FIRESTONE
COLORADO

PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA
August 6, 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 8-6-20
Time: Aug 6, 2020 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/88480086023

Meeting ID: 884 8008 6023
One tap mobile
+13462487799,,88480086023# US (Houston)
+16699009128,,88480086023# 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: 884 8008 6023
Find your local number: https://us02web.zoom.us/u/kd3p2Z74Q6

2 Call to Order & Roll Call

3 Pledge of Allegiance

4 Approval of Agenda

5 Approval of Minutes

a Regular Meeting - July 16, 2020

* 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.

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

7 Public Hearings

a **Resolution PC-20-12 - A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 8 OAK MEADOWS VILLAGE**

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
July 16, 2020

1.CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met on July 16, 2020, at 2 Park Avenue, Firestone, Colorado. Chairperson Gillard called the meeting to order at 7:00 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
	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. June 18, 2020 – Regular Meeting
Commissioner Haney motioned and Commissioner Deitman seconded to approve the meeting minutes of the June 18, 2020 Regular Meeting. Voice vote was taken. Motion carried unanimously.

5.PUBLIC COMMENT
None

Unapproved

6.PUBLIC HEARING

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

Chairperson Gillard verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:04 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.

Rob Oglesby, 1500 W. Canal Ct, Littleton, CO, 80120 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 7:14 p.m. Those wishing to speak: None

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 7:20 p.m.

Vice-Chairperson Spiegelberg motioned and Commissioner Daggett seconded to approve **Resolution PC-20-11 – A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 1 FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3.**

Voting was as follows:
Yes: Daggett, Deitman, Haney, Damsma, Spiegelberg
No: None
Absent: None
Chairperson Gillard declared the motion carried.

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7.STAFF REPORTS

Marty Ostholthoff reminded the commissioners of the next PC meeting 8-6-20
Todd Bjerkaas updated the commissioners of the approval of the Development Code by the BOT.

8. COMMISSIONER COMMENTS

None

9. ADJOURNMENT

Chairperson Gillard adjourned the meeting at 7:24 p.m.

Unapproved

Introduced and Approved this 6th day of August, 2020.

TOWN OF FIRESTONE, COLORADO

_____
Chairperson

ATTEST

_____
Lisa Bartley, Secretary

Unapproved

Staff Report

RESOLUTION NO. PC 20-12
A RESOLUTION RECOMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 8 OAK MEADOWS VILLAGE

Dollar General Final Development Plan (FDP)

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

August 6, 2020

Application
This staff report is for the Oak Meadows Village Subdivision Lot 8 Final Development Plan ("FDP"). The proposal is for a 9,100 square foot (sf) retail building and the associated parking and landscaping. The applicant for the FDP is Dorsey Development Companies, LLC and the tenant is Dollar General. The property owner is Oak Meadows Commercial, LLC.

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

Location and Process
The location of Oak Meadows Village commercial area is northeast of the intersection of Firestone Boulevard and Colorado Boulevard. The subject property is addressed as 11806 Colorado Boulevard.

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

Background
The Oak Meadows Village Subdivision and Overall Final Development Plan (OFDP) were approved by the Town in 2006. Over the past 15 years, individual FDPs (Chase Bank - 2006, Sherwin Williams - 2009, Riptide Car and Pet Wash - 2017) for the lots have been approved including the recent 2020 approval of Christian Brothers Automotive on Lot 3. The subject application was submitted to the Town in April 2020.

Site Analysis
Lot 8 of Oak Meadows Village is zoned as a planned unit development with the neighborhood center land use category (PUD-NC) and is approximately 1.41 acres in size. The lot abuts other commercial properties; some developed, others yet to be developed. The site is relatively flat and is accessed by an internal access drive. Utilities are readily available in the immediate area.

Plan Analysis
The FDP proposes:

- A commercial retail facility
    - 9,100 sf building
    - 21-'4" in height (lower than the 35' maximum allowed)
    - Building materials are compatible and consistent with the materials used on commercial buildings in the area:
        - Earth tone colors
        - Stucco exterior in 2 color tones
        - Stone veneer columns and wainscot
        - Black metal canopies and awnings

      Elevations are included in the FDP included in this packet.
- 32 parking spaces including 2 ADA compliant stalls
- Perimeter and parking lot landscaping – 23% of the property

- Vehicular access from the internal access drive to the north and east of the property with an cross access easement to the property to the south
- Pedestrian access from external and internal sidewalk system
- Enclosed trash area constructed with materials that match the main building

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

Fiscal Impacts
The development of commercial uses augments sales tax collection potential.

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

_____

Planning and Zoning Commission and Board of Trustees Conditions and Standards for Approval
For your general reference, attached are the conditions and standards of approval for a PUD district that are stated in the Firestone Development Regulations.

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

A. The proposed PUD district is compatible with present development in the surrounding area, and will not have a significant, adverse effect on the surrounding area;

B. The proposed PUD district is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

C. The proposed PUD district is consistent with the overall direction, intent of Titles 16 and 17 of the Town Code, and the intent and policies of the Town's comprehensive plan and other policy documents of the Town;

D. The proposed PUD district provides for a creative and innovative design which could not otherwise be achieved through other standard zoning districts;

E. The exceptions from the zoning regulations requested in the proposed PUD are warranted by virtue of innovative design and amenities incorporated in the PUD district;

F. The PUD provides adequate circulation in terms of internal street circulation system, designed for the type of traffic generated, for separate living areas, convenience, safety, access, and noise and exhaust control. Proper circulation in parking areas shall be provided in terms of safety, convenience, separation and screening. The PUD should provide for buffering from collector and arterial streets through earthen berms, landscaping, and other methods;

G. The PUD provides functional open space in terms of practical usability and accessibility, and optimum preservation of natural features, including trees and drainage areas, recreation, views, natural stream courses, bodies of water and wetlands;

H. To the extent practicable, the PUD provides variety in terms of housing types, housing size, densities, facilities and open space;

I. The PUD provides for pedestrian and bicycle traffic in terms of safety, separation, convenience, access, destination and attractiveness. If possible, there shall be an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels, parks, open space, or recreational facilities within the PUD as well as links to trail systems of the Town;

J. Building types in terms of appropriateness to density, site relationship and bulk;

K. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting;

L. Landscaping of the site in terms of purpose, such as screening, types and materials used, maintenance suitability, water demands and effect on the area;

M. Services including utilities, fire, police protection and other such services are available or can be made available to adequately serve the development;

N. No structures in the PUD shall encroach on a floodplain except as permitted by the Town's floodplain ordinance;

O. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved by the Town;

P. Visual relief and variety of visual sitings shall be located within the PUD through building placement, shortened or interrupted street vistas, visual access to open space and other design methods;

Q. The fiscal impacts on the Town, relative to expected service provision costs and anticipated revenue to the Town;

R. Compliance with the provisions of any applicable intergovernmental agreements;

S. The PUD incorporates a lighting plan and facilities to minimize of light drift outside the PUD in an effort to help preserve the night sky;

T. To the extent reasonably practicable, the PUD shall strive to incorporate "green" building standards and design guidelines for all residential and commercial development in an effort increase energy efficiency and reduce energy consumption;

U. To the extent reasonably practicable, the PUD shall strive to incorporate renewable energy technologies;

V. To the extent reasonably practicable, the PUD shall strive to incorporate best management practices in recycling, water conservation, soils preservation and sustainable development practices;

W. To the extent reasonably practicable, the PUD shall strive to incorporate Infrastructure design that emphasizes technology that will encourage the development of "knowledge workers" and will facilitate telecommuting.

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

A. Make a decision and vote on the application, using the draft resolution previously prepared, as may be amended during the hearing; or

B. Make a decision and vote on the application, but request the Town Attorney to prepare findings of fact and conclusions for approval and adoption at the next regular meeting; or

C. Defer a decision and direct the Town Attorney to prepare findings of fact and conclusions to be submitted to the Board of Trustees at its next regular meeting, with final deliberation, decision and adoption of the findings of fact and conclusion at that meeting; or

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

RECOMMENDATION
Town staff recommends the Planning Commission approve Resolution PC-20-12, a resolution recommending approval of the application to the Board of Trustees with conditions.

Conditions of approval:

(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 Lot 8 Oak Meadows Village - Dollar General Final Development Plan shall be made to the Town's satisfaction.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-12

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 8 OAK MEADOWS VILLAGE

WHEREAS, Oak Meadows Commercial, LLC, as owner of certain real property described as Lot 8, Oak Meadows Village (the "Property"), and on behalf of Dorsey Development Companies, LLC, as development applicant, have submitted a proposed final development plan for the Property, entitled Final Development Plan Dollar General Firestone Lot 8, Oak Meadows Village Situated in the SW ¼ of Section 6, T.2 N., R. 67 W. 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 8 Oak Meadows Village, Dollar General, 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 Lot 8 Oak Meadows Village - Dollar General 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 8 Oak Meadows Village - Dollar General
Final Development Plan

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FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 23

AGENCY/UTILITY CONTACTS

FIRESTONE
PUBLIC WORKS DEPARTMENT
7500 PINE CONE AVE.
P.O. BOX 100
FIRESTONE, CO 80520
(303) 833-3555

WATER
TOWN OF FIRESTONE
151 GRANT AVE.
P.O. BOX 100
FIRESTONE, CO 80520
(303) 833-3555

SANITARY SEWER
SYWAN SANITATION DISTRICT
11337 BUSINESS PARK CIRCLE
LONGMONT, CO 80504
(303) 776-5670

GAS SUPPLY
BLACK HILLS ENERGY
P.O. BOX 8005
RAPID CITY, SD 57709
(888) 890-5554

ELECTRICITY
UNITED POWER
500 COOPERATIVE WAY
BRIGHTON, CO 80603
(303) 637-1300

PROJECT TEAM

OWNER
OAK MEADOWS COMMERCIAL LLC
144 ERSELIA TRAIL
ALAMO, CA 94507-1312

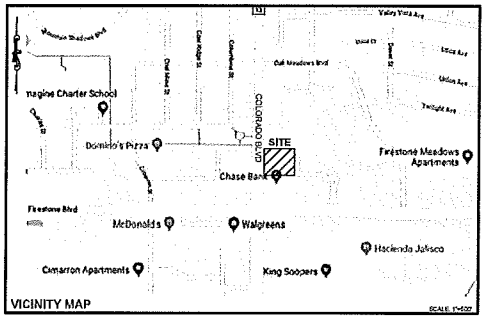
DEVELOPER
DORSEY DEVELOPMENT COMPANIES, LLC
ATTN: PAUL DORSEY
3636 NORTH CAUSEWAY BLVD., SUITE 200
METAIRIE, LOUISIANA 70002
(504) 220-4123
EMAIL: PDORSEY3@GMAIL.COM

CIVIL ENGINEER
ENGINEERING SERVICE COMPANY
ATTN: CHAD M. ANDERSON, PE
14160 EAST EVANS AVE.
AURORA, CO 80014
(303) 337-1393
EMAIL: CANDERSON@ENGINEERINGSERVICECO.COM

SURVEYOR
ENGINEERING SERVICE COMPANY
ATTN: CHARLES N. BECKSTROM, PLS
14160 EAST EVANS AVE.
AURORA, CO 80014
(303) 337-1393
EMAIL: CBECKSTROM@ENGINEERINGSERVICECO.COM

ARCHITECT
U2 STUDIO
ATTN: LIBBY R. CREIM
8200 HAMPSON ST., SUITE 320
NEW ORLEANS, LA 70118
(206) 965-0505
EMAIL: LIBBY.CREIM@U2STUDIODESIGN.COM

LANDSCAPE ARCHITECT
MACK LAND, LLC
ATTN: KATE VOLZ, RLA
1870 DENVER WEST DRIVE
GOLDEN, CO 80401
(303) 668-8922
EMAIL: KATE@MACKLANDLLC.COM



VICINITY MAP

SCALE: 1"=500'

SHEET INDEX

1 OF 23	COVER SHEET
2 OF 23	GENERAL NOTES
3 OF 23	SITE PLAN
4 OF 23	GRADING PLAN
5 OF 23	SITE AND GRADING DETAILS
6 OF 23	SITE AND GRADING DETAILS
7 OF 23	EROSION CONTROL PLAN
8 OF 23	EROSION CONTROL DETAILS
9 OF 23	EROSION CONTROL DETAILS
10 OF 23	EROSION CONTROL DETAILS
11 OF 23	UTILITY PLAN
12 OF 23	UTILITY DETAILS
13 OF 23	UTILITY DETAILS
14 OF 23	ARCHITECTURAL ELEVATIONS
15 OF 23	ARCHITECTURAL ELEVATIONS
16 OF 23	LANDSCAPE PLAN
17 OF 23	LANDSCAPE DETAILS
18 OF 23	IRRIGATION PLAN
19 OF 23	IRRIGATION NOTES AND SCHEDULE
20 OF 23	IRRIGATION DETAILS
21 OF 23	IRRIGATION DETAILS
22 OF 23	PHOTOMETRIC PLAN
23 OF 23	PHOTOMETRIC DETAILS

SITE DATA

	AREA (S.F.)	% OF SITE
TOTAL SITE AREA	61,442	100%
OPEN AREA / LANDSCAPE COVERAGE	14,137	23.0%
FLOOR AREA (INTERIOR)	9,100	
BUILDING FOOTPRINT	9,494	15.5%
PARKING / HARDSCAPE COVERAGE	37,812	61.5%
MAXIMUM BUILDING HEIGHT	21'-4"	
PRIMARY SITE USE	RETAIL	
PARKING SPACES PROVIDED	32 SPACES (2 ACCESSIBLE)	

FIRE FLOW REQUIREMENTS ARE 2,000 G.P.M. FROM 2 HYDRANTS.
MINIMUM 20 P.S.I. RESIDUAL PRESSURE.
CODE USED FOR ANALYSIS: 2012 IFC.
CONSTRUCTION TYPE: 5B
FIRE AREA: 9,100 SF
OCCUPANCY CLASSIFICATION M
THIS BUILDING IS NOT SPRINKLERED

ACCEPTANCE BLOCK:

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

BY: _____
SIGNATURE

BY: _____
PRINT NAME & TITLE

NOTARIAL:

STATE OF)
) S
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 20 A.D., BY .

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES

CLERK'S CERTIFICATE:

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

_____ _____
MAYOR ATTEST: TOWN CLERK

PROJECT CONCEPT:

THE FINAL DEVELOPMENT PLAN FOR LOT 8, OAK MEADOWS VILLAGE ESTABLISHES THE PLANNING FOR A RETAIL STORE. OAK MEADOWS VILLAGE IS DESIGNED TO PROVIDE CONVENIENT NEIGHBORHOOD RETAIL AND SERVICE FACILITIES FOR THE TOWN OF FIRESTONE AS WELL AS CURRENT AND FUTURE ADJACENT NEIGHBORHOODS.

THIS FINAL DEVELOPMENT PLAN SETS SPECIFIC STANDARDS FOR LOT 8 AS SHOWN WITHIN THIS DOCUMENT.

ANTICIPATED SCHEDULE:

EXPECTED CONSTRUCTION START: Q3 2020
EXPECTED CONSTRUCTION FINISH: Q4 2020

WATER DEDICATION:

WATER DEDICATION WAS DETERMINED BASED ON INFORMATION PROVIDED BY THE APPLICANT. THE TOTAL AMOUNT OF CBT 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 CBT 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 = 1.24 SHARES

DOMESTIC DEMAND = 0.40 SHARES

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

ARCHITECTURE:

THE BUILDING WILL FEATURE 4-SIDED ARCHITECTURE WITH PILASTERS ON ALL SIDES AND PARAPET.

GENERAL NOTES:

1. THE ABUTTING PROPERTIES FOR THIS LOT 8 FINAL DEVELOPMENT PLAN ARE UNDEVELOPED ON THE EAST SIDE AND DEVELOPED ON THE SOUTH SIDE.
2. ALL SITE IMPROVEMENTS INCLUDING LANDSCAPING ON LOT 8 WILL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. NO PUBLIC LANDS ARE DEDICATED WITHIN THIS FINAL DEVELOPMENT PLAN.
4. THIS PROJECT IS A PORTION OF THE APPROVED OAK MEADOWS P.U.D. AND THE OAK MEADOWS VILLAGE OVERALL FINAL DEVELOPMENT PLAN.
5. DIMENSIONING FOR LOTS AND ROADWAY WIDTHS, UTILITY LOCATIONS, SITE GEOMETRY, AND OTHER RELATED INFORMATION ARE PROVIDED WITHIN THESE PLANS. IN THE CASE OF CONFLICTING INFORMATION BETWEEN THIS PLAN AND THE PLAT, THE PLAT IS THE RULING DOCUMENT.
6. NO BUILDINGS SHALL BE CONSTRUCTED WITHIN 150' OF AN EXISTING OIL/GAS WELL.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, SIZE, NUMBER, AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MEASUREMENTS TAKEN IN THE FIELD AND RECORDS OF THE VARIOUS UTILITY COMPANIES. THIS INFORMATION IS NOT TO BE RELIED ON TO BE COMPLETE OR EXACT. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST UTILITIES BE LOCATED AND MARKED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

LEGAL DESCRIPTION

LOT 8, OAK MEADOWS VILLAGE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN STATE PLANE BEARING OF S89°11'20"E.

BENCHMARK

BM 25 - MARKED "X" ON THE NORTH END OF HEADWALL AT NORTHWEST CORNER OF INTERSECTION OF FIRESTONE BOULEVARD AND COLORADO BOULEVARD.
ELEVATION = 4848.265 FEET (NGVD 1929 DATUM)

DOLLAR GENERAL FIRESTONE	
COVER SHEET	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----
	SHEET 1 OF 23

Know what's below. Call before you dig. CALL 811 WWW.CALL811.COM 1-800-922-1987

No.:	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

ESC ENGINEERING SERVICE COMPANY
14160 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659
Corvallis Salt Lake City Denver Fort Collins
engineeringservicecoco.com

COVER SHEET
DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DORSEY DEVELOPMENT COMPANIES, LLC
3636 NORTH CAUSEWAY BLVD., SUITE 200
METAIRIE, LOUISIANA 70002-7215
ATTN: PAUL DORSEY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Designed by: CMA	Engineering No.: E-20-008
Drawn by: CMA	Date: 2020-06-17
Checked by:	Horz. Scale: N/A
Approved by: CMA	Vert. Scale: N/A
Sheet No.:	1 OF 23

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE
LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 23

GENERAL NOTES – CONSTRUCTION

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST "DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" BY THE TOWN OF FIRESTONE. COPIES OF THE STANDARDS AND SPECIFICATIONS MAY BE OBTAINED FROM THE TOWN WEB SITE. CONTRACTOR SHALL HAVE A SET ON SITE AT ALL TIMES.
2. THE OWNER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF FIRESTONE ENGINEERING STAFF PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE THE OWNER, HIS ENGINEER, THE TOWN ENGINEERING STAFF, REPRESENTATIVES OF THE CONTRACTORS AND OTHER AFFECTED AGENCIES. PLANS SIGNED AND ACCEPTED BY THE TOWN WILL BE DISTRIBUTED AT THE PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL HAVE (1) COPY OF THE SIGNED PLANS ON SITE AT ALL TIMES.
3. THE TOWN OF FIRESTONE, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. THE OWNER AND DESIGN ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT. REPORT ALL DISCREPANCIES TO THE DESIGN ENGINEER IMMEDIATELY.
4. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY/ALL WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK SITE FROM ADJACENT PRIVATE PROPERTY OWNERS. A COPY OF ALL AGREEMENTS SHALL BE PROVIDED TO THE TOWN. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN ENGINEERING STAFF. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO TOWN STANDARDS AND SPECIFICATIONS. INSPECTIONS AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE BY THE TOWN ENGINEERING STAFF OF THE CONTRACTORS' CONTRACTUAL COMMITMENT. REQUESTS FOR INSPECTION BY THE TOWN SHALL BE MADE BY THE CONTRACTOR A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE.

6. CONSTRUCTION WATER IS AVAILABLE TO THE CONTRACTOR AS ESTABLISHED IN THE TOWN STANDARDS AND SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE TOWN REGARDING CURRENT REGULATIONS, FEES AND REQUIRED AGREEMENTS RELATED TO THE PROVISION OF CONSTRUCTION WATER.
7. THE CONTRACTOR SHALL COORDINATE HIS ACTIVITIES WITH THE AFFECTED UTILITY COMPANIES AND SHALL NOTIFY THE UTILITY NOTIFICATION CENTER, PHONE NUMBER 811, THREE (3) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.
8. UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE TOWN/ENGINEERING STAFF AND DESIGN ENGINEER PRIOR TO PROCEEDING.
9. THE CONTRACTOR SHALL NOTIFY TOWN ENGINEERING STAFF OF ANY PROBLEM IMPACTING WATER AND WASTE WATER FACILITIES THAT WOULD POTENTIALLY REQUIRE A VARIANCE FROM THE APPROVED PLANS AND SPECIFICATIONS. ANY VARIANCE FROM THE APPROVED DOCUMENTS SHALL BE AT THE SOLE DISCRETION OF THE TOWN ENGINEERING STAFF.
10. CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE SPECIFICATIONS AND PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
11. AS-BUILT DRAWINGS AS REQUIRED IN THE SPECIFICATIONS, ARE TO BE SUBMITTED BY THE OWNER/DEVELOPER PRIOR TO INITIAL ACCEPTANCE OF THE CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING SIGNS, STRUCTURES, FENCES, ETC., ENCOUNTERED ON THE JOB AND RESTORING THEM TO THEIR ORIGINAL CONDITION.

13. THE CONTRACTOR IS RESPONSIBLE FOR:
    A. NOTIFYING THE TOWN UTILITY CUSTOMERS OF POTENTIAL SERVICE OUTAGES, AND COORDINATE WITH THE TOWN FOR DETERMINATION OF MINIMUM TIME REQUIREMENT.
    B. NOTIFYING THE TOWN ENGINEERING STAFF IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP. THE CONTRACTOR SHALL NOTIFY THE TOWN FORTY-EIGHT (48) HOURS PRIOR TO RESTART.
    C. IN THE EVENT OF AN AFTER HOURS EMERGENCY, CALL 720-652-4222.
    D. NOTIFYING THE FREDERICK FIRESTONE FIRE PROTECTION DISTRICT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
14. PRIOR TO INSTALLATION OF UTILITY MAINS, ROAD CONSTRUCTION MUST HAVE COMPLETED THE OVER LOT GRADING STAGE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. A CONSTRUCTION DEWATERING PERMIT MUST BE OBTAINED FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) GROUNDWATER SHALL BE PUMPED, PIPED, RELIEVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS OR EROSION OF ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. THE USE OF ANY SANITARY SEWER TO DISPOSE OF TRENCH WATER WILL NOT BE PERMITTED. NO CONCRETE SHALL BE PLACED WHERE GROUNDWATER IS VISIBLE OR UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUNDWATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE TOWN, AND THE DESIGN ENGINEER AT THE TIME OF THE OCCURRENCE
16. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO RESOLVE CONSTRUCTION PROBLEMS WITH THE TOWN DUE TO CHANGED CONDITIONS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. IF, IN THE OPINION OF THE TOWN, PROPOSED ALTERATIONS TO THE SIGNED CONSTRUCTION PLANS INVOLVES SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE TOWN FOR REVIEW AND ACCEPTANCE, PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.

17. DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. THE TOWN OR THE DESIGN ENGINEER EXERCISE NO CONTROLS OVER THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENTS, SCAFFOLDING, FORMS OR OTHER WORK AIDS USED IN OR ABOUT THE PROJECT, OR IN THE SUPERINTENDING OF THE SAME. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE DESIGN ENGINEER OR THE TOWN. THE TOWN ENGINEERING STAFF, OR ANY CONTRACTED ENGINEER, ARE NOT RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY OF ANY REGULATIONS RELATING THERETO.
18. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
19. REGULAR WORK HOURS ARE SEVEN (7) A.M. UNTIL SEVEN (7) P.M. OR DUSK (WHICHEVER OCCURS FIRST) OF THE SAME DAY, MONDAY THROUGH FRIDAY. THE CONTRACTOR WILL NOT PERMIT OVERTIME WORK OUTSIDE OF REGULAR WORKING HOURS, OR THE PERFORMANCE OF WORK ON SATURDAY, SUNDAY OR ANY LEGAL HOLIDAY WITHOUT RECEIVING WRITTEN CONSENT FROM THE TOWN ENGINEER. REQUESTS FOR WEEKEND WORK APPROVAL MUST BE SUBMITTED, IN WRITING TO THE TOWN NO LATER THAN WEDNESDAYS AT 3:30PM FOR SUBSEQUENT WEEKEND AND REQUESTS FOR HOLIDAY WORK APPROVAL MUST BE SUBMITTED, IN WRITING TO THE TOWN NO LATER THAN 7:00AM-2 BUSINESS DAYS PRIOR TO THE HOLIDAY. ALL EXPENSES INCURRED BY THE TOWN SHALL BE REIMBURSED AT A RATE TO BE DETERMINED BY DIRECTOR OF FINANCE.
20. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING A STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FOR ANY PROJECT

DISTURBING OVER ONE ACRE FROM BOTH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND THE TOWN.

21. EACH TYPE OF CONSTRUCTION SHALL BE COMPLETED BY A CONTRACTOR THAT HAS DEMONSTRATED ACCEPTABLE QUALIFICATIONS TO THE TOWN AND IS A LICENSED CONTRACTOR IN THE TOWN.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION. ALL TRAFFIC CONTROLS SHALL CONFORM TO THE TOWN STANDARDS AND SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) LATEST EDITIONS. A PLAN SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
23. ALL BACKFILL SHALL CONFORM TO THE TRENCH DETAIL LOCATED IN THE TOWN STANDARDS & SPECIFICATIONS.
24. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS.
25. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.
26. THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS, WHICH HAVE BEEN EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED DURING HIS OPERATION. RENEWAL OF PAVEMENT STRIPING AND MARKING SHALL BE DONE IN CONFORMANCE WITH THE TOWN STANDARD SPECIFICATIONS.
27. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY MEASURE NECESSARY TO COMPLY WITH ANY STATE, COUNTY OR TOWN DUST CONTROL ORDINANCE.
28. CONSTRUCTION VEHICLES SHALL USE TRUCK ROUTES DESIGNATED BY THE TOWN. OVERSIZE AND/OR OVERWEIGHT VEHICLES REQUIRE AN OVERWEIGHT VEHICLE PERMIT FROM THE TOWN PRIOR TO TRAVELLING ON TOWN STREETS.
29. THE OWNER/DEVELOPER WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE IMPROVEMENTS FOR A MINIMUM OF TWO (2) YEARS FROM THE DATE OF INITIAL ACCEPTANCE OF THE IMPROVEMENTS BY THE TOWN. ANY FAILURE DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE OWNER/CONTRACTOR TO THE SATISFACTION OF THE TOWN AT NO EXPENSE TO THE TOWN.

30. THE SOILS ENGINEER SHALL PERFORM SUFFICIENT INSPECTIONS DURING GRADING AND CONSTRUCTION SO THAT AN OPINION CAN BE RENDERED AND VERIFIED IN WRITING AS TO COMPLIANCE WITH THE PLANS AND CODES WITHIN THE SOILS ENGINEER'S PURVIEW.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF FIRESTONE STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE RESPECTIVE ENTITY.
2. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
3. THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE NOTIFICATION TO THE ENGINEER OF RECORD, AND RESUBMISSION FOR REVIEW AND APPROVAL PROCESS BY THE RESPECTIVE ENTITIES PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
4. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
5. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATORS MARK ED, OTHER UNREGISTERED UTILITY ENTITIES (I.E., DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
6. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO CONSTRUCTING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE DESIGN ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE RESPECTIVE ENTITY PRIOR TO BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
8. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE TOWN OF FIRESTONE, AND ALL UTILITY COMPANIES INVOLVED, TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
9. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. GENERAL SANITARY SEWER AND STORM SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
10. ALL DOMESTIC WATER CONSTRUCTION SHALL BE PER THE TOWN OF FIRESTONE WATER DEPARTMENT STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF CONSTRUCTION.
11. A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR IF WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN SUCH PERMITS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE (CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, 303-692-3500), THE STORM WATER MANAGEMENT PLAN (SWMP), AND THE EROSION CONTROL PLAN.
13. CERTAIN EARTH MOVING ACTIVITIES REQUIRE A CONSTRUCTION PERMIT THROUGH THE COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (AIR POLLUTION CONTROL DIVISION, 303-692-3150) TO ENSURE COMPLIANCE WITH AIR QUALITY REGULATIONS. SUCH ACTIVITIES REQUIRE SUBMISSION OF AN AIR POLLUTANT EMISSION NOTICE (APEN) AND A FUGITIVE DUST CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS, NOTICES AND CONTROL PLANS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE TOWN OF FIRESTONE AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. IF THE TOWN ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE CONTRACTOR MAY COMMENCE WORK IN THE ENGINEER'S ABSENCE, HOWEVER, THE TOWN RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENTS IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM, AND ALL DEBRIS MUST BE REMOVED WITHIN 72 HOURS BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE TOWN OF SEVERANCE.
16. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK EXCEPT CO ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED, AT A MINIMUM, TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT-OF-WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE AND PRIOR TO THE PLACEMENT OF CURB, GUTTER, SIDEWALK AND PAVEMENT. IF THE FINAL SOILS/PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION. ALL FINAL SOILS/PAVEMENT DESIGN REPORTS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT SHALL BE SUBMITTED TO THE TOWN A MINIMUM OF 10 WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF CURB, GUTTER, SIDEWALK, BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE TOWN APPROVES THE FINAL REPORT.
18. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE LOCAL INSPECTOR BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE STREET REPAIR STANDARDS. THE FINISHED PATCH SHALL BLEND SMOOTHLY WITH THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING.
20. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
21. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS FOR THE INITIAL INSTALLATION OF TRAFFIC SIGNING AND STRIPING FOR THE DEVELOPMENT RELATED TO THE DEVELOPMENTS LOCAL STREET OPERATIONS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS FOR TRAFFIC SIGNING AND STRIPING RELATED TO DIRECTING TRAFFIC ACCESS TO AND FROM THE DEVELOPMENT.
22. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
23. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE ENGINEER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
24. THE CONTRACTOR SHALL HAVE, ON-SITE AT ALL TIMES, A SWMP, A BMP MAINTENANCE LOG, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
25. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE DESIGNER AND THE TOWN IMMEDIATELY.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE TOWN INSPECTOR AT ALL TIMES. UPON COMPLETION OF THE WORK, THE CONTRACTOR(S) SHALL SUBMIT RECORD DRAWINGS TO THE TOWN AND OTHER RESPECTIVE ENTITIES.

