



BOARD OF TRUSTEES
REGULAR MEETING AGENDA

September 9, 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: September 9, 2020 Board of Trustees Meeting
Time: Sep 9, 2020 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81037394121?pwd=MkNJcVNMLzdUcVVDY0tIT2R1OWxlQT09>

Meeting ID: 810 3739 4121

Passcode: 716384

One tap mobile

+12532158782,,81037394121#,,,,,0#,,716384# US (Tacoma)

+13462487799,,81037394121#,,,,,0#,,716384# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 810 3739 4121

Passcode: 716384

Find your local number: <https://us02web.zoom.us/j/81037394121?pwd=MkNJcVNMLzdUcVVDY0tIT2R1OWxlQT09>

* 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 August 26, 2020 Meeting Minutes

7. Presentation

7.a. Carbon Valley Help Center Update

8. Proclamation

8.a. A Proclamation Recognizing September 17 through 23, 2020, as Constitution Week

9. Land Development

9.a. PUBLIC HEARING: Resolution 20-80: 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 5, OAK MEADOWS VILLAGE MINOR PLAT

9.b. PUBLIC HEARING: Ordinance 979: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ZONING CERTAIN LAND, FULLY DESCRIBED HEREIN, AND LOCATED WITHIN THE OAK MEADOWS PLANNED UNIT DEVELOPMENT FROM PUD RESIDENTIAL-B TO PUD RESIDENTIAL-C; AND APPROVING AN APPLICATION TO AMEND THE OAK MEADOWS PUD OUTLINE DEVELOPMENT PLAN TO ALLOW FOR RESIDENTIAL DEVELOPMENT

9.c. PUBLIC HEARING: Resolution 20-81: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL SUBDIVISION PLAT AND ACCEPTING THE PROPERTY INTERESTS DEDICATED BY THE FINAL PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN OAK MEADOWS TOWNHOMES FILING NO. 1; AND APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN OAK MEADOWS TOWNHOMES SUBDIVISION

* 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.

10. Discussion/Action

10.a. 2021 Budget Discussion

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

12. Reports

12.a. Staff

12.b. Mayor

12.c. Trustees

13. Adjournment

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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: September 9, 2020

Initiated By: Jessica Koenig

Dept: Town Clerk

AGENDA TITLE

Approval of August 26, 2020 Meeting Minutes

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

Approval of the August 26, 2020 Draft Meeting Minutes.

ALTERNATIVES

ATTACHMENTS

1. August 26, 2020 Draft Meeting Minutes

FINANCIAL CONSIDERATIONS

TOWN OF FIRESTONE, COLORADO
Board of Trustees Regular Meeting
MINUTES
August 26, 2020

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)

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+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/kdgzJrq5OD>

2. Call to Order & Roll Call

The Board of Trustees of the Town of Firestone met for a Regular Meeting on August 26, 2020, at the Police Department, 2 Park Avenue, Firestone, Colorado. Mayor Sindelar called the meeting to order at 7:00 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; Paula Mehle, Director of FURA & Economic Development; Raelynn Ferrera, Assistant to the Town Manager; Katie Hansen, Director of Communications; Jessica Clanton, Director of Finance; Julie Pasillas, Director of Public Works; Todd Bjerkaas, Director of Planning; Marty Ostholhoff, Planning Manager; David Montgomery, Chief of Police; Jessica Koenig, Town Clerk; AJ Krieger, Town Manager; & William Hayashi, Town Attorney

3. Pledge of Allegiance

Mayor Sindelar led the pledge of allegiance.

4. Approval of Agenda

Motion by Trustee Whelan, **second** by Trustee Conyac, to Approve the 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.

Motion by Trustee Meiring, **second** by Trustee Sharp, to Amend the Agenda to move Presentations after 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.

Motion by Trustee Sharp, **second** by Trustee Meiring, to Amend the Agenda to move the presentation of the Mayor's Award between 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)

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

6. Consent Agenda

Motion by Trustee Doherty, **second** by Trustee Meiring, 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 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

Mayor Sindelar opened the public hearing at 7:07 pm.

Matt Thompson, Senior Planner, presented to the Board of Trustees.

Paul Shoukas of the PCS Group presented to the Board of Trustees.

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

Mr. Thompson and Mr. Shoukas responded to Board questions regarding walkability, if the Town or the developer would construct the road, if there would be sidewalks on Sable Avenue, the land-use zoning type, the flood plain, and the location of the dog park.

Jeff Killingsworth of Paragon Engineering responded to the Board question regarding the set back of the abandoned well on tract f.

Mayor Sindelar closed the public hearing at 7:34 pm.

Motion by Trustee Whelan, **second** by Trustee Doherty, to Approve **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

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.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

Mayor Sindelar opened the public hearing at 7:39 pm.

Millissa Berry, Senior Planner, presented to the Board of Trustees.

Chad Anderson of Engineering Service Company presented to the Board of Trustees.

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

Ed Voltolina of Dorsey Development, 3636 N Cosway Blvd, Louisiana, responded to Board questions regarding recycling, public safety, upgrades, and the reasoning for the choice of location. Mr. Voltolina also responded to Board questions regarding security, training programs for staff, truck deliveries, when construction is taking place, signage, and the standard of maintenance and landscaping.

Mr. Anderson responded to Board questions regarding sustainability, native grasses, the connectivity between Chase Bank and the Dollar General store, number of employees, site features and security measures, operating hours, and signage.

Matt Wiederspahn, Town Engineer, responded to a Board question regarding traffic mitigation measures for those turning left onto Colorado Blvd and traffic impacts.

AJ Krieger, Town Manager, responded to a Board question regarding if delivery trucks were accounted for in the traffic impact study.

Millissa Berry, Senior Planner, responded to Board questions on if the signage was consistent with the development code.

Mayor Sindelar closed the public hearing at 8:36 pm.

Motion by Trustee Whelan, **second** by Trustee Sharp, to Approve **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

Roll Call Vote:

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

No: None

Abstain: None

Motion carried.

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

Motion by Mayor Pro Tem Jimenez, **second** by Trustee Doherty, to Approve **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

Roll Call Vote:

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

No: None

Abstain: None

Motion carried.

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

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

11. Reports

11.a. Staff

Chief Montgomery, Chief of Police, summarized the July Chief of Police Report.

Katie Hansen, Director of Marketing & Communications, responded to Board questions regarding the Halloween Safety Night event.

AJ Krieger, Town Manager, reported that he sent out the most recent Board Retreat agenda. Mr. Krieger reported that a broadband meeting with Allo had been scheduled. Mr. Krieger reported that Trustee Conyac and Mayor Pro Tem Jimenez, along with staff, would interview five design firms for the Central Park Master Plan.

11.b. Mayor

11.c. Trustees

Trustee Meiring reported that the Colorado Municipal League virtual Conference is underway. Trustee Meiring reported on two sessions; one session on affordable housing and one on resiliency in your municipality. Trustee Meiring reported that a resident contacted her regarding

food assistance services. Trustee Meiring reported that she will be out of town on the week of September 7th-11th and will be absent at the September 9, 2020 meeting.

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.

Motion by Trustee Conyac, **second** by Trustee Whelan, to go into 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. All in Favor, **Motion carried.**

Open: 9:10 pm Close: 10:16 pm

Staff to be present: AJ Krieger, Town Manager; Bill Hayashi, Town Attorney; Raelynn Ferrera, Assistant to the Town Manager; Todd Bjerkaas, Director of Planning; Julie Pasillas, Director of Public Works; David Lindsay, Engineering Consultant; Mikaela Rivera, Special Counsel; Brad Grasmick, Special Counsel.

13. Adjournment

Motion by Mayor Pro Tem Jimenez, **second** by Trustee Meiring, to Adjourn. All in Favor, **Motion carried.**

Introduced and Approved the 9th of September, 2020.

TOWN OF FIRESTONE, COLORADO

ATTEST

Bobbi Sindelar, Mayor

Jessica Koenig, Town Clerk

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 8.a

Proclamation

Meeting Date: September 9, 2020

Initiated By: Jessica Koenig

Dept: Town Clerk

AGENDA TITLE

A Proclamation Recognizing September 17 through 23, 2020, as Constitution Week

SUMMARY

The Carbon Valley Chapter of the National Society of the Daughters of the American Revolution requested that the Board of Trustees proclaim September 17 through 23 as Constitution Week. It is the two hundred and thirty-third anniversary of the drafting of the Constitution of the United States.

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

1. Constitution Week Proclamation

FINANCIAL CONSIDERATIONS



Carbon Valley Chapter, National Society of the Daughters of the American Revolution

WHEREAS: It is the privilege and duty of the American people to commemorate the two hundred and thirty-third anniversary of the drafting of the Constitution of the United States of America with appropriate ceremonies and activities; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW, THEREFORE I, Bobbi Sindelar, by virtue of the authority vested in me as Mayor of the Town of Firestone in the State of Colorado, do hereby proclaim the week of September 17 through 23 as **CONSTITUTION WEEK** and urge all citizens to study the Constitution and reflect on the privilege of being an American with all the rights and responsibilities which that privilege involves.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Firestone to be affixed this 9th day of September of the year of our Lord two thousand and twenty.

Signed _____

Attest _____

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 9.a

Land Development

Meeting Date: September 9, 2020

Initiated By: Millissa Berry

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution 20-80: 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 5, OAK MEADOWS VILLAGE MINOR PLAT

SUMMARY

The proposal is for an FDP consisting of a 5,187 square foot (sf) retail building, the associated parking and landscaping, and a 6-pump fueling station on a 1.6 acre commercial lot (Lot 5) within the Oak Meadows Village commercial area. The applicant for the FDP is Circle K, Inc. The property owner is Oak Meadows Commercial, LLC.

HISTORY AND PREVIOUS BOARD ACTION

The Oak Meadows Village Subdivision and Overall Final Development Plan (OFDP) were approved by the Town in 2006. Oak Meadows Village Minor Plat was a lot line adjustment for 2 properties in the Oak Meadows Village Subdivision (Lots 5 and 6) processed in 2007. Over the past 14 years, individual FDPs (Chase Bank - 2006, Sherwin Williams - 2009, Riptide Car and Pet Wash - 2017) for the lots have been approved including the recent 2020 approval of Christian Brothers Automotive on Lot 3. The subject application was submitted to the Town in April 2020. At its August 20, 2020 regular meeting, the Planning and Zoning Commission approved Resolution PC-20-13, a resolution recommending approval of the application to the Board of Trustees with conditions. Conditions of approval:

- (a) Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
- (b) All minor, technical corrections to Oak Meadows Village Minor Plat Lot 5— Circle K Final Development Plan shall be made to the Town's satisfaction.

RECOMMENDATION

Staff recommends that the Board of Trustees approve Resolution 20-80 with conditions:

- (a) The Applicant provides an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
- (b) All minor, technical corrections to the Oak Meadows Village Minor Plat, Lot 5—Circle K Stores, Inc., Final Development Plan shall be made to the Town's satisfaction.
- (c) The Final Development Plan, Oak Meadows Village Minor Plat, Lot 5 Circle K Stores, Inc., shall not be recorded until such time as all conditions of this section have been fulfilled by Applicant.

ALTERNATIVES

ATTACHMENTS

1. Oak Meadows Village L5 Circle K FDP - Staff Report
2. Res 20-80 FDP (Lot 5 Oak Meadows Village) Approval
3. Reso 20-80 and Reso PC 20-13 Exhibit A FDP
4. Oak Meadows Village L5 Circle K FDP - Staff Presentation
5. Oak Meadows Village L5 Circle K - Firestone Phone Participation Letter

FINANCIAL CONSIDERATIONS



Staff Report

RESOLUTION NO. 20-80

**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 5, OAK MEADOWS VILLAGE MINOR PLAT**

Circle K Final Development Plan (FDP)

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

September 9, 2020

Application

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

Notice

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

Location and Process

The location of Oak Meadows Village commercial area is northeast of the intersection of Firestone Boulevard and Colorado Boulevard. The subject property is addressed as 6109 Firestone Boulevard.

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

Background

The Oak Meadows Village Subdivision and Overall Final Development Plan (OFDP) were approved by the Town in 2006. Oak Meadows Village Minor Plat was a lot line adjustment for 2 properties in the Oak Meadows Village Subdivision (Lots 5 and 6) processed in 2007. Over the past 14 years, individual FDPs (Chase Bank - 2006, Sherwin Williams - 2009, Riptide Car and Pet Wash - 2017) for the lots have been approved including the recent 2020 approval of Christian Brothers Automotive on Lot 3. The subject application was submitted to the Town in April 2020.

Site Analysis

Lot 5 of Oak Meadows Village Minor Plat is zoned as a planned unit development with the neighborhood center land use category (PUD-NC) and is approximately 1.6 acres in size. The lot abuts other commercial properties; some developed, others yet to be developed. The site is relatively flat and is accessed by an internal access drive. Utilities are readily available in the immediate area.

Plan Analysis

The FDP proposes:

- A commercial retail facility
 - 5,187 sf building
 - 23'-8" in height (lower than the 35' maximum allowed)
 - Building materials are compatible and consistent with the materials used on commercial buildings in the area:
 - Earth tone colors
 - Stucco exterior in 2 color tones
 - Stone veneer columns
 - CMU wainscot
- Elevations are included in the FDP included in this packet.
- A 6 pump gas station area under a red canopy with stone veneer clad pillars
- 23 parking spaces including 2 ADA compliant stalls; 2 bicycle parking spaces are also provided

- Perimeter and parking lot landscaping – 23.5% of the property
- Vehicular access from the internal access drive to the north and east of the property with an cross access easement to the property to the south
- Pedestrian access from external and internal sidewalk system
- Enclosed trash area constructed with materials that match the main building

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

Fiscal Impacts

The development of commercial uses augments sales tax collection potential.

Utility and Services

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

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

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

Conditions and Standards for Approval

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

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

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

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

Planning Commission or Board of Trustees Action

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

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

RECOMMENDATION

At its August 20, 2020 regular meeting, the Planning and Zoning Commission approved Resolution PC-20-13, a resolution recommending approval of the application to the Board of Trustees with conditions. Conditions of approval:

- (a) Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
- (b) All minor, technical corrections to Oak Meadows Village Minor Plat Lot 5– Circle K Final Development Plan shall be made to the Town’s satisfaction.

Staff recommends that the Town Board approve Resolution 20-80 with conditions:

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

(b) All minor, technical corrections to the Oak Meadows Village Minor Plat, Lot 5—Circle K Stores Inc., Final Development Plan shall be made to the Town's satisfaction.

(c) The Final Development Plan, Oak Meadows Village Minor Plat, Lot 5 Circle K Stores Inc. shall not be recorded until such time as all conditions of this section have been fulfilled by Applicant.

RESOLUTION NO. 20-80

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 5, OAK MEADOWS VILLAGE MINOR PLAT

WHEREAS, Oak Meadows Commercial, LLC, as owner of certain real property described as Lot 5, Oak Meadows Village Minor Plat (the “Property”), and on behalf of Circle K Stores Inc., as development applicant (“Applicant”), have submitted a proposed final development plan for the Property, entitled Final Development Plan Oak Meadows Village Minor Plat, Lot 5 Circle K Stores Inc., situated in the SW ¼ of Section 6, T.2 N., R. 67 W. of the 6th P.M., Town of Firestone, County of Weld, State of Colorado (the “Final Development Plan”); and

WHEREAS, the Firestone Planning and Zoning Commission, after conducting a public hearing on the Application on August 20, 2020, rendered a decision recommending approval of the Final Development Plan with two (2) conditions as more fully set forth in PC-20-13, dated August 20, 2020; and

WHEREAS, on September 9, 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.

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-20-13.

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

Section 3. The Final Development Plan, Oak Meadows Village Minor Plat, Lot 5 Circle K Stores Inc. attached hereto as Exhibit A and incorporated herein by this reference, is hereby approved, subject to and contingent upon compliance with the following conditions:

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

(b) All minor, technical corrections to the Oak Meadows Village Minor Plat, Lot 5—Circle K Stores Inc., Final Development Plan shall be made to the Town’s satisfaction.

(c) The Final Development Plan, Oak Meadows Village Minor Plat, Lot 5 Circle K Stores Inc. shall not be recorded until such time as all conditions of this section have been fulfilled by Applicant.

Section 4. Approval of the Final Development Plan, Oak Meadows Village Minor Plat, Lot 5 Circle K Stores Inc. 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

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

FLOOD CERTIFICATION:

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

LEGAL DESCRIPTION

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

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

DATE _____ REGISTRATION NUMBER _____

LAND USE DATA

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

DEVELOPMENT TEAM CONTACT INFORMATION

LAND OWNER

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

APPLICANT

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

ARCHITECT

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

CIVIL ENGINEER

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

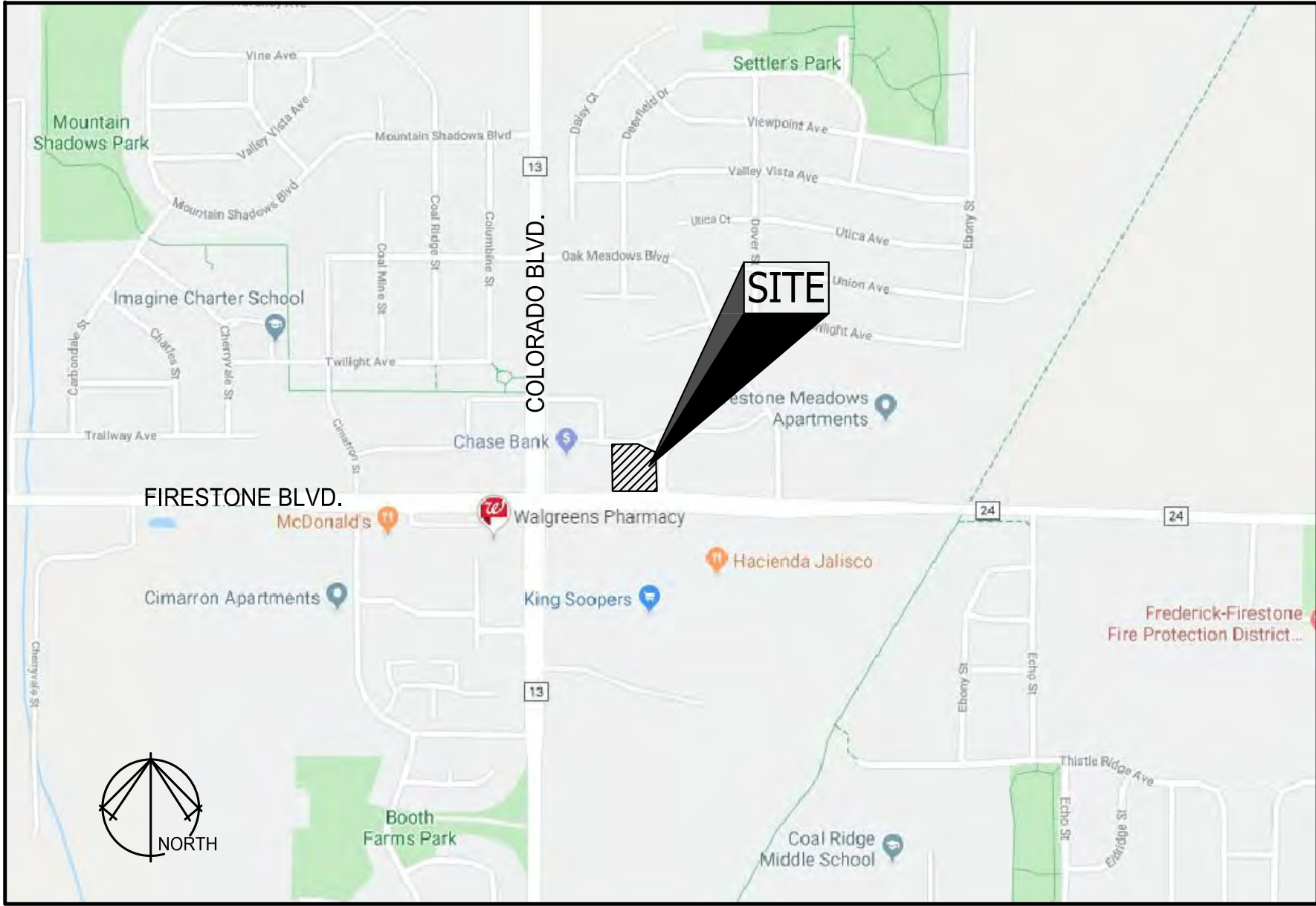
LANDSCAPE ARCHITECT

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

INDEX TO DRAWINGS

COVER SHEET	1 OF 24
NARRATIVE SHEET	2 OF 24
SITE PLAN	3 OF 24
SITE DETAILS	4 OF 24
SITE DETAILS	5 OF 24
PAVING PLAN	6 OF 24
CONSTRUCTION NOTES	7 OF 24
GRADING PLAN	8 OF 24
DRAINAGE PLAN	9 OF 24
UTILITY PLAN	10 OF 24
EROSION CONTROL PLAN	11 OF 24
CONSTRUCTION DETAILS	12 OF 24
CONSTRUCTION DETAILS	13 OF 24
CONSTRUCTION DETAILS	14 OF 24
SITE LIGHTING PHOTOMETRIC	15 OF 24
SITE LIGHTING SPECIFICATIONS	16 OF 24
LANDSCAPE PLAN	17 OF 24
LANDSCAPE DETAILS & NOTES	18 OF 24
IRRIGATION PLAN	19 OF 24
IRRIGATION DETAILS	20 OF 24
EXTERIOR ELEVATIONS	21 OF 24
EXTERIOR ELEVATIONS	22 OF 24
FUEL CANOPY EXTERIOR ELEVATIONS	23 OF 24
EQUIPMENT PLAN	24 OF 24

VICINITY MAP
NOT TO SCALE



SIGNATURE BLOCKS

APPROVAL BLOCK:

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

MAYOR _____

CLERK _____

ACCEPTANCE BLOCK AND NOTARY:

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

OWNER, OAK MEADOWS COMMERCIAL, LLC _____

STATE OF COLORADO)
) SS
COUNTY OF)

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

WITNESS MY HAND AND SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

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



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

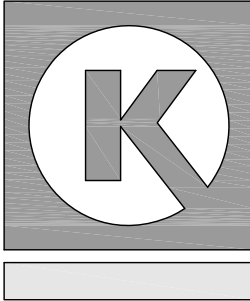
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Aurora, Colorado 80014
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P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

PREPARED FOR:



CIRCLE K STORES, INC.

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

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

PROJECT NO.

SHEET TITLE
COVER SHEET

SHEET NO.

1 OF 24

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

PROJECT CONCEPT:

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

ENVIRONMENTAL IMPACT MITIGATION:

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

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

PRIVATE MAINTENANCE AND ENFORCEMENT:

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

ADA COMPLIANCE:

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

CONTROLS:

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

DRAINAGE:

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

WATER DEMAND CALCULATION:

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

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

IRRIGATION DEMAND = 0.95

DOMESTIC DEMAND = 0.90

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

WATER METER TABLE		
QUANTITY	SIZE	TYPE
1	1.5"	COMMERCIAL

UTILITIES:

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

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

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

PARKING:

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

ARCHITECTURE:

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

SIGN PROGRAM:

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

SETBACK:

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

DEVELOPMENT SCHEDULE:

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

CIRCULATION SYSTEM:

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

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

ZONING AND ALLOWED USES:

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

UTILITY SERVICE REQUIREMENTS:

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

BUILDING ADDRESS:

6109 EAST FIRESTONE BOULEVARD
FIRESTONE, CO 80504



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

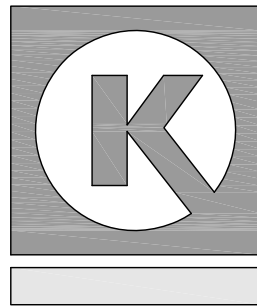
970.988.6302
coreys@arrisinc.net



14190 East Evans Avenue
Aurora, Colorado 80014
engineering@serviceco.com

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F 303.337.7481
T/F 1.877.273.0659

PREPARED FOR:



CIRCLE K STORES, INC.

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

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

PROJECT NO.

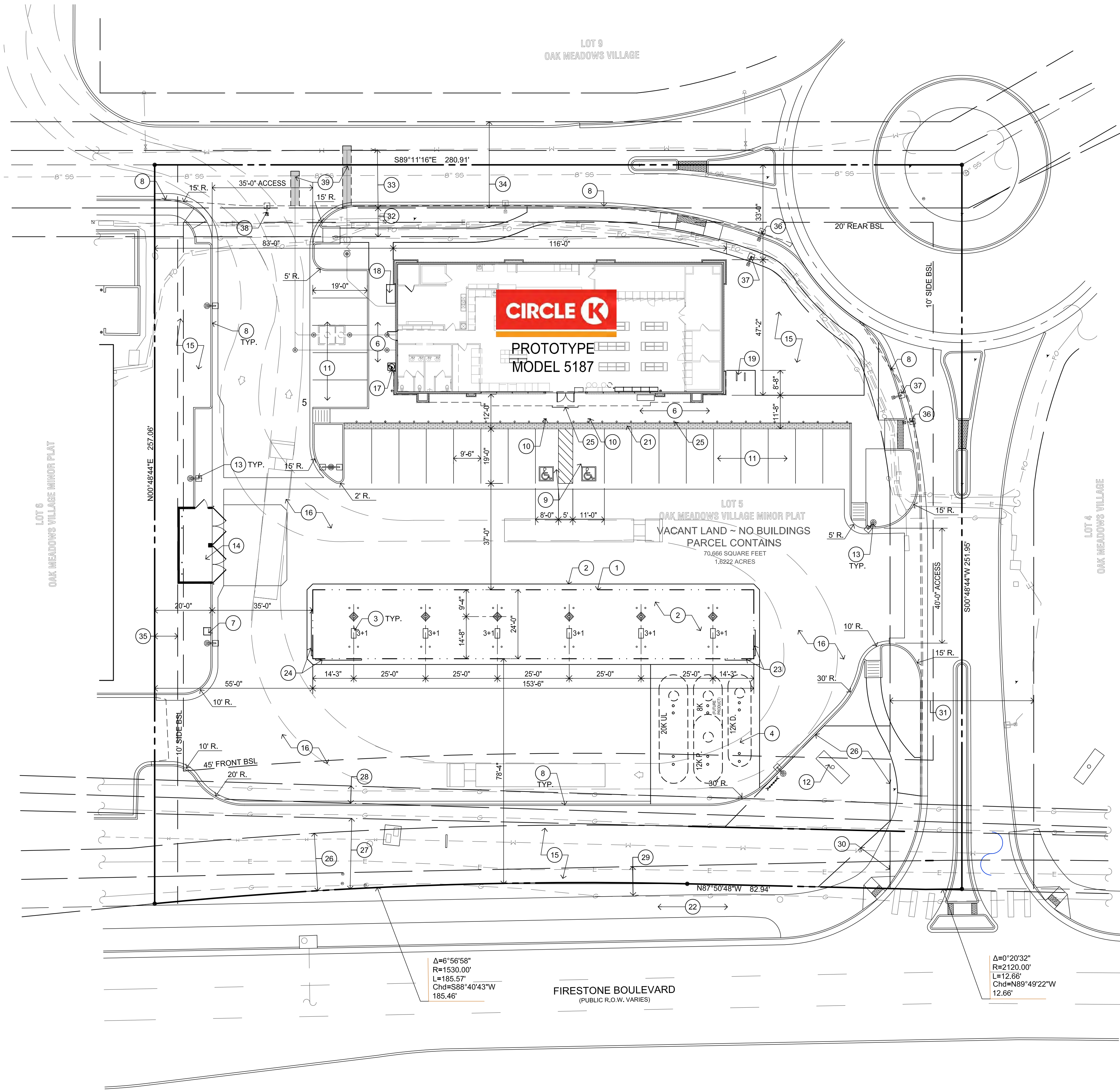
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PROJECT
NARRATIVE

SHEET NO.

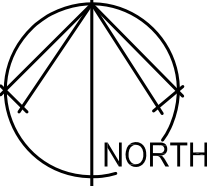
2 OF 24

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

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



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



KEY NOTES

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



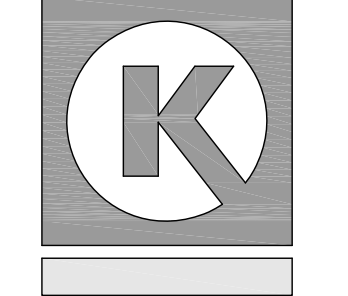
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PREPARED FOR:



CIRCLE K STORES, INC.

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

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

PROJECT NO.

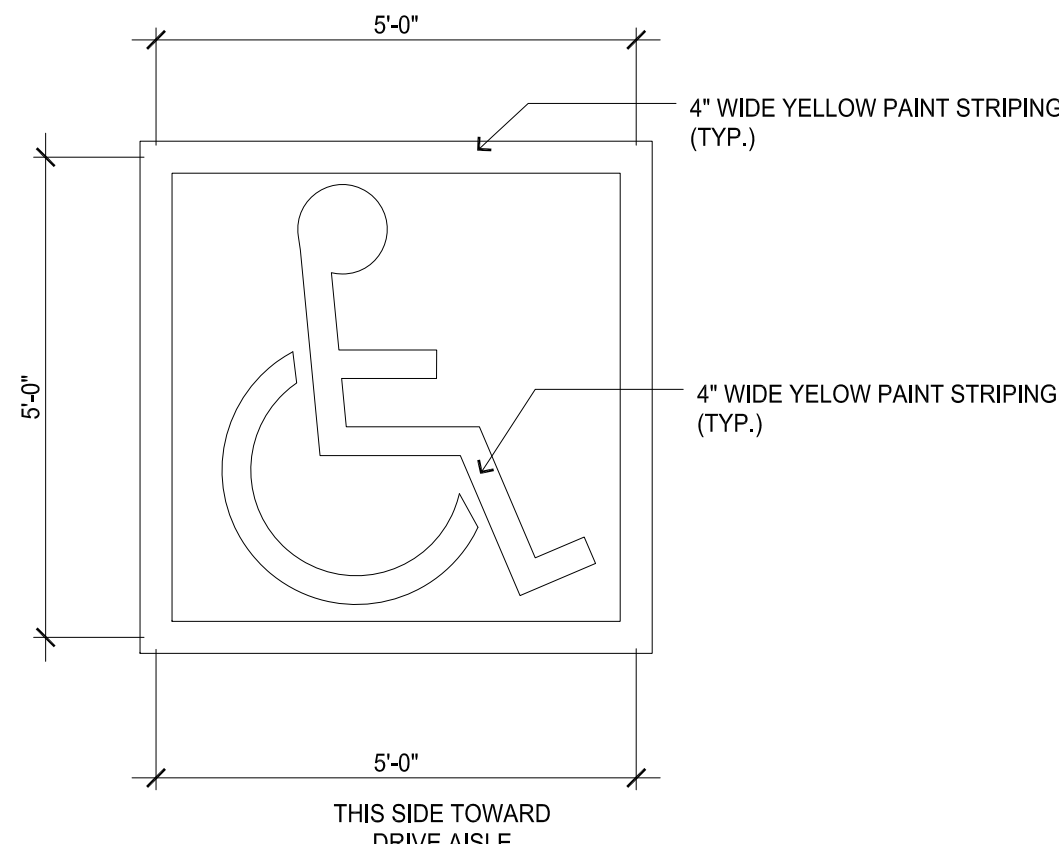
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SITE PLAN

SHEET NO.

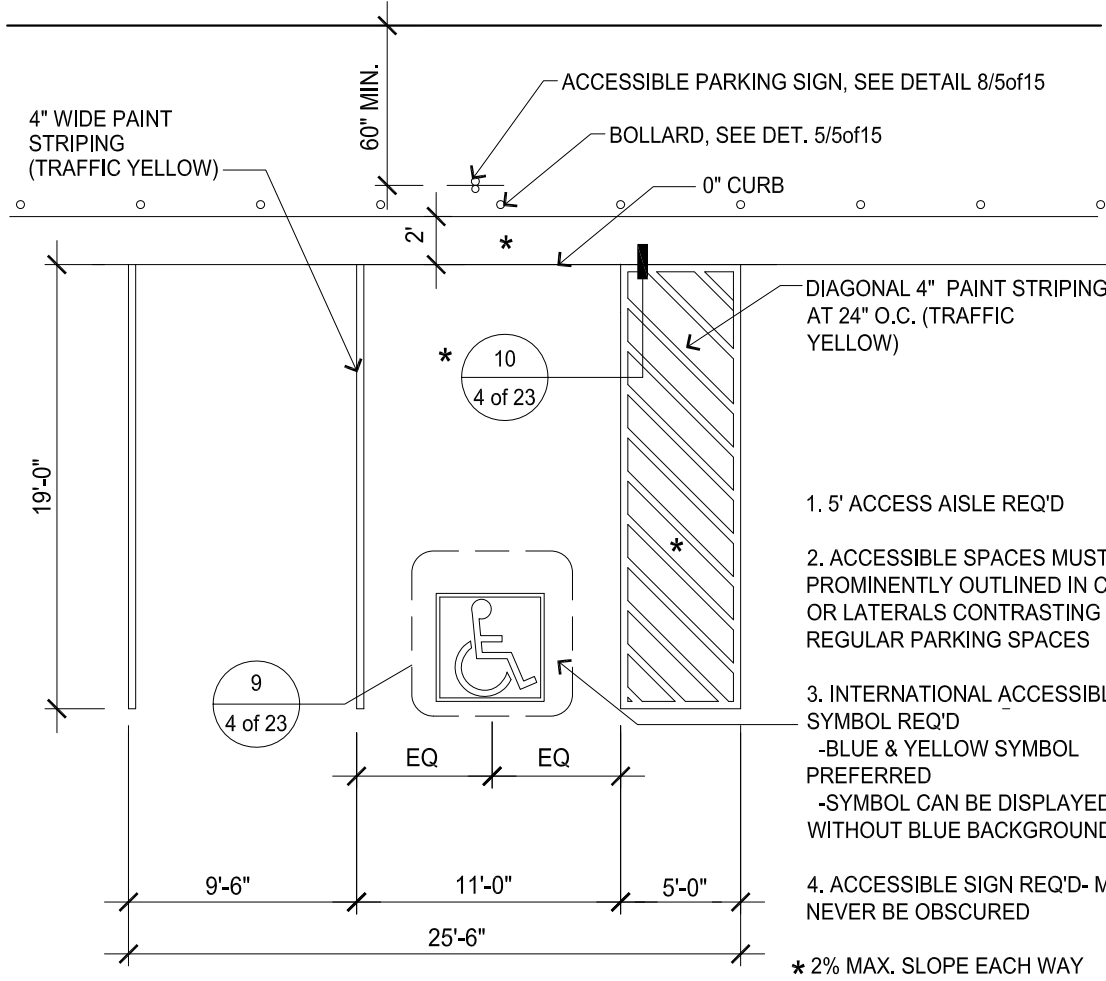
3 OF 24

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

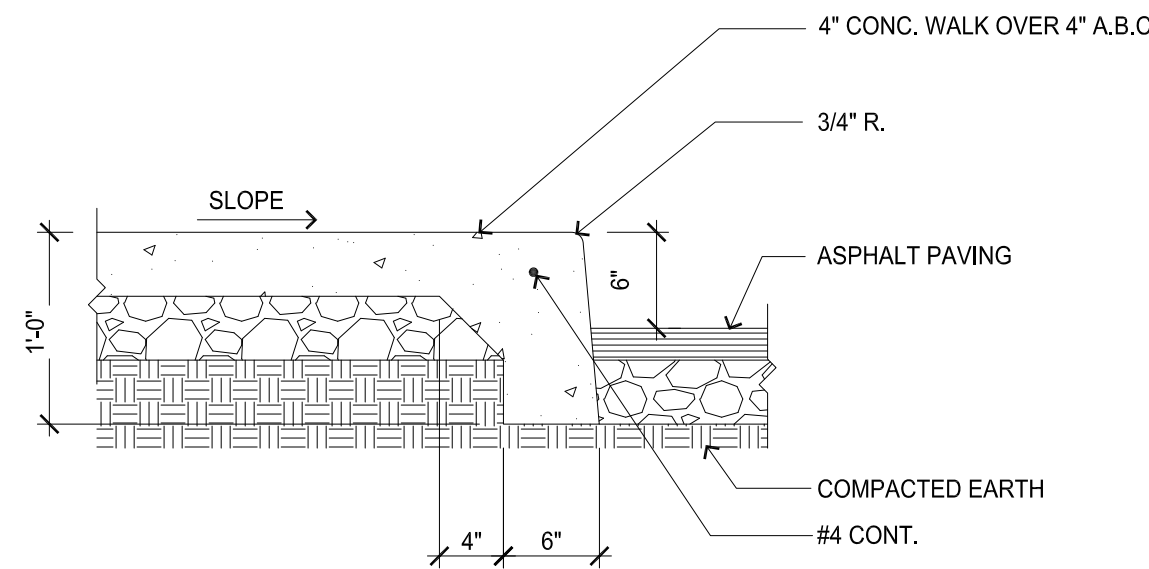
FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
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TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 4 OF 24



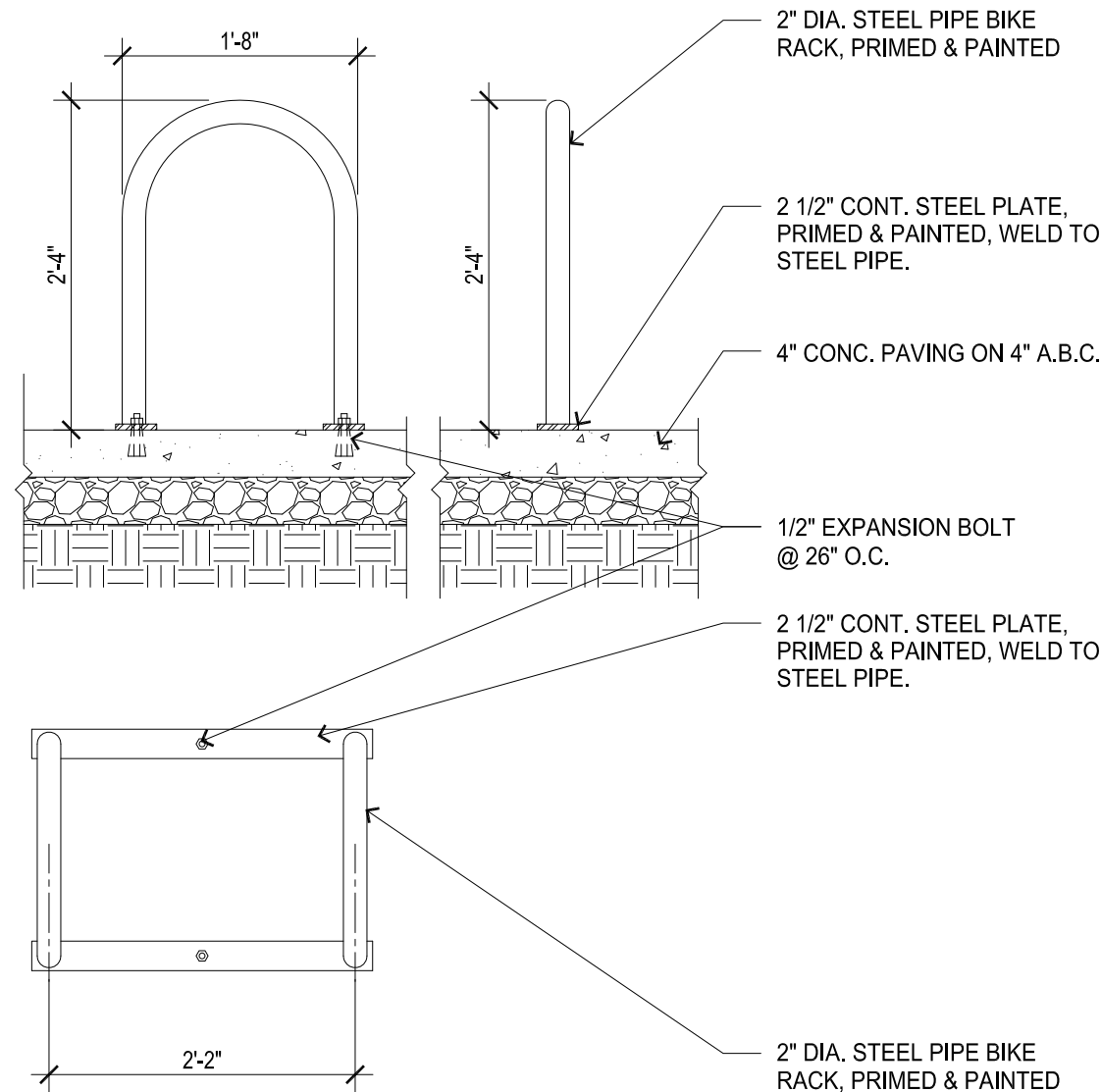
9 ACCESSIBLE PARKING SYMBOL
SCALE: 1/2" = 1'-0"



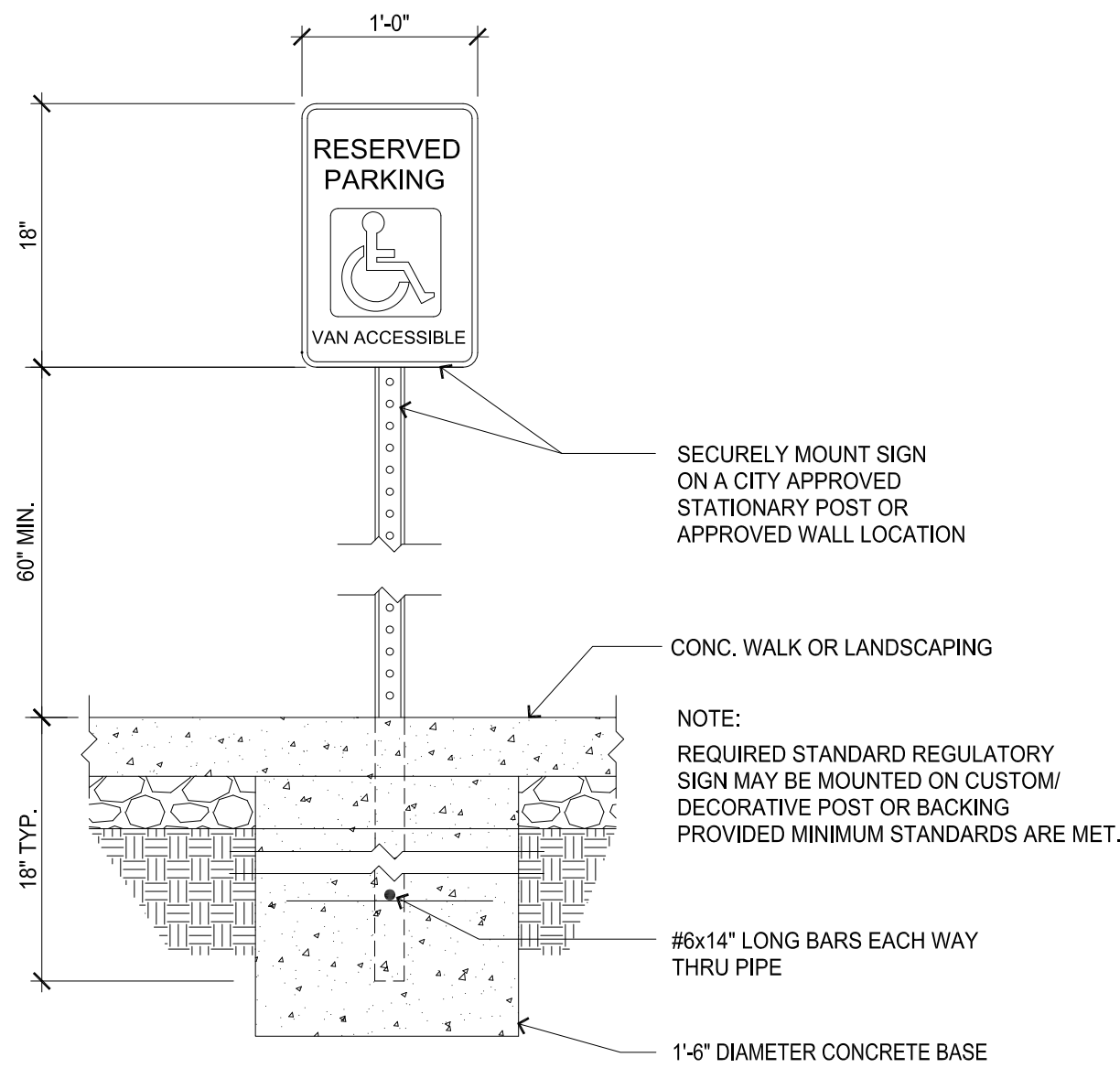
6 ACCESSIBLE PARKING STALL
SCALE: 1/8" = 1'-0"



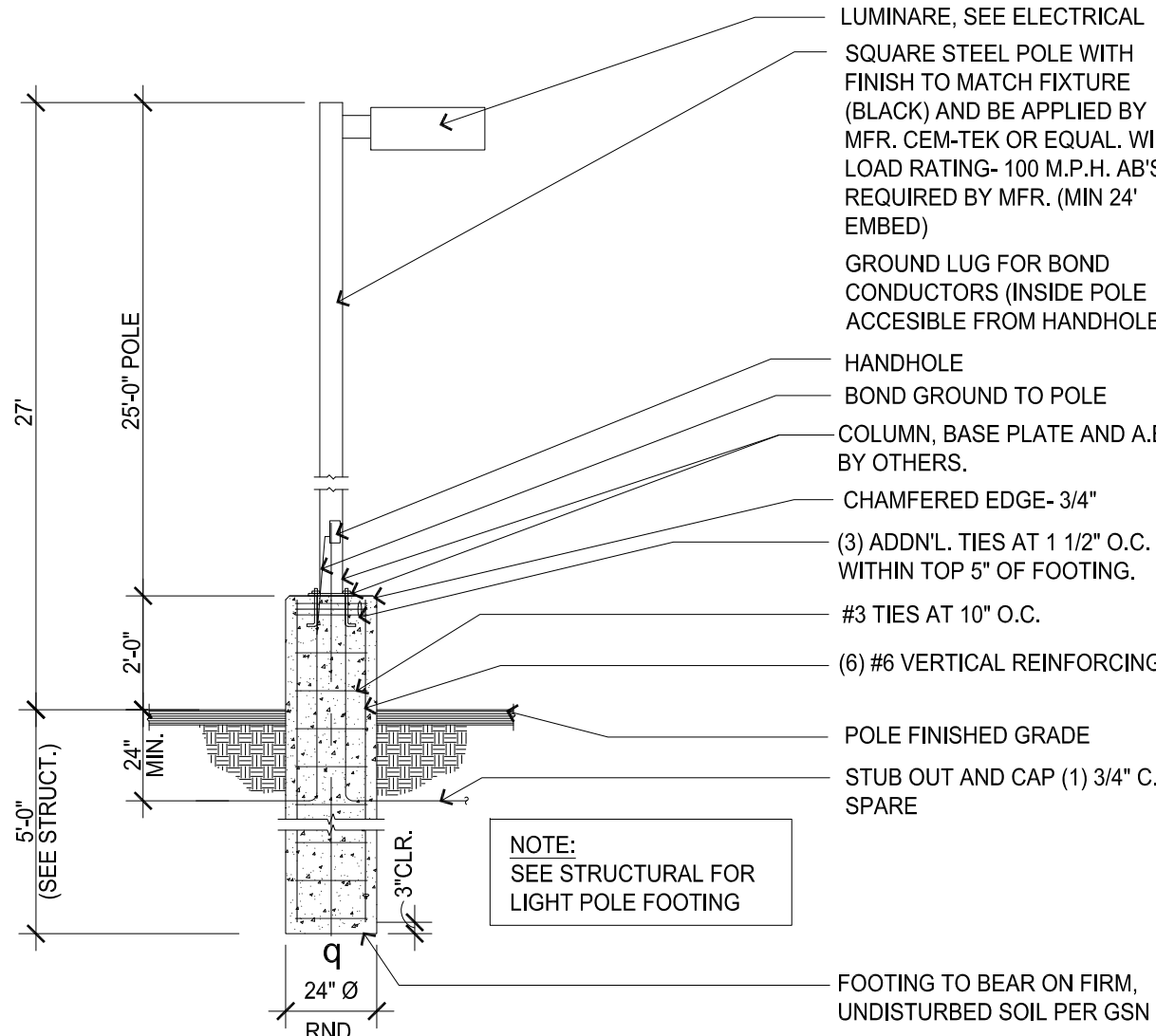
3 SIDEWALK TURNDOWN
SCALE: 1" = 1'-0"



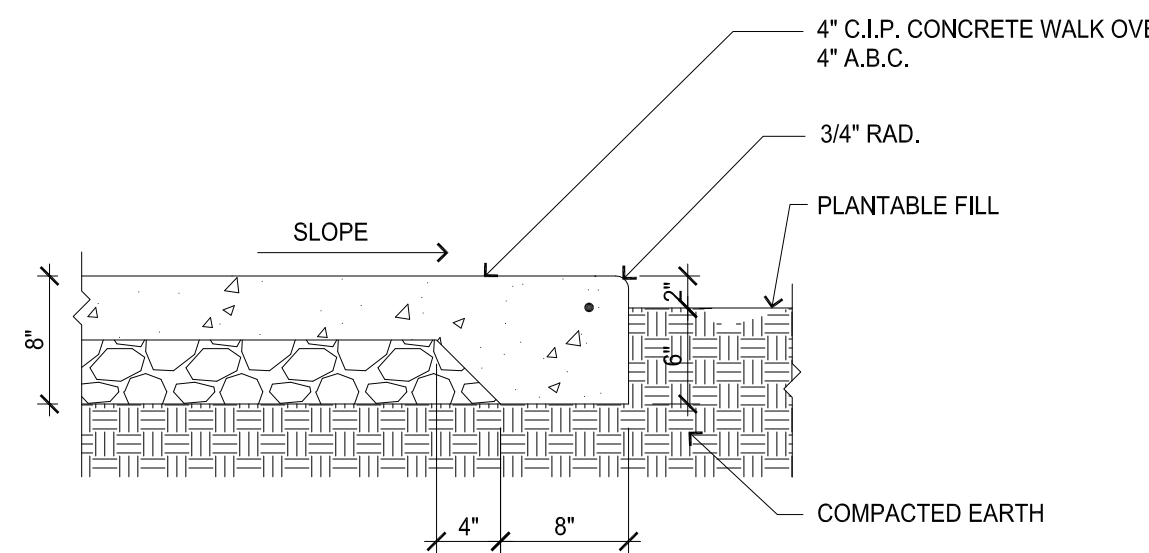
11 BIKE RACK DETAIL
SCALE: 3/4" = 1'-0"



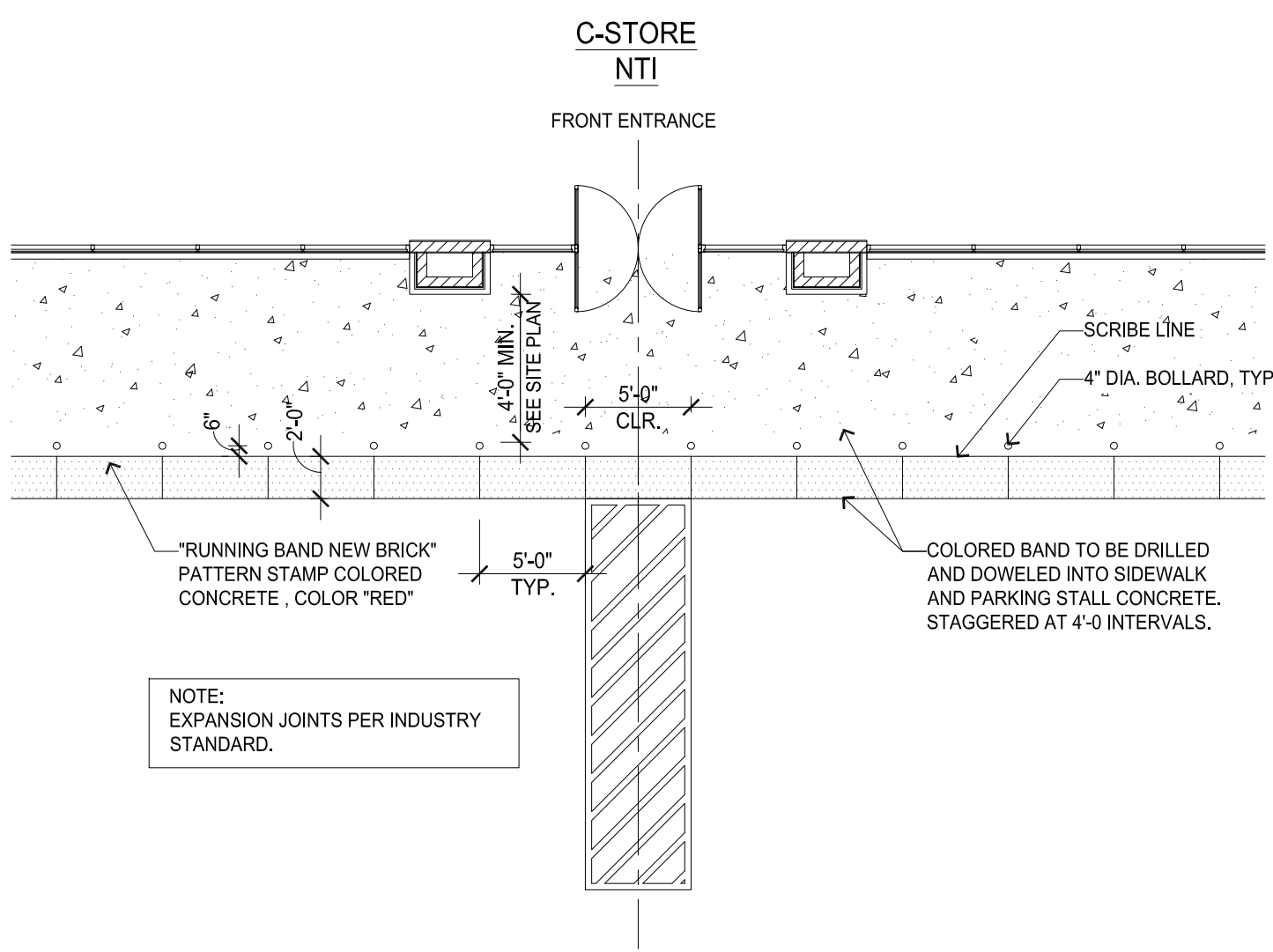
8 HANDICAP ACCESSIBLE SIGN
SCALE: 1" = 1'-0"



