



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

August 20, 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 8-20-20

Time: Aug 20, 2020 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89929093282>

Meeting ID: 899 2909 3282

One tap mobile

+16699009128,,89929093282# US (San Jose)

+12532158782,,89929093282# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 899 2909 3282

Find your local number: <https://us02web.zoom.us/j/89929093282>

2. Call to Order & Roll Call

3. Pledge of Allegiance

4. Approval of Agenda

5. Approval of Minutes

- a. Regular Meeting - August 6, 2020

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

* 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.

7. Public Hearings

- a. **Resolution PC-20-13 - A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 5 OAK MEADOWS VILLAGE MINOR PLAT**
- b. **Resolution PC-20-14 - A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE OAK MEADOWS PLANNED UNIT DEVELOPMENT OUTLINE DEVELOPMENT PLAN TO ALLOW FOR THE RESIDENTIAL R-C LAND USE CATEGORY**
- c. **Resolution PC 20-15 - A RESOLUTION RECOMMENDING APPROVAL OF THE OAK MEADOWS TOWNHOMES PHASE 2 FINAL PLAT AND FINAL DEVELOPMENT PLAN**

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
August 6, 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 –excused absent
Commissioners:	Kelly Deitman
	John Damsma
	Jaci Daggett
	Dennis Haney

Staff:	Todd Bjerkaas – Director, Planning and Development
	Millissa Berry – Sr. Planner
	Lisa Bartley – PC Secretary

2. PLEDGE OF ALLEGIANCE

Chairperson Gillard led the pledge of allegiance.

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

a. July 16, 2020 – Regular Meeting

Commissioner Deitman motioned and Commissioner Damsma seconded to approve the meeting minutes of the July 16, 2020 Regular Meeting. Voice vote was taken. Motion carried unanimously.

5. PUBLIC COMMENT

None

6. PUBLIC HEARING

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

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.

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

Chad Anderson, 14190 E. Evans Ave, Aurora, CO 80014, 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 7:14p.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 7:29 p.m.

Commissioner Haney motioned and Commissioner Daggett seconded to approve **Resolution PC-20-12 – A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 8 OAK MEADOWS VILLAGE.**

Voting was as follows:

Yes: Daggett, Deitman, Haney, Damsma,

No: None

Absent: Spiegelberg

Chairperson Gillard declared the motion carried.

7. STAFF REPORTS

Todd Bjerkaas

- Asked commissioners to notify Lisa Bartley of their availability for the August 20, 2020 meeting.
- Notified commissioners of the Boards and Commissions Open House on August 19, 2020.

8. COMMISSIONER COMMENTS

Chairperson Gillard announced he and his family are moving to Erie. This is his last Planning Commission meeting.

9. ADJOURNMENT

Chairperson Gillard adjourned the meeting at 7:36 p.m.

Introduced and Approved this 20th day of August, 2020.

TOWN OF FIRESTONE, COLORADO

Chairperson

ATTEST

Lisa Bartley, Secretary



Staff Report

RESOLUTION NO. PC-20-13

**A RESOLUTION RECOMMENDING APPROVAL OF A
FINAL DEVELOPMENT PLAN FOR LOT 5 OAK
MEADOWS VILLAGE MINOR PLAT**

Circle K Final Development Plan (FDP)

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

August 20, 2020

Application

This staff report is for the Oak Meadows Village Minor Plat Lot 5 Final Development Plan ("FDP"). The proposal is for a 5,187 square foot (sf) retail building, the associated parking and landscaping, and 6-pump fueling station on a 1.6 acre commercial lot. The applicant for the FDP is Circle K Inc. 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 6109 Firestone Boulevard.

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

Background

The Oak Meadows Village Subdivision and Overall Final Development Plan (OFDP) were approved by the Town in 2006. Oak Meadows Village Minor Plat was a lot line adjustment for 2 properties in the Oak Meadows Village Subdivision (Lots 5 and 6) processed in 2007. Over the past 14 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 5 of Oak Meadows Village Minor Plat is zoned as a planned unit development with the neighborhood center land use category (PUD-NC) and is approximately 1.6 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
 - 5,187 sf building
 - 23'-8" 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
 - CMU wainscot

Elevations are included in the FDP included in this packet.

- A 6 pump gas station area under a red canopy with stone veneer clad pillars

- 23 parking spaces including 2 ADA compliant stalls; 2 bicycle parking spaces are also provided
- Perimeter and parking lot landscaping – 23.5% 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-20-13, 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 Oak Meadows Village Minor Plat Lot 5– Circle K Final Development Plan shall be made to the Town’s satisfaction.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-13

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 5 OAK MEADOWS VILLAGE MINOR PLAT

WHEREAS, Oak Meadows Commercial, LLC, as owner of certain real property described as Lot 5, Oak Meadows Village (the "Property"), and on behalf of Circle K Stores Inc., as development applicant, have submitted a proposed final development plan for the Property, entitled Final Development Plan Oak Meadows Village Minor Plat, Lot 5 Circle K Stores Inc., 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 Oak Meadows Village Minor Plat, Lot 5 Circle K Stores Inc. 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 Oak Meadows Village Minor Plat, Lot 5 Circle K Stores Inc. shall be made to the Town's satisfaction.

PASSED AND ADOPTED this ____th day of _____, 2020.

Chairperson

ATTEST:

Secretary

EXHIBIT A
Oak Meadows Village Minor Plat, Lot 5 Circle K Stores Inc.

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 1 OF 24

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 500-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY AGENCY, FLOOD INSURANCE RATE MAP PANEL NUMBER 08123C1890E (EFFECTIVE 01/20/2016),

LEGAL DESCRIPTION

LOT 5, OAK MEADOWS VILLAGE MINOR PLAT, COUNTY OF WELD, STATE OF COLORADO.

I HEREBY CERTIFY THAT IS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF COLORADO

DATE _____ REGISTRATION NUMBER _____

LAND USE DATA

PRIMARY USE:	RETAIL STORE WITH FUEL SALES
BUILDING CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	M
LAND AREA WITHIN PROPERTY LINES:	70,666 S.F. 1.62 ACRE
GROSS FLOOR AREA: RETAIL:	5,187 S.F. (7.3%)
DRIVE / PARKING AREA :	48,885 S.F. (69.2%)
LANDSCAPE AREA :	16,594 S.F. (23.5%)
TOTAL IMPERVIOUS AREA :	54,585 S.F.
PARKING:	
PARKING PROVIDED:	
9'-6"x19' REGULAR STALLS:	21
ADA PARKING	2
TOTAL:	23
BICYCLE PARKING PROVIDED =	2

DEVELOPMENT TEAM CONTACT INFORMATION

LAND OWNER

OAK MEADOWS COMMERIAL, LLC
144 ERSSELIA TRAIL
ALAMO, CA 94507
P: 925.718.9010
GARY BERGER
homelandcorp@comcast.net

APPLICANT

CIRCLE K STORES, INC.
5500 SOUTH QUEBEC ST.
SUITE 100
GREENWOOD VILLAGE, CO 80111
P: 720.758.6260
CHRIS MCGINN
cmcginn@circlek.com

ARCHITECT

ARRIS ARCHITECTURE, INC.
3436 NEW CASTLE DR.
LOVELAND, CO 80538
P: 970.988.6302
COREY STINAR
coreys@arrisinc.net

CIVIL ENGINEER

ENGINEERING SERVICE COMPANY
14190 EAST EVANS AVENUE
AURORA, CO 80014
P: 303.337.1393
WEYLAN BRYANT
wbryant@engineeringserviceco.com

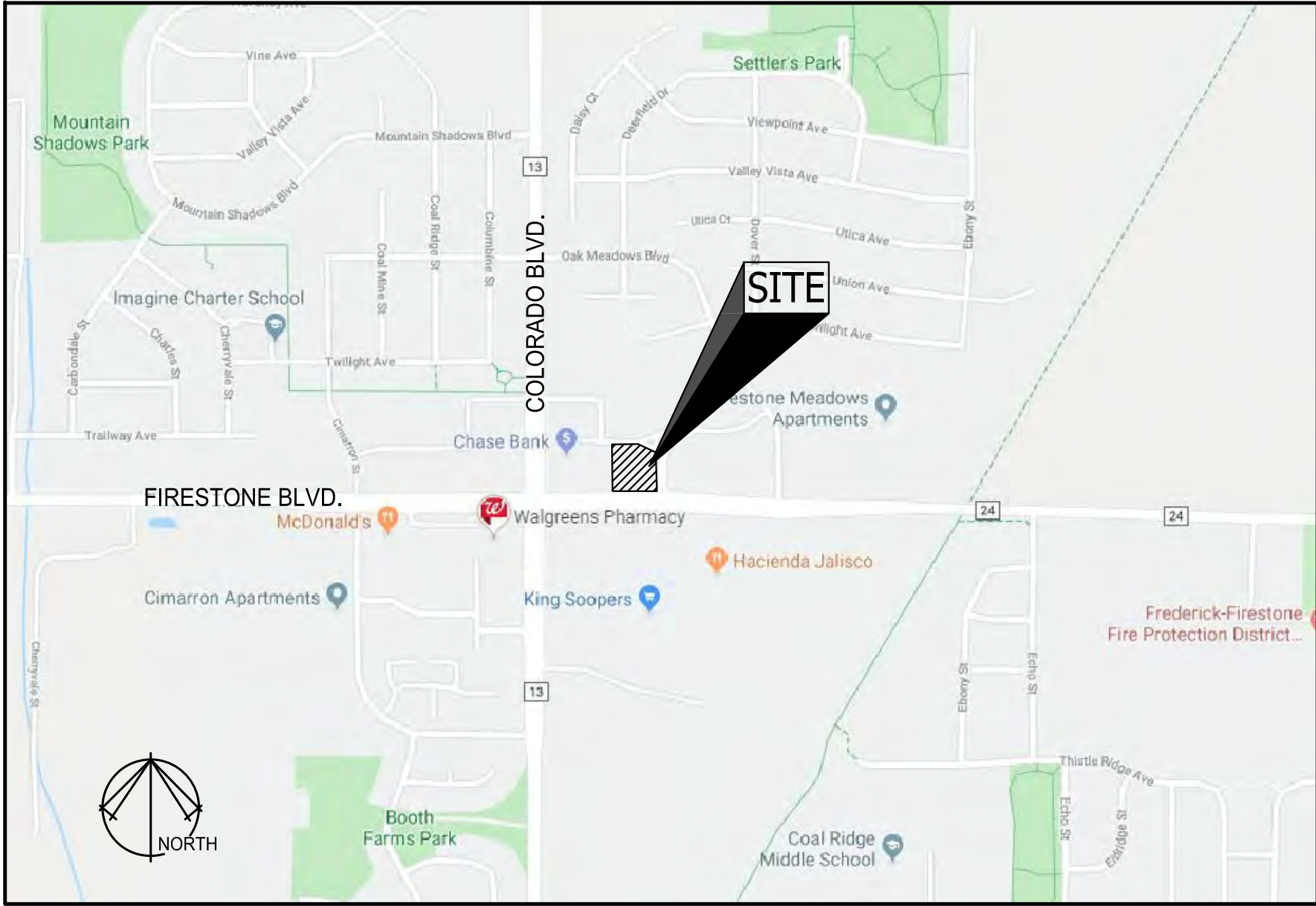
LANDSCAPE ARCHITECT

NATURAL DESIGN SOLUTIONS, INC.
5539 COLT DRIVE
LONGMONT, CO 80503
P: 303.443.0388
NEIL McLANE
neil@ndscolorado.com

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VICINITY MAP
NOT TO SCALE



SIGNATURE BLOCKS

APPROVAL BLOCK:

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

MAYOR _____

CLERK _____

ACCEPTANCE BLOCK AND NOTARY:

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

OWNER, OAK MEADOWS COMMERCIAL, LLC _____

STATE OF COLORADO)
) SS
COUNTY OF)

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

WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OAK MEADOWS VILLAGE MINOR PLAT, LOT 5 COVER SHEET	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4-24-20
REVISION DATE:	7-15-20
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 1 OF 24	



Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

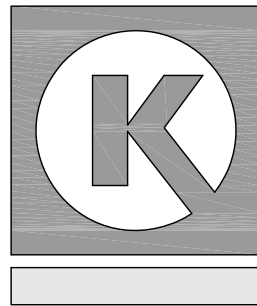
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coreys@arrisinc.net



14190 East Evans Avenue
Aurora, Colorado 80014
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P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

PREPARED FOR:



CIRCLE K STORES, INC.

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

ISSUE	DATE
FDP SUBMITTAL	4-24-20
FDP 2ND SUBMITTAL	7-15-20

PROJECT NO.

SHEET TITLE
COVER SHEET

SHEET NO.

1 OF 24

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 2 OF 24

PROJECT CONCEPT:

PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,187 S.F. RETAIL STORE, AND A 3,685 S.F. FUEL CANOPY WITH [6] FUEL DISPENSERS. THE CONVENIENCE STORE WILL SELL BEER FOR OFFSITE CONSUMPTION. THE FACILITY WILL OPERATE 24 HOURS.

ENVIRONMENTAL IMPACT MITIGATION:

THERE IS NO EVIDENCE OF RECOGNIZED ENVIRONMENTAL CONDITIONS IN CONNECTION WITH THIS SITE. REFER TO PHASE I ENVIRONMENTAL ASSESSMENT REPORT PROPOSED CIRCLE K STORE NEC OF COLORADO BOULEVARD AND FIRESTONE BOULEVARD FIRESTONE, CO 80504 CGRS PROJECT # 1-12692-18340AA.

PAIRIE DOG ACTIVITY AND BURROWS HAVE BEEN WITNESSED IN THE AREA. SUCH BURROWS ARE ASSOCIATED WITH A THREATENED AND ENDANGERED SPECIES, THE BURROWING OWL. FURTHER ASSESSMENT MAY BE NECESSARY TO DETERMINE IF BURROWING OWLS EXIST ON SITE. IF EVIDENCE IS FOUND, THEN THE PROPERTY OWNER WILL FOLLOW STATE REGULATIONS IN REGARD TO PROTECTION OF THE SPECIES.

PRIVATE MAINTENANCE AND ENFORCEMENT:

THIS SITE WILL BE PRIVATELY MAINTAINED. NECESSARY CROSS-ACCESS AND UTILITY EASEMENTS AS WELL AS AGREEMENTS FOR ANY COMMON ROADWAYS AND/OR ACCESS POINTS ARE PROVIDED AS PART OF THE OAK MEADOWS VILLAGE DEVELOPMENT.

ADA COMPLIANCE:

THIS FDP HAS BEEN DESIGNED TO THE BEST OF THE DESIGNER'S KNOWLEDGE AND ABILITIES TO COMPLY WITH THE AMERICAN'S WITH DISABILITIES ACT.

CONTROLS:

THE DECLARATION AND RECIPROCAL EASEMENTS AND RESTRICTIONS WERE PROVIDE AS PART OF THE OAK MEADOWS VILLAGE DEVELOPMENT.

DRAINAGE:

THIS SITE IS DESIGNED TO CONFORM TO THE APPROVED FINAL DRAINAGE REPORT FOR OAK MEADOWS VILLAGE DATED MAY 17, 2006, WHICH WAS PREPARED BY NORTHERN ENGINEERING. A SITE-SPECIFIC DRAINAGE LETTER REPORT DATED APRIL 24, 2020 CONFIRMS THE SITE IS IN COMPLIANCE WITH THE APPROVED FINAL DRAINAGE REPORT.

WATER DEMAND CALCULATION:

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 = 0.95

DOMESTIC DEMAND = 0.90

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

WATER METER TABLE		
QUANTITY	SIZE	TYPE
1	1.5"	COMMERCIAL

UTILITIES:

UTILITY INFRASTRUCTURE WAS CONSTRUCTED AS PART OF THE OVERALL DEVELOPMENT AND SERVICE CONNECTIONS FOR THIS LOT WILL BE CONSTRUCTED AS PART OF THIS FDP. ONE 1.5-INCH METER WILL BE PROVIDED FOR THE C-STORE. A 4-INCH SANITARY SEWER SERVICE LINE WILL BE USED TO SERVICE THE C-STORE.

ABOVE GROUND DRY UTILITIES WILL BE SCREED WITH LANDSCAPING, IF REQUIRED, IN ACCORDANCE WITH THE UTILITY PROVIDER'S REQUIREMENTS FOR SETBACK OF PLANTING MATERIALS.

EXISTING GAS, TELEPHONE, FIBER OPTIC, AND ELECTRIC INFRASTRUCTURE IS LOCATED ALONG THE SOUTH SIDE OF "PRIVATE DRIVE A", THE SOUTHWEST QUADRANT OF THE ROUND-A-BOUT, AND THE WEST SIDE (NORTHERN THIRD) OF "PRIVATE DRIVE C". NECESSARY UTILITY SERVICES WILL BE FROM THIS INFRASTRUCTURE. THERE ARE ALSO GAS AND ELECTRIC MAINS ALONG THE NORTH SIDE OF HIGHWAY 52.

PARKING:

A TOTAL OF 22 STANDARD PARKING STALLS AND 2 HANDICAP PARKING STALLS ARE PROVIDE AS PART OF THIS FDP. THIS CALCULATES OUT TO 1 PARKING STALL PER 216 S.F. OF RETAIL BUILDING AREA.

ARCHITECTURE:

THIS BUILDING IS A FREE STANDING ONE STORY BUILDING AND DISPENSER ISLAND CANOPY. THE DESIGN INCORPORATES THE COLORS, MATERIALS, AND DESIGN FEATURES OF THE SURROUNDING BUILDINGS THAT ARE CONSISTENT WITH THE OAK MEADOWS VILLAGE DESIGN CRITERIA. STUCCO AND MANUFACTURED STONE ARE INCORPORATED INTO THE DESIGN OF THE BUILDING.

SIGN PROGRAM:

A SIGN PERMIT SHALL BE OBTAINED FROM THE TOWN OF FIRESTONE PRIOR TO CONSTRUCTION OF ANY SIGN. ALL SIGN PERMIT APPLICATIONS SHALL BE CONSISTENT WITH THE INFORMATION PROVIDED IN THIS FDP AND THE APPROVED OFDP FOR OAK MEADOWS VILLAGE. TRAFFIC CONTROL AND ANCILLARY SIGNS WILL BE PROVIDED ON THE SITE. ALL SIGN LOCATIONS SHALL BE APPROVED BY THE TOWN ENGINEER PRIOR TO INSTALLATION.

SETBACK:

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

DEVELOPMENT SCHEDULE:

AFTER PERMITS ARE OBTAINED, IT IS ANTICIPATED CONSTRUCTION WILL START SPRING OF 2021. ANTICIPATED CONSTRUCTION TIME FRAME IS 6 MONTHS.

CIRCULATION SYSTEM:

THERE IS DIRECT ACCESS TO THE PROPOSED CIRCLE K SITE FROM A PRIVATE ACCESS DRIVE OFF OF FIRESTONE BLVD. AND FROM A PRIVATE ACCESS DRIVE OFF COLORADO BLVD. THE PRIVATE ROAD HAS BEEN CONSTRUCTED AS PART OF THE OAK MEADOWS VILLAGE INFRASTRUCTURE IMPROVEMENTS. NO ADDITIONAL RIGHTS-OF-WAY ARE REQUIRED FOR THE CIRCLE K DEVELOPMENT.

THE TOWN RESERVES THE RIGHT TO REQUIRE THE OWNER OF LOT 5 TO MODIFY THE ACCESS ON THE EAST SIDE OF THE LOT IF ADJACENT ROADWAYS ARE ADVERSELY IMPACTED.

ZONING AND ALLOWED USES:

THE OAK MEADOWS VILLAGE SUBDIVISION IS ZONED PLANNED UNIT DEVELOPMENT WITH NEIGHBORHOOD COMMERCIAL LAND USES, WHICH ALLOWS FOR A GAS STATION / CONVENIENCE STORE.

UTILITY SERVICE REQUIREMENTS:

NATURAL GAS:	BLACK HILLS ENERGY
ELECTRIC:	UNITED POWER
TELEPHONE:	AT&T
WATER:	TOWN OF FIRESTONE
SANITARY SEWER:	ST. VRAIN SANITATION DISTRICT
POLICE:	TOWN OF FIRESTONE
FIRE:	FREDERICK- FIRESTONE FIRE PROTECTION DISTRICT
RECREATION:	CARBON VALLEY RECREATION DISTRICT

BUILDING ADDRESS:

6109 EAST FIRESTONE BOULEVARD
FIRESTONE, CO 80504



Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

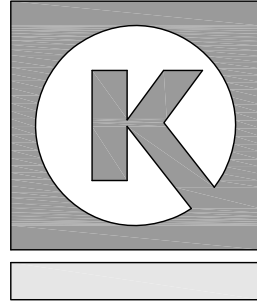
970.988.6302
coreys@arrisinc.net



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Aurora, Colorado 80014
engineeringsserviceco.com

P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

PREPARED FOR:



CIRCLE K STORES, INC.

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

ISSUE	DATE
FDP SUBMITTAL	4-24-20
FDP 2ND SUBMITTAL	7-15-20

PROJECT NO.

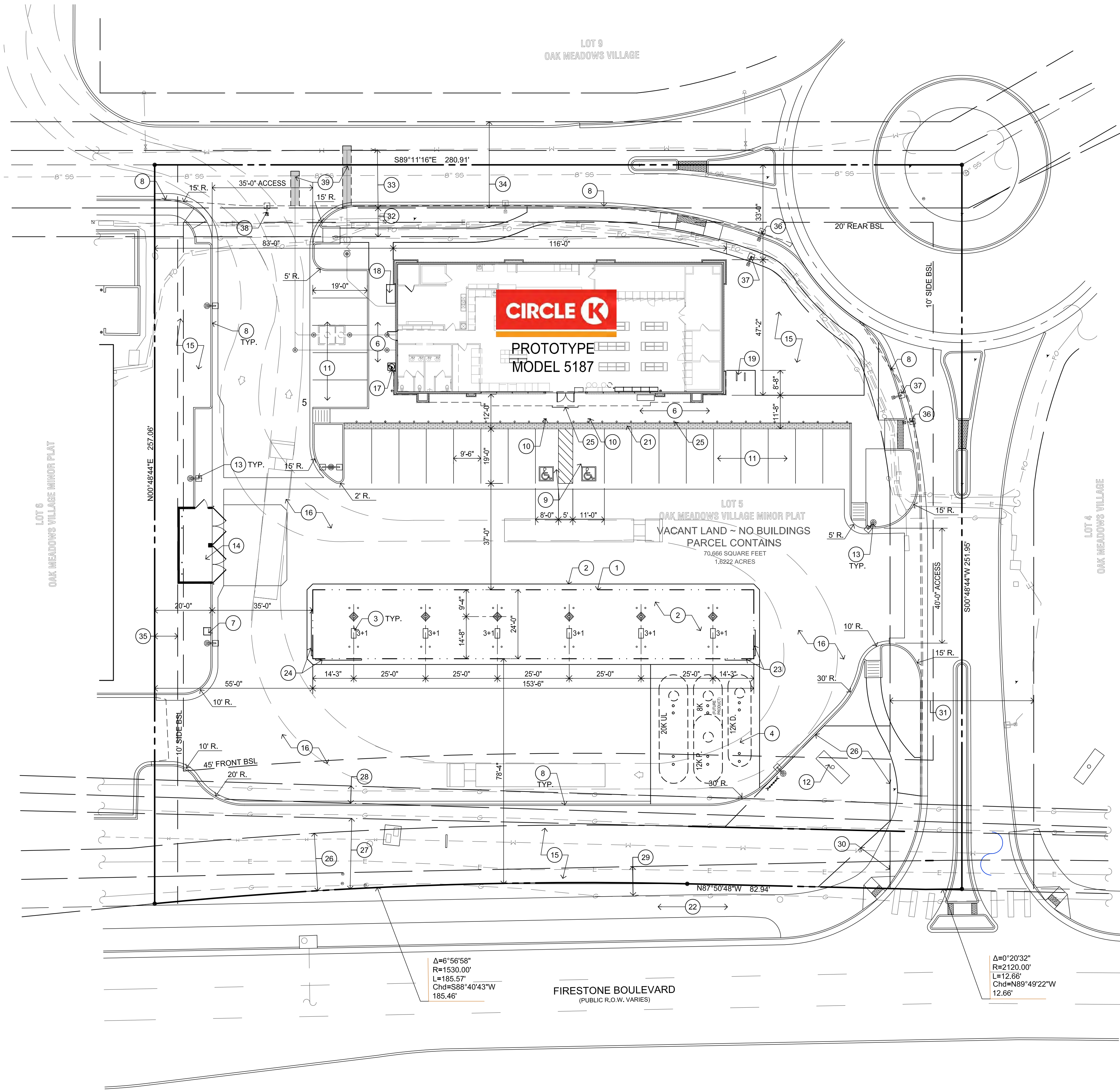
SHEET TITLE
PROJECT
NARRATIVE

SHEET NO.

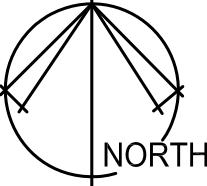
2 OF 24

OAK MEADOWS VILLAGE MINOR PLAT, LOT 5 PROJECT NARRATIVE	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4-24-20
REVISION DATE:	4-24-20
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 2 OF 24	

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 3 OF 24



1 SITE PLAN
SCALE: 1" = 20'-0"



KEY NOTES

1. NEW FREE STANDING CANOPY
2. CONC. CANOPY SLAB
3. MULTI-PRODUCT DISPENSERS
4. NEW UNDERGROUND PRODUCT TANKS
6. CONCRETE SIDEWALK
7. AIR MACHINE
8. CONCRETE CURB, RE: DETAILS SW1, SW11 & SW12, SHEET 12 OF 24
9. HANDICAP PARKING STALL
10. HANDICAP PARKING SIGN
11. 9'-6"x19' PARKING SPACES, TYPICAL.
12. MONUMENT ID SIGN
13. LED AREA LIGHT, RE: DETAIL 5, SHEET 4 OF 24
14. TRASH ENCLOSURE, RE: DETAIL 3, SHEET 5 OF 24
15. LANDSCAPE AREA
16. ASPHALT PAVING
17. CO2 WITH STORAGE CABINET
18. ELECTRICAL SERVICE ENTRANCE CABINET
19. BIKE RACK, RE: DETAIL 11, SHEET 4 OF 24
20. 4" BOLLARD, SPACED EVERY 5', SEE DETAIL 1, SHEET 5 OF 24
21. 2'-6" WIDE CONCRETE COLOR BAND PER OWNER. SCORE AT 5'-0" O.C. SEE DETAIL 10, SHEET 4 OF 24
22. EXISTING SIDEWALK TO REMAIN
23. FUEL PRICE SIGN MOUNTED ON CANOPY FASCIA, RE: EXTERIOR ELEVATIONS
24. CIRCLE K WORDMARK LOGO SIGN, MOUNTED ON CANOPY FASCIA, RE: EXTERIOR ELEVATIONS
25. CIRCLE K SIGN, MOUNTED ON FASCIA, RE: EXTERIOR ELEVATIONS
26. EXISTING 20' LANDSCAPE, IRRIGATION & MONUMENT SIGN EASEMENT (REC. NO. 3406699)
27. EXISTING PERMANENT DRAINAGE EASEMENT (REC. NO. 2688883)
28. EXISTING 6" GAS PIPELINE EASEMENT (REC. NO. 2980319)
29. EXISTING 10' UNITED POWER EASEMENT (REC. NO. 3001400)
30. EXISTING PEDESTRIAN EASEMENT (REC. NO. 3406699)
31. EXISTING ACCESS, UTILITY & DRAINAGE EASEMENT (REC. NO. 3406699)
32. EXISTING 10' ACCESS, UTILITY & DRAINAGE EASEMENT (REC. NO. 3406699)
33. EXISTING 20' NON-EXCLUSIVE UTILITY EASEMENT (REC. NO. 3394481)
34. EXISTING EXCLUSIVE ACCESS, SEWER & WATER EASEMENT (REC. NO. 3406699)
35. PROPOSED 8' UNITED POWER EASEMENT.
36. EXISTING STREET LIGHT TO BE RELOCATED.
37. NEW LOCATION FOR RELOCATED STREET LIGHT.
38. EXISTING STREET LIGHT TO BE REMOVED.
39. LIMITS OF TRENCH FOR NEW UTILITY INSTALLATION, RE: DETAIL SW-1, SHEET 12 OF 24



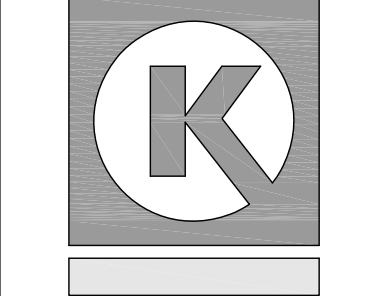
Arris Architecture, LLC
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PREPARED FOR:



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FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

ISSUE	DATE
FDP SUBMITTAL	4-24-20
FDP 2ND SUBMITTAL	7-15-20

PROJECT NO.

SHEET TITLE
SITE PLAN

SHEET NO.

3 OF 24

OAK MEADOWS VILLAGE MINOR PLAT, LOT 5 SITE PLAN	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4-24-20
REVISION DATE:	7-15-20
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 3 OF 24	

Araris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

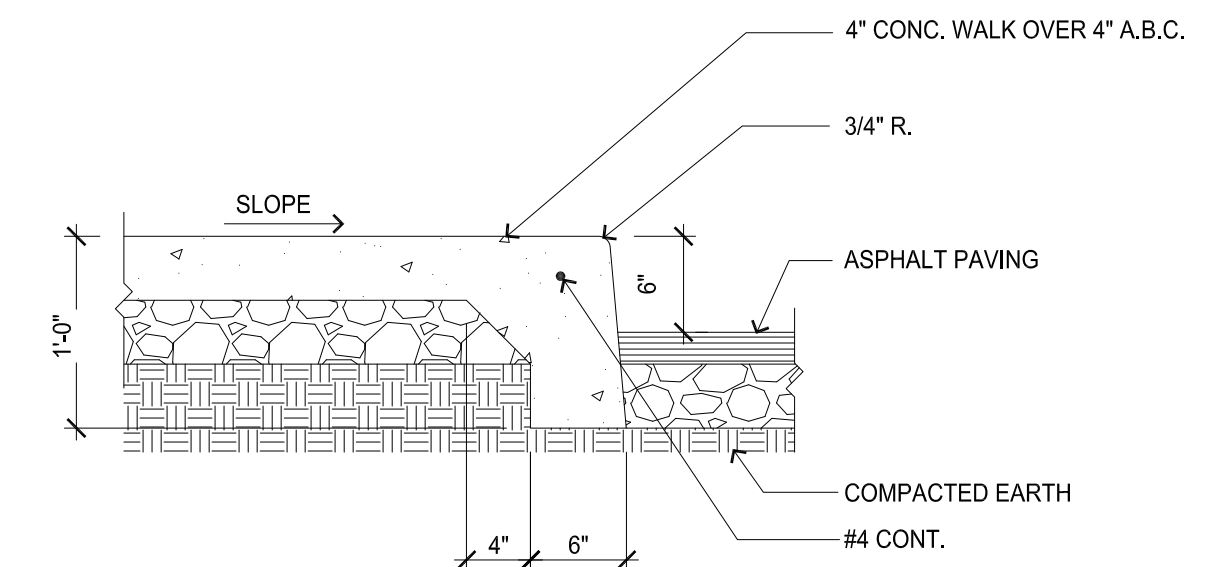


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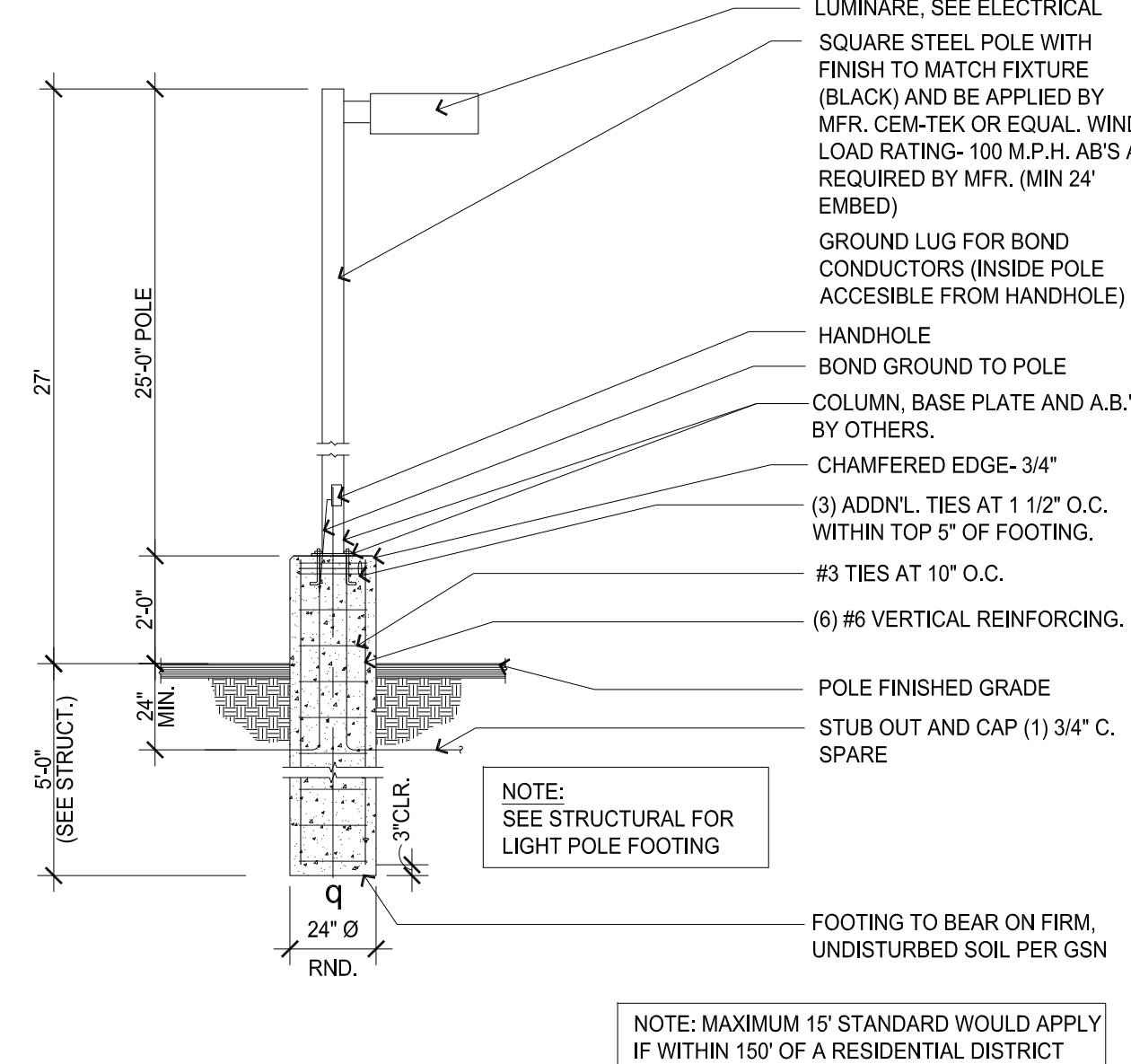
PREPARED FOR:



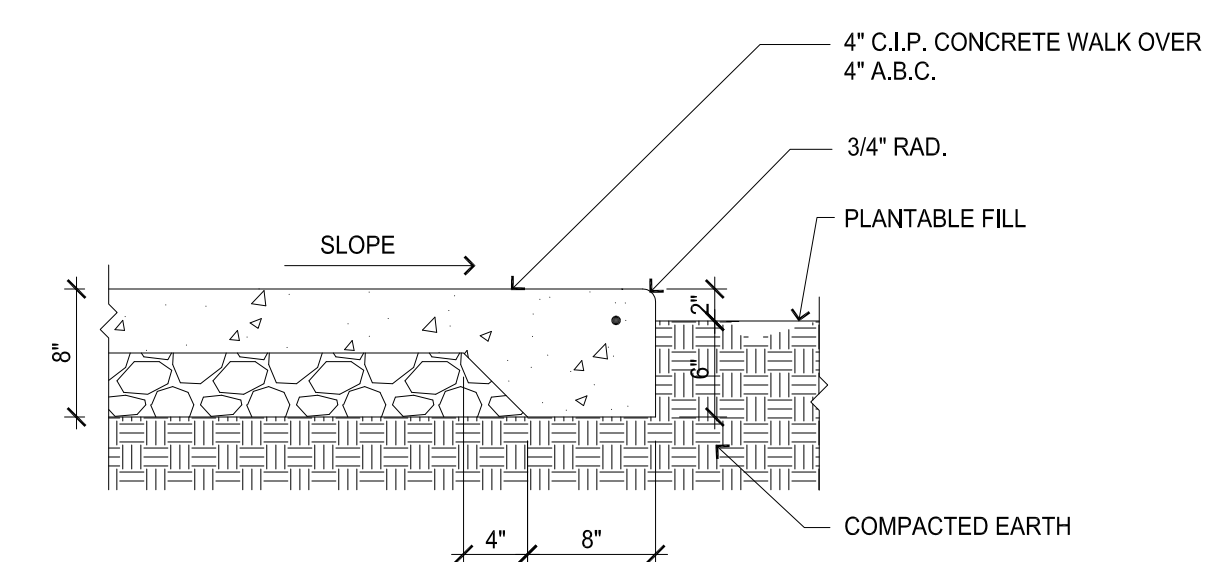
CIRCLE K STORES, INC.



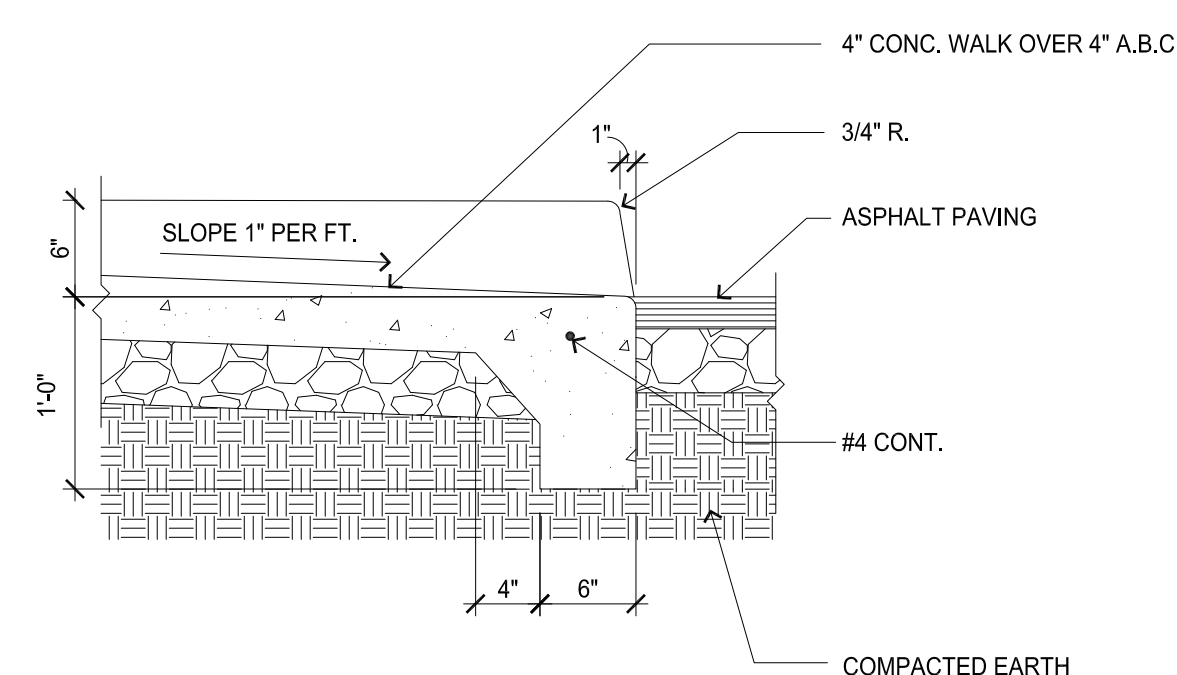
3 SIDEWALK TURNDOWN



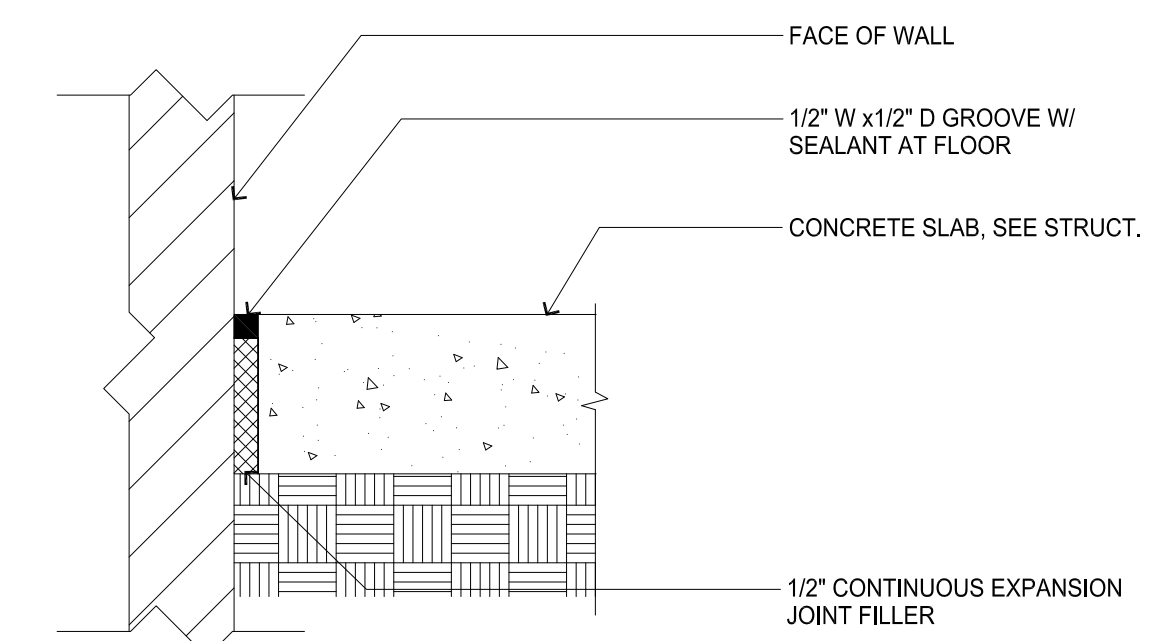
5 LIGHT POLE BASE
1/4"=1'-0"

[illegible]

4 WALK AT RAMP
SCALE: 1" = 1'-0"



1 TYPICAL SLAB AT GRADE
SCALE: 3" = 1'-0"



OK MEADOWS VILLAGE MINOR PLAT, LOT 5 SITE DETAILS	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4-24-20
REVISION DATE:	7-15-20
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 4 OF 24	

ISSUE	DATE
FDP SUBMITTAL	4-24-20
FDP 2ND SUBMITTAL	7-15-20

PROJECT NO.

SHEET TITLE
SITE DETAILS

SHEET NO.

4 OF 24

Arris Architecture, LLC
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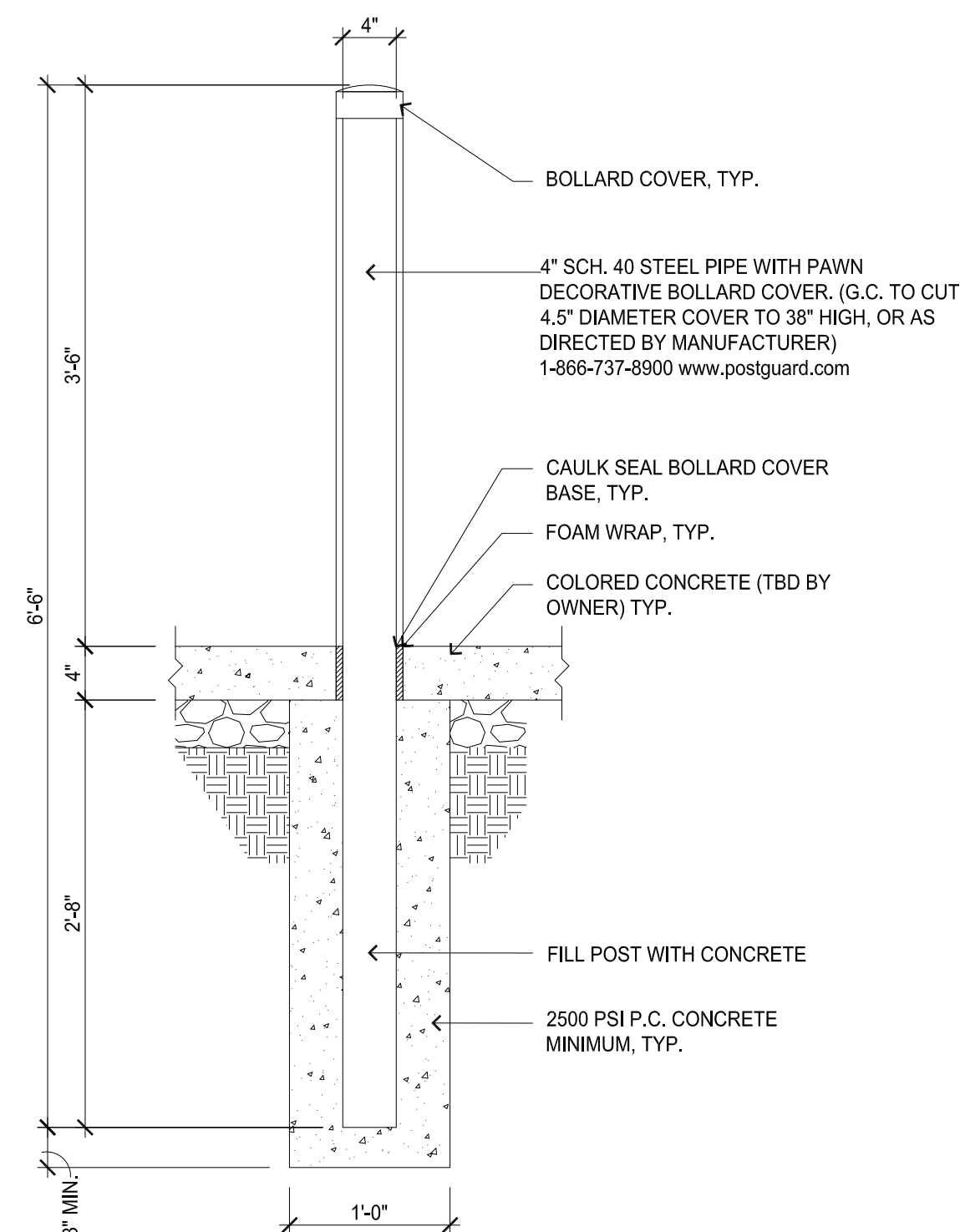
FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

PROJECT NO.

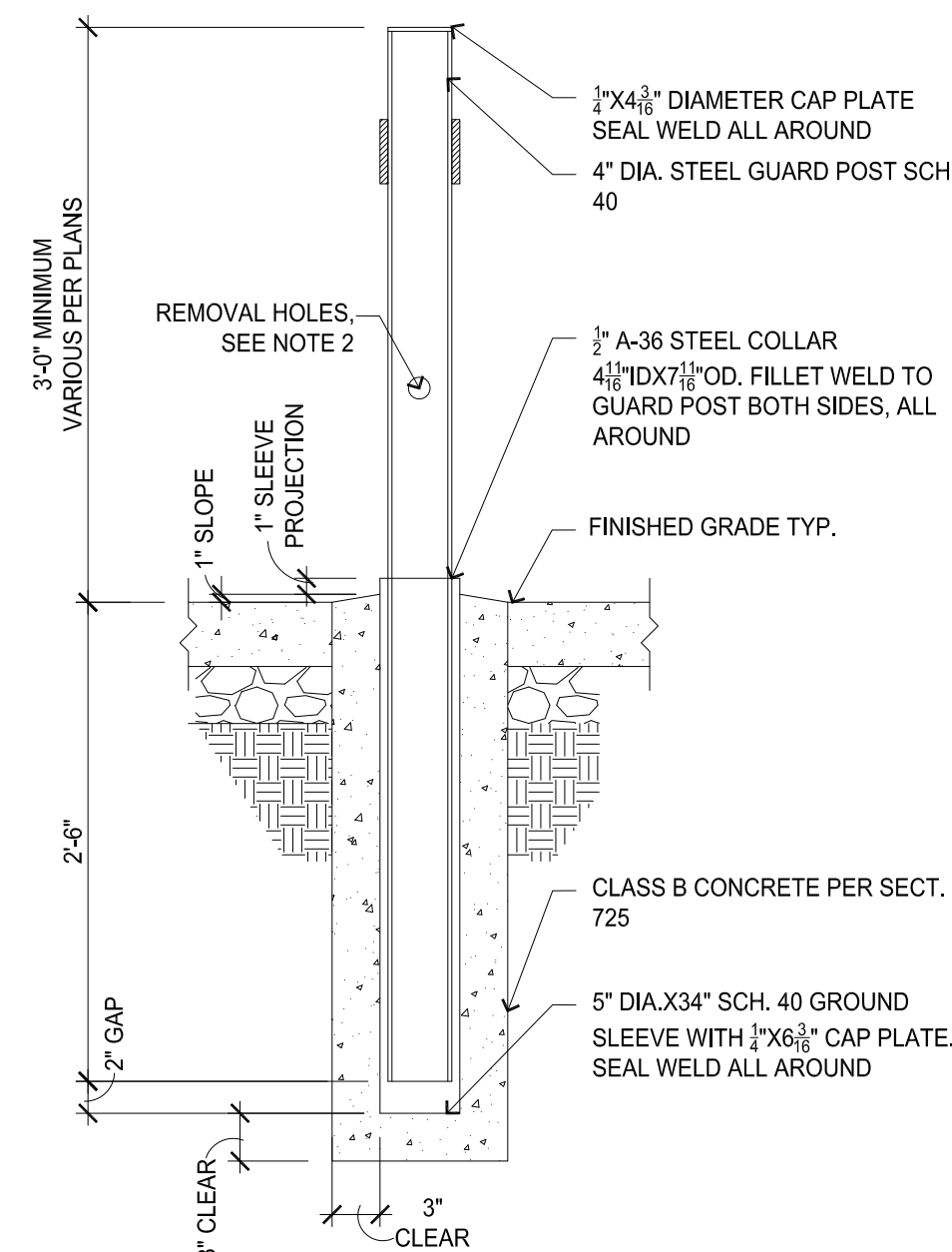
SHEET TITLE

SHEET NO.