DOLLAR GENERAL FIRESTONE	
GENERAL NOTES	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----

SHEET 2 OF 23

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	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

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GENERAL NOTES
DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

Client:
DORSEY DEVELOPMENT COMPANIES, LLC
1800 WAZEE STREET, SUITE 200
DENVER, COLORADO 80202
ATTN: PAUL DORSEY

FOR REVIEW ONLY NOT FOR CONSTRUCTION

Designed by:	Engineering Date:
CMA	5-20-2020
Drawn by:	Date:
CMA	2020-06-17
Checked by:	Job:
CMA	Hwy. N/A Var.: N/A
Sheet No.:	

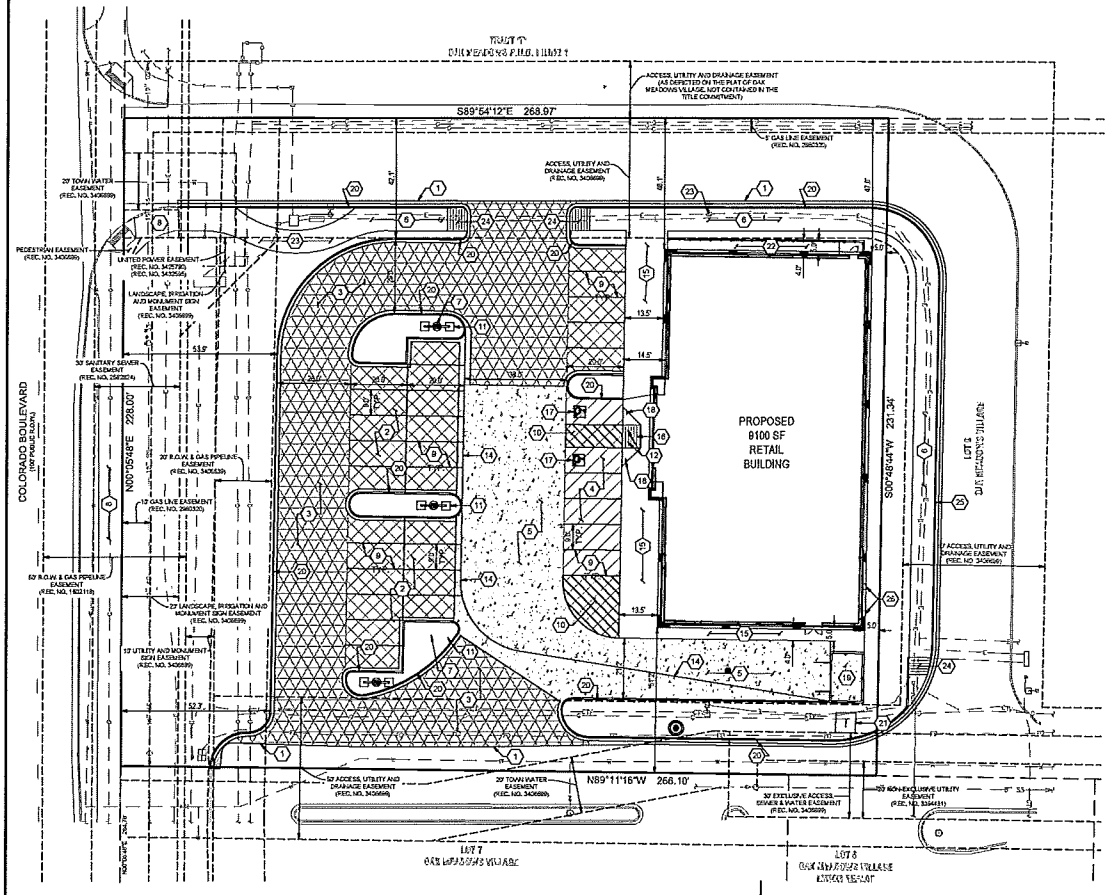
2 OF 23

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 3 OF 23



LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING OR PROPOSED EASEMENT
- LS LANDSCAPING AREA
- PROPOSED LIGHT-DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT-DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED LIGHT POLE

SITE PLAN KEYED NOTES

1. SAWCUT AND REMOVE EXISTING PAVING 2 FEET BEYOND PROPOSED CURB AND PAVEMENT INTERFACE. PATCH BACK PER DETAIL ST8 ON SHEET 6.
2. INSTALL LIGHT DUTY TRAFFIC/PARKING STALLS ASPHALT PAVEMENT. RE: PAVING NOTE THIS SHEET.
3. INSTALL HEAVY DUTY TRAFFIC/DRIVE LANES ASPHALT PAVEMENT. RE: PAVING NOTE THIS SHEET.
4. INSTALL LIGHT DUTY TRAFFIC/PARKING STALLS CONCRETE PAVEMENT. RE: PAVING NOTE THIS SHEET.
5. INSTALL HEAVY DUTY TRAFFIC/DRIVE LANES CONCRETE PAVEMENT. RE: PAVING NOTE THIS SHEET.
6. INSTALL 6' WIDE ATTACHED CONCRETE WALK. RE: DETAIL F, SHEET 5.
7. INSTALL NO PARKING - FIRE LANE' SIGN, BAND MOUNTED ON LIGHT POLE; RE: DETAIL A ON SHEET 8.
8. EXISTING SIDEWALK TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
9. PAINT 4-INCH WIDE WHITE PARKING LOT STRIPES AS SHOWN.
10. PAINT 4-INCH WIDE WHITE DIAGONAL STRIPES 2 FEET ON CENTER WITH 4-INCH WIDE, WHITE BORDER STRIPES AS SHOWN.
11. INSTALL SITE LIGHTING, INCLUDING BUT NOT LIMITED TO BASE, POLE, FIXTURE, AND CONNECTION HARDWARE. RE: PHOTOMETRIC PLANS.
12. INSTALL PIPE BOLLARD. RE: DETAIL C, SHEET 8.
13. CONSTRUCT CURB AND GUTTER. RE: SHEET 4.
14. CONSTRUCT VALLEY PAN INTEGRAL TO CONCRETE PAVEMENT. RE: SHEET 4.
15. CONSTRUCT CONCRETE WALK. RE: DETAIL F ON SHEET 5.
16. CONSTRUCT CURB RAMP, TYPE AS SHOWN. RE: SHEET 5, DETAIL G.
17. PAINT HANDICAP SYMBOL. RE: SHEET 5, DETAIL H.
18. INSTALL HANDICAP PARKING SIGN. INCLUDE "VAN" PLACARD WHERE SHOWN. INSTALL SIGN 12 INCHES BEHIND FLOWLINE OF CURB. RE: SHEET 8, DETAIL A.
19. CONSTRUCT TRASH ENCLOSURE. RE: ARCHITECTURAL SHEETS FOR DETAIL.
20. CONSTRUCT CURB AND GUTTER / CURB HEAD. SEE THE GRADING PLAN (SHEET 4) FOR TYPE AND DIFFERENTIATION OF SPILL OR CATCH PROFILE.
21. PROPOSED TRANSFORMER LOCATION; REFER TO THE UTILITY PLAN, SHEET 11, FOR ADDITIONAL INFORMATION.
22. ELEVATED RAMP WITH ADA-COMPLIANT RAILING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
23. CONSTRUCT SIDEWALK AROUND EXISTING LIGHT POLE. USE BOND BREAKER AT INTERFACE.
24. CONSTRUCT ACCESSIBLE RAMP. RE: SHEET 4.
25. CONSTRUCT TOWN OF FIRESTONE MEDIAN-STYLE CURB AND GUTTER. RE: SHEET 4.
26. UTILITY METER LOCATION.

PAVING NOTE

ALL PAVING, INCLUDING CURB, GUTTER, AND SIDEWALK, TO BE INSTALLED OUTSIDE OF PUBLIC RIGHTS OF WAY SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SITE SPECIFIC "REPORT OF GEOTECHNICAL ENGINEERING EVALUATION - PROPOSED DOLLAR GENERAL - FIRESTONE BOULEVARD & COLORADO BOULEVARD" PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. AND DATED JANUARY 3, 2020, OR AS MAY HAVE BEEN AMENDED HENCE. RECOMMENDATIONS TO BE FOLLOWED INCLUDE, BUT ARE NOT LIMITED TO, THE PAVEMENT SECTION, MATERIALS, AND SUBGRADE PREPARATION. THE CONTRACTOR SHALL COORDINATE APPROVAL FOR INSTALLATION OF ANY ALTERNATE RECOMMENDATIONS INCLUDED IN THE INVESTIGATION OR DESIRED MODIFICATIONS TO THE RECOMMENDATIONS WITH THE OWNER/DEVELOPER AND/OR THEIR CONSTRUCTION MANAGER PRIOR TO BID AND PRIOR TO CONSTRUCTION.

SLEEVING NOTE

SEE IRRIGATION AND UTILITY PLANS FOR SLEEVING. INSTALL SLEEVES PRIOR TO INSTALLATION OF PAVEMENT.

GENERAL NOTES

1. REFER TO SHEET 2 OF 23 FOR ADDITIONAL PROJECT GENERAL NOTES.
2. THE CONTRACTOR SHALL REFER TO THE LAYOUT PLAN FOR HORIZONTAL CONTROL, DIMENSIONS, AND ADDITIONAL PAVING REQUIREMENTS.
3. THE CONTRACTOR SHALL REFER TO THE GRADING PLAN FOR CURB TYPES AND FLOWLINE ELEVATIONS.
4. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING, INCLUDING BUT NOT LIMITED TO, FOOTINGS, STEPS, LANDINGS, PORCHES, RAMPS, STAIRS, PRECISE BUILDING DIMENSIONS, AND BUILDING ENTRANCES.
5. ALL SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL CODES.
6. REFER TO COORDINATED SIGN PLANS FOR BUILDING SIGNAGE LOCATIONS.
7. REFER TO ARCHITECTURAL PLANS FOR SITE ELECTRICAL INSTALLATION REQUIREMENTS INCLUDING, BUT NOT LIMITED TO LOCATION, TYPE, SIZE AND MATERIAL OF WIRING, CONDUIT, TRENCH, AND CONNECTION POINTS FOR SITE LIGHTING, SITE SIGNAGE, AND OTHER POWERED SITE IMPROVEMENTS.
8. SIGNAGE TO BE ON TIME CLOCK SYNCHRONIZED WITH EXTERIOR SITE LIGHTING.
9. CONTRACTOR SHALL COORDINATE SIGNAGE PERMIT, INSTALLATION, AND SPECIFICATIONS WITH THE OWNER'S CONSTRUCTION MANAGER.
10. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH OWNER, AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO OWNER FOR APPROVAL.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, SIZE, NUMBER, AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MEASUREMENTS TAKEN IN THE FIELD AND RECORDS OF THE VARIOUS UTILITY COMPANIES. THIS INFORMATION IS NOT TO BE RELIED ON TO BE COMPLETE OR EXACT. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST UTILITIES BE LOCATED AND MARKED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

LEGAL DESCRIPTION

LOT 8, OAK MEADOWS VILLAGE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN STATE PLANE BEARING OF S89°11'26"E.

BENCHMARK

BM 25 - MARKED "X" ON THE NORTH END OF HEADWALL AT NORTHWEST CORNER OF INTERSECTION OF FIRESTONE BOULEVARD AND COLORADO BOULEVARD,
ELEVATION = 4848.265 FEET (NGVD 1929 DATUM)

0 6 20 40
2 12 30
Scale: 1" = 20'

DOLLAR GENERAL FIRESTONE	
SITE PLAN	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	---
REVISION DATE:	---
	SHEET 3 OF 23

Know what's below. Call before you dig. CALL 811 WWW.CALL811.COM 1-800-922-1987

No.	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

ESC ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
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T/F 1.877.273.0659
Creative Solutions Since 1954
www.engineeringservicesco.com
engineering@engineeringservicesco.com

SITE PLAN
DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

Client:
DORSEY DEVELOPMENT COMPANIES, LLC
3500 N. CAUSEWAY BLVD, SUITE 200
METAIRIE, LOUISIANA 70002-7225
ATTN: PAUL DORSEY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

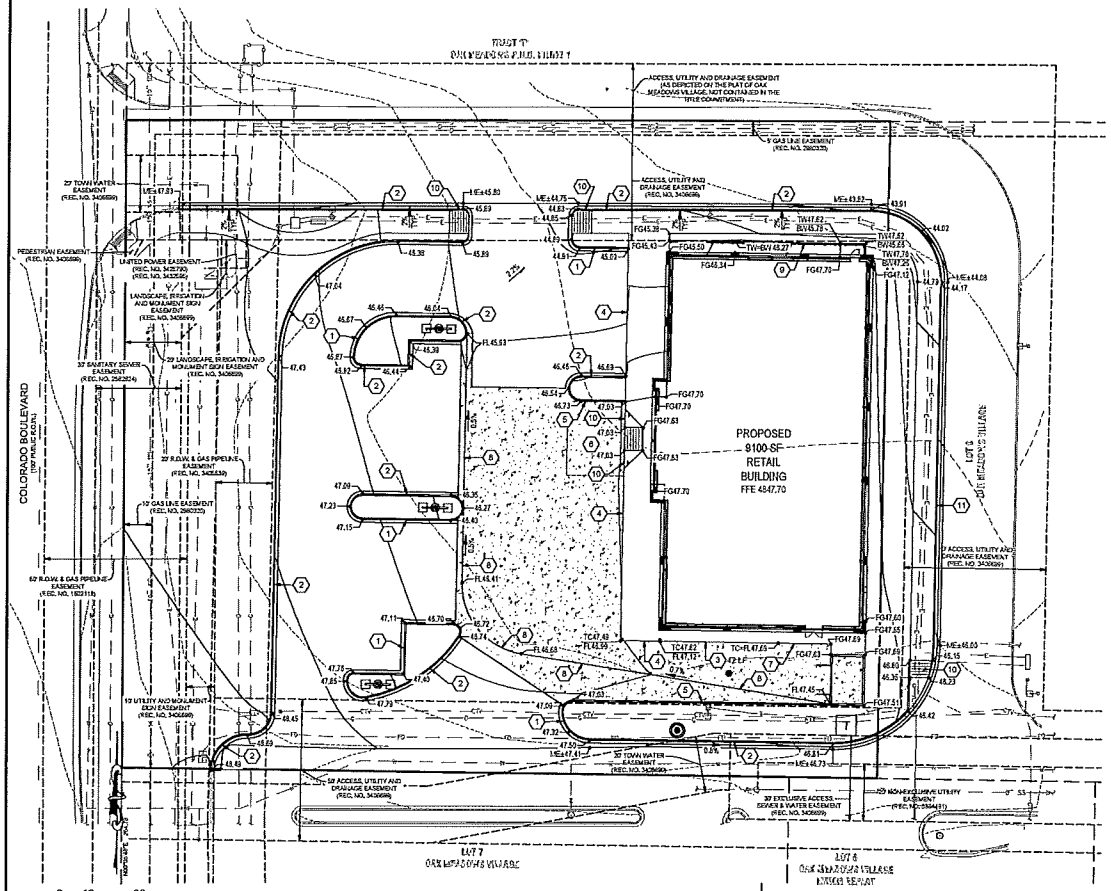
Drawing Set By:	Engineer in Charge:
CMA	E-20-039
Drawn By:	Date:
CMA	2020-06-17
Checked By:	Scale:
CMA	Hor.: 1"=20' Ver.: N/A
Sheet No.:	
3 OF 23	

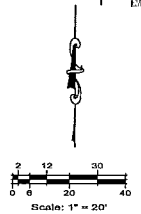
FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 4 OF 23





LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING OR PROPOSED EASEMENT

GRADING PLAN KEYED NOTES

1. CONSTRUCT PRIVATE CURB AND GUTTER WITH 1' CATCH PAN. RE: DETAIL B ON SHEET 6.
2. CONSTRUCT PRIVATE CURB AND GUTTER WITH 1' SPILL PAN. RE: DETAIL B ON SHEET 6.
3. TRANSITION CURB HEIGHT FROM 0-HEIGHT (FLUSH) TO 6" OVER DISTANCE SHOWN.
4. CONSTRUCT SIDEWALK INTEGRAL TO CURB. RE: DETAIL A ON SHEET 5.
5. CONSTRUCT 6-INCH VERTICAL CONCRETE CURB MONOLITHIC TO THE ADJOINING PAVING. RE: DETAIL B ON SHEET 6.
6. CONSTRUCT ACCESSIBLE PARKING AREA - NO GRADES GREATER THAN 2.0% IN ANY DIRECTION. CONTRACTOR TO VERIFY WITH CONSTRUCTION MANAGER AT FORM SET OR REMAIN SOLELY RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ANY NON-ADA CONFORMING INSTALLATIONS.
7. CONSTRUCT 0-HEIGHT CURB (PAVEMENT FLUSH WITH SIDEWALK).
8. CONSTRUCT VALLEY PAN INTEGRAL TO CONCRETE PAVEMENT.
9. CONSTRUCT ELEVATED RAMP WITH GUARD RAIL. REFER TO THE ARCHITECTURAL PLANS FOR MORE DETAILS. NOTE THE TOP OF WALL AND BOTTOM OF WALL ELEVATIONS SHOWN ARE THE TOP OF THE STOOP AND THE FINISHED GRADE AT THE BOTTOM.
10. CURB HEIGHT VARIES AT ACCESSIBLE RAMPS.
11. CONSTRUCT TOWN OF FIRESTONE MEDIAN-STYLE CURB AND GUTTER. RE: DETAIL SW-11 ON SHEET 6.

GRADING PLAN GENERAL NOTES

1. REFER TO SHEET 2 FOR ADDITIONAL PROJECT GENERAL NOTES.
2. IF, DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER IMMEDIATELY FOR RECOMMENDATIONS.
3. ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, COMPACTION, PAVEMENT, AND FLATWORK CONSTRUCTION WILL BE IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE.
4. ALL CONCRETE PAVEMENT, CONCRETE FLATWORK, CONCRETE STRUCTURES AND CONCRETE UTILITIES SHALL BE IN ACCORDANCE WITH THE MATERIAL RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE.
5. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL AND STRUCTURAL PLANS AND SPECIFICATIONS, AND THE GEOTECHNICAL INVESTIGATION.
6. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES
7. SPOT ELEVATIONS REPRESENT FLOWLINE (BOTTOM FACE OF CURB) WHERE SHOWN AT CURB AND GUTTER UNLESS OTHERWISE NOTED.
8. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
10. REFER TO SITE PLAN FOR EXTENT OF PAVEMENT AND PAVEMENT SECTIONS.
11. GRADES WITHIN ASPHALT PAVING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE WITH THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL LANDSCAPED AND PAVED AREA.
13. ALL DISTURBED AREAS THAT ARE NOT DESIGNATED TO BE PAVED SHALL BE LANDSCAPED OR SEEDED, ACCORDING TO THE LANDSCAPE PLAN.
14. EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
15. IF ANY EXISTING STRUCTURES, SIDEWALK, AND/OR CURB AND GUTTER, MODIFIED OR REMAINING, ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER PRIOR TO PROJECT CLOSEOUT.
16. ALL GRATES, MANHOLE RIMS, VALVE BOXES, VALVE COVERS, CLEANOUTS, AND VAULT OR BOX COVERS SHALL BE ADJUSTED TO THE "AS CONSTRUCTED" FINISHED GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
17. NO PROPOSED SLOPE IN LANDSCAPED AREAS OR OPEN SPACE SHALL EXCEED FOUR (4) HORIZONTAL FEET TO ONE (1) VERTICAL FOOT, OR AS OTHERWISE SPECIFIED BY LOCAL CRITERIA.
18. THE CONTRACTOR SHALL PROTECT THE PROJECT BENCHMARK THROUGHOUT CONSTRUCTION AND SET ADDITIONAL PROJECT BENCHMARKS AS NECESSARY TO MAINTAIN VERTICAL CONTROL THROUGHOUT THE DURATION OF THE PROJECT.
19. THE CONTRACTOR SHALL FILL AND COMPACT BASEMENTS, CESSPOOLS, AND OTHER LARGE EXCAVATED AREAS WITH CLEAN FILL SUITABLE TO THE OWNER, AND IN ACCORDANCE WITH RECOMMENDATIONS OBTAINED FROM THE GEOTECHNICAL INVESTIGATION OR GEOTECHNICAL ENGINEER AND GRADE TO MATCH EXISTING OR PROPOSED FINISH GRADE, OR CONFIRM SUCH WORK HAS BEEN PERFORMED PRIOR TO CONSTRUCTION.

CAUTION: NOTICE TO CONTRACTOR

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LEGAL DESCRIPTION

LOT 8, OAK MEADOWS VILLAGE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN STATE PLANE BEARING OF S89°11'26"E.

BENCHMARK

BM 25 - MARKED "X" ON THE NORTH END OF HEADWALL AT NORTHWEST CORNER OF INTERSECTION OF FIRESTONE BOULEVARD AND COLORADO BOULEVARD.
ELEVATION = 4843.265 FEET (NGVD 1929 DATUM)

DOLLAR GENERAL FIRESTONE	
GRADING PLAN	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----
	SHEET 4 OF 23

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Creative Solutions Since 1994
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GRADING PLAN
DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DORSEY DEVELOPMENT COMPANIES, LLC
3500 N. CAUSEWAY BLVD., SUITE 330
METAIRIE, LOUISIANA 70002-7215
ATTN: PAUL DORSEY

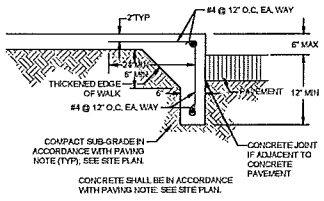
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Designed by:	Project no. or proj. loc.: E-20-039
Drawn by: CMA	Date: 2020-06-17
Checked by: CMA	Scale: Horiz.: 1"=20' Vert.: N/A
Sheet no.:	4 OF 23

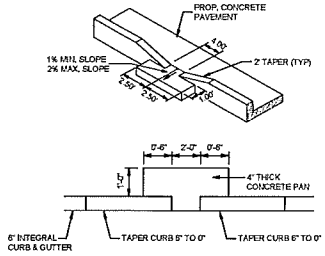
FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE
LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 5 OF 23

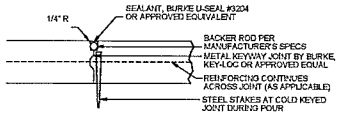


SIDEWALK INTEGRAL CURB (A)
NOT TO SCALE



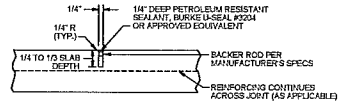
NOTES:
1. COMPACT SUB-GRADE IN ACCORDANCE WITH PAVING NOTE (TYP). SEE SITE PLAN.
2. CONCRETE SHALL BE IN ACCORDANCE WITH PAVING NOTE. SEE SITE PLAN.

CURB CUT (B)
NOT TO SCALE

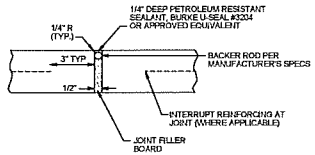


NOTE
1. FOR INTERRUPTED POURS SUBSTITUTE FOR A CONTRACTION JOINT.
2. PROPOSED ALTERNATES SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL.

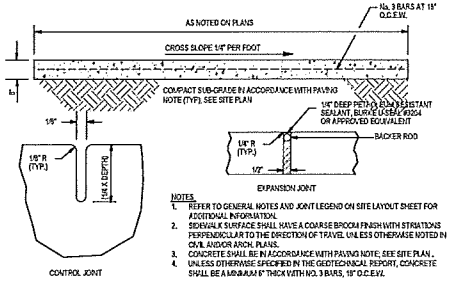
CONSTRUCTION JOINT (C)
NOT TO SCALE



CONTRACTION JOINT (D)
NOT TO SCALE

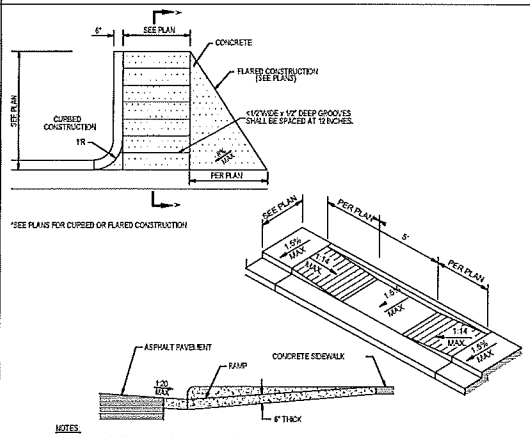


EXPANSION JOINT (E)
NOT TO SCALE


figure_#4 3 BARS AT 18" O.C.E.W.
AS NOTED ON PLANS
CROSS SLOPE 1/4" PER FOOT
COMPACT SUB-GRADE IN ACCORDANCE WITH PAVING NOTE (TYP). SEE SITE PLAN
1/8"
1/8" DEEP PETROLEUM RESISTANT SEALANT, BURKE U-SEAL #3204 OR APPROVED EQUIVALENT
1/8" R (TYP.)
1/4 X DEPTH
1/4" R (TYP.)
BACKER ROD
1/2"
EXPANSION JOINT
CONTROL JOINT

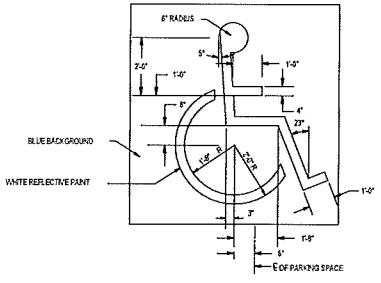
NOTES:
1. REFER TO GENERAL NOTES AND JOINT LEGEND ON SITE LAYOUT SHEET FOR ADDITIONAL INFORMATION.
2. SIDEWALK SURFACE SHALL HAVE A COARSE BROOM FINISH WITH STRIATIONS PERPENDICULAR TO THE DIRECTION OF TRAVEL UNLESS OTHERWISE NOTED IN CIVIL AND/OR ARCH. PLANS.
3. CONCRETE SHALL BE IN ACCORDANCE WITH PAVING NOTE. SEE SITE PLAN.
4. UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT, CONCRETE SHALL BE A MINIMUM 6" THICK WITH NO. 3 BARS, 18" O.C.E.W.

SIDEWALK (PRIVATE) (F)
NOT TO SCALE



NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL STANDARDS AND SPECIFICATIONS.
2. CONCRETE FOR SIDEWALK RAMPS SHALL BE IN ACCORDANCE WITH PAVING NOTE. SEE SITE PLAN.
3. RAMP AND WINGS SHALL BE POURED MONOLITHICALLY.
4. MINIMUM WIDTH OF RAMPS SHALL BE EQUAL TO THE WIDTH OF THE APPROACH WALK AND RAMP. SLOPES SHALL NOT BE STEEPER THAN 1:12.
5. NORMAL GUTTER FLOWLINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA. CONTRACTOR SHALL ADJUST PAVEMENT AND GUTTER IMMEDIATELY ADJACENT TO BOTTOM OF CURB RAMP TO ENSURE COUNTER SLOPE IS NO STEEPER THAN 1:20.
6. RAMP SURFACE SHALL HAVE A COARSE BROOM FINISH WITH STRIATIONS PERPENDICULAR TO THE DIRECTION OF RAMP SLOPE.
7. A 1/2" EXPANSION JOINT SHALL BE REQUIRED WHERE THE CONCRETE RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.
8. COMPACT SUBGRADE IN ACCORDANCE WITH PAVING NOTE (TYP.). SEE SITE PLAN.
9. REFER TO GRADING PLAN FOR SPECIFIC RAMP ELEVATIONS.

CURB RAMP (PRIVATE) (G)
NOT TO SCALE



HANDICAP SYMBOL (H)
NOT TO SCALE

DOLLAR GENERAL FIRESTONE	
SITE AND GRADING DETAILS	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----

SHEET 5 OF 23

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No.	Description:	Date:
	INITIAL SUBMITTAL	2020.04.21
	SECOND SUBMITTAL	2020.06.17
	THIRD SUBMITTAL	2020.07.24

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
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P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659
engineering@escoco.com

SITE AND GRADING DETAILS
DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DORSEY DEVELOPMENT COMPANIES, LLC
3500 N. CAUSEWAY BOULEVARD, SUITE 200
METAIRIE, LOUISIANA 70002-7215
ATTN: PAUL DORSEY

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Designed by: CMA	Engineer in Charge: E-20-008	
Drawn by: CMA	Date: 2020-06-17	
Checked by: CMA	Scale: HOR: N/A VERT: N/A	
Project No.		

