATION FOR ALL MAINS HAVE ALREADY BEEN COMPLETED WITH PHASES 1 AND 3. THIS PROJECT IS PART OF A LARGER PROJECT AND WILL BE PHASED ACCORDING TO REQUIRED APPROVALS OBTAINED. CONSTRUCTION IS EXPECTED TO BEGIN AS SOON AS THE FDP FOR PHASE 2 HAS BEEN APPROVED, AND WILL BE CONSTRUCTED ALONG WITH THE REMAINDER OF PHASES 1 AND 3. ONCE THIS FDP IS APPROVED AND BUILDING PERMITS HAVE BEEN ISSUED CONSTRUCTION WILL COMMENCE ACCORDINGLY.



Know what's below.
Call before you dig.

GATEWAY NORTH - MULTI FAMILY

COVER SHEET	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY (PHASE 2)
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	2
PREPARATION DATE:	05/09/2018
REVISION DATE:	TOWN COMMENTS 06/29/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 1 OF 20	



SEAL

PROJECT TITLE

GATEWAY
NORTH
MULTI-FAMILY

FIRESTONE, CO

PREPARED FOR

CROW CREEK
CONSTRUCTION,
LLC

7251 W. 20TH STREET,
L-101 B
GREELEY, CO

SUBMITTAL

FINAL DEVELOPMENT
PLAN

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 16018001

REVISIONS DATE

DATE

05/09/2018

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1

1 of 20

FINAL DEVELOPMENT PLAN

GATEWAY NORTH - MULTI-FAMILY (PHASE 2)

AN AMENDMENT TO A PORTION OF GATEWAY NORTH - MULTI-FAMILY FDP
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
LOCATED IN THE SOUTH ½ OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 68 WEST OF 6TH P.M.

SHEET ___ OF ___



LEGEND

- EXISTING PHASE 1
- PHASE 2
- EXISTING PHASE 3

PHASE DATA

	AREA SF	AREA AC
EXISTING PHASE 1	402,856.33	9.25
PHASE 2	249,656.57	5.73
EXISTING PHASE 3	213,035.10	4.89
TOTALS:	±865,548.00	±19.87

PHASE BREAKDOWN

- PHASE 2
 - 7 BUILDINGS
 - 4 DOUBLE GARAGES
 - 1 MAINTENANCE BUILDING



SEAL

PROJECT TITLE

GATEWAY
NORTH
MULTI-FAMILY

FIRESTONE, CO

PREPARED FOR

CROW CREEK
CONSTRUCTION,
LLC

7251 W. 20TH STREET,
L-101 B
GREELEY, CO

SUBMITTAL

FINAL DEVELOPMENT
PLAN

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 16018001

REVISIONS DATE

DATE

05/09/2018

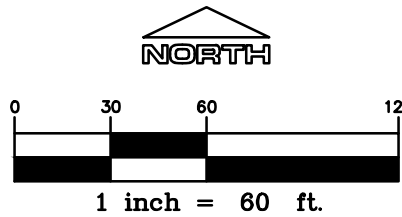
SHEET TITLE

PHASING PLAN

SHEET INFORMATION

PH-1.0

2 of 20



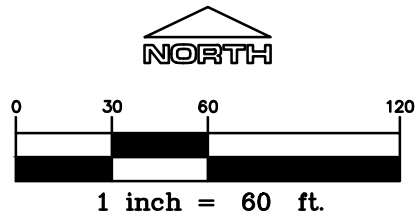
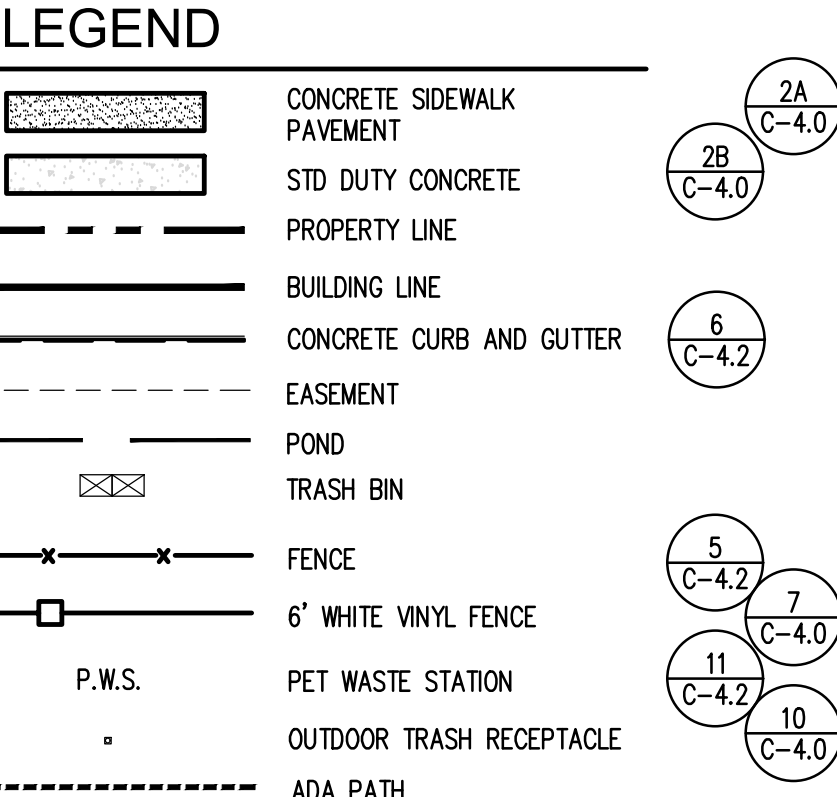
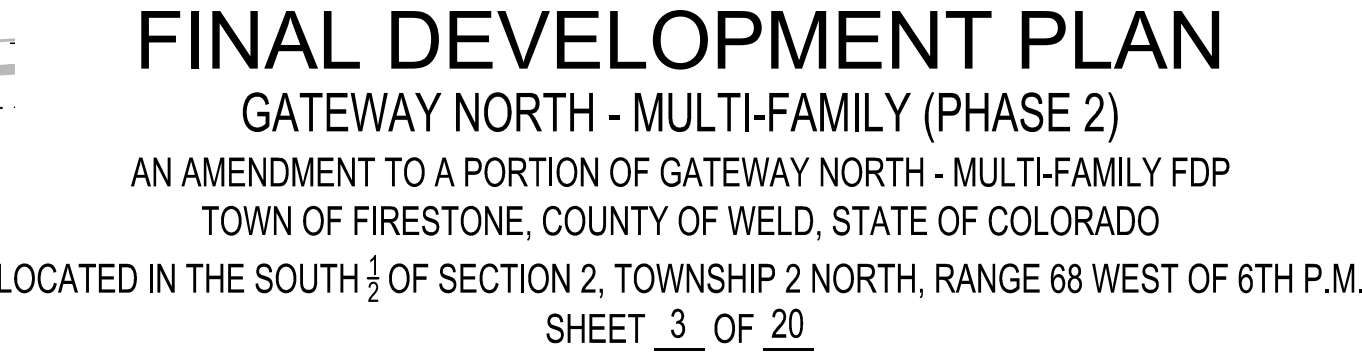
GATEWAY NORTH - MULTI FAMILY

PHASING PLAN	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY (PHASE 2)
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	2
PREPARATION DATE:	05/09/2018
REVISION DATE:	TOWN COMMENTS 06/29/2018
REVISION DATE:	
REVISION DATE:	
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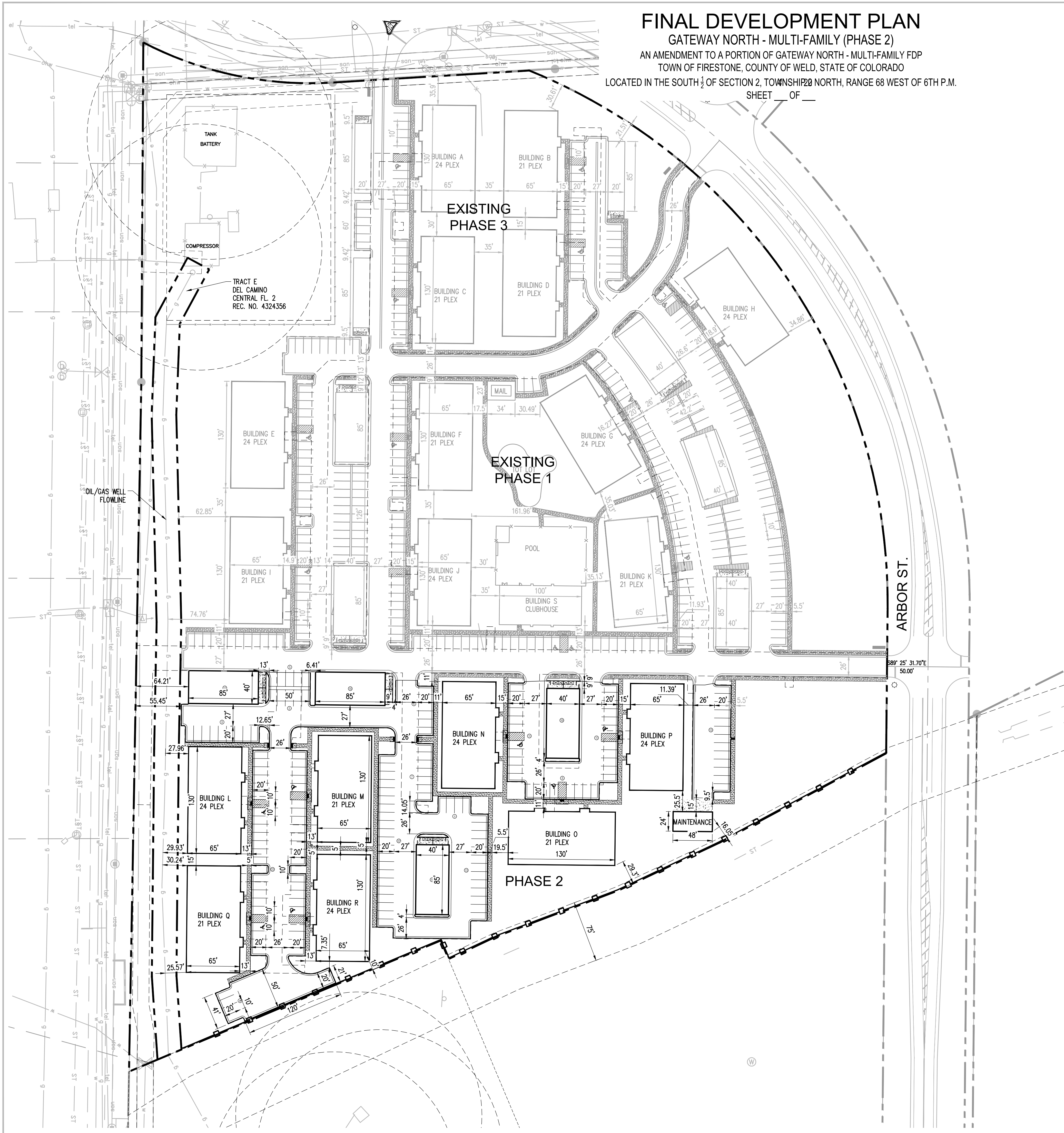
SHEET _2_ OF _20_



Know what's below.
Call before you dig.



GATEWAY NORTH - MULTI FAMILY	
	OVERALL SITE PLAN
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY (PHASE 2)
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	2
PREPARATION DATE:	05/09/2018
REVISION DATE:	TOWN COMMENTS 06/29/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
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REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET <u>3</u> OF <u>20</u>	

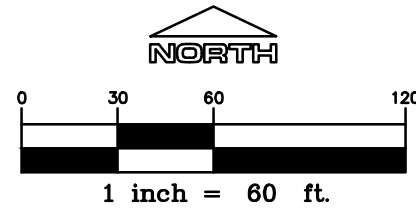


FINAL DEVELOPMENT PLAN
GATEWAY NORTH - MULTI-FAMILY (PHASE 2)
AN AMENDMENT TO A PORTION OF GATEWAY NORTH - MULTI-FAMILY FDP
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
LOCATED IN THE SOUTH ½ OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 68 WEST OF 6TH P.M.

SHEET ____ OF ____

LEGEND

- STD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK PAVEMENT
- STD DUTY CONCRETE
- PROPERTY LINE
- BUILDING LINE
- CONCRETE CURB AND GUTTER
- EASEMENT



GATEWAY NORTH - MULTI FAMILY

HORIZONTAL CONTROL PLAN	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY (PHASE 2)
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	2
PREPARATION DATE:	05/09/2018
REVISION DATE:	TOWN COMMENTS 06/29/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 4 OF 20	



SEAL

PROJECT TITLE
GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO
PREPARED FOR
CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET,
L-101 B
GREELEY, CO

SUBMITTAL
FINAL DEVELOPMENT PLAN

DRAWN BY: BSA
CHECKED BY: MRB
PROJECT NO.: 16018001

REVISIONS	DATE

DATE
05/09/2018

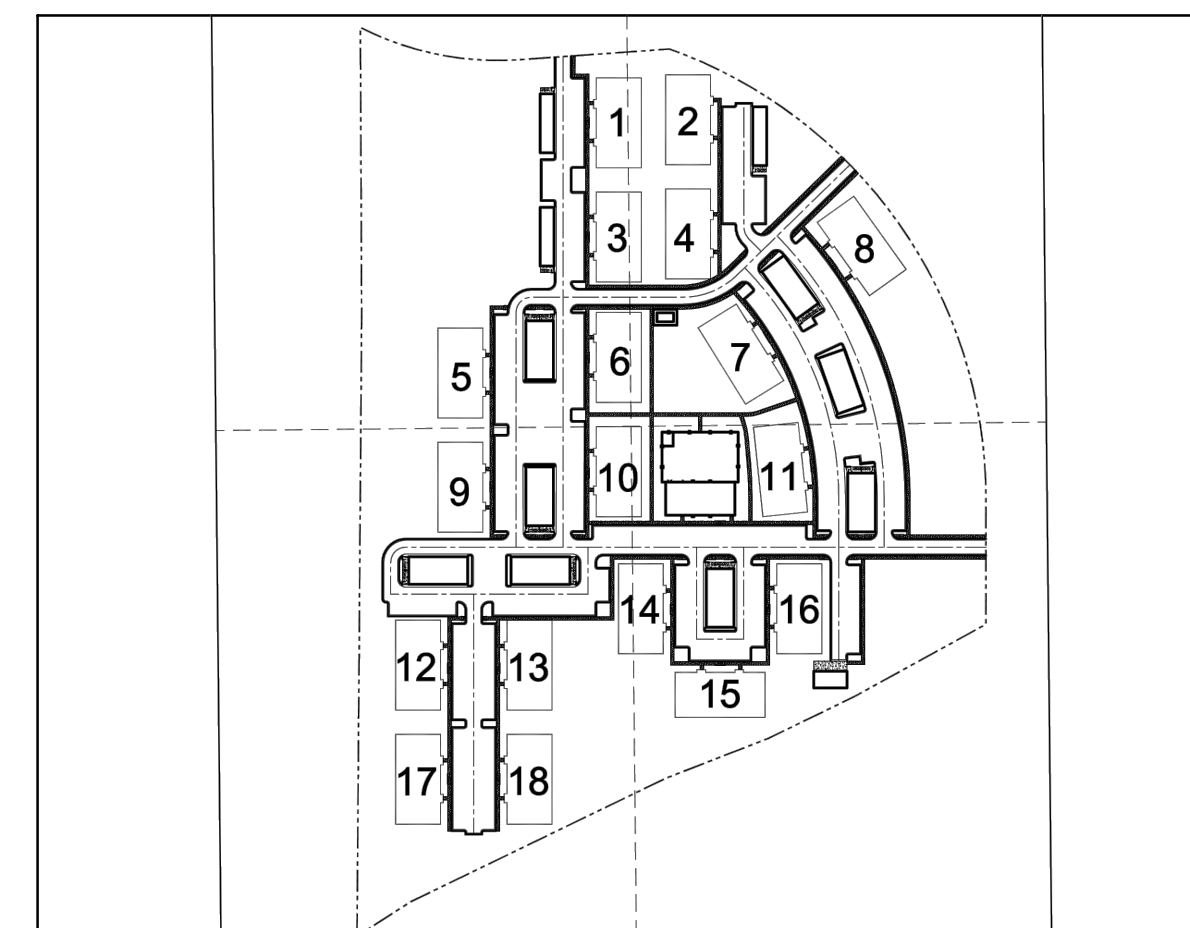
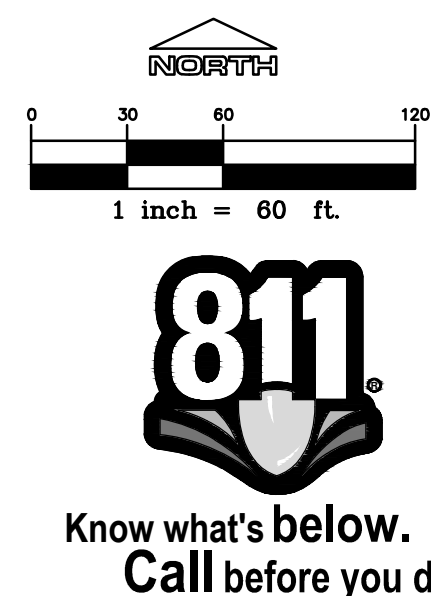
SHEET TITLE
HORIZONTAL CONTROL PLAN

SHEET INFORMATION
C-1.1

GATEWAY NORTH - MULTI-FAMILY (PHASE 2)

LOCATED IN THE SOUTH $\frac{1}{2}$ OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 68 WEST OF 6TH P.M.

SHEET ____ OF ____



KEY MAP

LEGEND

EX. CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
TYPE I CATCH BASIN
TYPE II CATCH BASIN
STORM DRAIN PIPE
2' DRAIN PAN

NOTE
FINAL ELEVATIONS SHALL
NOT EXCEED MINIMUM FFE
BY MORE THAN 2 FEET.