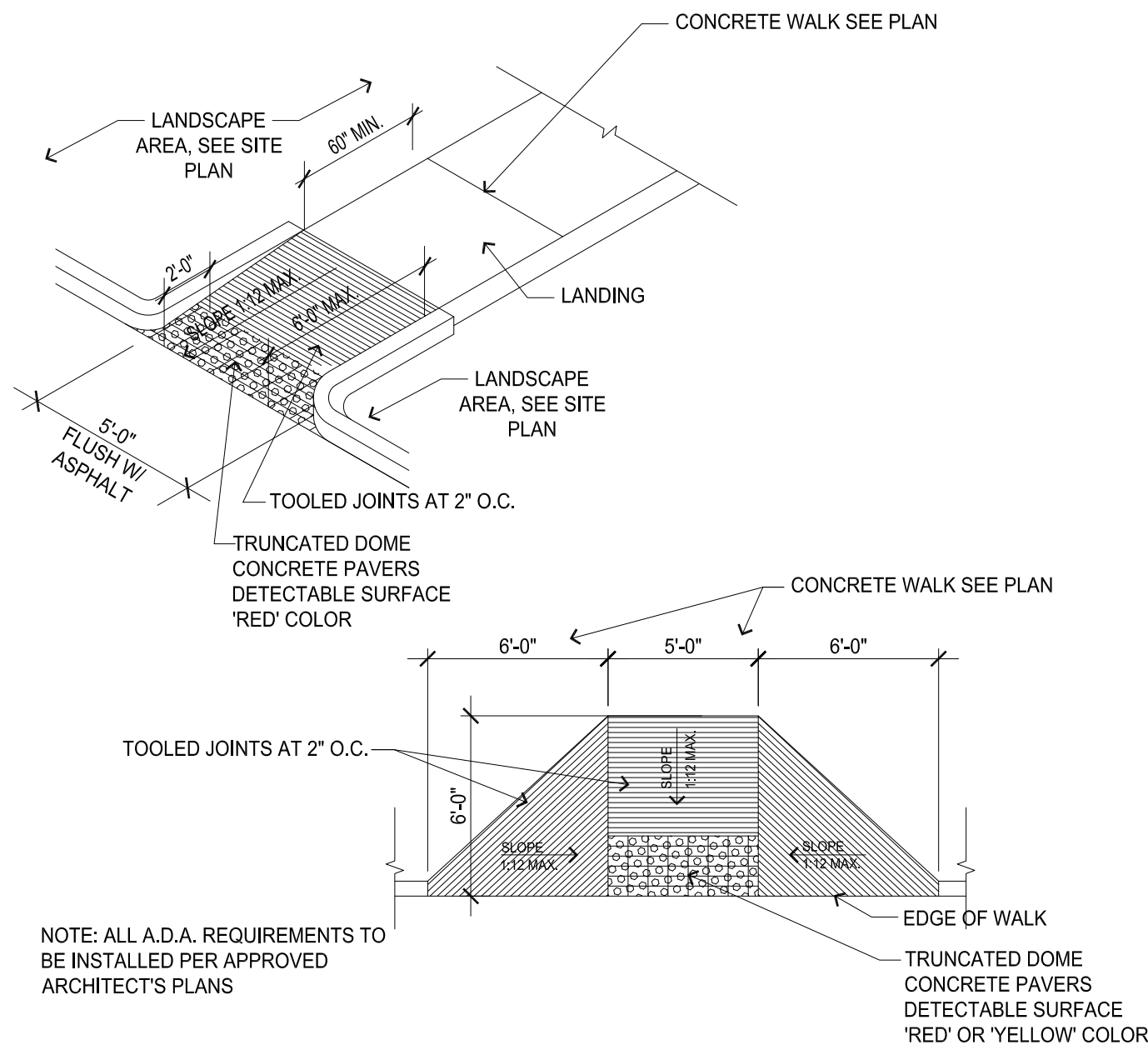
5 LIGHT POLE BASE
1/4" = 1'-0"



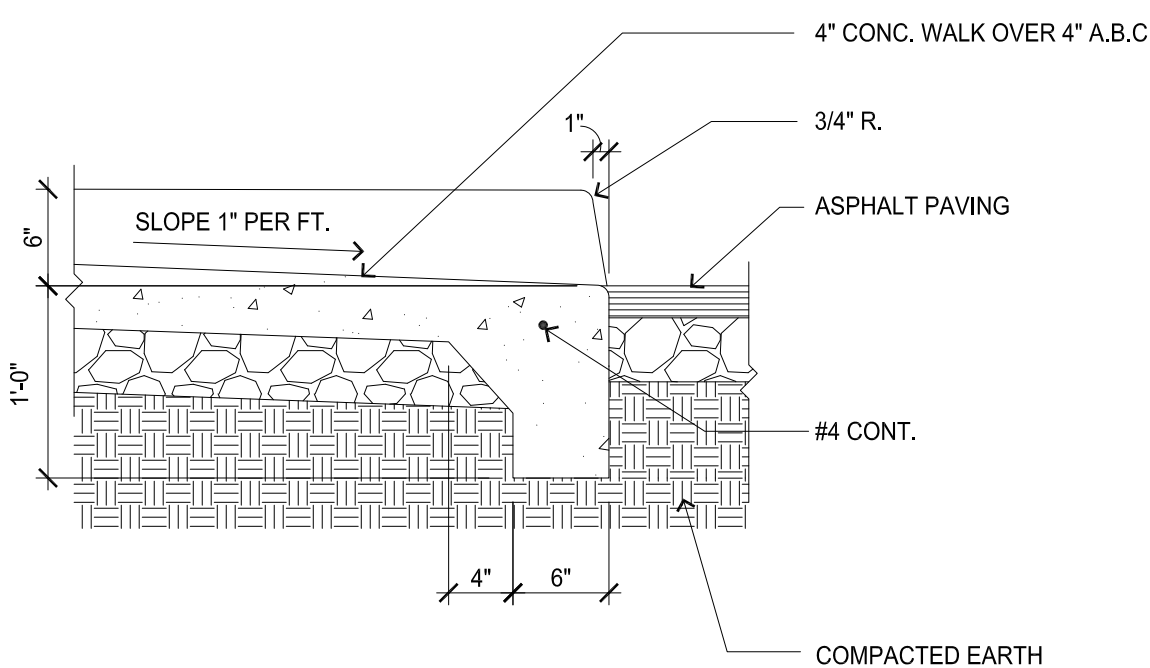
2 EDGE OF WALK AT PLANTER
SCALE: 1" = 1'-0"



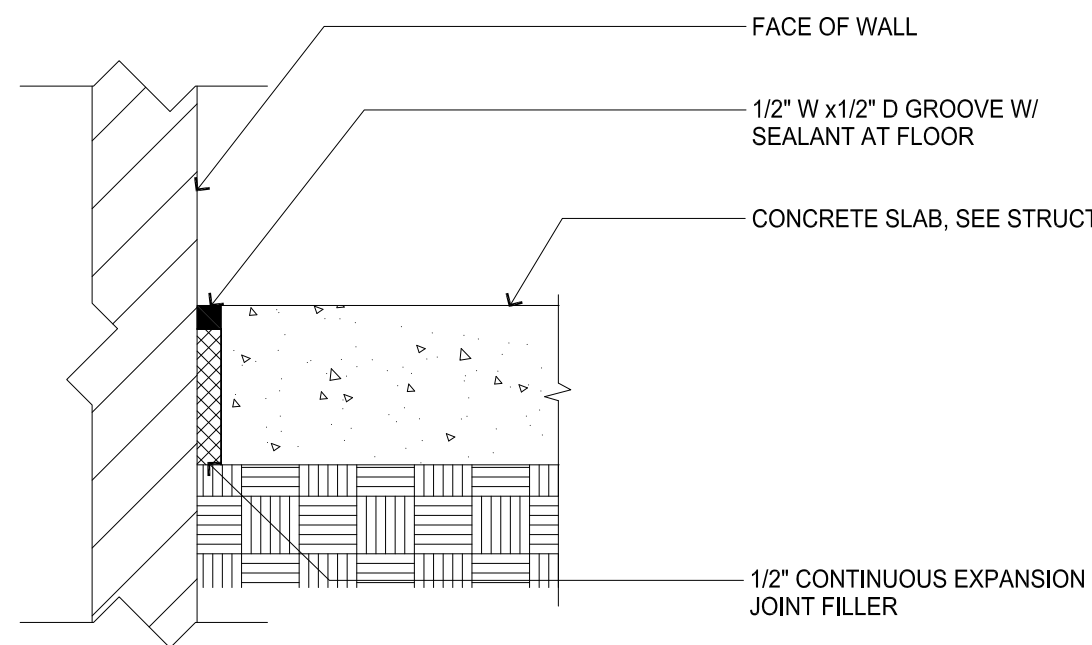
10 TYP. FRONT COLORED CONCRETE & BOLLARD PLAN
SCALE: 1/8" = 1'-0"



7 ACCESSIBLE RAMPS
SCALE: 3/16" = 1'-0"



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



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

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

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

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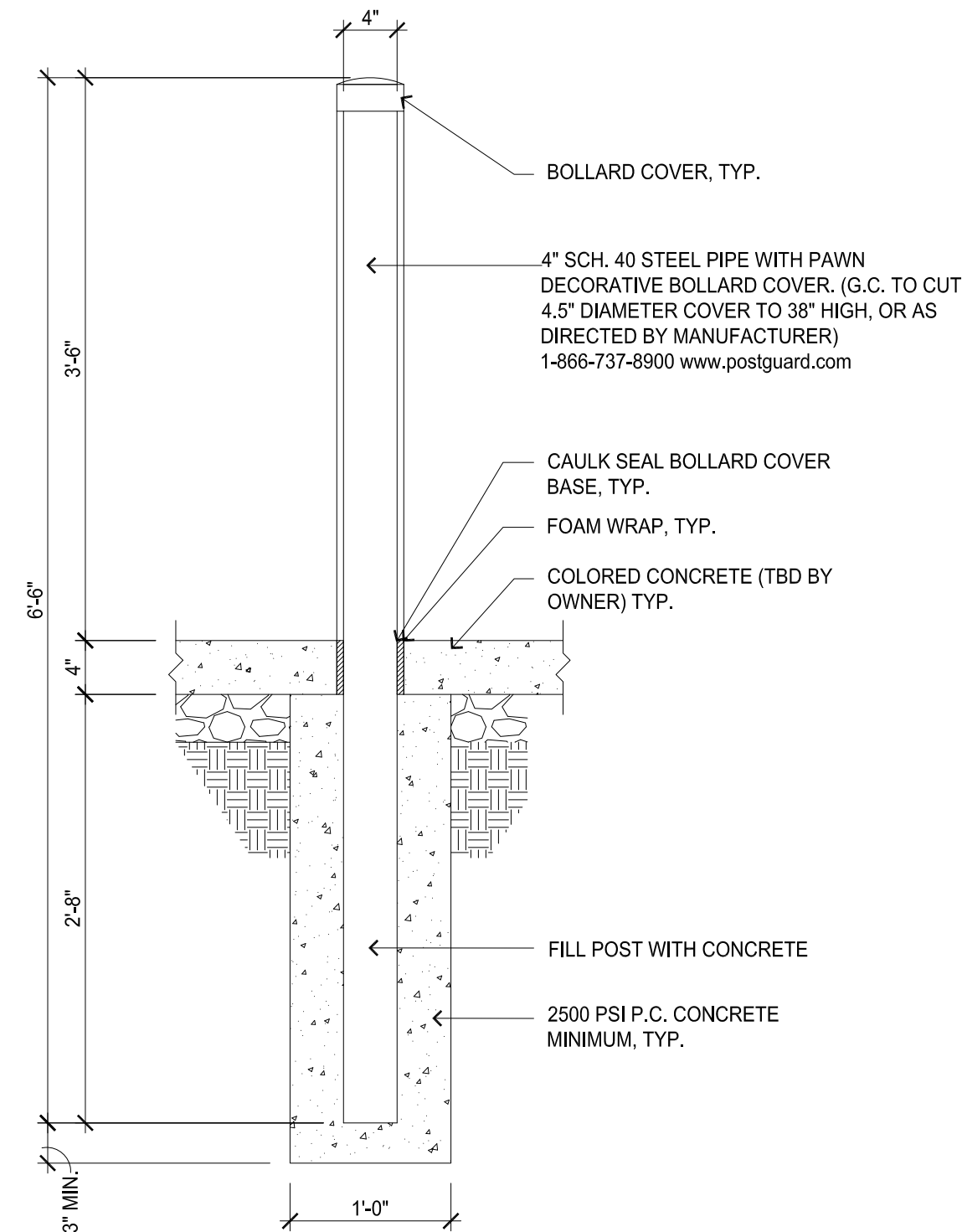
FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

PROJECT NO.

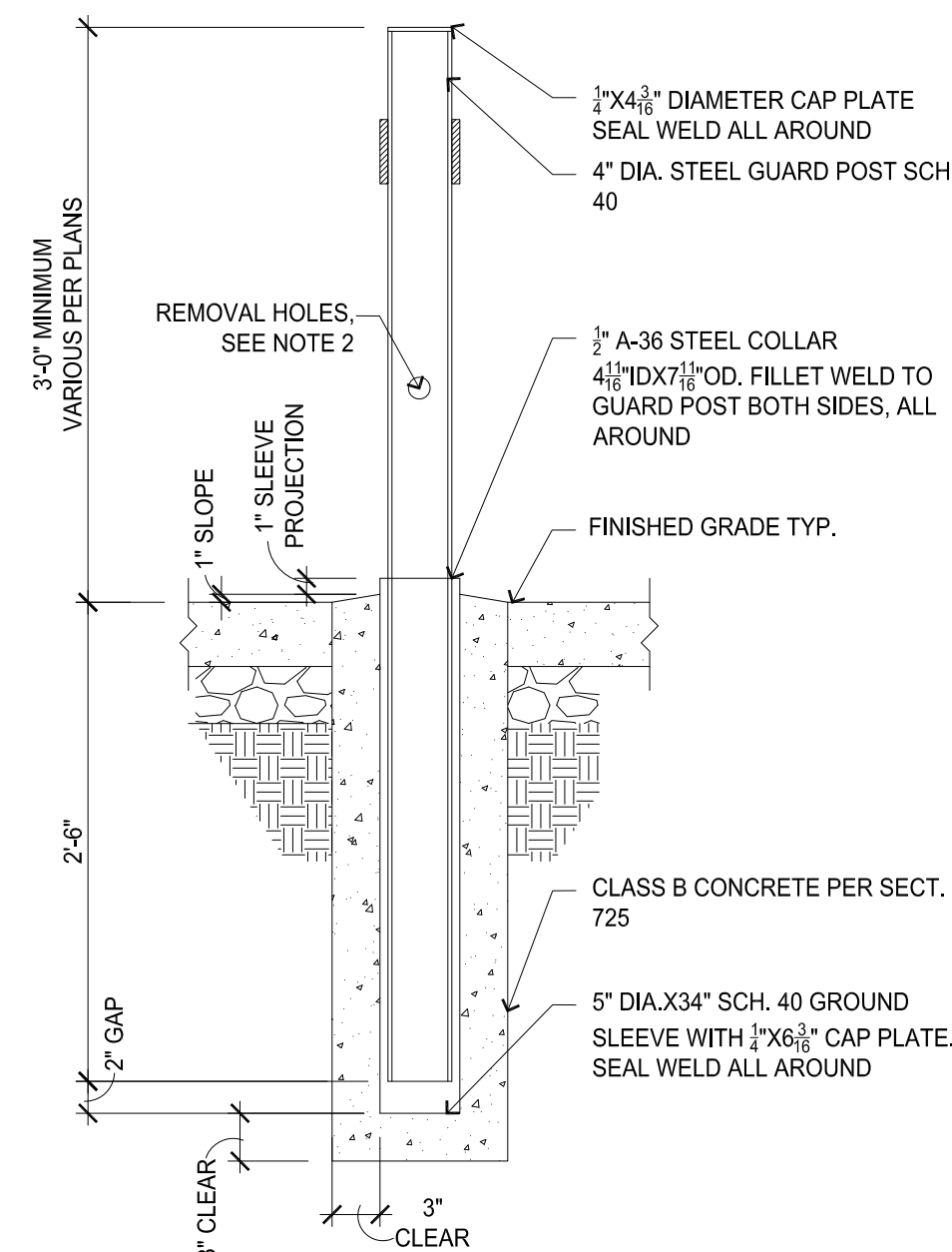
SHEET TITLE

SHEET NO.

5 OF 24



SCALE: 1" = 1'-0"



SCALE: 1" = 1'-0"

- OAK MEADOWS VILLAGE MINOR PLAT, LOT 5

NAME OF APPLICATION:	CIRCLE K STORES INC.
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TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN

TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	

PHASE NUMBER:	
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PREPARATION DATE:	4-24-20
REVISION DATE:	

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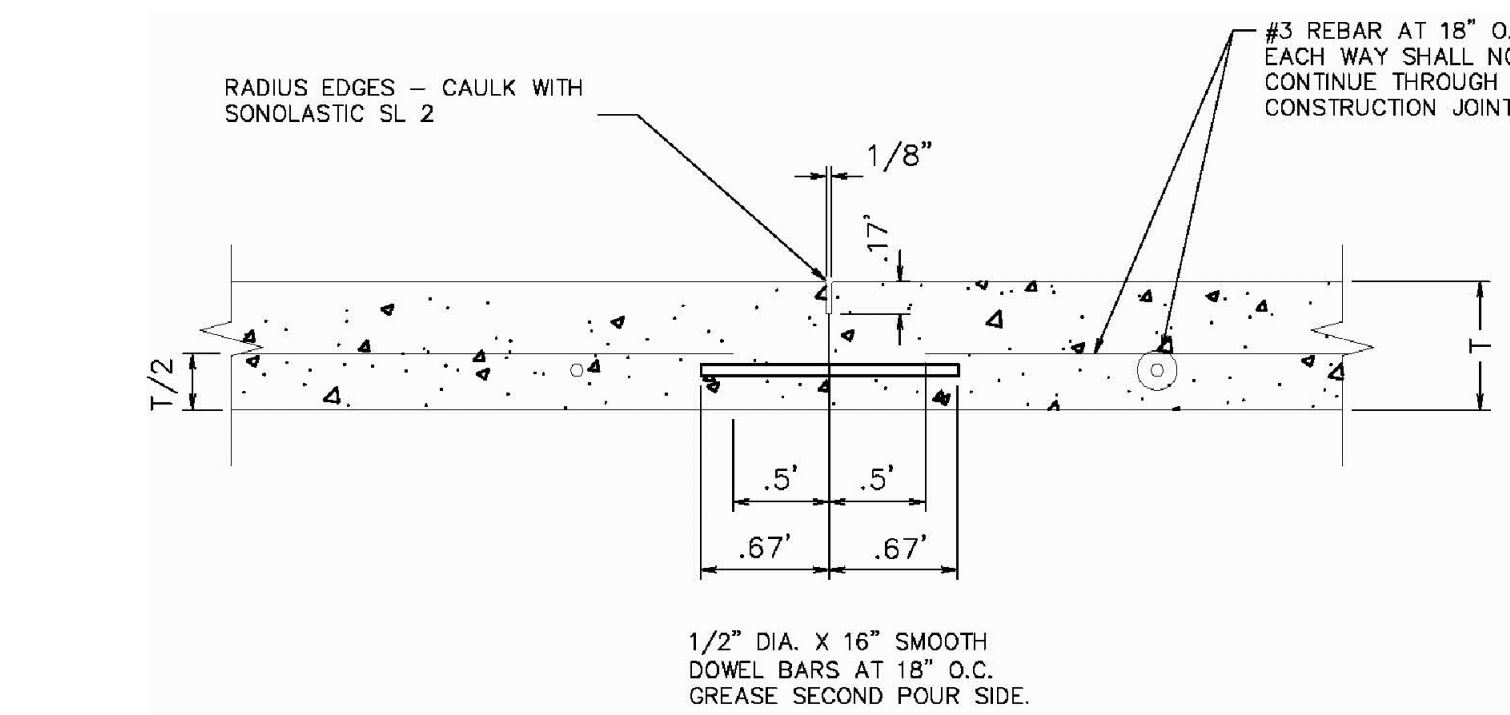
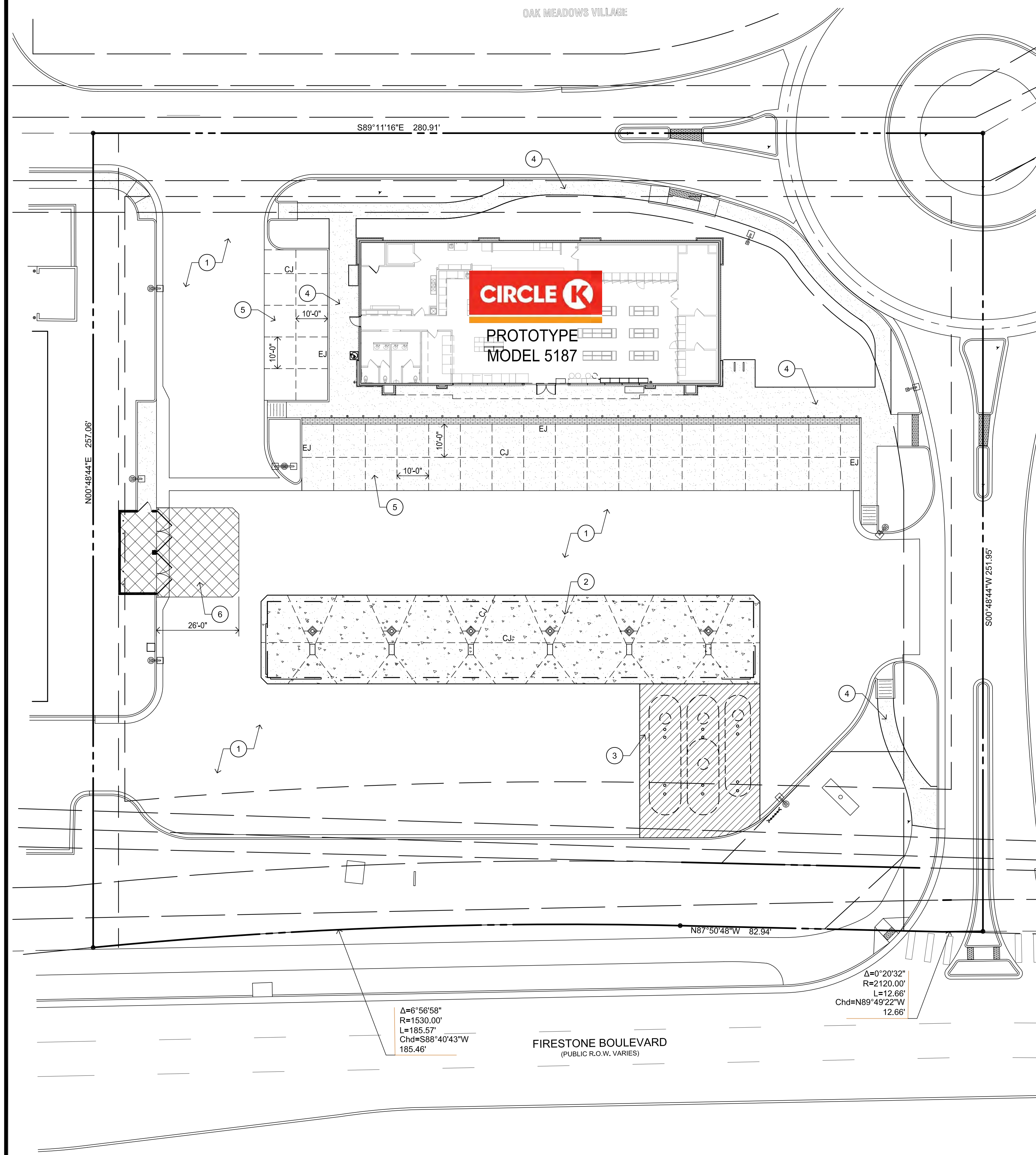
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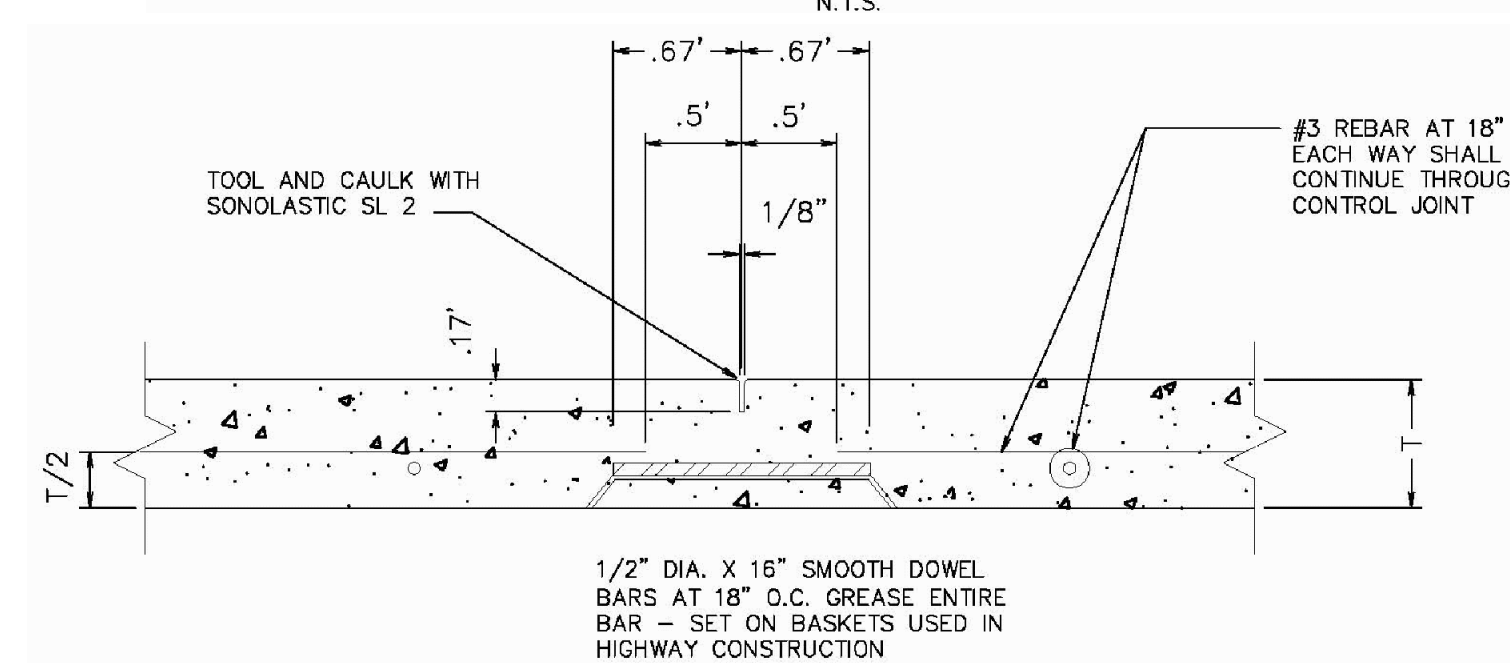
SHEET 5 OF 24

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

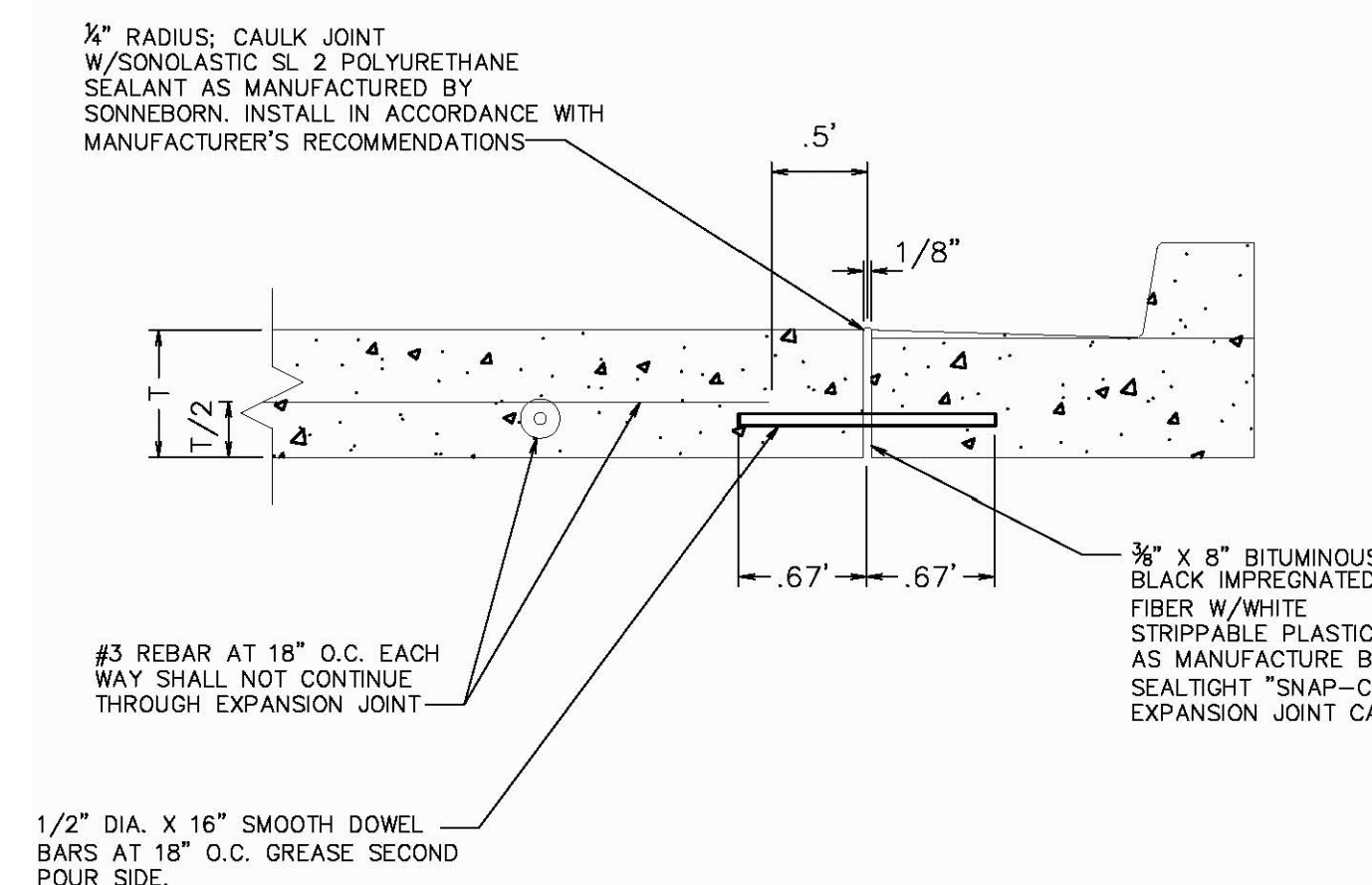
FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 6 OF 24



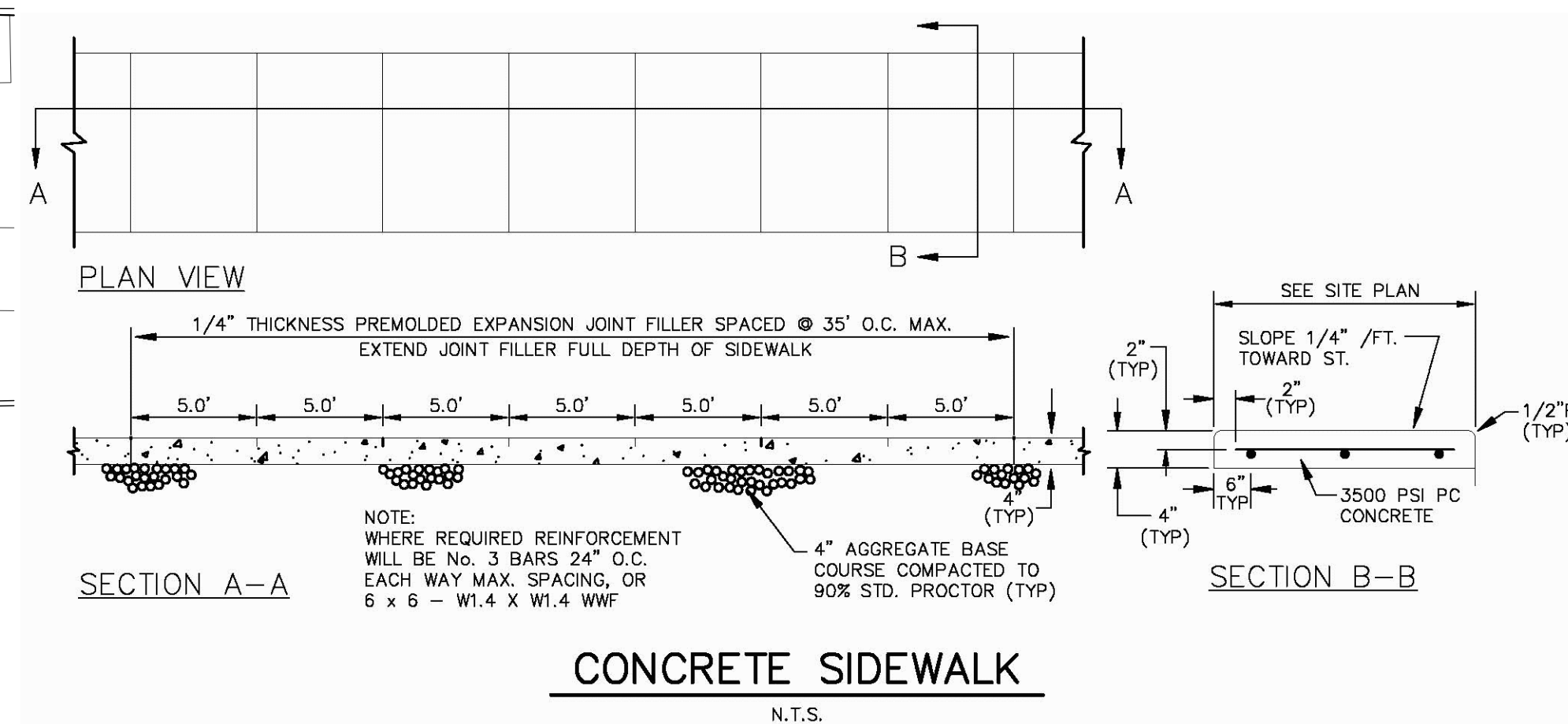
CONSTRUCTION JOINT



CONTROL JOINT



EXPANSION JOINT



PAVEMENT DESIGN AND CONSTRUCTION

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

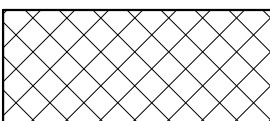
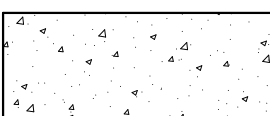
Private Pavement Traffic Area	Alternative	Recommended Pavement Thickness (Inches)		
		Asphalt Concrete Surface	Aggregate Base Course	Portland Cement Concrete
Light-Duty Automobile and Light Truck Parking Only	A	4	6	—
	B*	5	—	—
	C	—	—	5
Heavy-Duty Private Drives, Fire Lanes, Truck access	A	5	6	—
	B	5-½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

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

KEY NOTES

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

LEGEND

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

OAK MEADOWS VILLAGE MINOR PLAT, LOT 5	
PAVING PLAN	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
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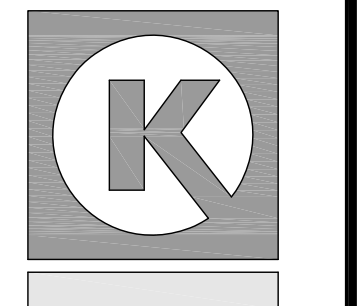
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PREPARED FOR:



CIRCLE K STORES, INC.

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

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

PROJECT NO.

SHEET TITLE
PAVING PLAN

SHEET NO.

6 OF 24

LOT 5, OAK MEADOWS VILLAGE MINOR PLAT, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 7 OF 24

TOWN CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST "DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" BY THE TOWN OF FIRESTONE. COPIES OF THE STANDARDS AND SPECIFICATIONS MAY BE OBTAINED FROM THE TOWN WEB SITE. **CONTRACTOR SHALL HAVE A SET ON SITE AT ALL TIMES.**
2. THE OWNER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF FIRESTONE ENGINEERING STAFF PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE THE OWNER, HIS ENGINEER, THE TOWN ENGINEERING STAFF, REPRESENTATIVES OF THE CONTRACTORS AND OTHER AFFECTED AGENCIES. PLANS SIGNED AND ACCEPTED BY THE TOWN WILL BE DISTRIBUTED AT THE PRECONSTRUCTION MEETING. **CONTRACTOR SHALL HAVE (1) COPY OF THE SIGNED PLANS ON SITE AT ALL TIMES.**
3. THE TOWN OF FIRESTONE, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. THE OWNER AND DESIGN ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT. REPORT ALL DISCREPANCIES TO THE DESIGN ENGINEER IMMEDIATELY.
4. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY/ALL WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK SITE FROM ADJACENT PRIVATE PROPERTY OWNERS. A COPY OF ALL AGREEMENTS SHALL BE PROVIDED TO THE TOWN. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN ENGINEERING STAFF. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO TOWN STANDARDS AND SPECIFICATIONS. INSPECTIONS AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE BY THE TOWN ENGINEERING STAFF OF THE CONTRACTORS' CONTRACTUAL COMMITMENT. REQUESTS FOR INSPECTION BY THE TOWN SHALL BE MADE BY THE CONTRACTOR A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE.
6. CONSTRUCTION WATER IS AVAILABLE TO THE CONTRACTOR AS ESTABLISHED IN THE TOWN STANDARDS AND SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE TOWN REGARDING CURRENT REGULATIONS, FEES AND REQUIRED AGREEMENTS RELATED TO THE PROVISION OF CONSTRUCTION WATER.
7. THE CONTRACTOR SHALL COORDINATE HIS ACTIVITIES WITH THE AFFECTED UTILITY COMPANIES AND SHALL NOTIFY THE UTILITY NOTIFICATION CENTER, PHONE NUMBER 811, THREE (3) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.
8. UTILITIES IN THE AREA OF CONSTRUCTION ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. **THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT.** THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE TOWN ENGINEERING STAFF AND DESIGN ENGINEER PRIOR TO PROCEEDING.
9. THE CONTRACTOR SHALL NOTIFY TOWN ENGINEERING STAFF OF ANY PROBLEMS IMPACTING WATER AND WASTE WATER FACILITIES THAT WOULD POTENTIALLY REQUIRE A VARIANCE FROM THE APPROVED PLANS AND SPECIFICATIONS. ANY VARIANCE FROM THE APPROVED DOCUMENTS SHALL BE AT THE SOLE DISCRETION OF THE TOWN ENGINEERING STAFF.
10. **CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE SPECIFICATIONS AND PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.**
11. AS-BUILT DRAWINGS AS REQUIRED IN THE SPECIFICATIONS, ARE TO BE SUBMITTED BY THE OWNER/DEVELOPER PRIOR TO INITIAL ACCEPTANCE OF THE CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING SIGNS, STRUCTURES, FENCES, ETC., ENCOUNTERED ON THE JOB AND RESTORING THEM TO THEIR ORIGINAL CONDITION.
13. THE CONTRACTOR IS RESPONSIBLE FOR:
- A. NOTIFYING THE TOWN UTILITY CUSTOMERS OF POTENTIAL SERVICE OUTAGES, AND COORDINATE WITH THE TOWN FOR DETERMINATION OF MINIMUM TIME REQUIREMENT.
- B. NOTIFYING THE TOWN ENGINEERING STAFF IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP. THE CONTRACTOR SHALL NOTIFY THE TOWN FORTY- EIGHT (48) HOURS PRIOR TO RESTART.
- C. **IN THE EVENT OF AN AFTER HOURS EMERGENCY, CALL 720-682-4222.**
- D. NOTIFY THE TOWN ENGINEERING STAFF OF ANY FIRE OR FIRE HAZARD FIRST OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS TAKEN OUT OF SERVICE A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
14. PRIOR TO INSTALLATION OF UTILITY MAINS, ROAD CONSTRUCTION MUST HAVE COMPLETED THE OVER LOT GRADING STAGE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. A CONSTRUCTION DEWATERING PERMIT MUST BE OBTAINED FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE). GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS OR EROSION OF ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. THE USE OF ANY SANITARY SEWER TO DISPOSE OF TRENCH WATER WILL NOT BE PERMITTED. NO CONCRETE SHALL BE PLACED WHERE GROUNDWATER IS VISIBLE OR UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUNDWATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE TOWN, AND THE DESIGN ENGINEER AT THE TIME OF THE OCCURRENCE
16. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO RESOLVE CONSTRUCTION PROBLEMS WITH THE TOWN DUE TO CHANGED CONDITIONS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. IF, IN THE OPINION OF THE TOWN, PROPOSED ALTERATIONS TO THE SIGNED CONSTRUCTION PLANS INVOLVES SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE TOWN FOR REVIEW AND ACCEPTANCE, PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.
17. DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR, CONDITIONS AT AND ADJACENT TO THE JOB INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. THE TOWN OR THE DESIGN ENGINEER EXERCISE NO CONTROLS OVER THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENTS, SCAFFOLDING, FORMS OR OTHER WORK AIDS USED IN OR ABOUT THE PROJECT, OR IN THE SUPERINTENDING OF THE SAME. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE DESIGN ENGINEER OR THE TOWN. THE TOWN ENGINEERING STAFF, OR ANY CONTRACTED ENGINEER, ARE NOT RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY OF ANY REGULATIONS RELATING THERETO.
18. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
19. **REGULAR WORK HOURS ARE SEVEN (7) A.M. UNTIL SEVEN (7) P.M. OR DUSK (WHICHEVER OCCURS FIRST) OF THE SAME DAY, MONDAY THROUGH FRIDAY. THE CONTRACTOR WILL NOT PERMIT OVERTIME WORK OUTSIDE OF REGULAR WORKING HOURS OR THE PERFORMANCE OF WORK ON SATURDAY, SUNDAY OR ANY LEGAL HOLIDAY WITHOUT RECEIVING WRITTEN CONSENT FROM THE TOWN ENGINEER. REQUESTS FOR WEEKEND WORK APPROVAL MUST BE SUBMITTED, IN WRITING TO THE TOWN NO LATER THAN WEDNESDAYS AT 3:30PM FOR SUBSEQUENT WEEKEND AND REQUESTS FOR HOLIDAY WORK APPROVAL MUST BE SUBMITTED, IN WRITING TO THE TOWN NO LATER THAN 7:00AM-2 BUSINESS DAYS PRIOR TO THE HOLIDAY. ALL EXPENSES INCURRED BY THE TOWN SHALL BE REIMBURSED AT A RATE TO BE DETERMINED BY DIRECTOR OF FINANCE.**
20. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING A STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FOR ANY PROJECT DISTURBING OVER ONE ACRE FROM BOTH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND THE TOWN.
21. EACH TYPE OF CONSTRUCTION SHALL BE COMPLETED BY A CONTRACTOR THAT HAS DEMONSTRATED ACCEPTABLE QUALIFICATIONS TO THE TOWN AND IS A LICENSED CONTRACTOR IN THE TOWN.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION. ALL TRAFFIC CONTROLS SHALL CONFORM TO THE TOWN STANDARDS AND SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) LATEST EDITIONS. A PLAN SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
23. ALL BACKFILL SHALL CONFORM TO THE TRENCH DETAIL LOCATED IN THE TOWN STANDARDS & SPECIFICATIONS.
24. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS.
25. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.
26. THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS, WHICH HAVE BEEN EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED DURING HIS OPERATION. RENEWAL OF PAVEMENT STRIPING AND MARKING SHALL BE DONE IN CONFORMANCE WITH THE TOWN STANDARD SPECIFICATIONS.
27. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY MEASURE NECESSARY TO COMPLY WITH ANY STATE, COUNTY OR TOWN DUST CONTROL ORDINANCE.

28. CONSTRUCTION VEHICLES SHAUSE TRUCK ROUTES DESIGNATED BY THE TOWN. OVERSIZE AND/OR OVERWEIGHT VEHICLES REQUIRE AN OVERWEIGHT VEHICLE PERMIT FROM THE TOWN PRIOR TO TRAVELING ON TOWN STREETS.
29. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE IMPROVEMENTS FOR A MINIMUM OF TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE OF THE IMPROVEMENTS BY THE TOWN. IF A DEFECT OR DAMAGE TO ANY IMPROVEMENT GUARANTEE SHALL BE REMEDIED BY THE OWNER/CONTRACTOR TO THE SATISFACTION OF THE TOWN AT NO EXPENSE TO THE TOWN.
30. THE SOILS ENGINEER SHALL PERFORM SUFFICIENT INSPECTIONS DURING GRADING AND CONSTRUCTION SO THAT AN OPINION CAN BE RENDERED AND VERIFIED IN WRITING AS TO COMPLIANCE WITH THE PLANS AND CODES WITHIN THE SOILS ENGINEER'S PURVIEW.

TOWN GRADING NOTES:

1. ALL CONSTRUCTION ACTIVITIES THAT DISTURBS ONE OR MORE ACRES OF LAND, AS WELL AS ACTIVITIES THAT DISTURB LESS THAN ONE ACRE OF LAND, BUT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT, MUST COMPLY WITH BOTH LOCAL AND STATE REGULATIONS REGARDING EROSION CONTROL, STORMWATER MANAGEMENT, AND CONSTRUCTION SITES. OWNERS OR CONTRACTORS MUST OBTAIN A COLORADO STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) AND A STORMWATER QUALITY PERMIT FROM THE TOWN OF FIRESTONE. OWNERS AND OPERATORS SHALL:
 - A. MAINTAIN A COPY OF THE STORM WATER MANAGEMENT PLAN (SWMP) ONSITE AT ALL TIMES, THOUGH A DIGITAL COPY WILL SUFFICE. THE SWMP MUST BE MAINTAINED AND MADE AVAILABLE TO TOWN INSPECTORS UPON REQUEST.
 - B. INSTALL AND MAINTAIN EROSION, SEDIMENT, AND MATERIALS MANAGEMENT CONTROL BMPs AS SPECIFIED IN THE SWMP.
 - C. INSPECT ALL BEST MANAGEMENT PRACTICES (BMPs) AT LEAST EVERY SEVEN (7) DAYS OR EVERY FOURTEEN (14) DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER ANY PRECIPITATION OR SNOWMELT EVENT THAT CAUSES SURFACE RUNOFF.
 - D. MAINTAIN INSTALLATION AND MAINTENANCE RECORDS OF BMPs ONSITE WITH THE SWMP. COPIES OF THESE REPORTS SHALL BE PROVIDED TO THE TOWN ENGINEERING STAFF.
 - E. BASED ON INSPECTIONS PERFORMED BY THE PERMIT HOLDER OR BY TOWN PERSONNEL, MODIFICATIONS TO THE SWMP WILL BE NECESSARY IF AT ANY TIME THE SPECIFIED BMPs DO NOT MEET THE OBJECTIVES OF THE PERMIT. ALL MODIFICATIONS SHALL BE COMPLETED AS SOON AS PRACTICABLE AFTER THE REFERENCED INSPECTION, AND SHALL BE RECORDED ON THE OWNER'S COPY OF THE SWMP.
 - F. THE OPERATOR SHALL AMEND THE SWMP WHENEVER THERE IS A MINOR CHANGE TO ADDRESS A SPECIFIED CONTROL MEASURE THAT DOES NOT MEET THE REQUIREMENTS OF THE STORMWATER QUALITY PERMIT. SIGNIFICANT CHANGES IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO THE RECEIVING WATERS, OR IF THE SWMP PROVES TO BE INEFFECTIVE IN ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, A REVISED SWMP SHALL BE SUBMITTED TO THE TOWN ENGINEER.
 - G. INSTALLATION AND MAINTENANCE OF BMPs SHALL BE SUPERVISED BY PERSONNEL CERTIFIED IN EROSION AND SEDIMENT CONTROL.
2. ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF FIRESTONE "DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS OF PUBLIC IMPROVEMENTS", LATEST EDITION.
3. ALL GRADING AND FILLING OPERATIONS SHALL BE OBSERVED, INSPECTED AND TESTED BY A LICENSED SOILS ENGINEER. ALL TEST RESULTS SHALL BE SUBMITTED TO THE TOWN ENGINEERING STAFF.
4. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID ANY DAMAGE TO EXISTING FOLIAGE THAT LIES IN THE PROJECT AREA UNLESS DESIGNATED FOR REMOVAL AND SHALL BE LIABLE FOR SUCH DAMAGE AT HIS/HER EXPENSE.
5. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION/ELEMENTS.
6. TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR IMMEDIATE INSTALLATION. SEEDING WILL BE DONE ACROSS THE SLOPE FOLLOWING THE CONTOURS. VEGETATION SHALL CONFORM TO THE TOWN STANDARDS AND SPECIFICATIONS. PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION. SEEDED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH THE TOWN STANDARDS AND SPECIFICATIONS.
7. AT ALL TIMES, A WATER TRUCK SHALL BE ON-SITE AND THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
8. FILL SLOPES SHALL BE COMPACTED BY MEANS OF SHEEPSFOOT COMPACTOR OR OTHER SUITABLE EQUIPMENT. COMPACTING SHALL CONTINUE UNTIL SLOPES ARE STABLE AND THERE IS NOT AN APPRECIABLE AMOUNT OF LOOSE SOIL ON THE SLOPES.
9. TEMPORARY CUT/FILL SLOPES SHALL ABIDE BY THE SOILS REPORT. PERMANENT SLOPES SHALL BE AS SHOWN ON PLANS.
10. DEPTH OF MOISTURE-DENSITY CONTROL SHALL BE FULL DEPTH ON ALL EMBANKMENT AND SIX (6) INCHES ON THE BASE OF CUTS AND FILLS.
11. OUTLET SIDES OF ALL STORM PIPES SHALL BE GRADED TO DRAIN AND SHALL HAVE SUFFICIENT EROSION PROTECTION.
12. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE SITE GEOTECHNICAL ENGINEER WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:
 - A. INITIAL INSPECTION WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO (2) DAYS BEFORE ANY GRADING OR GRUBBING IS STARTED.
 - B. AFTER THE NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PLACED.
 - C. EXCAVATION INSPECTION AFTER THE EXCAVATION IS STARTED BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN (10) FEET.
 - D. FILL INSPECTION AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE FILL EXCEEDS TEN (10) FEET.
13. TEMPORARY CUT/FILL SLOPES SHALL NOT BE STEEPER THAN 2:1 (2H:1V). PERMANENT SLOPES SHALL NOT BE STEEPER THAN 4:1 (4H:1V) IN AREAS TO BE SEED OR SODDED.

TOWN SANITARY SEWER NOTES:

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

TOWN WATER NOTES:

- AT ALL POINTS OF CONNECTION OF NEW WATER MAINS TO EXISTING MAINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING AND VERIFYING LOCATION OF THE EXISTING MAINS PRIOR TO ANY CONSTRUCTION.
2. EXCEPT IN CASE OF AN EMERGENCY, VALVES ON THE TOWN OF FIRESTONE WATER SYSTEM SHALL BE OPERATED BY OR UNDER THE DIRECTION OF THE APPROPRIATE TOWN PERSONNEL. THE CONTRACTOR SHALL GIVE THE TOWN ENGINEERING STAFF 48 HOURS NOTICE TO ARRANGE FOR OPERATING VALVES. BOTH THE CONTRACTOR AND THE APPROPRIATE TOWN PERSONNEL SHALL BE PRESENT WHEN THE VALVES ARE OPERATED.
3. **WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET.** WHEN A TEN (10) FOOT SEPARATION IS NOT PROVIDED OR WHEN SEWER LINES CROSS WATER LINES WITH LESS THAN ONE AND ONE-HALF (1 1/2) FEET OF VERTICAL SEPARATION, SEWER LINE JOINTS SHALL BE CONCRETE ENCASED. FOR PERPENDICULAR CROSSINGS, ENCASED JOINTS SHALL EXTEND TEN (10) FEET, PERPENDICULAR TO THE WATER LINE IN BOTH DIRECTIONS.
4. ALL WATER LINES SHALL HAVE A MINIMUM OF FOUR AND ONE-HALF (4 1/2) FEET OF COVER AND BE LOCATED A MINIMUM OF TEN (10) FEET FROM THE SANITARY SEWER AND THREE (3) FEET FROM THE EDGE OF CONCRETE CURB AND GUTTER PAN.
5. CHANGES IN DIRECTION OF WATERLINE PIPE SHALL REQUIRE BENDS IN ALL INSTANCES. AXIAL DEFLECTION AT THE JOINTS SHALL NOT BE ALLOWED.
6. WHEN IT IS NECESSARY TO DEPRESS WATER LINES AT UTILITY CROSSINGS, A MINIMUM CLEARANCE OF ONE AND ONE-HALF (1-1/2) FEET SHALL BE MAINTAINED BETWEEN OUTSIDES OF PIPE.
7. DISTANCES FOR WATER LINES ARE THE HORIZONTAL DISTANCE BETWEEN THE CENTERS OF THE FITTINGS. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
8. ALL WATER LINE VALVES SHALL BE SET ADJACENT TO THE TEE, EXCEPT FOR POINTS THAT FALL IN THE FLOW LINE OF A CONCRETE CROSS PAN. IN WHICH CASE, THE VALVE SHALL BE LOCATED SO THAT SURFACE DRAINAGE DOES NOT INFILTRATE THE VALVE BOX. VALVE BOXES SHALL BE SET AT AN ELEVATION IN ACCORDANCE WITH TOWN PAVING REQUIREMENTS.
9. ALL WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC) PRESSURE PIPE UNLESS SPECIFIED OTHERWISE. NOMINAL PVC PIPE SIZES 8-INCH THROUGH 12-INCH SHALL CONFORM TO ALL REQUIREMENTS OF AWWA STANDARD C-900, PRESSURE CLASS 150 (DR18). NOMINAL PVC PIPE SIZES 16-INCH THROUGH 24-INCH SHALL CONFORM TO ALL REQUIREMENTS OF AWWA STANDARD C-905, PRESSURE CLASS 165 (DR25). ALL PVC PIPES SHALL HAVE OUTSIDE DIAMETERS EQUIVALENT TO CAST IRON PIPE.
10. FIRE HYDRANT ASSEMBLY INCLUDES THE FIRE HYDRANT, SIX (6) INCH VALVE, AND SIX (6) INCH PIPE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE TOWN STANDARDS AND SPECIFICATIONS.
11. ALL FITTINGS SHALL BE MADE FROM DUCTILE IRON, FURNISHED WITH MECHANICAL JOINT ENDS OR INTEGRAL RESTRAINED JOINTS, AND SHALL HAVE A PRESSURE RATING OF 350 PSI.
12. POLYETHYLENE WRAPPING SHALL BE INSTALLED AROUND ALL DUCTILE IRON PIPES, FITTINGS, VALVES, FIRE HYDRANT BARRELS AND ROD AND CLAMPS. THE POLYETHYLENE SHALL HAVE A MINIMUM THICKNESS OF EIGHT (8) MILS, IN ACCORDANCE WITH AWWA STANDARD C-105.
13. ALL WATER LINE PIPE SHALL BE PROVIDED WITH A MINIMUM GAGE SIZE OF 12 SINGLE STRAND INSULATED COPPER WIRE. SPLICES IN TRACER WIRE SHALL BE CAPPED IN WATER PROOF GEL CAP TYPE CONNECTORS SUITED FOR DIRECT BURIAL APPLICATION (3M TYPE DBY6 LOW VOLTAGE OR EQUAL). WIRE SHALL BE ATTACHED TO TOP OF WATER LINE WITH 2-INCH WIDE PVC TAPE AT 5-FT INTERVALS ALONG PIPE. TRACER WIRE SHALL EXTEND TO THE SURFACE AND BE COILED IN A LOCATE BOX AT THE BACKSIDE OF EITHER EACH FIRE HYDRANT OR VALVE. UNDER THE SUPERVISION OF TOWN ENGINEERING STAFF, TEST SHALL BE MADE BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION TO INSURE THAT THE TRACER WIRES CARRY A CONTINUOUS CURRENT BETWEEN ALL ACCESS POINTS.
14. WARNING TAPE SHALL BE INSTALLED 12" MINIMUM AND 18" MAXIMUM ABOVE WATER PIPE.
15. BEDDING MATERIAL SHALL CONFORM TO TOWN STANDARDS AND SPECIFICATIONS.
16. VALVES SHALL OPEN COUNTER CLOCKWISE. VALVES 12-INCH AND SMALLER SHALL BE RESILIENT SEAT GATE VALVES. LARGER VALVES SHALL BE BUTTERFLY VALVES.
17. VALVE BOXES SHALL BE RAISED TO ONE-FOURTH (1/4) INCH BELOW GRADE AFTER COMPLETION OF SURFACE PAVING OR FINAL GRADING. VALVE BOXES IN NON-PAVED AREAS SHALL HAVE A CONCRETE COLLAR AROUND THE VALVE LID IN ACCORDANCE WITH THE DETAIL.
18. ALL SERVICE LINE TAPS SHALL HAVE DOUBLE STRAP BRASS TAPPING SADDLES. (ROMAC 202B OR APPROVED EQUAL).
19. ALL RESIDENTIAL WATER TAPS SHALL BE FIVE-EIGHTHS (5/8) INCH OR AS REQUIRED BY THE CURRENT BUILDING CODE.
20. ALL WATER SERVICE LATERALS SHALL EXTEND FIVE (5) FEET BEYOND RIGHT OF WAY OR UTILITY EASEMENTS, WHICHEVER IS GREATER. THE ENDS SHALL BE MARKED BY A BLUE PAINTED WOOD POST UNTIL CURB AND GUTTER IS IN PLACE. WHEN CURB AND GUTTER IS IN PLACE THE LATERALS SHALL BE MARKED ON THE CONCRETE CURB FACE WITH A "V" OR "W".
21. CONCRETE THRUST BLOCKS AND/OR "MEGA-LUG" MECHANICAL RESTRAINTS ARE REQUIRED AT ALL MECHANICAL FITTINGS. THRUST BLOCKS MAY NOT BE REQUIRED IF PIPE RESTRAINT IS PROVIDED IN ACCORDANCE WITH RESTRAINED PIPE DETAIL.
22. NO WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY TOWN ENGINEERING STAFF.
23. ONLY ONE CONNECTION TO THE EXISTING WATER DISTRIBUTION SYSTEM SHALL BE MADE UNTIL ALL HYDROSTATIC TESTING, CHLORINATION AND FLUSHING HAS BEEN COMPLETED.
24. DISINFECTION AND HYDROSTATIC TESTING SHALL BE DONE IN THE PRESENCE OF A TOWN ENGINEERING STAFF. CONTACT THE TOWN ENGINEERING DIVISION FORTY- EIGHT (48) HOURS PRIOR TO DISINFECTING AND/OR TESTING.
25. DISINFECTION AND FLUSHING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF HEALTH AND THE PROCEDURE SET FORTH IN AWWA C651, "STANDARD FOR DISINFECTING WATER MAINS". THE CHLORINATION OF THE WATER LINE SHALL BE PERFORMED PRIOR TO THE HYDROSTATIC TESTING. ALL VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES SHALL BE OPERATED WHILE PIPELINE IS FILLED WITH THE CHLORINATING AGENT TO INSURE THAT HIGH CHLORINE CONTACT IS MADE WITH ALL INTERNAL SURFACES.
26. TWO TWENTY-FOUR (24) HOUR BACTERIOLOGICAL TESTS, FROM MULTIPLE POINTS TO BE DETERMINED BY THE TOWN ENGINEER, FOR TOTAL COLIFORM BACTERIA SHALL BE PERFORMED BY THE TOWN A MINIMUM OF 24 HOURS APART. IF EITHER OF THESE TESTS FAIL, THE LINE SHALL BE RE-CHLORINATED, RE-FLUSHED AND THEN RETESTED. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR REIMBURSING THE TOWN FOR ALL COSTS ASSOCIATED WITH THE WATER QUALITY TESTING.