5 OF 23

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE
LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W, OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 6 OF 23

GENERAL NOTES – GRADING

1. ALL CONSTRUCTION ACTIVITIES THAT DISTURBS ONE OR MORE ACRES OF LAND, AS WELL AS ACTIVITIES THAT DISTURB LESS THAN ONE ACRE OF LAND, BUT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT, MUST COMPLY WITH BOTH LOCAL AND STATE REGULATIONS REGARDING STORMWATER DRAINAGE ON CONSTRUCTION SITES. OWNERS OR CONTRACTORS MUST OBTAIN A COLORADO STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) AND A STORMWATER QUALITY PERMIT FROM THE TOWN OF FIRESTONE. OWNERS AND OPERATORS SHALL:

   A. MAINTAIN A COPY OF THE STORM WATER MANAGEMENT PLAN (SWMP) ONSITE AT ALL TIMES, THOUGH A DIGITAL COPY WILL SUFFICE. THE SWMP MUST BE MAINTAINED AND MADE AVAILABLE TO TOWN INSPECTORS UPON REQUEST.

   B. INSTALL AND MAINTAIN EROSION, SEDIMENT, AND MATERIALS MANAGEMENT CONTROL BMPS AS SPECIFIED IN THE SWMP.

   C. INSPECT ALL BEST MANAGEMENT PRACTICES (BMPS) AT LEAST EVERY SEVEN (7) DAYS OR EVERY FOURTEEN (14) DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER ANY PRECIPITATION OR SNOWMELT EVENT THAT CAUSES SURFACE RUNOFF.

   D. MAINTAIN INSPECTION AND MAINTENANCE RECORDS OF BMPS ONSITE WITH THE SWMP. COPIES OF THESE REPORTS SHALL BE PROVIDED TO THE TOWN ENGINEERING STAFF.

   E. BASED ON INSPECTIONS PERFORMED BY THE PERMIT HOLDER OR BY TOWN PERSONNEL, MODIFICATIONS TO THE SWMP WILL BE NECESSARY IF AT ANY TIME THE SPECIFIED BMPS DO NOT MEET THE OBJECTIVES OF THE PERMIT. ALL MODIFICATIONS SHALL BE COMPLETED AS SOON AS PRACTICABLE AFTER THE REFERENCED INSPECTION, AND SHALL BE RECORDED ON THE OWNER'S COPY OF THE SWMP.

   F. THE OPERATOR SHALL AMEND THE SWMP WHENEVER THERE IS A MINOR CHANGE TO ADDRESS A SPECIFIED CONTROL MEASURE THAT DOES NOT MEET THE REQUIREMENTS OF THE STORMWATER QUALITY PERMIT. SIGNIFICANT CHANGES IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO THE RECEIVING WATERS, OR IF THE SWMP PROVES TO BE INEFFECTIVE IN ACHIEVING THE GENERAL

OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES. A REVISED SWMP SHALL BE SUMITTED TO THE TOWN ENGINEER.

   G. INSTALLATION AND MAINTENANCE OF BMPS SHALL BE SUPERVISED BY PERSONNEL CERTIFIED IN EROSION AND SEDIMENT CONTROL.

2. ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF FIRESTONE "DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS OF PUBLIC IMPROVEMENTS", LATEST EDITION.

3. ALL GRADING AND FILLING OPERATIONS SHALL BE OBSERVED, INSPECTED AND TESTED BY A LICENSED SOILS ENGINEER. ALL TEST RESULTS SHALL BE SUBMITTED TO THE TOWN ENGINEERING STAFF.

4. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID ANY DAMAGE TO EXISTING FOLIAGE THAT LIES IN THE PROJECT AREA UNLESS DESIGNATED FOR REMOVAL AND SHALL BE LIABLE FOR SUCH DAMAGE AT HIS/HER EXPENSE.

5. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSIVE ELEMENTS.

6. TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR IMMEDIATE INSTALLATION. SEEDING WILL BE DONE ACROSS THE SLOPE FOLLOWING THE CONTOURS. VEGETATION SHALL CONFORM TO THE TOWN STANDARDS AND SPECIFICATIONS. PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION. SEEDED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH THE TOWN STANDARDS AND SPECIFICATIONS.

7. AT ALL TIMES, A WATER TRUCK SHALL BE ON-SITE AND THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT

WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.

8. FILL SLOPES SHALL BE COMPACTED BY MEANS OF SHEEPSFOOT COMPACTOR OR OTHER SUITABLE EQUIPMENT. COMPACTING SHALL CONTINUE UNTIL SLOPES ARE STABLE AND THERE IS NOT AN APPRECIABLE AMOUNT OF LOOSE SOIL ON THE SLOPES.

9. TEMPORARY CUT/FILL SLOPES SHALL ABIDE BY THE SOILS REPORT. PERMANENT SLOPES SHALL BE AS SHOWN ON PLANS.

10 DEPTH OF MOISTURE-DENSITY CONTROL SHALL BE FULL DEPTH ON ALL EMBANKMENT AND SIX (6) INCHES ON THE BASE OF CUTS AND FILLS.

11 OUTLET SIDES OF ALL STORM PIPES SHALL BE GRADED TO DRAIN AND SHALL HAVE SUFFICIENT EROSION PROTECTION.

12. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE SITE GEOTECHNICAL ENGINEER WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS.

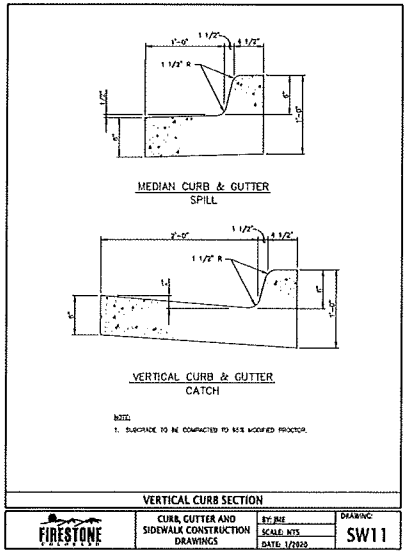
   A. INITIAL INSPECTION WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO (2) DAYS BEFORE ANY GRADING OR GRUBBING IS STARTED.

   B. AFTER THE NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PLACED.

   C. EXCAVATION INSPECTION AFTER THE EXCAVATION IS STARTED BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN (10) FEET.

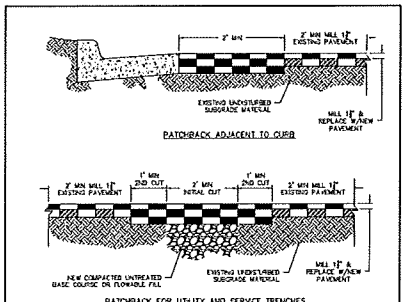
   D. FILL INSPECTION AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE FILL EXCEEDS TEN (10) FEET.

13. TEMPORARY CUT/FILL SLOPES SHALL NOT BE STEEPER THAN 2:1 (2H:1V). PERMANENT SLOPES SHALL NOT BE STEEPER THAN 4:1 (4H:1V) IN AREAS TO BE SEEDED OR SODDED.



VERTICAL CURB SECTION

FIRESTONE	CURB, GUTTER AND SIDEWALK CONSTRUCTION DRAWINGS	BY: JME	DRAWING: SW11
		SCALE: NTS	
		DATE: 1/2020	

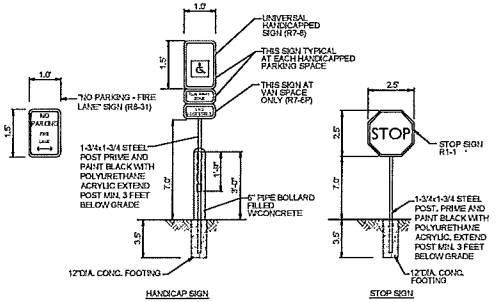


NOTE.

1. IF ASPHALT PATCH THICKNESS IS NOT IDENTIFIED ON PLANS USE 8" MIN ASPHALT PATCH OR EXISTING THICKNESS PLUS 1", WHICH EVER THICKNESS IS GREATER.
2. MINIMUM DEPTH OF WEARING COURSE SHALL BE 1" AND SHALL BE GRADING SX ASPHALT.
3. MINIMUM DEPTH OF INTERMEDIATE COURSE SHALL BE 3" AND BE INSTALLED IN 2 LIFTS. INTERMEDIATE COURSE SHALL BE GRADING S OR G ASPHALT.
4. PATCH SHALL BE PLACED AND COMPACTED IN LIFTS A MAXIMUM OF 3" IN DEPTH.
5. APPLY SS-1 TACK COAT TO EXISTING ASPHALT AND/OR CONCRETE VERTICAL SURFACES.
6. TRENCHES LESS THAN 2' IN WIDTH MUST RECEIVE PRIOR APPROVAL FROM THE TOWN OF FIRESTONE ENGINEERING DEPARTMENT AND SHALL BE FLOW FILLED.
7. PROVIDE 28 DAY 60 PSI CONTROLLED LOW STRENGTH FLOWABLE FILL AS SPECIFIED. USE FILL THAT FLOWS EASILY AND VIBRATION IS NOT REQUIRED TO ENSURE CLOSE TO INITIAL SET BEFORE PLACING NEW UNTREATED BASE COURSE OR NEW ASPHALT PAVEMENT. USE FLOWABLE FILL IN EXCAVATIONS THAT ARE TOO NARROW TO RECEIVE COMPACTION EQUIPMENT.
8. REMOVE ADDITIONAL PAVEMENT TO A PAINTED LANE STRIPE, A LIP OF GUTTER, A CURB, AN EXISTING PAVEMENT PATCH, OR AN EDGE OF THE PAVEMENT IF SUCH STREET FEATURE IS WITHIN TWO FEET OF THE SECOND SAW CUT.
9. PROVIDE UNTREATED BASE COURSE MATERIAL. DO NOT USE GRAVEL OR WASHED ROCK. PLACE NEW MATERIAL IN LIFTS NOT EXCEEDING 6" AFTER COMPACTION. COMPACT TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER
10. STRAIGHT SAWCUT OR BLADECUT THE EXISTING ASPHALT PAVEMENT WHEN JOINING WITH NEW ASPHALT PAVEMENT.

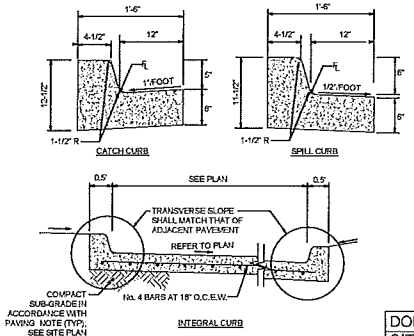
TRENCH & CURB PATCH

FIRESTONE	STREET CONSTRUCTION DRAWINGS	BY: JME	DRAWING: ST8
		SCALE: NTS	
		DATE: 11/2019	



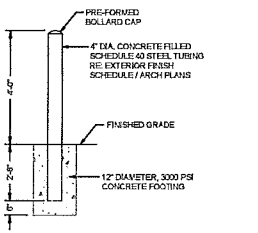
1. PROVIDE TRAFFIC CONTROL SIGNS COMPLYING WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL "UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES, AND AS SPECIFIED.
2. INSTALL WITH FACE OF POST / BOLLARD 6-INCH BEHIND BACK OF CURB IN SIDEWALK OR 2-FEET FROM FACE OF CURB OTHERWISE.

ON-SITE TRAFFIC SIGNAGE (A)
NOT TO SCALE



CONCRETE FOR CURB & GUTTER SHALL BE IN ACCORDANCE WITH PAVING NOTE, SEE SITE PLAN UNLESS CONCRETE FOR INTEGRAL VEHICULAR PAVEMENT IS MORE STRINGENT

CURB & GUTTER (PRIVATE) (B)
NOT TO SCALE



PIPE BOLLARD (C)
NOT TO SCALE

DOLLAR GENERAL FIRESTONE	
SITE AND GRADING DETAILS	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	—
REVISION DATE:	—

SHEET 6 OF 23

Know what's below. Call before you dig. CALL 811 WWW.CALL811.COM 1-800-922-1987

No.:	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1964
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659
engineer@mpanyi.com

SITE AND GRADING DETAILS
DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W, OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DORSEY DEVELOPMENT COMPANIES, LLC
1670 BROADWAY, SUITE 3400, DENVER, COLORADO 80202
METAIRIE, LOUISIANA 70002-7219
ATTN: PAUL DORSEY

FOR REVIEW ONLY NOT FOR CONSTRUCTION

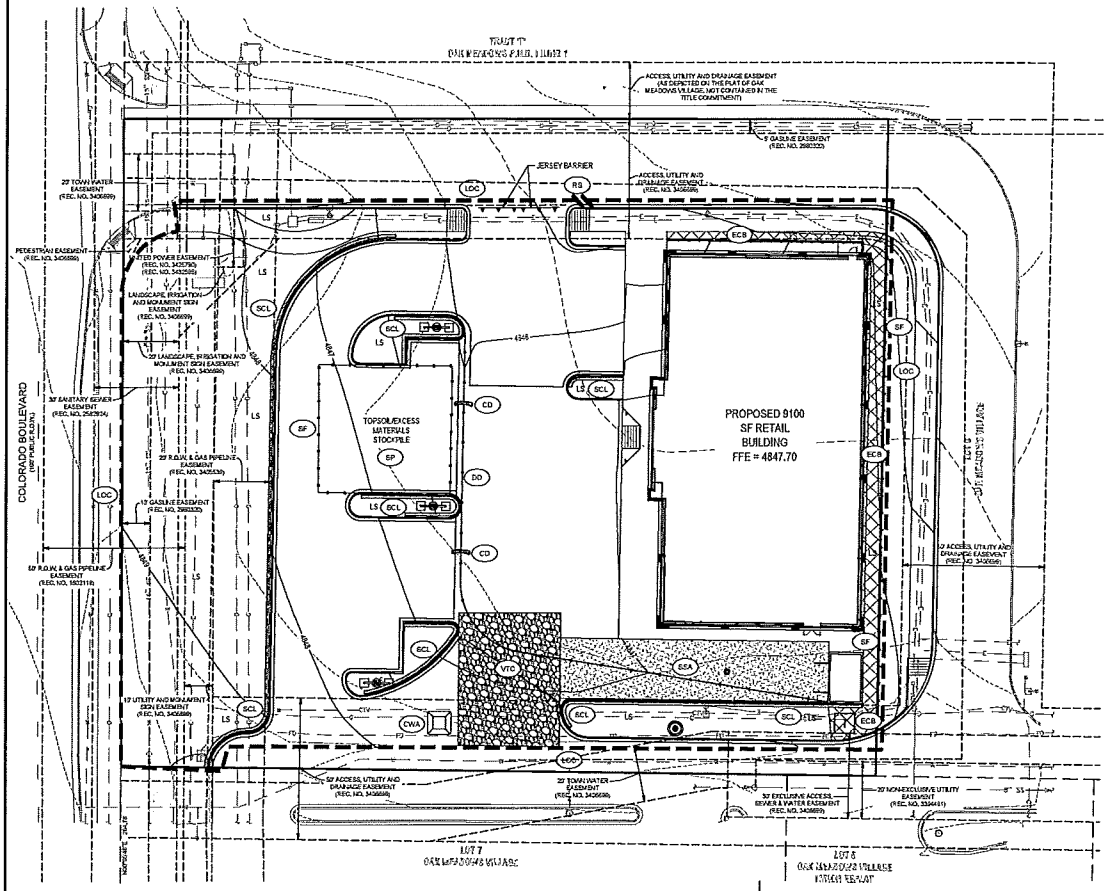
Designed by:	Engineering No.:
CMA	E-20-026
Drawn by:	Date:
CMA	2020-06-17
Checked by:	Scale:
CMA	Hor.: N/A Ver.: N/A
Sheet No.:	
6 OF 23	

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 7 OF 23



LEGEND

- BOUNDARY
- EXIST. EASEMENT
- PROP. CURB & GUTTER
- EXIST. CURB & GUTTER
- PROP. LIGHT POLE
- 5020 PROP. CONTOUR LINE
- CWA CONCRETE WASHOUT AREA
- IP INLET PROTECTION
- LOC LIMITS OF CONSTRUCTION / DISTURBANCE
- SF SILT FENCE
- SSA STABILIZED STAGING AREA
- VTC VEHICLE TRACKING CONTROL
- RS ROCK SOCK
- SCL SEDIMENT CONTROL LOG

EROSION AND SEDIMENT CONTROL NOTES

1. SEE SHEET 10 FOR A FULL LIST OF EROSION AND SEDIMENTATION CONTROL NOTES.
2. THE LANDSCAPE PLAN CONSTITUTES THE FINAL ESC PLAN. FINAL STABILIZATION SHALL BE ACCOMPLISHED BY THE PLANTINGS ON THAT PLAN UNLESS WEATHER DOES NOT ALLOW. TEMPORARY STABILIZATION SHALL BE PERFORMED IF WEATHER DOES NOT PERMIT FINAL STABILIZATION.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, SIZE, NUMBER, AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MEASUREMENTS TAKEN IN THE FIELD AND RECORDS OF THE VARIOUS UTILITY COMPANIES. THIS INFORMATION IS NOT TO BE RELIED ON TO BE COMPLETE OR EXACT. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST UTILITIES BE LOCATED AND MARKED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

LEGAL DESCRIPTION

LOT 8, OAK MEADOWS VILLAGE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN STATE PLANE BEARING OF S89°11'26"E.

BENCHMARK

BM 25 - MARKED "X" ON THE NORTH END OF HEADWALL AT NORTHWEST CORNER OF INTERSECTION OF FIRESTONE BOULEVARD AND COLORADO BOULEVARD.
ELEVATION = 4848.265 FEET (NGVD 1929 DATUM)

2 12 30
0 6 20 40
Scale: 1" = 20'

DOLLAR GENERAL FIRESTONE	
EROSION CONTROL PLAN	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	---
REVISION DATE:	---
	SHEET 7 OF 23

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No.	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

ESC ENGINEERING SERVICE COMPANY
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Aurora, Colorado 80014
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F 303.337.7481
T/F 1.877.273.0659
esgineeringservices.com

EROSION CONTROL PLAN
DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DORSEY DEVELOPMENT COMPANIES, LLC
3500 N. CAUSEWAY BOULEVARD, SUITE 300
METAIRIE, LOUISIANA 70002-7249
ATTN: PAUL DORSEY

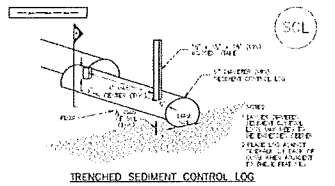
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Designed by: CMA	Engineering No.: E-20-008	
Drawn by: CMA	Date: 2020-06-17	
Checked by: CMA	Scale: Hor. 1"=20' Ver. N/A	
Project No.:	Sheet No.: 7 OF 23	

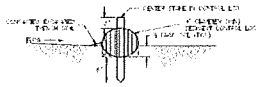
FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE
LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

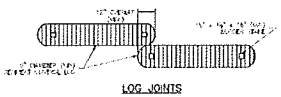
SHEET 8 OF 23



TRENCHED SEDIMENT CONTROL LOG

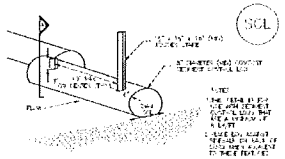


SECTION Ⓐ
TRENCHED SEDIVENT CONTROL LOG Ⓐ

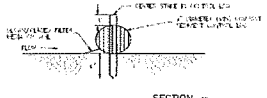


LOG JOINTS

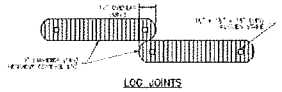
SCL-1, TRENCHED SEDIMENT CONTROL LOG



COMPOST SEDIMENT CONTROL LOG (WEIGHTED)



SECTION Ⓐ
COMPOST SEDIMENT CONTROL LOG Ⓐ



LOG JOINTS

SCL-2, COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COMPOST FILLED, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEBRIS INCLUDING WOOD, ROCKS AND CHUNKS LARGER THAN 3".

3. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES; HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.

4. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ⅓ OF THE DIAMETER OF THE LOG. IF TRENCHING IS NOT FEASIBLE AND/OR PREFERABLE, STAKES MAY BE INSTALLED WITHOUT TRENCHING, BUT TO ENSURE ADEQUATE & LONGER PERFORMANCE, TRENCHING MAY BE ACCEPTABLE WITH MORE INVASIVE STAKING. COMPOST LOGS SHALL NOT BE LAID ON SLOPE FIELD FIT TO BE TRENCHED.

5. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILLER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TightLY COMPACTED INTO THE SHAPE OF A 10-20% TRIANGLE USING A SHOVEL OR MECHANIZED LAND ROLLER OR PACKER OR PLATE.

6. FOLLOW MANUFACTURER'S GUIDANCE FOR STAKING. IF MANUFACTURER'S INSTRUCTIONS DO NOT SPECIFY STAKING, STAKES SHALL BE PLACED AT 4' INTERVALS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 1" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED WITH GAS CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT EACH BMP AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS OF A RUNOFF PRODUCING RAINFALL EVENT. MAINTAIN BMPS AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. REMOVE SEDIMENT AND DEBRIS WHEN IT REACHES 50% OF THE SEDIMENT STORAGE CAPACITY.

2. REPAIR OR REPLACE SILT FENCE OR OTHER BMPS IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

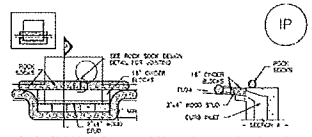
3. REMOVE BMPS WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED OR WITHIN 30 DAYS AFTER THEY ARE NO LONGER NEEDED, UNLESS THEY ARE LOCATED WITHIN PUBLIC RIGHT-OF-WAY. REMOVE TRAPPED SEDIMENT AND TEMPORARY BMPS. SEDIMENT REMOVED FROM BMPS MAY BE DISPOSED OF ON SITE IN A MANNER THAT DOES NOT CONTRIBUTE TO ADDITIONAL SEDIMENT POLLUTION.

4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED AS NECESSARY TO MAINTAIN THE EFFECTIVENESS AND INTEGRITY OF THE BMP, UNLESS THE BMP IS INTENDED TO BE PERMANENTLY LEFT IN PLACE AND SEDIMENT IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

5. SEDIMENT CONTROL LOGS SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FILLED SEDIMENT CONTROL LOGS MAY BE LEFT IN PLACE AS LONG AS THEY ARE MAINTAINED AND THE AREA BEHIND THE LOG IS REVEGETATED. IF THEY ARE LEFT AFTER REVEGETATION, THEY SHALL BE CUT OPEN AND THE COMPOST SPREAD OVER THE REVEGETATED AREA. THE PLASTIC MESH SHALL BE REMOVED AND DISPOSED OF PROPERLY.

DETAILS ALIGNED FROM ROAD OF DENVER (DRCOG) STANDARD DETAILS, DRAINAGE CRITERIA MANUAL (VOLUME 3), AND CITY OF AURORA STANDARDS AND SPECIFICATIONS.

NOTE: MANY JURISDICTIONS HAVE THEIR OWN DETAILS THAT VARY FROM UDFCD'S STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



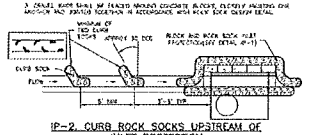
IP-1, BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "TRIMMER" BLOCKS SHALL BE USED ON THESE SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. CONCRETE BLOCK SHALL BE STACKED AROUND CONCRETE BLOCKS, CLOSELY MATCHING THE CONCRETE BLOCKS' LOCATION AS REFERENCED WITH ROCK SOCK DESIGN DETAIL.



IP-2, CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

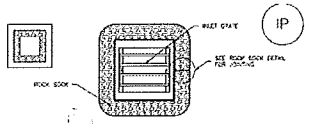
CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

2. PLACEMENT OF THE ROCK SOCKS SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MAXIMUM OF 5 FEET APART.

4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

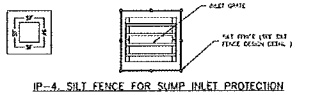


IP-3, ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. WHEN MULTIPLE SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS, INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4, SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

3. WHEN MULTIPLE SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS, INSTALL PER SEDIMENT CONTROL LOG DETAIL.

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
- LOCATION OF INLET PROTECTION
- TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)

2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR AS SOON AS POSSIBLE (TYPICALLY WITHIN 24 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.

3. WHAT JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS, CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPS EACH RUNOFF, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE CONDITION. OBSERVATION INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE COORDINATED THOROUGHLY.

3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME ABOVE/AT SOIL OF EXPANSION, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ½ OF THE HEIGHT FOR STRAW BALES.

5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.

6. WHEN INLET PROTECTION AT SWALE INLETS IS REMOVED, THE DISTURBED AREA SHALL BE REVEGETATED WITH SOIL BONDED SAND MULCHING, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

DETAILS ALIGNED FROM ROAD OF DENVER (DRCOG) AND CITY OF AURORA STANDARDS, NOT AVAILABLE IN AUTHORS

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: SOME DETAILS INCLUDED WITH THIS FACT SHEET SHOW ESTABLISHED USERS, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. WHERE SITE MANY RESPONSIBLY LIST PROTECTION METHODS OR THE MARKET LISTED METHOD ENCOURAGES YOUR ENCOURAGES USE OF PROPRIETARY INLET PROTECTION PRODUCTS, IT IS THE DOT RESPONSIBILITY METHODS ARE USED, THE DIFFERENCE DETAILS FROM THE MANUFACTURER MUST BE INCLUDED IN THE DESIGN AND THE BMP MUST BE INSTALLED AND MAINTAINED AT SPECIFIED IN THE MANUFACTURER'S DETAILS.

NOTE: SOME JURISDICTIONS DISCOURAGE OR PROHIBIT THE USE OF ASPHALT BERMS FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF ASPHALT BERM INLET PROTECTION IS ACCEPTABLE.

DOLLAR GENERAL FIRESTONE	
EROSION CONTROL DETAILS	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----
	SHEET 8 OF 23

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No.	Description	Date
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

ESC ENGINEERING COMPANY
Creative Solutions Since 1954
engineeringcompany@esc.com
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

EROSION CONTROL DETAILS
DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

Owner:
DORSETT DEVELOPMENT COMPANIES, LLC
3500 N. CAUSEWAY BLVD., SUITE 200
METAIRIE, LOUISIANA 70002-7215
ATTN: PAUL DORSEY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

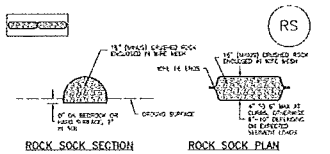
Designed by	Project number
CAMA	F-20-006
Drawn by	Date
CAMA	2020-06-17
Checked by	Scale
CAMA	Horiz. N/A Vert. N/A
Drawing No.	
8 OF 23	

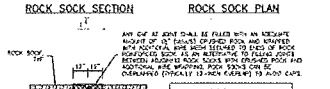
FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE
LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 9 OF 23

SC-5 Rock Sock (RS)





GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
3"	100
2"	90 – 100
1"	20 – 55
1/2"	0 – 15
#4	0 – 5

MATERIAL SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43, ALL ROCK SHALL BE FABRICATED FROM ANGULAR ROCK

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF ROCK SOCKS
2. CONTAINED ROCK SHALL BE 18" (MINIMUM) TO SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (19" MIN.).
3. SOCK MESH SHALL BE FABRICATED OF 10 GAUGE WELDED MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 6", RECOMMENDED MINIMUM ROLL WIDTH OF 4'.
4. WIRE MESH SHALL BE SECURED USING TWO RINGS OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
5. SOCK MANUFACTURER MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR ITS ROCK SOCKS, IF:

RS–1. ROCK SOCK PERIMETER CONTROL

Rock Sock (RS) SC-5

ROCK SOCK MAINTENANCE NOTES

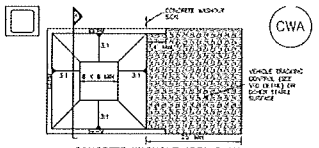
1. INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HIGHLY SOILED, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF SOCK SOCKS SHALL BE REMOVED AS NEEDED TO ENSURE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY ½ OF THE HEIGHT OF THE ROCK SOCK.
6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN SOCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

[DETAIL WORDED FROM TOWN OF PARKER, COLORADO MS4 SITE OF AURORA, DETAILED NOT AVAILABLE IN AURORA]

MEDIA, MANY JURISDICTIONS HAVE THEIR OWN DETAILS THAT VARY FROM LISTED STANDARD DETAILS CONTACT YOUR LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS PROVIDED WITH THIS FACT SHEET SHOW CONCEPTUAL USES. CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA, THERE ARE MANY OTHER SIMILAR STRATEGIES AVAILABLE FOR THE MANUFACTURED, USEFUL VARIOUS PRODUCTS, NOT ENDORSEMENT OR PROMOTION OF PROTECTION PRODUCTS, HOWEVER, IN NO EVENT INCONSISTENT METHODS ARE USED, THE MANUFACTURER'S DETAILS FROM THE MANUFACTURER MUST BE INCLUDED IN THE PLANS AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

Concrete Washout Area (CWA) MM-1



CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF CONCRETE WASHOUT LOCATION
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE FEATURE OR WATERBODY, DO NOT LOCATE WITHIN 1000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS UNFEASIBLE, OR IF MORE REMOVABLE SOLID WASTE ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (10 MIL MIN. THICKNESS) OF SUITABLE SYNTHETIC MATERIAL. CONCRETE WASHOUTS USING PREFABRICATED CONCRETE WASHOUT STRUCTURES OR LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' WHERE LINING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER, THE PIT SHALL BE AT LEAST 3' WIDE.
5. BERM DIMENSIONS, SIZES AND DEPTH OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 4'
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION

MM-1 Concrete Washout Area (CWA)

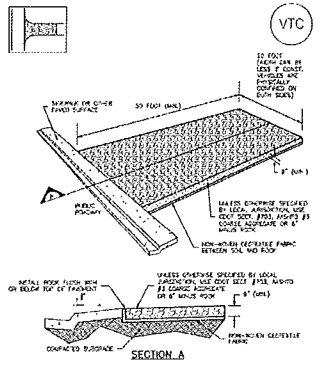
CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE MAINTAINED, EXPANDED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE WASHOUTS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE WASHOUT HAS REACHED 1 DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATERTIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

[DETAIL WORDED FROM DOUGLAS COUNTY, COLORADO MS4 SITE OF PARKER, DETAILS NOT AVAILABLE IN AURORA]

NOTE: MANY JURISDICTIONS HAVE THEIR OWN DETAILS THAT VARY FROM LISTED STANDARD DETAILS CONTACT YOUR LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Vehicle Tracking Control (VTC) SM-4



VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S)
   - TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRAP).
2. CONSTRUCTION MAT OR TRAP, STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED POINT-OF-WAYS.
4. STABILIZED CONSTRUCTION ENTRANCES/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
5. A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF STONE.
6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF ROCK SIZE #1(3") MEETING #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

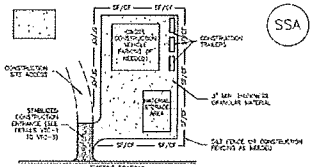
STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REMOVED OR REDISTRIBUTED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SWEEPING OR SHOVELING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

[NOTE: MANY JURISDICTIONS HAVE THEIR OWN DETAILS THAT VARY FROM LISTED STANDARD DETAILS CONTACT YOUR LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.]

