



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

October 15, 2020

7:00 PM

2 Park Avenue

Firestone, CO 80504

1. Access Information

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

Topic: My Meeting

Time: Oct 15, 2020 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82087056949>

Meeting ID: 820 8705 6949

One tap mobile

+16699009128,,82087056949# US (San Jose)

+12532158782,,82087056949# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 820 8705 6949

Find your local number: <https://us02web.zoom.us/j/82087056949>

2. Call to Order & Roll Call

3. Pledge of Allegiance

4. Approval of Agenda

- a. Regular Meeting 8-20-20

5. Approval of Minutes

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

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

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

7. Public Hearings

- a. **Resolution PC-20-16 - A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT FOR 19 & 26 CROSSINGS FILING NO. 1**
- b. **Resolution PC-20-17 - A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 1, 19 & 26 CROSSINGS FILING NO. 1**
- c. **Resolution PC-20-18 - A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE**

8. Staff Reports

9. Commissioner Comments

10. Adjournment

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

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

**TOWN OF FIRESTONE, COLORADO
PLANNING AND ZONING COMMISSION
Regular Meeting
August 20, 2020**

1. CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met on July 16, 2020, at 2 Park Avenue, Firestone, Colorado. Vice-Chairperson Spiegelberg called the meeting to order at 7:01 p.m.

The following were present upon the call of the roll:

Chairperson:	vacant
Vice-Chairperson:	Tim Spiegelberg
Commissioners:	Kelly Deitman
	John Damsma
	Jaci Daggett
	Alt. Lexi Kim
	Dennis Haney – excused absent

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

2. PLEDGE OF ALLEGIANCE

Vice-Chairperson Spiegelberg led the pledge of allegiance.

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

a. August 6, 2020 – Regular Meeting

Commissioner Deitman motioned and Commissioner Daggett seconded to approve the meeting minutes of the August 6, 2020 Regular Meeting. Voice vote was taken. Motion carried unanimously.

5. PUBLIC COMMENT

None

6.PUBLIC HEARING

a. Resolution PC-20-13—A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 5 OAK MEADOWS VILLAGE MINOR PLAT

Vice-Chairperson Spiegelberg verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:05 p.m.

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

Corey Stinar, 3436 New Castle Dr, Loveland CO 80536 representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Vice-Chairperson Spiegelberg opened and closed the Public Comment portion at 7:12 p.m. Those wishing to speak: None

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

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Vice-Chairperson Spiegelberg closed the Public Hearing at 7:15 p.m.

Commissioner Damsma motioned and Commissioner Daggett seconded to approve **Resolution PC-20-13 – A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 5 OAK MEADOWS VILLAGE MINOR PLAT**

Voting was as follows:

Yes: Daggett, Deitman, Kim, Damsma, Vice-Chair Spiegelberg

No: None

Absent: Haney

Vice-Chairperson Spiegelberg declared the motion carried.

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

Vice-Chairperson Spiegelberg verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:16 p.m.

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

Josh McCarn, 3531 Akron Ct, Loveland representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Vice-Chairperson Spiegelberg opened and closed the Public Comment portion at 7:26 p.m. Those wishing to speak: None

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

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Vice-Chairperson Spiegelberg closed the Public Hearing at 7:33 p.m.

Commissioner Daggett motioned and Commissioner Kim seconded to approve **Resolution PC-20-14** – **A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE OAK MEADOWS PLANNED UNIT DEVELOPMENT OUTLINE DEVELOPMENT PLAN TO ALLOW FOR THE RESIDENTIAL R-C LAND USE CATEGORY**

Voting was as follows:

Yes: Daggett, Deitman, Kim, Damsma, Vice-Chair Spiegelberg

No: None

Absent: Haney

Vice-Chairperson Spiegelberg declared the motion carried.

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

Vice-Chairperson Spiegelberg verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:34 p.m.

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

Josh McCarn, 3531 Akron Ct, Loveland representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Vice-Chairperson Spiegelberg opened and closed the Public Comment portion at 7:50 p.m. Those wishing to speak: None

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

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

Commissioner Daggett motioned and Commissioner Deitman seconded to approve **Resolution PC-20-15** – **A RESOLUTION RECOMMENDING APPROVAL OF THE OAK MEADOWS TOWNHOMES PHASE 2 FINAL PLAT AND FINAL DEVELOPMENT PLAN**

Voting was as follows:

Yes: Daggett, Deitman, Kim, Damsma, Vice-Chair Spiegelberg

No: None

Absent: Haney

Vice-Chairperson Spiegelberg declared the motion carried.

7. STAFF REPORTS

Marty Ostholtz

- Notified Commissioners the September 3, 2020 PC Meeting will be cancelled.

8. COMMISSIONER COMMENTS

Commissioner Damsma expressed his interest in being elected PC Chairperson.

9. ADJOURNMENT

Vice-Chairperson Spiegelberg adjourned the meeting at 8:10 p.m.

Introduced and Approved this 15th day of October, 2020.

TOWN OF FIRESTONE, COLORADO

Vice-Chairperson

ATTEST

Lisa Bartley, Secretary



Staff Report

**19 & 26 Crossings Filing No. 1 Final Plat
and
Lot 1, 19 & 26 Crossings Final Development Plan**

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

October 15, 2020

Applications

This staff report is for the 19 & 26 Crossings Filing No. 1 Final Plat (Final Plat) and the Lot 1, 19 & 26 Crossings Final Development Plan (FDP). The applicant for the Final Plat and FDP is 19 and 26, LLC and member representative Don Strain.

Notice

Pursuant to the Town Code and Development Regulations, proper notification of the public hearings were published. Proof of notification to surrounding property owners and a property posting affidavit have been provided by the applicants.

Location and Process

The approximate location of the Final Plat and FDP is the southwest corner of Zinnia Avenue (WCR 26) and Locust Street (WCR 19). The Final Plat and FDP approvals are the final steps in the Firestone Development Code process prior to the building permit process.

Final Plat Analysis

The entirety of the 19 & 26 Crossings Filing No. 1 Final Plat property is zoned Planned Unit Development with Employment Center (EC PUD) and Regional Commercial (RC PUD) land uses and is approximately 36.82 acres in size as identified on the 19 & 26 Crossings Outline Development Plan (ODP). The proposed Final Plat creates two developable lots, one tract for future development, and one outlot for drainage and utility purposes. Access into Lot 1 will be from Locust Street and access into Lot 2 will be from Zinnia Avenue.

The Final Plat also shows the location of existing easements as well proposed easements, and their intended purpose on the property.

Final Development Plan Analysis

The Lot 1, 19 & 26 Crossings FDP is approximately 10.78 acres in size and is proposed to be developed with an industrial services building of approximately 10,000 square feet for the maintenance of industrial equipment and heavy trucks. Also included on this lot is approximately 8.7 acres of outdoor equipment and vehicular storage. The proposed use of Lot 1 is consistent with the approved ODP.

The proposed building and associated parking fronts onto Locust Street, with one access point into the site. The proposed outdoor vehicle and equipment storage is located behind the proposed building and is accessed via a gate. The outdoor storage area will be screened, to the maximum extent practicable, by 6 foot tall privacy fences consisting of wood fencing facing Locust Street and chain link fencing with slats along the north, south and west property lines.

Furthermore, the development will comply with applicable setback, landscape, lighting, architecture and signage requirements.

Concurrent with the development of Lot 1, the detention pond on Outlot A will need to be constructed and operational prior to the occupancy of the property for the proposed uses.

Building Height

The maximum building height allowed per zoning is 45 feet. The proposed building is approximately 30 feet in height.

Open Space

The annexation agreement for this property requires a minimum of 10 percent of the site to be dedicated for open space purposes or the equivalent amount to be paid as a fee-in-lieu of land dedication. The total dedication requirement for the entirety of the Final Plat is 3.68 acres. Staff has determined that 40 percent of this dedication or 1.472 acres will be collected with the Lot 1 FDP as fee-in-lieu. In the future, the Town will collect the remaining 2.208 acres of fee-in-lieu of dedication when Lot 2 is entitled through a future FDP application.

The applicant, per a condition of approval, will pay \$36,800.00 as the pro-rata share (Lot 1 only) of the required fee-in-lieu of open space dedication prior to the recordation of the FDP.

Oil and Gas Facilities

There is one plugged and abandoned well on the property as shown on the Final Plat. Additionally, there are several active and abandoned oil/gas pipelines on the property. The active pipelines will be protected as surface parking will not be permitted over these active lines. The abandoned gas pipeline that runs due north through the property has been abandoned in place. This abandoned line will need to be physically removed from the property prior to the issuance of a building permit on the property.

Utility and Services

Water service will be provided directly from the Central Weld County Water District as the Town of Firestone does not have water infrastructure in reasonable proximity to the property.

Additionally, sanitary sewer service provided by the St. Vrain Sanitation District is not available in reasonable proximity to the property. Therefore, the applicant will be required to obtain a commercial septic permit from Weld County Department of Environmental Health Services.

The water tap and septic permit must be obtained prior to the issuance of a building permit on the property.

Electrical service is provided by United Power, which has existing service adjacent to the property. The existing overhead power lines along Locust Street will be undergrounded as part of this development.

Fiscal Analysis

The proposed development will provide employment opportunities as well as providing needed industrial services and storage areas.

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.
-

RECOMMENDATIONS

Final Plat

Town staff recommends the Planning Commission approve draft Resolution PC-20-16, a resolution recommending approval of the 19 & 26 Crossings Final Plat application to the Board of Trustees with the following conditions:

1. Modify plans and application materials pursuant to comments of the Town Engineer set forth in memoranda dated September 1, 2020, to the Town's satisfaction.
2. Modify plans and application materials pursuant to comments of the Planning & Development Department set forth in memoranda dated September 9, 2020, to the Town's satisfaction.
3. Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
4. Technical corrections to the 19 & 26 Crossing Filing No. 1 Final Plat shall be made to the Town's satisfaction.

Final Development Plan

Town staff recommends the Planning Commission approve draft Resolution PC-20-17, a resolution recommending approval of the Lot 1, 19 & 26 Crossings Final Development Plan application to the Board of Trustees with the following conditions:

1. Modify plans and application materials pursuant to comments of the Town Engineer set forth in memoranda dated September 1, 2020, to the Town's satisfaction.
2. Modify plans and application materials pursuant to comments of the Planning & Development Department set forth in memoranda dated September 9, 2020, to the Town's satisfaction.
3. Technical corrections to the Lot 1, 19 & 26 Crossing Filing No. 1 Final Development Plan shall be made to the Town's satisfaction.
4. Lot 1, 19 & 26 Crossing Filing No. 1 Final Development Plan shall not be recorded until the 19 & 26 Crossing Filing No. 1 Final Plat is recorded.
5. Fee-in-lieu of Open Space Dedication in the pro-rata share amount of \$36,800.00 shall be paid to the Town prior to the recordation of the Lot 1, 19 & 26 Crossings Filing No. 1 Final Development Plan.
6. Removal of the underground oil/gas pipeline located within the fifty (50) foot wide

easement recorded by Weld County at Reception No. 1707669, shall be removed prior to the issuance of any building permit for Lot 1, 19 & 26 Crossings Final Development Plan.

7. No building permit shall be issued on Lot 1, 19 & 26 Crossings Final Development Plan until such time proof of payment has been made to United Power for the removal of overhead power lines located within and adjacent to Locust Street (WCR 19).

October 7, 2020

To Whom It May Concern:

I represent 19 & 26, LLC Crossings in connection with its pending application with the Town of Firestone. 1919 & 26 Crossings, 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 Plan and Final Development Plan for 19 & 26 Crossings 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 digital signature block featuring a blue rectangular border. Inside the border, the text "Digitally signed by:" is at the top, followed by a stylized cursive signature of "Jenni Lee Stults". At the bottom of the border, the text "1919 26 LLC" is visible.

Jenni Lee Stults
Project Manager

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-16

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT FOR
19 & 26 CROSSINGS FILING NO. 1**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Firestone a request for approval of a final plat for 19 & 26 Crossings Filing No. 1; 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 for 19 & 26 Crossings Filing No. 1, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 15th day of October, 2020.

Chairperson

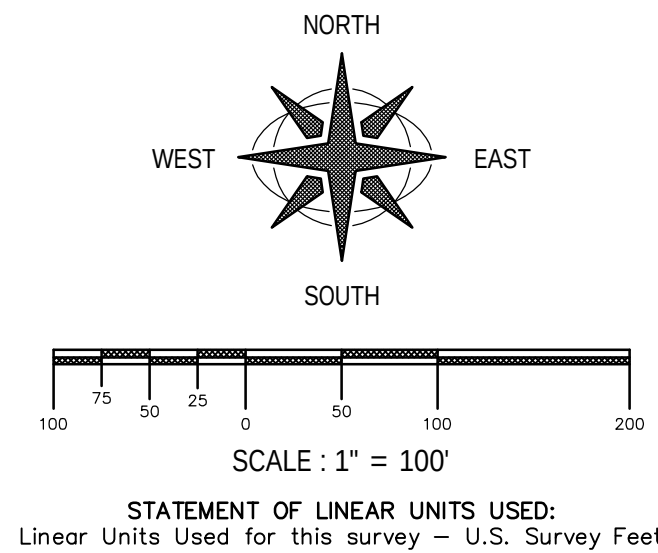
ATTEST:

Secretary

EXHIBIT A
19 & 26 Crossings Filing No. 1 Final Plat
Conditions of Approval

General

1. Modify plans and application materials pursuant to comments of the Town Engineer set forth in memoranda dated September 1, 2020, to the Town's satisfaction.
2. Modify plans and application materials pursuant to comments of the Planning & Development Department set forth in memoranda dated September 9, 2020, to the Town's satisfaction.
3. Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
4. Technical corrections to the 19 & 26 Crossing Filing No. 1 Final Plat shall be made to the Town's satisfaction.

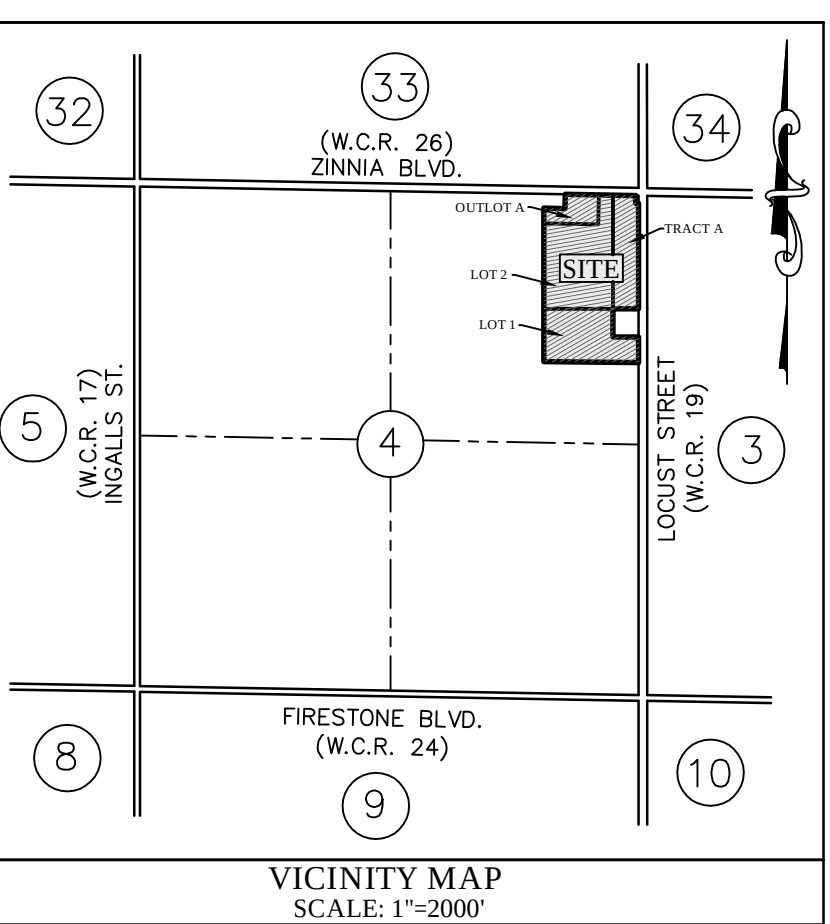


LINE LEGEND:

---	Indicates Adjoining Property Line
---	Indicates Subject Property Boundary Line
---	Indicates Easement line
---	Indicates Road Right-of-Way Line
---	Indicates Section Line

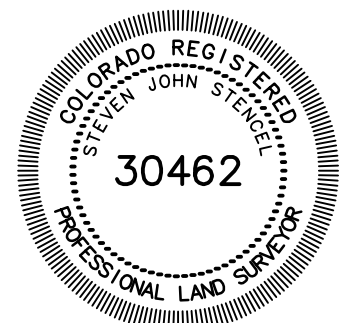
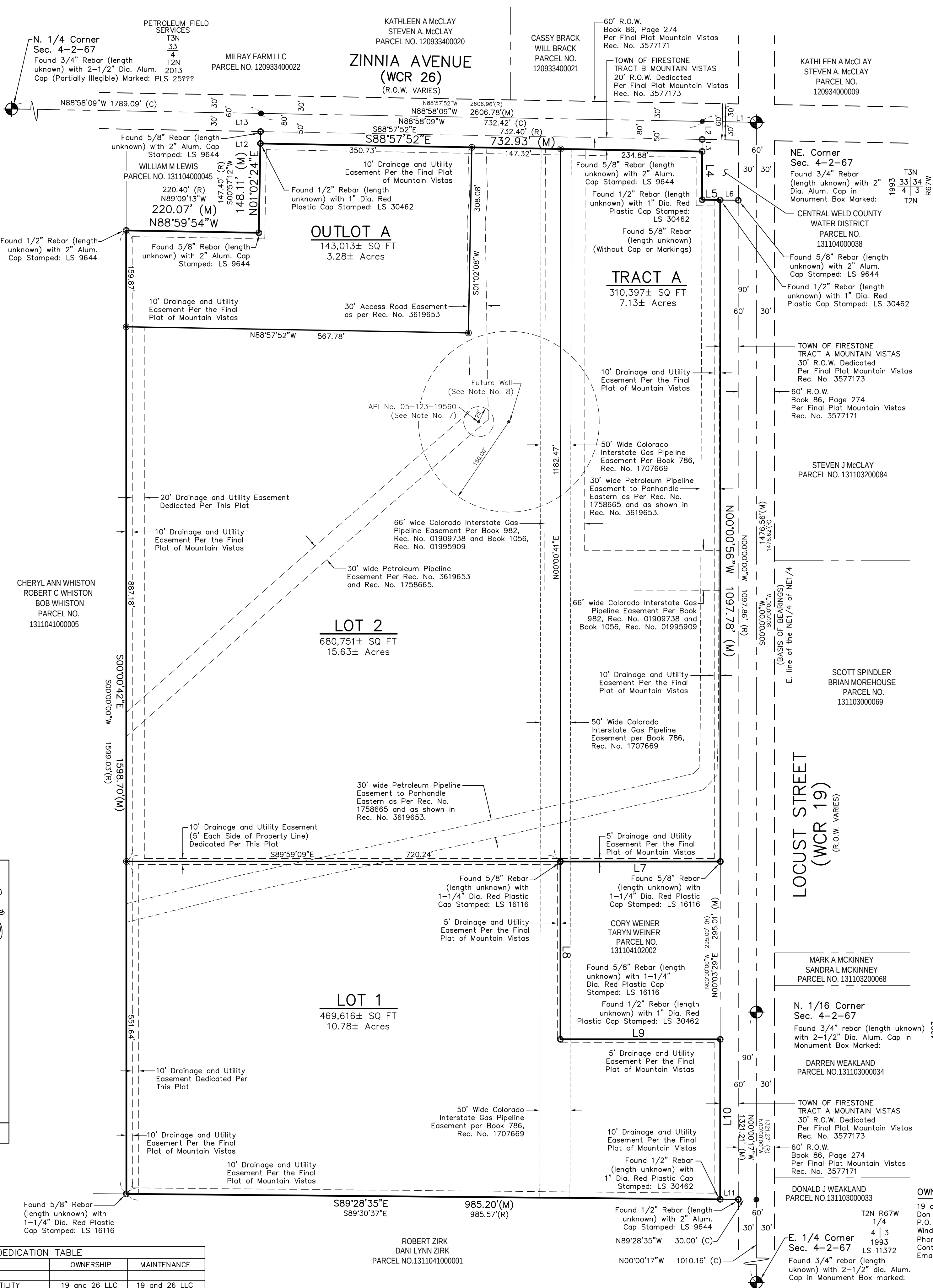
LINE TABLE

LINE	BEARING	DISTANCE
L1 (M)	N88°58'09"W	89.56'
L1 (R)	N88°57'52"W	89.56'
L2 (M)	S00°49'56"W	30.06'
L2 (R)	S01°02'08"W	30.00'
L3 (M)	S00°05'20"E	19.94'
L3 (R)	S00°01'17"E	20.00'
L4 (M)	S00°05'19"E	80.07'
L4 (R)	N00°01'17"W	79.85'
L5 (M)	N89°09'17"W	29.83'
L5 (R)	N88°54'03"W	30.07'
L6 (M)	S89°09'17"E	30.00'
L6 (R)	S88°54'03"E	30.00'
L7 (M)	S89°59'09"E	265.33'
L7 (R)	N90°00'00"E	265.32'
L8 (M)	N00°00'41"E	294.94'
L8 (R)	N00°00'00"W	295.00'
L9 (M)	N89°58'15"W	265.09'
L9 (R)	N90°00'00"W	265.32'
L10 (M)	N00°00'00"W	265.39'
L10 (R)	N00°00'00"W	265.04'
L11 (M)	N89°28'35"W	30.00'
L11 (R)	N89°30'37"W	30.00'
L12 (M)	S01°02'24"W	19.82'
L12 (R)	S00°57'12"W	20.00'
L13 (C)	S01°02'24"W	30.11'



TRACT OWNERSHIP AND DEDICATION TABLE

PARCEL	AREA	USE	OWNERSHIP	MAINTENANCE
OUTLOT A	SF 143,013 AC 3.28	DRAINAGE AND UTILITY	19 and 26 LLC	19 and 26 LLC
TRACT A	SF 310,397 AC 7.13	PUD EMPLOYMENT CENTER / REGIONAL COMMERCIAL (EC/RC)	19 and 26 LLC	19 and 26 LLC



DATE: _____

BY: _____

REVISIONS: _____

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS. (970)-689-0516 / FAX (970)-635-9775

CLIENT: PERMONTES GROUP, INC.

TITLE: FINAL PLAT 19 & 26 CROSSINGS FILING NO. 1
A REPEAT OF LOT 1, BLOCK 1, MOUNTAIN VISTAS

DRAWN BY: SJS/MES

CHECKED BY: _____

APPROVED BY: _____

DATE: 06-29-2020

SCALE: 1" = 100'

PROJECT NO.: P-15-7919

SHEET 1 OF 1

19 & 26 CROSSINGS FILING NO. 1
Final Plat
AND
LOT 1, 19 & 26 CROSSINGS
Final Development Plan

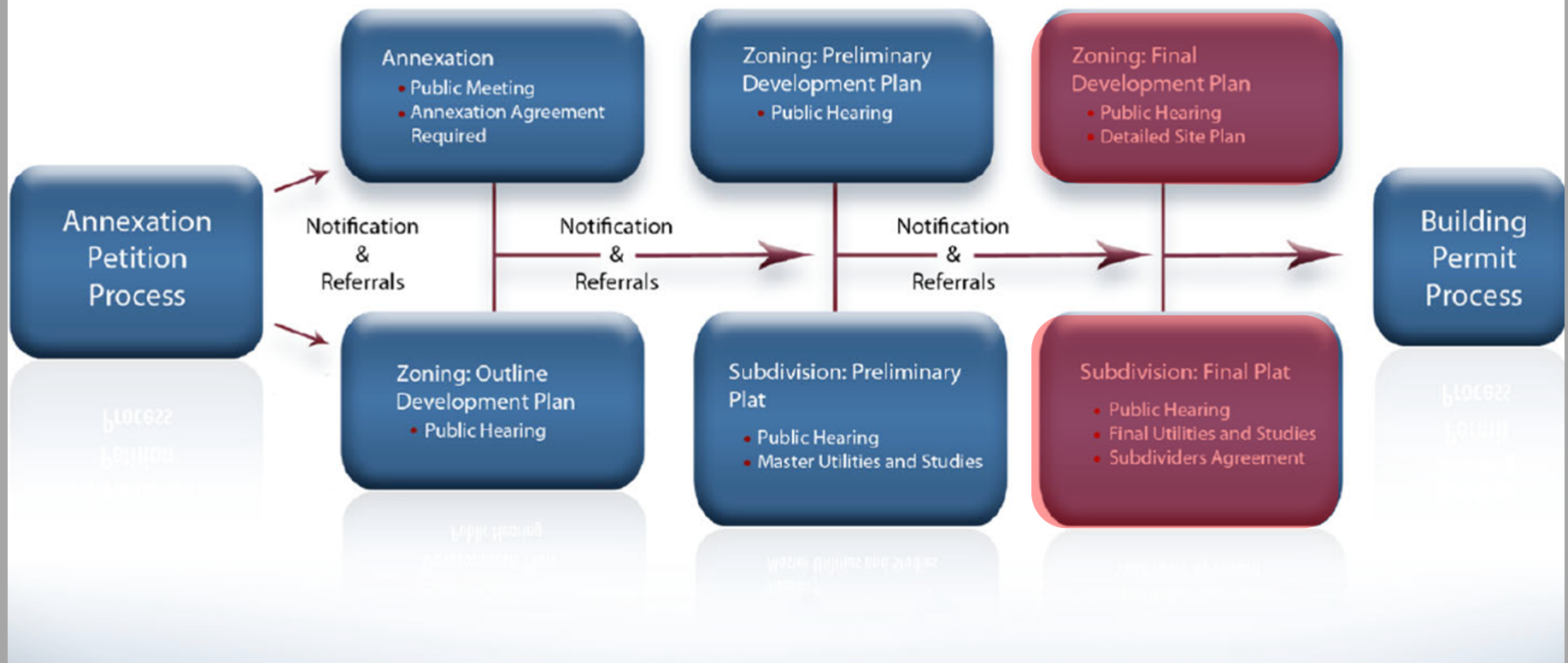


Planning & Zoning Commission – October 15,
2020

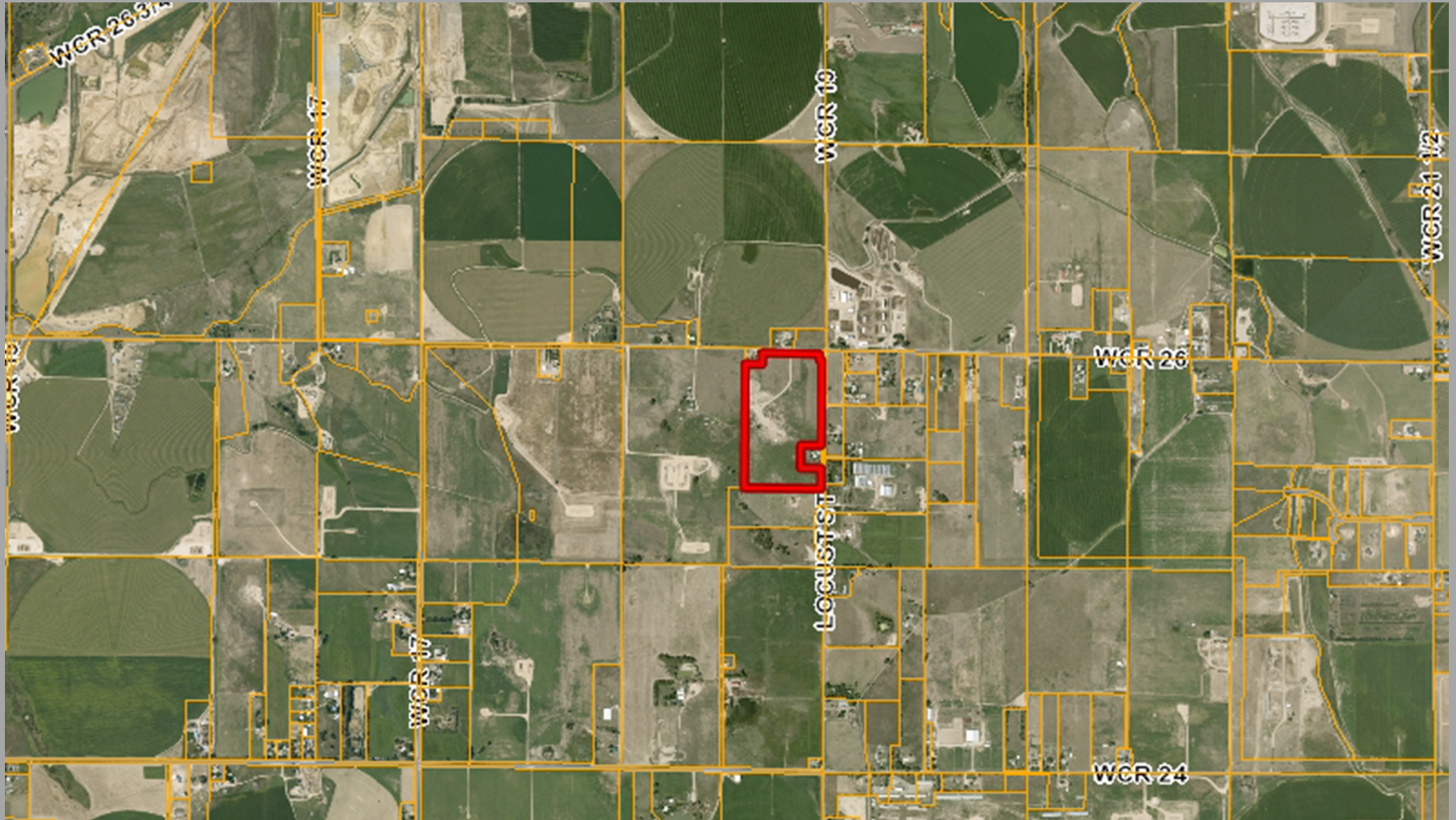
Process

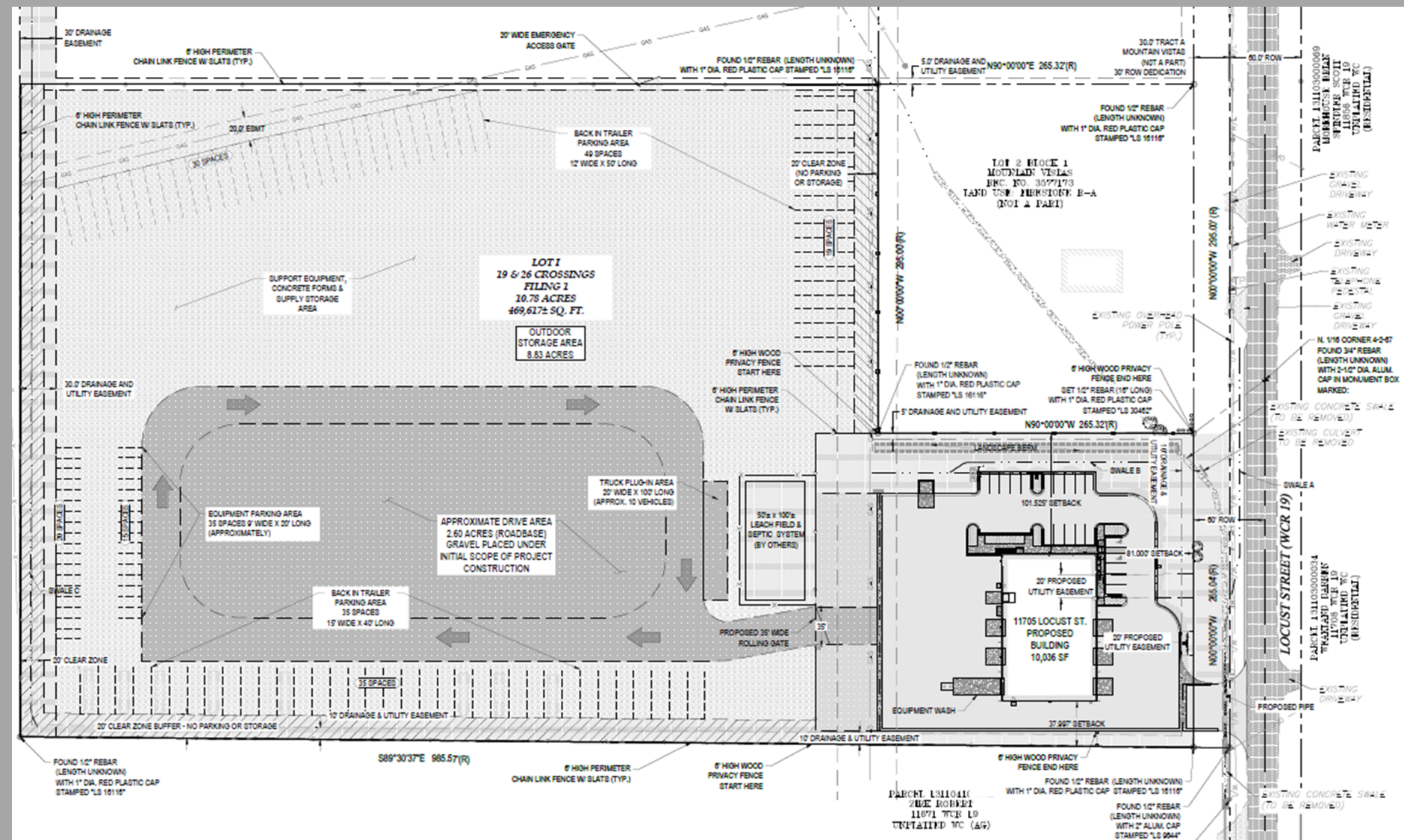


Development Flow Chart | Firestone PUD Zoning



Location

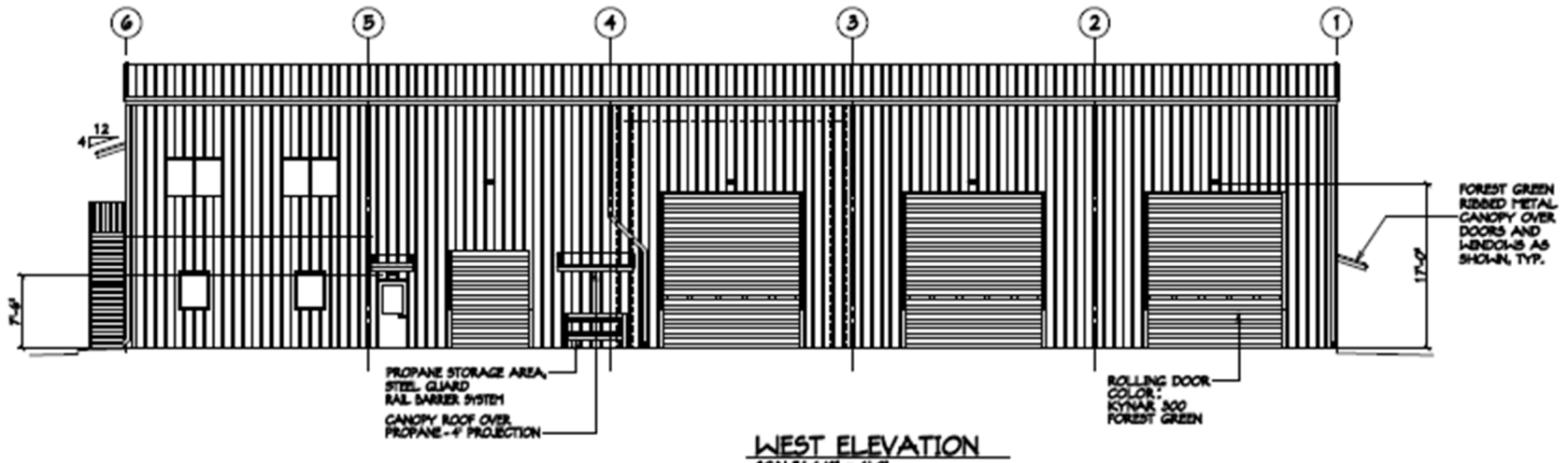
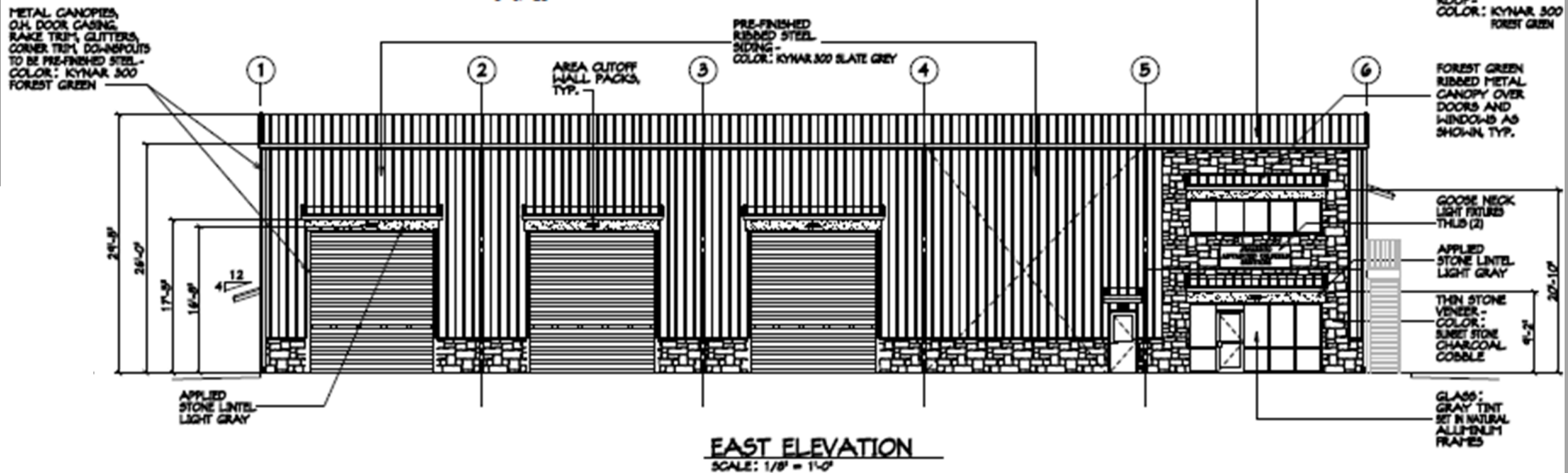




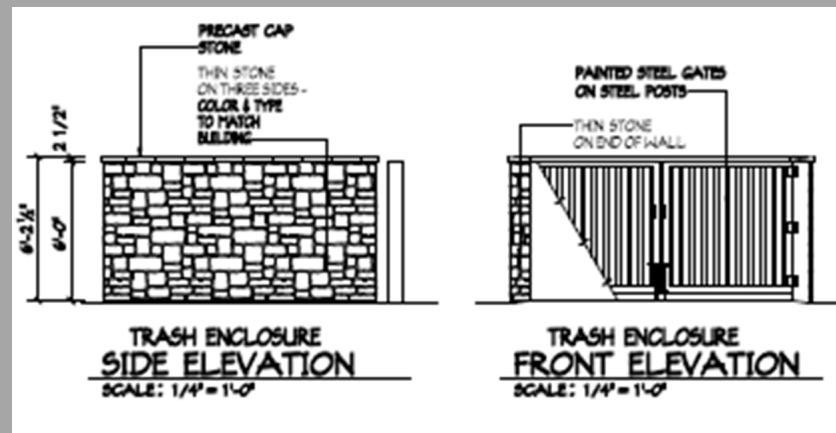
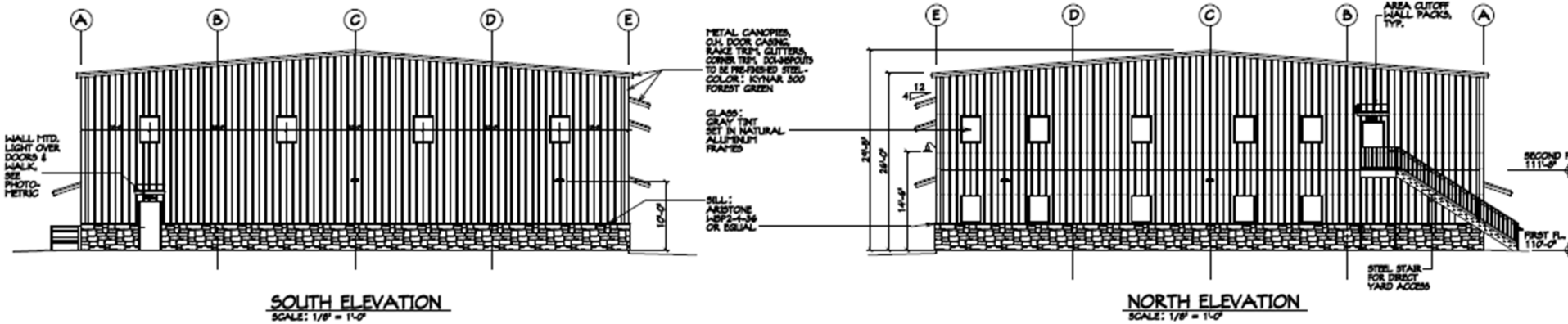
FDP-Building Elevations



5 of 20



FDP-Building Elevations



Staff Recommends that the Planning Commission:

Approve Resolution PC-20-16; a resolution recommending approval of the 19 & 26 Crossings Final Plat with the following conditions to the Board of Trustees:

- 1) Modify plans and application materials pursuant to comments of the Town Engineer set forth in memoranda dated September 1, 2020, to the Town's satisfaction.
- 2) Modify plans and application materials pursuant to comments of the Planning & Development Department set forth in memoranda dated September 9, 2020, to the Town's satisfaction.
- 3) Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
- 4) Technical corrections to the 19 & 26 Crossing Filing No. 1 Final Plat shall be made to the Town's satisfaction.