GATEWAY NORTH - MULTI FAMILY	
	OVERALL GRADING PLAN
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY (PHASE 2)
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	2
PREPARATION DATE:	05/09/2018
REVISION DATE:	TOWN COMMENTS 06/29/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET <u>5</u> OF <u>20</u>	

PROJECT TITLE

GATEWAY
NORTH
MULTI-FAMILY

FIRESTONE.CO

PREPARED FOR

CROW CREEK
CONSTRUCTION,
LLC

7251 W. 20TH STREET,
L-101 B
GREELEY, CO

SUBMITTAL
FINAL DEVELOPMENT
PLAN

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 16018001

REVISIONS	DATE
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[illegible]

DATE _____

[illegible]

05/09/2018

00/00/2010

[illegible]

	SHEET TITLE
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OVERALL I

OVERALL
GRADING PLAN

GRADING PLAN

SHEET INFORMATION

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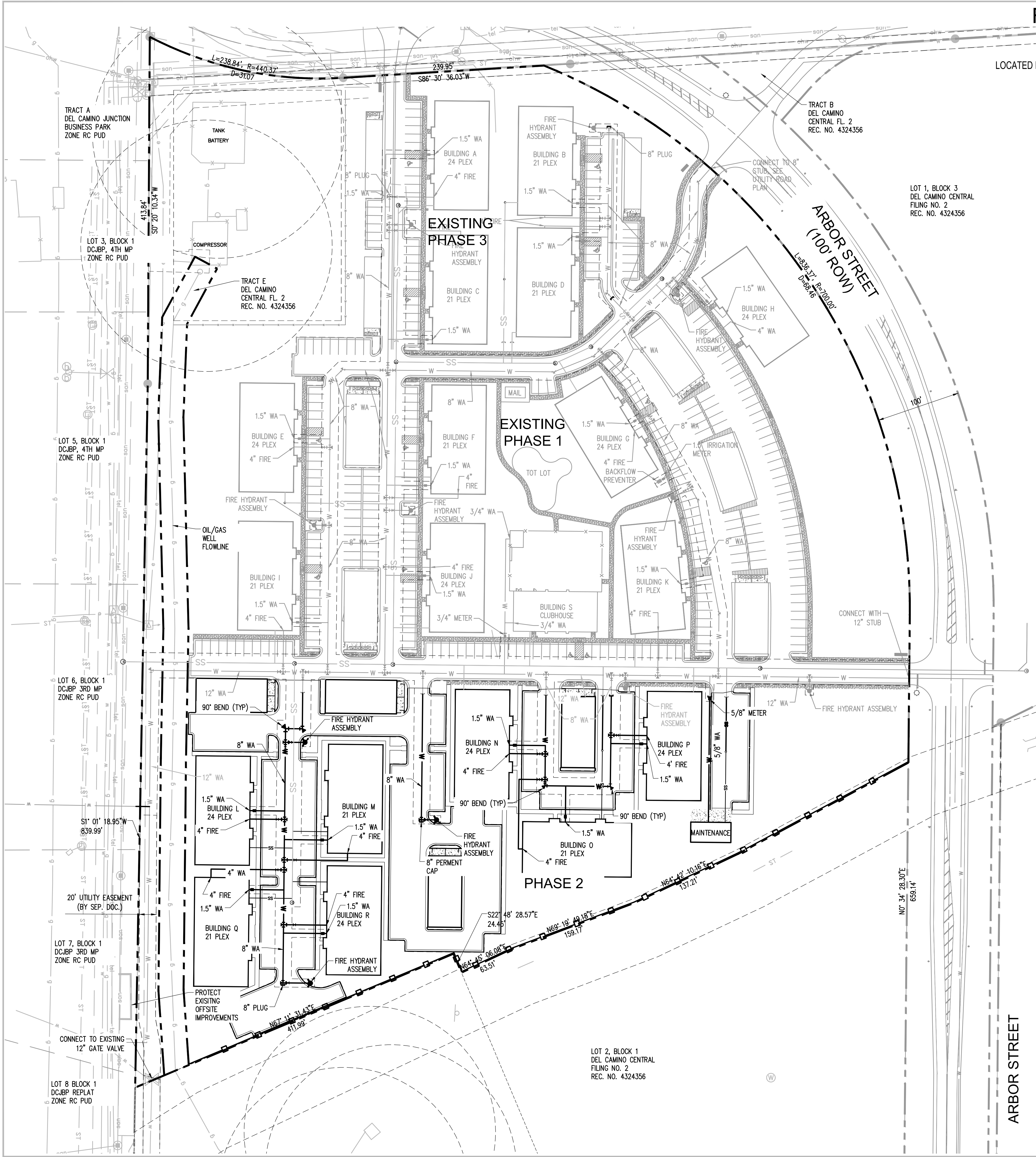
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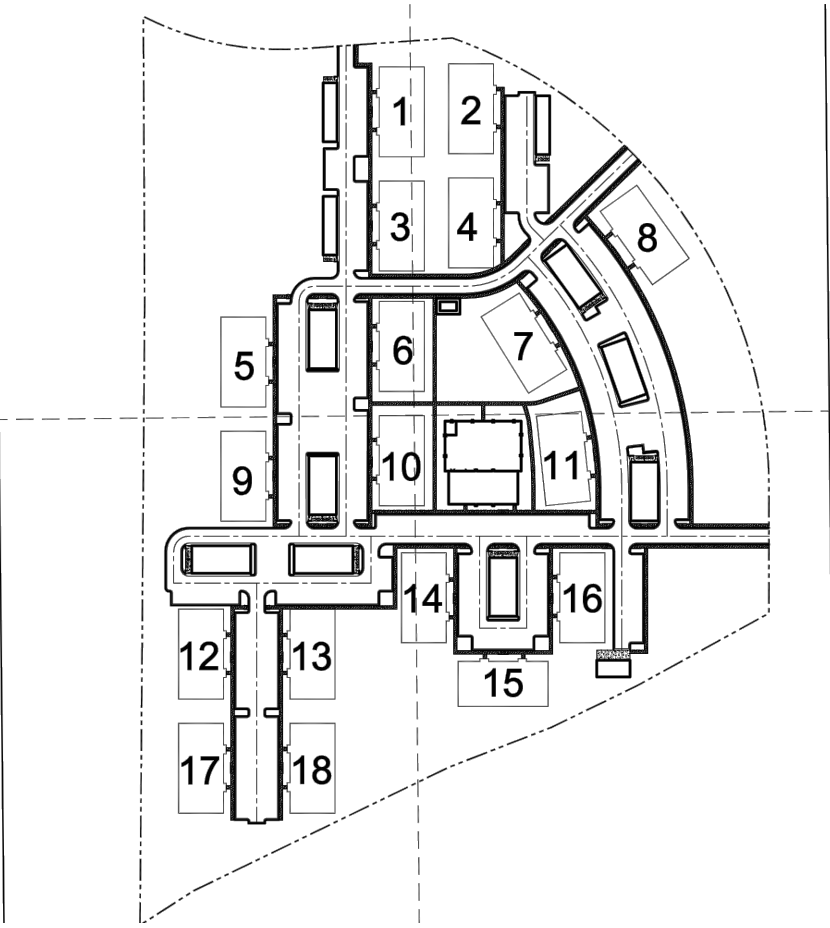
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7 11 22

5 Of 20



FINAL DEVELOPMENT PLAN
GATEWAY NORTH - MULTI-FAMILY
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
SHEET 6 OF 20

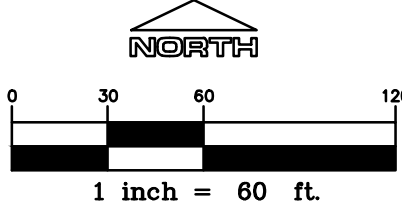


KEY MAP

LEGEND

WATERMAIN	— W —
SANITARY SEWER MAIN	— S —
EASEMENT	- - - - -
PROPERTY LINE	— — — — —
FIRE HYDRANT	— H —
WATER METER	— M —
MANHOLE	— C —
CLEANOUT	— O —

NOTE: SEE GATEWAY NORTH FINAL UTILITY PLAN FOR CONSTRUCTION DETAILS.



GATEWAY NORTH - MULTI FAMILY	
OVERALL UTILITY PLAN	
NAME OF APPLICATION:	GATEWAY NORTH — MULTI FAMILY (PHASE 2)
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	2
PREPARATION DATE:	05/09/2018
REVISION DATE:	TOWN COMMENTS 06/29/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET _6_ OF _20_	

ENGINEERING & CONSULTING
5355 Ronald Reagan Blvd., Ste. 210
Johnstown, CO 80534
T (303) 322-6880
W ridgetopeng.com

SEAL

PROJECT TITLE
GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO
PREPARED FOR
CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET,
L-101 B
GREELEY, CO

SUBMITTAL
FINAL DEVELOPMENT PLAN

DRAWN BY: BSA
CHECKED BY: MRB
PROJECT NO.: 16018001

REVISIONS
DATE

DATE
05/09/2018

SHEET TITLE
OVERALL UTILITY PLAN

SHEET INFORMATION
C-3.0

6 of 20

FINAL DEVELOPMENT PLAN

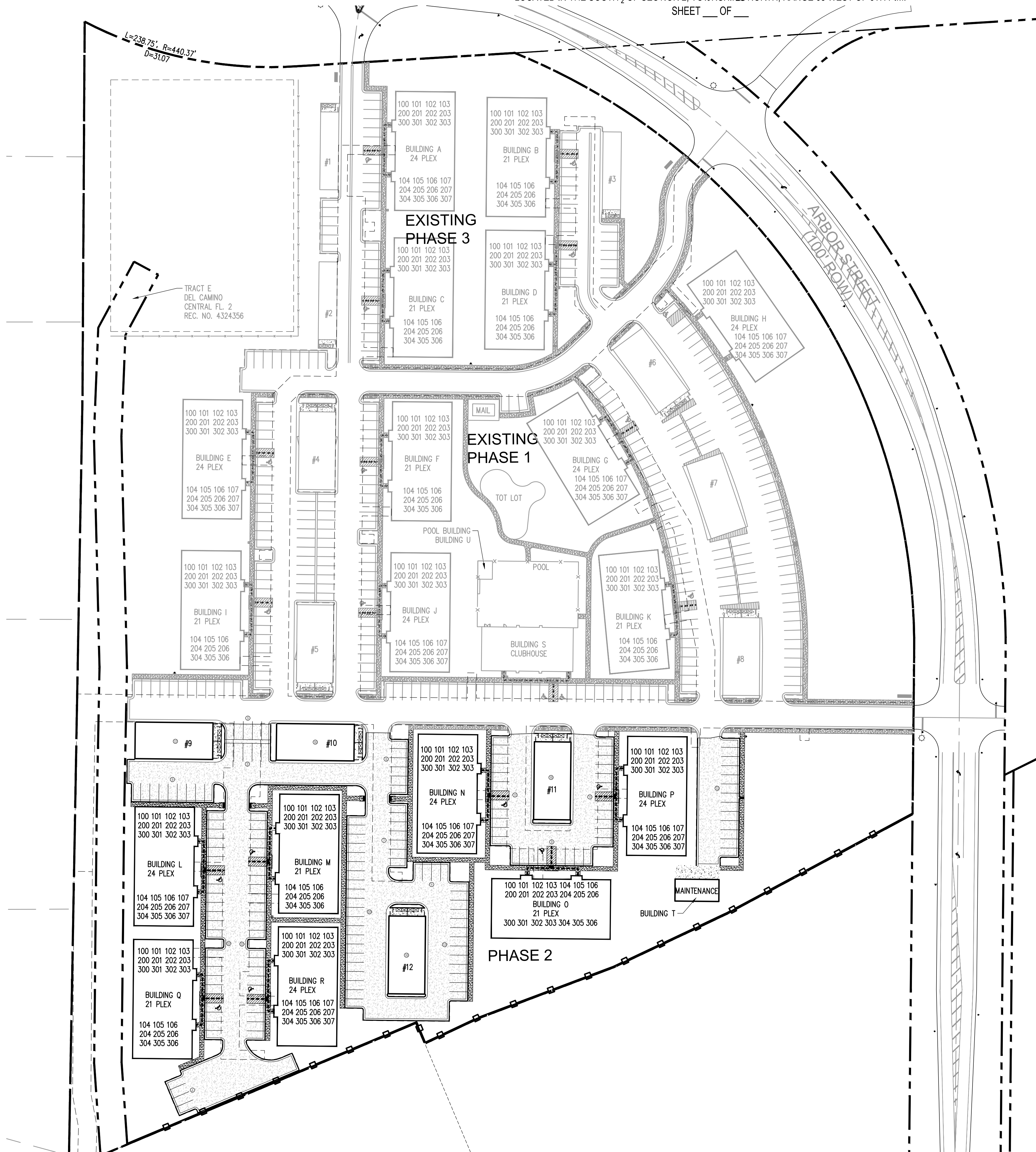
GATEWAY NORTH - MULTI-FAMILY (PHASE 2)

AN AMENDMENT TO A PORTION OF GATEWAY NORTH - MULTI-FAMILY FDP

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 22 NORTH, RANGE 68 WEST OF 6TH P.M.

SHEET ___ OF ___



BUILDING ADDRESS

11371 ARBOR ST. UNIT A100

BUILDING
FLOOR
UNIT

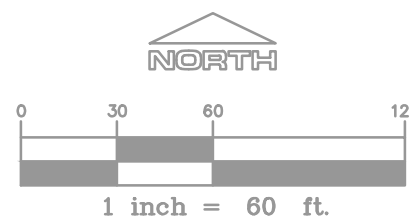
NOTE:

1. ALL NUMBER AND ALPHA INDICATORS SHALL BE 6" MINIMUM HEIGHT AND SHALL BE VISIBLE FROM THE ACCESS ROADWAY.

GARAGE ADDRESS

11371 ARBOR ST. GARAGE #1

GARAGE NUMBER



Know what's below.
Call before you dig.

GATEWAY NORTH - MULTI FAMILY

ADDRESS PLAN	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY (PHASE 2)
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	2
PREPARATION DATE:	05/09/2018
REVISION DATE:	TOWN COMMENTS 06/29/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET _7_ OF _20_	



SEAL

PROJECT TITLE

GATEWAY
NORTH
MULTI-FAMILY

FIRESTONE, CO

PREPARED FOR

CROW CREEK
CONSTRUCTION,
LLC

7251 W. 20TH STREET,
L-101 B
GREELEY, CO

SUBMITTAL

FINAL DEVELOPMENT
PLAN

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 16018001

REVISIONS	DATE

DATE

05/09/2018

SHEET TITLE

ADDRESS PLAN

SHEET INFORMATION

C-4.0

7 of 20

FINAL DEVELOPMENT PLAN

GATEWAY NORTH - MULTI-FAMILY (PHASE 2)

AN AMENDMENT TO A PORTION OF GATEWAY NORTH - MULTI-FAMILY FDP
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 28 NORTH, RANGE 68 WEST OF 6TH P.M.
SHEET ___ OF ___



American
Green Technology

Eco 824 Low Profile Gladetino Luminaire



Description

Style combined with elegance, the Eco824 luminaire provides an aesthetically pleasing addition to any roadway or parking lot with its smooth, defined curves and highly functional optics that provide maximum lumen output while ensuring beam uniformity. The combination of form and function blend together to make Eco824 the premier outdoor lighting fixture.

Job Information

Type	
Catalog #	
Project	
Comments	
Prepared by	

Length with Mount (L):	19.3"
Pole Mount (PM):	15.81"
Wall Bracket (WB):	18"
Large Yoke (LYM):	20.81"
Slip Fitter (SF):	22.43"
Pole Mount Arm (PMA):	19.1"



D-Series Size 1 LED Wall Luminaire

Category: DSXW1 LED 10C 700 50K T3M MVOLT

Power: DROP LENS: 26.2 WATTS

Type: IV, MEDIUM

For the full range of options, see the range series of luminaire schedule.

Specifications

Luminaire

Width: 13-3/4" (34.9 cm)

Depth: 10" (25.4 cm)

Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm)

Depth: 4" (10.2 cm)

Height: 6-3/8" (16.2 cm)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DOBTXD

Series	LED	Power	Color Temp	Beam Angle	Mounting	Control Options
DSXW1	10C	100W	4000K	120°	Wall Mount	Standard
DSXW1	20C	200W	4000K	120°	Wall Mount	Standard
DSXW1	30C	300W	4000K	120°	Wall Mount	Standard
DSXW1	40C	400W	4000K	120°	Wall Mount	Standard
DSXW1	50C	500W	4000K	120°	Wall Mount	Standard
DSXW1	60C	600W	4000K	120°	Wall Mount	Standard
DSXW1	70C	700W	4000K	120°	Wall Mount	Standard
DSXW1	80C	800W	4000K	120°	Wall Mount	Standard
DSXW1	90C	900W	4000K	120°	Wall Mount	Standard
DSXW1	100C	1000W	4000K	120°	Wall Mount	Standard

Other Options

Shipped installed: 100W, 200W, 300W, 400W, 500W, 600W, 700W, 800W, 900W, 1000W

Shipped separately: 100W, 200W, 300W, 400W, 500W, 600W, 700W, 800W, 900W, 1000W

Shipped separately: 100W, 200W, 300W, 400W, 500W, 600W, 700W, 800W, 900W, 1000W

Shipped separately: 100W, 200W, 300W, 400W, 500W, 600W, 700W, 800W, 900W, 1000W

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5255 Ronald Reagan Blvd.,
Ste. 210
Johnstown, CO 80534

T (303) 322-6880
W ridgetopeng.com

SEAL

PROJECT TITLE

GATEWAY NORTH

MULTI-FAMILY

FIRESTONE, CO

PREPARED FOR

CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET,
L-101 B
GREELEY, CO

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FINAL DEVELOPMENT PLAN
GATEWAY NORTH - MULTI-FAMILY (PHASE 2)
AN AMENDMENT TO A PORTION OF GATEWAY NORTH - MULTI-FAMILY FDP
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 68 WEST OF 6TH P.M.
SHEET ___ OF ___



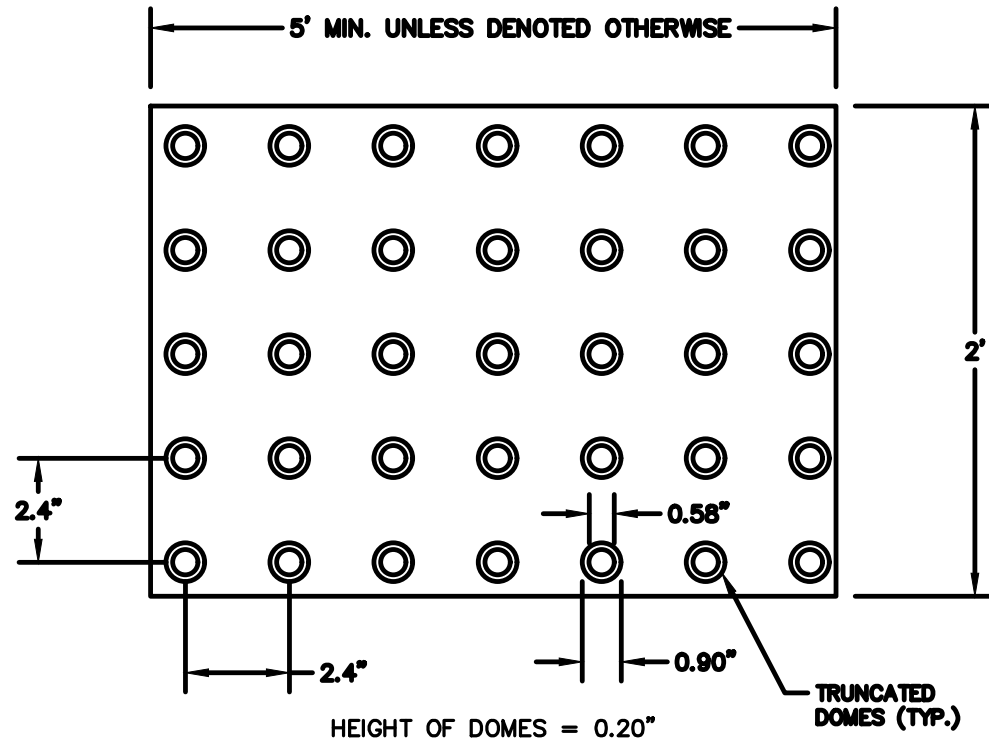
- NOTES:
1. INSTALL STEEL POST, SIGN, AND DISPENSER
2. POST SHALL BE GREEN COLOR