[DETAILS WORDED FROM CITY OF BROOMFIELD, COLORADO MS4 AVAILABLE IN AURORA]

Stabilized Staging Area (SSA) SM-6



STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF STAGING AREA(S)
   - SIZE OF STAGING AREA(S) AND ADJACENT LOCATION AND SIZE OF STAGING AREA WITH INTERVAL FROM THE EDGE APPROACH
2. STABILIZED STAGING AREA'S SHALL BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF ROCK SIZE #1(3" MINUS) #3 COARSE AGGREGATE OR 6" (MINUS) ROCK
6. ADDITIONAL MEASURES SHALL MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REMOVED OR REDISTRIBUTED AS NECESSARY IF PUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

DOLLAR GENERAL FIRESTONE	
EROSION CONTROL DETAILS	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----

SHEET 9 OF 23

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No.	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

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F 303.337.7481
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EROSION CONTROL DETAILS
DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DORSEY DEVELOPMENT COMPANIES, LLC
3501 SOUTH I-10 SERVICE ROAD, SUITE 200
METAIRIE, LOUISIANA 70002-7215
ATTN: PAUL DORSEY

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Designed by	Engineering Firm
CMA	ESC
Drawn By	Date
CMA	2020-06-17
Checked By	Scale
CMA	Horz. N/A Vert. N/A
Drawing No.	
9 OF 23	

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE
LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 10 OF 23

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

1. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING STORAGE, AND TRUCK/EQUIPMENT OPERATIONS.

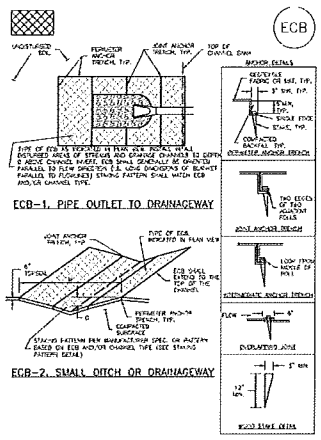
2. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRAVEL OR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRAVEL MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE THEIR DETAILS THAT VARY FROM USED STANDARD DETAILS THROUGHOUT THIS MANUAL. IT IS RECOMMENDED AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

DETAILS SHOWN FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN MANUAL

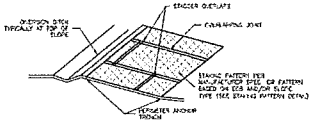
EC-6 Rolled Erosion Control Products (RECP)



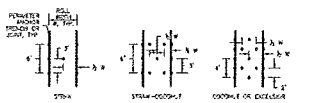
ECB-1, PIPE OUTLET TO DRAINAGEWAY

ECB-2, SMALL DITCH OR DRAINAGEWAY

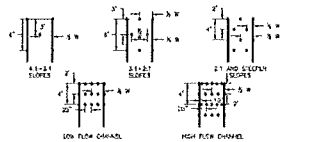
Rolled Erosion Control Products (RECP) EC-6



ECB-3, OUTSIDE OF DRAINAGEWAY



STAKING PATTERNS BY ECB TYPE



STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

EROSION CONTROL GENERAL NOTES

1. REFER TO SHEET 2 FOR ADDITIONAL PROJECT NOTES.
2. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PREVENT SEDIMENT, DEBRIS, AND ALL POLLUTANTS FROM ENTERING PUBLIC DRAINAGE WAYS DURING ALL PHASES OF DEMOLITION OR CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS RESULTING FROM ANY NON-PERMITTED SITE DISCHARGES.
3. THE GENERAL CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE FLOWLINES AND PUBLIC RIGHTS OF WAYS AS A RESULT OF CONSTRUCTION ACTIVITIES. REMOVAL SHALL BE AS IMMEDIATE AS IS PRACTICAL.
4. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE GENERAL CONTRACTOR DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN AS IMPLEMENTED DOES NOT FUNCTION ADEQUATELY.
5. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED ON THE PLAN.
6. THE CONTRACTOR SHALL ENSURE THAT ALL SITE EARTHWORK IMPORT OR EXPORT (INCLUDING SELECT FILL MATERIALS) IS PROPERLY COVERED OR OTHERWISE SECURED TO PREVENT LOSSES DURING TRANSPORT.
7. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING HAUL ROUTES USED FOR EARTHWORK IMPORT OR EXPORT. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ENSURING THAT ANY BORROW OR DISPOSAL SITES ARE APPROPRIATELY PERMITTED, INCLUDING THE PREPARATION, SUBMITTAL, APPROVAL PROCESSING, AND COMPLIANCE WHICH MAY BE REQUIRED FOR SITES NOT CURRENTLY IN POSSESSION OF AN APPROPRIATE PERMIT.
8. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS IN THE IMPLEMENTATION OF ANY BEST MANAGEMENT PRACTICES IS PROHIBITED.
9. APPROPRIATE CONTROL MEASURES ARE TO BE IMPLEMENTED PRIOR TO INITIAL GRADING AND AS APPROPRIATE PRIOR TO WORKING ANY AREAS NOT PREVIOUSLY DISTURBED. DISTURBANCE OF VEGETATION SHALL BE MINIMIZED AND LIMITED TO ONLY WHAT IS SHOWN ON THE CONSTRUCTION PLANS.
10. THE CONTRACTOR SHALL CAPTURE, CONTAIN, AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING OR WATER JET CUTTING OPERATIONS. THE DISCHARGE OF WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED.
11. THE CONTRACTOR SHALL PROVIDE A DETAILED CONSTRUCTION SCHEDULE. THE SCHEDULE SHALL INCLUDE ALL MAJOR CONSTRUCTION ACTIVITIES, THE INSTALLATION OF TEMPORARY AND PERMANENT BMPS, AND THE REMOVAL OF TEMPORARY ONES.
12. THE CONTRACTOR SHALL SUBMIT A SPILL PREVENTION AND CONTROL PLAN. THE PLAN SHALL IDENTIFY THE MEASURES PROPOSED TO PREVENT THE DISCHARGE OF POLLUTANTS RESULTING FROM SPILLS AND EXPEDITE THE CLEANUP AND PROPER DISPOSAL OF SOILS CONTAMINATED BY CHEMICAL, PETROLEUM OR OTHER HAZARDOUS MATERIALS.
13. EXPOSURE OF SPOIL PILES CREATED DURING UTILITY TRENCHING SHOULD BE MINIMIZED. LOCATION OF SPOIL PILES SHOULD BE ON THE UPHILL SIDE OF THE TRENCH AND OUT OF THE WAY OF VISIBLE DRAINAGE PATHS.
14. STOCKPILES AND AREAS DISTURBED BY GRADING OPERATIONS SHALL BE STABILIZED FROM WIND AND WATER EROSION THROUGH THE USE OF APPROPRIATE BMPS. SUCH BMPS SHALL BE APPLIED AT TIMES AND FREQUENCIES IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS. SAID STABILIZATION PRACTICES SHALL BE APPLIED PER MANUFACTURER AND/OR SUPPLIER RECOMMENDATIONS AND SHALL INSTALLED BY AN APPROVED METHOD SUITABLE FOR THE TYPE OF PRODUCT USED.
15. CONSTRUCTION MACHINERY AND VEHICLE STAGING, MAINTENANCE, AND FUELING SHALL TAKE PLACE IN A SITE STAGING AREA. THIS AREA IS REQUIRED TO HAVE SPILL KITS AND/OR OTHER SPILL PROTECTION DEVICES. ABSORBENT SPILL CLEAN-UP MATERIALS SHALL BE AVAILABLE IN SITE STAGING AREA AND SHALL BE DISPOSED OF PROPERLY AFTER USE. THE CONTRACTOR SHALL PROPERLY DISPOSE OF USED OILS, FLUIDS, LUBRICANTS, AND SPILL CLEAN-UP MATERIALS.
16. THE CONTRACTOR SHALL HAVE ON SITE THE MEANS TO QUICKLY AND UNIFORMLY SPRAY WATER ON EXPOSED SOILS TO MITIGATE WIND EROSION AND FUGITIVE DUST POLLUTION. ANY GENERATION OF RUNOFF WATER USED AS A DUST SUPPRESSANT SHALL BE AVOIDED.
17. THE STORMWATER MANAGEMENT PLAN IS COMPRISED OF ALL THE SITE MAPS/PLANS AND THE REPORT/NARRATIVE. THE SITE MAPS/PLANS ARE NOT COMPLETE WITHOUT THE REPORT/NARRATIVE.

EC-6 Rolled Erosion Control Products (RECP)

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF ECB.
   - TYPE OF ECB (SC250, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
   - ANY A, B, OR SLOPE PHASE TO EACH TYPE OF ECB.
2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR BLANKETS ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
3. IN AREAS WHERE ECBS ARE SHOWN ON THE PLANS, THE PERIMETER SHALL PLACE TOPSOIL AND REMOVE ROCK, GRADING, DEBRIS PREPARATION, AND SEEDING AND MULCHING BEFORE SHALL BE SMOOTH AND FREE FROM ANY CLODS OR ROCKS LARGER THAN 1" IN ANY DIRECTION WITH NO VOIDS OR SPACE UNDER THE BLANKET.
4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBS TOGETHER (LONGITUDINALLY AND TRANSVERSELY). FOR ALL ECBS EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBS.
7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBS TOGETHER FOR ECBS ON SLOPES.
8. MATERIAL SPECIFICATIONS OF ECBS SHALL CONFORM TO TABLE ECB-1.
9. ANY AREAS OF RILLING AND GULLYING DISTURBED IN THE PROCESS OF INSTALLING ECBS SHALL BE RESEEDED AND MULCHED.
10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL SHOW IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB-1 ECB MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING*
STRAW	-	100%	-	DOUBLE/ NATURAL
STRAW-COCONUT	30% MIN	70% MIN	-	DOUBLE/ NATURAL
COCONUT	100%	-	-	DOUBLE/ NATURAL
EXCELSIOR	-	-	100%	DOUBLE/ NATURAL

*ECBS WITH DOUBLE/NATURAL NETTING ARE RECOMMENDED FOR AREAS OF CONCENTRATED FLOWS. ECBS WITH NETTING ON BOTTOM OF ROLL ARE RECOMMENDED FOR AREAS WITH SHEET FLOW.

Rolled Erosion Control Products (RECP) EC-6

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. INSPECT ECBS EACH WEEKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF ECBS SHOULD BE PROACTIVE, NOT REACTIVE. NOTIFY ECBS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN ECBS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE INCORPORATED SUCCESSFULLY.
3. WHERE ECBS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ECBS SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
5. ANY ECB DAMAGED OVER 100% OR REMAINING EXPOSED SHALL BE REMOVED OR MANUFACTURER ANY SUBGRADE AREAS BELOW THE DEGRADED THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

NOTE: MANY JURISDICTIONS HAVE THEIR DETAILS THAT VARY FROM USED STANDARD DETAILS THROUGHOUT THIS MANUAL. IT IS RECOMMENDED AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

DETAILS SHOWN FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN MANUAL

DOLLAR GENERAL FIRESTONE	
EROSION CONTROL DETAILS	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----

SHEET 10 OF 23

Know what's below. Call before you dig. CALL 811 WWW.CALL811.COM UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987

No.	Description:	Date:
1	INITIAL SUBMITTAL	2020-04-21
2	SECOND SUBMITTAL	2020-06-17
3	THIRD SUBMITTAL	2020-07-24

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
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Aurora, Colorado 80014
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engineeringservice@esc.com

EROSION CONTROL DETAILS
DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
SITUATED IN THE SW1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DORSEY DEVELOPMENT COMPANIES, LLC
1624 MARKET STREET, SUITE 202
DENVER, COLORADO 80202-7519
ATTN: PAUL DORSEY

FOR REVIEW ONLY NOT FOR CONSTRUCTION

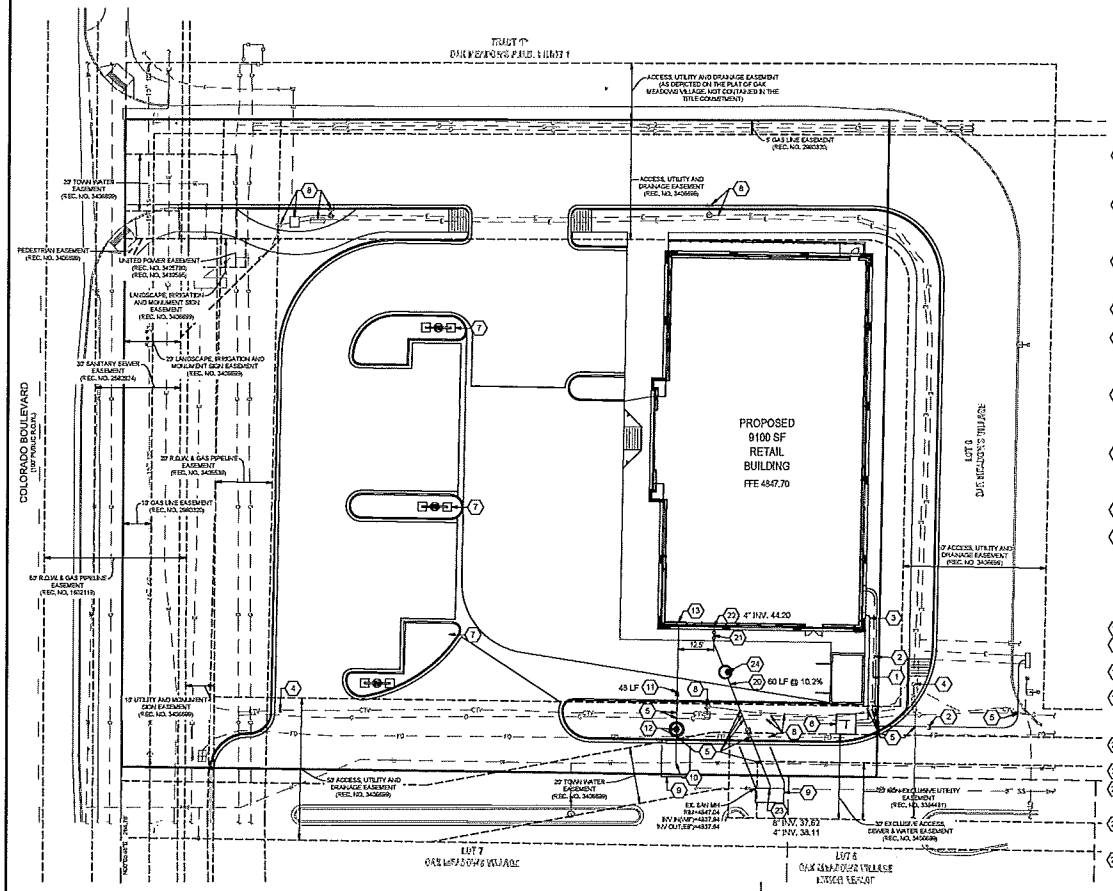
Designed by: CMA	Engineer Initials: E-20-009
Drawn by: CMA	Date: 2020-06-17
Checked by: CMA	Scale: Horiz: N/A Vert: N/A
Drawing No.	10 OF 23

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 11 OF 23



LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING OR PROPOSED EASEMENT

UTILITY PLAN KEYED NOTES

1. ANTICIPATED ALIGNMENT OF TELECOMMUNICATIONS SERVICE. CONTRACTOR TO VERIFY EXACT LOCATIONS AND SIZES OF SERVICE LINES PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AS REQUIRED BY THE UTILITY PROVIDER.
2. ANTICIPATED ALIGNMENT OF ELECTRIC SERVICE. CONTRACTOR TO VERIFY EXACT LOCATIONS AND SIZES OF SERVICE LINES AND TRANSFORMER PRIOR TO INSTALLATION OF ANY UTILITIES, TRANSFORMER PAD, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AS REQUIRED BY THE UTILITY PROVIDER.
3. ANTICIPATED ALIGNMENT OF GAS SERVICE. CONTRACTOR TO VERIFY EXACT LOCATIONS AND SIZES OF SERVICE LINES AND TRANSFORMER PRIOR TO INSTALLATION OF ANY UTILITIES, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AS REQUIRED BY THE UTILITY PROVIDER.
4. COORDINATE WITH UTILITY PROVIDER FOR RELOCATION OF CABLE TV PEDESTAL.
5. CAUTION - UTILITY CROSSING! CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF CROSSING UTILITIES PRIOR TO CONSTRUCTION AND PROVIDE ADEQUATE CLEARANCES BETWEEN EXISTING/PROPOSED UTILITY INSTALLATIONS. CONTRACTOR TO CONFIRM INVERTS AND UTILITY PROVIDER ALLOWABLE CLEARANCES PRIOR TO INSTALLATION.
6. PROPOSED LOCATION OF TRANSFORMER PAD (IF NECESSARY). CONTRACTOR SHALL VERIFY EXACT LOCATION AND SIZE WITH UTILITY PROVIDER PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD AND CONDUIT AS REQUIRED BY THE UTILITY PROVIDER. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE UTILITY PROVIDER.
7. INSTALL LIGHT POLE BASE AND FIXTURE. CONTRACTOR TO PROVIDE AND INSTALL CONDUITS, PULL BOXES, AND WIRING FOR SITE LIGHTING. TYPICAL REFERENCE SITE ELECTRIC PLANS FOR SIZING, RUN TERMINUS, AND OTHER WIRING REQUIREMENTS. SEE BUILDING PLANS FOR LIGHT POLE FOUNDATION. SEE PHOTOMETRIC PLAN FOR LIGHTS.
8. EXISTING UTILITIES IN EASEMENTS AND RIGHT-OF-WAY TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
9. SAWCUT, REMOVE, AND REPLACE THE EXISTING PAVING AND CURB WITHIN THE EXISTING PRIVATE DRIVE TO THE MINIMUM EXTENT NECESSARY FOR PROPOSED UTILITY INSTALLATION. REPLACE/PATCH BACK WITH FULL DEPTH "HEAVY DUTY TRAFFIC/DRIVE LANES" ASPHALT SECTION PER THE GEOTECHNICAL REPORT RECOMMENDATIONS OR MATCHING TO THE EXISTING SECTION DEPTH (ASPHALT PLUS BASE COURSE), WHICHEVER IS GREATER. RE DETAIL SS4 ON SHEET 13.

WATER KEYED NOTES

10. INSTALL 3/4" TAPPING SADDLE AND CORPORATION STOP ON 8" WATER MAIN.
11. INSTALL 3/4" TYPE K COPPER DOMESTIC WATER SERVICE, LENGTH AS SHOWN ON PLAN. RE: DETAILS W8 AND W28 ON SHEETS 12 AND 13.
12. INSTALL 3/4" CURB STOP AND OUTSIDE DOMESTIC METER SET. RE: DETAILS W9, W17, AND W38 ON SHEETS 12 AND 13.
13. REFER TO PLUMBING PLANS FOR CONTINUATION OF DOMESTIC SERVICE WITHIN THE BUILDING SPACE.

SANITARY SEWER KEYED NOTES

20. INSTALL 4-INCH DIAMETER D3034 SDR-35 PVC SANITARY SEWER LINE, LENGTH AND SLOPE SHOWN ON PLAN. RE: DETAIL SS4 ON SHEET 13.
21. INSTALL 4" TWO-WAY CLEANOUT. RE: DETAIL A ON SHEET 13.
22. REFER TO PLUMBING PLANS FOR CONTINUATION OF THE DOMESTIC EFFLUENT SERVICE LINE WITHIN THE BUILDING SPACE. FLOWLINE SHOWN ON PLAN AT BUILDING INTERFACE.
23. INSTALL 4"X8" TAPPING SADDLE ON EXISTING MAIN, DOWNSTREAM INVERTS AND SLOPE ARE UNKNOWN. ADJUST INVERT AND SLOPE OF THE SERVICE LINE AS NECESSARY
24. INSTALL 4-FOOT ST. VRAIN SANITATION DISTRICT MONITORING MANHOLE. RE DETAILS 15 AND 16 ON SHEETS 13.

UTILITY PLAN GENERAL NOTES

1. REFER TO SHEET 2 FOR ADDITIONAL PROJECT GENERAL NOTES.
2. WHEN IT IS NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSINGS, A MINIMUM CLEARANCE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
3. COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES STANDARDS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION. THE CONTRACTOR SHALL SUBMIT COMPACTION TEST RESULTS TO THE GOVERNING AUTHORITY IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S CRITERIA.
4. ALL WATER LINES SHALL HAVE A MINIMUM COVER IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF UTILITY ENTRANCES.
6. WATERLINES SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.
7. SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.
8. ALL WATER, STORM SEWER, AND SANITARY SEWER MAIN AND SERVICE LINES SHALL BE BEDDED IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.
9. LENGTHS OF PIPE SHOWN ARE THE HORIZONTAL DISTANCE FROM CENTERLINE TO CENTERLINE OF FITTING, BEND, MANHOLE AND/OR INLET. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE.
10. CONTRACTOR SHALL INSTALL CORROSION PROTECTION ON FERROUS METAL WATER LINES AND FITTINGS INSTALLED IN CORROSIVE SOILS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION AND IN ACCORDANCE WITH GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.
11. ALL CONCRETE STRUCTURES AND APPURTENANCES USED IN CONJUNCTION WITH UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH THE MATERIAL SPECIFICATIONS OF THE GOVERNING AUTHORITY.
12. THE CONTRACTOR IS RESPONSIBLE TO COORDINATE AND PROVIDE SLEEVING OR OTHER IMPROVEMENTS AS NECESSARY FOR UTILITY PENETRATIONS THROUGH THE FOUNDATION WALLS AND SLAB IN ACCORDANCE WITH THE STRUCTURAL PLANS, MEP PLANS, AND APPLICABLE BUILDING AND PLUMBING/UTILITY CODE(S).
13. THE CONTRACTOR SHALL COORDINATE THE EXACT ALIGNMENT, CONNECTION POINT, AND BUILDING ENTRY LOCATION FOR TELEPHONE, DATA, ELECTRIC, CABLE, GAS, AND OTHER DRY UTILITY SERVICES WITH THE UTILITY PROVIDER AND MEP PLANS PRIOR TO CONSTRUCTION, AND INSTALL NECESSARY APPURTENANCES.

DRY UTILITY NOTE

PRIOR TO CONSTRUCTION - CONTRACTOR TO VERIFY THE EXACT SIZE, ALIGNMENT, AND CONNECTION POINTS WITH THE DRY UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PROVISION AND INSTALLATIONS REQUIRED OF ALL DRY UTILITY APPURTENANCES (INCLUDING, BUT NOT LIMITED TO, TRENCHING, CONDUITS, PULL BOXES, ETC.) REQUIRED FOR SERVICE CONNECTION THAT ARE NOT INCLUDED IN THE UTILITY PROVIDER'S SCOPE.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, SIZE, NUMBER, AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MEASUREMENTS TAKEN IN THE FIELD AND RECORDS OF THE VARIOUS UTILITY COMPANIES. THIS INFORMATION IS NOT TO BE RELIED ON TO BE COMPLETE OR EXACT. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST UTILITIES BE LOCATED AND MARKED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

LEGAL DESCRIPTION

LOT 8, OAK MEADOWS VILLAGE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN STATE PLANE BEARING OF S89°11'26"E.

BENCHMARK

BM 25 - MARKED "X" ON THE NORTH END OF HEADWALL AT NORTHWEST CORNER OF INTERSECTION OF FIRESTONE BOULEVARD AND COLORADO BOULEVARD.
ELEVATION = 4848.265 FEET (NGVD 1929 DATUM)

2 12 30
0 6 20 40
Scale: 1" = 20'

DOLLAR GENERAL FIRESTONE	
UTILITY PLAN	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----
	SHEET 11 OF 23

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No.	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
14190 East Evans Avenue
Aurora, Colorado 80014
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F 303.337.7481
T/F 1.877.273.0659
engineeringservicesco.com

UTILITY PLAN
DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DORSEY DEVELOPMENT COMPANIES, LLC
3500 18TH STREET, BOULDER, SUITE 200
METAIRIE, LOUISIANA 70002-7215
ATTN: PAUL DORSEY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Designed by: CMA	Project No.: E-20-008
Drawn by: CMA	Date: 2020-06-17
Checked by: CMA	Scale: Hor. 1"=20' Ver. N/A

11 OF 23

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE
LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 12 OF 23

GENERAL NOTES — WATER

GENERAL NOTES – WATER

1. AT ALL POINTS OF CONNECTION OF NEW WATER MAINS TO EXISTING MAINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING AND VERIFYING LOCATION OF THE EXISTING LINES PRIOR TO ANY CONSTRUCTION.
2. EXCEPT IN CASE OF AN EMERGENCY, VALVES ON THE TOWN OF FIRESTONE WATER SYSTEM SHALL BE OPERATED BY OR UNDER THE DIRECTION OF THE APPROPRIATE TOWN PERSONNEL. THE CONTRACTOR SHALL GIVE THE TOWN ENGINEERING STAFF 48 HOURS NOTICE TO ARRANGE FOR OPERATING VALVES. BOTH THE CONTRACTOR AND THE APPROPRIATE TOWN PERSONNEL SHALL BE PRESENT WHEN THE VALVES ARE OPERATED.
3. WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. WHEN A TEN (10) FOOT SEPARATION IS NOT PROVIDED OR WHEN SEWER LINES CROSS WATER LINES WITH LESS THAN ONE AND ONE-HALF (1½) FEET OF VERTICAL SEPARATION, SEWER LINE JOINTS SHALL BE CONCRETE ENCASED. FOR PERPENDICULAR CROSSINGS, ENCASED JOINTS SHALL EXTEND TEN (10) FEET, PERPENDICULAR TO THE WATER LINE IN BOTH DIRECTIONS.
4. ALL WATER LINES SHALL HAVE A MINIMUM OF FOUR AND ONE-HALF (4½) FEET OF COVER AND BE LOCATED A MINIMUM OF TEN (10) FEET FROM THE SANITARY SEWER AND THREE (3) FEET FROM THE EDGE OF CONCRETE CURB AND GUTTER PAN.
5. CHANGES IN DIRECTION OF WATERLINE PIPE SHALL REQUIRE BENDS IN ALL INSTANCES. AXIAL DEFLECTION AT THE JOINTS SHALL NOT BE ALLOWED.
6. WHEN IT IS NECESSARY TO DEPRESS WATER LINES AT UTILITY CROSSINGS, A MINIMUM CLEARANCE OF ONE AND ONE-HALF (1-1/2) FEET SHALL BE MAINTAINED BETWEEN OUTSIDES OF PIPE.
7. DISTANCES FOR WATER LINES ARE THE HORIZONTAL DISTANCE BETWEEN THE CENTERS OF THE FITTINGS. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
8. ALL WATER LINE VALVES SHALL BE SET ADJACENT TO THE TEE, EXCEPT FOR POINTS THAT FALL IN THE FLOW LINE OF A CONCRETE CROSS PAN. IN WHICH CASE, THE VALVE SHALL BE LOCATED SO THAT SURFACE DRAINAGE DOES NOT INFILTRATE THE VALVE BOX. VALVE BOXES SHALL BE SET AT AN ELEVATION IN ACCORDANCE WITH TOWN PAVING REQUIREMENTS.

STANDARDS AND SPECIFICATIONS — 1/2020 — PAGE 1 OF 4

GENERAL NOTES — WATER

9. ALL WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC) PRESSURE PIPE UNLESS SPECIFIED OTHERWISE. NOMINAL PVC PIPE SIZES 8-INCH THROUGH 12-INCH SHALL CONFORM TO ALL REQUIREMENTS OF AWWA STANDARD C-900, PRESSURE CLASS 150 (DR18) NOMINAL PVC PIPE SIZES 16-INCH THROUGH 24-INCH SHALL CONFORM TO ALL REQUIREMENTS OF AWWA STANDARD C-905, PRESSURE CLASS 165 (DR25). ALL PVC PIPES SHALL HAVE OUTSIDE DIAMETERS EQUIVALENT TO CAST IRON PIPE.
10. FIRE HYDRANT ASSEMBLY INCLUDES THE FIRE HYDRANT, SIX (6) INCH VALVE, AND SIX (6) INCH PIPE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE TOWN STANDARDS AND SPECIFICATIONS.
11. ALL FITTINGS SHALL BE MADE FROM DUCTILE IRON, FURNISHED WITH MECHANICAL JOINT ENDS OR INTEGRAL RESTRAINED JOINTS, AND SHALL HAVE A PRESSURE RATING OF 350 PSI.
12. POLYETHYLENE WRAPPING SHALL BE INSTALLED AROUND ALL DUCTILE IRON PIPES, FITTINGS, VALVES, FIRE HYDRANT BARRELS AND ROD AND CLAMPS. THE POLYETHYLENE SHALL HAVE A MINIMUM THICKNESS OF EIGHT (8) MILS, IN ACCORDANCE WITH AWWA STANDARD C-105.
13. ALL WATER LINE PIPE SHALL BE PROVIDED WITH A MINIMUM GAGE SIZE OF 12 SINGLE STRAND INSULATED COPPER WIRE. SPLICES IN TRACER WIRE SHALL BE CAPPED IN WATER PROOF GEL CAP TYPE CONNECTORS SUITED FOR DIRECT BURY APPLICATION (3M TYPE DBY-6 LOW VOLTAGE OR EQUAL). WIRE SHALL BE ATTACHED TO TOP OF WATER LINE WITH 2-INCH WIDE PVC TAPE @ 5-FT INTERVALS ALONG PIPE. TRACER WIRE SHALL EXTEND TO THE SURFACE AND BE COILED IN A LOCATE BOX AT THE BACKSIDE OF EITHER EACH FIRE HYDRANT OR VALVE. UNDER THE SUPERVISION OF TOWN ENGINEERING STAFF, TEST SHALL BE MADE BY THE CONTRACTOR @ THE COMPLETION OF CONSTRUCTION TO INSURE THAT THE TRACER WIRES CARRY A CONTINUOUS CURRENT BETWEEN ALL ACCESS POINTS.
14. WARNING TAPE SHALL BE INSTALLED 12" MINIMUM AND 18" MAXIMUM ABOVE WATER PIPE.
15. BEDDING MATERIAL SHALL CONFORM TO TOWN STANDARDS AND SPECIFICATIONS.
16. VALVES SHALL OPEN COUNTER CLOCKWISE. VALVES 12-INCH AND SMALLER SHALL BE RESILIENT SEAT GATE VALVES. LARGER VALVES SHALL BE BUTTERFLY VALVES.
17. VALVE BOXES SHALL BE RAISED TO ONE-FOURTH (1/4) INCH BELOW GRADE AFTER COMPLETION OF SURFACE PAVING OR FINAL GRADING.

STANDARDS AND SPECIFICATIONS — 1/2020 — PAGE 2 OF 4

GENERAL NOTES — WATER

VALVE BOXES IN NON-PAVED AREAS SHALL HAVE A CONCRETE COLLAR AROUND THE VALVE LID IN ACCORDANCE WITH THE DETAIL.

18. ALL SERVICE LINE TAPS SHALL HAVE DOUBLE STRAP BRASS TAPPING SADDLES. (ROMAC 202B OR APPROVED EQUAL).
19. ALL RESIDENTIAL WATER TAPS SHALL BE FIVE-EIGHTS (5/8) INCH OR AS REQUIRED BY THE CURRENT BUILDING CODE.
20. ALL WATER SERVICE LATERALS SHALL EXTEND FIVE (5) FEET BEYOND RIGHT OF WAY OR UTILITY EASEMENTS, WHICHEVER IS GREATER. THE ENDS SHALL BE MARKED BY A BLUE PAINTED WOOD POST UNTIL CURB AND GUTTER IS IN PLACE. WHEN CURB AND GUTTER IS IN PLACE THE LATERALS SHALL BE MARKED ON THE CONCRETE CURB FACE WITH A "V" or "W".
21. CONCRETE THRUST BLOCKS AND/OR "MEGA-LUG" MECHANICAL RESTRAINTS ARE REQUIRED AT ALL MECHANICAL FITTINGS. THRUST BLOCKS MAY NOT BE REQUIRED IF PIPE RESTRAINT IS PROVIDED IN ACCORDANCE WITH RESTRAINED PIPE DETAIL.
22. NO WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY TOWN ENGINEERING STAFF.
23. ONLY ONE CONNECTION TO THE EXISTING WATER DISTRIBUTION SYSTEM SHALL BE MADE UNTIL ALL HYDROSTATIC TESTING, CHLORINATION AND FLUSHING HAS BEEN COMPLETED.
24. DISINFECTION AND HYDROSTATIC TESTING SHALL BE DONE IN THE PRESENCE OF A TOWN ENGINEERING STAFF. CONTACT THE TOWN ENGINEERING DIVISION FORTY-EIGHT (48) HOURS PRIOR TO DISINFECTING AND/OR TESTING.
25. DISINFECTION AND FLUSHING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF HEALTH AND THE PROCEDURE SET FORTH IN AWWA C651, "STANDARD FOR DISINFECTING WATER MAINS". THE CHLORINATION OF THE WATER LINE SHALL BE PERFORMED PRIOR TO THE HYDROSTATIC TESTING. ALL VALVES, FIRE HYDRANTS AND OTHER APPURTANCES SHALL BE OPERATED WHILE PIPELINE IS FILLED WITH THE CHLORINATING AGENT TO INSURE THAT HIGH CHLORINE CONTACT IS MADE WITH ALL INTERNAL SURFACES.
26. TWO TWENTY-FOUR (24) HOUR BACTERIOLOGICAL TESTS, FROM MULTIPLE POINTS TO BE DETERMINED BY THE TOWN ENGINEER, FOR TOTAL COLI-FORM BACTERIA SHALL BE PERFORMED BY THE TOWN A

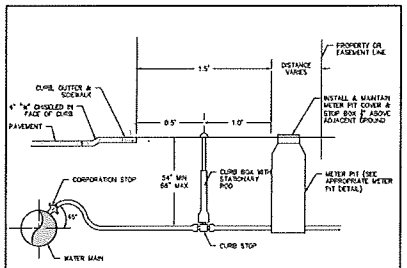
STANDARDS AND SPECIFICATIONS — 1/2020 — PAGE 3 OF 4

GENERAL NOTES — WATER

MINIMUM OF 24 HOURS APART. IF EITHER OF THESE TESTS FAIL, THE LINE SHALL BE RE-CHLORINATED, RE-FLUSHED AND THEN RETESTED. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR REIMBURSING THE TOWN FOR ALL COSTS ASSOCIATED WITH THE WATER QUALITY TESTING.

27. ALL WATER LINES SHALL BE HYDROSTATIC TESTED. PRESSURE AND LEAKAGE TESTS SHALL BE CONDUCTED ACCORDING TO THE APPLICABLE SECTIONS OF AWWA C600/605 TO A MINIMUM PRESSURE OF ONE HUNDRED AND FIFTY (150) POUNDS PER SQUARE (PSI) INCH AT THE LOW POINT OF THE SECTION BEING TESTED FOR THE DURATION OF TWO (2) HOURS. THE MAXIMUM LENGTH OF LINE TO BE TESTED SHALL BE ONE THOUSAND (1,000) FEET. ALL JOINTS IN CONNECTIONS ARE TO BE WATERTIGHT. WITHIN TOLERANCES ALLOWED BY THE SPECIFICATIONS IN AWWA C600/605. ANY LEAKAGE THAT IS DISCOVERED BY OBSERVATION OR TESTS SHALL BE LOCATED AND MADE WATERTIGHT BY THE CONTRACTOR. PRESSURE AND LEAKAGE TESTS SHALL NOT BE CONDUCTED UNTIL THE LINE HAS PASSED ALL REQUIRED DISINFECTION TESTS.
28. INITIAL ACCEPTANCE OF THE NEW WATER LINES ARE CONTINGENT UPON RECEIVING COPIES OF:
    - A. WATER TRENCH COMPACTION TEST RESULTS
    - B. HYDRO STATIC TESTING OF 100% OF THE SYSTEM
    - C. HEALTH DEPARTMENT TESTS. (CHLORINE AND/OR CLEAR WATER AS REQUIRED)
29. ALL METER PITS AND CURB STOPS SHALL BE PROTECTED AT THE TIME OF INSTALLATION WITH A MINIMUM OF THREE (3) T-POSTS AND ORANGE SAFETY FENCE. THE T-POST AND SAFETY FENCE SHALL REMAIN IN PLACE AND IN GOOD CONDITION UNTIL THE LANDSCAPING IS INSTALLED.
30. ALL WATER VAULTS SHALL BE WATER TIGHT. CONTRACTOR SHALL SEAL VAULTS TO ENSURE SURFACE WATER DOES NOT INFILTRATE INTO THE VAULTS. VAULT LIDS SHALL BE PLACED TO ENSURE THAT SURFACE WATER DOES NOT FLOW INTO THE VAULTS.

STANDARDS AND SPECIFICATIONS — 1/2020 — PAGE 4 OF 4

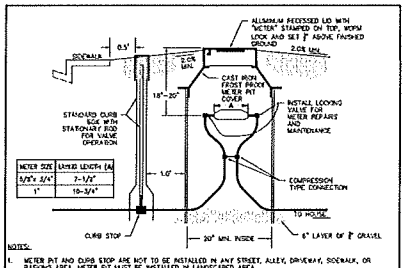


NOTES:

1. FOR 5/8-INCH THROUGH 1-INCH SERVICES, USE SADDLE TAP.
2. FOR 1 1/2-INCH AND 2-INCH SERVICES, INSTALL WITH SADDLE TAP AND CORPORATION STOP AT TIME OF CONSTRUCTION.
3. LOCATION OF CURB BOX AND METER PIT SHALL BE ACCORDING TO APPROVED UTILITY DRAWINGS.
4. TOWN'S RESPONSIBILITY FOR MAINTENANCE SHALL BE THE WATER MAIN, CORPORATION STOP, CURB STOP, SERVICE PIPING UP TO AND INCLUDING THE METER PIT. OWNER'S RESPONSIBILITY SHALL BE FROM THE METER PIT TO THE BUILDING.
5. NO COUPLINGS SHALL BE ALLOWED BETWEEN CURB STOP AND METER SETTER.
6. SERVICE SHALL BE TYPE K COPPER FROM CORPORATION STOP TO 5-FEET PAST METER PIT (MINIMUM).

WATER SERVICE DETAIL

FIRESTONE COLORADO	WATER CONSTRUCTION DRAWINGS	BY: JME	DRAWING: W8
		SCALE: NTS	
		DATE: 1/2020	



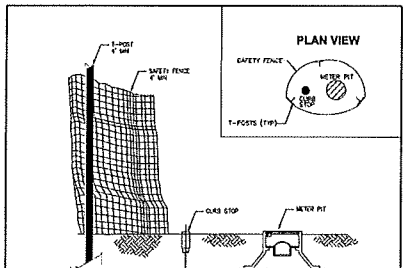
METER SIZE	LAYING LENGTH (A)
5/8" x 3/4"	7-1/2"
1"	10-3/4"

NOTES:

1. METER PIT AND CURB STOP ARE NOT TO BE INSTALLED IN ANY STREET, ALLEY, DRIVEWAY, SIDEWALK, OR PARKING AREA. METER PIT MUST BE INSTALLED IN LANDSCAPED AREA.
2. NO SHRUBS, BOULDERS, RETAINING WALLS, CONCRETE, PAVERS OR OTHER LANDSCAPING FEATURES SHALL BE INSTALLED WITHIN 5' OF THE METER PIT. NO TREES SHALL BE INSTALLED WITHIN 10' OF THE METER PIT. IF LANDSCAPING CHANGES THE GRADE AROUND THE METER PIT THE OWNER SHALL BE REQUIRED TO ADJUST THE METER PIT COVER TO BE 1/2" ABOVE THE FINISHED GRADE AND ENSURE POSITIVE DRAINAGE AWAY FROM THE METER PIT IN ALL DIRECTIONS.
3. THE TOWN SHALL PROVIDE THE METER, SETTER AND PIT. NOTIFY THE PUBLIC WORKS DEPARTMENT ONE WEEK IN ADVANCE OF INSTALLATION SO THAT THE UNITS CAN BE ORDERED IF THERE ARE NONE IN STOCK. THE TOWN SHALL INSTALL THE METER.
4. RESIDENTIAL METER PITS SHALL BE INSTALLED DURING CONSTRUCTION OF THE HOME TO ENSURE PROPER LOCATION AND PREVENT DAMAGE DURING THE TIME THE INFRASTRUCTURE IS BEING COMPLETED AND THE HOME IS BUILT.
5. METER PITS FOR COMMERCIAL BUILDINGS OR OTHER APPLICATIONS REQUIRING LARGER METERS WILL BE OF A SIMILAR DESIGN. DETAILS FOR LARGER METERS SHALL BE DISCUSSED ON A CASE BY CASE BASIS WITH THE TOWN BEFORE INSTALLATION.
6. EXTENSIONS AND OFF GRADE EXTENSIONS SHALL BE INSERTED BETWEEN THE BOWL AND TOP RING TO PUT LID TO GRADE.
7. NO CONNECTIONS OR CHANGES IN PIPE DIAMETER SHALL BE MADE IN THE METER PIT OR IN THE DISTANCE OF FIVE FEET BEYOND THE METER PIT WALL ON THE OUTLET SIDE.
8. LAWN SPRINKLER CONNECTIONS SHALL BE A MINIMUM OF FIVE FEET FROM THE METER PIT WALL ON THE OUTLET SIDE.
9. ANY VARIATION OR DEVIATION FROM THIS STANDARD REQUIRES APPROVAL PRIOR TO INSTALLATION FROM THE TOWN ENGINEER.

5/8IN - 1IN WATER METER DETAIL

FIRESTONE COLORADO	WATER CONSTRUCTION DRAWINGS	BY: JME	DRAWING: W9
		SCALE: NTS	
		DATE: 1/2020	



NOTE:

ALL METER PITS AND CURB STOPS SHALL BE PROTECTED AT THE TIME OF INSTALLATION WITH A MINIMUM OF 3-T POSTS AND ORANGE SAFETY FENCE. THE T-POSTS AND SAFETY FENCE SHALL REMAIN IN PLACE AND IN GOOD CONDITION UNTIL THE LANDSCAPING IS INSTALLED.

METER PIT AND CURB STOP PROTECTION

FIRESTONE COLORADO	WATER CONSTRUCTION DRAWINGS	BY: JME	DRAWING: W17
		SCALE: NTS	
		DATE: 1/2020	

DOLLAR GENERAL FIRESTONE	
UTILITY DETAILS	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----

SHEET 12 OF 23

Know what's below. Call before you dig. CALL 811 WWW.CALL811.COM UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987

No.	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1984
engineering@escweb.com
14193 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

UTILITY DETAILS
DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DORSEY DEVELOPMENT COMPANIES, LLC
3500 N. CAUSEWAY BLVD. (SUITE 200)
METAIRIE, LOUISIANA 70002-7715
ATTN: PAUL DORSEY

FOR REVIEW ONLY NOT FOR CONSTRUCTION

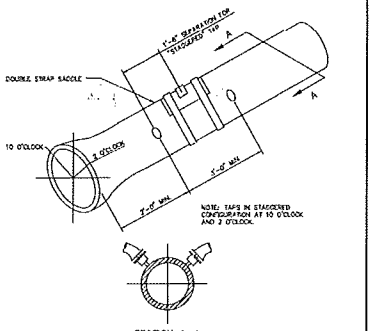
Designed by: CMA	Engineering No.: F-20-008	
Drawn by: CMA	Date: 2020-06-17	
Checked by: CMA	Horiz. Scale: N/A Vert. Scale: N/A	

12 OF 23

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE
LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 13 OF 23



NOTE:

SERVICE TAP – WATER SERVICE TAP SHALL BE MADE AT EITHER THE 2 O'CLOCK OR THE 10 O'CLOCK POSITION ON THE CIRCUMFERENCE OF A WATER MAIN. THE MINIMUM DISTANCE BETWEEN A TAP MADE AT THE 2 O'CLOCK POSITION AND THE ONE MADE A THE 10 O'CLOCK POSITION SHALL BE 19" MEASURED ALONG THE PIPE. THE MINIMUM DISTANCE BETWEEN SUCCESSIVE TAPS MADE EITHER AT THE 2 O'CLOCK OR THE 10 O'CLOCK POSITION SHALL BE 3'. THE MINIMUM DISTANCE FROM EITHER THE BELL OR SPIGOT END OF A PIPE TO TAP SHALL BE 3'. A MAXIMUM OF 4 WATER SERVICE TAPS SHALL BE ALLOWED PER LENGTH OF PIPE. DOUBLE STRAP SADDLE (ROMAC 202B OR APPROVED EQUAL) SHALL BE USED FOR ALL SERVICE TAPS.

DOMESTIC WATER TAPPING DETAIL

FIRESTONE	WATER CONSTRUCTION DRAWINGS	BY: JME	DRAWING: W28
		SCALE: NTS	
		DATE: 1/2020	

GENERAL METER NOTES

1. LOCATION OF THE METER TO BE ESTABLISHED BY THE DEVELOPMENT ENGINEER.
2. ALL SETTINGS MUST BE INSPECTED BY THE RESIDENT PROJECT REPRESENTATIVE.
3. IF THE STREET OR GROUND IS NOT TO OFFICIAL GRADE AT THE TIME OF INSTALLATION OF THE METER, THE OWNER MUST RAISE OR LOWER THE METER VAULT WHEN THE FINAL GRADE IS ESTABLISHED.
4. LEADED JOINTS AND GALVANIZED PIPING SHALL NOT BE ALLOWED INSIDE THE METER VAULTS.
5. A BYPASS IS TO BE INSTALLED ON 1-1/2" AND LARGER METERS UNLESS OTHERWISE SPECIFIED.
6. THE SERVICE LINE THROUGH AND ON BOTH SIDES OF THE METER PIT MUST BE OF THE SAME MATERIAL.
7. NO CONNECTIONS SHALL BE MADE IN THE METER PIT. SPRINKLER CONNECTIONS MUST BE MADE MORE THAN FIVE (5) FEET FROM THE METER PIT ON THE DOWNSTREAM SIDE.
8. GATE VALVES.
   A. ALL GATE VALVES UNDER 3" FOR USE W/COPPER PIPE SHALL BE ALL BRONZE, R/ MOW-RISING STEMS AND SOLID WEDGE DISC, MANUFACTURED IN ACCORDANCE WITH A.S.T.M. SPEC. B62 AND FEDERAL SPEC. W.W.-V-54 CLASS A, 125PSI W.S.P., 200PSI W.O.G. OR CURB STOPS IN ACCORDANCE WITH AWWA C800 AND M3-23 OF THE MATERIAL SPECIFICATIONS.
   B. ALL GATE VALVES 3" AND LARGER SHALL CONFORM WITH THE TOWN OF FIRESTONE'S STANDARD SPECIFICATIONS.
9. ALL DRESSER (OR APPROVED EQUAL) COUPLINGS SHALL HAVE THE PIPE STOP REMOVED.

WATER METER NOTES

FIRESTONE	WATER CONSTRUCTION DRAWINGS	BY: JME	DRAWING: W38
		SCALE: NTS	
		DATE: 1/2020	

GENERAL NOTES FIRESTONE **SANITARY SEWER**

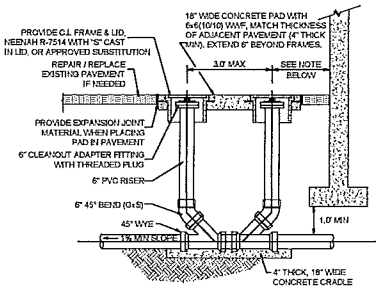
GENERAL NOTES – SANITARY SEWER

1. TOWN OF FIRESTONE SEWER SERVICE IS UNDER THE JURISDICTION OF THE ST. VRAIN SANITATION DISTRICT (SVSD). ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH SVSD STANDARDS AND CRITERIA IN ADDITION TO THE TOWN STANDARDS AND SPECIFICATIONS.
2. MINIMUM VERTICAL SEPARATIONS BETWEEN ALL UTILITY PIPES SHALL BE EIGHTEEN (18) INCHES. IF VERTICAL SEPARATIONS ARE LESS THAN EIGHTEEN (18) INCHES, THE UTILITY PIPES SHALL BE REINFORCED AND PROTECTED AS REQUIRED BY CURRENT TOWN STANDARD SPECIFICATIONS.
3. WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. WHEN A TEN (10) FOOT SEPARATION IS NOT PROVIDED OR WHEN SEWER LINES CROSS WATER LINES WITH LESS THAN ONE AND ONE-HALF (1½) FEET OF VERTICAL SEPARATION, SEWER LINE JOINTS SHALL BE CONCRETE ENCASED. FOR PERPENDICULAR CROSSINGS, ENCASED JOINTS SHALL EXTEND TEN (10) FEET, PERPENDICULAR TO THE WATER LINE IN BOTH DIRECTIONS.
4. ALL SANITARY SEWER SERVICES AND WATER SERVICES ARE TO BE TEN (10) FEET APART.
5. SERVICE LATERALS SHALL EXTEND FIVE (5) FEET BEYOND RIGHTS OF WAY OR UTILITY EASEMENTS, WHICHEVER IS GREATER. THE ENDS SHALL BE MARKED BY A GREEN PAINTED WOOD POST UNTIL CURB AND GUTTER IS IN PLACE. WHEN CURB AND GUTTER IS IN PLACE THE LATERALS SHALL BE MARKED ON THE CONCRETE CURB FACE WITH AN "S" or "A".
6. BEDDING MATERIAL SHALL CONFORM TO SVSD AND TOWN STANDARDS AND SPECIFICATIONS.
7. WARNING TAPE SHALL BE INSTALLED 12" MINIMUM AND 18" MAXIMUM ABOVE SEWER PIPE.
8. PRECAST CONCRETE MANHOLE SECTIONS SHALL BE IN ACCORDANCE WITH ASTM C-478. CAST IRON RING AND COVER SHALL CONFORM TO ASTM A-48.
9. MANHOLES SHALL BE A MINIMUM FOUR (4) FOOT DIAMETER AND CONSTRUCTED PER THE STANDARDS AND SPECIFICATIONS.

STANDARDS AND SPECIFICATIONS 1/2020 **PAGE 1 OF 2**

GENERAL NOTES FIRESTONE **SANITARY SEWER**

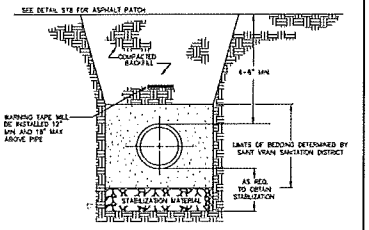
10. MANHOLE RIMS SHALL BE SET AT AN ELEVATION RELATIVE TO THE PAVEMENT, IN ACCORDANCE WITH THE TOWN STANDARDS. WHETHER THE MANHOLE IS AT PAVED OR UNPAVED GRADE. A MINIMUM OF ONE (1) AND A MAXIMUM OF FOUR (4) CONCRETE RINGS SHALL BE USED TO ADJUST THE RIM ELEVATION TO FINAL GRADE. THE MAXIMUM ACCEPTABLE VERTICAL ADJUSTMENT UTILIZING CONCRETE RINGS IS EIGHTEEN (18) INCHES.



NOTES

1. 2-WAY CLEAN-OUTS ARE TYPICALLY INSTALLED 2.0' TO 5.0' JUST OUTSIDE THE BUILDING SERVED, OR, JUST BEYOND A PORCH OR PATIO. COORDINATE LOCATION WITH INSPECTOR PRIOR TO INSTALLATION.
2. A SINGLE, TWO-WAY, CLEAN-OUT FITTING, IF AVAILABLE, MAY BE SUBSTITUTED WITH APPROVAL FROM ENGINEER AND LOCAL AUTHORITIES.

TWO WAY CLEAN OUT (A)
NOT TO SCALE



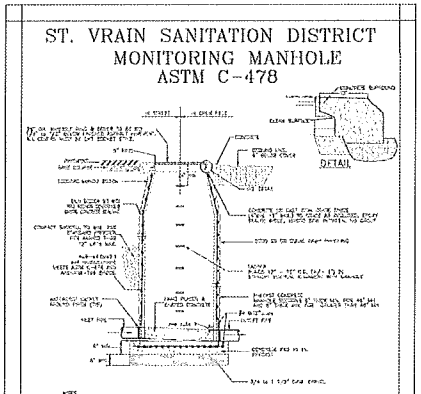
NOTES:

1. COMPACTION SHALL BE AS FOLLOWS: PIPE ZONE BEDDING 6" UNDER AND 12" OVER PIPE WILL REQUIRE 90% S.P.D. TRENCH ZONE ABOVE BEDDING MATERIALS, FULL TRENCH SECTION IN ROADWAY OR STREET R.O.W. LIMITS WILL REQUIRE 95% S.P.D. TRENCH ZONE ABOVE BEDDING MATERIALS, OUTSIDE OF STREET R.O.W. WILL REQUIRE 90% S.P.D.
2. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
3. TRENCH WIDTH SHALL NOT BE MORE THAN 24" NOR LESS THAN 12" WIDER THAN THE LARGEST OUTSIDE DIAMETER OF THE PIPE.

SANITARY SEWER TRENCH DETAIL

FIRESTONE	SANITARY SEWER CONSTRUCTION DRAWINGS	BY: JME	DRAWING: SS4
		SCALE: NTS	
		DATE: 1/2020	

ST. VRAIN SANITATION DISTRICT MONITORING MANHOLE ASTM C-478

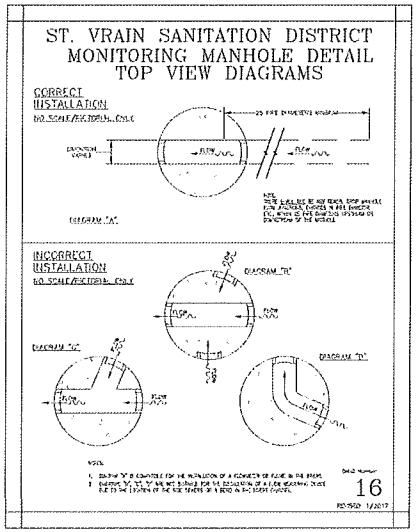


NOTES:

1. MANHOLES SHALL BE MADE MONOLITHIC. NO GROUT ALLOWED EXCEPT AT PIPE PENETRATING MANHOLE EXTERIOR WALL OR BOAT SECTION.
2. SHOP DRAWINGS SHALL BE REQUIRED, AS MORE OF MANUFACTURING TYPE, FOR FINAL INSTALLATION, FITTING, AND SET HEIGHT.
3. MANHOLES SHALL NOT TO BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY OR EASEMENTS WHERE POSSIBLE. THE MANHOLE SHALL BE SITED AND ACCESSIBLE ACCORDING TO DISTRICT SPECIFICATIONS.
4. FOR MANHOLE DEPTHS LESS THAN EIGHT (8) FEET FROM TOP TO TOP OF BENCH, SECTION, BENCH SHALL BE OF MINIMUM 24-INCH PRECAST BASE WITH PRECAST FLAT TOP SECTIONS AND RISERS AS REQUIRED.
5. DESIGN AND LOCATION OF NON-STANDARD MANHOLE SUBJECT TO DISTRICT APPROVAL.
6. PIPE SIZES AND AS-BUILT INVERT ELEVATIONS SHALL BE ENTERED ON THE MANHOLE RECORD SHEET BY THE CONTRACTOR UPON COMPLETION OF EACH MANHOLE.

Detail Number 15
REVISED: 1/2017

ST. VRAIN SANITATION DISTRICT MONITORING MANHOLE DETAIL TOP VIEW DIAGRAMS



Detail Number 16
REVISED: 1/2017

DOLLAR GENERAL FIRESTONE	
UTILITY DETAILS	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----
	SHEET 13 OF 23

Know what's below. Call before you dig. CALL 811 www.colorado811.org 1-800-922-1987

No.:	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
		2020-07-24

ESC ENGINEERING SERVICE COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659
Creative Solutions Since 1994
www.engineeringservicesco.com
engineer@engineeringservicesco.com

UTILITY DETAILS
DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DORSEY DEVELOPMENT COMPANIES, LLC
3500 N. CAUSEWAY BOULEVARD, SUITE 330
METAIRIE, LOUISIANA 70002-7215
ATTN: PAUL DORSEY

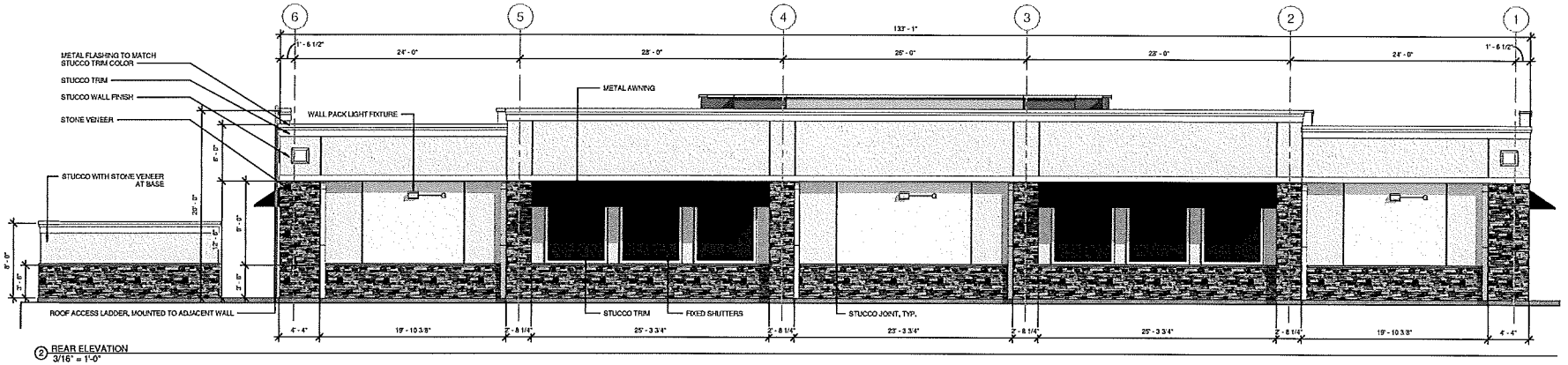
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Designed by:	Engineering Date:
CMA	E-20-002
Drawn by:	Date:
CMA	2020-06-17
Checked by:	Date:
CMA	FINAL APA: N/A
Drawing No.	
13 OF 23	

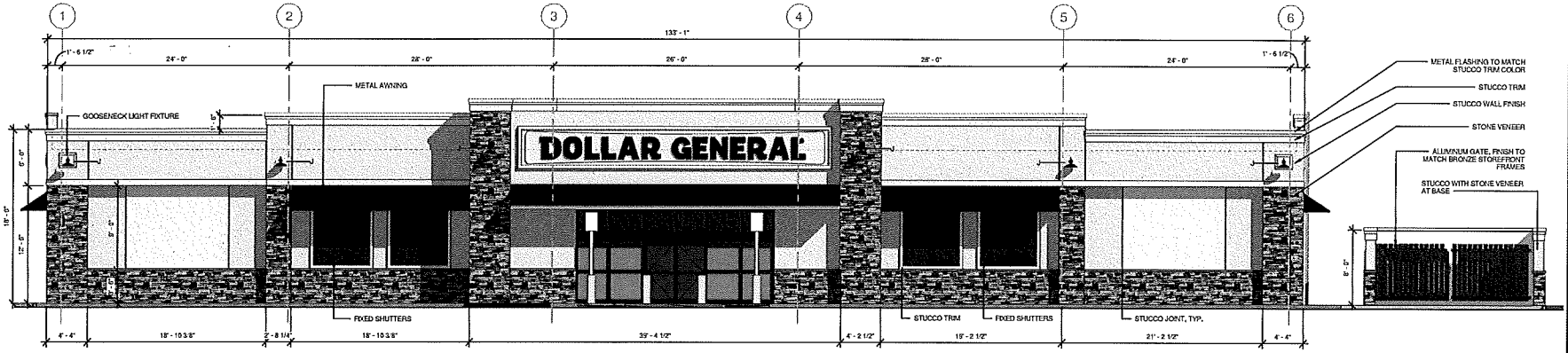
FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE
LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

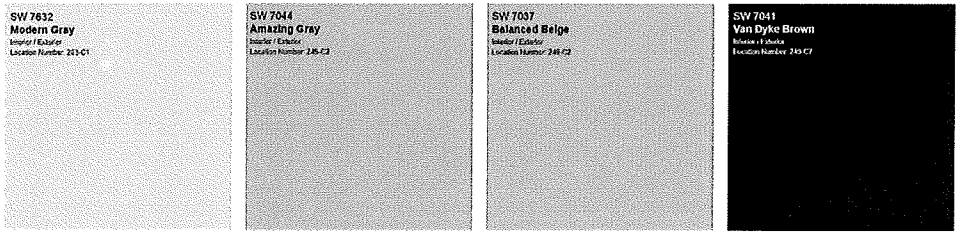
SHEET 14 OF 23



② REAR ELEVATION
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"



③ Color Samples
NOT TO SCALE

DOLLAR GENERAL FIRESTONE	
ARCHITECTURAL ELEVATIONS	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----

SHEET 14 OF 23

DORSEY DEVELOPMENT COMPANIES, LLC
6501 E. GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
ATTN: PAUL DORSEY

No.	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
5430 East Evans Avenue
Aurora, Colorado 80014
engineeringservice.com
P 303.337.1393
F 303.337.7401

ARCHITECTURAL ELEVATIONS

DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

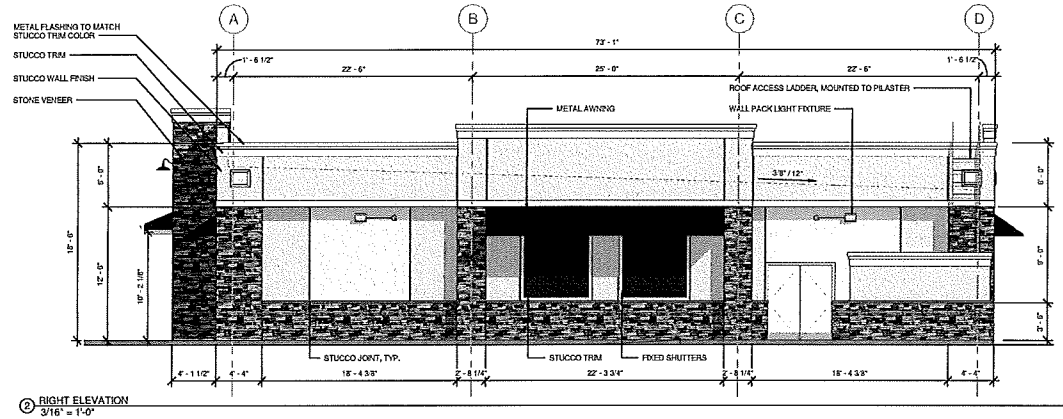
ESC Project:	Date:
6451.05	2020-04-21
Drawn By:	Scale:
EVERYONE	N.A.
Sheet No:	

14 OF 23

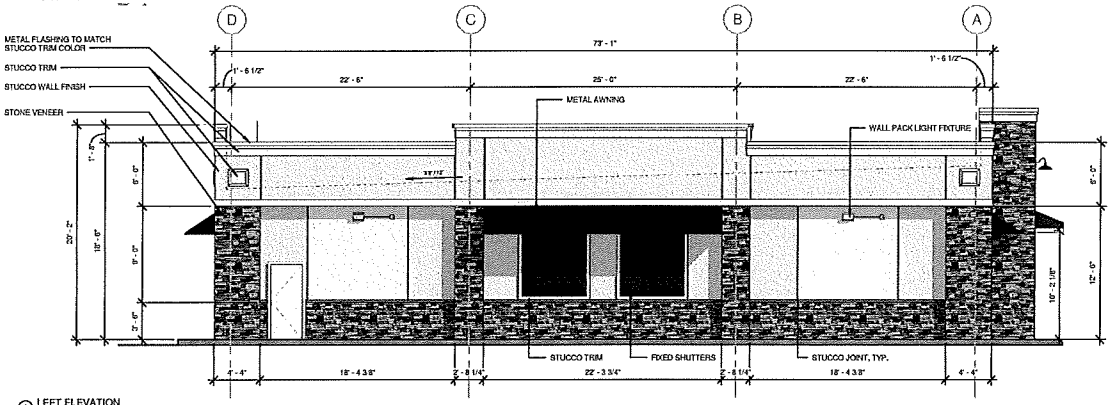
FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE
LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 15 OF 23



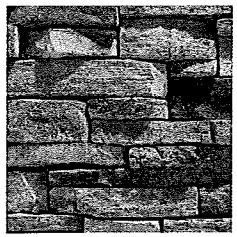
② RIGHT ELEVATION
3/16" = 1'-0"



① LEFT ELEVATION
3/16" = 1'-0"

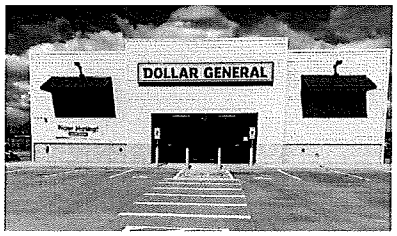
EXTERIOR LIGHT FIXTURE SCHEDULE					
TYPE	MANUFACTURER	PART #	DESCRIPTION	WATTS	LOCATION
A1	US LED	LTR2-1-UNV-50-15-ER-C WH	6" LED DOWN LIGHT	15	(2), MOUNTED TO UNDERSIDE OF CANOPY IN FRONT FOR ENTRY VESTIBULE
G	US LED	OF4-1-UNVL-5-50-150	OUBEFLOOD4 LIGHT W/ WALL MOUNT PLATE	140	WALL MOUNTED AT 11'-6" A.F.F., CENTERED BETWEEN EVERY OTHER PILASTER, SIDE & REAR WALLS
		US-W-UP-BZ			
J	LSI	RD209-200-INC-GPT	ABOLITE LED STANDARD DOME LIGHT, ON GOOSNECK ARM	300	WALL MOUNTED, CENTERED ON PILASTERS, FRONT WALL ONLY
S	US LED	OF4-1-UNVL-5-50-150	(2) OUBEFLOOD4 LIGHT ON 24' POLE	280	MOUNTED ON LIGHT POLES IN PARKING LOT
		US-SSSA-24-5050-11			

EXTERIOR FINISHES	OPTION 1							OPTION 2						
	STONE VENEER COLOR: UNIVERSITY TAN	BENJAMIN MOORE "HEARTH STONE"	BENJAMIN MOORE "HEARTH STONE" - TRIM/SHUTTERS/ DOORS	BENJAMIN MOORE "HEARTH STONE" - FLASHING	BENJAMIN MOORE "HEARTH STONE" - AWNING	SMOKE	WHITE BY PGW	CHARCOAL	STONE VENEER COLOR: UNIVERSITY TAN MFR: TBD	BENJAMIN MOORE "HEARTH STONE"	TRUEBOND #3041 "TRUEBOND GRAY"	BENJAMIN MOORE "HEARTH STONE" - TRIM/SHUTTERS/ DOORS	SMOKE	WHITE BY PGW	CHARCOAL
GUTTERS		●								●					
DOWNSPOUTS		●								●					
PARAPET FLASHING		●								●					
TRIM, RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR OF DOORS TO BE PAINTED, REFER TO DOOR SCHEDULE)		●								●					
STONE VENEER	●								●						
FLAT METAL SOFFIT AROUND PERIMETER AT PARAPET OVERHANG						●								●	
EIFS BUILDING & PARAPET WALL			●								●				
SHUTTERS, CANOPY, + AWNINGS				●								●			
STOREFRONT SYSTEM					●								●		
STANDING SEAM METAL ROOF PANELS							●								●
LINEAR PANELS (INTERIOR SALES AND RECEIVING FLOORS)						●								●	



CONCEPT : STONE VENEER

CONCEPT : SHUTTERS



CONCEPT : AWNINGS & CANOPY

CONCEPT : AWNINGS & CANOPY

③ Exterior Concept Images
12" = 1'-0"

DOLLAR GENERAL FIRESTONE	
ARCHITECTURAL ELEVATIONS	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----
	SHEET 15 OF 23

DORSEY DEVELOPMENT COMPANIES, LLC
3500 N. CAUSEWAY BLVD, SUITE 200
METAIRIE, LOUISIANA 70002-7215
ATTN: PAUL DORSEY

No.	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
14100 East Dowa Avenue, Aurora, Colorado 80014
P 303.337.1393 F 303.337.2401
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ARCHITECTURAL ELEVATIONS

DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

LDG Project	
CAD/Layout File	
Engineering Job #	2020-04-21
Construction Job #	N/A
Permit #	

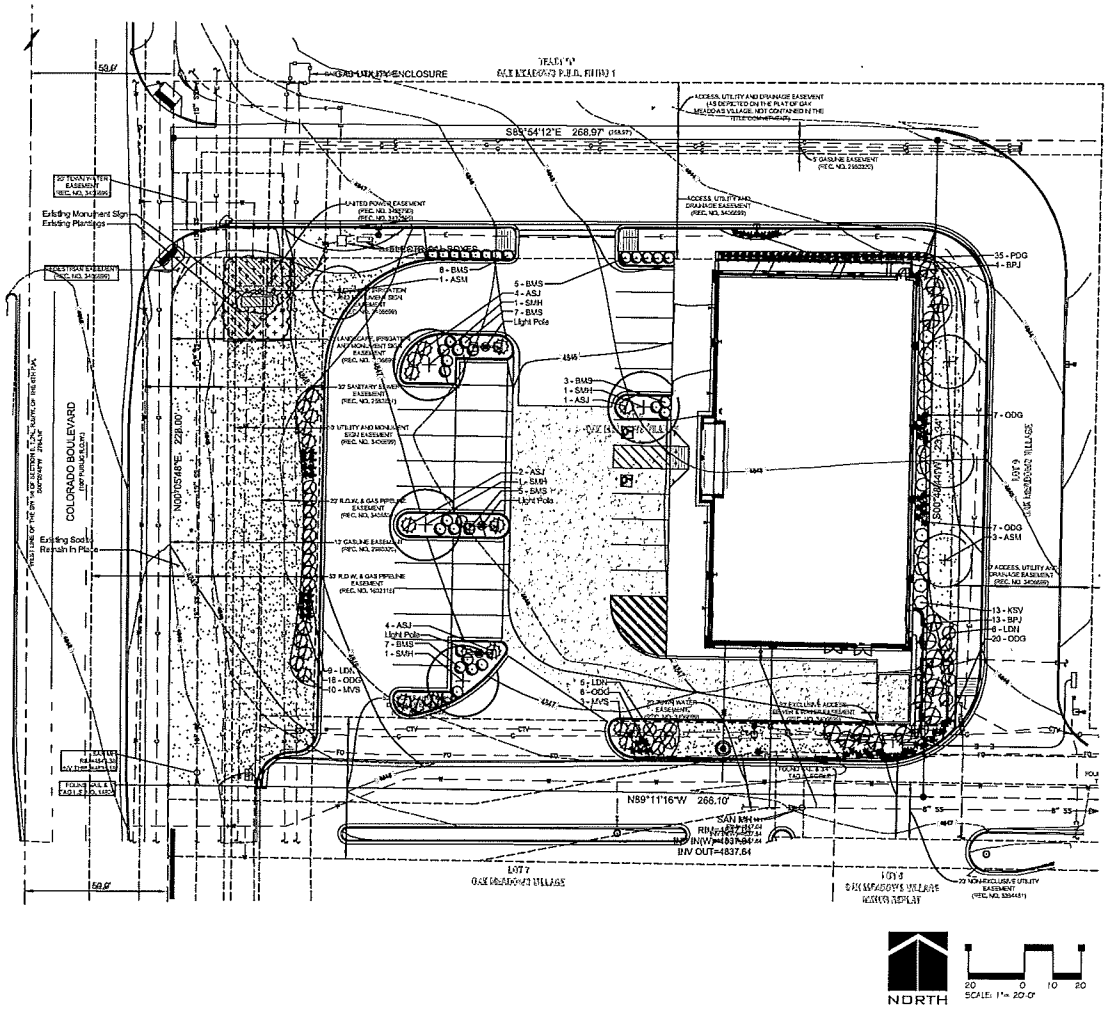
15 OF 23

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 16 OF 23



PLANT LIST

Qty	ID	Common Name	Scientific Name	Size	Notes
Deciduous Trees					
4	ASM	Armstrong Maple	Acer x freemanii 'Armstrong'	2" Cal.	B&B
4	SMH	Shademaster Honeylocust	Gleditsia triacanthos 'Shademaster'	2" Cal.	B&B
Evergreen Shrubs					
11	ASJ	Armstrong Juniper	Juniperus chinensis 'Armstrong'	5 Gal.	Cont.
17	BPJ	Blue Point Juniper	Juniperus chinensis 'Blue Point'	5 Gal.	Cont.
13	MVS	Mesa Verde Spruce	Picea pungens 'Mesa Verde'	5 Gal.	Cont.
Deciduous Shrubs					
35	BMS	Blue Mist Spirea	Caryopteris x clandonensis 'Blue Mist'	5 Gal.	Cont.
20	LDH	Little Devil Ninebark	Physocarpus opulifolia 'Donna May'	5 Gal.	Cont.
13	KSV	Korean Spice Viburnum	Viburnum carlesii	5 Gal.	Cont.
Ornamental Grasses					
56	ODG	Overdam Feather Reed Grass	Calamagrostis x acutiflora 'Overdam'	1 Gal.	Cont.
35	PDG	Prairie Dropseed	Sporobolus heterolepis	1 Gal.	Cont.

Planting Bed Area: 8,790 SF
Irrigated Turf Area: 6,915 SF

LEGEND

EVERGREEN TREE
DECIDUOUS TREE
ORNAMENTAL TREE
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
TURF GRASS / SOD

NOTES:

1. All sod for sod areas to be Turf Master Enviroturf from Turf Master, LLC, 3327 Giddings Road, Ft. Collins, CO, 970-493-8311 or equivalent.

2. Shrub beds to be mulch with wood chips (4" average depth) on a typar filter fabric.

3. For trees in turf areas only: 4' ring, 4" depth of shredded cedar mulch is to be put in place.

DOLLAR GENERAL FIRESTONE	
LANDSCAPE PLAN	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	---
REVISION DATE:	---
	SHEET 16 OF 23

OWNER: DORSEY DEVELOPMENT COMPANIES, LLC
3838 NORTH CAUSEWAY BOULEVARD, SUITE 200
METAIRIE, LOUISIANA 70002-7215
ATTN: PAUL DORSEY

MACK LAND, LLC
1870 Denver West Drive #1913
Golden, CO 80401
P 303.668.8822
F 888.712.3001
www.macklandllc.com

No.	Description	Date
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

LANDSCAPE PLAN

DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DRAWN BY: KCM | DATE: 2020-04-21
CHECKED BY: | SCALE: 1" = 20'
PROJECT NO: E-20-008

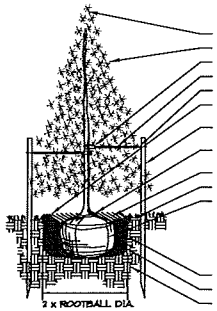
16 OF 23

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE

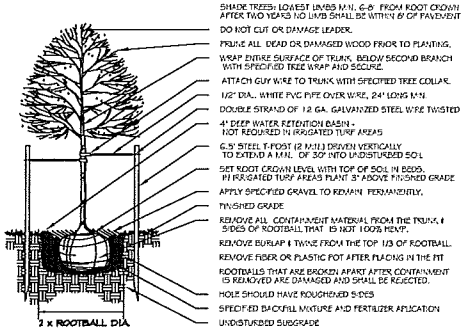
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 17 OF 23



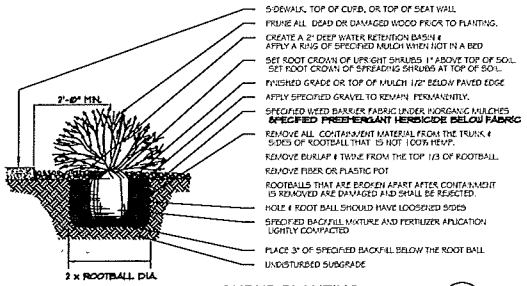
EVERGREEN TREE PLANTING ((W/ 6' STAKES)) — A

NOT TO SCALE



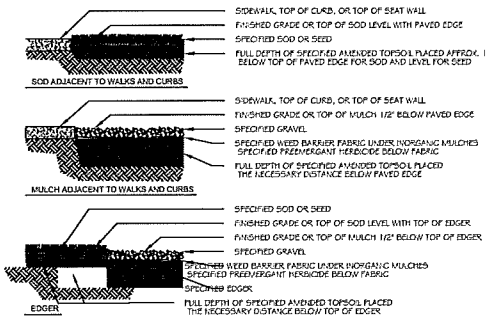
DECIDUOUS TREE PLANTING — B

NOT TO SCALE



SHRUB PLANTING — C

NOT TO SCALE



EDGE TREATMENT — D

NOT TO SCALE

NOTES:

1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
2. DEVELOPER WILL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR THE CONSTRUCTION DOES NOT CONFLICT OR PRECLUDE INSTALLATION AND MAINTENANCE OF THE LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
3. LANDSCAPE INSTALLATION CANNOT BEGIN UNTIL CONSTRUCTION OF THE ELECTRICAL DISTRIBUTION SYSTEM WITHIN THE AFFECTED AREA IS COMPLETE
4. CONTRACTOR SHALL HAVE A UTILITY LOCATES PREFORMED AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
5. FINAL LOCATION OF PLANT MATERIAL MAY BE ADJUSTED TO THE SATISFACTION OF THE ELECTRIC PROVIDOR TO PROVIDE ADEQUATE CLEARANCE FROM THE FINAL LOCATION OF THE ELECTRIC DISTRIBUTION SYSTEM.
6. VERIFY FIELD CONDITIONS AND NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
7. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. MATERIAL QUANTITIES SHOWN ARE LISTED FOR THE CONVENIENCE TO THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. SUBSTITUTION OF PLANTING MATERIALS MAY OCCUR ONLY WITH THE PRIOR WRITTEN CONSENT OF THE OWNER AND THE TOWN OF FIRESTONE.
8. THE DEVELOPER AND ALL SUCCESSORS AND ASSIGNED SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOW OR INDICATED ON THE APPROVED OVERALL LANDSCAPE PLAN.
9. CONTRACTOR SHALL STAY WITHIN THE LIMIT OF WORK LINES UNLESS APPROVED IN WRITING BY OWNER. CONTRACTOR SHALL REPLACE ANY PROPERTY DAMAGE THAT OCCURS WITHIN OR OUTSIDE THE LIMIT OF WORK LINES AT NO ADDITIONAL COST TO THE OWNER.
10. ALL PLANT MATERIALS MUST MEET THE A.A.N. SPECIFICATIONS FOR NUMBER 1 GRADE AND COMPLY WITH THE QUALITY STANDARDS OF THE COLORADO NURSERY ACT, 1973 C.R.S TITLE 35, ARTICLE 26 AS AMENDED. ALL PLANT MATERIALS TO BE ABLED AND BURLAPPED, CONTAINERIZED OR IN ROOT CONTROL BAGS UNLESS OTHERWISE NOTED.
11. PRIOR TO PLANTING, TREAT THE ENTIRE LANDSCAPE AREA WITH A BROADLEAF WEED KILLER AND REMOVE ALL NOXIOUS WEEDS FROM THE SITE. CONTRACTOR SHALL OBTAIN OWNER'S REPRESENTATIVE APPROVAL FOR TYPE OF WEED SPRAY. PREPARE THE ENTIRE SITE WITH 3 YARDS PER 1,000 SQUARE FEET OF 50 % NITROLYZED ASPEN HUMUS (2 LBS OF NITROGEN ADDED PER CUBIC YARD OF HUMUS) AND 50 % WELL ROTTED DAIRY COW MANURE, AGED A MINIMUM OF 1 ½ YEARS WITH A MAXIMUM OF 60 % ORGANIC MATTER AND A PH OF 6.0-7.0, ROTOTILLED TO A MINIMUM DEPTH OF 6 INCHES. SPREAD FERTILIZER AT THE RATE OF 5 LBS PER 1,000 SQUARE FEET PRIOR TO ROTOTILLING.
12. ALL BRANCHES, WITH MIGHT HINDER EITHER PEDESTRIAN OR VEHICULAR MOVEMENT, SHALL BE REMOVED. ANY BRANCHES LOWER THAN 7 FEET OVER THE SIDEWALK OR ROAD SHALL BE REMOVED.
13. TREES MUST NOT BE PLANTED WITHIN 5 FEET OF ANY UNDERGROUND NATURAL GAS LINE OR UNDERGROUND ELECTRIC UTILITY LINE.
14. TREES WILL NOT BE PLANTED WITHIN 5 FEET OF WATER, SEWER, OR STORM UTILITY MAINS.
15. PLANTS THAT EXCEED 6 INCHES IN HEIGHT MUST NOT BE PLANTED WITHIN 3 FEET OF A FIRE HYDRANT.
16. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED IN THE FIRESTONE DESIGN STANDARDS.
17. ALL SHRUB AND PERENNIAL BEDS ARE TO BE LINED WITH A WEED BARRIER FABRIC (OR SIMILAR MATERIAL FOR WEED CONTROL).
18. ALL SHRUB BEDS TO BE MULCHED WITH WOOD CHIPS (4 INCH AVERAGE DEPTH) ON A TYPAR FILTER FABRIC.
19. WHERE TREES ARE LOCATED WITHIN SODDED AREAS, PROVIDE 4 INCHES SETTLED DEPTH OF WOOD MULCH IN ALL SAUCERS. SAUCERS SHALL BE 4 FEET IN DIAMETER, OR 24 INCH RADIUS FROM THE TRUCK OF THE TREE.
20. LAY SOD ON A FIRM BED WITH TIGHT JOINTS WITH NO VOIDS BETWEEN STRIPS. REPAIR MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION AND PRIOR TO FINAL ACCEPTANCE.
21. THE SEED MIX FOR ALL DRYLAND GRASS AREAS SHALL BE THE FOOTHILLS NATIVE MIX FROM ARKANSAS SEED SOLUTIONS, LONGMONT, COLORADO 970-535-4481.
22. SLOPES ARE NOT TO EXCEED 4:1, EXCEPT AS NOTED, OR UNLESS OTHERWISE APPROVED ON ENGINEERING CONSTRUCTION PLANS.
23. RIP-RAP MAY BE PLACED AS NEEDED ALONG EMBANKMENTS TO STABILIZE SLOPES PER THE TOWN ENGINEERS DIRECTION.

DOLLAR GENERAL FIRESTONE	
LANDSCAPE DETAILS	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----
	SHEET 17 OF 23

DORSEY DEVELOPMENT COMPANIES, LLC
3008 NORTH CAUSEWAY BOULEVARD, SUITE 200
METAIRIE, LOUISIANA 70002-7215
ATTN: PAUL DORSEY

No.	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

MACK LAND, LLC
1970 Denver West Drive #1913
Golden, CO 80401
P 303.980.8022
F 888.712.3001

MACK
www.mackbandit.com

LANDSCAPE DETAILS & NOTES

DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DESIGNED BY: ACM | DATE: 2020-04-21
DRAWN BY: ACM | CHECKED BY: ACM
APPROVED BY:

17 OF 23

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 18 OF 23

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
6828	RAIN BIRD	1806-SAM-PRS WITH MPR SERIES NOZZLE	POPUP SPRAY HEAD	13
L R S	RAIN BIRD	1806-SAM-PRS WITH 5ST, CORNER NOZZLE	POPUP SPRAY HEAD	13
S S S S	HUNTER	I-20-06 WITH MPR30 MATCHED PRECIPITATION NOZZLE (GREEN)	GEAR DRIVEN ROTOR	14
	RAIN BIRD	PEB SERIES	ELECTRIC CONTROL VALVE	8
	RAIN BIRD	44-LRC	QUICK COUPLING VALVE	10
A	HUNTER	I-CORE-ACC-PED - 24 STATION MODEL	ELECTRIC CONTROLLER	3
	HUNTER	SOLAR SYNC - HSS-SEN	WEATHER SENSOR DEVICE	4
	FEBCO	825YA	RP BACKFLOW PREVENTER	1
N/S	GUARDSHACK	65-1	BACKFLOW PREVENTER ENCLOSURE	2
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
N/S	MACDONALD	AY 1/4 TURN - 1"	MANUAL DRAIN VALVE	7
		LINE SIZE - 2½" AND SMALLER	GATE VALVE	9
	RAIN BIRD	PEB SERIES	MASTER CONTROL VALVE	6
FS	GST	FSI-110-001 (1")	FLOW SENSOR	5
		CLASS 200 DR - 2½" & SMALLER	PVC MAINLINE	11
		CLASS 200 DR	PVC LATERAL	11
		CLASS 160	PVC SLEEVING	12
	RAIN BIRD	XCZ-075-PRF OR XCZ-100-PRF	DRIP VALVE ASSEMBLY	15
	TORO	BLUE STRIPE	POLY DRIP TUBING - ½" MIN. WIDTH	15, 16 & 17
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	17
▶			DRIP LINE BLOW-OUT STUB	16

C1 — CONTROLLER & STATION NO.
— CONTROL VALVE SIZE

G (Gateway) — NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO INDICATED CONTROLLER - SEE CONSTRUCTION NOTES

IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION – ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY MACK LAND LLC. 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.

2. SYSTEM PRESSURE - HYDROSYSTEMS-KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 86 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 75 PSI MINIMUM.

3. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITH A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON 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.

4. 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 SWALE. 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 PLANS FOR MATERIAL 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.

5. 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 SERVICING 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.

6. 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.

7. 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 13 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'. INSTALL 5' NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. 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 50 SERIES SQUARE NOZZLES AT SPACING SHOWN.

8. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.

9. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE ¾" MINIMUM UNLESS OTHERWISE NOTED.

10. 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 INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & (QUANTITY)
¾" - 1½" PIPING	2" PVC (1)
½" - 2" PIPING	4" PVC (1)
1-25 CONTROL WIRES	2" PVC (1)

11. SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.

12. EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.

13. EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 72 HOURS PRIOR TO ANY NEW CONSTRUCTION.

14. SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.

15. WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS-KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS-KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.

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800 Teller Street, Suite 200 Lakewood, Colorado 80401
o: 303.650.5327 www.hydrosystemsKDI.com

DOLLAR GENERAL FIRESTONE	
IRRIGATION PLAN	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	—
REVISION DATE:	—
	SHEET 18 OF 23

DORSEY DEVELOPMENT COMPANIES, LLC
3838 N. CAUSEWAY BLVD., SUITE 2350
METAIRIE, LOUISIANA 70002-7215
ATTN: PAUL DORSEY

No.:	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

MACK LAND, LLC
1870 Denver West Drive #1913
Golden, CO 80401
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www.macklandllc.com

IRRIGATION NOTES & SCHEDULE

DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

Drawn By:	Date:
JLK	2020-04-21
Engineering No.	Scale:
E-20-006	AS NTS

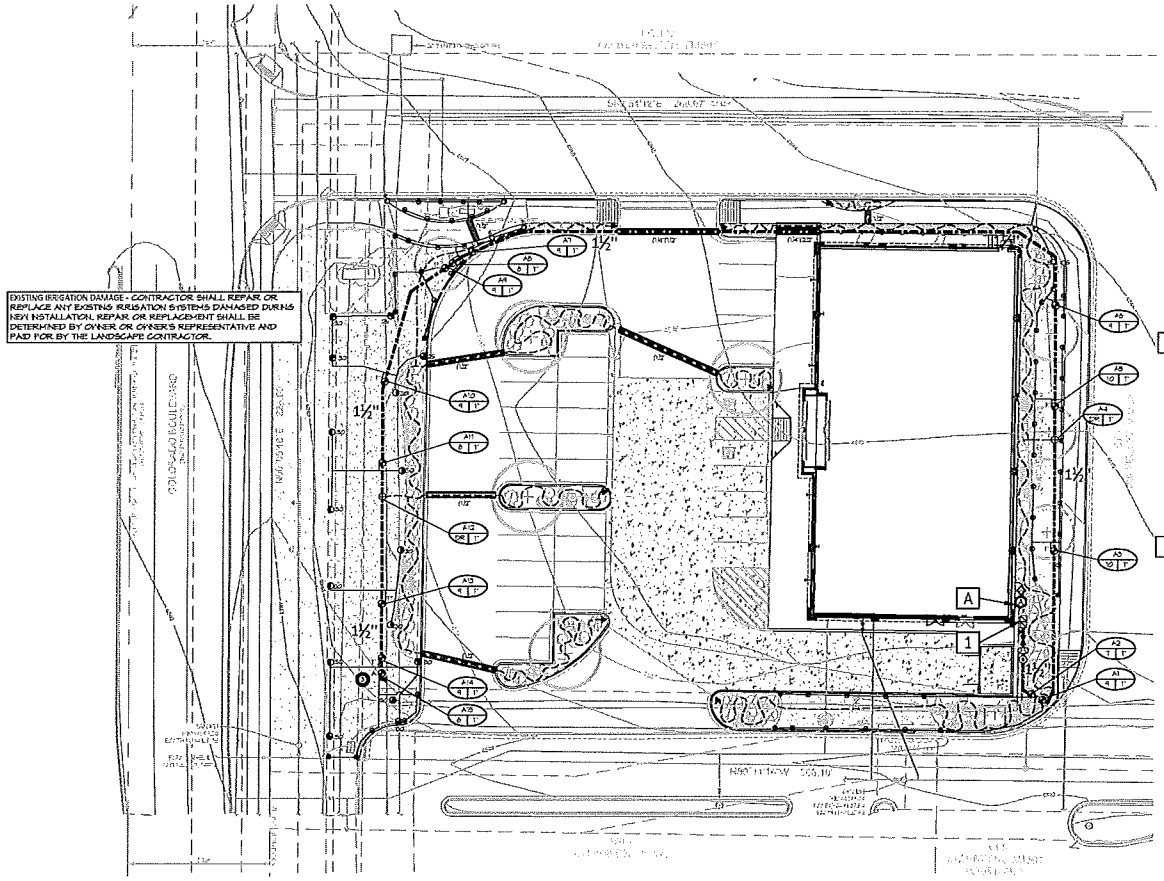
Sheet No.: 18 OF 23

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 19 OF 23



A CONTROLLER LOCATION "A"

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL # STATION COUNT), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 50 LF OF CONTROLLER LOCATION FROM BUILDING, BY OTHERS RE:ELECTRICAL. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. 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. MOUNT ONE WEATHER SENSOR ON POLE 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. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

1 POINT OF CONNECTION #1 - 3/4"

PEAK FLOW REQUIREMENT: 10 GPM. REQUIRED STATIC PRESSURE: 75 PSI
TIE ONTO 1" COPPER STUB-OUT AT THIS APPROXIMATE LOCATION. CONNECTION DOWNSTREAM OF BUILDING METER WITHIN THE WATER ENTRY ROOM, BEFORE BUILDING BACKFLOW AND ANY PRESSURE REGULATION, AND STUB TO THIS LOCATION IS BY OTHERS RE = PLUMBING. CONNECT TO STUB AND EXTEND 3/4" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP AND WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE FLOW SENSOR, ONE MASTER VALVE, ONE QUICK COUPLING VALVE, ONE GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE PEAK 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.

DOLLAR GENERAL FIRESTONE	
IRRIGATION NOTES AND SCHEDULE	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----
	SHEET 19 OF 23

NORTH
SCALE: 1" = 20-0"
20 0 10 20

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DORSEY DEVELOPMENT COMPANIES, LLC
1800 NORTH GRAHAM BOULEVARD, SUITE 200
NOBLE, OKLAHOMA 73068-5976
ATTN: PAUL DORSEY

No.:	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

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1870 Denver West Drive #1913
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IRRIGATION PLAN

DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE - SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

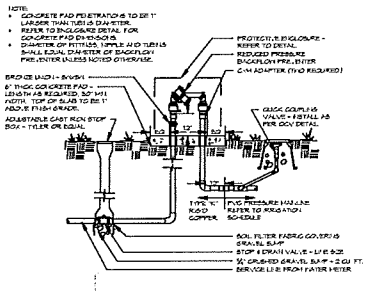
2020.01.17	
AK	2020-04-21
Project Manager	Date Prepared
E-20-008	
Drawing No.	19 OF 23

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE

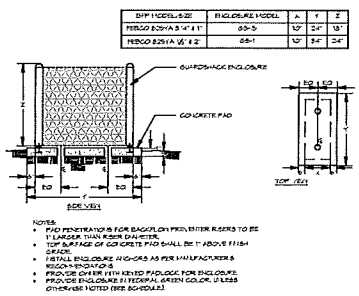
LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W, OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

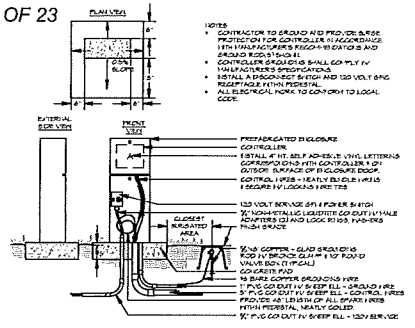
SHEET 20 OF 23



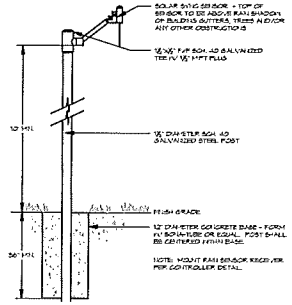
BACKFLOW PREVENTER
3/4" - 2" SYSTEMS WITH PVC CONNECTION — 1



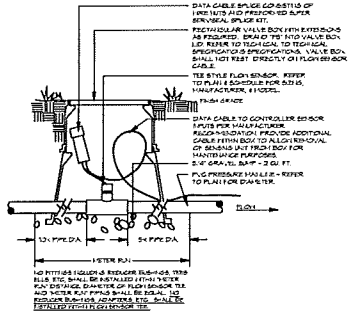
BACKFLOW ENCLOSURE
GUARDSHACK - 3/4" - 2" SYSTEMS — 2



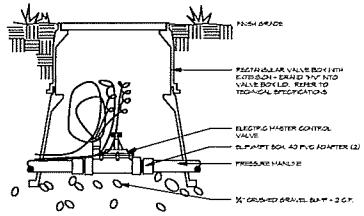
ELECTRIC CONTROLLER
PEDESTAL - FRONT OPENING - TYPICAL — 3



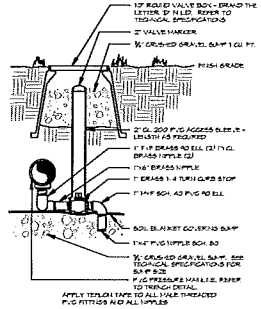
WEATHER SENSOR
POLE MOUNTED - SolarSync — 4



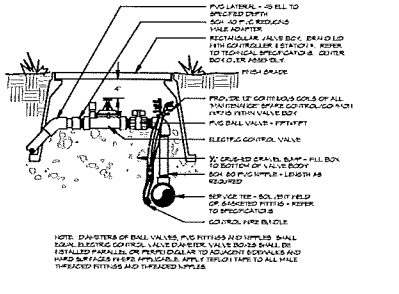
FLOW SENSOR
VIA DATA CABLE - TEE STYLE — 5



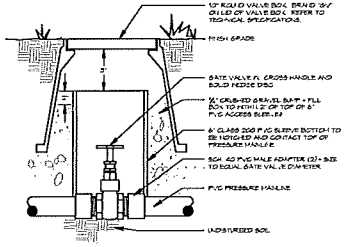
MASTER VALVE
24V - Small - Typical — 6



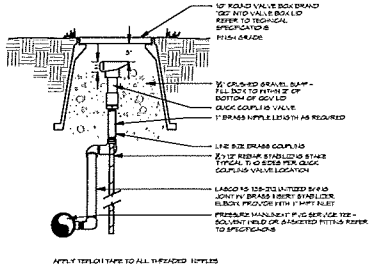
MANUAL DRAIN VALVE
TYPICAL — 7



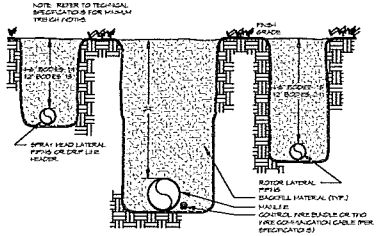
ELECTRIC CONTROL VALVE
24V - PVC Lateral — 8



GATE VALVE
2.5" & SMALLER - X-HANDLE — 9



QUICK COUPLING VALVE
LASCOSWING - TYPICAL — 10



TRENCH
24" MAINLINE — 11

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o 303.980.5327 — www.hydrosystemsltd.com

DOLLAR GENERAL FIRESTONE	
IRRIGATION DETAILS	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----
	SHEET 20 OF 23

Owner:
DORSEY DEVELOPMENT COMPANIES, LLC
1600 TRIDENT CONSULTANT BOULEVARD, SUITE 200
LEWISVILLE, TEXAS 75067
ATTN: PAUL DORSEY

No.:	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

MACK LAND, LLC
1670 Dorset West Drive #1913
Golden, CO 80401
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F 888.712.3001

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IRRIGATION DETAILS

DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE - SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W, OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

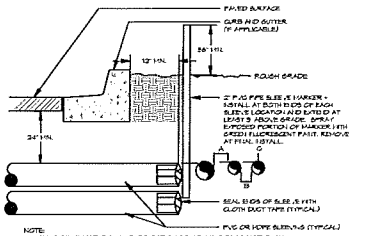
DRAWN BY: JLK	DATE: 2020-04-21
PROJECT NO: 6-20-008	SCALE: N/A
SHEET NUMBER:	20 OF 23

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE

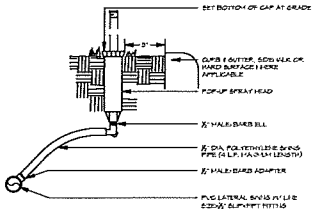
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 21 OF 23



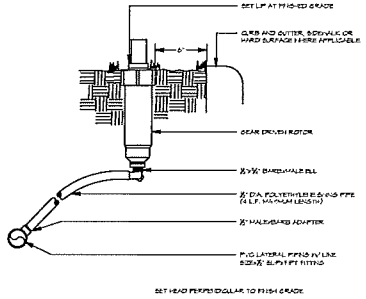
NOTE:
- ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE. SIZE AS NOTED ON PLAN.
- INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
- CONTRACTOR TO COORDINATE WITH PLAYWORK INSTALLER TO BRAND A "V" IN BOTH WALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.
- SLEEVING THROUGH OR UNDER RETAINING WALLS, PLANTER WALLS, POND LINING, OR WATER QUALITY AREAS SHALL BE COORDINATED WITH CIVIL WORK AT APPROXIMATE LOCATIONS SHOWN.
- ANY DIVIDUAL SLEEVE SHALL CONTAIN NO MORE THAN ONE PIPE OR WIRE BUNDLE.

IRRIGATION SLEEVING
TYPICAL — 12



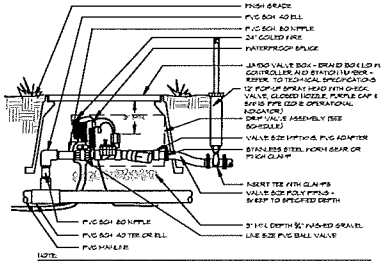
NOTE:
- SET HEAD PERPENDICULAR TO FINISH GRADE.
- APPLY TEFLON TAPE TO MALE PVC THREADED FITTINGS
- DOUBLE CLAMP ½" & 2" DIAMETER FITTINGS

POP-UP SPRAY HEAD
SWING PIPE - PVC — 13



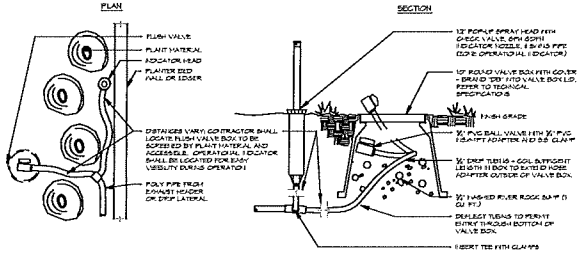
SET HEAD PERPENDICULAR TO FINISH GRADE

GEAR DRIVEN ROTOR
SWING PIPE - PVC — 14

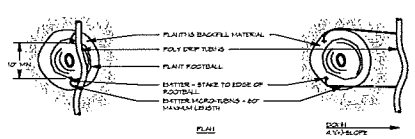


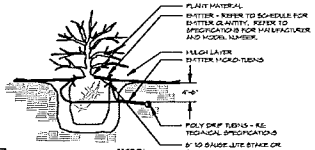
NOTE:
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX. TOP OF VALVE BOX EXTENSION IS ALL BE ACCEPTED. PROVIDE 3"-4" CLEARANCE BETWEEN TOP OF CONTROL VALVE BONNET AND BOTTOM OF VALVE BOX LID. TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE. VALVE BOX SHALL NOT REST ON DRIP TUBING

DRIP VALVE
24V - POLY LATERAL — 15



DRIP FLUSH VALVE
WITH OPERATIONAL INDICATOR — 16





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
½" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2½" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3½" 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:
- 1 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, NOZZLING 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 EXPOSURES.
- CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLANS.
- 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 RUNTIMES AND CONTRACTOR SHALL ADJUST SCHEDULES ACCORDINGLY.

DRIP EMITTER
BELOW GRADE — 17

811 Know what's below. Call before you dig.
DIAL 811 OR CHECK 811.STATE.CO.US AT LEAST TWO BUSINESS DAYS BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

HydroSystems KDI
Irrigation Consulting & Water Management
550 Taber Street, Suite 200 Lakewood, Colorado 80401
o: 303.550.6327 www.hydrosystemsinc.com

DOLLAR GENERAL FIRESTONE	
IRRIGATION DETAILS	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	—
REVISION DATE:	—

SHEET 21 OF 23

Owner: DORSEY DEVELOPMENT COMPANIES, LLC
3300 NORTH CATALINA AVENUE, BOULDER, SUITE 200
WESTMINSTER, COLORADO 80031-2475
ATTN: PAUL DORSEY

No.:	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

Civil: MACK LAND, LLC
1870 Delmar West Drive #1913
Golden, CO 80401
P: 303.880.9022
F: 888.712.3001
MACK
www.macklandllc.com

IRRIGATION DETAILS

DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE - SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

Drawn by:	Date:
J.K.	2020-04-21
Engineering No.:	Scale:
6-20-06	NTS

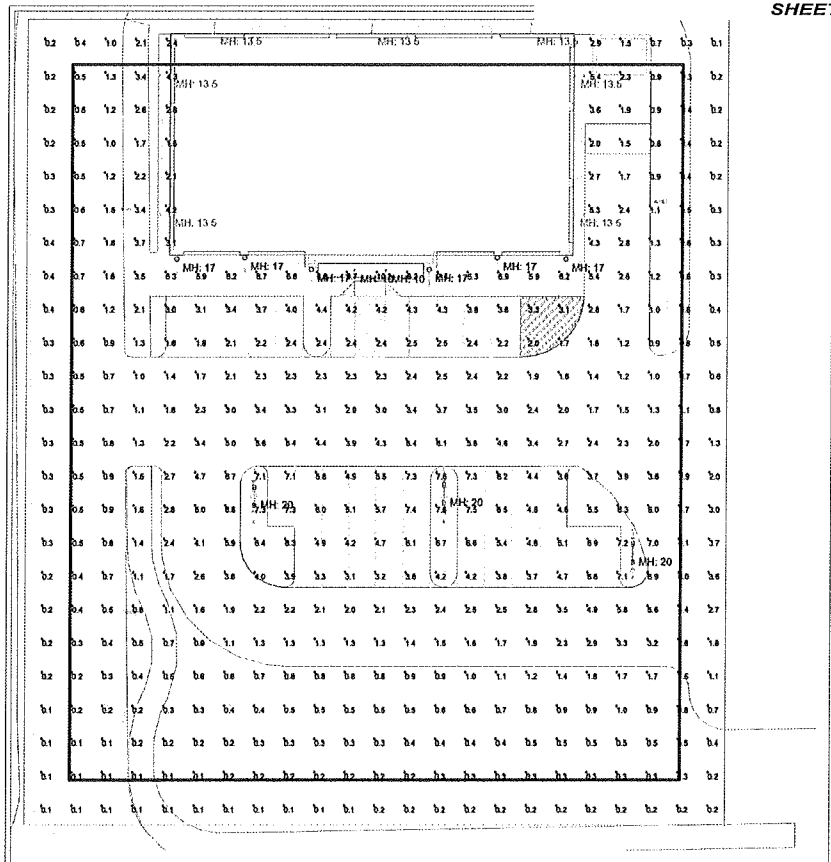
Sheet No.: 21 OF 23

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 22 OF 23



DG -Firestone (Regal3 Goose).AGI
Date:6/26/2020
Project Name: Custom
Prepared For: Dollar General

Page 1 of 2 Completed By: Lapp

Layout designs are based on information provided by the client and are only to be used as USLED recommendations for luminaire placement. Determination of luminaire application within existing or new field conditions is the responsibility of the engineer and/or architect.
The illumination level calculations within this layout are of those luminaires that have been laboratory tested under controlled conditions in accordance with Illuminating Engineering Society standard practices. Performance of any USLED luminaire may vary based on any varying field conditions. Unless otherwise noted, calculations do not include landscaping, buildings, curbs, or any other architectural elements which may alter the results.

6807 Portwest Drive
Houston, TX 77024

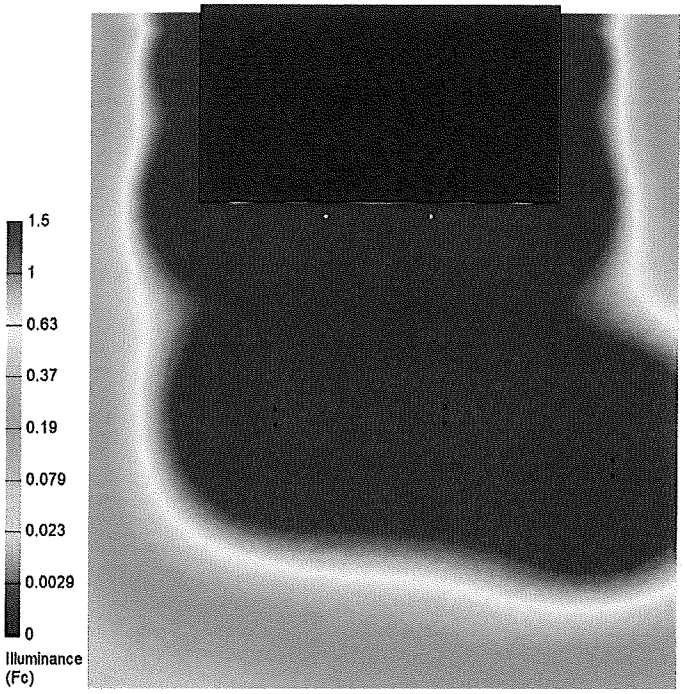
TOLL FREE 866.972.9191
713.972.9191
713.972.9393 FAX

www.usled.com
info@usled.com

USLED *Always the Right Choice!*

Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Watts	Total Watts	Lum. Lumens
	2	LTR2-1-UNV-50-15-6R-C-WH	6" L-Trim Sol @ 15.5W | 1570lm | 5000K	15.47	30.94	1563
	3	QDXLE1-120-50-UNVx-x-5-x-x (B2B)	Dorado XLE | 15000lm | 115W | 277-480V | 5000K | 5M Lens	114	684	15102
	7	WPR3-40W-T4-5000K	Regal 3 | 40W | 4782 Lumens | 5000K | Bronze	36.9	258.3	4781
	6	RD200-200-INC-WHT	RD200-200-INC-WHT	300	1800	4841

Calculation Summary @ GRADE - Calculation Points = 10' x 10'							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ground_Planar	Illuminance	Fc	2.23	10.2	0.1	22.30	102.00



DG -Firestone (Regal3 Goose).AGI
Date:6/26/2020
Project Name: Custom
Prepared For: Dollar General

Page 2 of 2 Completed By: Lapp

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6807 Portwest Drive
Houston, TX 77024

TOLL FREE 866.972.9191
713.972.9191
713.972.9393 FAX

DOLLAR GENERAL FIRESTONE	
PHOTOMETRIC PLAN	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----

SHEET 22 OF 23

DORSEY DEVELOPMENT COMPANIES, LLC
JEFFREY LEURQUIN BOULEVARD, SUITE 200
ATTN: PAUL DORSEY

No.:	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1964
CIVIL ENGINEERING LAND SURVEYING
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.1481

PHOTOMETRIC PLAN

DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

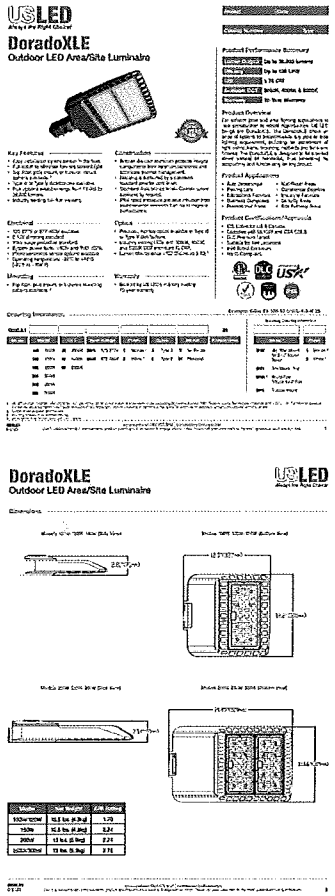
DRAWN BY:	CHK
CHECKED BY:	JAL
DATE:	2020-04-21
SCALE:	N.A.
P-20-038	

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE

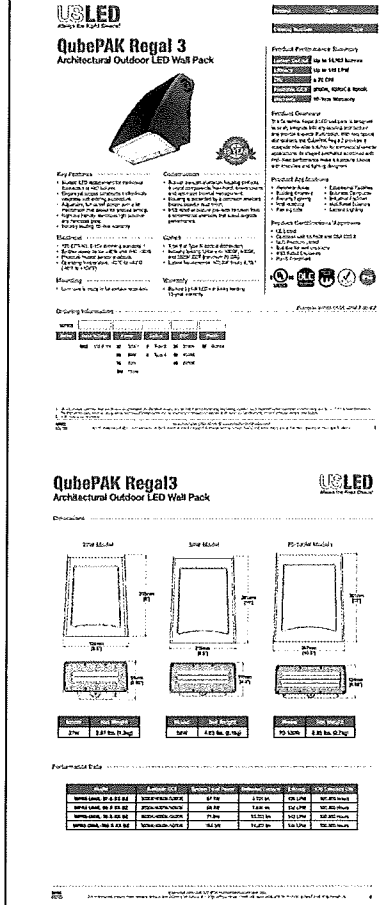
LOT 8, OAK MEADOWS VILLAGE

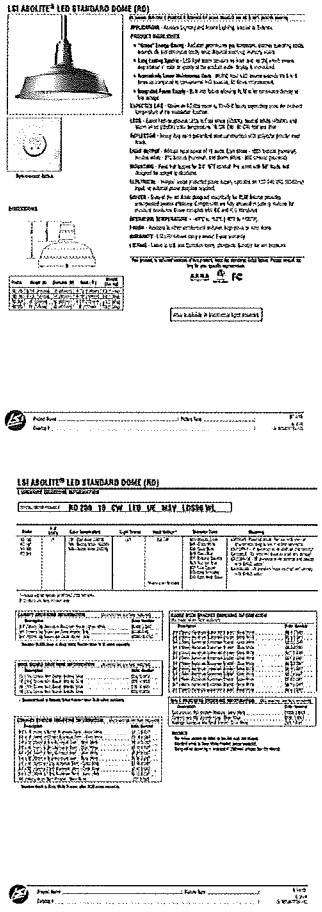
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 23 OF 23



NOTE : IN PARKING AREA, LIGHTS ARE TO BE MOUNTED ONE 24' H POLE. POLE TO BE BLACK IN COLOR AND SQUARE IN DESIGN.





DOLLAR GENERAL FIRESTONE	
PHOTOMETRIC DETAILS	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----
SHEET 23 OF 23	

DORSEY DEVELOPMENT COMPANIES, LLC
3535 NORTH CAUSEWAY BOULEVARD, SUITE 200
METAIRIE, LOUISIANA 70002-8215
ATTN: PAUL DORSEY

No.:	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-24

ENGINEERING SERVICE COMPANY
Creative Solutions Since 1984
14100 East Parker Avenue
Aurora, Colorado 80014
engineer@esc-engineering.com
P 303.627.3939
F 303.627.3487

PHOTOMETRIC DETAILS

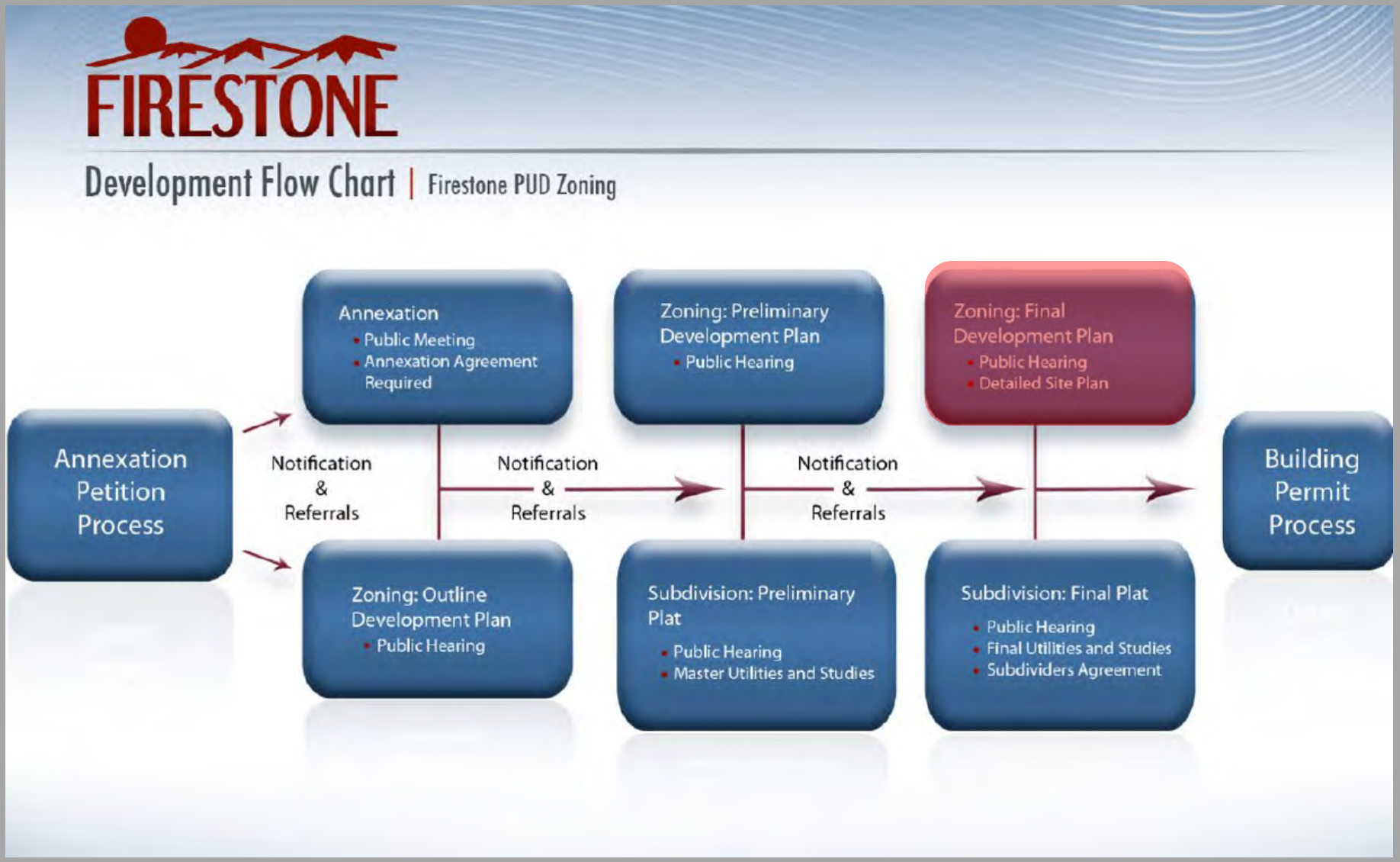
DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

Drawn By:	Date:
CMA, JB, JP	2020-04-21
Engineering No.	Scale: N.A.
F-20-039	
Sheet No.	
23 OF 23	

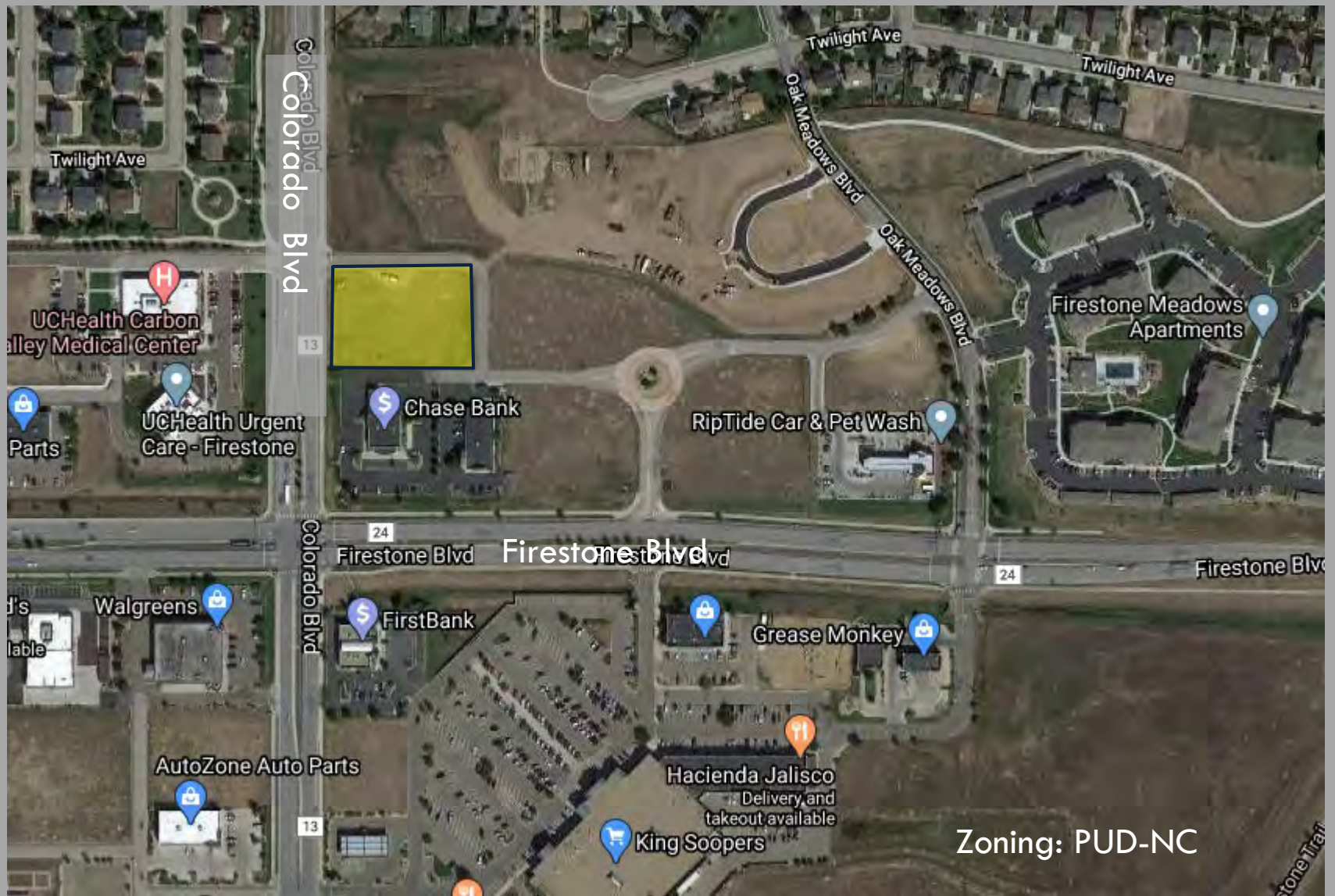
RESOLUTION PC-20-12– A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 8 OAK MEADOWS VILLAGE

DOLLAR GENERAL FINAL DEVELOPMENT PLAN

Process


FIRESTONE
Development Flow Chart | Firestone PUD Zoning
Annexation Petition Process
Annexation
• Public Meeting
• Annexation Agreement Required
Zoning: Outline Development Plan
• Public Hearing
Notification & Referrals
Notification & Referrals
Notification & Referrals
Zoning: Preliminary Development Plan
• Public Hearing
Subdivision: Preliminary Plat
• Public Hearing
• Master Utilities and Studies
Zoning: Final Development Plan
• Public Hearing
• Detailed Site Plan
Subdivision: Final Plat
• Public Hearing
• Final Utilities and Studies
• Subdividers Agreement
Building Permit Process

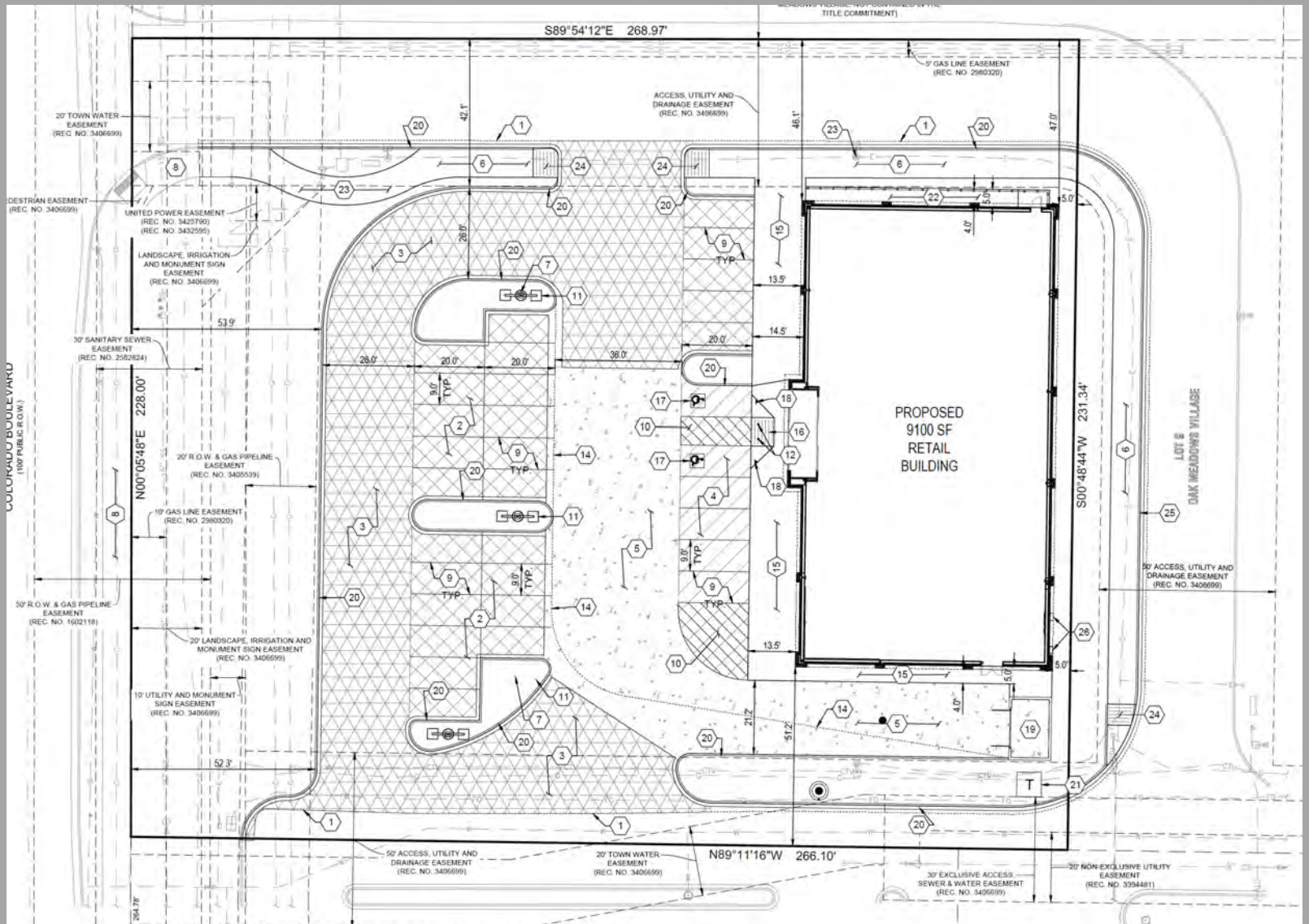
Location


Twilight Ave
Twilight Ave
Twilight Ave
Colorado Blvd
Colorado Blvd
Oak Meadows Blvd
Oak Meadows Blvd
Firestone Meadows Apartments
UCHealth Carbon Valley Medical Center
UCHealth Urgent Care - Firestone
Parts
Chase Bank
RipTide Car & Pet Wash
24
Firestone Blvd
Firestone Blvd
Firestone Blvd
Colorado Blvd
Walgreens
FirstBank
Grease Monkey
AutoZone Auto Parts
Hacienda Jalisco
Delivery and takeout available
King Soopers
13
13
Zoning: PUD-NC

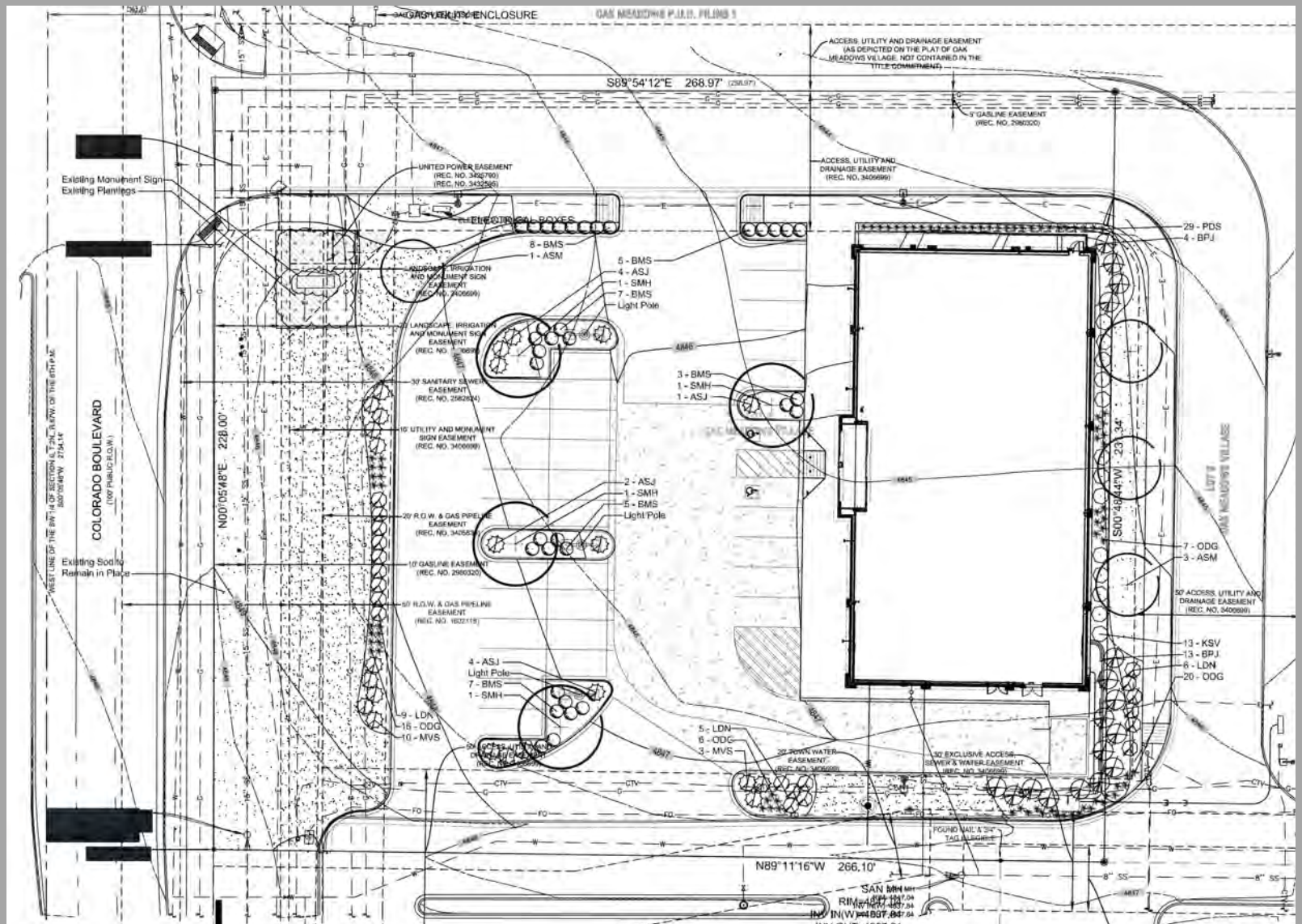
Site

Site

FDP


S89°54'12"E 268.97'
5' GAS LINE EASEMENT (REC. NO. 2980320)
ACCESS, UTILITY AND DRAINAGE EASEMENT (REC. NO. 3406699)
20' TOWN WATER EASEMENT (REC. NO. 3406699)
UNITED POWER EASEMENT (REC. NO. 3425790) (REC. NO. 3432595)
LANDSCAPE, IRRIGATION AND MONUMENT SIGN EASEMENT (REC. NO. 3406699)
30' SANITARY SEWER EASEMENT (REC. NO. 2582824)
COLORADO BOULEVARD (100' PUBLIC R.O.W.)
N00°05'48"E 228.00'
20' R.O.W. & GAS PIPELINE EASEMENT (REC. NO. 3405539)
10' GAS LINE EASEMENT (REC. NO. 2980320)
50' R.O.W. & GAS PIPELINE EASEMENT (REC. NO. 1602118)
20' LANDSCAPE, IRRIGATION AND MONUMENT SIGN EASEMENT (REC. NO. 3406699)
10' UTILITY AND MONUMENT SIGN EASEMENT (REC. NO. 3406699)
PROPOSED 9100 SF RETAIL BUILDING
S00°48'44"W 231.34'
LOT 6 OAK MEADOWS VILLAGE
50' ACCESS, UTILITY AND DRAINAGE EASEMENT (REC. NO. 3406699)
N89°11'16"W 266.10'
20' TOWN WATER EASEMENT (REC. NO. 3406699)
30' EXCLUSIVE ACCESS, SEWER & WATER EASEMENT (REC. NO. 3406699)
20' NON-EXCLUSIVE UTILITY EASEMENT (REC. NO. 3394481)

FDP


COLORADO BOULEVARD
(100' PUBLIC R.O.W.)
Existing Monument Sign
Existing Plantings
Existing Sod to Remain in Place
S89°54'12"E 268.97'
N00°05'48"E 228.00'
S00°48'44"W 23.34'
N89°11'16"W 266.10'
8 - BMS
1 - ASM
5 - BMS
4 - ASJ
1 - SMH
7 - BMS
Light Pole
3 - BMS
1 - SMH
1 - ASJ
2 - ASJ
1 - SMH
5 - BMS
Light Pole
4 - ASJ
Light Pole
7 - BMS
1 - SMH
9 - LDN
16 - ODG
10 - MVS
5 - LDN
6 - ODG
3 - MVS
29 - PDS
4 - BPJ
7 - ODG
3 - ASM
13 - KSV
13 - BPJ
6 - LDN
20 - ODG
ELECTRICAL BOXES
GAS METER ENCLOSURE
UNITED POWER EASEMENT
ACCESS, UTILITY AND DRAINAGE EASEMENT
5' GASLINE EASEMENT
30' SANITARY SEWER EASEMENT
10' UTILITY AND MONUMENT SIGN EASEMENT
20' R.O.W. & GAS PIPELINE EASEMENT
10' GASLINE EASEMENT
50' R.O.W. & GAS PIPELINE EASEMENT
50' ACCESS, UTILITY AND DRAINAGE EASEMENT
20' POWN WATER EASEMENT
30' EXCLUSIVE ACCESS SEWER & WATER EASEMENT
SAN MH
RIM
IN/O IN(W)
FOUND NAIL & 2" TAG ILLEGIBLE

Elevations

west elevation

east elevation

Elevations

south elevation

north elevation

Staff Recommendations

Staff Recommends that the Planning Commission:

Approve Resolution PC-20-12: a Resolution Recommending Approval of a Final Development Plan for Lot 8 Oak Meadows Village - with conditions to the Board of Trustees.

Conditions:

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

(b) All technical corrections to the Oak Meadows Village Lot 8 – Dollar General - Final Development Plan shall be made to the Town's satisfaction.

Dollar General Firestone

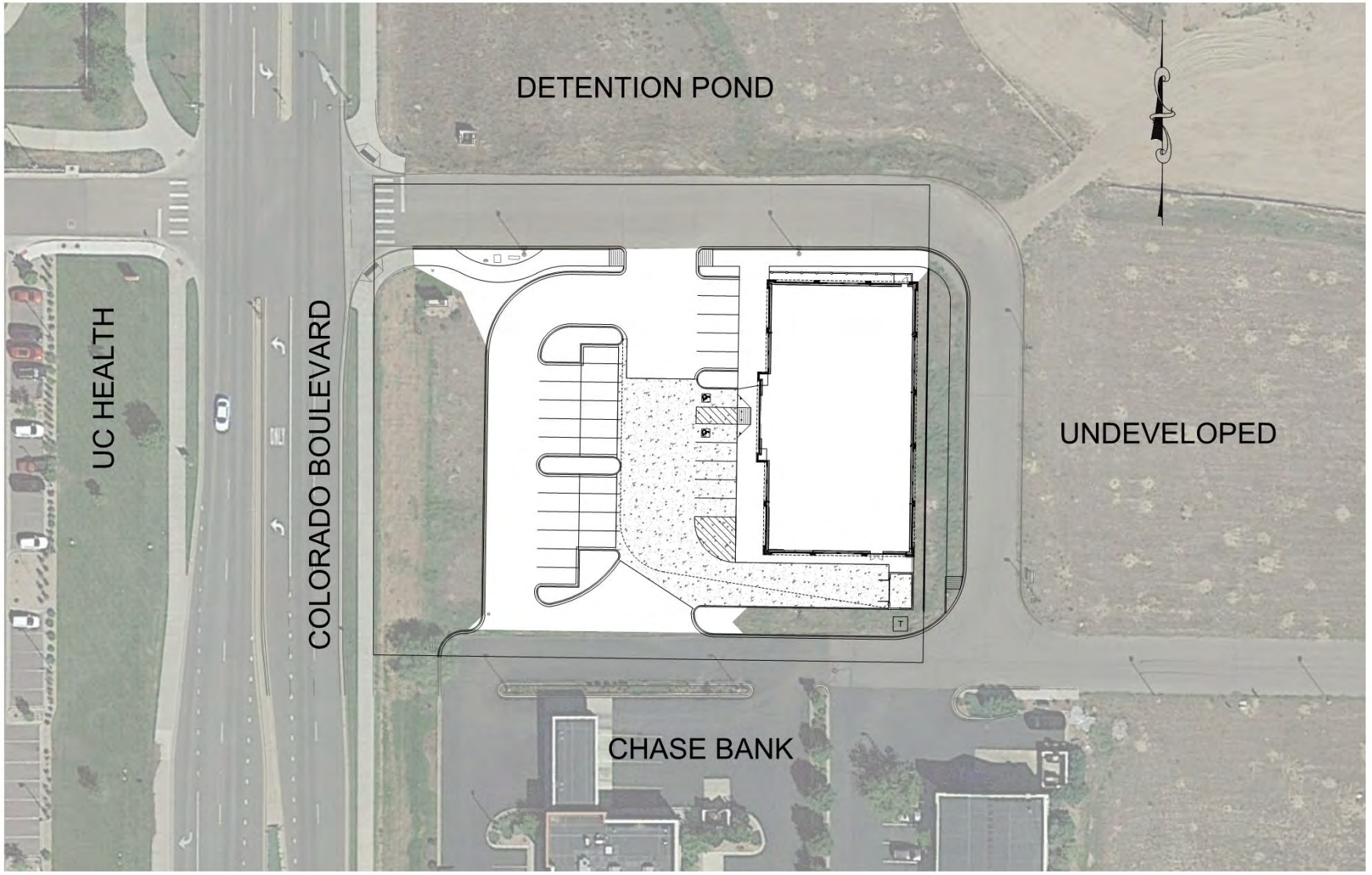
11086 North Colorado Boulevard

Near the Northeast corner of Firestone Boulevard and Colorado Boulevard, north of the Chase Bank

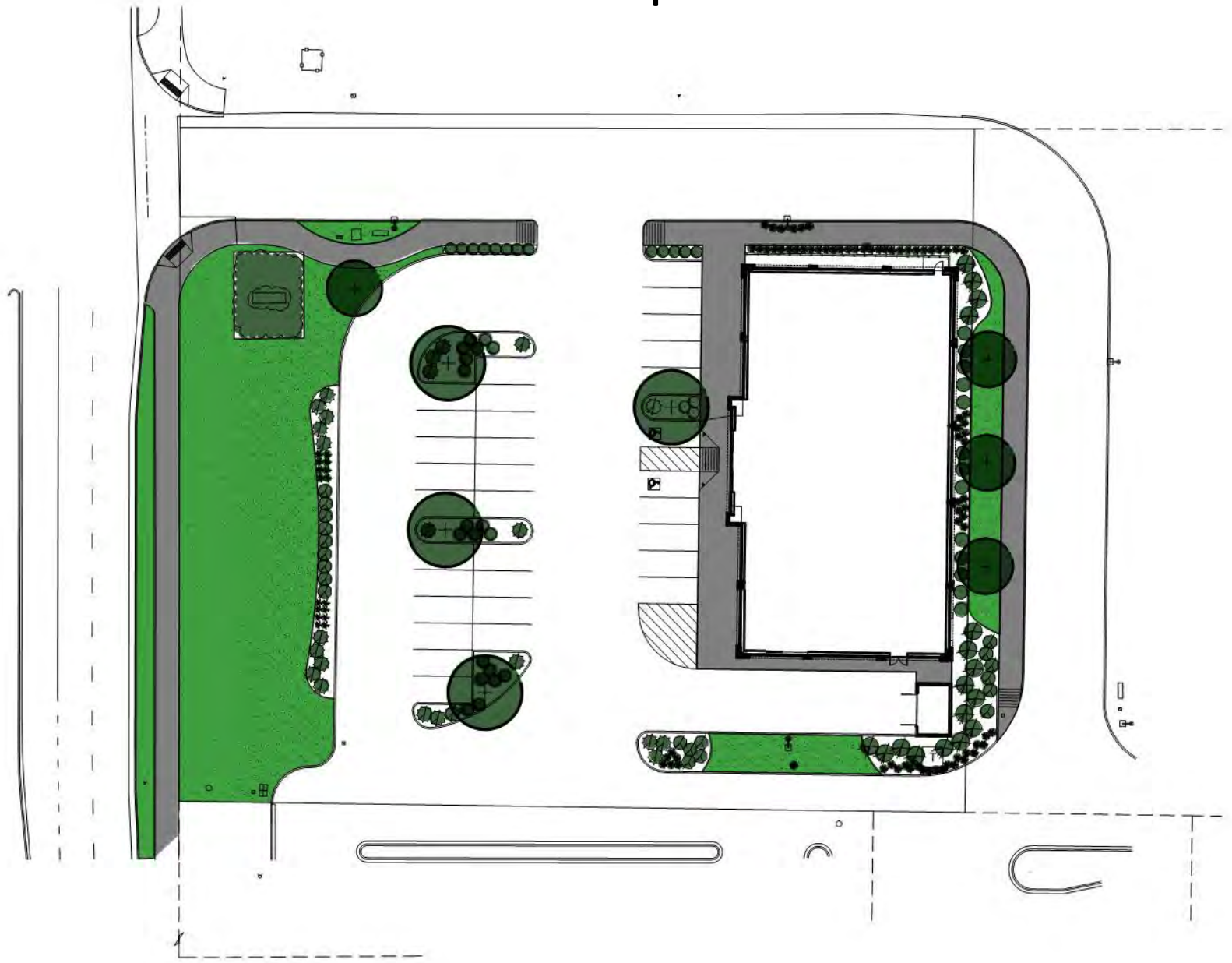
Lot 8, Oak Meadows Village

Vicinity Map

Site Plan


DETENTION POND
UC HEALTH
COLORADO BOULEVARD
UNDEVELOPED
CHASE BANK

Landscape Plan



Architectural Elevations

Architectural Elevations

FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 15 OF 23

② RIGHT ELEVATION
3/16" = 1'-0"

① LEFT ELEVATION
3/16" = 1'-0"

EXTERIOR LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	PART #	DESCRIPTION	WATTS	LOCATION
A1	US LED	LTR2-1-UNV-50-15-BR-C-WH	6" LED DOWN LIGHT	15	(2), MOUNTED TO UNDERSIDE OF CANOPY IN FRONT FOR ENTRY VESTIBULE
G	US LED	QF4-1-UNVL-S-50-150 US-WMP-BZ	QUIBEFLOOD4 LIGHT W/ WALL MOUNT PLATE	140	WALL MOUNTED AT 11'-6" A.F.F., CENTERED BETWEEN EVERY OTHER PILASTER, SIDE & REAR WALLS
J	LSI	RD060-200-INC-GPT	ABOLITE LED STANDARD DOME LIGHT, ON GOOSNECK ARM	300	WALL MOUNTED, CENTERED ON PILASTERS, FRONT WALL ONLY
S	US LED	QF4-1-UNVL-S-50-150 US-SSSA-24-5050-11	(2) QUIBEFLOOD4 LIGHT ON 24' POLE	280	MOUNTED ON LIGHT POLES IN PARKING LOT

EXTERIOR FINISHES	OPTION 1							OPTION 2						
GUTTERS		●							●					
DOWNSPOUTS		●							●					
PARAPET FLASHING		●							●					
TRIM, RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR OF DOORS TO BE PAINTED, REFER TO DOOR SCHEDULE)		●							●					
STONE VENEER	●							●						
FLAT METAL SOFFIT AROUND PERIMETER AT PARAPET OVERHANG						●							●	
EIFS BUILDING & PARAPET WALL			●							●				
SHUTTERS, CANOPY, + AWNINGS				●							●			
STOREFRONT SYSTEM					●							●		
STANDING SEAM METAL ROOF PANELS							●							●
LINEAR PANELS (INTERIOR SALES AND RECEIVING FLOORS)						●							●	

CONCEPT: STONE VENEER

CONCEPT: SHUTTERS

CONCEPT: AWNINGS & CANOPY

CONCEPT: AWNINGS & CANOPY

③ Exterior Concept Images
12" = 1'-0"

DOLLAR GENERAL FIRESTONE	
ARCHITECTURAL ELEVATIONS	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	----
REVISION DATE:	----
	SHEET 15 OF 23

DOSEY DEVELOPMENT COMPANIES, LLC
3011 NORTH CAUSEWAY BOULEVARD, SUITE 800
METAIRIE, LOUISIANA 70002-7215
ATTN: PAUL DOSEY

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1964

ARCHITECTURAL ELEVATIONS

DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

15 OF 23

Other considerations

- Traffic impact was originally studied as part of the overall development. Our usage of the site fits within the assumptions of the original traffic study.
- Drainage patterns and impact are within the provisions of the drainage plan for the overall development.

From: Ed Voltolina
To: Millissa Berry
Cc: Chad Anderson
Subject: Oak Meadows Village L8 - Dollar General
Date: Friday, July 10, 2020 10:19:18 AM

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Ms. Berry:

I represent Dorsey Development DG, LLC in connection with its pending application with the Town of Firestone. Chad Anderson with Engineering Services Company is also representing Dorsey with the pending application. Dorsey Development, as the application in such application, hereby expressly authorizes the Town to proceed with conducting the Planning and Zoning Commission and Town Board public hearing for the Final Plat and Final Development Plan for Oak Meadows Village Lot 8 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. I will be participating in the meeting via Telephonic Participation while Chas Anderson will be attending in person. Please feel free to contact me with any question.

Sincerely,

Ed Voltolina
Director of Permitting and Entitlement
Dorsey Development, LLC
3636 N. Causeway Blvd., Ste. 200
Metairie, LA 70002

504-593-0400 (O)
504-618-7177 (D)
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Please visit our new website at www.dorseydevelopment.com