Staff Recommendations-FDP

Staff Recommends that the Planning Commission:

Approve Resolution PC-20-17; a resolution recommending approval of the Lot 1, 19 & 26 Crossings Final Plat with the following conditions to the Board of Trustees:

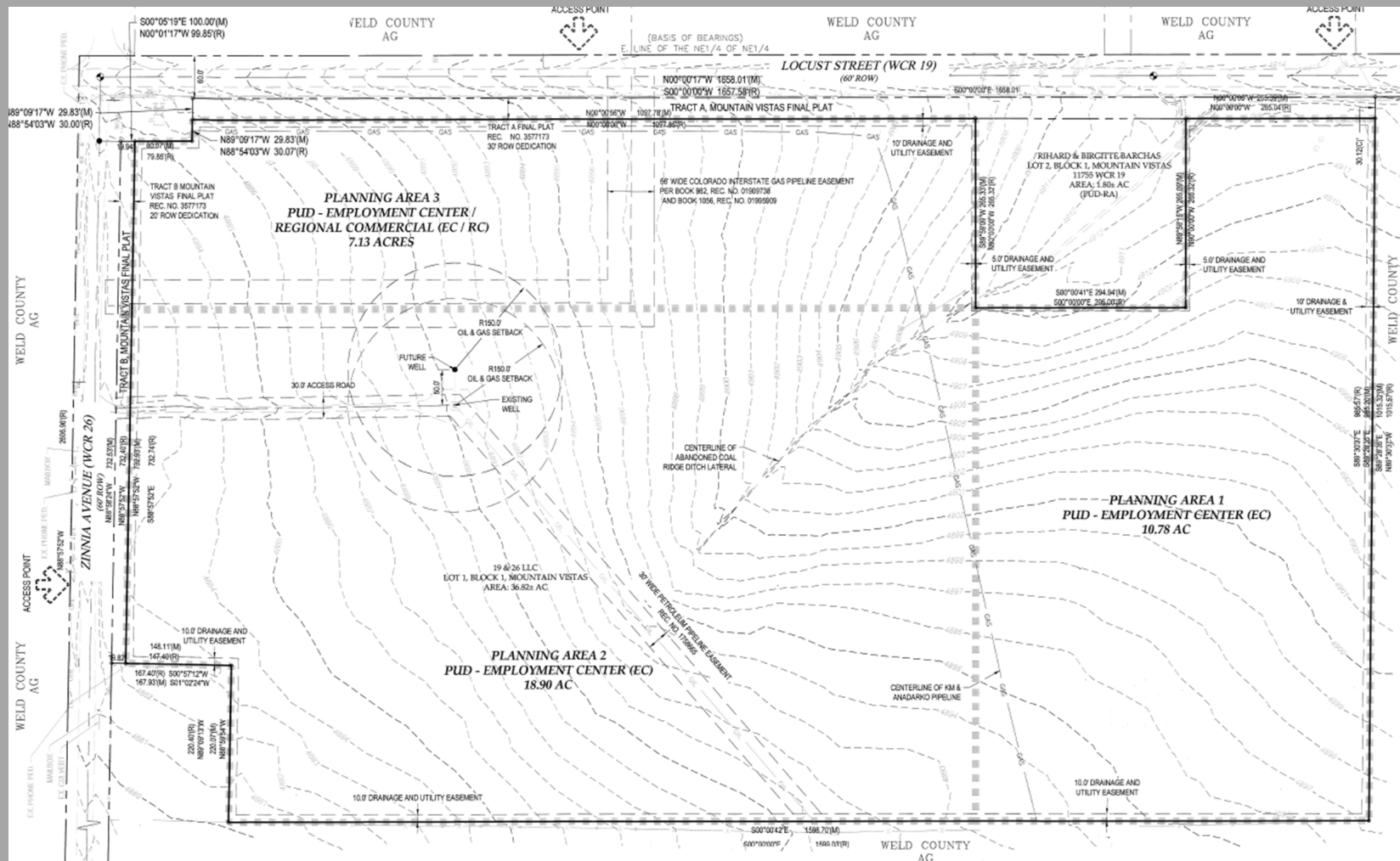
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- 2) Modify plans and application materials pursuant to comments of the Planning & Development Department set forth in memoranda dated September 9, 2020, to the Town's satisfaction.
- 3) Technical corrections to the Lot 1, 19 & 26 Crossing Filing No. 1 Final Development Plan shall be made to the Town's satisfaction.
- 4) Lot 1, 19 & 26 Crossing Filing No. 1 Final Development Plan shall not be recorded until the 19 & 26 Crossing Filing No. 1 Final Plat is recorded.
- 5) Fee-in-lieu of Open Space Dedication in the amount of \$36,800.00 shall be paid to the Town prior to the recordation of the Lot 1, 19 & 26 Crossings Filing No. 1 Final Development Plan.
- 6) Removal of the underground oil/gas pipeline located within the fifty (50) foot wide easement recorded by Weld County at Reception No. 1707669, shall be removed prior to the issuance of any building permit for Lot 1, 19 & 26 Crossings Final Development Plan.
- 7) No building permit shall be issued on Lot 1, 19 & 26 Crossings Final Development Plan until such time proof of payment has been made to United Power for the removal of overhead power lines located within and adjacent to Locust Street (WCR 19).

19 & 26 CROSSINGS FILING NO. 1
FINAL PLAT
AND
LOT 1, 19 & 26 CROSSINGS
FINAL DEVELOPMENT PLAN



Planning & Zoning Commission – October 15,
2020

Outline Development Plan





Staff Report

**19 & 26 Crossings Filing No. 1 Final Plat
and
Lot 1, 19 & 26 Crossings Final Development Plan**

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

October 15, 2020

Applications

This staff report is for the 19 & 26 Crossings Filing No. 1 Final Plat (Final Plat) and the Lot 1, 19 & 26 Crossings Final Development Plan (FDP). The applicant for the Final Plat and FDP is 19 and 26, LLC and member representative Don Strain.

Notice

Pursuant to the Town Code and Development Regulations, proper notification of the public hearings were published. Proof of notification to surrounding property owners and a property posting affidavit have been provided by the applicants.

Location and Process

The approximate location of the Final Plat and FDP is the southwest corner of Zinnia Avenue (WCR 26) and Locust Street (WCR 19). The Final Plat and FDP approvals are the final steps in the Firestone Development Code process prior to the building permit process.

Final Plat Analysis

The entirety of the 19 & 26 Crossings Filing No. 1 Final Plat property is zoned Planned Unit Development with Employment Center (EC PUD) and Regional Commercial (RC PUD) land uses and is approximately 36.82 acres in size as identified on the 19 & 26 Crossings Outline Development Plan (ODP). The proposed Final Plat creates two developable lots, one tract for future development, and one outlot for drainage and utility purposes. Access into Lot 1 will be from Locust Street and access into Lot 2 will be from Zinnia Avenue.

The Final Plat also shows the location of existing easements as well proposed easements, and their intended purpose on the property.

Final Development Plan Analysis

The Lot 1, 19 & 26 Crossings FDP is approximately 10.78 acres in size and is proposed to be developed with an industrial services building of approximately 10,000 square feet for the maintenance of industrial equipment and heavy trucks. Also included on this lot is approximately 8.7 acres of outdoor equipment and vehicular storage. The proposed use of Lot 1 is consistent with the approved ODP.

The proposed building and associated parking fronts onto Locust Street, with one access point into the site. The proposed outdoor vehicle and equipment storage is located behind the proposed building and is accessed via a gate. The outdoor storage area will be screened, to the maximum extent practicable, by 6 foot tall privacy fences consisting of wood fencing facing Locust Street and chain link fencing with slats along the north, south and west property lines.

Furthermore, the development will comply with applicable setback, landscape, lighting, architecture and signage requirements.

Concurrent with the development of Lot 1, the detention pond on Outlot A will need to be constructed and operational prior to the occupancy of the property for the proposed uses.

Building Height

The maximum building height allowed per zoning is 45 feet. The proposed building is approximately 30 feet in height.

Open Space

The annexation agreement for this property requires a minimum of 10 percent of the site to be dedicated for open space purposes or the equivalent amount to be paid as a fee-in-lieu of land dedication. The total dedication requirement for the entirety of the Final Plat is 3.68 acres. Staff has determined that 40 percent of this dedication or 1.472 acres will be collected with the Lot 1 FDP as fee-in-lieu. In the future, the Town will collect the remaining 2.208 acres of fee-in-lieu of dedication when Lot 2 is entitled through a future FDP application.

The applicant, per a condition of approval, will pay \$36,800.00 as the pro-rata share (Lot 1 only) of the required fee-in-lieu of open space dedication prior to the recordation of the FDP.

Oil and Gas Facilities

There is one plugged and abandoned well on the property as shown on the Final Plat. Additionally, there are several active and abandoned oil/gas pipelines on the property. The active pipelines will be protected as surface parking will not be permitted over these active lines. The abandoned gas pipeline that runs due north through the property has been abandoned in place. This abandoned line will need to be physically removed from the property prior to the issuance of a building permit on the property.

Utility and Services

Water service will be provided directly from the Central Weld County Water District as the Town of Firestone does not have water infrastructure in reasonable proximity to the property.

Additionally, sanitary sewer service provided by the St. Vrain Sanitation District is not available in reasonable proximity to the property. Therefore, the applicant will be required to obtain a commercial septic permit from Weld County Department of Environmental Health Services.

The water tap and septic permit must be obtained prior to the issuance of a building permit on the property.

Electrical service is provided by United Power, which has existing service adjacent to the property. The existing overhead power lines along Locust Street will be undergrounded as part of this development.

Fiscal Analysis

The proposed development will provide employment opportunities as well as providing needed industrial services and storage areas.

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.
-

RECOMMENDATIONS

Final Plat

Town staff recommends the Planning Commission approve draft Resolution PC-20-16, a resolution recommending approval of the 19 & 26 Crossings Final Plat application to the Board of Trustees with the following conditions:

1. Modify plans and application materials pursuant to comments of the Town Engineer set forth in memoranda dated September 1, 2020, to the Town's satisfaction.
2. Modify plans and application materials pursuant to comments of the Planning & Development Department set forth in memoranda dated September 9, 2020, to the Town's satisfaction.
3. Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
4. Technical corrections to the 19 & 26 Crossing Filing No. 1 Final Plat shall be made to the Town's satisfaction.

Final Development Plan

Town staff recommends the Planning Commission approve draft Resolution PC-20-17, a resolution recommending approval of the Lot 1, 19 & 26 Crossings Final Development Plan application to the Board of Trustees with the following conditions:

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6. Removal of the underground oil/gas pipeline located within the fifty (50) foot wide

easement recorded by Weld County at Reception No. 1707669, shall be removed prior to the issuance of any building permit for Lot 1, 19 & 26 Crossings Final Development Plan.

7. No building permit shall be issued on Lot 1, 19 & 26 Crossings Final Development Plan until such time proof of payment has been made to United Power for the removal of overhead power lines located within and adjacent to Locust Street (WCR 19).

October 7, 2020

To Whom It May Concern:

I represent 19 & 26, LLC Crossings in connection with its pending application with the Town of Firestone. 1919 & 26 Crossings, 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 Plan and Final Development Plan for 19 & 26 Crossings 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 digital signature block showing a blue rectangular box with a white border. Inside the box, the text "Digitally signed by:" is at the top, followed by a stylized signature of "Jenni Lee Stults" in blue ink. At the bottom of the box, the text "1919 & 26, LLC" is visible.

Jenni Lee Stults
Project Manager

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-17

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL
DEVELOPMENT PLAN FOR LOT 1, 19 & 26 CROSSINGS FILING NO. 1**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Firestone a request for approval of a final development plan for Lot 1, 19 & 26 Crossings Filing No. 1; 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 development plan for Lot 1, 19 & 26 Crossings Filing No. 1, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 15th day of October, 2020.

Chairperson

ATTEST:

Secretary

EXHIBIT A
Lot 1, 19 & 26 Crossings Filing No. 1 Final Development Plan
Conditions of Approval

General

1. Modify plans and application materials pursuant to comments of the Town Engineer set forth in memoranda dated September 1, 2020, to the Town's satisfaction.
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FINAL DEVELOPMENT PLAN

SWABBCO

TOWN OF FIRESTONE, COUNTY OF WELD
STATE OF COLORADO
1 OF 20

PROJECT TEAM

OWNER/ APPLICANT

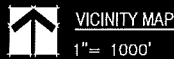
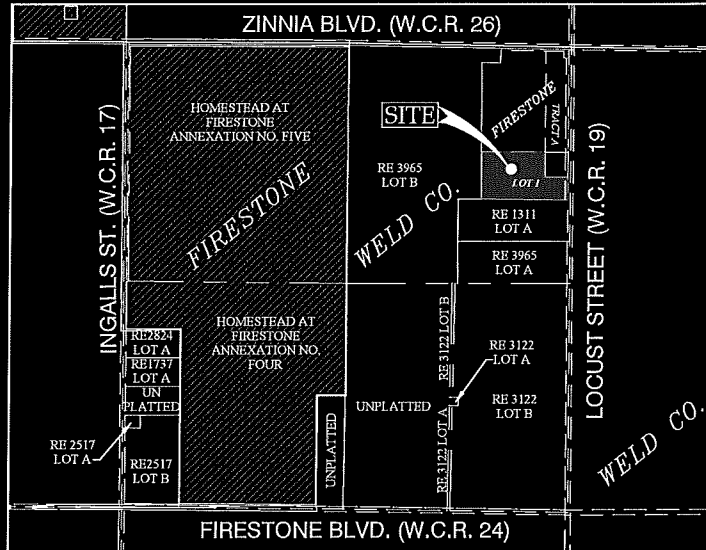
OWNER/ APPLICANT:
19&26, LLC
DON STRAIN
PO BOX 745
WINDSOR, CO 80550
PHONE: 970-289-0506
CONTACT DON STRAIN
don.strain@swabbco.com

TECHNICAL CONSULTANTS

SURVEYING
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Lafayette, Colorado 80537
P. (970) 669-0516
CONTACT: Steven John Stencil
Colorado PLS 30462
EMAIL: intermill@qwestoffice.net

ARCHITECT
CHESLEY ALEXANDER
13719 WEST 59TH DRIVE
ARVADA, COLORADO 80004
PHONE: (303) 988-9482
CONTACT: CHESLEY ALEXANDER
EMAIL: c.alexander@q.com

PLANNING/ENGINEERING
PERMONTES GROUP
105 S. SUNSET STREET, UNIT H
LONGMONT, CO 80501
PHONE: (720) 684-4881
CONTACT: MICKEY LEYBA
mleyba@permontesgroup.com



LEGAL DESCRIPTION:

LOT 1 OF FINAL PLAT RECORDED ON _____, AT RECEPTION NO. _____, AT THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER, BEING LOCATED IN NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, SAID PARCEL CONTAINS 10.781 ACRES (469,618 SQUARE FEET) MORE OR LESS.

BASIS OF BEARINGS:

THE RECORD BEARING OF NORTH 00°00'00" EAST ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4-2-97 AS PER THE FINAL PLAT OF MOUNTAIN VISTAS TO THE TOWN OF FIRESTONE.
NOTE: MONUMENTATION OF SAID LINE AS SHOWN HEREON.

BENCHMARK INFORMATION:

THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 67 WEST MONUMENTED AS A 2" DIAMETER ALUMINUM CAP IN MONUMENT BOX, TOP OF CAP ELEVATION = 4885.81, CONTOUR INTERVAL = 1 FOOT.

ACCEPTANCE BLOCK AND NOTARY:

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

DON STRAIN, AS MEMBER OF 19 AND 26, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY DON STRAIN, AS MEMBER OF 19 AND 26, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

TOWN APPROVAL BLOCK:

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

_____ DAY OF _____, 20____ BY

RESOLUTION NO. _____

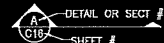
MAYOR

ATTEST: TOWN CLERK

DRAWING LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
SITE BOUNDARY LINE	---	---	SANITARY CLEANOUT	⊕	⊕
ROW OR PROPERTY LINE	---	---	STORM DRAIN INLET (TYPE "R")	⊕	⊕
SECTION LINE	---	---	STORM DRAIN INLET (TYPE "C")	⊕	⊕
CENTER LINE	---	---	WATER METER	⊕	⊕
EASEMENT LINE	---	---	SUMP PIT	⊕	⊕
CONTOURS	4895 4894	4885 4884	GATE VALVE	⊕	⊕
SANITARY SEWER LINE	S/L	S/L	FIRE HYDRANT	⊕	⊕
SANITARY SERVICE LINE	SS	SS	DOWNSPOUT DRAIN	⊕	⊕
STORM DRAIN LINE	---	---	ELECTRIC TRANSFORMER	⊕	⊕
WATER LINE	W/L	W/L	TELEPHONE PEDESTAL	⊕	⊕
WATER SERVICE LINE	WS	WS	UTILITY POLE	⊕	⊕
ELECTRIC LINE	E	E	LIGHT POLE (EXTERIOR LIGHTING)	⊕	⊕
OVERHEAD ELEC LINE	OHE	OHE	SECTION CORNER	⊕	⊕
UNDERGROUND ELEC LINE	UGE	UGE	SURVEY MARKER/MONUMENT	⊕	⊕
GAS LINE	G	G	ASPHALT PAVING	---	---
TELEPHONE LINE	T	T	GRAVEL DRIVE/ YARD STORAGE AREA	---	---
OVERHEAD TEL LINE	OHT	OHT	CONCRETE PAVEMENT	---	---
UNDERGROUND TEL LINE	UGT	UGT	RIPRAP	---	---
FIBER OPTIC LINE	FO	FO	BUILDING	---	---
SANITARY MANHOLE	⊕	⊕	DETENTION POND AREA SEEDING	---	---
STORM DRAIN MANHOLE	⊕	⊕	HYDROMULCH AND RECLAIM STORAGE AREA/ EQUIPMENT, CONCRETE FORMS & SUPPLY STORAGE AREA (NATIVE GROUND)	---	---
DRAINAGE SWALE	---	---	20' CLEAR ZONE - NO PARKING OR STORAGE	---	---
CURB & GUTTER	---	---	EQUIPMENT/ TRAILER PARKING AREA (NATIVE GROUND)	---	---
BARB-WIRE FENCE	X	X			
CHAIN-LINK FENCE	---	---			
WOOD FENCE	---	---			
RR TRACKS					
TOP OF DETENTION POND	---	---			

DETAIL/SECTION REFERENCE



SHEET NO.	SHEET NAME	SHEET INDEX
C1	COVER SHEET	1
C2	TEXT NARRATIVE	2
C3	OVERALL SITE PLAN	3
C4	DETAILED SITE PLAN	4
A1	BUILDING ELEVATIONS *	5
C5	UTILITY PLAN	6
C6	OVERALL GRADING & ER CONTROL PLAN	7
C7	OFFSITE GRADING & ER CONTROL PLAN	8
C8	DETAILED GRADING PLAN	9
C9	LOCUST ST. SWALE PROFILE & SECTIONS	10
C10	POND PROFILES & SECTIONS	11
C11	CIVIL DETAILS	12
C12	STORMWATER & ER CONTROL DETAILS	13
C13	UTILITY DETAILS	14
C14	DRAINAGE POND DETAILS	15
C15	LANDSCAPING PLAN	16
C16	LANDSCAPING DETAILS	17
I1	IRRIGATION PLAN*	18
I2	IRRIGATION DETAILS*	19
E1	SITE PHOTOMETRICS & LIGHTING DETAILS*	20

BY OTHERS*

FIRESTONE INFORMATION BLOCK

COVER SHEET

Name of Submittal:	SWABBCO
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	2/8/2019
Revisions Date:	04/25/2019
Revisions Date:	#
Revisions Date:	#
Revisions Date:	#

SHEET 1 of 20

DESIGNED BY: ML

DRAWN BY: SDW

CHECKED BY: ML

APPROVED BY: ML

PROJECT NO.: 251.001

DATE: 2/8/2019

SCALE: AS SHOWN

SHEET NO.

C1

SHEET 1 OF 20



19 & 26, LLC
SWABBCO
LOT 1 19 & 26 CROSSINGS - FLING 1
FINAL DEVELOPMENT PLAN
COVER SHEET

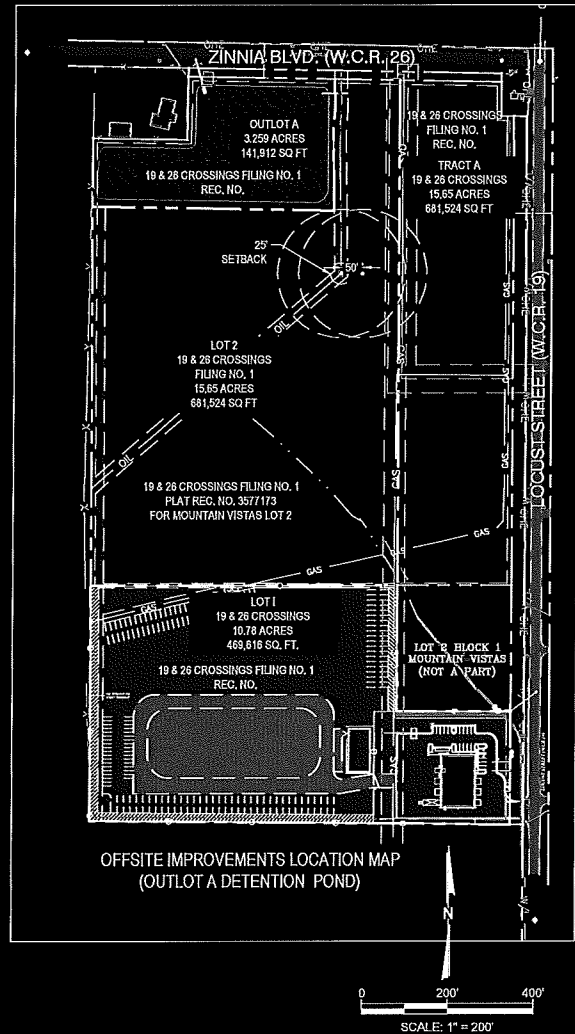
REVISION BLOCK

REV.	DATE	DESCRIPTION
1	4/4/2019	BY AKW 0698-0276-01 FIRST SUBMITTAL

FINAL DEVELOPMENT PLAN

SWABBCO

TOWN OF FIRESTONE, COUNTY OF WELD
STATE OF COLORADO
3 OF 20



SITE SUMMARY TABLE

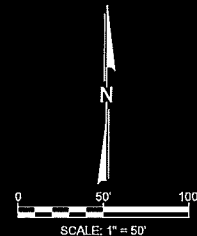
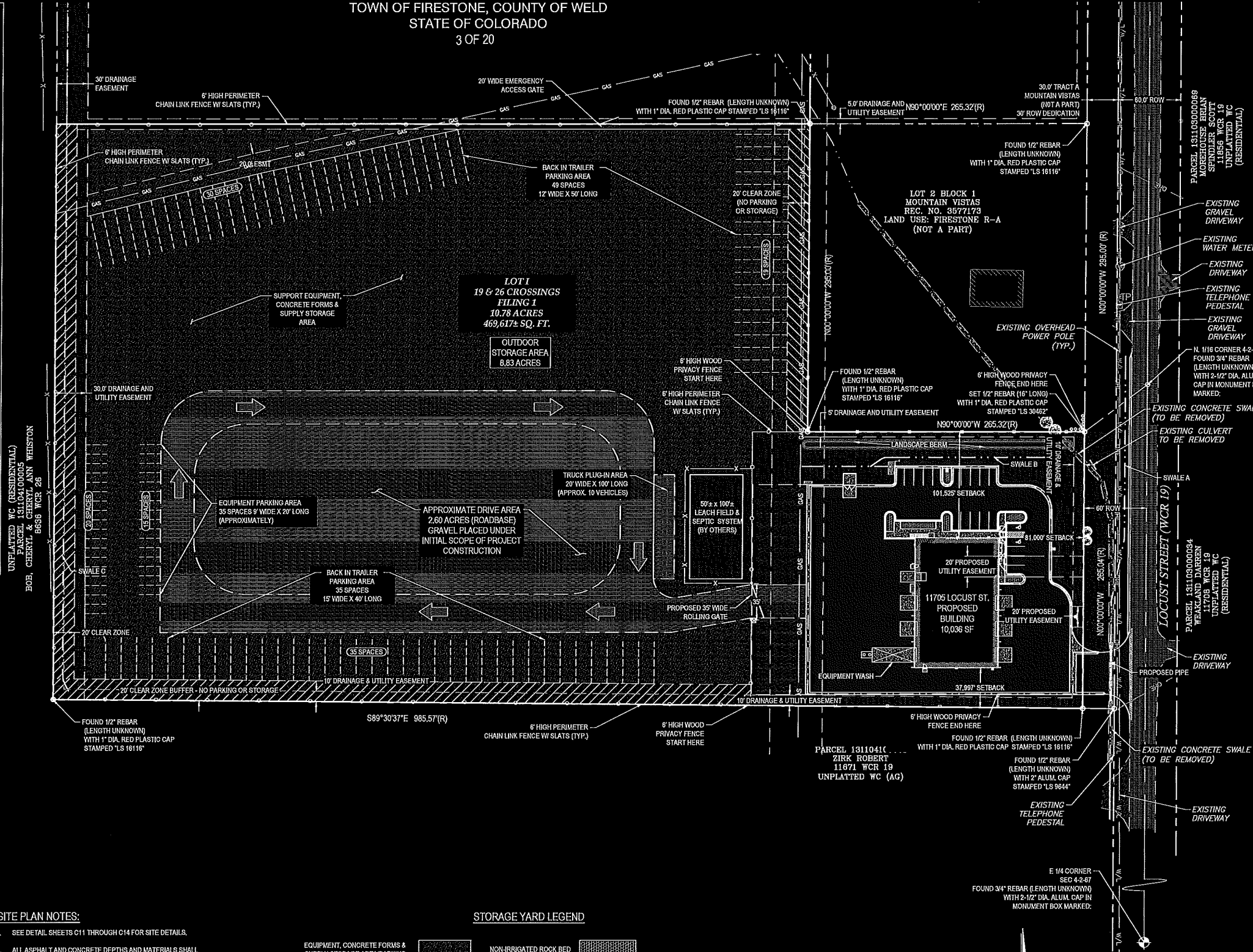
1. SITE AREA:	469,615 S.F. (10.78 ACRES)	100%
2. OUTDOOR STORAGE YARD:	351,628 S.F. (8.11 AC)	74.81%
3. BUILDING COVERAGE:	10,038 S.F.	2.14%
4. BUILDING HEIGHT:	25'-0"	
5. PARKING AREAS:		
PARKING/DRIVE AISLES:	34,551 S.F.	7.36%
SIDEWALK/CONCRETE:	4,471 S.F.	0.95%
ROADBASE:	123,905 S.F.	26.34%
NATIVE GROUND:	240,812 S.F.	51.20%
TOTAL:	412,739 S.F.	87.85%
6. LANDSCAPING:		
NATIVE SEED:	42,780 SF	9.11%
MULCH BED W/ DRIPLINE:	3,136 SF	0.67%
NON-IRRIGATED ROCK BED:	925 SF	0.19%
TOTAL:	45,841 SF	9.97%
7. PROVIDED BUILDING SETBACKS:		
NORTH:	101.55'	
SOUTH:	37.45'	
WEST:	823.83'	
EAST:	81.05'	
8. *PARKING PROVIDED:		
REGULAR PARKING SPACES:	20 SPACES	
HANDICAP PARKING SPACES:	2 SPACE	
TOTAL PROVIDED:	22 SPACES	
1 PER 300 SF OF OFFICE SPACE - YIELDS 4 SPACES REQUIRED.		
1 PER 750 SF OF WAREHOUSE/VEHICLE MAINTENANCE-ORIENTED - YIELDS 12 SPACES REQUIRED, SINCE THERE ARE 0-25 SPACES TOTAL - ONLY 1 H/O SPACE REQUIRED (PER ADA).		
THE ANTICIPATED NUMBER OF MAX. FULL-TIME EMPLOYEES IS 12.		
16 SPACES TOTAL REQUIRED (INCLUDING 1 H/O)		

SITE PLAN NOTES:

- SEE DETAIL SHEETS C11 THROUGH C14 FOR SITE DETAILS.
- ALL ASPHALT AND CONCRETE DEPTHS AND MATERIALS SHALL BE PER THE RECOMMENDATIONS GIVEN BY GEOTECHNICAL ENGINEERING REPORT.
- REFER TO LIGHTING & SIGNAGE DETAIL SHEET E1 FOR LIGHTING DETAILS.
- ROADBASE: 30% OF STORAGE AREA TO BE DONE WITH CURRENT SCOPE OF CONSTRUCTION. THE REMAINING 70% WILL BE DONE IN THE FUTURE.
- STORAGE YARD SCREENING TO INCLUDE 6' HIGH CHAIN LINK FENCE WITH BEIGE SLATS.
- ALL OFF-SITE IMPROVEMENT AND DEMOLITION WILL ONLY BE DONE AFTER OBTAINING PERMISSION FROM APPROPRIATE PARTIES.

STORAGE YARD LEGEND

EQUIPMENT, CONCRETE FORMS & SUPPLY STORAGE AREA/PARKING AREA (NATIVE GROUND)	NON-IRRIGATED ROCK BED
YARD STORAGE AREA/ GRAVEL DRIVE AREA (ROADBASE)	MULCH BED (BARK MULCH: 3" THICK, WITH DRIPLINE)
TOTAL ROADBASE = 2.84 ACRES	DETENTION POND & SWALE AREA SEEDING
20' CLEAR ZONE - NO PARKING OR STORAGE	CIRCULATION DIRECTION



THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION

FIRESTONE INFORMATION BLOCK

OVERALL SITE PLAN

Name of Submittal:	SWABBCO
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	2/8/2019
Revisions Date:	04/23/2019
Revisions Date:	#
Revisions Date:	#
Revisions Date:	#

SHEET 3 of 20

19 & 26, LLC

SWABBCO

LOT 1 19 & 26 CROSSINGS - FILING 1

FINAL DEVELOPMENT PLAN

OVERALL SITE PLAN

DESIGNED BY:	ML
DRAWN BY:	SDW
CHECKED BY:	ML
APPROVED BY:	ML

PROJECT NO.:	251.001
DATE:	2/8/2019
SCALE:	AS SHOWN
SHEET NO.:	C3
SHEET 3 OF 20	



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19 & 26, LLC

SWABBCO

LOT 1 19 & 26 CROSSINGS - FILING 1

FINAL DEVELOPMENT PLAN

OVERALL SITE PLAN

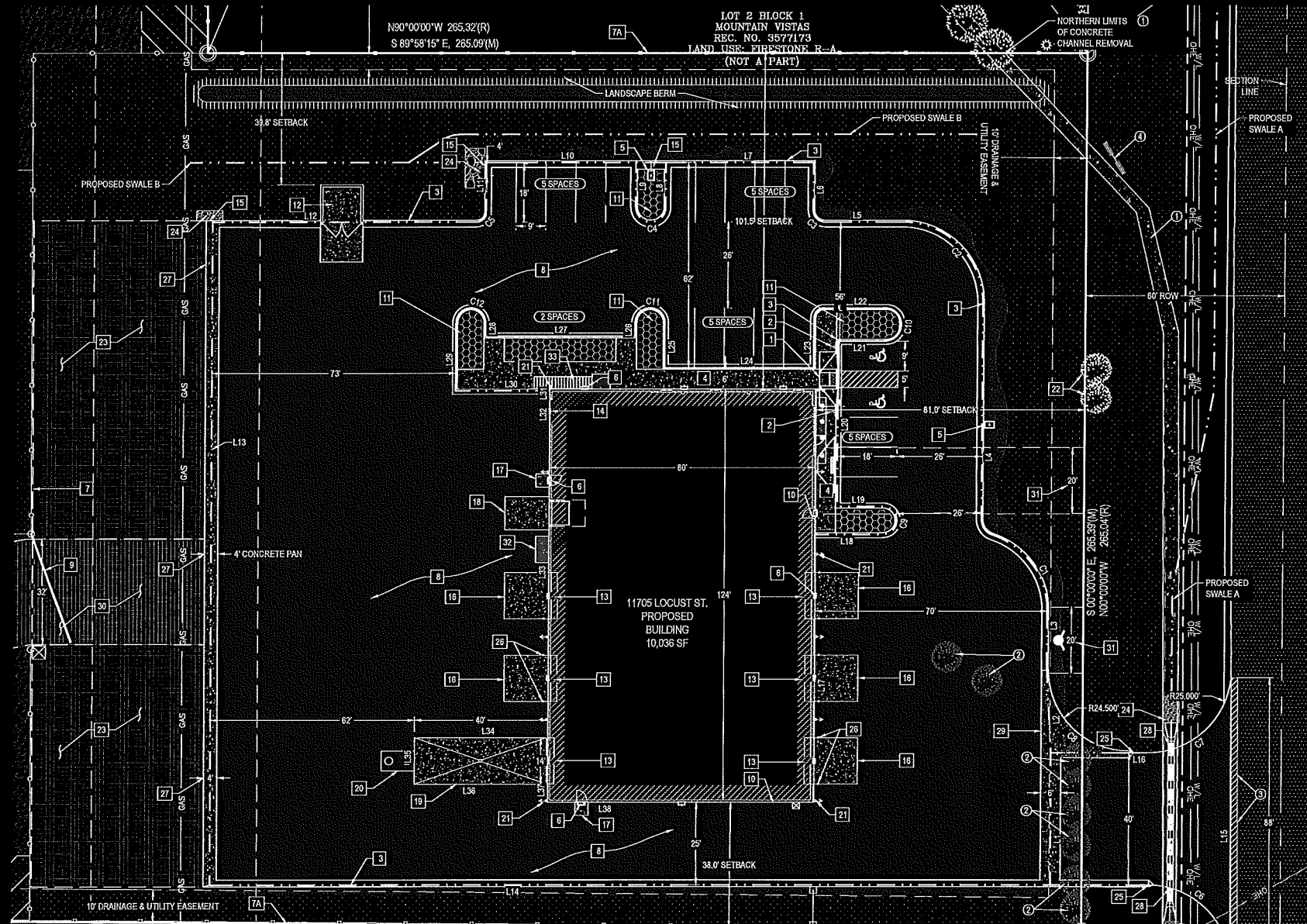
DESIGNED BY:	ML
DRAWN BY:	SDW
CHECKED BY:	ML
APPROVED BY:	ML

PROJECT NO.:	251.001
DATE:	2/8/2019
SCALE:	AS SHOWN
SHEET NO.:	C3
SHEET 3 OF 20	

FINAL DEVELOPMENT PLAN

SWABBCO

TOWN OF FIRESTONE, COUNTY OF WELD
STATE OF COLORADO
4 OF 20



SITE PLAN FLAG NOTES

- 1 HANDICAP RAMP (C11)
- 2 HANDICAP PARKING WITH SIGNS (C11)
- 3 6" VERTICAL CURB & GUTTER (C11)
- 4 6" CONCRETE SIDEWALK (C11)
- 5 LIGHT POLE - SEE SITE PHOTOMETRICS DRAWING (C11)
- 6 EXTERIOR WALL LIGHT - SEE SITE PHOTOMETRICS DRAWING (C11)
- 7 PERIMETER FENCING - BARB WIRE (C11)
- 7A 6' HIGH WOOD PRIVACY FENCE (C11)

PARCEL 131104100001
ZIRK ROBERT
11671 WCR 19
UNPLATTED WC (AG)

- 8 ASPHALT PAVEMENT
- 9 SERVICE YARD / ACCESS SWING GATE
- 10 ACCESS MAN DOOR (TYP.)
- 11 LANDSCAPE ISLAND - SEE C15 LANDSCAPING PLAN
- 12 12.67x11.33" TRASH ENCLOSURE (W/ 2 STEEL GATES & CONCRETE PAD) SEE ARCHITECTURAL PLANS
- 13 14'W X 16'H OVERHEAD SLIDING DOOR
- 14 8'W X 10'H OVERHEAD SLIDING DOOR
- 15 2' & 4' CURB CUT (C11)
- 16 14'x13' CONCRETE PAD
- 17 4'x4' CONCRETE PAD
- 18 13'x10' CONCRETE PAD - SEE ARCH. PLANS
- 19 40'x14' EQUIPMENT WASH W/ DRAIN - SEE ARCH. PLANS
- 20 PROPOSED OIL WATER SEPARATOR (GREASE INTERCEPTOR)
- 21 ROOF DRAIN
- 22 EXISTING TREES TO BE REMOVED
- 23 OUTDOOR STORAGE AREA (ROAD BASE)
- 24 TYPE I RIPRAP - SHEET G7 - OVERALL GRADING PLAN

- 25 TRANSITION FROM CURB & GUTTER TO EDGE OF ASPHALT
- 26 BOLLARDS (TYP.) - TWO PER UNIT LOCATED ON EACH SIDE OF ROLL-UP DOORS (C11)
- 27 4' CONCRETE PAN (C11)
- 28 48" LF - 14" x 23" HERCIP (STORM LINE A) WIFES
- 29 6' CONCRETE PAN (C11)
- 30 ACCESS TO OUTDOOR STORAGE AREA (ROAD BASE)
- 31 20' PROPOSED EXCLUSIVE WATER EASEMENT
- 32 4'x8' COVERED CONCRETE PAD (PROPANE STORAGE AREA)
- 33 STEEL STAIR FOR DIRECT YARD ACCESS

FOUND 1/2" REBAR (LENGTH UNKNOWN) WITH 1" DIA. RED PLASTIC CAP STAMPED 'LS 16116'

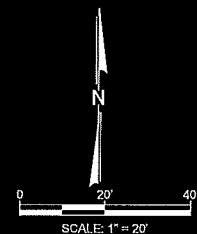
FOUND 1/2" REBAR (LENGTH UNKNOWN) WITH 2" ALUM. CAP STAMPED 'LS 6644'

FLOW LINE/ EDGE OF ASPHALT LINE TABLE				
LINE #	LENGTH	DIRECTION	START POINT (N.E)	END POINT (N.E)
L1	40.00	N00°00'00"E	(3223.02, 4934.73)	(3263.02, 4934.73)
L2	25.04	N03°26'01"W	(3263.02, 4934.73)	(3288.02, 4933.23)
L3	18.00	N00°00'00"E	(3288.02, 4933.23)	(3306.02, 4933.23)
L4	65.43	N00°00'00"E	(3333.50, 4913.23)	(3399.02, 4913.23)
L5	23.29	N80°00'00"W	(3423.52, 4866.73)	(3423.52, 4866.44)
L6	14.50	N00°00'00"E	(3427.02, 4861.94)	(3441.52, 4861.94)
L7	44.50	N89°00'00"W	(3441.52, 4861.94)	(3441.52, 4817.44)
L8	13.50	S00°00'00"E	(3441.52, 4817.44)	(3428.02, 4817.44)
L9	13.50	N00°00'00"E	(3428.02, 4808.44)	(3441.52, 4808.44)
L10	38.00	N80°00'00"W	(3441.52, 4808.44)	(3441.52, 4772.44)
L11	15.00	S00°00'00"E	(3441.52, 4772.44)	(3426.52, 4772.44)
L12	76.77	N90°00'00"W	(3423.52, 4757.71)	(3423.52, 4680.94)
L13	200.50	S00°00'00"E	(3423.52, 4680.94)	(3223.02, 4680.94)
L14	283.42	N90°00'00"E	(3223.02, 4680.94)	(3223.02, 4994.36)
L15	87.58	S00°15'03"E	(3265.07, 4988.98)	(3198.09, 4988.98)
L16	4.35	N80°00'00"E	(3263.02, 4958.73)	(3263.02, 4964.09)
L17	81.00	N00°00'00"E	(3248.02, 4863.23)	(3328.02, 4863.23)
L18	20.25	N90°00'00"E	(3328.02, 4863.23)	(3328.02, 4883.48)
L19	14.12	N89°56'04"W	(3337.50, 4883.85)	(3337.52, 4889.73)
L20	50.00	N00°00'00"E	(3337.52, 4869.73)	(3387.52, 4869.73)
L21	14.00	N89°59'50"E	(3387.52, 4869.73)	(3387.52, 4883.73)
L22	18.28	N00°00'00"W	(3397.52, 4883.73)	(3397.52, 4865.44)
L23	15.00	S00°00'00"E	(3394.52, 4862.44)	(3379.52, 4862.44)
L24	45.00	N90°00'00"W	(3379.52, 4862.44)	(3379.52, 4817.44)
L25	13.50	N00°00'00"E	(3379.52, 4817.44)	(3393.02, 4817.44)
L26	4.03	S00°00'00"E	(3393.02, 4808.44)	(3388.98, 4808.44)
L27	45.00	N90°00'00"W	(3388.98, 4808.44)	(3388.98, 4763.44)
L28	4.03	N00°00'00"W	(3388.98, 4763.44)	(3393.02, 4763.44)
L29	20.50	S00°00'00"E	(3393.02, 4754.44)	(3372.52, 4754.44)
L30	28.50	N90°00'00"E	(3372.52, 4754.44)	(3372.52, 4782.94)
L31	2.17	S00°00'00"E	(3372.52, 4782.94)	(3370.35, 4782.94)
L32	10.00	S00°00'00"E	(3370.35, 4782.94)	(3360.35, 4782.94)
L33	92.83	S00°00'00"W	(3360.35, 4782.94)	(3267.52, 4782.94)
L34	40.42	N90°00'00"W	(3267.52, 4782.94)	(3267.52, 4742.52)
L35	14.00	S00°00'00"E	(3267.52, 4742.52)	(3253.52, 4742.52)
L36	40.42	S90°00'00"E	(3253.52, 4742.52)	(3253.52, 4782.94)
L37	5.50	S00°00'00"W	(3253.52, 4782.94)	(3248.02, 4782.94)
L38	80.29	S90°00'00"E	(3248.02, 4782.94)	(3248.02, 4663.23)