PET WASTE STATION
NTS



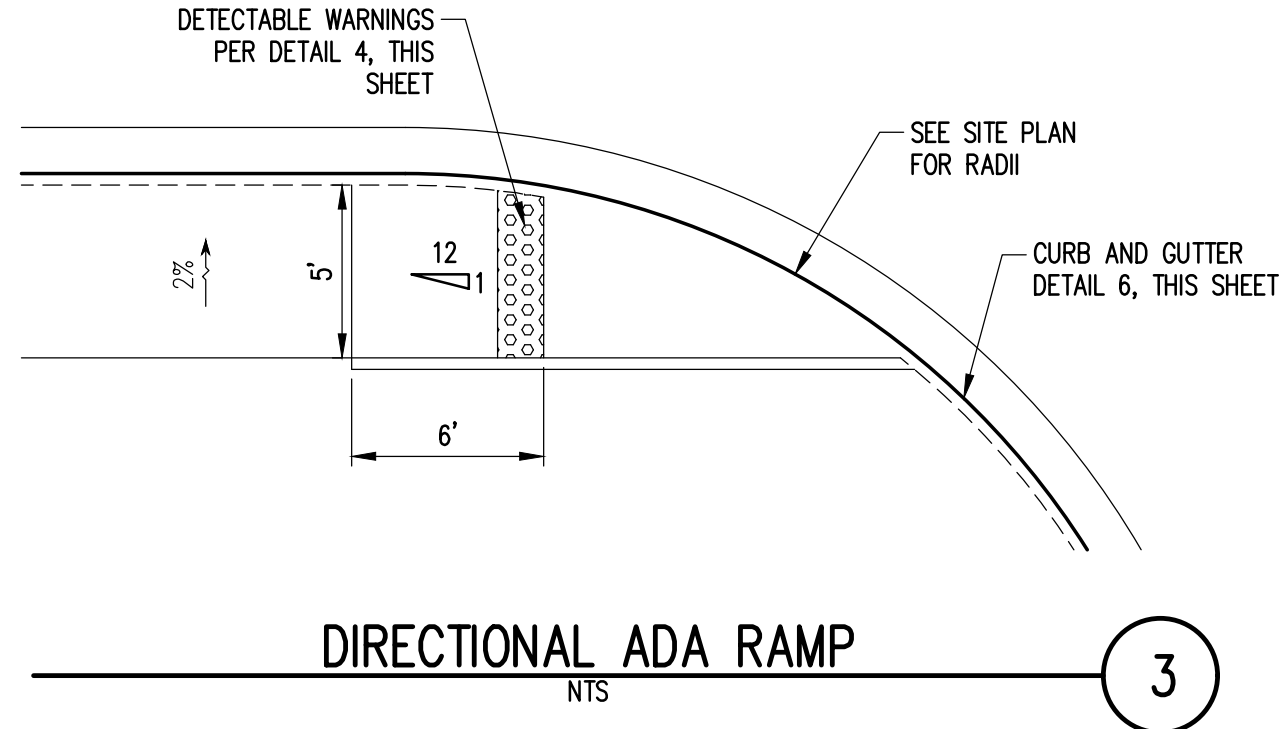
- NOTES:
1. INSTALL BLACK 35 GALLON
SIDE OPENING STEEL OUTDOOR
WASTE RECEPTACLE MF3304
OR EQUIVALENT

OUTDOOR TRASH RECEPTACLE
NTS

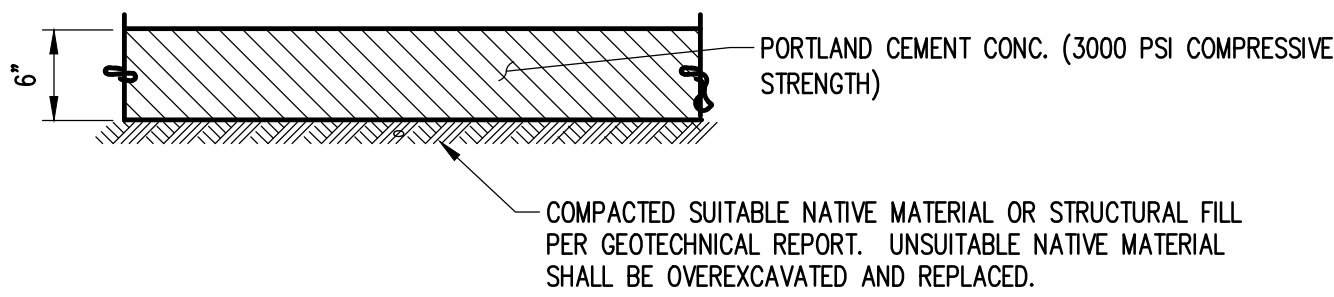


- NOTES:
1. COLOR SHALL BE APPROVED BY THE CITY BUT IN ALL CASES THE COLOR SHALL CONTRAST WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
2. ADA DETECTABLE WARNINGS SHALL BE INSTALLED 6" TO 8" FROM FLOWLINE USING APPROVED MATERIAL.

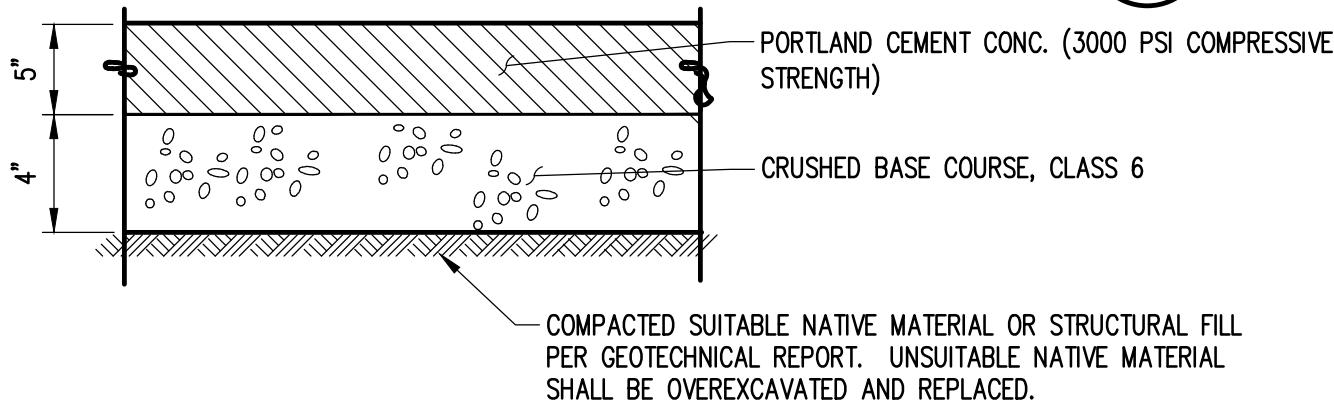
DETECTABLE WARNINGS
NTS



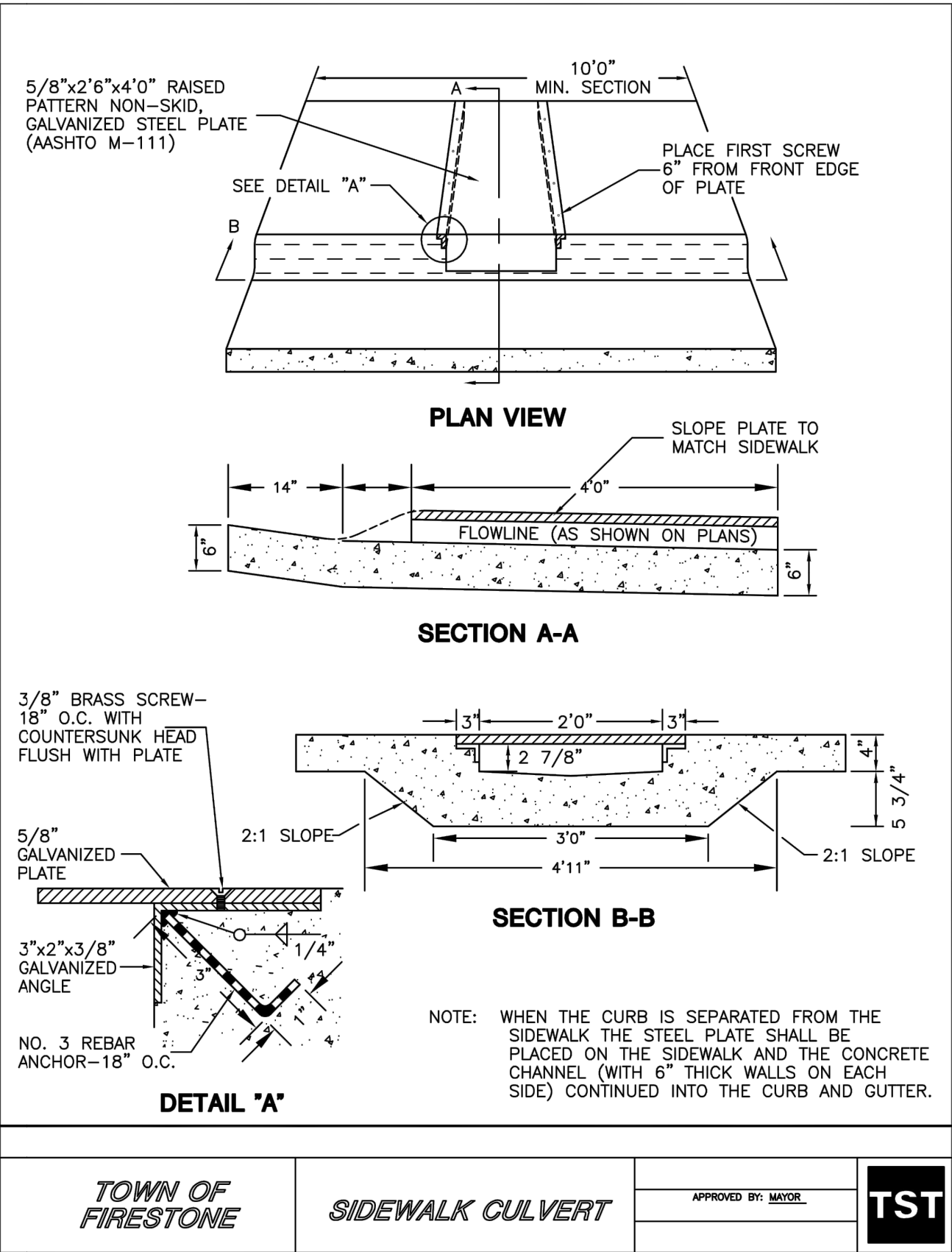
- PAVEMENT NOTES
1. MATERIAL THICKNESS IS COMPACTED DEPTH. APPLIES TO ALL SECTIONS.
2. SUITABLE ONSITE SOILS SHALL BE FREE OF DELETERIOUS MATERIALS AND MAY BE USED FOR SUBBASE PROVIDED SOILS MEET REQUIREMENTS IN THE PROJECTS SPECIFICATIONS.
3. AFTER PROOFROLLING WITH A LOADED TANDEM AXLE DUMP TRUCK AND REPAIRING SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 9 INCHES AND UNIFORMLY COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR.
4. AGGREGATE BASE COURSE MATERIALS SHALL CONFORM TO THE CDOT CLASS 5 OR CLASS 6 GRADATION AND DURABILITY REQUIREMENTS, AND BE PLACED IN LOOSE LIFTS NOT TO EXCEED 9" THICK AND COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY..
5. ASPHALTIC SURFACE COURSE MIXTURES SHALL CONSIST OF BITUMINOUS PLANT MIX COMPOSED OF A MIXTURE OF AGGREGATE, FILLER, BINDERS AND ADDITIVES, IF REQUIRED, MEETING THE DESIGN REQUIREMENTS OF THE TOWN OF FIRESTONE.
6. THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL BE IN ACCORDANCE WITH TYPE I OR TYPE I/II STANDARDS FOR PCP. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4,200 PSI AT 28 DAYS WITH A 4 INCH MAXIMUM SLUMP AND 4% TO 8% ENTRAINED AIR.
7. CONTRACTOR SHALL PROVIDE A PRIME COAT AND TACK COAT TO FACE OF CURB WHERE CURB CONTACTS ASPHALT.
8. ADDITIONAL REQUIREMENTS HAVE BEEN SET FORTH WITHIN THE GEOTECHNICAL REPORT. REFER TO THE GEOTECHNICAL REPORT FOR ALTERNATIVE PAVEMENT SECTIONS AND FLY ASH SUBGRADE STABILIZATION, IF REQUIRED.