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



Arris Architecture, LLC
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Loveland, CO 80538

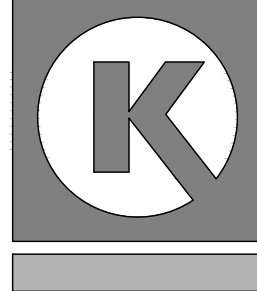
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PREPARED FOR



CIRCLE K STORES, INC

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

[illegible]

ESC PROJECT NO. E-20-00

SHEET TITLE
CONSTRUCTION
NOTES

SHEET NO.

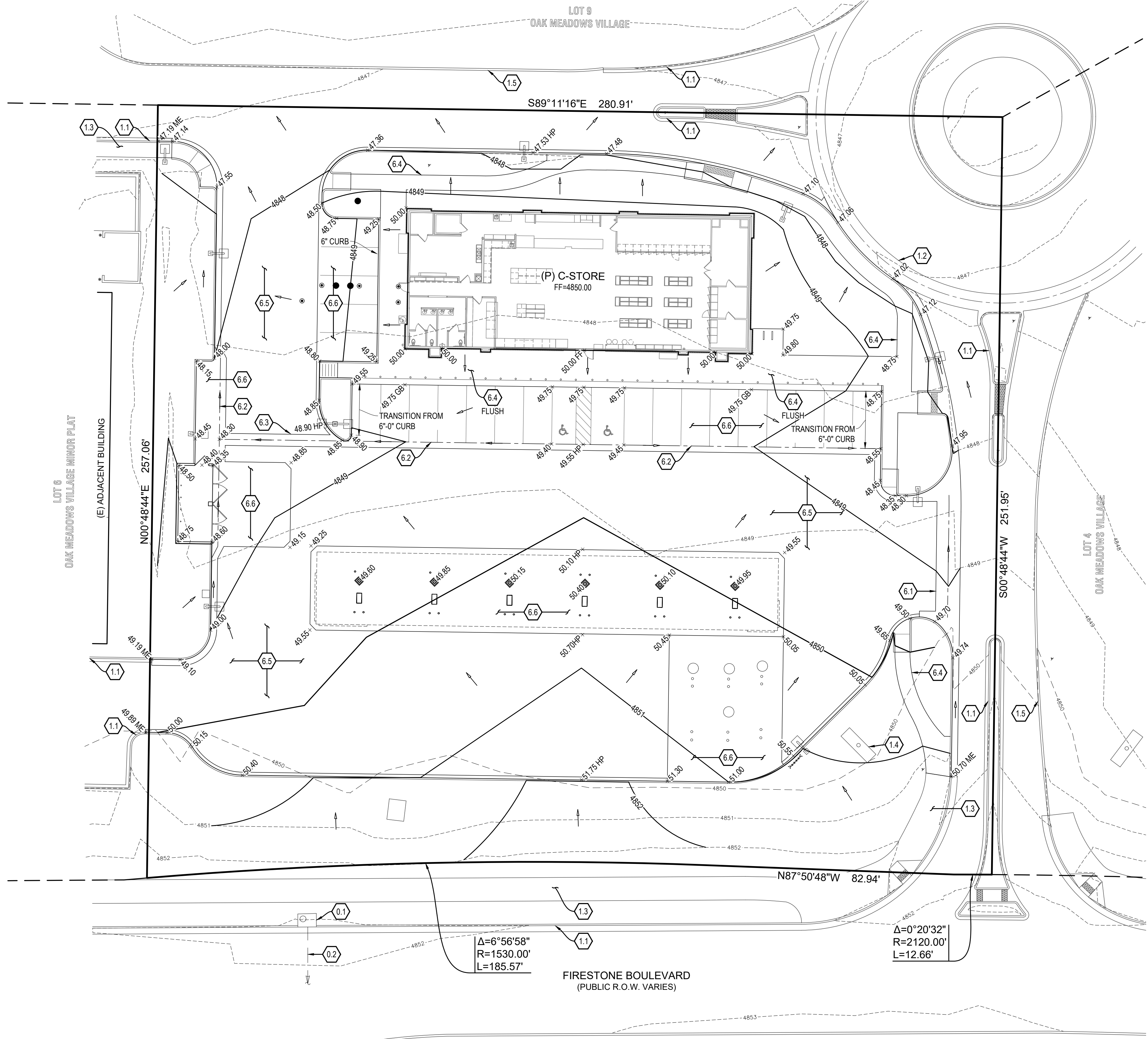
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FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
LOT 5, OAK MEADOWS VILLAGE MINOR PLAT, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 8 OF 24



LEGEND

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

Scale: 1" = 20'
1' Contour Interval

GRADING PLAN KEYNOTE LEGEND:

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

GENERAL NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, SIZE, NUMBER, AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MEASUREMENTS TAKEN IN THE FIELD AND RECORDS OF THE VARIOUS UTILITY COMPANIES. THIS INFORMATION IS NOT TO BE RELIED ON TO BE COMPLETE OR EXACT. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST UTILITIES BE LOCATED AND MARKED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.
- ALL CONSTRUCTION OR CONSTRUCTION STAKING FOR THIS PROJECT SHALL BE DONE PER THE SIGNED AND APPROVED CIVIL CONSTRUCTION PLANS. ENGINEERING SERVICE COMPANY IS NOT LIABLE FOR ANY DISCREPANCIES BETWEEN ANY BID SET AND/OR BUILDING SET AND THE APPROVED CIVIL CONSTRUCTION PLANS.

BENCHMARK:

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

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

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PREPARED FOR:

K

CIRCLE K STORES, INC.

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

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

ESC PROJECT NO. E-20-008

SHEET TITLE
GRADING PLAN

SHEET NO.
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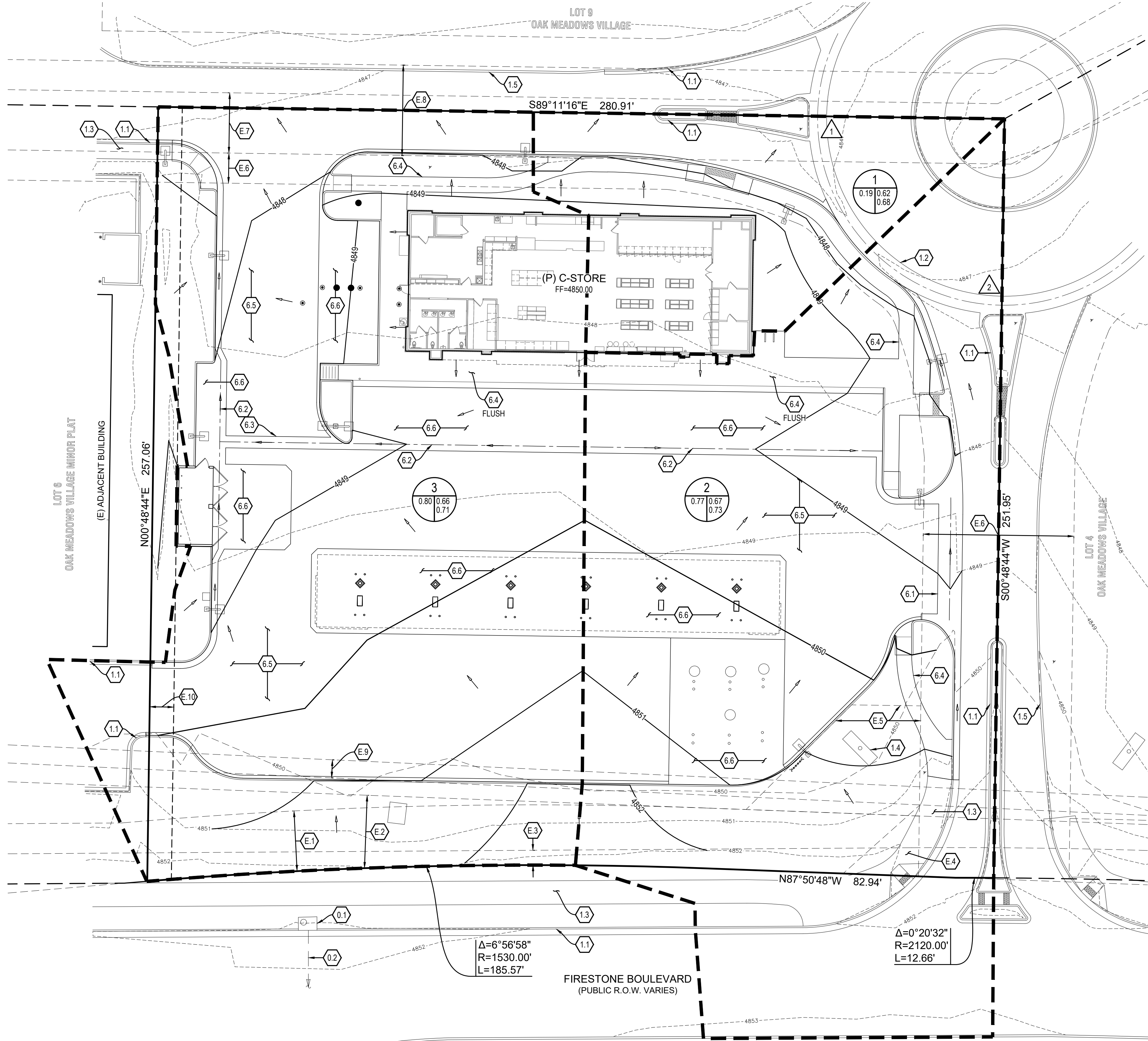
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FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.

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



LEGEND

— STS —

(E) STORM SEWER LINE

--- 4800 ---

(E) CONTOUR LINE

— 4800 —

(P) CONTOUR LINE

BASIN LINE

=====

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

=====

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

→

OVERLAND DRAINAGE
FLOW ARROW

(E)

EXISTING ITEMS

(P)

PROPOSED ITEMS

HP

HIGH POINT

1

DESIGN POINT (D.P.)

A

BASIN DESIGNATION

0.00 0.00 0.00

C5
C100

2 12 30

0 6 20 40

Scale: 1" = 20'
1' Contour Interval

DRAINAGE PLAN KEYNOTE LEGEND:

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

EASEMENT KEYNOTE LEGEND:

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

GENERAL NOTES:

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

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

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

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

K

CIRCLE K STORES, INC.

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

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

ESC PROJECT NO. E-20-008

SHEET TITLE
DRAINAGE
PLAN

SHEET NO.
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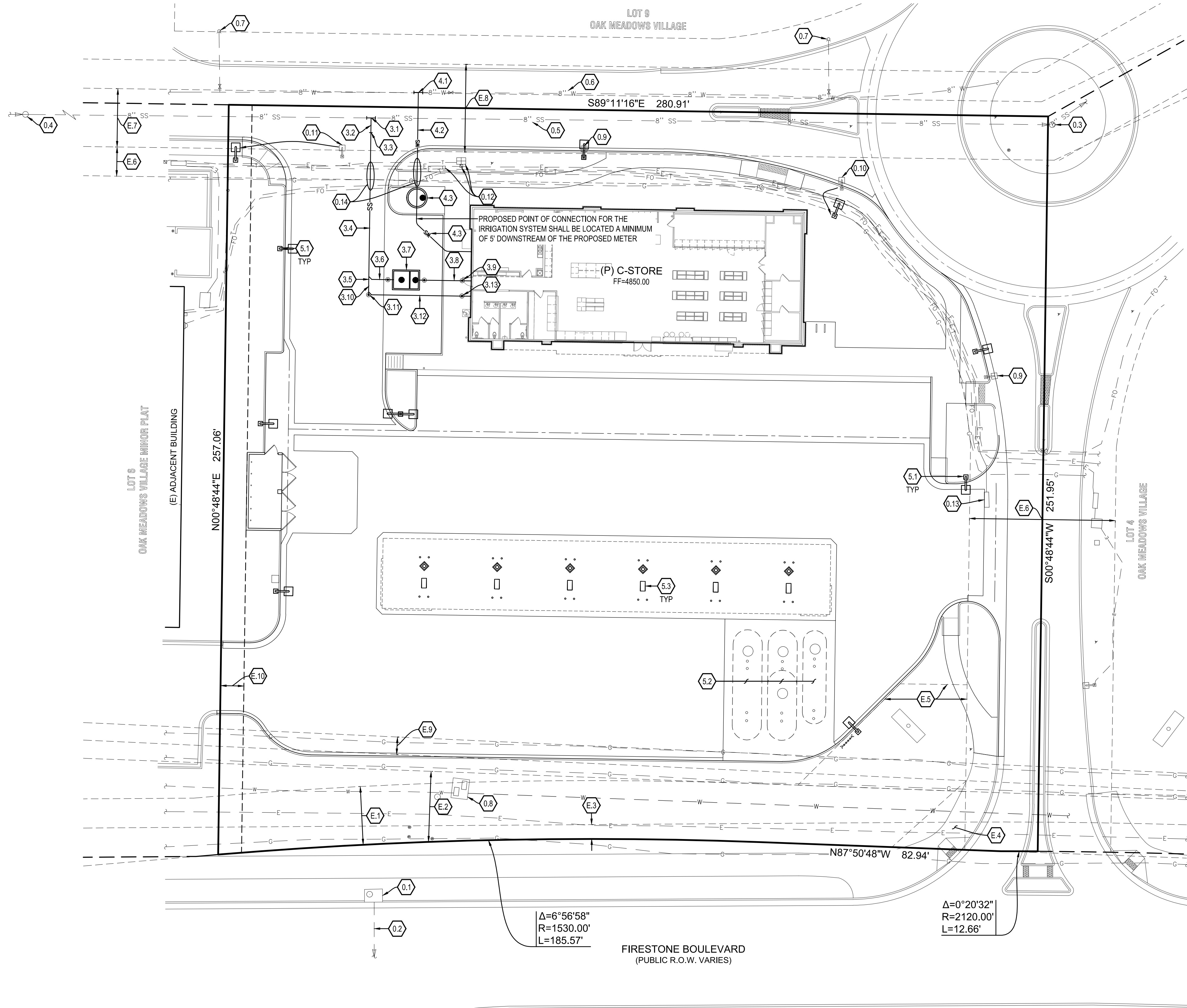
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FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.

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



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

LEGEND

— E — (E) ELECTRICAL LINE

— FO — (E) FIBER-OPTIC LINE

— G — (E) GAS LINE

— SS — (E) SANITARY SEWER LINE

— STS — (E) STORM SEWER LINE

— T — (E) TELEPHONE LINE

— W — (E) WATER LINE

⊞ (E) COMMUNICATIONS VAULT

□ (E) COMMUNICATIONS PEDESTAL

⋈ (E) FIRE HYDRANT

○ (E) MANHOLE

⋈ (E) WATER VALVE

(E) EXISTING ITEMS

(P) PROPOSED ITEMS

UTILITY PLAN KEYNOTE LEGEND:

ITEM DESCRIPTION

EXISTING ITEMS (E)

0.1 (E) STORM INLET

0.2 (E) STORM SEWER LINE

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

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

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

0.6 (E) 8" WATER MAIN

0.7 (E) FIRE HYDRANT

0.8 (E) IRRIGATION BOXES

0.9 (E) LIGHT POLE, PROTECT DURING CONSTRUCTION

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

0.11 (E) LIGHT POLE TO BE RELOCATED

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

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

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

PROPOSED ITEMS (P)

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

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

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

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

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

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

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

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

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

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

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

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

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

4.1 (P) 1.5" CORP STOP

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

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

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

5.1 (N) LIGHT POLE

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

5.3 (N) FUEL PUMP, DESIGNED BY OTHERS

EASEMENT KEYNOTE LEGEND:

ITEM DESCRIPTION

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

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

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

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

E.5 (E) LANDSCAPE, IRRIGATION & MONUMENT SIGN EASEMENT, (REC. NO. 3406699)

E.6 (E) ACCESS, UTILITY & DRAINAGE EASEMENT, (REC. NO. 3406699)

E.7 (E) NON-EXCLUSIVE UTILITY EASEMENT, (REC. NO. 3394481)

E.8 (E) EXCLUSIVE ACCESS, SEWER & WATER EASEMENT, (REC. NO. 3406699)

E.9 (E) 6' GAS PIPELINE EASEMENT, (REC. NO. 2980319)

E.10 (P) 8' UTILITY EASEMENT

GENERAL NOTES:

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

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

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

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

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PREPARED FOR:

K

CIRCLE K STORES, INC.

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

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

ESC PROJECT NO. E-20-008

SHEET TITLE
UTILITY PLAN

SHEET NO.
10 OF 24

Know what's below.
Call before you dig.

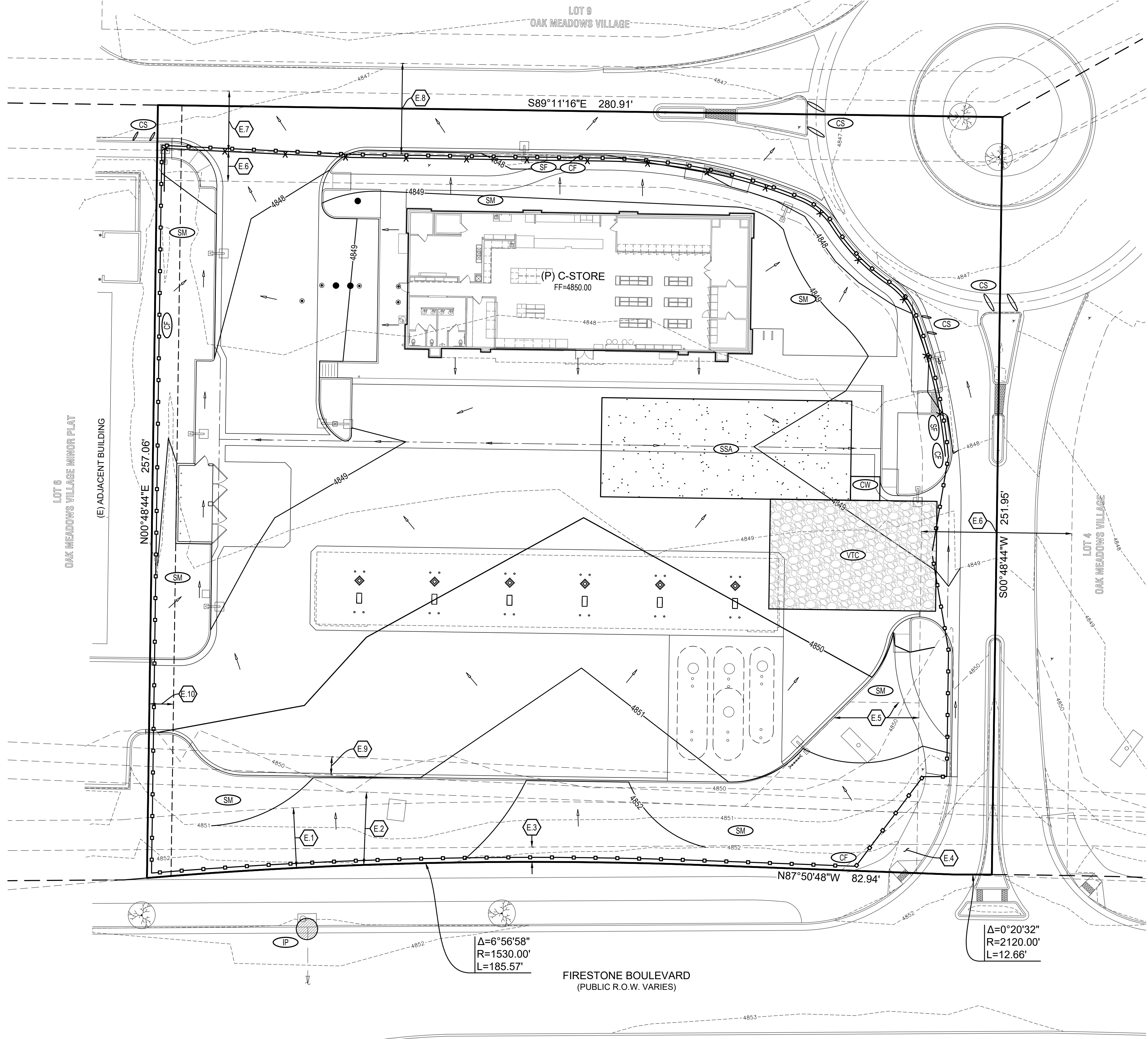
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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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

LOT 5, OAK MEADOWS VILLAGE MINOR PLAT, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 11 OF 24



LEGEND

4800

(E) CONTOUR LINE

4800

(P) CONTOUR LINE

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

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

OVERLAND DRAINAGE
FLOW ARROW

(E)

EXISTING ITEMS

(P)

PROPOSED ITEMS

CF

CONSTRUCTION FENCE

CS

CURB SOCKS

CW

CONCRETE WASHOUT

IP

INLET PROTECTION

SF

SILT FENCE

SM

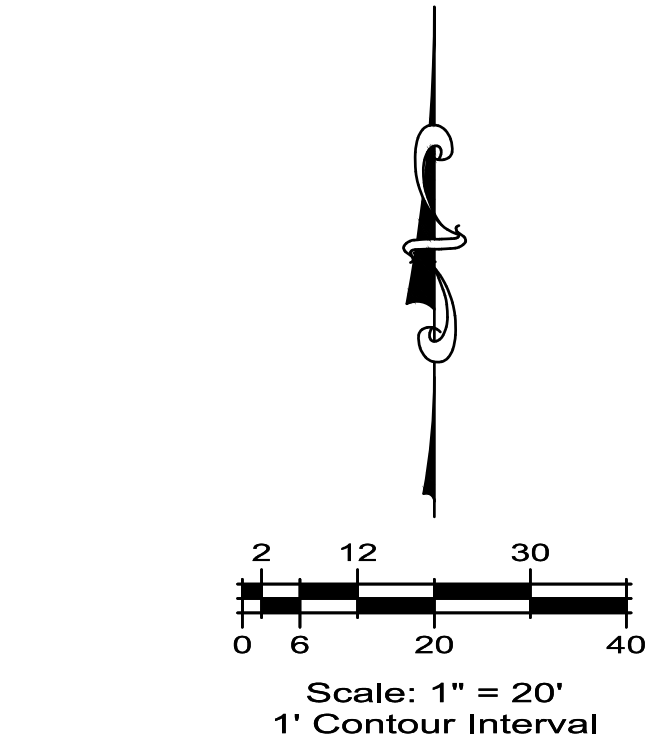
SEED & MULCH

SSA

STABILIZED STAGING AREA

VTC

VEHICLE TRACKING CONTROL



- EASEMENT KEYNOTE LEGEND:
- | # | ITEM DESCRIPTION |
|------|--|
| E.1 | (E) 20' LANDSCAPE, IRRIGATION & MONUMENT SIGN EASEMENT, (REC. NO. 3406699) |
| E.2 | (E) PERMANENT DRAINAGE EASEMENT, (REC. NO. 2688883) |
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| E.9 | (E) 6' GAS PIPELINE EASEMENT, (REC. NO. 2980319) |
| E.10 | (P) 8' UTILITY EASEMENT |
- GENERAL NOTES:
1.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, SIZE, NUMBER, AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MEASUREMENTS TAKEN IN THE FIELD AND RECORDS OF THE VARIOUS UTILITY COMPANIES. THIS INFORMATION IS NOT TO BE RELIED ON TO BE COMPLETE OR EXACT. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST UTILITIES BE LOCATED AND MARKED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.
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3.

REFER TO THE TOWN OF FIRESTONE AND THE URBAN DRAINAGE & FLOOD CONTROL DISTRICT FOR THE EROSION CONTROL STANDARDS, SPECIFICATIONS AND DETAILS.

BENCHMARK:

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

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

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T/F 1.877.273.0659

PREPARED FOR:

K

CIRCLE K STORES, INC.

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

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

ESC PROJECT NO. E-20-008

SHEET TITLE
EROSION
CONTROL
PLAN

SHEET NO.
11 OF 24

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

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

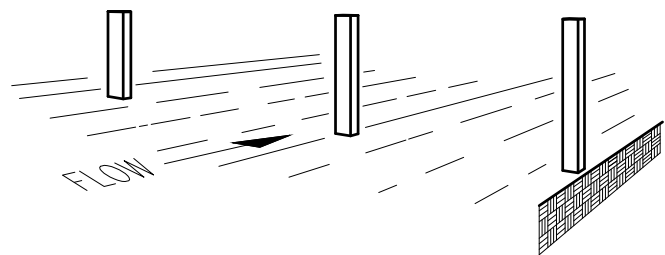
DEFINITION

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

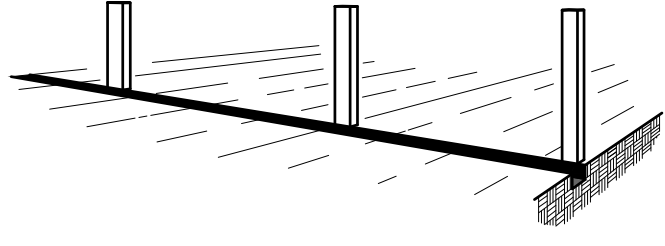
PURPOSES

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

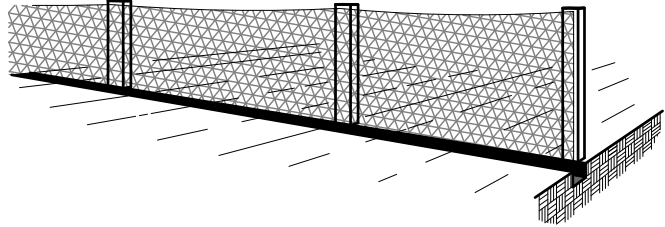
- SET THE STAKES.



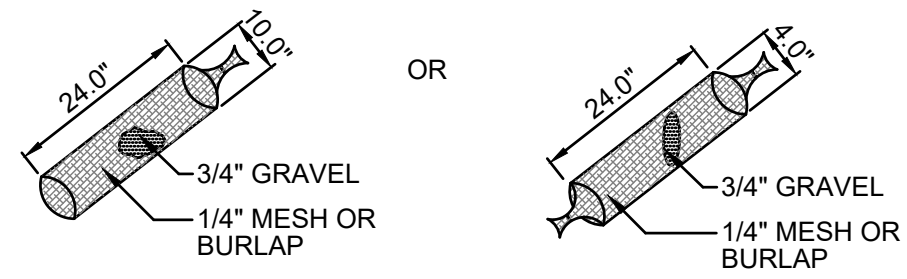
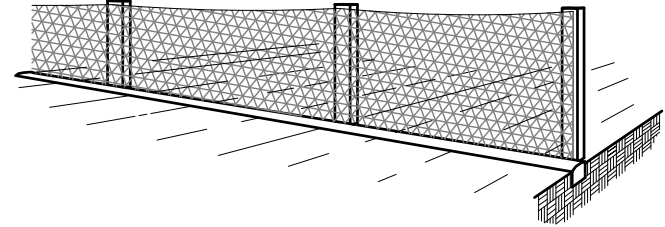
- EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



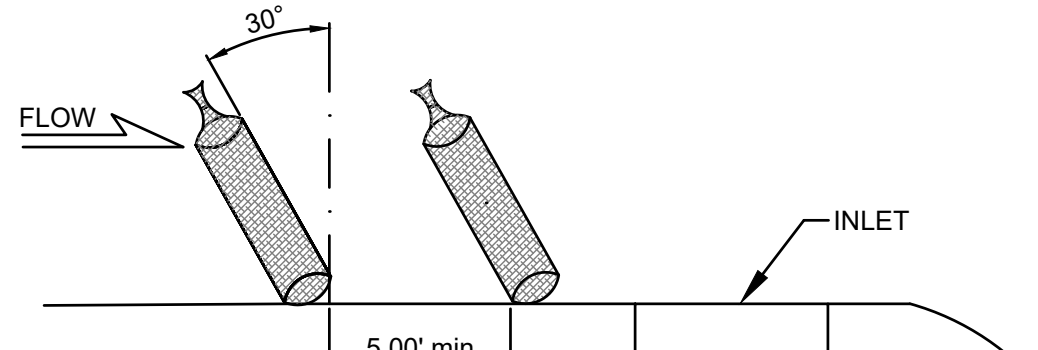
- STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.



- BACKFILL AND COMPACT THE EXCAVATED SOIL.



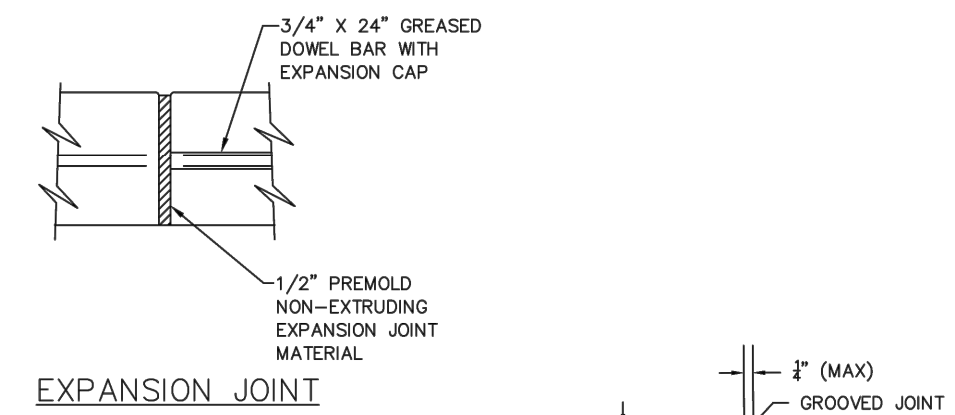
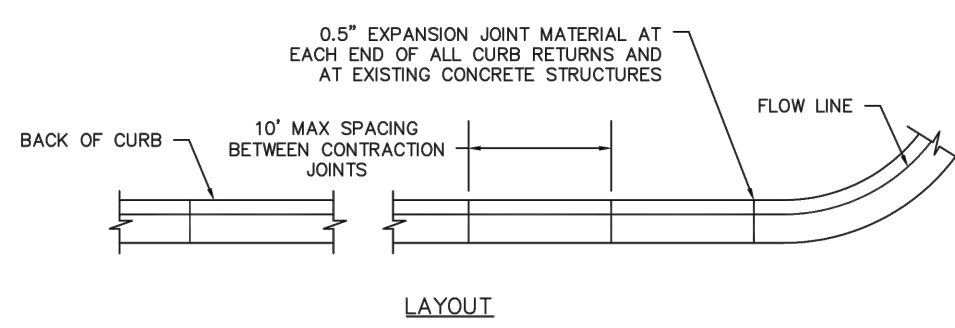
DETAIL 1



DETAIL 2

NOTES:

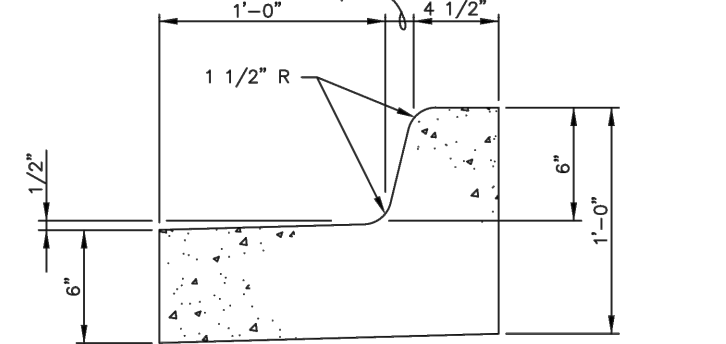
- SOCKS WILL BE USED UPGRADIENT OF INLET PERPENDICULAR TO AND FLUSH WITH CURB.
- NO LESS THAN TWO 10-INCH SOCKS MUST BE USED IN SEQUENCE, SPACED NO MORE THAN FIVE FEET APART, UPGRADIENT OF INLET. NO LESS THAN SIX SOCKS SHALL BE USED IF THE 4-INCH SOCK SIZE IS CHOSEN.
- INCLINE AT 30 DEGREES FROM THE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



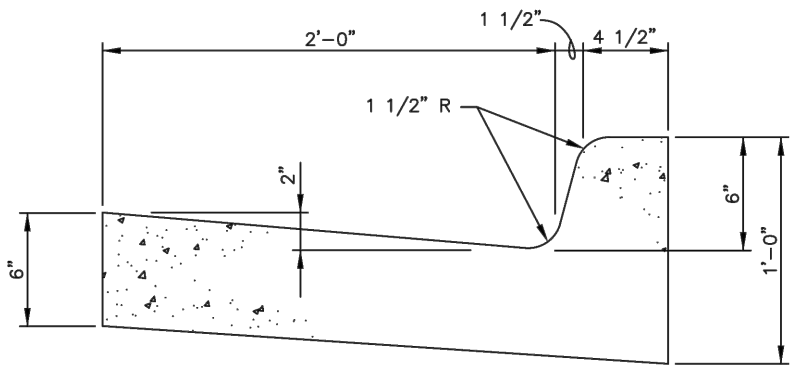
NOTES:

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

CURB AND GUTTER JOINT DETAIL



MEDIAN CURB & GUTTER SPILL



VERTICAL CURB & GUTTER CATCH

NOTE:

- SUBGRADE TO BE COMPACTED TO 95% MODIFIED PROCTOR.

VERTICAL CURB SECTION

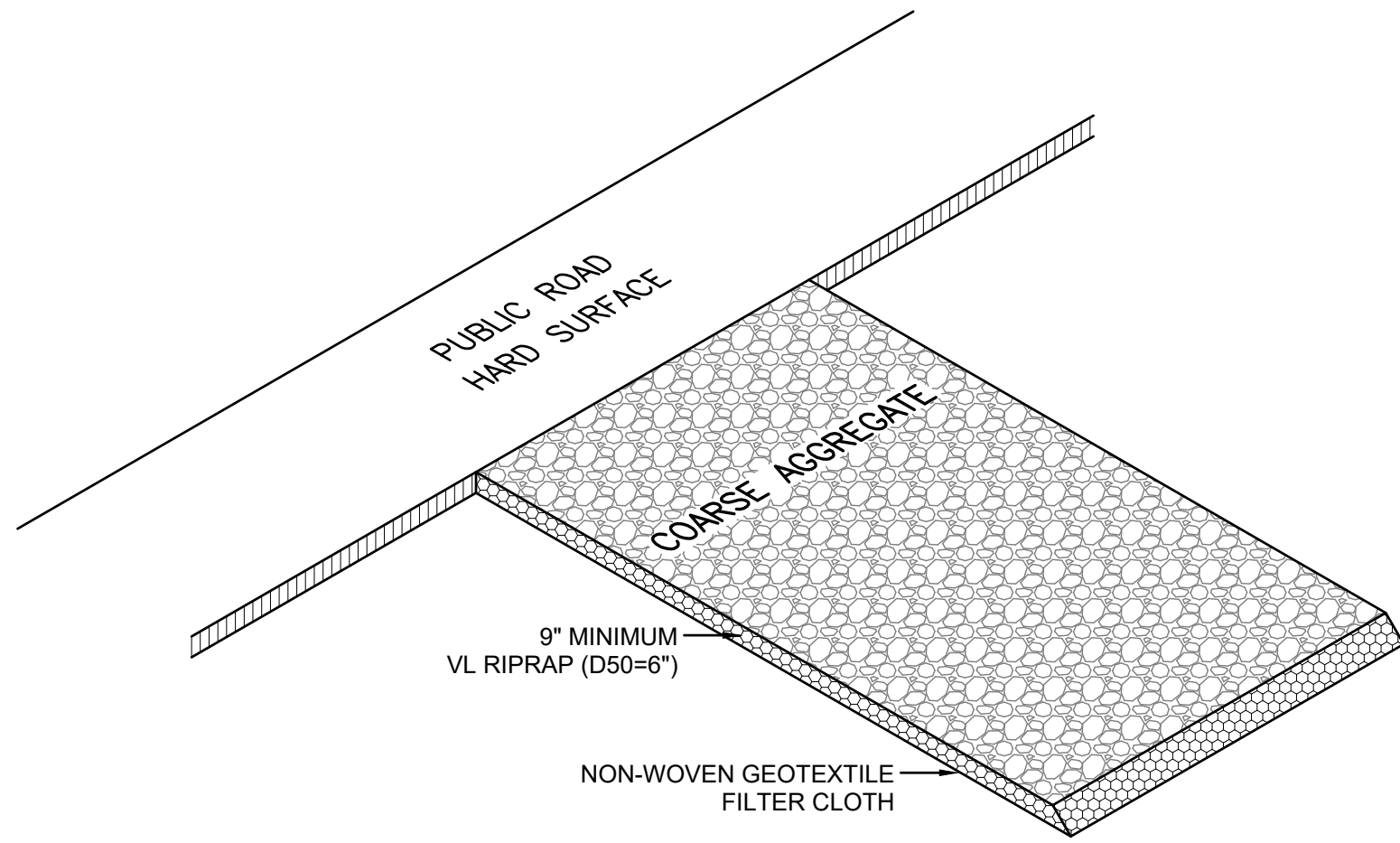


DEFINITION

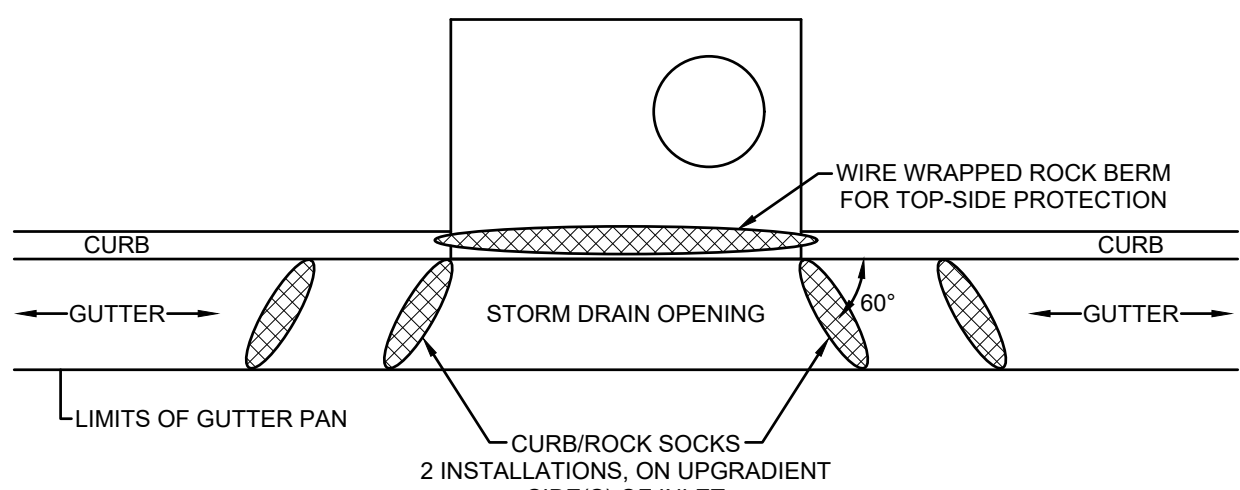
A STONE STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE.

PURPOSE

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

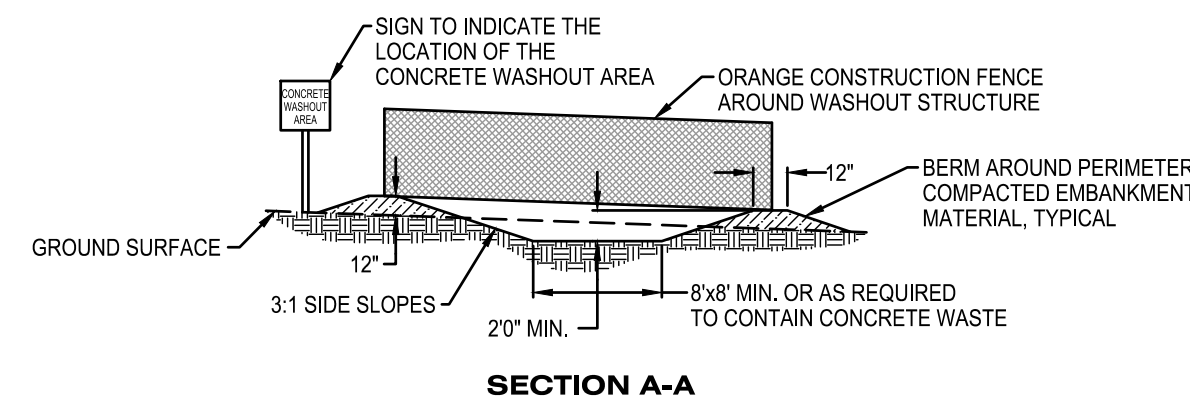


DETAIL 2 VEHICLE TRACKING CONTROL PAD
SCALE: NTS

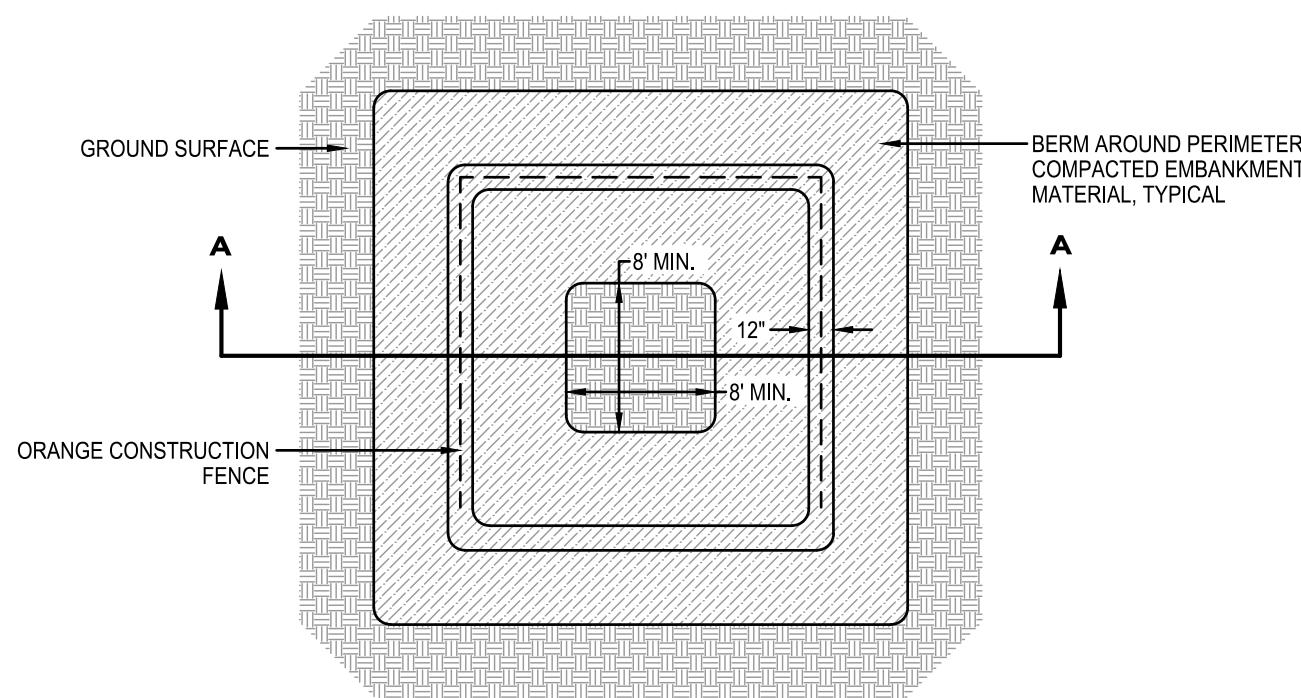


DETAIL 3 INLET PROTECTION
SCALE: NTS

DETAIL 4 CURB SOCKS
SCALE: NTS



SECTION A-A

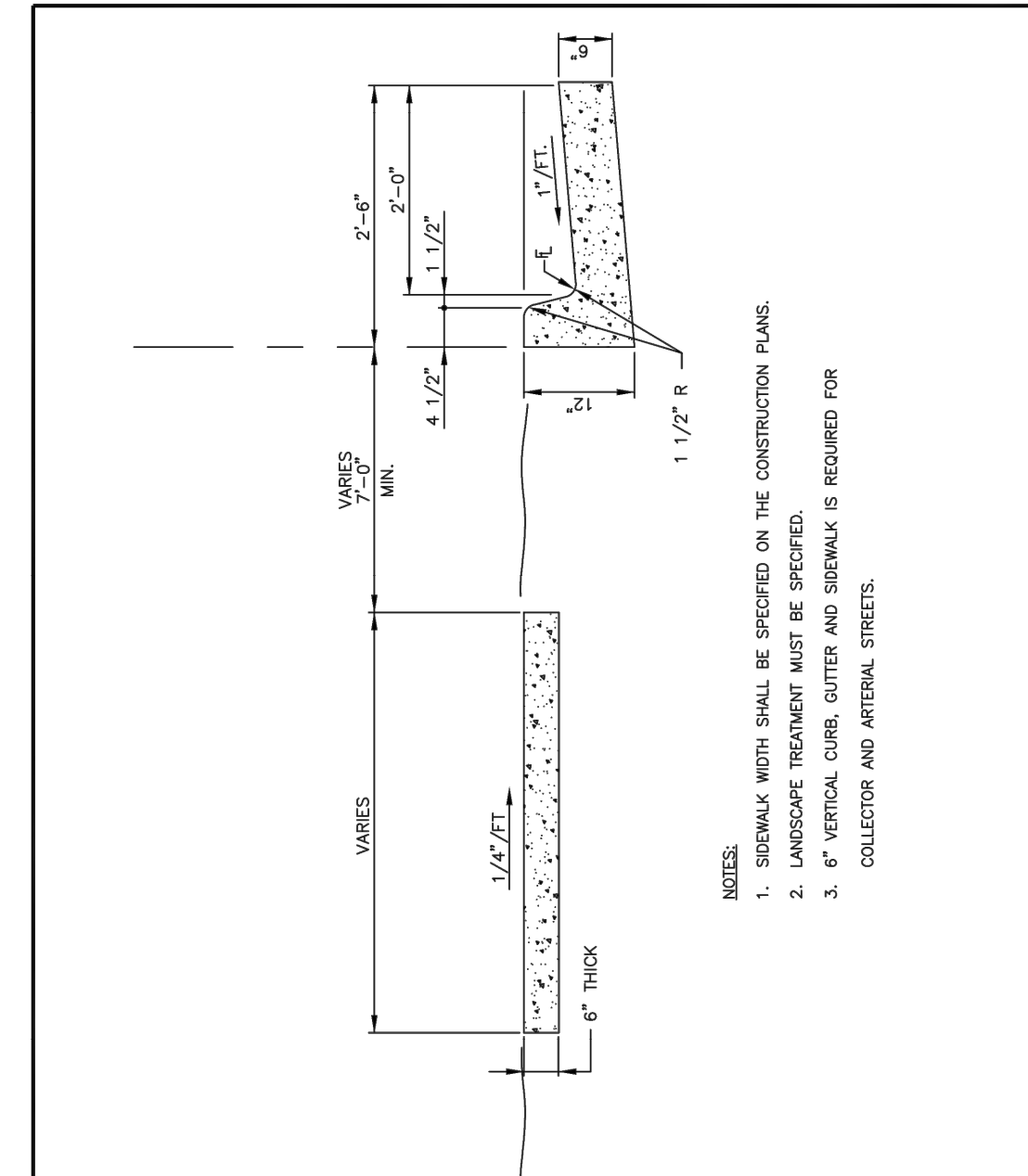


PLAN VIEW

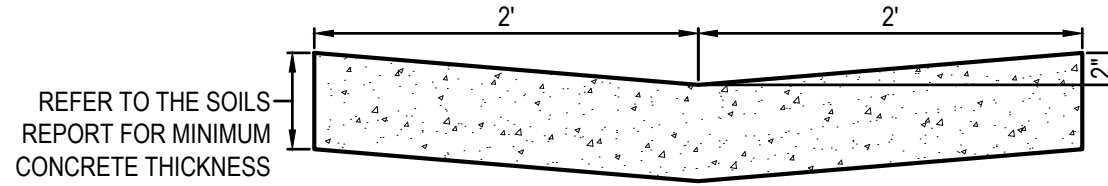
NOTES:

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

DETAIL 5 CONCRETE WASHOUT AREA
SCALE: NTS



6" VERTICAL CURB, GUTTER AND DETACHED WALK



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

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

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

SHEET 12 OF 24



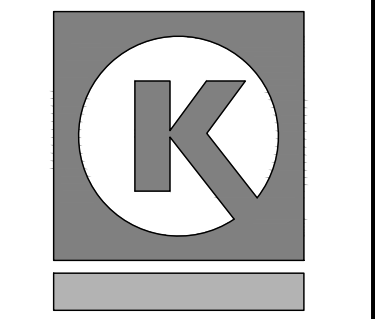
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T/F 1.877.273.0659

PREPARED FOR:



CIRCLE K STORES, INC.

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

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

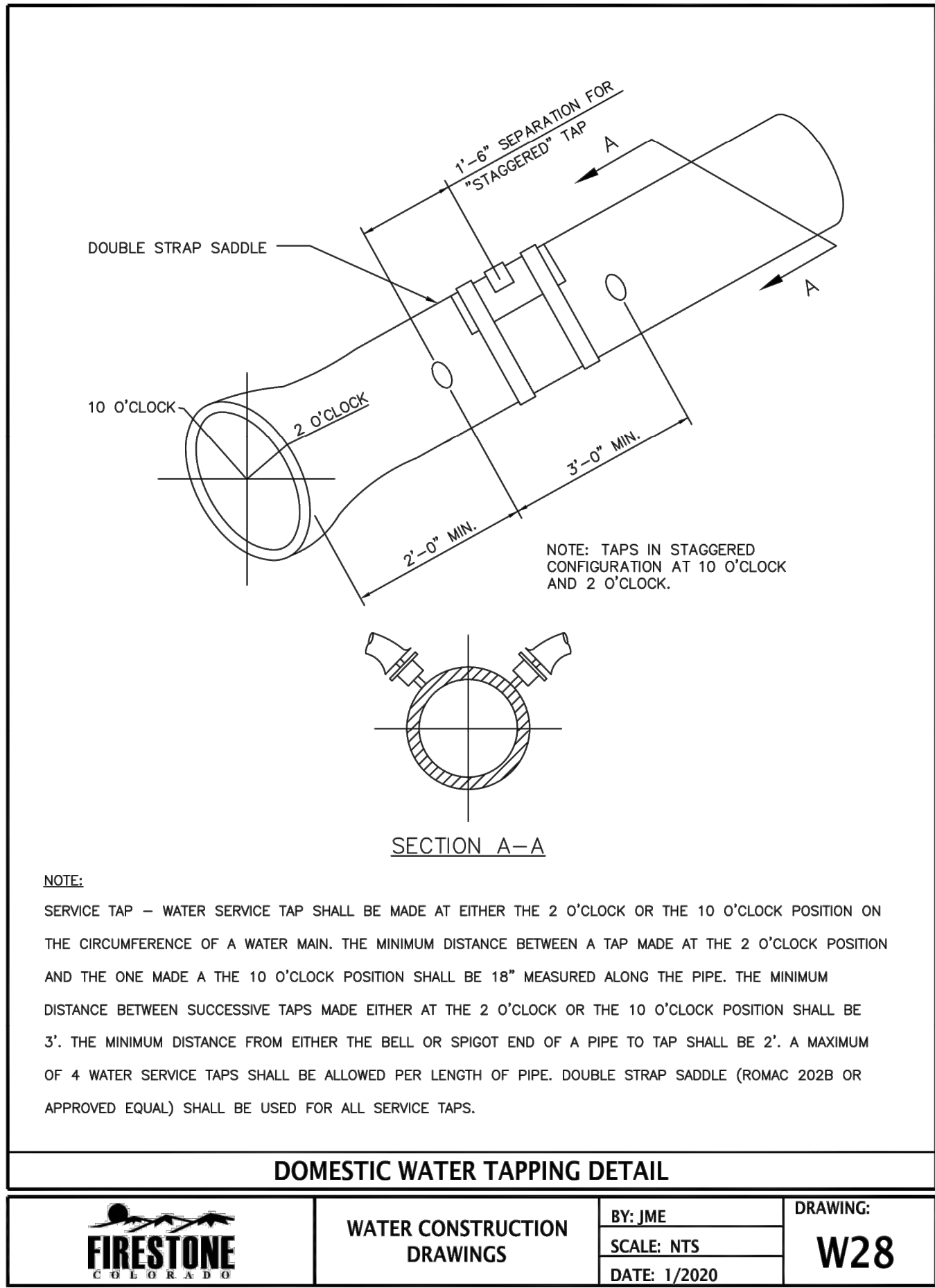
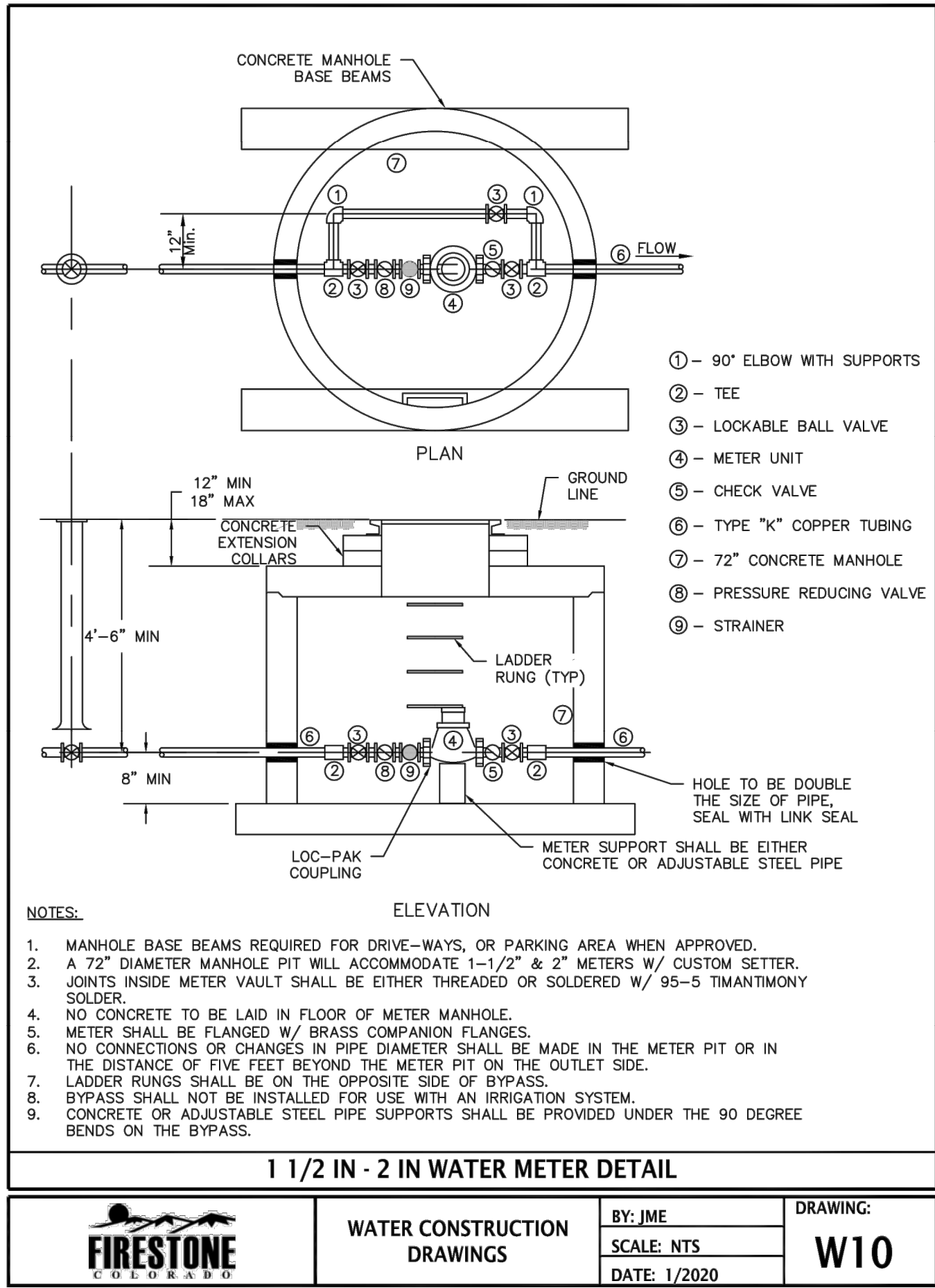
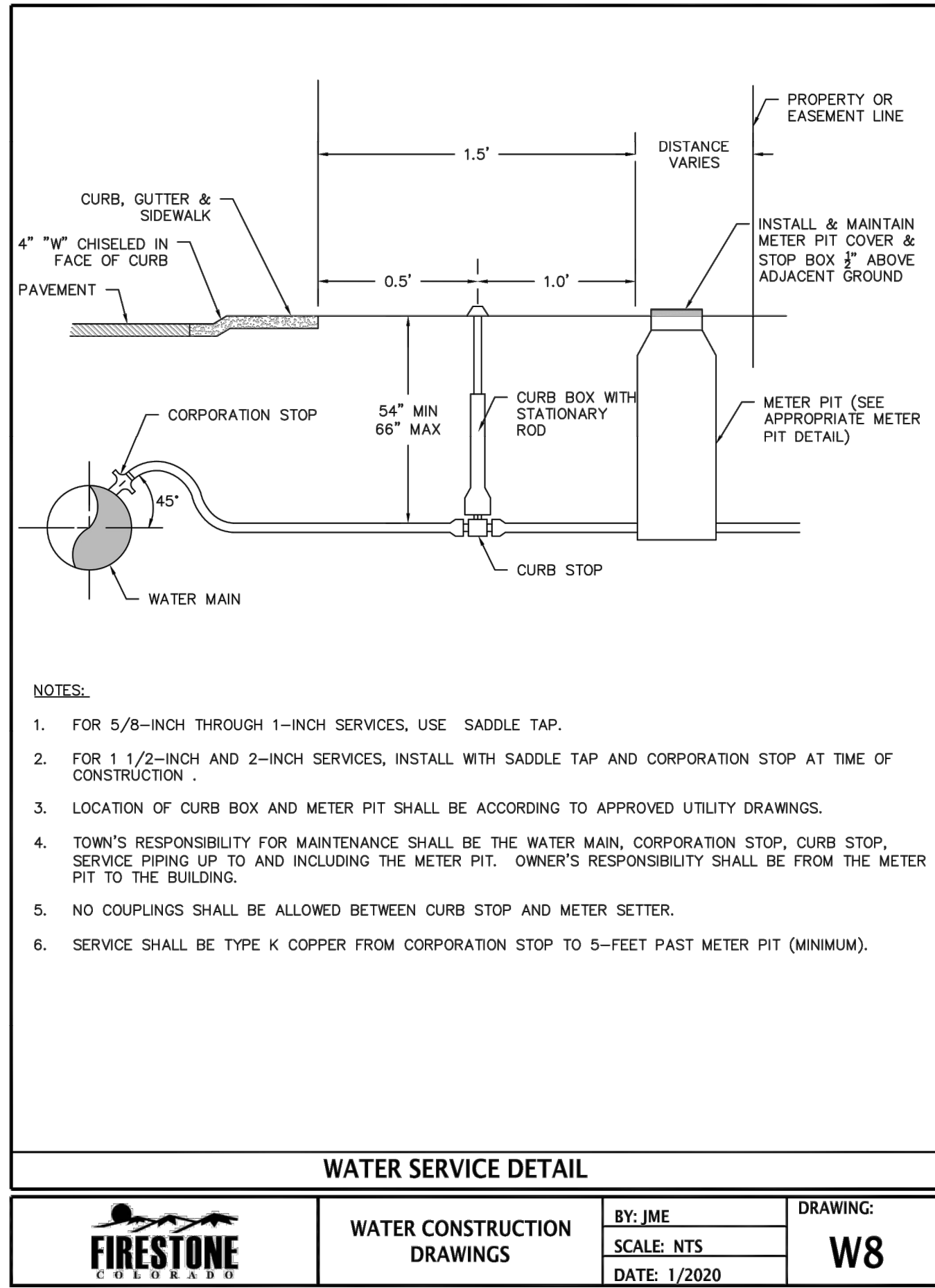
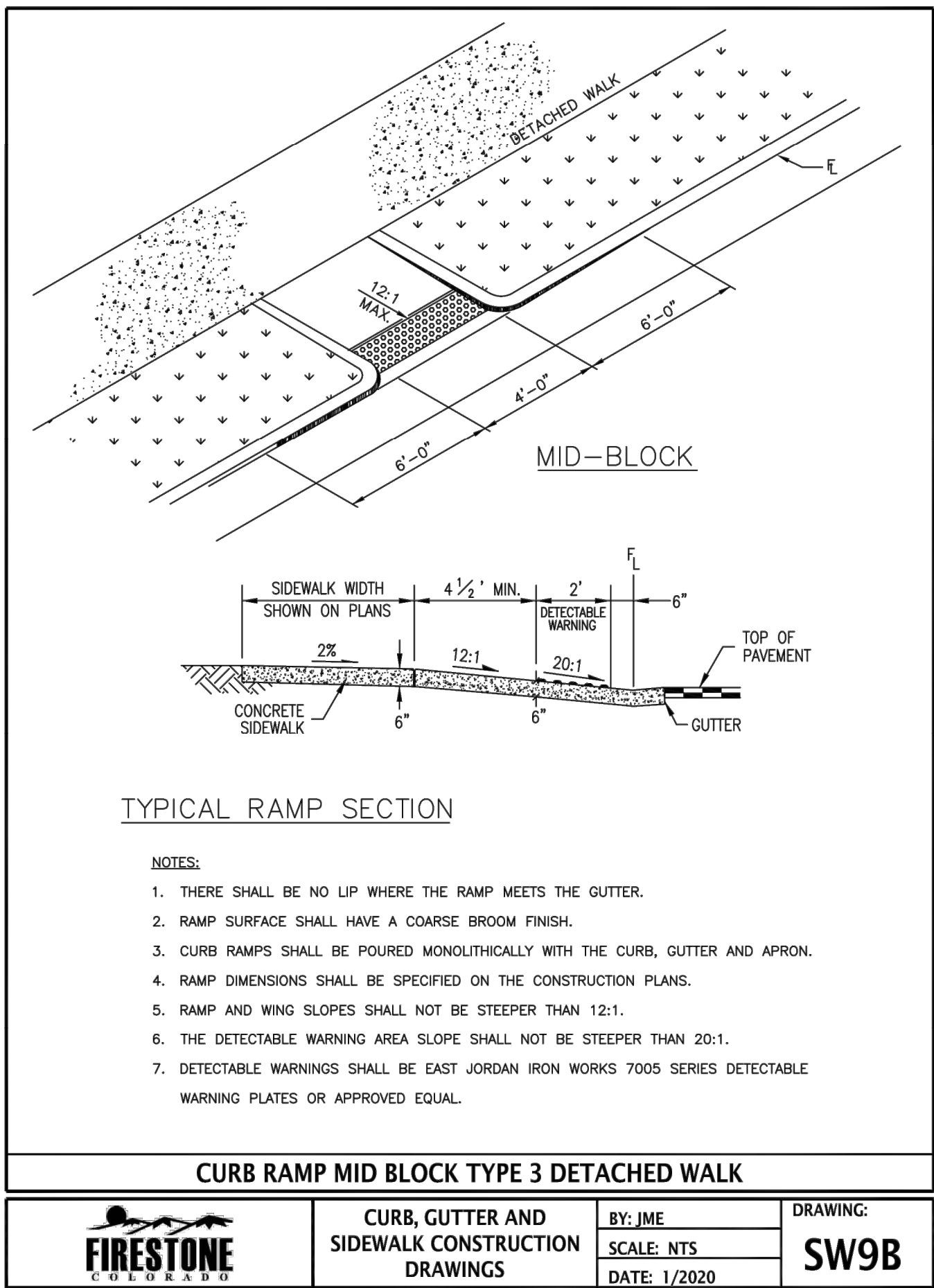
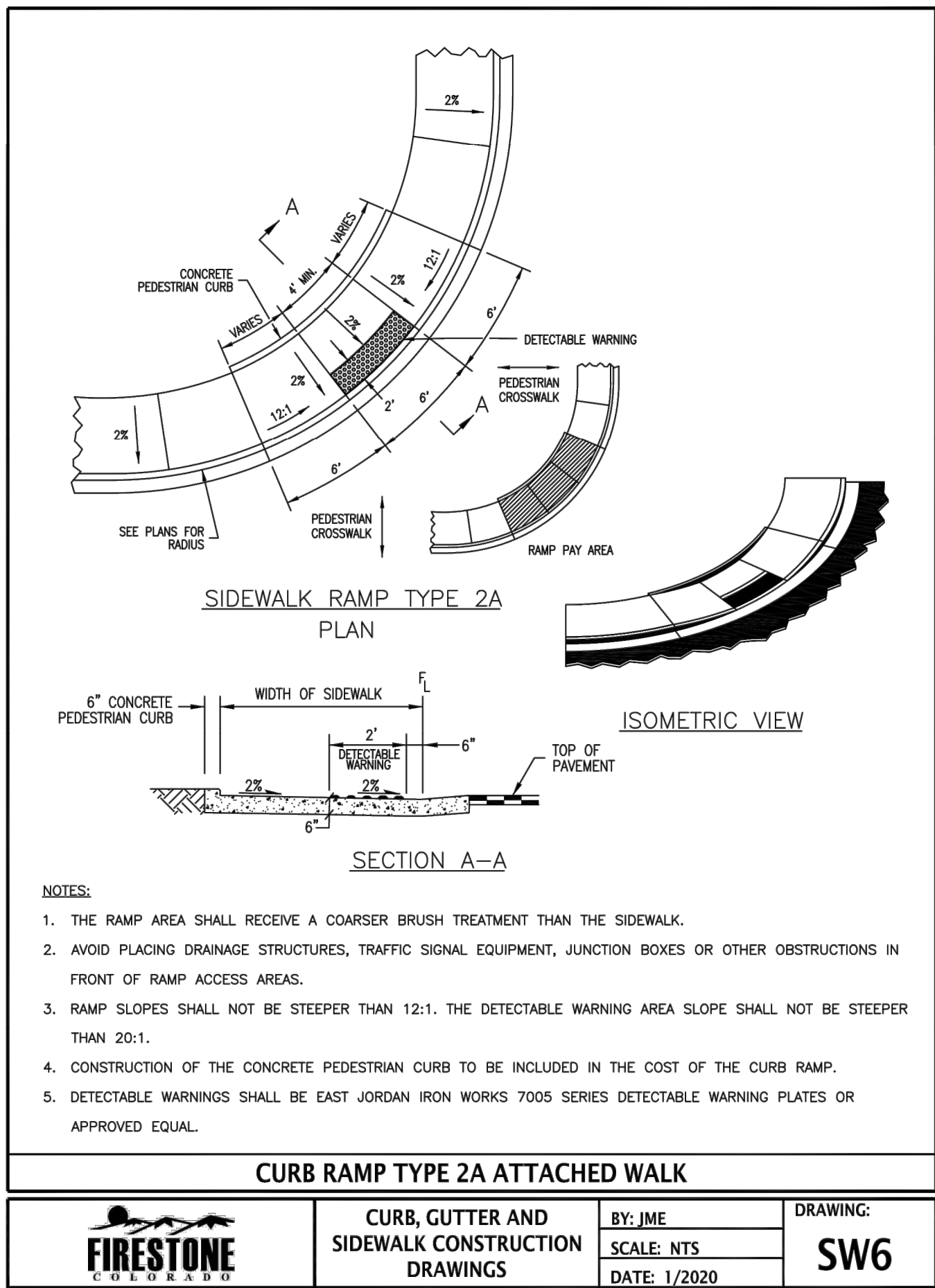
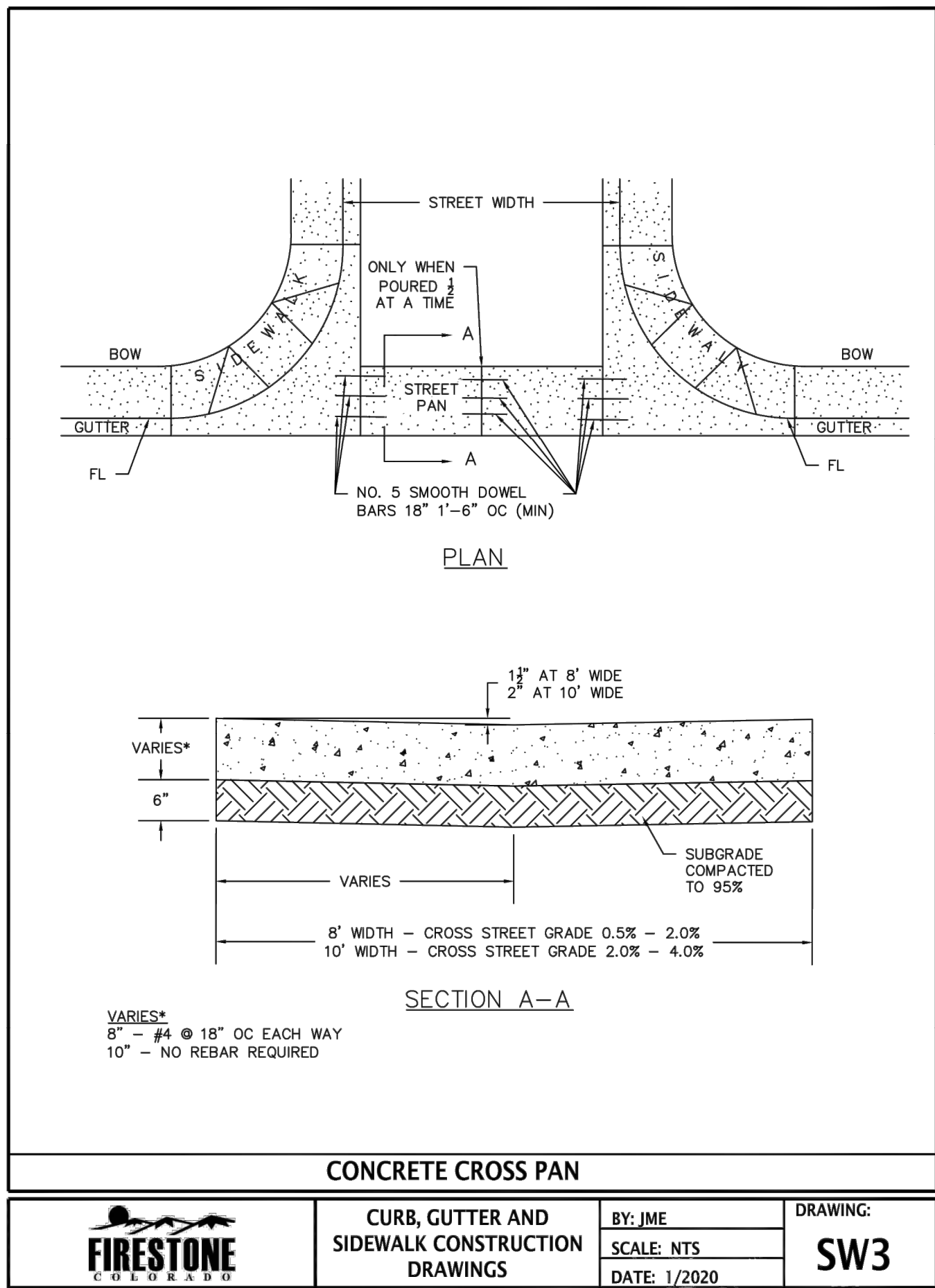
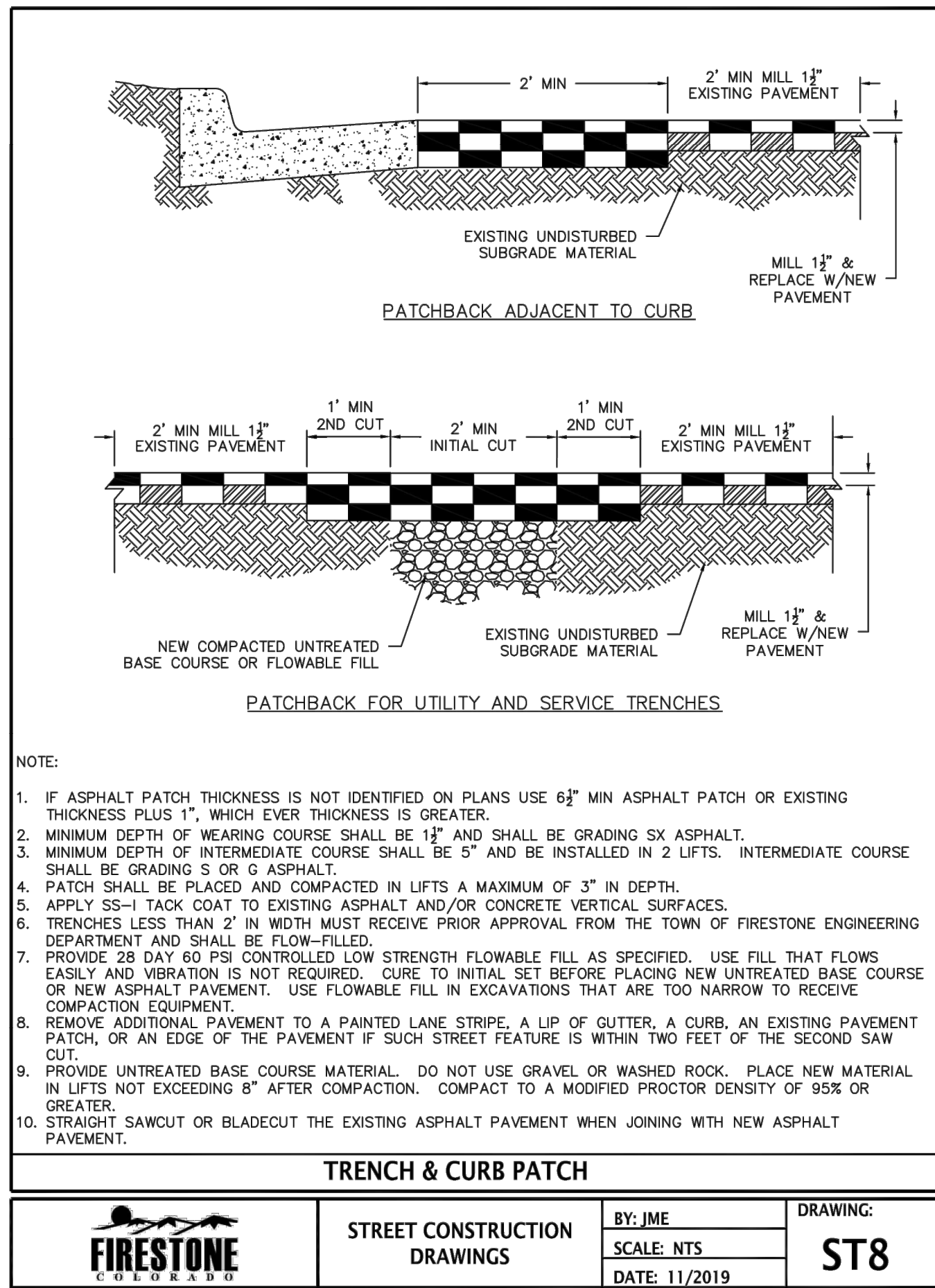
ESC PROJECT NO. E-20-008

SHEET TITLE
**CONSTRUCTION
DETAILS**

SHEET NO.
12 OF 24

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

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



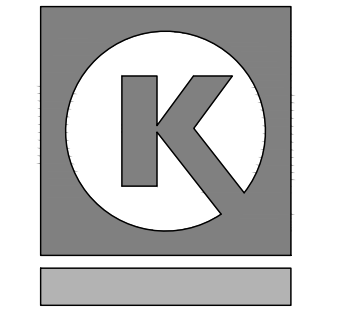
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PREPARED FOR:



CIRCLE K STORES, INC.

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

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

ESC PROJECT NO. E-20-008

SHEET TITLE
CONSTRUCTION
DETAILS

SHEET NO.

13 OF 24

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

SHEET 13 OF 24

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

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

GENERAL METER NOTES

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

WATER METER NOTES



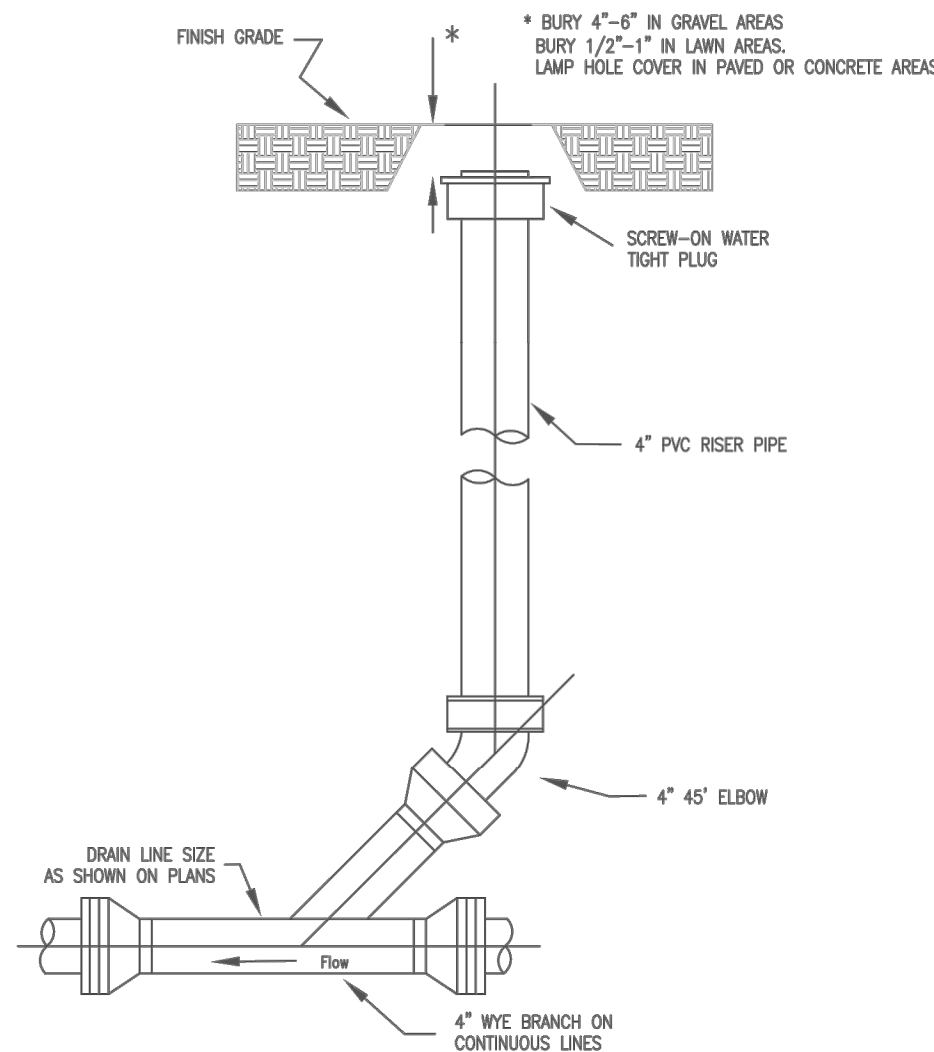
WATER CONSTRUCTION
DRAWINGS

BY: JME
SCALE: NTS
DATE: 1/2020

DRAWING:

W38

ST. VRAIN SANITATION DISTRICT
SEWER SERVICE CLEANOUT



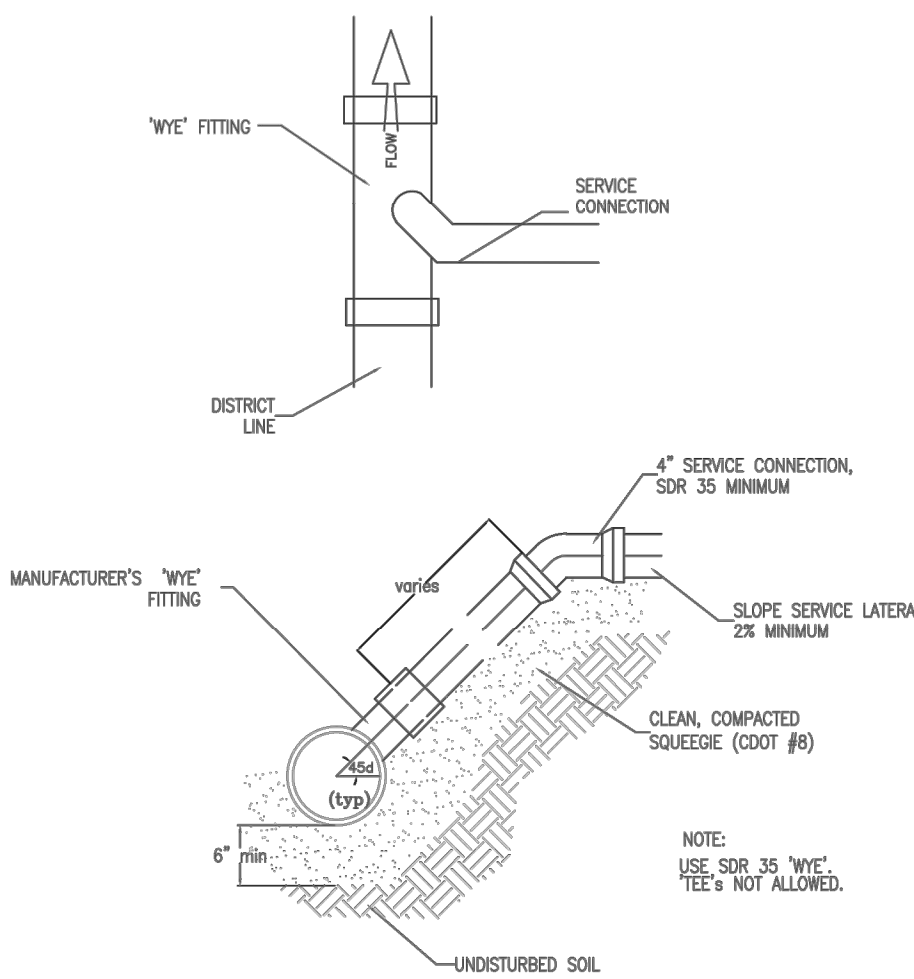
- NOTES:
1. CLEANOUT SHALL BE CONSTRUCTED SO THAT SURFACE LOAD WILL NOT BE TRANSFERRED TO MAIN.
 2. SERVICE LINE CLEANOUT MAY BE INSTALLED APPROXIMATELY 5 FEET OUTSIDE THE BUILDING FOUNDATION.
 3. A CLEANOUT IS REQUIRED ON ALL SERVICE LINES EVERY 100 FEET, AT EVERY "Y" OR AFTER A COMBINED TOTAL 135 DEGREES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

Detail Number:

8

REVISED: 1/2017

ST. VRAIN SANITATION DISTRICT
TYPICAL SERVICE CONNECTION

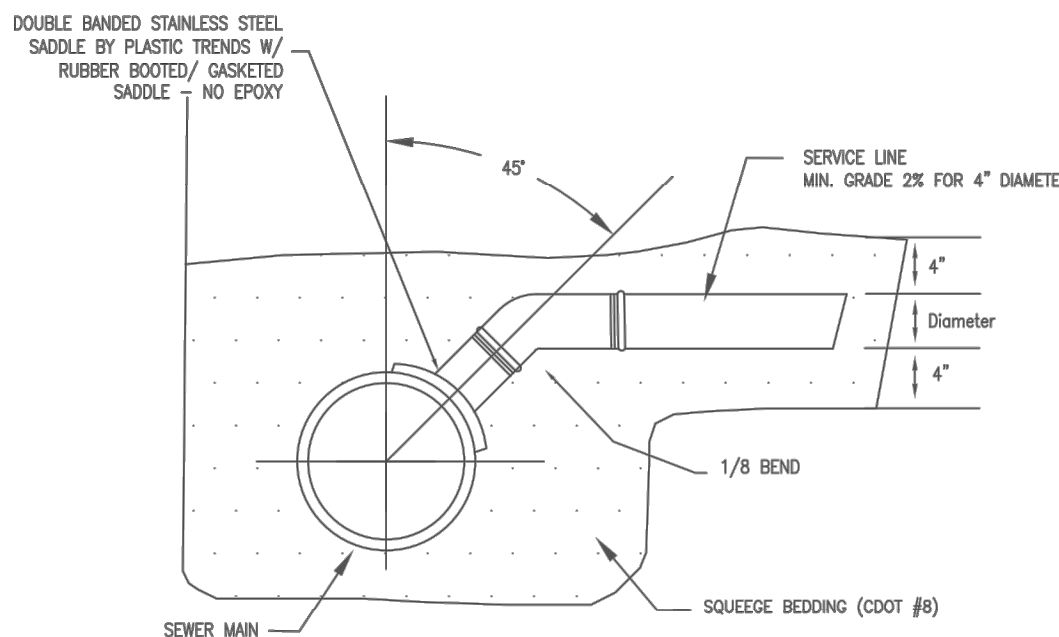


Detail Number:

9

REVISED: 1/2017

ST. VRAIN SANITATION DISTRICT
SERVICE CONNECTION USING
A TAPPING SADDLE



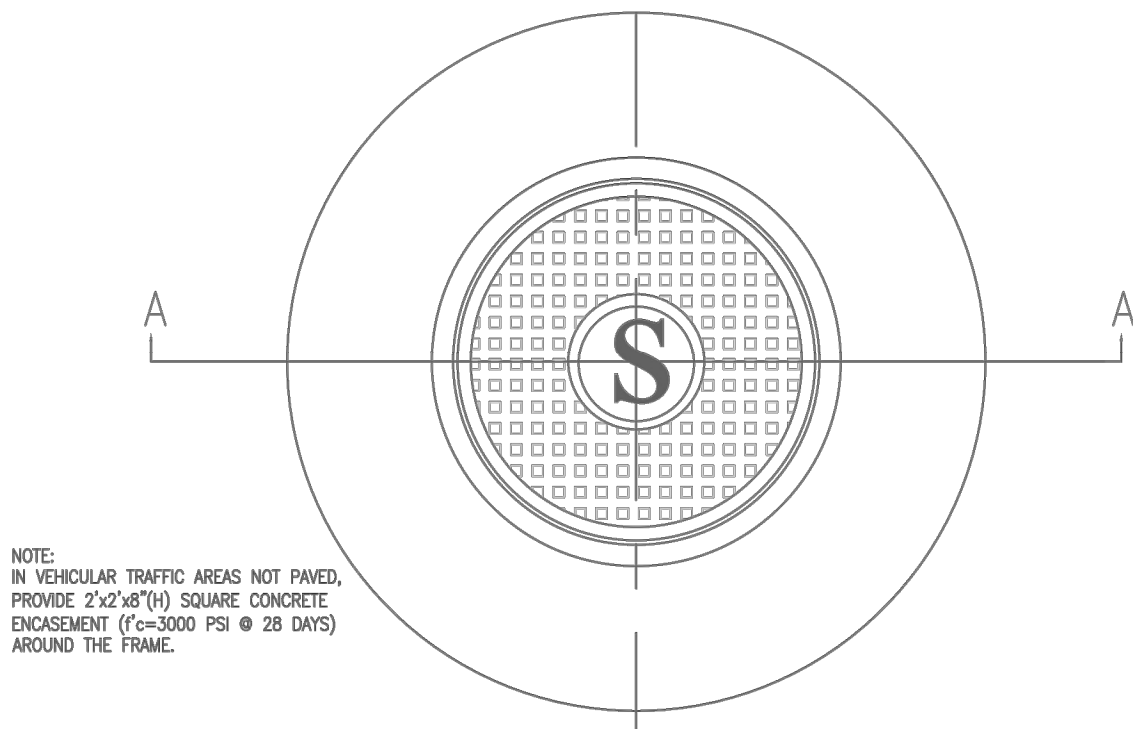
- NOTES:
1. APPROVED TAPPING SADDLE TO BE USED FOR NEW SERVICES TO EXISTING MAINS SHALL BE TEES. PIPE PENETRATIONS SHALL BE MECHANICALLY DRILLED.
 2. TAPHOLE MUST BE ABOVE THE SPRINGLINE.
 3. 4" SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 2.0%.
 4. 6" SEWER SERVICES SHALL HAVE A MINIMUM SLOPE OF 1.0%.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

Detail Number:

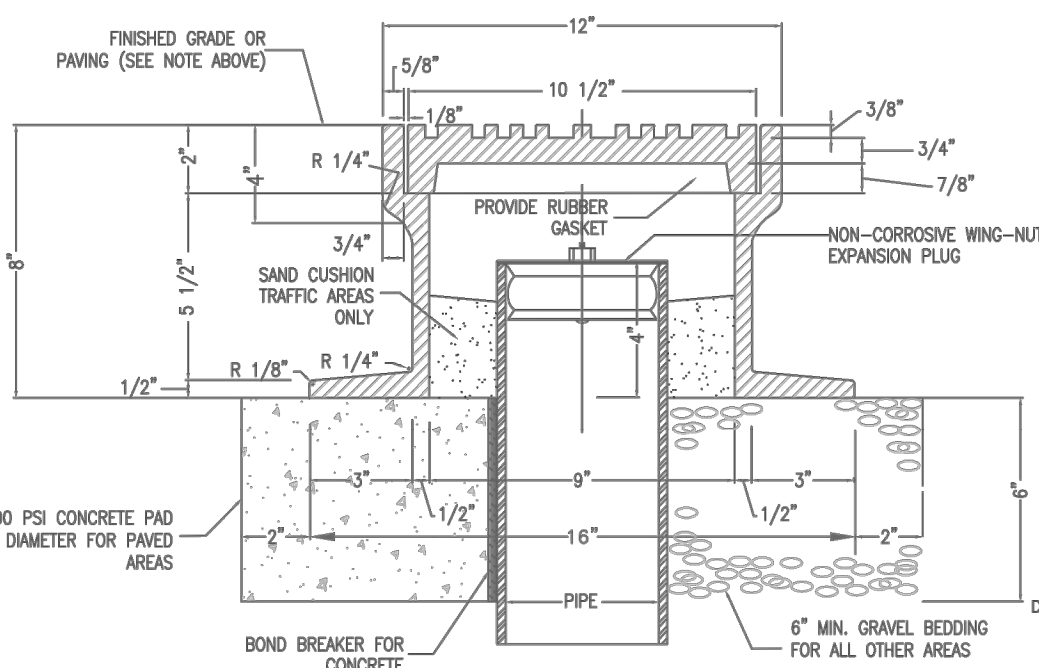
10

REVISED: 1/2017

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



NOTE:
IN VEHICULAR TRAFFIC AREAS NOT PAVED,
PROVIDE 2'x2'x4" (1") SQUARE CONCRETE
ENCASEMENT (FC=3000 PSI @ 28 DAYS)
AROUND THE FRAME.



SECTION A-A

Detail Number:

23

REVISED: 1/2017

CIRCLE K AT OAK MEADOWS VILLAGE
CONSTRUCTION DETAILS

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

SHEET 14 OF 24



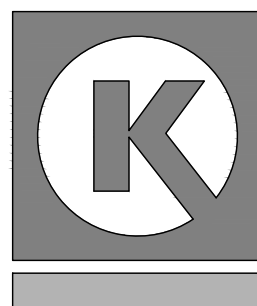
Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

970.988.6302
coreys@arrisinc.net



14190 East Evans Avenue
Aurora, Colorado 80014
engineering@escserviceco.com
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

PREPARED FOR:



CIRCLE K STORES, INC.

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

ISSUE DATE

FIRST SUBMITTAL 4/24/2020

FDP 2nd SUBMITTAL 7/15/2020

ESC PROJECT NO. E-20-008

SHEET TITLE
CONSTRUCTION
DETAILS

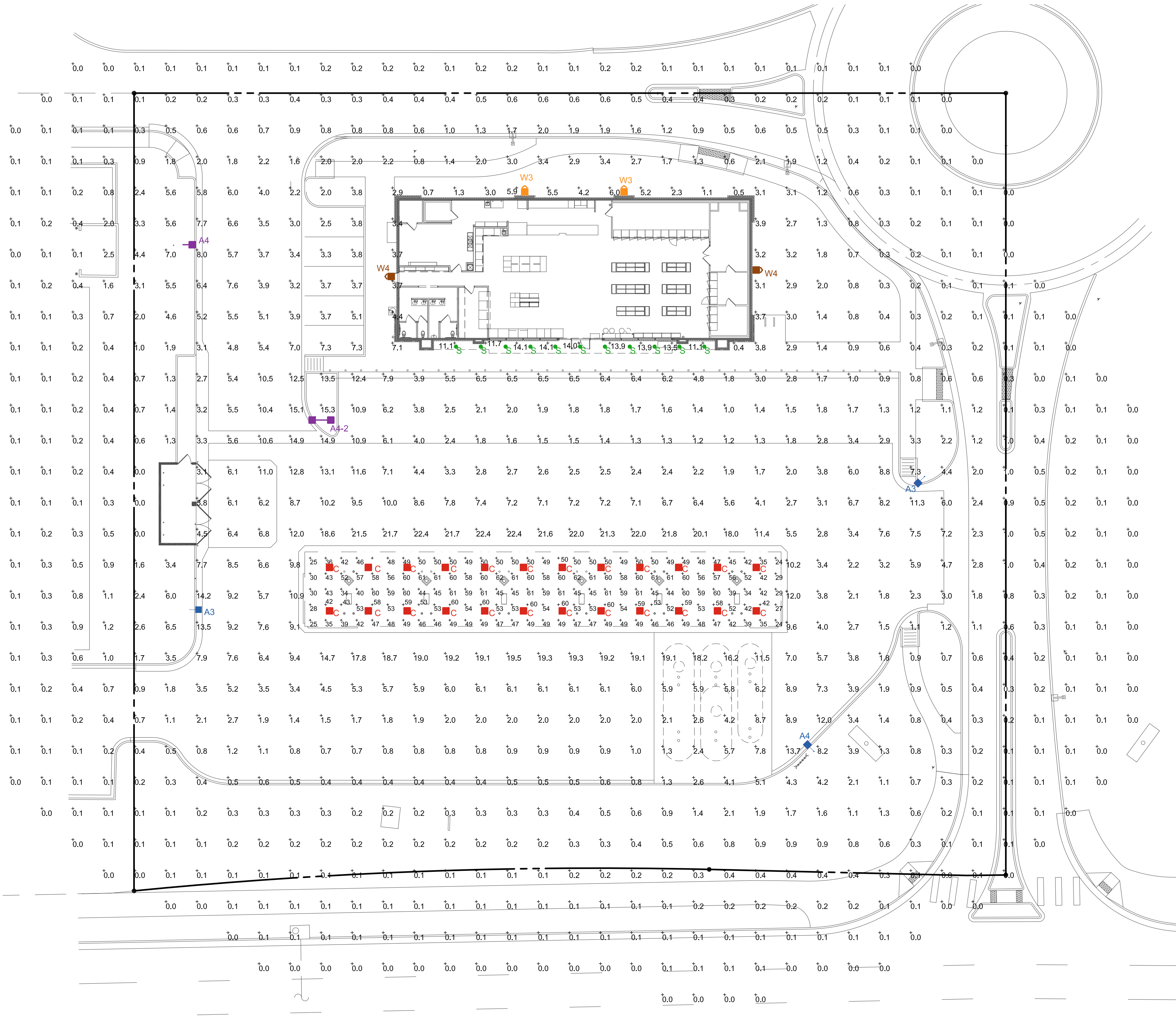
SHEET NO.

14 OF 24

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

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

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



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

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

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

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

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

970.988.6302
coreys@arrisinc.net

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Aurora, Colorado 80014
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F 303.337.7481
T/F 1.877.273.0659

PREPARED FOR:

CIRCLE K STORES, INC.

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

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

PROJECT NO.

SHEET TITLE
SITE LIGHTING
PHOTOMETRIC

SHEET NO.
15 OF 24

FINAL DEVELOPMENT PLAN OAK MEADOWS VILLAGE MINOR PLAT, LOT 5 CIRCLE K STORES INC. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. SHEET 16 OF 24

PRODUCT	QTY	LABEL	DESCRIPTION
AREA			
	3	A3	OSQ-XX + OSQ-A-NM-3ME-K-57K-UL-BK
	1	A4	OSQ-XX + OSQ-A-NM-4ME-K-57K-UL-BK
	1	A4-2	OSQ-XX + OSQ-A-NM-4ME-K-57K-UL-BK

OSQ Series

OSQ™ LED Area/Flood Luminaire - Medium

Product Description

The OSQ™ Area/Flood Luminaire blends extreme optical control, advanced thermal management, modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, lightweight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 8" input power designator is a suitable upgrade for HID applications up to 350 Watt, and the 1" input power designator is a suitable upgrade for HID applications up to 400 Watt.

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

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

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

Initial Delivered Lumens: Up to 17,291

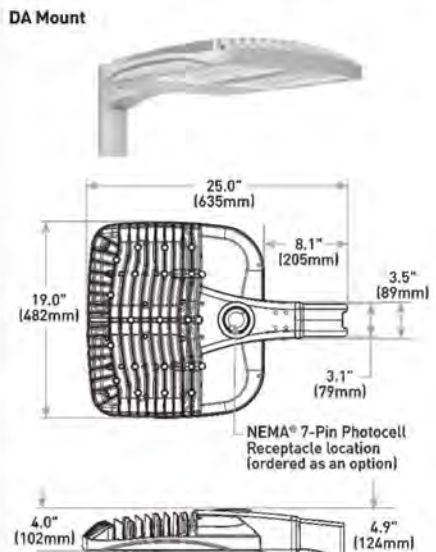
Efficacy Up to 136 LPW

CRB: Minimum 70 CRI (300K, 4000K & 5000K), 90 CRI (5000K)

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

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

*See [http://www.creeled.com](#) for warranty terms



Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

Luminaire (OSQ-B-ADSR) + Luminaire (OSQ-A-NM-3ME-K-57K-UL-BK)

Color Options: SV Black, BZ Bronze, WH White

Input Power Designator: 8" or 1"

Mounting: 1" or 2"

Optic: 1" or 2"

Options: 1" or 2"

Weight: 11.8 lbs. (5.4 kg)

Dimensions: 11.0" (42mm) height, 25.0" (635mm) width, 8.1" (205mm) depth, 3.5" (89mm) mounting bracket, 5.1" (129mm) mounting bracket, 4.9" (124mm) mounting bracket, 26.1 lbs. (11.8 kg) weight.

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Optic: 1" or 2"

PRODUCT	QTY	LABEL	DESCRIPTION
CANOPY	24	C	CPY250-B-DM-D-13L-UL-XX-57K

CPY Series - Version B

CPY250™ LED Canopy/Soffit Luminaire

Product Description

The CPY250™ LED Canopy/Soffit Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily above the canopy deck or be pendant mounted. Direct imaging of the LEDs is eliminated with a highly efficient patterned flat or 0.91" E23mm drop glass lens.

Applications: Perimeter corridors, CIP building stations, soffits

Performance Summary

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

Initial Delivered Lumens: Up to 20,080

Efficacy: Up to 151 LPW

CRB: Minimum 70 CRI

CCT: 3000K, 4000K, 5000K, 5700K, 6500K, 7500K, 8000K, 9000K

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

*See [http://www.creeled.com](#) for warranty terms

Color Options: SV Black, BZ Bronze, WH White

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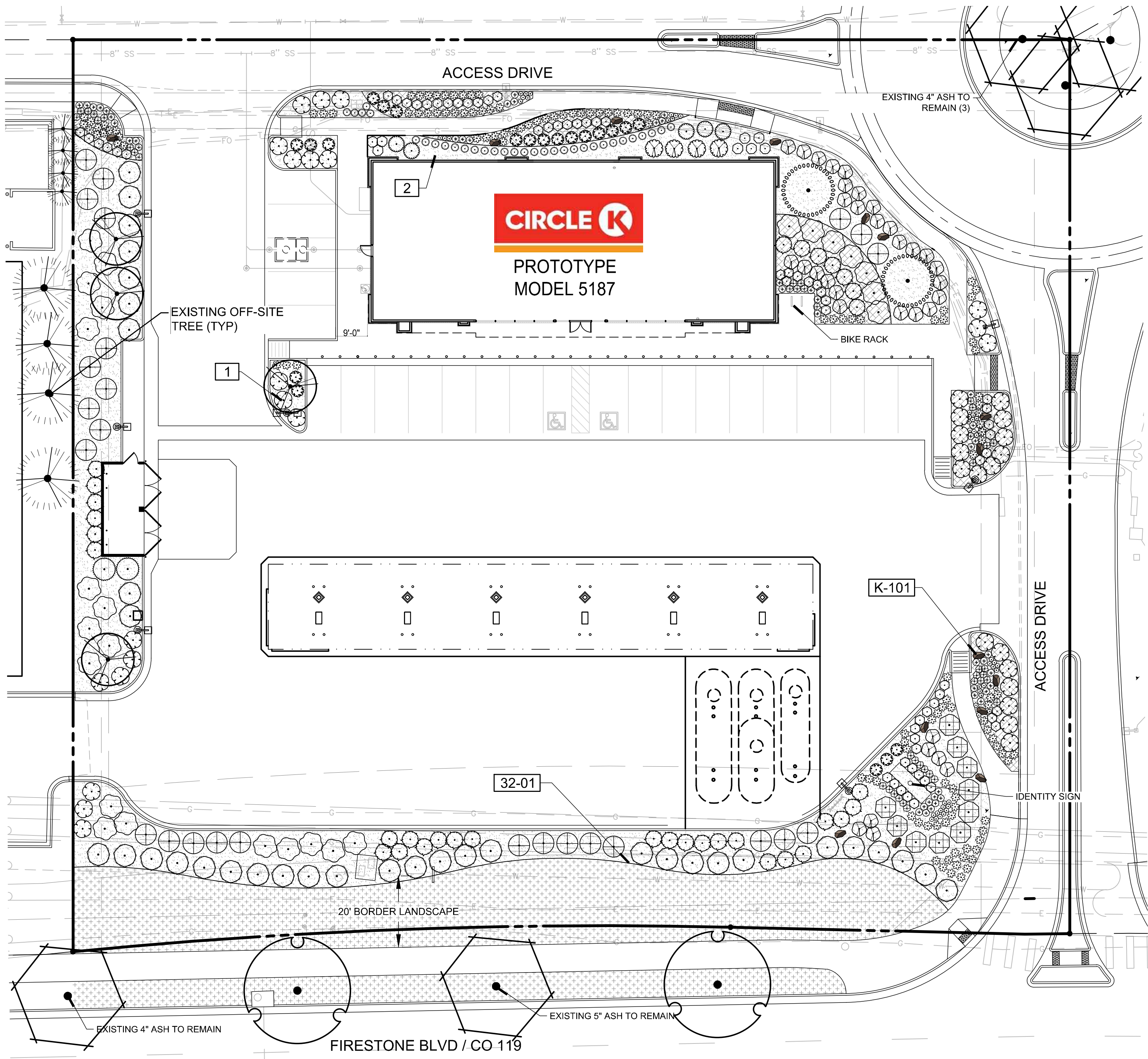
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FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 17 OF 24



LANDSCAPE PLAN
SCALE: 1" = 20'

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

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

REFERENCE NOTES SCHEDULE

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

PLANT SCHEDULE

QTY FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PER PLAN

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

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

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



PLAN NOTES:

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



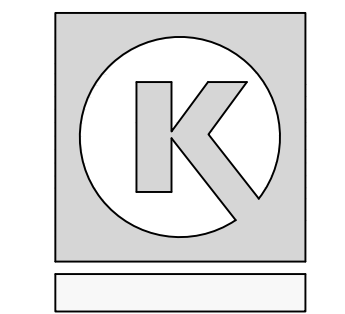
Arris Architecture, LLC
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Loveland, CO 80538

970.988.6302
coreys@arrisinc.net



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Aurora, Colorado 80014
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T/F 1.877.273.0659
engineeringserviceco.com

PREPARED FOR:



CIRCLE K STORES, INC.

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

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

PROJECT NO.

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

17 of 24

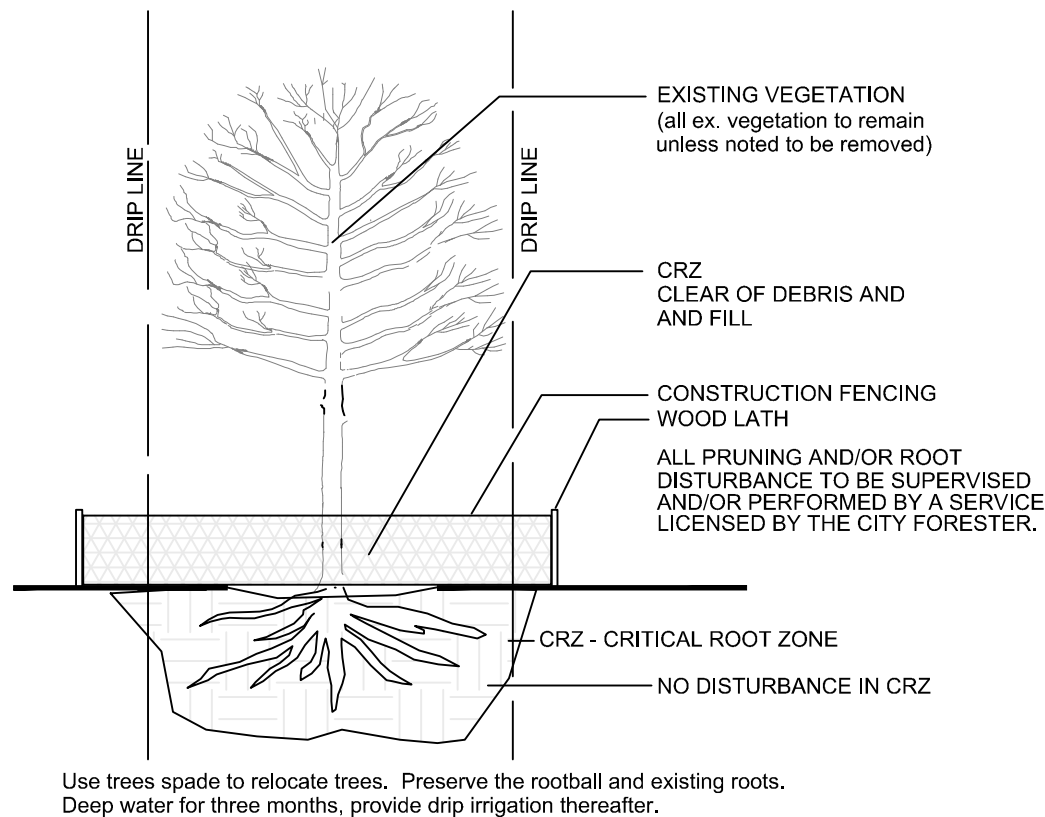
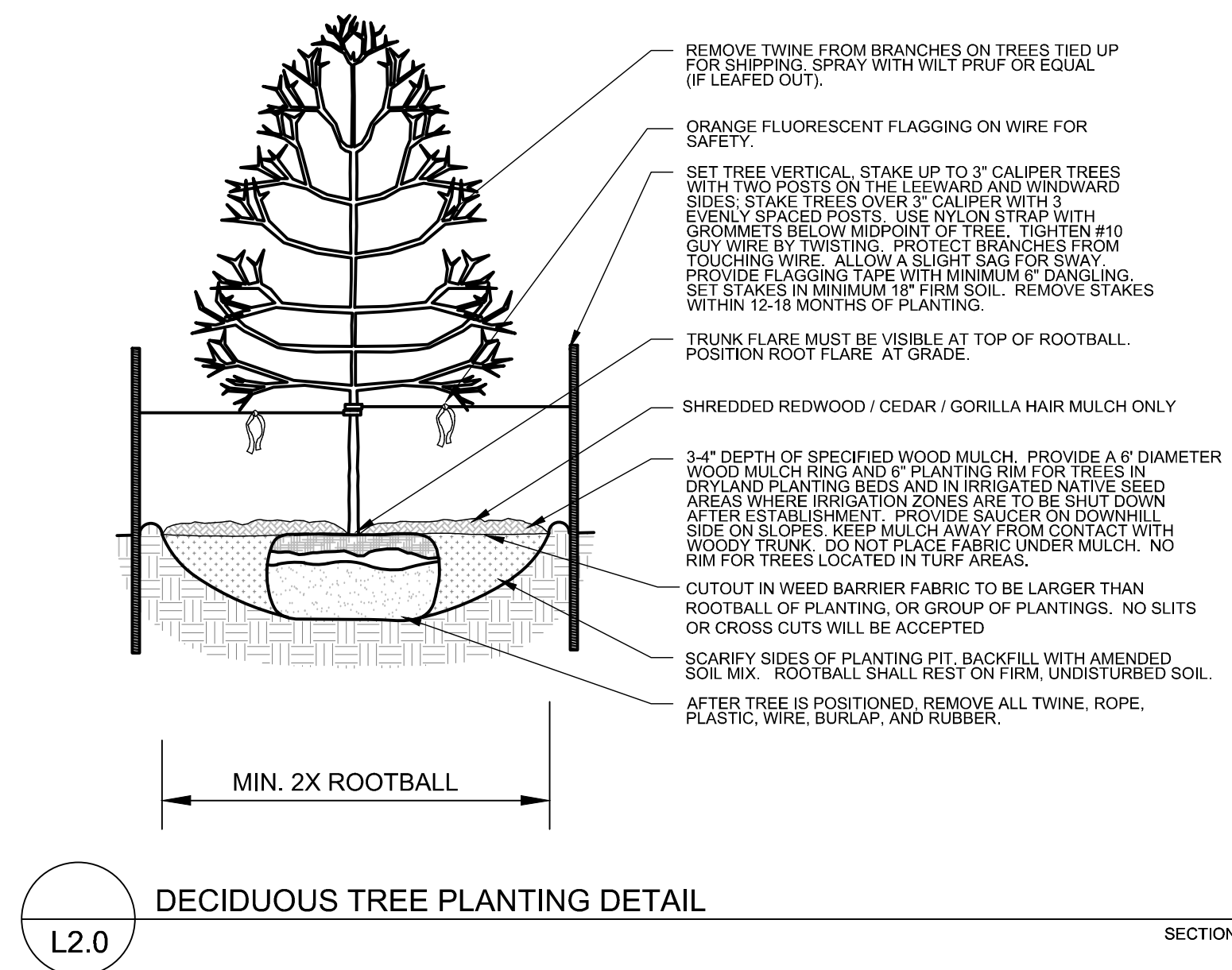
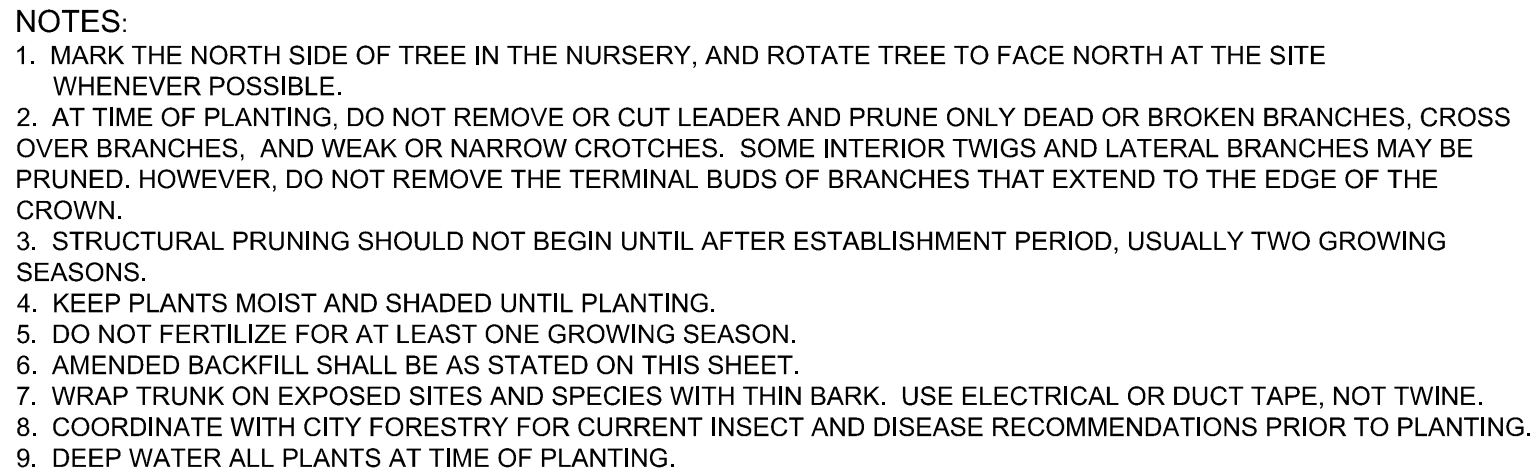
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5 LANDSCAPE PLAN	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	4-24-20
REVISION DATE:	7-15-20
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 17 OF 24	

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

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

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

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



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

EXISTING TREE PROTECTION DETAIL

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



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

PROJECT NO.

SHEET TITLE

LANDSCAPE PLAN DETAILS & NOTES

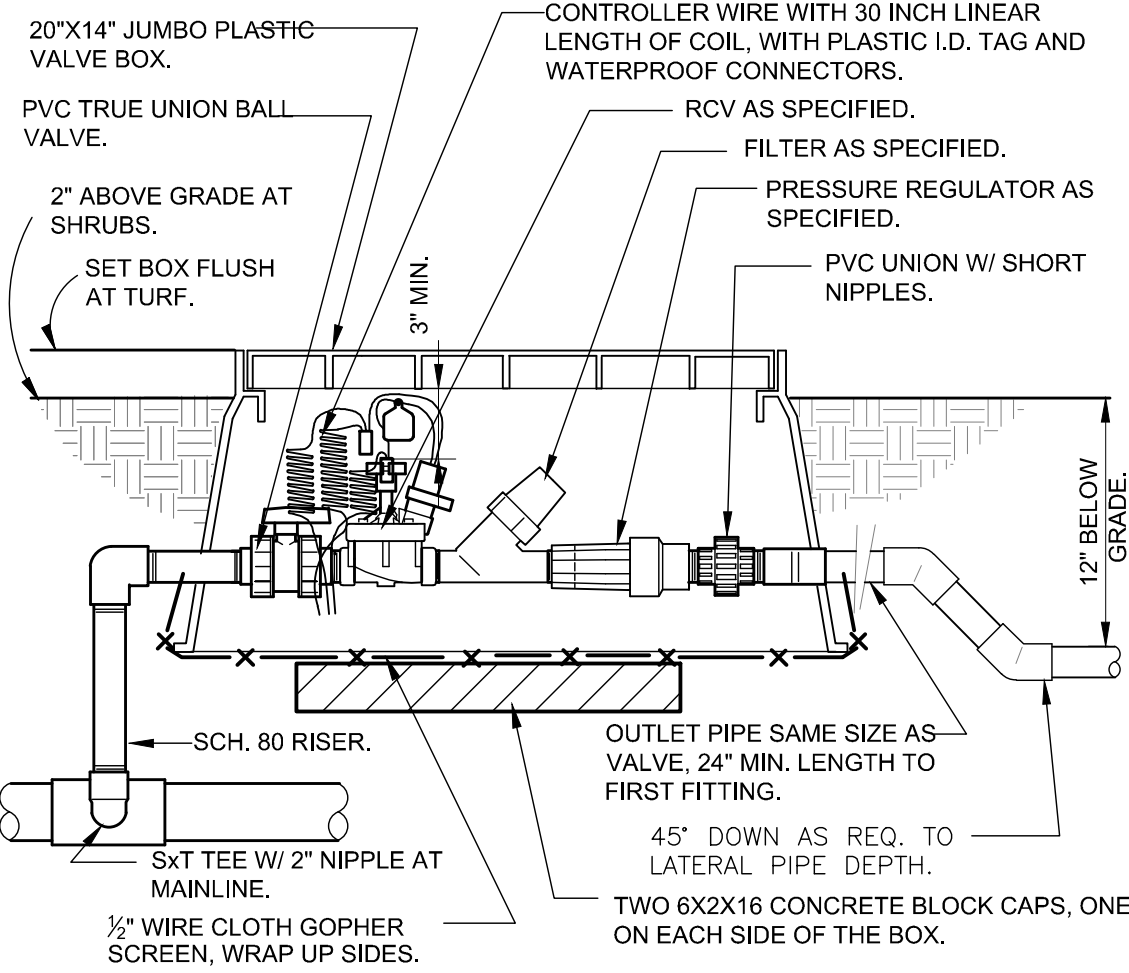
SHEET NO.

18 of 24

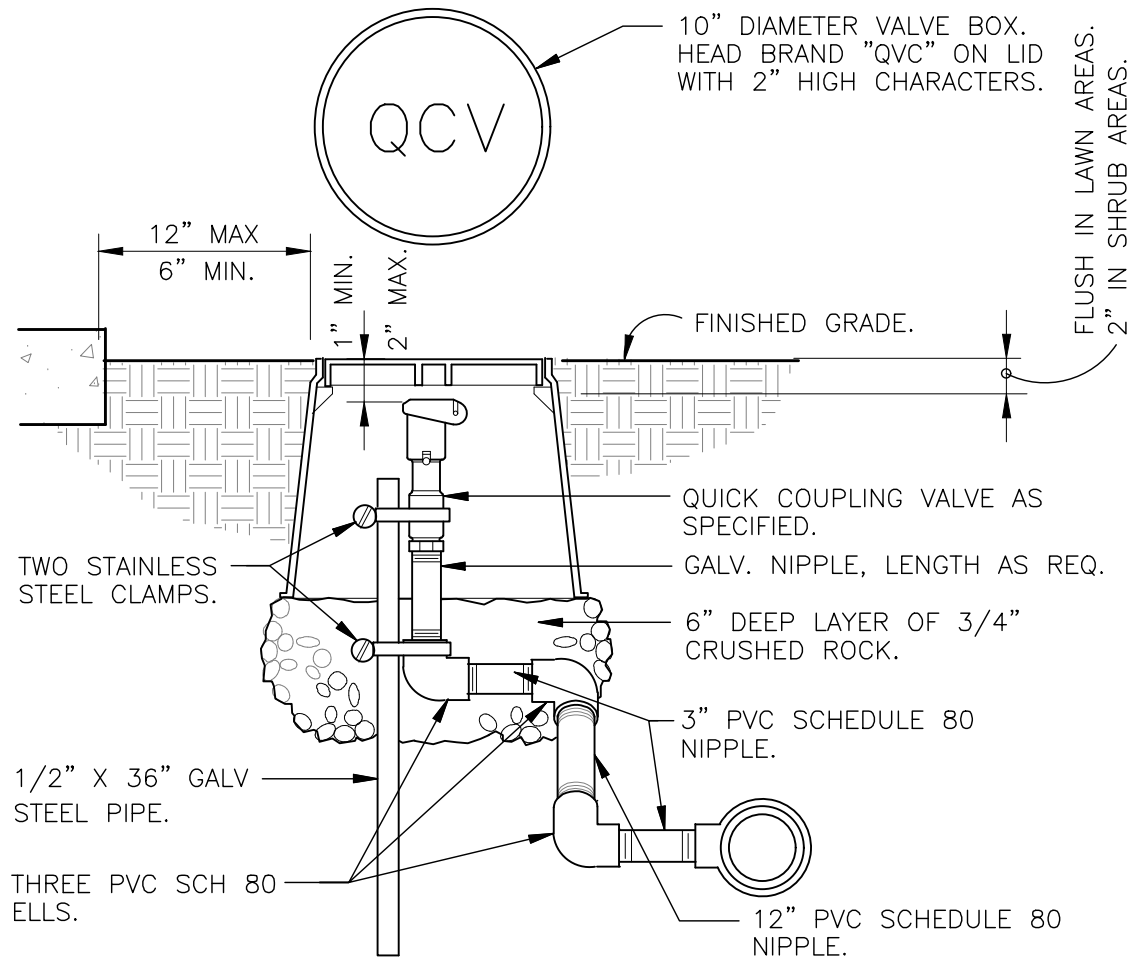


OAK MEADOWS VILLAGE MINOR PLAT, LOT 5	
LANDSCAPE PLAN DETAILS	
NAME OF APPLICATION:	CIRCLE K STORES INC.
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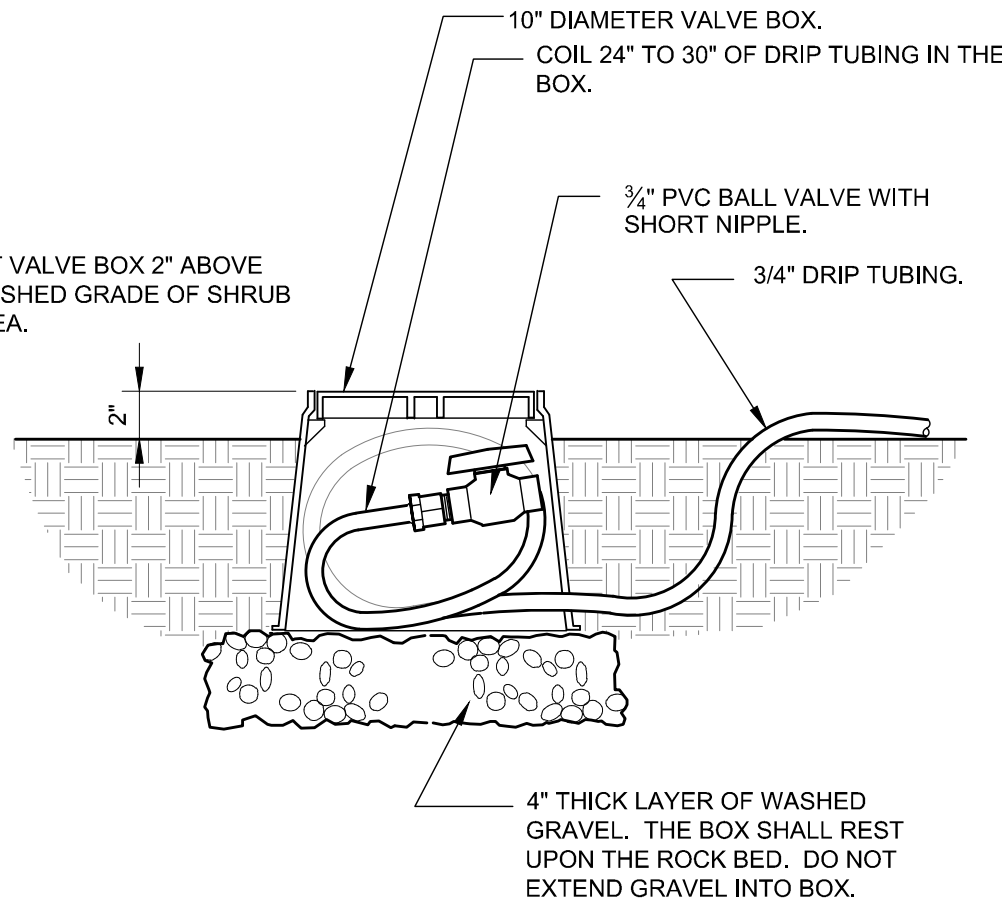
FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 20 OF 24



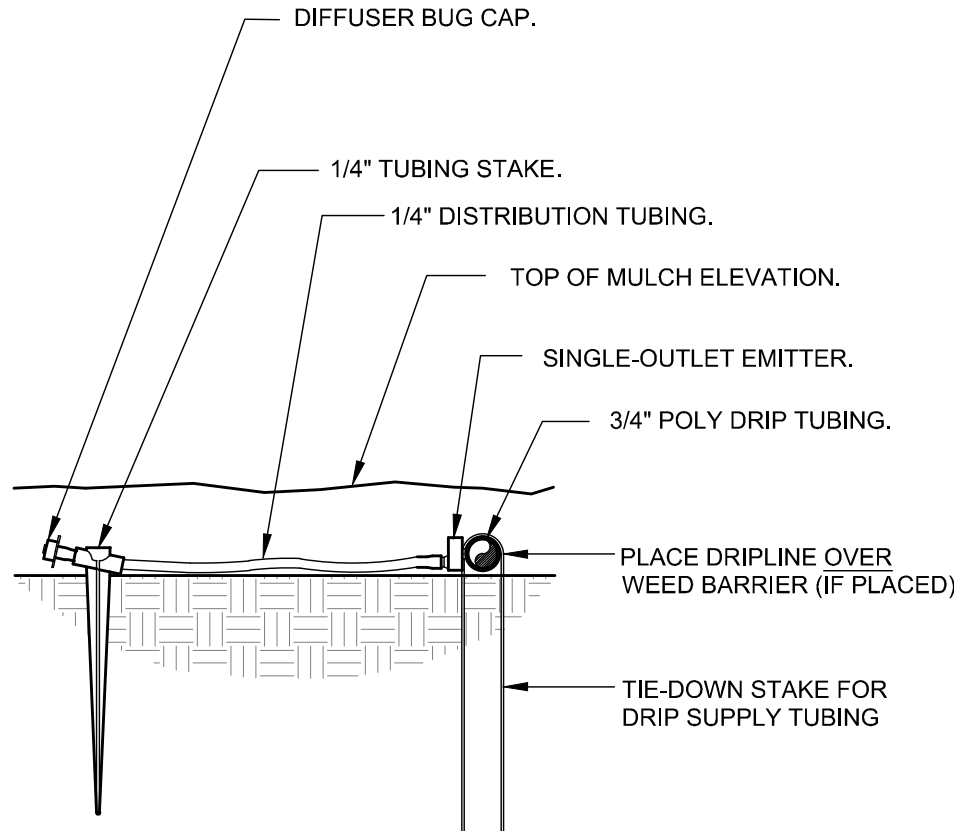
1 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0"
32 8413.76-23



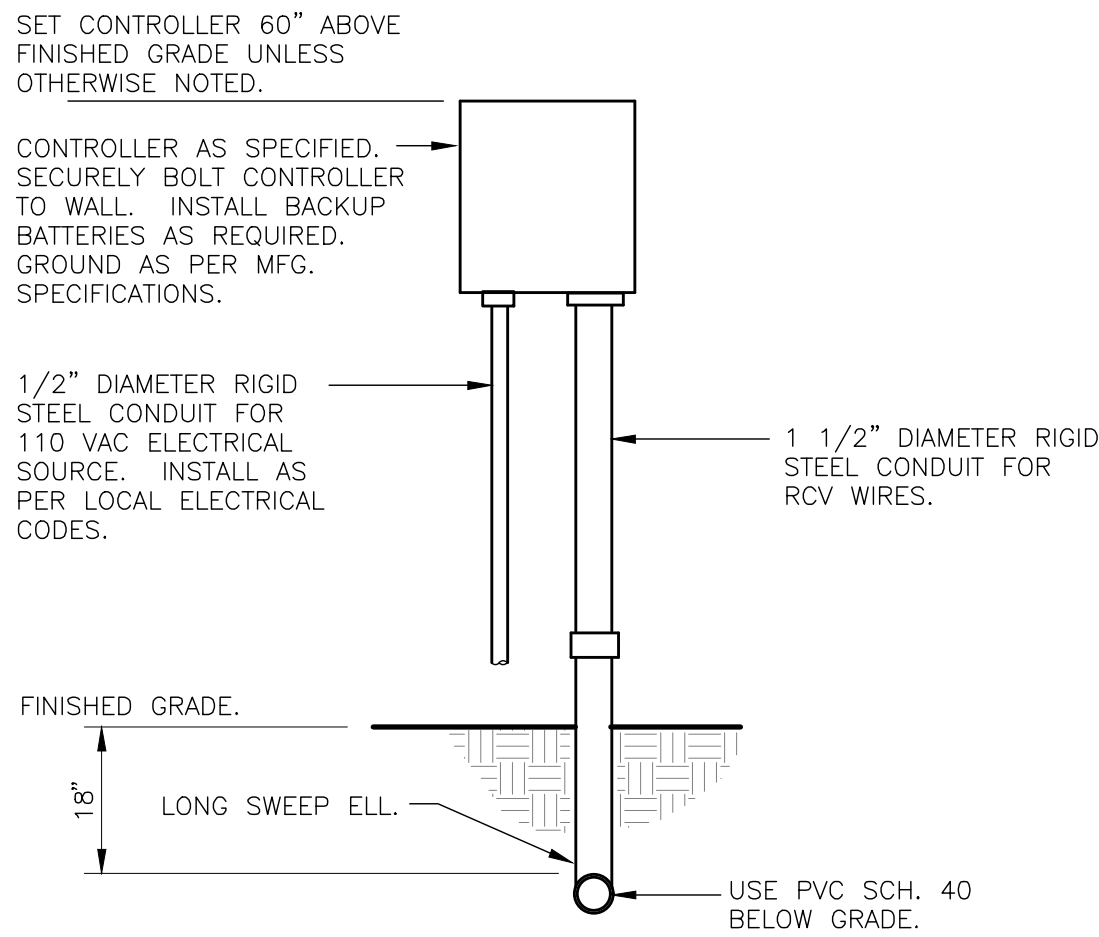
2 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0"
328406.43-02



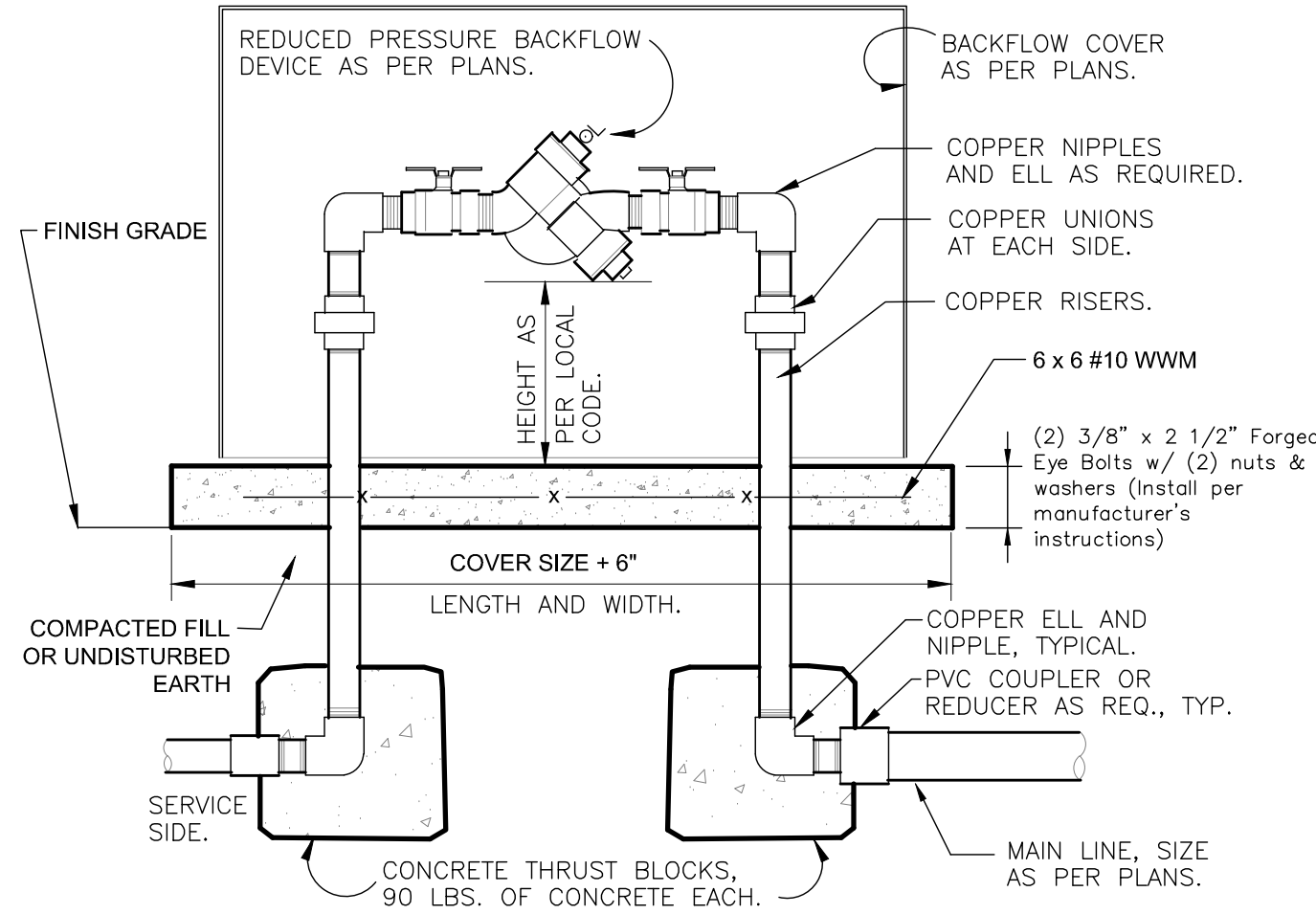
3 DRIP FLUSH VALVE
1 1/2" = 1'-0"
32 8413.49-03



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



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



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

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

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

PROJECT NO.

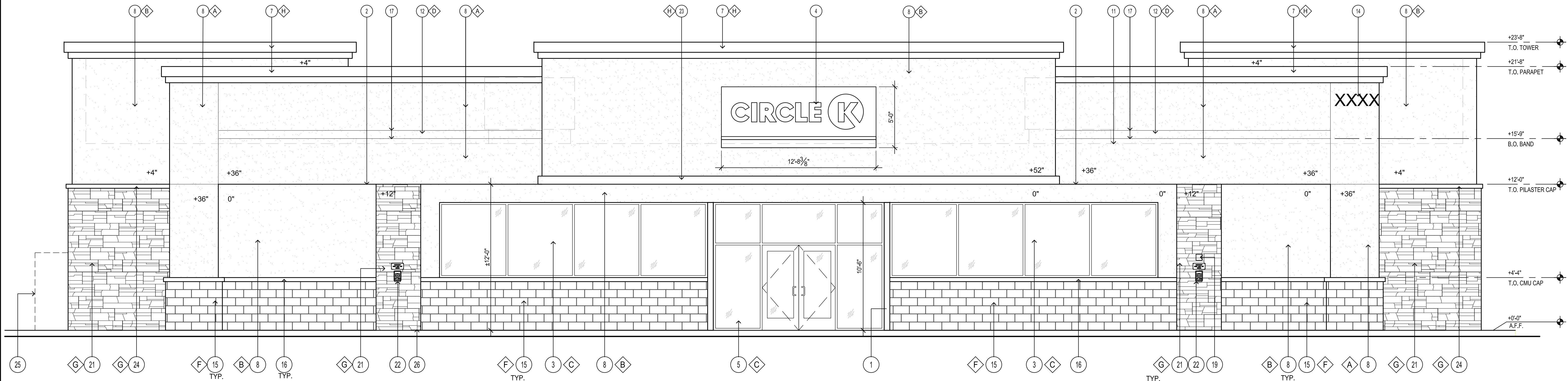
SHEET TITLE

IRRIGATION
DETAILS

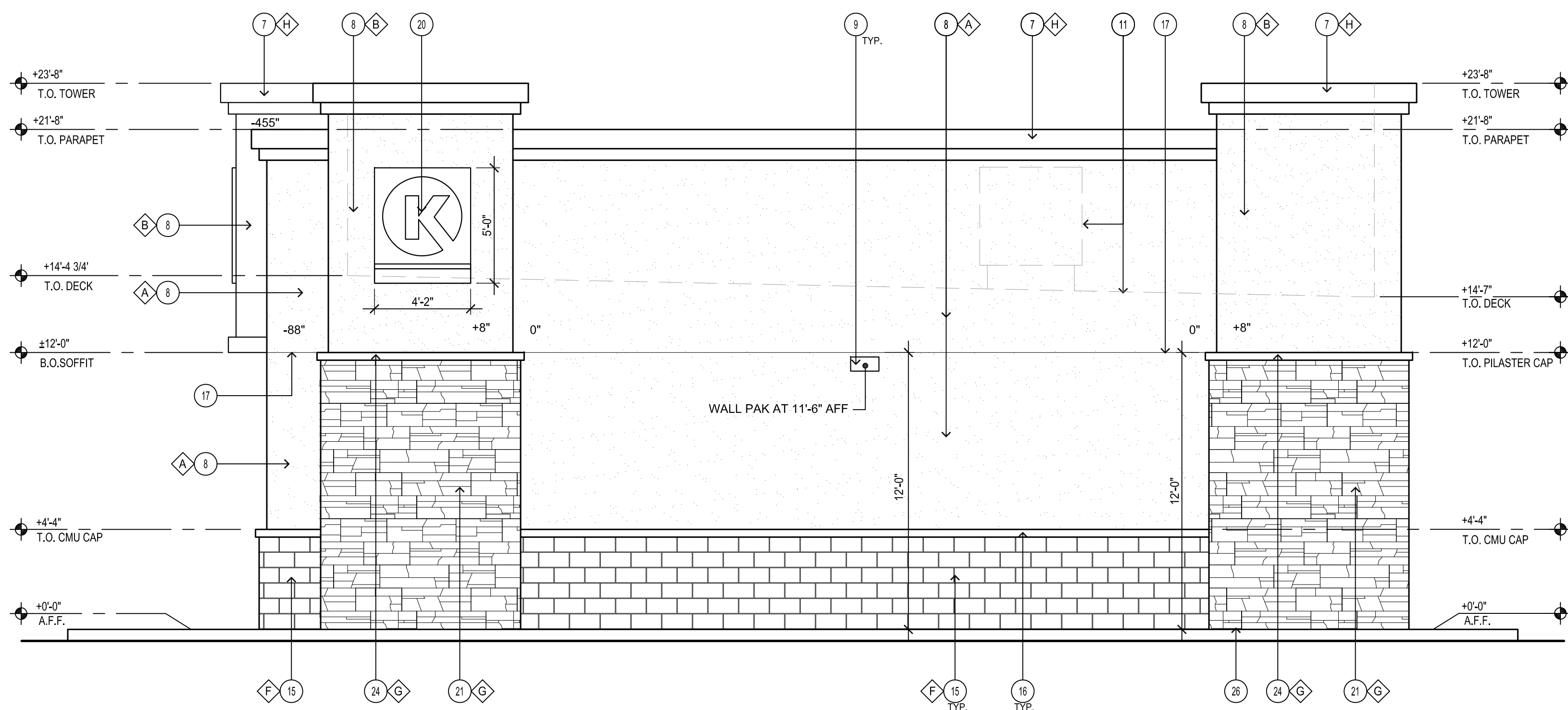
SHEET NO.

20 of 24

FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 21 OF 24



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



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

KEY NOTES

- STEEL COLUMN WRAP WITH METAL BREAK
- LINE OF CANOPY / SOFFIT
- DARK BRONZE W/ CLEAR GLASS WINDOW SYSTEM
- INTERNALLY ILLUMINATED "CIRCLE K" LOGO SIGN, 12'-5 3/8"x5'-0" (84 S.F.)
- DARK BRONZE W/ CLEAR GLASS STOREFRONT SYSTEM
- SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
- CORNICE MOULDING WITH METAL CAP FLASHING
- STUCCO SYSTEM PER ESR-2564 WITH SMOOTH ACRYLIC FINISH, INTEGRALLY COLORED PAINT OVER RIGID INSULATION.
- WALL MOUNTED LIGHT FIXTURE, COLOR: BLACK, SEE ELECTRICAL PLAN
- SEE PANEL LOCATION, SEE ELECTRICAL PLAN
- ROOF LINE AND HVAC UNITS
- STUCCO EXPANSION JOINT WITH FRY REGLET PCS-375-50, SEE DETAIL 4/A8.1
- ROOF DRAIN TAIL OVERFLOW
- ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS, FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
- 4x8x16 ANCHORED CMU VENEER, SPLIT FACE, GROUTED TO MATCH CMU COLOR
- 4x4x8 SOLID CMU CAP INSTALL PER MFR. SPECS.
- STUCCO SCORE LINE WITH FRY REGLET, SEE DETAILS 7/A8.1
- PARAPET WALL BEYOND
- (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
- INTERNALLY ILLUMINATED "CIRCLE K" LOGO SIGN, 4'-2" x 5'-0" (21 S.F.)
- STONE VENEER, INSTALL PER MFR. SPECS. INSTALL GROUTED, GROUT TO MATCH STONE COLOR
- EMERGENCY FUEL SHUT OFF SWITCH, REFER TO SHEET F1.0 - FUEL PIPING FLOOR PLAN
- FOAM BAND
- STONE VENEER CAP, INSTALL PER MFR. SPECS
- CO2 TANK WITH METAL LOUVERED CONTAINER
- EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE, SEE DET. 11/A8.3

FINISH SCHEDULE

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

OAK MEADOWS VILLAGE MINOR PLAT, LOT 5 EXTERIOR ELEVATIONS	
NAME OF APPLICATION:	CIRCLE K STORES INC.
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
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SHEET 21 OF 24	

ISSUE	DATE
FDP SUBMITTAL	4-24-20
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PROJECT NO.

SHEET TITLE
EXTERIOR
ELEVATIONS

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



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ENGINEERING
SERVICE
COMPANY

Creative Solutions Since 1958

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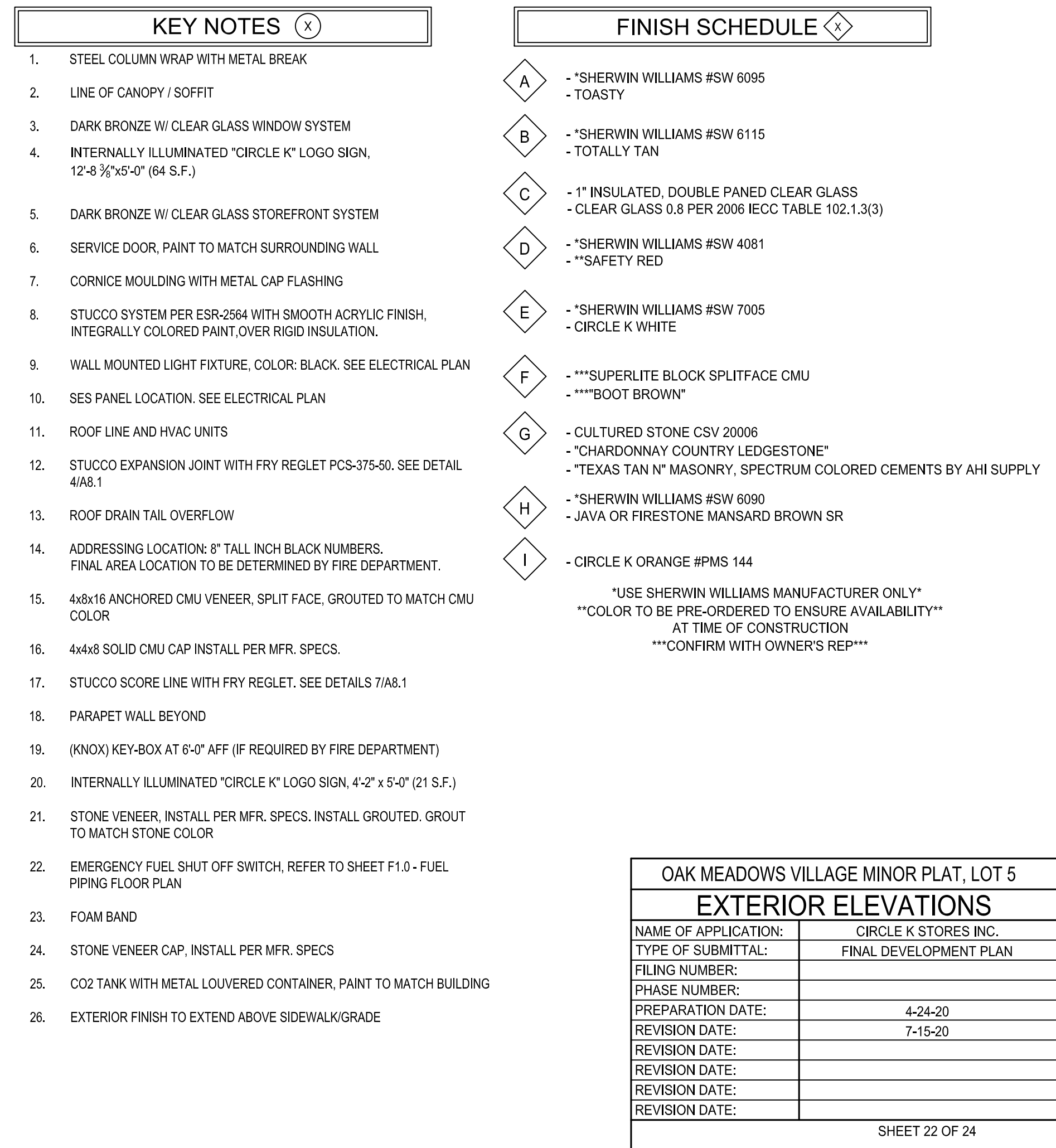


KROGER

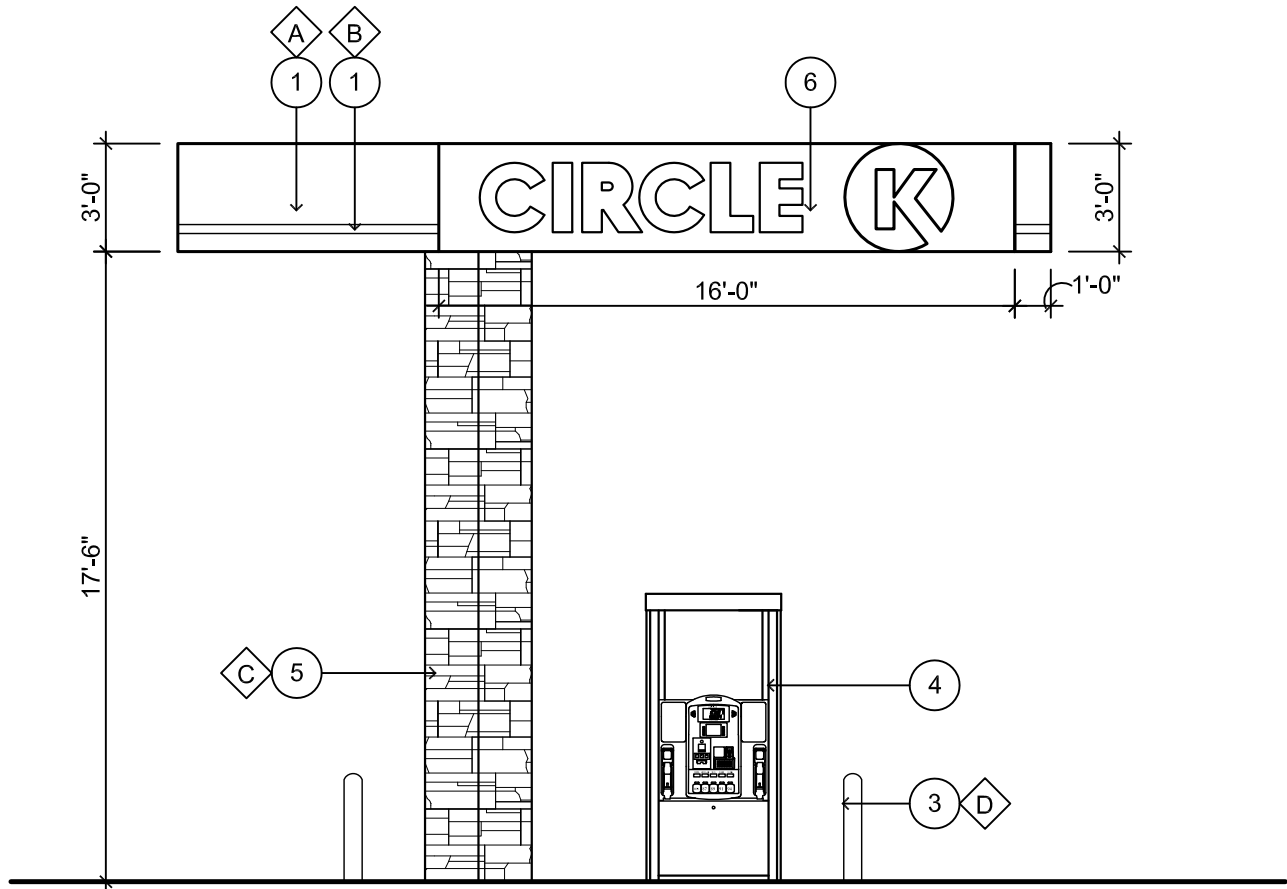
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SHEET TITLE
EXTERIOR
ELEVATIONS

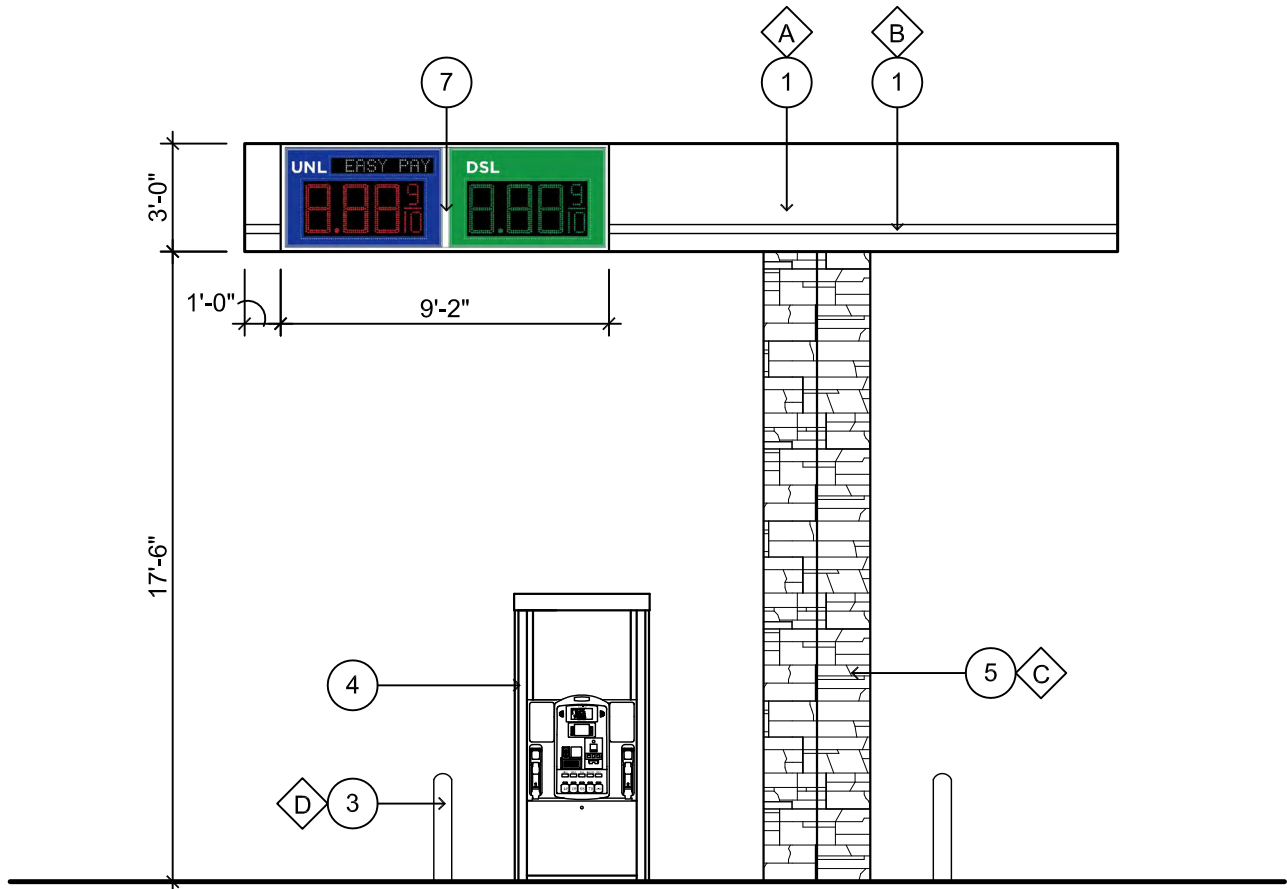
22 OF 24



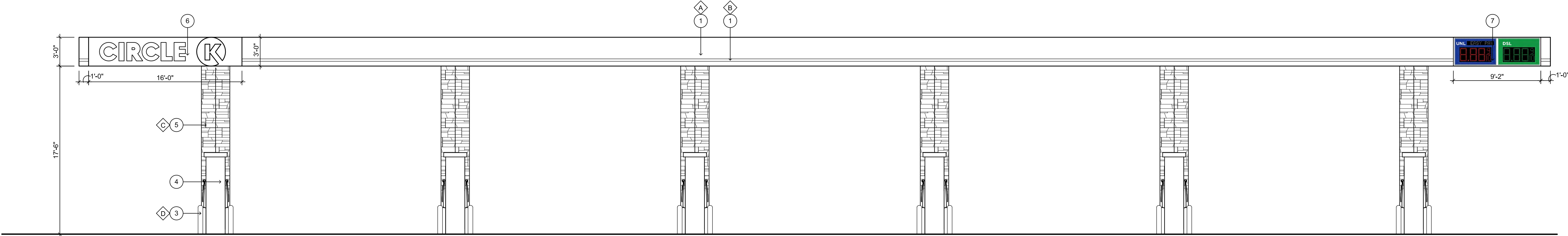
FINAL DEVELOPMENT PLAN
OAK MEADOWS VILLAGE MINOR PLAT, LOT 5
CIRCLE K STORES INC.
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
SHEET 1 OF 21



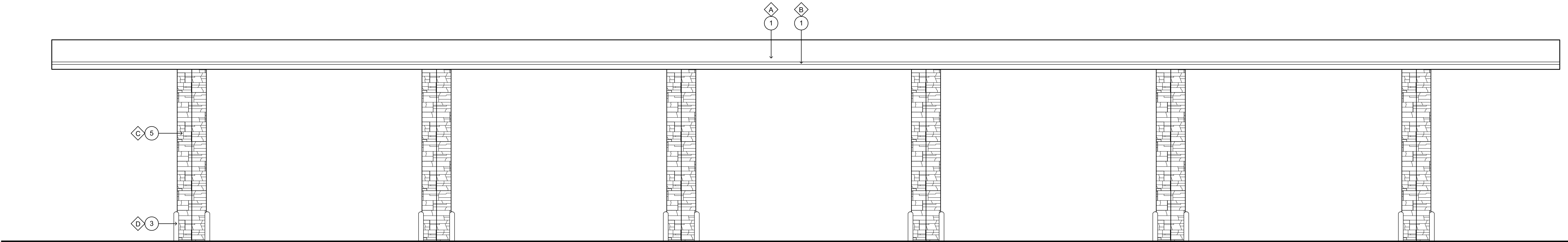
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

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

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



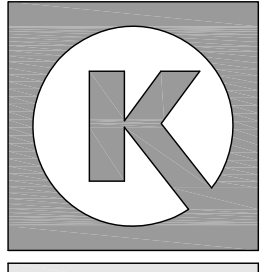
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PREPARED FOR:



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

ISSUE	DATE
FDP SUBMITTAL	4-24-20
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PROJECT NO.

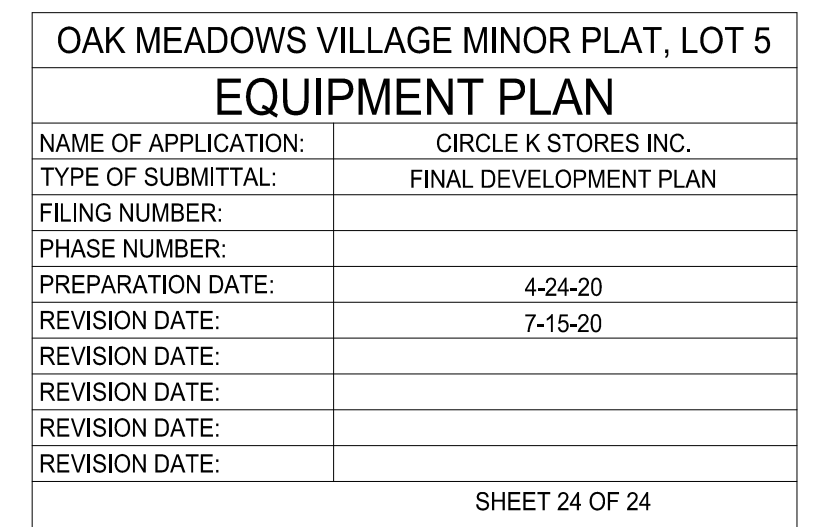
SHEET TITLE
**FUEL
CANOPY
ELEVATIONS**

SHEET NO.

23 OF 24

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

24 OF 24



**RESOLUTION NO. 20-80 RESOLUTION OF THE
BOARD OF TRUSTEES OF THE TOWN OF
FIRESTONE, COLORADO, APPROVING A
FINAL DEVELOPMENT PLAN FOR CERTAIN
REAL PROPERTY LOCATED AT LOT 5, OAK
MEADOWS VILLAGE MINOR PLAT**

CIRCLE K FINAL DEVELOPMENT PLAN



Town Board of Trustees – September 9, 2020

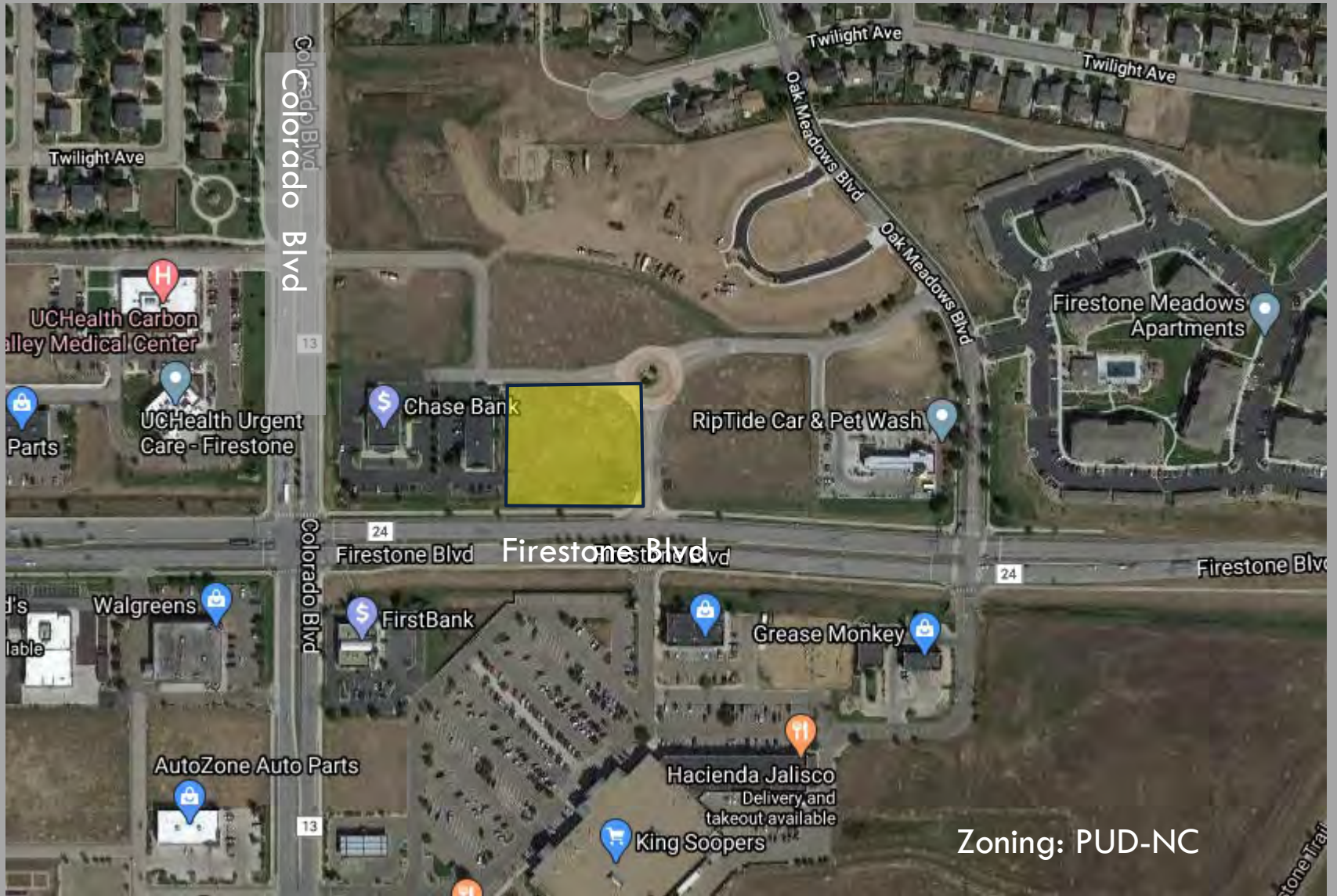
Process



Development Flow Chart | Firestone PUD Zoning



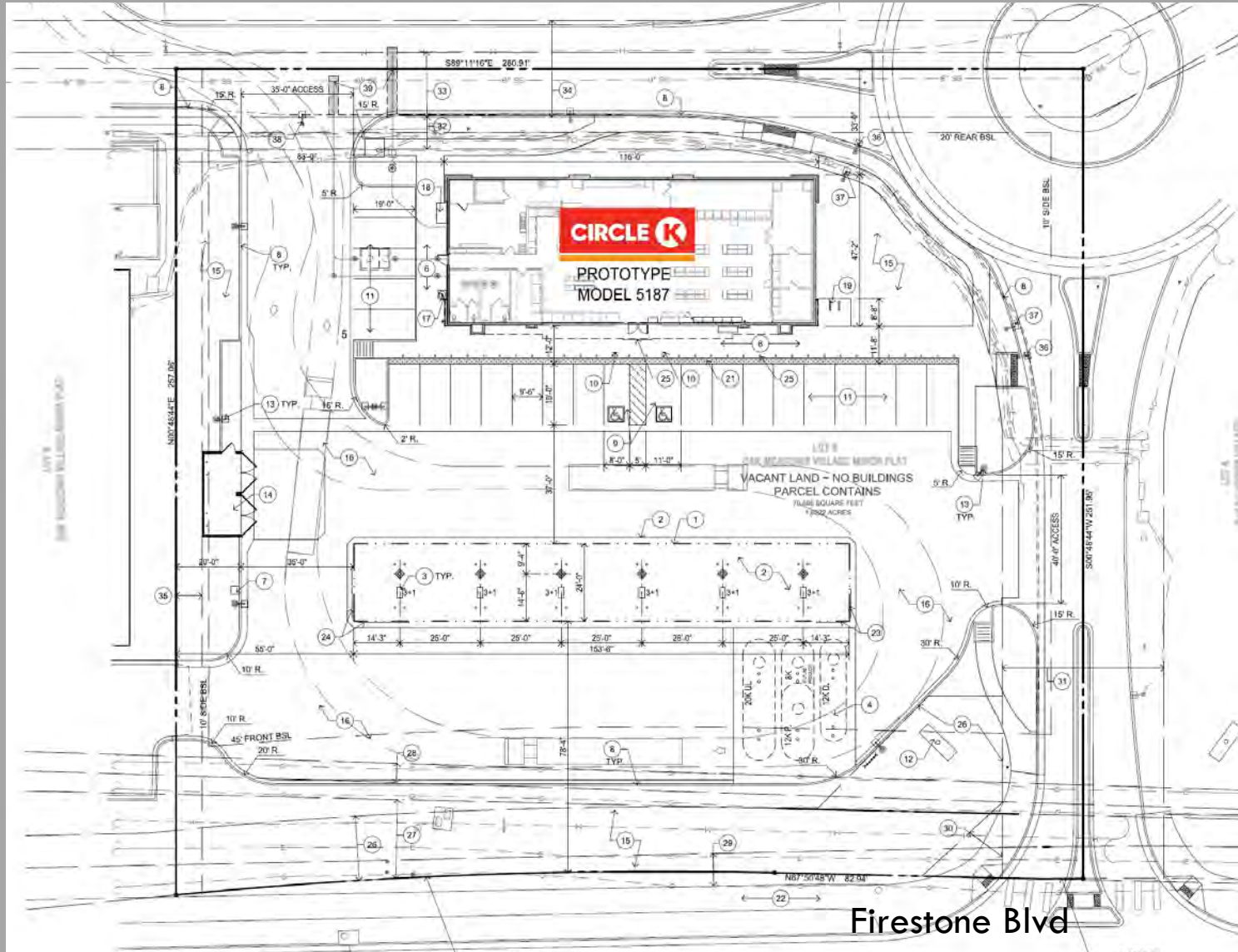
Location



Zoning: PUD-NC

Site







Elevations

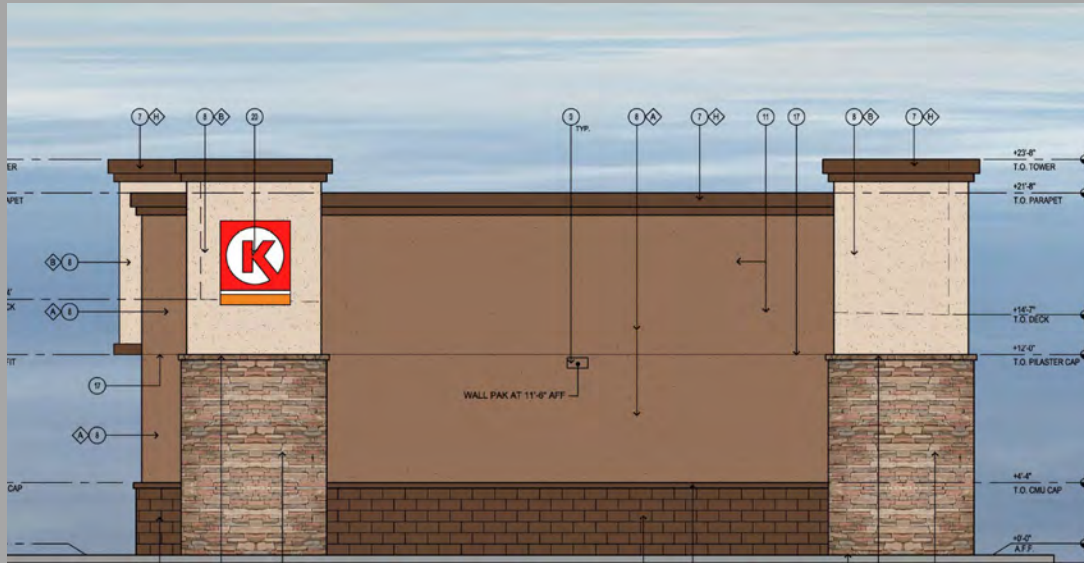


south elevation

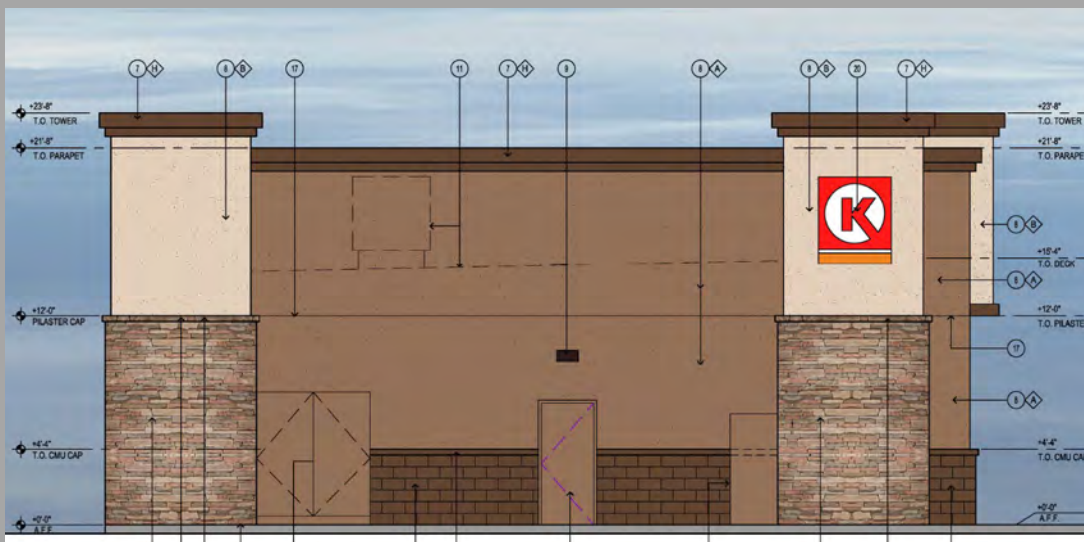


north elevation

Elevations

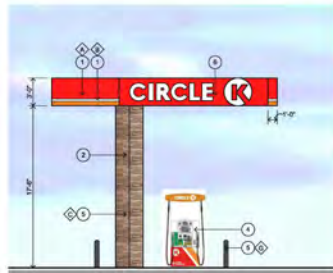


east elevation

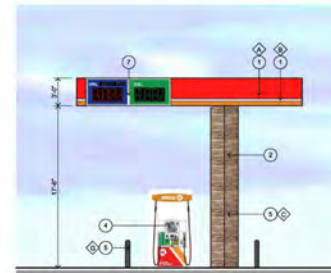


west elevation

Elevations



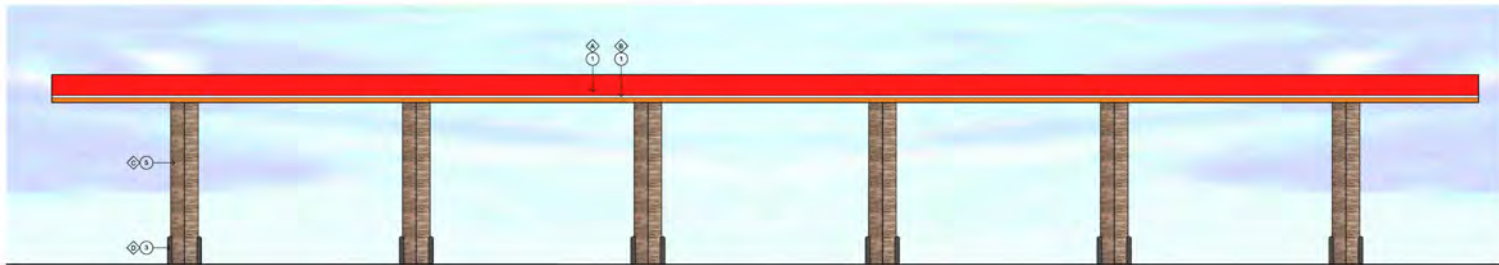
1 EAST ELEVATION
SCALE 3/16" = 1'-0"



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



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



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

Recommendations



At its August 20, 2020 regular meeting, the Planning and Zoning Commission approved Resolution PC-20-13, a resolution recommending approval of a Final Development Plan for Lot 5 Oak Meadows Village Minor Plat - with Conditions - to the Board of Trustees.

Conditions:

- (a) Updated title commitment
- (b) Technical corrections

Staff recommends that the Board approve Resolution 20-80 with conditions.

Recommendations



Conditions:

- (a) The Applicant provides an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
- (b) All technical corrections to the Oak Meadows Village Minor Plat Lot 5 – Circle K- Final Development Plan shall be made to the Town's satisfaction.
- (c) The Final Development Plan, Oak Meadows Village Minor Plat, Lot 5 Circle K Stores Inc. shall not be recorded until such time as all conditions of this section have been fulfilled by Applicant.



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

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

Friday, July 17, 2020

Ms. Berry:

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

Regards,

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

Chris McGinn

Real Estate Development Manager

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 9.b

Land Development

Meeting Date: September 9, 2020

Initiated By: Millissa Berry

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Ordinance 979: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ZONING CERTAIN LAND, FULLY DESCRIBED HEREIN, AND LOCATED WITHIN THE OAK MEADOWS PLANNED UNIT DEVELOPMENT FROM PUD RESIDENTIAL-B TO PUD RESIDENTIAL-C; AND APPROVING AN APPLICATION TO AMEND THE OAK MEADOWS PUD OUTLINE DEVELOPMENT PLAN TO ALLOW FOR RESIDENTIAL DEVELOPMENT

SUMMARY

The applicants, Innovative Development Holdings, LLC, and Oak Meadows Limited, are proposing the 4th amendment to the Oak Meadows Planned Unit Development (PUD) Outline Development Plan (ODP). The proposal is to amend the land uses and densities allowed on the property from those allowed by the PUD R-B land use category to those allowed in the PUD R-C land use category. The current land use category of PUD R-B allows for single-family attached and single-family detached uses with a density of 2.4 to 4 dwelling units per acre (du/acre). The PUD R-C land use category would allow for attached single-family dwelling units with a density between 4.1 and 30 du/acre.

HISTORY AND PREVIOUS BOARD ACTION

Multiple amendments to the Oak Meadows PUD have occurred over the past couple of decades, including a zoning amendment allowing for the residential density and uses of the subject request. At its August 20, 2020 regular meeting, the Planning and Zoning Commission approved Resolution PC 20-14, a resolution recommending approval of the ODP amendment request.

RECOMMENDATION

Town staff recommends the Board of Trustees approve Ordinance 979 with the following conditions.

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

ALTERNATIVES

ATTACHMENTS

1. Oak Meadows PUD ODP Amd #4 Staff Report
2. Ord 979 Oak Meadows PUD ODP Amendment #4
3. Ord 979 & PC 20-14 Exhibit A - ODP
4. Res PC-20-14 - Oak Meadows PUD ODP Amd #4
5. Oak Meadows PUD ODP Amd #4 Staff Presentation
6. Oak Meadows PUD ODP Amd #4 Applicant's Presentation
7. Telephonic Meeting Acknowledgement

FINANCIAL CONSIDERATIONS



Staff Report

ORDINANCE 979: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ZONING CERTAIN LAND, FULLY DESCRIBED HEREIN, AND LOCATED WITHIN THE OAK MEADOWS PLANNED UNIT DEVELOPMENT FROM PUD RESIDENTIAL-B TO PUD RESIDENTIAL-C; AND APPROVING AN APPLICATION TO AMEND THE OAK MEADOWS PUD OUTLINE DEVELOPMENT PLAN TO ALLOW FOR RESIDENTIAL DEVELOPMENT

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

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

September 9, 2020

Application

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

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

Notice

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

Location and Process

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

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

Site Analysis

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

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

Background

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

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

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

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

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

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

ODP Analysis

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

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

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

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

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

Consistency

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

Fiscal Impacts

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

Utility and Services

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

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

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

Conditions and Standards for Approval

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

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

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

Planning Commission or Board of Trustees Action

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

- A. Make a decision and vote on the application, using the draft resolution previously prepared, as may be amended during the hearing; or
- B. Make a decision and vote on the application, but request the Town Attorney to prepare findings of fact and conclusions for approval and adoption at the next regular meeting; or
- C. Defer a decision and direct the Town Attorney to prepare findings of fact and

conclusions to be submitted to the Board of Trustees at its next regular meeting, with final deliberation, decision and adoption of the findings of fact and conclusion at that meeting; or

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

RECOMMENDATION

At its August 20, 2020 regular meeting, the Planning and Zoning Commission approved Resolution PC 20-14, a resolution recommending approval of the ODP amendment request.

Town staff recommends the Board of Trustees approve Ordinance 979 with the following conditions.

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

ORDINANCE NO. 979

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, ZONING CERTAIN LAND, FULLY DESCRIBED HEREIN, AND LOCATED WITHIN THE OAK MEADOWS PLANNED UNIT DEVELOPMENT FROM PUD RESIDENTIAL-B TO PUD RESIDENTIAL-C; AND APPROVING AN APPLICATION TO AMEND THE OAK MEADOWS PUD OUTLINE DEVELOPMENT PLAN TO ALLOW FOR RESIDENTIAL DEVELOPMENT

WHEREAS, Innovative Development Holdings LLC and Oak Meadows Limited (the “Applicant”), who are the fee owners of certain real property described as Lots 1-18 and Tracts A- B, Oak Meadows Townhomes (the “Property”), which is approximately 4.47 acres in size and located within the Oak Meadows Planned Unit Development (PUD), have submitted an application for the rezoning of the Property from PUD R-B (Planned Unit Development/Residential-B) to PUD R-C (Planned Unit Development/Residential-C) and to amend the existing Oak Meadows PUD Outline Development Plan (the “ODP Amendment”), to accommodate the development of townhomes on the Property (the “Application”); and

WHEREAS, the ODP Amendment would modify the existing development standards contained in the approved Oak Meadows PUD ODP to allow for residential townhome development on approximately 4.47 acres of the Property that is currently zoned PUD R-B and, to that extent, would only modify density standards as it relates that proposed residential townhome use on the Property and within that portion of the Oak Meadows PUD. However, the ODP Amendment would not change the zoning, height, bulk, landscaping architectural or other land use standards of the Oak Meadows PUD ODP as it relates to other property for other allowable uses or other use areas throughout the Oak Meadows PUD, as originally approved and contained in the Oak Meadows PUD Outline Development Plan; and

WHEREAS, the Planning and Zoning Commission, after conducting a public hearing on the Application held on August 20, 2020, rendered a decision recommending approval of the Application; and

WHEREAS, on September 9, 2020, the Board of Trustees conducted a public hearing on the Application; 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 Application is complete, that the Applicant has met the applicable requirements and standards set forth in the Firestone Municipal Code, and relevant Town subdivision and zoning ordinances, regulations, and policies.

NOW, THEREFORE, BE IT ORDAINED 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 the Resolution PC 20-14.

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

Section 3. The land described as Tract B, Oak Meadows Townhomes, which consists of approximately 4.47 acres, more or less, shall be zoned Town of Firestone PUD R-C (Planned Unit Development/Residential-C).

Section 4. The Oak Meadows PUD Outline Development Plan Amendment No. 4, attached hereto as Exhibit A, is hereby approved, conditioned upon satisfaction of the following conditions:

a. Provide an updated title commitment showing Innovative Development Holdings LLC and Oak Meadows Limited as owner when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.

b. All minor, technical corrections to the Oak Meadows PUD Outline Development Plan Amendment No. 4 shall be made to the Town's satisfaction within thirty (30) days of the effective date of this approval.

As it relates to the Property, the Oak Meadows PUD Outline Development Plan Amendment No. 4 hereby establishes additional density standards as it relates to the PUD R-C use and, to that extent, modifies and amends the approved development standards within the PUD, as contained in the Oak Meadows PUD Outline Development Plan. Except as explicitly provided in the ODP Amendment, the existing height, bulk, landscaping, architectural, or any other standards as it relates to the Property, along with the zoning or other land use standards for other use areas throughout the Oak Meadows PUD, as originally approved and contained in the Oak Meadows PUD Outline Development Plan, remain in place and shall remain in full force and effect. In the event of any conflict between Oak Meadows PUD Outline Development Plan and the Oak Meadows PUD Outline Development Plan Amendment No. 4, the Oak Meadows PUD Outline Development Plan Amendment No. 4 shall prevail.

Section 5. Upon timely compliance with all conditions set forth in Section 4 above, the Board of Trustees certifies a change in the Zoning Map zoning the property described herein to Town of Firestone PUD R-C (Planned Unit Development/Residential-C) Zoning District.

Section 6. If the conditions set forth in Section 4 of this ordinance are not timely fulfilled, the approval of the Oak Meadows PUD Outline Development Plan Amendment No. 4 provided for by Section 4 of this ordinance shall be void and ineffectual, unless the timeframe for

compliance is extended by resolution adopted by the Board of Trustees.

Section 7. The Board of Trustees directs that a certified copy of this Ordinance be filed with the Town Clerk and further, that the Town Clerk index, file and make the Ordinance available to the public.

Section 8. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision will not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 9. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this ____ day of September, 2020.

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar, Mayor

ATTEST:

Jessica Koenig, Town Clerk

APPROVED AS TO FORM:

William P. Hayashi, Town Attorney

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

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



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

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS IS THE WEST LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED WITH AN ALUMINUM CAP WITH MARKING PLS 28656 AT THE SOUTH END, AND AN ILLEGIBLE ALUMINUM CAP AT THE NORTH END, AND IS ASSUMED TO BEAR N 00°22'35" E.

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "T", OAK MEADOWS P.U.D. FILING 1, RECORDED AT RECEPTION NO. 2689867, FROM WHENCE THE SOUTHWEST CORNER OF SAID SECTION 6 BEARS S 38°11'48" W A DISTANCE OF 715.93 FEET, MORE OR LESS;

THENCE, N 00°22'35" E, ALONG THE EASTERLY LINE OF SAID TRACT "T", A DISTANCE OF 204.85 FEET;

THENCE, N 89°03'23" E, DEPARTING SAID EASTERLY LINE OF SAID TRACT "T", A DISTANCE OF 264.36 FEET TO A POINT OF CURVATURE;

THENCE, ALONG A CURVE TO THE LEFT A DISTANCE OF 148.74 FEET, SAID CURVE HAVING A RADIUS OF 492.38 FEET, A DELTA ANGLE OF 17°18'28", AND A CHORD DISTANCE OF 148.17 FEET, WHICH BEARS N 80°24'09" E TO A POINT OF REVERSE CURVATURE;

THENCE, ALONG A CURVE TO THE RIGHT A DISTANCE OF 90.71 FEET, SAID CURVE HAVING A RADIUS OF 942.66 FEET, A DELTA ANGLE OF 5°30'48", AND A CHORD DISTANCE OF 90.67 FEET, WHICH BEARS N 74°30'19" E, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OAK MEADOWS BOULEVARD, AS SHOWN ON SAID OAK MEADOWS P.U.D. FILING 1, SAID POINT ALSO BEING A POINT OF NON-TANGENT REVERSE CURVATURE;

THENCE, ALONG A CURVE TO THE LEFT, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 135.50 FEET, SAID CURVE HAVING A RADIUS OF 327.00 FEET, A DELTA ANGLE OF 23°44'33", AND A CHORD DISTANCE OF 134.54 FEET, WHICH BEARS S 30°02'56" E;

THENCE, S 41°55'13" E, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 265.00 FEET TO A POINT OF CURVATURE;

THENCE, ALONG A CURVE TO THE RIGHT A DISTANCE OF 17.49 FEET, SAID CURVE HAVING A RADIUS OF 323.00 FEET, A DELTA ANGLE OF 30°6'09", AND A CHORD DISTANCE OF 17.49 FEET, WHICH BEARS S 40°22'08" E TO A POINT OF NON-TANGENCY;

THENCE, S 66°10'50" W, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 222.69 FEET;

THENCE, N 90°00'00" W, A DISTANCE OF 123.19 FEET;

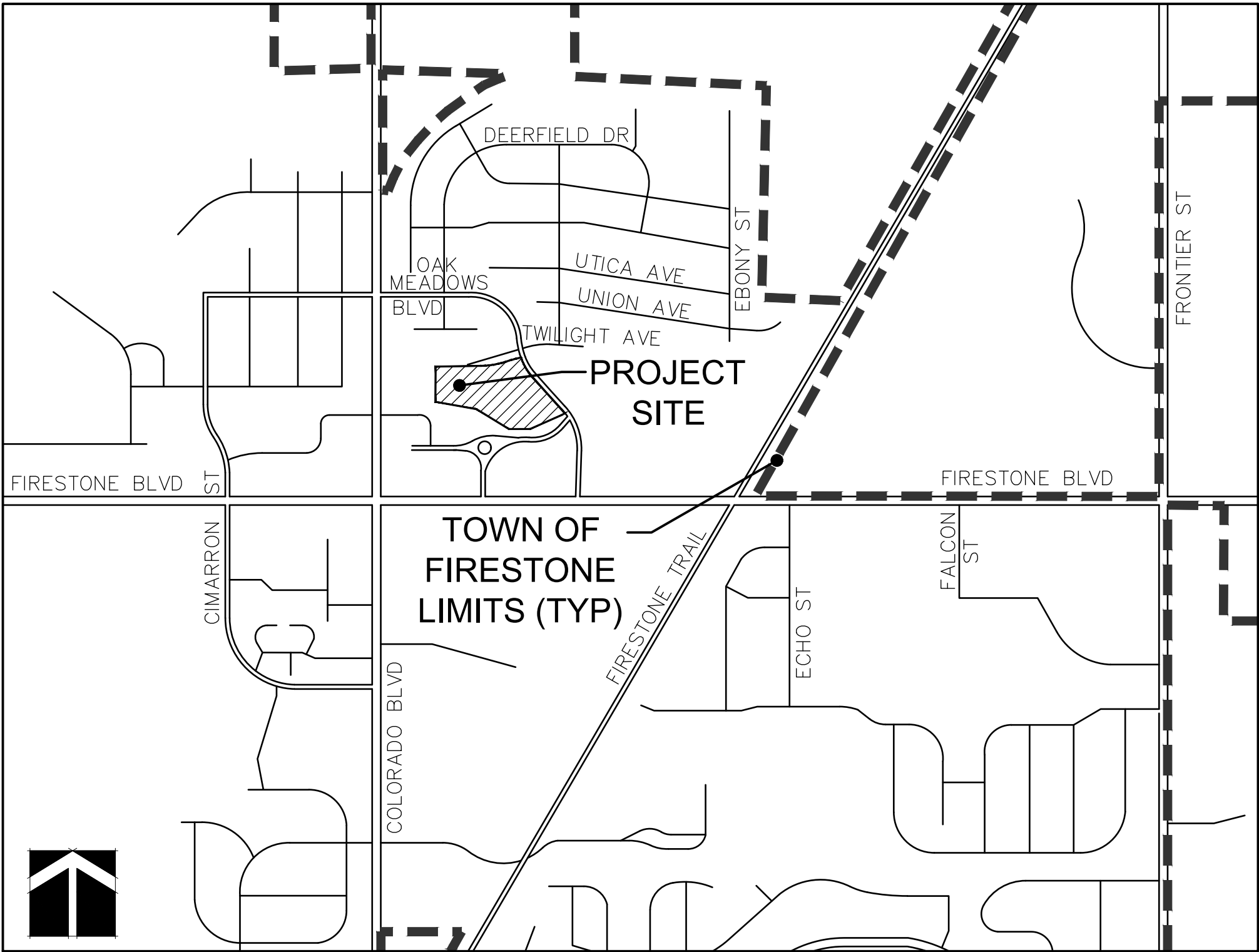
THENCE, N 58°24'57" W, A DISTANCE OF 221.18 FEET;

THENCE, N 79°50'25" W, A DISTANCE OF 243.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4.474 ACRES, MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, VARIANCES AND/OR AGREEMENTS AS OF RECORD MAY APPEAR.

VICINITY MAP



THIS AMENDED ODP IS AN AMENDMENT OF THE FIRESTONE ORDINANCE NO. 887, WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS AMENDMENT.

APPROVALS

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this

_____ day of _____, 2020; by ORDINANCE No. _____.

Mayor

ATTEST: Town Clerk

SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN & NARRATIVE
- 3 NARRATIVE

OWNERS:

INNOVATIVE DEVELOPMENT HOLDINGS LLC
PO BOX 26
MEAD, COLORADO 80503
(303) 775-0876
innovativeginger@hotmail.com

OAK MEADOWS LIMITED
6400 RABBIT MOUNTAIN RD
LONGMONT, COLORADO 80303
(303) 875-1741
tomldunn@gmail.com

APPLICANT/DEVELOPER:

INNOVATIVE DEVELOPMENT HOLDINGS LLC
P.O. BOX 26
MEAD, COLORADO 80542
(303) 775-0876
Innovativeginger@hotmail.com

OAK MEADOWS LIMITED
6400 RABBIT MOUNTAIN RD
LONGMONT, COLORADO 80303
(303) 875-1741
tomldunn@gmail.com

ENGINEER:

OWEN CONSULTING GROUP, INC.
7047 E. BALANCING ROCK ROAD
SCOTTSDALE, ARIZONA 85266
(303) 913-5382
larrycowen@comcast.net
CONTACT: Larry Owen

SURVEYOR:

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

LANDSCAPE ARCHITECT: IRRIGATION DESIGNER:

THE FRONTERRA GROUP
138 E 4TH STREET, STE 1
LOVELAND, COLORADO 80537
(970) 669-3737
david@tfgdesign.com
CONTACT: David Kasprzak

MPI DESIGNS
P.O. BOX 345
WINDSOR, COLORADO 80550
(970) 402-3047
irrigationlady@gmail.com
CONTACT: Michelle Peterson

ACCEPTANCE BLOCK AND NOTARY

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

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

STATE OF COLORADO)
COUNTY OF WELD) SS

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

by _____.
Witness my hand and official seal.

Notary Public

My commission expires

ACCEPTANCE BLOCK AND NOTARY

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

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

STATE OF COLORADO)
COUNTY OF WELD) SS

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

by _____.
Witness my hand and official seal.

Notary Public

My commission expires

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS PUD	
OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4	
NAME OF APPLICATION: OAK MEADOWS PUD	
TYPE OF SUBMITTAL: OUTLINE DEVELOPMENT	
FILING NUMBER: 244N AMENDMENT NO. 4	
PHASE NUMBER: 2	
PREPARATION DATE: JAN 17 2020	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 1 OF 3	

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF TFG DESIGN, LLC. - THE FRONTERRA GROUP AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

1

SHEET 1 OF 3

OAK MEADOWS PUD

OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4

FIRESTONE, COLORADO

COUNTY OF WELD

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

REVISIONS:

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



TFG Design, LLC
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(970) 669-3737
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ODP - NARRATIVE

PROJECT CONCEPT

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

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

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

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REGIONAL IMPACTS

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OAK MEADOWS PUD
OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4

FIRESTONE, COLORADO
COUNTY OF WELD

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

REVISIONS:

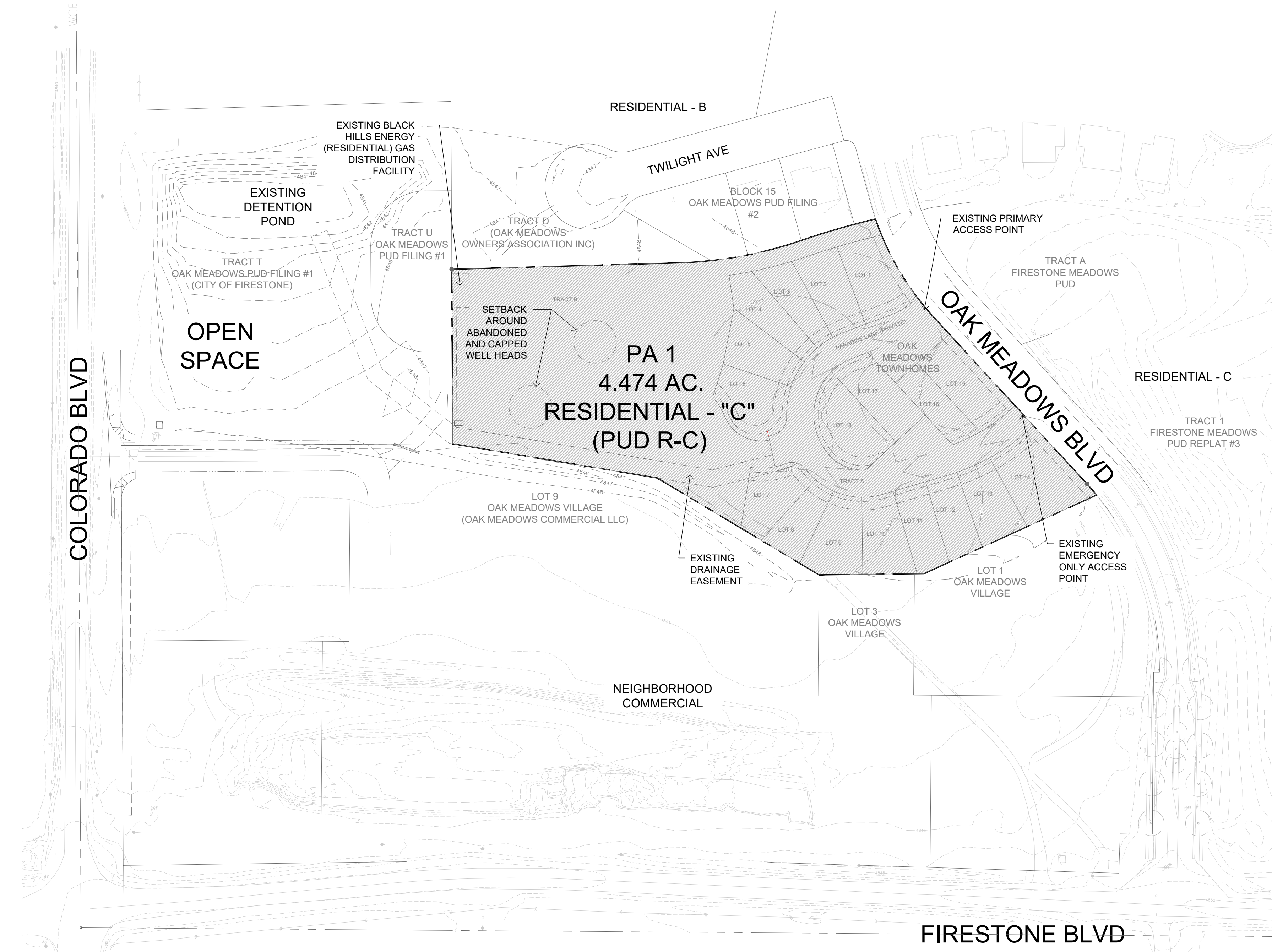
SHEET TITLE:
SITE PLAN &
NARRATIVE

SHEET NUMBER:

2

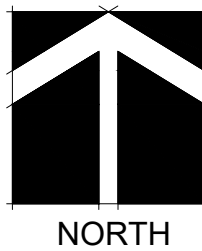
SHEET 2 OF 3

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ODP - SITE PLAN

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



LAND USE SUMMARY

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

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



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ODP - NARRATIVE

ECONOMIC DEVELOPMENT RATIONALE

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

ENVIRONMENTAL INFORMATION

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

UTILITIES AND SERVICE REQUIREMENTS

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

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

PARKS AND RECREATION

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

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

TRAFFIC ACCESS AND CIRCULATION

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

OIL AND GAS COMPANY ACCESS

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

LAND USE AND ZONING

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

THE REZONING IS JUSTIFIED FOR THE FOLLOWING REASONS:

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

DEVELOPMENT DENSITY

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

BUILDING HEIGHT

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

PRIVATE MAINTENANCE AND ENFORCEMENT

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

OAK MEADOWS PUD

OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4

FIRESTONE, COLORADO

COUNTY OF WELD

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

REVISIONS:

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SHEET TITLE:
NARRATIVE

SHEET NUMBER:

3

SHEET 3 OF 3

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

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-14

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

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

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

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

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

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

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

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

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

Vice-Chairperson



ATTEST:



Lisa Bartley, Secretary



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

**ORDINANCE 979: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE
TOWN OF FIRESTONE, COLORADO, ZONING CERTAIN LAND, FULLY
DESCRIBED HEREIN, AND LOCATED WITHIN THE OAK MEADOWS PLANNED
UNIT DEVELOPMENT FROM PUD RESIDENTIAL-B TO PUD RESIDENTIAL-C; AND
APPROVING AN APPLICATION TO AMEND THE OAK MEADOWS PUD OUTLINE
DEVELOPMENT PLAN TO ALLOW FOR RESIDENTIAL DEVELOPMENT**

**OAK MEADOWS PUD
OUTLINE DEVELOPMENT PLAN
4TH AMENDMENT**



Town Board of Trustees September 9, 2020

Process



Development Flow Chart | Firestone PUD Zoning



Location



Location



ODP Amendment



ODP Amendment



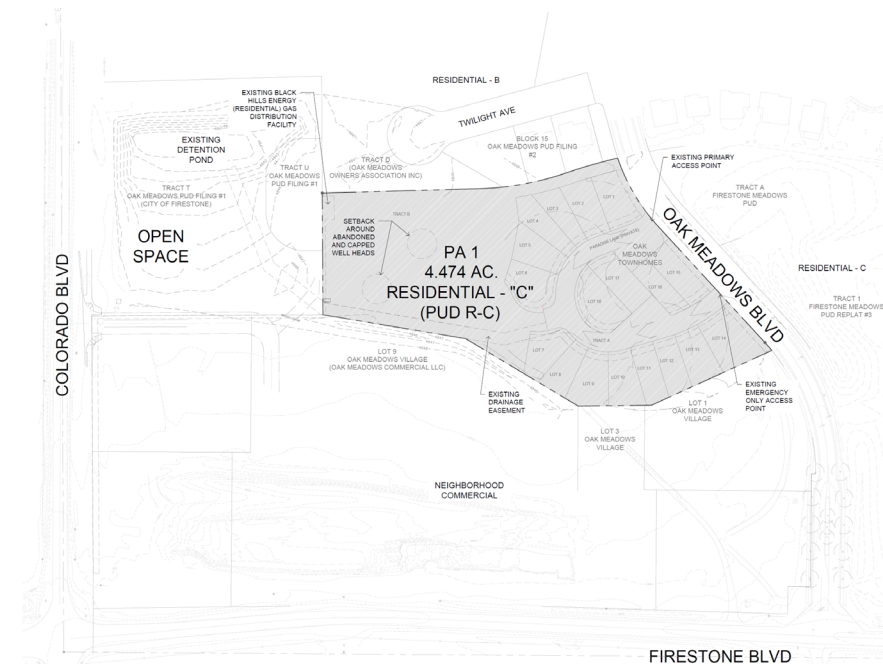
ODP Amendment



ODP Amendment



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



ODP - SITE PLAN

SCALE: 1"=80'
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OAK MEADOWS PUD
OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4
FIRESTONE, COLORADO
COUNTY OF WELD

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

REVISIONS

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

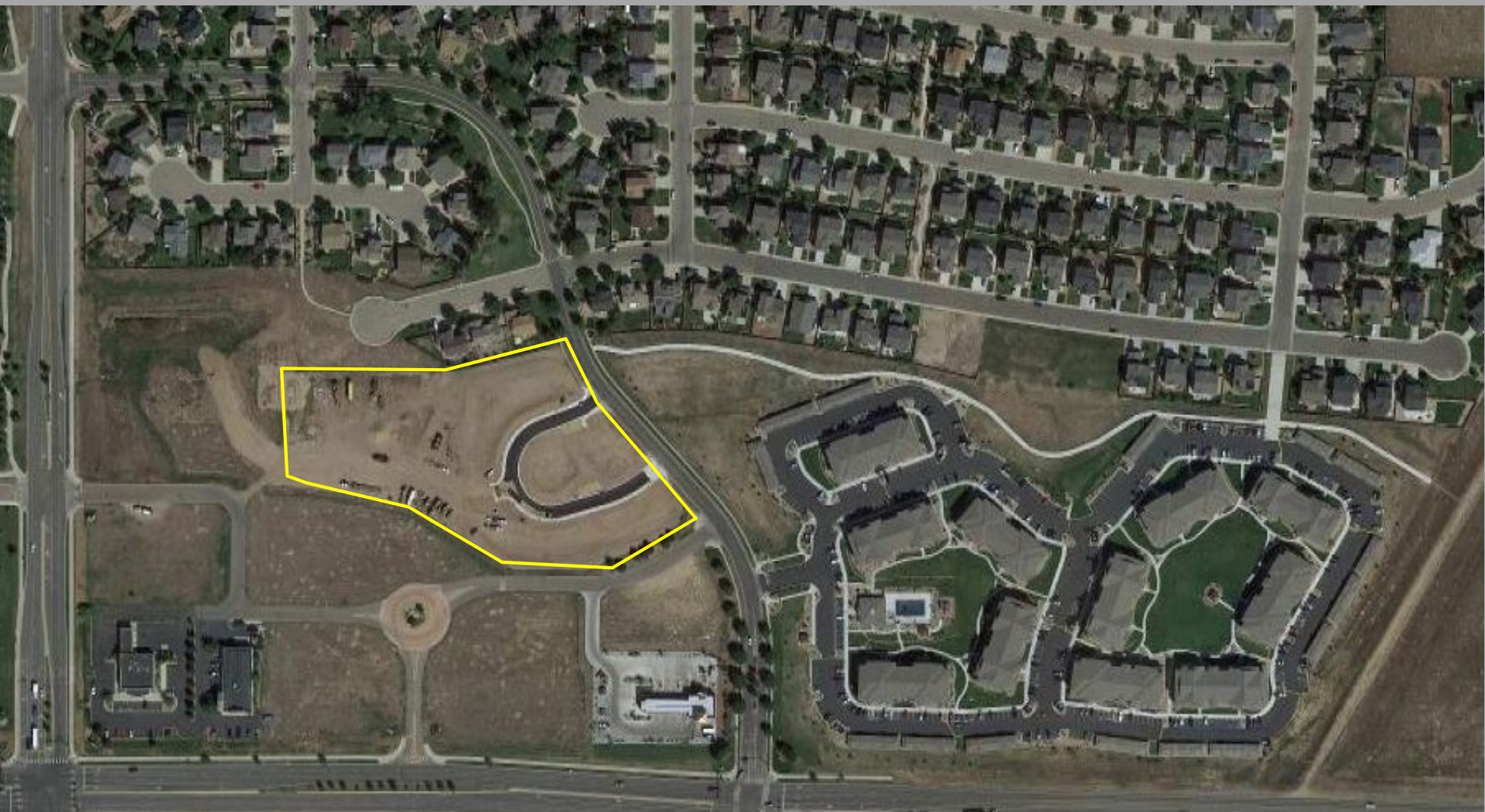
SHEET TITLE:
SITE PLAN & NARRATIVE

SHEET NUMBER:

2

SHEET 2 OF 3

ODP Amendment



Staff Recommendations



At its August 20, 2020 Planning & Zoning Commission meeting, the Commission approved Resolution PC 20-14, a resolution recommending approval of the 4th Amendment to the Oak Meadows PUD ODP with conditions to the Board of Trustees.

Staff recommends that the Town Board approve Ordinance 979 to approve the PUD amendment request with conditions.

Staff Recommendations



Staff recommends that the Town Board approve Ordinance 979 to approve the PUD amendment request with conditions.

Conditions of approval:

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

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

OAK MEADOWS P.U.D. – PLANNING AREA 1

Town Board of Trustees Public Hearing

September 9, 2020

Consultant Team

Owner/Developer:

Innovative Development Holdings LLC & Oak Meadows Limited

Landscape Architect / Planner:

TFG Design, LLC

Josh McCarn, PLA

josh@tfgdesign.com

David Kasprzak, PLA

david@tfgdesign.com

Civil Engineer:

Owen Consulting Group, Inc.

Larry Owen, PE

larrycowen@comcast.net

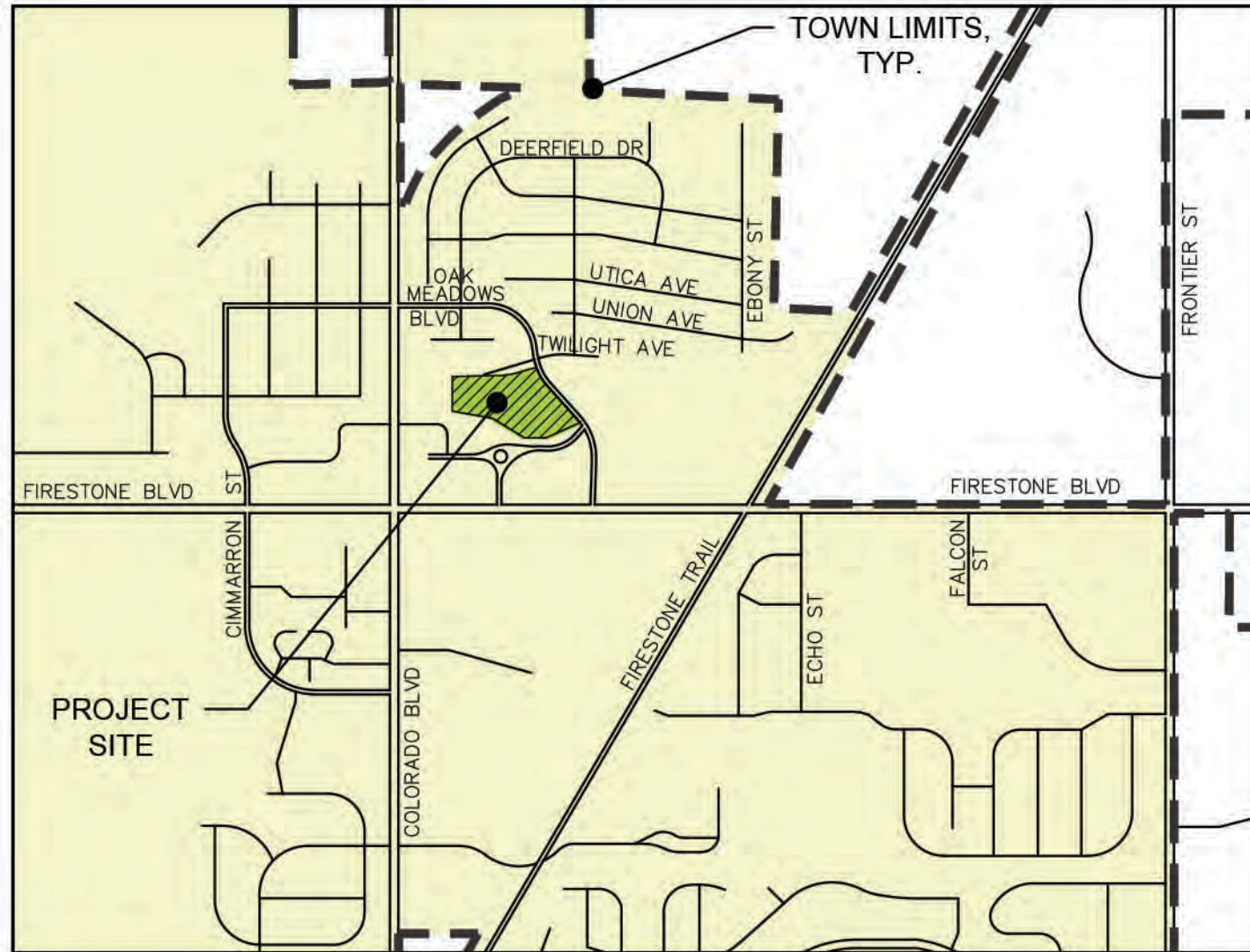
Surveyor:

King Surveyors, Inc.

Paul Groves

paulg@kingsurveyors.com

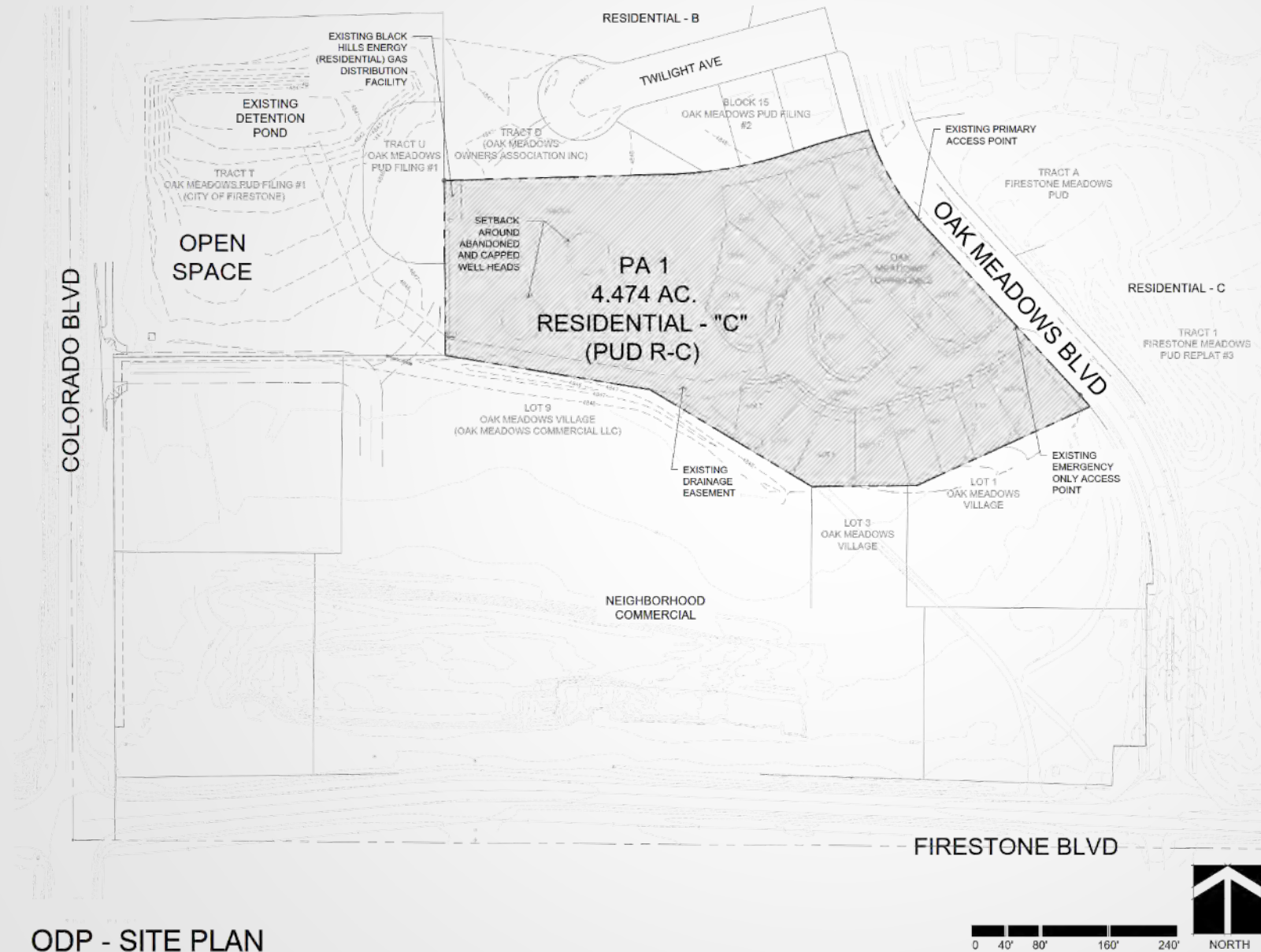
Vicinity Map



Aerial – Vicinity Map (context)



Outline Development Plan



SUMMARY

- 4.47 total acres
- Site has been through an initial zoning and two subsequent amendments.
 - 2002 – Initially zoned Residential-C with larger parcel to the east (now Firestone Meadows apartments);
 - 2008 – Rezoned to N-C;
 - 2016 – Rezoned to Residential-B ('medium density' at 4.02 DU/AC).
- Proposed Zone is PUD Residential-C.
- Overall proposed density 6.26 DU/AC.

Millissa Berry

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

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

Ms. Berry:

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

Regards,

David Kasprzak

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

Get [Outlook for Android](#)

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

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

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

Would you please reply if in agreement?

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

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

Ms. Berry:

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

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

Regards,

David Kasprzak

--



DAVID KASPRZAK - PLA + LEED AP

TFG Design, LLC
P.O. Box 178
Loveland, Colorado 80539

office: 970.669.3737
mobile: 970.227.2514
direct: 970.235.1037

--



DAVID KASPRZAK - PLA + LEED AP

TFG Design, LLC
P.O. Box 178
Loveland, Colorado 80539

office: 970.669.3737
mobile: 970.227.2514
direct: 970.235.1037

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 9.c

Land Development

Meeting Date: September 9, 2020

Initiated By: Millissa Berry

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution 20-81: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL SUBDIVISION PLAT AND ACCEPTING THE PROPERTY INTERESTS DEDICATED BY THE FINAL PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN OAK MEADOWS TOWNHOMES FILING NO. 1; AND APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN OAK MEADOWS TOWNHOMES SUBDIVISION

SUMMARY

The applicants and property owners, Innovative Development Holdings, LLC, and Oak Meadows Limited, are proposing an extension of the Oak Meadows Townhomes Phase 1 development that was approved in 2019. Phase 1 includes 9 townhome buildings for a total of 18 units with each dwelling unit on its own platted lot. Phase 2 proposes 5 additional townhome buildings for a total of 10 additional units also on individual lots.

HISTORY AND PREVIOUS BOARD ACTION

Oak Meadows Townhomes Phase 1 was approved by the Town Board in 2019. At its August 20, 2020 regular meeting, the Planning and Zoning Commission approved PC Res 20-15, a resolution recommending approval of the subject FDP and FP.

RECOMMENDATION

Staff recommends that the Board of Trustees approve Resolution 20-81 with conditions:

Plat:

- (a) All minor, technical corrections to the Oak Meadows Townhomes Filing No. 2 final plat shall be made to the Town's satisfaction.
- (b) The final plat shall not be recorded until the applicant furnishes to the Town a recorded release or other supporting documentation confirming the 20' oil and gas pipeline easement recorded at Reception No. 2688881 has been released or will not encumber or otherwise affect title to any lands shown in this plat.
- (c) A Homeowners Association (HOA) will be established, and a formalized HOA declaration of covenants, conditions, and restrictions (CC & R's) will be provided that will make provisions for the ownership and maintenance of all tracts to ensure that proper drainage, roadway improvements, and open space standards are met on an ongoing basis.
- (d) Within ninety (90) days of the date of this resolution, the subdivider shall execute a subdivision development agreement in a form satisfactory to the Town Attorney.

FDP:

- (a) All minor, technical corrections to the Final Development Plan, Oak Meadows Townhomes Phase 2 shall be made to the Town's satisfaction.

ALTERNATIVES

ATTACHMENTS

- 1. Oak Meadows TH FP FDP Staff Report TB
- 2. Res. No. 20-81 Oak Meadows Townhomes FP & FDP
- 3. Exhibit A Oak Meadows THs FP

4. Exhibit B Oak Meadows THs FDP
5. Res. PC-20-15 - Oak Meadows THs P2 FP and FDP
6. Oak Meadows THs FP & FDP TB Staff Presentation
7. Oak Meadows THs P2 FP & FDP Applicant Presentation
8. Telephonic Meeting Acknowledgement

FINANCIAL CONSIDERATIONS



Staff Report

RESOLUTION NO. 20-81

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL SUBDIVISION PLAT AND ACCEPTING THE PROPERTY INTERESTS DEDICATED BY THE FINAL PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN OAK MEADOWS TOWNHOMES FILING NO. 1; AND APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN OAK MEADOWS TOWNHOMES SUBDIVISION

Oak Meadows Townhomes Phase 2 Final Development Plan & Final Plat

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

September 9, 2020

Applications

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

Notice

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

Process

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

Location, Site Analysis and Zoning

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

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

Plan Analysis, Circulation and Parking

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

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

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

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

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

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

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

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

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

Utility and Services

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

Fiscal Impacts

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

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

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

Conditions and Standards for Approval

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

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

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

Planning Commission or Board of Trustees Action

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

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

RECOMMENDATION

At its August 20, 2020 regular meeting, the Planning and Zoning Commission approved Resolution PC 20-15, a resolution recommending approval of the proposed FDP and FP with the following Conditions of Approval:

- 1. All remaining technical corrections to the Oak Meadows Townhomes Phase 2 final plat and final development plan requested by Town staff shall be made to the Town staff's satisfaction.
- 2. The Applicant provides recorded documentation that the 20' oil and gas pipeline easement (identified on the plat by Rec. No. 2688881) has been fully vacated.
- 3. The Applicant provides an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
- 4. The Town and the Applicant execute a subdivision agreement, in a form to be approved by the Town Attorney.

Staff recommends that the Town Board of Trustees approve Resolution 20-81, a resolution approving the requested FDP and FP with conditions.

Conditions of Approval:

Plat:

(a) All minor, technical corrections to the Oak Meadows Townhomes Filing No. 2 final plat shall be made to the Town's satisfaction.

(g) Designate the area intended to serve as a private access lane to the proposed platted lots on the final plat as an outlot to be owned and maintained by a Homeowners

Association (HOA). All private access lanes shall be built to Town of Firestone standards and be approved by the Town Engineer prior to acceptance.

(b) The final plat shall not be recorded until applicant furnishes to the Town a recorded release or other supporting documentation confirming the 20' oil and gas pipeline easement recorded at Reception No. 2688881 has been released or will not encumber or otherwise affect title to any lands shown in this plat.

(c) A Homeowners Association (HOA) will be established, and a formalized HOA declaration of covenants, conditions and restrictions (CC & R's) will be provided that will make provisions for the ownership and maintenance of all tracts to ensure that proper drainage, roadway improvements, and open space standards are met on an ongoing basis.

(d) Within ninety (90) days of the date of this resolution the subdivider shall execute a subdivision development agreement in a form satisfactory to the Town Attorney.

FDP:

(a) All minor, technical corrections to the Final Development Plan, Oak Meadows Townhomes Phase 2 shall be made to the Town's satisfaction.

RESOLUTION NO. 20-81

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL SUBDIVISION PLAT AND ACCEPTING THE PROPERTY INTERESTS DEDICATED BY THE FINAL PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN OAK MEADOWS TOWNHOMES FILING NO. 1; AND APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN OAK MEADOWS TOWNHOMES SUBDIVISION

WHEREAS, Innovative Development Holdings LLC and Oak Meadows Limited (“Applicant”), as owner of certain real property described as Tract B, Oak Meadows Townhomes Filing No. 1 (the “Property”), has submitted a proposed final plat for the Property, entitled “Oak Meadows Townhomes Filing No. 2” (the “Final Plat”) and a proposed final development plan for the Property, entitled “Final Development Plan, Oak Meadows Townhomes Phase 2 (the “Final Development Plan”); and

WHEREAS, the Firestone Planning and Zoning Commission, after conducting a public hearing on the Final Plat and Final Development Plan on August 20, 2020 rendered a decision recommending approval of the Final Plat and Final Development Plan with four (4) conditions as more fully set forth in PC 20-15, dated August 20, 2020; 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 the proposed Final Plat to be in substantial compliance with the technical requirements of the Town of Firestone subdivision and zoning ordinances; and

WHEREAS, the Board of Trustees further 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.

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 20-15.

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 final plat for Oak Meadows Townhomes Filing No. 2, attached hereto as Exhibit A and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:.

(a) All minor, technical corrections to the Oak Meadows Townhomes Filing No. 2 final plat shall be made to the Town's satisfaction.

(b) The final plat shall not be recorded until applicant furnishes to the Town a recorded release or other supporting documentation confirming the 20' oil and gas pipeline easement recorded at Reception No. 2688881 has been released or will not encumber or otherwise affect title to any lands shown in this plat.

(c) A Homeowners Association (HOA) will be established, and a formalized HOA declaration of covenants, conditions and restrictions (CC & R's) will be provided that will make provisions for the ownership and maintenance of all tracts to ensure that proper drainage, roadway improvements, and open space standards are met on an ongoing basis.

(d) Within ninety (90) days of the date of this resolution the subdivider shall execute a subdivision development agreement in a form satisfactory to the Town Attorney.

Section 4. The dedication of all easements and all other places designated for public use as shown upon the plat Oak Meadows Townhomes Filing No. 2 is hereby accepted by the Town of Firestone, subject however, to the condition that the Town shall not undertake maintenance of any easement or other place designated for public use until after construction of all necessary public improvements has been satisfactorily completed by the land owner and accepted in writing by the Town of Firestone. Acceptance of the Drainage Easement shall not relieve the HOA of its obligation and primary responsibility to maintain Tract A and all private stormwater drainage improvements located therein.

Section 5. The Mayor and Town Clerk are hereby authorized and directed to certify upon the final subdivision plat the Town's approval and acceptance thereof. The Town Clerk is hereby authorized and directed to file the subdivision plat with Weld County Clerk and Recorder's office upon fulfillment of all conditions as indicated herein.

Section 6. The Final Development Plan, Oak Meadows Townhomes Phase 2, 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 minor, technical corrections to the Final Development Plan, Oak Meadows Townhomes Phase 2 shall be made to the Town's satisfaction.

Section 7. Unless otherwise extended by resolution of the Board of Trustees, the approval of the Oak Meadows Townhomes Filing No. 2 final plat and final development plan for Oak Meadows Townhomes Phase 2 shall be null and void if the conditions set forth in Section 3 and Section 6 are not complied with within one hundred and twenty (120) days of the date of this Resolution.

PASSED AND ADOPTED this 9th day of September, 2020.

Bobbi Sindelar, Mayor

ATTEST:

Jessica Koenig, Town Clerk

APPROVED AS TO FORM:

William P. Hayashi, Town Attorney

EXHIBIT A
Oak Meadows Townhomes Filing No. 2 Final Plat

EXHIBIT B
Oak Meadows Townhomes Phase 2 Final Development Plan

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

OWNERSHIP AND DEDICATION

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

LEGAL DESCRIPTION

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

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

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

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

OWNER: Oak Meadows Limited, a Colorado limited liability company

By: _____

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____ ss

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

by _____

Witness my hand and official seal.

(SEAL)

Notary Public

My commission expires

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

By: _____

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____ ss

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

by _____

Witness my hand and official seal.

(SEAL)

Notary Public

My commission expires

VACATION NOTE

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

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

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

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

LEGEND

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

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

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

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

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

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

FLOOD PLAIN NOTE

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

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

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

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

NOTICE

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

TITLE COMMITMENT NOTE

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

SURVEYOR'S STATEMENT

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

PRELIMINARY

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

LAND USE TABLE

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

NOTES:

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

OIL/GAS NOTES:

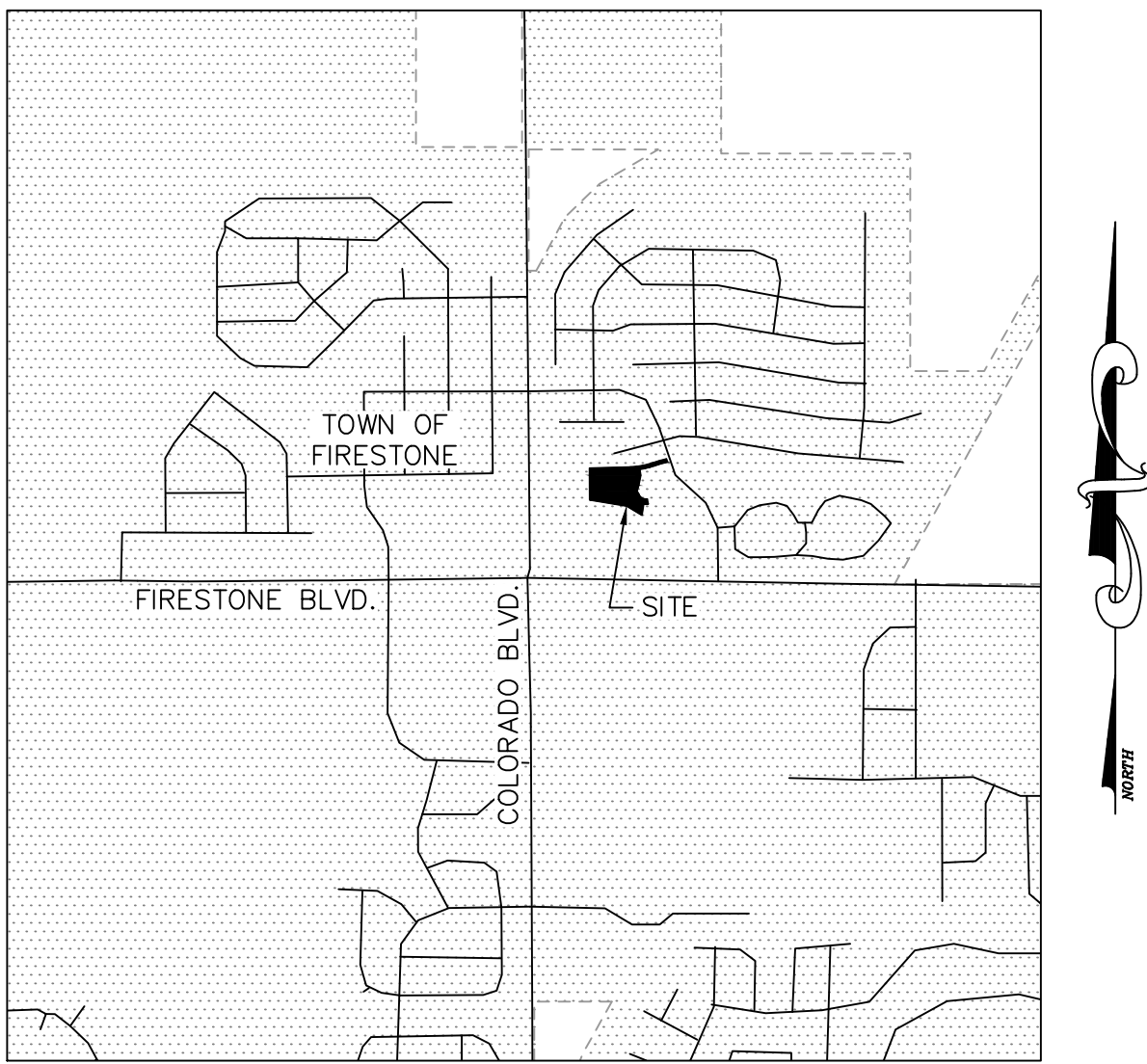
Flowline Pipe Note: from Joe MacLaren, COGCC Eastern Flowline Integrity Inspector. "I was involved with conducting field inspections and witnessing the removal of the flowlines associated with the COORS V 6-13 (API#123-17323) and COORS V 6-14J (API#123-19674) wells. The majority of the flowline pipe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

TOWN APPROVAL

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

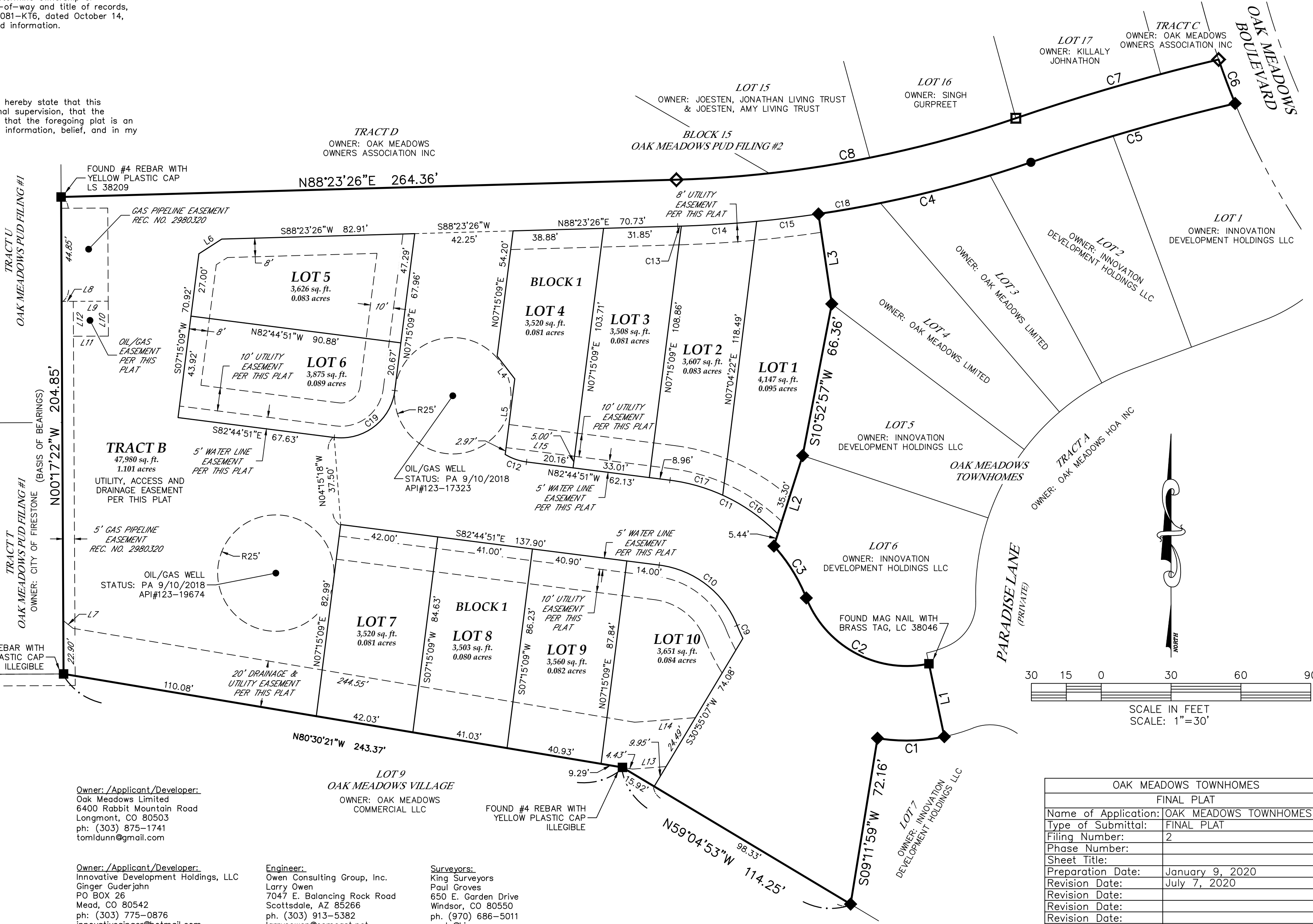
_____ day of _____, _____, by Resolution No. _____, and that the Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Plat upon which this certificate is endorsed for all purposes indicated thereon.

Mayor _____ ATTEST: Town Clerk _____



VICINITY MAP

SCALE: 1"=1200'



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

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

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



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

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

PROJECT #:
20190660-A

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



TRAPPE, LLC
10840 JAMES ST. #4
LONGMONT, CO 80501
(303) 445-1741
design@trappe.com

LEGAL DESCRIPTION

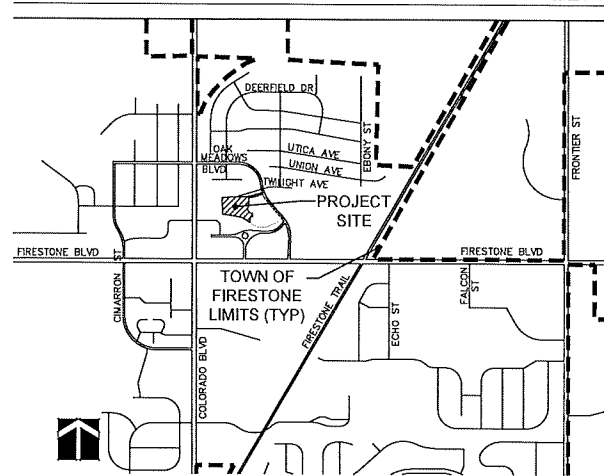
TRACT 8 OF OAK MEADOWS TOWNHOMES AS RECORDED MAY 14, 2019 AS RECEPTION NO. 4488974 OF THE RECORDS OF WELD COUNTY, LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION SIX (6), TOWNSHIP TWO NORTH (T.2N), RANGE SIXTY-SEVEN WEST (R.67W), OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF FIRESTONE, COUNTY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

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

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

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

VICINITY MAP



SCALE: 1" = 700'

APPROVAL BLOCK

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

Mayor _____ ATTEST: Town Clerk _____

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

OWNER _____

STATE OF COLORADO } SS

COUNTY OF WELD }

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

by _____

Witness my hand and official seal.

Notary Public _____

My commission expires _____

ACCEPTANCE BLOCK AND NOTARY

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

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

STATE OF COLORADO } SS

COUNTY OF WELD }

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

by _____

Witness my hand and official seal.

Notary Public _____

My commission expires _____

SHEET INDEX

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

ACCEPTANCE BLOCK AND NOTARY

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

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

STATE OF COLORADO } SS

COUNTY OF WELD }

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

by _____

Witness my hand and official seal.

Notary Public _____

My commission expires _____

OWNERS:

INNOVATIVE DEVELOPMENT HOLDINGS LLC
PO BOX 28
MEAD, COLORADO 80503
(303) 775-0876
innovativeg@bellsouth.net

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

APPLICANT/DEVELOPER:

INNOVATIVE DEVELOPMENT HOLDINGS LLC
P.O. BOX 28
MEAD, COLORADO 80542
(303) 775-0876
innovativeg@bellsouth.net

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

ENGINEER:

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

SURVEYOR:

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

LANDSCAPE ARCHITECT:

THE FRONTERRA GROUP
138 E 4TH STREET, STE 1
LOVELAND, COLORADO 80537
(970) 686-3737
david@fronterra.com
CONTACT: David Kasprzak

IRRIGATION DESIGNER:

NPI DESIGNS
P.O. BOX 345
WINDSOR, COLORADO 80550
(970) 402-3047
irrigation@npi.com
CONTACT: Michelle Peterson

WATER METER TABLE

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

CLIENT CONTACT
Ginger Guderjart

P.O. Box 28
Mead, Colorado 80542
(303) 775-0876
innovativeg@bellsouth.net

PROJECT NUMBER: 218-1701F/S

DATE: JAN 17 2020

PHASE: FDP

REVISION: 202007

REVISION: 202007

REVISION: 202007

REVISION: 202007

REVISION: 202007

REVISION: 202007

REVISION: 202007

REVISION: 202007

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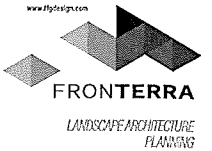
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REVISION: 202007

REVISION: 202007

REVISION: 202007

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

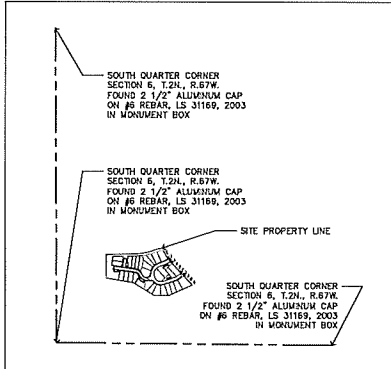
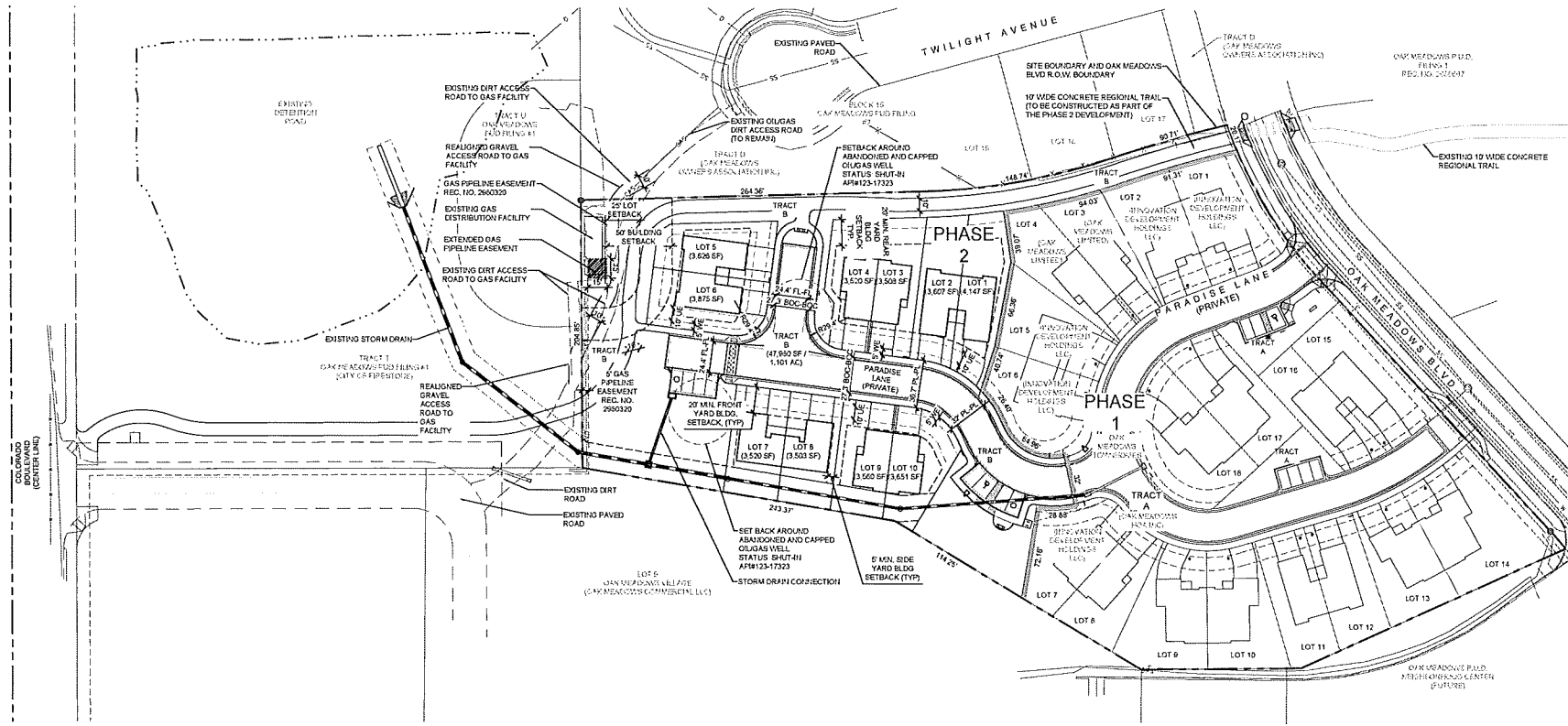


FRONTERRA
LANDSCAPE ARCHITECTURE
PLANNING
1800 14TH AVE. SUITE 100
FIRESTONE, CO 80424
(970) 633-0177
design@fronterra.com

CAD: Ginger Guderjahn
P.O. Box 26
West, Colorado 80542
(303) 775-0876
frontierdesign@fronterra.com

OAK MEADOWS TOWNHOMES - PHASE 2

FDP
FIRESTONE, COLORADO
COUNTY OF WELD



RECORDED MONUMENTS SCALE: 1" = 50'

TRACT NOTES:

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

PROJECT PLAN NOTES:

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



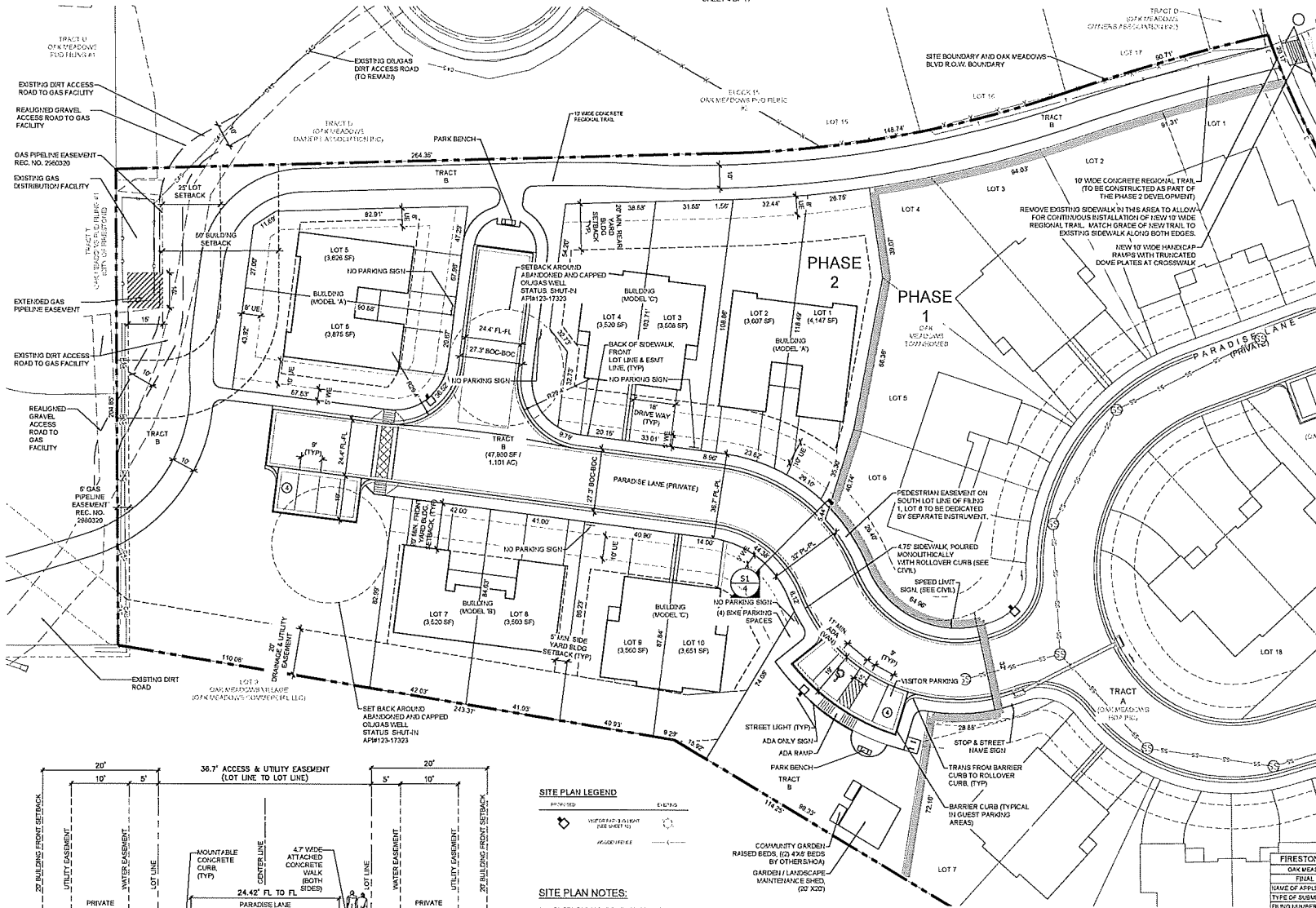
SCALE: 1" = 40'
0 20 40 60 80 100
NORTH

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

THIS PLAN IS AN INSTRUMENT OF SERVICE, AND SHALL REMAIN THE PROPERTY OF FRONTERA, LLC. THE PROJECT OR GROUP AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.

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

FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
SITE PLAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 4 OF 17



OAK MEADOWS TOWNHOMES - PHASE 2

OWNER
Granger Guderjahn
P.O. Box 26
Akron, Colorado 80542
(303) 775-0876
innovativegranger@hotmail.com

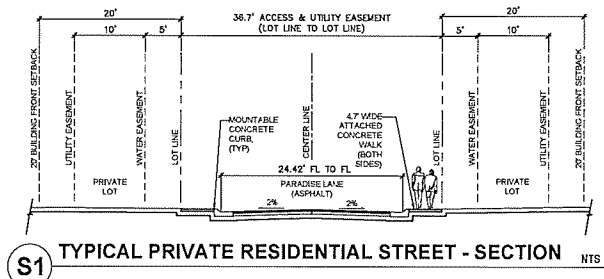
PROJECT INFORMATION
PROJECT NUMBER: 216-1701FS
DATE: JAN 17 2020
PHASE: FDP

REVISION
20200121 REVISED

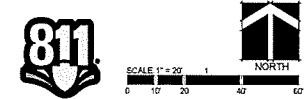
FDP
FIRESTONE, COLORADO
COUNTY OF WELD

THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND SHALL REMAIN THE PROPERTY OF FRONTERA, LLC. THE FRONTERA LOGO AND NAME SHALL NOT BE REPRODUCED, FURTHERED OR OBTAINED IN ANY MANNER WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICANT: Granger Guderjahn	
TYPE OF APPLICANT: FDP	
FILING NUMBER:	2nd
PHASE NUMBER:	2
PREPARATION DATE:	JAN 17 2020
REVISION DATE:	20200121
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 4 OF 17	



- SITE PLAN LEGEND**
- PROPOSED
 - EXISTING
 - UNDEVELOPED LOT (SEE SHEET 15)
 - EXISTING LOT
- SITE PLAN NOTES:**
- OVERHEAD LIGHTS AT VISITOR PARKING AREAS SHALL BE DOWNCAST FIXTURES WITH HALF CUTOFF TO SHIELD ADJACENT LOTS. MINIMUM HEIGHT 14 FEET, MAXIMUM HEIGHT 26 FEET. REFERENCE SHEET 17 FOR OVERHEAD LIGHT DETAILS.
 - PAVEMENT AREAS THE FOLLOWING TYPES OF SURFACING WILL BE USED WITHIN THE DEVELOPMENT:
 - ROADWAYS: ASPHALT
 - DRIVEWAYS: CONCRETE
 - PARKWAYS: CONCRETE
 - RECREATIONAL TRAIL: CONCRETE
 - VISITOR PARKING: ASPHALT
 - FOR PRIVATE RESIDENTIAL LOCATION SEE FENCING PLAN.
 - FINAL FOOTPRINTS WILL NOT ENCRoACH BEYOND THE BUILDING SETBACKS.



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



T&B Design, LLC
108 E. 13th Street
Boulder, CO 80502
303.440.0537
info@tandbdesign.com

OWNER:
Ginger Guderjahn
P.O. Box 26
Nunn, Colorado 80642
(903) 775-0376
engraving@tandbdesign.com

OAK MEADOWS TOWNHOMES - PHASE 2

FDP
FIRESTONE, COLORADO
COUNTY OF WELD

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

REVISION
2020/01/17 RESUBMITTAL

THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.

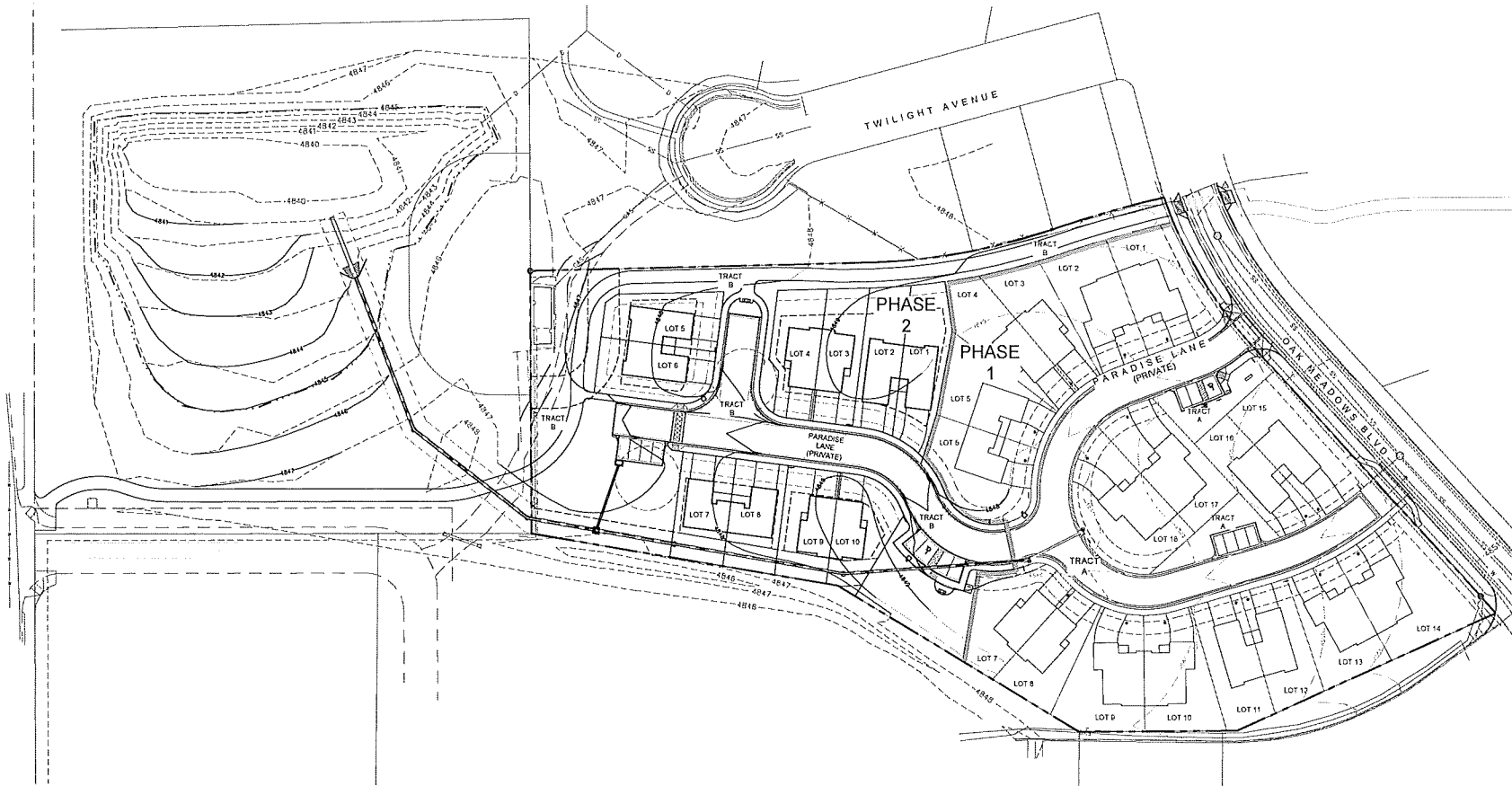
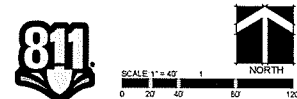
FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION	FINAL DEVELOPMENT PLAN
TYPE OF SUBMITTAL	FDP
FILED NUMBER	216-1701FS
PHASE NUMBER	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	2020/01/17
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE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

SHEET TITLE:
GRADING PLAN

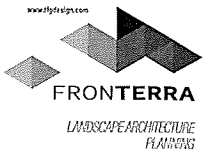
SHEET NUMBER

5

SHEET 5 OF 17



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



Fronterra, LLC
10800 S. DUE RITE #1
Littleton, CO 80120
303.775.0816
design@fronterra.com

CLIENT CONTACT
Ginger Guderjahn
P.O. Box 26
Kreitz, Colorado 80542
303.775.0816
innovativenginger@hotmail.com

OAK MEADOWS TOWNHOMES - PHASE 2

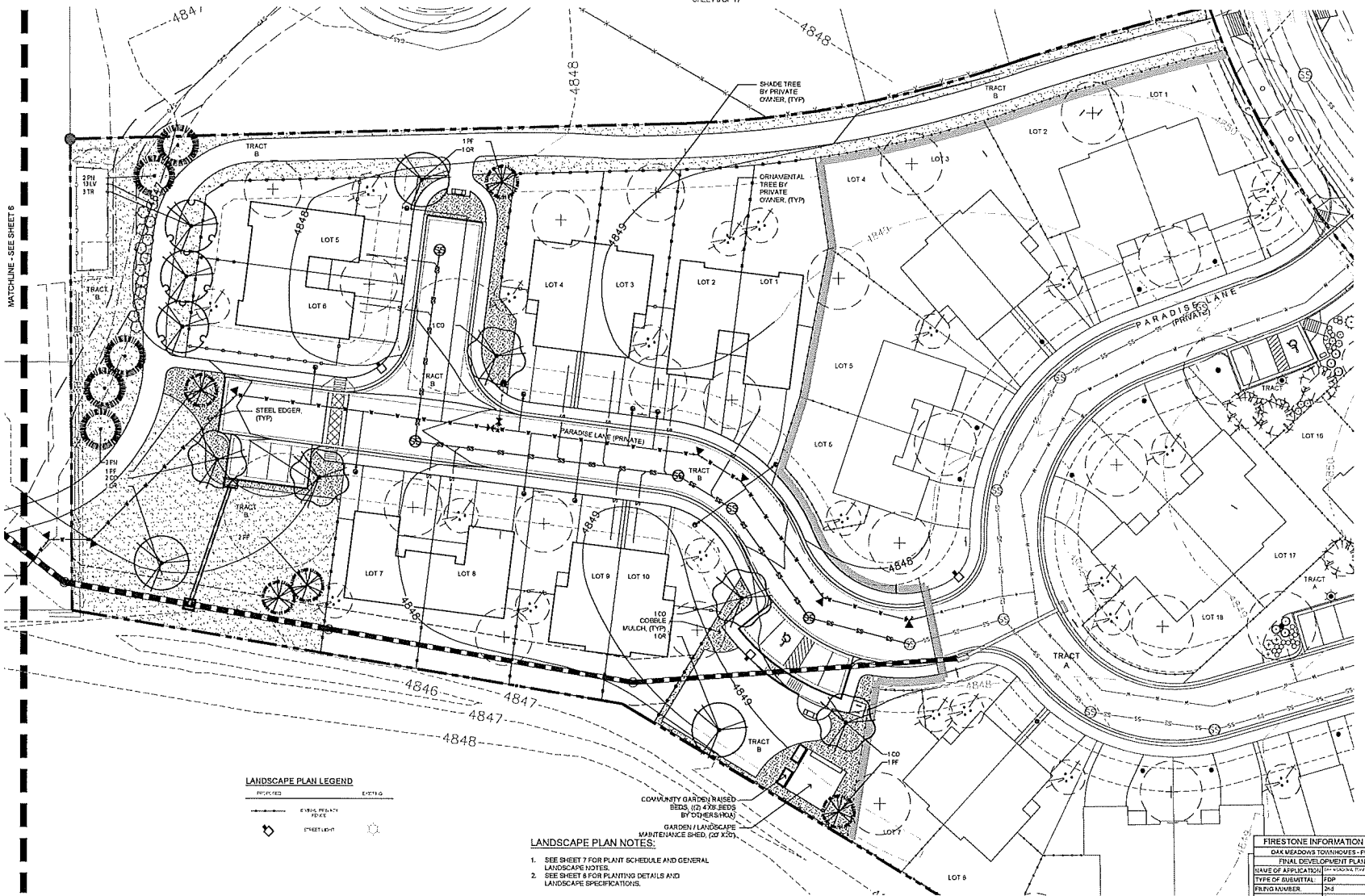
FDP
FIRESTONE, COLORADO
COUNTY OF WELD

PROJECT INFORMATION
PROJECT NUMBER: 216-1701F8
DATE: JAN 17 2020
PHASE: FDP
REVISIONS
202007 KEDJ/MITTAL

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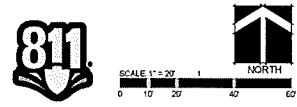
SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
6
SHEET 6 OF 17

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	216-1701F8-PP-02
NAME OF APPLICATION	FDP
TYPE OF SUBMITTAL	2nd
PREPARED BY	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	202007
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET	6 OF 17



LANDSCAPE PLAN LEGEND
SYMBOLS
SYMBOLS
SYMBOLS

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



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

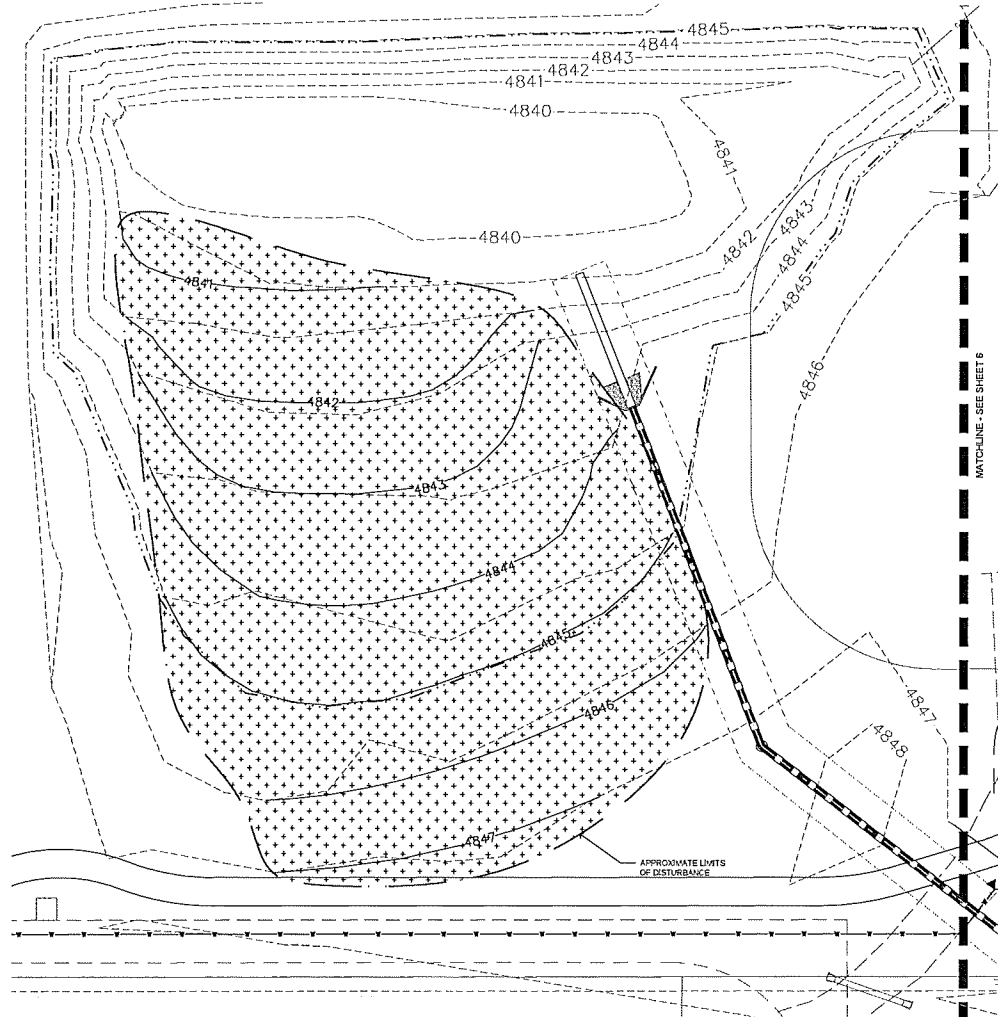


PLANT SCHEDULE OAK MEADOWS TOWNHOMES - PHASE 2

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

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

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



GENERAL LANDSCAPE NOTES:

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



SCALE 1" = 20'
0 10 20 40 60

NORTH

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICANT	FRONTERRA
TYPE OF SUBMITTAL	FOR REVIEW
DATE OF SUBMITTAL	01/17/2020
PREPARATION DATE	01/17/2020
REVISION DATE	02/07/2020
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET 7 OF 17	

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OAK MEADOWS TOWNHOMES - PHASE 2

FDP
FIRESTONE, COLORADO
COUNTY OF WELD

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

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SHEET TITLE
LANDSCAPE PLAN
(OFF-SITE)

SHEET NUMBER

7

SHEET 7 OF 17

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

LANDSCAPE SPECIFICATIONS

MATERIALS:

1. WEED BARRIER: WEED BARRIER MAY BE TYPAR 3341 OR APPROVED EQUAL. PLACE WEED BARRIER 24" MINIMUM BELOW COBBLE MESH AREAS.
2. COBBLE MULCH: 4" DIA. INDIVIDUAL SIZE WASHED RIVER COBBLE. SUBMIT SAMPLE.
3. BARK MULCH: SHREDED CEDAR BARK MULCH. BARK POLE FEELINGS FROM CEDAR TREES ONLY. MULCH SHALL BE DARK BROWN IN COLOR AND FINELY SHREDED. MULCH SHALL BE FREE FROM HODIOUS WEED SEED AND FOREIGN MATERIAL HARKMULCH, TO PLANT LIFE. CHIPPED CHIPS, POLE FEELINGS OR OTHER ANGIULAR BARK CHIPS ARE NOT ACCEPTABLE. SUBMIT SAMPLES.
4. HEADERS: STEEL HEADER: RYERSON ESTATE STEEL HEADER 1/2" X 4" WITH 1" X 24" SIZE STRAP STEEL STAKES OR EQUAL. SUBMIT SAMPLE.
5. TREE STAKES: 8' FOOT LONG, 2" INCH DIAMETER PRESSURE TREATED LOG POLE POLE STAKES FOR METAL "T" POSTS AS ALLOWED BY LANDSCAPE ARCHITECT. APPROVAL REQUIRED PRIOR TO INSTALLATION.
6. GUY ANCHORS: 24" INCH LONG METAL "T" POSTS.
7. GUYING AND STAKING WIRE: GALVANIZED IRON OR STEEL 12-GAUGE WIRE.
8. WEAVING: 2" INCH NYLON WEAVING OR RUBBERIZED CLOTH.
9. TREE WRAP: 4" INCH MINIMUM WIDTH COMMERCIAL TREE WRAP.
10. SAFETY CAPS: INDUSTRY STANDARD FOR METAL "T" POST ONLY.

11. COMPOST: A TOTALLY ORGANIC PRODUCT THAT HAS BEEN AEROBICALLY AND NATURALLY PROCESSED WITHOUT THE ADDITION OF COARSE WOOD CHIPS, IN SUCH A MANNER AS TO MAINTAIN A CONSISTENT TEMPERATURE OF 140 DEGREES FAHRENHEIT OR GREATER FOR A PERIOD OF TIME SUFFICIENT TO CREATE THE FOLLOWING CHARACTERISTICS MEASURED BY DRY WEIGHT: MAXIMUM ALLOWABLE ORGANIC MATTER: 60% ORGANIC MATTER TO NITROGEN RATIO: 25:1 TO 30:1 PH 7:7 TO 8:0 PHAGALS 2.0 TO 3.0 MMWDS, LESS THAN 25% INORGANIC MATTER, LESS THAN 1% SOL, DIRT OR SAND. MAXIMUM PARTICLE SIZE OF 6" INCH DIAMETER. ERADICATION OF ALL HARMFUL WEED SEEDS, PATHOGENS AND BACTERIA. A NON-OFFENSIVE EARTHLY SMELL.

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

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

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

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

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

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

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

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

SEEDING RATE: Temporarily Irrigated 40 lbs/acre

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

16. TREES, SHRUBS, AND GROUND COVERS

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

INSTALLATION

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

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

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

TREE AND SHRUB PLANTING:

1. SUBSTITUTIONS: ANY PLAN SUBSTITUTIONS ARE TO BE APPROVED BY THE TOWN PRIOR TO INSTALLATION.

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

PLANTING PITS

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

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

RESTORE THE FINE GRADE OF ALL AREAS TO BE PLANTED, SEEDING AND/OR SOODED WITH FLOAT DRAG TO REMOVE IRREGULARITIES RESULTING FROM PLANTING OPERATIONS. REMOVE ANY ADDITIONAL STAKES OVER 1/2" INCHES THAT HAVE COME TO THE SURFACE. UPON COMPLETION OF FRESH GRADING OPERATIONS, THE CONTRACTOR MUST PROVIDE A FINISH LANDSCAPE GRADE THAT SHALL CONFORM TO THE GRADES AND ELEVATIONS SHOWN ON THE ENGINEERING DRAWINGS. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS.

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

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

PLANTING:

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

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

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

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

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

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

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

WEED BARRIER INSTALLATION

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

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

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

STEEL HEADER CONSTRUCTION

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

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

LAYING SOO

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

SEEDING

1. TIME OF SEEDING: UNLESS OTHERWISE APPROVED, ALL TURF SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 AND MAY 31, OR BETWEEN SEPTEMBER 1 AND OCTOBER 15.

2. DRILL SEEDING: DRILL SEED USING A DRILL IMPLEMENT EQUIPPED WITH THE FOLLOWING PREFERABLE FEATURES:
DEPTH BANDS - TO ALLOW SEEDING AT THE PROPER DEPTH
SEED BOX ADJUSTER - TO PROMOTE SEED MIXING
SEED BOX Baffles - TO AID IN EVEN SEED DISTRIBUTION AMONG ROWS
SEED-METERING DEVICE - TO PROMOTE EVEN SEED DISTRIBUTION WITH ROWS
FAN-OUT DEVICES - TO PREVENT PROPER SEED PLACEMENT FROM SEED BOUTS, AND DRAG CHAINS - TO AID IN SEED COVERAGE

3. THE DRILL WILL BE ADJUSTED TO PLANT SEED TO THE PROPER DEPTH. THE DEPTH OF SEEDING WILL BE APPROXIMATELY 0.25 TO 0.50 INCH. DRILL ROW SPACING WILL BE SET AT APPROXIMATELY 8 TO 9 INCHES. THE DRILL WILL THEN BE TOWED ACROSS THE SEEDBED TO COMPLETE THE PLANTING OPERATION. DRILL SEEDING WILL TAKE PLACE IMMEDIATELY FOLLOWING THE COMPLETION OF FINAL SEED BED PREPARATION TECHNIQUES.

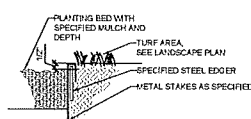
4. BROADCAST SEEDING: BROADCAST SEEDING SHALL ONLY OCCUR IN AREAS INACCESSIBLE TO A DRILL SEEDER. BROADCAST SEED ONLY AFTER ALL TREES AND SHRUBS HAVE BEEN PLANTED IN THESE AREAS. BROADCAST SEEDING WILL BE ACCOMPLISHED USING HAND-OPERATION "CYCLOTYPE" SEEDERS OR ROTARY BROADCAST EQUIPMENT ATTACHED TO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

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

MULCHING

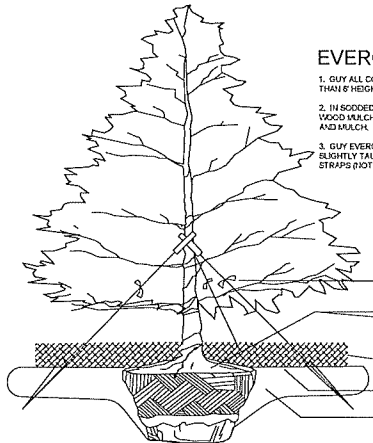
1. SHRUB BEDS: MULCH SHRUB BEDS (DECIDUOUS, CONIFEROUS SHRUBS & ORNAMENTAL GRASSES) WITH A 3-INCH LAYER OF WOOD MULCH WHERE 5-GALLON SHRUB MATERIAL IS USED. MULCH ALL ONE-GALLON PERENNIAL AND GROUND COVER PLANTING AREAS WITH A 3" LAYER OF WOOD MULCH.
2. TREE PLANTING RINGS IN IRRIGATED TURF AREAS: MULCH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

STEEL EDGER



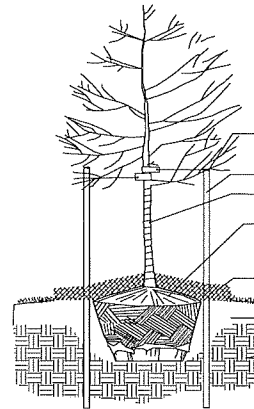
NOTE:
1. SET ALL EDGING 12" ABOVE FINISH GRADE AND MULCH AS SHOWN. EDGING SHALL BE SET AT ALL CONCRETE CURBS AND WALLS PERPENDICULAR AND FLUSH WITH GRADES OF CONCRETE. ALL JOINTS TO BE SECURELY STAKED.

PLANTING DETAILS



EVERGREEN TREES

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



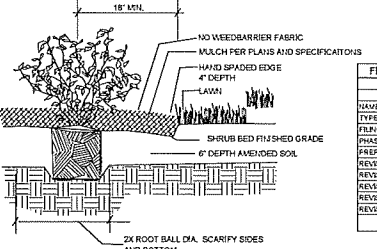
DECIDUOUS TREES

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

SHRUBS

PLACE SHRUBS A MINIMUM OF 18" FROM PLANTING BED EDGE (STEEL HEADER, CURBS, WALLS, WALLS, ETC.) FOR 1 GALLON SHRUBS, 3" MINIMUM FOR 5 GALLON DECIDUOUS SHRUBS, 4" FOR CONIFER SHRUBS.

FOR 5 GALLON AND LARGER PLANT MATERIAL, CONSTRUCT A 3" HIGH WATERING RING AROUND SHRUB AT EDGE OF PLANTING PIT. FOR 1 GALLON MATERIAL, CONSTRUCT A 2" X 18" DIA. WATER RING AND MULCH WITH WOOD BARK INSIDE OF THE WATER RING.



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



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OAK MEADOWS TOWNHOMES - PHASE 2
FDP

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

REVISIONS:
REVISION NUMBER: 2

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SHEET TITLE:
LANDSCAPE DETAILS & SPECIFICATIONS

SHEET NUMBER:

8

SHEET 8 of 17

LANDSCAPE ARCHITECTURE | PLANNING

REQUIRED ASIDE FROM THE SUBMITTANT'S ASSESS, CONTRACTOR SHALL CONTACT THE DESIGNER/DRAWER FOR ANY CLARIFICATION.

2. CONTRACTOR SHALL DETERMINE/LOCATE ANY EXISTING SERVICES SUCH AS FIRE PROTECTION, TELEPHONE, CABLE, ETC. AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF SUCH SERVICES WITH THE AID OF THE GENERAL CONTRACTOR. SERVICES BELONGING SHALL BE PROTECTED BY THE CONTRACTOR. NEW SERVICES SHOWN ON PLANS ARE REQUIRED FOR BOTH FIRE PROTECTION AND ELECTRICAL. CONTRACTOR SHALL PROTECT AND GUARD SUCH SERVICES FROM PIPING AND ELECTRICAL. CONTRACTOR SHALL PROTECT AND GUARD SUCH SERVICES FROM CONCRETE INSTALLATION OF SERVICES WITH OTHER TRADES. ANY AREAS WHERE OR WHICH PASSAGE OF SERVICES IS REQUIRED SHALL BE PROTECTED BY THE CONTRACTOR. CONTRACTOR SHALL PROTECT AND GUARD SUCH SERVICES FROM PIPING AND ELECTRICAL. CONTRACTOR SHALL PROTECT AND GUARD SUCH SERVICES FROM CONCRETE INSTALLATION OF SERVICES WITH OTHER TRADES. ANY AREAS WHERE OR WHICH PASSAGE OF SERVICES IS REQUIRED SHALL BE PROTECTED BY THE CONTRACTOR.

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

4. THE FOLLOWINGS SHOULD BE NOTED REGARDING FIRE DEVICES, IF A SECTION OF THE IRRIGATION IS BEING RELOCATED: FIRE DEVICES IN SUCH SECTIONS, THE LOCATED FIRE IN THE SAME NORMAL SIZE AS THE TWO-SIDED SECTIONS. THE UNLIMITED FIRE MAY NOT BE CONFUSED WITH THE DEFAULT FIRE SIZE NOTED IN THE LEGEND.

10.1. MANHOLE FIRE DEVICES MAY VARY THROUGHOUT COUNTRY. EACH MANHOLE JUNCTION SHALL BE PROTECTED BY A FIRE DEVICES IN SUCH SECTIONS. THE LOCATED FIRE MAY NOT BE THE LARGEST SIZE AS PLANS.

11. INSTALL THREE (3) 1/4" A.W.G. CONTROL WIRES FROM CONTRACTOR LOCATION TO EACH DEED END OF PIPE FOR USE AS SPARES (HOURS OF CONTROL WIRE FAILURE, ONE (1) SPARE OF WIRE IN WAVE BOX).

12. TWO WIRE CONTROL CABLE DOES NOT REQUIRE AN ADDITIONAL SPARE WIRES TO BE LOCATED AT EACH DEED END.

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

13. THERE IS TURN FIRE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL BEHAVES AS A DRIP SYSTEM. THERE IS TURN FIRE NOT IRRIGATED BY DRIP SYSTEM. THERE IS TURN FIRE NOT IRRIGATED BY DRIP SYSTEM.

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

15. NATIVE SPECIES AREAS ARE TO BE IRRIGATED WITH AN AREAS-GRADE SYSTEM AND UNIFORM FOR ESTABLISHMENT OF USED CROP. SYSTEM IS NOT INTENDED TO OPERATE BEYOND ESTABLISHMENT. THE TEMPORARY IRRIGATION SYSTEM SHALL BE FIRE CABLELY PROTECTED BY THE CONTRACTOR. THE IRRIGATION SYSTEM SHALL BE FIRE CABLELY PROTECTED BY THE CONTRACTOR.

16. NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MANHOLE, VALVES, ETC., SHALL BE INSTALLED IN OR NEAR NATIVE SPECIES AREAS.

EMITTER SCHEDULE

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

Valve Callout

1	
A	B

Valve Number

Valve Flow

Valve Size

and

PIRELLA GÖTTSCHE LOWE

COUNTY OF WELD

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

REVISIONS:
20200707 RESUBMITTAL

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FIRESTONE INFORMATION BLOCK	
DAX HEADQUARTERS TO WHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION	DAX HEADQUARTERS TO WHOMES - PHASE 2
TYPE OF SUBMITTAL	FDP
FILE NUMBER	2nd
PHASE NUMBER	2
PREPARATION DATE	JUL 17 2020
REVISION DATE	2/22/2021
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET 8 OF 17	

SHEET TITLE:
**IRRIGATION LEGEND
AND NOTES**

SHEET NUMBER:

ID1 0

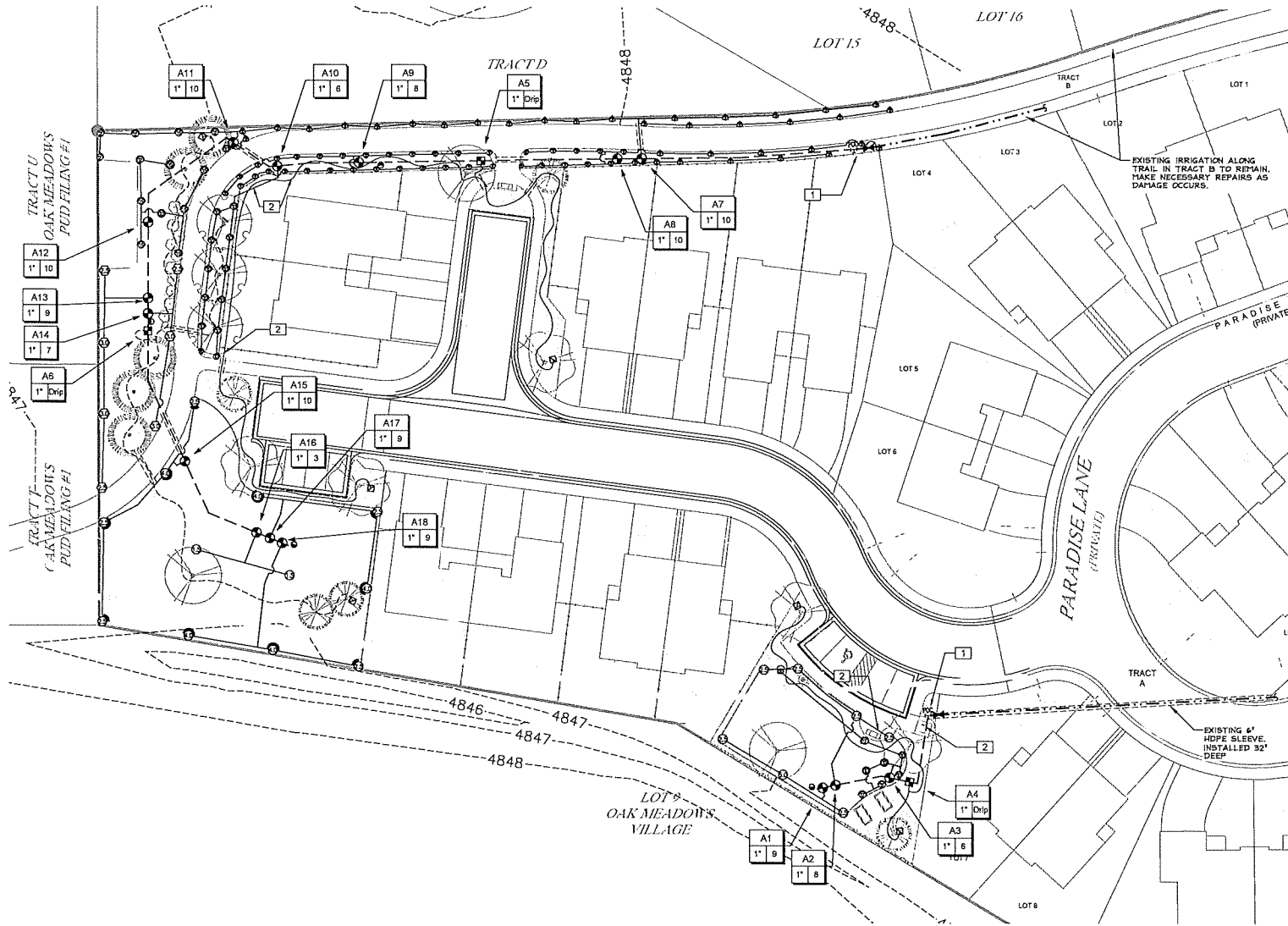
IR 110

— PAGE 9 — 17



SCALE 1" = 20' 1 NORTH

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



The FrontTerra Group
LANDSCAPE ARCHITECTURE | PLANNING
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MPL Designs
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970.402.3047
mike@mpldesigns.com

OWNER
Ginger Gude/jahn
P.O. Box 28
Vest, Colorado 80542
(303) 776-0076
innovativeginger@hotmail.com

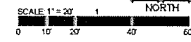
OAK MEADOWS TOWNHOMES - PHASE 2
FDP
FIRESTONE, COLORADO
COUNTY OF WELD

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

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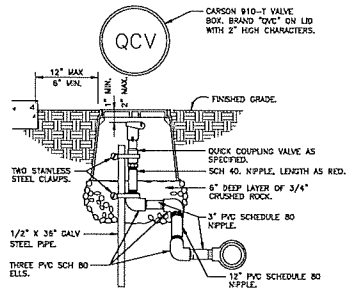
FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICANT	TOWN OF FIRESTONE
TYPE OF SUBMITTAL	FDP
FILED NUMBER	218-1701F5
PHASE NUMBER	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	20200707
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET	10 OF 17

SHEET TITLE:
IRRIGATION PLAN
SHEET NUMBER:
IR1.1
SHEET 10 OF 17

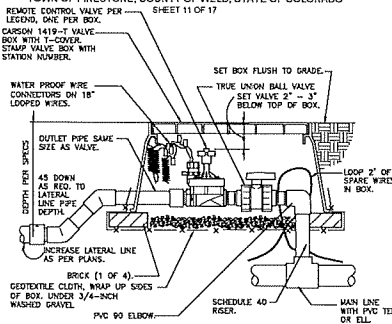


FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.

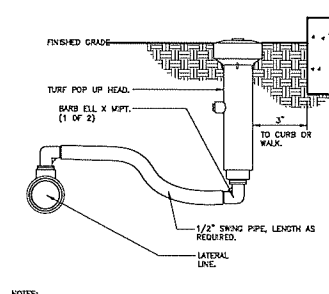
IRRIGATION PLANS
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 11 OF 17



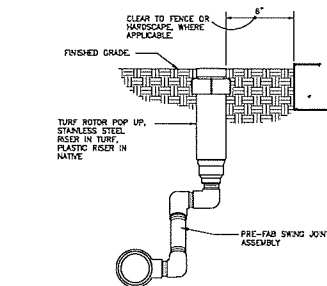
1 QUICK COUPLING VALVE IN BOX
1 1/2' = 1'-0" 328406.43-02



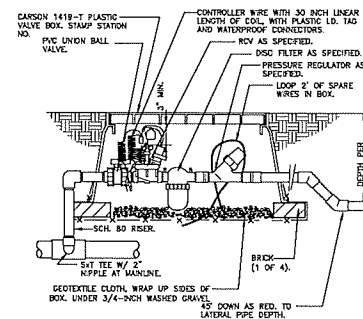
2 REMOTE CONTROL TURF VALVE
1 1/2' = 1'-0" 32 8408.13-04



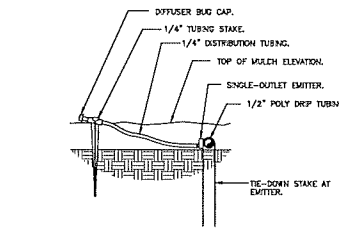
3 6-INCH POP-UP SPRAY
3' = 1'-0" 328403.13-02



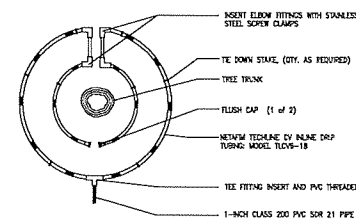
4 GEAR-DRIVEN ROTOR ASSEMBLY
3' = 1'-0" 328403.16-01



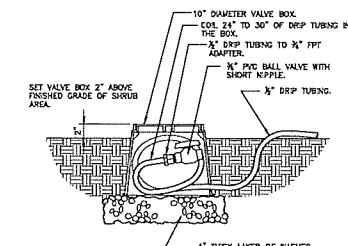
5 1" DRIP VALVE W/DISC FILTER
1 1/2' = 1'-0" 32 8413.78-10



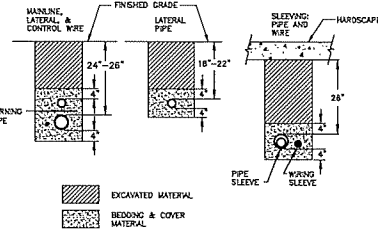
6 DRIP EMITTER AT 1/4" TUBING
3' = 1'-0" FX-R-FX-DMT-03



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



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



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



OWNER
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Mead, Colorado 80542
(303) 775-0070
engraving@mead.com

OAK MEADOWS TOWNHOMES - PHASE 2

FDP

FIRESTONE, COLORADO
COUNTY OF WELD

PROJECT INFORMATION
PROJECT NUMBER 218-17015
DATE JAN 17 2020
PHASE FDP
REVISIONS
2/20/2017 RESUBMITTAL

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SHEET TITLE
IRRIGATION DETAILS

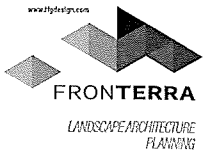
SHEET NUMBER

IR2.1

SHEET 11 OF 17

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION	218-17015
TYPE OF SUBMITTAL	FDP
FILE NUMBER	2-5
PHASE NUMBER	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	2/20/2017
REVISION DATE	
REVISION DATE	
SHEET 11 OF 17	

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



FRONTERRA, LLC
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innovativengranger@hotmail.com

OAK MEADOWS TOWNHOMES - PHASE 2

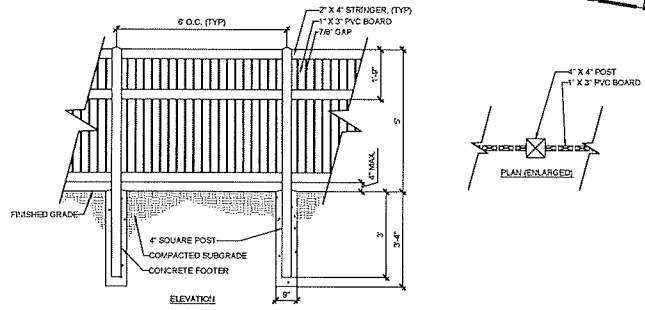
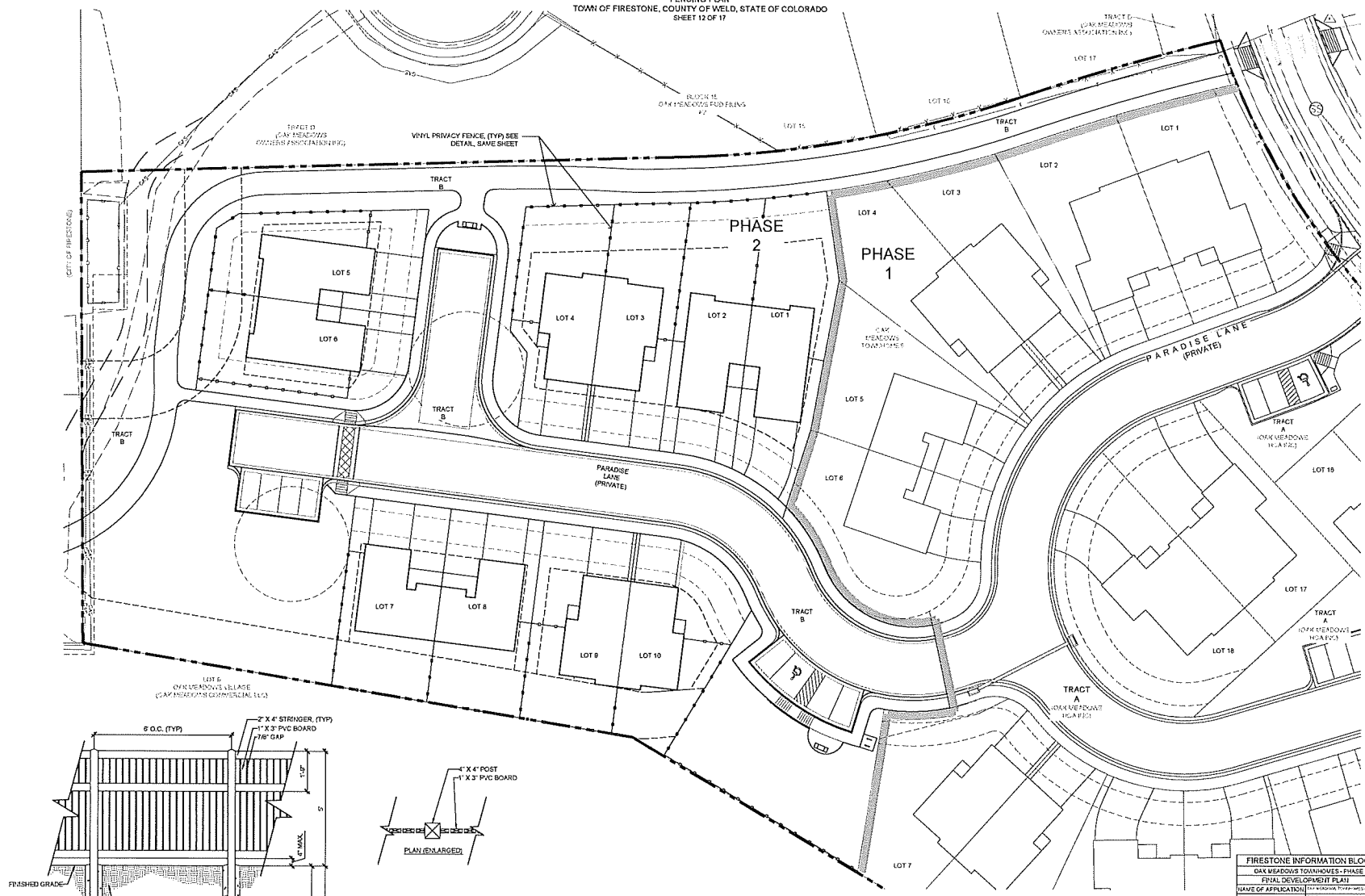
FDP
FIRESTONE, COLORADO
COUNTY OF WELD

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

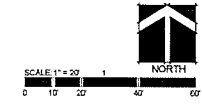
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SHEET TITLE:
FENCING PLAN
SHEET NUMBER:
12
SHEET 12 of 17

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



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



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

NTS

www.thedesign.com

FRONTERRA
LANDSCAPE ARCHITECTURE
PLANNING

CAREER:
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innovativenginger@hotmail.com

FDP
FIRESTONE, COLORADO
COUNTY OF WELD

ଦଫତର

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

REVIEWS
20200107 REVUE VITAL

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SHEET TITLE:
ADDRESS MAP

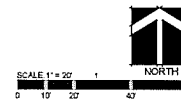
SHEET NO. 21

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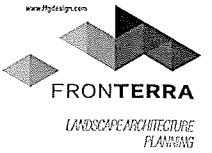
SHEET 13 of 17

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

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOUSES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICATION	City of Oak Meadows Townhomes - Phase 2
TYPE OF SUBMITTAL	FPD
FILING NUMBER	2nd
PHASE NUMBER	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	20200707
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET 13 OF 17	



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



TERRA, LLC
1000 N. 10TH STREET
LOVELAND, CO 80537
(970) 667-8777
design@fronterra.com



B TOWNHOME MODEL 'A' - BACK



F TOWNHOME MODEL 'A' - FRONT



L TOWNHOME MODEL 'A' - LEFT SIDE



R TOWNHOME MODEL 'A' - RIGHT SIDE

OAK MEADOWS TOWNHOMES - PHASE 2

FDP
FIRESTONE, COLORADO
COUNTY OF WELD

PROJECT BY ORIGINATOR
PROJECT NUMBER: 218-1701FS
DATE: JAN 17 2020
PHASE: FDP
REVISIONS
COUNTY: RED/JM/TAL

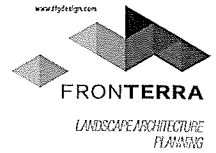
FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICANT	(BY) KIMBERLY HOFFMAN
TYPE OF SUBMITTAL	FDP
PLANNING NUMBER	218-1701FS
PHASE NUMBER	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	2/2/2020
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET 14 OF 17	

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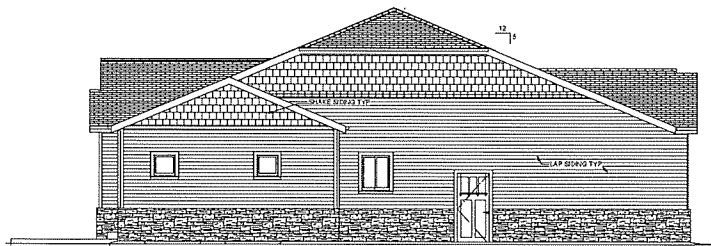
SHEET TITLE:
BUILDING
ELEVATIONS
SHEET NUMBER:
14
SHEET 14 of 17

NOTES: BUILDING HEIGHTS NOT TO EXCEED 35' MAX. BUILDING FACADES WILL BE CREATED TO PROVIDE VARIETY AND VISUAL INTEREST. SPECIES COMPLIANT TO ONE ANOTHER BE AVOIDED. THIS WILL BE ACHIEVED THROUGH THE USE OF MATERIALS VARYING IN COLOR, TEXTURE AND DEPTH. VARIOUS FOCAL POINTS, VIEWING WITHOUT SHADINGS AND TOES, COORDINATE TO REFLECT NEUTRAL EARTH TONE PALETTE WITH ACCENT COLORS ENHANCING THE STRUCTURES OVERALL APPEARANCE.

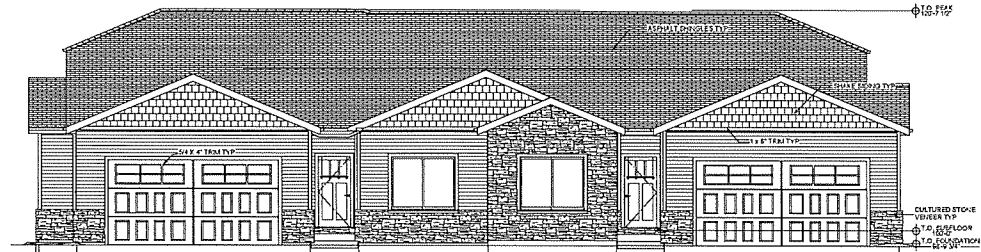
FINAL DEVELOPMENT PLAN
OAK MEADOWS TOWNHOMES - PHASE 2
OAK MEADOWS P.U.D. - PLANNING AREA 1
A PART OF THE SOUTHWEST ONE QUARTER OF SECTION 6, T2N, R67W OF THE 6TH P.M.
BUILDING ELEVATIONS
FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 15 OF 17



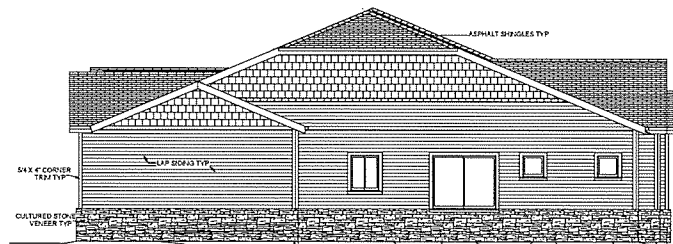
1100 Design, LLC
1000 N. 25th Street
Louisville, CO 80501
(303) 775-0875
design@fronterra.com



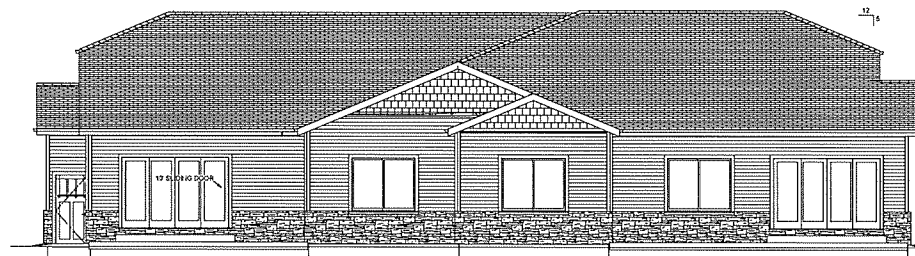
L TOWNHOME MODEL 'B' - LEFT SIDE



F TOWNHOME MODEL 'B' - FRONT



R TOWNHOME MODEL 'B' - RIGHT SIDE



B TOWNHOME MODEL 'B' - BACK

OAK MEADOWS TOWNHOMES - PHASE 2

FINAL DEVELOPMENT PLAN
2
FIRESTONE, COLORADO
COUNTY OF WELD COUNTY

PROJECT BY EXISTENTIAL
PROJECT NUMBER: 215-1701FS
DATE: JAN 17 2023
PHASE: FOP
REVISIONS
202307 REVISIONAL

FIRESTONE INFORMATION BLOCK	
OAK MEADOWS TOWNHOMES - PHASE 2	
FINAL DEVELOPMENT PLAN	
NAME OF APPLICANT	FRONTERRA LLC
TYPE OF SUBMITTAL	FOP
FILED NUMBER	FILED NUMBER
PHASE NUMBER	FOP
PREPARATION DATE	JAN 17 2023
REVISION DATE	202307
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET 15 OF 17	

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SHEET TITLE:
BUILDING
ELEVATIONS

SHEET NUMBER:

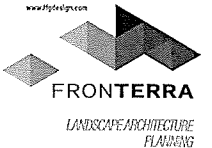
15

SHEET 15 of 17

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

SHEET 16 OF 17

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



FRONTERRA, LLC
1015 N. 10th Street
Louisville, CO 80202
(303) 775-0876
design@fronterra.com

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

OAK MEADOWS TOWNHOMES - PHASE 2

FDP
FIRESTONE, COLORADO
COUNTY OF WELD

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

REVISION
202007

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

SHEET TITLE:
OVERALL UTILITY PLAN

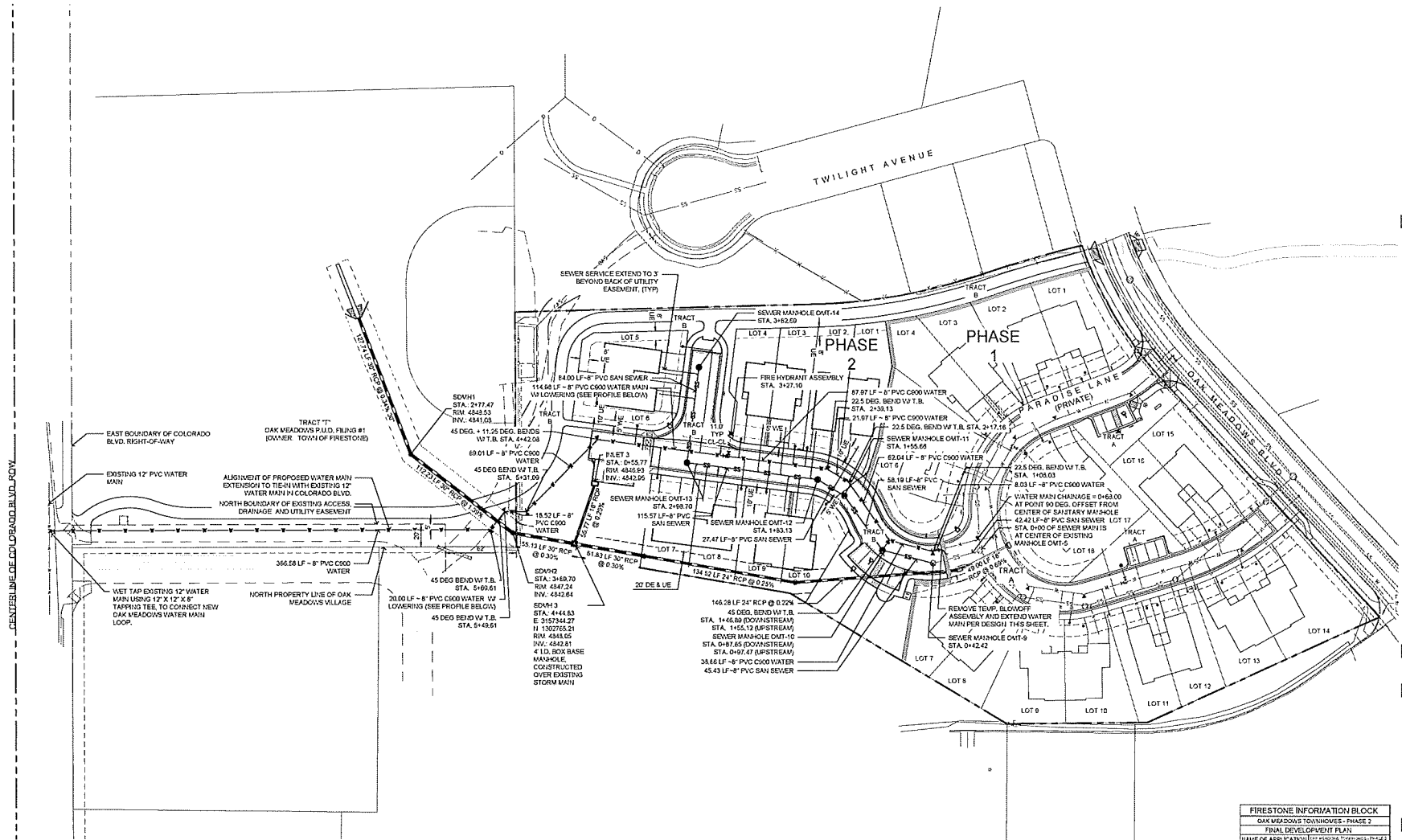
SHEET NUMBER:

17

SHEET 17 of 17



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



FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-15

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

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

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

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

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

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

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

Vice-Chairperson 

ATTEST:


Secretary



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

General

1. All remaining technical corrections to the Oak Meadows Townhomes Phase 2 final plat and final development plan requested by Town staff shall be made to the Town staff's satisfaction.
2. The Applicant provides recorded documentation that the 20' oil and gas pipeline easement (identified on the by Rec. No. 2688881) has been fully vacated.
3. The Applicant provides an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
4. The Town and the Applicant execute a subdivision agreement, in a form to be approved by the Town Attorney.

RESOLUTION NO. 20-81

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE,
COLORADO, APPROVING A FINAL SUBDIVISION PLAT AND ACCEPTING THE
PROPERTY INTERESTS DEDICATED BY THE FINAL PLAT FOR CERTAIN REAL
PROPERTY LOCATED WITHIN OAK MEADOWS TOWNHOMES FILING NO. 1; AND
APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY
LOCATED WITHIN OAK MEADOWS TOWNHOMES SUBDIVISION**

**OAK MEADOWS TOWNHOMES PHASE 2
FINAL PLAT & FINAL DEVELOPMENT PLAN**



Town Board of Trustees - September 9, 2020

Process



Development Flow Chart | Firestone PUD Zoning



Location



Site



Site



Site



Final Development Plan



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



THE FRONTERA GROUP
1111 10th Street, Suite 100
Boulder, CO 80502
Phone: 303.440.1111
fronterra.com

Project:
Ginger Gulch
P.O. Box 28
Wheat, Colorado 80542
(303) 775-0878
fronterraengineering@gmail.com

OAK MEADOWS TOWNHOMES - PHASE 2

FDP
FIRESTONE, COLORADO
COUNTY OF WELD

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

REVISION:
1. 11/11/2019 - 11/11/2019

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF FRONTERRA, LLC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF FRONTERRA, LLC.

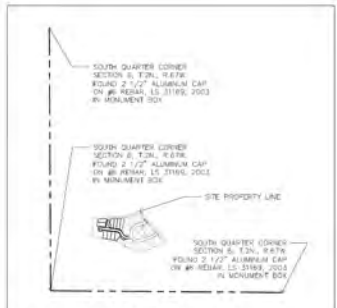
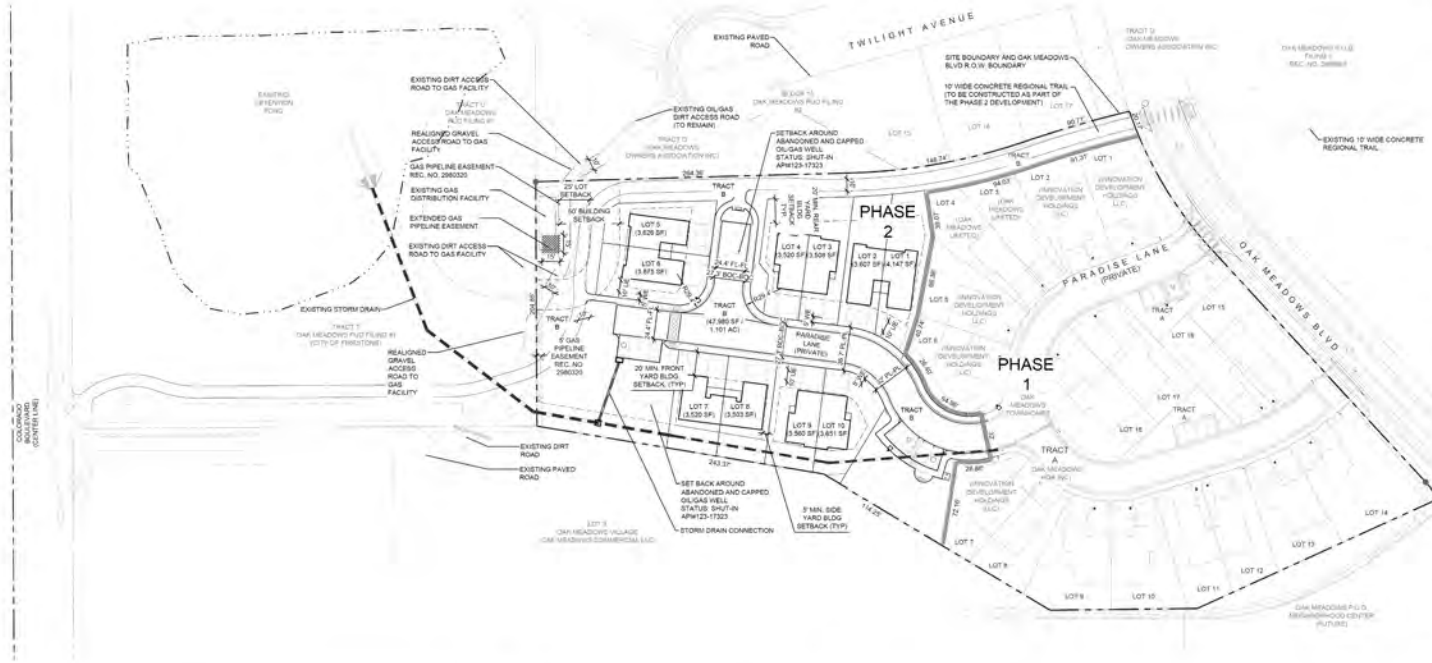
FIRESTONE INFORMATION BLOCK	
PROJECT NAME	OAK MEADOWS TOWNHOMES - PHASE 2
FINAL DEVELOPMENT PLAN	
DATE OF APPLICATION	11/11/2019
TYPE OF SUBMITTAL	FDP
PLANNING NUMBER	218-17016
PHASE NUMBER	2
PREPARATION DATE	JAN 17 2020
REVISION DATE	20200117
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET	3 OF 17

PROJECT PLAN

SHEET NUMBER

3

SHEET 3 OF 17



TRACT NOTES:

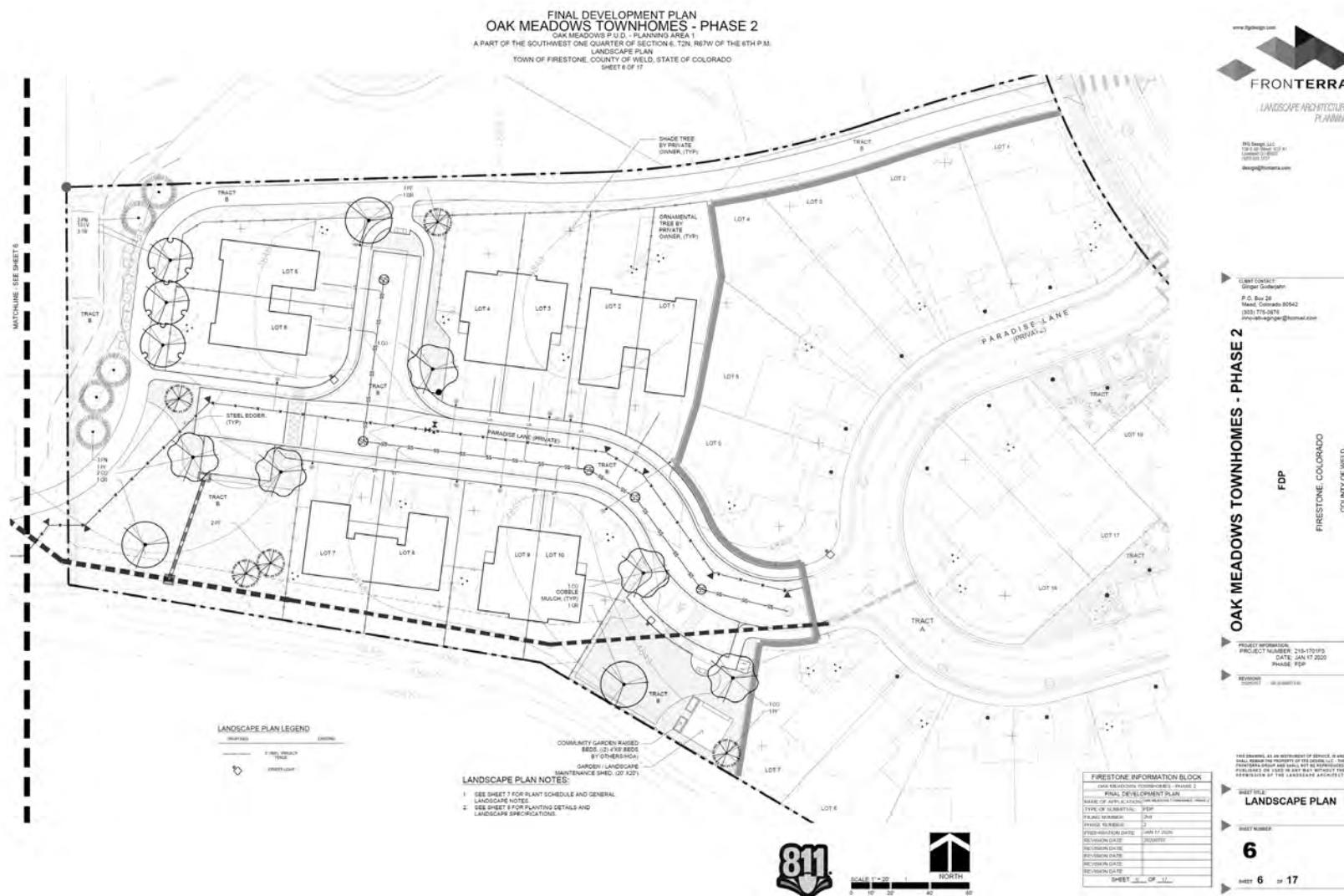
TRACT 19: ALTERNATE PEDESTRIAN AND ACCESS EASEMENT ARE DEDICATED OVER ALL OF TRACT 19.

PROJECT PLAN NOTES:

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



FIRESTONE
COLORADO



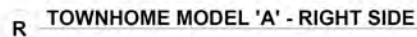
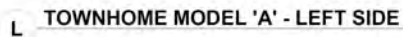
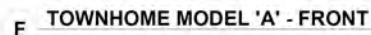
FIRESTONE
COLORADO

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FRONTERRA
LANDSCAPE ARCHITECTURE
PLANNING

TRD Design, LLC
P.O. Box 10000, Suite 40
Cincinnati, OH 45240
(616) 884-2300
design@fronterra.com



OAK MEADOWS TOWNHOMES - PHASE 2

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

[illegible]

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF ITS DESIGN, L.L.C. - THE PROFESSIONAL GROUP AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.

14

SHEET 14 of 17

NOTES: INCLUDING HIGHLY METEOROLOGICAL, BUILDING INFORMATION, WEATHER, CREATING TO PROTECT VIBRANT AND ORIGINAL INTEREST
 (44) (COMPLIMENTING THE ARCHITECTURE IN A UNIFORM FASHION. THIS WILL BE ACHIEVED THROUGH THE USE OF MATERIALS VARYING IN
 COLOR, TEXTURE AND CRAFT, EMPLOYING LOCAL PRODUCTS, VARYING ARCHITECTURAL SHAPES AND SIZES, FOR ORDINARY TO REFLECT NEUTRAL, ONE
 ONE PLANTS, WITHOUT EXCESSIVE OR EXCESSIVE, THE ARCHITECTURE IN A LAY-OUT.

FIRESTONE INFORMATION BLOCK	
OAK HILLS/DOY FURNACE: PHASE 2	
FINAL DEVELOPMENT PLAN	
BASE OF APPLICATION: NEW RESIDENT CONCEPT, PHASE 2	
TRAIL OF SUBMITTAL	YES
PLANS NUMBER	2nd
PHASE NUMBER	2
PREPARATION DATE	1/18/17 (2nd)
REVISION DATE	2/28/17
REVISION DATE	
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET 16 OF 35	

FIRESTONE
COLORADO

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FRONTERRA
LANDSCAPE ARCHITECTURE
PLANNING

TPS Design, LLC
1301 4th Street, Suite 200
Tomball, TX 77375
(281) 358-2700
www.tpsdesign.com



F TOWNHOME MODEL 'B' - FRONT



B TOWNHOME MODEL 'B' - BACK

OAK MEADOWS TOWNHOMES - PHASE

FINAL DEVELOPMENT PLAN

COUNTY OF WASH. IN COUNTY

PROJECT INFORMATION:
PROJECT NUMBER: 278.1/0000
DATE: JAN 17 200
ISSUE: 000

► **RESEARCH** **RESEARCH**

FIRSTONE INFORMATION BLOCK	
GMA REACHES FORMWORK - PHASE 3	
FINAL DEVELOPMENT BY AN	
NAME OF APPLICATION	
PROJECT NUMBER	FCP
PROJECT NUMBER	FCP
PREPARATION DATE	JAN 11/2000
REVISION DATE	25/00/00
REVISION DATE	
REVISION DATE	
REVISION DATE	
SHEET 13 OF 17	

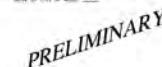
**BUILDING
ELEVATIONS**

15

PAGE 15 OF 17

NOTES: BUILDING HEIGHTS NOT TO EXCEED 35' MAX. BUILDING FACADES WILL BE CREATED TO PROVIDE VARIETY AND VISUAL INTEREST WHILE COMPLEMENTING ONE ANOTHER IN A HARMONIOUS FASHION. THIS WILL BE ACHIEVED THROUGH THE USE OF MATERIALS DIFFERING IN COLOR, TEXTURE AND DEPTH, VARYING FOCAL POINTS, VARYING WINDOW SHAPES AND SIZES, COLORS ARE TO REFLECT NEUTRAL EARTH TONES, PALETTE WITH ACCENT COLORS, EMPHASIZING TWO-THIRD OVERALL APPEARANCE.

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



CURVE	LENGTH	RADIUS	DELTA	CHORD	ON BEARING
C1	148.14	482.38	17°18'28"	148.17	N79°47'31"
C2	90.57	583.85	9°32'48"	90.57	N69°58'37"
C3	205.17	323.08	37°32'06"	205.16	S60°46'37"
C4	81.31	922.66	3°40'13"	81.28	S73°53'23"
C5	94.53	512.37	10°30'34"	94.50	S78°20'25"
C6	36.45	73.62	20°52'52"	26.30	S21°56'56"
C7	84.86	40.27	80°15'12"	58.78	S61°47'07"
C8	38.48	26.38	23°02'04"	26.71	S88°38'35"

LEGEND

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NOTICE: Every page of the Patent (35 U.S.C. § 154(a)(1)) is fully available to the public as the same may reflect the:

16. Amendments stipulated in the Patent submitted September 23, 1999 to US 223,910 (Page 122, lines 1-10, 12-13, 15-16, 18-19, 21-22, 24-25, 27-28, 30-31, 33-34, 36-37, 39-40, 42-43, 45-46, 48-49, 51-52, 54-55, 57-58, 60-61, 63-64, 66-67, 69-70, 72-73, 75-76, 78-79, 81-82, 84-85, 87-88, 90-91, 93-94, 96-97, 99-100, 102-103, 105-106, 108-109, 111-112, 114-115, 117-118, 120-121, 123-124, 126-127, 129-130, 132-133, 135-136, 138-139, 141-142, 144-145, 147-148, 150-151, 153-154, 156-157, 159-160, 162-163, 165-166, 168-169, 171-172, 174-175, 177-178, 180-181, 183-184, 186-187, 189-190, 192-193, 195-196, 198-199, 201-202, 204-205, 207-208, 210-211, 213-214, 216-217, 219-220, 222-223, 225-226, 228-229, 231-232, 234-235, 237-238, 240-241, 243-244, 246-247, 249-250, 252-253, 255-256, 258-259, 261-262, 264-265, 267-268, 270-271, 273-274, 276-277, 279-280, 282-283, 285-286, 288-289, 291-292, 294-295, 297-298, 300-301, 303-304, 306-307, 309-310, 312-313, 315-316, 318-319, 321-322, 324-325, 327-328, 330-331, 333-334, 336-337, 339-340, 342-343, 345-346, 348-349, 351-352, 354-355, 357-358, 360-361, 363-364, 366-367, 369-370, 372-373, 375-376, 378-379, 381-382, 384-385, 387-388, 390-391, 393-394, 396-397, 399-400, 402-403, 405-406, 408-409, 411-412, 414-415, 417-418, 420-421, 423-424, 426-427, 429-430, 432-433, 435-436, 438-439, 441-442, 444-445, 447-448, 450-451, 453-454, 456-457, 459-460, 462-463, 465-466, 468-469, 471-472, 474-475, 477-478, 480-481, 483-484, 486-487, 489-490, 492-493, 495-496, 498-499, 501-502, 504-505, 507-508, 510-511, 513-514, 516-517, 519-520, 522-523, 525-526, 528-529, 531-532, 534-535, 537-538, 540-541, 543-544, 546-547, 549-550, 552-553, 555-556, 558-559, 561-562, 564-565, 567-568, 570-571, 573-574, 576-577, 579-580, 582-583, 585-586, 588-589, 591-592, 594-595, 597-598, 600-601, 603-604, 606-607, 609-610, 612-613, 615-616, 618-619, 621-622, 624-625, 627-628, 630-631, 633-634, 636-637, 639-640, 642-643, 645-646, 648-649, 651-652, 654-655, 657-658, 660-661, 663-664, 666-667, 669-670, 672-673, 675-676, 678-679, 681-682, 684-685, 687-688, 690-691, 693-694, 696-697, 699-700, 702-703, 705-706, 708-709, 711-712, 714-715, 717-718, 720-721, 723-724, 726-727, 729-730, 732-733, 735-736, 738-739, 741-742, 744-745, 747-748, 750-751, 753-754, 756-757, 759-760, 762-763, 765-766, 768-769, 771-772, 774-775, 777-778, 780-781, 783-784, 786-787, 789-790, 792-793, 795-796, 798-799, 801-802, 804-805, 807-808, 810-811, 813-814, 816-817, 819-820, 822-823, 825-826, 828-829, 831-832, 834-835, 837-838, 840-841, 843-844, 846-847, 849-850, 852-853, 855-856, 858-859, 861-862, 864-865, 867-868, 870-871, 873-874, 876-877, 879-880, 882-883, 885-886, 888-889, 891-892, 894-895, 897-898, 900-901, 903-904, 906-907, 909-910, 912-913, 915-916, 918-919, 921-922, 924-925, 927-928, 930-931, 933-934, 936-937, 939-940, 942-943, 945-946, 948-949, 951-952, 954-955, 957-958, 960-961, 963-964, 966-967, 969-970, 972-973, 975-976, 978-979, 981-982, 984-985, 987-988, 990-991, 993-994, 996-997, 999-1000, 1002-1003, 1005-1006, 1008-1009, 1011-1012, 1014-1015, 1017-1018, 1020-1021, 1023-1024, 1026-1027, 1029-1030, 1032-1033, 1035-1036, 1038-1039, 1041-1042, 1044-1045, 1047-1048, 1050-1051, 1053-1054, 1056-1057, 1059-1060, 1062-1063, 1065-1066, 1068-1069, 1071-1072, 1074-1075, 1077-1078, 1080-1081, 1083-1084, 1086-1087, 1089-1090, 1092-1093, 1095-1096, 1098-1099, 1101-1102, 1104-1105, 1107-1108, 1110-1111, 1113-1114, 1116-1117, 1119-1120, 1122-1123, 1125-1126, 1128-1129, 1131-1132, 1134-1135, 1137-1138, 1140-1141, 1143-1144, 1146-1147, 1149-1150, 1152-1153, 1155-1156, 1158-1159, 1161-1162, 1164-1165, 1167-1168, 1170-1171, 1173-1174, 1176-1177, 1179-1180, 1182-1183, 1185-1186, 1188-1189, 1191-1192, 1194-1195, 1197-1198, 1200-1201, 1203-1204, 1206-1207, 1209-1210, 1212-1213, 1215-1216, 1218-1219, 1221-1222, 1224-1225, 1227-1228, 1230-1231, 1233-1234, 1236-1237, 1239-1240, 1242-1243, 1245-1246, 1248-1249, 1251-1252, 1254-1255, 1257-1258, 1260-1261, 1263-1264, 1266-1267, 1269-1270, 1272-1273, 1275-1276, 1278-1279, 1281-1282, 1284-1285, 1287-1288, 1290-1291, 1293-1294, 1296-1297

[illegible]

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

SHEET 1 OF 1		ALTA/NPS LAND TITLE SURVEY FOR JOE TARANTINO 3702 WALLEY VIEW COURT WEST VALLEY, CA 94791 (925) 938-1818	REVISIONS 	DATE
		RECORD # 201906060	1	

Staff Recommendation



At its August 20, 2020 regular meeting, the Planning and Zoning Commission approved Resolution PC-20-15, a resolution recommending approval of the Oak Meadows Townhomes Phase 2 Final Plat and Final Development Plan, with conditions, to the Board of Trustees.

Staff Recommendation



Staff recommends approval of Resolution 20-81 to approve the FDP and FP request with conditions.

Staff Recommendation



Conditions of Approval

- (a) All minor, technical corrections to the Oak Meadows Townhomes Filing No. 2 final plat shall be made to the Town's satisfaction.
- b) The final plat shall not be recorded until applicant furnishes to the Town a recorded release or other supporting documentation confirming the 20' oil and gas pipeline easement recorded at Reception No. 2688881 has been released or will not encumber or otherwise affect title to any lands shown in this plat.
- (c) A Homeowners Association (HOA) will be established, and a formalized HOA declaration of covenants, conditions and restrictions (CC & R's) will be provided that will make provisions for the ownership and maintenance of all tracts to ensure that proper drainage, roadway improvements, and open space standards are met on an ongoing basis.
- (d) Within ninety (90) days of the date of this resolution the subdivider shall execute a subdivision development agreement in a form satisfactory to the Town Attorney.
- (e) All minor, technical corrections to the Final Development Plan, Oak Meadows Townhomes Phase 2 shall be made to the Town's satisfaction.

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

OAK MEADOWS P.U.D. – PLANNING AREA 1

Town Board of Trustees Public Hearing

September 9, 2020

Consultant Team

Owner/Developer:

Innovative Development Holdings LLC & Oak Meadows Limited

Landscape Architect / Planner:

TFG Design, LLC

Josh McCarn, PLA

josh@tfgdesign.com

David Kasprzak, PLA

david@tfgdesign.com

Civil Engineer:

Owen Consulting Group, Inc.

Larry Owen, PE

larrycowen@comcast.net

Surveyor:

King Surveyors, Inc.

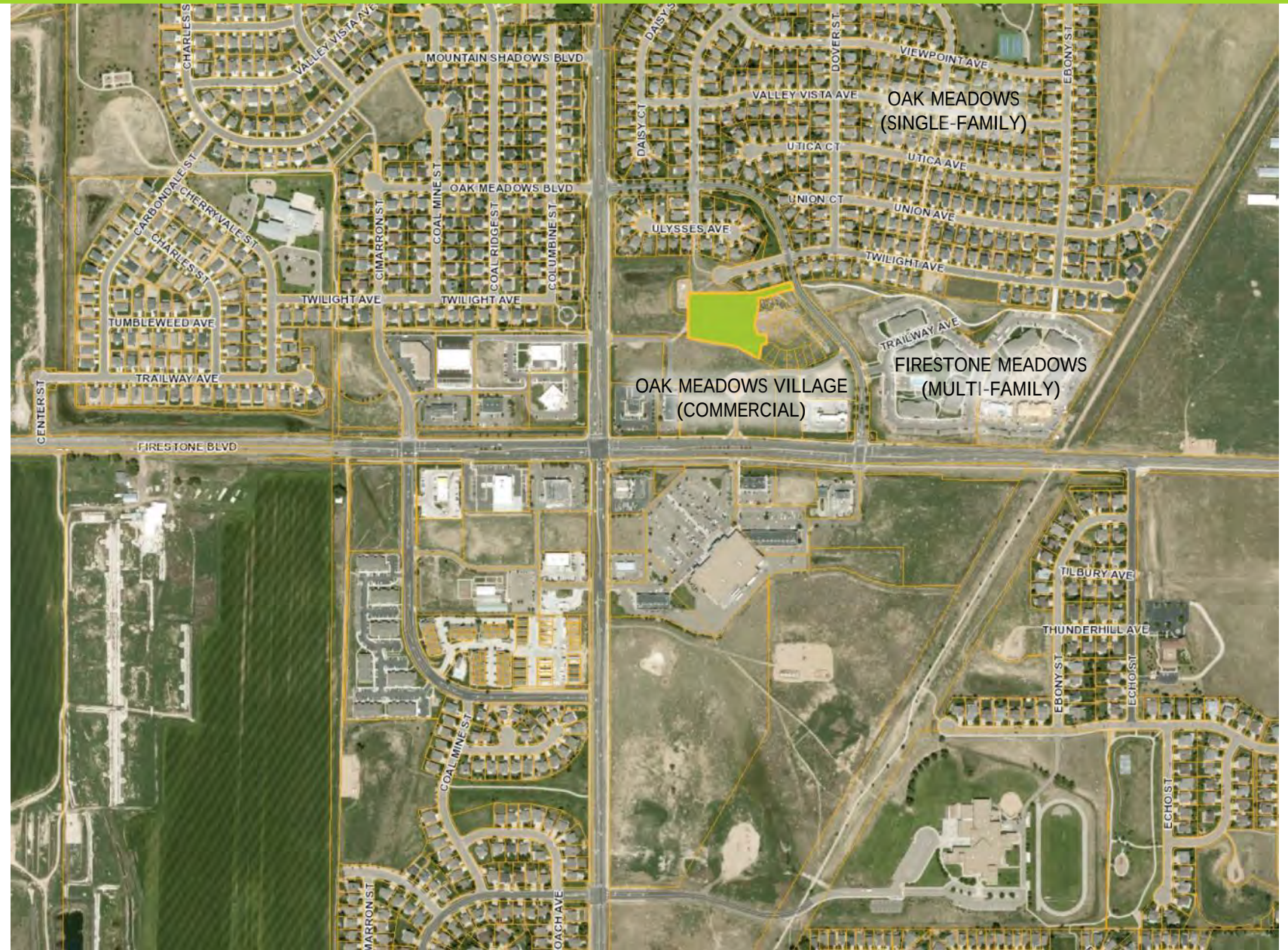
Paul Groves

paulg@kingsurveyors.com

Vicinity Map



Aerial – Vicinity Map (context)



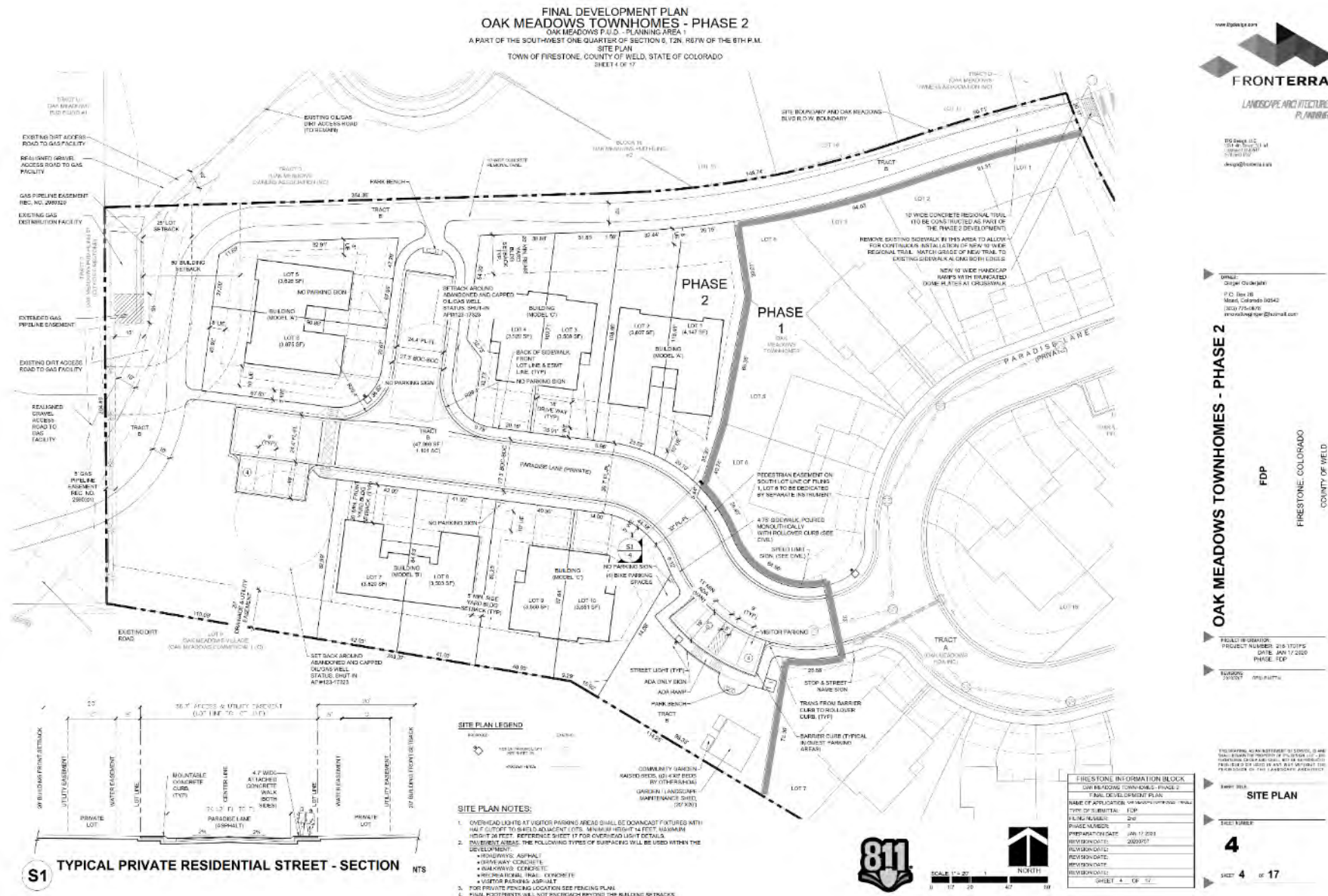
Illustrative Plan – with Aerial



Project Plan



Site Plan Details



SUMMARY

- Phase 2 = 1.94 acres (Tract B 1.1 acres + Lots 0.84 acres); Total 4.47 total acres Phase 1 & 2
- 0.88/19.7% acres of open space (Phase 1 & 2)
- (5) 1-story and 2-story single-family attached buildings
- 10 dwelling units (Total 6.26 DU/AC Phase 1 & 2)
- 25' abandoned & capped oil/gas well setback
- 8 guest parking spaces with (1) ADA van accessible (Phase 2)
- Regional 10' wide concrete trail extension to Colorado Blvd.
- Town reviewed updated traffic letter, dated December 10, 2019 from Keller Engineering and had no concerns.
- Intersection of Firestone Blvd. and Oak Meadows Blvd. is built to its ultimate configuration with traffic signal

Building Elevations – Model 'A'



B TOWNHOME MODEL 'A' - BACK



F TOWNHOME MODEL 'A' - FRONT



L TOWNHOME MODEL 'A' - LEFT SIDE

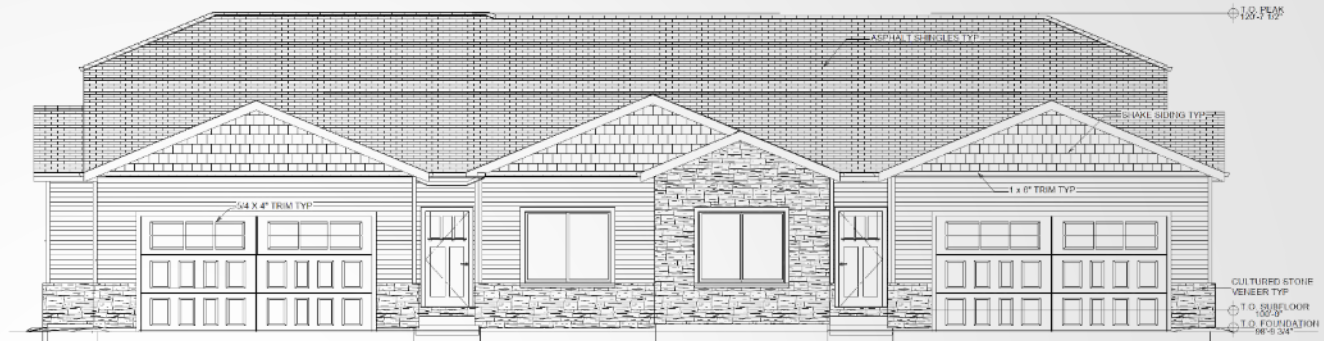


R TOWNHOME MODEL 'A' - RIGHT SIDE

Building Elevations – Model 'B'



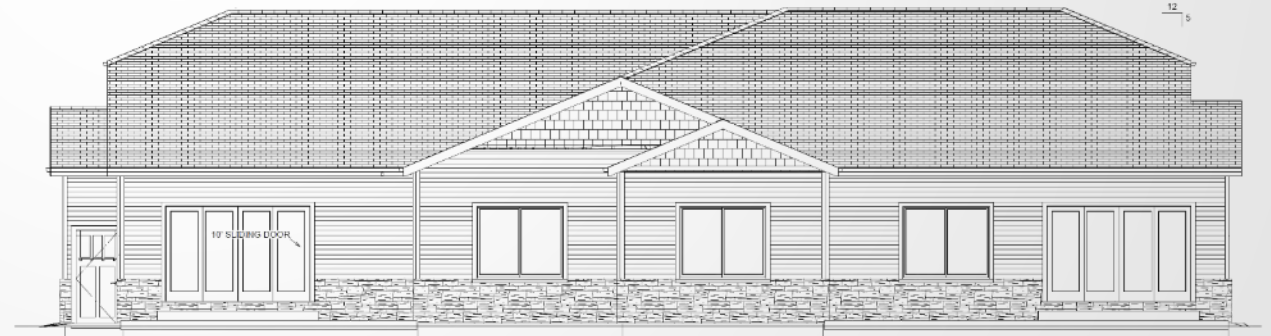
L TOWNHOME MODEL 'B' - LEFT SIDE



F TOWNHOME MODEL 'B' - FRONT



R TOWNHOME MODEL 'B' - RIGHT SIDE



B TOWNHOME MODEL 'B' - BACK

Reference Slides

Illustrative Plan



Millissa Berry

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

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

Ms. Berry:

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

Regards,

David Kasprzak

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

Get [Outlook for Android](#)

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

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

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

Would you please reply if in agreement?

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

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

Ms. Berry:

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

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

Regards,

David Kasprzak



DAVID KASPRZAK - PLA + LEED AP

TFG Design, LLC
P.O. Box 178
Loveland, Colorado 80539

office: 970.669.3737
mobile: 970.227.2514
direct: 970.235.1037



DAVID KASPRZAK - PLA + LEED AP

TFG Design, LLC
P.O. Box 178
Loveland, Colorado 80539

office: 970.669.3737
mobile: 970.227.2514
direct: 970.235.1037

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 10.a

Discussion/Action

Meeting Date: September 9, 2020

Initiated By:

Dept: Finance

AGENDA TITLE

2021 Budget Discussion

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS