



BOARD OF TRUSTEES

REGULAR MEETING AGENDA

May 13, 2020
7:00 PM
Virtual Meeting
2 Park Avenue
Firestone, CO 80504

WORK SESSION 6:30 PM IN THE TRAINING ROOM

AGENDA FOR THE WORK SESSION IS A DISCUSSION OF THE REGULAR MEETING AGENDA BELOW

REGULAR MEETING 7:00 PM IN THE COURT ROOM

1. Access Information

- 1.a. Town of Firestone is inviting you to a scheduled Zoom meeting.

Topic: 05-13-2020 Board of Trustees Regular Meeting

Time: May 13, 2020 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87248735543>

Meeting ID: 872 4873 5543

One tap mobile

+13462487799,,87248735543# US (Houston)

+16699009128,,87248735543# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 872 4873 5543

Find your local number: <https://us02web.zoom.us/j/87248735543>

2. Call to Order & Roll Call

3. Pledge of Allegiance

* 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 Clerk's Office at 303-531-6264 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

4. Approval of Agenda

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

6. Consent Agenda

6.a. Approval of April 22, 2020 Board of Trustees Meeting Minutes

7. Land Development

7.a. PUBLIC HEARING: **Resolution 20-53**: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED AT LOT 3, OAK MEADOWS VILLAGE FILING 1

8. Discussion/Action

8.a. Water Plan Financing Discussion

8.b. 4th of July/Summer Event Discussion

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

10. Reports

10.a. Staff

10.b. Mayor

10.c. Trustees

11. Adjournment

* 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 Clerk's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

* 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 Clerk's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 6.a

Consent Agenda

Meeting Date: May 13, 2020

Initiated By: Jessica Koenig

Dept: Town Clerk

AGENDA TITLE

Approval of April 22, 2020 Board of Trustees Meeting Minutes

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

Approval of meeting minutes.

ALTERNATIVES

ATTACHMENTS

1. 04-22-2020 Draft Board of Trustees Meeting Minutes

FINANCIAL CONSIDERATIONS

TOWN OF FIRESTONE, COLORADO
Board of Trustees Regular Meeting
MINUTES
April 22, 2020

1. Access Information

1.a. Town of Firestone is inviting you to a scheduled Zoom meeting.

Topic: April 22, 2020 Board of Trustees Regular Meeting

Time: Apr 22, 2020 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us04web.zoom.us/j/75447573713?pwd=OFdqQ1crVDBiYnk1cHV3SUN4bnJDQT09>

Meeting ID: 754 4757 3713

Password: 272454

One tap mobile

+17207072699,,75447573713#,,#272454# US (Denver)

+13462487799,,75447573713#,,#272454# US (Houston)

Dial by your location

+1 720 707 2699 US (Denver)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 253 215 8782 US

+1 301 715 8592 US

+1 312 626 6799 US (Chicago)

Meeting ID: 754 4757 3713

Password: 272454

Find your local number: <https://us04web.zoom.us/u/fzZTfTHwu>

2. Call to Order & Roll Call

The Board of Trustees of the Town of Firestone met for a Regular Meeting on April 22, 2020, virtually via Zoom and at the Police Department Court Room, Firestone, Colorado. Mayor Sindelar called the meeting to order at 7:01 PM

The following were present upon the call of the roll:

Mayor:

Bobbi Sindelar

Trustees: Samantha Meiring

Frank A. Jimenez

Doug Sharp

Don Conyac

Staff: Present: Jan Sloat, Director of Human Resources ; Paula Mehle, Director of FURA & Economic Development; Raelynn Ferrera, Assistant to the Town Manager; Matt Wiederspahn, Town Engineer; Katie Hansen, Director of Communications; Jessica Clanton, Director of Finance; Julie Pasillas, Director of Public Works; Todd Bjerkaas, Director of Planning; David Montgomery, Chief of Police; Jessica Koenig, Town Clerk; AJ Krieger, Town Manager.

3. Pledge of Allegiance

Mayor Sindelar led the pledge of allegiance.

4. Recognition of Departing Trustees

5. Swearing In of Newly Elected Officials

Judge Basso swore in Mayor Sindelar, Trustee Sharp, Trustee Doherty, and Trustee Whelan.

6. Roll Call of New Board of Trustees

The following were present upon the call of the roll:

Mayor:

Bobbi Sindelar

Trustees: Samantha Meiring

Frank A. Jimenez

Doug Sharp

Don Conyac

David Whelan

Sean Doherty

7. Approval of Agenda

Motion by Trustee Jimenez, **second** by Trustee Sharp, to Approve the Agenda

Roll Call Vote:

Yes: Trustee Sharp, Trustee Meiring, Trustee Jimenez, Trustee Conyac, Trustee Whelan, Trustee Doherty

No: None **Abstain:** None **Motion carried.**

8. Appointment of Mayor Pro Tem

Trustee Doherty nominated Trustee Jimenez to be appointed as Mayor Pro Tem.

Trustee Whelan nominated Trustee Meiring to be appointed as Mayor Pro Tem.

The Trustees each indicated their selection for Mayor Pro Tem:

Trustees: Samantha Meiring voted for Trustee Meiring
Frank A. Jimenez voted for Trustee Jimenez
Doug Sharp voted for Trustee Jimenez
Don Conyac voted for Trustee Jimenez
David Whelan voted for Trustee Meiring
Sean Doherty voted for Trustee Jimenez

Judge Basso swore in Trustee Jimenez as Mayor Pro Tem.

9. Presentation

9.a. 2019 Court Report from Judge Basso

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

There was no one present that wished to give public comment.

11. Consent Agenda

Motion by Trustee Sharp, **second** by Trustee Conyac, to approve the Consent Agenda
Roll Call Vote:

Yes: Trustee Sharp, Trustee Meiring, Mayor Pro Tem Jimenez, Trustee Conyac, Trustee Whelan, Trustee Doherty

No: None

Abstain: None

Motion carried.

11.a. Approval of April 8, 2020 Board of Trustees Meeting Minutes

11.b. Resolution 20-48: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, AUTHORIZING THE TOWN'S PLANNING AND ZONING COMMISSION TO HOLD TELEPHONIC PARTICIPATION MEETINGS AND QUASI-JUDICIAL PROCEEDINGS

11.c. Resolution No: 20-49: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, AMENDING THE BOARD OF TRUSTEES HANDBOOK AND ORIENTATION TELEPHONIC PARTICIPATION POLICY TO AUTHORIZE TELPHONIC QUASI-JUDICIAL PROCEEDINGS DURING AN EMERGENCY AND AMENDING THE EMERGENCY TELEPHONIC MEETING PROCEDURE

12. Discussion/Action

12.a. Ordinance 971: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY AND A RECREATIONAL EASEMENT FROM TWO HUNTERS PARK, LLC FOR THE

CONSTRUCTION AND OPERATION OF A PEACEFUL PARK; APPROVING A GIFT AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND TWO HUNTERS PARK, LLC FOR SAID LAND AND EASEMENT; ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM ANADARKO PETROLEUM CORPORATION FOR THE CONSTRUCTION AND OPERATION OF A PEACEFUL PARK; AND APPROVING A PURCHASE AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND ANADARKO PETROLEUM CORPORATION FOR SAID LAND

Motion by Trustee Conyac, **second** by Trustee Meiring, to approve **Ordinance 971**: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY AND A RECREATIONAL EASEMENT FROM TWO HUNTERS PARK, LLC FOR THE CONSTRUCTION AND OPERATION OF A PEACEFUL PARK; APPROVING A GIFT AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND TWO HUNTERS PARK, LLC FOR SAID LAND AND EASEMENT; ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM ANADARKO PETROLEUM CORPORATION FOR THE CONSTRUCTION AND OPERATION OF A PEACEFUL PARK; AND APPROVING A PURCHASE AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND ANADARKO PETROLEUM CORPORATION FOR SAID LAND

Roll Call Vote:

Yes: Trustee Sharp, Trustee Meiring, Mayor Pro Tem Jimenez, Trustee Conyac, Trustee Whelan, Trustee Doherty

No: None **Abstain:** None **Motion carried.**

12.b. Resolution 20-45: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND AMERICAN CIVIL CONSTRUCTORS, LLC, D/B/A/ ACC MOUNTAIN WEST FOR CONSTRUCTION OF TWO HUNTERS PARK

Motion by Trustee Sharp, **second** by Trustee Meiring, to approve **Resolution 20-45**: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND AMERICAN CIVIL CONSTRUCTORS, LLC, D/B/A/ ACC MOUNTAIN WEST FOR CONSTRUCTION OF TWO HUNTERS PARK

Roll Call Vote:

Yes: Trustee Sharp, Trustee Meiring, Mayor Pro Tem Jimenez, Trustee Conyac, Trustee Whelan, Trustee Doherty

No: None **Abstain:** None **Motion carried.**

12.c. Ordinance 972: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, AMENDING CHAPTER 13.04 OF THE FIRESTONE MUNICIPAL CODE

Motion by Trustee Sharp, **second** by Trustee Whelan, to approve **Ordinance 972**: AN

ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE,
COLORADO, AMENDING CHAPTER 13.04 OF THE FIRESTONE MUNICIPAL CODE

Roll Call Vote:

Yes: Trustee Sharp, Trustee Meiring, Mayor Pro Tem Jimenez, Trustee Conyac, Trustee Whelan, Trustee Doherty

No: None **Abstain:** None **Motion carried.**

12.d. Ordinance 973: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, AMENDING CHAPTER 13.05, CROSS CONNECTIONS, OF THE FIRESTONE MUNICIPAL CODE

Motion by Mayor Pro Tem Jimenez, **second** by Trustee Conyac, to approve **Ordinance 973:** AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, AMENDING CHAPTER 13.05, CROSS CONNECTIONS, OF THE FIRESTONE MUNICIPAL CODE

Roll Call Vote:

Yes: Trustee Sharp, Trustee Meiring, Mayor Pro Tem Jimenez, Trustee Conyac, Trustee Whelan, Trustee Doherty

No: None **Abstain:** None **Motion carried.**

12.e. Resolution 20-50: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ESTABLISHING CROSS CONNECTION ADMINISTRATIVE FEES

Motion by Trustee Sharp, **second** by Trustee Conyac, to approve **Resolution 20-50:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ESTABLISHING CROSS CONNECTION ADMINISTRATIVE FEES

Roll Call Vote:

Yes: Trustee Sharp, Trustee Meiring, Mayor Pro Tem Jimenez, Trustee Conyac, Trustee Whelan, Trustee Doherty

No: None **Abstain:** None **Motion carried.**

12.f. Resolution: 20-51: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, AUTHORIZING A COLORADO DEPARTMENT OF LOCAL AFFAIRS ENERGY AND MINERAL IMPACT ASSISTANCE PROGRAM GRANT APPLICATION FOR THE TOWN HALL PROJECT

Motion by Trustee Conyac, **second** by Mayor Pro Tem Jimenez, to approve **Resolution: 20-51:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, AUTHORIZING A COLORADO DEPARTMENT OF LOCAL AFFAIRS ENERGY AND MINERAL IMPACT ASSISTANCE PROGRAM GRANT APPLICATION FOR THE TOWN

HALL PROJECT

Roll Call Vote:

Yes: Trustee Sharp, Trustee Meiring, Mayor Pro Tem Jimenez, Trustee Conyac, Trustee Whelan, Trustee Doherty

No: None **Abstain:** None **Motion carried.**

12.g. **Resolution 20-52:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE COLORADO APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH WELD COUNTY PERTAINING TO THE CONDUCT OF A COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Motion by Mayor Pro Tem Jimenez, **second** by Trustee Whelan, to approve **Resolution 20-52:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE COLORADO APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH WELD COUNTY PERTAINING TO THE CONDUCT OF A COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Roll Call Vote:

Yes: Trustee Sharp, Trustee Meiring, Mayor Pro Tem Jimenez, Trustee Conyac, Trustee Whelan, Trustee Doherty

No: None **Abstain:** None **Motion carried.**

12.h. Discussion of Meeting Schedule

The Board reached a consensus to start pre-meeting work sessions at 6:30 pm, and maintain the regular meeting time of 7:00 pm.

12.i. Carbon Valley Half Marathon Donation Options Discussion

The Board reached a consensus to carryover the 2020 Carbon Valley Half Marathon donation to 2021.

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

There was no one present that wished to give public comment.

14. **Reports**

14.a. Staff

The Town Manager, AJ Krieger, reported on emailing Town employees and to be on the lookout for a measured return to normal. Mr. Krieger reported that starting on May 4th, groups of staff would return to Town Hall, and on June 1st, Town Hall would reopen to the public. Mr. Krieger referenced an email sent to the Board regarding the May meeting

schedule. May 12th will have minimal action items and one quasi-judicial item, but will be a work session following the actions items. May 20th will be a work session in the Training Room to cover water financing and town facility financing. May 27th will be a regular meeting with the pre-meeting at 6:30 pm and the regular meeting starting at 7:00 pm.

14.a.i. March 2020 Monthly Accounts Payable Report

14.b. Mayor

Mayor Sindelar welcomed the new trustees, and reported that she was excited and honored to be elected to serve another term as the Town's Mayor. Mayor Sindelar welcomed feedback on areas for improvement from the new trustees. Mayor Sindelar congratulated Mayor Pro Tem Jimenez for his appointment as Mayor Pro Tem.

14.c. Trustees

Trustee Conyac reported on the progress on Neighbor's Point Park.

Mayor Pro Tem Jimenez requested budgetary items and data on the shortfall in revenues. Mayor Pro Tem Jimenez asked staff to be prepared to address that via a brief budgetary recap at the next work session. Mayor Pro Tem Jimenez congratulated the newly elected trustees.

Trustee Sharp requested that staff examine the budget and that they stay within budget. Trustee Sharp reported on testing virtual meeting platforms. Trustee Sharp thanked the Town Clerk for the meeting quality.

Trustee Meiring reported on the state legislative session and that they would need to take action on the state budget. Trustee Meiring welcomed the new trustees. Trustee Meiring reported that due to COVID-19, there would likely be months of social distancing. Trustee Meiring requested that staff start looking at the format of meetings and mask requirements for meetings. Trustee Meiring also mentioned that the 4th of July festivities may not happen this year due to COVID-19, and to start planning for that possibility.

Trustee Whelan thanked the Board and town staff. Trustee Whelan suggested that virtual features become a regular part of meetings with the option for the public to virtually attend and give public comment virtually going forward.

Trustee Doherty thanked the Board and town staff.

15. Adjournment

Motion by Trustee Sharp, **second** by Trustee Conyac, to adjourn the April 22, 2020 Regular Board of Trustees meeting at 9:37 pm. **Motion carried.**

Introduced and Approved the 13th of May, 2020.

TOWN OF FIRESTONE, COLORADO

ATTEST

Bobbi Sindelar, Mayor

Jessica Koenig, Town Clerk

DRAFT

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 7.a

Land Development

Meeting Date: May 13, 2020

Initiated By: Millissa Berry

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: **Resolution 20-53:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED AT LOT 3, OAK MEADOWS VILLAGE FILING 1

SUMMARY

Resolution 20-53 is before the Board for review and decision on the final development plan for Oak Meadows Village Lot 3. The plan is for a Christian Brothers Automotive vehicle care center.

HISTORY AND PREVIOUS BOARD ACTION

The Oak Meadows Village Filing No. 1 subdivision and Overall Final Development Plan (OFDP) was approved by the Town in 2006. At its May 7, 2020 regular meeting, the Planning and Zoning Commission approved Resolution PC-20-05, a resolution approving the proposed project.

RECOMMENDATION

Staff recommends the approval of Resolution 20-53 including conditions:

- (a) The Applicant provides an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
- (b) All minor, technical corrections to the Oak Meadows Village Filing No. 1, Lot 3 - Christian Brothers Automotive final development plan shall be made to the Town's satisfaction.
- (c) The Final Development Plan, Oak Meadows Village Filing 1 Lot 3 Section 6, Township 2 North, Range 67 West of the 6th P.M., Town of Firestone, County of Weld, State of Colorado, Christian Brothers Automotive shall not be recorded until such time as all conditions of this section have been fulfilled by Applicant.

The Planning and Zoning Commission approved this project at its May 7, 2020 regular meeting with 2 conditions which are conditions a and b shown above.

ALTERNATIVES

ATTACHMENTS

- 1. 7.a Reso 20-53 Christian Bros FDP (Lot 3 Oak Meadows Village F3) Approval Res
- 2. 7.a Reso 20-53 Exhibit A FDP Document
- 3. 7.a Staff Memo - Oak Meadows Village Lot 3 FDP Christian Bros Auto
- 4. 7.a Staff Presentation - Oak Meadows Village Lot 3 CBA
- 5. 7.a CBH Properties Firestone Tele Meeting Acknowledgement
- 6. Reso PC-20-05 Christian Brothers Sealed

FINANCIAL CONSIDERATIONS

RESOLUTION NO. 20-53

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED AT LOT 3, OAK MEADOWS VILLAGE FILING NO. 1

WHEREAS, Oak Meadows Commercial, LLC, as owner of certain real property legally described as Lot 3, Oak Meadows Village Filing No. 1 (the "Property"), and on behalf of Christian Brothers Automotive Corporation, as development applicant ("Applicant"), have submitted a proposed final development plan for the Property, entitled "Final Development Plan Oak Meadows Village Filing 1 Lot 3 Section 6, Township 2 North, Range 67 West of the 6th P.M., Town of Firestone, County of Weld, State of Colorado, Christian Brothers Automotive" (the "Final Development Plan"); and;

WHEREAS, the Firestone Planning and Zoning Commission, after conducting a public hearing on the Application on May 7, 2020, rendered a decision recommending approval of the Final Development Plan with two (2) conditions as more fully set forth in PC-20-05, dated May 7, 2020 and; and

WHEREAS, on May 13, 2020, the Board of Trustees conducted a public hearing on the Final Development Plan a; and

WHEREAS, after reviewing the record of the Planning Commission public hearing, and after considering the testimony, evidence and argument presented at the Board of Trustees public hearing, the Board of Trustees finds and determines that the Final Development Plan is complete, and that the Applicant has met the applicable requirements and standards set forth in the Firestone Municipal Code and Firestone Development Regulations.

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

Section 1. The Board of Trustees acknowledges the Planning and Zoning Commission's findings of fact in this case, as detailed in Resolution PC-20-05.

Section 2. The above Recitals and Findings of the Board of Trustees are hereby incorporated into this resolution.

Section 3. The Final Development Plan, Oak Meadows Village Filing 1 Lot 3 Section 6, Township 2 North, Range 67 West of the 6th P.M., Town of Firestone, County of Weld, State of Colorado, Christian Brothers Automotive, attached hereto as Exhibit A and incorporated herein by this reference, is hereby approved, subject to and contingent upon compliance with the following conditions:

(a) The Applicant provides an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.

(b) All minor, technical corrections to the Oak Meadows Village Filing No. 1, Lot 3 - Christian Brothers Automotive final development plan shall be made to the Town's satisfaction.

(c) The Final Development Plan, Oak Meadows Village Filing 1 Lot 3 Section 6, Township 2 North, Range 67 West of the 6th P.M., Town of Firestone, County of Weld, State of Colorado, Christian Brothers Automotive shall not be recorded until such time as all conditions of this section have been fulfilled by Applicant.

Section 4. Approval of the Final Development Plan, Oak Meadows Village Filing 1 Lot 3 Section 6, Township 2 North, Range 67 West of the 6th P.M., Town of Firestone, County of Weld, State of Colorado, Christian Brothers Automotive that is the subject of this resolution, shall be null and void if the conditions set forth in Section 3 above are not complied with, unless extended by Resolution of the Board.

INTRODUCED, READ AND ADOPTED this__ day of_____, 2020.

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar, Mayor

ATTEST:

Jessica Koenig, Town Clerk

APPROVED AS TO FORM:

William P. Hayashi, Town Attorney

CHRISTIAN BROTHERS AUTOMOTIVE

SHEET 1 OF 21

LEGAL DESCRIPTION:
OAK MEADOWS VILLAGE FILING 1 LOT 3 BLOCK 1
SECTION 6, TOWNSHIP 2 NORTH, RANGE 67
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO



SHEET INDEX	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	TEXT NARRATIVE
C3	GENERAL NOTES & LEGEND
C4	HORIZONTAL CONTROL PLAN
C5	GRADING EROSION & SEDIMENT CONTROL PLAN
C6	UTILITY PLAN
C7	SITE DETAILS
C8	EROSION CONTROL DETAILS
C9	UTILITY DETAILS
C10	DRAINAGE PLAN
C11	ARCHITECTURAL ELEVATIONS & SIGNAGE 1
C12	ARCHITECTURAL ELEVATIONS & SIGNAGE 2
C13	PHOTOMETRICS PLAN
C14	LANDSCAPE PLAN
C15	LANDSCAPE DETAILS
C16	LANDSCAPE SPECIFICATIONS
C17	IRRIGATION PLAN
C18	IRRIGATION DETAILS I
C19	IRRIGATION DETAILS II
C20	IRRIGATION DETAILS III
C21	SIGNAGE PLAN

FIRE PROTECTION
FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT
8426 KOSMERL PLACE
FREDERICK CO, 80516
TELEPHONE: (303) 833-2742



SHEET 1 OF 21

C1



n:\co3414 - cba firestone\Drawings\planning documents\FDP\C2 NARRATIVE.dwg, 4/8/2020 8:53:57 AM, Michael Swanton

n:\co3414 - cba firestone\Drawings\planning documents\FDP\C2

FINAL DEVELOPMENT PLAN

OAK MEADOWS VILLAGE FILING 1 LOT 3 BLOCK 1, SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST
OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

CHRISTIAN BROTHERS AUTOMOTIVE

TEXT NARRATIVE

SHEET 2 OF 21

PROJECT CONCEPT:

THE FINAL DEVELOPMENT PLAN (FDP) FOR CHRISTIAN BROTHERS AUTOMOTIVE (CBA) ESTABLISHES THE PLANNING AND SITE PLAN FOR AN AUTOMOTIVE REPAIR FACILITY THAT IS A COMPONENT OF THE OVERALL OAK MEADOWS VILLAGE OVERALL FINAL DEVELOPMENT PLAN (OFDP).

ENVIRONMENTAL IMPACT MITIGATION:

INDIVIDUAL LOTS MAY BE REQUIRED TO PROVIDE ADDITIONAL ENVIRONMENTAL INFORMATION DURING THE FINAL DEVELOPMENT PLAN (FDP) PROCESS, AS SPECIFIED IN THE TOWN OF FIRESTONE DEVELOPMENT REGULATIONS.

PRIVATE MAINTENANCE AND ENFORCEMENT:

THIS FDP WILL BE MAINTAINED BY THE OWNER OF LOT 3 PURSANT TO THIS FDP. THE FIRESTONE MUNICIPAL CDOE AND THE "CONTROLS" SET FORTH HEREIN.

CONTROLS:

THE COVENANT CONDITIONS AND RESTRICTIONS (CCRS) HAVE BEEN RECORDED WITH THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3402068. THE CCRS GOVERN THE DEVELOPMENT AND MAINTENANCE OF ALL THE PROPERTIES WITHIN OAK MEADOWS VILLAGE, AND THEY DO NOT PROVIDE MORE PERMISSIVE DEVELOPMENT STANDARDS THAN PERMITTED BY THE OFDP AND FIRESTONE MUNICIPAL CODE.

FDP ENFORCEMENT:

THE TOWN OF FIRESTONE CAN ENFORCE COMPLIANCE WITH ALL REQUIREMENTS OF THIS FDP.

OPEN SPACE:

THIS FDP ILLUSTRATES AND PROVIDES FOR LANDSCAPED AREAS WITHIN THE DEVELOPED PORTION OF THIS SITE IN ACCORDANCE WITH THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF FIRESTONE MUNICIPAL CODE AND MAY BE AMENDED FROM TIME TO TIME.

AMERICANS WITH DISABILITIES ACT:

ALL IMPROVEMENTS TO BE CONSTRUCTED WITH THIS FDP SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.

CIRCULATION SYSTEMS:

INTERNAL CIRCULATION TO BE PROVIDED WITH PRIVATE DRIVES THAT WILL ALLOW PATRONS TO ENTER, EXIT AND CIRCULATE AROUND THE SITE SAFELY. ADDITIONALLY, SERVICE DRIVE AISLES SHALL BE PROVIDED SO THAT NECESSARY DELIVERIES CAN BE MADE TO THE FUTURE BUILDINGS. ALL ACCESS AND SERVICE DRIVES WILL ALLOW FOR PUBLIC ACCESS. ALL AUTOMOBILES CIRCULATION ROUTES SHALL BE PAVED IN ACCORDANCE WITH PLANS APPROVED BY THE THE ENGINEER.

PARKING:

OFF STREET PARKING FOR CHRISTIAN BROTHERS AUTOMOTIVE SHALL BE PROVIDED AT A MINIMUM RATION OF ONE (1) SPACE PER 250 SF OF BUILDING AREA. ALL PARKING SHALL BE PAVED WITH ASPHALT OR CONCRETE AS SHOWN ON SHEET C4. INTERNAL PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF FIRESTONE REQUIREMENTS AND AS SHOWN ON THE LANDSCAPE PLAN, SHEET C14.

WATER DEMAND CALCULATIONS:

WATER DEDICATION WAS DETERMINED BASED ON INFORMATION PROVIDED BY THE APPLICANT. THE TOTAL AMOUNT OF WATER TO BE DEDICATED TO THE TOWN WAS CALCULATED BASED ON THE ACREAGE OF IRRIGATION LANDSCAPING ON THE SITE AND TOTAL ESTIMATED DOMESTIC (IN-BUILDING) DEMAND. THE TOWN SHALL AT ALL TIMES HAVE THE RIGHT TO REQUIRE ADDITIONAL WATER DEDICATION IF ACTUAL CONSUMPTION EXCEEDS THIS CALCULATED ESTIMATE. IF THE TOWN DETERMINES THAT ADDITION WATER IS TO BE DEDICATED THE OWNER OF LOT 3 SHALL PROVIDE THE WATER WITHIN 30 DAYS OF WRITTEN NOTICE BY THE TOWN. THE ADDITIONAL DEDICATION SHALL BE BASED ON THE TOWN'S THEN-CURRENT WATER DEDICATION POLICIES.

THE TOWN OF FIRESTONE HAS DETERMINED THAT THE REQUIRED CBD DEDICATION BE:

IRRIGATION DEMAND = 0.925 CBT SHARES

DOMESTIC DEMAND = 0.034 CBT SHARES

A TOTAL OF 2.0 CBT SHARES FROM THE OAK MEADOWS POOL WILL BE APPLIED TO THIS PROJECT TO MEET THE WATER DEDICATION OBLIGATION.

SERVICE REQUIREMENTS:

THIS DEVELOPMENT SHALL BE SERVED BY THE FOLLOWING UTILITY COMPANIES:

POTABLE WATER-	TOWN OF FIRESTONE
SANITARY SEWER-	SAINT VRAIN SANITATION DISTRICT
NATURAL GAS-	SOURCE GAS
POWER-	UNITED POWER
POLICE PROTECTION-	TOWN OF FIRESTONE
FIRE PROTECTION-	FREDERICK FIRESTONE FIRE PROTECTION DISTRICT
TELEPHONE-	CENTURY LINK
RECREATION-	CARBON VALLEY RECREATION DISTRICT

ARCHITECTURE:

THIS DEVELOPMENT SHALL FEATURE THE FOLLOWING ARCHITECTURAL ELEMENTS. THE ELEVATIONS THAT ARE CONSISTENT WITH THESE STANDARDS ARE SHOWN ON SHEETS C11 - C12.

- BUILDING MATERIALS SHALL EITHER BE SIMILAR TO THE MATERIALS ALREADY BEING USED IN THE DEVELOPMENT OR IMMEDIATE AREA IF DISSIMILAR MATERIALS ARE BEING PROPOSED. OTHER CHARACTERISTICS SUCH AS SCALE AND PROPORTION, FORM, ARCHITECTURAL DETAILING, COLOR AND TEXTURE, SHALL BE UTILIZED TO ENSURE THAT SIMILARITY EXISTS FOR THE BUILDING TO BE COMPATIBLE, DESPITE THE DIFFERENCES IN MATERIALS.
- BUILDING MATERIALS SHALL NOT CREATE EXCESSIVE GLARE. IF HIGHLY REFLECTIVE BUILDING MATERIALS ARE PROPOSED, SUCH AS ALUMINUM, UNPAINTED METAL OR REFLECTIVE GLASS, THE POTENTIAL FOR GLARE FROM SUCH MATERIALS WILL BE (VALUATED TO DETERMINE WHETHER THE CLARE WOULD CREATE A SIGNIFICANT ADVERSE IMPACT ON THE ADJACENT PROPERTY OWNERS, NEIGHBORHOODS OR COMMUNITY IN TERMS OF VEHICULAR SAFETY, OUTDOOR ACTIVITIES AND ENJOYMENT OF VIEWS. IF SO, SUCH MATERIALS SHALL NOT BE PERMITTED.
- COLOR SHADES SHALL BE USED TO FACILITATE BLENDING INTO THE NEIGHBORHOOD AND UNIFYING THE DEVELOPMENT.
- NON-REFLECTIVE GLASS SHALL BE USED FOR COMMERCIAL STOREFRONT DISPLAY WINDOWS AND DOORS.
- ALL LOADING DOCK AND SERVICE AREAS SHALL BE VISUALLY BUFFERED FROM ADJACENT PROPERTIES AND STREETS USING A COMBINATION OF WALLS AND LANDSCAPING. ALL WALLS SHALL MATCH THE CHARACTER AND COLOR OF EXTERIOR BUILDING FACADES.
- ALL HVAC AND MECHANICAL EQUIPMENT SHALL BE SCREENED (OR CAMOUFLAGED FROM VIEW).
- TRASH ENCLOSURES SHALL BE PROVIDED FOR EACH BUILDING AND CONSTRUCTED FROM THE SAME MATERIALS AS THE MAIN BUILDING IT IS SERVING. ALL TRASH ENCLOSURES SHALL BE SCREENED FROM VIEW.
- THE FOLLOWING SHALL BE PROHIBITED CORRUGATED METAL (CORRUGATED METAL ACCENTS ARE ACCEPTABLE), TEMPORARY STRUCTURES (EXCEPT FOR THOSE ALLOWED DURING CONSTRUCTION OF PERMANENT STRUCTURES, AND OTHER STRUCTURE FEATURES DETERMINED TO BE INCONSISTENT WITH THE STANDARDS SET FORTH IN THE FIRESTONE MUNICIPAL CODE.
- ANY MODIFICATIONS OF DESIGN, COLOR, AND/OR MATERIALS MUSTS BE APPROVED BY THE TOWN PRIOR TO THE ALTERATION MADE.

BUILDING HEIGHT:

THE MAXIMUM BUILDING HEIGHT FOR THIS DEVELOPMENT IS 35' - 0".

SETBACK:

BUILDING SETBACKS FOR LOT 3 ARE AS FOLLOWS:

PRIMARY BUILDING:

FRONT: 20 FEET
SIDE: 20 FEET
REAR: 45 FEET

EXPIRATION:

THIS FDP WILL EXPIRE IF A BUILDING PERMIT IS NOT ISSUED WITHIN TWO YEARS FROM THE DATE OF TOWN BOARD APPROVAL OF THIS FDP.

ADDRESS INFORMATION:

THE ADDRESS FOR THIS LOT IS 6179 FIRESTONE BOULEVARD, FIRESTONE, CO 80504.

UTILITIES:

NEW UTILITY SERVICES LINES FOR WATER, SANITARY SEWER, ELECTRIC AND GAS SERVICES WILL BE CONSTRUCTED AS PART OF THIS FDP. LINES HAVE BEEN SIZED ACCORDINGLY TO SERVE THIS DEVELOPMENT.

IRRIGATION:

THE IRRIGATION SYSTEM WILL BE CONNECTED TO THE DOMESTIC WATER SYSTEM AS SHOWN ON THE IRRIGATION PLANS. REFER TO SHEETS C17-C20.

DEVELOPMENT SCHEDULE:

CONSTRUCTION TO BE COMMENCED PURSUANT TO THIS FDP ARE SUBJECT TO THE FORMAL PERMITTING PROCESS AND CERTIFICATION OF OCCUPANCY ISSUANCE REQUIREMENTS AS SPECIFIED IN THE FIRESTONE MUNICIPAL CODE.

LOT 3 CONSTRUCTION WILL BE CONSTRUCTED IN ONE PHASE AND IS ANTICIPATED TO BEGIN IN THE SPRING OF 2020. ALL PUBLIC UTILITIES, PRIVATE UTILITIES, LANDSCAPING, MONUMENT SIGNS AND OTHER SITE IMPROVEMENTS SHOWN IN THIS FDP SHALL BE COMPLETED PRIOR TO ISSUANCE OF CONDITIONAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS AS SET FORTH IN THE DEVELOPMENT AGREEMENT.

DRAINAGE:

REFER TO THE FINAL DRAINAGE REPORT FOR OAK MEADOWS VILLAGE DATED MAY 17, 2006 FOR A DETAILED DESCRIPTION OF THE DRAINAGE AND DETENTION. IN GENERAL, THE SITE WILL SURFACE DRAIN TO GRASS-LINED SWALES, WHICH WILL CONVEY RUNOFF TO OFF-SITE DETENTION FACILITIES LOCATED NORTH OF THIS FDP SITE WITHIN THE OAK MEADOWS PUD. REFER TO THE FINAL DRAINAGE LETTER FOR CHRISTIAN BROTHERS AUTOMOTIVE DATED 11/22/2019 BY BASELINE ENGINEERING.

SIGNAGE PROGRAM:

A SIGN PERMIT SHALL BE OBTAINED FROM THE TOWN OF FIRESTONE PRIOR TO CONSTRUCTION OF ANY SIGN. ALL SIGN PERMIT APPLICATIONS SHALL BE CONSISTENT WITH THE SIZE, SHAPE AND TYPE DEPICTED ON SHEETS C21 OF THIS FDP. ACTUAL LETTERS AND SIGN-TEXT MAY VARY FROM THE SIGNS DEPICTED ON THE DRAWINGS, BUT SHALL GENERALLY CONSISTENT WITH THE STYLE AND MATERIALS DEPICTED ON THE FDP.

DATA TABLES:

PARKING	
PROPOSED BUILDING AREA	5465 SF
REQUIRED SPACES PER 250/SF OF BUILDING AREA	22 SPACES
PROVIDED PARKING SPACES	39 SPACES*

* PROVIDED PARKING SPACES INCLUDE 9 INTERNAL BUILDING BAYS.

LAND USE			
COVERAGE	AREA (SF)	AREA (ACRES)	PERCENT TOTAL
BUILDING	5,464	0.125	12.7%
PARKING & DRIVES	19,849	0.456	46.3%
PAVED AREAS (WALKS, PLAZA, ETC.)	547	0.013	1.3%
LANDSCAPING	16,977	0.390	39.7%
OVERALL SITE AREA	42837	0.9840	100%

WATER FIXTURE CALCULATIONS			
PLUMBING FIXTURE	WATER FIXTURE UNITS	NUMBER OF FIXTURES	TOTAL WATER FIXTURE UNITS
WATER CLOSET	5	2	10
DRINKING FOUNTAIN	.25	1	0.25
LAVATORIES/SINK	1.5	3	4.5
HAND SINK	1.5	1	1.5
EYEWASH	2.0	1	2.0
H.B.	2.5	4	10.0
TOTAL WATER FIXTURE UNITS =			28.3
WATER PIPE SIZE (25 GPM) = 3/4"			

WATER METER TABLE		
QUANTITY	SIZE	TYPE
1	3/4"	COMMERCIAL & IRRIGATION

DESIGNED BY

LTV

DATE

1/31/2020

PREPARED BY

MDS

REVISION DESCRIPTION

TOWN COMMENTS

Engineering • Planning • Surveying

112 N. RUBEY DRIVE, SUITE 210 GOLDEN, COLORADO 80463

P: 303.940.9966 F: 303.940.9959

www.baselinecorp.com

CHRISTIAN BROTHERS AUTOMOTIVE

WELD COUNTY

CHRISTIAN BROTHERS AUTOMOTIVE

6179 FIRESTONE BOULEVARD

TEXT NARRATIVE

PREPARED UNDER THE DIRECT SUPERVISION OF



FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL

12/9/2019

DRAWING SIZE

22" X 34"

SURVEY FIRM

BEC

SURVEY DATE

9/26/2019

JOB NO.

C03414

DRAWING NAME

C2 NARRATIVE.dwg

SHEET

2 OF 21

C2

GENERAL NOTES:

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE TOWN OF FIRESTONE STANDARDS AND SPECIFICATIONS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TOWN.
- ALL REFERENCES TO ANY PUBLISHED STANDARD SHALL REFER TO THE LATEST REVISION OF SAID STANDARD UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONSULTANT ENGINEER SHALL PROVIDE, ON THE COVER OF THE PLAN SET, THE LOCATION AND DESCRIPTION OF THE NEAREST SURVEY BENCHMARK FOR THE PROJECT AS WELL AS THE BASIS OF BEARINGS.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND/OR AGREEMENTS NEEDED FOR THE JOB, ONSITE AT ALL TIMES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION OR REQUEST TO EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS, ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR APPLICABLE AGENCIES. ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS WILL NOT BE PERMITTED UNTIL THE RECORDATION OF PLAT(S) AND/OR EASEMENTS, AND A PRE-CONSTRUCTION MEETING. THE DEVELOPER, ENGINEER OR CONTRACTOR, SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION. APPROVED PLANS SHALL BE DISTRIBUTED AT THE PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY NOTIFICATION OF AND SHALL COORDINATE WORK IN ALL WORK AREAS WITH THE APPROPRIATE STATE, COUNTY, TOWN, OR LOCAL AGENCIES.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF UTILITY SERVICE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE MANUAL OF TRAFFIC CONTROL DEVICES (MUTCD) TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN, COUNTY, OR STATE), FOR APPROVAL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
- IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE TOWN IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTANT ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- THE CONTRACTOR SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE PROJECT'S COLORADO PERMIT FOR STORM WATER DISCHARGE, THE STORM WATER MANAGEMENT PLAN AND THE EROSION CONTROL PLAN, WHERE APPLICABLE.
- ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITIES. EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE LANDSCAPING. THE TOWN MAINTAINS THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF NECESSARY DURING CONSTRUCTION.
- THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF WATER LINES, DRY UTILITIES, CURB AND GUTTER, AND PAVING. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THIS INFORMATION INCLUDING BUT NOT LIMITED TO ANY AND ALL TOWN OWNED MAIN LINES DURING BID PROCESS.
- ALL EXISTING STRUCTURES, FENCES, SIGNS, AND IMPROVEMENTS DESTROYED, DAMAGED, OR REMOVED DUE TO THE CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE AND KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DISPOSAL SITE FOR ALL UNUSABLE MATERIAL REMOVED FROM THE PROJECT.
- ALL PAVEMENT MARKING REQUIRED FROM THE CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE TOWN/COUNTY AT ALL TIMES.
- SHALL PROVIDE THE NECESSARY SIGNED/SEALED AS-BUILT SURVEY(S) TO ENGINEER AS REQUIRED FOR FINAL APPROVAL BY THE LOCAL JURISDICTION AT LEAST 30 DAYS PRIOR TO PROJECT COMPLETION. AS-BUILT SURVEY(S) SHALL INCLUDE ALL RIM ELEVATIONS, INVERTS, PIPE SIZES & MATERIALS AND PIPE SLOPES FOR ALL STORM AND SANITARY SEWERS. IN JURISDICTION WHERE AN AS-BUILT HYDROLOGY ANALYSIS OR STORMWATER "CERTIFICATION" IS REQUIRED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL ALSO SUPPLY ALL NECESSARY DOCUMENTATION REQUIRED FOR THE ENGINEER TO DETERMINE UNDERGROUND POND(S), IF APPLICABLE, PROVIDE THE ADEQUATE STORAGE VOLUMES. SUCH DOCUMENTATION MAY INCLUDE, BUT SHALL NOT BE LIMITED, TO PHOTOGRAPHS OF SYSTEM INSTALLATION, COMPACTION REPORTS UNDER AND ABOVE THE SYSTEM, DELIVERY TICKETS, SHOP DRAWINGS, ELEVATIONS OF STONE BEDDING (TOP AND BOTTOM), AS WELL AS HORIZONTAL LIMITS OF STONE.
- THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAYBE BE REQUIRE FOR THIS PROJECT.
- ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS.
- IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FILED CONDITIONS THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

STANDARD EROSION & SEDIMENT CONTROL NOTES:

- THE CONTRACTOR MUST NOTIFY THE TOWN OF FIRESTONE ENGINEERING DEPARTMENT (303.531.6274) AT LEAST THREE DAYS PRIOR TO STARTING CONSTRUCTION.
- ALL GRADING, EROSION, AND SEDIMENT CONTROL MUST CONFORM TO APPROVED PLANS. REVISIONS TO DISTURBANCE AREAS, SLOPES, AND/OR EROSION AND SEDIMENT CONTROL MEASURES ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM TOWN OF FIRESTONE PLANNING AND DEVELOPMENT DEPARTMENT. FIELD MODIFICATIONS TO AN EQUIVALENT BMP THAT DOES NOT AFFECT THE SITE HYDROLOGY MAY BE APPROVED BY TOWN OF FIRESTONE ENGINEERING STAFF.

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE FILING 1 LOT 3 BLOCK 1, SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST
OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

CHRISTIAN BROTHERS AUTOMOTIVE

GENERAL NOTES & LEGEND

SHEET 3 OF 21

STANDARD EROSION & SEDIMENT CONTROL NOTES
(CONTINUED)

- THE LANDOWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING A PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, AT LEAST 10 DAYS PRIOR THE START OF CONSTRUCTION ACTIVITIES FOR LAND DISTURBANCE AREAS OF ONE ACRE OR GREATER. THE PERMIT MUST BE KEPT CURRENT THROUGHOUT THE CONSTRUCTION PROCESS. STATE STORMWATER PERMIT APPLICATIONS ARE AVAILABLE AT THIS ADDRESS: [HTTP://WWW.CDPHE.STATE.CO.US/WQ/PERMITSUNIT/WQCDPMT.HTML](http://www.cdphe.state.co.us/wq/permitsunit/wqcdpmt.html)
- EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs) MUST BE INSTALLED PRIOR TO GRADING ACTIVITIES.
- APPROVED EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THE PROJECT. AT A MINIMUM, THE PROPERTY OWNER OR CONTRACTOR SHALL INSPECT ALL BMPs IN ACCORDANCE WITH THE APPROVED PLANS. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED IMMEDIATELY. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED.
- ALL TOPSOIL MUST BE SALVAGED, SEGREGATED, AND STOCKPILED SEPARATELY FROM THE OVERBURDEN. TOPSOIL AND OVERBURDEN MUST BE REDISTRIBUTED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE FOR AREAS THAT MUST BE SEEDED AND PLANTED. RUNOFF FROM THE STOCKPILED AREA MUST BE CONTROLLED TO PREVENT EROSION AND SEDIMENTATION OF RECEIVING WATERS.
- SOILS THAT ARE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION.
- THE LANDOWNER AND/OR CONTRACTOR MUST IMMEDIATELY TAKE ALL NECESSARY STEPS TO CONTROL SEDIMENT DISCHARGE.
- SOIL STABILIZATION MEASURES SHALL BE APPLIED WITHIN THIRTY (30) DAYS TO DISTURBED AREAS, WHICH MAY NOT BE AT FINAL GRADE, BUT WILL BE LEFT DORMANT FOR LONGER THAN SIXTY (60) DAYS.
- IF APPLICABLE, THE FOLLOWING NOTE SHALL BE COMPLETED:
TEMPORARY VEGETATIVE COVER CONSISTING OF ANNUAL RYE GRASS MUST BE HYDRO-SEEDED AT 20 POUNDS PURE LIVE SEED PER ACRE. MULCH CONSISTING OF GRASS HAY, APPLIED AT A RATE OF 1 TON PER ACRE AND CRIMPED MUST BE USED TO STABILIZED THE EXPOSED SURFACE.

PERMANENT VEGETATIVE COVER CONSISTING OF THE MIX NOTE BELOW MUST BE HYDRO-SEEDED AT THE PORTION STATED BELOW:

SPECIES	VARIETY	% OF MIX	PLS/ACRE
WESTERN WHEATGRASS	ARRIBA	25	8.0
GREEN NEEDLEGRASS	LODOM	20	4.0
BLUE GRAMA	LOMINGTON	20	1.2
BUFFALO GRASS	TEXOKA	10	3.3
SANDBERG BLUEGRASS		10	0.8
SEEDCATS GRAMA	VAUGHN	15	2.8

- ALL DISTURBED SLOPES (UNLESS IN A COMPETENT ROCK CUT) GREATER THAN OR EQUAL TO 4:1 (H:V), FLOW LINES OF SWALES, GUTTER DOWNSPOUTS, OR ADDITIONAL AREAS AT THE DISCRETION OF TOWN OF FIRESTONE STAFF, SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET OR EQUIVALENT BMP.
- IF IT IS NECESSARY TO MOVE MATERIAL IN EXCESS OF 300 CUBIC YARDS AND/OR 10,000 SQUARE FEET OF LAND DISTURBANCE AREA TO OR FROM ANOTHER TOWN OF FIRESTONE SITE, A GRADING PERMIT OR NOTICE OF INTENT (NOI) IS NECESSARY FOR THE OFF-SITE PROPERTY. IF THE MATERIAL IS MOVED TO A PROPERTY LOCATED WITHIN ANOTHER JURISDICTION, EVIDENCE IS REQUIRED THAT THE LOCAL GOVERNMENT HAS APPROVED THE GRADING OPERATION.
- THE LANDOWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES DURING THE ENTIRE CONSTRUCTION PROCESS.
- THE LANDOWNER AND/OR CONTRACTOR MUST TAKE REASONABLE PRECAUTIONS TO ENSURE THAT VEHICLES DO NOT TRACK OR SPILL EARTH MATERIALS ON TO STREETS/ROADS AND MUST IMMEDIATELY REMOVE SUCH MATERIALS IF THIS OCCURS.

THE LANDOWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTROLLING LITTER SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, AND SANITARY WASTE, AS APPLICABLE. IN ADDITION, SPILL PREVENTION AND CONTAINMENT BMPs FOR CONSTRUCTION MATERIALS, WASTE, AND FUEL MUST BE PROVIDED, AS APPLICABLE. LOCATIONS OF STOCKPILES, CONCRETE WASHOUT AREAS, AND TRASH RECEPTACLES MUST BE CLEARLY SHOWN ON THE PLANS.
- FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY, AS DEFINED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, AT THE TIME OF GRADING. DURING GRADING, APPLYING A COMBINATION OF WATER, TACKIFIER AND SILT FENCE TO BREAK UP WIND SURFACE VELOCITIES MAY CONTROL DUST. IF WIND SPEEDS EXCEED THE ABILITY OF BMPs TO CONTROL FUGITIVE DUST, GRADING ACTIVITIES MUST CEASE.
- EARTH MATERIALS AND CONSTRUCTION SUPPLIES ARE TO BE STORED ON A CONSTRUCTION SITE STAGING AREA, AND ARE NOT TO BE STORE ON STREET OR SIDEWALK. LOCATION OF STOCKPILES, CONCRETE WASHOUT AND TRASH RECEPTACLES ARE CLEARLY LOCATED ON THE PLANS.
- THE TOWN OF FIRESTONE ENGINEERING DEPARTMENT, OR ITS AUTHORIZED REPRESENTATIVE, MAY MODIFY THE EROSION AND SEDIMENT CONTROL PLAN AS FIELD CONDITIONS WARRANT.

UTILITY PLAN CONSTRUCTION NOTES:

- ALL CONSTRUCTION WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE SITE WORK SPECIFICATIONS AND THE TOWN OF FIRESTONE "CONSTRUCTION STANDARDS AND SPECIFICATIONS". ANY WORK NOT COVERED IN THE ABOVE SHALL CONFORM TO THE "2011 CDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE "2019 CDOT STANDARD SPECIFICATIONS BOOK, M&S STANDARDS" AND SUPPLEMENTALS, UNLESS OTHERWISE NOTED ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WHO MIGHT HAVE UTILITY LINES ON OR ACROSS THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE HIS ACTIVITIES WITH THE UTILITY COMPANIES TO ENSURE COMPLIANCE WITH THE PROJECT SCHEDULE ESTABLISHED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT EXISTING UTILITY LINES, AND SHALL REPAIR ANY DAMAGES AT HIS OWN EXPENSE. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (800.922.1987) AT LEAST 2 DAYS IN ADVANCE BEFORE COMMENCEMENT OF WORK.
- UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING. THE CONTRACTOR SHALL FURTHER BE RESPONSIBLE FOR THE ACCURACY OF ALL STAKING IN ACCORDANCE WITH THE APPROVED PLANS. IN THE EVENT THAT DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OR PROJECT MANAGER PRIOR TO COMMENCING WITH CONSTRUCTION OPERATIONS.

UTILITY PLAN CONSTRUCTION NOTES (CONTINUED):

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVED TOWN PLANS, WORK ORDERS AND CONNECTION PERMITS REQUIRED BY THE TOWN OF FIRESTONE.
- ALL UTILITIES SHALL BE BACKFILLED, AND COMPACTED IN ACCORDANCE WITH THE SITE WORK SPECIFICATIONS OR TOWN OF FIRESTONE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE EROSION PROTECTION DURING CONSTRUCTION AND FOLLOWING CONSTRUCTION UNTIL SUCH TIME AS PROPER VEGETATION IS REESTABLISHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING AND MAINTAINING BARRICADES AND OTHER TRAFFIC WARNING DEVICES AS NECESSARY AROUND THE PERIMETER OF CONSTRUCTION AND ADJACENT TO ANY OPEN TRENCHES.
- THOSE UTILITIES WHICH ARE PUBLIC, SHALL BE INSTALLED BY A CONTRACTOR LICENSED AND BONDED WITH TOWN OF FIRESTONE.
- ALL VALVES, MANHOLE LIDS, AND SEWER CLEAN-OUTS LOCATED IN PAVED AREA, SHALL BE H-20 TRAFFIC RATED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ELEVATIONS AND ADJUSTING ALL COVERS AND LIDS IN PAVED AREAS TO FINISHED GRADE. ALL FIELD ADJUSTMENTS SHALL BE NOTED AND BROUGHT TO THE ENGINEERS ATTENTION AND APPROVAL.
- CONSTRUCTION ACCESS TO THE SITE SHALL BE FROM PRIVATE DRIVE EAST OF OAK MEADOWS BOULEVARD, UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR THE TOWN.
- ALL UTILITIES LOCATED BENEATH PAVED SURFACES SHALL BE BACKFILLED WITH SAND AND COMPACTED 95% S.P.D. COMPACTION SHALL BE ACCOMPLISHED BY TAMPING.
- THE CONTRACTOR SHALL NOTIFY TOWN OF FIRESTONE PUBLIC WORKS (303.833.3544) 48 HOURS PRIOR TO ANY STREET CLOSING.

GRADING PLAN CONSTRUCTION NOTES:

- ALL CONSTRUCTION WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE SITE WORK SPECIFICATIONS AND THE TOWN OF FIRESTONE "CONSTRUCTION STANDARDS AND SPECIFICATIONS". ANY WORK NOT COVERED IN THE ABOVE SHALL CONFORM TO THE "1991 CDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE "2019 CDOT STANDARD SPECIFICATIONS BOOK, M&S STANDARDS" AND SUPPLEMENTAL, UNLESS OTHERWISE NOTED ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WHO MIGHT HAVE UTILITY LINES ON OR ACROSS THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE HIS ACTIVITIES WITH THE UTILITY COMPANIES TO ENSURE COMPLIANCE WITH THE PROJECT SCHEDULE ESTABLISHED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT EXISTING UTILITY LINES, AND SHALL REPAIR ANY DAMAGES AT HIS OWN EXPENSE. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT (800.922.1987) AT LEAST 2 DAYS IN ADVANCE BEFORE COMMENCEMENT OF WORK.
- UPON COMPLETION OF WORK, THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING ALL CURBS, WITH THE UPPER 4" DEPTH TO BE TOPSOIL.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSURANCE OF MATERIALS, INSTALLATION AND MAINTENANCE OF THE COMBINATION HAY BALE/SILT FENCE BARRIER AROUND THE LIMITS OF CONSTRUCTION AND AS SHOWN ON THE APPROVED PLAN, DURING CONSTRUCTION AND UNTIL ALL WORK IS COMPLETE AND VEGETATION IS REESTABLISHED.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES, SHALL CONFORM TO THE COLORADO STANDARD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. ALL PAVEMENT STRIPING SHALL BE FOUR (4) INCHES WIDE, UNLESS SHOWN OTHERWISE ON THE PLANS.
- IN AREAS WHERE CONCRETE PAVING IS TO ABUT ASPHALTIC PAVING, THE CONTRACTOR SHALL CONSTRUCT A 10" THICKENED EDGE IN THE CONCRETE.
- ALL PAVEMENT REMOVAL CONTIGUOUS TO PAVEMENT REMAINING, SHALL BE SAW-CUT IN A STRAIGHT LINE TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS ON-SITE WILL NOT BE PERMITTED.
- UNLESS OTHERWISE STATED IN THE GENERAL CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING. ALL SUB-GRADE, CONCRETE AND ASPHALTIC PAVEMENT TESTING SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION", COLORADO DEPT. OF HIGHWAYS, LATEST EDITION AND SUPPLEMENTAL. ALL TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER FOR HIS REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALKS, RAMPS AND PAVING SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL CONCRETE, FOUNDATIONS, WALKS, WALLS, TREES AND OTHER DEBRIS INDICATED ON THE SURVEY OR SPECIFIED IN THE SITE WORK SPECIFICATIONS. ALL SALVAGEABLE STORM SEWER GRATES, INLETS OR MANHOLE RING AND COVERS WHICH ARE NOT BEING RE-USED ON SITE SHALL BE RETURNED TO TOWN OF FIRESTONE.
- CONSTRUCTION SPECIFICATION: COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 1991, SPECIAL PROVISIONS AND REVISIONS THERETO.
- SPECIFICATION DETAILS CAN BE FOUND UNDER THE FOLLOWING ITEM AND SECTION NUMBERS:
EMBANKMENT COMPACTION --- SECTION 203
AGGREGATE BASE COURSE --- SECTION 304
- SUBGRADE COMPACTION: APPROVED MATERIAL MAY BE REQUIRED IF THE NATIVE MATERIAL IS UNSATISFACTORY. THE APPROVED MATERIAL SHALL THEN BE COMPACTED TO A DENSITY TO FORM THE PREPARED SURFACE FOR THE ROAD SURFACE MATERIAL. MINIMUM DENSITY WILL BE DETERMINED IN ACCORDANCE WITH AASHTO DESIGNATION T 180 OR 189, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS 203.11 (1986 ED.), EXCEPT NOT LESS THAN 95% T180 ON THE TOP 12" OF SUBGRADE MATERIAL.
- VARIABLE SLOPES ARE NOT TO EXCEED 3:1 UNLESS OTHERWISE APPROVED BY TOWN OF FIRESTONE.