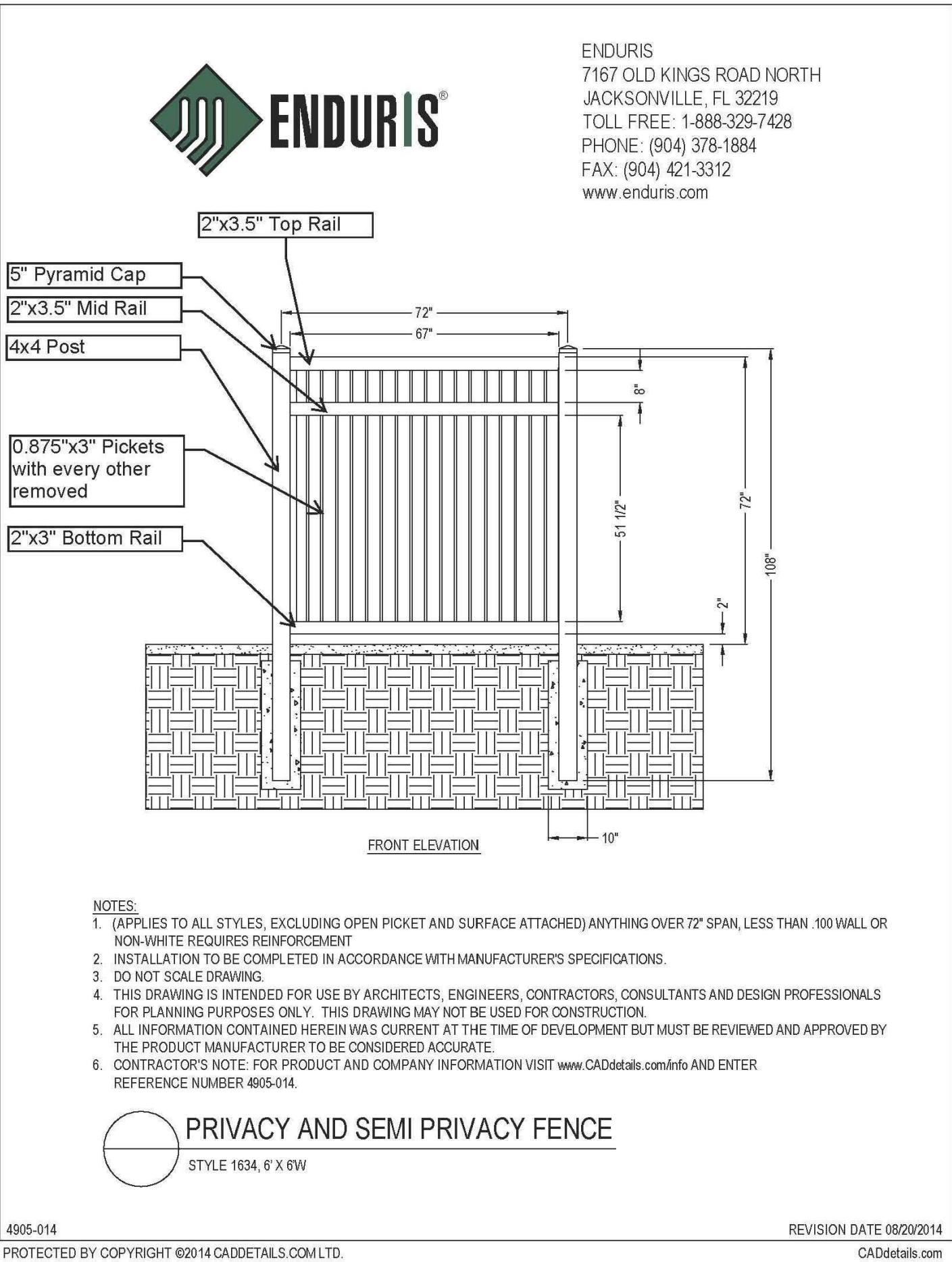
TYPICAL SECTION CONCRETE
NTS



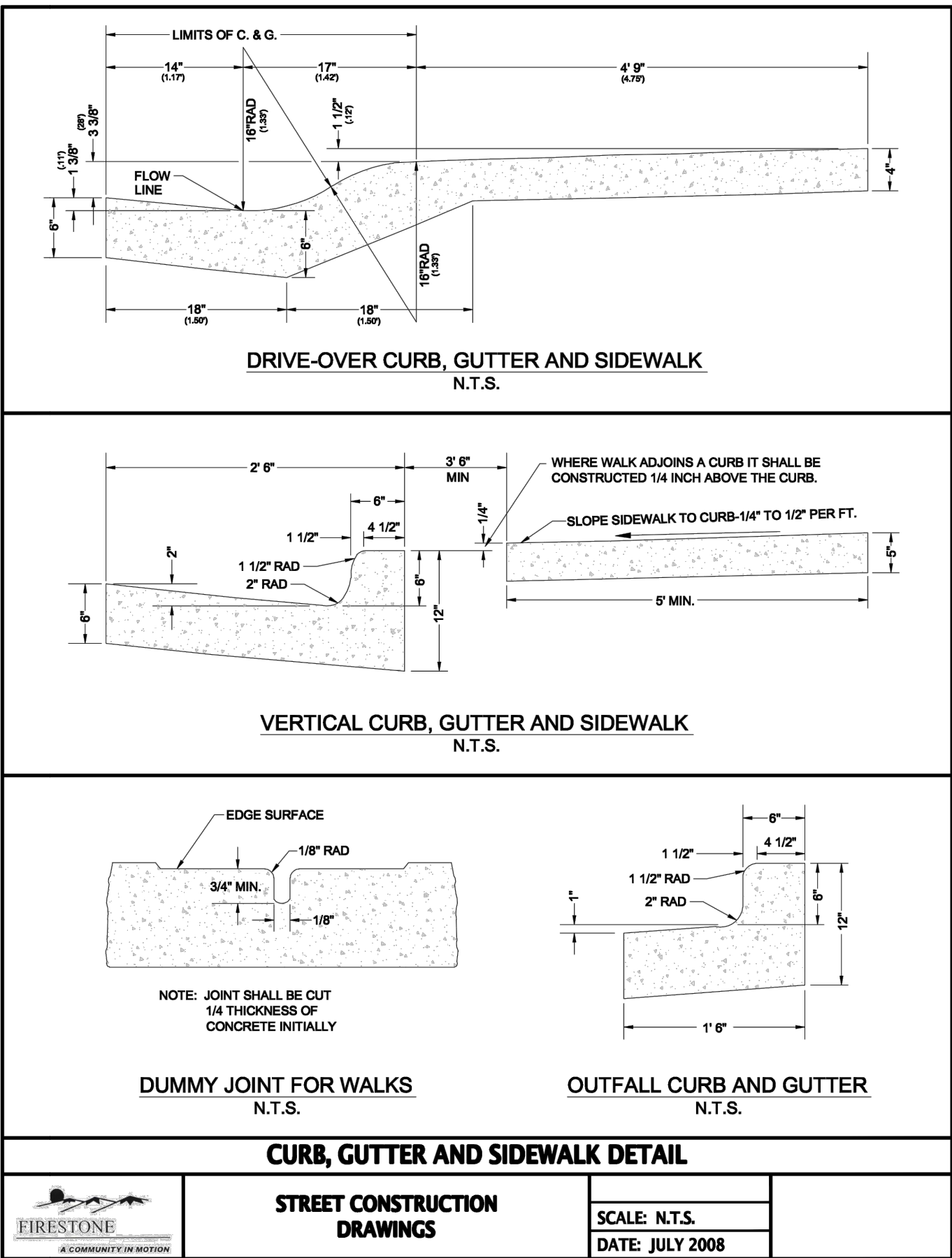
TYPICAL SECTION CONCRETE SIDEWALK
NTS



SIDEWALK CHASE
NTS



6' WHITE VINYL FENCE
NTS



CURB AND GUTTER
NTS

GATEWAY NORTH - MULTI FAMILY

MF DETAIL SHEET	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY (PHASE 2)
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	2
PREPARATION DATE:	05/09/2018
REVISION DATE:	TOWN COMMENTS 06/29/2018
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SHEET 9 OF 20

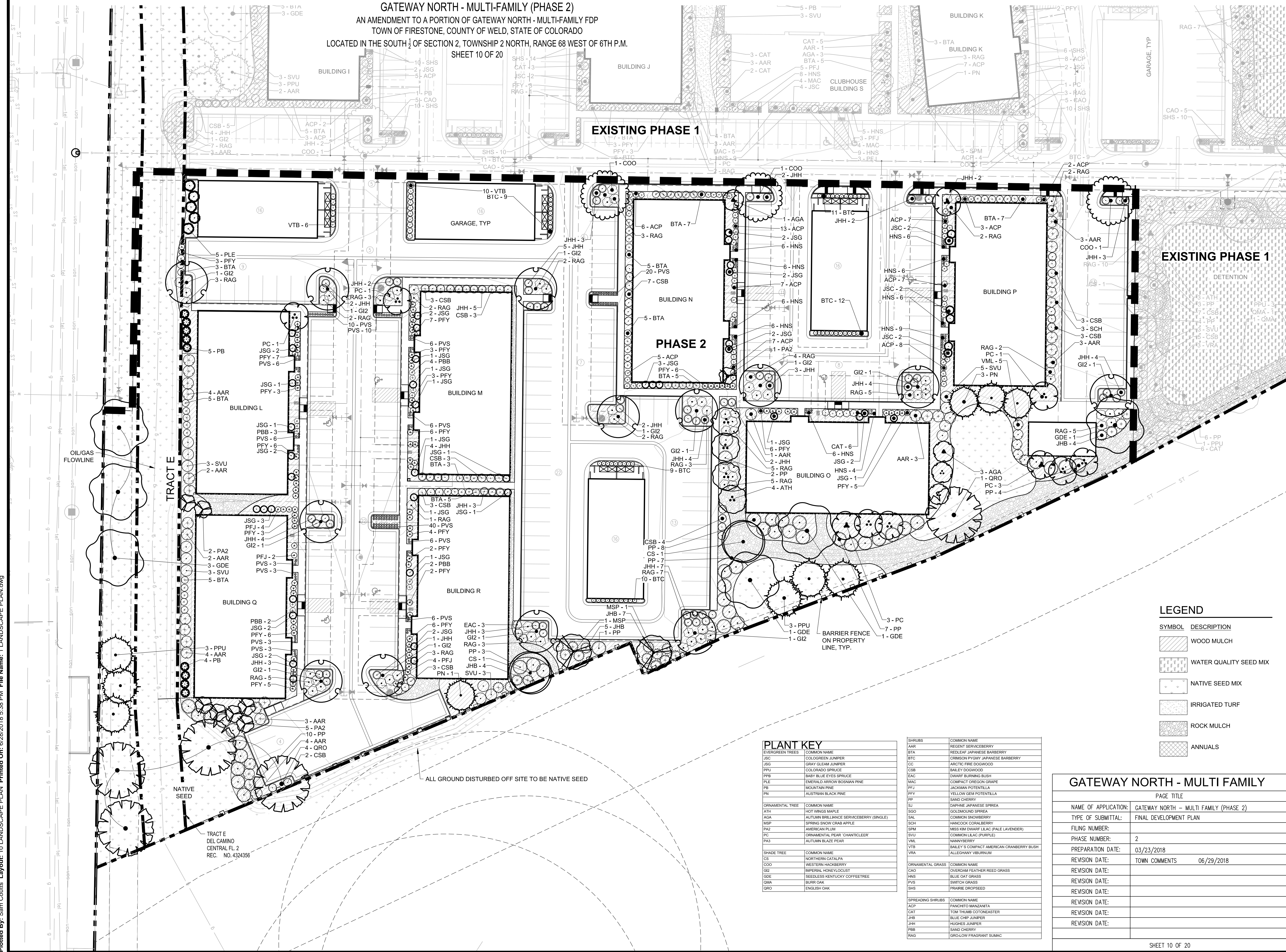
FINAL DEVELOPMENT PLAN

GATEWAY NORTH - MULTI-FAMILY (PHASE 2)

AN AMENDMENT TO A PORTION OF GATEWAY NORTH - MULTI-FAMILY FDP
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.

SHEET 10 OF 20



EXISTING PHASE 1

PHASE 2

EXISTING PHASE 1

DETENTION

PPU - 3

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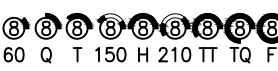
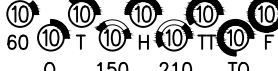
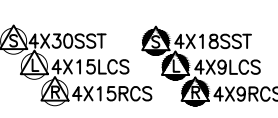
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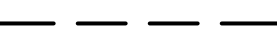
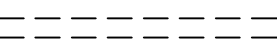
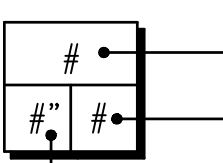
FINAL DEVELOPMENT PLAN
GATEWAY NORTH - MULTI-FAMILY (PHASE 2)
AN AMENDMENT TO A PORTION OF GATEWAY NORTH - MULTI-FAMILY FDP
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
LOCATED IN THE SOUTH ½ OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
SHEET12 OF 20

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER PROS-OG-PRS30-CV WITH TORO NOZZLE 8 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-OG-PRS30-CV WITH TORO NOZZLE 10 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-OG-PRS30-CV WITH TORO NOZZLE 12 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-OG-PRS30-CV WITH TORO NOZZLE 15 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-OG-PRS30-CV WITH TORO NOZZLE 4X STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER MP1000 PROS-OG-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40
	HUNTER MP2000 PROS-OG-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40
	HUNTER MP3000 PROS-OG-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40
	HUNTER MP3500 PROS-OG-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40
	HUNTER MP CORNER PROS-OG-PRS40-CV TURF ROTATOR, 6" (15.24CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	40
	HUNTER MP STRIP PROS-OG-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
	HUNTER I-20-OG-SS TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	1.50	31'
	HUNTER I-20-OG-SS TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	2.00	34'
	HUNTER I-20-OG-SS TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	2.50	35'
	HUNTER I-20-OG-SS TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	3.00	38'
	HUNTER I-20-OG-SS TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	4.00	40'
	HUNTER I-20-OG-SS TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	5.00	42'
	HUNTER I-20-OG-SS TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	6.00	43'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD X CZ-FRB-100-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. FLOW RANGE 3GPM TO 20GPM.
	DRIFLINE FLUSH CAP AGRIFIM FLUSH CAP. 3/4" DRIFLINE COMPRESSION END CAP WITH SCREW ON END.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL ICV 1" AND 1-1/2", PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION
	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-5RC: VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	MASTER VALVE ASSEMBLY HUNTER ICV 1.5-INCH PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION.
	REDUCED PRESSURE BACKFLOW PREVENTER WILKINS 375B: BACKFLOW PREVENTER WITH BLOW OUT/FLUSH FITTING. REINFORCED NYLON HOUSING AND CAST BRONZE BALL VALVES. SIZED TO MATCH TAP # METER (RE: POC NOTE).
	IRRIGATION CONTROLLER AND WEATHER STATION WEATHERMATIC CONTROLLER: SL1600 WSLM48DM TWO-WIRE CONTROL SYSTEM, INCLUDES SMARTLINK AIRCARD WITH FLOW, SLW5 WEATHER STATION, AND 3-YR WARRANTY SERVICES PACKAGE (SL-AIRCARDFLOW3FW-GSM). UTILIZE STAINLESS STEEL PEDESTAL, MODEL SLPED-ENC.
	WEATHERMATIC SLW5 WIRELESS WEATHER STATION INCLUDING RAIN SENSOR AND FREEZE SENSOR.
	CREATIVE SENSOR TECHNOLOGY PSI-T 1.5-INCH, PVC TEE TYPE FLOW SENSOR W/ SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT. FLOW RANGE 1.8-108 GPM.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	DRIP IRRIGATION LATERAL LINE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE PIPE, 3/4-INCH UNLESS OTHERWISE SPECIFIED.
	DRIP IRRIGATION LATERAL LINE TO EMITTERS IN NATIVE SEED: 3/4-INCH UV RADIATION RESISTANT POLYETHYLENE PIPE TO NETAFIM INLINE DRIP TUBING TREE RINGS (RE: DETAILS).
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 2-INCH UNLESS OTHERWISE NOTED.
	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. REFER TO SPECIFICATIONS.
	Valve Callout # Valve Number # Valve Flow # Valve Size

INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER ENGINEER) OF 65 PSI, AT A MINIMUM FLOW OF 40 GPM AT THE 1.5-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
 - IRRIGATION DEMAND IS BASED ON 0.55 ACRES OF IRRIGATED SOD AND 0.29 ACRES OF IRRIGATION SHRUB BED WETTED AREA. NATIVE AREA OF 0.50 ACRES WAS NOT INCLUDED IN WATER DEMAND AS NATIVE SEED IS NON-IRRIGATED BEYOND ESTABLISHMENT.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. (811-CALL BEFORE YOU DIG).
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
- ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.
- CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
 - MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.
 - TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.
 - TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS.
 - TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.
 - VALVES FOR NATIVE SEEDED AREAS SHALL BE ON A SEPARATE PROGRAM.
 - NATIVE SEEDED AREAS ARE TO BE IRRIGATED WITH A BELOW GRADE SYSTEM BUT UTILIZED FOR ESTABLISHMENT OF SEED. SYSTEM IS NOT INTENDED TO OPERATE BEYOND ESTABLISHMENT AND SHALL BE PHYSICALLY DISCONNECTED NO LATER THAN OCTOBER OF 2019. CONTACT PUBLIC WORKS DEPARTMENT TO WITNESS PHYSICAL DISCONNECT.
 - NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE EXISTING IRRIGATION WATER TAP AND METER, AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. INSTALL PER NATIONAL ELECTRIC CODE (NEC).
	IRRIGATION SHOWN IN HARDSCAPE FOR CLARITY ONLY. ALL IRRIGATION SHALL BE INSTALLED IN LANDSCAPED AREA. ANY IRRIGATION TO BE INSTALLED UNDER HARDSCAPE SHALL BE SLEEVED.

EMITTER SCHEDULE

PLANT TYPE	EMITTER TYPE	GPH/OUTLET	NO. OF EMITTERS	TOTAL FLOW
GROUND COVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH
TREE IN NATIVE SEED	INLINE DRIP*	0.6 GPH	N/A	N/A

- NOTES:
- MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSLY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.
 - REFER TO LEGEND AND DETAILS FOR INLINE DRIP TOTALS.



Know what's below.
Call before you dig.

GATEWAY NORTH - MULTI FAMILY	
IRRIGATION LEGEND & NOTES	
NAME OF APPLICATION:	GATEWAY NORTH – MULTI FAMILY (PHASE 2)
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILE NUMBER:	
PHASE NUMBER:	2
PREPARATION DATE:	05/09/2018
REVISION DATE:	TOWN COMMENTS 06/29/2018
REVISION DATE:	
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REVISION DATE:	
SHEET12 OF 20	



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SEAL



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PROJECT TITLE

GATEWAY
NORTH
MULTI-FAMILY

FIRESTONE, CO

PREPARED FOR

CROW CREEK
CONSTRUCTION,
LLC

7251 W. 20TH STREET,
L-101 B
GREELEY, CO

SUBMITTAL

FINAL DEVELOPMENT
PLAN

DRAWN BY: MLP

CHECKED BY: MLP

PROJECT NO.: 16018001

REVISIONS

DATE

DATE

05/09/2018

SHEET TITLE

IRRIGATION
LEGEND & NOTES

SHEET INFORMATION

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FINAL DEVELOPMENT PLAN

GATEWAY NORTH - MULTI-FAMILY (PHASE 2)

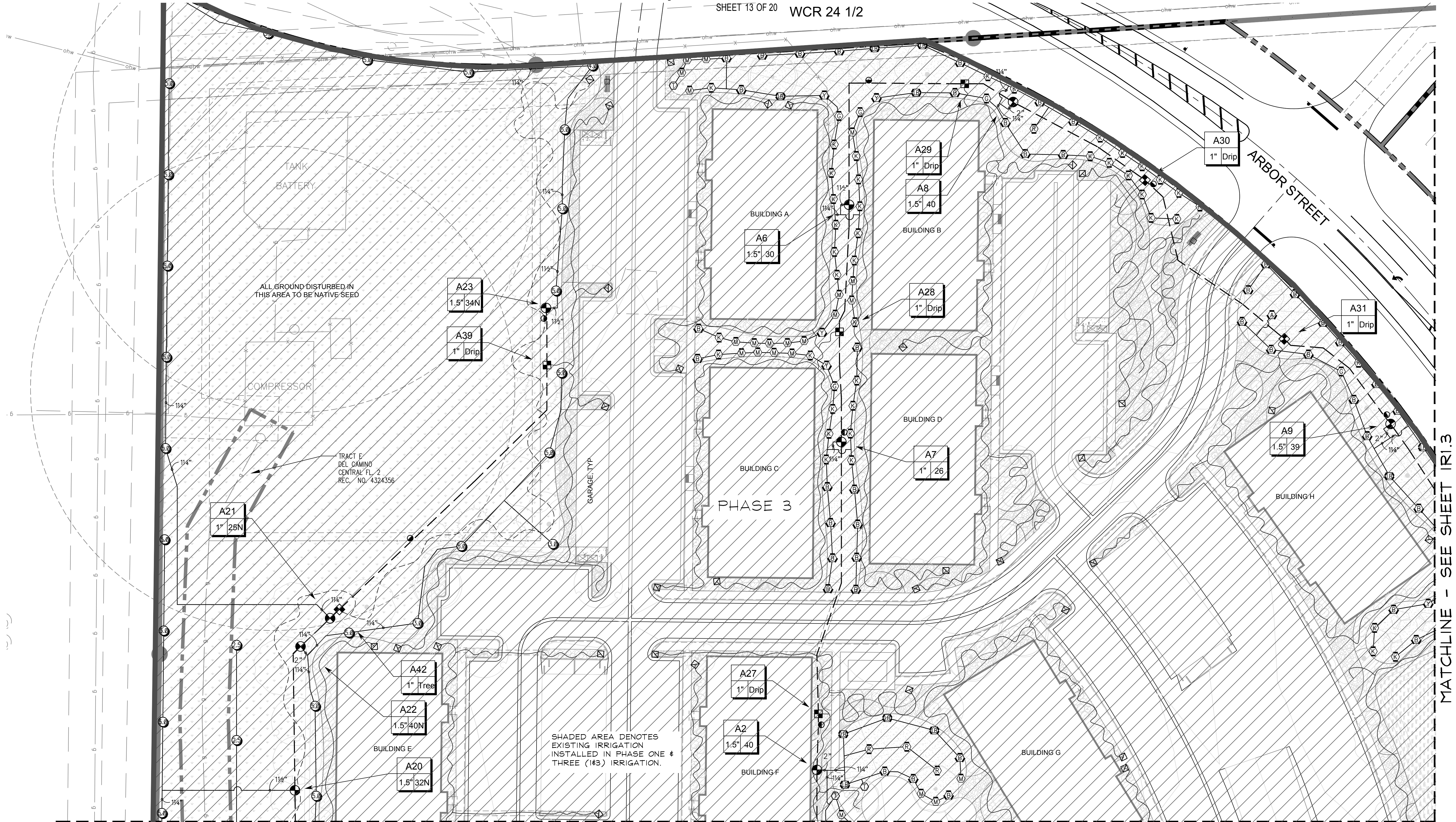
AN AMENDMENT TO A PORTION OF GATEWAY NORTH - MULTI-FAMILY FDP

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.