5 OF 24



SCALE: 1" = 1'-0"



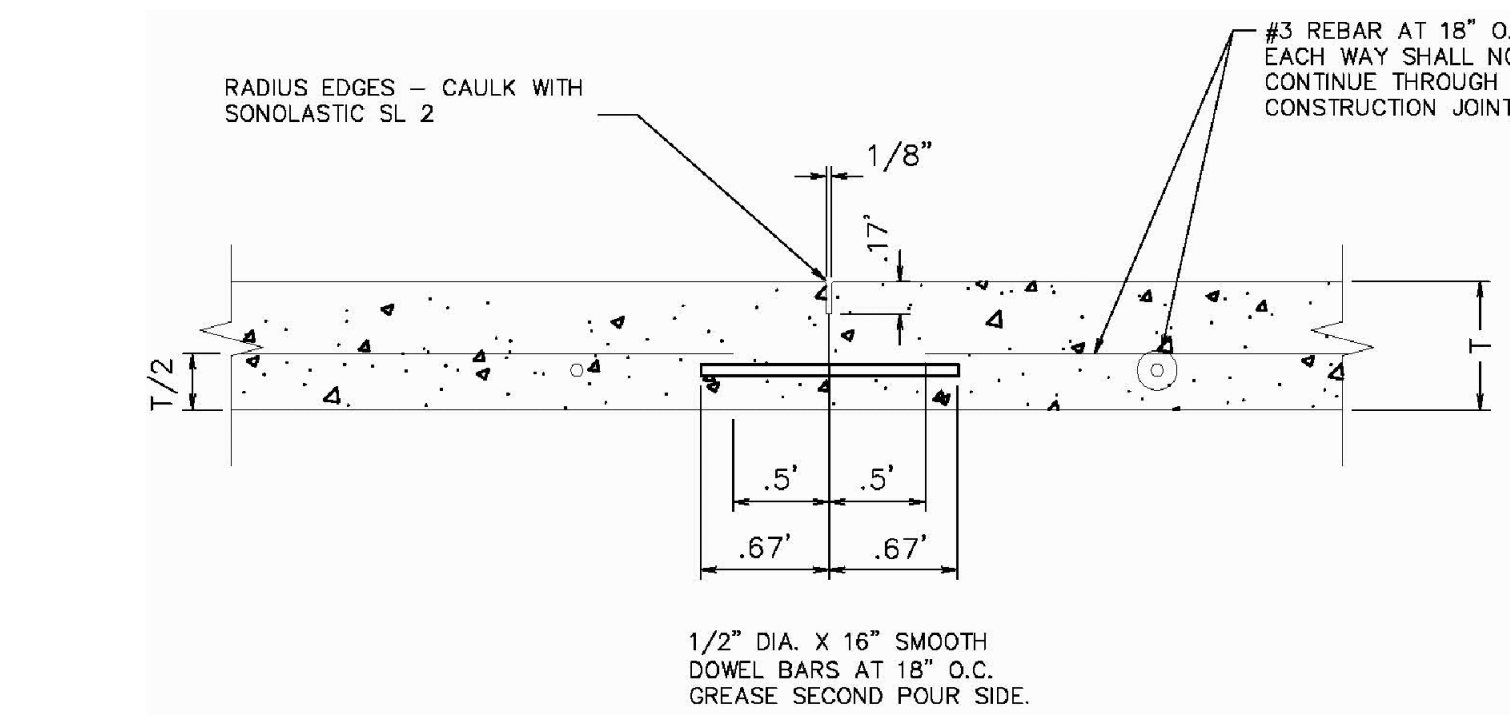
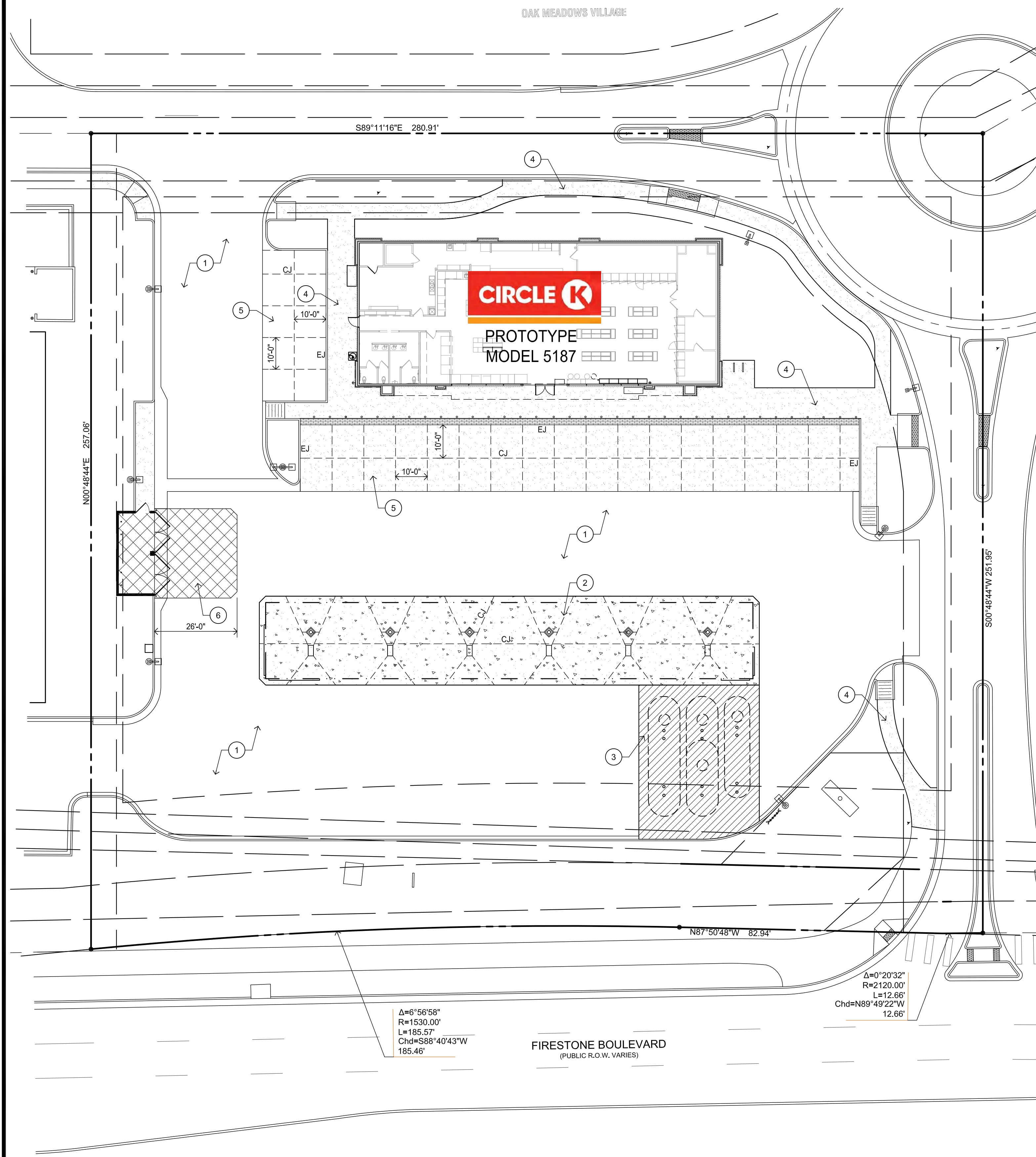
SCALE: 1" = 1'-0"

- OAK MEADOWS VILLAGE MINOR PLAT, LOT 5

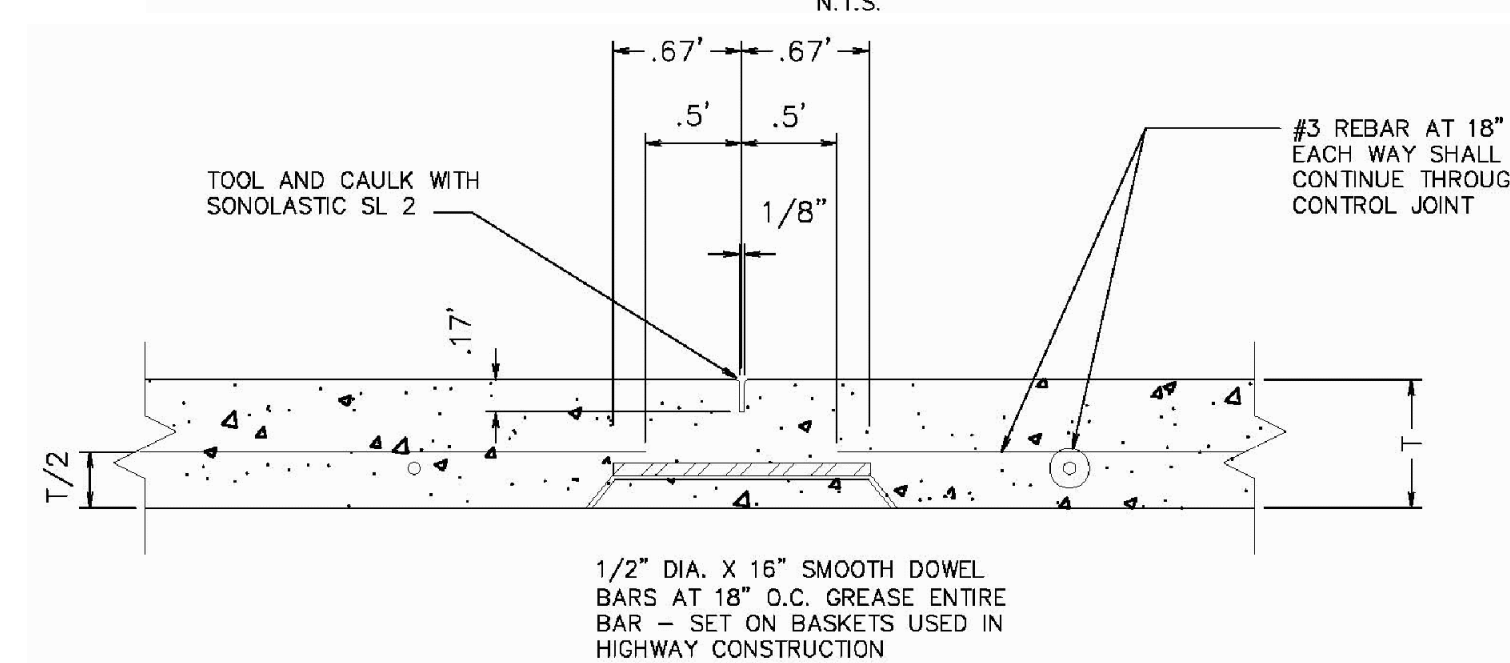
SITE DETAILS

SHEET 5 OF 24

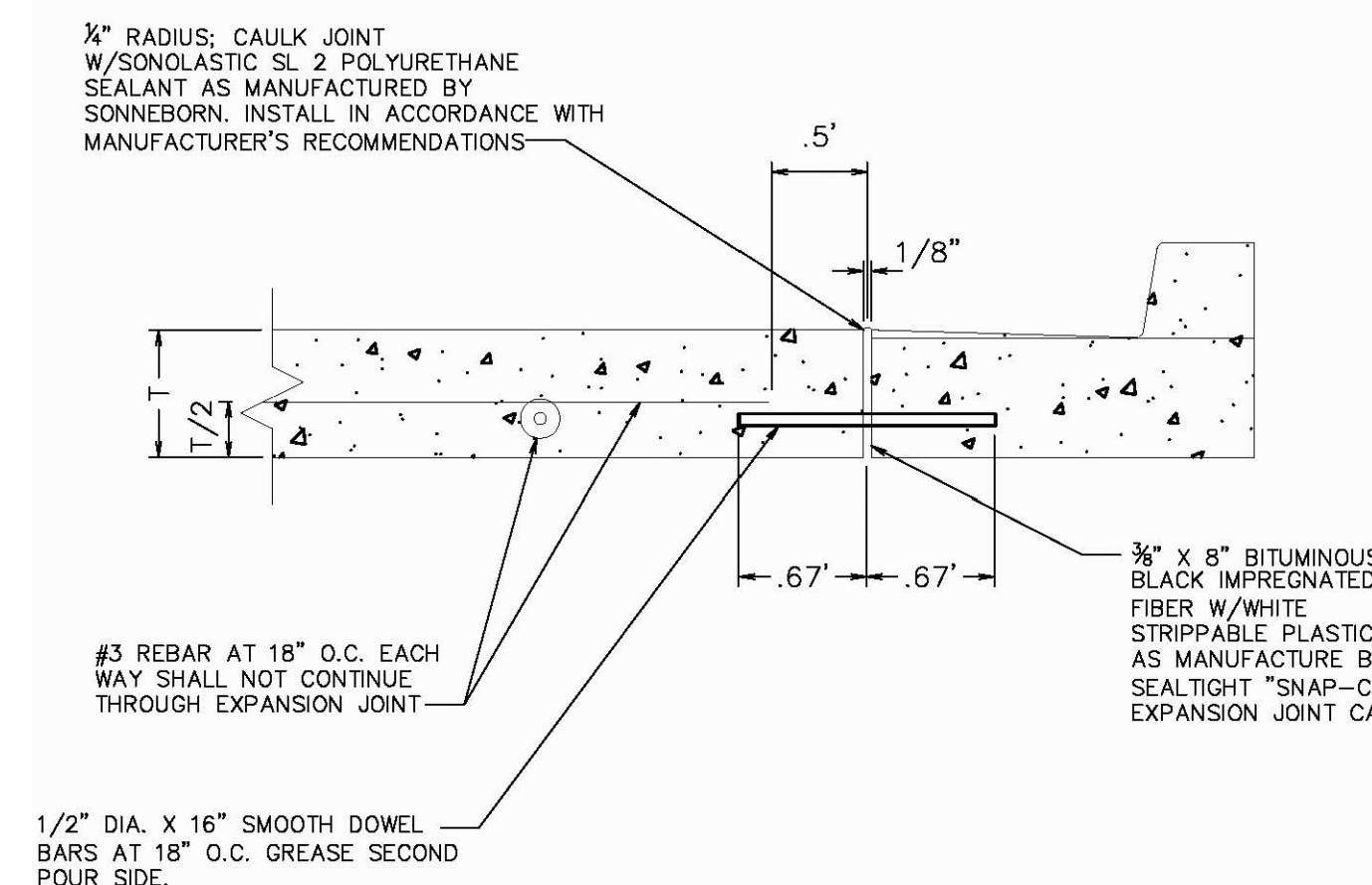
FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 6 OF 24



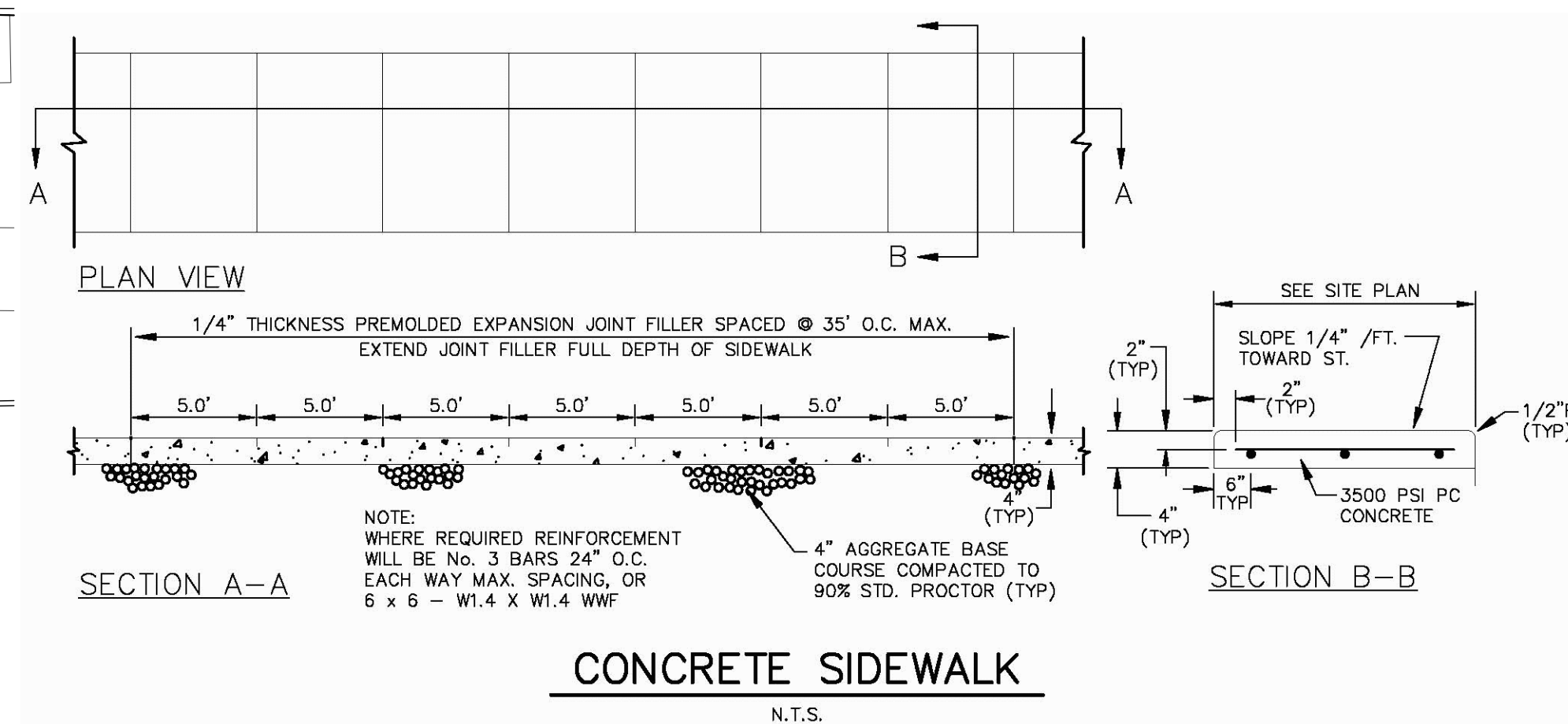
CONSTRUCTION JOINT



CONTROL JOINT



EXPANSION JOINT



PAVEMENT DESIGN AND CONSTRUCTION

NOTE:
ALL PAVEMENT, CONCRETE SECTIONS & SUBGRADE PREPARATION SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT REPORT PREPARED BY COLE GARNER GEOTECHNICAL

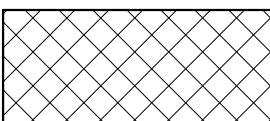
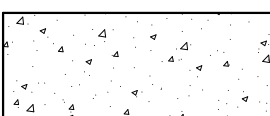
Private Pavement Traffic Area	Alternative	Recommended Pavement Thickness (Inches)		
		Asphalt Concrete Surface	Aggregate Base Course	Portland Cement Concrete
Light-Duty Automobile and Light Truck Parking Only	A	4	6	—
	B*	5	—	—
	C	—	—	5
Heavy-Duty Private Drives, Fire Lanes, Truck access	A	5	6	—
	B	5-½	—	—
	C	—	—	6
Heavy Truck Access Dumpster Pads, Tanker Truck Parking, Driveway Entrances	A	Not recommended	—	7

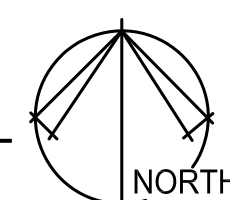
Geotechnical Engineering Report
Proposed Circle K Fuel Station & Convenience Store – Firestone, CO
CGG Project No. 19.22.268

KEY NOTES

1. HEAVY DUTY ASPHALT CONCRETE PAVING, . RE: PAVEMENT DESIGN TABLE & FULL GEO-TECH REPORT
2. 7" THICK CONC. CANOPY SLAB W/ #6 BAR @ 18" O.C. EACH WAY (3000 PSI MIN. CONC. 3" SLUMP, AIR ENTRAINED 6%), PROVIDE 2 1/2" CHAIRS 54" O.C.
3. 8" THICK, 4000 PSI MIN. CONC. SLAB AT TANK AREAS W/ #4 BARS @ 12" O.C. E.W. (TYP). PROVIDE 1/4" X 3" CONTROL JOINTS @ APPROX. 10'-0" O.C. E.W
4. CONCRETE SIDEWALK, RE: DETAIL THIS SHEET
5. LIGHT DUTY PORTLAND CEMENT CONCRETE PAVING, RE: PAVEMENT DESIGN TABLE & FULL GEO-TECH REPORT
6. HEAVY DUTY ACCESS, RE: PAVEMENT DESIGN TABLE & FULL GEO-TECH REPORT

LEGEND

_____EJ_____	EXPANSION JOINT
_____KCJ_____	CONSTRUCTION JOINT
-----CJ-----	CONTROL JOINT
	ASPHALT PAVING
	HEAVY DUTY ACCESS, RE: PAVEMENT DESIGN TABLE & FULL GEO-TECH REPORT
	HEAVY DUTY CANOPY PAD, RE: KEY NOTE 2
	HEAVY DUTY PAD OVER UST, RE: KEY NOTE 3
	LIGHT DUTY PORTLAND CEMENT CONCRETE PAVING, RE: PAVEMENT DESIGN TABLE & FULL GEO-TECH REPORT



ARRIS
ARCHITECTURE

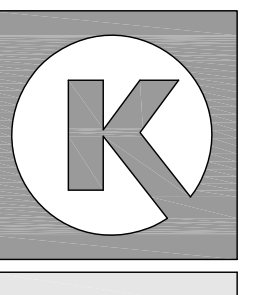
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PREPARED FOR:



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FINAL DEVELOPMENT PLAN
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CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

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FDP SUBMITTAL	4-24-20
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PROJECT NO.

SHEET TITLE
AVING PLAN

OAK MEADOWS VILLAGE MINOR PLAT, LOT 5	
PAVING PLAN	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
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REVISION DATE:	
REVISION DATE:	
SHEET 6 OF 24	

SHEET NO.

6 OF 24

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
LOT 5, OAK MEADOWS VILLAGE MINOR PLAT, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 7 OF 24

TOWN CONSTRUCTION NOTES:

- 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 PRECONSTRUCTION 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 CONSIDERED 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 PROBLEMS 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 720-682-4222.**
- D. NOTIFY THE TOWN ENGINEERING STAFF OF ANY FIRE OR FIRE HAZARD FIRST 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, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS OR EROSION OF ADJUTING 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 SHAUSE TRUCK ROUTES DESIGNATED BY THE TOWN. OVERSIZE AND/OR OVERWEIGHT VEHICLES REQUIRE AN OVERWEIGHT VEHICLE PERMIT FROM THE TOWN PRIOR TO TRAVELING ON TOWN STREETS.
29. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE IMPROVEMENTS FOR A MINIMUM OF TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE OF THE IMPROVEMENTS BY THE TOWN. IF ANY DEFECTS OR DAMAGE TO THE IMPROVEMENTS 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.

TOWN GRADING NOTES:

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 EROSION CONTROL. ANY EROSION CONTROL MEASURES 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, INSTALLATION, 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 SUBMITTED 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 SHORT TERM PRACTICAL PERIOD OF TIME. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID CAUSING 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 EROSION 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. SEEDING 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 PROPERTIES OR EARTHWORK IS COMPLETE OR NEARLY COMPLETE AND DUST FROM THE SITE CONTINUES TO AVOID EROSION 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 SEED OR SODDED.

TOWN SANITARY SEWER NOTES:

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 (1 1/2) 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 "X".**
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.**
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.**

TOWN WATER NOTES:

- 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 MAINS 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 (1 1/2) 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 (4 1/2) 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 PIP. 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.
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. SPUMES IN TRACER WIRE SHALL BE CAPPED IN WATER PROOF GEL CAP TYPE CONNECTORS SUITED FOR DIRECT BURIAL APPLICATION (3M TYPE DBY6 LOW VOLTAGE OR EQUAL). WIRE SHALL BE ATTACHED TO TOP OF WATER LINE WITH 2-INCH WIDE PVC TAPE AT 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 AT 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. 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-EIGHTHS (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 APPURTENANCES 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 COLIFORM BACTERIA SHALL BE PERFORMED BY THE TOWN A 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.

CIRCLE K AT OAK MEADOWS VILLAGE	
CONSTRUCTION NOTES	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4/24/2020
REVISION DATE:	7/15/2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 7 OF 24	



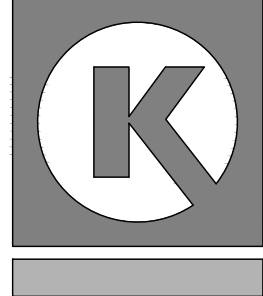
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PREPARED FOR:



CIRCLE K STORES, INC.

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

[illegible]

ESC PROJECT NO. E-20-008

SHEET TITLE
CONSTRUCTION
NOTES

SHEET NO.

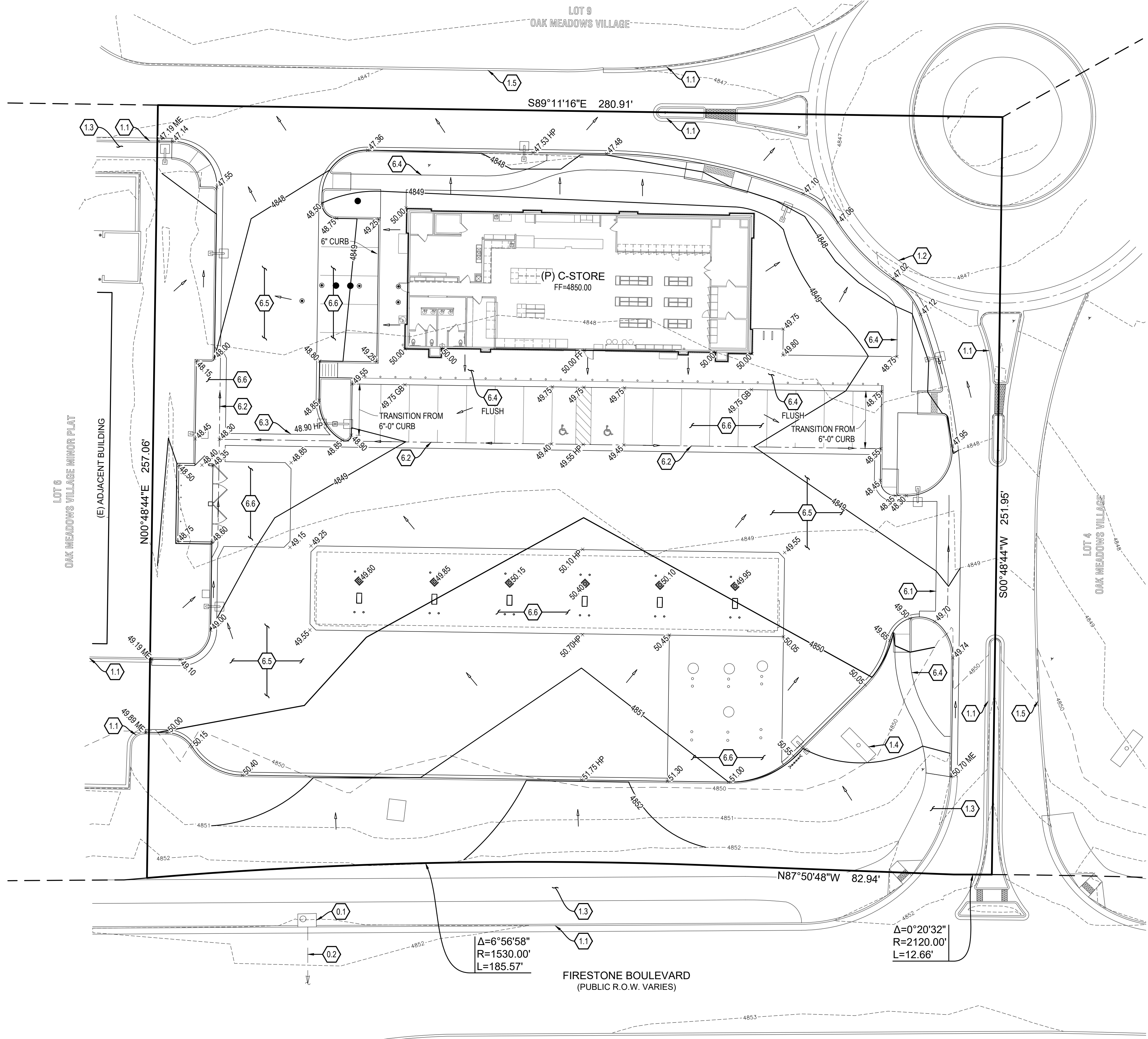
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FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
LOT 5, OAK MEADOWS VILLAGE MINOR PLAT, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 8 OF 24



LEGEND

- STS — (E) STORM SEWER LINE
- - - - - (E) CONTOUR LINE
- 4800 — (P) CONTOUR LINE
- ==== (P) 1' MEDIAN CURB AND GUTTER TOWN OF FIRESTONE STD. SW11
- ==== (P) 2' CATCH CURB AND GUTTER TOWN OF FIRESTONE STD. SW11
- OVERLAND DRAINAGE FLOW ARROW
- (E) EXISTING ITEMS
- (P) PROPOSED ITEMS
- HP HIGH POINT
- HP HIGH POINT
- GB GRADE BREAK
- ME MATCH EXISTING
- +10.00 FLOWLINE/GRADE ELEVATION

Scale: 1" = 20'
1' Contour Interval

GRADING PLAN KEYNOTE LEGEND:

- # ITEM DESCRIPTION
- EXISTING ITEMS (E)**
- 0.1 (E) STORM INLET
 - 0.2 (E) STORM SEWER LINE
 - 1.1 (E) CURB & GUTTER
 - 1.2 (E) CONCRETE PAN
 - 1.3 (E) CONCRETE WALK
 - 1.4 (E) DEVELOPMENT SIGN FOUNDATION TO REMAIN
 - 1.5 (E) ASPHALT CURB
- PROPOSED ITEMS (P)**
- 6.1 (P) 8" THICK CONCRETE CROSS PAN, TOWN OF FIRESTONE STD. SW3
 - 6.2 (P) MONOLITHIC CONCRETE PAN/SWALE
 - 6.3 (P) CONCRETE PAN, THICKNESS PER SOILS REPORT
 - 6.4 (P) CONCRETE WALK
 - 6.5 (P) ASPHALT PAVEMENT, THICKNESS PER SOILS REPORT
 - 6.6 (P) CONCRETE PAVEMENT, THICKNESS PER SOILS REPORT

GENERAL NOTES:

- 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.
- ALL CONSTRUCTION OR CONSTRUCTION STAKING FOR THIS PROJECT SHALL BE DONE PER THE SIGNED AND APPROVED CIVIL CONSTRUCTION PLANS. ENGINEERING SERVICE COMPANY IS NOT LIABLE FOR ANY DISCREPANCIES BETWEEN ANY BID SET AND/OR BUILDING SET AND THE APPROVED CIVIL CONSTRUCTION PLANS.

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).

CIRCLE K AT OAK MEADOWS VILLAGE	
GRADING PLAN	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4/24/2020
REVISION DATE:	7/15/2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 8 OF 24	

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Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

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F 303.337.7481
T/F 1.877.273.0659

PREPARED FOR:

K

CIRCLE K STORES, INC.

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

ISSUE	DATE
FIRST SUBMITTAL	4/24/2020
FDP 2nd SUBMITTAL	7/15/2020

ESC PROJECT NO. E-20-008

SHEET TITLE
GRADING PLAN

SHEET NO.
8 OF 24

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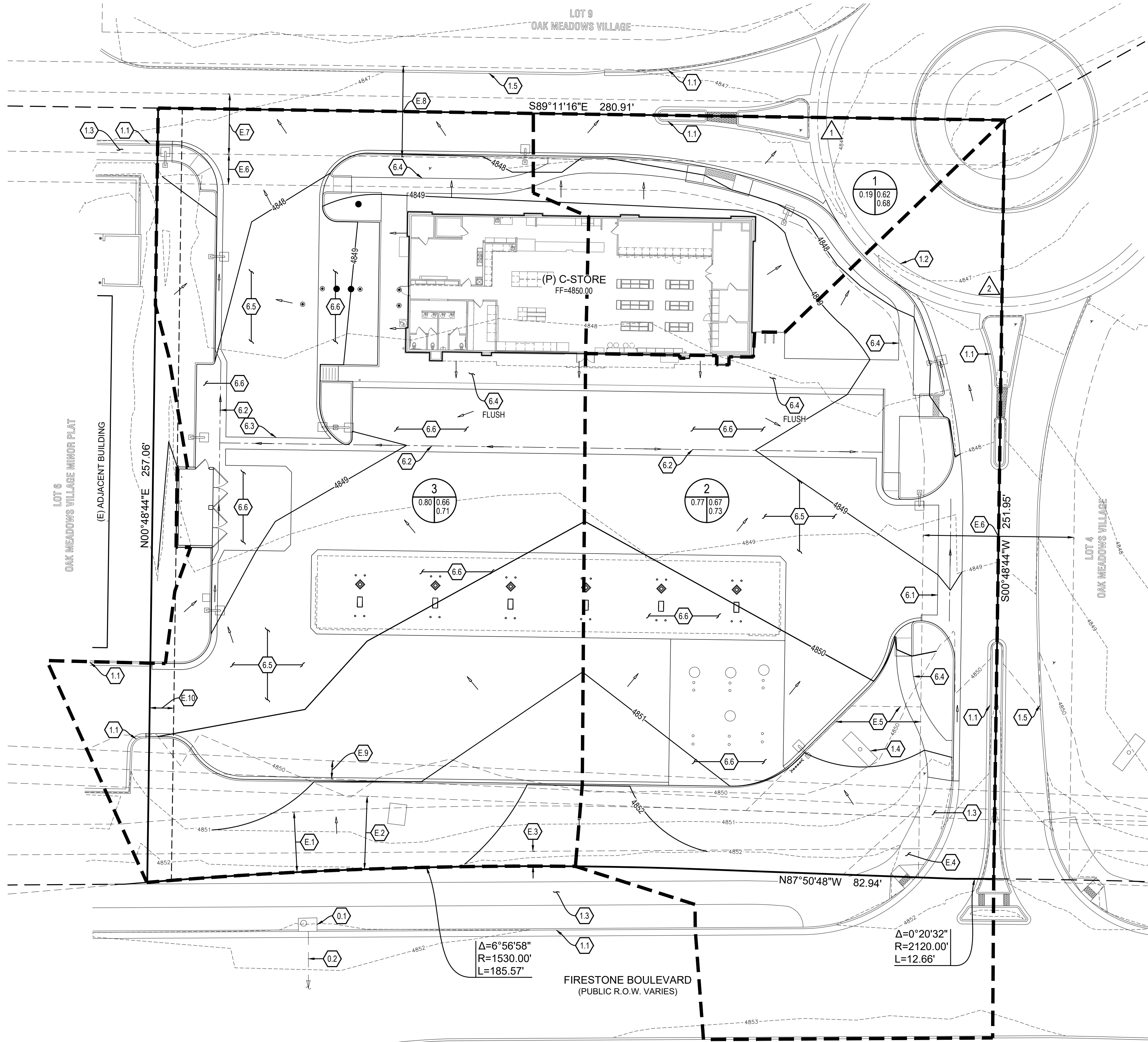
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WWW.1NCCO.ORG
1-800-922-1987

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EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.

LOT 5, OAK MEADOWS VILLAGE MINOR PLAT, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 9 OF 24



LEGEND

— STS —

(E) STORM SEWER LINE

--- 4800 ---

(E) CONTOUR LINE

— 4800 —

(P) CONTOUR LINE

— — — —

BASIN LINE

=====

(P) 1' MEDIAN CURB AND GUTTER
TOWN OF FIRESTONE STD. SW11

=====

(P) 2' CATCH CURB AND GUTTER
TOWN OF FIRESTONE STD. SW11

→

OVERLAND DRAINAGE
FLOW ARROW

(E)

EXISTING ITEMS

(P)

PROPOSED ITEMS

HP

HIGH POINT

1

DESIGN POINT (D.P.)

A

BASIN DESIGNATION

0.00 0.00 0.00

C5
C100

2 12 30

0 6 20 40

Scale: 1" = 20'
1' Contour Interval

DRAINAGE PLAN KEYNOTE LEGEND:

- # ITEM DESCRIPTION
- EXISTING ITEMS (E)
- 0.1 (E) STORM INLET
- 0.2 (E) STORM SEWER LINE
- 1.1 (E) CURB & GUTTER
- 1.2 (E) CONCRETE PAN
- 1.3 (E) CONCRETE WALK
- 1.4 (E) DEVELOPMENT SIGN FOUNDATION TO REMAIN
- 1.5 (E) ASPHALT CURB
- PROPOSED ITEMS (P)
- 6.1 (P) MODIFIED CONCRETE CROSS PAN, TOWN OF FIRESTONE STD. SW3
- 6.2 (P) MONOLITHIC CONCRETE PAN/SWALE
- 6.3 (P) CONCRETE PAN
- 6.4 (P) CONCRETE WALK
- 6.5 (P) ASPHALT PAVEMENT
- 6.6 (P) CONCRETE PAVEMENT

EASEMENT KEYNOTE LEGEND:

- # ITEM DESCRIPTION
- E.1 (E) 20' LANDSCAPE, IRRIGATION & MONUMENT SIGN EASEMENT, (REC. NO. 3406699)
- E.2 (E) PERMANENT DRAINAGE EASEMENT, (REC. NO. 2688883)
- E.3 (E) UNITED POWER EASEMENT, (REC. NO. 3001400)
- E.4 (E) PEDESTRIAN EASEMENT, (REC. NO. 3406699)
- E.5 (E) LANDSCAPE, IRRIGATION & MONUMENT SIGN EASEMENT, (REC. NO. 3406699)
- E.6 (E) ACCESS, UTILITY & DRAINAGE EASEMENT, (REC. NO. 3406699)
- E.7 (E) NON-EXCLUSIVE UTILITY EASEMENT, (REC. NO. 3394481)
- E.8 (E) EXCLUSIVE ACCESS, SEWER & WATER EASEMENT, (REC. NO. 3406699)
- E.9 (E) 6" GAS PIPELINE EASEMENT, (REC. NO. 2980319)
- E.10 (P) 8' UTILITY EASEMENT

GENERAL NOTES:

1. 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.
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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).

SUMMARY RUNOFF TABLE				
D.P.	BASIN	I (%)	Q _s (CFS)	Q ₁₀₀ (CFS)
1	1	73.3	0.44	1.22
2	2	79.0	1.65	4.42
3	3	77.4	1.61	4.32

CIRCLE K AT OAK MEADOWS VILLAGE DRAINAGE PLAN	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4/24/2020
REVISION DATE:	7/15/2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 9 OF 24	

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PREPARED FOR:

K

CIRCLE K STORES, INC.

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

ISSUE	DATE
FIRST SUBMITTAL	4/24/2020
FDP 2nd SUBMITTAL	7/15/2020

ESC PROJECT NO. E-20-008

SHEET TITLE
DRAINAGE
PLAN

SHEET NO.
9 OF 24

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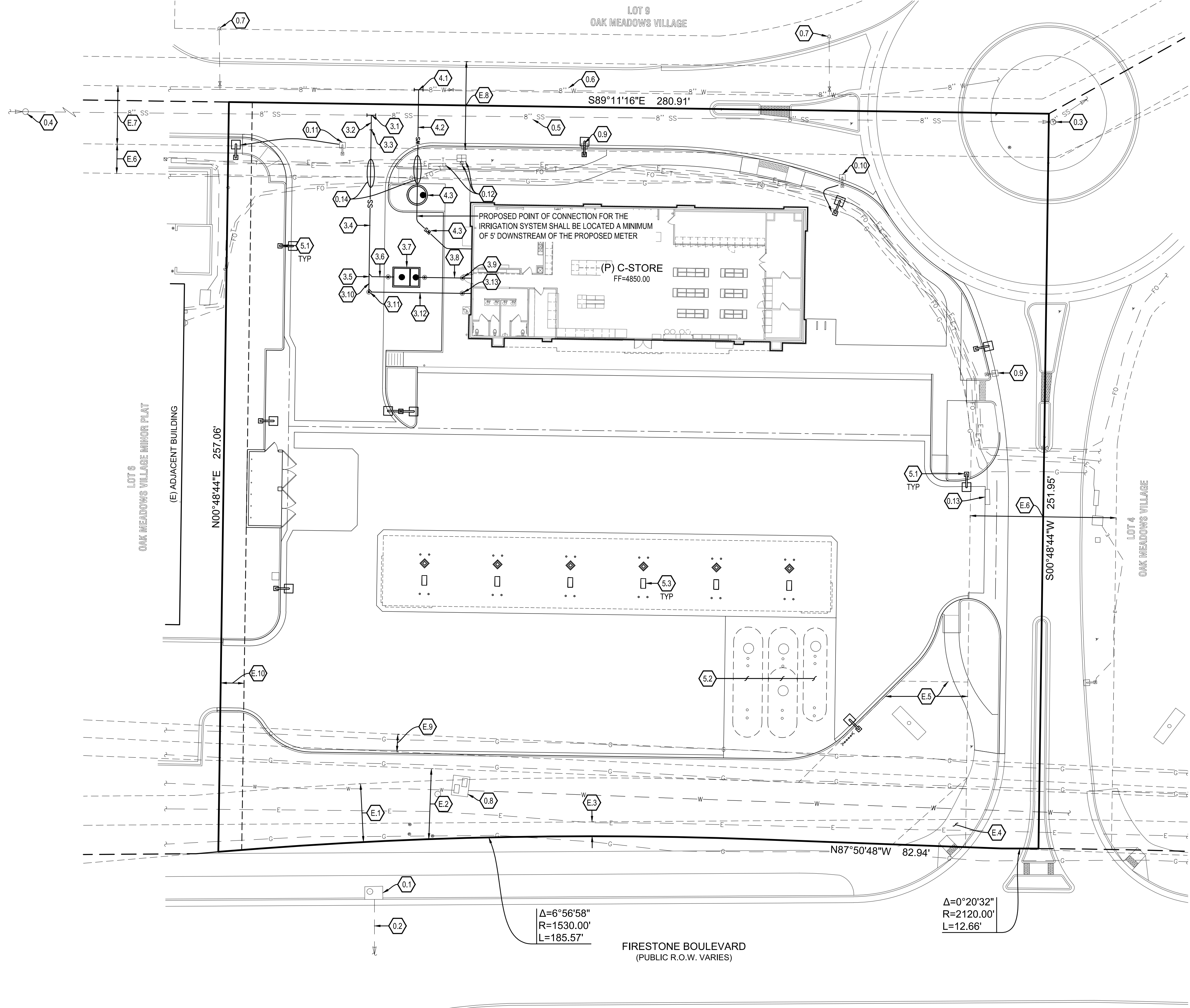
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FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.

LOT 5, OAK MEADOWS VILLAGE MINOR PLAT, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 10 OF 24



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

LEGEND

—E— (E) ELECTRICAL LINE

—FO— (E) FIBER-OPTIC LINE

—G— (E) GAS LINE

—SS— (E) SANITARY SEWER LINE

—STS— (E) STORM SEWER LINE

—T— (E) TELEPHONE LINE

—W— (E) WATER LINE

⊞ (E) COMMUNICATIONS VAULT

□ (E) COMMUNICATIONS PEDESTAL

⋈ (E) FIRE HYDRANT

○ (E) MANHOLE

⋈ (E) WATER VALVE

(E) EXISTING ITEMS

(P) PROPOSED ITEMS

UTILITY PLAN KEYNOTE LEGEND:

ITEM DESCRIPTION

EXISTING ITEMS (E)

0.1 (E) STORM INLET

0.2 (E) STORM SEWER LINE

0.3 (E) SANITARY MANHOLE, RIM=4849.28, INV IN(W)=4836.08, INV OUT(E)=4835.88

0.4 (E) SANITARY MANHOLE, RIM=4847.04, INV IN(W)=4837.84, INV OUT(E)=4837.64

0.5 (E) 8" SANITARY SEWER MAIN, 402' @ 0.4%±

0.6 (E) 8" WATER MAIN

0.7 (E) FIRE HYDRANT

0.8 (E) IRRIGATION BOXES

0.9 (E) LIGHT POLE, PROTECT DURING CONSTRUCTION

0.10 (E) LIGHT POLE, PROTECT DURING CONSTRUCTION, RELOCATE TO BACK OF WALK

0.11 (E) LIGHT POLE TO BE RELOCATED

0.12 (E) UTILITY VAULT & PEDESTALS, PROTECT DURING CONSTRUCTION

0.13 CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY TO RELOCATE EXISTING UTILITY BOX

0.14 CONTRACTOR TO POTHOLE AND OBTAIN HORIZONTAL & VERTICAL LOCATIONS OF EXISTING UTILITIES. DESIGN ASSUMES BURY DEPTH OF 42" WITH PROPOSED WATER & SANITARY SERVICE LINES BENEATH & 18" VERTICAL SEPARATION

PROPOSED ITEMS (P)

3.1 (P) 8"x4" SANITARY SEWER TAP, EXISTING INV THRU=4837.00±

3.2 (P) SANITARY SERVICE LINE, 5.0'-4" PVC

3.3 (P) 45° VERTICAL BEND (DN), INV=4842.00

3.4 (P) SANITARY SERVICE LINE, 50.3'-4" PVC @ 5.1%

3.5 (P) 4"x4" SANITARY SERVICE WYE, INV=4844.55

3.6 (P) SANITARY SERVICE LINE, 8.5'-4" PVC @ 2.0%

3.7 (P) 1,000 GAL GREASE INTERCEPTOR, RIM(W)=4848.95, RIM(E)=4849.05, INV IN=4845.15, INV OUT=4844.80

3.8 (P) SANITARY CLEANOUT (WEST), RIM=4848.85, INV=4844.70

3.9 (P) SANITARY CLEANOUT (EAST), RIM=4849.15, INV=4845.25

3.10 (P) SANITARY SERVICE LINE, 18.0'-4" PVC @ 2.0% TO THE BUILDING

3.11 (P) SANITARY SERVICE CLEANOUT, RIM=4849.95, INV=4845.45 3-FEET FROM BUILDING, INV @ BUILDING=4845.50

3.12 (P) SANITARY SERVICE LINE, 5.3'-4" PVC @ 5.1%

3.13 (P) SANITARY SERVICE CLEANOUT, RIM=4848.65, INV=4844.65

3.14 (P) SANITARY SERVICE LINE, 35.0'-8" PVC @ 2.2%

3.15 (P) SANITARY SERVICE CLEANOUT, RIM=4849.95, INV=4845.45 3-FEET FROM BUILDING, INV @ BUILDING=4845.50

4.1 (P) 1.5" CORP STOP

4.2 (P) WATER SERVICE LINE, 36.0'-1.5" TYPE K CU

4.3 (P) 1.5" WATER METER & PIT, RIM=4849.50

4.4 (P) 1.5" WATER SERVICE LINE TO UPSIZE TO 2" TYPE K CU 5-FEET AFTER WATER METER PIT, 30.0' OVERALL LENGTH

5.1 (N) LIGHT POLE

5.2 (N) UNDERGROUND FUEL STORAGE TANKS, DESIGNED BY OTHERS

5.3 (N) FUEL PUMP, DESIGNED BY OTHERS

EASEMENT KEYNOTE LEGEND:

ITEM DESCRIPTION

E.1 (E) 20' LANDSCAPE, IRRIGATION & MONUMENT SIGN EASEMENT, (REC. NO. 3406699)

E.2 (E) PERMANENT DRAINAGE EASEMENT, (REC. NO. 2688883)

E.3 (E) UNITED POWER EASEMENT, (REC. NO. 3001400)

E.4 (E) PEDESTRIAN EASEMENT, (REC. NO. 3406699)

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E.10 (P) 8' UTILITY EASEMENT

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BENCHMARK:

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ELEVATION = 4848.265 FEET (NGVD 1929 DATUM).

CIRCLE K AT OAK MEADOWS VILLAGE	
UTILITY PLAN	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4/24/2020
REVISION DATE:	7/15/2020
REVISION DATE:	
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REVISION DATE:	
SHEET 10 OF 24	

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PREPARED FOR:

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FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

ISSUE	DATE
FIRST SUBMITTAL	4/24/2020
FDP 2nd SUBMITTAL	7/15/2020

ESC PROJECT NO. E-20-008

SHEET TITLE
UTILITY PLAN

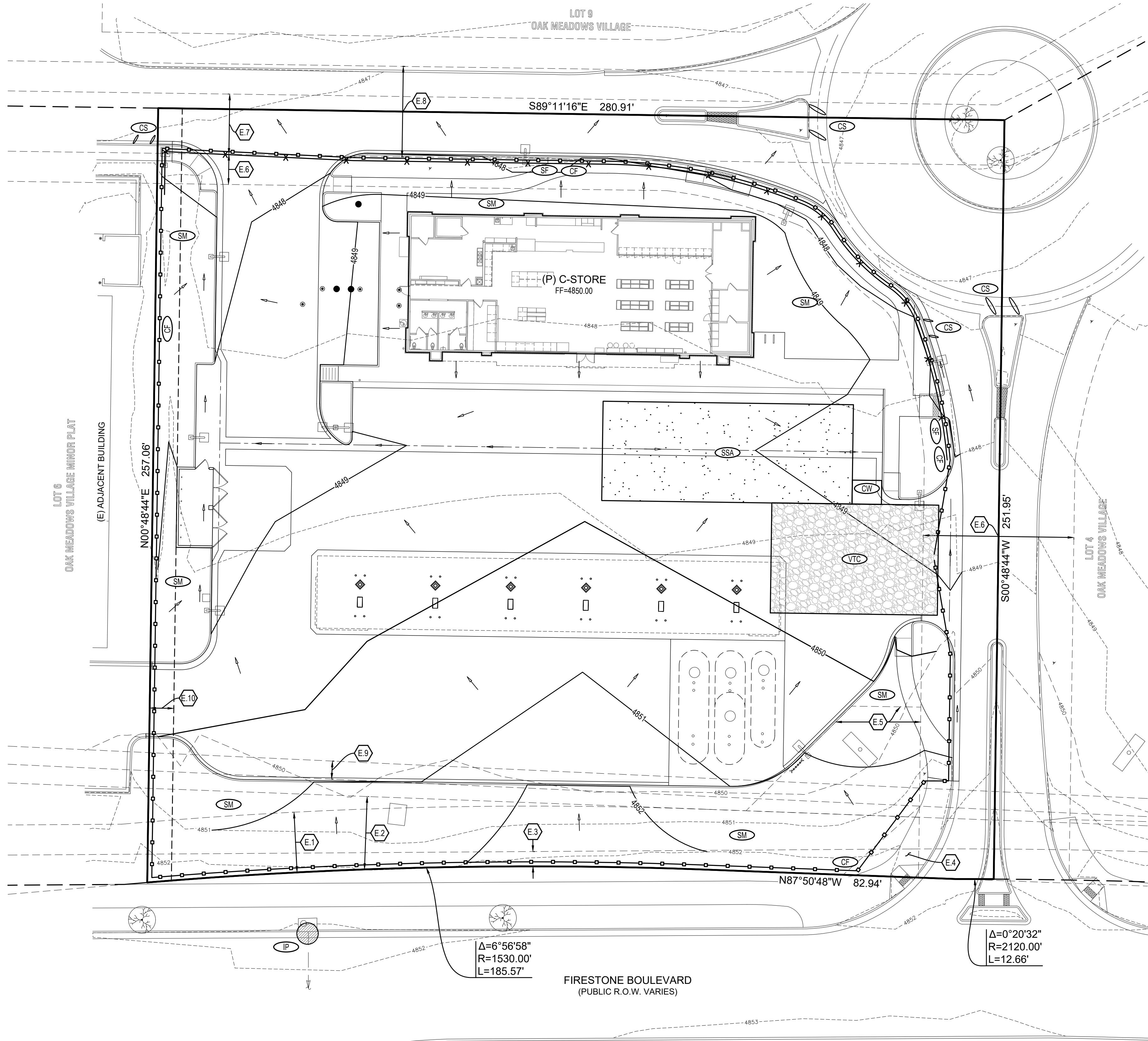
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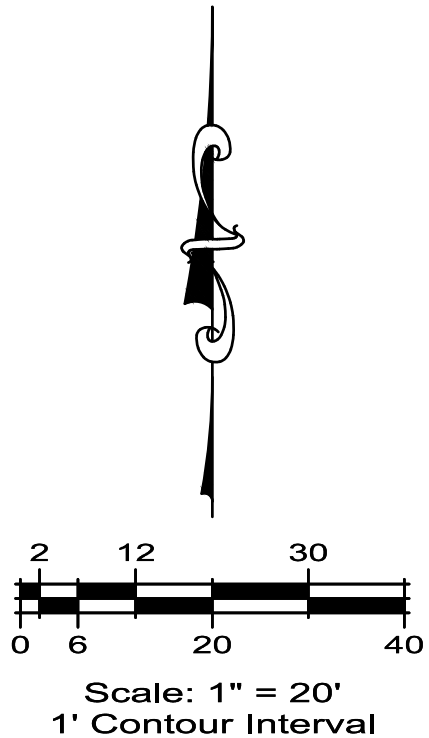
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FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
LOT 5, OAK MEADOWS VILLAGE MINOR PLAT, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 11 OF 24



LEGEND

---4800--- (E) CONTOUR LINE
——4800—— (P) CONTOUR LINE
—— (P) 1' MEDIAN CURB AND GUTTER TOWN OF FIRESTONE STD. SW11
—— (P) 2' CATCH CURB AND GUTTER TOWN OF FIRESTONE STD. SW11
→ OVERLAND DRAINAGE FLOW ARROW
(E) EXISTING ITEMS
(P) PROPOSED ITEMS
—○— CF CONSTRUCTION FENCE
○ CS CURB SOCKS
○ CW CONCRETE WASHOUT
○ IP INLET PROTECTION
—X— SF SILT FENCE
○ SM SEED & MULCH
SSA STABILIZED STAGING AREA
VTC VEHICLE TRACKING CONTROL



EASEMENT KEYNOTE LEGEND:

#	ITEM DESCRIPTION
E.1	(E) 20' LANDSCAPE, IRRIGATION & MONUMENT SIGN EASEMENT, (REC. NO. 3406699)
E.2	(E) PERMANENT DRAINAGE EASEMENT, (REC. NO. 2688883)
E.3	(E) UNITED POWER EASEMENT, (REC. NO. 3001400)
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- REFER TO THE TOWN OF FIRESTONE AND THE URBAN DRAINAGE & FLOOD CONTROL DISTRICT FOR THE EROSION CONTROL STANDARDS, SPECIFICATIONS AND DETAILS.

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).

CIRCLE K AT OAK MEADOWS VILLAGE EROSION CONTROL PLAN	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4/24/2020
REVISION DATE:	7/15/2020
REVISION DATE:	
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SHEET 11 OF 24	

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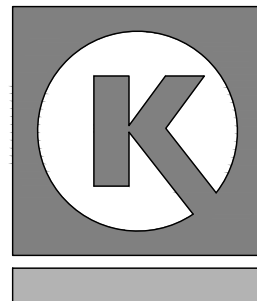
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PREPARED FOR:



CIRCLE K STORES, INC.

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

ISSUE	DATE
FIRST SUBMITTAL	4/24/2020
FDP 2nd SUBMITTAL	7/15/2020

ESC PROJECT NO. E-20-008

SHEET TITLE
**EROSION
CONTROL
PLAN**

SHEET NO.
11 OF 24

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.

LOT 5, OAK MEADOWS VILLAGE MINOR PLAT, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 12 OF 24

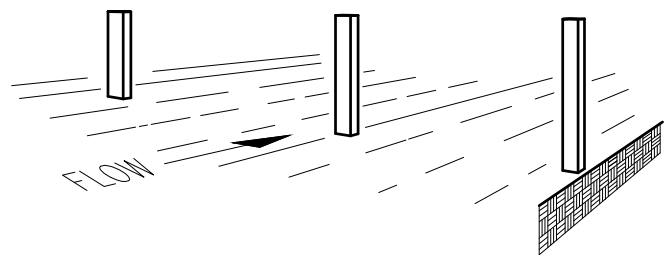
DEFINITION

A TEMPORARY SEDIMENT BARRIER CONSISTING OF A FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND ENTRENCHED. SILT FENCE IS CONSTRUCTED OF SYNTHETIC OR NATURAL (BURLAP) FILTER FABRIC AND POSTS. WIRE FENCING MAY ALSO BE USED TO SUPPORT THE FILTER FABRIC IN ADDITION TO THE POSTS.

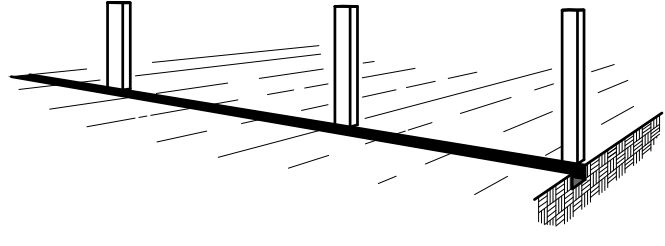
PURPOSES

- TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- TO DECREASE THE VELOCITY OF SHEET FLOWS AND LOW-TO-MODERATE LEVEL CHANNEL FLOWS.

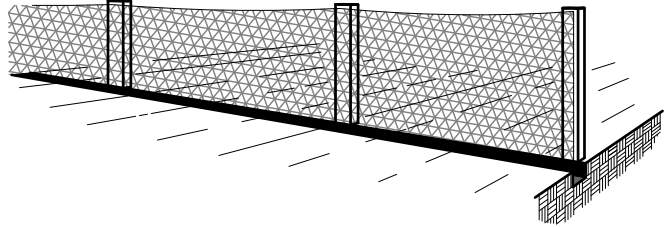
- SET THE STAKES.



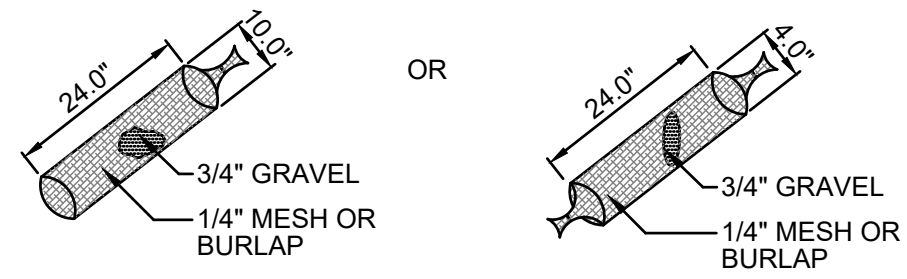
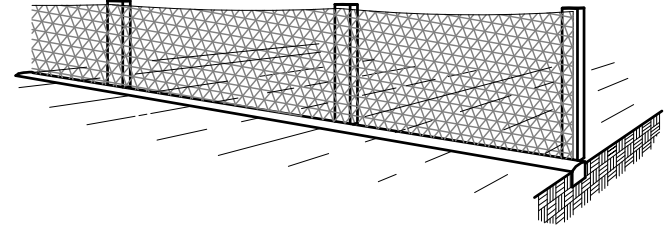
- EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



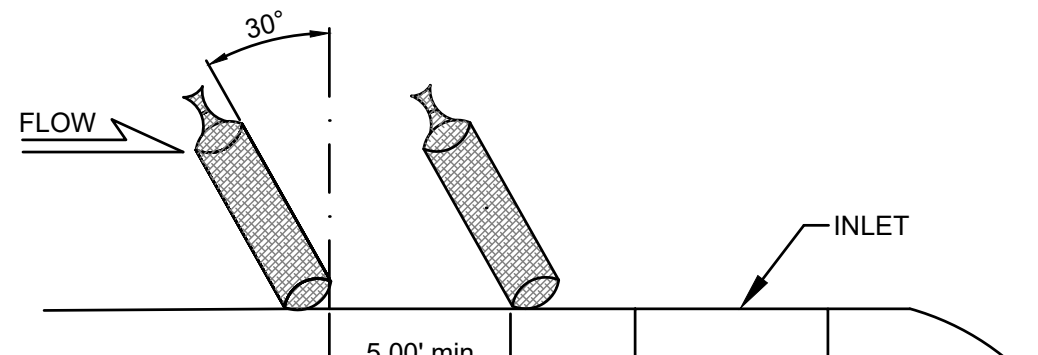
- STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.



- BACKFILL AND COMPACT THE EXCAVATED SOIL.



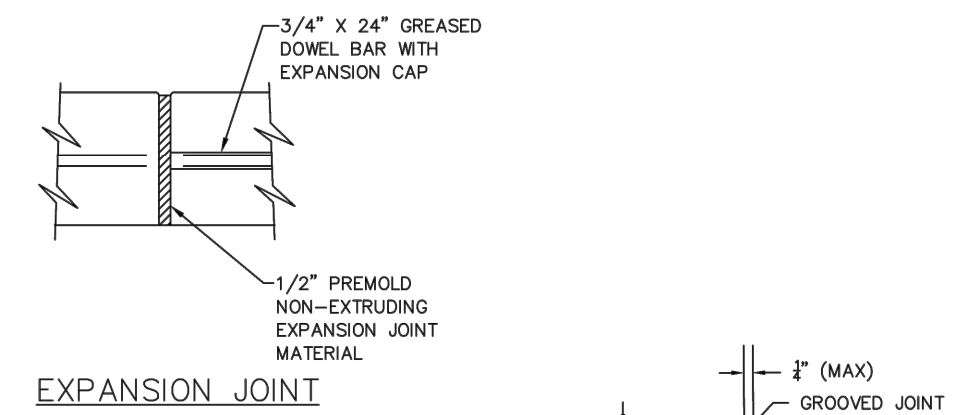
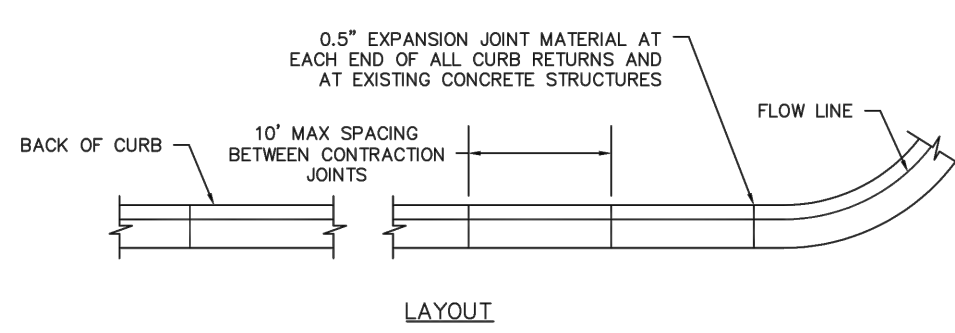
DETAIL 1



DETAIL 2

NOTES:

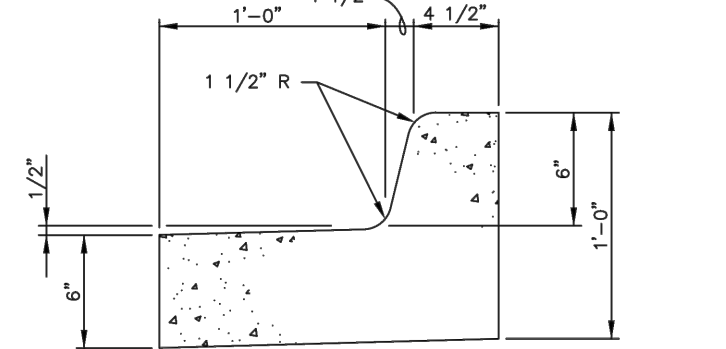
- SOCKS WILL BE USED UPGRADIENT OF INLET PERPENDICULAR TO AND FLUSH WITH CURB.
- NO LESS THAN TWO 10-INCH SOCKS MUST BE USED IN SEQUENCE, SPACED NO MORE THAN FIVE FEET APART, UPGRADIENT OF INLET. NO LESS THAN SIX SOCKS SHALL BE USED IF THE 4-INCH SOCK SIZE IS CHOSEN.
- INCLINE AT 30 DEGREES FROM THE PERPENDICULAR, OPPOSITE THE DIRECTION OF FLOW (SEE DETAIL 2).
- EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY THE LOCAL JURISDICTION



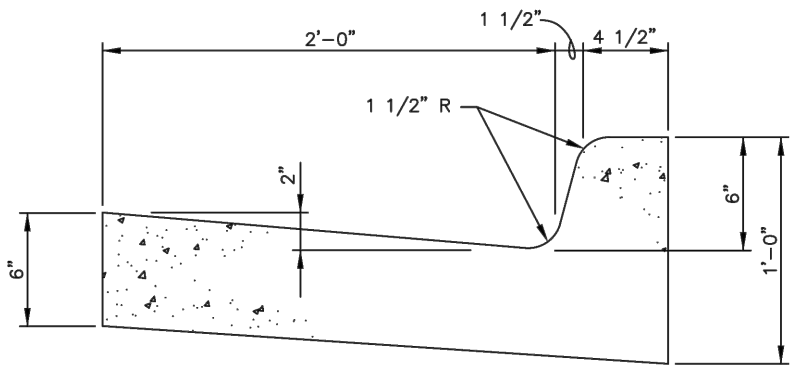
NOTES:

- EXPANSION JOINT MATERIAL SHALL BE NON-EXTRUDING AND RESILIENT TYPE TO MEET AASHTO SPEC. M-213.
- ANY OVER-EXCAVATION SHALL BE REPLACED BY GRANULAR BACKFILL COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698.

CURB AND GUTTER JOINT DETAIL



MEDIAN CURB & GUTTER SPILL



VERTICAL CURB & GUTTER CATCH

NOTE:

- SUBGRADE TO BE COMPACTED TO 95% MODIFIED PROCTOR.

