



BOARD OF TRUSTEES
REGULAR MEETING AGENDA

September 12, 2018
7:00 PM
151 Grant Avenue
Firestone, CO 80520

- 1. Call to Order & Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Public Comment** *(maximum time permitted for all Public Comment is 30 minutes)
- 5. Consent Agenda**
 - 5.a.** Approval of August 22, 2018 BOT Regular Meeting Minutes
 - 5.b.** Approval of September 5, 2018 Special Meeting Minutes
 - 5.c.** Approval of September 12, 2018 Accounts Payable
 - 5.d.** **Resolution No. 18- 32:** Extending the Recording Period for the Lot 5, High Plains Marketplace Final Development Plan
 - 5.e.** Firestone Police Station Phase 1 Construction Payment Application No. 2
 - 5.f.** **Resolution 18-35:** A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE CERTAIN DOCUMENTS REGARDING OIL AND GAS WELL LOCATIONS WITHIN CENTRAL PARK FOR CRESTONE PEAK RESOURCES
 - 5.g.** Special Board of Trustees Work Sessions at 6 PM on October 3rd and November 7th for Budget Discussions
- 6. Proclamation** Proclamation for Constitution Week - September 17-23, 2018
 - 6.a.** Proclamation for Constitution Week - September 17-23, 2018 - Sheryl Gerber
- 7. Presentation**
 - 7.a.** New Police Facility Ground Breaking (Proposed)

* Individuals that desire to address the Board of Trustees 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 three minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes.

If you need special assistance in order to participate in a Board of Trustees 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.

8. Public Hearing

- 8.a. Proposed Final Plat and Final Development Plan for Cottonwood Hollow, F1
Resolution 18-31: A RESOLUTION APPROVING A FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR COTTONWOOD HOLLOW, FILING 1
- 8.b. Proposed Revised Final Development Plan for Phase 2 of Gateway North-Multi Family
RESOLUTION 18-33: A RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN FOR GATEWAY NORTH - MULTI-FAMILY (PHASE 2)
- 8.c. Proposed Final Plats and Final Development Plan for St Vrain Ranch Subdivision F3A and St Vrain Ranch Subdivision F5A
Resolution 18-34: A RESOLUTION APPROVING FINAL PLATS AND FINAL DEVELOPMENT PLANS FOR ST VRAIN RANCH FILINGS 3A AND 5A

9. Discussion/Action

- 9.a. Appointment of up to 5 alternate members of the Planning Commission from
Ordinance 940 - Appointment of Chris Gillard and John Damsma as Alternates
- 9.b. Credit Card Policy
- 9.c. Approval of Fee Change for LightKelly PC
- 9.d. Consulting contract between the Town of Firestone and Slavin Management Consulting for Town Manager Recruitment Services

10. Public Comment *(maximum time permitted for all Public Comment is 30 minutes)

11. Reports

- 11.a. Staff
- 11.b. Mayor
- 11.c. Trustees

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11.d. Committee Updates

12. Adjournment

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If you need special assistance in order to participate in a Board of Trustees 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.

TOWN OF FIRESTONE, COLORADO
Board of Trustees Regular Meeting
August 22, 2018

1. CALL TO ORDER & ROLL CALL

The Board of Trustees of the Town of Firestone met for a Regular Meeting on August 22, 2018, at the Town Hall, 151 Grant Avenue, Firestone, Colorado. Mayor Sindelar called the meeting to order at 7:03 p.m.

The following were present upon the call of the roll:

Mayor: Bobbi Sindelar

Mayor Pro-tem: Drew Peterson

Trustees: Don Conyac
George Heath
Samantha Meiring – Absent - Excused
Frank A. Jimenez
Doug Sharp

Staff: **Present:** Sam Light, Town Attorney; Dave Lindsay, Engineer; Marjorie Wickham, Deputy Director of Finance; Leah Vanarsdall, Town Clerk; Tracy Case, Senior Planner; Julie Pasillas, Director of Community Resources; Theo Abkes, Public Works Director; & A. J. Krieger, Interim Town Manager

2. APPROVAL OF AGENDA

Motion by Trustee Heath, **second** by Trustee Jimenez, to approve the Agenda. **Roll Call Vote:** Trustee Heath – yes, Trustee Sharp – yes, Trustee Conyac – yes, Mayor Pro-tem Peterson – yes, Trustee Jimenez – yes. All in Favor, **Motion carried.**

4. PUBLIC COMMENT

None

5. CONSENT AGENDA

Motion by Trustee Jimenez, **second** by Trustee Conyac, to approve the Consent Agenda. **Roll Call Vote:** Trustee Sharp – yes, Trustee Conyac – yes, Trustee Jimenez – yes, Mayor Pro-tem Peterson – yes, Trustee Heath – yes. All in Favor, **Motion carried.** All in Favor, **Motion carried.**

6. PRESENTATION

a. Frederick-Firestone Fire Protection Dist – Asst Chief

7. PUBLIC HEARING Open: 7:31 pm Closed: 8:06 pm

Chad Rodriguez – Sterling Corp, Denver

Public Comment: John Havercorn – 8868 Peakview Ave
Mike Malarky – 8889 Forest

a. **Motion** by Mayor Pro-tem Peterson, **second** by Trustee Jimenez, to include in the hearing record all materials included in Board packet, public comments received regarding the presentation and power point presentation presented this evening, all written comments for the application including emails or other correspondence that has been received from the public or has been referred, proofs of publication, notices and mailing of notices, additional applicable criteria, which include the Town of Firestone's

MasterPlan, zoning and sub-division development regulations and the Town of Firestone's Development Regulations. **Voice Vote**, All in Favor, **Motion carried**. **Motion** by Trustee Jimenez, **second** by Mayor Pro-tem Peterson to include site plan submitted by Mr. Malarky of original streets. **Roll Call Vote**: Trustee Heath – yes, Trustee Sharp – yes, Trustee Conyac – yes, Mayor Pro-tem Peterson, Trustee Jimenez – yes. All in Favor, **Motion carried**.

Motion by Mayor Pro-tem Sharp, **second** by Trustee Heath, to adopt **Resolution 18-30**: A RESOLUTION APPROVING FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR SADDLEBACK FILING NO. 3. **Roll Call Vote**: Trustee Sharp – yes, Trustee Conyac – yes, Trustee Jimenez – yes, Mayor Pro-tem Peterson – yes, Trustee Heath – yes. All in Favor, **Motion carried**.

Public Hearing for Resolution 18-31 - Open: 8:09 pm Closed: 8:51 pm

Miles Grant – Mtg Consultants, Littleton

No Public Comment

Motion by Trustee Conyac, **second** by Trustee Sharp, to include in the hearing record all materials included in Board packet, public comments received regarding the presentation and power point presentation presented this evening, all written comments for the application including emails or other correspondence that has been received from the public or has been referred, proofs of publication, notices and mailing of notices, additional applicable criteria, which include the Town of Firestone's MasterPlan, zoning and sub-division development regulations and the Town of Firestone's Development Regulations. **Voice Vote**, All in Favor, **Motion carried**.

Motion by Trustee Conyac, **second** by Mayor Pro-tem Peterson, to continue Public Hearing to September 12, 2018, for Cottonwood Hollow and **Resolution 18-31**: A RESOLUTION APPROVING A FINAL PLAT AND A FINAL DEVELOPMENT PLAN FOR COTTONWOOD HOLLOW, FILING 1. **Roll Call Vote**: Trustee Conyac - yes, Trustee Jimenez – yes, Mayor Pro-tem Peterson – yes, Trustee Heath – yes, Trustee Sharp – yes. All in Favor, **Motion carried**.

8. DISCUSSTION/ACTION ITEMS

- a. Status Update Water Treatment Plant by FEI – Patrick Obrien & Greg Tneck
- b. Road Preservation – Chip Seal for Town-wide Projects. **Motion** by Trustee Sharp, **second** by Mayor Pro-tem Peterson, to approve the Road Preservation – Chip Seal for Town-wide Projects in the amount of \$227, 031.84 and authorized the Mayor to sign said agreement. **Roll Call Vote**: Trustee Jimenez – yes, Mayor Pro – tem Peterson – yes, Trustee Heath - yes, Trustee Sharp – yes, Trustee Conyac - yes. All in Favor, **Motion carried**.
- c. **Ordinance 942**: AN ORDINANCE APPROVING A LEASE AGREEMENT FOR A NEW SNOWBLOWER. **Motion** by Trustee Jimenez, **second** by Trustee Heath, to adopt **Ordinance 942**: AN ORDINANCE APPROVING A LEASE AGREEMENT FOR

A NEW SNOWBLOWER. **Roll Call Vote:** Mayor-tem Peterson – yes, Trustee Heath – yes, Trustee Sharp – yes, Trustee Conyac – yes, Trustee Jimenez – yes,. All in Favor, **Motion carried.**

d. Phase 2 – Building and Site Package GMP Amendment for the Police Station

Motion by Mayor Pro-tem Peterson, **second** by Trustee Conyac, to approve Phase 2 – Building and Site Package GMP Amendment for the Police Station for \$10,669,366.00, and to authorize the Mayor to sign the said Amendment.

Roll Call Vote: Trustee Heath – yes, Trustee Sharp – yes, Trustee Conyac – yes, Trustee Jimenez – yes, Mayor Pro –tem Peterson – yes. All in Favor, **Motion carried.**

- e. Resolution 18-32:** Approval of the First Amendment to the THK Contract – Parks Planning. **Motion** by Trustee Sharp, **second** by Mayor Pro-tem Peterson, to approve **Resolution 18-32:** Approval of the First Amendment to the THK Contract – Parks Planning not to exceed \$60,000.00. **Roll Call Vote:** Trustee Sharp – yes, Trustee Conyac – yes, Trustee Jimenez – yes, Mayor Pro-tem Peterson – yes, Trustee Heath – yes. All in Favor, **Motion carried.**

- f.** An Agreement between the Town of Firestone and Arrakeen Resources LTD CO for Consulting Services. **Motion** by Trustee Conyac, **second** by Mayor Pro Tem Peterson, to approve an Agreement between the Town of Firestone and Arrakeen Resources LTD CO for Consulting Services not to exceed \$20,000.00 billable hourly and to authorize the Mayor to sign said Agreement. **Roll Call Vote:** Trustee Conyac – yes, Trustee Jimenez – yes, Mayor Pro-tem Peterson – yes, Trustee Heath – yes, Trustee Sharp – yes. All in Favor, **Motion carried.**

g. Pavement Condition Survey

Motion by Trustee Heath, **second** by Trustee Conyac to approve the agreement with IMS to conduct a pavement condition survey in an amount not to exceed \$48,623.00, and to authorize the Mayor to sign said Agreement. **Roll Call Vote:** Trustee Jimenez – yes, Trustee Heath – yes, Trustee Sharp – yes, Trustee Conyac – yes, Mayor Pro-tem Peterson – yes. All in Favor, **Motion carried.**

9. PUBLIC COMMENT * (maximum time permitted for all Public Comment is 30 minutes)
None

10. REPORTS

- a.** Staff – RFP update and Chief's Report. Water Tour set for 091918
- b.** Mayor –
- c.** Trustees –
- d.** Committee Updates

Motion by Trustee Conyac, **second** by Trustee Jimenez to have a Special Meeting on Wednesday, September 5, 2018 at 7:00 pm. All in Favor, **Motion carried**.

10. ADJOURNMENT

Motion by Mayor Pro-tem Peterson, **second** by Trustee Conyac, to adjourn meeting at 10:12 pm. **Motion passed**, all in favor.

Introduced and Approved this 12th day of September, 2018.

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar, Mayor

ATTEST

Leah Vanarsdall, Town Clerk

TOWN OF FIRESTONE, COLORADO
Board of Trustees Special Meeting
September 5, 2018

1. CALL TO ORDER & ROLL CALL

The Board of Trustees of the Town of Firestone met for a Regular Meeting on September 5, 2018, at Firestone Town Hall, 151 Grant Avenue, Firestone, Colorado. Mayor Pro-tem Peterson called the meeting to order at 6:03 p.m.

The following were present upon the call of the roll:

Mayor: Bobbi Sindelar – (absent-excused)

Mayor Pro-tem: Drew Peterson

Trustees: Don Conyac
George Heath – late 6:19 pm
Samantha Meiring
Frank A. Jimenez
Doug Sharp – late 6:18 pm

Staff: Present: Julie Gamec, THK; Sam Light, Town Attorney; Leah Vanarsdall, Town Clerk; Julie Pasillas, Director of Community Resources; Theo Abkes, Director of Public Works; Jennifer Weinberger, Asst Town Manager; & A. J. Krieger, Interim Town Manager

2. APPROVAL OF AGENDA

Motion by Trustee Meiring, **second** by Trustee Jimenez, to approve the Agenda. All in Favor, **Motion carried.**

4. PUBLIC COMMENT

None

5. PRESENTATION

Native Seed Conversion – Julie Pasillas, Theo Abkes & Julie Gamec, THK

6. DISCUSSTION/ACTION ITEMS

a. Purchase of a Toro GM 4000-D Mower

Motion by Trustee Sharp, **second** by Trustee Conyac, to approve the Lease-Purchase of a Toro GM Groundmaster 4000-D Mower for \$66,460. **Roll Call Vote:** Trustee Sharp – yes, Trustee Conyac – yes, Mayor Pro – tem Peterson – yes, Trustee Jimenez – yes, Trustee Meiring – yes, Trustee Heath – yes. All in Favor, **Motion carried.**

b. Request for Proposals (RFP) Town Manager Recruitment

Motion by Trustee Conyac, **second** by Trustee Meiring, to approve Slavin Management Consultants to perform Town Manager Recruitment Services for the Town Manager search and direct Staff to bring back a contract for execution on Wednesday, September 12, 2018. **Roll Call Vote:** Trustee Conyac – yes, Mayor Pro-tem Peterson - yes, Trustee Jimenez – yes, Trustee Meiring – yes, Trustee Heath – yes, Trustee Sharp - yes. All in Favor, **Motion carried.**

10. ADJOURNMENT

Motion by Trustee Conyac, **second** by Trustee Meiring, to adjourn meeting at 7:11 pm. **Motion passed**, all in favor.

Introduced and Approved this 12th day of September, 2018.

TOWN OF FIRESTONE, COLORADO

Drew Peterson, Mayor Pro-tem

ATTEST

Leah Vanarsdall, Town Clerk

Payables Summary

Accounts Payable Report

September 12, 2018

of Invoices - 341

\$ 1,126,712.98

<u>COMPANY NAME</u>	<u>DESCRIPTION</u>	<u>Pass-Through \$</u>	<u>Total Amt.</u>
Total of Invoices under \$25,000.00		\$ 33,173.00	\$ 280,082.13
Anthem Blue Cross	July, August, September 2018 Health Insurance Premiums		\$ 176,924.76
Central Weld County Water District	August 2018 Water Treatment and Delivery		\$ 75,271.90
FCI Constructors	Pay Ap 2: PD & Municipal Court Saftey Facility		\$ 220,987.86
FCI Constructors	Pay Ap 2 Retainage: PD & Municipal Court Saftey Facility		\$ (11,049.38)
LL Johnson	Workman Kubota for Irrigation and Parks Departments		\$ 37,000.00
LL Johnson	Toro Mower 4000-D for Parks Department		\$ 66,460.11
Leonard Rice Engineers	August 2018 Water Eng Serv: Concept Design St Vrain		\$ 47,000.00
Northern Colorado Water Conservancy	Assual Assessment Fees: Class B Allotment		\$ 234,035.60
Total Invoices, Current		\$ 33,173.00	\$ 1,126,712.98
AP Adjustments between Invoice Register, Unpaid Report, Paid Report			
First American Title	Voided Lost Check		\$ 19.53
North Texas Tollway	Voided Check		\$ 10.30
Johnson Auto Plaza	Credit on account		\$ (40.00)
Total (to match Board AP Detail Reports)			\$ 1,126,702.81

For further detail please see Finance Department.

Please direct any questions to Judy Scott ext. 256.

Vendor	Amount
Total 4 RIVERS EQUIPMENT:	59.32
Total ACE HARDWARE OF FIRESTONE:	268.52
Total ADAMSON POLICE PRODUCTS:	1,568.50
Total AIMS JUNIOR COLLEGE DISTRICT:	4.12
Total AIRE-MASTER OF NORTH DENVER:	39.00
Total AIS INDUSTRIAL & CONSTRUCTION SUPPLY:	9,455.82
Total ALBERT FREI & SONS, INC.:	17,382.32
Total AMAZON:	1,812.78
Total AMERICAN ARBORIST SERVICE:	600.00
Total AMERICAN DISPOSAL SERVICES OF COLORADO:	64.86
Total ANTHEM BLUE CROSS AND BLUE SHIELD:	176,924.76
Total APEX SHREDDING, INC.:	80.00
Total APPLIED COATINGS TECH., INC:	110.00
Total AUSMUS LAW FIRM, P.C.:	600.00
Total AXON ENTERPRISE INC:	323.00
Total B K TIRE, INC:	1,752.84
Total BARCO MUNICIPAL PRODUCTS INC:	159.41
Total CARBON VALLEY RECREATION DISTRICT-FURA:	436.70
Total CENTRAL WELD COUNTY WATER DISTRICT.-TREA:	75,271.90
Total CENTURY LINK:	100.62
Total CHEMATOX LABORATORY INC:	263.00
Total CINTAS FIRST AID & SAFETY:	132.29
Total CIRSA:	22.84
Total CITY OF DACONO:	135.68
Total CITY OF GREELEY:	3,000.00
Total COALRIDGE ANIMAL HOSPITAL, INC:	303.52
Total COLORADO CIVIL GROUP INC.:	22,296.00
Total COMCAST CABLE-0319130- SEATTLE.:	291.18
Total COMCAST-PHILADELPHIA:	260.43
Total COOPERATIVE PERSONNEL SERVICES:	3,845.00
Total COTTONWOOD HOLLOW COMMERCIAL METRO DISTR:	622.61
Total Cottonwood Hollow Residential Metro Dist:	489.23
Total D STREET:	7,838.81
Total DANA KEPNER COMPANY, INC.:	294.96
Total DELTA DENTAL OF COLORADO, INC:	3,645.14
Total DRIVE TRAIN INDUSTRIES INC:	18.04
Total ELDORADO ARTESIAN SPRINGS, INC.:	146.10
Total EMPLOYEE REIMBURSEMENTS & PER DIEMS:	306.04

Vendor	Amount
Total EMPLOYERS COUNCIL SERVICES, INC:	212.50
Total ENVIROTECH SERVICES, INC.:	2,981.88
Total EWING AUTO PARTS, INC.:	250.78
Total FACTORY MOTOR PARTS CO.:	428.05
Total FCI CONSTRUCTORS, INC:	209,938.48
Total FREDERICK - FIRESTONE FIRE PROTECTION:	2,906.95
Total FREDERICK-FIRESTONE FIRE-FURA:	1,264.24
Total FRONTIER BUSINESS PRODUCTS:	1,382.12
Total G & G EQUIPMENT INC:	13,385.55
Total GCR TIRES & SERVICE:	119.32
Total GRAINGER:	434.56
Total GREEN GIRL RECYCLING SERVICES:	197.00
Total High Plains Library District - FURA:	379.73
Total HIGHWAY 119 METRO DISTRICT #2:	989.70
Total INTERNATIONAL ASSOC UNDERCOVER OFFICERS:	475.00
Total INTERSTATE BATTERY OF THE ROCKIES:	99.95
Total INTERSTATE FORD:	585.59
Total JOHNSON AUTO PLAZA:	33.66
Total KATHLEEN A. OATIS:	1,250.00
Total KENZ & LESLIE DISTRIBUTING CO.:	565.60
Total KG CLEAN, INC:	1,706.50
Total KINSCO, LLC:	970.70
Total L. L. JOHNSON DISTRIBUTING CO.:	104,232.28
Total LEONARD RICE ENGINEERS, INC:	63,000.00
Total LIFE STORIES:	250.00
Total LIGHT KELLY, P.C.:	28,360.45
Total MAIN STREET MAT COMPANY, INC:	232.27
Total MATCO TOOLS:	647.95
Total MCDONALD FARMS ENTERPRISES, INC:	308.00
Total MCGRANE WATER ENGINEERING, LLC:	20,100.00
Total MCI:	50.12
Total MISC VENDOR:	250.00
Total MUNICIPAL CODE CORPORATION:	75.00
Total MUTUAL OF OMAHA INSURANCE CO:	4,801.81
Total NEIGHBORS POINT METRO DISTRICT:	3.82
Total NEXTERA HEALTHCARE:	1,271.00
Total Northern Colorado Water Cons. Dist.-FURA:	116.63
Total NORTHERN COLORADO WATER CONSERVANCY DIST:	234,035.60
Total NP125 Metropolitan District - FURA:	203.61

Vendor	Amount
Total OFFICE DEPOT INC:	344.35
Total O'REILLY AUTO PARTS:	1,036.09
Total ORKIN PEST CONTROL, INC:	191.52
Total PAUL D. BASSO:	1,000.00
Total PEARSON LAW OFFICE, LLC:	238.00
Total PITNEY BOWES PURCHASE POWER:	1,005.00
Total RESTITUTION / COURT REFUNDS:	343.00
Total RIPTIDE CAR & PET WASH:	306.00
Total ROCKY MOUNTAIN INFORMATION NETWORK, INC:	100.00
Total ROSA LUCAS:	75.00
Total S & B PORTA-BOWL RESTROOMS, INC:	294.00
Total SAFELITE FULFILLMENT, INC:	436.88
Total SAFETY AND CONSTRUCTION SUPPLY INC:	134.40
Total SBW GRAPHICS:	666.63
Total SIRCHIE FINGER PRINT LABORATORIES:	1,681.00
Total SNAP-ON:	2,138.49
Total ST VRAIN VALLEY SCHOOL DIST RE-1J:	1,334.58
Total St. Vrain & Left Hand Water Conservancy:	9.54
Total ST. VRAIN LAKES METRO DISTRICT #2 - FURA:	197.88
Total ST. VRAIN LAKES METRO DISTRICT #3 - FURA:	143.49
Total ST. VRAIN LAKES METRO DISTRICT #4 - FURA:	102.70
Total St. Vrain Sanitation District - FURA:	64.37
Total STEVE BALCEROVICH:	1,250.00
Total SUMMIT BODYWORKS, INC:	64,428.00
Total SUNRISE ENVIROMENTAL SCIENTIFIC:	90.21
Total Superior Towing Inc:	145.00
Total TERRACON CONSULTANTS INC:	2,900.00
Total THE SPRINGS METRO DISTRICT - FURA:	13.74
Total THOMSON REUTERS-WEST:	140.00
Total TOWN OF FREDERICK:	135.68
Total UME CUSTOM EMBROIDERY:	34.62
Total UNITED POWER:	1,113.70
Total VALLI INFORMATION SYSTEMS:	2,167.66
Total VERIZON WIRELESS:	4,443.22
Total VISION SERVICE PLAN - VSP:	527.25
Total WELD COUNTY ACCOUNTING DEPT.-FURA:	921.34
Total WELD COUNTY DETENTION CENTER:	53.64
Total WICKHAM TRACTOR CO:	5,400.00

Vendor

Amount

Total WORKWELL OCCUPATIONAL MEDICINE LLC:

138.84

Total XPRESS BILL PAY / XPRESS SOLUTIONS:

1,535.25

Total :

1,126,702.81

Grand Totals:

1,126,702.81

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 5.d.

Consent Agenda

Meeting Date: September 12, 2018

Initiated By: Tracy Case

Dept: Planning & Zoning/ Building and Engineering

AGENDA TITLE

Resolution No. 18- 32: Extending the Recording Period for the Lot 5, High Plains Marketplace Final Development Plan

SUMMARY

Staff has received a request to extend the recording deadline from the applicant of Lot 5, High Plains Marketplace. This extension will allow the applicant to prepare and finalize the documents necessary for completion and recordation. The applicant is requesting an extension to November 9, 2018.

HISTORY AND PREVIOUS BOARD ACTION

The Final Development Plan was approved by Resolution No. 18-19 by the Board of Trustees at the April 11, 2018 regular meeting. By the Town's Development Regulations the Final Development Plan must be recorded within 120 days, or by August 9, 2018.

RECOMMENDATION

Staff recommends the Board of Trustees approve the resolution extending the recording deadline for the Lot 5, High Plains Marketplace Final Development Plan to November 9, 2018.

ALTERNATIVES

The Board could choose to not approve the extension request.

ATTACHMENTS

1. Lot 5 High Plains Marketplace Extension Letter 082218
2. 5c - Reso 18-32 Extension Lot 5 High Plains Marketplace

FINANCIAL CONSIDERATIONS

N/A

Bestall Collaborative Limited

Planning Environment Construction Management Development

August 22 2018

Ms. Tracy Case, Senior Planner
Planning & Economic Development Department
Town of Firestone
8303 Colorado Blvd., Suite 200
Firestone Colorado 80504

RE: Lot 5 - High Plains Marketplace
Request for an Extension

Ms. Case.

We respectfully request an extension of the recordation period for the Lot 5 High Plains Marketplace Final Development Plan (FDP) in order to provide the documents necessary for recordation.

Since the Site Development Plan was approved we have made a significant effort in preparing the documents necessary for completion/recordation. We have obtained sign-off of the FDP from Frederick-Firestone Fire Protection District. We have a few items from planning and engineering to finalize; and we are preparing a 4th FDP document for submittal this week with revisions responding to the Town's 3rd Submittal comments. We also have not been able to obtain one necessary easement from an adjoining land owner which we continue to work on.

We believe we can have the process completed within the next 30-45 days, however, we request an extension to November 9 2018 to allow sufficient time for the review and comment period and to obtain the outstanding easement.

We appreciate your consideration of this request and look forward to beginning our development project in the Town of Firestone.

Thank you.



Jack Bestall
Bestall Collaborative Limited

RESOLUTION NO. 18-32

A RESOLUTION EXTENDING THE RECORDING PERIOD FOR THE LOT 5, HIGH PLAINS MARKETPLACE FINAL DEVELOPMENT PLAN

WHEREAS, on April 11, 2018, the Board of Trustees for the Town of Firestone adopted Resolution No. 18-19 approving with conditions a Final Development Plan for Lot 5, High Plains Marketplace; and

WHEREAS, Section 10.30 of the Firestone Development Regulations provides that, subsequent to any Town Board approval, the applicant shall submit the final documents for recording by the Town Clerk and if the final documents are not recorded within 120 days of the date of Town Board approval, approval of the documents shall lapse and the applicant shall be required to submit a new application to be processed pursuant to the same procedures and requirements specified for the initial application; and

WHEREAS, currently, final documents relating to the above-referenced final development plan are required to be recorded by August 9, 2018; and

WHEREAS, the applicant has submitted to the Senior Planner a request to extend the recording deadline in order to allow them to prepare and finalize the documents necessary for completion and recordation; and

WHEREAS, the Board of Trustees further finds the requirement set forth in Section 10.30 of the Development Regulations is administrative in nature and exists for the benefit of the Town, in order to ensure timely perfection of Town approvals, and that if the Board finds it to be in the best interest of the Town to extend such deadline it may do so; and

WHEREAS, the Town Board concludes it is in the best interest of the Town to extend the time period for recording final documents for the Lot 5, High Plains Marketplace application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Board of Trustees of the Town of Firestone hereby extends until November 9, 2018 the recording deadline for the final documents for the Lot 5, High Plains Marketplace application.

INTRODUCED, READ AND ADOPTED this 12th day of September, 2018.

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 5.e.

Consent Agenda

Meeting Date: September 12, 2018

Initiated By: Dave Lindsay

Dept: Police

AGENDA TITLE

Firestone Police Station Phase 1 Construction Payment Application No. 2

SUMMARY

Work is progressing on the Phase 1 Civil and Site Construction portion of the project. Pay App No. 2 is for work completed thru July 31, 2018 and includes continued construction staking, installation of erosion control facilities, site grading, and installation of sanitary sewer pipelines. The payment application also includes costs for construction management services provided by FCI under the terms of the CMGC Contract.

Payment Application No. 2 was reviewed by Roth Sheppard Architects (RSA) in their role as the Owner's Representative was authorized for payment. The Pay App is presented to the Board of Trustees for final approval.

HISTORY AND PREVIOUS BOARD ACTION

The Board of Trustees approved a Construction Management/General Contractor (CMGC) Contract with FCI Construction at the regular meeting on March 14, 2018.

The Board of Trustees approved the Phase 1 - Civil and Site Package Guaranteed Maximum Price (GMP) Amendment to the CMGC contract at the regular meeting on June 13, 2018.

RECOMMENDATION

Staff recommends approval of Payment Application No. 2 and authorization to make payment in the amount of \$209,938.48.

ALTERNATIVES

Unless there is a claim against the Contractor, payment needs to be made.

ATTACHMENTS

1. Pay App 2 (RSA)

FINANCIAL CONSIDERATIONS

The Town has established a budget of approximately \$15.9 Million for the project which is being paid from proceeds from Certificates of Participation and from an \$800,000.00 DOLA grant.

AIA® Document G702™ – 1992

Application and Certificate for Payment

TO OWNER: Town of Firestone 151 Grant Ave., PO Box 100 Firestone, CO 80520	PROJECT: Firestone Police Dept & Municipal Court 2 Park Ave, Firestone, CO 80504	APPLICATION NO: 002 PERIOD TO: 7/31/2018	Distribution to: OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER ☐
FROM CONTRACTOR: FCI Constructors, Inc. - Frederick 4015 Coriolis Way Frederick, CO 80504	VIA ARCHITECT: Roth Sheppard Architects 1900 Wazee Street, Suite 100 Denver, CO 80202	CONTRACT FOR: New Construction CONTRACT DATE: 3/7/2018 PROJECT NOS: 30-18-006	

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$	2,152,879.00
2. NET CHANGE BY CHANGE ORDERS	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	2,152,879.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	323,212.83
5. RETAINAGE:		
a. _____% of Completed Work (Columns D + E on G703)	\$	16,160.64
b. _____% of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$	16,160.64
6. TOTAL EARNED LESS RETAINAGE	\$	307,052.19
(Line 4 minus Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	97,113.71
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	209,938.48
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	1,845,826.81

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 0.00	\$ 0.00
Total approved this month	\$ 0.00	\$ 0.00
TOTAL	\$ 0.00	\$ 0.00
NET CHANGES by Change Order	\$ 0.00	

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: _____
By: _____ Date: 8-2-18
State of: Colorado
County of: Weld
Subscribed and sworn to before me this 2 day of August
Notary Public: Kimberly A. Lawrence
My commission expires: 9-7-19

KIMBERLY A. LAWRENCE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994024772
MY COMMISSION EXPIRES SEPTEMBER 7, 2019

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$209,938.48
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT: _____
By: _____ Date: 8.20.2018

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1 2
APPLICATION DATE: 002
PERIOD TO: 7/31/2018
ARCHITECT'S PROJECT NO: 7/31/2018

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED <i>(Not in D or E)</i>	TOTAL COMPLETED AND STORED TO DATE <i>(D+E+F)</i>	% <i>(G ÷ C)</i>	BALANCE TO FINISH <i>(C – G)</i>	RETAINAGE <i>(If variable rate)</i>
			FROM PREVIOUS APPLICATION <i>(D + E)</i>	THIS PERIOD					
01 00 00	General Conditions	43,780.00	13,532.13	19,302.87	0.00	32,835.00	75.00	10,945.00	1,641.75
01 10 00	Preconstruction Services	29,143.00	21,857.25	3,142.75	0.00	25,000.00	85.78	4,143.00	1,250.00
02 21 13	Surveying	38,866.00	8,444.57	1,858.72	0.00	10,303.29	26.51	28,562.71	515.16
07 92 92	Misc. Caulking	2,060.00	0.00	0.00	0.00	0.00	0.00	2,060.00	0.00
08 42 29	Automatic Entrances	2,400.00	0.00	0.00	0.00	0.00	0.00	2,400.00	0.00
10 75 01	Flagpoles	19,820.00	0.00	0.00	0.00	0.00	0.00	19,820.00	0.00
26 56 00	Exterior Lighting	137,230.00	0.00	0.00	0.00	0.00	0.00	137,230.00	0.00
31 20 00	Earthwork	196,176.00	25,385.10	74,647.12	0.00	100,032.22	50.99	96,143.78	5,001.61
31 25 00	Erosion and Sediment Controls	83,223.00	30,062.01	20,696.34	0.00	50,758.35	60.99	32,464.65	2,537.92
32 12 16	Asphalt Paving	422,984.00	0.00	0.00	0.00	0.00	0.00	422,984.00	0.00
32 13 13	Concrete Paving	344,916.00	0.00	0.00	0.00	0.00	0.00	344,916.00	0.00
32 17 23	Pavement Markings & Signs	25,289.00	0.00	0.00	0.00	0.00	0.00	25,289.00	0.00
32 30 01	Site Improvements & Amenities	9,851.00	0.00	0.00	0.00	0.00	0.00	9,851.00	0.00
32 31 01	Fencing	262,195.00	0.00	6,586.75	0.00	6,586.75	2.51	255,608.25	329.34
32 84 00	Irrigation	8,143.00	0.00	0.00	0.00	0.00	0.00	8,143.00	0.00
33 11 00	Water Distribution	125,685.00	0.00	0.00	0.00	0.00	0.00	125,685.00	0.00
33 31 00	Sanitary Sewer System	57,930.00	0.00	36,089.20	0.00	36,089.20	62.30	21,840.80	1,804.46
33 41 00	Storm Drainage	167,634.00	0.00	0.00	0.00	0.00	0.00	167,634.00	0.00
90 10 01	Builders Risk Insurance	936.00	0.00	87.00	0.00	87.00	9.29	849.00	4.35
90 20 01	General Liability	14,895.00	0.00	12,917.27	0.00	12,917.27	86.72	1,977.73	645.86
90 30 01	Sub Insurance	28,726.00	0.00	28,726.00	0.00	28,726.00	100.00	0.00	1,436.30
90 50 01	Payment & Performance Bonds	10,575.00	0.00	10,575.00	0.00	10,575.00	100.00	0.00	528.75
95 10 02	Contractors Contingency	58,445.00	0.00	0.00	0.00	0.00	0.00	58,445.00	0.00
	GRAND TOTAL								

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APPLICATION NO: 2 2
 APPLICATION DATE: 002
 PERIOD TO: 7/31/2018
 ARCHITECT'S PROJECT NO: 7/31/2018

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G		H BALANCE TO FINISH (C – G)	I RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G – C)		
99 10 01	Fee	61,977.00	2,943.91	6,358.84	0.00	9,302.75	15.01	52,674.25	465.14
GRAND TOTAL		2,152,879.00	102,224.97	220,987.86	0.00	323,212.83	15.01	1,829,666.17	16,160.64

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AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 5.f.

Consent Agenda

Meeting Date: September 12, 2018

Initiated By: AJ Krieger

Dept: Administration

AGENDA TITLE

Resolution 18-35: A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE CERTAIN DOCUMENTS REGARDING OIL AND GAS WELL LOCATIONS WITHIN CENTRAL PARK FOR CRESTONE PEAK RESOURCES

SUMMARY

Crestone Peak Resources, as successor to EnCana, has requested certain revisions to the SUA regarding well locations, which request is under review by Town staff. In order to facilitate its application for permits from the Colorado Oil and Gas Conservation Commission, Crestone has requested the Town notify the COGCC that it is in the process of considering amendments to the SUA as are reflected in the Crestone's permit applications.

HISTORY AND PREVIOUS BOARD ACTION

The Board of Trustees approved a Compatible Development and Surface Use Agreement date September 25, 2006, between the Town, the Firestone Finance Authority, Foundation Energy Management LLC and EnCana Oil and Gas(USA) Inc for oil and gas development on property owned by the Town and the Finance Authority known as Central Park.

RECOMMENDATION

To authorize the Town Manager to sign/approve the Compatible Development and Surface Use Agreement and additional waivers in the best interest of the Town to help streamline the process.

ALTERNATIVES

Board to give staff further direction.

ATTACHMENTS

1. 5f - Reso 18-35 TM Execution of Oil-Gas Well Locations at Central Park for Crestone Peak Resources

FINANCIAL CONSIDERATIONS

N/A

RESOLUTION NO. 18-35

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE CERTAIN DOCUMENTS REGARDING OIL AND GAS WELL LOCATIONS WITHIN CENTRAL PARK FOR CRESTONE PEAK RESOURCES

WHEREAS, the Town Board of Trustees approved a Compatible Development and Surface Use Agreement (the “SUA”) dated September 25, 2006 between the Town, the Firestone Finance Authority (“FFA”), Foundation Energy Management, LLC, and EnCana Oil and Gas (USA) Inc. for oil and gas development on property owned by the Town and the FFA known as Central Park; and

WHEREAS, Crestone Peak Resources, as successor to EnCana, has requested certain revisions to the SUA regarding well locations, which request is under review by Town staff; and

WHEREAS, in order to facilitate its application for permits from the Colorado Oil and Gas Conservation Commission (the “COGCC”), Crestone has requested the Town notify the COGCC that it is in the process of considering amendments to the SUA as are reflected in Crestone’s permit applications; and

WHEREAS, by this resolution, the Board desires to authorize the Town Manager to execute such documents to be provided to the COGCC that reflect the well locations set forth in the SUA are being renegotiated and to execute any waivers the Town Manager finds reasonable and necessary, with the understanding that any changes to well locations as are set forth in the SUA, or any other material provision of the SUA, may only be amended by a written agreement approved by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Town Manager is hereby authorized to execute such documents addressed to the Colorado Oil and Gas Conservation Commission as reflect the status of negotiations to changes to well locations set forth in that Compatible Development and Surface Use Agreement dated September 25, 2006.

Section 2. The Town Manager is further authorized to execute waivers the Town Manager finds reasonable and necessary to Crestone’s application process with the COGCC; provided, however, that final determination of new well locations on property owned by the Town or amendment any other provision of the SUA may only be finalized by a written amendment to the SUA approved by the Board of Trustees and executed by the Mayor.

INTRODUCED, READ AND ADOPTED this 12th day of September, 2018.

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar
Mayor

ATTEST:

Leah Vanarsdall
Town Clerk

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 5.g.

Consent Agenda

Meeting Date: September 12, 2018

Initiated By:

Dept: Administration

AGENDA TITLE

Special Board of Trustees Work Sessions at 6 PM on October 3rd and November 7th for Budget Discussions

SUMMARY

Town Staff would like to hold special work sessions on October 3rd and November 7th on the 2019 Budget.

These meetings will include presentations from staff on their respective budgets for 2019.

If the Board would like to change the times of these meetings to 6 PM or earlier, staff will need direction and we can provide dinner for a working meeting.

HISTORY AND PREVIOUS BOARD ACTION

Previously, the Board has held budget retreats on a Friday evening and a Saturday morning. These meetings will replace the need to do a Friday and Saturday meeting.

RECOMMENDATION

Staff recommends holding additional special work session meetings on the 2019 budget.

ALTERNATIVES

The Board can provide staff with alternative days/times

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

PROCLAMATION

WHEREAS: September 17, 2018, marks the two hundred and thirty-first anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Bobbi Sindelar, by virtue of the authority vested in me as Mayor of the Town of Firestone in the State of Colorado do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

AND ask our citizens to reaffirm the ideals of the Framers of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town to be affixed this 12th day of September of the year of our Lord two thousand eighteen.

Signed _____

Bobbi Sindelar, Mayor of Firestone, CO

SEAL Attest _____

Leah Vanarsdall, Town Clerk



Staff Report

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

**Prepared by the
Town of Firestone for the
Board of Trustees**

August 22, 2018

Applications

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

Notice

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

Location and Process

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

Site Analysis, Circulation and Parking

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

Plan Analysis

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

Building Height

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

Fiscal Impacts

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

Utility and Services

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

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

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

Conditions and Standards for Approval

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

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

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

Planning Commission or Board of Trustees Action

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

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

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

RECOMMENDATION

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

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

LEGAL DESCRIPTION:

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

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14;
THENCE S00°07'17" E A DISTANCE OF 30.00 FEET ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 14, TO
THE POINT OF BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 22;
THENCE S89°55'22" E ALONG SAID SOUTH R.O.W. A DISTANCE OF 261.89 FEET;
THENCE S00°04'38" W A DISTANCE OF 20.00 FEET;
THENCE S50°34'57" E A DISTANCE OF 113.93 FEET;
THENCE S42°34'20" E A DISTANCE OF 107.53 FEET;
THENCE S01°45'32" W A DISTANCE OF 127.93 FEET;
THENCE S34°12'35" W A DISTANCE OF 86.45 FEET;
THENCE S70°27'39" W A DISTANCE OF 183.51 FEET;
THENCE S34°26'39" W A DISTANCE OF 345.89 FEET TO A POINT ON SAID WEST LINE OF THE NORTHEAST ONE-QUARTER;
THENCE S00°07'17" E, ALONG SAID WEST LINE, A DISTANCE OF 42.50 FEET;
THENCE S77°57'21" E A DISTANCE OF 163.26 FEET;
THENCE S04°09'08" E A DISTANCE OF 187.09 FEET;
THENCE S13°30'00" W A DISTANCE OF 100.66 FEET;
THENCE S26°11'10" W A DISTANCE OF 228.92 FEET;
THENCE S12°48'12" E A DISTANCE OF 504.03 FEET;
THENCE S16°18'30" E A DISTANCE OF 305.08 FEET;
THENCE S78°48'01" E A DISTANCE OF 123.20 FEET;
THENCE S59°38'36" E A DISTANCE OF 73.63 FEET;
THENCE S30°42'25" E A DISTANCE OF 310.05 FEET;
THENCE S05°54'04" E A DISTANCE OF 231.64 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER;
THENCE S89°55'12" W, ALONG SAID SOUTH LINE, A DISTANCE OF 608.63 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER;
THENCE S89°56'54" W, ALONG THE SOUTH LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14, A
DISTANCE OF 1303.91 FEET TO THE SOUTHWEST CORNER OF EAST ONE-HALF;
THENCE N00°15'46" W ALONG THE WEST LINE OF SAID EAST ONE-HALF, A DISTANCE OF 1329.41 FEET TO THE NORTHWEST SIXTEENTH
CORNER OF SAID SECTION 14;
THENCE N00°15'46" W, CONTINUING ALONG SAID WEST LINE OF THE EAST ONE-HALF, A DISTANCE OF 778.36 FEET;
THENCE N81°08'34" E A DISTANCE OF 63.59 FEET;
THENCE N64°18'44" E A DISTANCE OF 492.53 FEET;
THENCE N00°15'47" W A DISTANCE OF 297.70 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 22;
THENCE S90°00'00" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 802.30 FEET TO THE POINT OF BEGINNING,

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

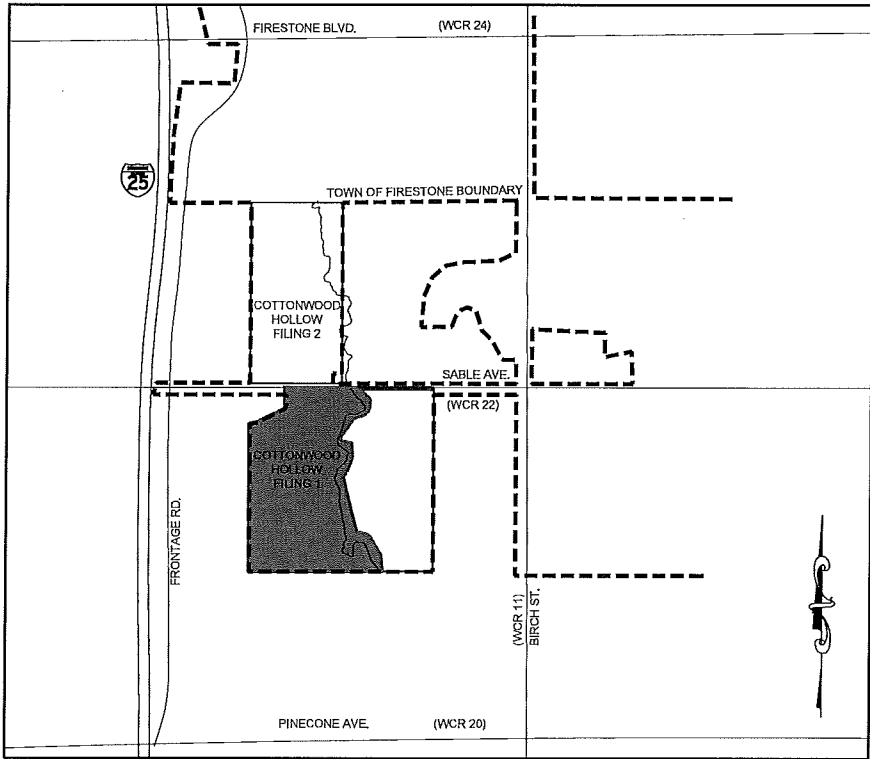
WATER DEDICATION

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

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

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

A TOTAL OF 58 ACRE-FEET SHALL BE TRANSFERRED TO THE TOWN PRIOR TO RECORDING THE FINAL DEVELOPMENT PLAN. THIS DEDICATION SHALL BE SATISFIED BY APPLYING 56 OF THE WATER DEDICATION CREDITS (EACH CREDIT BEING 1.0 ACRE-FOOT) PREVIOUSLY PURCHASED IN THE WATER CREDIT PURCHASE AGREEMENT APPROVED BY RESOLUTION NO. NO. 18-08 FOR 131 WATER CREDITS (CREDIT NO. 1 THROUGH 131).



VICINITY MAP
SCALE: 1" = 1,200'

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3	OVERALL SITE PLAN
4	SITE GRADING PLAN 1
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7	SITE GRADING PLAN 4
8	OVERALL UTILITY PLAN
9	LANDSCAPE PLAN 1
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APPROVAL:

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

_____, DAY OF _____, 20____; BY RESOLUTION No. _____

MAYOR

ATTEST: TOWN CLERK

ACCEPTANCE:

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

OWNER

STATE OF COLORADO)
COUNTY OF WELD)

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

MORTGAGE CONSULTANTS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

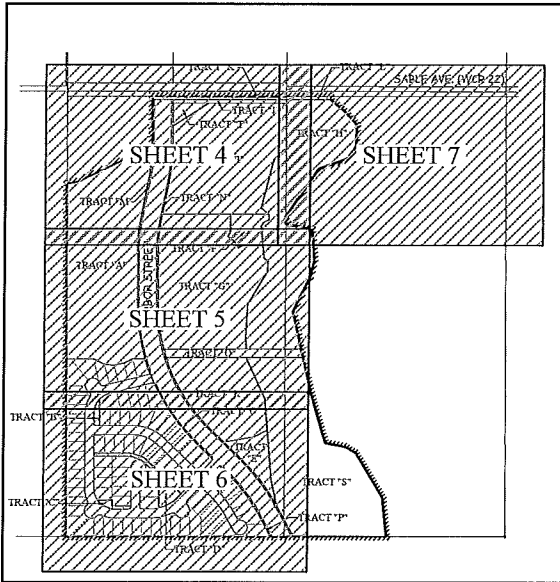
NOTARY PUBLIC

MY COMMISSION EXPIRES

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

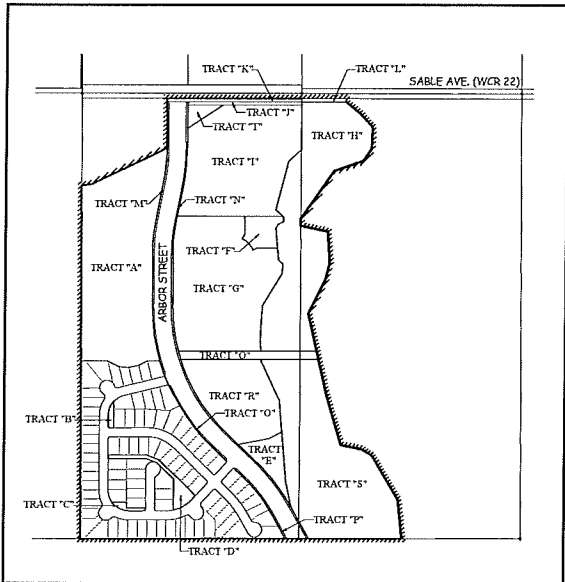
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	COVER SHEET
PREPARATION DATE:	6/28/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
REVISION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

SHEET 1 OF 26



SITE PLAN INDEX SHEET

NOT TO SCALE



TRACTS KEY MAP

NOT TO SCALE

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

OWNER/ DEVELOPER:
MORTGAGE CONSULTANTS, LLC.
8400 EAST PRENTICE AVENUE, SUITE 1002
GREENWOOD VILLAGE, COLORADO 80111
PHONE: (303) 882-6024
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SURVEYOR:
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PCS GROUP, INC.
200 KALAMATH STREET
DENVER, COLORADO 80223
CONTACT: PAUL SHOUKAS
PHONE: (303) 531-4905
EMAIL: PAUL@PSCGROUPCO.COM

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



Know what's below.
Call before you dig.

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

PROJECT CONCEPT

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

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

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

THE FDP WAS DEVELOPED WITH THE ABOVE CONSIDERATIONS IN MIND.

COTTONWOOD HOLLOW FILING 1 FDP WILL FEATURE:

1. A MIXTURE OF SINGLE-FAMILY DETACHED HOMES ON A VARIETY OF LOT SIZES, THIS WILL PROVIDE A VARIETY OF HOUSING OPTIONS.

2. AN INTERCONNECTED STREET SYSTEM THAT IS BICYCLE AND PEDESTRIAN FRIENDLY. ALL ARTERIAL AND COLLECTOR STREETS WILL BE TREE-LINED WITH SIDEWALKS ALONG SIDE THEM. THE BUILDINGS THAT ABUT THE STREETS WILL BE DETAILED TO MAKE WALKING PLEASANT, EFFICIENT AND SAFE.

3. THE REMAINING ACREAGE WILL SERVE AS COMMON OPEN SPACE, WHICH WILL ALLOW OPTIMUM PRESERVATION OF NATURAL FEATURES INCLUDING EXISTING TREES AND DRAINAGE AREAS.

4. IN ADDITION TO THE CONTROLS ESTABLISHED IN THIS FDP, ALL DEVELOPMENT WILL BE CONTROLLED BY ARCHITECTURAL AND LANDSCAPING PRIVATE COVENANTS, CONDITIONS AND RESTRICTIONS TO ENSURE THE PROPERTY HAS AN ATTRACTIVE AND UNIFIED CHARACTER. A LANDSCAPE PLAN IS INCLUDED IN THIS FINAL DEVELOPMENT PLAN APPLICATION. IN ADDITION, THE DEVELOPER, THROUGH PRIVATE COVENANTS, CONDITIONS AND RESTRICTIONS, WILL REQUIRE ALL BUILDING PLANS TO BE APPROVED BY AN ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION.

FDP APPLICATION

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

REGIONAL IMPACTS

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

ENVIRONMENTAL INFORMATION

* A WETLAND ANALYSIS REPORT WAS PERFORMED BY CTL THOMPSON, DATED 01/30/95, TITLED "PHASE I AND PHASE II ENVIRONMENTAL SITE ASSESSMENT, ELDORADO INDUSTRIAL PARK, 240-ACRE SITE, WELD COUNTY, COLORADO."
* A LIMITED PHASE II SUBSURFACE ASSESSMENT FOR COTTONWOOD HOLLOW WAS PERFORMED BY TERRACON, DATED 12/05/93.

UTILITIES

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

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

GRADING CONCEPT

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

SERVICE REQUIREMENTS

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

CIRCULATION SYSTEMS

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

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

EXISTING LAND USE

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

SABLE AVENUE

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

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

LAND USE

THE ZONING FOR THE PROPERTY IS PUD WITH EC, R-8 AND R-C LAND USES. THE TABLE A BELOW SPECIFIES THE LAND USE ON THE FINAL DEVELOPMENT PLAN.

TABLE A

TRACT AREA AND OWNERSHIP / MAINTENANCE TABLE					
LOTS/TRACTS	AREA	%	OWNERSHIP	MAINTENANCE	USE
TRACT "A"	11.80 Acres	13.24	OWNER	OWNER	EC/OIL & GAS
TRACT "B"	0.10 Acres	0.11	(CHCRMD)	(CHCRMD)	OS/ EASEMENT
TRACT "C"	0.12 Acres	0.13	(CHCRMD)	(CHCRMD)	OS/ EASEMENT
TRACT "D"	0.58 Acres	0.63	(CHCRMD)	(CHCRMD)	OS/ PARK / DRAINAGE
TRACT "E"	1.09 Acres	1.22	TOWN OF FIRESTONE	(CHCRMD)	OS/ DRAINAGE
TRACT "F"	0.87 Acres	0.98	TOWN OF FIRESTONE	(CHCRMD)	OS/ DRAINAGE
TRACT "G"	10.00 Acres	11.22	OWNER	OWNER	R-B/RESIDENTIAL (FUTURE)
TRACT "H"	10.18 Acres	11.42	(CHCRMD)	(CHCRMD)	OS/ EASEMENT
TRACT "I"	9.34 Acres	10.48	OWNER	OWNER	R-C/RESIDENTIAL (FUTURE)
TRACT "J"	0.31 Acres	0.35	(CHCRMD)	(CHCRMD)	OS/ LANDSCAPE
TRACT "K"	0.37 Acres	0.42	TOWN OF FIRESTONE	TOWN OF FIRESTONE	DEDICATED R.O.W.
TRACT "L"	0.12 Acres	0.13	TOWN OF FIRESTONE	TOWN OF FIRESTONE	DEDICATED R.O.W.
TRACT "M"	0.38 Acres	0.43	(CHCRMD)	(CHCRMD)	OS/ LANDSCAPE
TRACT "N"	0.66 Acres	0.74	(CHCRMD)	(CHCRMD)	OS/ LANDSCAPE
TRACT "O"	0.13 Acres	0.15	(CHCRMD)	(CHCRMD)	OS/ LANDSCAPE
TRACT "P"	0.12 Acres	0.13	(CHCRMD)	(CHCRMD)	OS/ LANDSCAPE
TRACT "Q"	0.95 Acres	1.07	(CHCRMD)	(CHCRMD)	OS/ LANDSCAPE/ EASEMENT
TRACT "R"	4.83 Acres	5.42	OWNER	OWNER	R-B/RESIDENTIAL (FUTURE)
TRACT "S"	11.11 Acres	12.47	(CHCRMD)	(CHCRMD)	OS/ LANDSCAPE
TRACT "T"	0.35 Acres	0.39	(CHCRMD)	(CHCRMD)	MONUMENT SIGN
86 LOTS	14.58 Acres	16.36	OWNERS	OWNERS	R-B/RESIDENTIAL
STREETS/R.O.W.	4.53 Acres	5.08	TOWN OF FIRESTONE	TOWN OF FIRESTONE	PUBLIC R.O.W.
ARBOR ST./R.O.W.	6.62 Acres	7.43	TOWN OF FIRESTONE	TOWN OF FIRESTONE	PUBLIC R.O.W.
TOTALS	89.12 Acres	100.00			

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

RESIDENTIAL AREA

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

SETBACKS

PLACEMENT OF SINGLE-FAMILY DETACHED HOMES:

TABLE B

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

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

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

ARCHITECTURE

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

ALL RESIDENTIAL HOMES SHALL BE "2X8 FRAME CONSTRUCTION" AND HAVE A MINIMUM OF A TWO-CAR GARAGE.

GENERAL STANDARDS

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

ELEVATIONS

SAMPLE ARCHITECTURAL ELEVATIONS INDICATING THE GENERAL ARCHITECTURAL STYLE HOMES ARE SHOWN ON SHEETS 21 - 25. ALL HOMEBUILDERS SHALL SUBMIT PLANS THAT ARE GENERALLY CONSISTENT WITH THE SAMPLE ELEVATIONS AND MEET THE ARCHITECTURAL AND DEVELOPMENT STANDARDS NOTED BELOW.

1. GENERALLY, WHEN LOOKING AT THE FRONT OF ANY LOT, THE RIGHT ELEVATION IS TO THE RIGHT OF THE FRONT, THE LEFT ELEVATION IS TO THE LEFT OF THE FRONT AND THE REAR ELEVATION IS OPPOSITE THE FRONT OF THE LOT (I.E. THE FRONT ELEVATION).
2. ROCK MEANS ROCK, BRICK, STONE OR CULTURED STONE.
3. ALL HOMES SHALL HAVE A MINIMUM OF 25% OF THE ENTIRE FRONT ELEVATION (WITH THE AREA OF THE GARAGE ALSO INCLUDED IN THE CALCULATION) IN ROCK. THE TOWN PLANNER IN THEIR SOLE DISCRETION MAY REDUCE THE REQUIREMENT TO 20%, IF IT CAN BE DEMONSTRATED THAT THE ELEVATION DOES NOT NEED 25% TO BE AESTHETICALLY PLEASING OR TO AVOID A SITUATION WHERE ROCK WOULD BE REQUIRED ON A SECOND STORY.
4. ALL HOMES SHALL MEET THE FOLLOWING ARCHITECTURAL STANDARDS:
 - A. ALL LAP SIDING SHALL BE NO LESS THAN 8-INCHES WITH NO LESS THAN A 7-INCH EXPOSURE.
 - B. ALL WINDOW CORNERS MUST HAVE A MINIMUM OF 4-INCH TRIM BOARD.
 - C. ROOF MATERIALS SHALL BE DIMENSIONAL ASPHALT SHINGLE TREATMENT DESIGNED TO PROVIDE INCREASED CONTRAST AND SHADOWS. THE ROOF COLORS SHALL COORDINATE WITH OR COMPLEMENT THE MAIN COLOR OF THE STRUCTURE.
 - D. SIMILAR HOUSE ELEVATIONS SHALL NOT BE PLACED NEXT TO OR DIRECTLY ACROSS FROM ONE ANOTHER.
 - E. DETACHED GARAGES ARE NOT PERMITTED.
 - F. ALL HOMES SHALL HAVE A MINIMUM FLOOR AREA OF 1,100 SQUARE FEET FOR RANCH PLANS (SINGLE STORY) AND 1,000 SQUARE FEET ABOVE GRADE FOR A TRI-LEVEL AND 1,600 SQUARE FEET FOR A TWO-STORY. IN ALL CASES THE CALCULATION OF FLOOR AREA DOES NOT INCLUDE THE FLOOR AREA OF ANY PART OF THE GARAGE, BASEMENT, ATTIC, DECK, PATIO OR OTHER SIMILAR ACCESSORY AREA.
 - G. ANY ELEVATION THAT HAS ROCK, BRICK OR CULTURED STONE AT THE BASE OF THE ELEVATION, SUCH MATERIAL SHALL WRAP AROUND AT LEAST 2 FEET ON THE ADJOINING ELEVATION.

5. ENHANCED ELEVATION OPTION 1 SHALL MEAN THE ELEVATION SHALL HAVE A MINIMUM OF 25% ROCK OR CULTURED STONE, WITH AT LEAST ONE WINDOW. ALL WINDOWS SHALL HAVE SHUTTERS, THE TOWN PLANNER IN HIS SOLE DISCRETION MAY, ON A CASE BY CASE BASIS, WAIVE THE REQUIREMENT FOR A WINDOW, IF IT CAN BE DEMONSTRATED THAT THE WINDOW WOULD NOT BE PROMINENT TO THE VIEW FROM (FILL IN WITH NAME OF ARTERIAL STREET), CONFLICT WITH THE INTERIOR ARCHITECTURE OR CONFLICT WITH WINDOWS ON AN ADJOINING HOME. THE FOLLOWING ITEMS SHALL ALSO BE INCLUDED IN WITH OPTION 1:

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

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

- A. THE REAR ELEVATION SHALL HAVE A MINIMUM OF TWO ROOF BREAKS TO CREATE A VARIATION IN ROOF MASSING.
- B. 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.

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

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

FOUNDATION WALLS

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

ADDRESS SIGNS

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

ACCESSORY BUILDINGS

ONE STORAGE SHED MAY BE CONSTRUCTED PER RESIDENCE

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

NO OTHER ACCESSORY BUILDINGS MAY BE CONSTRUCTED.

OTHER HOME MODELS

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

PROHIBITED USE WITHIN THE PUD

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

OIL AND GAS DEVELOPMENT

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

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

BUILDING HEIGHT

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

DEVELOPMENT SCHEDULE

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

PARK DEVELOPMENT

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

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

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

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

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

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

PRIVATE MAINTENANCE AND ENFORCEMENT

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

DRAINAGE

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

SIGN PROGRAM

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

ENTRY SIGN

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

CONTROLS

TABLE A SPECIFIES OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR THE FDP.

LANDSCAPING

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

FENCING

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

TECHNICAL CONSULTANT & PREPARED BY:

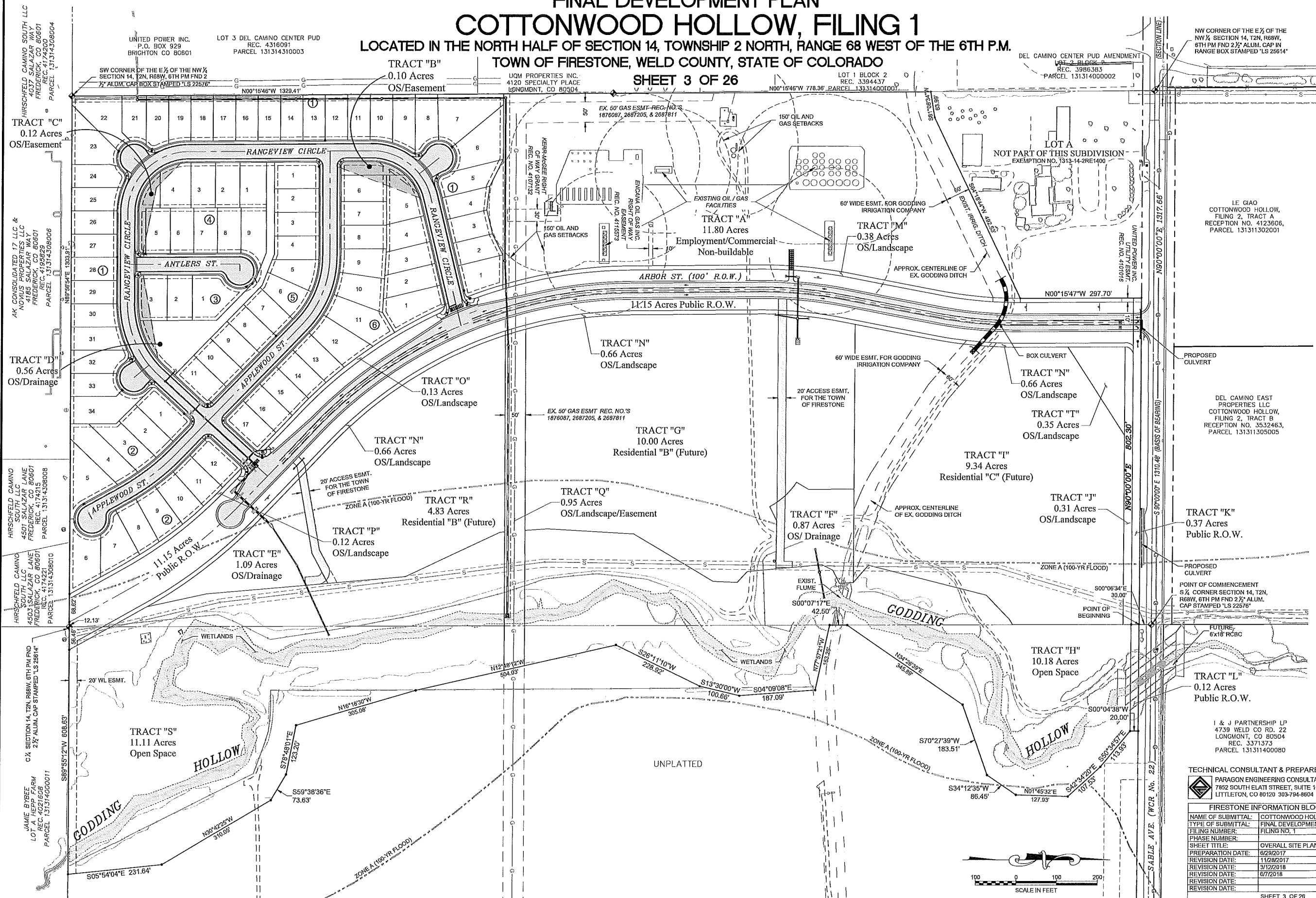
 PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8804

FIRESTONE INFORMATION BLOCK

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

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

SHEET 3 OF 26

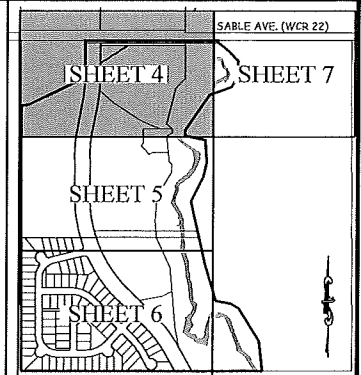


TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604

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

SHEET 3 OF 26

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



KEY MAP

LEGEND	
○	FND. REBAR W 1/2" ALUM. CAP "LS 22576"
△	FND. REBAR W 1/2" ALUM. CAP "LS 25614"
●	SET #5 REBAR W YELLOW CAP "PLS 2014Z"
◆	FND. ALIQUOT MONUMENT AS DESCRIBED
—	ALIQUOT LINE
—	EXISTING R.O.W.
—	PROPERTY LINE
—	EXISTING PROPERTY LINE
—	EXISTING EASEMENT
—	PROPOSED TRACT / LOT LINE
—	PROPOSED EASEMENT
—	PROPOSED CENTERLINE OF R.O.W.
PC, PT, INT.	POINT OF INTERSECTION, ETC.
—	BUILDING SETBACK LINE
—	PROPOSED EASEMENT
—	EXIST. WATER LINE
—	EXIST. SAN. SEWER
—	EXISTING CONTOURS
—	PROPOSED CONTOURS
—	EXISTING CULVERT
28	LOT NUMBER
①	BLOCK NUMBER
U.E.	UTILITY EASEMENT
—	PROPOSED 100-YR FLOOD PLAIN
—	PRO. STORM SEWER
—	PROPOSED CULVERT
—	TOF - TOP OF FOUNDATION
—	FF - FINISH FLOOR
★	PROPOSED LIGHT POLE
—	PROPOSED ENTRANCE SIGN
—	PROPOSED STREET SIGN
SDTE	SIGHT DISTANCE TRIANGLE EASEMENT

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

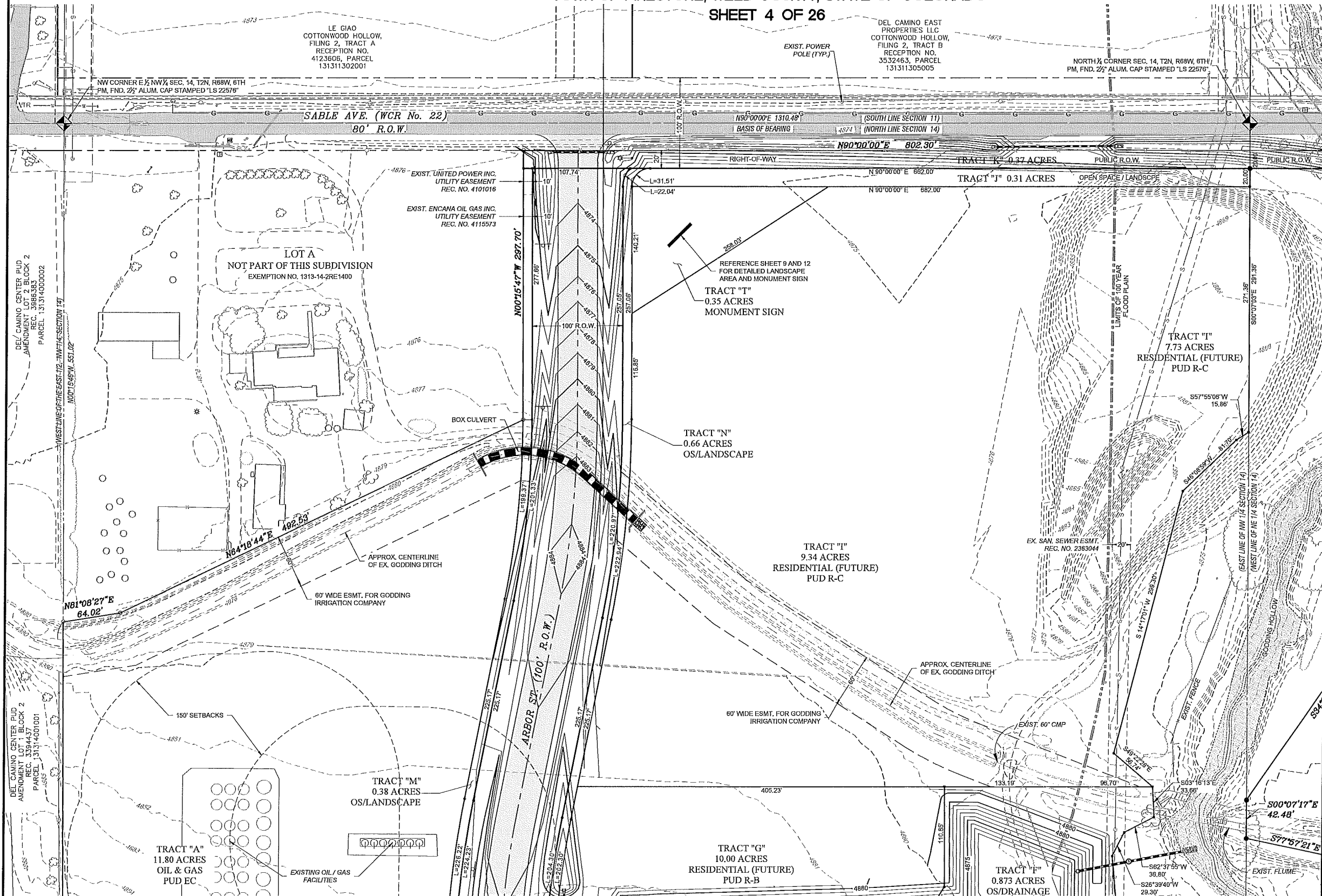
—	BORING LOCATION
—	DESCRIPTION
—	EXISTING GROUND ELEVATION
—	GROUNDWATER ELEVATION

SCALE: 1"=50'

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

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	SITE GRADING PLAN 1
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/17/2018
REVISION DATE:	

SHEET 4 OF 26



SEE SHEET 4

FINAL DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 1

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

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 5 OF 26

10.00 ACRES
RESIDENTIAL (FUTURE)
PUD R-B

TRACT "F"
0.873 ACRES
OS/DRAINAGE

TRACT "H"
10.18 ACRES
OPEN SPACE

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

TRACT "N"
0.66 ACRES
OS/LANDSCAPE

TRACT "Q"
0.95 ACRES
OPEN SPACE

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

TRACT "S"
11.11 ACRES
OPEN SPACE

TRACT "A"
11.80 ACRES
OIL & GAS
PUD EC

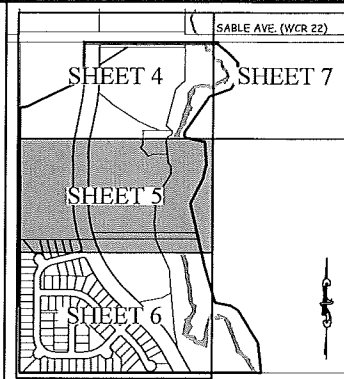
TRACT "A"
11.80 ACRES
OIL & GAS
EMPLOYMENT/COMMERCIAL

TRACT "M"
0.38 ACRES
OS/LANDSCAPE

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4



KEY MAP

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

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

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

- BORING LOCATION
- BORING NO. 1
- 4974.90
- DESCRIPTION
- EXISTING GROUND ELEVATION
- 4863.7
- GROUNDWATER ELEVATION

SCALE: 1"=50'

TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8804

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

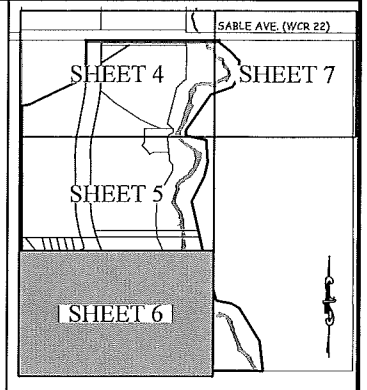
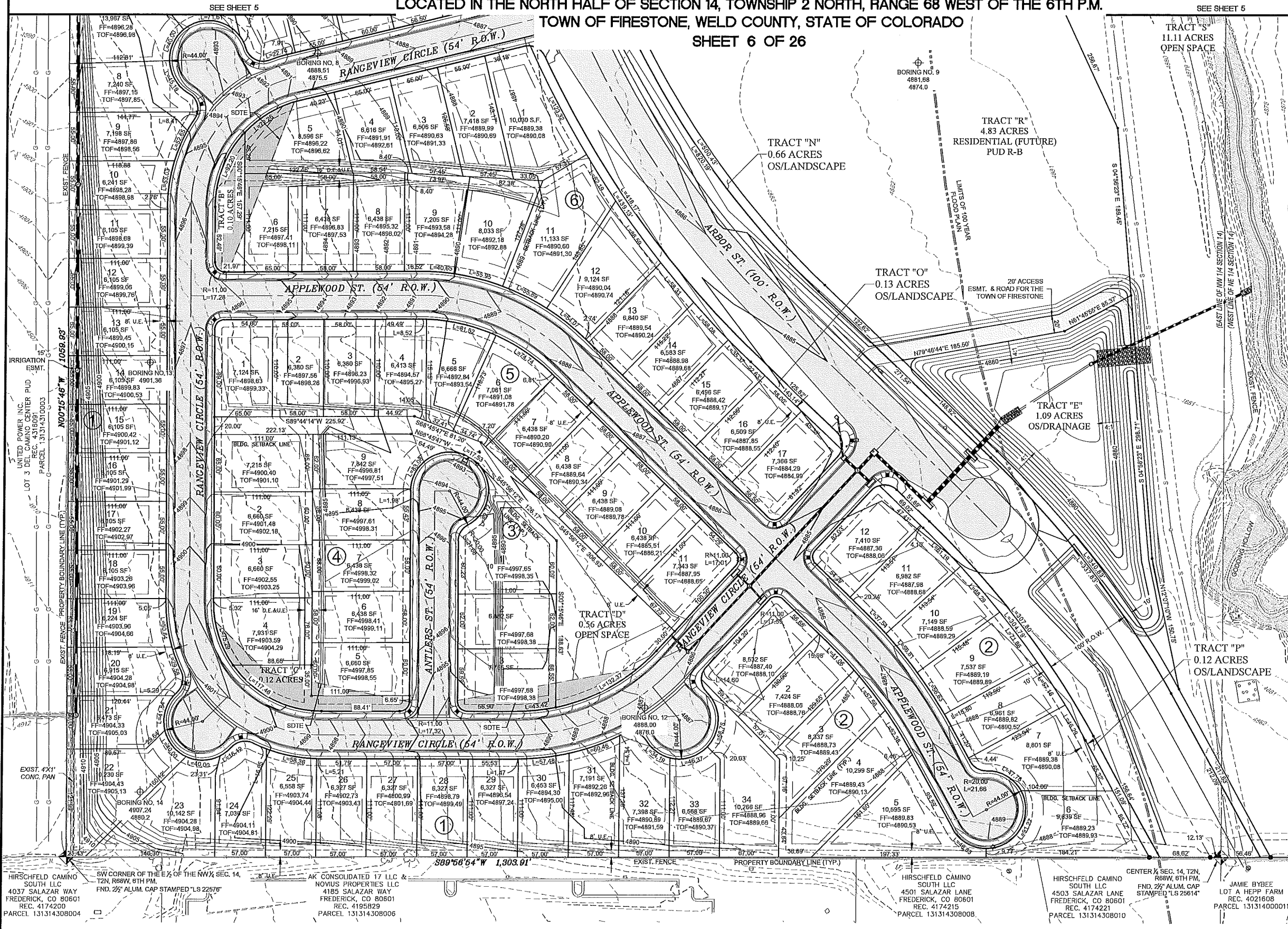
SHEET 5 OF 26

FINAL DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 1

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

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 6 OF 26



KEY MAP

LEGEND	
	FND, REBAR W 1/2" ALUM. CAP "LS 22576"
	FND, REBAR W 1/2" ALUM. CAP "LS 25814"
	SET #5 REBAR W 1/2" ALUM. CAP "LS 20142"
	FND, ALIQUOT MONUMENT AS DESCRIBED
	ALIQUOT LINE
	EXISTING R.O.W.
	PROPERTY LINE
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED TRACT / LOT LINE
	PROPOSED EASEMENT
	PROPOSED CENTERLINE OF R.O.W.
	PG, PT, POINT OF INTERSECTION, ETC.
	BUILDING SETBACK LINE
	PROPOSED EASEMENT
	EXIST. WATER LINE
	EXIST. SAN. SEWER
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING CULVERT
	28 LOT NUMBER
	1 BLOCK NUMBER
	U.E. UTILITY EASEMENT
	PROPOSED 100-YR FLOOD PLAIN
	PRO. STORM SEWER
	PROPOSED CULVERT
	TOP - TOP OF FOUNDATION
	FF - FINISH FLOOR
	PROPOSED LIGHT POLE
	PROPOSED ENTRANCE SIGN
	PROPOSED STREET SIGN
	SDTE SIGHT DISTANCE TRIANGLE EASEMENT

- NOTES:
1. MINIMUM SETBACK REQUIREMENTS REFER TO TABLE B SHEET 2.
 2. THE VARIABLE WIDTH OF THE SIGHT TRIANGLE DISTANCE EASEMENT IS A NO-BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL, EXCEPT FOR DECIDUOUS TREES AND OPEN RAIL FENCING.
 3. MAIL BOX CLUSTERS SHALL BE LOCATED IN TRACT D, AND OUTSIDE OF THE SIGHT DISTANCE TRIANGLE EASEMENT. SEE DETAIL D, SHEET 18.

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

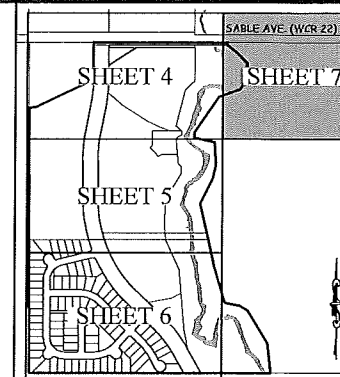
BORING NO. 1	
	BORING LOCATION
	DESCRIPTION
	EXISTING GROUND ELEVATION
	GROUNDWATER ELEVATION

SCALE: 1"=50'

TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8804

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

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 7 OF 26



KEY MAP

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

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

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

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

BORING NO.	DESCRIPTION
4974.90	EXISTING GROUND ELEVATION
4863.7	GROUNDWATER ELEVATION

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

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

FIRESTONE INFORMATION BLOCK

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

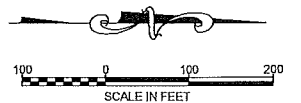
SHEET 7 OF 26

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

SHEET 8 OF 26

LEGEND

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



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

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	OVERALL UTILITY PLAN
PREPARATION DATE:	6/28/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/17/2018
REVISION DATE:	

SHEET 8 OF 26

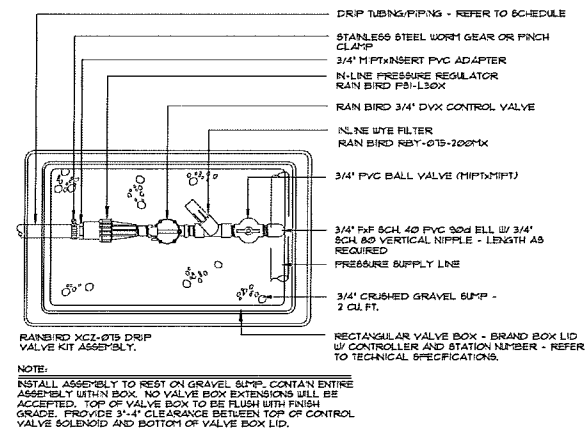
EX. MANHOLE RIM ADJUSTMENT

EX. MANHOLE I.D.	EX. RIM ELEVATION	ADJUSTED RIM ELEVATION	BASE FLOOD ELEVATION
D18-A16	4881.84	4884.28	4883.78
D18-A15	4880.84	4883.08	4882.58
D18-A14	4879.34	4881.79	4881.29
D18-A13	4879.44	4880.48	4879.96
D18-A12	4877.34	4879.75	4879.25
D18-A11	4873.99	4876.90	4876.40



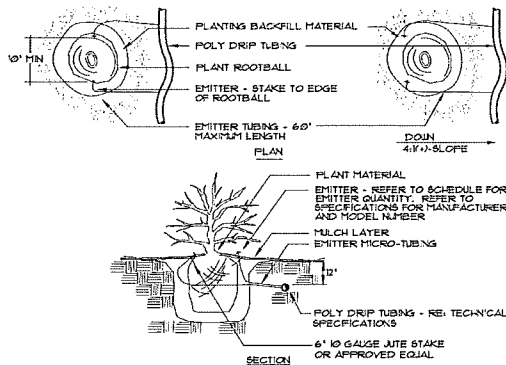
Know what's below.
Call before you dig.

FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 19 OF 26



DRIP VALVE ASSEMBLY

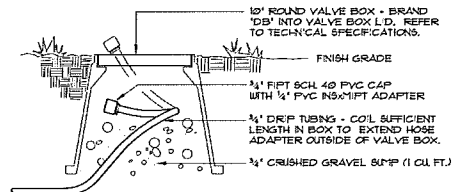
12



DRIP EMITTERS

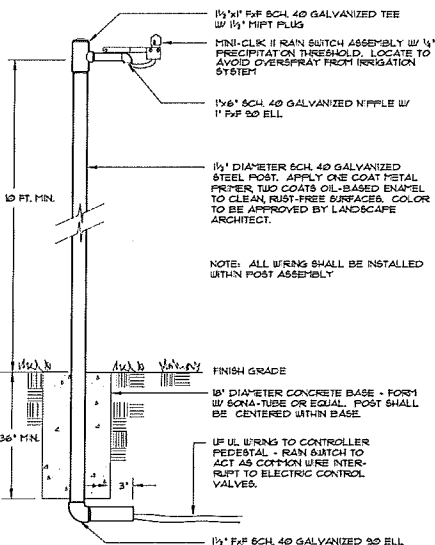
PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2 1/2" CALIPER TREE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

NOTES:
INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.



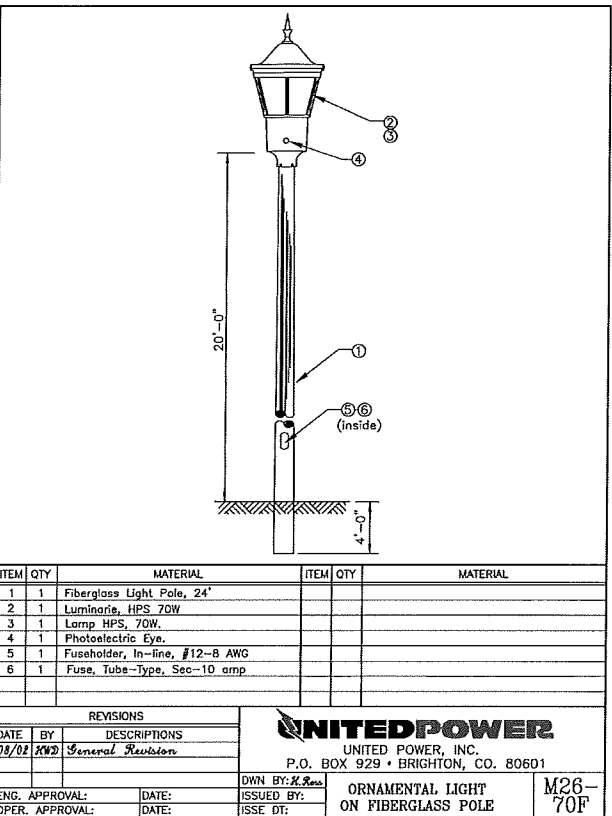
DRIP LINE BLOW-OUT STUB

14



RAIN SHUT OFF DEVICE

15



70 WATT POST TOP LIGHT

16



TYPICAL MAIL BOX CLUSTER

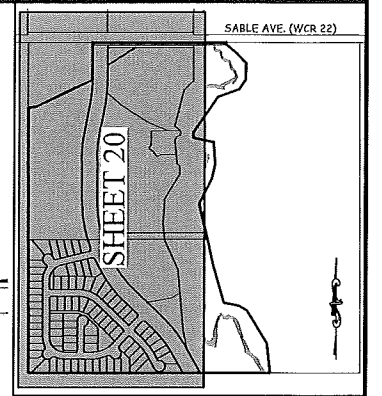
17

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

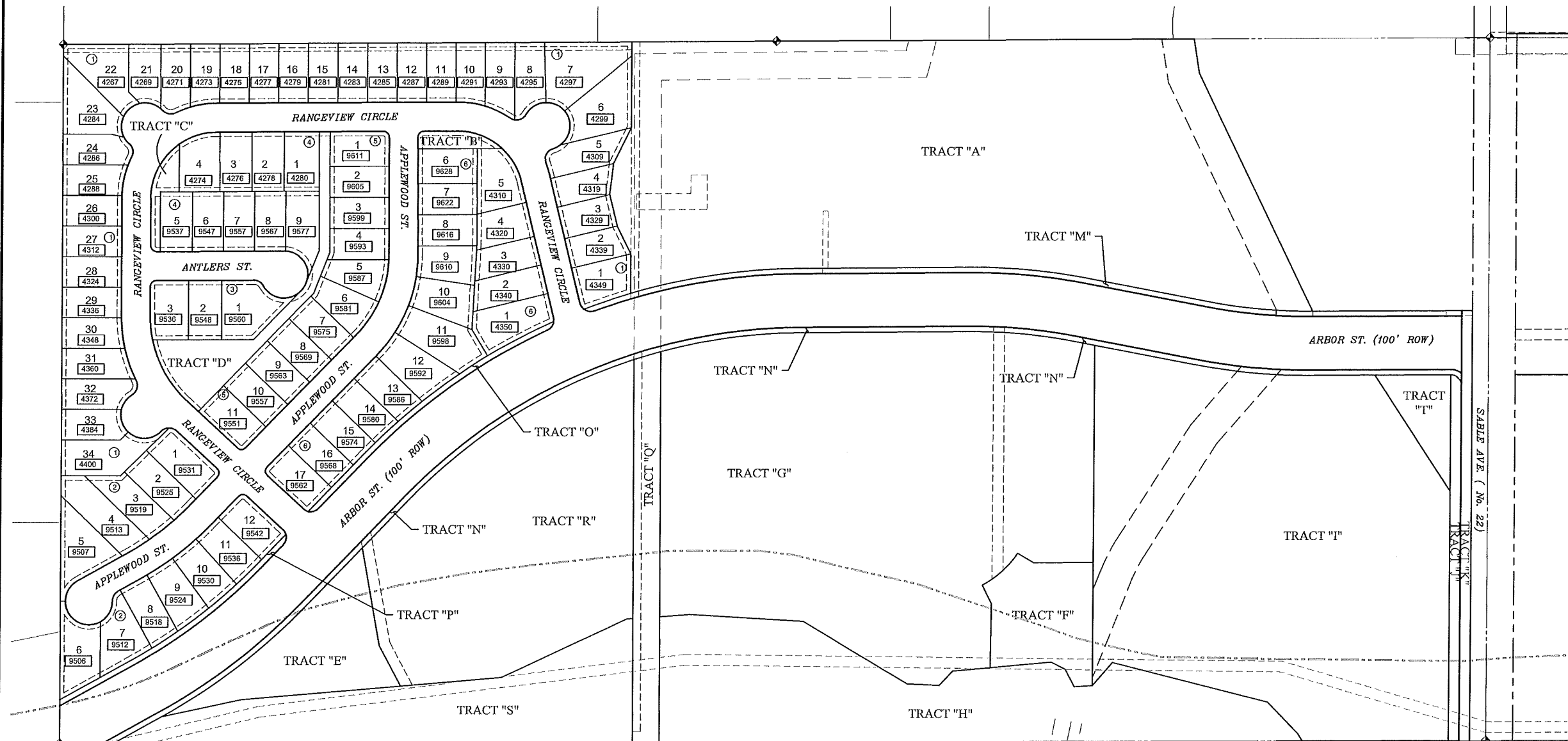
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NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	MISCELLANEOUS DETAILS
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE: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



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

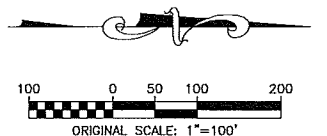


KEY MAP



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

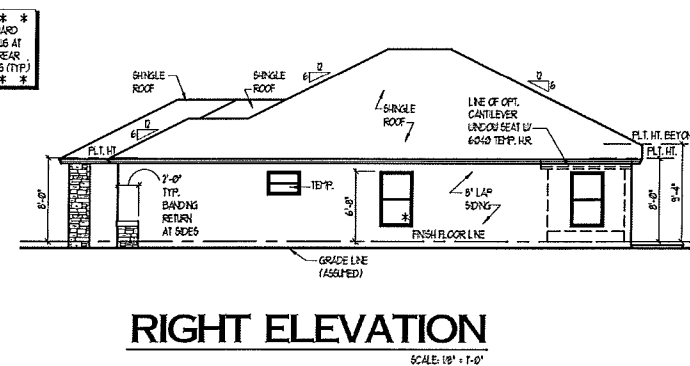
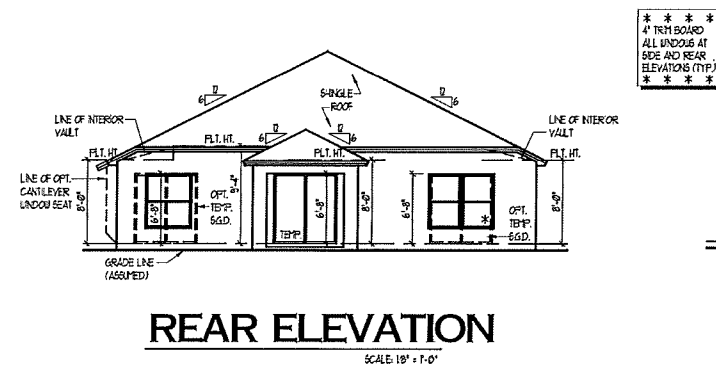
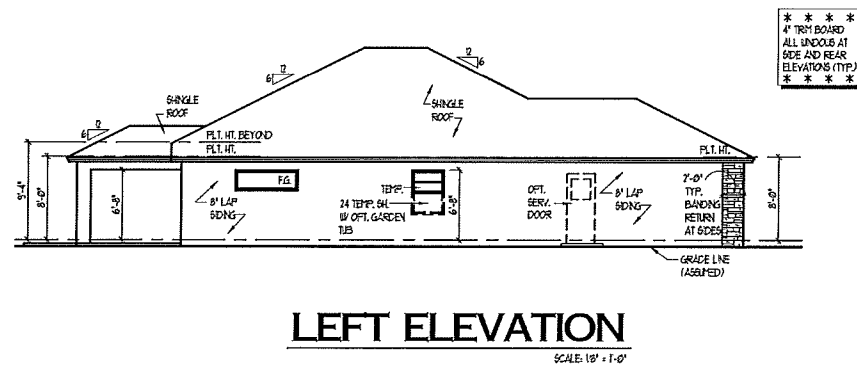
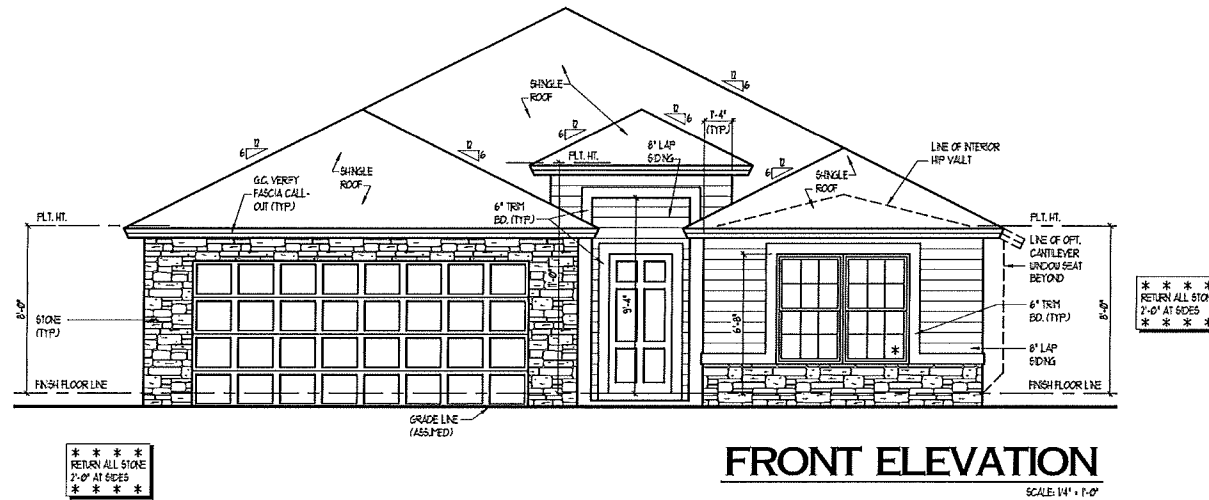
BLOCK	LOT	STREET ADDRESS	BLOCK	LOT	STREET ADDRESS	BLOCK	LOT	STREET ADDRESS
1	1	4349 RANGEVIEW CIRCLE	2	1	9531 APPLEWOOD STREET	6	1	4350 RANGEVIEW CIRCLE
1	2	4339 RANGEVIEW CIRCLE	2	2	9525 APPLEWOOD STREET	6	2	4340 RANGEVIEW CIRCLE
1	3	4329 RANGEVIEW CIRCLE	2	3	9519 APPLEWOOD STREET	6	3	4330 RANGEVIEW CIRCLE
1	4	4319 RANGEVIEW CIRCLE	2	4	9513 APPLEWOOD STREET	6	4	4320 RANGEVIEW CIRCLE
1	5	4309 RANGEVIEW CIRCLE	2	5	9507 APPLEWOOD STREET	6	5	4310 RANGEVIEW CIRCLE
1	6	4299 RANGEVIEW CIRCLE	2	6	9505 APPLEWOOD STREET	6	6	9628 APPLEWOOD STREET
1	7	4297 RANGEVIEW CIRCLE	2	7	9512 APPLEWOOD STREET	6	7	9622 APPLEWOOD STREET
1	8	4295 RANGEVIEW CIRCLE	2	8	9518 APPLEWOOD STREET	6	8	9616 APPLEWOOD STREET
1	9	4293 RANGEVIEW CIRCLE	2	9	9524 APPLEWOOD STREET	6	9	9610 APPLEWOOD STREET
1	10	4291 RANGEVIEW CIRCLE	2	10	9530 APPLEWOOD STREET	6	10	9604 APPLEWOOD STREET
1	11	4289 RANGEVIEW CIRCLE	2	11	9536 APPLEWOOD STREET	6	11	9598 APPLEWOOD STREET
1	12	4287 RANGEVIEW CIRCLE	2	12	9542 APPLEWOOD STREET	6	12	9592 APPLEWOOD STREET
1	13	4285 RANGEVIEW CIRCLE	3	1	9560 ANTLERS STREET	6	13	9586 APPLEWOOD STREET
1	14	4283 RANGEVIEW CIRCLE	3	2	9548 ANTLERS STREET	6	14	9580 APPLEWOOD STREET
1	15	4281 RANGEVIEW CIRCLE	3	3	9536 ANTLERS STREET	6	15	9574 APPLEWOOD STREET
1	16	4279 RANGEVIEW CIRCLE	4	1	4280 RANGEVIEW CIRCLE	6	16	9568 APPLEWOOD STREET
1	17	4277 RANGEVIEW CIRCLE	4	2	4278 RANGEVIEW CIRCLE	6	17	9562 APPLEWOOD STREET
1	18	4275 RANGEVIEW CIRCLE	4	3	4276 RANGEVIEW CIRCLE			
1	19	4273 RANGEVIEW CIRCLE	4	4	4274 RANGEVIEW CIRCLE			
1	20	4271 RANGEVIEW CIRCLE	4	5	9537 ANTLERS STREET			
1	21	4269 RANGEVIEW CIRCLE	4	6	9547 ANTLERS STREET			
1	22	4267 RANGEVIEW CIRCLE	4	7	9557 ANTLERS STREET			
1	23	4264 RANGEVIEW CIRCLE	4	8	9567 ANTLERS STREET			
1	24	4266 RANGEVIEW CIRCLE	4	9	9577 ANTLERS STREET			
1	25	4268 RANGEVIEW CIRCLE	5	1	9611 APPLEWOOD STREET			
1	26	4300 RANGEVIEW CIRCLE	5	2	9605 APPLEWOOD STREET			
1	27	4312 RANGEVIEW CIRCLE	5	3	9599 APPLEWOOD STREET			
1	28	4324 RANGEVIEW CIRCLE	5	4	9593 APPLEWOOD STREET			
1	29	4336 RANGEVIEW CIRCLE	5	5	9587 APPLEWOOD STREET			
1	30	4348 RANGEVIEW CIRCLE	5	6	9581 APPLEWOOD STREET			
1	31	4360 RANGEVIEW CIRCLE	5	7	9575 APPLEWOOD STREET			
1	32	4372 RANGEVIEW CIRCLE	5	8	9569 APPLEWOOD STREET			
1	33	4384 RANGEVIEW CIRCLE	5	9	9563 APPLEWOOD STREET			
1	34	4400 RANGEVIEW CIRCLE	5	10	9557 APPLEWOOD STREET			
			5	11	9551 APPLEWOOD STREET			



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

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	ADDRESS MAP
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/17/2018
REVISION DATE:	
REVISION DATE:	

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



3 TREES
DESIGN & CONSTRUCTION, INC.
3009 SOUTH 104TH AVE
SUITE 200, DENVER, CO 80231
303.444.1111

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

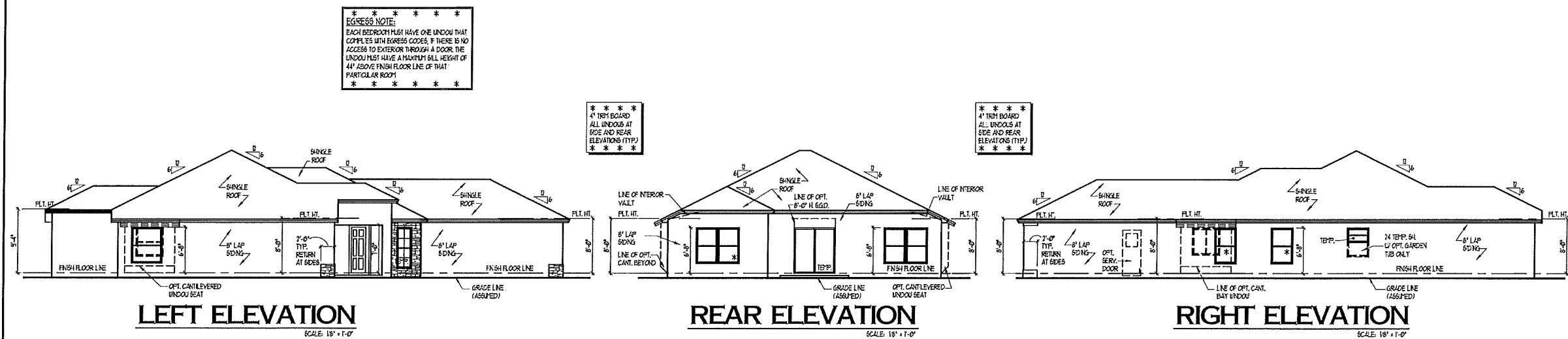
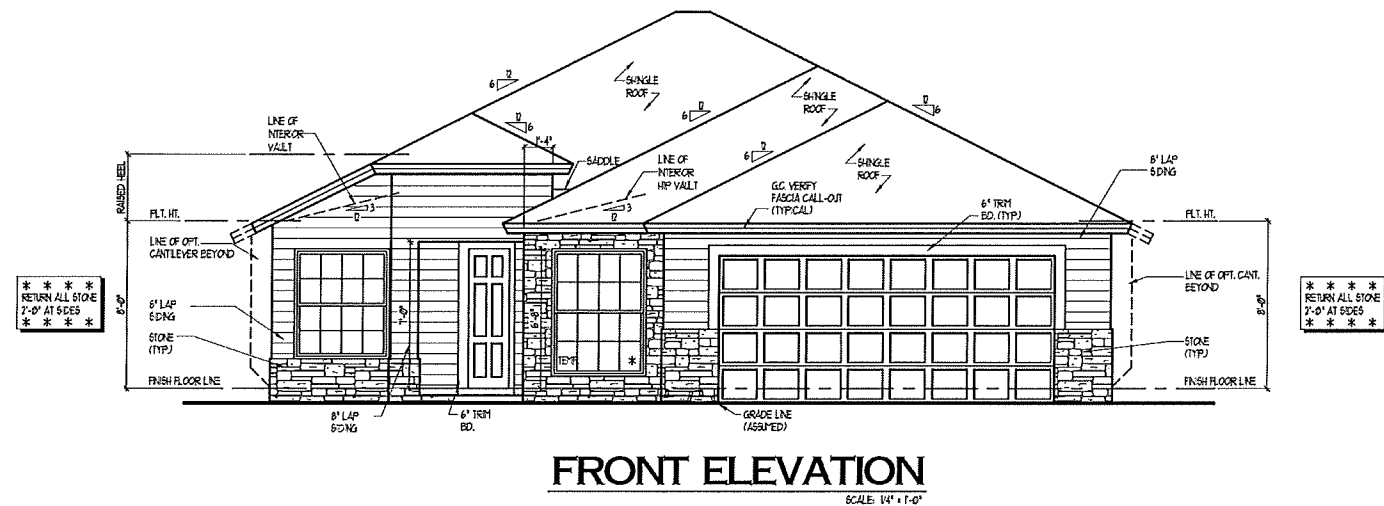
COTTONWOOD HOLLOW
FILING 1

1544

TITLE
ELEVATIONS
ROOF PLAN

TECHNICAL CONSULTANT & PREPARED BY:	
PARAGON ENGINEERING CONSULTANTS, INC. 7852 SOUTH ELATI STREET, SUITE 101 LITTLETON, CO 80120 303-794-8804	
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	BUILDING ELEVATIONS 1
PREPARATION DATE:	6/28/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
SHEET 21 OF 26	

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



TECHNICAL CONSULTANT & PREPARED BY:	
PARAGON ENGINEERING CONSULTANTS, INC. 7852 SOUTH ELATI STREET, SUITE 101 LITTLETON, CO 80120 303-794-8604	
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	BUILDING ELEVATIONS 2
PREPARATION DATE:	6/28/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/17/2018
REVISION DATE:	
SHEET 22 OF 26	



JOB NUMBER:	31032
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ISSUED:	03-31-04
REVISED:	



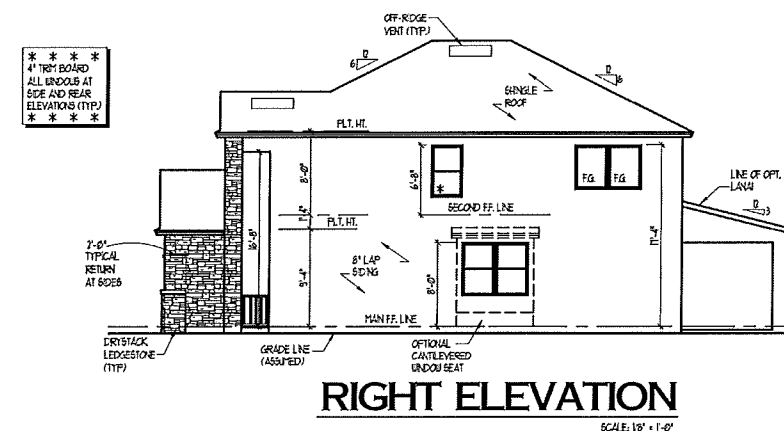
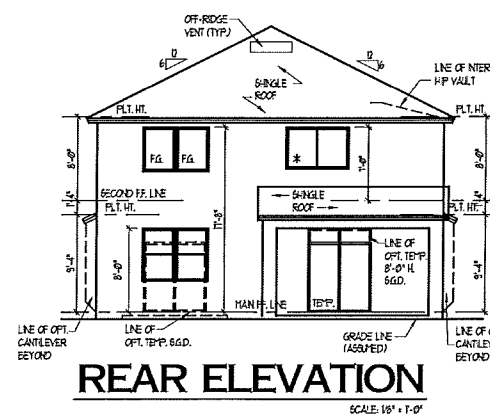
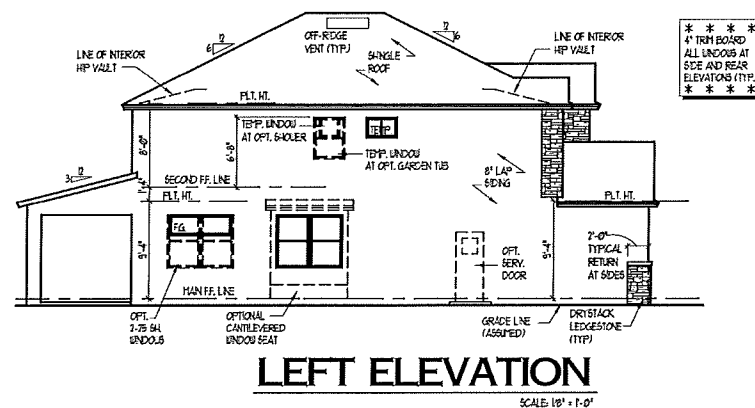
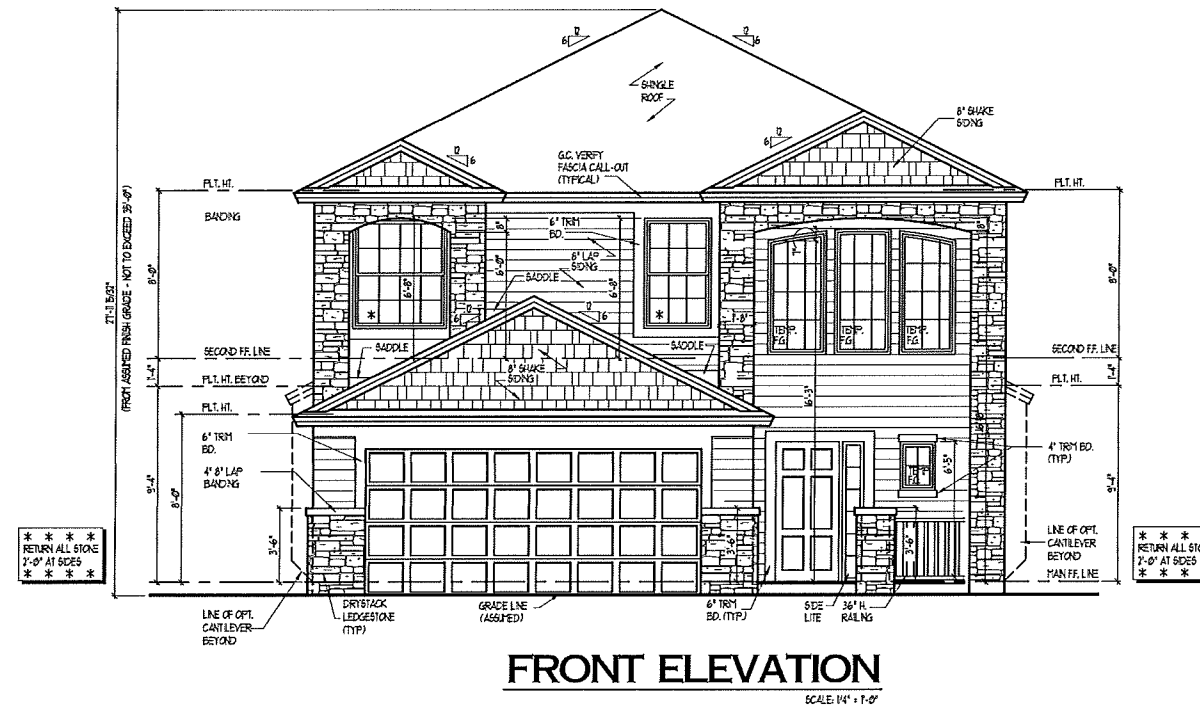
COTTONWOOD HOLLOW
FILING 1

1762

ELEVATIONS
ROOF PLAN

ELEVATION "A"

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



ELEVATION "C"



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



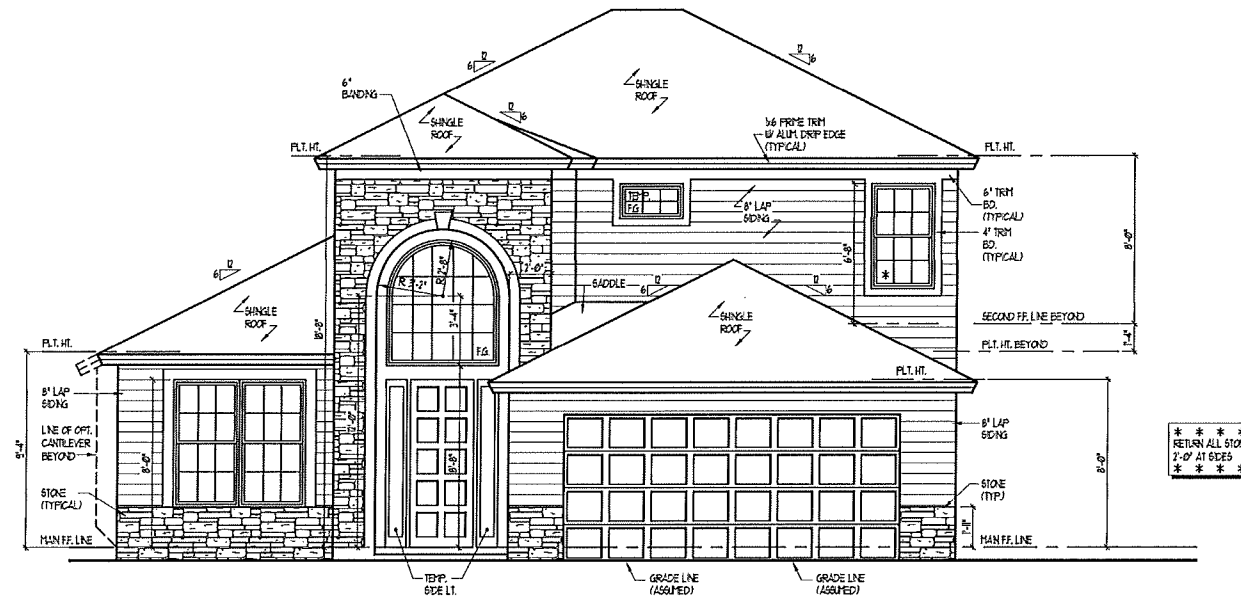
COTTONWOOD HOLLOW
FILING 1

2079

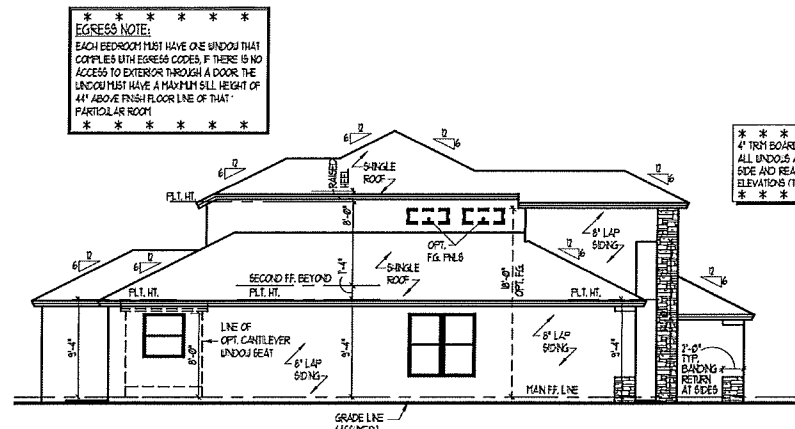
ELEVATIONS
ROOF PLAN

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

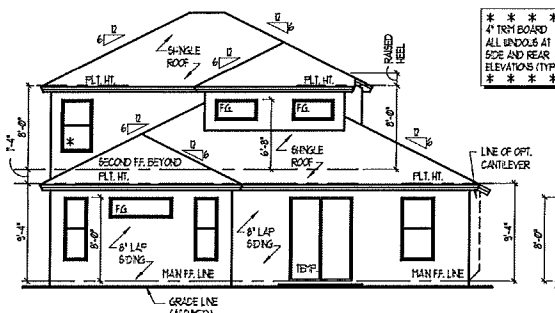
FINAL DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 24 OF 26



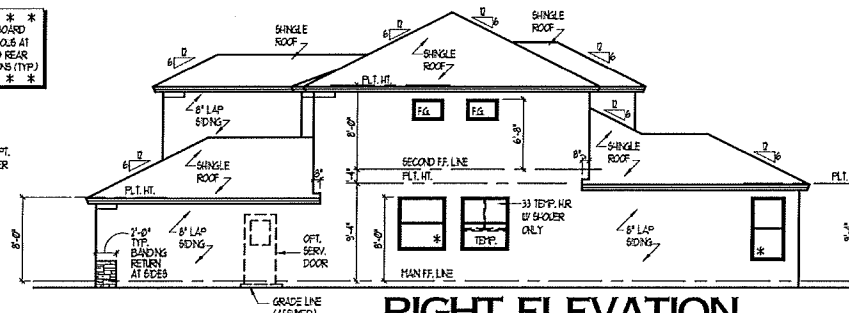
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SCALE: 1/4\"/>



LEFT ELEVATION
SCALE: 1/8\"/>



REAR ELEVATION
SCALE: 1/8\"/>



RIGHT ELEVATION
SCALE: 1/8\"/>
ELEVATION "A"



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

COTTONWOOD HOLLOW
FILING 1

2554

TITLE
ELEVATIONS
ROOF PLAN

TECHNICAL CONSULTANT & PREPARED BY:	
PARAGON ENGINEERING CONSULTANTS, INC. 7852 SOUTH ELATI STREET, SUITE 101 LITTLETON, CO 80120 303-794-8604	
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	BUILDING ELEVATIONS 4
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
SHEET 24 OF 26	

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



JOB NUMBER 31039
JOB FILE NAME 1644ED
ISSUED 03-31-04
REVISED

**COTTONWOOD HOLLOW
FILING 1**

2958

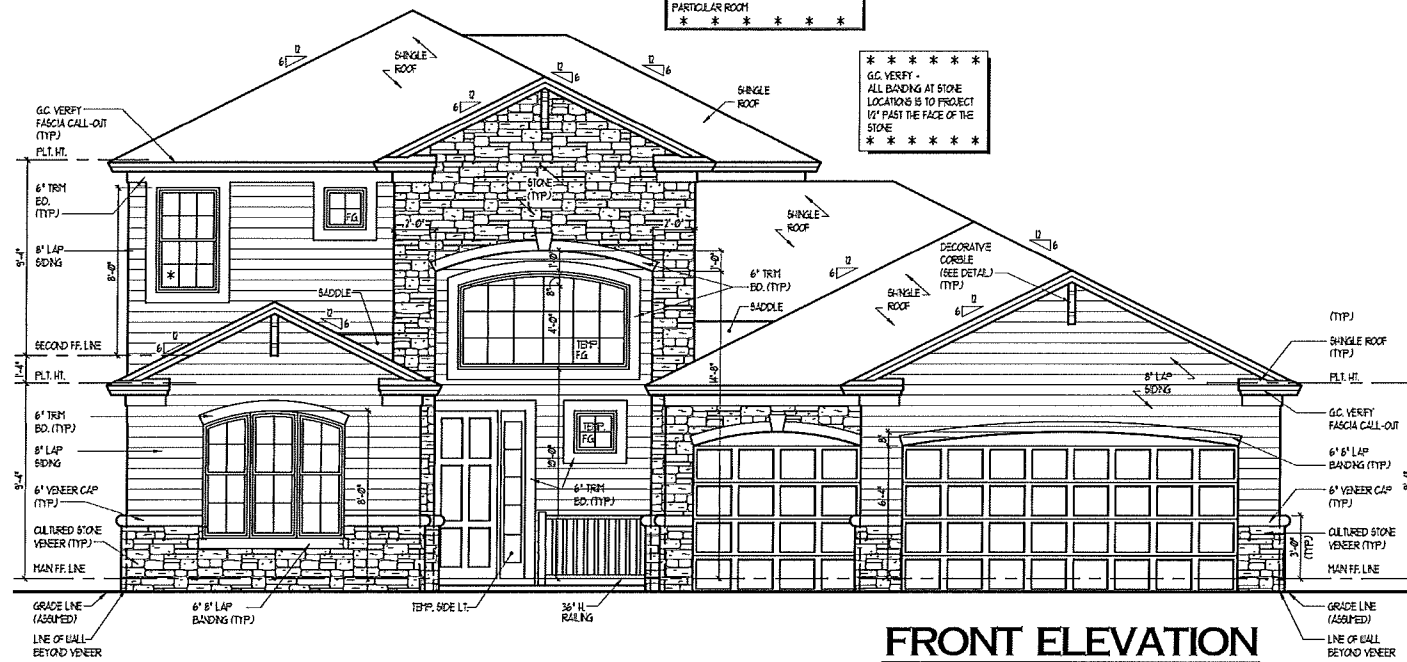
**ELEVATIONS
ROOF PLAN**

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

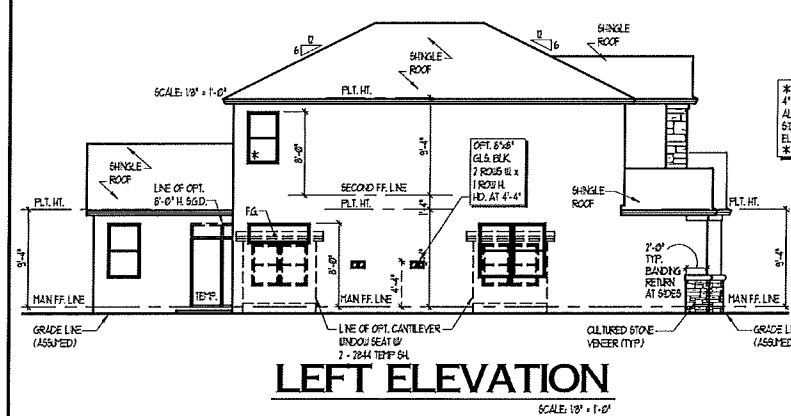
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 1
PHASE NUMBER:	
SHEET TITLE:	BUILDING ELEVATIONS 5
PREPARATION DATE:	6/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	3/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
SHEET 25 OF 26	

EGRESS NOTE:
EACH BEDROOM MUST HAVE ONE WINDOW THAT COMPLETES WITH EGRESS CODES. IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR THE WINDOW MUST HAVE A MAXIMUM GLL HEIGHT OF 4'1" ABOVE FINISH FLOOR LINE OF THAT PARTICULAR ROOM

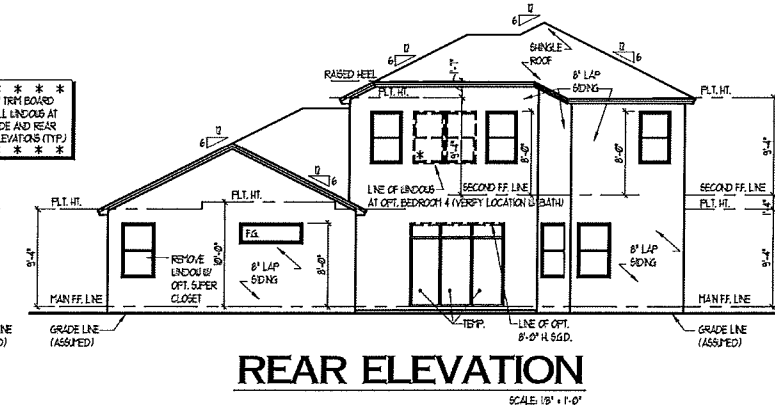
GC VERIFY -
ALL BANDING AT STONE LOCATIONS IS TO PROJECT 1/8" PAST THE FACE OF THE STONE



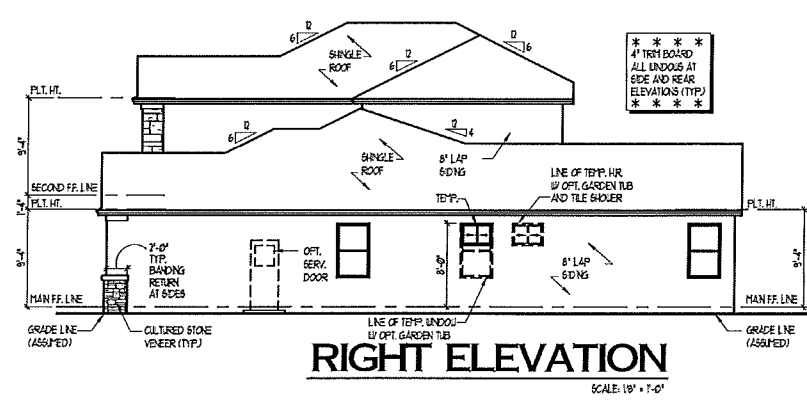
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

ELEVATION "C"

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

OWNERSHIP AND DEDICATION:

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

LEGAL DESCRIPTION:

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

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

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

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF COTTONWOOD HOLLOW, FILING 1, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES, AND TRACTS "E", "F", "K", AND "L" AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES AND OTHER APPROPRIATE ENTITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

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

OWNER:

MORTGAGE CONSULTANTS, LLC., A COLORADO LIMITED LIABILITY COMPANY

BY

TITLE

NOTARY CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD) SS

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

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

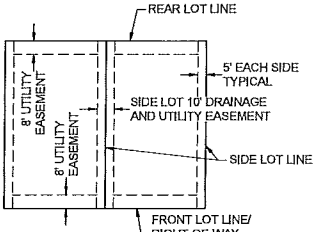
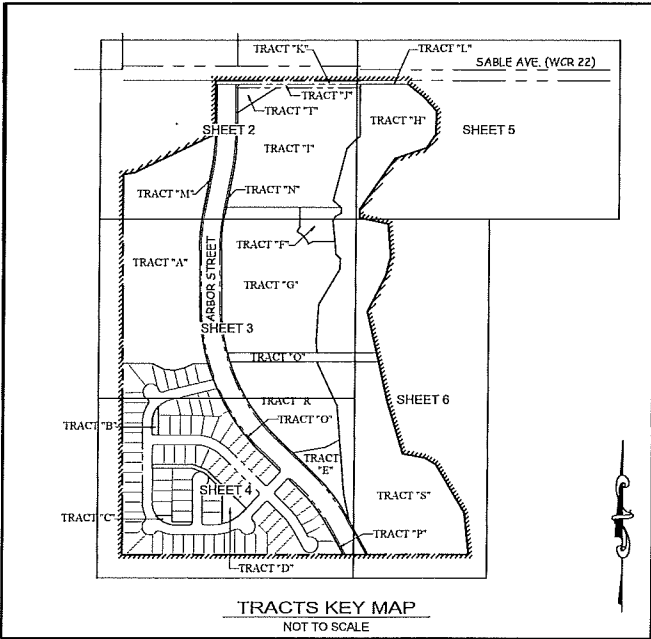
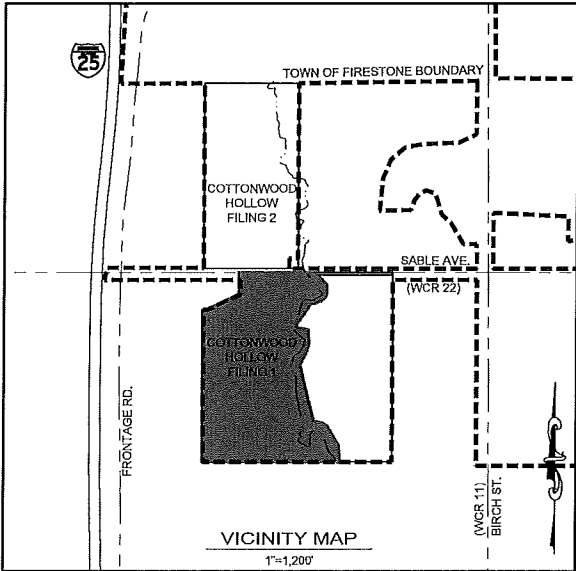
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

LENDER CONSENT:

THE UNDERSIGNED, DEL CAMINO EAST PROPERTIES, A COLORADO LIMITED LIABILITY COMPANY, AS THE BENEFICIARY OF A DEED OF TRUST RECORDED WITH THE WELD COUNTY CLERK AND RECORDER AT 4288571 AND THAT CONSTITUTES A LIEN UPON THE OWNER'S PROPERTY, HEREBY CONSENTS TO THE DEDICATION OF THE STREETS, AVENUES, EASEMENTS, OUTLOTS, TRACTS, AND OTHER PUBLIC PLACES AS SHOWN ON THIS FINAL PLAT OF COTTONWOOD HOLLOW, FILING 1, AND HEREBY FOREVER RELEASES SAID LANDS FROM SAID LIEN.



SHEET INDEX:

COVER SHEETSHEET 1

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

SURVEYORS CERTIFICATE:

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

JOHN E. KRATZ

REGISTERED COLORADO LAND SURVEYOR No. 20142

DATE

NOTICE:

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

TOWN APPROVAL:

THIS IS TO CERTIFY THAT THE PLAT OF COTTONWOOD HOLLOW, FILING 1 WAS APPROVED ON THIS ____ DAY OF _____, 20____ BY RESOLUTION NO. ____ AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST: TOWN CLERK

TABLE A

TRACT AREA AND OWNERSHIP / MAINTENANCE TABLE					
LOTS/ TRACTS	AREA	%	OWNERSHIP	MAINTENANCE	USE
TRACT "A"	11.80 Acres	13.24	OWNER	OWNER	EC/OIL & GAS
TRACT "B"	0.10 Acres	0.11	(CHCRMD)	(CHCRMD)	OS/ EASEMENT
TRACT "C"	0.12 Acres	0.13	(CHCRMD)	(CHCRMD)	OS/ EASEMENT
TRACT "D"	0.56 Acres	0.63	(CHCRMD)	(CHCRMD)	OS/ PARK / DRAINAGE
TRACT "E"	1.09 Acres	1.22	TOWN OF FIRESTONE	(CHCRMD)	DETENTION POND
TRACT "F"	0.87 Acres	0.98	TOWN OF FIRESTONE	(CHCRMD)	DETENTION POND
TRACT "G"	10.00 Acres	11.22	OWNER	OWNER	R-B/RESIDENTIAL (FUTURE)
TRACT "H"	10.18 Acres	11.42	(CHCRMD)	(CHCRMD)	OS/ EASEMENT
TRACT "I"	9.34 Acres	10.48	OWNER	OWNER	R-C/RESIDENTIAL (FUTURE)
TRACT "J"	0.31 Acres	0.35	(CHCRMD)	(CHCRMD)	OS/ LANDSCAPE
TRACT "K"	0.37 Acres	0.42	TOWN OF FIRESTONE	TOWN OF FIRESTONE	DEDICATED R.O.W.
TRACT "L"	0.12 Acres	0.13	TOWN OF FIRESTONE	TOWN OF FIRESTONE	DEDICATED R.O.W.
TRACT "M"	0.38 Acres	0.43	(CHCRMD)	(CHCRMD)	OS/ LANDSCAPE
TRACT "N"	0.86 Acres	0.74	(CHCRMD)	(CHCRMD)	OS/ LANDSCAPE
TRACT "O"	0.13 Acres	0.15	(CHCRMD)	(CHCRMD)	OS/ LANDSCAPE
TRACT "P"	0.12 Acres	0.13	(CHCRMD)	(CHCRMD)	OS/ LANDSCAPE
TRACT "Q"	0.95 Acres	1.07	(CHCRMD)	(CHCRMD)	OS/ LANDSCAPE/EASEMENT
TRACT "R"	4.83 Acres	5.42	OWNER	OWNER	R-B/RESIDENTIAL (FUTURE)
TRACT "S"	11.11 Acres	12.47	(CHCRMD)	(CHCRMD)	OS/ LANDSCAPE
TRACT "T"	0.35 Acres	0.39	(CHCRMD)	(CHCRMD)	MONUMENT SIGN
88 LOTS	14.58 Acres	16.36	OWNERS	OWNERS	R-B/RESIDENTIAL
STREETS/R.O.W.	4.53 Acres	5.08	TOWN OF FIRESTONE	TOWN OF FIRESTONE	PUBLIC R.O.W.
ARBOR ST./R.O.W.	6.82 Acres	7.43	TOWN OF FIRESTONE	TOWN OF FIRESTONE	PUBLIC R.O.W.
TOTALS	89.12 Acres	100.00			

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

NOTES:

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

TECHNICAL CONSULTANT & PREPARED BY:



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

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 1
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 1
PREPARATION DATE:	08/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	03/12/2018
REVISION DATE:	6/7/2018
REVISION DATE:	
REVISION DATE:	
SHEET 1 OF 6	

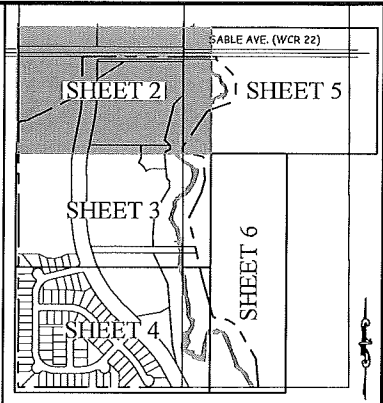
OWNER/ DEVELOPER:

MORTGAGE CONSULTANTS, LLC.
8400 EAST PRENTICE AVENUE, SUITE 1002
GREENWOOD VILLAGE, COLORADO 80111
PHONE: (303) 862-6024
CONTACT: OTTO AICHINGER
EMAIL: OTTO.AICHINGER@CALIBERHOMELANS.COM

SURVEYOR:

RED ROCK LAND SURVEYS, INC.
7885 W. ONTARIO PLACE
LITTLETON, CO 80128
PHONE: 303-894-6300
CONTACT: JOHN E. KRATZ
EMAIL: JKRAITZ@REDROCKLANDSURVEYS.COM

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



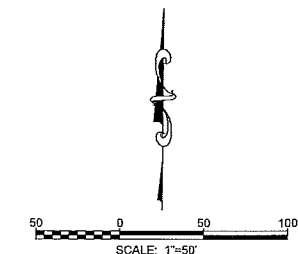
KEY MAP

LEGEND

- FOUND REBAR WITH 1/2" ALUM. CAP "LS 22576"
- △ FOUND REBAR WITH 1/2" ALUM. CAP "LS 25814"
- SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- ALIQUOT LINE
- EXISTING R.O.W.
- PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED TRACT / LOT LINE
- PROPOSED EASEMENT
- PROPOSED CENTERLINE OF R.O.W.
- PC, PT, POINT OF INTERSECTION, ETC.
- ① BLOCK NUMBER
- 28 LOT NUMBER
- SDTE SIGHT DISTANCE TRIANGLE
- (REC) EASEMENT
- (AM) RECORDED DISTANCE AS MEASURED

SEE SHEET 5

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

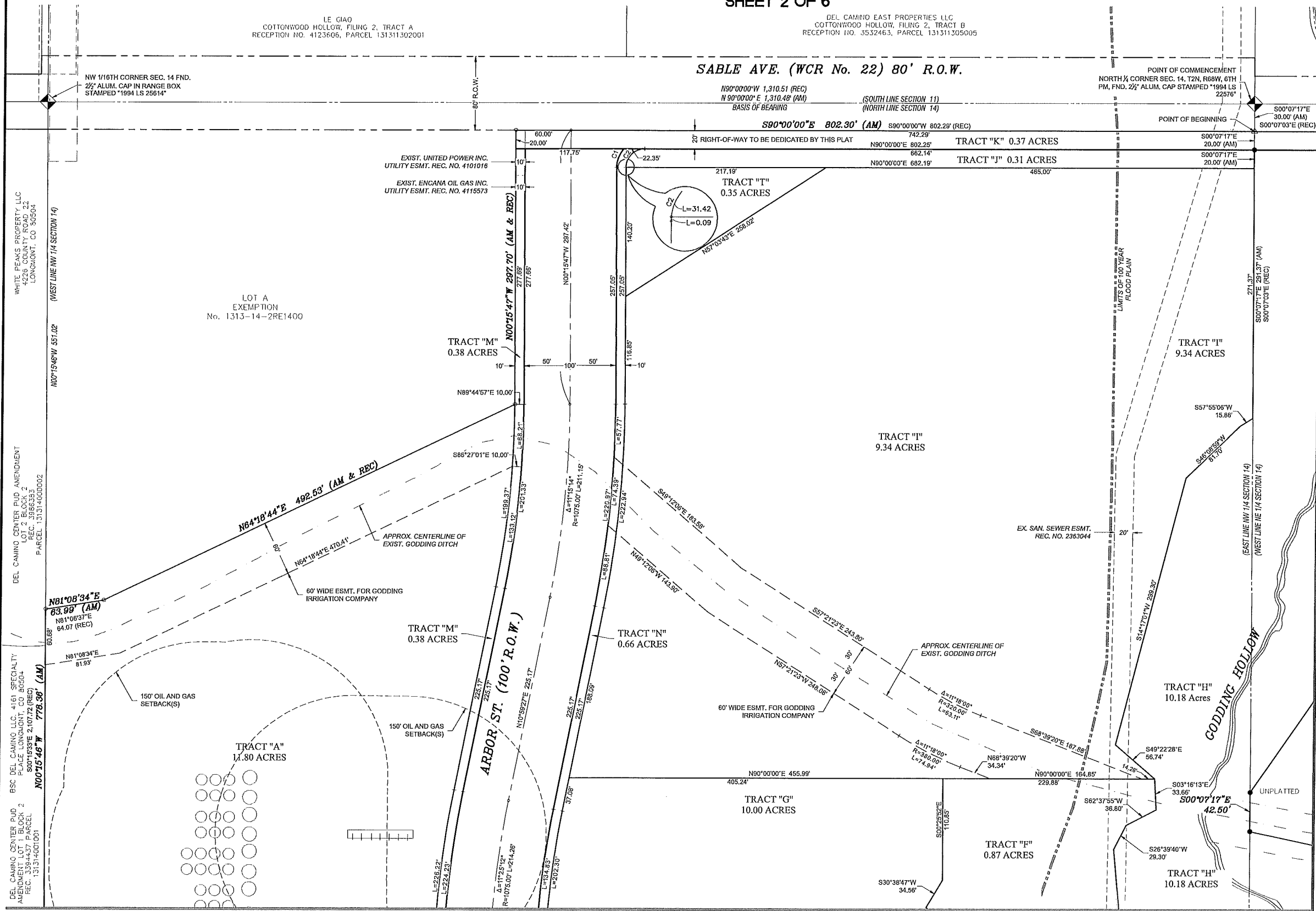


TECHNICAL CONSULTANT & PREPARED BY:
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LITTLETON, CO 80120 303-794-8604
CONTACT: WENDELL AYERS, PRESIDENT
EMAIL: WENDELL@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK

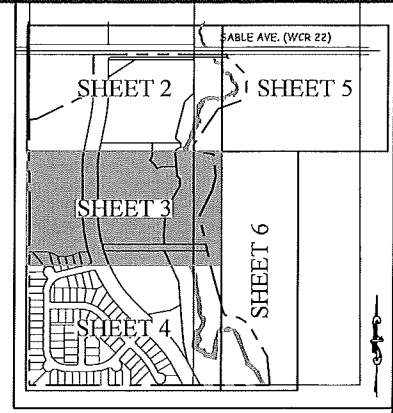
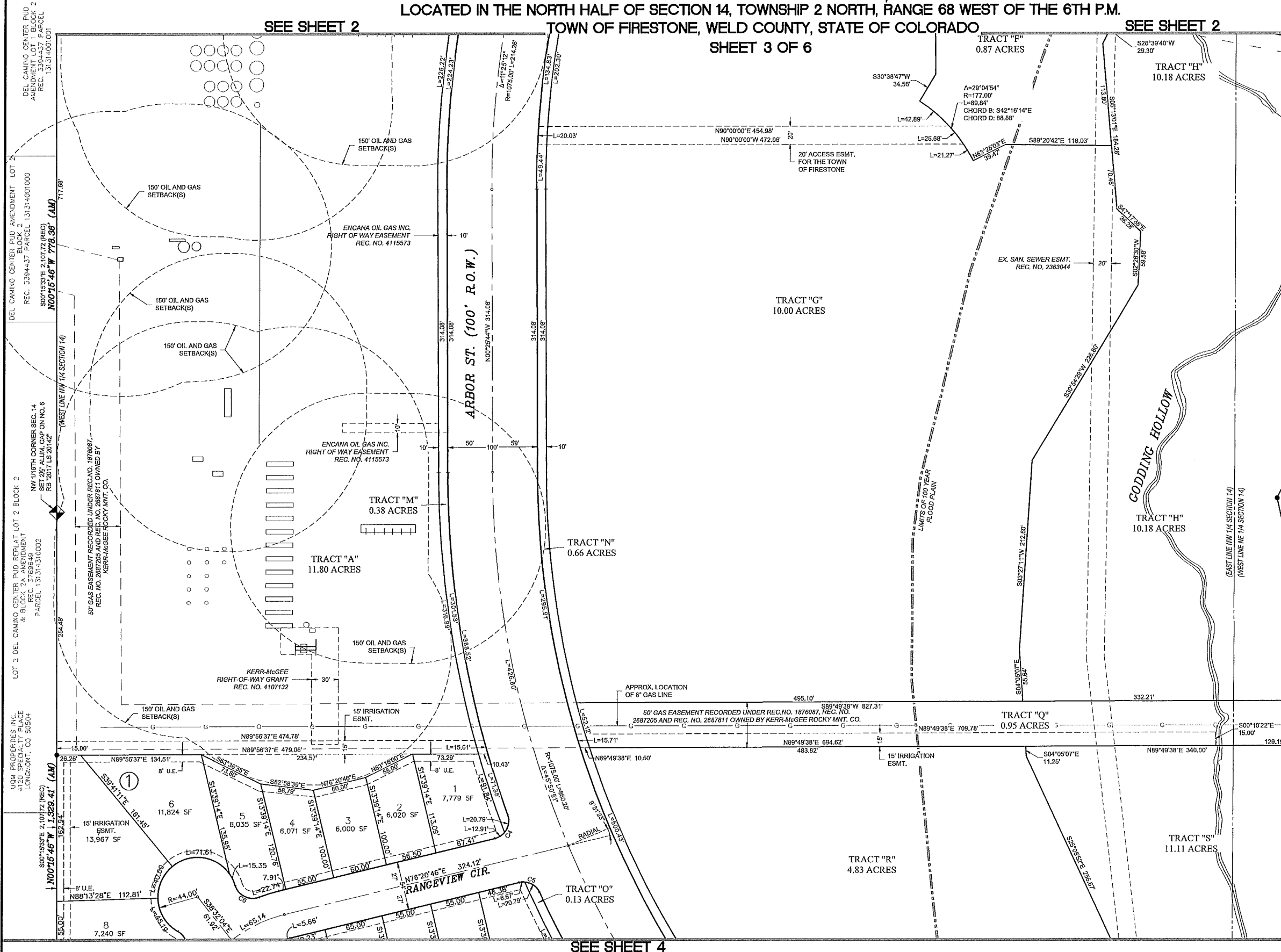
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 1
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 2
PREPARATION DATE:	06/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	03/12/2018
REVISION DATE:	08/07/2018
REVISION DATE:	

SHEET 2 OF 6



SEE SHEET 3

FINAL PLAT
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 3 OF 6



- LEGEND**
- FOUND REBAR WITH 1/2" ALUM. CAP "LS 25614"
 - △ FOUND REBAR WITH 1/2" ALUM. CAP "LS 25614"
 - SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"
 - ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
 - ALIQUOT LINE
 - - - EXISTING R.O.W.
 - - - PROPERTY LINE
 - - - EXISTING PROPERTY LINE
 - - - EXISTING EASEMENT
 - - - PROPOSED TRACT / LOT LINE
 - - - PROPOSED EASEMENT
 - - - PROPOSED CENTERLINE OF R.O.W.
 - PC, PT, POINT OF INTERSECTION, ETC.
 - ① BLOCK NUMBER
 - 28 LOT NUMBER
 - SDTE SIGHT DISTANCE TRIANGLE EASEMENT
 - (REC) RECORDED DISTANCE AS MEASURED
 - (AM)

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

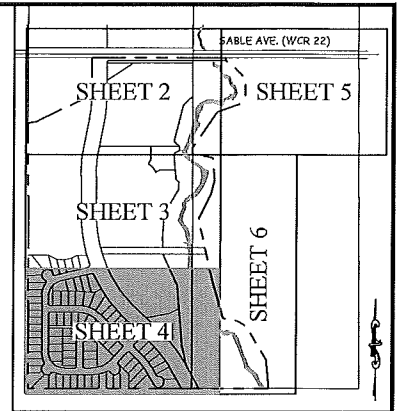
CURVE		CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD
C4	96°33'44"	20.00	33.71	N28°03'54"E	29.86
C5	76°33'51"	20.00	26.73	N85°22'19"W	24.78
C6	94°33'49"	20.00	33.01	S63°43'57"E	29.39

TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-784-8804
CONTACT: WENDELL AYERS, PRESIDENT
EMAIL: WENDELL@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 1
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 3
PREPARATION DATE:	06/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	03/12/2018
REVISION DATE:	05/07/2018
REVISION DATE:	

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

SEE SHEET 3



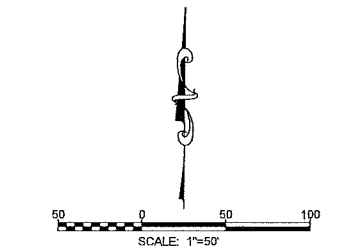
KEY MAP

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C5	78°46'27"	20.00	27.50	N84°16'01"W 25.38
C6	94°33'49"	20.00	33.01	S63°43'57"E 29.39
C7	94°33'49"	20.00	33.01	N13°20'11"W 29.39
C8	90°00'00"	11.00	17.28	S45°15'46"E 15.56
C9	90°00'00"	11.00	17.28	S44°44'14"W 15.56
C10	74°20'37"	20.00	25.95	N10°56'25"E 24.17
C11	74°20'37"	20.00	25.95	S78°44'42"W 24.17
C12	90°12'40"	11.00	17.32	N44°50'34"E 15.58
C13	62°02'49"	20.00	21.66	S30°45'38"W 20.62
C14	89°47'20"	11.00	17.24	S45°09'26"E 15.53
C15	84°54'13"	20.00	29.64	N74°11'55"W 27.00
C16	88°49'56"	20.00	31.01	S01°45'15"E 27.99
C17	91°24'05"	11.00	17.55	S88°21'45"W 15.75
C18	62°02'49"	20.00	21.66	S60°05'40"E 20.62
C19	88°35'55"	11.00	17.01	S01°38'15"E 15.36
C20	88°35'55"	11.00	17.01	N01°38'15"W 15.36
C21	91°24'05"	11.00	17.55	N88°21'45"E 15.75
C22	88°52'04"	20.00	31.02	N01°50'30"W 28.00
C23	91°03'42"	20.00	31.79	S88°11'34"W 28.55