SHEET 13 OF 20

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MATCHLINE - SEE SHEET IR1.2

MATCHLINE - SEE SHEET IR1.3



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GATEWAY NORTH - MULTI FAMILY

IRRIGATION DESIGN	
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SHEET 13 OF 20



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SEAL



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PROJECT TITLE

GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO

PREPARED FOR

CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET,
L-101 B
GREELEY, CO

SUBMITTAL

FINAL DEVELOPMENT PLAN

DRAWN BY:	MLP
CHECKED BY:	MLP
PROJECT NO.:	16018001
REVISIONS	DATE

DATE

05/09/2018

SHEET TITLE

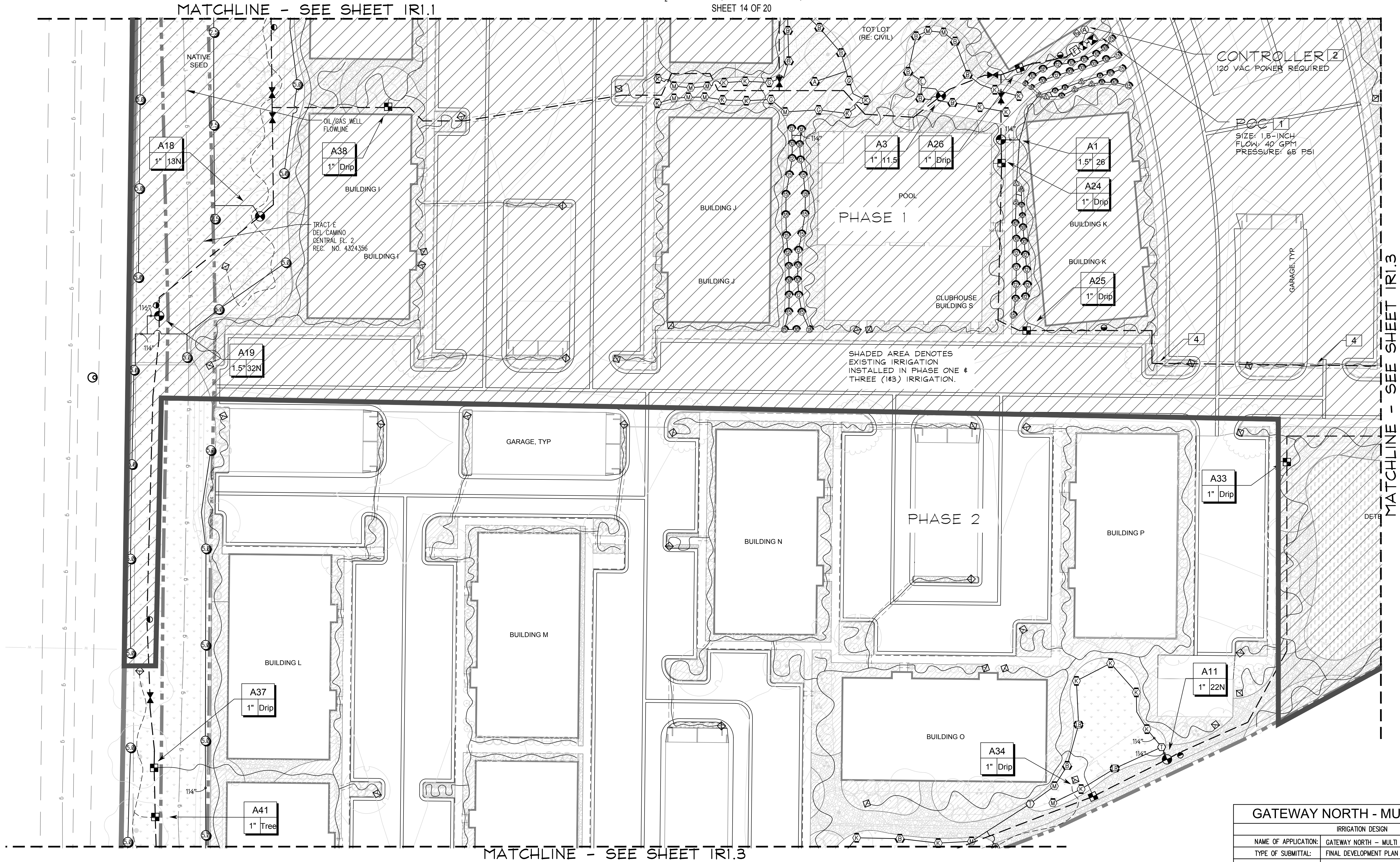
IRRIGATION DESIGN

SHEET INFORMATION

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FINAL DEVELOPMENT PLAN
GATEWAY NORTH - MULTI-FAMILY (PHASE 2)
AN AMENDMENT TO A PORTION OF GATEWAY NORTH - MULTI-FAMILY FDP
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
LOCATED IN THE SOUTH ½ OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
SHEET 14 OF 20



GATEWAY NORTH - MULTI FAMILY	
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SHEET 14 OF 20	



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W ridgeatopeng.com

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970.402.3047
Michelle@MPiDesignsllc.com

PROJECT TITLE

GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO

PREPARED FOR

CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET, L-101 B
GREELEY, CO

SUBMITTAL

FINAL DEVELOPMENT PLAN

DRAWN BY: MLP
CHECKED BY: MLP
PROJECT NO.: 16018001

REVISIONS	DATE

DATE

05/09/2018

SHEET TITLE

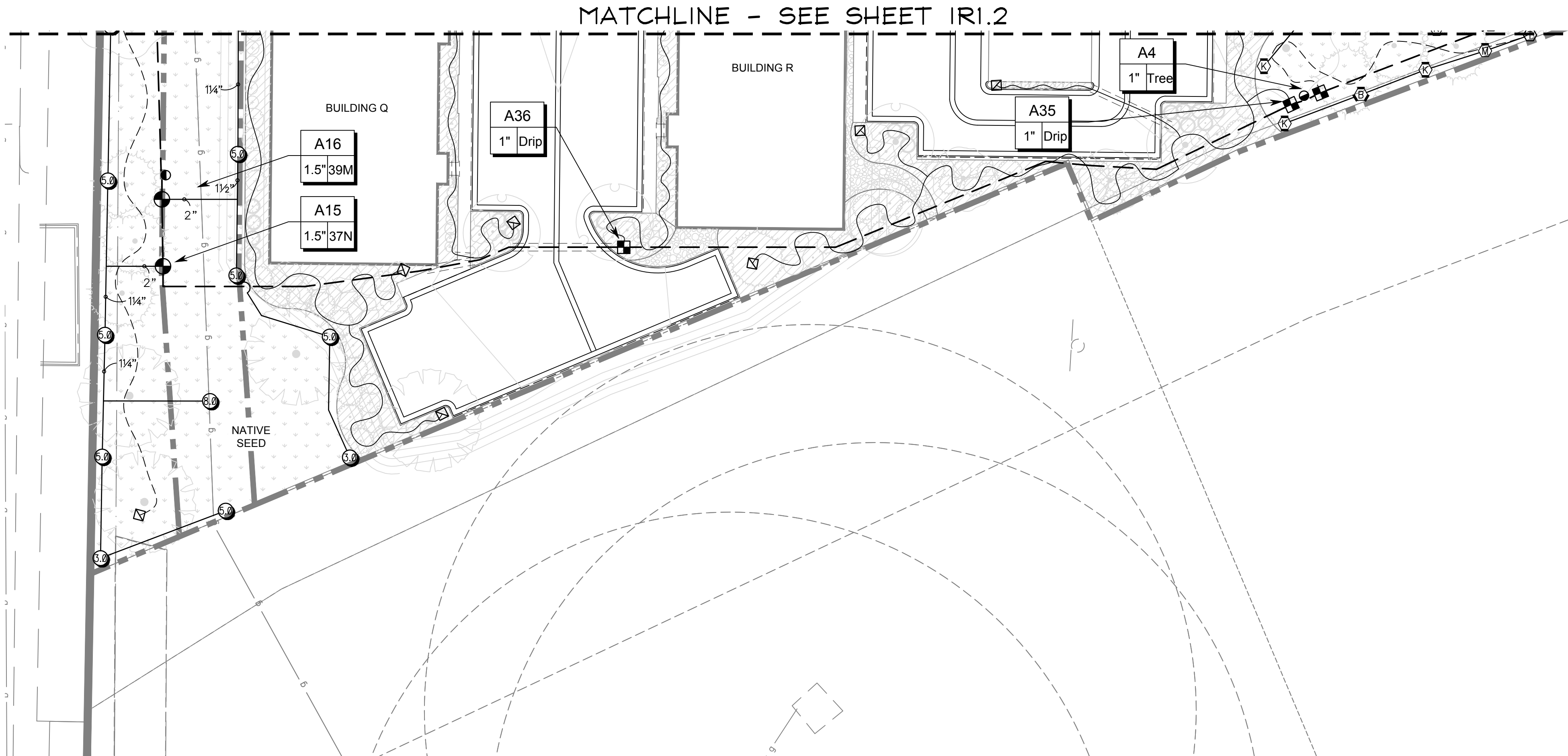
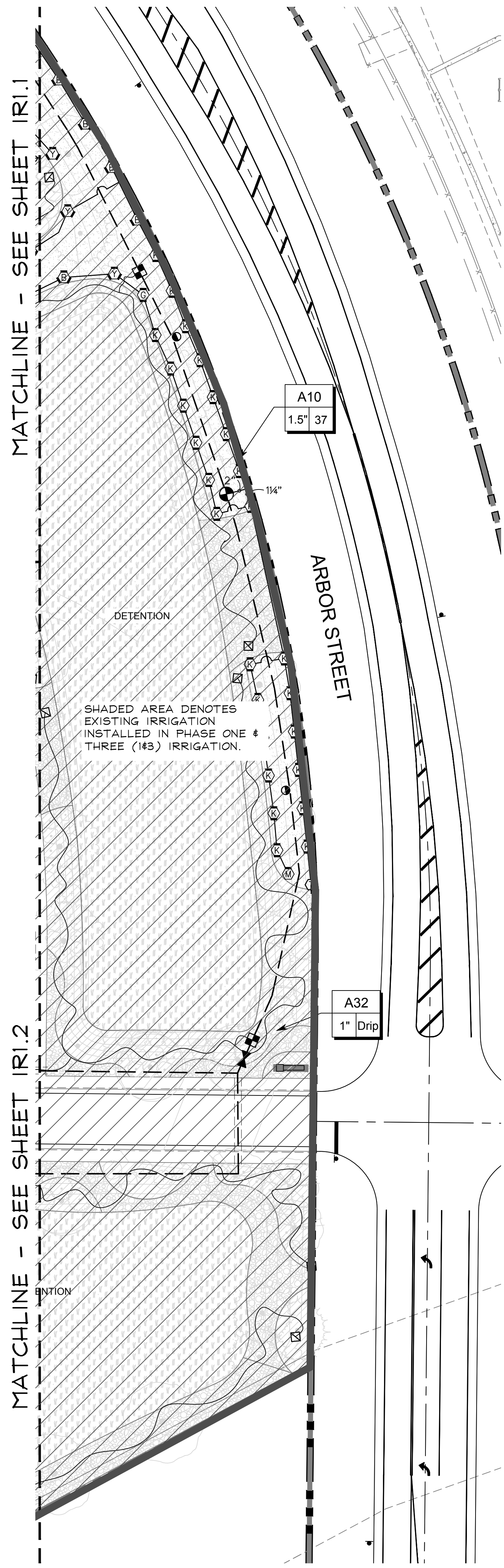
IRRIGATION DESIGN

SHEET INFORMATION

IR1.2

14 of 20

FINAL DEVELOPMENT PLAN
GATEWAY NORTH - MULTI-FAMILY (PHASE 2)
AN AMENDMENT TO A PORTION OF GATEWAY NORTH - MULTI-FAMILY FDP
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
LOCATED IN THE SOUTH ½ OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
SHEET 15 OF 20



Know what's below.
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GATEWAY NORTH - MULTI FAMILY	
IRRIGATION DESIGN	
NAME OF APPLICATION:	GATEWAY NORTH – MULTI FAMILY (PHASE 2)
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	2
PREPARATION DATE:	05/09/2018
REVISION DATE:	TOWN COMMENTS 06/29/2018
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SHEET 15 OF 20	



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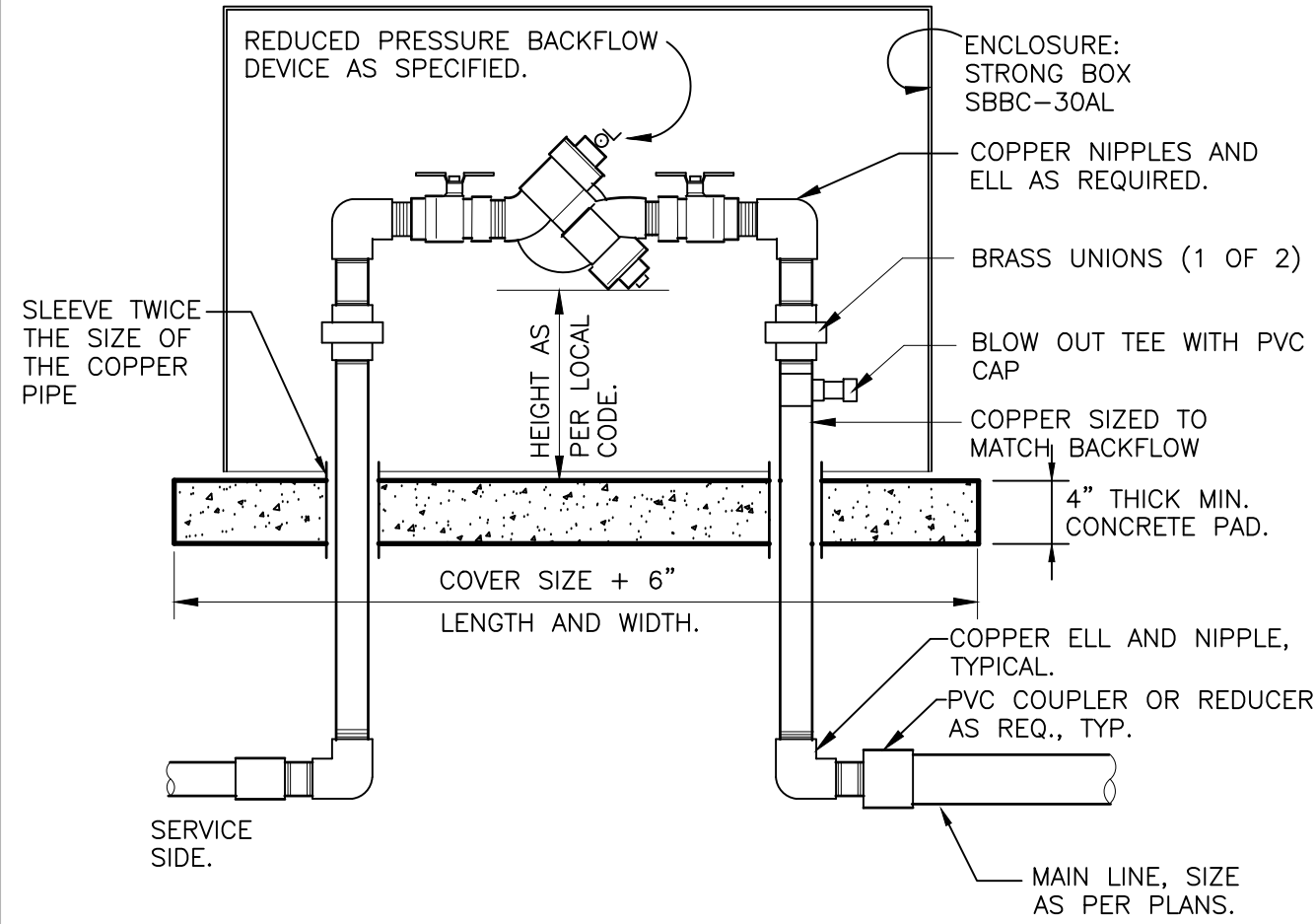
IRRIGATION
DESIGN

SHEET INFORMATION

IR1.3

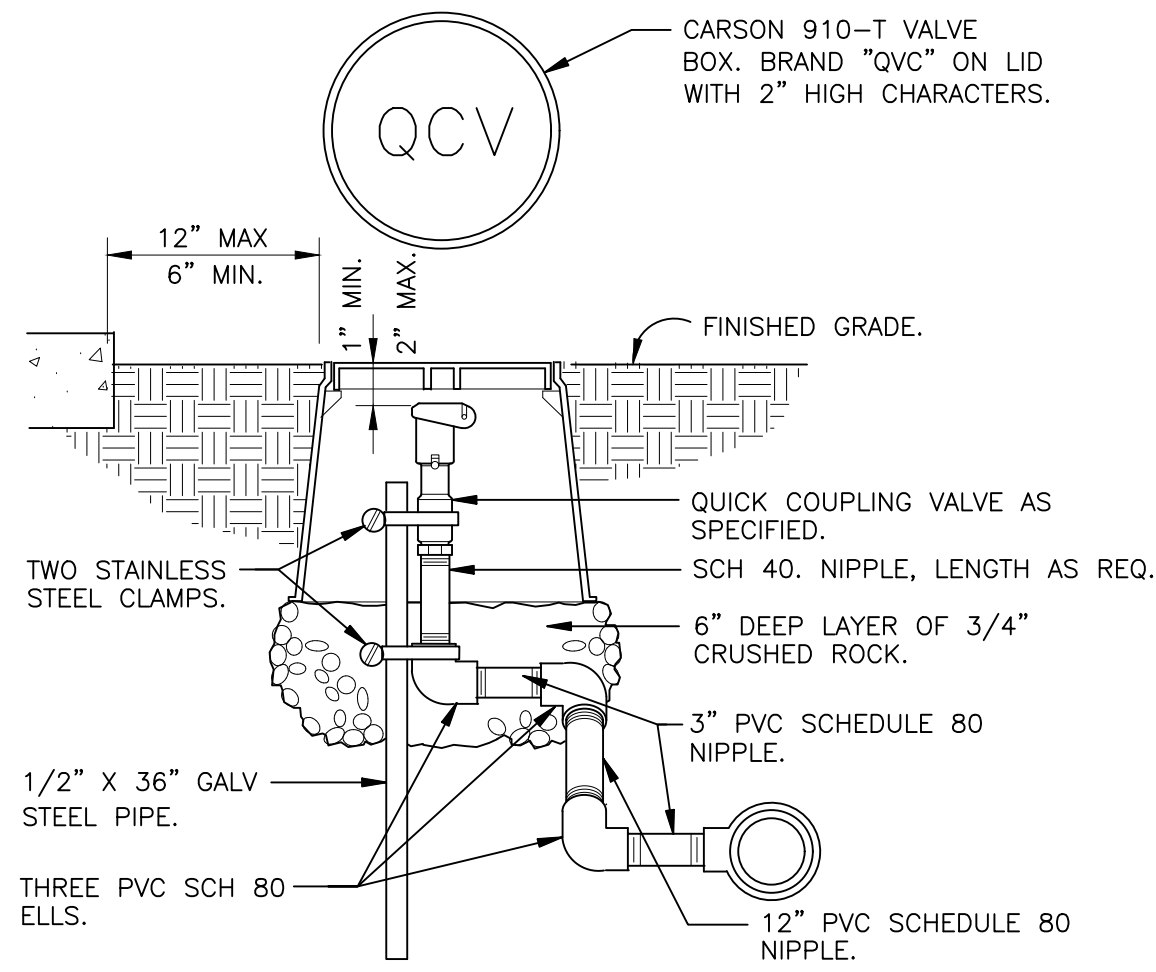
15 of 20

FINAL DEVELOPMENT PLAN
GATEWAY NORTH - MULTI-FAMILY (PHASE 2)
AN AMENDMENT TO A PORTION OF GATEWAY NORTH - MULTI-FAMILY FDP
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
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SHEET 16 OF 20