FLOW LINE/ EDGE OF ASPHALT CURB TABLE				
CURVE #	RADIUS	LENGTH	DELTA	STARTING POINT (N.E)
C1	24.00	30.19	71°55'12"	(3306.02, 4933.23)
C2	24.50	38.48	69°00'00"	(3399.02, 4913.23)
C3	3.50	5.50	90°00'00"	(3427.02, 4861.94)
C4	4.50	14.14	160°00'00"	(3428.02, 4808.44)
C5	3.00	4.71	90°00'00"	(3423.52, 4780.44)
C6	25.00	38.19	89°49'34"	(3418.09, 4863.36)
C7	25.00	38.92	84°36'45"	(3397.52, 4861.94)
C8	24.50	38.48	90°00'00"	(3399.02, 4863.23)
C9	4.25	13.05	178°11'31"	(3328.02, 4883.48)
C10	5.00	15.71	160°00'00"	(3387.52, 4883.73)
C11	4.50	14.14	160°00'00"	(3393.02, 4817.44)
C12	4.50	14.14	160°00'00"	(3393.02, 4754.44)

DEMOLITION FLAG NOTES

- 1 REMOVE 330 LF - 5' WIDE CONCRETE CHANNEL
- 2 EXISTING TREES TO BE REMOVED - 8 TREES TOTAL
- 3 2" SAW CUT EXISTING PAVEMENT FOR CLEAN BREAK WITH NEW PAVEMENT - 88' L.F. (C11)
- 4 EXISTING CULVERT TO BE REMOVED
- 5 EXISTING CULVERT TO REMAIN



FIRESTONE INFORMATION BLOCK	
DETAILED SITE PLAN	
Name of Submittal:	SWABBCO
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	2/8/2019
Revisions Date:	04/28/2019
Revisions Date:	#
Revisions Date:	#
Revisions Date:	#
SHEET 4 of 20	

DESIGNED BY: ML
 DRAWN BY: SDW
 CHECKED BY: ML
 APPROVED BY: ML

PROJECT NO.: 251.001
 DATE: 2/8/2019
 SCALE: AS SHOWN
 SHEET NO.: C4
 SHEET 4 OF 20

BY AKM 0686-0279-01 FIRST SUBMITTAL
 DATE: 4/4/2019
 REV: 1
 DESCRIPTION: REVISION BLOCK

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PREPARED FOR: 19 & 26, LLC

SHEET TITLE: SWABBCO
 LOT 1 19 & 26 CROSSINGS - FILING 1
 FINAL DEVELOPMENT PLAN
 DETAILED SITE PLAN

TOWN OF FIRESTONE, COUNTY OF WELD
STATE OF COLORADO
5 of 20



TRASH ENCLOSURE
SIDE ELEVATION



TRASH ENCLOSURE
FRONT ELEVATION



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



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

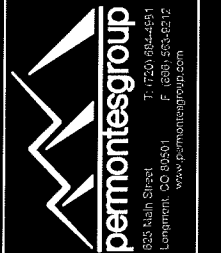


NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

CHESLEY ALEXANDER - ARCHITECT
13719 WEST 59th DRIVE
ARVADA, COLORADO 80004
PHONE: (303) 988-9482
c.alexander@a4.com



19 & 26, LLC

SWABCO

FINAL DEVELOPMENT PLAN

COVER SHEET

DESIGNED BY:	CDA
DRAWN BY:	CDA
CHECKED BY:	CDA
APPROVED BY:	CDA

PROJECT NO.:	18342
DATE:	02/06/2019
SCALE:	AS SHOWN

SHEET NO.
5
SHEET 5 of 20

FIRESTONE INFORMATION BLOCK	
BUILDING ELEVATIONS	
Name of Submittal:	194 26 CROSSINGS
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	02/06/2019
Revisions Date:	04/25/2019
Revisions Date:	06/18/2019
Revisions Date:	
Revisions Date:	
SHEET 5 of 20	

SHEET 5 of 20

SHEET 5 of 20

FINAL DEVELOPMENT PLAN

SWABBCO

TOWN OF FIRESTONE, COUNTY OF WELD

STATE OF COLORADO

6 OF 20

WELD COUNTY ON-SITE WASTEWATER TREATMENT SYSTEM REGULATIONS (WELD COUNT CODE ORDINANCE 2013-13):

REVISED 2014

1. SEPTIC SYSTEM TO BE DESIGNED AND INSTALLED BY OTHERS.

SEC. 30-8-10. - PERFORMANCE.

*OWTS SHALL BE DESIGNED AND CONSTRUCTED TO ACHIEVE THE TREATMENT LEVEL SPECIFIED BY THE DESIGN.

(WELD COUNTY CODE ORDINANCE 2013-13)

SEC. 30-8-20. - RELIABILITY.

OWTS SHALL BE DESIGNED AND CONSTRUCTED SUCH THAT EACH COMPONENT SHALL FUNCTION, WHEN INSTALLED AND OPERATED, IN A MANNER NOT ADVERSELY AFFECTED BY NORMAL OPERATING CONDITIONS, INCLUDING EROSION, CORROSION, VIBRATION, SHOCK, CLIMATIC CONDITIONS AND USUAL HOUSEHOLD CHEMICALS. EACH COMPONENT SHALL BE FREE OF NONFUNCTIONAL PROTRUSIONS OR SHARP EDGES OR OTHER HAZARDS, WHICH COULD CAUSE INJURY TO PERSONS, ANIMALS OR PROPERTIES. DESIGN SHALL BE SUCH AS TO EXCLUDE FLIES AND RODENTS AND OTHER VECTORS AND TO PREVENT THE CREATION OF NUISANCES AND PUBLIC HEALTH HAZARDS AND SHALL PROVIDE FOR EFFICIENT OPERATION AND MAINTENANCE.

(WELD COUNTY CODE ORDINANCE 2013-13)

SEC. 30-8-30. - ACCESSIBILITY FOR INSPECTION, MAINTENANCE AND SERVICING.

A. SEPTIC TANKS SHALL HAVE RISERS OVER EACH ACCESS MANHOLE, AND ALL RISERS SHALL EXTEND TO OR ABOVE FINAL GRADE.

B. EACH TREATMENT COMPONENT OF AN OWTS, OTHER THAN THE SEPTIC TANK AND SOIL TREATMENT AREA, SHALL BE EQUIPPED WITH ACCESS MANHOLES WITH RISERS THAT EXTEND TO OR ABOVE FINAL GRADE, LOCATED TO PERMIT PERIODIC PHYSICAL INSPECTION, COLLECTION AND TESTING OF SAMPLES AND MAINTENANCE OF ALL COMPONENTS AND COMPARTMENTS.

C. RISER LIDS, EACH RISER LID BROUGHT TO THE SURFACE SHALL HAVE A SECURE CLOSING MECHANISM, SUCH AS A LOCK, SPECIAL-HEADED BOLTS OR SCREWS, OR SUFFICIENT WEIGHT TO PREVENT UNAUTHORIZED ACCESS.

D. COMPONENTS THAT REQUIRE ACCESS FOR MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, SUBMERGED BEARINGS, MOVING PARTS, PUMPS, SIPHONS, VALVES, TUBES, INTAKES, SLOTS, DISTRIBUTION BOXES, DROP BOXES, CLEANOUTS, EFFLUENT SCREENS, FILTERS, INLET AND OUTLET BAFFLES, AERATORS, TREATMENT EQUIPMENT AND OTHER DEVICES.

E. COMPONENTS SHALL BE DESIGNED AND CONSTRUCTED SO THAT, WHEN INSTALLED, THEY SHALL BE EASILY MAINTAINED, SAMPLED AND SERVICED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. EASY PHYSICAL ACCESS TO TREATMENT COMPONENTS BY MAINTENANCE PERSONNEL AND EQUIPMENT SHALL BE PROVIDED.

SEC. 30-8-40. - PIPE STANDARDS AND BEDDING REQUIREMENTS.

A. PIPE STANDARDS.

1. ALL WASTEWATER LINES USED IN AN OWTS SHALL BE CONSTRUCTED OF COMPATIBLE PIPE, PRIMER, BONDING AGENT AND FITTINGS.

2. WHERE UNPERFORATED PLASTIC PIPE AND FITTINGS ARE USED FOR GRAVITY FLOW, THE MINIMUM WALL THICKNESS OF THE PIPE SHALL CONFORM TO ASTM STANDARD D 3034 OR EQUIVALENT OR GREATER STRENGTH. SCHEDULE 40 PIPE IS PREFERRED.

3. PERFORATED DISTRIBUTION PIPE SURROUNDED BY ROCK WITHIN A SOIL TREATMENT AREA SHALL HAVE A MINIMUM WALL THICKNESS AND PERFORATIONS CONFORMING TO ASTM STANDARD D 2729 OR EQUIVALENT OR GREATER STRENGTH. CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INTERIOR THAT MEETS ASTM F405 OR ASHTO M252 SPECIFICATIONS OR EQUIVALENT MAY BE USED.

4. SCHEDULE 40 OR PIPE OF EQUIVALENT OR GREATER STRENGTH SHALL BE USED FOR THE PLACEMENT OF PIPING UNDER DRIVEWAYS OR ROADWAYS AND IN INSTANCES WHERE SEWER LINE SETBACK DISTANCES ARE GRANTED A VARIANCE FOR ANY REASON.

5. TILE PIPE, OPEN-JOINT PIPE AND CAST IRON PIPE MUST NOT BE USED IN AN OWTS.

6. PRESSURE PIPE MUST BE RATED FOR THE INTENDED USE TO ACCOMMODATE PUMP DISCHARGE PRESSURE.

B. BEDDING. ALL SYSTEM PIPING, EXCEPT FOR DISTRIBUTION LATERALS WITHIN THE SOIL TREATMENT AREA, SHALL BE BEDDED WITH SELECT MATERIAL BEFORE FINAL INSPECTION BY THE DIVISION. SELECT BEDDING MATERIAL SHALL CONSIST OF LOOSE, GRANULAR MATERIAL FREE FROM STONES, CLODS, FROZEN SOIL OR OTHER DELETERIOUS MATERIAL. SELECT MATERIAL MAY CONSIST OF ON-SITE JOB-EXCAVATED OR IMPORTED MATERIAL. BEDDING MATERIAL MUST BE MECHANICALLY COMPACTED TO SUPPORT PIPING.

C. PIPE IDENTIFICATION AND DATA MARKING MUST BE VISIBLE FOR THE PURPOSE OF INSPECTION BEFORE BACKFILLING.

*OWTS MEAN S THE ON-SITE WASTEWATER TREATMENT SYSTEM

UTILITY NOTES

1. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITY LINES BEFORE COMMENCING CONSTRUCTION ACTIVITIES.

2. THE CONTRACTOR SHALL CONFIRM ALL EXISTING UTILITY EASEMENTS AND THEIR APPLICABLE REGULATIONS PRIOR TO INITIATING CONSTRUCTION.

3. ALL CONSTRUCTION SHALL BE PERFORMED PER TOWN OF FIRESTONE CONSTRUCTION STANDARDS AND SPECIFICATIONS, AS WELL AS THE APPLICABLE UTILITY PROVIDER REQUIREMENTS.

4. THE BUILDING WILL INCLUDE A FIRE SPRINKLER SYSTEM BUILT TO APPLICABLE STANDARDS.

5. THE BUILDING LIGHTING SHALL BE AIMED AT THE BUILDING SO THAT LIGHT DOES NOT ILLUMINATE OFF THE SITE.

6. CONTRACTOR SHALL COORDINATE DRY UTILITIES WITH APPROPRIATE AGENCIES.

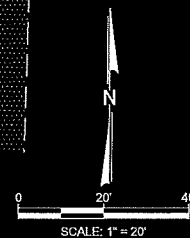
7. CONTRACTOR SHALL COORDINATE TRANSFORMER LOCATION AND CONNECTION WITH UNITED POWER.

8. THE DEVELOPMENT PROPERTY IS CURRENTLY SERVED BY THE FOLLOWING UTILITY COMPANIES:

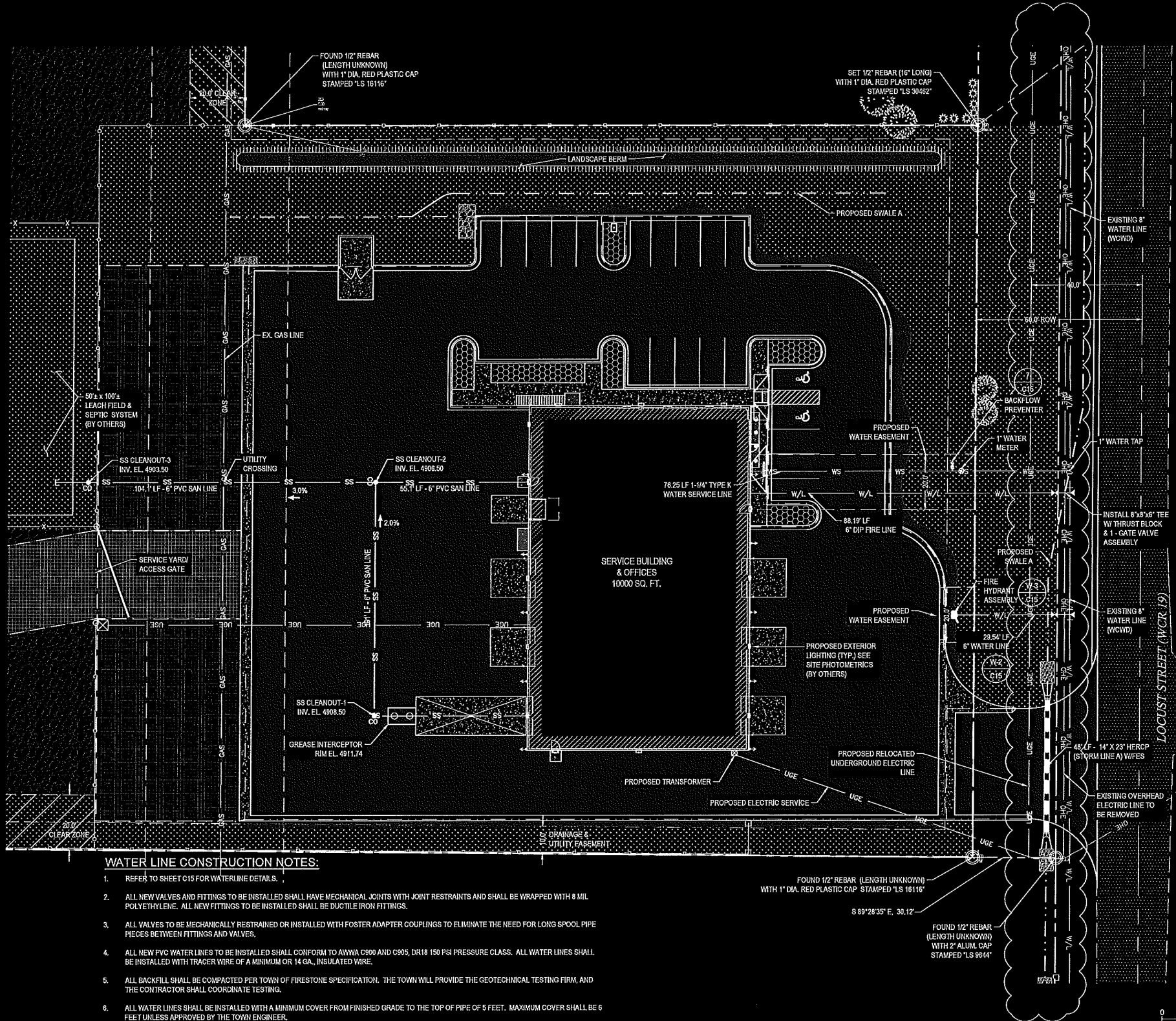
POTABLE WATER - TOWN OF FIRESTONE VIA CENTRAL WELD COUNTY WATER DISTRICT
ELECTRIC - UNITED POWER
NATURAL GAS - BLACK HILL ENERGY
TELEPHONE - CENTURY LINK

9. REFER TO SHEET C13 FOR WATER & SANITARY SEWER DETAILS.

WATER METER TABLE		
QUANTITY	SIZE	TYPE
1	1	COMMERCIAL



THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION



WATER LINE CONSTRUCTION NOTES:

1. REFER TO SHEET C15 FOR WATERLINE DETAILS.
2. ALL NEW VALVES AND FITTINGS TO BE INSTALLED SHALL HAVE MECHANICAL JOINTS WITH JOINT RESTRAINTS AND SHALL BE WRAPPED WITH 8 MIL POLYETHYLENE. ALL NEW FITTINGS TO BE INSTALLED SHALL BE DUCTILE IRON FITTINGS.
3. ALL VALVES TO BE MECHANICALLY RESTRAINED OR INSTALLED WITH FOSTER ADAPTER COUPLINGS TO ELIMINATE THE NEED FOR LONG SPOOL PIPE PIECES BETWEEN FITTINGS AND VALVES.
4. ALL NEW PVC WATER LINES TO BE INSTALLED SHALL CONFORM TO AWWA C900 AND C905, DR18 150 PSI PRESSURE CLASS. ALL WATER LINES SHALL BE INSTALLED WITH TRACER WIRE OF A MINIMUM OR 14 GA., INSULATED WIRE.
5. ALL BACKFILL SHALL BE COMPACTED PER TOWN OF FIRESTONE SPECIFICATION. THE TOWN WILL PROVIDE THE GEOTECHNICAL TESTING FIRM, AND THE CONTRACTOR SHALL COORDINATE TESTING.
6. ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM COVER FROM FINISHED GRADE TO THE TOP OF PIPE OF 5 FEET. MAXIMUM COVER SHALL BE 6 FEET UNLESS APPROVED BY THE TOWN ENGINEER.

REV	DATE	DESCRIPTION	REVISION BLOCK
1	4/4/2019	BY AWM 0666-0279-01 FIRST SUBMITTAL	



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PREPARED FOR: 19 & 26, LLC
SHEET TITLE: SWABBCO
LOT 1 19 & 26 CROSSINGS - FILING 1
FINAL DEVELOPMENT PLAN
UTILITY PLAN

DESIGNED BY:	ML
DRAWN BY:	SDW
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	251.001
DATE:	2/8/2019
SCALE:	AS SHOWN
SHEET NO.	C5
SHEET 6 OF 20	

FIRESTONE INFORMATION BLOCK	
UTILITY PLAN	
Name of Submittal:	SWABBCO
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	2/8/2019
Revisions Date:	04/23/2019
Revisions Date:	#
Revisions Date:	#
Revisions Date:	#
SHEET 6 of 20	

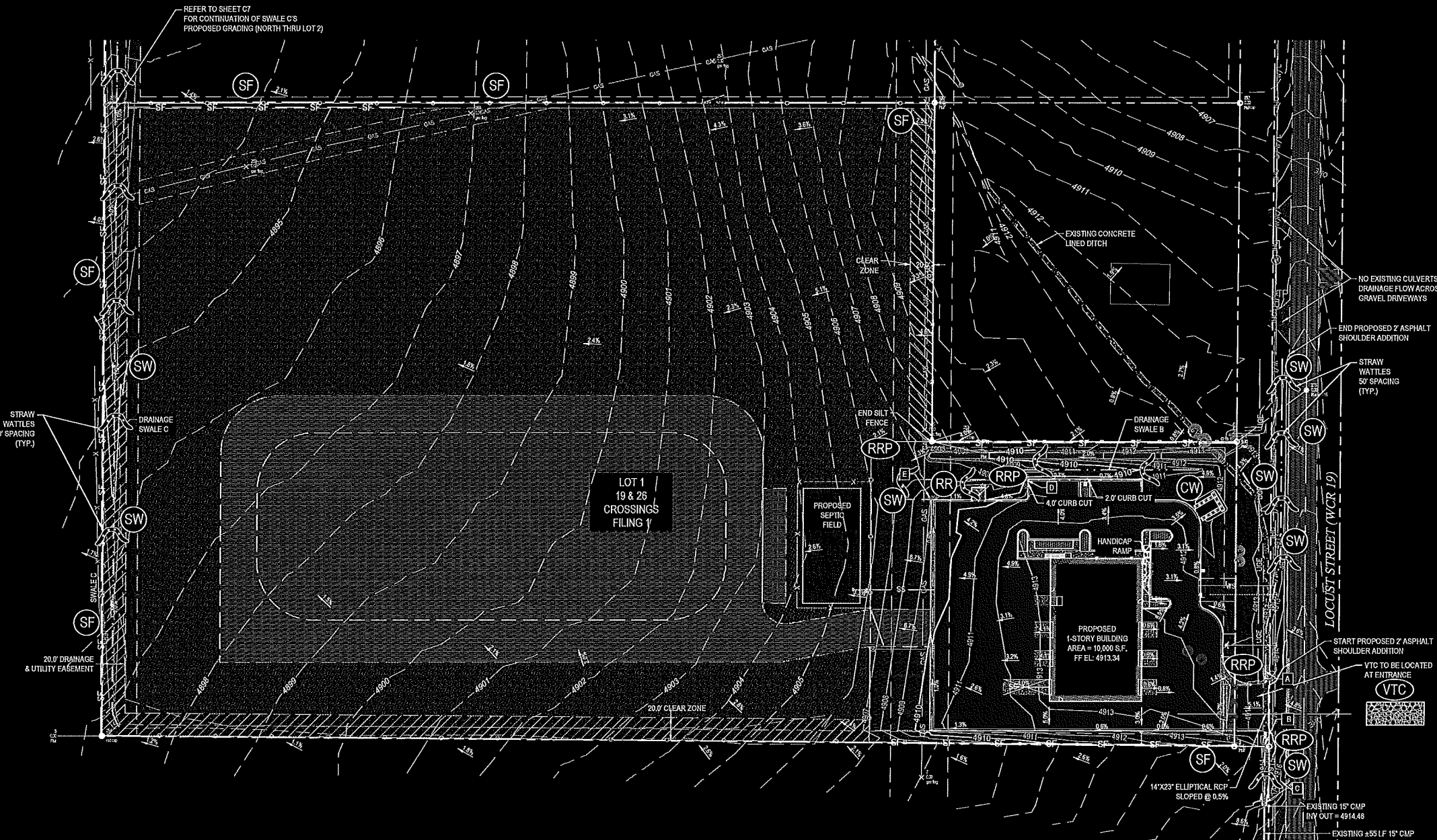
FINAL DEVELOPMENT PLAN

SWABBCO

TOWN OF FIRESTONE, COUNTY OF WELD
STATE OF COLORADO

OF 20

7



GRADING NOTES:

SITE GRADING:

1. ALL SPOT ELEVATIONS ARE TO FINISH UNLESS OTHERWISE SPECIFIED.
2. ADA PARKING SPACES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE AT ANY POINT.
3. THE PROPERTY IS OUTSIDE OF THE 100-YEAR FLOOD PLAN, ACCORDING TO FLOOD INSURANCE RATE MAP WELD COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 081201005E, PANEL NO. 1199 OF 2250, EFFECTIVE JANUARY 23, 2016.
4. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS SPECIFIED IN THE SOILS REPORT, GEOTECHNICAL ENGINEERING REPORT, AND THE TOWN OF FIRESTONE STANDARDS.
5. ALL ASPHALT SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL ENGINEERING REPORT.
6. COMPACT ALL FILL PER SOILS ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUND WATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUND WATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS OR GROUPOIN ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. NO CONCRETE SHALL BE PLACED WHERE GROUND WATER IS VISIBLE OR UNTIL THE GROUND WATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED GRADE. ANY UNSTABLE AREAS, AS A RESULT OF GROUND WATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE TOWN, AND THE DESIGN ENGINEER AT THE TIME OF THEIR OCCURRENCE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND REPAIR OF UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR SHALL CONTACT REPRESENTATIVES OF THE RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL LOCATIONS OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE DRAWINGS, TO ASCERTAIN WHETHER ANY STRUCTURES AND UTILITIES MAY EXIST, AND REPAIR AND/OR REPLACE ANY STRUCTURES AND/OR UTILITIES THAT ARE DAMAGED BY THE CONTRACTOR.
9. CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT.
10. ALL FILL MATERIAL AND PLACEMENT OF FILL BELOW THE BUILDINGS TO BE REVIEWED AND APPROVED BY SOILS ENGINEER PRIOR TO DURING PLACEMENT. COMPACT TO BE IN ACCORDANCE WITH SOILS REPORT DESIGN STANDARDS.
11. ALL GRADES SHOWN ON THIS PLAN ARE TO FINISHED GRADE.
12. OVERLOT GRADING SHALL BE TO SUBGRADE OF THE BUILDINGS AND ASPHALT PARKING LOT.
13. FINAL FINISHED FLOOR ELEVATION SHALL NOT EXCEED MAXIMUM FINISHED FLOOR ELEVATION BY MORE THAN TWO (2) FEET.

SUBGRADE PREPARATION:

ALL FILL PLACED BELOW PAVEMENTS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY WITHIN 42 PERCENT OF THE OPTIMUM MOISTURE CONTENT. IN CUT AND FILL AREAS, THE SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES OR AS DESCRIBED IN THE APPROPRIATE OPTION, ADJUSTED TO NEAR OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D1557. PRIOR TO PLACEMENT OF THE PAVEMENT, THE SUBGRADE SHOULD BE PROOF ROLLED WITH A HEAVY, PNEUMATIC TIRE VEHICLE WHILE BEING OBSERVED BY THE GEOTECHNICAL ENGINEER. AREAS WHICH DEFORM UNDER WHEEL LOADS SHOULD BE REMOVED AND REPLACED.

STREET CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN PREPARED BY A LICENSED CIVIL ENGINEER AT 15% (AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION OR C.O.A. COLORADO CONTRACTORS ASSOCIATION) CERTIFIED TRAFFIC TECHNICIAN FOR REVIEW AND APPROVAL BY THE TOWN ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK. THE PLAN SHALL ACCOMMODATE TWO WAY TRAFFIC TO THE EXTENT POSSIBLE BETWEEN THE HOURS OF 8:00 AM AND 5:00 PM. TWO WAY TRAFFIC MUST BE RESTORED BETWEEN THE HOURS OF 5:00 PM AND 8:00 AM. TRAFFIC MAY BE REDUCED TO SINGLE LANE FOR SHORT PERIODS DURING THE DAY WITH APPROPRIATE FLAGGERS. TRAFFIC MAY BE STOPPED IN BOTH DIRECTIONS ONLY TO ALLOW CONSTRUCTION EQUIPMENT TO CROSS THE HIGHWAY. THE TRAFFIC CONTROL SUPERVISOR SHALL BE ON SITE AT ALL TIMES WHEN FLAG PERSONNEL ARE IN USE. UNSAFE TRAFFIC CONDITIONS AT THE TOWN'S DISCRETION SHALL WARRANT WORK STOPPAGE.
2. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE TOWN BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN CONFORMANCE WITH THE TOWN OF FIRESTONE'S CURRENT STREET REPAIR REQUIREMENTS. PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE.

GRADING LEGEND:

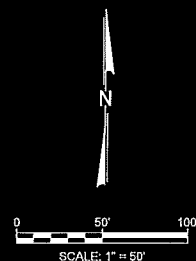
— 4950 —	EXISTING MAJOR CONTOURS
— 4950 —	EXISTING MINOR CONTOURS
— 4950 —	PROPOSED MAJOR CONTOURS
— 4950 —	PROPOSED MINOR CONTOURS
1.5%	FINISHED GRADE SLOPE

EROSION CONTROL LEGEND

SILT FENCE	(SF)	— SF —	(1)
VEHICLE TRACKING PAD	(VTC)		(2)
NOTE: VEHICLE TRACKING CONTROL (VTC) SHALL BE USED DURING ALL PHASES OF CONSTRUCTION AT CONTRACTOR'S AND TOWN OF FIRESTONE INSPECTOR'S DISCRETION.			
CONCRETE WASHOUT	(CW)		(3)
STRAW WATTLE	(SW)		(4)

(RR)		SEE RIPRAP CHART
(RRP)		SEE RIPRAP CHART

RIPRAP DIMENSION TABLES				
FLAG NOTES	PIPE/SWALE DESCRIPTION	TYPE RIPRAP & THICKNESS	WIDTH (IN.)	LENGTH (FT.)
A	14" x 23" ERCP (OUT)	L-16" T	5	8
B	14" x 23" ERCP (IN)	L-16" T	5	8
C	15" CMP (OUT)	L-16" T	5	8
D	4" CURB CUT	L-16" T	6	12
E	END - 4" PAN	L-16" T	6	12
F	END - SWALE C	L-18" T (BURIED)	10	20
G	POND OUTLET PIPE	L-18" T (BURIED)	6	12
H	EMERG. SPILLWAY SECTION	L-18" T (BURIED)	24	30



THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION

FIRESTONE INFORMATION BLOCK

OVERALL GRADING & ER CONTROL PLAN

Name of Submittal:	SWABBCO
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	NA
Preparation Date:	2/6/2019
Revisions Date:	04/29/2019
Revisions Date:	#
Revisions Date:	#
Revisions Date:	#

SHEET 7 of 20

19 & 26, LLC
SWABBCO
LOT 1 19 & 26 CROSSINGS - FILING 1
FINAL DEVELOPMENT PLAN
OVERALL GRADING & ER CONTROL PLAN

DESIGNED BY:	ML
DRAWN BY:	SDW
CHECKED BY:	ML
APPROVED BY:	ML

PROJECT NO.:	251.001
DATE:	2/6/2019
SCALE:	AS SHOWN

SHEET NO.

C6

SHEET 7 OF 20



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REV.	DATE	DESCRIPTION
1	4/24/2019	BY AKN 05686-027-0-01 FIRST SUBMITTAL

REVISION BLOCK

FINAL DEVELOPMENT PLAN

SWABBCO

TOWN OF FIRESTONE, COUNTY OF WELD

STATE OF COLORADO

8 OF 20



EROSION CONTROL LEGEND

SILT FENCE	SF	1
VEHICLE TRACKING PAD	VTC	2
CONCRETE WASHOUT	SW	3
STRAW WATTLE	SW	4

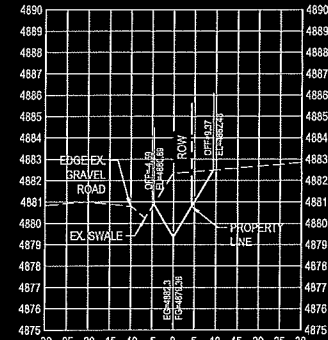
RR	RIPRAP	5
RRP	RIPRAP-OUTLET PROTECTION	6

FLAG NOTES	PIPE/SWALE DESCRIPTION	TYPE RIPRAP & THICKNESS	WIDTH (ft.)	LENGTH (ft.)
A	14" x 23" ERCP (OUT)	L-15" T	5	8
B	14" x 23" ERCP (IN)	L-15" T	5	8
C	15" CMP (OUT)	L-15" T	5	8
D	4" CURB CUT	L-15" T	6	12
E	END - 4" PAN	L-15" T	6	12
F	END - SWALE C	L-18" T (BURIED)	15	68
G	POND OUTLET PIPE	L-18" T (BURIED)	6	12
H	EMERG. SPILLWAY SECTION	L-18" T (BURIED)	24	30

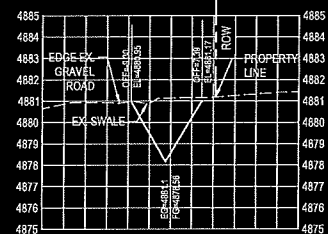
GRADING LEGEND:

---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS
---	PROPOSED MINOR CONTOURS
---	FINISHED GRADE SLOPE

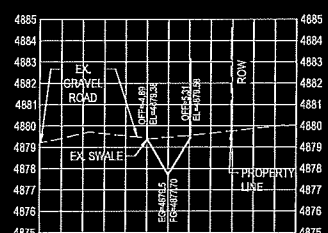
FIRESTONE INFORMATION BLOCK	
Name of Submittal:	SWABBCO
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	2/8/2019
Revisions Date:	04/23/2019
Revisions Date:	#
Revisions Date:	#
Revisions Date:	#
SHEET	8 of 20



C SECTION - STA. 4+00.00
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'



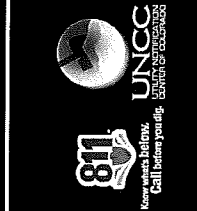
B SECTION - STA. 2+50.00
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'



A SECTION - STA. 1+50.00
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 4'

THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION

REV	DATE	DESCRIPTION
1	4/4/2019	BY AKM 0689-0270-01 FIRST SUBMITTAL

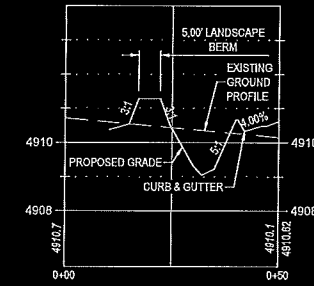
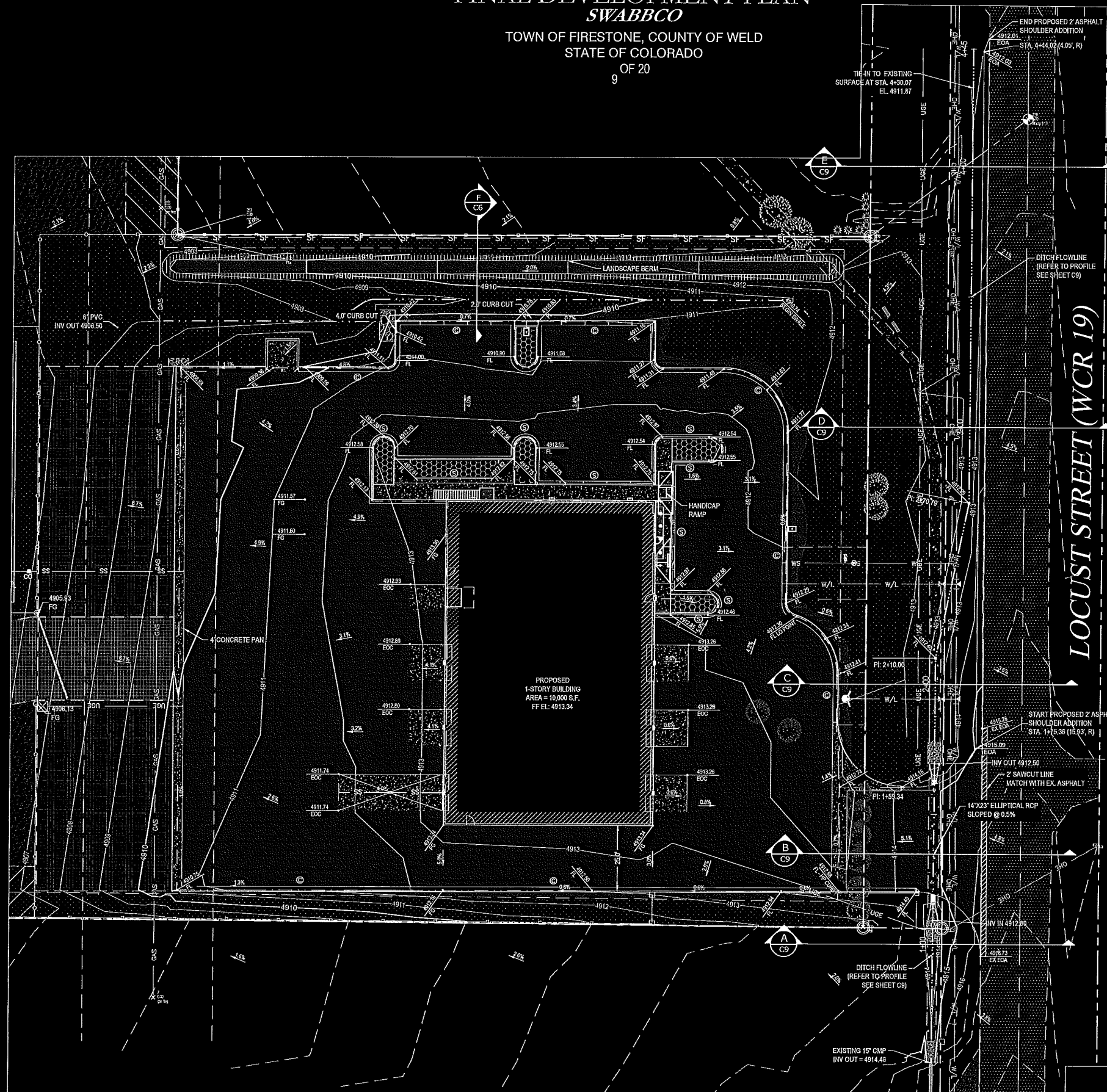


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19 & 26, LLC
SWABBCO
LOT 1, 19 & 26 CROSSINGS - FILING 1
FINAL DEVELOPMENT PLAN
OFFSITE GRADING & ER CONTROL PLAN

DESIGNED BY:	ML
DRAWN BY:	SDW
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	251.001
DATE:	2/6/2019
SCALE:	AS SHOWN
SHEET NO.	C7
SHEET	8 OF 20

9 OF 20



F LANDSCAPE BERM
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 2.5'

(C) CATCH CURB
(S) SPILL CURB

1.5% FINISHED GRADE SLOPE

1.5% FINISHED GRADE SLOPE

1.5% PROPOSED SPOT ELEVATIONS

DESIGNED BY:	ML
DRAWN BY:	SDW
CHECKED BY:	ML
APPROVED BY:	ML

FIRESTONE INFORMATION BLOCK	
DETAILED GRADING PLAN	
Name of Submittal:	SWA88CO
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	2/8/2019
Revisions Date:	04/25/2019
Revisions Date:	#
Revisions Date:	#
Revisions Date:	#

SHEET NO.
C8
SHEET 9 OF 20

THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION

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RED FOR:

19 & 26, LLC

TITLE:

SWABBCO

LOT 1 19 & 26 CROSSINGS - FILING 1

FINAL DEVELOPMENT PLAN

DETAILED GRADING PLAN

PREPARED FOR:

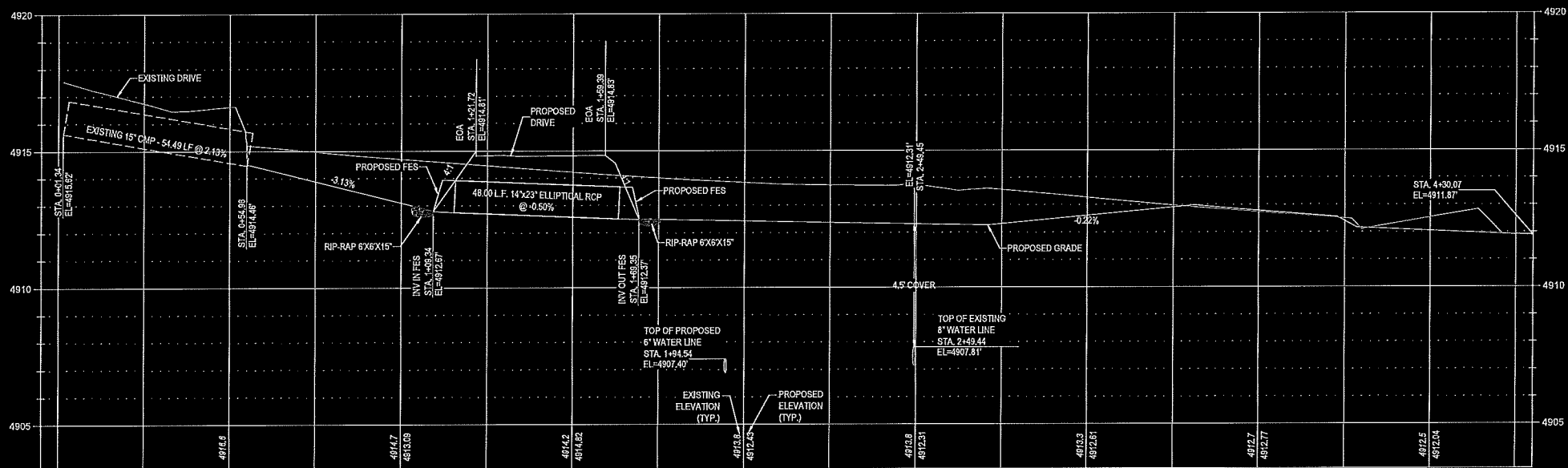
FINAL DEVELOPMENT PLAN

SWABBCO

TOWN OF FIRESTONE, COUNTY OF WELD

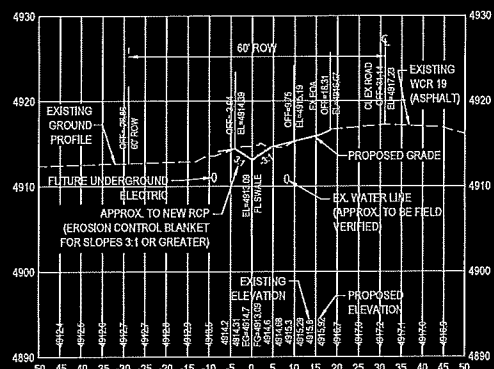
STATE OF COLORADO

10 OF 20



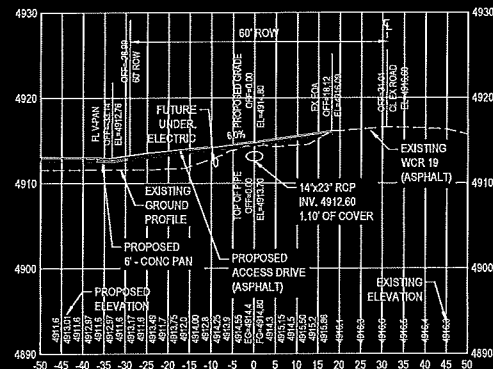
PROFILE A - WEST ROADSIDE DITCH (LOCUST STREET)

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 2.5'



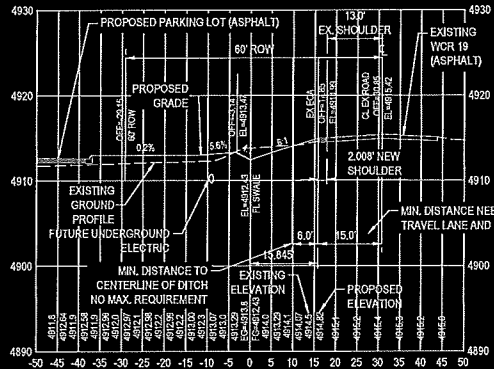
SECTION A - STA. 1+00

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'



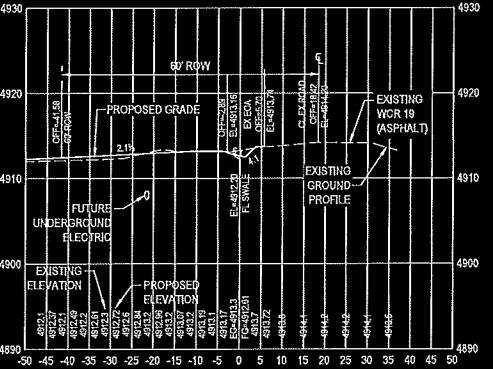
SECTION B - STA. 1+34.43 - ACCESS DRIVEWAY

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'



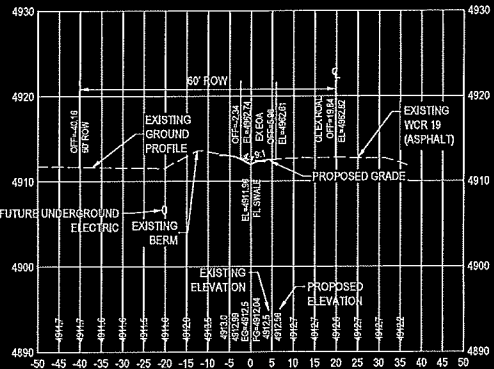
SECTION C - STA. 2+00

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'



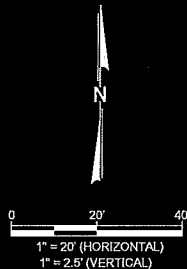
SECTION D - STA. 3+00

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'



SECTION E - STA. 4+00

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'



THE CONTRACTOR SHALL LOCATE AND
VERIFY ALL EXISTING UTILITY
LOCATIONS PRIOR TO CONSTRUCTION

FIRESTONE INFORMATION BLOCK	
LOCUST ST. SWALE PROFILE & SECTIONS	
Name of Submittal:	SWABBCO
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	2/8/2019
Revisions Date:	04/25/2019
Revisions Date:	#
Revisions Date:	#
Revisions Date:	#
SHEET 10 of 20	

DESIGNED BY: ML	
DRAWN BY: SDW	
CHECKED BY: ML	
APPROVED BY: ML	
PROJECT NO.: 251.001	DATE: 1/4/2019
SCALE: AS SHOWN	SHEET NO. C9
SHEET 10 OF 20	



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SWABBCO
LOT 1 19 & 26 CROSSINGS - FILING 1
FINAL DEVELOPMENT PLAN
LOCUST ST. SWALE PROFILE & SECTIONS

BY AKN 0658-2274-01 FIRST SUBMITTAL
REV. DATE DESCRIPTION
1 4/2/2019

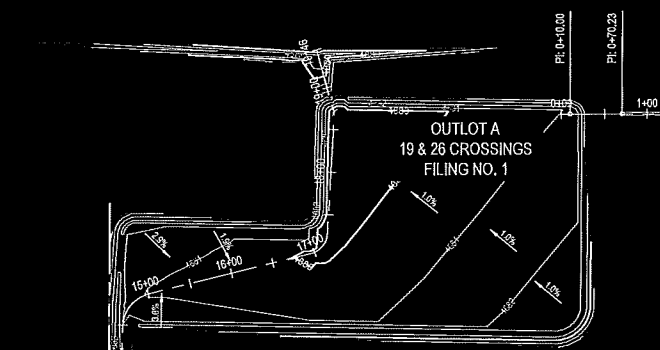
FINAL DEVELOPMENT PLAN

SWABBCO

TOWN OF FIRESTONE, COUNTY OF WELD

STATE OF COLORADO

11 OF 20



E
C10

D
C10

C
C10

B
C10

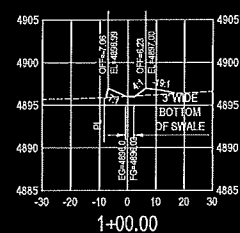
A
C10

LOT 2
19 & 26 CROSSINGS
FILING NO. 1

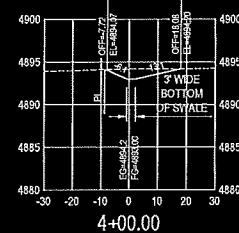
LOT 1
19 & 26 CROSSINGS
FILING NO. 1

DETENTION POND & SWALE C
SCALE: 1" = 100'

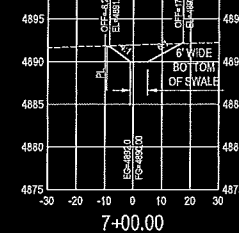
THE CONTRACTOR SHALL LOCATE AND
VERIFY ALL EXISTING UTILITY
LOCATIONS PRIOR TO CONSTRUCTION



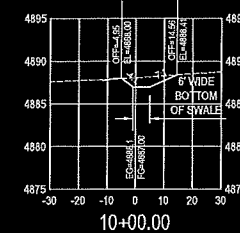
A SECTION - STA. 1+00
C10 HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 10'



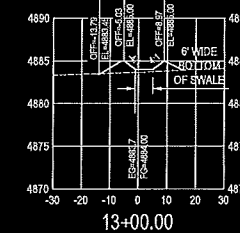
B SECTION - STA. 4+00
C10 HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 10'



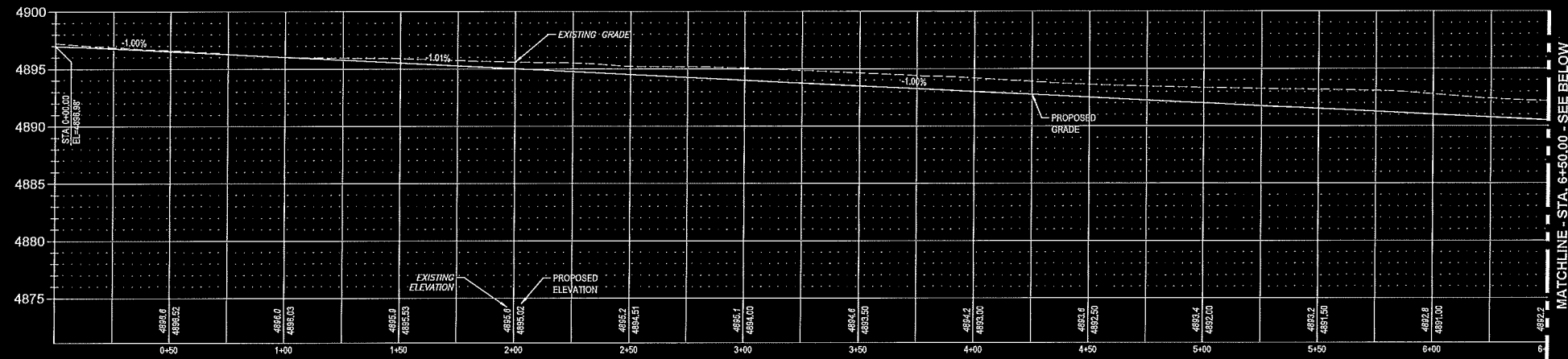
C SECTION - STA. 7+00
C10 HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 10'



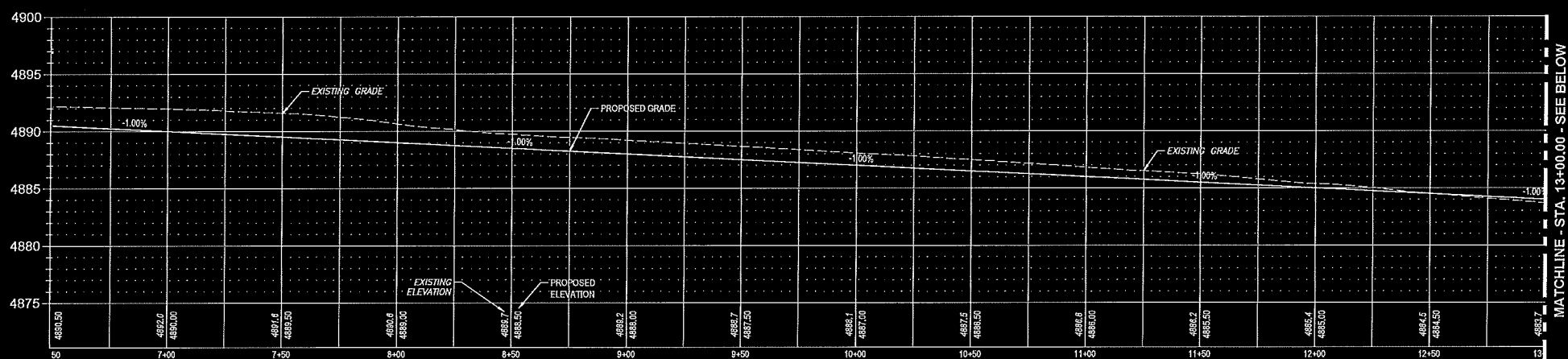
D SECTION - STA. 10+00
C10 HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 10'



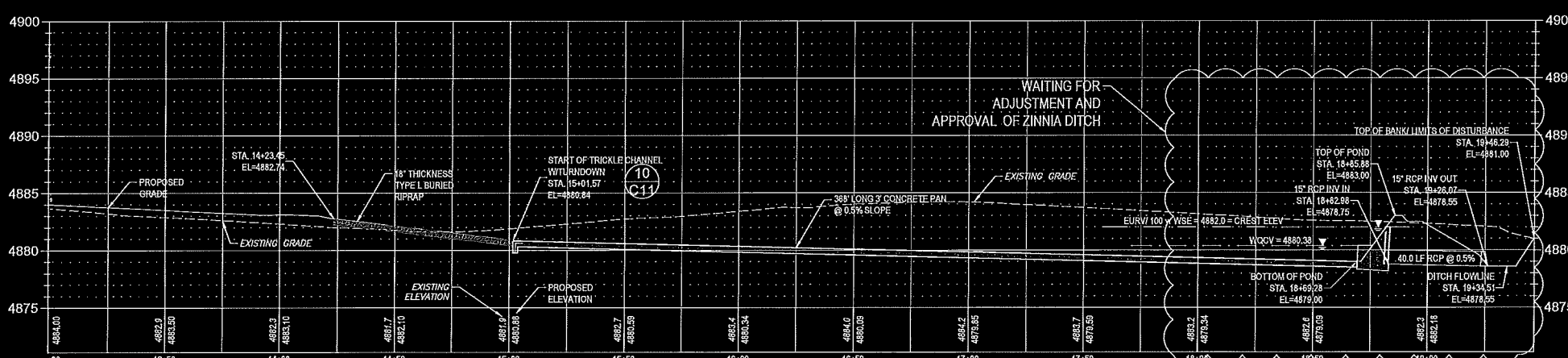
E SECTION - STA. 13+00
C10 HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 10'



MATCHLINE - STA. 6+50.00 - SEE BELOW



MATCHLINE - STA. 13+00.00 - SEE BELOW



MATCHLINE - STA. 19+00.00 - SEE BELOW

SCALE: 1" = 30'

1" = 30' (HORIZONTAL)

1" = 6' (VERTICAL)

FIRESTONE INFORMATION BLOCK

POND PROFILES & SECTIONS

Name of Submitter:	SWABBCO
Type of Submitter:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	2/8/2019
Revisions Date:	04/25/2019
Revisions Date:	#
Revisions Date:	#
Revisions Date:	#

SHEET 11 of 20

REV.	DATE	DESCRIPTION
1	4/2/2019	BY AKM 0658-227-9-21 FIRST SUBMITTAL



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DESIGNED BY: ML
DRAWN BY: SDW
CHECKED BY: ML
APPROVED BY: ML
PROJECT NO.: 251.001
DATE: 2/8/2019
SCALE: AS SHOWN
SHEET NO. C10
SHEET 11 OF 20

FINAL DEVELOPMENT PLAN

SWABBCO

TOWN OF FIRESTONE, COUNTY OF WELD

STATE OF COLORADO

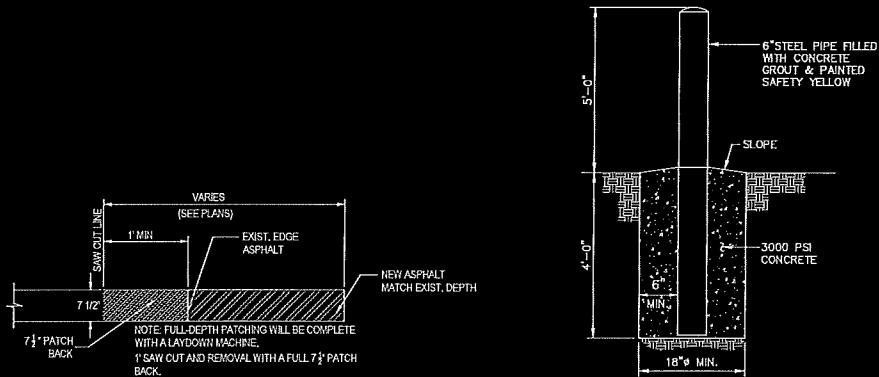
12 OF 20

GENERAL CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF FIRESTONE'S MOST RECENT DEVELOPMENT STANDARDS AND SPECIFICATIONS GOVERNING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS. A COPY SHALL REMAIN ON SITE FOR REFERENCE AT ALL TIMES.
- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MAILED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. POWER COMPANY, CENTRAL WELD WATER DISTRICT, ST. VRAIN SANITATION DISTRICT) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED. REPAIR OF DAMAGED UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE, INCLUDING UNKNOWN UNDERGROUND UTILITIES.
- DURING CONSTRUCTION AND UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.
- THE CONTRACTOR SHALL CONFORM TO ALL SAFETY PRECAUTIONS DURING CONSTRUCTION AS SET FORTH BY BOTH OSHA PUBLICATION 2228 FOR EXCAVATING AND TRENCHING OPERATIONS, AND INCLUDING ALL STATE AND FEDERAL REGULATIONS SET FORTH IN CFR (CODE OF FEDERAL REGULATIONS) 29, ALL PARTS.
- THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED SET OF PLANS, THE PROJECT MANUAL, AND THE FIRESTONE DESIGN CRITERIA AND CONSTRUCTION REGULATIONS MANUAL ON-SITE AT ALL TIMES.
- EXISTING FENCES, TREES, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
- A COLORADO DEPARTMENT OF HEALTH CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED TO INSTALL UTILITIES AND WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
- ALL DISTURBED SOIL, ON-OR OFF-SITE, AND RELATED TO WORK AT THIS PROJECT SITE, IS REQUIRED TO BE PROTECTED FROM WIND AND STORM WATER EROSION.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS, AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN.
- THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION.
- ANY DISRUPTION OF UTILITY SERVICE THAT IS REQUIRED TO ADJUST, EXTEND, RELOCATE OR OTHERWISE MODIFY ANY UTILITY WITHIN THE PROJECT AREA SHALL BE COORDINATED IN ADVANCE WITH THE AFFECTED UTILITY ENTITY AND CUSTOMERS SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF DISRUPTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL OTHER APPLICABLE PERMITS NOT SPECIFICALLY REQUIRED BY THE TOWN OF FIRESTONE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED IMMEDIATELY BY AN APPROPRIATE METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, HANDWORK, ETC) AND APPROVED BY THE INSPECTOR. THE FREQUENCY AND EFFORT OF STREET CLEANING OPERATIONS SHALL BE DIRECTLY RELATED TO THE AMOUNT OF CONSTRUCTION TRAFFIC AND WEATHER CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY ADDRESS ANY STREET CLEANING PROBLEMS IDENTIFIED BY THE TOWN.
- AFTER ACCEPTANCE BY THE TOWN, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONSTRUCTION WORK SHALL NOT OCCUR BEFORE 7 AM OR AFTER 7 PM ON WEEKDAYS.
- CONTRACTOR SHALL POT-HOLE ALL EXISTING UTILITY CONFLICTS WITH PROPOSED UTILITIES AND IMPROVEMENTS WITHIN THE FIRST TWO WEEKS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL EXISTING UTILITY INFORMATION.

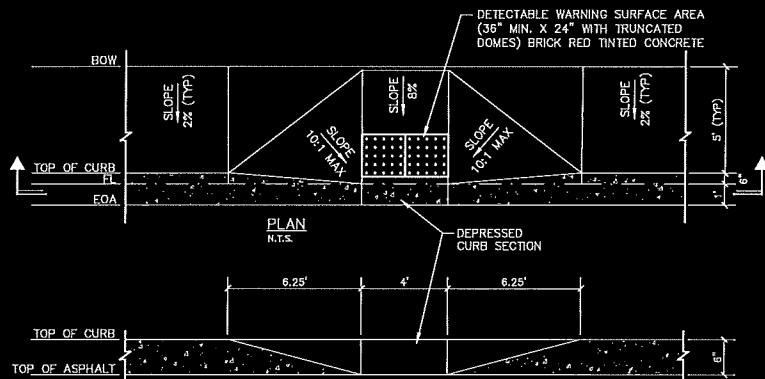
GEOTECHNICAL NOTE:

ALL GEOTECHNICAL SUBSURFACE, GROUNDWATER, AND PAVEMENT DESIGN ISSUES ARE TO FOLLOW THE DESIGN CRITERIA AND RECOMMENDATIONS ADDRESSED IN THE "SUBSURFACE EXPLORATION REPORT THREE D WAREHOUSE/OFFICE BUILDING - CROSSINGS AT WCR 28 & 19 WELD COUNTY ROADS (WCR) 19 AND 28 TOWN OF FIRESTONE, WELD COUNTY, COLORADO EEC PROJECT NO. 1172011" PREPARED BY EARTH ENGINEERING CONSULTANTS, LLC., AND DATED MARCH 16, 2017.

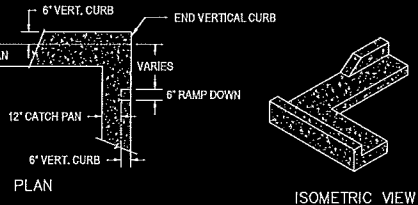


1 SAWCUT DETAIL
C4 N.T.S.

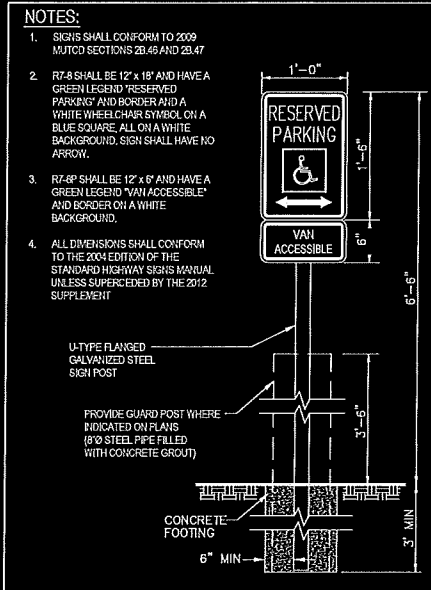
2 BOLLARD
C4 N.T.S.



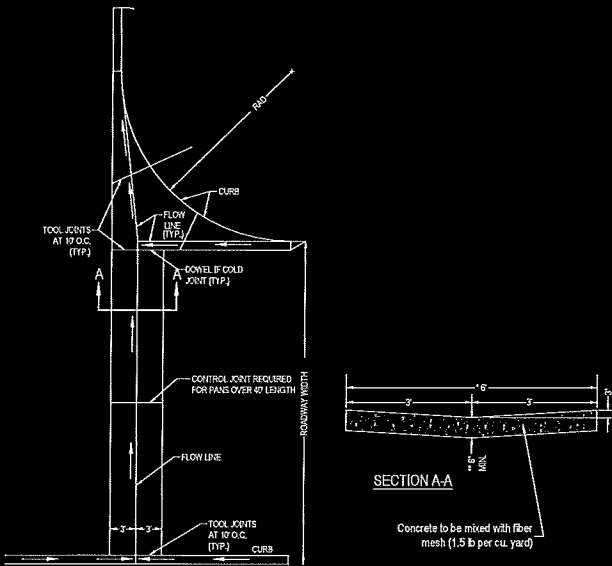
6 HANDICAP/ CURB RAMP
C4 N.T.S.



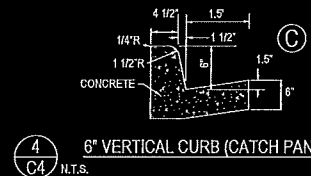
7 CURB CUT
C4 N.T.S.



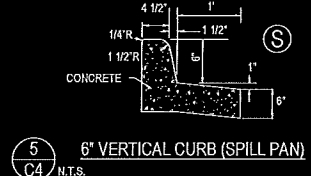
3 ADA SIGN
C4 N.T.S.



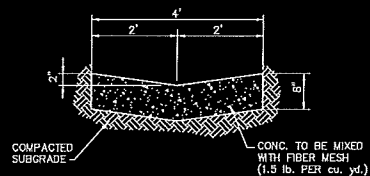
8 6' MODIFIED CROSSSPAN DETAIL
C4 N.T.S.



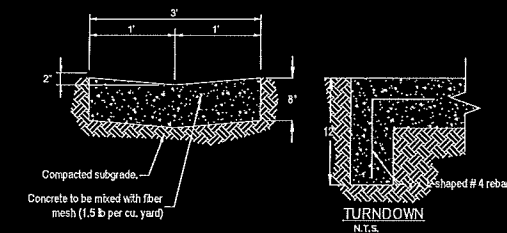
4 6' VERTICAL CURB (CATCH PAN)
C4 N.T.S.



5 6' VERTICAL CURB (SPILL PAN)
C4 N.T.S.



9 4' CONCRETE PAN
C4 N.T.S.



10 3' CONCRETE TRICKLE PAN W/ TURNDOWN
C7 N.T.S.

THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION

FIRESTONE INFORMATION BLOCK

CIVIL DETAILS

Name of Submittal:	SWABBCO
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	12A
Preparation Date:	2/6/2019
Revisions Date:	04/23/2019
Revisions Date:	#
Revisions Date:	#
Revisions Date:	#

SHEET 12 of 20

REV.	DATE	DESCRIPTION
1	4/4/2019	BY AKM 0698-4279-01 FIRST SUBMITTAL



19 & 26, LLC
SWABBCO
LOT 1 19 & 26 CROSSINGS - FILING 1
FINAL DEVELOPMENT PLAN
CIVIL DETAILS

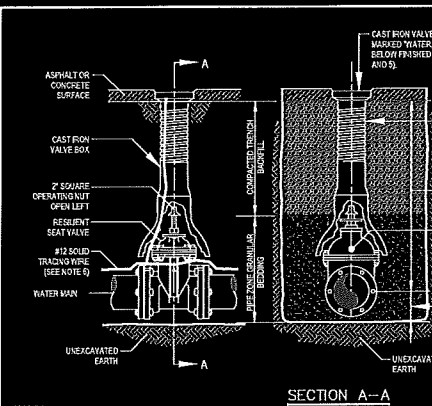
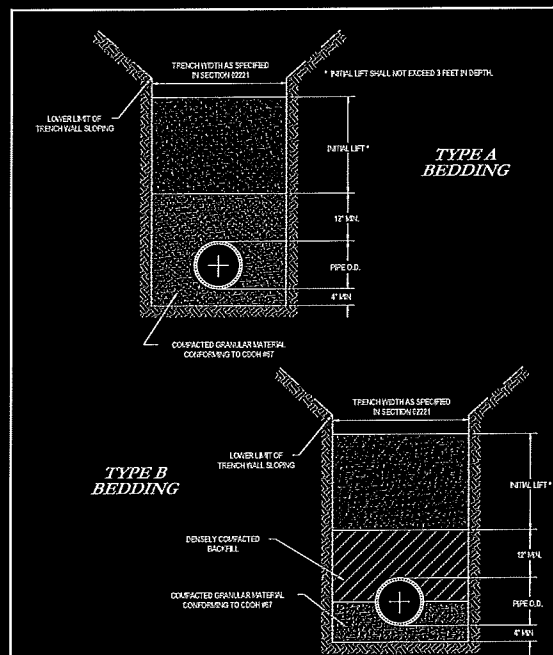
DESIGNED BY:	ML
DRAWN BY:	SDW
CHECKED BY:	ML
APPROVED BY:	ML

PROJECT NO.:	251.001
DATE:	2/6/2019
SCALE:	AS SHOWN
SHEET NO.	C11
SHEET 12 OF 20	

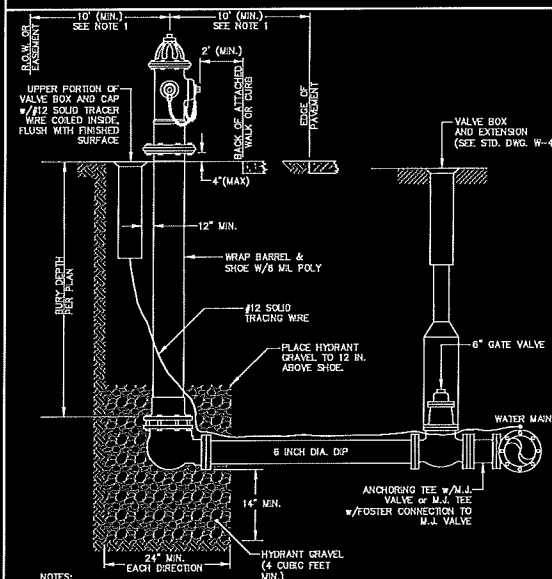
FINAL DEVELOPMENT PLAN

SWABBCO

TOWN OF FIRESTONE, COUNTY OF WELD
STATE OF COLORADO
14 OF 20

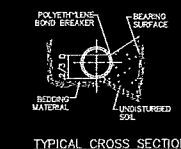
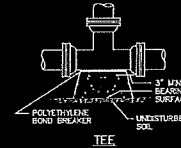
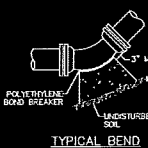


- NOTES:
1. GATE VALVES: REFERENCE TOWN OF FIRESTONE STANDARDS.
 2. ALL VALVES SHALL BE ENCASED IN A MINIMUM 2 MIL. POLYETHYLENE WRAP, A 2" WIDE, TEN MIL THICK POLYMER VALVE IDENTIFICATION SENSITIVE TAPE SHALL BE USED TO CLOSE SEAMS, SECURE TO PIPE OR HOLD OVERLAPS. ALL--THREAD RODS AND NUTS SHALL BE 316 STAINLESS STEEL.
 3. ALL VALVES BOXES SHALL BE OF CAST IRON CONSTRUCTION, TWO PIECE THREADED ADJUSTABLE DESIGN PER TOWN OF FIRESTONE STANDARDS.
 4. WITHIN OPEN AREAS OR AREAS TO BE DEVELOPED IN THE FUTURE, VALVE BOX LID SHALL BE ADJUSTED TO SIX INCHES (6") BELOW EXISTING GRADE. POUR 15" BY 8" THICK CONCRETE PAD AROUND VALVE BOX. MARK VALVE LOCATION WITH FLEXIBLE MARKER POST. MARKER POST TO BE CARBONITE CUM-375 WITH REFLECTIVE LABEL STATING "TOWN OF FIRESTONE WATER LINE OFFSET _____ FT."
 5. FOR FIRE SERVICE LINES ONLY, IRON LIDS SHALL BE LOOKING TYPE.
 6. TRACER WIRE TO BE TYPICALLY DAYGHTED AT FIRE HYDRANT. PROVIDE AT MARLINE VALVE AS SHOWN ABOVE, ONLY IF HYDRANT IS NOT AVAILABLE. COIL ADDITIONAL 3' OF TRACER WIRE IN VALVE BOX.
 7. GATE VALVE SHOWN, SIMILAR FOR BUTTERFLY VALVE.

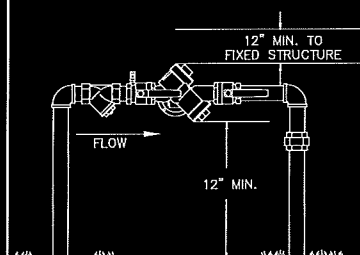


1. FIRE HYDRANTS SHALL BE LOCATED 2'-0" MIN. FROM BACK OF CURB OR 2' MIN. FROM BACK EDGE OF SIDEWALK OR 10'-0" MIN. FROM EDGE OF PAVEMENT IF NO CURB IS PRESENT.
2. LATERAL PIPE BETWEEN GATE VALVE AND HYDRANT SHALL BE 6" DP.
3. ALL FITTINGS AND VALVES SHALL BE ENCASED WITH A MINIMUM 5 MIL POLYETHYLENE WRAP.
4. ALL JOINTS SHALL BE RESTRAINED BY USE OF MECHANICAL JOINT RESTRAINTS PER SECTION 4.4.3.A AND B.

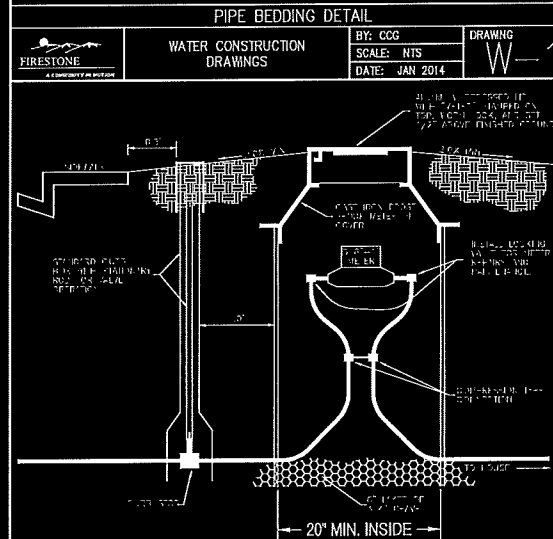
PIPE SIZE (Inches)	BENDS (Degrees)				TEES	DEAD ENDS	CROSS W/ PLUG	CROSS W/ PLUGS
	90	45	22.5	11.25				
3	1.5	0.8	0.4	0.2	1.1	1.1	1.1	1.1
4	2.7	1.4	0.7	0.4	1.9	1.9	1.9	1.9
6	6.0	3.2	1.7	0.8	4.2	4.2	4.2	4.2
10.7	10.7	5.2	2.9	1.5	7.5	7.5	7.5	7.5



- NOTES:**
1. REFER TO CONCRETE THRUST BLOCK TABLE FOR MINIMUM BEARING SURFACE AREAS.
 2. ALL FITTINGS TO BE WRAPPED WITH POLYETHYLENE.
 3. PIPE INSTALLED UNDER CONDITIONS DIFFERENT FROM THOSE NORMALLY ENCOUNTERED SHALL REQUIRE THRUST BLOCKS DESIGNED FOR THOSE PARTICULAR CONDITIONS.
 4. THRUST BLOCKS ON PIPE LARGER THAN 12" SHALL BE DESIGNED FOR CONDITIONS EXISTING AT THE INSTALLATION SITE.
 5. REFER TO SECTION 03300 FOR CONCRETE REQUIREMENTS.



- 7 RED. PRESSURE BACKFLOW PREVENTER



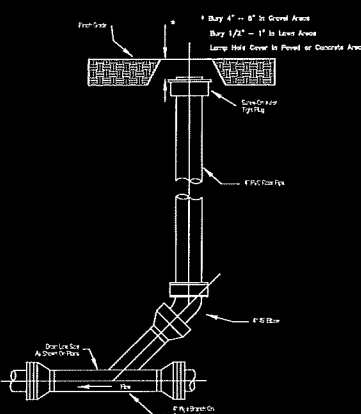
- NOTES:**
1. METER PIT AND CURB STOP ARE NOT TO BE INSTALLED IN ANY STREET, ALLEY, DRIVEWAY, SIDEWALK, OR PARKING AREA.
 2. NO BOLLARDS, BOLLARDS, RETAINING WALLS OR OTHER LANDSCAPING FEATURES SHALL BE INSTALLED WITHIN 5' OF THE METER PIT. NO TREES SHALL BE INSTALLED WITHIN 10' OF THE METER PIT. IF LANDSCAPING CHANGES THE GRADE AROUND THE METER PIT, IT SHALL BE OWNERS RESPONSIBILITY TO NOTIFY THE TOWN OF ANY CHANGES TO THE TOWN OF ANY CHANGES TO THE GRADE AND ENSURE POSITIVE DRAINAGE AWAY FROM THE METER PIT IN ALL DIRECTIONS.
 3. THE TOWN SHALL PROVIDE THE METER, SETTER AND PIT. NOTIFY THE TOWN CLERK ONE MONTH IN ADVANCE OF INSTALLATION SO THAT THE TOWN CAN PROVIDE THE METER, SETTER AND PIT.
 4. RESIDENTIAL METER PITS SHALL BE INSTALLED DURING CONSTRUCTION OF THE HOME TO ENSURE PROPER LOCATION AND PREVENT DAMAGE DURING THE TOWN OF THE INFRASTRUCTURE IS BEING COMPLETED AND THE HOME IS BUILT.
 5. METER PITS FOR COMMERCIAL BUILDINGS OR OTHER APPLICATIONS REQUIRING LARGE LARGE METERS WILL BE OF A SIMILAR DESIGN. DETAILS FOR LARGER METERS SHALL BE DISCUSSED ON A CASE BY CASE BASIS WITH THE TOWN BEFORE INSTALLATION.



- ### 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 MUST 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/COOPER PIPE SHALL BE ALL BRONZE, W/ NON-RISEING STEMS AND SOLID WEDGE DISC, MANUFACTURED IN ACCORDANCE WITH A.S.T.M. SPEC. B62 AND FEDERAL SPEC. W.W.-454 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.



ST. VRAIN SANITATION DISTRICT SEWER SERVICE CLEANOUT

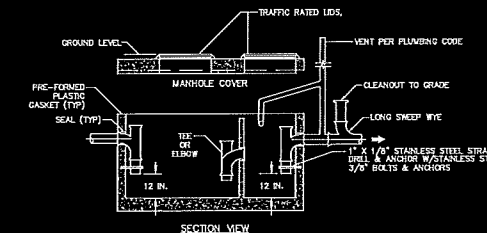
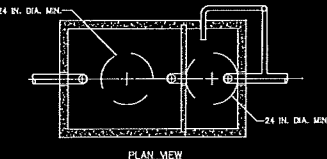


- NOTES:
1. Cleanout shall be constructed so that surface load will not be transferred to main.
 2. Service line cleanout may be installed approximately 5 feet outside the building foundation.
 3. A cleanout is required on all service lines every 100 feet, at every Y or after a combined total of 135 degrees of bend.

Detail Number:
8
REVISED: 3/2015



ST. VRAIN SANITATION DISTRICT TYPICAL GREASE INTERCEPTOR



- NOTES:
1. SECONDARY OUTLET COMPARTMENT HAS VOLUME EQUAL TO 1/3 OF TOTAL CAPACITY.
2. CHECK WITH SUPPLIER FOR EXACT DIMENSIONS.
3. INTERCEPTIONS TO BE SIZED BY DESIGN ENGINEER, SUBJECT TO DISTRICT APPROVAL.
4. GREASE INTERCEPTORS SHALL BE LOCATED ON PRIVATE PROPERTY AND SHALL BE EASILY ACCESSIBLE AT ALL TIMES, FOR MAINTENANCE AND INSPECTION.
5. INLET AND OUTLET SHALL HAVE SANITARY TEES; CENTER BATTLE MAY HAVE TEE OR ELBOW.
6. INTERIOR PIPING TO BE SCHEDULE 40 PWD WITH STAINLESS STRAP, ANCHORING STRAP TO PIPE TO WALL.

REVISU: 3/20

THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION

FIRESTONE INFORMATION BLOCK	
UTILITY DETAILS	
Name of Submittal:	SWABCCO
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	2/6/2019
Revisions Date:	04/23/2019
Revisions Date:	#
Revisions Date:	#
Revisions Date:	#

SHEET 14 of 20

RED FOR:	19 & 26, LLC
TITLE:	SWABBCO LOT 1 19 & 26 CROSSINGS - FILING 1 FINAL DEVELOPMENT PLAN UTILITY DETAILS

DESIGNED BY:	ML
DRAWN BY:	SDW
CHECKED BY:	ML
APPROVED BY:	ML

PROJECT NO.:	251.0
DATE:	2/6/2019
SCALE:	AS SHOWN

SHEET NO.
C13
SHEET 14 OF 20



permontesgroup
105 S. Sunset St., Unit H T: (720) 664-4961

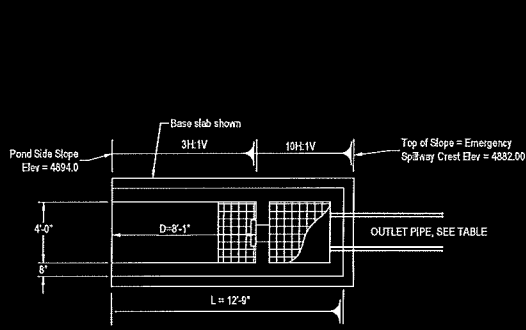
TITLE: SWABBCO
LOT 1 19 & 26 CROSSINGS - FILING 1
FINAL DEVELOPMENT PLAN
UTILITY DETAILS

DESIGNED BY:	ML
DRAWN BY:	SDW
CHECKED BY:	ML
APPROVED BY:	ML

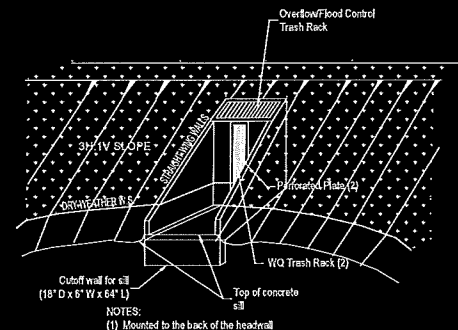
SUBJECT NO.:	251.0
DATE:	2/6/2019
TIME:	AS SHOWN

SHEET NO.
C13
SHEET 14 OF 20

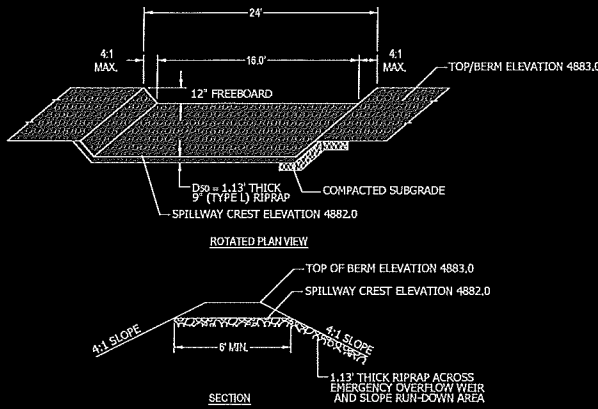
FINAL DEVELOPMENT PLAN SWABCO TOWN OF FIRESTONE, COUNTY OF WELD STATE OF COLORADO ## OF 20



1 DETENTION POND - OUTLET PLAN VIEW
C11 N.T.S.

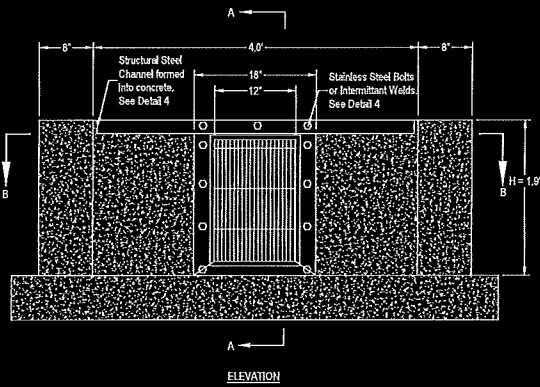


2 DETENTION POND - OUTLET PERSPECTIVE VIEW
C11 N.T.S.



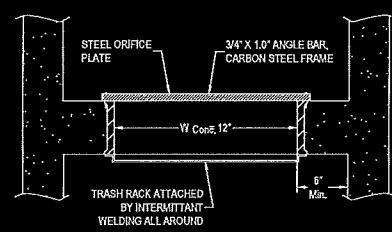
3 EMERGENCY OVERFLOW WEIR
C11 N.T.S.

POND DESIGN VOLUMES & WATER SURFACE ELEVATIONS			
DESIGN STAGE	WATER SURFACE ELEVATION (ft)	DESIGN STAGE	WATER SURFACE ELEVATION (ft)
10-yr + WQCV	4894.0	10-yr + WQCV WSE	4894.0
100-yr + WQCV	4894.0	100-yr + WQCV WSE	4894.0
Emergency Overflow	4892.0	Emergency Overflow WSE	4892.0
Top Pond	4892.0	Top of Pond	4892.0
Bottom of Pond	4879.0	Bottom of Pond	4879.0



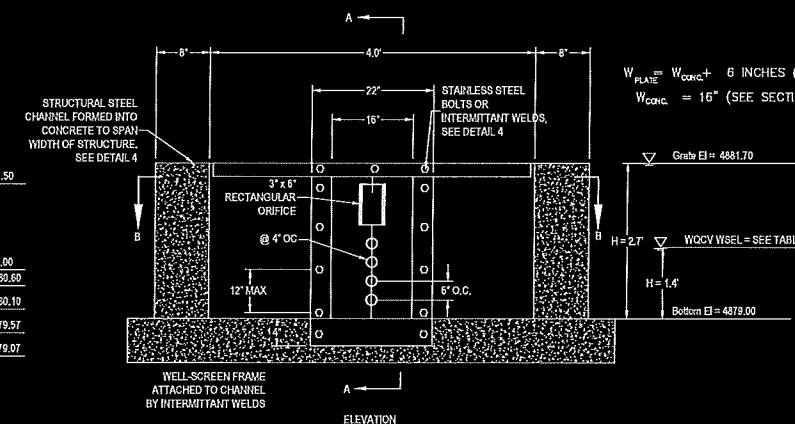
- WQCV TRASH RACK:
- WELL-SCREEN FRAME ATTACHED TO CHANNEL BY INTERMITTANT WELDS
 - WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTANT WELDS ALONG THE EDGE OF THE MOUNTING FRAME. WELL-SCREEN TRASH RACK SPECIFICATIONS ARE:
 - US FILTER TM STAINLESS STEEL WELL-SCREEN TRASH RACK DIMENSIONS & DESIGN SPECIFICATIONS:
 - TRASH RACK DIMENSIONS WITH THE MOUNTING FRAME = 15" WIDE X 19" HIGH
 - SCREEN #93 VEE WIRE SLOT OPENING = 0.139"
 - SUPPORT ROD TYPE = #10 VEE
 - SUPPORT ROD ON CENTER SPACING = 6"
 - TOTAL SCREEN THICKNESS = 0.31"
 - CARBON STEEL FRAME TYPE = 3" X 1" FLAT BAR

5 DETENTION POND - OUTLET STRUCTURE
C11 N.T.S.



7 DETENTION POND - WQCV OUTLETS W/ CIRCULAR OPENINGS
C11 N.T.S.

POND SUMMARY TABLE - (Build-Out Conditions)				
Volume (ac-ft)	Volume Stage	Elevation (ft)	Stage	
	Pond Bottom =	4879.00		
	Invert Out (15" RCP) =	4878.75		
WQCV = 0.161	WQCV WSE =	4880.00	1.00	
10-yr + WQCV Vol. = 0.401	10-yr + WQCV WSE =	4880.44	1.44	
		4881.00	2.00	
100-yr + WQCV Vol. = 1.957	100-yr + WQCV WSE =	4881.60	2.60	
Emergency Overflow = 2.784	Emergency Overflow WSE =	4882.00	3.00	
Top Pond = 5.156	12' Freeboard WSE =	4883.00	4.00	



8 DETENTION POND - DROP BOX OUTLET
C11 N.T.S.

FIRESTONE INFORMATION BLOCK	
DRAINAGE POND DETAILS	
Name of Submittal:	SWABCO
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	2/6/2019
Revisions Date:	04/29/2019
Revisions Date:	#
Revisions Date:	#
Revisions Date:	#
SHEET	15 of 20

DESIGNED BY: ML

DRAWN BY: SDW

CHECKED BY: ML

APPROVED BY: ML

PROJECT NO.: 251.001

DATE: 2/6/2019

SCALE: AS SHOWN

SHEET NO. C14

SHEET 15 OF 20

19 & 26, LLC

SWABCO

LOT 1 & 26 CROSSINGS - FILING 1

FINAL DEVELOPMENT PLAN

DRAINAGE POND DETAILS

PREPARED FOR:

SHEET TITLE:

BY: AKM 08/08/2019 C-01 FIRST SUBMITTAL

REVISION BLOCK

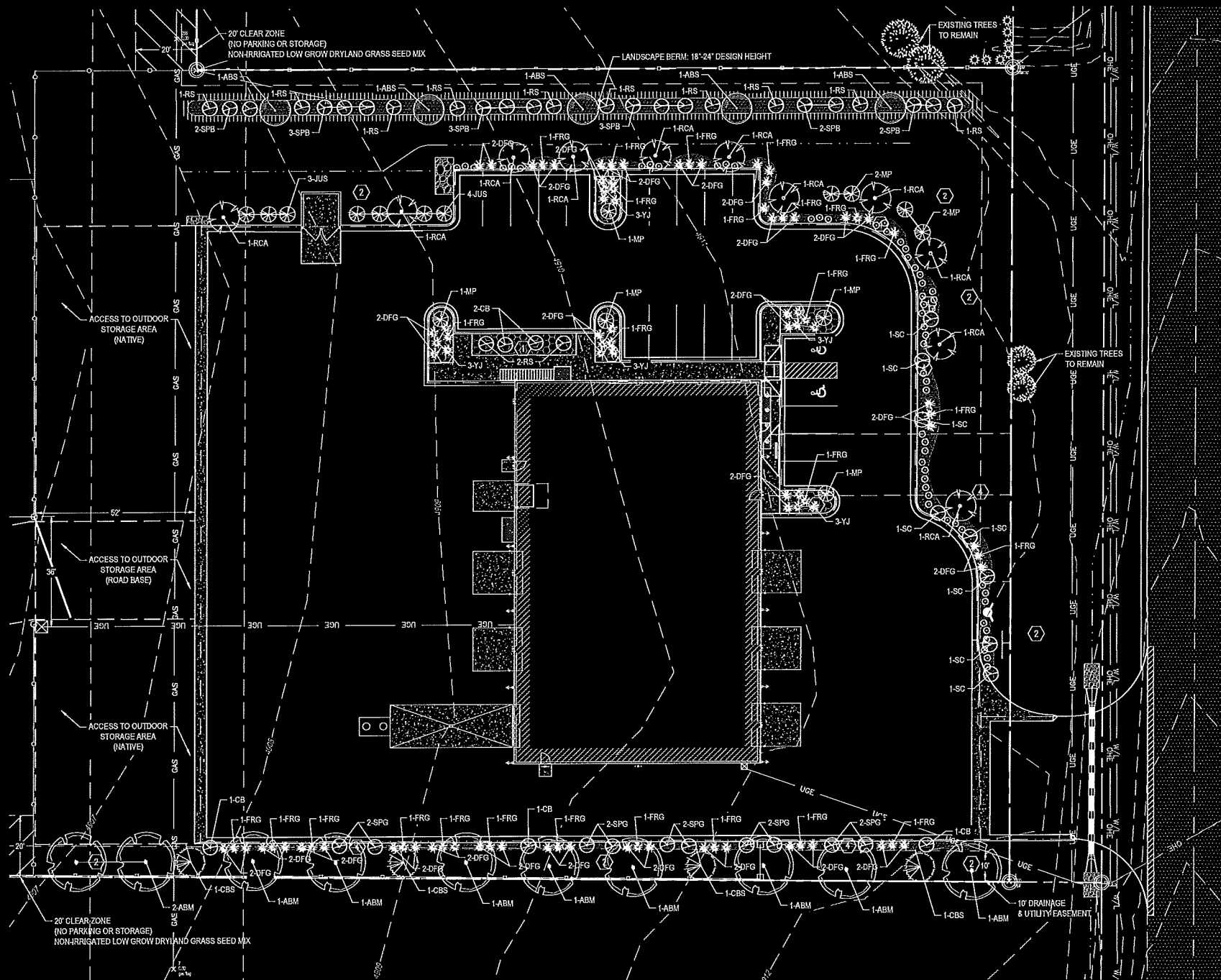
FINAL DEVELOPMENT PLAN

SWABBCO

TOWN OF FIRESTONE, COUNTY OF WELD

STATE OF COLORADO

16 OF 20



GROUND COVER (LANDSCAPE):

①	NON-IRRIGATED ROCK BED	925 SF
④	MULCH BED (BARK MULCH: 3" THICK), WITH DRIPLINE	3,147 SF
TOTAL		4,072 SF

GROUND COVER (NON-LANDSCAPE):

②	NATIVE SEED MIX	22,700 SF
③	SEEDS IN DETENTION POND: (SEE SHEET 3 & SHEET 4)	28,100 SF
TOTAL		50,800 SF

NOTE:

INTERNAL PARKING STALLS & AREA = 1960 SF
INTERNAL LANDSCAPING = 808 SF
ASPHALT AREA FOR PARKING/ INGRESS & EGRESS = 35, 809 SF OF ASPHALT EXCLUDING BUILDING

DESIGN INTENT

THIS LANDSCAPE PLAN FOLLOWS THE EXISTING CONCEPTS OF THE SURROUNDING PROPERTIES. PROPOSED PLANT MATERIALS SUPPORT LOW WATER USE AND EASE OF MAINTENANCE. PROPOSED SHRUBS AND GRASSES WILL PROVIDE YEAR ROUND INTEREST AND THE PLANTS SELECTED ARE APPROPRIATE FOR THE WATER AVAILABILITY AND CLIMATE OF NORTHERN COLORADO.

PLANTING SCHEDULE:

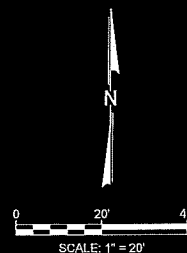
SYMBOL/ABBREV.	COMMON NAME	SIZE	QUANTITY
DECIDUOUS SHADE TREES ABM AUTUMN BLAZE MAPLE ACER X FREMANTII "AUTUMN BLAZE"		2 1/2" CALIPER/B & B	4
DECIDUOUS ORNAMENTAL TREES RCA RADIANT CRABAPPLE "FRUITLESS" NOTE: "SPRING SNOW" MAY BE SUBSTITUTED TO MEET THE FRUITLESS REQUIREMENT. ABS AUTUMN BRILLIANCE SERVICEBERRY		2" CALIPER/B & B	8
EVERGREEN TREES CBS COLORADO BLUE SPRUCE ("FAT ALBERT")		6" MINIMUM HEIGHT	3
DECIDUOUS SHRUBS CB BARBERRY CRIMSON PYGMY SPG "GOLDFLAME" SPIREA SPB "BLUE MIST" SPIREA RS RUSSIAN SAGE SC SPREADING COTONEASTER		5 GALLON	5 10 13 8 8
EVERGREEN SHRUBS JUS "SCANDIA" JUNIPER MP MUGO PINE		5 GALLON	7 9
ORNAMENTAL GRASSES FRG FEATHER REED GRASS ("KARL FOERSTER") YJ YAKU JIMA MAIDEN GRASS ("YAKU JIMA") DFG DWARF FOUNTAIN GRASS		5 GALLON 2 GALLON	27 6 36
PERENNIALS DAY DANIELY DD OXEYE DAISY DI DIANTHUS		1 GALLON 1 GALLON 1 GALLON	MIXED MIXED MIXED
ROCK BEDDING 3" LAYER OF 1.5" DIA. OR LARGER RIVER ROCK OVER WEED BARRIER FABRIC (ROCK BED)			

NATIVE SEED MIX:

NON-IRRIGATED LOW GROW DRYLAND GRASS SEED MIX:			
SPECIES	COMMON NAME	% BY SEED #	PLS/AC
BOULELOUA GRACILIS	BLUEGRAMA - BAD RIVER	10	0.18
BOULELOUA CLUMIPENDULA	SIDEGRASS GRAMA - VALCHRI	10	0.73
AGROPYRON CRISTATUM	CRESTED WHEATGRASS - HORDIAN	35	4.85
FESTUCA ARUNDINACEA	TALL FESCUE - TURF TYPE	20	2.26
ELYMUS LAUCEOLATUS VAR. PSALMODIOLUS	STREAMSIDE WHEATGRASS	15	1.47
ELYMUS LAUCEOLATUS VAR. LAUCEOLATUS	THICKSPICE WHEATGRASS	10	0.99
TOTAL		100	10.48

LANDSCAPE NOTE:

NO TREES ARE TO BE WITHIN 10' OF THE FIRE HYDRANT AND/OR WATER METER.
NO SHRUBS ARE TO BE WITHIN 5' OF THE FIRE HYDRANT AND/OR WATER METER.



THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION	REVISION BLOCK
1	4/4/2019	BY AKM 0658-0276-01 FIRST SUBMITTAL	



PREPARED FOR:	19 & 26, LLC
SHEET TITLE:	SWABBCO LOT 1 19 & 26 CROSSINGS - FLING 1 FINAL DEVELOPMENT PLAN LANDSCAPING PLAN

DESIGNED BY:	ML
DRAWN BY:	SDW
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	251.001
DATE:	2/6/2019
SCALE:	AS SHOWN

FIRESTONE INFORMATION BLOCK	
LANDSCAPING PLAN	
Name of Submittal:	SWABBCO
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	2/6/2019
Revisions Date:	04/25/2019
Revisions Date:	#
Revisions Date:	#
Revisions Date:	#
SHEET 16 of 20	

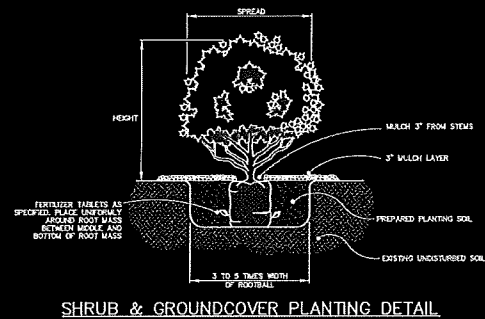
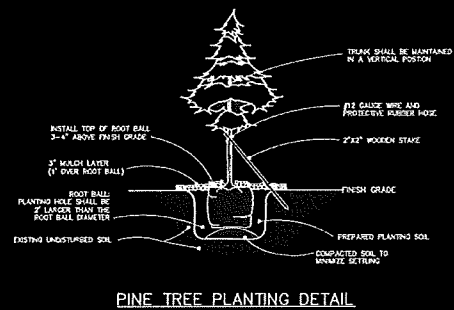
SHEET NO.	C15
SHEET 16 OF 20	

FINAL DEVELOPMENT PLAN

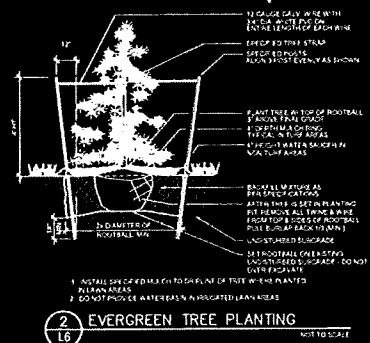
SWABBCO

TOWN OF FIRESTONE, COUNTY OF WELD
STATE OF COLORADO
14 OF 20

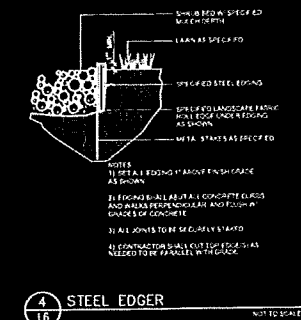
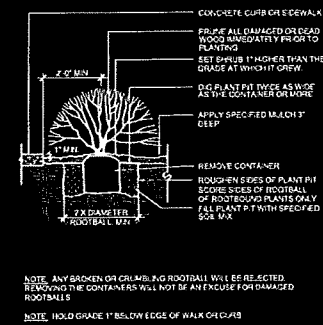
**Firestone Parks Design Criteria Manual
Attachment 8
Standard Landscape Notes and Details**



Firestone Parks Design Criteria Manual
Attachment 8
Standard Landscape Notes and Details



Firestone Parks Design Criteria Manual
Attachment 8
Standard Landscape Notes and Details



**THE CONTRACTOR SHALL LOCATE AND
VERIFY ALL EXISTING UTILITY
LOCATIONS PRIOR TO CONSTRUCTION**

FIRESTONE INFORMATION BLOCK		CHECKED BY:		ML
LANDSCAPING DETAILS		APPROVED BY:		ML
Name of Submittal:	SWABECO	PROJECT NO.:		251.001
Type of Submittal:	FINAL DEVELOPMENT PLAN	DATE:		2/6/2019
Filing Number:	N/A	SCALE:		AS SHOWN
Preparation Date:	2/9/2019	SHEET NO. C16 SHEET 17 OF 20		
Revisions Date:	04/23/2019			
Revisions Date:	#			
Revisions Date:	#			
SHEET 17 of 20				

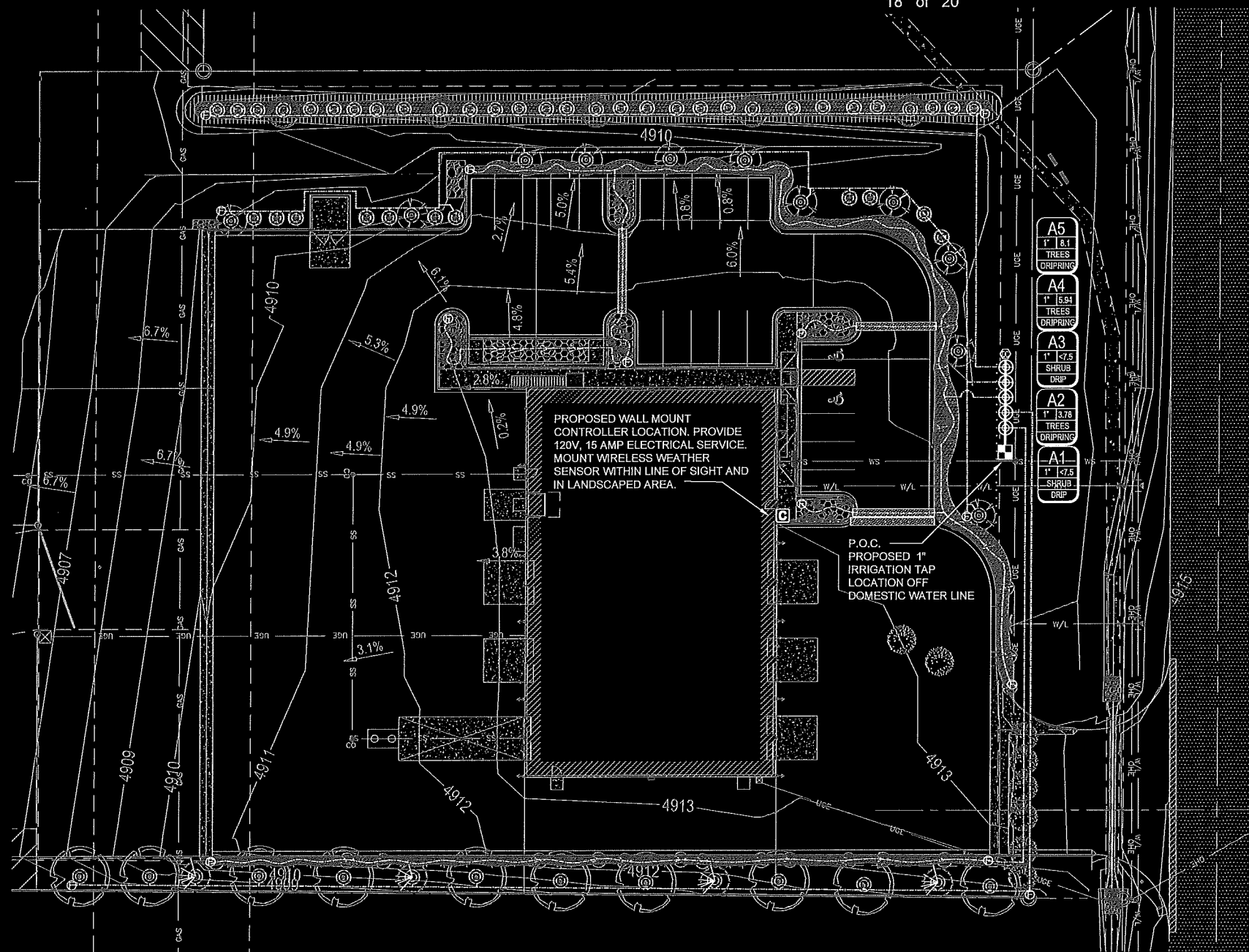
FINAL DEVELOPMENT PLAN

SWABCO

TOWN OF FIRESTONE, COUNTY OF WELD

STATE OF COLORADO

18 of 20



CONTROLLER CHART

NOTE: THIS TABLE IS PROVIDED AS A GUIDELINE ONLY. SEASONAL AND MICRO CLIMATE CONDITIONS WILL ALTER ACTUAL STATION RUN TIMES AND IRRIGATION FREQUENCY. THIS TABLE IS NOT INTENDED FOR USE AS A GROW IN SCHEDULE. THIS IRRIGATION SYSTEM IS DESIGNED TO ACCOMMODATE ET DATA DOWNLOADS FOR AUTOMATED STATION SCHEDULING ADJUSTMENTS.

Cycles based on clay loam soil @ 0.2"/hr infiltration rate						
Application Amount		Note: 0.5" application = 1.5" per week irrigation 3 days/week				
Station #	Plant Material	Irrigation Type	Head Model	Recommended Operating Pressure (in-head regulation)	PR (in/hr)	Zone Flow (GPM)
1-1	Shrubs	Drip	Rain Bird Xeri-Bug Emitter	40 psi	0.26	7.5
1-2	Trees	DripRing	Dripline Ring	40 psi	0.26	3.8
1-3	Shrubs	Drip	Rain Bird Xeri-Bug Emitter	40 psi	0.26	7.5
1-4	Trees	DripRing	Dripline Ring	40 psi	0.26	5.9
1-5	Trees	DripRing	Dripline Ring	40 psi	0.26	8.1
Total Run Time in Hrs - Tree Zones					5.8	
Total Run Time in Hrs - Shrub zones (drip)					3.8	

PRESSURE LOSS WORKSHEET

Project	SWABCO				
Date:	9/3/2019				
Tap ID		Static Pressure	60	Tap Elevation	4,912
Station/Zone ID	A5	Flow (gpm)	6.1	"Critical Head" Elevation	4,912
Head Type	Roller Spray (Rain Bird R-VAN)				
Component	Description	Size	Length	Loss/Gain	
Service Line	Type K Copper	1"	20	0.46	
Meter		1"	n/a	(0.45)	
Irrigation Backflow Device	Reduced Pressure Principle	1"	n/a	(11.00)	
Master Valve	Rain Bird 100-FEB	1"	n/a	(1.60)	
Mainline	Class 200 PVC	1"	10	(0.09)	
Control Valve	Rain Bird 100-FEB	1"	n/a	(1.60)	
Lateral Allowance	1" 100# POLY	Varies		(2.50)	
Elevation Loss/Gain					
Total Loss/Gain				-17.18	

Recommended Mainline Operating Pressure at Control Valve: 50 psi

Pressure loss calculation is based on "Critical Head"

Dynamic pressure is does not reflect pressure

regulation of remote control valves.

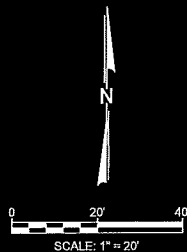
Dynamic Operating Pressure	42.82
Recommended Zone Operating Pressure	40.00
Differential (over 10 psi should be regulated at valve)	2.82

IRRIGATION LEGEND

Qty	Symbol	Description	Detail
AS REQ'D	NOT SHOWN	RAIN BIRD XB10PC 1.0 GPH PRESSURE COMPENSATING XERIBUG EMITTER	G&R2
66		RAIN BIRD XFD-06-24 4 DIAMETER DRIP RING FOR 2 CALIPER PLANT MATERIAL	FAIR2
1		FEBCO 825YA - 1" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE ASSEMBLY WITH MASTER VALVE AND FLOW SENSOR	AMR2
5		RAINBIRD XC2100PRBOM 1" PESB REMOTE CONTROL DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATING BASKET FILTER	C&R2
1		WEATHERMATIC SL1608-SLW5 8 STATION WALL MOUNT CONTROLLER WITH 1TH WIRELESS WEATHER SENSOR	EAR2
1		RAINBIRD SLRC 1" QUICK COUPLING VALVE ASSEMBLY	B&R2
15		MANUAL DRIP LINE FLUSH VALVE ASSEMBLY WITH INDICATOR	D&R2
2,160 LF		1" POLYETHYLENE DRIP TUBING	
80 LF		3" CL200 PVC LATERAL SLEEVE PIPE	
120 LF		14 AWG 24 VOLT WIRE PATH	

IRRIGATION NOTES

- ALL PIPING SHOWN ON PLANS IS DIAGRAMMATIC AND LOCATIONS SHOWN ARE FOR CLARITY ONLY. ALL PIPING SHALL BE ROUTED IN PLANTING AREAS AND SHALL AVOID TREE LOCATIONS. PIPING SHALL MAINTAIN A MINIMUM OF 10 LF FROM TREE ROOT BALLS.
- IRRIGATION SYSTEM DESIGNED FOR 50 PSI DYNAMIC PRESSURE. CONTRACTOR TO STATIC PRESSURE PRIOR TO INSTALLATION. STATIC PRESSURE MUST BE MINIMUM 70 PSI.
- CONTRACTOR SHALL INSTALL IRRITROL 700-1 1" MASTER VALVE AND WEATHERMATIC SLF-SI-T10 1" FLOW SENSOR DOWNSTREAM OF BACKFLOW DEVICE AND RUN MANUFACTURER RECOMMENDED COMMUNICATION WIRE TO CONTROLLER AND MAKE ALL NECESSARY CONNECTIONS FOR PROPER OPERATION.
- ALL COPPER PIPING DOWNSTREAM OF METER SHALL BE 1-1/4" DIAMETER AND SHALL TRANSITION TO PVC OUTSIDE OF BUILDING FOUNDATION AND AT MAINLINE DEPTH.
- ALL SLEEVE PIPE SHALL BE CLASS 200 PVC AND SIZED AS FOLLOWS:
 - ALL CLASS 200 PVC SUB-MAINLINE - ONE 4" DIAMETER CL 200 PVC SLEEVE
 - ALL CLASS 200 PVC SPRINKLER LATERAL PIPE - ONE 4" DIAMETER CL 200 PVC SLEEVE
 - 1" DRIP HEADER LINE - ONE 3" DIAMETER CL 200 PVC SLEEVE
- ALL SLEEVE PIPE OPENINGS SHALL BE DOUBLE WRAPPED WITH 6 MIL POLYETHYLENE PLASTIC AND SECURED USING WIRE "ZIP" TIES AROUND SLEEVE AND PIPE.
- MINIMUM PIPE SIZE SHALL BE 1" DIAMETER UNLESS OTHERWISE NOTED ON PLAN.
- CONTRACTOR SHALL PROVIDE 120 VOLT 15 AMP ELECTRICAL SERVICE TO CONTROLLER LOCATION. ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH N.E.C. AND ALL LOCAL CODES.
- ACTUAL CONTROLLER LOCATION SHALL BE DETERMINED IN THE FIELD BY OWNERS REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE AND INSTALL WIRELESS RAIN/FREEZE SENSOR AT CONTROLLER LOCATION AND INSTALL WITH CLEAR ACCESS AND NO OBSTRUCTIONS.
- DRIP HEADER LINES SHOWN ON PLANS INDICATE PROXIMITY OF DRIP ZONES. ALL TREES AND SHRUBS IN NATIVE SEEDER AREAS SHALL HAVE DRIP RINGS FOR TREES (24" SPACING) AND 18" GRID LAYOUTS OR INDIVIDUAL EMITTER LOCATIONS FOR ALL SHRUBS. EMITTER LOCATIONS AND DISTRIBUTION TUBING NOT SHOWN ON PLANS FOR GRAPHICAL AND CLARITY PURPOSES. ZONES ARE DESIGNED TO ACCOMMODATE 5 GPM NOT TO EXCEED 10 GPM USING RAIN BIRD PRESSURE COMPENSATING XERI-BUG 1.0 GPH EMITTERS (NOT TO EXCEED 600 EMITTERS PER ZONE)
- DRIP EMITTERS SHALL BE PRESSURE COMPENSATING TYPE. DRIP EMITTER LOCATIONS ARE NOT SHOWN ON PLAN FOR GRAPHICAL PURPOSES. EMITTERS SHALL BE INSTALLED PER THE FOLLOWING QUANTITIES:
 - #2 CONTAINER = TWO 1.0 GPH EMITTER
 - #5 CONTAINER = THREE 1.0 GPH EMITTERS
 - 2" CALIPER TREE & LARGER = DUAL LOOP DRIP LINE, 0.6 GPH @ 24" SPACING, 32" INNER LOOP (4 EMITTERS) AND 60" OUTER LOOP (8 EMITTERS)
- ALL PIPING AND VALVE ASSEMBLIES SHALL BE LOCATED IN NATIVE OR SHRUB BED AREAS WHERE POSSIBLE. LOCATIONS SHOWN ARE DIAGRAMMATIC AND ARE FOR CLARITY PURPOSES ONLY.
- REMOTE CONTROL VALVES FOR TURF SHALL BE INSTALLED IN ADJACENT SHRUB BEDS OR WITHIN 2LF OF WALKWAYS AND CURBS OR IN TURF AREAS NOT CONTROLLED BY VALVE IN QUESTION.
- ANY QUANTITIES SHOWN ON PLAN ARE ESTIMATED QUANTITIES ONLY. FIELD CONDITIONS MAY VARY AND MAY ALTER ACTUAL QUANTITIES. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO INSTALLATION.
- ALL SPRINKLER NOZZLES SHALL BE ADJUSTED FOR OPTIMUM COVERAGE AND MINIMUM OVERSPRAY.
- REMOTE CONTROL VALVES SHALL BE INSTALLED PER DETAILED DRAWINGS AND SHALL HAVE ONE CONTROL VALVE PER VALVE BOX.
- BACK FLOW PREVENTION SHALL BE INSTALLED TO MEET ALL LOCAL CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
- ALL TRENCHES SHALL BE BACKFILLED IN 6" LIFTS OF CLEAN SOIL FREE OF ROCKS AND RUBBISH AND COMPACTED TO 95% PROCTOR DENSITY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
- CARE SHALL BE TAKEN TO ENSURE THAT NO SOIL OR DEBRIS ENTERS THE PIPE DURING INSTALLATION.
- ALL PIPE ENDS SHALL BE PROPERLY CLEANED AND SHALL BE FREE OF ANY BURRS AND/OR SHAVINGS AS A RESULT OF THE PIPE BEING CUT.
- ALL LINES SHALL BE THOROUGHLY FLUSHED PRIOR TO INSTALLATION OF NOZZLES.



THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION

FIRESTONE INFORMATION BLOCK

IRRIGATION PLAN

Name of Submittal:	SWABCO
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	2/6/2019
Revisions Date:	04/25/2019
Revisions Date:	#
Revisions Date:	#
Revisions Date:	#

SHEET 18 of 20

19 & 26 LLC
SWABCO
LOT 1 19 & 26 CROSSINGS
FINAL DEVELOPMENT PLAN
LANDSCAPING PLAN

DESIGNED BY: DJS

DRAWN BY: DJS

CHECKED BY: DJS

APPROVED BY: ML

PROJECT NO.: 251.001

DATE: 08/03/19

SCALE: AS SHOWN

SHEET NO.

18

SHEET 18 of 20

REV.	DATE	DESCRIPTION
1	4/4/2019	BY AKM 0698-4079-0-01 FIRST SUBMITTAL

REVISION BLOCK



UNCC
UNIVERSITY OF NORTHERN COLORADO
Call today for more information
www.uncc.edu

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105 S. Sunset St. Unit H
Longmont, CO 80501
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F: (959) 719-4411
www.permontesgroup.com

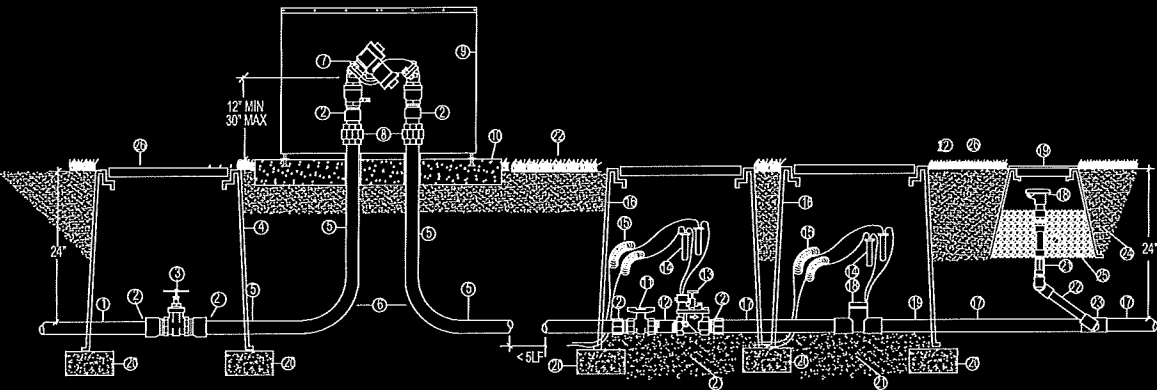
FINAL DEVELOPMENT PLAN

SWABBCO

TOWN OF FIRESTONE, COUNTY OF WELD

STATE OF COLORADO

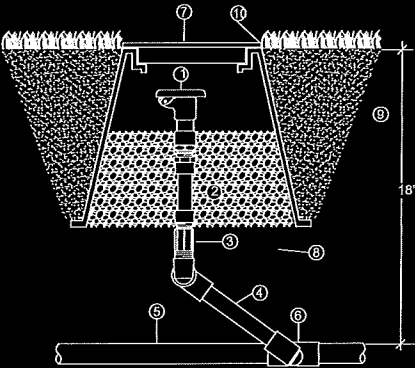
19 of 20



- ① IRRIGATION SERVICE LINE FROM METER
- ② MALE ADAPTER
- ③ MCDONALD 5420 STOP & WASTE VALVE
- ④ CARSON 1419 VALVE BOX W/ LID
- ⑤ TYPE K SOFT COPPER - LENGTH AS REQ'D
- ⑥ 18" RADIUS BEND
- ⑦ BACKFLOW PREVENTER (SEE LEGEND)
- ⑧ BRASS UNION
- ⑨ STRONG BOX SBRC-40ALHPI INSULATED ENCLOSURE
- ⑩ 3000 PSI POURED IN PLACE CONCRETE PAD
- ⑪ LASCO COLONIAL 235 PSI COMPACT PVC BALL VALVE
- ⑫ SCH 80 PVC NIPPLE TBE - 4" LENGTH
- ⑬ REMOTE CONTROL MASTER VALVE (SEE LEGEND)
- ⑭ 3M DBV CONNECTOR
- ⑮ EXPANSION LOOPS - 36" MINIMUM
- ⑯ CARSON 1419 VALVE BOX W/ LID
- ⑰ MAINLINE PIPE (SEE LEGEND) LENGTH = 10X PIPE DIA MIN
- ⑱ FLOW SENSOR (SEE LEGEND)
- ⑲ MAINLINE PIPE (SEE LEGEND)
- ⑳ WASHED PEA GRAVEL - 2 CF MINIMUM
- ㉑ CLEAN COMPACTED BACKFILL
- ㉒ FINISH GRADE

A BACKFLOW PREVENTION ASSEMBLY WITH ENCLOSURE
WITH MASTER VALVE, FLOW SENSOR, AND QUICK COUPLER

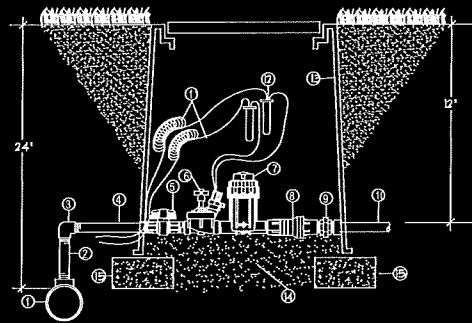
NTS



- ① QUICK COUPLING VALVE (SEE LEGEND)
- ② EXCALIBUR 1" X 6" FLEX NIPPLE
- ③ SCH 80 PVC THREADED COUPLER
- ④ LASCO G172-212 UNITIZED SWING JOINT
- ⑤ LATERAL PIPE (SEE LEGEND)
- ⑥ SCH 40 PVC LATERAL FITTING
- ⑦ CARSON 910 10" ROUND VALVE BOX
- ⑧ WASHED PEA GRAVEL - 1 CF MINIMUM
- ⑨ CLEAN COMPACTED BACKFILL
- ⑩ FINISH GRADE

B QUICK COUPLING VALVE ASSEMBLY
1" INLET

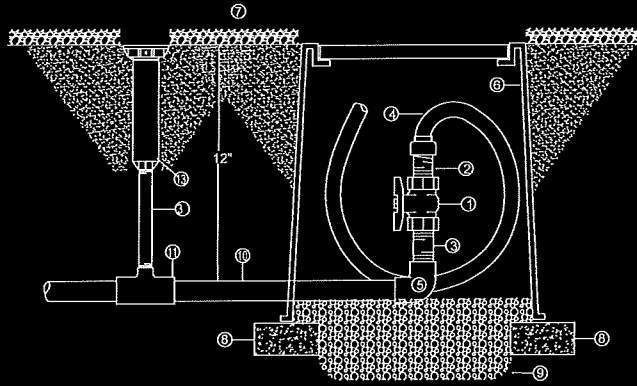
NTS



- ① MAINLINE FITTING
- ② SCH 80 PVC THREADED NIPPLE - 10" LENGTH
- ③ SCH 80 PVC THREADED ELBOW
- ④ SCH 80 PVC THREADED NIPPLE - 12" LENGTH
- ⑤ PVC BALL VALVE
- ⑥ REMOTE CONTROL VALVE (SEE LEGEND)
- ⑦ BASKET FILTER
- ⑧ PRESSURE REGULATOR
- ⑨ SCH 80 PVC THREADED UNION
- ⑩ LATERAL PIPE (SEE LEGEND)
- ⑪ EXPANSION LOOPS - 36" MINIMUM
- ⑫ 3M DBV CONNECTOR
- ⑬ CARSON 1419 VALVE BOX W/ LID
- ⑭ (EXTENSIONS AS REQUIRED)
- ⑮ WASHED PEA GRAVEL - 2 CF MINIMUM
- ⑯ 4" X 8" X 16" CONCRETE BLOCK SUPPORT

C REMOTE CONTROL DRIP VALVE ASSY.
W/ FILTER & REGULATOR

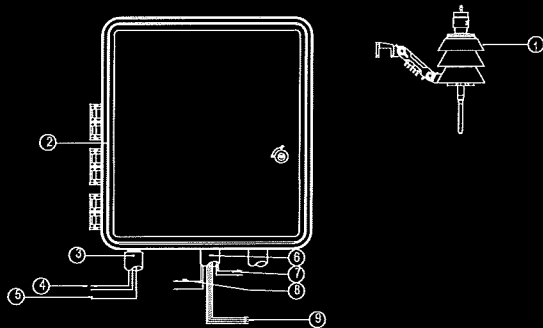
NTS



- ① SCH. 80 PVC BALL VALVE - 3/4"
- ② BRASS ADAPTER - 3/4" MPT X MHT
- ③ SCH. 80 PVC NIPPLE - 3/4" X 4" LENGTH
- ④ GARDEN HOSE SECTION - 48" MIN - 60" MAX
- ⑤ SCH 40 PVC 90 DEG ELBOW S X T
- ⑥ CARSON 1419 VALVE BOX W/ LID
- ⑦ FINISH GRADE
- ⑧ CMU BLOCK SUPPORT
- ⑨ 2 CUBIC FT WASHED PEA GRAVEL
- ⑩ LATERAL PIPE (SEE LEGEND)
- ⑪ SCH 40 PVC TEE S X T
- ⑫ HUNTER ECO-ID DRIP SYSTEM INDICATOR

D FLUSH VALVE ASSEMBLY
WITH DRIP SYSTEM INDICATOR

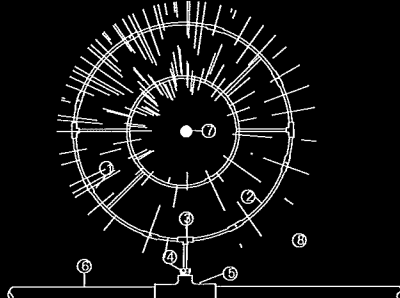
NTS



- 1. WIRELESS WEATHER SENSOR - SEE LEGEND
- 2. WALL MOUNT CONTROLLER - SEE LEGEND
- 3. CONDUIT 116V A.C.
- 4. POWER SUPPLY WIRES
- 5. GROUND WIRE
- 6. CONDUIT 24V A.C.
- 7. RAIN STAT WIRES
- 8. MASTER VALVE WIRE
- 9. 24V CONTROL VALVE WIRES

E WALL MOUNT CONTROLLER ASSEMBLY
WITH WIRELESS WEATHER SENSOR

NTS

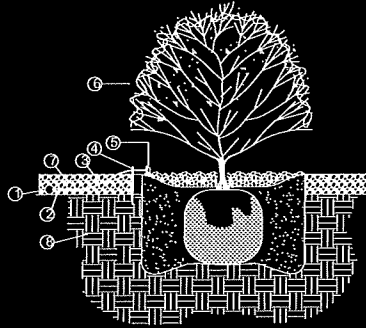


- ① LANDSCAPE DRIPLINE - 30" DIAMETER INNER RING
- ② LANDSCAPE DRIPLINE EMITTER - INTEGRATED 24" SPACING
- ③ COMPRESSION FITTING - TEE
- ④ 1/2" MPT X INSERT MALE ADAPTER
- ⑤ SCH. 40 PVC 1" X 1/2" REDUCING TEE
- ⑥ LATERAL DRIP FEEDER LINE
- ⑦ CENTER OF TREE OR SHRUB
- ⑧ CANOPY EDGE OF TREE OR SHRUB

NOTE: DRIPLINE FITTINGS BRAND MUST MATCH DRIPLINE TYPE

F TREE DRIP RING ASSEMBLY
PLAN VIEW

NTS



- ① POLYETHYLENE DRIPLINE TUBING
- ② TRANSFER BARB
- ③ 1/4" DISTRIBUTION TUBING
- ④ 1/4" TUBING STAKE
- ⑤ DRIP EMITTER - SEE IRRIGATION LEGEND / NOTES
- ⑥ TYPICAL PLANTING DETAIL - FOR REFERENCE ONLY.
- ⑦ MULCH - FOR REFERENCE ONLY (SEE PLANTING PLANS)
- ⑧ UNDISTURBED EARTH/COMPACTED BACKFILL - FOR REFERENCE ONLY (SEE PLANTING PLANS)

G TYPICAL DRIP EMITTER PLACEMENT

NTS

THE CONTRACTOR SHALL LOCATE AND
VERIFY ALL EXISTING UTILITY
LOCATIONS PRIOR TO CONSTRUCTION

REV.	DATE	DESCRIPTION
1	4/4/2019	BY: AWM 0688-0276-01 FIRST SUBMITTAL



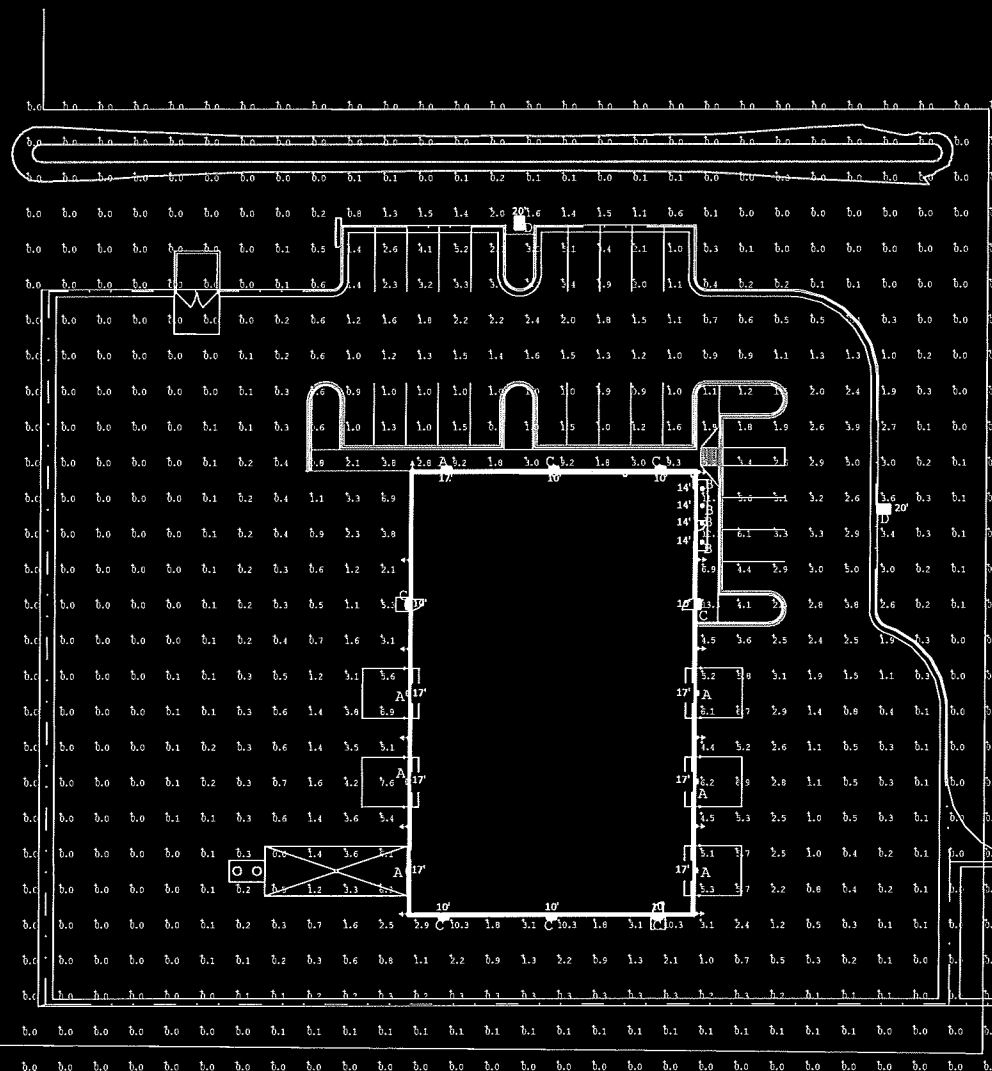
PREPARED FOR:	19 & 26, LLC
SHEET TITLE:	SWABBCO LOT 1 19 & 26 CROSSINGS FINAL DEVELOPMENT PLAN LANDSCAPING PLAN

DESIGNED BY:	DJS
DRAWN BY:	DJS
CHECKED BY:	DJS
APPROVED BY:	ML

PROJECT NO.:	251.001
DATE:	6/3/2019
SCALE:	AS SHOWN
SHEET NO.	19
SHEET	19 of 20

FIRESTONE INFORMATION BLOCK	
IRRIGATION DETAILS	
Name of Submittal:	SWABBCO
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	2/6/2019
Revisions Date:	04/23/2019
Revisions Date:	#
Revisions Date:	#
Revisions Date:	#
SHEET	19 of 20

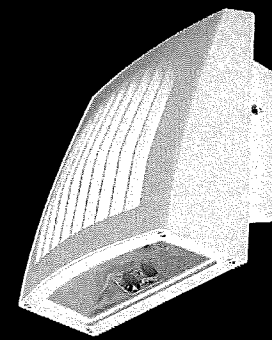
SWABBCO
TOWN OF FIRESTONE, COUNTY OF WELD
STATE OF COLORADO
20 of 20



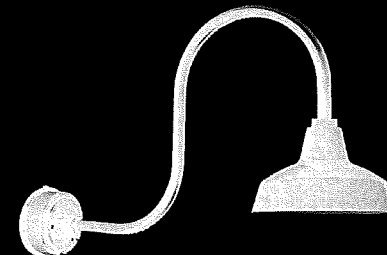
Timeline Schedule						
Symbol	cy	Label	HF	Description	Inc. Wpts	Inc. Licens
□	1	HF Wallpaper 500 Hz	1.000	WFL 500	10.6	1181
○	1	Sum Equip. Connect	1.000	SE-NC-MS-32-120	76.58	1656
□	1	HF Wallpaper 500 Hz	1.000	MS-MS-120-120-120	21.4	2199
□	2	Summ. Equip. Conn. 1st row 1-75	1.000	EP-3-120-120-120-120	119.4	11693



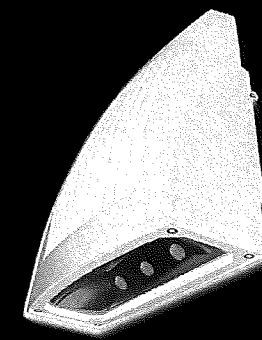
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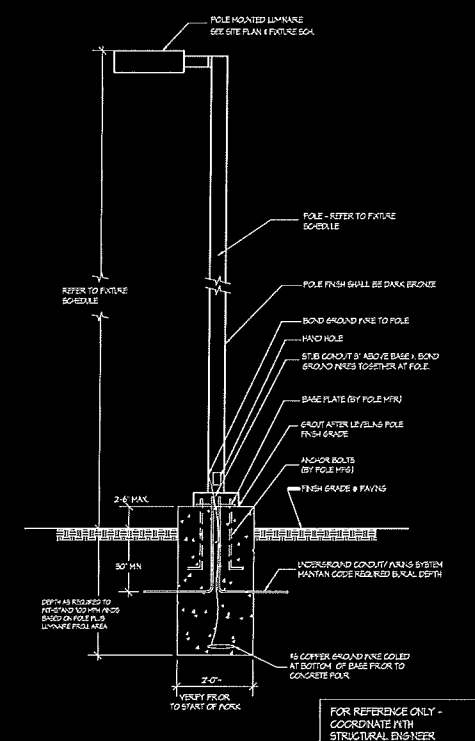
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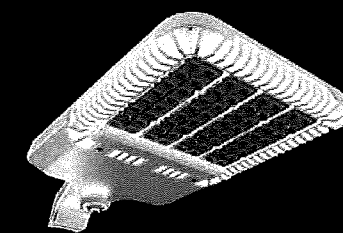
TYPE "B"



TYPE "C"



DETAIL - POLE BASE



TYPE "D"

FIRESTONE INFORMATION BLOCK		CHECKED BY:	CDA
PHOTOMETRIC PLAN		APPROVED BY:	CDA
Name of Submittal:	19 & 26 CROSSINGS	PROJECT NO.:	18342
Type of Submittal:	FINAL DEVELOPMENT PLAN	DATE:	02/08/2019
Filing Number:	N/A	SCALE:	AS SHOWN
Preparation Date:	02/06/2019	SHEET NO. 20	
Revisions Date:	04/25/2019		
Revisions Date:	08/18/2019		
Revisions Date:			
SHEET 20 of 20		SHEET 20 of 20	

19 & 26 CROSSINGS FILING NO. 1
Final Plat
AND
LOT 1, 19 & 26 CROSSINGS
Final Development Plan

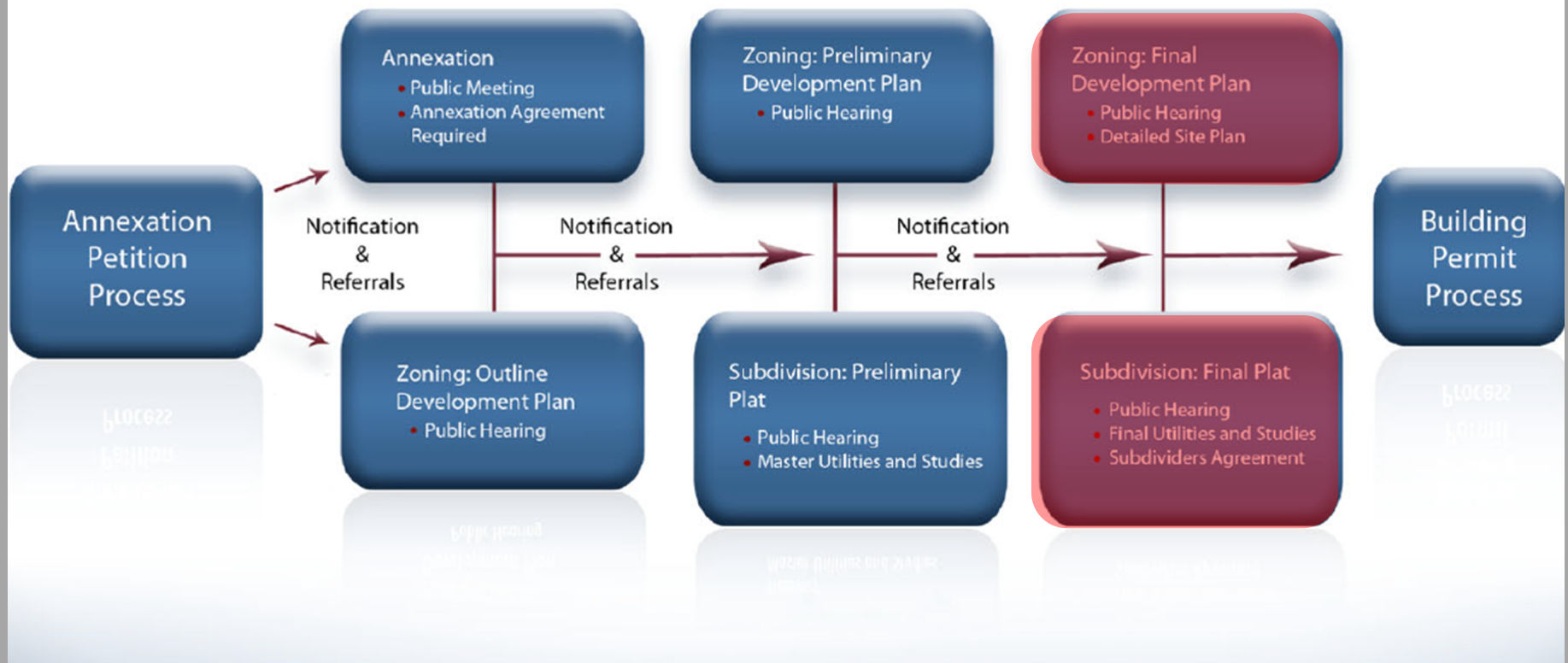


Planning & Zoning Commission – October 15,
2020

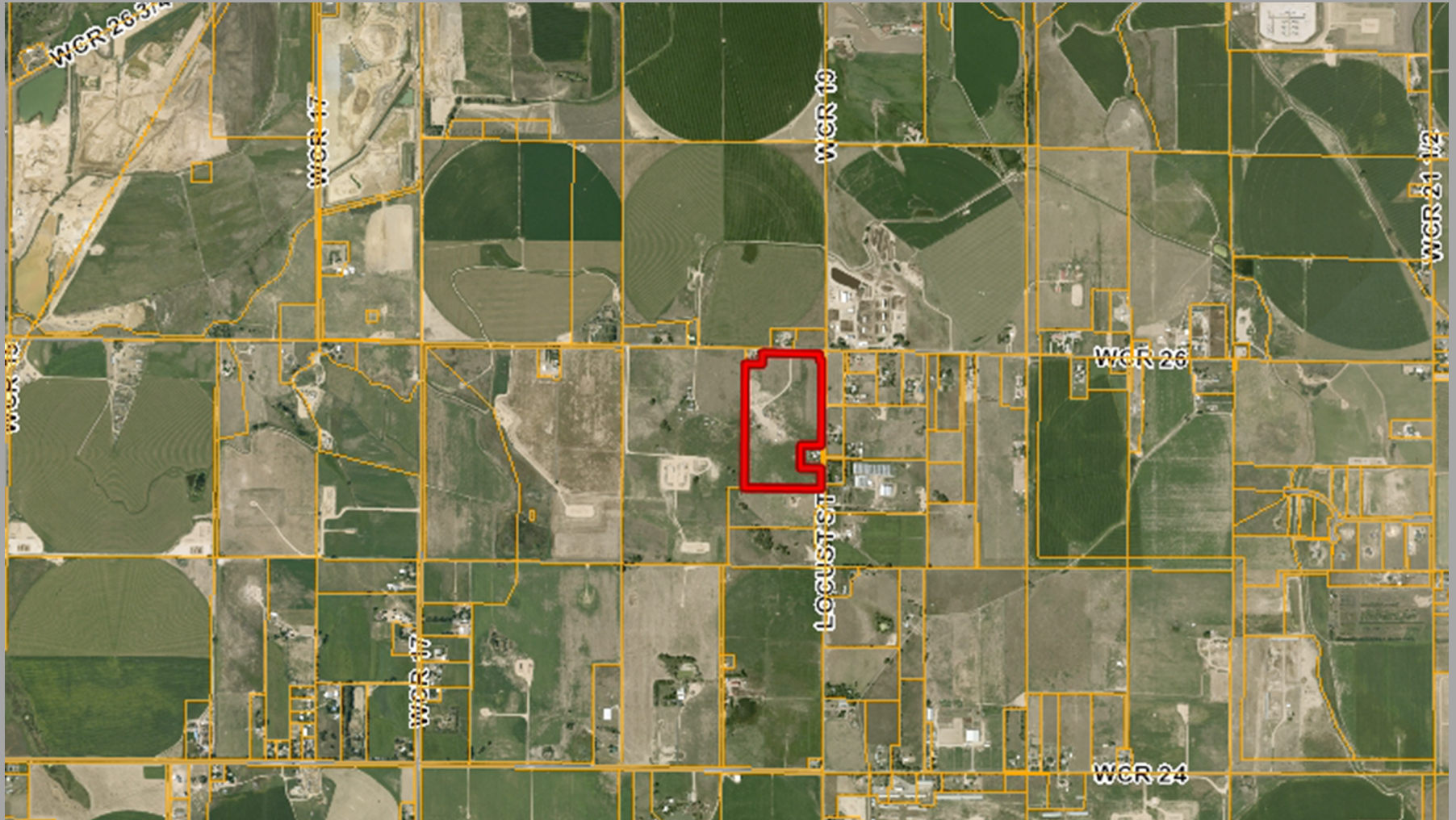
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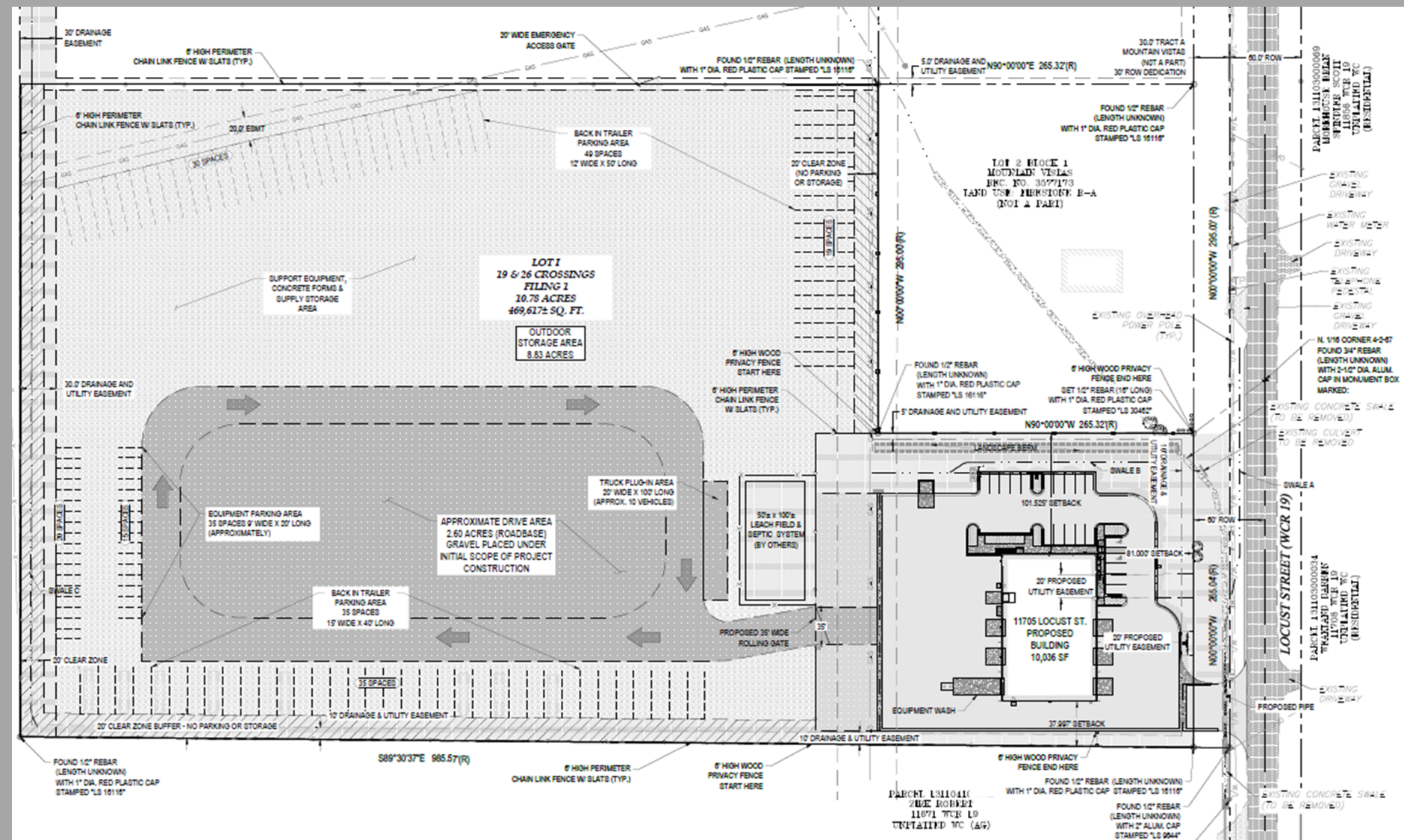


Development Flow Chart | Firestone PUD Zoning



Location

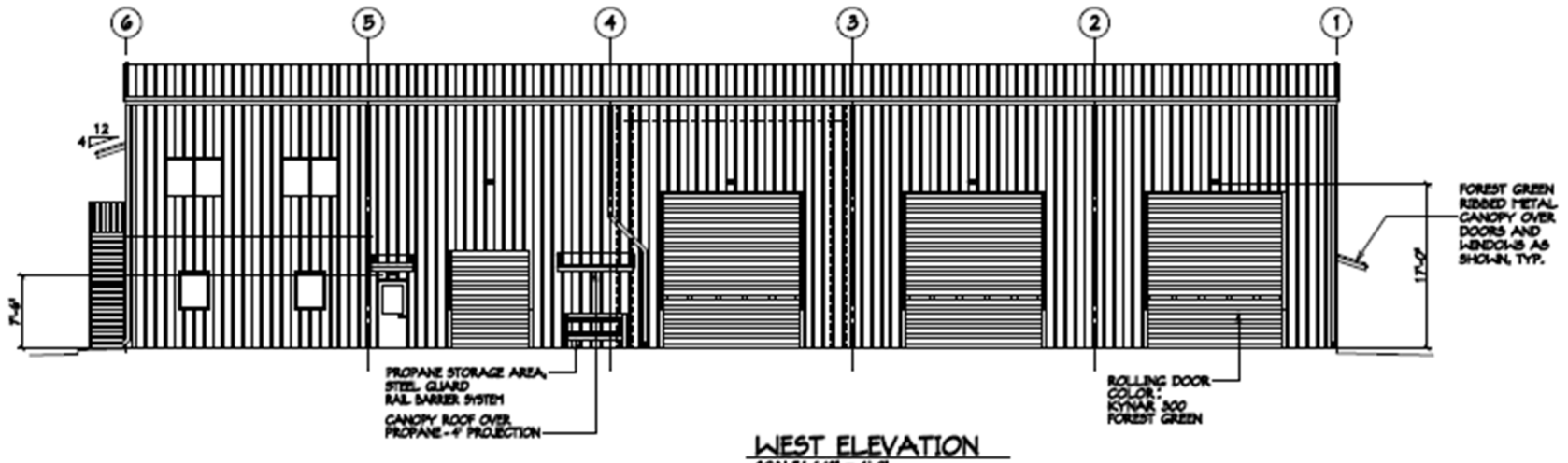
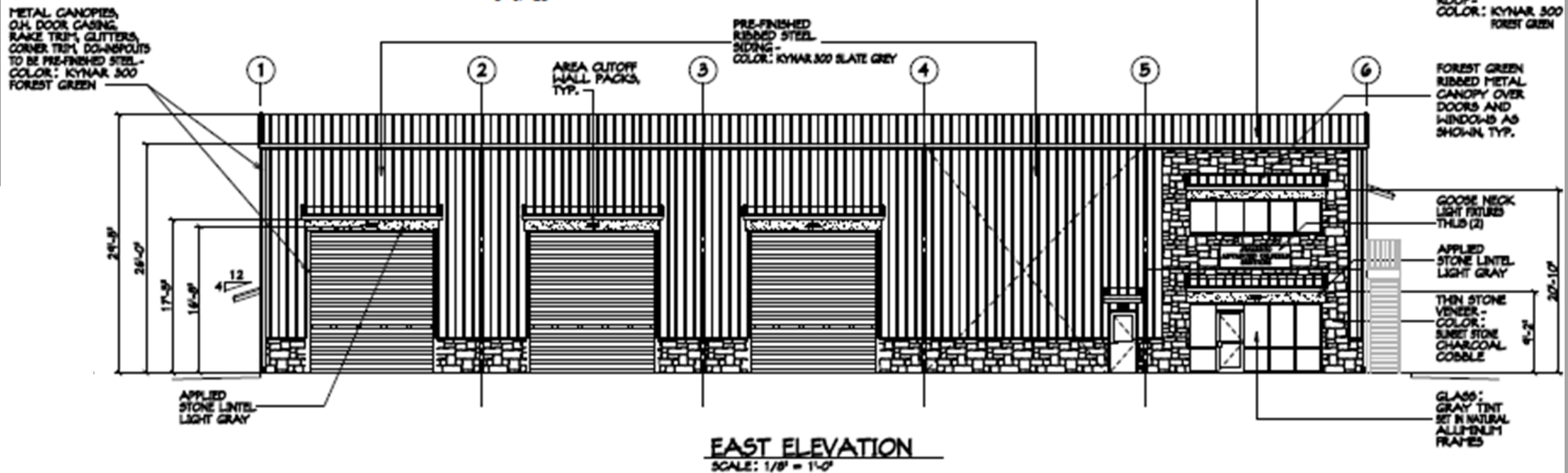




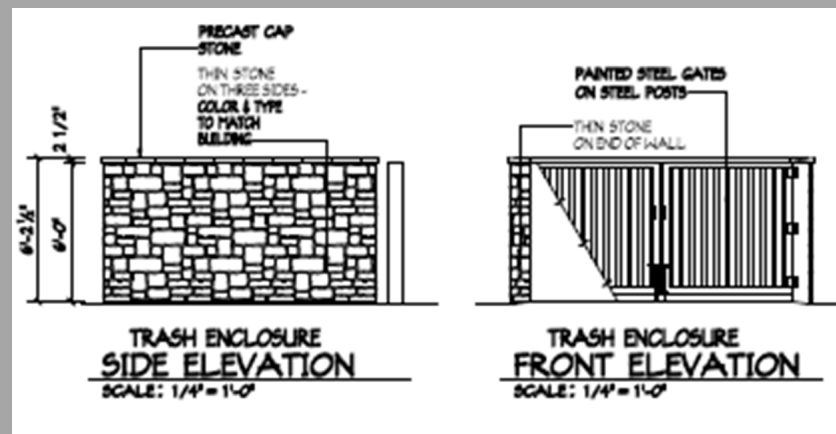
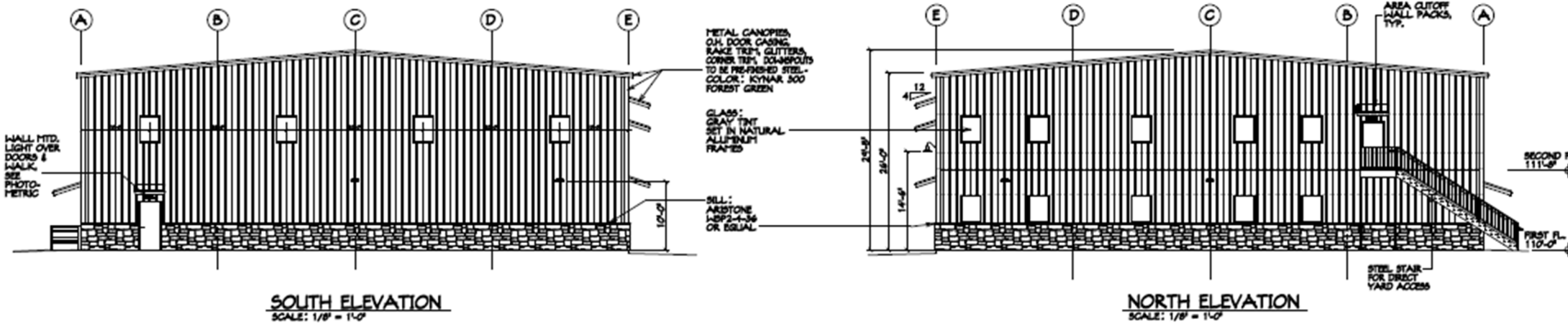
FDP-Building Elevations



5 of 20



FDP-Building Elevations



Staff Recommends that the Planning Commission:

Approve Resolution PC-20-16; a resolution recommending approval of the 19 & 26 Crossings Final Plat with the following conditions to the Board of Trustees:

- 1) Modify plans and application materials pursuant to comments of the Town Engineer set forth in memoranda dated September 1, 2020, to the Town's satisfaction.
- 2) Modify plans and application materials pursuant to comments of the Planning & Development Department set forth in memoranda dated September 9, 2020, to the Town's satisfaction.
- 3) Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
- 4) Technical corrections to the 19 & 26 Crossing Filing No. 1 Final Plat shall be made to the Town's satisfaction.

Staff Recommendations-FDP



Staff Recommends that the Planning Commission:

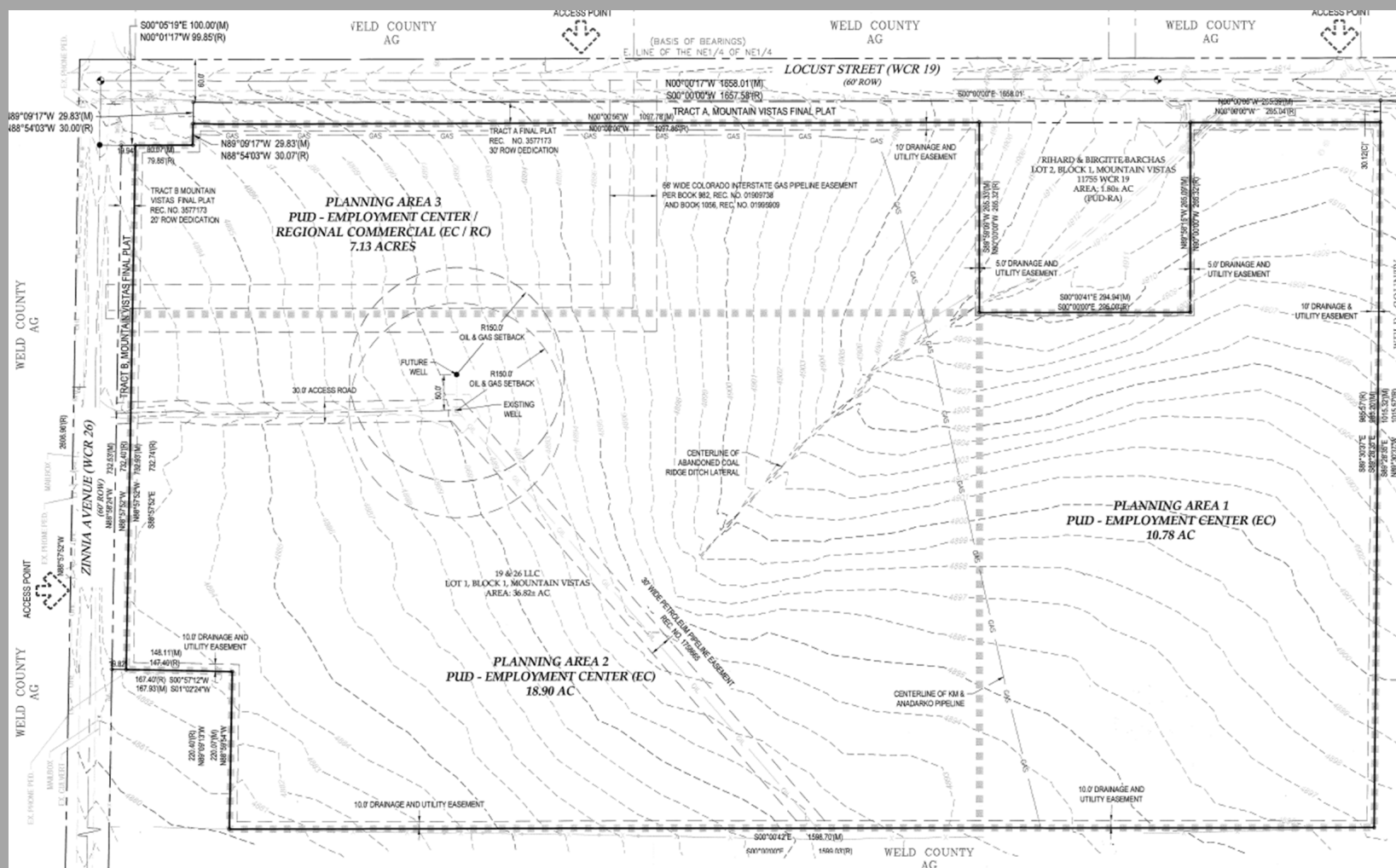
Approve Resolution PC-20-17; a resolution recommending approval of the Lot 1, 19 & 26 Crossings Final Plat with the following conditions to the Board of Trustees:

- 1) Modify plans and application materials pursuant to comments of the Town Engineer set forth in memoranda dated September 1, 2020, to the Town's satisfaction.
- 2) Modify plans and application materials pursuant to comments of the Planning & Development Department set forth in memoranda dated September 9, 2020, to the Town's satisfaction.
- 3) Technical corrections to the Lot 1, 19 & 26 Crossing Filing No. 1 Final Development Plan shall be made to the Town's satisfaction.
- 4) Lot 1, 19 & 26 Crossing Filing No. 1 Final Development Plan shall not be recorded until the 19 & 26 Crossing Filing No. 1 Final Plat is recorded.
- 5) Fee-in-lieu of Open Space Dedication in the amount of \$36,800.00 shall be paid to the Town prior to the recordation of the Lot 1, 19 & 26 Crossings Filing No. 1 Final Development Plan.
- 6) Removal of the underground oil/gas pipeline located within the fifty (50) foot wide easement recorded by Weld County at Reception No. 1707669, shall be removed prior to the issuance of any building permit for Lot 1, 19 & 26 Crossings Final Development Plan.
- 7) No building permit shall be issued on Lot 1, 19 & 26 Crossings Final Development Plan until such time proof of payment has been made to United Power for the removal of overhead power lines located within and adjacent to Locust Street (WCR 19).

19 & 26 CROSSINGS FILING NO. 1
FINAL PLAT
AND
LOT 1, 19 & 26 CROSSINGS
FINAL DEVELOPMENT PLAN



Planning & Zoning Commission – October 15,
2020



AMENDMENT:

THIS AMENDED OUTLINED DEVELOPMENT PLAN IS SPECIFIC TO LOT 1, MOUNTAIN VISTAS PLANNED UNIT DEVELOPMENT AND IS AN AMENDMENT TO THE PREVIOUSLY APPROVED MOUNTAIN VISTAS PLANNED UNIT DEVELOPMENT. THIS AMENDMENT WILL CHANGE THE PRESENT ZONING OF LOT 1, MOUNTAIN VISTAS, COMPRISING OF 36.82 ACRES, FROM PLANNED UNIT DEVELOPMENT WITH A MIXED USE (MU) LAND USE CATEGORY TO PLANNED UNIT DEVELOPMENT WITH AN EMPLOYMENT CENTER (EC) AND REGIONAL COMMERCIAL (RC) LAND USE CATEGORY. THE AMENDMENT WILL HAVE NO EFFECT ON THE LOT 2, MOUNTAIN VISTAS OR PREVIOUSLY DEDICATED RIGHT-OF-WAY.

PROJECT CONCEPT:

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN AMENDMENT IS TO ESTABLISH LAND USES CATEGORIES THAT ARE BETTER SUITED FOR THE AREA, PROVIDE FOR WELL-LOCATED, CLEAN, SAFE, AND PLEASANT INDUSTRIAL SITES INVOLVING MINIMUM STRAIN ON TRANSPORTATION FACILITIES, AND ENCOURAGE INNOVATIONS FOR SUPERIOR DESIGNS IN A COMMERCIAL AND INDUSTRIAL DEVELOPMENT. THE EXISTING ZONING OF THE SURROUNDING FIRESTONE AND WELD COUNTY PARCELS WILL NOT BE IMPACTED BY THIS AMENDMENT TO THE ODP.

THERE ARE THREE PLANNING AREAS AND THE ZONING ON EACH AREA IS LISTED IN THE TABLE IN THE SECTION "LAND USE AND ZONING."

REGIONAL IMPACTS:

THE PROPERTY IS LOCATED WITHIN A RURAL SECTION OF THE TOWN OF FIRESTONE. BASED UPON EXISTING ECONOMIC CHARACTERISTICS FOR THIS TYPE OF BUSINESS IN UNINCORPORATED WELD COUNTY, IT IS ANTICIPATED THAT THIS BUSINESS WILL HAVE POSITIVE ECONOMIC IMPACTS TO THE TOWN OF FIRESTONE.

ENVIRONMENTAL INFORMATION:

AN ENVIRONMENTAL SITE ASSESSMENT IS NOT REQUIRED FOR THIS PROPOSED DEVELOPMENT SITE, SINCE THERE IS NO DEDICATION OF PUBLIC LAND BEING ANTICIPATED IN CONJUNCTION WITH THIS PROJECT.

UTILITIES:

THE 19 & 26 CROSSINGS WATER DISTRIBUTION SYSTEM IS ANTICIPATED TO CONSIST OF 8-INCH WATER MAINS. CONNECTION POINTS ARE EXPECTED TO BE MADE TO PROPOSED FIRESTONE WATER MAINS WHEN EXTENDED ALONG LOCUST AND ZINNIA STREETS IN THE FUTURE. THE WATER SYSTEM IS ANTICIPATED TO BE LOOPEO WITHIN THE SITE TO PROVIDE ADEQUATE WATER SUPPLY AND FIRE PROTECTION.

THE 19 & 26 CROSSINGS SANITARY SEWER SYSTEM IS ANTICIPATED TO BE ENTIRELY A GRAVITY SYSTEM. IT IS PLANNED TO CONNECT TO THE PROPOSED SANITARY SEWER MAIN TO BE LOCATED TO THE NORTH OF ZINNIA STREET. THE SITE IS ANTICIPATED TO CONNECT TO THIS MAIN WITH A SEWER LINE EXTENSION NEAR THE NORTHWEST CORNER OF THE SITE. THE FUTURE SEWER MAIN WILL CONVEY FLOWS NORTHWEST TO A FUTURE TRUNKLINE. WASTEWATER FROM THE SYSTEM WILL FLOW IN ST. VRAIN SANITATION DISTRICT TRUNK LINES TO THE DISTRICT WASTEWATER TREATMENT FACILITY LOCATED NORTHWEST OF THE SITE. THE SANITARY SEWER SYSTEM WILL BE DESIGNED ACCORDING TO THE DISTRICT STANDARDS.

GRADING CONCEPT:

GRADING FOR 19 & 26 CROSSINGS WILL BE PERFORMED IN A WAY TO GENERALLY CONFORM TO THE EXISTING SITE TOPOGRAPHY AND DRAINAGE PATTERNS. RUNOFF FLOW PATTERNS OFFSITE AND ON-SITE WILL REMAIN AS THEY ARE, MORE OR LESS. ON-SITE RUNOFF WILL FLOW TO PROPOSED DETENTION PONDS WHICH WILL BE DESIGNED TO CONTAIN THE DEVELOPED RUNOFF FROM THE SITE. THESE PONDS WILL RELEASE FLOWS AT OR BELOW HISTORIC RATES. DETENTION POND RELEASES WILL BE DIRECTED INTO THE ROAD SIDE DITCH OR FUTURE STORM SEWER SYSTEM ALONG ZINNIA STREET. FINAL UTILITY AND DRAINAGE DESIGN SHALL BE AS DETERMINED THROUGH THE FINAL DEVELOPMENT AND PLAT PROCESS.

SERVICE REQUIREMENTS:

THIS DEVELOPMENT SHALL BE SERVED BY THE FOLLOWING UTILITY COMPANIES:

POTABLE WATER - TOWN OF FIRESTONE
SANITARY SEWER - ST. VRAIN SANITATION DISTRICT
NATURAL GAS - BLACK HILLS ENERGY
POWER - UNITED POWER
POLICE PROTECTION - TOWN OF FIRESTONE
FIRE PROTECTION - FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT
TELEPHONE - CENTURYLINK
RECREATION - CARBON VALLEY RECREATION DISTRICT

CIRCULATION SYSTEMS:

THERE ARE THREE PROPOSED PRIMARY VEHICULAR ACCESS POINTS FOR 19 & 26 CROSSING. THESE ACCESS POINTS ARE AS APPROVED WITH MOUNTAIN VISTAS ODP. ALL PUBLIC LOCAL STREETS WITHIN THE DEVELOPMENT WILL MEET THE TOWN'S RIGHT-OF-WAY STANDARDS.

FINAL ACCESS LOCATIONS AND STREET CIRCULATION SHALL BE AS DETERMINED THROUGH THE FINAL DEVELOPMENT PLAN AND PLAT PROCESSES.

LAND USE AND ZONING:

MOUNTAIN VISTAS FINAL PLAT IS CURRENTLY ZONED PUD WITH MIXED USE (MU) AND RESIDENTIAL (R-A) LAND USE CATEGORIES. THE 19 & 26 CROSSINGS DEVELOPMENT PROPOSES AN AMENDMENT TO THE APPROVED ODP OF LOT 1 MOUNTAIN VISTAS. THE 19 & 26 CROSSINGS, FORMERLY KNOWN AS MOUNTAIN VISTAS WILL BE AMENDED TO PUD WITH EMPLOYMENT CENTER AND REGIONAL COMMERCIAL LAND USE CATEGORIES. THE LAND USES AND DEVELOPMENT STANDARDS FOR THE EC AND RC LAND USE CATEGORIES SHALL BE AS SPECIFIED IN THIS AMENDED ODP AND IN THE FIRESTONE DEVELOPMENT REGULATIONS, AS MAY BE AMENDED FROM TIME TO TIME.

USES PERMITTED IN THE EC AND RC PLANNING AREAS SHALL BE AS SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS. ADDITIONAL USES ALLOWED WITHIN THE EC CATEGORY OF PLANNING AREA 1 AND 2 SHALL INCLUDE:

- INDUSTRIAL
- OUTDOOR STORAGE
- COMMERCIAL RV STORAGE
- COMMERCIAL INDOOR STORAGE
- CONDO STORAGE

THE MIX OF LAND USE CATEGORIES IS BEING AMENDED DUE TO THE UNIQUE LOCATION OF THE PROPERTY. COMPATIBILITY BETWEEN EC & RC USES WILL BE ADDRESSED AT FINAL DEVELOPMENT PLAN TO ASSURE POSITIVE ADJOINING LAND USE RELATIONSHIPS.

BUILDING HEIGHT:

THERE ARE NO EXISTING BUILDINGS ON THIS SITE. FUTURE BUILDING HEIGHTS WILL CONFORM TO THE STANDARDS IN THE TOWN OF FIRESTONE DEVELOPMENT REGULATIONS.

LAND USE TABLE:

PLANNING AREA	ZONING	AREA (AC)	% AREA
PA 1	PUD-EC	10.78	29.3
PA 2	PUD-EC	18.90	51.3
PA 3	PUD-EC/RC	7.13	19.4
		TOTAL AREA	36.82

PARKS, TRAILS, AND OPEN SPACE:

THERE ARE NO PUBLIC OR PRIVATE OPEN SPACES, TRAILS, OR COMMON AREAS BEING PROPOSED WITH THIS DEVELOPMENT PLAN.

PRIVATE MAINTENANCE AND ENFORCEMENT:

THIS PROPERTY WILL CONTINUE TO BE PRIVATELY MAINTAINED.

OUTLINE DEVELOPMENT PLAN

AN AMENDMENT TO A PORTION OF

THE MOUNTAIN VISTAS ODP

19 & 26 CROSSINGS

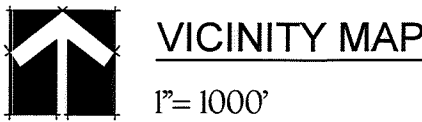
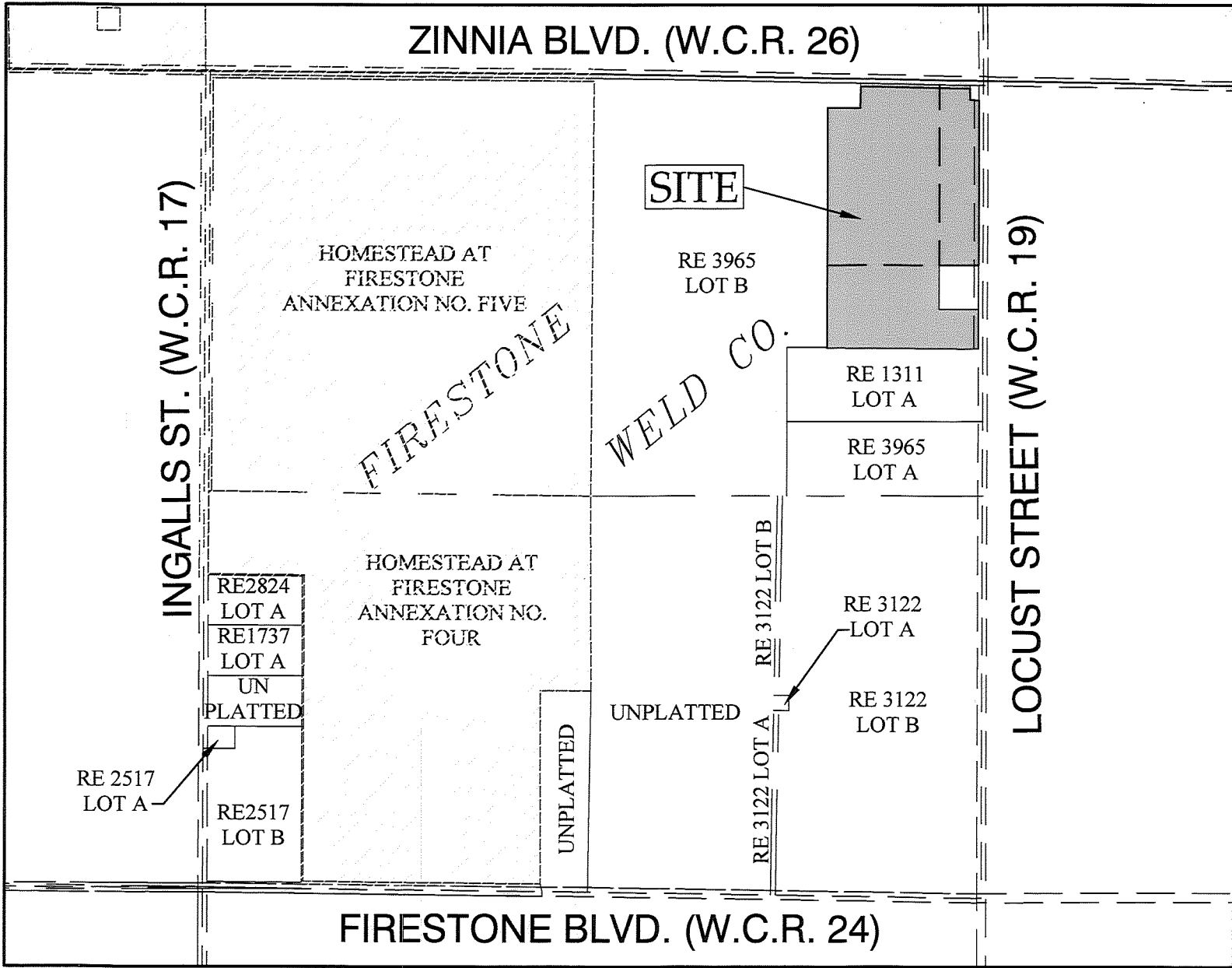
LOT 1 MOUNTAIN VISTAS FINAL PLAT

TOWN OF FIRESTONE

COUNTY OF WELD

STATE OF COLORADO

SHEET 1 OF 2



LEGAL DESCRIPTION:

LOT 1 OF MOUNTAIN VISTAS FINAL PLAT RECORDED ON SEPTEMBER 9, 2008 AT RECEPTION NO. 3577173 AT THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER, BEING LOCATED IN THE NE ¼ OF SECTION 4, T2N, R67W OF THE 6TH PM, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. SAID PARCEL CONTAINS 36.820 ACRES (1,803,863 SQUARE FEET) MORE OR LESS.

BASIS OF BEARINGS:

THE RECORD BEARING OF NORTH 00°00'00" EAST ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4-2-67 AS PER THE FINAL PLAT OF MOUNTAIN VISTAS TO THE TOWN OF FIRESTONE.
NOTE: MONUMENTATION OF SAID LINE AS SHOWN HEREON.

BENCHMARK INFORMATION:

THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 67 WEST MONUMENTED AS A 2" DIAMETER ALUMINUM CAP IN MONUMENT BOX. TOP OF CAP ELEVATION = 4885.81.
CONTOUR INTERVAL = 1 FOOT.
HORIZONTAL DATUM = NAD83, MODIFIED STATE PLANE COORDINATES, COLORADO NORTH ZONE
VERTICAL DATUM = NAVD 1988

OWNER/APPLICANT

OWNER:

~~19 & 26, LLC~~ 19 and 26 LLC, a Colorado limited liability company
170 TZ TRAIL
GRAND JUNCTION, CO 81503

APPLICANT:

19 & 26, LLC
170 TZ TRAIL
GRAND JUNCTION, CO 81503
PHONE: (970) 532-0540
CONTACT: JAROD RODEBAUGH
ACOC@GOBRAINSTORM.NET

TECHNICAL CONSULTANTS

SURVEYING

INTERMIL LAND SURVEYING
1301 NORTH CLEVELAND AVE.
LOVELAND, CO 80537
PHONE: (970) 669-0516

ARCHITECT

CHESLEY ALEXANDER
13719 WEST 59TH DRIVE
ARVADA, CO 80004
PHONE: (303) 988-9482
CONTACT: CHESLEY ALEXANDER
EMAIL: chesleyalexander@q.com

PLANNING/ENGINEERING

PERMONTES GROUP
625 MAIN STREET
LONGMONT, CO 80501
PHONE: (720) 684-4981
CONTACT: MICKEY LEYBA
MLEYBA@PERMONTESGROUP.COM

OWNER'S APPROVAL:

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

OWNER:

~~19 & 26, LLC~~ 19 and 26 LLC, a Colorado limited liability company

Jarod Rodebaugh
JAROD RODEBAUGH, MEMBER

NOTARY CERTIFICATE:

STATE OF COLORADO)
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF February, 2018, BY Jarod Rodebaugh, Member, AS MEMBER OF 19 & 26, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

Michelle T. Miller
MICHELENE T. MILLER
NOTARY PUBLIC
Mar 16, 2019
MY COMMISSION EXPIRES:

MICHELENE T. MILLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154010711
COMMISSION EXPIRES MAR. 16, 2019

TOWN APPROVAL:

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

8th DAY OF November 2017 BY

ORDINANCE NO. 917

Pal Soran
MAYOR



Leah Karamall
ATTEST: TOWN CLERK

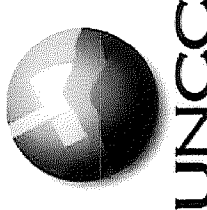
FIRESTONE INFORMATION BLOCK

COVER SHEET

Name of Submittal:	19 & 26 CROSSINGS
Type of Submittal:	ODP 1ST AMENDMENT
Filing Number:	N/A
Preparation Date:	11/4/16
Revisions Date:	6/22/2017
Revisions Date:	10/17/17
Revisions Date:	1/8/18
Revisions Date:	

SHEET 1 of 2

CONDITIONS OF APPROVAL	DATE	REVISION BLOCK
4	10/18	
3	12/15/17	
2	10/17/17	
1	10/17/17	



permontesgroup
625 Main Street
Longmont, CO 80501
T: (720) 684-4981
F: (866) 563-3212
www.permontesgroup.com

PREPARED FOR:
19 & 26, LLC

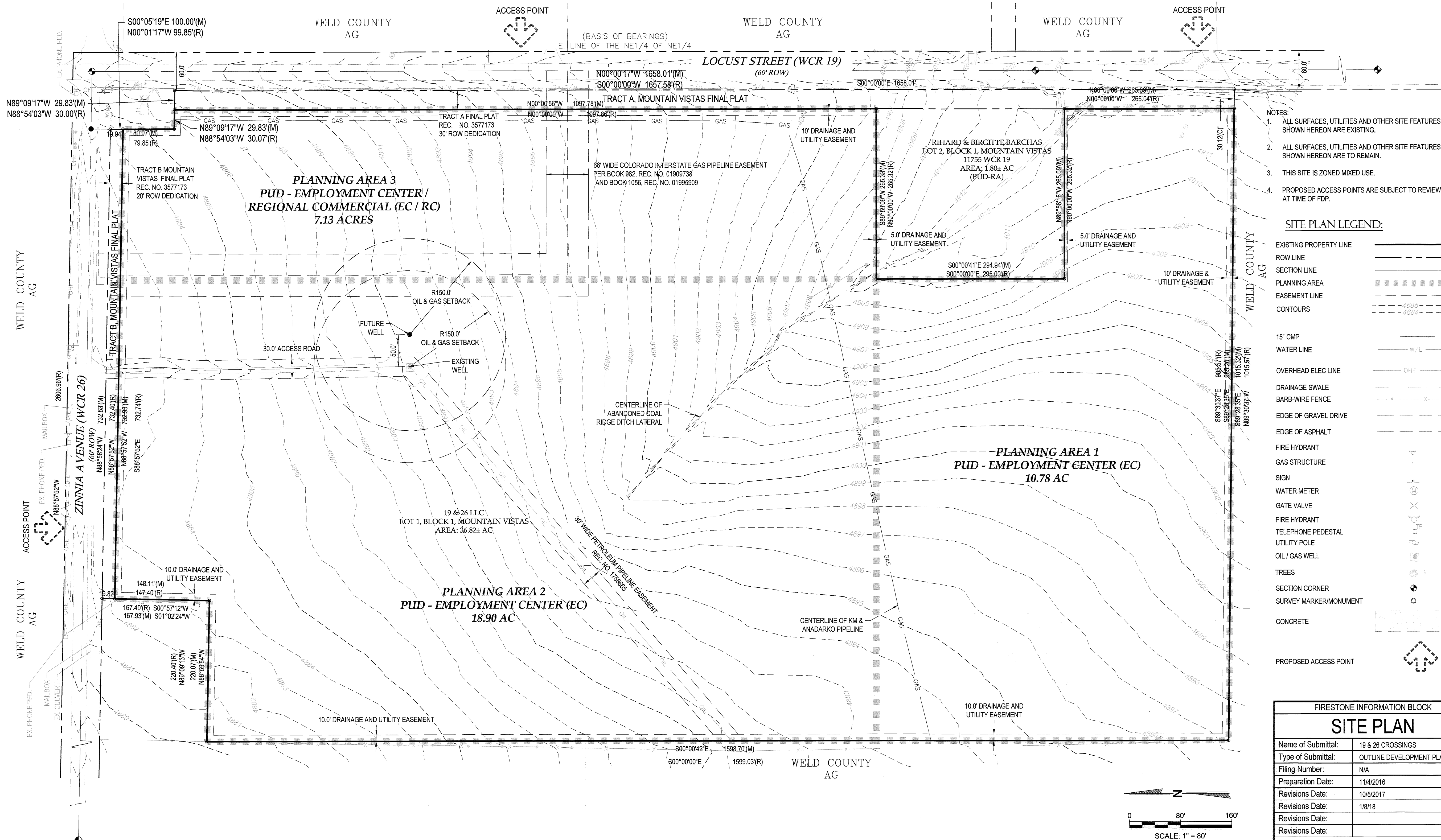
SHEET TITLE:
MOUNTAIN VISTA
INDUSTRIAL SUBDIVISION
COVER SHEET

DESIGNED BY:	ML
DRAWN BY:	SDW
CHECKED BY:	ML
APPROVED BY:	ML

PROJECT NO.:	186.002
DATE:	11/4/16
SCALE:	N/A

SHEET NO.	1
SHEET 1 OF 2	

OUTLINE DEVELOPMENT PLAN
AN AMENDMENT TO A PORTION OF
THE MOUNTAIN VISTAS ODP
19 & 26 CROSSINGS
LOT 1 MOUNTAIN VISTAS FINAL PLAT
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 2 OF 2



- NOTES:
1. ALL SURFACES, UTILITIES AND OTHER SITE FEATURES SHOWN HEREON ARE EXISTING.
 2. ALL SURFACES, UTILITIES AND OTHER SITE FEATURES SHOWN HEREON ARE TO REMAIN.
 3. THIS SITE IS ZONED MIXED USE.
 4. PROPOSED ACCESS POINTS ARE SUBJECT TO REVIEW AT TIME OF FDP.

SITE PLAN LEGEND:

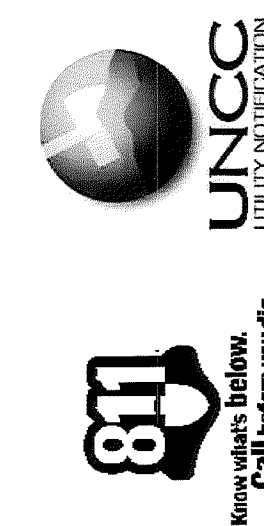
- EXISTING PROPERTY LINE
ROW LINE
SECTION LINE
PLANNING AREA
EASEMENT LINE
CONTOURS
- 15" CMP
WATER LINE
OVERHEAD ELEC LINE
DRAINAGE SWALE
BARB-WIRE FENCE
EDGE OF GRAVEL DRIVE
EDGE OF ASPHALT
FIRE HYDRANT
GAS STRUCTURE
SIGN
WATER METER
GATE VALVE
FIRE HYDRANT
TELEPHONE PEDESTAL
UTILITY POLE
OIL / GAS WELL
TREES
SECTION CORNER
SURVEY MARKER/MONUMENT
CONCRETE
- PROPOSED ACCESS POINT

FIRESTONE INFORMATION BLOCK

SITE PLAN	
Name of Submittal:	19 & 26 CROSSINGS
Type of Submittal:	OUTLINE DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	11/4/2016
Revisions Date:	10/5/2017
Revisions Date:	1/8/18
Revisions Date:	
Revisions Date:	

SHEET 2 of 2

REV.	DATE	DESCRIPTION
4	1/8/18	CONDITIONS OF APPROVAL
3	12/16/17	CONDITIONS OF APPROVAL
2	10/5/17	COMMENTS FROM ANADARKO
1	1/3/2017	1ST SUBMITTAL COMMENTS



permontesgroup
T: (720) 684-4981
F: (966) 563-9212
www.permontesgroup.com

19 & 26, LLC
19 & 26 CROSSINGS
OVERALL DEVELOPMENT PLAN
SITE PLAN

PREPARED FOR:
SHEET TITLE:

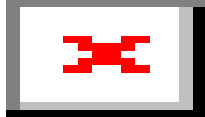
DESIGNED BY:	ML
DRAWN BY:	SDW
CHECKED BY:	ML
APPROVED BY:	ML

PROJECT NO.: 186.002
DATE: 11/4/2016
SCALE: AS SHOWN

SHEET NO.
2
SHEET 2 OF 2

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 7.c

Public Hearings

Meeting Date: October 15, 2020

Initiated By: Todd Bjerkaas

Dept: Planning & Development

AGENDA TITLE

**Resolution PC-20-18 - A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION
RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE
FIRESTONE MUNICIPAL CODE**

SUMMARY

During the work sessions leading up to and the hearings during which the new Firestone Development Code was considered, Town Staff mentioned the intent to present updates to the Planning & Zoning Commission and the Board of Trustees of the development code on an annual basis to be effective at the beginning of each calendar year. The purpose of an annual update is to correct typographical, formatting, and organization items as well as modifications for clarity, efficiency, and legality that are identified during the year but are not urgent or time sensitive .

The majority of this annual update standardizes formatting, titles, and naming and numerical conventions. Proposed changes more substantive in nature are included as an attachment of excerpted redlines.

HISTORY AND PREVIOUS BOARD ACTION

The Planning & Zoning Commission considered the new Firestone Development Code (FDC) during a public hearing at its May 7, 2020 and May 21, 2020 regular meetings. The Commission approved Resolution PC-20-06 recommending approval of the Firestone Development Code on May 21, 2020.

The Town of Firestone Board of Trustees subsequently introduced the adopting ordinance on May 27, 2020 and held a public hearing to consider the Firestone Development Code on June 24, 2020. The Board adopted the FDC on June 24, 2020 and the code became effective on July 30, 2020.

RECOMMENDATION

Staff recommends that the Planning & Zoning Commission approve Resolution PC-20-18 recommending approval of amendments to the Firestone Development Code.

ATTACHMENTS

1. Resolution PC-20-18: 2021 FDC Annual Update

FIRESTONE PLANNING & ZONING COMMISSION

RESOLUTION NO. PC-20-18

**A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION
RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE
AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE**

WHEREAS, a Unified Development Code (“UDC”) has been identified as a critical tool in the implementation of the Town’s updated master plans; and

WHEREAS, the UDC, entitled the Firestone Development Code (“FDC”) establishes land use regulations and promotes orderly development within the Town of Firestone; and

WHEREAS, the FDC is a compilation of development regulations included in zoning, subdivision, and other land use and development related ordinances and regulations; and

WHEREAS, the Town of Firestone Board of Trustees approved Ordinance 976 adopting the FDC on June 24, 2020 with an effective date of July 30, 2020; and

WHEREAS, the Town of Firestone identifies a benefit to annual updates to the FDC to provide increment amendments for clarity, efficiency, grammar, format and implementation; and

WHEREAS, the Firestone Planning & Zoning Commission has reviewed the draft amendments of the FDC, and considered the merits of these amendments in a public hearing on October 15, 2020; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE FIRESTONE PLANNING & ZONING COMMISSION:

1. That the Firestone Planning & Zoning Commission recommends approval of an ordinance amending Title 16 of the Firestone Municipal Code as detailed in Exhibit A with technical changes.

INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE
FIRESTONE PLANNING AND ZONING COMMISSION THE __TH DAY OF _____, 2020.

Chairperson

ATTEST:

Secretary

EXHIBIT A

CHAPTER 1: GENERAL PROVISIONS

16.1.1 TITLE AND EFFECTIVE DATE

The Firestone Development Code may be referred to throughout this document as “this FDC.”

16.1.2 AUTHORITY

This FDC is enacted pursuant to the powers granted and limitations imposed on municipalities by the laws of the State of Colorado, including without limitation C.R.S. §29-20-101 *et seq.* (Local Government and Land Use Enabling Act). This FDC has been adopted by reference into the Firestone Municipal Code (Ordinance No. 976) and as amended by Ordinance No. ____.

16.1.3 PURPOSE OF THIS TITLE

A. General Purpose

This FDC has as its general purpose the promotion of the health, safety, and general welfare of the Town of Firestone (“Town”).

B. Specific Purposes

The provisions of this FDC are specifically intended to:

1. Foster quality, compatible, and efficient relationships among land uses;
2. Promote a healthy and convenient distribution of population by regulating and limiting the density of development;
3. Ensure greater public safety and accessibility through quality physical design and location of land use activities;
4. Encourage the efficient use of the available land supply;
5. Promote a balanced supply of residential, commercial, industrial, institutional, and transportation land uses that are substantially compatible with adjacent land uses and that have good access to transportation networks;
6. Preserve the character and quality of the Town’s residential neighborhoods;
7. Promote a balanced, diverse supply of quality housing located in safe and livable neighborhoods;
8. Enhance the appearance, visual scale, orientation, quality, and mix of land uses of new developments;
9. Ensure that developments are substantially compatible with the Town’s Comprehensive Master Plan;
10. Promote the vitality and development of the Town’s major employment centers, town centers, and its other commercial and mixed-use districts;
11. Manage traffic congestion in the streets;
12. Ensure the provision of adequate open space for light, air, and recreation;
13. Preserve the value of buildings and land;
14. Manage the preservation of existing trees and vegetation, wetlands, floodplains, wildlife and habitat, stream corridors, scenic views, and other areas of scenic and environmental significance from adverse impacts of land development;

associated with a principal use, the total of all accessory use structures shall be subordinate in gross floor area, extent and purpose to the principal use.

Notwithstanding Subsection 3.3.G.1.d, the following are not required to be subordinate in gross floor area:

- a. Barns and other agriculture buildings located in the AG district, shall be exempt.
- b. Within the RR district, accessory structures shall not exceed two (2) times the gross floor area of the principal building.

G. Additional Standards for Specific Accessory Uses and Structures

1. Accessory Dwelling Units

a. Purpose

Accessory dwelling units are intended to:

- i. Provide a mix of housing that responds to changing family needs;
- ii. Provide a means for residents, seniors, single parents and families with grown children to remain in their homes and neighborhoods, obtain extra income, security, companionship and services;
- iii. Provide a broader range of accessible and more affordable housing;
- iv. Create new housing dwelling units while respecting the look and scale of single-family detached neighborhoods; and
- v. To establish a procedure to minimize potential impacts from these conversions on abutting single-family uses.

b. Exception from Impact Fee Requirements

New accessory dwelling units shall not be subject to impact fee charges.

c. Construction of New Accessory Dwelling Units

An accessory dwelling unit may be created by:

- i. Converting an existing living area, attic, basement or garage;
- ii. Addition of floor area to a single-family house;
- iii. Construction of a detached accessory dwelling unit on the single-family lot; or
- iv. Construction of a new single-family detached house with an internal or detached accessory dwelling unit.

d. General Standards

All accessory dwelling units shall meet the following standards:

i. Districts Permitted

Accessory dwelling units shall be permitted as accessory uses to single-family detached residential uses as depicted in Table 3-2. A minimum lot size of ~~4,500~~4,500 square feet is required.

ii. Where Permitted on Lot

A permitted accessory dwelling unit shall comply with all applicable site and building design, access, and other standards in the zoning district in which the accessory dwelling unit will be located. Mobile homes, recreational vehicles, and travel trailers shall not be used as accessory dwelling units.

iii. Size of Accessory Dwelling Unit

- b. Home occupations must be clearly secondary to the use of the building as a residence and shall not occupy more than twenty-five (25) percent of the total floor area.
- c. The home occupation shall use the same water, electric and gas meters as the residence.
- d. Home occupations shall be operated entirely from an enclosed structure with no exterior storage of business related vehicles, materials or equipment. The home occupation owner's individual business/personal passenger vehicle is exempt from this requirement.
- e. There shall be no visible evidence of the operation, and it shall not change the residential character thereof.
- f. Only persons residing in the residence can operate the home occupation at the residence. A maximum of two (2) non-occupant employees, independent contractors or others associated with the business may be at the residence at the same time for work, work assignments, supplies, etc.
- g. The operation shall not generate objectionable traffic in the area, and off-street parking must be provided to accommodate all needs created by the home occupation.
- h. The operation shall not be objectionable due to odor, dust, smoke, noise, vibration or other similar impacts.
- i. The following uses, because of their tendency to go beyond the limits permitted for home occupations and thereby impair the use and value of the residential area shall not be permitted as home occupations: auto repair or motorized implement repair; dance, music or other types of instruction (if more than four (4) students are being instructed at one (1) time); dental offices; medical offices; the painting of vehicles, trailers or boats; private schools with organized classes; motor vehicle towing operation; barber shops having more than one (1) chair, beauty shops having more than one (1) chair; welding shops; nursing homes; bed and breakfast and other such transient lodging; and retail sales where products are stocked and sold to purchasers at the home occupation residence like a retail store.

5. Keeping of Backyard Chicken Hens

The keeping of backyard chicken hens shall be a permitted accessory use to single-family detached dwelling units on lots greater than ~~5,000~~4,500 square feet in lot area that meet the following regulations:

- a. No more than six (6) backyard chicken hens are permitted per dwelling unit.
- b. Roosters are prohibited.
- c. Backyard chicken hens are required to be located within a designated chicken coop and chicken run that meet the following standards:
 - i. The chicken coop and chicken run shall be located in the rear yard of a property.
 - ii. The chicken coop and chicken run, nor any part thereof, shall be located between the rear of the principle structure and the front yard lot line.
 - iii. The chicken coop and chicken run shall have a minimum five (5) foot setback from any side or rear property line.
 - iv. The chicken coop shall not be located within any utility easement.

A. Dimensional and Density Standards

TABLE 4-1: DIMENSIONAL AND DENSITY STANDARDS – RESIDENTIAL AND COMMERCIAL DISTRICTS (Additional standards may apply. See Use-Specific Standards in Section 3.2)								
		Minimum Lot Standards		Minimum Setbacks (ft.) ^②				Max Height (ft)
District	Max/Min Density (DU/Acre)	Width (ft)	Net Area ^③ (sq ft)	Front	Street (all uses)	Interior Lot Line	Rear	
RR	1/na	100 (Flag lots: 50)	43,560	Principal: 30 Accessory: 40	30	10	Principal: 30 Accessory: 10	40
R-A	5/na	SFD: 50 45 Corner: 60 55 SFD-Alley: 35 Corner: 45 SFA: 25 Corner: 35 MF: none	SFD: 5,000 4,500 SFD-Alley: 3,500 SFA: 2,000 SFA-Alley: 1,500 MF: 1,500 per DU	Principal SF: 14 10 for alley loaded 20 to front load garage Principal MF: 20 Accessory: 30	SF: 10 MF: 20	Principal SF: 5 ^① Principal MF: 10 ^① Accessory: 5 ^①	Principal SF: 20 2 for alley loaded Principal MF: 20 Accessory SF: 5 Accessory MF: 10	Prin-SF: 35 Prin-MF: 45 Acc: 25
R-B	10/5							
R-C	20/10							

① Zero lot line setbacks shall be permitted for attached buildings provided that the building meets the zone district interior lot line setback on the side of the building not attached.

② Multiple principal buildings on a single lot shall be separated a distance equal to the distance that would be required if they were separated by a lot line.

③ Net area is the size of the lot; not to include tracts and streets and their right-of-ways.

16.4.2 MEASUREMENTS AND EXCEPTIONS

A. Setbacks

1. General Setback Requirements

a. *Required Setbacks*

Setbacks shall be unoccupied and unobstructed by any structure or portion of a structure from thirty (30) inches above grade upward; provided, however, that fences, walls, trellises, poles, posts, ornaments, furniture and other customary yard accessories may be permitted in any setback subject to height limitations and requirements limiting obstruction of visibility.

- i. A building, structure, or lot shall not be developed, used, or occupied unless it meets the minimum setback requirements set forth in Table 4-1 for the zoning district in which it is located, except as otherwise established in this FDC or unless a variance has been granted.
- ii. A setback or other open space required by this FDC shall not be included as part of a setback or other open space required by this FDC for another building or structure or lot.

b. *Encroachments into Required Setbacks, General*

The following structures may encroach into required front, side or rear setbacks as specified in this Subsection and as permitted by building code:

- i. *Paved Patios or Terraces*
Paved patios or terraces may encroach into any required setback, provided that no structures placed on them shall violate other requirements of this FDC.
- ii. *Unroofed Landings, Decks and Stairs*
Unroofed landings, decks and stairs may encroach into side and rear required setbacks, provided that the floor shall not extend higher than thirty (30) inches above the finished grade level and the projection is at least five (5) feet from the lot line.
- iii. *Covered Decks and Exterior Balconies*
Covered Decks and exterior balconies may encroach into a required rear setback provided these encroachments are at least ten (10) feet from the rear lot line.
- iv. *Incidental Architectural Features*
Cornices, eaves, canopies, window wells, chimneys, bay windows, ornamental features, and other similar architectural features may encroach not more than two (2) feet into any required setback.
- v. *Covered Porches and Roofs Over Other Exterior Approaches*
Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may project up to four (4) feet into a front setback. The projection shall be at least ten (10) feet from the front property line.
- vi. *Handicap Ramps*
The Director may allow the installation of handicap access ramps in required front, side, and rear setbacks. The design and placement of the ramps shall be reviewed to ensure that:

(A) The ramp has minimal visual impact on abutting properties;

(B) The width of the ramp does not exceed forty-eight (48) inches except as required by law.

vii. Fences and Walls

Fences and walls may project into any required setback and shall be in accordance with other requirements of this FDC.

c. Encroachments Into Easement and Right-of-ways Prohibited

Encroachments shall not extend into any easement(s) or public right-of-way except as legally authorized by the easement holder.

d. Contextual Front Setbacks

In addition to permitted projections described in Subsection 4.2.A.1.b above, the following exceptions to the front setback requirement for dwellings abutting local streets (not collector or arterial streets) are authorized for a lot in any district.

- i. If there are dwelling units on both abutting lots with front setbacks of less than the required depth for the district, the front setback for the lot need not exceed the average front yard of the abutting dwelling units.
- ii. If there is a dwelling unit on one (1) abutting lot with a front setback of less than the required depth for the district, the front setback for the lot need not exceed a depth one-half (1/2) way between the depth of the abutting lot and the required setback depth.
- iii. Regardless of contextual front setback, any garage portion of the dwelling facing the front or street side shall have a setback of twenty (20) feet.

~~e. Corner Lots~~

~~In the case of corner lots, unless the prevailing front setback pattern on adjoining lots indicates otherwise, front setbacks shall be provided on all frontages.~~

~~f.e. Corner Sight Distance (a.k.a. Sight or Vision Clearance Triangle)~~

~~Where a driveway or private street intersects a public right-of-way or where property abuts the intersection of two (2) public right-of-ways, unobstructed sight distance as described in the Town Standards and Specifications shall be maintained at all times within the sight triangle area on the property adjacent to the intersection in order to ensure that safe and adequate sight distance is provided for the public use of the right-of-way.~~

B. Height Exceptions for Appurtenances

Except as specifically provided elsewhere in this FDC, the height limitations contained in this FDC do not apply to spires, belfries, cupolas, chimneys, heating and ventilation equipment, elevator housings, stairwell towers or similar appurtenances; provided, however, the following:

1. The appurtenance does not interfere with FAA Regulations;
2. The appurtenance does not extend more than twenty-five (25) feet above the maximum permitted building height;
3. The appurtenance is not constructed for the purpose of providing additional occupiable floor area in the building; and
4. The appurtenance complies with the screening requirements for mechanical equipment and appurtenances in Subsection 6.4.G.

8. Stormwater Facilities

- a. To the maximum extent reasonably feasible, stormwater facilities shall be located, designed, and managed for use as year-round neighborhood open space and passive recreation areas. Alternatively, appropriately designed stormwater facilities may be located, designed, and managed to serve as an entryway feature for a development.
- b. Stormwater facilities shall be designed to appear as an extension of the surrounding landscape, with a natural shape, natural slopes of four-to-one (4:1) or less and naturalized landscape plantings. Stormwater facilities shall be designed to allow for naturalization with trees and woody plant materials.
- c. Berming to increase facility capacity shall be discouraged. If permitted, the maximum height of the berm shall be three (3) feet with berming to be contoured to take on a naturalized shape.
- d. The use of concrete or other impervious materials in stormwater facilities shall be limited to areas necessary to prevent erosion that cannot be accomplished using other stormwater design or landscape techniques. Such erosion devices shall either be buried below live plant materials or designed in a naturalized manner.
- e. In commercial and industrial developments, a more structured facility that is designed to complement the architecture and site design will be considered by the Town.

F. General Landscaping Requirements and Standards

1. Landscape Materials

Live plant materials shall be selected that are equally suitable for local soil and water conditions and would provide a high level of visual benefits. Plants shall not be invasive, noxious, or prohibited by the American Nursery and Landscape Association.

2. Artificial Materials

~~a.~~ Location

~~b.~~ . Artificial turf shall be permitted in the rear yard and side yards of single-family dwellings per meeting the requirements of the FDC. Artificial turf shall be permitted in multi-family residential and non-residential developers pursuant to the requirements of this FDC.

~~c.~~ a. General Standards

- i. Location, materials, appearance, installation, and maintenance of artificial turf areas shall comply with all requirements of this FDC.
- ii. Artificial turf shall be natural in appearance and integrated into the overall landscape design.
- iii. Turf material and aggregate or infill materials shall not be toxic to humans or pets or be harmful to the environment.

~~d.~~ b. Locations

- i. For single-family dwellings, artificial turf shall be limited to a maximum of seventy-five (75) percent of the rear or side yard area. A minimum of twenty (25) percent of the rear and side yard landscape area shall be permeable surfaces with living and organic landscape material. The maximum area of artificial turf shall consider other impervious surfaces such as patios and walkways to ensure a minimum of twenty-five (25) percent of the yard area remains a permeable surface with living and organic landscape material.

ii. Artificial turf shall be permitted in multi-family residential and non-residential developers pursuant to the requirements of this FDC.

ii.iii. A minimum of three (3) foot buffer comprised of permeable surfaces with living and organic landscape material shall be required between the edge of the artificial turf and any property line.

iii.iv. Artificial turf shall not be installed on slopes greater than a five to one (5:1) slope.

iv.v. Artificial turf placement, particularly under the dripline of trees, shall avoid negative impacts to trees at the time of placement and during the lifespan of the tree.

e.c. Materials

i. The blade material shall be made of either lead-free polyethylene, polypropylene, vegetable based product or a blend of the three (3). Nylon or other plastic shall be prohibited.

ii. Backing

(A) The backing shall be of a lead-free polyethylene, polypropylene, vegetable based product or a blend of the three. Felt backing is not permitted.

(B) The backing shall be permeable with holes spaced in a uniform grid pattern not to exceed four (4) inches by six (6) inches on center.

iii. Materials shall be protected with a minimum of an eight (8) year warranty.

iv. All materials shall be non-flammable.

f.d. Appearance

i. Blade yarn colors shall mimic natural turf including green blade color(s) and include a tan thatch layer.

ii. Blade pile height shall be between one and three-quarters (1.75) inches and three (3) inches.

iii. Pile face weight shall be at least seventy (70) ounces.

g.e. Installation

i. Artificial turf shall be installed in accordance with manufacturer specifications.

ii. The drainage pattern of the lot shall not be impeded or altered by the installation of artificial turf.

iii. Artificial turf shall be installed over a compacted and porous aggregate base material that is a minimum of three (3) inches deep to allow for adequate drainage both horizontally and vertically and to prevent excessive runoff or pooling. Artificial turf shall not be installed over existing grass or compacted dirt.

iv. Artificial turf shall be anchored at all edges and seams.

v. Artificial turf seams shall be taped or glued and not sewn.

vi. Artificial turf shall be separated from other landscape areas by a bender board, concrete curbing or similar material to conceal edges of the turf.

h.f. Maintenance

Off-site parking spaces shall be located within a lot or tract in common ownership by all the owners of the properties that will use the lot or tract.

d. Ineligible Activities

- i. Off-site parking may not be used to satisfy the parking requirements for single-family residential uses.

e. Agreement for Off-Site Parking

A written off-site parking agreement between the record owners shall be required. The agreement shall guarantee the use of the off-site parking area in perpetuity. An attested copy of the agreement between the owners of record shall be submitted to the Town for recordation in a form established by the Town Attorney. Recordation of the agreement shall take place before issuance of a building permit for any use to be served by the off-site parking area. An off-site parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with the requirements of this FDC. No use shall be continued if the parking is removed unless substitute parking facilities are provided, and the agreement shall not be amended or modified without Town consent.

f. On-street Parking

On-street parking spaces in the right-of-way adjacent to the property may be counted to satisfy the minimum off-street parking requirements, if approved by the Director. In mixed-use districts, on-street parking meeting the above criteria shall be counted towards off-street parking requirements.

3. Old Town District Parking

a. Commercial Uses

There shall be no minimum off-street parking requirements for any commercial use in the OTC district.

b. Residential Uses

There shall be minimum off-street parking requirements for any residential uses in the OTR District and for non-conforming residential uses in the OTC District.~~Old Town districts.~~

4. Other Eligible Alternatives

At the Town's discretion, the Director may approve any other alternative to providing off-street parking spaces on the site of the subject development if the applicant demonstrates to the satisfaction of the Director that the proposed plan will protect surrounding neighborhoods, maintain traffic circulation patterns, and promote quality urban design to at least the same extent as would strict compliance with otherwise applicable off-street parking standards.

F. Off-Street Loading Requirements

No building or structure used for any commercial, business, industrial, or public/institutional use shall be erected, nor shall any such existing building or structure be altered so as to increase its gross floor area by twenty-five (25) percent, without prior provision for off-street loading space in conformance with the following minimum requirements:

1. Loading Hours

To the maximum extent practicable, loading and unloading, when not in a dedicated loading dock area, shall during off-peak or non-business hours to minimize disruption to businesses.

2. Location of Off-Street Loading Facilities

Loading facilities shall be in all cases on the same lot or parcel of land as the structure they are intended to serve and shown on the FDP. To the maximum extent reasonably feasible, loading areas shall be located to the rear of a site, shall not face adjacent residential areas or in an area with a residential zoning classification, and shall be oriented away from views

- vi. Peaked roof forms;
- vii. Outdoor patios;
- viii. Display windows;
- ix. Architectural tilework or moldings integrated into the building design; or
- x. Integrated planters or wing walls that incorporate landscaped areas or seating areas.

5. Roofs

- a. Where flat roofs are used, a parapet wall at least eighteen (18) inches in height shall be used on all sides of the structure. Long continuous runs of parapets shall be prohibited. Parapet detailing shall be integrated into overall building architecture.
- b. On all structures exceeding two (2) stories in height, roofs shall internally drain, and external scuppers and wall drains shall be prohibited.

6. Ground Floor Treatment

Buildings shall incorporate a human scale at ground level on commercial buildings and along street facades and entryways through the use of such scale elements as windows, doors, columns, and beams.

7. Building Materials

- a. No more than twenty-five (25) percent of each façade of the building shall be finished with metal material.
- b. Vinyl siding, EIFS, and smooth face block are prohibited.
- c. Façade building materials shall not create excessive glare when viewed from any public street or from any residential area. Mirrored glass is prohibited

8. Bright Colors

Intense, bright, or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary or accessory structure. These colors may be used as building accent colors, but shall not constitute more than ten (10) percent of the area of each elevation of a building. Permitted sign areas shall be ~~excluded~~included from this calculation.

16.6.9 MANUFACTURING AND LIGHT INDUSTRIAL CATEGORIES AND DESIGN STANDARDS

A. Purpose

To encourage high-quality design appropriate for manufacturing and light industrial uses while promoting economic development, protecting adjacent uses and fostering a positive image for the community.

B. Application

All development or any structure in manufacturing and light industrial use categories in Chapter 3.

C. Standards

All standards from this Section 6.8.C. Standards for Neighborhood Center (NC), Regional Commercial (RC), and Public Land and Institutions (PLI) shall apply except as modified below.

- 1. Wall Articulation
Features shall be incorporated at least every one-hundred (100) feet in building length.
- 2. Ground Floor Treatment
Not applicable

- c. All proposed fencing changes shall be approved by the mineral right owner before Final Plat approval or for sites already platted, before Final Development Plan approval.

6. Developments with existing oil and gas wells and associated above ground production facilities shall paint the wells and associated above ground production facilities a color determined by the Director. All proposed paint improvements shall be approved by the mineral right owner either before Final Plat or Final Development Plan approval.

B. Abandoned Oil and Gas Wells and Production Facilities

1. Oil and gas wells and production facilities shown as plugged and abandoned on the Final Plat shall be plugged and abandoned before approval of a Final Plat. The following shall be completed before approval is granted by the Town:
 - a. The COGCC Well Abandonment Report shall be submitted to the Town regarding the completion of the abandonment and reclamation process in accordance with State law and COGCC regulations.
 - b. Recorded documentation of abandonment of drilling windows, operation areas, setbacks, easements, and other associated encumbrances with the well shall be submitted to the Town.
2. Capped wellheads shall be identified by a concrete and brass monument on site and will be tied to survey point and noted on the Final Plat.
3. All subdivisions with wellheads abandoned and reclaimed in accordance with state law and COGCC regulations shall use the following standards to plat lots and streets:
 - a. Streets may be platted over abandoned wellheads if conflicts do not occur with infrastructure requirements within the street.
 - b. A non-residential lot may contain an abandoned wellhead. The plat shall identify a building setback of fifty (50) feet from the monumented abandoned wellhead.
 - c. A residential lot one (1) acre or greater in area may contain an abandoned wellhead. The Final Plat shall identify a building setback of fifty (50) feet from the monumented abandoned wellhead.
 - ~~c.d.~~ Abandoned wellheads, and the required setback of fifty (50) feet surrounding the abandoned wellhead, shall not be located in single-family lots.
 - ~~d.e.~~ Abandoned wellheads, and the required setback of fifty (50) feet surrounding the abandoned wellhead, shall not be located in multi-family lots.
 - ~~e.f.~~ In subdivisions where an abandoned wellhead cannot be placed in a street or non-residential lot meeting the standards of this Subsection; the abandoned wellhead shall be placed in a tract. The abandoned wellhead and required setback surrounding the abandoned wellhead may not be located in a Town required park as outlined in Section 6.3park.

C. Future Oil and Gas Wells and Production Facilities

1. All subdivisions that have oil and gas rights associated with the property that have not been executed need to take those rights into consideration when platting. Co-location of future and/or existing wells may reduce the impact on subdivision of the property.
2. Any agreements between the property owner and mineral right owner shall be submitted to the Town upon application. Recordation of such agreements shall occur prior to recordation

TABLE 7.2: SUMMARY OF DEVELOPMENT REVIEW PROCEDURES

NOTE: This table summarizes the processes and procedures contained in Chapter 7.

Y = Yes – The Common Procedure Applies
(7.XX) = The Section listing the Additional or Modified Procedure for a Specific Application
Blank Field = Not Applicable

Procedure	Step 1 Pre-App Conf.	Step 2 Submittal	Step 3 Comp. Review	Step 4 Neigh. Meeting/Referral	Step 5 Referral Neigh. Meeting	Step 6 Notice	Step 7 Hearing	Step 8 Decision/ Findings	Step 9 Approval Criteria	Step 10 Conditions	Step 11 Amend	Step 12 Lapse
Annexation	Y	Y (7.3)	Y	<u>Y (7.3)</u>	Y (7.3)	Y (7.3)	Y	Y (7.3)	Y (7.3)	Y		Y (7.3)
Initial Zoning	Y	Y	Y	Y	Y	Y	Y	Y (7.4)	Y (7.4)	Y		Y
Rezoning	Y	Y	Y	Y	Y	Y	Y	Y (7.4)	Y (7.4)	Y		Y (7.4)
Rezoning: Overlay	Y	Y (7.4)	Y	Y	Y	Y	Y	Y (7.4)	Y (7.4)	Y	Y (7.4)	Y (7.4)
Rezoning: PUD	Y (7.5)	Y (7.5)	Y	Y	Y	Y	Y	Y (7.5)	Y (7.5)	Y	Y (7.5)	Y (7.5)
Subdivision: Preliminary Plat	Y	Y (7.6.C)	Y	Y	Y	Y	Y	Y (7.6.C)	Y (7.6.C)	Y	Y	Y (7.6.C)
Subdivision: Final Plat	Y	Y (7.6.D)	Y	<u>Y</u>	Y			Y (7.6.D)	Y (7.6.D)	Y	Y	Y
Subdivision: Minor Plat	Y	Y	Y	<u>Y</u>	Y			Y (7.6.E)	Y (7.6.E)	Y	Y	Y
Subdivision: Non-Residential Plat	Y	Y	Y	Y	Y	Y	Y	Y (7.6.F)	Y (7.6.F)	Y	Y	Y
Minor Modification								Y (7.7)	Y (7.7)			
Variance	Y	Y	Y (7.8)	<u>Y</u>	Y	Y	Y	Y (7.8)	Y (7.8)	Y		Y (7.8)
Vacation	Y	Y	Y	Y (7.9)	<u>Y (7.9)</u>			Y (7.9)	Y (7.9)	Y		
Final Development Plan	Y	Y	Y	<u>Y</u>	Y			Y (7.10)	Y (7.10)	Y	Y (7.10)	Y (7.10)
Special Review Use	Y	Y	Y	Y	Y	Y	Y	Y (7.11)	Y (7.11)	Y	Y	Y (7.11)
Architectural Review	Y	Y	Y	<u>Y</u>	Y			Y (7.12)	Y (7.12)	Y	Y	Y (7.12)
Temporary Use Permit	Y	Y (7.14)	Y	<u>Y</u>	Y			Y (7.14)	Y (7.14)	Y	Y	Y (7.14)
Amendment to Text of this FDC						Y (7.19)	Y (7.19)	Y (7.19)	Y (7.19)			

16.7.2 COMMON DEVELOPMENT REVIEW PROCEDURES

The common development review procedures in this Section 7.2 shall apply to all types of development applications under this Chapter, unless an exception to the common procedures is expressly called for in the particular development application requirements in subsequent Sections of this Chapter.

A. Step 1: Pre-Application Conference

1. Purpose

The purpose of a Pre-Application conference is to provide an opportunity for an informal evaluation of the applicant's proposal and to familiarize the applicant and the Town Staff with the applicable provisions of this FDC, the Town's Comprehensive Master Plan, and other documents as may be appropriate, including the Town's POST Master Plan and the Town's Standards and Specifications, infrastructure requirements, and any other issues that may affect the applicant's proposal.

2. Applicability

a. *Required for New Applications*

A Pre-Application conference is required prior to certain types of applications, as listed in Table 7.2. Applications for these types of approvals shall not be accepted until after the Pre-Application conference is completed. The conference shall take place prior to any formal development application submittal to the Town.

b. *Optional for All Other Applications*

A Pre-Application conference is optional prior to submission of any other application under this FDC not listed as requiring a conference in Table 7.2.

3. Initiation of Pre-Application Conference

The applicant shall request a Pre-Application conference with the Planning & Development Department, ~~and pay the required fee, if applicable.~~ With the request for a Pre-Application conference, the applicant shall provide to the Planning & Development Department a description of the character, location, and magnitude of the proposed development and any other supporting documents, such as maps, drawings, models, and the type of application. It is the applicant's responsibility to provide sufficiently detailed plans and descriptions of the proposal for staff to make the informal recommendations discussed below.

4. Pre-Application Conference Content

The Planning & Development Department shall schedule a Pre-Application conference after receipt of a proper request. At the conference, the applicant, the Planning & Development designee, and any other persons the Planning & Development designee deems appropriate to attend shall discuss the proposed development. Based upon the information provided by the applicant and the provisions of this FDC, the parties should discuss in general the proposed development and the applicable requirements and standards of this FDC.

5. Informal Evaluation Not Binding

The informal evaluation of the Planning & Development Department Staff provided at the conference are not binding upon the applicant or the Town, but are intended to serve as a guide to the applicant in making the application and advising the applicant in advance of the formal application of issues which may be presented to the appropriate decision-making body.

6. Application Required Within 6 Months

After a Pre-Application conference has been held, an application must be submitted within six (6) months. If an application is not filed within such timeframe, a new Pre-Application conference shall be required prior to filing an application, unless waived by the Director.

c. Recovery of Costs

The applicant shall pay the development review fees and initial deposit imposed pursuant to this Section at the time of submittal of any development application. The initial deposit shall cover the costs billed by the Town for costs incurred, as required, for processing and reviewing the development application, including attorney fees, review fees from consultants acting as staff, referral agencies, or other fees. ~~A cost recovery agreement in a form approved by the Town Attorney must be submitted with the application and development review fee and deposit. This agreement requires the applicant to be responsible for all costs incurred by the Town during the Town's processing of the application.~~ Should the application be withdrawn at any time, the deposit shall be adjusted to cover the Town's actual costs, including overhead, up to that time. Any funds remaining on deposit at the time of the completion or withdrawal of the application shall be returned to the depositor, after accounting for expenses incurred to date.

6. Waivers

The Director may waive certain submittal requirements when such submittal requirements are unrelated to any project impacts, or to reduce the burden on the applicant by tailoring the requirements to produce only the information necessary to review any particular application. The Director may waive such requirements when it is determined that the projected size, complexity, anticipated impacts, or other factors associated with the proposed development clearly support such waiver.

7. Additional Information

Additional application-specific information may be required by the Director, Director of Public Works, Town Engineer, Planning & Zoning Commission, and/or Board of Trustees, as necessary and appropriate to evaluate fully whether an application complies with the requirements of this FDC.

8. Inactive Files

If an applicant fails to submit required information for a period of more than six (6) months, the application shall become void and the re-submittal of a new application and fees shall be required. The Director may grant no more than two (2) extensions of time to this provision, of no more than six (6) months each, upon a written request by the applicant.

C. Step 3: Determination of Application Completeness

After receipt of the development application, the Director or designee shall determine whether the application is complete and ready for formal processing.

1. If the application is determined to be complete, the application shall then be processed according to the procedures set forth in this FDC. An application shall be considered complete if it is submitted in the required form, includes all mandatory information and supporting materials specified in the User's Guide, and is accompanied by the applicable fee or fees. The determination of completeness by the Director shall not be based upon the perceived merits of the development proposal.
2. If an application is determined to be incomplete, the Director or designee shall provide notice to the applicant along with an explanation of the application's deficiencies. Further processing of an incomplete application shall not occur until the deficiencies are corrected and submitted.

D. Step 4: ~~Application Referral, Review and Staff Report~~ Neighborhood Meeting

~~After determining that a development application is complete, Town Staff shall process the development application in the following manner.~~

1. Referral Packets

Staff shall notify the applicant of the type and number of copies of the application and submittal information required for distribution to referral agencies. Staff shall distribute the submittals to designated referral agencies for review.

2. Referral Review

Referral agencies shall provide comments to Town Staff on the application(s) within twenty-one (21) days of receiving a referral packet. The applicant is encouraged to meet with referral agencies prior to the end of the referral period. The applicant is required to pay fees assessed by referral agencies.

3. Resolution of Issues

Staff shall compile and review all referral comments and provide a copy of all comments to the applicant. The applicant shall resolve outstanding issues to the maximum extent reasonably practicable. The applicant shall provide the Town with written responses addressing all referral and staff comment issues. At the discretion of the Director, referral comments requiring significant changes to a development application, plan or proposal may require re-referral to any and all referral agencies.

4. Staff Report

After staff has scheduled an application for a review or public hearing, staff shall prepare a Staff Report. The Staff Report shall indicate whether, in the opinion of the staff, the development application complies with all applicable standards of this FDC. Staff may recommend approval, denial or conditions for approval may also be recommended to eliminate any areas of non-compliance or mitigate any adverse effects of the development proposal. The Staff Report shall be made available for inspection and copying by the applicant and the public prior to the scheduled public hearing on the development application.

E. Step 5: Neighborhood Meeting

In general, the Neighborhood Meeting should occur after the applicant has received the first round of referral responses as outlined in Subsection 7.2.D above.

1. Purpose

The purpose of a neighborhood meeting is to provide an informal opportunity to inform the residents and landowners of the surrounding neighborhood(s) of the details of a proposed development and application, how the developer intends to meet the standards contained in this FDC, and to receive public comment and encourage dialogue at an early time in the review process. No decision regarding the application will be made at the Neighborhood Meeting.

2. Applicability

A neighborhood meeting shall be required for any development proposal that will be subject to Planning & Zoning Commission and/or Board of Trustees review, unless otherwise indicated in this Chapter. However, the Director may waive the neighborhood meeting requirement if it is determined that the development proposal would not have significant impacts in any of the areas listed below. The waiver shall be in writing and shall be included as part of the case record.

- a. Traffic;
- b. Natural resources protected under this FDC;
- c. Provision of public services such as safety, schools, or parks;
- d. Compatibility of building design or scale; or

- e. Operational compatibility, such as lighting, hours of operation, odors, noise, litter, or glare.

3. Notice of Neighborhood Meeting

The applicant shall give mailed and posted notice of the neighborhood meeting to property owners, pursuant to the general notice provisions of Subsection 7.2.F. An affidavit shall be submitted to the Town, by the applicant, stating that the notice requirement has been met.

4. Attendance at Neighborhood Meeting

If a neighborhood meeting is required, the applicant or applicant's representative shall attend the meeting. The applicant shall be responsible for scheduling the meeting, coordinating the meeting, and for retaining an independent facilitator if needed. Attendance at the meeting by Town Staff is not required.

5. Summary of Neighborhood Meeting

The applicant shall prepare a written summary including a list of attendees of the neighborhood meeting. The written summary shall be provided to Town Staff prior to noticing of any public hearing and included in the case record.

~~E. Step 5: Application Referral, Review and Staff Report~~

~~After determining that a development application is complete, Town staff shall process the development application in the following manner.~~

~~**1. Referral Packets**~~

~~Staff shall notify the applicant of the type and number of copies of the application and submittal information required for distribution to referral agencies. Staff shall distribute the submittals to designated referral agencies for review.~~

~~**2.1 Referral Review**~~

~~Referral agencies shall provide comments to Town staff on the application(s) within 21 days of receiving a referral packet. The applicant is encouraged to meet with referral agencies prior to the end of the referral period. The applicant is required to pay fees assessed by referral agencies.~~

~~**3.1 Resolution of Issues**~~

~~Staff shall compile and review all referral comments and provide a copy of all comments to the applicant. The applicant shall resolve outstanding issues to the maximum extent reasonably practicable. The applicant shall provide the Town with written responses addressing all referral and staff comment issues. At the discretion of the Director of Planning & Development, referral comments requiring significant changes to a development application, plan or proposal may require re-referral to any and all referral agencies.~~

~~**4.1 Staff Report**~~

~~After staff has scheduled an application for a review or public hearing, staff shall prepare a Staff Report. The Staff Report shall indicate whether, in the opinion of the staff, the development application complies with all applicable standards of this FDC. Staff may recommend approval, denial or conditions for approval may also be recommended to eliminate any areas of non-compliance or mitigate any adverse effects of the development proposal. The Staff Report shall be made available for inspection and copying by the applicant and the public prior to the scheduled public hearing on the development application.~~

F. Step 6: Notice

1. Content of Notices

Notice of all public hearings required under this Chapter shall, unless otherwise specified in this FDC: (1) identify the date, time, and place of the public hearing, (2) if applicable, describe the property involved in the application by street address or by legal description and nearest

2. Major Amendments

Amendments to any approval that are not determined by the Director to be Minor Amendments under the criteria set forth in Subsection 7.2.K.1 above, shall be deemed Major Amendments. Major Amendments to approvals under this FDC shall be reviewed and processed in the same manner as required for the original application for which amendment is sought. Any Major Amendments shall be recorded as amendments in accordance with the procedures established for the filing and recording of such initial approvals.

L. Step 12: Lapse

1. If applicable, the lapse of approval time frames established by the procedures of this FDC may be extended only when all of the following conditions exist:
 - a. The provisions of this FDC must expressly allow the extension;
 - b. An extension request must be filed prior to the applicable lapse-of-approval deadline;
 - c. The extension request must be in writing and include justification; and
 - d. Unless otherwise noted, authority to grant extensions of time shall rest with the decision-making body that granted the original approval.
2. The conditions of such approvals (if applicable) shall be met within ninety (90) days of approval. The approved documents shall be recorded (if applicable) within ninety (90) days of approval or as otherwise approved by the Decision Making Body. Upon written request by the applicant, the Director may grant one (1) extension for a maximum of ninety (90) days due to unique circumstances that make it impractical to meet conditions of approval or record the approved documents within ninety (90) days from approval.
3. Approvals of land use applications shall be null and void and shall automatically lapse if not completed or recorded within the approval time frames established by the procedures of this FDC.

16.7.3 ANNEXATIONS

A. Purpose

Annexation is a discretionary, legislative act. Accordingly, the town shall never be compelled to annex, unless otherwise required by state law, even if all annexation requirements have been satisfied. This Section provides the procedure by which land shall be brought into the municipal limits and jurisdiction of the Town.

B. Procedures as Modified

1. Step 2 (Development Application Submittal)

Applicable, with the following modifications:

The applicant shall submit an Annexation Agreement, as follows:

a. Annexation Agreement

- i. Except for Town-owned property, Town-initiated annexation of enclaves, annexations upon election, or when waived by the Board of Trustees, an Annexation Agreement is required before the Annexation may be approved. The Annexation Agreement shall identify the mutual understanding of the commitments and responsibilities of both the Town and the property owner(s) about the Annexation.

- (A)** The Director coordinates all Annexation Agreement negotiations. The Director prepares the agreement in a form approved by the Town Attorney.

~~a. A request to change an approved PUD-DP may be filed the owner(s) of the fee interest of land within a subarea, platted lot, or metes and bounds parcel to which the proposed change applies, but shall be signed only by all the only by all the owners or agents of the owners of the property within the subarea, platted lots, or metes and bounds parcels to which the proposed amendment applies.~~

- a. Any changes that constitute amendments under Section 2.4.E.7 require the filing of new application for a PUD District, subject to the submittal requirements listed above in Subsection 7.5.B.2., and shall follow the process identified in Subsection 7.5.B. The Board of Trustee's action regarding an application for an amended PUD-DP shall be by ordinance, following a recommendation from the planning commission. .

6. Step 12: (Lapse)

Applicable, as modified:

- a. The PUD-DP and other appropriate associated documents to the approved PUD zone district shall be recorded within ninety (90) days of approval or as otherwise approved by ordinance, unless stated otherwise in such approval. Upon written request by the applicant or staff, the Director may grant two (2) extensions for a maximum of sixty (60) days each due to unique circumstances that make it impracticable to file the documents.
- b. Effect of Approved Detailed PUD District Plans.
 - i. The standards and provisions of an approved Detailed PUD District Plan shall constitute the zoning regulations for use and development of the subject property. Approval of a Detailed PUD District Plan shall constitute final development plan review for zoning compliance purposes only under Section 7.13 and building permits may be issued and site work commenced according to the approved Detailed PUD District Plan.
 - ii. An approved Detailed PUD District Plan shall expire after three (3) years from the date of Board of Trustees approval, if a building permit (as applicable) has not been obtained and construction of a walled and roofed building intended as shelter for a use or occupancy permitted within the PUD zone district has not started.
 - iii. The Board of Trustees may extend the original three (3) year expiration time frame for Detailed PUD District Plans, by ordinance preceded by a Public Hearing, for up to an additional twelve (12) months for good cause, including but not limited to a showing that development was delayed by economic or physical problems beyond the applicant's or property owner's control.
- c. Effect of Approved General PUD District Plans
 - i. Within a PUD District subject to an approved General PUD District Plan, no building permits may be issued and no work may commence until a final development plan has been approved according to Section 7.10, or unless a Detailed PUD District Plan for a portion or portions of the PUD District has been approved by the Board of Trustees according to Section 7.5 of this FDC.
 - ii. A final development plan within a PUD District may be for the entirety of the district, or for only one or more phases of the entire PUD District area. The approval of a final development plan for any one phase of the PUD District may be contingent on improvements that involve other or all phases. In any final development plan application for less than the entirety of the PUD District, the applicant shall submit plan exhibits that clearly show the relation

Applicant

The legal owners of a lot or of any land included in a proposed development; the holder of an option or contract to purchase, or any other person having enforceable proprietary interest in such land.

Approach Surface

~~A surface defined by FAR Part 77 "Objects Affecting Navigable Air Space," which is longitudinally centered on the runway centerline and extends outward and upward from each end of the primary surface. An approach surface is applied to each end of each runway based on the type of approach available or planned for that runway end.~~

Architectural Projection

Any projection that is not intended for occupancy and which extends beyond the face of an exterior wall of a building, including arcades, roof overhangs, mansards, unenclosed exterior balconies, marquees, canopies, pilasters, fasciae and the like, but not including signs.

Area of Shallow Flooding

A designated AO, AH, or VO zone on a community's flood insurance rate map (FIRM) with a one (1) percent chance or greater annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood Hazard

The land in the floodplain subject to a one (1) percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (FHBM). After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into zones A, AE, AH, AO, A1-99, VO, V1-30, VE or V.

Artificial Turf

A manufactured substitute for organic turf, lawn, or sod which effectively simulates the appearance of a well-maintained lawn and meets all the quality, materials and installation standards outlined in this code.

Assembly

Assembly uses include facilities owned or operated by associations, corporations, or other persons for social, educational, or recreational purposes primarily for members and their guests. Accessory uses may include offices, meeting areas, food preparation areas, concessions, parking, and maintenance facilities. This use includes assembly of fraternal organizations (Elks, Lions Club, etc.).

Assembly Building or Place of Assembly

As related to oil and gas well facility regulations, assembly building shall mean any building or portion of building or structure used for the regular gathering of fifty (50) or more persons for such purposes as deliberation, education, instruction, worship, entertainment, amusement, drinking or dining or awaiting transport.

Athletic Fields and Courts

Land, often requiring equipment, designed for outdoor games and sports such as baseball, football, tennis and soccer.

Automated Teller Machine

A device that dispenses cash and conducts limited banking transactions for customers using a credit card, bank card, or other similar personal banking card. These devices, known as automatic teller machines (ATMs), may be part of a bank office, a drive-up banking center, or may be freestanding units in retail centers or within other buildings.

Auto Wrecking and Salvage Yard

Family Care Home

A facility for child care in a place of residence of a family or person for the purpose of providing family care and training for a child under the age of sixteen (16) years who is not related to the head of such home. The term includes any family foster home receiving a child for regular twenty-four (24) hour care and any home receiving a child from any state operated institution for child care or from any child placement agency, or any family child care home receiving a child for less than twenty-four (24) hour care.

Farm Market

An area that is used by one (1) or more operators of bona fide farms for the direct sale to consumers of agricultural products that are not grown or raised on the same premises as the market.

Final Development Plan

A plot of a lot, drawn to scale, showing the actual measurements, the size and location of any existing buildings or buildings to be erected, the location of the lot in relation to abutting streets, and other such information.

Financial Institution

Establishments that provide retail banking services, mortgage lending, and similar financial services to individuals and businesses. This classification includes those institutions engaged in the on-site circulation of cash money and check-cashing facilities, but shall not include bail bond brokers. Accessory uses may include automatic teller machines, offices, and parking. Specific use types include, but are not limited to: **Automated Teller Machine; Bank; or Check-cashing Facility.**

Fire District

The Frederick Firestone Fire Protection District.

~~Fitness and Recreational Sports Center~~

~~A facility primarily featuring equipment for exercise and other active physical fitness conditioning or recreational sports activities, such as swimming, skating, racquet sports, aerobic dance, gymnasium facilities, yoga, and other kinds of sports and fitness facilities.~~

Fleet Vehicle

A group of vehicles with a single owner, typically a company or corporation, rather than an individual or family. Examples are vehicles owned by a car rental company, construction company, or security company.

Flood or Flooding

A general and temporary condition of partial or complete inundation of normally dry land areas from:

- a. The overflow of inland or tidal waters; or
- b. The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM)

The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the Town.

Flood Insurance Study (FIS)

The official report provided by the Federal Emergency Management Agency. The report contains the Flood Insurance Rate Map as well as flood profiles for studies flooding sources that can be used to determine Base Flood Elevations for some areas.

Floodplain

A facility that is engaged in the sales, repair or rental of heavy equipment including, but not limited to, tractors, semi-trucks or trailers, harvesters, loaders and all tracked vehicles.

Heavy Manufacturing, General

The assembly, fabrication, or processing of goods and materials using processes that ordinarily have greater than average impacts on the environment; or that ordinarily have significant impacts on the use and enjoyment of other properties in terms of noise, smoke, fumes, odors, glare, or health or safety hazards; or that otherwise do not constitute “light manufacturing,” or any use where the area occupied by outdoor storage of goods and materials used in the assembly, fabrication, or processing exceeds twenty-five (25) percent of the floor area of all buildings on the lot. Examples include, but are not limited to: battery manufacture, bottling works, production of dairy products, foundry casting, concrete batching, and plastic products manufacturing.

Hedge

A fence or boundary formed by a dense row of shrubs or low trees.

Height

See Building Height.

Heliport

Any landing area used by helicopters which, in addition, includes all necessary passenger and cargo facilities, maintenance and overhaul, fueling, service, storage, tie down areas, hangars, and other necessary buildings and open spaces.

Helistop

Any landing area used for the landing and taking off of helicopters for the purpose of picking up or discharging of passengers or cargo without fueling, refueling, or service facilities.

Historic Structure

Any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the department of interior) or preliminarily determined by the secretary of the interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the secretary of the interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district;
- c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the secretary of interior; or
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - i. By an approved State program as determined by the secretary of the interior; or
 - ii. Directly by the secretary of the interior in states without approved programs.

Home Occupation

An occupation or activity which is clearly incidental and secondary to use of the premises as a dwelling unit and which does not alter the exterior of the property or affect the residential character of the neighborhood.

HOA/Metro District Facility

A building, structure, or facility available for recreational clubs and activities. Such uses commonly include gathering areas, tennis courts, swimming pools, restaurants for members and guests only, and gymnasiums. Such uses may be either public or private, but typically are intended only for the

residents and guests of a particular residential development or neighborhood and typically owned and or operated by a Homeowners Association or Metropolitan District.~~Add Definition~~

Homeowners' Association (HOA)

An incorporated, nonprofit organization operating under recorded land agreements through which:

- a. Each lot or homeowner in a planned unit development or other described land area is automatically a member;
- b. Each lot is automatically subject to charge for a proportionate share of the expenses for the organization's activities, such as maintaining a common property; and
- c. Such charge, if unpaid, becomes a lien against the property.

Horse Stables

Any area wherein a horse, mule, llama or donkey is maintained for either public commercial hire or private non-commercial recreation.

Hospital

An institution providing health services primarily for human inpatient medical or surgical care including trauma centers for the sick or injured and including related facilities such as laboratories, outpatient departments, training and central services facilities and staff offices.

Hotel or Motel

A building or a group of buildings primarily containing guest rooms for sleeping purposes, but also including accessory dining areas, meeting rooms, and recreational facilities. A motel is typically arranged so that individual guest rooms are directly accessible from an automobile parking area.

Household Living

This use category is characterized by residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis (lodging where tenancy may be arranged for a period of less than thirty (30) days is classified under the "Public Accommodation" category). Common accessory uses include recreational activities, raising of pets, gardens, personal storage buildings, hobbies, and parking of the occupants' vehicles. Home Occupations and Accessory Dwelling Units are accessory uses that are subject to additional regulations (see Section 2.3, Accessory Uses and Structures). Specific use types include, but are not limited to: **Dwelling, Duplex; Dwelling, Live/Work; Dwelling, Mobile Home; Dwelling, Multi-Family; Dwelling, Single-Family Attached; Dwelling, Single-Family Detached; Mobile Home Park; or Model Home.**

Human Health Services

Human Health Services uses are characterized by activities focusing on medical services, particularly licensed public or private institutions that provide primary health services and medical or surgical care to persons suffering from illness, disease, injury, deformity, or other physical or mental conditions. Accessory uses may include laboratories, outpatient, or training facilities, and parking, or other amenities primarily for the use of employees in the firm or building. Specific use types include, but are not limited to: **Dental or Medical Office, Clinic, or Laboratory; Hospital/ Substance Abuse Treatment Facility, Outpatient; or Urgent Care Facility.**

Human Scale

The proportional relationship of a particular building, structure, or streetscape element to the human form and function. "Human scale" often refers to the subjective objective that the relationship between a person and his natural or man-made environment should be comfortable, intimate, and contribute to the individual's sense of accessibility.

Improvement

Any man-made, immovable item which becomes part of, is placed upon or is affixed to real estate.

The development of a lot, tract or parcel of land, building or structure with two (2) or more different uses including, but not limited to, residential, office, retail, public uses, personal service or entertainment uses, designed, planned and constructed as a unit.

Mobile Food Vendor

A readily movable, motorized wheeled vehicle, or a towed wheeled vehicle, designed and equipped to serve food. Examples include food trucks, pushcarts, ice cream trucks, hot dog stands, and similar operations.

Mobile Home

A transportable, single-family dwelling unit built on a permanent chassis with attached undercarriage consisting of springs, axles, wheels and hubs, and which is suitable for year-round occupancy and contains the same water supply, waste disposal and electrical conveniences as immobile housing. A mobile home is designed to be transported on streets to the place where it is to be occupied as a dwelling unit and may or may not be attached to a permanent foundation.

Mobile Home Park

A residential development that consists of mobile homes that are transported to the park site.

Model Home

A dwelling unit temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental in a particular subdivision or other residential development approved by the Town. Model homes may also incorporate sales or rental offices for dwelling units within the development.

Mulch

Any organic material such as leaves, bark, wood chips, straw, or inorganic material such as crushed stone or gravel, or other materials left loose and applied to the soil surface for the beneficial purpose of reducing evaporation.

Museum

A permanent facility for the collection and public display of artwork including, but not limited to, paintings, sculpture, textiles, and antiquities. Support facilities include office space, restoration facilities, parking and storage areas.

Native Vegetation

Any plant identified in the Firestone Native Plants list: Plant Characteristics and Wildlife Value of Commercial Species, prepared by the Town's Natural Resources Department, updated February 2003^[MO6] and as amended.

~~**Neighborhood Recreation Center (Indoor/Outdoor)**~~

~~A building, structure, or facility available for recreational clubs and activities. Such uses commonly include tennis courts, swimming pools, restaurants for members and guests only, and gymnasiums. Such uses may be either public or private, but typically are intended only for the residents and guests of a particular residential development or neighborhood.~~

New Construction

For the purpose of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

New Manufactured Home Park or Subdivision

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of

Recreation and Entertainment, Indoor

Indoor Recreation and Entertainment uses provide recreation or entertainment activities within an enclosed environment. Accessory uses may include concessions, snack bars, parking, and maintenance facilities. Specific use types include, but are not limited to: **Adult Amusement or Entertainment; Commercial Amusement, Indoor; ~~Fitness and Recreational Sports Center;~~ Shooting Range, Indoor; or Sports Arena.**

Recreation and Entertainment, Outdoor

Outdoor Recreation and Entertainment uses provide recreation or entertainment activities outside of an enclosed environment. Accessory uses may include concessions, snack bars, parking, and maintenance facilities. Specific use types include, but are not limited to: **Amusement Park; Campground; General Outdoor Recreation, Commercial; Golf Course; Golf Driving Range or Putting Course; Racetrack; Recreational Vehicle Park; Shooting Range, Outdoor.**

Recreation Center

A facility primarily featuring equipment for exercise and other active physical fitness conditioning or recreational sports activities, such as swimming, skating, racquet sports, aerobic dance, gymnasium facilities, yoga, and other kinds of sports and fitness facilities.

Recycling Center

A facility in which recoverable resources such as newspapers, glassware, plastics, and metal cans are recycled, reprocessed, and treated to return such products to a condition in which they can again be used for production. This facility is not a junkyard or salvage yard.

Recycling Collection Point

A center or collection point with containers or facilities designed and intended for the depositing of clean, separated, and recyclable paper, cardboard, metal, glass, plastic or other recyclable materials and the collection of such materials for processing at another location, but itself having no mechanical facilities for the processing of such materials.

Redevelopment

The intensification of use of existing underutilized buildings or development sites, building rehabilitation, or removal or demolition of existing buildings, followed promptly by construction of replacement buildings.

Religious Assembly

Religious Assembly facilities are used primarily for non-profit purposes to provide assembly and meeting areas for religious activities. Accessory uses include parking, caretaker's housing, buildings ancillary to a religious function, pastor's housing, and group living facilities such as convents. Examples include churches, temples, synagogues, and mosques. Accessory uses do not include schools, which shall require approval as a separate primary use.

Repair Shop

The maintenance and rehabilitation of appliances customarily used in the home including, but not limited to, washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, countertop kitchen appliances, vacuum cleaners, and hair dryers.

Research and Development Facility

Research, development, and testing laboratories that do not involve the mass manufacture, fabrication, processing, or sale of products.

Reservation

An agreement between parties which obligates a property owner to keep property free from development for a stated period of time.

Residential Development Parcel

slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Stoop

Platform or stairs in front of a door.

Story

See Height.

Street

Any street, avenue, boulevard, road, lane, parkway, viaduct, alley, or other way for the movement of vehicular traffic which is an existing state, county or municipal roadway, or a street or way shown upon a plat, heretofore or hereafter dedicated and which includes the land between right-of-way lines, whether improved or unimproved, and may be comprised of pavement, shoulders, gutters, sidewalks, parking areas and other areas within the right-of-way.

Street, Private

A right-of-way or easement of private ownership not dedicated or maintained as a public street, which affords the principal means of access to two (2) or more sites.

Street Tree

A tree typically planted along public or private streets and drives to provide shade to reduce heating of pavements, and to provide spatial definition and visual enhancement.

Structurally Altered

Changes which increase, extend, or enlarge the building or convert the existing building into a different structure or affect the form or character of an existing building or structural quality.

Structure

A walled and roofed building or manufactured home that is principally aboveground.

Subdivider or Developer

Any person, partnership, joint venture, limited liability company, association or corporation who participates as owner, promoter, developer or sales agent in the planning, platting, development, promotion, sale or lease of a development.

Subdivision

The division of a lot, tract, or parcel of land into two (2) or more lots, tracts, or parcels. It includes resubdivisions and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided:

Subdivision (major)

All types of subdivisions except those meeting the definition of minor subdivision, lot line adjustments, and non-residential subdivisions.

Subdivision (lot line adjustment)

A consolidation of two (2) or more, but not more than six (6), previously platted lots for the purpose of creating a single lot; ~~or the division of a single previously platted lot into two (2) lots; or the relocation of a property line between two (2) adjoining lots.~~

- i. All buildings, shelter, cabinets, and other accessory components shall be grouped as closely as technically possible;
- ii. The total footprint coverage area of the WCFs accessory equipment shall not exceed three-hundred fifty (350) square feet ~~unless approved by the Director through Alternative Equivalent Compliance;~~
- iii. No related accessory equipment or accessory structure shall exceed twelve (12) feet in height;
- iv. Accessory equipment, including but not limited too remote radio units, shall be located out of sight whenever possible by locating behind parapet walls or within equipment enclosures. Where such alternate locations are not available, the accessory equipment shall be camouflaged or concealed.

16.12.6 REVIEW PROCEDURES AND REQUIREMENTS

- A. No new WCF shall be constructed and no colocation or modification to any WCF may occur except after a written request from an applicant, reviewed and approved by the Town in accordance with this section. All WCFs shall be reviewed pursuant to the following procedures:

1. Submittal Requirements

In addition to an application form, signal interference letter, removal affidavits, and payment of all application and review fees, as established by resolution of the Board of Trustees, each applicant shall submit a scaled site plan, photo simulation, scaled elevation view and other supporting drawings, calculations, and other documentation showing the location and dimension of all improvements, including information concerning topography, radio frequency coverage, tower height, setbacks, drives, parking, fencing, landscaping, adjacent uses, drainage, and other information deemed by the Director to be necessary to assess compliance with this section. Documents requiring signatures and seals by appropriate qualified professionals shall be provided by applicant after approval of the application by the Director.

2. Inventory of Existing Sites

Each applicant for a WCF shall provide to the Director a narrative and map description of the applicant's existing or then currently proposed WCFs within the Town, and outside of the Town within one (1) mile of its boundaries. In addition, the applicant shall inform the Town generally of the areas of the Town in which it believes WCFs may need to be located within the next three (3) years. The inventory list should identify the site name, site address, and a general description of the facility (for example, rooftop antennas and ground mounted equipment). This provision is not intended to be a requirement that the applicant submit its business plan, proprietary information, or make commitments regarding locations of WCFs within the Town. Rather, it is an attempt to provide a mechanism for the Town and all applicants for WCFs to share general information, assist in the Town's comprehensive planning process, and promote colocation by identifying areas in which WCFs might be appropriately constructed for multiple users.

The Town may share such information with other applicants applying for administrative approvals or conditional permits under this section or other organizations seeking to locate WCFs within the jurisdiction of the Town, provided however, that the Town is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

3. Abandonment and Removal Affidavits