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	SECTION LINE
---	---	PROPERTY BOUNDARY
---	---	RIGHT-OF-WAY
---	---	LOT LINE
---	---	EASEMENT
---	---	BUILDING SETBACK
---	---	WATER LINE
---	---	WATER SERVICE
---	---	SANITARY SEWER
---	---	OVERHEAD UTILITY
---	---	FIBER OPTIC
---	---	GASLINE
---	---	UNDERGROUND ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	MINOR CONTOUR (1' INTERVAL)
---	---	MAJOR CONTOUR (5' INTERVAL)
---	---	WIRE FENCE
---	---	CURB & GUTTER (SPILL/CATCH)
---	---	EDGE OF BUILDING

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		SANITARY MANHOLE
		POWER POLE
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		ELECTRIC PEDESTAL
		ELECTRIC METER
		ELECTRIC TRANSFORMER
		GAS METER
		SIGN
		ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
		SIDEWALK PAVING (4" THICK CONCRETE, 4000 PSI)
		CONCRETE PAVING
		LANDSCAPING
		VEHICLE TRACKING CONTROL (VTC)
		SEEDING AND MULCHING (SM)
		STABILIZED STAGING AREA (SSA)
		CONCRETE WASHOUT AREA (CWA)
		EROSION CONTROL BLANKETS (ECB)
		INLET PROTECTION (IP)
		ROCK SOCK (RS)
		SILT FENCE (SF)

ABBREVIATIONS

TBC	TOP BACK OF CURB ELEVATION	LP	LOW POINT ELEVATION
FFE	FINISHED FLOOR ELEVATION	HP	HIGH POINT ELEVATION
FG	FINISHED GRADE ELEVATION	ME	MATCH EXISTING ELEVATION
W	TOP OF SIDEWALK ELEVATION		

DESIGNED BY

LTV

DATE

1/31/2020

PREPARED BY

MDS

DATE

4/9/2020

REVISION DESCRIPTION

TOWN COMMENTS

TOWN COMMENTS

CHRISTIAN BROTHERS AUTOMOTIVE

WELD COUNTY

TOWN OF FIRESTONE

CHRISTIAN BROTHERS AUTOMOTIVE

6179 FIRESTONE BOULEVARD

GENERAL NOTES & LEGEND

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 12/9/2019

DRAWING SIZE 22" X 34"

SURVEY FIRM BEC

SURVEY DATE 9/26/2019

JOB NO. C03414

DRAWING NAME C3 6\NOTES & LEGEND.dwg

SHEET 3 OF 21

C3

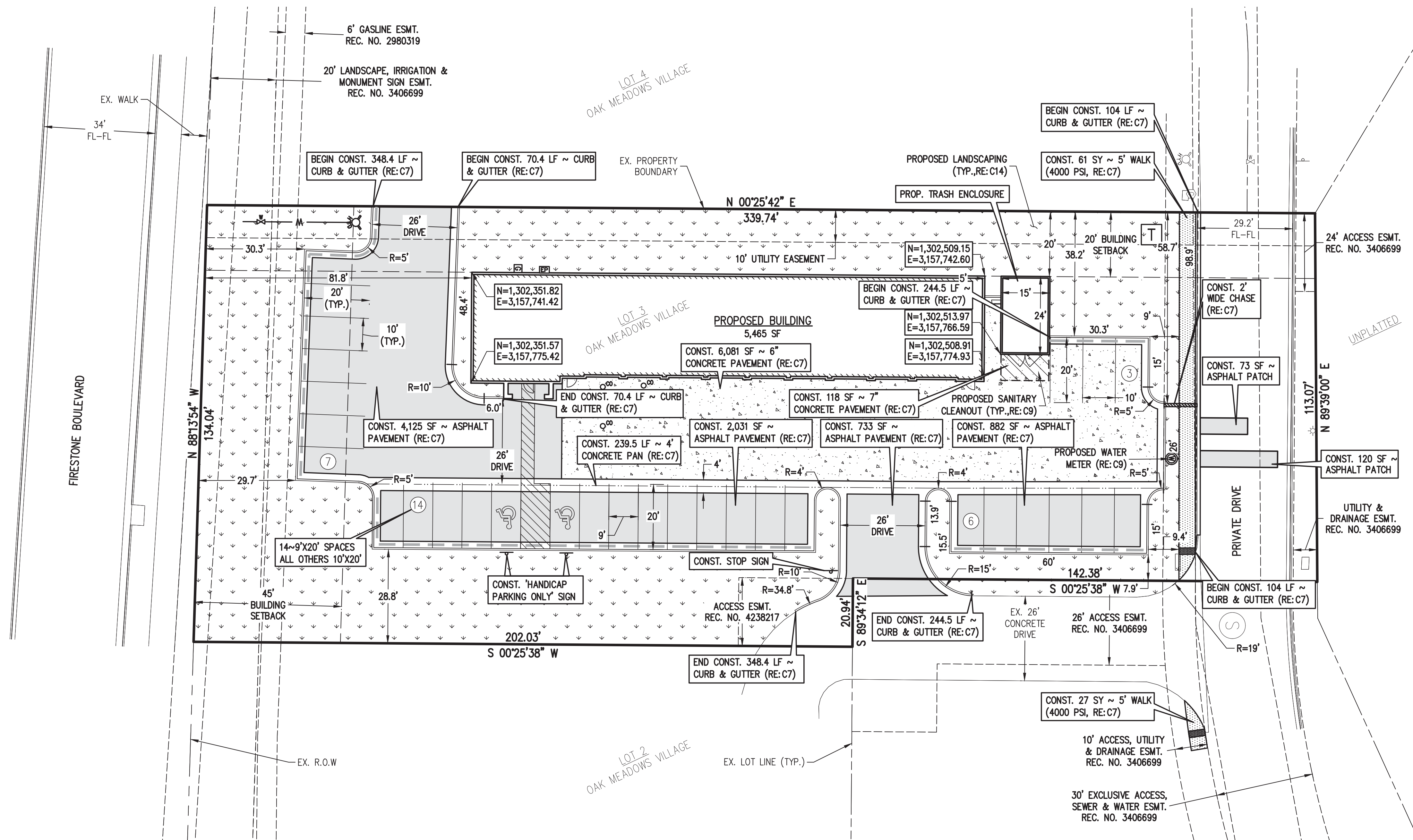
FINAL DEVELOPMENT PLAN

OAK MEADOWS VILLAGE FILING 1 LOT 3 BLOCK 1, SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST
OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

CHRISTIAN BROTHERS AUTOMOTIVE

HORIZONTAL CONTROL PLAN

SHEET 4 OF 21



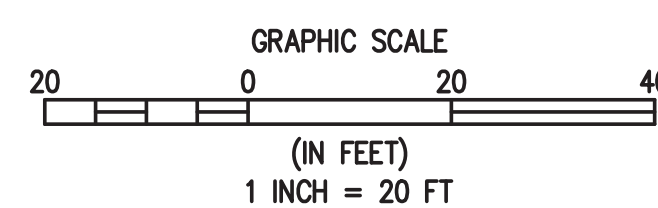
NOTES:

- ANY DAMAGED SIDEWALK, CURB AND GUTTER IN THE RIGHT OF WAY ON THIS DEVELOPMENT'S FRONTAGE WILL BE REPAIRED AT THE DISCRETION OF THE RIGHT OF WAY INSPECTOR. THIS APPLIES TO EXISTING DAMAGE AND DAMAGE THAT OCCURS DURING CONSTRUCTION AT THE GENERAL CONTRACTOR'S COST.
- WHERE NEW SITE WORK JOINS EXISTING CONDITIONS, EXISTING CONDITIONS SHALL CONTROL. IF MAJOR DISCREPANCIES ARE APPARENT, NOTIFY ENGINEER BEFORE PROCEEDING WITH THE WORK.
- SAW CUT PAVING AS REQUIRED TO PROVIDE A CLEAN BREAK FROM PAVING/WALK TO REMAIN FROM PAVING/WALK TO BE REMOVED.
- SEE SHEET C7 FOR PAVEMENT AND SITE CONCRETE DESIGN.



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1
C4 | C4
HORIZONTAL CONTROL PLAN



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DATE 1/31/2020
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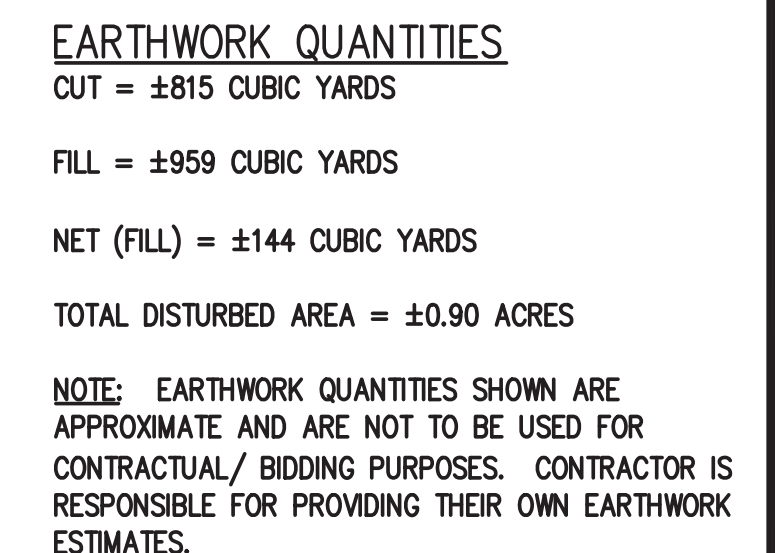
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TOWN COMMENTS

DATE 1/31/2020
PREPARED BY MDS

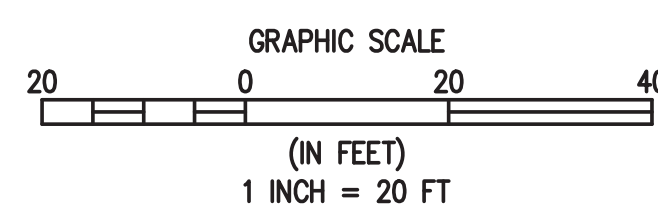
REVISION DESCRIPTION
TOWN COMMENTS
TOWN COMMENTS

CHRISTIAN BROTHERS AUTOMOTIVE

SHEET 5 OF 21



- NOTES:**
1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF GRADING AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ADDITIONAL MEASURES MAY BE REQUIRED DURING CONSTRUCTION AND SHALL BE INSTALLED AT THE DIRECTION OF THE TOWN ENGINEER OR DESIGNATED REPRESENTATIVE.
 2. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES EVERY 7 DAYS AND AFTER EVERY PRECIPITATION EVENT.
 3. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, OWNER, AND CONTRACTOR TO PREVENT SEDIMENT, DEBRIS, AND ALL POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING GRADING AND CONSTRUCTION OPERATIONS. THE DEVELOPER, OWNER, AND CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO WATERWAYS, WETLANDS OTHER PROPERTIES AND RIGHTS—OF-WAY RESULTING FROM WORK DONE AS PART OF THIS PROJECT. ALL SEDIMENT, SILT, MUD, AND CONSTRUCTION DEBRIS THAT MOVES BEYOND THE PROPERTY LIMITS MUST BE IMMEDIATELY REMOVED.



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REVISION DESCRIPTION	PREPARED BY	DATE	DESIGNED BY
TOWN COMMENTS	MDS	1/31/2020	LTV
TOWN COMMENTS	MDS	4/9/2020	DRAWN BY LTV
			CHECKED BY MDS

CHRISTIAN BROTHERS AUTOMOTIVE
TOWN OF FIRESTONE
CHRISTIAN BROTHERS AUTOMOTIVE
6179 FIRESTONE BOULEVARD
GRADING EROSION & SEDIMENT CONTROL PLAN
WELD COUNTY



FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL	12/9/2019
DRAWING SIZE	22" X 34"
SURVEY FIRM	SURVEY DATE
BEC	9/26/2019
JOB NO.	C03414
DRAWING NAME	
C5	GRADING & EROSION.dwg
SHEET	5 OF 21

C5

CHRISTIAN BROTHERS AUTOMOTIVE

EX. SANITARY MH
RIM= 4848.70
INV(SW)= 4838.50
INV(E)= 4838.30

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FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITAL	12/9/2019
DRAWING SIZE	22" x 34"
SURVEY FIRM	SURVEY DATE
EC	9/26/2019
DB NO.	C03414
DRAWING NAME	
6 UTILITY.dwg	
SHEET	6 OF 21
C6	



FINAL DEVELOPMENT PLAN

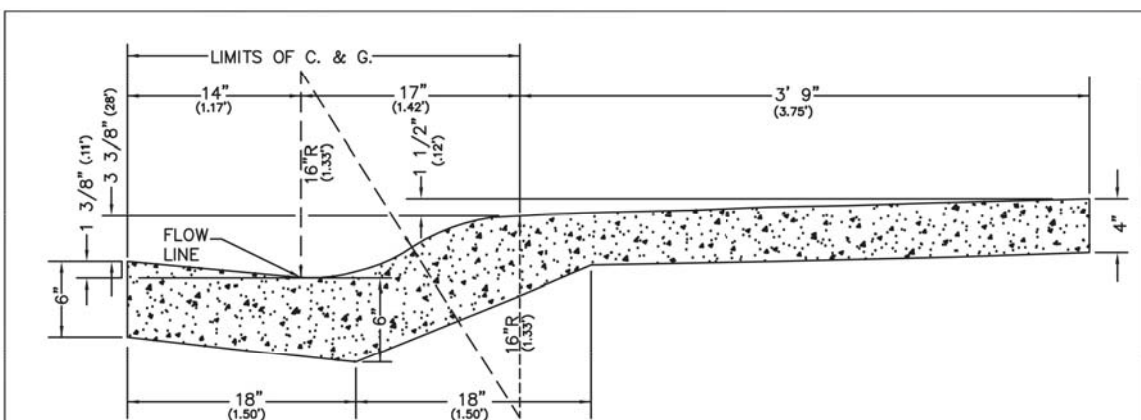
OAK MEADOWS VILLAGE FILING 1 LOT 3 BLOCK 1, SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST

OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

CHRISTIAN BROTHERS AUTOMOTIVE

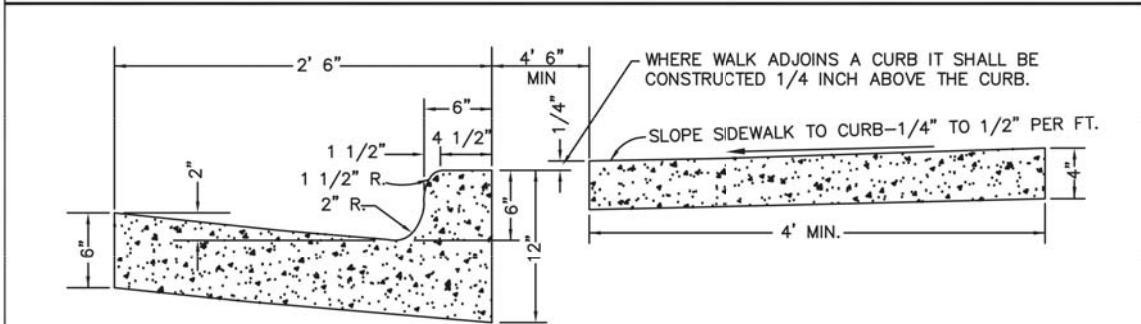
SITE DETAILS

SHEET 7 OF 21



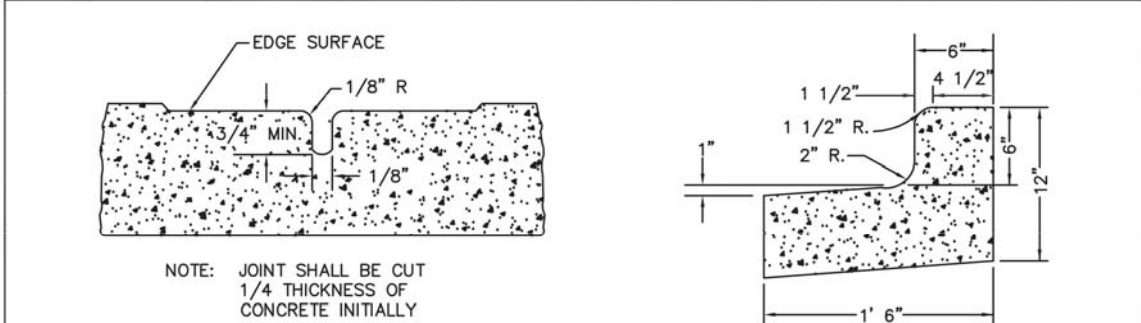
DRIVE-OVER CURB, GUTTER AND SIDEWALK

N.T.S.



VERTICAL 6 INCH CURB, GUTTER AND SIDEWALK

N.T.S.



DUMMY JOINT FOR WALKS

N.T.S.

OUTFALL CURB AND GUTTER

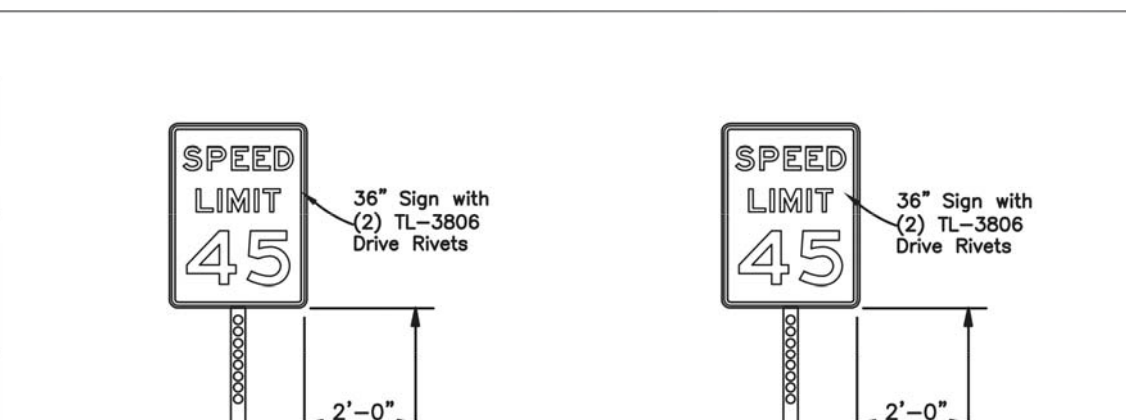
N.T.S.

TOWN OF
FIRESTONE

CURB, GUTTER AND
SIDEWALK DETAIL

APPROVED BY: *WALDE*

TST



DETACHED WALK

NOTES:

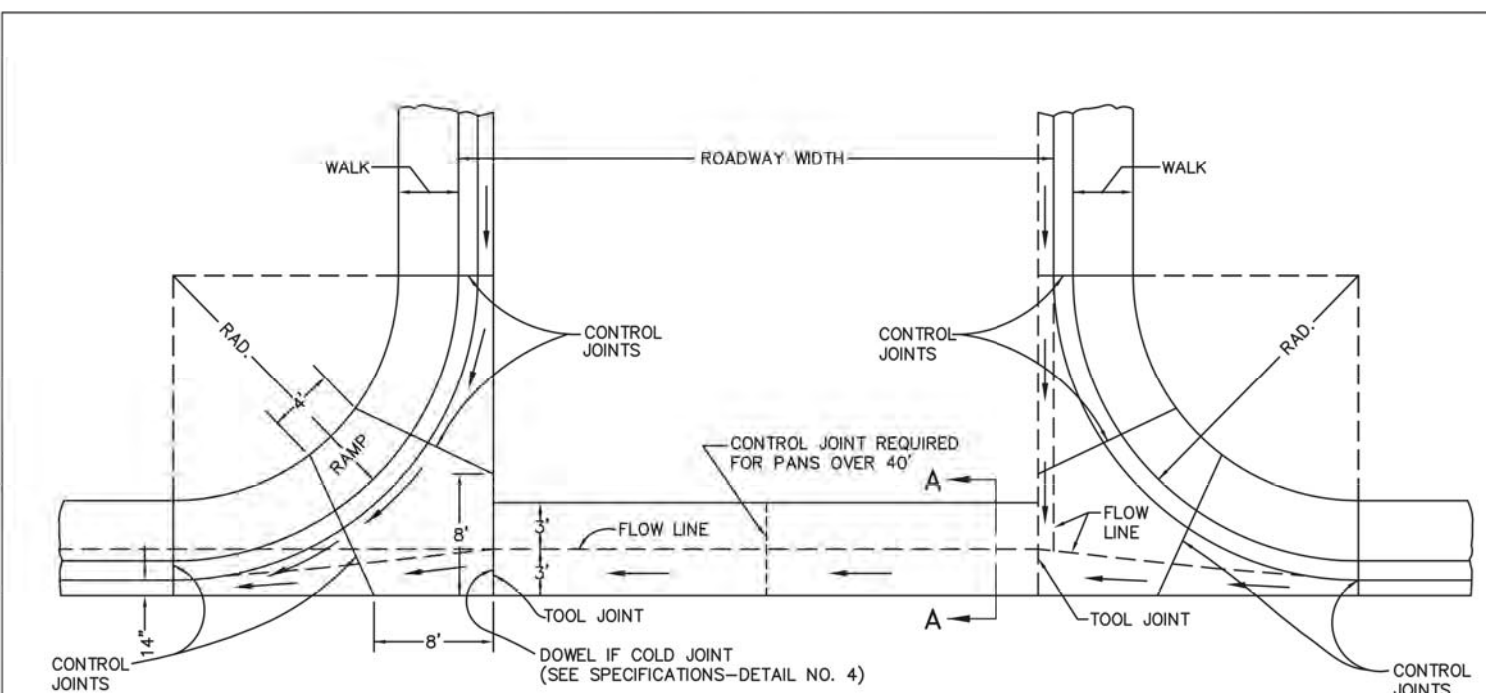
1. Attach the sign panels tightly to the post and use oversized washers to keep the sign from breaking loose from the post if hit by a vehicle.
2. Sign panels should be mounted a minimum of 7 feet above the pavement or ground.
3. Signs larger than 36 inches in length or width require wind bracing and special post design.

TOWN OF
FIRESTONE

SIGN POST DETAIL
RESIDENTIAL STREETS

APPROVED BY: *WALDE*

TST



SECTION A-A

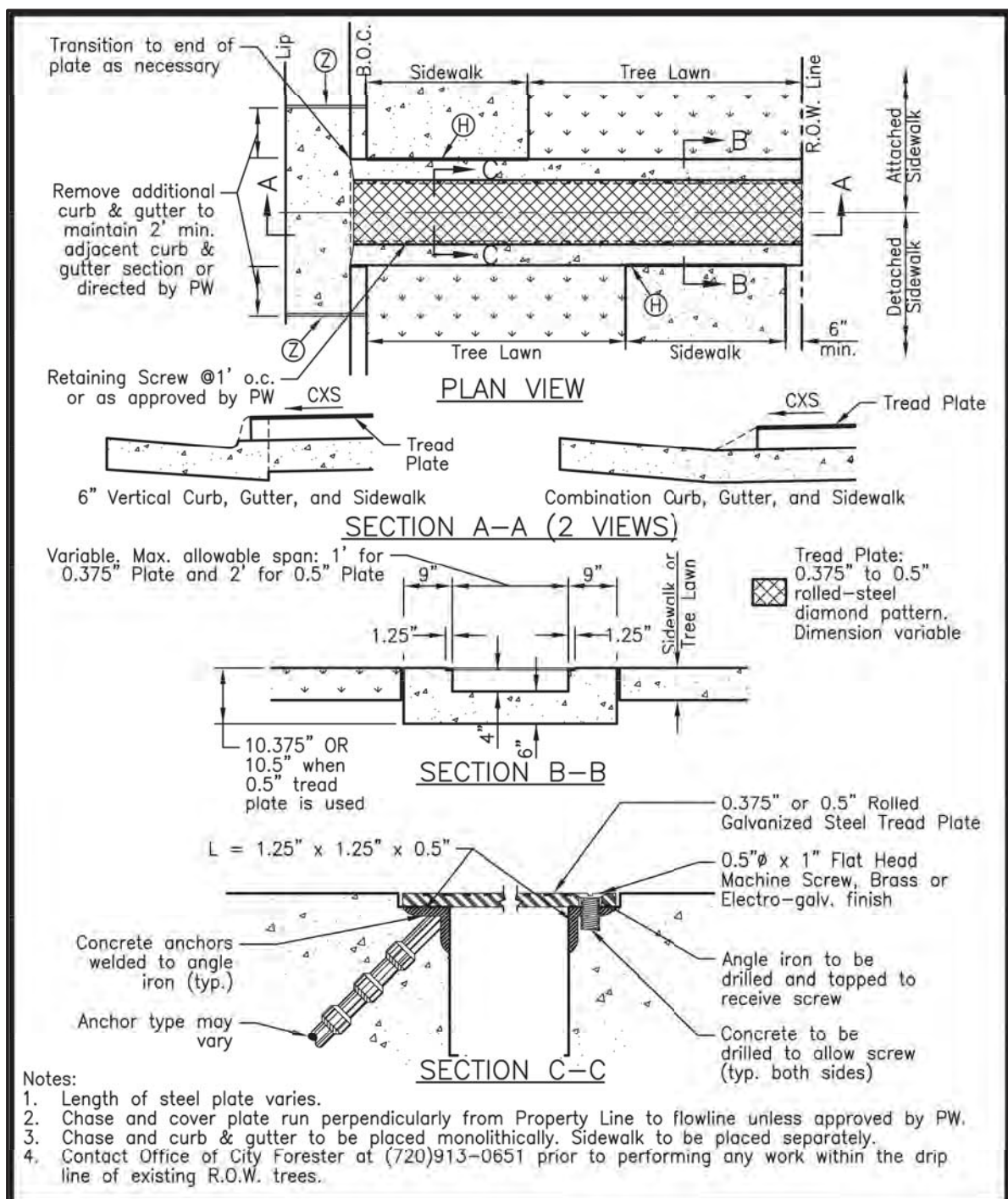
* 6" MIN. ON RESIDENTIAL
USE CONCRETE PAVEMENT DESIGN
+ 1/2" FOR COLLECTOR & ARTERIALS

TOWN OF
FIRESTONE

CROSS PAN
DETAIL

APPROVED BY: *WALDE*

TST



- Notes:
1. Length of steel plate varies.
 2. Chase and cover plate run perpendicularly from Property Line to flowline unless approved by PW.
 3. Chase and curb & gutter to be placed monolithically. Sidewalk to be placed separately.
 4. Contact Office of City Forester at (720)913-0651 prior to performing any work within the drip line of existing R.O.W. trees.

1
C4 | C7

CURB, GUTTER AND SIDEWALK DETAIL

2
C4 | C7

SIGN POST INSTALLATION DETAIL

3
C4 | C7

CROSS PAN DETAIL

4
C4 | C7

CHASE DETAIL

5
C4 | C7

6" CONCRETE PAVEMENT SECTION (PRIVATE)

6
C4 | C7

7" CONCRETE PAVEMENT SECTION (PRIVATE)

7
C4 | C7

ASPHALT PAVEMENT SECTION (PRIVATE)

8
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SIDEWALK PAVEMENT SECTION (PRIVATE)



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DRAWN BY: LTV
CHECKED BY: MDS

DATE: 1/31/2020
TOWN COMMENTS: MDS
TOWN COMMENTS: MDS

PREPARED BY: MDS
TOWN COMMENTS: MDS

REVISION DESCRIPTION

TOWN COMMENTS: MDS
TOWN COMMENTS: MDS

FOR AND ON BEHALF OF
BASELINE CORPORATION

CHRISTIAN BROTHERS AUTOMOTIVE

WELD COUNTY

CHRISTIAN BROTHERS AUTOMOTIVE

6179 FIRESTONE BOULEVARD

SITE DETAILS

PREPARED UNDER THE DIRECT
SUPERVISION OF

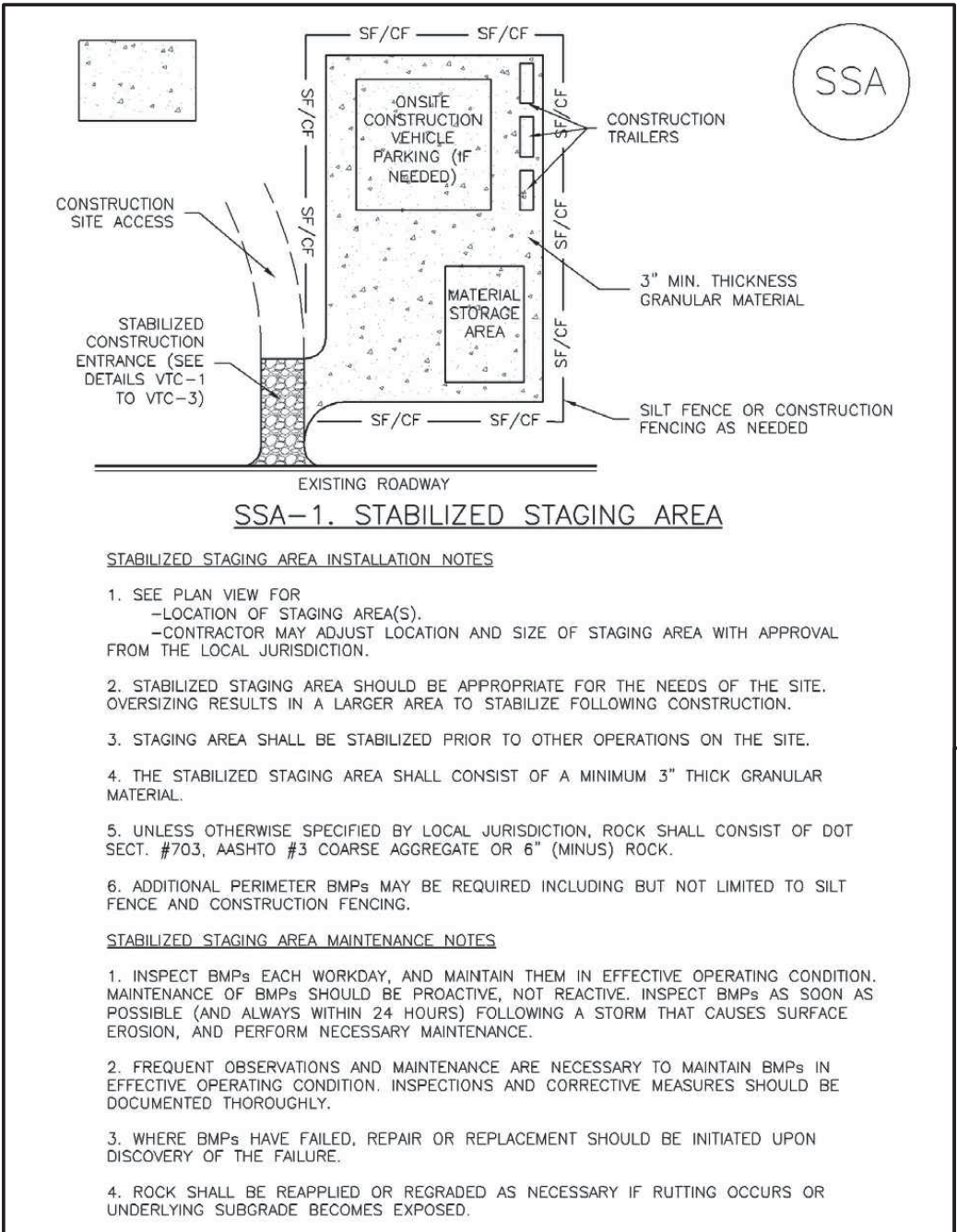
COLORADO LICENSE
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL: 12/9/2019
DRAWING SIZE: 22" X 34"