LEGEND

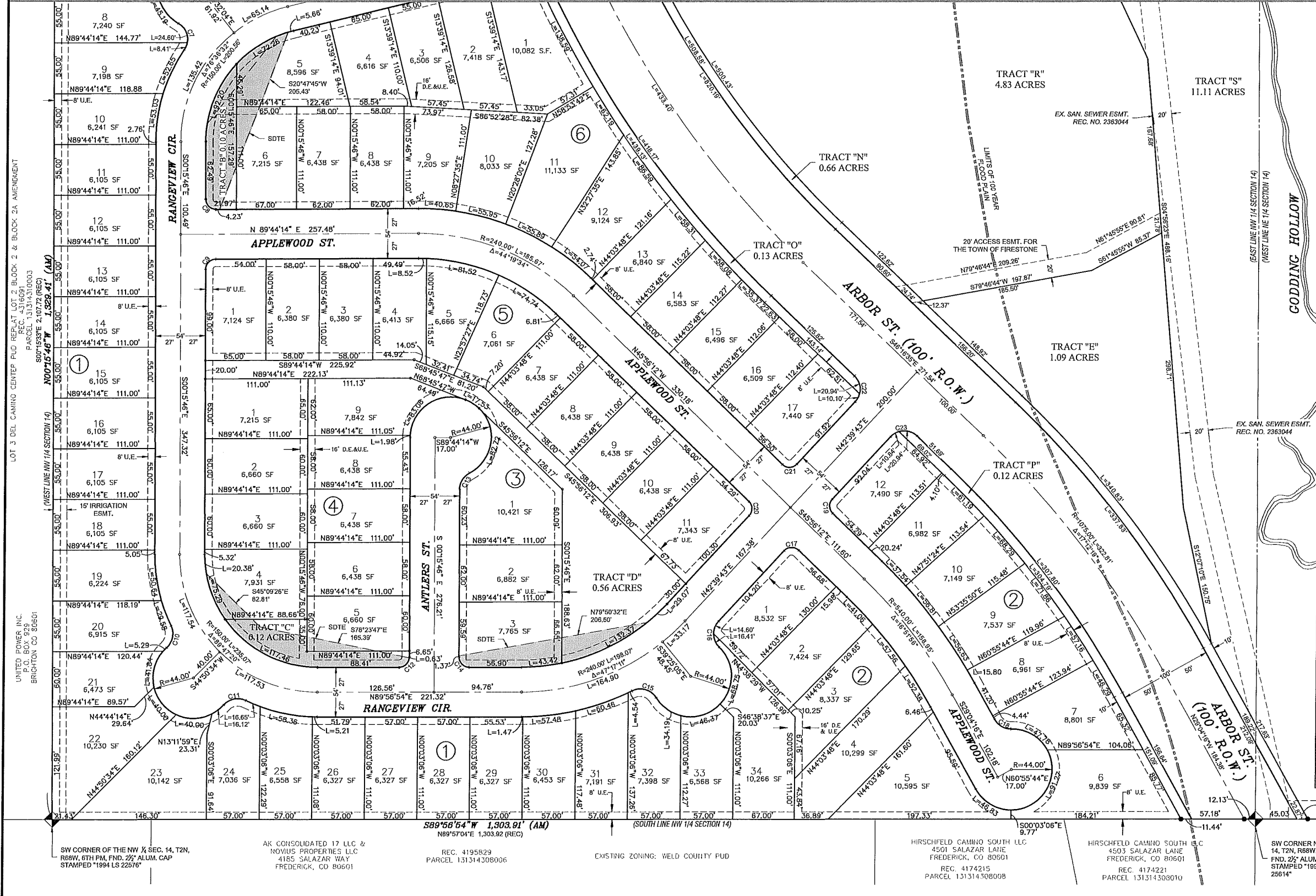
- FOUND REBAR WITH 1/2" ALUM. CAP "LS 22576"
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- SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- ALIQUOT LINE
- EXISTING R.O.W.
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- PROPOSED TRACT / LOT LINE
- PROPOSED EASEMENT
- PROPOSED CENTERLINE OF R.O.W.
- PC, PT, POINT OF INTERSECTION, ETC.
- ① BLOCK NUMBER
- 28 LOT NUMBER
- SDTE SIGHT TRIANGLE DISTANCE
- (REC) RECORDED DISTANCE
- (AM) AS MEASURED

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



TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8884
CONTACT: WENDELL AYERS, PRESIDENT
EMAIL: WENDELL@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 1
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 4
PREPARATION DATE:	06/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	03/12/2018
REVISION DATE:	08/07/2018
REVISION DATE:	



LOT 3 DEL CANINO CENTER PUD REPLAT LOT 2 BLOCK 2 & BLOCK 2A AMENDMENT
PARCEL 131314310003
S00°15'33"E 2107.72 (REC)
N00°15'46"W 1322.41' (AM)
(WEST LINE NW 1/4 SECTION 14)
UNITED POWER INC.
P.O. BOX 929
BRIGHTON CO 80601

SW CORNER OF THE NW 1/4 SEC. 14, T2N, R68W, 6TH PM, FND. 2 1/2" ALUM. CAP STAMPED "1994 LS 22576"

AK CONSOLIDATED 17 LLC &
NOVIUS PROPERTIES LLC
4185 SALAZAR WAY
FREDERICK, CO 80601

REC. 4195829
PARCEL 131314308006

EXISTING ZONING: WELD COUNTY PUD

HIRSCHFELD CAMINO SOUTH LLC
4503 SALAZAR LANE
FREDERICK, CO 80601
REC. 4174221
PARCEL 131314308008

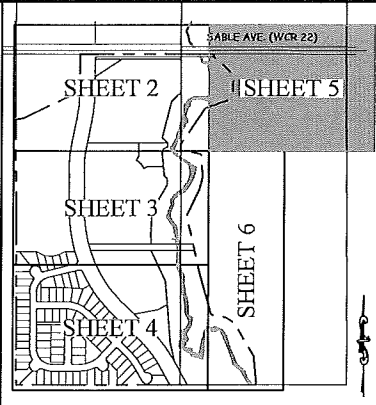
HIRSCHFELD CAMINO SOUTH LLC
4503 SALAZAR LANE
FREDERICK, CO 80601
REC. 4174221
PARCEL 131314308010

SW CORNER NE 1/4 SEC. 14, T2N, R68W, 6TH PM, FND. 2 1/2" ALUM. CAP STAMPED "1995 LS 25614"

FINAL PLAT
COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 5 OF 6

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

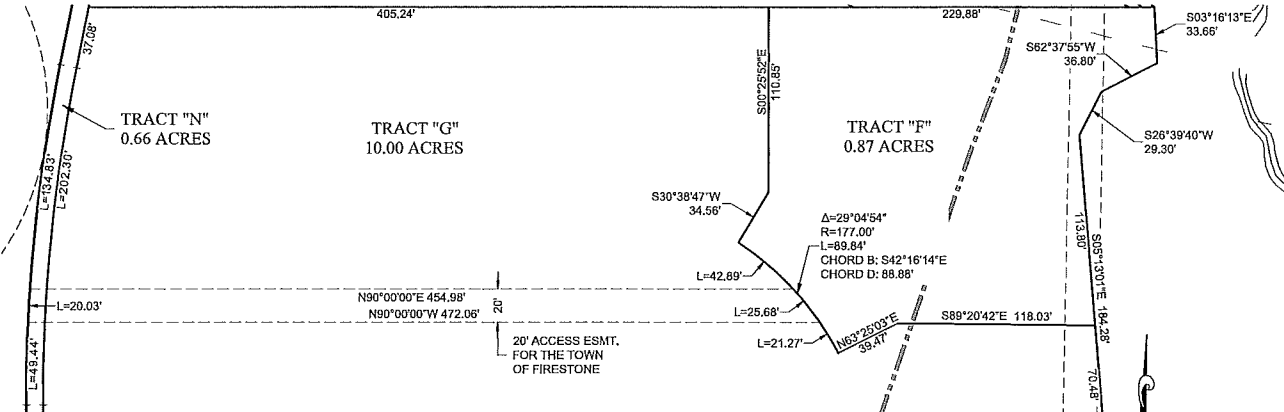
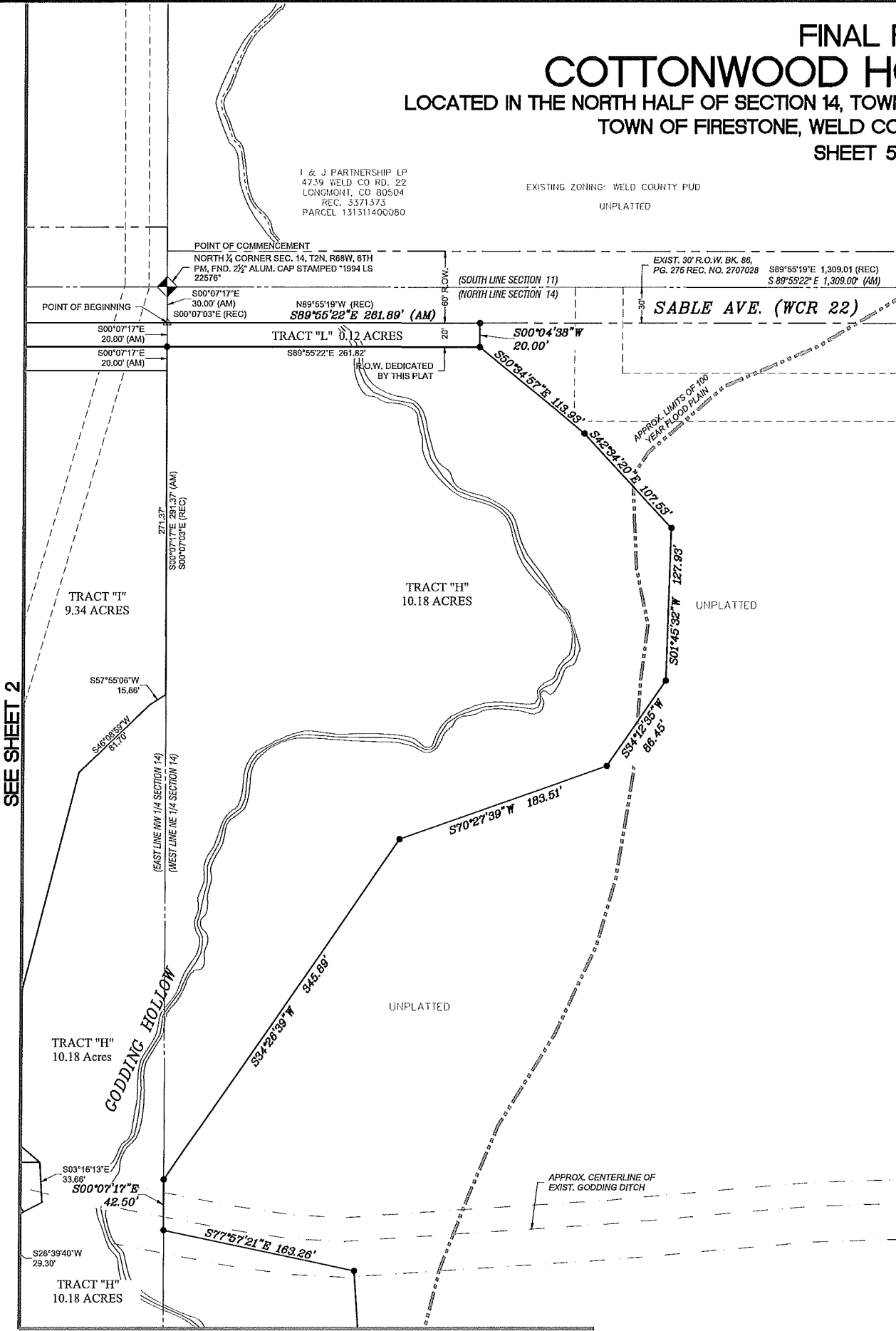
EXISTING ZONING: WELD COUNTY PUD
UNPLATTED



KEY MAP

- LEGEND
- FOUND REBAR WITH 1/2" ALUM. CAP "LS 22576"
 - △ FOUND REBAR WITH 1/2" ALUM. CAP "LS 25614"
 - SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"
 - ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
 - ALIQUOT LINE
 - - - EXISTING R.O.W.
 - PROPERTY LINE
 - - - EXISTING PROPERTY LINE
 - - - EXISTING EASEMENT
 - - - PROPOSED TRACT / LOT LINE
 - - - PROPOSED EASEMENT
 - - - PROPOSED CENTERLINE OF R.O.W.
 - PC, PT, POINT OF INTERSECTION, ETC.
 - ① BLOCK NUMBER
 - 28 LOT NUMBER
 - SDTE SIGHT DISTANCE TRIANGLE
 - (REC) EASEMENT
 - (AM) RECORDED DISTANCE AS MEASURED

SEE SHEET 2



SCALE: 1"=50'

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

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 1
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 5
PREPARATION DATE:	06/29/2017
REVISION DATE:	11/28/2017
REVISION DATE:	03/12/2018
REVISION DATE:	06/07/2018
REVISION DATE:	

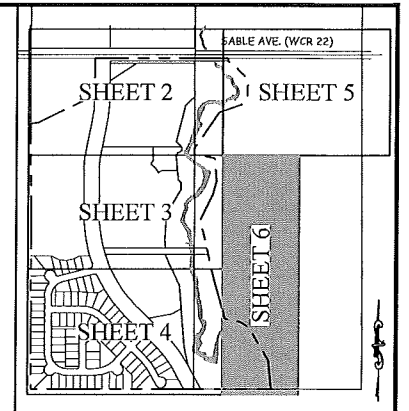
SHEET 5 OF 6

SEE SHEET 6

FINAL PLAT COTTONWOOD HOLLOW, FILING 1

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

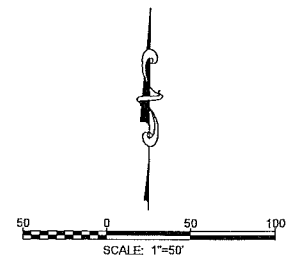
SHEET 6 OF 6



KEY MAP

LEGEND

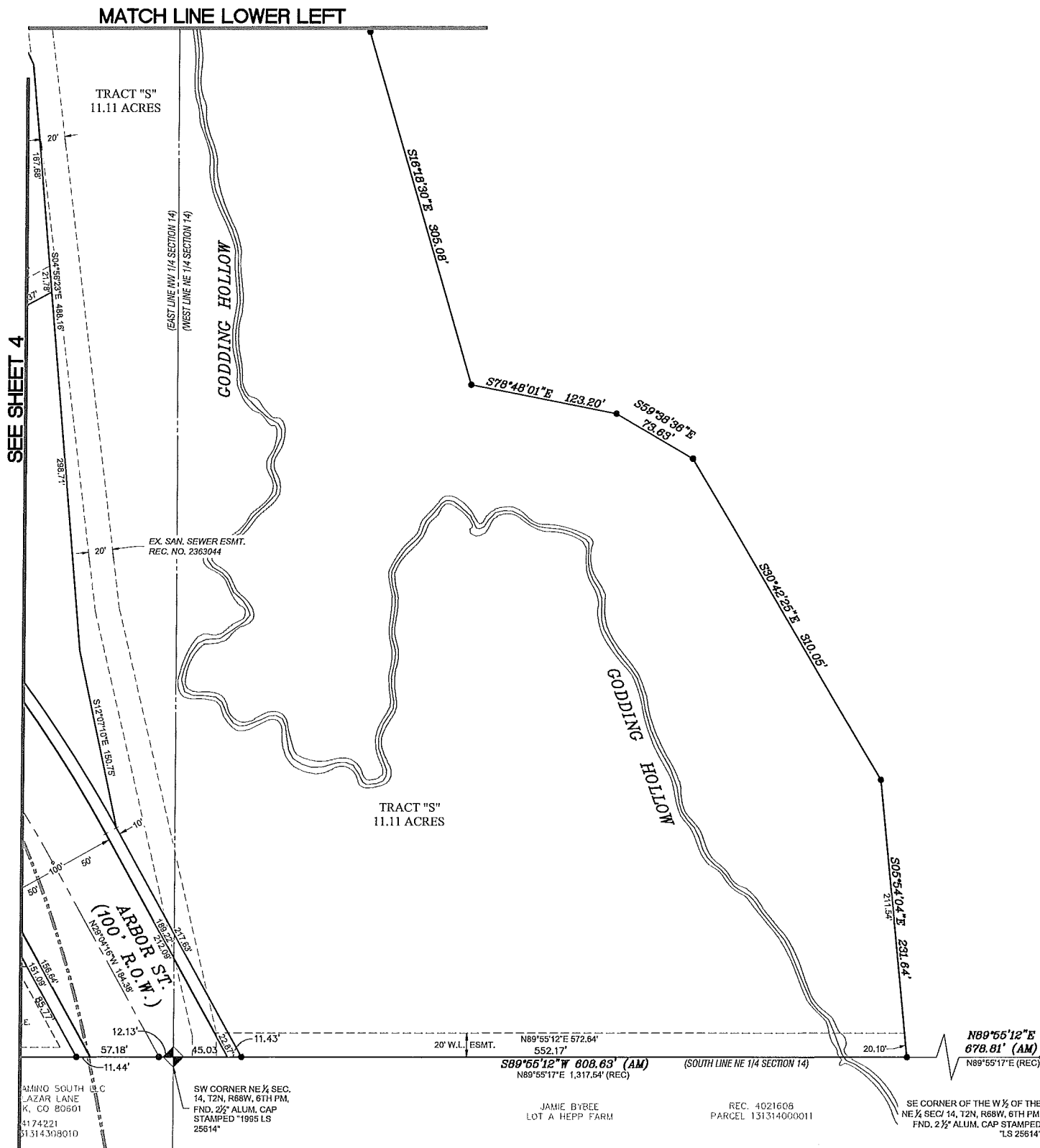
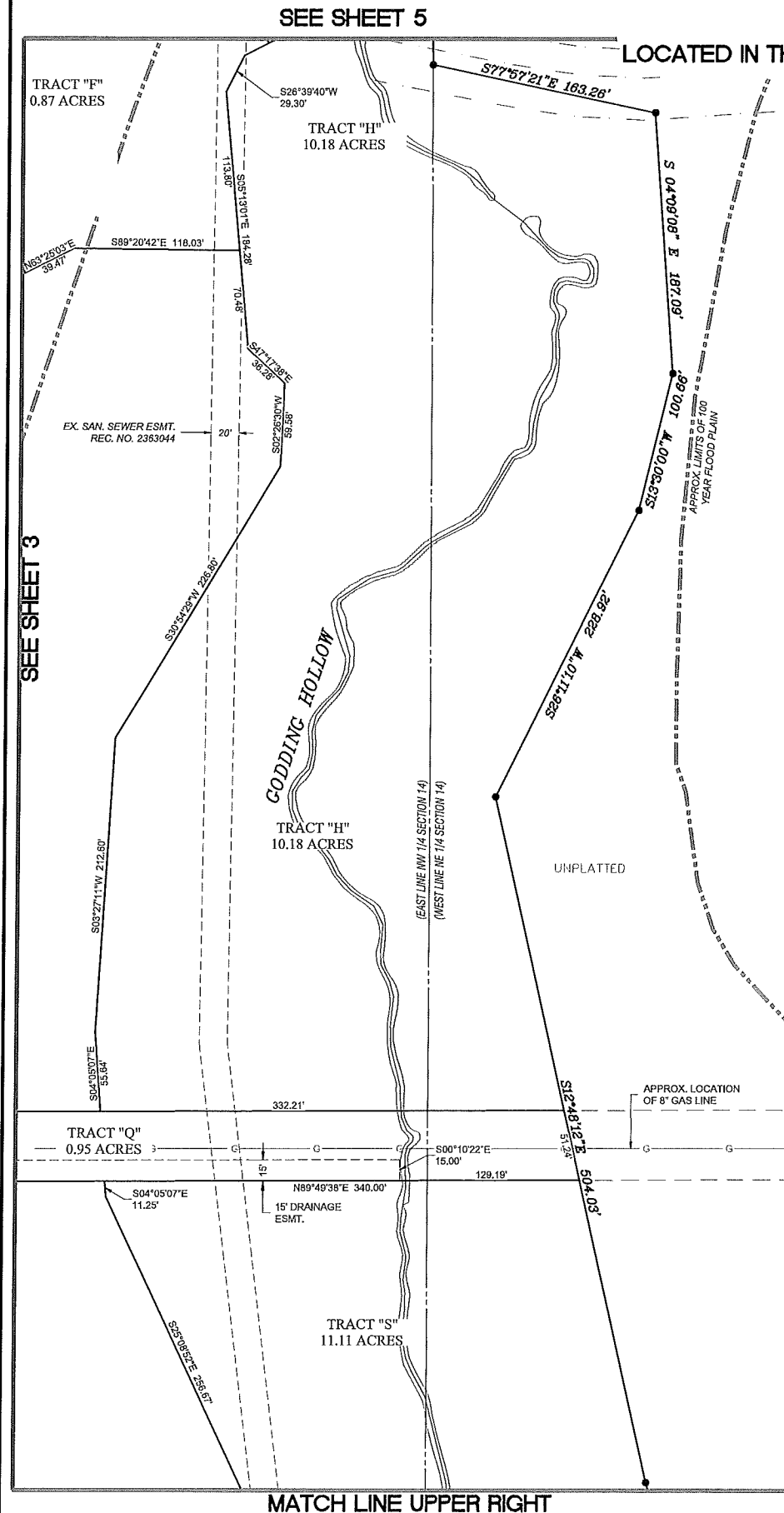
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- △ FOUND REBAR WITH 1/2" ALUM. CAP "LS 25614"
- SET NO. 5 REBAR WITH YELLOW CAP "PLS 20142"
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- ALIQUOT LINE
- EXISTING R.O.W.
- PROPERTY LINE
- EXISTING PROPERTY LINE
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- PROPOSED TRACT / LOT LINE
- PROPOSED EASEMENT
- PROPOSED CENTERLINE OF R.O.W.
- PC, PT, POINT OF INTERSECTION, ETC.
- ① BLOCK NUMBER
- 28 LOT NUMBER
- SDTE SIGHT DISTANCE TRIANGLE
- (REC) EASEMENT
- (AM) RECORDED DISTANCE AS MEASURED



TECHNICAL CONSULTANT & PREPARED BY:
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LITTLETON, CO 80120 303-794-8604
CONTACT: WENDELL AYERS, PRESIDENT
EMAIL: WENDELL@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 1
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 6
PREPARATION DATE:	08/23/2017
REVISION DATE:	11/28/2017
REVISION DATE:	03/12/2018
REVISION DATE:	06/07/2018
REVISION DATE:	

SHEET 6 OF 6





August 15, 2018

VIA E-MAIL

Planning and Zoning Commission – Town of Firestone
Attn: Tracey Case – Senior Planner
151 Grant Ave. P.O. Box 100
Firestone, CO 80520
tcase@firestoneco.gov

NOTICE OF OIL AND GAS LEASEHOLD INTERESTS AND RIGHT-OF-WAY
GRANT OWNED BY KERR-McGEE OIL & GAS ONSHORE LP

Re:
Cottonwood Hollow, Filing 1
Township 2 North, Range 68 West, 6th P.M.
Section 14: Part of the E2NW4 and the W2NE4
Weld County, Colorado

Ms. Case:

This letter is being submitted to the Town of Firestone (“Town”) by Kerr-McGee Oil & Gas Onshore LP (“KMOG”) and Kerr-McGee Gathering LLC (“KMGG”) to inform you KMOG is the owner of valid oil and gas leases underlying all or parts of Section 14, Township 2 North, Range 68 West (“Leased Lands”), and that KMGG is the owner of a valid easement and pipeline (#:16-15-1134-8-EXT-1) on the property for which Paragon Engineering Consultants, Inc. (“Applicant”) is seeking approval for the FDP, FUP, and Final Plats of the Cottonwood Hollow, Filing I (“Application”). KMOG and KMGG are submitting this comment timely, in accordance with State of Colorado and the Town’s procedural requirements.

KMOG’s recorded oil and gas leases are real property interests entitling it to produce oil and gas from the Leased Lands (and, as may be applicable, adjacent lands). The Company has the right to produce from existing wells, to maintain, rework, recomplete, and fracture those existing wells to enhance production, and to drill new wells to produce oil and gas, in accordance with applicable Colorado Oil and Gas Conservation Commission regulations and Colorado Statutes. KMOG’s oil and gas assets have significant value, and the Company is consequently concerned about any development, surface use, plan of use, PUD, zoning or rezoning, or other action by the Town that would impair or preclude its ability to develop its oil and gas interests. KMOG and KMGG do not object to the Applicant’s proposal providing it conforms to following agreements:

- Right-of-Way Grant that was recorded on December 3, 1981, with the Weld County Clerk and Recorder at reception number 1876087
- Amendment to Pipeline Right-of-Way Grant that was recorded on February 23, 1999, with the Weld County Clerk and Recorder at reception number 2674870
- Second Amendment to Right-of-Way Grant recorded on April 15, 1999, which the Weld County Clerk and Recorder at reception number 2687205

Please note that although KMOG and KMGG do not object to this application, we continue to assert our rights to make reasonable use of the surface of the property to develop our oil and gas leasehold and to operate and maintain pipelines.

Please contact me at 720-929-3321 if you have any questions or comments about this matter.

Sincerely,
KERR-MCGEE OIL & GAS ONSHORE LP

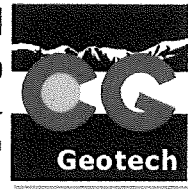
A handwritten signature in cursive script, reading "Emma Vannoy".

Emma Vannoy
Landman

cc: Jeff Fiske, Lead Counsel
Ron Olsen
Brett Cavanagh
Don Jobe
Kelly Reyos

Cole Garner Geotechnical

1070 W. 124th Ave, Ste. 300
Westminster, CO 80234
303.996.2999



August 16, 2018

Mortgage Consultants, LLC
9116 W. Bowles Avenue, Unit 15
Littleton, Colorado 80123

Attn: Mr. Miles Grant

**Re: Below-Grade Building Construction
Cottonwood Hollow Mixed-Use Development
Weld County Road 22, e/o East Interstate 25 Frontage Road
Firestone, Colorado
CGG Project No. 17.22.216**

At your request, Cole Garner Geotechnical (CGG) has reviewed the findings in our Preliminary Geotechnical Engineering Report (GER) prepared for the site (CGG Project No. 17.22.216), dated March 15, 2018.

Groundwater was encountered in our borings (from our GER) immediately after drilling at depths ranging from about 5 to 17 feet below existing site grades. When checked a minimum of two weeks later, groundwater was measured at depths ranging from about 5 to 13-½ feet below existing site grades. **Groundwater observations (performed in November 2017) obtained from this study may not be indicative of seasonal "high water" conditions. Fluctuations in groundwater levels can typically be several feet. The shallow groundwater and lower strength soils associated with these areas will significantly impact site grading and infrastructure construction, depending on proposed site grade changes.**

Where basements are planned for the project, we typically recommend basement floor elevations be set at least 3 feet above groundwater elevation. In order to achieve the recommended separation above groundwater, significant earthen import fill will be needed to raise the site, which we understand will be cost-prohibitive for the project. In addition, installation of a permanent subdivision-wide underdrain/dewatering system will be needed to lower groundwater elevation and allow for basement construction. However, we understand that construction to a suitable outlet is generally not considered economically feasible within the property based on existing site topography.

In addition, construction in proximity to shallow groundwater will likely require stabilization of soft soils during site grading and infrastructure construction (utility installation and roadway construction), and foundation construction. **Grading plans, construction sequencing, and other aspects of the design and construction of the development should be prepared with due consideration given to the potential**

Geotechnical Engineering and Materials Testing

**Below-Grade Building Construction
Cottonwood Hollow Subdivision – Firestone, Colorado
CGG Project No. 17.22.216**

constraints and/or construction difficulties associated with these conditions (stabilization, construction dewatering, etc.).

Based on the conditions discussed above, we believe that utilizing more shallow foundations, such as crawlspace or slab-on-grade foundations (without basements), would be a more appropriate method for supporting homes on the subject site.

Design and construction recommendations as outlined in the GER should be followed for the project. We trust that the information presented herein will satisfy your present needs. Please do not hesitate to contact us if you have any questions concerning this letter or any of our testing, inspection, design and consulting services.

Sincerely,

Cole Garner Geotechnical



Glenn D. Ohlsen, P.E.
Project Engineer



Copies to: Addressee (1 PDF copy)

RESOLUTION NO. 18-31

A RESOLUTION APPROVING A FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR COTTONWOOD HOLLOW, FILING 1

WHEREAS, there has been submitted to the Planning and Zoning Commission and Board of Trustees of the Town of Firestone a request for approval of a final plat and final development plan for Cottonwood Hollow, Filing 1, the initial subdivision of property within the area comprising the Cottonwood Hollow Outline Development Plan (the “Cottonwood Hollow ODP”); and

WHEREAS, by Resolution No. 13-22 adopted on May 22, 2013, the Board of Trustees adopted the Firestone Development Regulations; and

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

WHEREAS, the Firestone Planning and Zoning Commission held a properly noticed public hearing on the application, and has forwarded to the Board of Trustees a recommendation of approval with conditions; and

WHEREAS, the Board of Trustees on August 22, 2018 and September 12, 2018 held a duly-noticed public hearing, at which evidence and testimony were entered into the record; and

WHEREAS, Section 8.4.16.4.H of the Firestone Development Regulations requires all homes within the Town to be constructed with basements where technically feasible as determined by the Town Engineer; and

WHEREAS, the applicant has provided geotechnical data and a professional opinion that most of the Cottonwood Hollow ODP would not reasonably support basement construction due to the presence of groundwater; and

WHEREAS, while this groundwater condition is not prevalent in the area comprising Cottonwood Hollow Filing 1, the Board of Trustees finds it furthers the Town’s goal of orderly planning and implementation of the Town’s growth and development policies to consider the geotechnical limitations of future filings within this cohesive development in the context of the Town’s basement requirement for this Filing 1;

WHEREAS, the Board of Trustees further finds the existing industrial development adjacent to Filing 1 on three sides, including (a) Crestone Peak, which currently operates a multi-well oil and gas production, processing, and storage facility to the north; (b) United Power, which owns a parcel of land abutting Filing 1 on the west, and which property is currently under development review by Weld County to allow outdoor storage of equipment and materials; and (c) Otterbox, which operates a manufacturing plant that abuts most of the southern limits of Filing 1, the price point necessary for

single family residential homes with basements to be successfully marketed is not expected to be achievable; and

WHEREAS, the Board of Trustees concludes sufficient evidence has been presented by the applicant demonstrating that requiring strict conformance with the Town's basement requirement in the context of this particular application would not further the Town's policies and goals and basements will therefore not be required within Filing 1; and

WHEREAS, the Board of Trustees finds the proposed final plat and final development plan should be approved, subject to those conditions set forth herein

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Final Plat and Final Development Plan for Cottonwood Hollow, Filing 1 are hereby approved, subject to the conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED this 12th day of September, 2018.

Bobbi Sindelar, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

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

General

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

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

Final Plat

17. On Sheet 1, delete the Lender's Consent signature block.
18. Revise the plat to reflect the 60' wide Godding Irrigation easement being dedicated by this plat continuing through Tracts F and H.
19. On Sheet 6, the water easement needs to be called out as a "20' exclusive water line

easement to the Town of Firestone.”

20. Revise plat to address Town Engineer redlines.

FDP Sheet 1 (Cover Sheet)

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

FDP Sheet 2 (General Notes)

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

FDP Sheet 6 (Site Grading Plan 3)

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

FDP Sheet 8 (Overall Utility Plan)

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

FDP Sheets 10 and 11 (Landscape Plan)

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

FDP Sheet 12 (Landscape Plan)

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

FDP Sheets 14-15 and 17 (Irrigation Plan)

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

FDP Sheet 20 (Address Map)

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

Final Utility Plans (FUP)

35. Sheets 1-70 (Benchmark): Correct benchmark note to reference the correct benchmark for this project and give the conversion to Firestone's NGVD 1929 vertical datum.
36. Sheets 4.30-4.31 (Grading Plan):
- Show and label the existing 100-year base flood elevation along Godding Hollow.
 - Label Pond 1 information and show existing easements on Sheet 4.30.
 - Label Tracts M, N, O and P.
 - Provide reasonable cross slope to pond access roads to accommodate maintenance vehicles.
 - Fix steep grading near ponds.
 - Confirm pond grading in Tract E does not extend into the Arbor Street right-of-way.
 - Check over grading plans. On Sheet 4.31, it appears that contours are crossing over each other. The grading in Arbor Street south of the turnaround does not match the Arbor Street plan and profile. The final grading of Arbor Street south of the turnaround must be done with this Filing 1 to provide adequate cover over the proposed 12" water line. Provide more spot elevations at the street intersections. The section E-E swale E shown on the Grading Plan Sheet 4.31 does not match the section shown on Storm plan and profile Sheet 7.11.
37. Sheets 5.20, 5.21 (Sanitary Plan and Profile): Correct the existing gas crossing to a single 8" gas pipe.
38. Sheet 6.11 (Detailed Water Plan): Correct flag notes as shown in Town Engineer redlines. If there is a separate irrigation tap/service/meter for Tracts P, O, and M, it needs to be shown and labeled.
39. Sheets 6.14 and 6.15 (12" Water Plan and Profile, Arbor): Call out the steel casing, water line lowering, and reference the appropriate details. Fix joint restraint length from 39" to 39'. Label the vertical bends for the water lowering with stationing. Fix the profile elevations to align with the profile grid and align profile stationing with plan view stationing. Add joint restraint length note to Sheet 6.15.
40. Sheets 6.15 and 6.17 (12" Water Plan and Profile, Arbor): Revise to show future Arbor Street fill to provide a minimum 5' cover over the proposed 12" water line. On Sheet 6.17, revise plans to reflect the water line to be set 5' below the final grade of Arbor Street.

Clarify why the plans show fill from Station 5+00+7+00. Show proposed contours on the Grading Plan for this area and show the end of Arbor Street in the profile.

41. Sheet 6.16 (Overall Water Plan): Update sheet with new water line tie-in location.
42. Sheet 6.18 (12" and 8" Water Plan and Profile, offsite south): Add joint restraint note to Sheet 6.18 as reflected in Town Engineer redlines.
43. Sheet 6.19 (8" Water Plan, offsite east): Revise plans to show existing fence in the actual location and reflect the existing fence will be physically moved in the field to the property line (or move the water line 10' from the location of the existing fence).
44. Sheet 6.19 and 6.20: Revise plans to reflect the proposed 8" water line will be located outside of the existing asphalt in Sable Avenue; the water line needs to be located under a future lane line or under the center of a future lane line in the existing right-of-way (see Town Engineer Sable Street redlines). Project existing finished grade of paved road for future finished grade over water line, which water line depth must work for both existing condition and ultimate condition. Shift the road side ditch as necessary so the water line is not underneath it.
45. Sheet 6.20 (8" Water Plan, Sable Avenue): Call out open cut to cross Sable Avenue, reference tee cut detail, patch must be 10' wide minimum. Revise plans to reflect Sable Avenue pavement is a composite section (4" asphalt with 14" aggregate base course) and that steel casings will be provided for both water line lowerings under the Godding Irrigation ditch. Call out joint restraint lengths.
46. Sheets 7.10-7.12 (Storm Sewer Plan and Profile): Label the stationing for all FES, Finished Grade, Existing Grade in profiles, 100-year HGL, 100-year floodplain. Revise to reflect culverts in road right-of-way will carry 100-year storm event (Culverts #1-#4) and to specify a minimum culvert size of 18". Confirm the finished grades in storm profiles (Culvert #1, basin 100-1, basin 200); refer to Town Engineer redlines. Fix pipes in basin 100 profile. Remove the concrete encasing symbol from the storm plans and profiles. On Sheet 7.10, replace flag note #4 with general note #5 and revise flag note #1 as shown in Town Engineer redlines. On Sheet 7.11, replace flag note #7 with general note #6.
47. Sheet 7.11 (Storm Sewer Basin 200 Plan and Profile): Correct discrepancies on Storm Sewer Basin 200 between the profile and the Final Drainage Report. Correct manhole sizes. Provide detail for STRM MH-201. Clarify whether MH-201 will be a CDOT junction box with an eccentric cone top or flat top. Correct the proposed grade been inlets 201 and 200 to reflect a 2% cross slope and roadside ditches.
48. Sheet 7.11 (Storm Sewer Basin 200 Plan and Profile): Revise to correct the conflict with the drainage report in the design of the inlets in Rangeview Circle. Confirm whether the inlets are intended to function as sump or on-grade inlets and what is the actual ponding

depth at these inlets. See Town Engineer's Arbor Street and Rangeview Circle street plan and profile comments.

49. Sheet 7.20 (Goddling Irrigation Box Culvert): Label HGL for 60 cfs design flow. Confirm ultimate Arbor Street section tie-in slopes do not exceed 4:1.
50. Sheets 7.21-7.22 (Irrigation Culvert Diversion): Confirm there is enough cover over the buried pipe in the rear lots along the entire western boundary. On Sheet 7.22, add the profile missing from Sta 12+50 to 15+00. Revise to show the water line and sanitary sewer crossings in the profile. Darken the profile text and proposed grade at the centerline of the channel.
51. Sheets 7.40-7.41 (Detention Ponds): Revise to show and label the existing (not interim) base flood elevations in Godding Hollow. Fix grading for access road(s). Clarify how outlet pipes were sized and what is the WSEL in Godding Hollow when ponds peak. Provide calculations in Final Drainage Report.
52. Sheet 7.40 (Detention Pond 1, Tract F): Revise to show the private underdrain system will not tie into the public detention pond outlet pipe. Remove the manhole on the outlet pipe. Show outlet pipe stationing. Update Pond 100-year WSEL to match drainage report.
53. Sheet 7.41 (Detention Pond 2, Tract E): Label dimension units on Orifice Plate detail. Correct contours in Arbor Street south of asphalt turnaround.
54. Sheets 7.90-7.93 (Storm Details): Update the riprap table for Culverts #1-#4 with 100-year flows. Replace the flat top manhole detail with the Town's updated detail. Show the Town's handrail detail for the box culvert headwall, as provided by the Town Engineer.
55. Sheet 8.10 (Arbor Street Plans and Profile): Confirm whether the Town can fit driveway cut with crossspan and curb returns and Type R inlet near oil and gas access (approximately Station 95+62).
56. Sheet 8.11 (Arbor Street Plans and Profile): Revise to reflect Inlet 201 designed for the ultimate condition, taking the 100-year runoff from Basins 206 and 207. Revise to show crossspan will be installed at Rangeview Circle and Arbor Street. Consider building curb and gutter on west side of Arbor Street in ultimate location from Rangeview Circle to Rangeview Circle and eliminate Inlet 208 and pipe to Inlet 203.
57. Sheet 8.13 (Rangeview Street Plans and Profile): Regarding Inlets 202, 203, 204, and 205, either modify the spot elevations on the street plans and profile sheets so the inlets are at low points and use the actual available ponding depth in the inlet calculations or design the inlets as on-grade inlets, update calculations for inlets, and add crossspans to the intersections. Provide enough spot elevations so that the inlet ponding can be verified by the Town Engineer.

58. Sheets 8.22 and 8.25 (Arbor Street Cross Sections, Station 95+62): Update the section to reflect the low point in Arbor Street has been moved to Station 95+62. Remove note “inlet 104 with interim grate.” Clarify this is a future Type R, not interim. Update storm pipe size.
59. Sheet 8.25 (Arbor Street Cross Sections, Station 110+88): Label Type R Inlets 201 and 200 with interim grates. Clarify how runoff will get to Inlet 201 grate; there is no roadside ditch shown in the cross section or the grading plan.
60. Sheets 8.30-8.32 (Striping): Revise plans to correct the left turn lane striping and taper on Arbor Street approaching Sable Avenue. Remove channelized striping at Station 103+00. Revise construction note #8 to read “center turn lane”. Turn on asphalt hatch.
61. Sheet 8.50 (Roadway Detail): Revise plans to replace old Detail E with the Town’s new street tee cut detail.

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 8.b.

Public Hearing

Meeting Date: September 12, 2018

Initiated By:

Dept: Town Clerk

AGENDA TITLE

Proposed Revised Final Development Plan for Phase 2 of Gateway North-Multi Family

RESOLUTION 18-33: A RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN FOR GATEWAY NORTH - MULTI-FAMILY (PHASE 2)

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

1. 8b - Gateway North Multi-Family FDP (phase 2)
2. Gateway North MF Phase 2
3. Gateway North MF Phase 2 BOT Staff Report 09-12-18

FINANCIAL CONSIDERATIONS

RESOLUTION NO. 18-33

A RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN FOR GATEWAY NORTH – MULTI-FAMILY (PHASE 2)

WHEREAS, there has been submitted to the Planning and Zoning Commission and Board of Trustees of the Town of Firestone a request for approval of a final development plan for Gateway North – Multi-Family (Phase 2); and

WHEREAS, all materials related to this 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, the Firestone Planning and Zoning Commission held a properly noticed public hearing on the application, and has forwarded to the Board of Trustees a recommendation of approval with conditions; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Board of Trustees finds the proposed final development plan should be approved, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Final Development Plan for Gateway North – Multi-Family (Phase 2) is hereby approved, subject to the conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED this 12th day of September, 2018.

Bobbi Sindelar, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

EXHIBIT A
Gateway North – Multi-Family (Phase 2)
Final Development Plan
Conditions of Approval

General

1. Provide an updated title commitment when the mylars are provided for recording, dated within thirty (30) days prior to the date of mylar submission.
2. Provide a Traffic Compliance letter, confirming the improvements shown on the FDP are in compliance with the previously approved TIS titled “Firestone Multi-Family and Storage” prepared by Eugene G. Coppola dated September 7, 2016.
3. Provide a Drainage Compliance letter, confirming the improvements shown on the FDP are in compliance with the previously approved Final Drainage Report titled “Drainage Report Gateway North – Multi-Family” prepared by RidgeTop Engineering and Consulting dated August 2, 2017.
4. Revise the FDP to address Town Engineer redlines.
5. Revise the provided site area square footage and acreage as necessary to correct conflicts throughout.

FDP Sheet 1 (Cover Sheet)

6. On all sheets (Sheets 1-20 in current submittal), revise title to read “Gateway North – Multi-Family (Phase 2).” Underneath the title, add “An Amendment to a portion of Gateway North – Multi-Family FDP.”
7. On all sheets (Sheets 1-20 in current submittal), add the phase number “2” in the Firestone Information Block.
8. Delete the third sentence of the Project Concept section (“Phases 1 and 3 are shown for illustrative purposes only.”) Revise the remaining text to reflect this is the FDP for Phase 2.
9. Reconcile conflicts between the Land Use Table, Site Data table, and Legal Description.
10. In the Parks, Trails, and Open Spaces section, correct the acreage to match the area in the legal description (5.817 acres) and update the cash-in-lieu amount (\$11,634.00).
11. Revise the Drainage section to address Town Engineer redlines.
12. Revise the water dedication paragraph as directed by the Town Engineer, which will reflect a raw water dedication of 63 CBT shares.

13. In the Parking Data section, clarify the parking ratio (Town Engineer calculated 1.42).
14. In the Project Concept section, include the zoning and land use information.
15. In the Architecture section, revise the first sentence to read “Our design approach for Gateway North Multi-Family Phase II was to. . . .”
16. Provide a plan expiration statement in the Development Schedule section.

FDP Sheet 2 (Phasing Plan)

17. On all sheets showing phasing (Sheets 2-3, 5-7, 10, 13 and 14 in current submittal), add or fix the text labels “Existing Phase 3, Existing Phase 1 and Phase 2.”
18. Revise as necessary to reflect the correct site data.

FDP Sheet 3 (Overall Site Plan)

19. Clarify the fencing along the Rural Ditch.
20. Show and label setbacks.
21. Clarify the location of the proposed fence and existing fence. Provide information regarding who will construct the fence and when.
22. Remove the callouts next to the legend, for clarity.
23. Show location of mailboxes, as applicable.

FDP Sheet 4 (Horizontal Control Plan)

24. On Sheets 4-7, revise Phase 2 dimensions, text, and utility symbols from faded back to bold or normal pen weight text.

FDP Sheet 5 (Overall Grading Plan)

25. Provide the final ground elevations within 10’ of the buildings.
26. On Sheets 5 and 6, several Phase 1 texts need to be faded back.

FDP Sheet 6 (Overall Utility Plan)

27. Show and provide further information about the gas line that runs through the project and is shown on the First Amendment of the Del Camino Central Outline Development Plan.

FDP Sheet 8 (Photometric Plan)

28. Update the quantities in the table for Phase 2 (quantities shown are for Phases 1 and 3) and remove the old Phase 2 note that appeared on the FDP for Phases 1 and 3.

Sheet 9 (Detail Sheet)

29. Provide details of mailboxes, as applicable.

FDP Sheets 14 and 15 (Irrigation Design)

30. Remove the old Phase 2 note.

LEGAL DESCRIPTION

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

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

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, DEL CAMINO CENTRAL, FILING NO. 2, PUBLIC RECORDS OF WELD COUNTY, COLORADO;
THENCE N 01°01'14" E FOR A DISTANCE OF 325.36 FEET ALONG THE WEST LINE OF SAID LOT 1;
THENCE S 88°12'35" E FOR A DISTANCE OF 20.15 FEET;
THENCE N 00°57'37" E FOR A DISTANCE OF 170.30 FEET;
THENCE S 88°59'45" E FOR A DISTANCE OF 710.28 FEET;
THENCE S 00°33'54" W FOR A DISTANCE OF 194.14 FEET TO THE SOUTH LINE OF THE AFORESAID LOT 1;
THENCE S 61°48'37" W FOR A DISTANCE OF 19.72 FEET ALONG SAID SOUTH LINE;
THENCE S 64°42'10" W FOR A DISTANCE OF 137.21 FEET ALONG SAID SOUTH LINE;
THENCE S 69°12'16" W FOR A DISTANCE OF 93.82 FEET ALONG SAID SOUTH LINE;
THENCE S 69°30'40" W FOR A DISTANCE OF 85.36 FEET ALONG SAID SOUTH LINE;
THENCE S 64°45'06" W FOR A DISTANCE OF 63.51 FEET ALONG SAID SOUTH LINE;
THENCE N 22°48'29" W FOR A DISTANCE OF 24.45 FEET ALONG SAID SOUTH LINE;
THENCE S 67°11'31" W FOR A DISTANCE OF 411.97 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

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

PROJECT CONCEPT

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

LAND USE TABLE

USE	AREA	% COVERAGE	
1.) SITE AREA (PHASE 2) (5.75 AC)	250,470.00 SF	100%	
2.) BUILDING COVERAGE	74,589.33 SF	29.78%	
3.) CONCRETE PARKING AREA SIDEWALK C/G & TRASH	121,312.67 SF 82,186.59 SF 22,691.34 SF 16,434.74 SF	48.61%	PROVIDED SETBACKS: NORTH: 35.0' SOUTH: 10.0' EAST: 36.9' WEST: 53.3'
4.) LANDSCAPING: IRRIGATED TURF: DRIP LANDSCAPING: NATIVE SEED (TEMP IRR):	54,133 SF 6,226 SF 15,061 SF 32,846 SF	21.61%	
5.) PARKING PROVIDED: 10' X 20' TYP HANDICAP PARKING GARAGE PARKING TOTAL PROVIDED:	151 STALLS 7 STALLS 64 STALLS 222 STALLS		

RESIDENTIAL DENSITIES

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

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

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

ENVIRONMENTAL IMPACT MITIGATION

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

PRIVATE MAINTENANCE AND ENFORCEMENT

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

PARKS, TRAILS, AND OPEN SPACES

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

CONTROLS

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

DRAINAGE

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

UTILITIES

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

WATER DEDICATION

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

RESIDENTIAL DEMAND (MULTI-FAMILY)
OF DWELLING UNITS (x12 UNITS) = 156 UNITS @ 0.234 ACRE-FEET/UNIT = 36.5 ACRE-FEET
MAINTENANCE BUILDING = 1 EACH @ 0.3 ACRE-FEET/EACH = 0.3 ACRE-FEET
DOMESTIC DEMAND = 36.8 ACRE-FEET

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

A TOTAL OF 37.9 ACRE-FEET SHALL BE TRANSFERRED TO THE TOWN PRIOR TO RECORDING THE FINAL DEVELOPMENT PLAN. THIS DEDICATION SHALL BE SATISFIED BY THE DEDICATION OF 6.3 CBT SHARES.

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

FINAL DEVELOPMENT PLAN

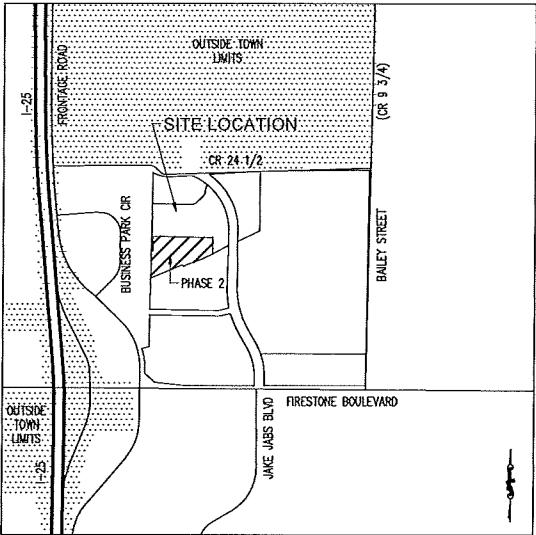
GATEWAY NORTH - MULTI-FAMILY (PHASE 2)

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

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

LOCATED IN THE SOUTH ½ OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.

SHEET 1 OF 20



VICINITY MAP

SCALE = 1:1000

ACCEPTANCE BLOCK AND NOTARY:

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

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

STATE OF _____
COUNTY OF _____ } SS

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

BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

APPROVAL:

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

_____ DAY OF _____, 20____ BY RESOLUTION NO. _____

MAYOR

ATTEST: TOWN CLERK

REQUIREMENTS FOR BUILDING PERMITS & CERTIFICATES OF OCCUPANCY:

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

SHEET INDEX

1 - CV-1.0 COVER SHEET	14 - IRL2 IRRIGATION DESIGN
2 - PH-1.0 PHASING PLAN	15 - IRL3 IRRIGATION DESIGN
3 - C-1.0 SITE PLAN	16 - IRL2.1 IRRIGATION DETAILS
4 - C-1.1 HORIZONTAL CONTROL PLAN	17 - IRL2.2 IRRIGATION DETAILS
5 - C-2.0 OVERALL GRADING PLAN	18 - A1 21 PLEX ELEVATIONS
6 - C-3.0 OVERALL UTILITY PLAN	19 - A2 24 PLEX ELEVATIONS
7 - C-4.0 ADDRESS PLAN	20 - A3 GARAGE ELEVATIONS
8 - C-5.0 PHOTOGRAPHIC PLAN	
9 - C-6.0 WF DETAIL SHEET	
10 - LANDSCAPE PLAN	
11 - LANDSCAPE NOTES AND DETAILS	
12 - IRL1 IRRIGATION LEGEND & NOTES	
13 - IRL1 IRRIGATION DESIGN	

PROJECT CONTACTS:

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

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

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

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

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

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

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

SITE DATA

SITE AREA PHASES 2:		TOTAL: SF	AC
		±250,035	±5.74
BUILDING	#	SF EACH	TOTAL: SF
24 PLEX	3	6,546.67	25,640.01
21 PLEX	4	6,549.33	26,197.32
DOUBLE GARAGE	4	3,400.00	13,600.00
MAINTENANCE BLDG	1	1,152.00	1,152.00
TOTAL:	12	74,589.33	1.71

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

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

PARKING DATA

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

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

ASLE WIDTH: 26'

INTERNAL LANDSCAPING: ±5,650 SF

ARCHITECTURE

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

SETBACKS

SETBACKS ARE INCLUDED IN THE LAND USE TABLE FOR REFERENCE.

DEVELOPMENT SCHEDULE

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



Know what's below.
Call before you dig.

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



SEAL

PROJECT TITLE

GATEWAY
NORTH
MULTI-FAMILY

FIRESTONE, CO

PREPARED FOR

CROW CREEK
CONSTRUCTION,
LLC

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

SUBMITTAL
FINAL DEVELOPMENT
PLAN

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

REVISIONS DATE

DATE

05/09/2018

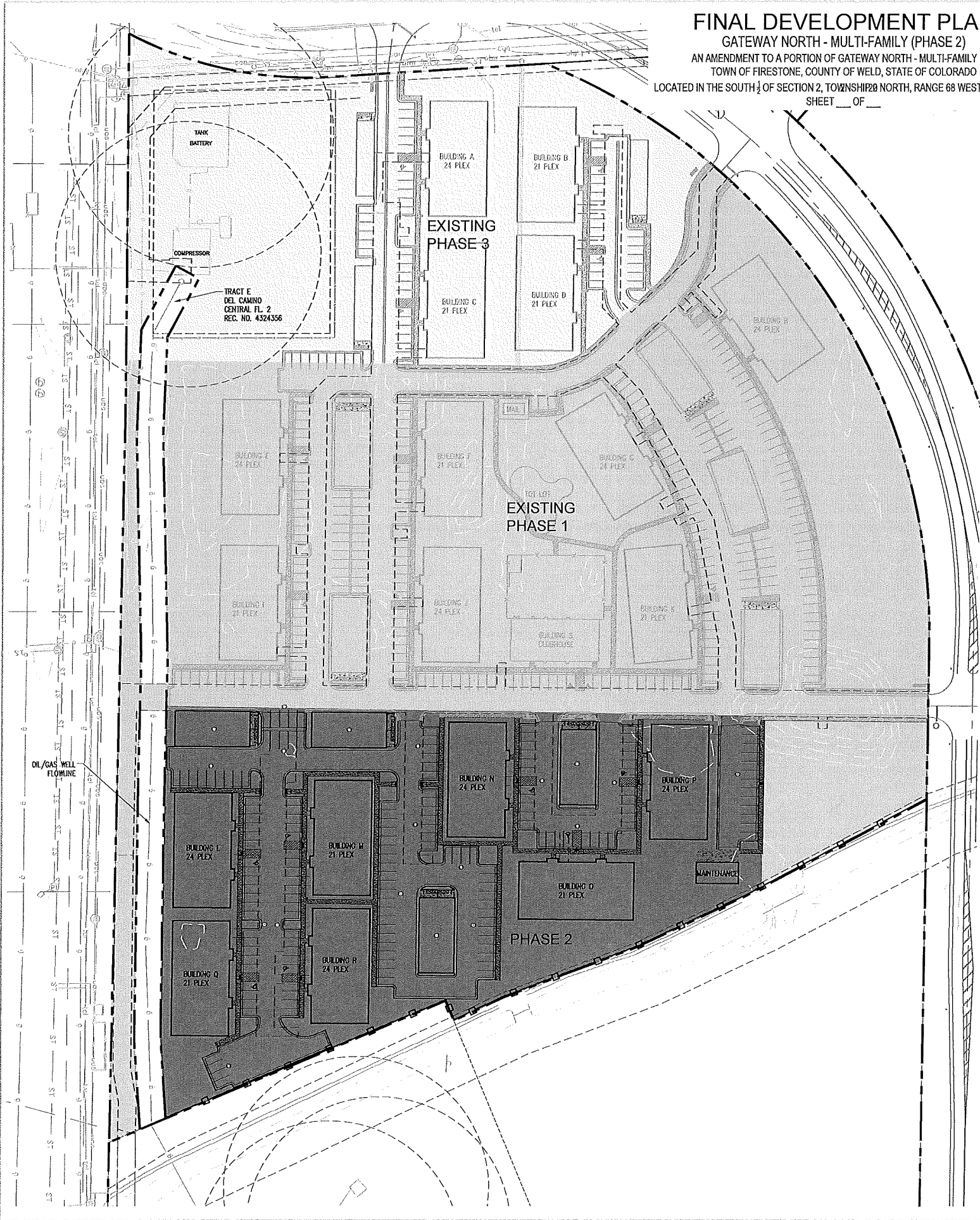
SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1

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

LEGEND	
	EXISTING PHASE 1
	PHASE 2
	EXISTING PHASE 3

PHASE DATA		
	AREA SF	AREA AC
EXISTING PHASE 1	402,856.33	9.25
PHASE 2	249,656.57	5.73
EXISTING PHASE 3	215,035.10	4.89
TOTALS:	±867,548.00	±19.87

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



PROJECT TITLE
**GATEWAY NORTH
MULTI-FAMILY**

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

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

SUBMITTAL
**FINAL DEVELOPMENT
PLAN**

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

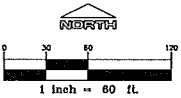
REVISIONS	DATE

DATE
05/09/2018

SHEET TITLE
PHASING PLAN

SHEET INFORMATION
PH-1.0

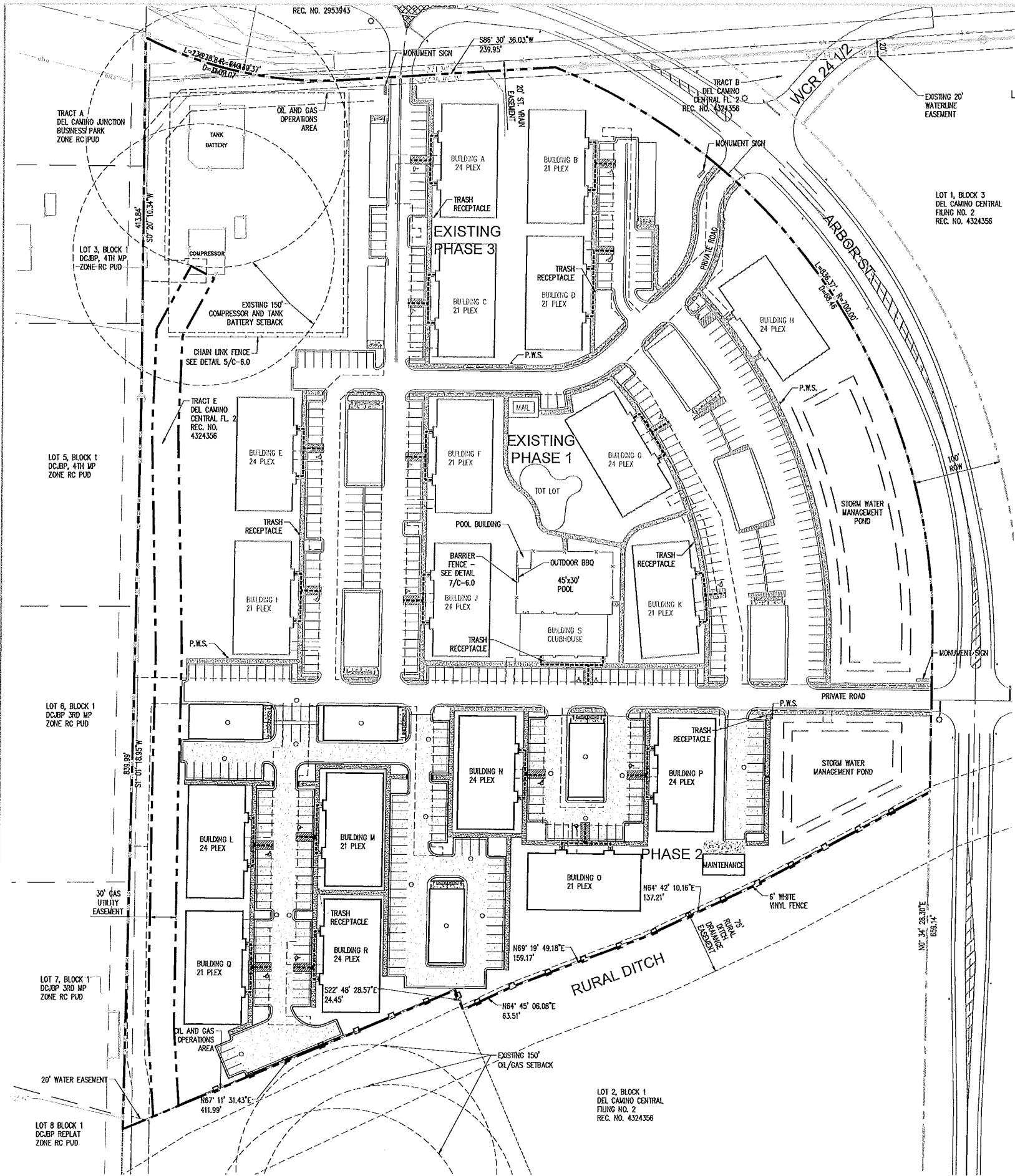
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GATEWAY NORTH - MULTI FAMILY

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



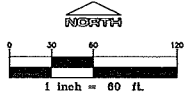
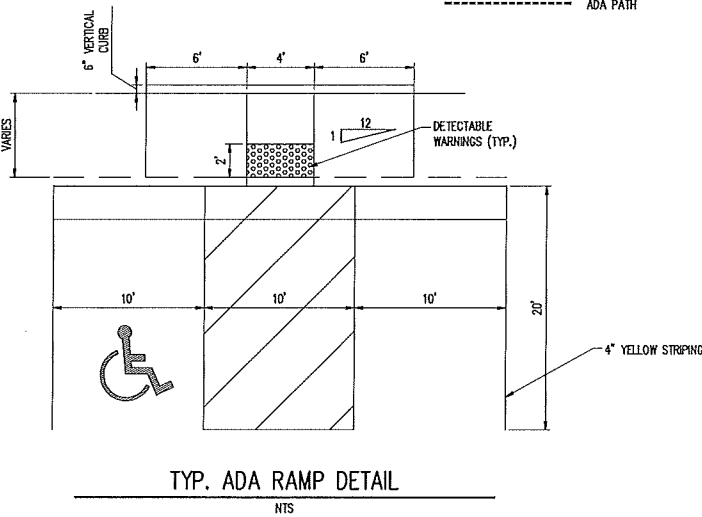


FINAL DEVELOPMENT PLAN
GATEWAY NORTH - MULTI-FAMILY (PHASE 2)
AN AMENDMENT TO A PORTION OF GATEWAY NORTH - MULTI-FAMILY FDP
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
SHEET 3 OF 20

LEGEND

[Symbol]	CONCRETE SIDEWALK PAVEMENT
[Symbol]	STD DUTY CONCRETE
[Symbol]	PROPERTY LINE
[Symbol]	BUILDING LINE
[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	EASEMENT
[Symbol]	POND
[Symbol]	TRASH BIN
[Symbol]	FENCE
[Symbol]	6\" WHITE VINYL FENCE
[Symbol]	P.W.S.
[Symbol]	PET WASTE STATION
[Symbol]	OUTDOOR TRASH RECEPTACLE
[Symbol]	ADA PATH

2A C-4.0
2B C-4.0
6 C-4.2
5 C-4.2
7 C-4.0
11 C-4.2
10 C-4.0



SEAL

PROJECT TITLE
GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO
PREPARED FOR
CROW CREEK CONSTRUCTION, LLC

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

SUBMITTAL	
FINAL DEVELOPMENT PLAN	
DRAWN BY:	BSA
CHECKED BY:	MRB
PROJECT NO.:	16018001
REVISIONS	DATE

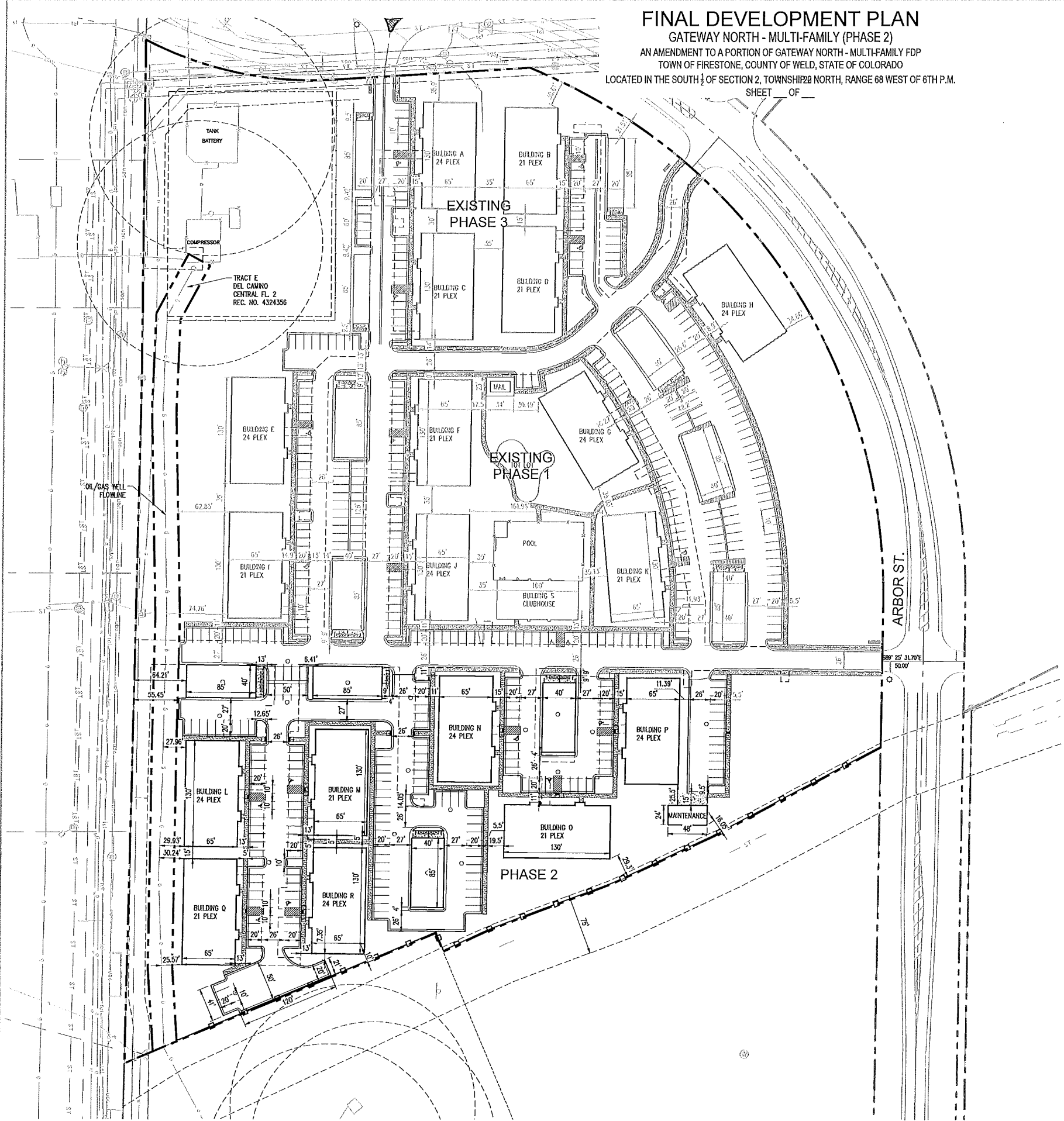
GATEWAY NORTH - MULTI FAMILY	
OVERALL SITE PLAN	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY (PHASE 2)
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	2
PREPARATION DATE:	05/09/2018
REVISION DATE:	TOWN COMMENTS 06/29/2018
REVISION DATE:	
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REVISION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

DATE
05/09/2018

SHEET TITLE
OVERALL SITE PLAN

SHEET INFORMATION
C-1.0

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FINAL DEVELOPMENT PLAN

GATEWAY NORTH - MULTI-FAMILY (PHASE 2)

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

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

SHEET 4 OF 20

LEGEND

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



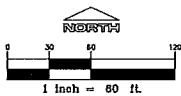
PROJECT TITLE
GATEWAY NORTH
MULTI-FAMILY

FIRESTONE, CO
PREPARED FOR
CROW CREEK
CONSTRUCTION,
LLC

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

SUBMITTAL
FINAL DEVELOPMENT
PLAN

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



GATEWAY NORTH - MULTI FAMILY

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

DATE
05/09/2018

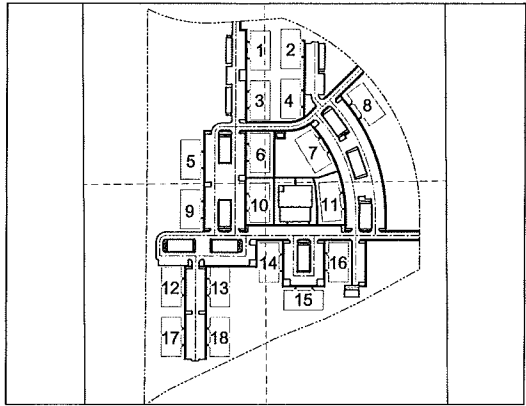
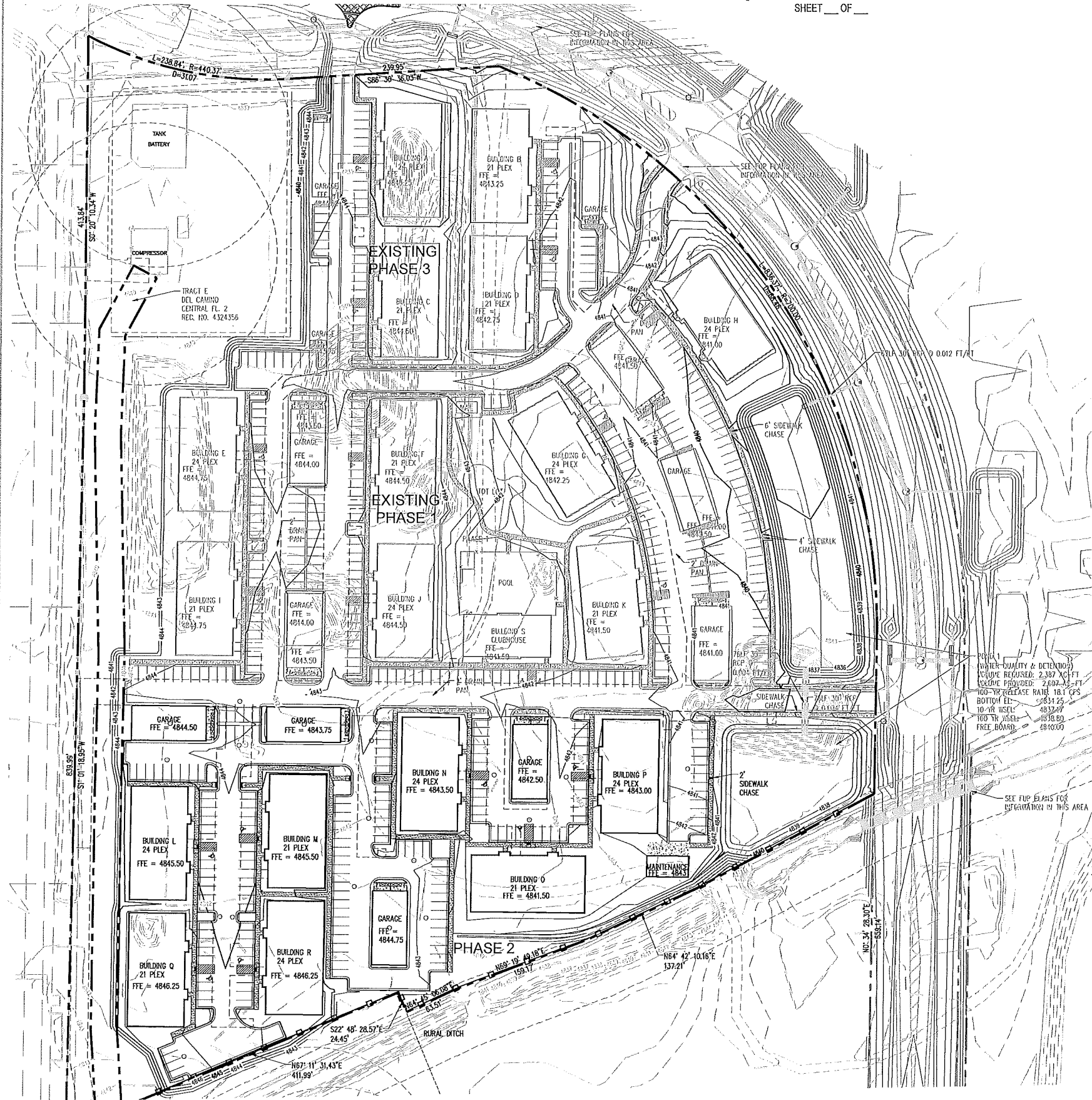
SHEET TITLE
HORIZONTAL
CONTROL PLAN

SHEET INFORMATION
C-1.1

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

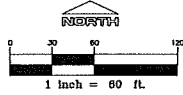


KEY MAP

LEGEND

EX. CONTOUR	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
TYPE I CATCH BASIN	■
TYPE II CATCH BASIN	●
STORM DRAIN PIPE	---
2" DRAIN PAN	---

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



GATEWAY NORTH - MULTI FAMILY

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

SHEET 5 OF 20



PROJECT TITLE
GATEWAY
NORTH
MULTI-FAMILY

FIRESTONE, CO
PREPARED FOR
CROW CREEK
CONSTRUCTION,
LLC

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

SUBMITTAL
FINAL DEVELOPMENT
PLAN

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

DATE
05/09/2018

SHEET TITLE
OVERALL
GRADING PLAN

SHEET INFORMATION
C-2.0

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



SEAL

PROJECT TITLE
GATEWAY NORTH
MULTI-FAMILY

FIRESTONE, CO
PREPARED FOR
CROW CREEK
CONSTRUCTION,
LLC

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

SUBMITTAL
FINAL DEVELOPMENT
PLAN

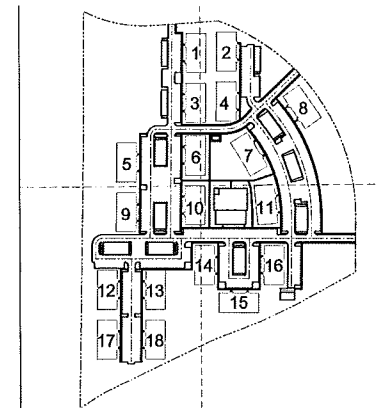
DRAWN BY: BSA
CHECKED BY: MRB
PROJECT NO.: 16018001
REVISIONS: DATE

DATE
05/09/2018

SHEET TITLE
OVERALL
UTILITY PLAN

SHEET INFORMATION
C-3.0

6 of 20



KEY MAP

LEGEND

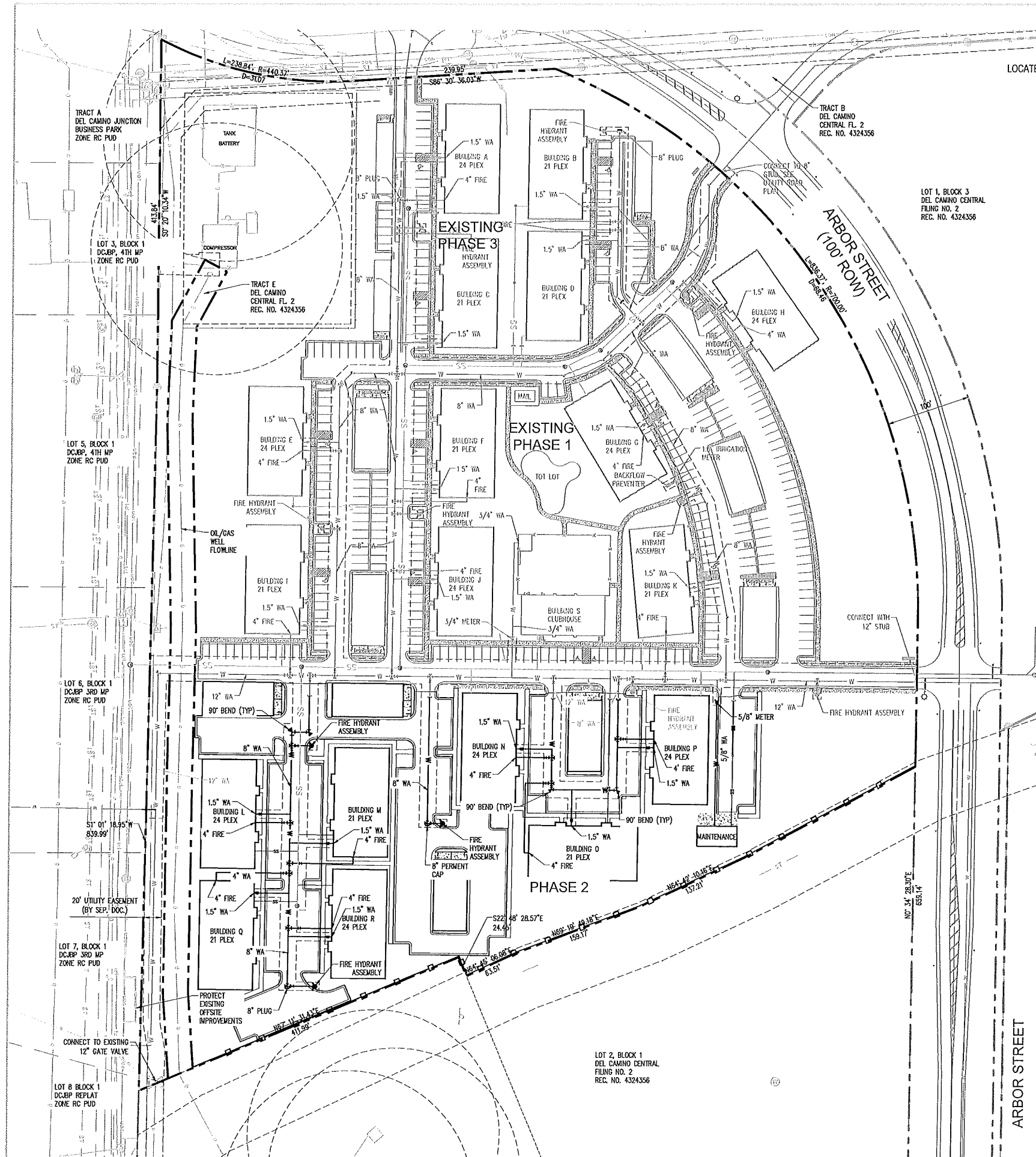
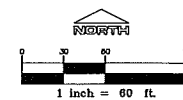
WATERMAIN	— W —
SANITARY SEWER MAIN	— S —
EASEMENT	- - - - -
PROPERTY LINE	— — — — —
FIRE HYDRANT	— H —
WATER METER	— M —
MANHOLE	— G —
CLEANOUT	— C —

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

GATEWAY NORTH - MULTI FAMILY

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

SHEET 6 OF 20



FINAL DEVELOPMENT PLAN

GATEWAY NORTH - MULTI-FAMILY (PHASE 2)

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

LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 68 WEST OF 6TH P.M.

SHEET 7 OF 20



SEAL

PROJECT TITLE

GATEWAY
NORTH
MULTI-FAMILY

FIRESTONE, CO

PREPARED FOR

CROW CREEK
CONSTRUCTION,
LLC

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

SUBMITTAL

FINAL DEVELOPMENT
PLAN

DRAWN BY:

BSA

CHECKED BY:

MRB

PROJECT NO.:

16018001

REVISIONS

DATE

DATE

05/09/2018

SHEET TITLE

ADDRESS PLAN

SHEET INFORMATION

C-4.0

7 of 20

BUILDING ADDRESS

11371 ARBOR ST. UNIT A100

BUILDING
FLOOR
UNIT

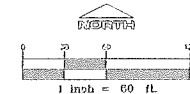
NOTE:

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

GARAGE ADDRESS

11371 ARBOR ST. GARAGE #1

GARAGE NUMBER



Know what's below.
Call before you dig.

GATEWAY NORTH - MULTI FAMILY

ADDRESS PLAN

NAME OF APPLICATION: GATEWAY NORTH - MULTI FAMILY (PHASE 2)

TYPE OF SUBMITTAL: FINAL DEVELOPMENT PLAN

FILE NUMBER:

PHASE NUMBER: 2

PREPARATION DATE: 05/09/2018

REVISION DATE: TOWN COMMENTS 06/29/2018

REVISION DATE:

REVISION DATE:

REVISION DATE:

REVISION DATE:

REVISION DATE:

REVISION DATE:

REVISION DATE:

SHEET 7 OF 20

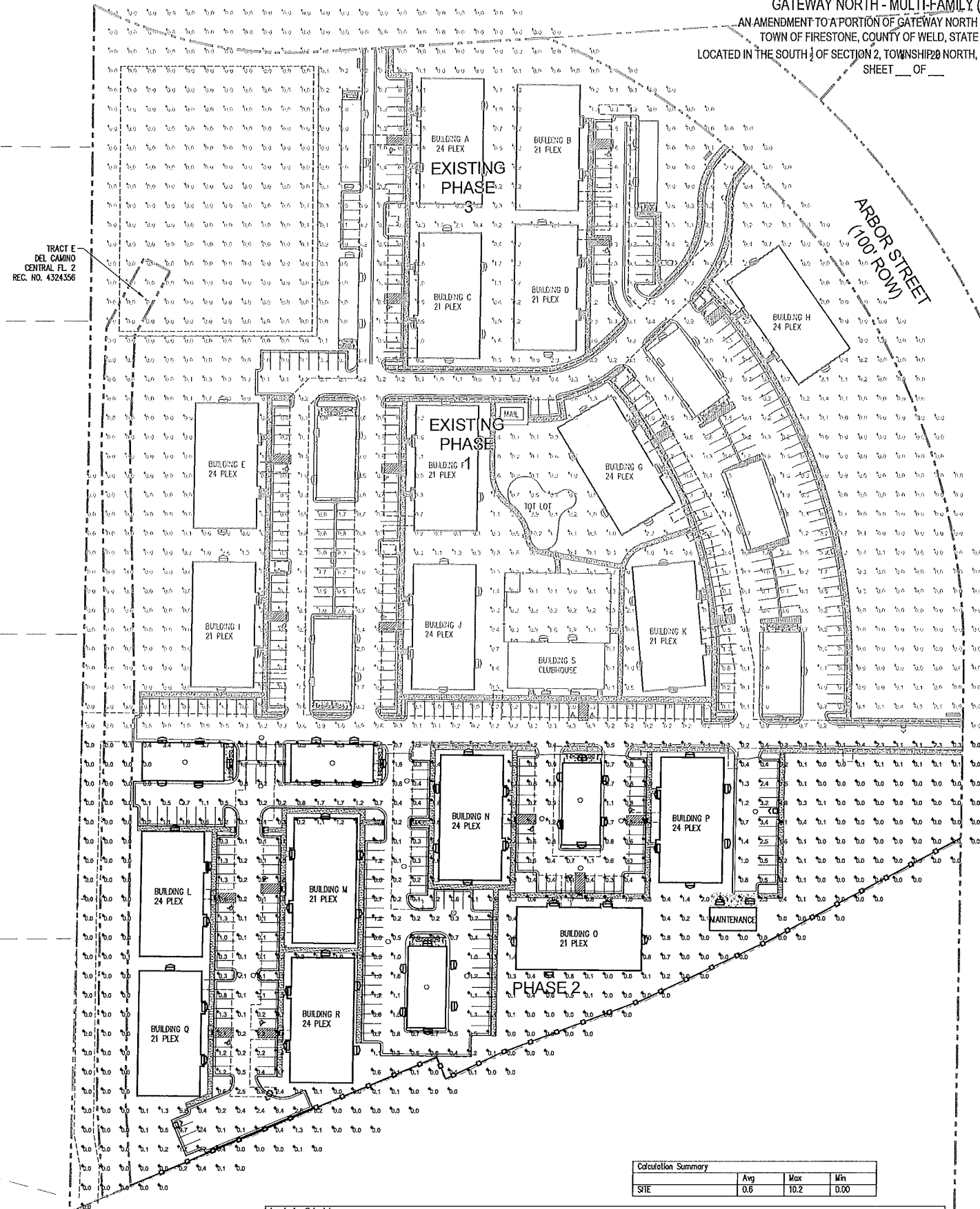
FINAL DEVELOPMENT PLAN

GATEWAY NORTH - MULTI-FAMILY (PHASE 2)

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

LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 68 WEST OF 6TH P.M.

SHEET 8 OF 20



TRACT E
DEL CAMINO
CENTRAL FL. 2
REC. NO. 4324368

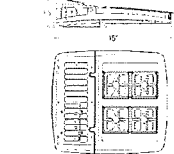
Calculation Summary			
SITE	Avg	Max	Min
	0.6	10.2	0.00

Luminaire Schedule						
Symbol	Qty	Manufacturer	Arrangement	Description - File Name	Arr. Watts	Arr. Lum. Lumens
GO	0 (NEW)	DECO LIGHTING	DOUBLE	D824-LED-80-50-UNV-LP-T4A	148	ABSOLUTE
N	57 (NEW)	LITHONIA LIGHTING	SINGLE	DSXN1 LED 100-700 50K T24 MVOLT DDL	26.2	ABSOLUTE
D	3 (NEW)	DECO LIGHTING	SINGLE	D824-LED-80-50-UNV-LP-T4A	74.00	ABSOLUTE

* LIGHT POLE TO BE BRONZE COLOR



Eco 824 Low Profile Gladetino Luminaire



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

Ordering Information Example: (ECO824LED-120-40-UNV-LP-T5-PM-BZ-M5)

Part Number	Part Description	Part Number	Part Description	Part Number	Part Description
ECO824LED-120	LED Luminaire	ECO824LED-120-40	LED Luminaire	ECO824LED-120-40-UNV	LED Luminaire
ECO824LED-120-40-UNV	LED Luminaire	ECO824LED-120-40-UNV-LP	LED Luminaire	ECO824LED-120-40-UNV-LP-T5	LED Luminaire
ECO824LED-120-40-UNV-LP-T5	LED Luminaire	ECO824LED-120-40-UNV-LP-T5-PM	LED Luminaire	ECO824LED-120-40-UNV-LP-T5-PM-BZ	LED Luminaire
ECO824LED-120-40-UNV-LP-T5-PM-BZ	LED Luminaire	ECO824LED-120-40-UNV-LP-T5-PM-BZ-M5	LED Luminaire	ECO824LED-120-40-UNV-LP-T5-PM-BZ-M5	LED Luminaire

Notes:
1. All dimensions are in inches unless otherwise specified.
2. All dimensions are in feet unless otherwise specified.
3. All dimensions are in meters unless otherwise specified.
4. All dimensions are in millimeters unless otherwise specified.
5. All dimensions are in centimeters unless otherwise specified.
6. All dimensions are in decimeters unless otherwise specified.
7. All dimensions are in hectometers unless otherwise specified.
8. All dimensions are in kilometers unless otherwise specified.
9. All dimensions are in megameters unless otherwise specified.
10. All dimensions are in gigameters unless otherwise specified.



D-Series Size 1 LED Wall Luminaire

DSXN1 LED 100-700 50K T24 MVOLT

DROP LENS 26.2 WATTS

V, MEDIUM

d-series

Specifications

Luminaire

Width: 13.5"

Height: 10.5"

Depth: 4.5"

Weight: 12 lbs

Back Box (BBW, ELCV)

White: 13.5" x 10.5" x 4.5"

Black: 13.5" x 10.5" x 4.5"

Grey: 13.5" x 10.5" x 4.5"

White: 13.5" x 10.5" x 4.5"

Black: 13.5" x 10.5" x 4.5"

Grey: 13.5" x 10.5" x 4.5"

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White: 13.5" x 10.5" x 4.5"

Black: 13.5" x 10.5" x 4.5"

Grey: 13.5" x 10.5" x 4.5"

Introduction
The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting energy efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low maintenance lighting solution that produces sites that are exceptionally illuminated.

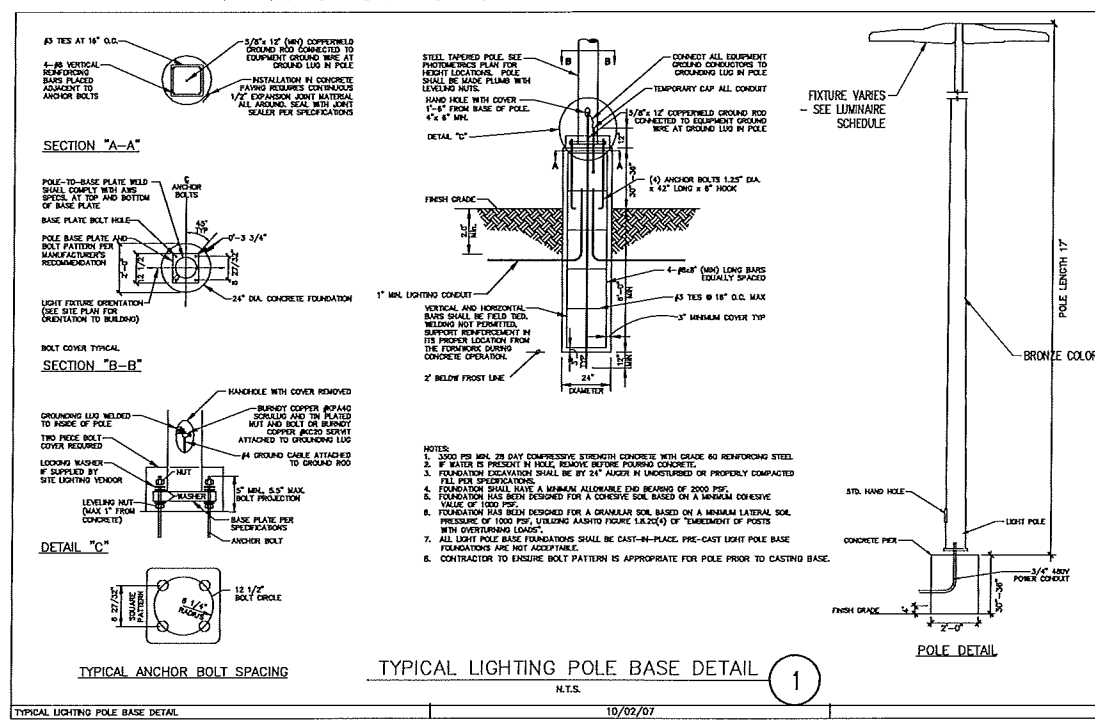
Ordering Information Example: DSXN1 LED 20C 1000 40K T3M MVOLT D09T0D

Order	Part	Part Description	Part Number	Part Description	Part Number	Part Description	Part Number	Part Description	Part Number	Part Description
DSXN1	LED	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire
DSXN1	LED	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire
DSXN1	LED	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire
DSXN1	LED	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire

Order	Part	Part Description	Part Number	Part Description	Part Number	Part Description	Part Number	Part Description	Part Number	Part Description
DSXN1	LED	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire
DSXN1	LED	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire
DSXN1	LED	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire
DSXN1	LED	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire	DSXN1	LED Luminaire

Notes:
1. All dimensions are in inches unless otherwise specified.
2. All dimensions are in feet unless otherwise specified.
3. All dimensions are in meters unless otherwise specified.
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6. All dimensions are in decimeters unless otherwise specified.
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8. All dimensions are in kilometers unless otherwise specified.
9. All dimensions are in megameters unless otherwise specified.
10. All dimensions are in gigameters unless otherwise specified.

Accessories



TYPICAL LIGHTING POLE BASE DETAIL

10/02/07

N.T.S.

1

1 inch = 60 ft

811

Know what's below.

Call before you dig.

GATEWAY NORTH - MULTI FAMILY

PHOTOMETRIC PLAN

NAME OF APPLICATION: GATEWAY NORTH - MULTI FAMILY (PHASE 2)

TYPE OF SUBMITTAL: FINAL DEVELOPMENT PLAN

FILE NUMBER:

PHASE NUMBER: 2

PREPARATION DATE: 05/09/2018

REVISION DATE: TOWN COMMENTS 06/29/2018

REVISION DATE:

REVISION DATE:

REVISION DATE:

REVISION DATE:

REVISION DATE:

REVISION DATE:

REVISION DATE:

REVISION DATE:

REVISION DATE:

REVISION DATE:



SEAL

PROJECT TITLE:
GATEWAY NORTH - MULTI-FAMILY

FIRESTONE, CO
PREPARED FOR:

CROW CREEK CONSTRUCTION, LLC

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

SUBMITTAL:
FINAL DEVELOPMENT
PLAN

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 16018001

REVISIONS: DATE

DATE

05/09/2018

SHEET TITLE

MF

PHOTOMETRIC

PLAN

SHEET INFORMATION

C-5.0

8 of 20

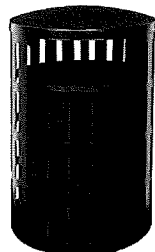
FINAL DEVELOPMENT PLAN
GATEWAY NORTH - MULTI-FAMILY (PHASE 2)
AN AMENDMENT TO A PORTION OF GATEWAY NORTH - MULTI-FAMILY FDP
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 68 WEST OF 6TH P.M.
SHEET ___ OF ___



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

PET WASTE STATION
N.T.S.

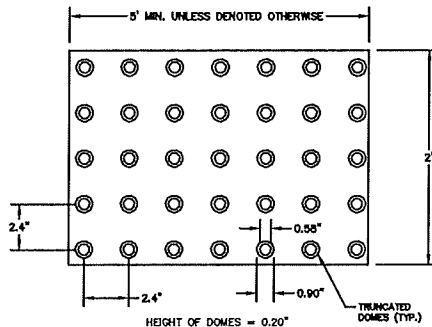
9



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

OUTDOOR TRASH RECEPTACLE
N.T.S.

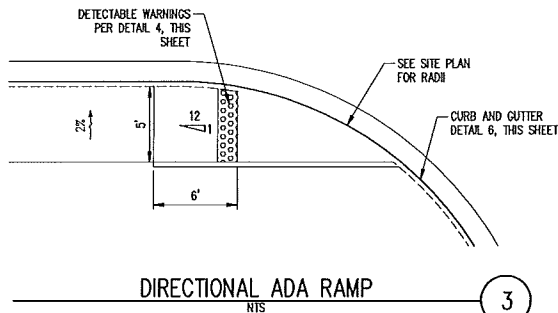
8



- NOTES:
1. COLOR SHALL BE APPROVED BY THE CITY BUT IN ALL CASES THE COLOR SHALL
CONTRAST WITH ADJACENT SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
2. ADA DETECTABLE WARNINGS SHALL BE INSTALLED 6\"/>

DETECTABLE WARNINGS
N.T.S.

4

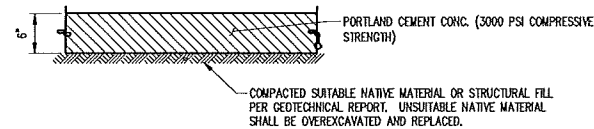


DIRECTIONAL ADA RAMP
N.T.S.

3

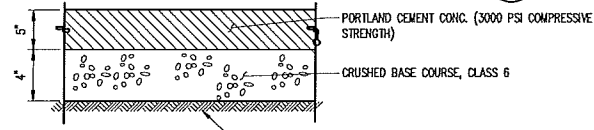
PAVEMENT NOTES

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



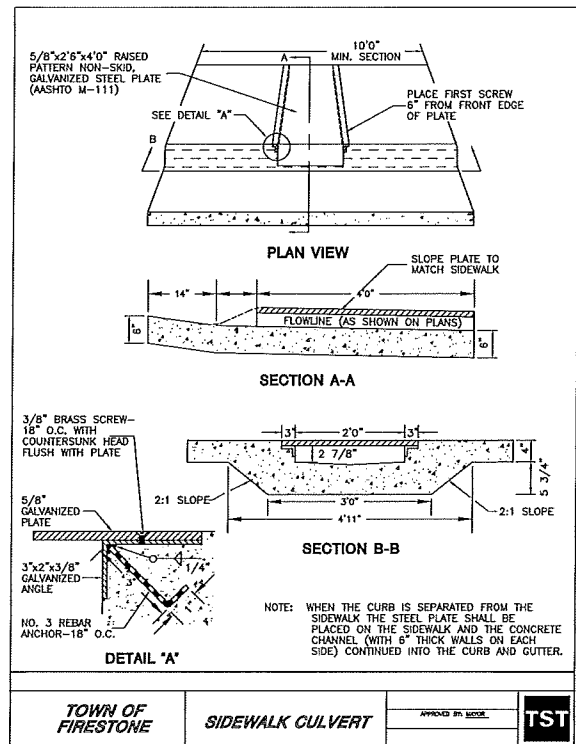
TYPICAL SECTION CONCRETE
N.T.S.

2



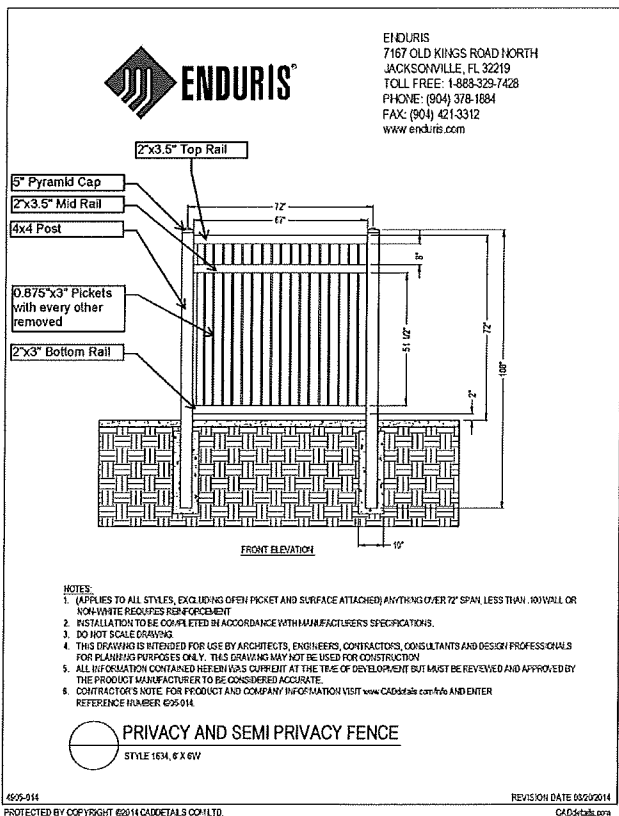
TYPICAL SECTION CONCRETE SIDEWALK
N.T.S.

1



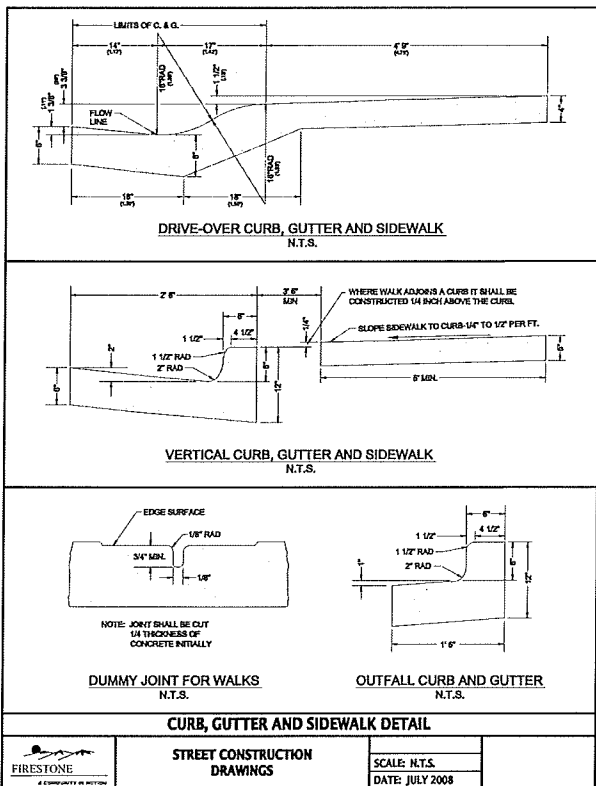
SIDEWALK CHASE
N.T.S.

7



6' WHITE VINYL FENCE
N.T.S.

6



CURB AND GUTTER
N.T.S.

5

SEAL

PROJECT TITLE

GATEWAY
NORTH
MULTI-FAMILY

FIRESTONE, CO

PREPARED FOR

CROW CREEK
CONSTRUCTION,
LLC

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

SUBMITTAL
FINAL DEVELOPMENT
PLAN

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

REVISIONS DATE

DATE

05/09/2018

SHEET TITLE

MF DETAIL
SHEET

SHEET INFORMATION

C-6.0

9 of 20

GATEWAY NORTH - MULTI FAMILY

MF DETAIL SHEET

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

SHEET 9 OF 20

FINAL DEVELOPMENT PLAN
GATEWAY NORTH - MULTI-FAMILY (PHASE 2)
 AN AMENDMENT TO A PORTION OF GATEWAY NORTH - MULTI-FAMILY FDP
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 LOCATED IN THE SOUTH $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 28 NORTH, RANGE 68 WEST OF 6TH P.M.
 SHEET 28



SEAL

PROJECT TITLE:

GATEWAY
NORTH
MULTI-FAMILY

FIRESTONE, CO
PREPARED FOR

CROW CREEK
CONSTRUCTION,
LLC

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

SUBMITTAL FINAL DEVELOPMENT PLAN

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

[illegible]

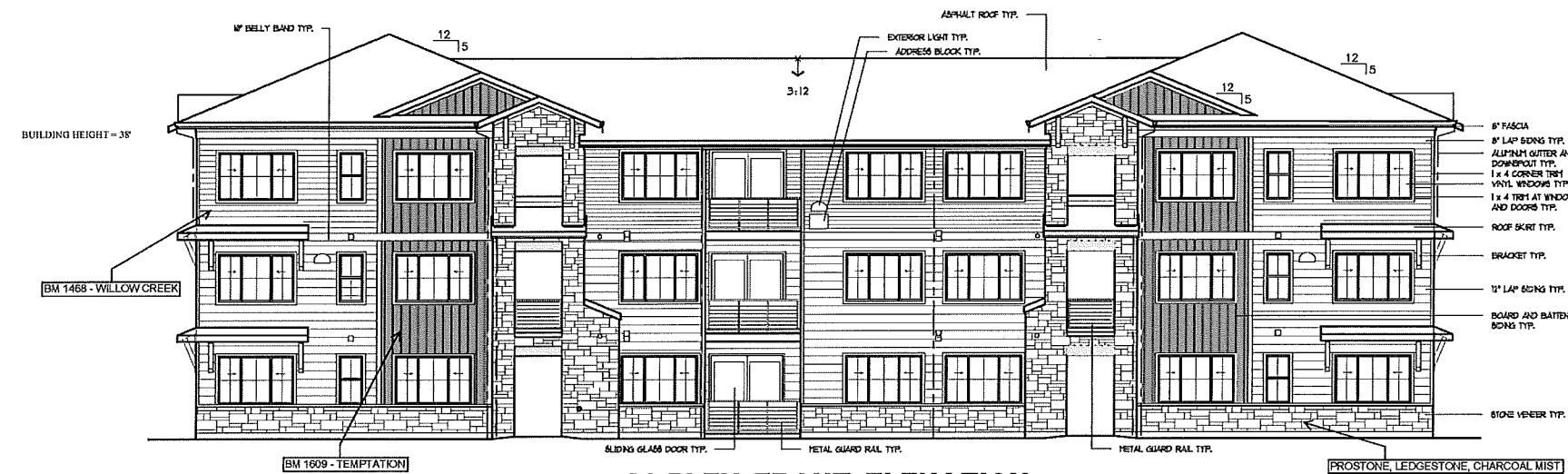
05/09/2018

21 PLEX ELEVATIONS

HEET INFORMATION

A1

18 of 20



MATERIAL SCHEME

STONE
BORAL PROSTONE
LEDGESTONE, CHARCOAL MIST

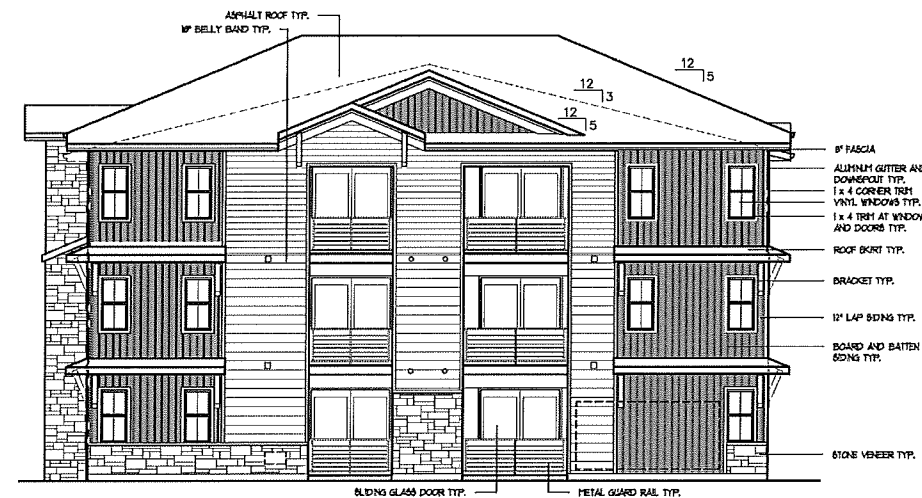
BOARD AND BATTEN SIDING
BENJAMIN MOORE 1609-TEMPTATION

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

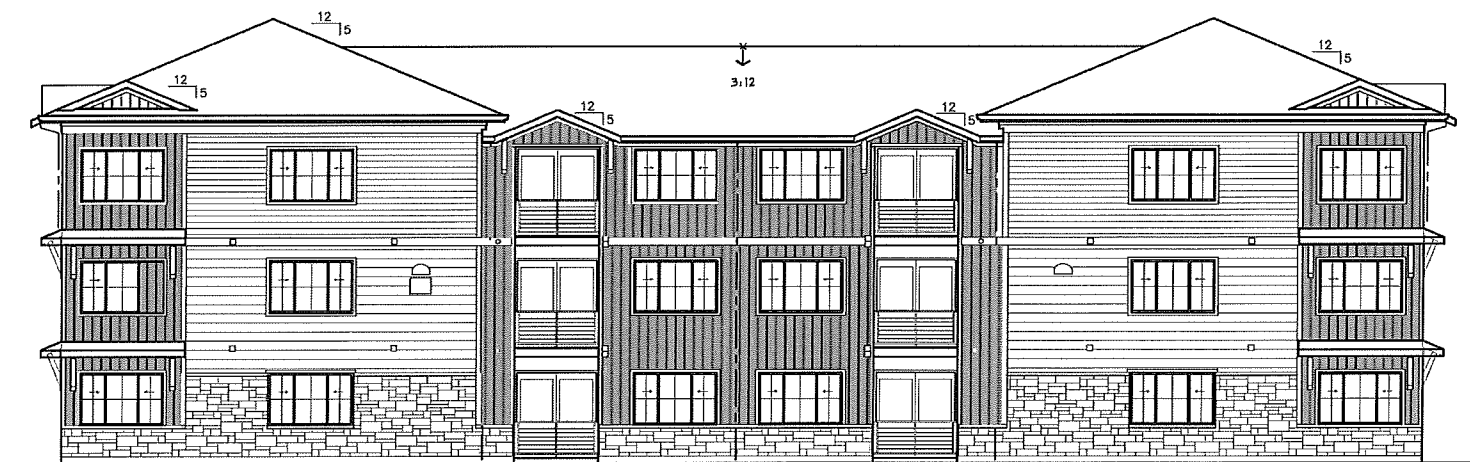
DECORATIVE TRIM AND BRACKETS
BENJAMIN MOORE 1464-LIGHT PEWTER



21 PLEX LEFT ELEVATION



21 PLEX RIGHT ELEVATION



21 PLEX REAR ELEVATION



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

GATEWAY NORTH - MULTI FAMILY	
21 PLEX ELEVATIONS	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY (PHASE 2)
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILE NUMBER:	
PHASE NUMBER:	2
PREPARATION DATE:	05/09/2018
REVISION DATE:	TOWN COMMENTS 06/29/2018
REVISION DATE:	
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REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 18 OF 20	

RIDGETOP
ENGINEERING & CONSULTING
5255 Ronald Reagan Blvd., T (303) 322-6
Ste. 210 W ridgetopeng.
Indianwood, CO 80534

PROJECT TITLE

FIRESTONE CO

PREPARED FOR

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

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

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. A vertical margin line is present on the left side, creating a narrow left margin. The paper appears to be from a notebook or a standard composition book. There are no markings, text, or drawings on the page.

SHEET TITLE

24 PLEX
ELEVATIONS

19 of 20



DECORATIVE TRIM AND BRACKETS
BENJAMIN MOORE 1464-LIGHT PEWTER

24 PLEX LEFT ELEVATION

24 PLEX RIGHT ELEVATION



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

24 PLEX ELEVATIONS	
NAME OF APPLICATION:	Gateway North - Multi Family (Phase 2)
TYPE OF SUBMITTAL:	Final Development Plan
FILING NUMBER:	
PHASE NUMBER:	2
PREPARATION DATE:	05/09/2018
REVISION DATE:	TOWN COMMENTS 06/29/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
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SHEET 19 OF 20



Staff Report

Gateway North Multi-Family Phase 2 Final Development Plan

**Prepared by the
Town of Firestone for the
Board of Trustees**

September 12, 2018

Applications

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

Notice

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

Location and Process

The approximate location of the FDP is directly south of the approved Gateway North Multi-Family Final Development Plan, within the Gateway North Subdivision of the Del Camino Central Development, east of I-25 and north of Firestone Boulevard along Arbor Street. The FDP is the final step in the Firestone Development Review process prior to the building permit process.

Site Analysis, Circulation, and Parking

The FDP is a residential planned unit development (R-C PUD) and is approximately 5.75 acres in size and is the second phase to the approved Gateway North Multi-Family Final Development Plan. The property is generally flat and would be appropriate for the proposed use. The FDP will provide 151 standard parking spaces, 7 ADA parking spaces, and 64 garage spaces.

Plan Analysis

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

Building Height

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

Fiscal Impacts

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

Utility and Services

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

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

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

Conditions and Standards for Approval

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

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

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

Planning Commission or Board of Trustees Action

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

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

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

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

RECOMMENDATION

Town staff and the Planning Commission recommend approval of the application with a certain amount of conditions that has been provided in the form of a draft resolution for the Board of Trustees public hearing.

RESOLUTION NO. 18-34

A RESOLUTION APPROVING FINAL PLATS AND FINAL DEVELOPMENT PLANS FOR ST. VRAIN RANCH FILINGS 3A AND 5A

WHEREAS, there has been submitted to the Planning and Zoning Commission and Board of Trustees of the Town of Firestone a request for approval of final plats and final development plans for St. Vrain Ranch Filings 3A and 5A; and

WHEREAS, all materials related to this 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, the Firestone Planning and Zoning Commission held a properly noticed public hearing on the application, and has forwarded to the Board of Trustees a recommendation of approval with conditions; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Board of Trustees finds the proposed final plats and final development plans should be approved, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Final Plats and Final Development Plans for St. Vrain Ranch Filings 3A and 5A are hereby approved, subject to the conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED this 12th day of September, 2018.

Bobbi Sindelar, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

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

General

1. Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
2. If there will be a cut/patch in the public right-of-way, execute a subdivision agreement, in a form to be approved by the Town Attorney.

Final Plat Filing 3A

3. On Sheet 2, correct the recorded reference to Filing III instead of Filing V.
4. On Sheet 2, add side lot easements for the Tract A drainage.
5. On Sheet 2, revise the Note to read “No building structures. . . .” as shown on the Town Engineer’s redlines. Label the cap elevation for the plugged and abandoned well.
6. Revise the plat to address Town Engineer redlines.

Final Plat Filing 5A

7. On Sheet 2, add side lot drainage easements for each of the lots and Tract A.
8. On Sheet 2, revise the Note to read “No building structures. . . .” as shown on the Town Engineer’s redlines. Label the cap elevation for the plugged and abandoned well.
9. Revise the plat to address Town Engineer redlines.

FDP Filing 3A Sheet 1 (Cover Sheet)

10. Confirm the total area of the lots in the Land Use Table.
11. Revise all references to Tract A to reflect it will be owned and maintained by Owner/Developer unless an agreement has been reached with the St. Vrain Ranch Property Owners Association (the “POA”) for the POA to own and maintain Tract A.

FDP Filing 5A Sheet 1 (Cover Sheet)

12. Replace the last sentence of the water dedication statement with the following: “This dedication shall be satisfied by the dedication of 6.0 CBT shares.”
13. Revise all references to Tract A to reflect it will be owned and maintained by Owner/Developer unless an agreement has been reached with the St. Vrain Ranch Property Owners Association (the “POA”) for the POA to own and maintain Tract A.

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

14. Show the side lot drainage easements on all sheets (Sheets 2-5).
15. Revise the oil and gas well note to read “No building structures. . . .” as shown in Town Engineer redlines.
16. Label the 25’ building setback on Sheets 2-4 as such, as shown in Town Engineer redlines.
17. For Lot 3, show a building envelope that does not include the 25’ building setback and label the dimension from the lot line to the setback.
18. Clarify references to existing fencing, indicating whether such fencing will be relocated or removed, and any modifications to existing fence height and materials.

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

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

FDP Filing 3A Sheet 3 (Utility Plan)

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

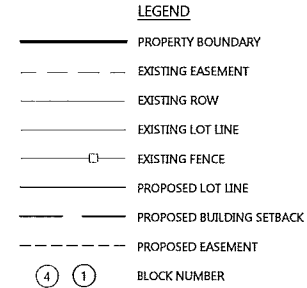
FDP Filings 3A and 5A Sheet 4 (Grading Plan)

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

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

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

PROOF CIVIL
consulting engineers
800 W. 8th Ave | Ste 104 | Denver, CO | 80204



Scale: 1"=30'

[illegible]

SITE PLAN

ST. VRAIN RANCH SUBDIVISION FILING 3A
FINAL DEVELOPMENT PLAN
FIRESTONE CO

DRAWING NO.

2
OF 7

SHEET 2 OF 7

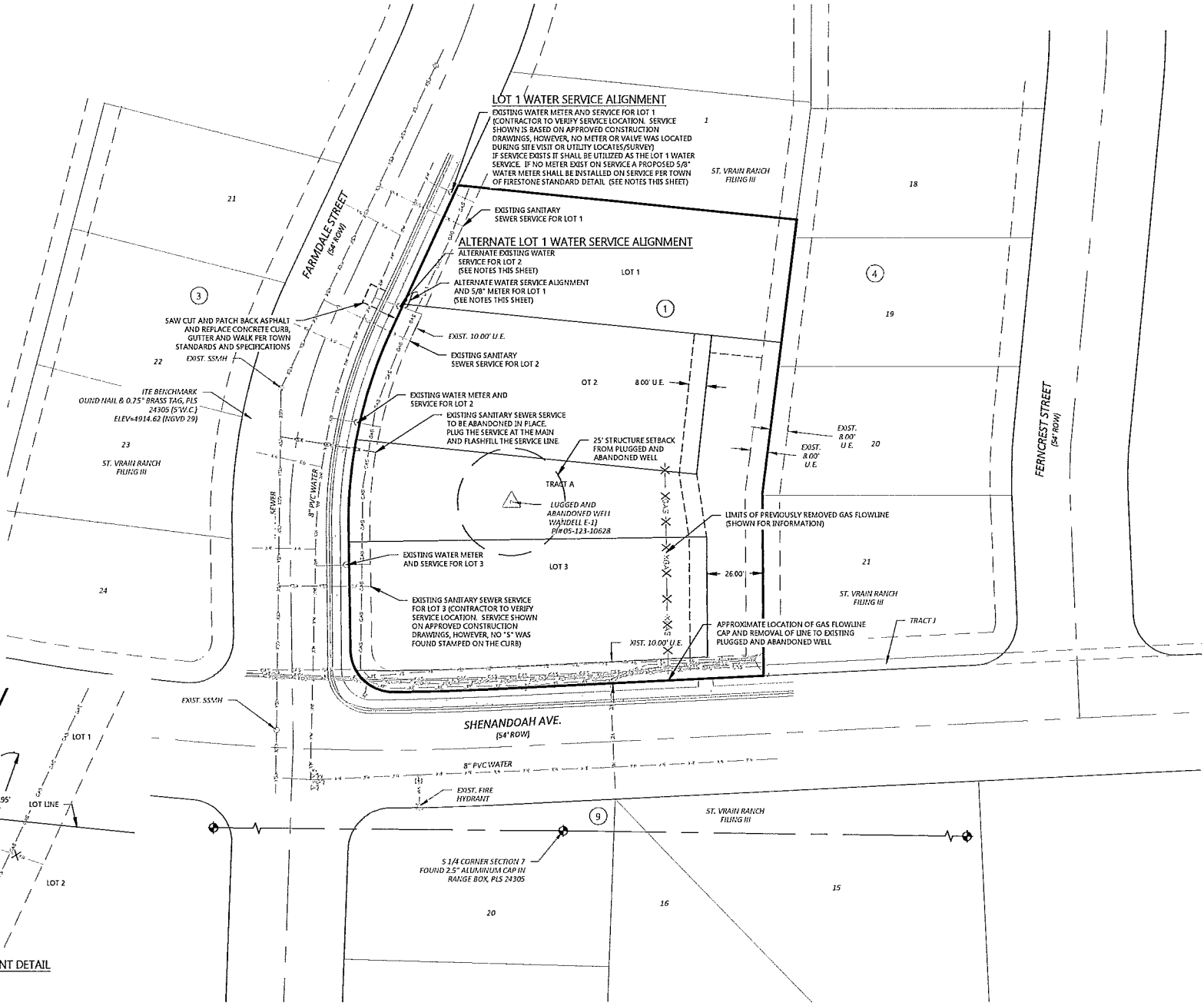
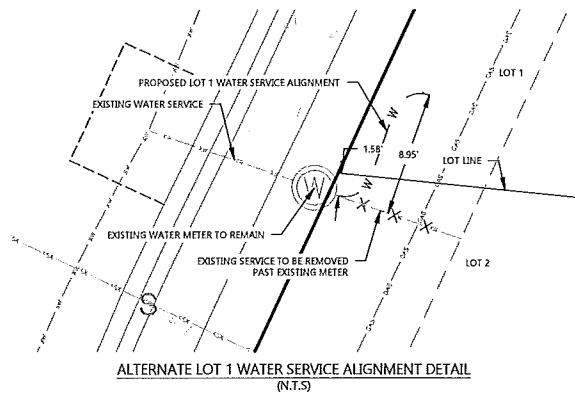
FINAL DEVELOPMENT PLAN
ST. VRAIN RANCH SUBDIVISION FILING 3A
AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
SUBDIVISION, FILING III FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 3 OF 7



800 W. 8th Ave | Ste 104 | Denver, CO | 80204

- LEGEND
- PROPERTY BOUNDARY
 - EXISTING EASEMENT
 - EXISTING LOT LINE
 - PROPOSED LOT LINE
 - PROPOSED EASEMENT
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING GAS
 - EXISTING TELECOM
 - EXISTING REMOVED GAS (BY OTHERS)

- LOT 1 WATER SERVICE NOTES:
1. WATER SERVICE FOR LOT 1 IS SHOWN IN ITS APPROXIMATE LOCATION BASED ON THE CONSTRUCTION DOCUMENTS FOR FILING V. HOWEVER, THIS SERVICE COULD NOT BE LOCATED DURING SURVEY UTILITY LOCATES OR SITE VISIT, CONTRACTOR TO VERIFY.
 2. IF THE LOT 1 WATER SERVICE LOCATION IS VERIFIED BY THE CONTRACTOR, IT IS ASSUMED IT WILL NEED TO BE OUTFITTED WITH A PROPOSED 5/8" WATER METER PER TOWN OF FIRESTONE STANDARD DETAILS AND NOTES, CONTRACTOR TO VERIFY. AS PART OF THE WORK COMPLETED AS PART OF THE PREFERRED SERVICE LOCATION, THE ALTERNATE LOT 1 WATER SERVICE ON THE NORTH SIDE OF LOT 2 WILL HAVE TO BE REMOVED AND ABANDONED AT THE MAIN. THE WORK ASSOCIATED WITH THIS REMOVAL WILL INCLUDE ADDITIONAL SAW CUTS WITHIN THE STREET AND CURB AND GUTTER (SAW CUT LIMITS SHOWN AS PART OF PREFERRED LOT 1 CONSTRUCTION), AS WELL AS ANY REQUIRED REPLACEMENT OF EXISTING PAVING (CONCRETE AND ASPHALT).
 3. IF LOT 1 WATER SERVICE CANNOT BE VERIFIED THE CONTRACTOR IS TO UTILIZE ALTERNATE LOT 1 WATER SERVICE LOCATION AND PROPOSED WATER ALIGNMENT, DETAIL SHOWN ON THIS SHEET. AS PART OF THE ALTERNATE LOT 1 WATER SERVICE THERE WILL BE NO REQUIREMENT OF SAW CUT AND/OR REMOVAL/REPLACEMENT OF EXISTING PAVEMENT.



Scale: 1"=30'

ST. VRAIN RANCH SUBDIVISION FILING 3A	
UTILITY PLAN	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 3A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	3A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 3 OF 7

REVISIONS

NO.	DATE	DESCRIPTION
1	06/06/2018	TOWN COMMENTS

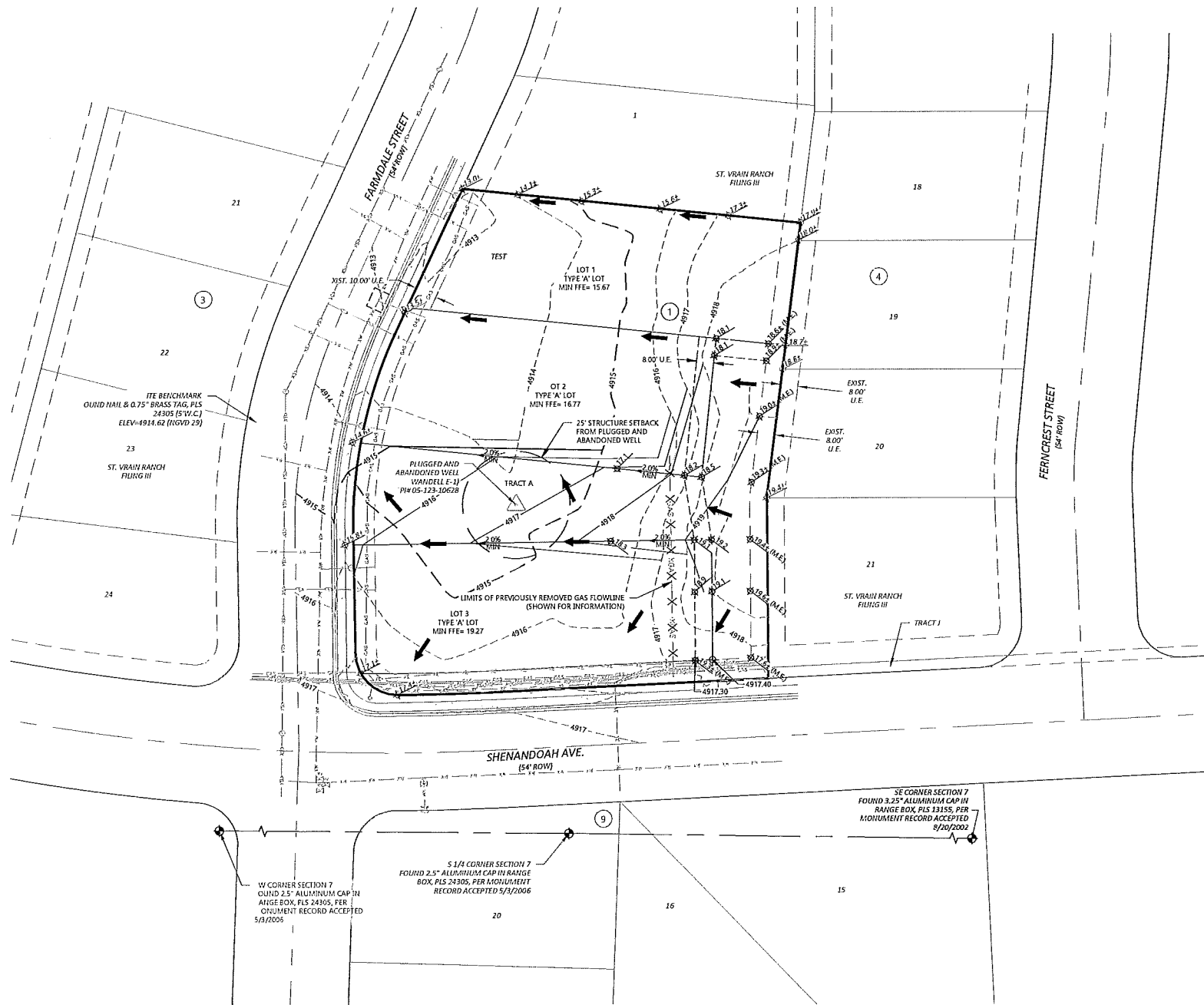
UTILITY PLAN

ST. VRAIN RANCH SUBDIVISION FILING 3A
FINAL DEVELOPMENT PLAN
FIRESTONE

DRAWING NO.

3 OF 7

FINAL DEVELOPMENT PLAN
ST. VRAIN RANCH SUBDIVISION FILING 3A
AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
SUBDIVISION, FILING III FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 4 OF 7



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY BOUNDARY
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD ELECTRIC
- EXISTING TELECOM
- EXISTING ELECTRIC
- EXISTING REMOVED GAS (BY OTHERS)

NOTES:

- PROPOSED GRADING REPRESENTS FINISHED GRADING WITHIN TRACT A. GRADING WITHIN THE LOTS WILL BE DETERMINED WITH INDIVIDUAL PLOT PLANS BY OTHERS.
- NO GRADING IS PROPOSED WITHIN EXISTING EASEMENTS OR RIGHT-OF-WAY.
- FINAL FINISH FLOOR ELEVATION SHALL NOT EXCEED MINIMUM FINISH FLOOR ELEVATION SHOWN BY MORE THAN 2 FEET.
- ALL LOTS ARE TYPE 'A' LOTS, THEREFORE DRAINAGE WILL BE DIRECTED TO THE FRONT (STREET) SIDE OF THE LOTS.



Scale: 1"=30'
0 30 60
FEET

ST. VRAIN RANCH SUBDIVISION FILING 3A	
GRADING PLAN	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 3A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	3A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 4 OF 7



800 W. 8th Ave | Ste 104 | Denver, CO 80204

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.	DATE	DESCRIPTION
1	06/06/2018	TOWN COMMENTS

GRADING PLAN

ST. VRAIN RANCH SUBDIVISION FILING 3A
FINAL DEVELOPMENT PLAN
FIRESTONE CO

DRAWING NO.

4

4 OF 7

FINAL DEVELOPMENT PLAN
ST. VRAIN RANCH SUBDIVISION FILING 3A
AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
SUBDIVISION, FILING III FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 5 OF 7

LEGEND

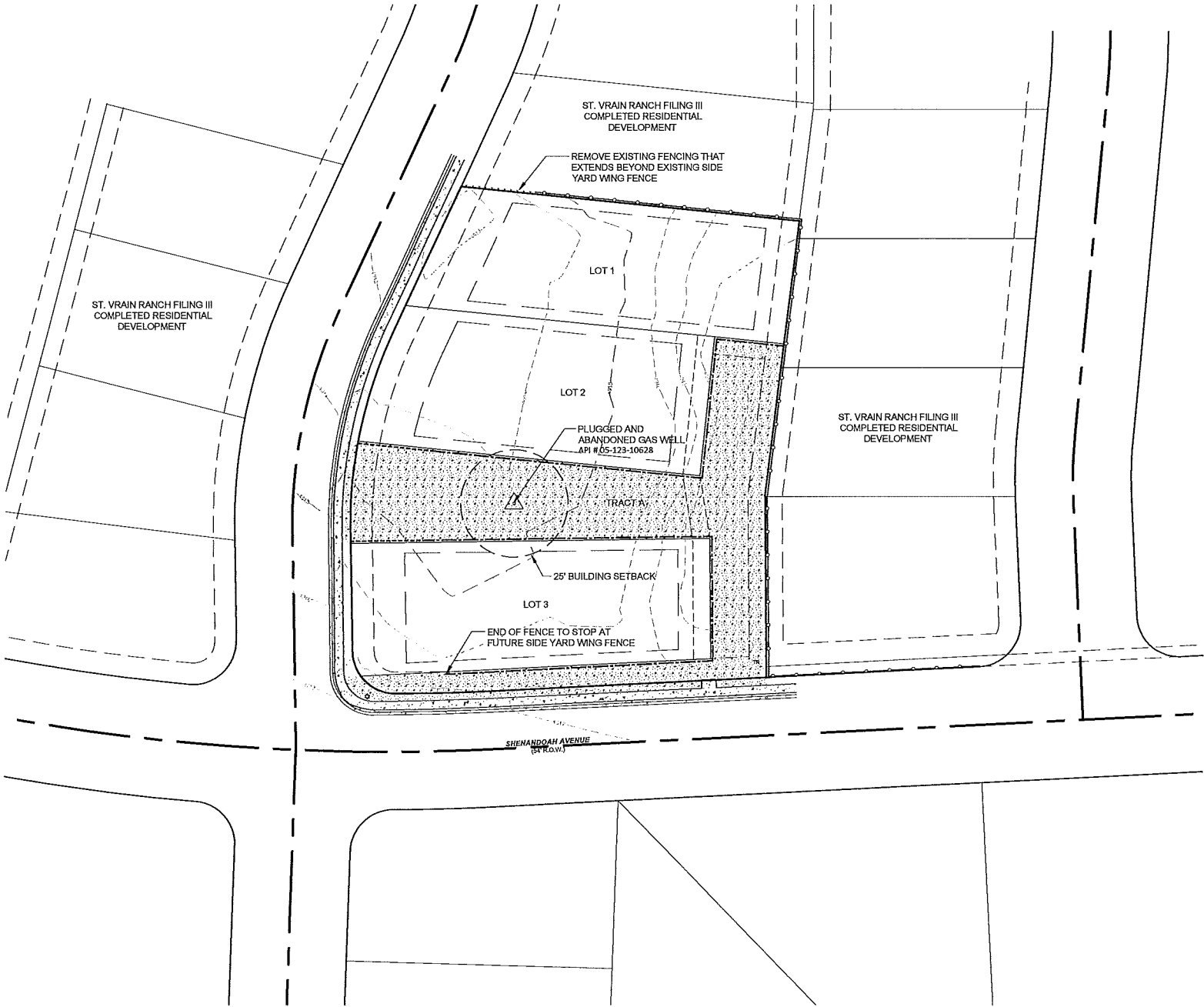
SYMBOL	DESCRIPTION
	ROCK MULCH
	EXISTING PRIVACY FENCE
	PROPOSED PRIVACY FENCE
	PROPOSED TWO RAIL FENCE

FENCE NOTES

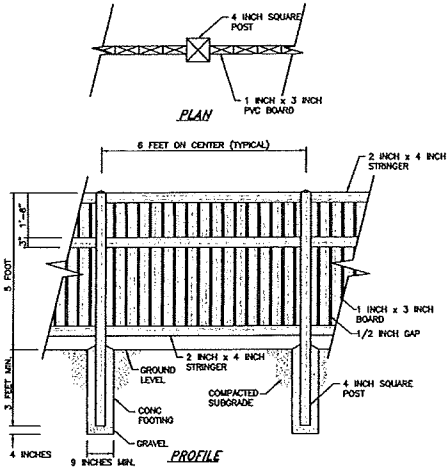
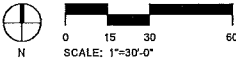
EXTENT OF TWO RAIL FENCING WILL VARY BASED UPON LOCATION OF SIDE YARD WING FENCE.

LANDSCAPE INTENT

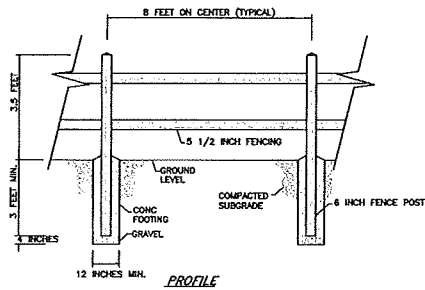
PROVIDE AN IRRIGATION FREE AND LOW MAINTENANCE GROUND COVER THAT, THROUGH MATERIAL SELECTION, WILL INTEGRATE INTO THE EXISTING NEIGHBORHOOD.



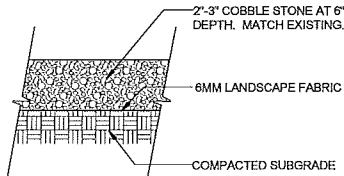
LANDSCAPE PLAN



1 5' PVC PRIVACY FENCE DETAIL
3/8" = 1'-0"



2 3.5' PVC TWO RAIL FENCE DETAIL
3/8" = 1'-0"



3 ROCK MULCH
3/4" = 1'-0"

ST. VRAIN RANCH SUBDIVISION FILING 3A	
LANDSCAPE AND FENCING PLAN	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 3A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	3A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 5 OF 7



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.	DATE	DESCRIPTION
1723	06/06/2018	

LANDSCAPE AND FENCING PLAN

ST. VRAIN RANCH SUBDIVISION FILING 3A
FINAL DEVELOPMENT PLAN
FIRESTONE CO

DRAWING NO.

5

OF 7

FINAL DEVELOPMENT PLAN
ST. VRAIN RANCH SUBDIVISION FILING 3A
AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
SUBDIVISION, FILING III FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 6 OF 7



BLOCK 1		
LOT #	ADDRESS #	STREET
1	10214	FARMDALE STREET
2	10200	FARMDALE STREET
3	10180	FARMDALE STREET



Scale: 1"=30'
0 30 60
FEET

ST. VRAIN RANCH SUBDIVISION FILING 3A	
ADDRESS PLAN	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 3A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	3A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 6 OF 7

ADDRESS PLAN

ST. VRAIN RANCH SUBDIVISION FILING 3A
FINAL DEVELOPMENT PLAN
FIRESTONE CO

DRAWING NO.

6

6 OF 7

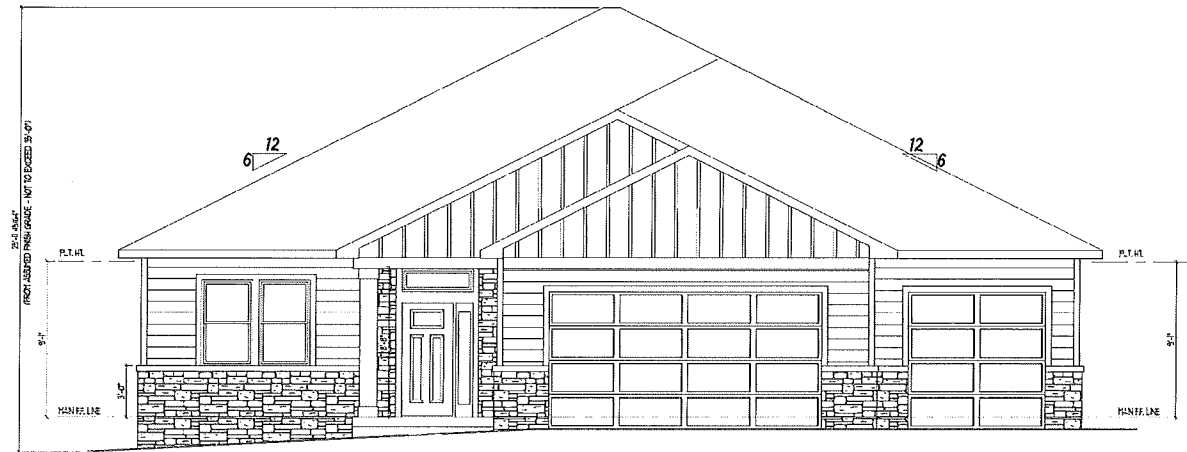
PROJ. NO.		17011
DATE	DATE	06/06/2018
DRAWN BY	TAL	
CHECKED BY	JGD	

REVISIONS	
NO.	DESCRIPTION
1	15/05/2018 TOWN COMMENTS

SEAL:
FOR AND ON BEHALF OF PROOF CIVIL CO.



FINAL DEVELOPMENT PLAN
ST. VRAIN RANCH SUBDIVISION FILING 3A
AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
SUBDIVISION, FILING III FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 7 OF 7



ST. VRAIN RANCH SUBDIVISION FILING 3A	
BUILDING ELEVATIONS SHEET	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 3A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	3A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 7 OF 7

BUILDING ELEVATIONS SHEET

ST. VRAIN RANCH SUBDIVISION FILING 3A
FINAL DEVELOPMENT PLAN
FIRESTONE CO

DRAWING NO.

7
OF
7

REVISIONS

NO.	DATE	DESCRIPTION
1	06/06/2018	TOWN COMMENTS

PROJ. NO.: 17011

DATE: 06/06/2018

DRAWN BY: TAL

CHECKED BY: JGD

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO., INC.



FINAL PLAT
ST. VRAIN RANCH SUBDIVISION
FILING 3A

A REPLAT OF TRACT D, ST. VRAIN RANCH SUBDIVISION, FILING III,
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, ST. VRAIN LAND HOLDINGS, LLC., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

TRACT D, ST. VRAIN RANCH SUBDIVISION, FILING III, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 2009 AT RECEPTION NO. 2814788, COUNTY OF WELD, STATE OF COLORADO.

AREA = 41,820 SQUARE FEET OR 0.96 ACRES, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF ST. VRAIN RANCH SUBDIVISION, FILING 3A, 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) AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

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

OWNER:
ST. VRAIN LAND HOLDINGS, LLC., A COLORADO LIMITED LIABILITY COMPANY

BY: _____
BLAKE CARLSON, MANAGER

NOTORIAL:

STATE OF COLORADO }
COUNTY OF _____ } SS

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

GENERAL SURVEY NOTES

- 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 CERTIFICATION SHOWN HEREON.
- BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS N89°28'42"W, MONUMENTED ON EACH END BY FOUND 2.5" ALUMINUM CAPS IN RANGE BOXES, PLS 24305, AS SHOWN HEREON.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- DATE OF FIELD WORK: DECEMBER 13, 2017.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. GILLIANS LAND CONSULTANTS RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-887255-1-CO, EFFECTIVE DATE MARCH 19, 2018, 5:00 P.M. FOR THIS INFORMATION.
- BY GRAPHICAL PLOTTING ONLY, THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 08123C1895E, BEARING AN EFFECTIVE DATE OF JANUARY 20, 2016.
- PROJECT BENCHMARK: TOWN OF FIRESTONE BENCHMARK "BM 25", A MARKED "X" ON NORTH END OF HEADWALL AT NORTHWEST CORNER OF INTERSECTION OF FIRESTONE BLVD AND COLORADO BLVD. ELEVATION = 4848.265 (NGVD 29).
- PER THE TOWN OF FIRESTONE'S CIVIL ENGINEERING CONSULTANT, THE PLATTED BOUNDARY DIMENSIONS, SHOWN HEREON, ARE BASED UPON DIMENSIONS FROM ST. VRAIN RANCH SUBDIVISION, FILING III AND NOT UPON ACTUAL FIELD OBSERVATIONS AND MEASUREMENTS OF MONUMENTATION SET BY THE ORIGINAL SURVEYOR OF ST. VRAIN RANCH SUBDIVISION, FILING III.

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO:

- RESUBDIVIDE TRACT D, ST. VRAIN RANCH SUBDIVISION, FILING III INTO 3 LOTS AND A TRACT
- DEDICATE TWO UTILITY EASEMENTS
- VACATE 160' SETBACK FOR WELL SITE WANDELL E-1 RECORDED ON THE FINAL PLAT OF ST. VRAIN RANCH SUBDIVISION, FILING III AT RECEPTION #2814788
- DEDICATE 25' WELL SETBACK FOR WELL SITE WANDELL E-1
- VACATE PORTION OF GAS PIPELINE EASEMENT LYING WITHIN TRACT D, ST. VRAIN RANCH SUBDIVISION, FILING III, RECORDED AT RECEPTION #2814788
- VACATE PIPELINE RIGHT-OF-WAY AS RECORDED AT RECEPTION #2815790

OWNER/DEVELOPER

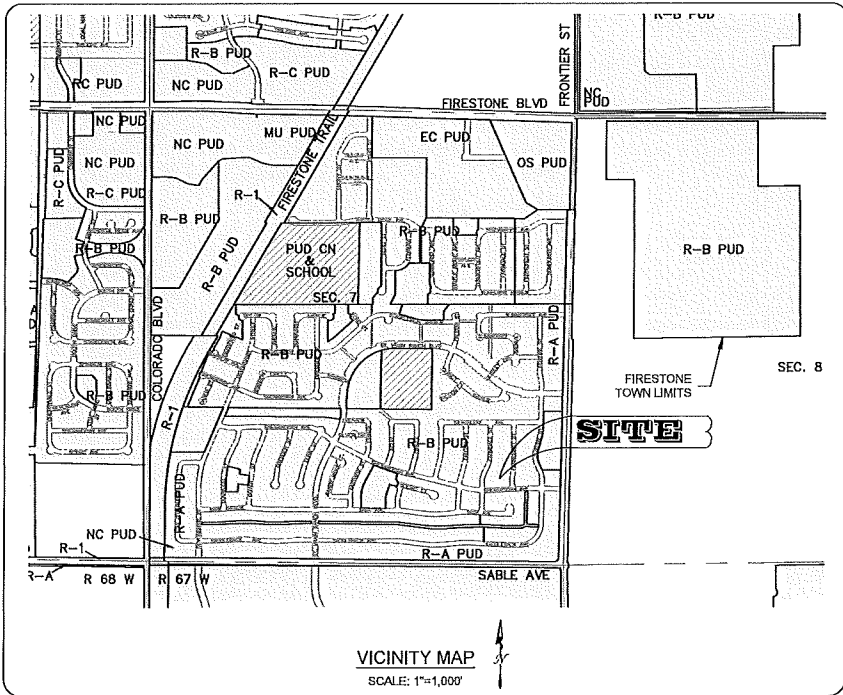
ST. VRAIN LAND HOLDINGS, LLC
14570 CLAY STREET
BROOMFIELD, CO 80023
(303) 809-7930
BLAKE@CARLSONLD.COM

SURVEYOR

ROBERT E. HARRIS, PLS
GILLIANS LAND CONSULTANTS
P.O. BOX 746358
ARVADA, CO 80006-6358
rharris@gillianslc.com
(303) 972-6640

ENGINEER

PROOF CIVIL CONSULTING ENGINEERS
600 W. 8TH AVENUE, #104
DENVER, CO 80204
(303) 819-4358
TLYON@PROOFCIVIL.COM



RIGHT-OF-WAY VACATION APPROVAL BLOCK

DUKE ENERGY FIELD SERVICES ASSETS, LLC AND/OR ASSIGNS, AS THE GRANTEE OF A PIPELINE RIGHT-OF-WAY GRANT RECORDED IN THE WELD COUNTY CLERK AND RECORDER OFFICES AT RECEPTION NUMBER 2815790 ON DECEMBER 28, 2000, HEREBY CONFIRMS THAT ALL PIPELINES IN SAID RIGHT-OF-WAY LYING WITHIN TRACT B, ST. VRAIN RANCH SUBDIVISION, FILING 5, HAVE BEEN REMOVED AND APPROVES ITS VACATION.

OWNER:
DUKE ENERGY FIELD SERVICES ASSETS, LLC

BY: _____ AS _____

NOTORIAL:

STATE OF COLORADO }
COUNTY OF _____ } SS

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

TOWN APPROVAL BLOCK

THIS IS TO CERTIFY THAT THE PLAT OF ST. VRAIN RANCH SUBDIVISION FILING 3A 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

SURVEYOR'S CERTIFICATE

I, ROBERT E. HARRIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AND CHECKING IN ACCORDANCE WITH APPLICABLE STATE LAW, THAT THE PLAT ACCURATELY AND PROPERLY SHOWS THE SUBDIVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT E. HARRIS
COLORADO P.L.S. 37601
FOR & ON BEHALF OF
GILLIANS LAND CONSULTANTS



~DRAFT~
ELECTRONIC
COPY FOR
REVIEW ONLY

Gillians

GILLIANS LAND CONSULTANTS
P.O. BOX 746358
ARVADA, CO 80006-6358
303-972-6640
www.gillianslc.com surveygic@msn.com

LAND SURVEYING
ALTA/ASCM SURVEYS
TOPOGRAPHIC MAPS
CONSULTING SERVICES

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL: ST. VRAIN RANCH SUBDIVISION, FILING 3A
TYPE OF SUBMITTAL: FINAL PLAT
FILING NUMBER: FILING 3A
PHASE NUMBER:
SHEET TITLE:
PREPARATION DATE: FEBRUARY 2, 2018
REVISION DATE: JUNE 8, 2018
REVISION DATE:
REVISION DATE:
REVISION DATE:

SHEET 1 OF 2

FINAL PLAT
ST. VRAIN RANCH SUBDIVISION
FILING 3A

A REPLAT OF TRACT D, ST. VRAIN RANCH SUBDIVISION, FILING III,
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 2

LEGEND

- SET 1" BRASS PLUG STAMPED "PLS 37601", 5" WITNESS CORNER
- FOUND SECTION CORNER MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- PORTION OF EASEMENT BEING VACATED WITH THIS PLAT

ABBREVIATIONS

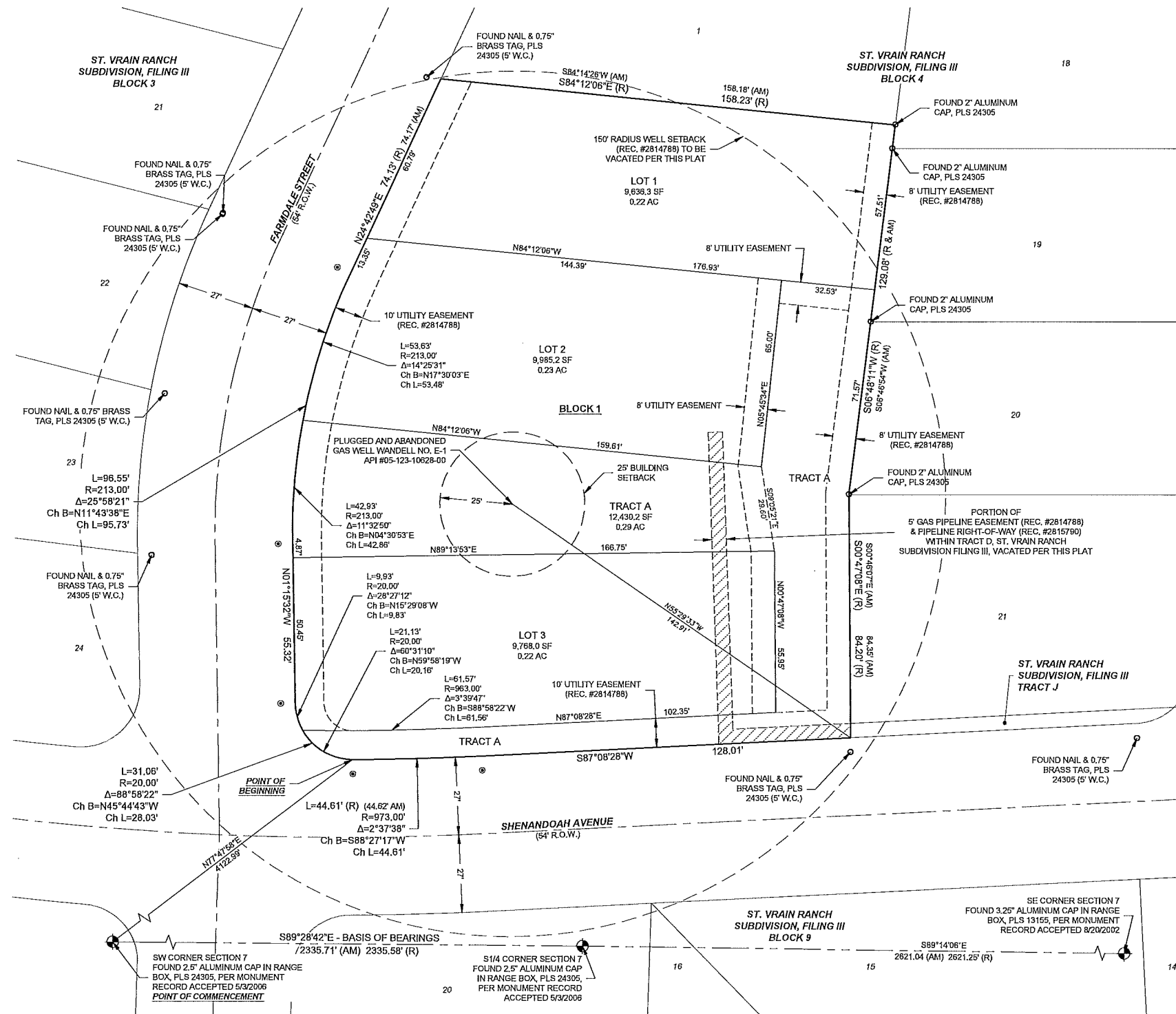
- | | |
|--------|---|
| R.O.W. | RIGHT-OF-WAY |
| W.C. | WITNESS CORNER |
| SEC | SECTION |
| AC | ACRES |
| SF | SQUARE FEET |
| (AM) | AS MEASURED, IF DIFFERENT THAN RECORDED |
| (R) | RECORDED ON ST. VRAIN RANCH SUBDIVISION, FILING V |



SCALE: 1" = 20' US SURVEY FEET

NOTE:

NO STRUCTURES, TEMPORARY OR PERMANENT, SHALL BE CONSTRUCTED WITHIN THE SETBACK FOR THE PLUGGED AND ABANDONED WELL LOCATED ON TRACT A.



~DRAFT~
ELECTRONIC
COPY FOR
REVIEW ONLY

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL: ST. VRAIN RANCH SUBDIVISION, FILING 3A
TYPE OF SUBMITTAL: FINAL PLAT
FILING NUMBER: FILING 3A
PHASE NUMBER:
SHEET TITLE:
PREPARATION DATE: FEBRUARY 2, 2018
REVISION DATE: JUNE 6, 2018
REVISION DATE:
REVISION DATE:
REVISION DATE:

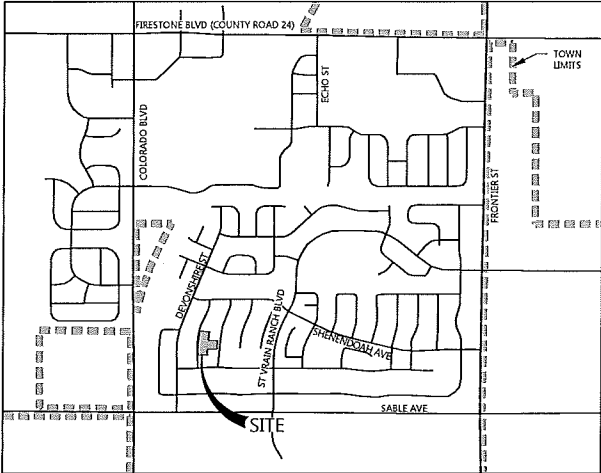
SHEET 2 OF 2

Gillians

GILLIANS LAND CONSULTANTS
P.O. BOX 745358
ARVADA, CO 80006-6358
303-972-6640
www.gillianslc.com surveygic@msn.com

LAND SURVEYING
ALTA/SACM SURVEYS
TOPOGRAPHIC MAPS
CONSULTING SERVICES

FINAL DEVELOPMENT PLAN
ST. VRAIN RANCH SUBDIVISION FILING 5A
AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
SUBDIVISION, FILING V FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 1 OF 7



VICINITY MAP
1" = 1,200'

LAND USE TABLE	
DESCRIPTION	QUANTITY / AREA
NUMBER OF LOTS (0-10,000 SF)	6
NUMBER OF TRACTS	1
DEVELOPMENT AREA	57,833 SF
TOTAL AREA OF LOTS	52,985 SF
RESIDENTIAL DENSITY	3.125 DU/AC.
MAXIMUM LOT SIZE	10,000 SF
MINIMUM LOT SIZE	7,389 SF
TOTAL AREA OF TRACTS	4,848 SF

TRACT TABLE						
TRACT	AREA (SF)	AREA (AC.)	OWNERSHIP	MAINTAINED BY	IRRIGATED AREA (AC.)	PAVED / IMPERVIOUS AREA (AC.)
TRACT A	4,848	0.111	DEVELOPER, SUCCESSOR AND/OR ASSIGNS	DEVELOPER, SUCCESSOR AND/OR ASSIGNS	0.0	0.0
LANDSCAPE						

WATER DEDICATION:

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

RESIDENTIAL DEMAND (SINGLE FAMILY):
OF LOTS 0-10,000 SF = 6 @ 0.60 SHARES EACH = 3.6 ACRE-FEET

DOMESTIC DEMAND = 3.6 ACRE-FEET

IRRIGATION DEMAND (TRACT A)
IRRIGATION TRACT AREA = 0.0 ACRES @ 2.2 ACRE-FEET/ACRE
IRRIGATION DEMAND = 0.0 ACRE-FEET

A TOTAL OF 3.6 ACRE-FEET SHALL BE TRANSFERRED TO THE TOWN PRIOR TO RECORDING THE FINAL DEVELOPMENT PLAN. THIS DEDICATION SHALL BE SATISFIED BY THE DEVELOPER PURCHASING WATER SHARES FROM A PRIVATE INDIVIDUAL AND TRANSFERRING THE SHARES TO THE TOWN.

OWNER / DEVELOPER:
ST. VRAIN LAND HOLDINGS, LLC
14570 CLAY STREET
BROOMFIELD, CO 80023
ATTN:BLAKE CARLSON
BLAKE@CARLSONILD.COM
303.809.7930

ENGINEER:
PROOF CIVIL CO.
800 W. 8TH AVE, SUITE 104
DENVER, CO 80204
ATTN:TODD LYON, PE
TLYON@PROOFCIVIL.COM
303.325.5709

SURVEYOR:
GILLIANS LAND CONSULTANTS
P.O. BOX 746358
ARVADA, CO 80006
ATTN: ROBERT E. HARRIS, PLS
RHARRIS@GILLIANSCLC.COM
303.972.6640

LANDSCAPE ARCHITECT:
TCK DESIGN AND PLANNING
2809 LARIMER ST.
DENVER, CO 80205
ATTN: CHRIS MARCH, PLA
CMARCH@TCKDESIGNANDPLANNING.COM
303.883.3278

SHEET INDEX:

- 1 - COVER SHEET
- 2 - SITE PLAN
- 3 - UTILITY PLAN
- 4 - GRADING PLAN
- 5 - LANDSCAPE AND FENCING PLAN
- 6 - ADDRESS PLAN
- 7 - BUILDING ELEVATIONS

ACCEPTANCE BLOCK AND NOTARY:

BY SIGNING THIS FDP, ST. VRAIN LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

BLAKE CARLSON AS MANAGER OF ST. VRAIN LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)
COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2____, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVAL BLOCK:

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

MAYOR

ATTEST: TOWN CLERK



800 W. 8th Ave | Ste 104 | Denver, CO | 80204

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

PROJ. NO.: 17011

DATE: 06/06/2018

DRAWN BY: TAL

CHECKED BY: JGD

COVER SHEET

ST. VRAIN RANCH SUBDIVISION FILING 5A
FINAL DEVELOPMENT PLAN
FIRESTONE CO

DRAWING NO.

1

1

OF

7

SHEET 1 OF 7

FINAL DEVELOPMENT PLAN
ST. VRAIN RANCH SUBDIVISION FILING 5A
AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
SUBDIVISION, FILING V FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 2 OF 7



- LEGEND
- PROPERTY BOUNDARY
 - EXISTING EASEMENT
 - EXISTING ROW
 - EXISTING LOT LINE
 - EXISTING FENCE
 - PROPOSED LOT LINE
 - PROPOSED BUILDING SETBACK
 - PROPOSED EASEMENT
 - BLOCK NUMBER

NOTES:
1. NO STRUCTURES, TEMPORARY OR PERMANENT, SHALL BE CONSTRUCTED WITHIN THE SETBACK FOR THE PLUGGED AND ABANDONED WELL LOCATED ON TRACT A.



ST. VRAIN RANCH SUBDIVISION FILING 5A	
SITE PLAN	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 5A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	5A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 2 OF 7



SCALE:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO. DATE DESCRIPTION

1 06/06/2018 TOWN COMMENTS

SITE PLAN

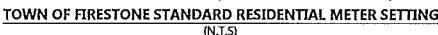
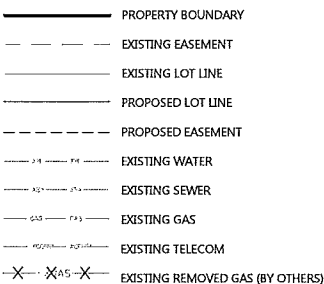
ST. VRAIN RANCH SUBDIVISION FILING 5A
FINAL DEVELOPMENT PLAN
FIRESTONE CO

DRAWING NO.

2

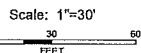
2 OF 7

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 2 OF 7



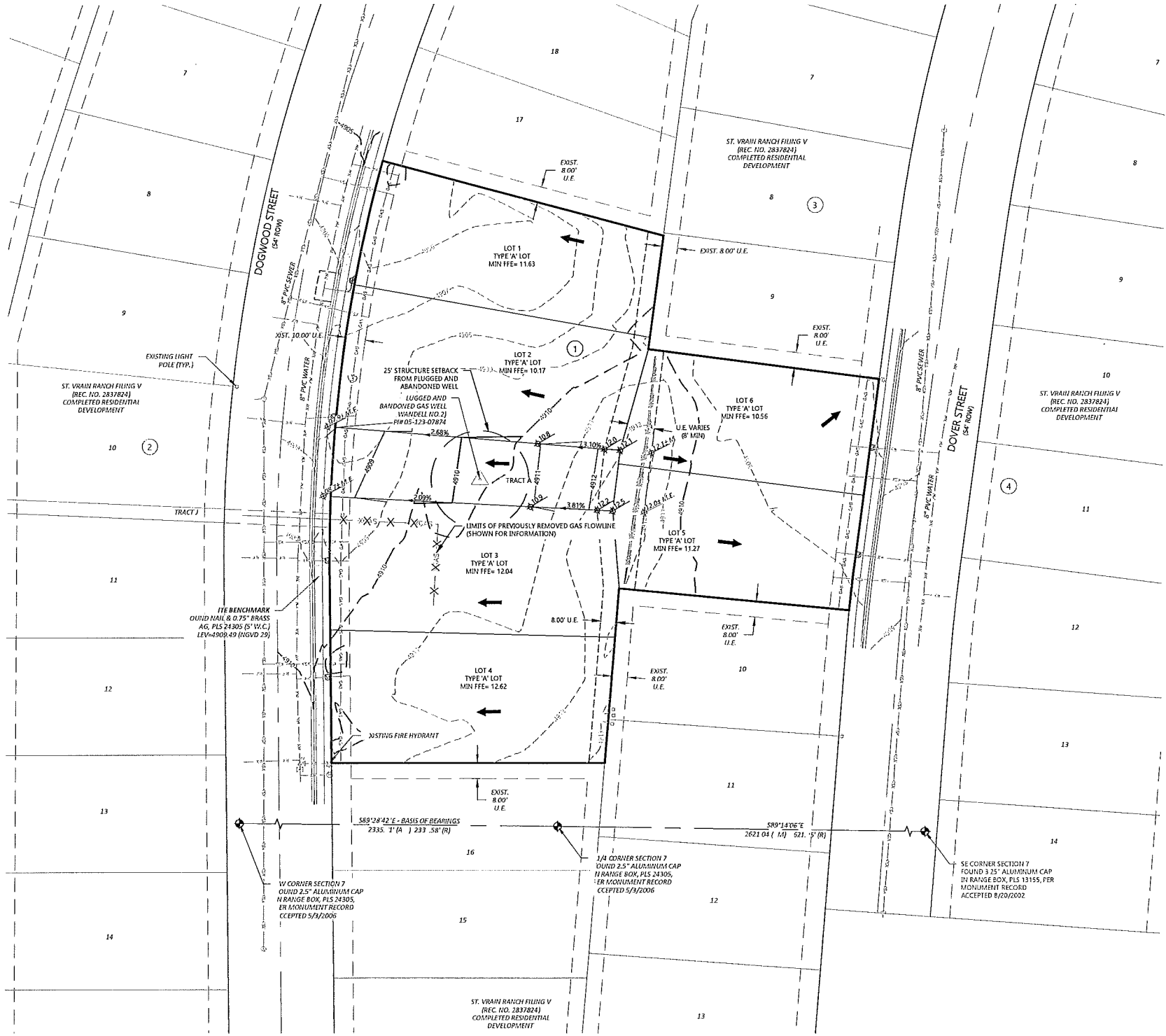
1. METER PIT AND CURB STOP ARE NOT TO BE INSTALLED IN ANY STREET, ALLEY, DRIVEWAY, SIDEWALK, OR PARKING AREA.
2. NO TREES, SHRUBS, BOULDERS, RETAINING WALLS OR OTHER LANDSCAPING FEATURES SHALL BE INSTALLED WITHIN 4' OF THE METER PIT. IF LANDSCAPING CHANGES THE GRADE AROUND THE METER PIT THE OWNER SHALL BE REQUIRED TO ADJUST THE METER PIT COVER TO BE 1/2" ABOVE THE FINISHED GRADE AND ENSURE POSITIVE DRAINAGE AWAY FROM THE METER PIT IN ALL DIRECTIONS.
3. THE TOWN SHALL PROVIDE THE METER, SETTER AND PIT. NOTIFY THE TOWN CLERK ONE WEEK IN ADVANCE OF INSTALLATION SO THAT THE UNITS CAN BE ORDERED IF THERE ARE NONE IN STOCK. THE TOWN SHALL INSTALL THE METER.
4. METER PIT'S SHOULD BE INSTALLED DURING CONSTRUCTION OF THE HOME TO ENSURE PROPER LOCATION AND PREVENT DAMAGE DURING THE TIME THE INFRASTRUCTURE IS BEING COMPLETED AND THE HOME IS BUILT.
5. METER PIT'S FOR COMMERCIAL BUILDINGS OR OTHER APPLICATIONS REQUIRING LARGER METERS WILL BE OF A SIMILAR DESIGN. DETAILS FOR LARGER METERS SHALL BE DISCUSSED ON A CASE BY CASE BASIS WITH THE TOWN BEFORE INSTALLATION.

3. IF THE STREET OR GROUND IS NOT TO OFFICIAL GRADE AT THE TIME OF INSTALLATION OF THE METER, THE OWNER MUST RAISE OR LOWER THE METER VAULT WHEN THE FINAL GRADE IS ESTABLISHED.
4. LEADED JOINTS AND GALVANIZED PIPING SHALL NOT BE ALLOWED INSIDE THE METER VAULT S.
5. A BYPASS IS TO BE INSTALLED ON 1 1/2" AND LARGER METERS UNLESS OTHERWISE SPECIFIED.
6. THE SERVICE LINE THROUGH AND ON BOTH SIDES OF THE METER PIT MUST BE OF THE SAME MATERIAL.
7. NO CONNECTIONS SHALL BE MADE IN THE METER PIT. SPRINKLER CONNECTIONS MUST BE MADE MORE THAN FIVE (5) FEET FROM THE METER PIT ON THE DOWNSTREAM SIDE.
8. GATE VALVES:
 - A. ALL GATE VALVES UNDER 3" FOR USE W/COOPER PIPE SHALL BE ALL BRONZE, WINCON-RISING STEMS AND SOLID WEDGE DISC, MANUFACTURED IN ACCORDANCE WITH A.S.T.M. SPEC. B62 AND FEDERAL SPEC. W.W.-V-54 CLASS A, 125PSI W.S.P., 200PSI W.O.G. OR CURB STOPS IN ACCORDANCE WITH AWWA C800 AND MS-23 OF THE MATERIAL SPECIFICATIONS.
 - B. ALL GATE VALVES 3" AND LARGER SHALL CONFORM WITH GOLDEN'S STANDARD SPECIFICATIONS.
9. ALL DRESSER (OR APPROVED EQUAL) COUPLINGS SHALL HAVE THE PIPE STOP REMOVED.



REVISION DATE:	
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FINAL DEVELOPMENT PLAN
ST. VRAIN RANCH SUBDIVISION FILING 5A
AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
SUBDIVISION, FILING V FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 5 OF 7



- LEGEND
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPERTY BOUNDARY
 - EXISTING WATER
 - EXISTING SANITARY SEWER
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING TELECOM
 - EXISTING ELECTRIC
 - EXISTING REMOVED GAS (BY OTHERS)

- NOTES:
- PROPOSED GRADING REPRESENTS FINISHED GRADING WITHIN TRACT A. GRADING WITHIN THE LOTS WILL BE DETERMINED WITH INDIVIDUAL PLOT PLANS BY OTHERS.
 - NO GRADING IS PROPOSED WITHIN EXISTING EASEMENTS OR RIGHT-OF-WAY.
 - FINAL FINISH FLOOR ELEVATION SHALL NOT EXCEED MINIMUM FINISH FLOOR ELEVATION SHOWN BY MORE THAN 2 FEET.
 - ALL LOTS ARE TYPE 'A' LOTS, THEREFORE DRAINAGE WILL BE DIRECTED TO THE FRONT (STREET) SIDE OF THE LOTS.



Scale: 1"=30'

ST. VRAIN RANCH SUBDIVISION FILING 5A	
GRADING PLAN	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 5A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	5A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 4 OF 7



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS		
NO.	DATE	DESCRIPTION
1	06/06/2018	TOWN COMMENTS
17011		
DATE	06/06/2018	
DRAWN BY:	TAL	
CHECKED BY:	JGD	

GRADING PLAN

ST. VRAIN RANCH SUBDIVISION FILING 5A
FINAL DEVELOPMENT PLAN
FIRESTONE

CO

DRAWING NO.

4

4 OF 7

FINAL DEVELOPMENT PLAN
ST. VRAIN RANCH SUBDIVISION FILING 5A
AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
SUBDIVISION, FILING III FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 5 OF 7

LEGEND

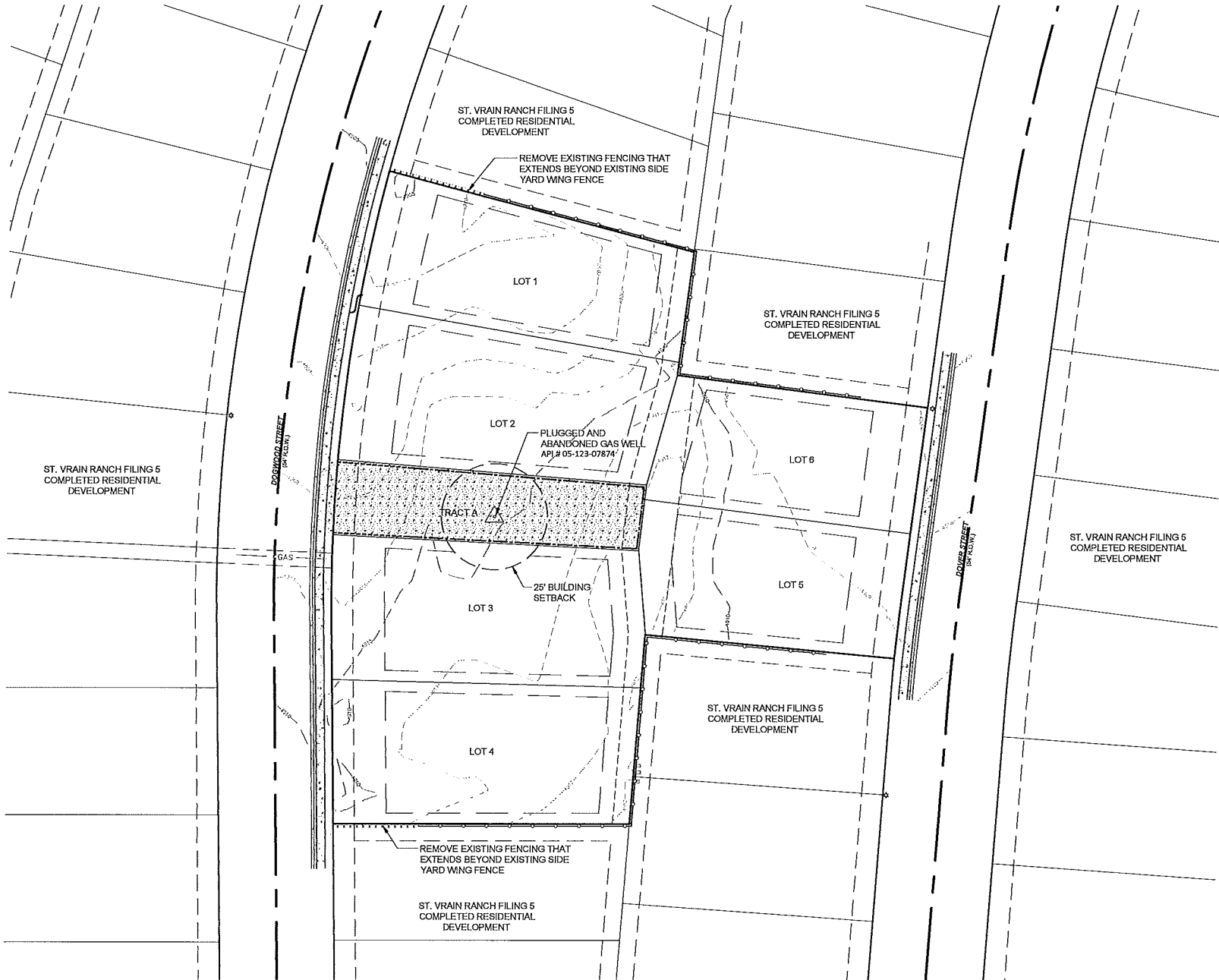
SYMBOL	DESCRIPTION
	ROCK MULCH
	EXISTING PRIVACY FENCE
	PROPOSED PRIVACY FENCE
	PROPOSED TWO RAIL FENCE

FENCE NOTES

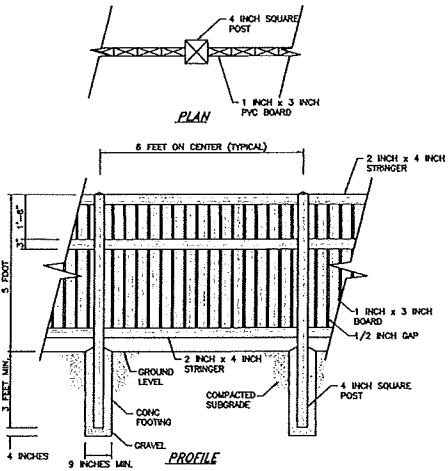
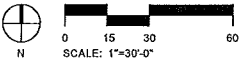
EXTENT OF TWO RAIL FENCING WILL VARY BASED UPON LOCATION OF SIDE YARD WING FENCE.

LANDSCAPE INTENT

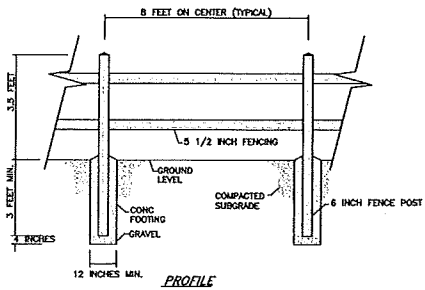
PROVIDE AN IRRIGATION FREE AND LOW MAINTENANCE GROUND COVER THAT, THROUGH MATERIAL SELECTION, WILL INTEGRATE INTO THE EXISTING NEIGHBORHOOD.



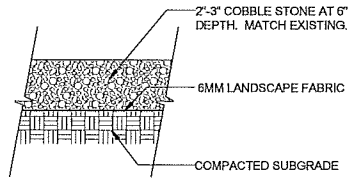
LANDSCAPE PLAN



1 5' PVC PRIVACY FENCE DETAIL
3/8" = 1'-0"



2 3.5' PVC TWO RAIL FENCE DETAIL
3/8" = 1'-0"



3 ROCK MULCH
3/4" = 1'-0"

ST. VRAIN RANCH SUBDIVISION FILING 5A	
LANDSCAPE AND FENCING PLAN	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 5A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	5A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 5 OF 7



SEAL:
FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS	
NO.	DESCRIPTION
1723	
DATE	06/06/2018
DRAWN BY:	
CHECKED BY:	

LANDSCAPE AND FENCING PLAN
ST. VRAIN RANCH SUBDIVISION FILING 5A
FINAL DEVELOPMENT PLAN
FIRESTONE CO

DRAWING NO.
5
5 OF 7

FINAL DEVELOPMENT PLAN
ST. VRAIN RANCH SUBDIVISION FILING 5A
AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
SUBDIVISION, FILING V FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 6 OF 7



BLOCK 1		
LOT #	ADDRESS #	STREET
1	10214	DOGWOOD STREET
2	10204	DOGWOOD STREET
3	10174	DOGWOOD STREET
4	10164	DOGWOOD STREET
5	10187	DOVER STREET
6	10177	DOVER STREET



ST. VRAIN RANCH SUBDIVISION FILING 5A	
ADDRESS PLAN	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 5A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	5A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS		NO.		DATE		DESCRIPTION	
1	06/06/2018	1	06/06/2018	1	06/06/2018	TOWN COMMENTS	
2							
3							
4							
5							
6							

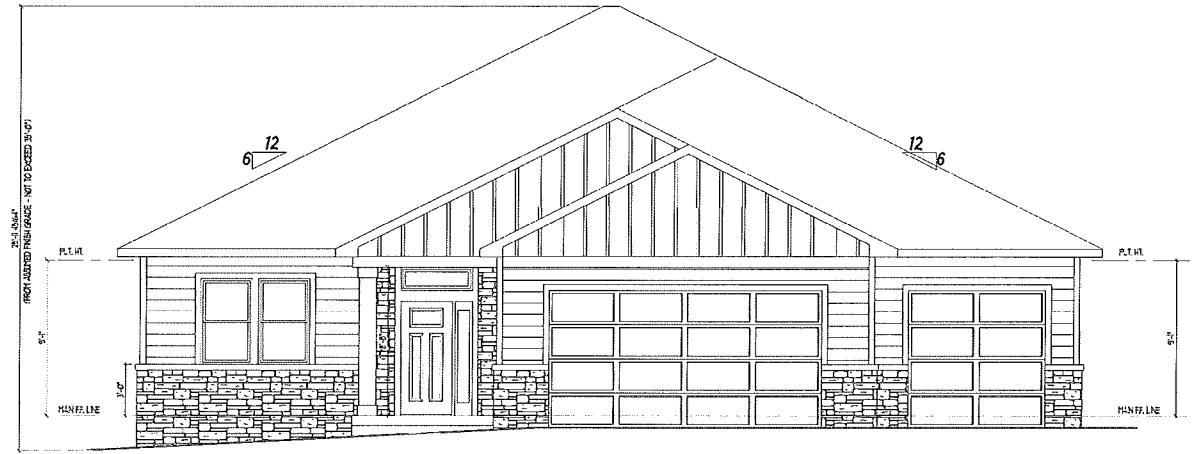
ADDRESS PLAN

ST. VRAIN RANCH SUBDIVISION FILING 5A
FINAL DEVELOPMENT PLAN
FIRESTONE CO

DRAWING NO.

6
6 OF 7

FINAL DEVELOPMENT PLAN
ST. VRAIN RANCH SUBDIVISION FILING 5A
AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
SUBDIVISION, FILING V FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 7 OF 7



ST. VRAIN RANCH SUBDIVISION FILING 5A	
BUILDING ELEVATIONS SHEET	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 5A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	5A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

BUILDING ELEVATIONS SHEET

ST. VRAIN RANCH SUBDIVISION FILING 5A
FINAL DEVELOPMENT PLAN
FIRESTONE CO

DRAWING NO.

7
OF
7

REVISIONS

DESCRIPTION

TOWN COMMENTS

PROJ. NO. 17011

DATE 06/06/2018

DRAWN BY: TAL

CHECKED BY: JGD



800 W. 8th Ave | Ste 104 | Denver, CO | 80204

FINAL PLAT
ST. VRAIN RANCH SUBDIVISION
FILING 5A

A REPLAT OF TRACT B, ST. VRAIN RANCH SUBDIVISION, FILING V,
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, ST. VRAIN LAND HOLDINGS, LLC., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

TRACT B, ST. VRAIN RANCH SUBDIVISION, FILING V, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2001 AT RECEPTION NO. 2837824, COUNTY OF WELD, STATE OF COLORADO

AREA = 57,833 SQUARE FEET OR 1.33 ACRES, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF *ST. VRAIN RANCH SUBDIVISION, FILING 5A*, 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) AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

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

OWNER:
ST. VRAIN LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
BLAKE CARLSON, MANAGER

NOTARIAL:

STATE OF COLORADO }
COUNTY OF WELD } SS

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

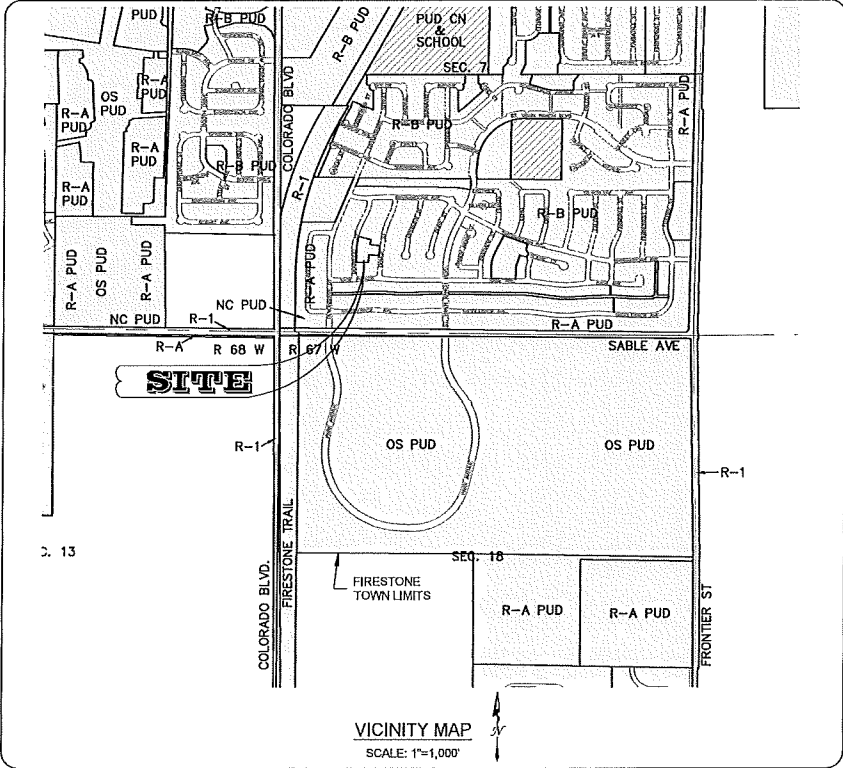
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

GENERAL SURVEY NOTES

- 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 CERTIFICATION SHOWN HEREON.
- BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS N89°28'42"W, MONUMENTED ON EACH END BY FOUND 2.5" ALUMINUM CAPS IN RANGE BOXES, PLS 24305, AS SHOWN HEREON.
- DISTANCES ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- DATE OF FIELD WORK: DECEMBER 19, 2017.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. GILLIANS LAND CONSULTANTS RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-88725-1-CO, EFFECTIVE DATE MARCH 19, 2018, 5:00 P.M. FOR THIS INFORMATION.
- BY GRAPHICAL PLOTTING ONLY, THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 08123C1890E, BEARING AN EFFECTIVE DATE OF JANUARY 20, 2016.
- PROJECT BENCHMARK: TOWN OF FIRESTONE BENCHMARK "BM 25", A MARKED "4" ON NORTH END OF HEADWALL AT NORTHWEST CORNER OF INTERSECTION OF FIRESTONE BLVD AND COLORADO BLVD. ELEVATION = 4848.265 (NGVD 29).



PURPOSE STATEMENT

- THE PURPOSE OF THIS PLAT IS TO:
- RESUBDIVIDE TRACT B, ST. VRAIN RANCH SUBDIVISION, FILING V INTO 6 LOTS AND A TRACT
 - DEDICATE TWO UTILITY EASEMENTS
 - VACATE 150' SETBACK FOR WELL SITE WANDELL NO. 2 RECORDED ON THE FINAL PLAT OF ST. VRAIN RANCH SUBDIVISION, FILING V AT RECEPTION #2837824
 - DEDICATE 25' SETBACK FOR WELL SITE WANDELL NO. 2
 - VACATE PORTION OF GAS PIPELINE EASEMENT LYING WITHIN TRACT B, ST. VRAIN RANCH SUBDIVISION, FILING V, RECORDED AT RECEPTION #2837824
 - VACATE PIPELINE RIGHT-OF-WAY AS RECORDED AT RECEPTION #2815790

OWNER/DEVELOPER

ST. VRAIN LAND HOLDINGS, LLC
14570 CLAY STREET
BROOMFIELD, CO 80023
(303) 808-7930
BLAKE@CARLSONLD.COM

SURVEYOR

ROBERT E. HARRIS, PLS
GILLIANS LAND CONSULTANTS
P.O. BOX 748358
ARVADA, CO 80006-8358
rharris@gillianslc.com
(303) 972-6640

ENGINEER

PROOF CIVIL CONSULTING ENGINEERS
800 W. 8TH AVENUE, #104
DENVER, CO 80204
(303) 819-4358
TLYON@PROFCIVIL.COM

RIGHT-OF-WAY VACATION APPROVAL BLOCK

DUKE ENERGY FIELD SERVICES ASSETS, LLC AND/OR ASSIGNS, AS THE GRANTEE OF A PIPELINE RIGHT-OF-WAY GRANT RECORDED IN THE WELD COUNTY CLERK AND RECORDER OFFICES AT RECEPTION NUMBER 2815790 ON DECEMBER 28, 2000, HEREBY CONFIRMS THAT ALL PIPELINES IN SAID RIGHT-OF-WAY LYING WITHIN TRACT B, ST. VRAIN RANCH SUBDIVISION, FILING 5, HAVE BEEN REMOVED AND APPROVES ITS VACATION.

OWNER:
DUKE ENERGY FIELD SERVICES ASSETS, LLC

BY: _____ AS _____

NOTARIAL:

STATE OF COLORADO }
COUNTY OF _____ } SS

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

TOWN APPROVAL BLOCK

THIS IS TO CERTIFY THAT THE PLAT OF ST. VRAIN RANCH SUBDIVISION FILING 5A 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 _____

SURVEYOR'S CERTIFICATE

I, ROBERT E. HARRIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AND CHECKING IN ACCORDANCE WITH APPLICABLE STATE LAW, THAT THE PLAT ACCURATELY AND PROPERLY SHOWS THE SUBDIVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT E. HARRIS
COLORADO P.L.S. 37601
FOR & ON BEHALF OF
GILLIANS LAND CONSULTANTS



~DRAFT~
ELECTRONIC
COPY FOR
REVIEW ONLY

Gillians

GILLIANS LAND CONSULTANTS
P.O. BOX 746358
ARVADA, CO 80006-8358
(303) 819-4358
www.gillianslc.com surveygic@msn.com

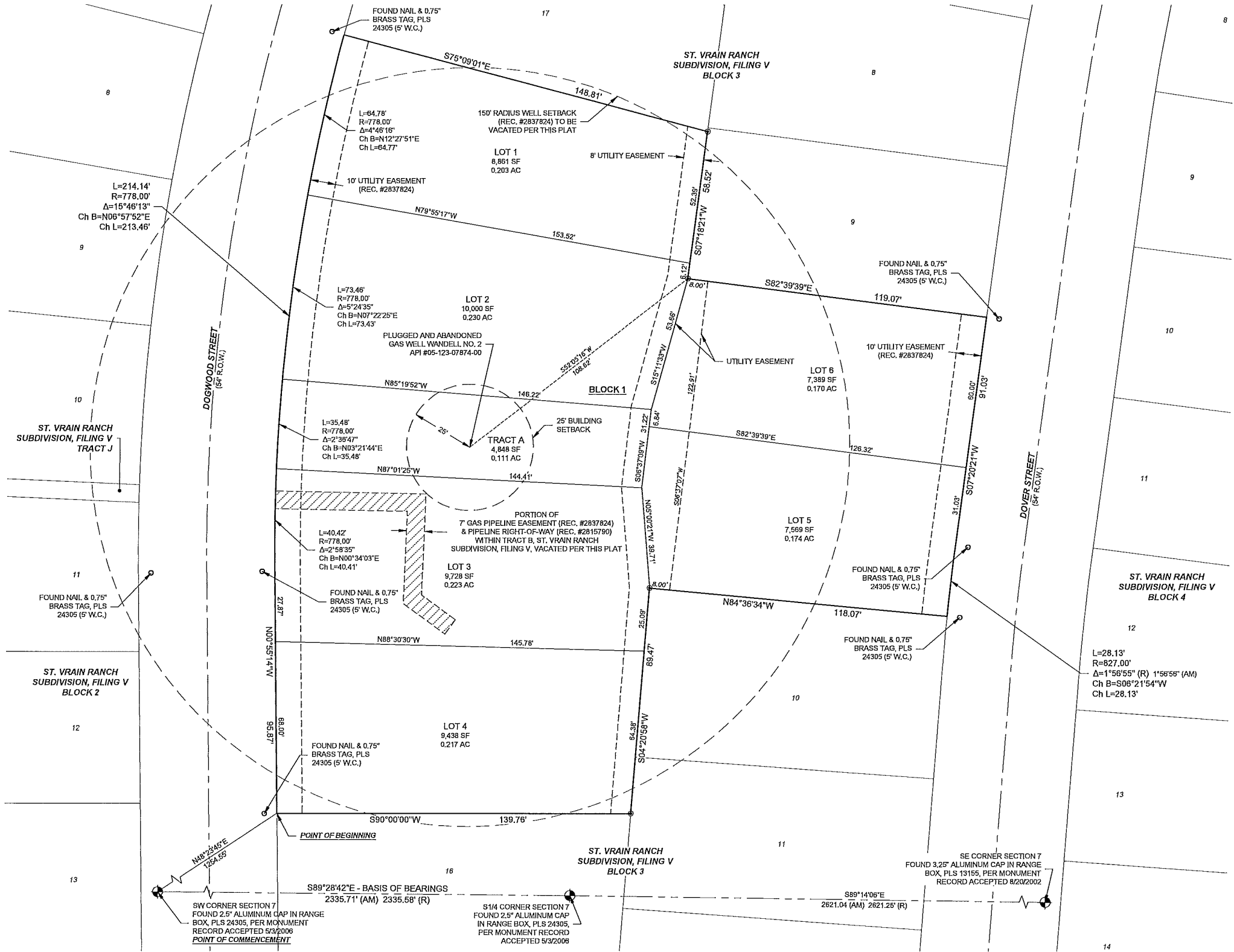
LAND SURVEYING
ALTA/ASCM SURVEYS
TOPOGRAPHIC MAPS
CONSULTING SERVICES

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL: ST. VRAIN RANCH SUBDIVISION, FILING 5A
TYPE OF SUBMITTAL: FINAL PLAT
FILING NUMBER: FILING 5A
PHASE NUMBER:
SHEET TITLE:
PREPARATION DATE: FEBRUARY 2, 2018
REVISION DATE: JUNE 6, 2018
REVISION DATE:
REVISION DATE:
REVISION DATE:

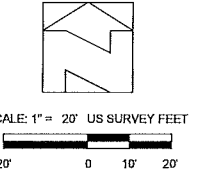
FINAL PLAT
ST. VRAIN RANCH SUBDIVISION
FILING 5A

A REPLAT OF TRACT B, ST. VRAIN RANCH SUBDIVISION, FILING V,
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 2



- LEGEND
- SET #5 REBAR WITH GREEN PLASTIC CAP STAMPED "PLS 37601"
 - FOUND SECTION CORNER MONUMENT AS NOTED
 - FOUND MONUMENT AS NOTED
 - PORTION OF EASEMENT BEING VACATED WITH THIS PLAT

- ABBREVIATIONS
- | | |
|--------|---|
| R.O.W. | RIGHT-OF-WAY |
| W.C. | WITNESS CORNER |
| SEC | SECTION |
| AC | ACRES |
| SF | SQUARE FEET |
| (AM) | AS MEASURED, IF DIFFERENT THAN RECORDED |
| (R) | RECORDED ON ST. VRAIN RANCH SUBDIVISION, FILING V |



NOTE:
NO STRUCTURES, TEMPORARY OR PERMANENT, SHALL BE CONSTRUCTED WITHIN THE
SETBACK FOR THE PLUGGED AND ABANDONED WELL LOCATED ON TRACT A.



~DRAFT~
ELECTRONIC
COPY FOR
REVIEW ONLY

Gillians

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P.O. BOX 746358
ARVADA, CO 80006-6358
303-972-6640
www.gillianslc.com surveygfc@msn.com

LAND SURVEYING
ALTA/ASCM SURVEYS
TOPOGRAPHIC MAPS
CONSULTING SERVICES

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL: ST. VRAIN RANCH SUBDIVISION, FILING 5A
TYPE OF SUBMITTAL: FINAL PLAT
FILING NUMBER: FILING 5A
PHASE NUMBER:
SHEET TITLE:
PREPARATION DATE: FEBRUARY 2, 2018
REVISION DATE: JUNE 8, 2018
REVISION DATE:
REVISION DATE:
REVISION DATE:



Staff Report

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

**Prepared by the
Town of Firestone for the
Board of Trustees**

September 12, 2018

Applications

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

Notice

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

Location and Process

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

Site Analysis, Circulation and Parking

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

Plan Analysis

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

Building Height

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

Fiscal Impacts

Filing 3A provides an additional number of potential residents for the Town of Firestone within an area zoned for residential use. The increase of residents will lead to increased property and sales tax revenues for the Town.

Utility and Services

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

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

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

Conditions and Standards for Approval

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

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

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

Planning Commission or Board of Trustees Action

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

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

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

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

RECOMMENDATION

Town staff and the Planning Commission recommend approval of the application with a certain amount of conditions that has been provided in the form of a draft resolution for the Board of Trustees public hearing.



Staff Report

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

**Prepared by the
Town of Firestone for the
Board of Trustees**

September 12, 2018

Applications

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

Notice

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

Location and Process

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

Site Analysis, Circulation and Parking

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

Plan Analysis

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

Building Height

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

Fiscal Impacts

Filing 5A provides an additional number of potential residents for the Town of Firestone within an area zoned for residential use. The increase of residents will lead to increased property and sales tax revenues for the Town.

Utility and Services

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

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- 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;
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- 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;
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Planning Commission or Board of Trustees Action

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- 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,

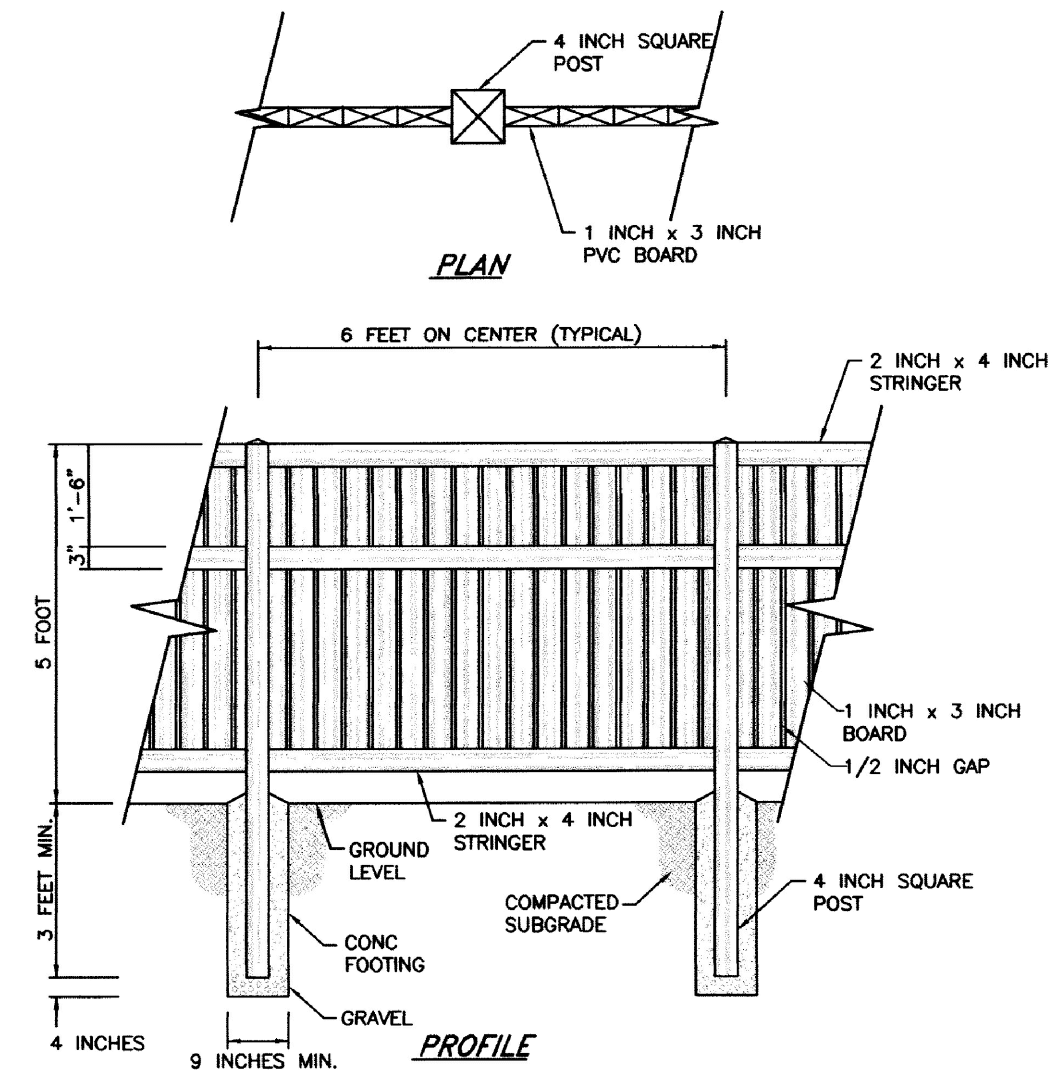
with final deliberation, decision and adoption of the findings of fact and conclusion at that meeting; or

- 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.

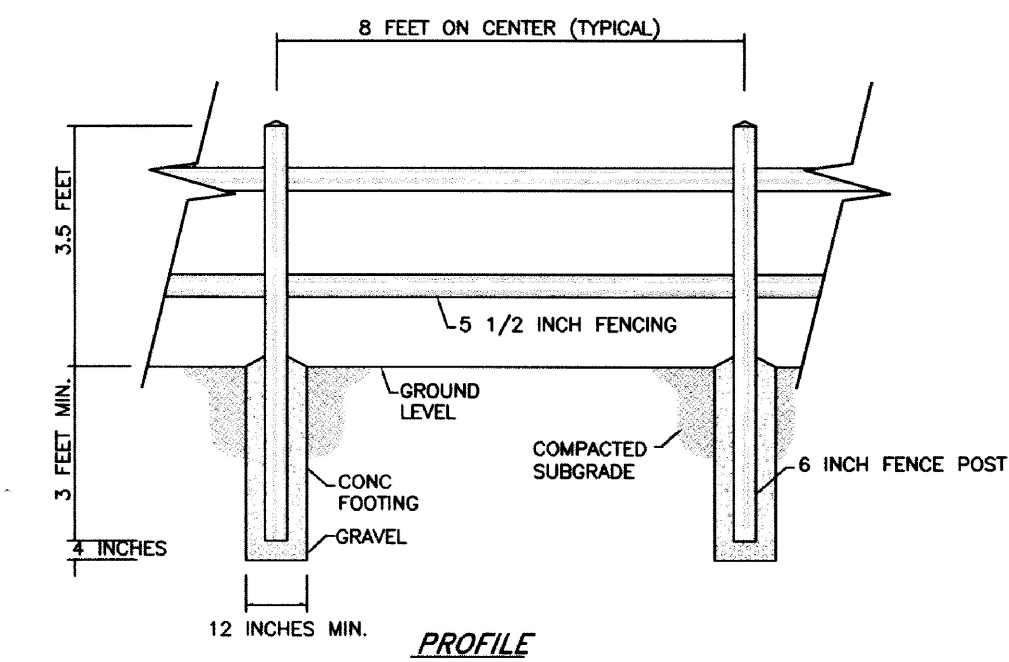
RECOMMENDATION

Town staff and the Planning Commission recommend approval of the application with a certain amount of conditions that has been provided in the form of a draft resolution for the Board of Trustees public hearing.

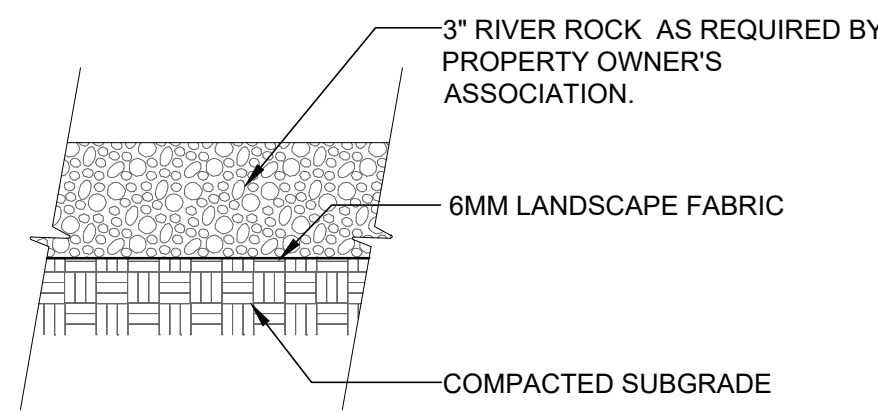
FINAL DEVELOPMENT PLAN
ST. VRAIN RANCH SUBDIVISION FILING 3A
AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
SUBDIVISION, FILING III FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 5 OF 7



1 5' PVC PRIVACY FENCE DETAIL
3/8" = 1'-0"

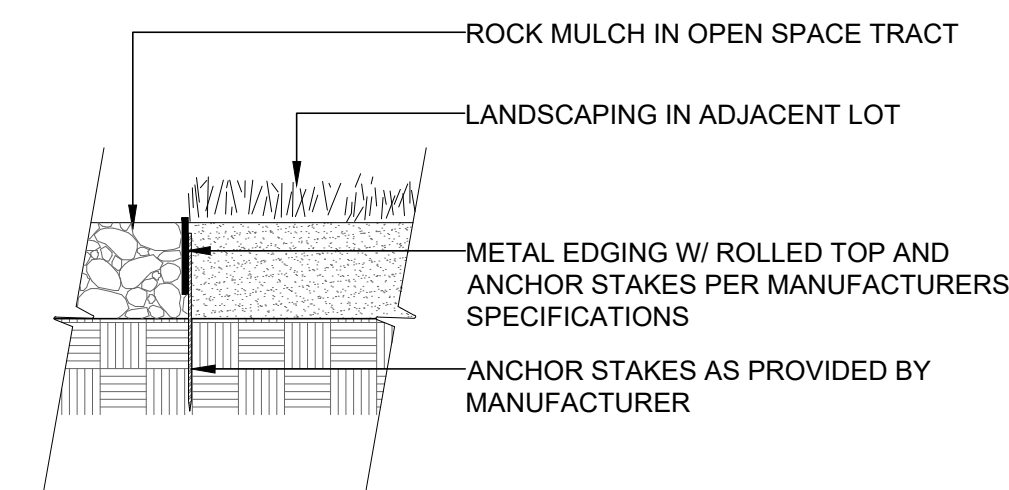


2 3.5' PVC TWO RAIL FENCE DETAIL
3/8" = 1'-0"



3 ROCK MULCH
3/4" = 1'-0"

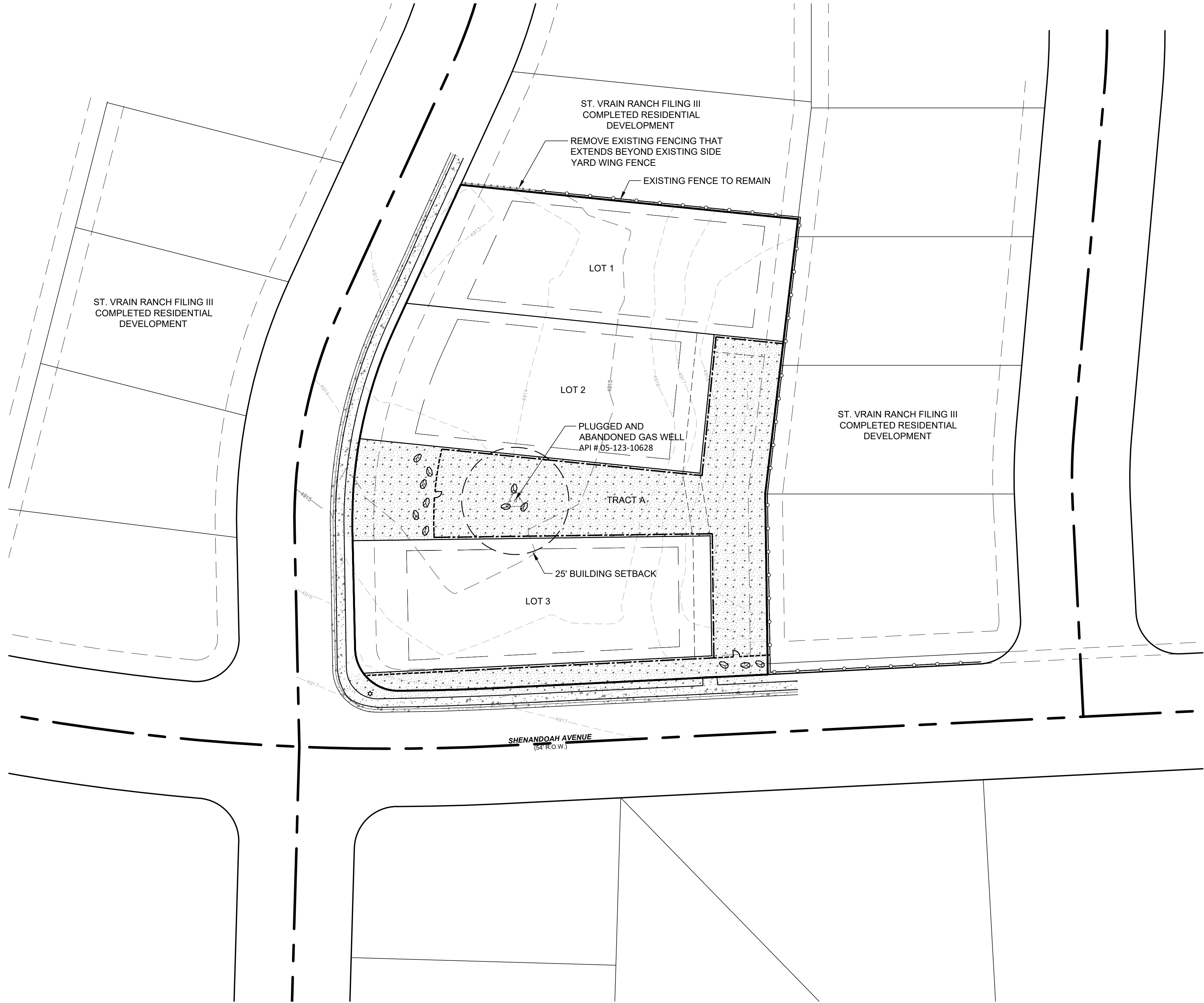
P-STVR-01



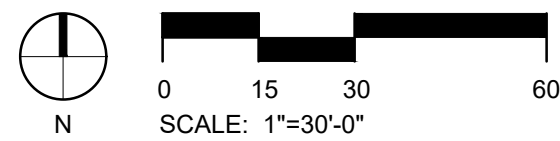
NOTE:
1. WHERE NOT ABUTTING CONCRETE, OPEN SPACE TRACT SHALL BE EDGED WITH METAL LANDSCAPE EDGING TO ENCLOSE ROCK.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS AT PERPENDICULAR ANGLE AND FLUSH W/ GRADES OF CONCRETE. ALL OVERLAPPING JOINTS TO BE SECURELY STAKED

4 LANDSCAPE EDGING
3/4" = 1'-0"

P-STVR-02



LANDSCAPE PLAN



LEGEND

SYMBOL	DESCRIPTION
[Pattern]	ROCK MULCH - 3" RIVER ROCK
[Line]	EXISTING PRIVACY FENCE (TO REMAIN)
[Line]	EXISTING PRIVACY FENCE (TO BE REMOVED)
[Line]	PROPOSED PRIVACY FENCE
[Line]	PROPOSED TWO RAIL FENCE
[Symbol]	LANDSCAPE BOULDERS

FENCE NOTES

EXTENT OF TWO RAIL FENCING WILL VARY BASED UPON LOCATION OF SIDE YARD WING FENCE.

LANDSCAPE INTENT

PROVIDE AN IRRIGATION FREE AND LOW MAINTENANCE GROUND COVER THAT, THROUGH MATERIAL SELECTION, WILL INTEGRATE INTO THE EXISTING NEIGHBORHOOD.

ST. VRAIN RANCH SUBDIVISION FILING 3A	
LANDSCAPE AND FENCING PLAN	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 3A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	3A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	09/10/2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

REVISIONS

PROJ. NO.: 1723
DATE: 06/06/2018
DRAWN BY:
CHECKED BY:

LANDSCAPE AND FENCING PLAN

DRAWING NO.

5 OF 7

ST. VRAIN RANCH SUBDIVISION FILING 3A
FINAL DEVELOPMENT PLAN
FIRESTONE CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

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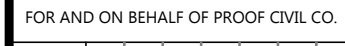
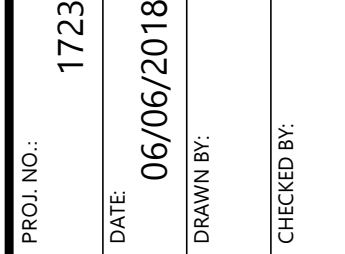
FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

PROOF CIVIL
consulting engineers
800 W. 8th Ave | Ste 104 | Denver, CO | 80204



SEAL:

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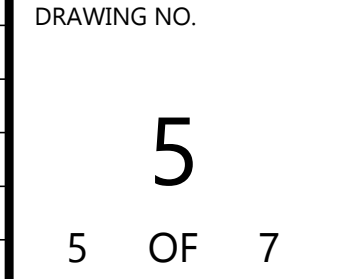
APPE AND FEN

ANCH SUBDI

FINAL DEVELOPMENT

LANDSCAPE

ST. VRAIN RAILROAD
FIRESTONE



<u>SYMBOL</u>	<u>DESCRIPTION</u>
	ROCK MULCH - 3" RIVER ROCK
	EXISTING PRIVACY FENCE
	PROPOSED PRIVACY FENCE
	PROPOSED TWO RAIL FENCE

EXTENT OF TWO RAIL FENCING WILL
VARY BASED UPON LOCATION OF SIDE
YARD WING FENCE.

PROVIDE AN IRRIGATION FREE AND LOW MAINTENANCE GROUND COVER THAT, THROUGH MATERIAL SELECTION, WILL INTEGRATE INTO THE EXISTING NEIGHBORHOOD .

SHEET 5 OF 7

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 9.a.

Discussion/Action

Meeting Date: September 12, 2018

Initiated By:

Dept: Council & Board

AGENDA TITLE

Appointment of up to 5 alternate members of the Planning Commission from **Ordinance 940** - Appointment of Chris Gillard and John Damsma as Alternates

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 9.b.

Discussion/Action

Meeting Date: September 12, 2018

Initiated By:

Dept: Finance/Accounting

AGENDA TITLE

Credit Card Policy

SUMMARY

Staff has been reviewing our policies and procedures for any recommended changes. The Credit Card policy was updated after the Town changed it's structure to change for title and approval changes.

The Finance Committee with staff made recommendations and changes to the Town's over all financial policies. The Credit Card policy has recommended changes to follow the purchasing policies cadence, and also to be in line with administrative procedures.

HISTORY AND PREVIOUS BOARD ACTION

The Board of Trustees adopted the Financial Policies on July 11, 2018.

RECOMMENDATION

Staff recommends approval of the updated Credit Card policy

ALTERNATIVES

The Board can provide the staff with further direction.

ATTACHMENTS

1. DRAFT Credit Card Policy 8.22.2018 (lk redline 8-31-18)
2. 9b - DRAFT Town Issued Credit Card Policy 9.10

FINANCIAL CONSIDERATIONS

**BOARD OF TRUSTEES ADOPTED POLICY
TOWN OF FIRESTONE**

SUBJECT: Town-Issued Credit Card Policy

ISSUE DATE

September ~~13th~~, 2018
~~27th~~, 2018

EFFECTIVE DATE

September

INTENT

This Town-Issued Credit Card ~~policy~~ Policy (“Policy”) establishes guidelines related to the use of credit cards issued by the Town of Firestone’s (“Town”) ~~credit card policy~~ to ensure that procurement with Town-issued credit cards is in compliance with the Town’s Purchasing Policy and to ensure responsibility and accountability in the use of Town-issued credit cards by Town employees. This ~~policy~~ Policy and the provisions herein are promulgated solely in support of the proper exercise of the Town’s fiscal responsibilities. This ~~policy~~ Policy supersedes any and all previous purchasing Town-issued credit card policies adopted by the Town.

POLICY

I. Eligibility and Credit Card Limits

1. A cardholder must be an employee of the Town of Firestone. It shall be at the discretion of the Department Director responsible for the department and the Town Manager (or the Manager’s his/her designee) to determine which employees are eligible to be cardholders.
2. It ~~shall be at~~ the discretion of the Department Director responsible for the department and the Town Manager (or the Manager’s or his/her designee) to establish each cardholder’s per-month limits, provided that these limits are consistent with the Town’s Purchasing Policy and available credit line.

II. Credit Card Usage

A. The following general standards apply to Town-issued credit card usage:

1. Use of ~~the~~ Town-issued credit cards for purchases must be for the benefit of the Town and in accordance with this Policy and the Town’s Purchasing Policy.
2. Purchases with Town-issued credit cards must be properly authorized and approved and allocated to the correct fund/department and budgeted line item. All unauthorized

expenses will not be paid by the Town and the Town reserves the right to collect payment for unauthorized expenditures from the employee.

3. All purchases made with Town-~~issued~~ credit cards must be supported by detailed receipts and sufficient documentation that ~~identifies~~~~includes~~ payee, goods/services purchased, ~~amount of purchase, and, if applicable, for whom purchase was made (for example, attendees form whom meals was purchased) if applicable and amount of purchase.~~ Cardholders must submit all receipts within three business days of the charge to Accounts Payable.
4. Cardholders shall take all measures necessary to ensure the security of the ~~Town-issued~~ credit card and the card number. Cardholders shall not give their card numbers to ~~any~~ others ~~employee or other person~~ to use on their behalf.
5. It is the responsibility of the cardholder to immediately notify ~~the issuing bank (as stated on the card)~~ ~~Firstbank~~ and the Director of Finance of any lost or stolen ~~Town-issued~~ credit card. Once a ~~Town-issued credit~~ card is reported lost or stolen, the card will no longer be accepted.
6. The ~~employee-cardholder~~ is responsible for managing any returns or exchanges and ensuring that proper credit is received for returned merchandise. The cardholder must check to ensure credit notices are issued by the vendor, and provide the credit slip to Accounts Payable. If a credit slip was not obtained, other documentation ~~of explaining~~ the return ~~must~~~~should~~ be given to Accounts Payable.
7. In the event of disputed charges, the cardholder must advise the Department Director ~~of the cardholder's department~~ and Accounts Payable. The cardholder must ensure that all required steps to register a dispute are followed.
8. The Town is a municipal government exempt from sales tax. The Town's tax exempt number is on each ~~Town-issued credit card, and the Town's tax exemption is to be used~~ when making a ~~Town purchase, and it~~ is the cardholder's responsibility to ensure that sales tax is not included on the cost of the purchase. **The Town reserves the right to hold the Cardholder-cardholder making the purchase may be personally responsible for payment of sales tax.**
9. Each authorized cardholder must sign ~~an~~ *"Town of Firestone Credit Card Agreement"* prior to receiving ~~the a~~ ~~Town-issued credit card~~ ~~Credit Card~~. ~~Such Agreements~~ ~~Forms~~ are kept on file in the Finance Department.
10. Upon separation of employment, ~~a~~ cardholders shall surrender ~~his or her~~ ~~their~~ ~~Town-issued~~ credit card(s) to Human Resources or the Director of Finance on or before ~~their~~ ~~the cardholder's~~ last day of employment and prior to issuance of final compensation to the cardholder.

11. A cardholder shall also surrender his or her Town-issued credit card(s) to Human Resources or the Director of Finance at any such time that the cardholder's credit card is cancelled or credit card privilege is revoked.

B. The following transactions and uses of Town--issued credit cards are not permitted:

1. Splitting of total purchase costs, singly or between or among cardholders to avoid transaction limits.
2. ~~The credit card will not be used for personal~~ Personal purchases of any kind. Use of Town-issued credit cards for any personal purchases or expenses, even if with the intention of reimbursing the Town, is prohibited and will result in disciplinary action.
3. ~~No cash~~ Cash advances, money orders, bank drafts, etc.
4. ~~To p~~ Payment of invoices or statements of any kind.
5. Payment for temporary help, maintenance contracts, long-term agreements, or rentals or leasing of equipment (with the exception of short-term vehicle rentals required for travel purposes or equipment needed for special events).
6. The Town's ~~general policy is that it~~ does not reimburse expenses for the purchase of alcoholic beverages, and cardholders shall not use a Town--issued credit card to purchase alcoholic beverages, except only in the following limited circumstances:
 - a. The purchase is made at or for an economic development activity where the Town is strategically marketing itself to a third party, and then the purchase shall be only by or with the express prior consent of the Town Manager.
 - b. The purchase is made for a Town special event, such as the Town hosting a CML dinner ~~and-or~~ the Town's annual ~~Holiday-holiday~~ party.

C. Any unauthorized use of a Town--issued credit card will be considered an improper use of government funds and may result in the loss of the Town-issued credit card and/or disciplinary action against the employee, up to and including termination of employment, and/or referral to law enforcement.

VII. Policy Review

The Town Manager and Director of Finance will be responsible for reviewing the Town-Issued Credit Card Policy on an annual basis and ~~will~~ shall make recommendations for revisions to the ~~policy~~ Policy as deemed appropriate. Adoption and changes to the ~~policy~~ Policy will require the approval of a simple majority vote by the entire Town Board.

Mayor

Attest: Town Clerk

TOWN OF FIRESTONE
CREDIT CARD AGREEMENT

DEPARTMENT CREDIT CARD NUMBER: ~~XXXX-XXXX-XXXX~~ _____

NAME OF EMPLOYEE: _____

Although this **Town-issued credit** card ending in _____ is issued in your name, it is the property of the Town of Firestone and must be used in accordance with the Town's policies, procedures, and guidelines.

By signing this Agreement you acknowledge that you have received the **Town-issued credit** card indicated above and agree to comply with the following terms and conditions:

- I. This **Town-issued credit** card is provided to you based upon your need to purchase business-related goods and services in the course and scope of your duties or employment with the Town of Firestone. The Town reserves the right to revoke this Town-issued credit card may be revoked at any time based on a change of assignment or location. ~~The~~ **This Town-issued credit** card is neither an entitlement nor reflective of title or position.
- II. This **Town-issued credit** card is for business-related purchases only. Any use of this **Town-issued credit** card for purchases of a personal nature is strictly prohibited.
- III. You are the only person entitled to use this **Town-issued credit** card and you are responsible for all charges made against it.
- IV. Any unauthorized use of this **Town-issued credit** card will be considered an improper use of government funds and will be subject to appropriate disciplinary action, termination of employment and/or referral to law enforcement ~~prosecution~~.
- V. This **Town-issued credit** card must be used in accordance with all Town policies, procedures and guidelines respecting government purchasing and the use of **Town-issued credit** cards as such policies, procedures, and guidelines may from time to time be issued and amended. The undersigned acknowledges that it has received, read and will comply with all terms and conditions of the Town-Issued Credit Card Policy.
- VI. Cardholders must comply with internal control procedures, including retaining receipts and identifying accounts to be charged.
- VII. An employee must return his or her Town-issued credit card immediately upon separation from employment, or upon request at any other time by the Town Manager or his/her designee, or the Department Head/Director of the employee's department, or the Town Manager or his/her designee.

As the holder of this **Town-issued credit** card, you are responsible for its protection and safekeeping. If this **Town-issued credit** card is lost or stolen, you are required to contact your Department **Head Director** and **the** Town Manager immediately.

Signature of Cardholder

Date

**BOARD OF TRUSTEES ADOPTED POLICY
TOWN OF FIRESTONE**

SUBJECT: Town-Issued Credit Card Policy

ISSUE DATE

September ??, 2018

EFFECTIVE DATE

September ??, 2018

INTENT

This Town-Issued Credit Card Policy (“Policy”) establishes guidelines related to the use of credit cards issued by the Town of Firestone (“Town”) to ensure that procurement with Town-issued credit cards is in compliance with the Town’s Purchasing Policy and to ensure responsibility and accountability in the use of Town-issued credit cards by Town employees. This Policy and the provisions herein are promulgated solely in support of the proper exercise of the Town’s fiscal responsibilities. This Policy supersedes any and all previous Town-issued credit card policies adopted by the Town.

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11. A cardholder shall also surrender his or her Town-issued credit card(s) to Human Resources or the Director of Finance at any such time that the cardholder's credit card is cancelled or credit card privilege is revoked.

B. The following transactions and uses of Town-issued credit cards are not permitted:

1. Splitting of total purchase costs, singly or between or among cardholders to avoid transaction limits.
2. Personal purchases of any kind. Use of Town-issued credit cards for any personal purchases or expenses, even if with the intention of reimbursing the Town, is prohibited and will result in disciplinary action.
3. Cash advances, money orders, bank drafts, etc.
4. Payment of invoices or statements of any kind.
5. Payment for temporary help, maintenance contracts, long-term agreements, or rentals or leasing of equipment (with the exception of short-term rentals required for travel purposes or equipment needed for special events).
6. The Town's does not reimburse expenses for the purchase of alcoholic beverages, and cardholders shall not use a Town-issued credit card to purchase alcoholic beverages, except only in the following limited circumstances:
 - a. The purchase is made at or for an economic development activity where the Town is strategically marketing itself to a third party, and then the purchase shall be only by or with the express prior consent of the Town Manager.
 - b. The purchase is made for a Town special event, such as the Town hosting a CML dinner or the Town's annual holiday party.

C. Any unauthorized use of a Town-issued credit card will be considered an improper use of government funds and may result in the loss of the Town-issued credit card and/or disciplinary action against the employee, up to and including termination of employment, and/or referral to law enforcement.

III. Policy Review

The Town Manager and Director of Finance will be responsible for reviewing the Town-Issued Credit Card Policy on an annual basis and shall make recommendations for revisions to the Policy as deemed appropriate. Adoption and changes to the Policy will require the approval of a simple majority vote by the entire Town Board.

Mayor

Attest: Town Clerk

TOWN OF FIRESTONE
CREDIT CARD AGREEMENT

DEPARTMENT CREDIT CARD NUMBER: _____

NAME OF EMPLOYEE: _____

Although this Town-issued credit card ending in _____ is issued in your name, it is the property of the Town of Firestone and must be used in accordance with the Town's policies, procedures, and guidelines.

By signing this Agreement, you acknowledge that you have received the Town-issued credit card indicated above and agree to comply with the following terms and conditions:

- I. This Town-issued credit card is provided to you based upon your need to purchase business-related goods and services in the course and scope of your duties or employment with the Town of Firestone. The Town reserves the right to revoke this Town-issued credit card at any time. This Town-issued credit card is neither an entitlement nor reflective of title or position.
- II. This Town-issued credit card is for business-related purchases only. Any use of this Town-issued credit card for purchases of a personal nature is strictly prohibited.
- III. You are the only person entitled to use this Town-issued credit card and you are responsible for all charges made against it.
- IV. Any unauthorized use of this Town-issued credit card will be considered an improper use of government funds and will be subject to appropriate disciplinary action, termination of employment and/or referral to law enforcement.
- V. This Town-issued credit card must be used in accordance with all Town policies, procedures and guidelines respecting government purchasing and the use of Town-issued credit cards as such policies, procedures, and guidelines may from time to time be issued and amended. The undersigned acknowledges that it has received, read and will comply with all terms and conditions of the Town-Issued Credit Card Policy.
- VI. Cardholders must comply with internal control procedures, including retaining receipts and identifying accounts to be charged.
- VII. An employee must return his or her Town-issued credit card immediately upon separation from employment, or upon request at any other time by the Town Manager or his/her designee or the Department Director of the employee's department.

As the holder of this Town-issued credit card, you are responsible for its protection and safekeeping. If this Town-issued credit card is lost or stolen, you are required to contact your Department Director and the Town Manager immediately.

Signature of Cardholder

Date

Light Kelly

Attorneys at Law

Samuel J. Light
(303) 298-1601 tel
(303) 298-1627 fax
slight@lightkelly.com

MEMORANDUM

TO: Mayor and Trustees
AJ Krieger, Interim Town Manager
Town of Firestone

FROM: Samuel J. Light /s/

DATE: July 31, 2018

RE: Fees for Legal Services

We are honored to serve as Town Attorney to the Town of Firestone, and very much enjoy and appreciate the opportunity to serve the legal needs of the Town. Although cost-effective service to the Town is a primary goal of our firm, we must also consider the ongoing increase in our own costs of doing business. Based upon the firm's general review of its fees, services, and costs, we find it necessary to increase our fees to the Town effective January 1, 2019. We last increased our fees January 1, 2017.

Additionally, we are pleased to announce that Dianne Criswell, former Legislative Counsel with the Colorado Municipal League, will be joining our firm in September. Dianne brings to the firm more than thirteen years of experience as an attorney practicing in the public sector, and we believe she will be a valuable resource to the Town.

Attached is a copy of our fee schedule, which reflects rate increases for partner and associate time effective January 1, 2019, and establishes a new fee category for senior associate under which Dianne's time will be billed starting in September. If acceptable to the Town, the revised Exhibit A to our contract should be approved by the Town Board.

We have appreciated the opportunity to serve the Town of Firestone, and look forward to continuing our services in 2019. We will, of course, continue to work with the Town to identify and implement methods for managing legal work and fees.

If you have any questions, please contact me.

APPENDIX A – FEE SCHEDULE

General Legal Services:

Attorney time -- Principals	\$205.00 per hour
Attorney time -- Senior Associates	\$195.00 per hour
Attorney time -- Associates	\$180.00 per hour
Paralegals/Law Clerks	\$ 90.00 per hour

Developer-Reimbursable Legal Services:

Attorney time -- Principals	\$235.00 per hour
Attorney time -- Senior Associates	\$220.00 per hour
Attorney time -- Associates	\$205.00 per hour
Paralegals/Law Clerk	\$ 90.00 per hour

Expenses:

Copying	\$0.15 per page
Mileage	Current IRS reimbursement rate (no mileage charge for travel to and from the Town)
Postage/Delivery	at cost

Travel Time:

Travel will be billed one-way.

* Principal and Associate rates effective January 1, 2019. Senior Associate rates effective September 1, 2018.

Agreed and Accepted:
Light Kelly, P.C.

Town of Firestone

By: _____
President

By: _____
Mayor

Approved by the Board of Trustees
the ____ day of _____, 2018

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 9.d.

Discussion/Action

Meeting Date: September 12, 2018

Initiated By:

Dept: Administration

AGENDA TITLE

Consulting contract between the Town of Firestone and Slavin Management Consulting for Town Manager Recruitment Services

SUMMARY

The Working Group consisting of designated Town Board Members and Staff met on August 27, 2018 at 3:30 pm, to open and go through the Requests for Proposals (RFP) for the Town Management Recruitment Services. Each Proposal was read and ranked on seven (7) areas of criteria. The rankings were from 1-3, where one (1) was the most preferred and three (3) was least preferred.

Slavin Management Consultants was chosen as the firm to conduct the Town Manager Recruitment Services by the Board of Trustees and the recommendation of the Working Group.

HISTORY AND PREVIOUS BOARD ACTION

The Board of Trustees gave direction at the September 5, 2018 special meeting to award the RFP to Slavin Management Consultants and engage in a contract with the firm.

RECOMMENDATION

Staff recommends approval of the agreement between Slavin Management Consultants and the Town of Firestone for the Town Manager Recruitment Services as requested in the RFP.

"I move to approve the agreement between the Town of Firestone and Slavin Management Consultants for a fee not to exceed \$22,702.50 and authorize the Mayor to sign the agreement on behalf of the Town."

ALTERNATIVES

The Board can provide staff with direction.

ATTACHMENTS

1. 9d - RFP Town of Firestone CO Contract
2. 9d - RFP Insurance Certificate

FINANCIAL CONSIDERATIONS

The Town has allocated funding for this contract.

AGREEMENT TO FURNISH EXECUTIVE SEARCH SERVICES TO THE TOWN OF
FIRESTONE FOR RECRUITMENT AND SELECTION OF A TOWN MANAGER

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT is made and entered into the 12th day of September 2018, by and between THE TOWN OF FIRESTONE (hereinafter referred to as "FIRESTONE") and SLAVIN MANAGEMENT CONSULTANTS (hereinafter referred to as "CONSULTANT").

W I T N E S S E T H :

WHEREAS, FIRESTONE requires professional services for the search and selection of a qualified and experienced Town Manager;

WHEREAS, CONSULTANT has represented to FIRESTONE that it has the requisite expertise and experience to perform the required work.

THEREFORE, for and in consideration of the promises and covenants herein, the parties agree as follows:

I. SCOPE OF SERVICES.

CONSULTANT agrees to provide the services set forth in its proposal, which proposal is attached hereto and made a part of this Agreement (Exhibit A). In the event of a conflict between Exhibit A and this Agreement, the provisions of the Agreement shall prevail.

II. FIRESTONE OBLIGATIONS/CONFIDENTIALITY.

FIRESTONE shall provide CONSULTANT with data, information, reports and such other documentation as may be available to FIRESTONE, and reasonably required by CONSULTANT to perform services under this Agreement. No information shall, unless as required by law, be disclosed by CONSULTANT to third parties without prior written consent of FIRESTONE. All documents provided by FIRESTONE to CONSULTANT shall be returned to FIRESTONE. CONSULTANT is authorized by FIRESTONE to retain copies of such data and materials at CONSULTANT'S expense.

III. OWNERSHIP OF WORK PRODUCT.

All work, data, reports, graphs, charts, computer programs (nonproprietary), computer input and output, or any and all other materials, including electronic files, developed for this Agreement, are and shall be the sole and exclusive property of FIRESTONE. However, any reuse of the documents by FIRESTONE without prior written authorization by CONSULTANT other than for the specific intended purpose of this Agreement will be at FIRESTONE's sole risk. Nothing in this Agreement will prevent CONSULTANT from retaining copies of documents for the lawful use in its own business purposes. CONSULTANT will provide FIRESTONE with a

sixty (60) day written notice prior to disposal of documents it has retained, during which time FIRESTONE may take physical possession of same at the storage site.

IV. COMPENSATION.

A. In consideration of the completion of the services specified herein by CONSULTANT, FIRESTONE shall pay CONSULTANT an amount not to exceed \$22,702.50, which amount shall be based upon a time and materials basis pursuant to the rate schedule attached hereto as Exhibit A.

CONSULTANT shall submit monthly invoices to FIRESTONE which shall be due and payable thirty (30) days after receipt.

B. FIRESTONE will make payment due to CONSULTANT for compensation for completed work within thirty (30) days after invoices submitted by CONSULTANT, which invoice(s) may not be submitted more frequently than monthly. Invoices shall include the basis upon which payment is requested, such as percentage of the Project completed, or actual time, materials and expenses. FIRESTONE shall submit invoice disputes, if any, to CONSULTANT within thirty (30) days for resolution by mutual consent.

C. In addition to any other rights FIRESTONE has under this Agreement to indemnification or recoupment, CONSULTANT agrees that FIRESTONE is entitled to set off any amounts it may owe CONSULTANT under this Agreement against such claims for indemnity or recoupment.

D. Nothing herein shall constitute a multiple fiscal year obligation pursuant to Colorado Constitution Article X, Section 20. Notwithstanding any other provision of this Agreement, FIRESTONE's obligations under this Agreement are subject to annual appropriation by the Town Board of Trustees of the Town of Firestone. Any failure of the Town Board of Trustees annually to appropriate adequate monies to finance FIRESTONE's obligations under this Agreement shall terminate this Agreement at such time as such then-existing appropriations are to be depleted. Notice shall be given promptly to CONSULTANT of any failure to appropriate such adequate monies.

V. COMMENCEMENT OF WORK.

Upon providing proof of insurance as provided herein, CONSULTANT shall upon the parties' execution of the Agreement, commence work on all of its obligations in accordance with the Scope of Services.

VI. CHANGES IN SCOPE OF SERVICES.

A change in the Scope of Services shall constitute any change or amendment of services or work, which is different from or additional to that specified in the Scope of Services. No such change, including any additional compensation, shall be effective, or paid unless authorized by written amendment executed by FIRESTONE. If CONSULTANT proceeds without such written authorization, then CONSULTANT shall be deemed to have waived any claim for additional

compensation, including any claims based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee or representative of FIRESTONE shall have the authority to enter into any changes or modifications, either directly or implied by a course of action, relating to the terms and scope of this Agreement.

VII. PROFESSIONAL RESPONSIBILITY.

CONSULTANT hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and professional licenses in good standing, required by law.

The work performed by CONSULTANT shall be timely performed in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professionals in the same or similar type of work in the applicable community.

VIII. TERM AND TERMINATION.

The term of this Agreement shall commence on the 12th day of September, 2018, and shall terminate on the 31st day of December, 2018.

A. In the event of a breach by CONSULTANT of the terms and conditions of this Agreement, FIRESTONE may give notice to CONSULTANT stating such breach has occurred and giving CONSULTANT 14 days to cure such breach. If the breach is not cured within the stated timeframe, FIRESTONE may terminate this Agreement and pay CONSULTANT the proportionate part of CONSULTANT's compensation as shall actually have been earned, less any damages suffered by FIRESTONE.

B. This Agreement may be terminated by FIRESTONE without cause upon seven (7) days written notice to the CONSULTANT. In the event of termination, FIRESTONE will pay CONSULTANT for all services satisfactorily performed to date of termination. If payment is otherwise due in a fixed sum, FIRESTONE will pay CONSULTANT for the pro rata value of the completed portion of the Project. If, however, CONSULTANT has substantially or materially breached the standards or terms of this Agreement, FIRESTONE shall have any remedy or right to set off available at law and equity.

C. If applicable, this Agreement also may be terminated by FIRESTONE if there are insufficient registrations for a class or program described in the scope of services, as determined by the appropriate FIRESTONE department.

IX. COMPLIANCE WITH LAW.

The work and services to be performed by CONSULTANT hereunder shall be done in compliance with all applicable federal, state, county and local laws, ordinances, rules and regulations.

X. INSURANCE.

A. CONSULTANT agrees to procure and maintain in force during the term of this Agreement, at its own cost, the following coverages:

1. Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers' Liability Insurance.

2. Commercial General or Business Liability Insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000.00) each occurrence and ONE MILLION DOLLARS (\$1,000,000.00) general aggregate.

3. Automobile Liability Insurance with minimum combined single limits for bodily injury and property damage of not less than SIX HUNDRED THOUSAND DOLLARS (\$600,000) for any one occurrence, with respect to each of the CONSULTANT'S owned, hired or non-owned vehicles assigned to or used in performance of the services. In the event that the CONSULTANT'S insurance does not cover non-owned automobiles, the requirements of this paragraph shall be met by each employee of the CONSULTANT who utilizes an automobile in providing services to FIRESTONE under this Agreement.

B. If approved by FIRESTONE, evidence of qualified self-insured status may be substituted for one or more of the foregoing insurance coverages.

C. CONSULTANT shall procure and maintain, and shall cause any subcontractor of the CONSULTANT to procure and maintain, the minimum insurance coverages listed herein. Such coverages shall be procured and maintained with forms and insurers acceptable to FIRESTONE. All coverages shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the CONSULTANT pursuant to this Agreement. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

D. A Certificate of Insurance shall be completed by the CONSULTANT'S insurance agent(s) as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by FIRESTONE prior to commencement of any services under this Agreement. The Certificate shall identify this Agreement and shall provide that the coverages afforded under the policies shall not be canceled, terminated or materially changed until at least 30 days prior written notice has been given to FIRESTONE. The completed Certificate of Insurance shall be sent to:

Town of Firestone
Attn: Jennifer Weinberger, Assistant Town Manager
151 Grant Avenue
P.O. Box 100
Firestone, CO 80520

E. Failure on the part of the CONSULTANT to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of this Agreement upon which FIRESTONE may immediately terminate this Agreement, or at its

discretion, may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by FIRESTONE shall be repaid by the CONSULTANT to FIRESTONE upon demand, or FIRESTONE may offset the cost of the premiums against any monies due to CONSULTANT from FIRESTONE.

F. FIRESTONE shall have the right to request and receive a certified copy of any policy and any endorsement thereto.

G. The parties hereto understand and agree that FIRESTONE, its officer and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*, C.R.S., as from time to time amended, or otherwise available to FIRESTONE, its officers, officials, or employees.

XI. INDEMNIFICATION.

CONSULTANT shall defend, indemnify and hold harmless FIRESTONE and its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from this Agreement, to the extent that such claim, damage, loss or expense is caused, or alleged to be caused, in whole or in part, by any negligent, reckless or intentional act or omission of CONSULTANT or anyone directly employed by CONSULTANT or anyone for whose acts CONSULTANT may be liable.

XII. BINDING EFFECT/NON-ASSIGNABILITY.

FIRESTONE and CONSULTANT each binds itself, its successors, and assigns to the other party to this Agreement with respect to all rights and obligations under this Agreement. Neither this Agreement, nor any of the rights or obligations of the parties hereto, shall be assigned by either party without the written consent of the other.

XIII. DEFAULT/ATTORNEY FEES.

In the event of default of any of the provisions herein, the defaulting party shall be liable to the non-defaulting party for all reasonable attorney fees, legal expenses and costs incurred as a result of the default.

XIV. VENUE.

This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in the courts of the County of Weld, State of Colorado, and in no other court.

XV. INDEPENDENT CONTRACTOR.

CONSULTANT is an independent contractor. Notwithstanding any provision appearing in this Agreement, all personnel assigned by CONSULTANT to perform work under the terms of this Agreement shall be, and remain at all times, employees or agent of CONSULTANT for all

purposes. CONSULTANT shall make no representation that it is the employee, officer or official of FIRESTONE for any purposes. As an independent contractor, CONSULTANT and persons employed by CONSULTANT are not entitled to workers' compensation benefits except as may be provided by the CONSULTANT nor to unemployment insurance benefits unless unemployment compensation coverage is provided by the CONSULTANT or some other entity. The CONSULTANT is obligated to pay all federal and state income tax on any moneys earned or paid pursuant to this contract.

XVI. NO WAIVER.

Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by FIRESTONE shall not constitute a waiver of any of the other terms or obligations of this Agreement.

XVII. ENTIRE AGREEMENT.

This Agreement and the attached Exhibit constitute the entire Agreement between CONSULTANT and FIRESTONE, superseding all prior oral or written communications. None of the provisions of this Agreement may be amended, modified or changed, except as agreed to in writing by the parties.

XVIII. NOTICE.

Any notice or communication between CONSULTANT and FIRESTONE which may be required, or which may be given, under the terms of this Agreement shall be in writing, and shall be deemed to have been sufficiently given when personally presented or sent pre-paid, first class United States Mail, addressed as follows:

FIRESTONE
Town of Firestone
Attn: Jennifer Weinberger
151 Grant Avenue
P.O. Box 100
Firestone, CO 80520

CONSULTANT
Slavin Management Consultants
Robert E. Slavin
3040 Holcomb Bridge Rd
Suite A-1
Nocross, GA 30071

XIX. IMMIGRATION STATUS OBLIGATIONS

A. CONSULTANT certifies, through signature of its authorized representative executing this Contract, that it does not knowingly employ or contract with an illegal alien who will perform work under the public contract for services and that the CONSULTANT will participate in the United States Government's E-Verify Program or the State of Colorado Department of Labor and Employment Program ("Department Program") in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the public contract for services.

B. CONSULTANT shall not:

1) Knowingly employ or contract with an illegal alien to perform work under this Contract;
or

2) Enter into a contract with a subcontractor that fails to certify to the CONSULTANT that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under the public contract for services.

C. CONSULTANT shall affirm as required by C.R.S. § 8-17.5-102 (c) (II) the employment eligibility of all employees who are newly hired for employment to perform work under the public contract for services through participation in either the E-Verify Program or the Department Program.

D. CONSULTANT is prohibited from using the E-Verify Program or Department Program procedures to undertake pre-employment screening of job applicants while the public contract for services is being performed.

E. If CONSULTANT obtains actual knowledge that a subcontractor performing work under the public contract for services knowingly employs or contracts with an illegal alien, CONSULTANT shall be required to:

1) Notify the subcontractor and FIRESTONE within three days that the CONSULTANT has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and

2) Terminate the subcontract with the subcontractor if within three days of receiving the certification required pursuant to sub-subparagraph (B) (2) the subcontractor does not stop employing or contracting with the illegal alien; except that the CONSULTANT shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

F. CONSULTANT shall comply with all rules and regulations and any reasonable request by the State Department of Labor and Employment made in the course of the Department's performance of its lawful duties pursuant to C.R.S. 8-17.5-101 et. seq., as amended from time to time.

G. If CONSULTANT violates any of the provisions set forth in this section, FIRESTONE may terminate the Contract and CONSULTANT shall be liable for all actual and consequential damages incurred by the Town.

XX. SEVERABILITY.

If any term, covenant, or condition of this Agreement is deemed by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall be binding upon the parties.

IN WITNESS WHEREOF, the below parties have executed this contract.

THE TOWN OF FIRESTONE

CONSULTANT
SLAVIN MANAGEMENT CONSULTANTS

By: _____
Name: Bobbi Sindelar
Title: Mayor
Date: _____

By: Robert E. Slavin
Name: Robert E. Slavin
Title: President
Date: September 7, 2018

ATTEST:

Leah Vanarsdall
Town Clerk

DISCLOSURE STATEMENT

As a condition for consideration vendor must disclose any conflict of interest with the Town of Firestone, including, but not limited to, any relationship with any Town of Firestone elected official or employee. Your response must disclose if a known relationship exists between any principal of your firm and any Town of Firestone elected official or employee. If, to your knowledge, no relationship exists, this should also be stated in your response. Failure to disclose a conflict may result in disqualification. This form must be completed and returned in order for your proposal to be eligible for consideration.

NO KNOWN RELATIONSHIP EXISTS No known relationship exists

RELATIONSHIP EXISTS (Please explain relationship)

I CERTIFY THAT:

1. I, as an officer of this organization, or per the attached letter of authorization, am duly authorized to certify the information provided herein is accurate and true as of the date; and
2. My organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.

Robert E. Slavin
Printed or Typed Name

President
Title

Robert E. Slavin
Signature

Pre-Contract Certification in Compliance with C.R.S. Section 8-17.5-102(1)

The undersigned hereby certifies as follows:

That at the time of providing this certification, the undersigned does not knowingly employ or contract with an illegal alien; and that the undersigned will participate in the E-Verify program or the Department program, as defined in C.R.S. § 8-17.5-101(3.3) and 8-17.5-101(3.7), respectively, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform under the public contract for services.

Proposer:

SLAVIN MANAGEMENT CONSULTANTS

By Robert E. Slavin

Title: President

September 7, 2018
Date



ROBEESL-01

NNETTLEMAN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/07/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Siegel Insurance Inc 2987 Clairmont Rd Suite 425 Atlanta, GA 30329	CONTACT NAME:		
	PHONE (A/C, No, Ext): (404) 633-6332	FAX (A/C, No): (404) 633-9388	
	E-MAIL ADDRESS: info@siegelinsurance.com		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : The Travelers Indemnity Company		25658
INSURED Robert E Slavin, Inc d/b/a Slavin Management Consultants 3040 Holcomb Bridge Rd A1 Norcross, GA 30071-1357	INSURER B : Farmington Casualty Co		41483
	INSURER C : United States Liability Insurance Company		25895
	INSURER D :		
	INSURER E :		
	INSURER F :		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:			680-594D6811-18-42	06/01/2018	06/01/2019	EACH OCCURRENCE \$ 2,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 2,000,000
							GENERAL AGGREGATE \$ 4,000,000
							PRODUCTS - COMP/OP AGG \$ 4,000,000
							\$
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			680-594D6811-18-42	06/01/2018	06/01/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE \$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE \$
	DED ☐ RETENTION \$						\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below			UB-1J744007-18-42	06/01/2018	06/01/2019	☒ PER STATUTE ☐ OTH-ER
							E.L. EACH ACCIDENT \$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Professional Liab			SP1010634L	03/02/2018	03/02/2019	Professional 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Coverages afforded under the policies shall not be canceled, terminated or materially changed until at least 30 days prior written notice has been given to Firestone.

CERTIFICATE HOLDER

CANCELLATION

Town of Firestone Attn: Jennifer Weinberger, Assistant Town Manager 151 Grant Avenue P O Box 100 Firestone, CO 80520	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

Light Kelly

Attorneys at Law

Samuel J. Light
(303) 298-1601 tel
(303) 298-1627 fax
slight@lightkelly.com

MEMORANDUM

TO: Mayor and Trustees
AJ Krieger, Interim Town Manager
Town of Firestone

FROM: Samuel J. Light /s/

DATE: July 31, 2018

RE: Fees for Legal Services

We are honored to serve as Town Attorney to the Town of Firestone, and very much enjoy and appreciate the opportunity to serve the legal needs of the Town. Although cost-effective service to the Town is a primary goal of our firm, we must also consider the ongoing increase in our own costs of doing business. Based upon the firm's general review of its fees, services, and costs, we find it necessary to increase our fees to the Town effective January 1, 2019. We last increased our fees January 1, 2017.

Additionally, we are pleased to announce that Dianne Criswell, former Legislative Counsel with the Colorado Municipal League, will be joining our firm in September. Dianne brings to the firm more than thirteen years of experience as an attorney practicing in the public sector, and we believe she will be a valuable resource to the Town.

Attached is a copy of our fee schedule, which reflects rate increases for partner and associate time effective January 1, 2019, and establishes a new fee category for senior associate under which Dianne's time will be billed starting in September. If acceptable to the Town, the revised Exhibit A to our contract should be approved by the Town Board.

We have appreciated the opportunity to serve the Town of Firestone, and look forward to continuing our services in 2019. We will, of course, continue to work with the Town to identify and implement methods for managing legal work and fees.

If you have any questions, please contact me.

APPENDIX A – FEE SCHEDULE

General Legal Services:

Attorney time -- Principals	\$205.00 per hour
Attorney time -- Senior Associates	\$195.00 per hour
Attorney time -- Associates	\$180.00 per hour
Paralegals/Law Clerks	\$ 90.00 per hour

Developer-Reimbursable Legal Services:

Attorney time -- Principals	\$235.00 per hour
Attorney time -- Senior Associates	\$220.00 per hour
Attorney time -- Associates	\$205.00 per hour
Paralegals/Law Clerk	\$ 90.00 per hour

Expenses:

Copying	\$0.15 per page
Mileage	Current IRS reimbursement rate (no mileage charge for travel to and from the Town)
Postage/Delivery	at cost

Travel Time:

Travel will be billed one-way.

* Principal and Associate rates effective January 1, 2019. Senior Associate rates effective September 1, 2018.

Agreed and Accepted:
Light Kelly, P.C.

Town of Firestone

By: _____
President

By: _____
Mayor

Approved by the Board of Trustees
the ____ day of _____, 2018