VERTICAL CURB SECTION

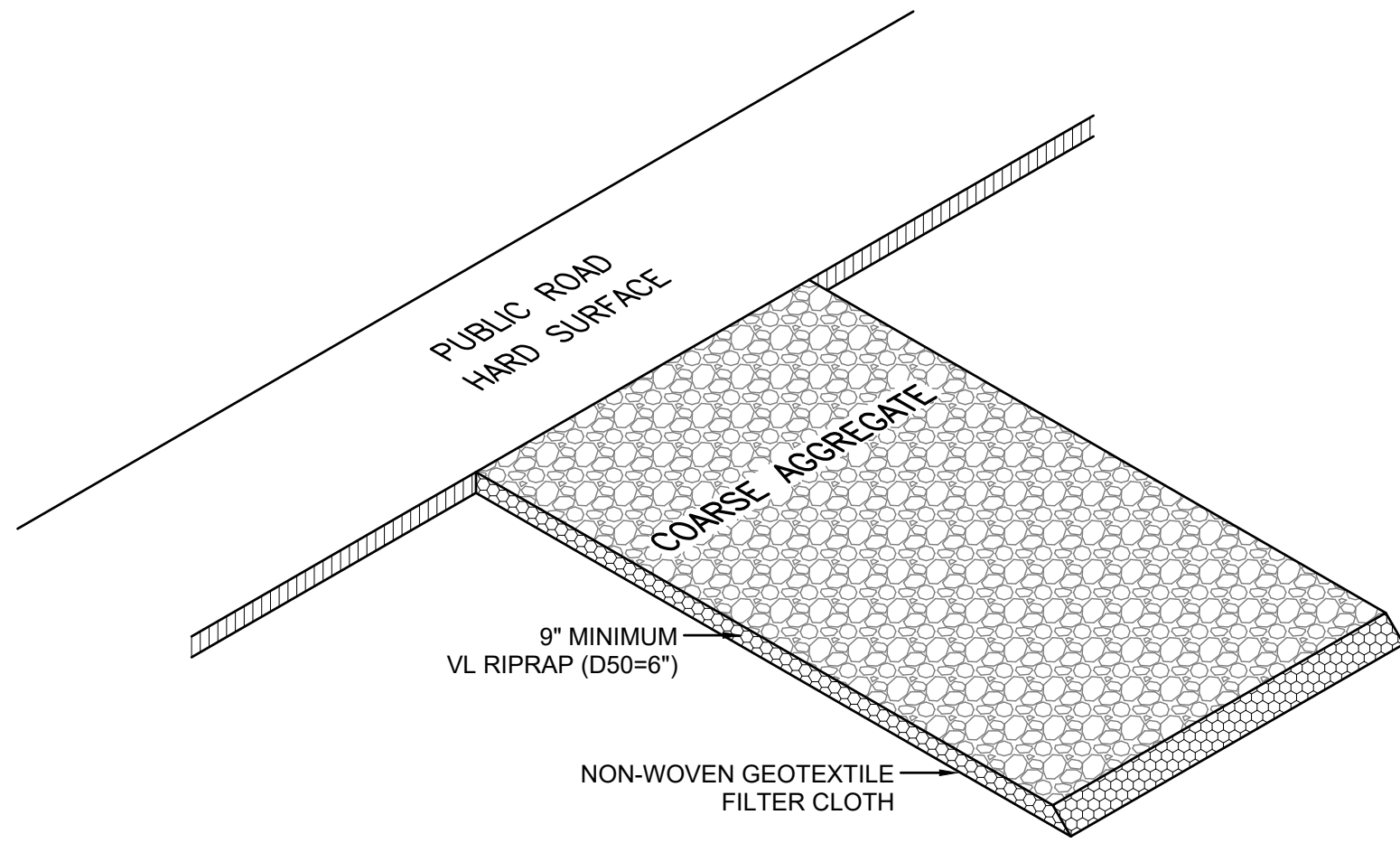


DEFINITION

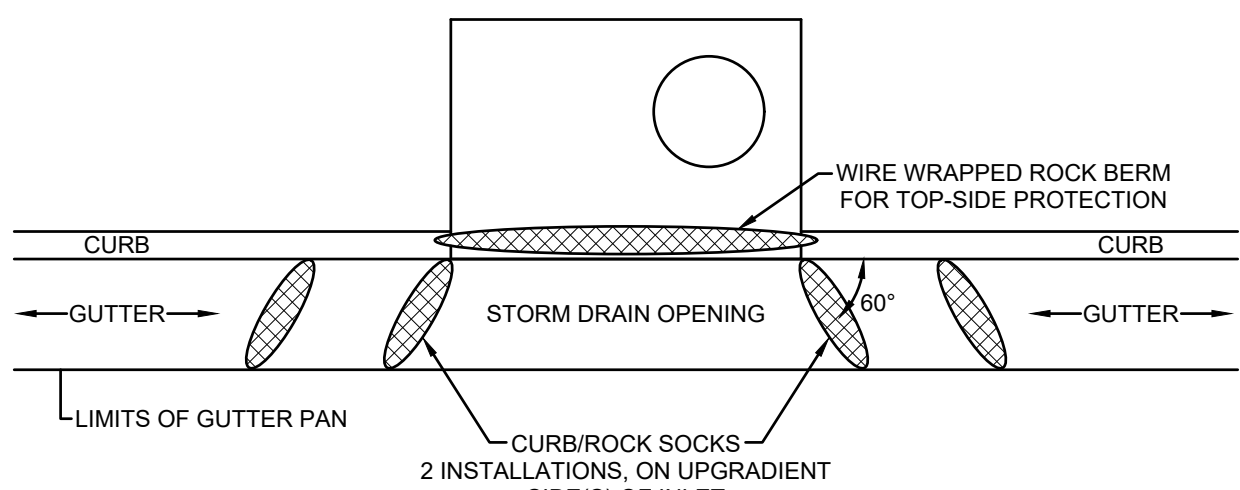
A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE.

PURPOSE

TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.

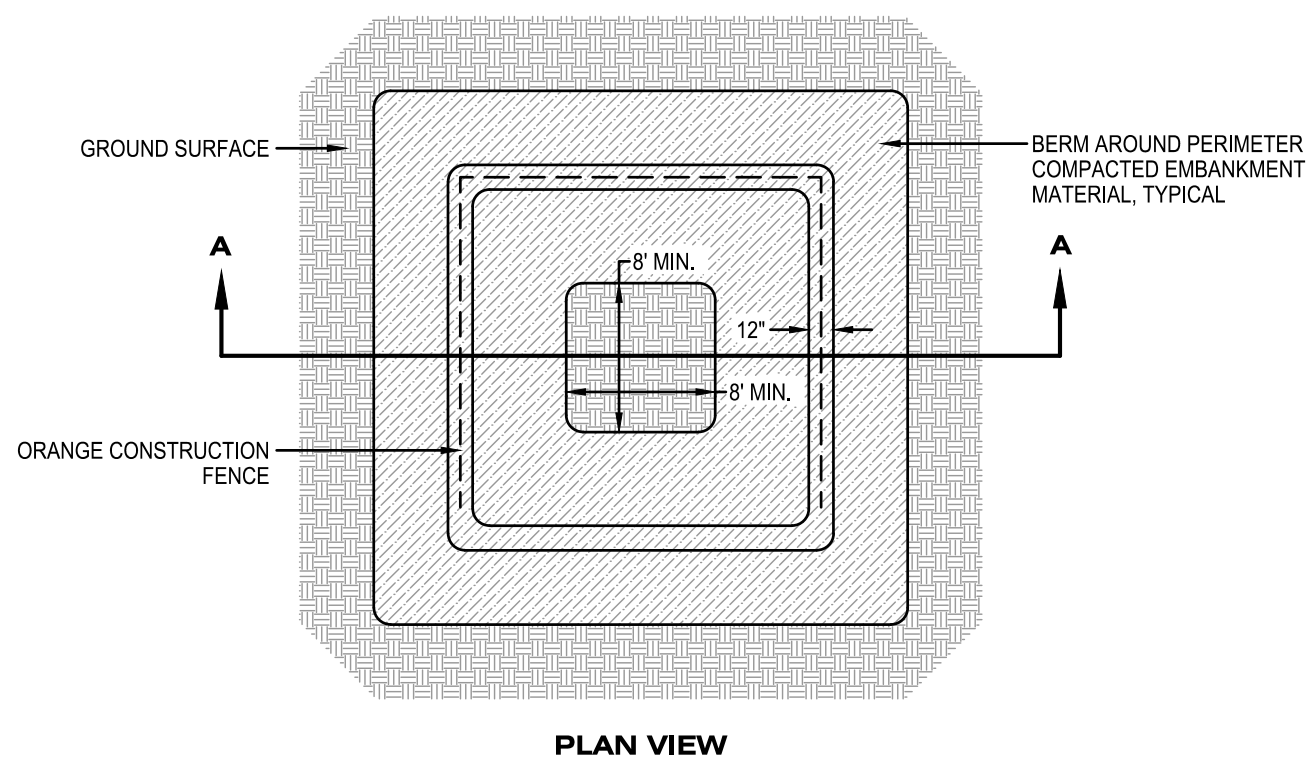
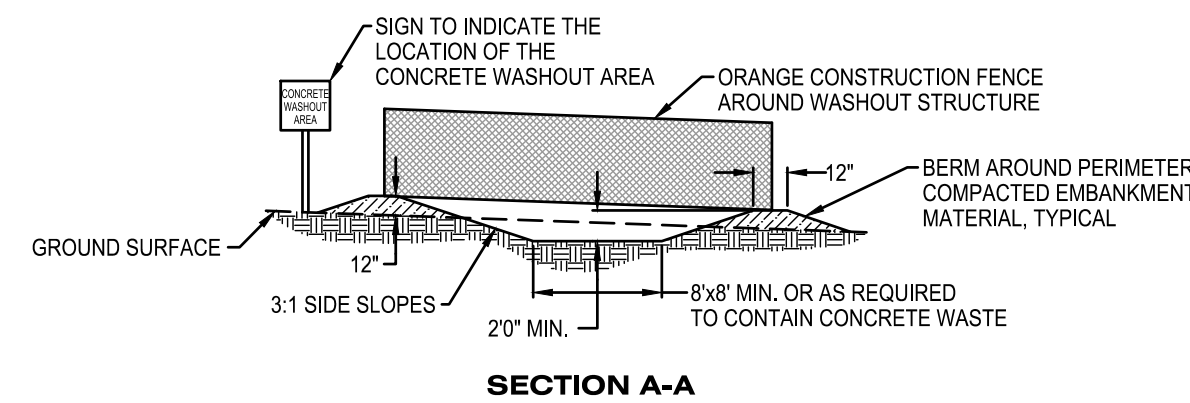


DETAIL 2
VEHICLE TRACKING CONTROL PAD
SCALE: NTS



DETAIL 3
INLET PROTECTION
SCALE: NTS

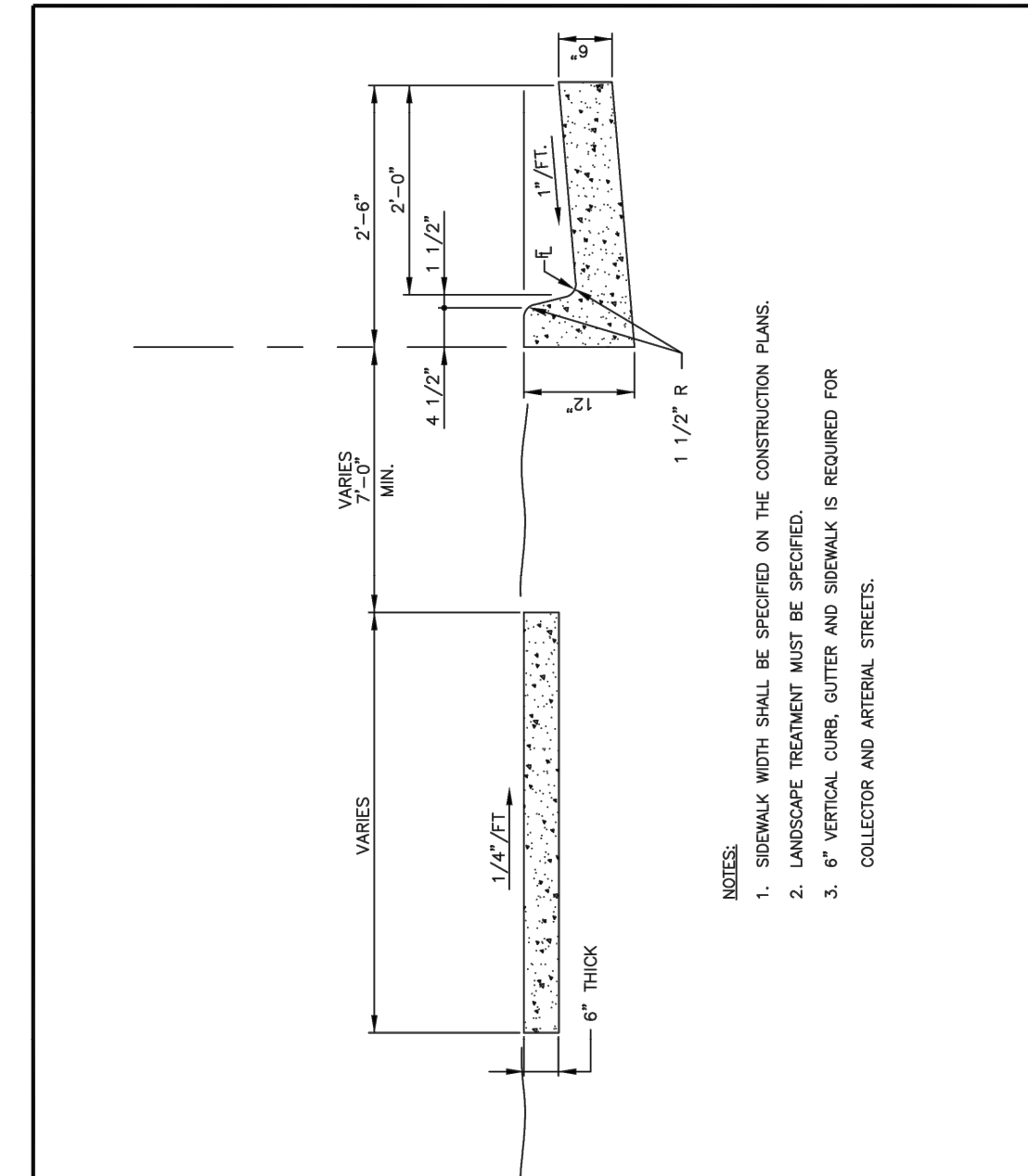
DETAIL 4
CURB SOCKS
SCALE: NTS



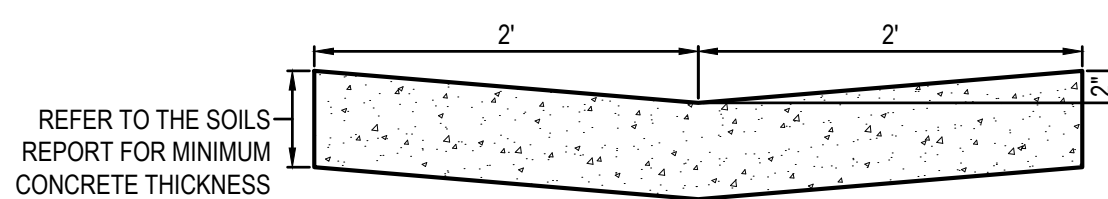
NOTES:

- CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
- A POLY-LINER IS REQUIRED ID THE CWA IS LOCATED IN AN AREA THAT WILL BE LANDSCAPED.
- VEHICLE TRACKING CONTROL IS REQUIRED AT CONCRETE WASHOUT ENTRANCE IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
- THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND/OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE.
- WASTE MATERIAL FROM CONCRETE WASHOUT OPERATIONS MUST BE REMOVED AND LEGALLY DISPOSED OF WHEN IT HAS ACCUMULATED TWO-THIRDS OF THE WET STORAGE CAPACITY OF THE STRUCTURE.
- AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF AT AN APPROVED SITE.
- WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED ARE SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY AND/OR COUNTY.

DETAIL 5
CONCRETE WASHOUT AREA
SCALE: NTS



6" VERTICAL CURB, GUTTER AND DETACHED WALK



DETAIL 6
4" CONCRETE PAN
SCALE: 1"=1'

**CIRCLE K AT OAK MEADOWS VILLAGE
CONSTRUCTION DETAILS**

NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4/24/2020
REVISION DATE:	7/15/2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 12 OF 24



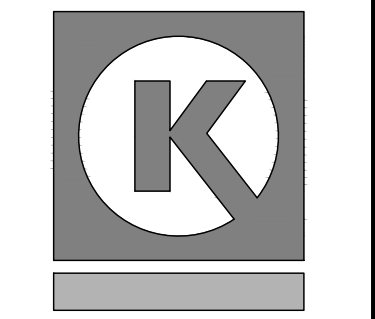
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T/F 1.877.273.0659

PREPARED FOR:



CIRCLE K STORES, INC.

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

ISSUE	DATE
FIRST SUBMITTAL	4/24/2020
FDP 2nd SUBMITTAL	7/15/2020

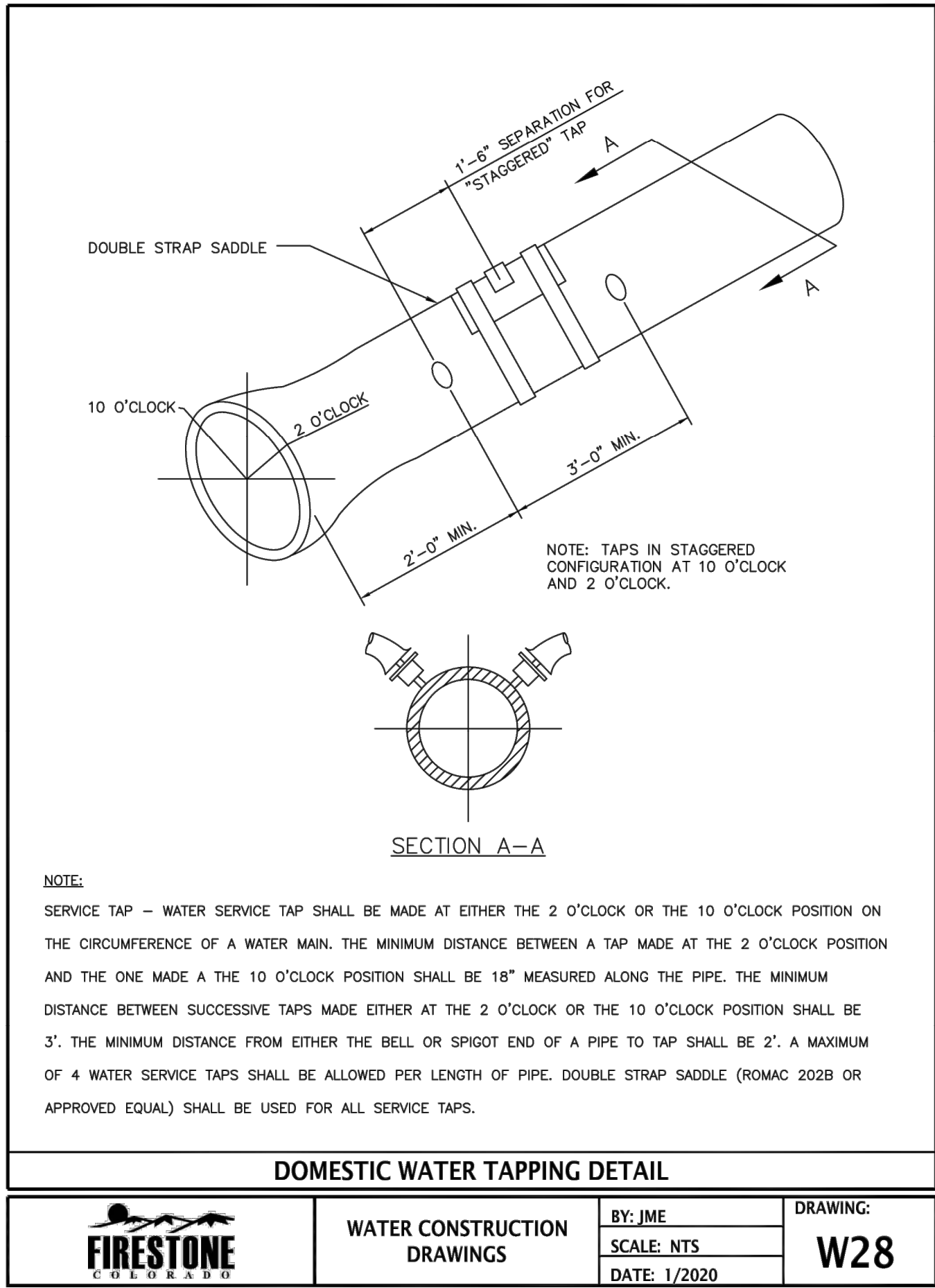
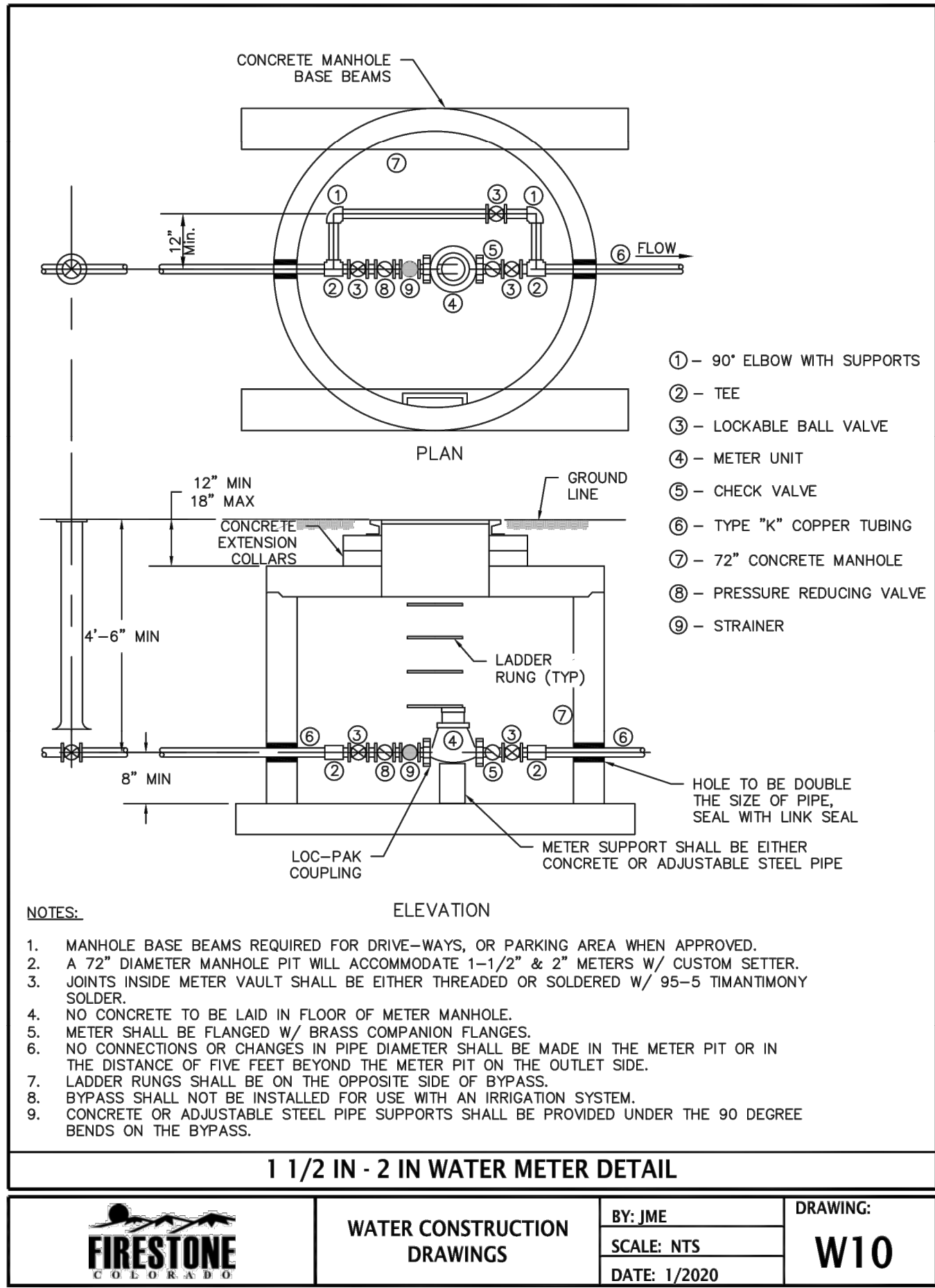
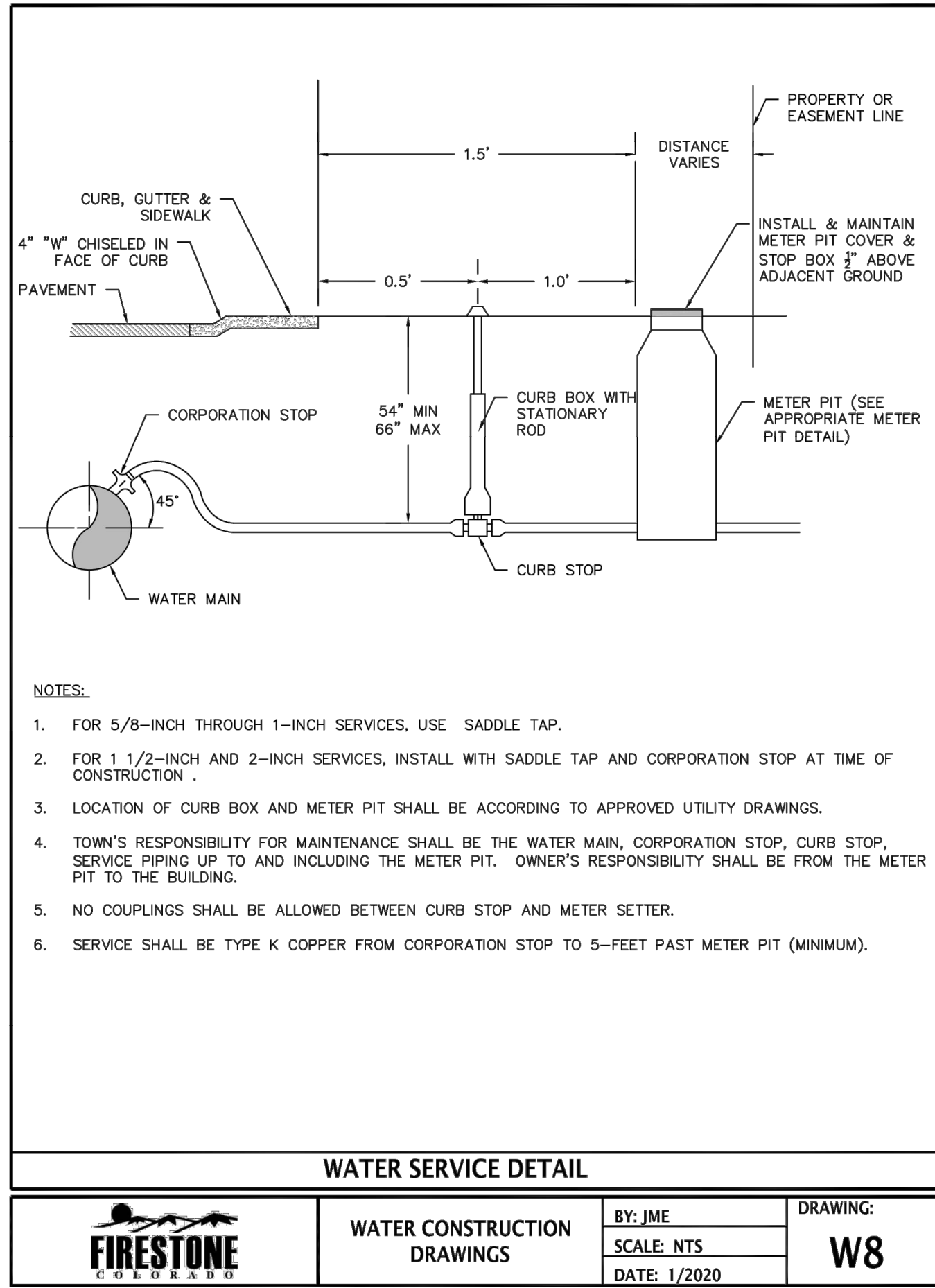
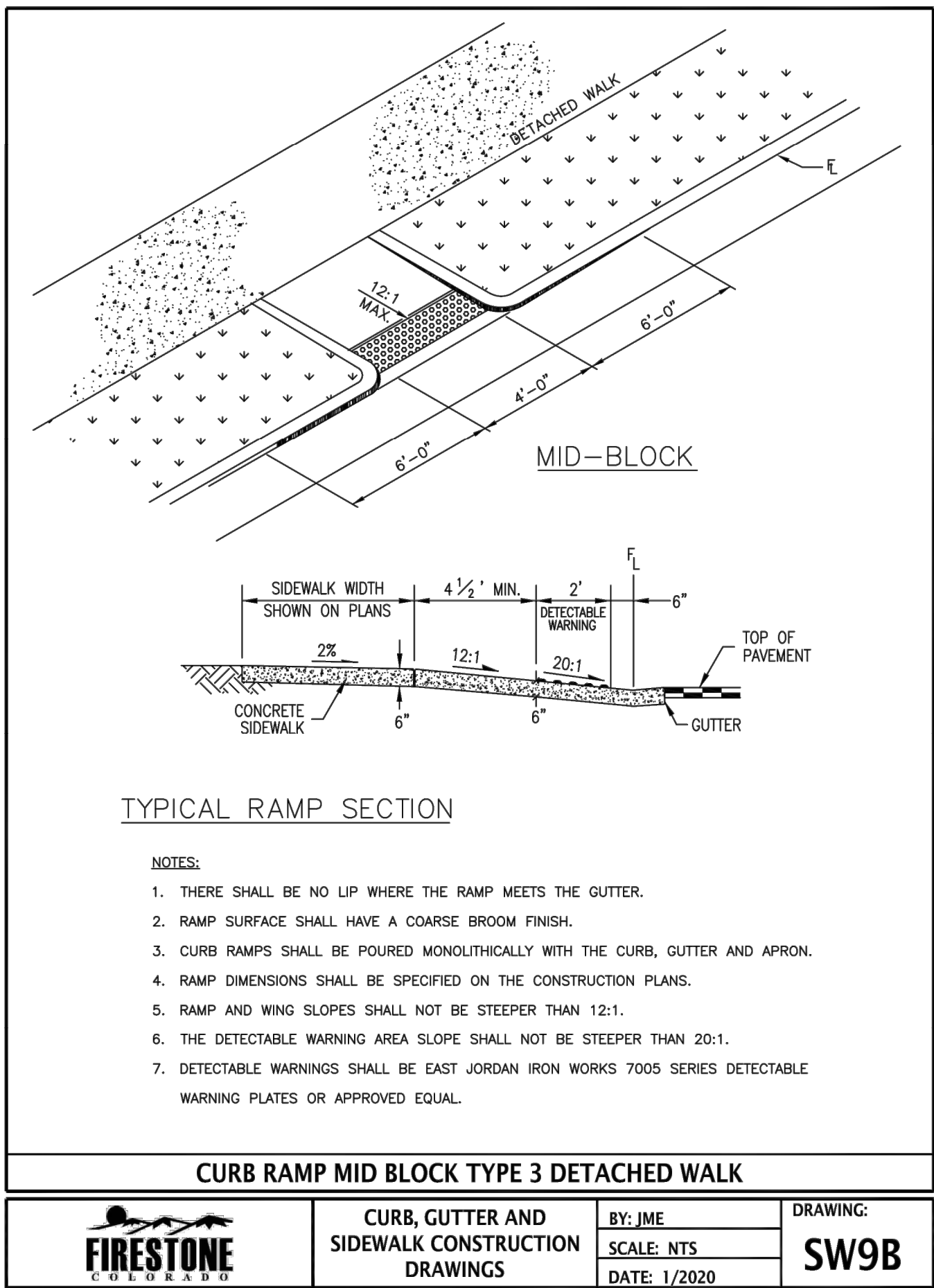
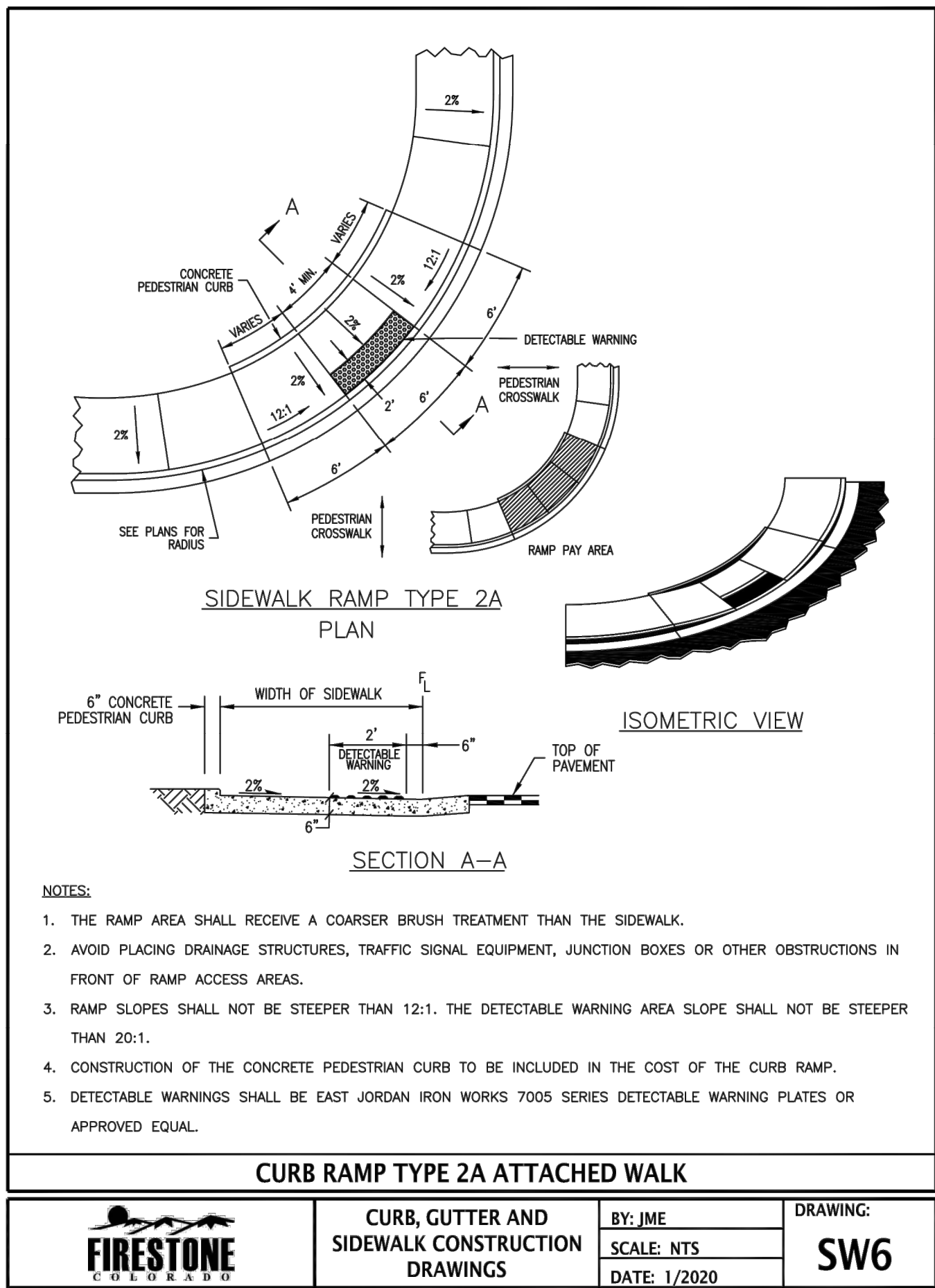
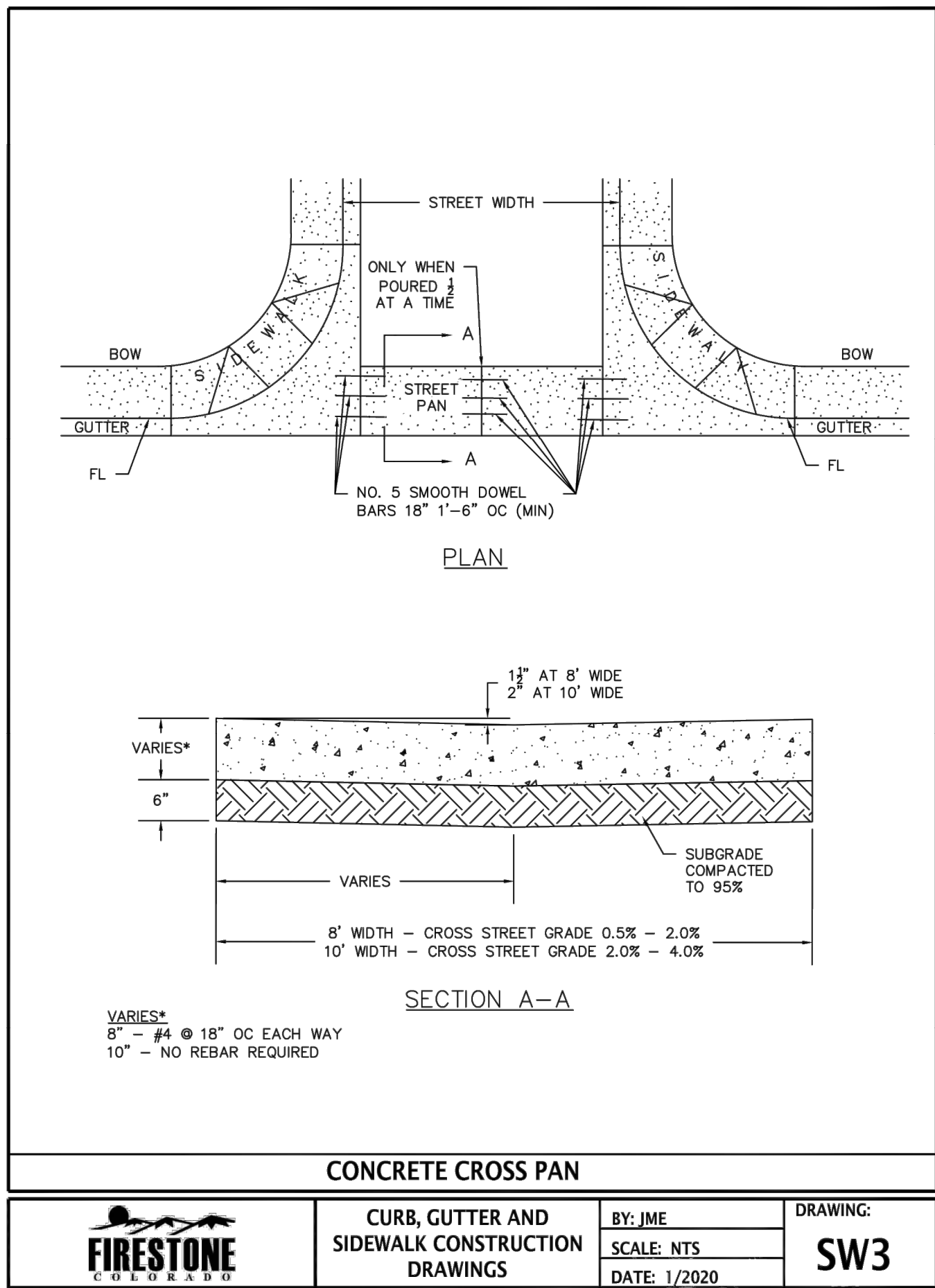
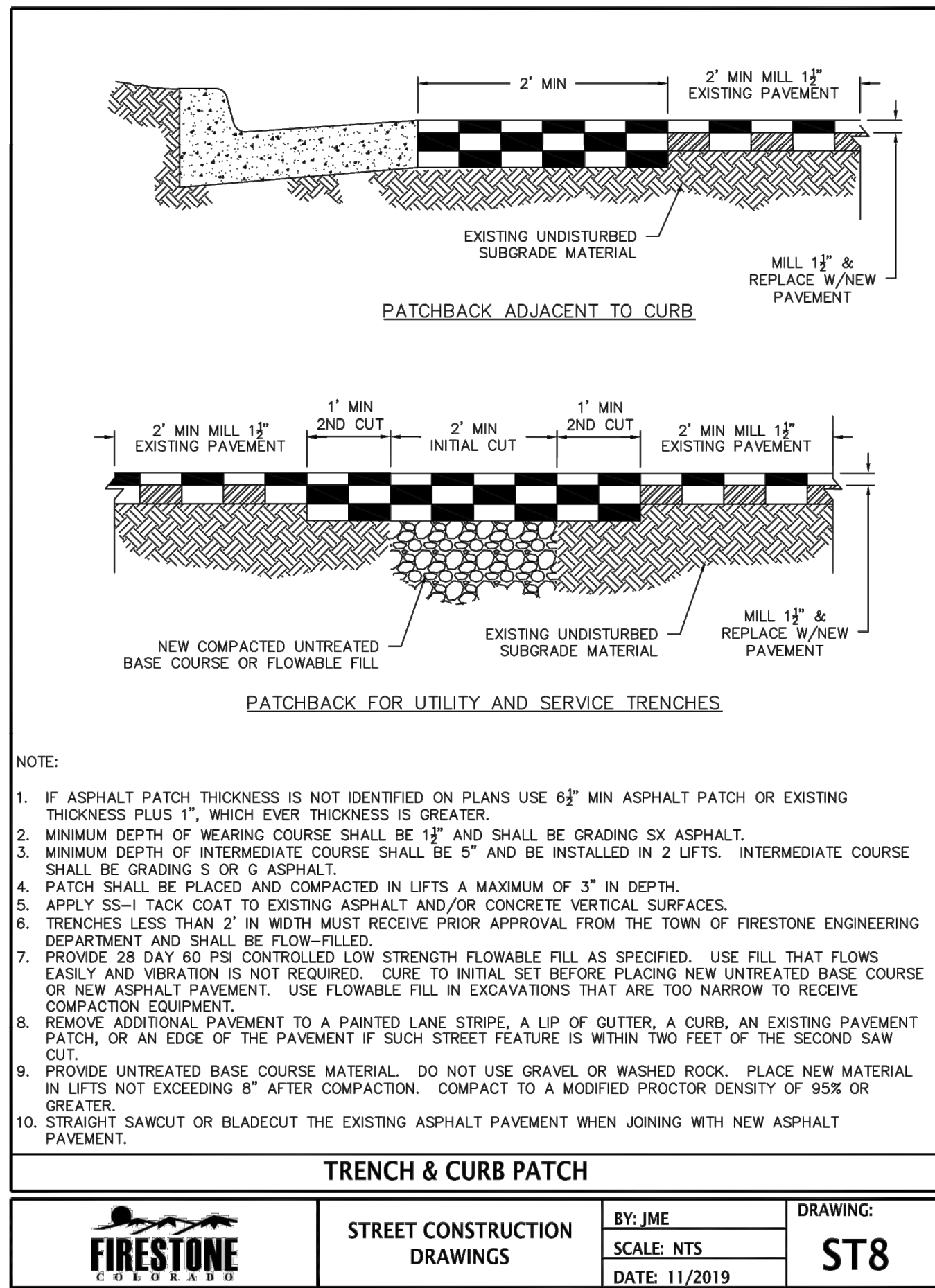
ESC PROJECT NO. E-20-008

SHEET TITLE
**CONSTRUCTION
DETAILS**

SHEET NO.
12 OF 24

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.

LOT 5, OAK MEADOWS VILLAGE MINOR PLAT, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 13 OF 24



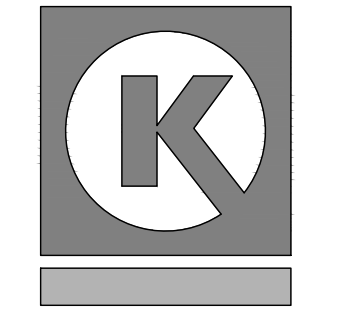
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PREPARED FOR:



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FINAL DEVELOPMENT PLAN
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CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

ISSUE	DATE
FIRST SUBMITTAL	4/24/2020
FDP 2nd SUBMITTAL	7/15/2020

ESC PROJECT NO. E-20-008

SHEET TITLE
CONSTRUCTION
DETAILS

SHEET NO.

13 OF 24

CIRCLE K AT OAK MEADOWS VILLAGE CONSTRUCTION DETAILS	
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TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
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SHEET 13 OF 24	

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.

LOT 5, OAK MEADOWS VILLAGE MINOR PLAT, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 14 OF 24

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, W/ NON-RISING STEMS AND SOLID WEDGE DISC, MANUFACTURED IN ACCORDANCE WITH A.S.T.M. SPEC. B62 AND FEDERAL SPEC. W.W.-V-54, CLASS A, 125PSI W.S.P., 200PSI W.O.G. OR CURB STOPS IN ACCORDANCE WITH AWWA C800 AND MS-23 OF THE MATERIAL SPECIFICATIONS.
 - B. ALL GATE VALVES 3" AND LARGER SHALL CONFORM WITH THE TOWN OF FIRESTONE'S STANDARD SPECIFICATIONS.
9. ALL DRESSER (OR APPROVED EQUAL) COUPLINGS SHALL HAVE THE PIPE STOP REMOVED.

WATER METER NOTES



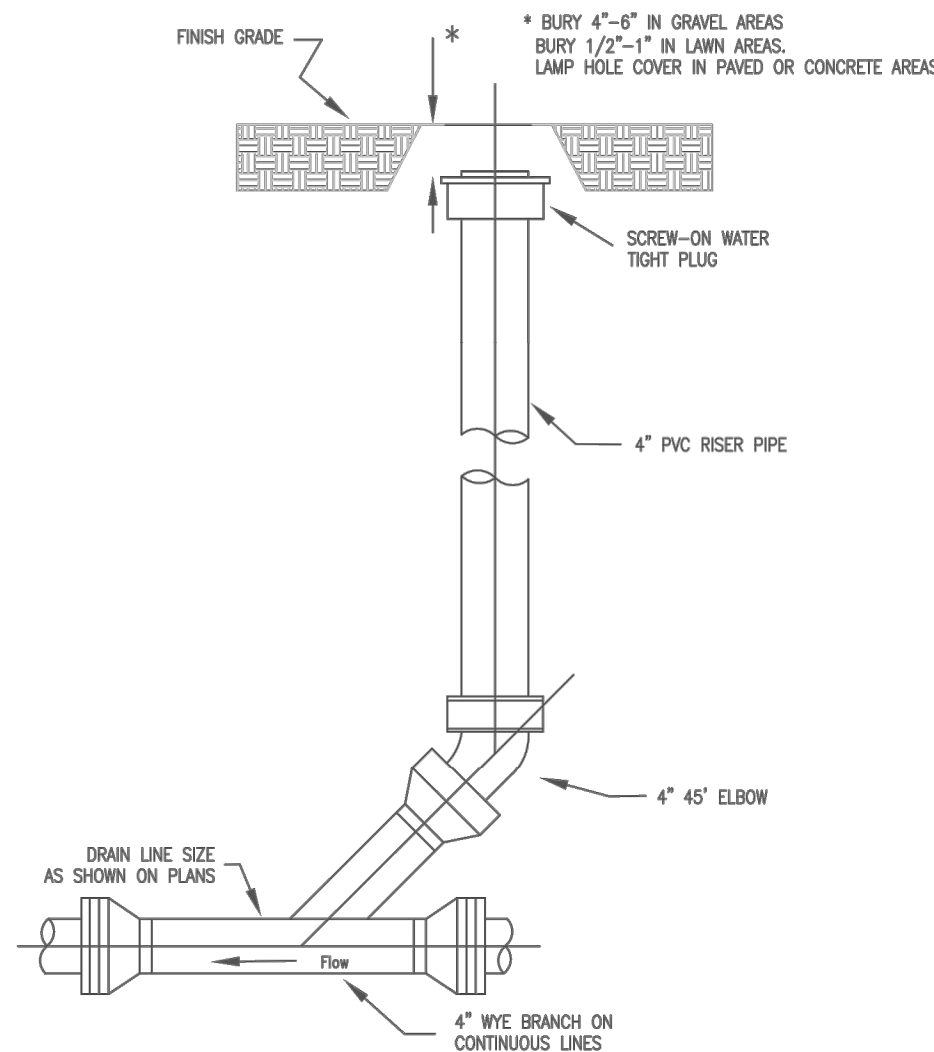
WATER CONSTRUCTION
DRAWINGS

BY: JME
SCALE: NTS
DATE: 1/2020

DRAWING:

W38

ST. VRAIN SANITATION DISTRICT
SEWER SERVICE CLEANOUT



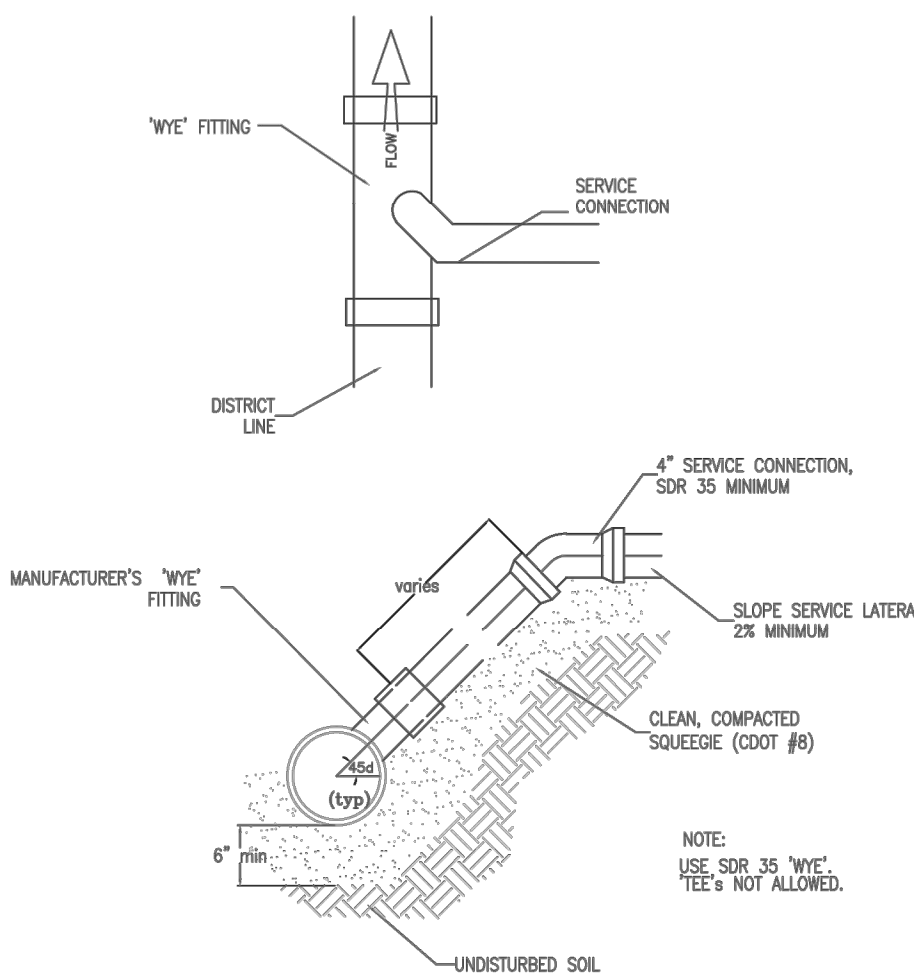
- NOTES:
1. CLEANOUT SHALL BE CONSTRUCTED SO THAT SURFACE LOAD WILL NOT BE TRANSFERRED TO MAIN.
 2. SERVICE LINE CLEANOUT MAY BE INSTALLED APPROXIMATELY 5 FEET OUTSIDE THE BUILDING FOUNDATION.
 3. A CLEANOUT IS REQUIRED ON ALL SERVICE LINES EVERY 100 FEET, AT EVERY "Y" OR AFTER A COMBINED TOTAL 135 DEGREES OF BEND.

Detail Number:

8

REVISED: 1/2017

ST. VRAIN SANITATION DISTRICT
TYPICAL SERVICE CONNECTION

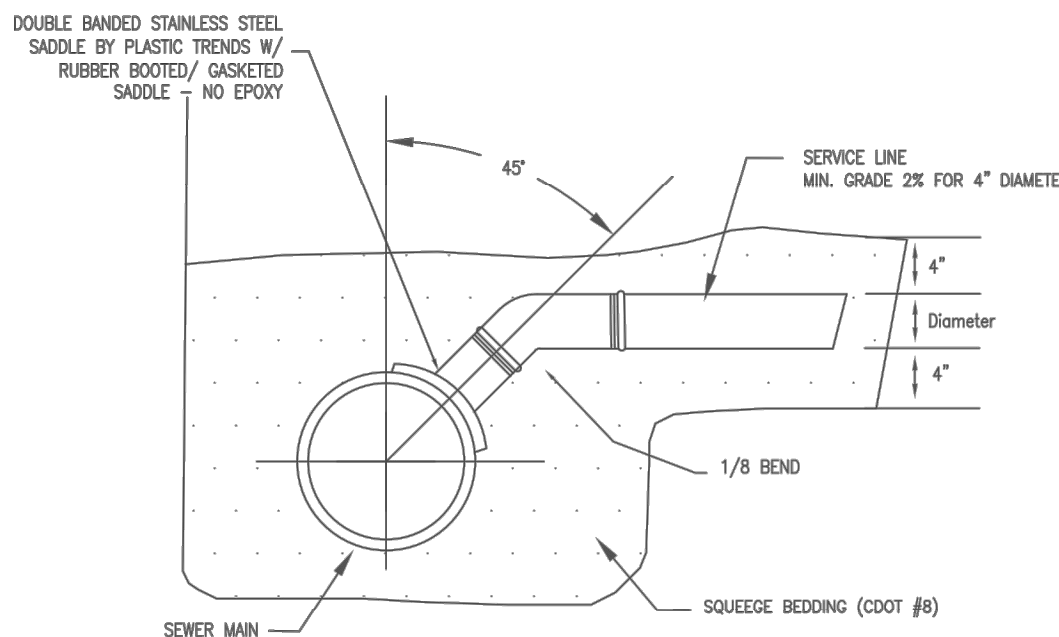


Detail Number:

9

REVISED: 1/2017

ST. VRAIN SANITATION DISTRICT
SERVICE CONNECTION USING
A TAPPING SADDLE



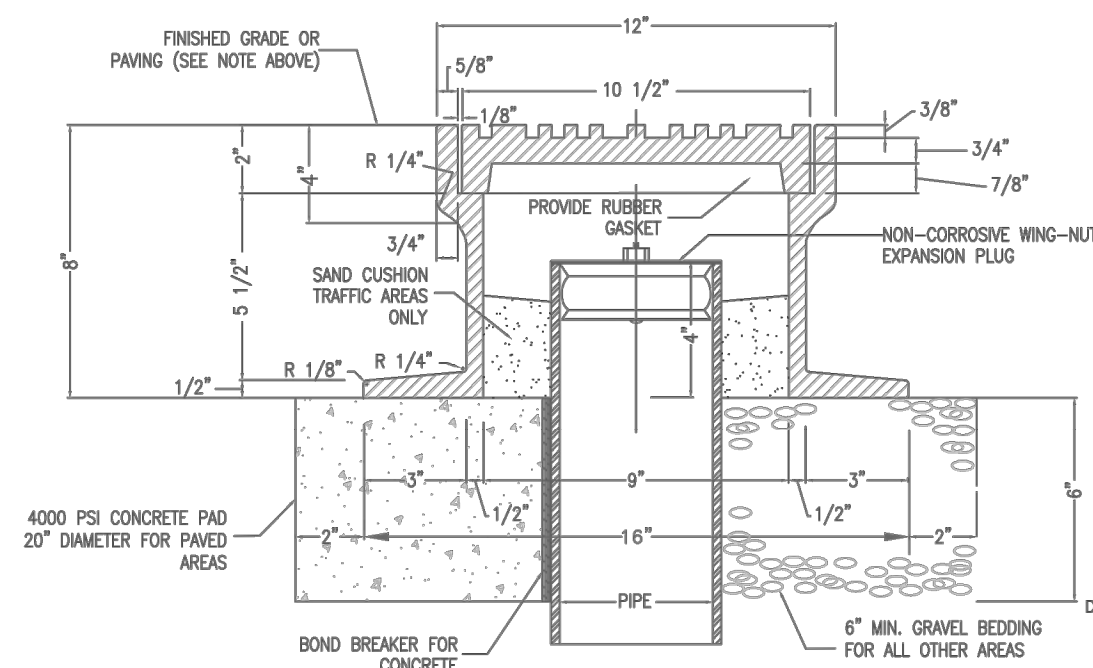
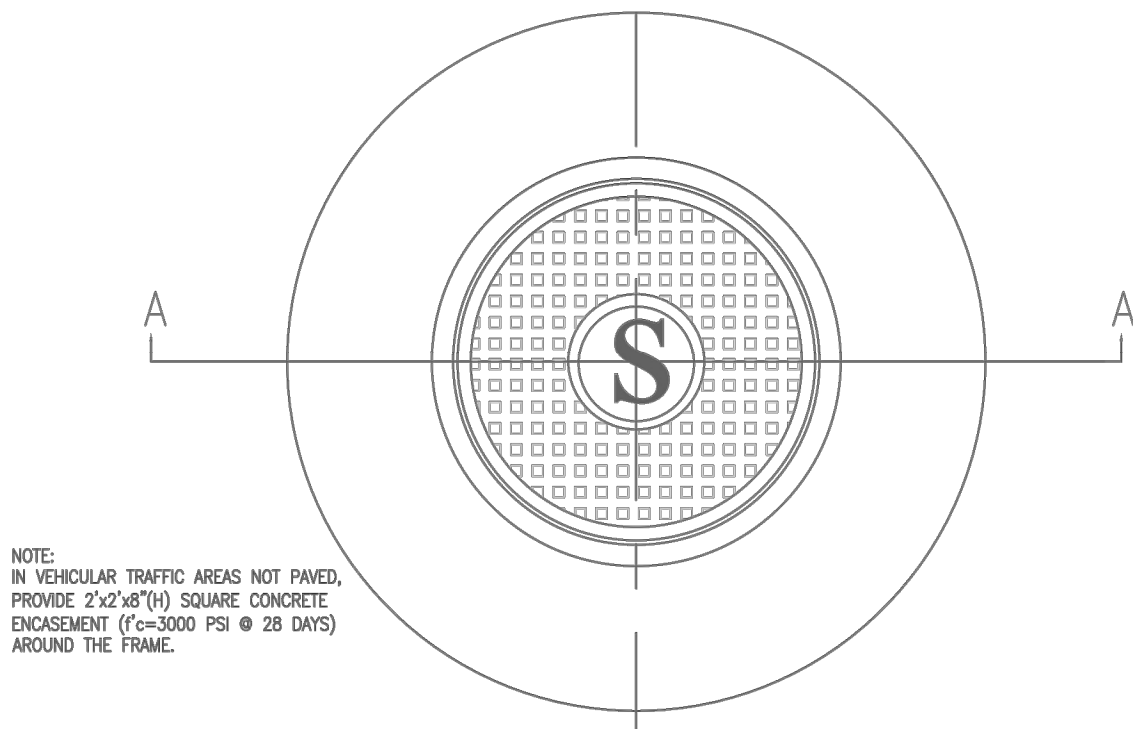
- NOTES:
1. APPROVED TAPPING SADDLE TO BE USED FOR NEW SERVICES TO EXISTING MAINS SHALL BE TEES. PIPE PENETRATIONS SHALL BE MECHANICALLY DRILLED.
 2. TAPHOLE MUST BE ABOVE THE SPRINGLINE.
 3. 4" SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 2.0%.
 4. 6" SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 1.0%.
 5. SERVICES SHALL NOT BE CLOSER THAN 5 FT. FROM EACH OTHER ON THE MAIN.

Detail Number:

10

REVISED: 1/2017

ST. VRAIN SANITATION DISTRICT
CLEANOUT (LAMPHOLE) COVER
ASSEMBLY FOR CLEANOUTS 6" AND LARGER



SECTION A-A

Detail Number:

23

REVISED: 1/2017

CIRCLE K AT OAK MEADOWS VILLAGE
CONSTRUCTION DETAILS

NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
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REVISION DATE:	

SHEET 14 OF 24



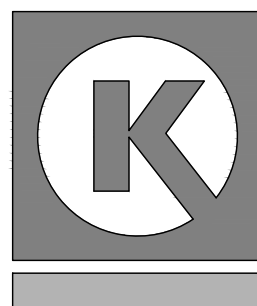
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PREPARED FOR:



CIRCLE K STORES, INC.

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

ISSUE DATE

FIRST SUBMITTAL 4/24/2020

FDP 2nd SUBMITTAL 7/15/2020

ESC PROJECT NO. E-20-008

SHEET TITLE
CONSTRUCTION
DETAILS

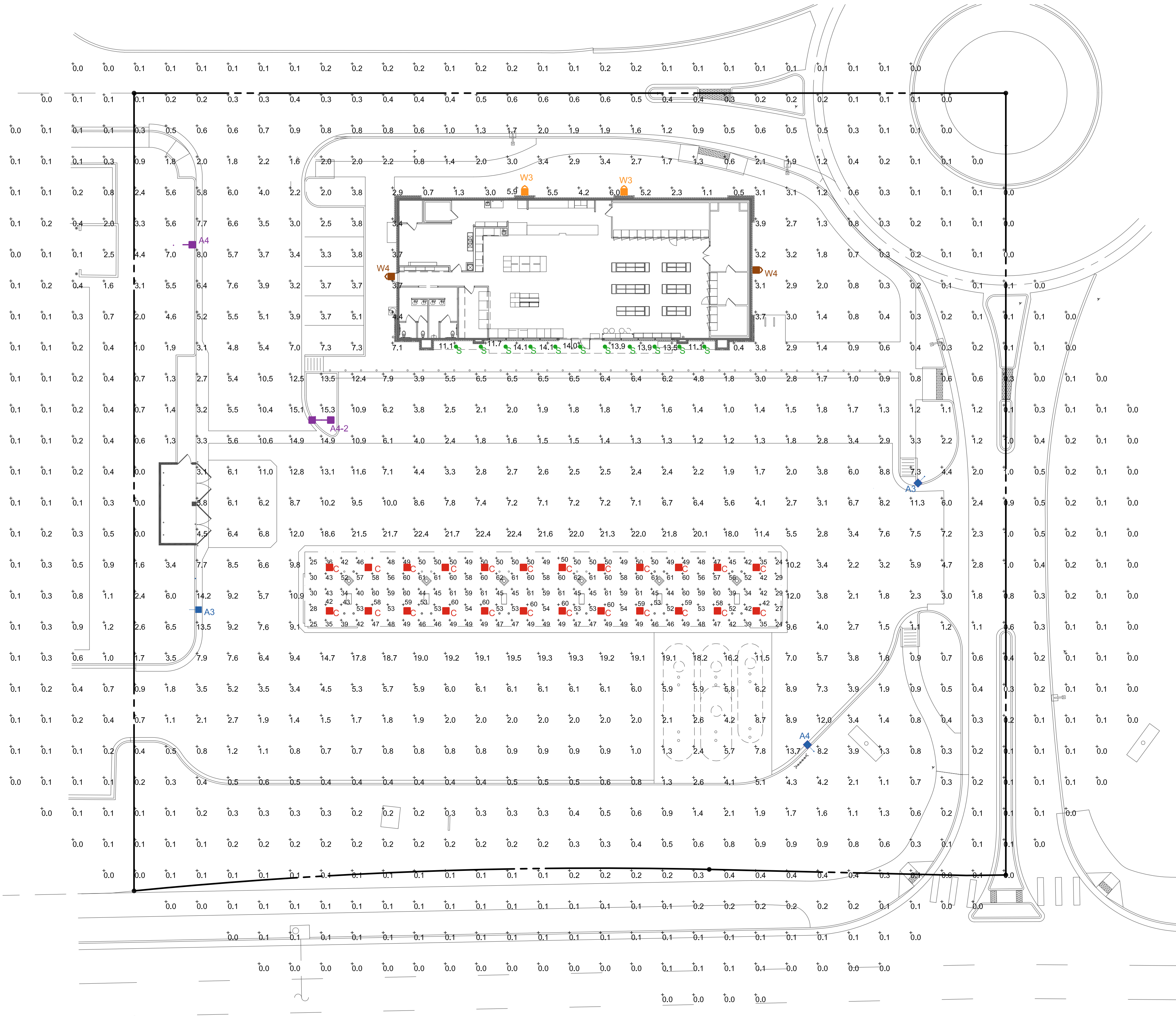
SHEET NO.

14 OF 24

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 15 OF 24

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A3	27
2	A3	27
3	A3	27
4	A4	27
5	A4-2	27
6	C	16
7	C	16
8	C	16
9	C	16
10	C	16
11	C	16
12	C	16
13	C	16
14	C	16
15	C	16
16	C	16
17	C	16
18	C	16
19	C	16
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21	C	16
22	C	16
23	C	16
24	C	16
25	C	16
26	C	16
27	C	16
28	C	16
29	C	16
30	S	12
31	S	12
32	S	12
33	S	12
34	S	12
35	S	12
36	S	12
37	S	12
38	S	12
39	S	12
40	S	12
41	W3	14
42	W3	14
43	W4	14
44	W4	14
45	W4	14
46	W4	14

NOTE:
AREA LIGHTS ON NEW 25' POLES MOUNTED ON 2 FT. CONCRETE BASES



FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	6.16	22.4	0.4	15.40	56.00
UNDEFINED	0.69	8.2	0.0	N.A.	N.A.
UNDER CANOPY	49.72	62	24	2.07	2.58

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER
	3	A3	SINGLE	17291	1.040	B3-U0-G3	130	390	Cree Inc
	1	A4	SINGLE	17291	1.040	B3-U0-G3	130	130	Cree Inc
	1	A4-2	BACK-BACK	17291	1.040	B3-U0-G3	130	260	Cree Inc
	24	C	SINGLE	12825	1.040	B3-U2-G1	91	2184	Cree Lighting
	11	S	SINGLE	1800	1.040	B1-U0-G0	20.5	225.5	Cree Lighting
	2	W3	SINGLE	4270	1.040	B1-U0-G1	31	62	Cree Inc
	4	W4	SINGLE	4270	1.040	B1-U0-G1	31	124	Cree Inc
CATALOG LOGIC									
OSQ-XX + OSQ-A-NM-3ME-K-57K-UL-BLK									
OSQ-XX + OSQ-A-NM-4ME-K-57K-UL-BLK									
OSQ-XX + OSQ-A-NM-4ME-K-57K-UL-BLK									
CPY250-B-DM-D-13L-UL-XX-57K									
LR6X-18L-40K									
XSPW-B-WM-3ME-4L-57K-UL-XX									
XSPW-B-WM-4ME-4L-57K-UL-XX									

1 SITE LIGHTING PHOTOMETRIC
SCALE: 1" = 20'-0"
NORTH

OAK MEADOWS VILLAGE MINOR PLAT, LOT 5 SITE LIGHTING PHOTOMETRIC	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
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PREPARATION DATE:	4-24-20
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SHEET 15 OF 24	

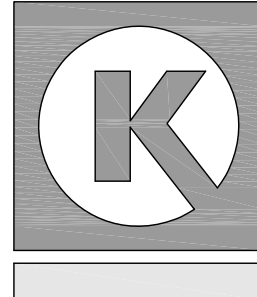
ARRIS
ARCHITECTURE
Arris Architecture, LLC
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PREPARED FOR:



CIRCLE K STORES, INC.

FINAL DEVELOPMENT PLAN
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CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

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FDP SUBMITTAL	4-24-20
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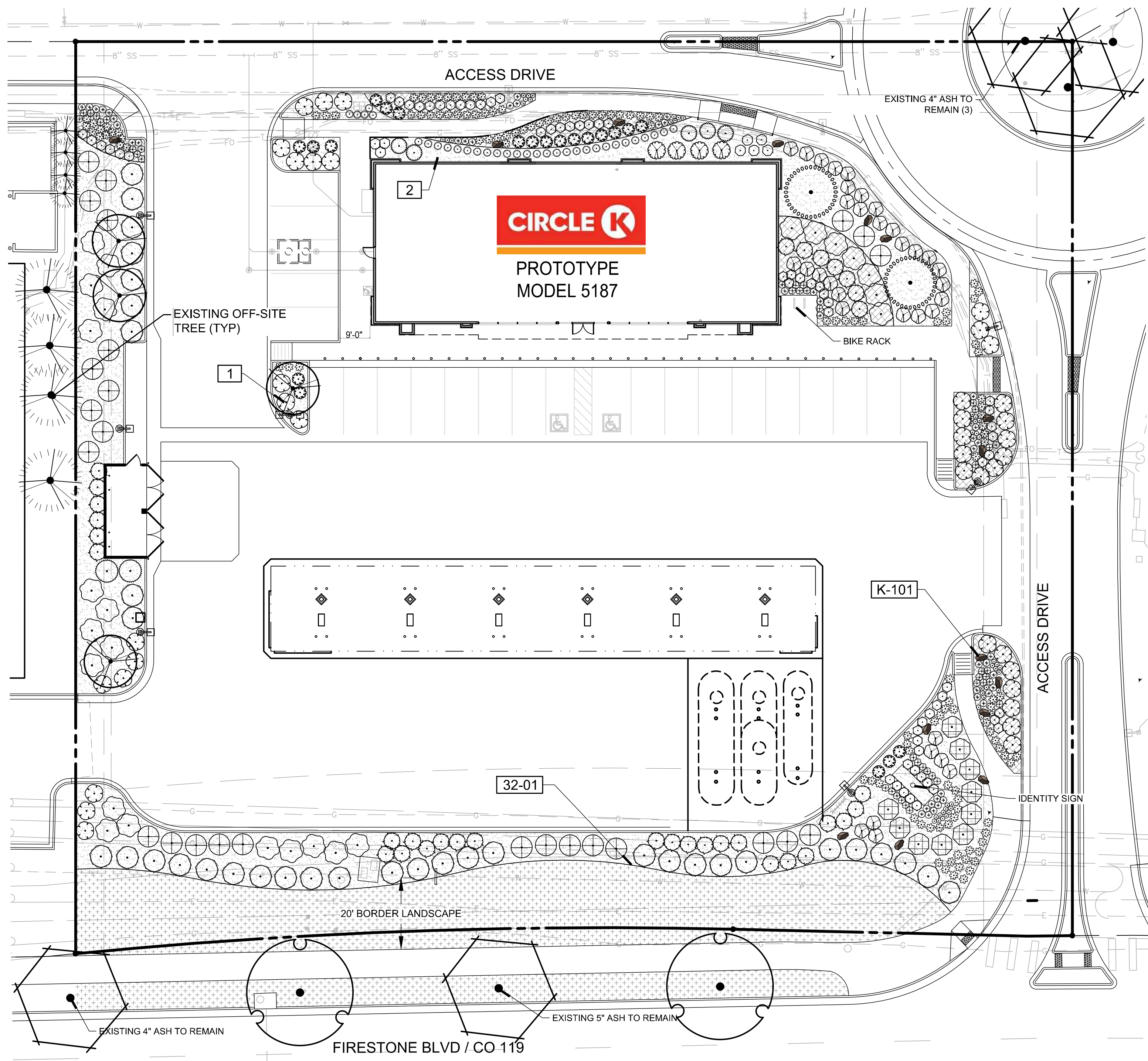
PROJECT NO.

SHEET TITLE
**SITE LIGHTING
PHOTOMETRIC**

SHEET NO.

15 OF 24

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 17 OF 24



LANDSCAPE PLAN
SCALE: 1" = 20'

CODE ANALYSIS
LOT SIZE: 70,666 SF
PERCENTAGE OPEN SPACE REQUIRED / PROVIDED (20%): 14,132 / 16,594 (23% - ON-SITE)
PARKING COVERAGE: 5,100 SF
PARKING AREA LANDSCAPE REQUIRED: 357 (7%) / PROVIDED: 550 (11%)
PARKING SCREENING PROVIDED VIA PLANT BUFFER
STREET TREES PROVIDED AT MAXIMUM 40' O.C. (Utility constraints exist)

IRRIGABLE AREAS:
PLANTING BEDS (DRIP) = 11, 823 SF
EXISTING TURF ON SEPARATE SYSTEM

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.	
2	MINIMUM 3' ROOTBALL OFFSET FROM BUILDING, TYP.	
SYMBOL	DESCRIPTION	QTY
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	572 LF
SYMBOL	DESCRIPTION	QTY
K-101	GRANITE/MOSS ROCK BOULDER-DECORATIVE. 1/2 TON AVG SIZE	13

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AH	4	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	B & B	2" CAL
	PE	2	PINUS EDULIS / PINON PINE	6' B&B	
	QM	2	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	2" CAL
	EX-RET	5	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EX	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	AC	35	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' / MANZANITA	5 GAL	
	AM	5	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' / IROQUOIS BEAUTY CHOKEBERRY	5 GAL	
	CD	34	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB	5 GAL	
	CMF	26	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL	
	JSC	2	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER STAKE FOR FIRST GROWING SEASON	10 GAL	
	MC	4	MAHONIA AQUIFOLIUM / OREGON GRAPE	5 GAL	
	MR	8	MAHONIA REPENS / CREEPING MAHONIA	1 GAL	
	PAL	62	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / DWARF RUSSIAN SAGE	5 GAL	
	POD	25	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	5 GAL	
	POL	21	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / DWARF PURPLE NINEBARK	5 GAL	
	PBP	38	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL	
	RG	10	RHUS AROMATICA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC	5 GAL	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	BB	130	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL	
	CV	32	CALAMAGROSTIS ARUNDINACEA BRACHYTRICHA / KOREAN FEATHER REED GRASS	1 GAL	
	SW	34	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	AR	40	AGASTACHE RUPESTRIS / THREADLEAF GIANT HYSSOP	1 GAL	
	CVZ	49	COREOPSIS VERTICILLATA 'ZAGREB' / ZAGREB THREAD LEAF COREOPSIS	1 GAL	
	Ep	47	ECHINACEA PURPUREA 'MAGNUS' / PURPLE CONEFLOWER	1 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	EX-RE	6,648 SF	EX TURF TO REMAIN / ON-SITE, EXISTING TURF PROTECT IN PLACE, REPAIR/REPLACE ANY DAMAGED MATERIALS. TURF ON SEPARATE, EXISTING IRRIGATION SYSTEM FOR OVERALL DEVELOPMENT. ADJUST FOR NEW LAYOUT.	EX	
MULCHES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	RMM	9,393 SF	ROCK MULCH / LOCAL RIVER ROCK NATIVE RIVER GRAVEL, 1-1/2" DIAMETER, GENERALLY ROUNDED-OVAL WITH NO MORE THAN 20 PERCENT FRACTURE. SUPPLY FROM ONE SOURCE ONLY.	MULCH	
	WM	2,411 SF	SHREDDED WOOD MULCH / WOOD MULCH SHREDDED WOOD MULCH (ASPEN COARSE): NATURAL TREE MULCH, SHREDDED AND MIXED TO CREATE A BLEND OF COARSE, FIBROUS MATERIAL THAT WILL INTERTWINE AND MAT WHEN PLACED. EQUAL TO 'ASPEN COARSE' MULCH SUPPLIED BY JENSEN SALES COMPANY.	MULCH	

IRRIGATION NOTES:
IRRIGATION TO BE PROVIDED OFF OF DOMESTIC SERVICE. TURF TO BE IRRIGATED WITH OVERHEADS MP ROTATORS, ROTORS, AND/OR SPRAY HEADS. SHRUB BEDS TO RECEIVE DRIP IRRIGATION.

*TREES INDICATED TO REMAIN THAT ARE DAMAGED OR REMOVED BY CONSTRUCTION SHALL BE REPLACED IN CONFORMANCE WITH CITY LANDSCAPE CODES



PLAN NOTES:

- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.
- CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS EQUAL TO THE ROOTBALL OF THE PLANT. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
- DRILINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.
- WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS, AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL. SEE DETAILS SHEET L2.0
- ALL EMITTERS PER IRRIGATION PLAN.
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.



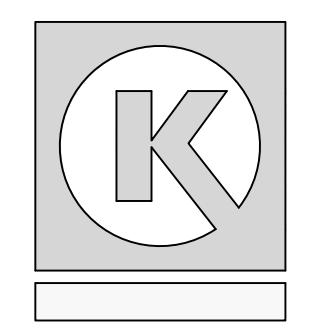
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PREPARED FOR:



CIRCLE K STORES, INC.

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

ISSUE	DATE
FDP SUBMITTAL	4-24-20
FDP 2ND SUBMITTAL	7-15-20

PROJECT NO.

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

17 of 24

OAK MEADOWS VILLAGE MINOR PLAT, LOT 5 LANDSCAPE PLAN	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4-24-20
REVISION DATE:	7-15-20
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 17 OF 24	

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS.

LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.

- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
 - 1" BELOW CURB FOR ALL SEEDED AREAS.
 - 2.5" BELOW CURB FOR ALL SODDED AREAS.
 - 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
- CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".

- AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL. PROVIDE RECEIPT(S) TO LANDSCAPE ARCHITECT FOR ALL SOIL AMENDMENTS INSTALLED ON PROJECT.

- FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.

- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.

- MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

ALL AGGREGATE/COBBLE AREAS TO RECEIVE MINIMUM 3" UNIFORM DEPTH. USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE).

TREES IN COBBLE/ROCK MULCH, TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH, 4" DEPTH. SHRUBS IN COBBLE/ROCK MULCH, TURF AND NATIVE GRASS AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH, 4" DEEP. GROUNDCOVERS IN COBBLE/ROCK MULCH, TURF AND NATIVE GRASS AREAS TO RECEIVE MIN. 2" DIAMETER OF WOOD MULCH, 3" DEEP. WHERE PLANTS ARE GROUPED IN CLOSE PROXIMITY, WOOD MULCH MAY BE MASSED TO ENCOMPASS PLANTING GROUP IN LIEU OF RINGS. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.

- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.

- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!

- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.

- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGHOUT LANDSCAPED AREAS.

- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

- NEW PLANT MATERIAL MUST COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2004, AND CURRENT COLORADO NURSERY ACT STANDARDS.

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

- REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE

- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

EXISTING TREES
EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED FOR PROTECTION AND PRESERVATION IN THE FIELD, SHALL NOT BE REMOVED OR DAMAGED.

NO GRADING TO OCCUR WITHIN THE CRITICAL ROOT ZONE / DRIP LINE OF EXISTING TREES. ALL GRADING AROUND EXISTING TREES TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERRECTED AT A HEIGHT OF 3' OR GREATER. FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6" FROM TRUNK, OR ONE HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTHIE FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.

- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.

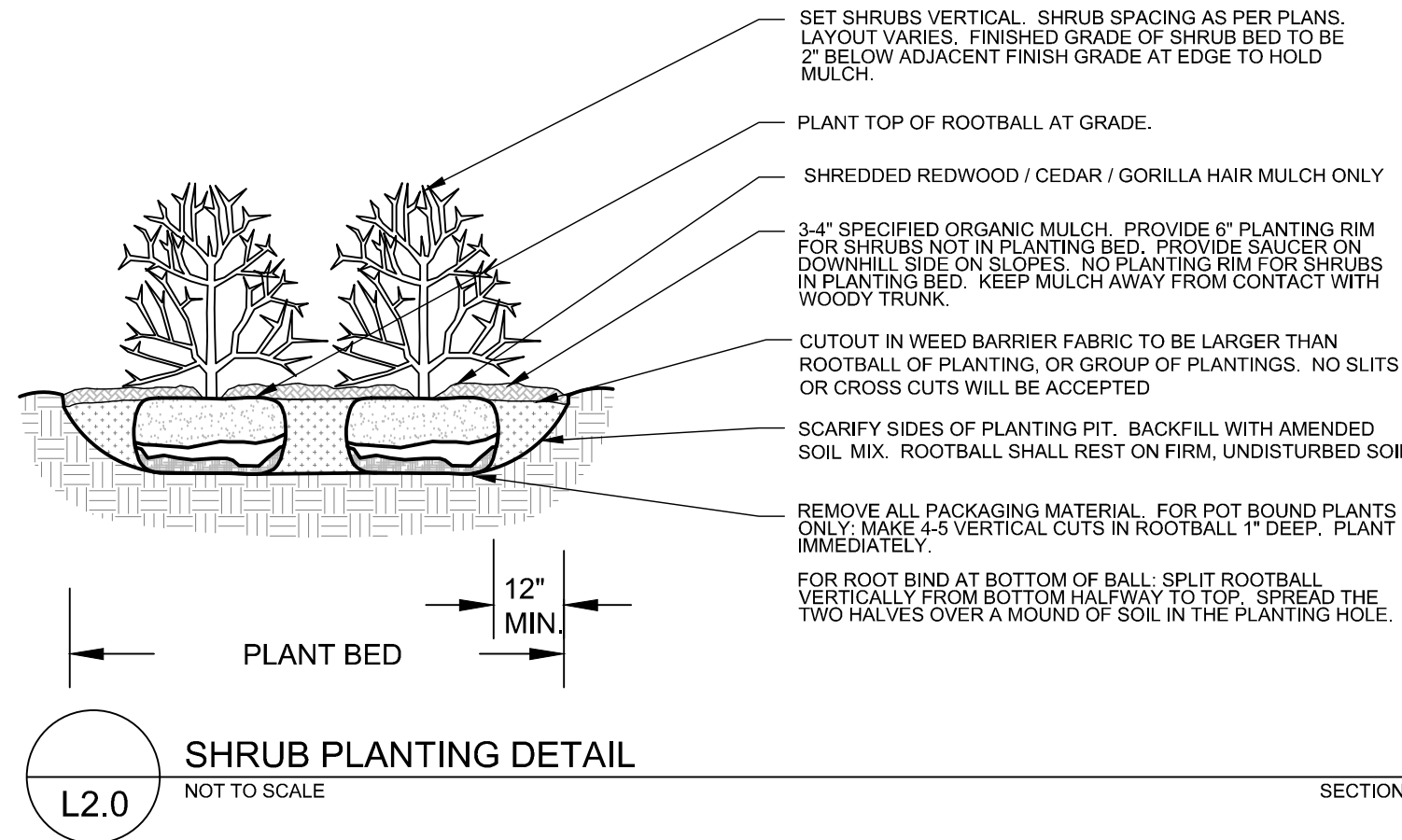
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

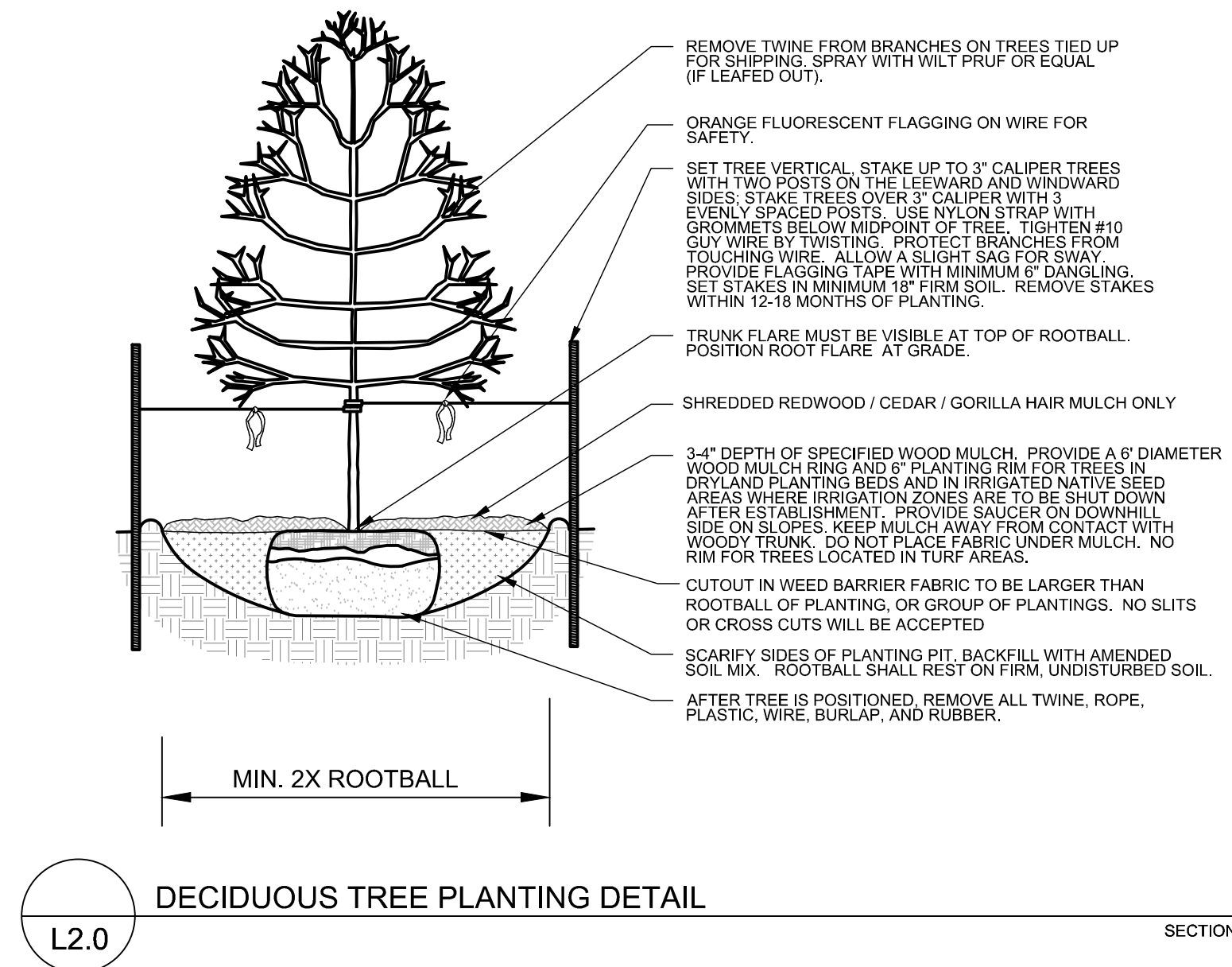
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- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.

FINAL DEVELOPMENT PLAN OAK MEADOWS VILLAGE MINOR PLAT, LOT 5 CIRCLE K STORES INC. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. SHEET 18 OF 24



- NOTES:
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
 - WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 - DEEP WATER ALL PLANTS AT TIME OF PLANTING.



EXISTING TREE PROTECTION DIRECTIONS:

PROTECTIVE FENCING:

FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

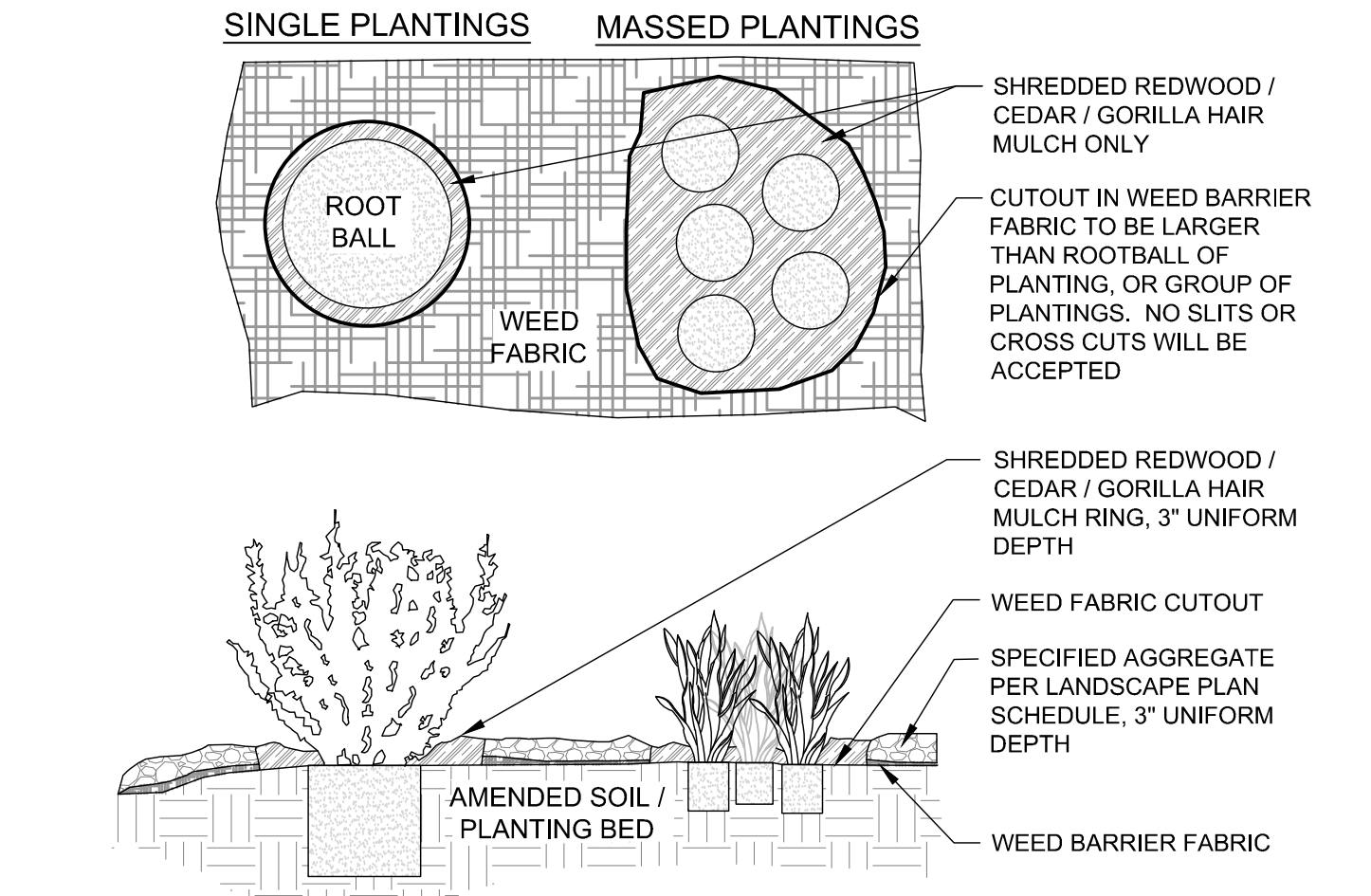
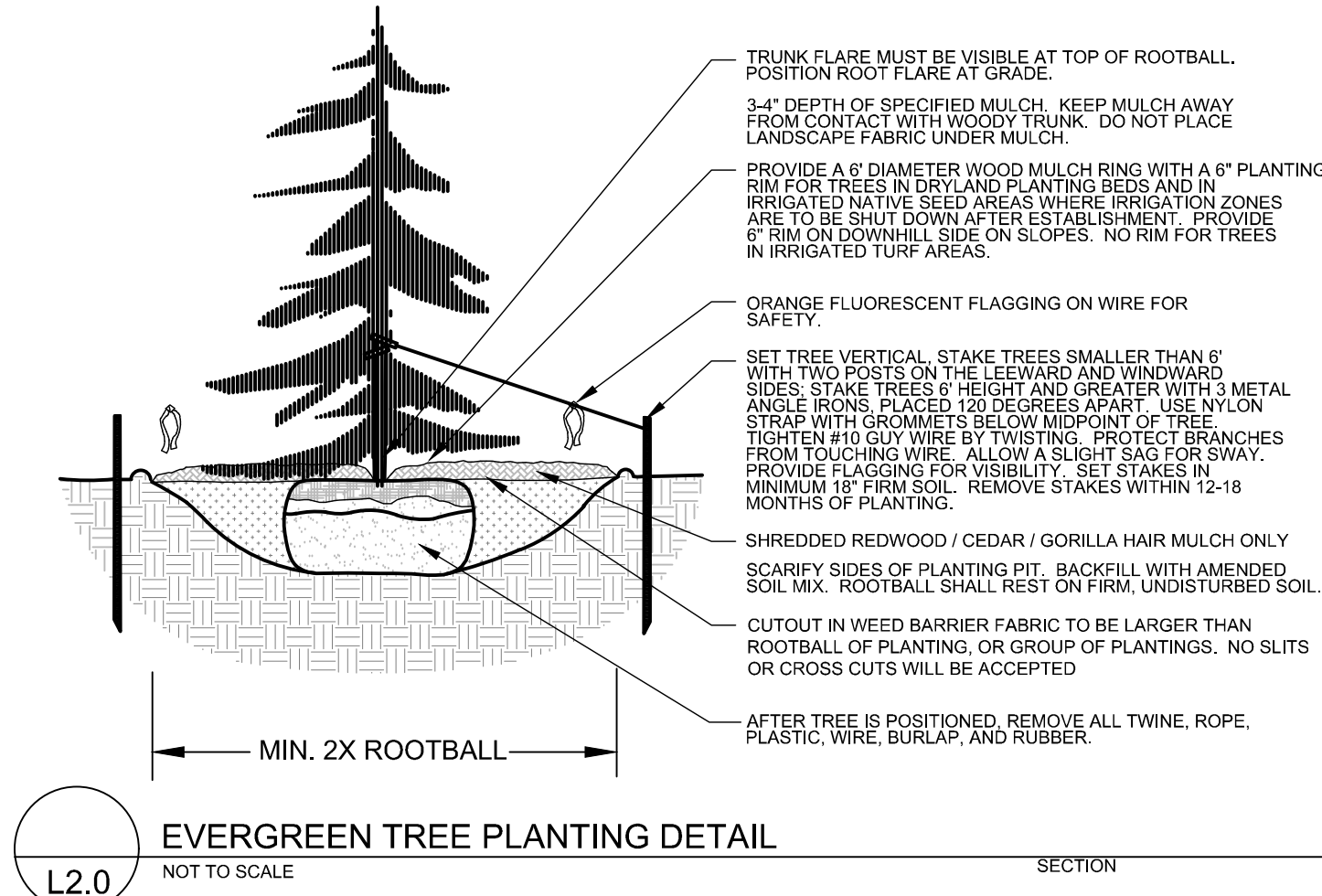
IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

WATERING, MULCHING, AND FERTILIZATION:

PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).



- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
 - MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY.
 - FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



OAK MEADOWS VILLAGE MINOR PLAT, LOT 5 LANDSCAPE PLAN DETAILS	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4-24-20
REVISION DATE:	7-15-20
REVISION DATE:	
REVISION DATE:	
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REVISION DATE:	
SHEET 18 OF 24	



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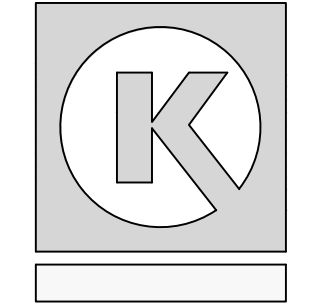


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PREPARED FOR:



CIRCLE K STORES, INC.

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

ISSUE	DATE
FDP SUBMITTAL	4-24-20
FDP 2ND SUBMITTAL	7-15-20

PROJECT NO.

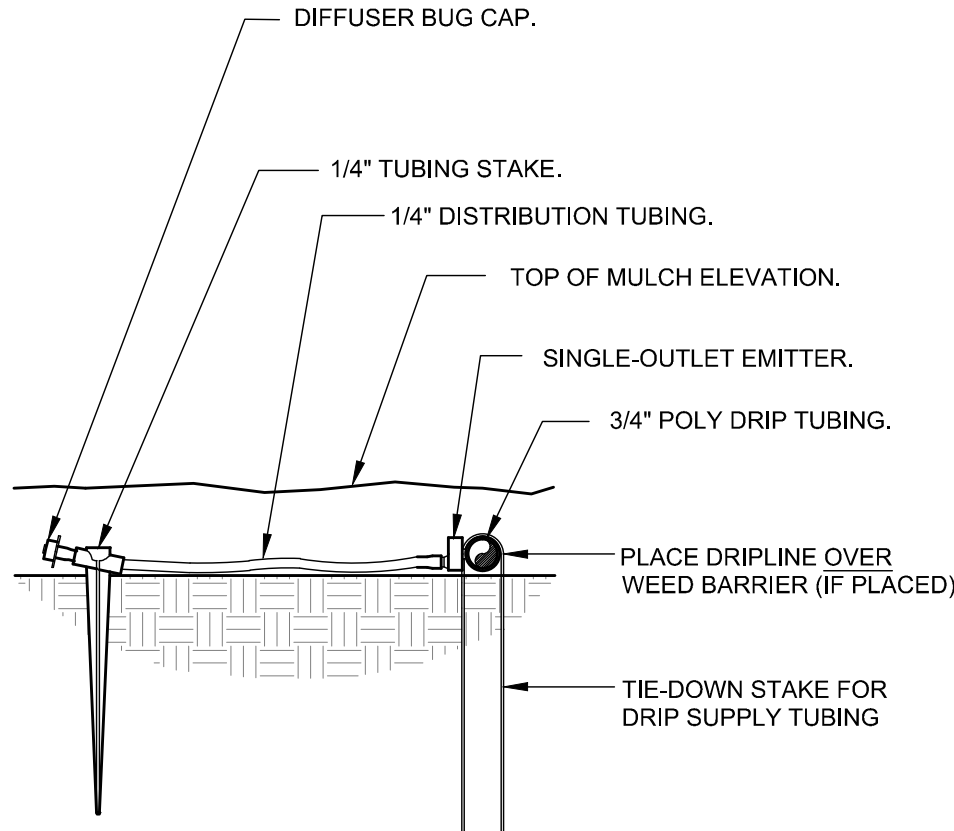
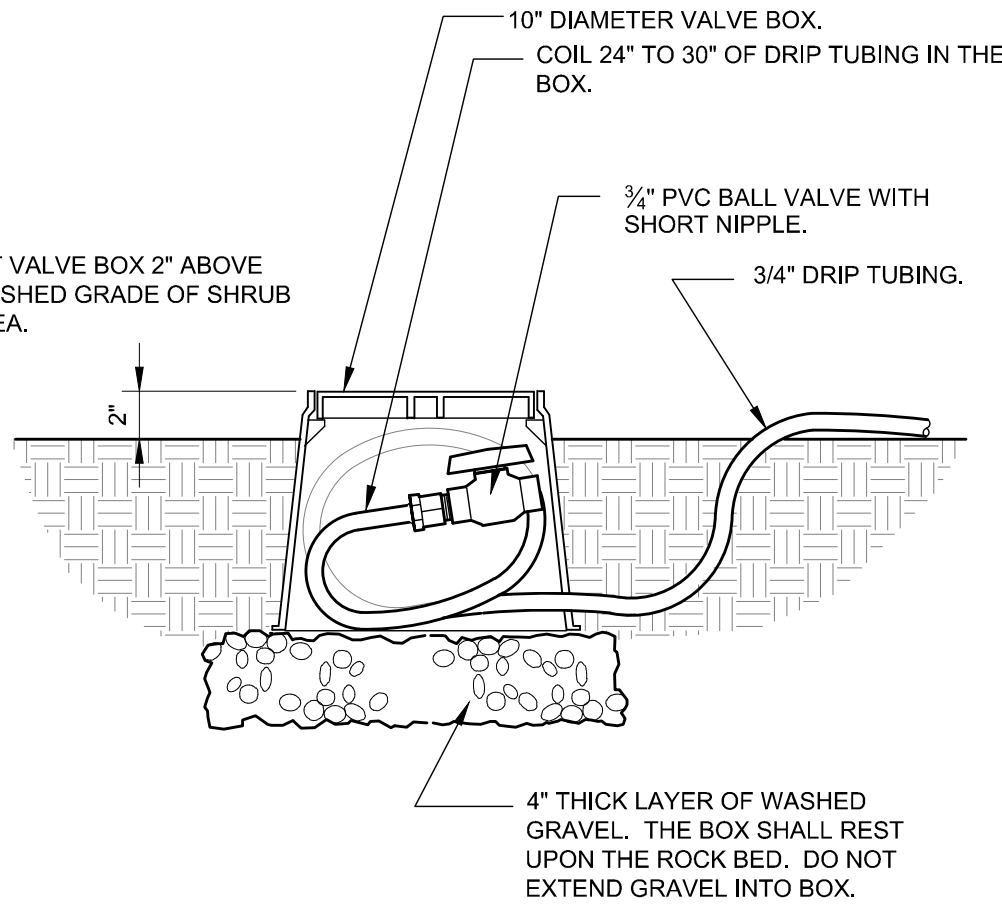
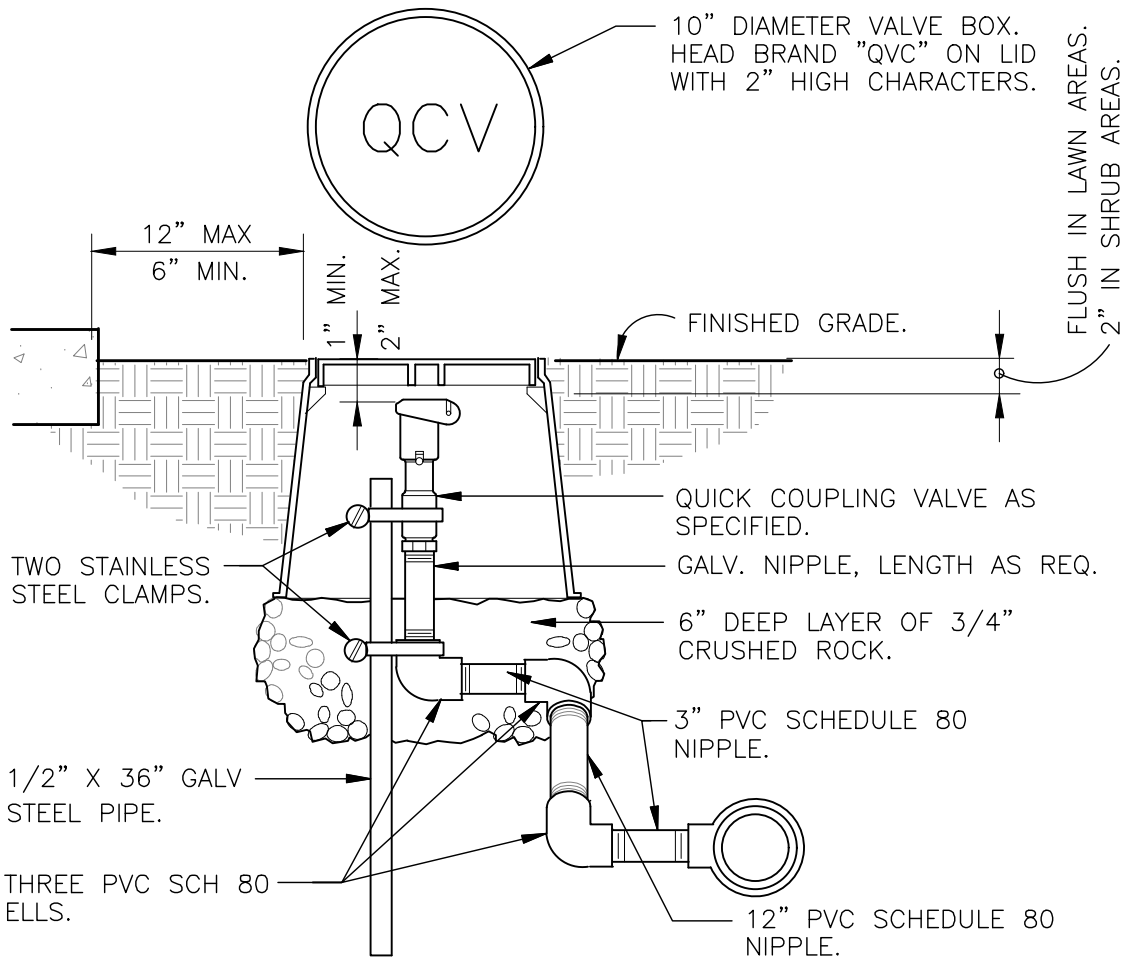
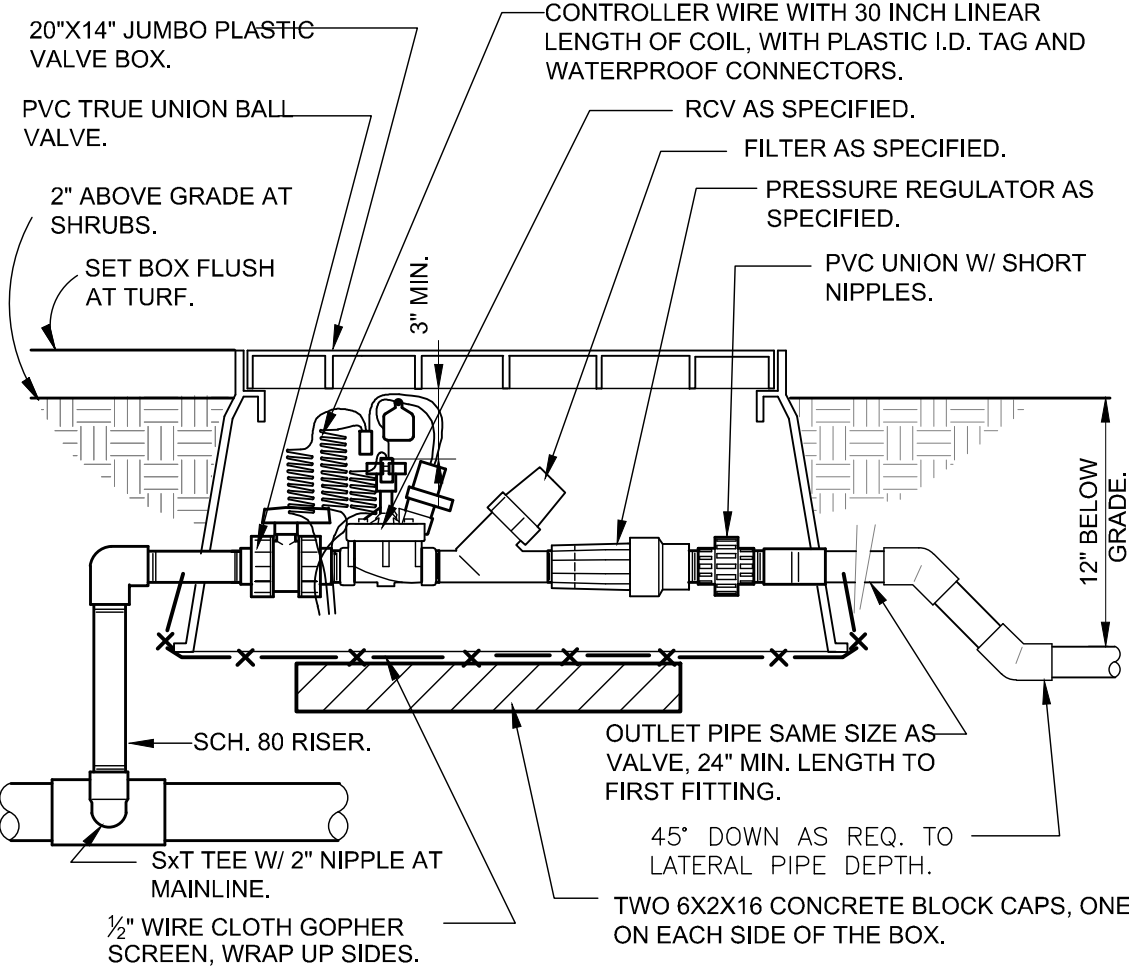
SHEET TITLE

LANDSCAPE
PLAN
DETAILS &
NOTES

SHEET NO.

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FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 20 OF 24

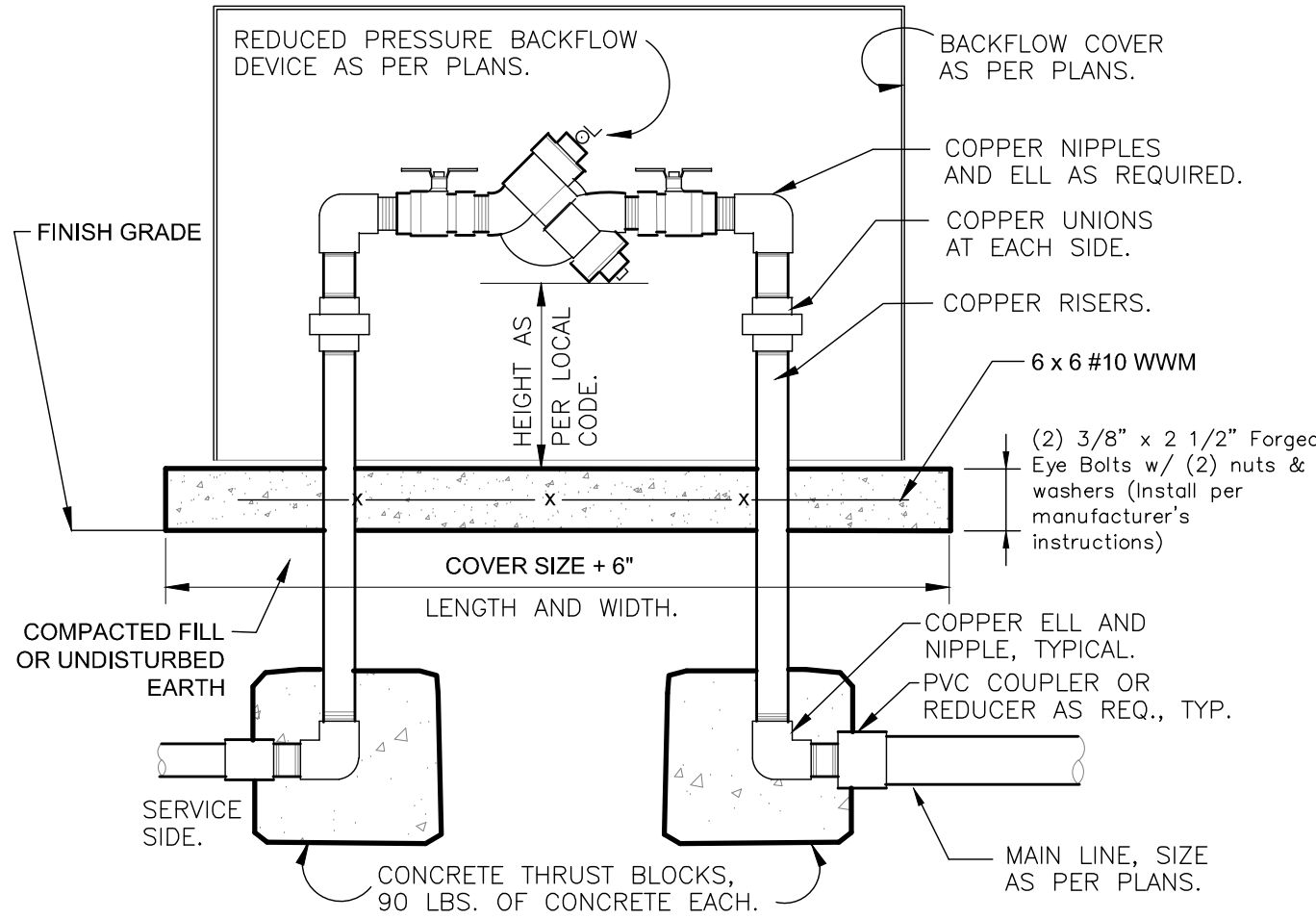
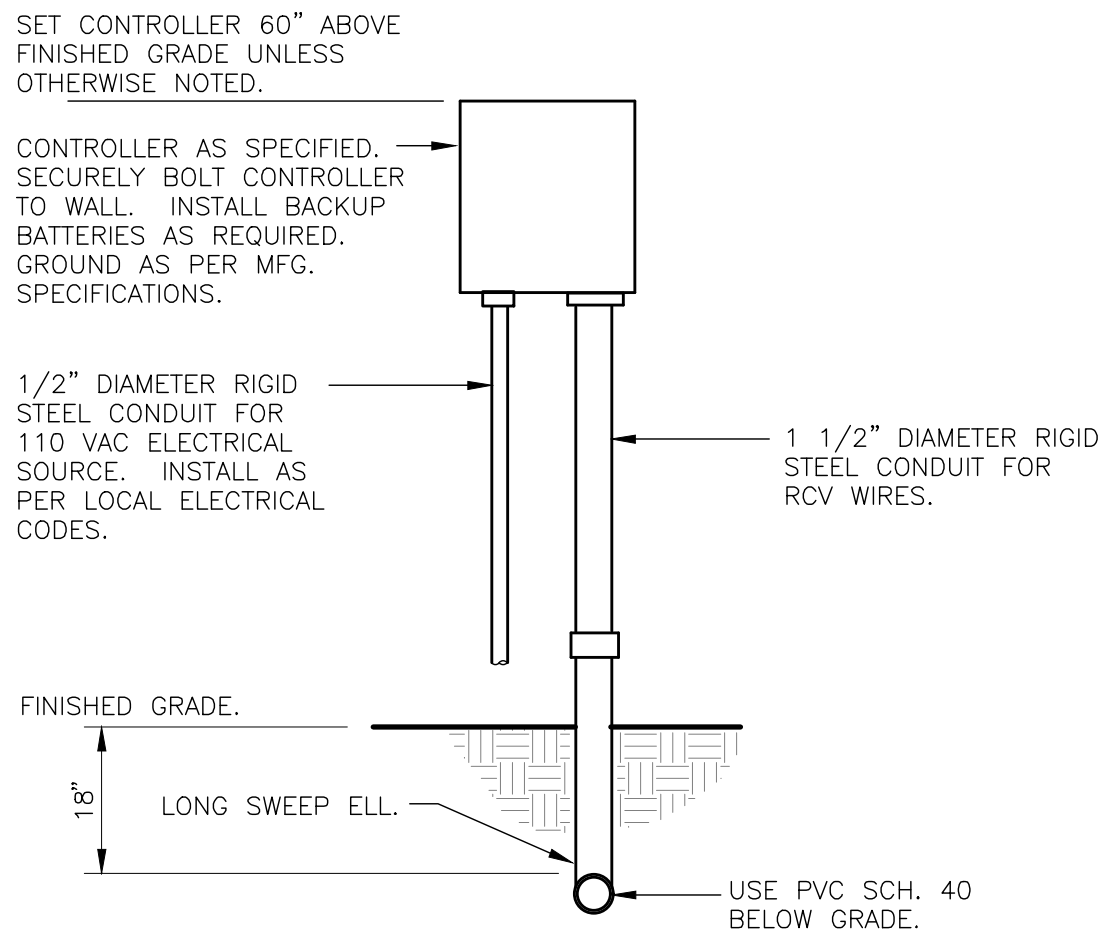


1 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0" 32 8413.76-23

2 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0" 328406.43-02

3 DRIP FLUSH VALVE
1 1/2" = 1'-0" 32 8413.49-03

4 DRIP EMITTER DETAIL
3" = 1'-0" 32 8413.13-03



5 WALL MOUNT CONTROLLER
1" = 1'-0" 32 8409.13-01

6 RP BACKFLOW W/ ENCLOSURE
1" = 1'-0" 328409.46-03

OAK MEADOWS VILLAGE MINOR PLAT, LOT 5 IRRIGATION PLAN DETAILS	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4-24-20
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SHEET20OF 24	

ISSUE	DATE
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PROJECT NO.

SHEET TITLE

IRRIGATION
DETAILS

SHEET NO.

20 of 24

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 F 303.337.7481
 T/F 1.877.273.0659



KROGER STORES, INC.



A	- 'SHERWIN WILLIAMS #SW 6095 - TOASTY
B	- 'SHERWIN WILLIAMS #SW 6115 - TOTALLY TAN
C	- 1" INSULATED, DOUBLE PANED CLEAR GLASS - CLEAR GLASS 0.8 PER 2006 IECC TABLE 102.1.3(3)
D	- 'SHERWIN WILLIAMS #SW 4081 - "SAFETY RED
E	- 'SHERWIN WILLIAMS #SW 7005 - CIRCLE K WHITE
F	- ***SUPERLITE BLOCK SPLITFACE CMU - ****"BOOT BROWN"
G	- CULTURED STONE CSV 20006 - "CHARDONNAY COUNTRY LEDGESTONE" - "TEXAS TAN N" MASONRY, SPECTRUM COLORED CEMENTS BY AHI SUPPLY
H	- 'SHERWIN WILLIAMS #SW 6090 - JAVA OR FIRESTONE MANSARD BROWN SR
I	- CIRCLE K ORANGE #PMS 144

"USE SHERWIN WILLIAMS MANUFACTURER ONLY"
 COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY
 AT TIME OF CONSTRUCTION
 CONFIRM WITH OWNER'S REP

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

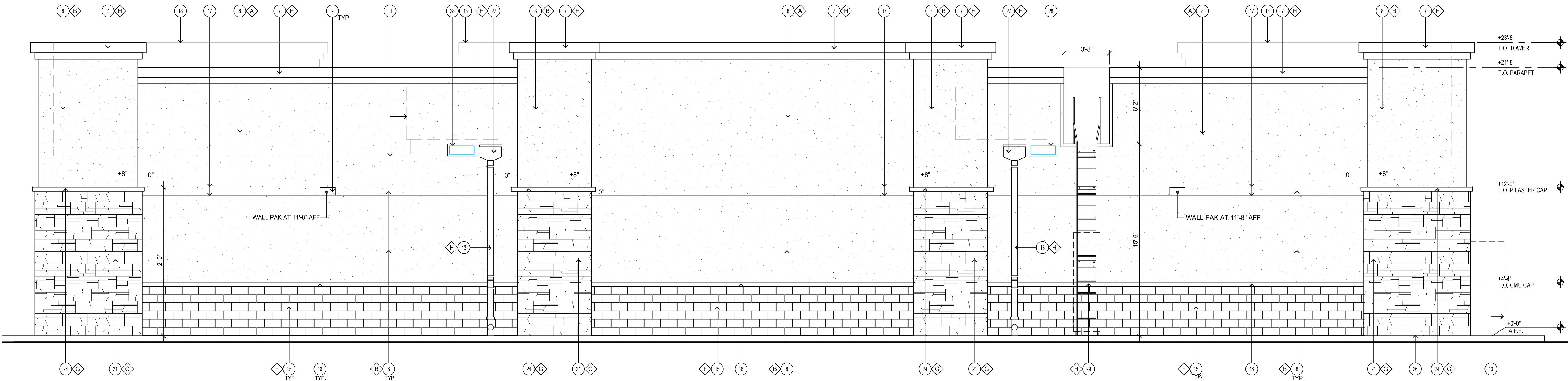
ISSUE	DATE
1ST SUBMITTAL	4-24-20
2ND SUBMITTAL	7-15-20

PROJECT NO.

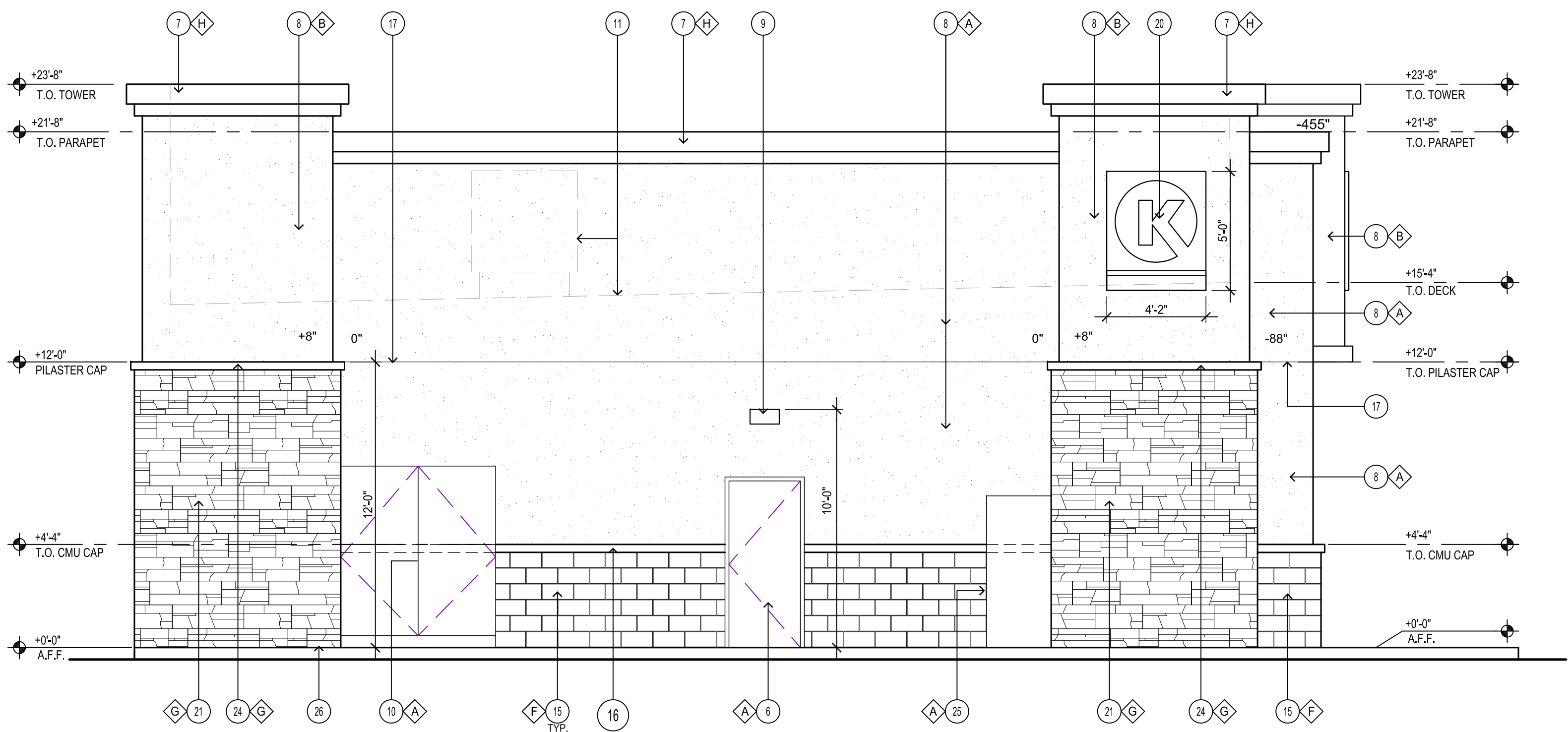
SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NO.