SURVEY FIRM: BEC
SURVEY DATE: 9/26/2019
JOB NO.: C03414
DRAWING NAME: SITE DETAILS.dwg
SHEET 7 OF 21

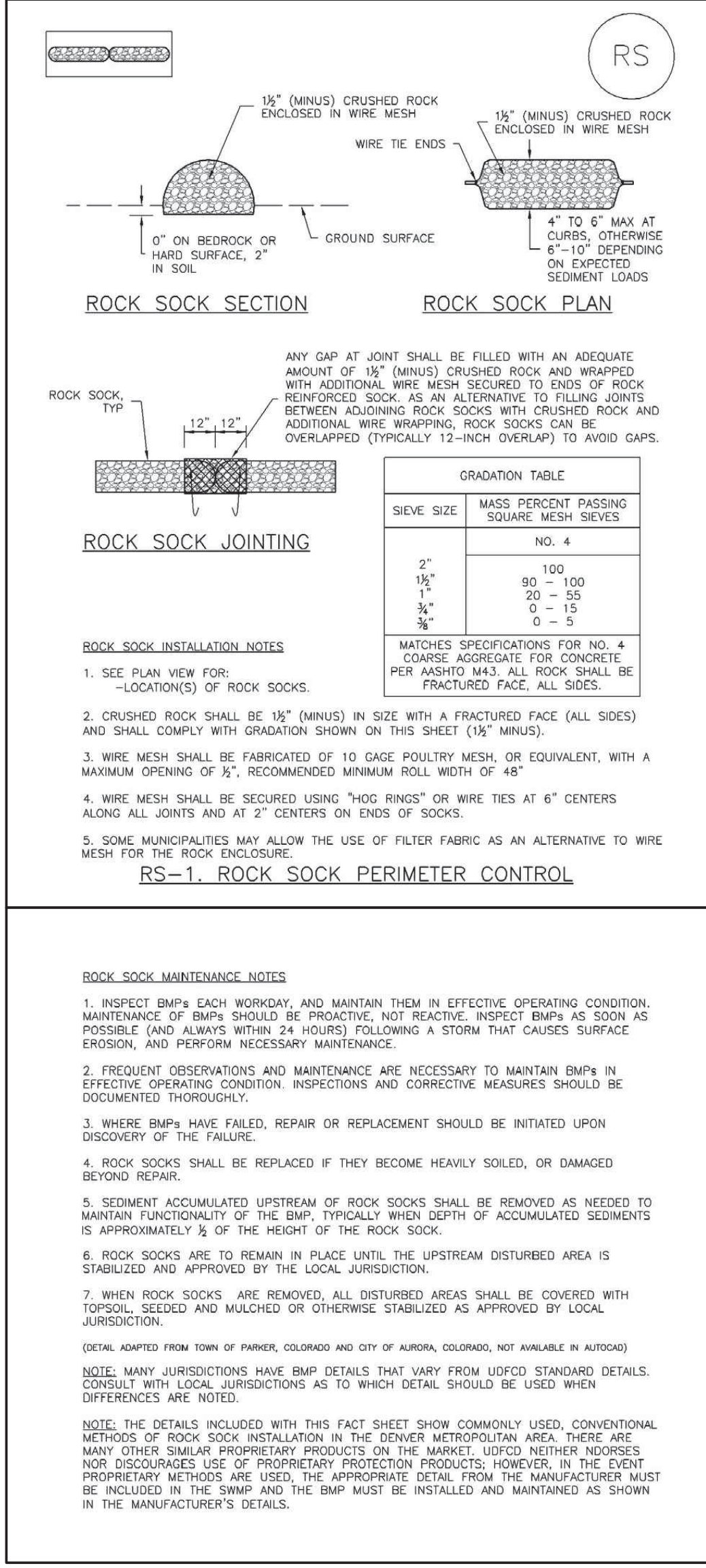
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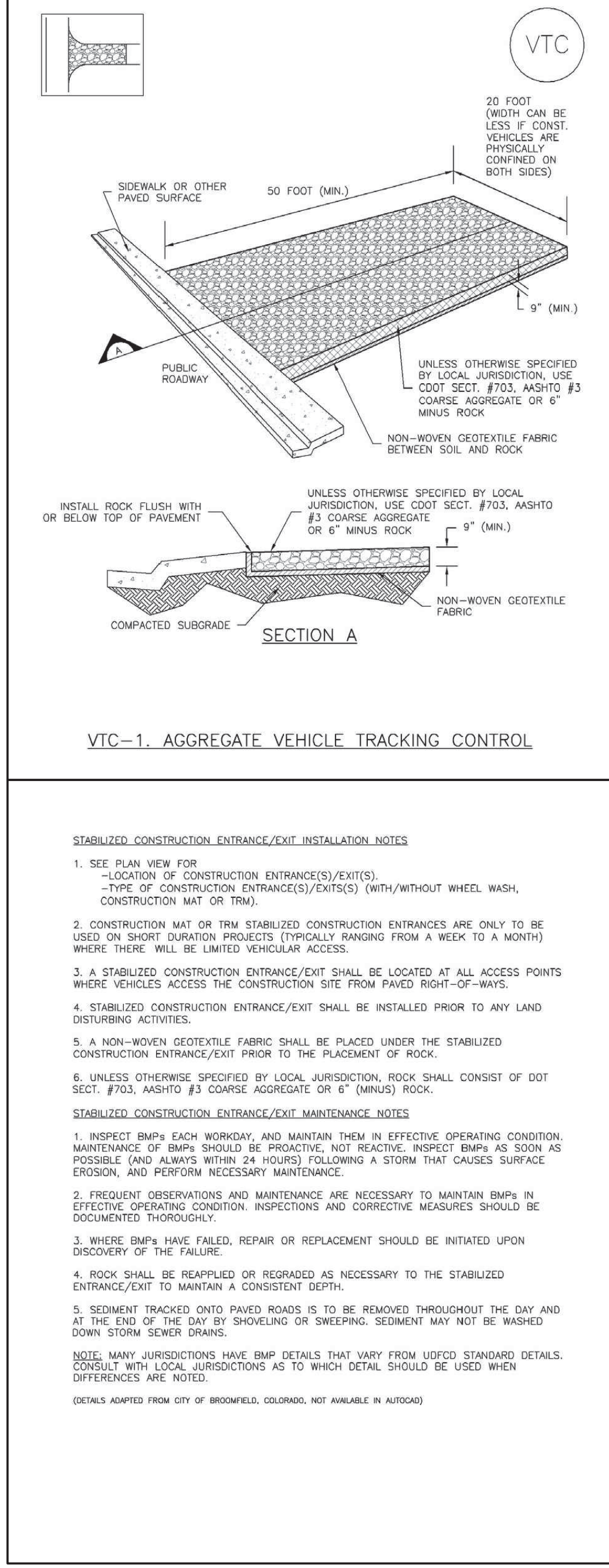
1 C5 C8 STABILIZED STAGING AREA DETAIL

A - Loamy or Clayey Soils Mix					
Species	Variety	Percent of Mix	(Drilled Planting) PLS lbs./Acres	(Broadcast) PLS lbs./Acres	
Western wheatgrass	Arriba	25	4	8	
Green needlegrass	Ladom	30	2	4	
Blue grama	Lovington	20	0.8	1.2	
Buffalograss	Tesika	10	1.7	3.3	
Sandberg bluegrass	-----	10	0.3	0.8	
Sideoats grama	Vaughn	15	1.4	2.8	
TOTAL		100	10 lbs./ac.	19.8 lbs./ac.	
B - Shallow Foothills Mix					
Species	Variety	Percent of Mix	(Drilled Planting) PLS lbs./Acres	(Broadcast) PLS lbs./Acres	
Big bluestem	Kaw	20	2.2	4.4	
Sideoats grama	Vaughn	20	1.8	3.6	
Little bluestem	Pastura	20	1.4	2.8	
Yellow indiangrass	Holt	10	1	2	
Western wheatgrass	Arriba	10	1.6	3.2	
Neotoma	-----	10	1	2	
Switchgrass	Nabesika 28	5	0.3	0.8	
Blue grama	Lovington	5	0.2	0.3	
TOTAL		100	8.5 lbs./ac.	18.8 lbs./ac.	
C - Overflow Drainage Bottoms Mix					
Species	Variety	Percent of Mix	(Drilled Planting) PLS lbs./Acres	(Broadcast) PLS lbs./Acres	
Western wheatgrass	Arriba	45	2	4.4	
Green needlegrass	Ladom	20	2	4	
Switchgrass	Nabesika 28	15	0.7	1.4	
Blue grama	Lovington	10	0.3	0.6	
Yellow indiangrass	Holt	5	0.5	1	
Big bluestem	Kaw	5	0.6	1.2	
TOTAL		100	11.3 lbs./ac.	20.8 lbs./ac.	
D - Conifer Mix					
Species	Variety	Percent of Mix	(Drilled Planting) PLS lbs./Acres	(Broadcast) PLS lbs./Acres	
Arizona fescue	Redondo	20	0.9	1.8	
Western wheatgrass	Rosana	15	2.4	4.8	
Big bluestem	Sherman	15	0.5	1	
Sheep fescue	Clover	15	0.7	1.4	
Blue grama	Lovington	15	0.5	1	
Sandler wheatgrass	San Luis	10	1.1	2.2	
Mountain brome	Bronze	10	1.9	3.8	
TOTAL		100	8.0 lbs./ac.	16.0 lbs./ac.	
E - Mountain Home "Firewise" Mix					
Species	Variety	Percent of Mix	(Drilled Planting) PLS lbs./Acres	(Broadcast) PLS lbs./Acres	
Blue grama	Lovington	20	0.8	1.2	
Streambank wheatgrass	Stake	20	2.2	4.4	
Western wheatgrass	Rosana	10	1.6	3.2	
Thickspike wheatgrass	Ortana	10	1.1	2.2	
Carby bluegrass	Carbar	20	0.8	1.5	
Sheep fescue	Clover	20	0.7	1.4	
TOTAL		100	7.2 lbs./ac.	14.5 lbs./ac.	
F - Pike's Peak Granite Mix					
Species	Variety	Percent of Mix	(Drilled Planting) PLS lbs./Acres	(Broadcast) PLS lbs./Acres	
Blue grama	Lovington	20	0.6	1.2	
Little bluestem	Pastura	15	1.1	2.1	
Sheep fescue	Clover	15	0.7	1.4	
Arizona fescue	Redondo	10	0.5	0.9	
Phlox	-----	10	1.3	2.5	
Carby bluegrass	Carbar	10	0.3	0.6	
Western wheatgrass	Rosana	10	1.6	3.2	
Thickspike wheatgrass	Ortana	10	1.1	2.2	
TOTAL		100	7.8 lbs./ac.	14.1 lbs./ac.	
G - High Elevation Mix - BSSOD					
Species	Variety	Percent of Mix	(Drilled Planting) PLS lbs./Acres	(Broadcast) PLS lbs./Acres	
Arizona fescue	Redondo	20	0.9	1.8	
Alpine bluegrass	-----	20	0.6	1.2	
Carby bluegrass	Carbar	20	0.6	1.2	
Western wheatgrass	Rosana	10	1.6	3.2	
Thickspike wheatgrass	Ortana	10	1.1	2.2	
Sandler wheatgrass	San Luis	10	1.1	2.2	
Mountain brome	Bronze	10	1.9	3.8	
TOTAL		100	7.8 lbs./ac.	15.6 lbs./ac.	

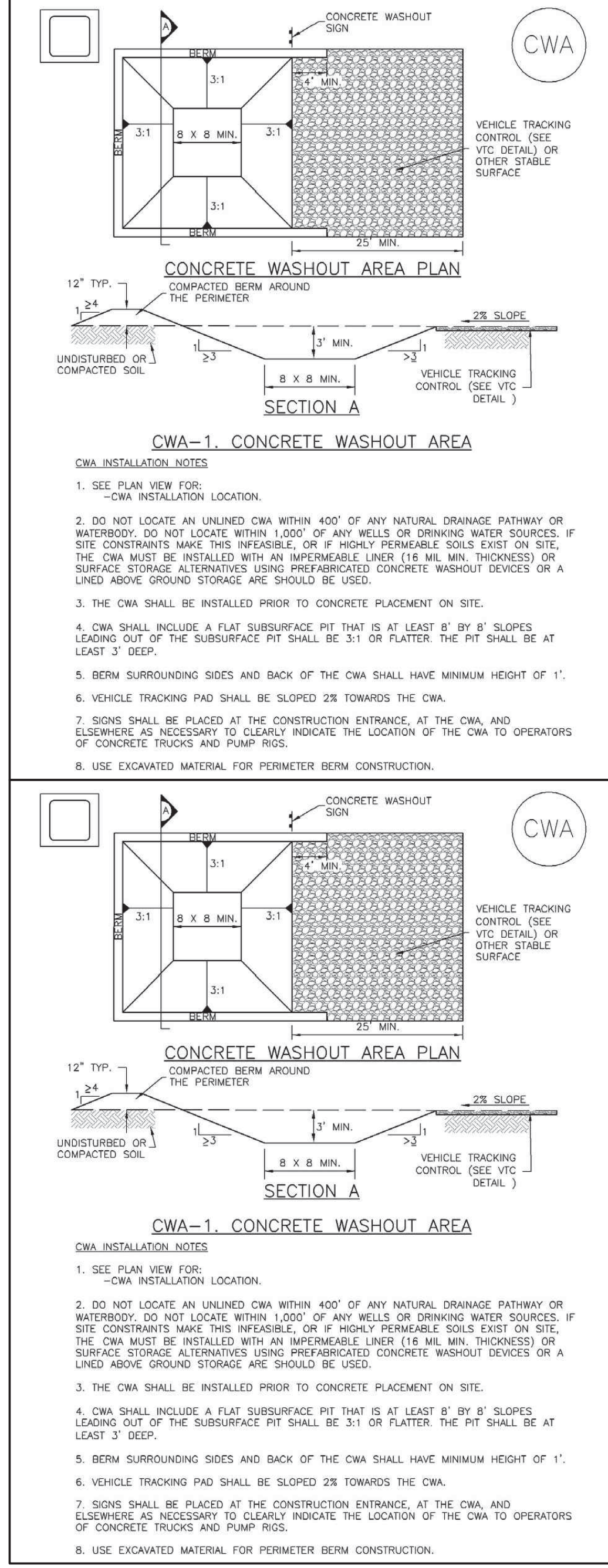
2 C5 C8 SEEDING AND MULCHING DETAIL



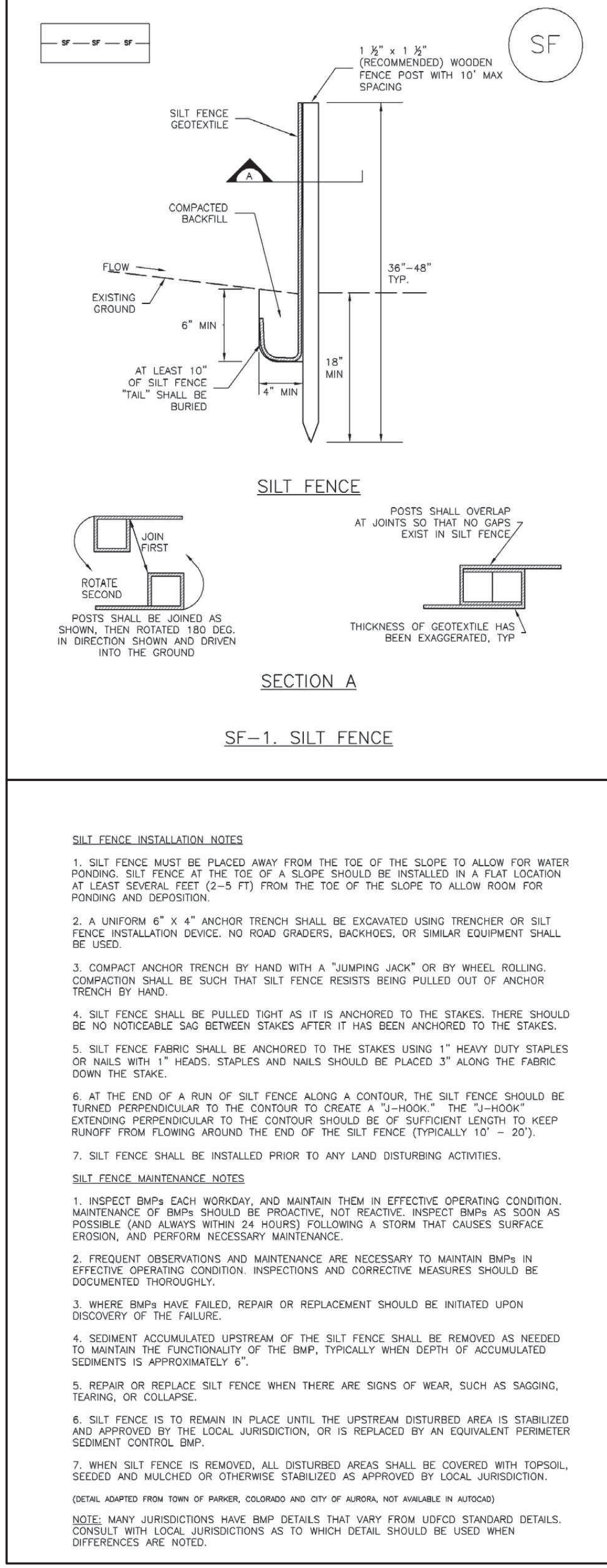
3 C5 C8 ROCK SOCK DETAIL



4 C5 C8 VEHICLE TRACKING CONTROL DETAIL



5 C5 C8 CONCRETE WASHOUT AREA DETAIL



6 C5 C8 SILT FENCE DETAIL

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DESIGNED BY

LTV

DATE

1/31/2020

PREPARED BY

MDS

DATE

4/9/2020

REVISION

DESCRIPTION

TOWN COMMENTS

TOWN COMMENTS

DRAWN BY

LTV

CHECKED BY

MDS

CHRYSTIAN BROTHERS AUTOMOTIVE

WELD COUNTY

CHRYSTIAN BROTHERS AUTOMOTIVE

6179 FIRESTONE BOULEVARD

EROSION CONTROL DETAILS

PREPARED UNDER THE DIRECT SUPERVISION OF

COLORADO LICENSED PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF

BASELINE CORPORATION

INITIAL SUBMITTAL

12/9/2019

DRAWING SIZE

22" X 34"

SURVEY FIRM

BEC

SURVEY DATE

9/26/2019

JOB NO.

C03414

DRAWING NAME

C8 EROSION DETAILS.dwg

SHEET

8

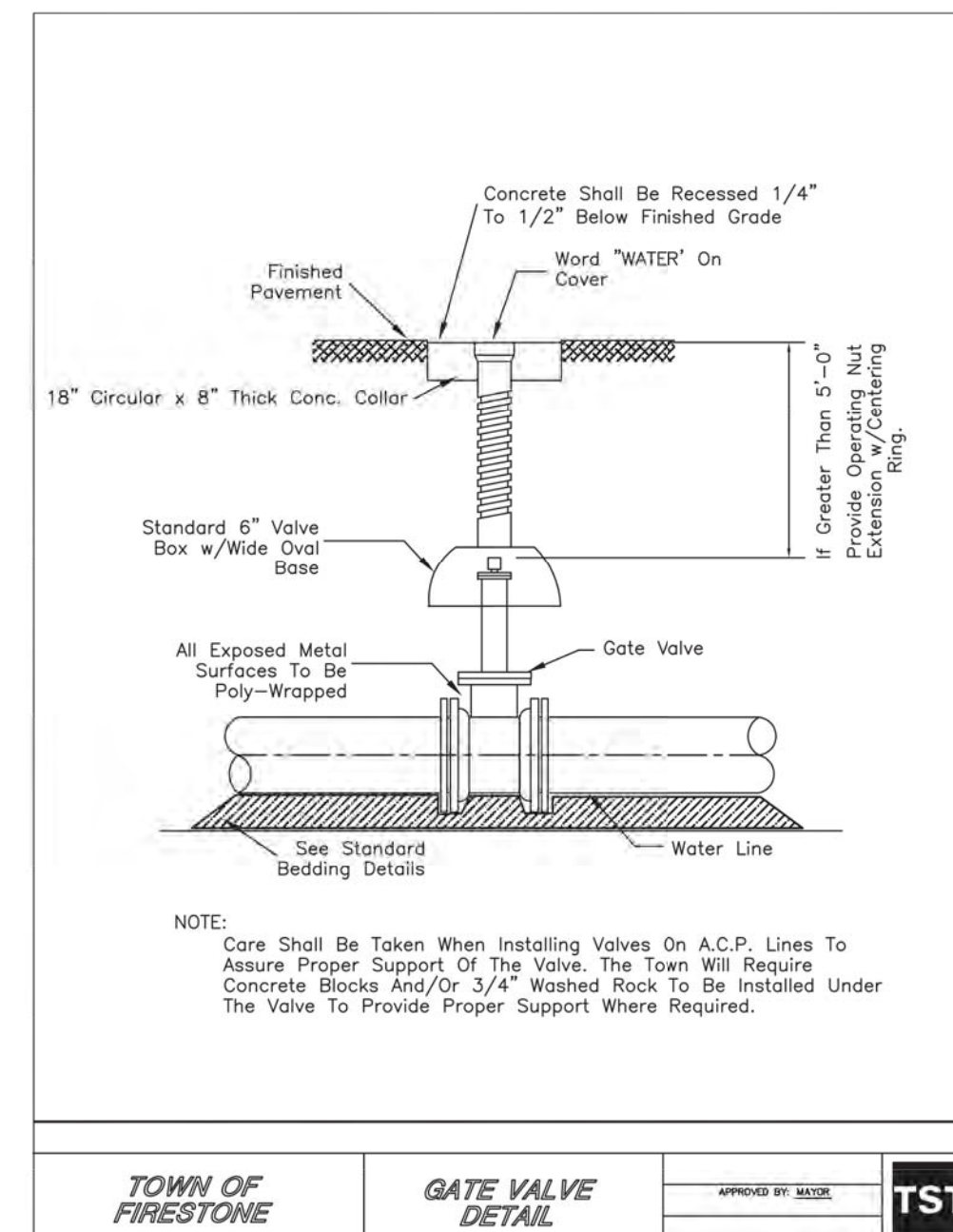
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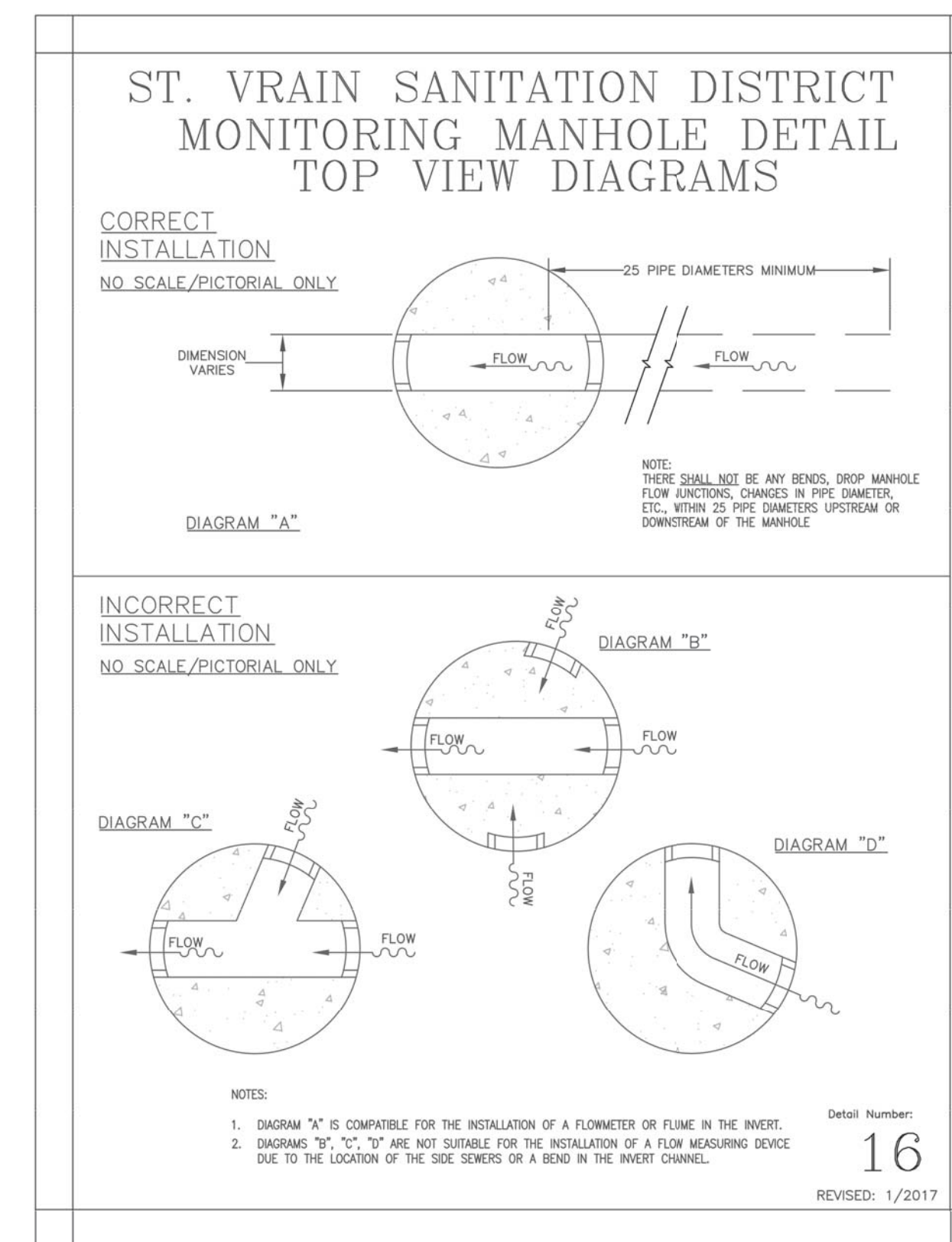
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CHRISTIAN BROTHERS AUTOMOTIVE

SHEET 9 OF 21



5 GATE VALVE DETAIL



9 SANITARY MONITORING MH DETAIL

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INITIAL SUBMITTAL	12/9/2019
DRAWING SIZE	22" X 34"
SURVEY FIRM	SURVEY DATE
BEC	9/26/2019
JOB NO.	C03414
DRAWING NAME	
C10	DRAINAGE PLAN.dwg
SHEET	10 OF 21

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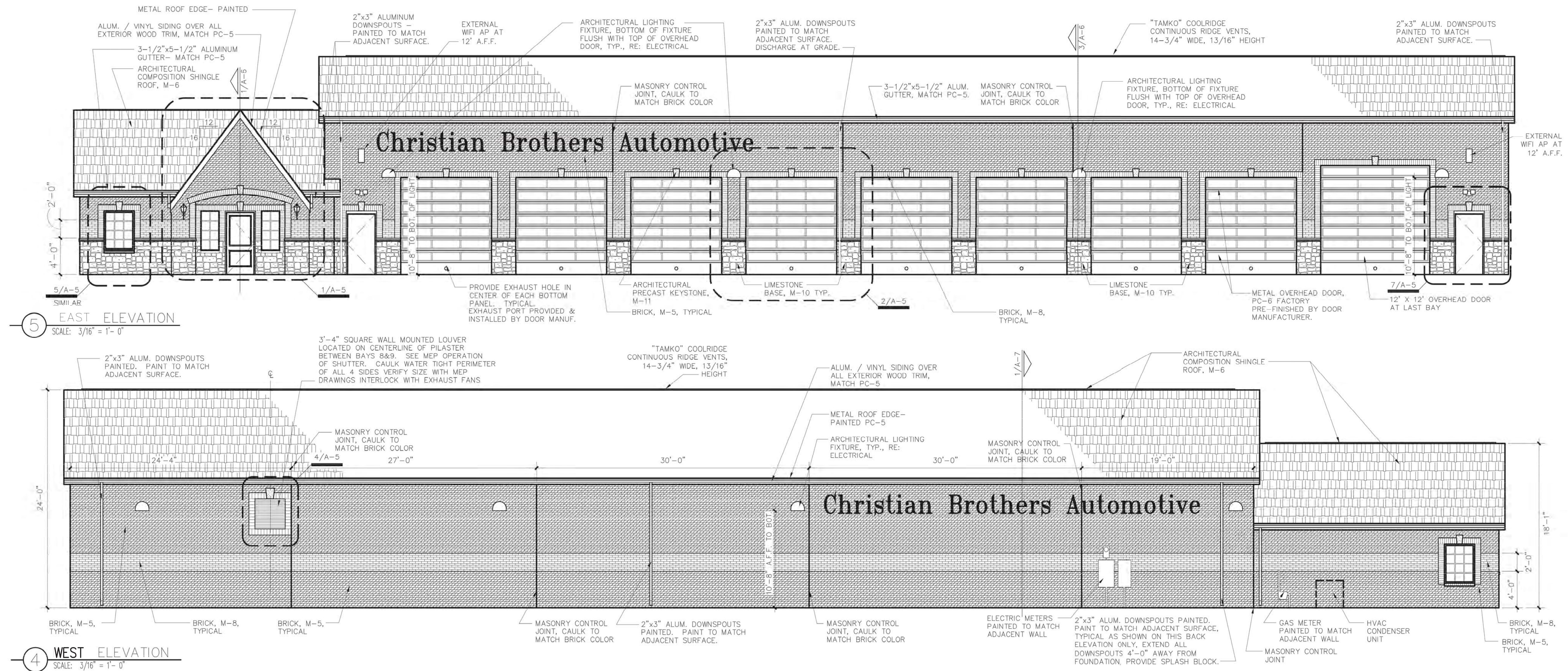
FINAL DEVELOPMENT PLAN

OAK MEADOWS VILLAGE FILING 1 LOT 3 BLOCK 1, SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST
OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

CHRISTIAN BROTHERS AUTOMOTIVE

ARCHITECTURAL ELEVATIONS & SIGNAGE 1

SHEET 11 OF 21



NOTES:
- ALL SIGNAGE TO BE REVIEWED AND APPROVED SEPARATELY.
- HVAC AIR HANDLER IS LOCATED IN ATTIC. CONDENSER UNIT IS GROUND MOUNTED AS SHOWN.
- ALL ROOF PENETRATIONS ARE PAINTED BLACK UNLESS METAL ROOF. PAINT TO MATCH.
- SEE SHEET A-2.1 FOR MATERIAL SCHEDULE.
- EXTERNAL WIFI LOCATIONS TO BE VERIFIED WITH CBAC PROJECT MANAGER.

TYPICAL NOTES FOR ALL ELEVATIONS

- 2'-0" BAND, JAMBS, HEADS OF DOORS AND WINDOWS, AND ACCENT IN GABLES AT ENTRY AND SIDE ELEVATIONS TO BE BRICK COLOR M-8.
- ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER-PROOFING SEALER, PROSOCO INC. BLOCK GUARD AND GRAFFITI CONTROL #40093 - PH: 800-265-4255.
- ALL DOWN SPOUTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.
- ALL WOOD TRIM AT SOFFITS, EAVES, FASCIAS, RAKES, ETC. TO BE ALUMINUM OR VINYL SIDING OVER EXPOSED WOOD.
- ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL. TYPICAL OF ALL ELEVATIONS.
- GUTTERS TO BE SLOPED PER MANUFACTURER TO ENSURE PROPER DRAINAGE.
- FINISH GRADE TO BE MIN. 6" BELOW FINISH FLOOR.



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6179 FIRESTONE BOULEVARD
ARCHITECTURAL ELEVATIONS & SIGNAGE 1

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INITIAL SUBMITTAL	12/9/2019
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DRAWING NAME	
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C11	

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FINAL DEVELOPMENT PLAN

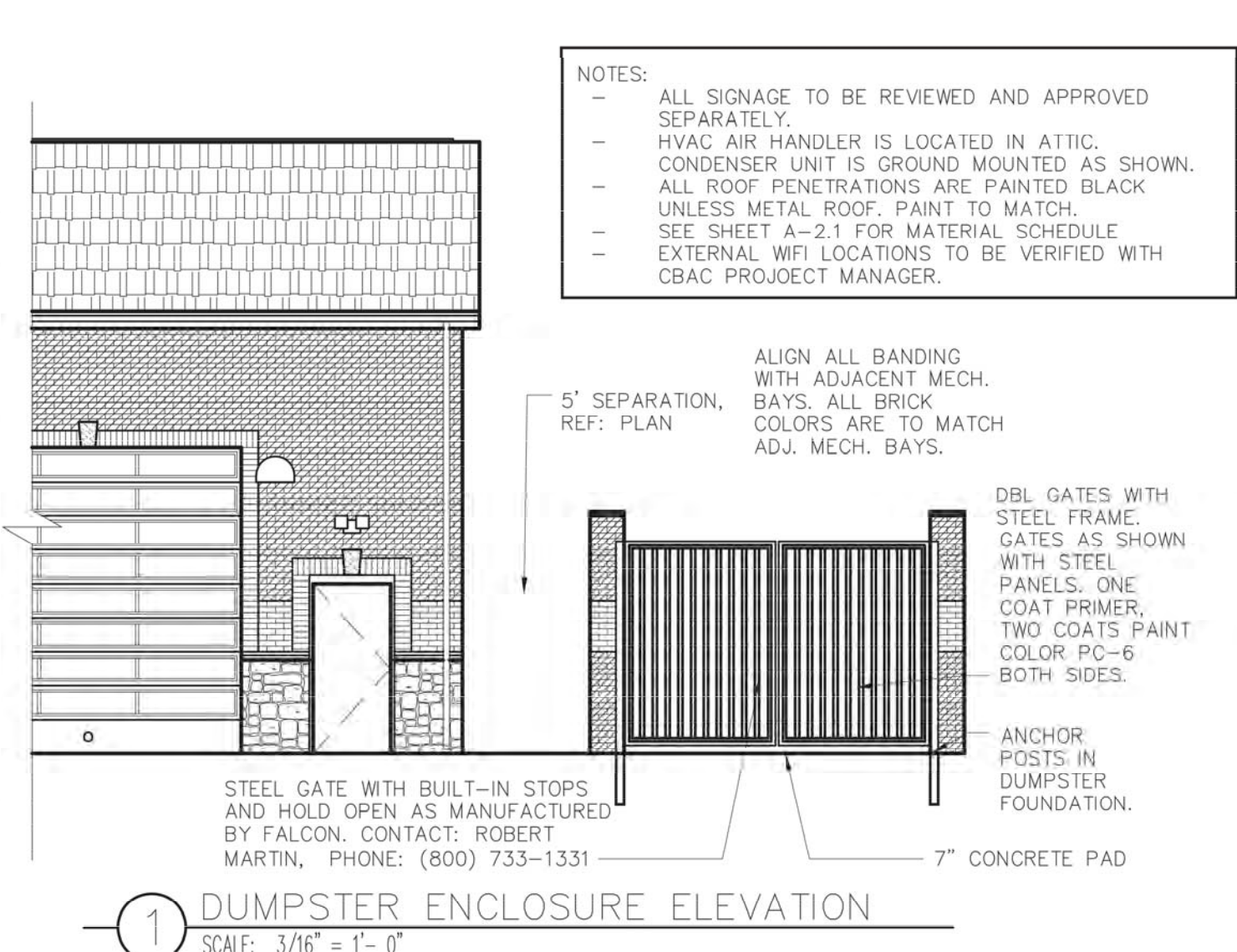
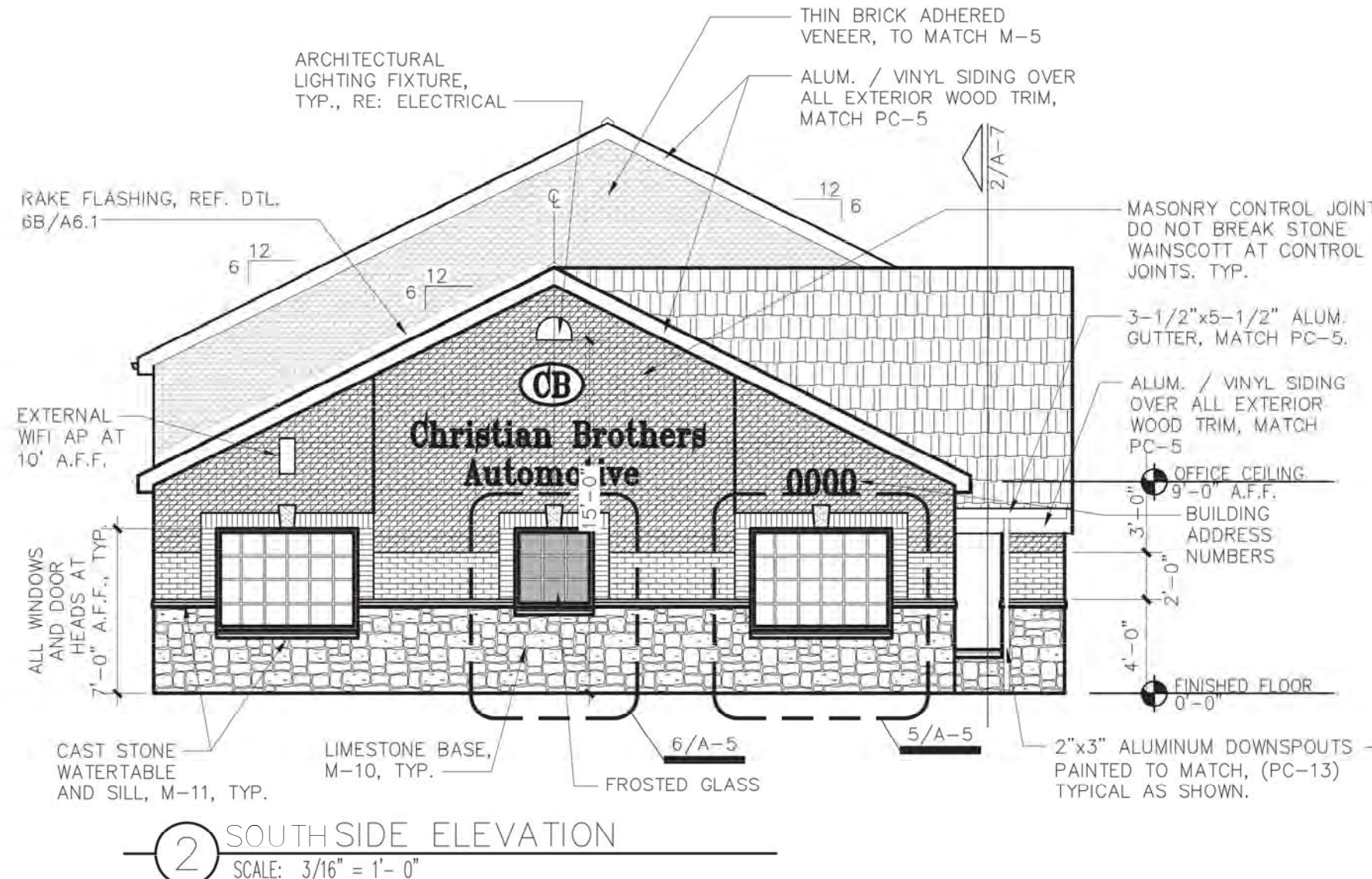
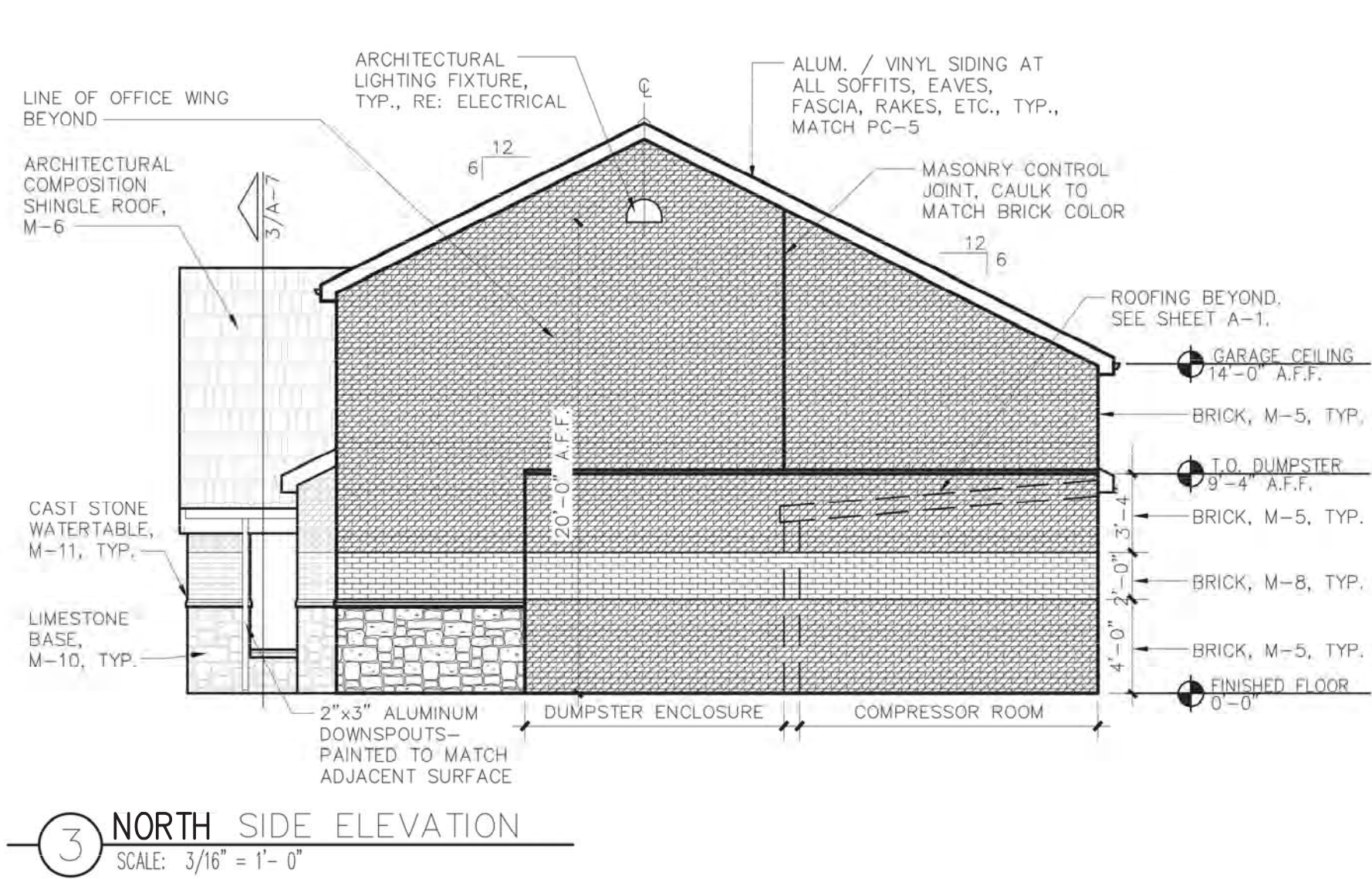
OAK MEADOWS VILLAGE FILING 1 LOT 3 BLOCK 1, SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST

OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

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ARCHITECTURAL ELEVATIONS & SIGNAGE 2

SHEET 12 OF 21



- NOTES:
- ALL SIGNAGE TO BE REVIEWED AND APPROVED SEPARATELY.
 - HVAC AIR HANDLER IS LOCATED IN ATTIC. CONDENSER UNIT IS GROUND MOUNTED AS SHOWN.
 - ALL ROOF PENETRATIONS ARE PAINTED BLACK UNLESS METAL ROOF. PAINT TO MATCH.
 - SEE SHEET A-2.1 FOR MATERIAL SCHEDULE.
 - EXTERNAL WIFI LOCATIONS TO BE VERIFIED WITH CBAC PROJECT MANAGER.

TYPICAL NOTES FOR ALL ELEVATIONS

1. 2'-0" BAND, JAMBS, HEADS OF DOORS AND WINDOWS, AND ACCENT IN GABLES AT ENTRY AND SIDE ELEVATIONS TO BE BRICK COLOR M-5.
2. ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER-PROOFING SEALER, PROSOCCO INC. BLOCK GUARD AND GRAFFITI CONTROL #40093 - PH: 800-255-4255.
3. ALL DOWN SPOUTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.
4. ALL WOOD TRIM AT SOFFITS, EAVES, FASCIA, RAKES, ETC. TO BE ALUMINUM OR VINYL SIDING OVER EXPOSED WOOD.
5. ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL. TYPICAL OF ALL ELEVATIONS.
6. GUTTERS TO BE SLOPED PER MANUFACTURER TO ENSURE PROPER DRAINAGE.
7. FINISH GRADE TO BE MIN. 6" BELOW FINISH FLOOR.

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ARCHITECTURAL ELEVATIONS & SIGNAGE 2



M-5 BRICK



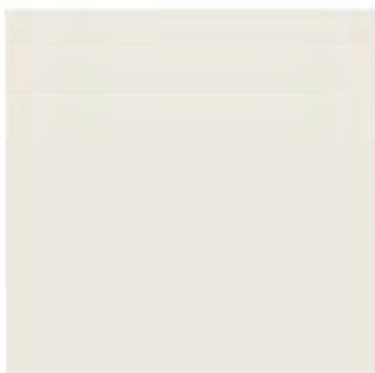
M-6 COMPOSITION SHINGLE ROOF



M-8 BRICK



M-10 STONE VENEER



PC-5 'MARSHMALLOW'



PC-5 'TRICORN BLACK'



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ARCHITECTURAL ELEVATIONS & SIGNAGE 2

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SURVEY FIRM	BEC
SURVEY DATE	9/26/2019
JOB NO.	C03414
DRAWING NAME	C11 ELEVATIONS.dwg
SHEET	12 OF 21
C12	

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FINAL DEVELOPMENT PLAN

OAK MEADOWS VILLAGE FILING 1 LOT 3 BLOCK 1, SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST

OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

CHRISTIAN BROTHERS AUTOMOTIVE

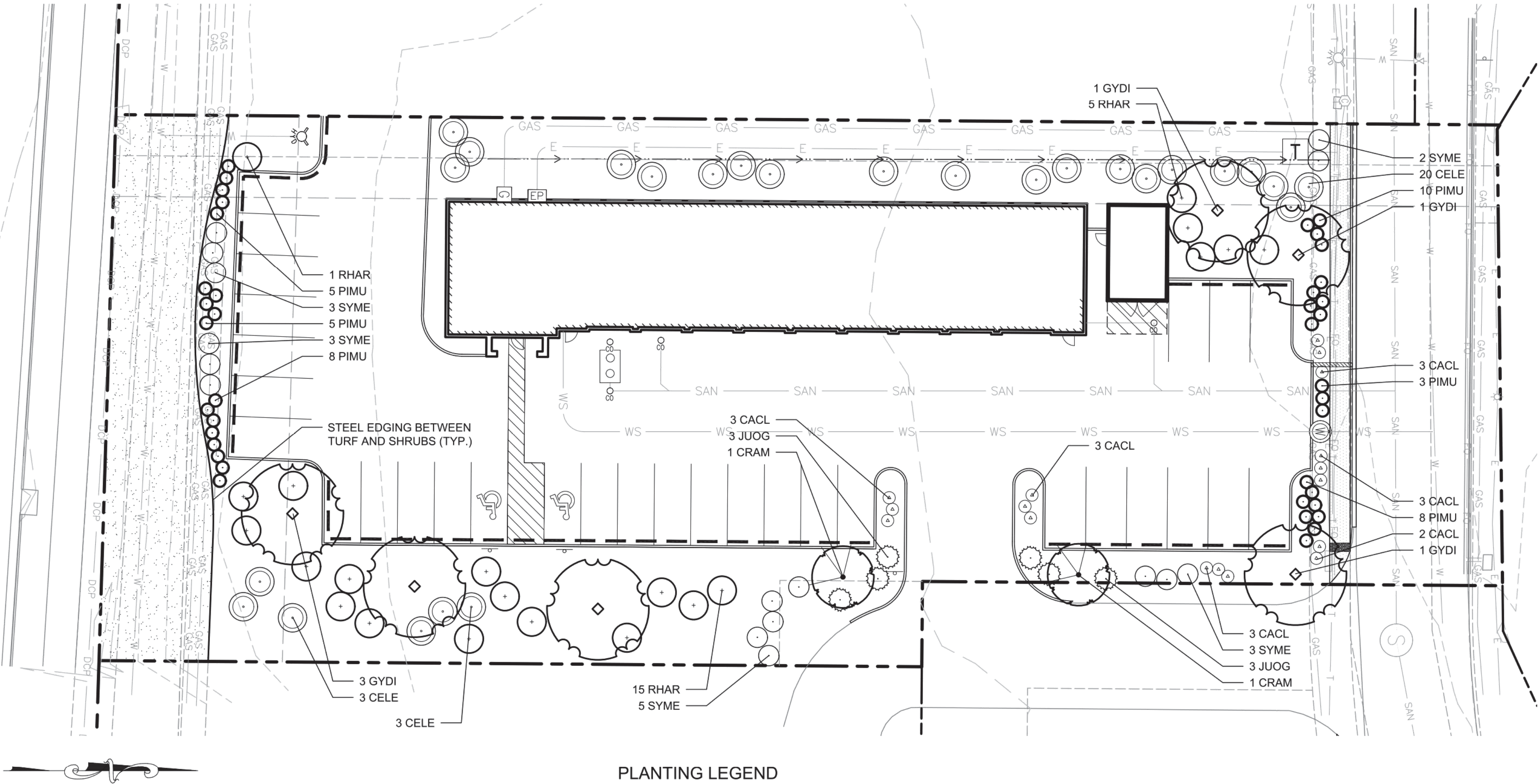
LANDSCAPE PLAN

SHEET 14 OF 21



GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). THE CONTRACTOR SHALL MARK ALL UTILITIES BEFORE BEGINNING PLANTING AND IRRIGATION OPERATIONS. SHOULD ACTUAL UTILITY LOCATIONS BE SUBSTANTIALLY DIFFERENT THAN THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND OWNER FOR DIRECTION BEFORE PROCEEDING FURTHER.
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



Scale 1" = 20'

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
CRAM	Crataegus ambigua	Russian Hawthorne	2" cal., 8'-10' high	Per plan	2	
GYDI	Gymnocladus dioica 'Espresso'	Seedless Coffee Tree	2" cal., 8'-10' high	Per plan	6	

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

SHRUBS						
CACL	Caryopteris x clandonensis	Bluebeard	#5 cont.	3' o.c.	17	
CELE	Cercocarpus ledifolius	Mountain Mahogany	#5 cont.	Per plan	26	
JUOG	Juniperus 'Old Gold'	Old Gold Juniper	#5 cont.	Per plan	6	
PIMU	Pinus mugo 'White Bud'	White Bud Mugo Pine	#5 cont.	3' o.c.	39	
RHGL	Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	#5 cont.	6' o.c.	21	
SYME	Syringa meyeri 'Palibin'	Palibin Korean Lilac	#5 cont.	4' o.c.	16	

TURF						
	Poa 'Thermal Blue'	Thermal Blue Bluegrass	Sod	---	---	

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 42,838 SF
LANDSCAPE AREA REQUIRED: 8,568 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED: 16,155 SF (37.7%)

PARKING LOT LANDSCAPE
TOTAL PARKING LOT AREA: 15,499 SF
LANDSCAPE AREA REQUIRED: 1,085 SF (7% OF PARKING LOT AREA)
LANDSCAPE AREA PROVIDED: 2,237 SF (14.4%)

TURF AREA: 3,296 SF
ALL OTHER LANDSCAPE AREA: 12,859 SF

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 4" THICK LAYER OF 1"-2" ROCK COBBLE MULCH OVER LANDSCAPE FABRIC (ANY APPROVED) IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS). IN ADDITION, SHREDDED CEDAR WOOD MULCH SHALL BE INSTALLED AT THE BASE OF EACH PLANT AS FOLLOWS: TREES, 36" DIA. CIRCLE; SHRUBS, 18" DIA. CIRCLE.



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FINAL DEVELOPMENT PLAN

OAK MEADOWS VILLAGE FILING 1 LOT 3 BLOCK 1, SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST

OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

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SHEET 15 OF 21



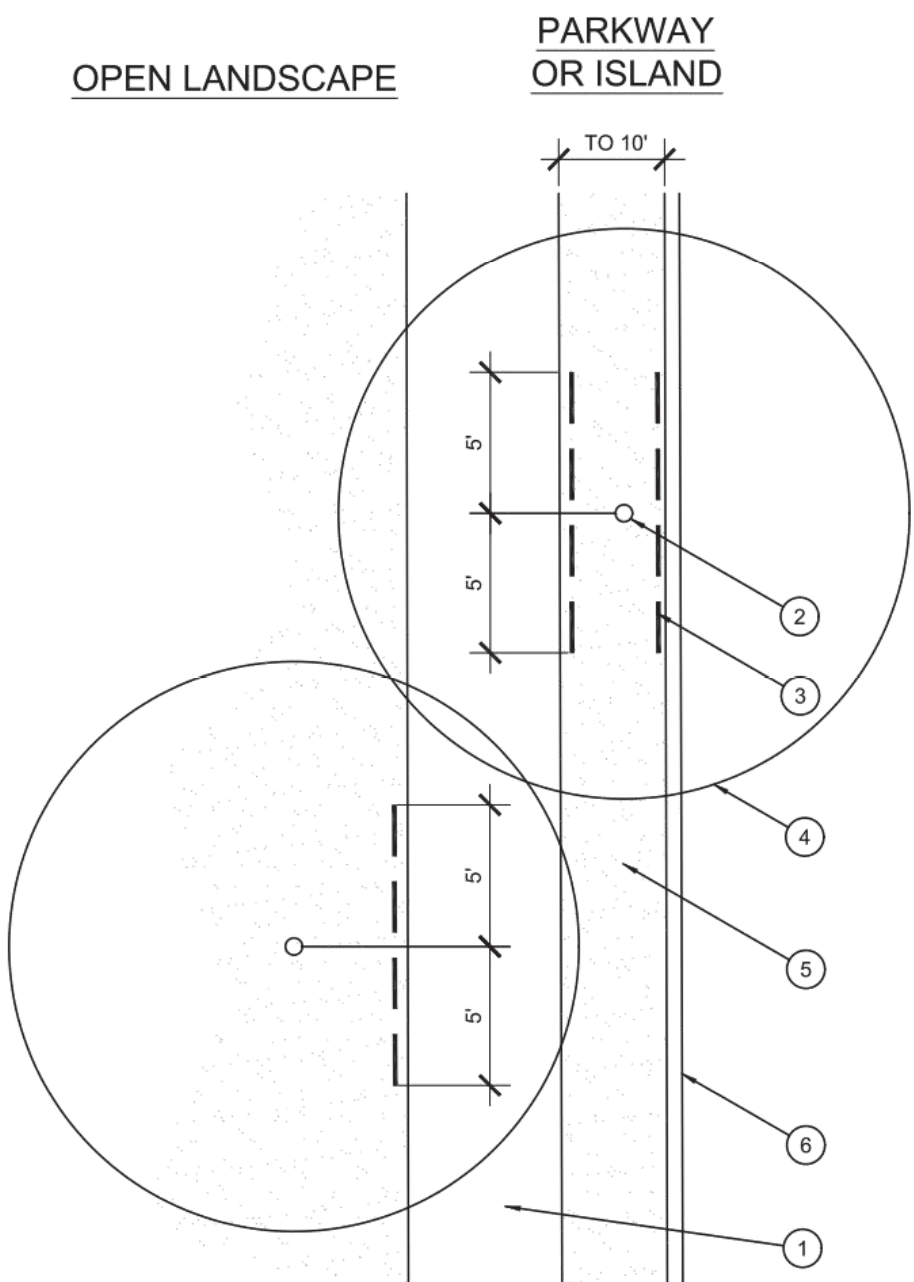
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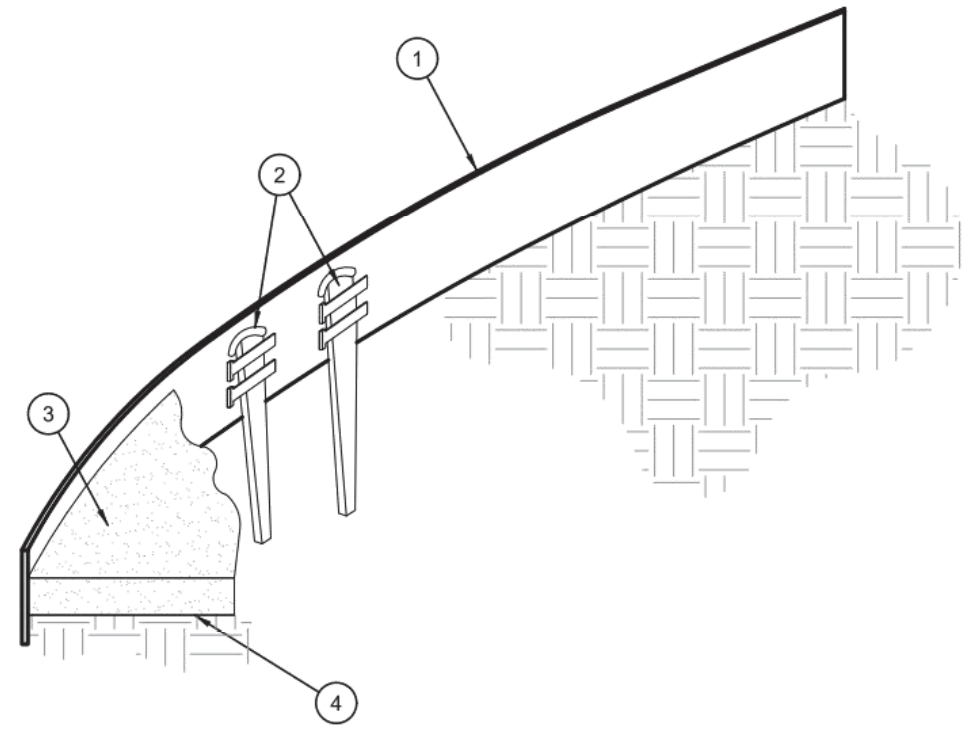
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	TOWN COMMENTS	MDS	1/31/2020
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TOWN OF FIRESTONE
WELD COUNTY
CHRISTIAN BROTHERS AUTOMOTIVE
6179 FIRESTONE BOULEVARD
LANDSCAPE DETAILS

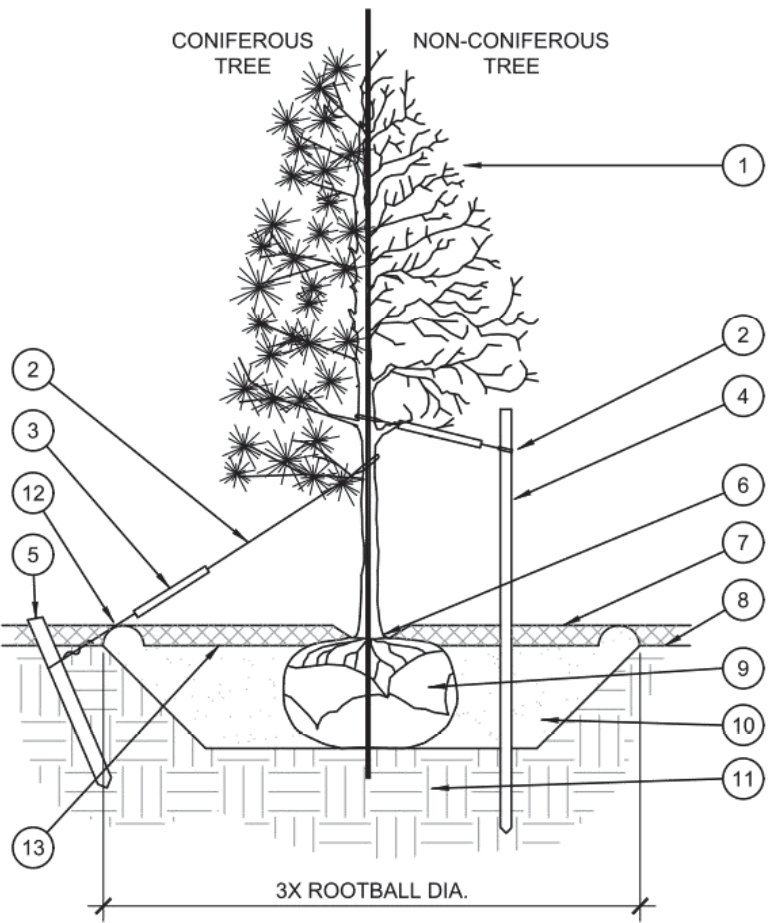
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C15	



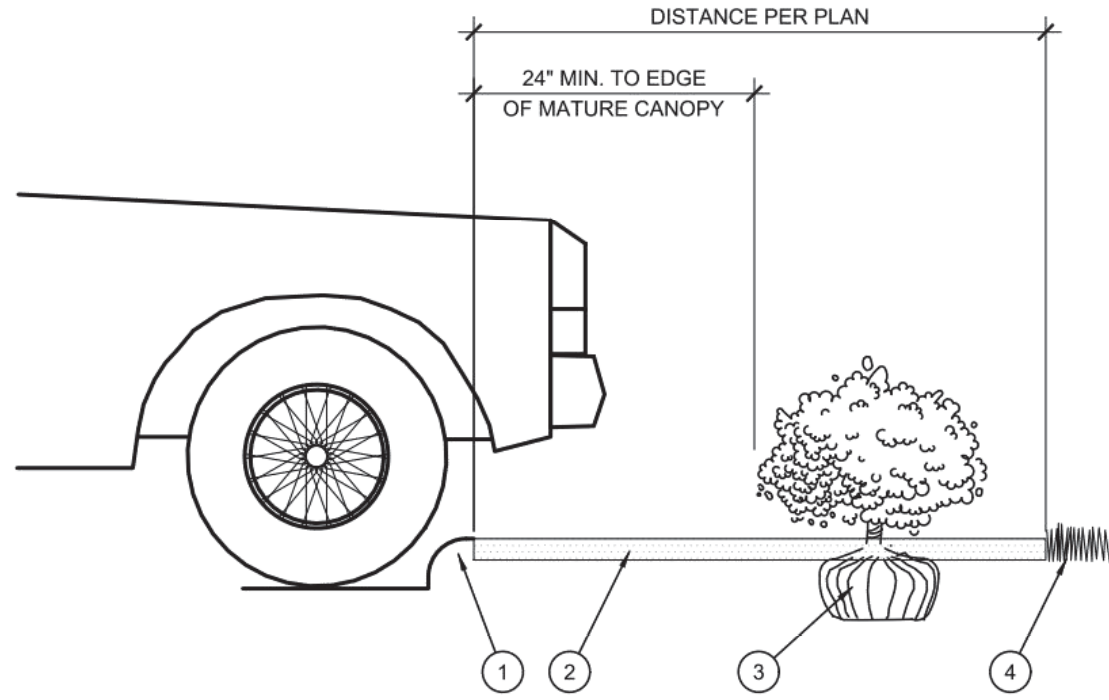
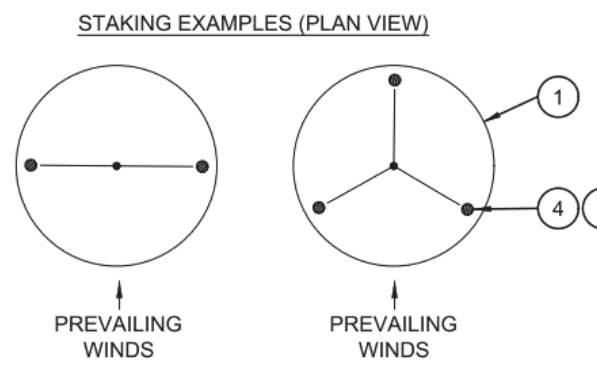
- NOTES:
- 1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.
 - 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 - 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.



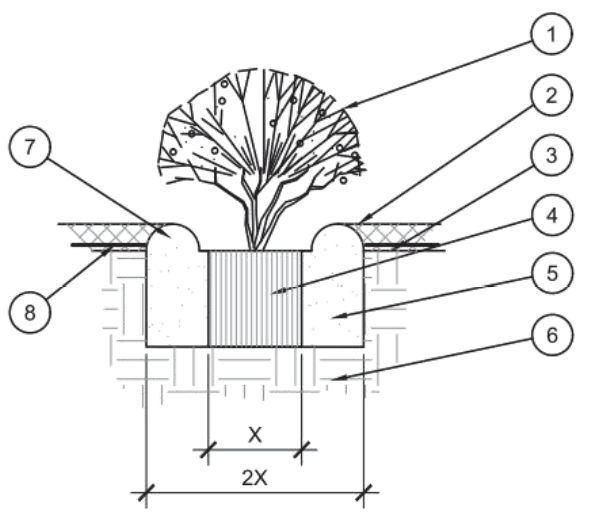
- NOTES:
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 - 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 - 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.



- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2-4" ABOVE FINISH GRADE.
 3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
 5. FOR TREES 36\"/>
 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.



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CHRISTIAN BROTHERS AUTOMOTIVE

LANDSCAPE PLAN

SHEET 16 OF 21



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PLANTING SPECIFICATIONS

GENERAL

1. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
 1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
2. SCOPE OF WORK
 1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
 1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/4 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SHAUNCEY TOXIC SUBSTANCES; NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H. TREE STAKING AND GUYING
 1. STAKES: 6" LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
 1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 5. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 6. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) ON THE GRADING PLAN.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- B. SUBMITTALS
 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
 1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
 4. TREE PLANTING
 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. SCARRIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES: TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 7. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
 8. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- D. SHRUB, PERENNIAL, AND GROUND COVER PLANTING
 1. DIG THE PLANTING HOLE TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- E. SODDING
 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- F. MULCH
 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- G. CLEAN UP
 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- H. INSPECTION AND ACCEPTANCE
 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- I. LANDSCAPE MAINTENANCE
 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 2. SHOULD SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. ALL SODDED TURF SHALL BE NEATLY MOWED.
- J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND AT HIS OWN RISK, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

DESIGNED BY	DATE	PREPARED BY	DATE
LTV	1/31/2020	MDS	1/31/2020
DRAWN BY	DATE	REVISION	DESCRIPTION
LTV	4/9/2020	TOWN COMMENTS	
		TOWN COMMENTS	
CHECKED BY			
MDS			

CHRISTIAN BROTHERS AUTOMOTIVE	WELD COUNTY
TOWN OF FIRESTONE	CHRISTIAN BROTHERS AUTOMOTIVE
	6179 FIRESTONE BOULEVARD
	LANDSCAPE SPECIFICATIONS
PREPARED UNDER THE DIRECT SUPERVISION OF	

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	12/9/2019
DRAWING SIZE	22" X 34"
SURVEY FIRM	SURVEY DATE
BEC	9/26/2019
JOB NO.	C03414
DRAWING NAME	
C14 LANDSCAPE.dwg	
SHEET	16 OF 21
C16	

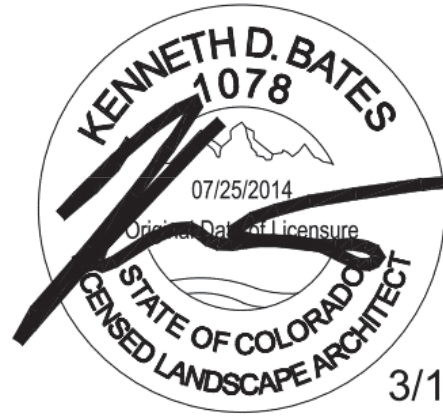
N:\co3414 - C6A Firestone Drawings\Planning Documents\FDP\C17 IRRIGATION.dwg, 4/8/2020 12:12:52 PM, Michael Swanton

FINAL DEVELOPMENT PLAN

OAK MEADOWS VILLAGE FILING 1 LOT 3 BLOCK 1, SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST

OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

CHRISTIAN BROTHERS AUTOMOTIVE



3/18/2020

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	RAIN BIRD R-VAN14 1806-SAM-P45	30
	TURF ROTARY, 8'-14' 45Å°-270Å° AND 360Å° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	
	RAIN BIRD R-VAN18 1806-SAM-P45	30
	TURF ROTARY, 13'-18' 45Å°-270Å° AND 360Å° HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	

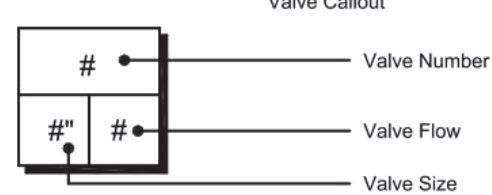
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD KCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3GPM - 15GPM.
	RAIN BIRD PC SINGLE OUTLET, PC DRIP EMITTER SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS WITH SELF-PIERCING BARB INLET. FLOW RATE: 5GPH=LIGHT BROWN; 7GPH=VIOLET; 10GPH=GREEN; 12GPH=DARK BROWN; 18GPH=WHITE; 24GPH=ORANGE.
	RAIN BIRD XB-PC SINGLE OUTLET EMITTER SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	NIBCO BALL VALVE BRASS, TWO-PIECE, FULL PORT, NPT X NPT, T-FP-600A
	FEBCO 825Y 3/4" REDUCED PRESSURE BACKFLOW PREVENTER
	RAIN BIRD ESP-12LX BASIC 12 STATION COMMERCIAL CONTROLLER W/ ADDITIONAL 12 STATION MODULE
	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.

IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.

IRRIGATION MAINLINE: PVC SCHEDULE 40

PIPE SLEEVE: PVC SCHEDULE 40



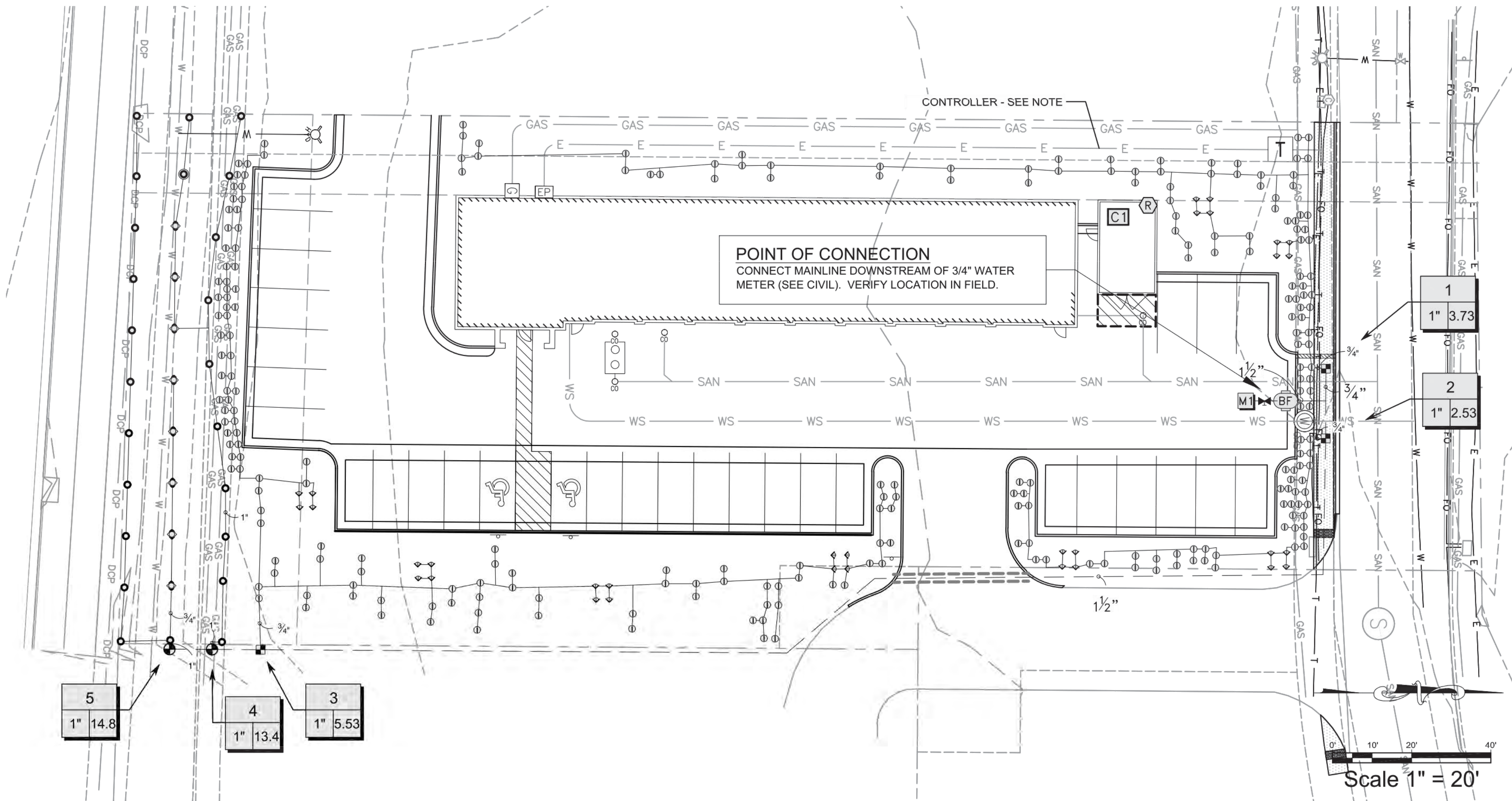
- NOTES:
- CONTRACTOR SHALL USE PC SCREENS ON FIXED SPRAY HEADS AS NEEDED TO ACHIEVE APPROPRIATE RADII.
 - CONTRACTOR SHALL USE VARIABLE-ARC ROTARY NOZZLES WHERE NECESSARY.
 - CONTRACTOR SHALL ADJUST ROTOR ARCS WHERE NECESSARY.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD KCZ-100-PRF	1"	DRIP EMITTER	3.73	113.4	33.71		0.85 in/h
2	RAIN BIRD KCZ-100-PRF	1"	DRIP EMITTER	2.53	131.0	33.04		0.76 in/h
3	RAIN BIRD KCZ-100-PRF	1"	DRIP EMITTER	5.53	440.9	35.19		0.79 in/h
4	RAIN BIRD PEB	1"	TURF ROTARY	13.36	453.2	35.41		0.45 in/h
5	RAIN BIRD PEB	1"	TURF ROTARY	14.78	464.0	34.44		0.50 in/h
	Common Wire				441.3			

IRRIGATION PLAN

SHEET 17 OF 21



CRITICAL ANALYSIS

Generated: 2019-12-06 18:48

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 3/4"
Flow Available: 22.50 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 70.00 psi
Elevation Change: 5.00 ft
Service Line Size: 1 1/4"
Length of Service Line: 20.00 ft
Pressure Available: 67.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 28.14 gpm
Flow Available at POC: 22.50 gpm
Residual Flow Available: -5.64 gpm

Pressure Req. at Critical Station: 36.33 psi
Loss for Fittings: 0.78 psi
Loss for Main Line: 7.76 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 10.54 psi
Loss for Water Meter: 4.71 psi
Critical Station Pressure at POC: 60.12 psi
Pressure Available: 67.00 psi
Residual Pressure Available: 6.88 psi

IRRIGATION DISCLAIMER

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IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES

INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL L, SHEET L14. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LCOATIONS SHOWN ON THE PLANS, AS AS PER DETAILS.

DRIP EMITTER SCHEDULE

PROVIDE THE FOLLOWING DRIP EMITTERS FOR EACH PLANT:

- | | |
|-----------------------------------|--|
| PLANTS, #1 CONTAINER AND SMALLER: | 1, XB-20PC (2 GPH) EMITTER PER PLANT |
| PLANTS, #5 CONTAINER: | 2, XB-20PC (2 GPH) EMITTERS PER PLANT |
| PLANTS, #15 CONTAINER: | 3, XB-20PC (2 GPH) EMITTERS PER PLANT |
| TREES, 1" TO 2-1/2" CALIPER: | 4, PC-07-1032 (7 GPH) EMITTERS WITH DIFFUSER CAP, PER TREE |
| TREES, 3" TO 4" CALIPER: | 7, PC-07-1032 (7 GPH) EMITTERS WITH DIFFUSER CAP, PER TREE |

SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

CONTROLLER NOTE

LOCATE CONTROLLER AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.

120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.



Know what's below.
Call before you dig.

CHRISTIAN BROTHERS AUTOMOTIVE

CHRISTIAN BROTHERS AUTOMOTIVE

6179 FIRESTONE BOULEVARD

IRRIGATION PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	12/9/2019
DRAWING SIZE	22" X 34"
SURVEY FIRM BEC	SURVEY DATE 9/26/2019
JOB NO.	C03414
DRAWING NAME C17 - IRRIGATION.dwg	
SHEET 17 OF 21	

C17

DESIGNED BY
LTV

DATE
1/31/2020

PREPARED BY
MDS

DATE
4/9/2020

REVISION DESCRIPTION
TOWN COMMENTS

TOWN COMMENTS

DESIGNED BY
LTV

DATE
4/9/2020

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MDS

DATE
4/9/2020

REVISION DESCRIPTION
TOWN COMMENTS

TOWN COMMENTS



Know what's below.
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FINAL DEVELOPMENT PLAN

OAK MEADOWS VILLAGE FILING 1 LOT 3 BLOCK 1, SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST

OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

CHRISTIAN BROTHERS AUTOMOTIVE

IRRIGATION DETAILS I

SHEET 18 OF 21

IRRIGATION SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
- ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
 - THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER, AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- B. SCOPE OF WORK
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
 - THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC. COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
 - FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

PRODUCTS

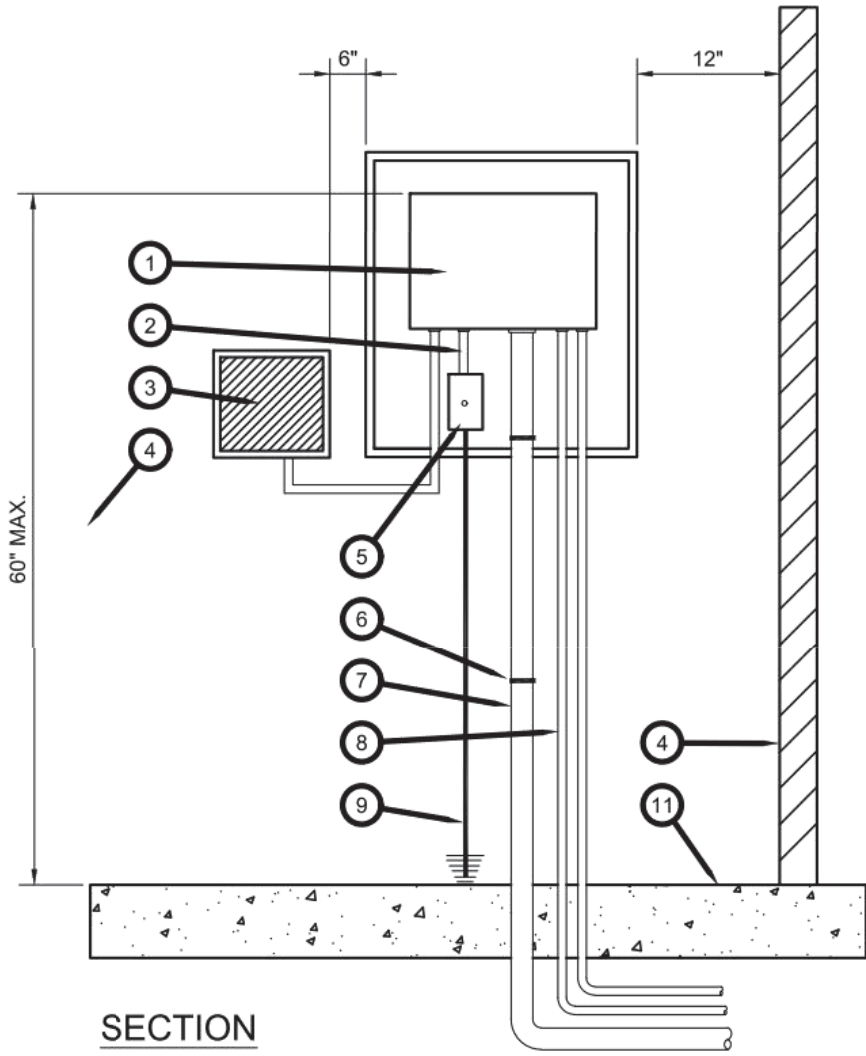
- A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN APPROVED EQUAL BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.
- B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- C. PIPING
- PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:
 - SCHEDULE 40 PVC FOR ALL PIPE 1-1/2" OR LESS
 - CLASS 315 PVC FOR ALL PIPE 2" TO 2-1/2"
 - CLASS 200 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER
 - SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC
 - FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.
- D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.
- E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.
- F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVE BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.
- G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.
- H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.
- I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.
- J. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.
 - STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE
 - COMMON WIRE - WHITE
 - EXTRA COMMON WIRES - BLUE
- K. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.
- L. RAIN SENSOR: TYPE AND MODEL PER PLANS.

METHODS

- A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.
- B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- C. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.
- D. SEE UTILITY PLANS FOR IRRIGATION POINTS OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
- E. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- F. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 55 PSI AND LESS THAN 70 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.

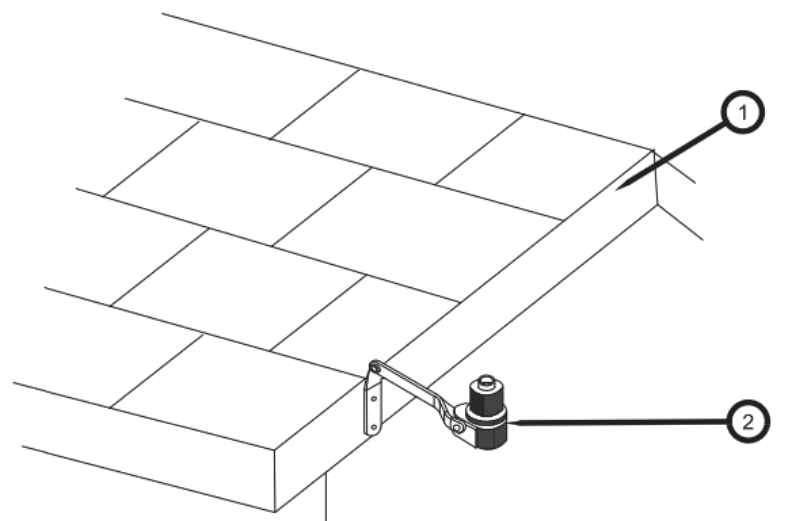
- G. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
- H. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.
- I. TRENCHING NEAR EXISTING TREES
- CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- J. BACKFILL
- ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOIL, FROZEN MATERIAL, OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
 - IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND AND FURNISH SUITABLE BACKFILL MATERIAL CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.
- K. BACKFLOW PREVENTER INSTALLATION: CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER ON A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).
- L. PIPING
- PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
 - MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES. LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
 - ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
 - ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GLUE.
 - PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.
- M. VALVES
- VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
 - VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12" TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 3" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH). EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
 - DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.
- N. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
- SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.
 - DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 48" ON CENTER.
- O. SPRAY, ROTOR, AND BUBBLER HEADS
- ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
 - ALL SPRAY HEADS SHALL BE CONNECTED WITH A 1/2 INCH MINIMUM LENGTH OF 1/2 INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #70 SOLVENT AND #70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.
 - ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDSCAPE, UNLESS OTHERWISE SPECIFIED.
 - ALL ROTOR, SPRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.
- P. AUTOMATIC CONTROLLER
- INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
 - THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLER AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
 - ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3MS "DRY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COL. OF EXCESS WIRE AT EACH CONNECTION.
 - PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
 - CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3MS "DRY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
 - PROVIDE THREE ADDITIONAL IRRIGATION CONTROL WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
 - THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. SEE SLEEVING NOTES.
- Q. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.
- R. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- S. QUALITY CONTROL
- PERFORM COVERAGE TESTS AFTER SPRINKLER SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.
 - TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
 - MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.
- T. CLEAN UP
- DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

- U. INSPECTION AND ACCEPTANCE
- UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
 - CONTROL CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" CONTROL CHART. THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.
 - TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
 - QUICK COUPLER KEYS (2)
 - CONTROLLER MANUAL (1)
 - CONTROLLER KEYS (2)
 - A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.
- V. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.
- W. WARRANTY
- THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES.
 - BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
 - IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNER'S IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.
- X. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

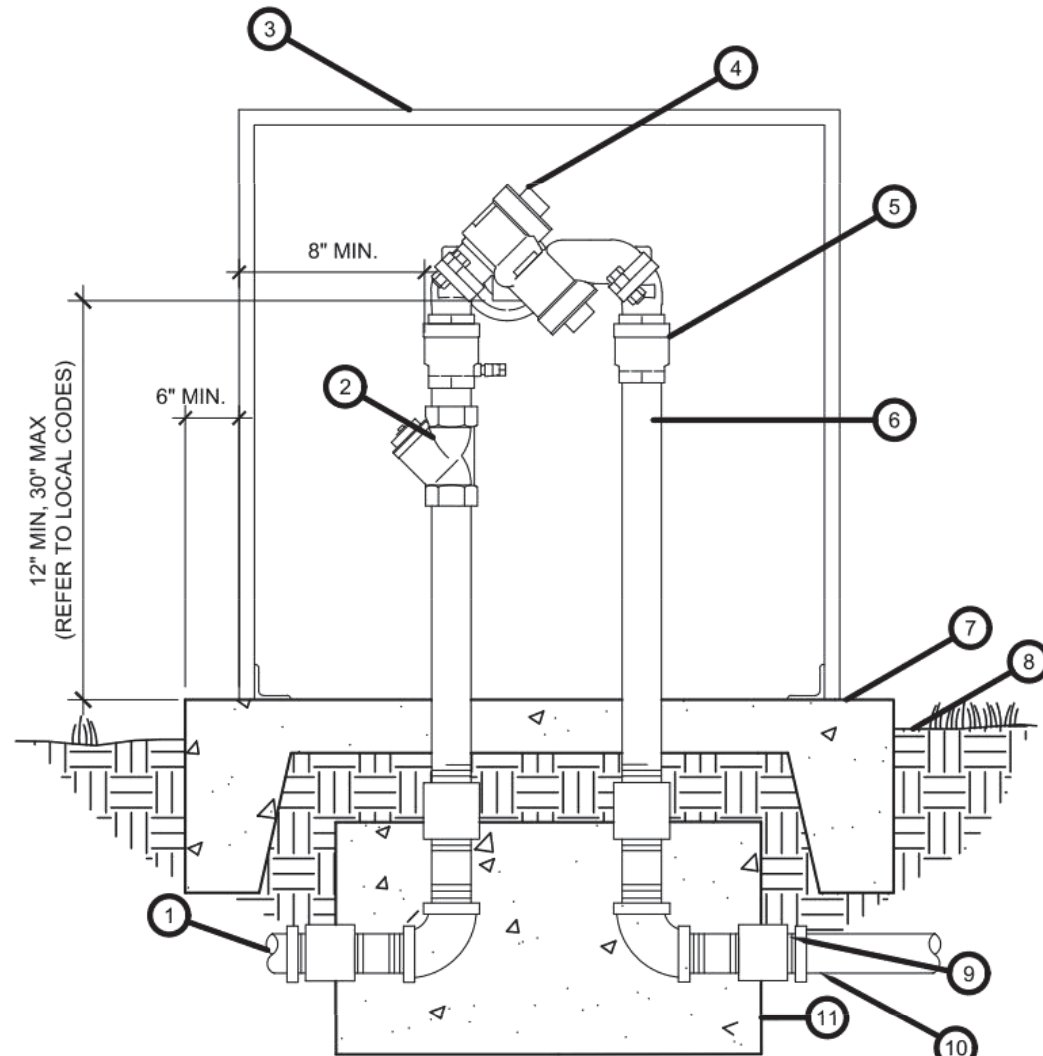


- NOTES:
- MOUNT CONTROLLER AND CABINET PER MANUFACTURER'S DIRECTIONS.
 - 120 V.A.C. POWER PROVIDED BY OTHERS. LANDSCAPE CONTRACTOR SHALL MAKE FINAL CONNECTION AT CONTROLLER. CONNECT TO ELECTRICAL SUPPLY PER NATIONAL ELECTRIC CODE AND LOCAL CODE.
 - LOCATE GROUND ROD 8' MIN. FROM CONTROLLER. VERIFY LOCATION OF GROUND ROD, CONTROLLER AND SOURCE OF ELECTRICITY WITH MANUFACTURER'S REPRESENTATIVE AND OWNER AS PART OF PRE CONSTRUCTION MEETING.

A CONTROLLER - WALL MOUNT, INDOOR
SCALE: NTS



B RAIN SENSOR, ROOF MOUNT
SCALE: NTS



C BACKFLOW PREVENTER
SCALE: NTS

- CONTROLLER PER LEGEND
- 1/2" ELECTRICAL CONDUIT BETWEEN CONTROLLER AND ELECT. BOX CLAMP TO WALL
- SENSOR MONITOR PANEL OR RECEIVER (WHERE OCCURS)
- WALL (WHERE OCCURS)
- 120 VOLT SERVICE IN WATERPROOF JUNCTION BOX WITH DISCONNECT SWITCH. INSTALL INSIDE STAINLESS ENCLOSURE
- C-CLAMPS (TYP.)
- CONDUIT(S) FOR 24 VOLT CONTROL WIRES. CLAMP TO WALL. USE 1 CONDUIT FOR 0-24 STATIONS. USE 2 CONDUITS FOR 25-48 STATIONS
- SENSOR CABLES IN CONDUITS (WHERE OCCURS)
- GROUNDING PER MANUFACTURER
- FINISH FLOOR SURFACE

REVISION DESCRIPTION

TOWN COMMENTS

TOWN COMMENTS

TOWN COMMENTS

TOWN COMMENTS

TOWN COMMENTS

TOWN COMMENTS

TOWN COMMENTS

TOWN COMMENTS

TOWN COMMENTS

CHRISTIAN BROTHERS AUTOMOTIVE
TOWN OF FIRESTONE
WELD COUNTY
CHRISTIAN BROTHERS AUTOMOTIVE
6179 FIRESTONE BOULEVARD
IRRIGATION DETAILS I

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL 12/9/2019

DRAWING SIZE 22" X 34"

SURVEY FIRM SURVEY DATE

BEC 9/26/2019

JOB NO. C03414

DRAWING NAME C17 IRRIGATION.dwg

SHEET 18 OF 21

C18

BASELINE
Engineering • Planning • Surveying

DESIGNED BY LTV
DRAWN BY LTV
CHECKED BY MDS

PREPARED BY MDS
DATE 1/31/2020
MDS 4/9/2020

REVISION DESCRIPTION

TOWN COMMENTS

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TOWN COMMENTS



3/18/2020

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FINAL DEVELOPMENT PLAN

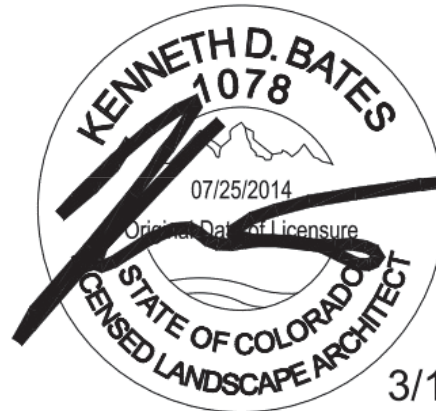
OAK MEADOWS VILLAGE FILING 1 LOT 3 BLOCK 1, SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST

OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

CHRISTIAN BROTHERS AUTOMOTIVE

IRRIGATION DETAILS II

SHEET 19 OF 21



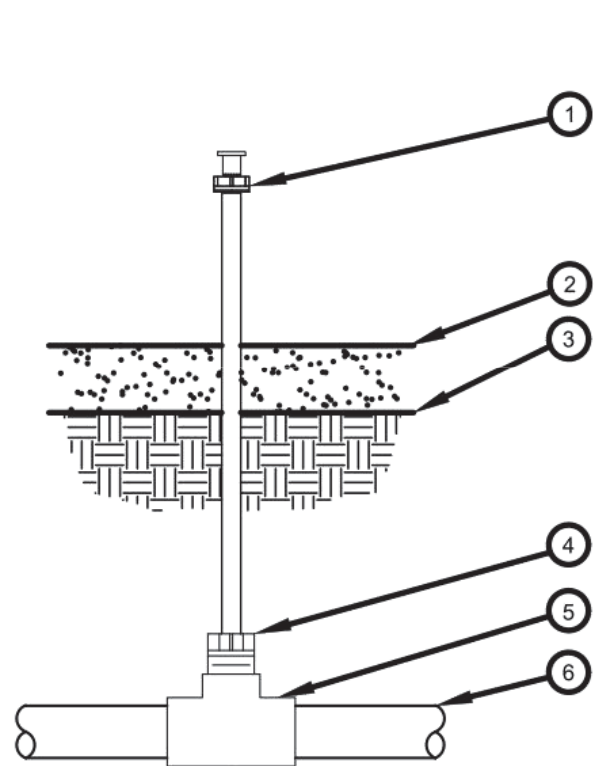
3/18/2020

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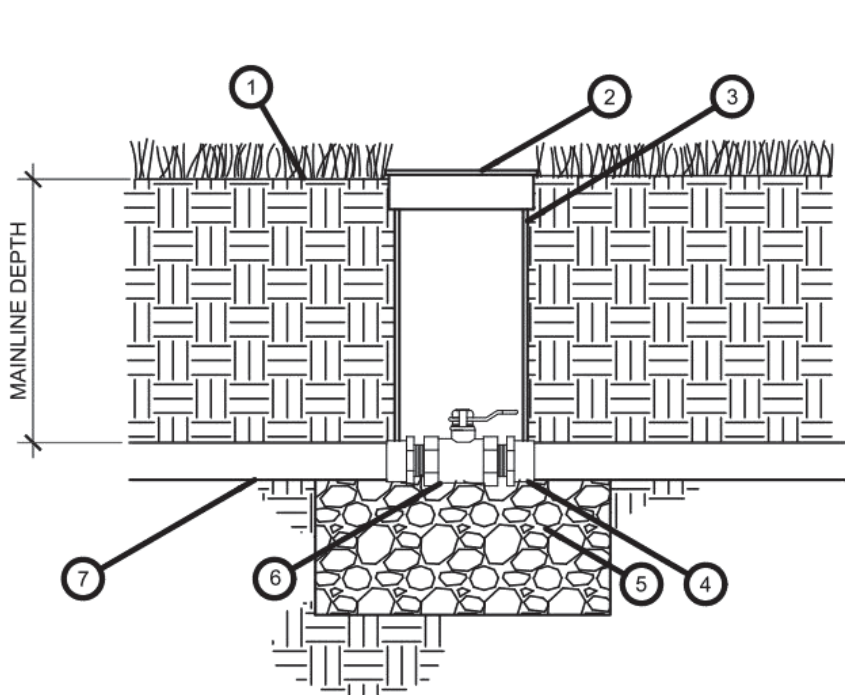
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1. PRESSURE-COMPENSATING MODULE 1032 THREADED INLET X BARB OUTLET EMITTER WITH PC DIFFUSER CAP;
2. RAIN BIRD PC MODULE WITH PC DIFFUSER TOP OF MULCH
3. FINISH GRADE
4. POLYFLEX RISER AND ADAPTER ASSEMBLY: RAIN BIRD PFR-FRA
5. PVC SCH 40 TEE OR ELL
6. PVC LATERAL PIPE

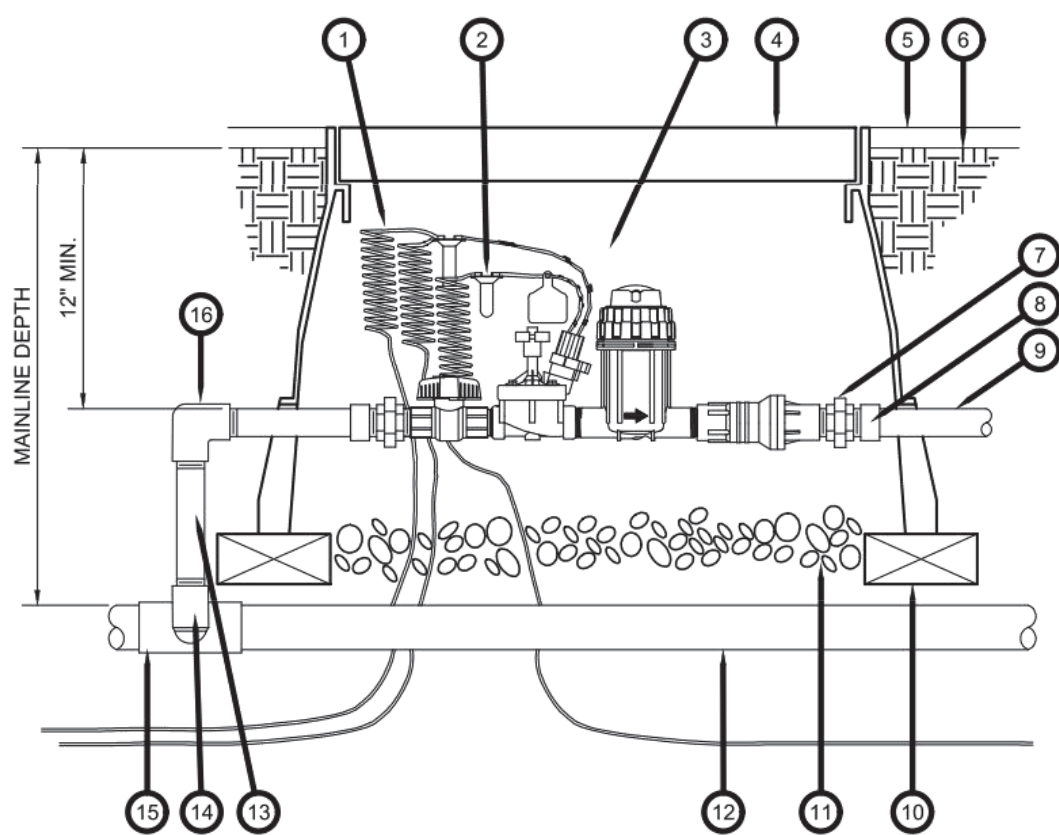
NOTES:
1. RAIN BIRD PC 1032 THREADED X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
PC-05-1032 5 GPH PC-07-1032 7 GPH PC-10-1032 10 GPH
2. PC DIFFUSER CAPS ARE AVAILABLE IN BOTH BLACK AND PURPLE.

H PRESSURE COMPENSATING MODULE 10-32 THREAD WITH A DIFFUSER CAP ON A POLYFLEX RISER INTO A PVC TEE
SCALE: NOT TO SCALE



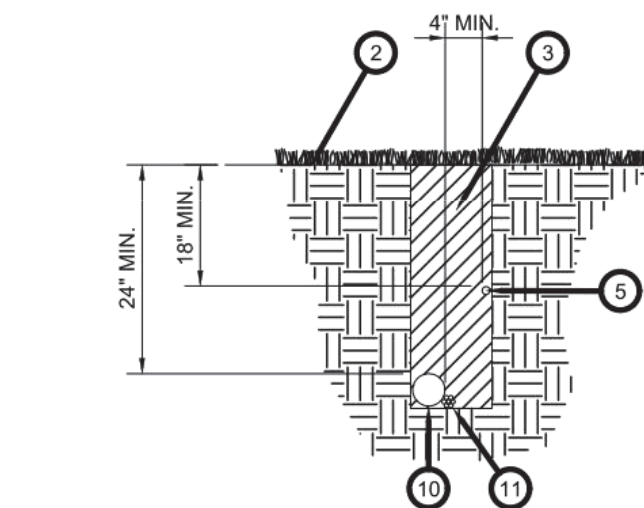
1. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS; 2" BELOW TOP OF BOX IN SHRUB/GROUND COVER AREAS
2. 6" ROUND VALVE BOX WITH LOCKABLE LID
3. EXTENSION SECTION AS NECESSARY TO MEET GRADE
4. PVC MALE ADAPTER
5. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
6. BRASS BALL VALVE (SIZED PER MAINLINE)
7. IRRIGATION MAINLINE

F BRASS BALL VALVE
SCALE: NTS

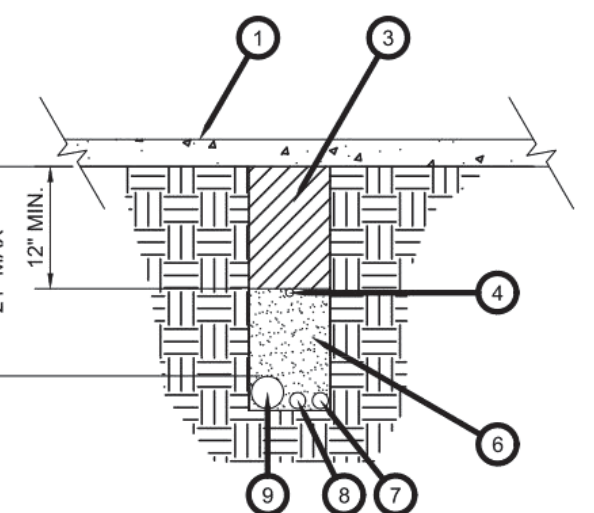


1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION (ANY APPROVED)
3. REMOTE CONTROL VALVE ASSEMBLY
4. JUMBO PLASTIC VALVE BOX BY CARSON (OR EQUAL)
5. TOP OF MULCH
6. FINISHED GRADE-1" BELOW TOP OF BOX IN TURF AREAS, 2" IN SHRUB AREAS
7. PVC UNION (2)
8. PVC SCH 40 MALE ADAPTER (2)
9. PVC LATERAL PIPE
10. BRICK (1 OF 4)
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. PVC MAINLINE PIPE
13. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
14. SCH. 40 PVC ELL
15. SCH. 40 PVC TEE OR ELL
16. SCH. 40 PVC THREADED ELL

D DRIP CONTROL ZONE KIT
SCALE: NTS

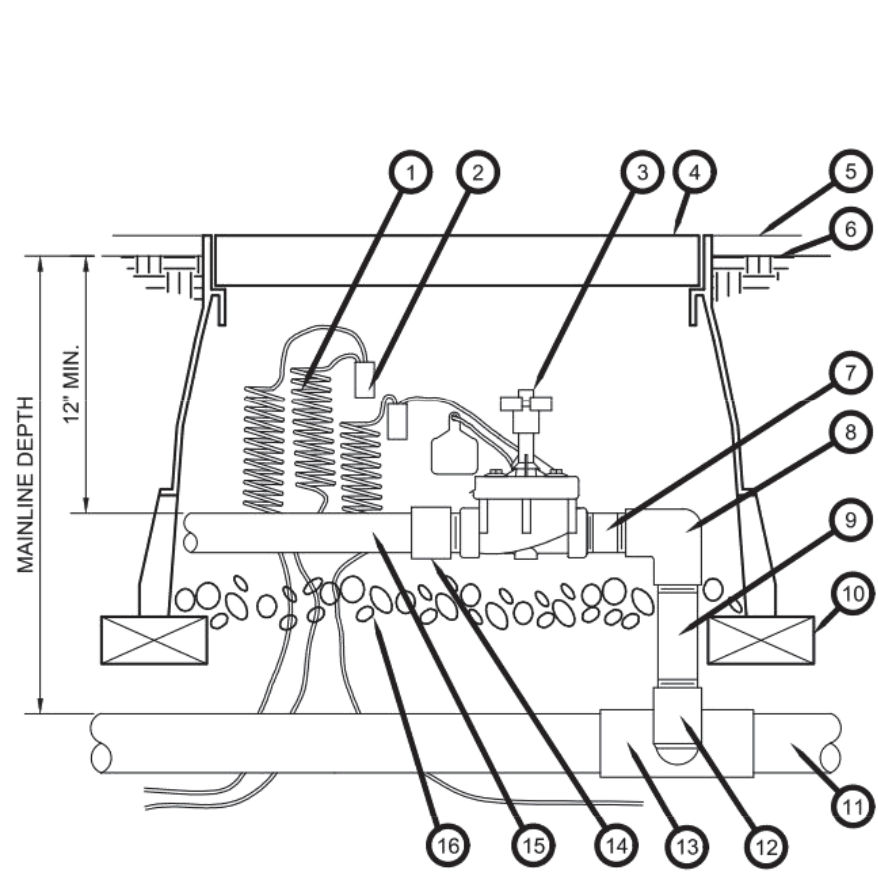


1. PAVEMENT SURFACE
2. FINISH GRADE
3. TRENCH BACKFILL
4. LOCATOR WIRE W/BURIED CAUTION TAPE
5. PVC IRRIGATION LATERAL
6. SAND BACKFILL
7. SCH. 40 PVC LATERAL SLEEVE - SEE PLANS FOR SIZE
8. SCH. 40 PVC WIRE SLEEVE FOR CONTROL WIRES, MIN. 2" DIA.
9. SCH. 40 PVC MAINLINE SLEEVE - SEE PLANS FOR SIZE
10. PVC IRRIGATION MAINLINE
11. CONTROL WIRES - TAPE TO MAINLINE AT 10' INTERVALS
12. PVC CAP, SOLVENT WELDED



SLEEVING

G PIPE AND SLEEVE INSTALLATION
SCALE: NTS



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION (ANY APPROVED)
3. REMOTE CONTROL VALVE
4. JUMBO PLASTIC VALVE BOX BY CARSON (OR EQUAL)
5. TOP OF MULCH
6. FINISHED GRADE-1" BELOW TOP OF BOX IN TURF AREAS, 2" IN SHRUB AREAS
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH. 40 PVC ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

E REMOTE CONTROL VALVE
SCALE: NTS



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WELD COUNTY

CHRISTIAN BROTHERS AUTOMOTIVE

6179 FIRESTONE BOULEVARD

IRRIGATION DETAILS II

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	12/9/2019
DRAWING SIZE	22" X 34"
SURVEY FIRM	BEC
SURVEY DATE	9/26/2019
JOB NO.	C03414
DRAWING NAME	C17 - IRRIGATION.dwg
SHEET	19 OF 21

C19

FINAL DEVELOPMENT PLAN

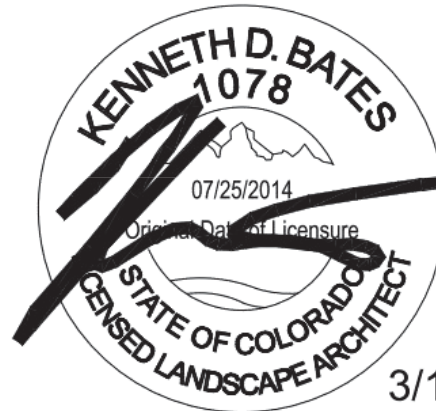
OAK MEADOWS VILLAGE FILING 1 LOT 3 BLOCK 1, SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST

OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

CHRISTIAN BROTHERS AUTOMOTIVE

IRRIGATION DETAILS III

SHEET 20 OF 21



3/18/2020

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DESIGNED BY
LTV

DRAWN BY
LTV

CHECKED BY
MDS

DATE
1/31/2020

PREPARED BY
MDS

REVISION
TOWN COMMENTS

DATE
4/9/2020

DESCRIPTION
TOWN COMMENTS

CHRISTIAN BROTHERS AUTOMOTIVE

WELD COUNTY

CHRISTIAN BROTHERS AUTOMOTIVE

6179 FIRESTONE BOULEVARD

IRRIGATION DETAILS III

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL 12/9/2019

DRAWING SIZE 22" X 34"

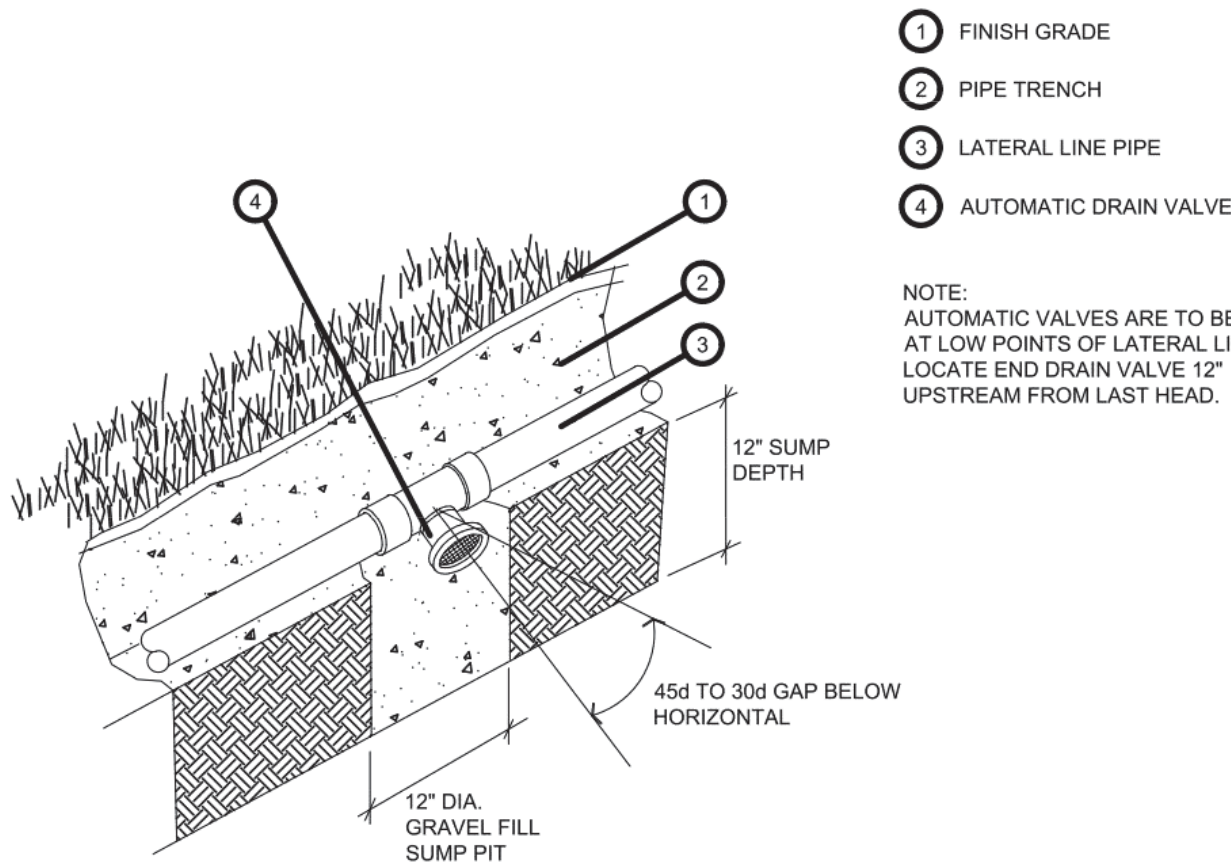
SURVEY FIRM BEC SURVEY DATE 9/26/2019

JOB NO. C03414

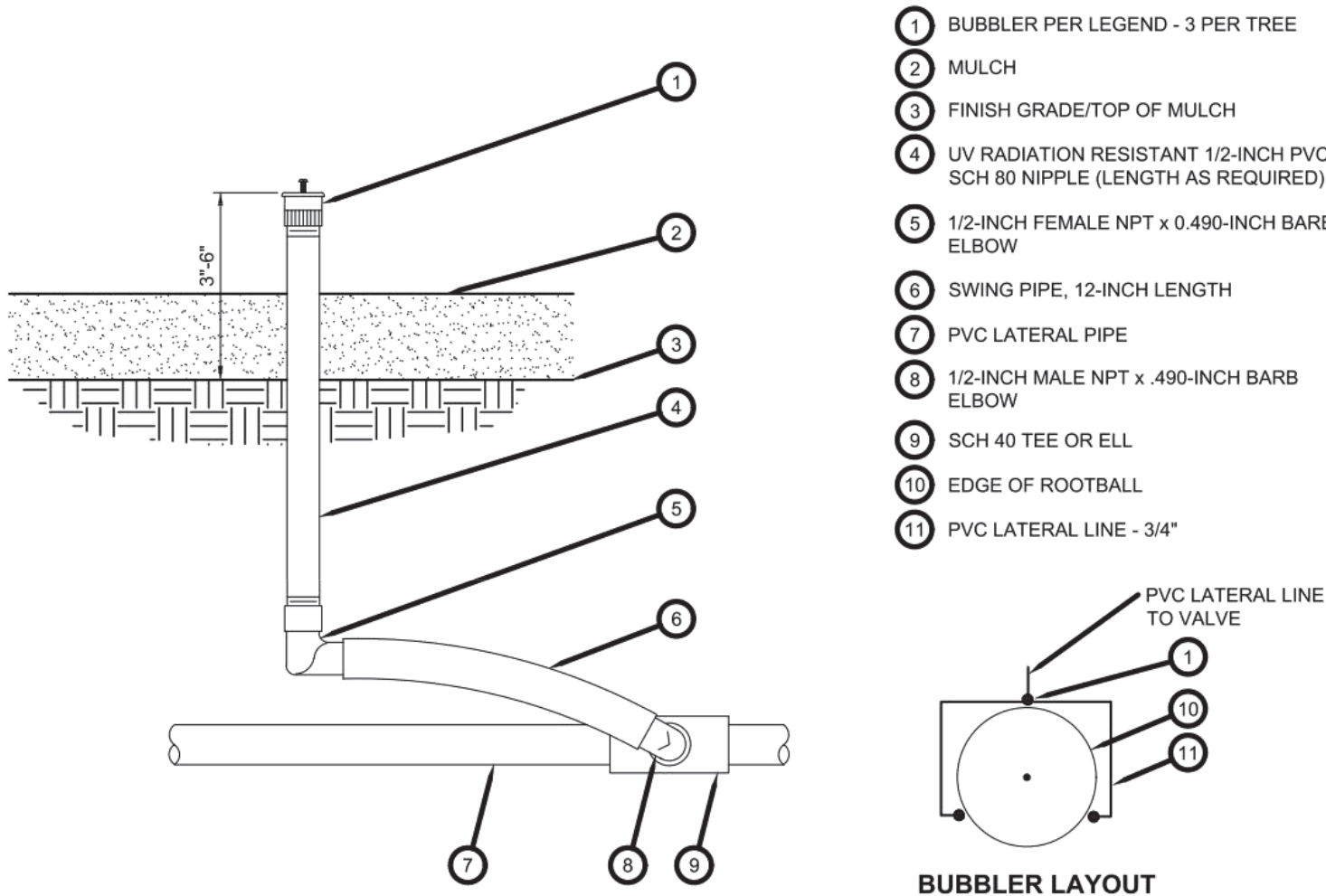
DRAWING NAME C17 IRRIGATION.dwg

SHEET 20 OF 21

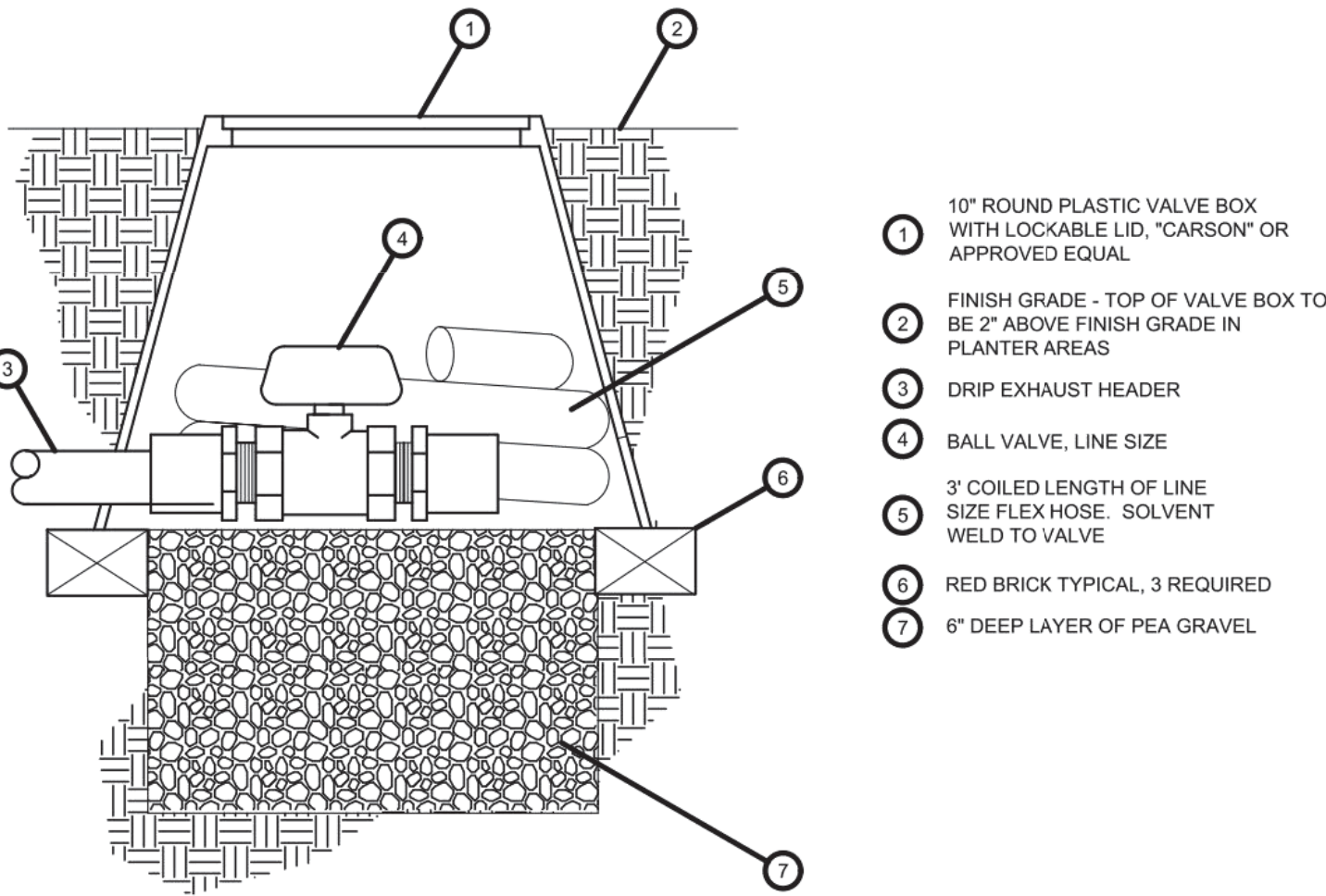
C20



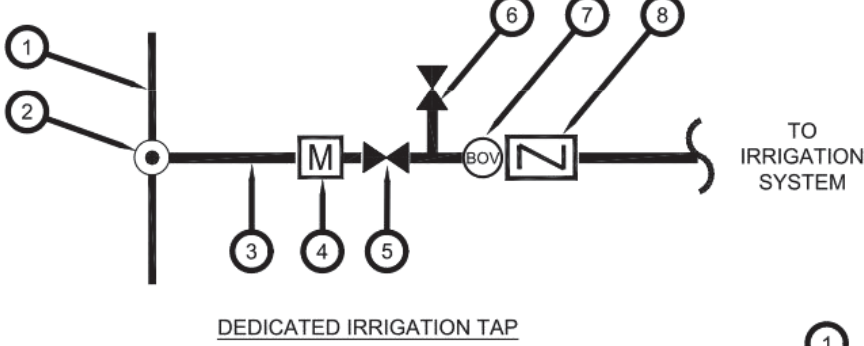
M AUTOMATIC DRAIN VALVE
SCALE: NOT TO SCALE