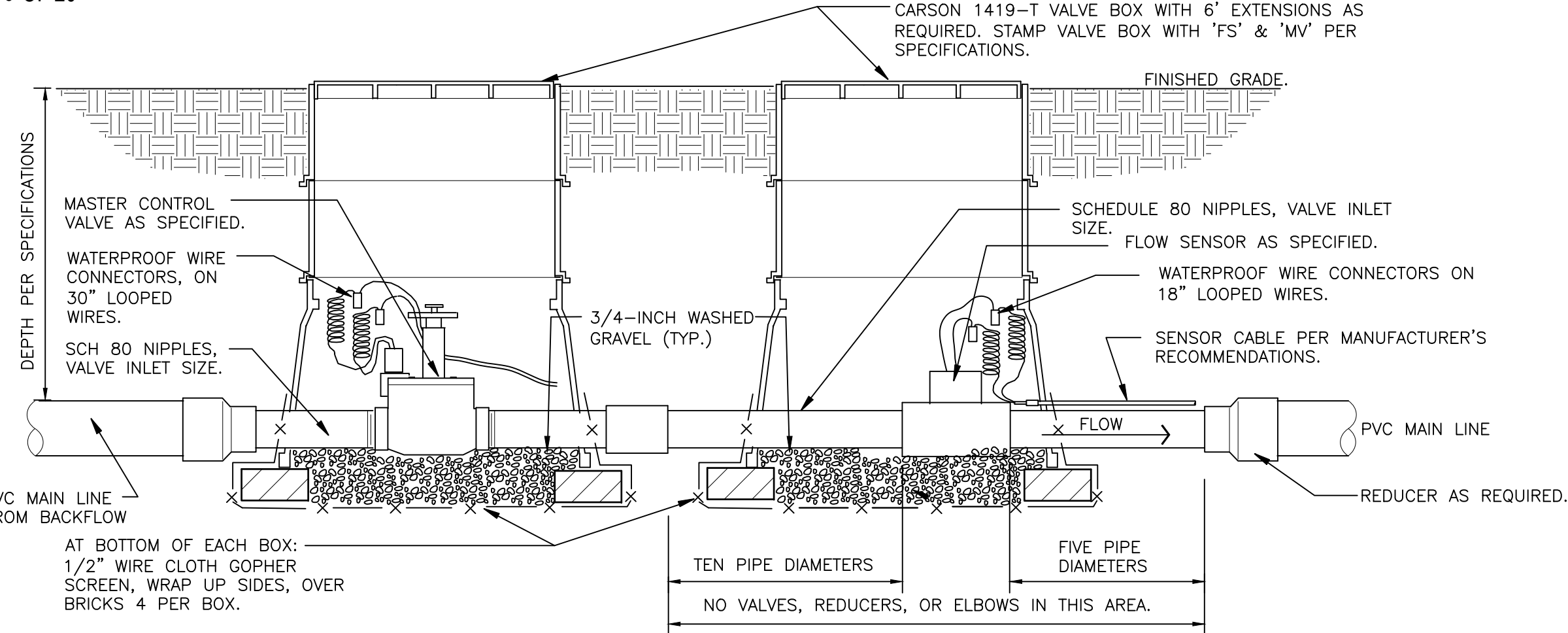
- NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
 4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

1 RP BACKFLOW W/ ENCLOSURE
1" = 1'-0" 328409.46-03



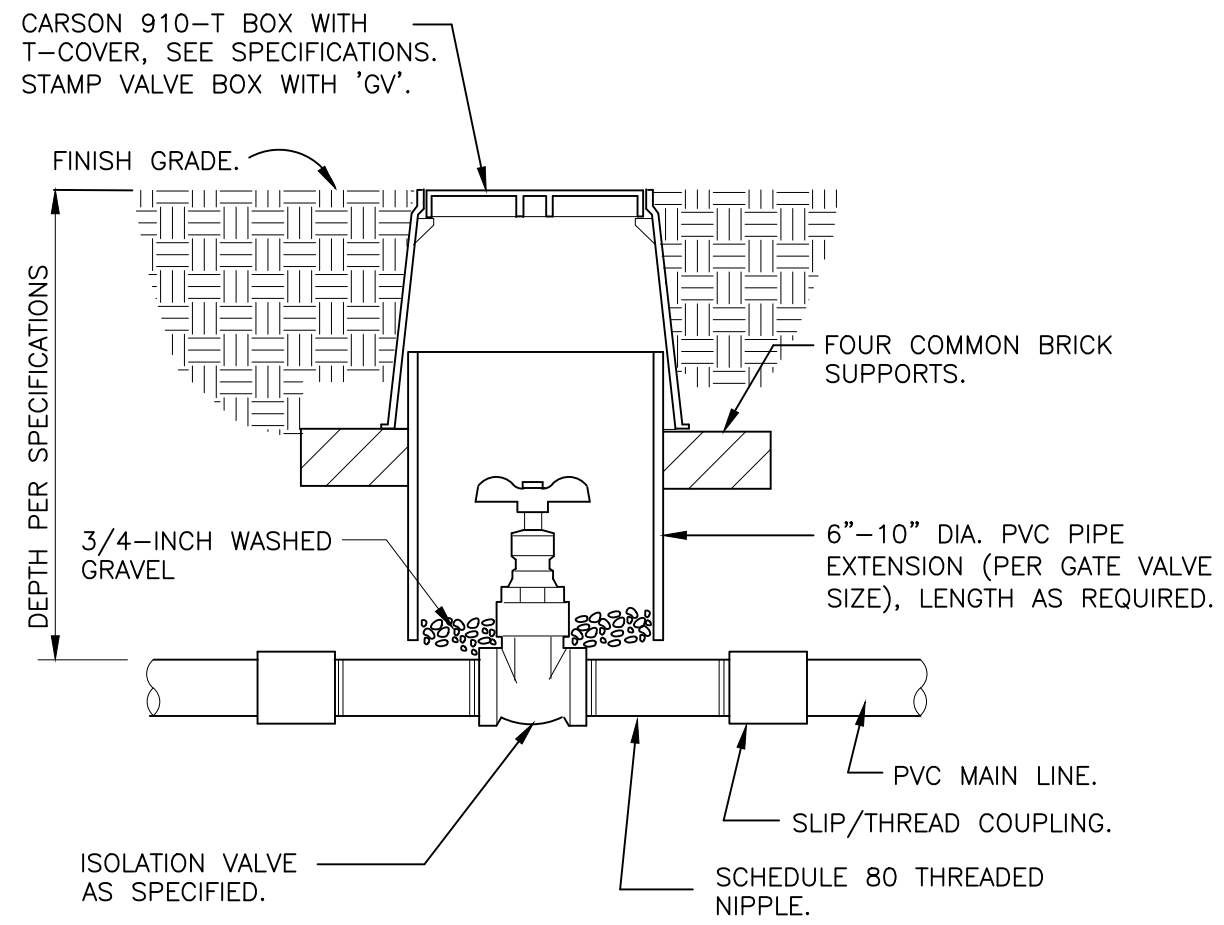
NOTE: PRE-FABRICATED SWING JOINT ASSEMBLY MAY BE UTILIZED.

2 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0" 328406.43-02



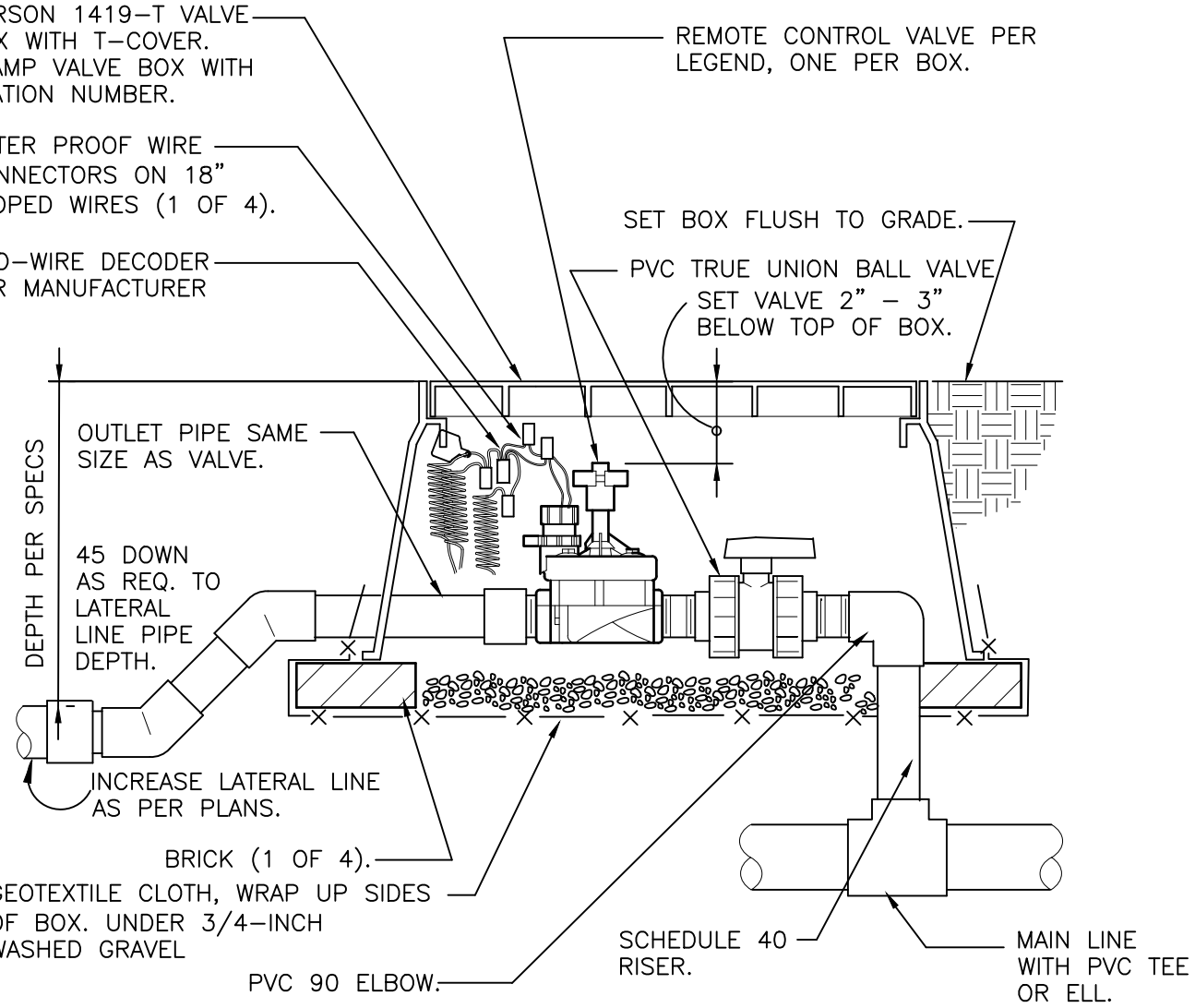
- NOTE:
1. DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE-MINIMUM CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO IRRIGATION CONTROLLER
 2. SIZE FLOW SENSOR BASED ON REQUIRED GPM NEEDED ON PROJECT.
 3. MINIMUM DISTANCES BETWEEN ANY FITTING OR VALVE AND FLOW SENSOR ARE NOTED ABOVE.

3 MASTER VALVE/FLOW SENSOR-WEATHERMATIC
1 1/2" = 1'-0" 328413.13-03

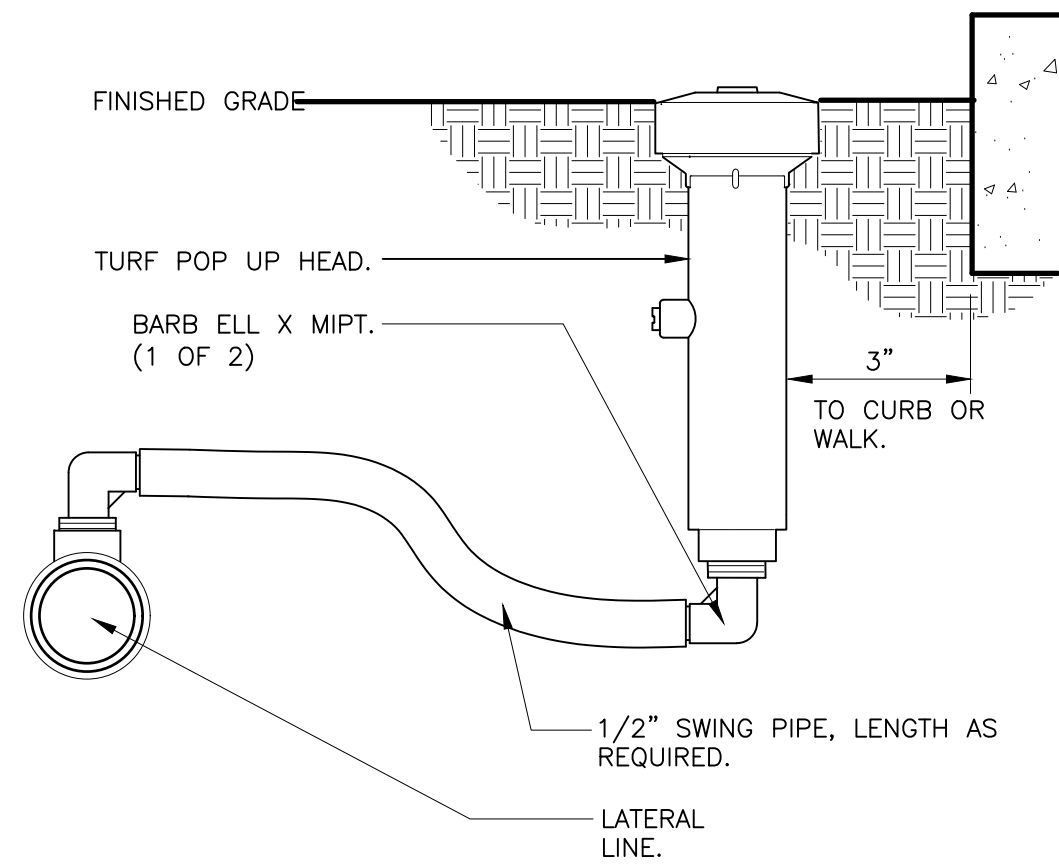


NOTE:
VALVE SHALL HAVE CROSS HANDLE FOR EASE OF MAINTENANCE

4 ISOLATION GATE VALVE
1 1/2" = 1'-0" 328406.33-01

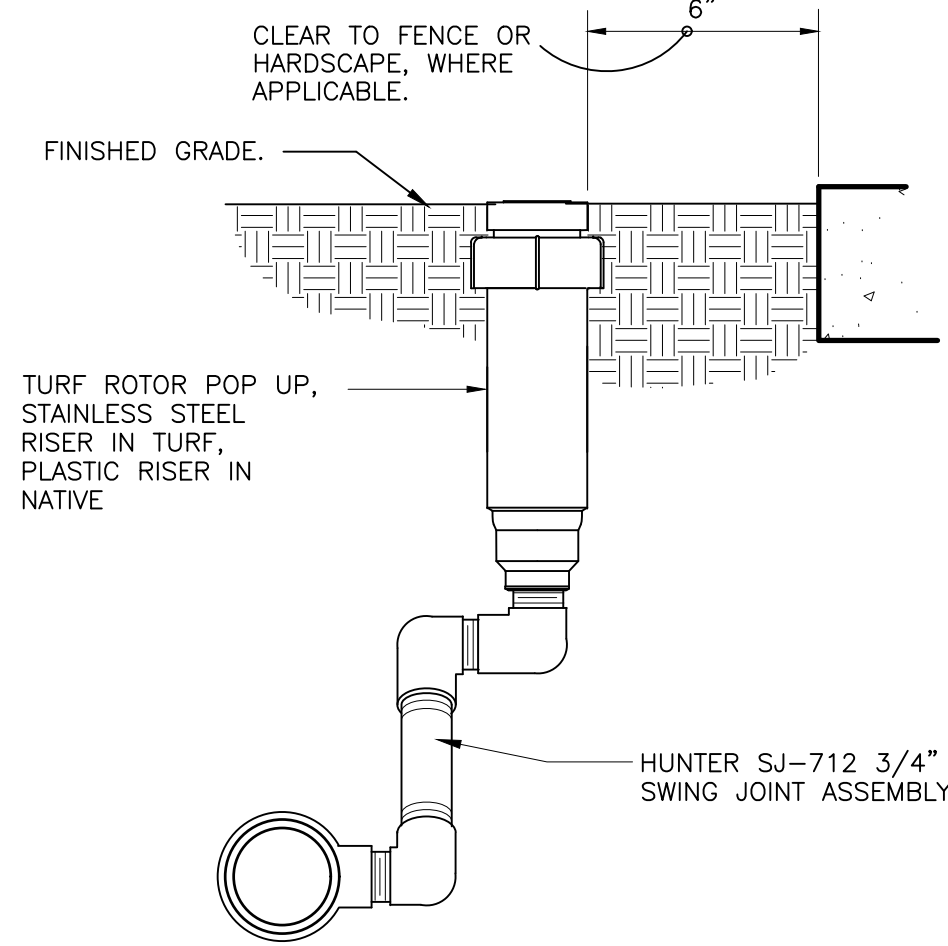


5 REMOTE CONTROL TURF VALVE W/DECODER
1 1/2" = 1'-0" 328406.13-06

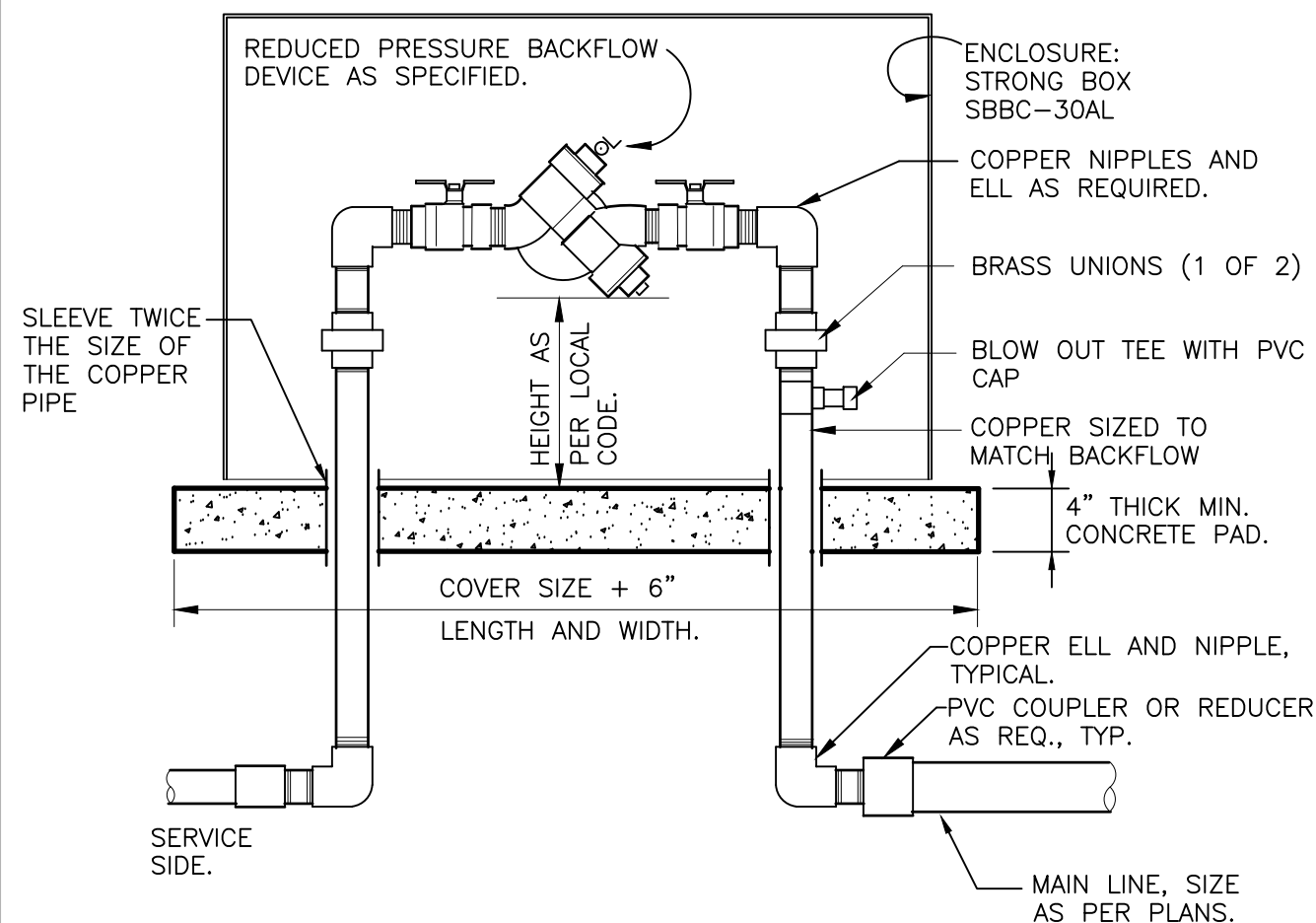


- NOTES:
1. 6-INCH POP-UP RISERS SHALL BE UTILIZED IN ALL TURF/NATIVE SEEDDED AREAS.
 2. SIDE INLET SHALL NOT BE UTILIZED.

6 6-INCH POP-UP SPRAY
3" = 1'-0" 328403.13-02

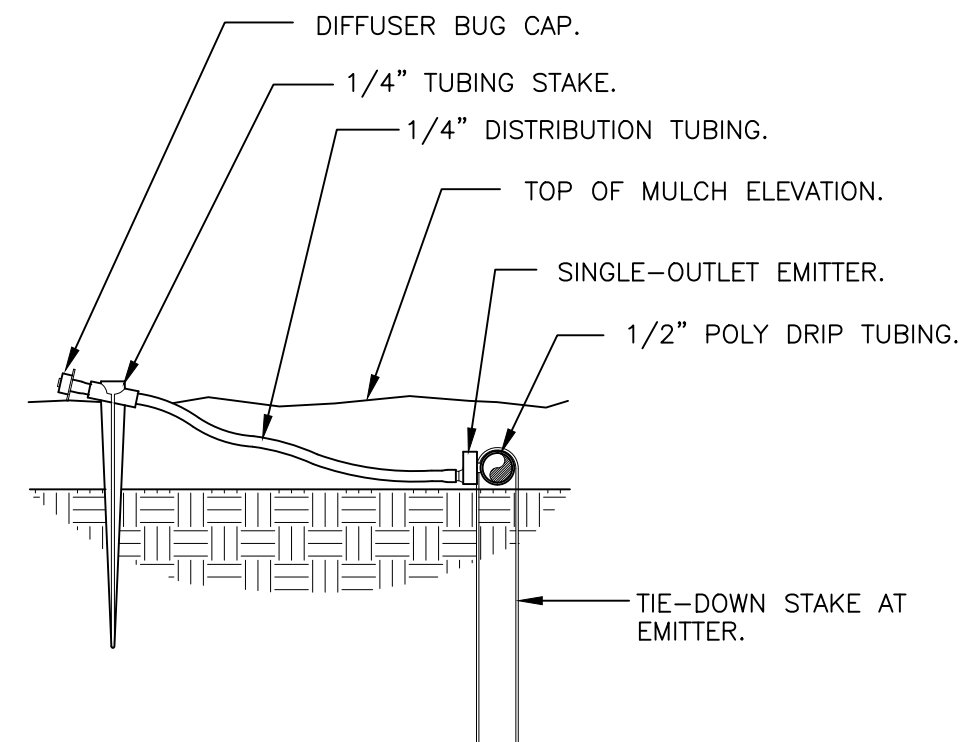


7 GEAR-DRIVEN ROTOR ASSEMBLY
3" = 1'-0" 328403.16-01



- NOTES:
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
 4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

8 RP BACKFLOW W/ ENCLOSURE
1" = 1'-0" 328409.46-03



9 DRIP EMITTER AT 1/4" TUBING
3" = 1'-0" 328413.13-03



GATEWAY NORTH - MULTI FAMILY	
IRRIGATION DETAILS	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY (PHASE 2)
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PHASE NUMBER:	2
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REVISION DATE:	
SHEET 16 OF 20	



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MPT Designs
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970.402.3047
Michelle@MPIDesignsllc.com

PROJECT TITLE

GATEWAY
NORTH
MULTI-FAMILY

FIRESTONE, CO

PREPARED FOR

CROW CREEK
CONSTRUCTION,
LLC

7251 W. 20TH STREET,
L-101 B
GREELEY, CO

SUBMITTAL

FINAL DEVELOPMENT
PLAN

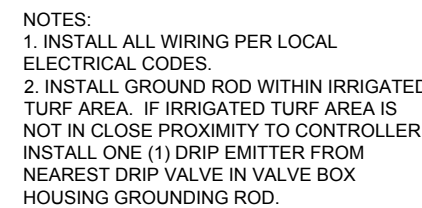
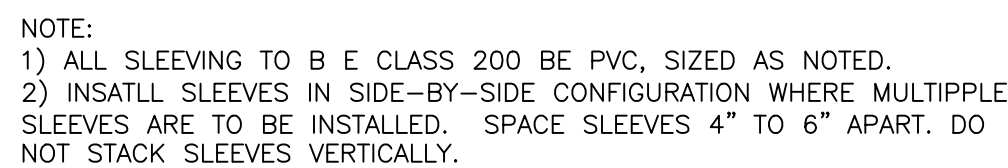
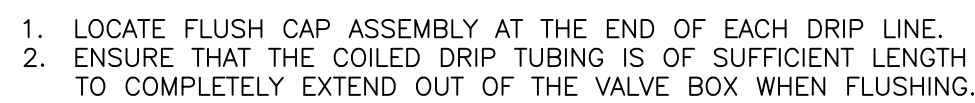
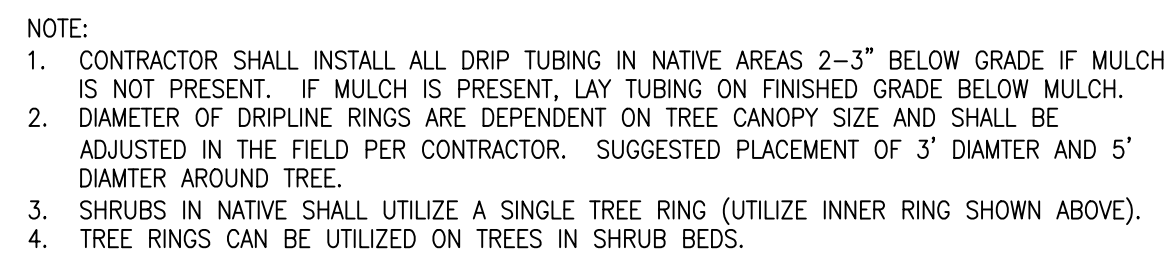
DRAWN BY: MLP

CHECKED BY: MLP

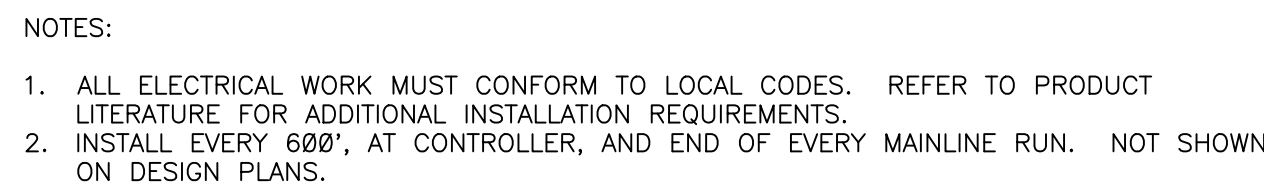
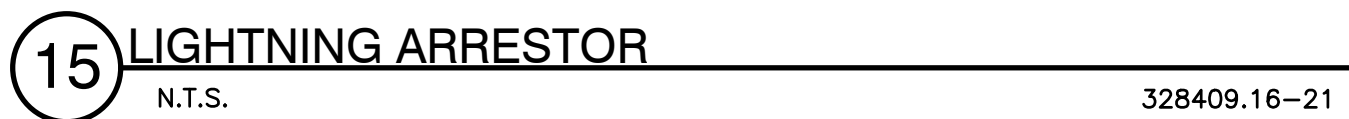
PROJECT NO.: 16018001

REVISIONS DATE

GATEWAY NORTH - MULTI-FAMILY (PHASE 2)
AN AMENDMENT TO A PORTION OF GATEWAY NORTH - MULTI-FAMILY FDP
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
LOCATED IN THE SOUTH $\frac{1}{2}$ OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
SHEET 17 OF 20



13 WEATHERMATIC PEDESTAL MOUNT CONTROLLER
N.T.S. 328409.16-26



15 LIGHTNING ARRESTOR
N.T.S. 328409.16-21

17 Of 20

FINAL DEVELOPMENT PLAN
GATEWAY NORTH - MULTI-FAMILY (PHASE 2)
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LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 68 WEST OF 6TH P.M.
SHEET 18 OF 20



21 PLEX FRONT ELEVATION
1/8" = 1'-0"



21 PLEX LEFT ELEVATION
1/8" = 1'-0"



21 PLEX RIGHT ELEVATION
1/8" = 1'-0"



21 PLEX REAR ELEVATION
1/8" = 1'-0"

MATERIAL SCHEME

- STONE
BORAL PROSTONE
LEDGESTONE, CHARCOAL MIST
- BOARD AND BATTEN SIDING
BENJAMIN MOORE 1609-TEMPTATION
- 8" AND 12" LAP SIDING
BENJAMIN MOORE 1468-WILLOW CREEK
- DECORATIVE TRIM AND BRACKETS
BENJAMIN MOORE 1464-LIGHT PEWTER

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GATEWAY NORTH - MULTI FAMILY	
21 PLEX ELEVATIONS	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY (PHASE 2)
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PHASE NUMBER:	2
PREPARATION DATE:	05/09/2018
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REVISION DATE:	
SHEET 18 OF 20	

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ENGINEERING & CONSULTING
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Johnstown, CO 80534
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W ridge-topeng.com

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PROJECT TITLE

GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO

PREPARED FOR

CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET, L-101 B GREELEY, CO

SUBMITTAL

FINAL DEVELOPMENT PLAN

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 16018001

REVISIONS

DATE

DATE

05/09/2018

SHEET TITLE

21 PLEX ELEVATIONS

SHEET INFORMATION

A1

18 of 20

FINAL DEVELOPMENT PLAN
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SHEET ___ OF ___



SEAL

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**GATEWAY
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MULTI-FAMILY**

FIRESTONE, CO
PREPARED FOR
**CROW CREEK
CONSTRUCTION,
LLC**

7251 W. 20TH STREET,
L-101 B
GREELEY, CO

SUBMITTAL
FINAL DEVELOPMENT
PLAN

DRAWN BY: BSA
CHECKED BY: MRB
PROJECT NO.: 16018001

REVISIONS	DATE

DATE
05/09/2018

SHEET TITLE
**24 PLEX
ELEVATIONS**

SHEET INFORMATION
A2

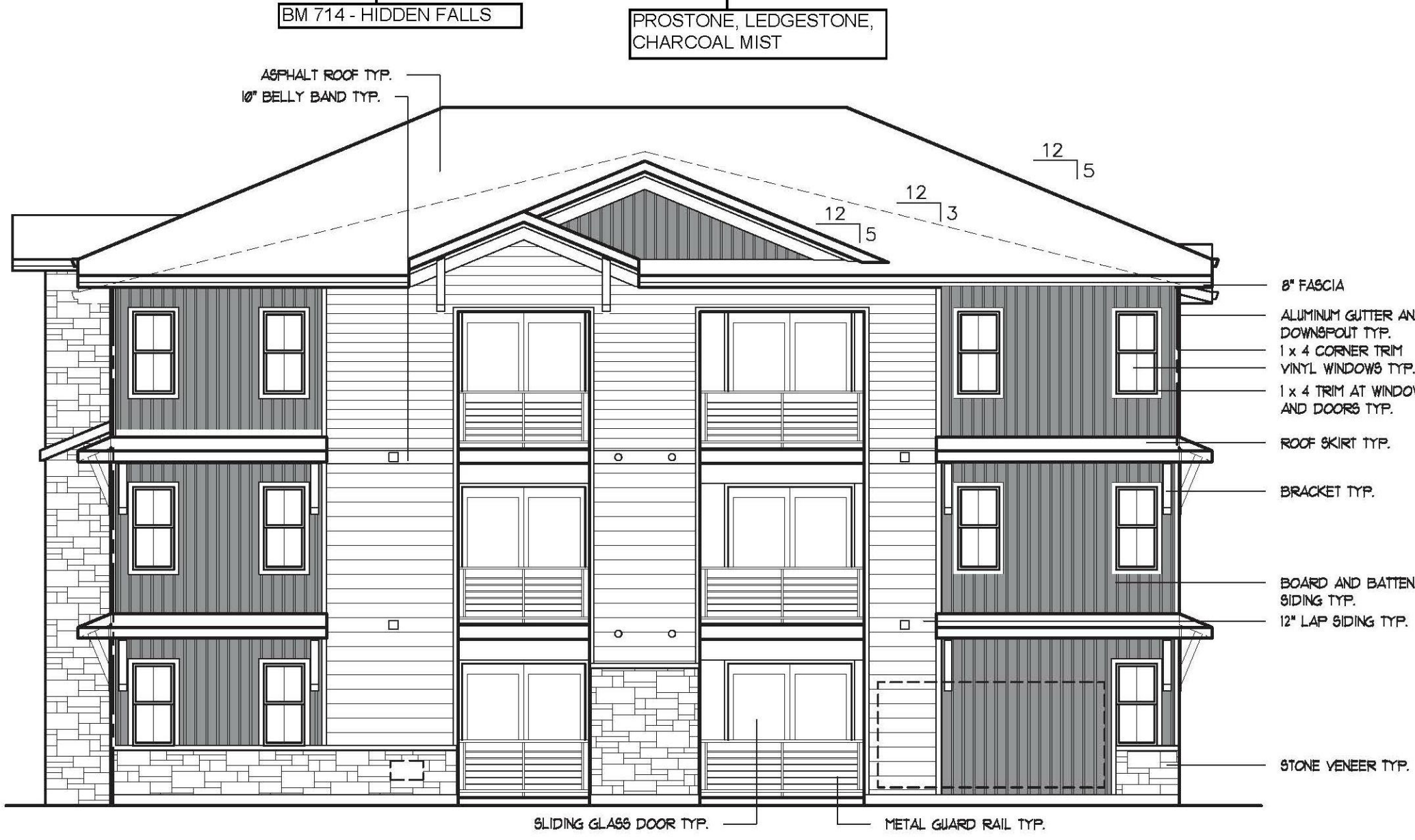
19 of 20



24 PLEX FRONT ELEVATION
1/8"=1'-0"



24 PLEX LEFT ELEVATION
1/8"=1'-0"



24 PLEX RIGHT ELEVATION
1/8"=1'-0"



24 PLEX REAR ELEVATION
1/8"=1'-0"

MATERIAL SCHEME

STONE
BORAL PROSTONE
LEDGESTONE, CHARCOAL MIST

BOARD AND BATTEN SIDING
BENJAMIN MOORE 714-HIDDEN FALLS

18" AND 12" LAP SIDING
BENJAMIN MOORE 1468-WILLOW CREEK

DECORATIVE TRIM AND BRACKETS
BENJAMIN MOORE 1464-LIGHT PEWTER



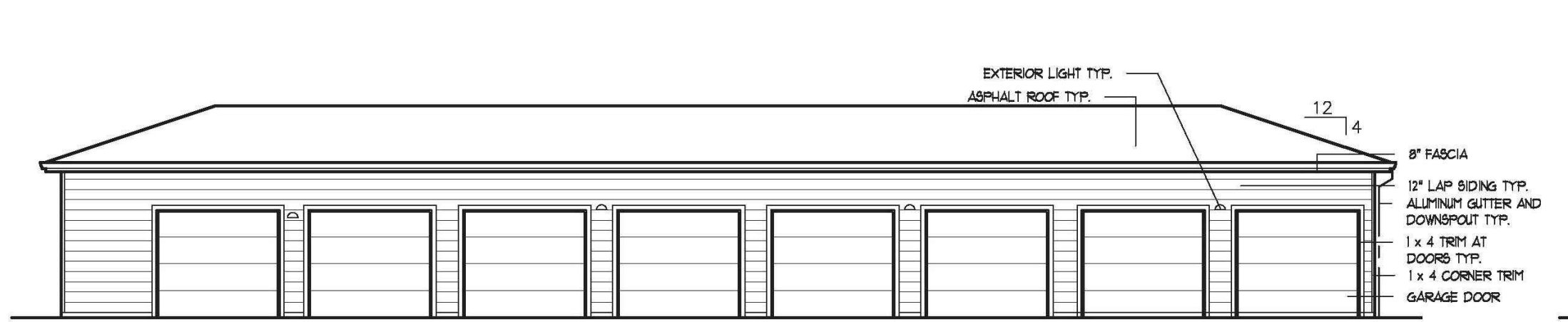
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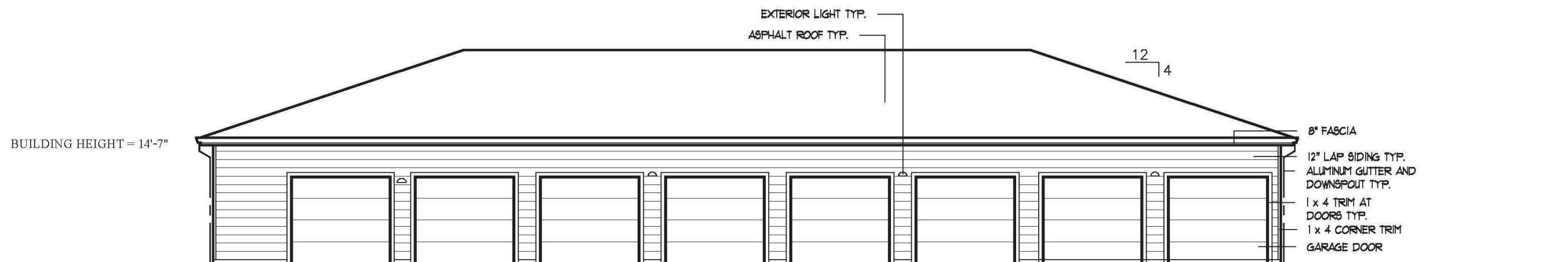
SHEET 19 of 20

FINAL DEVELOPMENT PLAN
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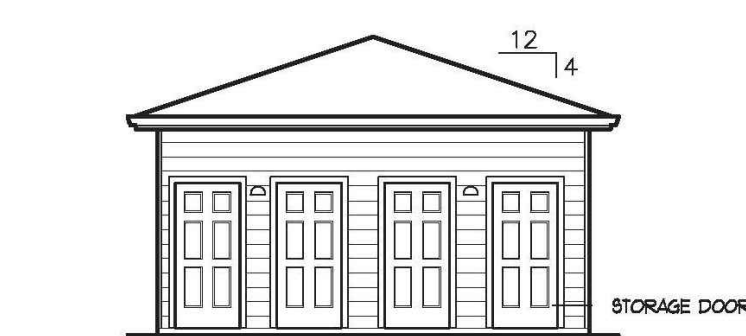
SINGLE GARAGE FRONT ELEVATION

1/8" = 1'-0"



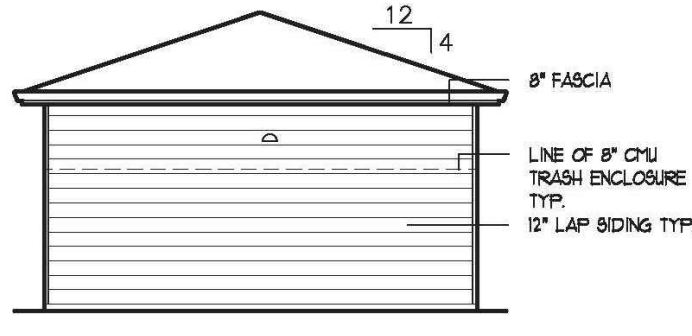
DOUBLE GARAGE FRONT ELEVATION

1/8" = 1'-0"



SINGLE GARAGE LEFT ELEVATION

1/8" = 1'-0"



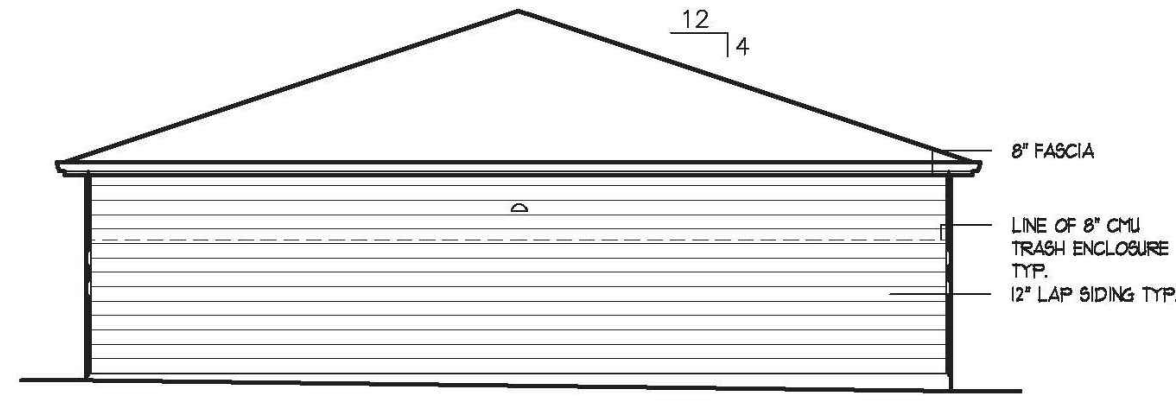
SINGLE GARAGE RIGHT ELEVATION

1/8" = 1'-0"



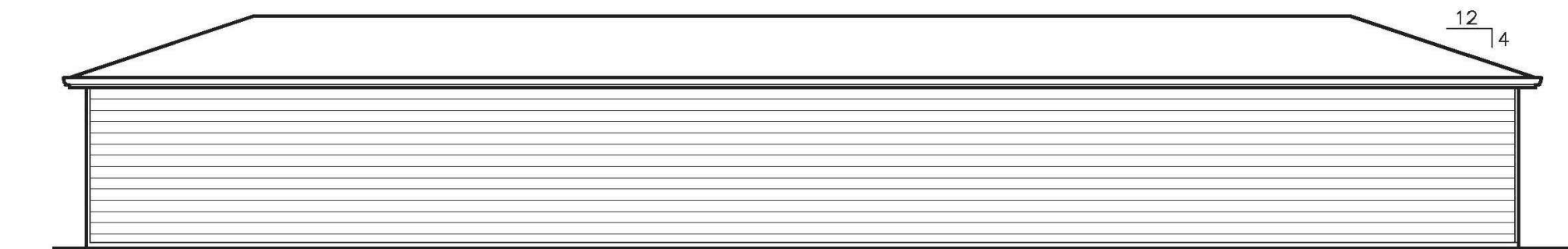
DOUBLE GARAGE LEFT ELEVATION

1/8" = 1'-0"



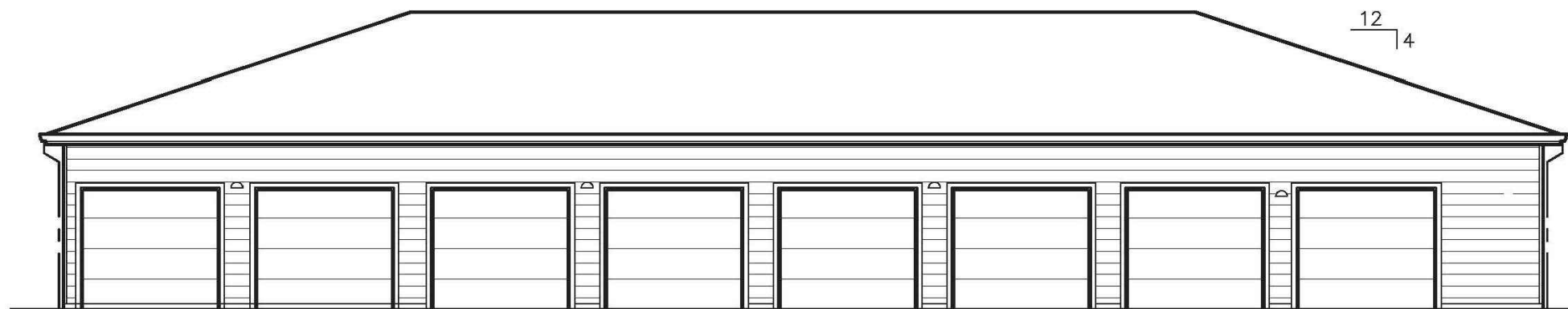
DOUBLE GARAGE RIGHT ELEVATION

1/8" = 1'-0"



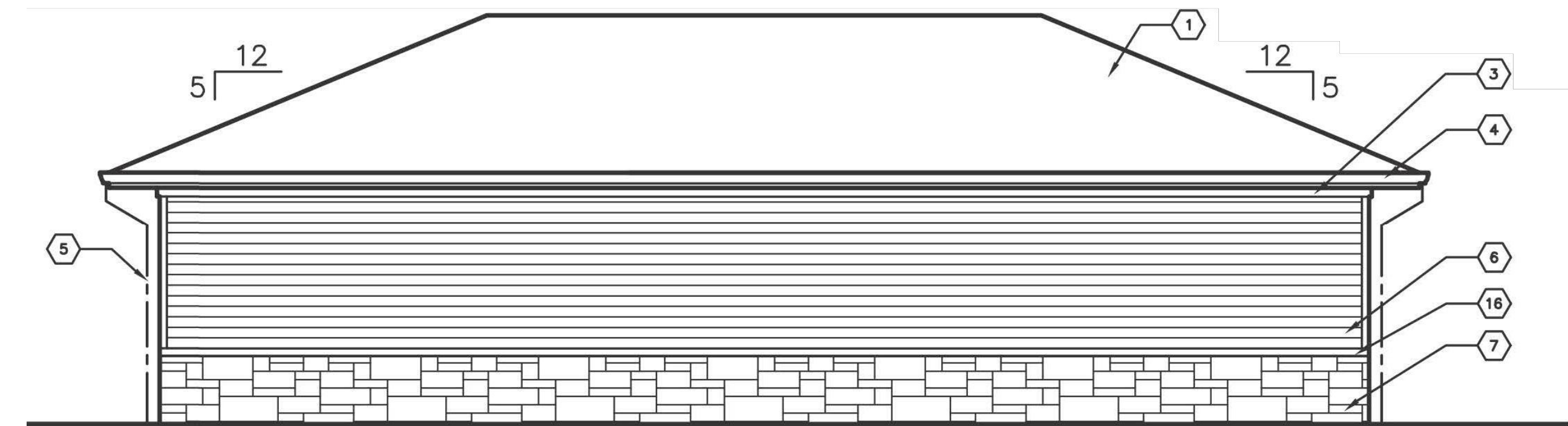
SINGLE GARAGE REAR ELEVATION

1/8" = 1'-0"



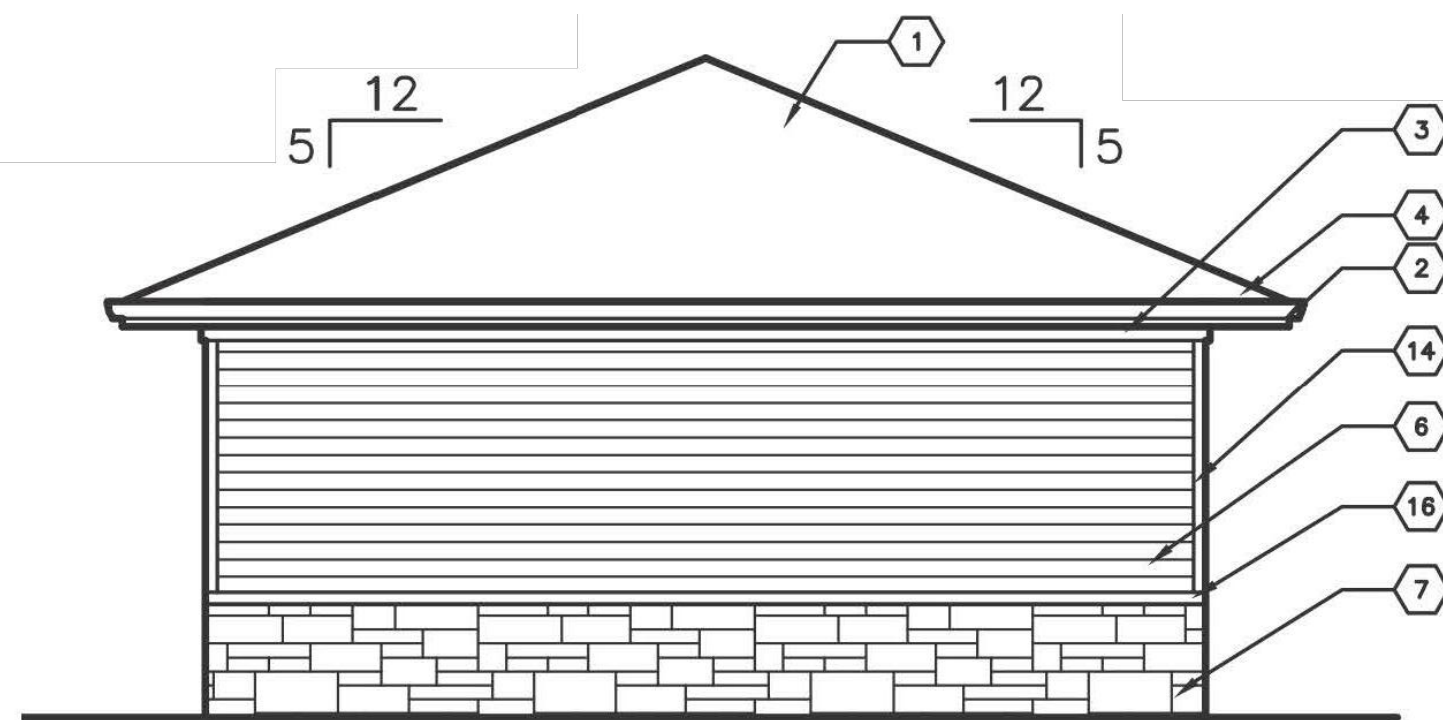
DOUBLE GARAGE REAR ELEVATION

1/8" = 1'-0"



MAINTENANCE BUILDING

2 BACK ELEVATION
1/4" = 1'-0"

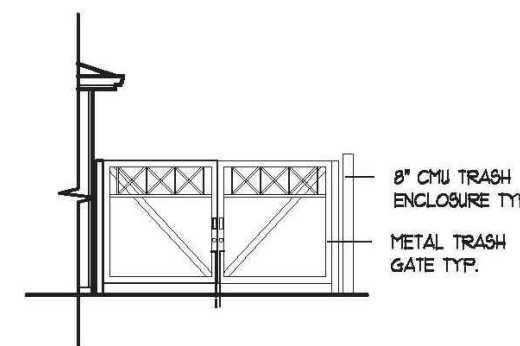


MAINTENANCE BUILDING

3 LEFT & RIGHT ELEVATION
1/4" = 1'-0"

ELEVATION FLAG NOTES
(THESE NOTES ARE GENERAL TO ALL ELEVATIONS)

1. ARCHITECTURAL GRADE FIBERGLASS SHINGLES, CHARCOAL OR SIMILAR.
2. 1/2" x 6" FRIEZE - PAINTED.
3. 1/2" x 8" FASCIA - PAINTED.
4. PRE-FINISHED GUTTER - 6"
5. PRE-FINISHED DOWNSPOUT - 3" x 4"
6. FIBER CEMENT SIDING 8" EXPOSURE, BARRY GREY OR SIMILAR.
7. SYNTHETIC STONE VENEER - ADHERED.
8. VINYL WINDOWS AND SLIDING GLASS DOORS WITH LOW-E GLASS.
9. 3/4" x 4" WINDOW / DOOR TRIM.
10. PROVIDE METAL FLASHING / DRIP CAP OVER ALL DOORS & WINDOWS AND AS OTHERWISE INDICATED.
11. GAS HEATER LOCATION MAY OCCUR ON EITHER SIDE OF BUILDING. SEE PLUMBING DIAG & VERIFY W/ UTILITY SERVICE PROVIDER.
12. ELECTRICAL METERS AND GEAR OCCUR ON ONE SIDE OF THE BUILDING. LOCATIONS VARY. SEE ELECTRICAL SITE PLAN FOR LOCATION FOR EACH BUILDING.
13. WALL MOUNTED LIGHT. SEE ELECT.
14. 3/4" x 4" CORNER TRIM - SEE DETAILS FOR CORNERS AT BALCONIES / PATIOS THAT REQUIRE ALTERNATE TRIM SIZES.
15. WATER HEATER CONCENTRIC VENT - SEE MECHANICAL.
16. CEMENTITIOUS STONE CAP.



TRASH GATE ELEVATION

1/8" = 1'-0"



GATEWAY NORTH - MULTI FAMILY	
GARAGE ELEVATIONS	
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05/09/2018

SHEET TITLE

GARAGE ELEVATIONS

SHEET INFORMATION

A3

20 of 20



Staff Report

Gateway North Multi-Family Phase 2 Final Development Plan

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

August 16, 2018

Applications

This staff report is for the Gateway North Multi-Family Phase 2 Final Development Plan ("FDP"). The applicant for the FDP is Gateway North Holdings, LLC.

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 approximate location of the FDP is directly south of the approved Gateway North Multi-Family Final Development Plan, within the Gateway North Subdivision of the Del Camino Central Development, east of I-25 and north of Firestone Boulevard along Arbor Street. The FDP is the final step 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 (R-C PUD) and is approximately 5.75 acres in size and is the second phase to the approved Gateway North Multi-Family Final Development Plan. The property is generally flat and would be appropriate for the proposed use. The FDP will provide 151 standard parking spaces, 7 ADA parking spaces, and 64 garage spaces.

Plan Analysis

The FDP proposes 7 multi-family buildings with 156 units. In addition, the FDP proposes 4 double garage units, and one maintenance building. The entire complex, including the previously approved Phase 1 and 3, will consist of 18 multi-family buildings and 405 units. The project will complete the Gateway North Multi-Family Project and will be consistent with adjacent developments. Furthermore, the development will comply with applicable landscape, lighting, architecture, and signage requirements.

Building Height

The building height for the proposed multi-family residential building is 38 feet which is in accordance with Firestone development standards.

Fiscal Impacts

The FDP provides an additional number of potential residents for the Town of Firestone within an area zoned for residential use. The increase of residents will lead to increased property and sales 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.
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RECOMMENDATION

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