

REGULAR MEETING AGENDA

September 6, 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. August 2, 2018 - Regular Meeting
 - b. August 16, 2018 - Regular Meeting
- 6. Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
- 7. Public Hearings**
 - a. Res. PC-18-18 - Oak Meadows Townhomes Final Plat and Final Development Plan
 - b. Res. PC-18-19 - Advanced Forming Technology Filing #2 Final Plat
- 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.

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
BUILDING ELEVATIONS
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 16 OF 18



A TOWNHOME - MODEL 'A'

ADDRESS: 11121, 11123

B TOWNHOME - MODEL 'B'

ADDRESS: 11106, 11108, 11109 & 11111



C TOWNHOME - MODEL 'C'

ADDRESS: 11105, 11107, 11113, 11115, 11124, 11126, 11129 & 11131

D TOWNHOME - MODEL 'D'

ADDRESS: 11117, 11119, 11125, & 11127

NOTES: BUILDING HEIGHTS NOT TO EXCEED 35' MAX. BUILDING FACADES WILL BE CREATED TO PROVIDE VARIETY AND VISUAL INTEREST WHILE COMPLIMENTING ONE ANOTHER IN A UNIFORM FASHION. THIS WILL BE ACHIEVED THROUGH THE USE OF MATERIALS VARYING IN COLOR, TEXTURE AND DEPTH, VARYING FOCAL POINTS, VARYING WINDOW SHAPES AND SIZES. COLORS ARE TO REFLECT NEUTRAL EARTH TONE PALATE WITH ACCENT COLORS ENHANCING THE STRUCTURES OVERALL APPEARANCE.

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION: OAK MEADOWS TOWNHOMES	
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	2017.01.20
REVISION DATE:	2017.08.31
REVISION DATE:	2018.04.17
REVISION DATE:	
REVISION DATE:	
SHEET 16 OF 18	

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SHEET TITLE:
**BUILDING
ELEVATIONS**

SHEET NUMBER:

16

SHEET **16** OF **18**

OAK MEADOWS TOWNHOMES

FIRESTONE, COLORADO

OWNER:

ATTN: Joseph Tarantino
3702 Valley View Ct
Loveland, CO 80537
(970) 481-9578
jt@tarantico.com

PROJECT INFORMATION:
PROJECT NUMBER: 218-1701FS
DATE: JAN 20, 2017
PHASE: FDP

REVISIONS:
20180417 3rd Resubmittal

DRAWN BY: PLOT DATE: 4/17/2016 10:37 AM
FILE LOCATION: D:\FrontTerra Work Space\218-1701FS FDP and FUP - 03DWG\218-1701FS FDP - 03.dwg

LEGAL DESCRIPTION

BEING PART OF PARCEL OF LAND, LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION SIX (6), TOWNSHIP TWO NORTH (T.2N.), RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT T OF OAK MEADOWS PUD FILING 1 RECORDED APRIL 27, 1999 AS RECEPTION NO. 2689867 OF THE RECORDS OF WELD COUNTY, ASSUMING THE EAST LINE OF SAID OAK MEADOWS PUD FILING 1 AS BEARING NORTH 00°17'22" WEST, AS MONUMENTED AS SHOWN ON THIS PLAT, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°17'22" WEST ALONG THE EASTERLY LINE OF SAID OAK MEADOWS PUD FILING 1 A DISTANCE OF 204.85 FEET TO THE SOUTHWEST CORNER OF TRACT D OF OAK MEADOWS PUD FILING 2 RECORDED SEPTEMBER 7, 2001 AS RECEPTION NO. 2881892 OF THE RECORDS OF WELD COUNTY;

THE FOLLOWING THREE (3) COURSES ARE ALONG THE SOUTHERLY LINES OF SAID OAK MEADOWS PUD FILING 2;

THENCE NORTH 88°23'26" EAST A DISTANCE OF 264.36 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 148.74 FEET, SAID CURVE HAS A RADIUS OF 492.38 FEET, A DELTA OF 17°18'28" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 79°44'12" EAST A DISTANCE OF 148.17 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 90.71 FEET, SAID CURVE HAS A RADIUS OF 942.66 FEET, A DELTA OF 5°30'48" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 73°50'37" EAST A DISTANCE OF 90.67 FEET TO A CURVE NON-TANGENT TO THIS CURVE AND TO THE WESTERLY RIGHT OF WAY LINE OF OAK MEADOWS BOULEVARD;

THE FOLLOWING THREE (3) COURSES ARE ALONG THE WESTERLY RIGHT OF WAY LINES OF SAID OAK MEADOWS BOULEVARD;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 135.50 FEET, SAID CURVE HAS A RADIUS OF 327.00 FEET, A DELTA OF 23°44'33" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 30°42'53" EAST A DISTANCE OF 134.54 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 42°35'10" EAST A DISTANCE OF 265.00 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 17.49 FEET, SAID CURVE HAS A RADIUS OF 323.00 FEET, A DELTA OF 3°06'10" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 41°02'05" EAST A DISTANCE OF 17.49 FEET TO A POINT OF TANGENCY AND TO THE NORTHEAST CORNER OF LOT 1 OF OAK MEADOWS VILLAGE RECORDED JULY 28, 2006 AS RECEPTION NO. 3406699 OF THE RECORDS OF WELD COUNTY;

THE FOLLOWING FOUR (4) COURSES ARE ALONG THE NORTHERLY LINES OF SAID OAK MEADOWS VILLAGE;
THENCE SOUTH 65°30'54" WEST A DISTANCE OF 222.69 FEET;
THENCE SOUTH 89°20'04" WEST A DISTANCE OF 123.19 FEET;
THENCE NORTH 59°04'53" WEST A DISTANCE OF 221.18 FEET;
THENCE NORTH 80°30'21" WEST A DISTANCE OF 243.37 FEET;

SAID DESCRIBED PARCEL OF LAND CONTAINS 194,885 SQUARE FEET OR 4.474 ACRES, MORE OR LESS (±).

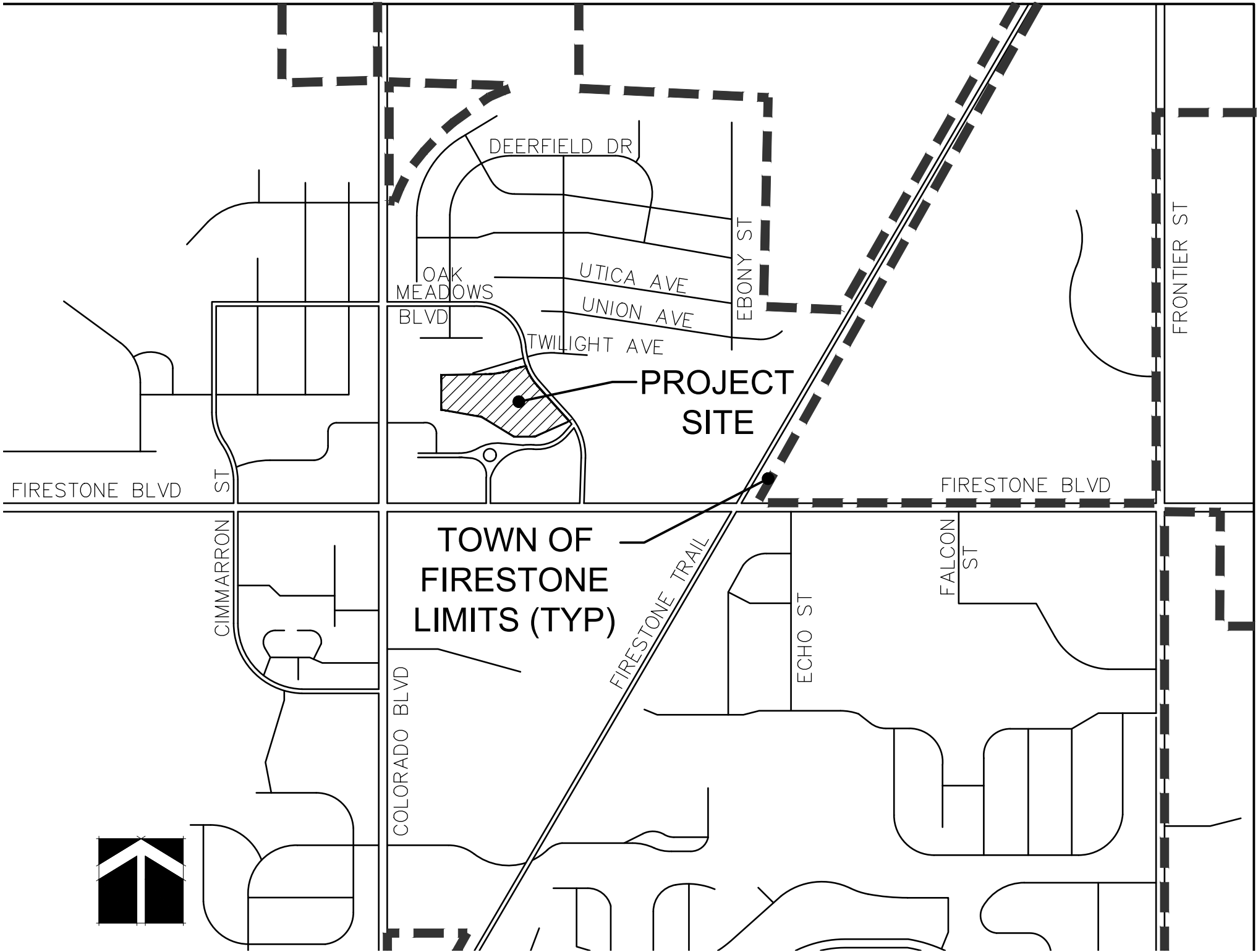
WATER METER TABLE

QUANTITY	SIZE	TYPE
18	5/8"	RESIDENTIAL (SINGLE FAMILY ATTACHED)
1	3/4"	IRRIGATION

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES

OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
COVER SHEET
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 1 OF 18

VICINITY MAP



APPROVAL BLOCK

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this _____ day of _____, 2017; by Resolution No. _____.

Mayor _____ ATTEST: Town Clerk _____

ACCEPTANCE BLOCK AND NOTARY

By signing this FDP, the owner acknowledges and accepts all of the requirements and intent set forth herein

OWNER _____

STATE OF COLORADO)
COUNTY OF WELD) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2017,

by _____.

Witness my hand and official seal.

Notary Public _____

My commission expires _____

SHEET INDEX

- 01 COVER SHEET
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- 16 BUILDING ELEVATIONS
- 17 SITE DETAILS
- 18 OVERALL UTILITY PLAN

OWNER:

JOSEPH TARANTINO
3702 VALLEY VIEW CT
LOVELAND, CO 80537
(970) 481-9578
jt@tarantco.com

APPLICANT/DEVELOPER:

JOSEPH TARANTINO
3702 VALLEY VIEW CT
LOVELAND, CO 80537
(970) 481-9578
jt@tarantco.com

ENGINEER:

OWEN CONSULTING GROUP, INC.
7047 E. BALANCING ROCK ROAD
SCOTTSDALE, ARIZONA 85266
(303) 913-5382
larrycowen@comcast.net

LANDSCAPE ARCHITECT:

THE FRONTERRA GROUP
138 E 4TH STREET, STE 1
LOVELAND, COLORADO 80537
(970) 669-3737
david@tfgdesign.com

IRRIGATION DESIGNER:

MPI DESIGNS
P.O. BOX 345
WINDSOR, CO 80550
(970) 402-3047
irrigationlady@gmail.com

SURVEYOR:

KING SURVEYORS, INC.
650 GARDEN DRIVE
WINDSOR, CO 80550
(970) 686-5011
larryp@kingsurveyors.com

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SHEET 1 OF 18	



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Loveland CO 80537
(970) 669-3737
design@tfgdesign.com

OWNER:

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OAK MEADOWS TOWNHOMES

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SHEET TITLE:
COVER SHEET

SHEET NUMBER:

1

SHEET 1 OF 18

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FINAL DEVELOPMENT PLAN OAK MEADOWS TOWNHOMES

OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
GENERAL NOTES
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 18

PROJECT CONCEPT

THE SUBJECT PROPERTY WAS THE SUBJECT OF AN AMENDED OUTLINE DEVELOPMENT PLAN FOR THE OAK MEADOWS P.U.D. WHICH WAS ORIGINALLY APPROVED BY THE TOWN BOARD OF TRUSTEES ON APRIL 26, 2001 AND RECORDED ON JANUARY 22, 2002. A THIRD AMENDMENT TO THE O.D.P. WAS APPROVED BY THE TOWN BOARD ON AUGUST 10, 2016, BY WHICH THE PROPERTY WAS REZONED FROM PLANNED UNIT DEVELOPMENT WITH NEIGHBORHOOD CENTER LAND USES (PUD NC) TO PLANNED UNIT DEVELOPMENT WITH RESIDENTIAL B LAND USES (PUD R-B), WHICH PERMITS MULTI-FAMILY RESIDENTIAL. THE SUBJECT PARCEL, WHICH IS LOCATED WEST OF OAK MEADOWS BLVD., SOUTH OF THE SINGLE-FAMILY RESIDENTIAL PORTION OF THE OAK MEADOWS SUBDIVISION, WEST OF THE MULTI-FAMILY RESIDENTIAL DEVELOPMENT, KNOWN AS FIRESTONE MEADOWS, AND NORTH OF THE NEIGHBORHOOD COMMERCIAL DEVELOPMENT KNOWN AS OAK MEADOWS VILLAGE, COMPRISES 4.474 ACRES. APPROXIMATELY 1.5 ACRES IS ENCUMBERED BY OIL & GAS SETBACKS AND IS, THEREFORE, NOT DEVELOPABLE AS BUILDING SITES. HOWEVER, THIS PORTION OF THE SITE IS STILL AVAILABLE FOR DEVELOPMENT AS OPEN-SPACE, AND IS CONSIDERED AS SUCH FOR PURPOSES OF THIS APPLICATION.

THE DEVELOPMENT PLAN PRESENTED HERewith IS COMPRISED OF NINE (9) TOWNHOME BUILDINGS FOR A TOTAL OF EIGHTEEN (18) UNITS. THE INTENT OF THIS DEVELOPMENT IS TO PROVIDE A SUBTLE TRANSITION FROM THE LOW DENSITY RESIDENTIAL SUBDIVISION TO THE NORTH AND THE COMMERCIAL DEVELOPMENT TO THE SOUTH, THEREBY ENHANCING THE RESIDENTIAL CHARACTER OF THE EXISTING NEIGHBORHOOD. THIS DEVELOPMENT PRESERVES ACCESSIBILITY THROUGH THE PARCEL TO THE PARKS AND OPEN SPACES PROVIDED FOR IN THE ORIGINAL ODP FOR THE OAK MEADOWS DEVELOPMENT, APPROVED BY THE TOWN IN 1997, AND PROVIDES A PEDESTRIAN CONNECTION TO THE REGIONAL FIRESTONE TRAIL IDENTIFIED IN THE TOWN OF FIRESTONE COMPREHENSIVE PLAN. DEVELOPMENT OF THE PARCEL WILL ALSO PROVIDE OPEN SPACE, WITHIN THE DEVELOPMENT, FOR THE USE OF RESIDENTS OF THE DWELLINGS.

SITE DESIGN AND ARCHITECTURE

GENERAL: THE SITE DESIGN OF OAK MEADOWS TOWNHOMES PROVIDES A VARIETY OF TWO-FAMILY, SINGLE-STORY AND TWO-STORY, RESIDENTIAL BUILDINGS, WITH EACH DWELLING UNIT BEING ON IT'S OWN PLATTED LOT. THE LOTS RANGE IN SIZE FROM NOT LESS THAN 3,500 S.F. UP TO APPROXIMATELY 7,500 S.F. IN AREA, WITH INDIVIDUAL DWELLING UNITS BETWEEN 1,140 S.F. AND 1,550 S.F. THE SIZE AND ARCHITECTURE OF THE BUILDINGS SELECTED FOR THIS DEVELOPMENT ARE CONSISTENT WITH THOSE IN THE ADJACENT SINGLE-FAMILY PORTION OF OAK MEADOWS SUBDIVISION. EACH OF THE BUILDING WILL PROVIDE BASEMENTS FOR THEIR SAID RESIDENTS SO AS TO SUPPORT A DIVERSITY IN FLOOR PLANS. A MIX OF FOUR DIFFERENT FLOOR PLANS AND FRONT ELEVATIONS ARE PROVIDED TO MINIMIZE ANY APPEARANCE OF REPETITIVENESS WITHIN THE DEVELOPMENT, AND NO TWO ADJACENT OR OPPOSING BUILDINGS WILL BE OF THE SAME DESIGN. EACH OF THE DWELLING UNITS INCLUDE AN ATTACHED 2-CAR GARAGE, WITH SUFFICIENT INDIVIDUAL DRIVEWAY SPACE TO ACCOMMODATE TWO ADDITIONAL VISITOR VEHICLES. ADDITIONAL, UNALLOCATED VISITOR'S PARKING IS PROVIDED THROUGHOUT THE DEVELOPMENT. THE BUILDINGS ARE LOCATED AND ORIENTED TO MAXIMIZE THE OPEN SPACE BETWEEN THE BUILDINGS AND TO AVOID A REGIMENTED APPEARANCE, THE PRIVATE ROAD, THAT SERVES THE DEVELOPMENT, IS LAID OUT SO AS TO PROVIDE VIEW CORRIDORS TO THE MOUNTAINS. IN ADDITION TO THE PRIMARY VEHICULAR ACCESS, A SECONDARY EMERGENCY ACCESS IS PROVIDED AS REQUIRED BY EMERGENCY SERVICE PROVIDERS. TOWNHOME BUILDING HEIGHTS NOT TO EXCEED 35' MAX. BUILDING FACADES WILL BE CREATED TO PROVIDE VARIETY AND VISUAL INTEREST WHILE COMPLIMENTING ONE ANOTHER IN A UNIFORM FASHION. THIS WILL BE ACHIEVED THROUGH THE USE OF MATERIALS VARYING IN COLOR, TEXTURE AND DEPTH, VARYING FOCAL POINTS, VARYING WINDOW SHARES AND SIZES. COLORS ARE TO REFLECT NEUTRAL EARTH TONE PALATE WITH ACCENT COLORS ENHANCING THE STRUCTURES OVERALL APPEARANCE.

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

ELEVATIONS

SAMPLE FRONT ARCHITECTURAL ELEVATIONS INDICATING THE GENERAL ARCHITECTURAL STYLE HOMES ARE SHOWN ON SHEET 16. ALL HOMEBUILDERS SHALL SUBMIT PLANS THAT ARE GENERALLY CONSISTENT WITH THE NOTED SAMPLE FRONT ELEVATIONS AND MEETS 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 HIS SOLE DISCRETION MAY REDUCE THE REQUIREMENT TO 20%, IF IT CAN BE DEMONSTRATED THAT THE ELEVATION DOES NOT NEED 25% TO BE AESTHETICALLY PLEASING OR TO AVOID A SITUATION WHERE ROCK WOULD BE REQUIRED ON THE 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. COTTAGE SIDING IS PROHIBITED.
 - 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 RESIDENTIAL HOMES SHALL BE "STICK BUILT" AND HAVE A MINIMUM OF A TWO CAR GARAGE.
 - G. ALL HOMES SHALL HAVE A MINIMUM FLOOR AREA OF 1,100 SQUARE FEET FOR RANCH PLANS (SINGLE STORY) AND 1,400 SQUARE FEET FOR MULTI-LEVEL PLANS.
 - H. ALL HOMES SHALL HAVE A BASEMENT WHERE TECHNICALLY FEASIBLE AS DETERMINED BY THE TOWN ENGINEER. WHERE A BASEMENT IS NOT FEASIBLE, THE HOMES SHALL HAVE "CRAWL SPACES".
 - I. 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 TO 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 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.
6. ENHANCED ELEVATION OPTION 2 SHALL MEAN THE ELEVATION SHALL HAVE AT LEAST ONE WINDOW. ALL WINDOWS SHALL HAVE SHUTTERS. 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. DECORATIVE GABLE END VENT OR VENTS.
 - C. THE REAR WALL SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING ELEMENTS.
 1. ANGLED OR BOX BAY.
 2. DECK OR BALCONY.
7. AT TIME OF BUILDING PERMIT, AN ENHANCED UPDATED ELEVATIONS TABLE WILL BE PROVIDED WHICH IDENTIFIES THE ARCHITECTURAL TREATMENTS REQUIRED FOR THE NOTED LOTS IN THE FDP N A FORM SIMILAR TO THE CHART NOTED BELOW.

Lot Numbers	Elevations and Options Number		
	Right	Left	Rear
1	1		1
2			1
3 & 4			1
5			1
6		1	
7	1		1
8			
9 & 10			1
11 & 12			1
13			1
14		1	
15	1		1
16			1
17			1
18	1		1

PARKS, TRAILS AND OPEN SPACE

PRIVATE OPEN SPACE IS PRESENT, THROUGHOUT THE DEVELOPMENT, AROUND THE PERIMETER OF EACH BUILDING, WITHIN THE INDIVIDUAL LOTS. THIS ARRANGEMENT WILL SEPARATE THE RESPECTIVE BUILDINGS. THE PRIVATE OPEN SPACES WITHIN THE DEVELOPMENT WILL BE MAINTAINED AND MANAGED BY THE INDIVIDUAL PROPERTY OWNERS. A SIGNIFICANT AMOUNT OF COMMON OPEN SPACE IS PROVIDED IN THE GAS WELL ENCUMBERED PORTION OF THE SITE TO THE WEST. THIS FDP IS CONSISTENT WITH THE OPEN SPACE PLAN INCLUDED IN THE ORIGINAL PLAN FOR THE OAK MEADOWS SUBDIVISION. THE FINAL DESIGN FOR THE DEVELOPMENT AND THE FINAL PLAT FOR THE SUBDIVISION OF THE SITE INCLUDE A DESIGNATED EAST-WEST CORRIDOR, ALONG THE NORTH PERIMETER OF THE SITE, CONNECTING THE ADJACENT OPEN SPACE TO THE WEST OF THE SITE WITH OAK MEADOWS BOULEVARD TO THE EAST. AT A POINT THAT IS COMPATIBLE WITH THE EXTENSION OF A PEDESTRIAN CORRIDOR EASTWARD TO CONNECT TO THE FIRESTONE TRAIL.

COMMON OPEN SPACE

THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE DEVELOPMENT AND MAINTENANCE OF ALL COMMON OPEN SPACE WITHIN THE DEVELOPMENT.

LANDSCAPING

LANDSCAPE TREATMENTS ARE USED TO ENHANCE THE PRIMARY ENTRANCE AND TO PROVIDE SHADE AND BUFFER THE DEVELOPMENT FROM ADJACENT OAK MEADOWS BOULEVARD. AN ASSORTMENT OF DECIDUOUS AND EVERGREEN TREES, SHRUBS AND GROUND COVERS ARE USED TO PROVIDE COLOR AND INTEREST YEAR ROUND.

NATIVE SEED AREAS ARE TO BE TEMPORARILY IRRIGATED FOR ESTABLISHMENT ONLY. THE TOWN ENGINEER SHALL BE PRESENT FOR THE DISCONNECTION OF THE IRRIGATION SYSTEM FOR THE NATIVE SEED AREAS. THE TEMPORARY IRRIGATION SYSTEM SHALL BE PHYSICALLY DISCONNECTED AT TIME THE NATIVE SEED HAS PROPERLY ESTABLISHED.

SIGNS

A MONUMENT SIGN WILL BE LOCATED AT THE PRIMARY ENTRANCE TO THE DEVELOPMENT ALONG OAK MEADOWS BOULEVARD. THIS SIGN WILL BE CONSTRUCTED OF A MASONRY BASE WITH A SIGN FACE LIT BY INTEGRATED DOWNLIGHTS.

ROAD SIGNS ARE IDENTIFIED ON THE SITE PLAN AND IN THE FINAL UTILITY PLANS. A STOP SIGN IS PROVIDED AT THE MAIN ACCESS POINT; NO PARKING SIGNS ARE PROVIDED ALONG PARADISE LANE (PRIVATE DRIVE). "NO PARKING" SIGNS ARE LOCATED AT THE END OF THE PRIVATE DRIVE IN FRONT OF THE EMERGENCY ACCESS. AN EMERGENCY ACCESS ONLY SIGN IS PROVIDED ON OAK MEADOWS BOULEVARD AND AN ADA VAN ACCESSIBLE SIGN IS PROVIDED AT THE ADA PARKING SPACE.

BUILDING ADDRESS NUMBERS ARE LOCATED ON EACH BUILDING AND ARE EASILY IDENTIFIABLE FROM THE PRIVATE DRIVE.

PRIVATE MAINTENANCE AND ENFORCEMENT

A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED TO ADMINISTER AND ENFORCE APPROPRIATE COVENANTS AND CONDITIONS WITHIN THE DEVELOPMENT. MAINTENANCE OF THE COMMON OPEN SPACE, VISITOR PARKING STALLS AND STORM SEWER WILL BE PROVIDED FOR BY THE PROPERTY OWNER'S ASSOCIATION.

DRAINAGE

AS THIS PROPERTY IS GENTLY SLOPING TO THE WEST, STORMWATER RUNOFF FROM THIS PROPERTY WILL BE CONVEYED OVERLAND AND, ADDITIONALLY, COLLECTED AND CONVEYED IN A PIPE TO THE EXISTING REGIONAL DETENTION POND. ON-SITE DETENTION IS NOT NECESSARY FOR THIS DEVELOPMENT AS THE EXISTING DRAINAGE AND DETENTION FACILITIES WERE DESIGNED AND CONSTRUCTED TO ACCEPT THE DEVELOPED DRAINAGE FROM THIS SITE. DISCHARGE RATES FROM THE DETENTION POND WILL BE LESS THAN THE HISTORIC DISCHARGE FROM THE PRE-DEVELOPMENT SITE. THIS DEVELOPMENT SITE IS NOT SUBJECT TO ANY FLOODPLAIN OR FLOODWAY RESTRICTIONS. DRAINAGE IMPROVEMENTS WILL BE INSTALLED AS PART OF THE PROGRAM OF SITE DEVELOPMENT, ALONG WITH WATER, SEWER AND STREET IMPROVEMENTS. A DRAINAGE LETTER FOR THE DEVELOPMENT IS INCLUDED WITH THE FDP SUBMITTAL TITLED "OAK MEADOWS TOWNHOMES DRAINAGE COMPLIANCE LETTER" DATED APRIL 12, 2018 PREPARED BY OWEN CONSULTING GROUP, INC.

UTILITIES

POLICE PROTECTION

THE FIRESTONE POLICE DEPARTMENT WILL PROVIDE POLICE PROTECTION FOR THIS DEVELOPMENT.

FIRE PROTECTION

THE FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT WILL PROVIDE FIRE PROTECTION FOR THIS DEVELOPMENT.

RECREATION

THIS DEVELOPMENT IS WITHIN THE CARBON VALLEY RECREATION DISTRICT.

POTABLE WATER

THE TOWN OF FIRESTONE WILL SUPPLY POTABLE WATER TO THE DEVELOPMENT.

SANITARY SEWER

THE ST. VRAIN SANITATION DISTRICT WILL SERVE THE SANITARY SEWER NEEDS FOR THIS DEVELOPMENT.

ELECTRICITY

UNITED POWER WILL PROVIDE ELECTRICITY TO THE SITE. EASEMENTS WILL BE LOCATED THROUGHOUT THE PROPERTY, AS NECESSARY, TO ACCOMMODATE THE INFRASTRUCTURE FOR THIS UTILITY.

NATURAL GAS

BLACK HILLS ENERGY WILL PROVIDE GAS SERVICE TO THE DEVELOPMENT. GAS LINES WILL BE PLACED WITHIN AN EASEMENT ALONG THE FRONTAGE OF ALL UNITS WITHIN THE DEVELOPMENT.

TELEPHONE / CABLE

TELEPHONE AND CABLE SERVICE ARE PROVIDED BY CENTURY LINK AND COMCAST, RESPECTIVELY. THE INFRASTRUCTURE FOR THESE UTILITIES WILL BE PLACED WITHIN AN EASEMENT ALONG THE FRONTAGE OF ALL UNITS WITHIN THE DEVELOPMENT.

ADJACENT PROPERTIES

ADJACENT PROPERTY USES AND SUBDIVISION NAMES ARE IDENTIFIED ON THIS FINAL DEVELOPMENT PLAN.

SETBACKS

1. DECKS MAY BE COVERED PROVIDED SUCH COVER DOES NOT EXTEND INTO THE BUILDING SETBACKS.
2. UNCOVERED DECKS ARE PERMITTED IF THEY MEET THE FOLLOWING STANDARDS:
 - A DECK SHALL BE NO CLOSER THAN 14 FEET FROM THE REAR PROPERTY LINE. DECK SETBACKS SHALL BE MEASURED FROM THE LOT LINE TO ANY PORTION OF THE DECK.
 - NO DECK SHALL BE CONSTRUCTED WITHIN THE SIDE SETBACKS OR UPON ANY ESTABLISHED EASEMENT.
 - DECKS SHALL BE NO GREATER THAN 30 INCHES IN HEIGHT UNLESS THE DECK IS CONSTRUCTED WITHIN THE STANDARD BUILDING SETBACK.

SETBACK	MINIMUM DISTANCE
FRONT SETBACK	20'
SIDE SETBACK	5'
ADJACENT TO OAK MEADOWS BOULEVARD	20'
REAR SETBACK	20'
EXISTING OIL/GAS WELL	150'
EXISTING OIL/GAS PRODUCTION FACILITY	200'

OUTDOOR STORAGE AREAS

NO OUTDOOR STORAGE AREAS ARE PROPOSED IN THIS FINAL DEVELOPMENT PLAN. ALL EQUIPMENT AND VEHICLES NECESSARY FOR MAINTENANCE OF THE DEVELOPMENT WILL BE BROUGHT IN FROM OFF-SITE, AS NECESSARY.

ENVIRONMENTAL IMPACT MITIGATION STATEMENT

THIS SITE DOES NOT CONTAIN ANY ENVIRONMENTALLY SIGNIFICANT AREA, HAZARD OR FEATURE, INCLUDING SCENIC CORRIDORS, ARCHEOLOGICAL SITES, WILDLIFE MIGRATION ROUTES OR CROSSINGS FOR LARGE MAMMALS. WITH THE EXCEPTION OF TWO EXISTING GAS WELLS AND ONE OIL AND GAS PRODUCTION FACILITY, THE SITE IS VACANT, AND THERE ARE NO TREES OR UNIQUE HABITATS WITHIN THE BOUNDARIES OF THE SITE, NOR ARE THERE ANY MAJOR DRAINAGE COURSES. THEREFORE, THERE WILL BE NO IMPACTS TO ANY SIGNIFICANT NATURAL FEATURES OR ENVIRONMENTALLY SENSITIVE AREAS.

OIL AND GAS COMPANY ACCESS

THE DEVELOPERS OF THE PROPERTY WILL COOPERATE WITH INDIVIDUALS AND/OR COMPANIES OPERATING THE OIL AND GAS WELLS ON THE PROPERTY, AND THE DEVELOPMENT OF THE SITE WILL PRESERVE ADEQUATE AND APPROPRIATE ACCESS TO THOSE WELLS FOR THE PURPOSES OF OPERATION AND MAINTENANCE. CURRENTLY AND EXISTING DIRT ACCESS ROAD EXISTS ON THE WEST SIDE OF THE PROPERTY. IT IS ACCESED FROM THE END OF TWILIGHT AVENUE ON THE NORTH END AND ACCESED FROM THE EXISTING SECONDARY ACCESS ROAD FOR 'OAK MEADOWS VILLAGE' ON THE SOUTH END. SEE THE PROJECT PLAN SHEET FOR LOCATION. CONSTRUCTION OF THE STORM UTILITIES CROSSING THE ACCESS ROAD WILL BE COORDINATED WITH THE OIL AND GAS COMPANY, SO AS TO NOT DISRUPT OPERATIONS AND DEVELOPMENT, AS SHOWN ON SHEET 3.

CONTROLS

OPEN SPACE & TRAILS	OWNERSHIP	MAINTENANCE
TRACT A	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION
TRACT B	JOSEPH TARANTINO	HOMEOWNER'S ASSOCIATION

THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR ALL COMMON OPEN SPACE WITHIN THE DEVELOPMENT. *THE REGIONAL TRAIL LOCATED IN TRACT B WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, UNTIL SUCH TIME THAT THE ADJACENT REGIONAL TRAIL IS CONNECTED TO THE FIRESTONE TRAIL AND TO COLORADO BLVD.; AT WHICH TIME THE TOWN WILL ASSUME OPERATIONS AND MAINTENANCE OF THE TRAIL.

DEVELOPMENT SCHEDULE

CONSTRUCTION IS SCHEDULED TO BEGIN AFTER THE APPROVAL OF THE FINAL PLAT AND FDP, IN 2018. COMMON AREAS (PARKS, OPEN SPACE AND TRAILS) AND ALL INFRASTRUCTURE (ROADS, WALKS AND UTILITIES) TO BE CONSTRUCTED BY THE DEVELOPER. IT IS ANTICIPATED TO TAKE 6 MONTHS TO CONSTRUCT THE INFRASTRUCTURE AND COMMON AREAS. OVERALL, TOWNHOME CONSTRUCTION IS DEPENDENT UPON CURRENT MARKET CONDITIONS. AT THIS TIME, IT IS ANTICIPATED THAT TOWNHOME CONSTRUCTION WILL BEGIN AFTER SUBSTANTIAL COMPLETION OF UTILITY AND STREET INFRASTRUCTURE. TOWNHOMES AND ASSOCIATED FENCING ARE TO BE CONSTRUCTED BY THE BUILDER ON EACH INDIVIDUAL LOT.

Residential Density	Acreage	Units	DU/AC (Gross/Net*)	% of Total	Owned By	Maintained By
SINGLE-FAMILY ATTACHED (0-10,000 SF PRIVATE LOTS)	2.00	18	4.02 DU/AC	44.6%	Private Owner	Private Owner
OPEN SPACE (COMMON)	2.022	N/A	N/A	45.2%	Homeowner's Association	Homeowner's Association
PARKING / DRIVES (COMMON)	0.452	N/A	N/A	10.2%	Homeowner's Association	Homeowner's Association
TOTAL SITE AREA	4.474	18		100%		

* Net and Gross Residential Density is the same. No additional Public ROW dedications are required.
Note: 3,500 SF minimum lot size to 10,000 SF maximum lot size allowed.

Land Use		Surface Coverage (Square Feet)	Surface Coverage (Acreage)	% of Total
OPEN SPACE	BUILDINGS	23,891	0.549	12.3%
	PAVED AREAS	26,357	0.605	13.5%
	PARKING AREAS	1,327	0.030	0.7%
	PRIVATE LOT LANDSCAPE AREA	55,235	1.268	28.3%
	COMMON OPEN SPACE	20,178	0.463	10.4%
	COMMON OPEN SPACE (OIL/GAS SETBACK)	67,897	1.559	34.8%
TOTAL		194,885	4.474	100%

PARKING

TWO OFF-STREET PARKING SPACES ARE PROVIDED FOR EACH UNIT. THE FOLLOWING IS A SUMMARY OF PARKING PROVIDED:

Land Use	No. of Units	No. of Spaces Provided	Visitor Parking	Handicap Parking	Internal Landscape Area (Visitor Parking)
SINGLE-FAMILY ATTACHED	18	44	8	1	680 SF

NOTES:

1. ON-STREET PARKING WITHIN THE DEVELOPMENT WILL BE PROHIBITED.
2. (1) ONE VAN ACCESSIBLE PARKING SPACE IS PROVIDED FOR THE (8) EIGHT OFF-STREET VISITOR PARKING SPACES. EACH PRIVATE RESIDENCE CAN ACCOMMODATE (2) OFF-STREET PARKING SPACES.

TRACT USE TABLE

	TOTAL AREA	USE	PAVED/IMPERVIOUS AREA	IRRIGATED LANDSCAPE AREA
TRACT A	23.400 (SQ FT)	RESIDENTIAL	19,706 (SQ FT)	5,227 (SQ FT) *
TRACT B	84.496 (SQ FT)	OPEN SPACE	5,973 (SQ FT)	NONE (TEMPORILY IRRIGATED)

* INCLUDES OAK MEADOWS BLVD R.O.W. IRRIGATION

WATER DEDICATION

WATER DEDICATION WAS DETERMINED BASED ON INFORMATION PROVIDED BY THE APPLICANT. THE TOTAL AMOUNT OF WATER TO BE DEDICATED TO THE TOWN WAS CALCULATED BASED ON ACRES OF IRRIGATED LANDSCAPING ON TRACT "A" AND TOTAL ESTIMATED DOMESTIC (IN-BUILDING) DEMAND. THE TOWN SHALL AT ALL TIMES HAVE THE RIGHT TO REQUIRE ADDITIONAL WATER DEDICATION IF ACTUAL CONSUMPTION ON TRACT "A" EXCEEDS THIS CALCULATED ESTIMATE. IF THE TOWN DETERMINES THAT ADDITIONAL WATER IS TO BE DEDICATED, THE HOMEOWNERS ASSOCIATION SHALL PROVIDE THE WATER WITHIN 30 DAYS WRITTEN NOTICE BY THE TOWN. THE ADDITIONAL DEDICATION SHALL BE BASED ON THE TOWN'S CURRENT WATER DEDICATION POLICIES.

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

RESIDENTIAL DEMAND
OF DWELLING UNITS = 18 @ 0.336 ACRE-FEET / UNIT = 6.048 ACRE-FEET

TOTAL DOMESTIC DEMAND = **6.048 ACRE-FEET**

IRRIGATION DEMAND TRACT "A" (INCLUDES OAK MEADOWS BLVD R.O.W. IRRIGATION)

TRACT "A" = 0.12 ACRES @ 2.20 AC-FT = 0.264 ACRE-FEET
ACRE

TOTAL IRRIGATION DEMAND = **0.264 ACRE-FEET**

A TOTAL OF 7 ACRE-FEET SHALL BE REQUIRED TO MEET DEMAND FOR THIS FDP. THE WATER DEDICATION OBLIGATIONS FOR THIS FDP SHALL BE SATISFIED FROM WATER PREVIOUSLY DEDICATED TO THE TOWN AND MANAGED AS A POOL FOR THE BENEFIT OF OAK MEADOWS DEVELOPMENT. THE REQUIRED SHARES SHALL BE TRANSFERRED OUT OF THE WATER BANK THAT WAS ESTABLISHED AT THE TIME OF APPROVAL OF THE OAK MEADOWS P.U.D.

THE COMMON OPEN SPACE AREA IN TRACT "B" (1.94 AC+/-) WILL BE PLANTED WITH NATIVE GRASSES, WHICH WILL REQUIRE IRRIGATION UNTIL OCTOBER 1, 2019. ACCORDINGLY, NO WATER RIGHTS DEDICATION IS MADE IN CONNECTION WITH TRACT "B".

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION: OAK MEADOWS TOWNHOMES	
TYPE OF SUBMITTAL: FDP	
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	2017.01.20
REVISION DATE:	2017.08.31
REVISION DATE:	2018.04.18
REVISION DATE:	
REVISION DATE:	
SHEET <u>2</u> OF <u>18</u>	

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SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

2

SHEET **2** OF **18**

OAK MEADOWS TOWNHOMES

FIRESTONE, COLORADO

OWNER:

ATTN: Joseph Tarantino
3702 Valley View Ct
Loveland, CO 80537
(970) 481-9578
jlt@tarantico.com

www.tfgdesign.com

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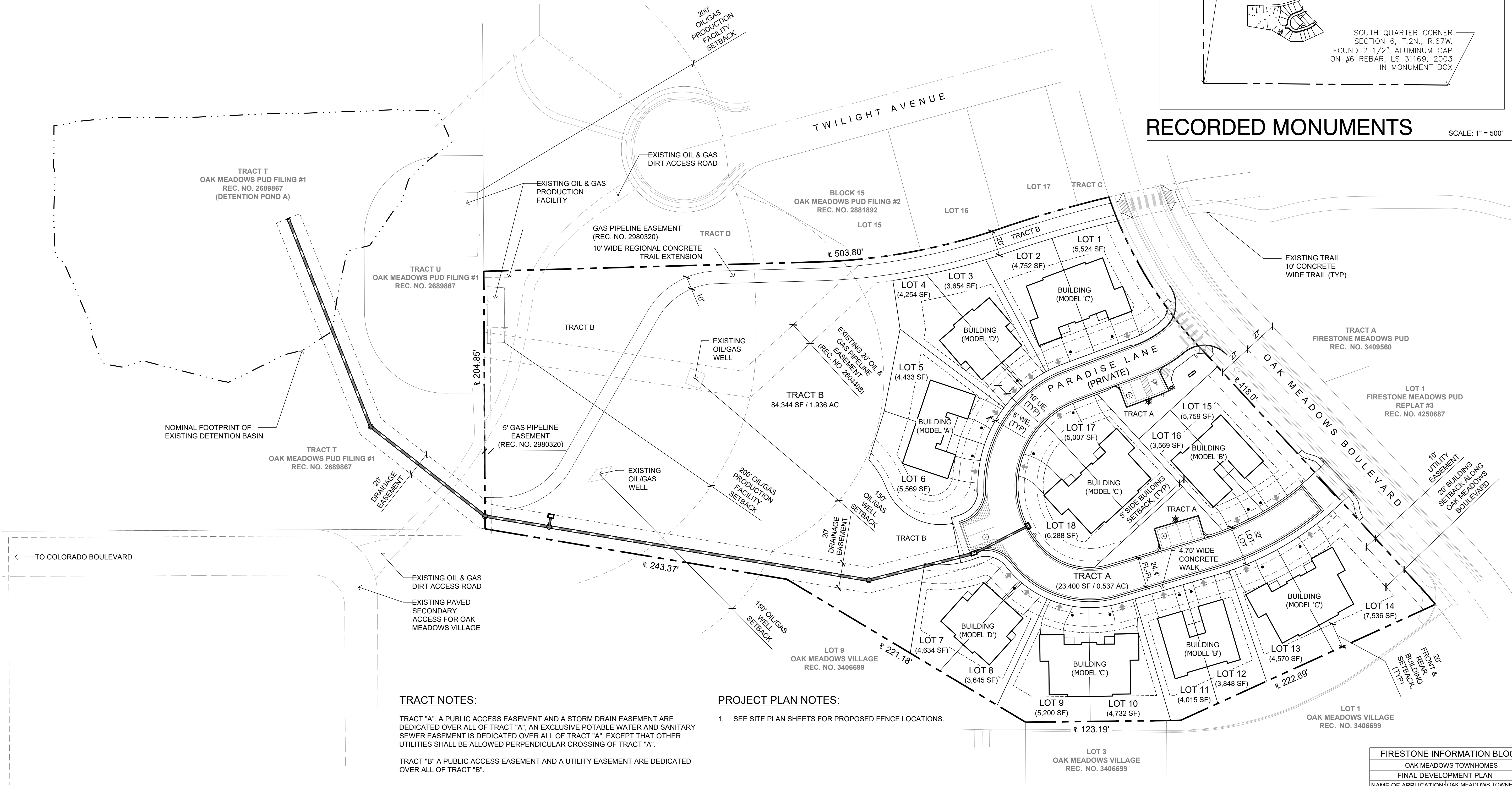
LANDSCAPE ARCHITECTURE|PLANNING

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FINAL DEVELOPMENT PLAN OAK MEADOWS TOWNHOMES

OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
PROJECT PLAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 18



TRACT NOTES:

TRACT "A": A PUBLIC ACCESS EASEMENT AND A STORM DRAIN EASEMENT ARE DEDICATED OVER ALL OF TRACT "A". AN EXCLUSIVE POTABLE WATER AND SANITARY SEWER EASEMENT IS DEDICATED OVER ALL OF TRACT "A", EXCEPT THAT OTHER UTILITIES SHALL BE ALLOWED PERPENDICULAR CROSSING OF TRACT "A".

TRACT "B": A PUBLIC ACCESS EASEMENT AND A UTILITY EASEMENT ARE DEDICATED OVER ALL OF TRACT "B".

PROJECT PLAN NOTES:

1. SEE SITE PLAN SHEETS FOR PROPOSED FENCE LOCATIONS.

RECORDED MONUMENTS

SCALE: 1" = 500'

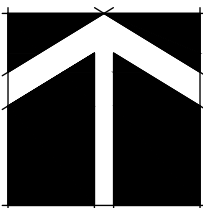
SOUTH QUARTER CORNER
SECTION 6, T.2N., R.67W.
FOUND 2 1/2" ALUMINUM CAP
ON #6 REBAR, LS 31169, 2003
IN MONUMENT BOX

SOUTH QUARTER CORNER
SECTION 6, T.2N., R.67W.
FOUND 2 1/2" ALUMINUM CAP
ON #6 REBAR, LS 31169, 2003
IN MONUMENT BOX

SITE PROPERTY LINE

SOUTH QUARTER CORNER
SECTION 6, T.2N., R.67W.
FOUND 2 1/2" ALUMINUM CAP
ON #6 REBAR, LS 31169, 2003
IN MONUMENT BOX

SCALE: 1"=40'



FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION: OAK MEADOWS TOWNHOMES	
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	2017.01.20
REVISION DATE:	2017.08.31
REVISION DATE:	2018.04.18
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 3 OF 18	

OWNER:

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Loveland, CO 80537
(970) 481-9578
jlt@tarantino.com

OAK MEADOWS TOWNHOMES

FIRESTONE, COLORADO

PROJECT INFORMATION:

PROJECT NUMBER: 218-1701FS
DATE: JAN 20, 2017
PHASE: FDP

REVISIONS:

20180417 3rd Resubmittal

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SHEET TITLE:

PROJECT PLAN

SHEET NUMBER:

3

SHEET 3 OF 18

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES

OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
SITE PLAN - EAST
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 4 OF 18

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OAK MEADOWS TOWNHOMES

FIRESTONE, COLORADO

PROJECT INFORMATION:
PROJECT NUMBER: 218-1701FS
DATE: JAN 20, 2017
PHASE: FDP

REVISIONS:
20180417 3rd Resubmittal

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SHEET TITLE:
**SITE PLAN
(EAST)**

SHEET NUMBER:

4

SHEET **4** OF **18**

SITE PLAN NOTES:

- OVERHEAD LIGHTS AT VISITOR PARKING AREAS SHALL BE DOWNCAST FIXTURES WITH HALF CUTOFF TO SHIELD ADJACENT LOTS. MINIMUM HEIGHT 14 FEET, MAXIMUM HEIGHT 26 FEET. REFERENCE SHEET 17 FOR OVERHEAD LIGHT DETAILS.
- PAVEMENT AREAS: THE FOLLOWING TYPES OF SURFACING WILL BE USED WITHIN THE DEVELOPMENT:
 - ROADWAYS: ASPHALT
 - DRIVEWAY: CONCRETE
 - WALKWAYS: CONCRETE
 - RECREATIONAL TRAIL: CONCRETE
 - VISITOR PARKING: ASPHALT
- FOR PRIVATE FENCING LOCATION SEE FENCING PLAN.

SITE PLAN LEGEND

PROPOSED	EXISTING

TRACT A
FIRESTONE MEADOWS PUD
REC. NO. 3409560

LOT 1
FIRESTONE MEADOWS PUD
REPLAT #3
REC. NO. 4250687

5' TRANSITION FROM EXISTING BARRIER
CURB TO MOUNTABLE CURB, BOTH SIDES

TUBULAR SWING BARRIER
GATE, SEE SHEET 17

10' TRANSITION FROM
EXISTING DETACHED
WALK TO BACK OF
DRIVE-OVER CURB,
BOTH SIDES

EMERGENCY
ACCESS ONLY
SIGN

EXISTING
ROAD
28.8' FL-FL

EXISTING
ROAD
28.8' FL-FL

EXISTING
ROAD
28.8' FL-FL

EXISTING
ROAD
28.8' FL-FL

EXISTING
ROAD
28.8' FL-FL

EXISTING
ROAD
28.8' FL-FL

EXISTING
ROAD
28.8' FL-FL

EXISTING
ROAD
28.8' FL-FL

EXISTING
ROAD
28.8' FL-FL

EXISTING
ROAD
28.8' FL-FL

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION: OAK MEADOWS TOWNHOMES	
TYPE OF SUBMITTAL: FDP	
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	2017.01.20
REVISION DATE:	2017.08.31
REVISION DATE:	2018.04.18
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 4 OF 18	



SCALE: 1"=20'
0 10' 20' 40' 60'

MATCHLINE - SEE SHEET 5



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FILE LOCATION: D:\FrontTerra Work Space\218-1701FS FDP and FUP - 03\DWG\218-1701FS FDP - 03.dwg

FINAL DEVELOPMENT PLAN OAK MEADOWS TOWNHOMES

OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
SITE PLAN - WEST
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 5 OF 18



OWNER:

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OAK MEADOWS TOWNHOMES

FIRESTONE, COLORADO

PROJECT INFORMATION:
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PHASE: FDP

REVISIONS:
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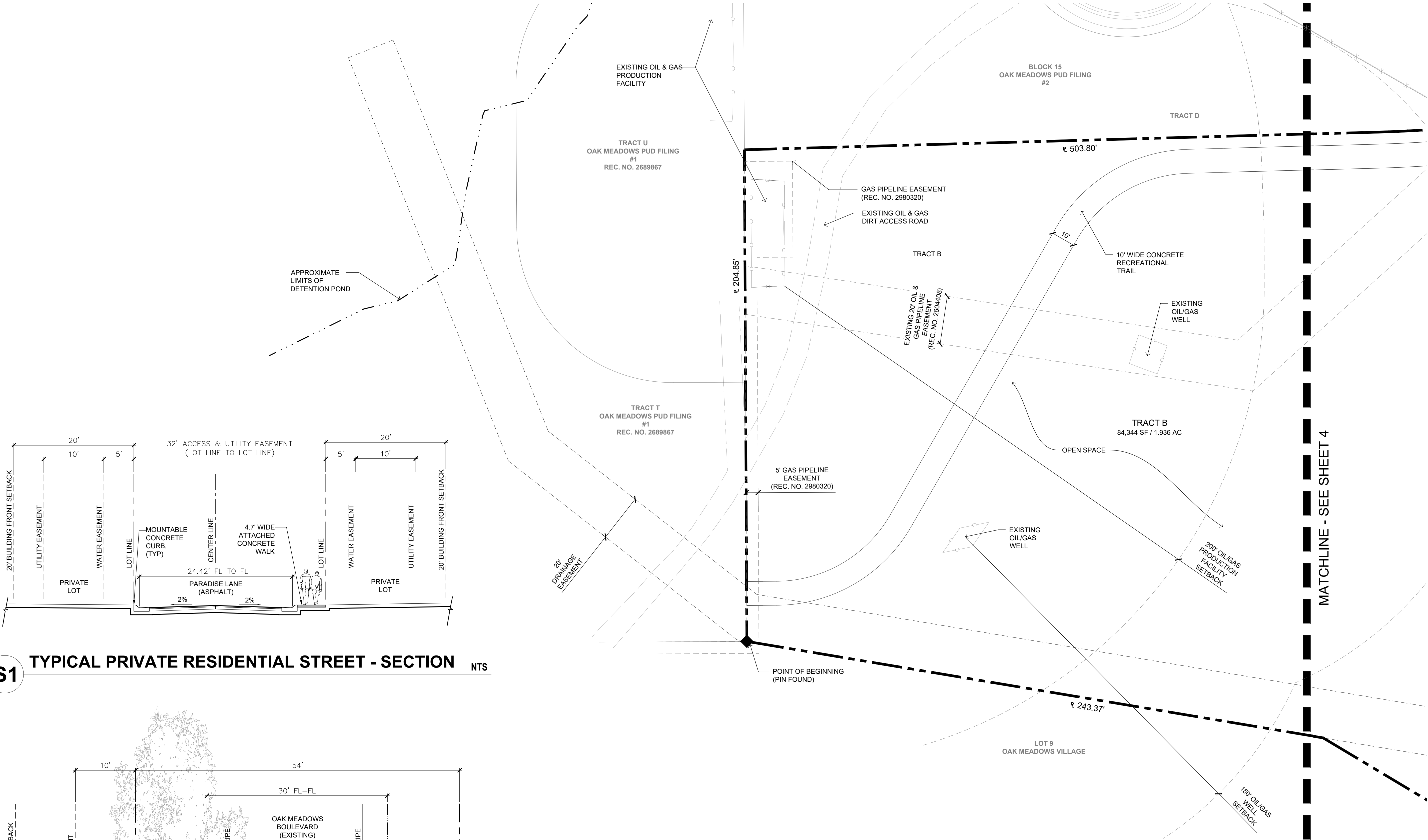
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SITE PLAN (WEST)

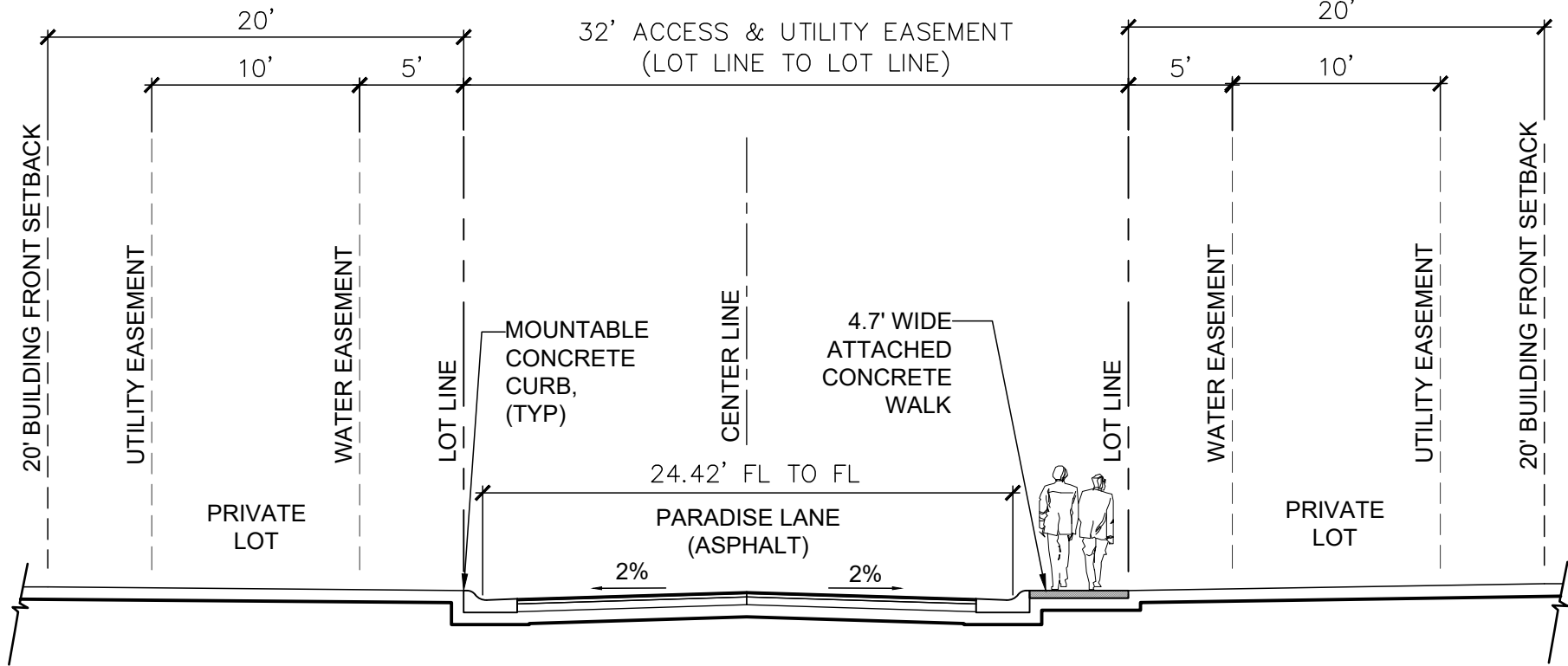
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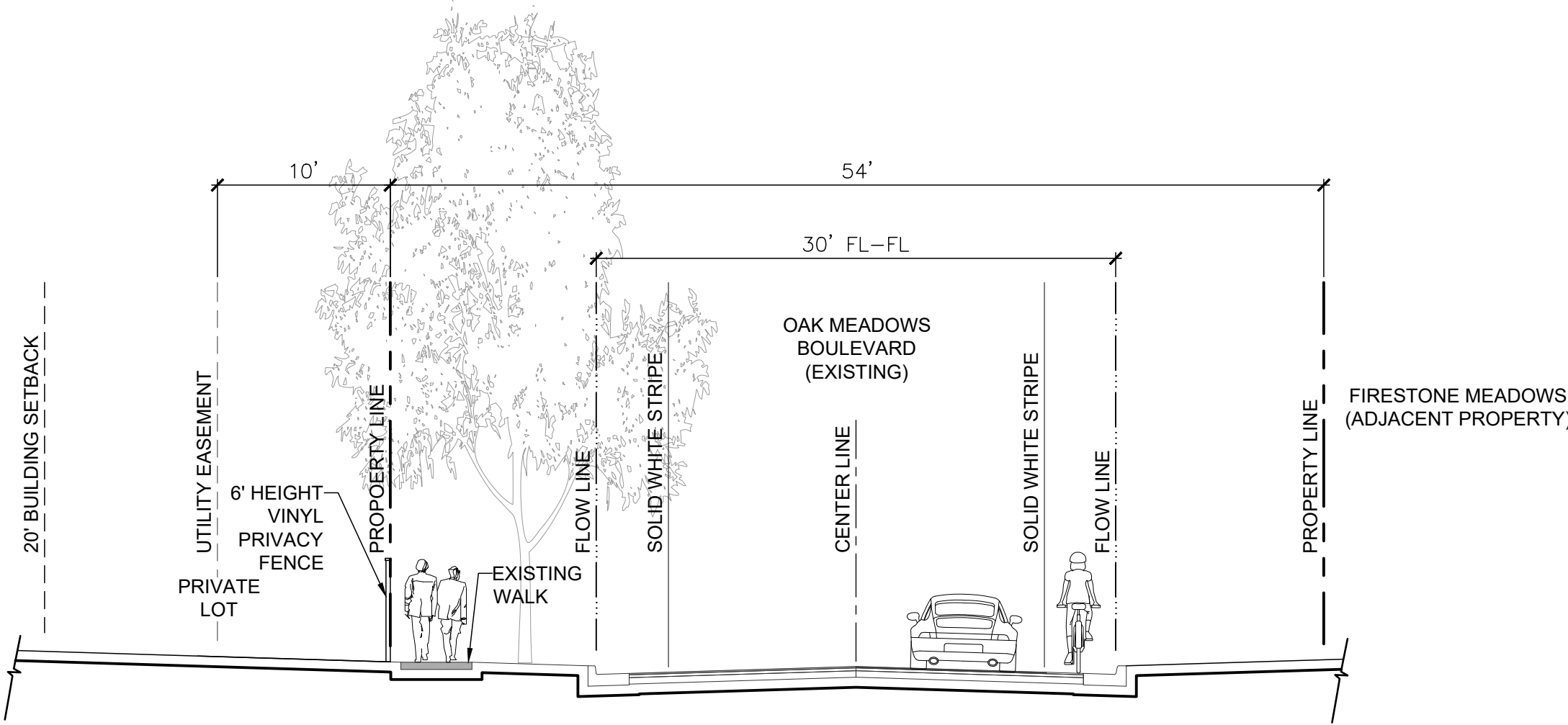
SHEET **5** OF **18**



S1 TYPICAL PRIVATE RESIDENTIAL STREET - SECTION NTS



S2 OAK MEADOWS BOULEVARD - SECTION (EXISTING STREET) NTS



SITE PLAN LEGEND

PROPOSED	EXISTING
CHAINLINK FENCE	
WOODEN FENCE	



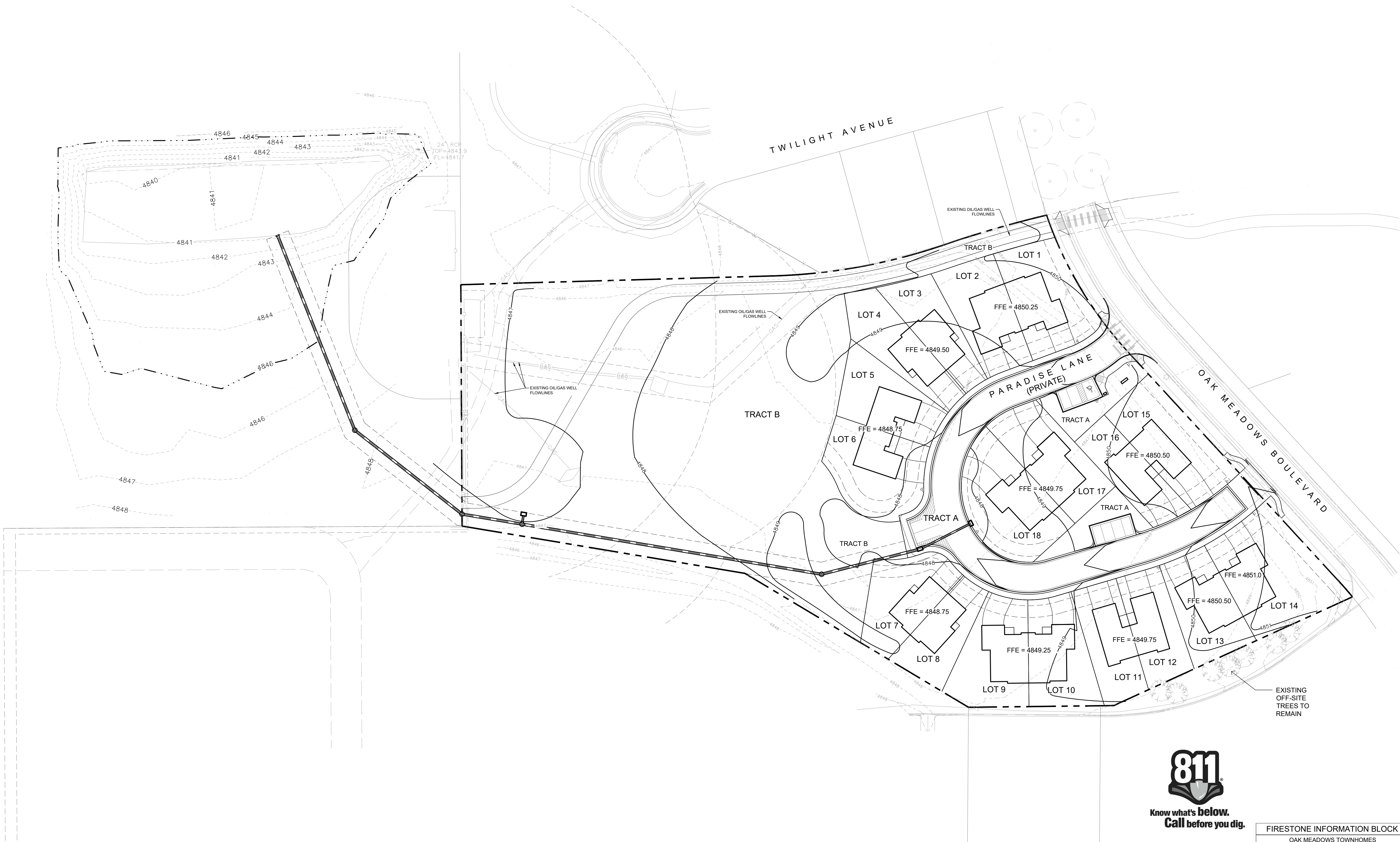
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0 10' 20' 40' 60'

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION: OAK MEADOWS TOWNHOMES	
TYPE OF SUBMITTAL:	FDP
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PREPARATION DATE:	2017.01.20
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SHEET 5 OF 18	

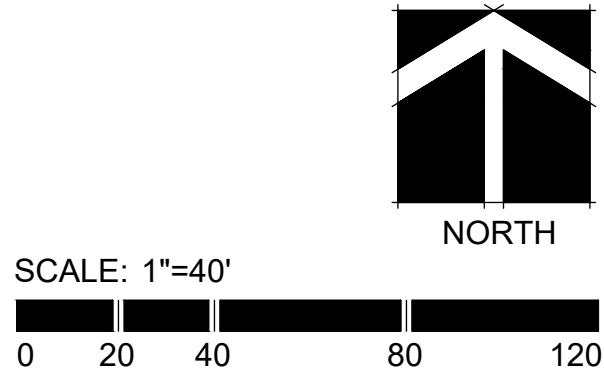
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FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
OVERALL GRADING PLAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 6 OF 18



GRADING PLAN NOTES:

- FFE (FINAL FINISH ELEVATIONS) SHALL NOT EXCEED MINIMUM FINISH FLOOR ELEVATIONS BY MORE THAN 2 FEET.



FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION: OAK MEADOWS TOWNHOMES	
TYPE OF SUBMITTAL:	FDP
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PHASE NUMBER:	
PREPARATION DATE:	2017.01.20
REVISION DATE:	2017.08.31
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SHEET 6 OF 18	



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OAK MEADOWS TOWNHOMES

FIRESTONE, COLORADO

PROJECT INFORMATION:
PROJECT NUMBER: 218-1701FS
DATE: JAN 20, 2017
PHASE: FDP

REVISIONS:
20180417 3rd Resubmittal

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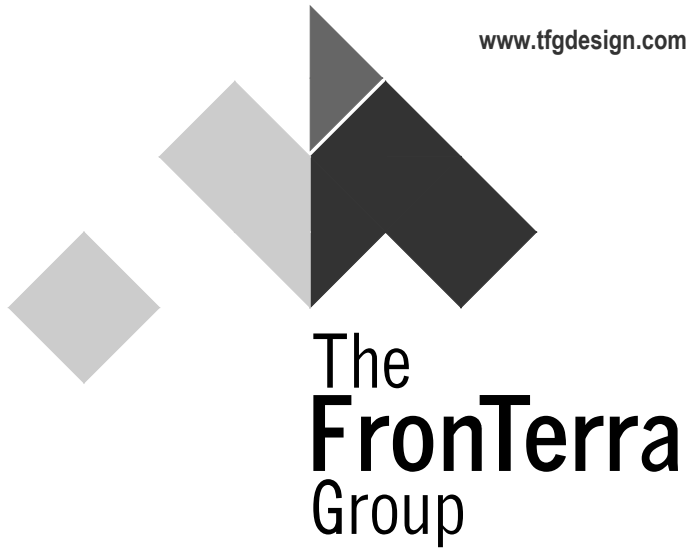
OVERALL
GRADING PLAN

SHEET NUMBER:

6

SHEET 6 OF 18

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
LANDSCAPE PLAN - EAST
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 7 OF 18



TFG Design, LLC
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LANDSCAPE PLAN NOTES:

- SEE SHEET 8 FOR PLANT SCHEDULE AND GENERAL LANDSCAPE NOTES.
- SEE SHEET 9 FOR PLANTING DETAILS AND LANDSCAPE SPECIFICATIONS.

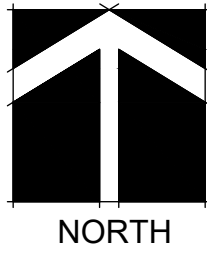
LANDSCAPE PLAN LEGEND

PROPOSED	EXISTING

OWNER:

ATTN: Joseph Tarantino
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Loveland, CO 80537
(970) 481-9578
jt@tarantino.com

SCALE: 1"=20'
0 10' 20' 40' 60'



STEEL EDGER, (TYP)
COBBLE MULCH, (TYP)

OAK MEADOWS TOWNHOMES

FIRESTONE, COLORADO

PROJECT INFORMATION:
PROJECT NUMBER: 218-1701FS
DATE: JAN 20, 2017
PHASE: FDP

REVISIONS:
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SHEET TITLE:
LANDSCAPE PLAN (EAST)

SHEET NUMBER:

7

SHEET **7** OF **18**

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION: OAK MEADOWS TOWNHOMES	
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	
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PREPARATION DATE:	2017.01.20
REVISION DATE:	2017.08.31
REVISION DATE:	2018.04.18
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 7 OF 18	

EXISTING OFF-SITE EVERGREEN TREES TO REMAIN

MATCHLINE - SEE SHEET 8



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FILE LOCATION: D:\Fronterra Work Space\218-1701FS FDP and FUP - 03DWG\218-1701FS FDP - 03.dwg

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FILE LOCATION: D:\FrontTerra Work Space\218-1701FS FDP and FUP - 03.DWG\218-1701FS FDP - 03.dwg

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
LANDSCAPE PLAN - WEST
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 8 OF 18

NO. 2689867
NTION POND A)

SEE NOTE #1.

TRACT U
OAK MEADOWS PUD FILING
#1
REC. NO. 2689867

TRACT T
OAK MEADOWS PUD FILING
#1
REC. NO. 2689867

SEE NOTE #1.

OIL/GAS
COLLECTION
FACILITY

OIL/GAS
COLLECTION
FACILITY

TRACT D

TRACT
B

MATCHLINE
SEE SHEET 7

OAK MEA/
RE

GENERAL LANDSCAPE NOTES:

- ALL AREAS BEYOND THE PROPERTY BOUNDARY DISTURBED BY THE INSTALLATION OF THE STORM SEWER TO BE RESTORED PER TOWN OF FIRESTONE SPECIFICATIONS.
- ON-SITE NATIVE SEED IS TO BE IRRIGATED UNTIL ESTABLISHMENT.
- SEE SHEET 9 FOR PLANTING DETAILS AND LANDSCAPE SPECIFICATIONS.

PLANT SCHEDULE OAK MEADOWS TOWNHOMES

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
PFV	4	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	B & B	6' HT.
SHADE TREE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
COC	2	Celtis occidentalis	Common Hackberry	B & B	2"Cal
QR	3	Quercus rubra	Red Oak	B & B	2"Cal
TAR	5	Tilia americana 'Redmond'	Redmond American Linden	B & B	2"Cal
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
CSK	7	Cornus sericea 'Kelsey'	Kelsey Dogwood	5 gal	
PP	3	Prunus besseyi 'Pawnee Buttes'	Sand Cherry	5 gal	
VBM	6	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	5 gal	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
JCA	6	Juniperus chinensis 'Armstrongii'	Armstrong Juniper	5 gal	
JSB	3	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 gal	
PM	3	Pinus mugo	Mugo Pine	5 gal	
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MAXIMUM HEIGHT
PAH	24	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal	36"
PAL	62	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal	18"
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME		
	15	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis		
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME		
	78,523 sf	(see specifications)	Native Seed Mix		
	3,656 sf	(see specifications)	Drought Tolerant Bluegrass Sod		
BED MULCH					
			Cobble Mulch		
(no hatch)			Wood Fiber Mulch		



Know what's below.
Call before you dig.

SCALE: 1"=20'



FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION: OAK MEADOWS TOWNHOMES	
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	2017.01.20
REVISION DATE:	2017.08.31
REVISION DATE:	2018.04.18
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 8 OF 18	

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SHEET TITLE:

LANDSCAPE PLAN
(WEST)

SHEET NUMBER:

8

SHEET 8 OF 18

OAK MEADOWS TOWNHOMES

FIRESTONE, COLORADO

OWNER:

ATTN: Joseph Tarantino
3702 Valley View Ct
Loveland, CO 80537
(970) 481-9578
jt@tarantico.com

LANDSCAPE ARCHITECTURE|PLANNING

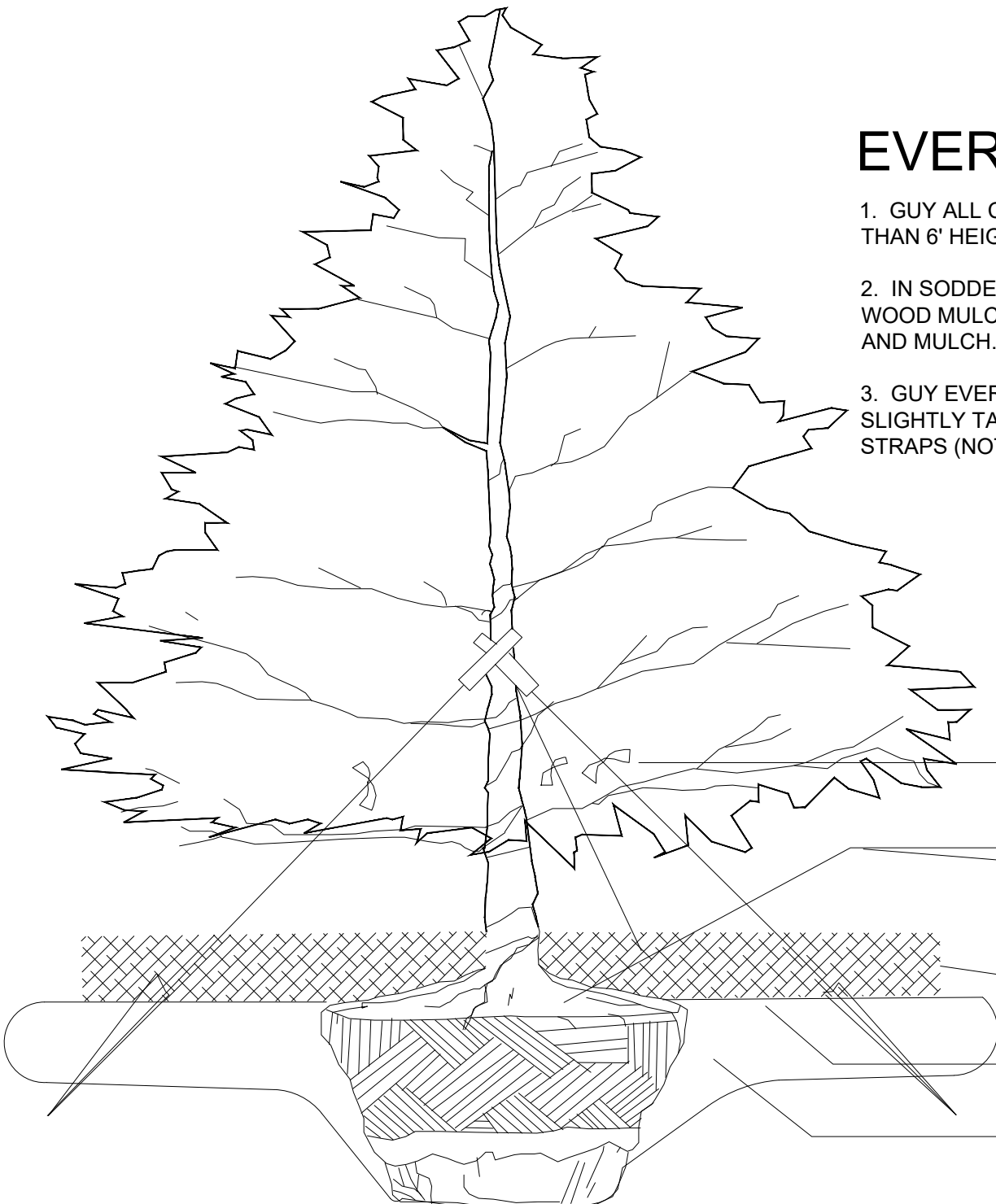
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FrontTerra
Group

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PLANTING DETAILS



EVERGREEN TREES

1. GUY ALL CONIFER TREES AND ALL DECIDUOUS TREES LARGER THAN 6' HEIGHT AS SHOWN.
2. IN SODDED AREAS, CUT SOD IN 36" CIRCLE AND MULCH WITH WOOD MULCH. FOR CONIFERS CUT SOD AT DRIP LINE OF TREE AND MULCH.
3. GUY EVERGREEN TREES IN 3 PLACES AT 45 DEGREE ANGLE SLIGHTLY TAUT ONLY TO ALLOW SOME MOVEMENT. USE NYLON STRAPS (NOT HOSES) WITH METAL GROMMETS.

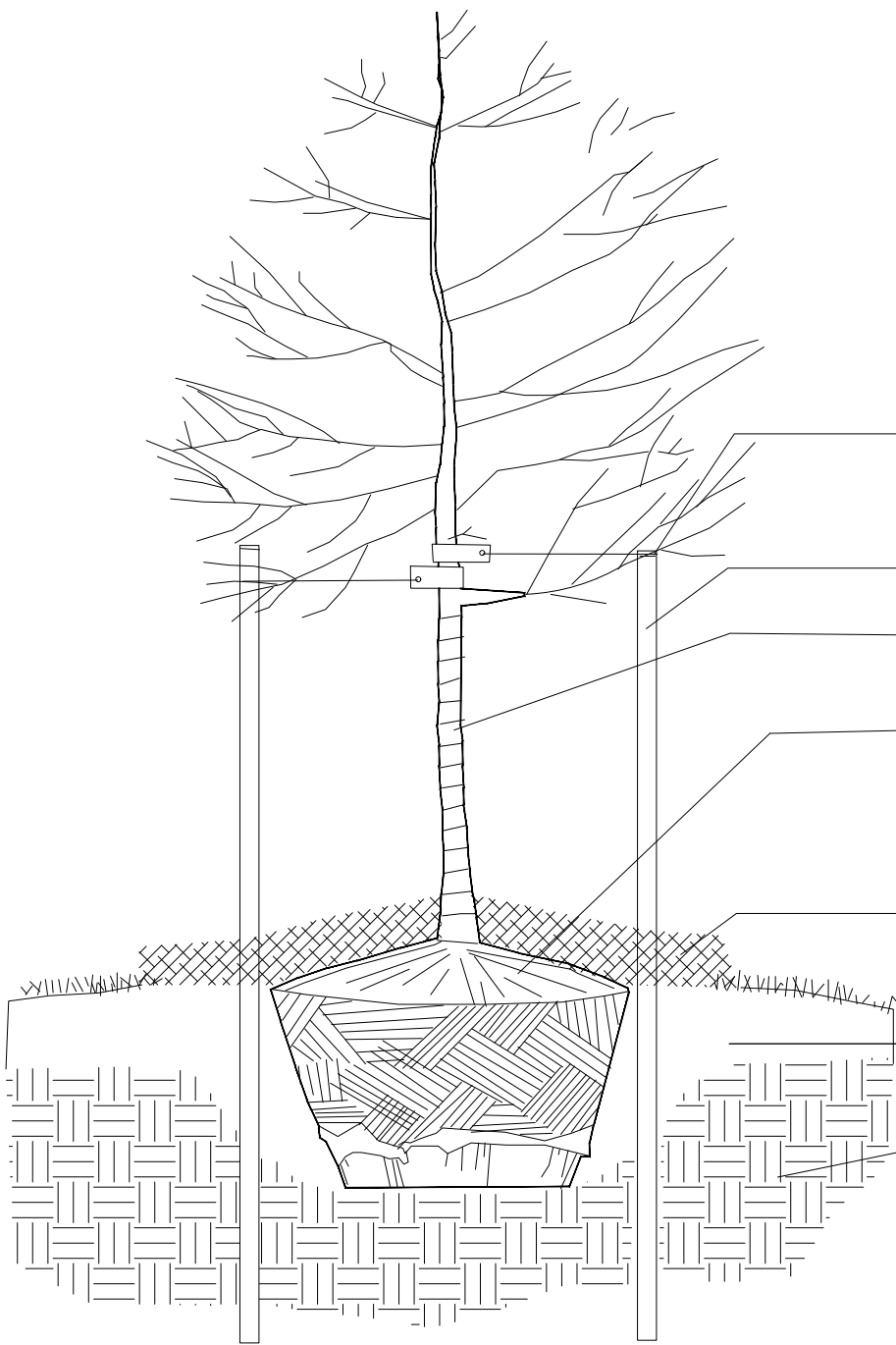
FLAGGING

SET TOP OF ROOTBALL 4" ABOVE LOWEST ADJACENT GRADE. REMOVE TOP 2/3 OF WIRE BASKET AND BURLAP.

WOOD MULCH (4" DEPTH).

6" DEPTH AMENDED SOIL

BACKFILL PIT WITH EXCAVATED SOIL



DECIDUOUS TREES

STAKE TREES USING METAL POSTS WIRED (SLIGHTLY TAUT), WITH NYLON STRAPS. SET POSTS VERTICALLY PLUMB. NO RUBBER HOSES.

PROTECTIVE RUBBER CAPS ON POSTS.

SEE NOTE #5 ABOVE FOR POST SPECIFICATIONS

WRAP TREES TO FIRST BRANCH IN THE FALL. IF PLANTED IN THE SPRING DO NOT WRAP.

REMOVE TOP 3/4 OF WIRE BASKET AND BURLAP.

SET TREE ON COMPACTED SUBGRADE WITH TOP OF ROOTBALL 3" ABOVE LOWEST ADJACENT GRADE.

4" DEPTH WOOD MULCH AT BASE OF TREE.

30" DIA. MULCH RING IN LAWN AREAS.

6" DEPTH AMENDED SOIL. BACKFILL MIX, PER SPECIFICATIONS ABOVE.

EXISTING SUBGRADE

FINAL DEVELOPMENT PLAN OAK MEADOWS TOWNHOMES

OAK MEADOWS P.U.D. - PLANNING AREA 1

A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.

LANDSCAPE DETAILS

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 9 OF 18

15. NATIVE SEED MIX: ALL SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15. NATIVE SEEDDED AREAS SHALL BE SEEDDED WITH THE FOLLOWING BLEND OR ALTERNATIVE AS APPROVED BY THE TOWN OF FIRESTONE:

Native seed shall be the Low Grow Mix from Arkansas Valley:

SEEDING RATE: Temporarily Irrigated 40 lbs/acre

SPECIES	%
Crested Wheatgrass	29.63
Perennial Ryegrass	24.43
Blue Fescue	19.57
Canada Bluegrass	14.68
Chewings Fescue	9.88

16. TREES, SHRUBS, AND GROUND COVERS: PLANT MATERIALS SHALL BE A FIRST-CLASS REPRESENTATIVE OF ITS SPECIES; HEALTHY, WELL BRANCHED AND WELL PROPORTIONED IN RESPECT TO HEIGHT AND WIDTH RELATIONSHIPS; FREE FROM DISEASE, INJURY, INSECTS, AND WEED ROOTS; AND CONFORMING TO THE REQUIREMENTS OF THE COLORADO NURSERY ACT. (SEE LANDSCAPE CONTRACTORS OF COLORADO STANDARD SPECIFICATIONS FOR APPROPRIATE SECTIONS OF THE NURSERY ACT). ALL PLANTS SHALL BE NURSERY STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1, 2, 3 OR 4. BOTANIC AND COMMON NAMES: PLANT NAMES GIVEN IN THE PLANT LIST ARE IN CONFORMANCE WITH STANDARD HORTICULTURAL PRACTICE IN THIS AREA. PLANTS ARE TO BE DELIVERED TO THE SITE WITH TAGS BEARING THE BOTANIC NAME AS INDICATED BY THE PLANT LIST.

INSTALLATION

CLEARING: PRIOR TO ANY SOIL PREPARATION, EXISTING VEGETATION TO REMAIN AND WHICH MIGHT INTERFERE WITH THE SPECIFIED SOIL PREPARATION SHALL BE MOWED, GRUBBED, RAKED, AND THE DEBRIS REMOVED FROM THE SITE. PRIOR TO OR DURING GRADING OR TILLAGE OPERATION, THE GROUND SURFACE SHALL BE CLEARED OF MATERIALS THAT MIGHT HINDER FINAL OPERATIONS.

PREPARE ALL AREAS TO BE PLANTED AS FOLLOWS: RIP ALL AREAS TO BE PLANTED, SEED AND/OR SODDED TO A MINIMUM OF 8 INCHES IN TWO DIRECTIONS USING AN AGRICULTURAL RIPPER WITH TINES SPACED AT NO GREATER THAN 18 INCHES. AREAS ADJACENT TO WALKS, STRUCTURES CURBS, ETC. WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT, SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

SOIL PREPARATION: SPREAD 3 CY/1000 SF OF COMPOST AND SUFFICIENT FERTILIZER TO MEET REQUIREMENTS OF SOIL ANALYSIS OVER ALL AREAS TO BE SEEDDED, SODDED, AND/OR PLANTED WITH TREES, SHRUB BED AND GROUND COVER. INCORPORATE COMPOST BY DISKING OR ROTOTILLING INTO THE TOP 6 INCHES OF SOIL. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.

TREE AND SHRUB PLANTING:

1. SUBSTITUTIONS. ANY PLAN SUBSTITUTIONS ARE TO BE APPROVED BY THE TOWN PRIOR TO INSTALLATION.

2. ESTABLISHED LOCATION: STAKE TREES AND FLAG OR SET OUT ALL SHRUBS IN LOCATIONS SHOWN ON THE PLANS PRIOR TO INSTALLATION FOR REVIEW BY OWNER. THE FOLLOWING ARE MINIMUM DISTANCES THAT PLANT MATERIALS CAN BE PLACED FROM ADJACENT WALLS, FENCES OR PAVED AREAS:

LARGE SHRUBS: 4 FEET
MEDIUM SHRUBS: 3 FEET
PERENNIALS, GRASSES AND GROUND COVERS: 18 INCHES

3. PLANTING PITS: DIG PLANTING PITS A MINIMUM OF 2 TIMES AS WIDE AS DIAMETER OF ROOT BALL OR CONTAINER, AND A DEPTH SUFFICIENT TO ALLOW TOP OF ROOT BALL AT TRUNK TO SIT A MINIMUM OF 3" ABOVE SURROUNDING GRADE FOR SHRUBS AND 4" ABOVE FOR TREES.

INCORPORATE COMPOST BY DISKING OR ROTOTILLING INTO THE TOP 4 TO 6 INCHES OF SOIL. OBTAIN A UNIFORM MIXTURE WITH NO POCKETS OF SOIL OR AMENDMENTS REMAINING.

RESTORE THE FINE GRADE OF ALL AREAS TO BE PLANTED, SEEDDED AND/OR SODDED WITH FLOAT DRAG TO REMOVE IRREGULARITIES RESULTING FROM TILLING OPERATIONS. FLOAT DRAG TWO DIRECTIONS. REMOVE ANY ADDITIONAL STONES OVER 1-1/2 INCHES THAT HAVE COME TO THE SURFACE. UPON COMPLETION OF FINISH GRADING OPERATIONS, THE CONTRACTOR MUST PROVIDE A FINISH LANDSCAPE GRADE THAT SHALL CONFORM TO THE GRADES AND ELEVATIONS SHOWN ON THE ENGINEERING DRAWINGS. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS.

ROUGHEN SIDES OF THE PIT (SHRUB AND TREE) TO REMOVE ANY COMPACTING OR GLAZING. LOOSEN SOIL AT BOTTOM OF PIT TO A MINIMUM DEPTH OF SIX INCHES. MIX LOOSENED SOIL WITH SPECIFIED BACKFILL.

4. BACKFILL MATERIAL: TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH THE FOLLOWING MIX: 75% TOPSOIL BY VOLUME (SOIL EXCAVATED FROM PLANTING PITS). 25% COMPOST BY VOLUME. THE SPECIFIED BACKFILL MATERIALS SHALL BE PRE-MIXED USING INDUSTRY ACCEPTED TECHNIQUE IN ORDER TO OBTAIN A UNIFORM, EVENLY BLENDED CONSISTENCY. FREE FROM POCKETS OF UNBLENDED MATERIAL AND CLODS OR STONES GREATER THAN TWO INCHES IN DIAMETER. BACKFILL MIX SHALL BE DELIVERED TO EACH PLANTING PIT AFTER MIXING HAS OCCURRED.

PLANTING:

1. REMOVE STOCK FROM CONTAINER. DO NOT BREAK THE ROOT BALL. A SPADE SHALL NOT BE USED. SCARIFY SIDES AND BOTTOM OF ROOT BALL.

2. PLACE BACKFILL MIX INTO PLANTING PIT TO A DEPTH SUCH THAT THE PLANT, WHEN PLANTED, WILL BE THREE INCHES ABOVE FINISH GRADE FOR DECIDUOUS TREES, FOUR TO SIX INCHES FOR CONIFEROUS TREES, AND TWO INCHES ABOVE FINISH GRADE FOR ALL SHRUBS.

3. UNTIE AND REMOVE BURLAP FROM TOP THIRD OF ROOT BALL ON BALLED AND BURLAPPED MATERIAL. REMOVE WIRE BASKETS FROM TOP AND MINIMUM OF 2/3 OF ALL SIDE OF ROOT BALL.

4. BACKFILL ONE-HALF OF PIT WITH BACKFILL MIXTURE AND WATER IN THOROUGHLY BEFORE PLACING ANY MORE BACKFILL. DO NOT WORK WET SOIL.

5. BACKFILL THE REST OF THE PLANTING PIT WITH BACKFILL MIXTURE AND TAMP TO COMPACT. WATER IN THOROUGHLY. DO NOT WORK WET SOIL. APPLY SLOW RELEASE FERTILIZER, PER MANUFACTURER'S DIRECTION OF SIZE OF PLANT MATERIAL, BY SPREADING EVENLY OVER THE TOP OF THE ENTIRE PLANTING PIT.

6. STAKE OR GUY ALL TREES IN A TRUE VERTICAL POSITION. WRAP DECIDUOUS TREES BOTTOM TO TOP. TAPE OR TACK IN PLACE AT TOP. WRAP APPROXIMATELY NOVEMBER 15 AND REMOVE APPROXIMATELY MAY 15.

7. IF TREES ARE PLANTED IN A SPADE DUG HOLE, THEY SHALL BE DEEP WATERED WITH A WATERING NEEDLE ANGLING FROM THE INSIDE OF THE BALL OUT THROUGH THE PERIMETER OF THE SOIL.

WEED BARRIER INSTALLATION

1. WEED BARRIER SHALL BE PLACED IN ALL SHRUB BED AREAS WHERE 5-GALLON SHRUB MATERIAL IS USED OR WHERE NOTED IN PLAN AND DETAILS. AT ALL EDGES OF CURBS, WALLS, STRUCTURES, PAVEMENTS, AND HEADERS, WEED BARRIER SHALL BE SECURED WITH 11-GAUGE, 6-INCH LONG STAPLES AT 18 INCHES O.C. AT ALL EDGES.

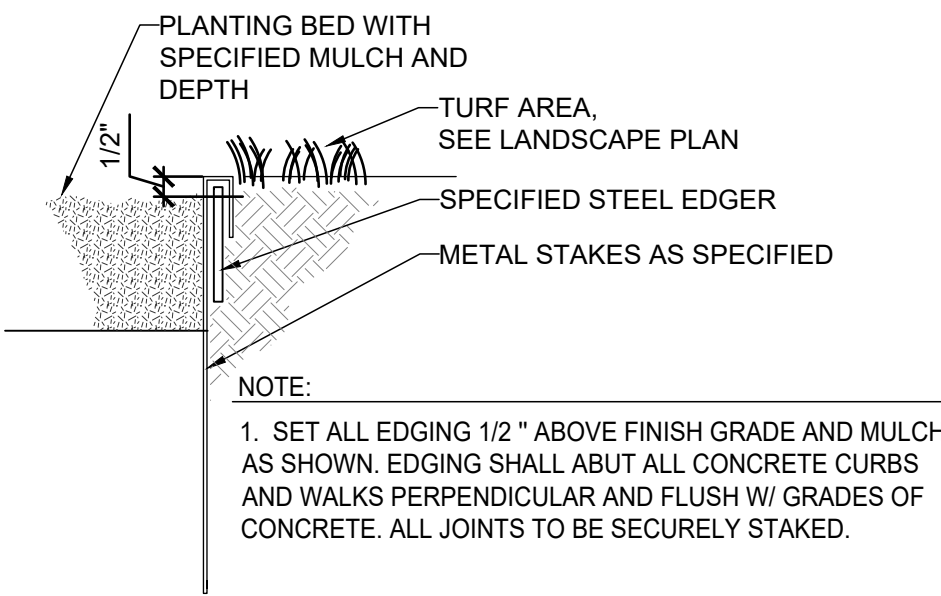
2. NO WEED BARRIER SHALL BE PLACED IN AREAS RECEIVING ONE GALLON AND SMALLER PLANT MATERIAL.

3. NO WEED BARRIER SHALL BE PLACED IN SOIL PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES PLANTED IN SODDED OR SEEDDED AREAS.

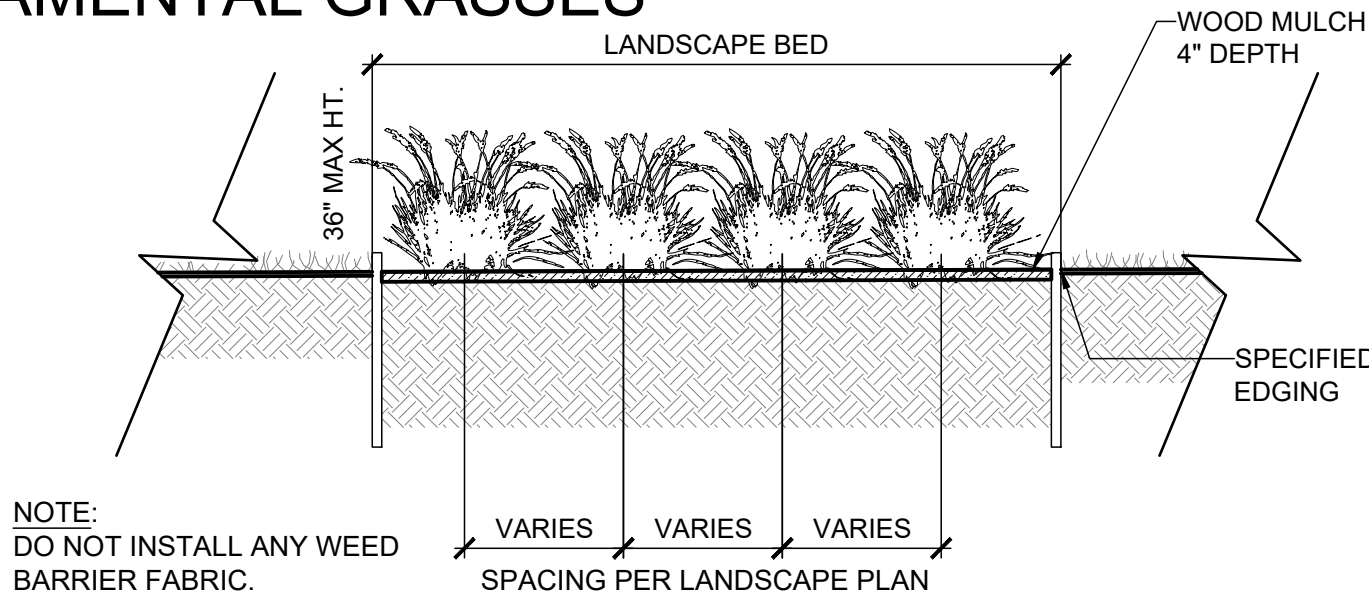
STEEL HEADER CONSTRUCTION

1. LAYOUT STEEL HEADER IN LOCATIONS SHOWN ON PLANS AND RECEIVE REVIEW OF OWNER PRIOR TO INSTALLATION. LOCATE BY SCALING OFF OF PLAN. INSTALL PLUMB WITH GRADES MAINTAINING A MINIMUM CONSTANT HEIGHT OF ONE INCH ABOVE ADJACENT TURF AREAS.

STEEL EDGER



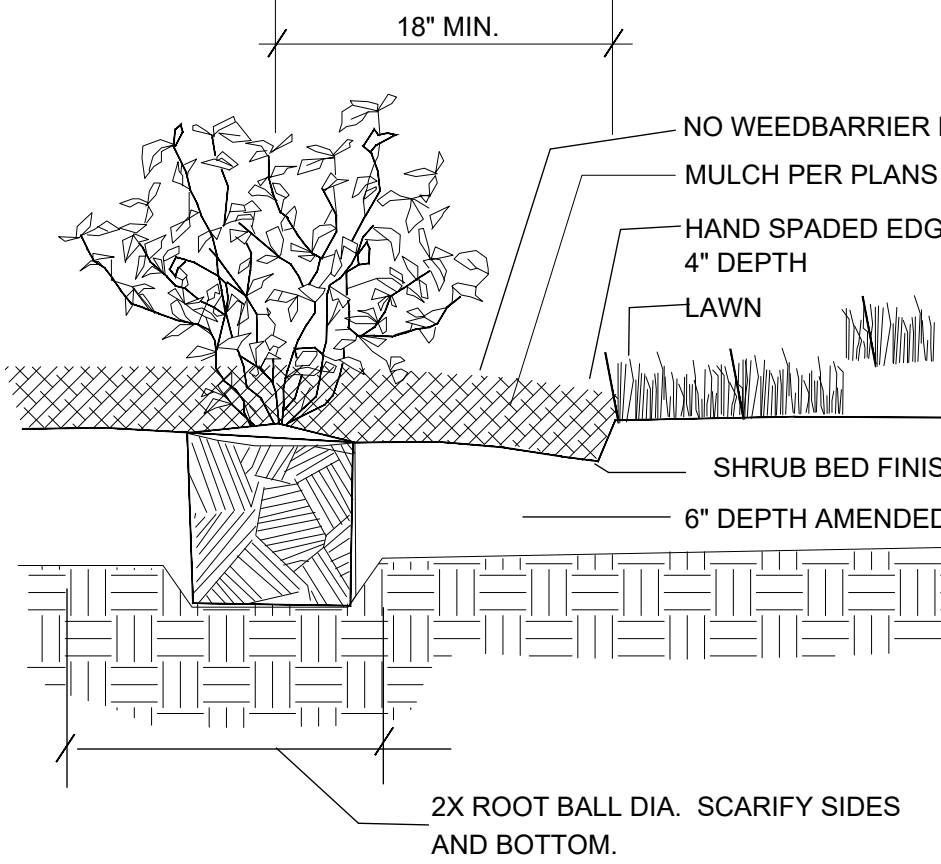
ORNAMENTAL GRASSES



SHRUBS

PLACE SHRUBS A MINIMUM OF 18" FROM PLANTING BED EDGE (STEEL HEADER, CURBS, WALKS, WALLS, ETC.) FOR 1 GALLON SHRUBS, 3' MINIMUM FOR 5 GALLON DECIDUOUS SHRUBS, 4' FOR CONIFER SHRUB.

FOR 5 GALLON AND LARGER PLANT MATERIAL CONSTRUCT A 2" HIGH WATERING RING AROUND SHRUB AT EDGE OF PLANTING PIT. FOR 1 GALLON MATERIAL, CONSTRUCT A 2" X 18" DIA. WATER RING AND MULCH WITH WOOD BARK INSIDE OF THE WATER RING.



FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION: OAK MEADOWS TOWNHOMES	
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	2017.01.20
REVISION DATE:	2017.08.31
REVISION DATE:	2018.04.18
REVISION DATE:	
REVISION DATE:	
SHEET 9 OF 18	

OAK MEADOWS TOWNHOMES

FIRESTONE, COLORADO

OWNER:

ATTN: Joseph Tarantino
3702 Valley View Ct
Loveland, CO 80537
(970) 481-9578
jit@tarantico.com

PROJECT INFORMATION:

PROJECT NUMBER: 218-1701FS
DATE: JAN 20, 2017
PHASE: FDP

REVISIONS:

20180417 3rd Resubmittal

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

9

SHEET 9 OF 18

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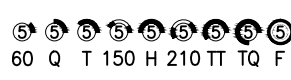
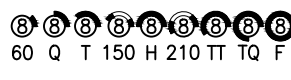
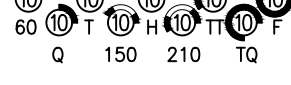
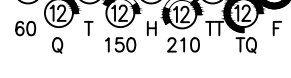
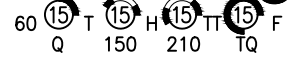
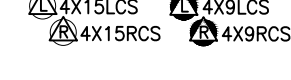
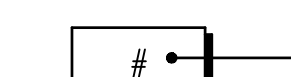


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FILE LOCATION: C:\Dropbox\Dropbox\MPI Designs\Client Files\TfG Design, LLC\Oak Meadows\Design Files\IR-OAK MEADOWS.dwg

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI		
	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 5 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-06-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-06-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-06-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-06-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-06-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 MP2000 PROS-06-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		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
	HUNTER I-20-06-S5 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	35	2.10	35'
	HUNTER I-20-06-S5 TURF ROTOR, 6.0" POP-UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	35	2.70	36'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION			
	RAIN BIRD XCZ-PRB-100-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. FLOW RANGE 3GPM TO 20GPM.			
	DRIPLINE FLUSH CAP AGRIFIM FLUSH CAP. 3/4" DRIPLINE COMPRESSION END CAP WITH SCREW ON END.			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION			
	REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL ICV-GLOBE. 1-INCH PLASTIC ELECTRIC REMOTE CONTROL VALVES			
	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 BUCKNER-SUPERIOR 3100, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE TO MATCH POC			
	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).			
	PEDESTAL MOUNT CONTROLLER ASSEMBLY WEATHERMATIC SLI 624, 24-ZONE CONTROLLER, INCLUDES SMARTLINK AIRCARD WITH FLOW, SLW5 WEATHER STATION, AND 5-YR SERVICES PLAN (SLI 648TW-5YR-BUNDLE-FLOW). UTILIZE STAINLESS STEEL PEDESTAL, MODEL SLPED-ENC-S5-1600. (UTILIZE NORMALLY OPEN PANEL)			
	CREATIVE SENSOR TECHNOLOGY PSI-T 1-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: .86-52 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.			
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 1.25-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			

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
IRRIGATION LEGEND AND NOTES
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 10 OF 18

INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER TOWN ENGINEER) OF 65 PSI (REGULATED BY TOWN), AT A MAXIMUM FLOW OF 1.0 GPM AT THE 3/4-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.
- 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.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.
- 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.
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 - 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.
- INSTALL THREE (3) #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE FOR USE AS SPARES IN CASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.
 - 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 AN ABOVE GRADE SYSTEM AND UTILIZED FOR ESTABLISHMENT OF SEED ONLY. SYSTEM IS NOT INTENDED TO OPERATE BEYOND ESTABLISHMENT. THE TEMPORARY IRRIGATION SYSTEM SHALL BE PHYSICALLY DISCONNECTED ON OR BEFORE OCTOBER 1, 2019. THE TOWN ENGINEER SHALL BE PRESENT FOR THE DISCONNECTION OF THE IRRIGATION SYSTEM FOR THE NATIVE SEED AREAS.
- 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.
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	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.

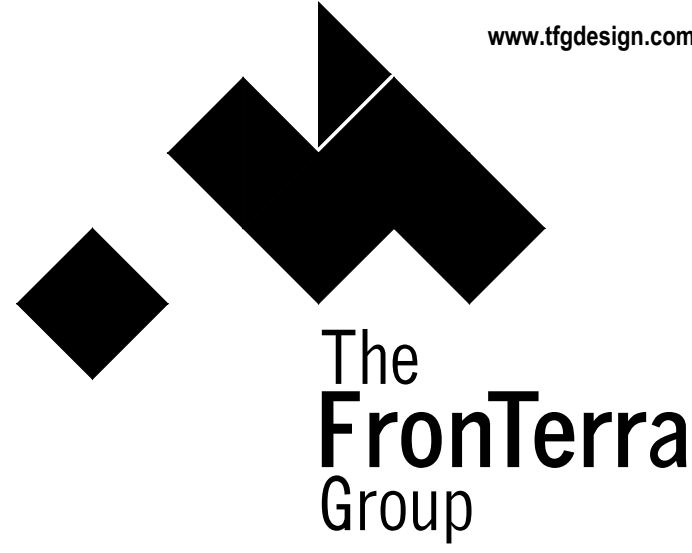
FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION:	OAK MEADOWS TOWNHOMES
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	2017.01.20
REVISION DATE:	2017.03.31
REVISION DATE:	2017.08.30
REVISION DATE:	2017.10.03
REVISION DATE:	2018.04.18
REVISION DATE:	
SHEET 10 OF 18	

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IRRIGATION
LEGEND & NOTES

IR1.0

SHEET 10 OF 18



LANDSCAPE ARCHITECTURE | PLANNING

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(970) 689-3737
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MPI Designs, LLC
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OWNER:

ATTN: Joseph Tarantino
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(970) 481-9578
jt@tarantino.com

OAK MEADOWS TOWNHOMES
FINAL DEVELOPMENT PLAN

FIRESTONE, COLORADO

PROJECT INFORMATION:
PROJECT NUMBER: 111-152FS
DATE: JAN 20, 2017
PHASE: FDP SUBMITTAL

REVISIONS:
GENERAL REVISION PER TOWN COMMENTS

10/03/17 REVISIONS TO ADD
PHASE 2

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MATCHLINE - SEE SHEET IR1.2

T9
ADOWS
AGE

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
IRRIGATION PLANS
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 11 OF 18

OAK MEADOWS
PUD FILING #2

LOT 16

LOT 15

A11
1" 10N

A12
1" 10N

A13
1" 7.00

A14
1" 10N

A16
1" 7N

A15
1" 10N

A17
1" 10N

1 POC
SIZE: 3/4-INCH
FLOW: 10 GPM
PRESSURE: 65 PSI
(REGULATED BY TOWN)

A10
1" Drip

A8
1" 8

A5
1" 9

A6
1" 6

A7
1" 9

CONTROLLER 2
120 VAC POWER REQUIRED

A3
1" 7

A2
1" 7

A4
1" 7

A1
1" 8

A9
1" Drip

6" HDPE SLEEVE.
INSTALL 32" DEEP.
INSTALL CONTROL WIRES
THRU SMALLER WIRE
CONDUIT IN HDPE SLEEVE.

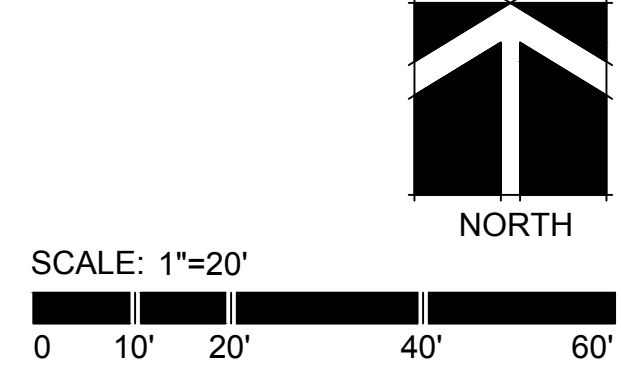
TRACT A
FIRESTONE
MEADOWS PUD

LOT 1
FIRESTONE
MEADOWS PUD
REPLAT #3

OAK MEADOWS BOULEVARD

INSTALL MAINLINE IN
10 FOOT UTILITY
EASEMENT AT LEAST
28" DEEP.

LOT 1
OAK MEADOWS
VILLAGE



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OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
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SHEET 11 OF 18	

OWNER:

ATTN: Joseph Tarantino
3702 Valley View Ct
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(970) 481-9578
jt@tarantico.com

OAK MEADOWS TOWNHOMES
FINAL DEVELOPMENT PLAN

FIRESTONE, COLORADO

PROJECT INFORMATION:

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DATE: JAN 20, 2017
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REVISIONS:

GENERAL REVISION PER TOWN COMMENTS

10/03/17 REVISIONS TO ADD
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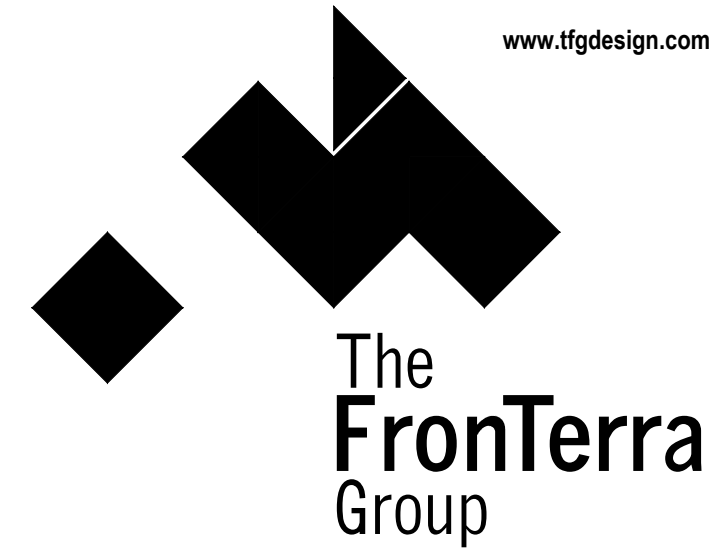
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SHEET TITLE:
IRRIGATION PLAN
(EAST)

SHEET NUMBER:

IR1.1

SHEET 11 OF 18



LANDSCAPE ARCHITECTURE | PLANNING

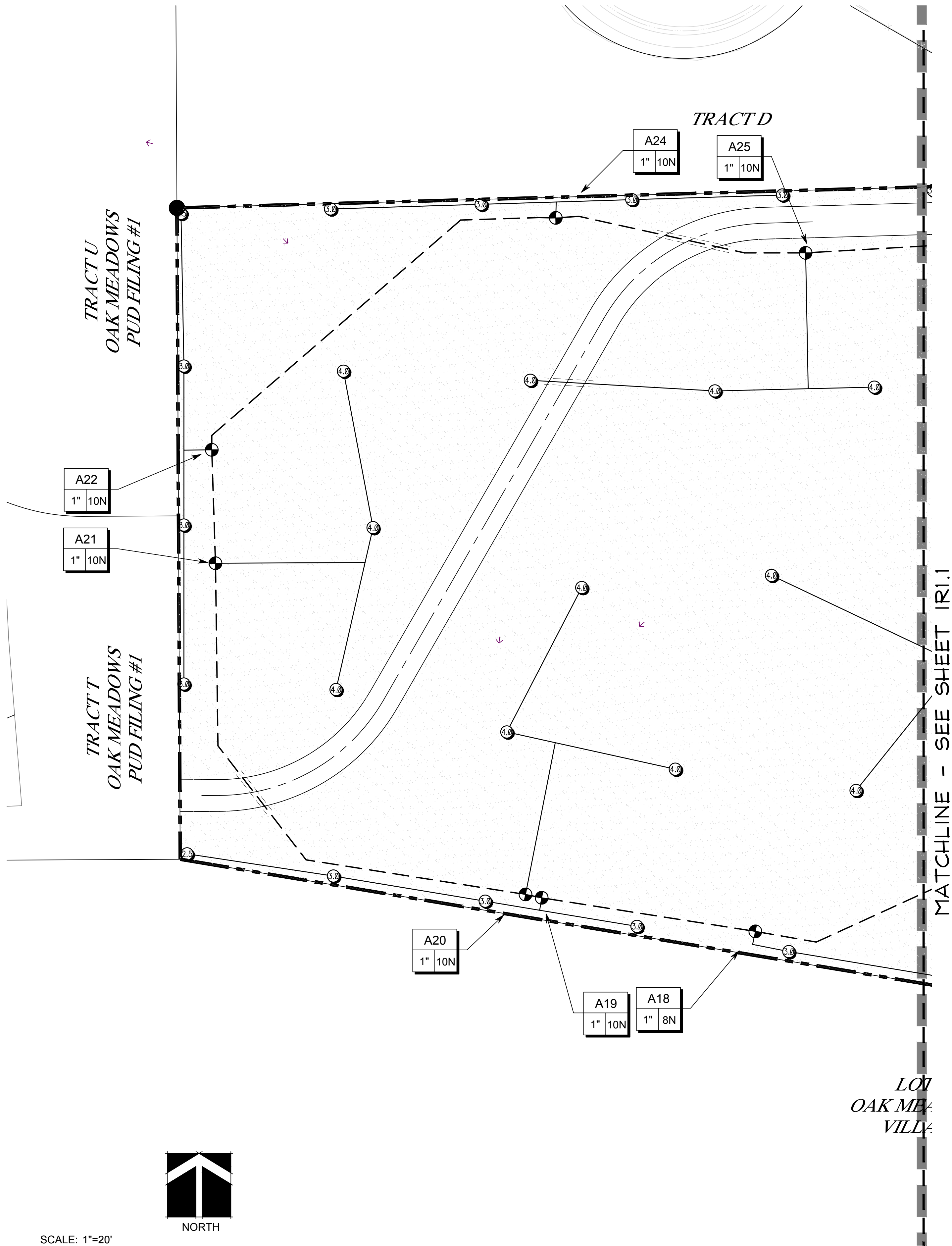
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FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
IRRIGATION PLANS
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 12 OF 18



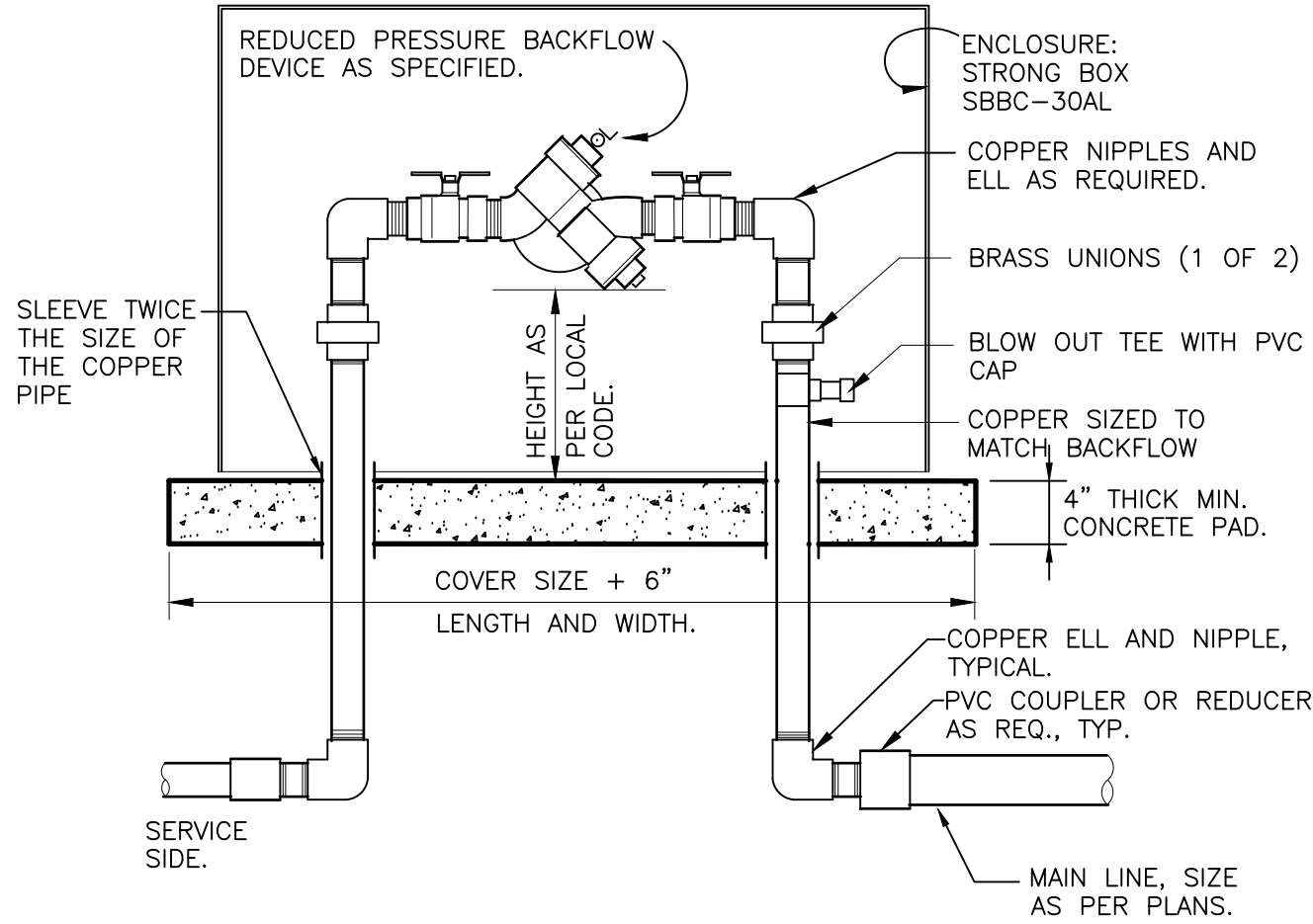
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- NOTES:
- INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 - SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 - ALL HINGED CONNECTION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

1 RP BACKFLOW W/ ENCLOSURE

1" = 1'-0"

328409.46-03

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION:	OAK MEADOWS TOWNHOMES
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	2017.01.20
REVISION DATE:	2017.03.31
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REVISION DATE:	2018.04.18
REVISION DATE:	
SHEET 12 OF 18	

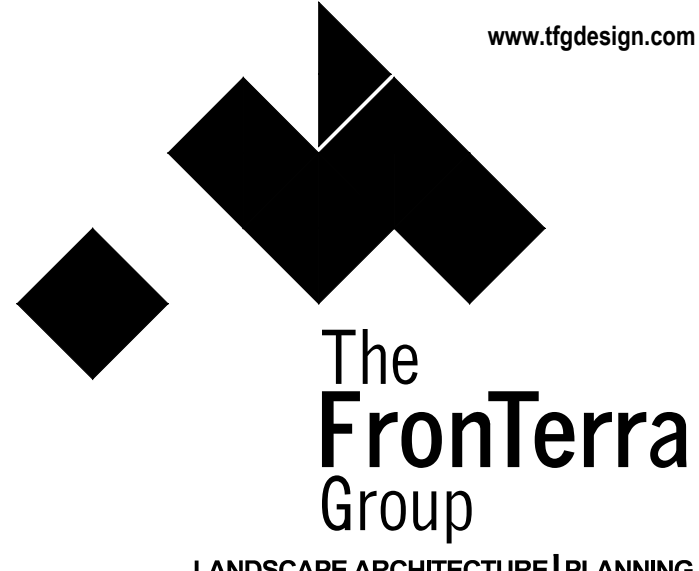
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SHEET TITLE:
IRRIGATION PLAN
(WEST)

SHEET NUMBER:

IR1.2

SHEET 12 OF 18



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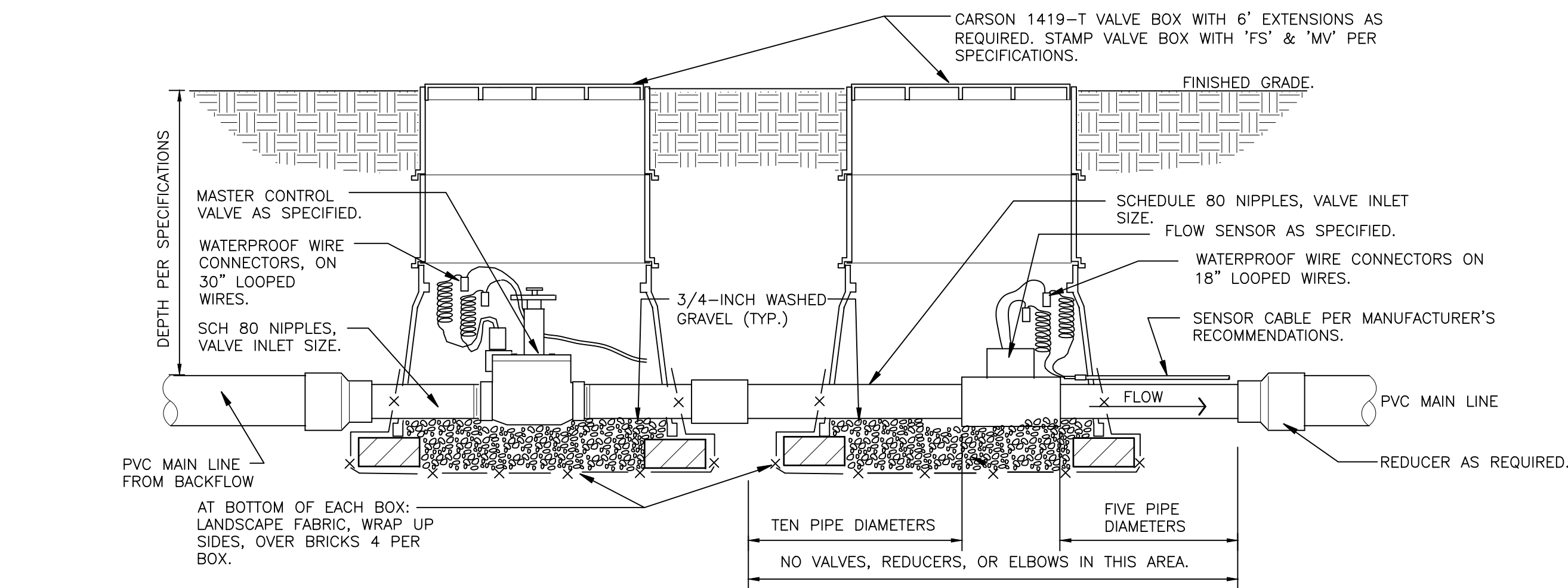
OAK MEADOWS TOWNHOMES
FINAL DEVELOPMENT PLAN

FIRESTONE, COLORADO

DRAWN BY: FILE LOCATION: C:\Dropbox\Dropbox\MPI Designs\Client Files\TFG Design, LLC\Oak Meadows\Design Files\IR-OAK MEADOWS.dwg PLOT DATE: 9/28/2016 10:45 AM

FINAL DEVELOPMENT PLAN OAK MEADOWS TOWNHOMES

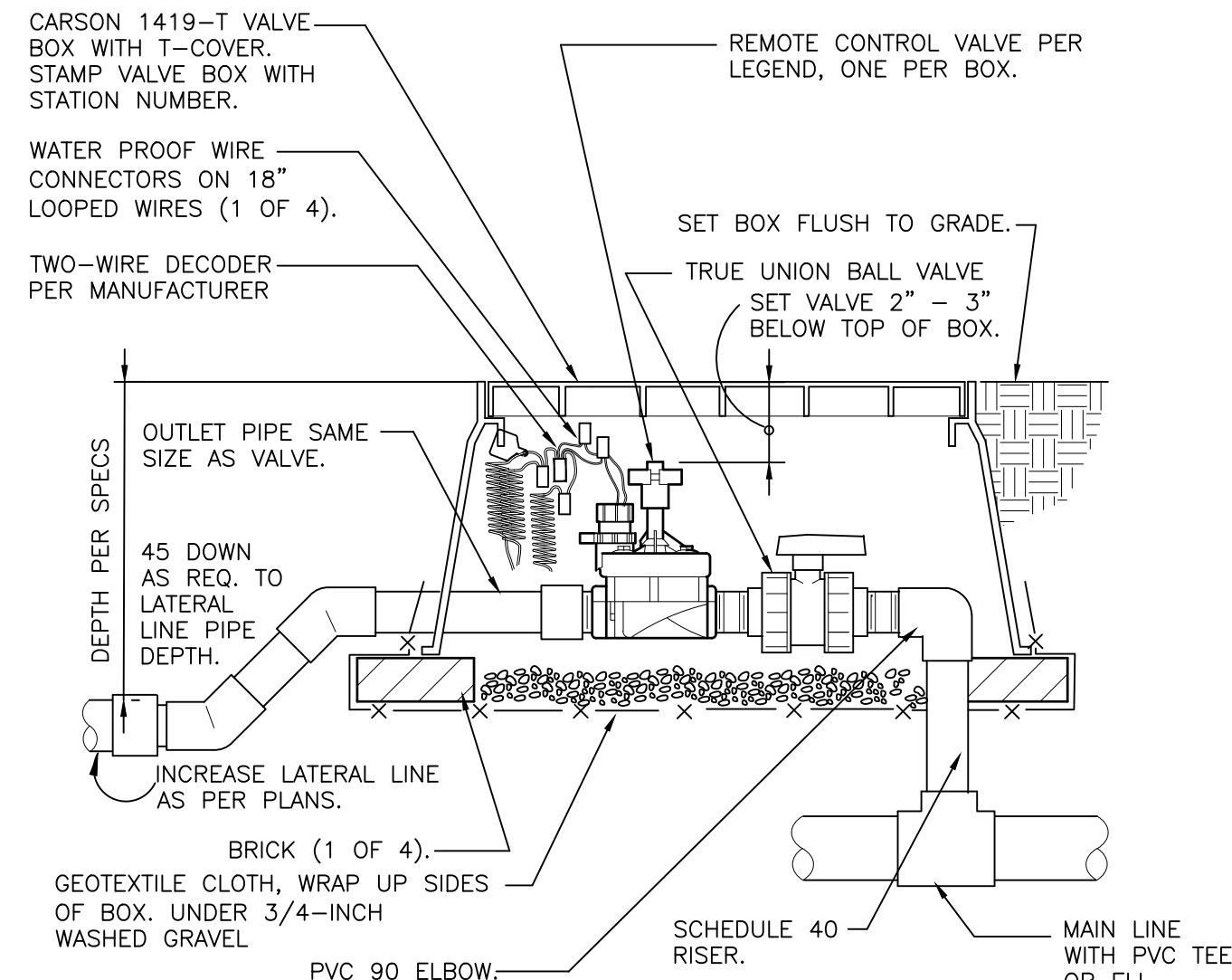
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
IRRIGATION DETAILS
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 13 OF 18



2 MASTER VALVE/FLOW SENSOR ASSEMBLY

1 1/2" = 1'-0"

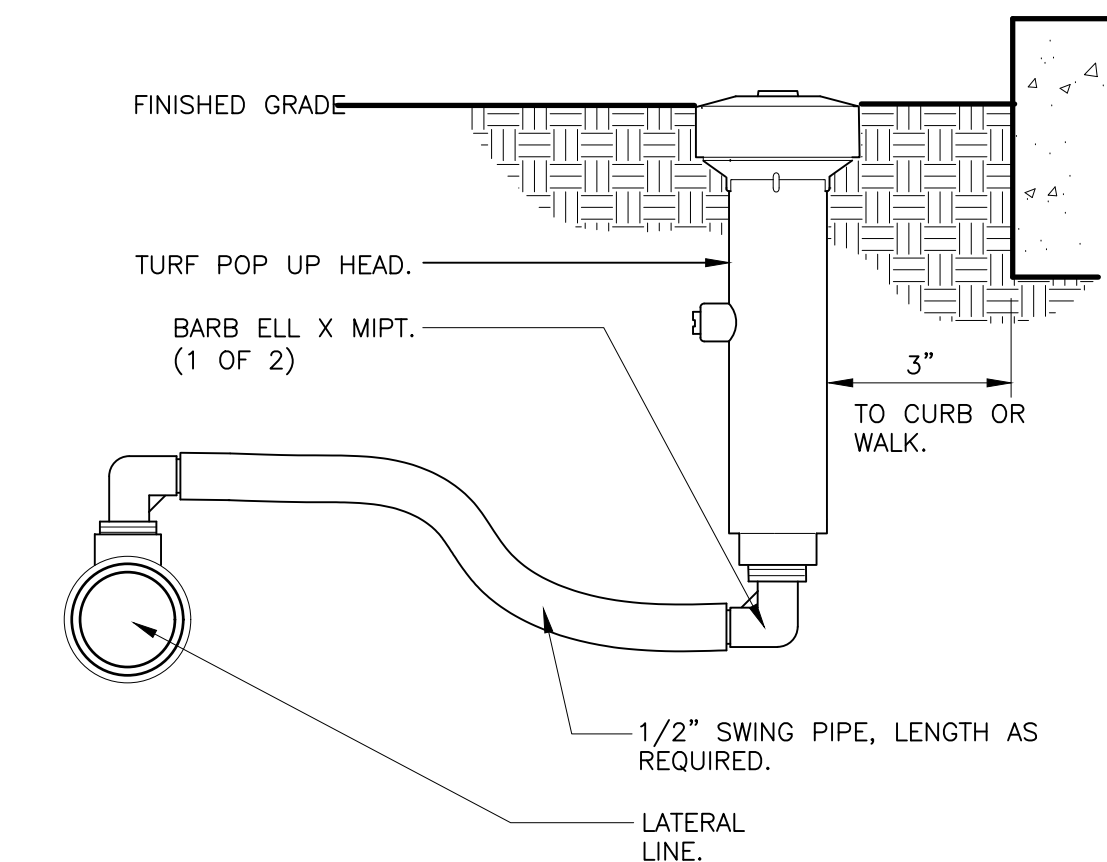
328406.23-10



5 REMOTE CONTROL TURF VALVE W/DECODER

1 1/2" = 1'-0"

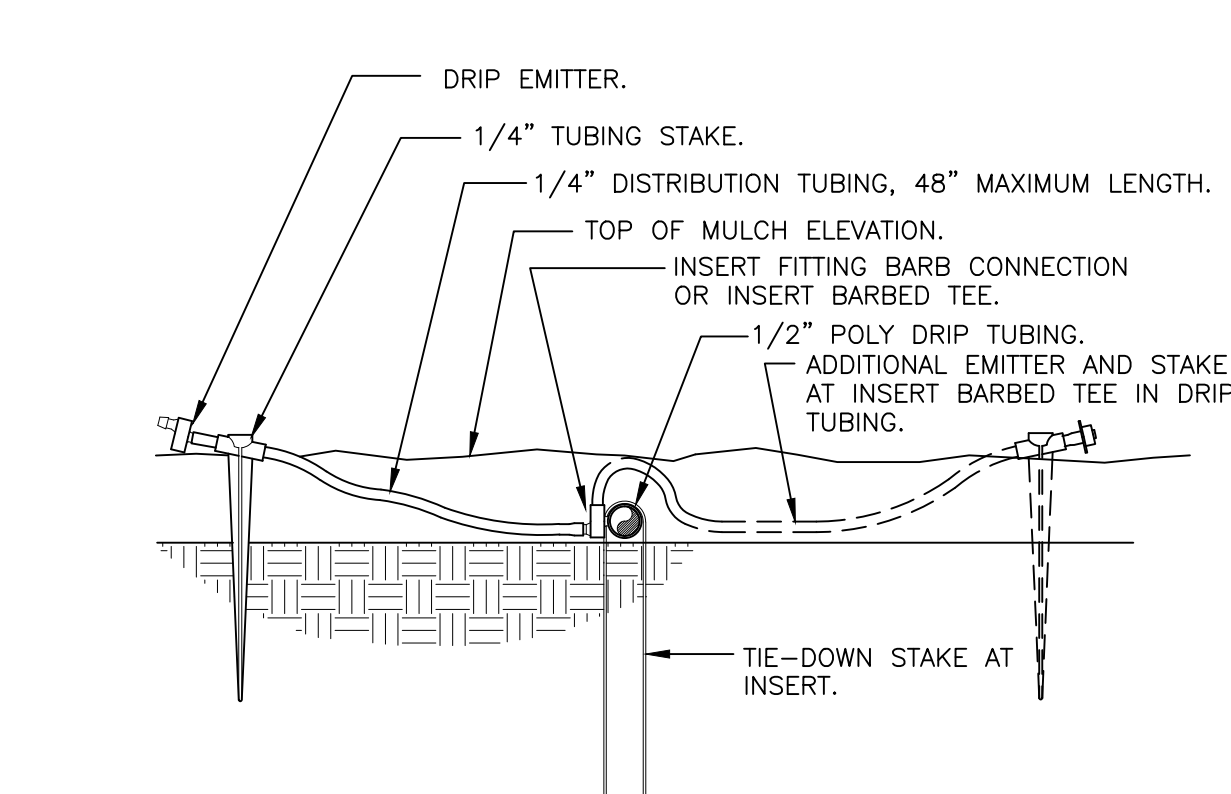
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6 6-INCH POP-UP SPRAY

3" = 1'-0"

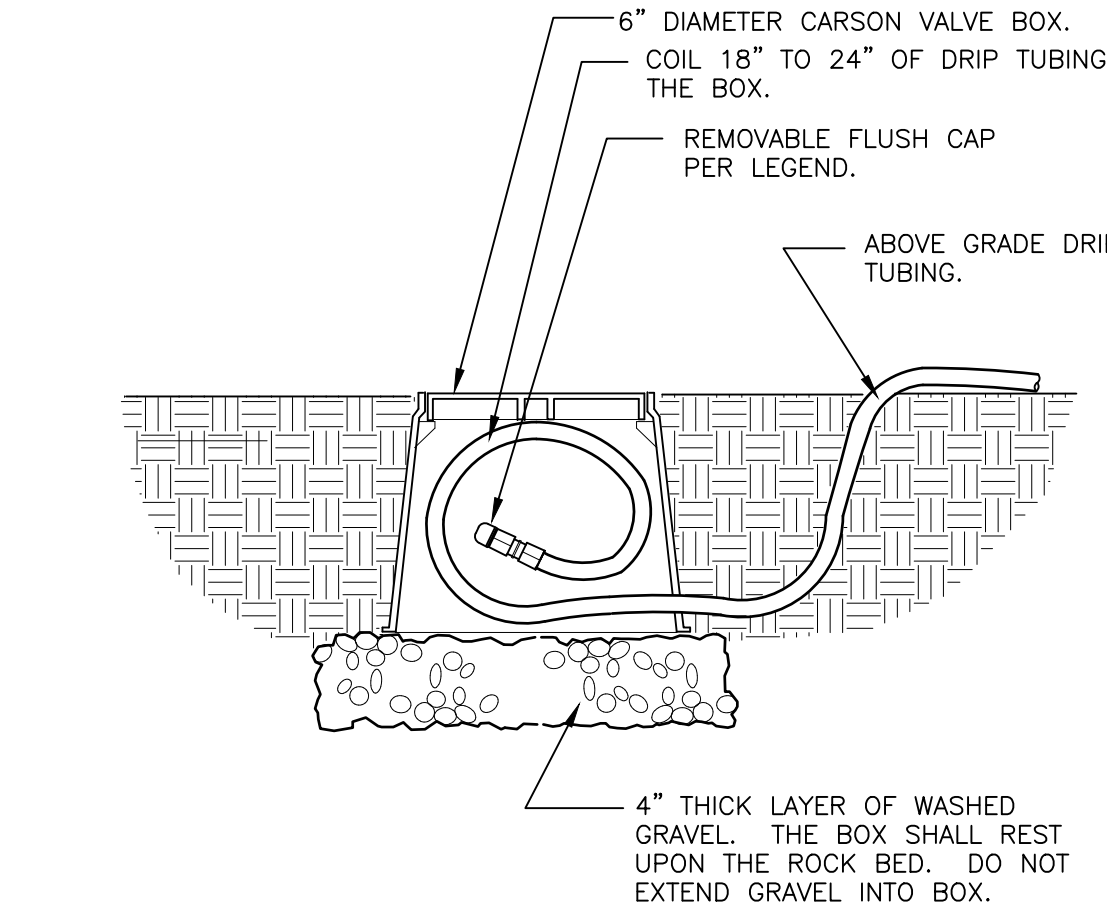
328403.13-02



9 DRIP EMITTER AT 1/4" TUBING

3" = 1'-0"

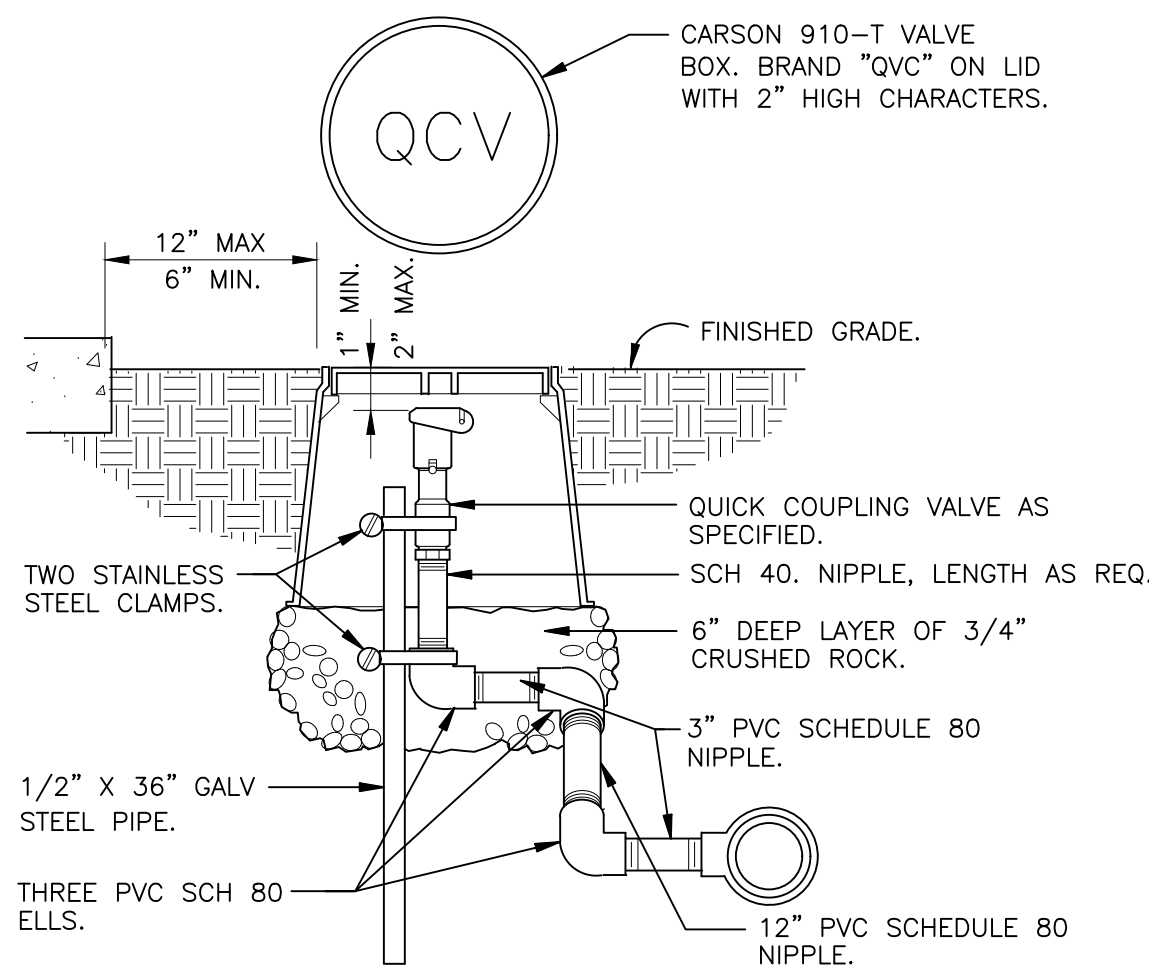
328413.13-13



10 DRIP FLUSH CAP ASSEMBLY

1 1/2" = 1'-0"

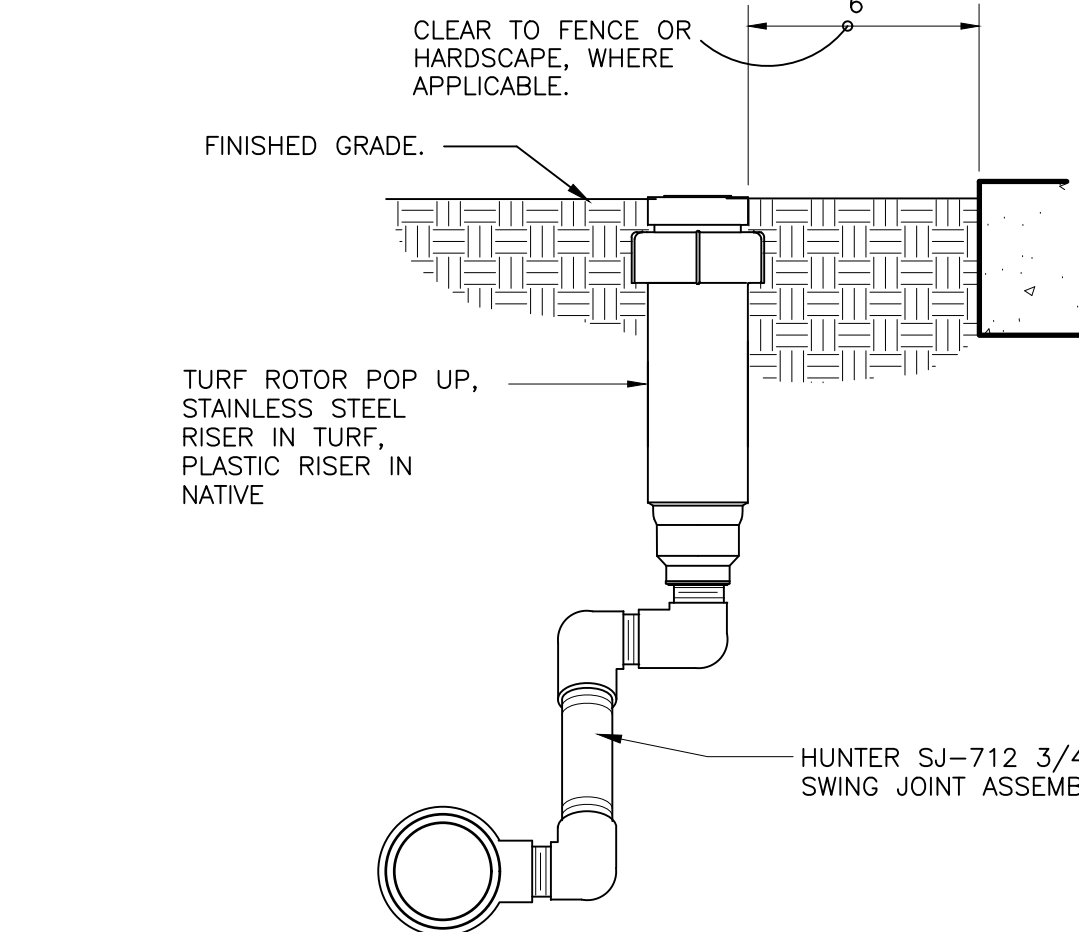
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3 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0"

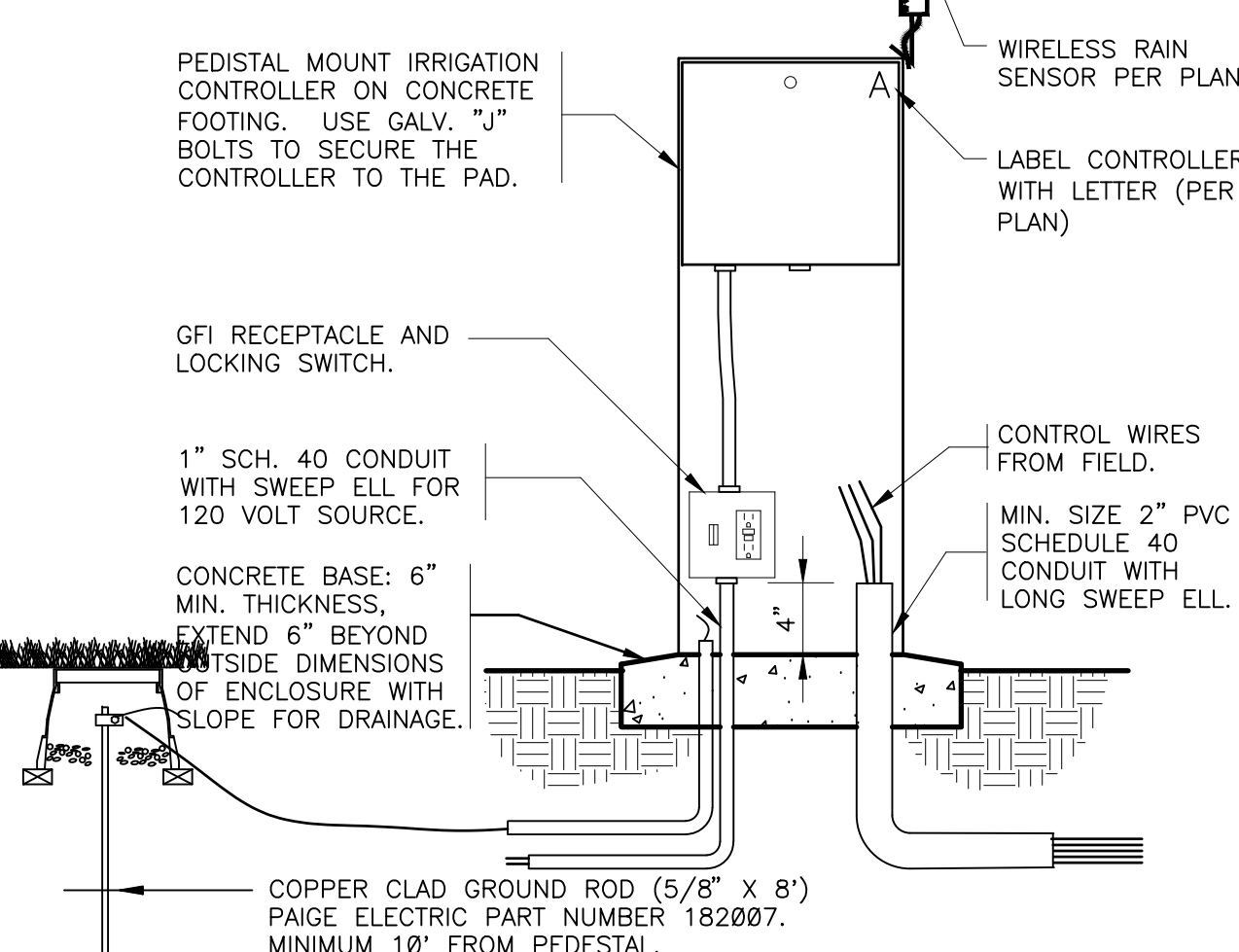
328406.43-02



7 GEAR-DRIVEN ROTOR ASSEMBLY

3" = 1'-0"

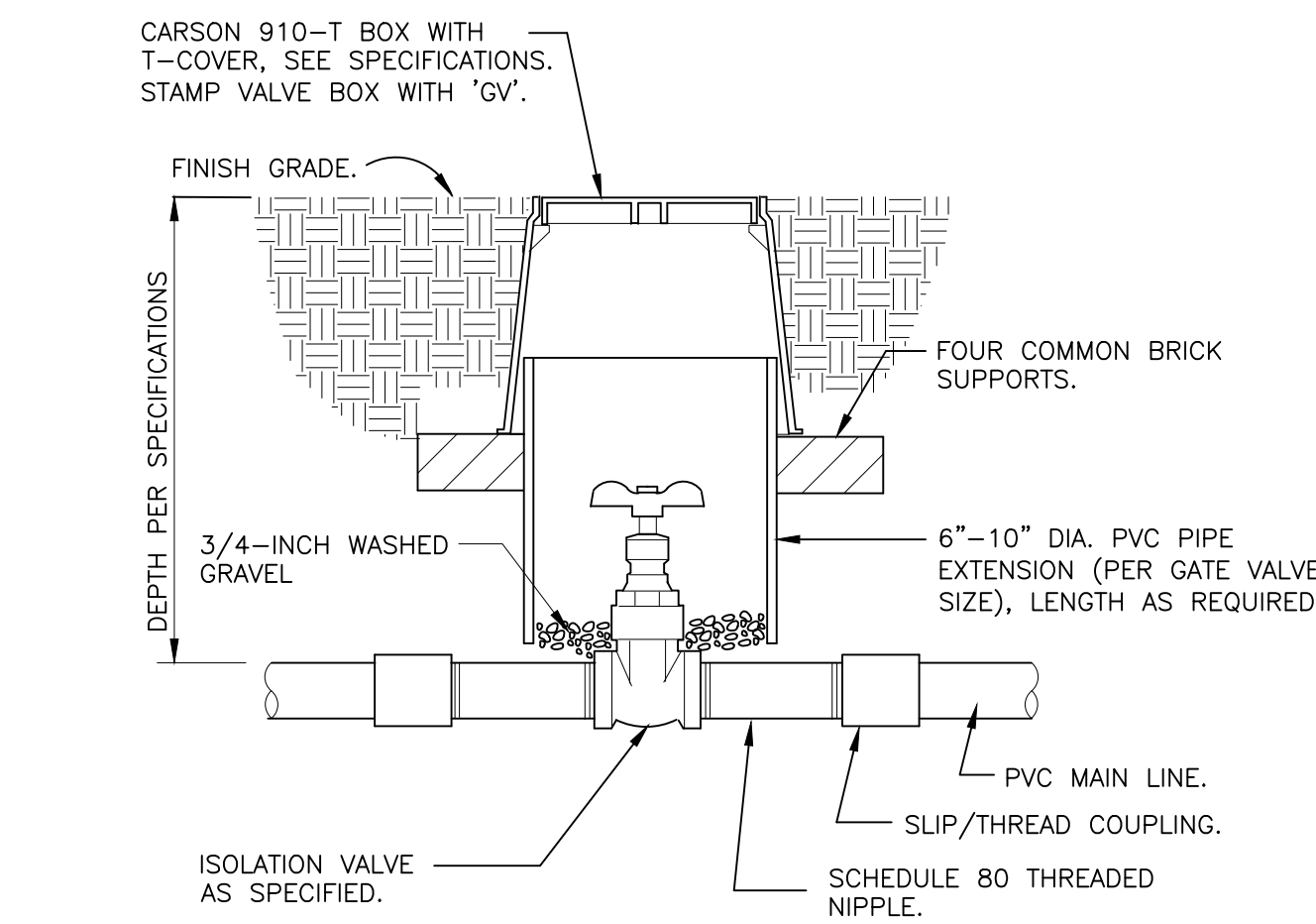
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11 PEDESTAL MOUNT CONTROLLER

N.T.S.

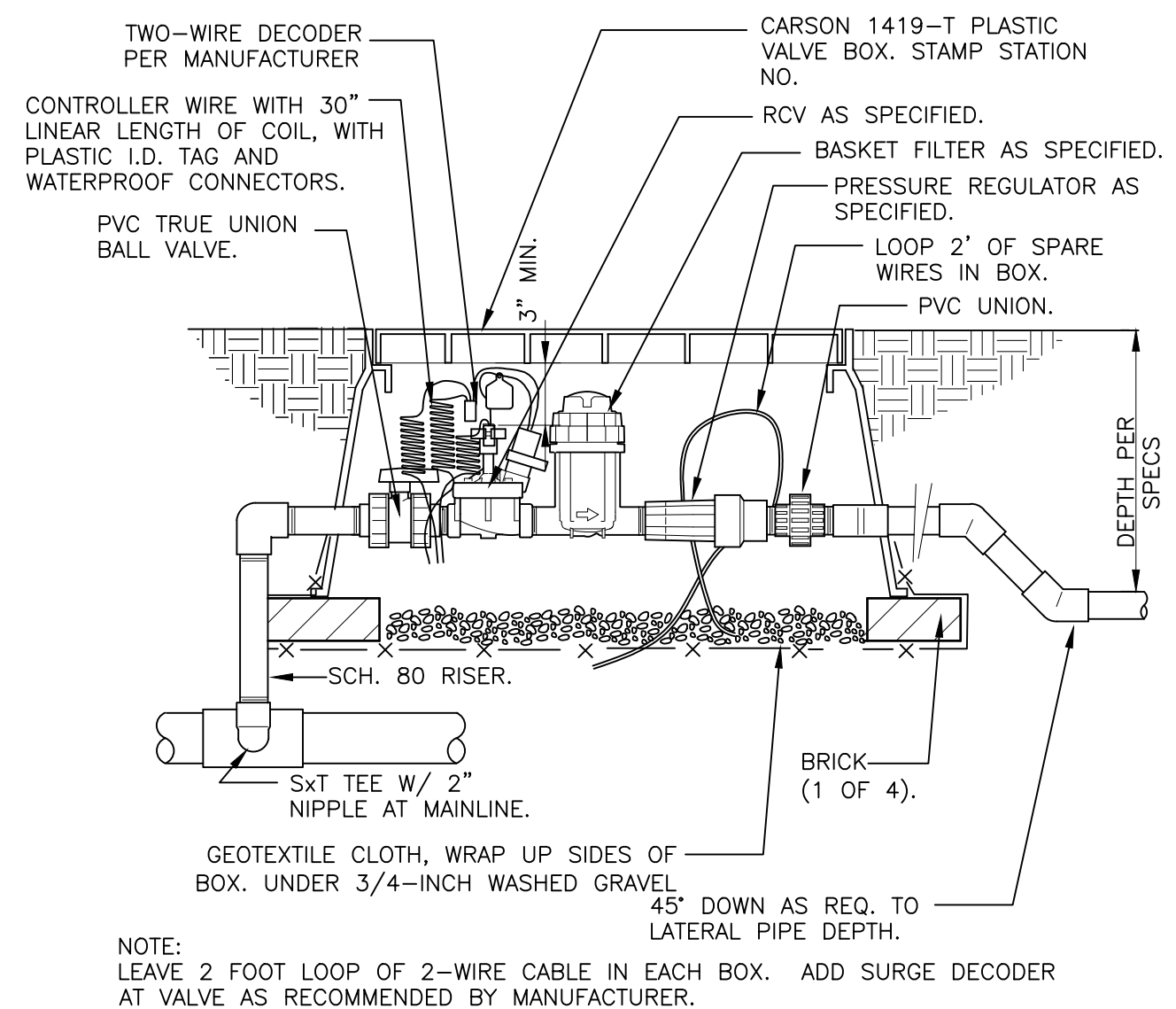
328409.16-03



4 ISOLATION GATE VALVE

1 1/2" = 1'-0"

328406.33-01



8 1" DRIP VALVE W/BASKET FILTER & DECODER

1 1/2" = 1'-0"

328413.76-30

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION:	OAK MEADOWS TOWNHOMES
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	2017.01.20
REVISION DATE:	2017.03.31
REVISION DATE:	2017.08.30
REVISION DATE:	2017.10.03
REVISION DATE:	2018.04.18
REVISION DATE:	
SHEET 13 OF 18	

www.tfgdesign.com

The
Fronterra
Group

LANDSCAPE ARCHITECTURE|PLANNING

TFG Design, LLC
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MPI Designs, LLC
P.O. BOX 345
WindSOR, CO 80550
970.402.3047
irrigationlady@gmail.com

OWNER:

ATTN: Joseph Tarantino
3702 Valley View Ct
Loveland, CO 80537
(970) 481-9578
jt@tarantico.com

OAK MEADOWS TOWNHOMES FINAL DEVELOPMENT PLAN

FIRESTONE, COLORADO

PROJECT INFORMATION:
PROJECT NUMBER: 111-152FS
DATE: JAN 20, 2017
PHASE: FDP SUBMITTAL

REVISIONS:
GENERAL REVISION PER TOWN COMMENTS

10/03/17 REVISIONS TO ADD
PHASE 2

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IRRIGATION DETAILS

SHEET NUMBER:

IR2.1

SHEET 13 OF 18

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
FENCING PLAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 14 OF 18



OWNER:

ATTN: Joseph Tarantino
3702 Valley View Ct
Loveland, CO 80537
(970) 481-9578
jt@tarantico.com

OAK MEADOWS TOWNHOMES

FIRESTONE, COLORADO

PROJECT INFORMATION:
PROJECT NUMBER: 218-1701FS
DATE: JAN 20, 2017
PHASE: FDP

REVISIONS:
20180417 3rd Resubmittal



Know what's below.
Call before you dig.

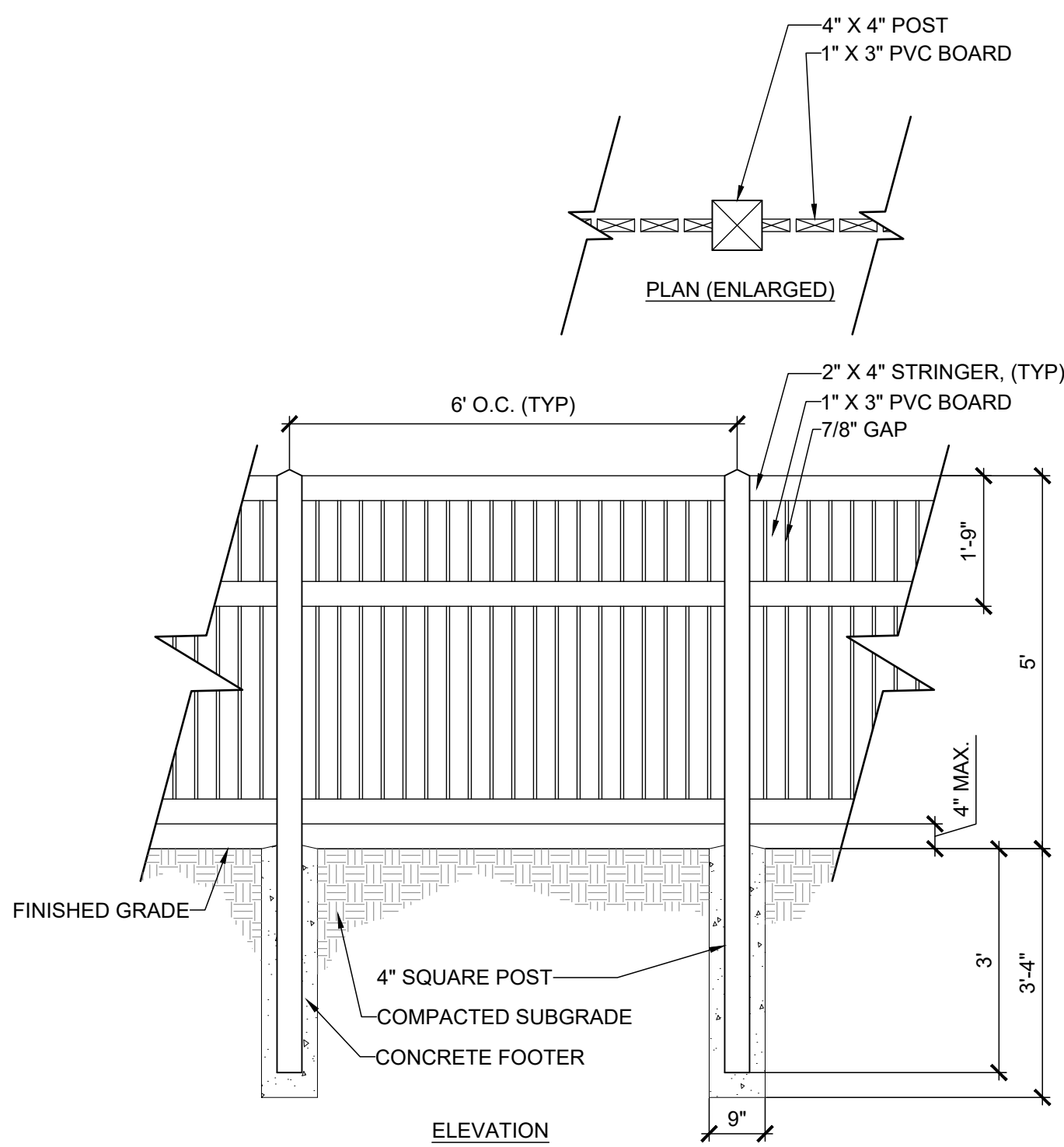
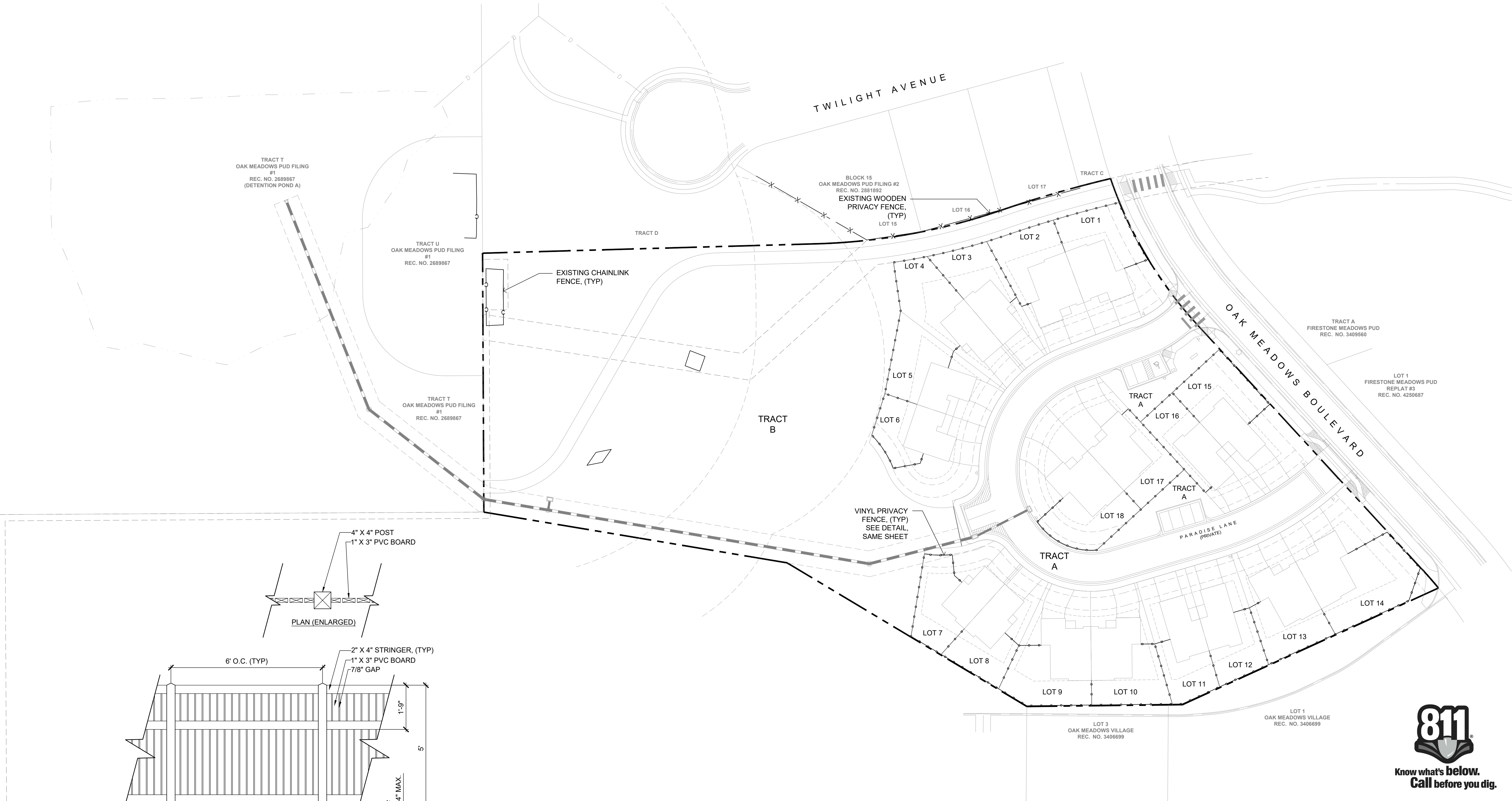
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SHEET TITLE:
FENCING PLAN

SHEET NUMBER:

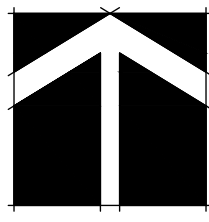
14

SHEET **14** OF **18**



FENCING NOTES:

ALL PRIVATE FENCING SHALL BE A TAN COLORED, 6' HEIGHT VINYL PRIVACY FENCE (WITH GAPS PER DETAIL) WITH 4" X 4" POST. FENCE POST SHALL HAVE CAPS. ALL FENCING THROUGHOUT THE TOWNHOUSE DEVELOPMENT SHALL BE THE SAME COLOR, SIZE AND STYLE. THE ESTABLISH HOMEOWNER'S ASSOCIATION SHALL ADMINISTER AND ENFORCE THE FENCING REQUIREMENTS.



SCALE: 1"=40'

0 20 40 80 120

5 VINYL PRIVACY FENCE - 6' HEIGHT

COLOR: TAN (ALL MUST BE THE SAME COLOR, HEIGHT & STYLE WITHIN THE PROPERTY OWNER'S ASSOCIATION)

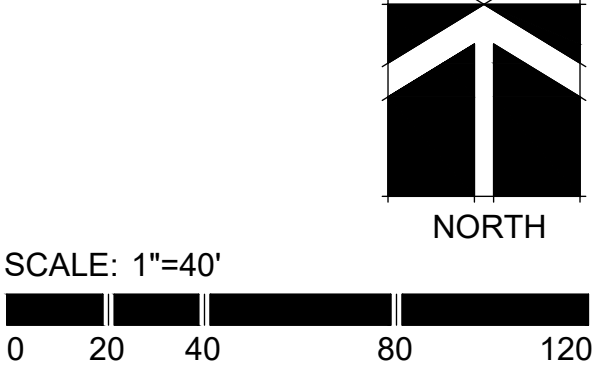
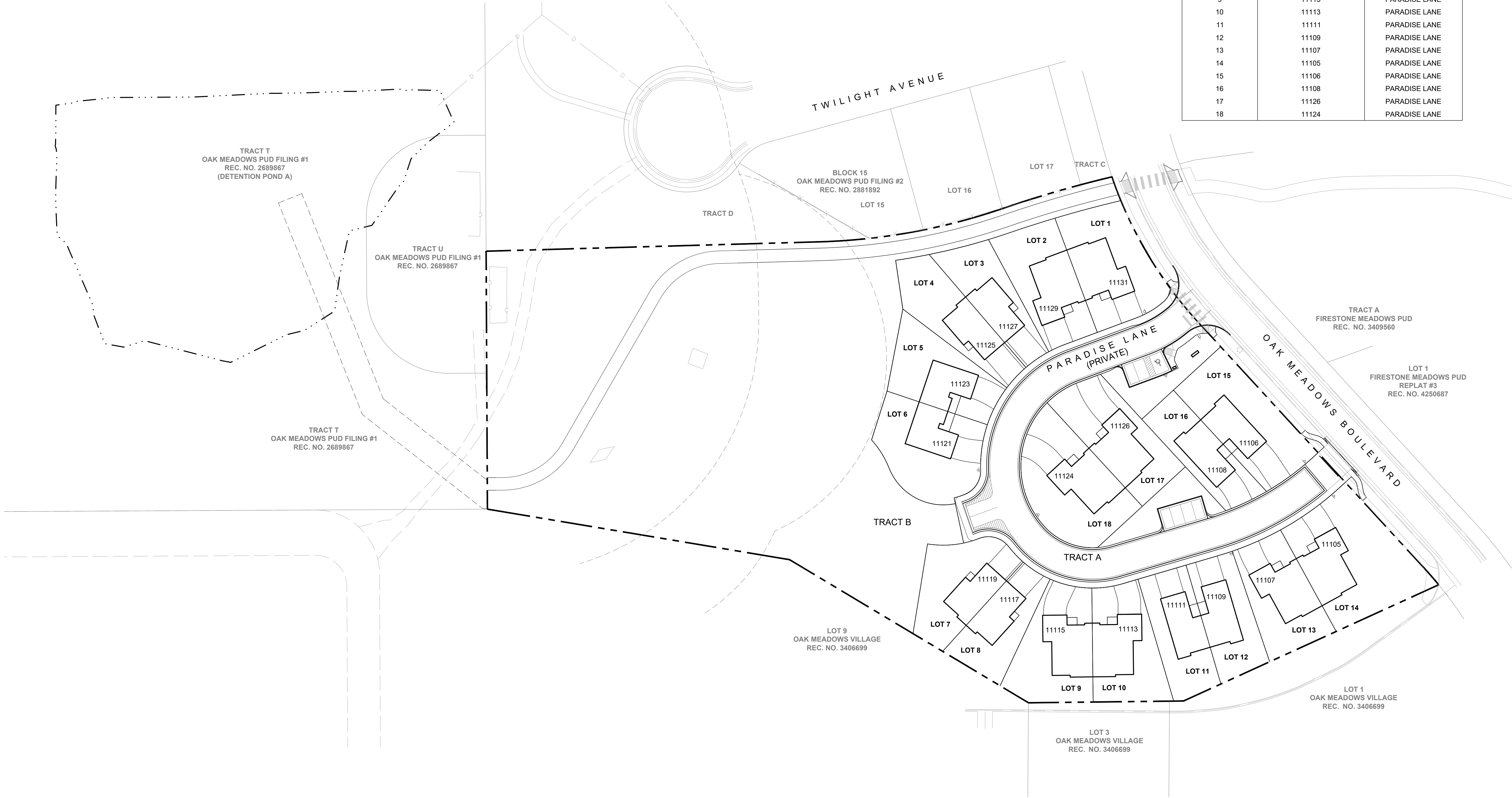
NTS

DRAWN BY: PLOT DATE: 4/17/2016 10:37 AM
FILE LOCATION: D:\FrontTerra Work Space\218-1701FS FDP and FUP - 03DWG\218-1701FS FDP - 03.dwg

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES

OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
ADDRESS MAP
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 15 OF 18

ADDRESS TABLE		
LOT NUMBER	ADDRESS NUMBER	STREET NAME
1	11131	PARADISE LANE
2	11129	PARADISE LANE
3	11127	PARADISE LANE
4	11125	PARADISE LANE
5	11123	PARADISE LANE
6	11121	PARADISE LANE
7	11119	PARADISE LANE
8	11117	PARADISE LANE
9	11115	PARADISE LANE
10	11113	PARADISE LANE
11	11111	PARADISE LANE
12	11109	PARADISE LANE
13	11107	PARADISE LANE
14	11105	PARADISE LANE
15	11106	PARADISE LANE
16	11108	PARADISE LANE
17	11126	PARADISE LANE
18	11124	PARADISE LANE



FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION: OAK MEADOWS TOWNHOMES	
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	2017.01.20
REVISION DATE:	2017.08.31
REVISION DATE:	2018.04.18
REVISION DATE:	
REVISION DATE:	
SHEET 15 OF 18	

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SHEET TITLE:

ADDRESS MAP

SHEET NUMBER:

15

SHEET 15 OF 18

OWNER:

ATTN: Joseph Tarantino
3702 Valley View Ct
Loveland, CO 80537
(970) 481-9578
jt@tarantico.com

OAK MEADOWS TOWNHOMES

FIRESTONE, COLORADO

PROJECT INFORMATION:

PROJECT NUMBER: 218-1701FS
DATE: JAN 20, 2017
PHASE: FDP

REVISIONS:

20180417 3rd Resubmittal



LANDSCAPE ARCHITECTURE|PLANNING

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FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
BUILDING ELEVATIONS
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 16 OF 18



A TOWNHOME - MODEL 'A'
ADDRESS: 11121, 11123

B TOWNHOME - MODEL 'B'
ADDRESS: 11106, 11108, 11109 & 11111



C TOWNHOME - MODEL 'C'
ADDRESS: 11105, 11107, 11113, 11115, 11124, 11126, 11129 & 11131

D TOWNHOME - MODEL 'D'
ADDRESS: 11117, 11119, 11125, & 11127

NOTES: BUILDING HEIGHTS NOT TO EXCEED 35' MAX. BUILDING FACADES WILL BE CREATED TO PROVIDE VARIETY AND VISUAL INTEREST WHILE COMPLIMENTING ONE ANOTHER IN A UNIFORM FASHION. THIS WILL BE ACHIEVED THROUGH THE USE OF MATERIALS VARYING IN COLOR, TEXTURE AND DEPTH, VARYING FOCAL POINTS, VARYING WINDOW SHAPES AND SIZES. COLORS ARE TO REFLECT NEUTRAL EARTH TONE PALATE WITH ACCENT COLORS ENHANCING THE STRUCTURES OVERALL APPEARANCE.

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION: OAK MEADOWS TOWNHOMES	
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	2017.01.20
REVISION DATE:	2017.08.31
REVISION DATE:	2018.04.18
REVISION DATE:	
REVISION DATE:	
SHEET 16 OF 18	

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SHEET TITLE:
**BUILDING
ELEVATIONS**

SHEET NUMBER:

16

SHEET **16** OF **18**

OAK MEADOWS TOWNHOMES

FIRESTONE, COLORADO

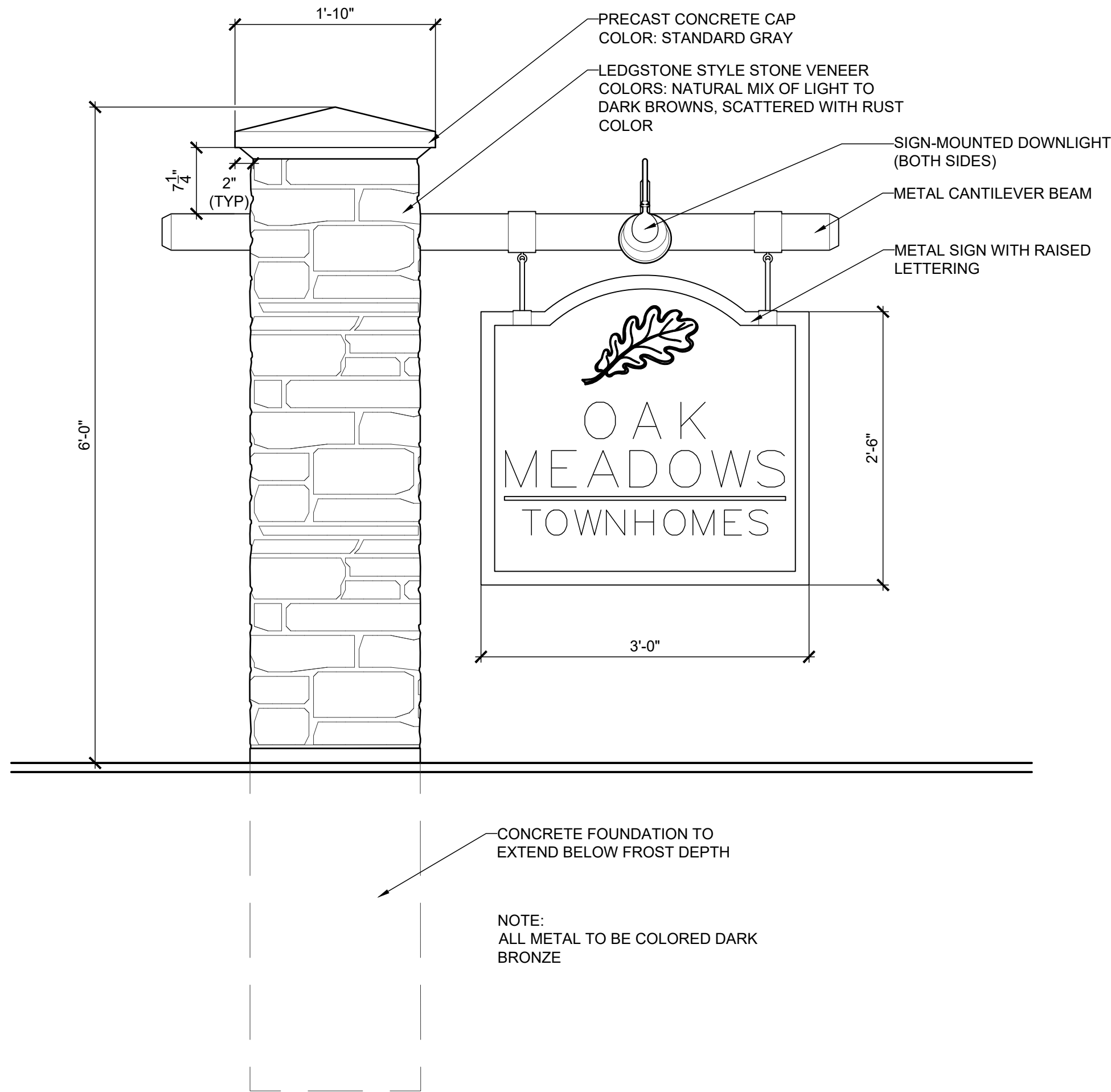
OWNER:

ATTN: Joseph Tarantino
3702 Valley View Ct
Loveland, CO 80537
(970) 481-9578
jt@tarantico.com

PROJECT INFORMATION:
PROJECT NUMBER: 218-1701FS
DATE: JAN 20, 2017
PHASE: FDP

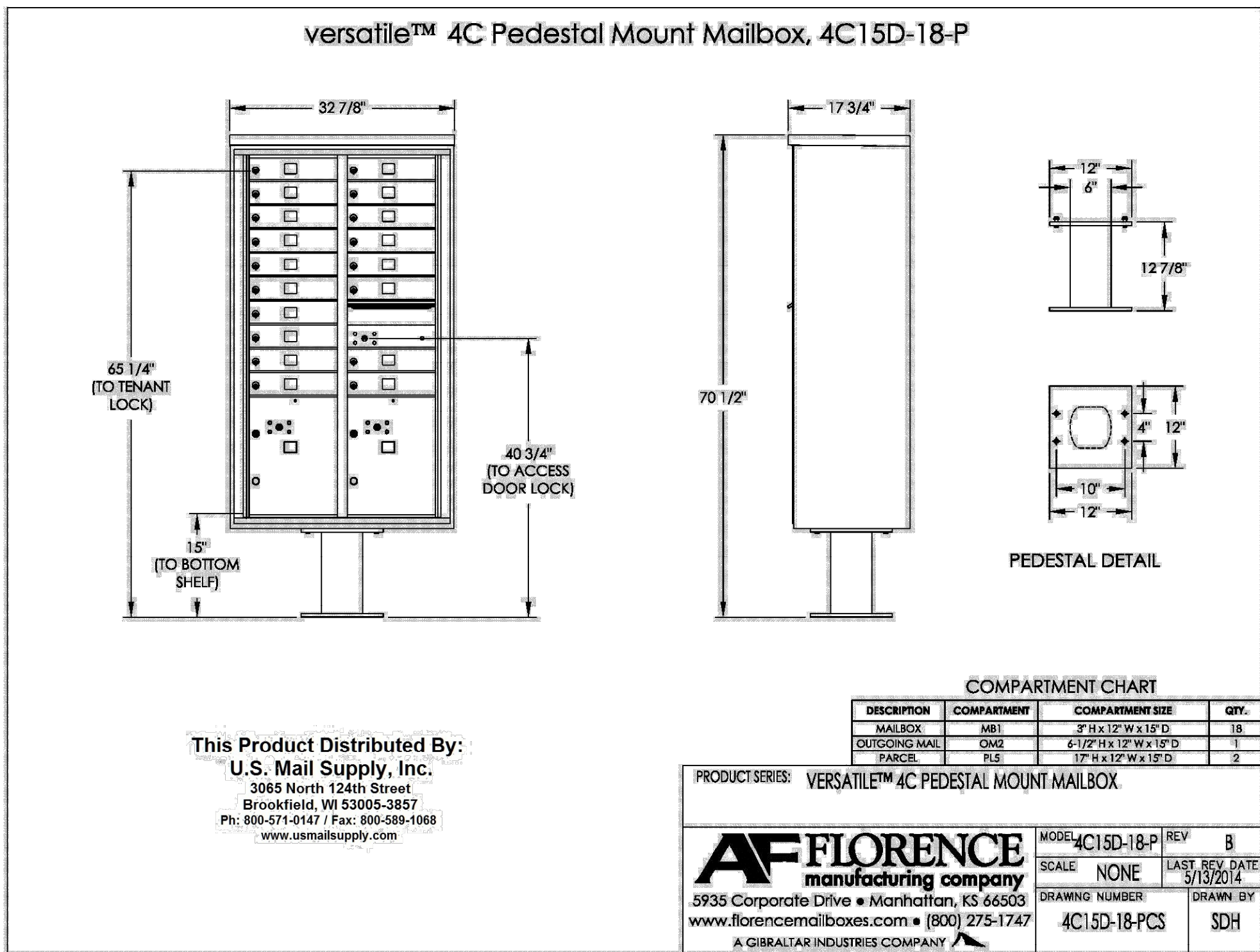
REVISIONS:
20180417 3rd Resubmittal

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
SITE DETAILS
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 17 OF 18



1 ENTRY MONUMENT SIGN DETAIL

NTS



2 MAILBOX KIOSK DETAIL

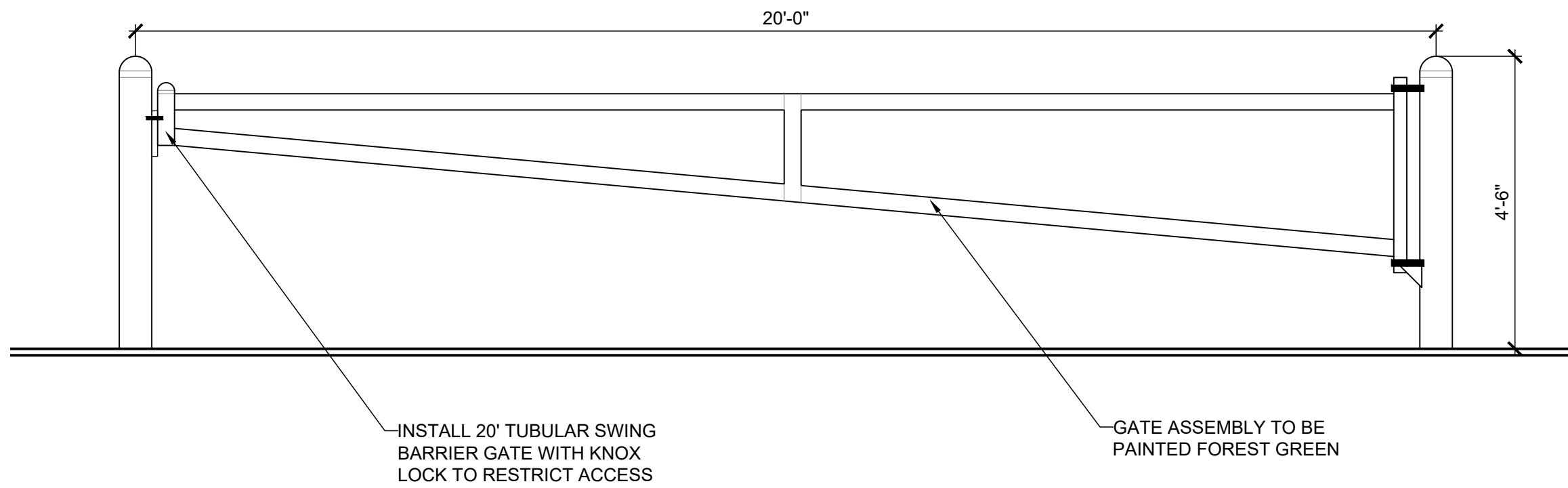
NTS



3 YARD LIGHT (POST MOUNT)

MAXIMUM 6' HEIGHT ON POST

NTS



4 TUBULAR SWING BARRIER GATE DETAIL

NTS



5 VISITOR PARKING LIGHT

MAXIMUM 26' HEIGHT

NTS

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION: OAK MEADOWS TOWNHOMES	
TYPE OF SUBMITTAL: FDP	
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE: 2017.01.20	
REVISION DATE: 2017.08.31	
REVISION DATE: 2018.04.18	
REVISION DATE:	
REVISION DATE:	
SHEET 17 OF 18	

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SHEET TITLE:
SITE DETAILS

SHEET NUMBER:

17

SHEET **17** OF **18**

OAK MEADOWS TOWNHOMES

FIRESTONE, COLORADO

OWNER:

ATTN: Joseph Tarantino
3702 Valley View Ct
Loveland, CO 80537
(970) 481-9578
jlt@tarantico.com

LANDSCAPE ARCHITECTURE | PLANNING

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FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
OVERALL UTILITY PLAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 18 OF 18



TFG Design, LLC
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Loveland CO 80537
(970) 669-3737
design@tfgdesign.com

OWNER:

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Loveland, CO 80537
(970) 481-9578
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OAK MEADOWS TOWNHOMES

FIRESTONE, COLORADO

PROJECT INFORMATION:
PROJECT NUMBER: 218-1701FS
DATE: JAN 20, 2017
PHASE: FDP

REVISIONS:
20180417 3rd Resubmittal

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SHEET TITLE:

OVERALL
UTILITY PLAN

SHEET NUMBER:

18

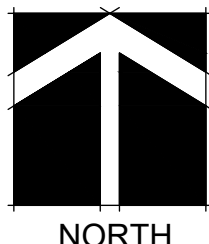
SHEET 18 OF 18

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION: OAK MEADOWS TOWNHOMES	
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	2017.01.20
REVISION DATE:	2017.08.31
REVISION DATE:	2018.04.18
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 18 OF 18	



SCALE: 1"=30'

0 15' 30' 60' 90'



NORTH

DRAWN BY: PLOT DATE: 4/17/2016 10:37 AM
FILE LOCATION: D:\Fronterra Work Space\218-1701FS FDP and FUP - 03DWG\218-1701FS FDP - 03.dwg

OWNERSHIP AND DEDICATION

Know all men by these presents, that the undersigned Joseph Tarantino being the owner of the land shown in this plat and described as follows:

LEGAL DESCRIPTION

Being part of parcel of land, located in the Southwest Quarter (SW1/4) of Section Six (6), Township Two North (12N.), Range Sixty-seven West (67W.) of the Sixth Principal Meridian (6th P.M.), Town of Firestone, County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of Tract T of Oak Meadows PUD Filing 1 recorded April 27, 1999 as Reception No. 2689867 of the Records of Weld County, assuming the East line of said Oak Meadows PUD Filing 1 as bearing North 00°17'22" West, as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, with all other bearings contained herein relative thereto;

THENCE North 00°17'22" West along the Easterly line of said Oak Meadows PUD Filing 1 a distance of 204.85 feet to the Southwest corner of Tract D of Oak Meadows PUD Filing 2 recorded September 7, 2001 as Reception No. 2881892 of the Records of Weld County;

The following Three (3) courses are along the Southerly lines of said Oak Meadows PUD Filing 2; THENCE North 88°23'26" East a distance of 264.36 feet to a Point of Curvature; THENCE along the arc of a curve concave to the Northwest a distance of 148.74 feet, said curve has a Radius of 492.38 feet, a Delta of 17°18'28" and is subtended by a Chord that bears North 73°44'12" East a distance of 148.17 feet to a Point of Reverse Curvature; THENCE along the arc of a curve concave to the Southeast a distance of 90.71 feet, said curve has a Radius of 942.66 feet, a Delta of 5°30'48" and is subtended by a Chord that bears North 73°50'37" East a distance of 90.67 feet to a curve non-tangent to this curve and to the Westerly Right of Way line of Oak Meadows Boulevard;

The following Three (3) courses are along the Westerly Right of Way lines of said Oak Meadows Boulevard;

THENCE along the arc of a curve concave to the Northeast a distance of 135.50 feet, said curve has a Radius of 327.00 feet, a Delta of 23°44'33" and is subtended by a Chord that bears South 30°42'53" East a distance of 134.54 feet to a Point of Tangency;

THENCE South 42°35'10" East a distance of 265.00 feet to a Point of Curvature; THENCE along the arc of a curve concave to the Southwest a distance of 17.49 feet, said curve has a Radius of 323.00 feet, a Delta of 3°06'10" and is subtended by a Chord that bears South 41°02'05" East a distance of 17.49 feet to a Point of Tangency and to the Northeast corner of Lot 1 of Oak Meadows Village recorded July 28, 2006 as Reception No. 3406699 of the Records of Weld County;

The following Four (4) courses are along the Northerly lines of said Oak Meadows Village; THENCE South 65°30'54" West a distance of 222.69 feet;

THENCE South 89°20'04" West a distance of 123.19 feet;

THENCE North 59°04'53" West a distance of 243.37 feet;

THENCE North 80°30'21" West a distance of 243.37 feet;

Said described parcel of land contains 194,885 Square Feet or 4.474 Acres, more or less (±).

Has laid out, subdivided and platted said land as per drawing hereon contained under the name and style of OAK MEADOWS TOWNHOMES, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents does hereby dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate public 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, storm sewers and drains, street lighting, grading, 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 therefore 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 municipally franchised utilities, other serving public entities and/or Century Link, which when constructed or installed shall remain and/or become the property of such municipally franchised utilities, other servicing public entities, and/or Century Link, and shall not become the property of the Town of Firestone, Colorado.

OWNER: Joseph Tarantino

By: Joseph Tarantino

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,

by _____

Witness my hand and official seal.

(SEAL)

Notary Public

My commission expires _____

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	148.74'	492.38'	17°18'28"	148.17'	N79°44'12"E
C2	90.71'	942.66'	5°30'48"	90.67'	N73°50'37"E
C3	135.50'	327.00'	23°44'33"	134.54'	S30°42'53"E
C4	17.49'	323.00'	3°06'10"	17.49'	S41°02'05"E
C5	40.05'	492.38'	4°39'36"	40.04'	N86°03'38"E
C6	43.64'	492.38'	5°04'42"	43.63'	N81°11'28"E
C7	65.05'	492.38'	7°34'09"	65.00'	N74°52'03"E
C8	20.17'	327.00'	3°32'00"	20.16'	S20°36'37"E
C9	81.08'	327.00'	14°12'26"	80.88'	S29°28'51"E
C10	34.25'	327.00'	6°00'06"	34.24'	S39°35'07"E
C11	12.44'	19.75'	36°05'26"	12.24'	N31°47'15"E
C12	24.74'	71.63'	19°47'12"	24.61'	N59°43'34"E
C13	128.32'	103.08'	7°11'35"	120.20'	S33°57'23"W
C14	14.25'	103.08'	7°55'07"	14.23'	S65°39'37"W
C15	22.13'	103.08'	12°17'53"	22.08'	S55°33'07"W
C16	25.46'	103.08'	14°09'15"	25.40'	S42°19'33"W
C17	30.05'	103.08'	16°42'04"	29.94'	S26°53'54"W
C18	36.44'	103.08'	20°15'17"	36.25'	S08°25'14"W
C19	23.16'	20.25'	65°31'36"	21.92'	N31°03'23"E
C20	10.37'	41.63'	14°16'08"	10.34'	N70°57'15"E
C21	64.96'	46.38'	80°15'12"	59.78'	S61°47'05"E
C22	26.40'	73.62'	20°32'52"	26.26'	N31°55'55"W
C23	94.03'	512.38'	10°30'54"	93.90'	N76°20'25"E
C24	26.99'	512.38'	3°01'05"	26.99'	N80°05'20"E
C25	48.62'	512.38'	5°26'12"	48.60'	N75°51'41"E
C26	18.42'	512.38'	2°03'37"	18.42'	N72°06'46"E
C27	91.31'	922.66'	5°40'13"	91.28'	S73°55'20"W
C28	37.04'	922.66'	2°17'59"	37.03'	S72°14'13"W
C29	54.28'	922.66'	3°22'14"	54.27'	S75°04'20"W
C30	41.75'	78.38'	30°31'21"	41.26'	N83°56'16"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C31	28.88'	78.38'	21°06'40"	28.71'	N88°38'39"E
C32	12.87'	78.38'	9°24'41"	12.86'	N73°22'58"E
C33	25.82'	20.25'	73°03'56"	24.11'	N74°47'24"W
C34	7.80'	103.08'	4°20'04"	7.80'	S40°25'28"E
C35	93.48'	84.00'	63°45'43"	88.73'	S74°28'22"E
C36	9.38'	84.00'	6°24'01"	9.38'	S45°47'31"E
C37	25.30'	84.00'	1°15'23"	25.20'	S57°37'13"E
C38	34.14'	84.00'	2°31'20"	33.91'	S77°53'35"E
C39	24.65'	84.00'	16°48'59"	24.57'	N82°03'16"E
C40	111.48'	243.50'	2°61'35"	110.51'	N60°31'48"E
C41	10.89'	243.50'	2°33'43"	10.89'	N72°21'55"E
C42	41.89'	243.50'	9°51'26"	41.84'	N66°09'21"E
C43	58.71'	243.50'	13°48'49"	58.56'	N54°19'14"E
C44	139.21'	71.08'	11°21'40"	118.00'	S13°30'50"W
C45	30.53'	71.08'	24°36'31"	30.29'	S57°18'55"W
C46	108.68'	71.08'	87°36'09"	98.40'	S01°12'35"W
C47	46.81'	52.00'	51°34'28"	45.24'	S68°22'44"E
C48	81.82'	211.50'	22°09'59"	81.32'	N58°29'49"E
C49	35.81'	211.50'	9°42'02"	35.77'	N64°43'48"E
C50	46.02'	211.50'	12°27'57"	45.93'	N53°38'48"E
C51	41.18'	37.00'	63°45'42"	39.08'	S74°28'21"E
C52	14.06'	41.38'	19°27'52"	13.99'	S31°23'25"E
C53	75.43'	32.00'	135°03'12"	59.14'	N71°21'04"E
C54	25.97'	108.08'	13°46'00"	25.91'	S10°42'28"W
C55	10.66'	31.38'	19°27'52"	10.61'	S31°23'25"E
C56	51.86'	22.00'	135°03'12"	40.66'	N71°21'04"E
C57	28.37'	118.08'	13°46'00"	28.30'	S10°42'28"W

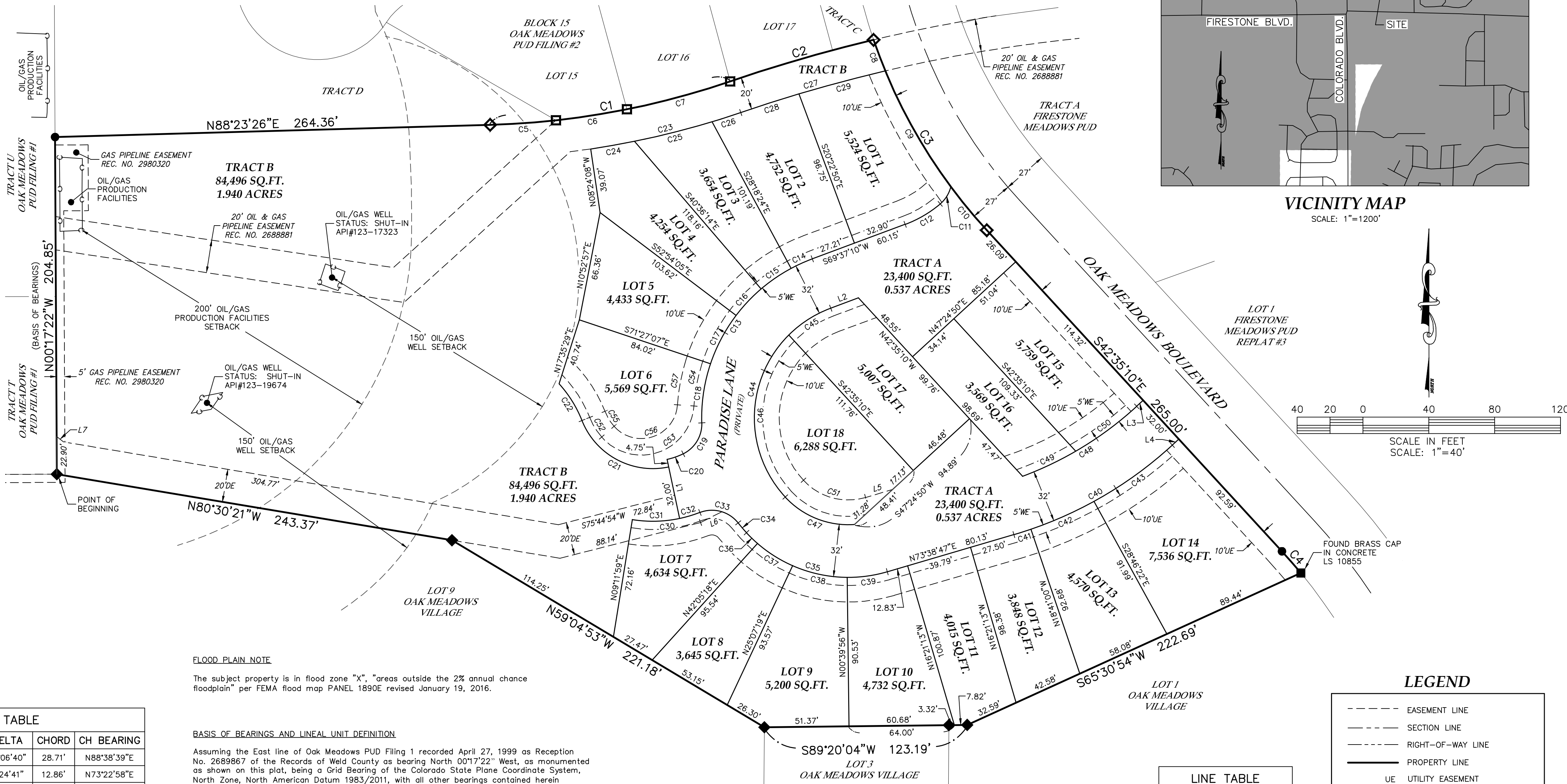
PRELIMINARY

Steven Parks - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38348

FINAL PLAT

OAK MEADOWS TOWNHOMES

Situate in the Southwest Quarter of Section 6, Township 2 North, Range 67 West of the 6th P.M.,
Town of Firestone
County of Weld
State of Colorado
Sheet 1 of 1



FLOOD PLAIN NOTE

The subject property is in flood zone "X", "areas outside the 2% annual chance floodplain" per FEMA flood map PANEL 1890E revised January 19, 2016.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of Oak Meadows PUD Filing 1 recorded April 27, 1999 as Reception No. 2689867 of the Records of Weld County as bearing North 00°17'22" West, as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

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. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number 459-10451982-820-GR0, Amendment No. 3, dated October 20, 2016 as prepared by Heritage Title Company to delineate the aforesaid information.

SURVEYOR'S STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information, belief, and in my professional opinion.

LAND USE TABLE

LOTS (18)	1.997 ACRES	45%
TRACT A	0.537 ACRES	12%
TRACT B	1.940 ACRES	43%

TOTAL 4.474 ACRES 100%

TRACT USE SUMMARY TABLE					
TRACT	AREA(SQ FT)	AREA (AC)	USE	OWNER	MAINTAINED BY
TRACT A	23,400	0.537	UTILITY, ACCESS AND DRAINAGE EASEMENT	H.O.A.	H.O.A.
TRACT B	84,496	1.940	UTILITY, PEDESTRIAN AND ACCESS EASEMENT	JOSEPH TARANTINO	JOSEPH TARANTINO

NOTES:

1. A Public Access Easement and a Storm Drainage Easement shall be dedicated over all of Tract "A". An Exclusive Potable Water and Sanitary Sewer Easement shall be dedicated over all of Tract "A", except that other utilities shall be allowed perpendicular crossings of Tract "A".

2. A Utility Easement and a Pedestrian and Access Easement for trail purposes shall be dedicated over all of Tract "B".

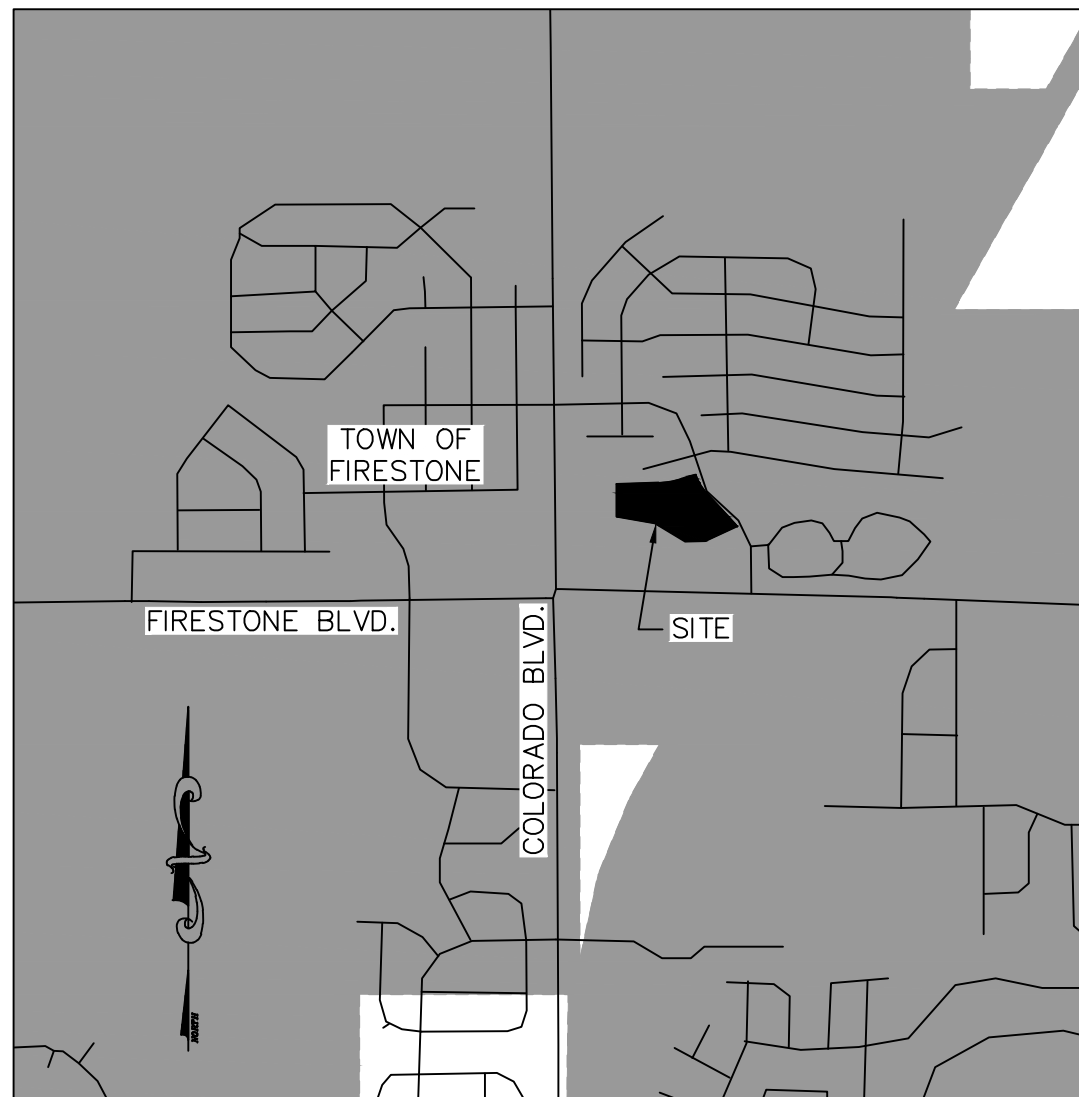
TOWN APPROVAL

This is to certify that the Plat of OAK MEADOWS TOWNHOMES 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.

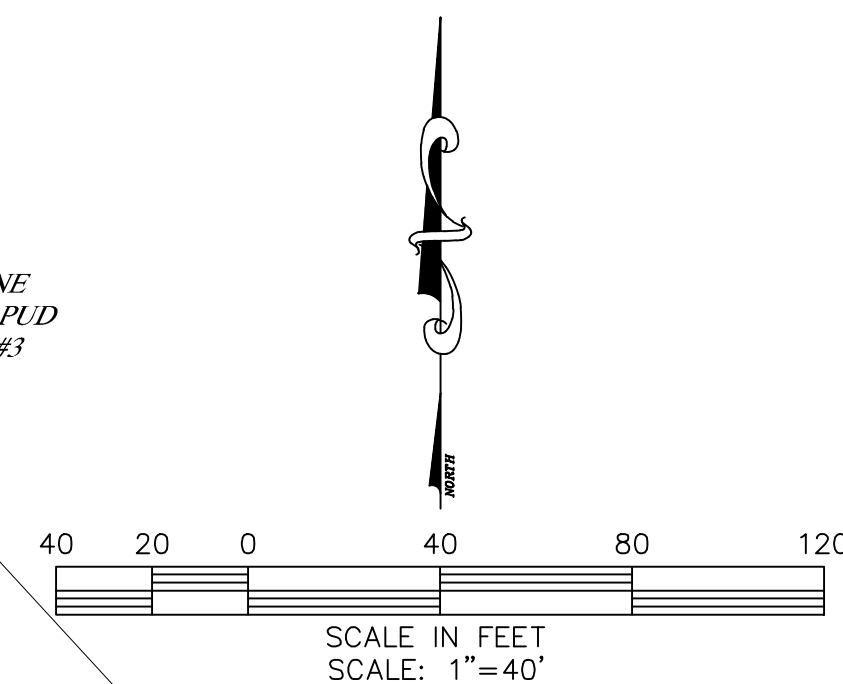
Mayor _____

ATTEST: Town Clerk _____



VICINITY MAP

SCALE: 1"=1200'



LEGEND

--- EASEMENT LINE
--- SECTION LINE
--- RIGHT-OF-WAY LINE

--- PROPERTY LINE

UE UTILITY EASEMENT

DE DRAINAGE EASEMENT

WE WATER EASEMENT

U&DE UTILITY, ACCESS AND DRAINAGE EASEMENT

U&PAE UTILITY AND PEDESTRIAN ACCESS EASEMENT

H.O.A. HOMEOWNERS ASSOCIATION

FOUND MONUMENT AS DESCRIBED

FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 10855

FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 24968

FOUND #4 REBAR WITH 2" ALUMINUM CAP LS 22097

SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KS, LS 38348

CALCULATED POSITION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S11°54'41"E	36.75'
L2	N69°37'10"E	17.97'
L3	S47°24'50"W	5.39'
L4	N47°24'50"E	5.39'
L5	N73°38'47"E	17.08'
L6	N63°18'28"E	14.64'
L7	S51°56'18"E	5.37'

Owner/Applicant/Developer:
Joseph Tarantino
3702 Valley View Court
Loveland, CO 80537
ph. (970) 481-9578
jt@taranco.com

Engineer:
Owen Consulting Group, Inc.
Lorry Owen
7047 E. Balancing Rock Road
Scottsdale, AZ 85266
ph. (303) 913-5382
larryowen@comcast.net

Surveyors:
King Surveyors
Steven Parks
650 E. Garden Drive
Windsor, CO 80550
ph. (970) 686 - 5011
sparks@kingsurveyors.com

OAK MEADOWS TOWNHOMES	
FINAL PLAT	
Name of Application: OAK MEADOWS TOWNHOMES	Type of Submittal: FINAL PLAT
Filing Number:	
Phase Number:	
Sheet Title:	
Preparation Date:	1/13/2017
Revision Date:	4/10/2017
Revision Date:	8/3/2017
Revision Date:	4/2/2018
Revision Date:	
Revision Date:	
Sheet 1 of 1	

DATE: 1/13/2017

FILE NAME: 20160447SUB

SCALE: 1"=40'

DRAWN BY: CSK

CHECKED BY: SIP

PROJECT #: 20160447

650 E. Garden Drive | Windsor, Colorado 80550

phone: (970) 686-5011 | email: info@KingSurveyors.com

KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550

phone: (970) 686-5011 | email: info@KingSurveyors.com

DATE: 4/10/17

REVISED PER COMMENTS TJ 4/10/17

REVISED PER COMMENTS CSK 8/3/17

REVISED PER COMMENTS MM 4/2/18

DATE: 4/10/17

REVISED PER COMMENTS TJ 4/10/17

REVISED PER COMMENTS CSK 8/3/17

REVISED PER COMMENTS MM 4/2/18

DATE: 4/10/17

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DATE: 4/10/17

REVISED PER COMMENTS TJ 4/10/17

REVISED PER COMMENTS CSK 8/3/17

REVISED PER COMMENTS MM 4/2/18

DATE: 4/10/17



Staff Report

Oak Meadows Townhomes Final Development Plan and Final Plat

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

September 6, 2018

Applications

This staff report is for Oak Meadows Townhomes Final Development Plan (“FDP”) and the Oak Meadows Townhomes Final Plat “Final Plat”. The applicant for the FDP and Final Plat is Joseph Tarantino.

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 Final Plat approximate location encompass the same area and is located west of Oak Meadows Boulevard, south of the single-family residential portion of the Oak Meadows subdivision, west of the multifamily residential development known as Firestone Meadows, and north of the neighborhood commercial development known as Oak Meadow Village. 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

Oak Meadows Townhomes is zoned as a planned unit development with residential land uses (R-B PUD) and is approximately 4.474 acres in size. The property is located on gently sloping land that drains to the west into the existing regional pond. The area is adequate for the proposed land use. Oak Meadows Townhomes will have a private road that serves the development and provides one point of access and one emergency access to Oak Meadows Boulevard. Parking is consistent with other similar developments in Firestone. Pedestrian access is available via detached sidewalks along one side of the interior residential streets. A tract has been designated, as part of the proposed submittal, to provide the location for a future concrete trail to connect this development and future developments to the west to the Firestone trail to the east.

Plan Analysis

Oak Meadows Townhomes provides 9 townhome buildings for a total of 18 units, with each dwelling unit being on its own platted lot. The intent of this development is to provide a subtle transition from the low density residential subdivision to the north and the commercial development to the south. The project will be consistent with adjacent developments and will complement the overall PUD. Furthermore, the development will comply with applicable landscape, lighting, architecture and signage requirements.

Building Height

The maximum building height for the proposed townhome buildings is approximately 30 feet, in accordance with Firestone development standards.

Fiscal Impacts

Oak Meadows Townhomes will provide more rooftops for the community of Firestone within an area zoned for residential use. The proximity of these homes to I-25 and Colorado Boulevard are ideal for homeowners 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.

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.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-18-18

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND FINAL
DEVELOPMENT PLAN FOR OAK MEADOWS TOWNHOMES**

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 Oak Meadows Townhomes; 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 Oak Meadows Townhomes, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 6th day of September, 2018.

Chairperson

ATTEST:

Secretary

EXHIBIT A
Oak Meadows Townhomes
Final Plat and Final Development Plan
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. Execute a subdivision agreement, in a form to be approved by the Town Attorney.
3. Provide evidence of formation of homeowners' association.
4. Execute a deed conveying Tract A to the homeowners' association
5. Consolidate the drainage compliance letter, supplemental drainage analysis, and any other drainage reports or updates into the Final Drainage Report for Oak Meadows Townhomes. Include a drainage map and address any questions or concerns of the Town Engineer.
6. Execute off-site drainage easement across the Town-owned Tract T, Oak Meadows PUD Filing No. 1.

Final Plat

7. On Sheet 1, revise the ownership of Tract B in the Tract Use Summary Table to read "Owner."
8. In the Notes, regarding dedication of easements over Tract A and Tract B, revise each note to read "is hereby dedicated" (not "shall be dedicated").

Final Development plan – Sheet 1 (Cover Sheet)

9. Provide the name of the technical consultants who prepared the FDP.

Final Development Plan – Sheet 2 (General Notes)

10. Confirm whether the townhome units will have basements.
11. Add the following statement to the Parks, Trails and Open Space section: "The regional trail will be constructed at the time that Tract B re-develops."
12. Within the Parks, Trails and Open Space section, provide a cross-reference to any previously recorded dedication that shows the public land dedication has been previously satisfied.

13. In the Controls section, revise the ownership of Tract B in the land use table to read “Owner.”
14. In the second to last paragraph of the Water Dedication section, revise “A total of 7 acre-feet” to read “A total of 6.3 acre-feet.”
15. Modify Tract B as reflected in Town Engineer’s redlines.
16. In the Private Maintenance and Enforcement section, revise “Property Owner’s Association” to read “Homeowners’ Association.”
17. Within the Site Design and Architecture section, Note #7, revise to read “The provided enhanced elevations table identifies the architectural treatments required for the noted lots in the FDP.”
18. Within the Elevations and Options Number table, provide an enhance elevation option for the rear elevation of Lot 8.
19. At the end of the third sentence in the last paragraph of the Landscaping section, include an exact date (month and year) for when the temporary irrigation system will be physically disconnected.
20. In the Development Schedule section, provide a sentence that states the following: “This Final Development Plan will expire ____ years from the date of approval.”
21. Within the Development Schedule section, provide information on the specific development schedule for all fencing to be constructed by the developer.

Final Development Plan – Sheet 8 (Landscape Plan West)

22. Add a reference to Note #2.

Final Development Plan – Sheet 14 (Fencing Plan)

23. Under the Vinyl Privacy Fence – 6’ Height Detail, revise “Property Owner’s Association” to read “Homeowners’ Association.”
24. Provide information regarding the development and construction responsibility for all fencing shown.

Final Development Plan – Sheet 17 (Site Details)

25. Specify the color of the mailbox kiosk.

Final Development Plan – Sheet 18 (Overall Utility Plan)

26. Change the inlet numbers to match the Drainage Report. Revise Utility Plans to address Town Engineer redlines.

Final Utility Plans

27. On Sheets 3 and 4 (Site, Easement), label the 20' existing oil/gas pipeline easement. Remove label that this is a 20' utility and access easement, as the plat dedicates a blanket utility, pedestrian and access easement over all of Tract B.
28. On Sheets 3 and 7 (Site and Utility Plan, Tract B note), modify the Tract B note as directed in Town Engineer redlines.
29. On Sheet 7 (Utility Plan), add lot number to the plan. Install a temporary blow-off valve instead of a temporary fire hydrant between Lots 6 and 7 (note has been updated, but the fire hydrant symbol needs to be removed).
30. On Sheet 8 (Sanitary Sewer Plan and Profile), check the water crossing near Station 4+50, as noted in Town Engineer redlines.
31. On Sheet 9 (Water Plan and Profile), check the sanitary sewer crossing at Station 2+08.82, as noted in Town Engineer redlines. Remove the fire hydrant symbol for the 2" temporary blow-off valve assembly. Replace the blow-off detail with the Town's updated detail W-4.
32. On Sheet 10 (Storm Plan and Profile), change the inlet numbers to match the Drainage Report. Call out wrap of storm sewer joints over water main as noted in Town Engineer redlines. Increase size of profile text. Add a headwall at the end of the storm sewer. Confirm 27-inch RCP is a readily available size.



Staff Report

Advanced Forming Technology Filing No. 2

Final Plat

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

September 6, 2018

Applications

This staff report is for the Advanced Forming Technology Filing No. 2, Final Plat ("Final Plat"). The applicant for this submittal is Advanced Forming Technology, Inc.

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 Final Plat is located within the boundaries of Pine Cone Avenue and Frontier Street, south of the existing building and abutting Frontier Street. This is a minor subdivision of Lot 1 of Advanced Forming Technology Filing No. 2.

Site Analysis

The Final Plat is comprised of Lot 1 which will be 31.89 acres and Lot 2 which will be 50.44 acres and Tract 1 which will be 1.71 acres. The property is generally flat and would be appropriate for the proposed use.

Plan Analysis

The Final Plat is a minor subdivision and has been created to subdivide the previously approved Lot 1 of Advanced Forming Technology Filing No. 1 and create 2 new lots and a tract. The tract will be dedicated for Right Of Way to the Town of Firestone along Pine Cone Avenue to the north.

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.

FINAL PLAT
ADVANCED FORMING TECHNOLOGY FILING NO. 2

A SUBDIVISION OF A PORTION OF LOT 1 OF ADVANCED FORMING TECHNOLOGY FILING NO. 1 BEING PART OF THE NW 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 67 WEST, OF THE 6TH P.M., TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 1 OF 3

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

A PORTION OF LOT 1 ADVANCED FORMING TECHNOLOGY FILING NO. 1 BEING A PART OF THE NW 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ASSUMING THE NORTH LINE OF THE NW 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 67 WEST AS BEARING NORTH 89°50'22" EAST BETWEEN A 2 1/2" UNREADABLE ALUMINUM CAP IN A MONUMENT BOX ON THE WEST END AND A 2 1/2" ALUMINUM CAP PLS 33636 IN A MONUMENT BOX ON THE EAST END, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST SECTION CORNER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
THENCE ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 20, N 89°50'22" E FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID NORTH LINE, ALONG THE EAST RIGHT-OF-WAY LINE OF FRONTIER STREET AS DEDICATED IN DOCUMENT RECORDED AT RECEPTION NO. 2852703, S 01°02'32" E FOR A DISTANCE OF 488.80 FEET TO A POINT ON THE NORTH LINE OF LOT 2 OF ADVANCED FORMING TECHNOLOGY FILING NO. 1;
THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, ALONG THE NORTH, EAST AND SOUTH LINES OF SAID LOT 2 THE FOLLOWING THREE COURSES AND DISTANCES;

- 1.S 89°12'59" E FOR A DISTANCE OF 489.59 FEET;
2.S 01°02'32" E FOR A DISTANCE OF 351.17 FEET;
3.N 89°12'59" W FOR A DISTANCE OF 489.59 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF FRONTIER STREET;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, S 01°02'32" E FOR A DISTANCE OF 1164.70 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE ALONG THE SOUTH LINE OF LOT 1, ADVANCED FORMING TECHNOLOGY FILING NO. 1. THE FOLLOWING SIX (6) COURSES AND DISTANCES;

- 1.N 64°19'25" E FOR A DISTANCE OF 87.48 FEET;
2.N 84°17'45" E FOR A DISTANCE OF 1065.88 FEET TO A POINT OF CURVATURE;
3.ON A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 55°48'51", FOR AN ARC LENGTH OF 194.83 FEET, THE CHORD OF WHICH BEARS N 56°09'02" E FOR A DISTANCE OF 187.22 FEET;
4.N 28°23'26" E FOR A DISTANCE OF 664.64 FEET TO A POINT OF CURVATURE;
5.ON A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 49°17'49", FOR AN ARC LENGTH OF 193.59, THE CHORD OF WHICH BEARS N 53°04'00" E FOR A DISTANCE OF 187.67 FEET;
6.N 77°44'48" E FOR A DISTANCE OF 731.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE EAST LINE OF SAID LOT 1, N 01°31'17" W FOR A DISTANCE OF 910.89 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE ALONG THE NORTH LINE OF SAID LOT 1, S 89°50'22" W FOR A DISTANCE OF 2487.70 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 84.04 ACRES.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF ADVANCED FORMING TECHNOLOGY FILING NO. 2, 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 OTHER PUBLIC PLACES, TRACTS/OUTLOTS, INCLUDING TRACT 1, 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 PUBLIC ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

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

OWNER:
ADVANCED FORMING TECHNOLOGY, INC. A COLORADO CORPORATION

BY: _____
DREW KELLY CFO ADVANCED FORMING
TECHNOLOGY INC. A COLORADO CORPORATION

NOTARY CERTIFICATE:

STATE OF COLORADO)
) SS.
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____DAY OF_____, 20____,
BY

MY COMMISSION EXPIRES_____

NOTARY PUBLIC

ADDRESS OF NOTARY:_____

TOWN APPROVAL BLOCK:

THIS IS TO CERTIFY THAT THE FINAL PLAT OF ADVANCED FORMING TECHNOLOGY FILING NO. 2, WAS APPROVED ON THIS ____ DAY OF _____, 20____,
BY RESOLUTION NO. _____ AND THAT THE MAYOR OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR _____ ATTEST TOWN CLERK _____

LENDER CONSENT

THE UNDERSIGNED, RBS CITIZENS, N.A., A BANKING CORPORATION, AS THE BENEFICIARY OF A DEED OF TRUST RECORDED WITH THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4026399 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 THE FINAL PLAT OF ADVANCED FORMING TECHNOLOGY FILING NO. 2, AN HEREBY FOREVER RELEASES SAID LANDS FROM SAID LIEN.

DATE:_____

FOR RBS CITIZENS N.A.

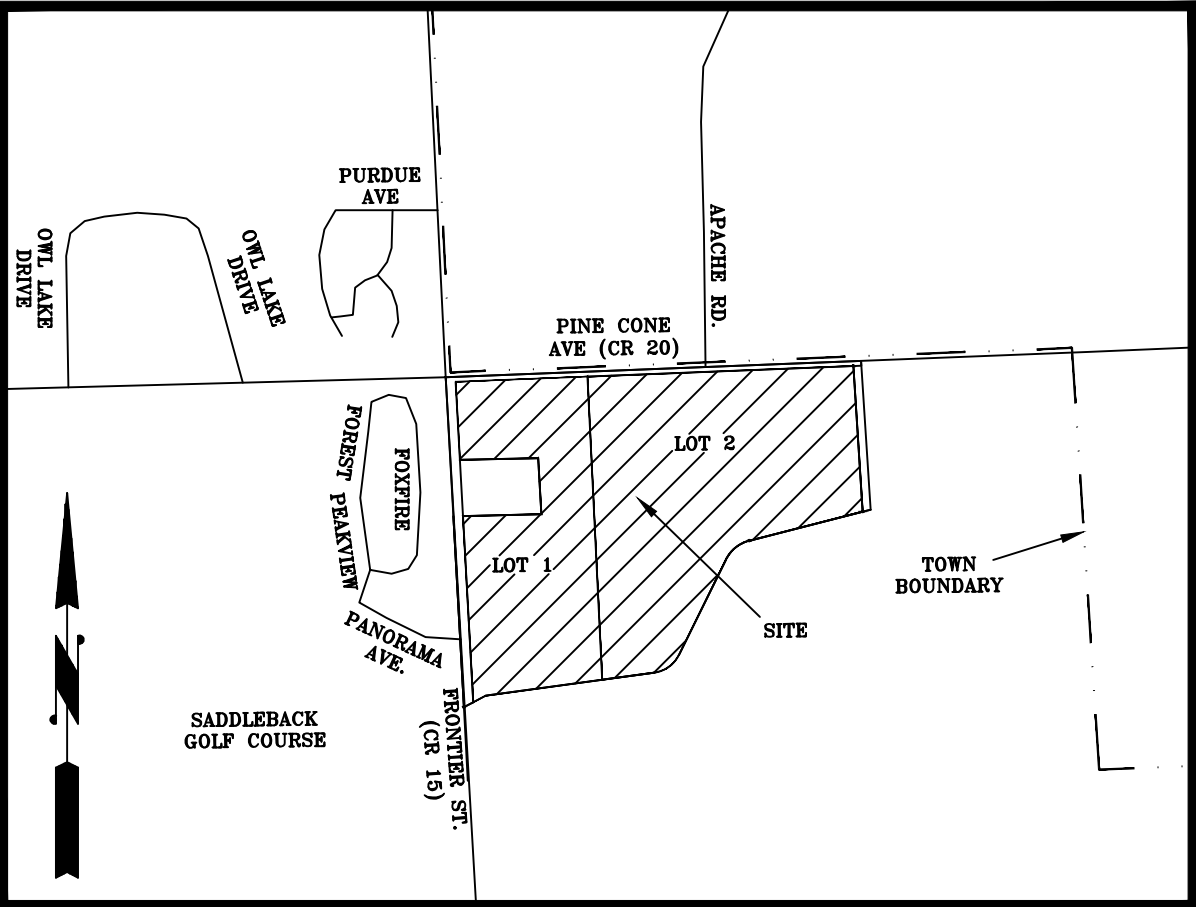
SURVEYOR'S CERTIFICATE

I, GARY K. HAMMER CERTIFY THIS MINOR SUBDIVISION ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY CONFORMS TO ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND WELD COUNTY.

GARY K. HAMMER PLS _____
COLORADO REGISTRATION # 24307
DATE:_____

SURVEYOR'S NOTES:

1. BASIS OF BEARING: ASSUMING THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., AS BEARING NORTH 89°50'22" EAST BETWEEN THE FOUND MONUMENTS AS SHOWN ON THIS SURVEY AND WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO.
2. ALL DISTANCE MEASUREMENTS SHOWN ARE IN U.S. SURVEY FOOT.
3. FOR EASEMENTS AND RIGHTS OF WAY HAMMER LAND SURVEYING RELIED ON TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTEE COMPANY DATED MAY 24, 2018 AT 5:30 P.M. POLICY NO. 17000310320-AMENDMENT NO. 7
4. PROPERTY DOES NOT LIE IN FLOODPLAIN BASED UPON FEMA FLOOD INSURANCE RATE MAP FOR WELD COUNTY COLORADO PANEL NO. 08123C1895E EFFECTIVE DATE: 1/20/2016.



VICINITY MAP 1" = 1200'

OWNER:

ADVANCED FORMING TECHNOLOGY, INC.
ATTN: DREW KELLEY CFO
7040 WCR 20
FIRESTONE, CO 80504
303-833-6000
DKELLY@ARCW.COM

PLANNER:
AGPROFESSIONALS
ATTN: KELSEY BRUXVOORT
3050 67TH AVENUE, SUITE 200
GREELEY, CO 80634
970-535-9318
DFREDERICKSON@AGPROS.COM

SURVEYOR:
HAMMER LAND SURVEYING
ATTN: GARY HAMMER
3050 67TH AVE. SUITE 200
GREELEY, CO 80634
970-481-7592
HAMMERSURVEYING@COMCAST.NET

NOTICE:

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

ADVANCED FORMING TECHNOLOGY	
FINAL PLAT	
NAME OF APPLICATION:	ADVANCED FORMING TECHNOLOGY
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 2
PHASE NUMBER:	
PREPARATION DATE:	OCTOBER 13, 2017
REVISION DATE:	DECEMBER 11, 2017
REVISION DATE:	JUNE 04, 2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 1 OF 3

HAMMER LAND SURVEYING, INC.
3050 67TH AVENUE, SUITE 200
GREELEY, CO 80634
PH: 970-535-9318

CLIENT: AGPROFESSIONALS
3050 67TH AVE. SUITE 200
GREELEY, CO 80634

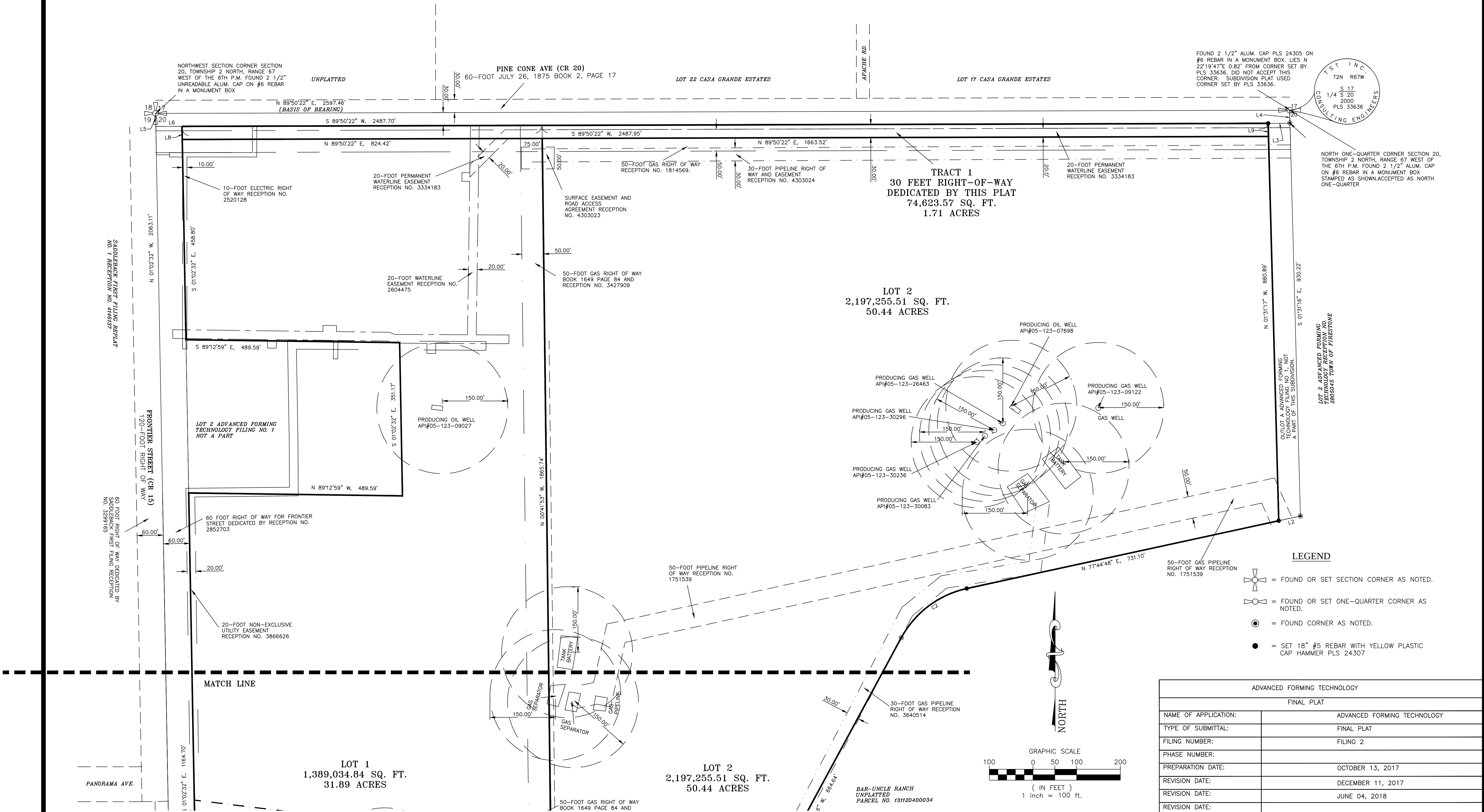
SECTION 20, TOWNSHIP 2 NORTH
RANGE 67 WEST, 6TH P.M.

DATE: 10/13/17

JOB#17024SUB
SHEET 1 OF 3

FINAL PLAT
ADVANCED FORMING TECHNOLOGY FILING NO. 2

A SUBDIVISION OF A PORTION OF LOT 1 OF ADVANCED FORMING TECHNOLOGY FILING NO. 1 BEING PART OF THE NW 1/4 OF SECTION
20, TOWNSHIP 2 NORTH, RANGE 67 WEST, OF THE 6TH P.M., TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 2 OF 3



HAMMER LAND SURVEYING, INC.
3050 67TH AVENUE, SUITE 200
GREELEY, CO 80634
PH: 970-535-9318

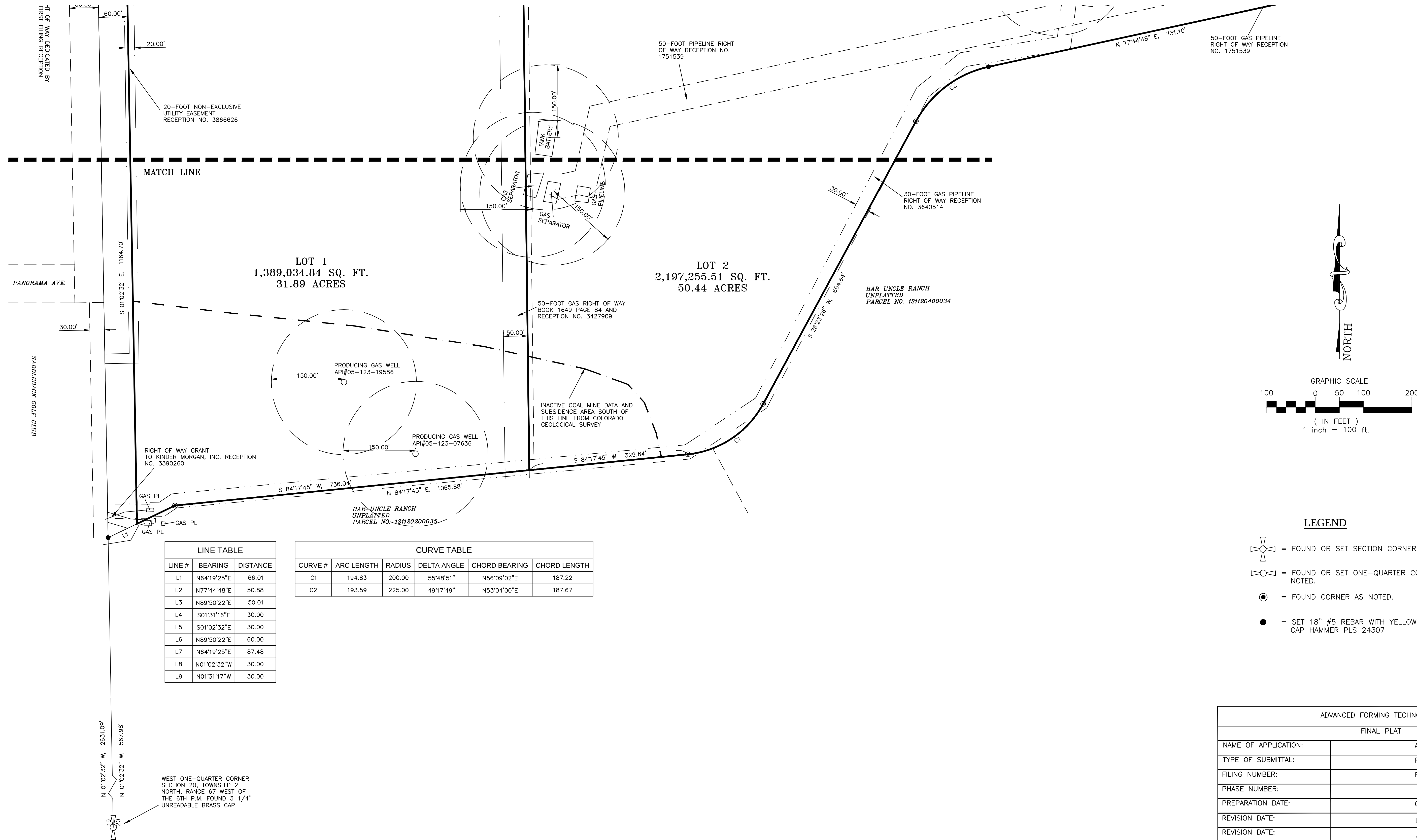
CLIENT: AGPROFESSIONALS
3050 67TH AVE. SUITE 200
GREELEY, CO 80634

SECTION 20, TOWNSHIP 2 NORTH
RANGE 67 WEST, 6TH P.M.
DATE: 10/13/17
JOB#17024SUB
SHEET 2 OF 3

ADVANCED FORMING TECHNOLOGY	
FINAL PLAT	
NAME OF APPLICATION:	ADVANCED FORMING TECHNOLOGY
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 2
PHASE NUMBER:	
PREPARATION DATE:	OCTOBER 13, 2017
REVISION DATE:	DECEMBER 11, 2017
REVISION DATE:	JUNE 04, 2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 2 OF 3	

FINAL PLAT
ADVANCED FORMING TECHNOLOGY FILING NO. 2

A SUBDIVISION OF LOT 1 OF ADVANCED FORMING TECHNOLOGY FILING NO. 1 BEING PART OF THE NW 1/4 OF SECTION 20, TOWNSHIP
2 NORTH, RANGE 67 WEST, OF THE 6TH P.M., TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 3 OF 3



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N64°19'25"E	66.01
L2	N77°44'48"E	50.88
L3	N89°50'22"E	50.01
L4	S01°31'16"E	30.00
L5	S01°02'32"E	30.00
L6	N89°50'22"E	60.00
L7	N64°19'25"E	87.48
L8	N01°02'32"W	30.00
L9	N01°31'17"W	30.00

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	194.83	200.00	55°48'51"	N56°09'02"E	187.22
C2	193.59	225.00	49°17'49"	N53°04'00"E	187.67

- LEGEND**
- = FOUND OR SET SECTION CORNER AS NOTED.
 - = FOUND OR SET ONE-QUARTER CORNER AS NOTED.
 - = FOUND CORNER AS NOTED.
 - = SET 18" #5 REBAR WITH YELLOW PLASTIC CAP HAMMER PLS 24307

ADVANCED FORMING TECHNOLOGY	
FINAL PLAT	
NAME OF APPLICATION:	ADVANCED FORMING TECHNOLOGY
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 2
PHASE NUMBER:	
PREPARATION DATE:	OCTOBER 13, 2017
REVISION DATE:	DECEMBER 11, 2017
REVISION DATE:	JUNE 04, 2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 3 OF 3	

HAMMER LAND SURVEYING, INC.
3050 67TH AVENUE, SUITE 200
GREELEY, CO 80634
PH: 970-535-9318

CLIENT: AGPROFESSIONALS
3050 67TH AVE. SUITE 200
GREELEY, CO 80634

SECTION 20, TOWNSHIP 2 NORTH
RANGE 67 WEST, 6TH P.M.
DATE: 10/13/17
JOB#17024SUB
SHEET 3 OF 3

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-18-19

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT FOR ADVANCED FORMING TECHNOLOGY FILING NO. 2

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Firestone a request for approval of a final plat for Advanced Forming Technology Filing No. 2; 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 for Advanced Forming Technology Filing No. 2, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 6th day of September, 2018.

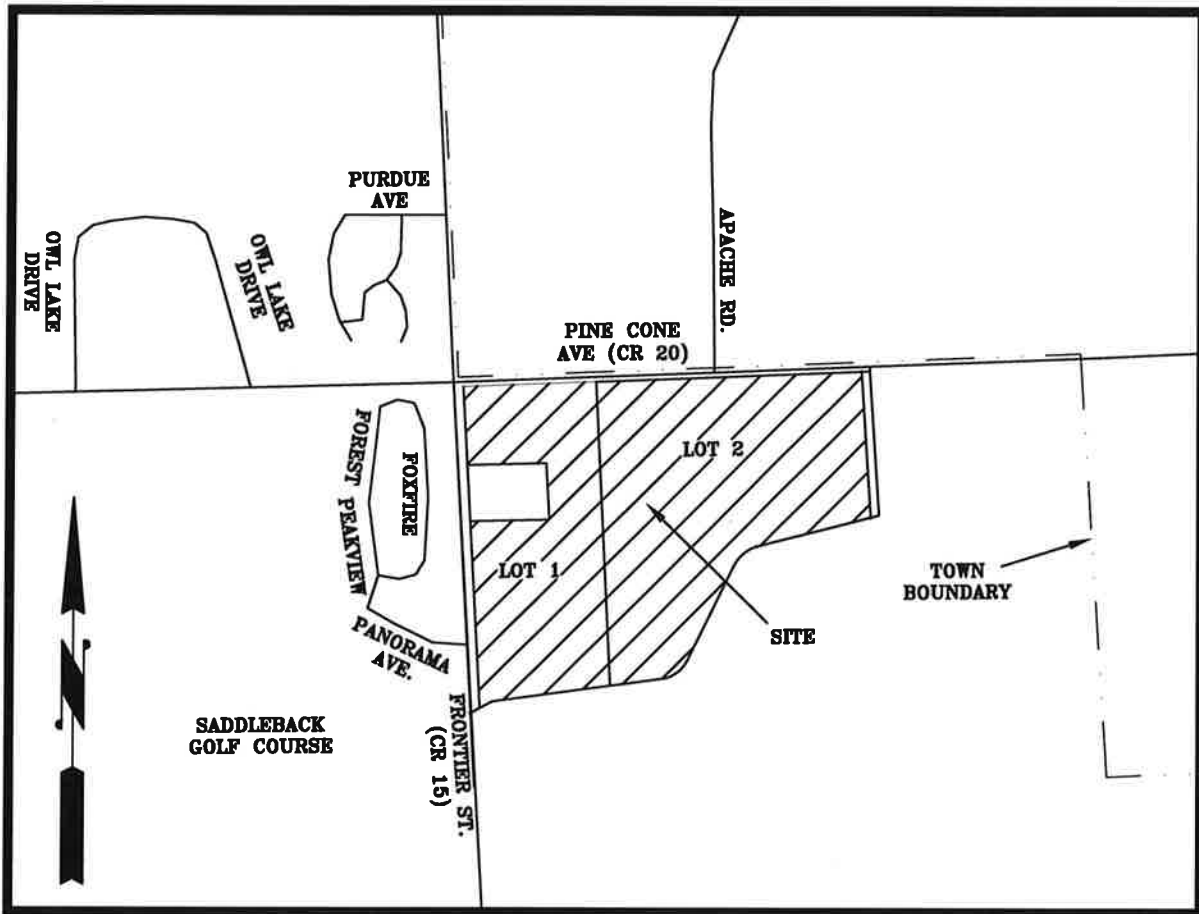
Chairperson

ATTEST:

Secretary

EXHIBIT A
Advanced Forming Technology Filing No. 2
Final Plat
Conditions of Approval

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. Execute a subdivision agreement, in a form to be approved by the Town Attorney.
3. Execute a deed conveying Tract 1 to the Town of Firestone, free of liens and encumbrances.
4. Revise plat to show all easements listed in the title commitment.
5. Revise legal description to conform with the recorded Filing No. 1. Identify if the property pins around Lot 2 were found or set.
6. Update the platy to reflect the current status of the two wells shown on Sheet 3. Show a 25' setback from plugged and abandoned wells and add the following note to the plat: "No structures, temporary or permanent, shall be constructed within the setback for the plugged and abandoned well located on Lot 1."
7. On Sheet 3, in the third line of the title block, add "a portion of" between "of" and "Lot 1," to match Sheets 1 and 2.



VICINITY MAP 1" = 1200'



September 4, 2018

VIA E-MAIL

Tracy Case – Senior Planner, City of Firestone

NOTICE OF MINERAL INTERESTS OWNED BY ANADARKO LAND CORP.

Re: Advanced Forming Technology
AGPROfessionals-Shannon Toomey
– Property Owner or “Applicant”
Lot 1 of Advanced Forming Technology Filing No. 1, Being part of the Northwest ¼ of
Section 20, Township 2 North, Range 67 West of the 6th P.M., Town of Firestone,
County of Weld, State of Colorado.

To Whom It May Concern:

This letter is being submitted on behalf of Anadarko Land Corp. (“ALC”) to inform you that the ALC owns minerals in all or parts of Section 20, Township 2 North, Range 67 West (“Property”).

ALC wishes to give notice to the City of the mineral interests they own under the Property and make the Town aware that the approval of a final application may significantly impact the prospective development of the minerals that underlie the Property.

ALC does not object to the subject AGPRO Project #1119-01, Lot 1 Advanced Forming Technology Filing 1. Please note that although ALC does not object to this process, we continue to assert our rights to make reasonable use of the surface of the property to develop our mineral interests.

Please contact me at 970-929-4371 if you have any questions or comments about this matter.

Sincerely,
ANADARKO PETROLEUM CORPORATION

A handwritten signature in black ink, appearing to read "Joe Kemock", written over a horizontal line.

Joseph Kemock
1099 18th Street
Denver, CO 80202-1918
Joseph.kemock@anadarko.com

cc: Jeff Fiske, Lead Counsel
Don Jobe
Rhonda Sutton
Joseph Kemock