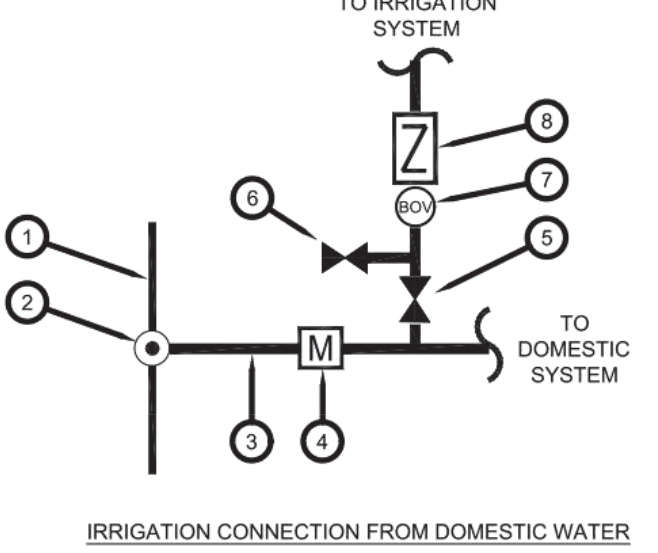
K BUBBLER
SCALE: NTS



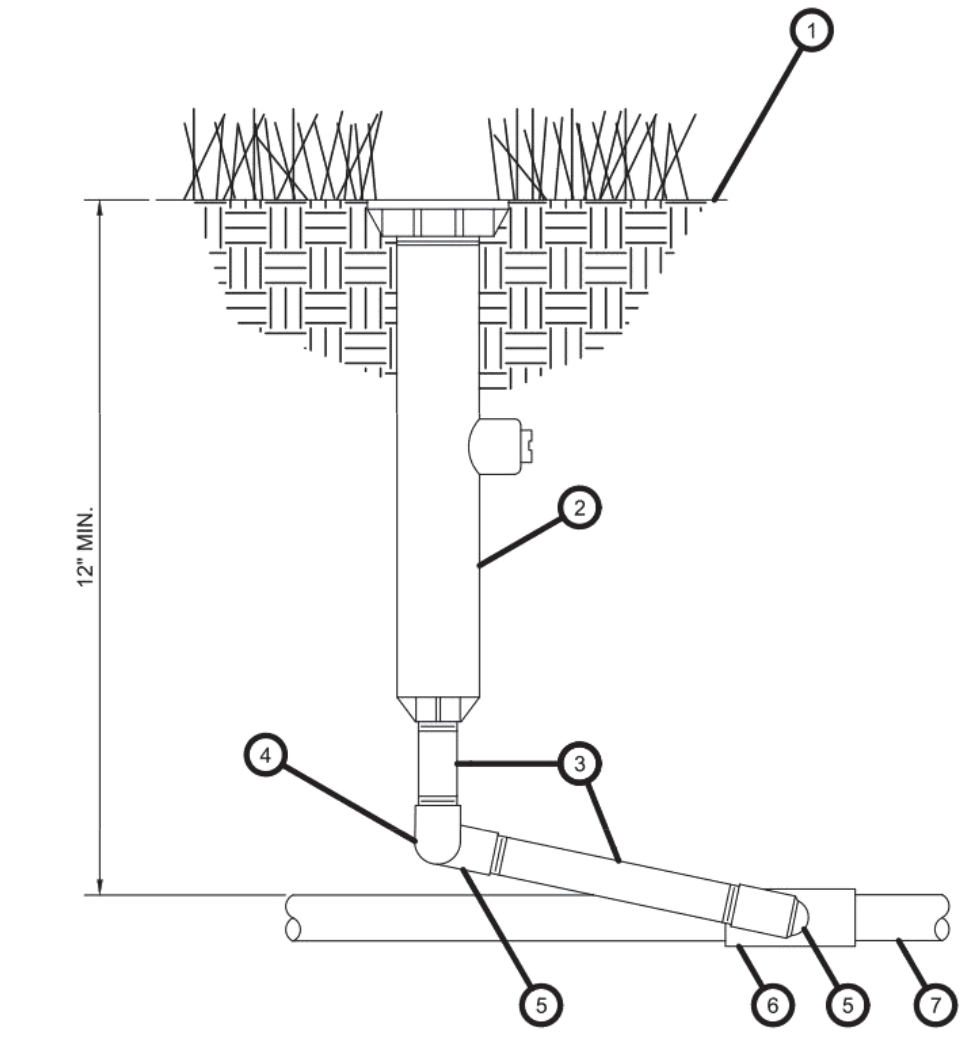
I FLUSH VALVE
SCALE: NTS



L WATER TAP DIAGRAM
SCALE: NTS



- WINTERIZATION PROCEDURE:
1. TURN OFF EITHER THE METER AND ISOLATION VALVE (DEDICATED IRRIGATION METER) OR ISOLATION VALVE (DOMESTIC TAP).
 2. OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE.
 3. SLOWLY OPEN MANUAL DRAIN VALVE.
 4. REPEAT PROCEDURE FOR ALL MANUAL DRAIN VALVES ALONG IRRIGATION MAINLINE.
 5. CLOSE MANUAL DRAIN VALVES AND BLOW OUT REMAINING WATER FROM THE BLOWOUT VALVE. SLOWLY INCREASE AIR PRESSURE. NOT TO EXCEED 80 PSI. DO NOT BLOWOUT SYSTEM FROM BACKFLOW. BLOWOUT SYSTEM TWICE BUT NOT TO EXCEED AT MORE THAN 2 MIN. INTERVALS.



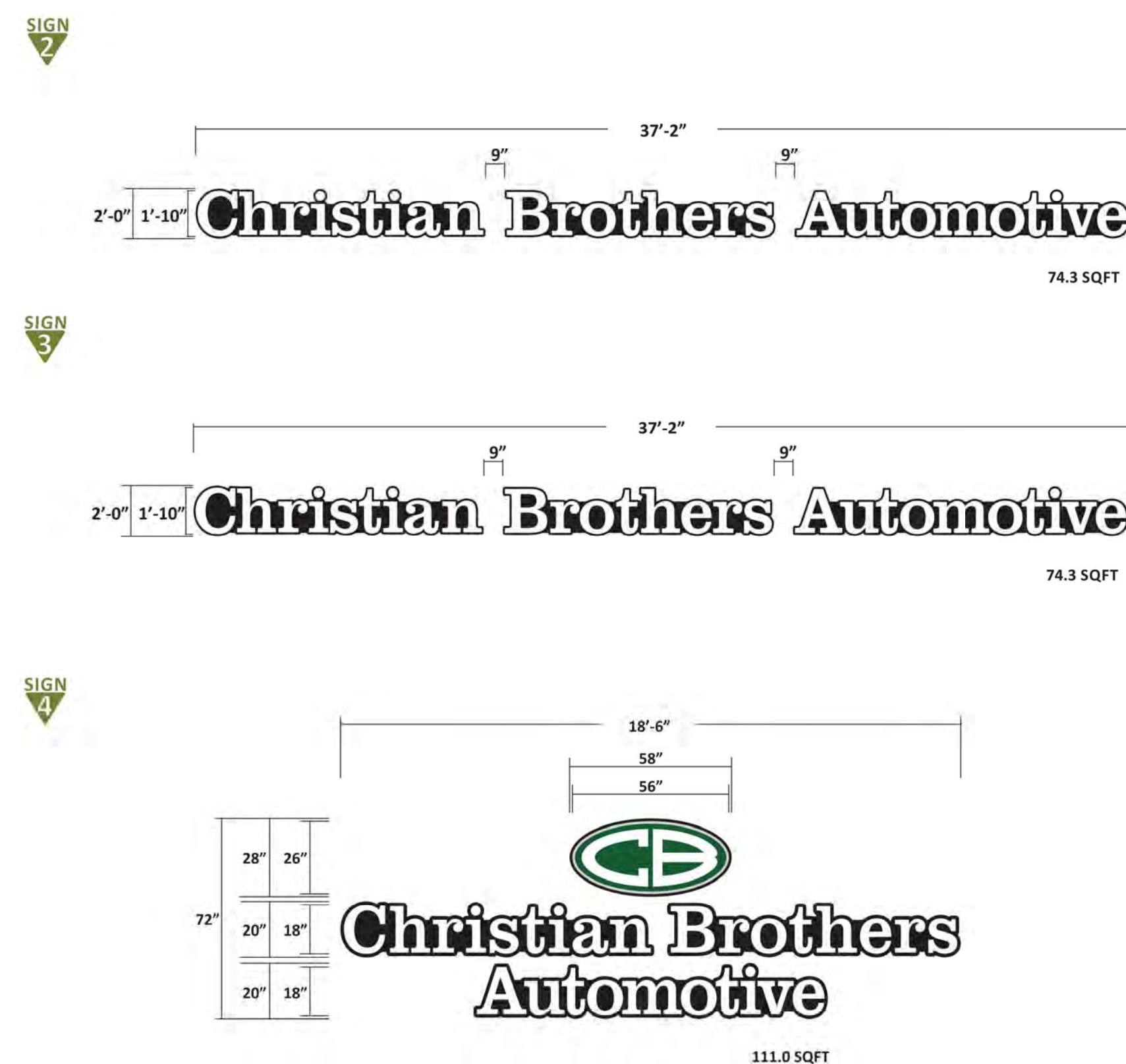
J POP-UP SPRAY HEAD
SCALE: NTS



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SHEET 21 OF 21



REVISION DESCRIPTION	PREPARED BY	DATE	DESIGNED BY LTV
TOWN COMMENTS	MDS	1/31/2020	
TOWN COMMENTS	MDS	4/9/2020	DRAWN BY LTV
			CHECKED BY MDS

CHRISTIAN BROTHERS AUTOMOTIVE
TOWN OF FIRESTONE
CHRISTIAN BROTHERS AUTOMOTIVE
6179 FIRESTONE BOULEVARD
SIGNAGE PLAN
WELD COUNTY

PREPARED UNDER THE DIRECT
SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	12/9/2019
DRAWING SIZE	22" X 34"
SURVEY FIRM	SURVEY DATE
REC	9/26/2019
JOB NO.	C03414
DRAWING NAME	
C11	ELEVATIONS.dwg
SHEET	21 OF 21
C21	



Staff Report

RESOLUTION NO. 20-53

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN
OF FIRESTONE, COLORADO, APPROVING A FINAL
DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY
LOCATED AT LOT 3, OAK MEADOWS VILLAGE FILING NO. 1**

Christian Brothers Automotive

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

May 13, 2020

Applications

This staff report is for the Oak Meadows Village Filing 1 Lot 3 – Christian Brothers Automotive Final Development Plan (“FDP”). The applicant for the FDP is Christian Brothers Automotive. The property owner is Oak Meadows Commercial, LLC.

Notice

Pursuant to the Town of Firestone Municipal Code (“Code”) and Town of Firestone Development Regulations (“Regulations”), proper notification of the public hearing 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 location of Oak Meadows Village commercial area is northeast of the intersection of Firestone Boulevard and Colorado Boulevard. The property is addressed as 6179 Firestone Boulevard.

The FDP process is the final step in the Firestone Development Review process prior to the building permit process.

Background

The Oak Meadows Village Filing No. 1 subdivision and Overall Final Development Plan (OFDP) was approved by the Town in 2006.

Site Analysis

Lot 3 of Oak Meadows Village Filing 1 is zoned as a planned unit development with the neighborhood center land use category (PUD-NC) and is approximately 0.98 acres in size. The lot abuts other commercial properties; some developed, others yet to be developed. The site is relatively flat and is accessed by an internal access drive. Utilities are readily available in the immediate area.

Plan Analysis

The FDP proposes:

- An automotive repair facility
 - 5,465 sf building
 - 24’ in height (less than the 35’ maximum allowed)
 - Building materials are compatible and consistent with the materials used on commercial buildings in the area:
 - Burgundy brick siding with white brick accents
 - Limestone veneer in sunset (tan) with white cast stone accents
 - Architectural composition shingle roof in hunter green
 - Elevations are included in the FDP included in this packet.
 - The building is oriented so that the bays are not parallel with Firestone Blvd.
- 39 parking spaces including 9 internal building bays and two ADA compliant stalls (in excess of the required 1 space per 250 sf of building)
- Perimeter and parking lot landscaping – 39% of the property
- Access from the internal access drive to the north of the property with an cross access easement to the property to the west; pedestrian access from the access drive to the north
- Enclosed trash area constructed with materials that match the main building

The FDP is consistent with the Oak Meadows Village OFDP. Please see the enclosed FDP for more information and details.

Fiscal Impacts

The development of commercial uses augments sales tax collection potential.

Utility and Services

Public infrastructure and utilities are generally available or will be extended to the property 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

At its May 7, 2020 regular meeting, the Planning and Zoning Commission approved Resolution PC-20-05, a resolution approving the subject FDP application with conditions.

Town staff recommends the Board of Trustees approve Resolution 20-53 including the following conditions:

- (a) The Applicant provides an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
- (b) All minor, technical corrections to the Oak Meadows Village Filing No. 1, Lot 3 - Christian Brothers Automotive final development plan shall be made to the Town's satisfaction.
- (c) The Final Development Plan, Oak Meadows Village Filing 1 Lot 3 Section 6, Township 2 North, Range 67 West of the 6th P.M., Town of Firestone, County of Weld, State of Colorado, Christian Brothers Automotive shall not be recorded until such time as all conditions of this section have been fulfilled by Applicant.

**RESOLUTION 20-53 - A RESOLUTION OF THE BOARD
OF TRUSTEES OF THE TOWN OF FIRESTONE,
COLORADO, APPROVING A FINAL DEVELOPMENT
PLAN FOR CERTAIN REAL PROPERTY LOCATED AT
LOT 3, OAK MEADOWS VILLAGE FILING NO. 1**



Town Board of Trustees – May 13, 2020

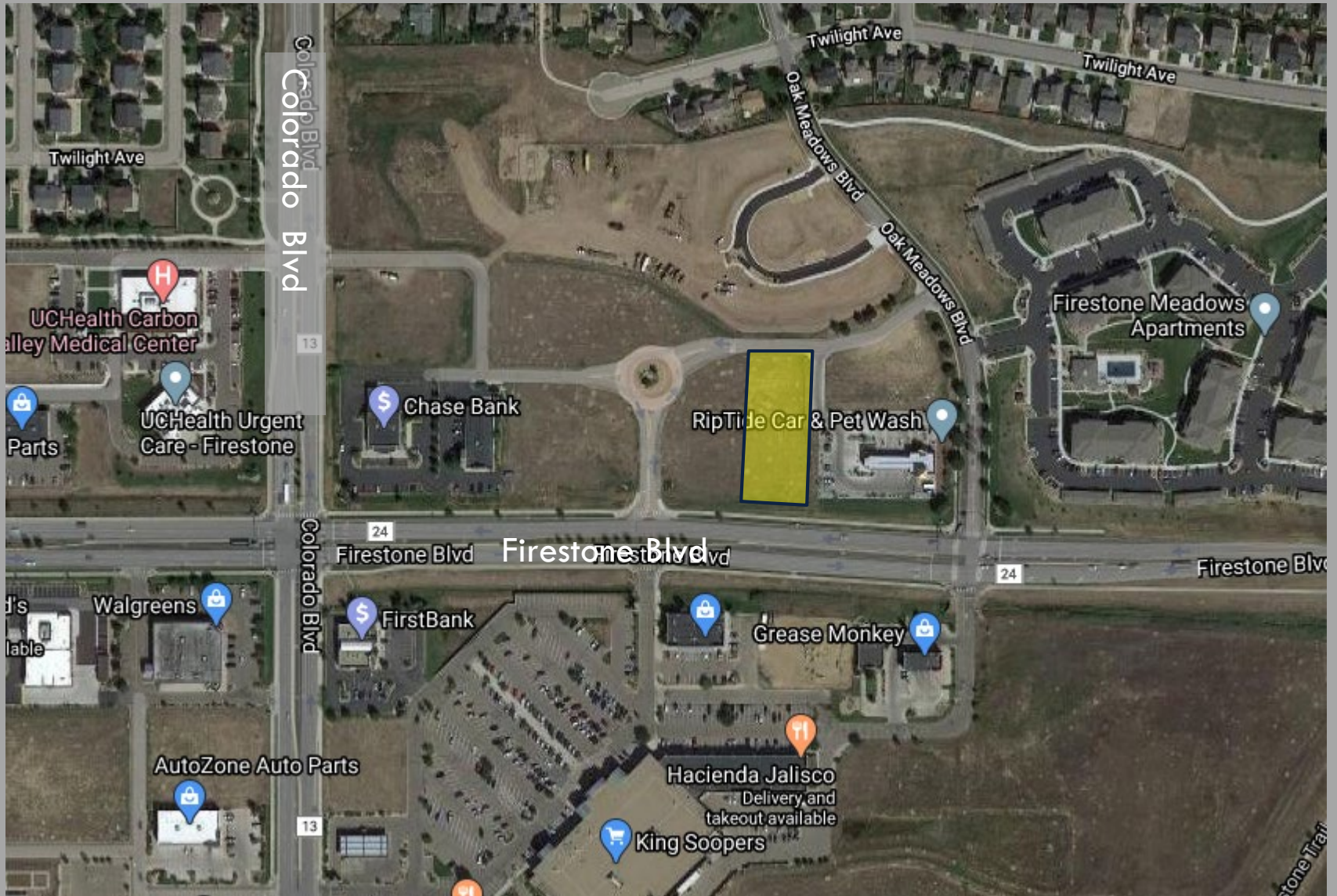
Process



Development Flow Chart | Firestone PUD Zoning

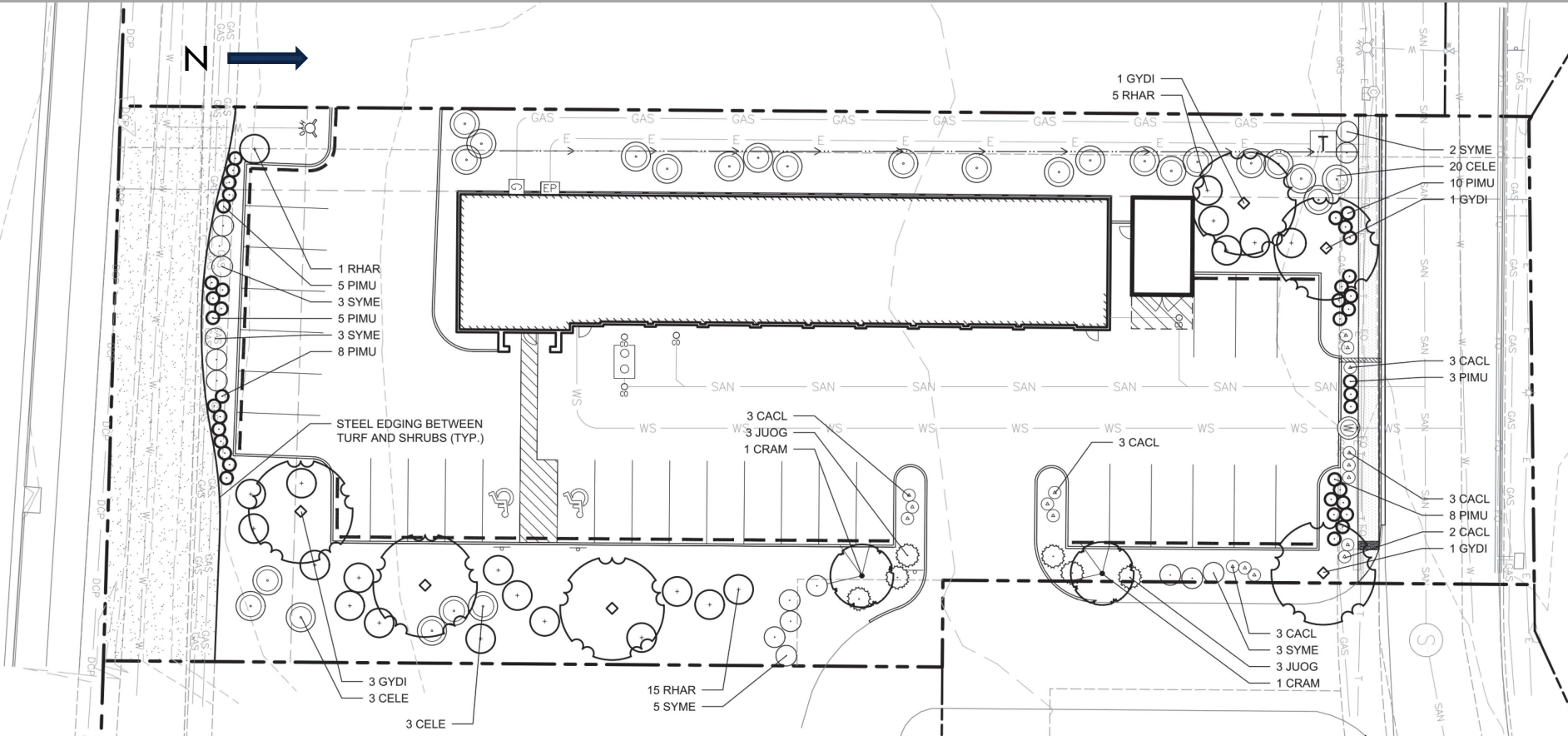


Location



Site

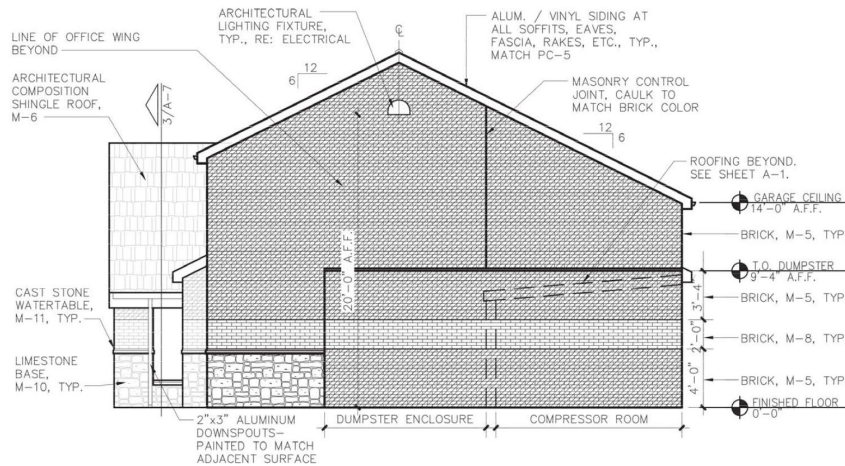




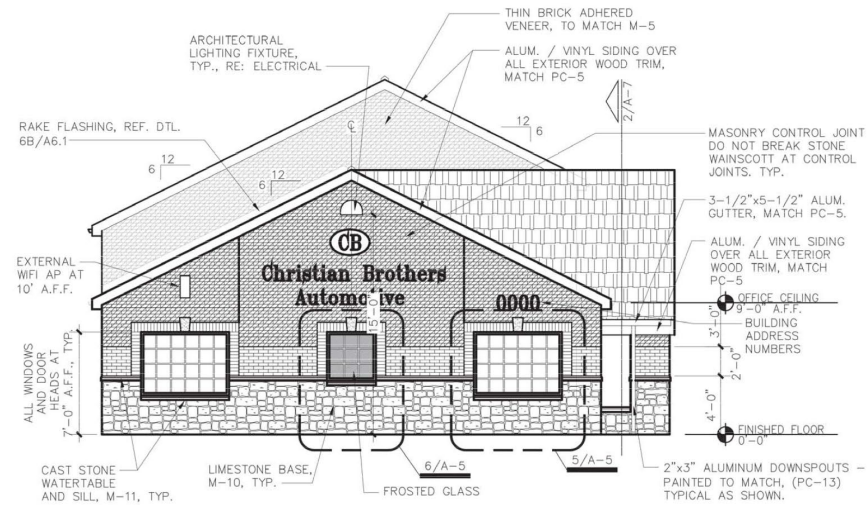
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- 9 bays – oriented away from Firestone Blvd
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- Enclosed trash receptacle



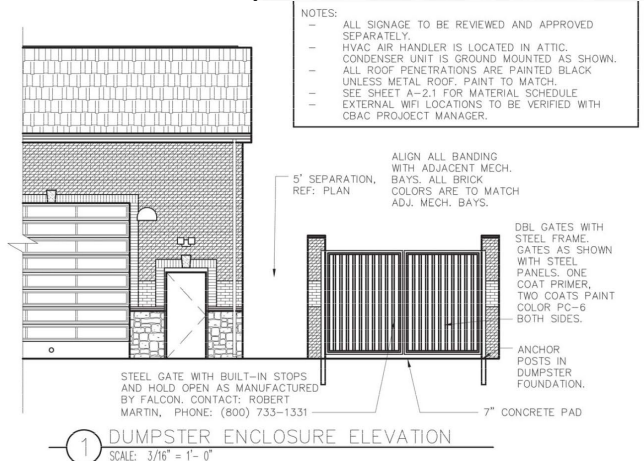
SHEET 12 OF 21



3 NORTH SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH SIDE ELEVATION
SCALE: 3/16" = 1'-0"



1 DUMPSTER ENCLOSURE ELEVATION
SCALE: 3/16" = 1'-0"

- NOTES:
- ALL SIGNAGE TO BE REVIEWED AND APPROVED SEPARATELY.
 - HVAC AIR HANDLER IS LOCATED IN ATTIC. CONDENSER UNIT IS GROUND MOUNTED AS SHOWN.
 - ALL ROOF PENETRATIONS ARE PAINTED BLACK UNLESS METAL ROOF. PAINT TO MATCH.
 - SEE SHEET A-2.1 FOR MATERIAL SCHEDULE.
 - EXTERNAL WIFI LOCATIONS TO BE VERIFIED WITH CBAC PROJECT MANAGER.

Recommendations



- At its May 7, 2020 regular meeting, the Planning and Zoning Commission approved Resolution PC-20-05; a resolution recommending approval of a final development plan for Lot 3 located within Oak Meadows Village Filing No. 1 (Christian Brothers Automotive) with conditions to the Board of Trustees.

Recommendations



Town staff recommends approval of Resolution 20-53 with conditions:

- (a) The Applicant provides an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
- (b) All minor, technical corrections to the Oak Meadows Village Filing No. 1, Lot 3 - Christian Brothers Automotive final development plan shall be made to the Town's satisfaction.
- (c) The Final Development Plan, Oak Meadows Village Filing 1 Lot 3 Section 6, Township 2 North, Range 67 West of the 6th P.M., Town of Firestone, County of Weld, State of Colorado, Christian Brothers Automotive shall not be recorded until such time as all conditions of this section have been fulfilled by Applicant.

From: [Kristin Nolan Schelwat](#)
To: [Millissa Berry](#)
Cc: [Noah Nemmers](#); [Michael Swanton](#); [Chris Barteau](#); [Jonathan Wakefield](#)
Subject: CBH Properties Firestone
Date: Thursday, April 23, 2020 8:01:21 AM

Caution: This email originated from outside of the Town of Firestone. Use caution - Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Berry:

I represent CBH Properties Firestone, LLC in connection with its pending application with the Town of Firestone. CBH Properties Firestone, LLC, as the applicant in such application, hereby expressly authorizes the Town to proceed with conducting the Planning and Zoning Commission and Town Board public hearings for the FDP for Oak Meadows Village Lot 3 - Christian Brothers Automotive under the Town's Orientation Telephonic Participation Policy. The applicant understands that the hearing will include accommodations made for Telephonic Participation by the applicant and/or the public. The applicant is waiving any legal challenge on the basis that the hearing will be conducted via Telephone Participation.

Regards,

Kristin N. Schelwat
Schelwat Law, LLC
16350 E. Arapahoe Road
Suite 108-102
Foxfield, CO 80016
(720) 252-6764

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FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-05

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 3 LOCATED WITHIN OAK MEADOWS VILLAGE FILING NO. 1

WHEREAS, Oak Meadows Commercial, LLC, as owner of certain real property described as Lot 3, Oak Meadows Village Filing No. 1 (the "Property"), and on behalf of Christian Brothers Automotive Corporation, as development applicant, have submitted a proposed final development plan for the Property, entitled "Final Development Plan Oak Meadows Village filing 1 Lot 3 Section 6, Township 2 North, Range 67 West of the 6th P.M., Town of Firestone, County of Weld, State of Colorado, Christian Brothers Automotive" (the "Final Development Plan"); and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds the proposed Final Development Plan to be in substantial compliance with the technical requirements of the Town of Firestone subdivision and zoning ordinances, applicable Development Regulations, and wishes to make a recommendation to the Board of Trustees regarding the Final Development Plan.

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

Section 1. The Town of Firestone Planning and Zoning Commission hereby recommends approval of the proposed final development plan for Oak Meadows Village Filing No. 1, Lot 3 Christian Brothers Automotive, attached hereto as Exhibit A and incorporated herein by this reference,, subject to and contingent upon compliance with the following conditions:

(a) Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.

(b) All minor, technical corrections to the Oak Meadows Village Filing No. 1, Lot 3 - Christian Brothers Automotive final development plan shall be made to the Town's satisfaction.

PASSED AND ADOPTED this 7th day of May, 2020.


Chairperson

ATTEST:


Secretary



EXHIBIT A
Oak Meadows Village Filing No. 1, Lot 3 - Christian Brothers Automotive
Final Development Plan

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 8.a

Discussion/Action

Meeting Date: May 13, 2020

Initiated By:

Dept: Town Clerk

AGENDA TITLE

Water Plan Financing Discussion

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 8.b

Discussion/Action

Meeting Date: May 13, 2020

Initiated By:

Dept: Town Clerk

AGENDA TITLE

4th of July/Summer Event Discussion

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS