



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

July 16, 2020

7:00 PM

2 Park Avenue

Firestone, CO 80504

1. Access Information

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

Topic: PC Meeting 7-16-20

Time: Jul 16, 2020 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81715945460>

Meeting ID: 817 1594 5460

One tap mobile

+13462487799,,81715945460# US (Houston)

+16699009128,,81715945460# 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: 817 1594 5460

Find your local number: <https://us02web.zoom.us/u/kd4Xt3NsWz>

2. Call to Order & Roll Call

3. Pledge of Allegiance

4. Approval of Agenda

5. Approval of Minutes

- a. Regular Meeting June 18, 2020

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

7. Public Hearings

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

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

- a. **Resolution PC-20-11: A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 1 FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3**

8. Staff Reports

9. Commissioner Comments

10. 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 two 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.

**TOWN OF FIRESTONE, COLORADO
PLANNING AND ZONING COMMISSION
Regular Meeting
June 18, 2020**

1.CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met on June 18, 2020, at 2 Park Avenue, Firestone, Colorado. Chairperson Gillard called the meeting to order at 7:02 p.m.

The following were present upon the call of the roll:

Chairperson:	Chris Gillard
Vice-Chairperson:	Tim Spiegelberg
Commissioners:	Kelly Deitman
	John Damsma
	Jaci Daggett
	Dennis Haney

Staff:	Marty Ostholthoff – Planning Manager
	Matt Thompson – Sr. Planner
	Millissa Berry – Sr. Planner
	Todd Bjerkaas – Director, Planning and Development
	Lisa Bartley – PC Secretary

2.PLEDGE OF ALLEGIANCE

Chairperson Gillard led the pledge of allegiance.

3.APPROVAL OF AGENDA

Commissioner Haney motioned and Commissioner Damsma seconded to approve the Agenda. Voice vote was taken. Motion carried unanimously.

4.APPROVAL OF MINUTES

a. May 21, 2020 – Regular Meeting

Commissioner Deitman motioned and Commissioner Daggett seconded to approve the meeting minutes of the May 21, 2020 Regular Meeting. Voice vote was taken. Motion carried unanimously.

5.PUBLIC COMMENT

None

6.PUBLIC HEARING

a. Resolution PC-20-08— A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR BAREFOOT LAKES FILING NO. 5

Chairperson Gillard verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:06 p.m.

Millissa Berry, Sr. Planner, provided a general overview of the proposed application request and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. She also offered to answer any questions.

Jake Sippy, Design Workshop, 1390 Lawrence St, Denver, CO and Fred Tafoya, Redland, 1500 W. Canal Ct, Littleton, CO, representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Chairperson Gillard opened the Public Comment portion at 7:24 p.m. Those wishing to speak:
Spencer Harris, 12656 Waterside Ln, Longmont, CO
Chris Kline, 12648 Waterside Ln, Longmont via Zoom

Chairperson Gillard closed the Public Comment portion at 7:30 p.m.

The Town Staff PowerPoint presentation was entered into the record along with all application materials submitted by the applicant; all materials included in the Planning Commission packets; the PowerPoint presentations given tonight; all written referral and public comments received regarding the application; the proofs of public notice of the public hearing; and the Town's subdivision and zoning ordinances and development regulations.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Gillard closed the Public Hearing at 7:50 p.m.

Vice-Chairperson Spiegelberg motioned and Commissioner Haney seconded to approve **Resolution PC-20-08** – A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR BAREFOOT LAKES FILING NO. 5

Voting was as follows:

Yes: Daggett, Deitman, Haney, Damsma, Spiegelberg

No: None

Absent: None

Chairperson Gillard declared the motion carried.

b. Resolution PC-20-09 – A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE LOT 1 BOOTH FARM SUBDIVISION OUTLINE DEVELOPMENT PLAN TO ALLOW FOR THE DEVELOPMENT OF A SENIOR LIVING FACILITY

Chairperson Gillard verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:54 p.m.

Marty Ostholthoff, Planning Manager, provided a general overview of the proposed application request and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. He also offered to answer any questions.

Brett Behnke, Colorado Structures, Inc, 540 Elkton Dr, Colorado Springs, CO, representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions

Chairperson Gillard opened and closed the Public Comment portion at 8:00 p.m. Those wishing to speak: None

The Town Staff PowerPoint presentation was entered into the record.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Gillard closed the Public Hearing at 8:01 p.m

Commissioner Daggett motioned and Commissioner Damsma seconded to approve **Resolution PC-20-09 – A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE LOT 1 BOOTH FARM SUBDIVISION OUTLINE DEVELOPMENT PLAN TO ALLOW FOR THE DEVELOPMENT OF A SENIOR LIVING FACILITY**

Voting was as follows:

Yes: Daggett, Deitman, Spiegelberg, Haney, Damsma

No: None

Absent: None

Chairperson Gillard declared the motion to be carried

c. Resolution PC-20-10 – A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY PLAT AND PRELIMINARY DEVELOPMENT PLAN FOR COTTONWOOD HOLLOW FILING NO. 4

Chairperson Gillard verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 8:09 p.m.

Matt Thompson, Sr. Planner, provided a general overview of the proposed application request and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. He also offered to answer any questions.

Otto Aichinger, 9116 W. Bowles Ave, Littleton, CO, and Miles Grant, 9116 W. Bowles Ave, Littleton, CO representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions

Chairperson Gillard opened the Public Comment portion at 8:19 p.m. Those wishing to speak: Corrine Wuerthner, 4870 CR 22

Chairperson Gillard closed the Public Comment portion at 8:23 p.m.

The Town Staff PowerPoint presentation was entered into the record.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Gillard closed the Public Hearing at 8:30 p.m.

Commissioner Haney motioned and Commissioner Daggett seconded to approve **Resolution PC-20-10 – A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY PLAT AND PRELIMINARY DEVELOPMENT PLAN FOR COTTONWOOD HOLLOW FILING NO. 4**

Voting was as follows:

Yes: Daggett, Deitman, Spiegelberg, Haney, Damsma

No: None

Absent: None

Chairperson Gillard declared the motion to be carried

7. STAFF REPORTS

Marty Ostholthoff reminded the commissioners of the QJ webinar

8. COMMISSIONER COMMENTS

None

9. ADJOURNMENT

Chairperson Gillard adjourned the meeting at 8:40 p.m.

Introduced and Approved this 16th day of July, 2020.

TOWN OF FIRESTONE, COLORADO

Chairperson

ATTEST

Lisa Bartley, Secretary

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 6.a

Public Hearings

Meeting Date: July 16, 2020

Initiated By: Matt Thompson

Dept: Planning & Development

AGENDA TITLE

Resolution PC-20-11: A Resolution Recommending approval of a Final Development Plan for Lot 1 Firestone City Centre Subdivision Filing No. 3

SUMMARY

Lot 1, Firestone City Centre Subdivision Filing No. 3 Final Development Plan (FDP) is a proposed 7,033 sq. ft. inline commercial building. The FDP is proposed on Lot 1, Firestone City Centre Subdivision Filing No. 3, which is approximately 1.188 acres in size. The site is generally flat and is appropriate for the proposed use. Two driveways are proposed to access the property directly from City Centre Road. Off-street parking is proposed on the north, west and south of the 7,033 sq. ft. inline building. The main customer entrances into the building are on the west elevation.

HISTORY AND PREVIOUS BOARD ACTION

Lot 1, Firestone City Centre Subdivision Filing No. 3 is part of the Overall Final Development Plan (OFDP) for Firestone City Centre, which was approved on June 14, 2007. The OFDP included the roadway and infrastructure improvements for the Firestone City Centre development as a whole.

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-20-11, a resolution recommending approval of the application to the Board of Trustees with conditions.

ATTACHMENTS

1. Lot 1, Firestone City Centre Subdivision Filing No. 3 FDP PC Staff Report
2. Reso PC-20-11 Lot 1 Firestone City Centre F3
3. Firestone City Centre Lot 1 FDP
4. Lot 1, Firestone City Centre Subdivision No. 3 FDP Staff Presentation
5. Firestone Lot 1 Shops Applicant Presentation
6. Signed Telephonic Letter



Staff Report

**Lot 1, Firestone City Centre
Subdivision Filing No. 3,
Final Development Plan**

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

July 16, 2020

Applications

This staff report is for Lot 1, Firestone City Centre Subdivision, Final Development Plan (FDP). The applicant for the FDP is THF Firestone Development LLC.

Notice

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

Location and Process

The location of the FDP is the southeast corner of Firestone Boulevard and East Interstate 25 Frontage Road, with a proposed address of 4265 City Centre Road. The FDP is the final step in the Firestone Development Review process prior to the building permit process.

Site Analysis, Circulation and Parking

The FDP is proposed on Lot 1, Firestone City Centre Subdivision Filing No. 3, and is approximately 1.188 acres in size. The site is generally flat and is appropriate for the proposed use. Two driveways are proposed to access the property directly from City Centre Road. Off-street parking is proposed on the north, west and south of the 7,033 sq. ft. inline building. The main customer entrances into the building are on the west elevation.

Plan Analysis

Lot 1, Firestone City Centre Subdivision Filing No. 3 FDP is a proposed 7,033 sq. ft. inline commercial building. The building is planned to be used for local, regional and national retailers and restaurants with a variety of business platforms. The individual units will be leased. This site is part of the Overall Final Development Plan (OFDP) for Firestone City Centre, which was approved on June 14, 2007. The OFDP included the roadway and infrastructure improvements for the Firestone City Centre development as a whole. This FDP provides plans for landscape, utilities, grading, drainage and architectural theme.

The building will be available for general lease to multiple tenants and designed to be easily divided internally for various square footages along with the flexibility of entry locations along the main (west) façade. The building has been designed externally to integrate with the existing architecture built in the Firestone City Centre and to comply with the Centre's design guidelines by using the established material palette of manufactured stone veneer, synthetic stucco and masonry buildings with pronounce entry elements along with fully screened utilities and parapet screen roof mount equipment reinforce the design guidelines emphasis on Colorado craftsman architecture. Natural earth tone colors, craftsman detailing and massing along with traditional lighting maintain a sense of harmony with the adjacent structures and throughout the development.

Additionally, a new trash enclosure, water service, sanitary sewer, storm drainage, electric, gas, telephone and 53 parking spaces will be constructed as part of the approved FDP. The project will be consistent with adjacent developments and will complement the overall Firestone City Centre development. Furthermore, the development will comply with applicable landscape, lighting, architecture and signage requirements.

Building Height

The proposed building height is approximately 27'-8", in accordance with Firestone development standards.

Fiscal Impacts

The 7,033 sq. ft. inline commercial building permitted by the FDP will provide employment opportunities to the community of Firestone and promote the local economy of Town of Firestone within an area zoned for commercial use. The increase of office space in this area will generate additional traffic counts that retailers require when identifying ideal sites for successful retail outlets.

Utility and Services

Public infrastructure and utilities are available to the site.

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

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

Conditions and Standards for Approval

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

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

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

Planning Commission or Board of Trustees Action

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

- A. Make a decision and vote on the application, using the draft resolution previously

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

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-20-11, a resolution recommending approval of the application to the Board of Trustees with conditions.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-11

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL
DEVELOPMENT PLAN FOR LOT 1 FIRESTONE CITY CENTRE
SUBDIVISION FILING NO. 3**

WHEREAS, THF Firestone Development, LLC, as owner of certain real property described as Lot 1, Firestone City Centre Subdivision Filing No. 3 (the "Property"), and on behalf of THF Firestone Development, LLC, as development applicant, have submitted a proposed final development plan for the Property, entitled "Final Development Plan for Lot 1, Firestone City Centre Subdivision Filing 3, located in the northwest quarter of Section 11, Township 2 North, Range 68 West of the 6th P.M., Town of Firestone, County of Weld, State of Colorado, (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 Lot 1, Firestone City Centre Subdivision Filing No. 3, 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 Lot 1, Firestone City Centre Subdivision Filing No. 1, Final Development Plan shall be made to the Town's satisfaction.

PASSED AND ADOPTED this ____th day of _____, 2020.

Chairperson

ATTEST:

Secretary

EXHIBIT A
Lot 1 Firestone City Centre Subdivision Filing No. 3
Final Development Plan

FINAL DEVELOPMENT PLAN
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

PROJECT TEAM

OWNER / DEVELOPER

THF Firestone Development LLC
2127 Innerbelt Business Drive, Suite 310
St. Louis, Missouri 63114
314.513.1500 voice
Contact: Darren Ridenhour
Email: dridenhour@tgsproperties.com

CIVIL ENGINEER

Redland
1500 W. Canal Court
Littleton, Colorado 80120
720.283.6783 voice
Contact: Travis Frazier , P.E.
Email: tfrazier@redland.com

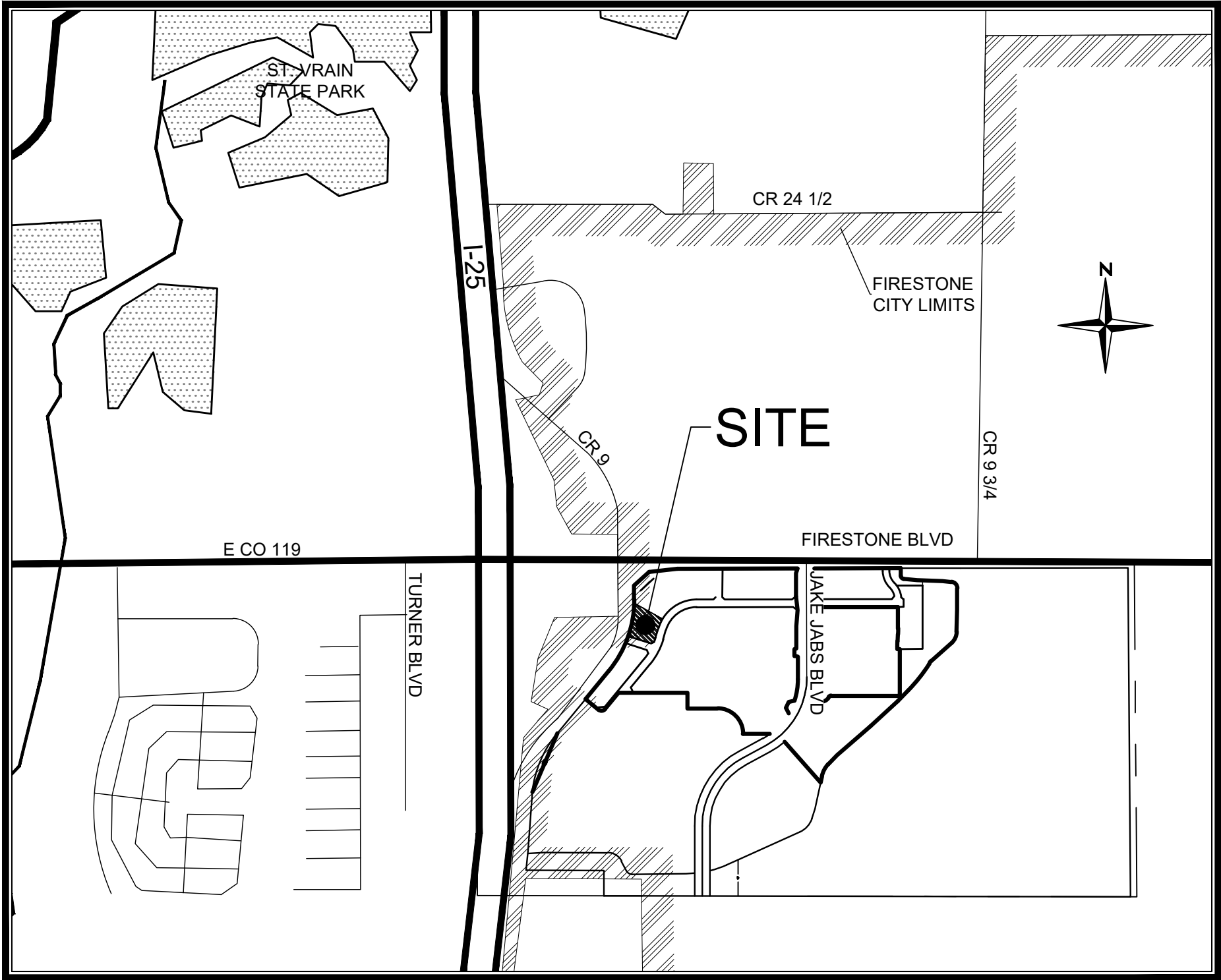
ARCHITECT

David P. Goode Architecture
558 Castle Pines Parkway, Suite B4-174
Castle Pines, Colorado 80108
303.246.4943 voice
Contact: David P. Goode
Email: davidpgoode@gmail.com

LANDSCAPE ARCHITECT

Redland
1500 W. Canal Court
Littleton, Colorado 80120
720.283.6783 voice
Contact: Susan Wade , PLA
Email: swade@redland.com

COVER SHEET
SHEET 1 OF 18



VICINITY MAP
1" = 1000'

SHEET INDEX	
SHEET NO.	DESCRIPTION
FDP 1	COVER SHEET
FDP 2	NARRATIVE SHEET
FDP 3	NARRATIVE SHEET
FDP 4	SITE PLAN
FDP 5	SITE DETAILS
FDP 6	GRADING PLAN
FDP 7	UTILITY PLAN
FDP 8	LANDSCAPE PLAN
FDP 9	LANDSCAPE DETAILS
FDP 10	IRRIGATION SCHEDULE
FDP 11	IRRIGATION PLAN
FDP 12	IRRIGATION DETAILS
FDP 13	IRRIGATION DETAILS
FDP 14	IRRIGATION DETAILS
FDP 15	ARCH ELEVATIONS
FDP 16	ARCH ELEVATIONS
FDP 17	PHOTOMETRIC PLAN
FDP 18	PHOTOMETRIC DETAILS

LEGAL DESCRIPTION

ALL OF LOT 1, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, AS PER THE PLAT RECORDED OCTOBER 1, 2010 AT RECEPTION NO. 3722597, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING 1.188 ACRES MORE OR LESS.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 1996), ALONG THE EASTERLY LINE OF LOT 2, FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, WHICH BEARS SOUTH 23°14'40" EAST, BETWEEN THE MONUMENTS SHOWN HEREIN.

BENCHMARK

TOWN OF FIRESTONE BENCHMARK NO. 6. CHISELED SQUARE ON SOUTH END HEAD WALL OF DITCH CROSSING UNDER INTERSTATE 25 ELEVATION = 4856.97 (TOWN OF FIRESTONE 1929 DATUM).



APPROVAL BLOCK:

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

MAYOR

ATTEST: TOWN CLERK

ACCEPTANCE BLOCK AND NOTARY

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

THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY
BY: THF FIRESTONE INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY

BY: _____
ITS: MANAGER

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,
BY _____
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE	
COVER SHEET	
NAME OF APPLICATION:	LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER
TYPE OF SUBMITTAL	FINAL DEVELOPMENT PLAN
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/27/2020
REVISION DATE:	06/11/2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 1 OF 18	

L:\2010\0009 - Firestone City Centre\CAD\Sheet Sets\FDP\LOT 1\NARRATIVE SHEET.dwg Job: FDP 2 NARRATIVE SHEET Jun 12, 2020 - 8:29am jramirez

PROJECT CONCEPT

THIS SITE IS THE FINAL DEVELOPMENT PLAN (FDP) FOR THE INLINE SHOPS AT THE FIRESTONE CITY CENTRE DEVELOPMENT NO. 2, WHICH IS LOCATED WITHIN LOT 1 OF THE FIRESTONE CITY CENTRE SUBDIVISION, FILING NO. 3. THE BUILDING IS PLANNED TO BE FOR LOCAL, REGIONAL AND NATIONAL RETAILERS AND RESTAURANTS WITH A VARIETY OF BUSINESS PLATFORMS. THE INDIVIDUAL UNITS WILL BE LEASED.

THE SITE IS PART OF A PREVIOUSLY APPROVED OVERALL FINAL DEVELOPMENT PLAN WHICH INCLUDED THE ROADWAY AND INFRASTRUCTURE IMPROVEMENTS FOR THE FIRESTONE CITY CENTRE DEVELOPMENT AS A WHOLE. THIS FDP PROVIDES PLANS FOR LANDSCAPE, UTILITIES, GRADING, DRAINAGE AND ARCHITECTURAL THEME.

LAND USE TABLE

LAND USE TABLE			
TOTAL AREA	51,749	SF	100%
BUILDING GROSS COVERAGE	7,033	SF	14%
LANDSCAPE AREA	19,660	SF	38%
NATIVE SEED*	10,948	SF	--
DRIP IRRIGATED PLANTING	7,427	SF	--
SPRAY IRRIGATED SOD	1,285	SF	--
PAVED AREA	25,056	SF	48%

*NATIVE SEED AREA WILL BE CONNECTED TO THE EXISTING MASTER DEVELOPMENT IRRIGATION SYSTEM

ENVIRONMENTAL IMPACT MITIGATION

THERE IS NO EVIDENCE OF RECOGNIZED ENVIRONMENTAL CONDITIONS IN CONNECTION WITH THIS SITE.

REFER TO THE "PHASE 1 ENVIRONMENTAL SITE ASSESSMENT UPDATE, 80-ACRE UNDEVELOPED PARCEL, SOUTHEAST CORNER OF THE STATE HIGHWAY 119 AND INTERSTATE 25, FIRESTONE, COLORADO", PREPARED BY KUMAR AND ASSOCIATES FOR QUADRANT CENTENNIAL PARTNERS, LLC, DATED JANUARY 16, 2006.

PRIVATE MAINTENANCE AND ENFORCEMENT

THE SITE WILL BE PRIVATELY MAINTAINED. ANY NECESSARY CROSS-ACCESS AND UTILITY EASEMENTS AS WELL AS AGREEMENTS FOR ANY COMMON ROADWAYS AND/OR ACCESS POINTS WERE PROVIDED AS PART OF THE FIRESTONE CITY CENTRE DEVELOPMENT.

PARKS, TRAILS AND OPEN SPACE

PUBLIC LAND DEDICATION REQUIREMENTS HAVE BEEN MET PREVIOUSLY WITH THE PLATTING OF FIRESTONE CITY CENTRE.

ADA COMPLIANCE

THE FDP HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICAN'S WITH DISABILITIES ACT.

CONTROLS

THE DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS WERE PROVIDED AS PART OF THE FIRESTONE CITY CENTRE DEVELOPMENT.

DRAINAGE

THIS SITE IS DESIGNED TO CONFORM WITH THE APPROVED "FINAL DRAINAGE REPORT FOR FIRESTONE CITY CENTRE" DATED JULY 11, 2007 WHICH WAS PREPARED BY V3 COMPANIES OF COLORADO. A SITE SPECIFIC DRAINAGE COMPLIANCE LETTER, DATED JUNE 15, 2017, HAS BEEN PREPARED BY REDLAND AND IS INCLUDED WITH THIS SUBMITTAL.

FINAL DEVELOPMENT PLAN
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

NARRATIVE SHEET
SHEET 2 OF 18

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 ACRES OF IRRIGATED 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 ADDITIONAL WATER IS TO BE DEDICATED THE LOT OWNER SHALL PROVIDE THE WATER WITHIN 30 DAYS 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 CBT DEDICATION TO BE:

IRRIGATION DEMAND = 0.65 CBT SHARES

DOMESTIC DEMAND = 0.32 CBT SHARES

A TOTAL OF 1 CBT SHARES SHALL BE TRANSFERRED TO THE TOWN PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE CBT DEDICATION FOR THIS FDP SHALL BE MET BY DEDUCTING 3 SHARES FROM THE 100 SHARE POOL ORIGINALLY CREATED BY THF WITH THE FIRESTONE CITY CENTRE DEVELOPMENT.

UTILITIES

NEW UTILITY SERVICE LINES FOR WATER, SANITARY, STORM DRAINAGE, ELECTRIC, GAS AND TELEPHONE WILL BE CONSTRUCTED AS PART OF THE APPROVED FDP. UTILITY INFRASTRUCTURE WAS CONSTRUCTED AS PART OF THE OFDP FOR THE OVERALL DEVELOPMENT AND SERVICE CONNECTIONS TO THE PROPOSED BUILDING WILL BE ADDRESSED VIA THE FDP. THE BUILDINGS SERVICE LINES WILL INCLUDE A 1 1/2 INCH WATER METER AND SERVICE, A 6 INCH FIRE LINE, AND A 6 INCH SANITARY SERVICE LINE. DRY UTILITIES (GAS, ELECTRIC, TELEPHONE, FIBER-OPTIC) WILL ALSO BE PROVIDED BY THE LOCAL UTILITY PROVIDER TO EACH BUILDING.

ABOVE GROUND DRY UTILITIES WILL BE SCREENED WITH LANDSCAPING IN ACCORDANCE WITH THE UTILITY PROVIDER'S REQUIREMENTS FOR SETBACK AND PLANTING MATERIALS.

THERE ARE SEVERAL GAS LINES AND WELLS ADJACENT TO THE SITE. ALL SITE DEVELOPMENT WORK WILL BE IN ACCORDANCE WITH RELEVANT STATE AND LOCAL ORDINANCES.

PARKING

A TOTAL OF 53 STANDARD PARKING SPACES, INCLUDING 2 HANDICAP PARKING SPACES ARE PROVIDED AS A PART OF THIS FDP. THIS EQUATES TO ONE STANDARD PARKING SPACE FOR EVERY 132 SQUARE-FEET OF BUILDING SPACE. THIS EQUATES TO ONE HANDICAP PARKING SPACE FOR EVERY 3,500 SQUARE-FEET OF BUILDING SPACE. THE TOTAL SQUARE FEET OF INTERNAL LANDSCAPING WITHIN THE PARKING AREA IS 3.935 SF. THIS INCLUDES LANDSCAPE ISLANDS AND LANDSCAPING ADJACENT TO THE PARKING.

ARCHITECTURE

NEW, GROUND UP, FREE STANDING BUILDING AVAILABLE FOR GENERAL LEASE TO MULTIPLE TENANTS AND DESIGNED TO BE EASILY DIVIDED INTERNALLY FOR VARIOUS SQUARE FOOTAGES ALONG WITH THE FLEXIBILITY OF ENTRY LOCATIONS ALONG THE MAIN FACADE. THIS BUILDING HAS BEEN DESIGNED EXTERNALLY TO INTEGRATE WITH THE EXISTING ARCHITECTURE BUILT IN THE FIRESTONE CITY CENTRE AND TO COMPLY WITH THE CENTRE'S DESIGN GUIDELINES BY USING THE ESTABLISHED MATERIAL PALETTE OF MANUFACTURED STONE VENEER. SYNTHETIC STUCCO (EIFS) AND MASONRY VENEER (BRICK) ALONG WITH METAL CANOPY ACCENTS. HORIZONTAL LOW BUILDINGS WITH PRONOUNCED ENTRY ELEMENTS ALONG WITH FULLY SCREENED UTILITIES AND PARAPET SCREENED ROOF MOUNTED EQUIPMENT REINFORCE THE DESIGN GUIDELINE'S EMPHASIS ON COLORADO CRAFTSMAN ARCHITECTURE. NATURAL EARTH-TONE COLORS, CRAFTSMAN DETAILING AND MASSING ALONG WITH TRADITIONAL LIGHTING MAINTAIN A SENSE OF HARMONY WITH THE ADJACENT STRUCTURES AND THROUGHOUT THE DEVELOPMENT.

SETBACKS

PRINCIPAL BUILDING SETBACKS ARE SHOWN ON THE SITE PLAN SHEET IN THIS FDP. ALL SETBACKS MEET FIRESTONE DEVELOPMENT REGULATIONS AND TOWN CODES.

DEVELOPMENT SCHEDULE

AFTER PERMITS ARE OBTAINED, THE BUILDING IS ANTICIPATED TO START CONSTRUCTION WITHIN SIX MONTHS.

A 5 MONTH DURATION IS ANTICIPATED FOR COMPLETION OF SITE WORK, UTILITIES AND BUILDING CONSTRUCTION. WORK IS ANTICIPATED TO BEGIN IN SUMMER OF 2020 WITH COMPLETION IN EARLY 2021.

THE FDP SHALL BE VALID FOR THREE YEARS FROM THE APPROVAL DATE.



LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE	
NARRATIVE SHEET	
NAME OF APPLICATION:	LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER
TYPE OF SUBMITTAL	FINAL DEVELOPMENT PLAN
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/27/2020
REVISION DATE:	06/11/2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 2 OF 18	

THE STAENBERG GROUP
DESIGN. DEVELOP. DELIVER.

Redland
WHERE GREAT PLACES BEGIN
1200 West Grand Court
Boulder, CO 80504
800.848.6004

CIVIL ENGINEER / LANDSCAPE ARCHITECT:

PROFESSIONAL ENGINEER
45342
TRAVIS J. FRANKLIN
COLORADO

DATE: 12.09.2019

DRAWN: T.J.F.

CHECKED: T.J.F.

APPROVED: T.J.F.

PROJECT NO.: 10009.08

HORZ. SCALE:

VERT. SCALE:

NARRATIVE SHEET

FINAL DEVELOPMENT PLAN

MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1

COLORADO

FIRESTONE

FINAL DEVELOPMENT PLAN

LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

NARRATIVE SHEET
SHEET 3 OF 18

SIGN 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 INFORMATION PROVIDED IN THIS FDP. TRAFFIC CONTROL AND ANCILLARY SIGNS WILL BE PROVIDED ON THE SITE. ALL SIGN LOCATIONS SHALL BE APPROVED BY THE TOWN ENGINEER PRIOR TO INSTALLATION.

THE MAXIMUM SQUARE FOOTAGE OF TEMPORARY GRAND OPENING SIGNS IS 96 SQUARE FEET PER SIGN. ALL TEMPORARY SIGNS SHALL BE PLACED WITHIN THE PROPERTY LINES. TEMPORARY SIGNS MAY BE DISPLAYED IN ACCORDANCE WITH TOWN ORDINANCES AND REGULATIONS, AS AMENDED FROM TIME TO TIME. TWO GRAND OPENING SIGNS SHALL BE PERMITTED PER TENANT SPACE FOR THE INITIAL STORE OPENING AND SHALL BE ALLOWED FOR A TIME PERIOD OF NO MORE THAN 45 DAYS. EACH NEW TENANT THAT LEASES SPACE OVER TIME WILL BE ALLOWED TO DISPLAY TEMPORARY GRAND OPENING SIGNAGE.

MUSIC IN PATIO AREAS IS PERMITTED CONSISTENT WITH THE TOWN'S NOISE ORDINANCE.

CIRCULATION SYSTEM

THERE IS DIRECT ACCESS TO THE SITE FROM CITY CENTRE ROAD, WHICH WAS CONSTRUCTED AS PART OF THE OVERALL FIRESTONE CITY CENTRE INFRASTRUCTURE IMPROVEMENTS. AN EXISTING COMMON DRIVEWAY ENTRANCE WAS CONSTRUCTED WITH THE DEVELOPMENT OF LOT 2 ALONG THE NORTHERN BOUNDARY OF THE PROJECT. THE RETAIL BUILDING WILL SHARE THIS COMMON DRIVEWAY ENTRANCE WITH LOT 1. AN ADDITIONAL ACCESS FROM CITY CENTRE ROAD WILL BE CONSTRUCTED AS SHOWN IN THIS FDP TO PROVIDE ACCESS TO THE SITE. THE TOWN RESERVES THE RIGHT TO REQUIRE THE OWNER OF LOT 1 TO MODIFY THE ACCESS TO LOT 1 IF CHANGES TO ADJACENT INTERSECTIONS ADVERSELY IMPACT TRAFFIC. NO ADDITIONAL RIGHTS OF WAY ARE REQUIRED FOR THE INLINE SHOPS DEVELOPMENT.

ZONING AND PERMITTED USES

THE FIRESTONE CITY CENTRE SUBDIVISION IS ZONED PLANNED UNIT DEVELOPMENT WITH THE REGIONAL COMMERCIAL (RC) LAND USE CATEGORY WHICH PROVIDES FOR THE USES AS SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS.

UTILITY SERVICE REQUIREMENTS

THE DEVELOPMENT SHALL BE SERVICED BY THE FOLLOWING UTILITY COMPANIES:

- GAS - BLACK HILLS ENERGY
- ELECTRIC - UNITED POWER
- TELEPHONE - CENTURY LINK
- WATER - TOWN OF FIRESTONE
- SANITARY SEWER - ST. VRAIN SANITATION DISTRICT
- POLICE - TOWN OF FIRESTONE
- FIRE- FREDRICK-FIRESTONE PROTECTION DISTRICT
- RECREATION - CARBON VALLEY RECREATION DISTRICT

BUILDING ADDRESS

____ CITY CENTRE ROAD, FIRESTONE, COLORADO, 80504

SUITE NUMBERS FOR EACH TENANT SPACE PER BUILDING SHALL BE IN THE FOLLOWING ORDER:100, 200, ETC.

SITE OPERATIONS

STORE HOURS OF OPERATION ARE 24 HOURS A DAY, 7 DAYS A WEEK.

WATER METER TABLE		
QUANTITY	SIZE (IN)	TYPE
1	1.50	COMMERCIAL
0	-	IRRIGATION



LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

NARRATIVE SHEET

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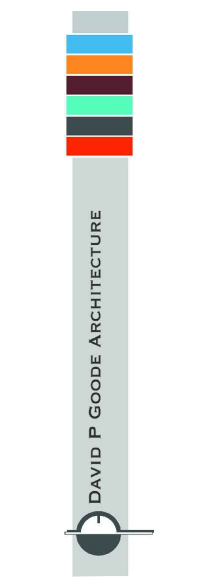
SHEET 3 OF 18



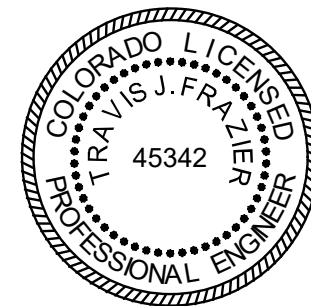
OWNER / DEVELOPER:



CIVIL ENGINEER / LANDSCAPE ARCHITECT:



ARCHITECT:



DATE	12.09.2019
DRAWN	
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	10009.08
HORZ. SCALE	
VERT. SCALE	

NARRATIVE SHEET

FINAL DEVELOPMENT PLAN

MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1

COLORADO

FIRESTONE

SHEET

FDP 3

1. REFER TO SHEET FDP 5 FOR SITE AND SIGNAGE DETAILS.
2. ALL CURB DIMENSIONS IN PLAN VIEW ARE AT FLOWLINE UNLESS OTHERWISE NOTED.
3. REFER TO GEOTECHNICAL ENGINEERING STUDY FOR PAVEMENT AND SIDEWALK THICKNESS RECOMMENDATIONS. GEOTECHNICAL INVESTIGATION COMMERCIAL BUILDING LOT 2, FIRESTONE CITY CENTRE BY CTL/THOMPSON INC DATE APRIL 4 2017. CONTRACTOR TO CONFIRM PAVEMENT SECTION WITH SOILS ENGINEER PRIOR TO PAVING.
4. ALL BUILDING DIMENSIONS ARE BASED UPON THE FOOTPRINT PROVIDED BY ARCHITECT.
5. PER TOWN OF FIRESTONE REQUIREMENTS ALL DETECTABLE WARNING STRIPS SHALL BE CAST IN TACT TRUNCATED DOME PAVERS.

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

[illegible]

EXISTING CURB AND GUTTER

EXISTING WALL

EXISTING PROPERTY LINE

EXISTING ADJACENT PROPERTY LINE

EXISTING EASEMENT

EXISTING LANDSCAPE BUFFER

EXISTING SECTION LINE

EXISTING FENCE

EXISTING SANITARY SEWER

EXISTING STORM SEWER

EXISTING FIRE HYDRANT

EXISTING WATER VALVE

EXISTING IRRIGATION VALVE

EXISTING SIGN

EXISTING ELEC. CABINET

EXISTING TELE. PEDESTAL

EXISTING FIBER OPTIC RISER

	PROPOSED CATCH CURB AND GUTTER
	PROPOSED SPILL CURB AND GUTTER
	PROPOSED SAWCUT LINE (2')
	PROPOSED CONCRETE PAVEMENT SECTION
	PROPOSED HEAVY DUTY PAVEMENT SECTION
	PROPOSED SIGN
	PROPOSED LIGHTS
	PROPOSED BIKE RACK

Diagram illustrating the cross-section of a pavement structure, showing four distinct layers:

- ASPHALT
- 4" HOT MIX ASPHALT
- 6" MIN. BASE COURSE
- 12" MOISTURE TREATED SUBGRADE

ASPHALT

5" HOT MIX ASPHALT

6" MIN. BASE COURSE

12" MOISTURE TREATED SUBGRADE

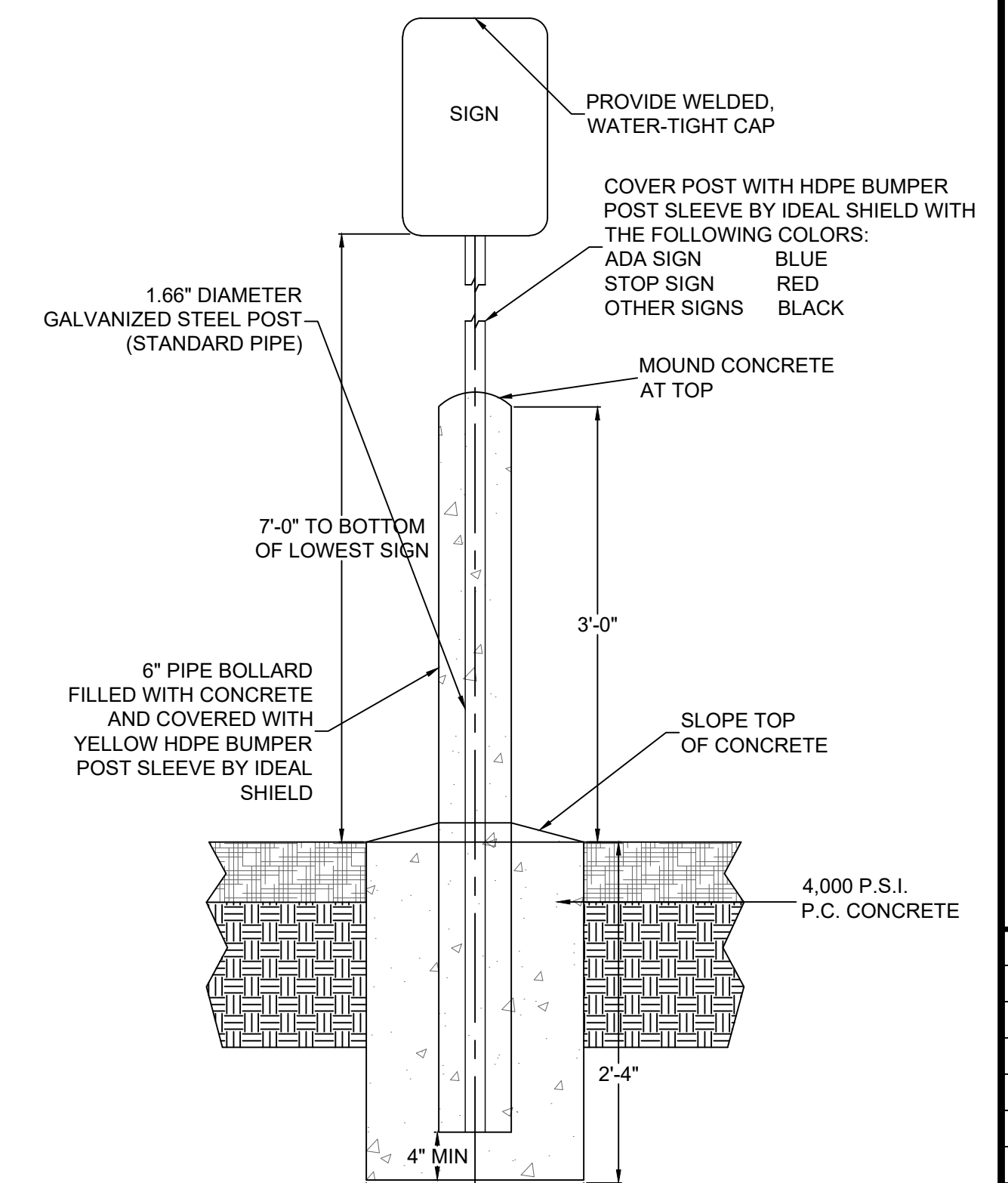
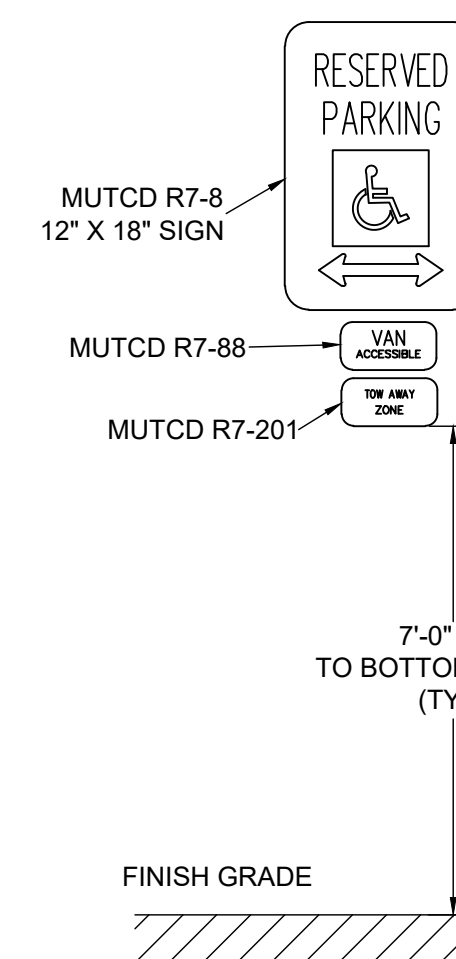
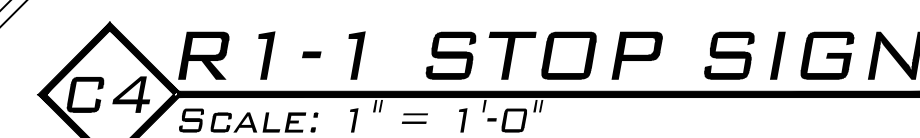
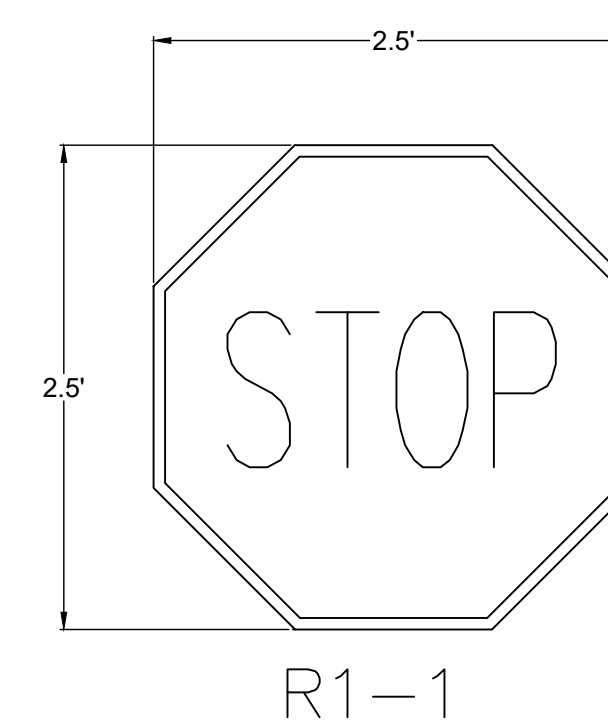
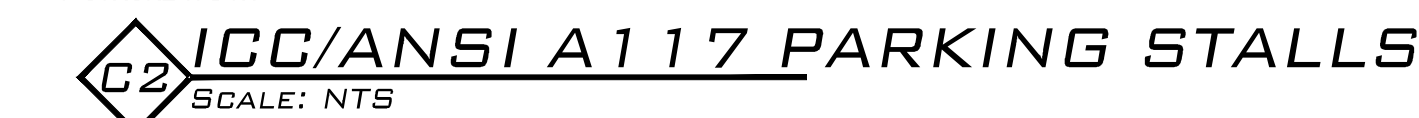
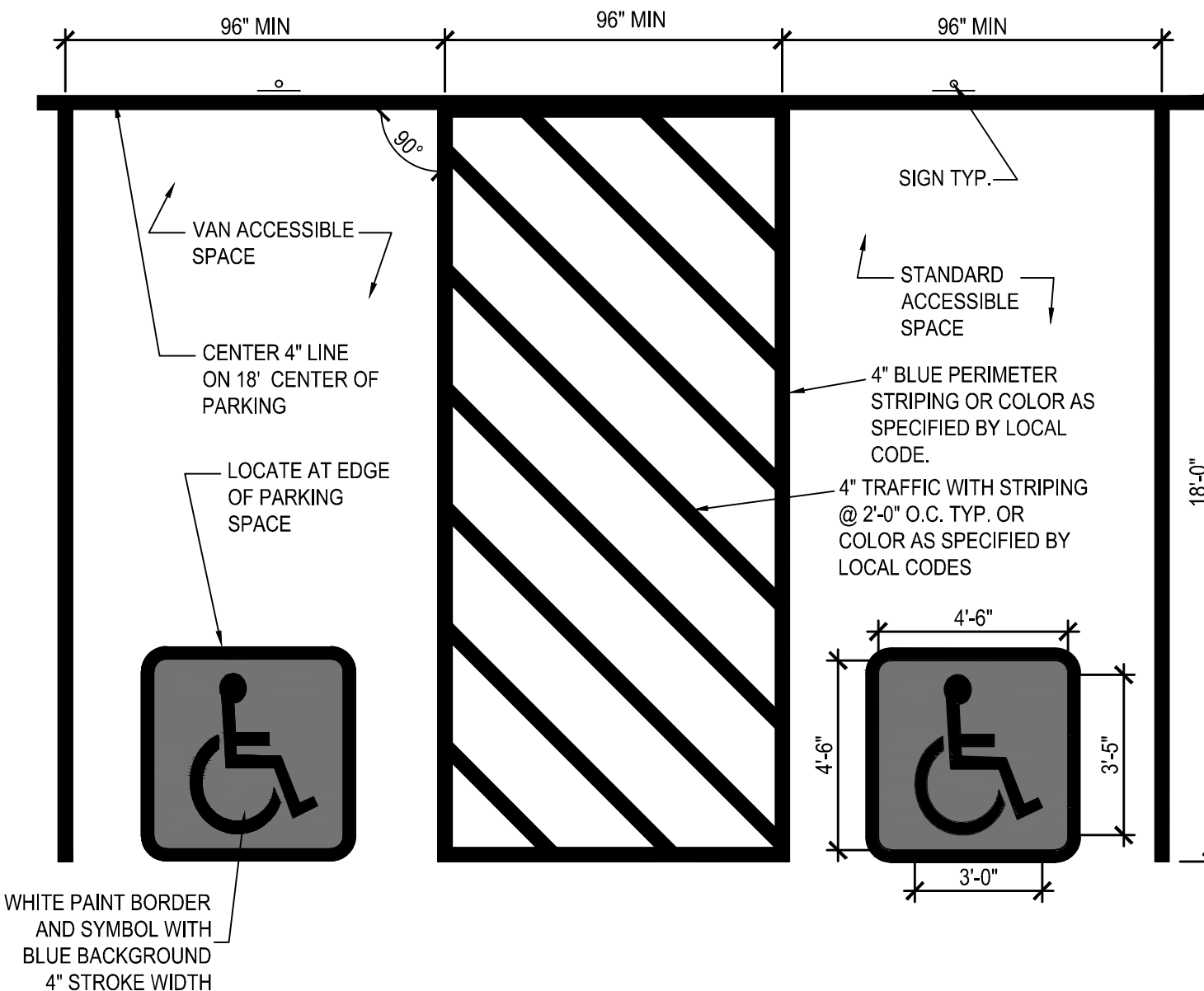
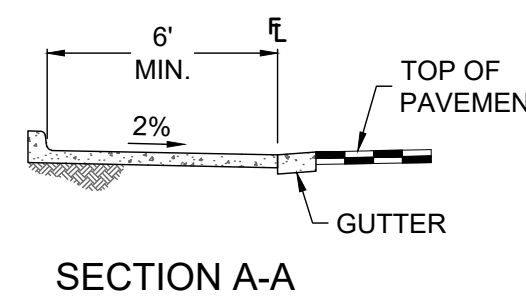
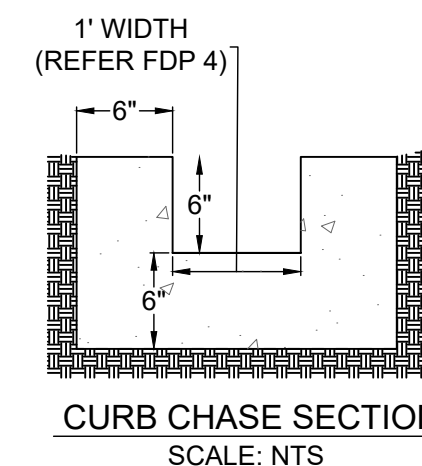


811
Know what's below.
Call before you dig.

SITE PLAN

NAME OF APPLICATION:	LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER
TYPE OF SUBMITTAL	FINAL DEVELOPMENT PLAN
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PHASE NUMBER:	N/A
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REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 4 OF 18



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

DATE	12.09.2019
DRAWN	WC
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	10009.08
HORZ. SCALE	AS NOTED
VERT. SCALE	AS NOTED

VERTICAL

ROLLER

NOTES:

1. EXPANSION JOINT MATERIAL SHALL BE NON-EXTRUDING AND RESILIENT TYPE TO MEET AKASHO SPEC. M-213.
2. ANY OVER-EXCAVATION SHALL BE REPLACED BY GRANULAR BACKFILL COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698.
3. SEE DETAILS ON DRAWING SW1 FOR EXPANSION AND CONTRACTION JOINT DETAILS.
4. FOR USE IN RESIDENTIAL AREAS OR RESIDENTIAL COLLECTORS ONLY.

MONOLITHIC INTEGRAL CURBWALK

	CURB, GUTTER AND SIDEWALK CONSTRUCTION DRAWINGS	BY: JME	DRAWING: SW2
		SCALE: NTS	
		DATE: 1/19/20	

PLAN

STREET WIDTH

ONLY WHEN POURED AT A TIME

BOW

SEWER

GUTTER

FL

STREET PAN

NO. 5 SMOOTH DOWEL BARS 18" 1'-6" OC (MIN)

SECTION A-A

VARIES*

8"

1 1/2" AT 8' WIDE
2" AT 10' WIDE

SUBGRADE COMPACTED TO 95%

VARIES

8' WIDTH - CROSS STREET GRADE 0.5% - 2.0%
10' WIDTH - CROSS STREET GRADE 2.0% - 4.0%

VARIES*
8" - #4 @ 18" OC EACH WAY
10" - NO REBAR REQUIRED

CONCRETE CROSS PAN

CURB, GUTTER AND SIDEWALK CONSTRUCTION DRAWINGS

BY: JME
SCALE: NTS

DRAWING:
SW3

FIRESTONE

[illegible]

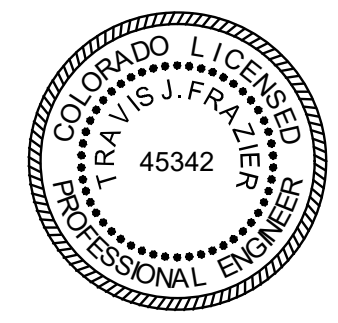
SITE DETAILS

FINAL DEVELOPMENT PLAN

MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1

FIRESTONE

ARCHITECT:



COLORADO

FIRESTONE

**THE
STAENBERG
GROUP**



DESIGN. DEVELOP. DELIVER.

OWNER / DEVELOPER:

Redland
WHERE GREAT PLACES BEGIN
720.283.4783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

A circular professional engineer seal for Travis J. Frazer. The outer ring contains the text "COLORADO LICENSED" at the top and "PROFESSIONAL ENGINEER" at the bottom. The inner circle contains the name "TRAVIS J. FRAZER" and the license number "45342".

DATE	12.09.2019
DRAWN	WC
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	10009.08
PRZ. SCALE	AS NOTED
RT. SCALE	AS NOTED

SITE DETAILS **FINAL DEVELOPMENT PLAN** **MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1** ESTONE COLORADO

ET

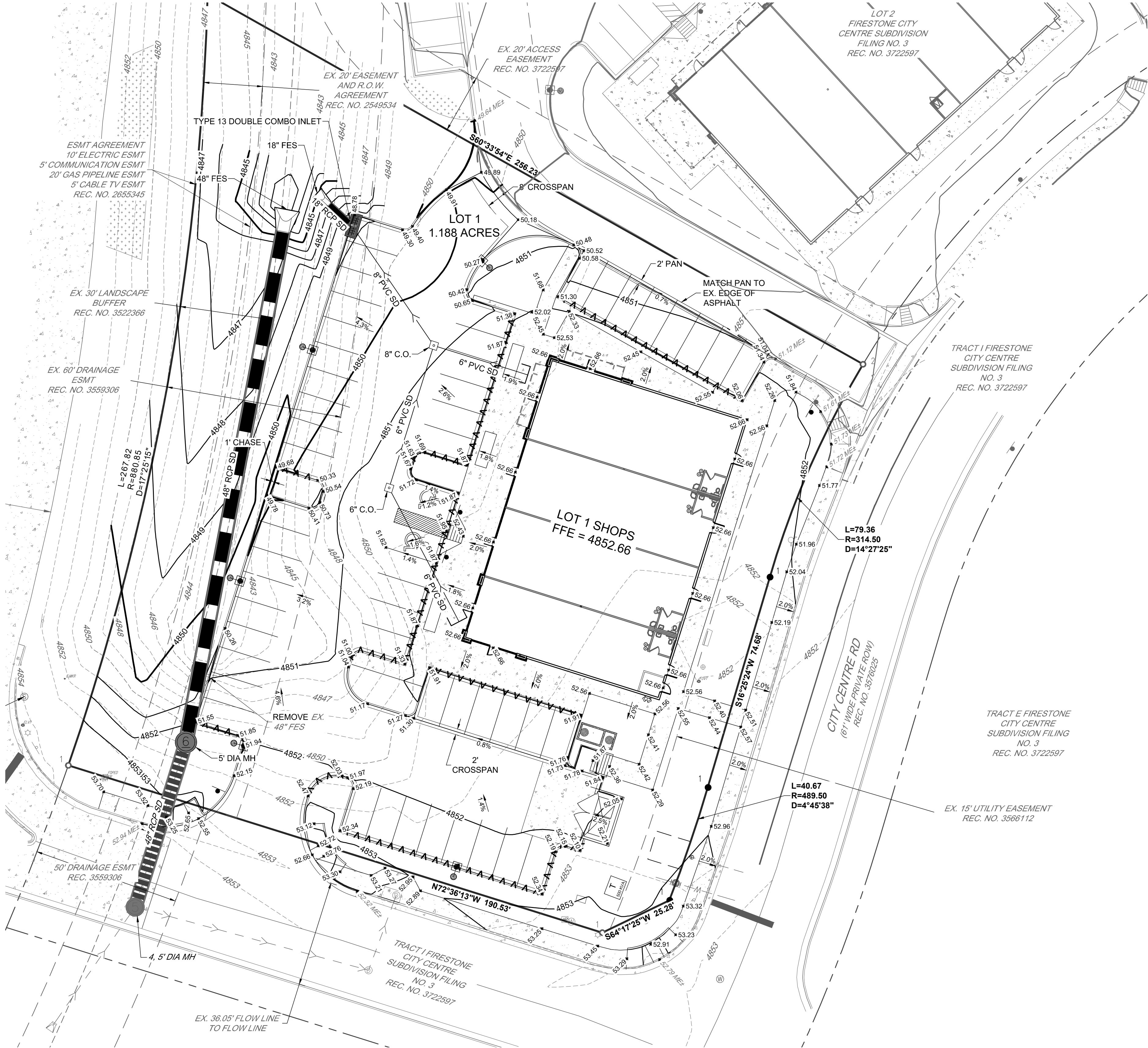
FDP 5

Discussion

FINAL DEVELOPMENT PLAN
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

GRADING PLAN
SHEET 6 OF 18

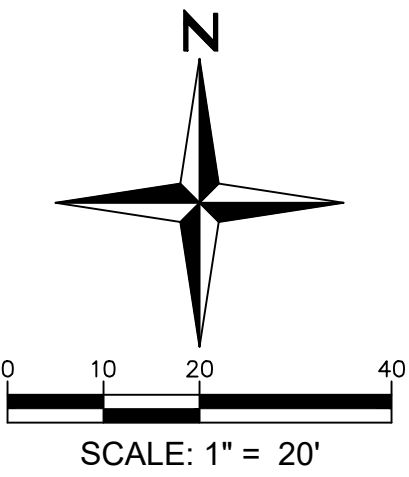


EXISTING LEGEND	
	EXISTING CURB AND GUTTER
	EXISTING WALL
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING LANDSCAPE BUFFER
	EXISTING SECTION LINE
	EXISTING FENCE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING FIRE HDYRANT
	EXISTING WATER VALVE
	EXISTING IRRIGATION VALVE
	EXISTING SIGN

PROPOSED LEGEND	
	PROPOSED CATCH CURB AND GUTTER
	PROPOSED SPILL CURB AND GUTTER
	PROPOSED 1000 GAL GREASE TRAP
	PROPOSED 72" METER PIT
	PROPOSED STORM SEWER
	PROPOSED UNDERDRAIN
	PROPOSED ELECTRIC CABINET
	PROPOSED TELEPHONE PEDESTAL
	PROPOSED FIBER RISER

GRADING LEGEND	
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED SLOPE

- NOTES:
- ELEVATIONS SHOWN ON PLAN REPRESENT FLOWLINE AND/OR FINISHED GRADE ELEVATIONS.
 - DISCHARGE DOWNSPOUTS TO PVC SYSTEM IN FRONT OF BUILDING.
 - DRY UTILITY LOCATIONS ARE APPROXIMATE.



LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

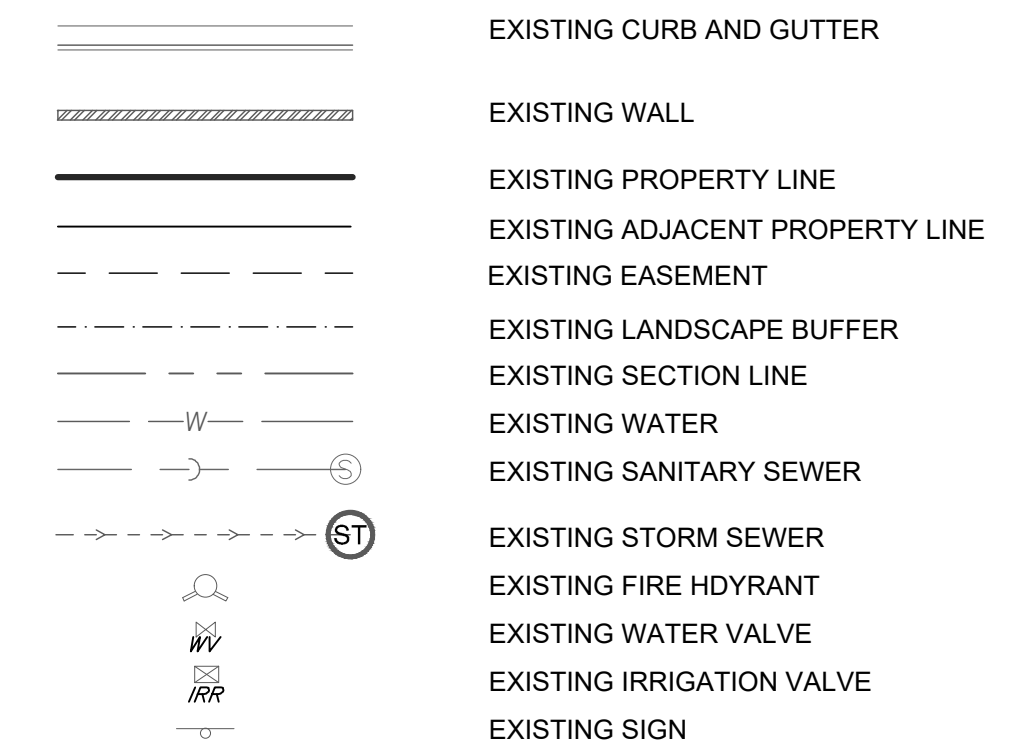
GRADING PLAN

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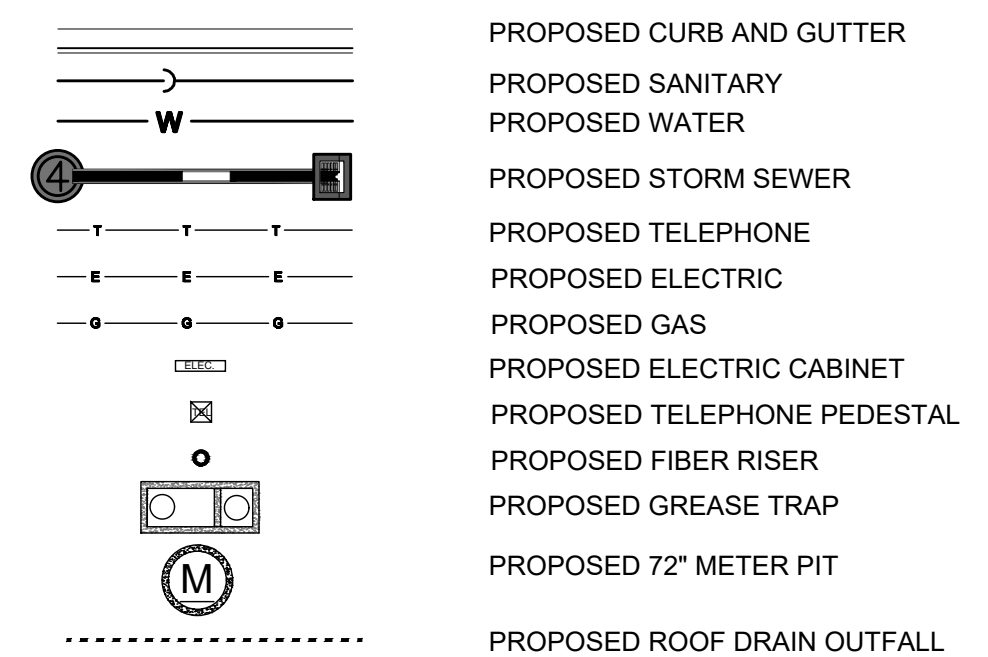
SHEET 6 OF 18

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

EXISTING LEGEND

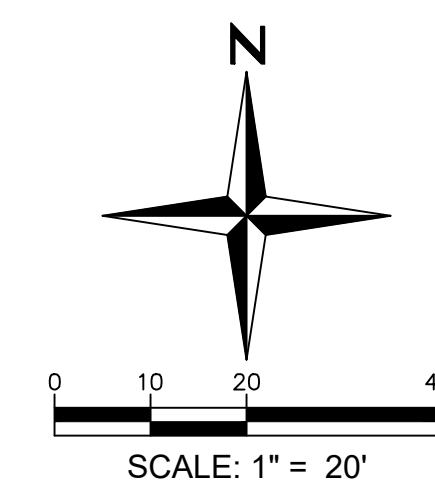


PROPOSED LEGEND



NOTE:

1. FIELD VERIFY LOCATION AND DEPTH OF EXISTING SANITARY AND WATER STUBS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES FROM THESE PLANS.
2. SEE IRRIGATION PLANS (FDP XX) FOR LOCATION AND SIZE OF IRRIGATION METER AND BACK FLOW PREVENTION DETAIL.
3. FLOOR DRAIN IN LANDLORD ROOM TO CONNECT INTERNALLY TO ADJACENT SANITARY SERVICE
4. DOMESTIC WATER SERVICE AND FIRE LINE SERVICES MUST MAINTAIN 1.5' SEPARATION AT UTILITY CROSSINGS AND 4.5' MINIMUM COVER.
5. DRY UTILITY LOCATIONS ARE APPROXIMATE.
6. REFER TO CIVIL CD'S FOR DETAILED UTILITY DESIGN.



Know what's below.
Call before you dig.

LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

UTILITY PLAN

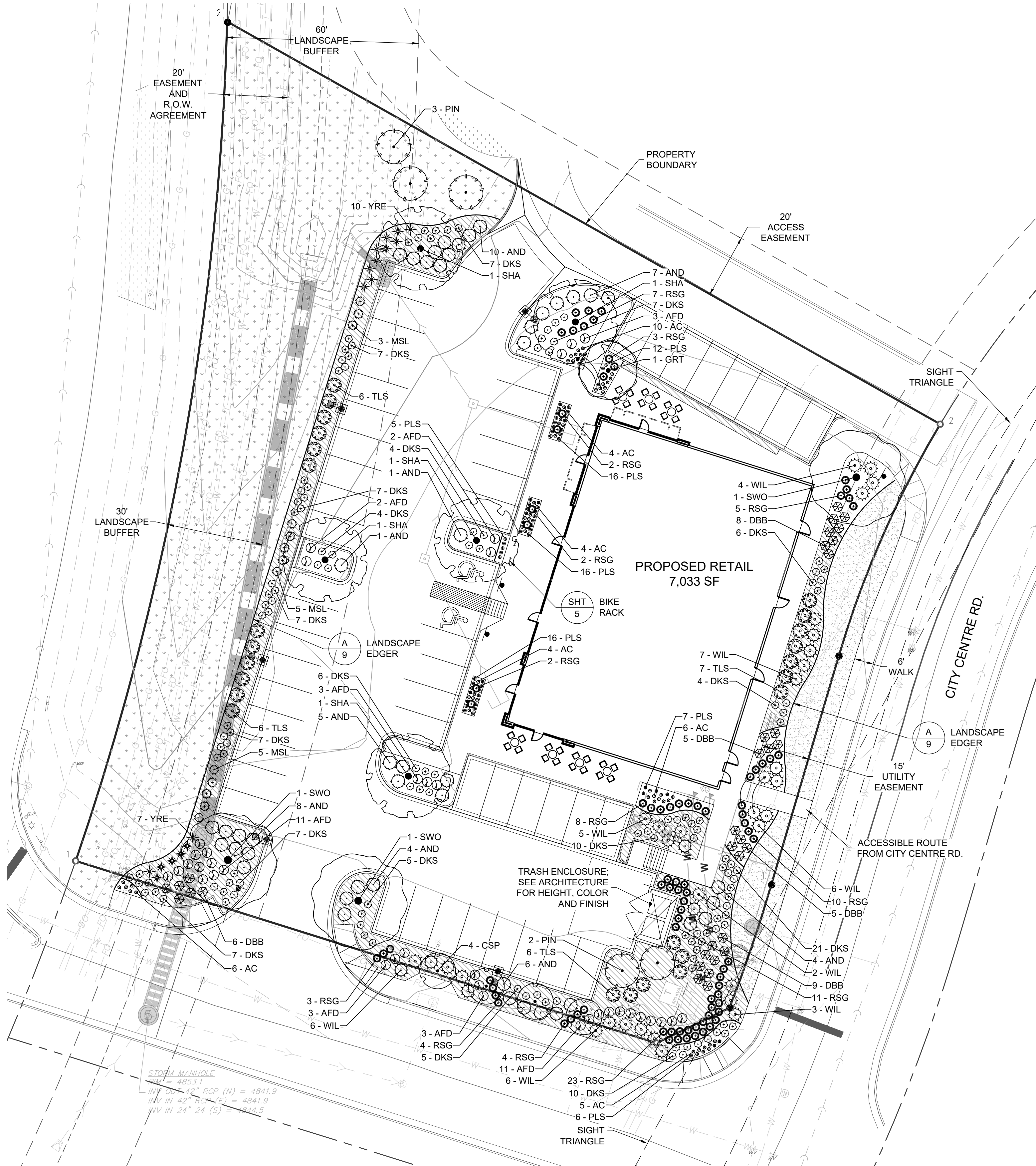
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REVISION DATE:	
REVISION DATE:	

SHEET 7 OF 18

FINAL DEVELOPMENT PLAN
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

LANDSCAPE PLAN
SHEET 8 OF 18



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER REQUIREMENT
	SHA	5	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	2.5" Cal.	LOW WATER ZONE
	SWO	3	Quercus bicolor	Swamp White Oak	2.5" Cal.	LOW WATER ZONE
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER REQUIREMENT
	PIN	5	Pinus edulis	Pinon Pine	6' Ht.	LOW WATER ZONE
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER REQUIREMENT
	CSP	4	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" Cal.	LOW WATER ZONE
	GRT	1	Koeleruteria paniculata	Golden Raintree	2.5" Cal.	LOW WATER ZONE
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER REQUIREMENT
	AFD	38	Cornus stolonifera 'Farrow'	Arctic Fire Dogwood	#5	LOW WATER ZONE
	DBB	33	Euonymus alatus 'Compactus'	Dwarf Burning Bush	#5	LOW WATER ZONE
	DKS	131	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Spirea	#5	LOW WATER ZONE
	TLS	25	Rhus trilobata	Three Leaf Sumac	#5	LOW WATER ZONE
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER REQUIREMENT
	AND	46	Juniperus horizontalis plumosa 'Youngstown'	Youngstown Juniper	#5	LOW WATER ZONE
	MSL	13	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	#5	LOW WATER ZONE
	WIL	39	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	#5	LOW WATER ZONE
	YRE	17	Hesperaloe parviflora	Red Yucca	#5	LOW WATER ZONE
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER REQUIREMENT
	RSG	84	Panicum virgatum 'Shenandoah'	Shenandoah (Red) Switch Grass	#5	LOW WATER ZONE
PERENNIAL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER REQUIREMENT
	AC	39	Agastache cana 'Sinning'	Sonoran Sunset Hyssop	#1	LOW WATER ZONE
	PLS	78	Calylophus serrulatus 'Prairie Lode'	Prairie Lode Sundrops	#1	LOW WATER ZONE

LEGEND

---	PROPERTY BOUNDARY
---	EXISTING R.O.W.
---	EXISTING EASEMENT
---	CURB AND GUTTER
---	CONCRETE
---	EXISTING WATER LINE
---	EXISTING HYDRANT
---	EXISTING GAS LINE
---	EXISTING SANITARY LINE
---	EXISTING STORM SEWER LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING UNDERGROUND FIBER OPTIC LINE
---	EXISTING UNDERGROUND TELEPHONE LINE
---	PROPOSED STORM SEWER LINE (SEE CIVIL)
---	PROPOSED SANITARY SEWER LINE (SEE CIVIL)
---	PROPOSED WATER LINE (SEE CIVIL)
---	PROPOSED STREET LIGHT
---	SIGN
---	BIKE RACK
---	TURF
---	NATIVE SEED
---	WOOD MULCH (NO HATCH)
---	COBBLE MULCH
---	LANDSCAPE EDGER

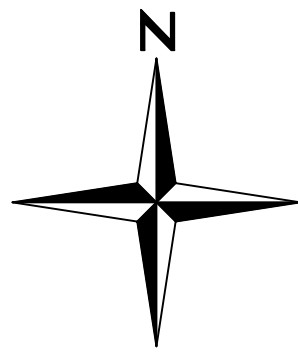
SEE SHEET 9 FOR LANDSCAPE MATERIAL AND PRODUCT INFORMATION.

STATEMENT OF INTENT:

SHRUBS AND ORNAMENTAL GRASSES WILL BE USED AROUND PARKING AREAS TO BUFFER AND SCREEN. PERENNIALS AND ORNAMENTAL GRASSES AT THE ENTRANCES AND PATIO AREA WILL PROVIDE VISUAL INTEREST AND FRAGRANCE. TREES THROUGHOUT THE SITE WILL PROVIDE SHADE AND SCREENING. SOD ALONG CITY CENTRE ROAD WILL ASSIST IN MAINTAINING THE EXISTING LANDSCAPE AESTHETIC ALONG THE STREET.

LANDSCAPE COVERAGE

TOTAL AREA	51,749 SF	100%
LANDSCAPE AREA		
TURF - IRRIGATED	1,285 SF	2.5%
WOOD MULCH	2,091 SF	4.0%
COBBLE MULCH (2" 4" - MATCH LOT 2 TO NORTH)	5,336 SF	10.3%
NATIVE SEED - IRRIGATED	10,948 SF	21.2%
LANDSCAPE AREA TOTAL	19,660 SF	38.0%



SCALE: 1" = 20'



Know what's below.
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LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

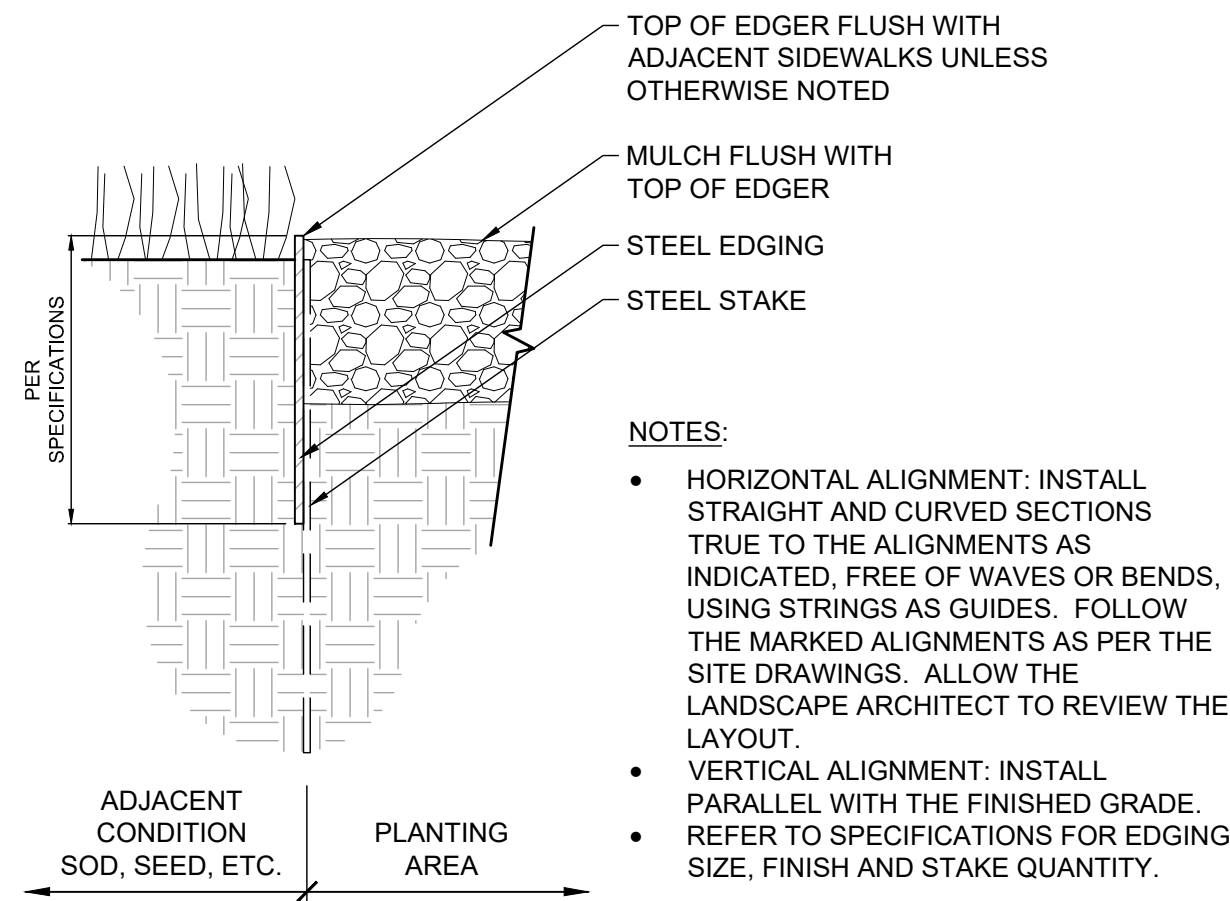
NAME OF APPLICATION:	LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER
TYPE OF SUBMITTAL	FINAL DEVELOPMENT PLAN
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/27/2020
REVISION DATE:	06/11/2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 8 OF 18

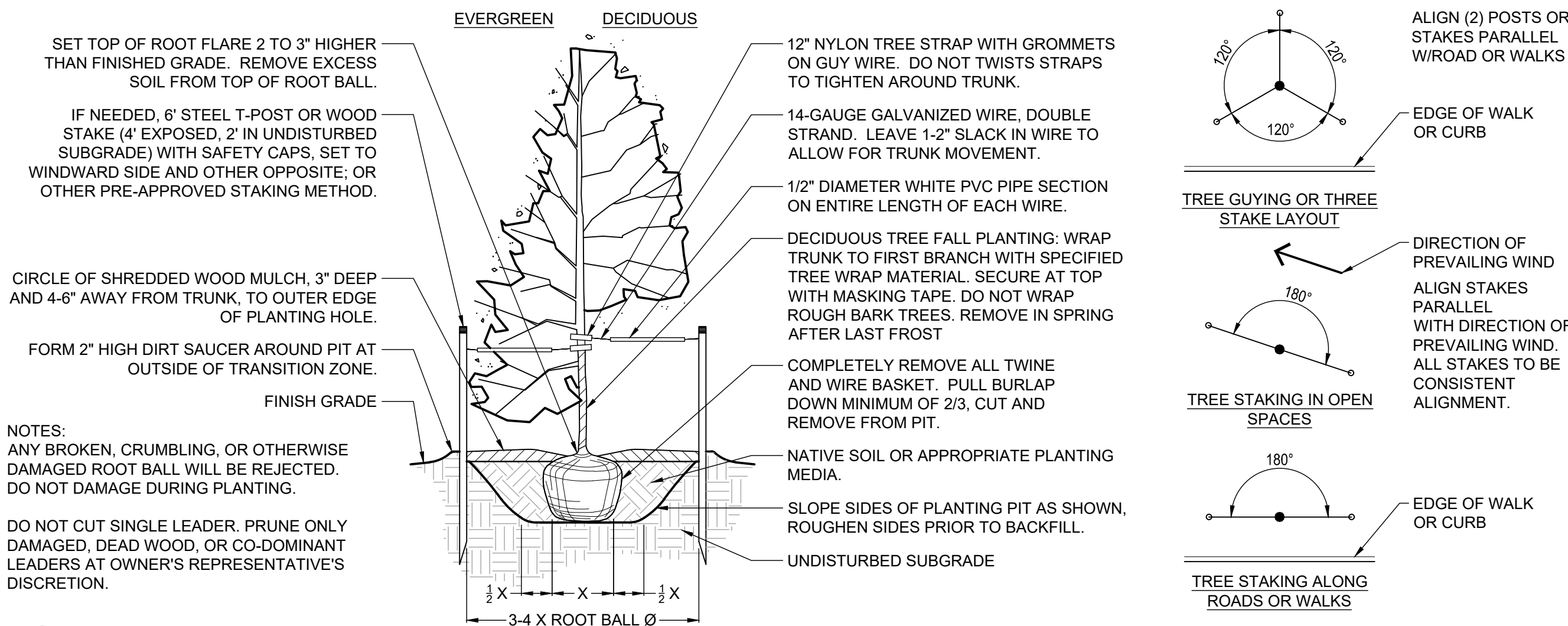
FINAL DEVELOPMENT PLAN
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

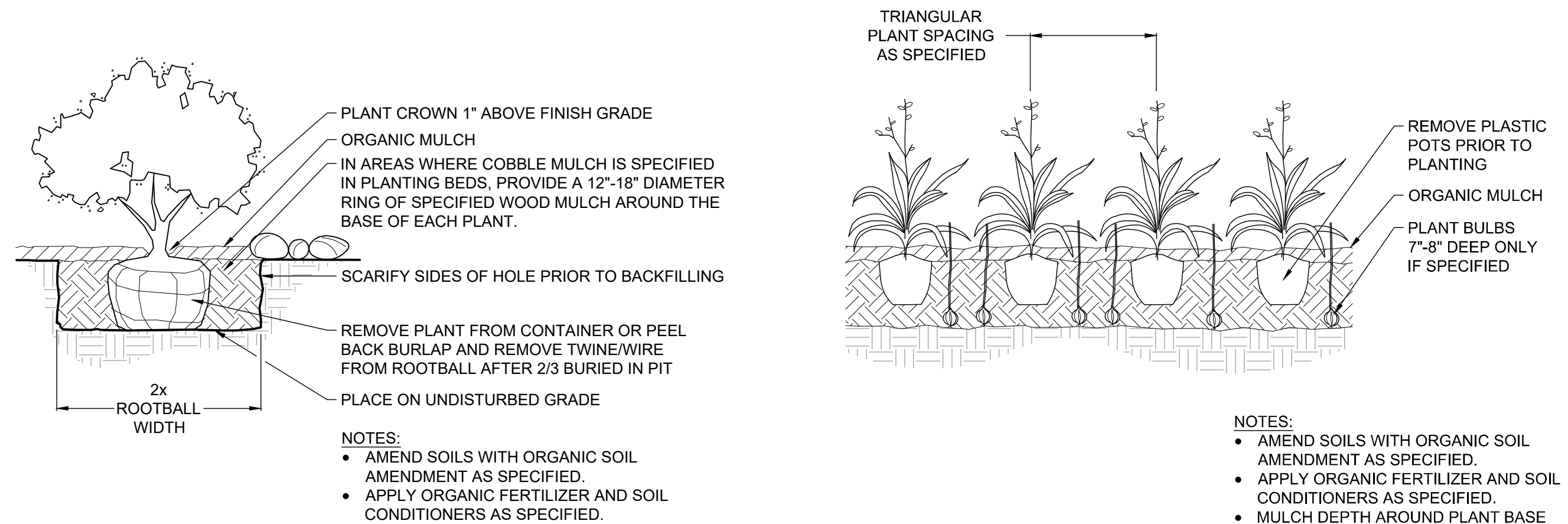
LANDSCAPE DETAILS
SHEET 9 OF 18



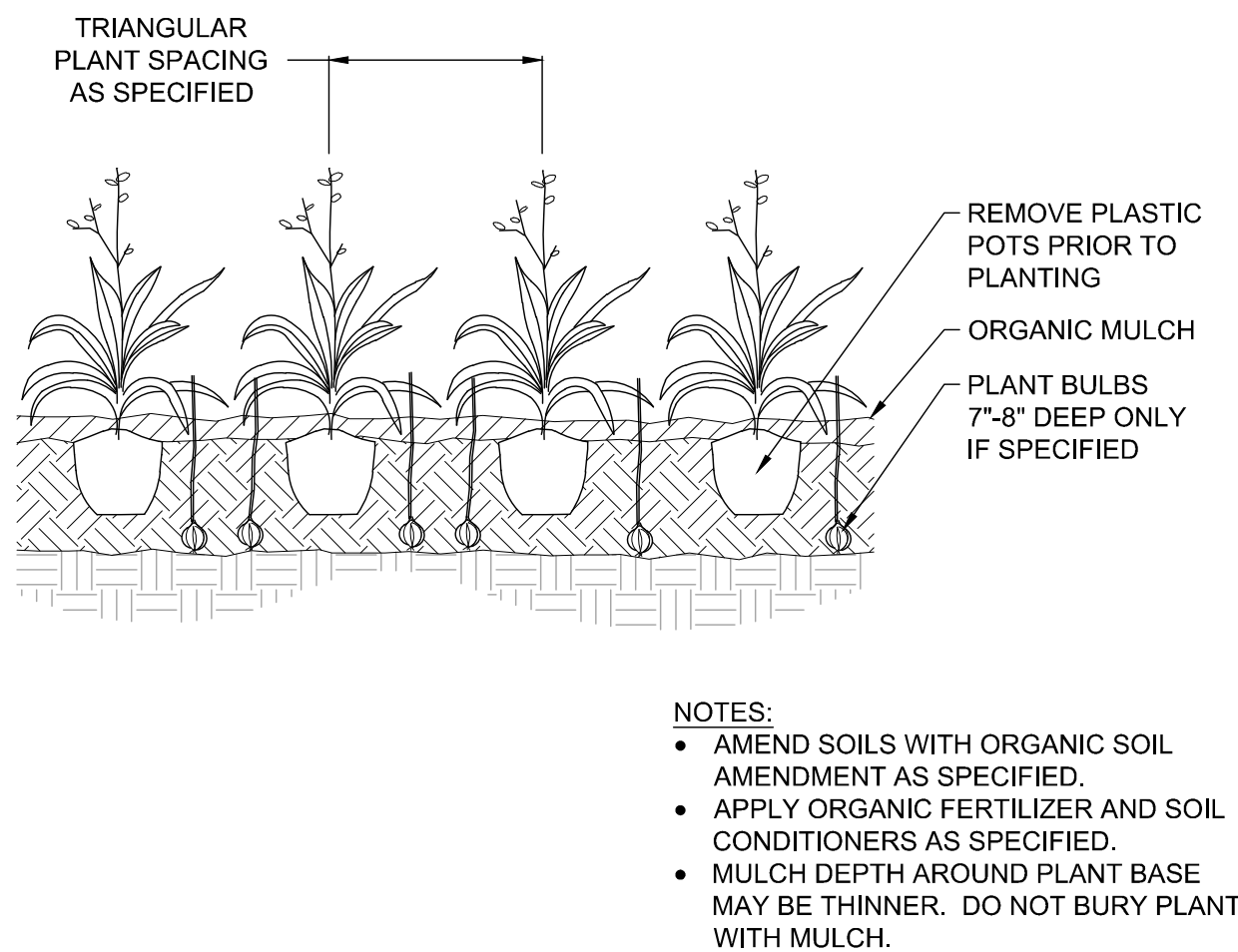
A LANDSCAPE EDGER
SCALE: 3"=1'-0"



B TREE PLANTING
SCALE: NTS



C SHRUB PLANTING
SCALE: NTS



D PERENNIAL PLANTING
SCALE: NTS

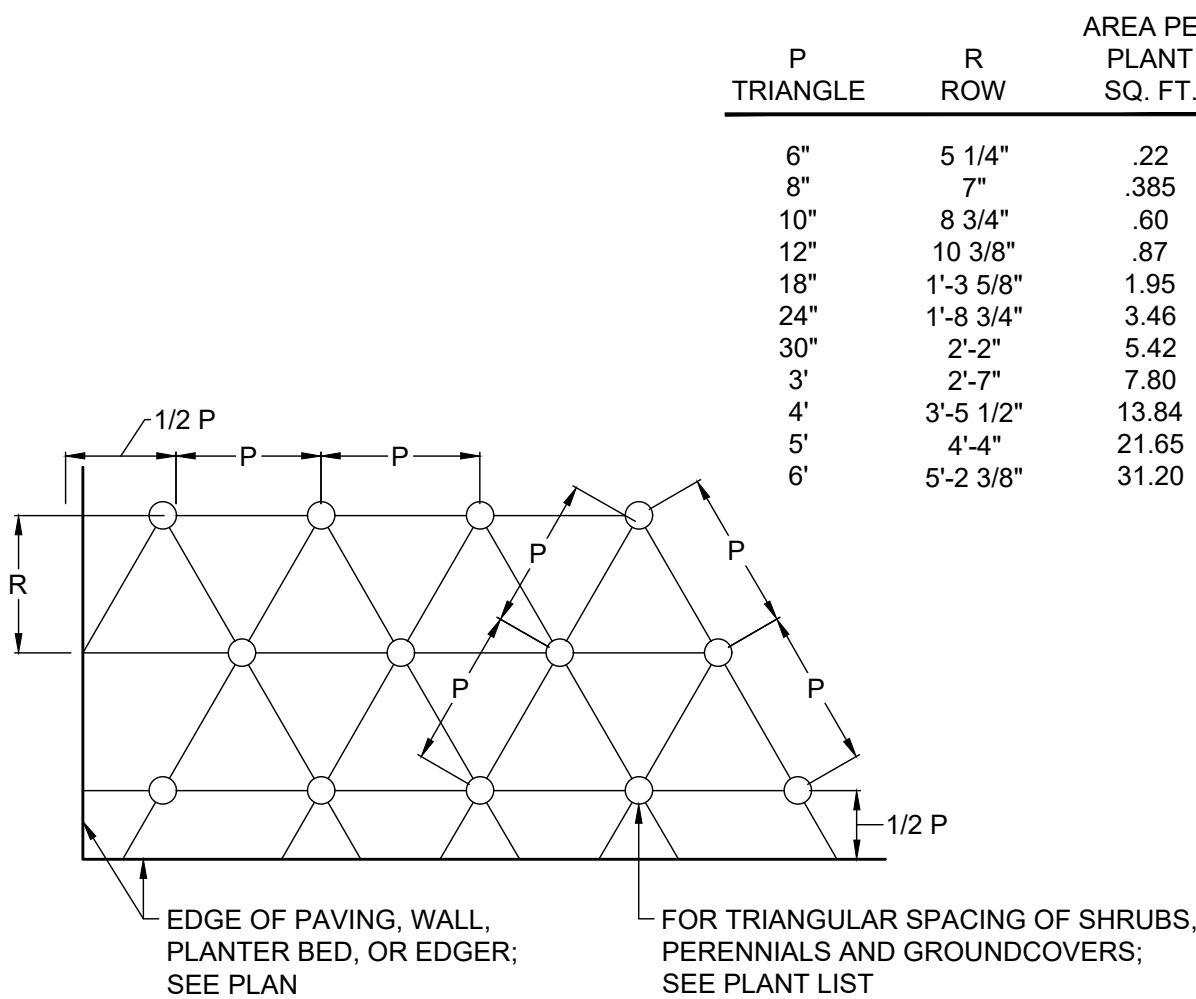
LANDSCAPE NOTES

- CONTRACTOR IS TO BE FAMILIAR WITH THE LAYOUT AND GRADING DOCUMENTS TO COORDINATE ACTUAL LOCATION OF ALL PLANT MATERIAL.
- CONTRACTOR WILL CONTACT THE CLIENT OR THEIR REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT KICK-OFF MEETING AND INSPECTION SCHEDULES.
- CONTRACTOR WILL BE RESPONSIBLE FOR ANY COORDINATION WITH THE CLIENT, THEIR REPRESENTATIVE, AND THEIR SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
- OBTAIN CLIENT APPROVAL OF FINISH GRADING PRIOR TO THE START OF PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR ALL PROPOSED GRADING WITHIN THE LIMITS OF GRADING/LANDSCAPE REQUIREMENTS AS NOTED ON THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ALL TREES, SHRUBS, PERENNIALS ORNAMENTAL GRASSES, AND SOD WITHIN THE LIMITS OF GRADING/LANDSCAPE REQUIREMENTS.
- ALL EARTHWORK AND PLANTING WILL BE COORDINATED WITH THE CLIENT OR THEIR REPRESENTATIVE PRIOR TO ANY WORK BEING PERFORMED.
- ALL PLANT MATERIAL WILL BE SUBJECT TO THE APPROVAL OF THE CLIENT OR THEIR REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR TO NOTIFY THE CLIENT OR THEIR REPRESENTATIVE TO VERIFY IF APPROVAL IS TO OCCUR AT THE LANDSCAPE NURSERY PRIOR TO DELIVERY OR ON SITE.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES WILL BE APPROVED BY THE CLIENT OR THEIR REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.
- ALL TREES OF THE SAME SPECIES AND SIZE WILL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS.
- STAKE LOCATIONS OF ALL PROPOSED TREES FOR APPROVAL BY THE CLIENT OR THEIR REPRESENTATIVE PRIOR TO INSTALLATION.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR WILL CONTACT THE CLIENT OR THEIR REPRESENTATIVE FOR IMMEDIATE RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- THE CLIENT RESERVES THE RIGHT TO ADJUST THE LOCATION OF PLANT MATERIAL DURING INSTALLATION AS APPROPRIATE TO THE PROJECT.
- CONTRACTOR WILL FURNISH PLANT MATERIAL FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED, OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE.
- PLANT CROWN ELEVATIONS RELATIVE TO FINISH GRADE ARE SHOWN ON PLANTING DETAILS AND WILL BE STRICTLY ADHERED TO. PROPER COMPACTION OF BACKFILL TO PREVENT SETTLEMENT IS REQUIRED.
- CONTRACTOR WILL WARRANTY ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES FOR A PERIOD OF TWO (2) YEARS. THE WARRANTY PERIODS WILL COMMENCE ON THE DATE OF SUBSTANTIAL COMPLETION AS APPROVED BY THE CLIENT. CONTRACTOR WILL INSPECT ALL PLANT MATERIAL WITH THE CLIENT OR THEIR REPRESENTATIVE EACH SPRING DURING THE WARRANTY PERIOD AND REPLACE AS NECESSARY.
- LIVE PLANT MATERIAL:
 - ALL PLANT MATERIAL WILL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
 - ALL LIVE PLANT MATERIAL WILL BE KEPT CONTINUOUSLY MAINTAINED IN LIVE AND GROWING CONDITION, INCLUDING WITHIN THE RIGHT-OF-WAY.
 - ALL PROPOSED PLANT MATERIAL IN LANDSCAPE AREAS WILL BE DROUGHT RESISTANT.
 - INSTALLED PLANT SIZE: AT TIME OF PLANTING: DECIDUOUS TREES WILL BE AT LEAST 2" CALIPER MEASURED 4 INCHES ABOVE THE GROUND; EVERGREEN SPREADERS WILL BE #5 SIZE MINIMUM, WITH SPREADS NO LESS THAN 18 TO 24 INCHES; SHRUBS WILL BE #5 SIZE MINIMUM, WITH HEIGHTS NO LESS THAN 2 TO 3 FEET, AND ORNAMENTAL GRASSES WILL BE #5 SIZE MINIMUM.

- ALL PLANT MATERIAL MUST BE INSTALLED BETWEEN MARCH 1 AND OCTOBER 15.
- CONTRACTOR WILL PROVIDE PER-UNIT COSTS FOR EVERY SIZE OF PLANT MATERIAL, AND BY TYPE, AS CALLED OUT ON PLANTING PLANS. UNIT COST TO INCLUDE THE PLANT MATERIAL ITSELF AND INSTALLATION, INCLUDING ALL LABOR, AMENDMENTS, MULCH, FERTILIZERS, ETC., AS DETAILED AND SPECIFIED FOR EACH SIZE.
- CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS.

MATERIALS SPECIFICATIONS:

- TOPSOIL: ALL ONSITE AND IMPORTED TOPSOIL USED AS A PLANTING MEDIUM WILL BE FERTILE, FRIABLE, WELL-DRAINED SOIL, OF UNIFORM QUALITY, FREE OF STONES OVER 1 IN. DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIALS.
- SOIL AMENDMENTS: CONTRACTOR WILL TILL FOUR (4) CUBIC YARDS OF COMPOST, TO A DEPTH OF SIX (6) INCHES, FOR EACH 1,000 SQUARE FEET OF SOIL PREPARATION WITHIN THE LIMIT OF WORK.
DOCUMENTATION (INVOICE OR LOAD TICKET) OF SOIL AMENDMENT PRODUCT AND A PLOT SURVEY MAP WITH SQUARE FOOTAGE OF THE AMENDED AREA WILL BE PROVIDED TO THE CLIENT OR THEIR REPRESENTATIVE FOR INSPECTION PURPOSES. THE LOAD TICKET WILL INCLUDE THE TYPE OF SOIL AMENDMENT PRODUCT AND THE APPLICATION ADDRESS.
RECOMMENDED PRODUCT: A1 ORGANICS (EATON, CO. 970-454-3492) PREMIUM 3 CONTRACTOR CLASS II COMPOST OR APPROVED EQUAL.
- ORGANIC FERTILIZER AND SOIL CONDITIONER: CONTRACTOR WILL UTILIZE GRANULAR ENDO MYCORRHIZAE AND BIOSOL FORTE (7-2-1) AS PART OF THE PLANTING PROCESS FOR ALL TREES, SHRUBS, AND SEEDED AREAS. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURERS AVAILABLE APPLICATION INSTRUCTION SHEETS OR AS INSTRUCTED BY THE CLIENT OR THEIR REPRESENTATIVES.
RECOMMENDED SUPPLIER: ROCKY MOUNTAIN BIO PRODUCTS, 10801 E. 54TH AVENUE DENVER, CO 80239
- WOOD MULCH: WOOD MULCH SHALL BE CASCADE CEDAR MULCH (GORILLA HAIR), A DISTINCTIVE "LOOKING WOOD MULCH MEDIUM BROWN IN APPEARANCE WITH A FINE TEXTURED "HAIR-LIKE" LOOK. THE WOOD FIBERS WILL BE APPROXIMATELY 1 1/2" - 3 1/2" IN LENGTH AND BE UNIFORM IN APPEARANCE. INSTALL PER THE PLANTING DETAIL TO A DEPTH OF FOUR (4) INCHES.
- COBBLE MULCH: ROCK MULCH SHALL BE 2"-4" LOCAL RIVER ROCK INSTALLED TO A DEPTH OF THREE (3) INCHES OVER WEED BARRIER FABRIC. COBBLE TO MATCH LOT 2 TO THE NORTH.
- WEED BARRIER FABRIC: TO BE A NONWOVEN GEOTEXTILE COMPOSED OF POLYPROPYLENE FIBERS.
CUT X-SHAPES INTO THE FABRIC TO ALLOW FOR PLANT MATERIAL. EDGES SHOULD BE BURIED AND OVERLAPPED BY A MINIMUM OF 12"
- RECOMMENDED PRODUCT: MIRAFI 140N, TERRATEX N04.5 (HANES GEO COMPANIES) OR APPROVED EQUAL.
- LANDSCAPE EDGER: EDGER TO BE 3/16"x6" INTERLOCKING STEEL EDGING WITH AN INTEGRATED TAPERED METAL STAKING SYSTEM (4 STAKES PER SECTION). COLOR: GREEN.
RECOMMENDED PRODUCT: PRO-STEEL - PS3/16-16' (3/16") X 6" OR APPROVED EQUAL.
- IRRIGATION: AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED IN ALL LANDSCAPE AREAS. REFER TO THE IRRIGATION DRAWINGS FOR ADDITIONAL INFORMATION.



E PLANT SPACING
SCALE: NTS



LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

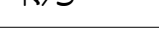
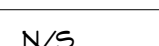
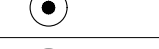
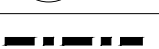
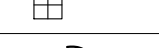
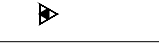
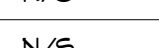
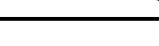
NAME OF APPLICATION:	LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER
TYPE OF SUBMITTAL	FINAL DEVELOPMENT PLAN
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/27/2020
REVISION DATE:	06/11/2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 9 OF 18

FINAL DEVELOPMENT PLAN
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

IRRIGATION NOTES & SCHEDULE
SHEET 10 OF 18

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	1806-SAM-PRS WITH MATCHED PRECIPITATION NOZZLE	POPUF SPRAY HEAD	11
	RAIN BIRD	1812 SAM PRS WITH MATCHED PRECIPITATION NOZZLE	HI-POP SPRAY HEAD	12
	HUNTER	1-20-12 WITH #MPR25 MATCHED PRECIPITATION NOZZLE (RED)	HI-POP GEAR DRIVEN ROTOR	13
	HUNTER	1-20-12 WITH #MPR30 MATCHED PRECIPITATION NOZZLE (GREEN)	HI-POP GEAR DRIVEN ROTOR	13
	HUNTER	1-20-12 WITH #MPR35 MATCHED PRECIPITATION NOZZLE (TAN)	HI-POP GEAR DRIVEN ROTOR	13
	RAIN BIRD	100-PEB	ELECTRIC CONTROL VALVE	9a
	HUNTER	ICV-AS IV HUNTER DECODER	ELECTRIC CONTROL VALVE (METRO)	9b
	RAIN BIRD	44-LRC	QUICK COUPLING VALVE	6
	RAIN BIRD	ESP-3LXME WITH ESPLXMSM3 - 16 STATION MODEL	ELECTRIC CONTROLLER	2
	RAIN BIRD	WR2-RFC	WEATHER SENSOR DEVICE	3
	FEBCO	825YA	RP BACKFLOW PREVENTER	1
	GUARDSHACK	GS-5	BACKFLOW PREVENTER ENCLOSURE	10
	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
	MACDONALD	AY 1/4 TURN - 1"	MANUAL DRAIN VALVE	8
		LINE SIZE - 2½" AND SMALLER	GATE VALVE	7
	RAIN BIRD	100-PESB	MASTER CONTROL VALVE	5
	GST	FSI-T10-001 (1')	FLOW SENSOR	4
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE	15
		TYPE K COPPER	HARD COPPER PIPE	1
		CLASS 200 BE	PVC LATERAL	15
		CLASS 160	PVC SLEEVING	14
	RAIN BIRD	XGZ-100-PRB-COM	DRIP VALVE ASSEMBLY	10a
	HUNTER	PGZ-101-40 IV HUNTER DECODER	DRIP VALVE ASSEMBLY (METRO)	10b
	TORO	BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH	10, 16, 17
	RAIN BIRD	XERI-BUG	DRIP EMITTERS	16
			DRIP LINE BLOW-OUT STUB	17
	PAIGE	P7954D (FOR HUNTER)	2-WIRE DECODER CABLE (METRO)	N/S
	HUNTER	ICD-100	VALVE DECODER (METRO)	19
	HUNTER	DUAL-5	SURGE PROTECTION (METRO)	20
			2-WIRE SPLICE BOX (METRO)	N/S
			EXISTING BACKFLOW DEVICE	
			EXISTING GATE VALVE	
			EXISTING CONTROL VALVE	
			EXISTING MAINLINE	
			EXISTING SLEEVING	
CONTROLLER & STATION NO. CONTROL VALVE SIZE				
NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO INDICATED CONTROLLER - SEE CONSTRUCTION NOTES				

AS-BUILT DRAWINGS OF EXISTING METRO SYSTEM AVAILABLE FROM DISTRICT

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY REDLAND. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS, CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.

INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.
SLEEVED PIPE SIZE/WIRE QUANTITY REQUIRED SLEEVE SIZE & (QUANTITY)
¾" - 1¼" PIPING 2" PVC (1)
1½" - 2" PIPING 4" PVC (1)
1-25 CONTROL WIRES 2" PVC (1)
- SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 81 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OF ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. REFER TO POINT OF CONNECTION NOTES FOR SPECIFIC PRESSURE REQUIRED AT THAT LOCATION, THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 70 PSI MINIMUM.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A THREE NIGHT PER WEEK, FOUR HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
BLUEGRASS TURF 2.23" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS 0.89" PER WEEK PEAK SEASON
NATIVE SEED MIXES 0.74" PER WEEK PEAK SEASON (TWO SEASONS)
NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SNALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANTING SCHEDULE FOR COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE MORTAR PAVING LIDS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX WITH LID SHALL BE LOWERED TO ACCOMMODATE PAVING LID. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION, TO BE INSTALLED PER MANUFACTURE RECOMMENDATIONS.
- PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. WHERE INDICATED, INSTALL LOW FLOW SQ SERIES SQUARE NOZZLES AT SPACING SHOWN.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES / DRIP TUBING FLOW AND PLACEMENT.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE

DIRECTORY

IRRIGATION SCHEDULE	FDP 11
IRRIGATION NOTES	FDP 11
IRRIGATION PLANS	FDP 12
IRRIGATION DETAILS	FDP13 - FDP14



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860 Tabor Street, Suite 200 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemsmdi.com



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LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

NAME OF APPLICATION:	LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER
TYPE OF SUBMITTAL	FINAL DEVELOPMENT PLAN
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/27/2020
REVISION DATE:	06/11/2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 10 OF 18

DATE	3.26.2020
DRAWN	ITLT
CHECKED	JSB
APPROVED	JSB
PROJECT NO.	10009.08
HORZ. SCALE	
VERT. SCALE	

SHEET

FDP 10

FINAL DEVELOPMENT PLAN
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

IRRIGATION PLAN
SHEET 11 OF 18

1 POINT OF CONNECTION #1 - 1"

PEAK FLOW REQUIREMENT: 18 GPM. REQUIRED STATIC PRESSURE: 70 PSI
TIE ONTO 1" COPPER STUB-OUT AT THIS APPROXIMATE LOCATION. CONNECTION DOWNSTREAM OF BUILDING METER WITHIN THE MECHANICAL ROOM, BEFORE BUILDING BACKFLOW AND ANY PRESSURE REGULATION, AND STUB TO THIS LOCATION IS BY OTHERS RE = PLUMBING. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 1" STOP AND WASTE VALVE, ONE 1" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" FLOW SENSOR, ONE 1" MASTER VALVE, ONE QUICK COUPLING VALVE, ONE GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE PED9 SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE, FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ALL COPPER PIPING WITHIN UNHEATED AREAS SHALL INCLUDE HEAT TAPE TO PREVENT FREEZING.

B CONTROLLER LOCATION "B"

WALL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT). REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN (TBD) LF OF CONTROLLER LOCATION FROM BUILDING. BY OTHERS RE-ELECTRICAL (NEEDS TO BE COORDINATED). CONTROLLER CANNOT BE IN FIRE ROOM. ELECTRICAL WIRE/CONDUIT AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. LOCATE SHIELDED CABLE FROM FLOW SENSOR AND CONNECT TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. LOCATE MASTER VALVE WIRES WITH SPARES AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ALL CONTROL WIRING WITHIN BUILDING SHALL BE INSTALLED IN EMT CONDUIT. MOUNT ONE WEATHER SENSOR ON BUILDING WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH CONDUIT. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

AS-BUILT DRAWINGS OF EXISTING METRO SYSTEM AVAILABLE FROM DISTRICT

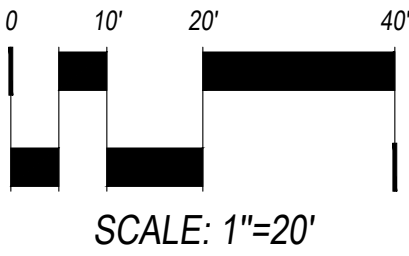


LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

NAME OF APPLICATION:	LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER
TYPE OF SUBMITTAL	FINAL DEVELOPMENT PLAN
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/27/2020
REVISION DATE:	06/11/2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

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IRRIGATION SCHEDULE FDP 11
IRRIGATION NOTES FDP 11
IRRIGATION PLANS FDP 12
IRRIGATION DETAILS FDP13 - FDP14



CONTRACTOR TO INSTALL NEW CONTROL VALVES (A29-DRIP & A46-ROTORS) WITH DECODERS (ON METRO SYSTEM). EXTEND NEW 2" LATERAL LINE AND CONNECT TO EXISTING ROTOR ZONE. EXTEND NEW 3/4" DRIP TUBING AND CONNECT TO EXISTING DRIP ZONE AS SHOWN (APPROX. 25' FROM THIS LOCATION). PROGRAM NEW DECODERS AT EXISTING CONTROLLER "A". COORDINATE WITH METRO MAINTENANCE STAFF. ASSURE PROPER OPERATION WITH METRO CONTROL SYSTEM.

CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF EXISTING IRRIGATION SYSTEM DAMAGED DURING NEW CONSTRUCTION.

CONTRACTOR TO LOCATE AND PROTECT EXISTING 2" PVC MAINLINE AND 2-WIRE CABLE. IN THIS APPROXIMATE LOCATION, INSTALL TEE, INSTALL ONE 2" GATE VALVE AND EXTEND NEW 2" PVC CLASS MAINLINE AND 2-WIRE CABLE, AS SHOWN. INSTALL NEW CONTROL VALVES WITH DECODERS (ON METRO SYSTEM). EXTEND NEW LATERAL LINES AND ROTORS /POP-UPS AS SHOWN. PROGRAM NEW DECODERS AT EXISTING CONTROLLER "A". COORDINATE WITH METRO MAINTENANCE STAFF. ASSURE PROPER OPERATION WITH METRO CONTROL SYSTEM.

CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF EXISTING IRRIGATION SYSTEM DAMAGED DURING NEW CONSTRUCTION.

CONTRACTOR TO LOCATE AND PROTECT EXISTING 2" PVC MAINLINE AND 2-WIRE CABLE. IN THIS APPROXIMATE LOCATION, INSTALL NEW 1.5" NEW CONTROL VALVE WITH DECODER (ON METRO SYSTEM). EXTEND NEW LATERAL LINES AND ROTORS AS SHOWN. PROGRAM NEW DECODER AT EXISTING CONTROLLER "A". COORDINATE WITH METRO MAINTENANCE STAFF. ASSURE PROPER OPERATION WITH METRO CONTROL SYSTEM.

CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF EXISTING IRRIGATION SYSTEM DAMAGED DURING NEW CONSTRUCTION.

CONTRACTOR TO LOCATE EXISTING 1" CONTROL VALVE /V DECODER -A45 (ON METRO SYSTEM). REUSE AND INSTALL NEW ROTORS AND LATERAL LINES, AS SHOWN.

CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF EXISTING IRRIGATION SYSTEM DAMAGED DURING NEW CONSTRUCTION.

CONTRACTOR TO LOCATE 2" PVC SECTION OF MAINLINE AND 2-WIRE CABLE THAT SERVICED EAST SIDE OF SWALE. CUT AND CAP, THIS SECTION WILL BE ABANDONED IN PLACE.

CONTRACTOR TO LOCATE CONTROL VALVES NOTED AS A29 & A46 (ON THE METRO SYSTEM CONTROLLER). REMOVE AND RETURN TO METRO DISTRICT MAINTENANCE STAFF.

CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF EXISTING IRRIGATION SYSTEM DAMAGED DURING NEW CONSTRUCTION.

CONTRACTOR TO LOCATE AND PROTECT EXISTING 2" BACKFLOW PREVENT AND ENCLOSURE DURING NEW INSTALLATION.

METRO IRRIGATION SYSTEM MUST REMAIN OPERATIONAL AT ALL TIMES DURING NEW CONSTRUCTION.

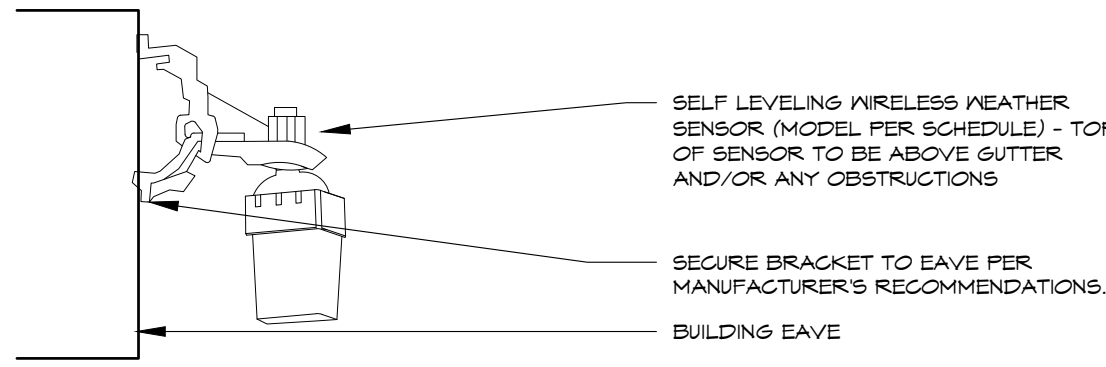
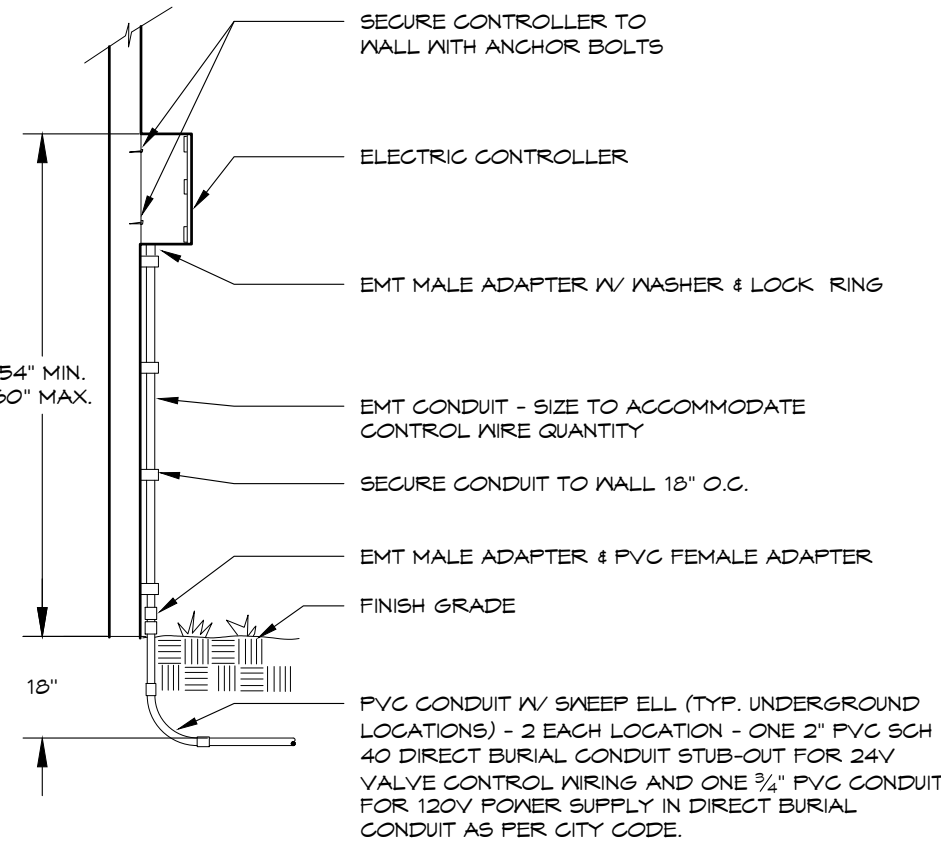
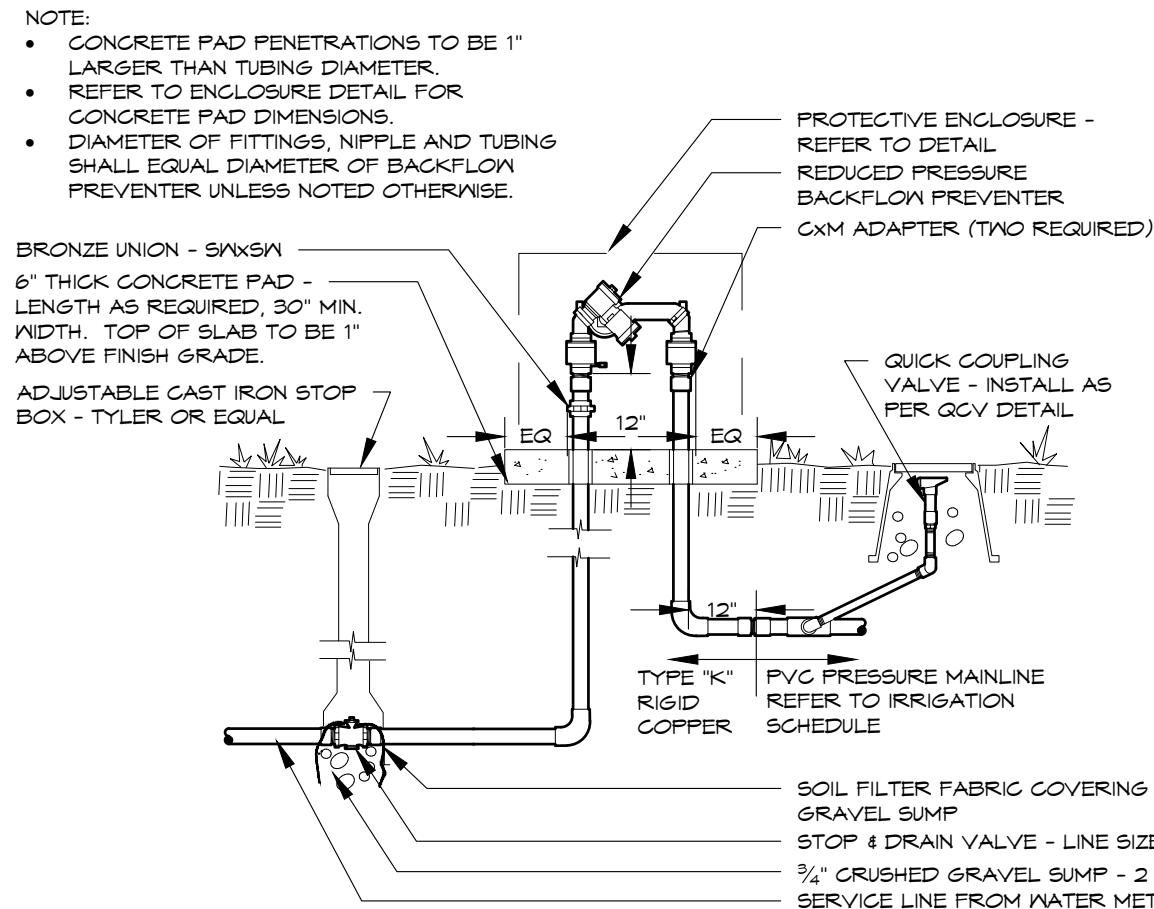
CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF EXISTING 2" PVC MAINLINE AND 2-WIRE CABLE, IF DAMAGED DURING NEW CONSTRUCTION, SHOWN IN THE APPROXIMATE LOCATION ON PLAN.

T:\0900-8999 Jobs\09021-Firestone Lot 1\09021-FS-IRR-CD-Ken.dwg Job: IRR2.0 Jun 12, 2020 10:42am ken

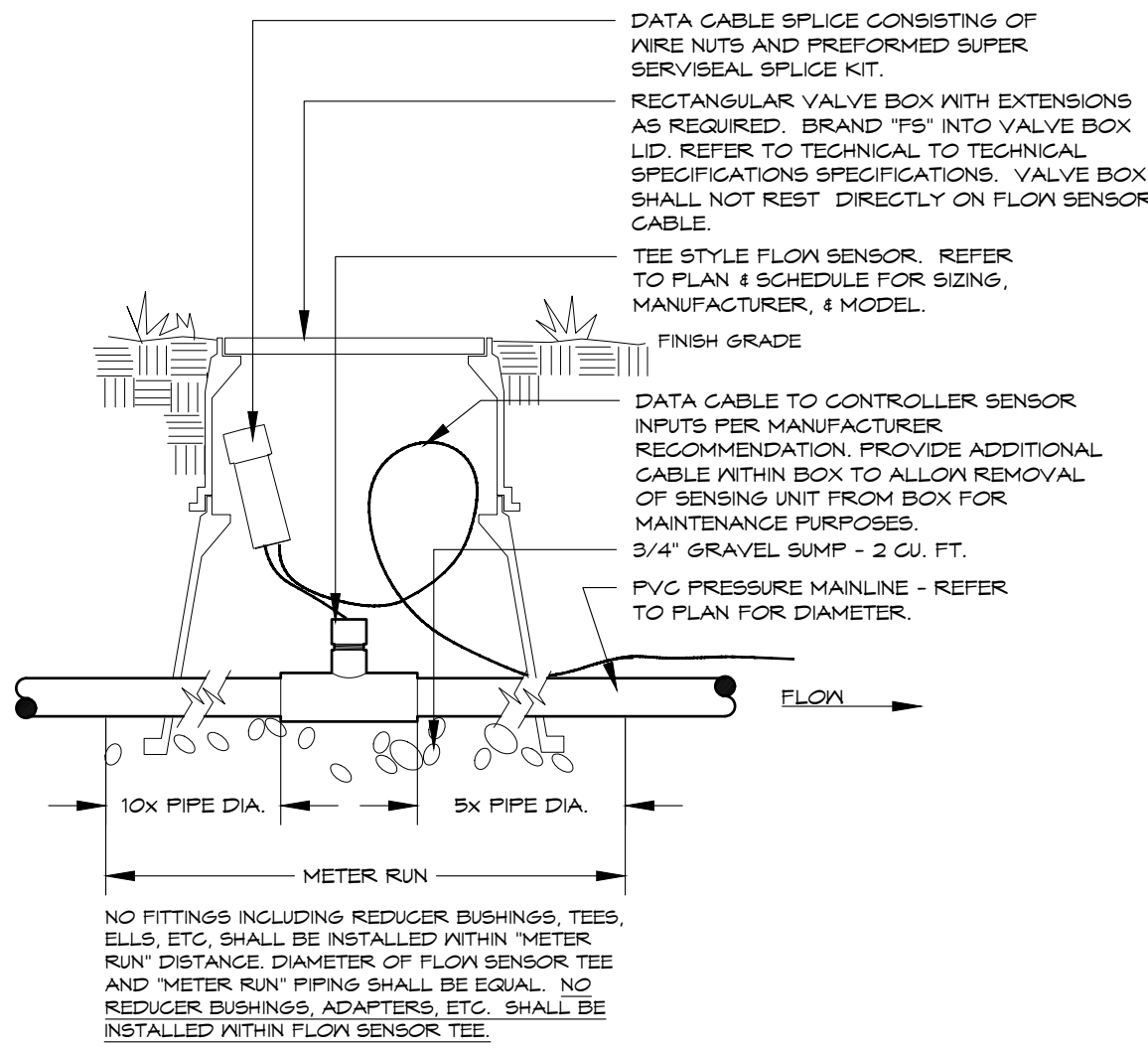
FINAL DEVELOPMENT PLAN
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

IRRIGATION DETAILS
SHEET 12 OF 18



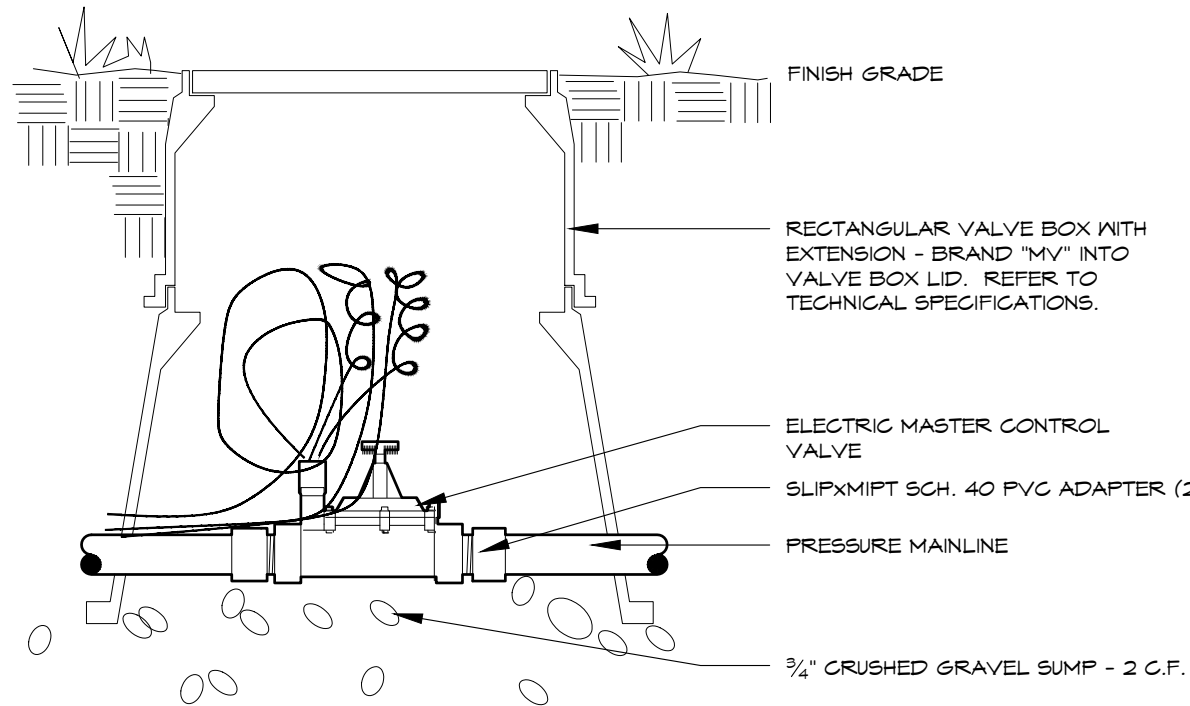
NOTE: MOUNT SENSOR RECEIVER PER CONTROLLER DETAIL.



BACKFLOW PREVENTER

3/4" - 2" SYSTEMS WITH PVC CONNECTION

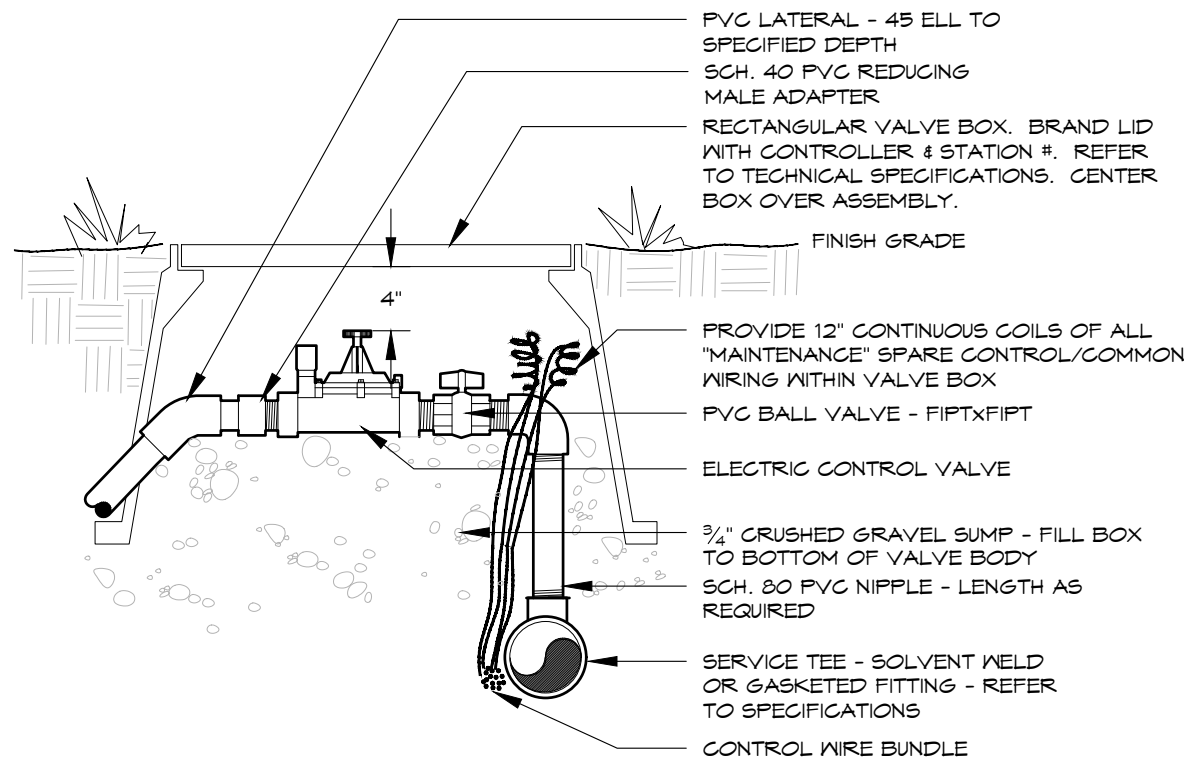
1



MASTER VALVE

24V - Small - Typical

5



NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES.

ELECTRIC CONTROL VALVE

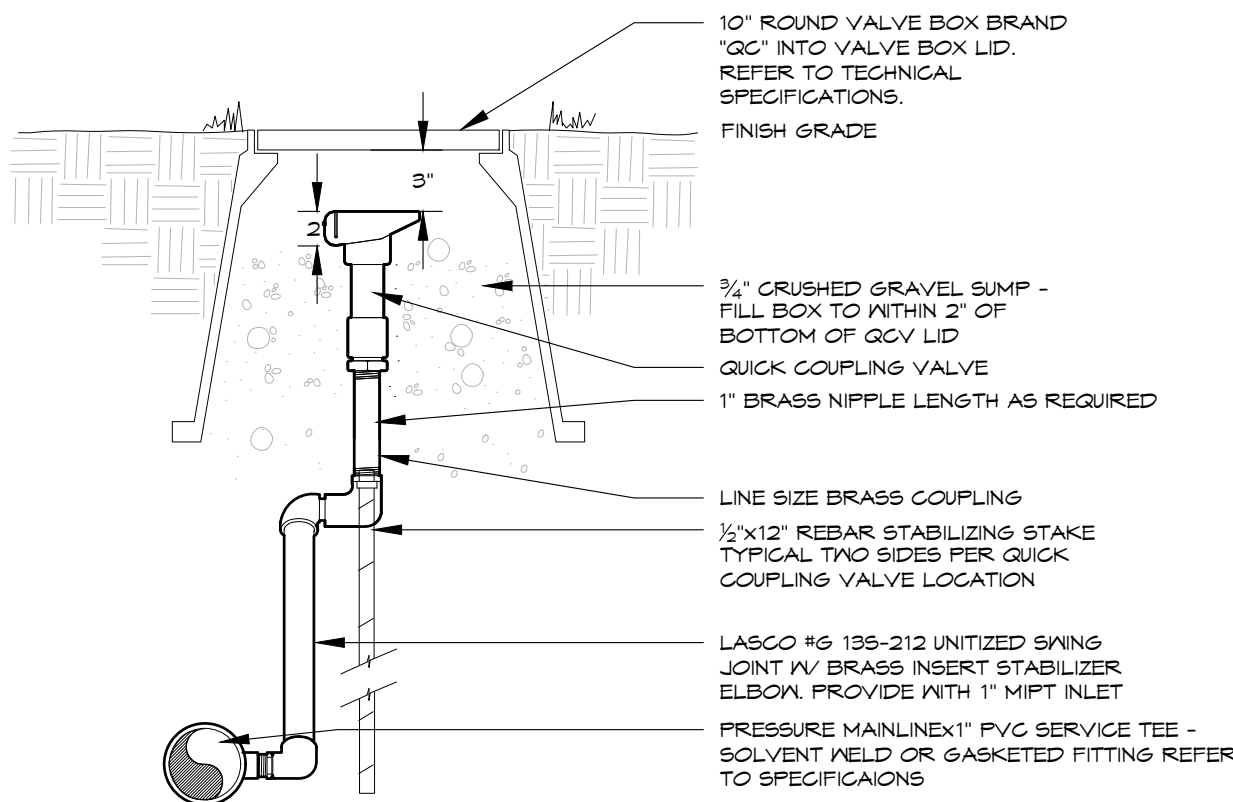
24V - PVC Lateral

9a

ELECTRIC CONTROLLER

EXTERIOR WALL MOUNT

2

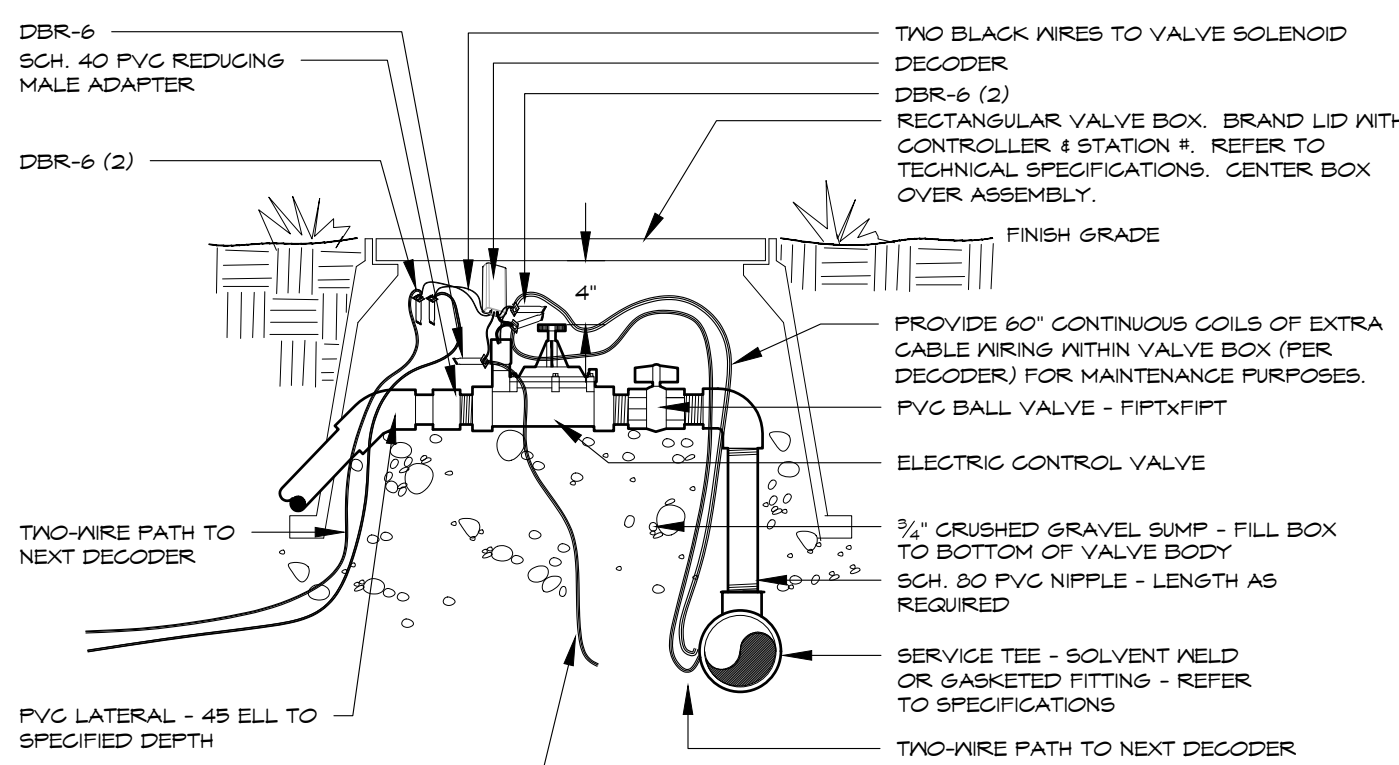


APPLY TEFLON TAPE TO ALL THREADED NIPPLES

QUICK COUPLING VALVE

LASCOSWING - TYPICAL

6



TO EARTH GROUNDING LOCATION INSTALLED PER ASIC GUIDELINES. REFER TO CONSTRUCTION NOTES FOR FREQUENCY AND OTHER REQUIREMENTS.

NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES.

ELECTRIC CONTROL VALVE

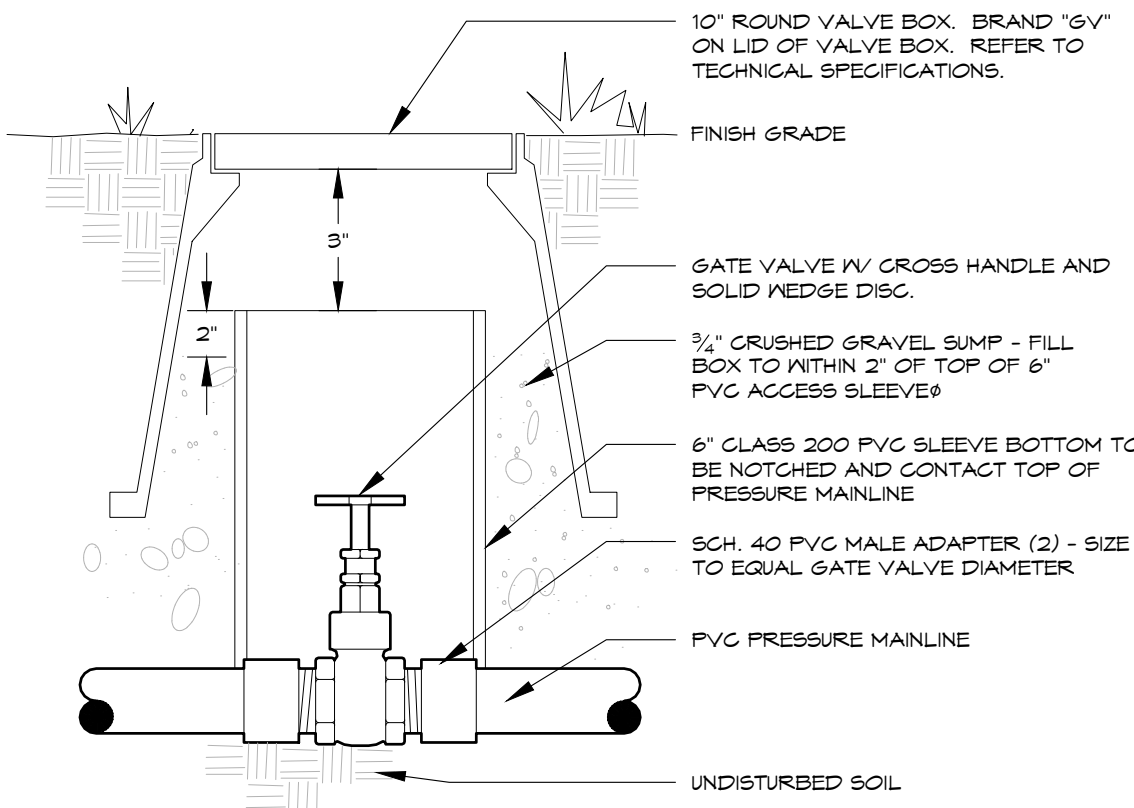
TWO-WIRE SYSTEM - (METRO SYSTEM)

9b

WEATHER SENSOR

EAVE MOUNTED - Self-Leveling

3



GATE VALVE

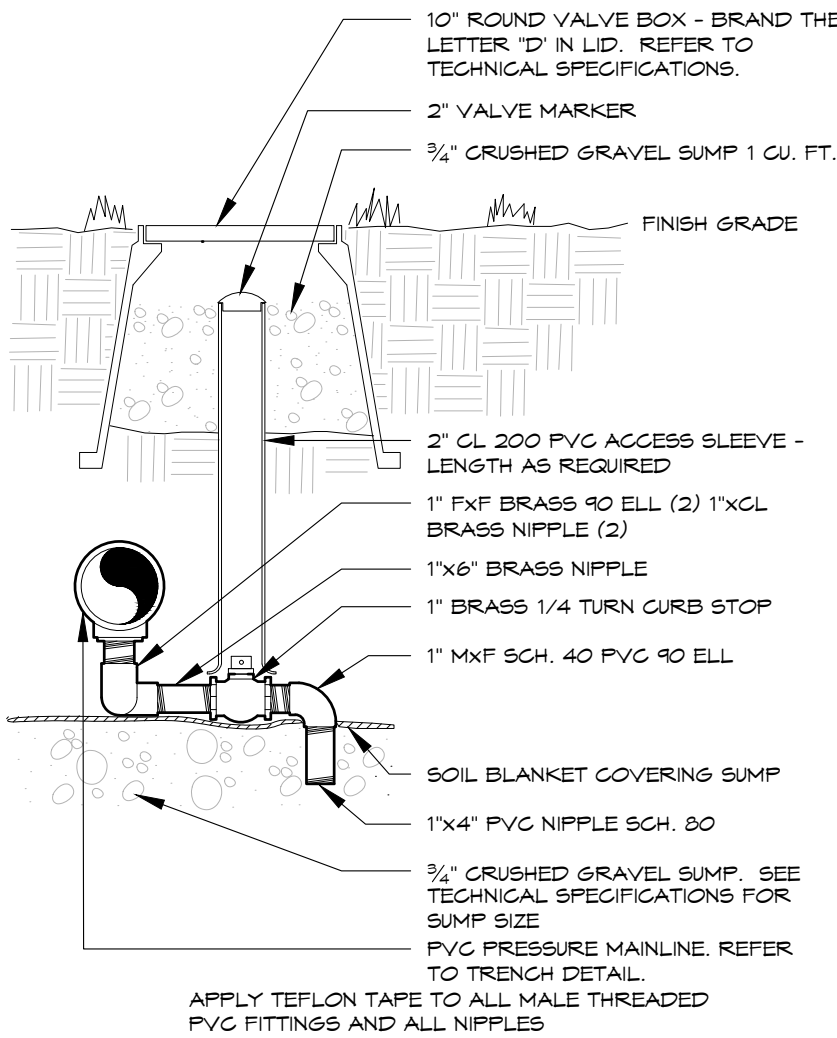
2.5" & SMALLER - X-HANDLE

7

FLOW SENSOR

VIA DATA CABLE - TEE STYLE

4



MANUAL DRAIN VALVE

TYPICAL

8

HydroSystems KDI
Irrigation Consulting & Water Management
860 Tabor Street, Suite 200 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemsmdi.com

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

LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

NAME OF APPLICATION:	LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER
TYPE OF SUBMITTAL	FINAL DEVELOPMENT PLAN
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/27/2020
REVISION DATE:	06/11/2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 12 OF 18

THE STAENBERG GROUP
DESIGN, DEVELOP, DELIVER.
OWNER / DEVELOPER:

Redland
WHERE GREAT PLACES BEGIN
CIVIL ENGINEER / LANDSCAPE ARCHITECT:
DAVID P. GORDON ARCHITECTURE
1200 West Coast Court
Littleton, Colorado 80120
800.444.4444

ARCHITECT:

DATE 3/26/2020
DRAWN ITL
CHECKED USB
APPROVED USB
PROJECT NO. 10009.08
HORZ. SCALE
VERT. SCALE

IRRIGATION DETAILS
FINAL DEVELOPMENT PLAN
MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1
FIRESTONE COLORADO

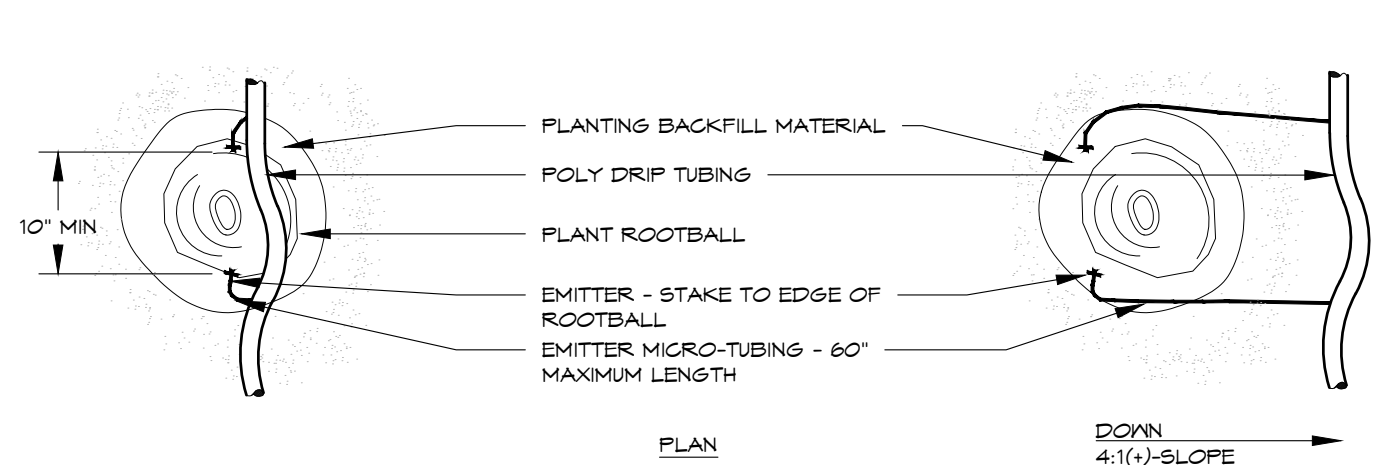
SHEET

FDP 12

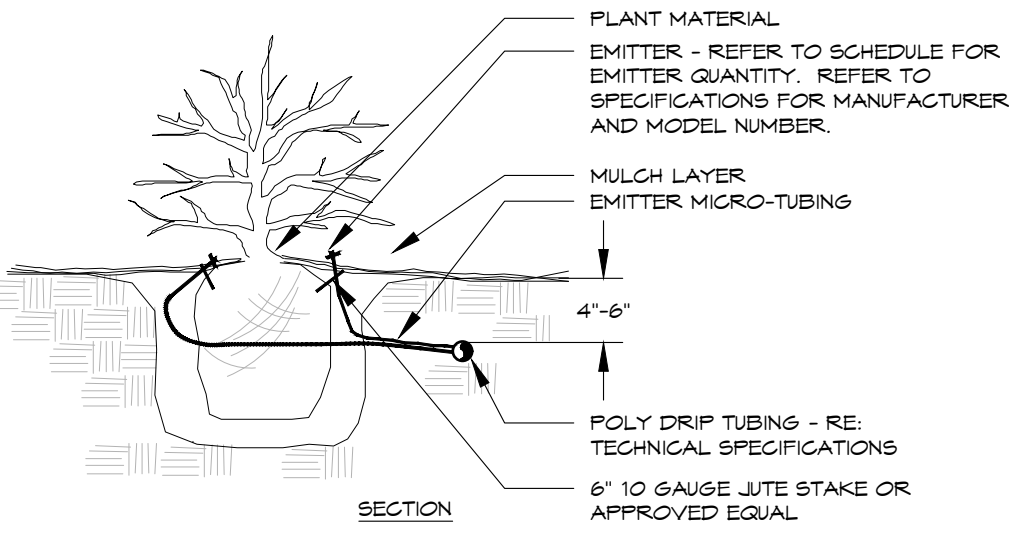
FINAL DEVELOPMENT PLAN
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

IRRIGATION DETAILS
SHEET 14 OF 18



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



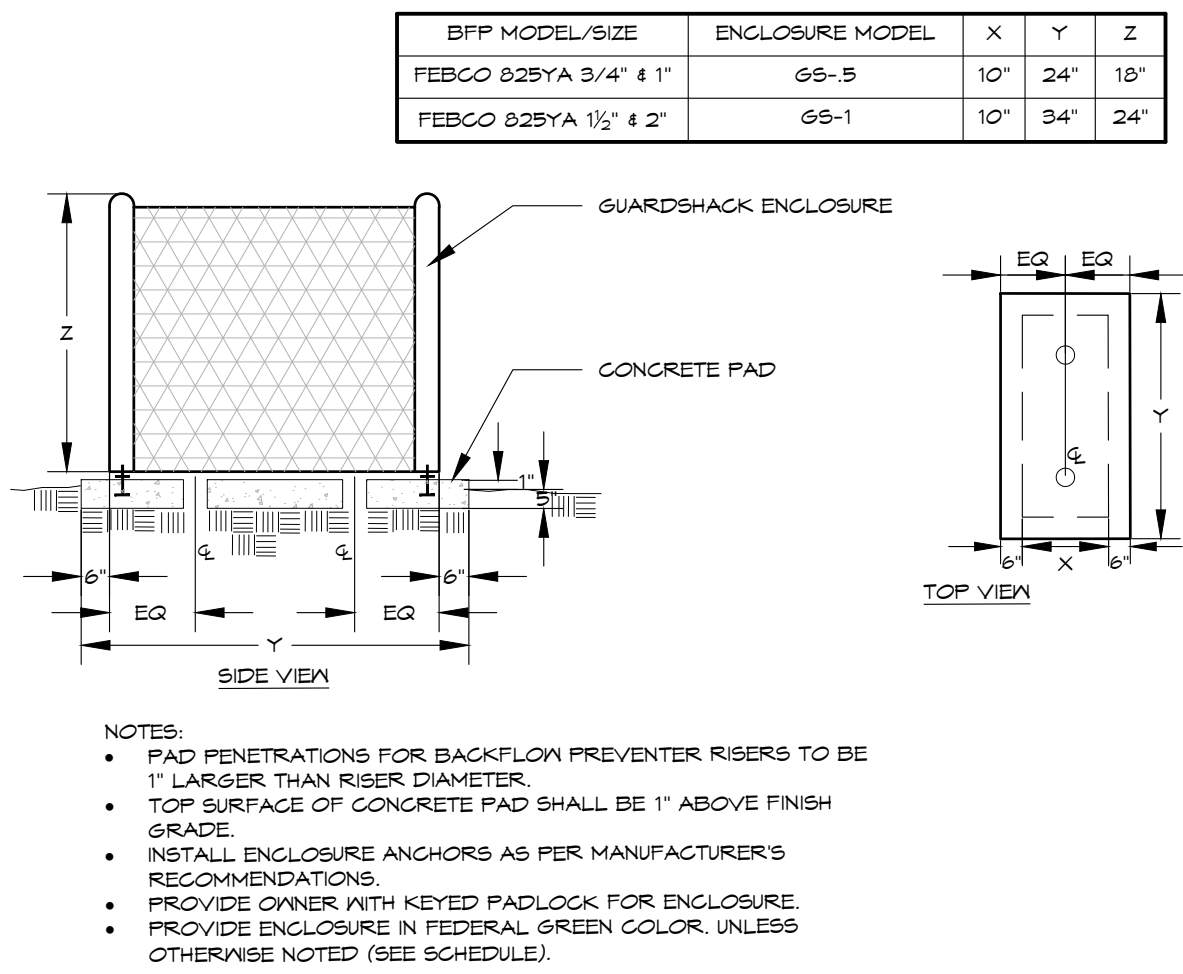
- NOTES:
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
 - EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
 - FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.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

DRIP EMITTER
BELOW GRADE

16

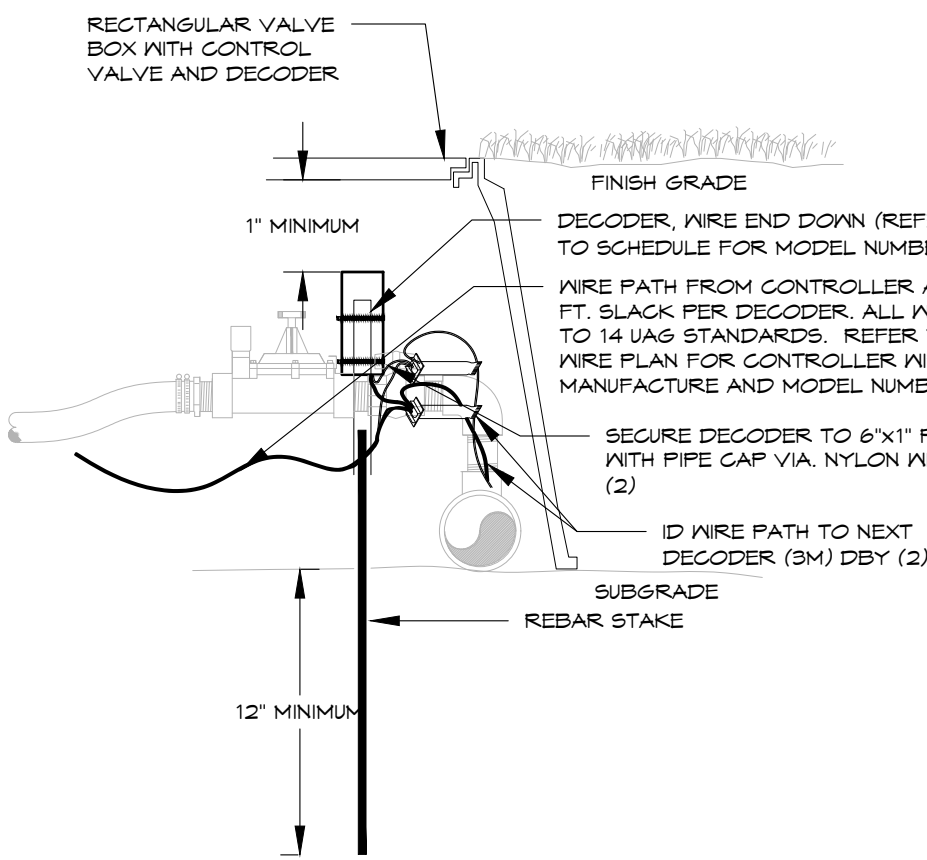
DRIP FLUSH VALVE
WITH OPERATIONAL INDICATOR

17



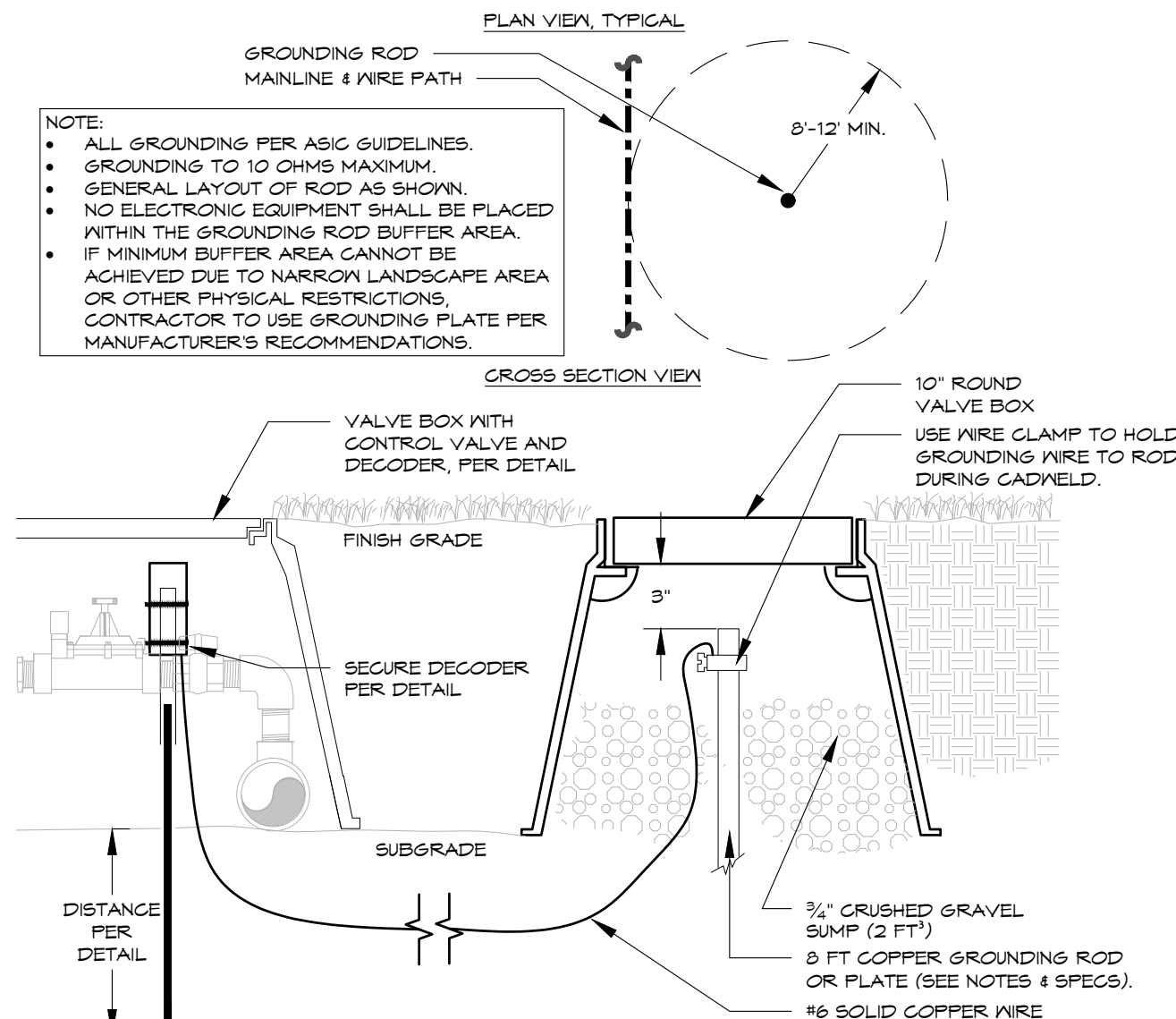
BACKFLOW ENCLOSURE
GUARDSHACK - 3/4" - 2" SYSTEMS

18



DECODER INSTALLATION
TWO-WIRE SYSTEM - (METRO)

19



ACC GROUNDING
TWO-WIRE SYSTEM - (METRO)

20

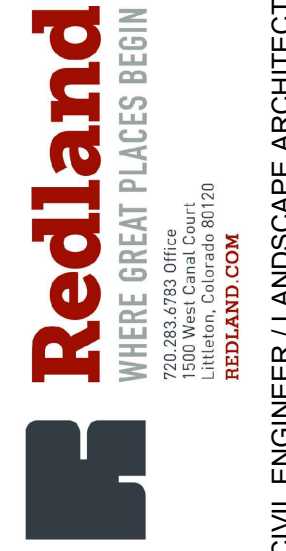


LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

NAME OF APPLICATION:	LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER
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PHASE NUMBER:	N/A
PREPARATION DATE:	02/27/2020
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DIRECTORY
IRRIGATION SCHEDULE FDP 11
IRRIGATION NOTES FDP 11
IRRIGATION PLANS FDP 12
IRRIGATION DETAILS FDP13 - FDP14



DATE	3/26/2020
DRAWN	ITL
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APPROVED	USB
PROJECT NO.	10009.08
HORZ. SCALE	
VERT. SCALE	

IRRIGATION DETAILS
FINAL DEVELOPMENT PLAN
MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1
COLORADO
FIRESTONE

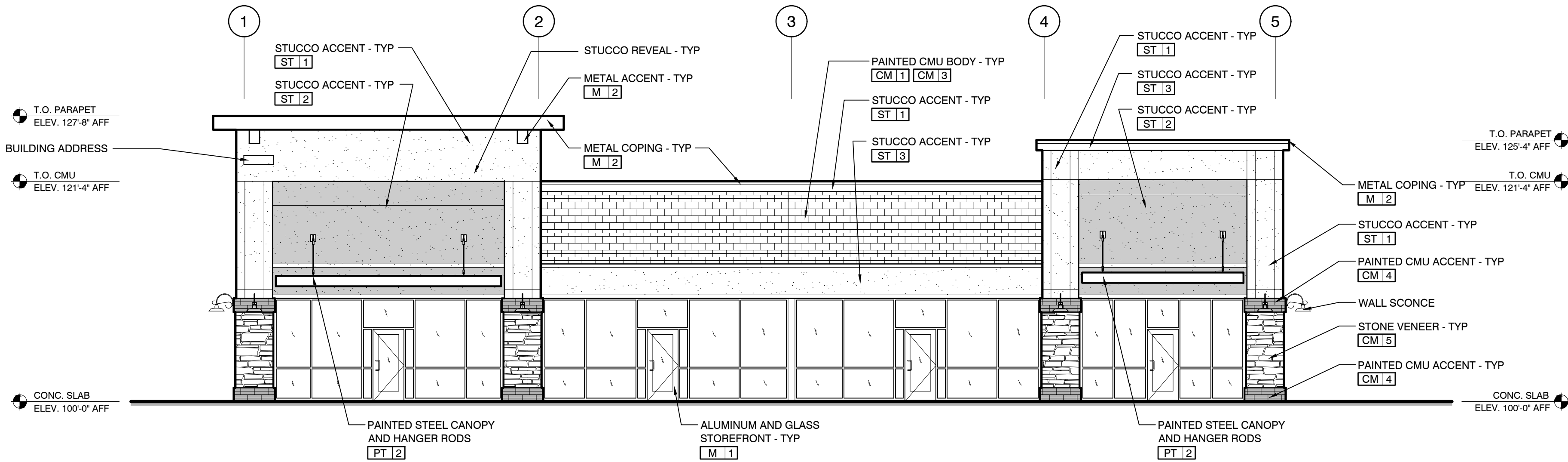
SHEET

FDP 14

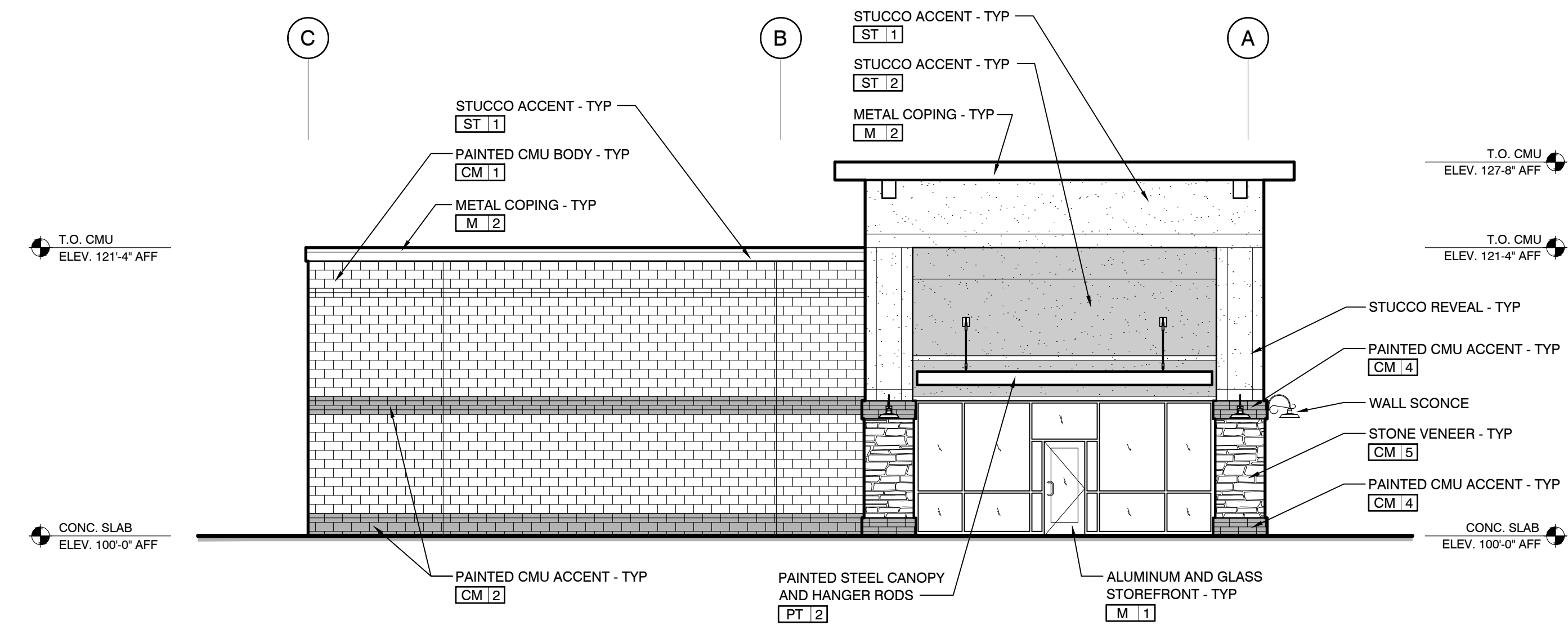
FINAL DEVELOPMENT PLAN
MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

ELEVATIONS
SHEET 15 OF 18



1 WEST (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

SIGNAGE TABLE

FOR BUILDINGS WITH TWO ELEVATIONS AVAILABLE FOR SIGNAGE, THE TOTAL SIGN AREA PERMITTED SHALL BE THE COMBINED TOTAL OF EACH APPROVED BUILDING FRONTAGE.

INDIVIDUAL BUSINESSES LOCATED ON A CORNER LOT, ONE WALL SIGN PER EACH FRONTAGE ABUTTING AN ENTRY OR STREET, AT THE RATE OF ONE THIRD SQUARE FOOT OF SIGN AREA PER ONE LINEAL FOOT OF ALLOWABLE BUILDING FRONTAGE.

LOT 1 BUILDING
LENGTH = 100', FRONTAGES (2)
TOTAL LINEAL FRONTAGE = 200'

LENGTH - 70', FRONTAGES (1) CORNER
TOTAL CORNER LINEAL FRONTAGE 70/3 = 23.3'

TOTAL BUILDING ALLOWABLE SIGN AREA = 233.3 S.F.

MASONRY

[CM 1] 8x8x16 CMU
MFG.: T.B.D.
COLOR: PAINTED TO MATCH SW6053 REDDEND EARTH

[CM 2] 8x8x16 CMU WITH HORIZ. SCORE LINE
MFG.: T.B.D.
COLOR: PAINTED TO MATCH SW6066 SAND TRAP

[CM 3] 4x8x16 CMU
MFG.: T.B.D.
COLOR: PAINTED TO MATCH SW6053 REDDEND EARTH

[CM 4] 4x8x16 CMU
MFG.: T.B.D.
COLOR: PAINTED TO MATCH SW6066 SAND TRAP

[CM 5] SYNTHETIC STONE VENEER
MFG.: BORAL CULTURED STONE
COLOR: SHALE COUNTRY LEDGESTONE
NUMBER: CSV-20044

PAINT

[PT 1] DOORS
MFG.: T.B.D.
COLOR: SW6053 REDDEND EARTH

[PT 2] STEEL CANOPY
MFG.: T.B.D.
COLOR: PAINT TO MATCH BERRIDGE CHARCOAL GRAY

STUCCO

[ST 1] ACCENT
MFG.: T.B.D.
COLOR: MATCH I.C.I. PAINT 327 NUTRIA

[ST 2] ACCENT
MFG.: T.B.D.
COLOR: MATCH SW7065 ARGOS

[ST 3] ACCENT
MFG.: T.B.D.
COLOR: MATCH SW6066 SAND TRAP

METAL

[M 1] ENTRANCE DOORS AND WINDOWS
MFG.: OLD CASTLE
COLOR: BLACK ANODIZED ALUMINUM
GLASS: CLEAR INSULATED

[M 2] STANDING SEAM ROOF/COPING
MFG.: BERRIDGE
COLOR: CHARCOAL GREY

NOTES

- ROOF TOP EQUIPMENT WILL BE COMPLETELY SCREENED BY THE PARAPET WALLS.
- SIGNAGE WILL BE SUBMITTED SEPARATELY.

MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1

BUILDING ELEVATIONS

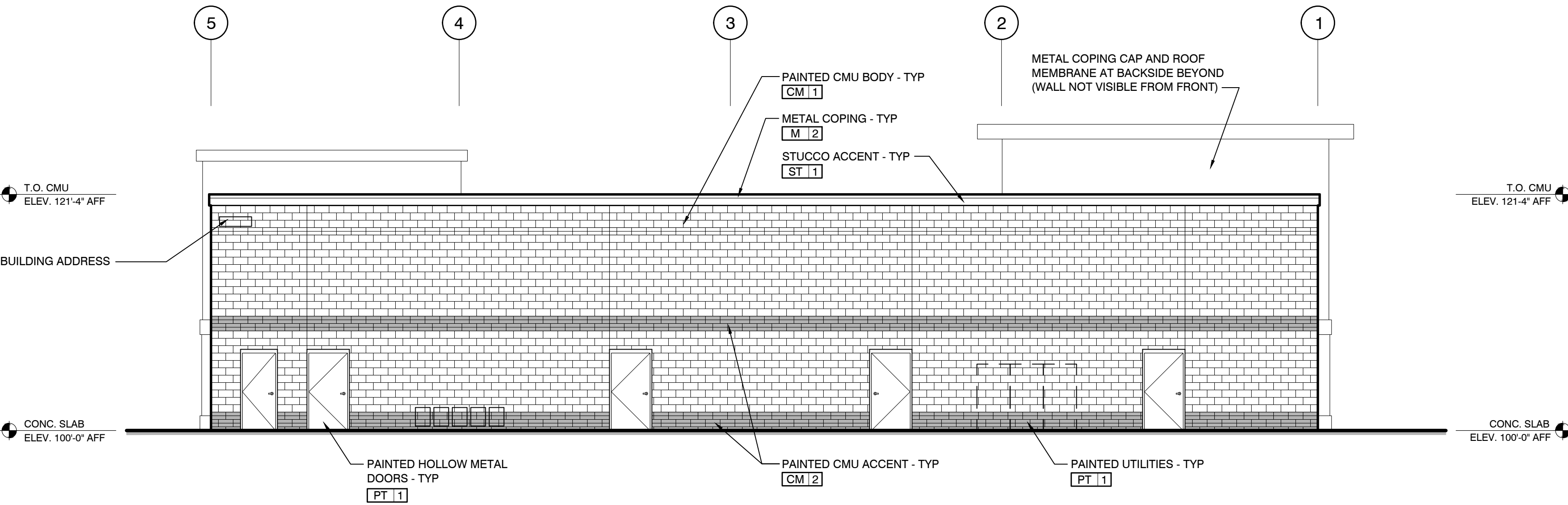
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TYPE OF SUBMITTAL	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
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REVISION DATE:	06.12.2020
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SHEET 15 OF 18

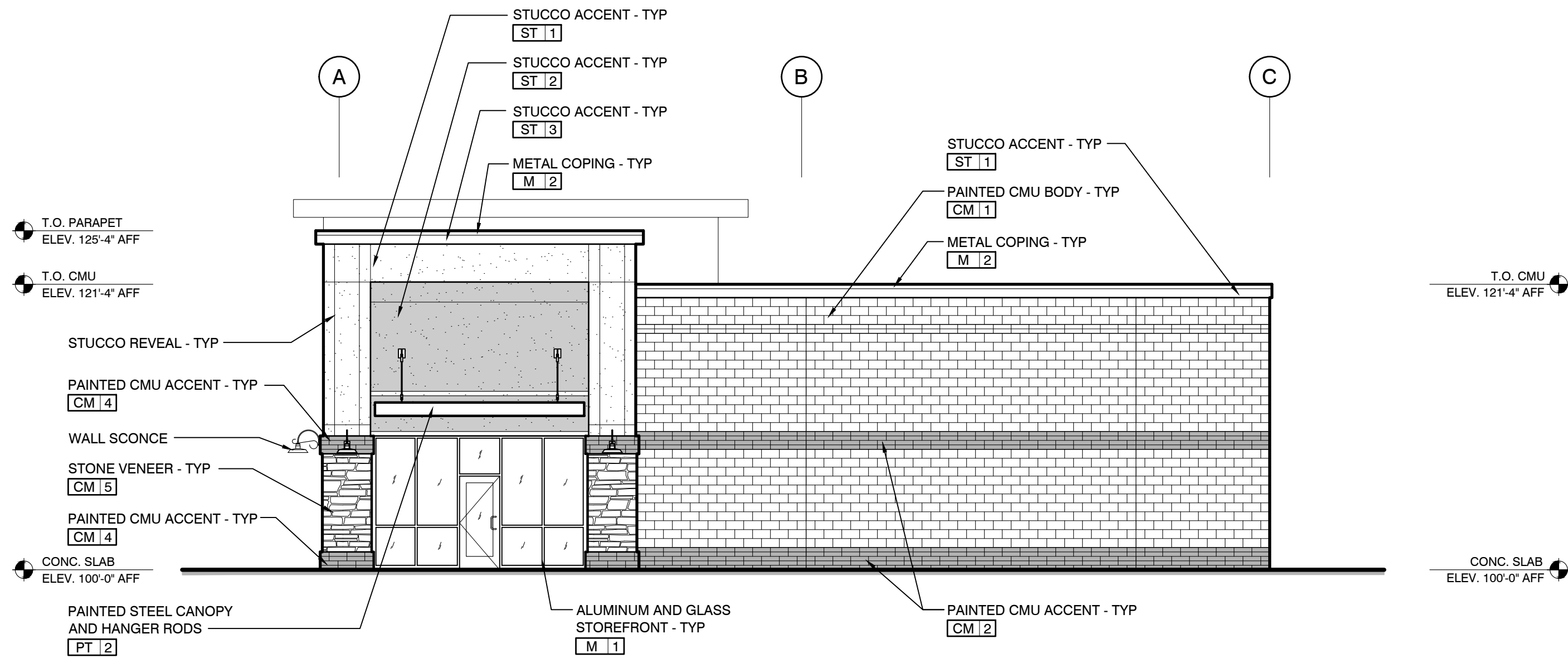
FINAL DEVELOPMENT PLAN
MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

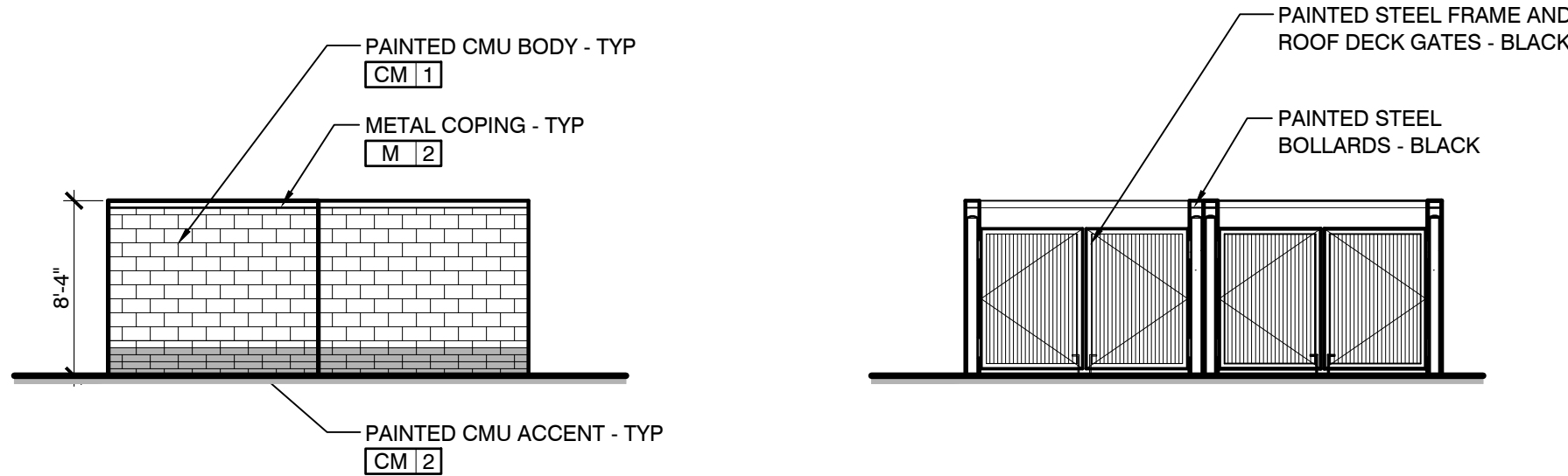
ELEVATIONS
SHEET 16 OF 18



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



2 SOUTH (SIDE) ELEVATION
SCALE: 1/8" = 1'-0"



3 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1

BUILDING ELEVATIONS

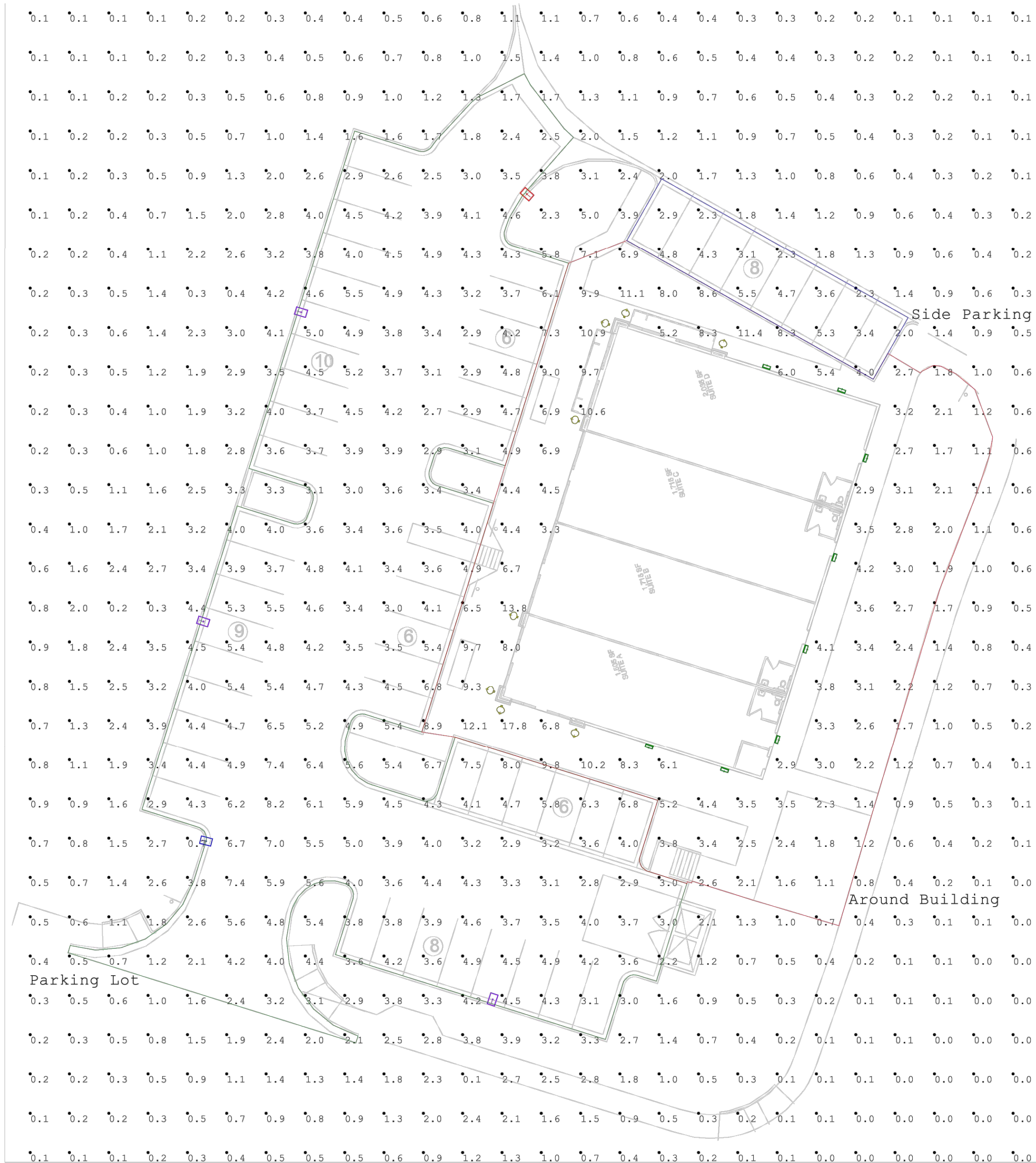
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REVISION DATE:	

SHEET 16 OF 18

FINAL DEVELOPMENT PLAN
LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

PHOTOMETRIC PLAN
SHEET 17 OF 18



Luminaire Schedule					
Symbol	Qty	Label	Description	LLF	Lum. Watts
	1	S1	CREE_OSQ-A-NM-3ME-U-40K-UL	0.900	214.35
	3	S2	CREE_OSQ-A-NM-4ME-U-40K-UL	0.900	214.51
	1	S3	CREE_OSQ-A-NM-5ME-U-40K-UL	0.900	215
	8	W1	PHILIPS_111L-16L-750-NW-G2-4	0.900	39.8
	8	W2	US_DSCP1-VLED-III-48LED-350mA-NW	0.900	52.9

Calculation Summary						
Label	Avg	Max	Min	Avg/Min	Max/Min	Units
Site	2.34	17.8	0.0	N.A.	N.A.	Fc
Around Building	4.93	17.8	0.7	7.04	25.43	Fc
Parking Lot	4.24	8.9	0.7	6.06	12.71	Fc
Side Parking	3.61	5.5	2.0	1.81	2.75	Fc

OSQ Series

OSQ™ LED Area/Flood Luminaire – Large

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherlight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The "I" input power designator is a suitable upgrade for HID applications up to 750 Watts, and the "U" input power designator is a suitable upgrade for HID applications up to 1000 Watts.

Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, tunnels, underpasses and internal roadways

Performance Summary

NanoOptic™ Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 27,103

Efficacy: Up to 139 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K), 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

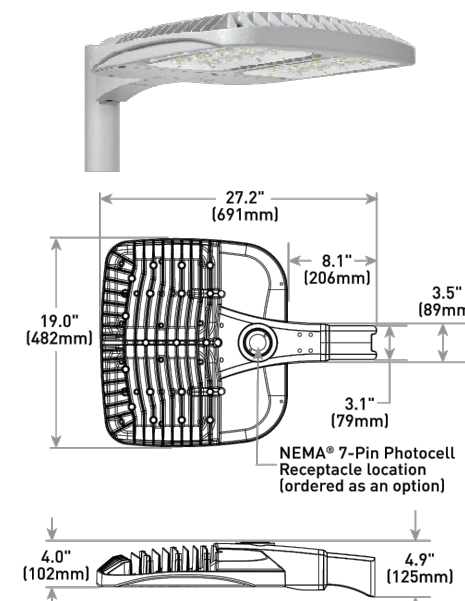
Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/5 years on Synapse wireless control accessories/1 year on luminaire accessories

See data.creeled.com for warranty terms.

Firestone City Centre - Type S

Rev. Date: V23.01/10/2020

DA Mount



Weight

32.4 lbs. (14.7kg)

Ordering Information

Fully specified luminaire is composed of two components that must be ordered separately.

Example Mount: OSQ-B-AAA-SV - Luminaire: OSQ-A-NM-2ME-T-40K-UL-SV

Mount (Luminaire must be ordered separately)*

OSQ-B-AA Adjustable Arm

OSQ-DA-4000mm Arm

OSQ-L-TMP Transportation Mount (stainless steel; do not specify color)

OSQ-TM Trimmer Mount

BK

Color Options: SV Silver

BK Black

BZ Bronze

WH White

Luminaire (Mount must be ordered separately)									
osq	A	NM	XX	U	40K	UL	BK		
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options	
OSQ	A	NM	NM	Asymmetric	T	140W	UL	BK	PML Programmable Multi-Level, up to 40° Mounting Height
OSQ	A	NM	NM	Symmetric	S	140W	UL	BK	PML Programmable Multi-Level, up to 30° Mounting Height
OSQ	A	NM	NM	Asymmetric	T	140W	UL	BK	R NEMA 7-Pin Photocell Receptacle
OSQ	A	NM	NM	Symmetric	S	140W	UL	BK	RL Rotate Left
OSQ	A	NM	NM	Asymmetric	T	140W	UL	BK	RR Rotate Right

* Available with Backlight Shield when ordered with field-installed accessory (see table above)



CREE LIGHTING

US: creeled.com (800) 236-6800
Canada: creeled.com (800) 473-1234



Know what's below.
Call before you dig.

LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTRE

PHOTOMETRIC PLAN

NAME OF APPLICATION:	LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER
TYPE OF SUBMITTAL	FINAL DEVELOPMENT PLAN
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/27/2020
REVISION DATE:	06/11/2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 17 OF 18

PHOTOMETRIC PLAN

FINAL DEVELOPMENT PLAN
MULTI - TENANT RETAIL FIRESTONE CITY CENTRE LOT 1

SHEET

FDP 17

THE STAENBERG GROUP
DESIGN, DEVELOP, DELIVER.
OWNER / DEVELOPER

Redland
WHERE GREAT PLACES BEGIN
1500 West Grand Court
Boulder, CO 80501
303.440.0000
redland.com

DAVID P. GORDON ARCHITECTURE
ARCHITECT
1500 West Grand Court
Boulder, CO 80501
303.440.0000
dpgarch.com



DATE	12.09.2019
DRAWN	
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	10009.08
HORZ. SCALE	
VERT. SCALE	

COLORADO

FIRESTONE

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

The image shows the Gardco by @ignify Wall Mount LED Mini scone 111L. On the left is the Gardco logo with the text 'by @ignify'. In the center is a table with the product name and model number:

Wall Mount
LED Mini scone
111L

On the right is a photograph of the LED Mini scone, a small, rectangular, wall-mounted light fixture. To the far right is the LED logo.

Project:	Firestone City Centre Lot 1
Location:	Firestone Colorado
Cat.No:	111L-16L-750-NW-G2-4-UNV-DD-BF
Type:	W1
Lamps:	Qty:
Notes:	

1. Provide specific input voltage

Note: Mounting plate center is located in the center of the luminaire width and 2.38" (6.03cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 1/4" (6.4cm) diameter bolts (by others) structurally to the wall.

10-111_LED_Spec_Sheet 05/19 page 1 of 2

F1-20

**U.S. ARCHITECTURAL
LIGHTING**

660 WEST AVENUE O, PALMDALE, CA. 93551
(661) 233-2000
FAX NO. (661) 233-2001
www.usaltg.com



Now what's below.
Call before you dig.

PHOTOMETRIC DETAILS

NAME OF APPLICATION:	LOT 1 INLINE SHOPS @ FIRESTONE CITY CENTER
TYPE OF SUBMITTAL	FINAL DEVELOPMENT PLAN
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/27/2020
REVISION DATE:	06/11/2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 18 OF 18

**LOT 1, FIRESTONE CITY CENTRE
SUBDIVISION
FILING NO. 3
FINAL DEVELOPMENT PLAN**



Planning and Zoning Commission – July 16, 2020

Process



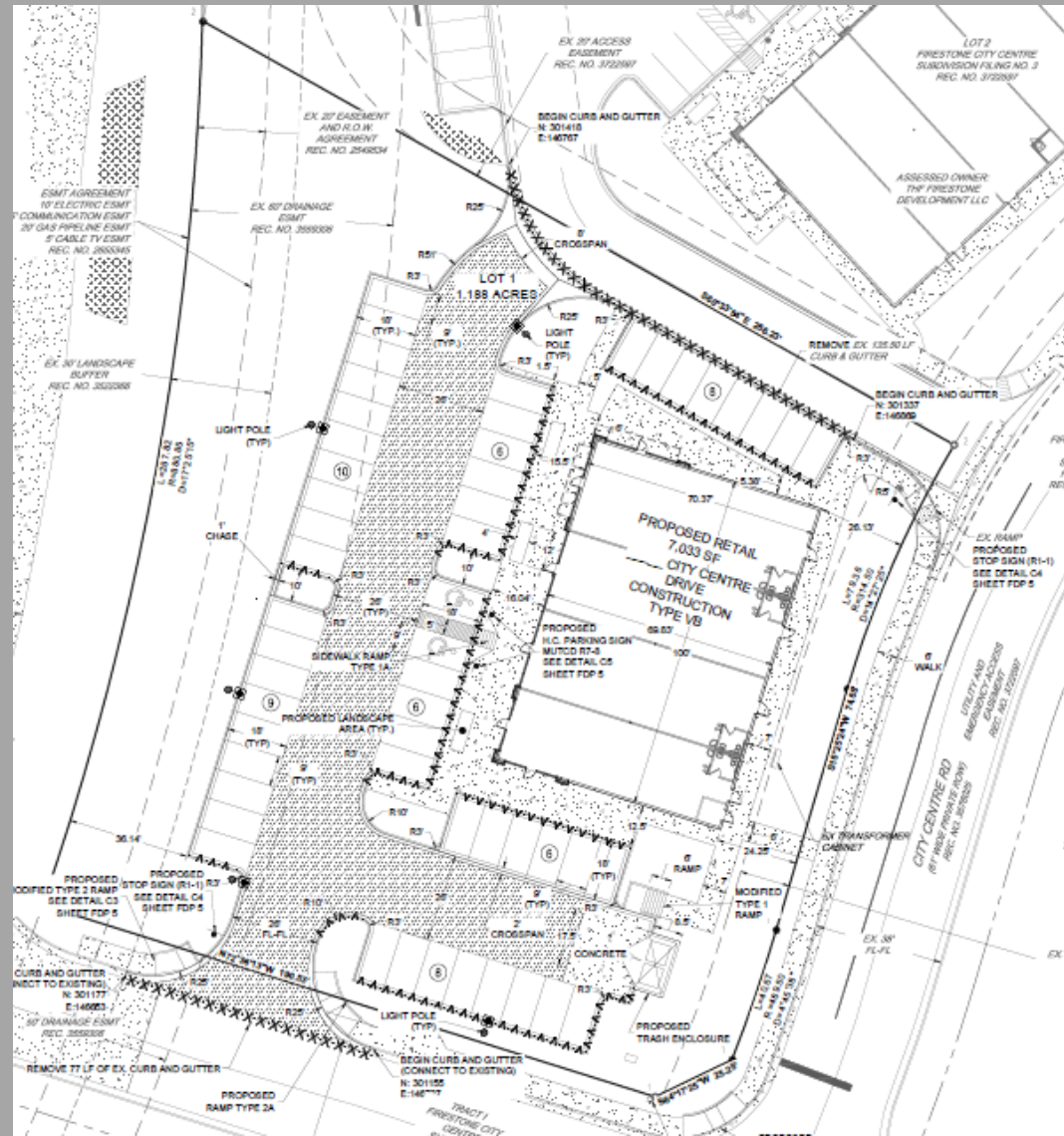
Development Flow Chart | Firestone PUD Zoning



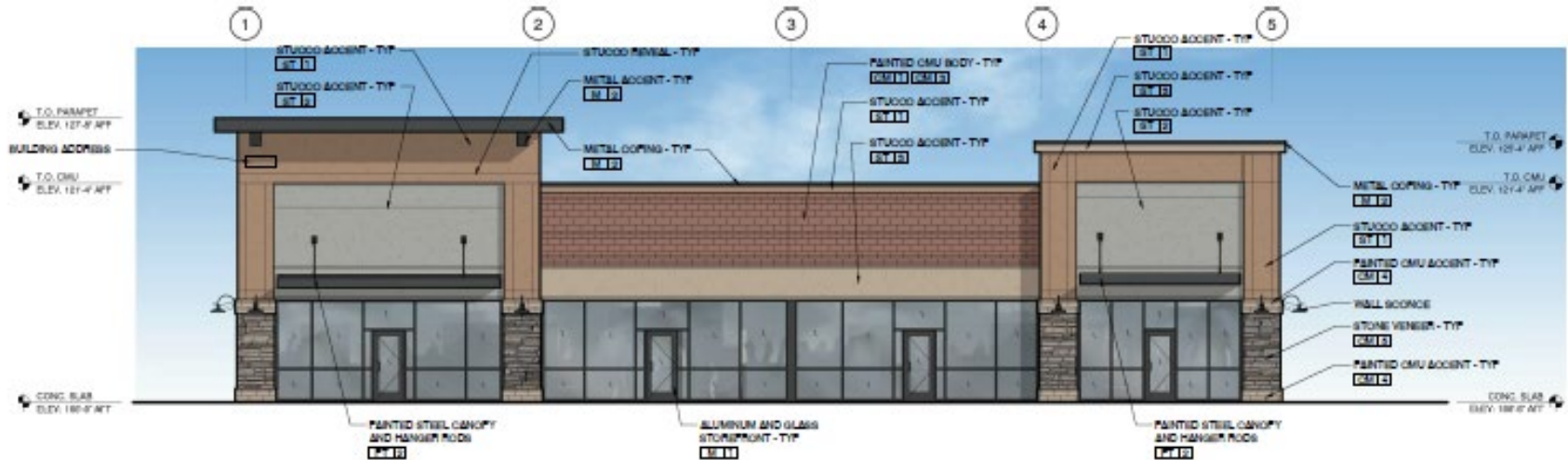
Location



LANDSCAPE AREA
19,660 SQFT. (38%)



FDP-Elevations

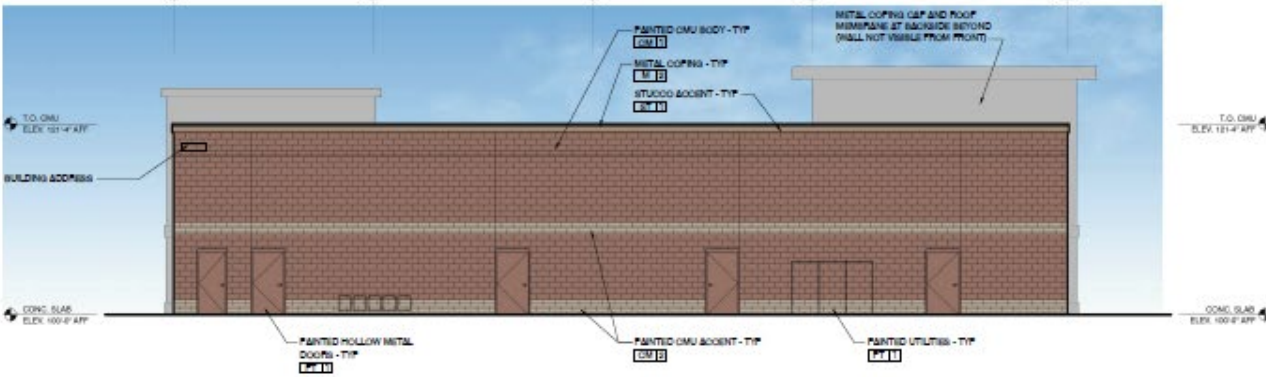


1 WEST (FRONT) ELEVATION
SCALE 1/8" = 1'-0"

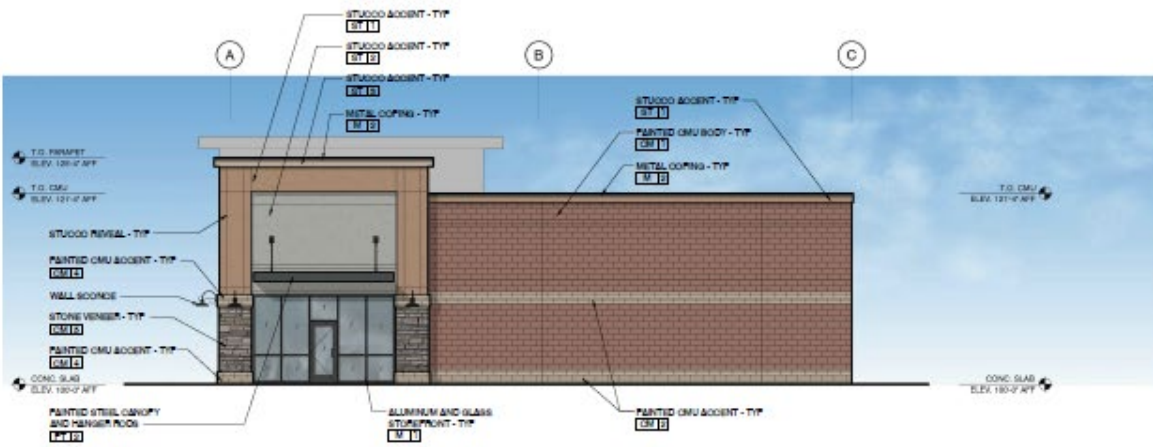


2 NORTH (SIDE) ELEVATION
SCALE 1/8" = 1'-0"

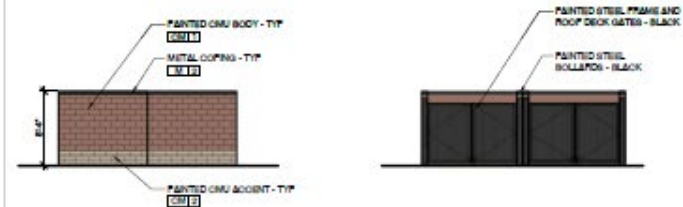
FDP Elevations



1 EAST (REAR) ELEVATION
SCALE 1/8" = 1'-0"



2 SOUTH (SIDE) ELEVATION
SCALE 1/8" = 1'-0"



3 TRASH ENCLOSURE ELEVATIONS
SCALE 1/8" = 1'-0"

MULTI - TENANT RETAIL FIRESTONE CITY

BUILDING ELEVATIONS

NAME OF APPLICATION

MULTI - TENANT RETAIL FIRESTONE CITY

Staff Recommendations



Staff Recommends that the Planning and Zoning Commission:

Approve Resolution PC-20-11; a resolution recommending approval of the Lot 1, Firestone City Centre Subdivision Filing No. 3, Final Development Plan with the following conditions to the Board of Trustees.

1. Provide an updated title commitment, THF Firestone Development, LLC, as owner, when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
2. Technical corrections to the Lot 1, Firestone City Centre Subdivision Filing No. 3, Final Development Plan shall be made to the Town's satisfaction.

Final Development Plan Lot 1 Inline Shops at Firestone City Centre Planning Commission

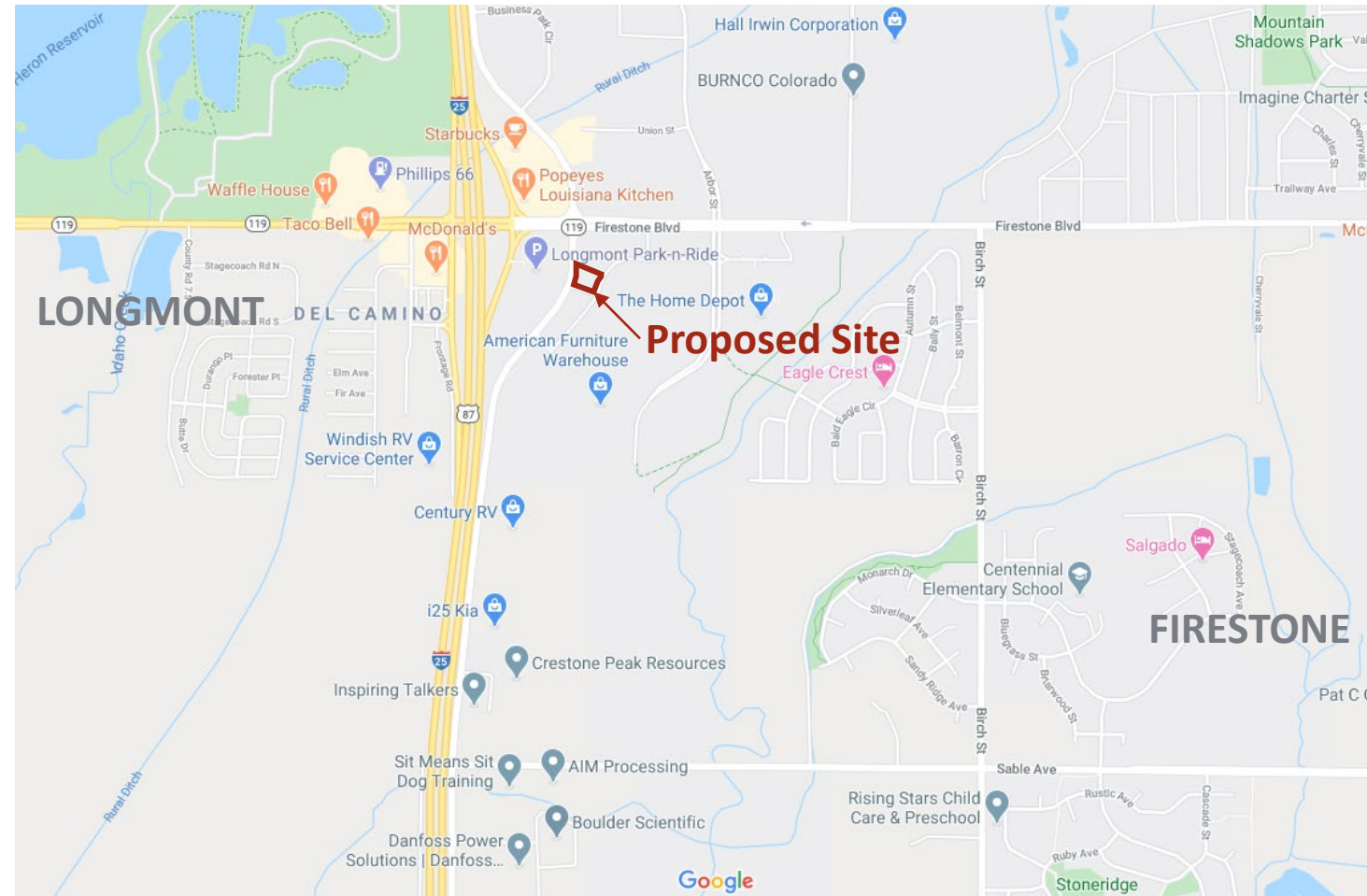
Applicant: THF Firestone Development, LLC

July 16, 2020



Location

- Lot 1 Firestone City Centre
 - 1.188 Acres
- Southeast corner of Firestone Boulevard and I-25 Frontage Road

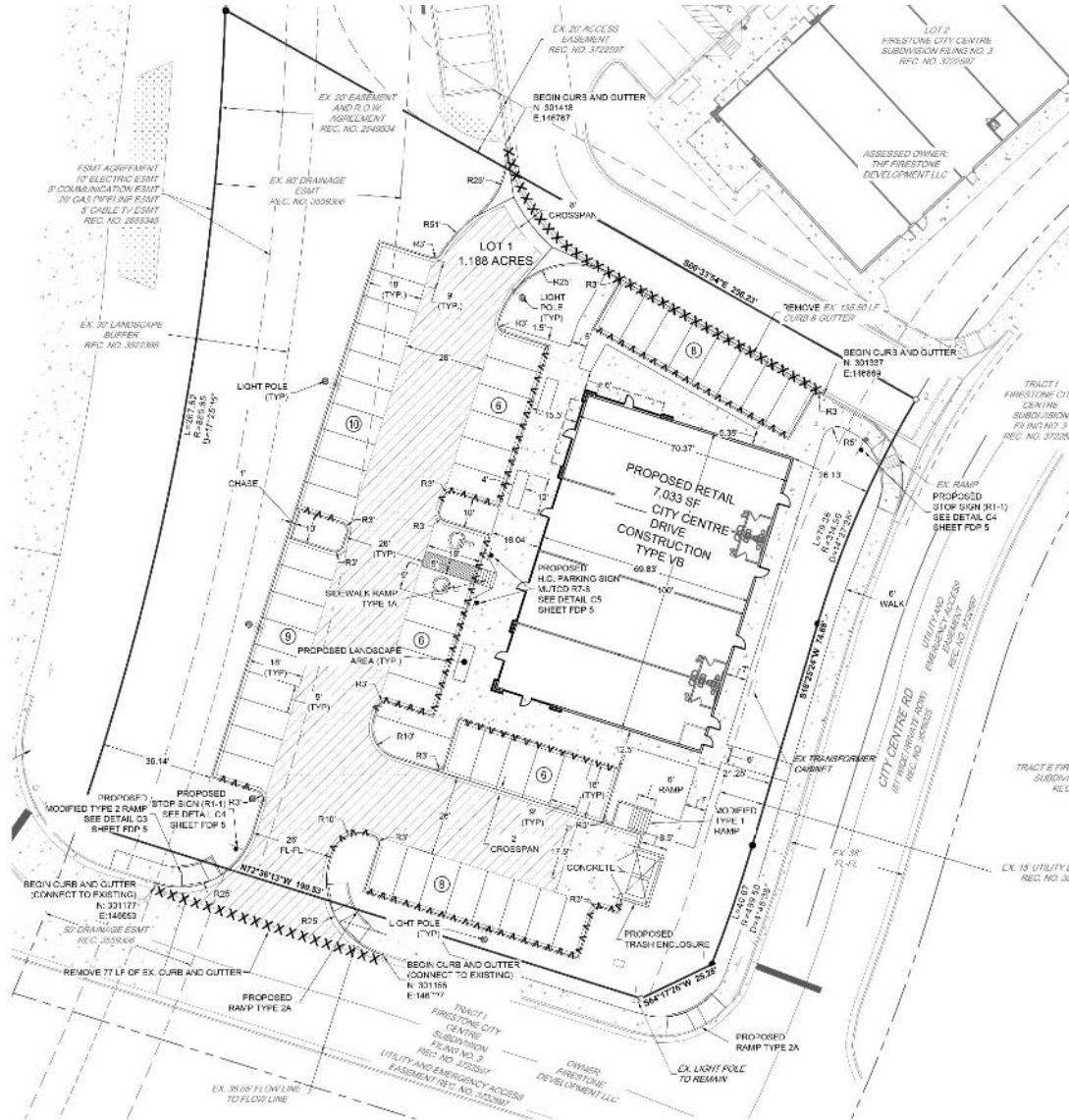


Firestone City Centre Master Plan

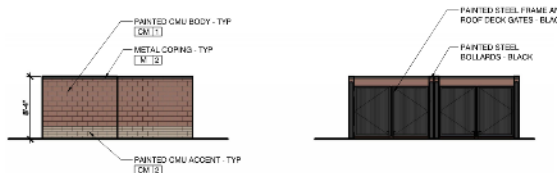
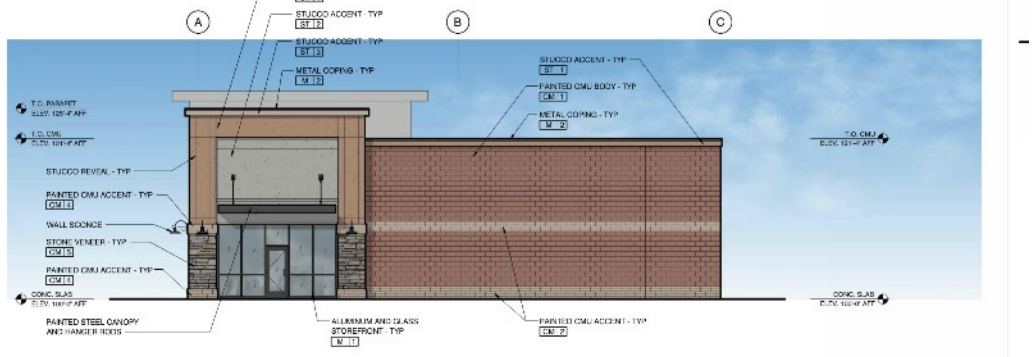
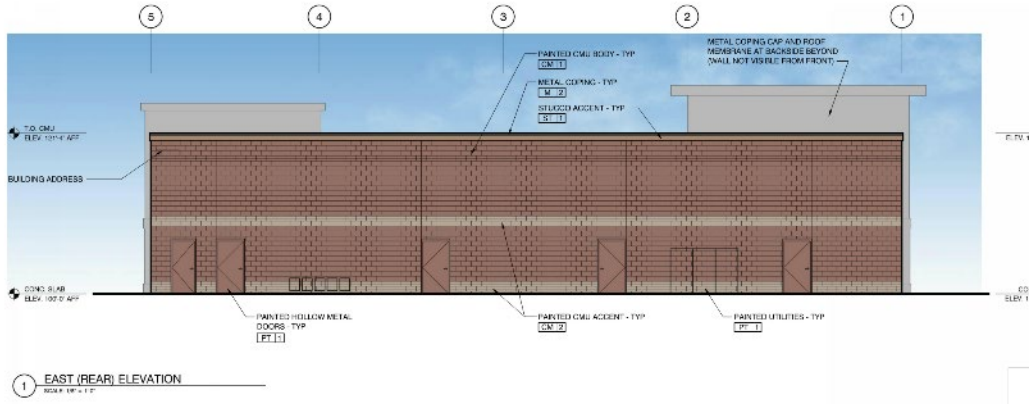


Site Plan

- 7,033 SF Inline Shops
- 4 tenant spaces
- 53 Parking Spaces
- 2 Bike Racks
- Zoned PUD with Regional Commercial (RC) land use



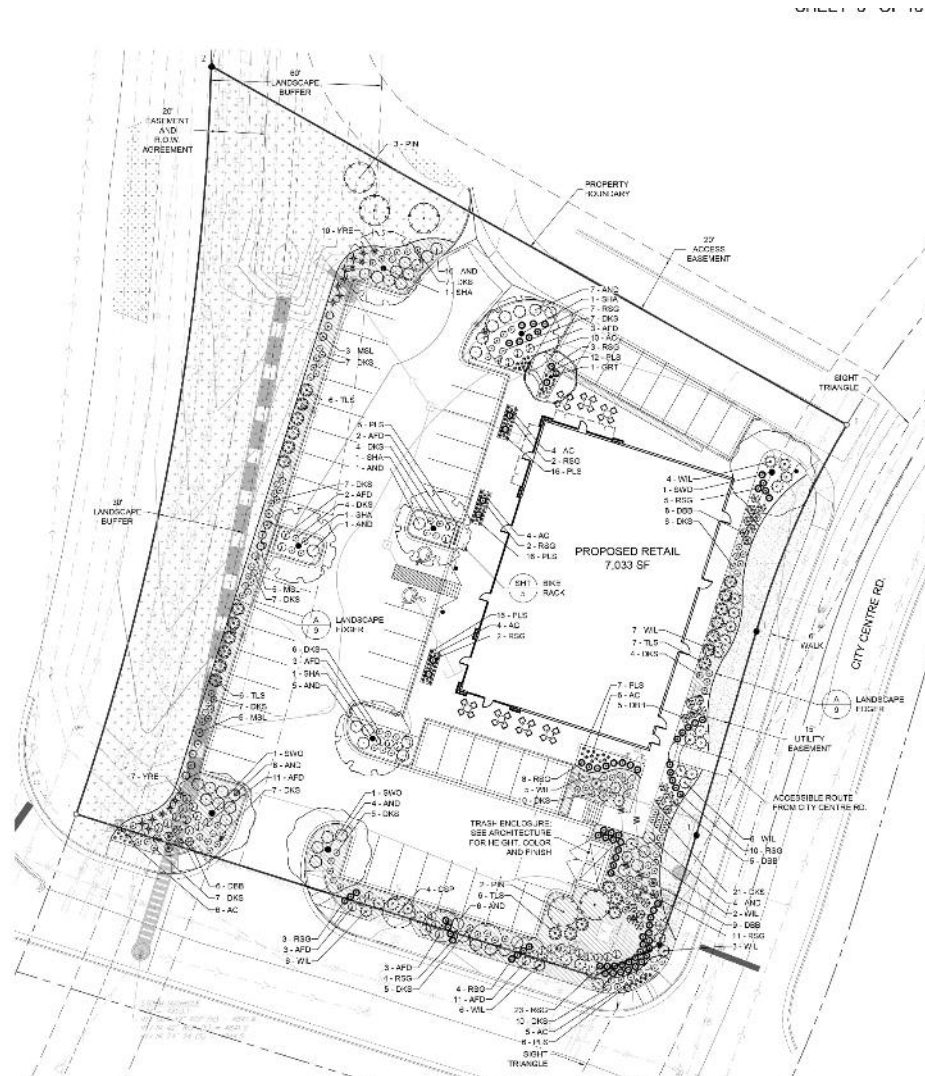
Elevations



3 TRASH ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"

Statement of Intent

Use shrubs to buffer and screen around all sides of parking. Plant perennials to add color to entrances and patio areas. Use trees to shade and screen throughout the site. Use species and arrangements that are cohesive with lot 2 to the north.



To Whom It May Concern:

I represent THF Firestone Development, LLC in connection with its pending application with the Town of Firestone. THF Firestone Development, 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 Lot 1, Firestone City Centre FDP 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,

Max Gansline

A handwritten signature in black ink, appearing to be 'Max Gansline', written in a cursive style.