



BOARD OF TRUSTEES
REGULAR MEETING AGENDA

August 26, 2020
7:00 PM
Virtual Meeting
2 Park Avenue
Firestone, CO 80504

PRE-MEETING WORK SESSION 6:30 PM IN THE TRAINING ROOM

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

REGULAR MEETING 7:00 PM IN THE COURT ROOM

1. Access Information

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

Topic: 08-26-2020 Board of Trustees Regular Meeting
Time: Aug 26, 2020 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81377843582?pwd=OUhabnNnK1V5bHAzdHo1UXNOd2xkQT09>

Meeting ID: 813 7784 3582

Passcode: 322417

One tap mobile

+13462487799,,81377843582#,,,,,0#,,322417# US (Houston)

+16699009128,,81377843582#,,,,,0#,,322417# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 813 7784 3582

Passcode: 322417

Find your local number: <https://us02web.zoom.us/j/81377843582?pwd=OUhabnNnK1V5bHAzdHo1UXNOd2xkQT09>

* Individuals that desire to address the Board of Trustees are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to three minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes.

If you need special assistance in order to participate in a Board of Trustees meeting, please contact the Town Clerk's Office at 303-531-6264 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

2. **Call to Order & Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Agenda**
5. **Public Comment** *(maximum time permitted for all Public Comment is 30 minutes)
6. **Consent Agenda**
 - 6.a. Approval of the August 12, 2020 Meeting Minutes
7. **Presentation**
 - 7.a. Presentation of the Mayor's Award to Romaine Lowe
8. **Land Development**
 - 8.a. **PUBLIC HEARING: Resolution 20-69:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A PRELIMINARY SUBDIVISION PLAT AND PRELIMINARY DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE COTTONWOOD HOLLOW SUBDIVISION
 - 8.b. **PUBLIC HEARING: Resolution 20-79:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED AT LOT 8, OAK MEADOWS VILLAGE
9. **Discussion/Action**
 - 9.a. **Resolution 20-82:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH WELD COUNTY PERTAINING TO THE CONDUCT OF A COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
10. **Public Comment** *(maximum time permitted for all Public Comment is 30 minutes)
11. **Reports**
 - 11.a. Staff

* Individuals that desire to address the Board of Trustees are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to three minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes.

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

11.b. Mayor

11.c. Trustees

11.d. Frederick-Firestone Fire Protection District 2nd Quarter Service Report (*report only*)

12. Executive Session

12.a. An executive session pursuant to C.R.S. 24-6-402(4)(e)(I) for determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiators and C.R.S. 24-6-402(4)(b) for a conference with an attorney for the Town for the purpose of receiving legal advice on specific legal questions regarding Central Weld County Water District's service to the Town.

13. Adjournment

* Individuals that desire to address the Board of Trustees are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to three minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes.

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

* Individuals that desire to address the Board of Trustees are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to three minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes.

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

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 6.a

Consent Agenda

Meeting Date: August 26, 2020

Initiated By: Jessica Koenig

Dept: Town Clerk

AGENDA TITLE

Approval of the August 12, 2020 Meeting Minutes

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

Approval of the August 12, 2020 Draft Meeting Minutes

ALTERNATIVES

ATTACHMENTS

1. August 12, 2020 Draft Meeting Minutes

FINANCIAL CONSIDERATIONS

TOWN OF FIRESTONE, COLORADO
Board of Trustees Regular Meeting
MINUTES
August 12, 2020

1. Access Information

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

Topic: 08-12-2020 Board of Trustees Meeting

Time: Aug 12, 2020 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84705082716?pwd=NIM3bFVJN3UrVmlBcFRDaUNWUmJnZz09>

Meeting ID: 847 0508 2716

Passcode: 949716

One tap mobile

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+13462487799,,84705082716#,,,,,0#,,949716# US (Houston)

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+1 646 558 8656 US (New York)

Meeting ID: 847 0508 2716

Passcode: 949716

Find your local number: <https://us02web.zoom.us/j/84705082716?pwd=NIM3bFVJN3UrVmlBcFRDaUNWUmJnZz09>

2. Call to Order & Roll Call

The Board of Trustees of the Town of Firestone met for a Regular Meeting on August 12, 2020, at the Police Department, 2 Park Avenue, Firestone, Colorado. Mayor Sindelar called the meeting to order at 7:45 pm.

The following were present upon the call of the roll:

Mayor: Bobbi Sindelar

Mayor Pro-tem: Frank A. Jimenez

Trustees: Don Conyac
David Whelan
Samantha Meiring
Sean Doherty
Doug Sharp

Staff: **Present:** Jan Sloat, Director of Human Resources; Dave Lindsay, Engineer; Raelynn Ferrera, Assistant to the Town Manager; Katie Hansen, Director of Communications; Jessica Clanton, Director of Finance; Julie Pasillas,

Director of Public Works; Marty Ostholhoff, Planning Manager; Bryce Borders, Deputy Chief of Police; Jessica Koenig, Town Clerk; AJ Krieger, Town Manager; & William Hayashi, Town Attorney

3. Pledge of Allegiance

4. Approval of Agenda

Motion by Mayor Pro Tem Jimenez, **second** by Trustee Conyac, to Amend the Agenda to switch the order of Agenda Items 8a and 8b.

Roll Call Vote:

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

No: None

Abstain: None

Motion carried.

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

Rick Patterson of 242 Grant Avenue, Firestone, Colorado, gave public comment congratulating the Board of Trustees on the award of the one million dollar grant. Mr. Patterson also requested a camera in the Board Room.

6. Consent Agenda

Motion by Trustee Doherty, **second** by Trustee Whelan, to Approve the Consent Agenda

Roll Call Vote:

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

No: None

Abstain: None

Motion carried.

6.a. Approval of July 22, 2020 Meeting Minutes

6.b. **Resolution 20-74:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND FIRESTONE CHARTER ACADEMY FOR A SCHOOL RESOURCE OFFICER

6.c. **Resolution: 20-76:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND HALCYON DESIGN, LLC, FOR TOWN HALL DESIGN PHASE 2 SERVICES

- 6.d. **Resolution 20-77:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND L.E.R., INC., DBA RENNER SPORTS SURFACES, FOR THE RESURFACING OF BASKETBALL COURTS AT SETTLERS PARK, SAGEBRUSH PARK AND HART PARK
- 6.e. **Ordinance 978:** AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, AMENDING SECTION 12.20.050 OF THE FIRESTONE MUNICIPAL CODE REGARDING THE IMPOSITION OF THE TOWN'S STREET LIGHT CHARGE

7. Presentation

7.a. Tribute to George Heath & State House Update

Bill Hayashi, Town Attorney, asked the Board for permission to send Representative Saine a list of concerns/questions regarding Senate Bill 20-217. The Board reached a consensus to allow the Town Attorney to do so.

8. Discussion/Action

- 8.b. **Resolution No. 20-78** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING THE FIRST AMENDMENT TO THE ENGINEERING SERVICES AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND McGRANE WATER ENGINEERING, LLC.

Motion by Trustee Whelan, **second** by Trustee Conyac, to Approve **Resolution No. 20-78** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING THE FIRST AMENDMENT TO THE ENGINEERING SERVICES AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND McGRANE WATER ENGINEERING, LLC.

Roll Call Vote:

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

No: None

Abstain: None

Motion carried.

8.a. Broadband Study Final Report and Recommendations

The Board reached a consensus to direct town staff to meet with Allo to gather more information.

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

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

10. Reports

10.a. Staff

AJ Krieger, Town Manager, reported that the Town applied for a one million dollar grant through the impact assistance fund, and was successfully awarded the grant. Mr. Krieger reported that the Board of Trustees would consider an agreement with the State of Colorado for the grant. Mr. Krieger reported that due to the requirements of the grant, there is a delay in the contracts for the construction of the new town hall. Mr. Krieger reported that a new Board of Trustees Retreat Agenda would be sent to the Board soon. Mr. Krieger inquired if there were any new topics to be added or adjustments to the time allocations from the Board. Mr. Krieger reported on complaints regarding the trails in Neighbors Point. Mr. Krieger clarified that the trails are not yet finished, and there is also damage to the trail caused by motorized vehicles. Mr. Krieger reported that the Board would review a conceptual design for Neighbors Point park soon.

10.a.i. June & July monthly financial reports

10.b. Mayor

10.c. Trustees

Trustee Meiring reminded the Board about the upcoming Colorado Municipal League Virtual Conference. Trustee Meiring reported that she served on a mock land-use hearing for Brownstein Hyatt Farber Schrek to train their new attorneys.

Trustee Sharp thanked the water team for including him in meetings regarding the water plan.

Trustee Conyac reported that he attended an HOA meeting for Neighbors Point park. Trustee Conyac reported that there was a misunderstanding regarding the trails and the belief that they were completed. Trustee Conyac reported that he met with the Public Works Director on-site to inspect the trail. Trustee Conyac reported that ATVs had caused damage to the trail.

Trustee Whelan asked a question regarding the Town of Frederick's policies on soliciting and if that was being considered for Firestone.

Mayor Pro Tem Jimenez reported on the St. Vrain Water Authority meeting on Monday. Mayor Pro Tem Jimenez queried the Board for potential dates for a groundbreaking with the Little Thompson Water District and the St. Vrain Water Authority. The Board reached a consensus to schedule the groundbreaking for the St. Vrain Water Sanitation Plant on September 16, 2020, at 4:00 pm. Mayor Pro Tem Jimenez reported that he and Trustee Conyac met with the Carbon Valley Recreation District board members. Mayor Pro Tem Jimenez reported that they learned that the Carbon Valley Recreation District is planning on delaying their election due to COVID-19 concerns. Mayor Pro Tem Jimenez reported that the Carbon Valley Recreation

District also expressed the possibility of scaling back the anticipated recreation center in Firestone. The Carbon Valley Recreation District inquired if the Town of Firestone could assist in some way due to the District's revenue concerns. The Board reached a consensus to add the Carbon Valley Recreation District Assistance to the list of topics for the Board Retreat scheduled for September 2 and 3, 2020.

12. Executive Session

- 12.a.** An executive session for determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiators (C.R.S. 24-6-402(4)(e)(I) and for a conference with the Town Attorney for the purpose of legal advice on specific legal questions (C.R.S. 24-6-402(4)(a)) concerning the potential annexation of commercial property into the Town of Firestone

Motion by Trustee Whelan, **second** by Mayor Pro Tem Jimenez, to go into Executive Session for determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiators (C.R.S. 24-6-402(4)(e)(I) and for a conference with the Town Attorney for the purpose of legal advice on specific legal questions (C.R.S. 24-6-402(4)(a)) concerning the potential annexation of commercial property into the Town of Firestone. All in Favor, **Motion carried.**

Open: 9:43 pm Close: 11:05 pm

Staff to be present: AJ Krieger, Town Manager; Bill Hayashi, Town Attorney; Raelynn Ferrera, Assistant to the Town Manager; Marty Ostholthoff, Planning Manager.

11. Adjournment

Motion by Trustee Whelan, **second** by Trustee Doherty, to Adjourn at 11:06 pm, All in Favor, **Motion carried.**

Introduced and Approved the 26th of August, 2020.

TOWN OF FIRESTONE, COLORADO

ATTEST

Bobbi Sindelar, Mayor

Jessica Koenig, Town Clerk

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 7.a

Presentation

Meeting Date: August 26, 2020

Initiated By:

Dept: Board of Trustees

AGENDA TITLE

Presentation of the Mayor's Award to Romaine Lowe

SUMMARY

Romaine Lowe was nominated by Brenda Ridgley for her efforts as a Frederick High School volunteer.

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 8.a

Land Development

Meeting Date: August 26, 2020

Initiated By: Matt Thompson

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution 20-69: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A PRELIMINARY SUBDIVISION PLAT AND PRELIMINARY DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE COTTONWOOD HOLLOW SUBDIVISION

SUMMARY

The project concept for Cottonwood Hollow Filing 4 Preliminary Development Plan (PDP) is to provide an attractive living and working environment using the innovative placement and design techniques that respond to the site's natural features. The preliminary plat will show how the property will be subdivided into 179 single-family lots, tracts (including open space, parks, utilities, access, drainage, landscape, oil and gas facilities, and irrigation ditches), rights-of-way, and will show the location of easements. The preliminary plat and the PDP propose two vehicular access points from Sable Avenue to the north. All homes within the development shall provide a minimum of two-car attached garages, and parking on the residential streets will be available. Parking is consistent with other similar developments in Firestone. Sidewalks will line the residential streets within Cottonwood Hollow Filing 4.

HISTORY AND PREVIOUS BOARD ACTION

The Third Amendment to Outline Development Plan for Cottonwood Hollow (formerly known as Del Camino East ODP) was approved on June 12, 2019, which created Block 2, Cottonwood Hollow, where the proposed Cottonwood Hollow Filing 4 is located.

RECOMMENDATION

Town staff recommends the Board of Trustees approve Resolution 20-69, with conditions.

ALTERNATIVES

n/a

ATTACHMENTS

1. Cottonwood Hollow F4, BOT Staff Report
2. Cottonwood Hollow F4 Prelim Plat and PDP BOT Approval Res
3. Cottonwood Hollow F4 PDP scanned copy
4. 18-004 Cottonwood Hollow Fil 4 Pre Plat
5. Cottonwood Hollow F4 BOT Staff pres
6. Applicant Power Point Presentation - Filing 4
7. Public Comment
8. Telephonic Agreement Mortgage Consultants LLC
9. Res PC-20-10 Cottonwood Hollow SIGNED

FINANCIAL CONSIDERATIONS

n/a



Staff Report

**Cottonwood Hollow, Filing 4,
Preliminary Development Plan and Preliminary Plat**

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

July 8, 2020

Applications

This staff report is for the Cottonwood Hollow, F4, Preliminary Development Plan (PDP) and Preliminary Plat. The applicant for the PDP and the Preliminary Plat is Mortgage Consultants, LLC.

Notice

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

Location and Process

The approximate location of Cottonwood Hollow Filing 4 is 1,500' west of the intersection of Birch Street and Sable Avenue, and adjacent to Sable Avenue to the south.

The PDP and Preliminary Plat are the interim steps in the Firestone Development Review process prior to the Final Plat process.

Site Analysis, Circulation and Parking

Cottonwood Hollow Filing 4 is zoned as a residential planned unit development (R-B PUD) and is approximately 64.04 acres in size. The property is generally flat and would be appropriate for the proposed use. The preliminary plat and the PDP propose two vehicular access points from Sable Avenue to the north. All homes within the development shall provide a minimum of two-car attached garages, and parking on the residential streets will be available. Parking is consistent with other similar developments in Firestone. Sidewalks will line the residential streets within Cottonwood Hollow Filing 4.

Plan Analysis

Preliminary Development Plan

The project concept for Cottonwood Hollow Filing 4 PDP is to provide an attractive living and working environment using innovative placement and design techniques that respond to the site's natural features. This PDP is intended to meet all the goals of the Town's PUD districts stated in Section 6.0 of the Firestone development regulations. In order to achieve this goal, consideration has been given to:

1. Compact design in order for people to walk to the retail area, employment center and open space from their homes.
2. Opportunities for local employment in shops and businesses which will be close to resident's homes.
3. A variety of housing types and lot sizes to suit different households.
4. Protecting and enhancing Godding Hollow.
5. Developing a design that provides for both the developers' and the oil and gas companies' future needs.

The concept plan was developed with the above considerations in mind. Cottonwood Hollow Filing 4 will feature:

1. Single-family detached homes.
2. An interconnected street system that is bicycle and pedestrian friendly. All streets will be tree-lined with sidewalks alongside them.
3. The remaining acreage will serve as common open space, which will allow optimum preservation of natural features including existing trees and drainage acres.

Furthermore, the preliminary development plan will comply with applicable landscape, lighting, architecture and signage requirements for the planned development.

Preliminary Plat

The purpose of the preliminary plat is to ensure compliance with the Town's subdivision standards and requirements set forth in Title 16 Subdivisions, while encouraging quality development consistent with the goals, policies, and objectives found in the Town of Firestone Master Plan. The preliminary plat will show how the property will be subdivided into 179 single family lots, tracts (including open space, parks, utilities, access, drainage, landscape, oil and gas facilities, and irrigation ditches), rights-of-way, and will show the location of easements.

Building Height

The building height for the proposed residential principal buildings is 35 feet, and 20 feet for accessory buildings, which is complementary to the surrounding buildings of similar use.

Fiscal Impacts

Cottonwood Hollow Filing 4 will provide residential services to the community of Firestone and promote the livability and walkability of the Town of Firestone within an area zoned for residential use. The proximity of these homes to I-25 and Colorado Boulevard are ideal for the proposed use. The increase of residential options in this area will lead to increased property tax revenues for the Town. Also, the 179 new single family residences will provide housing for approximately 540 new Firestone residents, which are within 1-mile of our major retail, restaurant, and commercial area at Firestone City Centre. The future extension of Arbor Street will provide direct and easy access for the residents of Cottonwood Hollow to Firestone City Centre and Firestone Blvd. The approximately 540 new residents will help to meet thresholds that national retailers and other commercial developers are looking for before they would invest in Firestone.

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 Board of Trustees approve Resolution 20-69, with the following conditions:

1. All existing encumbrances on proposed lots shall be vacated, removed, and/or relocated prior to Final Plat recordation.
2. Improvements, landscaping, and trails within existing easements or encumbered areas to remain shall be acceptable to the easement owner or entitled entity and the Town prior to Final Plat recordation. Any agreements with easement owners such as Ditch Companies shall be fully executed prior to Final Plat approval.
3. Easements for off-site infrastructure improvements shall be required prior to Final Plat recordation.
4. Technical corrections to the Cottonwood Hollow Filing 4 shall be made to the Town's satisfaction.
5. No lots within the FEMA 100-year floodplain shall be included in any Final Plat until a Letter of Map Revision (LOMR) is fully completed with FEMA removing said areas from the 100-year Floodplain.

RESOLUTION NO. 20-69

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A PRELIMINARY SUBDIVISION PLAT AND PRELIMINARY DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE COTTONWOOD HOLLOW SUBDIVISION

WHEREAS, Mortgage Consultants, LLC (“Applicant”), as owner of certain real property located within the Cottonwood Hollow subdivision (the “Property”), has submitted a proposed preliminary subdivision plat and preliminary development plan for the Property; and

WHEREAS, the Firestone Planning and Zoning Commission, after conducting a public hearing on the proposed preliminary subdivision plat and preliminary development plan on June 18, 2020, rendered a decision recommending approval of the Preliminary Plat and Preliminary Development Plan with five (5) conditions as more fully set forth in PC-20-10, dated June 18, 2020; and

WHEREAS, on July 8, 2020 and on August 26, 2020, the Board of Trustee conducted a public hearing on the proposed Preliminary Plat and Preliminary Development Plan; and

WHEREAS, after reviewing the record of the Planning and Zoning Commission public hearing, and after considering the testimony, evidence and argument presented at the Board of Trustees public hearing, the Board of Trustees finds and determines that the proposed plat is in substantial conformance with the technical requirements of Title 16 of the Firestone Municipal Code, and that the proposed development plan meets the applicable requirements and standards set forth in the Firestone Municipal Code and Firestone Development Regulations.

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

Section 1. The Board of Trustees acknowledges the Planning and Zoning Commission’s findings of fact in this case, as detailed in Resolution PC-20-10.

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

Section 3. The Board of Trustees hereby approves the Preliminary Plat of Cottonwood Hollow Filing 4, attached hereto as Exhibit A and incorporated herein by this reference, which is subject to:

(a) All existing encumbrances on proposed lots shall be vacated, removed, and/or relocated prior to Final Plat recordation.

(b) Improvements, landscaping, and trails within existing easements or encumbered areas to remain shall be acceptable to the easement owner or entitled entity and the Town prior to Final Plat recordation. Any agreements with easement owners such as Ditch Companies shall be fully executed prior to Final Plat approval.

(c) Easements for off-site infrastructure improvements shall be required prior to Final Plat recordation.

(d) Technical corrections to the Cottonwood Hollow Filing 4 shall be made to the Town's satisfaction.

(e) No lots within the FEMA 100-year floodplain shall be included in any Final Plat until a Letter of Map Revision (LOMR) is fully completed with FEMA removing said areas from the 100-year Floodplain.

Section 4. The Mayor is authorized to sign the preliminary plat on behalf of the Town.

Section 5. The Preliminary Development Plan, Cottonwood Hollow Filing 4, Town of Firestone, Weld County, State of Colorado, attached hereto as Exhibit B and incorporated herein by this reference, is hereby approved, subject to and contingent upon compliance with the following conditions:

(a) All existing encumbrances on proposed lots shall be vacated, removed, and/or relocated prior to Final Plat recordation.

(b) Improvements, landscaping, and trails within existing easements or encumbered areas to remain shall be acceptable to the easement owner or entitled entity and the Town prior to Final Plat recordation. Any agreements with easement owners such as Ditch Companies shall be fully executed prior to Final Plat approval.

(c) Easements for off-site infrastructure improvements shall be required prior to Final Plat recordation.

(d) Technical corrections to the Cottonwood Hollow Filing 4 shall be made to the Town's satisfaction.

(e) No lots within the FEMA 100-year floodplain shall be included in any Final Plat until a Letter of Map Revision (LOMR) is fully completed with FEMA removing said areas from the 100-year Floodplain.

Section 6. Unless otherwise extended by the Board of Trustees, the approval of the Cottonwood Hollow Filing 4 Preliminary Plat shall be null and void if a final plat for all or a portion of the property is not approved by the Town of Firestone within three years of the date of this Resolution.

INTRODUCED, READ AND ADOPTED this __ day of _____, 2020.

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar, Mayor

ATTEST:

Jessica Koenig, Town Clerk

APPROVED AS TO FORM:

William P. Hayashi, Town Attorney

EXHIBIT A
Cottonwood Hollow Filing No. 4
Preliminary Plat

EXHIBIT B
Cottonwood Hollow Filing No. 4
Preliminary Development Plan

LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 1 OF 25

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 14, T2N., R68W., 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

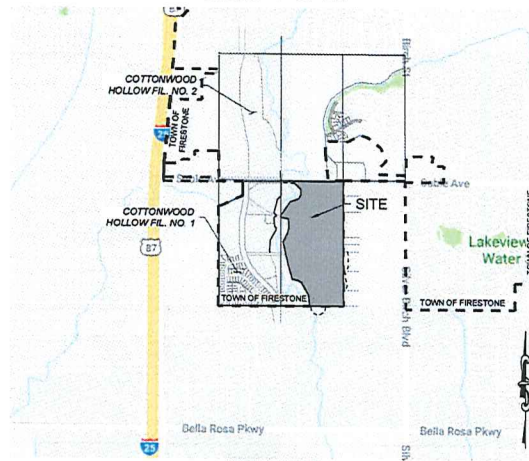
COMMENCING AT THE NORTH-EAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14,
WHENCE THE NORTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14 BEARS S89°52'22"W WITH
ALL BEARINGS HEREIN CONTAINED RELATIVE THERETO; THENCE ALONG THE EAST LINE OF SAID WEST HALF 800'±14';
THENCE TO A POINT ON THE EASTERLY SOUTHWEST RIGHT-OF-WAY OF SABLE AVENUE (60 FEET IN
WIDTH) AND THE POINT OF BEGINNING; THENCE SOUTH 7°00'00"E 100'±14' TO A POINT 100 FEET FROM
THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14; THENCE ALONG
THE SOUTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER 88°59'12"N, A DISTANCE OF 70.83 FEET TO A POINT
ON THE SOUTHWEST CORNER OF COTTONWOOD HOLLOW, PLUNG 1 AS RECORDED AT RECEIPTION NUMBER 448633 IN
THE CLERK'S OFFICE OF MEAD COUNTY, COLORADO; THENCE ALONG THE EAST LINE OF SAID COTTONWOOD HOLLOW, PLUNG 1
THE FOLLOWING SEVENTEEN (17) COURSES:

1. N05°04'24"W, A DISTANCE OF 231.04 FEET.
2. N34°42'24"W, A DISTANCE OF 310.05 FEET.
3. N07°03'24"W, A DISTANCE OF 73.03 FEET.
4. N76°04'12"W, A DISTANCE OF 123.20 FEET.
5. N01°13'30"W, A DISTANCE OF 302.00 FEET.
6. N12°41'12"W, A DISTANCE OF 504.03 FEET.
7. N08°11'18"W, A DISTANCE OF 238.12 FEET.
8. N73°20'00"E, A DISTANCE OF 106.00 FEET.
9. N04°00'00"W, A DISTANCE OF 107.00 FEET.
10. N77°52'12"W, A DISTANCE OF 163.26 FEET.
11. N00°07'12"W, A DISTANCE OF 42.50 FEET.
12. N34°23'30"E, A DISTANCE OF 345.89 FEET.
13. N07°13'30"E, A DISTANCE OF 167.30 FEET.
14. N34°17'30"E, A DISTANCE OF 164.65 FEET.
15. N01°43'24"E, A DISTANCE OF 127.30 FEET.
16. N42°34'24"W, A DISTANCE OF 107.93 FEET.
17. N04°54'12"W, A DISTANCE OF 113.03 FEET TO A POINT AT THE SOUTHEAST CORNER OF FRACT L OF SAID COTTONWOOD HOLLOW FILLING.

THENCE ALONG THE EAST LINE OF SAID TRACT L N00°04'38"E, A DISTANCE OF 20.00 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY OF SAID SABLE AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY S60°55'22"E, A DISTANCE OF 1,047.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,769,429 SQUARE FEET OR 64.04 ACRES, MORE OR LESS.

QUANTITY	SIZE	TYPE
170	5/8"	RESIDENTIAL SINGLE FAMILY
2	1"	IRRIGATION



VICINITY MAP
SCALE: 1" = 1,200'

Sheet List Table	
Sheet Number	Sheet Title
1	POP COVER SHEET
2	GENERAL NOTES
3	PROJECT - TRACT PLAN
4	SITE PLAN 1
5	SITE PLAN 2
6	SITE PLAN 3
7	GRADING PLAN 1
8	GRADING PLAN 2
9	GRADING PLAN 3
10	UTILITY PLAN 1
11	UTILITY PLAN 2
12	UTILITY PLAN 3
13	TYPICAL SECTIONS
14	SIGNALE AND STOPPING
15	MASTER SITE PLAN
16	PARK ENLARGEMENT PLAN
17 - 18	SITE DETAIL
19	MASTER PLANTING PLAN
20	LANDSCAPE NOTES AND DETAILS
21 - 23	PLANTING PLAN
24	ENLARGEMENT PLAN
25	DESIGN PLAN

APPROVAL:

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

_____ DAY OF _____, 20____ BY RESOLUTION _____

No. _____

MAYOR

ATTEST: TOWN CLERK

ACCEPTANCE:

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

OWNER

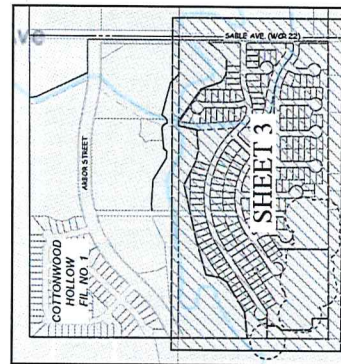
STATE OF COLORADO)
COUNTY OF WELD)

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

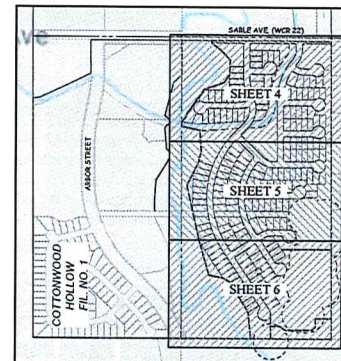
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____



OVERALL PLAN
SCALE: 1" = 500'



PLAN SHEETS
SCALE: 1" = 500'

TECHNICAL CONSULTANTS

PARAGON ENGINEERING CONSULTANTS, INC.
801 WEST MINERAL AVENUE, SUITE 202
LITTLETON, CO 80120
CONTACT: JEFF KILLINGSWORTH
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PCS GROUP, INC.

200 KALAMATH STREET
DENVER, CO 80223
CONTACT: PAUL SHOUKAS
PHONE: 303-531-4905
EMAIL: PAUL@PCSGROUPCO.COM

OWNER/ DEVELOPER:

MORTGAGE CONSULTANTS, LLC
8400 EAST PRENTICE AVENUE
SUITE 1002
GREENWOOD VILLAGE, CO 80111
PHONE: 303-882-0024
CONTACT: OTTO AICHINGER
EMAIL: OTTO.AICHINGER@CALIBERHOMELANS.COM

SURVEYOR:

RED ROCK LAND SURVEYS, INC.
254 PELAGE CT.
CANON CITY, CO 81212
PHONE: 303-604-6300
CONTACT: JOHN E. KRATZ
EMAIL: KRATZ@REDROCKLANDSURVEYS.COM

UTILITIES

WATER SERVICE: TOWN OF FIRESTONE
SEWER SERVICE: ST. VRAIN SANITATION DISTRICT
GAS SERVICE: BLACK HILLS ENERGY
ELECTRIC SERVICE: UNITED POWER
PHONE SERVICE: QWEST CABLE
TV SERVICE: CENTURY LINK

TECHNICAL CONSULTANT & PREPARED BY:



PARAGON ENGINEERING CONSULTANTS, INC.
801 WEST MINERAL AVENUE, SUITE 202
LITTLETON, CO. 80120 303-794-8804
CONTACT: JEFF KILLINGSWORTH, PE
EMAIL: JEFF.KILLINGSWORTH@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 4
PHASE NUMBER:	
SHEET TITLE:	POP COVER SHEET
PREPARATION DATE:	4/12/2019
REVISION DATE:	5/21/2019
REVISION DATE:	1/14/2020
REVISION DATE:	3/17/2020
REVISION DATE:	
REVISION DATE:	

SHEET 1 OF 25

PRELIMINARY DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE EAST ½ OF THE NE ¼ OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 2 OF 25

PROJECT CONCEPT

THE PROJECT CONCEPT FOR COTTONWOOD HOLLOW FILING 4 (POP) IS TO PROVIDE AN ATTRACTIVE LIVING AND WORKING ENVIRONMENT USING INNOVATIVE PLACEMENT AND DESIGN TECHNIQUES THAT RESPOND TO THE SITE'S NATURAL FEATURES. THIS PLAN IS INTENDED TO MEET ALL THE GOALS OF THE TOWNS PUD TECHNIQUES STATED IN SECTION 6.0 OF THE FIRESTONE DEVELOPMENT REGULATIONS.

IN ORDER TO ACHIEVE THIS GOAL, CONSIDERATION HAS BEEN GIVEN TO:

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

THE CONCEPT PLAN WAS DEVELOPED WITH THE ABOVE CONSIDERATIONS IN MIND.

COTTONWOOD HOLLOW FILING 4 WILL FEATURE:

1. SINGLE-FAMILY DETACHED.
2. AN INTERCONNECTED STREET SYSTEM THAT IS BICYCLE AND PEDESTRIAN FRIENDLY. ALL STREETS WILL BE TREE-LINED WITH SIDEWALKS ALONG BOTH SIDES.
3. THE REMAINING ACREAGE WILL SERVE AS COMBINED OPEN SPACE, WHICH WILL ALLOW OPTIMUM PRESERVATION OF NATURAL FEATURES INCLUDING EXISTING TREES AND DRAINAGE AREAS.

PLEASE REFER TO THE POP MAP FOR GENERAL LOCATIONS OF THE ABOVE SITE FEATURES.

ALL DEVELOPMENT WITHIN THE POP WILL BE CONTROLLED BY ARCHITECTURAL AND LANDSCAPING GUIDELINES THROUGH PRIVATE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE POP TO INSURE THE PROPERTY HAS AN ATTRACTIVE, UNIFIED CHARACTER AS REQUIRED BY THE TOWN'S DEVELOPMENT REGULATIONS. A LANDSCAPE PLAN WILL ALSO BE SUBMITTED TO THE TOWN WITH EACH PRELIMINARY AND FINAL DEVELOPMENT PLAN APPLICATION. IN ADDITION, THE DEVELOPER, THROUGH PRIVATE COVENANTS, CONDITIONS AND RESTRICTIONS, WILL REQUIRE ALL RETAIL, COMMERCIAL, AND/OR INDUSTRIAL BUILDING PLANS TO BE APPROVED BY AN ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION.

REGIONAL IMPACTS

THE POP IS IN SUBSTANTIAL CONFORMANCE WITH THE FIRESTONE COMPREHENSIVE PLAN. THEREFORE IT IS UNDERSTOOD THAT ITS IMPACT ON BOTH THE COMMUNITY AND THE REGION HAVE BEEN PREVIOUSLY IDENTIFIED, ANALYZED AND DETERMINED TO BE ACCEPTABLE. THE PROPOSED TRAFFIC CIRCULATION PLAN FOR THE POP CONSIDERS DEVELOPMENT OF SABLE AVENUE WHICH IS DESIGNATED AS A MAJOR ARTERIAL IN WELD COUNTY'S MUD PLAN AND THE FIRESTONE COMPREHENSIVE PLAN.

GRADING CONCEPT

PLEASE REFER TO THE ATTACHED GRADING PLAN.

CIRCULATION SYSTEMS

ACCESS TO THE RESIDENTIAL PORTIONS OF THE POP WILL BE FROM INTERNAL RESIDENTIAL STREETS INTERSECTING WITH SABLE AVENUE. PEDESTRIAN ACCESS WILL BE PROVIDED ADJACENT TO ALL STREETS, THROUGH AN INTERNAL TRAIL SYSTEM AND AS THE TOWN MAY APPROVE IN THE FINAL DEVELOPMENT PLAN.

LAND USE

THE ZONING FOR THE PROPERTY IS R-R PUD. THE TABLE BELOW SPECIFIES THE LAND USE ON THE PRELIMINARY DEVELOPMENT PLAN. TOTAL DUAFC FOR THE ENTIRE SITE IS 3.05.

TABLE A

LAND USE SUMMARY TABLE					
LOTS (TRACTS)	AREA (AC)	% TOTAL	OWNERSHIP	MAINTENANCE	USE
TRACT A	0.15	9.60	MORTGAGE CONSULTANTS	GREAT WESTERN PETROLEUM'S CHRM (CRESTONE & CHRM)	OPEN SPACE, UTILITIES, ACCESS, EXIST. OIL & GAS PRODUCTION
TRACT B	7.55	11.79	MORTGAGE CONSULTANTS		OPEN SPACE, UTILITIES, ACCESS, EXIST. OIL & GAS PRODUCTION
TRACT C	1.25	2.11	CHRM	CHRM	OPEN SPACE, LANDSCAPE, DOG PARK, EXIST. OIL & GAS LINE FACILITIES
TRACT D	0.31	1.42	CHRM	CHRM	OPEN SPACE, LANDSCAPE, UTILITIES, PARK
TRACT E	0.12	0.28	CHRM	CHRM	OPEN SPACE, LANDSCAPE, PARK
TRACT F	0.23	0.39	CHRM	CHRM	OPEN SPACE, EXIST. PLUGGED & ABANDONED WELL
TRACT G	0.38	0.59	CHRM	CHRM	OPEN SPACE
TRACT H	0.23	0.41	CHRM	CHRM	OPEN SPACE, EXIST. OIL & GAS LINE FACILITIES
TRACT I	0.15	0.23	CHRM	CHRM	OPEN SPACE, EXIST. OIL & GAS LINE FACILITIES
TRACT J	0.21	0.33	CHRM	CHRM	OPEN SPACE
TRACT K	2.53	3.55	CHRM	CHRM	DRAINAGE FACILITIES, OPEN SPACE, LANDSCAPE, EXIST. IRRIGATION DITCH
TRACT L	3.83	5.58	CHRM	CHRM	OPEN SPACE, PARK, LANDSCAPE, EXIST. IRRIGATION DITCH
TRACT M	0.82	1.28	CHRM	CHRM	OPEN SPACE, DRAINAGE FACILITIES, UTILITIES, EXIST. OIL & GAS LINE FACILITIES
TRACT N	1.31	2.05	CHRM	CHRM	OPEN SPACE, DRAINAGE FACILITIES, UTILITIES, EXIST. OIL & GAS LINE FACILITIES
179 LOTS	25.92	40.47	LOT OWNER	LOT OWNER	RESIDENTIAL
STREETS	0.29	16.11	TOWN OF FIRESTONE	TOWN OF FIRESTONE	PUBLIC RIGHT-OF-WAY
TOTAL	64.04	100.00			

(CHRM) = COTTONWOOD HOLLOW RESIDENTIAL METROPOLITAN DISTRICT

179 SINGLE FAMILY LOTS RESIDENTIAL B

USES TO BE PERMITTED INCLUDE ALL USES PERMITTED IN FIRESTONE DEVELOPMENT REGULATIONS FOR RESIDENTIAL B, EXCEPT THAT ONLY SINGLE-FAMILY RESIDENTIAL USES WILL BE PERMITTED IN THOSE 179 LOTS. COVENANTS WILL BE ESTABLISHED TO REGULATE DEVELOPMENT AND ENSURE COMPATIBILITY OF USES WITHIN THE PUD. THE MINIMUM SINGLE-FAMILY DETACHED LOT SIZE WILL BE 5,000 SQUARE FEET WITH MINIMUM SETBACKS DESCRIBED IN TABLE B BELOW.

GROSS DENSITY OF 324 (MAX. ALLOWABLE) IS 0.50 D.U.'S PER ACRE, CALCULATED BY COMBINING THE LOTS AREA (25.92 ACRES), THE TRACTS AREA (25.88 ACRES), AND THE STREETS AREA OF (12.34 ACRES).

SETBACKS

MINIMUM SETBACKS FOR THE 179 SINGLE FAMILY RESIDENTIAL LOTS THE FOLLOWING GUIDELINES SHALL APPLY TO THE PLACEMENT OF SINGLE-FAMILY DETACHED HOMES

TABLE B

Min. Lot Area	5000 sf
Single Family Detached (front) side located	3000 sf
Single Family Detached (side) side located	3000 sf
Single Family Detached (rear) side or front located	3000 sf
Maximum Building Height	35'
Residential (Frontal)	35'
Residential (Rear)	35'
Commercial	35'
Setback From Streets	35'
Frontage Building Setback from Arterial (RDU)	35'
Accessory Building Setback from Arterial (RDU)	Minimum 6' 6" Forage 10' Arterial 10' 35'
Surface Parking Setback from Arterial (RDU)	35'
Building Setbacks	
Minimum Front Yard Setback (Principal Unit)	25' Front Load 10' Side Load
Minimum Side Yard Setback (Principal Unit)	10'
Minimum Rear Yard Setback (Principal Unit)	10' Corner Load
Minimum Side Yard Setback (Accessory Unit)	5'
Minimum Rear Yard Setback (Accessory Unit)	10' Corner Load
Minimum Side Yard Setback (Principal Unit)	20'
Minimum Rear Yard Setback (Principal Unit)	5'

* MINIMUM BUILDING SETBACKS FROM ARTERIAL, INCIDENTAL ARCHITECTURAL, FEATURES SUCH AS CORNICES, EAVES, CANNOPES, CHIMNEYS, BAY WINDOWS, ORNAMENTAL FEATURES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN TWO (2) FEET INTO ANY REQUIRED SETBACK.

* UNDESIGNED SETBACKS WITH A SURFACE 30' OR LESS IN HEIGHT MAY ENDOACH 10' INTO ANY FRONT SETBACK.

OIL AND GAS DEVELOPMENT

THE LAND USES WITHIN THE POP WILL ALSO INCLUDE EXISTING AND FUTURE OIL AND GAS DEVELOPMENT. ANY OIL AND GAS DEVELOPMENT WITHIN THE POP WILL REQUIRE A SPECIAL USE PERMIT APPROVED BY THE TOWN. DIRECTIONAL DRILLING SHALL BE CONSIDERED FOR DEVELOPMENT OF THE RESOURCE WITHIN THE POP. THE FUTURE OIL AND GAS FACILITIES, IF ANY AND AS MAY BE APPROVED, WILL BE COORDINATED AND BUFFERED CONSISTENT WITH THE LANDSCAPE GUIDELINES FOR THE POP AND ALL OTHER REQUIREMENTS ESTABLISHED THROUGH THE SPECIAL USE REVIEW AT THE TIME THE FACILITY IS DEVELOPED. IN ADDITION, STATE OF COLORADO OIL AND GAS COMMISSION STANDARD SAFETY PROCEDURES, NOTIFICATION, ENVIRONMENTAL RULES AND REGULATIONS AND REQUIRED SETBACKS WILL BE REQUIRED AS PART ANY FUTURE OIL AND GAS DEVELOPMENT WITHIN THE POP.

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT SHALL BE 35' FOR SINGLE-FAMILY LOTS.

DEVELOPMENT SCHEDULE

PHASES OF CONSTRUCTION SHALL OCCUR IN A LOGICAL SEQUENCE FROM NORTH TO SOUTH, STARTING CLOSEST TO SABLE AVENUE. BLOCKS SHALL BE CONSTRUCTED TO ACCOMMODATE LOGIC OF PROPOSED WATER AND SEWER UTILITY LINES WITH AN ANTICIPATED BUILD OUT OF FOUR YEARS BASED ON MARKET CONDITIONS AND MAY CHANGE SUBJECT TO MARKET DEMAND.

PARK DEVELOPMENT

COTTONWOOD HOLLOW FILING 4 IS ALLOCATING TRACTS D (0.31 ACRES), E (0.18 ACRES) AND L (0.83 ACRES) PARCELS OF LAND TO PARK AND OPEN SPACE. TO BE OWNED AND MAINTAINED BY COTTONWOOD HOLLOW RESIDENTIAL METROPOLITAN DISTRICT.

THE ANNEXATION AGREEMENT REQUIRED 5.00 ACRES OF PARKS FOR THE FULL DEVELOPMENT OF COTTONWOOD HOLLOW SOUTH OF SABLE AVENUE. FILING 1 PROVIDED 0.55 ACRES, FILING 4 SHALL SATISFY 4.82 ACRES WITH DEDICATION OF TRACTS D AND L TO THE COTTONWOOD HOLLOW RESIDENTIAL METROPOLITAN DISTRICT. THE ANNEXATION AGREEMENT OF 5 ACRES OF PARK SOUTH OF SABLE HAS BEEN MET WITH FILING 4.

FILING 4 ACREAGE
REQUIRED FILING 4 P.D.
ACTUAL, DEDICATED P.D. WITH FILING 4 (TRACT D, E & L) =
64.04 ACRES
64.04 ACRES (10% OF TOTAL)
4.82 ACRES

PRIVATE MAINTENANCE AND ENFORCEMENT

IN ADDITION TO THE TOWN'S ZONING AND BUILDING CODES, DETAILED PROVISIONS IN THE PRELIMINARY DEVELOPMENT PLAN, PRELIMINARY PLAN AND THE FINAL DEVELOPMENT PLAN TO BE CONSIDERED BY THE TOWN WILL CONTROL THE PROPOSED DEVELOPMENT. IN ADDITION, THE DEVELOPER WILL RECORD COVENANTS, WHICH WILL GOVERN THE USE, MAINTENANCE AND CONTINUED PROTECTION OF THE PUD WITH THE FINAL DEVELOPMENT PLAN FOR THE PROPERTY. A SERVICE PLAN AMENDMENT IS BEING PROCESSED THROUGH THE DISTRICT TO OWN/OPERATE AN IRRIGATION SYSTEM (NOT A POTABLE WATER SYSTEM/TREATMENT PLANT).

DRAINAGE

DRAINAGE IMPROVEMENTS SHALL COMPLY WITH CRITERIA AS SET FORTH BY THE TOWN OF FIRESTONE. AREAS DESIGNATED CHRM OWNED AND MAINTAINED WOULD REMAIN THEIR OWN DRAINAGE RESPONSIBILITY. FOR FURTHER DETAILS SEE PRELIMINARY DRAINAGE REPORT FOR COTTONWOOD HOLLOW FILING 4, PRELIMINARY DEVELOPMENT PLAN SUBMITTAL.

PARKING

IN ADDITION TO THE DOUBLE CAR GARAGES AS ANTICIPATED PER BUILDING ELEVATION DRAWINGS, THE STREET SECTIONS ALLOW FOR A MINIMUM OF TWO PARKING SPACES PER LOT ON STREET PARKING FOR THOSE WHO DO NOT WANT TO PARK INTO THE DRIVEWAYS.

ARCHITECTURE

PROPOSED HOUSING FOR THE PROJECT SHALL RANGE 1,800 SQUARE FEET TO 2,800 SQUARE FEET OR MORE. ALL HOMES SHALL HAVE A MINIMUM 2 CAR ATTACHED GARAGE AS SHOWN ON BUILDING ELEVATION DRAWINGS. NO TWO IDENTICAL HOUSING MODELS AND/OR ELEVATIONS SHALL BE CONSTRUCTED NEAR OR TO EACH OTHER OR DIRECTLY ACROSS THE STREET. ARCHITECTURAL BUILDING ELEVATION PLANS ARE INCLUDED FOR GENERAL CONCEPT AND ACCEPTANCE. CURRENT MODEL DESIGNATIONS ARE 1923.1, 1945, 1954, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 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2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080,

LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 3 OF 25



LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

I & J PARTNERSHIP, LP.
9301 WILSHIRE BLVD.
STE 315
BEVERLY HILLS, CA
90210
REC. 3371373
PARCEL 131311400086

RICHARD S. PIERRO
4739 WELD CO RD. 22
LONGMONT, CO 80504
REC. 4260659
PARCEL 131311400079

CONNIE L. BUSWELL
4917 COUNTY ROAD 22
LONGMONT, CO 80504
REC. 4042777
D. 2251 13:34 0000000

POINT OF COMMENCEMENT
NE CORNER OF THE WEST 1/2 OF THE NE 1/4
SECTION 14, T2N, R63W, 6TH P.M.
RND. 2 1/2" ALUM. CAP STAMPED "1 S 25814"

NOTE:

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

CORINNE R. WUERTHNER
4870 WELD CO RD. 22
LONGMONT, CO 80504
REC. 2974951
PARCEL 131314000019

OIL & GAS ACCESS ROAD
RELOCATED TO LIE
ENTIRELY WITHIN ESMT.

SIGNAGE KEY

R1-1 STOP SIGN
D0 STREET NAME SIGN

LEGEND

- FOUND REBAR W YELLOW CAP "RLS 20142"
 ○ SET NO. 6 REBAR W YELLOW CAP "RLS 20142"
 ○ FOUND 1" ALUM. CAP STAMPED "LS 20614"
 ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- | | | | | | | | | | | |
|----------------------|-----------------|---------------|------------------------|-------------------|-------------------------------|-----------------------|-------------------------|-------------------|-------------------------------|----------------------------------|
| ALLOT / SECTION LINE | EXISTING R.O.W. | PROPERTY LINE | EXISTING PROPERTY LINE | EXISTING EASEMENT | EXISTING 100 YEAR FLOOD PLAIN | EXISTING GROUND DITCH | PROPOSED TRACT LOT LINE | PROPOSED EASEMENT | PROPOSED CENTERLINE OF R.O.W. | PRODUCTION FACILITY SETBACK LINE |
|----------------------|-----------------|---------------|------------------------|-------------------|-------------------------------|-----------------------|-------------------------|-------------------|-------------------------------|----------------------------------|

13 LOT NUMBER
AM AS MEASURED
() PER DEL CAMINO CENTRAL PUD ANNEXATION
F LOT FRONT

ROBERT E & VIVIAN J KONKLE
2893 CO RD. 11
LONGMONT, CO 80501
REC. 01613354
PARCEL 131314000043

DEAN G. MIRCOS, 9885 COUNTY ROAD 11
LONGMONT, CO 80501
REC. 3308979, PARCEL 131314100072
LOT B, RECORDED EXEMPTION
1313-14-1-BE1967

TECHNICAL CONSULTANT & PREPARED BY:
 PARAGON ENGINEERING CONSULTANTS, INC.
 801 WEST MINERAL AVENUE, SUITE 202
 LITTLETON, CO. 80120 303-764-8804
 CONTACT: JEFF KILLINGSWORTH, PE
 EMAIL: JEFF.KILLINGSWORTH@PARAGONENG.COM

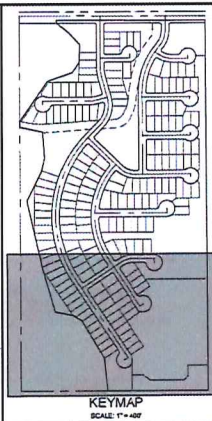
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 4
PHASE NUMBER:	
SHEET TITLE:	SITE PLAN 1
PREPARATION DATE:	4/12/2019
REVISION DATE:	8/21/2019
REVISION DATE:	1/14/2020
REVISION DATE:	3/17/2020
REVISION DATE:	
REVISION DATE:	

SHEET 4 OF 25

PRELIMINARY DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 6 OF 25



SIGNAGE KEY
R-1 STOP SIGN
D-1 STREET NAME SIGN

NANCY L. BRUCKHAUSER
8829 COUNTY ROAD 11
LONGMONT, CO 80501
REC. 4344010
PARCEL 131314000042

LEGEND
FOUND REBAR W/ YELLOW CAP "PLS 20142"
SET NO. 5 REBAR W/ YELLOW CAP "PLS 20142"
FOUND 15" ALUM. CAP STAMPED "LS 25614"
FOUND ALIQUOT MONUMENT AS DESCRIBED
ALLOT / SECTION LINE
EXISTING R.O.W.
PROPERTY LINE
EXISTING PROPERTY LINE
EXISTING EASEMENT
EXISTING 100 YEAR FLOOD PLAIN
EXISTING DRAINAGE DITCH
PROPOSED TRACT LOT LINE
PROPOSED EASEMENT
PROPOSED CENTERLINE OF R.O.W.
PRODUCTION FACILITY SETBACK LINE

LINE #	BEARING	DISTANCE
L1	N84°01'15"W	343.46
L2	N52°10'42"W	341.62
L3	N2°02'03"W	201.89
L4	N61°04'12"W	326.05
L5	N49°01'27"W	376.81
L6	N49°01'17"W	376.81
L7	N49°01'27"W	376.81
L8	N49°01'27"W	376.81

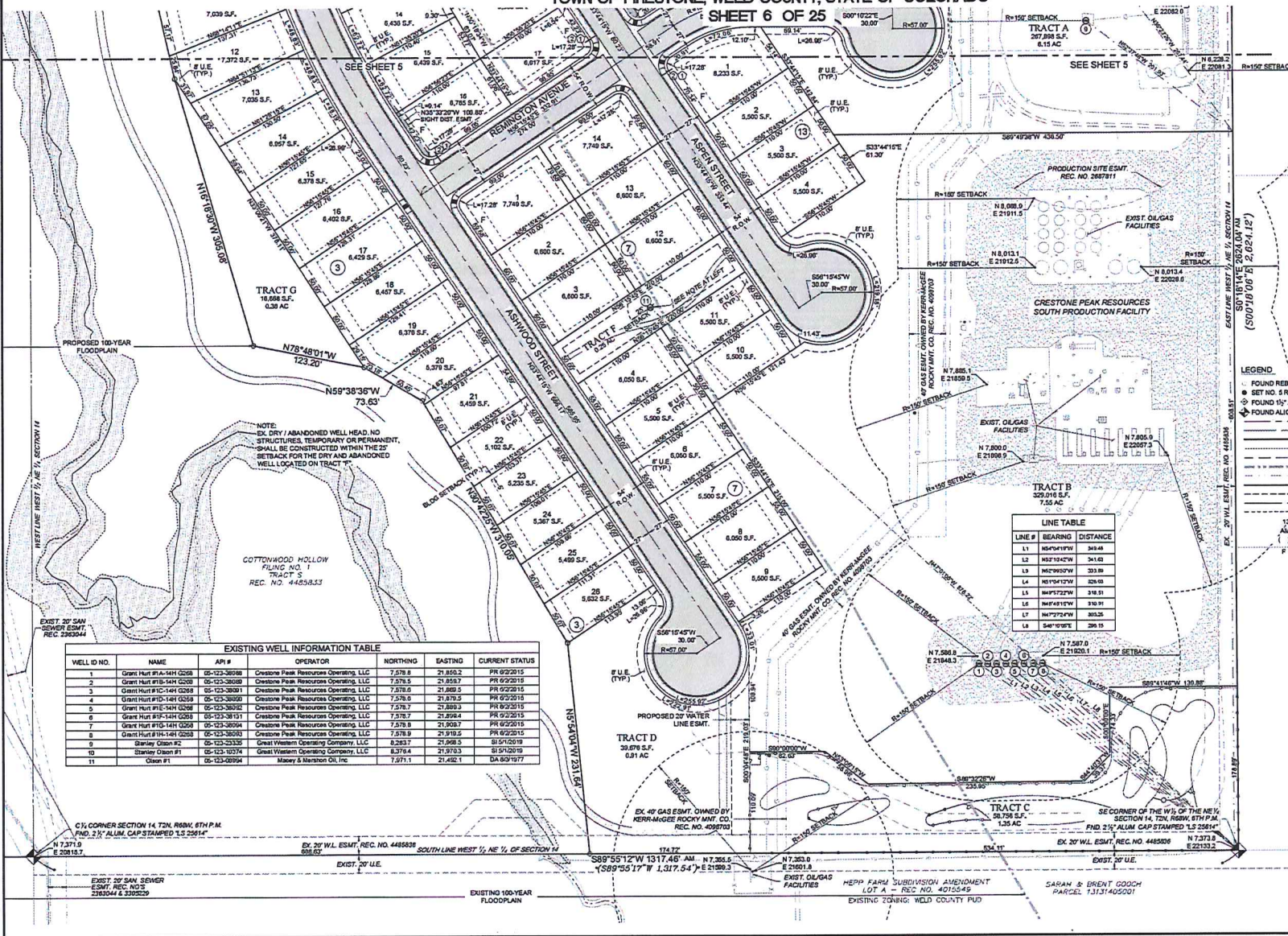
NOTE:
THE VARIABLE WIDTH OF THE RIGHT DISTANCE
EASEMENT (SIDE) IS A NO-BUILD AREA AND RESTRICTS
VEGETATION AND PERMANENT STRUCTURES MORE
THAN THREE FEET TALL, EXCEPT FOR DECIDUOUS
TREES AND OPEN RAIL FENCING.

TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
801 WEST MINERAL AVENUE, SUITE 202
LITTLETON, CO 80120 303-764-8804
CONTACT: JEFF KILLINGSWORTH, PE
EMAIL: JEFF.KILLINGSWORTH@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 4
PHASE NUMBER:	PHASE NUMBER
SHEET TITLE:	SITE PLAN 3
PREPARATION DATE:	4/12/2019
REVISION DATE:	8/21/2019
REVISION DATE:	11/4/2020
REVISION DATE:	3/17/2020
REVISION DATE:	

SHEET 6 OF 25



WELL ID NO.	NAME	API #	OPERATOR	NORTHING	EASTING	CURRENT STATUS
1	Grant Hunt #1-A-141 Q258	05-123-38048	Crestone Peak Resources Operating, LLC	7,579.8	21,850.2	PR 02/2015
2	Grant Hunt #1-B-141 Q258	05-123-38049	Crestone Peak Resources Operating, LLC	7,579.8	21,850.2	PR 02/2015
3	Grant Hunt #1-C-141 Q258	05-123-38050	Crestone Peak Resources Operating, LLC	7,579.8	21,850.2	PR 02/2015
4	Grant Hunt #1-D-141 Q258	05-123-38051	Crestone Peak Resources Operating, LLC	7,579.8	21,850.2	PR 02/2015
5	Grant Hunt #1-E-141 Q258	05-123-38052	Crestone Peak Resources Operating, LLC	7,579.8	21,850.2	PR 02/2015
6	Grant Hunt #1-F-141 Q258	05-123-38053	Crestone Peak Resources Operating, LLC	7,579.8	21,850.2	PR 02/2015
7	Grant Hunt #1-G-141 Q258	05-123-38054	Crestone Peak Resources Operating, LLC	7,579.8	21,850.2	PR 02/2015
8	Grant Hunt #1-H-141 Q258	05-123-38055	Crestone Peak Resources Operating, LLC	7,579.8	21,850.2	PR 02/2015
9	Stanley Olson #2	05-123-32335	Great Western Operating Company, LLC	8,283.7	21,968.5	SI 5/10/19
10	Stanley Olson #1	05-123-19274	Great Western Operating Company, LLC	8,376.4	21,970.3	SI 5/10/19
11	Olson #1	05-123-08994	Massey & Merriam Oil, Inc.	7,571.1	21,482.1	SA 05/19/17

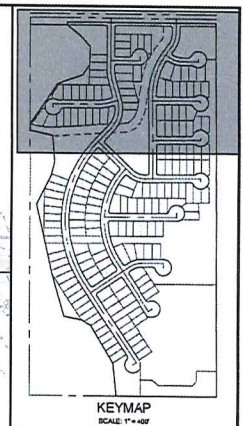
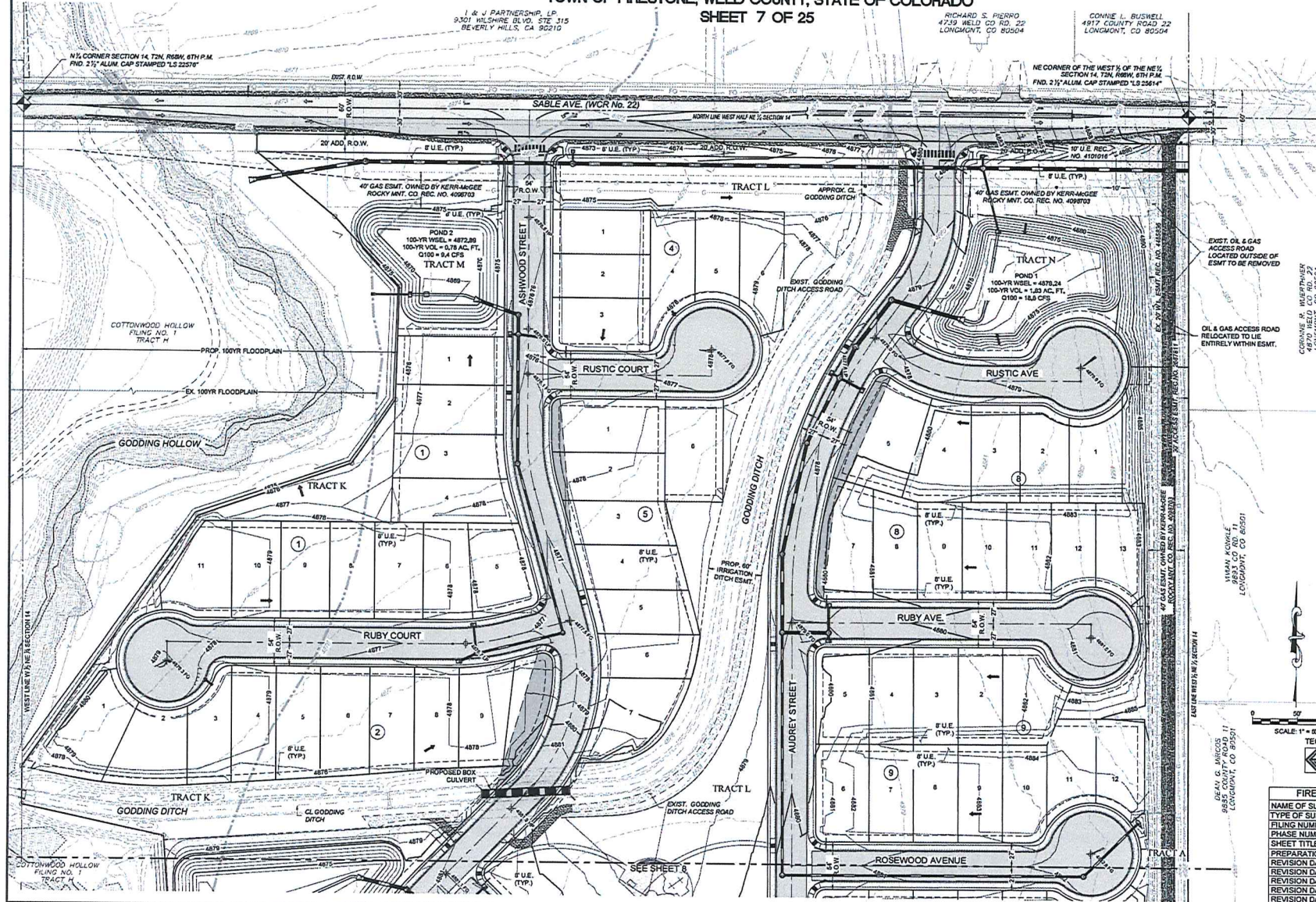
C/L CORNER SECTION 14 T2N, R68W, 6TH P.M.
FND. 2 1/2" ALUM. CAP STAMPED "LS 25614"

EXIST. 20" SAN SEWER
ESMT. REC. NO. 2363044 & 2363045

PRELIMINARY DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 7 OF 25



KEYMAP
SCALE: 1" = 40'

- OVERLAP GRADING LEGEND**
- ▲ AUGUST MONUMENT
 - ALIQUOT LINE
 - EXISTING R.O.W.
 - PROPERTY LINE
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - PROPOSED TRACT / LOT LINE
 - PROPOSED EASEMENT
 - PROPOSED CENTERLINE OF ROAD
 - P.C. PT. POINT OF INTERSECTION, ETC.
 - BUILDING SETBACK LINE
 - EXIST. WATER LINE
 - EXIST. SANITARY SEWER
 - EXIST. CONTOURS
 - PROPOSED CONTOURS
 - EXISTING CULVERT
 - 28 LOT NUMBER
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - L.P. LOW POINT
 - H.P. HIGH POINT
 - PROPOSED INLET
 - SPOT ELEVATION
 - PROPOSED CURB & GUTTER
 - EXIST. 100-YR FLOOD PLAIN
 - PRO. STORM SEWER
 - PROPOSED CULVERT
 - TOP-OF-FOUNDATION (BASEMENT)
 - FF-FINISH FLOOR (NO BASEMENT)
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE

NOTE
FIVE FOOT WIDE DRAINAGE EASEMENTS
ARE LOCATED ALONG ALL SIDE LOT LINES.

SCALE: 1" = 50'

TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
801 WEST MINERAL AVENUE, SUITE 202
LITTLETON, CO 80120 303-794-8804
CONTACT: JEFF KILLINGSWORTH, PE
EMAIL: JEFF.KILLINGSWORTH@PARAGONENG.COM

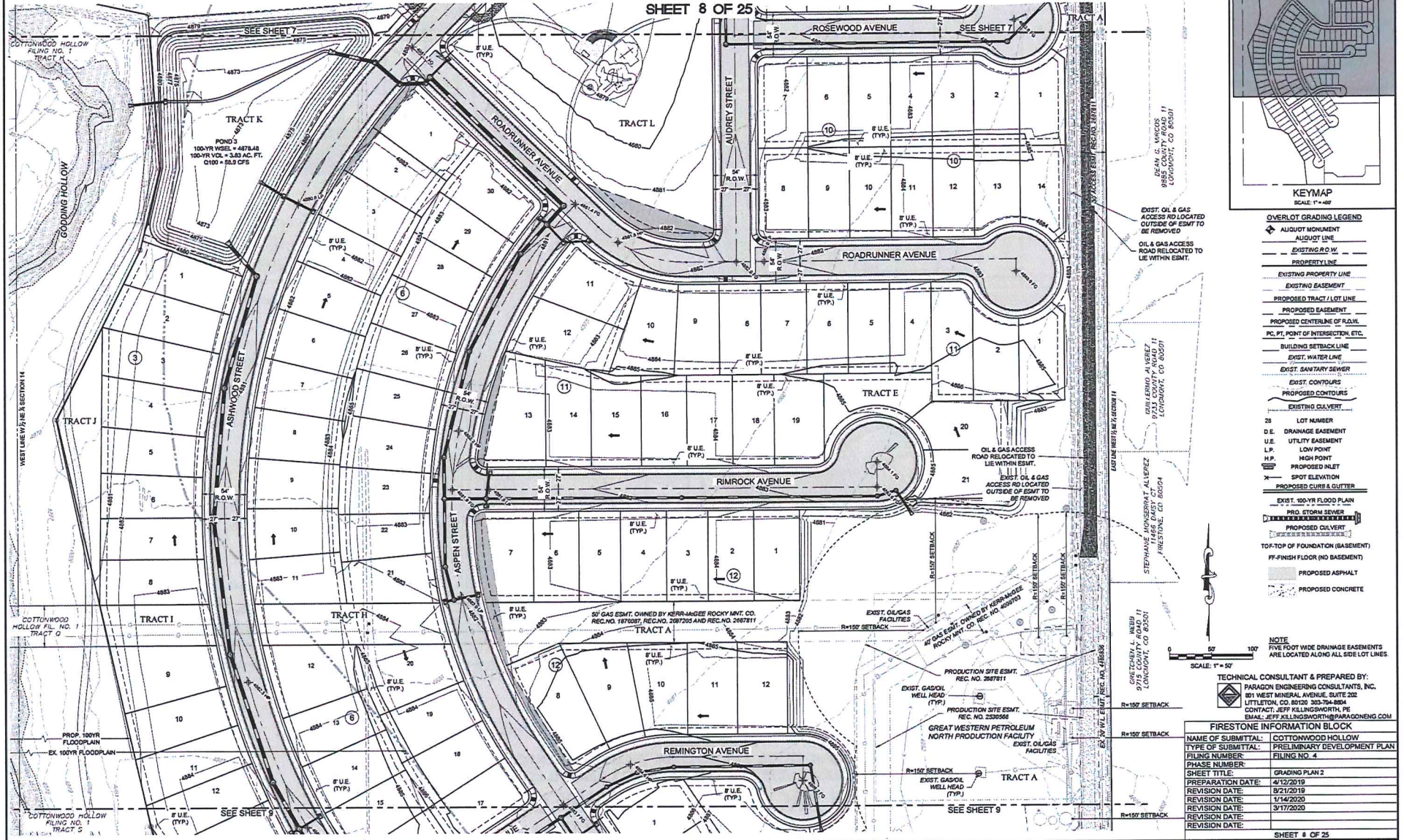
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 4
PHASE NUMBER:	
SHEET TITLE:	GRADING PLAN 1
PREPARATION DATE:	4/12/2019
REVISION DATE:	5/21/2019
REVISION DATE:	11/14/2020
REVISION DATE:	3/17/2020
REVISION DATE:	
REVISION DATE:	

SHEET 7 OF 25

PRELIMINARY DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 8 OF 25



PRELIMINARY DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 4

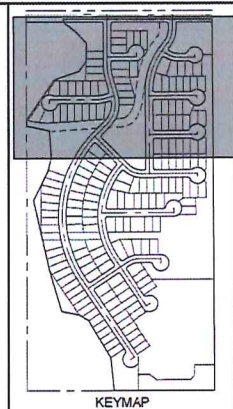
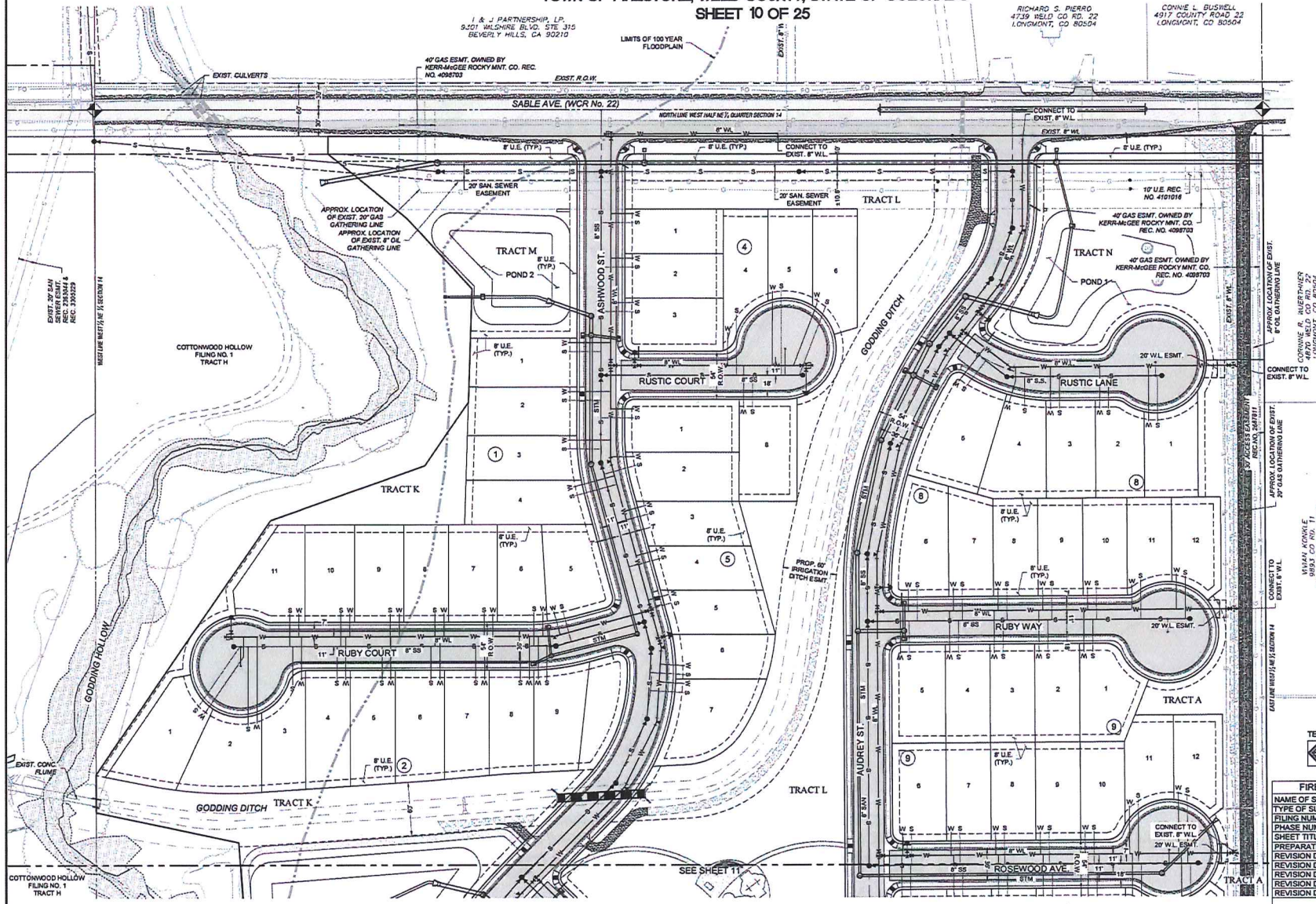
LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 10 OF 25

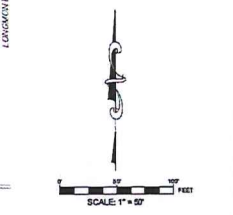
I & J PARTNERSHIP, LP,
9301 WILSHIRE BLVD. STE. 310
BEVERLY HILLS, CA 90210

RICHARD S. PIERRO
4739 WELD CO. RD. 22
LONGMONT, CO 80504

CONNIE L. BUSHNELL
4917 COUNTY ROAD 22
LONGMONT, CO 80504



- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - LOT LINE
 - EXIST. FENCE
 - EXIST. ELECTRIC LINE
 - EXIST. GAS MAIN
 - EXIST. CATV
 - EXIST. COMMUNICATION
 - EXIST. SANITARY SEWER
 - EXIST. STORM SEWER
 - EXIST. WATER MAIN
 - EXIST. SANITARY SEWER 16"
 - EXIST. STORM MANHOLE
 - EXIST. FIRE HYDRANT
 - EXIST. WATER VALVE
 - EXIST. UTILITY RISER
 - EXIST. STREET SIGN
 - PROP. SANITARY SEWER
 - PROP. WATER MAIN
 - PROP. STORM SEWER
 - PROP. AREA INLET
 - PROP. TYPE R COMBINATION INLET
 - PROP. STORM MANHOLE
 - PROP. FIRE HYDRANT
 - PROP. SKIN
 - PROP. STREET LIGHT

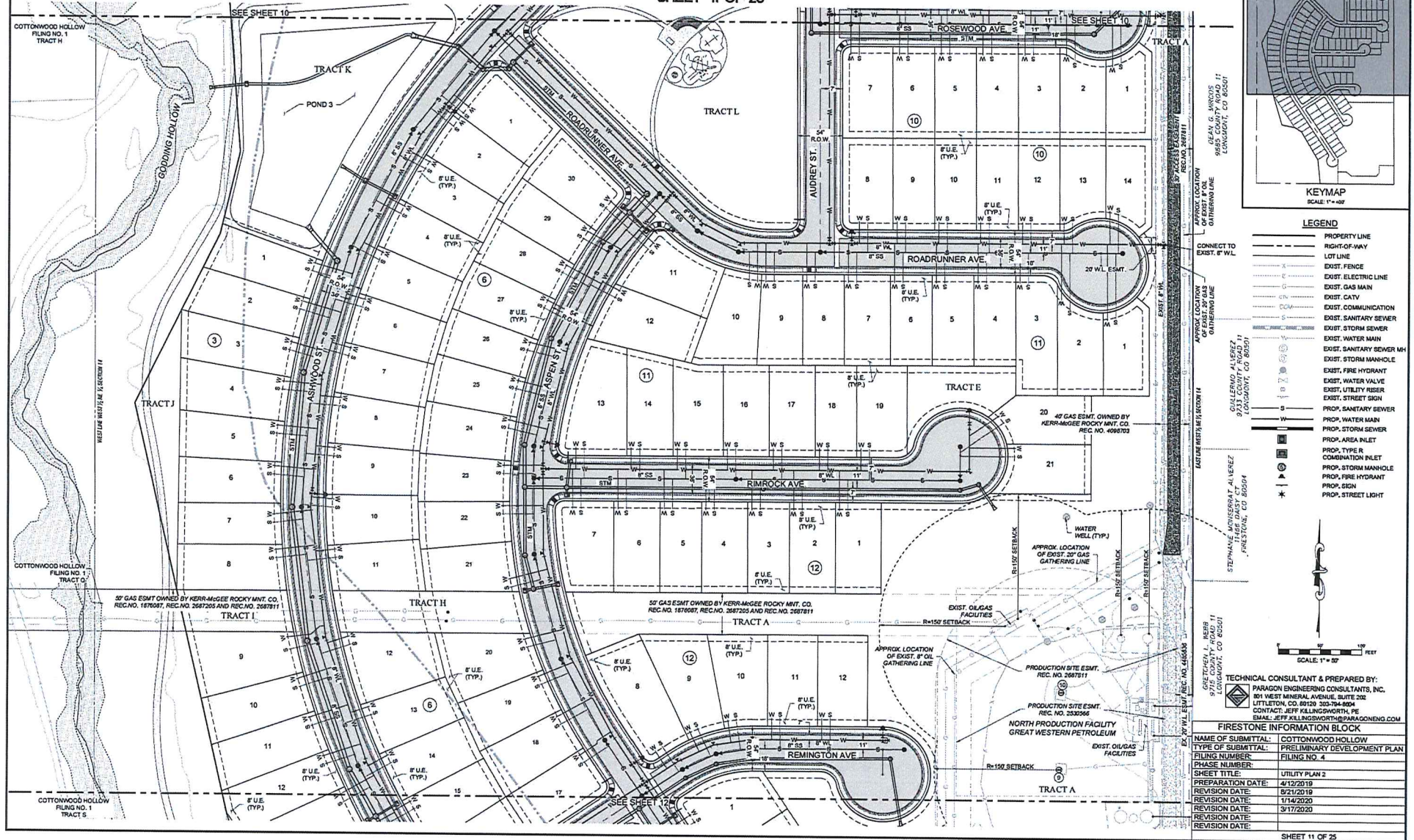


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CONTACT: JEFF KILLINGSWORTH, PE
EMAIL: JEFF.KILLINGSWORTH@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 4
PHASE NUMBER:	UTILITY PLAN 1
SHEET TITLE:	UTILITY PLAN 1
PREPARATION DATE:	4/12/2019
REVISION DATE:	5/21/2019
REVISION DATE:	1/14/2020
REVISION DATE:	9/17/2020
REVISION DATE:	

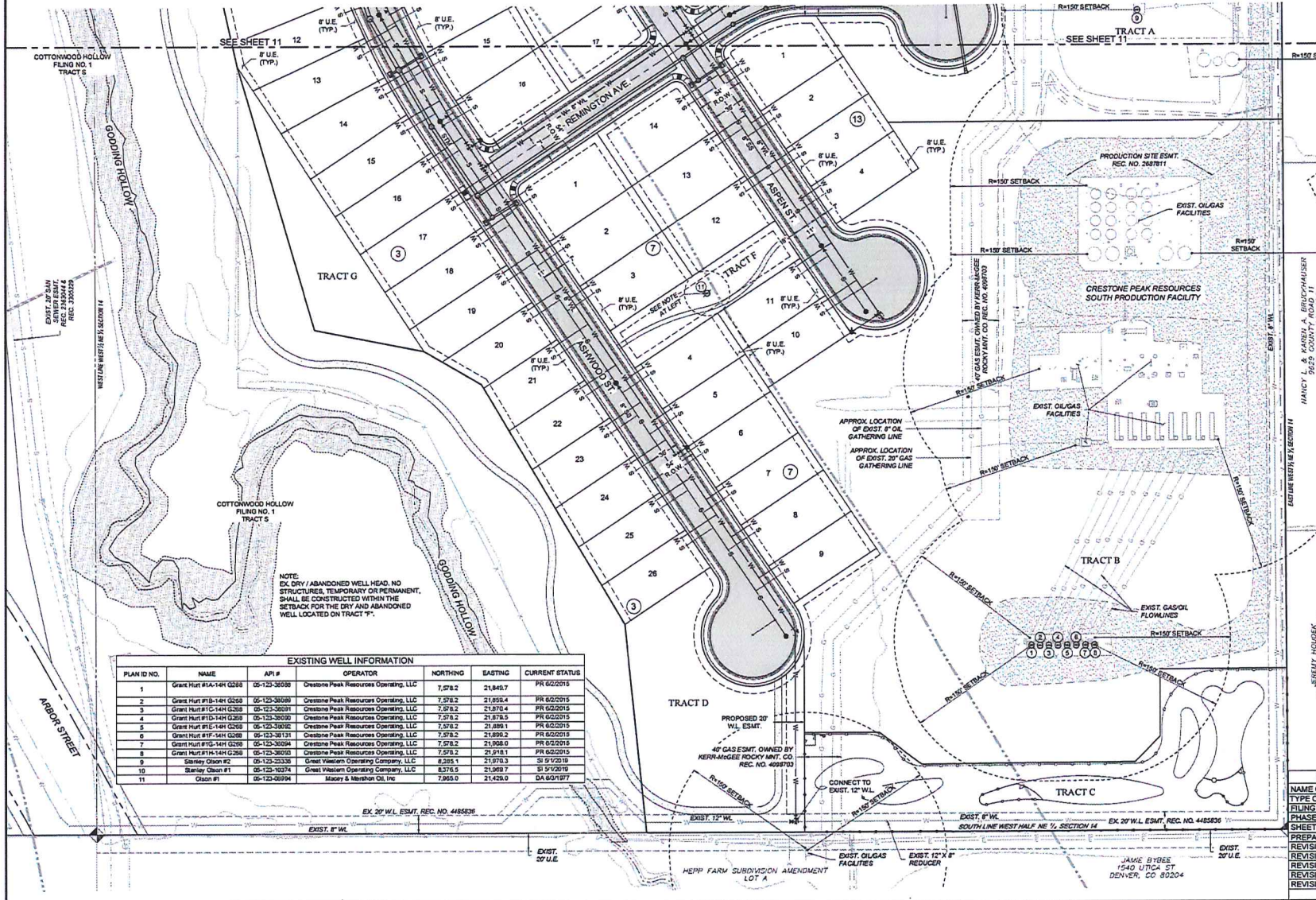
PRELIMINARY DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 11 OF 25

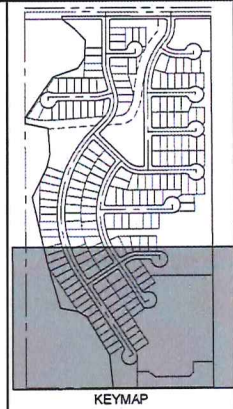


PRELIMINARY DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 12 OF 25



EXISTING WELL INFORMATION					
PLAN ID NO.	NAME	API #	OPERATOR	NORTHING	EASTING
1	Grant Hunt #1A-14H G288	05-125-3058	Crestone Peak Resources Operating, LLC	7,578.2	21,845.7
2	Grant Hunt #1B-14H G288	05-125-3059	Crestone Peak Resources Operating, LLC	7,578.2	21,858.4
3	Grant Hunt #1C-14H G288	05-125-3060	Crestone Peak Resources Operating, LLC	7,578.2	21,871.1
4	Grant Hunt #1D-14H G288	05-125-3061	Crestone Peak Resources Operating, LLC	7,578.2	21,883.8
5	Grant Hunt #1E-14H G288	05-125-3062	Crestone Peak Resources Operating, LLC	7,578.2	21,896.5
6	Grant Hunt #1F-14H G288	05-125-3063	Crestone Peak Resources Operating, LLC	7,578.2	21,909.2
7	Grant Hunt #1G-14H G288	05-125-3064	Crestone Peak Resources Operating, LLC	7,578.2	21,921.9
8	Grant Hunt #1H-14H G288	05-125-3065	Crestone Peak Resources Operating, LLC	7,578.2	21,934.6
9	Stanley Olson #2	05-125-3333	Great Western Operating Company, LLC	8,385.1	21,970.3
10	Stanley Olson #1	05-125-10274	Great Western Operating Company, LLC	8,376.5	21,959.7
11	Olson #1	05-125-09394	Massey & Merriam Oil, Inc.	7,965.0	21,426.0



- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - LOT LINE
 - EXIST. FENCE
 - EXIST. ELECTRIC LINE
 - EXIST. GAS MAIN
 - EXIST. GATV
 - EXIST. COMMUNICATION
 - EXIST. SANITARY SEWER
 - EXIST. WATER MAIN
 - EXIST. SANITARY SEWER 10"
 - EXIST. STORM MANHOLE
 - EXIST. FIRE HYDRANT
 - EXIST. WATER VALVE
 - EXIST. UTILITY KEEPER
 - EXIST. STREET SIGN
 - PROP. SANITARY SEWER
 - PROP. WATER MAIN
 - PROP. STORM SEWER
 - PROP. AREA INLET
 - PROP. TYPE II COMBINATION INLET
 - PROP. STORM MANHOLE
 - PROP. FIRE HYDRANT
 - PROP. SIGN
 - PROP. STREET LIGHT



TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
101 WEST MINERAL AVENUE, SUITE 202
LITTLETON, CO 80120 303-784-8004
CONTACT: JEFF KILLINGWORTH, PE
EMAIL: JEFF.KILLINGWORTH@PARAGONENG.COM

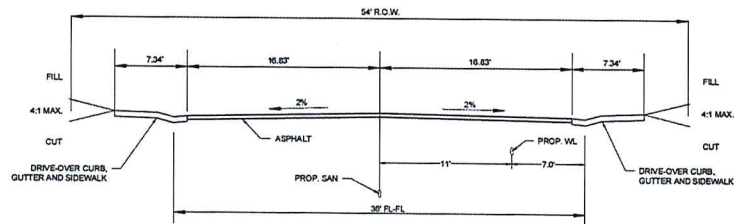
FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 4
PHASE NUMBER:	UTILITY PLAN 3
PREPARATION DATE:	4/13/2019
REVISION DATE:	8/21/2019
REVISION DATE:	1/14/2020
REVISION DATE:	3/17/2020
REVISION DATE:	

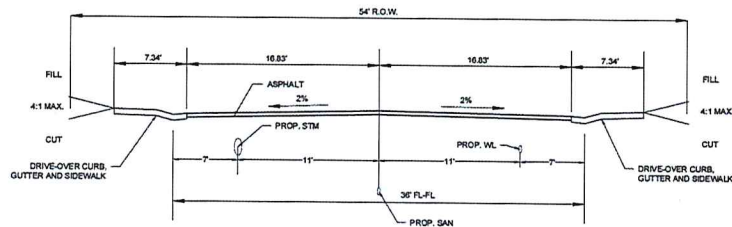
SHEET 12 OF 25

PRELIMINARY DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 4

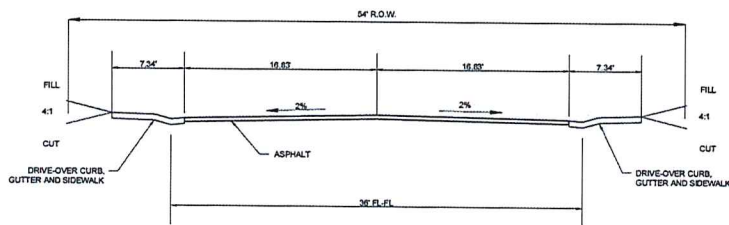
LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 13 OF 25



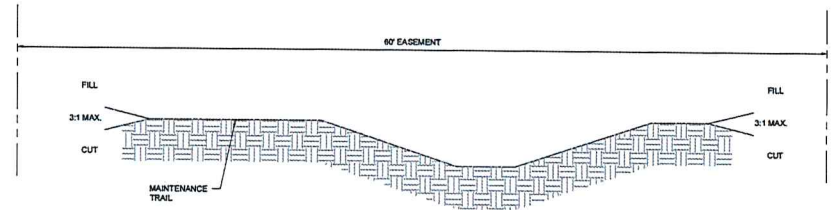
A 54' R.O.W. ULTIMATE ROAD CROSS SECTION
(FILING 4 RESIDENTIAL STREETS W/O STORM SEWER)
NOT TO SCALE



B 54' R.O.W. ULTIMATE ROAD CROSS SECTION
(FILING 4 RESIDENTIAL STREETS W/ STORM)
NOT TO SCALE



D 54' R.O.W. ROAD CROSS SECTION
NOT TO SCALE



C EXISTING GODDING DITCH
NOT TO SCALE

TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
801 WEST MINERAL AVENUE, SUITE 202
LITTLETON, CO. 80120 303-764-8804
CONTACT: JEFF KILLINGSWORTH, P.E.
EMAIL: JEFF.KILLINGSWORTH@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 4
PHASE NUMBER:	
SHEET TITLE:	TYPICAL SECTIONS
PREPARATION DATE:	4/12/2019
REVISION DATE:	9/21/2019
REVISION DATE:	1/14/2020
REVISION DATE:	3/17/2020
REVISION DATE:	
REVISION DATE:	

SHEET 13 OF 25

LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 14 OF 25



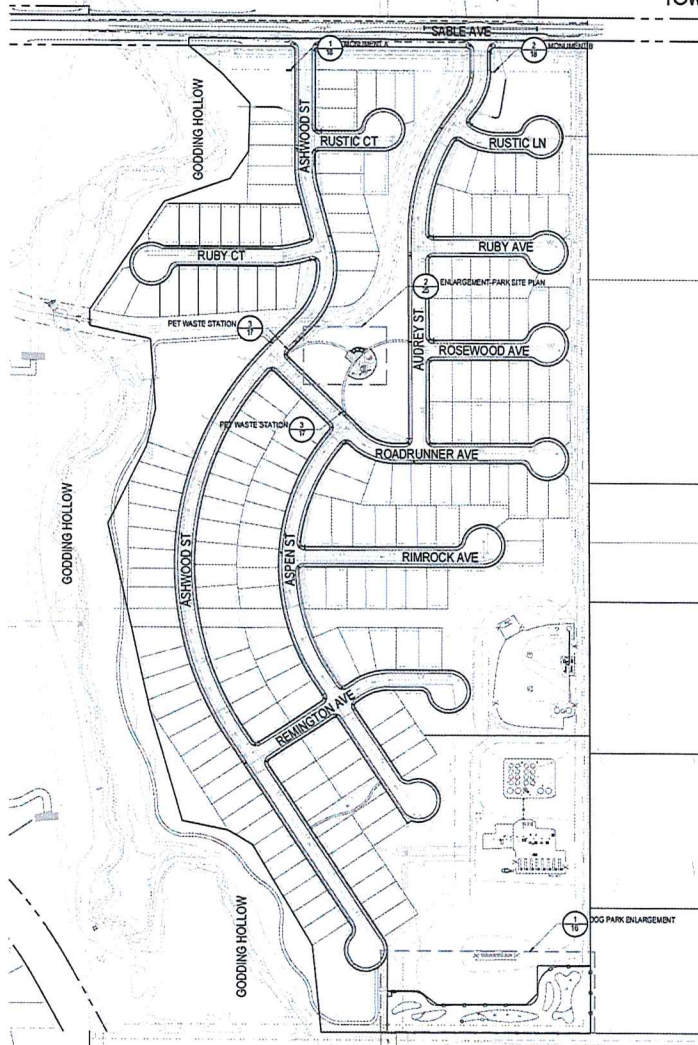
1. FULL WIDTH MILL AND OVERLAY (1 1/2" DEPTH) FOR EXTENTS OF CONSTRUCTION ALONG SABLE AVENUE.
2. ENDS OF MEDIANS ON SABLE AVENUE SHALL BE TAPERED VERTICALLY TO AVOID HAVING A BLUNT END ADJACENT TO TRAFFIC.

FIRESTONE INFORMATION BLOCK

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY DEVELOPMENT PLAN
FILING NUMBER:	FILING NO. 4
PHASE NUMBER:	
SHEET TITLE:	SIGNAGE AND STRIPING
PREPARATION DATE:	4/12/2019
REVISION DATE:	8/21/2019
REVISION DATE:	1/14/2020
REVISION DATE:	3/17/2020
REVISION DATE:	
REVISION DATE:	

PRELIMINARY DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE EAST ½ OF THE NE ¼ OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 15 OF 25



NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE DRAWINGS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF ALL REQUIRED INSPECTIONS WITH THE TOWN.
3. THE CONTRACTOR IS TO COORDINATE LOCATIONS OF ALL TRANSFORMERS, SWITCHING BOXES AND OTHER UTILITY APPURTENANCES BEFORE INSTALLATION. ANY AND ALL TRANSFORMERS, SWITCH BOXES, UTILITY CABINETS INSTALLED ON TOWN LAND (R.O.W., OUTLOTS AND TOWN UTILITY EASEMENTS) REQUIRE APPROVAL FROM THE TOWN.
4. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL ABOVE AND BELOW GROUND SERVICES BEFORE THE COMMENCEMENT OF ANY WORK. CONTRACTOR TO VERIFY WITH THE TOWN FOR ANY RELOCATIONS OR MODIFICATION REQUIRED IN ORDER TO UNDERTAKE WORKS DESCRIBED IN THIS CONSTRUCTION DOCUMENT SET.
5. CONTRACTOR SHALL STAKE LAYOUT OF ALL WALLS, STRUCTURES, COLUMNS, PROPERTY LINES, WALKS, TREES, ETC., FOR OWNER'S REPRESENTATIVE TO REVIEW PRIOR TO INSTALLATION. FAILURE TO RECEIVE REVIEW AND APPROVAL OF DIMENSIONAL LAYOUT MAY CAUSE TO REQUIRE REMOVAL AND REPLACEMENT OF INSTALLED WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
6. CONTRACTOR SHALL ARRANGE FOR LAYOUT APPROVAL WITH OWNER'S REPRESENTATIVE PROVIDING A MINIMUM OF TWO WORKING DAYS NOTICE PRIOR TO ANY EXECUTION OF WORK.
7. DEVIATIONS FROM OR MODIFICATION OF LAYOUT AND DIMENSIONS SHOWN ON THIS PLAN SHALL REQUIRE PRIOR APPROVAL BY THE OWNER.
8. ALL EQUIPMENT ILLUSTRATED ON THIS PLAN SHALL BE PURCHASED AND INSTALLED BY THE CONTRACTOR.
9. LAYOUT OF ALL EQUIPMENT SHALL BE PERFORMED BY THE CONTRACTOR AND IS SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
10. ALL PLAYGROUND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND U.S.C.P. SAFETY GUIDELINES. STRICT FALL ZONE COMPLIANCE WILL BE ENFORCED.
11. CONTRACTOR SHALL PROVIDE AND INSTALL PLAYGROUND SURFACING PER MANUFACTURER'S SPECIFICATIONS.
12. CONTRACTOR TO OBTAIN ALL APPROPRIATE STRUCTURAL CERTIFICATION AND VERIFICATION OF MONUMENTS, WALLS, STRUCTURES, ETC., PRIOR TO CONSTRUCTION AS PART OF SHOP DRAWINGS TO BE APPROVED BY OWNER'S REPRESENTATIVE.
13. CONTRACTOR SHALL BE REQUIRED TO SUBMIT ALL SHOP DRAWINGS, CUT SHEETS AND COLOR SELECTION INFORMATION ASSOCIATED WITH EQUIPMENT TO BE INSTALLED ON SITE TO OWNER'S REPRESENTATIVES PRIOR TO INSTALLATION.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN'S STANDARDS.
15. VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER IF ANY CONFLICT WITH THE DRAWINGS OCCUR.
16. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING UTILITY LINES SHOWN ON THE PLANS AND THOSE UTILITY LINES WHICH MAY NOT BE SHOWN. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FORTY-EIGHT HOURS PRIOR TO CONSTRUCTION.

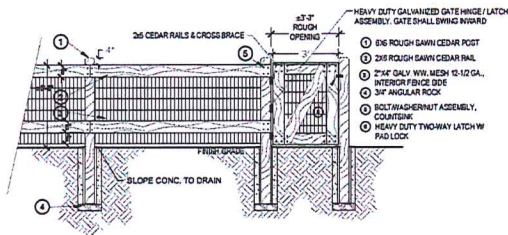
1 MASTER SITE PLAN
SCALE: 1"=10'



TECHNICAL CONSULTANT & PREPARED BY:	
PARAGON ENGINEERING CONSULTANTS, INC. 801 WEST MINERAL AVENUE, SUITE 202 LITTLETON, CO 80120 303-794-6004	
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY DEVELOPMENT PLAN
FILE NUMBER:	FILING NO. 4
PHASE NUMBER:	
SHEET TITLE:	MASTER SITE PLAN
PREPARATION DATE:	3/22/2019
REVISION DATE:	8/20/2019
REVISION DATE:	1/14/2020
REVISION DATE:	3/17/2020
REVISION DATE:	
REVISION DATE:	
SHEET 15 OF 25	

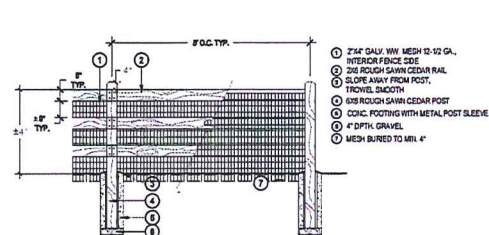
PRELIMINARY DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 16 OF 25



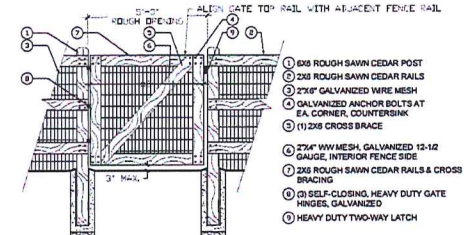
1 INNER 2-RAIL FENCE / GATE

NOT TO SCALE



2 OUTER 3-RAIL FENCE

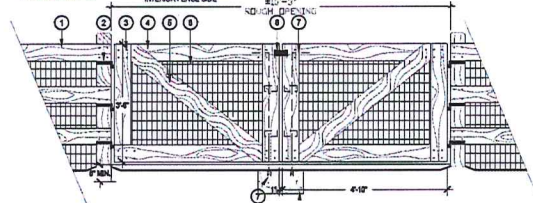
NOT TO SCALE



3 2/3 RAIL FENCE GATE

NOT TO SCALE

- 1. 2x6 ROUGH SAWN CEDAR RAIL
- 2. 2x6 CEDAR GATE FRAMES
- 3. 1/2\"/>

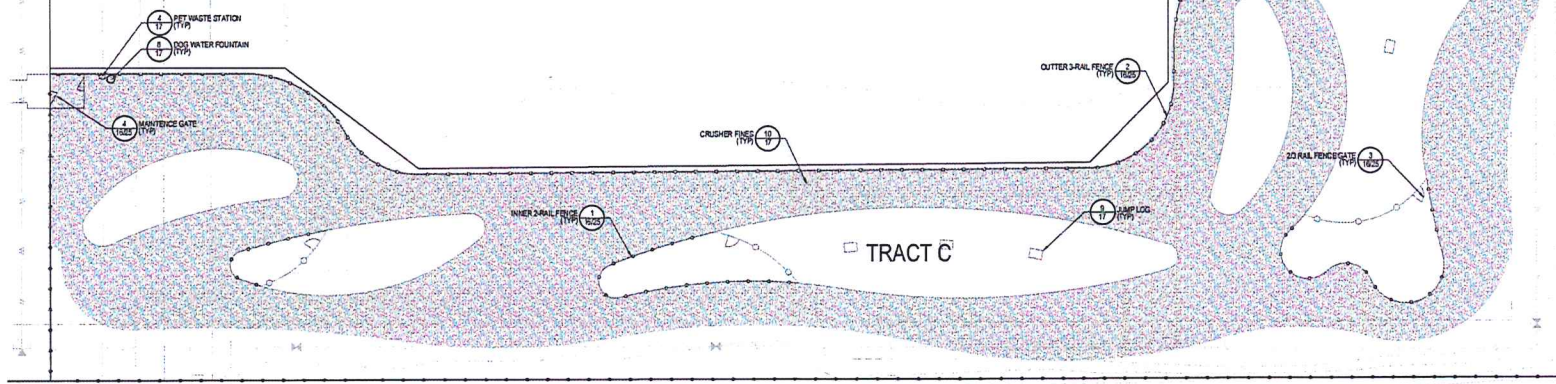


4 MAINTENANCE GATE

NOT TO SCALE

DOG PARK FENCING LEGEND

- 1. 15/25 INNER 2-RAIL FENCE
- 2. 15/25 OUTER 3-RAIL FENCE



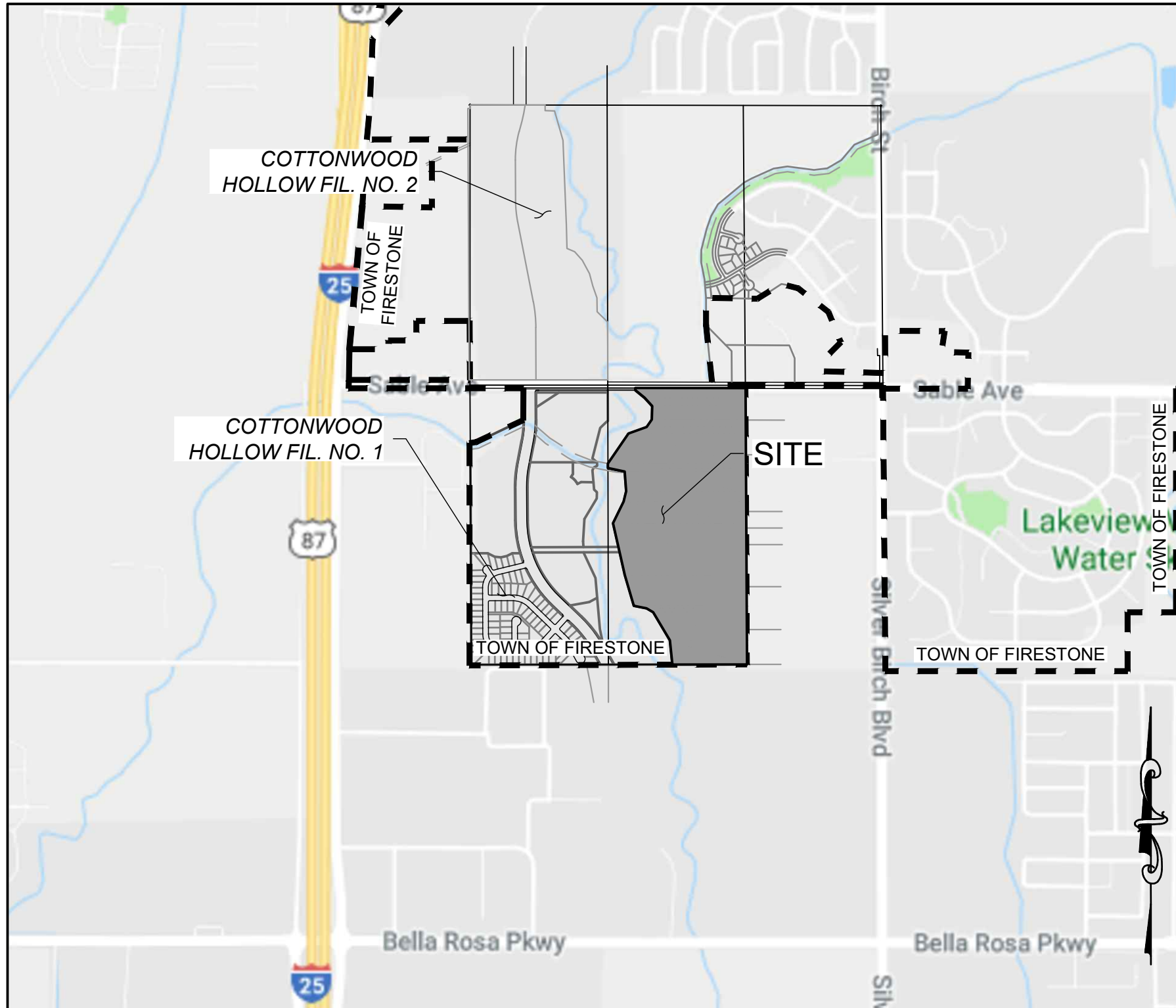
1 DOG PARK ENLARGEMENT PLAN

SCALE 1\"/>

TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
801 WEST MINERAL AVENUE, SUITE 302
LITTLETON, CO 80120 303-794-8804

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL	PRELIMINARY DEVELOPMENT PLAN
FILING NUMBER	FILING NO. 4
PHASE NUMBER	PARK ENLARGEMENT PLAN
SHEET TITLE	PARK ENLARGEMENT PLAN
PREPARATION DATE	3/22/2019
REVISION DATE	8/20/2019
REVISION DATE	11/4/2020
REVISION DATE	3/17/2020
REVISION DATE	
REVISION DATE	
SHEET 16 OF 25	

PRELIMINARY PLAT
COTTONWOOD HOLLOW, FILING 4
LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 5



VICINITY MAP
SCALE: 1" = 1,200'

TRACT SUMMARY TABLE				
TRACT	AREA (AC.)	OWNERSHIP	MAINTENANCE	LAND USE
A	6.15	MORTGAGE CONSULTANTS	GREAT WESTERN PETROLEUM & CHRMD	OIL & GAS PRODUCTION FACILITIES
B	7.55	MORTGAGE CONSULTANTS	CRESTONE & CHRMD	OIL & GAS PRODUCTION FACILITIES
C	1.35	CHRMD	CHRMD	DOG PARK
D	0.91	CHRMD	CHRMD	OPEN SPACE, UTILITIES
E	0.18	CHRMD	CHRMD	OPEN SPACE
F	0.25	CHRMD	CHRMD	DRY WELL
G	0.38	CHRMD	CHRMD	OPEN SPACE
H	0.26	CHRMD	CHRMD	OIL & GAS
I	0.15	CHRMD	CHRMD	OIL & GAS
J	0.21	CHRMD	CHRMD	OPEN SPACE
K	2.53	CHRMD	CHRMD	DRAINAGE, IRRIGATION DITCH, OPEN SPACE
L	3.83	CHRMD	CHRMD	DRAINAGE, IRRIGATION DITCH, OIL & GAS, OPEN SPACE
M	0.82	CHRMD	CHRMD	DRAINAGE, UTILITIES, OIL & GAS
N	1.31	CHRMD	CHRMD	DRAINAGE, UTILITIES, OIL & GAS
TOTAL	25.88			

CHRMD = COTTONWOOD HOLLOW RESIDENTIAL METROPOLITAN DISTRICT

OWNER/DEVELOPER:

MORTGAGE CONSULTANTS, LLC,
8400 EAST PRENTICE AVENUE, SUITE 1002
GREENWOOD VILLAGE, CO 80111
CONTACT: OTTO AICHINGER
PHONE: 303-882-6024
EMAIL: OTTO.AICHINGER@CALIBERHOMELoANS.COM

SURVEYOR:

RED ROCK LAND SURVEYS, INC.
254 PELAGE CT.
CANON CITY, CO 81212
CONTACT: JOHN KRATZ
PHONE: 303-994-6300
EMAIL: JKRAZ@REDROCKLANDSURVEYS.COM

NOTES:

- THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED ZONE "A" FLOODPLAIN PER FEMA FIRM MAP NUMBER 08123C1890E, EFFECTIVE DATE JANUARY 20, 2016.
- BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AND ASSUMED TO BEAR S89°55'22"E BETWEEN THE MONUMENTS AS SHOWN HEREON.
- THE VARIABLE WIDTH SIGHT DISTANCE TRIANGLE EASEMENTS ARE A NO BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL, EXCEPT FOR DECIDUOUS TREES AND OPEN RAIL FENCE.
- FIVE-FOOT (5') WIDE EASEMENT FOR DRAINAGE PURPOSES ARE LOCATED ON BOTH SIDES OF ALL INTERIOR LOT LINES.
- NUMBER OF LOTS 179, 14 TRACTS.

SURVEYORS CERTIFICATE:

I, JOHN E. KRATZ, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF COTTONWOOD HOLLOW, FILING 4 WAS MADE BY ME OR UNDER MY SUPERVISION ON OR ABOUT MARCH 30, 2017, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

JOHN E. KRATZ
REGISTERED COLORADO LAND SURVEYOR No. 20142

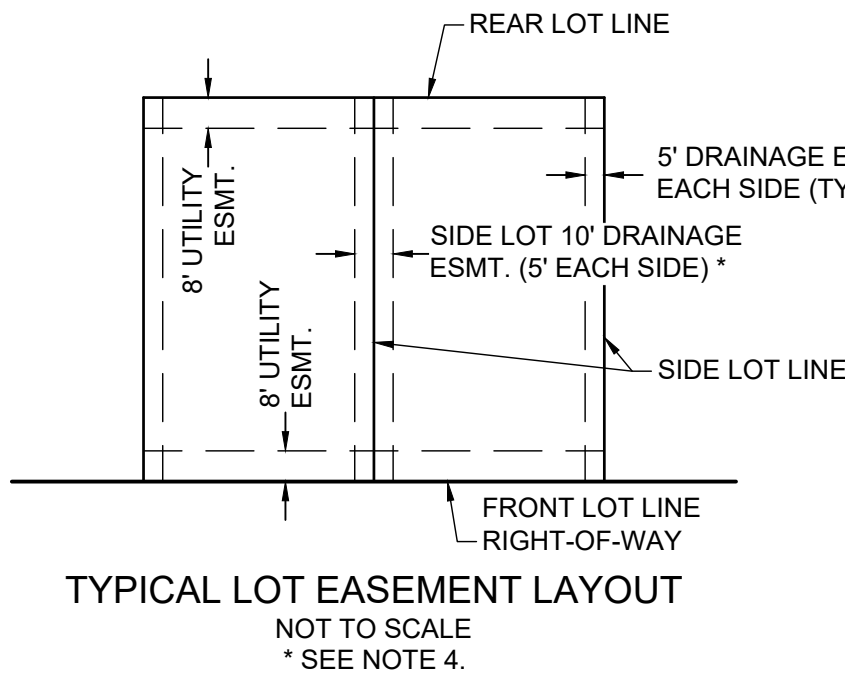
DATE

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

TOWN APPROVAL:

THIS IS TO CERTIFY THAT THE PRELIMINARY PLAT OF COTTONWOOD HOLLOW, FILING 4 WAS APPROVED ON THIS _____ DAY OF _____, 20____ BY RESOLUTION NO. _____ AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR _____ ATTEST: TOWN CLERK _____



TECHNICAL CONSULTANT & PREPARED BY:

PARAGON ENGINEERING CONSULTANTS, INC.
801 W. MINERAL AVENUE, SUITE 202
LITTLETON, CO 80120 PHONE: 303-794-8604
CONTACT: JEFF KILLINGSWORTH, PE
EMAIL: JEFF.KILLINGSWORTH@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
FILING NUMBER:	FILING 4
PHASE NUMBER:	
SHEET TITLE:	PLAT COVER SHEET
PREPARATION DATE:	04/01/2019
REVISION DATE:	08/21/2019
REVISION DATE:	01/14/2020
REVISION DATE:	03/17/2020
REVISION DATE:	
REVISION DATE:	

SHEET 1 OF 5

OWNERSHIP:

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

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 14, T2N., R68W., 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14, WHENCE THE NORTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14 BEARS S89°55'22"E WITH ALL BEARINGS HEREIN CONTAINED RELATIVE THERETO; THENCE ALONG THE EAST LINE OF SAID WEST HALF S00°18'14"E, A DISTANCE OF 29.99 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY OF SABLE AVENUE (60 FEET IN WIDTH) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE S00°18'14"E, A DISTANCE OF 2,624.04 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14; THENCE ALONG THE SOUTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER S89°55'12"W, A DISTANCE OF 708.83 FEET TO A POINT AT THE SOUTHEAST CORNER OF COTTONWOOD HOLLOW, FILING 1 AS RECORDED AT RECEPTION NUMBER 4485833 IN THE CLERK'S OFFICE OF WELD COUNTY, COLORADO; THENCE ALONG THE EAST LINE OF SAID COTTONWOOD HOLLOW, FILING 1 THE FOLLOWING SEVENTEEN (17) COURSES:

- N05°54'04"W, A DISTANCE OF 231.64 FEET.
- N30°42'25"W, A DISTANCE OF 310.05 FEET.
- N59°38'36"W, A DISTANCE OF 73.63 FEET.
- N78°48'01"W, A DISTANCE OF 123.20 FEET.
- N16°18'30"W, A DISTANCE OF 305.08 FEET.
- N12°48'12"W, A DISTANCE OF 504.03 FEET.
- N26°11'10"E, A DISTANCE OF 228.92 FEET.
- N13°30'00"E, A DISTANCE OF 100.66 FEET.
- N04°09'08"W, A DISTANCE OF 187.09 FEET.
- N77°57'21"W, A DISTANCE OF 163.26 FEET.
- N00°07'17"W, A DISTANCE OF 42.50 FEET.
- N34°26'39"E, A DISTANCE OF 345.89 FEET.
- N70°27'39"E, A DISTANCE OF 183.51 FEET.
- N34°12'35"E, A DISTANCE OF 86.45 FEET.
- N01°45'32"E, A DISTANCE OF 127.93 FEET.
- N42°34'20"W, A DISTANCE OF 107.53 FEET.
- N50°34'57"W, A DISTANCE OF 113.93 FEET TO A POINT AT THE SOUTHEAST CORNER OF TRACT L OF SAID COTTONWOOD HOLLOW FILING 1.

THENCE ALONG THE EAST LINE OF SAID TRACT L N00°04'38"E, A DISTANCE OF 20.00 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY OF SAID SABLE AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY S89°55'22"E, A DISTANCE OF 1,047.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,789,429 SQUARE FEET OR 64.04 ACRES, MORE OR LESS.

OWNER:

MORTGAGE CONSULTANTS, LLC., A COLORADO LIMITED LIABILITY COMPANY

BY _____

TITLE _____

NOTARY CERTIFICATE

STATE OF COLORADO)

) SS

COUNTY OF WELD)

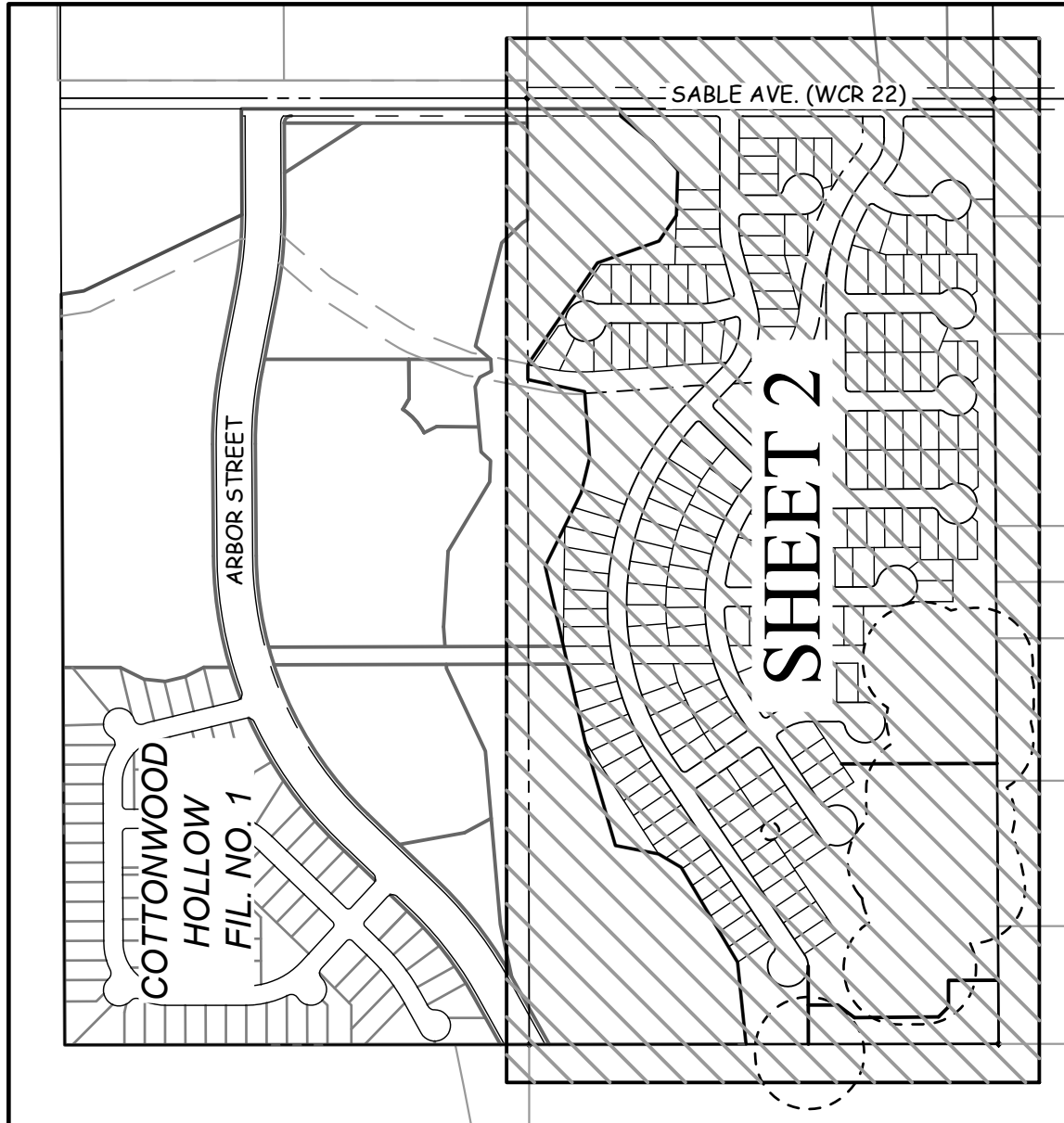
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

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

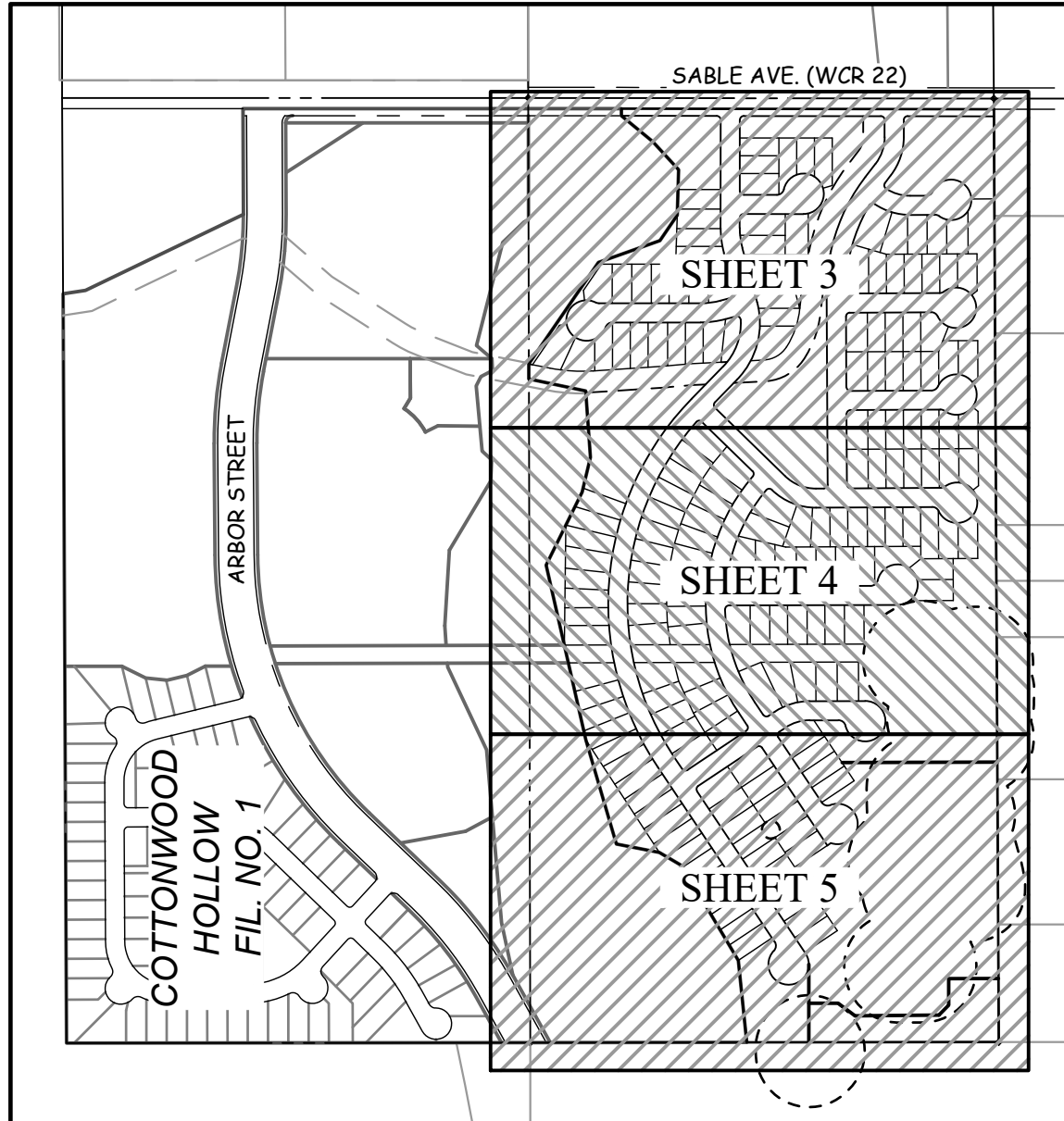
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES



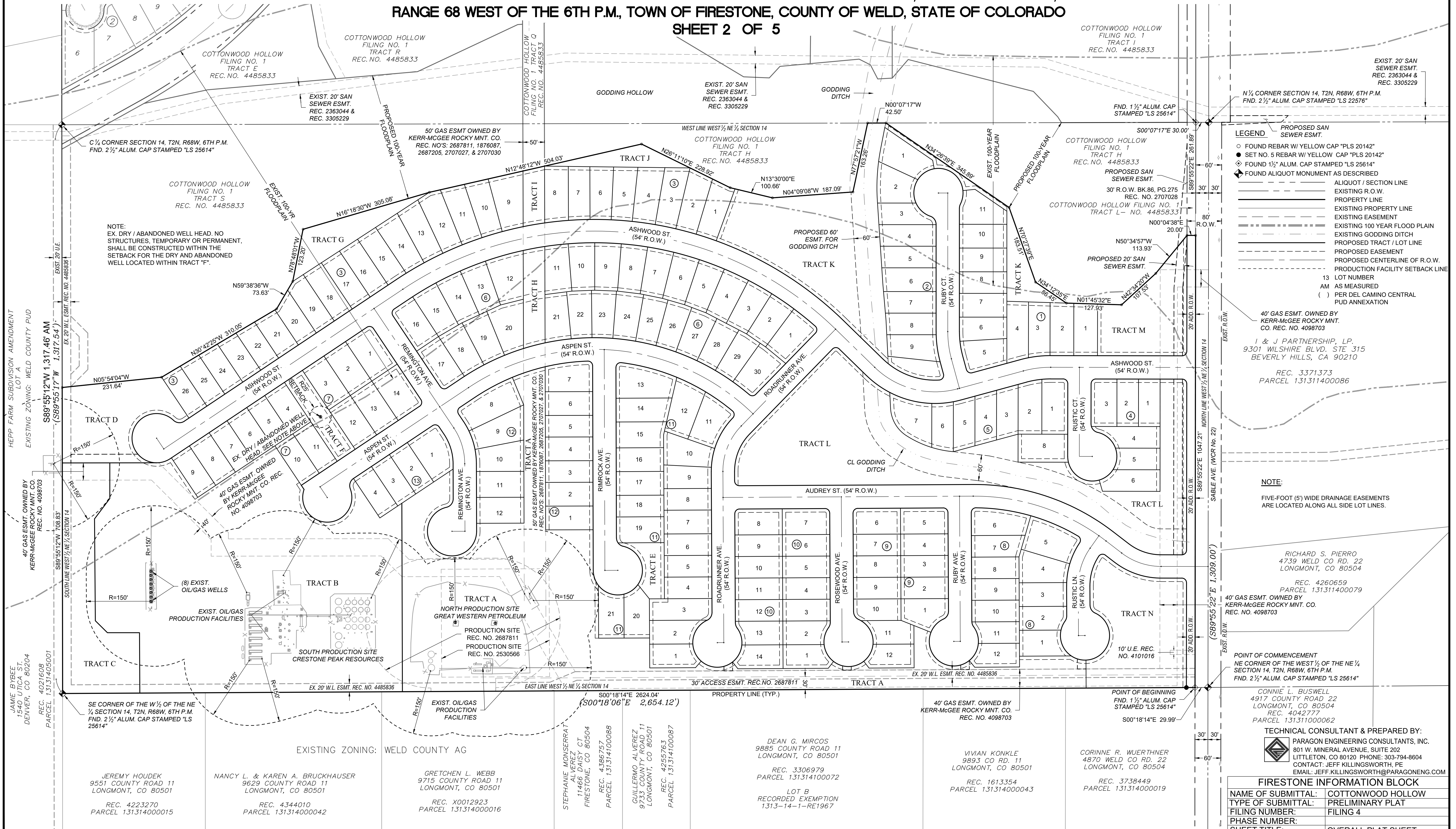
OVERALL PLAN
SCALE: 1" = 500'



PLAT SHEETS
SCALE: 1" = 50'

PRELIMINARY PLAT COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 5



PRELIMINARY PLAT COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 5

I & J PARTNERSHIP, LP.
9301 WILSHIRE BLVD.
STE 315
BEVERLY HILLS, CA
90210
REC. 3371373
PARCEL 131311400086

RICHARD S. PIERRO
4739 WELD CO RD. 22
LONGMONT, CO 80504
REC. 4260659
PARCEL 131311400079

CONNIE L. BUSWELL
4917 COUNTY ROAD 22
LONGMONT, CO 80504
REC. 4042777
PARCEL 131311000062

POINT OF COMMENCEMENT
NE CORNER OF THE WEST 1/2 OF THE NE 1/4
SECTION 14, T2N, R68W, 6TH P.M.
FND. 2 1/2" ALUM. CAP STAMPED "LS 25614"

POINT OF BEGINNING
FND. 1 1/2" ALUM. CAP
STAMPED "LS 25614"

KEYMAP
SCALE: 1" = 400'

CORINNE R. WUERTHNER
4870 WELD CO RD. 22
LONGMONT, CO 80504
REC. 2974951
PARCEL 131314000019

LEGEND

- FOUND REBAR W/ YELLOW CAP "PLS 20142"
- SET NO. 5 REBAR W/ YELLOW CAP "PLS 20142"
- FOUND 1 1/2" ALUM. CAP STAMPED "LS 25614"
- FOUND ALIQUOT MONUMENT AS DESCRIBED
- ALIQUOT / SECTION LINE
- EXISTING R.O.W.
- PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING 100 YEAR FLOOD PLAIN
- EXISTING GODDING DITCH
- PROPOSED TRACT / LOT LINE
- PROPOSED EASEMENT
- PROPOSED CENTERLINE OF R.O.W.
- PRODUCTION FACILITY SETBACK LINE
- 13 LOT NUMBER
- AM AS MEASURED
- () PER DEL CAMINO CENTRAL PUD ANNEXATION

ROBERT E & VIVIAN J KONKLE
9893 CO RD. 11
LONGMONT, CO 80501
REC. 01613354
PARCEL 131314000043

DEAN G. MIRCOS, 9885 COUNTY ROAD 11
LONGMONT, CO 80501
REC. 3308979, PARCEL 131314100072

LOT B, RECORDED EXEMPTION
1313-14-1-RE1967

TECHNICAL CONSULTANT & PREPARED BY:

PARAGON ENGINEERING CONSULTANTS, INC.
801 W. MINERAL AVENUE, SUITE 202
LITTLETON, CO 80120 PHONE: 303-794-8604
CONTACT: JEFF KILLINGSWORTH, PE
EMAIL: JEFF.KILLINGSWORTH@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK

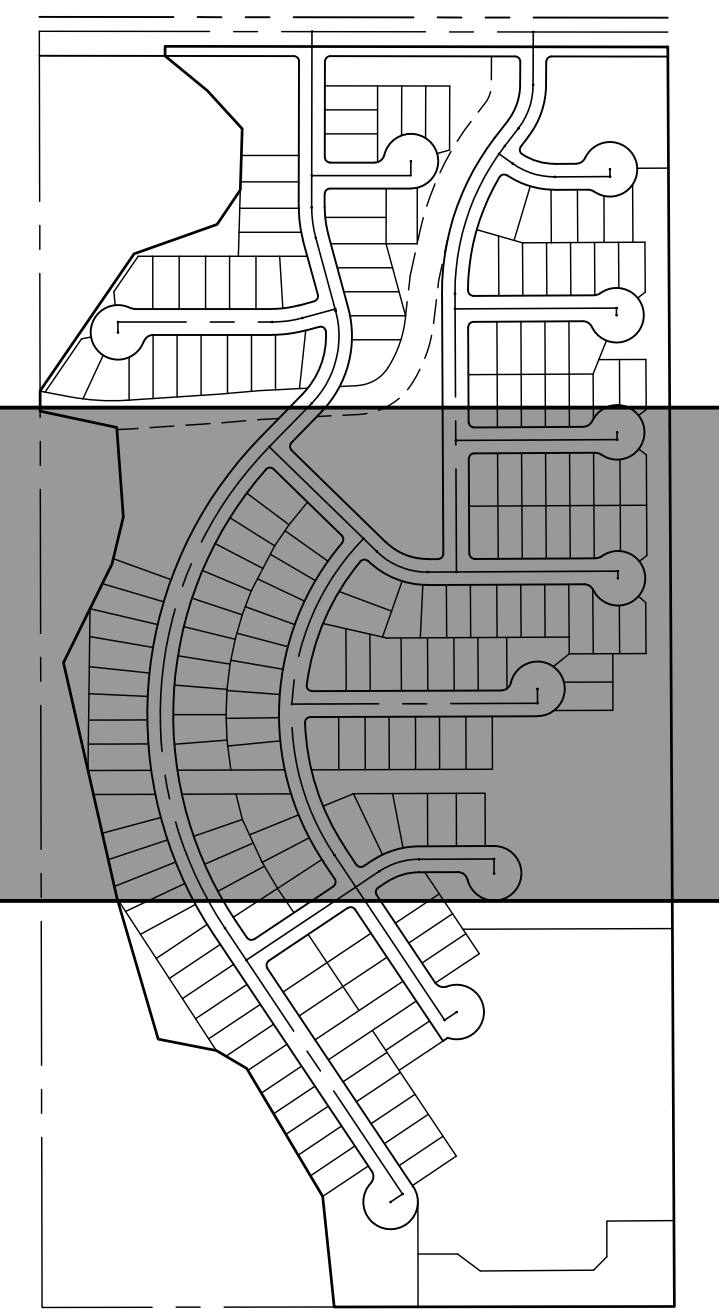
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
FILING NUMBER:	FILING 4
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 3
PREPARATION DATE:	04/01/2019
REVISION DATE:	08/21/2019
REVISION DATE:	01/14/2020
REVISION DATE:	03/17/2020
REVISION DATE:	

SHEET 3 OF 5

SEE SHEET 4

PRELIMINARY PLAT COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 4 OF 5



KEYMAP
SCALE: 1" = 400'

DEAN G. MIRCOS
9885 COUNTY ROAD 11
LONGMONT, CO 80501
REC. 3306979
PARCEL 131314100072
LOT B
RECORDED EXEMPTION
1313-14-1-RE1967

ELOISA MORALES DE
ALVAREZ
9733 COUNTY ROAD 11
LONGMONT, CO 80501
REC. 4255763
PARCEL 131314100087

LEGEND

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- SET NO. 5 REBAR W/ YELLOW CAP "PLS 20142"
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- 13 LOT NUMBER
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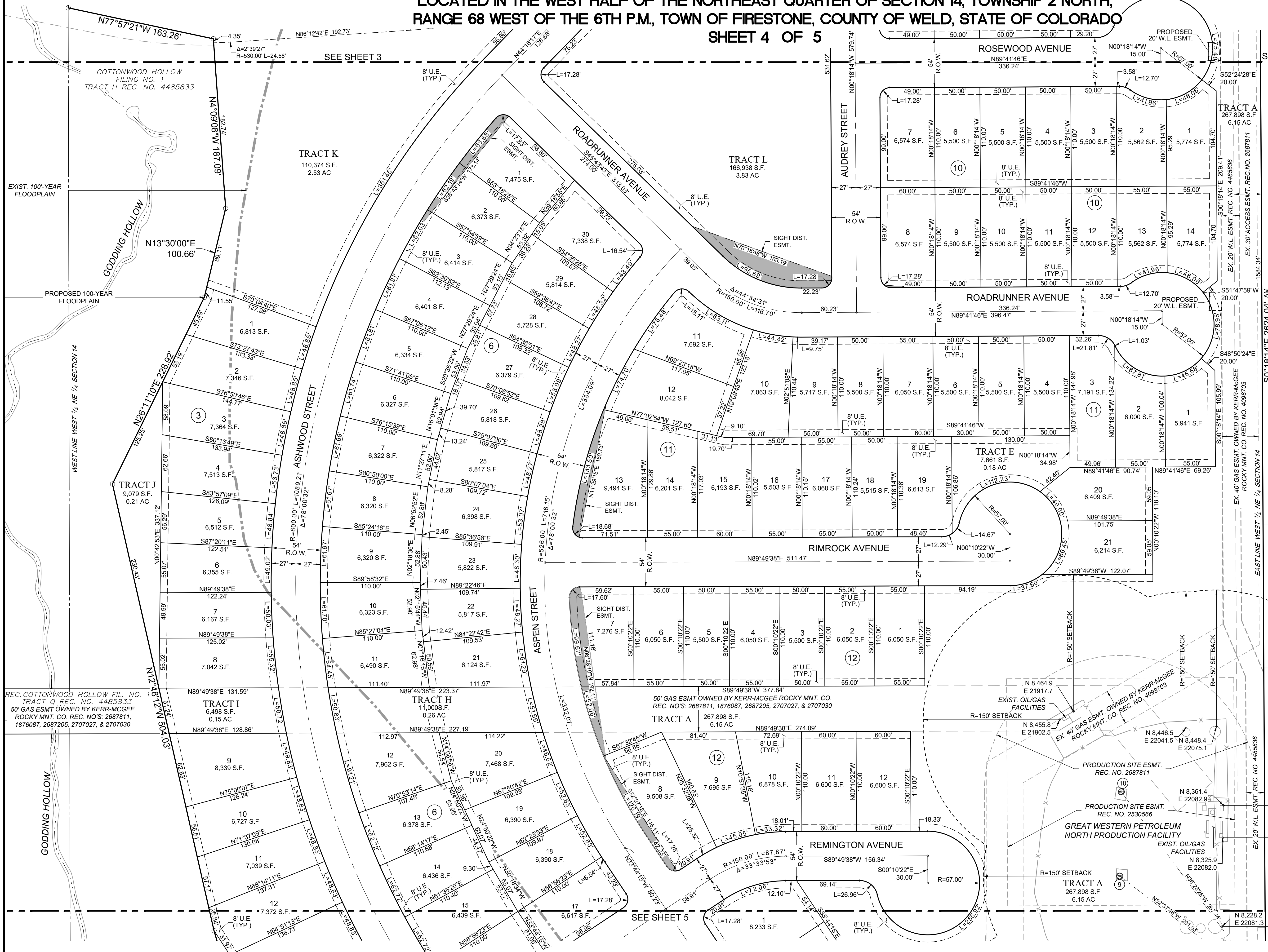
STEPHANIE MONSERRAT ALVAREZ
11466 DAISY CT
FIRESTONE, CO 80504
REC. 4386757
PARCEL 131314100088

FREDERICK R. &
GRETCHEN L. WEBB
9715 COUNTY ROAD 11
LONGMONT, CO 80501
REC. X0012923
PARCEL 131314100016

TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
801 W. MINERAL AVENUE, SUITE 202
LITTLETON, CO 80120 PHONE: 303-794-8604
CONTACT: JEFF KILLINGSWORTH, PE
EMAIL: JEFF.KILLINGSWORTH@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
FILING NUMBER:	FILING 4
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 4
PREPARATION DATE:	04/01/2019
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REVISION DATE:	03/17/2020
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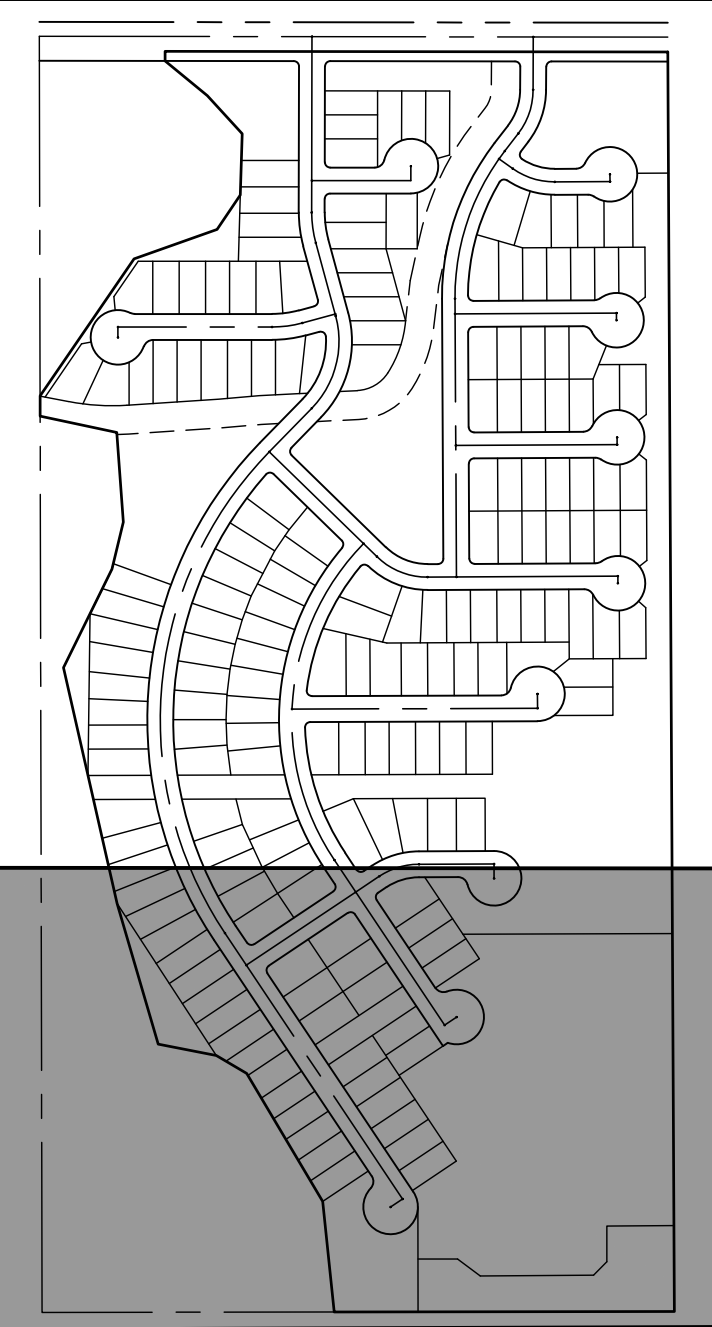
SHEET 4 OF 5



PRELIMINARY PLAT COTTONWOOD HOLLOW, FILING 4

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

SHEET 5 OF 5



KEYMAP

SCALE: 1" = 400'

NANCY L. BRUCKHAUSER
9629 COUNTY ROAD 11
LONGMONT, CO 80501
REC. 4344010
PARCEL 131314000042

LEGEND

- FOUND REBAR W/ YELLOW CAP "PLS 20142"
- SET NO. 5 REBAR W/ YELLOW CAP "PLS 20142"
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- PROPOSED EASEMENT
- PROPOSED CENTERLINE OF R.O.W.
- PRODUCTION FACILITY SETBACK LINE
- LOT NUMBER
- AM AS MEASURED
- PER DEL CAMINO CENTRAL PUD ANNEXATION

JEREMY HOUEK
9551 COUNTY ROAD 11
LONGMONT, CO 80501
REC. 4223270
PARCEL 131314000015

TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
801 W. MINERAL AVENUE, SUITE 202
LITTLETON, CO 80120 PHONE: 303-794-8604
CONTACT: JEFF KILLINGSWORTH, PE
EMAIL: JEFF.KILLINGSWORTH@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
FILING NUMBER:	FILING 4
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 5
PREPARATION DATE:	04/01/2019
REVISION DATE:	08/21/2019
REVISION DATE:	01/14/2020
REVISION DATE:	03/17/2020
REVISION DATE:	

SHEET 5 OF 5

EXISTING WELL INFORMATION TABLE						
WELL ID NO.	NAME	API #	OPERATOR	NORTHING	EASTING	CURRENT STATUS
1	Grant Hurt #1A-14H G268	05-123-38088	Crestone Peak Resources Operating, LLC	7,578.8	21,850.2	PR 6/2/2015
2	Grant Hurt #1B-14H G268	05-123-38089	Crestone Peak Resources Operating, LLC	7,578.5	21,859.7	PR 6/2/2015
3	Grant Hurt #1C-14H G268	05-123-38091	Crestone Peak Resources Operating, LLC	7,578.6	21,869.5	PR 6/2/2015
4	Grant Hurt #1D-14H G268	05-123-38090	Crestone Peak Resources Operating, LLC	7,578.6	21,879.5	PR 6/2/2015
5	Grant Hurt #1E-14H G268	05-123-38092	Crestone Peak Resources Operating, LLC	7,578.7	21,889.3	PR 6/2/2015
6	Grant Hurt #1F-14H G268	05-123-38131	Crestone Peak Resources Operating, LLC	7,578.7	21,899.4	PR 6/2/2015
7	Grant Hurt #1G-14H G268	05-123-38094	Crestone Peak Resources Operating, LLC	7,578.8	21,909.7	PR 6/2/2015
8	Grant Hurt #1H-14H G268	05-123-38093	Crestone Peak Resources Operating, LLC	7,578.9	21,919.5	PR 6/2/2015
9	Stanley Olson #2	05-123-23335	Great Western Operating Company, LLC	8,283.7	21,968.5	SI 5/1/2019
10	Stanley Olson #1	05-123-10374	Great Western Operating Company, LLC	8,376.4	21,970.3	SI 5/1/2019
11	Olson #1	05-123-08994	Macey & Merston Oil, Inc	7,971.1	21,492.1	DA 8/3/1977

C 1/4 CORNER SECTION 14, T2N, R68W, 6TH P.M.
FND. 2 1/2" ALUM. CAP STAMPED "LS 25614"

EXIST. 20" SAN. SEWER
ESMT. REC. NO'S
2363044 & 3305229

NOTE:
EX. DRY / ABANDONED WELL HEAD. NO
STRUCTURES. TEMPORARY OR PERMANENT,
SHALL BE CONSTRUCTED WITHIN THE 25'
SETBACK FOR THE DRY AND ABANDONED
WELL LOCATED ON TRACT "F".

COTTONWOOD HOLLOW
FILING NO. 1
TRACT S
REC. NO. 4485833

EX. 20" W.L. ESMT. REC. NO. 4485836

EXIST. 20" U.E.

EXISTING 100-YEAR
FLOODPLAIN

TRACT D
39,676 S.F.
0.91 AC

EX. 40" GAS ESMT. OWNED BY
KERR-McGEE ROCKY MNT. CO.
REC. NO. 4098703

HEPP FARM SUBDIVISION AMENDMENT
LOT A - REC. NO. 4015549
EXISTING ZONING: WELD COUNTY PUD

SARAH & BRENT GOOCH
PARCEL 13131405001

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N54°04'19"W	349.48
L2	N53°10'42"W	341.63
L3	N52°09'50"W	333.89
L4	N51°04'13"W	326.03
L5	N49°57'22"W	318.51
L6	N48°45'15"W	310.91
L7	N47°27'24"W	303.25
L8	S46°10'05"E	296.15

TRACT B
329,016 S.F.
7.55 AC

EXIST. OIL/GAS
FACILITIES

CRESTONE PEAK RESOURCES
SOUTH PRODUCTION FACILITY

PRODUCTION SITE ESMT.
REC. NO. 2687811

TRACT A
267,898 S.F.
6.15 AC

0' 50' 100' FEET
SCALE: 1" = 50'

COTTONWOOD HOLLOW FILING 4 PRELIMINARY DEVELOPMENT PLAN PRELIMINARY PLAT



Board of Trustees – July 8, 2020

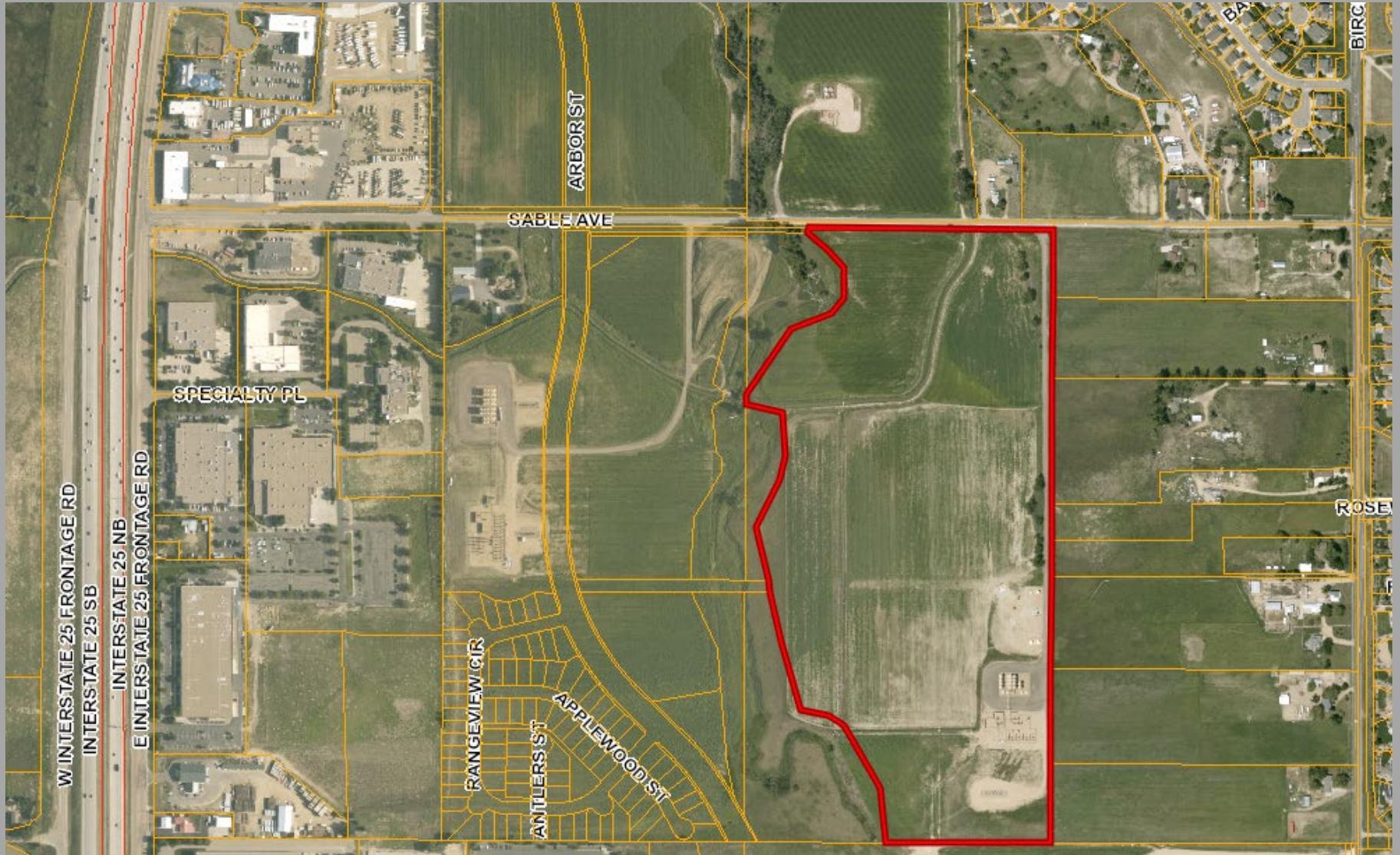
Process



Development Flow Chart | Firestone PUD Zoning



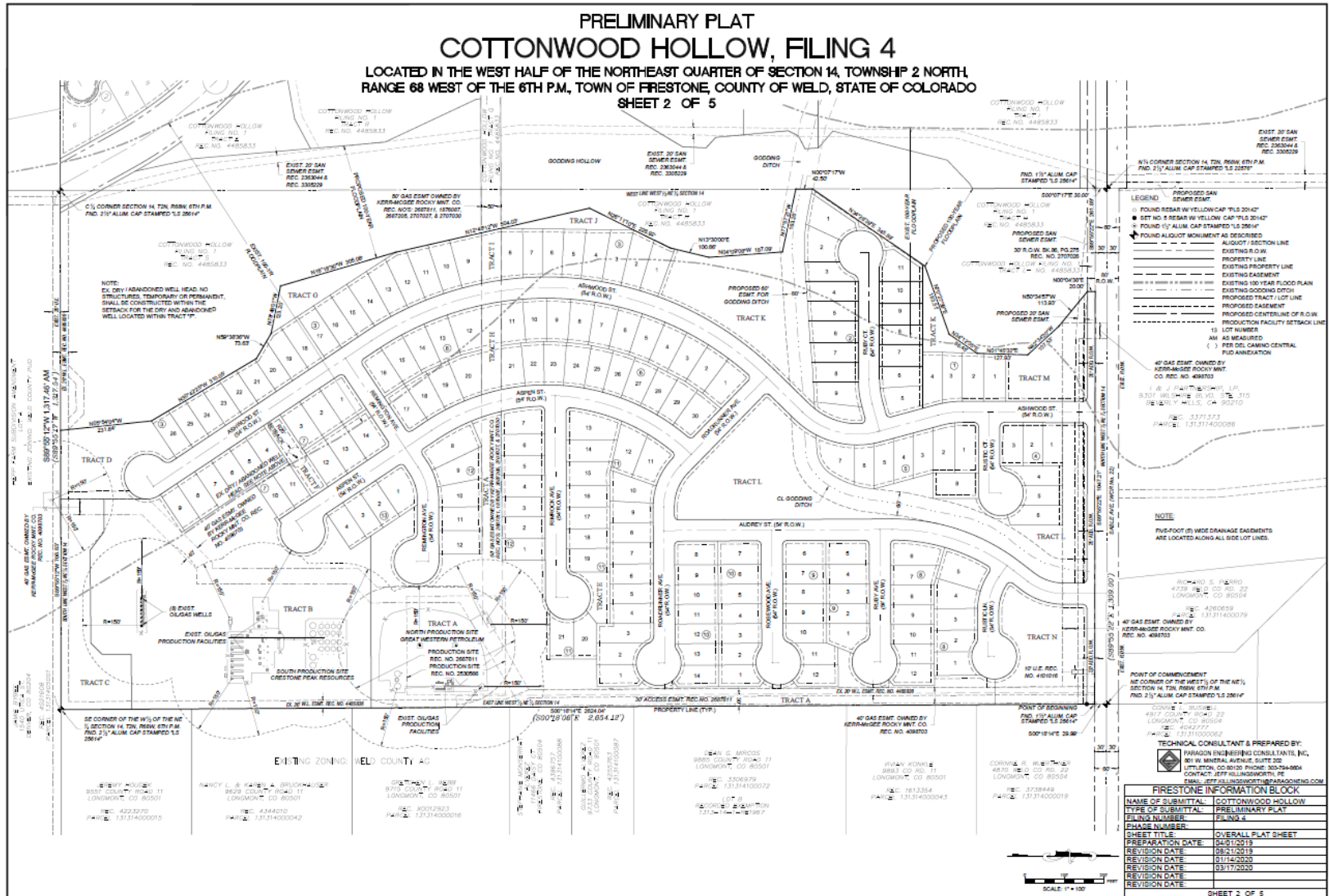
Location



Preliminary Plat



PRELIMINARY PLAT COTTONWOOD HOLLOW, FILING 4 LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO SHEET 2 OF 5





Cottonwood Hollow Filing 4

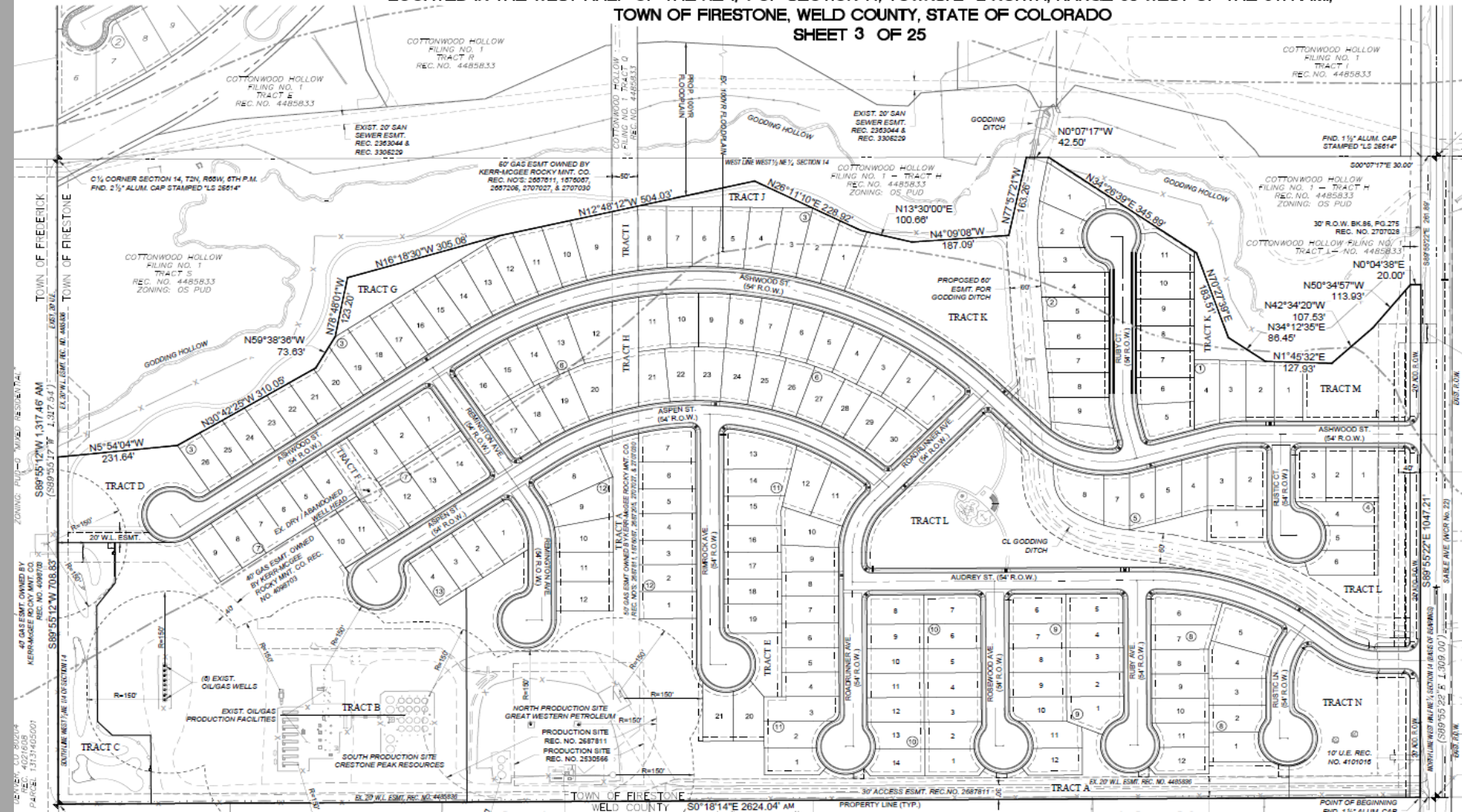
View to the west with oil and gas facility, and industrial buildings in the distance

Preliminary Development Plan



COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 3 OF 25



View to the south from Sable Ave.



Staff Recommendations



Staff Recommends that the Board of Trustees:

Approve Resolution 20-69; a resolution approving of a Preliminary Plat and Preliminary Development Plan for Cottonwood Hollow Filing 4, with the following conditions:

1. All existing encumbrances on proposed lots shall be vacated, removed, and/or relocated prior to Final Plat recordation.
2. Improvements, landscaping, and trails within existing easements or encumbered areas to remain shall be acceptable to the easement owner or entitled entity and the Town prior to Final Plat recordation. Any agreements with easement owners such as Ditch Companies shall be fully executed prior to Final Plat approval.
3. Easements for off-site infrastructure improvements shall be required prior to Final Plat recordation.

Conditions of Approval



4. Technical corrections to the Cottonwood Hollow Filing 4 shall be made to the Town's satisfaction.
5. No lots within the FEMA 100-year floodplain shall be included in any Final Plat until a Letter of Map Revision (LOMR) is fully completed with FEMA removing said areas from the 100-year Floodplain.



COTTONWOOD HOLLOW FILING 4

TOWN OF FIRESTONE

WELD COUNTY

July 8th 2020

Project Team

Owner/Developer

- Mortgage Consultants LLC
- - Otto Aichinger

Civil Engineering

- Paragon Engineering
- - Jeff Killingsworth

Landscape Architecture & Land Planning

- PCS Group Inc.
- - Paul Shoukas



GOALS



SUCCESS



TEAMWORK

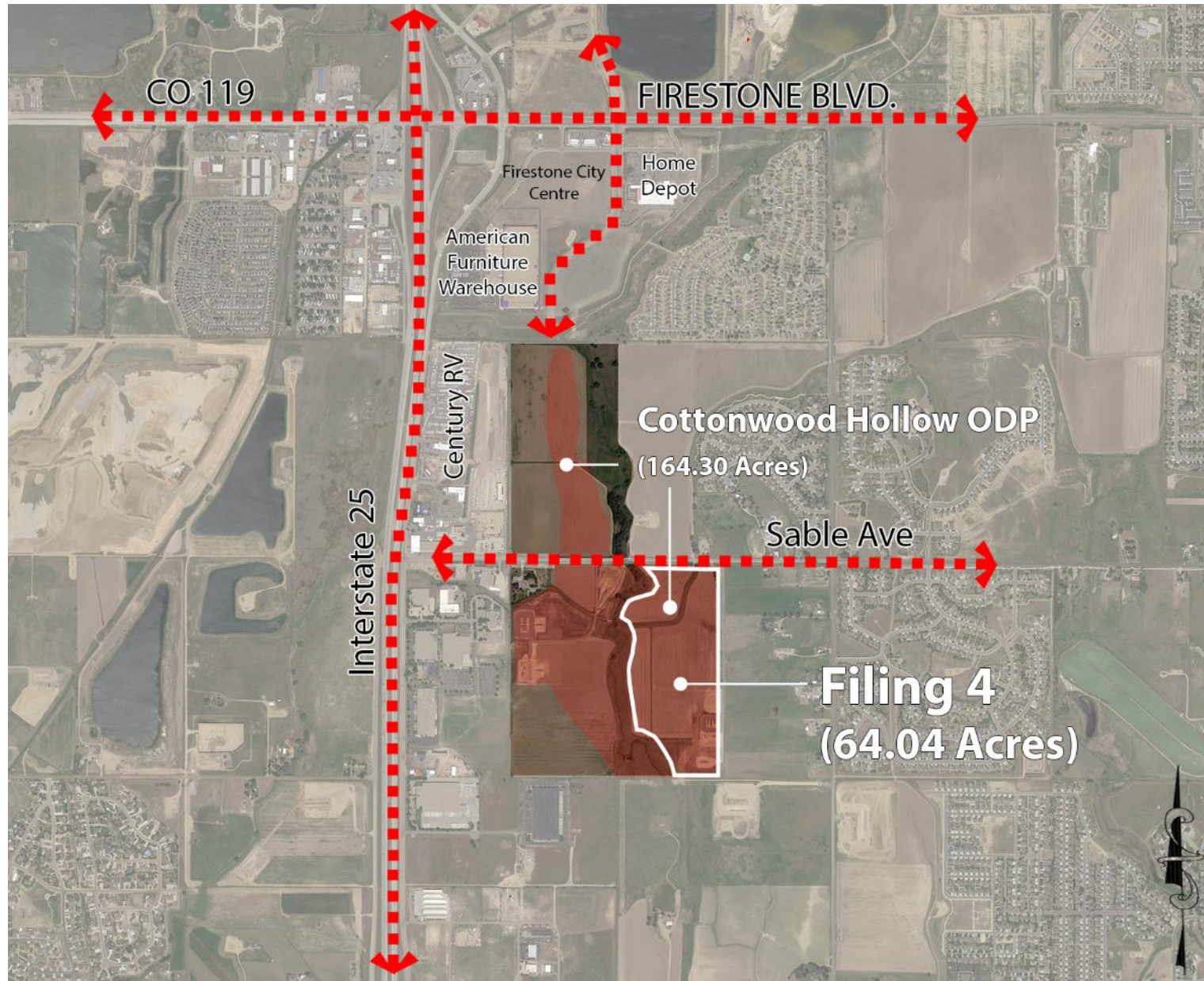
VISION



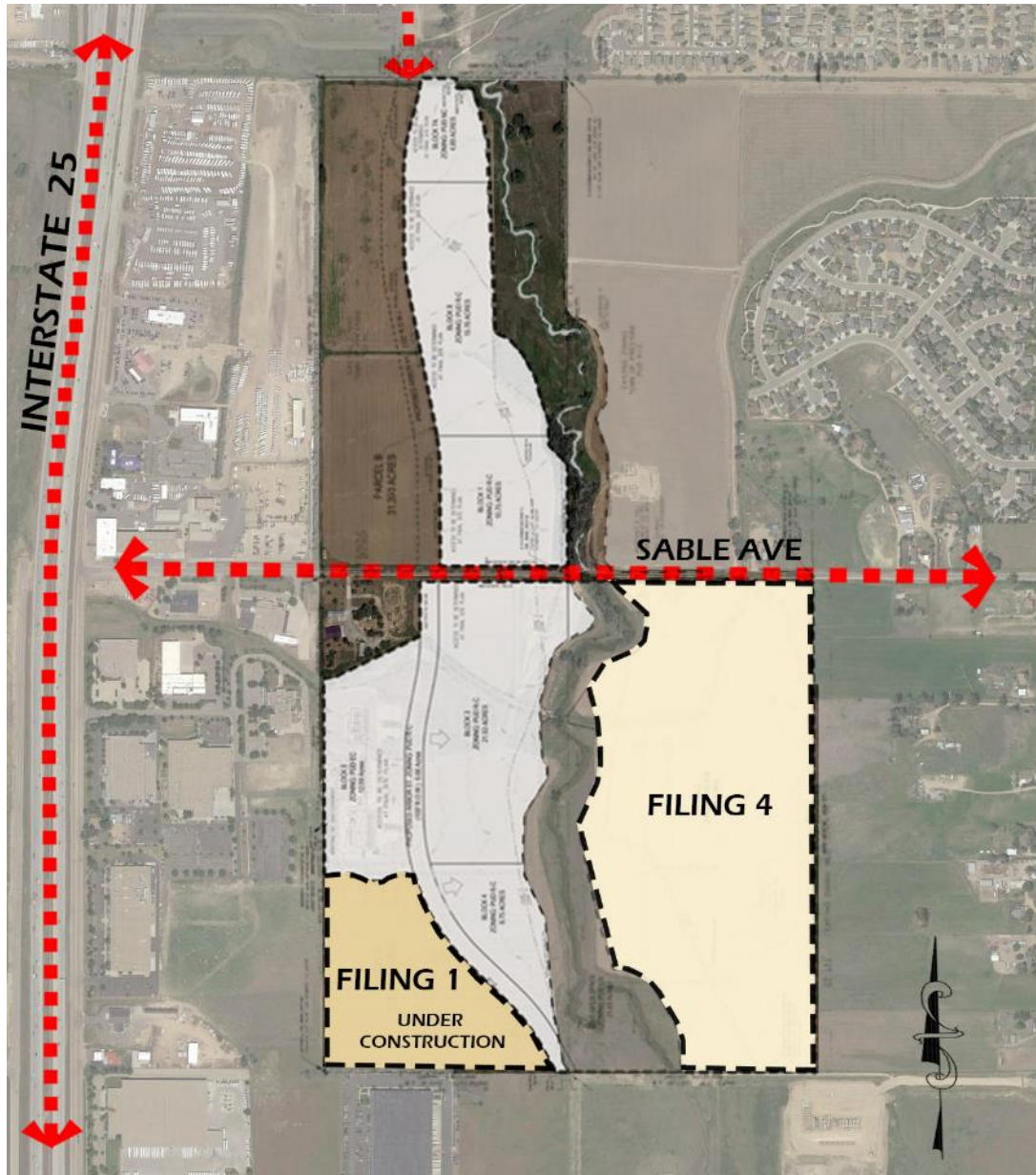
SKILLS



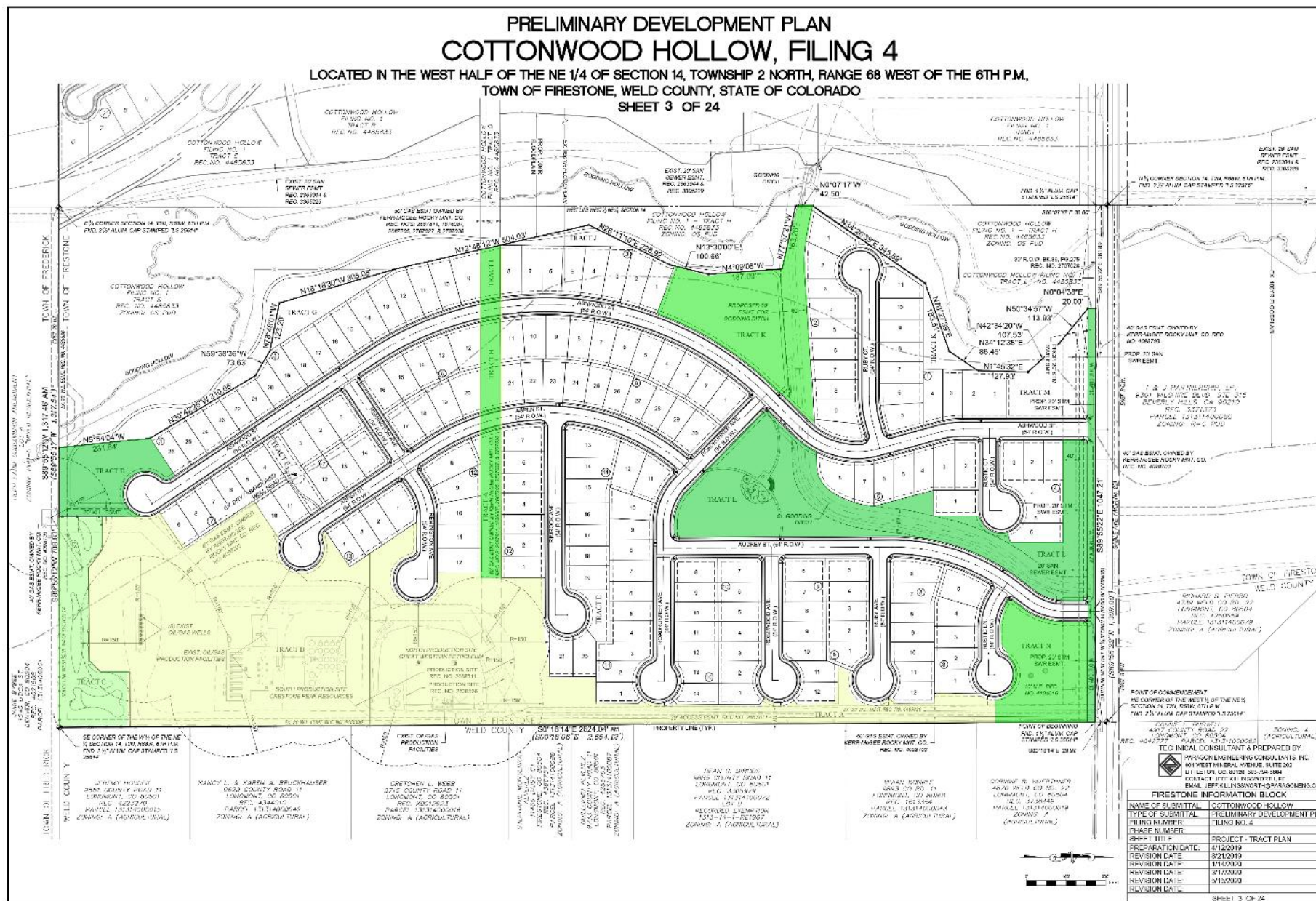
Vicinity Map



Filing 1 & Filing 4



Open Space Areas - 25.88 Acres

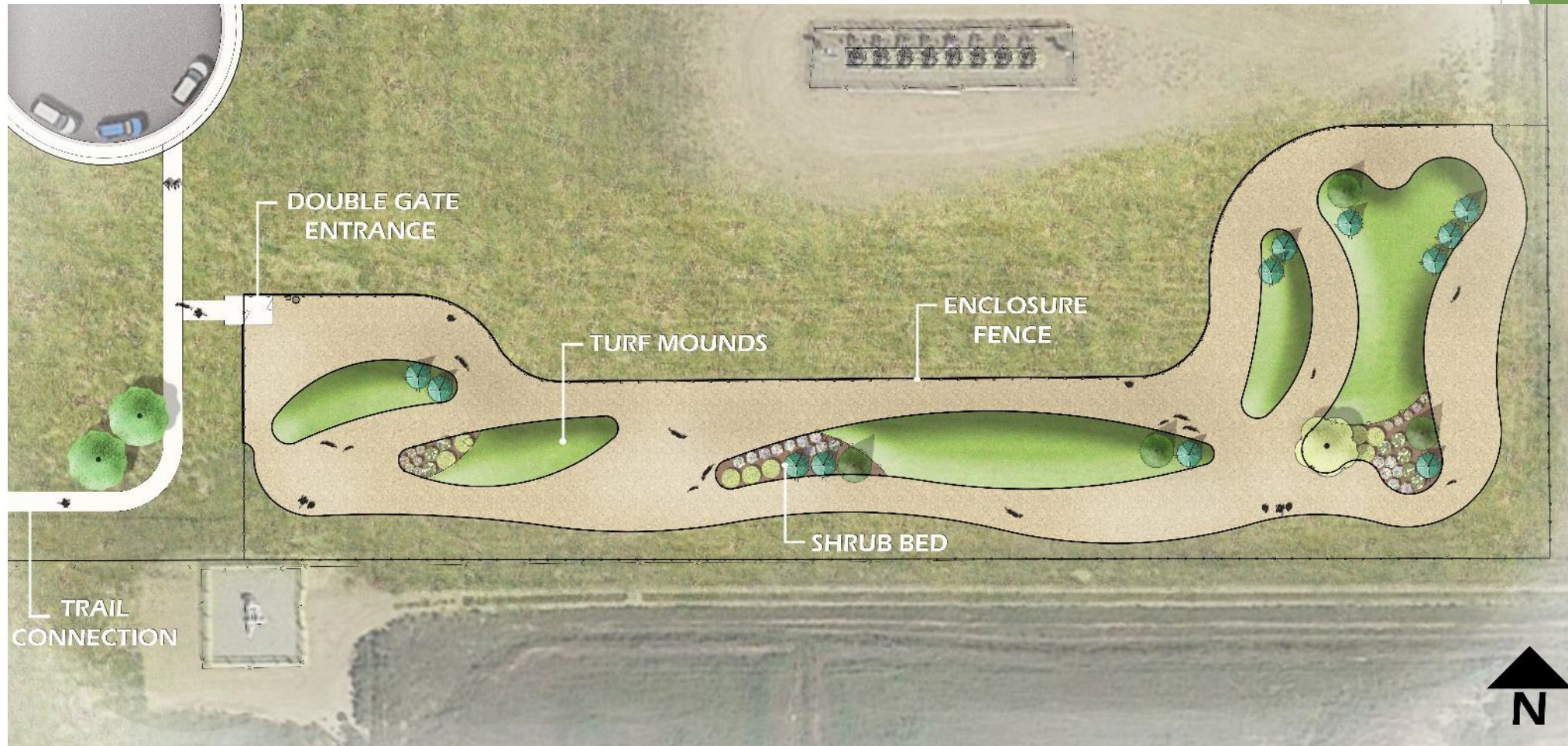


[illegible]

Pocket Park Enlargement



Dog Park Enlargement



Filing 4 Site Data

- ▶ 64.04 Acres in total
 - ▶ Residential - 25.92 acres
 - ▶ Open Space/Oil & Gas - 25.88 acres
 - ▶ R.O.W. - 12.24 acres
- ▶ 179 Residential Lots (5,000sf - 10,000sf)
- ▶ DU/AC - 3.06
- ▶ Non potable water usage anticipated for irrigation
 - ▶ Portion managed by the residing Cottonwood Hollow Residential Metro District
- ▶ Amenities include
 - ▶ Godding Hollow Trail and Open Space Corridors
 - ▶ Dog Park
 - ▶ Central Pocket Park
 - ▶ Trails



Thank You!

Questions?

Matthew G. Thompson

From: Gretchen Webb <gretchen_webb@hotmail.com>
Sent: Tuesday, June 16, 2020 1:12 PM
To: Planning
Subject: Public Hearing for Cottonwood Hollow Filing No. 4 scheduled for June 18,2020

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.

We are adjacent property owners. After reviewing the Preliminary Development Plan the following written comments are submitted...

- 1) There is no mention of the irrigation tail-water ditch along the eastern edge of the property.
- 2) There needs to be a notice to future home-owners that Weld County is a Right-To-Farm County.
- 3) Our zip code is 80504 (not 80501).

Respectfully submitted,

Gretchen Webb
9715 Weld County Road 11
Longmont, CO 80504

June 9, 2020

To Whom It May Concern:

I represent Mortgage Consultant, LLC in connection with its pending application with the Town of Firestone. Mortgage Consultant, LLC, as the applicant in such application, hereby expressly authorizes the Town to proceed with conducting the Planning and Zoning Commission and Town Board public hearings for Cottonwood Hollow, Filing 4, 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 black ink, appearing to read "Otto Aichinger", with a long horizontal stroke extending to the right.

Otto Aichinger
(303) 882-6024

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-10

A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY SUBDIVISION PLAT AND PRELIMINARY DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE COTTONWOOD HOLLOW SUBDIVISION

WHEREAS, Mortgage Consultants, LLC (“Applicant”), as owner of certain real property located within the Cottonwood Hollow subdivision (the “Property”), has submitted a proposed preliminary subdivision plat and preliminary development plan for the Property (the “Application”); and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds and determines that the Application is complete, and that the Applicant has met the applicable requirements and standards set forth in the Firestone Municipal Code and Firestone Development Regulations; 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 Town of Firestone Planning and Zoning Commission hereby recommends approval of the Preliminary Plat of Cottonwood Hollow Filing 4 and Preliminary Development Plan for Cottonwood Hollow Filing 4, attached hereto as Exhibits A and B and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

- (a) All existing encumbrances on proposed lots shall be vacated, removed, and/or relocated prior to Final Plat recordation.
- (b) Improvements, landscaping, and trails within existing easements or encumbered areas to remain shall be acceptable to the easement owner or entitled entity and the Town prior to Final Plat recordation. Any agreements with easement owners such as Ditch Companies shall be fully executed prior to Final Plat recordation.
- (c) Easements for off-site infrastructure improvements shall be required prior to Final Plat recordation.
- (d) Technical corrections to the Cottonwood Hollow Filing 4 shall be made to the Town’s satisfaction.
- (e) No lots within the 100-year floodplain shall be included in any Final Plat until a Letter of Map Revision (LOMR) is fully completed with FEMA removing said areas from the 100-year floodplain.

PASSED AND ADOPTED this 18th day of June, 2020.

Kim J. Carlland
Chairperson

ATTEST:

Lisa Bartley
Lisa Bartley, Secretary



EXHIBIT A
Preliminary Plat of Cottonwood Hollow Filing 4

EXHIBIT B

Preliminary Development Plan for Cottonwood Hollow Filing 4

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 8.b

Land Development

Meeting Date: August 26, 2020

Initiated By: Millissa Berry

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution 20-79: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED AT LOT 8, OAK MEADOWS VILLAGE

SUMMARY

The applicant, Dorsey Development Companies, is proposing a 9,100 sf retail building, associated parking, and landscaping on Lot 8 (~1.4 acres) of Oak Meadows Village.

HISTORY AND PREVIOUS BOARD ACTION

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

RECOMMENDATION

At the August 6, 2020 regular meeting, the Planning & Zoning Commission approved Resolution PC-20-12, a resolution recommending approval of the subject FDP, with conditions. Staff also recommends the approval of the FDP submittal with conditions.

ALTERNATIVES

n/a

ATTACHMENTS

1. Oak Meadows Village L8 Dollar General FDP - Staff Report
2. Reso 20-79 Lot 8 Oak Meadows Village FDP Approval
3. Reso 20-79 Exhibit A FDP Oak Meadows Village L8
4. Oak Meadows Village Lot 8 \$ General - Staff Presentation
5. Applicant's Presentation Dollar General Firestone
6. Res. PC-20-12 - Lot 8 Oak Meadows Village - Signed
7. Telephonic Meeting Acknowledgement

FINANCIAL CONSIDERATIONS

n/a



Staff Report

RESOLUTION NO. 20-79

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE
TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL
DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY
LOCATED AT LOT 8, OAK MEADOWS VILLAGE**

Dollar General Final Development Plan (FDP)

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

August 26, 2020

Application

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

Notice

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

Location and Process

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

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

Background

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

Site Analysis

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

Plan Analysis

The FDP proposes:

- A commercial retail facility
 - 9,100 sf building
 - 21'-4" in height (lower than the 35' maximum allowed)
 - Building materials are compatible and consistent with the materials used on commercial buildings in the area:
 - Earth tone colors
 - Stucco exterior in 2 color tones
 - Stone veneer columns and wainscot
 - Black metal canopies and awningsElevations are included in the FDP included in this packet.
- 32 parking spaces including 2 ADA compliant stalls
- Perimeter and parking lot landscaping – 23% of the property

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

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

Fiscal Impacts

The development of commercial uses augments sales tax collection potential.

Utility and Services

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

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

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

Conditions and Standards for Approval

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

- A. The proposed PUD district is compatible with present development in the surrounding area, and will not have a significant, adverse effect on the surrounding area;
- B. The proposed PUD district is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;
- C. The proposed PUD district is consistent with the overall direction, intent of Titles 16 and 17 of the Town Code, and the intent and policies of the Town's comprehensive plan and other policy documents of the Town;
- D. The proposed PUD district provides for a creative and innovative design which could not otherwise be achieved through other standard zoning districts;
- E. The exceptions from the zoning regulations requested in the proposed PUD are warranted by virtue of innovative design and amenities incorporated in the PUD district;
- F. The PUD provides adequate circulation in terms of internal street circulation system, designed for the type of traffic generated, for separate living areas, convenience, safety, access, and noise and exhaust control. Proper circulation in parking areas shall be provided in terms of safety, convenience, separation and screening. The PUD should provide for buffering from collector and arterial streets through earthen berms, landscaping, and other methods;

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

Planning & Zoning Commission or Board of Trustees Action

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

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

RECOMMENDATION

At its August 6, 2020 regular meeting, the Planning & Zoning Commission approved Resolution PC 20-12, a resolution recommending approval of the subject FDP to the Town Board.

Town staff recommends the Town Board approve Resolution 20-79, a resolution approving the application with conditions.

Conditions of approval:

- (a) Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
- (b) All minor, technical corrections to Lot 8 Oak Meadows Village - Dollar General Final Development Plan shall be made to the Town's satisfaction.

RESOLUTION NO. 20-79

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED AT LOT 8, OAK MEADOWS VILLAGE

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

WHEREAS, the Firestone Planning and Zoning Commission, after conducting a public hearing on the Application on August 6, 2020, rendered a decision recommending approval of the Final Development Plan with two (2) conditions as more fully set forth in PC-20-12, dated August 6, 2020 and; and

WHEREAS, on August 26, 2020, the Board of Trustees conducted a public hearing on the Final Development Plan; and

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

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

Section 1. The Board of Trustees acknowledges the Planning and Zoning Commission's findings of fact in this case, as detailed in Resolution PC-20-12.

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

Section 3. The Final Development Plan Dollar General Firestone Lot 8, Oak Meadows Village Situated in the SW ¼ of Section 6, T.2N., R.67W. of the 6th P.M., Town of Firestone, County of Weld, State of Colorado attached hereto as Exhibit A and incorporated herein by this reference, is hereby approved, subject to and contingent upon compliance with the following conditions:

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

(b) All minor, technical corrections to the Dollar General Firestone Oak

Meadows Village, Lot 8 Final Development Plan shall be made to the Town's satisfaction.

(c) The Final Development Plan Dollar General Firestone Lot 8, Oak Meadows Village Situated in the SW ¼ of Section 6, T.2N., R.67W. of the 6th P.M., Town of Firestone, County of Weld, State of Colorado shall not be recorded until such time as all conditions of this section have been fulfilled by Applicant.

Section 4. Approval of the Final Development Plan Dollar General Firestone Lot 8, Oak Meadows Village Situated in the SW ¼ of Section 6, T.2N., R.67W. of the 6th P.M., Town of Firestone, County of Weld, State of Colorado that is the subject of this resolution, shall be null and void if the conditions set forth in Section 3 above are not complied with, unless extended by Resolution of the Board.

INTRODUCED, READ AND ADOPTED this __ day of _____, 2020.

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar, Mayor

ATTEST:

Jessica Koenig, Town Clerk

APPROVED AS TO FORM:

William P. Hayashi, Town Attorney

Exhibit A

Final Development Plan Dollar General Firestone Lot 8, Oak Meadows Village Situated in the SW ¼ of Section 6, T.2N., R.67W. of the 6th P.M., Town of Firestone, County of Weld, State of Colorado

AGENCY/UTILITY CONTACTS

FIRESTONE
FIREWORKS DEPARTMENT
7100 PINE COKE AVE.
P.O. BOX 103
FIRESTONE, CO 80533
(970) 833-3665

WATER
TOWN OF FIRESTONE
151 GRANT AVE.
P.O. BOX 103
FIRESTONE, CO 80533
(970) 833-3665

SANITARY SEWER
STURAN SANITATION DISTRICT
1101 BUSINESS PARK CIRCLE
LONGMONT, CO 80501
(303) 778-9679

GAS SUPPLY
B&P HILLS ENERGY
P.O. BOX 8016
RAND CITY, MO 67066
(816) 895-5554

ELECTRICITY
UNITED POWER
300 COOPERATE AVENUE
BOULDER, CO 80503
(303) 447-1000

PROJECT TEAM

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

DESIGNER
DORSEY DEVELOPMENT COMPANIES, LLC
ATTN: PAUL DORSEY
3636 NORTH CAUBURNWAY BLVD., SUITE 200
METABOL, LOUISIANA 70002
(504) 250-4123
EMAIL: PDORSEY@GMAIL.COM

CIVIL ENGINEER
ENGINEERING SERVICE COMPANY
ATTN: CHAD M. ANDERSON, PE
14160 EAST EVANS AVE.
AURORA, CO 80014
(303) 357-1393
EMAIL: CANDERSON@ENGINEERINGSERVICECO.COM

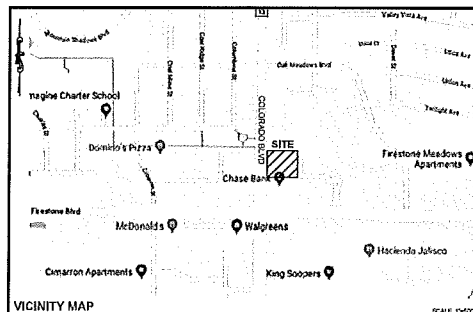
SURVEYOR
ENGINEERING SERVICE COMPANY
ATTN: CHARLES V. BECKSTROM, PLS
14160 EAST EVANS AVE.
AURORA, CO 80014
(303) 357-1393
EMAIL: CBECKSTROM@ENGINEERINGSERVICECO.COM

ARCHITECT
122 STUDIO
ATTN: LIBBY R. CREM
8200 HAMPSHIRE ST., SUITE 320
NEW ORLEANS, LA 70118
(504) 965-4205
EMAIL: LIBBY.CREM@WSTUDIODESIGN.COM

LANDSCAPE ARCHITECT
WACKLAND LLC
ATTN: KATE VOLZ, RLA
1810 DENVER WEST DRIVE
GOLDEN, CO 80601
(303) 669-6922
EMAIL: KATE@WACKLANDLLC.COM

FINAL DEVELOPMENT PLAN DOLLAR GENERAL FIRESTONE

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



SHEET INDEX

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

SITE DATA

	AREA (SQ. FT.)	% OF SITE
TOTAL SITE AREA	61,442	100%
OPEN AREA / LANDSCAPE COVERAGE	14,137	23.0%
FLOOR AREA (INTERIOR)	6,100	15.5%
BUILDING FOOTPRINT	6,004	15.5%
PARKING / HARDSCAPE COVERAGE	37,812	61.5%
MAXIMUM BUILDING HEIGHT	21'-4"	
PRIMARY SITE USE	RETAIL	
PARKING SPACES PROVIDED	72 SPACES	
	(2 ACCESSIBLE)	

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

ACCEPTANCE BLOCK

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

BY: _____
SIGNATURE

BY: _____
PRINT NAME & TITLE

NOTARIAL:

STATE OF _____

COUNTY OF _____

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

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

CLERK'S CERTIFICATE

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

MAYOR _____

ATTEST: TOWN CLERK _____

PROJECT CONCEPT

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

ANTICIPATED SCHEDULE

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

WATER DEDICATION

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

THE TOWN OF FIRESTONE HAS DETERMINED THAT THE REQUIRED CBT DEDICATION TO BE:

IRRIGATION DEMAND = 1.24 SHARES

DOMESTIC DEMAND = 0.40 SHARES

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

ARCHITECTURE

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

GENERAL NOTES

- THE ABUTTING PROPERTIES FOR THIS LOT 8 FINAL DEVELOPMENT PLAN ARE UNDEVELOPED ON THE EAST SIDE AND DEVELOPED ON THE SOUTH SIDE.
- ALL SITE IMPROVEMENTS INCLUDING LANDSCAPING ON LOT 8 WILL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- NO PUBLIC LANDS ARE DEDICATED WITHIN THIS FINAL DEVELOPMENT PLAN.
- THIS PROJECT IS A PORTION OF THE APPROVED OAK MEADOWS P.L.D. AND THE OAK MEADOWS VILLAGE OVERALL FINAL DEVELOPMENT PLAN.
- CONSIDERING FOR LOTS AND ROADWAY WIDTHS, UTILITY LOCATIONS, SITE GEOMETRY, AND OTHER RELATED INFORMATION ARE PROVIDED WITHIN THIS PLAN. IN THE CASE OF CONFLICTING INFORMATION BETWEEN THIS PLAN AND THE PLAN, THE PLAN IS THE RULING DOCUMENT.
- NO BUILDINGS SHALL BE CONSTRUCTED WITHIN 150' OF AN EXISTING CUL-DE-SAC.

DOLLAR GENERAL FIRESTONE

COVER SHEET

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

SHEET 1 OF 23

CAUTION: NOTICE TO CONTRACTOR

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

LEGAL DESCRIPTION

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

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN STATE PLANE BEARING OF 65°11'20"E.

BENCHMARK

BN 25 - MARKED "X" ON THE NORTH END OF HEADWALL AT NORTH-WEST CORNER OF INTERSECTION OF FIRESTONE BOULEVARD AND COLORADO BOULEVARD.
ELEVATION = 4343.265 FEET (NGVD 1985 DATUM)

Know what's below.
Call before you dig.

811
www.call811.com
1-800-822-1987

COVER SHEET
THE FINAL DEVELOPMENT PLAN FOR LOT 8, OAK MEADOWS VILLAGE, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DORSEY DEVELOPMENT COMPANIES, LLC
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0869

ENGINEERING COMPANY
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0869

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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

SHEET 2 OF 23

GENERAL NOTES - CONSTRUCTION

- STANDARDS AND SPECIFICATIONS 10/28 PAGE 1 OF

GENERAL NOTES FIRESTONE CONSTRUCTION

- STANDARDS AND SPECIFICATIONS 12028 PAGE 6 OF 7

GENERAL NOTES FIRESTONE CONSTRUCTION

- STANDARDS AND SPECIFICATIONS L7829 PAGE 2 OF

GENERAL NOTES **FIRESTONE** **CONSTRUCTION**
1 8 0 0 2 1 5 0

- STANDARDS AND SPECIFICATIONS 1/2/21 PAGE 7 OF 7

GENERAL NOTES FIRESTONE CONSTRUCTION

- STANDARDS AND SPECIFICATIONS 12028 PAGE 3 OF

ALL SPECIFICATIONS SET FORTH IN THE TOWN OF FRESTONE STANDARDS AND SPECIFICATIONS AND APPLICABLE FEDERAL REGULATIONS, WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY OTHER ADOPTED ORDINANCE, RESOLUTION, DECREE, ORDER, RULE, REGULATION, OR ANTI-DISCRIMINATION ACT, SHALL BE SUPERSEDED BY THIS PLAN.

1. ALL MATERIALS, WORKMANSHIP, AND SPECIFICATIONS SET FORTH

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT-OF-WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE AND PRIOR TO THE PLACEMENT OF CURB.

GENERAL NOTES FIRESTONE CONSTRUCTION

- STANDARDS AND SPECIFICATIONS 17411 PAGE 3 OF

BASE AND ASPHALT, PLACEMENT OF CURB, GUTTER, SIDEWALK, BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE ENGINEER APPROVES THE FINAL REPORT,

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

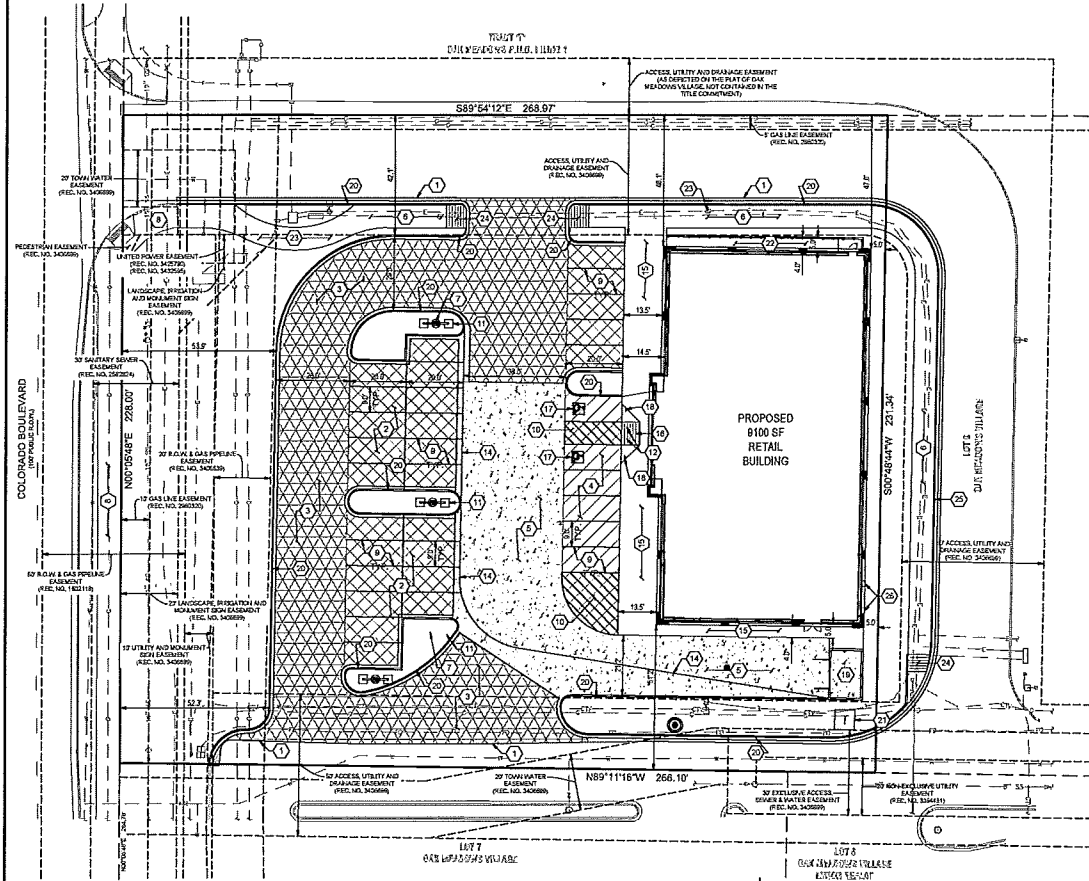
SHEET 2 OF 23

DOLLAR L. ON SITUATED TOWN OF DORSET 3630 NORTH MIETAKES ATTN: PAV 2 OF 23	
FOR REVIEW ONLY NOT FOR CONSTRUCTION	
Issued By CMAA CMAA CMAA CMAA	Engineering Co. E-20-008 2020-06-17 2020-06-17 2020-06-17 2020-06-17

2 OF 23

FINAL DEVELOPMENT PLAN DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N, R.67W, OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 23



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

SITE PLAN KEYED NOTES

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

PAVING NOTE

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

SLEEVING NOTE

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

GENERAL NOTES

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

CAUTION: NOTICE TO CONTRACTOR

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

LEGAL DESCRIPTION

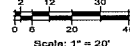
LOT 8, OAK MEADOWS VILLAGE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

BASIS OF BEARINGS

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

BENCHMARK

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



DOLLAR GENERAL FIRESTONE

SITE PLAN

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

SHEET 3 OF 23

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DATE: 2020-07-24
PROJECT: LOT 8, OAK MEADOWS VILLAGE
SUBMITTAL: SECOND SUBMITTAL
DRAWN BY: JLD
CHECKED BY: JLD
DATE: 2020-06-17
DATE: 2020-04-21
DATE: 2020-04-21

DESCRIPTION: FINAL DEVELOPMENT PLAN
NO. 1

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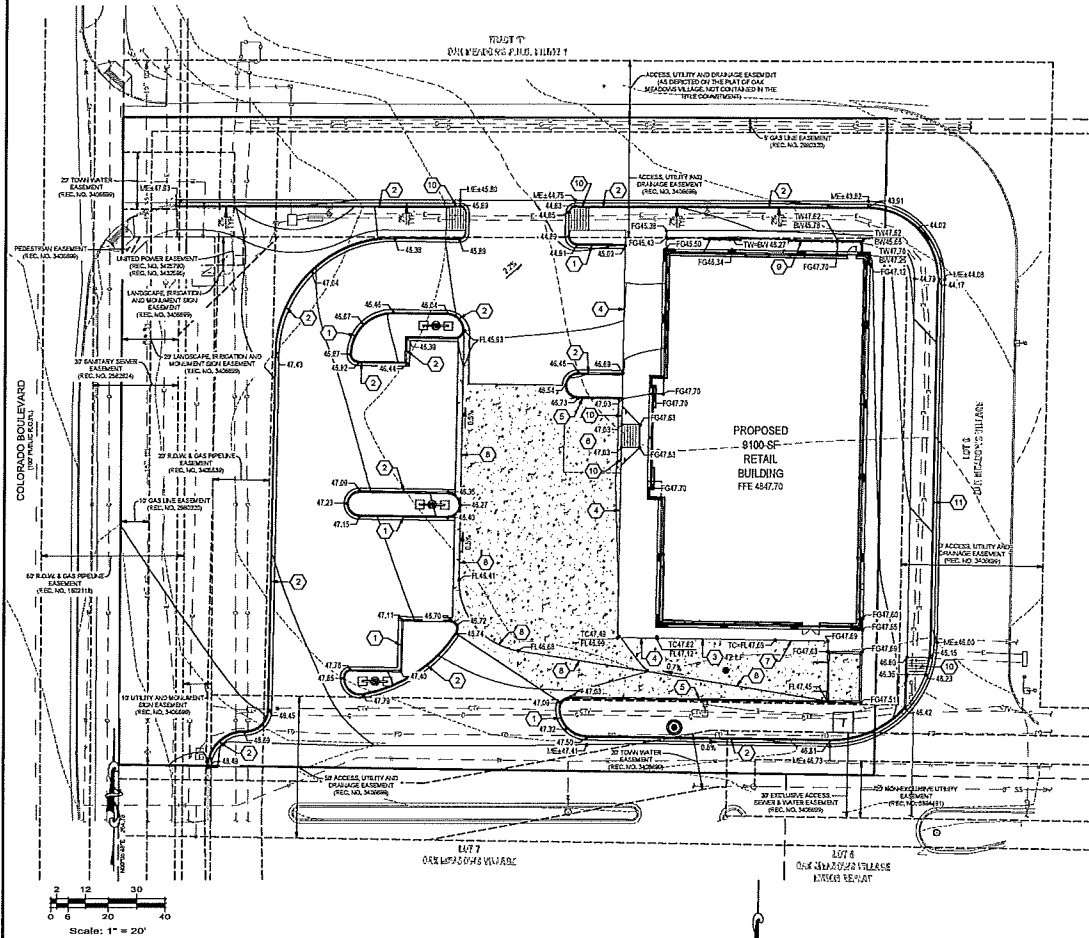
SITE PLAN
DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DORSEY DEVELOPMENT COMPANIES, LLC
14199 East Evans Avenue, Suite 300
Aurora, Colorado 80014
ATTN: PAUL DORSEY

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FINAL DEVELOPMENT PLAN DOLLAR GENERAL FIRESTONE

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



CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, SIZE, NUMBER, AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MEASUREMENTS TAKEN BY 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 UTILITIES AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE AT HIS EXPENSE.

LEGAL DESCRIPTION

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

BASIS OF BEARINGS

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

BENCHMARK

BM 25 - MARKED "X" ON THE NORTH END OF HEADWALL AT NORTHWEST CORNER OF INTERSECTION OF FIRESTONE BOULEVARD AND COLORADO BOULEVARD.
ELEVATION = 4544.265 FEET (NGVD 1929 DATUM)



LEGEND

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

GRADING PLAN KEYED NOTES

1. CONSTRUCT PRIVATE CURB AND GUTTER WITH 1" CATCH PAIL. RE. DETAIL B ON SHEET 6.
2. CONSTRUCT PRIVATE CURB AND GUTTER WITH 1" SPILL PAIL. RE. DETAIL B ON SHEET 6.
3. TRANSITION CURB HEIGHT FROM 6" HEIGHT (PLUS) TO 6" OVER DISTANCE SHOWN.
4. CONSTRUCT SIDEWALK INTEGRAL TO CURB. RE. DETAIL A ON SHEET 5.
5. CONSTRUCT 6-INCH VERTICAL CONCRETE CURB MONOLITHIC TO THE ADJOINING PAVING. RE. DETAIL B ON SHEET 6.
6. CONSTRUCT ACCESSIBLE PARKING AREA - NO GRADES GREATER THAN 2.0% IN ANY DIRECTION. CONTRACTOR TO VERIFY WITH CONSTRUCTION MANAGER AT FORM SET OR REMAIN SOLELY RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ANY NON-ADA CONFORMING INSTALLATIONS.
7. CONSTRUCT CHEST CURB PAVEMENT FLUSH WITH SIDEWALK.
8. CONSTRUCT VALLEY PAN INTEGRAL TO CONCRETE PAVEMENT.
9. CONSTRUCT ELEVATED RAMP WITH GUARD RAIL. REFER TO THE ARCHITECTURAL PLANS FOR MORE DETAILS. NOTE THE TOP OF WALL AND BOTTOM OF WALL ELEVATIONS SHOWN ARE THE TOP OF THE STOOP AND THE FINISHED GRADE AT THE BOTTOM.
10. CURB HEIGHT VARIES AT ACCESSIBLE RAMPS.
11. CONSTRUCT TOWN OF FIRESTONE MEDIAN-STYLE CURB AND GUTTER. RE. DETAIL 5/2-11 ON SHEET 6.
12. ALL EARTHWORK, GRADING, OVERLOT GRADING, BACKFILLING, FILLING, EXCAVATION, COMPACTION, PAVEMENT, AND FLATWORK CONSTRUCTION WILL BE IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE.
13. IF, DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER IMMEDIATELY FOR RECOMMENDATIONS.
14. ALL CONCRETE PAVEMENT, CONCRETE FLATWORK, CONCRETE STRUCTURES AND CONCRETE UTILITIES SHALL BE IN ACCORDANCE WITH THE MATERIAL RECOMMENDATIONS FROM THE GEOTECHNICAL INVESTIGATION PREPARED SPECIFICALLY FOR THIS SITE.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL AND STRUCTURAL PLANS AND SPECIFICATIONS, AND THE GEOTECHNICAL INVESTIGATION.
16. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGNS SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES.
17. SPOT ELEVATIONS REPRESENT FLOWLINE (BOTTOM FACE OF CURB) WHEN SHOWN AT CURB AND GUTTER UNLESS OTHERWISE NOTED.
18. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
19. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
20. REFER TO SITE PLAN FOR EXTENT OF PAVEMENT AND PAVEMENT SECTIONS.
21. GRADES WITHIN ASPHALT PAVING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.5 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE WITH THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
22. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL LANDSCAPED AND PAVED AREA.
23. ALL DISTURBED AREAS THAT ARE NOT DESIGNATED TO BE PAVED SHALL BE LANDSCAPED OR REEDED, ACCORDING TO THE LANDSCAPE PLAN.
24. EXISTING DRAINAGE STRUCTURES SHALL BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
25. IF ANY EXISTING STRUCTURES, SIDEWALK, AND/OR CURB AND GUTTER, WORKED OR REMAINING, ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER PRIOR TO PROJECT CLOSEOUT.
26. ALL GRATES, MANHOLE RIMS, VALVE BOXES, VALVE COVERS, CLEANOUTS, AND VAULT OR BOX COVERS SHALL BE ADJUSTED TO THE "AS CONSTRUCTED" FINISHED GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
27. NO PROPOSED SLOPE IN LANDSCAPED AREAS OR OPEN SPACE SHALL EXCEED FOUR (4) HORIZONTAL FEET TO ONE (1) VERTICAL FOOT, OR AS OTHERWISE SPECIFIED BY LOCAL CRITERIA.
28. THE CONTRACTOR SHALL PROTECT THE PROJECT BENCHMARK THROUGHOUT CONSTRUCTION AND SET ADDITIONAL PROJECT BENCHMARKS AS NECESSARY TO MAINTAIN VERTICAL CONTROL THROUGHOUT THE DURATION OF THE PROJECT.
29. THE CONTRACTOR SHALL FILL AND COMPACT BASEMENTS, CESSPOOLS, AND OTHER LARGE EXCAVATED AREAS WITH CLEAN FILL SATURATE TO THE OVERER, AND IN ACCORDANCE WITH RECOMMENDATIONS OBTAINED FROM THE GEOTECHNICAL INVESTIGATION OR GEOTECHNICAL ENGINEER AND GRADE TO MATCH EXISTING OR PROPOSED FINISH GRADE. ON CONFIRM SUCH WORK HAS BEEN PERFORMED PRIOR TO CONSTRUCTION.

DOLLAR GENERAL FIRESTONE

GRADING PLAN

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

SHEET 4 OF 23

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2020-07-24	2020-07-24	2020-07-24	2020-07-24
2020-07-24	2020-07-24	2020-07-24	2020-07-24

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GRADING PLAN
LOT 8, OAK MEADOWS VILLAGE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
DORSEY DEVELOPMENT COMPANIES, LLC
METABOL, LOUISIANA 70002-7205
ATTN: PAUL DORSEY

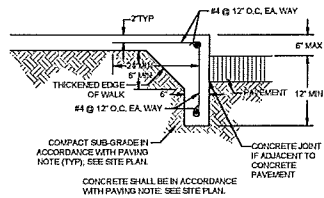
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2020-06-17
2020-07-24
2020-07-24
2020-07-24

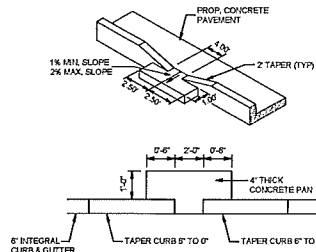
4 OF 23

**FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE
LOT 8, OAK MEADOWS VILLAGE
SHEET 5 OF 23**

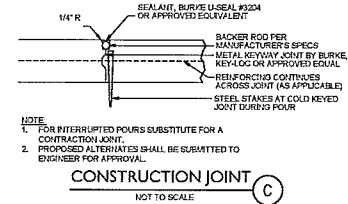
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO



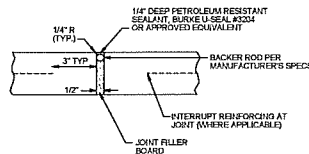
SIDEWALK INTEGRAL CURB
NOT TO SCALE



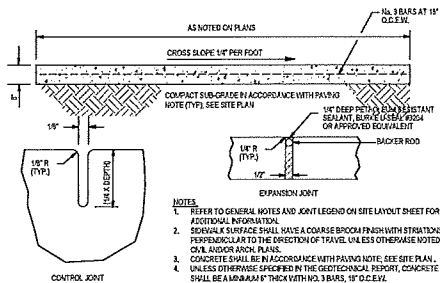
CURB CUT
NOT TO SCALE



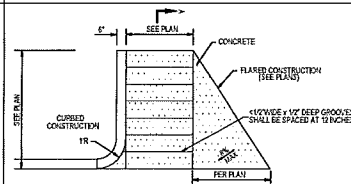
CONTRACTION JOINT
NOT TO SCALE



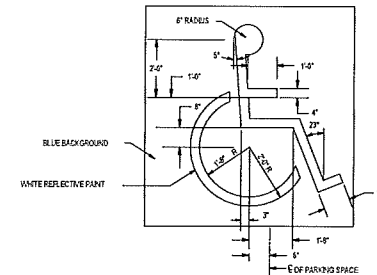
EXPANSION JOINT
NOT TO SCALE



SIDEWALK (PRIVATE)
NOT TO SCALE



CURB RAMP (PRIVATE)
NOT TO SCALE



HANDICAP SYMBOL
NOT TO SCALE

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

SHEET 5 OF 23

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SITE AND GRADING DETAILS
FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

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

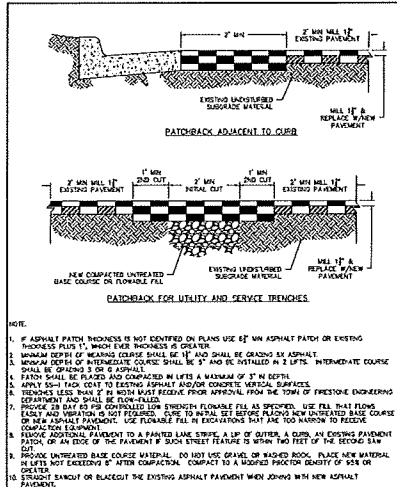
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 6 OF 23

GENERAL NOTES
FIRESTONE
GRADING

GENERAL NOTES - GRADING

- ALL CONSTRUCTION ACTIVITIES THAT DISTURBS ONE OR MORE ACRES OF LAND, AS WELL AS ACTIVITIES THAT DISTURB LESS THAN ONE ACRE OF LAND, BUT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT, MUST COMPLY WITH BOTH LOCAL AND STATE REGULATIONS REGARDING STORMWATER DRAINAGE ON CONSTRUCTION SITES. OWNERS OR CONTRACTORS MUST OBTAIN A COLORADO STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) AND A STORMWATER QUALITY PERMIT FROM THE TOWN OF FIRESTONE. OWNERS AND OPERATORS SHALL:
 - 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.
 - INSTALL AND MAINTAIN EROSION, SEDIMENT, AND MATERIALS MANAGEMENT CONTROL BUPS AS SPECIFIED IN THE SWMP.
 - 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.
 - MAINTAIN INSPECTION AND MAINTENANCE RECORDS OF BMPs ONSITE WITH THE SWMP. COPIES OF THESE REPORTS SHALL BE PROVIDED TO THE TOWN ENGINEERING STAFF.
 - 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.
 - THE OPERATOR SHALL AMEND THE SWMP WHENEVER THERE IS A MAJOR CHANGE TO ADDRESS A SPECIFIED CONTROL MEASURE THAT DOES NOT MEET THE REQUIREMENTS OF THE STORMWATER QUALITY PERMIT. SIGNIFICANT CHANGES IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO THE RECEIVING WATERS, OR IF THE SWMP PROVES TO BE INEFFECTIVE IN ACHIEVING THE GENERAL

STANDARDS AND SPECIFICATIONS 1/2019 PAGE 2 OF 3



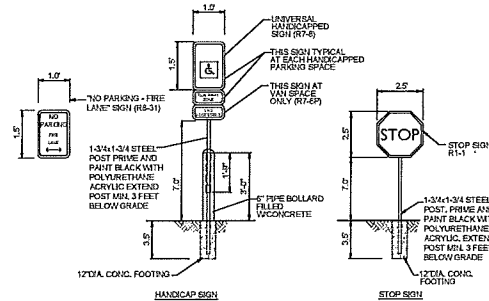
TRENCH & CURB PATCH	
STREET CONSTRUCTION DRAWINGS	DRAWING
SCALE: NTS	DATE: 11/2019
ST8	

GENERAL NOTES
FIRESTONE
GRADING

GENERAL NOTES - GRADING

- OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, A REVISED SWMP SHALL BE SUBMITTED TO THE TOWN ENGINEER.
- ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOIL 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.
- 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.
- NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID ANY DAMAGE TO EXISTING FOLIAGE THAT LIES IN THE PROJECT AREA UNLESS DESIGNATED FOR REMOVAL AND SHALL BE LIABLE FOR SUCH DAMAGE AT HIS/HER EXPENSE.
- 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.
- TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR IMMEDIATE INSTALLATION. SEEDING SHALL BE DONE ACROSS THE SLOPE FOLLOWING THE CONTOUR. VEGETATION SHALL CONFORM TO THE TOWN STANDARDS AND SPECIFICATIONS. PROTECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION. SEEDED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH THE TOWN STANDARDS AND SPECIFICATIONS.
- AT ALL TIMES, A WATER TRUCK SHALL BE ONSITE AND THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT

STANDARDS AND SPECIFICATIONS 1/2019 PAGE 2 OF 3



- PROVIDE TRAFFIC CONTROL SIGNS COMPLYING WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S MANUAL "UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES, AND AS SPECIFIED.
- INSTALL WITH FACE OF POST / BOLLARD 6-INCH BEHIND BACK OF CURB IN SIDEWALK OR 24-INCH FROM FACE OF CURB OTHERWISE.

ON-SITE TRAFFIC SIGNAGE

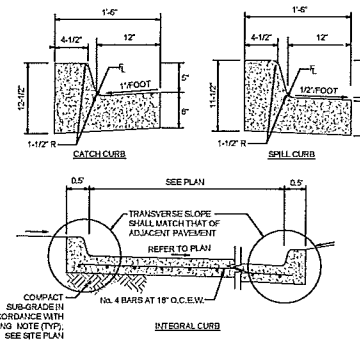
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GENERAL NOTES
FIRESTONE
GRADING

GENERAL NOTES - GRADING

- WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
- 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.
- TEMPORARY CUT/FILL SLOPES SHALL ABIDE BY THE SOILS REPORT. PERMANENT SLOPES SHALL BE AS SHOWN ON PLANS.
- DEPTH OF MOISTURE-DENSITY CONTROL SHALL BE FULL DEPTH ON ALL EMBANKMENT AND SIX (6) INCHES ON THE BASE OF CUTS AND FILLS.
- OUTLET SIDES OF ALL STORM PIPES SHALL BE GRADED TO DRAIN AND SHALL HAVE SUFFICIENT EROSION PROTECTION.
- THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE SITE GEOTECHNICAL ENGINEER WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS.
 - INITIAL INSPECTION WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO (2) DAYS BEFORE ANY GRADING OR GRUBBING IS STARTED.
 - AFTER THE NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PLACED.
 - EXCAVATION INSPECTION AFTER THE EXCAVATION IS STARTED BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN (10) FEET.
 - FILL INSPECTION AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE FILL EXCEEDS TEN (10) FEET.
- TEMPORARY CUT/FILL SLOPES SHALL NOT BE STEEPER THAN 2:1 (SH-1V). PERMANENT SLOPES SHALL NOT BE STEEPER THAN 4:1 (4H-1V) IN AREAS TO BE SEEDED OR SOODED.

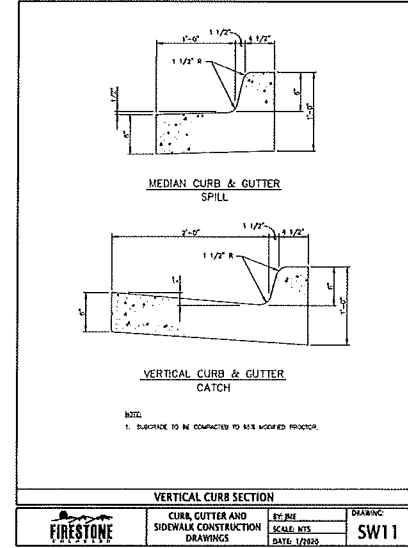
STANDARDS AND SPECIFICATIONS 1/2019 PAGE 3 OF 3



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

CURB & GUTTER (PRIVATE)

NOT TO SCALE

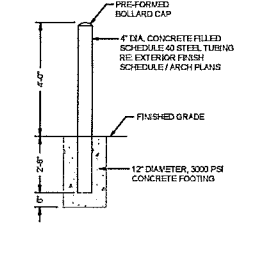


VERTICAL CURB & GUTTER CATCH

NOTE:
1. SURFACE TO BE COMPACTED TO ITS WORKED PROCTOR.

VERTICAL CURB SECTION

CURB, GUTTER AND SIDEWALK CONSTRUCTION DRAWINGS	
BY: RE	DATE: 1/2019
SCALE: NTS	
SW11	



PIPE BOLLARD

NOT TO SCALE

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

SHEET 6 OF 23

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1	Initial				
2	Final				
3	As-Built				

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T/F 1.877.273.0659

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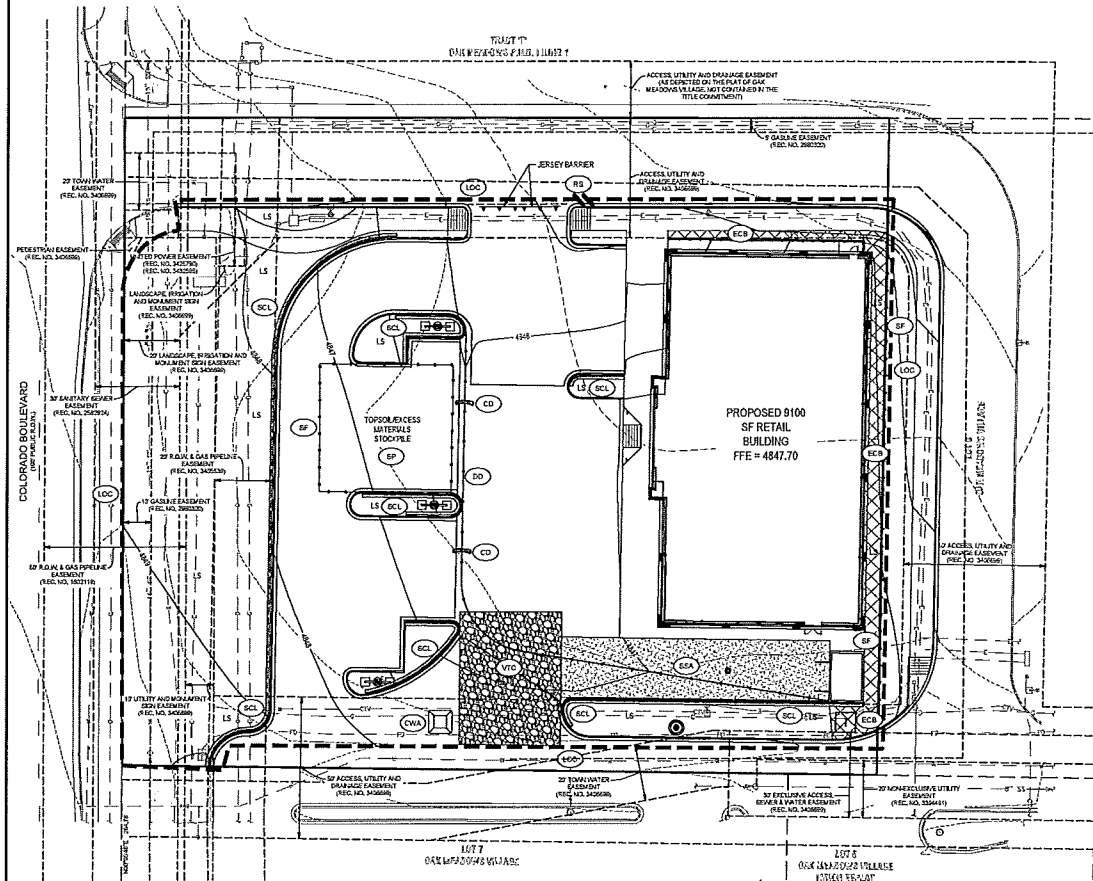
SITE AND GRADING DETAILS
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DORSEY DEVELOPMENT COMPANIES, LLC
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Aurora, Colorado 80014
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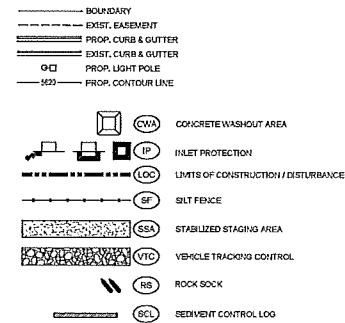
6 OF 23

FINAL DEVELOPMENT PLAN DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 7 OF 23



LEGEND



EROSION AND SEDIMENT CONTROL NOTES

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

CAUTION: NOTICE TO CONTRACTOR

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

LEGAL DESCRIPTION

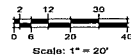
LOT 8, OAK MEADOWS VILLAGE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

BASIS OF BEARINGS

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

BENCHMARK

BM 25 - MARKED "X" ON THE NORTH END OF HEADWALL AT NORTHWEST CORNER OF INTERSECTION OF FIRESTONE BOULEVARD AND COLORADO BOULEVARD.
ELEVATION = 4243.265 FEET (NAD 1983 DATUM)



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

SHEET 7 OF 23

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No.	Description
1000-01	HYDRO. SUBMITTAL
1000-02	LANDSCAPE SUBMITTAL
1000-03	FINAL SUBMITTAL

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EROSION CONTROL PLAN
SUBMITTAL - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
DORSEY DEVELOPMENT COMPANIES, LLC
10000 W. 10TH AVENUE, SUITE 300
METRO, LOUISIANA 70002-7075
ATTN: PAUL DORSEY

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Prepared by:	CJG/mhg/tcc
Checked by:	ELB/ELB
Drawn by:	CJG
Date:	2020-04-17
Scale:	As Shown
Sheet:	7 of 23

7 OF 23

FINAL DEVELOPMENT PLAN DOLLAR GENERAL FIRESTONE LOT 8, OAK MEADOWS VILLAGE SHEET 8 OF 23

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

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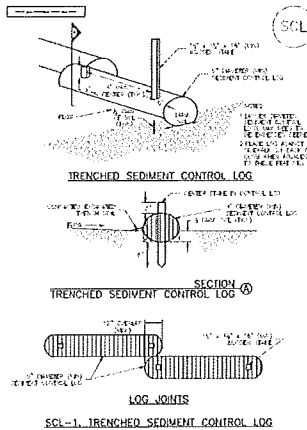
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Aurora, Colorado 80014
P 303.337.1393
F 303.337.1481
T/F 1.877.273.0659

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

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Creative Solutions Since 1984
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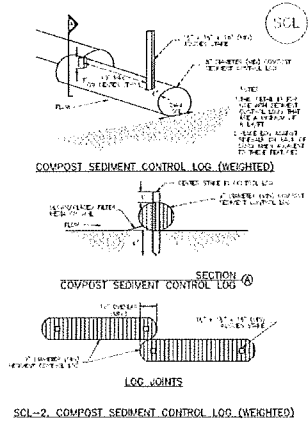
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Sediment Control Log (SCL) SC-2



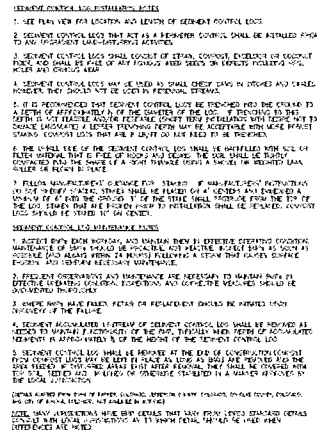
November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SC1-3

Sediment Control Log (SCL) SC-2



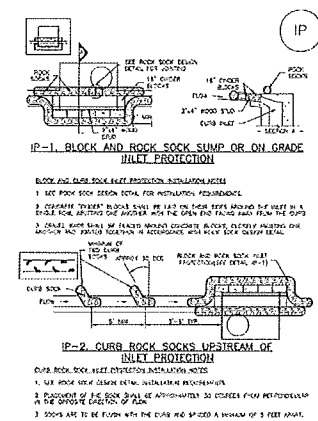
November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SC1-4

Sediment Control Log (SCL) SC-2



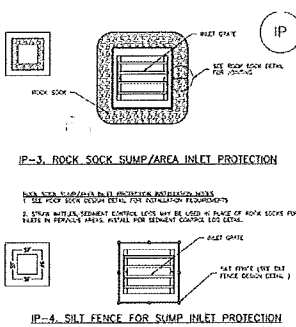
November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SC1-6

Inlet Protection (IP) SC-6



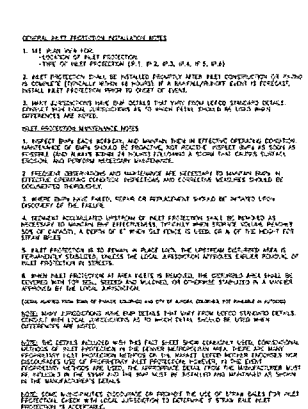
August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-4

Inlet Protection (IP) SC-6



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-5

Inlet Protection (IP) SC-6



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-8

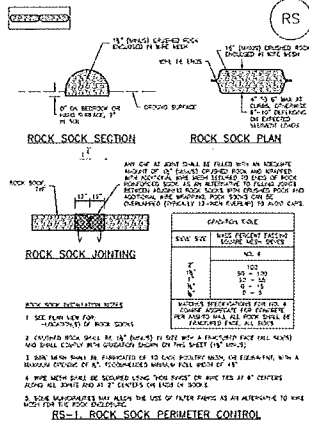
DOLLAR GENERAL FIRESTONE	
EROSION CONTROL DETAILS	
NAME OF APPLICATION DOLLAR GENERAL FIRESTONE	
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	---
REVISION DATE:	---

SHEET 8 OF 23

8 OF 23

**FINAL DEVELOPMENT PLAN
DOLLAR GENERAL FIRESTONE
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 9 OF 23**

SC-5 Rock Sock (RS)



RS-3 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

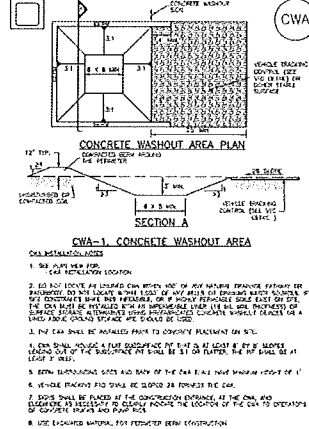
Rock Sock (RS) SC-5

ROCK SOCK MAINTENANCE NOTES

- INSPECT ROCK SOCKS MONTHLY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF ROCK SOCKS IS THE RESPONSIBILITY OF THE OWNER. ROCK SOCKS SHALL BE MAINTAINED AT ALL TIMES.
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November 2010 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Concrete Washout Area (CWA) MM-1



November 2010 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

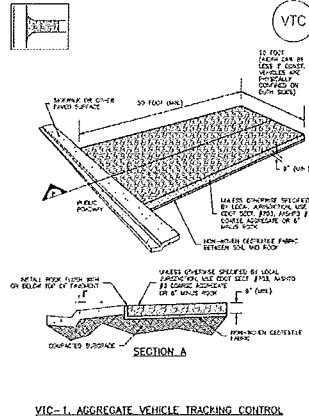
Concrete Washout Area (CWA) MM-1

CWA MAINTENANCE NOTES

- INSPECT CWA MONTHLY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF CWA IS THE RESPONSIBILITY OF THE OWNER. CWA SHALL BE MAINTAINED AT ALL TIMES.
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November 2010 Urban Drainage and Flood Control District November 2010
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Vehicle Tracking Control (VTC) SM-4



November 2010 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

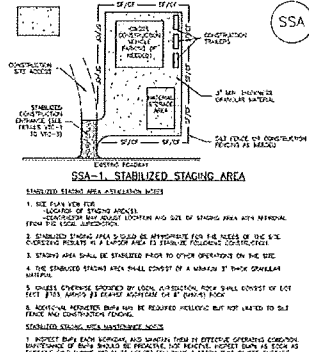
Vehicle Tracking Control (VTC) SM-4

VEHICLE TRACKING CONTROL MAINTENANCE NOTES

- INSPECT VTC MONTHLY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF VTC IS THE RESPONSIBILITY OF THE OWNER. VTC SHALL BE MAINTAINED AT ALL TIMES.
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November 2010 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Stabilized Staging Area (SSA) SM-6



November 2010 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

DOLLAR GENERAL FIRESTONE	
EROSION CONTROL DETAILS	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILE NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-08-17
REVISION DATE:	2020-07-24
REVISION DATE:	---
REVISION DATE:	---

SHEET 9 OF 23

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EROSION CONTROL DETAILS

DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DORSEY DEVELOPMENT COMPANIES, LLC

14190 East Evans Avenue

Aurora, Colorado 80014

P 303.337.1393

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

STANDARD STAGING AREA MAINTENANCE NOTES

1. ESTABLISHED STAGING AREA SHALL BE CLEARLY IDENTIFIED BY NECESSARY TO CONSTRUCT FENCED PERIMETER AND SIGNAGE TO PREVENT UNAUTHORIZED ACCESS.

2. THE ESTABLISHED STAGING AREA SHALL BE MAINTAINED AS INTENDED AS THE USER OR CONTRACTOR THE USER OR CONTRACTOR SHALL BE APPROVED BY THE LOCAL JURISDICTION.

3. THE USER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STAGING AREA AND THE AREA COVERED WITH FENCIBLE FENCED AND MAINTAINED OR OTHERWISE STABILIZED IN A MANNER CONSISTENT WITH LOCAL JURISDICTION.

4. LOCAL LAW ENFORCEMENT PROHIBIT THE USE OF RECYCLED CONTAINERS AS STAGING AREAS. LOCAL JURISDICTIONS SHALL BE REQUIRED TO PROVIDE AN ALTERNATIVE METHOD OF IDENTIFICATION IN AREAS WHERE RECYCLED CONTAINERS ARE PLACED.

5. MANY JURISDICTIONS HAVE NOW DESIGNATED AREAS WHERE STAGING AREAS SHALL BE MAINTAINED WITH LOCAL JURISDICTIONS AS TO WHICH DESIGN AREAS SHALL BE USED WHEN DESIGNATED AREAS ARE NOT AVAILABLE.

6. OTHER COUNTRIES HAVE STAGING AREAS, OUTLINES AND AREAS IN AREAS.

55A-4 Urban Drainage and Flood Control District November 2010
Video: Storm Drainage (South Metrolink Volume 2)

ECB-1. PIPE OUTLET TO DRAINAGE WAY

ECB-2. SMALL DITCH OR DRAINAGE WAY

ECB-3. PIPE OUTLET TO DRAINAGE WAY

REC-6 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 1

Diagram illustrating the cross-section of ECB-3, Outside of Drainage Way, showing the drainage ditch, exposed overlay, carbonating joint, stainless inlover, stainless pattern (per and 2-4 inch spill or patterns based on ECG mechanic slope for this drainage system), and polymer modified asphalt.

Below the main diagram are three cross-sections labeled 1, 2, and 3, showing different patterns of reinforcement bars (rebar) and their spacing:

- Section 1: Shows a cross-section with dimensions h and b , and reinforcement bars labeled 1 and 2.
- Section 2: Shows a cross-section with dimensions h and b , and reinforcement bars labeled 1 and 2.
- Section 3: Shows a cross-section with dimensions h and b , and reinforcement bars labeled 1 and 2.

The diagram is titled **ECB-3, OUTSIDE OF DRAINAGE WAY**.

November 2010 Urban Drainage and Flood Control District RCT-7
Urban Storm Drainage Criteria Manual Volume 1

2. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PREVENT DUST, FIBER, AND ALL POLLUTANTS FROM ENTERING PUBLIC DRAINAGE WAYS DURING ALL PHASES OF DEMOLITION OR CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REDEMPTION OF ANY ADVERSE IMPACTS RESULTING FROM ANY/ALL PHASES SITE RECOUPERS.
3. THE GENERAL CONTRACTOR SHALL REMOVE ALL SEDIMENT, LULU, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT HAVE BEEN DEPOSITED, OR ACCUMULATED IN THE ROW/LANES AND PUBLIC RIGHTS OF WAY. IN THE EVENT OF CONSTRUCTION OF A NEW DRAINAGE BASIN, A MAJOR WASTE AS IS PRACTICE.
4. ADDITIONAL DRAINAGE AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE GENERAL CONTRACTOR DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN IS IMPLEMENTED DOES NOT FUNCTION ADEQUATELY.
5. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN EROSION CONTROL WATER QUALITY BEST MANAGEMENT PRACTICES AS INDICATED ON THE PLAN.
6. THE CONTRACTOR SHALL ENSURE THAT ALL SITE EARTHWORK OR DIRT ON SHORT (INCLUDING SETTLED FILL MATERIALS) IS PROPERLY COVERED OR OTHERWISE SECURED TO PREVENT LOSS DURING TRANSPORT.
7. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL ROUTES USED FOR EARTHWORK OR DIRT ON DIRT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER HANDLING, STORAGE, AND USE OF ALL MATERIALS APPROPRIATELY PERMITTED INCLUDING THE FERTILIZER, SALT, ANTIMONY, APPROVAL, PROCESSING, AND COMPLIANCE WAYS MAY BE REQUIRED FOR DIRT NOT CURRENTLY IN POSSESSION OF AN APPROPRIATE PERMIT.
8. IN THE EVENT OF FIBER, STEEL STAYS, OR STEEL FENCE POSTS IN THE IMPLEMENTATION OF ANY BEST MANAGEMENT PRACTICES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER HANDLING, STORAGE, AND USE OF ALL MATERIALS APPROPRIATELY PERMITTED.
9. APPROPRIATE CONTROL MEASURES ARE TO BE IMPLEMENTED PRIOR TO ANY GROUND AND AS APPROPRIATE PRIOR TO WORKING ON ANY AREAS NOT PREVIOUSLY EXPOSED. DISTURBANCE OF VEGETATION SHALL BE MINIMIZED AND LIMITED TO ONLY WHAT IS SHOWN ON THE CONSTRUCTION PLANS.
10. THE CONTRACTOR SHALL CAPTURE, CONTAIN, AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY ANY/ALL PHASES OF OPERATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER HANDLING, STORAGE, AND USE OF ALL MATERIALS APPROPRIATELY PERMITTED INCLUDING THE FERTILIZER, SALT, ANTIMONY, APPROVAL, PROCESSING, AND COMPLIANCE WAYS MAY BE REQUIRED FOR DIRT NOT CURRENTLY IN POSSESSION OF AN APPROPRIATE PERMIT.
11. THE CONTRACTOR SHALL PROVIDE A DETAILED CONSTRUCTION SCHEDULE. THE SCHEDULE SHALL INCLUDE ALL MAJOR CONSTRUCTION ACTIVITIES, THE INSTALLATION OF TEMPORARY AND PERMANENT BARRIERS, AND THE REMOVAL OF TEMPORARY OAKS.
12. THE CONTRACTOR SHALL SUBMIT A PLAN PREVENTION AND CONTROL PLAN. THE PLAN SHALL IDENTIFY THE MEASURES PROPOSED TO PREVENT THE DISCHARGE OF POLLUTANTS RESULTING FROM SPILLS AND EXPEDITE THE CLEANUP OF ANY PROPER DISPOSAL OF SOLIDS CONTAMINATED BY CHEMICAL, PETROLEUM, OR OTHER HAZARDOUS MATERIALS.
13. EXPOSURE OF SOIL PILES CREATED DURING UTILITY TRENCHING SHOULD BE MINIMIZED. LOCATION OF SOIL PILES SHOULD BE ON THE UPRIAL SIDE OF THE TRENCH AND OUT OF THE WAY OF VEGETATION DRAINAGE PATNS.
14. STOCKPILES AND AREAS DISTURBED BY GRADING OPERATIONS SHALL BE STABILIZED FROM WIND AND WATER EROSION PRIOR TO THE USE OF THE STOCKPILES. STOCKPILES SHALL BE COVERED WITH MATS AS PRACTICE.
15. IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS, SOIL STABILIZATION PRACTICES SHALL BE APPLIED PER MANUFACTURER AND/OR SUPPLIER RECOMMENDATIONS AND SHALL BE INSTALLED BY AN APPROVED CONTRACTOR FOR THE PURPOSE OF THE PROJECT.

[illegible]

TYPE	COATING CONTENT	SPRINK CONTENT	ENCLOSURE CONTENT	RECOMMENDED INTERVAL
STRAN	-	100%	-	DOUBLE ANNUAL
STRAN- COATING	30% SPR	70% SPR	-	DOUBLE ANNUAL
COATING	100%	-	-	DOUBLE ANNUAL
ENCLOSURE	-	-	100%	DOUBLE ANNUAL

REC-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

1. AGREE THAT EACH COMPANY, AND MAINTAIN THAT IT EFFECTIVE OPERATING CONDITION MAINTENANCE OF EACH SHIP SHALL BE FRACTIONAL, NOT REACTIVE. FRACTIONAL BORN AS SUCH IS THE ONLY WAY TO MAINTAIN THE SHIPS IN THE BEST OF SHAPES AND TO AVOID CATASTROPHIC FAILURE, AND PERFORM NECESSARY MAINTENANCE.

2. EFFICIENT OPERATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BORN IN THE BEST OF SHAPES. COORDINATE MAINTENANCE AND OPERATIVE MATTERS SHALL BE FREQUENTLY DISCUSSED.

3. MAJOR BORN SHALL BE FILED. REPAIR OR REPLACEMENT SHALL BE INITIATED UPON REQUEST BY THE COMPANY.

4. COSTS SHALL BE LEFT IN PLACE TO ENHANCE PERFORMANCE, UNLESS OTHERWISE NOT PERMITTED BY THE LOCAL JURISDICTION.

5. ANY COSTS PAID FOR TOWNS OR EQUIPMENT OWNERS SHALL BE REPAIRED OR REPLACEMENTS SHALL BE LEFT TO THE GENERALIST THAT HAS CONTROLLED THE SHIP. UNDER THE AGREEMENT, OF THE FINAL RESULTS OF COSTS SHALL BE RETURNED TO THE COMPANY.

6. BORN SHALL BE MAINTAINED WITH BORN THAT HAVE FROM LISTS STANDARD COSTS. COSTS SHALL BE MAINTAINED, SUBJECTS TO BE SHOWN THAT COSTS BE USED BORN.

7. BORN SHALL BE MAINTAINED, SUBJECTS TO BE SHOWN THAT COSTS BE USED BORN.

November 2010 Urban Drainage and Flood Control District RFP-4
Urban Storm Drainage Criteria Manual Volume 1

SHEET 10 OF 23

No.	Description:	Date:
	INITIAL SUBMITTAL	2020-04-21
	SECOND SUBMITTAL	2020-06-17
	THIRD SUBMITTAL	2020-07-29

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COMPANY

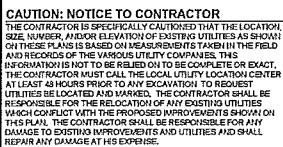
EROSION CONTROL DETAILS
DOLLAR GENERAL FENCELINE - FINAL DEVELOPMENT PLAN
LOT 4, C&K MEADOWS VILLAGE
SECTION 4, T4N, R67W, OF THE 8TH P.M.
TOWNSHIP OF FREESTONE, COUNTY OF WELD, STATE OF COLORADO

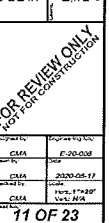
DOORSEY DEVELOPMENT COMPANIES, LLC
10303 NORTH HURON AVENUE, SUITE 200
DENVER, COLORADO 80231-1667
ATTN: PAUL DOORSEY
303.756.4276

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Designed by CSEA	Engineering No. E-20-000
Checked by CSEA	Date 2020-06-17
Checked by CSEA	Scale None/None None/None
Sheet No. 10 OF 23	

LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 11 OF 23





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

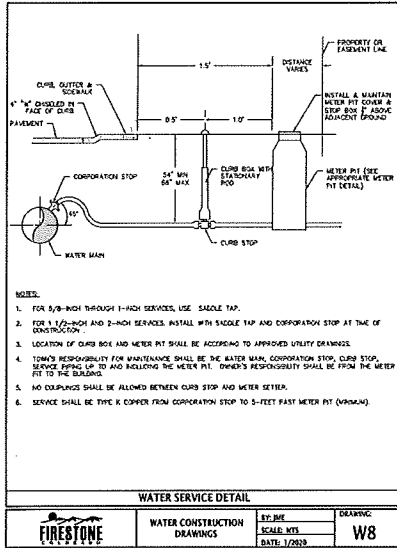
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.7W. OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 12 OF 23

GENERAL NOTES

GENERAL NOTES - WATER

- AT ALL POINTS OF CONNECTION OF NEW WATER MAINS TO EXISTING MAINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING AND VERIFYING LOCATION OF THE EXISTING LINES PRIOR TO ANY CONSTRUCTION.
- 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.
- 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.
- 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 PAV.
- CHANGES IN DIRECTION OF WATER LINE PIPE SHALL REQUIRE BENDS IN ALL INSTANCES. AXIAL DEFLECTION AT THE JOINTS SHALL NOT BE ALLOWED.
- 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.
- 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.
- ALL WATER LINE VALVES SHALL BE SET ADJACENT TO THE TEE, EXCEPT FOR POINTS THAT FALL IN THE FLOW LINE OF A CONCRETE CROSS PAUL, IN WHICH CASE, THE VALVE SHALL BE LOCATED SO THAT SURFACE DRAINAGE DOES NOT INFILTRATE THE VALVE BOX. VALVE BOXES SHALL BE SET AT AN ELEVATION IN ACCORDANCE WITH TOWN PAVING REQUIREMENTS.

STANDARDS AND SPECIFICATIONS 10000 PAGE 2 OF 4

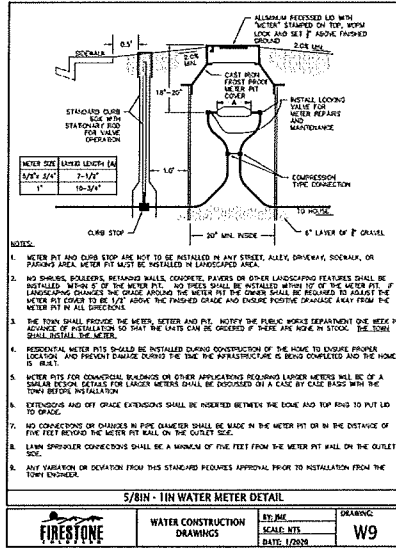


GENERAL NOTES

GENERAL NOTES - WATER

- ALL WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC) PRESSURE PIPE UNLESS SPECIFIED OTHERWISE. MINIMUM 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-900, PRESSURE CLASS 165 (DR25). ALL PVC PIPES SHALL HAVE OUTSIDE DIAMETERS EQUIVALENT TO CAST IRON PIPE.
- 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.
- 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.
- 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.
- ALL WATER LINE PIPE SHALL BE PROVIDED WITH A MINIMUM GAGE SIZE OF 12 SINGLE STRAND INSULATED COPPER WIRE. SPLICES IN TRACER WIRE SHALL BE CAPPED IN WATER PROOF GEL CAP TYPE CONNECTORS SUITED FOR DIRECT BURIAL APPLICATION (ON TYPE DRY, 6-LOW VOLTAGE OR EQUAL). WIRE SHALL BE ATTACHED TO TOP OF WATER LINE WITH 2-INCH WIDE PVC TAPE @ 5-FT INTERVALS ALONG PIPE. TRACER WIRE SHALL EXTEND TO THE SURFACE AND BE COILED IN A LOCATE BOX AT THE BACKSIDE OF EITHER EACH FIRE HYDRANT OR VALVE. UNDER THE SUPERVISION OF TOWN ENGINEERING STAFF, TEST SHALL BE MADE BY THE CONTRACTOR @ THE COMPLETION OF CONSTRUCTION TO INSURE THAT THE TRACER WIRE CARRY A CONTINUOUS CURRENT BETWEEN ALL ACCESS POINTS.
- WANDING TAPES SHALL BE INSTALLED 12" MINIMUM AND 18" MAXIMUM ABOVE WATER PIPE.
- BEDDING MATERIAL SHALL CONFORM TO TOWN STANDARDS AND SPECIFICATIONS.
- VALVES SHALL OPEN COUNTER CLOCKWISE. VALVES 12-INCH AND SMALLER SHALL BE RESILIENT SEAT GATE VALVES. LARGER VALVES SHALL BE BUTTERFLY VALVES.
- VALVE BOXES SHALL BE RAISED TO ONE-FOURTH (1/4) INCH BELOW GRADE AFTER COMPLETION OF SURFACE PAVING OR FINAL GRADING.

STANDARDS AND SPECIFICATIONS 10000 PAGE 2 OF 4

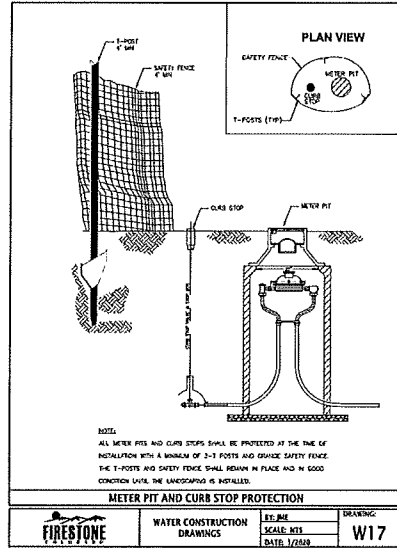


GENERAL NOTES

GENERAL NOTES - WATER

- VALVE BOXES IN NON-PAVED AREAS SHALL HAVE A CONCRETE CCKLAR AROUND THE VALVE LID IN ACCORDANCE WITH THE DETAIL.
- ALL SERVICE LINE TAPS SHALL HAVE DOUBLE STRAP BRASS TAPPING SADDLES. (ROMAG 2009 OR APPROVED EQUAL).
- ALL RESIDENTIAL WATER TAPS SHALL BE FIVE-EIGHTS (5/8) INCH OR AS REQUIRED BY THE CURRENT BUILDING CODE.
- 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" @ 4" W.
- CONCRETE THRUST BLOCKS AND/OR "MEGA-LOCK" 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.
- 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.
- ONLY ONE CONNECTION TO THE EXISTING WATER DISTRIBUTION SYSTEM SHALL BE MADE UNTIL ALL HYDROSTATIC TESTS, CHLORINATION AND FLUSHING HAS BEEN COMPLETED.
- 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 DISINFECTION AND/OR TESTING.
- DISINFECTION AND FLUSHING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF HEALTH AND THE PROCEDURES 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.
- 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

STANDARDS AND SPECIFICATIONS 10000 PAGE 3 OF 4



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

SHEET 12 OF 23

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UTILITY DETAILS
FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DORSEY DEVELOPMENT COMPANIES, LLC
Creative Solutions Since 1994
METairie, LOUISIANA 70002-2705
ATTN: PAUL DORSEY

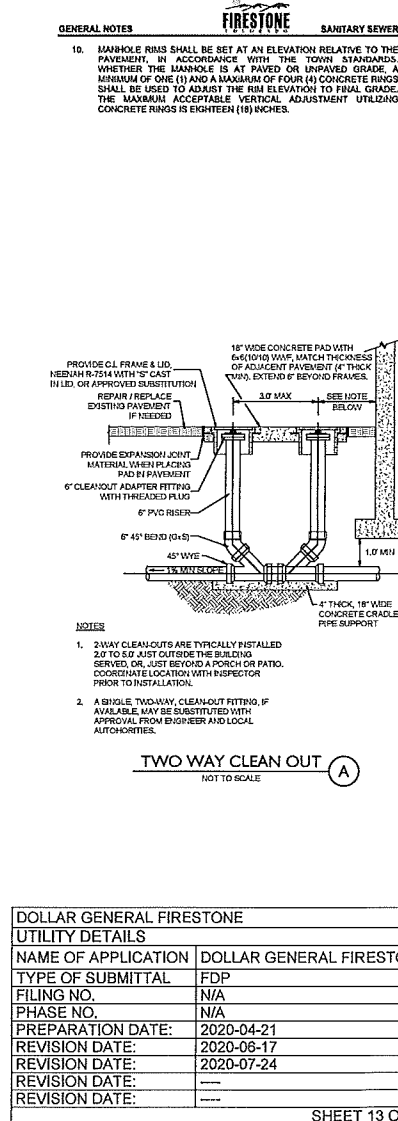
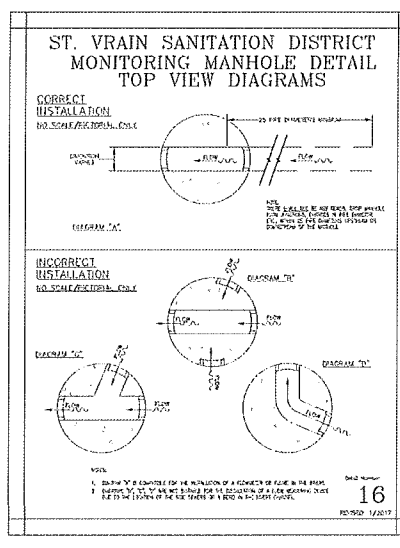
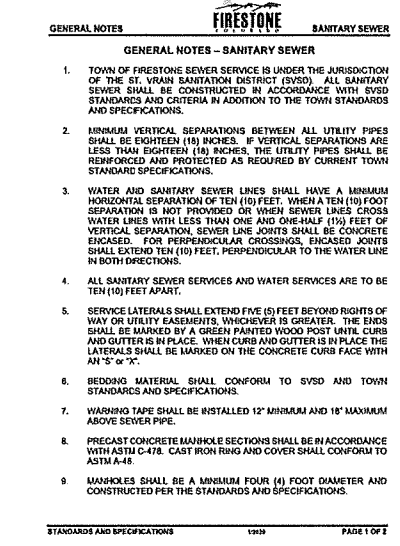
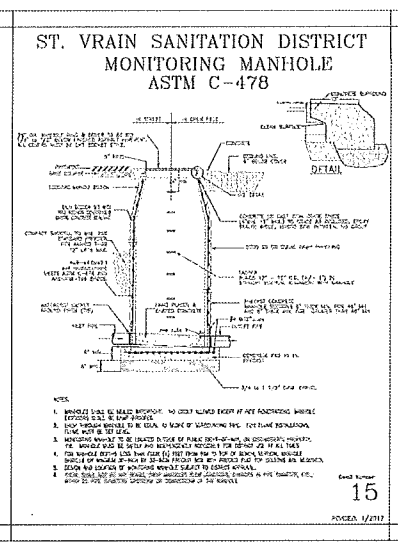
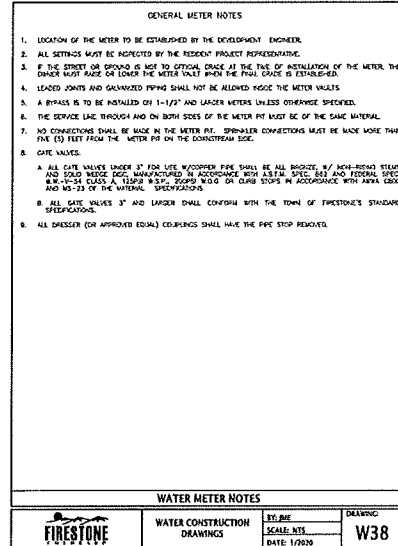
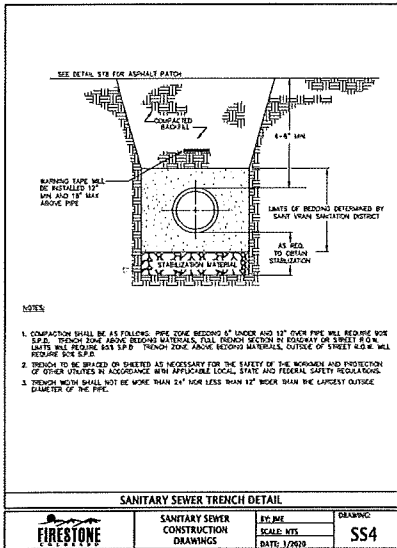
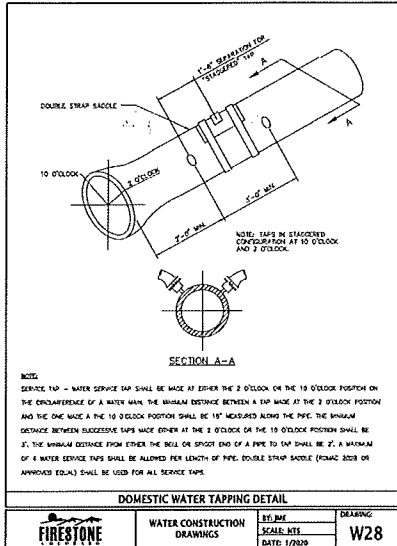
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

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12 OF 23

DOLLAR GENERAL FIRESTONE DOLLAR GENERAL FIRESTONE LOT 8, OAK MEADOWS VILLAGE

SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W. OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 13 OF 23



Know what's below.
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DATE: 1/2020
DRAWN BY: J. DORSEY
CHECKED BY: J. DORSEY
DATE: 1/2020

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Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T 1.877.273.0659

ENGINEERING COMPANY

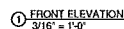
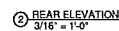
UTILITY DETAILS - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SECTION 6, T.2N., R.67W. OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DORSEY DEVELOPMENT COMPANIES, LLC
Chris Dorsey, P.E.
14190 East Evans Avenue, Suite 100
Aurora, Colorado 80014
ATTN: PAUL DORSEY

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13 OF 23

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



③ Color Samples
NOT TO SCALE

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

SHEET 14 OF 23

ARCHITECTURAL ELEVATIONS

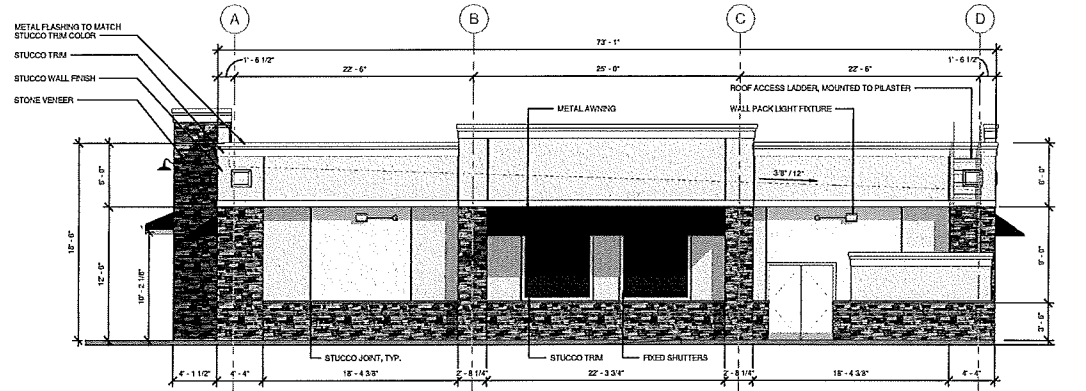
ARCHITECTURAL
ELEVATIONS

14 OF 23

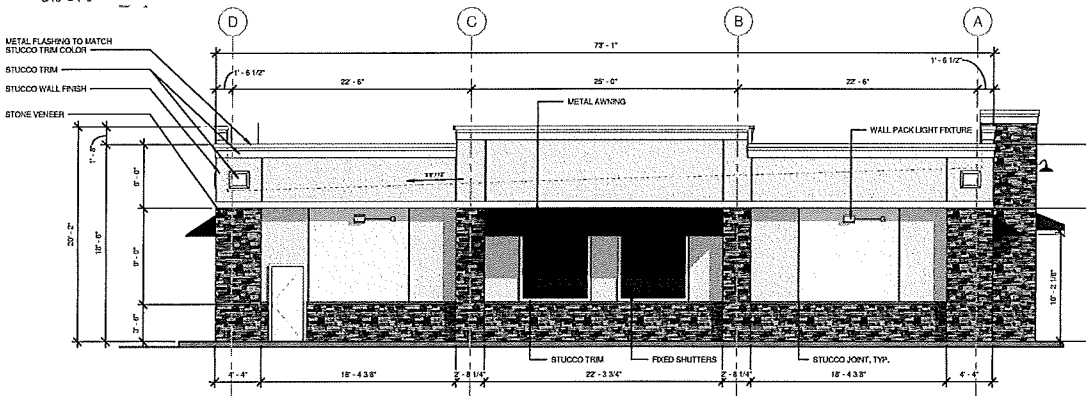
FINAL DEVELOPMENT PLAN DOLLAR GENERAL FIRESTONE LOT 8, OAK MEADOWS VILLAGE

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

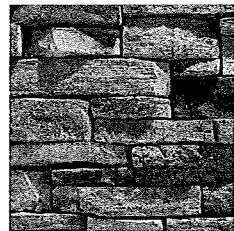
SHEET 15 OF 23



② RIGHT ELEVATION
3/16" = 1'-0"



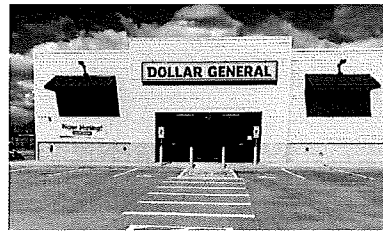
① LEFT ELEVATION
3/16" = 1'-0"



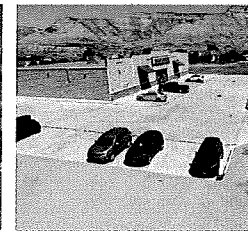
CONCEPT: STONE VENEER



CONCEPT: SHUTTERS



CONCEPT: AWNINGS & CANOPY



CONCEPT: AWNINGS & CANOPY

③ Exterior Concept Images
1/2" = 1'-0"

EXTERIOR LIGHT FIXTURE SCHEDULE					
TYPE	MANUFACTURER	PART #	DESCRIPTION	WATTS	LOCATION
A1	US LED	LTR2-1-UVN-50-15-6A-C-WH	6" LED DOWN LIGHT	15	(2) MOUNTED TO UNDERSIDE OF CANOPY IN FRONT FOR ENTRY VESTIBULE
G	US LED	OF-1-UVN-5-50-150 US-WUP-RZ	QUERFLOOD LIGHT W/ WALL MOUNT PLATE	140	WALL MOUNTED AT 11'-6" A.F.F. CENTERED BETWEEN EVERY OTHER PLASTER, SIDE & REAR WALLS
J	LSI	RDD20-203-RVC-CPT	ABSOLUTE LED STANDARD DOME LIGHT, ON GOOSENECK ARM	300	WALL MOUNTED, CENTERED ON PLASTER, FRONT WALL ONLY
S	US LED	OF-1-UVN-5-50-150 US-SSA-24-2500-11	(2) QUERFLOOD LIGHT ON 24' POLE	220	MOUNTED ON LIGHT POLES IN PARKING LOT

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

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

SHEET 15 OF 23

DORSEY DEVELOPMENT COMPANIES, LLC
3000 NORTH CALLEJAS BLVD., SUITE 200
DENVER, COLORADO 80202
ATTN: PAUL DORSEY

DATE: 2020-07-24
DRAWN BY: J. L. DORSEY
CHECKED BY: J. L. DORSEY
APPROVED BY: J. L. DORSEY

ENGINEERING
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COMPANY
14500 East Center Avenue
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ARCHITECTURAL
ELEVATIONS
DOLLAR GENERAL FIRESTONE FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T.2N., R.67W., OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

DATE: 2020-07-24

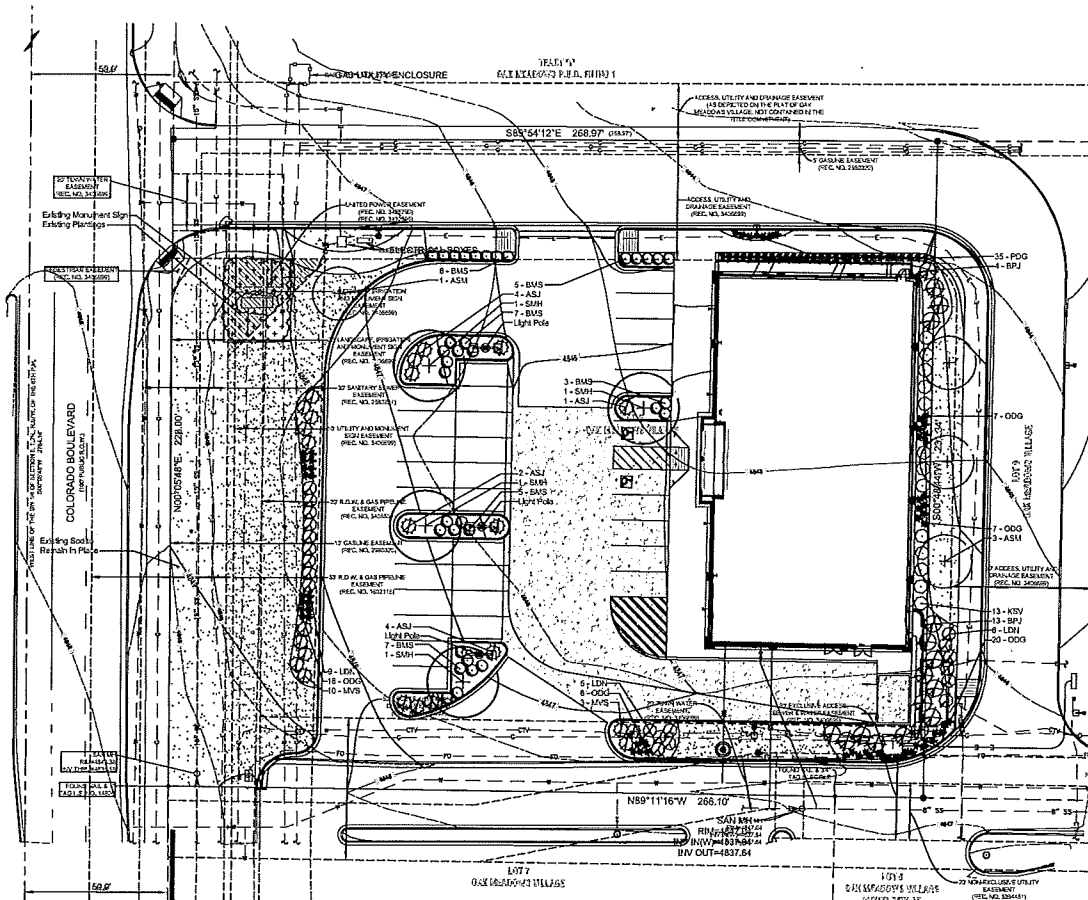
15 OF 23

FINAL DEVELOPMENT PLAN DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE

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

SHEET 16 OF 23

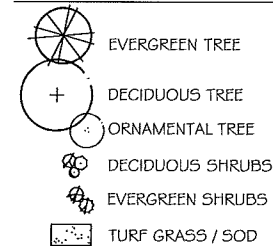


PLANT LIST

Qty	ID	Common Name	Scientific Name	Size	Notes
Deciduous Trees					
4	ASU	Armstrong Juniper	Juniperus chinensis 'Armstrong'	2" Cal.	B&B
4	SHM	Shademaster Honeylocust	Gleditsia triacanthos 'Shademaster'	2" Cal.	B&B
Evergreen Shrubs					
11	AM	Armstrong Juniper	Juniperus chinensis 'Armstrong'	5 Gal.	Cont.
17	BPJ	Blue Point Juniper	Juniperus chinensis 'Blue Point'	5 Gal.	Cont.
13	MVS	Massa Verde Service	Forbesa procumbens 'Massa Verde'	5 Gal.	Cont.
Deciduous Shrubs					
35	BMS	Blue Mist Spirea	Carpenaria canadensis 'Blue Mist'	5 Gal.	Cont.
20	LDH	Little Devil Ki-Wick	Physocarpus opulifolius 'Doris May'	5 Gal.	Cont.
13	KSV	Forex Spire Viburnum	Viburnum cerasifolium	5 Gal.	Cont.
Ornamental Grasses					
35	ODG	Overdam Feather Reed Grass	Chloragrostis acutiflora 'Overdam'	1 Gal.	Cont.
35	PDG	Proline Dragoon	Sporobolus heterophyllus	1 Gal.	Cont.

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

LEGEND



NOTES:

- All sod for sod areas to be Turf Master EnviroTurf from Turf Master, LLC, 33877 Giddings Road, Ft. Collins, CO, 970-495-8311 or equivalent.
- Shrub beds to be mulch with wood chips (4" average depth) on a typpar filter fabric.
- For trees in turf areas only: 4" ring, 4" depth of shredded cedar mulch is to be put in place.

DOLLAR GENERAL FIRESTONE

LANDSCAPE PLAN

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

SHEET 16 OF 23

DORSEY DEVELOPMENT COMPANIES, LLC
10000 W. 10TH AVENUE, SUITE 200
DENVER, COLORADO 80202-7215
ATTN: PAUL DORSEY

DATE: 2020-07-24
DRAWN BY: J. DORSEY
CHECKED BY: J. DORSEY
APPROVED BY: J. DORSEY

MACK LAND, LLC
1870
GALLEN, CO 80501
P 303.666.8022
F 888.712.2001
www.mackland.com



LANDSCAPE PLAN

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

DATE: 2020-07-24
DRAWN BY: J. DORSEY
CHECKED BY: J. DORSEY
APPROVED BY: J. DORSEY

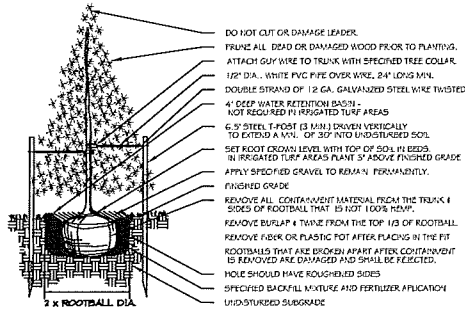
SHEET 16 OF 23

FINAL DEVELOPMENT PLAN DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE

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

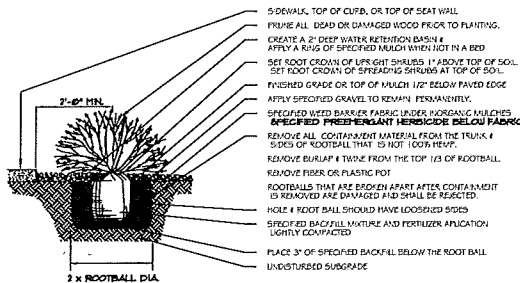
SHEET 17 OF 23



EVERGREEN TREE PLANTING ((W/ 6\" STAKES))

NOT TO SCALE

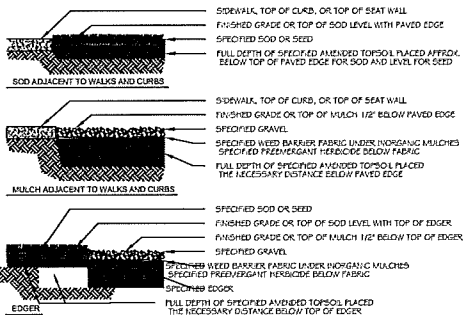
A



DECIDUOUS TREE PLANTING

NOT TO SCALE

B



SHRUB PLANTING

NOT TO SCALE

C



EDGE TREATMENT

NOT TO SCALE

D

NOTES:

1. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
2. DEVELOPER WILL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR THE CONSTRUCTION DOES NOT CONFLICT OR PRECLUDE INSTALLATION AND MAINTENANCE OF THE LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
3. LANDSCAPE INSTALLATION CANNOT BEGIN UNTIL CONSTRUCTION OF THE ELECTRICAL DISTRIBUTION SYSTEM WITHIN THE AFFECTED AREA IS COMPLETE.
4. CONTRACTOR SHALL HAVE A UTILITY LOCATES PERFORMED AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
5. FINAL LOCATION OF PLANT MATERIAL MAY BE ADJUSTED TO THE SATISFACTION OF THE ELECTRIC PROVIDOR TO PROVIDE ADEQUATE CLEARANCE FROM THE FINAL LOCATION OF THE ELECTRIC DISTRIBUTION SYSTEM.
6. VERIFY FIELD CONDITIONS AND NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
7. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. MATERIAL QUANTITIES SHOWN ARE LISTED FOR THE CONVENIENCE TO THE CONTRACTOR. ACTUAL NUMBER OF SHRUBS SHALL HAVE PROPORTION OTHER QUANTITY DESIGNATED. SUBSTITUTION OF PLANTING MATERIALS MAY OCCUR ONLY WITH THE PREVIOUS WRITTEN CONSENT OF THE OWNER AND THE TOWN OF FIRESTONE.
8. THE DEVELOPER AND ALL SUCCESSORS AND ASSIGNEE SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED OVERALL LANDSCAPE PLAN.
9. CONTRACTOR SHALL STAY WITHIN THE LIMIT OF WORK LINES UNLESS APPROVED IN WRITING BY OWNER. CONTRACTOR SHALL REPAIR ANY PROPERTY DAMAGE THAT OCCURS WITHIN OR OUTSIDE THE LIMIT OF WORK LINES AT NO ADDITIONAL COST TO THE OWNER.
10. ALL PLANT MATERIALS MUST MEET THE A.A.N. SPECIFICATIONS FOR NUMBER 1 GRADE AND COMPLY WITH THE QUALITY STANDARDS OF THE COLORADO NURSERY ACT, 1973 C.R.S. TITLE 35, ARTICLE 26 AS AMENDED. ALL PLANT MATERIALS TO BE USED AND BURLAPPED, CONTAINED OR IN ROOT CONTROL BAGS UNLESS OTHERWISE NOTED.
11. PRIOR TO PLANTING, TREAT THE ENTIRE LANDSCAPE AREA WITH A BROADSPEAD WEED KILLER AND REMOVE ALL VOLUOUS WEEDS FROM THE SITE. CONTRACTOR SHALL OBTAIN OWNER'S REPRESENTATIVE APPROVAL FOR TYPE OF WEED SPRAY. PREPARE THE ENTIRE SITE WITH 3 YARDS PER 1,000 SQUARE FEET OF 50% NITROGENIZED ASPEN HAVUS (2 LBS OF NITROGEN PER CURB YARD OF HAVUS) AND 50% WELL ROTTED CHICKEN MANURE, APPLIED AT A MINIMUM OF 1 IN YEAR WITH A MINIMUM OF 60% ORGANIC MATTER AND A PH OF 6.0-7.0, ROTOTILLED TO A MINIMUM DEPTH OF 6 INCHES. SPREAD FERTILIZER AT THE RATE OF 5 LBS PER 1,000 SQUARE FEET PRIOR TO ROTOTILLING.
12. ALL BRANCHES, WITH MIGHTY BODIES, PEDISTAL OR VERTICAL MOVEMENT, SHALL BE REMOVED. ANY BRANCHES LOWER THAN 7 FEET OVER THE SIDEWALK OR ROAD SHALL BE REMOVED.
13. TREES MUST NOT BE PLANTED WITHIN 5 FEET OF ANY UNDERGROUND NATURAL GAS LINE OR UNDERGROUND ELECTRIC UTILITY LINE.
14. TREES WILL NOT BE PLANTED WITHIN 5 FEET OF WATER, SEWER, OR STORM UTILITY MAINS.
15. PLANTS THAT EXCEED 6 INCHES IN HEIGHT MUST NOT BE PLANTED WITHIN 3 FEET OF A FIRE HYDRANT.
16. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED IN THE FIRESTONE DESIGN SPECIFICATIONS.
17. ALL SHRUBS AND PERENNIAL BEDS ARE TO BE LINED WITH A WEED BARRIER FABRIC (OR 5 MILAR MATERIAL FOR WEED CONTROL).
18. ALL SHRUB BEDS TO BE MULCHED WITH WOOD CHIPS (4 INCH AVERAGE DEPTH) ON A TYPAR FILTER FABRIC.
19. WHERE TREES ARE LOCATED WITHIN SLOPED AREAS, PROVIDE 4 INCHES SETTLED DEPTH OF WOOD MULCH IN ALL SAUCERS. SAUCERS SHALL BE 4 FEET 1/2 IN DIAMETER, OR 24 INCH RADIIUS FROM THE TRUNK OF THE TREE.
20. LAY SOO ON A FIRM BED WITH TIGHT JOINTS WITH NO VOID SPACES BETWEEN STRIPS. REPAIR MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION AND PRIOR TO FINAL ACCEPTANCE.
21. THE SEED MIX FOR ALL DRYLAND GRASS AREAS SHALL BE THE FORTHUS RATIVE MIX FROM ARKANSAS SEED SOLUTIONS, LONGMONT, COLORADO 970-535-4451.
22. SLOPES ARE NOT TO EXCEED 4:1, EXCEPT AS NOTED, OR UNLESS OTHERWISE APPROVED ON ENGINEERING CONSTRUCTION PLANS.
23. REPAIR MAY BE PLACED AS NEEDED ALONG EMBANKMENTS TO STABILIZE SLOPES PER THE TOWN ENGINEER'S DIRECTION.

DORSEY DEVELOPMENT COMPANIES, LLC
1810 DORSEY WEST DRIVE, SUITE 200
FIRESTONE, COLORADO 80401
ATTN: PAUL DORSEY

No.	Date	Revised	By	Checked	Approved
1	2020-04-21				
2	2020-06-17				
3	2020-07-24				

MACK LAND, LLC
1810 DORSEY WEST DRIVE, SUITE 200
FIRESTONE, COLORADO 80401
P 950.692.8922
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LANDSCAPE DETAILS & NOTES
DOLLAR GENERAL FIRESTONE - FINAL DEVELOPMENT PLAN
LOT 8, OAK MEADOWS VILLAGE
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

2020-04-21
2020-06-17
2020-07-24

SHEET 17 OF 23

17 OF 23

FINAL DEVELOPMENT PLAN DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 6, T2N, R67W, OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 18 OF 23

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAN BRD	1006-SAM-FRS WITH MFR SERIES NOZZLE	POPUP SPRAY HEAD	13
	RAN BRD	1806-SAM-FRS WITH 60T, CORNER NOZZLE	POPUP SPRAY HEAD	13
	HANTER	1-20-06 WITH MFR30 MATCHED PRECIPITATION NOZZLE (GREEN)	GEAR DRIVEN ROTOR	14
	RAN BRD	PEB SERIES	ELECTRIC CONTROL VALVE	8
	RAN BRD	44-LRG	QUICK COUPLING VALVE	10
	HANTER	1-CORE-ACC-PED - 24 STATION MODEL	ELECTRIC CONTROLLER	3
	HANTER	SOLAR SYNC - F65-S6N	WEATHER SENSOR DEVICE	4
	FEBCO	825YA	RP BACKFLOW PREVENTER	1
	N/S	GUARDSHACK	65-1 BACKFLOW PREVENTER ENCLOSURE	2
	N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VARIOUS
	N/S	HACDONALD	AT 1/4 TURN - 1"	7
	N/S	HACDONALD	LINE SIZE - 2 1/2" AND SMALLER	4
	RAN BRD	PEB SERIES	MASTER CONTROL VALVE	6
	GST	FS-110-001 (1")	FLOW SENSOR	5
	N/S	CLASS 200 BIE - 2 1/2" & SMALLER	PVC MAINLINE	11
	N/S	CLASS 200 BIE	PVC LATERAL	11
	N/S	CLASS 160	PVC SLEEVING	12
	RAN BRD	XCE-OTS-PRF OR XCE-100-PRF	DRIP VALVE ASSEMBLY	15
	TORO	BLUE STRIPE	POLY DRIP TUBES - 3/4" MIN. LENGTH	15, 16 & 17
	N/S	NORI-BUG	DRIP EMITTERS	17
	N/S	NORI-BUG	DRIP LINE ELBOW-OUT STUB	16
	CONTROLLER & STATION NO.			
	NUMBER OF SPARE PIPES - 2 CONTROL AND 1 SPARE PIPES TO INDICATED CONTROLLER - SEE CONSTRUCTION NOTES			

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY MACK LAND LLC. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS-KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS-KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.
- SYSTEM PRESSURE - HYDROSYSTEMS-KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 66 PS. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO CONSTRUCTION AND NOTIFY HYDROSYSTEMS-KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS-KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS-KDI OF ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. REFER TO SPECIFICATIONS FOR SPECIFIC PRESSURE REQUIREMENTS REQUIRED AT THAT LOCATION. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 75 PS MIN-MAX.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITH A SIGHTLY PER WEEK, 50 MM PER NIGHT WATERING SCHEDULE. ESTABLISHED WATERING SHALL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A HOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
BLUEGRASS TURF 2.21" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS 0.87" PER WEEK PEAK SEASON
NATIVE SEED MIXES 0.74" PER WEEK PEAK SEASON (TWO SEASONS)
NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE RESEED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LINES AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPES OR PIPES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 3'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIE IN RATED BOXES FOR HEAVY DUTY NON-DEGRADATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN PAVED HUGH, GRAY IN STONE HUGH, PURPLE FOR REGULAR WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE HORTAL PLANTS ARE INSTALLED ABOVE BOXES, IRRIGATION BOX LID SHALL BE LOWERED TO ACCOMMODATE PLANTING. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION TO BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.
- PIPING INSTALLATION - IRRIGATION PIPES SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVICES THESE AREAS. ALL IRRIGATION PIPES AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTINGS MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPES TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 13 SERIES NOZZLES ON ALL HEADS SPACED AT 12" TO 14". INSTALL 13 SERIES NOZZLES ON ALL HEADS SPACED 10" TO 11". INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8" TO 9". INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6" TO 7". INSTALL 5" NOZZLES ON ALL HEADS SPACED AT 8". INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVES NEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. WHERE INDICATED, INSTALL LOW FLOW 80 SERIES SQUARE NOZZLES AT SPACINGS SHOWN.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
- UNLABELED PIPES - ALL UNLABELED LATERAL PIPES SHALL BE 1/2" MIN-MAX UNLESS OTHERWISE NOTED.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL PIPES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVING LOCATIONS TO INCLUDE A SEPARATE PIRE SLEEVE.

SLEEVING PIPE SIZE/PIPING QUANTITY	REQUIRED SLEEVE SIZE & QUANTITY
1/2" - 1" PIPES	2" PVC (1)
1 1/2" - 2" PIPES	4" PVC (1)
2 1/2" - 3" PIPES	6" PVC (1)
- SPARE CONTROL LINES - CONTRACTOR SHALL EXTEND THREE SPARE PIPES (ONE COMBINATION 1" & 2" CONTROL PIPES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE PIPES IN 1" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR PIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
- EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
- EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 12 HOURS PRIOR TO ANY NEW CONSTRUCTION.
- SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.
- WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS-KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS-KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, PASTE DUE TO SYSTEM DAMAGE OR MISUSE, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.



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Latwood, Colorado 80401
www.hydrosystems-kdi.com

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

SHEET 18 OF 23

DORSEY DEVELOPMENT COMPANIES, LLC
3500 NORTH CALDWAY BULLWING, SUITE 200
DENVER, COLORADO 80202

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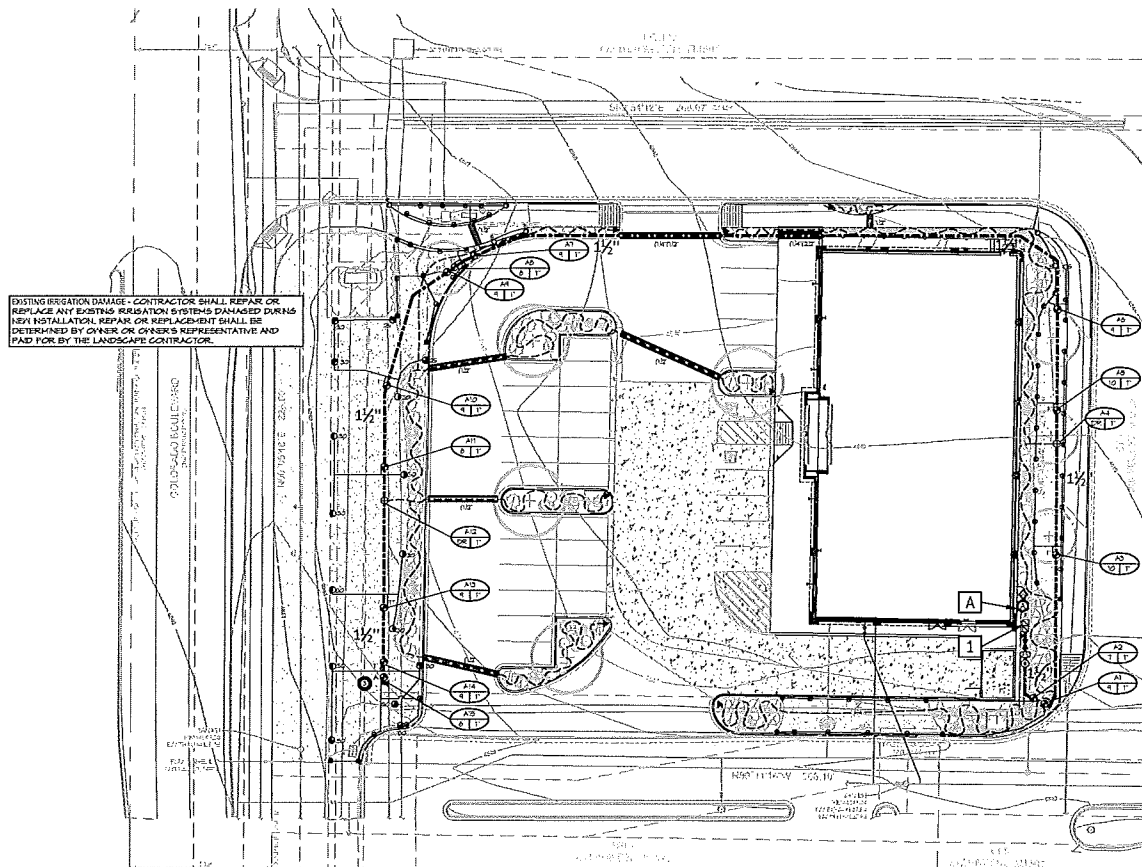
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FINAL DEVELOPMENT PLAN DOLLAR GENERAL FIRESTONE

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

SHEET 19 OF 23



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

A CONTROLLER LOCATION "A"

INSTALL VERTICAL ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT). REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 50 FT. OF CONTROLLER LOCATION FROM BUILDING. BY OTHERS REELECTRICAL, ELECTRICAL, HYDRO, PIPING, CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. LOCATE SHIELDED CABLE FROM FLOW SENSOR AND CONNECT TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. LOCATE MASTER VALVE PIPES WITH SPARENS AND CONNECT 2 OF THE PIPES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. LOCATE WEATHER SENSOR ON POLE WHERE THERE IS 30 FT. OF CLEARANCE FROM ANY OVERHANGS OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE. CONNECT SENSOR RECEIVER WIRES TO REGULATION CONTROLLER SENSOR PORT. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

1 POINT OF CONNECTION #1 - 3/4"

PEAK FLOW REQUIREMENT: 10 GPM. REQUIRED STATIC PRESSURE: 75 PSI
TE ONTO 1" COPPER STUB-OUT AT THIS APPROXIMATE LOCATION. CONNECTION DOWNSTREAM OF BUILDING METER WITHIN THE WATER ENTRY ROOM, BEFORE BUILDING BACKFLOW AND ANY PRESSURE REGULATION, AND STUB TO THIS LOCATION IS BY OTHERS RE - PLUMBING. CONNECT TO STUB AND EXTEND 3/4" TYPE K SOFT COPPER AT 3/4" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP AND WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE FLOW SENSOR, ONE MASTER VALVE, ONE QUICK CLOSING VALVE, ONE GATE VALVE AND EXTEND PVC HAIRLINE AS SHOWN. EXTEND ONE PEEM SHIELDED CABLE FROM FLOW SENSOR TO DATA RETRIEVAL UNIT LOCATED IN ASSOCIATED CONTROLLER. EXTEND 4 PULHM WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PPE LISTS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ALL COPPER PIPES WITHIN UNHEATED AREAS SHALL INCLUDE HEAT TAPE TO PREVENT FREEZES.

DOLLAR GENERAL FIRESTONE

IRRIGATION NOTES AND SCHEDULE

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

SHEET 19 OF 23



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DORSEY DEVELOPMENT COMPANIES, LLC
300 NORTH CAUSEWAY, SUITE 200
ATLANTA, GA 30301
ATTN: PAUL DORSEY

Date:	Author:	Checker:	Reviewer:
2020-04-21	PAUL DORSEY	PAUL DORSEY	PAUL DORSEY
No.	Description:	Rev.	Description:
1	PAUL DORSEY	1	PAUL DORSEY

MACK LAND, LLC
1870 Dorado West Drive #113
Golden, CO 80401
P 303.668.8923
F 888.713.3001



IRRIGATION PLAN

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

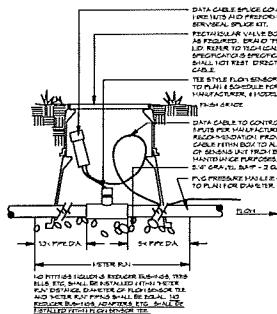
19 OF 23

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

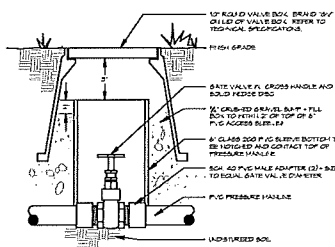
NOTE:

1. CONCRETE PAD PROPORTIONS TO BE 1' LARGER THAN TUBS & DOWN TUB.
2. REFER TO SCHEDULE DATA FOR CONCRETE PAD DIMENSIONS.
3. DIAMETER OF FITTINGS, TUBES AND TUBS SHALL EQUAL DIAMETER OF DOWN TUB PER ABOVE LISTED NOTES OTHERWISE.
4. BRIDGE LIFT - 8" MIN.
5. 8" THICK CONCRETE PAD.
6. WEIGHT IS REQUIRED, 300 LBS PER TON OF TUB SHALL BE 1" ABOVE TUB AREA.
7. ADJUSTABLE CAST IRON STOP BOX - TUBULE OR BALL.
8. PROTECTIVE REGULATOR - REFER TO DETAIL.
9. REDUCED PRESSURE REGULATOR - REFER TO DETAIL.
10. C-M HATCHER (TWO REQUIRED).
11. GASEOUS CORROSIVE VALVE - FITTINGS SHALL BE GAS TIGHT.
12. TYPE "X" FIVE PRESSURE HOULDS - REFER TO SCHEDULE FOR DIMENSIONS.
13. SOIL TEST FACING CONTAINS 10% FERTILIZER, 5% P.
14. TUB 1' DEEP AND 1" LIFT 20" IN CONCRETE GRAVEL, 5" P.
15. SOIL LIFT IN RIGHT AT 10" MIN.

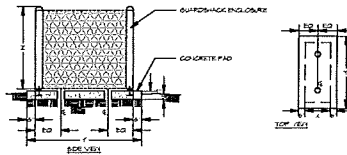
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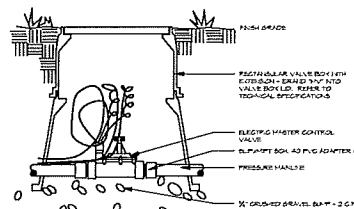


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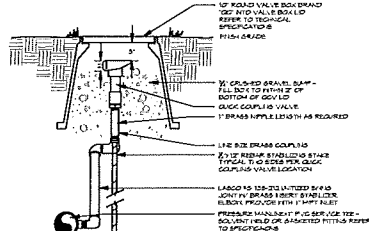


- PFO PENETRATION IS FOR BACILLUS PESTIS ENTER TOXIGEN 10 TIMES LARGER THAN RISER DIAMETER
- TOP SURFACE OF CONCRETE PFO SHALL BE 1" ABOVE FINISH GRADE
- INSTALL ENCLOSURE 42-48" AS PER MANUFACTURER'S RECOMMENDATIONS
- PROVIDE COVER WITH IDENTIFIED PADLOCK FOR ENCLOSURE
- PROVIDE ENCLOSURE IN FEDERAL GREEN COLOR, UNLESS OTHERWISE NOTED (SEE SCHEDULE)

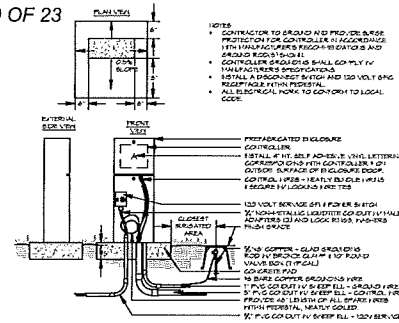
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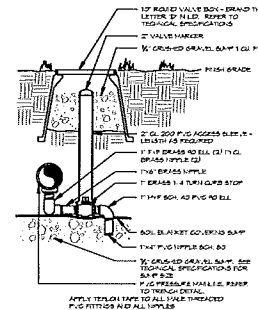
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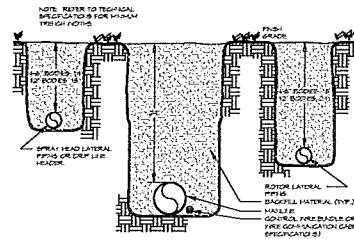
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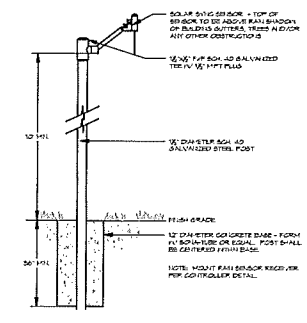
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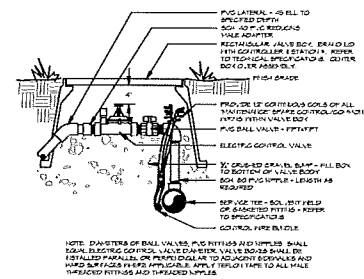


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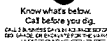
NOTE: MOUNT RAS SENSOR KEEPER
PER CONTROLLER DETAIL.

4



NOTE: DIAMETERS OF BALL VALVES, PIV FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BODIES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TIGHTENING TAPE TO ALL BALL VALVE FITTINGS. SEE SECTION 05410 FOR ADDITIONAL NOTES.

8

SHEET 20 OF 23

NO.	DESCRIZIONE	CATEGORIA	DATA
	PRIMA SUBMITTAL		2020-06-20
	SECONDA SUBMITTAL		2020-06-20
	TERZA SUBMITTAL		2020-07-09



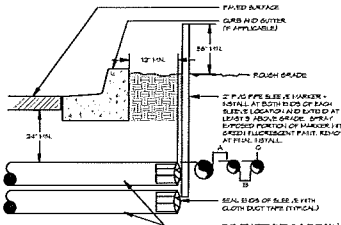
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APPROV. JLC	Date 2020-04-21
Issuing No. 5-20-008	Serial 2775
Exp. No. 20 DE 23	

FINAL DEVELOPMENT PLAN DOLLAR GENERAL FIRESTONE

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

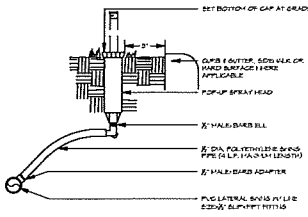
SHEET 21 OF 23



- NOTE:
- ALL SLEEVES MATERIAL PER IRRIGATION SCHEDULE. SIZE AS NOTED ON PLAN.
 - IF SLEEVES IN SLOPE GRADE OR FLAT GRADE WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED, SPACE SLEEVES 4" TO 6" APART. DO NOT BRIDGE SLEEVES VERTICALLY.
 - CONTRACTOR TO COORDINATE WITH PLANTING INSTALLER TO BRING A 1/2" IN SLOPE OR FLAT AT BOTH ENDS OF SLEEVES CROSSING.
 - SLEEVES THROUGH OR UNDER RETAINING WALLS, PLANTER WALLS, TOP D LIPS, OR WATER QUALITY AREAS SHALL BE COORDINATED WITH CIVIL ENGINEER. IF APPROPRIATE LOCATIONS SHALL BE COORDINATED WITH CIVIL ENGINEER.
 - ALL HORIZONTAL SLEEVES SHALL CONTAIN NO MORE THAN ONE PIPE OR FIBER FIBER.

IRRIGATION SLEEVING
TYPICAL

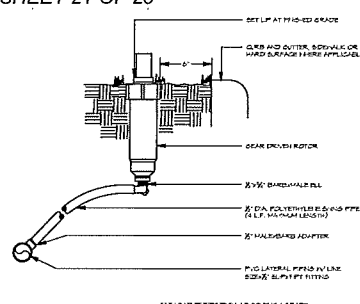
12



- NOTE:
- SET HEAD PERPENDICULAR TO FINISH GRADE.
 - APPLY TIGHTEN TAP TO HALF PUG THREADS FITTING.
 - DOUBLE CLAMP 1/2" DIA. DRIP HEAD.

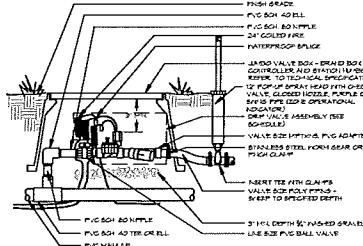
POP-UP SPRAY HEAD
SWING PIPE - PVC

13



GEAR DRIVEN ROTOR
SWING PIPE - PVC

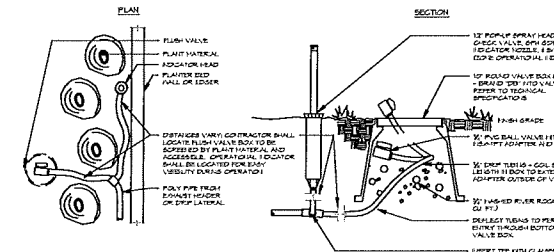
14



- NOTE:
- IF FULL ASSEMBLY TO TEST OTHER VALVE CONTAIN ENTIRE ASSEMBLY WITHIN BODY. TOP VALVE BODY EXTENSION SHALL BE ACCEPTED PROVIDED 3" OF CLEARANCE BETWEEN TOP OF CONTROL VALVE BODY AND BOTTOM OF VALVE BODY. TOP OF VALVE BODY TO BE FLUSH WITH FINISH GRADE. VALVE BODY SHALL NOT REST ON DRIP TUBES.

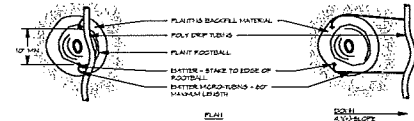
DRIP VALVE
24V - POLY LATERAL

15



DRIP FLUSH VALVE
WITH OPERATIONAL INDICATOR

16



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1" - 2" GALPER TREE	0.5 GPH	ONE EACH	ONE EACH
3" - 4" GALPER TREE	1.0 GPH	THREE EACH	FOUR EACH
5" - 6" GALPER TREE	1.5 GPH	FOUR EACH	SIX EACH
7" - 8" GALPER TREE	2.0 GPH	SIX EACH	EIGHT EACH
9" - 10" GALPER TREE	2.5 GPH	EIGHT EACH	TEN EACH
11" - 12" GALPER TREE	3.0 GPH	TEN EACH	THIRTEEN EACH
13" - 14" GALPER TREE	3.5 GPH	THIRTEEN EACH	FOURTEEN EACH
15" - 16" GALPER TREE	4.0 GPH	FOURTEEN EACH	FIFTEEN EACH
17" - 18" GALPER TREE	4.5 GPH	FIFTEEN EACH	SIXTEEN EACH
19" - 20" GALPER TREE	5.0 GPH	SIXTEEN EACH	SEVENTEEN EACH
21" - 22" GALPER TREE	5.5 GPH	SEVENTEEN EACH	EIGHTEEN EACH
23" - 24" GALPER TREE	6.0 GPH	EIGHTEEN EACH	NINETEEN EACH
25" - 26" GALPER TREE	6.5 GPH	NINETEEN EACH	TWENTY EACH
27" - 28" GALPER TREE	7.0 GPH	TWENTY EACH	TWENTYONE EACH
29" - 30" GALPER TREE	7.5 GPH	TWENTYONE EACH	TWENTYTWO EACH
31" - 32" GALPER TREE	8.0 GPH	TWENTYTWO EACH	TWENTYTHREE EACH
33" - 34" GALPER TREE	8.5 GPH	TWENTYTHREE EACH	TWENTYFOUR EACH
35" - 36" GALPER TREE	9.0 GPH	TWENTYFOUR EACH	TWENTYFIVE EACH
37" - 38" GALPER TREE	9.5 GPH	TWENTYFIVE EACH	TWENTYSIX EACH
39" - 40" GALPER TREE	10.0 GPH	TWENTYSIX EACH	TWENTYSEVEN EACH
41" - 42" GALPER TREE	10.5 GPH	TWENTYSEVEN EACH	TWENTYEIGHT EACH
43" - 44" GALPER TREE	11.0 GPH	TWENTYEIGHT EACH	TWENTYNINE EACH
45" - 46" GALPER TREE	11.5 GPH	TWENTYNINE EACH	THIRTY EACH
47" - 48" GALPER TREE	12.0 GPH	THIRTY EACH	THIRTYONE EACH
49" - 50" GALPER TREE	12.5 GPH	THIRTYONE EACH	THIRTYTWO EACH
51" - 52" GALPER TREE	13.0 GPH	THIRTYTWO EACH	THIRTYTHREE EACH
53" - 54" GALPER TREE	13.5 GPH	THIRTYTHREE EACH	THIRTYFOUR EACH
55" - 56" GALPER TREE	14.0 GPH	THIRTYFOUR EACH	THIRTYFIVE EACH
57" - 58" GALPER TREE	14.5 GPH	THIRTYFIVE EACH	THIRTYSIX EACH
59" - 60" GALPER TREE	15.0 GPH	THIRTYSIX EACH	THIRTYSEVEN EACH
61" - 62" GALPER TREE	15.5 GPH	THIRTYSEVEN EACH	THIRTYEIGHT EACH
63" - 64" GALPER TREE	16.0 GPH	THIRTYEIGHT EACH	THIRTYNINE EACH
65" - 66" GALPER TREE	16.5 GPH	THIRTYNINE EACH	FORTY EACH
67" - 68" GALPER TREE	17.0 GPH	FORTY EACH	FORTYONE EACH
69" - 70" GALPER TREE	17.5 GPH	FORTYONE EACH	FORTYTWO EACH
71" - 72" GALPER TREE	18.0 GPH	FORTYTWO EACH	FORTYTHREE EACH
73" - 74" GALPER TREE	18.5 GPH	FORTYTHREE EACH	FORTYFOUR EACH
75" - 76" GALPER TREE	19.0 GPH	FORTYFOUR EACH	FORTYFIVE EACH
77" - 78" GALPER TREE	19.5 GPH	FORTYFIVE EACH	FORTYSIX EACH
79" - 80" GALPER TREE	20.0 GPH	FORTYSIX EACH	FORTYSEVEN EACH
81" - 82" GALPER TREE	20.5 GPH	FORTYSEVEN EACH	FORTYEIGHT EACH
83" - 84" GALPER TREE	21.0 GPH	FORTYEIGHT EACH	FORTYNINE EACH
85" - 86" GALPER TREE	21.5 GPH	FORTYNINE EACH	FIFTY EACH
87" - 88" GALPER TREE	22.0 GPH	FIFTY EACH	FIFTYONE EACH
89" - 90" GALPER TREE	22.5 GPH	FIFTYONE EACH	FIFTYTWO EACH
91" - 92" GALPER TREE	23.0 GPH	FIFTYTWO EACH	FIFTYTHREE EACH
93" - 94" GALPER TREE	23.5 GPH	FIFTYTHREE EACH	FIFTYFOUR EACH
95" - 96" GALPER TREE	24.0 GPH	FIFTYFOUR EACH	FIFTYFIVE EACH
97" - 98" GALPER TREE	24.5 GPH	FIFTYFIVE EACH	FIFTYSIX EACH
99" - 100" GALPER TREE	25.0 GPH	FIFTYSIX EACH	FIFTYSEVEN EACH

DRIP EMITTER
BELOW GRADE

17



Know what's below.
Call before you dig.
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F: 303.550.0327
www.hydro-systems.com

DORSEY DEVELOPMENT COMPANIES, LLC
500 NORTH COLUMBIAN AVENUE, SUITE 300
DENVER, COLORADO 80202-7715
ATTN: PAUL DORSEY

No.	Description	Amount	Unit	Total
1	Final Development Plan	1.00	Sheet	1.00
2	Final Development Plan	1.00	Sheet	1.00
3	Final Development Plan	1.00	Sheet	1.00
4	Final Development Plan	1.00	Sheet	1.00
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100	Final Development Plan	1.00	Sheet	1.00

MACK LAND, LLC
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F: 303.440.8888
www.mackland.com



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

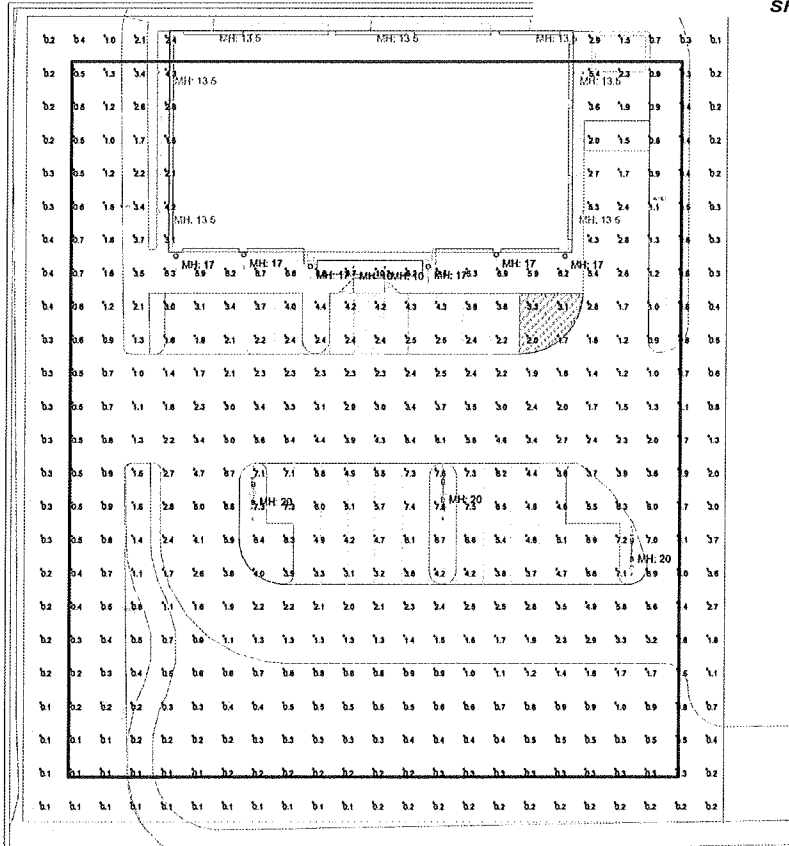
DOLLAR GENERAL FIRESTONE	
IRRIGATION DETAILS	
NAME OF APPLICATION	DOLLAR GENERAL FIRESTONE
TYPE OF SUBMITTAL	FDP
FILING NO.	N/A
PHASE NO.	N/A
PREPARATION DATE:	2020-04-21
REVISION DATE:	2020-06-17
REVISION DATE:	2020-07-24
REVISION DATE:	---
REVISION DATE:	---

SHEET 21 OF 23

21 OF 23

FINAL DEVELOPMENT PLAN DOLLAR GENERAL FIRESTONE

LOT 8, OAK MEADOWS VILLAGE
SITUATED IN THE SW 1/4 OF SECTION 8, T.2N., R.67W. OF THE 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 22 OF 23



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

Page 1 of 2 Completed By: Lepp

6807 Portwest Drive
Houston, TX 77024

TOTAL PRICE
866.972.9191
713.972.9191
713.972.9393 FAX

www.usled.com
info@usled.com

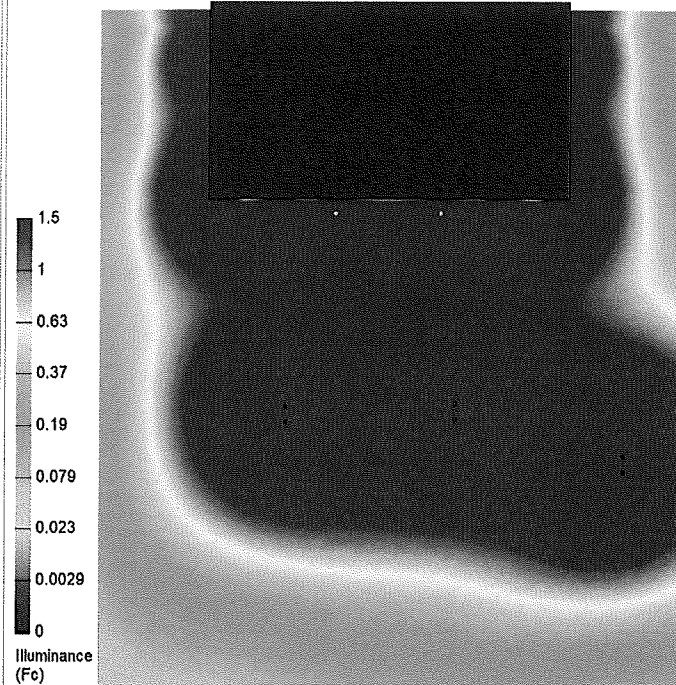
USLED
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Layout designs are based on information provided by the client and are only to be used as USLED recommendations for luminaire placement. Determination of luminaire application within existing or new field conditions is the responsibility of the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

Luminaire Schedule							
Symbol	Qty	Label	Description	Lum. Watts	Total Watts	Lum. Lumens	
2	12	LTR2-1-UNV-50-16-6R-C-WH	8' L-Tri-Str Sol @ 15.5W 1570lm 5000K	15.47	30.94	1583	
3	3	ODXLE1-120-50-UNV-x-5-x-x (B2B)	Dorado XLE 15000lm 115W 277-480V 5000K 6M Lenses	684	2053	15102	
7	7	WPR3-40W-T4-5000K	Regal 3 40W 4782 Lumens 5000K Bronze	36.8	258.3	4781	
6	6	RD200-200-INC-WHT	RD200-200-INC-WHT	300	1800	4841	

Calculation Summary @ GRADE - Calculation Points = 10' x 10'

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ground Planar	Illuminance	Fc	2.23	10.2	0.1	22.30	102.00



DG - Firestone (Regal3 Goose).AGI
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Page 2 of 2 Completed By: Lepp

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

SHEET 22 OF 23

DORSEY DEVELOPMENT COMPANIES, LLC
300 NORTH CAUBAY BOULEVARD, SUITE 200
DENVER, COLORADO 80202
ATTN: PAUL DORSEY

No.	Description	Date
1	Final Design	6/26/2020
2	Final Design	6/26/2020
3	Final Design	6/26/2020

ESL
ENGINEERING
SERVICE
COMPANY
1000 Eastman Avenue
Aurora, Colorado 80017
engineering@eslcs.com
303.222.2400
303.222.2401



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

22 OF 23

FINAL DEVELOPMENT PLAN DOLLAR GENERAL FIRESTONE

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

USLED
Area LED Light Source

DoradoXLE Outdoor LED Area/Site Luminaire



Key Features

- 100,000 hour life expectancy (L70, 100,000 hours)
- 100,000 hour life expectancy (L70, 100,000 hours)
- 100,000 hour life expectancy (L70, 100,000 hours)
- 100,000 hour life expectancy (L70, 100,000 hours)

Dimensions

- 100,000 hour life expectancy (L70, 100,000 hours)
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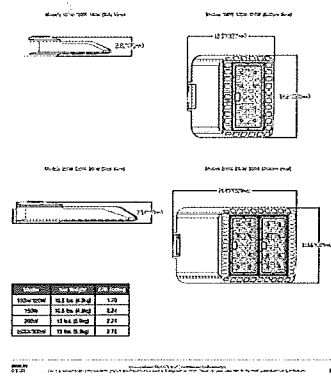
Mounting

- 100,000 hour life expectancy (L70, 100,000 hours)
- 100,000 hour life expectancy (L70, 100,000 hours)
- 100,000 hour life expectancy (L70, 100,000 hours)
- 100,000 hour life expectancy (L70, 100,000 hours)

Model	Power (Watt)	Beam Angle (°)	Height (ft)	Width (ft)	Depth (ft)	Weight (lb)
100W	100W	100°	100	100	100	100
200W	200W	100°	100	100	100	100
300W	300W	100°	100	100	100	100
400W	400W	100°	100	100	100	100
500W	500W	100°	100	100	100	100
600W	600W	100°	100	100	100	100
700W	700W	100°	100	100	100	100
800W	800W	100°	100	100	100	100
900W	900W	100°	100	100	100	100
1000W	1000W	100°	100	100	100	100

DoradoXLE Outdoor LED Area/Site Luminaire

Dimensions



Model	Power (Watt)	Beam Angle (°)	Height (ft)	Width (ft)	Depth (ft)	Weight (lb)
100W	100W	100°	100	100	100	100
200W	200W	100°	100	100	100	100
300W	300W	100°	100	100	100	100
400W	400W	100°	100	100	100	100
500W	500W	100°	100	100	100	100
600W	600W	100°	100	100	100	100
700W	700W	100°	100	100	100	100
800W	800W	100°	100	100	100	100
900W	900W	100°	100	100	100	100
1000W	1000W	100°	100	100	100	100

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

USLED
Area LED Light Source

QubePAK Regal 3 Architectural Outdoor LED Wall Pack



Key Features

- 100,000 hour life expectancy (L70, 100,000 hours)
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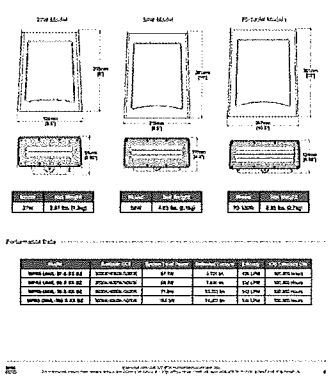
Dimensions

- 100,000 hour life expectancy (L70, 100,000 hours)
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Model	Power (Watt)	Beam Angle (°)	Height (ft)	Width (ft)	Depth (ft)	Weight (lb)
100W	100W	100°	100	100	100	100
200W	200W	100°	100	100	100	100
300W	300W	100°	100	100	100	100
400W	400W	100°	100	100	100	100
500W	500W	100°	100	100	100	100
600W	600W	100°	100	100	100	100
700W	700W	100°	100	100	100	100
800W	800W	100°	100	100	100	100
900W	900W	100°	100	100	100	100
1000W	1000W	100°	100	100	100	100

QubePAK Regal3 Architectural Outdoor LED Wall Pack

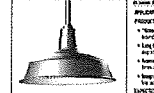
Dimensions



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300W	300W	100°	100	100	100	100
400W	400W	100°	100	100	100	100
500W	500W	100°	100	100	100	100
600W	600W	100°	100	100	100	100
700W	700W	100°	100	100	100	100
800W	800W	100°	100	100	100	100
900W	900W	100°	100	100	100	100
1000W	1000W	100°	100	100	100	100

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

LSI AQUALITE® LED STANDARD DOME (RD)



Key Features

- 100,000 hour life expectancy (L70, 100,000 hours)
- 100,000 hour life expectancy (L70, 100,000 hours)
- 100,000 hour life expectancy (L70, 100,000 hours)
- 100,000 hour life expectancy (L70, 100,000 hours)

Dimensions

- 100,000 hour life expectancy (L70, 100,000 hours)
- 100,000 hour life expectancy (L70, 100,000 hours)
- 100,000 hour life expectancy (L70, 100,000 hours)
- 100,000 hour life expectancy (L70, 100,000 hours)

Model	Power (Watt)	Beam Angle (°)	Height (ft)	Width (ft)	Depth (ft)	Weight (lb)
100W	100W	100°	100	100	100	100
200W	200W	100°	100	100	100	100
300W	300W	100°	100	100	100	100
400W	400W	100°	100	100	100	100
500W	500W	100°	100	100	100	100
600W	600W	100°	100	100	100	100
700W	700W	100°	100	100	100	100
800W	800W	100°	100	100	100	100
900W	900W	100°	100	100	100	100
1000W	1000W	100°	100	100	100	100

LSI AQUALITE® LED STANDARD DOME (RD)

Model	Power (Watt)	Beam Angle (°)	Height (ft)	Width (ft)	Depth (ft)	Weight (lb)
100W	100W	100°	100	100	100	100
200W	200W	100°	100	100	100	100
300W	300W	100°	100	100	100	100
400W	400W	100°	100	100	100	100
500W	500W	100°	100	100	100	100
600W	600W	100°	100	100	100	100
700W	700W	100°	100	100	100	100
800W	800W	100°	100	100	100	100
900W	900W	100°	100	100	100	100
1000W	1000W	100°	100	100	100	100

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

SHEET 23 OF 23

DORSEY DEVELOPMENT COMPANIES, LLC
300 NORTH CALIFORNIA BOULEVARD, SUITE 300
ATLANTA, GEORGIA 30303-7715
ATLANTA, GA 30303-7715

DATE: 2020-04-21
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

ENGINEERING
SERVICES
COMPANY
10000 E. 10th Avenue, Suite 100
Denver, Colorado 80231
Phone: 303.755.1000
Fax: 303.755.1001
www.esi-engineering.com

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

DATE: 2020-04-21
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

SHEET 23 OF 23

**RESOLUTION 20-79— A RESOLUTION OF THE BOARD OF TRUSTEES OF
THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL
DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED AT LOT 8,
OAK MEADOWS VILLAGE**

FINAL DEVELOPMENT PLAN FOR LOT 8 OAK MEADOWS VILLAGE

DOLLAR GENERAL FINAL DEVELOPMENT PLAN



Town Board — August 26, 2020

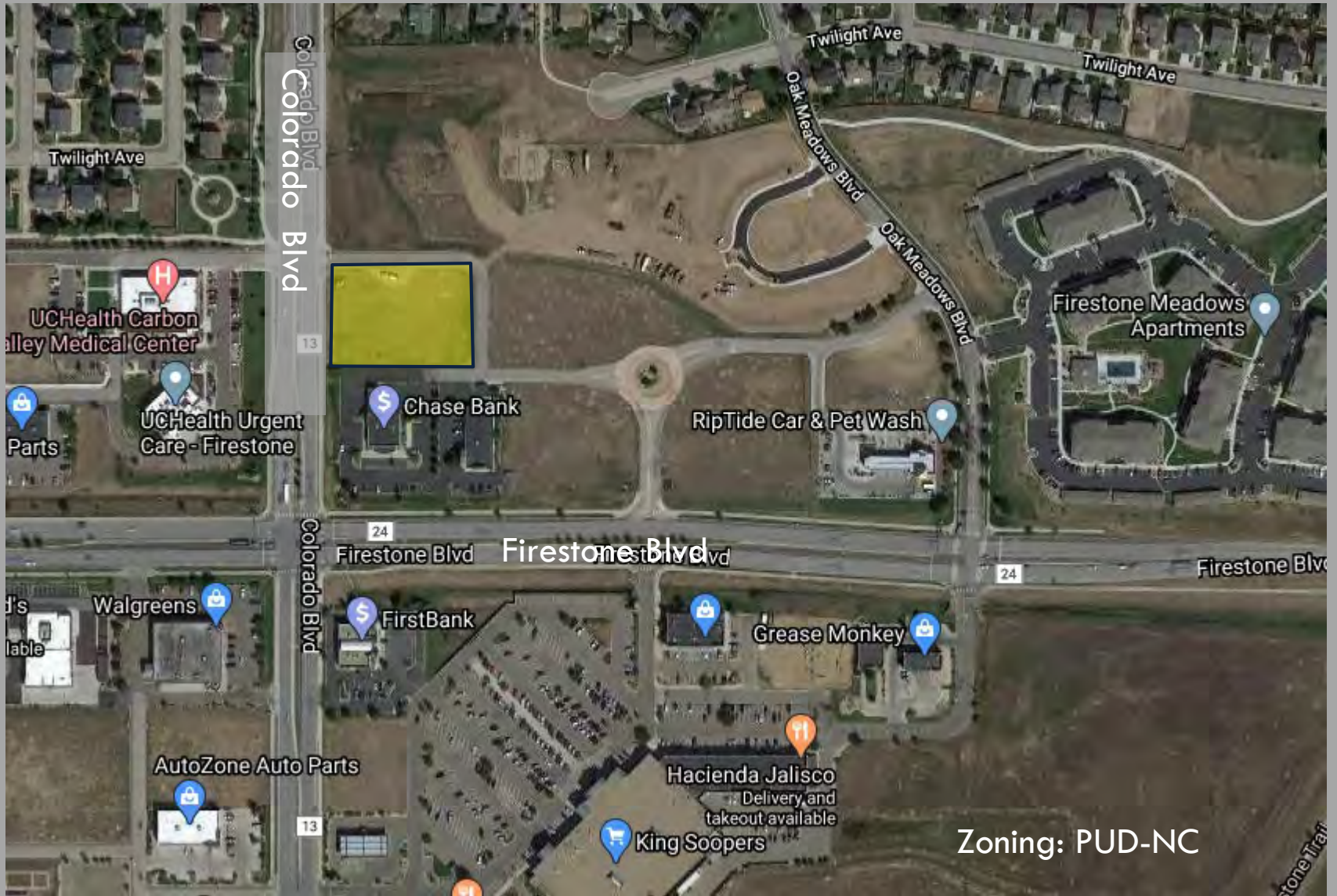
Process



Development Flow Chart | Firestone PUD Zoning



Location

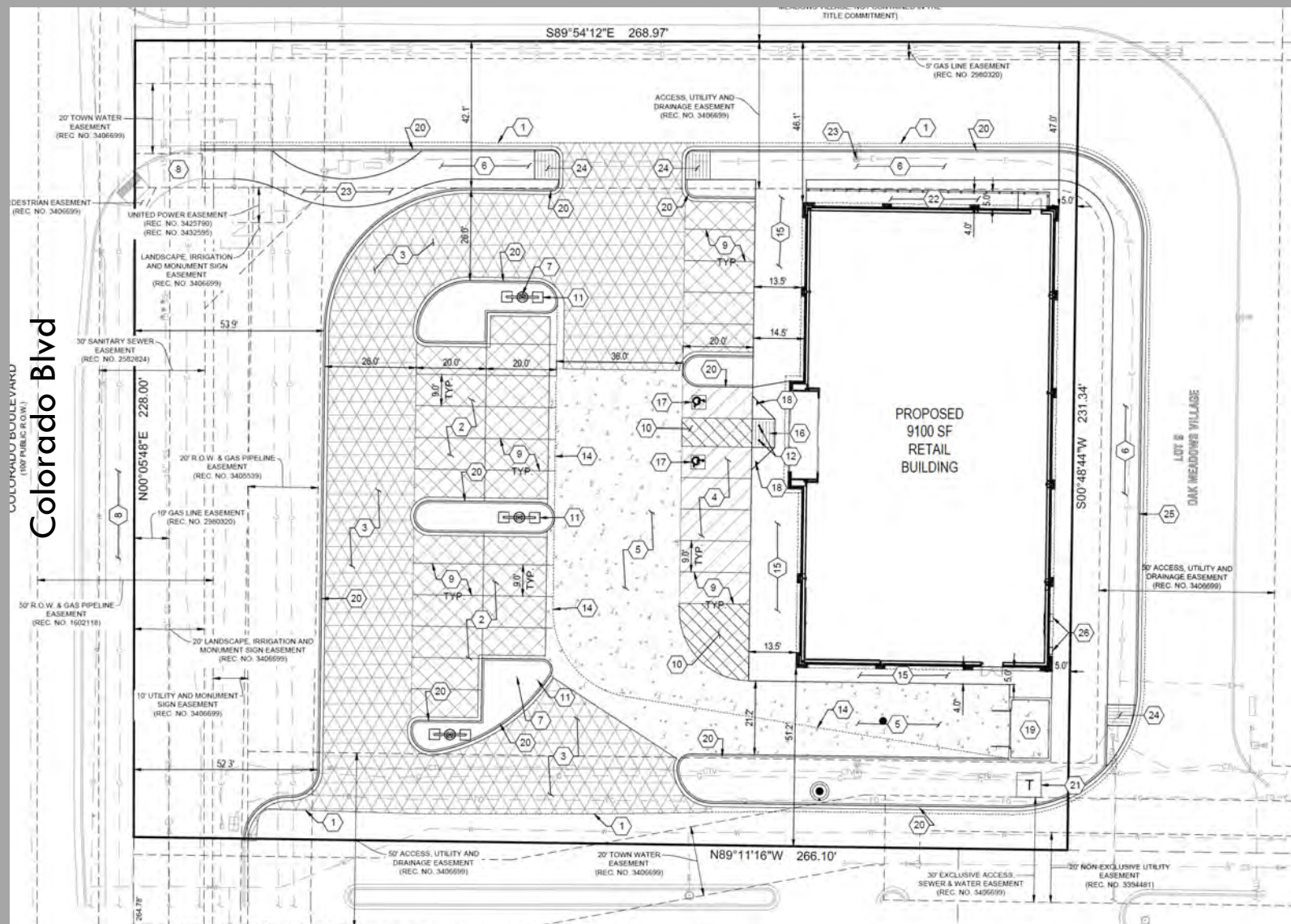


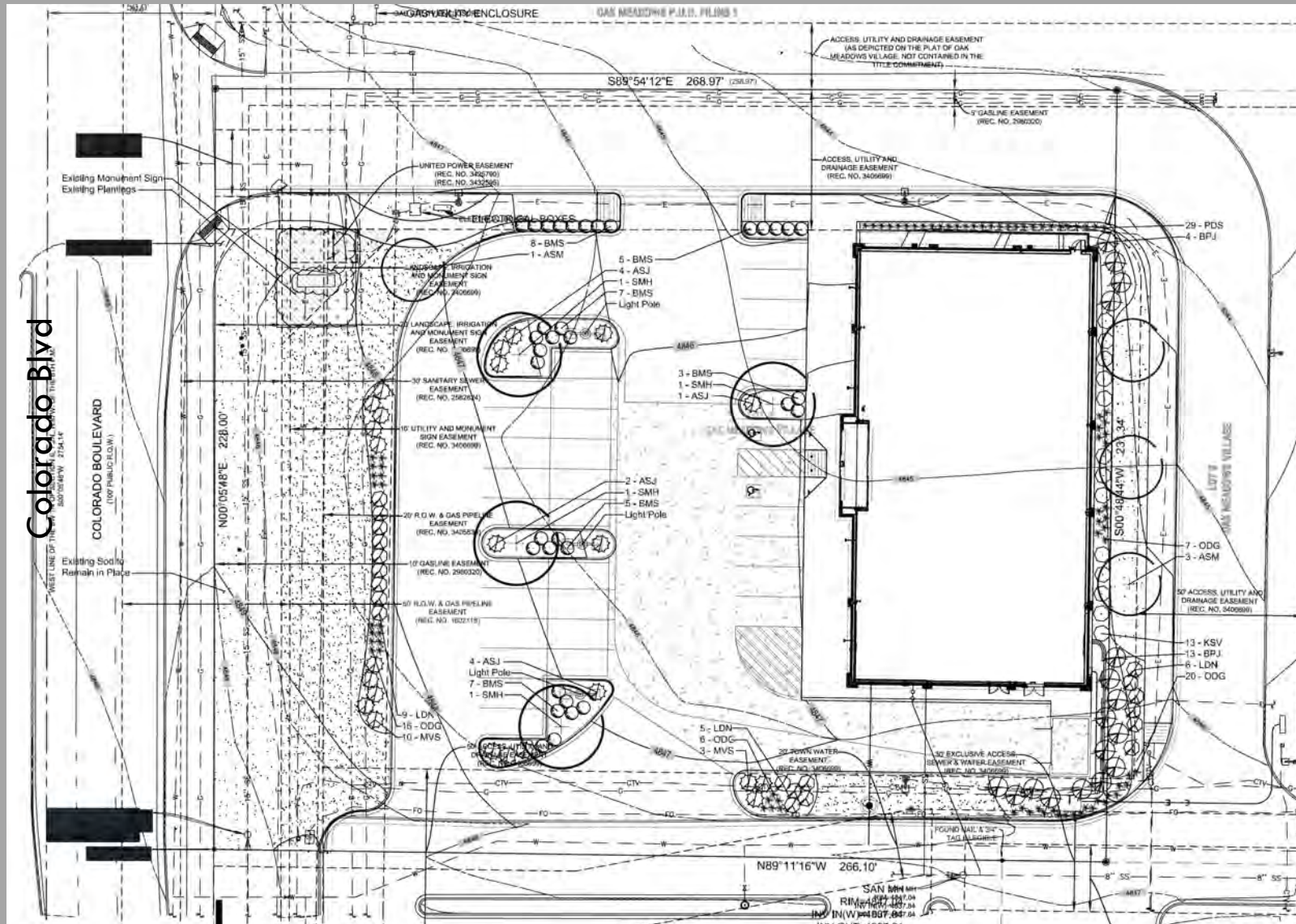
Site



Site







Elevations

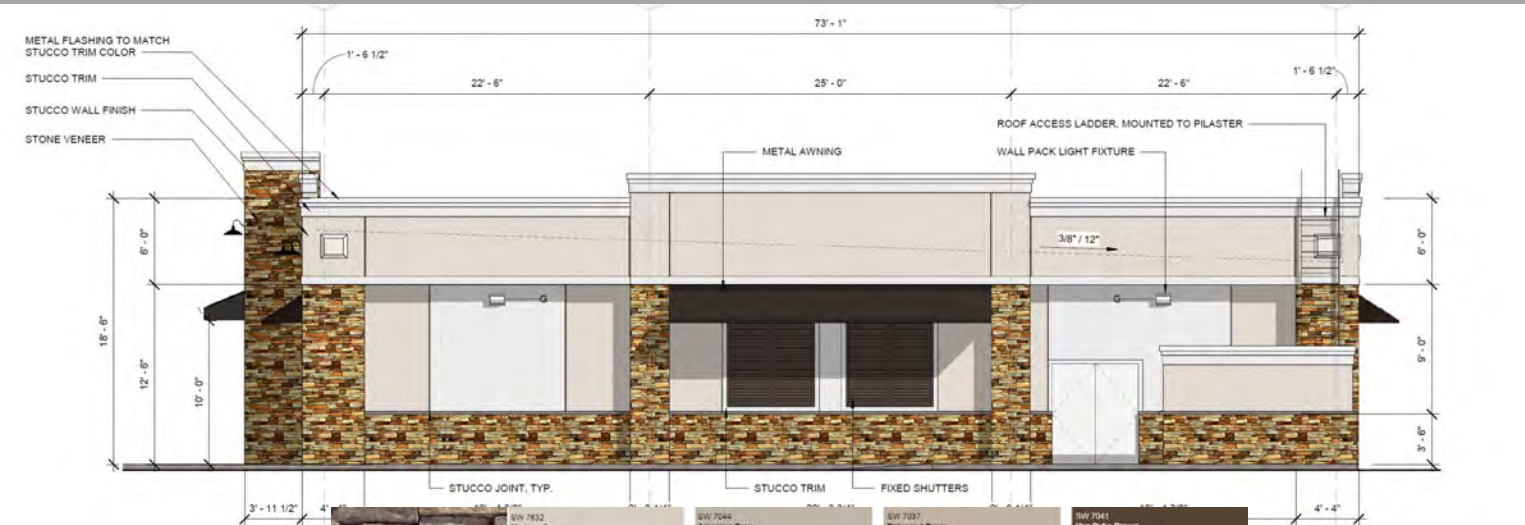


west elevation



east elevation

Elevations



south elevation



north elevation

Staff Recommendations



At its August 6, 2020 regular meeting the Planning & Zoning Commission approved Resolution PC 20-12 - a Resolution Recommending Approval of a Final Development Plan for Lot 8 Oak Meadows Village - with conditions to the Board of Trustees.

Staff recommends that the Town Board approve Resolution 20-79, a resolution approving the subject FDP with conditions.

Dollar General Firestone

11086 North Colorado Boulevard

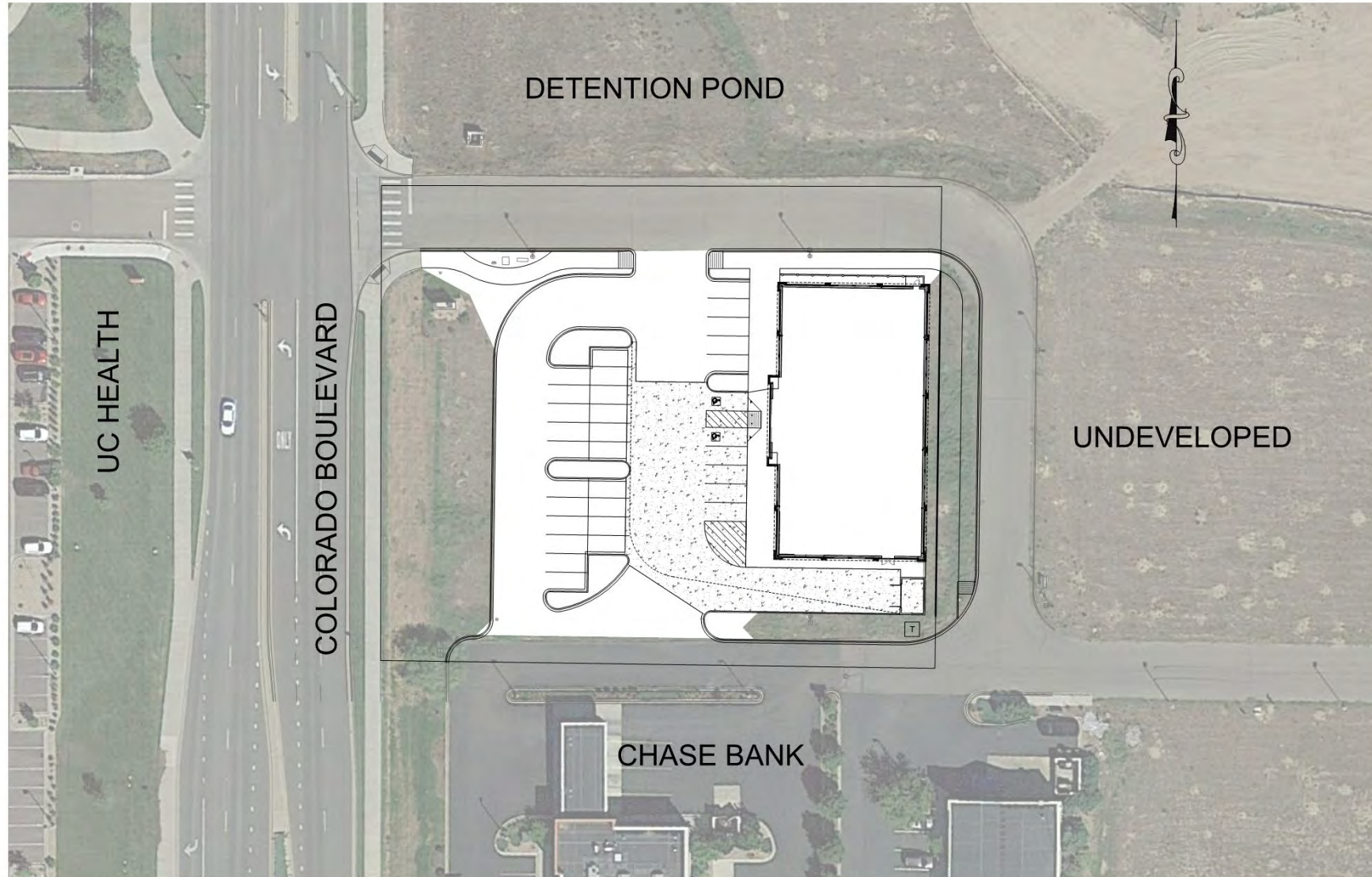
Near the Northeast corner of Firestone Boulevard and Colorado
Boulevard, north of the Chase Bank

Lot 8, Oak Meadows Village

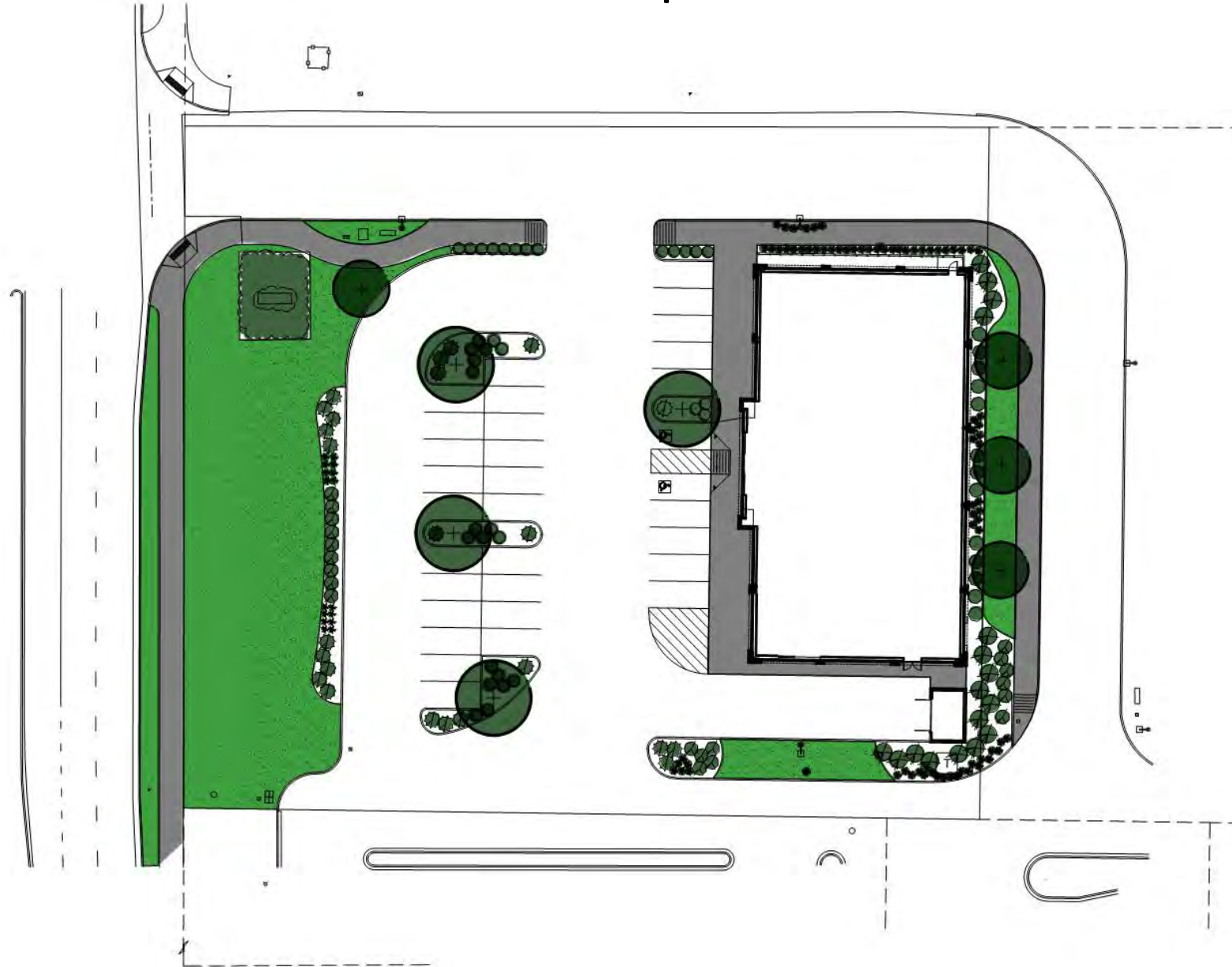
Vicinity Map



Site Plan



Landscape Plan



Architectural Elevations



Architectural Elevations

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

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

SHEET 15 OF 23



② RIGHT ELEVATION
3/16" = 1'-0"



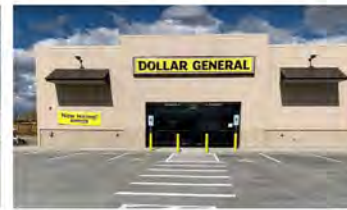
① LEFT ELEVATION
3/16" = 1'-0"



CONCEPT: STONE VENEER



CONCEPT: SHUTTERS



CONCEPT: AWNINGS & CANOPY



CONCEPT: AWNINGS & CANOPY

EXTERIOR LIGHT FIXTURE SCHEDULE					
TYPE	MANUFACTURER	PART #	DESCRIPTION	WATTS	LOCATION
A1	US LED	LTRD-1-LVW-30-18-BK-G-WH	8" LED DOWN LIGHT	15	(2) MOUNTED TO UNDERSIDE OF CANOPY IN FRONT FOR ENTRY VESTIBULE
D	US LED	QF8-HMVLS-55-150 LC-WMP-BZ	OUTFLOOD LIGHT BY WALL MOUNT PLATE	140	WALL MOUNTED AT 11'-0" A.F.F. EXTERIOR BETWEEN ENTRY OTHER PLASTER, SIDE & REAR WALLS
J	ISI	IND00-250-INO-GPT	ABSOLUTE LED STANDARD DOGM LIGHT ON DOGMOUNT ARM	300	WALL MOUNTED, CENTERED ON PLASTER, FRONT WALL ONLY
S	US LED	QF8-HMVLS-55-150 US-685A-84-5050-11	(2) OUTFLOOD LIGHT ON 24" POLE	280	MOUNTED ON LIGHT POLES IN PARKING LOT

EXTERIOR FINISHES	OPTION 1		OPTION 2	
	STONE VENEER	STUCCO	STONE VENEER	STUCCO
GUTTERS				
DOWNSPOUTS				
PARAPET FLASHING				
TRIM, RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR OF DOORS TO BE PAINTED, REPAIR TO DOOR SCHEDULE)				
STONE VENEER				
FLAT METAL SOFFIT AROUND PERIMETER AT PARAPET OVERHANG				
8"X8" BUILDING & PARAPET WALL				
SHUTTERS, CANOPY, & AWNINGS				
STOREFRONT SYSTEM				
STANDING REAR METAL ROOF PANELS				
LINEAR PANELS (INTERIOR SALES AND RECEIVING FLOORS)				

DOLLAR GENERAL FIRESTONE ARCHITECTURAL ELEVATIONS

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

SHEET 15 OF 23

DORSEY DEVELOPMENT COMPANIES, LLC
10000 E. 10TH AVE., SUITE 200
DENVER, CO 80231
METABOLIC LAB/ARCHITECTURE
ATTN: PAUL DORSEY

DATE: 10/14/21
DRAWN BY: JACOB J. DORSEY
CHECKED BY: JACOB J. DORSEY
PROJECT NO.: 2020-04-21

REVISIONS: 1. 10/14/21 - JDD
2. 10/14/21 - JDD
3. 10/14/21 - JDD
4. 10/14/21 - JDD
5. 10/14/21 - JDD
6. 10/14/21 - JDD
7. 10/14/21 - JDD
8. 10/14/21 - JDD
9. 10/14/21 - JDD
10. 10/14/21 - JDD

ENGINEERING
SERVICE
COMPANY

ARCHITECTURAL
ELEVATIONS

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

15 OF 23

Other considerations

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

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-12

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

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

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

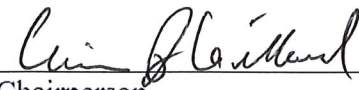
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Town of Firestone Planning and Zoning Commission hereby recommends approval of the proposed Final Development Plan for Lot 8 Oak Meadows Village, Dollar General, attached hereto as Exhibit A and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

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

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

PASSED AND ADOPTED this 6th day of August, 2020.


Chairperson

ATTEST:


Secretary



EXHIBIT A
Lot 8 Oak Meadows Village - Dollar General
Final Development Plan

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

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

Ms. Berry:

I represent Dorsey Development DG, LLC in connection with its pending application with the Town of Firestone. Chad Anderson with Engineering Services Company is also representing Dorsey with the pending application. Dorsey Development, as the application in such application, hereby expressly authorizes the Town to proceed with conducting the Planning and Zoning Commission and Town Board public hearing for the Final Plat and Final Development Plan for Oak Meadows Village Lot 8 under the Town's Orientation Telephonic Participation Policy. The applicant understands that the hearing will include accommodations made for Telephonic Participation by the applicant and/or the public. The applicant is waiving any legal challenge on the basis that the hearing will be conducted via Telephone Participation. I will be participating in the meeting via Telephonic Participation while Chas Anderson will be attending in person. Please feel free to contact me with any question.

Sincerely,

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

504-593-0400 (O)
504-618-7177 (D)
504-388-9013 (C)
504-464-9639 (F)

Please visit our new website at www.dorseydevelopment.com

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 9.a

Discussion/Action

Meeting Date: August 26, 2020

Initiated By: Jessica Koenig

Dept: Town Clerk

AGENDA TITLE

Resolution 20-82: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH WELD COUNTY PERTAINING TO THE CONDUCT OF A COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

SUMMARY

HUD has requested that Weld County amend the Intergovernmental Agreement for the Community Development Block Grant. The amendment will alter the language used in the IGA, but the changes are not substantial in nature.

HISTORY AND PREVIOUS BOARD ACTION

The Board of Trustees approved Resolution 20-52 approving the initial IGA with Weld County for the Community Development Block Grant on April 22, 2020.

RECOMMENDATION

Approval of Resolution 20-82.

ALTERNATIVES

ATTACHMENTS

1. Resolution 20-82 - Weld County CDBG Amend IGA Res
2. HUD Amendment to CDBG IGA - Firestone

FINANCIAL CONSIDERATIONS

RESOLUTION NO. 20-82

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF
FIRESTONE, COLORADO, APPROVING AN AMENDMENT TO THE
INTERGOVERNMENTAL AGREEMENT WITH WELD COUNTY
PERTAINING TO THE CONDUCT OF A COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM**

WHEREAS, in accordance with Colo. Const. Art. XIV § 18 and C.R.S. § 29-1-203, Weld County ("County") and the Town of Firestone ("Town") are authorized to cooperate and contract with each other for any function, service, or facility lawfully authorized to each; and

WHEREAS, by Resolution No. 20-52, the Town approved the Intergovernmental Agreement ("IGA") between the Town of Firestone and Weld County for conduct of a Community Development Block Grant Program in Weld County; and

WHEREAS, the County desires to amend the IGA to ensure compliance with the Federal government's instructions for Urban County Qualification for Participation in the Community Development Block Grant ("CDBG") Program for Fiscal Years (FYs) 2021-2023.

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

The Amendment to the Intergovernmental Agreement with Weld County, pertaining to the conduct of a Community Development Block Grant Program, is approved in substantially the same form as the copy attached hereto and made a part of this resolution and the Mayor is authorized to execute the Amendment on behalf of the Town.

INTRODUCED, READ AND ADOPTED this __ day of _____, 2020.

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar, Mayor

ATTEST:

Jessica Koenig, Town Clerk

APPROVED AS TO FORM:

William P. Hayashi, Town Attorney



AMENDMENT to
Intergovernmental Agreement for Conduct of
Community Development Block Grant Program in Weld County
Between the County of Weld
And
[Town of Firestone]

This Amendment to Intergovernmental Agreement for Conduct of Community Development Block Grant Program in Weld County (the "Amendment") is made and entered into _____ day of _____ by and between the County of Weld, by and through the Board of County Commissioners of County of Weld (the "County"), and [Town of Firestone] (the "Municipality").

WITNESSETH:

WHEREAS, the parties entered into an Intergovernmental Agreement for Conduct of Community Development Block Grant Program in Weld County (the "Agreement") dated April 22, 2020, identified by the Weld County Clerk to the Board of County Commissioners as document No. [2020-1321], and approved on [May 6, 2020]; and

WHEREAS the parties hereby agree to amend the Agreement to incorporate the CDBG Program requirements described in Notice CPD-20-03, Instructions for Urban County Qualification for Participation in the Community Development Block Grant (CDBG) Program for Fiscal Years (FYs) 2021-2023 (the "Notice").

NOW THEREFORE, in consideration of the premises, the parties hereto covenant and agree as follows:

1. The reference to Notice CPD-19-04 is amended to reflect Notice CPD-20-03, the current rules and regulations to qualify as an Urban County for Fiscal Years 2021-2023.
2. The first paragraph of Section I of the Agreement is hereby replaced with the following:

This Agreement covers the CDBG Entitlement program. The initial term of this Agreement shall be three years covered by the urban county qualification period of Federal Fiscal Year 2021 through 2023. Funding for this Agreement is based on the Federal fiscal year which begins October 1st and ends September 30th of the following year.

3. The second paragraph of Section I of the Agreement is hereby replaced with the following:

This Agreement shall automatically be renewed for additional three (3) year qualification periods unless either party provides written notice that it elects not to participate in a new qualification period. Each party must adopt any amendment to the agreement incorporating changes necessary to meet the requirements for cooperation agreements set forth in an Urban County Qualification Notice applicable for a subsequent three-year urban county qualification period; the amendment must be submitted to HUD as provided in the urban county qualification notice; and failure to comply will void the automatic renewal for such qualification period.

4. Section II.A. of the Agreement is hereby amended to include the following statement:

The County and the municipality agree to cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities.

5. Section II.H. of the Agreement is hereby replaced with the following:

By executing the CDBG cooperation agreement, the included municipality understands that it:

- a. May not apply for grants from appropriations under the State CDBG Program for fiscal years during the period in which it participates in the urban county's CDBG program;
- b. May receive a formula allocation under the HOME Program only through the urban county. Thus, even if the urban county does not receive a HOME formula allocation, the participating unit of local government cannot form a HOME consortium with other local governments; and
- c. May receive a formula allocation under the ESG Program only through the urban county.

6. Section II.L. of the Agreement is hereby replaced by the following:

If Municipality terminates its participation in the urban county CDBG Program, any assets acquired under this Agreement or from CDBG Program funding shall be managed or disposed of in accordance with 2 CFR Part 200 and any other applicable HUD and/or Federal regulations.

7. All other terms and conditions of the Original Agreement are unchanged and remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have duly executed this Amendment as of the day, month, and year first above written.

COUNTY:

ATTEST:
Weld County Clerk to the Board

BOARD OF COUNTY COMMISSIONERS
WELD COUNTY, COLORADO

By: _____
Deputy Clerk to the Board

(Current BOCC Chair Name), Chair

[Town of Firestone]:

[Municipality]
[Address]
[City, State Zip]

By: _____
[Name of Authorized Signor], [Title]

Date: _____



2nd QUARTER SERVICE REPORT
April 1 – June 30, 2020

Prepared for: **The Town of Firestone**

**FREDERICK-FIRESTONE
FIRE PROTECTION
DISTRICT**

*Leading Together,
By Serving Together*



**OFFICE OF THE
FIRE CHIEF**

Office: 303.833.2742

Fax: 303.833.3736

E-Mail: jyoung@fffd.us

July 20, 2020

Town of Firestone
151 Grant Ave
Firestone, CO 80520

Mayor Sindelar, Honorable Trustees, and Town Manager Krieger

In compliance with the District's Inter-Governmental Agreement (IGA) with the Town of Firestone, enclosed is the written quarterly service report of our performance during the 2nd Quarter of 2020. The report contains three (3) categories, response times, training hours, and community risk reduction activities for the Fire District.

The response time report contains two (2) sections; total average response time and explanations for response times over seven (7) minutes. The average response time required by the IGA is 5.5 minutes 80% of the time. The District responded to a total of 525 fire, rescue and medical emergency incidents between April 1 and June 30, 2020, with an average emergency response time of 4 minutes and 45 seconds. The summary of responses over seven (7) minutes can be found on the *Incident Response Time Overages* report. Please note, it is District policy not to respond emergent to routine incidents such as blood draws, agency assist calls, or other non-emergency and non-life-threatening situations. For a specific explanation of all overages, please see the report.

The training report is divided into two (2) sections as well, fire and rescue training hours and emergency medical training hours. All training conducted by the District is taught according to State of Colorado Division of Fire Prevention & Control standards which in turn encompass International Fire Services Accreditation Council (IFSAC) and National Fire Protection Association (NFPA) standards. All medical training is approved by the District's Medical Director to meet or exceed Denver Metropolitan Medical Care Protocols. For the 2nd Quarter of 2020, District employees and reserves participated in 4,256 hours of fire, rescue, and emergency medical service training.

The Community Risk Reduction Division completed 87 fire safety inspections during the 2nd Quarter of 2020. Additionally, eleven (11) Certificates of Occupancies were issued for businesses in the District. Also, there were seven (7) fire investigations completed during the 2nd Quarter.

Due to the COVID-19 pandemic beginning on March 13, 2020, many non-essential task and objectives are still on hold. In addition to the information provided above, other notable projects and activities completed in the 2nd Quarter of 2020 included:

➤ **Intergovernmental Relations & Administration**

- Chief Young and Staff attended numerous virtual Weld County meetings through the months of April - June. Which included the Communication Board Meetings, County Workgroups, CAD Workgroup meetings, E911 Board, MAC Group, LEPC and the Weld County Utility Board Commission. to include multiple weekly COVID-19 virtual meetings beginning the week of March 16, 2020.
- Chief Young led the Weld County Fire Chiefs Association through weekly virtual meetings through the months of April – June. Weekly topics were trends in safety, reporting, data collection and response matrix. Other topics were resource tracking and supply cache during the pandemic. Beginning in late June, these meeting were reduced to twice a month versus once a week.
- During the 2nd Quarter we remained vigilant and continued working with SCL Health and the property they own for the future hospital for a potential land donation for Station 5 in the Wyndham Hill area. We have come to an agreement of approximately 2.15 acres of land along Glacier Parkway. FFFD and SCL are negotiating terms and agreements with the future goal of plat and deed obtained by the Fire District by the end of 2020.
- Chief Young and Planning Staff have been working with the Center of Public Safety Excellence (CPSE) on our upcoming Strategic Planning process September 28 – October 2, 2020. This will be a five (5) day planning event to creating the District's next five (5) plus year road map to success. This has been delayed and rescheduled twice now due to the pandemic.
- Chief Young and Executive Staff continue to attend numerous conference calls, webinars and meeting on virtual platforms from FEMA, International Association of Fire Chiefs and multiple other partners such as local hospitals. Communication flow is not an issue or concern with staff right now. Ensuring the proper information communicated with staff continues to be challenge, but everyone continues to remain as flexible as possible.
- Chief Young and the District's Finance Director continue monitoring, forecasting, modeling and completing sensitivity scenarios of revenue loss for 2021 – 2022. The District still needs to hire firefighters this year as we are still below our minimum standards. Monitoring the current financial outcomes to ensure the number of new hires outlined in August of 2020 can be sustained during this economic downturn in 2021 and 2022 for our County and State due to the COVID-19 pandemic.
- Chief Young and CVEMC Garner met with Policy Group members within the Towns of Frederick, Firestone, Dacono and Mountain View Fire Rescue weekly during the months of April and May to ensure priorities are being met at the policy group level and communication flow remains consistent and openly between all parties. The weekly conference calls were sporadic in attendance but held to ensure a constant flow of communication and to address any needs.
- Chief Young and Executive Staff attended the Colorado State Fire Chiefs Critical Issues Briefing in June virtually. Topics of discussion were COVID-19, 2020 Budget Impacts, Gallagher Amendment Repeal, current legislation affecting fire and emergency medical services, FPPA changes, FLSA regulation changes, Wildland response changes, alternative funding sources and trending state and federal topics in emergency services.

- The District worked with the Town of Frederick on a new location site and the movement of our mobile training props. The move occurred in late June and a new Land Use Agreement was provided by the Town, signed by the Frederick Town Manager and by Chief Young on June 1, 2020.
- As part of the District's long-term planning another Fire Prevention Specialist was slated in 2020 to assist with the planning section in relations to all community risk reduction. The District had two (2) qualified candidates internally who testing for the position. With this new position and an internal candidate moving from Operations to Planning created a vacancy with our Training Captain. The Training Captain position was posted and two (2) qualified candidates internally tested for this position. With this promotion and internal movement provided an opening for our Safety and Medical Officer. Testing and interview processes were conducted with qualified candidates internally for this position and one of the Districts Shift Lieutenants was promoted to our Safety and Medical Officer and lastly, a Shift Lieutenant testing process was conducted with three qualified candidates internally and one of the Districts Firefighter Paramedics was promoted to Shift Lieutenant. All the testing processes were conducted during the second quarter of 2020 and all personnel will be taking their new positions on July 27, 2020.
- Chief Young and CVEMC Garner met Carbon Valley Emergency Management Advisory Board members within the Towns of Frederick, Firestone, Dacono and Mountain View Fire Rescue in June for our quarterly meeting. Planning, objectives and budget were all discussed for 2021. Potential 2021 cost allocation to all agencies were provided on June 20 for 2021 EMC and EOC cost.
- Chief Young and Weld County Fire Chiefs E-Board met on June 17 to discuss meeting parameters for the rest of 2020, by-law revisions and resource strike teams for wildland deployment and large scale incidents within Weld County.
- The District begun the hiring process of eight (8) new recruits instead of the original twelve (12) scheduled for 2020 due to COVID19. The new recruits will begin on August 10, 2020. Conditional Offers have been made and recruits are currently going through comprehensive background checks, fit for duty and medical physicals before receiving formal offers. The District had over 90 qualified applicants apply for the open positions. The District is planning on a hiring freeze for 2021 at the current time.

Please review the enclosed materials and supporting data at your convenience. If you have any questions or should you need any additional information, please feel free to contact me. As always, if we can do anything to improve our service to the Town, please do not hesitate to contact me directly.

Respectfully,



Jeremy A. Young MS, EFO, CFO
Fire Chief

**FREDERICK-FIRESTONE
FIRE PROTECTION
DISTRICT**



**ASSISTANT CHIEF
OF OPERATIONS**

Office: 303.833.2742

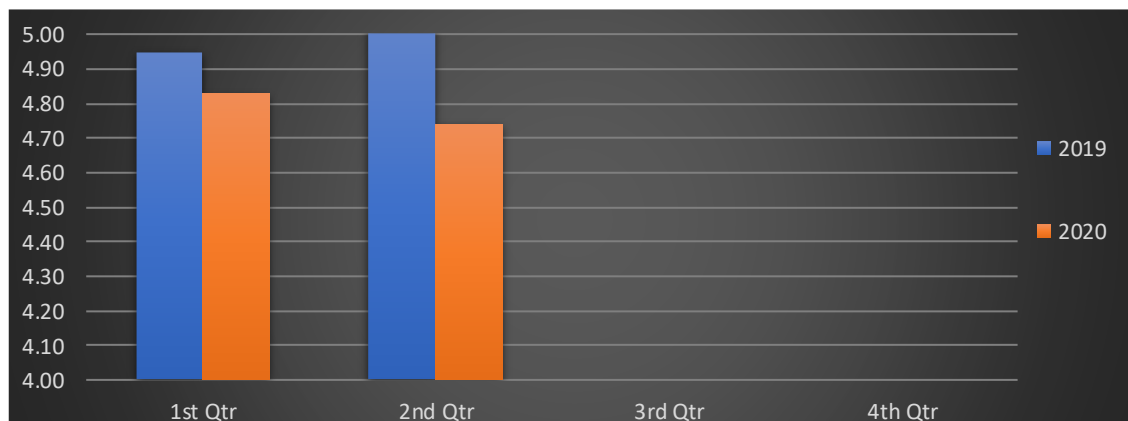
Fax: 303.833.3736

Email: dprunk@fffd.us

**RESPONSE SUMMARY
April 1 – June 30, 2020**

	<u>2019</u>	<u>2020</u>
Total incidents April – June:	585	525
Total number of non-emergency response calls:	296	250
Total number of emergency response calls:	289	275
<u>Total number of ambulance transports:</u>	<u>256</u>	<u>213</u>
Average response time for emergency response calls:	5.02 min	4.74 min

**Average Emergency Response Times
(Minutes & Seconds)**



**FREDERICK-FIRESTONE
FIRE PROTECTION
DISTRICT**



**ASSISTANT CHIEF
OF OPERATIONS**

Office: 303.833.2742

Fax: 303.833.3736

Email: dprunk@fffd.us

**RESPONSE TIME OVERAGES
April 1 – June 30, 2020**

INCIDENT	DATE	ALARM TIME	RESPONSE MINUTES	EXPLANATION
Station 1				
2020-0637	04/20/2020	05:38	7	Distance only no outside factors
2020-0852	05/27/2020	12:16	9	Primary unit in training/meeting
2020-0859	05/29/2020	10:52	7	Distance only no outside factors
2020-0872	06/01/2020	01:48	9	Distance only no outside factors
2020-0887	06/04/2020	11:42	7	Primary unit in training/meeting
2020-0946	06/12/2020	02:00	7	Speed control devices/school zone
Station 2				
2020-0583	04/07/2020	20:05	9	Dispatch alert/address issue
2020-0727	05/05/2020	04:20	7	Distance only no outside factors
2020-0825	05/22/2020	20:07	7	Primary unit in training/meeting
2020-0827	05/23/2020	06:20	7	Distance only no outside factors
2020-0878	06/02/2020	20:27	8	Multiple calls for service
Station 3				
2020-0556	04/03/2020	21:04	7	Road conditions, weather/construction
2020-0649	04/22/2020	10:48	7	Multiple calls for service
2020-0690	04/28/2020	17:01	7	Distance only no outside factors
2020-0724	05/04/2020	20:23	7	Multiple calls for service
2020-0782	05/14/2020	02:01	7	Distance only no outside factors
2020-0826	05/23/2020	03:03	8	Dispatch alert/address issue
2020-0856	05/28/2020	13:43	7	Multiple calls for service
2020-0897	06/05/2020	15:00	8	Multiple calls for service
2020-0920	06/09/2020	03:28	7	Distance only no outside factors
2020-0923	06/09/2020	14:17	9	Distance only no outside factors
2020-0932	06/10/2020	18:34	7	Multiple calls for service
2020-0998	06/21/2020	16:59	7	Multiple calls for service
2020-1034	06/27/2020	02:50	7	Dispatch alert/address issue
Station 4				
2020-0554	04/01/2020	20:31	10	Scene access issues/rural address
2020-0605	04/11/2020	17:26	9	Dispatch alert/address issue
2020-0636	04/20/2020	00:11	7	Distance only no outside factors
2020-0732	05/05/2020	20:36	9	Distance only no outside factors
2020-0909	06/07/2020	17:51	7	Distance only no outside factors
2020-1020	06/25/2020	01:03	7	Distance only no outside factors

**FREDERICK-FIRESTONE
FIRE PROTECTION
DISTRICT**



OPERATIONS SECTION
Training Division
Office: 303.833.2742
Fax: 303.833.3736
E-Mail: jvenerable@fffd.us

TRAINING SUMMARY
April 1 – June 30, 2020

Total Fire Training Hours April - June: 3,671
Total EMS Training Hours April - June: 585

Overview of Training Events:

- Each shift completed Blue Card Incident Command training. The training focused on the command and control of Strip Mall structure fires. Company Officers were evaluated utilizing the Blue Card simulations.
- C-Shift personnel completed and After-Action Review for the Maple Drive structure fire that occurred on April 7, 2020. The Blue Card After Action review format was utilized for the presentation.
- Three (3) Paramedic Firefighters and Two (2) EMT Firefighters completed Firefighter II Practical testing on April 14, 2020. Each participant completed the testing successfully qualifying them for the State written exam.
- All line personnel completed the annual Swiftwater Rescue and Shore Operations refresher course conducted by the Training Division and Swiftwater Rescue members.
- One (1) Lieutenant and one (1) EMT Firefighter completed the Swiftwater Rescue I and Swiftwater Rescue II certification course hosted and conducted by Poudre Fire Authority. Each participant completed 48 hours of training to obtain the certification.
- All line personnel completed monthly EMS continuing education training on Sepsis presentation and pre-hospital care. The training was conducted by the District's medical provider and reinforced with hands-on training scenarios conducted by the District EMS Liaisons.
- All line personnel completed Safety Stand Down training during the month of June. The subject for 2020 was Roadway Safety Tactics and Apparatus Placement.
- All line personnel completed Hazardous Materials training by utilizing the Colorado State Patrol's Hazmat trailer training prop. Scenarios were completed for the Awareness, Operations, and Technician Level.
- Personnel with State of Colorado firefighter certifications that expired on June 30 were all renewed prior to deadline. Each certification was audited for completion of all required Job Performance Requirements prior to renewal by the Training Division.

**FREDERICK-FIRESTONE
FIRE PROTECTION
DISTRICT**



**ASSISTANT CHIEF
OF PLANNING**

Office: 303.833.2742

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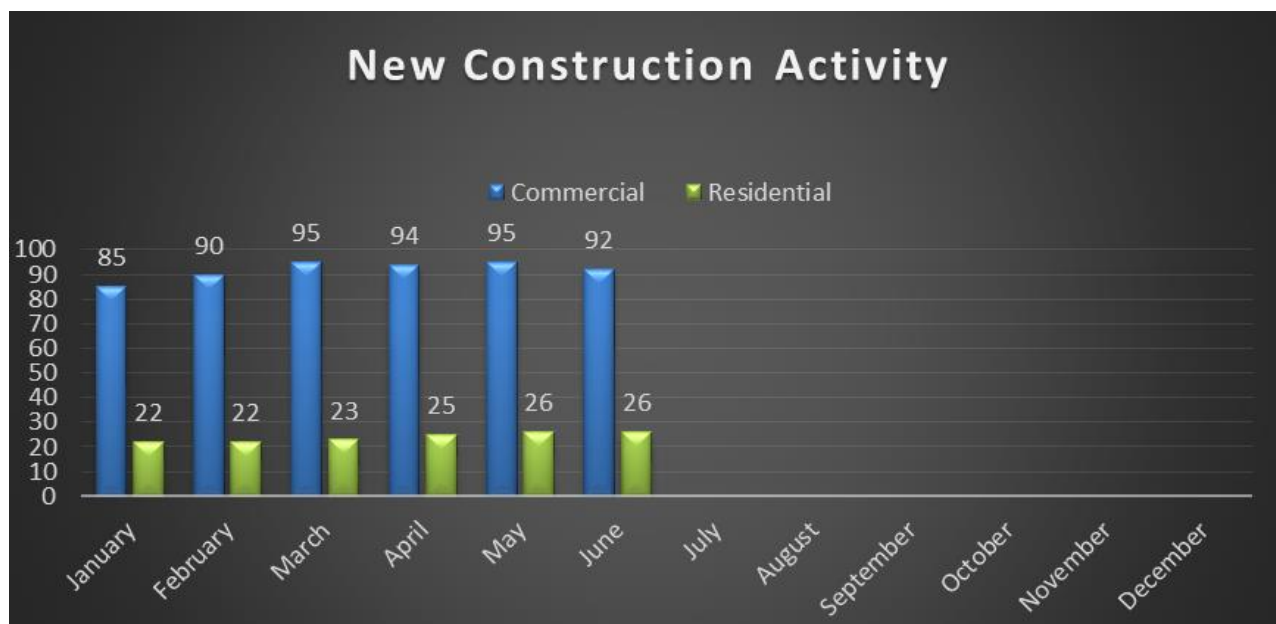
E-Mail: siacino@fffd.us

PLANNING SECTION SUMMARY
April 1 – June 30, 2020

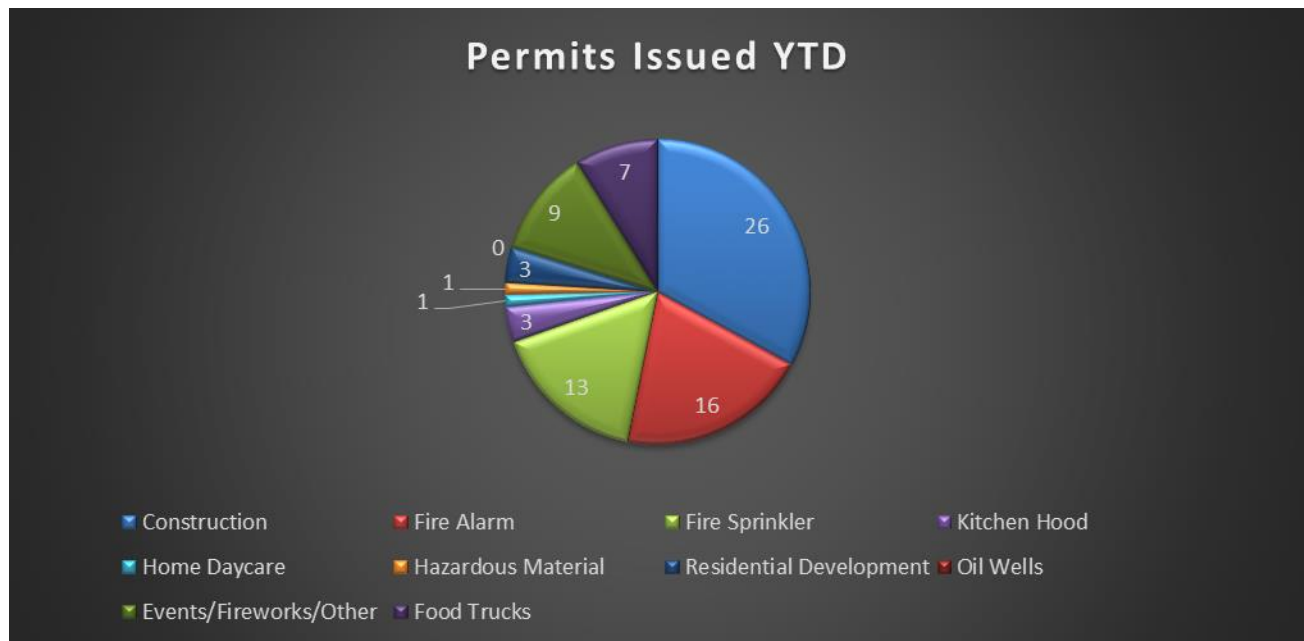
Fire Safety Inspections Completed

- 87 Fire Safety Inspections in the 2nd Quarter of 2020
- *Annual Company Level Business Inspections were re-instated as of June 1.*
- *Construction Inspections were not suspended due to COVID19.*

New Construction Activity (year to date)



81 New Permits Issued (year to date)



Certificate of Occupancy Inspections from April 2020 through June 2020

- Seven-11 Propane Exchange
- Firestone Complete Auto Care
- Carbon Valley Rec Office
- Agra Holdings
- Centennial Lending
- VN Pho
- Chico's Grooming Spa
- Treatment Tech
- Yummy Ice Cream
- Agilent – Phase 2
- Emerald Workshops Building H

Fire Investigations from April 2020 through June 2020

- Three (3) Residential Structure Fire.
- Four (4) Vehicle Fires

Youth Firesetter Program from April 2020 through June 2020

- There were no new YFS Cases during the second quarter

Community Outreach Programs / Pub Ed from April 2020 through June 2020

- Crews conducted 64 birthday parades. Parades end June 1, 2020 due to essential functions reinstated.
- Met with the Towns of Frederick and Firestone to discuss the future of Community Events. CPR/AED/Basic First Aid Skills Check for Safety Team at Alpine Lumber in Frederick.
- Weekly Meetings attended with Weld PIO group in relation to COVID19.
- Twice Weekly Meetings attended with State JIC/PIOs in relation to COVID19.
- Prepared several Public Service Announcements (PSA's) with staff that were shared on the District's social media outlets and the District's YouTube channel.



Mission Statement

To enhance your quality of life, by always earning trust, reducing loss of life, preventing harm and protecting property with compassion and integrity.

Vision Statement

The Frederick-Firestone Fire District and its members will be a model of excellence in emergency services, risk reduction, and life safety programs. We will strategically engage the needs of our community; while remaining committed to continuous organizational development through trust, involvement, innovation, creativity, and accountability; while consistently remaining rooted in service.

Enhanced Core Values

Service: Our members believe in standing ready with duty, honor, and loyalty to help others during any time of need; selflessly without reward. This core value inspires our culture and is the cornerstone of our mission and vision.

Family: Our members believe in developing relationships of emotional support with love and affection to serve one another, teach one another, and share life's joys and sorrows with one another for personal growth.

Professionalism: Our members believe in ownership, accountability, and mastery of their knowledge, skills and abilities within our profession of emergency services, even as expectations and demands continue in the ever-changing world around us.

Compassion: Our members believe in empathy and kindness, which empowers us to do our best at relieving the suffering of physical, mental, and emotional misfortunes of others.

Integrity: Our members believe in maintaining strong moral and ethical principles of honesty, fairness and respect in all aspects of life.

Organizational Motto

“Leading Together, By Serving Together”