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 22 OF 24



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

- STEEL COLUMN WRAP WITH METAL BREAK
- LINE OF CANOPY / SOFFIT
- DARK BRONZE W/ CLEAR GLASS WINDOW SYSTEM
- INTERNALLY ILLUMINATED "CIRCLE K" LOGO SIGN, 12'-8 3/4" x 5'-0" (64 S.F.)
- DARK BRONZE W/ CLEAR GLASS STOREFRONT SYSTEM
- SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
- CORNICE MOULDING WITH METAL CAP FLASHING
- STUCCO SYSTEM PER ESR-2564 WITH SMOOTH ACRYLIC FINISH, INTEGRALLY COLORED PAINT OVER RIGID INSULATION.
- WALL MOUNTED LIGHT FIXTURE, COLOR: BLACK. SEE ELECTRICAL PLAN
- SES PANEL LOCATION. SEE ELECTRICAL PLAN
- ROOF LINE AND HVAC UNITS
- STUCCO EXPANSION JOINT WITH FRY REGLET PCS-375-50. SEE DETAIL 4/A8.1
- ROOF DRAIN TAIL OVERFLOW
- ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
- 4x8x16 ANCHORED CMU VENEER, SPLIT FACE, GROUTED TO MATCH CMU COLOR
- 4x4x8 SOLID CMU CAP INSTALL PER MFR. SPECS.
- STUCCO SCORE LINE WITH FRY REGLET. SEE DETAILS 7/A8.1
- PARAPET WALL BEYOND
- (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
- INTERNALLY ILLUMINATED "CIRCLE K" LOGO SIGN, 4'-2" x 5'-0" (21 S.F.)
- STONE VENEER, INSTALL PER MFR. SPECS. INSTALL GROUTED. GROUT TO MATCH STONE COLOR
- EMERGENCY FUEL SHUT OFF SWITCH, REFER TO SHEET F1.0 - FUEL PIPING FLOOR PLAN
- FOAM BAND
- STONE VENEER CAP, INSTALL PER MFR. SPECS
- CO2 TANK WITH METAL LOUVERED CONTAINER, PAINT TO MATCH BUILDING
- EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE

FINISH SCHEDULE

- | | |
|---|--|
| A | - SHERWIN WILLIAMS #SW 6095
- TOASTY |
| B | - SHERWIN WILLIAMS #SW 6115
- TOTALLY TAN |
| C | - 1" INSULATED, DOUBLE PANED CLEAR GLASS
- CLEAR GLASS 0.8 PER 2006 IECC TABLE 102.1.3(3) |
| D | - SHERWIN WILLIAMS #SW 4081
- "SAFETY RED" |
| E | - SHERWIN WILLIAMS #SW 7005
- CIRCLE K WHITE |
| F | - ***SUPERLITE BLOCK SPLITFACE CMU
- ***"BOOT BROWN" |
| G | - CULTURED STONE CSV 20006
- "CHARDONNAY COUNTRY LEDGESTONE"
- "TEXAS TAN N" MASONRY, SPECTRUM COLORED CEMENTS BY AHI SUPPLY |
| H | - SHERWIN WILLIAMS #SW 6090
- JAVA OR FIRESTONE MANSARD BROWN SR |
| I | - CIRCLE K ORANGE #PMS 144 |
- *USE SHERWIN WILLIAMS MANUFACTURER ONLY*
COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY
AT TIME OF CONSTRUCTION
CONFIRM WITH OWNER'S REP

OAK MEADOWS VILLAGE MINOR PLAT, LOT 5 EXTERIOR ELEVATIONS	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4-24-20
REVISION DATE:	7-15-20
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 22 OF 24	

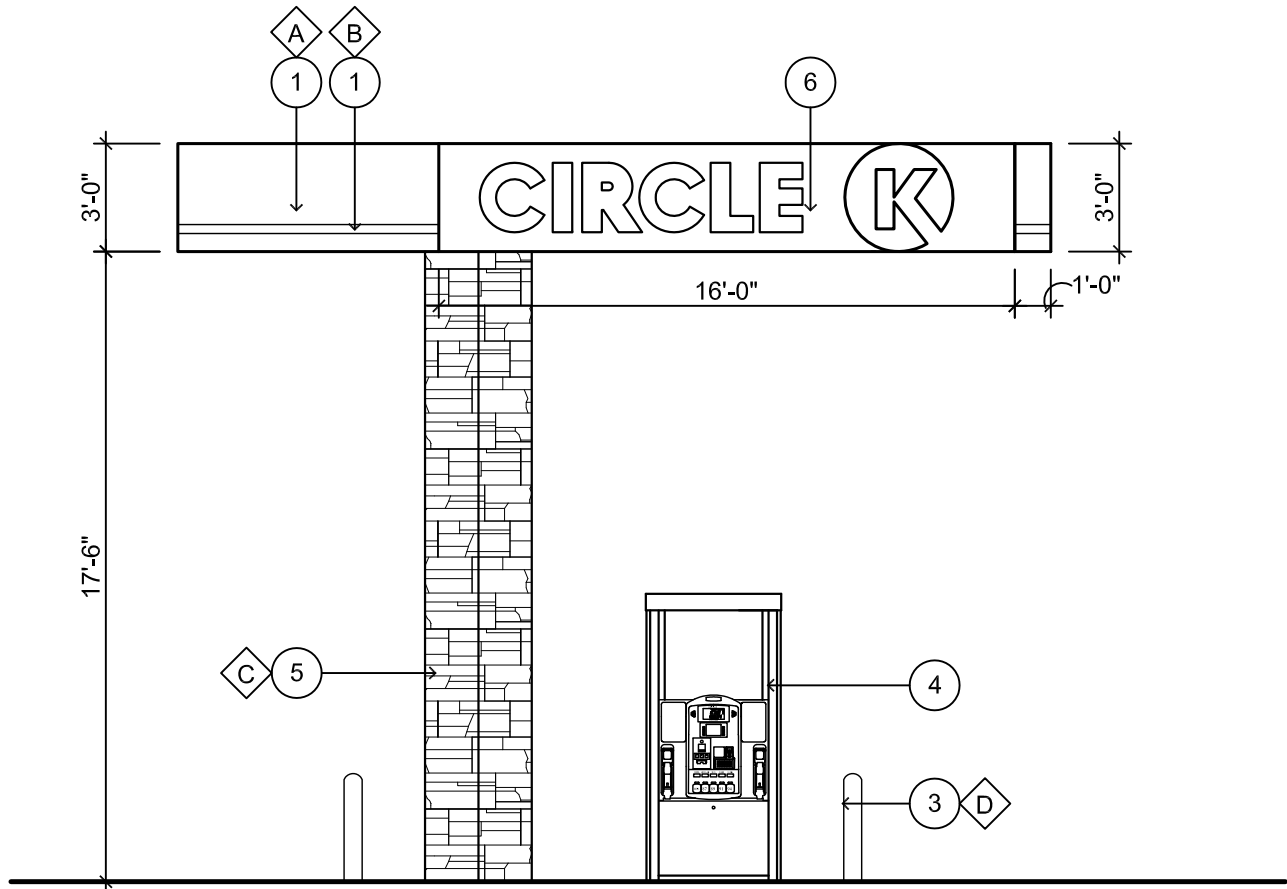
ISSUE	DATE
FDP SUBMITTAL	4-24-20
FDP 2ND SUBMITTAL	7-15-20

PROJECT NO.

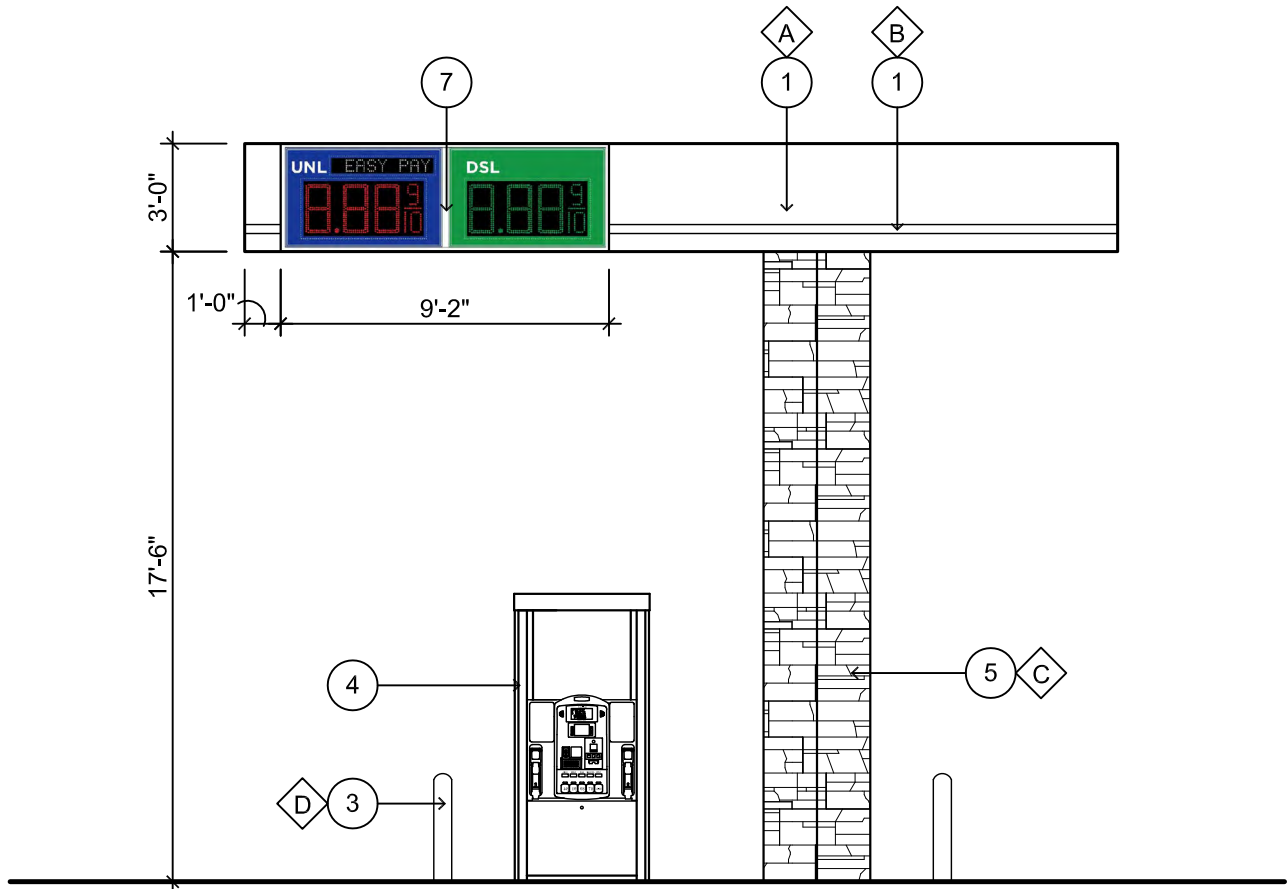
SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NO.

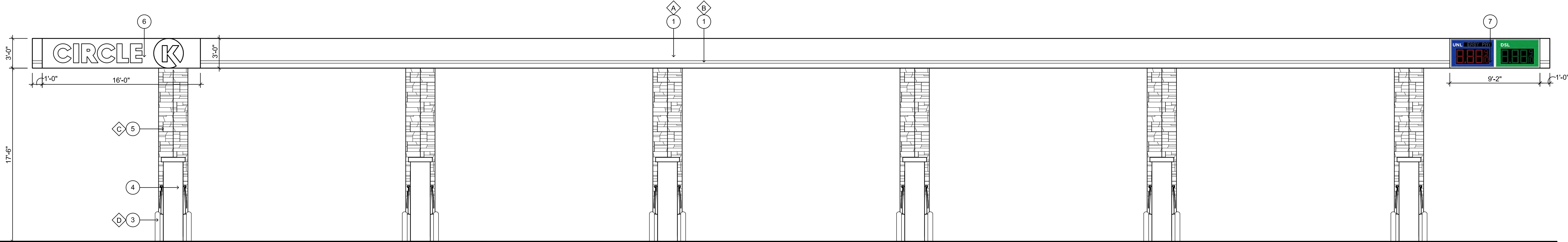
FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 1 OF 21



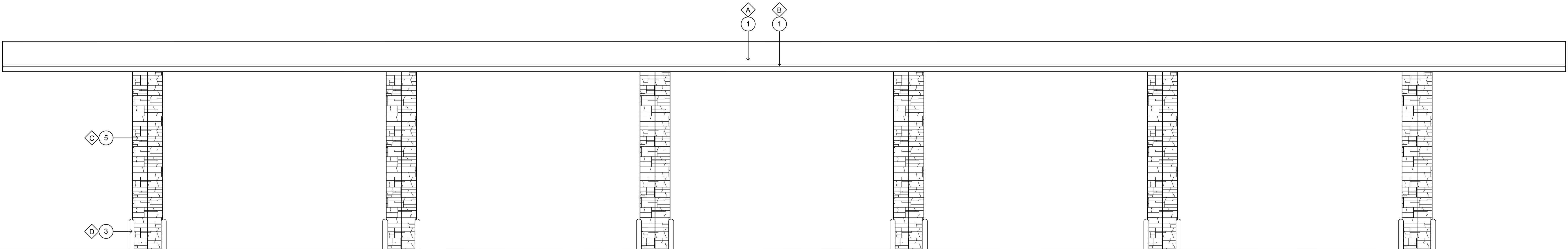
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 (FACING ACCESS DRIVE)
EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 (FACING FIRESTONE BLVD.)
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



4 (FACING STORE)
NORTH ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES

1. ACM FASCIA PANEL
2. CULTURED STONE VENEER
3. 6" DIA. BOLLARD, 36" HIGH
4. FUEL DISPENSER
5. STONE VENEER, INSTALL PER MFR. SPECS. INSTALL GROUTED. GROUT TO MATCH STONE COLOR
6. INTERNALLY ILLUMINATED "CIRCLE K" LOGO SIGN, 16'x3' (48 S.F.)
7. LED PRICE SIGN, 9'-2"x3'-0" (27.5 S.F.)

FINISH SCHEDULE

- A - ACM PANELS CIRCLE K RED
- B - ACM PANELS CIRCLE K WHITE
- C - CULTURED STONE CSV 20006
- "CHARDONNAY COUNTRY LEDGESTONE"
- "TEXAS TAN N" MASONRY, SPECTRUM COLORED CEMENTS BY
AHI SUPPLY
- D - PVC BOLLARD SLEEVE "DARK GREY"



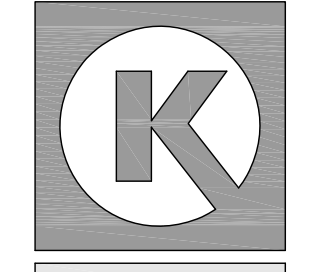
Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

970.988.6302
coreys@arrisinc.net



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PREPARED FOR:



CIRCLE K STORES, INC.

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

ISSUE	DATE
FDP SUBMITTAL	4-24-20
FDP 2ND SUBMITTAL	7-15-20

PROJECT NO.

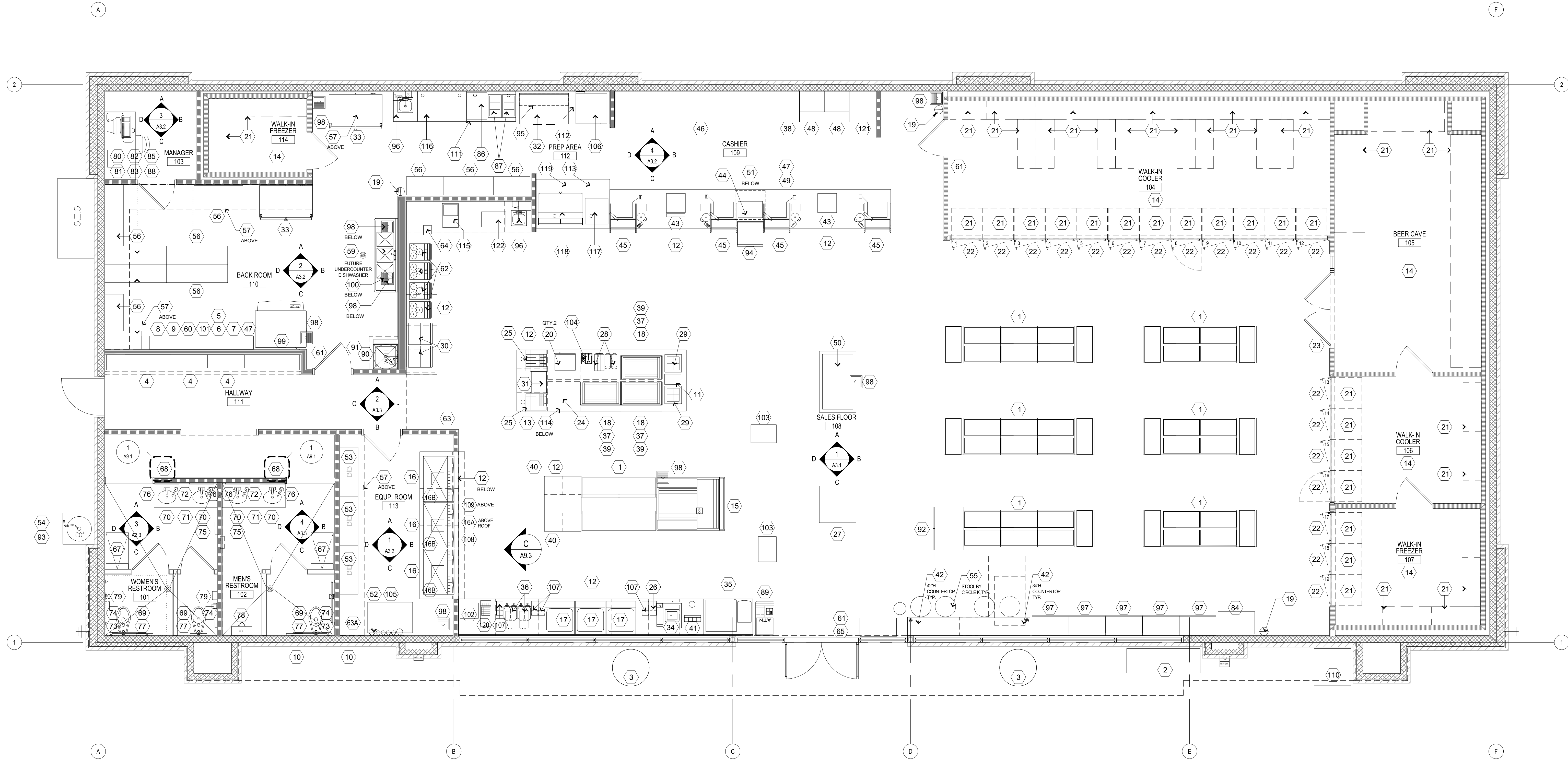
SHEET TITLE
**FUEL
CANOPY
ELEVATIONS**

SHEET NO.

23 OF 24

OAK MEADOWS VILLAGE MINOR PLAT, LOT 5 FUEL CANOPY ELEVATIONS	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4-24-20
REVISION DATE:	7-15-20
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 23 OF 24	

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 24 OF 24



1 EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

OAK MEADOWS VILLAGE MINOR PLAT, LOT 5 EQUIPMENT PLAN	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4-24-20
REVISION DATE:	7-15-20
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 24 OF 24	

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coreys@arrisinc.net

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Aurora, Colorado 80014
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F 303.337.7481
T/F 1.877.273.0659

PREPARED FOR:

CIRCLE K STORES, INC.

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

ISSUE	DATE
FDP SUBMITTAL	4-24-20
FDP 2ND SUBMITTAL	7-15-20

PROJECT NO.

SHEET TITLE
**EQUIPMENT
PLAN**

SHEET NO.
24 OF 24

**RESOLUTION PC-20-13– A RESOLUTION
RECOMMENDING APPROVAL OF A FINAL
DEVELOPMENT PLAN FOR LOT 5 OAK MEADOWS
VILLAGE MINOR PLAT**

CIRCLE K FINAL DEVELOPMENT PLAN



Planning & Zoning Commission – August 20, 2020

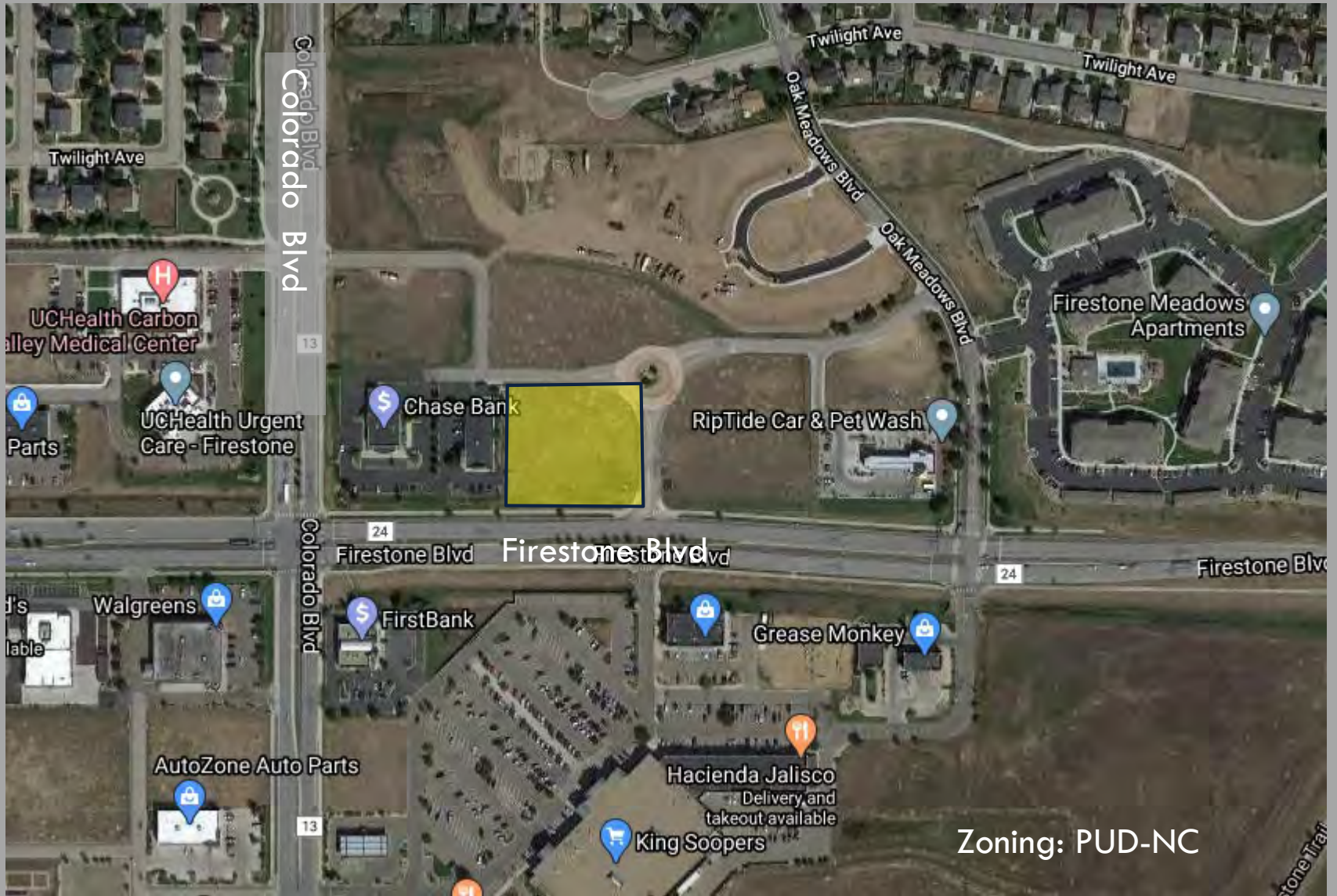
Process



Development Flow Chart | Firestone PUD Zoning



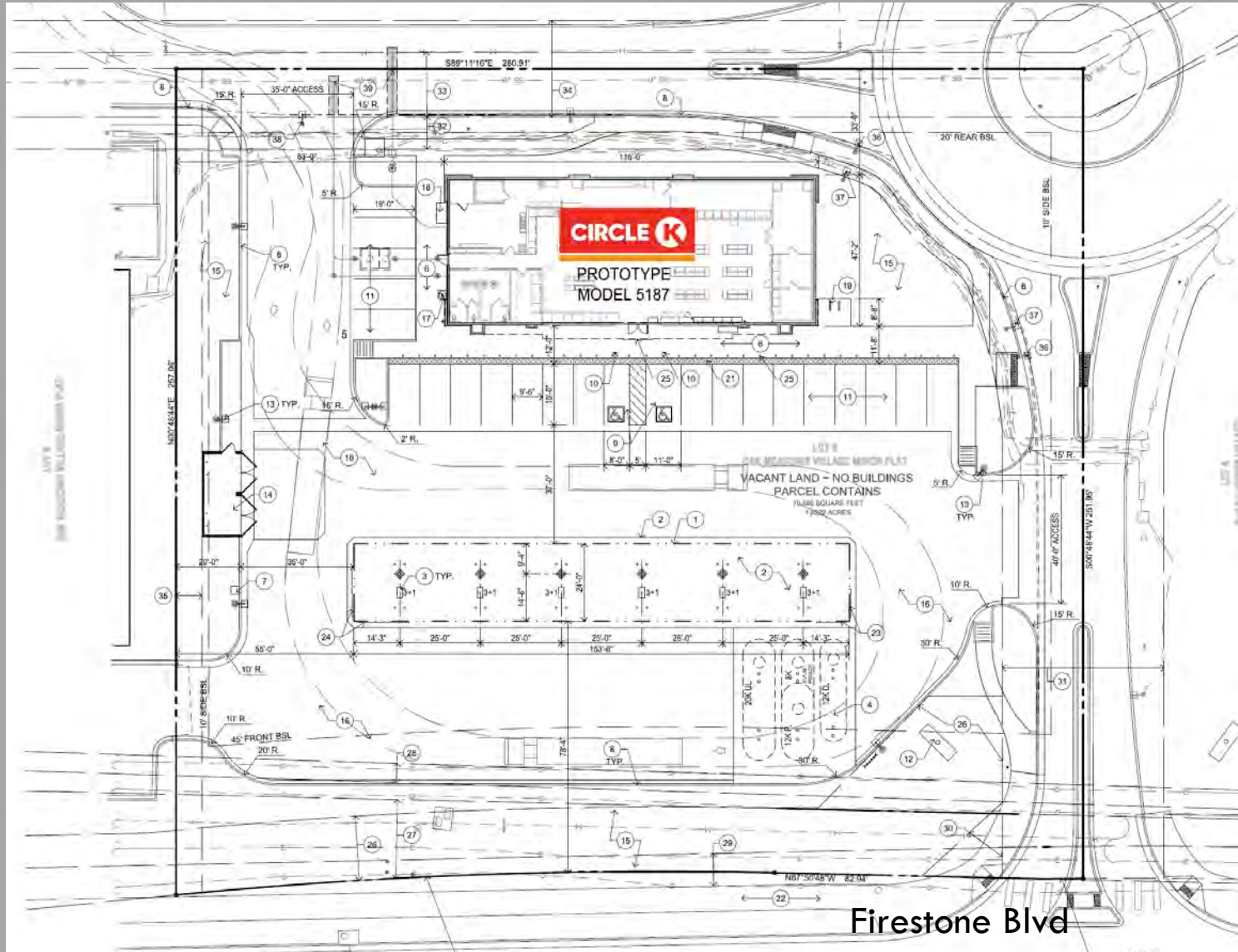
Location



Zoning: PUD-NC

Site







Elevations

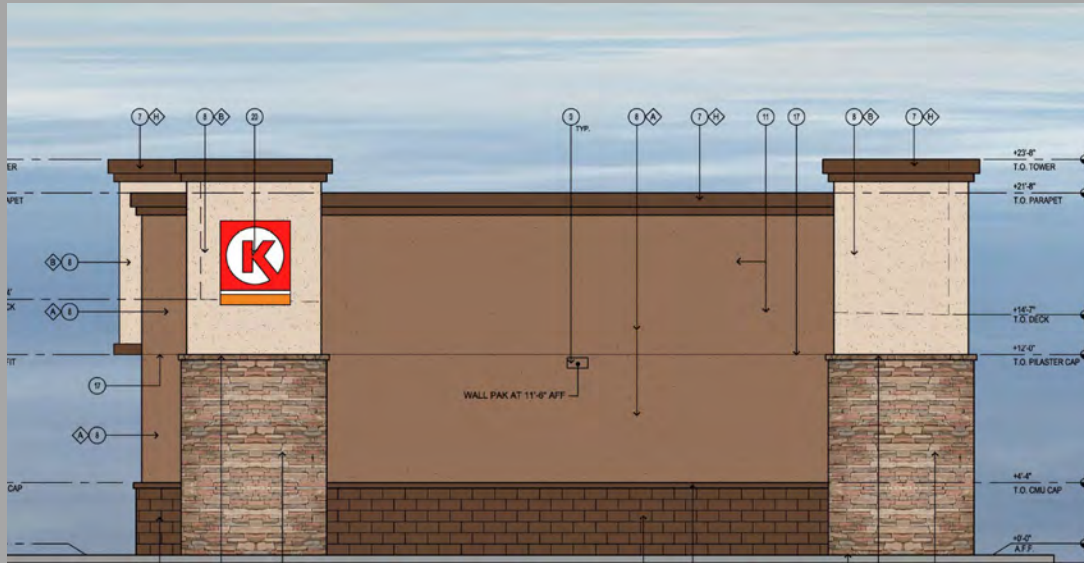


south elevation

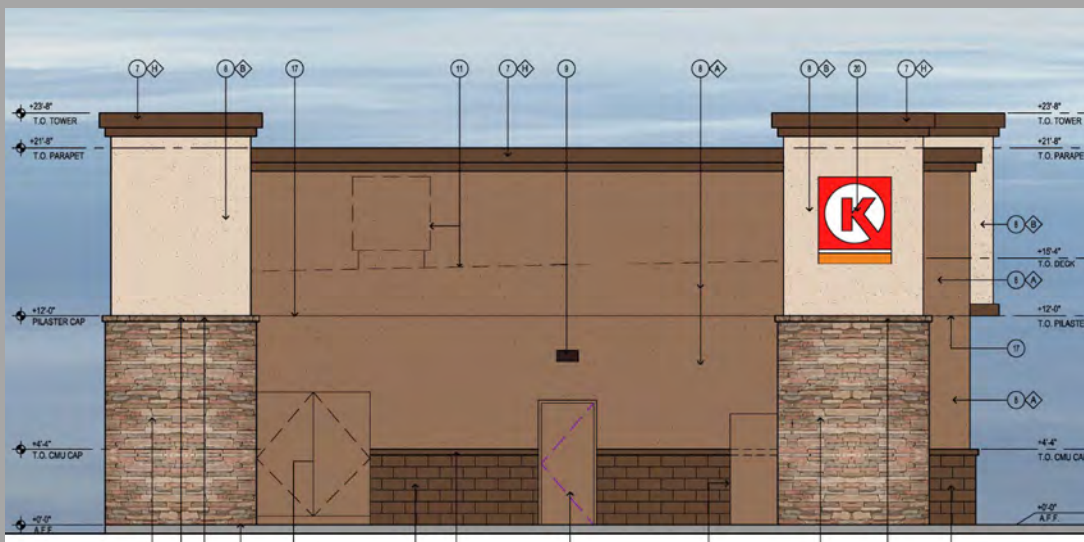


north elevation

Elevations

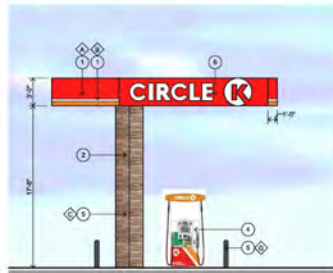


east elevation

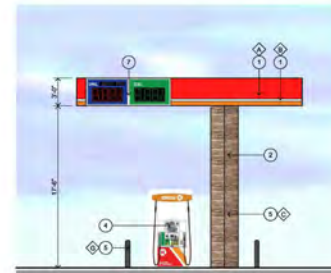


west elevation

Elevations



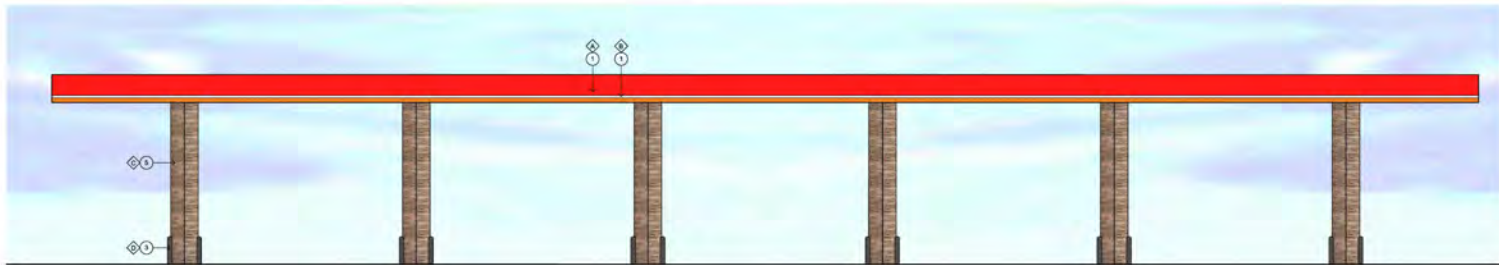
1 EAST ELEVATION
SCALE 3/16" = 1'-0"



2 WEST ELEVATION
SCALE 3/16" = 1'-0"



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



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

Staff Recommendations



Staff Recommends that the Planning Commission:

Approve Resolution PC-20-13: a Resolution Recommending Approval of a Final Development Plan for Lot 5 Oak Meadows Village Minor Plat - 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 Minor Plat Lot 5 – Circle K- Final Development Plan shall be made to the Town's satisfaction.



Circle K Stores Inc.
5500 South Quebec Street, Suite 100
Greenwood Village, Colorado 80111

Chris McGinn
Real Estate Development Manager
720.758.6260
CMcGinn@CircleK.com

Friday, July 17, 2020

Ms. Berry:

I represent Circle K Stores Inc. in connection with its pending application with the Town of Firestone. Circle K Stores Inc, as the applicant in such application, hereby expressly authorizes the Town to proceed with conducting the Planning and Zoning Commission and Town Board public hearings for the Final Development Plan for Lot 5 Oak Meadows Village Minor Plat under the Town's Orientation Telephonic Participation Policy. The applicant understands that the hearing will include accommodations made for Telephonic Participation by the applicant and/or the public. The applicant is waiving any legal challenge on the basis that the hearing will be conducted via Telephone Participation.

Regards,

A handwritten signature in blue ink that reads "Chris McGinn". The signature is fluid and cursive, with the first name "Chris" and last name "McGinn" clearly distinguishable.

Chris McGinn

Real Estate Development Manager



Staff Report

Resolution PC-20-14

**A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION
TO AMEND THE OAK MEADOWS PLANNED UNIT DEVELOPMENT
OUTLINE DEVELOPMENT PLAN TO ALLOW FOR THE RESIDENTIAL
R-C LAND USE CATEGORY**

**Oak Meadows PUD
Outline Development Plan
4th Amendment**

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

August 20, 2020

Application

This staff report is for the Oak Meadows PUD Outline Development Plan Amendment No. 4 ("ODP"). The applicants for the ODP amendment are Innovative Development Holdings LLC and Oak Meadows Limited.

The proposal is to amend the land uses and densities allowed on the property from those allowed by the PUD R-B land use category to those allowed in the PUD R-C land use category. The current land use category of PUD R-B allows for single family attached and single family detached uses with a density of 2.4 to 4 dwelling units per acre (du/acre). The PUD R-C land use category would allow for attached single-family dwelling units with a density between 4.1 and 30 du/acre.

Notice

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

Location and Process

The location of the ODP amendment is west of the intersection of Paradise Lane and Oak Meadows Blvd (just north of the intersection of Oak Meadows Blvd and Firestone Blvd).

The ODP is a step in the Firestone Development Review process prior to subdivision and site planning.

Site Analysis

The ODP amendment is proposed on a 4.47-acre property known as the Oak Meadows Townhomes Subdivision. The Oak Meadows Townhomes Subdivision is a portion of the larger Oak Meadows PUD that includes the Oak Meadows single family lots (northeast of the intersection of Colorado Blvd and Firestone Blvd), the Firestone Meadows multi-family residential area (east of the intersection of Oak Meadows Blvd and Firestone Blvd), and the Oak Meadows Village commercial area located immediately northeast of the Colorado Blvd / Firestone Blvd intersection. A detention area for the overall subdivision is immediately west of the property.

The site is relatively flat and would be relatively easy to development due its terrain and proximity to streets, utilities, and services.

Background

The Firestone Development PUD, the previous name of the Oak Meadows PUD, was approved in 1998. The plan conveyed a mix of uses from single-family residential, to attached single-family units, a multi-family area and commercial – similar to how the area has been and is being built out today. By the early 2000s, the name of the PUD was changed to Oak Meadows PUD.

In 2002, an amendment to the Oak Meadows PUD ODP allowed for the density and uses in the subject property to be PUD R-C with 7.4 du/acre and 33 units. This amendment also allowed for the R-C land use category to be applied to the Firestone Meadows area.

In 2008, a subsequent approved amendment to the Oak Meadows PUD ODP modified the land use category on the subject property to "Neighborhood Center" (NC).

Then in 2016, yet another amendment to the ODP again modified the land use category on the subject property to R-B to allow for attached townhomes but at a density of 4.02 du/acre.

In 2019, the Oak Meadows Townhomes Phase 1 Final Development Plan (“FDP”), was approved for the eastern portion of the subject property. The FDP allows for 18 townhomes in 9 buildings with each townhome being located on an individual lot. Access into the subject property was determined during the final development plan and is from Paradise Lane off of Oak Meadows Blvd. The FDP also included an extension of the Town’s trail system.

The property owners have submitted the Oak Meadows Townhomes Phase 2 FDP which shows the planned extension of the approved townhome development westward on the property. The proposal is for 10 additional townhomes in 5 buildings. The proposal combined with the density in the Phase 1 area, the density on the lot would be 6.3 du/acre.

ODP Analysis

The purpose of the ODP amendment is to allow additional density on the property. The maximum density allowed by the current PUD R-B land use category is 4 du/acre. The requested PUD R-C land use category would allow up to 30 du / acre.

A proposed development plan has been submitted concurrent with the ODP amendment. The proposed FDP shows the addition of 5 paired townhomes or 10 townhome units along with associated landscaping, circulation system – including vehicle, pedestrian and bicycle access, parking and open space. The development would be an extension of the approved Oak Meadows Townhome Phase 1 FDP.

The proposed land use category, R-C, is compatible with the present development in the surrounding area. The attached single-family land use provides a logical transition / buffer between the single-family detached uses to the north (a less intensive use) and the commercial areas to the south (which are more intensive uses). The townhome development is less intensive than the uses to the east (multi-family units), and the development concept has been approved on a portion of the property. The density proposed is 6.3 du/acre which is 2.2 du/acre over the maximum allowed in the R-B land use category. With the large drainage area to the west of the site, the difference in intensity would appear to be negligible.

The proposed townhomes are 30 feet in height maximum which is compatible to the heights allowed in the R-B / single-family residential area to the north. The townhome area is also separated from the single-family homes by privacy fences.

The proposal does not negatively impact health, safety or welfare and does not create a burden on utilities or street systems.

Consistency

The application is consistent with the Firestone Master Plan, Development Regulations and Municipal Code.

Fiscal Impacts

Having a mixture of residential products, including attached single-family units, as shown on the ODP potentially provides for an economic development benefit for the Town.

Utility and Services

Public infrastructure and utilities are available to the site. No infrastructure improvements are proposed with the ODP application.

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 and Zoning Commission approve Resolution PC-20-14 with the following conditions.

1. Provide an updated title commitment showing Innovative Development Holdings LLC and Oak Meadows Limited, as owners when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
2. All minor, technical corrections to the Oak Meadows PUD Outline Development Plan Amendment No. 4 shall be made to the Town's satisfaction.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-14

A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE OAK MEADOWS PLANNED UNIT DEVELOPMENT OUTLINE DEVELOPMENT PLAN TO ALLOW FOR THE RESIDENTIAL R-C LAND USE CATEGORY

WHEREAS, Innovative Development Holdings LLC and Oak Meadows Limited (the “Applicants”), who are the fee owners of certain real property described as Tract B, Oak Meadows Townhomes Final Plat (the “Property”), have submitted an application to amend the existing Oak Meadows PUD Outline Development Plan (the “ODP Amendment”), to allow for the rezoning of a portion of the Property from PUD-R-B to PUD-R-C the Property (the “Application”); and

WHEREAS, the ODP Amendment would modify the existing approved Oak Meadows Planned Unit Development ODP to rezone 4.47 acres of the Property that is currently zoned PUD-R-B to PUD-R-C—and, to that extent, would only modify density standards as it relates to the townhome development that is proposed for development on the Property; and

WHEREAS, the Planning and Zoning Commission, after a duly-noticed public hearing held on August 20, 2020, at which evidence and testimony were entered into the record, finds the Application is complete, and that the Applicant has met the requirements and standards set forth in the Firestone Municipal Code, and related Town subdivision and zoning ordinances, regulations, and policies; and

WHEREAS, the Planning and Zoning Commission wishes to make a recommendation to the Board of Trustees regarding the Application.

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

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed Oak Meadows Planned Unit Development Outline Development Plan Amendment No. 4, attached hereto as Exhibit A, subject to the following conditions:

1. Provide an updated title commitment showing Innovative Development Holdings LLC and Oak Meadows Limited, as owners when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
2. All minor, technical corrections to the Oak Meadows PUD Outline Development Plan Amendment No. 4 shall be made to the Town’s satisfaction.

PASSED AND ADOPTED this 20th day of August, 2020.

Chairperson

ATTEST:

Lisa Bartley, Secretary

EXHIBIT A
Outline Development Plan Amendment No. 4
Oak Meadows PUD Outline Development Plan

OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4
OAK MEADOWS PUD
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
SITE PLAN & NARRATIVE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 3



TFG Design, LLC
138 E 4th Street, STE #1
Loveland CO 80537
(970) 669-3737
design@fronterra.com

ODP - NARRATIVE

PROJECT CONCEPT

THIS FOURTH AMENDED OUTLINE DEVELOPMENT PLAN ("ODP") IS AN AMENDMENT TO THE PREVIOUSLY APPROVED AMENDMENT OF THE OAK MEADOWS PLANNED UNIT DEVELOPMENT. THIS AMENDMENT REVISES THE PRESENT ZONING OF THE SUBJECT PARCEL (PARCEL PA1), COMPRISING 4.474 ACRES, FROM PLANNED UNIT DEVELOPMENT WITH A RESIDENTIAL ("R-B") LAND USE CATEGORY TO PLANNED UNIT DEVELOPMENT WITH A RESIDENTIAL ("R-C") LAND USE CATEGORY.

THE EXISTING ZONING OF THE PARCELS SURROUNDING THE SUBJECT PARCEL IS NOT IMPACTED BY THIS AMENDMENT TO THE ODP. THE ABUTTING PARCELS TO THE NORTH, WHICH FOR THE MOST PART HAVE BEEN FULLY BUILT OUT, ARE PART OF FILING 2, OAK MEADOWS SUBDIVISION, AND ARE ZONED PLANNED UNIT DEVELOPMENT WITH A RESIDENTIAL-B ("R-B") LAND USE CATEGORY. THE PARCEL ACROSS OAK MEADOWS BOULEVARD TO THE EAST OF THE SUBJECT PARCEL IS ZONED PLANNED UNIT DEVELOPMENT WITH A RESIDENTIAL-C ("R-C") LAND USE CATEGORY, AND IS CURRENTLY BEING DEVELOPED AS A MULTI-FAMILY RESIDENTIAL COMPLEX. THE ABUTTING PARCELS TO THE SOUTH OF THE SUBJECT PARCEL ARE ZONED PLANNED UNIT DEVELOPMENT WITH A NEIGHBORHOOD COMMERCIAL ("NC") LAND USE CATEGORY, AND ARE PART OF THE DEVELOPMENT KNOWN AS OAK MEADOWS VILLAGE, WHICH AT THIS TIME HAS BEEN PARTIALLY BUILT OUT. THE ABUTTING PARCEL TO THE WEST OF THE SUBJECT PARCEL HAS BEEN DESIGNATED AND DEVELOPED AS OPEN SPACE / DETENTION AREA AND IS OWNED BY THE TOWN OF FIRESTONE.

THIS AMENDMENT TO THE O.D.P. WOULD PERMIT DEVELOPMENT OF TWO-FAMILY, SINGLE-STORY AND TWO-STORY, RESIDENTIAL BUILDINGS. IT IS ANTICIPATED THAT EACH DWELLING UNIT WILL BE CONSTRUCTED ON ITS OWN PLATTED LOT; SUCH LOTS WOULD BE A MINIMUM OF 3,500 SQUARE FEET IN AREA, AND THE INDIVIDUAL DWELLING UNITS WOULD BE NOT LESS THAN 850 SQUARE FEET, AS REQUIRED BY THE TOWN CODE. THE SIZE AND ARCHITECTURE OF THE BUILDINGS CONTEMPLATED FOR THE DEVELOPMENT WOULD BE CONSISTENT WITH THOSE IN THE ADJACENT SINGLE-FAMILY PORTION OF OAK MEADOWS AND MATCH THE ARCHITECTURE IN THE CURRENTLY APPROVED FDP. EACH OF THE DWELLING UNITS WOULD INCLUDE AN ENCLOSED 2-CAR GARAGE, WITH SUFFICIENT INDIVIDUAL DRIVEWAY SPACE TO ACCOMMODATE TWO ADDITIONAL VISITOR VEHICLES. ADDITIONAL, UNALLOCATED VISITOR'S PARKING WOULD ALSO BE PROVIDED THROUGHOUT THE DEVELOPMENT SO THAT THE AVERAGE OFF-STREET PARKING IS NOT LESS THAN 2.25 SPACES PER DWELLING UNIT.

THIS AMENDED ODP IS COMPATIBLE WITH THE SURROUNDING LAND USES BY EXPANDING THE APPROVED SINGLE-FAMILY ATTACHED DWELLINGS TO THE WEST SIDE OF THE PARCEL, AND PROVIDES AN EFFECTIVE VISUAL AND FUNCTIONAL TRANSITION BETWEEN THE NEIGHBORHOOD COMMERCIAL DEVELOPMENT TO THE SOUTH OF THE SUBJECT PARCEL AND THE MULT-FAMILY AND SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS TO THE EAST AND NORTH, RESPECTIVELY. THE PROPOSED AMENDMENT OF THE ZONING FOR THE SUBJECT PARCEL PROVIDES THE NEIGHBORHOOD, AS WELL AS THE TOWN OF FIRESTONE, WITH ACCOMMODATION FOR COUPLES OR SMALL FAMILIES WHO MAY BE TRANSITIONING FROM MULTI-FAMILY RESIDENTIAL DWELLINGS TO SINGLE-FAMILY DWELLINGS, OR VICE VERSA.

DEVELOPMENT OF THE PARCEL UNDER THIS AMENDED ODP WOULD PRESERVE ACCESSIBILITY THROUGH THE PARCEL TO THE PARKS AND OPEN SPACES PROVIDED FOR IN THE ORIGINAL ODP FOR THE OAK MEADOWS DEVELOPMENT, APPROVED BY THE TOWN IN 1997, AS WELL PROVIDE A CORRIDOR FOR A PEDESTRIAN CONNECTION TO THE REGIONAL FIRESTONE TRAIL IDENTIFIED IN THE TOWN OF FIRESTONE COMPREHENSIVE PLAN. DEVELOPMENT OF THE PARCEL WILL ALSO PROVIDE OPEN SPACE, WITHIN THE DEVELOPMENT, FOR THE USE OF RESIDENTS OF THE DWELLINGS.

REGIONAL IMPACTS

THIS AMENDED ODP IS COMPATIBLE WITH THE GOALS OF THE TOWN OF FIRESTONE MASTER PLAN, PROVIDING SMALLER, AFFORDABLE RESIDENTIAL DWELLINGS WITHIN REASONABLE PROXIMITY OF ESTABLISHED COMMERCIAL AND INSTITUTIONAL LAND USES, AS WELL AS OTHER FORMS AND DENSITIES OF RESIDENTIAL DEVELOPMENTS, AND BEING READILY ACCESSIBLE FROM KEY ARTERIAL STREETS. THE DEVELOPMENT CONTEMPLATED FOR THE PROPERTY REFLECTS CONSIDERATION OF VEHICULAR ACCESSIBILITY FROM ADJACENT, ESTABLISHED STREETS AND CONVENIENT CIRCULATION THROUGH THE DEVELOPMENT FOR RESIDENTS, AS WELL AS EMERGENCY VEHICLES, TO MINIMIZE ANY IMPACT ON THE FUNCTIONALITY OF NEARBY STREETS OR INTERSECTIONS.

OAK MEADOWS PUD
OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4

FIRESTONE, COLORADO
COUNTY OF WELD

PROJECT INFORMATION:
PROJECT NUMBER: 218-1701FS
DATE: JAN 17 2020
PHASE: ODP

REVISIONS:

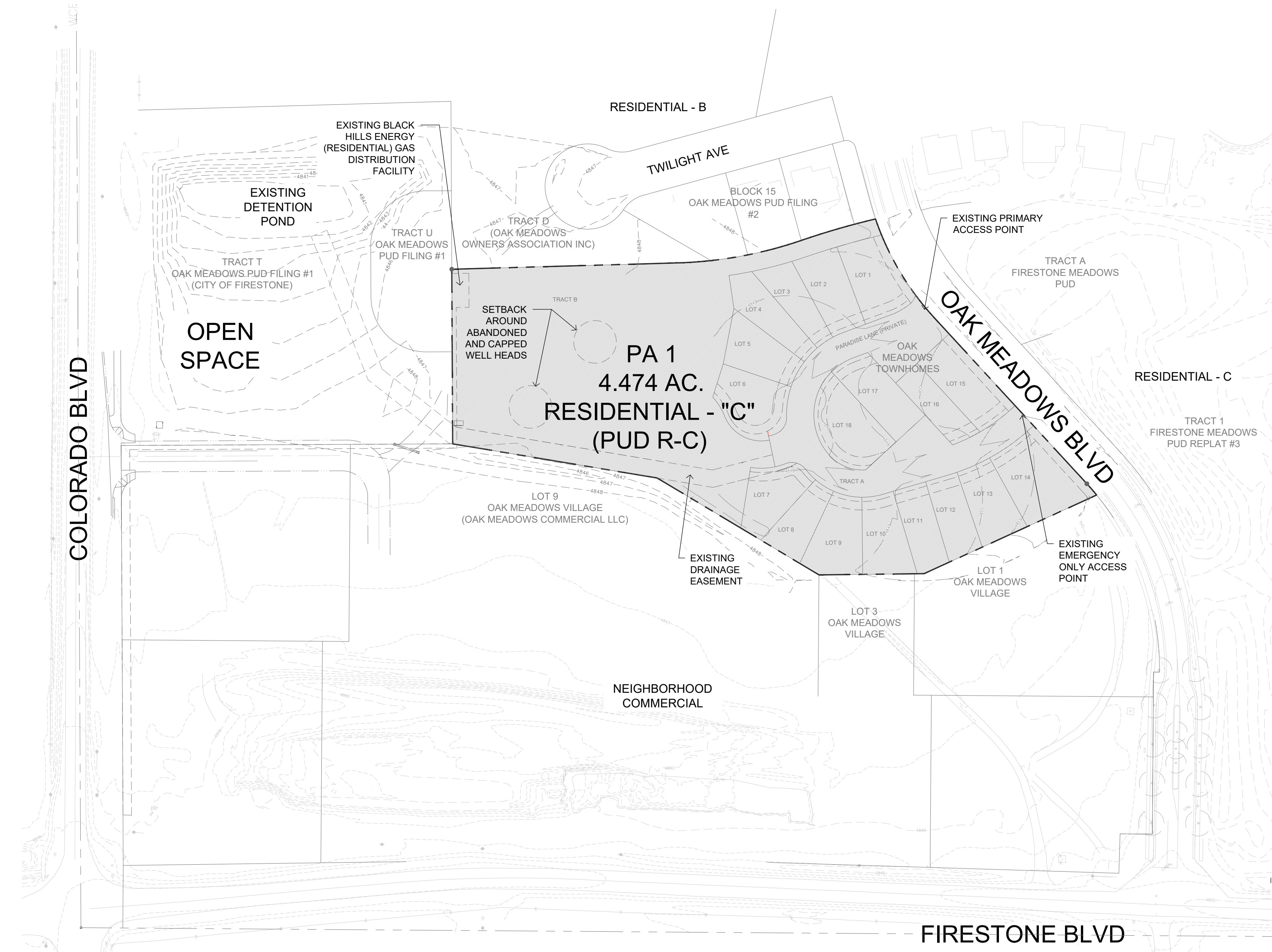
SHEET TITLE:
SITE PLAN &
NARRATIVE

SHEET NUMBER:

2

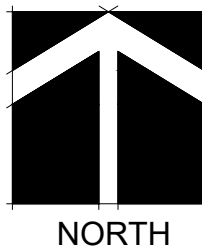
SHEET 2 OF 3

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ODP - SITE PLAN

SCALE: 1"=80'
0 40' 80' 160' 240'



LAND USE SUMMARY

	PLANNING AREA IDENTIFICATION	LAND USE CATEGORY	GROSS AREA	RESIDENTIAL LOT AREA	CIRCULATION/ ACCESS AREA	OPEN SPACE / GAS FACILITY AREA
PLANNED	PA 1	PUD R-C	4.474 AC.	2.835 AC.	0.845 AC.	0.794 AC.
			100.00%	63.37%	18.89%	17.74%

OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4
OAK MEADOWS PUD
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
NARRATIVE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 3



TFG Design, LLC
138 E 4th Street, STE #1
Loveland CO 80537
(970) 669-3737
design@fronterra.com

ODP - NARRATIVE

ECONOMIC DEVELOPMENT RATIONALE

THE RESIDENTIAL DEVELOPMENT THAT WILL BE MADE POSSIBLE THROUGH THIS AMENDED ODP WILL PROVIDE A CATEGORY OF HOUSING THAT CONTINUES TO BE IN DEMAND FOR FIRESTONE. THIS HOUSING WILL PROVIDE A CONVENIENT TRANSITION BETWEEN RENTAL ACCOMMODATION, WHICH IS JUST NOW BECOMING AVAILABLE IN THE COMMUNITY, AND TRADITIONAL SINGLE-FAMILY HOMES. IT WILL ALLOW FOR AFFORDABLE HOME AND PROPERTY OWNERSHIP FOR TOWN CITIZENS WHO MAY BE MIGRATING EITHER INTO OR OUT OF THE HOME OWNERSHIP MARKET; YOUNG COUPLES WHO WANT TO BEGIN TO BUILD EQUITY IN THE COMMUNITY, OR SENIORS WHO ARE DOWNSIZING, BUT WANT TO MAINTAIN AN OWNERSHIP POSITION. THIS DEVELOPMENT WILL HELP TO RETAIN THESE CITIZENS, AT BOTH ENDS OF THE OWNERSHIP SPECTRUM, AS MEMBERS OF THE FIRESTONE COMMUNITY, AS WELL AS POTENTIALLY DRAWING OTHERS IN SIMILAR CIRCUMSTANCES INTO THE COMMUNITY. THESE CITIZENS WILL PAY PROPERTY TAXES AND WILL SHOP AND PAY SALES TAXES AT LOCAL BUSINESSES, AS WELL AS POSSIBLY WORKING IN THE COMMUNITY, THUS CONTRIBUTING TO THE FINANCIAL AND ECONOMIC HEALTH OF THE TOWN. THESE RESIDENTS WILL ALSO ENHANCE THE HEALTH AND VITALITY OF THE TOWN, THROUGH NON-FINANCIAL CONTRIBUTIONS OF THEIR TIME, EFFORT, EXPERIENCE, TALENT AND WISDOM.

ENVIRONMENTAL INFORMATION

THE PROPERTY IS RELATIVELY FLAT, SLOPING GENTLY TOWARD THE EXISTING OPEN SPACE / DETENTION AREA TO THE WEST OF THE SITE. WITH THE EXCEPTION OF TWO EXISTING ABANDONED GAS WELLS AND AN EXISTING ABOVE-GROUND GAS REGULATOR FACILITY THE SITE IS VACANT, AND THERE ARE NO TREES OR UNIQUE HABITATS WITHIN THE BOUNDARIES OF THE SITE, NOR ARE THERE ANY MAJOR DRAINAGE COURSES. THEREFORE, THERE WILL BE NO IMPACTS TO ANY SIGNIFICANT NATURAL FEATURES OR ENVIRONMENTALLY SENSITIVE AREAS.

UTILITIES AND SERVICE REQUIREMENTS

THE AMENDED ODP WILL BE SERVED BY THE FOLLOWING UTILITIES AND SERVICES:

- POLICE PROTECTION TOWN OF FIRESTONE
- FIRE PROTECTION FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT
- POTABLE WATER TOWN OF FIRESTONE
- SANITARY SEWER ST. VRAIN SANITATION DISTRICT
- GAS SOURCE GAS
- ELECTRIC POWER UNITED POWER CO.
- STREET MAINTENANCE PRIVATE PROPERTY OWNER'S ASSOCIATION
- RECREATION CARBON VALLEY RECREATION DISTRICT

PARKS AND RECREATION

THIS AMENDED ODP IS CONSISTENT WITH THE OPEN SPACE PLAN INCLUDED IN THE ORIGINAL PLAN FOR THE OAK MEADOWS SUBDIVISION. THE FINAL DESIGN FOR THE DEVELOPMENT AND THE FINAL PLAT FOR THE SUBDIVISION OF THE SITE WILL INCLUDE A DESIGNATED EAST-WEST CORRIDOR, ALONG THE NORTH PERIMETER OF THE SITE, CONNECTING THE ADJACENT OPEN SPACE TO THE WEST OF THE SITE WITH OAK MEADOWS BOULEVARD TO THE EAST, AT A POINT THAT IS COMPATIBLE WITH THE EXTENSION OF A PEDESTRIAN CORRIDOR EASTWARD TO CONNECT TO THE FIRESTONE TRAIL.

DEDICATION OF A PEDESTRIAN CORRIDOR THROUGH THE SITE, AND RESPONSIBILITY FOR MAINTENANCE OF OPEN SPACE WITHIN THE SCOPE OF THIS ODP WILL BE AS SET FORTH IN THE FINAL DEVELOPMENT PLAN APPROVAL PROCESS, AND REQUIRED DEDICATIONS WILL BE MADE AT THE TIME OF FINAL PLATTING.

TRAFFIC ACCESS AND CIRCULATION

APPROXIMATE LOCATIONS OF TWO VEHICULAR ACCESS POINTS TO THE SITE ARE SHOWN ON SHEET 1. THE EXACT LOCATION OF THESE ACCESSES AND DETAILS OF THE DRIVEWAYS PROVIDING CIRCULATION THROUGH THE SITE ARE SHOWN IN THE APPROVED FINAL DEVELOPMENT PLAN AND PLAT FOR THE SITE. IN ADDITION TO VEHICULAR ACCESS AND CIRCULATION, PROVISION WILL BE MADE FOR PEDESTRIAN CIRCULATION WITHIN AND THROUGH THE SITE THAT IS SAFE, CONVENIENT AND COMPATIBLE WITH THE REGIONAL TRAIL SYSTEM.

OIL AND GAS COMPANY ACCESS

THE DEVELOPERS OF THE PROPERTY WILL COOPERATE WITH INDIVIDUALS AND/OR COMPANIES OPERATING THE OIL AND GAS WELLS ON THE PROPERTY, AND THE DEVELOPMENT OF THE SITE WILL PRESERVE ADEQUATE AND APPROPRIATE ACCESS TO THOSE ABANDONED AND CAPPED WELLS FOR THE PURPOSE MAINTENANCE. ACCESS WILL BE MAINTAINED TO THE EXISTING ABOVE-GROUND GAS FACILITY AT THE NORTHWEST CORNER OF THE SITE.

LAND USE AND ZONING

THE EXISTING ZONING OF THE LAND WITHIN PARCEL PA-1 IS PLANNED UNIT DEVELOPMENT WITH A RESIDENTIAL ("R-B") LAND USE CATEGORY. THE IMMEDIATELY SURROUNDING PORTIONS OF THE OAK MEADOWS SUBDIVISION ARE ZONED FOR SINGLE-FAMILY RESIDENTIAL (NORTH OF THE SITE), MULTI-FAMILY RESIDENTIAL (EAST OF THE SITE), NEIGHBORHOOD COMMERCIAL (SOUTH OF THE SITE) AND OPEN-SPACE / DETENTION AREA (WEST OF THE SITE). IT IS PROPOSED THAT THE PROPERTY BE REZONED TO PLANNED UNIT DEVELOPMENT WITH A RESIDENTIAL ("R-C") LAND USE DESIGNATION.

THE REZONING IS JUSTIFIED FOR THE FOLLOWING REASONS:

- THE LAND USE IS COMPATIBLE WITH THE EXISTING LAND USES IN THE SURROUNDING AREAS AND WILL HAVE NO ADVERSE IMPACT ON THOSE AREAS.
- THE LAND USE IS CONSISTENT WITH EFFICIENT AND ECONOMIC USE OF THE LAND AND ITS RESOURCES, AND PRESENTS NO ADVERSE IMPACTS WITH RESPECT TO PUBLIC HEALTH, SAFETY OR WELFARE.
- THE LAND USE IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE TOWN OF FIRESTONE MUNICIPAL CODE, AS WELL AS THE OVERALL INTENT AND POLICIES OF THE TOWN'S MASTER PLAN.
- DEVELOPMENT OF THE PROPERTY WILL INCLUDE BUILDINGS OF A SIZE, SETTING AND ARCHITECTURAL STYLE AND DETAIL THAT ARE COMPLEMENTARY TO BOTH THE COMMERCIAL DEVELOPMENT ABUTTING ON THE SOUTH AND THE SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS ABUTTING ON THE NORTH AND EAST OF THE SITE, THUS EFFECTING A HARMONIOUS TRANSITION BETWEEN THE RESPECTIVE LAND USES.
- LANDSCAPING OF THE DEVELOPED PROPERTY WILL ENHANCE NOT ONLY THE SITE ITSELF, BUT ALSO THE ENTRANCE TO THE OAK MEADOWS SUBDIVISION, AND WILL BE COMPLEMENTARY TO THE ADJACENT DEVELOPMENTS AND THE OPEN SPACE LINKS THROUGH THE SITE.
- THE SITE IS ADEQUATELY SERVICEABLE WITHIN THE CAPACITY OF EXISTING INFRASTRUCTURE, THUS REQUIRING NO SIGNIFICANT UPGRADING OF EXISTING OFF-SITE MUNICIPAL OR PRIVATE UTILITIES.
- DEVELOPMENT WILL NOT PLACE ANY SIGNIFICANT ADDITIONAL BURDEN ON EXISTING MUNICIPAL SERVICES SUCH AS POLICE OR FIRE PROTECTION.
- DEVELOPMENT WILL NOT ENCROACH UPON OR ADVERSELY IMPACT ANY SENSITIVE ENVIRONMENTAL AREAS OR HABITATS.
- DEVELOPMENT WILL NOT BE LOCATED WITHIN ANY DELINEATED FLOODPLAIN OR GEOLOGICALLY HAZARDOUS AREAS.

DEVELOPMENT DENSITY

DEVELOPMENT DENSITY UNDER THE AMENDED ODP WILL BE CONSISTENT WITH THE REQUIREMENTS AND REGULATIONS SET OUT IN THE TOWN OF FIRESTONE MUNICIPAL CODE AND THE FIRESTONE DEVELOPMENT REGULATIONS. DEVELOPMENT DENSITY, AS CONTEMPLATED FOR THE DEVELOPMENT OF THE PROPERTY, WILL BE LIMITED TO 6.26 DWELLING UNITS PER ACRE, AND THE AREA OF ALL DWELLING LOTS TO BE PLATTED WILL EXCEED THE REQUIRED MINIMUM.

BUILDING HEIGHT

THE MAXIMUM HEIGHT OF BUILDINGS WITHIN THE DEVELOPMENT WILL BE IN COMPLIANCE WITH THE TOWN OF FIRESTONE ZONING CODE AND DEVELOPMENT REGULATIONS, AS MAY BE AMENDED FROM TIME TO TIME.

PRIVATE MAINTENANCE AND ENFORCEMENT

A PROPERTY OWNERS ASSOCIATION WILL BE ESTABLISHED TO ADMINISTER AND ENFORCE APPROPRIATE COVENANTS AND CONDITIONS WITHIN THE DEVELOPMENT. DETAILS OF APPLICABLE COVENANTS AND SITE MAINTENANCE PROVISIONS WILL BE ADDRESSED DURING THE COURSE OF THE FINAL DEVELOPMENT PLAN PROCESS.

OAK MEADOWS PUD

OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4

FIRESTONE, COLORADO

COUNTY OF WELD

PROJECT INFORMATION:
PROJECT NUMBER: 218-1701FS
DATE: JAN 17 2020
PHASE: ODP

REVISIONS:

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SHEET TITLE:
NARRATIVE

SHEET NUMBER:

3

SHEET 3 OF 3

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS PUD	
OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4	
NAME OF APPLICATION: OAK MEADOWS PUD	
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT
FILING NUMBER:	PLAN AMENDMENT NO. 4
PHASE NUMBER:	2
PREPARATION DATE:	JAN 17 2020
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 3 OF 3	

RESOLUTION PC 20-14
A RESOLUTION RECOMMENDING APPROVAL OF
AN APPLICATION TO AMEND THE OAK
MEADOWS PLANNED UNIT DEVELOPMENT
OUTLINE DEVELOPMENT PLAN TO ALLOW FOR
THE RESIDENTIAL R-C LAND USE CATEGORY

OAK MEADOWS PUD
OUTLINE DEVELOPMENT PLAN
4TH AMENDMENT

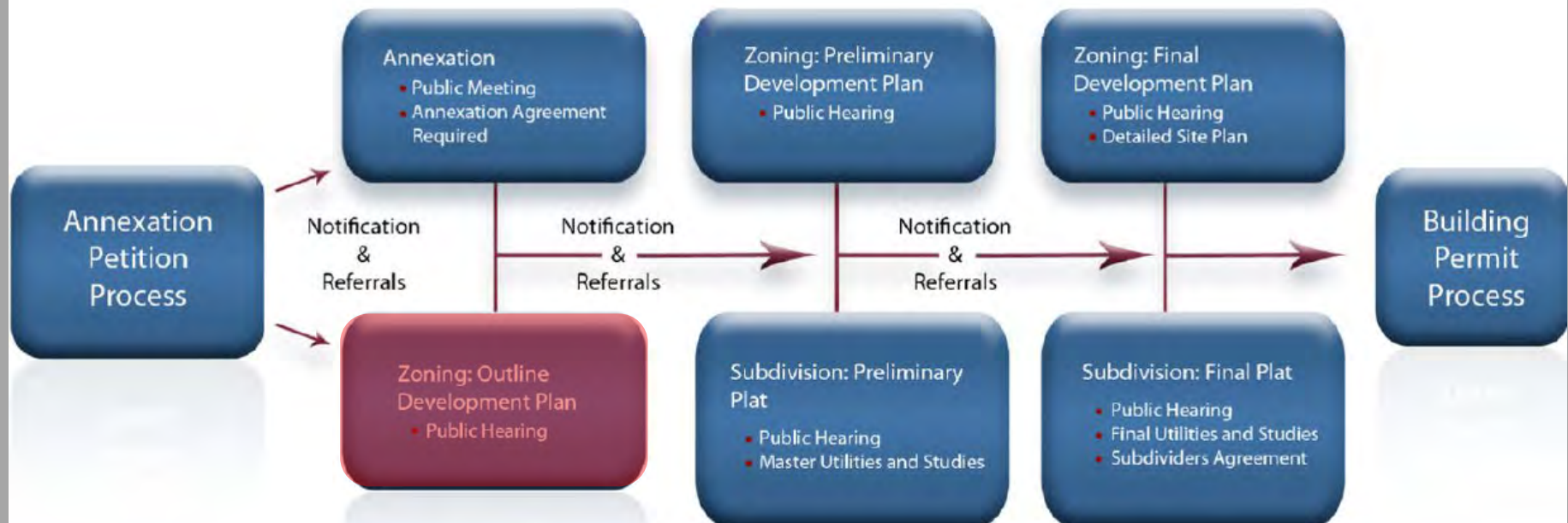


Planning & Zoning Commission – August 20, 2020

Process



Development Flow Chart | Firestone PUD Zoning



Location



[illegible]

SHEET NUMBER

2

SHEET 2 OF 3

ODP Amendment



ODP Amendment



ODP Amendment



ODP Amendment



Staff Recommendations



Staff Recommends that the Planning & Zoning Commission:

- 1) Approve Resolution PC-20-14; a resolution recommending approval of the 4th Amendment to the Oak Meadows PUD ODP with conditions to the Board of Trustees.

Oak Meadows Townhomes
Outline Development Plan (ODP) – Fourth Amendment

OAK MEADOWS P.U.D. – PLANNING AREA 1

Planning Commission Public Hearing

August 20, 2020

Consultant Team

Owner/Developer:

Innovative Development Holdings LLC & Oak Meadows Limited

Landscape Architect / Planner:

TFG Design, LLC

Josh McCarn, PLA

josh@tfgdesign.com

David Kasprzak, PLA

david@tfgdesign.com

Civil Engineer:

Owen Consulting Group, Inc.

Larry Owen, PE

larrycowen@comcast.net

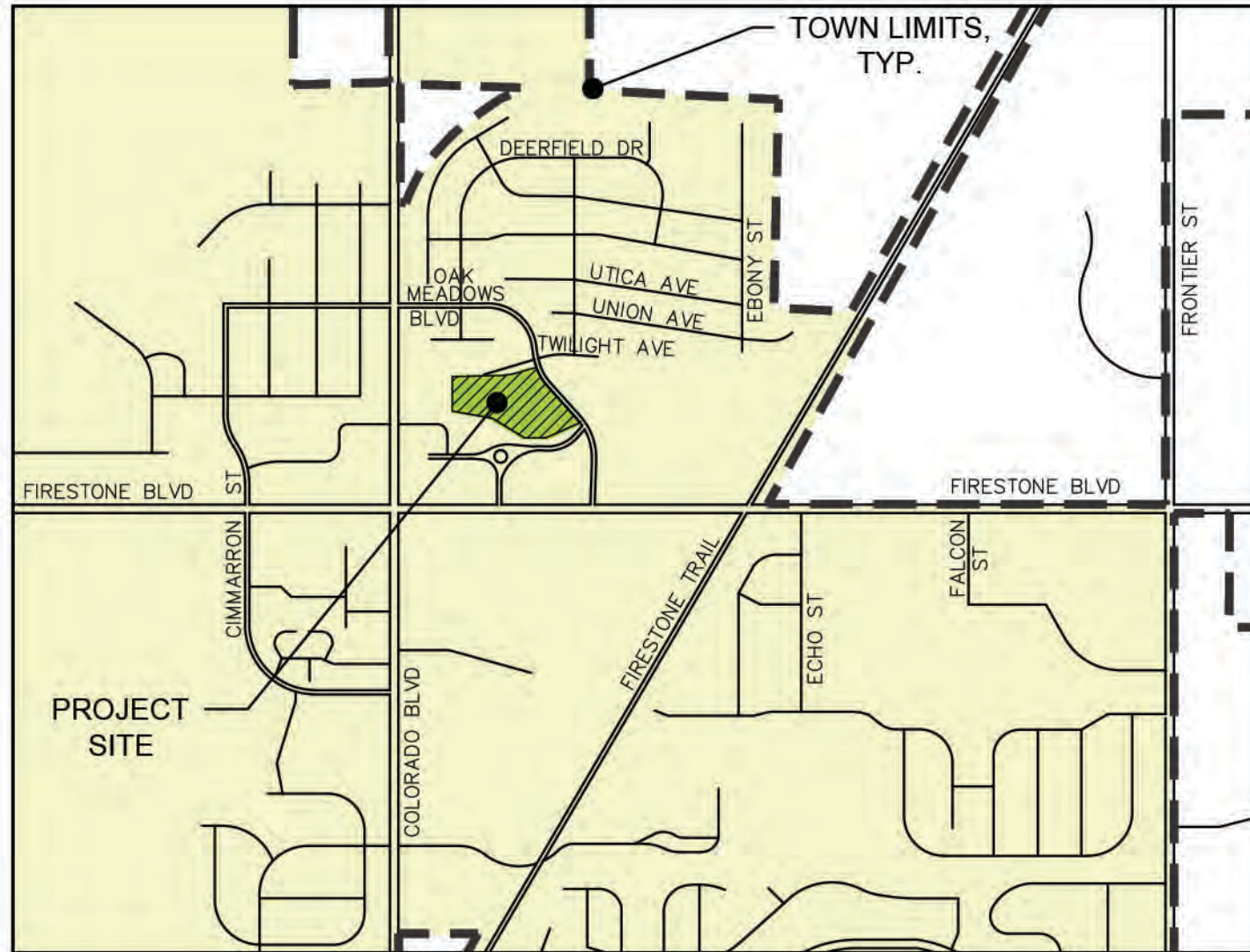
Surveyor:

King Surveyors, Inc.

Paul Groves

paulg@kingsurveyors.com

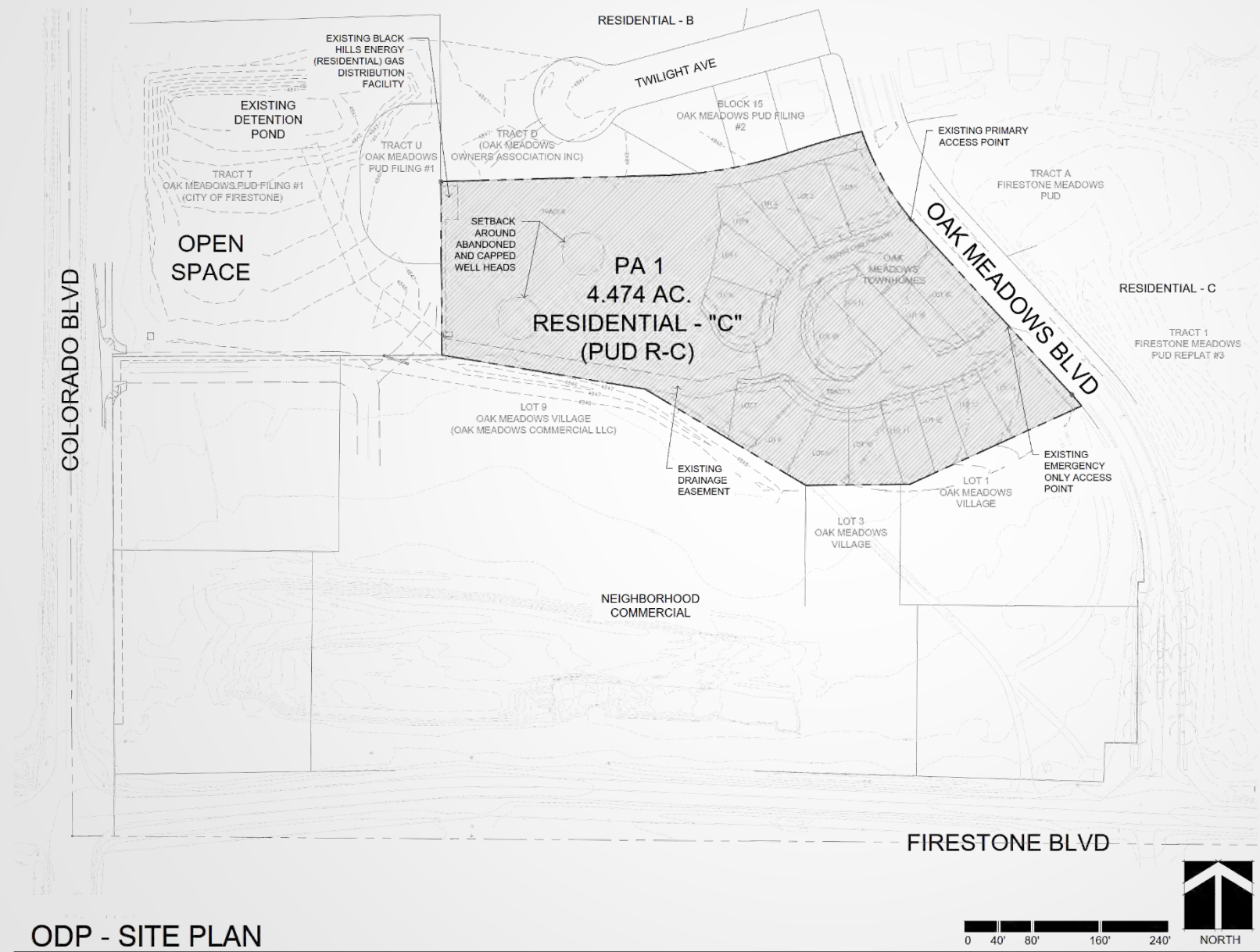
Vicinity Map



Aerial – Vicinity Map (context)



Outline Development Plan



SUMMARY

- 4.47 total acres
- Site has been through an initial zoning and two subsequent amendments.
 - 2001 – Initially zoned Residential-C with larger parcel to the east (now Firestone Meadows apartments);
 - 2008 – Rezoned to N-C;
 - 2016 – Rezoned to Residential-B ('medium density' at 4.02 DU/AC).
- Proposed Zone is PUD Residential-C.
- Overall proposed density 6.26 DU/AC.

Millissa Berry

From: David Kasprzak <david@fronterra.design>
Sent: Wednesday, August 12, 2020 11:51 AM
To: Millissa Berry
Cc: Ginger Guderjahn; Matthew Guderjahn; Tom Dunn; Mike Dunn
Subject: Re: Oak Meadows Townhomes Phase 2 - ODP & FDP Hearings

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

Ms. Berry:

TFG Design represents Innovative Development Holdings LLC and Oak Meadows Limited in connection with its pending Oak Town Meadows ODP and Phase2 - FDP application with the Town of Firestone. TFG Design, as the applicants representative in such applications, hereby expressly authorizes the Town to proceed with conducting the Planning and Zoning Commission and Town Board public hearings for the ODP and Phase2 - FDP under the Town's Orientation Telephonic Participation Policy. The applicant understands that the hearing will include accommodations made for Telephonic Participation by the applicant and/or the public. The applicant is waiving any legal challenge on the basis that the hearing will be conducted via Telephone Participation.

Regards,

David Kasprzak

On Wed, Aug 12, 2020 at 11:12 AM Ginger Guderjahn <Innovativeginger@hotmail.com> wrote:
I do not want to postpone the meetings so yes, we will agree to a zoom meeting

Get [Outlook for Android](#)

From: David Kasprzak <david@fronterra.design>
Sent: Wednesday, August 12, 2020 11:05:11 AM
To: Ginger Guderjahn <Innovativeginger@hotmail.com>
Cc: Matthew Guderjahn <idematt@msn.com>; Tom Dunn <tomldunn@gmail.com>; Mike Dunn <mikedunn33@gmail.com>
Subject: Oak Meadows Townhomes Phase 2 - ODP & FDP Hearings

Hi Ginger. Due to Covid-19, the Town hearings will have a 'telephonic' option and streamed over Zoom. Because of the telephonic option, the Town requires that we acknowledge the option is available and agree to have the meeting scheduled with this option. I've attached the Town's resolution regarding the telephonic option for your reference.

I need to provide an email or letter stating acknowledgment and agreement **before noon today**.

Would you please reply if in agreement?

The bottom line is that the Town is concerned a citizen could come back after the fact and say that a proper 'public hearing' was not held and they want you to acknowledge that possibility.

My email to the Town will be as below for the scheduling of the meetings:

Ms. Berry:

TFG Design represents Innovative Development Holdings LLC and Oak Meadows Limited in connection with its pending Oak Town Meadows ODP and Phase2 - FDP application with the Town of Firestone. TFG Design, as the applicants representative in such application, hereby expressly authorizes the Town to proceed with conducting the Planning and Zoning Commission and Town Board

public hearings for the ODP and Phase2 - FDP under the Town's Orientation Telephonic Participation Policy. The applicant understands that the hearing will include accommodations made for Telephonic Participation by the applicant and/or the public. The applicant is waiving any legal challenge on the basis that the hearing will be conducted via Telephone Participation.

Regards,

David Kasprzak



DAVID KASPRZAK - PLA + LEED AP

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direct: 970.235.1037



DAVID KASPRZAK - PLA + LEED AP

TFG Design, LLC
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mobile: 970.227.2514
direct: 970.235.1037



Staff Report

**Resolution PC 20-15 A RESOLUTION
RECOMMENDING APPROVAL OF THE OAK
MEADOWS TOWNHOMES PHASE 2 FINAL PLAT
AND FINAL DEVELOPMENT PLAN**

**Oak Meadows Townhomes Phase 2
Final Development Plan and
Final Plat**

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

August 20, 2020

Applications

This staff report is for Oak Meadows Townhomes Phase 2 Final Development Plan ("FDP") and the Oak Meadows Townhomes Second Filing Final Plat "Final Plat". The applicants for the FDP and Final Plat are the property owners: Innovative Development Holdings LLC and Oak Meadows Limited.

Notice

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

Process

The FDP and Final Plat are the final steps in the Firestone Development Review process prior to the building permit process.

Location, Site Analysis and Zoning

The location of the Final Plat and its associated FDP is west of Oak Meadows Boulevard, south of the single-family residential portion of the Oak Meadows subdivision, west of the multifamily residential development known as Firestone Meadows and Oak Meadows Townhomes Phase 1, and north of the neighborhood commercial development known as Oak Meadow Village. The property consists of gently sloping land that drains to the west into the existing regional pond.

Oak Meadows Townhomes development is zoned as a planned unit development with residential land uses (PUD R-B) and is approximately 1.9 acres in size. The property is the subject of a proposed Outline Development Plan amendment (Oak Meadows PUD Amendment #4) to modify the land uses allowed on the property from those associated with PUD R-B to PUD R-C. The PUD R-C district allows between 4.1 and 30 dwelling units per acre and single-family attached units. Applying the PUD-R-C land uses would all allow for the proposed density of the townhomes proposed in both Phase 1 and Phase 2 of the Oak Meadows Townhomes development. This request is to be heard by the Planning Commission prior to review of the subject request.

Plan Analysis, Circulation and Parking

Oak Meadows Townhomes Phase 2 is an extension of the Oak Meadows Townhomes Phase 1 development that was approved in 2019. Phase 1 includes 9 townhome buildings for a total of 18 units with each dwelling unit on its own platted lot. Phase 2 proposes 5 additional townhome buildings for a total of 10 additional units also on individual lots.

Two townhome designs are proposed. One is a two story option, the other a one story layout. Both buildings include multiple building materials (lap siding, shake siding, stone veneer wainscot, and asphalt shingles) and variation in roof and wall planes.

The maximum building height for the taller of the proposed townhome buildings is approximately 30 feet, which is in accordance with Firestone development standards. Setback for the townhome buildings are: 20' front, 20' rear, and 5' side (except where units attach). Additional setbacks are maintained from plugged and abandoned wells in the area and from an existing gas regulator building per the Firestone development standards in effect at the time of the submittal of this application. A 6' tan vinyl privacy fence, matching

the one that was approved in Phase 1, is proposed around the side and rear yards of the individual lots.

In addition to the townhomes, the development will have approximately 0.8 acres of open space. The open space area includes grass areas for passive recreation opportunities as well as a planned trail segment along the north edge of the site that runs between Oak Meadows Blvd and Colorado Blvd. A pair of raised garden beds is proposed in the open space area as an amenity for the community. A 400 sf (20'x20') shed to house garden equipment is proposed in the vicinity of the garden beds. The shed would have a 5 foot setback from the commercial area and 7 foot setback from the duplex lot to the east. A privacy fence is proposed between the townhome lot and the shed.

The open space will be maintained by the homeowners' association. The homeowners association will also maintain the trail until a time the trail is completed between Oak Meadows Blvd and Colorado Blvd maintenance is transferred to the Town. Townhome residents will also have access to additional open space within the Oak Meadows PUD.

Access to both phases of Oak Meadows Townhomes is from a private road that serves the development and provides one point of access and one emergency access to Oak Meadows Boulevard. Access to Phase 2 is a direct extension of Paradise Lane. Pedestrian access is available via sidewalks within the subdivision and the trail extension.

Parking for Phase 2 is consistent with other similar developments in Firestone and reflective of what was approved for Phase 1. In addition to at least two spaces (garage and driveway) per townhome, seven additional visitor parking spaces are provided for a total of 27 stalls for the 10 units or 2.7 stalls per unit (greater than the 2.25 required).

The area is adequate for the proposed land use. The intent of this development is to provide a subtle transition from the low density residential subdivision to the north and the commercial development to the south. The project will be consistent with adjacent developments and will complement the overall PUD. Furthermore, the development will comply with applicable landscape, lighting, architecture and signage requirements. The proposal is a similar density to the Phase 1 townhomes, lesser in density from the Firestone Meadows apartments directly east of the site and the townhomes provides a buffer between the Oak Meadows single family residential homes to the north from the Oak Meadows Village commercial area to the south.

Utility and Services

Public infrastructure and utilities are generally available or will be extended to the site by the developer at the time of the development. There is a current oil and gas line easement that crosses the property. It is associated with a former gas line that has been removed. The applicant is working with Occidental to formally vacate the easement. Documentation of the recorded easement vacation will need to be provided to the Town prior to recordation of the FDP and FP.

Fiscal Impacts

Oak Meadows Townhomes will provide more rooftops for the community of Firestone within an area zoned for residential use. The proximity of these homes to I-25 and Colorado Boulevard are ideal for homeowners to shop and commute in the Town of Firestone. The increase of residential options in this area will lead to increased property tax revenues for the Town.

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

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

Conditions and Standards for Approval

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

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

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

Planning Commission or Board of Trustees Action

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

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

RECOMMENDATION

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

Conditions of Approval:

- 1. All remaining technical corrections to the Oak Meadows Townhomes Phase 2 final plat and final development plan requested by Town staff shall be made to the Town staff's satisfaction.
- 2. The Applicant provides recorded documentation that the 20' oil and gas pipeline easement (identified on the by Rec. No. 2688881) has been fully vacated.
- 3. 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.
- 4. The Town and the Applicant execute a subdivision agreement, in a form to be approved by the Town Attorney.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-15

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND
FINAL DEVELOPMENT PLAN FOR OAK MEADOWS TOWNHOMES
PHASE 2**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Firestone a request for approval of a final plat and final development plan for Oak Meadows Townhomes Phase 2; and

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

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds the application to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies and should therefore be approved, subject to those conditions set forth herein.

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

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed final plat and final development plan for Oak Meadows Townhomes Phase 2, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 20th day of August, 2020.

Chairperson

ATTEST:

Secretary

EXHIBIT A
Oak Meadows Townhomes Phase 2
Final Plat and Final Development Plan
Conditions of Approval

General

1. All remaining technical corrections to the Oak Meadows Townhomes Phase 2 final plat and final development plan requested by Town staff shall be made to the Town staff's satisfaction.
2. The Applicant provides recorded documentation that the 20' oil and gas pipeline easement (identified on the by Rec. No. 2688881) has been fully vacated.
3. 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.
4. The Town and the Applicant execute a subdivision agreement, in a form to be approved by the Town Attorney.

X:\2019\0660-A\DWG\20190660-A SUB.dwg, 7/8/2020 3:31:47 PM, L1

OWNERSHIP AND DEDICATION

Know all men by these presents, that the undersigned Oak Meadows Limited, a Colorado limited liability company and Innovative Development Holdings LLC, a Colorado limited liability company being the owner of the land shown in this plat and described as follows:

LEGAL DESCRIPTION

Tract B of Oak Meadows Townhomes as recorded May 14, 2019 as Reception No. 4488974 of the Records of Weld County, located in the Southwest Quarter (SW1/4) of Section Six (6), Township 2 North (T.2N.), Range Sixty-Seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Firestone, County of Weld, State of Colorado.

Said described parcel contains 84,496 Square Feet or 1.940 Acres, more or less (±).

Has laid out, subdivided and platted said land as per drawing hereon contained under the name and style of OAK MEADOWS TOWNHOMES FILING NO. 2, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents does hereby dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate public entities) those portions of said real property which are so designated as easements as shown.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, water system works and lines, gas service lines, electrical service works and lines, storm sewers and drains, street lighting, grading, landscaping, curbs, gutters, street pavement, sidewalks, and other such utilities and services shall be guaranteed and paid for by the subdivider or arrangements made by the subdivider therefore which are approved by the Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any item so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone, Colorado, except private roadway curbs, gutter and pavement and items owned by municipally franchised utilities, other serving public entities and/or Century Link, which when constructed or installed shall remain and/or become the property of such municipally franchised utilities, other servicing public entities, and/or Century Link, and shall not become the property of the Town of Firestone, Colorado.

OWNER: Oak Meadows Limited, a Colorado limited liability company

By: _____

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____ ss

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

by _____

Witness my hand and official seal.

(SEAL)

Notary Public

My commission expires

OWNER: Innovative Development Holdings LLC, a Colorado limited liability company

By: _____

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____ ss

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

by _____

Witness my hand and official seal.

(SEAL)

Notary Public

My commission expires

VACATION NOTE

1. All easements dedicated to the Town of Firestone that are affected by this plat are hereby vacated and rededicated as shown here on.

2. A portion of the 20' Oil & Gas Pipeline Easement recorded April 22, 1999 at Reception No. 2688881 dedicated to the Patina Oil and Gas Corporation that is affecting this plat, will be vacated by separate document prior to construction.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	28.88'	78.38'	21'06"40"	28.71'	S88°38'39"W
C2	64.96'	46.37'	80°15'12"	59.78'	S61°47'05"E
C3	26.40'	73.62'	20°32'52"	26.26'	S31°55'55"E
C4	94.03'	512.38'	10°30'54"	93.90'	S76°20'25"W
C5	91.31'	922.66'	5°40'13"	91.28'	S73°55'20"W
C6	20.17'	327.00'	3°32'00"	20.16'	S20°36'37"E
C7	90.71'	942.66'	5°30'48"	90.67'	N73°50'37"E
C8	148.74'	492.38'	17°18'28"	148.17'	N79°44'12"E
C9	6.12'	78.38'	4°28'25"	6.12'	S23°53'41"E
C10	44.38'	41.63'	61°05'22"	42.31'	N52°12'10"W
C11	52.72'	78.37'	38°32'26"	51.73'	N63°28'38"W
C12	9.79'	23.26'	24°06'35"	9.71'	S70°41'20"E
C13	1.56'	512.38'	0°10'27"	1.56'	N88°18'12"E
C14	32.44'	498.10'	3°43'53"	32.43'	N86°24'10"E
C15	26.75'	512.38'	2°59'28"	26.75'	N83°05'36"E
C16	29.10'	78.37'	21°16'21"	28.93'	N54°50'36"W
C17	23.62'	78.37'	17°16'05"	23.53'	N74°06'49"W
C18	154.77'	512.35'	17°18'30"	154.18'	N79°44'12"E
C19	36.52'	23.25'	90°00'00"	32.88'	N52°15'09"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S11°54'41"E	32.00'
L2	S17°35'29"W	40.74'
L3	S08°24'08"E	39.07'
L4	N37°44'51"W	12.37'
L5	N07°15'09"E	32.73'
L6	S57°15'09"W	11.69'
L7	S51°56'18"E	5.37'
L8	N89°42'38"E	5.00'
L9	N89°42'38"E	15.00'
L10	N00°17'22"W	15.00'
L11	N89°42'38"E	15.00'
L12	N00°17'22"W	15.00'
L13	N85°40'43"E	14.44'
L14	S85°40'43"W	26.15'

LEGEND

---	EASEMENT LINE
---	EASEMENT LINE(VACATED)
---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
■	FOUND MONUMENT AS DESCRIBED
◆	FOUND #5 REBAR WITH 2" ALUMINUM CAP LS 38046
□	FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 24968
◇	FOUND #4 REBAR WITH 2" ALUMINUM CAP LS 22097
●	SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209

TRACT USE SUMMARY TABLE					
TRACT	AREA (SQ FT)	AREA (AC)	USE	OWNER	MAINTAINED BY
TRACT B	84,496	1.101	UTILITY, ACCESS AND DRAINAGE EASEMENT	H.O.A.	H.O.A.

Owner/Applicant/Developer:
Oak Meadows Limited
6400 Rabbit Mountain Road
Longmont, CO 80503
ph: (303) 875-1741
tomdunn@gmail.com

Owner/Applicant/Developer:
Innovative Development Holdings, LLC
Ginger Guderjohn
PO BOX 26
Mead, CO 80542
ph: (303) 775-0876
innovativeginger@hotmail.com

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

Surveyors:
King Surveyors
Paul Groves
650 E. Garden Drive
Windsor, CO 80550
ph: (970) 686-5011
paulg@kingsurveyors.com

FLOOD PLAIN NOTE

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

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of Tract B, Oak Meadows Townhomes, as bearing North 00°17'22" West as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 204.85 feet with all other bearings contained herein relative thereto.

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

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number 459-H0579250-081-KT6, dated October 14, 2019, as prepared by Heritage Title Company to delineate the aforesaid information.

SURVEYOR'S STATEMENT

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

PRELIMINARY

Paul B. Groves — On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

LAND USE TABLE

LOTS (10)	0.839 ACRES	43%
TRACT B	1.101 ACRES	57%
TOTAL	1.940 ACRES	100%

NOTES:

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

OIL/GAS NOTES:

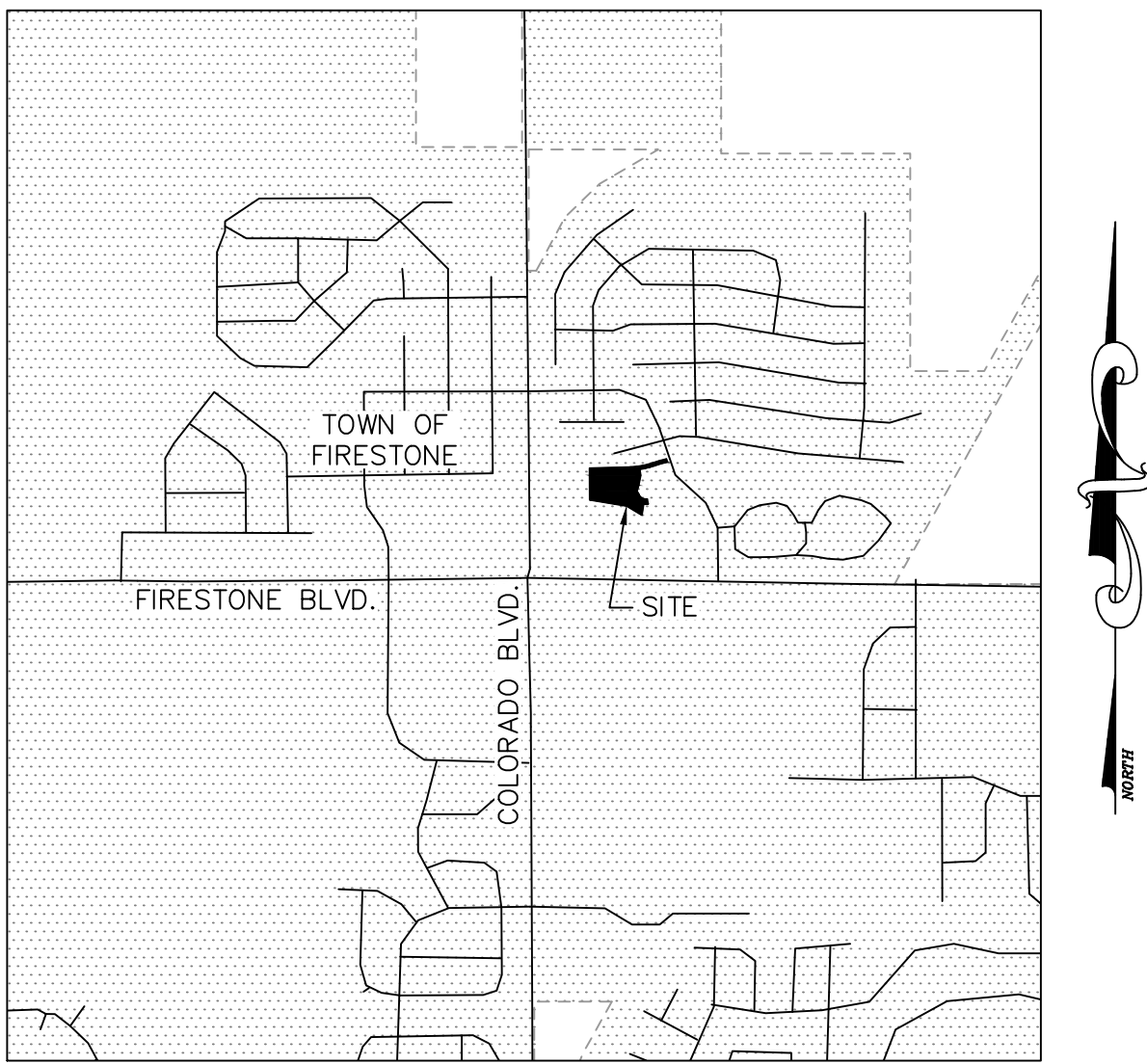
Flowline Pipe Note: from Joe MacLaren, COGCC Eastern Flowline Integrity Inspector. "I was involved with conducting field inspections and witnessing the removal of the flowlines associated with the COORS V 6-13 (API#123-17323) and COORS V 6-14J (API#123-19674) wells. The majority of the flowline pipe was removed with the exception of a short segments. These segments were abandoned in place and cemented full at the Oak Meadows Blvd road crossings and adjacent to/ under the Firestone Meadows 6245A apartment building."

TOWN APPROVAL

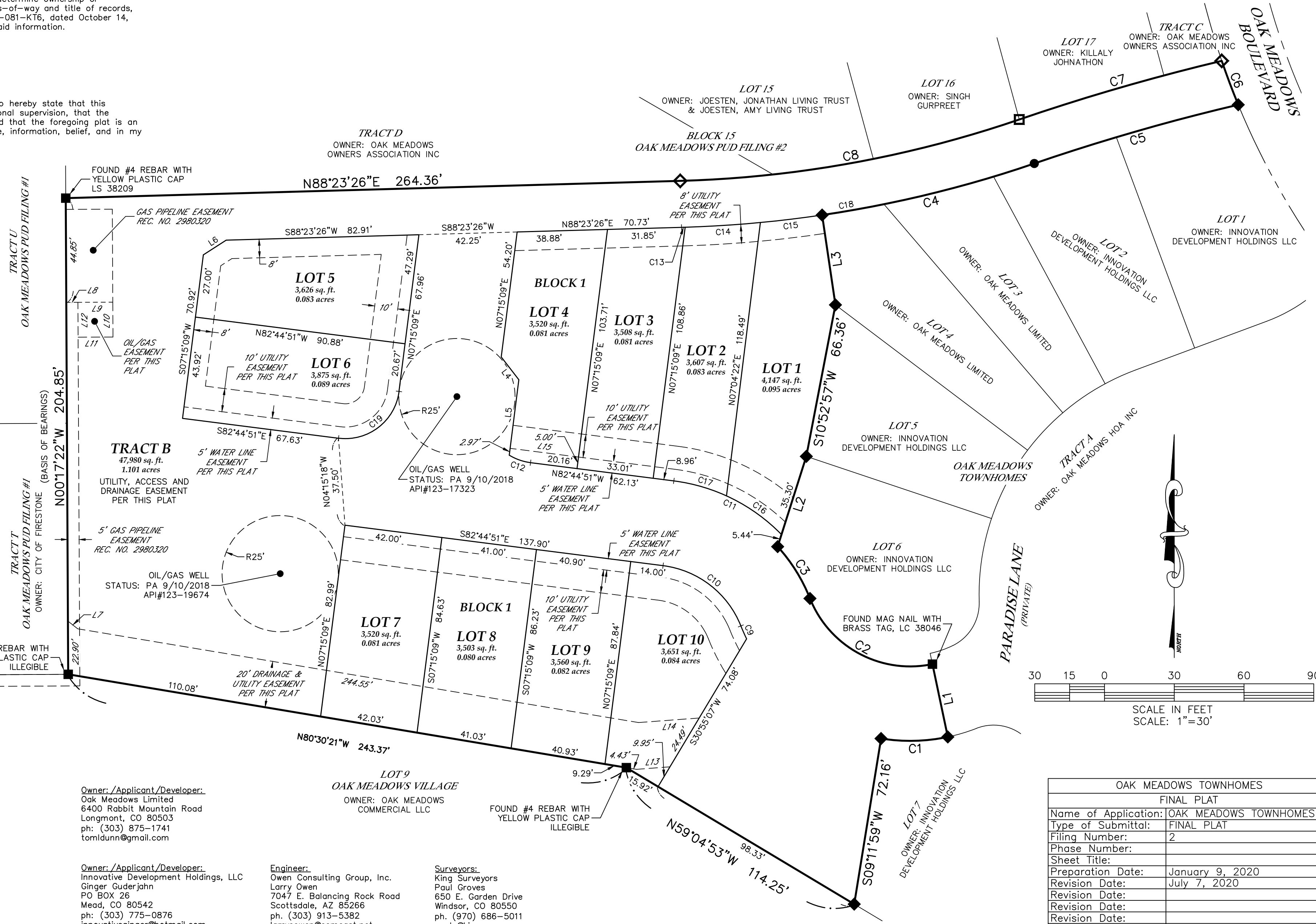
This is to certify that the Plat of OAK MEADOWS TOWNHOMES was approved on this

_____ day of _____, _____, by Resolution No. _____, and that the Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Plat upon which this certificate is endorsed for all purposes indicated thereon.

Mayor _____ ATTEST: Town Clerk _____



VICINITY MAP
SCALE: 1"=1200'



OAK MEADOWS TOWNHOMES	
FINAL PLAT	
Name of Application:	OAK MEADOWS TOWNHOMES
Type of Submittal:	FINAL PLAT
Filing Number:	2
Phase Number:	
Sheet Title:	
Preparation Date:	January 9, 2020
Revision Date:	July 7, 2020
Revision Date:	
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 1 of 1	

DATE:	8/22/2019
FILE NAME:	20190660-A SUB
SCALE:	1"=30'
DRAWN BY:	CSK
CHECKED BY:	PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



DATE:	7/7/20
REVISIONS:	CSK
REVISED PER TOWN COMMENTS	

OAK MEADOWS TOWNHOMES FILING NO. 2
FOR
Innovative Development Holdings, LLC
P.O. Box 26
Mead, CO 80542

PROJECT #:
20190660-A

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
COVER SHEET
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 17



TRAFFIC, LLC
10840 JAMES ST. #4
LONGMONT, CO 80501
(303) 455-1741
design@traffics.com

LEGAL DESCRIPTION

TRACT 8 OF OAK MEADOWS TOWNHOMES AS RECORDED MAY 14, 2019 AS RECEPTION NO. 4488974 OF THE RECORDS OF WELD COUNTY, LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION SIX (6), TOWNSHIP TWO NORTH (T.2N), RANGE SIXTY-SEVEN WEST (R.67W), OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

SAID DESCRIBED PARCEL CONTAINS 84,496 SQUARE FEET OR 1.940 ACRES, MORE OR LESS (±).

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF OAK MEADOWS TOWNHOMES II, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DOES HEREBY DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE PUBLIC ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

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

VICINITY MAP



WATER METER TABLE

QUANTITY	SIZE	TYPE
10	6"	RESIDENTIAL (SINGLE FAMILY ATTACHED)
NONE (CONNECTING TO EXISTING METER IN PHASE 1)	3/4"	IRRIGATION

APPROVAL BLOCK

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this _____ day of _____, 2020, by Resolution No. _____.

Mayor _____ ATTEST: Town Clerk _____

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

OWNER _____

STATE OF COLORADO } SS

COUNTY OF WELD }

The foregoing instrument was acknowledged before me this _____ day of _____, 2020,

by _____

Witness my hand and official seal.

Notary Public _____

My commission expires _____

ACCEPTANCE BLOCK AND NOTARY

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

OWNER: THOMAS DUNN, MANAGING MEMBER OF OAK MEADOWS LIMITED, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO } SS

COUNTY OF WELD }

The foregoing instrument was acknowledged before me this _____ day of _____, 2019,

by _____

Witness my hand and official seal.

Notary Public _____

My commission expires _____

SHEET INDEX

- 01 COVER SHEET
- 02 GENERAL NOTES
- 03 PROJECT PLAN
- 04 SITE PLAN
- 05 OVERALL GRADING PLAN
- 06 LANDSCAPE PLAN
- 07 LANDSCAPE PLAN (OFF-SITE)
- 08 LANDSCAPE DETAILS
- 09 IRRIGATION LEGEND & NOTES
- 10 IRRIGATION PLAN
- 11 IRRIGATION DETAILS
- 12 FENCING PLAN
- 13 ADDRESS MAP
- 14 BUILDING ELEVATIONS
- 15 BUILDING ELEVATIONS
- 16 SITE DETAILS
- 17 OVERALL UTILITY PLAN

ACCEPTANCE BLOCK AND NOTARY

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

OWNER: VIRGINIA E. GUDERJART, MANAGER OF INNOVATIVE DEVELOPMENT HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO } SS

COUNTY OF WELD }

The foregoing instrument was acknowledged before me this _____ day of _____, 2019,

by _____

Witness my hand and official seal.

Notary Public _____

My commission expires _____

OWNERS:

INNOVATIVE DEVELOPMENT HOLDINGS LLC
PO BOX 28
MEAD, COLORADO 80503
(303) 775-0876
innovativegroup@hotmail.com

OAK MEADOWS LIMITED
6400 RABBIT MOUNTAIN RD
LONGMONT, COLORADO 80503
(303) 875-1741
tomdunn@gmail.com

APPLICANT/DEVELOPER:

INNOVATIVE DEVELOPMENT HOLDINGS LLC
P.O. BOX 28
MEAD, COLORADO 80542
(303) 775-0876
innovativegroup@hotmail.com

OAK MEADOWS LIMITED
6400 RABBIT MOUNTAIN RD
LONGMONT, COLORADO 80503
(303) 875-1741
tomdunn@gmail.com

ENGINEER:

OWEN CONSULTING GROUP, INC.
7047 E. BALANCING ROCK ROAD
SCOTTSDALE, ARIZONA 85268
(303) 913-5382
larryowen@comcast.net
CONTACT: Larry Owen

SURVEYOR:

KING SURVEYORS, INC.
650 GARDEN DRIVE
WINDSOR, COLORADO 80550
(970) 686-5011
paulg@kingsurveyors.com
CONTACT: Paul Groves

LANDSCAPE ARCHITECT:

THE FRONTERRA GROUP
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OAK MEADOWS TOWNHOMES - PHASE 2

FDP

FIRESTONE, COLORADO
COUNTY OF WELD

PROJECT INFORMATION
PROJECT NUMBER: 218-17018
DATE: JAN 17 2020
PHASE: FDP

REVISIONS
REVISION

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION	(1) WADSWORTH-WHEELER
TYPE OF SUBMITTAL	FDP
FILED NUMBER	2-2
PHASE NUMBER	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	20200707
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET 1 OF 17	

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SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1

SHEET 1 of 17

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T24N, R67W OF THE 6TH P.M.
GENERAL NOTES
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 17

PROJECT CONCEPT

THE SUBJECT PROPERTY WAS THE SUBJECT OF AN ADJACENT OUTLINE DEVELOPMENT PLAN FOR THE OAK MEADOWS P.U.D. WHICH WAS ORIGINALLY APPROVED BY THE TOWN BOARD OF TRUSTEES ON APRIL 26, 2001 AND RECORDED ON JANUARY 22, 2002. A THIRD AMENDMENT TO THE O.P.D. WAS APPROVED BY THE TOWN BOARD ON AUGUST 15, 2014, BY WHICH THE PROPERTY WAS REZONED FROM PLANNED UNIT DEVELOPMENT WITH RESIDENTIAL CENTER LAND USES (PUD-1) TO PLANNED UNIT DEVELOPMENT WITH RESIDENTIAL B LAND USES (PUD-R), WHICH PERMITS MULTIFAMILY RESIDENTIAL. A SUBSEQUENT FOURTH AMENDMENT TO THE O.P.D. WAS APPROVED BY THE TOWN BOARD ON JANUARY 24, 2020, BY WHICH THE PROPERTY WAS REZONED FROM PLANNED UNIT DEVELOPMENT WITH RESIDENTIAL B LAND USES (PUD-R) TO RESIDENTIAL C LAND USES, ALLOWING A DENSITY NOT TO EXCEED 8.08 D.U./AC. THE SUBJECT PARCEL, WHICH IS LOCATED WEST OF OAK MEADOWS BLVD., SOUTH OF THE SINGLE-FAMILY RESIDENTIAL PORTION OF THE OAK MEADOWS SUBDIVISION, WEST OF THE MULTIFAMILY RESIDENTIAL DEVELOPMENT, KNOWN AS FIRESTONE MEADOWS, AND NORTH OF THE NEIGHBORHOOD COMMERCIAL DEVELOPMENT KNOWN AS OAK MEADOWS VILLAGE, COMPREHENDS 4.474 ACRES.

THE DEVELOPMENT PLAN PRESENTED HEREIN, PHASE 2, IS COMPOSED OF FIVE (5) TOWNHOME BUILDINGS FOR A TOTAL OF FIFTY (50) UNITS. THE INTENT OF THIS DEVELOPMENT IS TO EXTEND THE BOWTIE (H) DEVELOPMENT PHASE 1 TO THE WEST CORNER TO PROVIDE A SMOOTH TRANSITION FROM THE LOW DENSITY RESIDENTIAL SUBDIVISION TO THE NORTH AND THE COMMERCIAL DEVELOPMENT TO THE SOUTH, THEREBY ENHANCING THE RESIDENTIAL CHARACTER OF THE EXISTING NEIGHBORHOOD. THIS DEVELOPMENT PRESERVES ACCESSIBILITY THROUGH THE PARCEL, TO THE PARKS AND OPEN SPACES PROVIDED FOR IN THE ORIGINAL O.P.D. FOR THE OAK MEADOWS DEVELOPMENT. APPROVED BY THE TOWN IN 1997, AND PROVIDES A PEDESTRIAN CONNECTION TO THE REGIONAL, FIRESTONE TOWN, IDENTIFIED IN THE TOWN OF FIRESTONE COMPREHENSIVE PLAN. DEVELOPMENT OF THE PARCEL, WILL ALSO PROVIDE OPEN SPACE, WITHIN THE DEVELOPMENT, FOR THE USE OF RESIDENTS OF THE DEVELOPMENT.

SITE DESIGN AND ARCHITECTURE

GENERAL: THE SITE DESIGN OF OAK MEADOWS TOWNHOMES PROVIDES A VARIETY OF TWO-FAMILY, SINGLE-STORY AND TWO-STORY, RESIDENTIAL BUILDINGS, WITH EACH DWELLING UNIT BEING ON ITS OWN PLATTED LOT. THE LOTS RANGE IN SIZE FROM NOT LESS THAN 1,500 S.F. UP TO APPROXIMATELY 7,200 S.F. IN AREA, WITH INDIVIDUAL DWELLING LOTS BEING BETWEEN 1,140 S.F. AND 1,550 S.F. THE SIZE AND ARCHITECTURE OF THE BUILDINGS SELECTED FOR THIS DEVELOPMENT ARE CONSISTENT WITH THOSE IN THE ADJACENT SINGLE-FAMILY PORTION OF OAK MEADOWS SUBDIVISION. EACH OF THE BUILDING WILL PROVIDE BASEMENTS FOR THEIR SAID RESIDENTS SO AS TO SUPPORT A DIVERSITY IN FLOOR PLANS. A MIX OF FOUR DIFFERENT FLOOR PLANS AND FLOOR ELEVATIONS ARE PROVIDED TO MINIMIZE ANY APPEARANCE OF REPETITIVENESS WITHIN THE DEVELOPMENT, AND NO TWO ADJACENT OR OPPOSING BUILDINGS WILL BE OF THE SAME DESIGN. EACH OF THE DEVELOPMENT UNITS INCLUDE AN ATTACHED 2-CAR GARAGE, WITH SUFFICIENT INDIVIDUAL DRIVEWAY SPACE TO ACCOMMODATE TWO ADDITIONAL VISITOR VEHICLES. ADDITIONAL UNALLOCATED VISITOR PARKING IS PROVIDED THROUGHOUT THE DEVELOPMENT. THE BUILDINGS ARE DESIGNED AND ORIENTED TO MAXIMIZE THE OPEN SPACE BETWEEN THE BUILDINGS AND TO AVOID A REGIMENTED APPEARANCE. THE PRIVATE ROAD, THAT SERVES THE DEVELOPMENT, IS LAID OUT SO AS TO PROVIDE VIEW CORRIDORS TO THE MOUNTAINS. IN ADDITION TO THE PRIMARY VERTICAL ACCESS, SECONDARY ACCESS IS PROVIDED AS REQUIRED BY EMERGENCY SERVICE PROVIDERS. TOWNHOME BUILDING HEIGHTS NOT TO EXCEED 35' MAX. BUILDING FACADES WILL BE CREATED TO PROVIDE VARIETY AND VISUAL INTEREST WHILE CREATING A HARMONIOUS FACADE THAT WILL BE ACHIEVED THROUGH THE USE OF MATERIALS VARYING IN COLOR, TEXTURE AND DEPTH, VARYING FOCAL POINTS, VARYING WINDOW SHAPES AND SIZES, COLORS ARE TO REFLECT NEUTRAL EARTH TONE PALETTE WITH ACCENT COLORS ENHANCING THE STRUCTURES OVERALL APPEARANCE.

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

ELEVATIONS

SAMPLE FRONT ARCHITECTURAL ELEVATIONS INDICATING THE GENERAL ARCHITECTURAL STYLE MOVES ARE SHOWN ON SHEET 16. ALL HOMEOWNERS SHALL SUBMIT PLANS THAT ARE GENERALLY CONSISTENT WITH THE NOTED SAMPLE FRONT ELEVATIONS AND MEETS THE ARCHITECTURAL AND DEVELOPMENT STANDARDS NOTED BELOW.

1. GENERALLY, WHEN LOOKING AT THE FRONT OF ANY LOT, THE RIGHT ELEVATION IS TO THE RIGHT OF THE FRONT, THE LEFT ELEVATION IS TO THE LEFT OF THE FRONT AND THE REAR ELEVATION IS OPPOSITE THE FRONT OF THE LOT (E.G. THE RIGHT ELEVATION).
2. ROCK WEARS ROCK, BRICK STONE OR CULTURED STONE.
3. ALL MOVES SHALL HAVE A MINIMUM OF 20% OF THE ENTIRE FRONT ELEVATION WITHIN THE AREA OF THE GARAGE ALSO INCLUDED IN THE CALCULATION. THE TOWN PLANNER IN HIS SOLE DISCRETION MAY REDUCE THE REQUIREMENT TO 20%, IF IT CAN BE DEMONSTRATED THAT THE ELEVATION DOES NOT NEED 20% TO BE AESTHETICALLY PLEASING OR TO AVOID A SITUATION WHERE ROCK WOULD BE REQUIRED ON THE SECOND STORY.
4. ALL MOVES SHALL MEET THE FOLLOWING ARCHITECTURAL STANDARDS:
 - A. ALL LAP SIDING SHALL BE NO LESS THAN 4 INCHES WITH NO LESS THAN A 7 INCH EXPOSURE. COTTAGE SIDING IS PROHIBITED.
 - B. ALL WINDOWS AND BUILDING CORNERS MUST HAVE A MINIMUM OF A 4 INCH TRIM BOARD.
 - C. ROOF MATERIALS SHALL BE CONSIDERED APPEALING. SHINGLE TREATMENT DESIGNED TO PROVIDE INCREASED CONTRAST AND SHADOWS. THE ROOF COLORS SHALL COORDINATE WITH OR COMPLEMENT THE MAIN COLOR OF THE STRUCTURE.
 - D. SIMILAR HOUSE ELEVATIONS SHALL NOT BE PLACED NEXT TO OR DIRECTLY ACROSS FROM ONE ANOTHER.
 - E. DETACHED GARAGES ARE NOT PERMITTED.
 - F. ALL RESIDENTIAL MOVES SHALL BE "STICK BUILT" AND HAVE A MINIMUM OF A TWO CAR GARAGE.
 - G. ALL MOVES SHALL HAVE A MINIMUM FLOOR AREA OF 1,100 SQUARE FEET FOR RANCH PLANS (SINGLE STORY) AND 1,400 SQUARE FEET FOR HILL-LEVEL PLANS.
 - H. ALL MOVES SHALL HAVE A BASEMENT WHERE TECHNICALLY FEASIBLE AS DETERMINED BY THE TOWN ENGINEER, WHERE A BASEMENT IS NOT FEASIBLE, THE MOVES SHALL HAVE "CRAWL SPACES".
 - I. ANY ELEVATION THAT HAS ROCK, BRICK OR CULTURED STONE AT THE BASE OF THE ELEVATION, SUCH MATERIAL SHALL WRAP AROUND AT LEAST 2 FEET ON TO THE ADJOINING ELEVATION.
5. ENHANCED ELEVATION OPTION 1 SHALL MEAN THE ELEVATION SHALL HAVE A MINIMUM OF 20% ROCK OR CULTURED STONE, WITH AT LEAST ONE WINDOW. ALL WINDOWS SHALL HAVE SHUTTERS. THE FOLLOWING ITEMS SHALL ALSO BE INCLUDED IN WITH OPTION 1:
 - A. THE REAR ELEVATION MUST INCLUDE AT LEAST TWO WINDOWS OR ONE WINDOW AND ONE DOORWAY.
 - B. THE REAR ELEVATION SHALL HAVE A MINIMUM OF TWO ROOF BREAKS TO CREATE A VARIATION IN ROOF MASSING.
 - C. THE REAR WALL SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING ELEMENTS:
 1. ANGLED OR BOX BAY.
 2. DECK OR BALCONY.
6. ENHANCED ELEVATION OPTION 2 SHALL MEAN THE ELEVATION SHALL HAVE AT LEAST ONE WINDOW. ALL WINDOWS SHALL HAVE SHUTTERS. THE FOLLOWING ITEMS SHALL ALSO BE INCLUDED IN WITH OPTION 2:
 - A. THE REAR ELEVATION SHALL HAVE A MINIMUM OF TWO ROOF BREAKS TO CREATE A VARIATION IN ROOF MASSING.
 - B. DECORATIVE GABLE END VENT OR VENTS.
 - C. THE REAR WALL SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING ELEMENTS:
 1. ANGLED OR BOX BAY.
 2. DECK OR BALCONY.
7. THE PROVIDED ENHANCED ELEVATIONS TABLE IDENTIFIES THE ARCHITECTURAL TREATMENTS REQUIRED FOR THE NOTED LOTS IN THE FDP.

Lot Numbers	Elevations and Options Number		
	Right	Left	Rear
1	1	1	1
2	1	1	1
3	1	1	1
4	1	1	1
5	1	1	1
6	1	1	1
7	1	1	1
8	1	1	1
9	1	1	1

PARKS, TRAILS AND OPEN SPACE

PRIVATE OPEN SPACE IS PRESENT THROUGHOUT THE DEVELOPMENT, AROUND THE PERIMETER OF EACH BUILDING, WITHIN THE INDIVIDUAL LOTS. THIS ARRANGEMENT WILL SEPARATE THE RESPECTIVE BUILDINGS. THE PRIVATE OPEN SPACE WITHIN THE DEVELOPMENT WILL BE MAINTAINED AND MANAGED BY THE INDIVIDUAL PROPERTY OWNERS. A SIGNIFICANT AMOUNT OF COMMON OPEN SPACE IS PROVIDED WITHIN THE OPEN SPACE PLAN. THE OPEN SPACE PLAN IS THE ORIGINAL PLAN FOR THE OAK MEADOWS SUBDIVISION. THE FINAL DESIGN FOR THE DEVELOPMENT AND THE FINAL PLAN FOR THE SUBDIVISION OF THE SITE INCLUDE A DESIGNATED EAST-WEST CORRIDOR, ALONG THE NORTH PERIMETER OF THE SITE, CONNECTING THE ADJACENT OPEN SPACE TO THE WEST OF THE SITE WITH OAK MEADOWS BOULEVARD TO THE EAST. AT A POINT THAT IS COMPATIBLE WITH THE EXISTENCE OF A PEDESTRIAN CORRIDOR ESTABLISHED TO CONNECT TO THE FIRESTONE TRAIL, THE REGIONAL TRAIL WILL BE CONSTRUCTED AT THE TIME THAT TRACT B, PHASE 2, DEVELOPMENT.

OAK MEADOWS P.U.D. WHICH THIS PROJECT IS WITHIN, HAS DEDICATED TO THE TOWN OF FIRESTONE A TOTAL OF 20,777 AC OF PARKED OPEN SPACE. APPROXIMATELY 14% OF THIS SPACE IS THE PREVIOUSLY MENTIONED OPEN SPACE. THE OAK MEADOWS P.U.D. HAS 1,040 AC OF OPEN SPACE. THE OAK MEADOWS P.U.D. HAS 1,040 AC OF OPEN SPACE. THE OAK MEADOWS P.U.D. HAS 1,040 AC OF OPEN SPACE.

COMMON OPEN SPACE

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

LANDSCAPING

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

NATIVE SEED AREAS ARE TO BE TEMPORARILY IRRIGATED FOR ESTABLISHMENT ONLY. THE TOWN ENGINEER SHALL BE PRESENT FOR THE DISCONNECTION OF THE IRRIGATION SYSTEM FOR THE NATIVE SEED AREAS. THE TEMPORARY IRRIGATION SYSTEM SHALL BE PHYSICALLY DISCONNECTED AT THE TIME THE NATIVE SEED HAS PROPERLY ESTABLISHED. THE IRRIGATION SYSTEM WILL BE PHYSICALLY DISCONNECTED OCTOBER 1, 2022.

SIGNS

AN EXISTING MONUMENT SIGN IS LOCATED AT THE PRIMARY ENTRANCE TO THE DEVELOPMENT ALONG OAK MEADOWS BOULEVARD. THIS SIGN IS CONSTRUCTED OF A MASONRY BASE WITH A SIGN FACE IT BY INTEGRATED DOWNLIGHTS.

ROAD SIGNS ARE IDENTIFIED ON THE SITE PLAN AND IN THE FINAL UTILITY PLANS. A STOP SIGN IS PROVIDED AT THE MAIN ACCESS POINT AND AT THE INTERIOR INTERSECTION EASTBOUND FROM PHASE 2 TO PHASE 1. NO PARKING SIGNS ARE PROVIDED ALONG PARKSIDE LANE PRIVATE DRIVE. TWO PARKING SIGNS ARE LOCATED AT THE END OF THE PRIVATE DRIVE IN FRONT OF THE EMERGENCY ACCESS. AN EMERGENCY ACCESS ONLY SIGN IS PROVIDED ON OAK MEADOWS BOULEVARD AND AN ADA WAY ACCESSIBLE SIGN IS PROVIDED AT THE ADA PARKING SPACE.

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

PRIVATE MAINTENANCE AND ENFORCEMENT

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

DRAINAGE

AS THIS PROPERTY IS GENTLY SLOPED TO THE WEST, STORMWATER RUNOFF FROM THIS PROPERTY WILL BE CONVEYED OVERLAND AND ADDITIONALLY COLLECTED AND CONVEYED IN A PIPE TO THE EXISTING REGIONAL DETENTION POND. ON-SITE DETENTION IS NOT NECESSARY FOR THIS DEVELOPMENT AS THE EXISTING DRAINAGE AND DETENTION FACILITIES WERE DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE DEVELOPMENT DRAINAGE FROM THIS SITE. DISCHARGE RATES FROM THE DETENTION POND WILL BE LESS THAN THE HISTORIC DISCHARGE FROM THE PRE-DEVELOPMENT SITE. THIS DEVELOPMENT SITE IS NOT SUBJECT TO ANY FLOODING OR FLOODING RESTRICTIONS. DRAINAGE IMPROVEMENTS WILL BE INITIATED AS PART OF THE DEVELOPMENT. ALONG WITH WATER, SEWER AND STREET IMPROVEMENTS, A DRAINAGE LETTER FOR THE DEVELOPMENT IS INCLUDED WITH THE FDP SUBMITTAL TITLED "OAK MEADOWS TOWNHOMES UPDATED FINAL DRAINAGE REPORT" REVISED DECEMBER 2019 PREPARED BY OAKS CONSULTING GROUP, INC.

THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORM DRAIN SYSTEM.

UTILITIES

POLICE PROTECTION

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

FIRE PROTECTION

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

RECREATION

THIS DEVELOPMENT IS WITHIN THE CARBON VALLEY RECREATION DISTRICT.

POTABLE WATER

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

SANITARY SEWER

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

ELECTRICITY

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

NATURAL GAS

NATURAL GAS BULK HEADS ENERGY WILL PROVIDE GAS SERVICE TO THE DEVELOPMENT. GAS LINES WILL BE PLACED WITHIN AN EASEMENT ALONG THE FRONTAGE OF ALL LOTS WITHIN THE DEVELOPMENT.

TELEPHONE/CABLE

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

ADJACENT PROPERTIES

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

SETBACKS

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

SETBACK MINIMUM DISTANCE

	MINIMUM DISTANCE
FRONT (BUILDING SETBACK)	25'
SIDE (BUILDING SETBACK)	5'
REAR (BUILDING SETBACK)	20'
EXISTING ABANDONED AND CAPPED OIL/GAS WELL (LOT LINE SETBACK)	25'
EXISTING GAS REGULATOR FACILITY (LOT SETBACK)	25'
EXISTING GAS REGULATOR FACILITY (BUILDING SETBACK)	50'

OUTDOOR STORAGE AREAS

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

ENVIRONMENTAL IMPACT MITIGATION STATEMENT

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

OIL AND GAS COMPANY ACCESS

THE DEVELOPERS OF THE PROPERTY WILL COOPERATE WITH INDIVIDUAL AND/OR COMPANIES OPERATING THE ABANDONED AND CAPPED OIL AND GAS WELLS AND THE GAS PRODUCTION FACILITY. THE DEVELOPMENT OF THE SITE WILL PRESERVE AND MAINTAIN APPROPRIATE ACCESS TO THOSE WELLS FOR THE PURPOSES OF MAINTENANCE. CURRENTLY AN EXISTING DIRT ACCESS ROAD EXISTS ON THE WEST END OF THE PROPERTY. ACCESS TO THE DIRT ROAD WILL BE MAINTAINED ALONG THE NORTH END AND ACCESS FROM THE EXISTING SECONDARY ACCESS ROAD FOR OAK MEADOWS VILLAGE ON THE SOUTH END. SEE THE PROJECT PLAN SHEET FOR LOCATION. CONSTRUCTION OF THE STORM UTILITIES CROSSING THE ACCESS ROAD WILL BE COORDINATED WITH THE GAS COMPANY, SO AS TO NOT DISRUPT OPERATIONS OF THE EXISTING GAS REGULATOR FACILITY, AS SHOWN ON SHEET 3.

CONTROLS

OPEN SPACE & TRAILS*	OWNERSHIP	MAINTENANCE
TRACT B	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION

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

DEVELOPMENT SCHEDULE
CONSTRUCTION IS SCHEDULED TO BEGIN AFTER THE APPROVAL OF THE FINAL PLAN AND FDP. IN 2020, COMMON AREAS (PARKS, OPEN SPACE AND TRAILS) AND ALL INFRASTRUCTURE (ROADS, WALKS AND UTILITIES) TO BE CONSTRUCTED BY THE DEVELOPER. IT IS ANTICIPATED TO TAKE 6 MONTHS TO CONSTRUCT THE INFRASTRUCTURE AND COMMON AREAS. OVERALL, TOWNHOME CONSTRUCTION IS DEPENDENT UPON CURRENT MARKET CONDITIONS. TOWNHOME CONSTRUCTION WILL BEGIN AFTER SUBSTANTIAL COMPLETION OF UTILITY AND STREET INFRASTRUCTURE. ALL FENCING TO BE CONSTRUCTED BY DEVELOPER AT TIME OF CONSTRUCTION OF TOWNHOMES. THIS FINAL DEVELOPMENT PLAN WILL EXPIRE THREE (3) YEARS FROM THE DATE OF APPROVAL.

Residential Density (Phase 1 and Phase 2)	Acreage	Units	DUI/AC (Gross/Net)	% of Total	Owned By	Maintained By
SINGLE-FAMILY ATTACHED (3-10,000 SF PRIVATE LOTS)	2.855	28	6.26 DUI/AC	63.37%	Private Owner	Private Owner
OPEN SPACE (COMMON)	0.794	N/A	N/A	17.74%	Homeowner's Association	Homeowner's Association
PARKING / DRIVES (COMMON)	0.845	N/A	N/A	18.89%	Homeowner's Association	Homeowner's Association
TOTAL SITE AREA	4.474	28		100%		

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

Land Use (Phase 1 and Phase 2)	Surface Coverage (Square Feet)	Surface Coverage (Acreage)	% of Total
BUILDINGS	35,233	0.809	18.1%
PAVED AREAS	42,664	0.964	21.6%
PARKING AREAS	2,515	0.059	1.3%
PRIVATE LOT LANDSCAPE AREA	78,743	1.740	38.9%
COMMON OPEN SPACE	38,493	0.883	19.7%
OPEN SPACE (OAS FACILITY ENCUMBERED)	732	0.017	0.4%
TOTAL	194,895	4.474	100%

PARKING (Phase 2)

MIN (2.25) OFF-STREET PARKING SPACES ARE PROVIDED FOR EACH UNIT. THE FOLLOWING IS A SUMMARY OF PARKING PROVIDED:

Land Use	No. of Units	No. of Spaces Provided	Visitor Parking	Handicap Parking	Internal Landscape Area (Visitor Parking)
SINGLE-FAMILY ATTACHED	10	27	7	1	650 SF

NOTES

1. CHALET-STYLE PARKING WITHIN THE DEVELOPMENT WILL BE PROVIDED.
2. (1) ONE VEH ACCESSIBLE PARKING SPACE IS PROVIDED FOR THE SEVEN OFF-STREET VISITOR PARKING SPACES. EACH PRIVATE RESIDENCE CAN ACCOMMODATE MORE THAN (2.25) OFF-STREET PARKING SPACES FOR BOTH PHASE 1 AND PHASE 2.

TRACT USE TABLE (Phase 2)

	TOTAL AREA	USE	PAVED/IMPERVIOUS AREA	IRRIGATED LANDSCAPE AREA
TRACT B	47,640 (SQ FT)	RESIDENTIAL	23,555 (SQ FT)	4,047 (SQ FT)

WATER DEDICATION

WATER DEDICATION WAS DETERMINED BASED ON INFORMATION PROVIDED BY THE APPLICANT. THE TOTAL AMOUNT OF WATER TO BE DEDICATED TO THE TOWN WAS CALCULATED BY ADDING ACRES OF IRRIGATED LANDSCAPE PLUS THE TOTAL ESTIMATED DOMESTIC (HABITANT) DEMAND. THE CALCULATIONS BELOW REFLECT THE WATER DEMAND FOR THE ENTIRE DEVELOPMENT (PHASES 1 AND 2). HOWEVER, THE WATER REQUIRED TO SERVE PHASE 1 OF THE DEVELOPMENT WAS DEDICATED IN CONJUNCTION WITH APPROVAL OF PHASE 1 OF THE DEVELOPMENT. THE AMOUNT OF WATER TO BE DEDICATED IN CONJUNCTION WITH PHASE 2 OF THE PROJECT IS THE AMOUNT CALCULATED BELOW, LESS THAN PREVIOUSLY DEDICATED FOR PHASE 1. THE TOWN SHALL AT ALL TIMES HAVE THE RIGHT TO REQUIRE ADDITIONAL WATER DEDICATION IF WATER CONSUMPTION WITHIN THE DEVELOPMENT EXCEEDS THE CALCULATED ESTIMATE. IF THE TOWN DETERMINES THAT ADDITIONAL WATER IS TO BE DEDICATED, THE DEVELOPER SHALL PROVIDE THE ADDITIONAL WATER WITHIN 30 DAYS OF RECEIVING WRITTEN NOTICE FROM THE TOWN. THE ADDITIONAL DEDICATION SHALL BE BASED ON THE TOWN'S CURRENT WATER DEDICATION POLICIES. THE TOWN OF FIRESTONE HAS DETERMINED THE REQUIRED WATER DEDICATION TO BE:

IRRIGATION DEMAND

- IRRIGATED TURF: 0.20 AC @ 3.44 AC-FT/AC = 0.688 AC-FT
- SHRUB BEDS: 0.11 AC @ 1.12 AC-FT/AC = 0.123 AC-FT
- TOTAL IRRIGATION DEMAND = 0.811 AC-FT

DOMESTIC DEMAND (SINGLE-FAMILY DUPLEX)

- 28 LOTS @ 10,000 S.F. @ 0.60 AC-FT = 16.80 AC-FT

TOTAL COVERED WATER DEMAND = 17.611 AC-FT

A TOTAL OF 17,611 AC-FT (31 CBT UNITS) ARE REQUIRED TO BE TRANSFERRED TO THE TOWN, PRIOR TO THE RECORDING OF THE FINAL DEVELOPMENT PLAN. A TOTAL OF 19 CBT UNITS WERE TRANSFERRED TO THE TOWN IN CONNECTION WITH THE DEVELOPMENT OF PHASE 1 OF THE DEVELOPMENT. THEREFORE, AN INCREMENTAL DEDICATION OF 12 CBT UNITS SHALL BE DEDICATED TO THE TOWN, PRIOR TO RECORDING OF THE FINAL DEVELOPMENT PLAN FOR PHASE 2 OF THE DEVELOPMENT. THIS DEDICATION SHALL BE SATISFIED BY ALLOCATING 12 CBT UNITS FROM THE REMAINING BALANCE OF CBT UNITS IN THE OAK MEADOWS P.U.D. WHICH WAS ESTABLISHED AT THE TIME OF APPROVAL OF THE OAK MEADOWS P.U.D.

PORTIONS OF TRACT "B", WITHIN PHASE 2 OF THE DEVELOPMENT, AS WELL AS THE REGRADED AREA OF THE EXISTING DETENTION POND "A", LOCATED WITHIN TRACT "C", OAK MEADOWS P.U.D. BEING A TOTAL OF 1.15 AC (4.15 AC) BEING SEPARATED FROM THE REMAINING BALANCE OF CBT UNITS. THESE PORTIONS OF TRACT "B" AND TRACT "C" ARE NATURAL GRASSES, WHICH WILL REQUIRE IRRIGATION FOR ONLY APPROX. TWO YEARS FOLLOWING PLANTING. ACCORDINGLY, NO WATER RIGHTS DEDICATION IS MADE IN CONNECTION WITH THESE NATURAL GRASS AREAS.

www.flysign.com



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FDP

OAK MEADOWS TOWNHOMES - PHASE 2

PROJECT INFORMATION
PROJECT NUMBER: 216-170165
DATE: JAN 17 2020
PHASE: FDP

REVISION
2/20/2021

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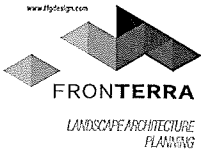
SHEET TITLE:
GENERAL NOTES

SHEET NUMBER

2

SHEET 2 OF 17

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
PROJECT PLAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 17

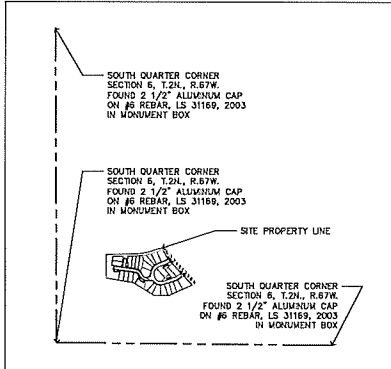
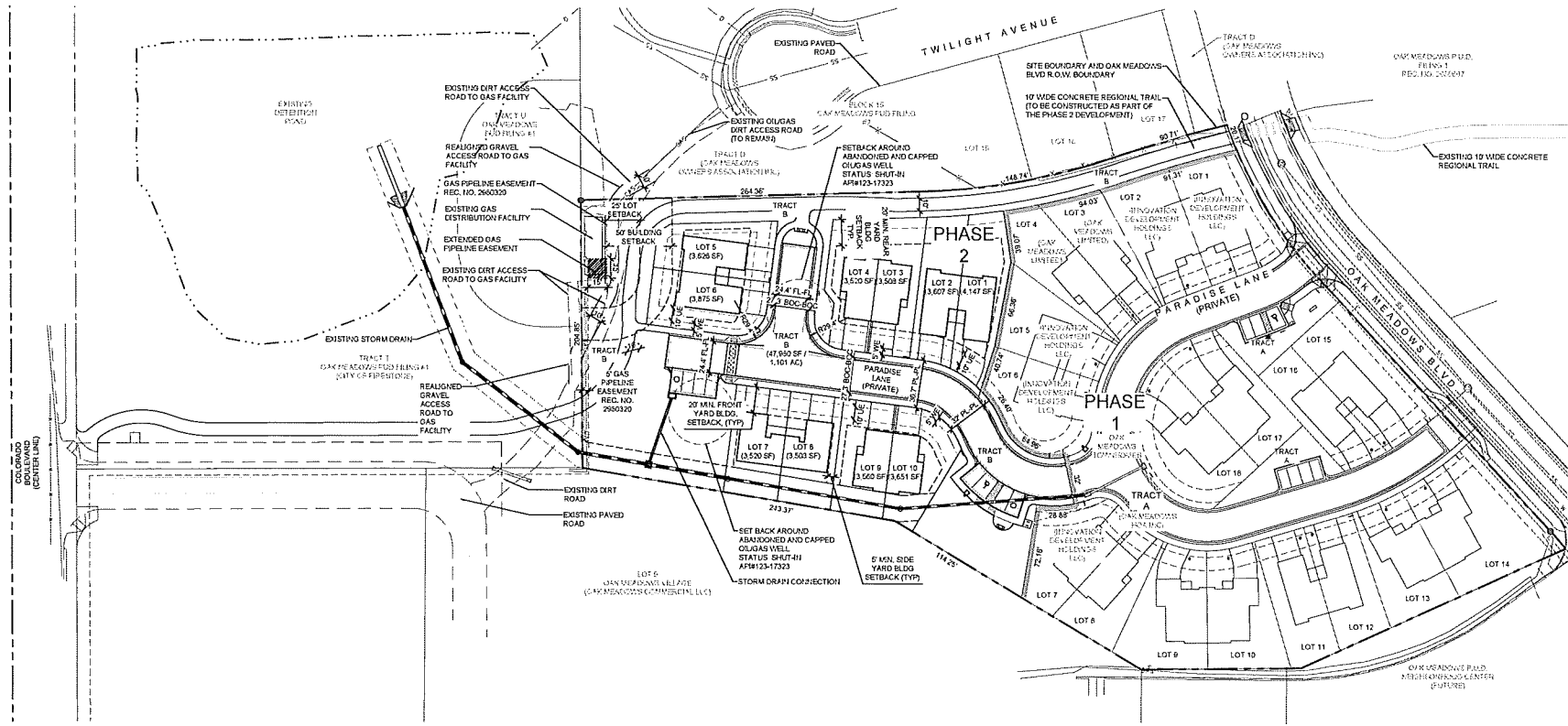


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OAK MEADOWS TOWNHOMES - PHASE 2

FDP
FIRESTONE, COLORADO
COUNTY OF WELD



RECORDED MONUMENTS SCALE: 1" = 50'

TRACT NOTES:
TRACT B: UTILITY, PEDESTRIAN AND ACCESS EASEMENT ARE DEDICATED OVER ALL OF TRACT B.

PROJECT PLAN NOTES:
1. SEE SITE AND FENCE PLAN SHEETS FOR PROPOSED FENCE LOCATIONS.



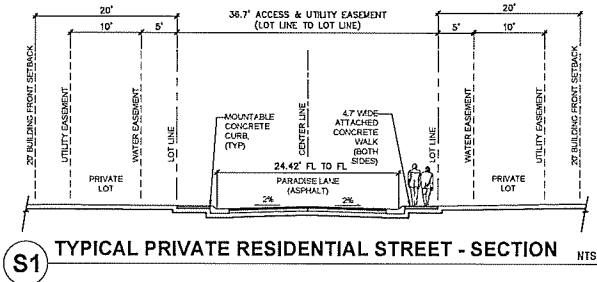
SCALE: 1" = 40'
0 20 40 60 80 100
NORTH

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICANT:	FRONTERRA LANDSCAPE ARCHITECTURE PLANNING
TYPE OF SUBMITTAL:	FDP
PLANNING NUMBER:	2-2
PHASE NUMBER:	2
PREPARATION DATE:	JAN 17 2020
REVISION DATE:	2/23/2021
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 3 OF 17	

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SHEET TITLE:
PROJECT PLAN
SHEET NUMBER:
3
SHEET 3 of 17

A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
SITE PLAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 4 OF 17



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COUNTY OF WELD

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SHEET 4 of 17

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNSHIPS - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION:	OFF + GAS AND TYPING - 2010-01-01-02
TYPE OF SUBMITTAL:	FDP
FILE NUMBER:	2nd
PHASE NUMBER:	2
PREPARATION DATE:	JAN 17 2020
REVISION DATE:	20200707
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 4 OF 17	

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 5, T2N, R67W OF THE 6TH P.M.
GRADING PLAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 5 OF 17



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OAK MEADOWS TOWNHOMES - PHASE 2

FDP
FIRESTONE, COLORADO
COUNTY OF WELD

PROJECT INFORMATION
PROJECT NUMBER: 216-1701FS
DATE: JAN 17 2020
PHASE: FDP

REVISION
2020/01/17 RESUBMITTAL

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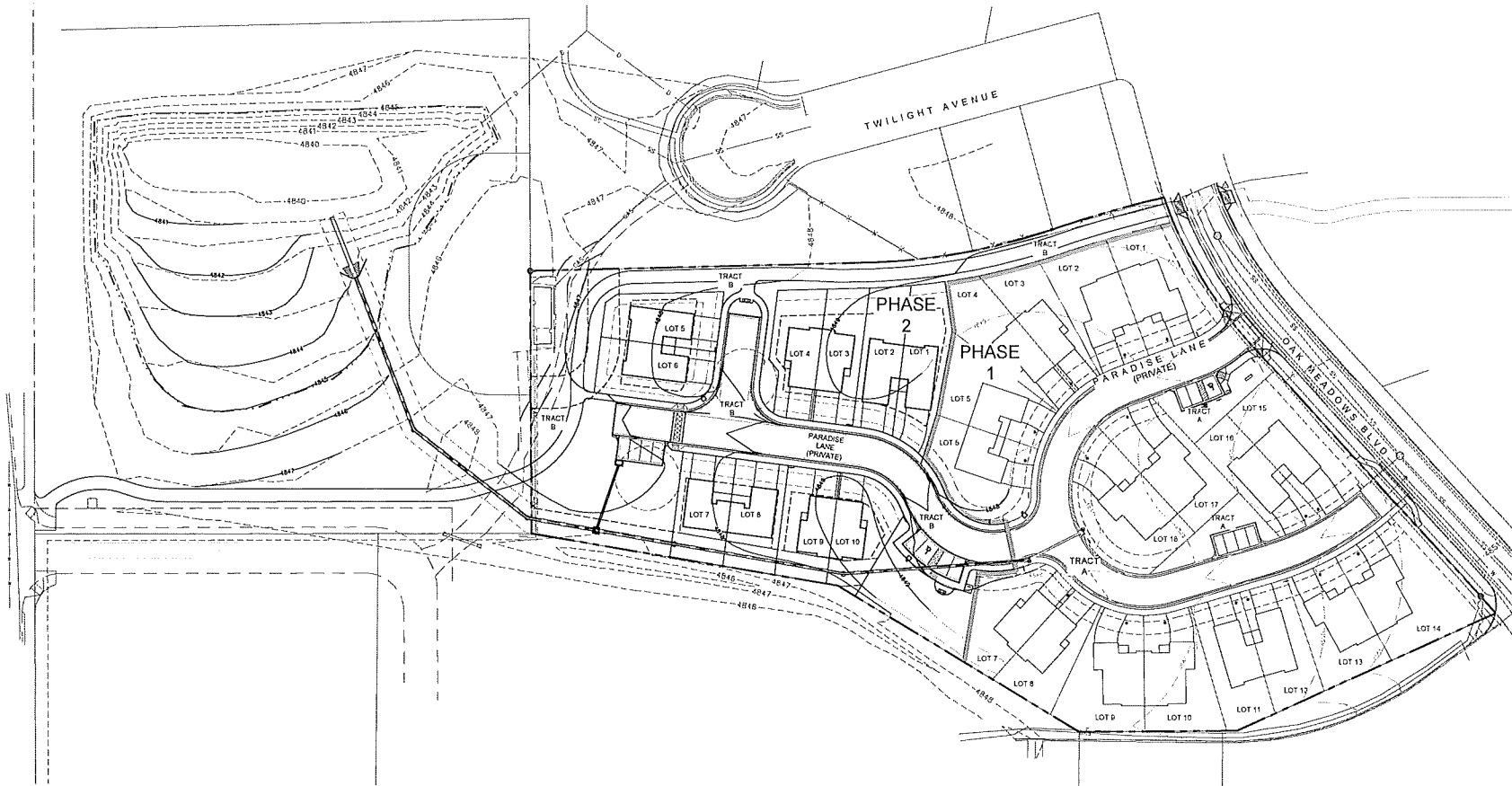
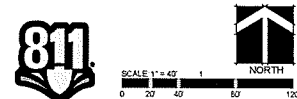
FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION	FINAL DEVELOPMENT PLAN
TYPE OF SUBMITTAL	FDP
FILED NUMBER	216-1701FS
PHASE NUMBER	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	2020/01/17
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET 5 OF 17	

SHEET TITLE:
GRADING PLAN

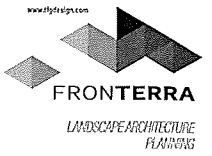
SHEET NUMBER

5

SHEET 5 OF 17



FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
LANDSCAPE PLAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 6 OF 17



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OAK MEADOWS TOWNHOMES - PHASE 2

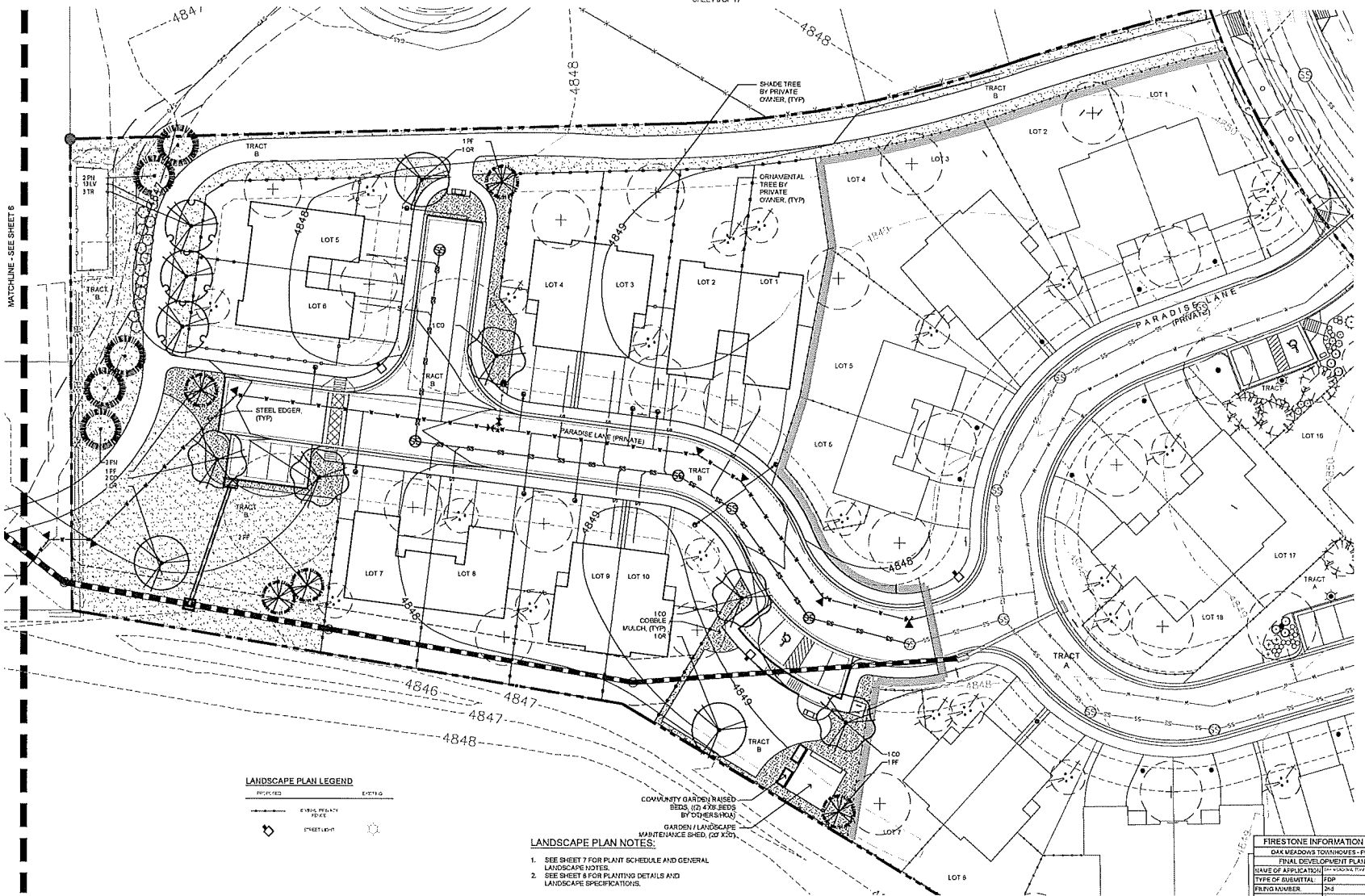
FDP
FIRESTONE, COLORADO
COUNTY OF WELD

PROJECT INFORMATION
PROJECT NUMBER: 216-170158
DATE: JAN 17 2020
PHASE: FDP
REVISIONS
202007 KEDJ/MITTAL

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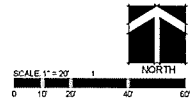
SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
6
SHEET 6 OF 17

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
NAME OF APPLICATION	FINAL DEVELOPMENT PLAN
TYPE OF SUBMITTAL	FDP
DESIGN NUMBER	216
PHASE NUMBER	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	202007
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET	6 OF 17



LANDSCAPE PLAN LEGEND
SYMBOLS
DECIDUOUS TREE
EVERGREEN TREE
SHRUB
TALL LIGHT

LANDSCAPE PLAN NOTES:
1. SEE SHEET 7 FOR PLANT SCHEDULE AND GENERAL LANDSCAPE NOTES.
2. SEE SHEET 8 FOR PLANTING DETAILS AND LANDSCAPE SPECIFICATIONS.



FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
LANDSCAPE PLAN (OFF-SITE)
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 7 OF 17

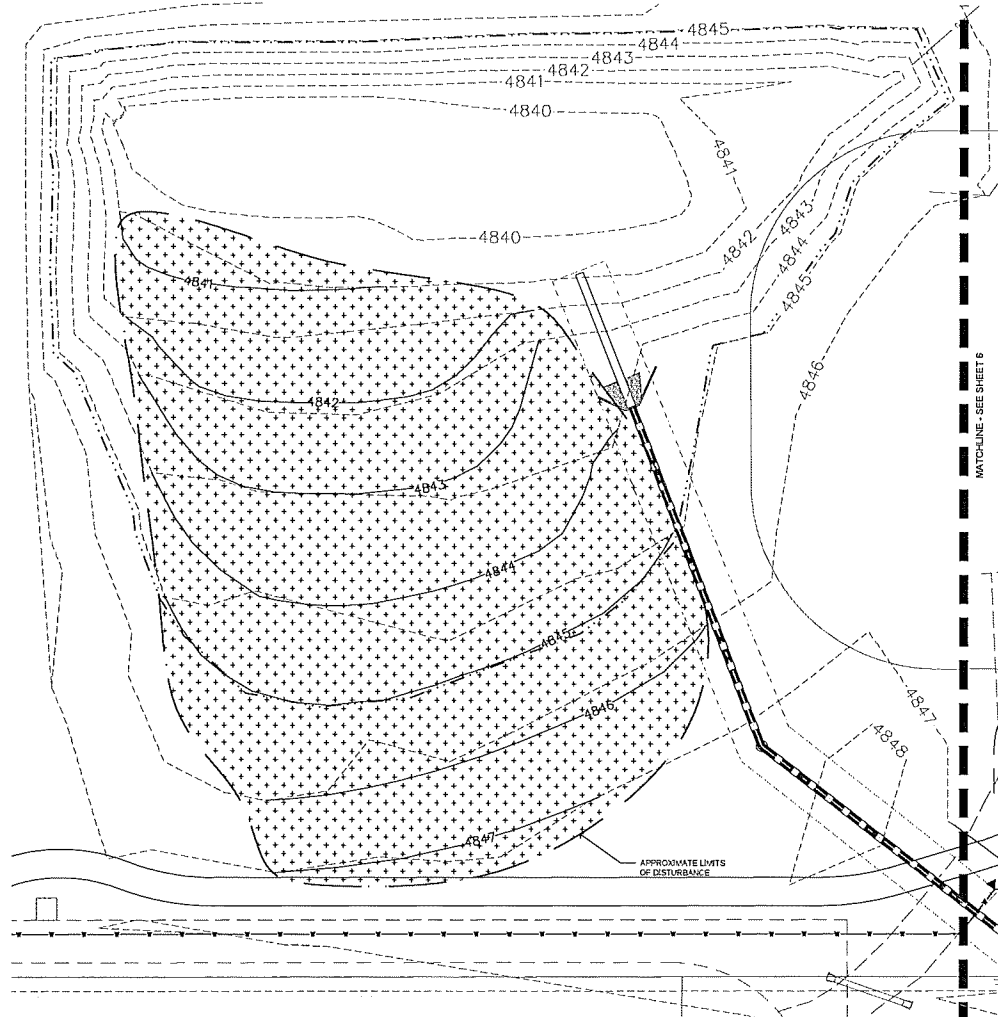


PLANT SCHEDULE OAK MEADOWS TOWNHOMES - PHASE 2

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	COVE	SIZE
PE	5	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	B & B	6' HT.
PN	5	Pinus nigra	Austrian Black Pine	B & B	6' HT.
SHADE TREE	QTY	BOTANICAL NAME	COMMON NAME	COVE	CAL
COC	5	Celtis occidentalis	Common Hackberry	B & B	2' Cal
TR	3	Tilia americana 'Redmond'	Redmond American Linden	B & B	2' Cal
OR	3	Quercus rubra	Red Oak	B & B	2' Cal
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	COVE	SIZE
LV	15	Ligustrum vulgare 'Chayenne'	Chayenne Privet	B & B	2' Cal

SOO SEED	QTY	BOTANICAL NAME	COMMON NAME
	15,620 sf	(see specifications)	Native Seed Mix (irrigated for establishment only)
	2,665 sf	(see specifications)	Drought Tolerant Bluegrass Sod (irrigated turf)
BED MULCH	QTY	BOTANICAL NAME	COMMON NAME
	3,015 sf	(see specifications)	Cobble Mulch (drip irrigated trees)

OFF-SITE (TOWN DETENTION AREA)	QTY	BOTANICAL NAME	COMMON NAME
	36,300 sf	(see specifications)	Native Seed Mix (non-irrigated)



GENERAL LANDSCAPE NOTES:

1. ALL AREAS BEYOND THE PROPERTY BOUNDARY DISTURBED BY THE INSTALLATION OF THE STORM SEWER TO BE RESTORED PER TOWN OF FIRESTONE SPECIFICATIONS.
2. NATIVE SEED IS TO BE IRRIGATED UNTIL ESTABLISHMENT. REFER TO NOTE #15 ON SHEET 6.
3. SEE SHEET 8 FOR PLANTING DETAILS AND LANDSCAPE SPECIFICATIONS.



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

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICANT	FRONTERRA
TYPE OF SUBMITTAL	PEP
PROJECT NUMBER	20200707
PHASE NUMBER	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	20200707
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET 7 OF 17	

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OAK MEADOWS TOWNHOMES - PHASE 2

FDP
FIRESTONE, COLORADO
COUNTY OF WELD

PROJECT INFORMATION
PROJECT NUMBER: 216-170118
DATE: JAN 17 2020
PHASE: FDP
REVISIONS
20200707 REVISION

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SHEET TITLE
LANDSCAPE PLAN
(OFF-SITE)

SHEET NUMBER

7

SHEET 7 OF 17

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
OAK MEADOWS P.U.D. - PLANNING AREA
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T24N, R67W OF THE 6TH P.M.
LANDSCAPE DETAILS & SPECIFICATIONS
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 8 OF 17

LANDSCAPE SPECIFICATIONS

MATERIALS:
1. WEED BARRIER: WEED BARRIER MAY BE TYPAR 3341 OR APPROVED EQUAL. PLACE WEED BARRIER 24" MINIMUM WIDTH COMMERCIAL TREE WRAP.

2. COBBLE MULCH: 4" DIA. INDIVIDUAL SIZE WASHED RIVER COBBLE. SUBMIT SAMPLE.
3. BARK MULCH: SHREDED CEDAR BARK MULCH. BARK POLE FEELINGS FROM CEDAR TREES ONLY. MULCH SHALL BE DARK BROWN IN COLOR AND FINELY SHREDED. MULCH SHALL BE FREE FROM HODIOUS WEED SEED AND FOREIGN MATERIAL HARKMULCH, TO PLANT LIFE. CHIPPED CHIPS, POLE FEELINGS OR OTHER ANGIULAR BARK CHIPS ARE NOT ACCEPTABLE. SUBMIT SAMPLES.

4. HEADERS: STEEL HEADER: RYERSON ESTATE STEEL HEADER 1/2" X 4" WITH 1" X 24" SIZE STRAP STEEL STAKES OR EQUAL. SUBMIT SAMPLE.
5. TREE STAKES: 8' FOOT LONG, 2" INCH DIAMETER PRESSURE TREATED LODGE POLE POLE STAKES FOR METAL "T" POSTS AS ALLOWED BY LANDSCAPE ARCHITECT. APPROVAL REQUIRED PRIOR TO INSTALLATION.

6. GUY ANCHORS: 24" INCH LONG METAL "T" POSTS.
7. GUYING AND STAKING WIRE: GALVANIZED IRON OR STEEL 12-GAUGE WIRE.
8. WEAVING: 2" INCH NYLON WEAVING OR RUBBERIZED CLOTH.

9. TREE WRAP: 4" INCH MINIMUM WIDTH COMMERCIAL TREE WRAP.
10. SAFETY CAPS: INDUSTRY STANDARD FOR METAL "T" POST ONLY.

11. COMPOST: A TOTALLY ORGANIC PRODUCT THAT HAS BEEN AEROBICALLY AND NATURALLY PROCESSED WITHOUT THE ADDITION OF COARSE WOOD CHIPS, IN SUCH A MANNER AS TO MAINTAIN A CONSISTENT TEMPERATURE OF 140 DEGREES FAHRENHEIT OR GREATER FOR A PERIOD OF TIME SUFFICIENT TO CREATE THE FOLLOWING CHARACTERISTICS MEASURED BY DRY WEIGHT: MAXIMUM ALLOWABLE ORGANIC MATTER: 50% ORGANIC MATTER TO NITROGEN RATIO: 25:1 TO 30:1 PH: 7 TO 8 PHAGULTS 20 TO 3.0 MMWDS, LESS THAN 25% INORGANIC MATTER, LESS THAN 1% SOL, DIRT OR SAND. MAXIMUM PARTICLE SIZE OF 6" INCH DIAMETER. ERADICATION OF ALL HARMFUL WEED SEEDS, PATHOGENS AND BACTERIA. A NON-OFFENSIVE EARTHLY SMELL.

12. FERTILIZER: FERTILIZER FOR TURF SHALL BE COMMERCIAL TYPE OF UNIFORM COMPOSITION. FREE FLOWING, AND CONFORMING TO APPLICABLE STATE AND FEDERAL LAWS. SUBMIT MANUFACTURER'S GUARANTEED ANALYSIS. FORMULATED FERTILIZER ANALYSIS SHALL BE SUBMITTED TO OWNERS REPRESENTATIVE FOR REVIEW AND SHALL BE BASED UPON RECOMMENDATIONS MADE BY SOIL LAB. CONTRACTOR SHALL SUBMIT SOIL SAMPLE TO SOIL LAB FOR ANALYSIS AND FERTILIZER RECOMMENDATIONS.

IF SOIL TYPES ARE UNUSUAL IN STRUCTURE, THE CONTRACTOR MAY USE A CONSISTENT FORMULATED FERTILIZER FOR THE ENTIRE SITE AREA. HOWEVER, IF SOIL STRUCTURES ARE VASTLY DIFFERENT, A FORMULATED FERTILIZER FOR EACH SPECIFIC SITE AREA WILL BE REQUIRED.

FERTILIZER FOR TREE AND SHRUB, BACKFILL MIX, AND GROUND COVER AREAS SHALL BE OSMOGOTE BERRABELL 9 MONTH SLOW-RELEASE FERTILIZER.

13. BLUEGRASS SOIL: BLUEGRASS SOIL SHALL CONTAIN THE FOLLOWING SEED MIX (OR ALTERNATIVE): 50% ELBORADO, SILVERADO AND MOHAWK TURF TYPE TALL FESCUE, 30% MANCHAR SMOOTH BROME, 10% BLUEGRASS MIX (DROUGHT TOLERANT BLEND), SOIL SHALL BE A MINIMUM OF 1 1/2" INCH THICK, HARVESTED IN ROLLS FERTILIZED TWO TO THREE WEEKS BEFORE CUTTING, AND SHALL BE CUT NOT MORE THAN ONE DAY PRIOR TO PLANTING. SOIL SHALL BE ONE YEAR OLD, MINIMUM GROUND UNDER INTENSIVE CARE AND CULTIVATION TO PRODUCE A THICK, EVEN STAND OF GRASS.

14. SEEDING TURF: ALL TURF SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15. SEEDING TURF AREAS SHALL BE SEEDING WITH THE FOLLOWING BLEND:

60% ELBORADO, SILVERADO AND MOHAWK TURF TYPE TALL FESCUE
30% MANCHAR SMOOTH BROME
10% BLUEGRASS MIX (DROUGHT TOLERANT BLEND)

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

Native seed shall be the *Low-Grow Mix from Arkansas Valley*

SEEDING RATE: Temporarily Irrigated 40 lbs/acre

SPECIES	%
Crested Wheatgrass	20.63
Perennial Ryegrass	24.43
Blue Fescue	19.57
Canada Bluegrass	14.68
Cheewags Fescue	9.83

16. TREES, SHRUBS, AND GROUND COVERS
PLANT MATERIALS SHALL BE A FIRST-CLASS REPRESENTATIVE OF ITS SPECIES, HEALTHY, WELL BRANCHED AND WELL PROPORTIONED IN RESPECT TO HEIGHT AND WIDTH RELATIONSHIPS, FREE FROM DISEASE, INJURY, INSECTS, AND WEED ROOTS, AND CONFORMING TO THE REQUIREMENTS OF THE COLORADO NURSERY ACT. (SEE LANDSCAPE CONTRACTORS OF COLORADO STANDARD SPECIFICATIONS FOR TREES AND SHRUBS APPROPRIATE SECTIONS OF THE NURSERY ACT). ALL PLANTS SHALL BE NURSERY STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. PLANT NAMES GIVEN IN THE PLANT LIST ARE IN CONFORMANCE WITH STANDARD HORTICULTURAL PRACTICE IN THIS AREA. PLANTS ARE TO BE DELIVERED TO THE SITE WITH TAGS BEARING THE BOTANICAL NAME AS INDICATED BY THE PLANT LIST.

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

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

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

TREE AND SHRUB PLANTING:
1. SUBSTITUTIONS: ANY PLAN SUBSTITUTIONS ARE TO BE APPROVED BY THE TOWN PRIOR TO INSTALLATION.

2. ESTABLISHED LOCATION: STAKE TREES AND FLAG OR SET OUT ALL SHRUBS IN LOCATIONS SHOWN ON THE PLANS PRIOR TO INSTALLATION FOR REVIEW BY OWNER. THE FOLLOWING ARE MINIMUM DISTANCES THAT PLANT MATERIALS CAN BE PLACED FROM ADJACENT WALLS, FENCES OR PAVED AREAS:
LARGE SHRUBS: 4 FEET
MEDIUM SHRUBS: 3 FEET
PERENNIALS, GRASSES AND GROUND COVERS: 18 INCHES

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

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

RESTORE THE FINE GRADE OF ALL AREAS TO BE PLANTED, SEEDING AND/OR SOODED WITH FLOAT DRAG TO REMOVE IRREGULARITIES RESULTING FROM PLANTING OPERATIONS. THE CONTRACTOR MUST PROVIDE A FINISH LANDSCAPE GRADE THAT SHALL CONFORM TO THE GRADES AND ELEVATIONS SHOWN ON THE ENGINEERING DRAWINGS. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS.

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

4. BACKFILL MATERIAL: TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH THE FOLLOWING MIX:
1/3N TOPSOIL BY VOLUME (1/2N EXCAVATED FROM PLANTING PITS);
2/3N COMPOST BY VOLUME.
THE SPECIFIED BACKFILL MATERIALS SHALL BE PREPARED USING INDUSTRY ACCEPTED TECHNIQUE IN ORDER TO OBTAIN A UNIFORM, EVENLY BLENDED CONSISTENCY, FREE FROM POCKETS OF UNBLENDED MATERIAL AND CLODS OR STONES GREATER THAN TWO INCHES IN DIAMETER. BACKFILL MIX SHALL BE DELIVERED TO EACH PLANTING PIT AFTER MIXING HAS OCCURRED.

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

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

3. UNTIE AND REMOVE BURLAP FROM TOP THIRD OF ROOT BALL ON BALLED AND BURLAPPED MATERIAL. REMOVE WIRE BASKETS FROM TOP AND MINIMUM OF 25 OF ALL SIDE OF ROOT BALL.

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

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

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

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

WEED BARRIER INSTALLATION

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

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

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

STEEL HEADER CONSTRUCTION

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

INSTALL USING STRAIGHT LINES AND SMOOTH CURVES. STAKE STEEL HEADER USING PLUS OF TWO FEET O.C. PROVIDE DRAINAGE SLITS OR HOLES AT SUFFICIENT INTERVALS TO ALLOW EXCESS WATER TO DRAIN AWAY.

LAYING SOO

1. AFTER SOO PREPARATION, ROLL THE AREA TO AN EVENLY COMPACTED, FIRM SOO BED.
2. REPLACE HARD AND SOFT AREAS.
3. SCARIFY SURFACE TO A DEPTH OF 3/8 INCH.
4. KEEP SOO BED MOIST DURING LAYING OF SOO.
5. LAY SOO SMOOTHLY, EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TOGETHER.
6. WATER SOO LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOO.
7. ROLL SOO DIAGONALLY WITH A LIGHT ROLLER, LEVELING IRREGULARITIES AND SEALING JOINTS.
8. IN ORDER TO FACILITATE DRAINAGE, PLACE SOO FLUSH WITH PAVEMENT ON THE UPHILL SIDE OF PAVEMENT. ON THE DOWNHILL SIDE OF PAVEMENT, PLACE SOO SLIGHTLY BELOW PAVEMENT SURFACE.
9. HOLD SOO BACK FROM TREE TRUNKS AS SHOWN IN DETAILS.

SEEDING

1. TIME OF SEEDING: UNLESS OTHERWISE APPROVED, ALL TURF SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.
2. DRILL SEEDING: DRILL SEED USING A DRILL IMPLEMENT EQUIPPED WITH THE FOLLOWING PREFERABLE FEATURES:
DEPTH BANDS - TO ALLOW SEEDING AT THE PROPER DEPTH
SEED BOX ADJUSTOR - TO PROMOTE SEED MIXING
SEED BOX Baffles - TO AID IN EVEN SEED DISTRIBUTION AMONG ROWS
SEED-METERING DEVICE - TO PROMOTE EVEN SEED DISTRIBUTION WITH ROWS
FAN-OUT DEVICES - TO PREVENT PROPER SEED PLACEMENT FROM SEED BOUTS, AND DRAG CHAINS - TO AID IN SEED COVERAGE

3. THE DRILL WILL BE ADJUSTED TO PLANT SEED TO THE PROPER DEPTH. THE DEPTH OF SEEDING WILL BE APPROXIMATELY 0.25 TO 0.50 INCH. DRILL ROW SPACING WILL BE SET AT APPROXIMATELY 8 TO 8 INCHES. THE DRILL WILL THEN BE TOWED ACROSS THE SEEDBED TO COMPLETE THE PLANTING OPERATION. DRILL SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEED BED PREPARATION TECHNIQUES.

4. BROADCAST SEEDING: BROADCAST SEEDING SHALL ONLY OCCUR IN AREAS INACCESSIBLE TO A DRILL SEEDER. BROADCAST SEED ONLY AFTER ALL TREES AND SHRUBS HAVE BEEN PLANTED IN THESE AREAS. BROADCAST SEEDING WILL BE ACCOMPLISHED USING HAND-OPERATION "CYCLOTYPE" SEEDERS OR ROTARY BROADCAST EQUIPMENT ATTACHED TO CONSTRUCTION OR RE-VEGETATION MACHINERY. ALL MACHINERY WILL BE EQUIPPED WITH METERING DEVICES. BROADCASTING BY HAND WILL BE ACCEPTABLE ON SMALL, ISOLATED SITES. WHEN BROADCAST SEEDING, PASSES WILL BE MADE OVER EACH SITE TO BE SEEDING IN A MANNER TO ENSURE AN EVEN DISTRIBUTION OF SEED. WHEN USING HORPHER TYPE EQUIPMENT, SEED SHOULD BE FREQUENTLY MIXED WITHIN THE HOPPER TO DISCOURAGE SEED SETTLING AND UNEVEN PLANTING DISTRIBUTION OF SPECIES.

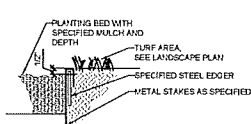
5. BROADCAST SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEEDING PREPARATION TECHNIQUES. BROADCAST SEEDING SHOULD NOT BE CONDUCTED WHEN WIND VELOCITIES WOULD PROMOTE EVEN SEED DISTRIBUTION. THE BROADCAST SEEDING RATE WILL BE TWICE THE RATE OF DRILL SEEDING.

MULCHING
MULCH FOLLOWING ALL SOO, PREPARATION AND PLANTING.

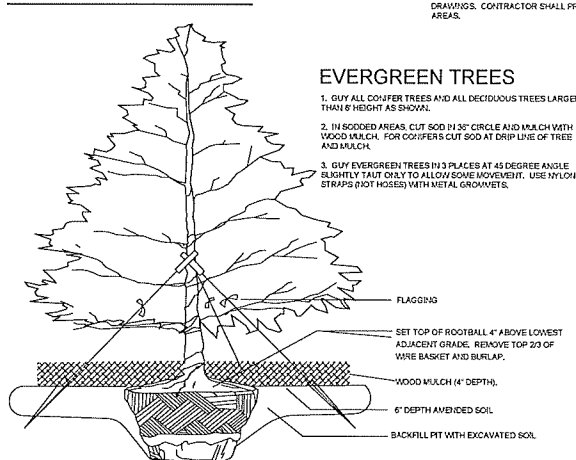
1. SHRUB BEDS: MULCH SHRUB BEDS (DECIDUOUS, CONIFEROUS SHRUBS & ORNAMENTAL GRASSES) WITH A 3-INCH LAYER OF WOOD MULCH WHERE 5-GALLON SHRUB MATERIAL IS USED. MULCH ALL ONE-GALLON PERENNIAL AND GROUND COVER PLANTING AREAS WITH A 3" LAYER OF WOOD MULCH.

2. TREE PLANTING RINGS IN IRRIGATED TURF AREAS: MULCH ALL SOO PLANTING RINGS OF DECIDUOUS AND CONIFEROUS TREES WITH A 3" LAYER OF WOOD BARK MULCH.

STEEL EDGER

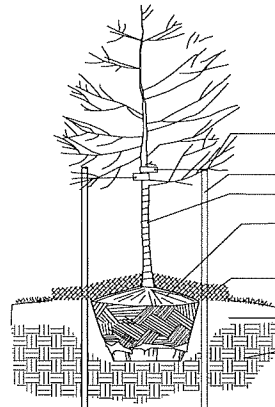


PLANTING DETAILS



EVERGREEN TREES

1. GUY ALL CONIFER TREES AND ALL DECIDUOUS TREES LARGER THAN 8' HEIGHT AS SHOWN.
2. IN SOODED AREAS: CUT SOO IN 30° CIRCLE AND MULCH WITH WOOD MULCH. FOR COVERS CUT SOO AT DRIP LINE OF TREE AND MULCH.
3. GUY EVERGREEN TREES IN PLACES AT 45 DEGREE ANGLE SLIGHTLY TAUT ONLY TO ALLOW SOME MOVEMENT. USE NYLON STRAPS (NOT HOSES) WITH METAL GROOVETS.



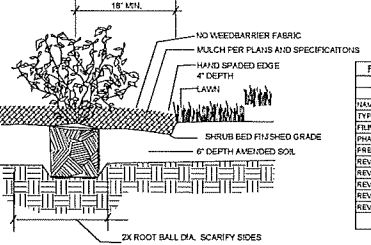
DECIDUOUS TREES

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

SHRUBS

PLACE SHRUBS A MINIMUM OF 18" FROM PLANTING BED EDGE (STEEL HEADER, CURBS, WALLS, WALLS, ETC.) FOR 1 GALLON SHRUBS, 30" MINIMUM FOR 5 GALLON DECIDUOUS SHRUBS, 4" FOR CONIFER SHRUB.

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



FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION: (BY WHOM THE PLAN WAS PREPARED)	
TYPE OF SUBMITTAL:	FDP
PLAN NUMBER:	2-4
PHASE NUMBER:	2
PREPARATION DATE:	JAN 17 2020
REVISION DATE:	2020/07
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 8 OF 17	



OAK MEADOWS TOWNHOMES - PHASE 2

FDP

FIRESTONE, COLORADO

COUNTY OF WELD

PROJECT INFORMATION
PROJECT NUMBER: 218-1701/5
DATE: JAN 17 2020
PHASE: FDP

REVISIONS
REVISION NUMBER: 2

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SHEET TITLE:
LANDSCAPE DETAILS & SPECIFICATIONS

SHEET NUMBER:

8

SHEET 8 of 17

LANDSCAPE ARCHITECTURE | PLANNING

REQUIRED ASIDE FROM EACH SUBMITTANT ASIDE, CONTRACTOR SHALL CONTACT IRRADIATION DIVISION OF DPH FOR APPROVAL.

2. CONTRACTOR SHALL DETERMINE/LOCATE ANY EXISTING BENEATH CABLES PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MESSAGES BENEATH SHALL BE IDENTIFIED AND MARKED. NEW BENEATHS SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL. CONTRACTOR SHALL OBTAIN DPH APPROVAL TO CONDUCT ANY INSTALLATION OF SUBSTITUTES WITH OTHER METHODS. ANY PIPES OR WIRING THAT PASS THROUGH EXISTING BENEATHS SHALL BE PROTECTED. IF NOT INSTALLED WITH REQUIRED MECHANICAL BARRIERS BY THE IRRADIATION CONTRACTOR.

3. INSTALL ALL ELECTRICAL POWER TO THE IRRADIATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRICAL CODES.

4. THE FOLLOWINGS SHOULD BE NOTED REGARDING FIRE RATES, IF A SECTION OF THE FACILITY IS ILLICITED BETWEEN THE FIRE PROTECTED FIRE SECTIONS. THE UNLIMITED FIRE IS THE SAME NORMAL SIZE AS THE TWO SIZED SECTIONS. THE UNLIMITED FIRE MAY NOT BE CONFUSED WITH THE DEFAULT FIRE SIZE NOTED IN THE LEGEND.

10.1. MANHOLE FIRE RATES MAY VARY THROUGHOUT COUNTRY. EACH MANHOLE IS TO BE IDENTIFIED BY THE CONTRACTOR AND THE IRRADIATION DIVISION. THE IRRADIATION DIVISION MAY NOT BE THE LARGEST SIZE ON PLANS.

11. INSTALL THREE (3) 1/4" AWS CONTROL WIRES FROM CONTROL LOCATION TO EACH DEPTH OF PIPE HOLE FOR USE AS SPIKES HOOKS OF CONTROL WIRE FAILURE. COIL 5 FEET OF WIRE IN WAVE HOLE.

12. TWO WIRE CONTROL CABLE DOES NOT REQUIRE AN ADDITIONAL SPIKE WIRES TO BE INSTALLED.

13. TWO WIRE CONTROL CABLE PROTECTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTERS ARE NOT REQUIRED ON PLANS.

13. THERE IS TURN FIRE NOT IRRADIATED BY DRIP SYSTEM. DRIP LATERAL LEAKS MAY BE IRRADIATED BY DRIP SYSTEM. THERE IS TURNED OFF IRRADIATION. THERE IS TURNED OFF IRRADIATION FOR DRIP SYSTEM.

14. IRRIGATES FOR NATIVE SPECIES AREAS SHALL BE ON A SEPARATE PROGRAM.

15. NATIVE SPECIES AREAS ARE TO BE IRRADIATED WITH AN AREAS-GRADE SYSTEM AND UNIFORM FOR ESTABLISHMENT OF USED CROP. SYSTEM IS NOT INTENDED TO OPERATE BEYOND ESTABLISHMENT. THE TEMPORARY IRRADIATION SYSTEM SHALL BE FIRE CALLY IRRADIATED. THE IRRADIATION SYSTEM SHALL BE IRRADIATED BY THE IRRADIATION DIVISION FOR THE IRRADIATION SYSTEM FOR THE NATIVE SPECIES AREAS.

16. NO IRRADIATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MANHOLE, VALVES, AND OTHER EQUIPMENT, SHALL BE IRRADIATED BY THE IRRADIATION DIVISION.

EMITTER SCHEDULE

PLANT TYPE	ENTER RATE	CHANGELIST	N.O. OF EXISTERS	TOTAL FLOW
GROUND COVER	SINGLE OUTLET	1 GPM	1	1 GPM
PERENNIALS	SINGLE OUTLET	1 GPM	1	1 GPM
1 GAL SHRUB	SINGLE OUTLET	1 GPM	1	1 GPM
5 GAL SHRUB	SINGLE OUTLET	1 GPM	2	2 GPM
TREE IN SINGLE BED	SINGLE OUTLET	1 GPM	4-6	4-6 GPM
TREE IN PLANTER BED	MIXED DTP	0.6-0.7 GPM	N/A	N/A

OAK MEADOWS TOWNHOMES - PHASE 2

and

FIRESTONE COLOGRADO

COUNTY OF WELD

PROJECT INFORMATION:
PROJECT NUMBER: 218-1701FS
DATE: JAN 17 2020
PHASE: FDP

REVISIONS:
20200727 RESUBMITTAL

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FIRESTONE INFORMATION BLOCK	
OX LEADINGS TOWNSHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION	OX LEADINGS TOWNSHOMES - PHASE 2
TYPE OF SUBMITTAL	FDP
FILE NO.	2nd
PHASE NUMBER	2
PREPARATION DATE	JUN 17 2020
REVISION DATE	20200707
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET 3 OF 17	

SHEET TITLE:
**IRRIGATION LEGEND
AND NOTES**

SHEET NUMBER:

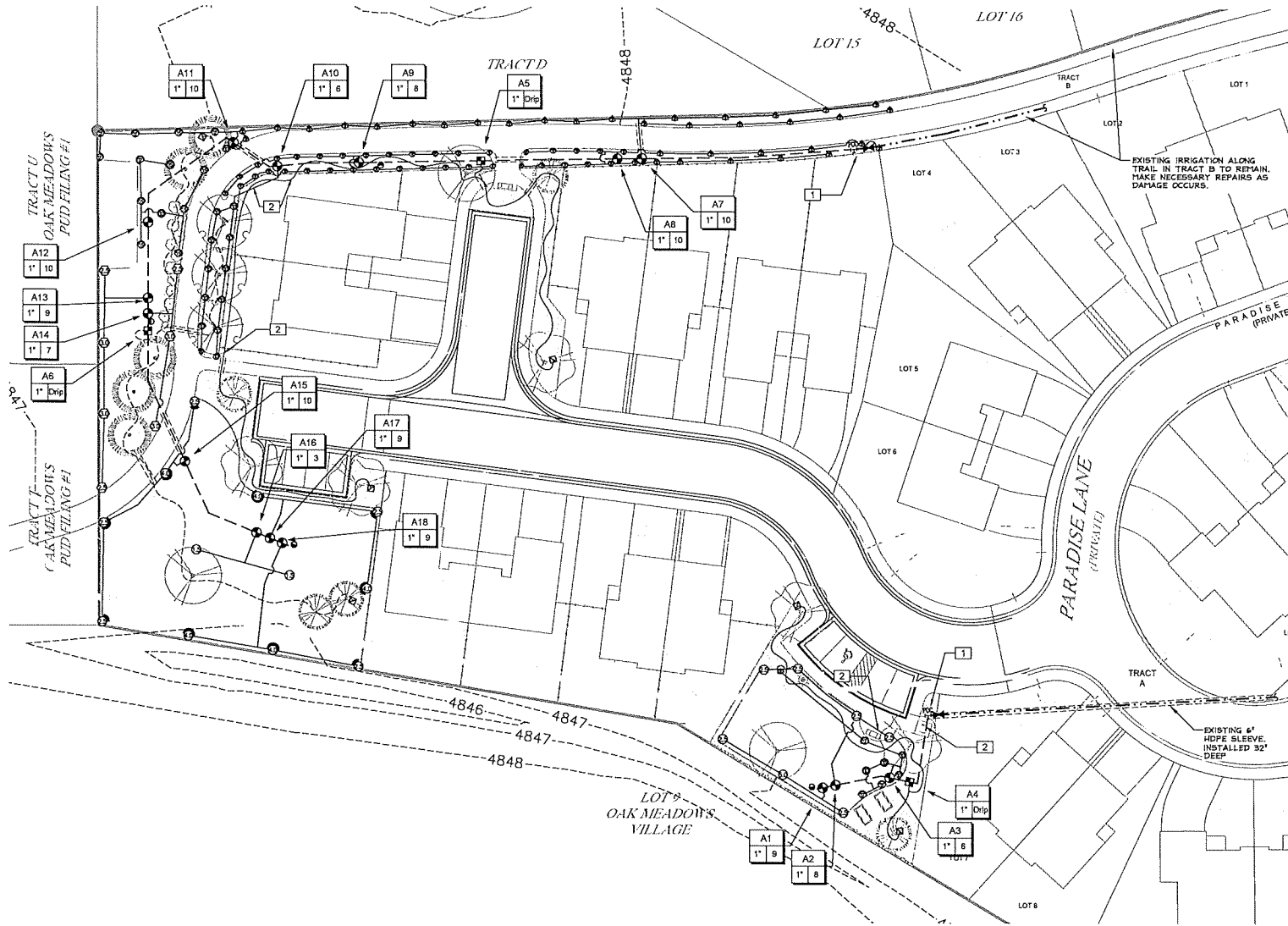
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HEET 9 of 17



SCALE 1" = 20' 1 NORTH

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
IRRIGATION PLAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 10 OF 17



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OAK MEADOWS TOWNHOMES - PHASE 2

FDP

FIRESTONE, COLORADO
COUNTY OF WELD

PROJECT INFORMATION:
PROJECT NUMBER: 218-1701F5
DATE: JAN 17 2020
PHASE: FDP
REVISION:
20200707 RESUBMITTAL

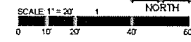
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FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICANT	TOWN OF FIRESTONE
TYPE OF SUBMITTAL	FDP
FILED NUMBER	218
PHASE NUMBER	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	20200707
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET 10 OF 17	

SHEET TITLE:
IRRIGATION PLAN

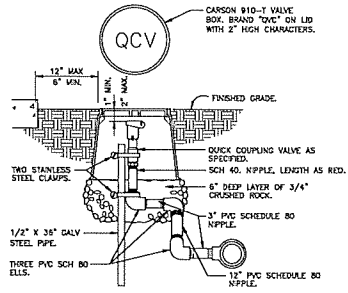
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SHEET 10 OF 17



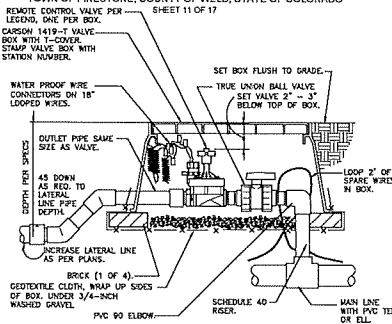
FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.

IRRIGATION PLANS
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 11 OF 17

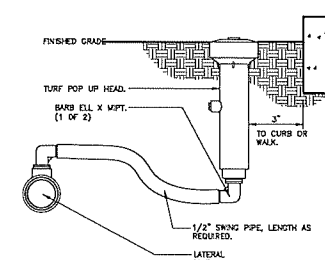


NOTE: PRE-FABRICATED SWING JOINT ASSEMBLY MAY BE UTILIZED.

1 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0" 328406.43-02

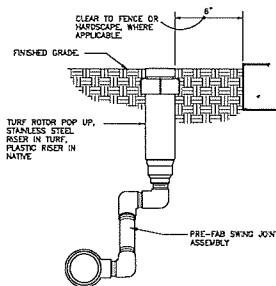


2 REMOTE CONTROL TURF VALVE
1 1/2" = 1'-0" 32 8406.13-04

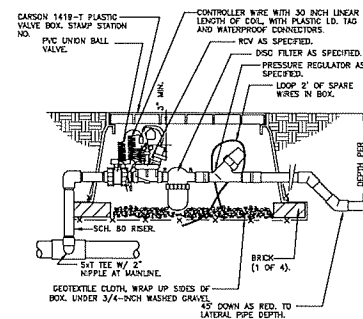


NOTES:
1. 6-INCH POP-UP RISERS SHALL BE UTILIZED IN ALL TURF/NATIVE SEED AREAS.
2. SIDE INLET SHALL NOT BE UTILIZED.

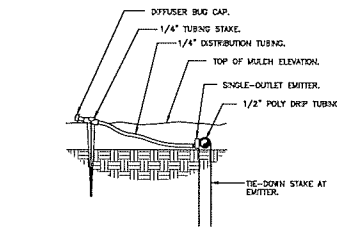
3 6-INCH POP-UP SPRAY
3" = 1'-0" 328403.13-02



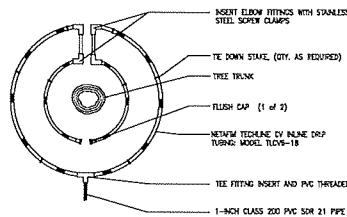
4 GEAR-DRIVEN ROTOR ASSEMBLY
3" = 1'-0" 328403.16-01



5 1" DRIP VALVE W/DISC FILTER
1 1/2" = 1'-0" 32 8413.78-10

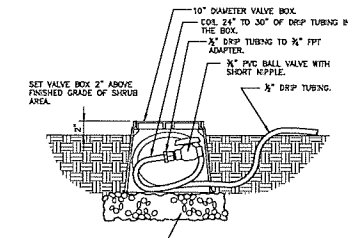


6 DRIP EMITTER AT 1/4" TUBING
3" = 1'-0" FX-R-FX-DMT-03

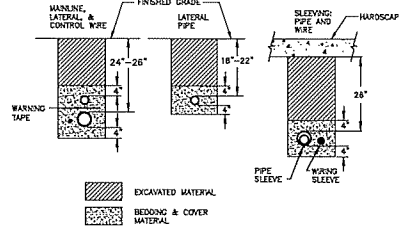


NOTES:
1. CONTRACTOR SHALL INSTALL ALL DRIP TUBING IN NATIVE AREAS 2-3" BELOW GRADE IF WALSH IS NOT PRESENT. IF WALSH IS PRESENT, LAY TUBING ON FINISHED GRADE BELOW WOULD.
2. DIAMETER OF OFFLINE PIPES PVC DEPENDENT ON TREE CANOPY SIZE AND SHALL BE ADJUSTED IN THE FIELD PER CONTRACTOR. SUGGESTED PLACEMENT OF 2" DIAMETER AND 3" DIAMETER AROUND TREE.
3. SHADERS IN NATIVE SHALL UTILIZE SINGLE OUTLET EMITTERS.

7 TREE RING IN NATIVE SEED APPLICATIONS
N.T.S. 32 8413.58-12



8 DRIP FLUSH VALVE
1 1/2" = 1'-0" 32 8413.49-03



NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
"SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MIN. OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

9 TYPICAL TRENCH DETAIL
N.T.S. 32 8409.78-10



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OAK MEADOWS TOWNHOMES - PHASE 2

FDP

FIRESTONE, COLORADO
COUNTY OF WELD

PROJECT INFORMATION:
PROJECT NUMBER: 218-1701FS
DATE: JAN 17 2020
PHASE: FDP
REVISIONS:
2/20/2021 RESUBMITTAL

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SHEET TITLE:
IRRIGATION DETAILS

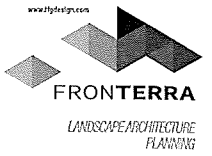
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SHEET 11 OF 17

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION	218-1701FS
TYPE OF SUBMITTAL	FDP
FILE NUMBER	2-5
PHASE NUMBER	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	2/20/2021
REVISION DATE	
REVISION DATE	
SHEET 11 OF 17	

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 8, T2N, R67W OF THE 6TH P.M.
FENCING PLAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 12 OF 17



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OAK MEADOWS TOWNHOMES - PHASE 2

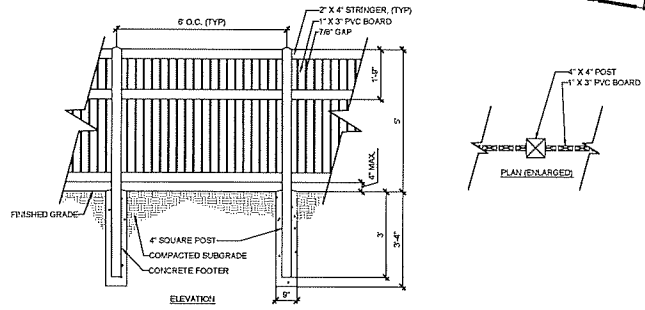
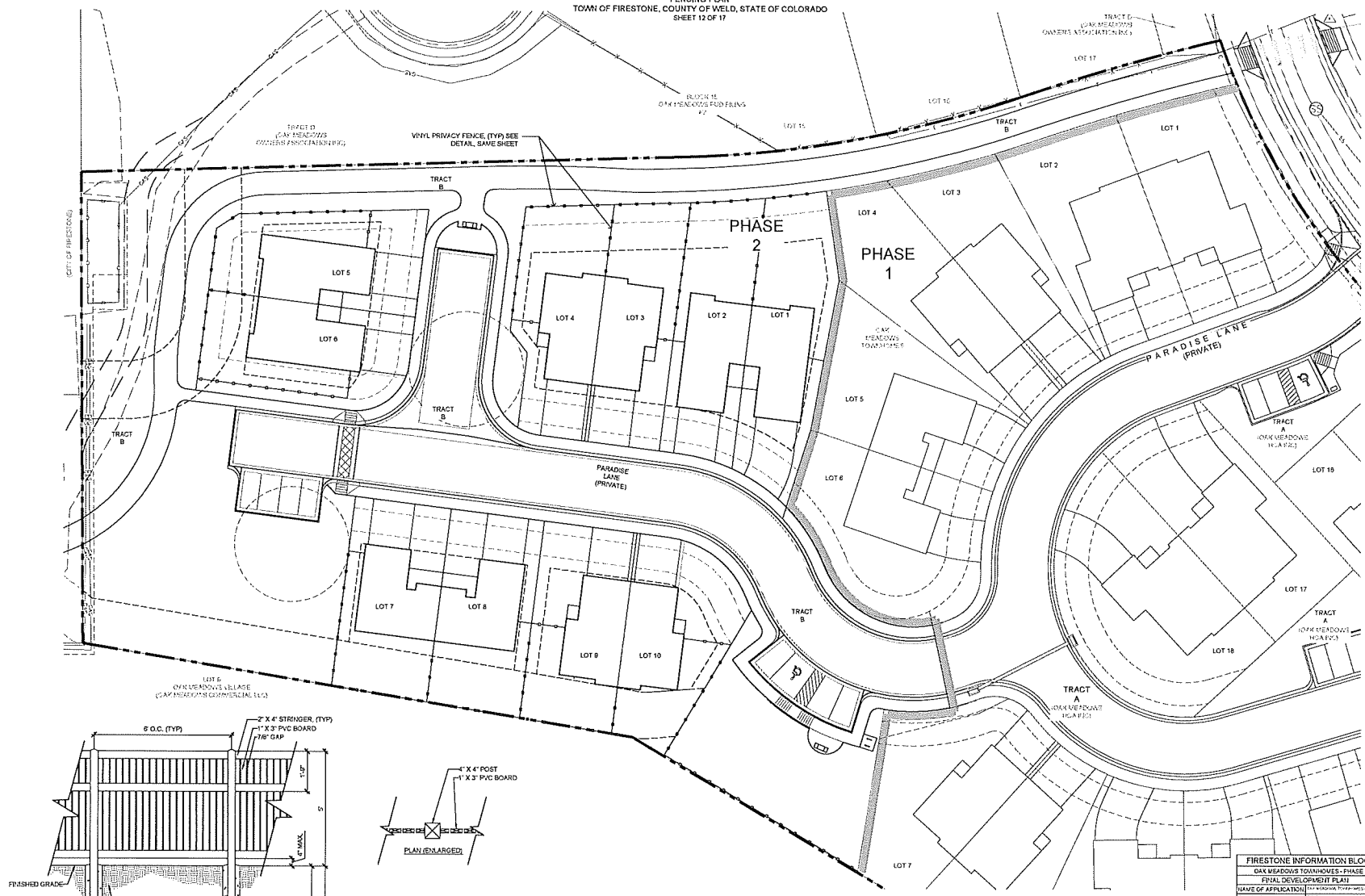
FDP
FIRESTONE, COLORADO
COUNTY OF WELD

PROJECT BY GRANTLAND
PROJECT NUMBER: 216-17018
DATE: JAN 17 2020
PHASE: FDP
REVISED: 2020/07 REVISION: 1

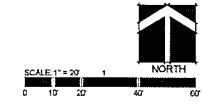
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SHEET TITLE:
FENCING PLAN
SHEET NUMBER:
12
SHEET 12 of 17

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICANT	TOWN OF FIRESTONE
TYPE OF SUBMITTAL	FDP
PREPARED BY	DF
PHASE NUMBER	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	2020/07
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET 12 OF 17	



FENCING NOTES:
ALL PRIVATE FENCING SHALL BE A TAN COLORED, 6' HEIGHT VINYL PRIVACY FENCE (WITH GAPS PER DETAIL) WITH 4" X 4" POST. FENCE POST SHALL HAVE CAPS. ALL FENCING THROUGHOUT THE TOWNHOUSE DEVELOPMENT SHALL BE THE SAME COLOR, SIZE AND STYLE. ALL FENCING TO BE CONSTRUCTED BY DEVELOPER AT TIME OF CONSTRUCTION OF TOWNHOUSES. THE ESTABLISHED HOMEOWNERS ASSOCIATION SHALL ADMINISTER AND ENFORCE THE FENCING REQUIREMENTS. A FENCE PERMIT(S) SHALL BE OBTAINED FROM THE TOWN OF FIRESTONE PRIOR TO THE CONSTRUCTION OF ANY FENCING.



1 VINYL PRIVACY FENCE - 6' HEIGHT
COLOR: TAN (ALL MUST BE THE SAME COLOR, HEIGHT & STYLE WITHIN THE HOMEOWNERS' ASSOCIATION)

NTS

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
ADDRESS MAP
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 13 OF 17



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FDP
FIRESTONE, COLORADO
COUNTY OF WELD

OAK MEADOWS TOWNHOMES - PHASE 2

PROJECT NUMBER: 218-17016
DATE: JAN 17 2020
PHASE: FDP

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SHEET TITLE:
ADDRESS MAP

SHEET NUMBER:
13

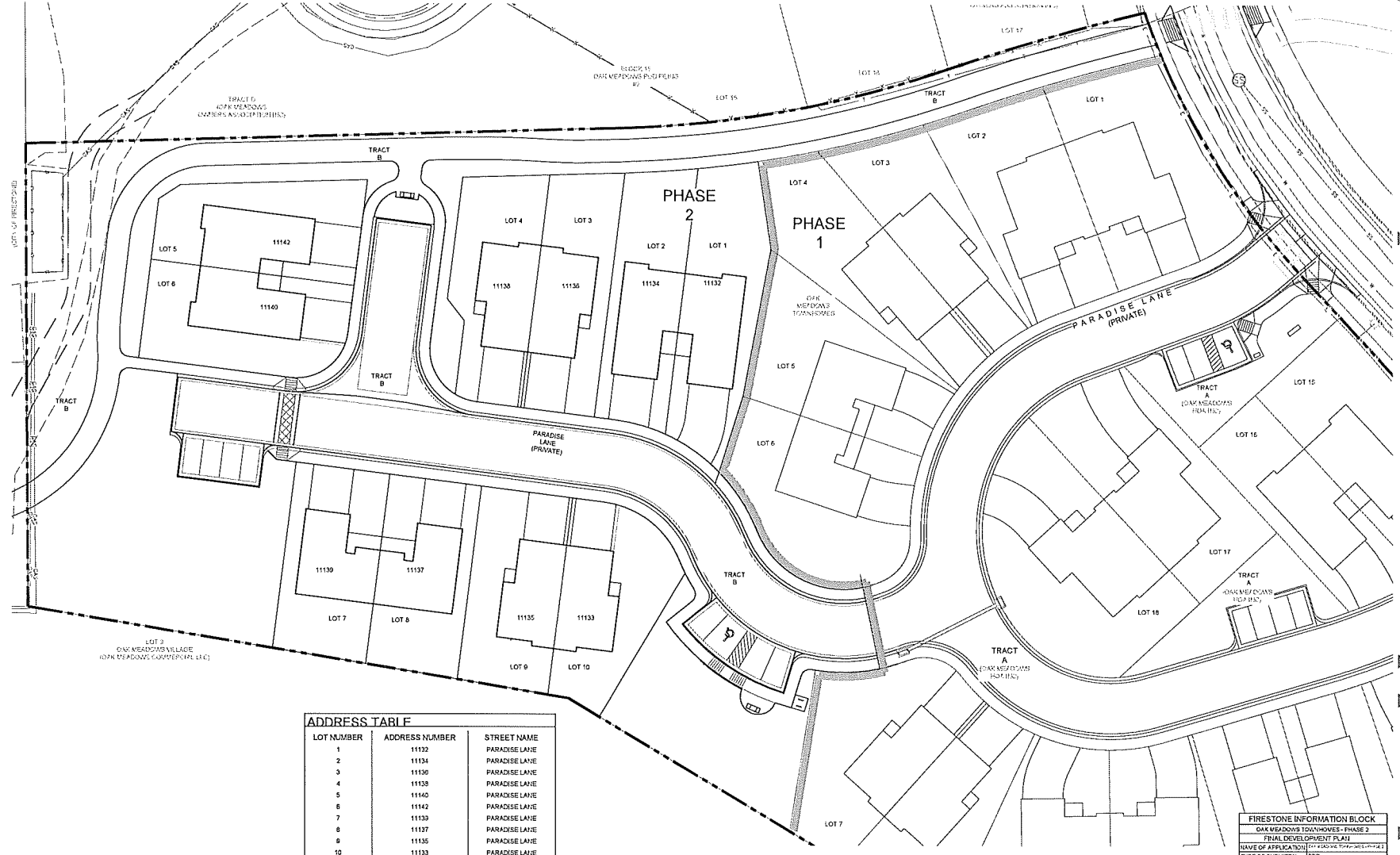
SHEET 13 of 17

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION	108 E. 13th St. #101
TYPE OF SUBMITTAL	FDP
PHASE NUMBER	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	2020/07
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET	13 OF 17

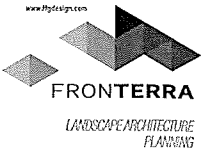


SCALE 1" = 20'
0 10 20 40 60
NORTH

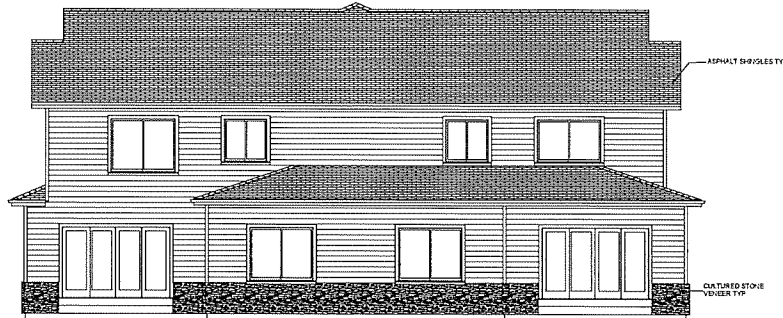
ADDRESS TABLE		
LOT NUMBER	ADDRESS NUMBER	STREET NAME
1	11132	PARADISE LANE
2	11134	PARADISE LANE
3	11136	PARADISE LANE
4	11138	PARADISE LANE
5	11140	PARADISE LANE
6	11142	PARADISE LANE
7	11130	PARADISE LANE
8	11137	PARADISE LANE
9	11135	PARADISE LANE
10	11133	PARADISE LANE



FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
BUILDING ELEVATIONS
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 14 OF 17



TERRA, LLC
1000 N. 10TH STREET
LOVELAND, CO 80501
(970) 667-8777
design@fronterra.com



B TOWNHOME MODEL 'A' - BACK



F TOWNHOME MODEL 'A' - FRONT



L TOWNHOME MODEL 'A' - LEFT SIDE



R TOWNHOME MODEL 'A' - RIGHT SIDE

OAK MEADOWS TOWNHOMES - PHASE 2

FDP
FIRESTONE, COLORADO
COUNTY OF WELD

PROJECT BY ORIGINATOR
PROJECT NUMBER: 218-1701FS
DATE: JAN 17 2020
PHASE: FDP
REVISIONS
COUNTY: REDJ/MITAL

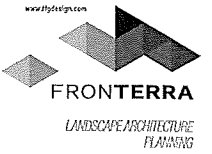
FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION	(BY VENDOR TYPE) NEW PROJECT
TYPE OF SUBMITTAL	FDP
PLANS NUMBER	304
PHASE NUMBER	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	2/2/2020
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET 14 OF 17	

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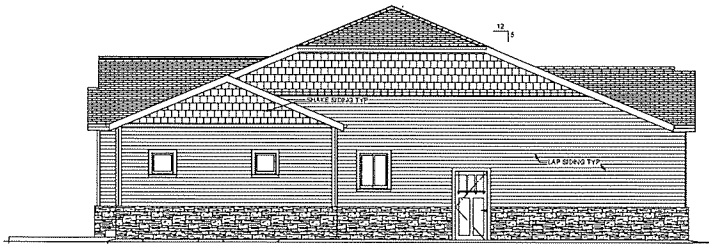
SHEET TITLE:
BUILDING
ELEVATIONS
SHEET NUMBER:
14
SHEET 14 of 17

NOTES: BUILDING HEIGHTS NOT TO EXCEED 35' MAX. BUILDING FACADES WILL BE CREATED TO PROVIDE VARIETY AND VISUAL INTEREST. SPECIES COMPLIANT TO ONE ANOTHER BE A FUNCTIONAL DESIGN. THIS WILL BE ACHIEVED THROUGH THE USE OF MATERIALS VARYING IN COLOR, TEXTURE AND DEPTH VARIOUS FOCAL POINTS, VARYING WINDOW SHAPES AND SIZES, COORDINATE TO REFLECT NEUTRAL EARTH TONE PALETTE WITH ACCENT COLORS EMPHASIS THE STRUCTURES OVERALL APPEARANCE.

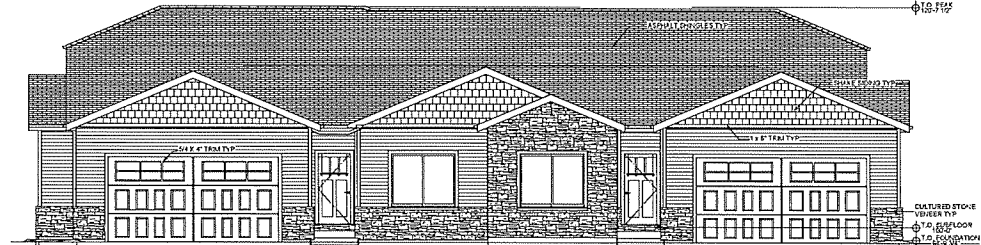
FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
BUILDING ELEVATIONS
FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 15 OF 17



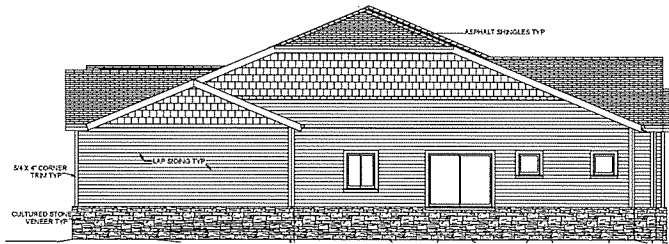
1100 Design, LLC
1000 N. 25th Street
Louisville, CO 80501
(303) 775-0875
design@fronterra.com



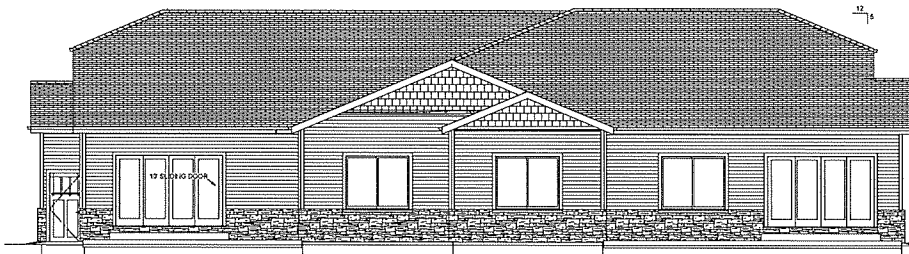
L TOWNHOME MODEL 'B' - LEFT SIDE



F TOWNHOME MODEL 'B' - FRONT



R TOWNHOME MODEL 'B' - RIGHT SIDE



B TOWNHOME MODEL 'B' - BACK

OAK MEADOWS TOWNHOMES - PHASE 2

FINAL DEVELOPMENT PLAN

FIRESTONE, COLORADO
COUNTY OF WELD COUNTY

PROJECT BY EXISTING
PROJECT NUMBER: 218-1701FS
DATE: JAN 17 2023
PHASE: FOP

REVISIONS
20230107 REVISIONAL

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICANT	FRONTERRA LLC
TYPE OF SUBMITTAL	FOP
FILED NUMBER	FILED NUMBER
PHASE NUMBER	FOP
PREPARATION DATE	JAN 17 2023
REVISION DATE	20230107
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET 15 OF 17	

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SHEET TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:

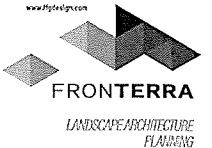
15

SHEET 15 of 17

NOTES: BUILDING HEIGHTS NOT TO EXCEED 30' MAX. BUILDING FACADES WILL BE CREATED TO PROVIDE VARIETY AND VISUAL INTEREST. WHILE COMPLIANT TO ONE ANOTHER IN A UNIFORM FASHION, THIS WILL BE ACHIEVED THROUGH THE USE OF MATERIALS VARYING IN COLOR, TEXTURE AND DEPTH. VARYING FOCAL POINTS, VARYING WINDOW SHAPES AND SIZES, COLORS ARE TO REFLECT NEUTRAL EARTH TONE PALETTE WITH ACCENT COLORS ENHANCING THE STRUCTURES OVERALL APPEARANCE.

SHEET 16 of 17

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
OVERALL UTILITY PLAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 17 OF 17



FRONTERRA, LLC
1015 N. 1st Street
Louisville, CO 80202
(303) 775-0876
design@fronterra.com

OWNER:
Ginger Gudejohn
P.O. Box 25
Hess, Colorado 80642
(303) 775-0876
innovativengr@hess.com

OAK MEADOWS TOWNHOMES - PHASE 2

FDP
FIRESTONE, COLORADO
COUNTY OF WELD

PROJECT INFORMATION
PROJECT NUMBER: 218-17018
DATE: JAN 17 2020
PHASE: FDP

REVISION
202007

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FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICANT:	FRONTERRA, LLC
TYPE OF SUBMITTAL:	FDP
PROJECT NUMBER:	218-17018
PHASE NUMBER:	2
PREPARATION DATE:	JAN 17 2020
REVISION DATE:	202007
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET	17 OF 17

SHEET TITLE:
OVERALL UTILITY PLAN

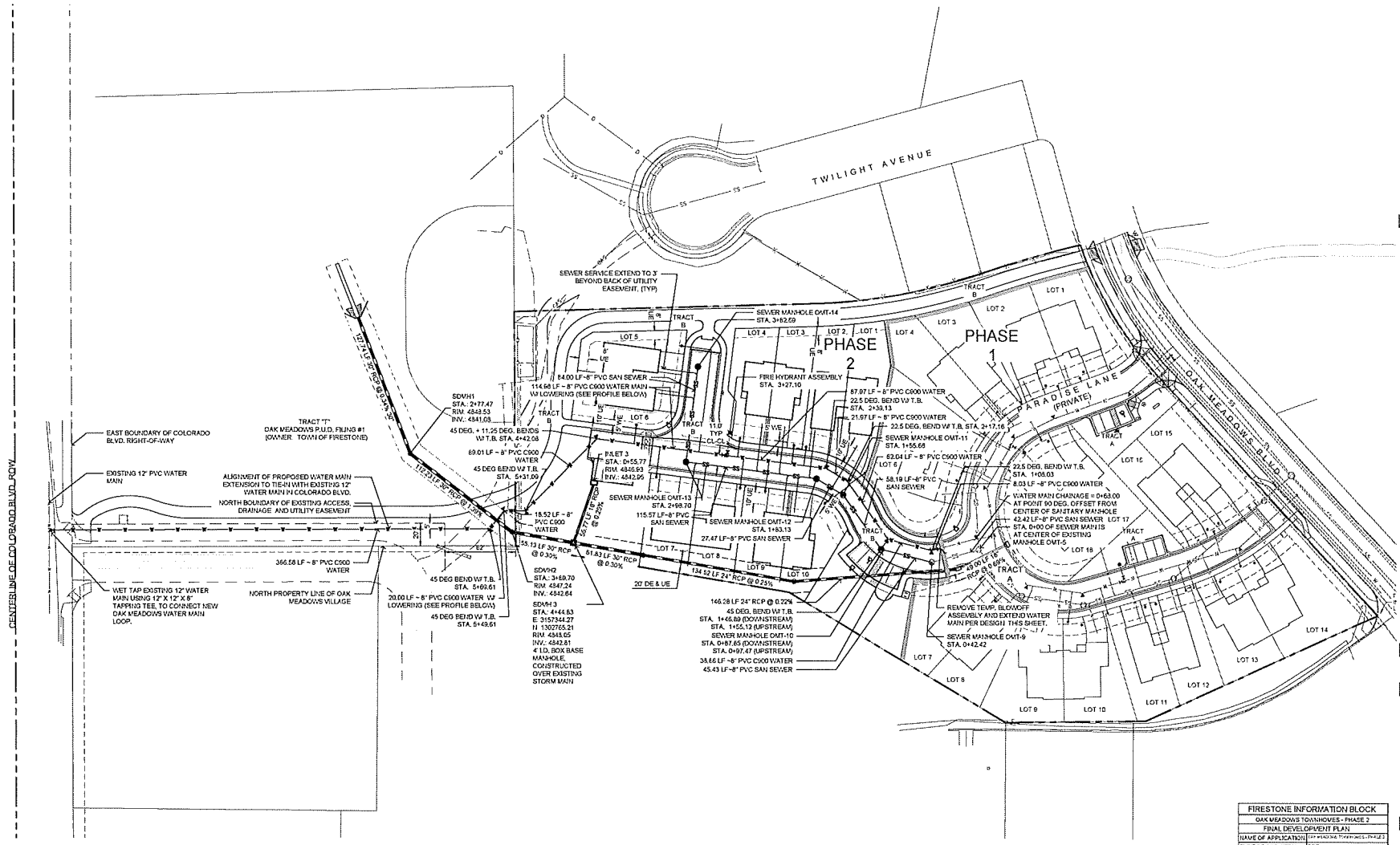
SHEET NUMBER:

17

SHEET 17 OF 17



SCALE 1" = 40'
0 20 40 60 80 100
NORTH



RESOLUTION PC 20-15
A RESOLUTION RECOMMENDING APPROVAL OF A
FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR
OAK MEADOWS TOWNHOMES PHASE 2

OAK MEADOWS TOWNHOMES PHASE 2
FINAL PLAT & FINAL DEVELOPMENT PLAN



Planning & Zoning Commission – August 20, 2020

Process



Development Flow Chart | Firestone PUD Zoning



Location



Site



Site



Site



Final Development Plan



FINAL DEVELOPMENT PLAN OAK MEADOWS TOWNHOMES - PHASE 2 OAK MEADOWS P.U.D. - PLANNING AREA 1 A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M. PROJECT PLAN TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO SHEET 3 OF 17



254 Design, LLC
104 W. 1st St., Suite 101
Firestone, CO 80439
430-910-0000
info@254design.com

DESIGN
Ginger Gledhill
P.O. Box 25
Firestone, Colorado 80439
(970) 775-5000
info@gingergledhill.com

OAK MEADOWS TOWNHOMES - PHASE 2

FDP
FIRESTONE, COLORADO
COUNTY OF WELD

PROJECT INFORMATION
PROJECT NUMBER: 216-17015
DATE: JAN 17 2020
PHASE: FDP

REVISIONS
2/20/20 1/1/2020

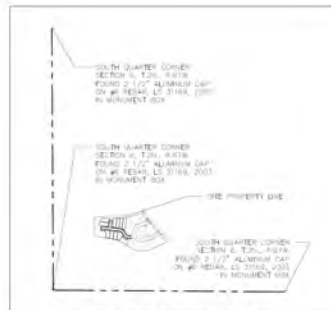
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND I, THE DESIGNER, AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION AND DATA USED IN THE PREPARATION OF THIS DRAWING OR FOR THE BEST AND MOST ADVISORY USE THEREOF BY THE LANDSCAPE ARCHITECT.

FIRESTONE INFORMATION BLOCK	
NAME OF PROJECT	FINAL DEVELOPMENT PLAN
NAME OF APPLICANT	PHASE 2
TYPE OF SUBMITTAL	FDP
PLANNING NUMBER	216-17015
PHASE NUMBER	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	2/20/20
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET	3 OF 17

PROJECT PLAN

SHEET NUMBER
3

SHEET 3 OF 17



RECORDED MONUMENTS

SCALE: 1" = 100'

TRACT NOTES:

TRACT 3 BY UTILITY, PEDESTRIAN AND ACCESS EASEMENT ARE DEDICATED OVER ALL OF TRACT 3.

PROJECT PLAN NOTES:

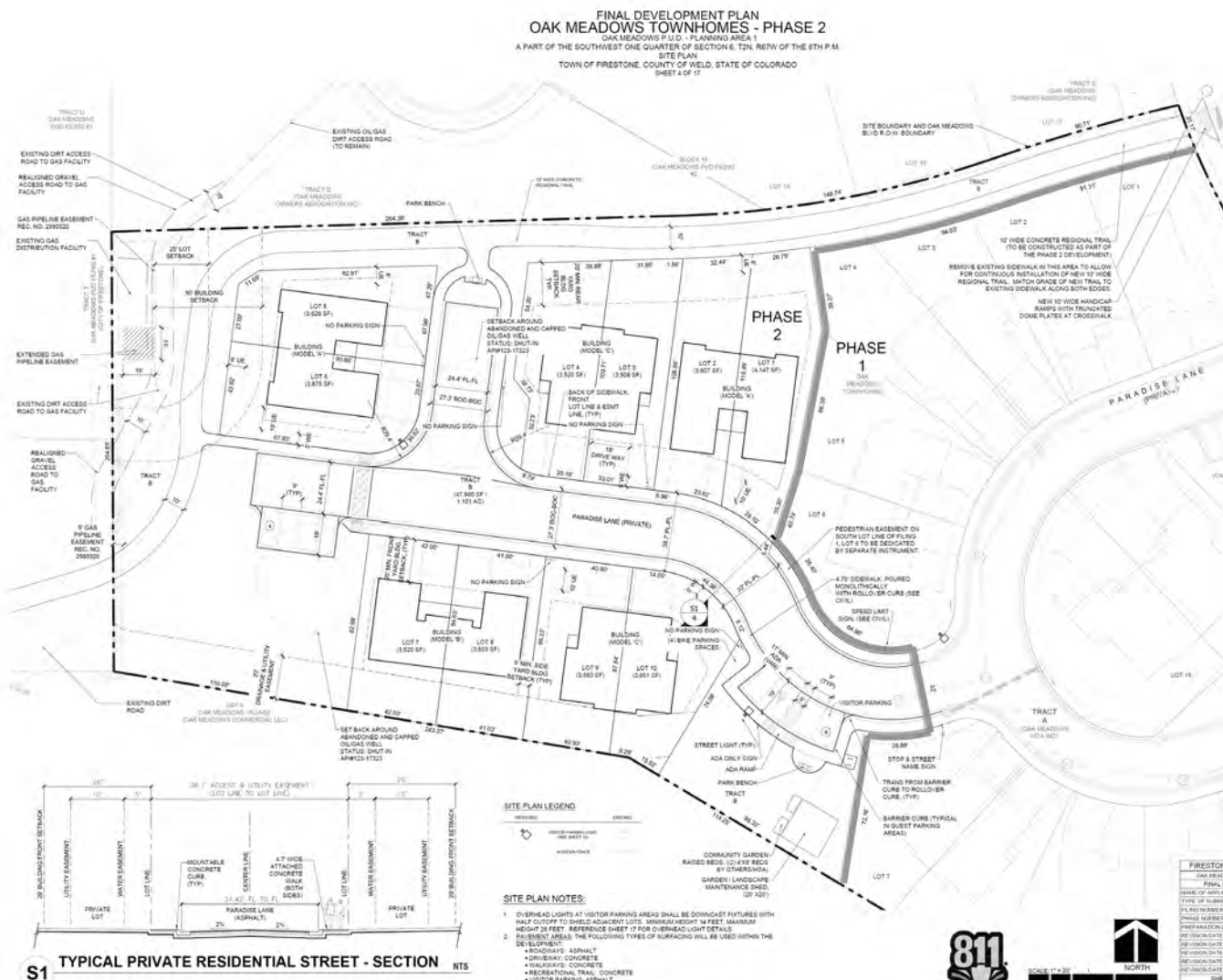
1. SEE SITE AND FENCE PLAN SHEETS FOR PROPOSED FENCE LOCATIONS.



SCALE: 1" = 40'



FIRESTONE
COLORADO



Final Development Plan



FINAL DEVELOPMENT PLAN OAK MEADOWS TOWNHOMES - PHASE 2 OAK MEADOWS P.U.D. - PLANNING AREA 1 A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M. LANDSCAPE PLAN TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO SHEET 6 OF 17



Client Contact:
Ginger Gundersen
P.O. Box 24
Nunn, Colorado 80642
(303) 775-2876
ginger@fronterra.com

Project Information:
Project Number: 215-170195
Date: JAN 17 2020
Phase: FDP

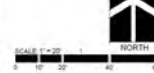
Revisions:
1. 01/17/2020

Firestone Information Block:
Name: OAK MEADOWS TOWNHOMES - PHASE 2
Final Development Plan
Map of South Platte River Watershed (2017)
Type of Submittal: FDP
Planning Authority: City of Firestone
Project Number: 215-170195
FDP Submission Date: JAN 17 2020
Revision Number: 01
Revision Date: 01/17/2020
Revision Description: 01/17/2020

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
6

Sheet 6 of 17



FIRESTONE INFORMATION BLOCK	
NAME: OAK MEADOWS TOWNHOMES - PHASE 2	
Final Development Plan	
Map of South Platte River Watershed (2017)	
TYPE OF SUBMITTAL:	FDP
PLANNING AUTHORITY:	City of Firestone
PROJECT NUMBER:	215-170195
FDP SUBMISSION DATE:	JAN 17 2020
REVISION NUMBER:	01
REVISION DATE:	01/17/2020
REVISION DESCRIPTION:	01/17/2020

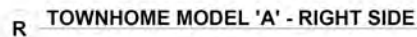
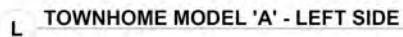
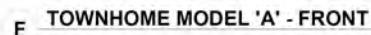
FIRESTONE
COLORADO

www.fronterra.com



FRONTERRA
LANDSCAPE ARCHITECTURE
PLANNING

TRD Design, LLC
715 S. 9th Avenue, Suite 40
Cincinnati, OH 45203
(616) 884-2300
design@fronterra.com



OAK MEADOWS TOWNHOMES - PHASE 2

PROJECT INFORMATION
PROJECT NUMBER: 216-1701F5
DATE: JAN 17 2020
SWISS FOR

► **88 answers:**

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14

SHEET 14 of 17

NOTES: INCLUDING HIGHLY METEOROLOGICAL, BUILDING INFORMATION, WEATHER, CREATING TO PROTECT VIBRANT AND ORIGINAL INTEREST
 (44) (COMPLIMENTING) ONE AND ONLY IN A UNIFORM FASHION. THIS WILL BE ACTIVELY THROUGH THE USE OF MATERIALS VARYING IN
 COLOR, TEXTURE AND CLOTH, INCLUDING SPECIAL FINISHES, VARYING INHERENT SHAPES AND SIZES. FOR ORDINARY TO REFLECT NEUTRAL ONE
 ONE PLANTS, WITHOUT ANY COLOR OR ORNAMENTATION, THE ARCHITECTURE IN A LAY-OUT.

FIRESTONE INFORMATION BLOCK	
OAK HILLS/DOY FURNACE: PHASE 2	
FINAL DEVELOPMENT PLAN	
BASE OF APPLICATION: NEW RESIDENT CONCEPT: No	
TYPE OF SUBMITTAL	EXP
PLANS NUMBER	2nd
PHASE NUMBER	2
PREPARATION DATE	1/18/17 (2nd)
REVISION DATE	2/28/17
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET 16 OF 35	

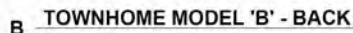
FIRESTONE
COLORADO

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FRONTERRA

LANDSCAPE ARCHITECTURE
PLANNING

770 Design, LLC
100 N. Peach St., Suite 200
Lawrenceville, GA 30046
(770) 962-0000
www.fronterra.com



WIRESTONE, COLORADO
COUNTY OF WELD COUNTY

► **WISCONSIN** www.wisconsin.gov

**BUILDING
ELEVATIONS**

15

PAGE 15 OF 17

FIRESTONE INFORMATION BLOCK	
GAS MEASUREMENTS FORM (PAGE 3)	
FINAL DEVELOPMENT BY: AN	
NAME OF APPLICATION:	FOR MEASUREMENT: (DATE) 1/1/00
TIME OF MEASUREMENT:	1:00 PM
FLINK NUMBER:	193 (NO NUMBER)
PHASE NUMBER:	POP
PREPARATION DATE:	1/1/00
REVISION DATE:	1/2/00
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 13 OF 17	

NOTED: BUILDING HEIGHTS NOT TO EXCEED 35' NAKA. BUILDING FRANCES WILL BE CREATED TO PROVIDE VARIETY AND VISUAL INTEREST WHILE COMPLEMENTING ONE ANOTHER IN A UNIFORM FASHION. THIS WILL BE ACHIEVED THROUGH THE USE OF MATERIALS DIFFERING IN COLOR, TEXTURE AND DEPTH, VARYING FOCAL POINTS, VARYING WINDOW SHAPES AND DEEZ. COLORS ARE TO REFLECT NEUTRAL EARTH TONES WITH ACCENT COLORS SHIMMERING THROUGHOUT THE OVERALL APPEARANCE.

Staff Recommendation



Staff Recommends that the Planning & Zoning Commission approve Resolution PC-20-15, a resolution recommending approval of the Oak Meadows Townhomes Phase 2 Final Plat and Final Development Plan, with conditions, to the Board of Trustees.

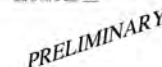
Staff Recommendation



Conditions of Approval

1. All remaining technical corrections to the final plat and final development plan requested by Town staff shall be made to the Town staff's satisfaction.
2. The Applicant provides recorded documentation that the 20' oil and gas pipeline easement (identified by Rec. No. 2688881) has been fully vacated.
3. 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.
4. The Town and the Applicant execute a subdivision agreement, in a form to be approved by the Town Attorney.

Of Tract B, Oak Meadows Townhomes,
Situate in the Southwest Quarter of Section 6, Township 2 North, Range 67 West of the 6th P.M.,
Town of Firestone, County of Weld, State of Colorado



CURVE	LENGTH	RADIUS	DELTA	CHORD	ON BEARING
C1	148.14	482.38	17°18'28"	148.17	N79°44'31"E
C2	90.57	583.85	9°32'48"	90.57	N79°44'31"E
C3	20.17	323.06	0°32'50"	20.16	S20°46'33"E
C4	81.31	922.66	3°40'13"	81.28	S73°23'23"W
C5	94.53	512.37	10°30'34"	94.50	S78°20'25"W
C6	36.45	73.62	20°32'52"	26.30	S21°56'56"E
C7	84.86	40.27	80°15'12"	58.78	S61°47'02"E
C8	38.48	28.38	23°20'30"	26.71	S88°38'30"E

[illegible][illegible][illegible]

DATE: 10/11/2019
 FILE NAME: 20190606.DALTA
 SCALE: 1"=30'
 DRAWN BY: CSK
 CHECKED BY: JPM

KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
 Phone: (970) 686-5041 | email: contact@KingSurveyors.com

SHEET 1 OF 1		DATE: _____
		RECORDS: _____ ALTA/NPS LAND TITLE SURVEY FOR JOE TARANTINO 3700 WALLEY WEE COURT WILSONVILLE, OR 97154

Oak Meadows Townhomes – Phase 2
Final Development Plan (FDP)

OAK MEADOWS P.U.D. – PLANNING AREA 1

Planning Commission Public Hearing

August 20, 2020

Consultant Team

Owner/Developer:

Innovative Development Holdings LLC & Oak Meadows Limited

Landscape Architect / Planner:

TFG Design, LLC

Josh McCarn, PLA

josh@tfgdesign.com

David Kasprzak, PLA

david@tfgdesign.com

Civil Engineer:

Owen Consulting Group, Inc.

Larry Owen, PE

larrycowen@comcast.net

Surveyor:

King Surveyors, Inc.

Paul Groves

paulg@kingsurveyors.com

Vicinity Map



Aerial – Vicinity Map (context)



Illustrative Plan – with Aerial

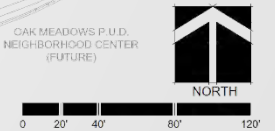


Project Plan



5 VINYL PRIVACY FENCE - 6' HEIGHT
 COLOR: TAN (ALL MUST BE THE SAME COLOR, HEIGHT & STYLE WITHIN THE PROPERTY OWNER'S ASSOCIATION)

NTS



SUMMARY

- 1.10 acres (4.47 total acres Phase 1 & 2)
- 0.88/19.7% acres of open space (Phase 1 & 2)
- (5) 1-story and 2-story single-family attached buildings
- 10 dwelling units (6.26 DU/AC Phase 1 & 2)
- 25' abandoned & capped oil/gas well setback
- 8 guest parking spaces with (1) ADA van accessible (Phase 2)
- Regional 10' wide concrete trail extension to Colorado Blvd.
- Town reviewed updated traffic letter, dated December 10, 2019 from Keller Engineering and had no concerns.
- Intersection of Firestone Blvd. and Oak Meadows Blvd. is built to its ultimate configuration with traffic signal

Building Elevations – Model 'A'



B TOWNHOME MODEL 'A' - BACK



F TOWNHOME MODEL 'A' - FRONT



L TOWNHOME MODEL 'A' - LEFT SIDE

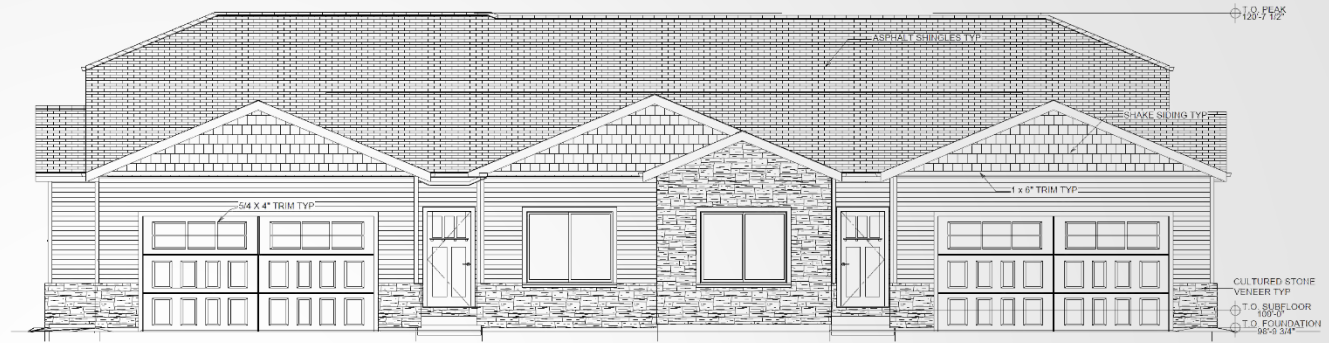


R TOWNHOME MODEL 'A' - RIGHT SIDE

Building Elevations – Model 'B'



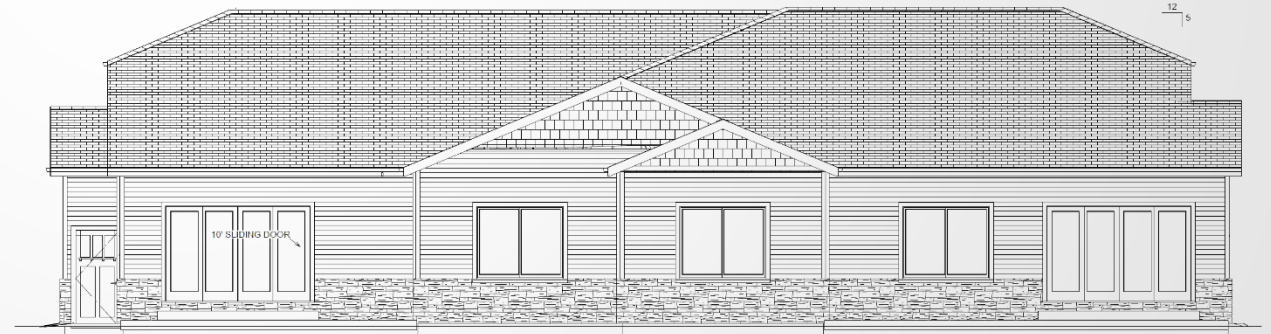
L TOWNHOME MODEL 'B' - LEFT SIDE



F TOWNHOME MODEL 'B' - FRONT



R TOWNHOME MODEL 'B' - RIGHT SIDE



B TOWNHOME MODEL 'B' - BACK

Reference Slides



Millissa Berry

From: David Kasprzak <david@fronterra.design>
Sent: Wednesday, August 12, 2020 11:51 AM
To: Millissa Berry
Cc: Ginger Guderjahn; Matthew Guderjahn; Tom Dunn; Mike Dunn
Subject: Re: Oak Meadows Townhomes Phase 2 - ODP & FDP Hearings

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

Ms. Berry:

TFG Design represents Innovative Development Holdings LLC and Oak Meadows Limited in connection with its pending Oak Town Meadows ODP and Phase2 - FDP application with the Town of Firestone. TFG Design, as the applicants representative in such applications, hereby expressly authorizes the Town to proceed with conducting the Planning and Zoning Commission and Town Board public hearings for the ODP and Phase2 - FDP under the Town's Orientation Telephonic Participation Policy. The applicant understands that the hearing will include accommodations made for Telephonic Participation by the applicant and/or the public. The applicant is waiving any legal challenge on the basis that the hearing will be conducted via Telephone Participation.

Regards,

David Kasprzak

On Wed, Aug 12, 2020 at 11:12 AM Ginger Guderjahn <Innovativeginger@hotmail.com> wrote:
I do not want to postpone the meetings so yes, we will agree to a zoom meeting

Get [Outlook for Android](#)

From: David Kasprzak <david@fronterra.design>
Sent: Wednesday, August 12, 2020 11:05:11 AM
To: Ginger Guderjahn <Innovativeginger@hotmail.com>
Cc: Matthew Guderjahn <idematt@msn.com>; Tom Dunn <tomldunn@gmail.com>; Mike Dunn <mikedunn33@gmail.com>
Subject: Oak Meadows Townhomes Phase 2 - ODP & FDP Hearings

Hi Ginger. Due to Covid-19, the Town hearings will have a 'telephonic' option and streamed over Zoom. Because of the telephonic option, the Town requires that we acknowledge the option is available and agree to have the meeting scheduled with this option. I've attached the Town's resolution regarding the telephonic option for your reference.

I need to provide an email or letter stating acknowledgment and agreement **before noon today**.

Would you please reply if in agreement?

The bottom line is that the Town is concerned a citizen could come back after the fact and say that a proper 'public hearing' was not held and they want you to acknowledge that possibility.

My email to the Town will be as below for the scheduling of the meetings:

Ms. Berry:

TFG Design represents Innovative Development Holdings LLC and Oak Meadows Limited in connection with its pending Oak Town Meadows ODP and Phase2 - FDP application with the Town of Firestone. TFG Design, as the applicants representative in such application, hereby expressly authorizes the Town to proceed with conducting the Planning and Zoning Commission and Town Board

public hearings for the ODP and Phase2 - FDP under the Town's Orientation Telephonic Participation Policy. The applicant understands that the hearing will include accommodations made for Telephonic Participation by the applicant and/or the public. The applicant is waiving any legal challenge on the basis that the hearing will be conducted via Telephone Participation.

Regards,

David Kasprzak



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