



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

July 15, 2021

6:00 PM

9900 Park Avenue
Firestone, CO 80504

1. Access Information

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

Topic: PC Meeting 7-15-21

Time: Jul 15, 2021 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85424571573?pwd=Um92VzFDdThaMG81VXMxRTdRaWFCZz09>

Meeting ID: 854 2457 1573

Passcode: 285572

One tap mobile

+12532158782,,85424571573#,,, *285572# US (Tacoma)

+13462487799,,85424571573#,,, *285572# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 854 2457 1573

Passcode: 285572

Find your local number: <https://us02web.zoom.us/j/85424571573?pwd=Um92VzFDdThaMG81VXMxRTdRaWFCZz09>

2. Call to Order & Roll Call

3. Pledge of Allegiance

4. Approval of Agenda

* 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.

5. Approval of Minutes

- a. Regular Meeting - May 6, 2021

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

7. Public Hearings

- a. **Resolution PC-21-06** - A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR RIDGE CREST SUBDIVISION FILING 1
- b. **Resolution PC 21-07** - A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR RIDGE CREST PUD FILING 2/3

8. Staff Reports

- a. Historic Firestone Neighborhood Plan Update - July 28, 2021 Town Board / P&Z - Hearing Room at Police Station

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.

**TOWN OF FIRESTONE, COLORADO
PLANNING AND ZONING COMMISSION
Regular Meeting
May 6, 2021**

1.ACCESS INFORMATION

2.CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met on May 6, 2021, at 9900 Park Avenue, Firestone, Colorado. Chairperson Haney called the meeting to order at 6:00 p.m.

The following were present upon the call of the roll:

Chairperson:	Dennis Haney
Vice-Chairperson:	Tim Spiegelberg
Commissioners:	Jaci Daggett
	John Damsma
	Amber Harper
	Casey O'Donnell – excused absent
	Jim Sutton

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

3.PLEDGE OF ALLEGIANCE

Chairperson Haney led the pledge of allegiance.

4.APPROVAL OF AGENDA

Vice-Chairperson Spiegelberg motioned and Commissioner Damsma seconded to approve the agenda. Voice vote was taken. Motion carried unanimously.

5.APPROVAL OF MINUTES

a. April 1, 2021 – Regular Meeting

Commissioner Daggett motioned and Commissioner Sutton seconded to approve the meeting minutes of the April 1, 2021 Regular Meeting. Voice vote was taken. Motion carried unanimously.

6.PUBLIC COMMENT

None

7. PUBLIC HEARING

a. Resolution PC-21-05 – A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 2, 19 & 26 CROSSINGS FILING NO. 1

Chairperson Haney verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 6:04 p.m.

Matt Thompson, Sr. Planner, provided a general overview of the proposed application requests for both resolutions and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. He also offered to answer any questions.

Eric Wernsman – 16495 Essex Rd S., Platteville, CO representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Chairperson Haney opened and closed the Public Comment portion at 6:14 p.m. Those wishing to speak: None

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

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Haney closed the Public Hearing at 6:24 p.m.

Vice-Chairperson Spiegelberg motioned and Commissioner Daggett seconded to approve **Resolution PC-21-05 – A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR LOT 2, 19 & 26 CROSSINGS FILING NO. 1**

Voting was as follows:

Yes: Daggett, Damsma, Haney, Spiegelberg, Sutton, Harper

No: none

Absent: O'Donnell

Chairperson Haney declared the motion carried.

8. STAFF REPORTS

Todd Bjerkaas

- Gave everyone a Central Park Master Plan update

Marty Ostholthoff

- QJ handouts given to all commissioners

9. COMMISSIONER COMMENTS

None

10. ADJOURNMENT

A motion was made and seconded to Adjourn. Voice vote was taken. Chairperson Haney adjourned the meeting at 6:29 p.m.

Introduced and Approved this 15th day of July, 2021.

TOWN OF FIRESTONE, COLORADO

Chairperson

ATTEST

Lisa Bartley, Secretary



Staff Report

Resolutions PC 21-06 & PC-21-07
RESOLUTIONS RECOMMENDING APPROVAL OF
FIRST AMENDMENTS TO THE RIDGE CREST
SUBDIVISION FILING 1 FINAL DEVELOPMENT
PLAN & THE RIDGE CREST PUD FILING 2/3 FINAL
DEVELOPMENT PLAN

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

July 15, 2021

Applications

This staff report is for a requested amendment to the Ridge Crest Subdivision Filing 1 Final Development Plan (FDP) and an amendment to the Ridge Crest PUD Filing 2/3 FDP. The request is to amend:

- the rear setback for Block 1, Lots 1 and 2 of the Filing 1 FDP from 100 feet to 20 feet
- the rear setbacks for Block 1, Lots 1-11 Filing 2/3 FDP from 100 feet to 20 feet; and
- the side setback for Block 2, Lot 1 of Filing 2/3 FDP from 100 feet to 20 feet

The applicant for the FDP amendments is a property owner of Block 1, Lot 9, Ridge Crest PUD Filing 2, Scott Hakonson.

Notice

Pursuant to the Town Code and Development Regulations, proper notification of the public hearings was published. Proof of notification to owners of interest and surrounding property owners and affidavit of property posting has been provided by the applicant prior to the hearing.

Process

The FDP are the final steps in the Firestone Development Review process prior to the building permit process. FDP amendments may occur periodically after a FDP is approved.

History

The Ridge Crest Subdivision Filing 1 FDP was approved by the Town in 1999 and recorded in 2000. The Ridge Crest PUD Filings 2/3 FDP was approved by the Town and recorded in 2000. The subdivisions are built-out.

Location, Site Analysis and Zoning

The Ridge Crest Subdivision is located in the northeast quadrant of the town - generally southwest of the intersection of Frontier Street (WCR 15) and, more specifically, west of the intersection of Frontier Street and Summerset Avenue and the intersection of Frontier Street and St. Vrain Ranch Blvd.

The residential subdivision is zoned Planned Unit Development (PUD) with R-A and R-B land uses. The subdivision is built-out. The lots involved for the modification are those backing up to Frontier Street:

- Block 1, Lots 1 and 2 of the Filing 1 FDP and Block 1, Lots 1-11 Filing 2 FDP

It also includes on lot, Block 2, Lot 1 of Filing 2 whose side yard is adjacent toward Frontier Street. All of the lots except for Block 2, Lot 1 have the R-A allocation. Block 2, Lot 1 is designated as R-B.

A thirty foot wide landscape strip, owned and maintained by the Ridge Crest Homeowners Association, is located between the lots and the Frontier Street right-of-way.

Plan Analysis

As stated, the request is to modify the rear setback to select lots in the Ridge Crest Filing 1 & Filing 2/3 FDPs and modify one side setback in the Ridge Crest Filing 2/3 FDP. The current setback for both the side setback being modified and the rear setback being modified is 100'. No additional modifications to the FDPs are being proposed. It is not

clear why the 100' setback was established for these lots though it may be due to the more rural character at the time (2000) as this was one of the first residential subdivisions developed along Frontier Street with this density. The request was initiated due to the desire of one property owner to build a garage behind his house. However with the 100' setback, there was not adequate room to do so.

When evaluating the adjacent FDPs for Sagebrush Subdivision (approved in 2003) and St. Vrain Ranch (approved in 2000) to determine if the requested 20 foot setback was compatible in the area, it was found that the rear setback for Sagebrush lots along Frontier Street was 20' and the rear setback for lots in St Vrain Ranch that backed up to Frontier Street was 50'. In addition to the 20' rear setback for the Sagebrush lots, there is a 20' landscape strip between the lots and the Frontier right-of-way. There is not a landscape strip between the St. Vrain Ranch lots and the Frontier Street right-of-way except for the two northern most lots in the subdivision backing up to Frontier Street. (However, the appearance of a landscape strip is there due to the trail and landscape area within the right-of-way.) With the width of the Ridge Crest landscape strip – 30' - and the 20' setback, the amendment would allow rear (and one side) setbacks that match those allowed in Sagebrush and St. Vrain Ranch subdivisions.

With the request resulting in development patterns compatible to what is seen in the immediate area and the fact that there are no utilities in the rear yards and side yards where the new buildable area would be located, Staff supports the FDP amendment request. Staff did not receive a negative response from any referral agencies in response to this request. In addition, Staff received a no conflict response from the Ridge Crest HOA and the Frederick Firestone Fire Protection District.

Utility and Services

There will be no change to the utility services in the area. There are no utility easements over the area that would be buildable if the amendments are approved.

Fiscal Impacts

There should be no significant fiscal impacts, either positive or negative, to the Town due to these amendments. There is the potential revenue can be collected due to building permits issued as a result of the amendments.

Planning and Zoning Commission and Board of Trustees Approval Criteria

The Planning Commission and the Town Board of Trustees may approve a FDP Amendment application if it is consistent with the following approval criteria of Section 7.10 of the Firestone Development Code. The Planning Commission and Town Board shall consider the following in making their decision for approval, approval with conditions, or denial of a FDP Amendment:

1. The Final Development Plan is generally consistent with the Town's Comprehensive Master Plan;
2. The Final Development Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;

3. No buildings or structures infringe on any easements so as to impact the full use of the easement
4. The Final Development Plan complies with all applicable development and design standards set forth in this FDC;
5. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable; and
6. The development proposed on the Final Development Plan and its general location is or will be compatible with the character of surrounding land uses.

Staff has reviewed the criteria and found the proposal to be consistent with the criteria. The FDP is consistent with the Town's Master Plan in that the residential land use remains the same as in the original FDP (R-A residential uses). The proposal is consistent with the rear and side setback requirements of the FDC and consistent and compatible with more recent residential FPs in the vicinity including the Sagebrush Subdivision immediately to the north of Ridge Crest Subdivision. In addition, no significant adverse impacts are foreseen as a result of the amendments.

RECOMMENDATION

Town staff recommends that the Planning & Zoning Commission approve Resolutions PC-21-06 and PC-21-07, resolutions recommending approval of the request to modify the rear setback and side setback of select lots in the Ridge Crest Subdivision to the Town Board of Trustees as proposed and presented.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-21-06

**A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT
TO THE FINAL DEVELOPMENT PLAN FOR RIDGE CREST
SUBDIVISION FILING 1**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Firestone a request for approval of an amendment to the final development plan for Ridge Crest Subdivision Filing 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 Code, 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 Code, 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 amendment to the final development plan for Ridge Crest Subdivision Filing 1 to reduce the rear setback for Block 1, Lots 1 and 2 from one hundred (100) feet to twenty (20) feet as proposed and presented.

PASSED AND ADOPTED this 15th day of July, 2021.

Chairperson

ATTEST:

Secretary

FINAL DEVELOPMENT PLAN

AMENDMENT #1

RIDGE CREST SUBDIVISION FILING 1

TOWN OF FIRESTONE

WELD COUNTY

STATE OF COLORADO

SHEET 1 of 1

LEGAL DESCRIPTION: Block 1, Lots 1 and 2 of Ridge Crest PUD Filing No. 1

RESIDENTIAL SETBACKS

LAND USE	FRONT	SIDE	REAR
Residential (14,700 square feet min.) Block 1, Lots 1 & 2	20 feet	5 feet	20 feet

APPROVAL BLOCK

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this _____ day of _____, 2021 by Ordinance No. _____ .

Mayor

ATTEST: Town Clerk

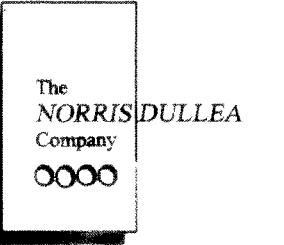
FINAL DEVELOPMENT PLAN

RIDGE CREST SUBDIVISION FILING 1

TOWN OF FIRESTONE

WELD COUNTY

STATE OF COLORADO



Planning
Landscape Architecture

710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166

FINAL DEVELOPMENT PLAN
RIDGE CREST SUBDIVISION FILING NO. 1
COVER SHEET

Owner:
U.S. Home
Corporation,
A Delaware Corporation
6000 Greenwood Plaza Blvd.
Suite 200
Englewood, CO 80111

Issue Date
November 12, 1998

Revision Date
February 1, 1999
February 22, 1999

Sheet Title
Cover
Sheet

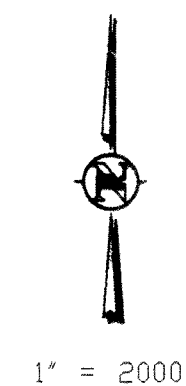
Sheet Number
1 of 4

APPROVALS

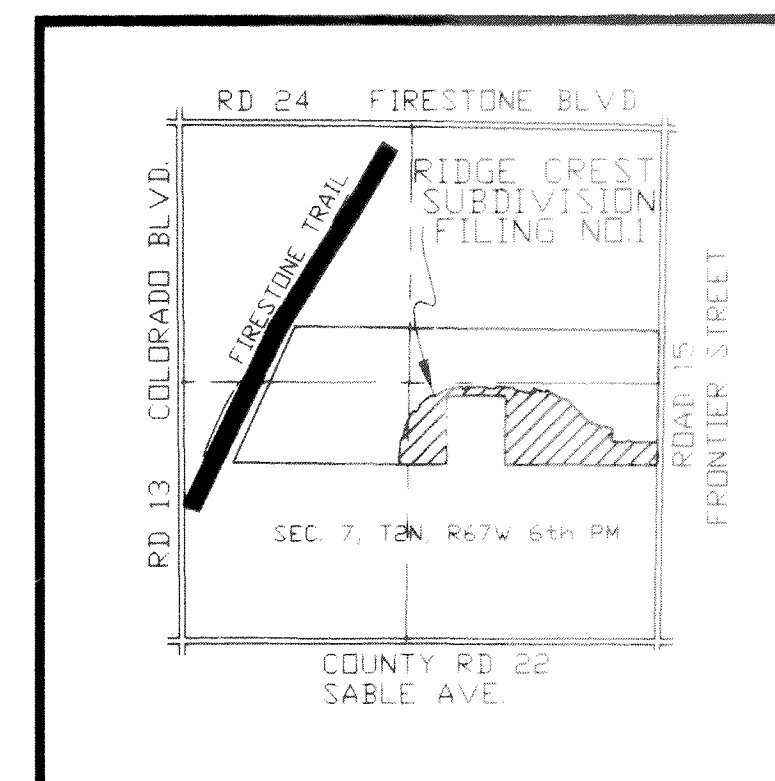
Approved by the Planning Commission of Firestone, Colorado, this
19th day of February, 1999
Chairman Secretary

Approved by the Town Board of Trustees of Firestone, Colorado, this
15th day of February, 1999
Mayor ATTEST: Town Clerk

VICINITY MAP



1" = 2000'



VICINITY MAP

SHEET INDEX

1. Cover Sheet
2. Site Plan
3. Building Elevations
4. Details
- G1-4. Grading Plans
- L1-8. Landscape Plans
- I1-8. Irrigation Plans

Applicant:

U.S. Home
Corporation,
A Delaware Corporation
6000 Greenwood Plaza Blvd.
Suite 200
Englewood, CO 80111

Planner:

The NORRIS DULLEA
Company
Planning
Landscape Architecture
710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166

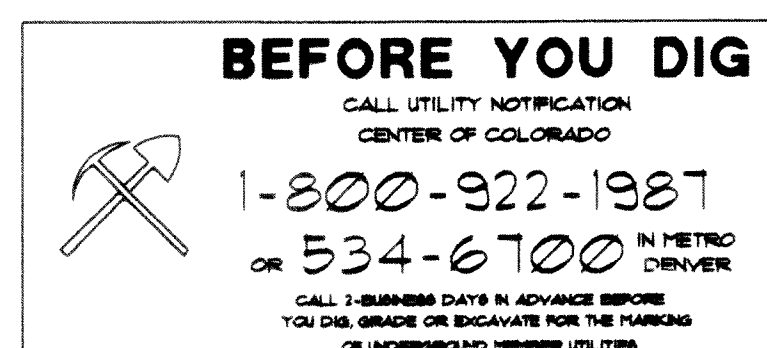
Landscape Architect:

Bromfield &
Associates
102 Inverness Terrace East
Englewood, Colorado 80112

Civil Engineer/Surveyor:

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
Date: 07-29-98 Job No. 0965.019.01
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106

Point of Commencement:
S.E. CORNER SECTION 7,
T2N, R67W, 6th PM
FOUND PIN IN RANGE BOX
CAP MISSING



FINAL DEVELOPMENT PLAN
RIDGE CREST SUBDIVISION FILING NO. 1
SITE PLAN

Owner:
**U.S. Home
Corporation,**
A Delaware Corporation
300 Greenwood Plaza Blvd.
Suite 200
Englewood, CO 80111

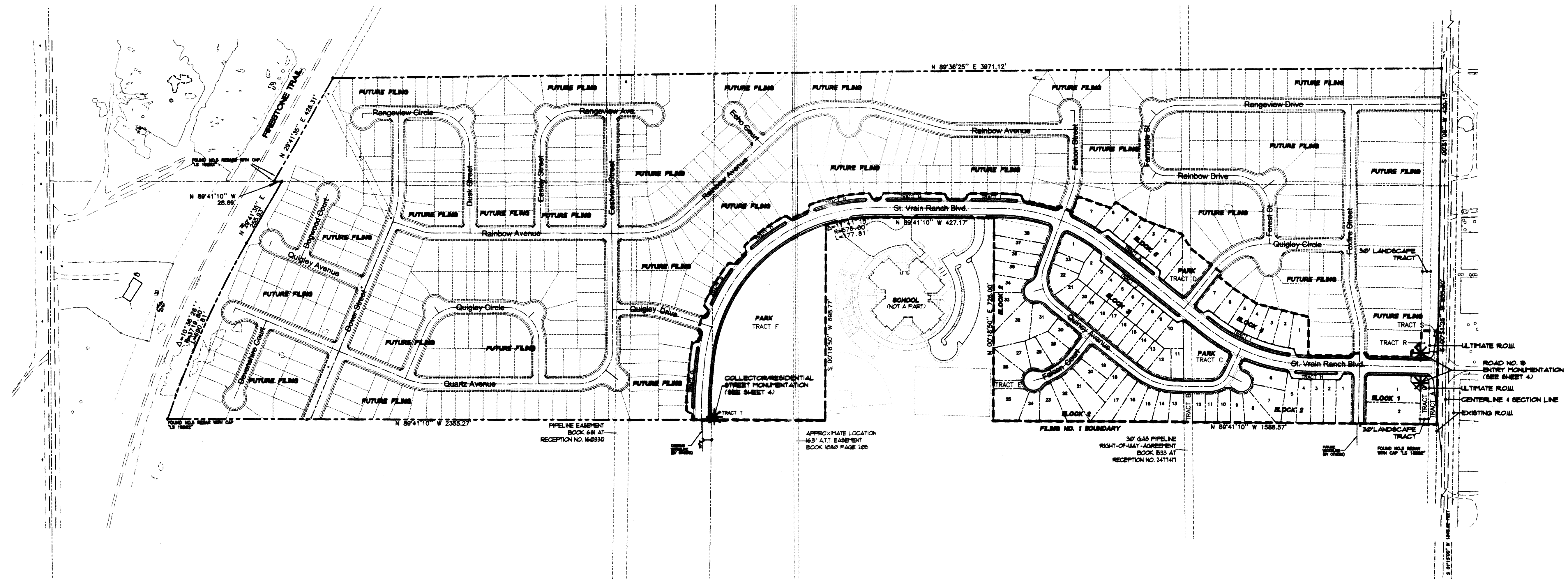
Issue Date
November 12, 1998

Revision Date
February 1, 1999
February 22, 1999

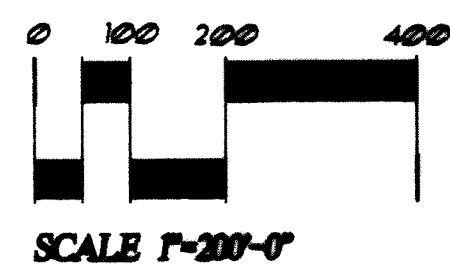
Sheet Title
Site Plan

Sheet Number

2 of 4



-----	Filing No. 1 Boundary
-----	Property Boundary
-----	Section Lines
-----	Proposed Street Centerline
-----	Ultimate Right-of-Way
-----	Existing Right-of-Way
-----	Existing Road
-----	Existing Easement



TYPE OF OPEN SPACE	TRACT	SQUARE FEET	ACRES	OWNER	DEVELOPER	RESPONSIBILITY
Public right-of-way	A	5,238	0.12	Town of Firestone	Town of Firestone	Town of Firestone
Pedestrian & utility easement	B	3,000	0.07	HOA	U.S. Home Corp.	HOA
Open space, park & utility easement	C	21,862	0.50	HOA	U.S. Home Corp.	HOA
Open space, park, pedestrian & utility easement	D	15,179	0.35	HOA	U.S. Home Corp.	HOA
Pedestrian & utility easement	E	3,111	0.07	HOA	U.S. Home Corp.	HOA
Park, drainage & utility easement	F	222,463	5.11	Town of Firestone	Town of Firestone	Town of Firestone
Landscape, utility & sign	G	5,791	0.13	HOA	U.S. Home Corp.	HOA
Pedestrian, access & utility easement	H	3,686	0.08	HOA	U.S. Home Corp.	HOA
Pedestrian, access & utility easement	I	7,072	0.16	HOA	U.S. Home Corp.	HOA
Pedestrian, access & utility easement	J	7,304	0.17	HOA	U.S. Home Corp.	HOA
Pedestrian, access & utility easement	K	5,000	0.11	HOA	U.S. Home Corp.	HOA
Pedestrian, access & utility easement	L	3,966	0.09	HOA	U.S. Home Corp.	HOA
Pedestrian, access & utility easement	M	4,600	0.10	HOA	U.S. Home Corp.	HOA
Pedestrian, access & utility easement	N	4,544	0.10	HOA	U.S. Home Corp.	HOA
Pedestrian, access & utility easement	O	3,835	0.09	HOA	U.S. Home Corp.	HOA
Pedestrian, access & utility easement	P	3,658	0.08	HOA	U.S. Home Corp.	HOA
Pedestrian, access & utility easement	Q	5,030	0.12	HOA	U.S. Home Corp.	HOA
Pedestrian, access & utility easement	R	3,542	0.08	HOA	U.S. Home Corp.	HOA
Public right-of-way	S	2,998	0.07	Town of Firestone	Town of Firestone	Town of Firestone
Landscape, utility & sign	T	100	0.00	HOA	U.S. Home Corp.	HOA
TOTAL	-	331,979	7.6	-	-	-

1. Mail kiosk locations to be coordinated with the U.S. Postal Service.

LAND USE	ACRES	% OF TOTAL ACREAGE	UNITS	DENSITY (DU/AC)
Residential	12.4	45%	77	6.2 (Net)
Open Space	7.6	28%	-	-
Public Street Right-of-Way	7.5	27%	-	-
TOTAL	27.5	100%	77	2.8 (Gross)

LAND USE	ACRES	% OF TOTAL ACREAGE	UNITS	DENSITY (DU/AC)
Residential (4,500 square foot min.)	9.4	34%	61	6.5 (Net)
Residential (5,000 square foot min.)	2.2	8%	14	6.3 (Net)
Residential (14,700 square foot min.)	0.8	3%	2	2.5 (Net)
SUBTOTAL RESIDENTIAL	12.4	45%	77	6.2 (Net)
Open Space	7.6	28%	-	-
Public Street Right-of-Way	7.5	27%	-	-
TOTAL	27.5	100%	77	2.8 (Gross)

LAND USE	FRONT	SIDE	REAR
Residential (4,500 square foot min.)	20 feet	5 feet	15 feet
Residential (5,000 square foot min.)	20 feet	5 feet	15 feet
Residential (14,700 square foot min.) (Block 1, Lots 1 & 2)	20 feet	5 feet	100 feet



'A' Elevation

EDISON



'B' Elevation



'C' Elevation

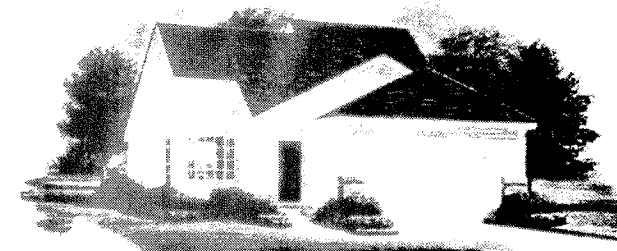


'C' Elevation

FRANKLIN



'A' Elevation



'B' Elevation



'C' Elevation

FULTON



'A' Elevation



'B' Elevation



'C' Elevation
3 Bedroom Option

STANLEY



'A' Elevation - 3 Bedroom Option



'B' Elevation - 3 Bedroom Option



'A' Elevation



'B' Elevation



'C' Elevation



'B' Elevation

WHITNEY



'A' Elevation



'C' Elevation



'B' Elevation

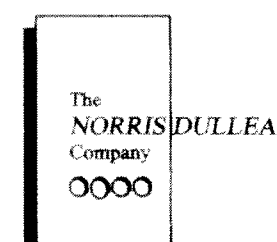
WRIGHT



'A' Elevation



'C' Elevation



Planning
Landscape Architecture

710 West Colfax
Denver, Colorado 80204
Fax: 303.892.1186
Phone: 303.892.1166

FINAL DEVELOPMENT PLAN
RIDGE CREST SUBDIVISION FILING NO. 1
ARCHITECTURAL ELEVATIONS

Owner:

U.S. Home
Corporation,
A Delaware Corporation
6000 Greenwood Plaza Blvd.
Suite 200
Englewood, CO 80111

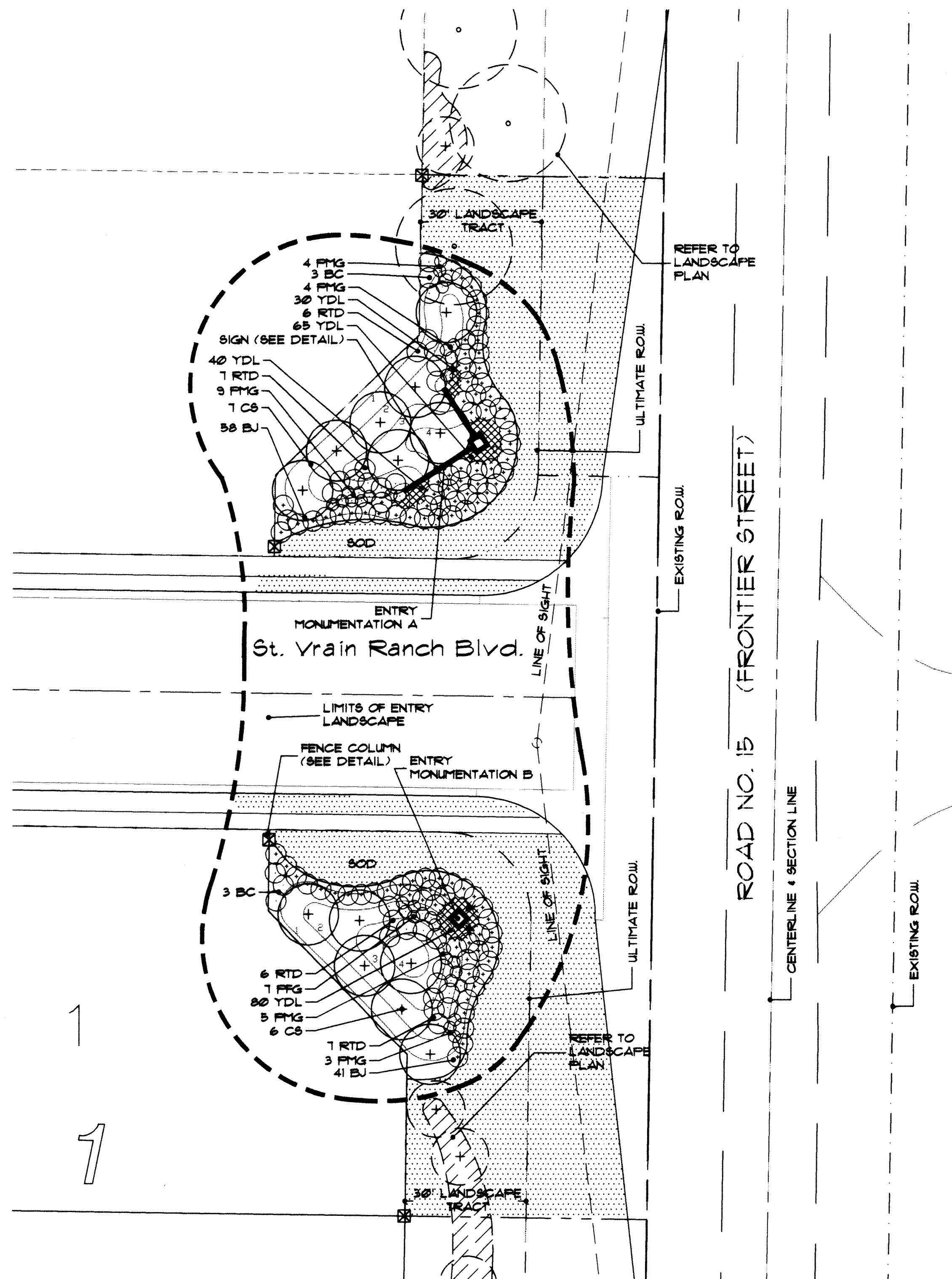
Issue Date
November 12, 1998

Revision Date
February 1, 1999

Sheet Title
Architectural
Elevations

Sheet Number
3 of 4

DRAWN BY: X-REF'S SITE PLAN
FILE NAME: RIDGE CREST MONUMENTATIONS
PROJECT: MONUMENTATIONS



Road No. 15 - Entry Monumentation

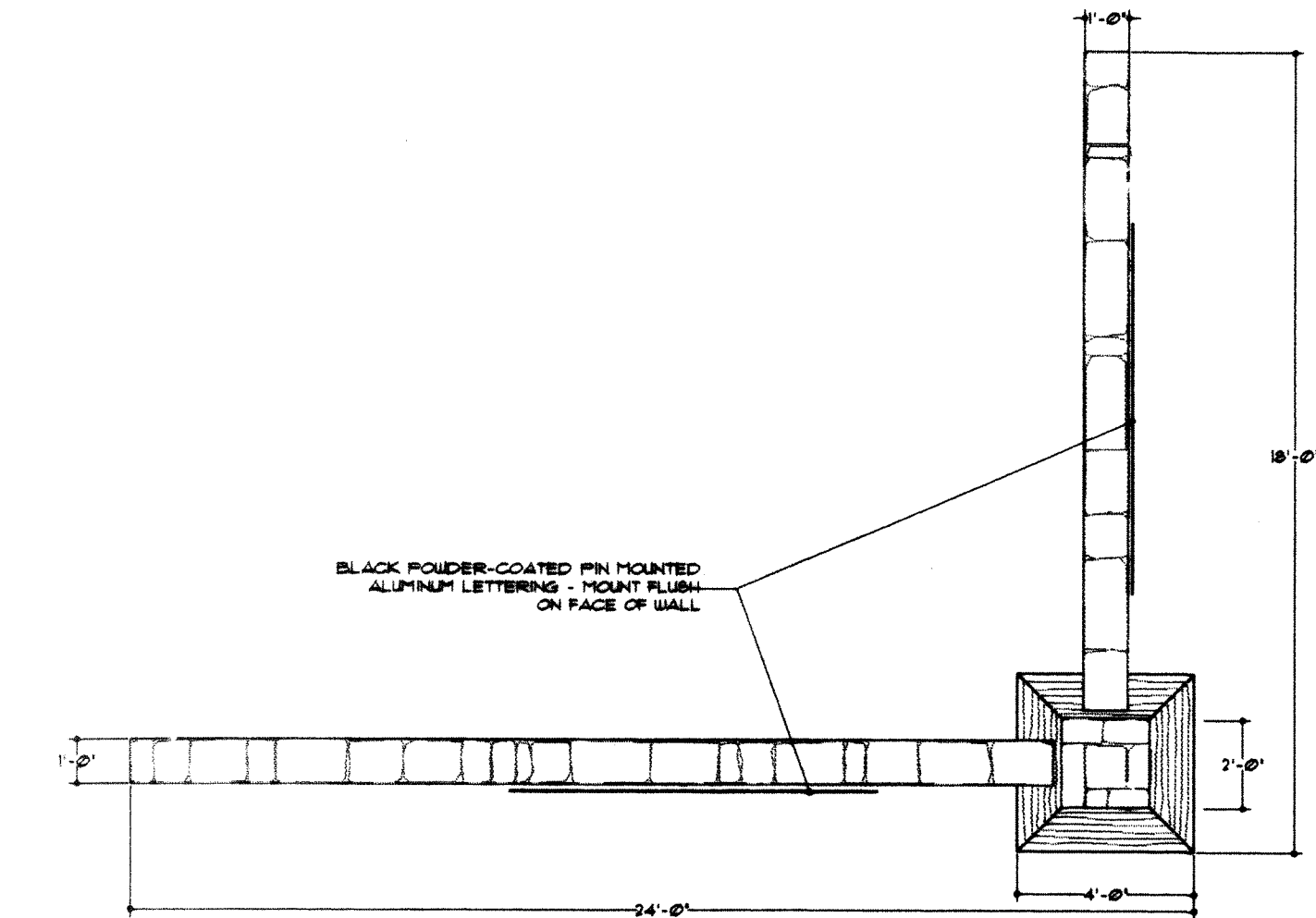
LANDSCAPE PLAN SCALE 1"=20'-0"

ENTRY MONUMENTATION PLANT LIST

KEY	COMMON NAME	BOTANICAL NAME	SIZE
CS	COLORADO SPRUCE	PICEA PUNGENS	8' B.4B.
RTD	REDTWIN DOGWOOD	CORNUS SPP.	5 GAL.
BC	BLACK CHOKEBERRY	PRUNUS VIRGINIANA	5 GAL.
FMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	5 GAL.
BU	BROADMOOR JUNIFER	JUNIPERUS HORIZONTALIS 'BROADMOOR'	5 GAL.
YDL	YELLOW DAYLILY	HEMEROCALLIS 'YELLOW STONE'	1 GAL.

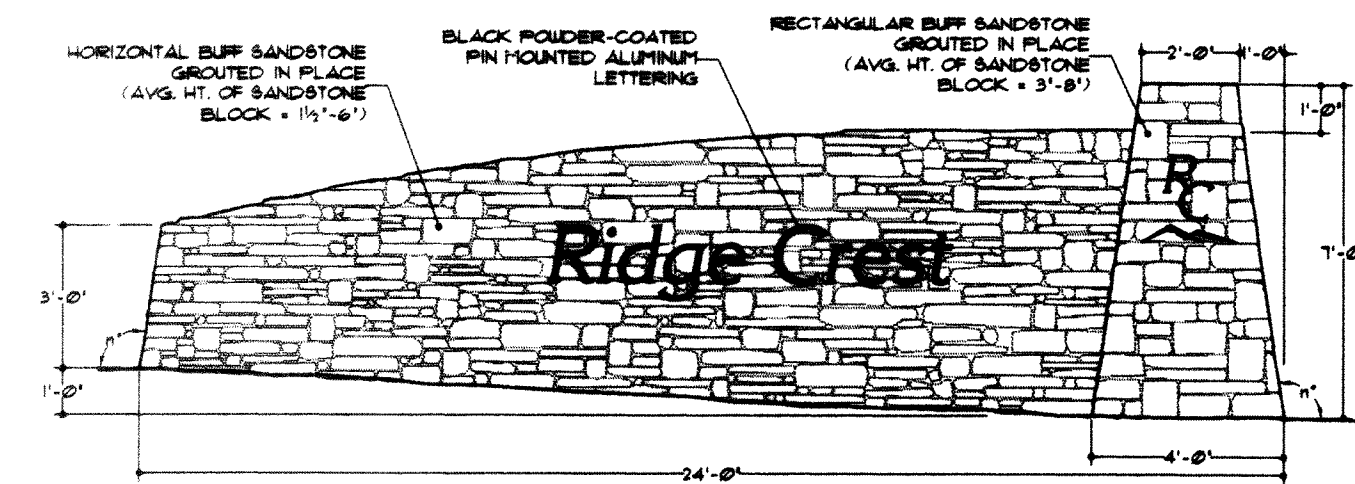
NOTE: REFER TO LANDSCAPE PLAN FOR ADDITIONAL LANDSCAPE NOTES.

Entry Monumentation A



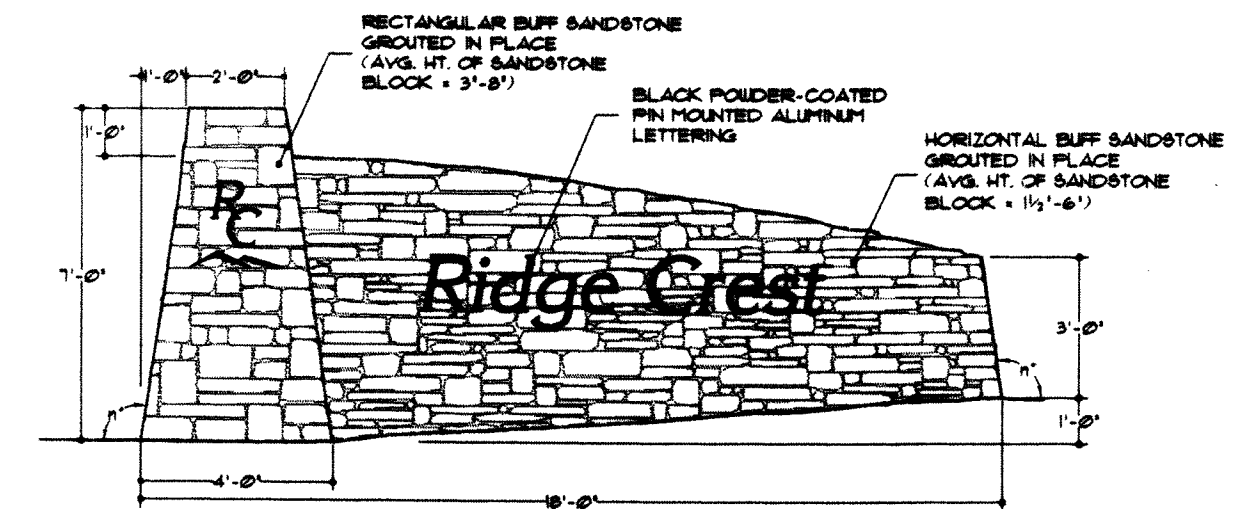
Road No. 15 - Entry Monumentation

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



Road No. 15 - Entry Monumentation

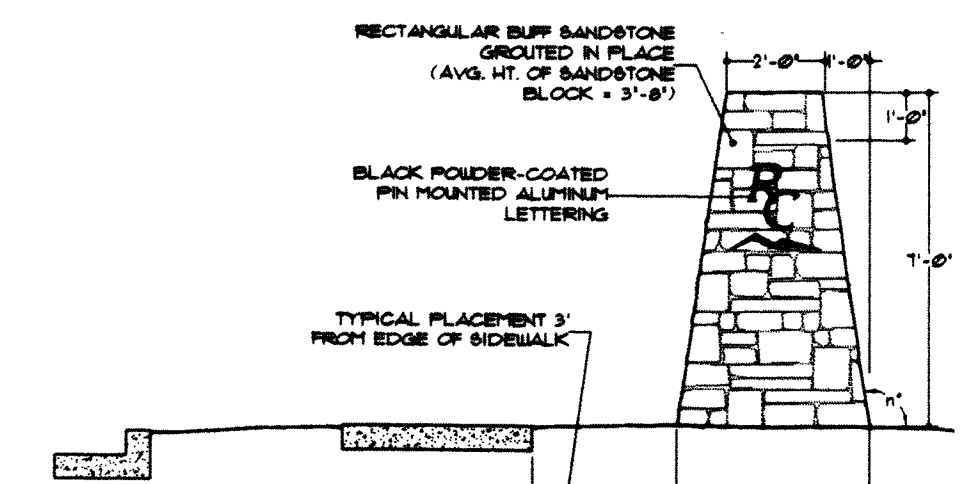
PRIMARY ELEVATION SCALE 1/4"=1'-0"



Road No. 15 - Entry Monumentation

SECONDARY ELEVATION SCALE 1/4"=1'-0"

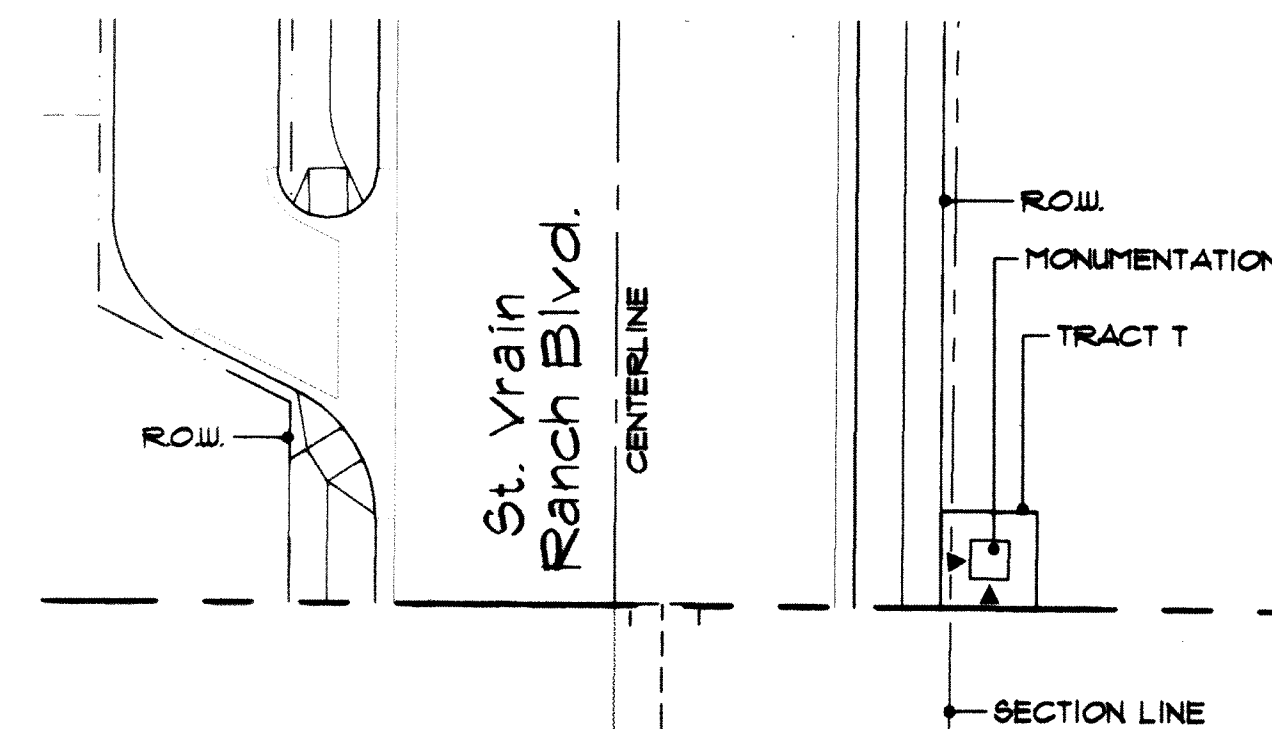
Entry Monumentation B & Collector/Residential Street Monumentation



Collector/Residential Street Monumentation

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

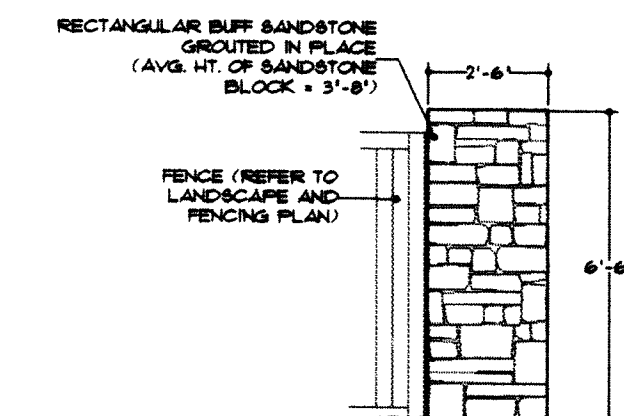
▲ DENOTES LOCATION OF ALUMINUM LETTERING IN PLAN



Collector/Residential Street Monumentation

PLAN VIEW
Ridge Crest Avenue • SOUTH PROPERTY LINE
SCALE 1"=20'-0"

▲ DENOTES LOCATION OF ALUMINUM LETTERING



Fence Column

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

The NORRIS DULLEA
Company
0000

Planning
Landscape Architecture

710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166

FINAL DEVELOPMENT PLAN
RIDGE CREST SUBDIVISION FILING NO. 1
MONUMENTATION

Owner:

U.S. Home
Corporation,
A Delaware Corporation
6000 Greenwood Plaza Blvd.
Suite 200
Englewood, CO 80111

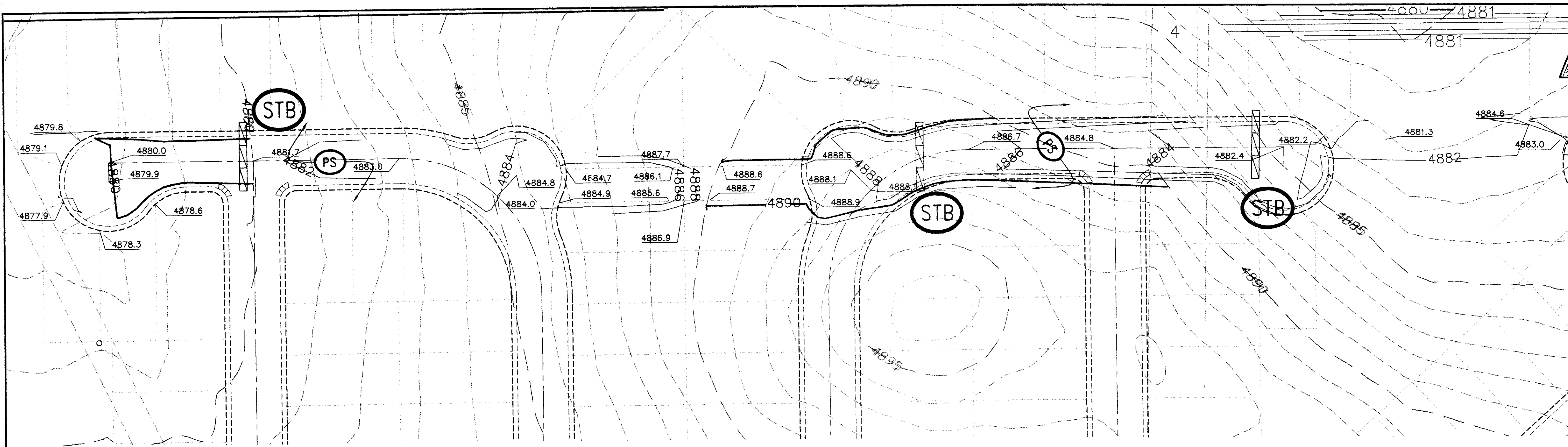
Issue Date
November 12, 1998

Revision Date
February 1, 1999
February 22, 1999

Sheet Title
Monumentation

Sheet Number
4 of 4

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UNCC CALL BEFORE YOU DIG
1-800-922-1987
Utility Notification
Center of Colorado
Administrative Office 303-232-1991
12600 W. Colfax Ave., Suite 9-310
Lakewood, CO 80215
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

KEY MAP
1"=100'

SEE SHEET 9

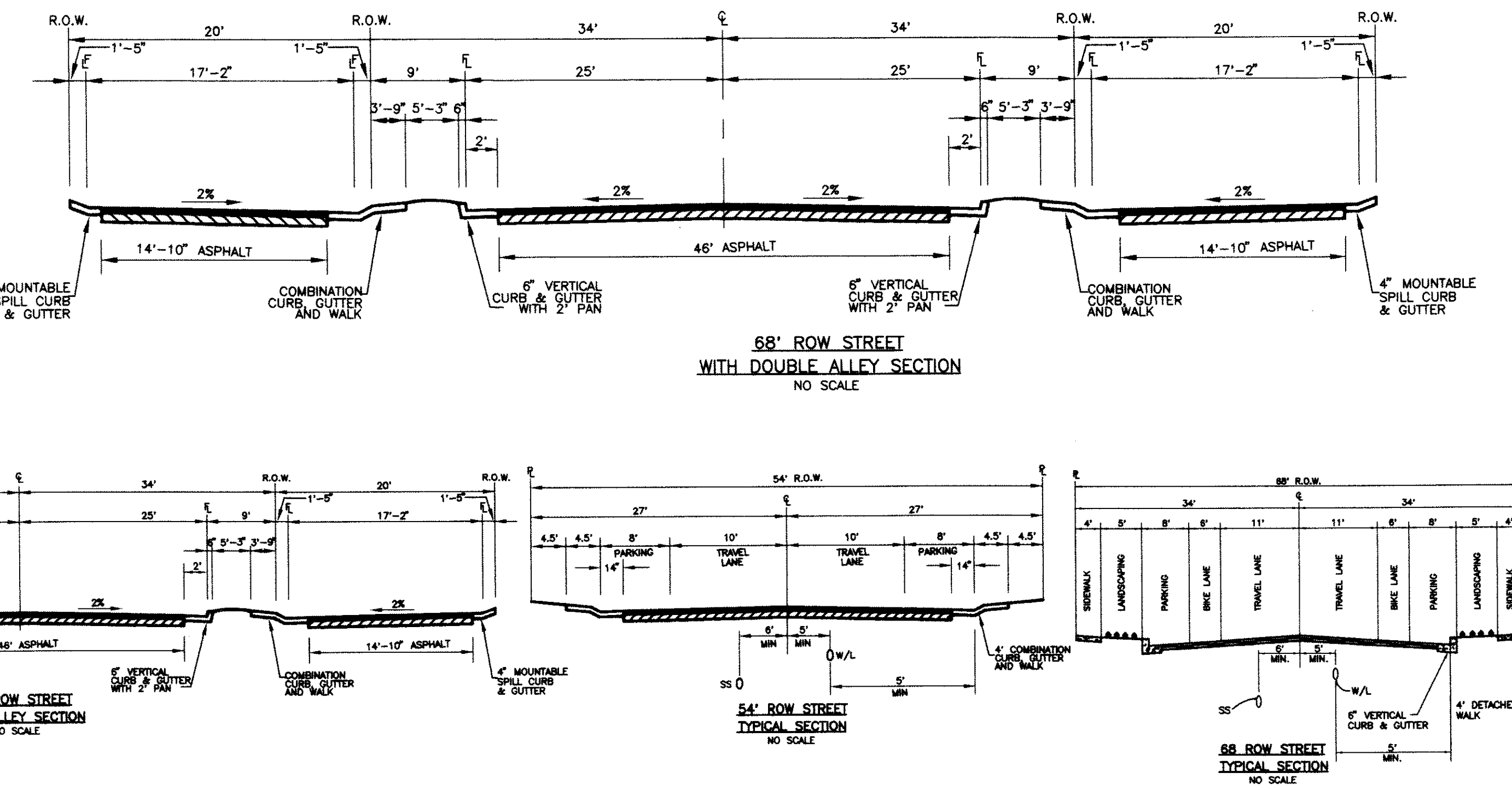
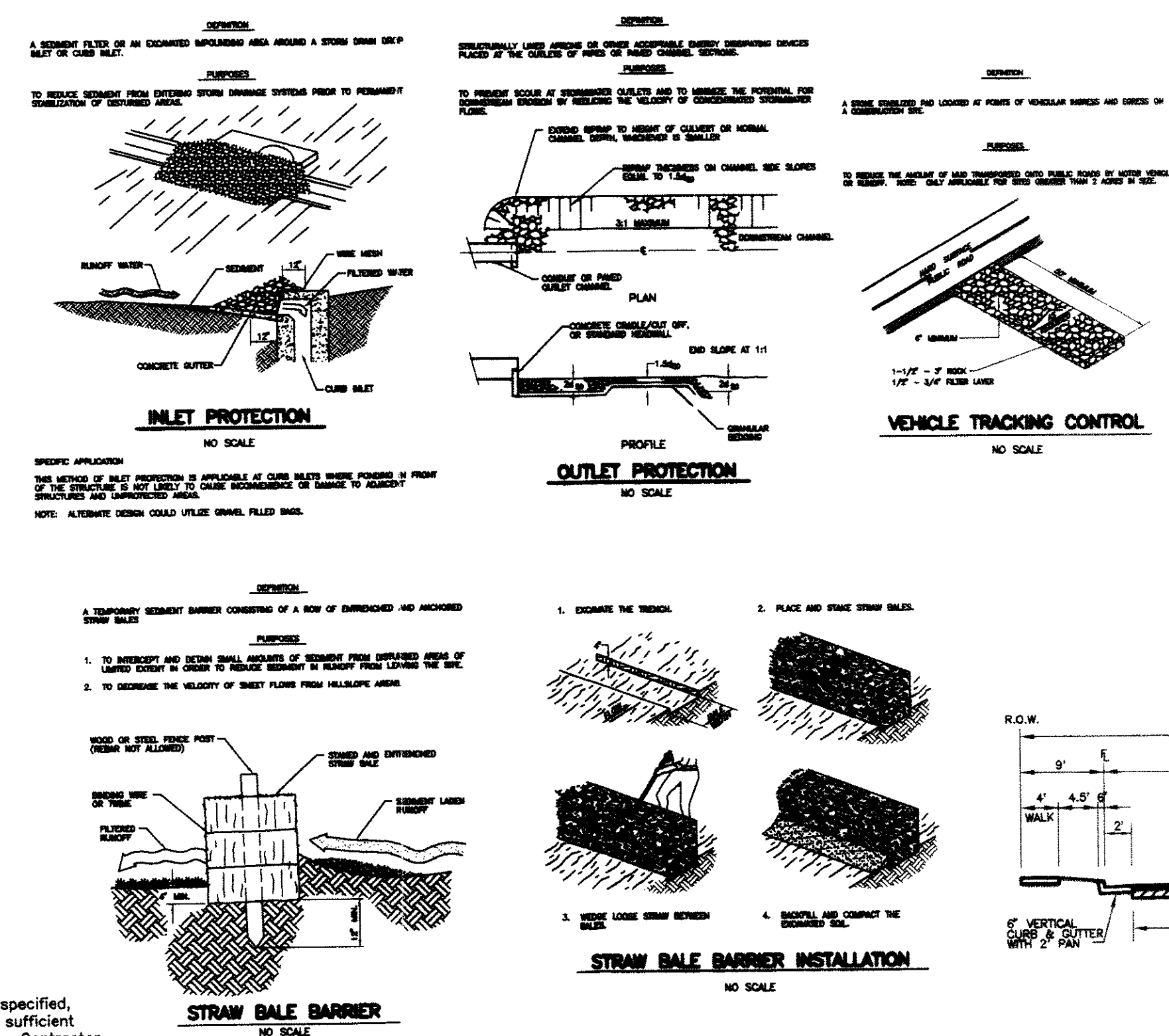
SCALE: 1" = 50'

SEEDING AND MULCHING SPECIFICATIONS

- All disturbed areas not in a proposed street right-of-way shall be seeded after completion of overlot grading.
- Seed types and amount of Pure Live Seed (PLS) required per acre shall be:
 - Mix #1 - SANDY AND SANDY LOAM SOILS
Smooth Brome (Lincoln) 20
Crested Wheatgrass (Fairway) 20
Western Wheatgrass (Barton) 25
Streambank Wheatgrass (Sodar) 15
Sideoats Grama (El Reno) 5
Little Bluestem (Cimarron) 5
Blue Grama (Native) 10
Seed at 60 lbs PLS per acre, drill at a depth of 1/2" to 1"
 - Mix #2 - CLAY, SILTY CLAY OR SANDY CLAY SOILS
Streambank Wheatgrass (Sodar) 15
Blue Grama (Native) 10
Little Bluestem (Cimarron) 5
Sideoats Grama (El Reno) 5
Western Wheatgrass (Barton) 65
Seed at 60 lbs PLS per acre, drill at a depth of 1/4" to 1/2"
 - Mix #3 - SANDY AND SANDY LOAM SOILS
Sideoats Grama 10.9
Little Bluestem 8.4
Blue Grama 3.0
Pubescent Wheatgrass 21.8
Fairway Wheatgrass 7.2
Drilled LBS PLS/ACRE by wt %
 - Mix #4 - CLAY, SILTY CLAY OR SANDY CLAY SOILS
Fairway Wheatgrass 10.0
Crested Wheatgrass 25.8
Western Wheatgrass 3.9
Blue Grama 21.0
Smooth Brome 20
Drilled LBS PLS/ACRE by wt %

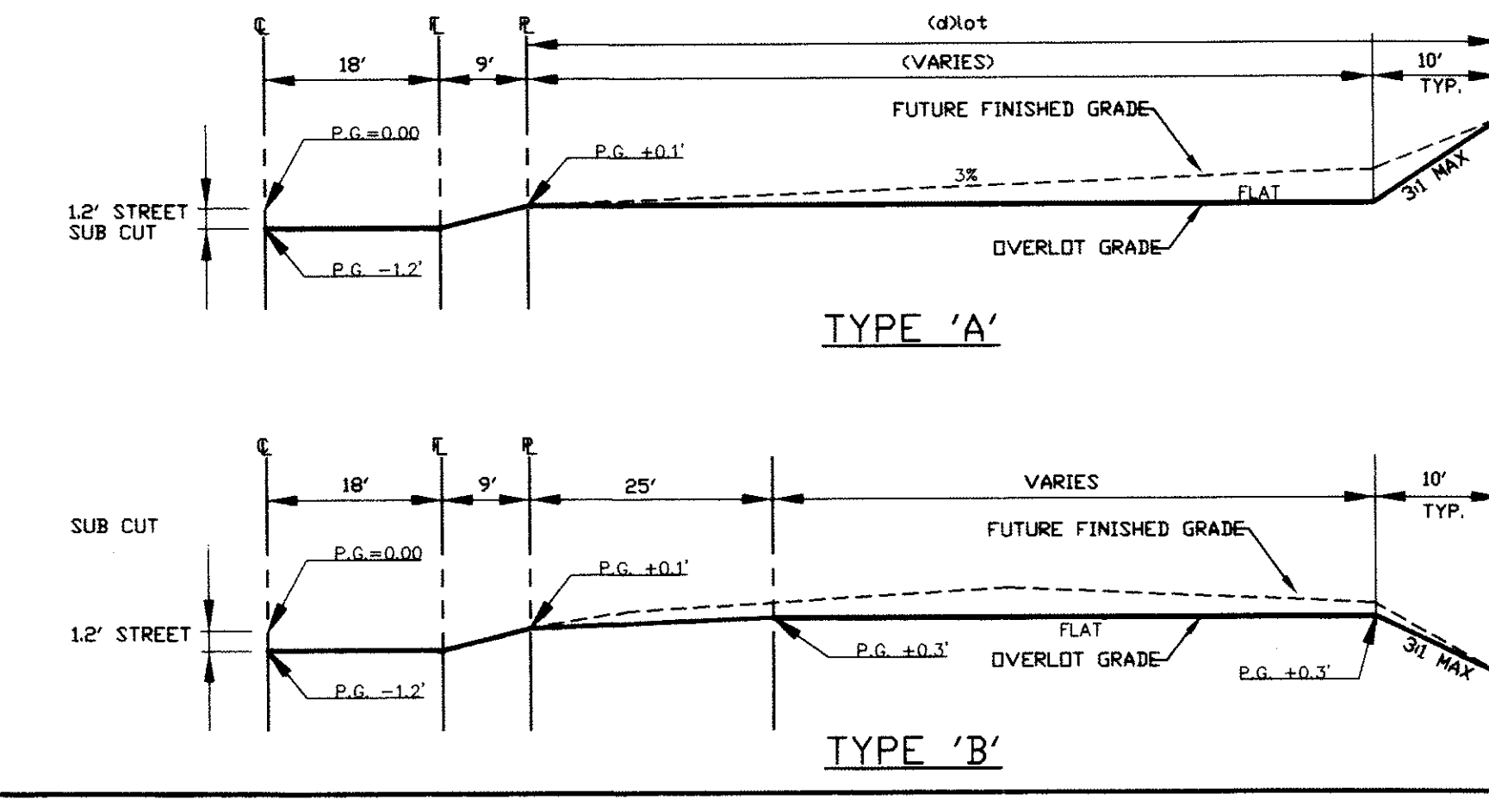
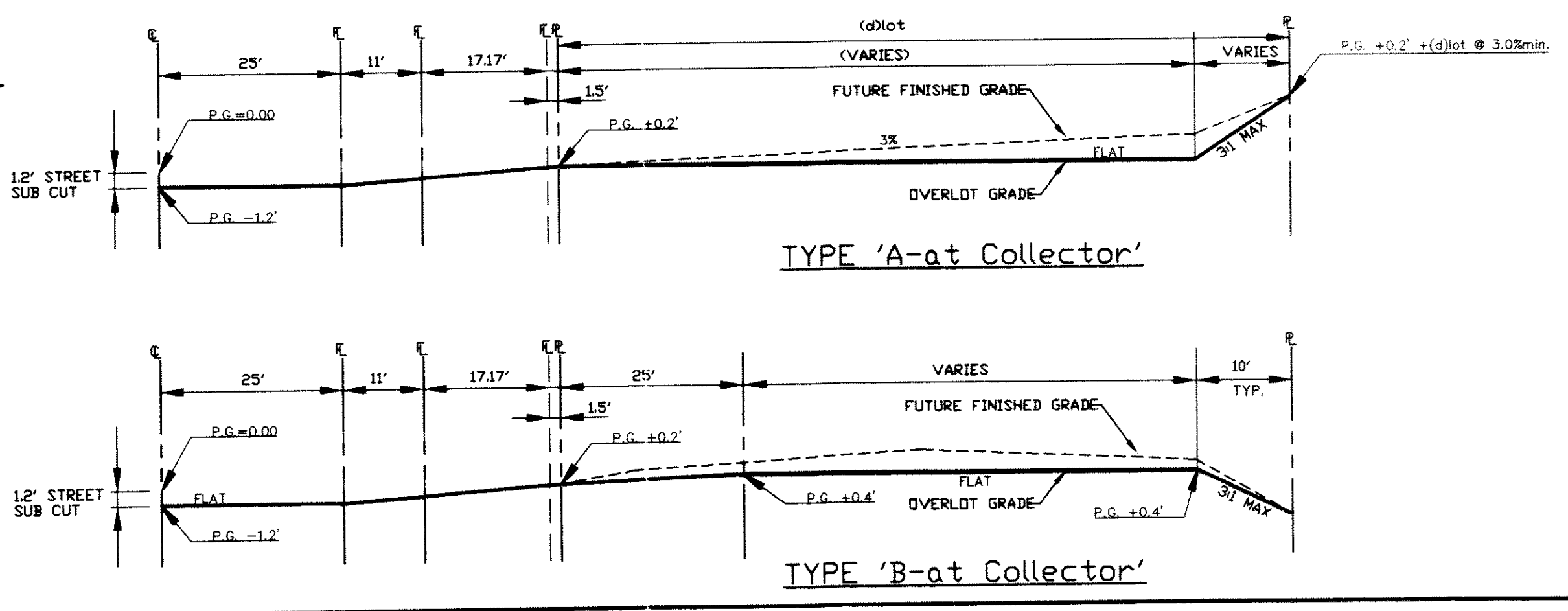
SEEDING AND MULCHING SPECIFICATIONS (Cont'd)

- If seed available on the market does not meet the minimum purity and germination percentages specified, the Subcontractor must compensate for a lesser percentage of purity or germination by furnishing sufficient additional seed to equal the specified product. The tags from the seed mixes must be supplied to Contractor.
- The formula used for determining the quality of Pure Live Seed (PLS) shall be (pounds of Seed) x (purity) x (germination) = pounds of PLS.
- Straw Mulch - Rate of distribution: 4000 lbs. per acre and attached per Douglas County standards.
 - The material will be native hay (referred to as straw in these specifications). Hay shall not be musty, moldy, decayed, caked or of otherwise low quality. Hay shall be free of weeds and viable seeds.
 - At least 75% of the hay weight shall be 10 inches or more in length.



LEGEND

- VEHICLE TRACKING CONTROL
- OUTLET PROTECTION
- INLET PROTECTION
- STRAW BALE BARRIER
- ROUGH CUT STREET CONTROL
- PERMANENT SEEDING
- SURFACE ROUGHENING
- LIMITS OF LAND DISTURBANCE
- LIMITS OF CUT/FILL



EARTHWORK VOLUMES FOR RIDGE CREST FILING NO. 1

RAW CUT VOLUME	105,564 CY
STRIPPINGS IN FILL	14,786 CY
TOTAL CUT REQUIRED	120,350 CY
RAW FILL VOLUME	97,551 CY
STRIPPINGS IN FILL	14,786 CY
FILL VOLUME SUBTOTAL	112,337 CY
15% COMPACTION LOSS	16,851 CY
TOTAL FILL REQUIRED	129,188 CY
TOTAL IMPORT REQUIRED	8,838 CY

NOTE:
NO DIRT WILL BE IMPORTED FOR THIS PROJECT.
FILL AREAS OUTSIDE OF FILING NO. 1 WILL BE
REDUCED TO BALANCE CUT/FILL VOLUMES.

RMC
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING

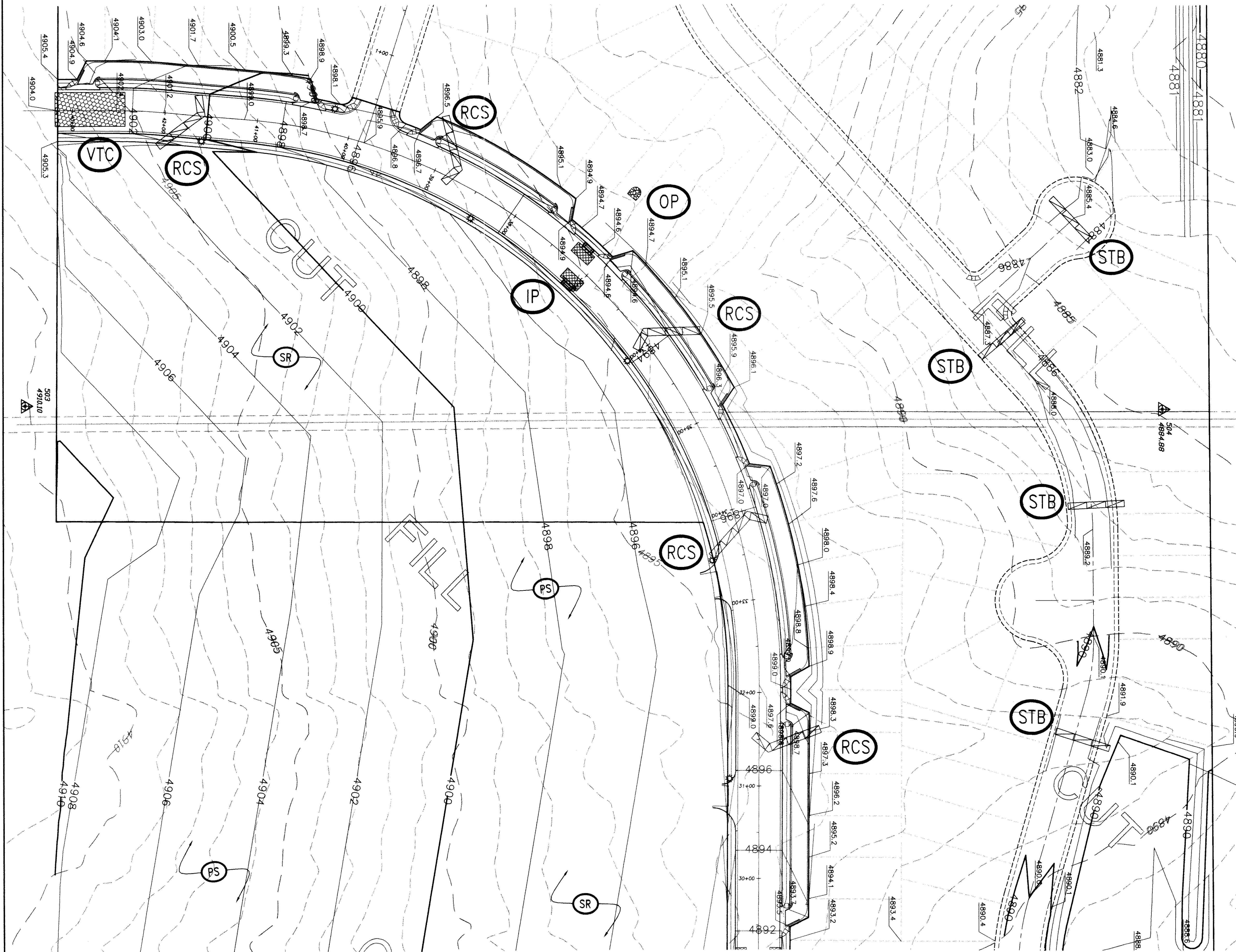
DATE: 11.18.98
DESIGNED BY: RDH
DRAWN BY: NLD
CHECKED BY: WFM

JOB NO. 0965.019.01
SHEET G1

REVISIONS
NO. 1

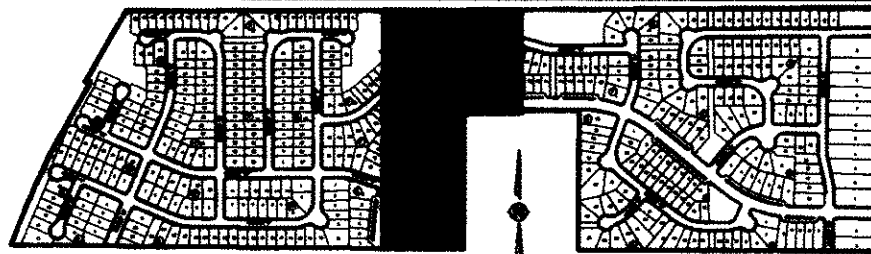
RIDGE CREST FILING NO. 1
GRADING & EROSION CONTROL PLAN
FOR U.S. HOME

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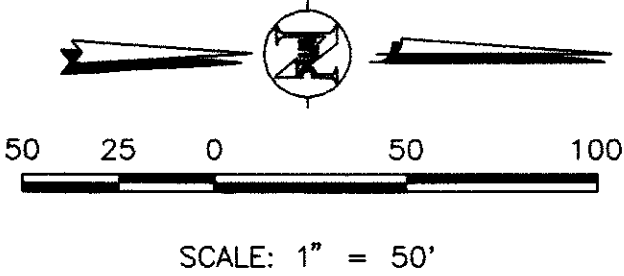


SEE SHEET 10

SEE SHEET 8



UNCC
CALL BEFORE YOU DIG
1-800-922-1987
Utility Notification
Center of Colorado
Administrative Office 303-232-1991
12800 W. Colfax Ave., Suite 8-510
Lafayette, Co. 80115
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BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



- LEGEND**
- VEHICLE TRACKING CONTROL
 - OUTLET PROTECTION
 - INLET PROTECTION
 - STRAW BALE BARRIER
 - ROUGH CUT STREET CONTROL
 - PERMANENT SEEDING
 - SURFACE ROUGHENING
 - LIMITS OF LAND DISTURBANCE
 - LIMITS OF CUT/FILL

RMCC
ROCKY MOUNTAIN CONSULTANTS, INC.
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106

DATE BY
REVISIONS
NO.

RIDGE CREST FILING NO. 1
GRADING & EROSION CONTROL PLAN
FOR U.S. HOME

DATE: 11.18.98
DESIGNED BY: RDH
DRAWN BY: NLD
CHECKED BY: WFM

JOB NO.
0965.019.01
SHEET
G2



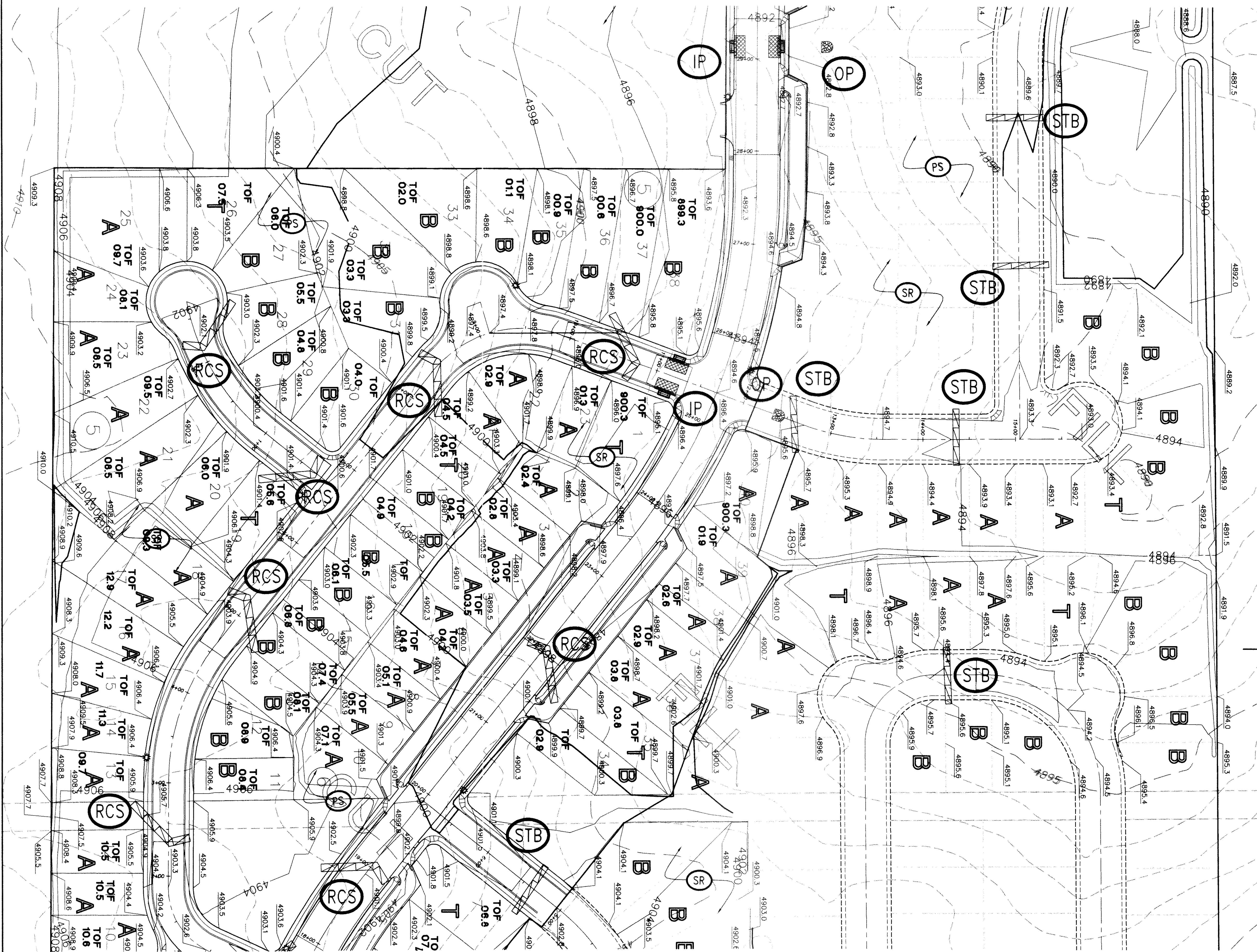
**Utility Notification
Center of Colorado**
Administrative Office 303-232-1991
12600 W. Colfax Ave., Suite B-310
Lakewood, CO 80215

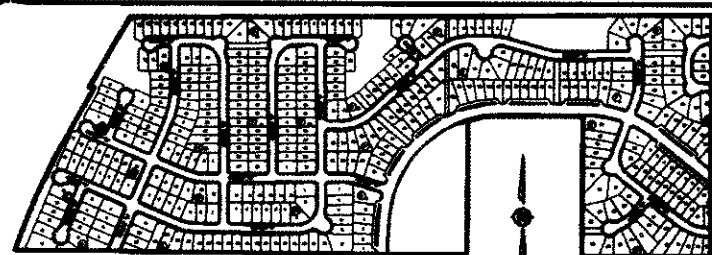
**CALL 2-BUSINESS DAYS IN ADVANCE
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MEMBER UTILITIES.**



- | | | |
|---|---|----------------------------|
|  |  | VEHICLE TRACKING CONTROL |
|  |  | OUTLET PROTECTION |
|  |  | INLET PROTECTION |
|  |  | STRAW BALE BARRIER |
|  |  | ROUGH CUT STREET CONTROL |
|  |  | PERMANENT SEEDING |
|  |  | SURFACE ROUGHENING |
|  | | LIMITS OF LAND DISTURBANCE |
|  | | LIMITS OF CUT/FILL |

SEE SHEET 11





KEY MAP
1"=100'

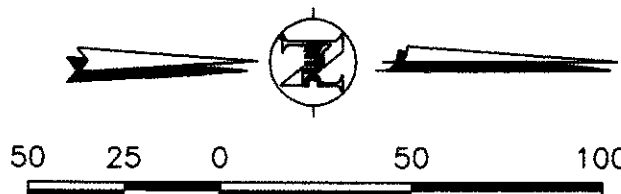


UNCC
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YOU DIG

1-800-922-1987

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Administrative Office 303-232-1991
12800 W. Colfax Ave., Suite B-310
Lakewood, Co 80215

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SCALE: 1" = 50'

LEGEND

- VEHICLE TRACKING CONTROL
- OUTLET PROTECTION
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- PERMANENT SEEDING
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- LIMITS OF LAND DISTURBANCE
- LIMITS OF CUT/FILL

DATE: 11.18.98

DESIGNED BY: ROH

DRAWN BY: NLD

CHECKED BY: WFM

JOB NO.

0965.019.01

SHEET

G4

REVISIONS

NO.	DATE	BY

UNCC

ROCKY MOUNTAIN CONSULTANTS, INC.

CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING

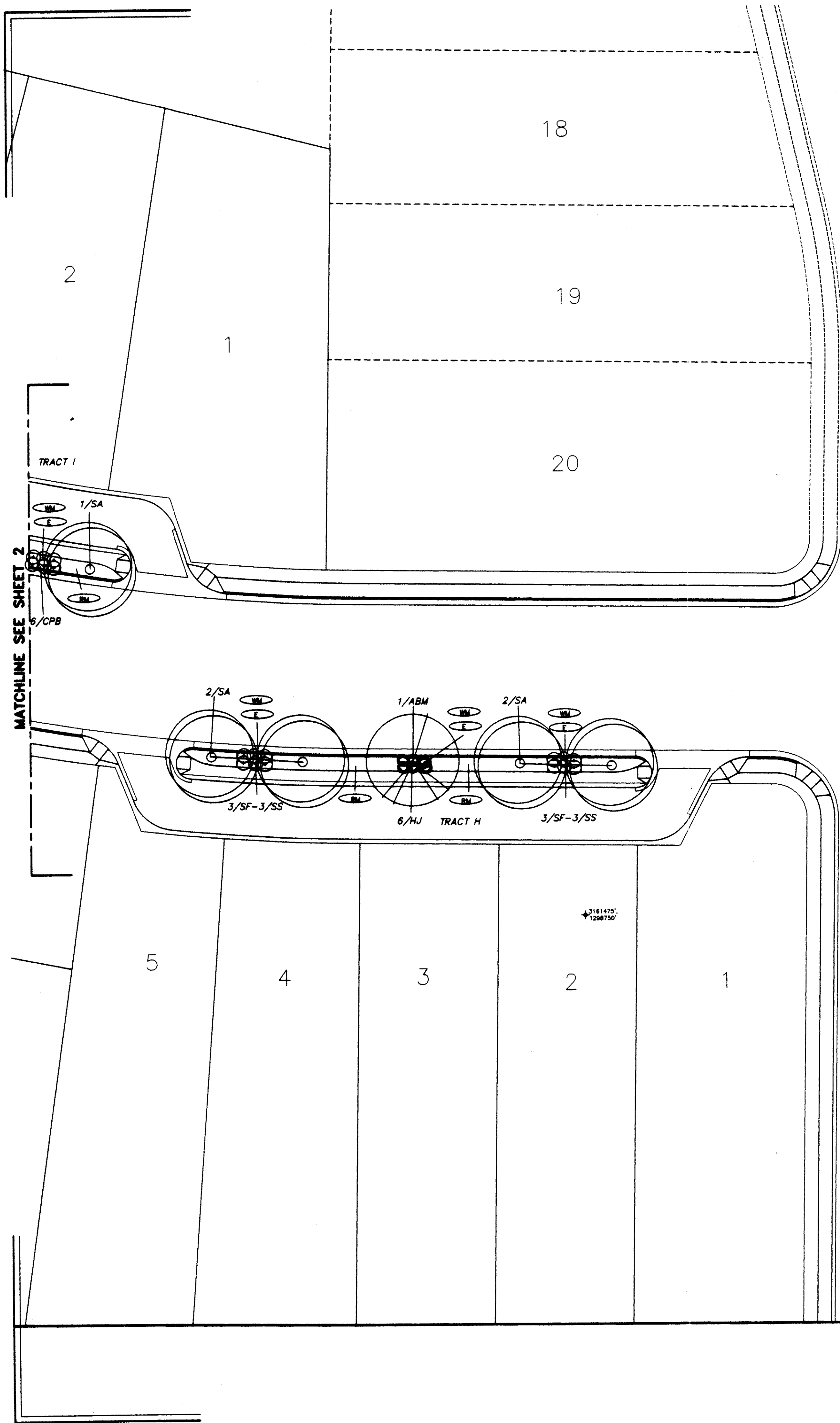
RIDGE CREST FILING NO. 1

GRADING & EROSION CONTROL PLAN

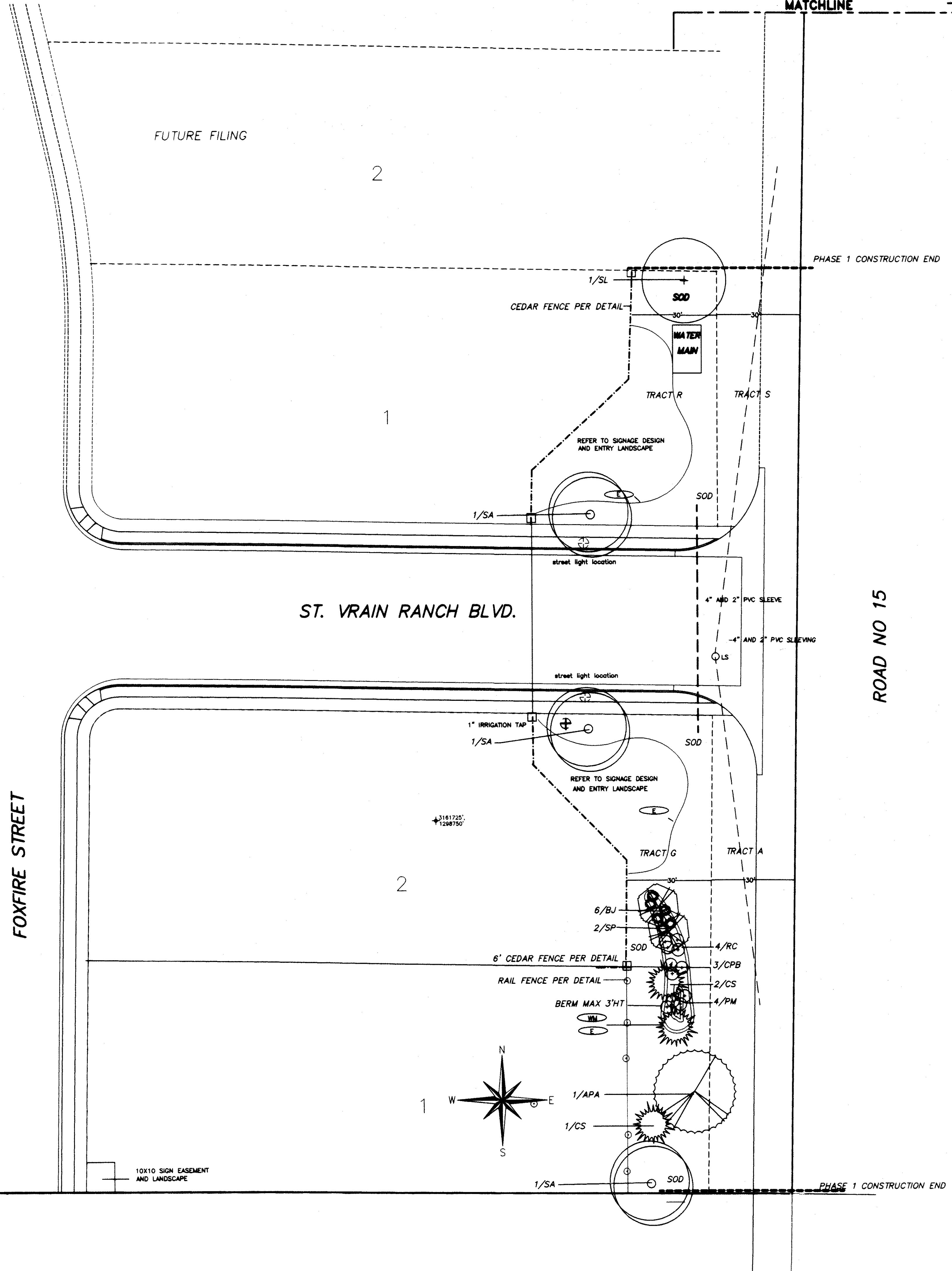
FOR U.S. HOME

SEE SHEET 10

C:\PROJECTS\0965.019\019.DWG 11/18/98 12:36:14 PM BAW



FOX FIRE STREET



DATE	REVISIONS
1/29/99	PER LIST

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 11/05/98

B ROMFIELD
&
A SSOC.
 102 INVERNESS TERRACE EAST
 ENGLEWOOD, CO. 80112
 (303)792-2821
 (303)792-2629 FACSIMILE
 E-MAIL: BROMB50@AOL.COM

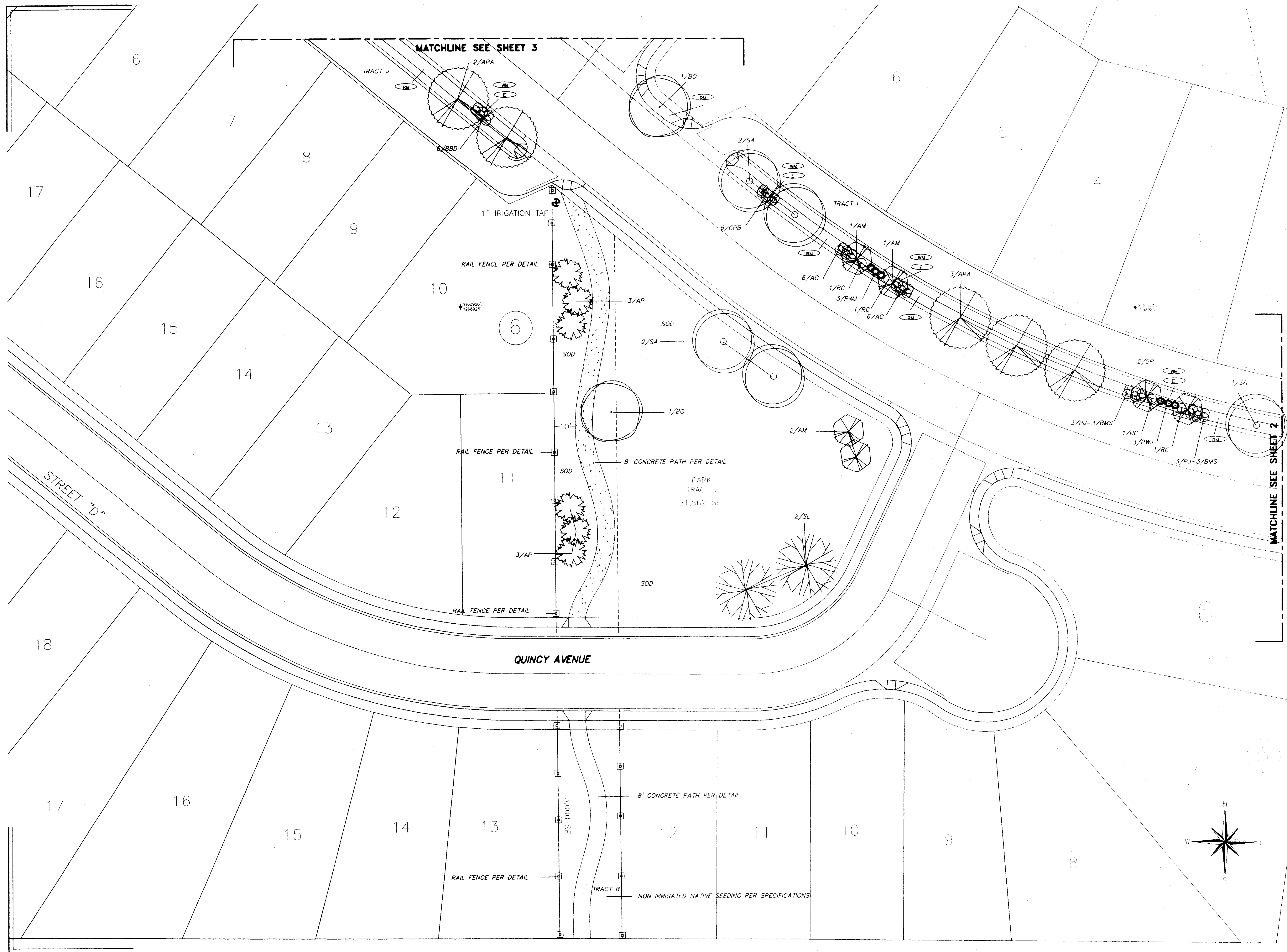
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WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

JOB: **RIDGECREST FIL-1 SUBDIVISION**
 PREPARED FOR: **U.S. HOME**
 6000 S. GREENWOOD PLAZA BLDG.
 SUITE 200
 ENGLEWOOD, CO. 80111

SHEET No.
L1 of 8

PLAN No.
98059



DATE	REVISIONS

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 10/24/98

BROMFIELD
&
ASSOC.
102 INVERNESS TERRACE EAST
ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2629 FACSIMILE
E-MAIL: BROM850@AOL.COM

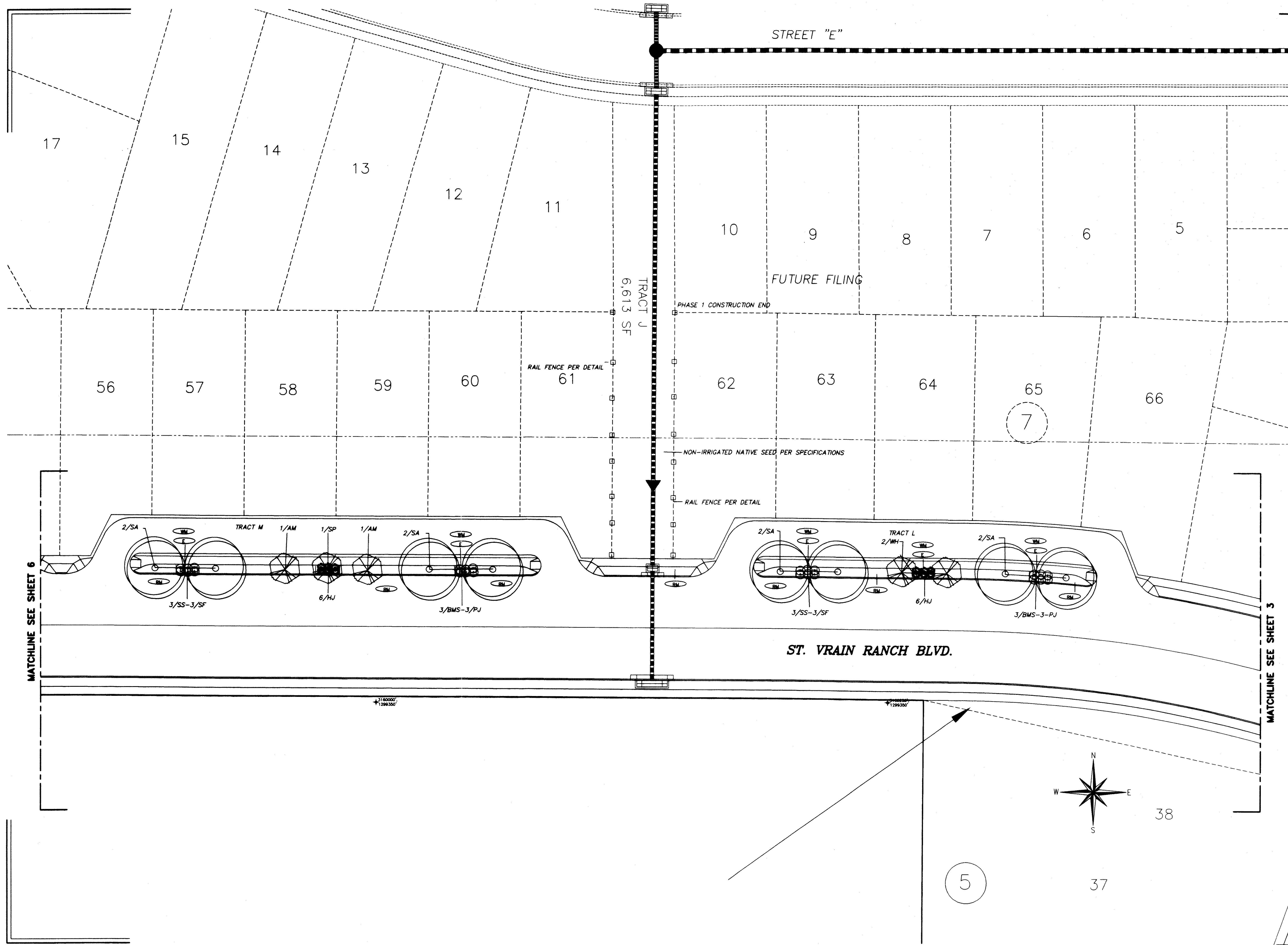
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WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

JOB: **RIDGECREST FIL 1 SUBDIVISION**
PREPARED FOR: **U.S. HOME**
600 S. GREENWOOD PLAZA BLDG.
SUITE 300
ENGLEWOOD, CO. 80111
303-799-0100
303-799-0715 FAX

SHEET No.
L2 of 8

PLAN No.
98059



DATE	REVISIONS

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 10/24/98

B ROMFIELD
&
A SSOC.
102 INVERNESS TERRACE EAST
ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2629 FACSIMILE
E-MAIL: BROMB50@AOL.COM

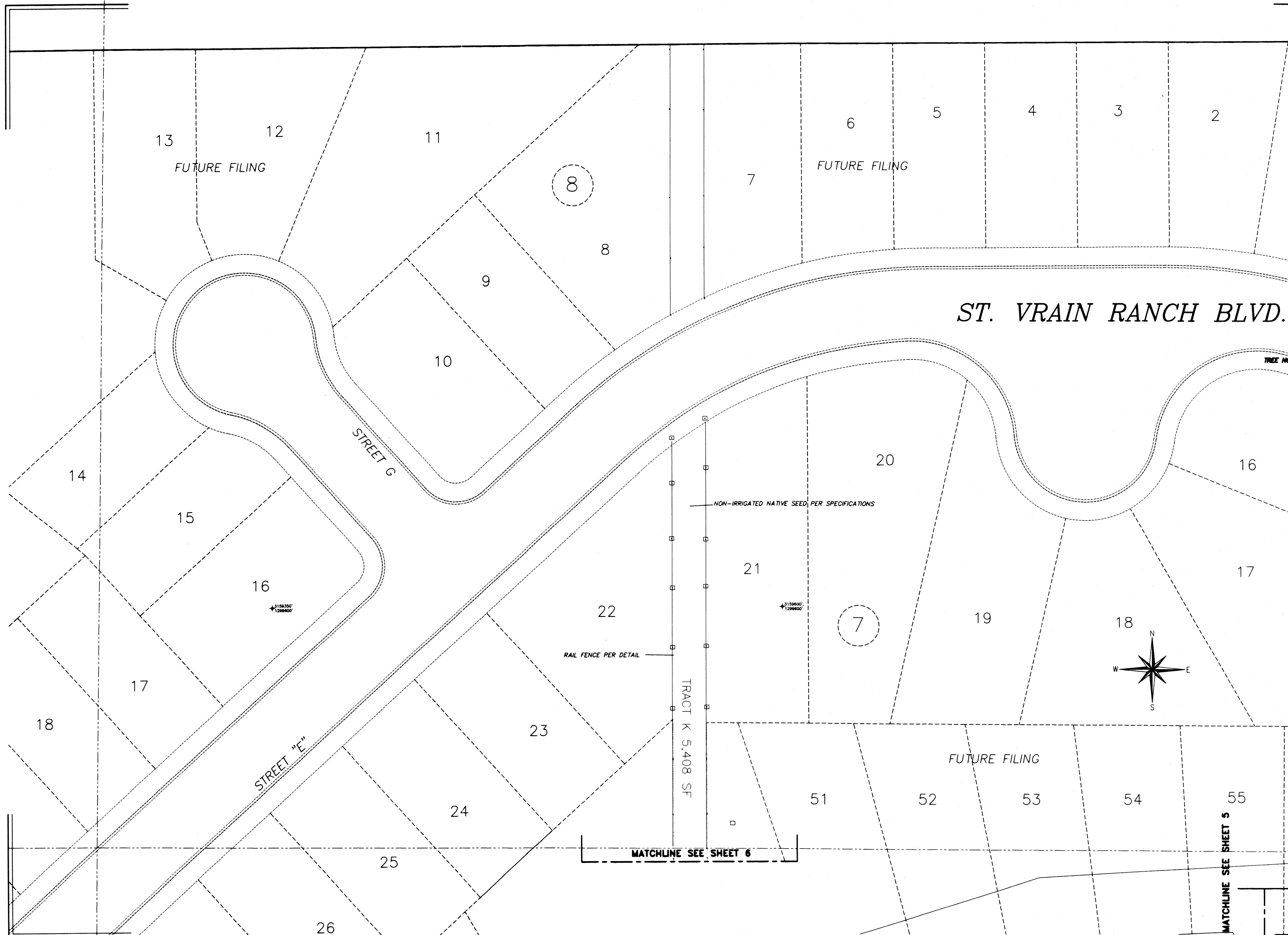
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WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

JOB: **RIDGECREST FIL 1 SUBDIVISION**
PREPARED FOR: **U.S. HOME**
6000 S. GREENWOOD PLAZA BLVD.
SUITE 200
ENGLEWOOD, CO. 80111
303-779-6100
303-779-0715 FAX

SHEET No.
L4 of 8

PLAN No.
98059



DATE	REVISIONS

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 10/24/98

B ROMFIELD
&
A SSOC.
 102 INVERNESS TERRACE EAST
 ENGLEWOOD, CO. 80112
 (303) 792-2621
 (303) 792-2629 FACSIMILE
 E-MAIL: BROMBSO@AOL.COM

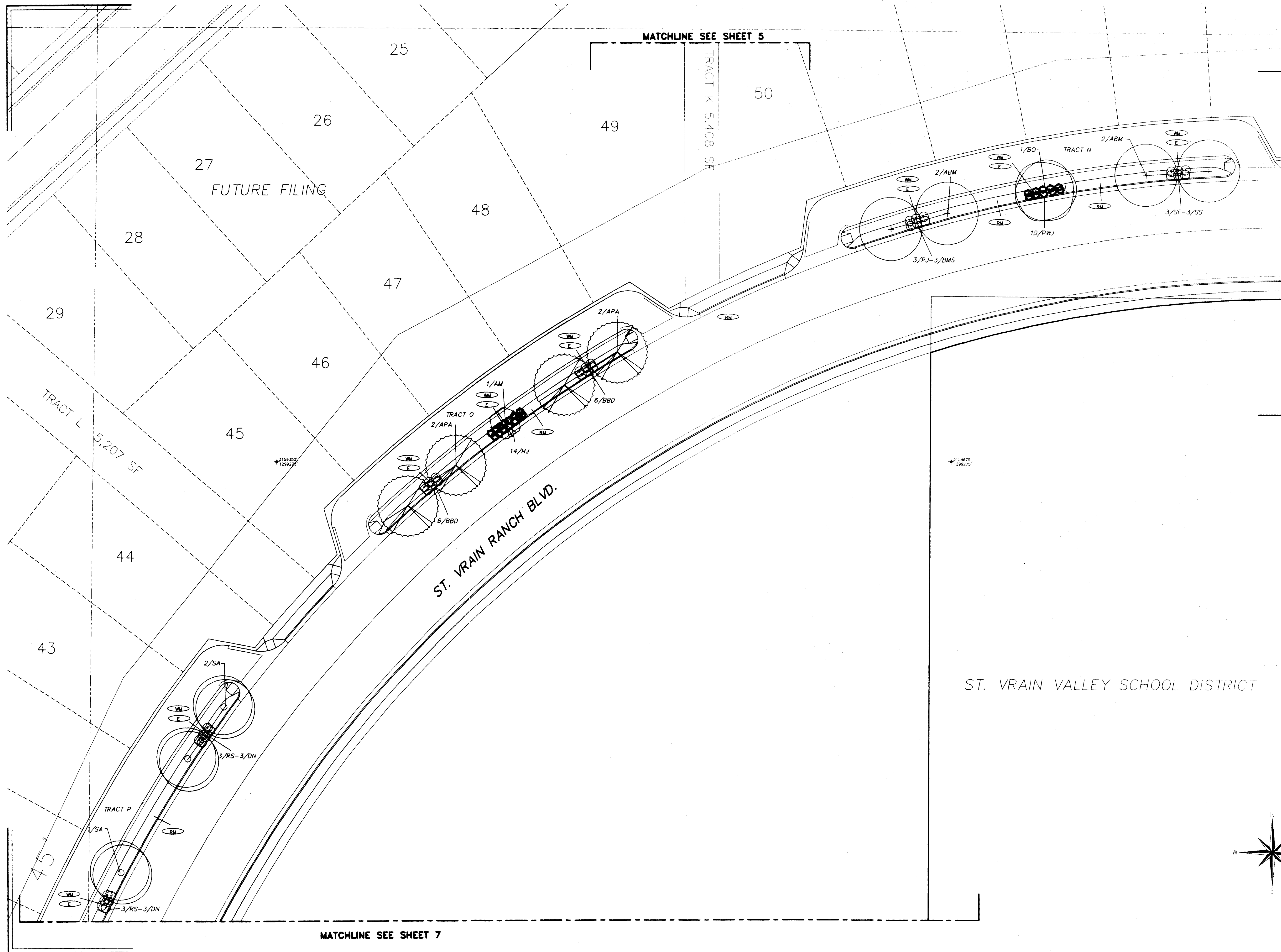
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WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

JOB: RIDGECREST FIL 1 SUBDIVISION
PREPARED FOR: U.S. HOME
 6000 S. GREENWOOD PLAZA BLVD.
 SUITE 200
 ENGLEWOOD, CO. 80111
 303-779-4100
 303-779-0715 FAX

SHEET No.
L5 of 8

PLAN No.
98059



DATE	REVISIONS

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 10/24/98

B ROMFIELD
&
A SSOC.
102 INVERNESS TERRACE EAST
ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2629 FACSIMILE
E-MAIL BROMBSO@AOL.COM

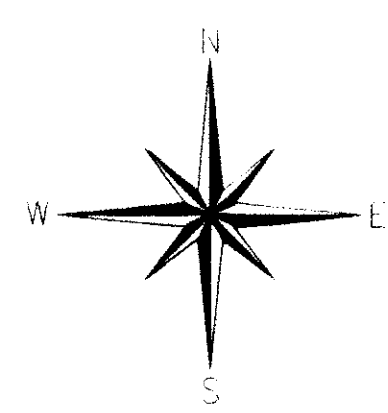
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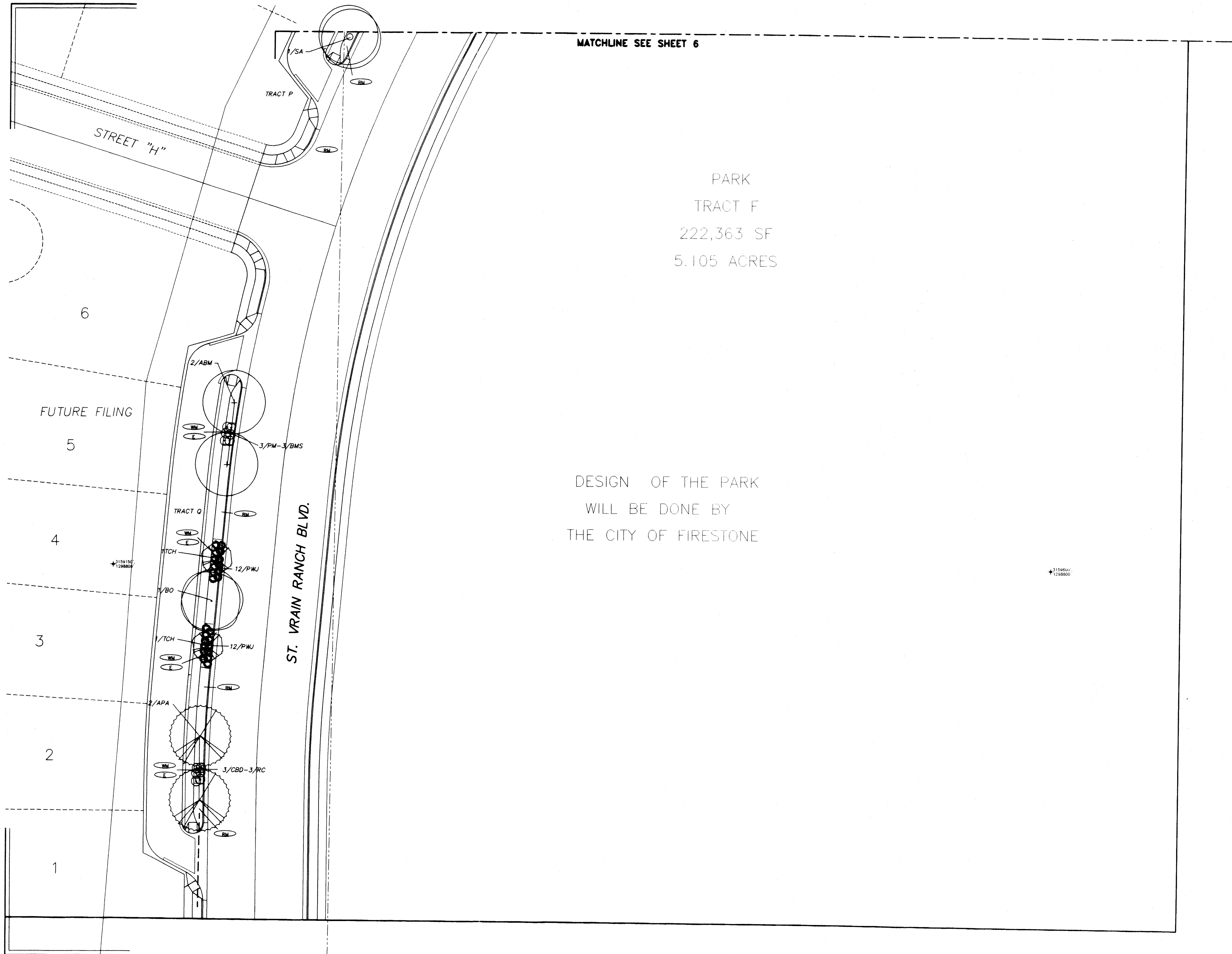
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JOB: RIDGECREST FIL 1
SUBDIVISION
PREPARED FOR: U.S. HOME
6000 S. GREENWOOD PLAZA BLVD.
SUITE 300
ENGLEWOOD, CO. 80111
303-779-6100
303-779-0715 FAX

SHEET No.
L6 of 8

PLAN No.
98059

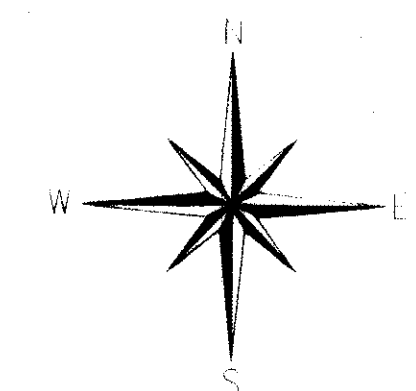




MATCHLINE SEE SHEET 6

PARK
TRACT F
222,363 SF
5.105 ACRES

DESIGN OF THE PARK
WILL BE DONE BY
THE CITY OF FIRESTONE



DATE	REVISIONS

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 10/24/98

B ROMFIELD
&
A SSOC.
102 INVERNESS TERRACE EAST
ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2629 FACSIMILE
E-MAIL: BROM850@AOL.COM

THE IDEAS, DESIGNS AND SPECIFICATIONS REPRESENTED HERE WITHIN ARE AND SHALL REMAIN THE SOLE PROPERTY OF BROMFIELD & ASSOC. NO PART THEREOF SHALL BE USED OR COPIED WITHOUT WRITTEN APPROVAL OF BROMFIELD & ASSOC.

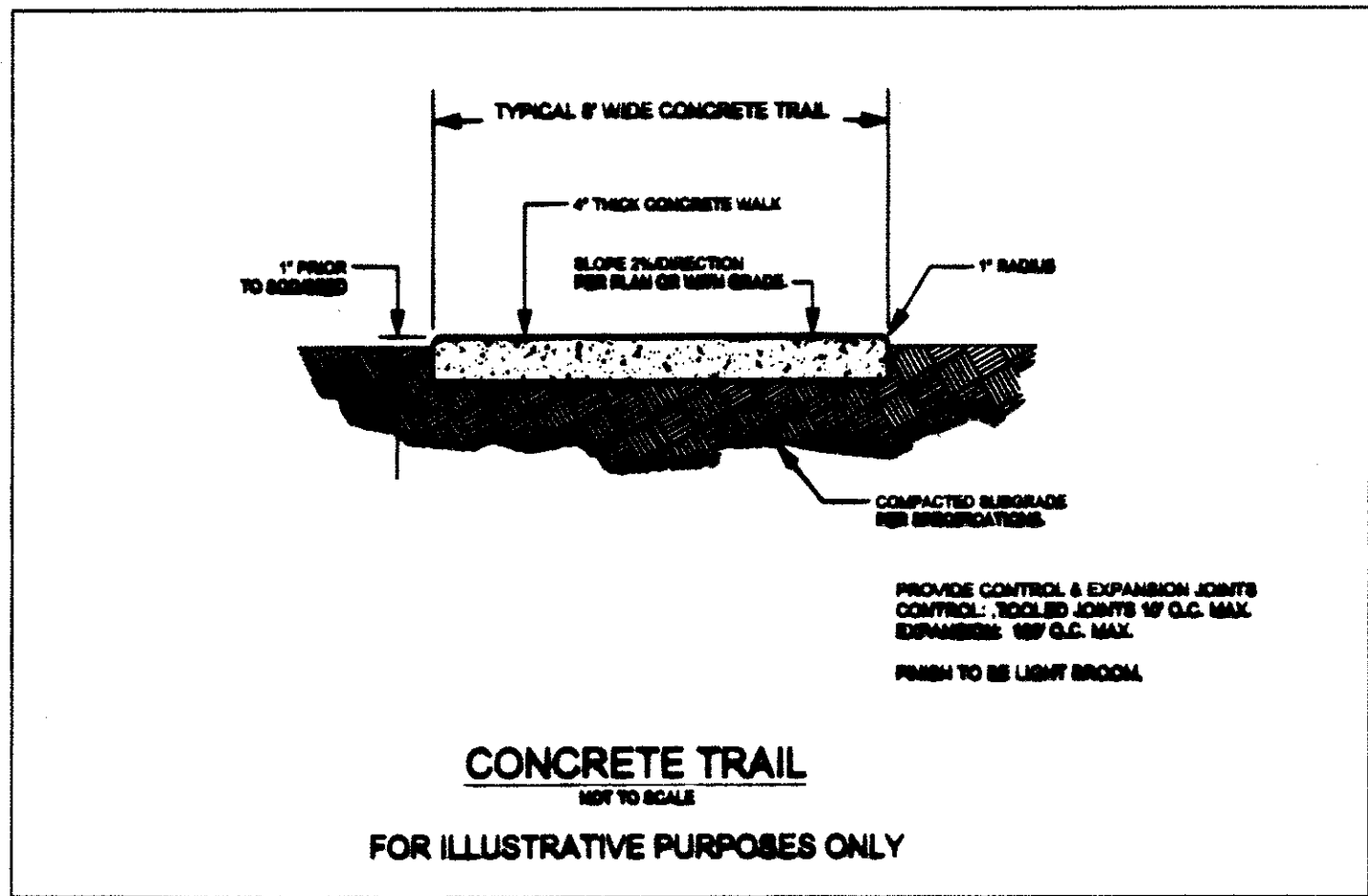
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

JOB: RIDGECREST FIL 1 SUBDIVISION
PREPARED FOR: U.S. HOME
6000 S. GREENWOOD PLAZA BLVD.
SUITE 200
ENGLEWOOD, CO. 80111
303-779-6100
303-779-0715 FAX

SHEET No.
L7 of 8

PLAN No.
98059

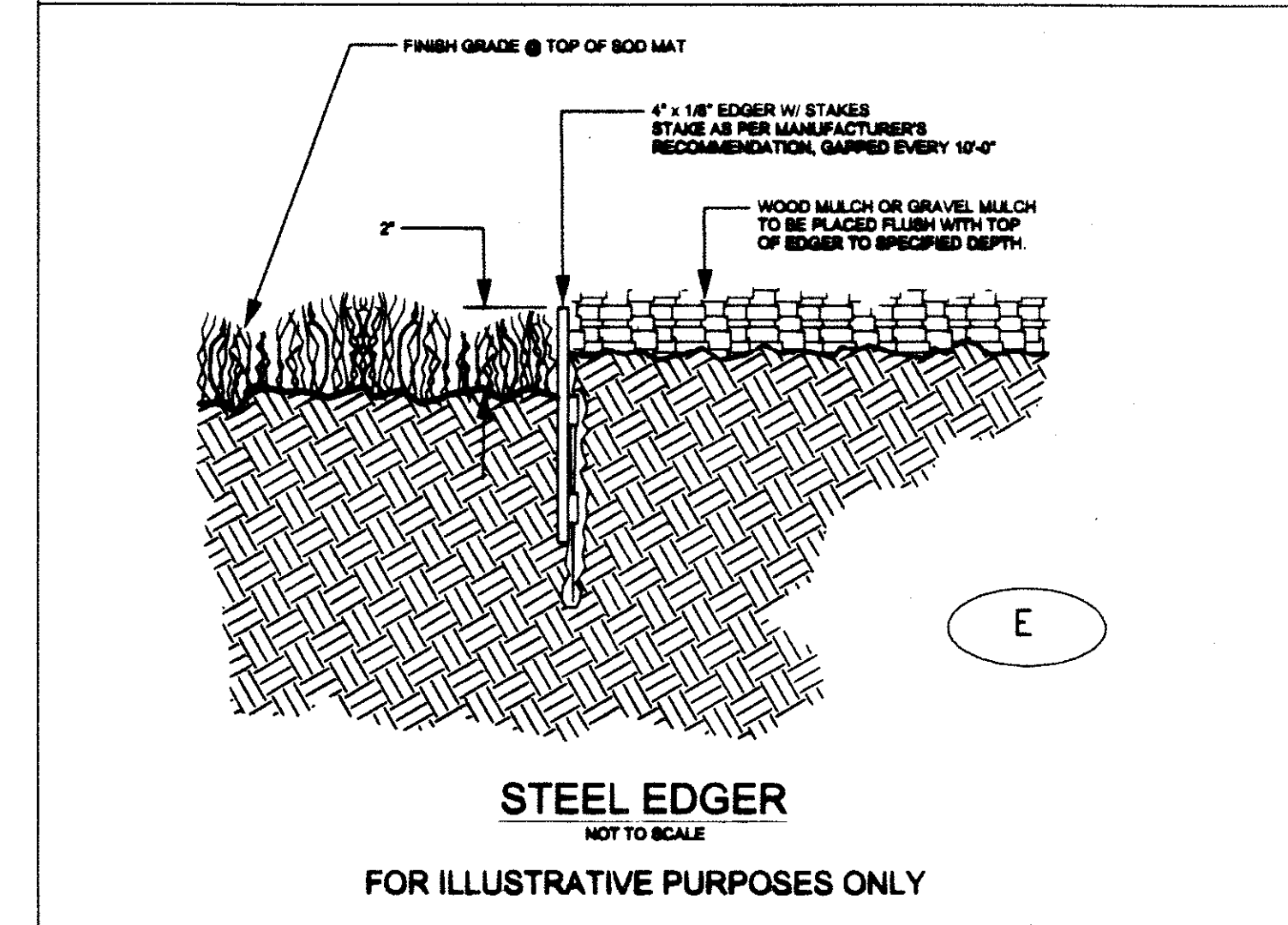
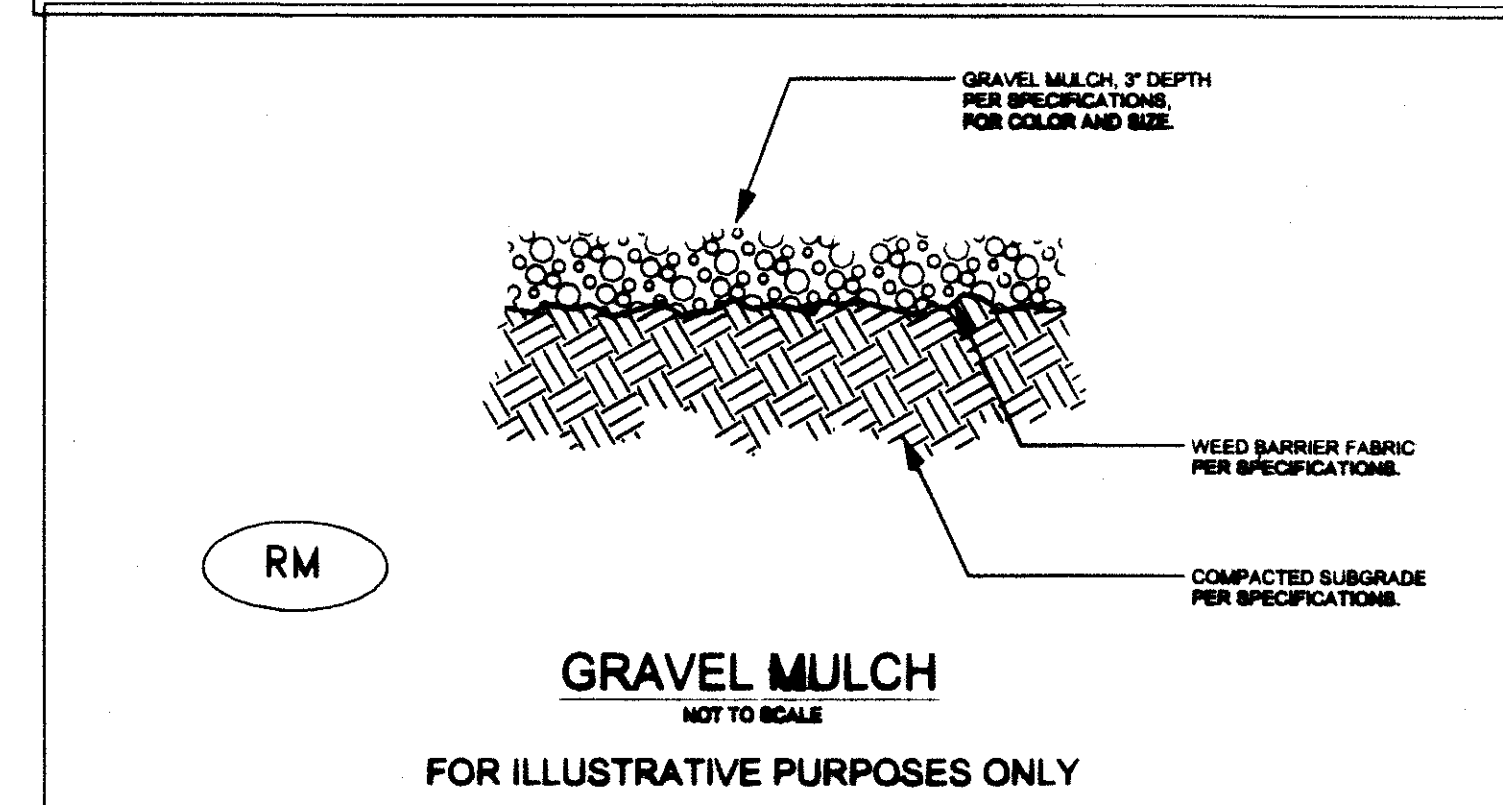
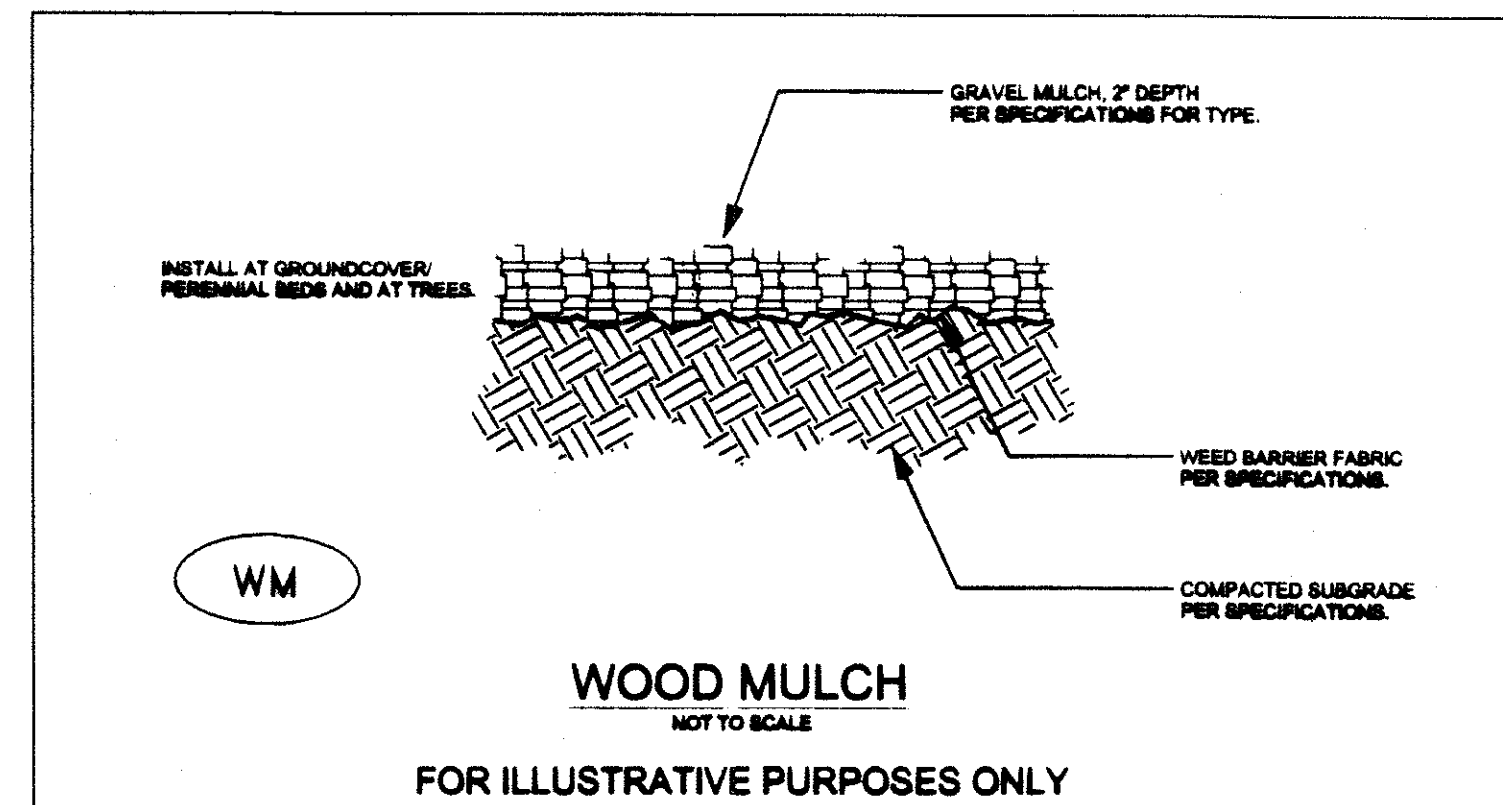
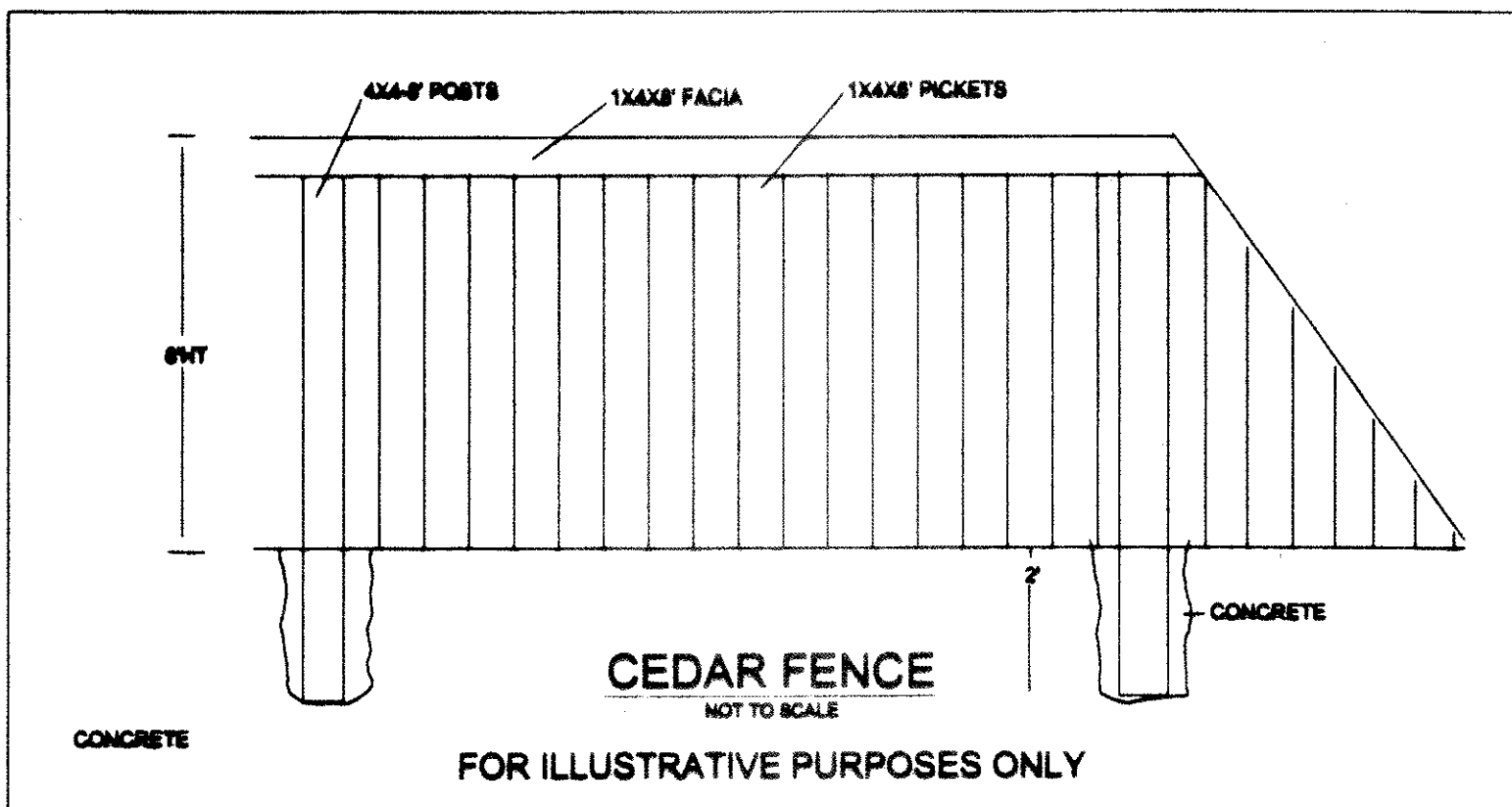
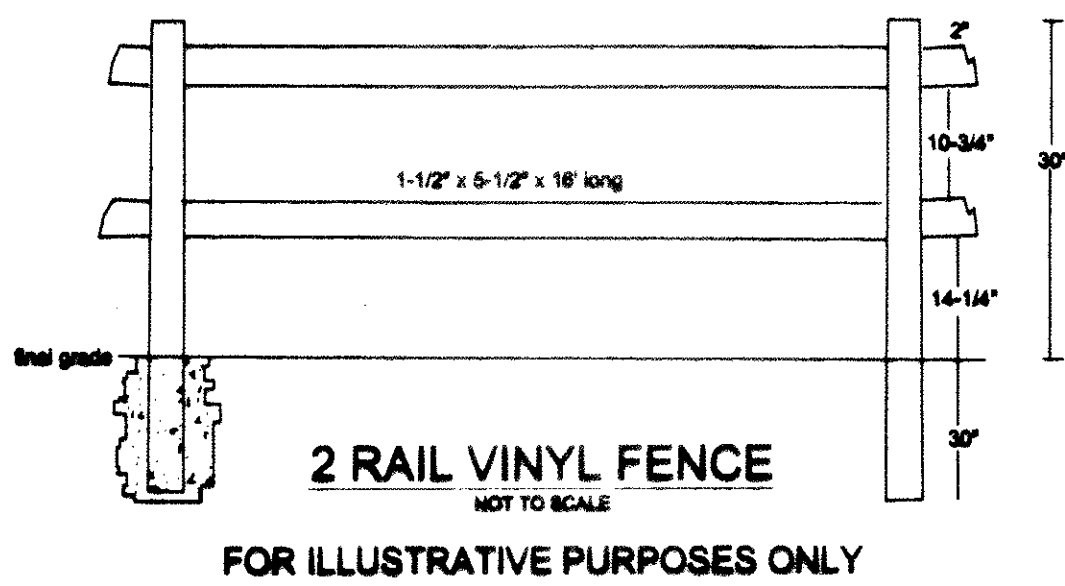
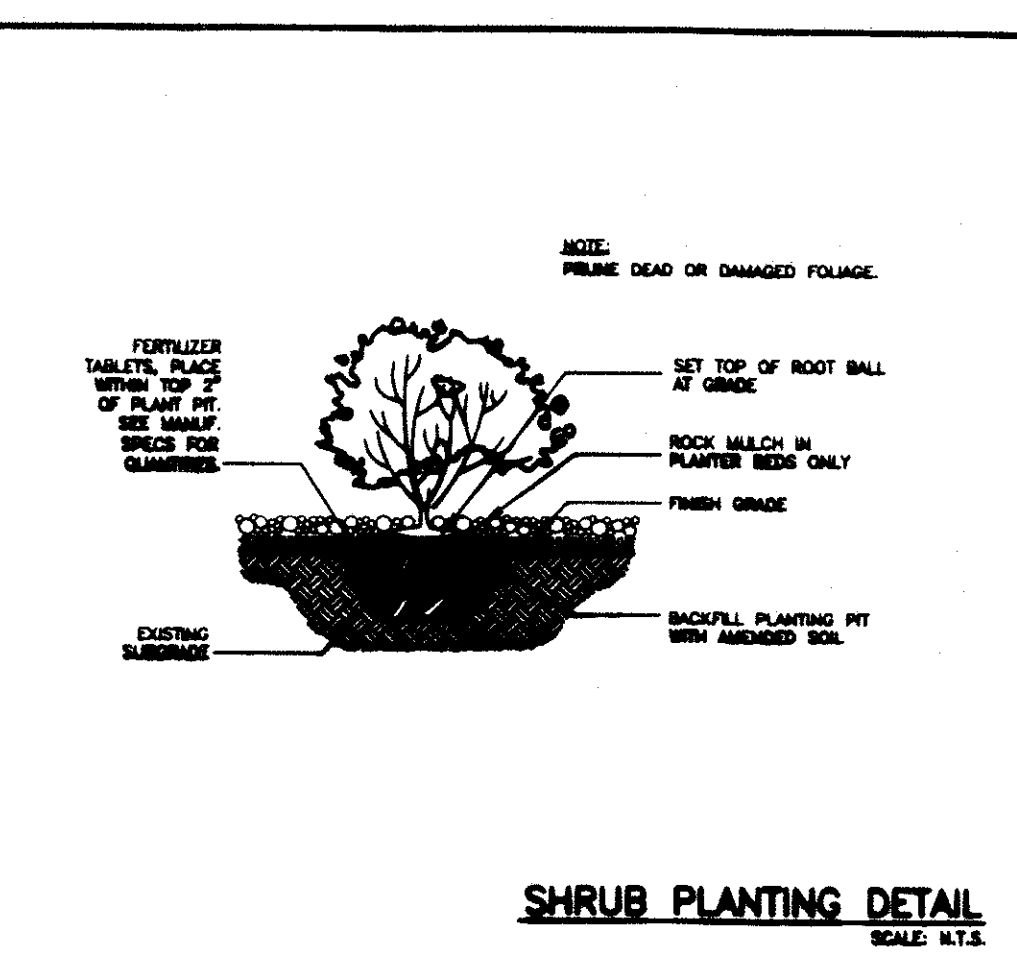
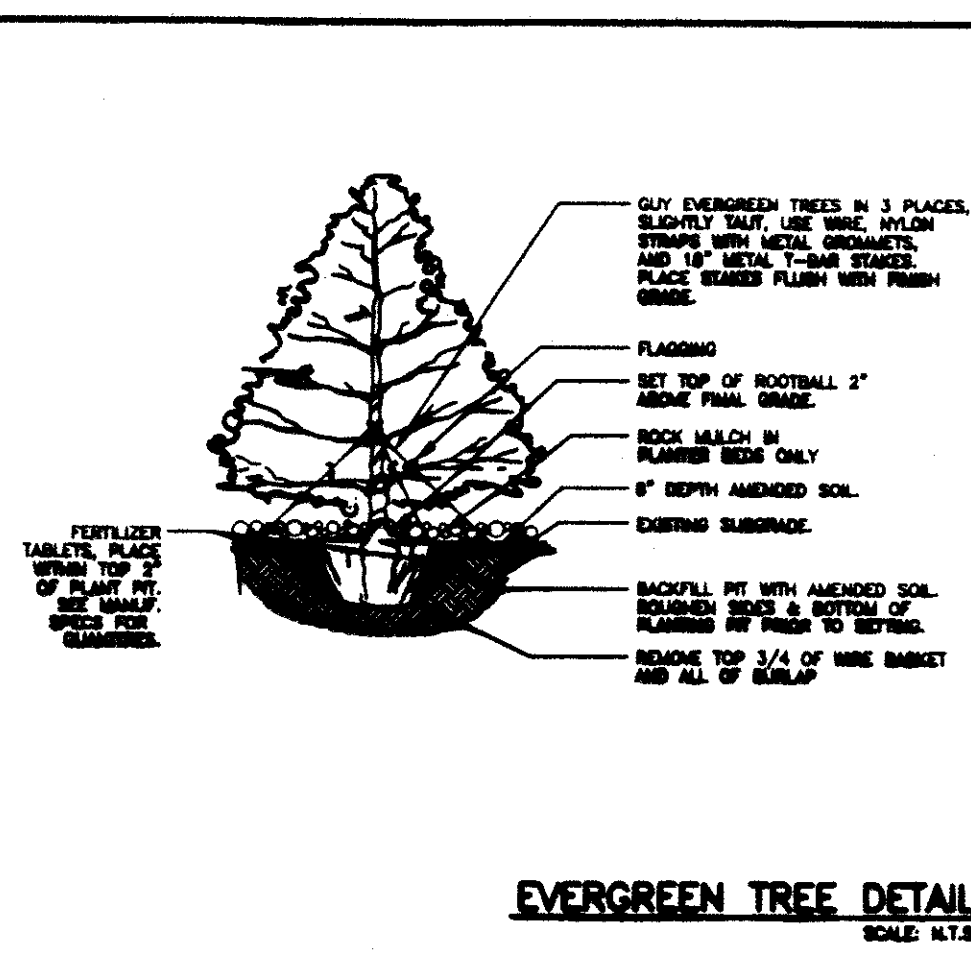
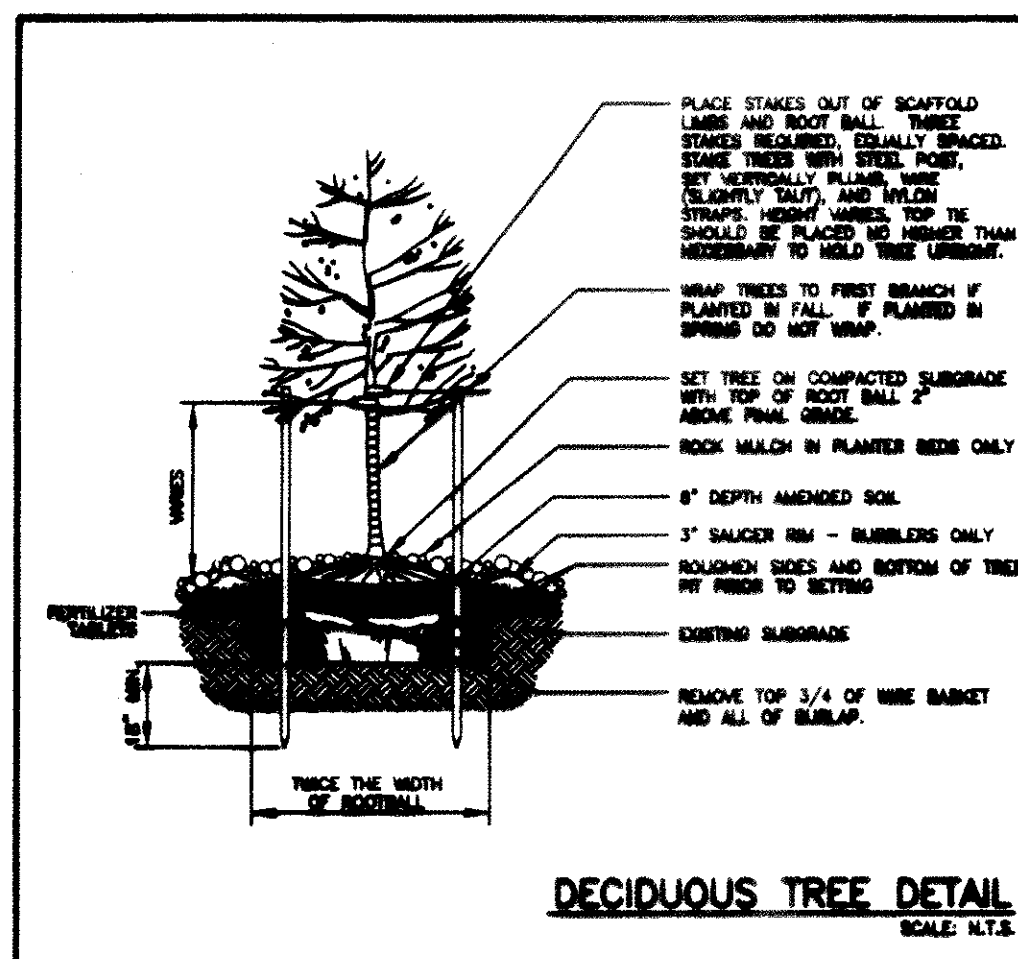
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KEY	COMMON NAME	BOTANICAL NAME	SIZE
CS	COLORADO SPRUCE	PICEA PUNGENS	8" B&B
AP	AUSTRIAN PINE	PINUS NIGRA	8" B&B
ABM	AUTUMN BLAZE MAPLE	MAPLE ACER SPP.	2" B&B
SA	SUMMIT ASH	FRAXINUS SPP.	2" B&B
APA	AUTUMN PURPLE ASH	ASH FRAXINUS SPP.	2" B&B
BO	BURR OAK	QUERCUS SPP.	2" B&B
SL	SHADEMASTER LOCUST	GLEDTISIA TRIACANTHOS V	2" B&B
SP	STONEHILL PEAR	PYRUS CALLERYANA	1.5" B&B
AM	AMUR MAPLE	A. GINNALA	1.5" B&B
TCH	THORNLESS HAWTHORN	COCKSPUR CRATAEGUS SP	1.5" B&B
RH	RUSSIAN HAWTHORN	CRATAEGUS SPP.	1.5" B&B
WH	WASHINGTON HAWTHORN	CRATAEGUS SPP.	1.5" B&B
BJ	BROADMOOR JUNIPER	JUNIPERUS HORIZONTALIS	5 GAL
HJ	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS	5 GAL
PWJ	PRINCE OF WALES	JUNIPERUS HORIZONTALIS	5 GAL
OJ	OLD GOLD JUNIPER	JUNIPERUS CHINENSIS	5 GAL
DN	DWARF NINEBARK	PHYSOCARPUS OPUL.	5 GAL
BBD	DWARF BURNING BUSH	EUONIMUS ALATUS	5 GAL
RS	RUSSIAN SAGE	PER OVSKIA ATRIPLICIFOLIA	5 GAL
CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII	5 GAL
SS	SPIREA SNOWMOUND	SPIRAEA SPP.	5 GAL
SF	SPIREA PROBEL	SPIRAEA SPP.	5 GAL
RC	ROCK COTONEASTER	COTONEASTER SPP.	5 GAL
AC	ALPINE CURRANT	RIBES ALPIMUM	5 GAL
PJ	POTENTILLA JACKMANII	POTENTILLA PURTICOSA	5 GAL
PM	POTENTILLA MCKAY'S WHITE	POTENTILLA PURTICOSA	5 GAL
BMS	BLUE MIST SPIREA	CARYOPTERIS X	5 GAL
GVP	GOLDEN VICARY	LIGUSTRUM X VICARYI	5 GAL
BC	BLACK CHOKEBERRY	PRUNUS VIRGINIANA	5 GAL
RB	RABBIT BUSH	CHRYSETHAMNUS VAR.	5 GAL
RTD	RED YAWG DOGWOOD	CORNUS SPP.	5 GAL

GENERAL NOTES:

- Entry features will be submitted separately and will adhere to sign ordinance by the Town of Firestone and all city and state local codes.
- An automatic irrigation system will be designed to cover all areas of landscape construction.
- Contractor will adhere to Bromfield and Associates, Inc., and the City of Firestone standard set of specifications.
- Maintain 3 foot distance between each fire hydrant and sidewalk/trail surface.
- All trees will be staked, per specifications.
- Edger will be installed, per detail.
- All shrub beds will be mulched with wood fiber 4 inches deep, and all other areas will be 1-1/2" washed river rock 3 inches deep over marifi fabric.
- Turf will be a variety of bluegrass, per specifications.
- Refer to Bromfield and Associates, Inc., set of specifications for information not covered under General Notes.
- Right-of-Way will be seeded with a low-grow prairie mix.
- All Tracts noted as non-irrigated native seed will be a low grow mixture to be purchased from Arkansas Valley Seed Co.



DATE	REVISIONS

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY:

SCALE: N.T.S.

DATE: 10/12/98

B ROMFIELD
&
A SSOC.
102 INVERNESS TERRACE EAST
ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2629 FACSIMILE
E-MAIL: BROMFIELD@AOL.COM

THE IDEAS, DESIGNS AND
SPECIFICATIONS REPRESENTED
HERE WITHIN ARE AND SHALL
REMAIN THE SOLE PROPERTY
OF BROMFIELD & ASSOC.
NO PART THEREOF SHALL BE
USED OR COPIED WITHOUT
WRITTEN APPROVAL OF
BROMFIELD & ASSOC.

WRITTEN DIMENSIONS TAKE
PRECEDENCE OVER
SCALED DIMENSIONS

JOB: RIDGECREST FIL 1
DETAILS

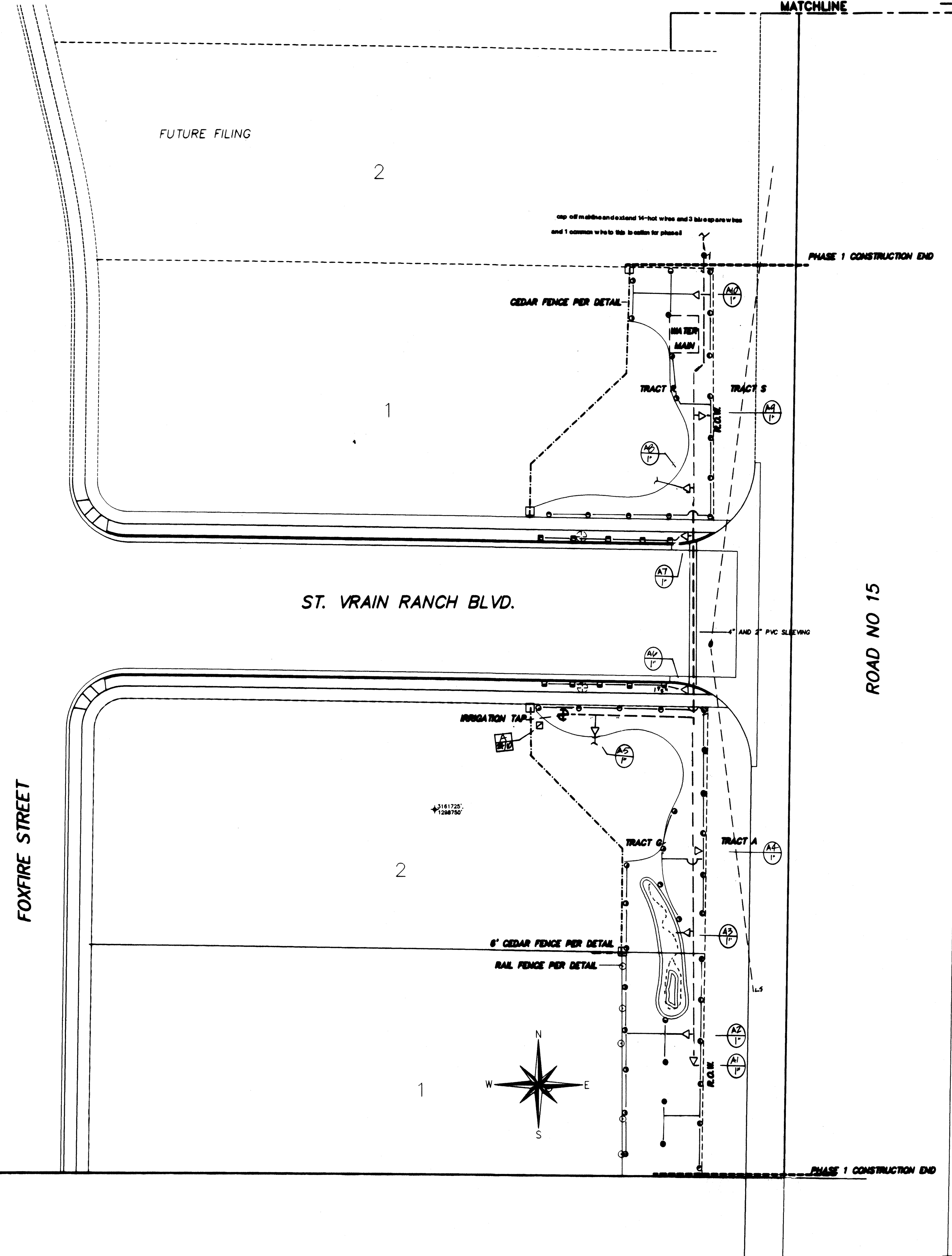
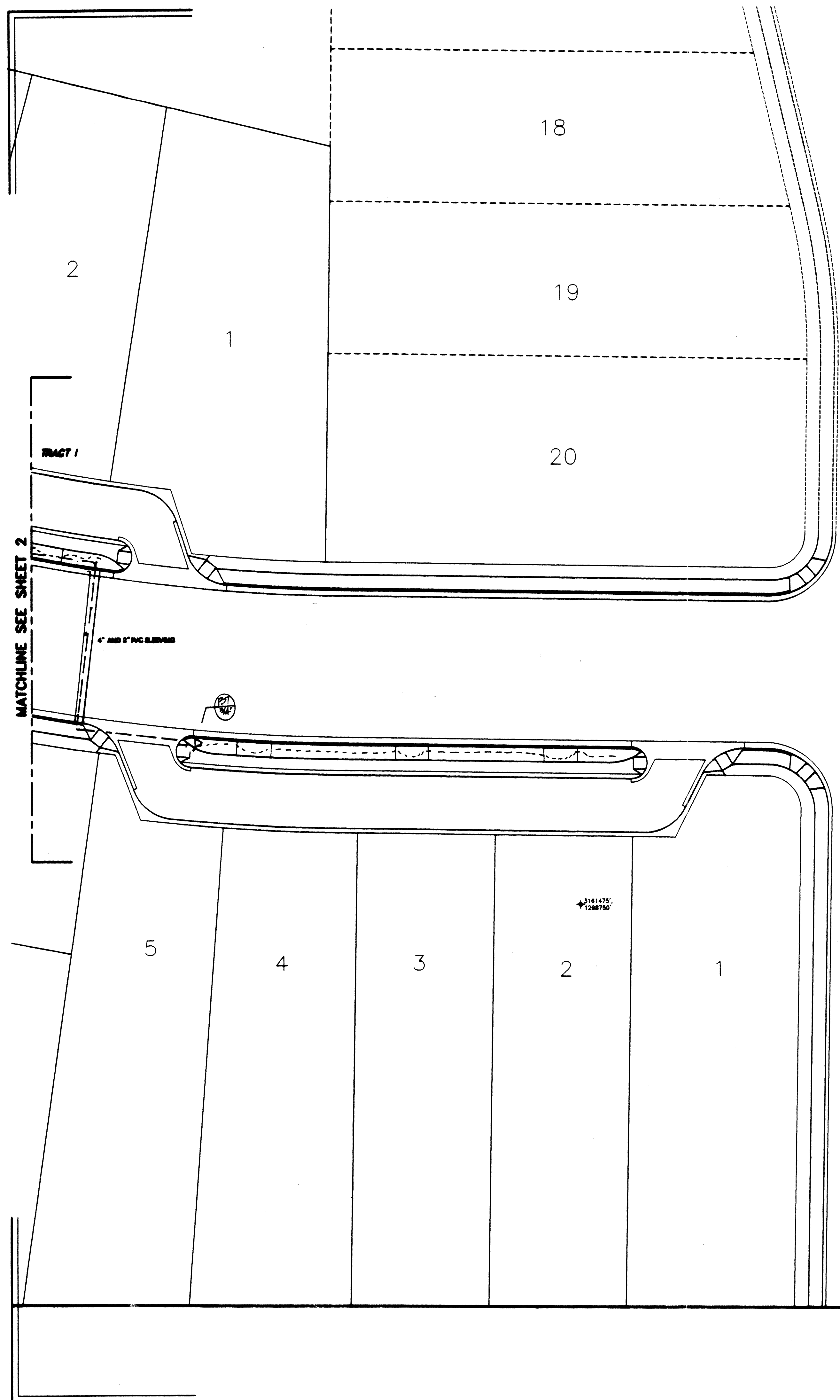
PREPARED FOR: U.S. HOME
6000 S. GREENWOOD PLAZA BLDG.
SUITE 300
ENGLEWOOD, CO. 80111
303-779-6100
303-779-6715 FAX

SHEET No.

L8 OF 8

PLAN No.

98050



DATE	REVISIONS
1/28/98	PER LIST

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 11/05/98

B ROMFIELD
&
A SSOC.
 102 INVERNESS TERRACE EAST
 ENGLEWOOD, CO. 80112
 (303) 792-2621
 (303) 792-2629 FACSIMILE
 E-MAIL BROM850@AOL.COM

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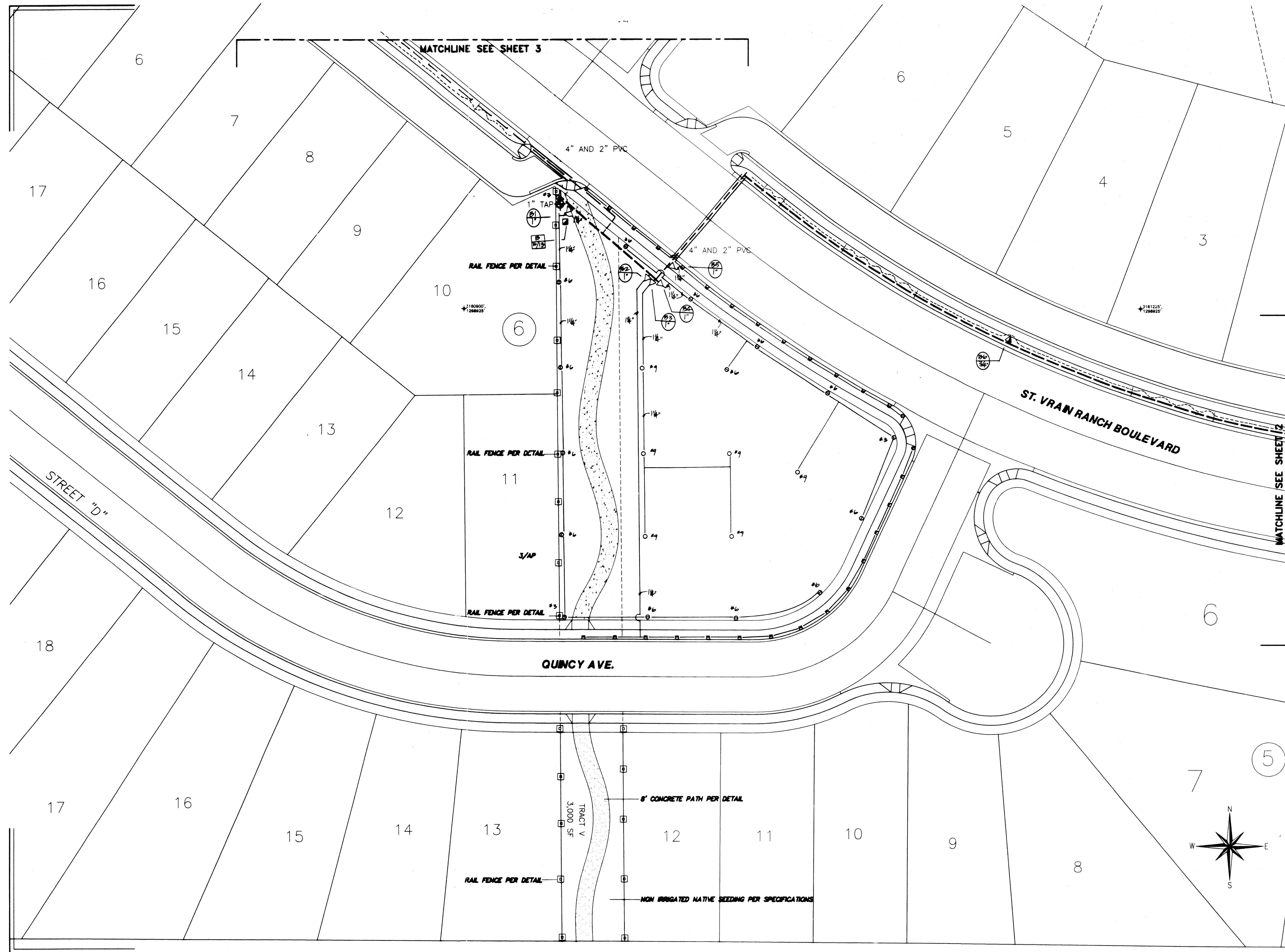
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

JOB: **RIDGECREST FIL-1**
SUBDIVISION
 PREPARED FOR: **U.S. HOME**
 6000 S. GREENWOOD PLAZA BLVD.
 SUITE 200
 ENGLEWOOD, CO. 80111

SHEET No.
11 of 8

PLAN No.
98059

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DATE	REVISIONS

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 10/24/98

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102 INVERNESS TERRACE EAST
ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2629 FACSIMILE
E-MAIL: BROM850@AOL.COM

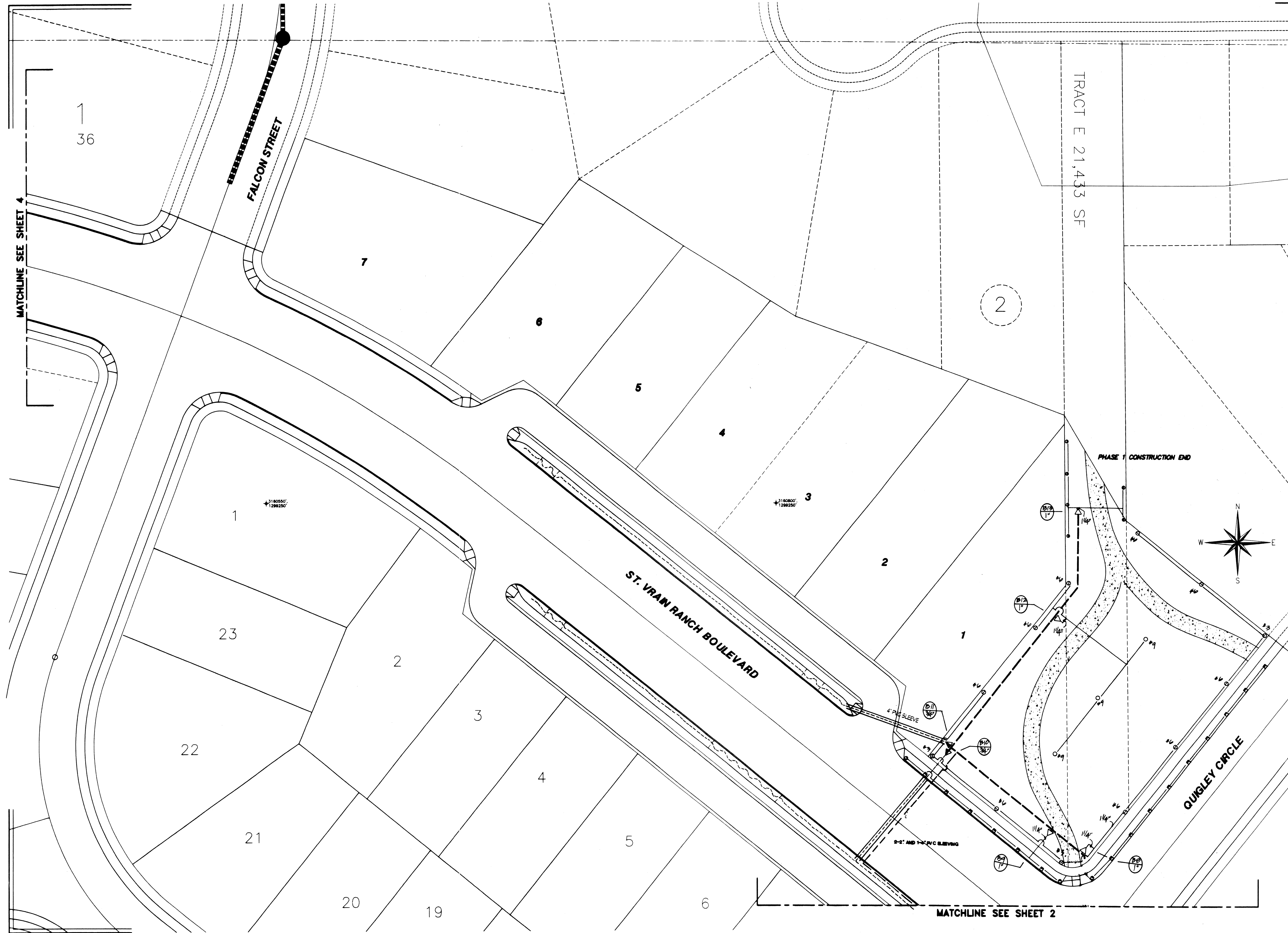
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303-779-6100
303-779-0715 FAX

SHEET No.
12 of 8

PLAN No.
98059



DATE	REVISIONS

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DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 10/24/98

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(303)792-2621
(303)792-2629 FACSIMILE
E-MAIL: BROM850@AOL.COM

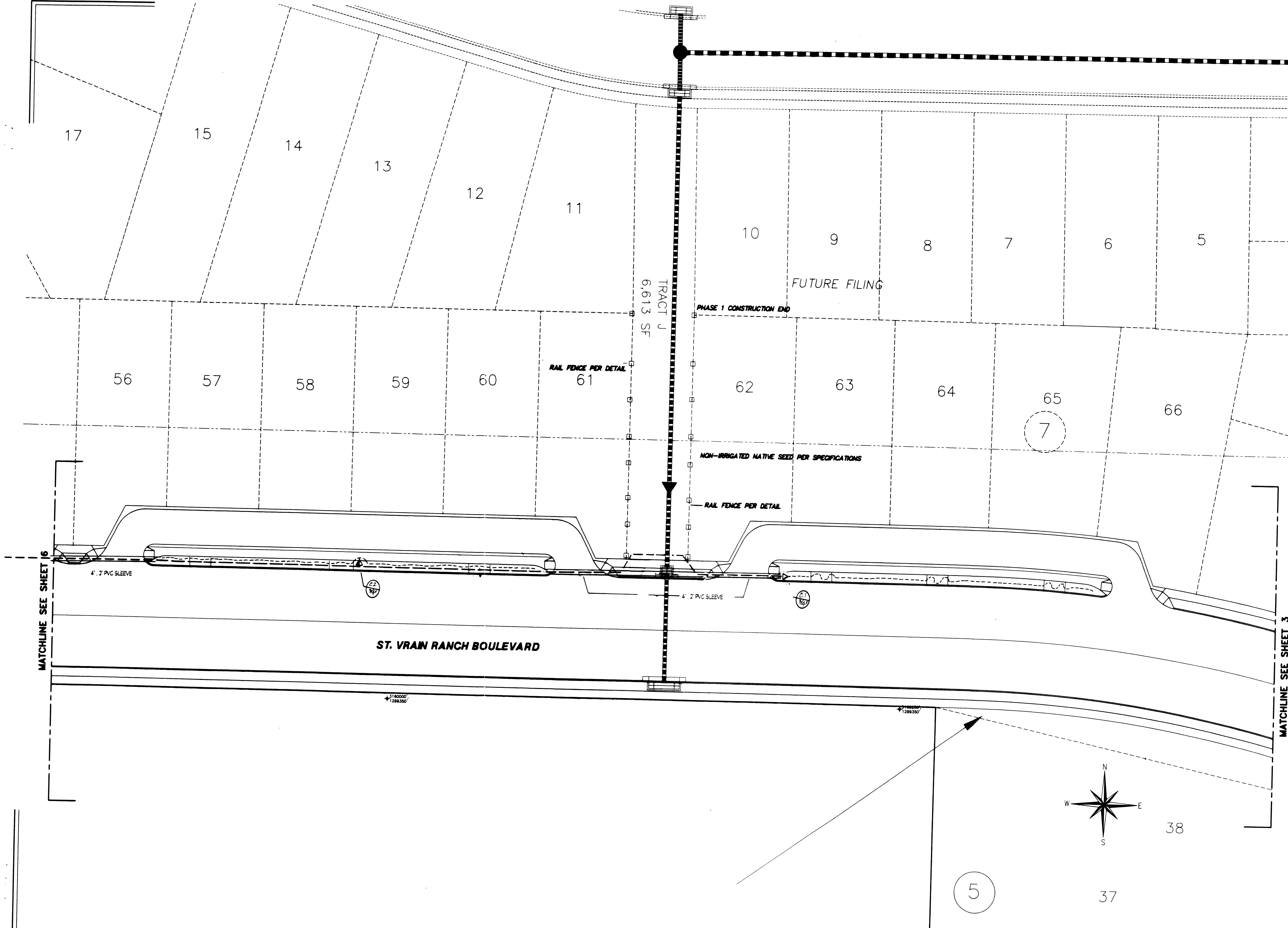
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SUBDIVISION
JOB: **PREPARED FOR: U.S. HOME**
6000 S. GREENWOOD PLAZA BLVD.
SUITE 300
ENGLEWOOD, CO. 80111
303-776-6100
303-776-0715 FAX

SHEET No.
13 OF 8

PLAN No.
98059



DATE	REVISIONS

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DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 10/24/98

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A SSOC.
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ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2629 FACSIMILE
E-MAIL: BROM850@AOL.COM

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JOB: **RIDGECREST FIL 1 SUBDIVISION**

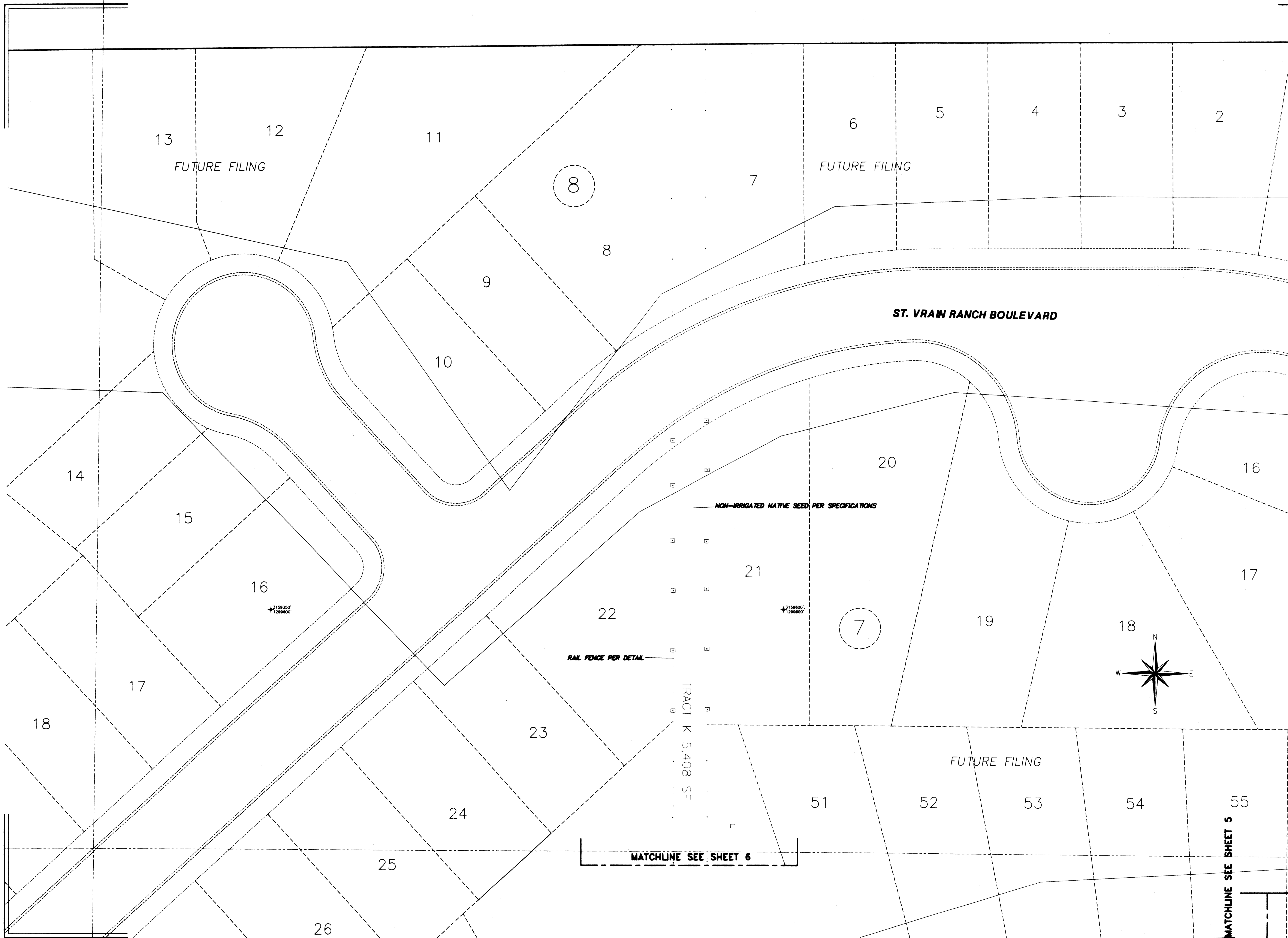
PREPARED FOR: **U.S. HOME**
6000 S. GREENWOOD PLAZA BLVD.
SUITE 200
ENGLEWOOD, CO. 80111

303-779-6100
303-779-0715 FAX
303-779-0715 FAX

SHEET No. **14 of 8**

PLAN No. **98059**

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DATE	REVISIONS

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DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 10/24/98

B
ROMFIELD

&

A
SSOC.

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ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2829 FACSIMILE
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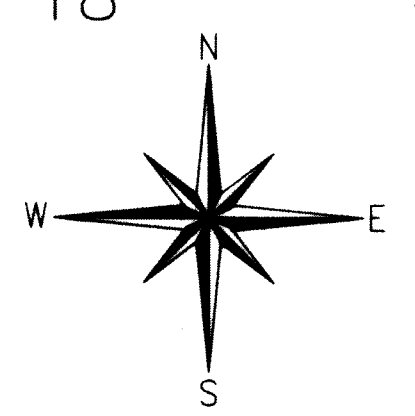
RIDGECREST FIL 1
SUBDIVISION

JOB: **PREPARED FOR: U.S. HOME**
600 S. GREENWOOD PLAZA BLVD.
ENGLEWOOD, CO. 80111

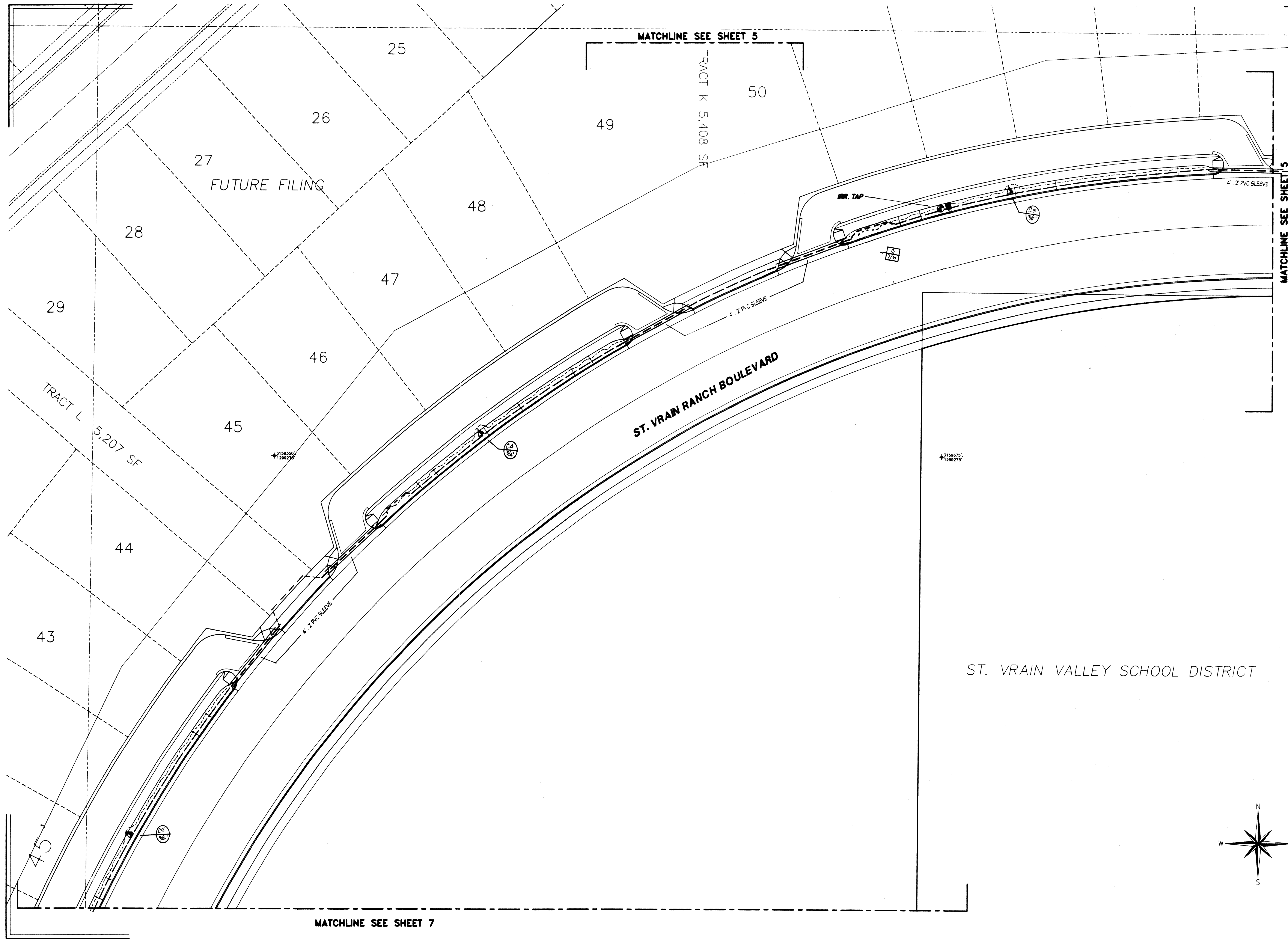
303-796-0100
303-796-0715 FAX

SHEET No.
15 of 8

PLAN No.
98059



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DATE	REVISIONS

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SCALE: 1"=20.0'

DATE: 10/24/98

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A SSOC.
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ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2629 FACSIMILE
E-MAIL: BROM850@AOL.COM

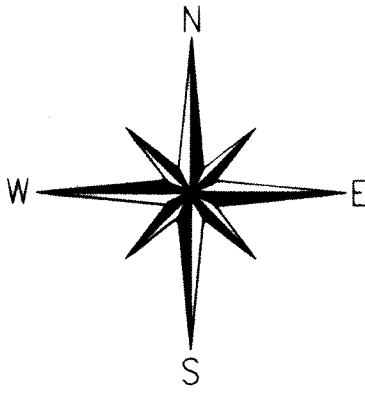
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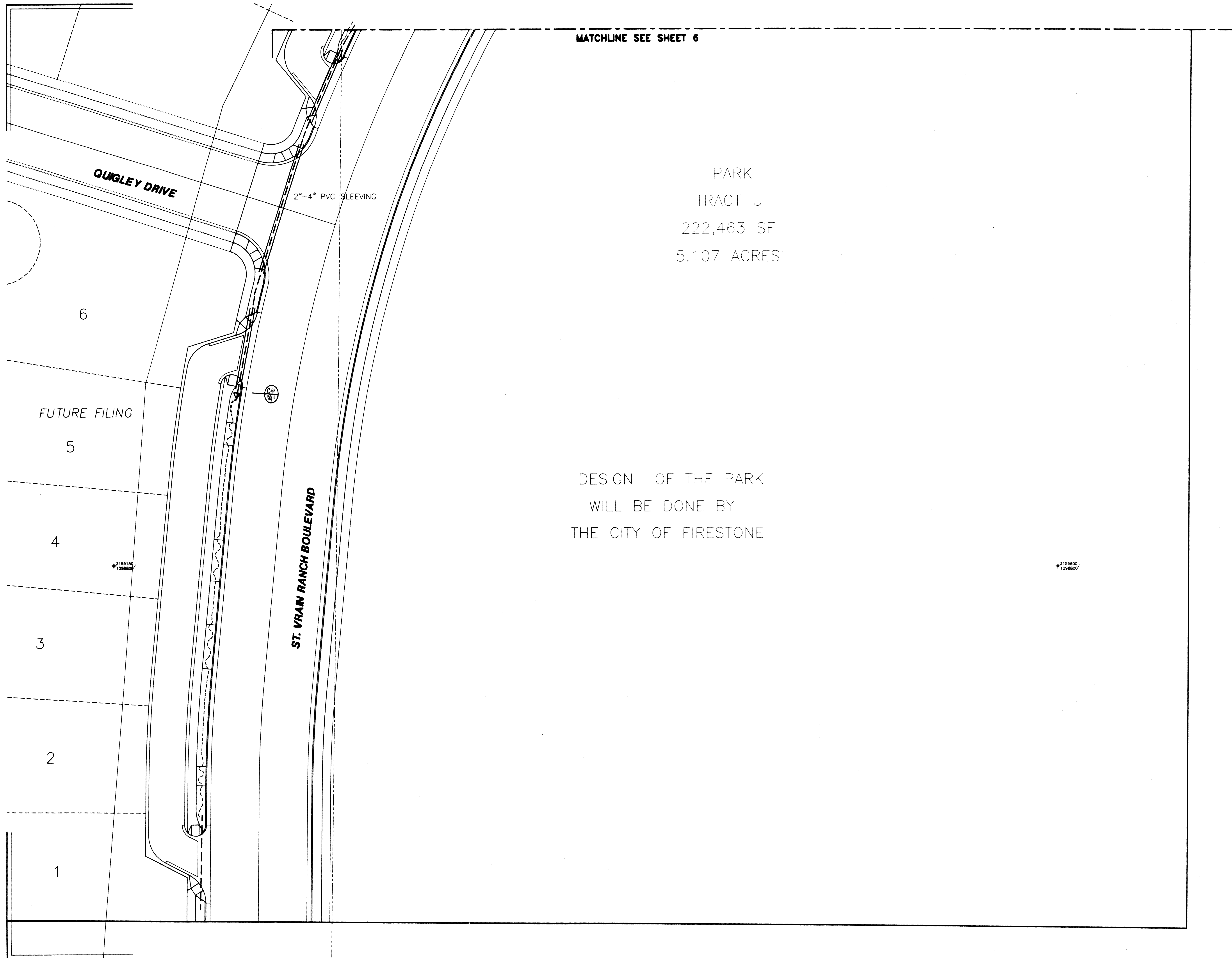
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

JOB: **RIDGECREST FIL 1 SUBDIVISION**
PREPARED FOR: **U.S. HOME**
6000 S. GREENWOOD PLAZA BLVD.
SUITE 300
ENGLEWOOD, CO. 80111
303-779-6100
303-779-0715 FAX

SHEET No.
16 of 8

PLAN No.
98059





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DATE: 10/24/98

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ASSOC.
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(303)792-2821
(303)792-2829 FACSIMILE
E-MAIL: BROM850@AOL.COM

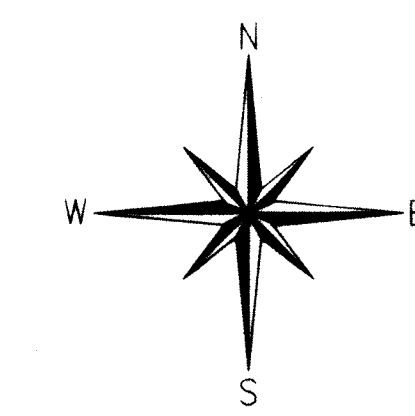
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JOB: **RIDGECREST FIL 1**
SUBDIVISION
PREPARED FOR: **U.S. HOME**
6000 S. GREENWOOD PLAZA BLVD.
SUITE 200
ENGLEWOOD, CO. 80111
303-779-6100
303-779-0715 FAX

SHEET No.
17 of 8

PLAN No.
98059



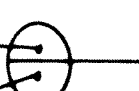
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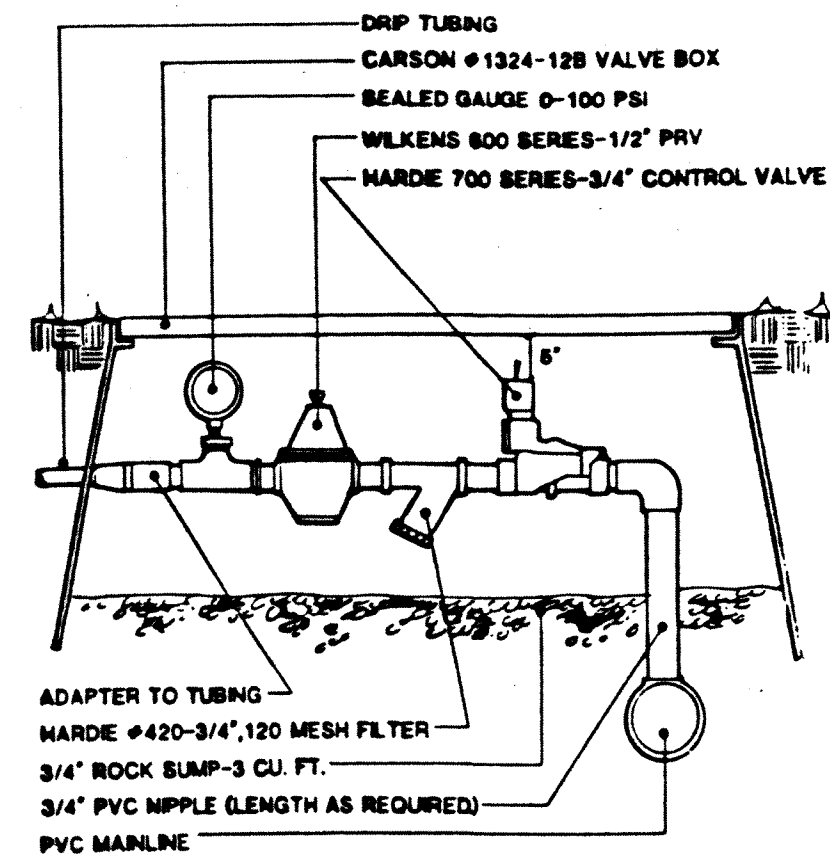
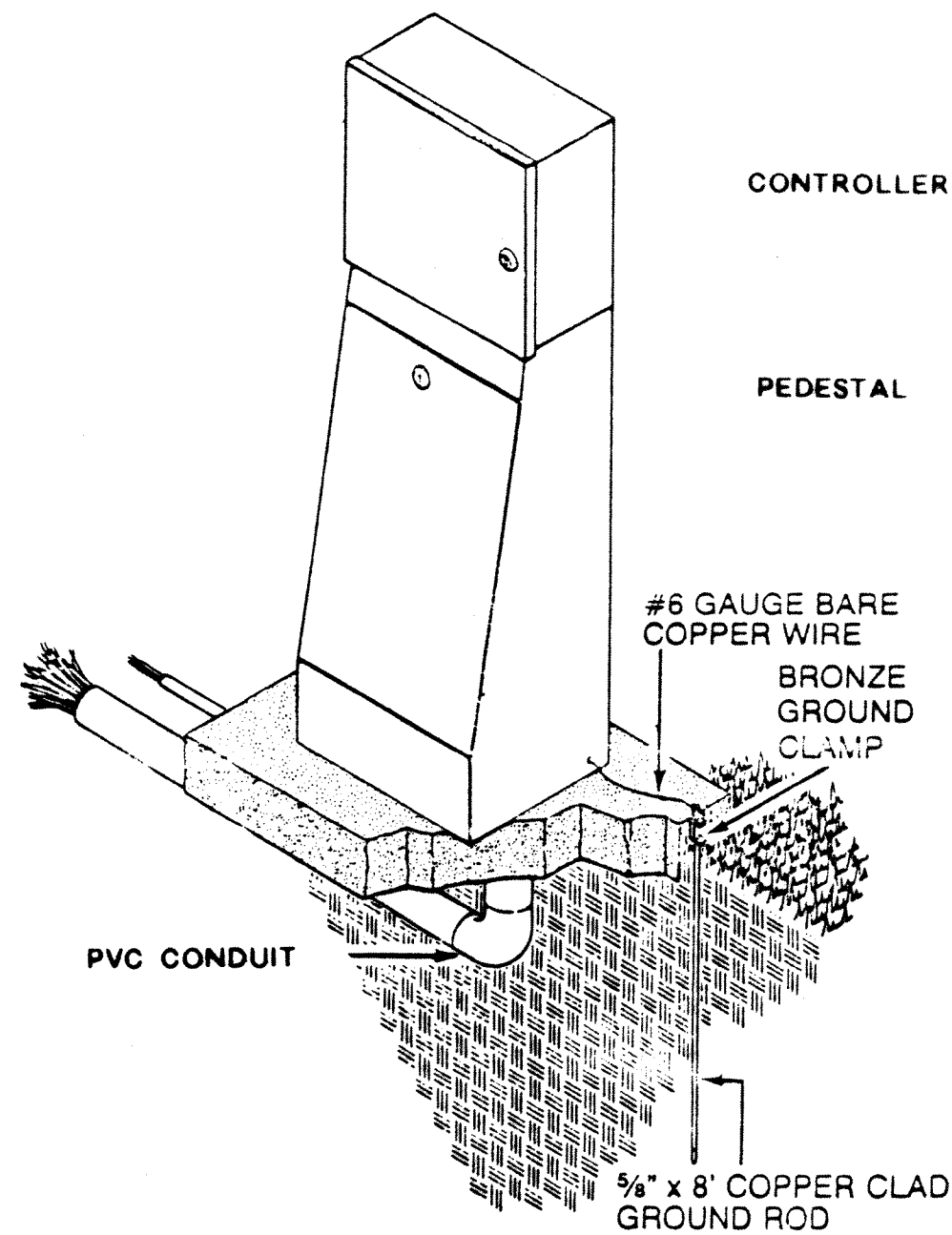
LEGEND

SYMBOL	DESCRIPTION	G.P.M.
1-20-36V-18 3/4" HUNTER G.S. ROTOR -FULL CIR.		5.50
1-20-ADV-18 3/4" HUNTER G.S. ROTOR -HALF CIR.		2.70
1-20-ADV-18 3/4" HUNTER G.S. ROTOR -QTR CIR.		1.70
1804-4" W/15 SERIES NOZ. 1/2" RAINBIRD POP-UP -FULL		4.00
1804-4" W/15 SERIES NOZ. 1/2" RAINBIRD POP-UP -HALF		2.00
1804-4" W/15 SERIES NOZ. 1/2" RAINBIRD POP-UP -QTR		1.00
1804-4" W/15 SERIES NOZ. 1/2" RAINBIRD POP-UP -SST		1.25
XC2-075 3/4" RAINBIRD DRIP ASSEMBLY		
PEB-100 1" RAINBIRD PLASTIC VALVE		
DIAL-7B IRRITROL CONTROLLER		
DIAL-16B IRRITROL CONTROLLER		
DIAL-24B IRRITROL CONTROLLER		
(CONTROLLER TO BE PEDESTAL MOUNT)		
75K 3/4" MANUAL DRAIN W/ CROSS HANDLES		
44RC 1" RAINBIRD QUICK COUPLER VALVE		
1" STOP-N-WASTE BALL VALVE		
825YA-1" FEBCO RED PRESSURE BACKFLOW		
(SIZE SAME AS MAINLINE) ISOLATION GATE VALVE W/ SQ NUT		
1 1/4" CLASS 200 B.E. PVC (MAINLINE)		
(SIZE AS NOTED) CLASS 200 B.E. PVC (LATERAL LINES)		
" ALL UN-NOTED PIPING TO BE 1" MIN. "		
4" & 2" CLASS 200 B.E. PVC (SLEEVES)		
N/S XB-10 1 GPH RAINBIRD EMITTERS		
3/4" DRIP TUBE (MIN. SIZE)		
(3/4" POLY AS NOTED TO BE FEEDER LINE TO DRIP AREA)		

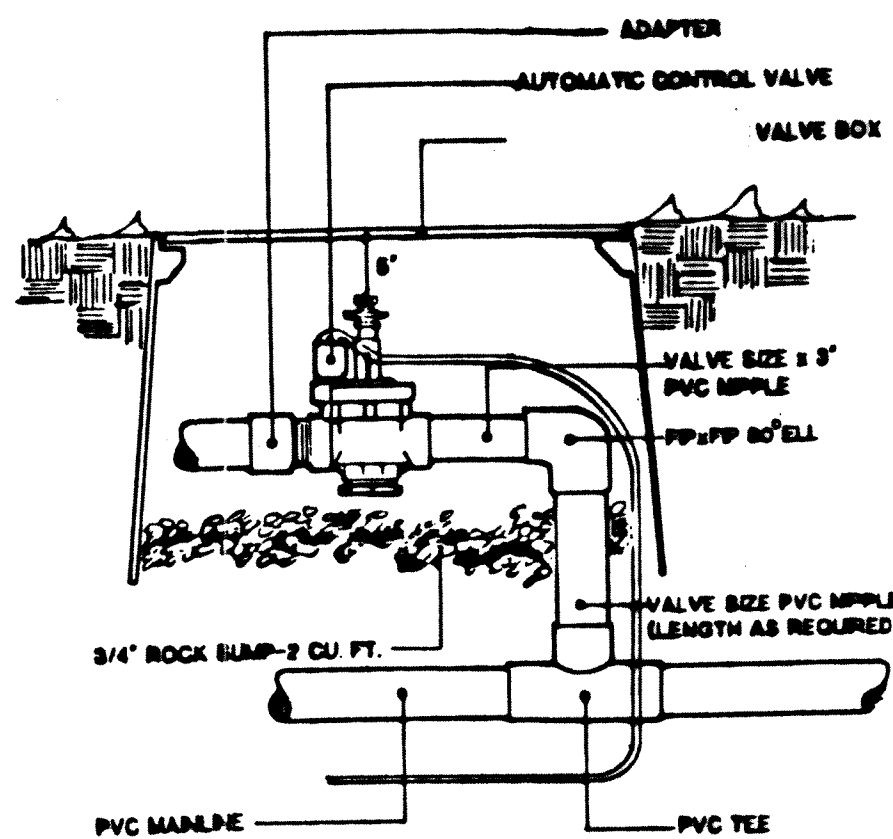
SYSTEM NOTES

- IRRIGATION DESIGN REQUIREMENTS ARE:
3/4" TAP: 12 GPM MAX. @ 70 PSI MIN.
1" TAP: 24 GPM MAX. @ 70 PSI MIN.
CONTRACTOR TO VERIFY TAP SIZES AND PRESSURE PRIOR TO ANY INSTALLATION.
- IRRIGATION PLAN IS DIAGRAMMATIC ONLY. CONTRACTOR SHALL STAKE-OUT AND VERIFY ALL HEAD LOCATIONS AS PER PLANS BEFORE ANY INSTALLATION. ANY MODIFICATIONS TO BE MADE IN-FIELD BY CONTRACTOR WITH APPROVAL OF OWNERS REP. PRIOR TO INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR FULL COVERAGE OF IRRIGATION SYSTEM TO OBTAIN CONSTRUCTION ACCEPTANCE.
- 3/4" MANUAL DRAIN VALVES TO BE LOCATED AND INSTALLED IN-FIELD BY CONTRACTOR AT ALL LOW POINTS ON PVC MAINLINE. GRADE ALL PIPING TO LOW POINTS TO ASSURE PROPER DRAINAGE. INSTALL DRAIN VALVES ON EACH SIDE OF ALL STREET CROSSINGS.
- INSTALL ALL QUICK COUPLER VALVES ON PVC SWING JOINTS, ROTORS, POP-UP SPRAY HEADS ON SWING PIPE ASSEMBLIES.
- INSTALL ISOLATION GATE VALVES IN 10" ROUND VALVE BOXES.
- ALL ELECTRIC VALVES TO BE INSTALLED IN 12" RECT. VALVE BOXES (12" RECT. BOX IS MIN. SIZE ACCEPTABLE. INSTALL LARGER IF NECESSARY).
- INSTALL 2 EXTRA BLUE WIRES ALONG MAINLINE IN EACH DIRECTION FOR TROUBLE SHOOTING AND/OR FUTURE ADDITIONS. USE #14UF SINGLE STRAND WIRE ONLY.
- SLEEVE LOCATIONS AND SIZES ARE NOTED ON THE PLAN. CONTRACTOR TO SLEEVE ALL WALKWAYS (NOT NOTED) WITH CL. 200 BE PVC. SIZE MIN. 2 TIMES LARGER THAN PIPE RUNNING THROUGH SLEEVE.
- DRIP SYSTEM NOTES:
 - DRIP CONTROL VALVE ASSEMBLY TO BE SET AT 30-35 PSI MIN. ADJUST TO ASSURE THAT THE WORST CONDITION EMITTERS ARE WORKING PROPERLY.
 - DRIP EMITTERS TO BE INSTALLED DIRECTLY INTO THE 3/4" TUBING AT PLANT BASE. USE NOTE 'C' BELOW TO DETERMINE THE Q.T.S. OF EMITTERS PER PLANT TYPES / SIZE.
 - NUMBER OF EMITTERS PER PLANT MATERIAL:

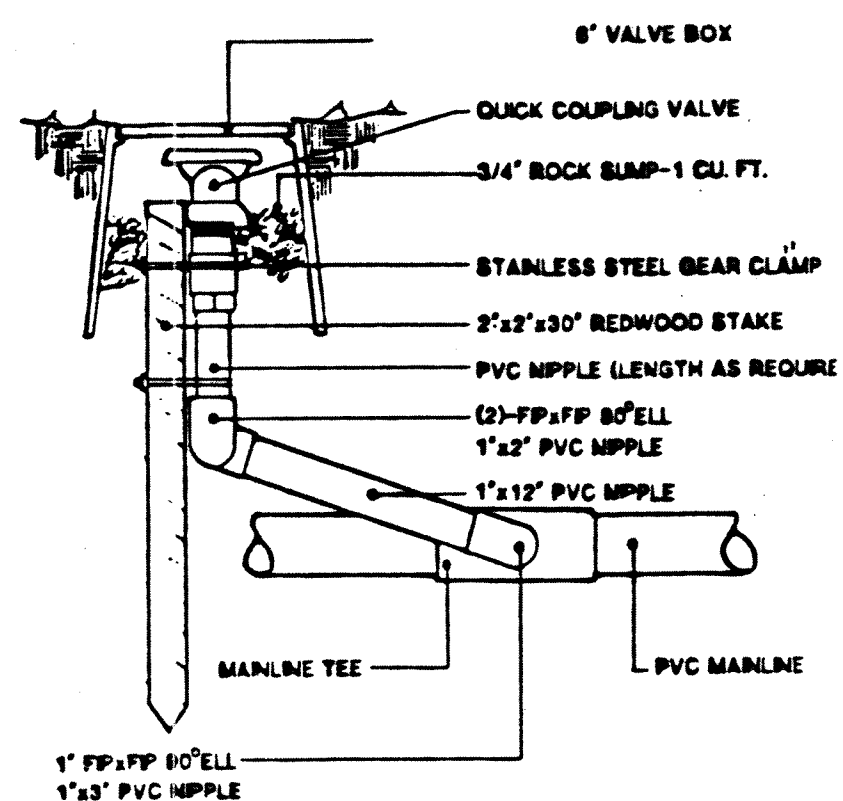
TREES	4 - 1 GPH EMITTERS (SQUARE - SPACED)
5 GAL SHRUB	3 - 1 GPH EMITTERS (TRIANGULAR - SPACED)
1 GAL SHRUB	2 - 1 GPH EMITTERS (OPPOSING - SPACED)
1 GAL OR LESS	1 - 1 GPH EMITTERS (RE: GROUND COVER)
 - INSTALL DRIP VALVE ASSEMBLY IN JUMBO VALVE BOXES.
 - INSTALL DRAIN CAPS AT ALL ENDS OF 3/4" DRIP TUBING.
- CONTROLLER LETTER/ VALVE ST. NO. 
ELECTRIC VALVE SIZE 
 CONTROLLER LETTER
NO. AVAIL. STATIONS/ NO. STATIONS USED



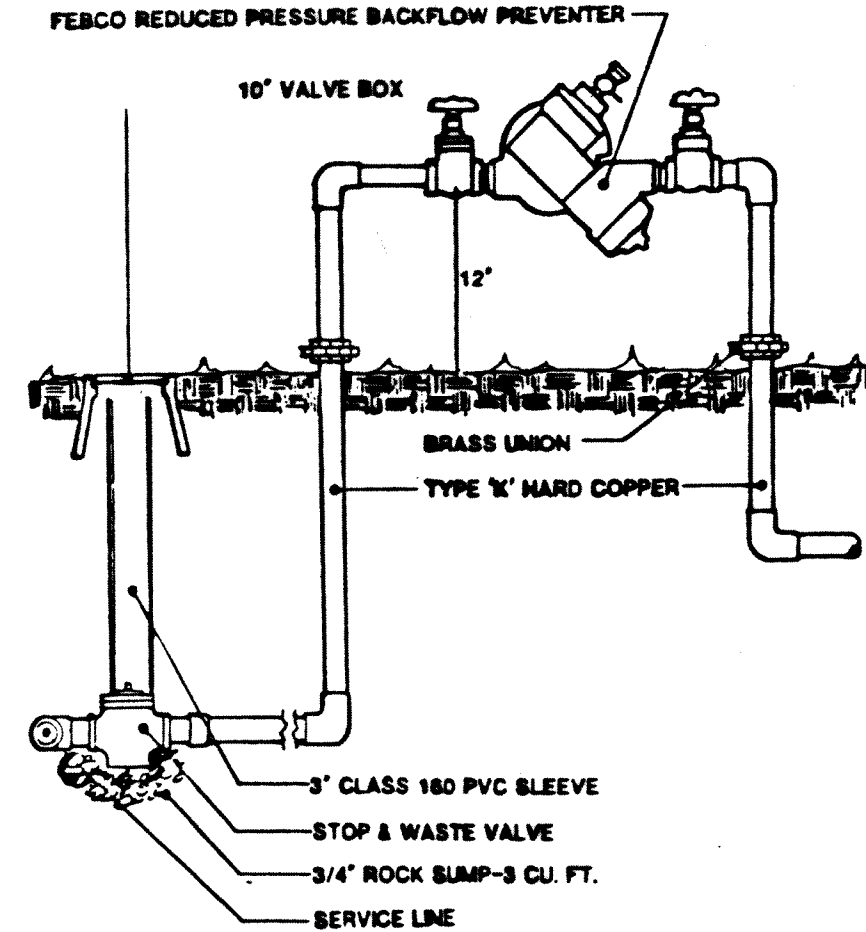
Drip Valve



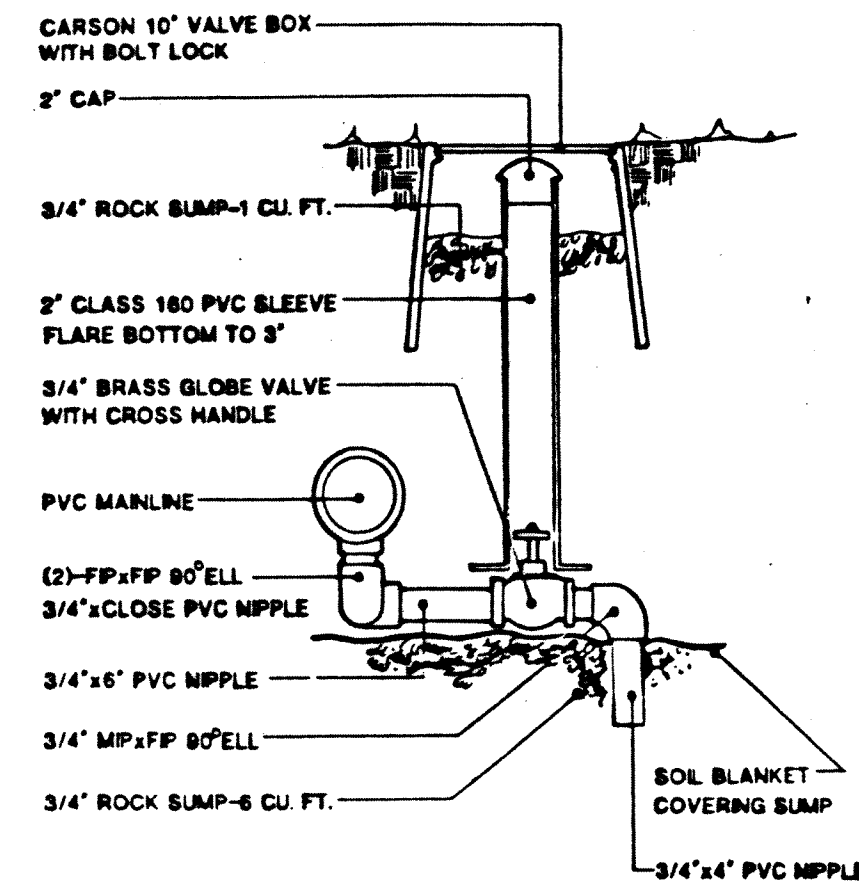
Control Valve



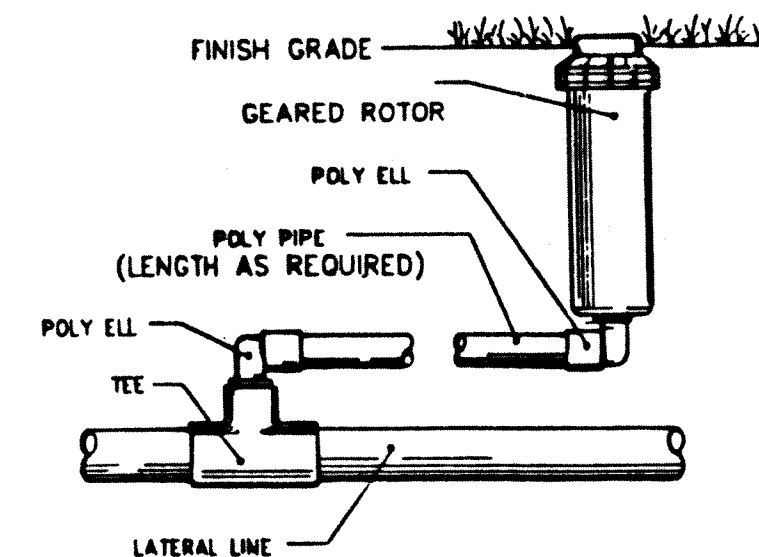
Quick Coupler



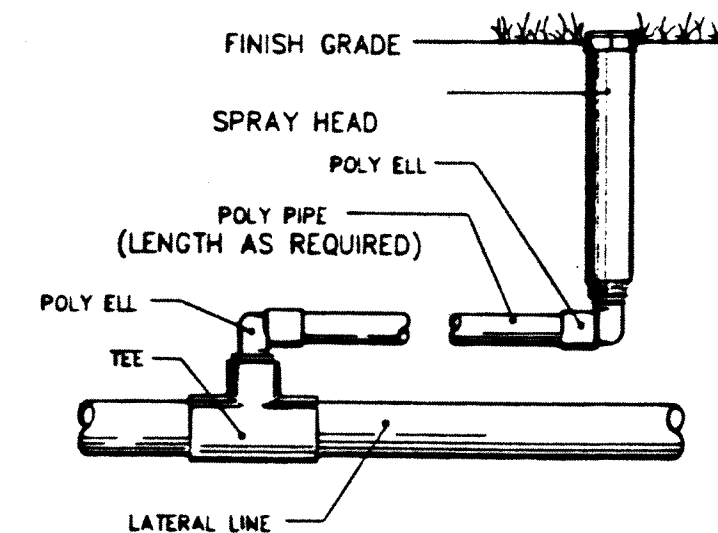
Backflow Preventer



Drain Valve



GEAR DRIVE



SPRAY HEAD

DATE	REVISIONS
1/28/99	PER LIST

DESIGNED BY:

DRAWN BY:

CHECKED BY:

SCALE:

DATE: 02/02/99

B ROMFIELD
&
A SSOC.
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JOB: **RIDGECREST FIL-1**
IRRIGATION DETAILS
PREPARED FOR: **U.S. HOME**
600 S. GREENWOOD PLAZA BLVD.
SUITE 200
ENGLEWOOD, CO. 80111
303-779-6100
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SHEET No.
L8 of 8

PLAN No.
98059



2701824 06/22/1999 02:37P Weld County CO
1 of 6 R 31.00 D 0.00 JA Suki Tsukamoto

Final Development Plan Text

824
A. Title Block

Final Development Plan
Ridge Crest Subdivision - Filing 1
Town of Firestone
Weld County
State of Colorado

B. Owner/Developer

U.S. Home Corporation

6000 South Greenwood Plaza Blvd., Suite 200
Englewood, Colorado 80111
(303) 779-6100
Contact: Ed Zebrowski and Jerry Richmond

C. Technical Consultants

1. Planner:

The **NORRIS DULLEA** Company
710 West Colfax Avenue
Denver, Colorado 80204
(303) 892-1166
Contact: Diana Rael and Jon Seier

2. Civil Engineer:

Rocky Mountain Consultants, Inc.
8301 East Prentice Avenue, Suite 101
Englewood, Colorado 80111
(303) 741-6000
Contact: Dennis Faulkner

3. Landscape Architect and Irrigation Design:

Larry Bromfield and Associates, Inc.
102 Inverness Terrace East, Suite 105
Englewood, Colorado 80112
(303) 792-2621
Contact: Larry Bromfield



D. Submittal Date

1. **Initial Submittal:** November 17, 1999
2. **Re-Submittal:** February 1, 1999

E. Legal Description

The Legal Description for Filing 1 is attached as part of this document within Appendix C.

F. Project Concept

The Ridge Crest community will be developed as a single-family detached residential neighborhood which will provide for the residential needs of the Town of Firestone and the surrounding region.

This community will consist of three types of lots with sizes ranging upwards from the minimum sizes of 4,500 square feet, 5,000 square feet, and 14,700 square feet. The average lot size is approximately 6,993 square feet with a maximum lot size of 17,625 square feet.

The submittal contained herein includes the Final Development Plan and Final Plat for Filing 1. Filing 1 consists of approximately 27.5 acres and includes 77 total lots with 61 lots starting at 4,500 square feet, 14 lots starting at 5,000 square feet, and 2 lots starting at 14,700 square feet.

In addition to the residential development, the park and open dedication to the Town of Firestone will include a approximately 5.0 acre neighborhood park which is located directly west of the future St. Vrain School District elementary school. Both of these facilities will be accessible to the local residents, as well as, the surrounding community.

G. Land Use Table

LAND USE	ACRES	% OF TOTAL ACREAGE	UNITS	DENSITY (DU/AC)
Residential	12.4	45%	77	6.2 (Net)
Open Space	7.6	28%	-	-
Public Street Right-of-way	7.5	27%	-	-
TOTAL	27.5	100%	77	2.8 (Gross)

H. Residential Densities

LAND USE	ACRES	% OF TOTAL ACREAGE	UNITS	DENSITY (DU/AC)
Residential - (4,500 square foot min.)	9.4	34%	61	6.5 (Net)
Residential - (5,000 square foot min.)	2.2	8%	14	6.3 (Net)
Residential - (14,700 square foot min.)	0.8	3%	2	2.5 (Net)
Sub-Total Residential	12.4	45%	77	6.2 (Net)
Open Space	7.6	28%	-	-
Public Street Right-of-way	7.5	27%	-	-
TOTAL	27.5	100%	77	2.8 (Gross)

I. Adjacent Properties

The property uses which are adjacent to Filing 1 are as follows:

North: Ridge Crest Subdivision - Future Filings

Dollaghan P.U.D. Phase III - Employment Center

East: Enchanted Hills, Weld County - Residential with Agricultural Zoning

South: St. Vrain Ranch (Dollaghan P.U.D. Phase I) - Residential

West: Ridge Crest Subdivision - Future Filings

J. Environmental Impact Mitigation

The Ridge Crest Subdivision - Filing 1 development does not impact any environmentally significant areas, hazard or feature, scenic corridor, archaeological sites and/or wildlife migration routes and crossing for large mammals.

K. Private Maintenance and Enforcement

Declaration of Covenants, Conditions and Restrictions of Ridge Crest is attached as part of this document within Appendix E.


2701824 06/22/1999 02:37P Weld County CO
3 of 6 R 31.00 D 0.00 JA Suki Tsukamoto



2701824 06/22/1999 02:37P Weld County CO
4 of 6 R 31.00 D 0.00 JA Suki Tsukamoto

L. Open Space

Type of Open Space	Tract	Square Feet	Acres	Owner	Developer	Maintenance Responsibility
Public right-of-way	A	5,238	0.12	Town of Firestone	Town of Firestone	Town of Firestone
Pedestrian & utility easement	B	3,000	0.07	HOA	U.S. Home Corp.	HOA
Open space, park, & utility easement	C	21,862	0.50	HOA	U.S. Home Corp.	HOA
Open space, park, pedestrian, & utility easement	D	15,179	0.35	HOA	U.S. Home Corp.	HOA
Pedestrian & utility easement	E	3,111	0.07	HOA	U.S. Home Corp.	HOA
Park, drainage, & utility easement	F	222,463	5.11	Town of Firestone	Town of Firestone	Town of Firestone
Landscape, utility, & sign	G	5,791	0.13	HOA	U.S. Home Corp.	HOA
Pedestrian, access, & utility easement	H	3,686	0.08	HOA	U.S. Home Corp.	HOA
Pedestrian, access, & utility easement	I	7,072	0.16	HOA	U.S. Home Corp.	HOA
Pedestrian, access, & utility easement	J	7,304	0.17	HOA	U.S. Home Corp.	HOA
Pedestrian, access, & utility easement	K	5,000	0.11	HOA	U.S. Home Corp.	HOA
Pedestrian, access, & utility easement	L	3,966	0.09	HOA	U.S. Home Corp.	HOA
Pedestrian, access, & utility easement	M	4,600	0.10	HOA	U.S. Home Corp.	HOA
Pedestrian, access, & utility easement	N	4,544	0.10	HOA	U.S. Home Corp.	HOA
Pedestrian, access, & utility easement	O	3,835	0.09	HOA	U.S. Home Corp.	HOA
Pedestrian, access, & utility easement	P	3,658	0.08	HOA	U.S. Home Corp.	HOA
Pedestrian, access, & utility easement	Q	5,030	0.12	HOA	U.S. Home Corp.	HOA
Pedestrian, access, & utility easement	R	3,542	0.08	HOA	U.S. Home Corp.	HOA
Public right-of-way	S	2,998	0.07	Town of Firestone	Town of Firestone	Town of Firestone
Landscape, utility, & sign	T	100	0.00	HOA	U.S. Home Corp.	HOA
TOTAL	-	331,979	7.6	-	-	-

M. Controls

Refer to Open Space - Item L above for the development and maintenance responsibility of the common open space tracts.

N. Drainage

Site drainage will be constructed in accordance with governing agency and/or Town of Firestone requirements. An 11" x 17" Drainage Map for Ridge Crest - Filing 1 is attached as part of this document within Appendix L.

O. Utilities

Site utilities will be constructed in accordance with governing agency and/or Town of Firestone requirements. An 11" x 17" Utilities Map for Ridge Crest - Filing 1 is attached as part of this document within Appendix M.

P. Parking

Each single-family detached residential dwelling will have sufficient off-street parking provided through both an enclosed garage and the driveway. On-street parking will be provided per the Town of Firestone residential street standards.

Two car enclosed garages will be standard on all homes.

Q. Architecture

U.S. Home Corporation intends to build the homes within the Ridge Crest subdivision. The homes will be from the "Inaugural" series and the models may include the Franklin, Edison, Fulton, Wright, Whitney, and Stanley. At a minimum these six home models will be offered with three varieties of building elevations. Three of the above mentioned models are ranch (single-story) plans and three are two-story plans.

Refer to sheet 3 of 4 of the Final Development Plan for detailed elevations and additional information.

R. Setbacks

Residential Land Use	Front Setback	Side Setback	Rear Setback
Min. 4,500 Square Foot Lot	20 Feet	5 Feet	15 Feet
Min. 5,000 Square Foot Lot	20 Feet	5 Feet	15 Feet
Min. 14,700 Square Foot Lot	20 Feet	5 Feet	100 Feet

S. Development Schedule

Site construction for Filing 1 will begin on January 2, 1999. Filing 1 will be built in one stage with the development of homes beginning in July 1, 1999 with homes fully constructed in Filing 1 in mid 2001. Future filings will commence immediately following the completion of Filing 1. Public improvements shall be completed no later than January 31, 1999. Refer to the Subdivision Agreement for more information.

T. Sign Program

The signage program for the Ridge Crest development includes a series of coordinated elements. Primarily, the main entrance to the community along Weld County Road 15 is identified by the main entry monumentation. Secondary monumentation will be located along the collector streets and residential streets within the community. In addition, columns will accentuate the cedar fencing at the main entry.

All signage walls will be constructed of horizontal buff sandstone grouted in place with black powder-coated pin-mounted aluminum lettering. Columns will contrast the walls using a rectangular buff sandstone construction with black powder-coated pin-mounted aluminum lettering where applicable. Refer to Sheet 4 of 4 for detailed plans, elevations, and additional information regarding the signage and columns.

The community fencing will consist of two types. The first will be a 6 foot solid cedar privacy fence. The second fence will be a 3.5 foot split rail (two-rail, open-rail) cedar fence. Refer to Sheet L9 of 9 for detailed elevations and additional information regarding the fencing.

All regulatory street signs will conform to State and Town of Firestone regulations.

U. Approval Blocks

Approval Blocks as follows:

Approved by the Planning Commission of the Town of Firestone, Colorado this

_____ day of _____, 19__.

Chairman

Secretary

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

_____ day of _____, 19__.

Mayor

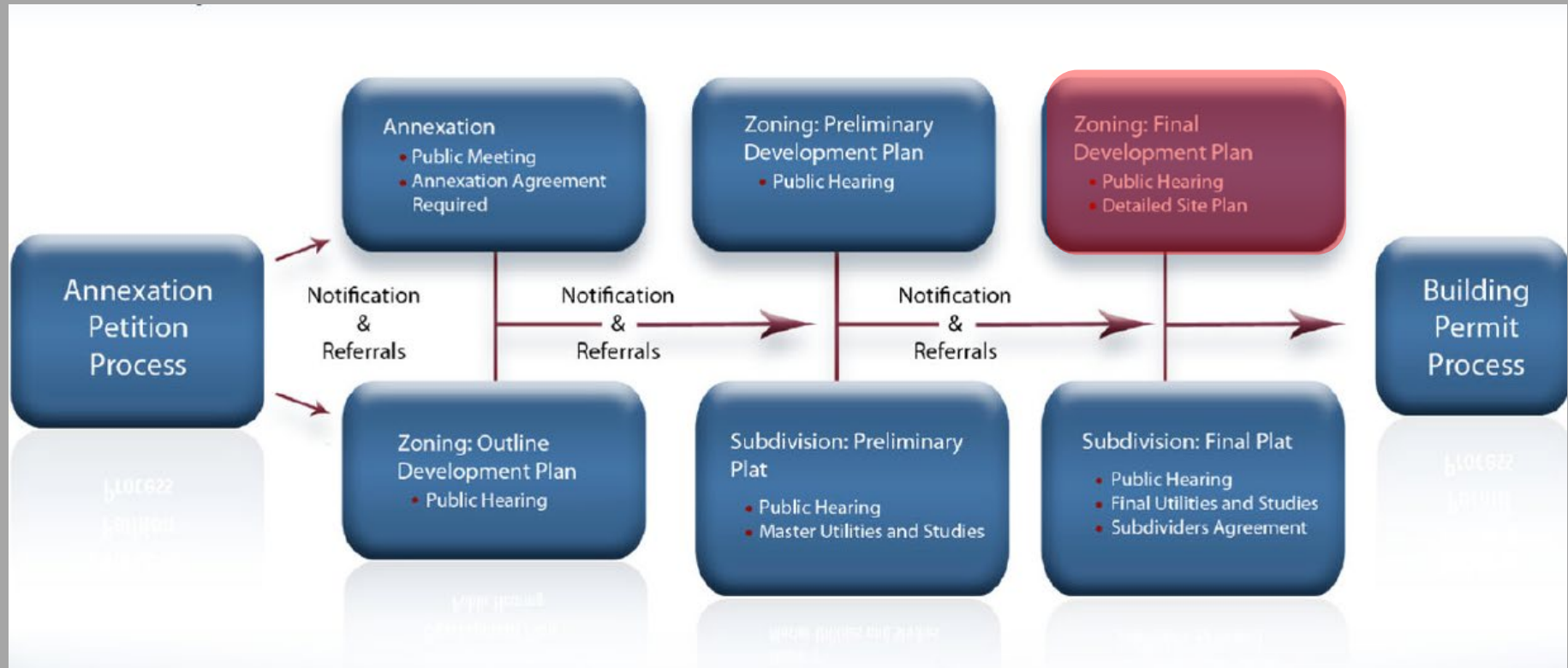
ATTEST: Town Clerk

**RESOLUTIONS PC 21-06 & 21-07
RESOLUTIONS RECOMMENDING APPROVAL OF
AMENDMENTS TO THE FINAL DEVELOPMENT
PLANS FOR RIDGE CREST SUBDIVISION FILING 1
FDP & RIDGE CREST PUD FILING 2/3**



Planning & Zoning Commission – July 15, 2021

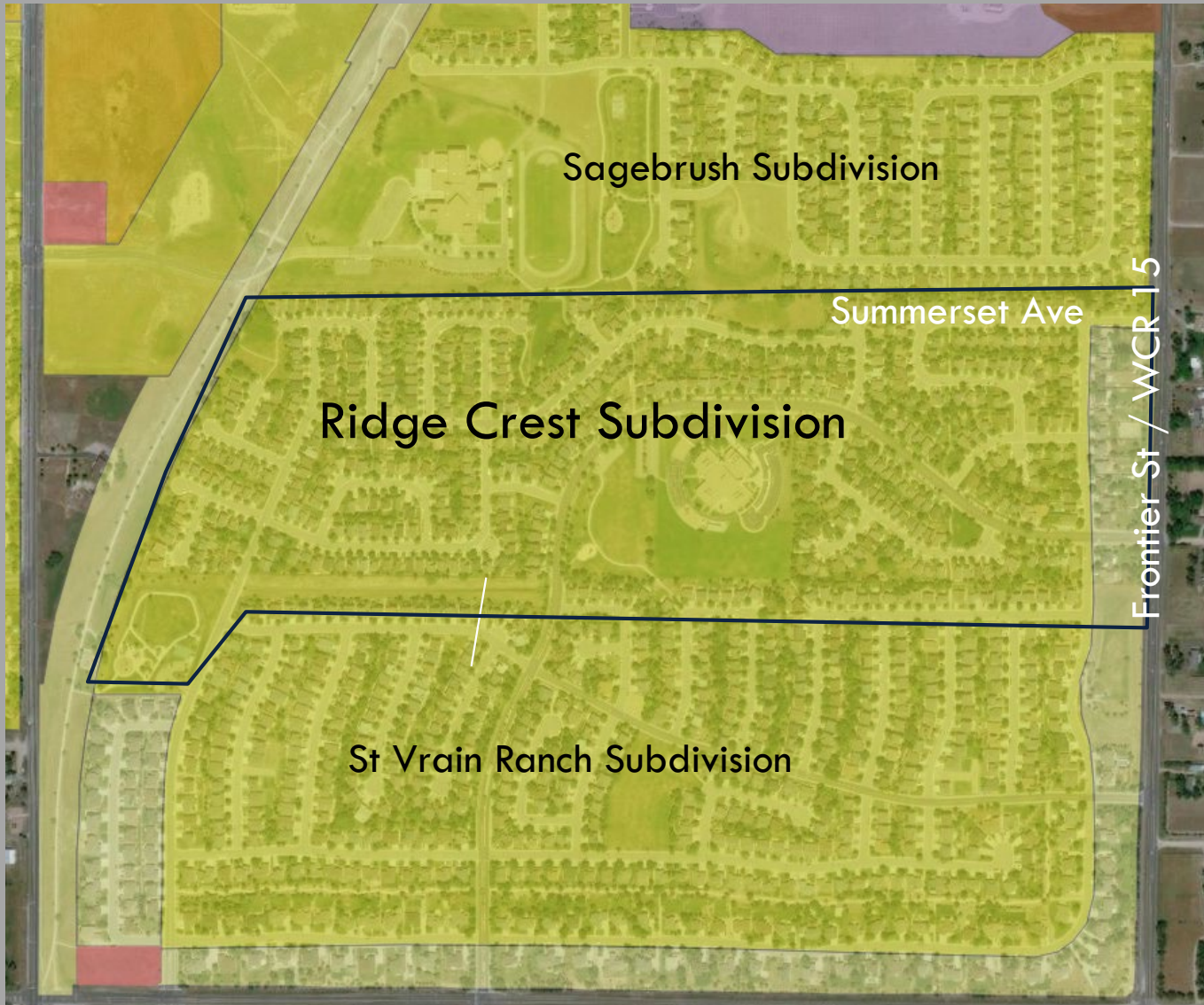
Process



Location



Zoning



Location



Site



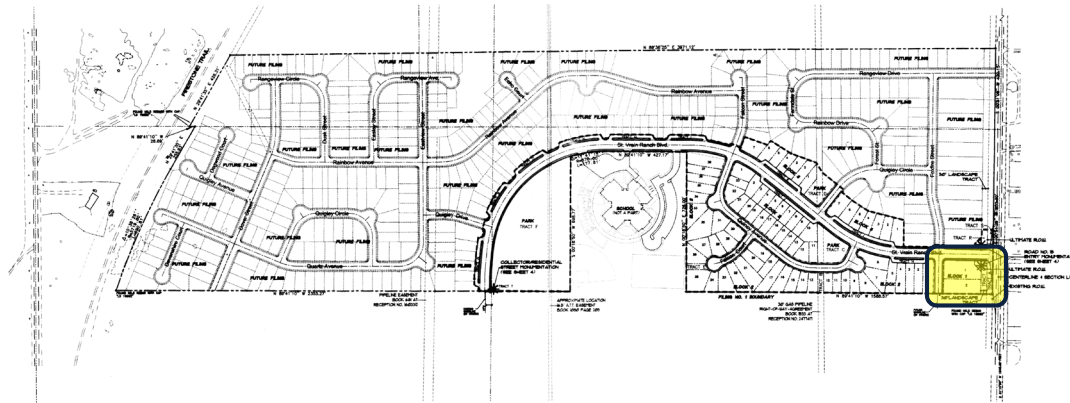
Site



Site



Final Development Plan — F1



LEGEND

----- Filing No. 1 Boundary

----- Property Boundary

----- Section Lines

----- Proposed Street Centerline

----- Ultimate Right-of-Way

----- Existing Right-of-Way

----- Existing Road

----- Existing Easement



OPEN SPACE		TRACT	SQUARE FEET	ACRES	OWNER	DEVELOPER	MAINTENANCE RESPONSIBILITY
Public right-of-way		A	5,236	0.12	Town of Firestone	Town of Firestone	Town of Firestone
Pedestrian & utility easement		B	3,000	0.07	HDA	U.S. Home Corp.	HDA
Open space, park & utility easement		C	21,882	0.50	HDA	U.S. Home Corp.	HDA
Open space, park, pedestrian & utility easement		D	15,179	0.35	HDA	U.S. Home Corp.	HDA
Pedestrian & utility easement		E	3,111	0.07	HDA	U.S. Home Corp.	HDA
Park, drainage & utility easement		F	222,463	5.11	Town of Firestone	Town of Firestone	Town of Firestone
Landscaping, utility & sign		G	5,751	0.13	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement		H	3,666	0.08	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement		I	7,072	0.16	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement		J	7,304	0.17	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement		K	5,000	0.11	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement		L	3,346	0.08	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement		M	4,900	0.10	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement		N	4,544	0.10	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement		O	3,833	0.09	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement		P	3,666	0.08	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement		Q	5,030	0.12	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement		R	3,542	0.08	HDA	U.S. Home Corp.	HDA
Public right-of-way		S	2,268	0.05	Town of Firestone	Town of Firestone	Town of Firestone
Landscaping, utility & sign		T	100	0.00	HDA	U.S. Home Corp.	HDA
TOTAL		-	331,879	7.6	-	-	-

NOTES:

1. Mail look locations to be coordinated with the U.S. Postal Service.

LAND USE TABLE

LAND USE	ACRES	% OF TOTAL ACREAGE	UNITS	DENSITY (DU/AC)
Residential	12.4	45%	77	6.2 (Net)
Open Space	7.6	28%	-	-
Public Street Right-of-Way	7.5	27%	-	-
TOTAL	27.5	100%	77	2.8 (Gross)

RESIDENTIAL DENSITIES

LAND USE	ACRES	% OF TOTAL ACREAGE	UNITS	DENSITY (DU/AC)
Residential (4,500 square foot min.)	9.4	34%	61	6.5 (Net)
Residential (5,000 square foot min.)	2.2	8%	14	6.3 (Net)

RESIDENTIAL SETBACKS

LAND USE	FRONT	SIDE	REAR
Residential (4,500 square foot min.)	20 feet	5 feet	15 feet
Residential (5,000 square foot min.)	20 feet	5 feet	15 feet
Residential (14,700 square foot min.) (Block 1, Lots 1 & 2)	20 feet	5 feet	100 feet

THE FIRESTONE
COLORADO
SUBDIVISION

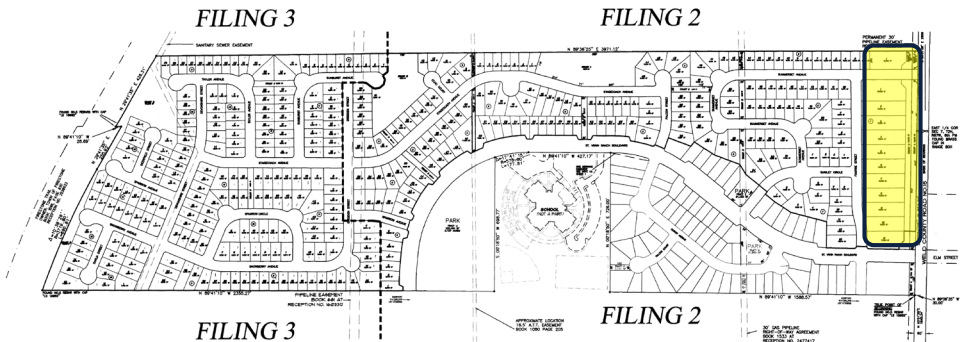
1st Year Code
2nd Year Code
3rd Year Code

FINAL DEVELOPMENT PLAN
RIDGE CREST SUBDIVISION FILING NO. 1
SITE PLAN

Owner:
U.S. Home
Corporation,
A Delaware Corporation
6000 Greenwood Plaza Blvd.
Suite 200
Englewood, CO 80111

Issue Date
November 11, 1998

Final Development Plan – F2/3



TO
COUNTY CLERK
COUNTY OF
0000

Owner
Name
Address

101 Pine Valley
Boulder, Colorado 80504
Tel. 303.441.1234
Fax: 303.441.1234
Email: 303.441.1234

FINAL DEVELOPMENT PLAN
RIDGE CREST P.U.D. FILING NO. 2/3
SITE PLAN

Owner:
U.S. Home
Corporation,
A Delaware Corporation
6000 Greenwood Plaza Blvd.
Suite 200
Englewood, CO 80111

LEGEND

- Filing No. 2 Boundary
- Property Boundary
- Section Lines
- Proposed Street Centerline
- Ultimate Right-of-Way
- Existing Right-of-Way
- Existing Road
- Existing Easement



OPEN SPACE

TYPE OF OPEN SPACE	TRACT	SQUARE FEET	ACRES	OWNER	DEVELOPER	MAINTENANCE RESPONSIBILITY
Public right-of-way	A	28,189	.65	Town of Firestone	Town of Firestone	Town of Firestone
Open space and utility easement	B	24,239	.56	HDA	U.S. Home Corp.	HDA
Open space and utility easement	C	3,685	.08	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	D	4,254	.14	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	E	5,000	.14	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	F	3,000	.07	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	G	6,262	.14	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	H	6,679	.15	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	I	66,608	2.03	Town of Firestone	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	J	5,409	.12	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	K	2,152	.05	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	L	6,748	.15	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	M	3,072	.07	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	N	73,981	1.70	Town of Firestone	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	O	8,367	.19	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	P	6,382	.15	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	Q	151,349	2.33	Town of Firestone	U.S. Home Corp.	HDA
TOTAL		376,206	8.68			

Total integrated area = 8.68 acres
1.5 CBT share of water/sewer area of integrated area = 1.5 CBT share CBT

NOTES:

1. Mail stop locations to be coordinated with the U.S. Postal Service.

(UNOFFICIAL COPY)

LAND USE TABLE

LAND USE	ACRES	% OF TOTAL ACRES	UNITS	DENSITY (DU/AC)
Residential	64.20	68.6%	412	7.06(net)
Open Space	5.03	5.4%	-	-
Public Street Right-of-Way	1.67	22.0%	-	-
TOTAL	64.90	100.0%	-	4.85(gross)

RESIDENTIAL DENSITIES

LAND USE	ACRES	% OF TOTAL ACRES	UNITS	DENSITY (DU/AC)
Residential (4,500 square foot min.)	24.27	28.9%	192	7.91(net)
Residential (5,000 square foot min.)	39.93	71.1%	220	5.51(net)

Issue Date
2/8/21/1999
December 28, 1999

RESIDENTIAL SETBACKS

LAND USE	FRONT	SIDE	REAR
Residential (4,500 square foot min.)	20 feet	5 feet	15 feet
Residential (5,000 square foot min.)	20 feet	5 feet	15 feet
Residential (14,974 square foot min.) (Block 1, Lots 1-11)	20 feet	5 feet	100 feet
Residential (14,974 square foot min.) (Block 2, Lot 1)	20 feet	5 feet west 100 feet east	15 feet

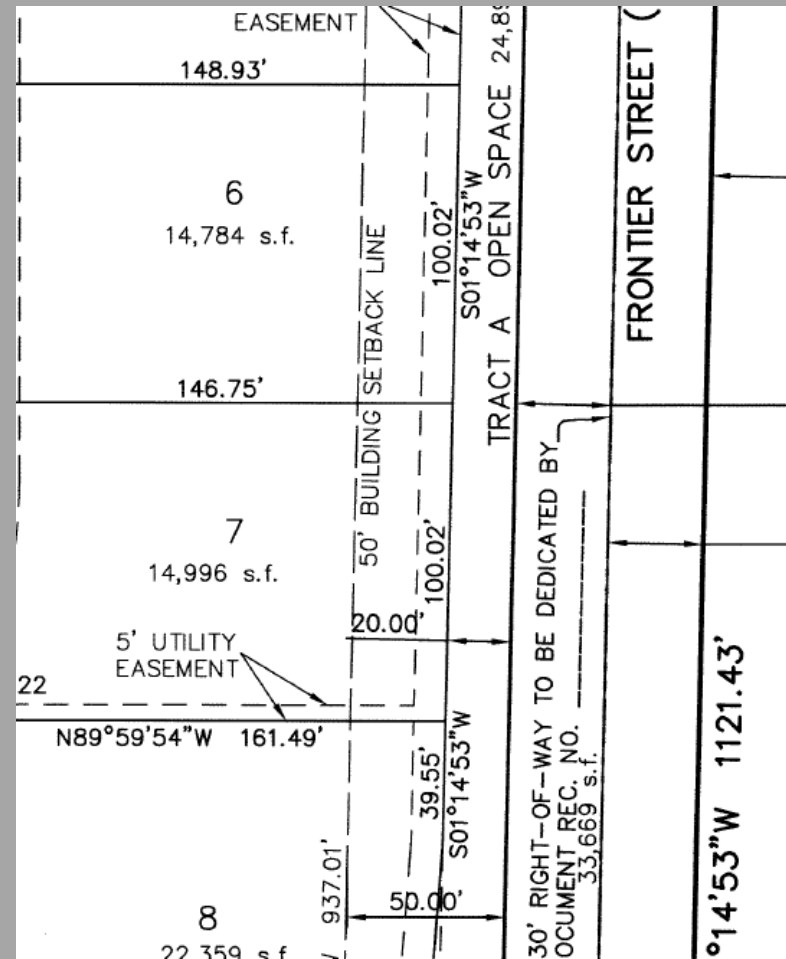
Sagebrush FDP (2003)



SETBACKS:

- FRONT SETBACK SHALL BE 20 FEET FROM THE FRONT PROPERTY LINE.
- SIDE YARD SETBACK SHALL BE 7 FEET FROM PROPERTY LINE TO THE FOUNDATION WALL.
- REAR YARD SETBACK SHALL BE 20 FEET FROM THE REAR PROPERTY LINE.
- SIDE YARD CORNER SETBACK SHALL BE 15 FEET FROM THE STREET SIDE PROPERTY LINE.

Sagebrush FDP (2003)



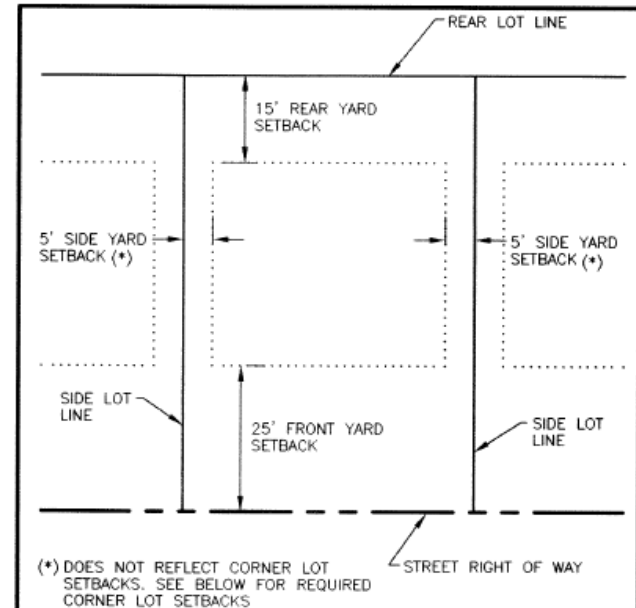
Sagebrush



St Vrain Ranch FDP (2000)



SETBACKS



STANDARD LOT

FRONT..... 25 FEET

SIDE..... 5 FEET MIN.

REAR..... 15 FEET (**)
50 FEET
FRONTIER ST.

CORNER LOT

FRONT..... 25 FEET

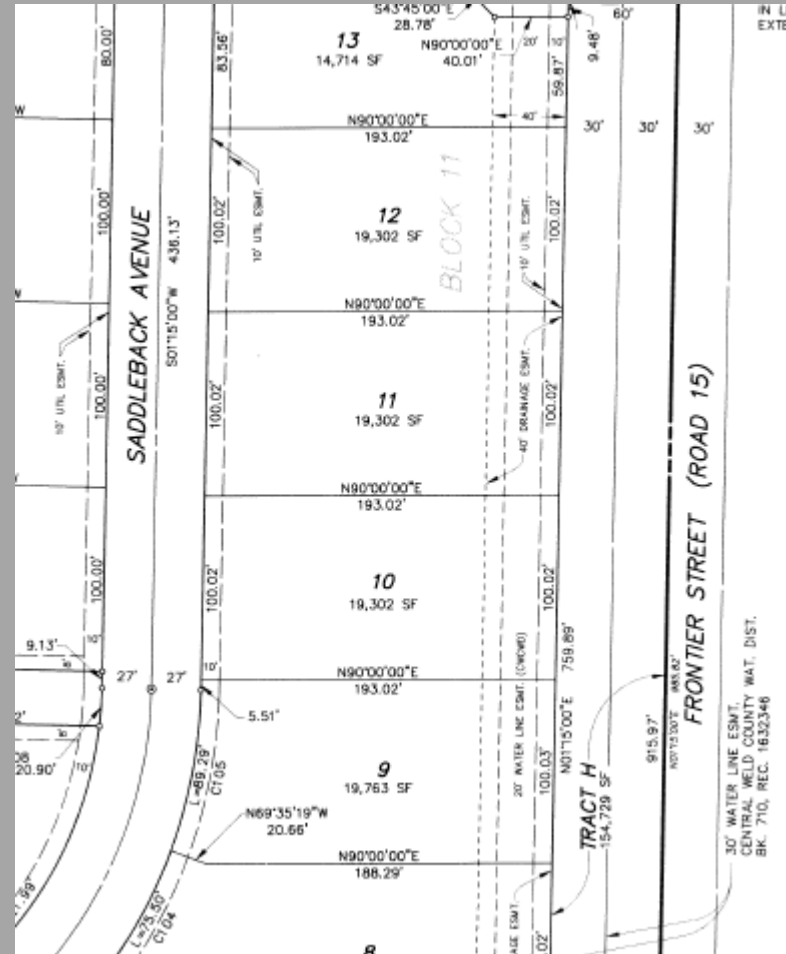
SIDE (ON STREET)..... 15 FEET

SIDE (RESIDENTIAL)..... 5 FEET

REAR..... 15 FEET (**)
50 FEET(FRONTIER ST.)

** TO RESIDENTIAL STRUCTURE

St Vrain Ranch FDP (2000)



St Vrain Ranch



Saddleback Estates

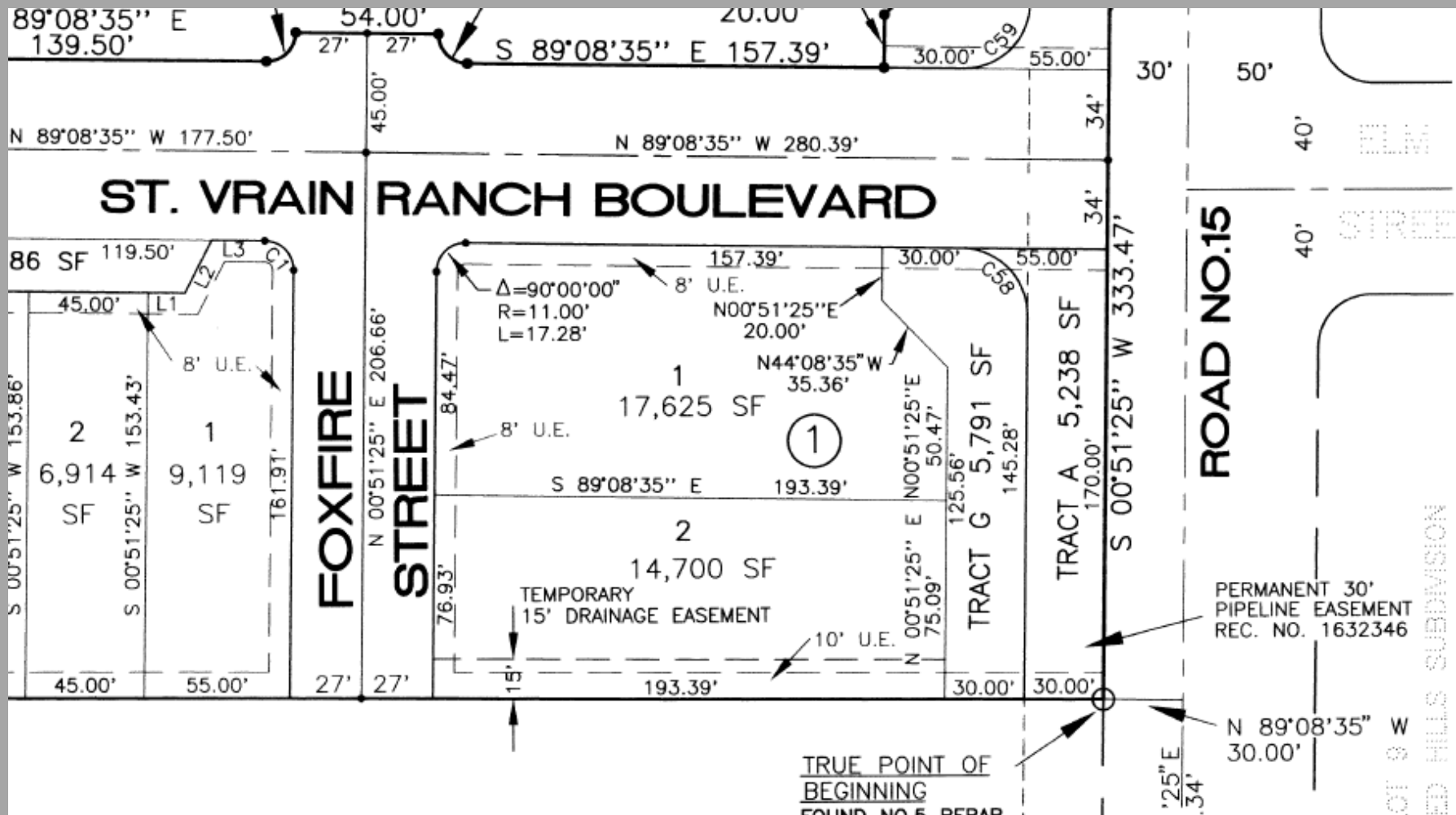


Ridge Crest

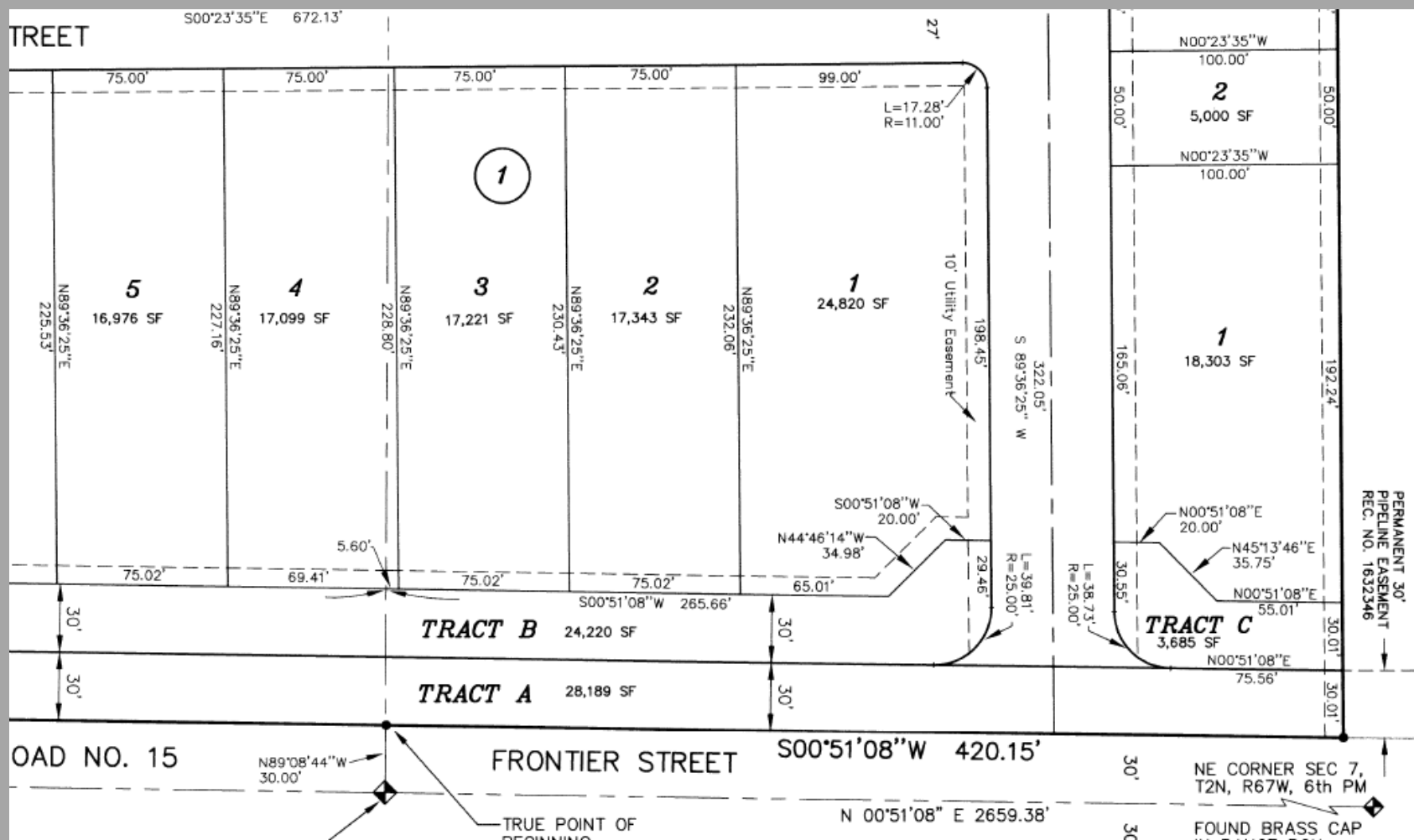


Ridge Crest FDPs





FIRESTONE
COLORADO



Staff Recommendation



Staff Recommends that the Planning & Zoning Commission approve Resolutions PC-21-06 & PC-21-07, resolutions recommending approval of the Ridge Crest Subdivision Filing 1 FDP Amendment #1 and Ridge Crest PUD Filings 2/3 FDP Amendment #1 to reduce the rear setback and side setback of select lots to the Board of Trustees as proposed and presented.

June 24, 2021

Town of Firestone
Attn: Millissa Berry
PO Box 100
Firestone, CO. 80520-0100

Ms. Berry:

I hereby expressly authorize the Town to proceed with conducting the Planning & Zoning Commission public hearing and the Town Board public hearing for the Ridge Crest Final Development Plan Amendment and the Town's Orientation Telephonic Participation Policy. I understand that the hearing will include accommodations made for Telephonic Participation by myself and/or the public. The application is waiving any legal challenge on the basis that the hearing will be conducted via Telephone Participation.

Regards,

A handwritten signature in blue ink that reads "Scott R Hakonson". The signature is written in a cursive, flowing style.

Scott R Hakonson, Applicant



Staff Report

Resolutions PC 21-06 & PC-21-07
RESOLUTIONS RECOMMENDING APPROVAL OF
FIRST AMENDMENTS TO THE RIDGE CREST
SUBDIVISION FILING 1 FINAL DEVELOPMENT
PLAN & THE RIDGE CREST PUD FILING 2/3 FINAL
DEVELOPMENT PLAN

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

July 15, 2021

Applications

This staff report is for a requested amendment to the Ridge Crest Subdivision Filing 1 Final Development Plan (FDP) and an amendment to the Ridge Crest PUD Filing 2/3 FDP. The request is to amend:

- the rear setback for Block 1, Lots 1 and 2 of the Filing 1 FDP from 100 feet to 20 feet
- the rear setbacks for Block 1, Lots 1-11 Filing 2/3 FDP from 100 feet to 20 feet; and
- the side setback for Block 2, Lot 1 of Filing 2/3 FDP from 100 feet to 20 feet

The applicant for the FDP amendments is a property owner of Block 1, Lot 9, Ridge Crest PUD Filing 2, Scott Hakonson.

Notice

Pursuant to the Town Code and Development Regulations, proper notification of the public hearings was published. Proof of notification to owners of interest and surrounding property owners and affidavit of property posting has been provided by the applicant prior to the hearing.

Process

The FDP are the final steps in the Firestone Development Review process prior to the building permit process. FDP amendments may occur periodically after a FDP is approved.

History

The Ridge Crest Subdivision Filing 1 FDP was approved by the Town in 1999 and recorded in 2000. The Ridge Crest PUD Filings 2/3 FDP was approved by the Town and recorded in 2000. The subdivisions are built-out.

Location, Site Analysis and Zoning

The Ridge Crest Subdivision is located in the northeast quadrant of the town - generally southwest of the intersection of Frontier Street (WCR 15) and, more specifically, west of the intersection of Frontier Street and Summerset Avenue and the intersection of Frontier Street and St. Vrain Ranch Blvd.

The residential subdivision is zoned Planned Unit Development (PUD) with R-A and R-B land uses. The subdivision is built-out. The lots involved for the modification are those backing up to Frontier Street:

- Block 1, Lots 1 and 2 of the Filing 1 FDP and Block 1, Lots 1-11 Filing 2 FDP

It also includes on lot, Block 2, Lot 1 of Filing 2 whose side yard is adjacent toward Frontier Street. All of the lots except for Block 2, Lot 1 have the R-A allocation. Block 2, Lot 1 is designated as R-B.

A thirty foot wide landscape strip, owned and maintained by the Ridge Crest Homeowners Association, is located between the lots and the Frontier Street right-of-way.

Plan Analysis

As stated, the request is to modify the rear setback to select lots in the Ridge Crest Filing 1 & Filing 2/3 FDPs and modify one side setback in the Ridge Crest Filing 2/3 FDP. The current setback for both the side setback being modified and the rear setback being modified is 100'. No additional modifications to the FDPs are being proposed. It is not

clear why the 100' setback was established for these lots though it may be due to the more rural character at the time (2000) as this was one of the first residential subdivisions developed along Frontier Street with this density. The request was initiated due to the desire of one property owner to build a garage behind his house. However with the 100' setback, there was not adequate room to do so.

When evaluating the adjacent FDPs for Sagebrush Subdivision (approved in 2003) and St. Vrain Ranch (approved in 2000) to determine if the requested 20 foot setback was compatible in the area, it was found that the rear setback for Sagebrush lots along Frontier Street was 20' and the rear setback for lots in St Vrain Ranch that backed up to Frontier Street was 50'. In addition to the 20' rear setback for the Sagebrush lots, there is a 20' landscape strip between the lots and the Frontier right-of-way. There is not a landscape strip between the St. Vrain Ranch lots and the Frontier Street right-of-way except for the two northern most lots in the subdivision backing up to Frontier Street. (However, the appearance of a landscape strip is there due to the trail and landscape area within the right-of-way.) With the width of the Ridge Crest landscape strip – 30' - and the 20' setback, the amendment would allow rear (and one side) setbacks that match those allowed in Sagebrush and St. Vrain Ranch subdivisions.

With the request resulting in development patterns compatible to what is seen in the immediate area and the fact that there are no utilities in the rear yards and side yards where the new buildable area would be located, Staff supports the FDP amendment request. Staff did not receive a negative response from any referral agencies in response to this request. In addition, Staff received a no conflict response from the Ridge Crest HOA and the Frederick Firestone Fire Protection District.

Utility and Services

There will be no change to the utility services in the area. There are no utility easements over the area that would be buildable if the amendments are approved.

Fiscal Impacts

There should be no significant fiscal impacts, either positive or negative, to the Town due to these amendments. There is the potential revenue can be collected due to building permits issued as a result of the amendments.

Planning and Zoning Commission and Board of Trustees Approval Criteria

The Planning Commission and the Town Board of Trustees may approve a FDP Amendment application if it is consistent with the following approval criteria of Section 7.10 of the Firestone Development Code. The Planning Commission and Town Board shall consider the following in making their decision for approval, approval with conditions, or denial of a FDP Amendment:

1. The Final Development Plan is generally consistent with the Town's Comprehensive Master Plan;
2. The Final Development Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;

3. No buildings or structures infringe on any easements so as to impact the full use of the easement
4. The Final Development Plan complies with all applicable development and design standards set forth in this FDC;
5. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable; and
6. The development proposed on the Final Development Plan and its general location is or will be compatible with the character of surrounding land uses.

Staff has reviewed the criteria and found the proposal to be consistent with the criteria. The FDP is consistent with the Town's Master Plan in that the residential land use remains the same as in the original FDP (R-A residential uses). The proposal is consistent with the rear and side setback requirements of the FDC and consistent and compatible with more recent residential FPs in the vicinity including the Sagebrush Subdivision immediately to the north of Ridge Crest Subdivision. In addition, no significant adverse impacts are foreseen as a result of the amendments.

RECOMMENDATION

Town staff recommends that the Planning & Zoning Commission approve Resolutions PC-21-06 and PC-21-07, resolutions recommending approval of the request to modify the rear setback and side setback of select lots in the Ridge Crest Subdivision to the Town Board of Trustees as proposed and presented.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-21-07

**A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT
TO THE FINAL DEVELOPMENT PLAN FOR RIDGE CREST PUD FILING
2/3**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Firestone a request for approval of an amendment to the final development plan for Ridge Crest PUD Filing 2/3; 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 Code, 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 Code, 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 amendment to the final development plan for Ridge Crest PUD Filing 2/3 to reduce the rear setback for Block 1, Lots 1 – 11, and the east side setback of Block 2, Lot 1 from one hundred (100) feet to twenty (20) feet as proposed and presented.

PASSED AND ADOPTED this 15th day of July, 2021.

Chairperson

ATTEST:

Secretary

FINAL DEVELOPMENT PLAN

AMENDMENT #1

RIDGE CREST PUD FILING 2/3

TOWN OF FIRESTONE

WELD COUNTY

STATE OF COLORADO

SHEET 1 of 1

LEGAL DESCRIPTION: Block 1, Lots 1-11 and Block 2, Lot 1 of Ridge Crest PUD Filing No. 2

RESIDENTIAL SETBACKS

LAND USE	FRONT	SIDE	REAR
Residential (14,974 square feet min.) Block 1, Lots 1-11	20 feet	5 feet	20 feet
Residential (14,974 square feet min.) Block 2, Lot 1	20 feet	20 feet east 5 feet west	15 feet

APPROVAL BLOCK

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this _____ day of _____, 2021 by Ordinance No. _____ .

Mayor

ATTEST: Town Clerk

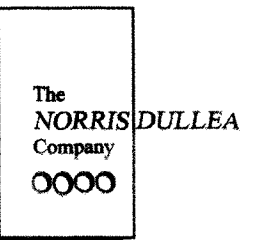
FINAL DEVELOPMENT PLAN

RIDGE CREST P.U.D. FILING 2/3

TOWN OF FIRESTONE

WELD COUNTY

STATE OF COLORADO



Planning
Landscape Architecture

710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166

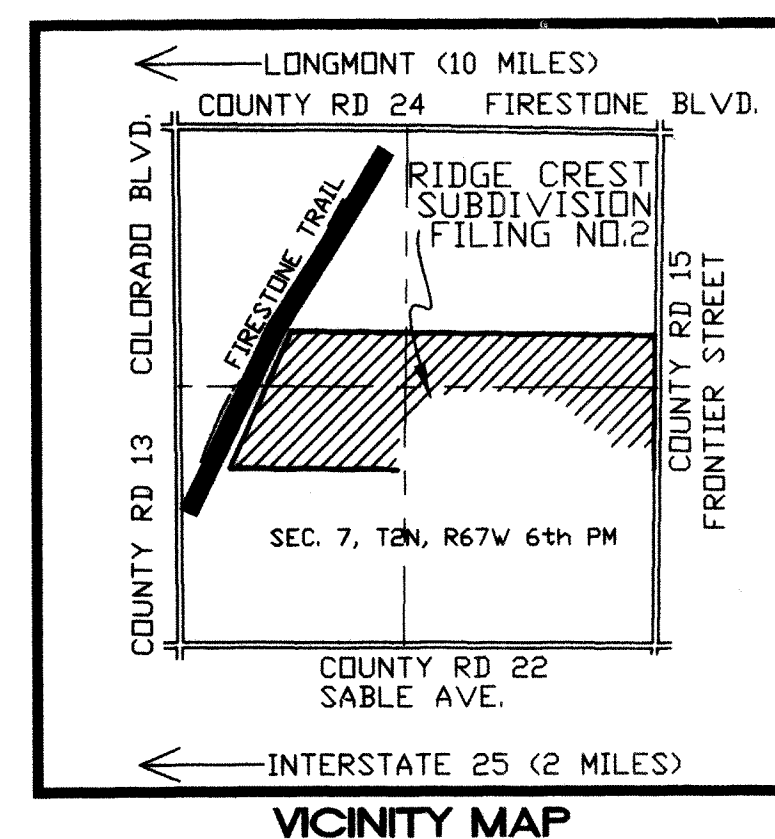
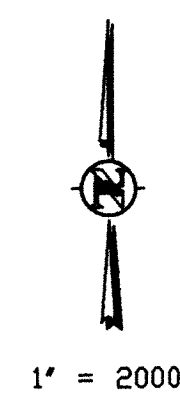
FINAL DEVELOPMENT PLAN
RIDGE CREST P.U.D. FILING NO. 2/3
COVER SHEET

APPROVALS

Approved by the Planning Commission of the Town of Firestone, Colorado, this
3rd day of November, 2000
Chairman Secretary

Approved by the Town Board of Trustees of the Town of Firestone, Colorado, this
2nd day of March, 2000
Mayor ATTEST: Town Clerk

VICINITY MAP



SHEET INDEX

1. Cover Sheet
2. Site Plan
3. Building Elevations
4. Details
5. Phasing Plan
- 1-4. Addressing Plan Filing 2
- 1-3. Addressing Plan Filing 3
- G1-5. Grading Plans
- L1-11. Landscape Plans/Details
- I1-I11. Irrigation Plans/Details

Applicant:

U.S. Home
Corporation,
A Delaware Corporation
6000 Greenwood Plaza Blvd.
Suite 200
Englewood, CO 80111

Planner:

The
NORRIS DULLEA
Company
Planning
Landscape Architecture
710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166

Landscape Architect:

Bromfield &
Associates
102 Inverness Terrace East
Englewood, Colorado 80112

Civil Engineer/Surveyor:

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
Date: 07-29-98 Job No. 0965.019.01 FAX (303) 741-6106



Issue Date
July 27, 1999
December 28, 1999

Revision Date
January 12, 2000
February 14, 2000
March 10, 2000
March 27, 2000

Sheet Title
Cover
Sheet

Sheet Number
1 of 5

FINAL DEVELOPMENT PLAN
RIDGE CREST P.U.D. FILING NO. 2/3
SITE PLAN

Owner:

U.S. Home
Corporation,
A Delaware Corporation
6000 Greenwood Plaza Blvd.
Suite 200
Englewood, CO 80111

Issue Date

July 27, 1999

December 28, 1999

Revision Date

January 12, 2000

February 14, 2000

March 10, 2000

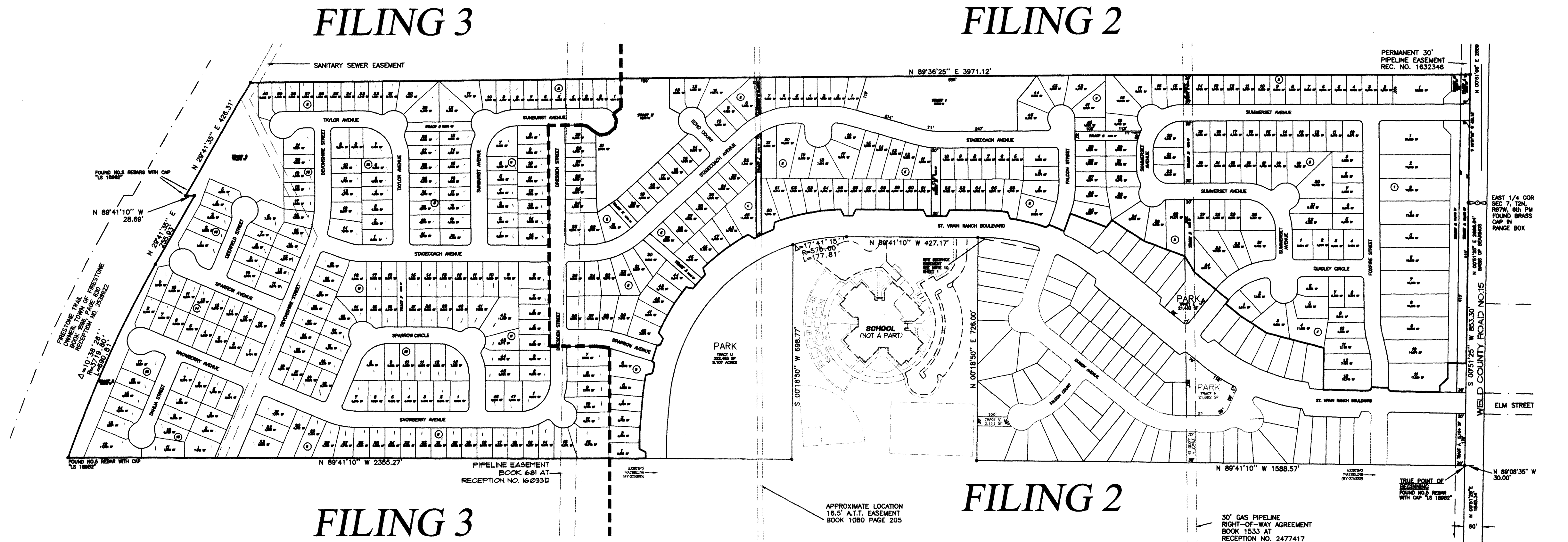
March 27, 2000

Sheet Title

Site Plan

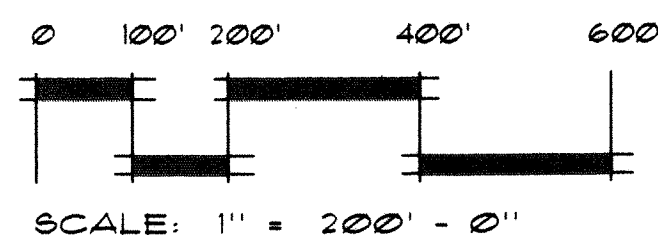
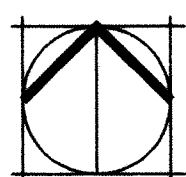
Sheet Number

2 of 5



LEGEND

- Filing No. 2 Boundary
- Property Boundary
- Section Lines
- Proposed Street Centerline
- Ultimate Right-of-Way
- Existing Right-of-Way
- Existing Road
- Existing Easement



OPEN SPACE

TYPE OF OPEN SPACE	TRACT	SQUARE FEET	ACRES	OWNER	DEVELOPER	MAINTENANCE RESPONSIBILITY
Public right-of-way	A	28,189	.65	Town of Firestone	Town of Firestone	Town of Firestone
Open space and utility easement	B	24,220	.56	HOA	U.S. Home Corp.	HOA
Open space and utility easement	C	3,685	.08	HOA	U.S. Home Corp.	HOA
Open space, pedestrian & utility easement	D	6,254	.14	HOA	U.S. Home Corp.	HOA
Open space, pedestrian & utility easement	E	6,000	.14	HOA	U.S. Home Corp.	HOA
Open space, pedestrian & utility easement	F	3,000	.07	HOA	U.S. Home Corp.	HOA
Open space, pedestrian & utility easement	G	6,262	.14	HOA	U.S. Home Corp.	HOA
Drainage and utility easement	H	6,619	.15	HOA	U.S. Home Corp.	HOA
Drainage and utility easement	I	88,608	2.03	Town of Firestone	U.S. Home Corp.	HOA
Utility easement	J	5,408	.12	HOA	U.S. Home Corp.	HOA
Utility easement	K	2,102	.05	HOA	U.S. Home Corp.	HOA
Pedestrian, drainage & utility easement	L	6,718	.15	HOA	U.S. Home Corp.	HOA
Pedestrian, drainage & utility easement	M	3,072	.07	HOA	U.S. Home Corp.	HOA
Pedestrian, drainage & utility easement	N	73,981	1.70	Town of Firestone	U.S. Home Corp.	HOA
Open space, pedestrian & utility easement	O	6,357	.15	HOA	U.S. Home Corp.	HOA
Open space, pedestrian & utility easement	P	6,382	.15	HOA	U.S. Home Corp.	HOA
Drainage and utility easement	Q	101,349	2.33	Town of Firestone	U.S. Home Corp.	HOA
TOTAL	-	378,206	8.68	-	-	-

Total Irrigated area = s.f.
1.5 CBT shares of water/per acre of irrigated area = shares CBT

NOTES:

- Mail kiosk locations to be coordinated with the U.S. Postal Service.

LAND USE TABLE

LAND USE	ACRES	% OF TOTAL ACREAGE	UNITS	DENSITY (DU/AC)
Residential	58.20	68.6%	412	7.08(net)
Open Space	8.03	9.4%	-	-
Public Street Right-of-Way	18.67	22.0%	-	-
TOTAL	84.90	100.0%	-	4.85(gross)

RESIDENTIAL DENSITIES

LAND USE	ACRES	% OF TOTAL ACREAGE	UNITS	DENSITY (DU/AC)
Residential (4,500 square foot min.)	24.27	28.6%	192	7.91(net)
Residential (5,000 square foot min.)	28.71	33.8%	208	7.24(net)
Residential (14,974 square foot min.)	5.22	6.2%	12	2.30(net)
SUBTOTAL RESIDENTIAL	58.20	68.6%	412	7.08(net)
Open Space	8.03	9.4%	-	-
Public Street Right-of-Way	18.67	22.0%	-	-
TOTAL	84.90	100.0%	-	4.85(gross)

RESIDENTIAL SETBACKS

LAND USE	FRONT	SIDE	REAR
Residential (4,500 square foot min.)	20 feet	5 feet	15 feet
Residential (5,000 square foot min.)	20 feet	5 feet	15 feet
Residential (14,974 square foot min.) (Block 1, Lots 1-11)	20 feet	5 feet	100 feet
Residential (14,974 square foot min.) (Block 2, Lot 1)	20 feet	5 feet west 100 feet east	15 feet

PURPORTED COPY



'A' Elevation

EDISON



'B' Elevation



'C' Elevation



'C' Elevation

FRANKLIN



'A' Elevation



'B' Elevation



'C' Elevation

FULTON



'A' Elevation



'B' Elevation



'C' Elevation
3 Bedroom Option

STANLEY



'A' Elevation - 3 Bedroom Option



'B' Elevation - 3 Bedroom Option



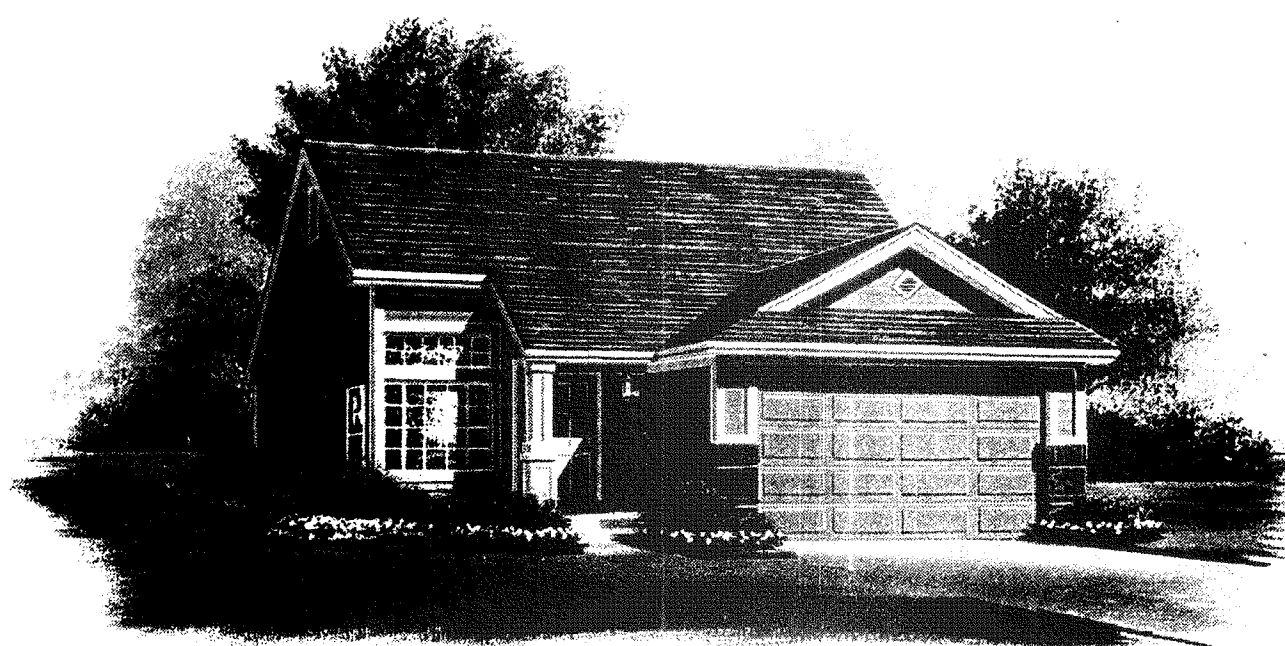
'A' Elevation



'B' Elevation



'C' Elevation



'B' Elevation

WHITNEY



'A' Elevation



'C' Elevation



'B' Elevation

WRIGHT



'A' Elevation



'C' Elevation

Owner:

U.S. Home
Corporation,
A Delaware Corporation
6000 Greenwood Plaza Blvd.
Suite 200
Englewood, CO 80111

Issue Date
July 27, 1999

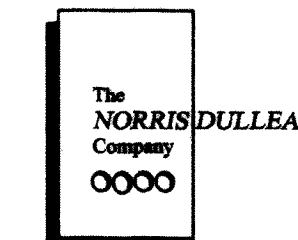
Revision Date

Sheet Title
Architectural
Elevations

Sheet Number
3 of 5



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



Planning
Landscape Architecture

710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166

FINAL DEVELOPMENT PLAN
RIDGE CREST P.U.D. FILING NO. 2/3
PHASING PLAN

Owner:

U.S. Home
Corporation,
A Delaware Corporation
6000 Greenwood Plaza Blvd.
Suite 200
Englewood, CO 80111

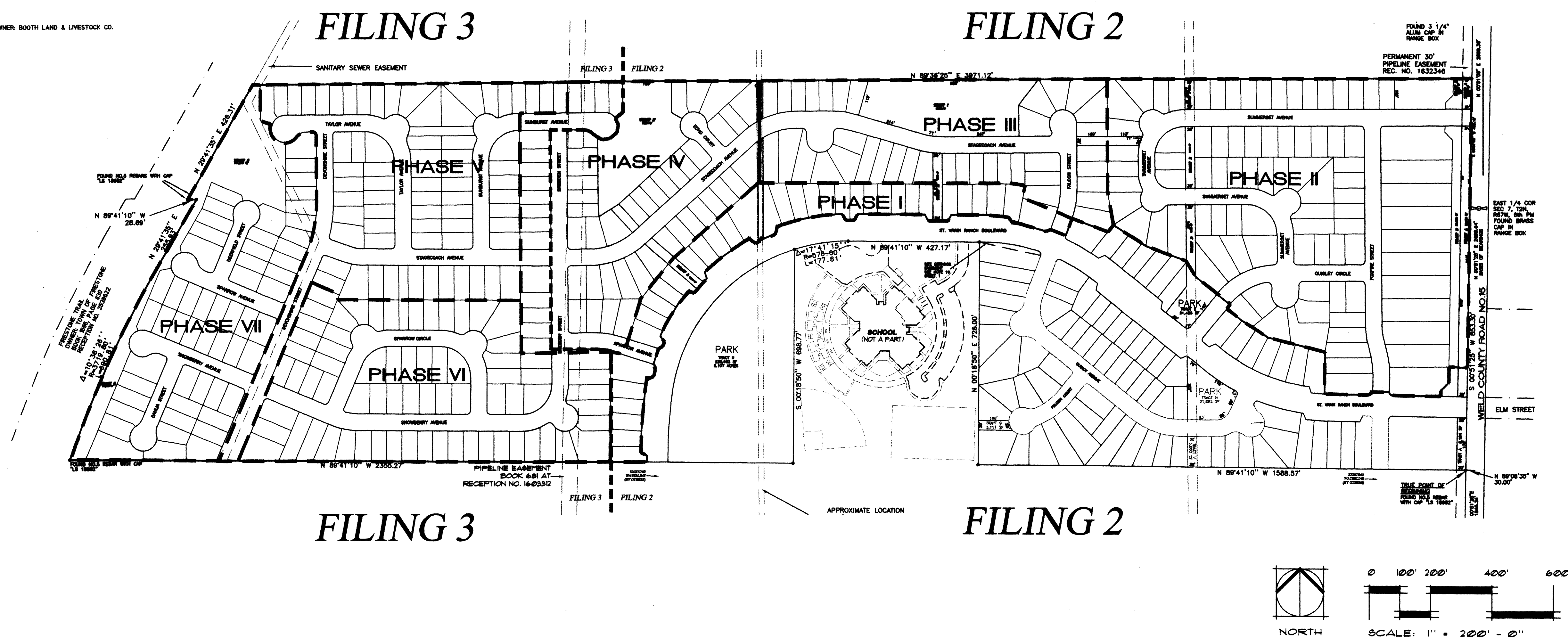
Issue Date
September 30, 1999
December 28, 1999

Revision Date
January 12, 2000
February 14, 2000
March 10, 2000
March 27, 2000

Sheet Title
Phasing Plan

Sheet Number
5 of 5

OWNER: BOOTH LAND & LIVESTOCK CO.



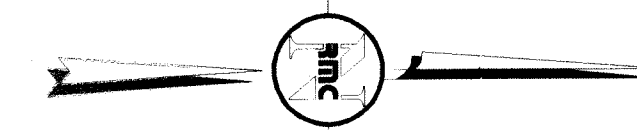
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ADDRESS PLAT

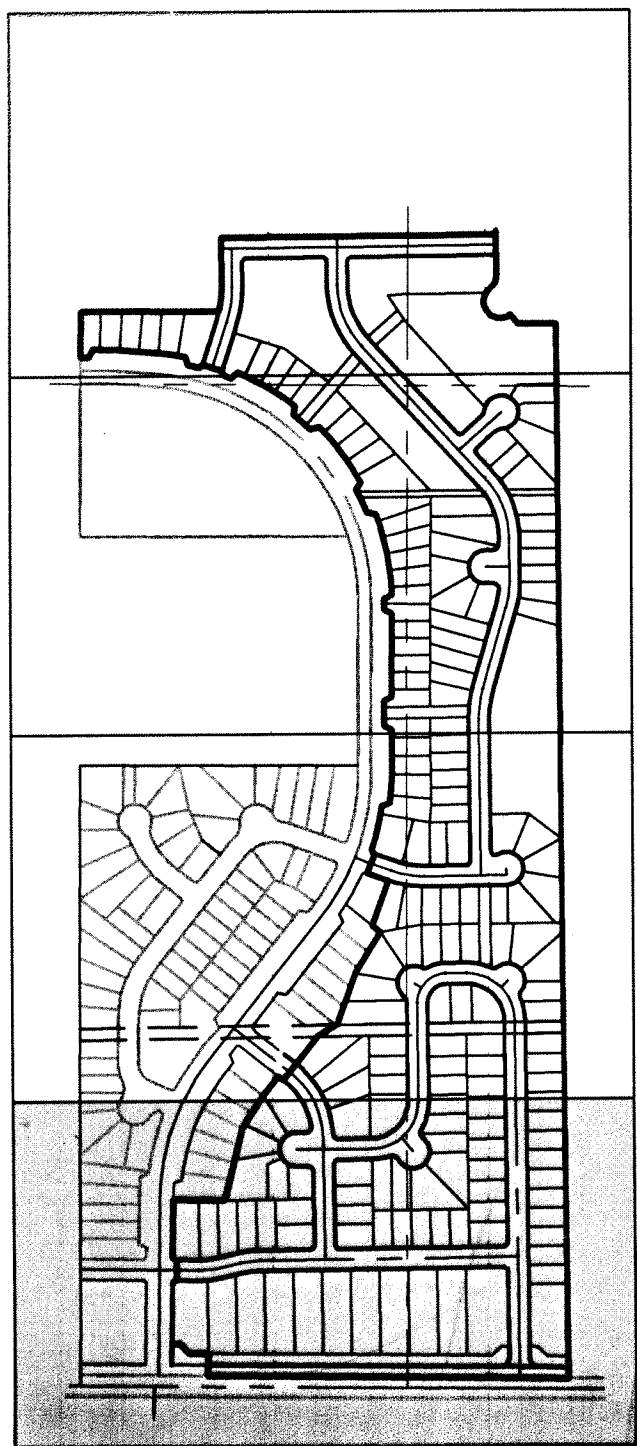
A PORTION OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 4

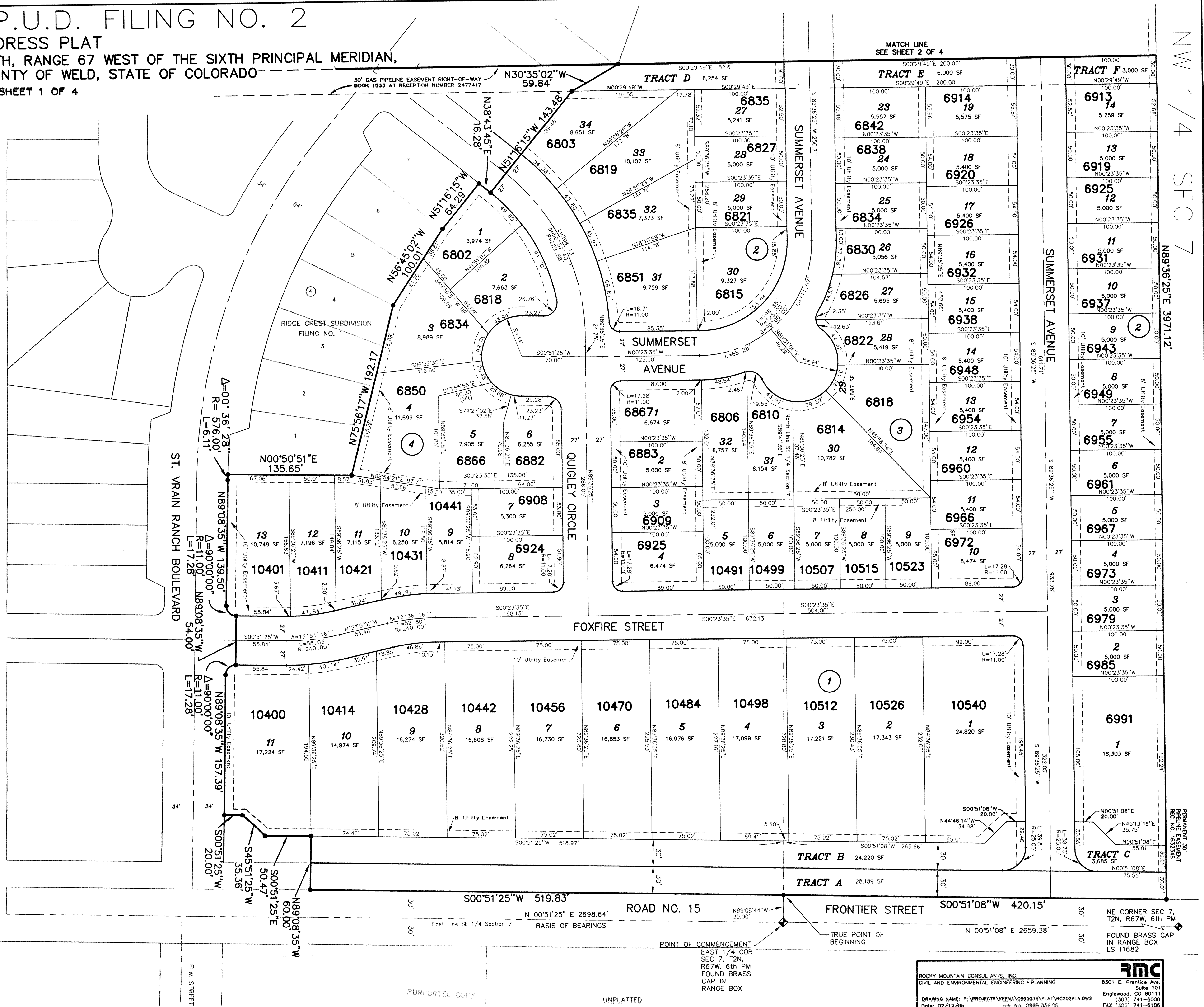
SW 1/4
SEC. 7



SCALE: 1" = 50'



SE CORNER SEC 7,
T2N, R67W, 6th PM
FOUND PIN IN RANGE BOX
CAP MISSING



PURPORTED COPY

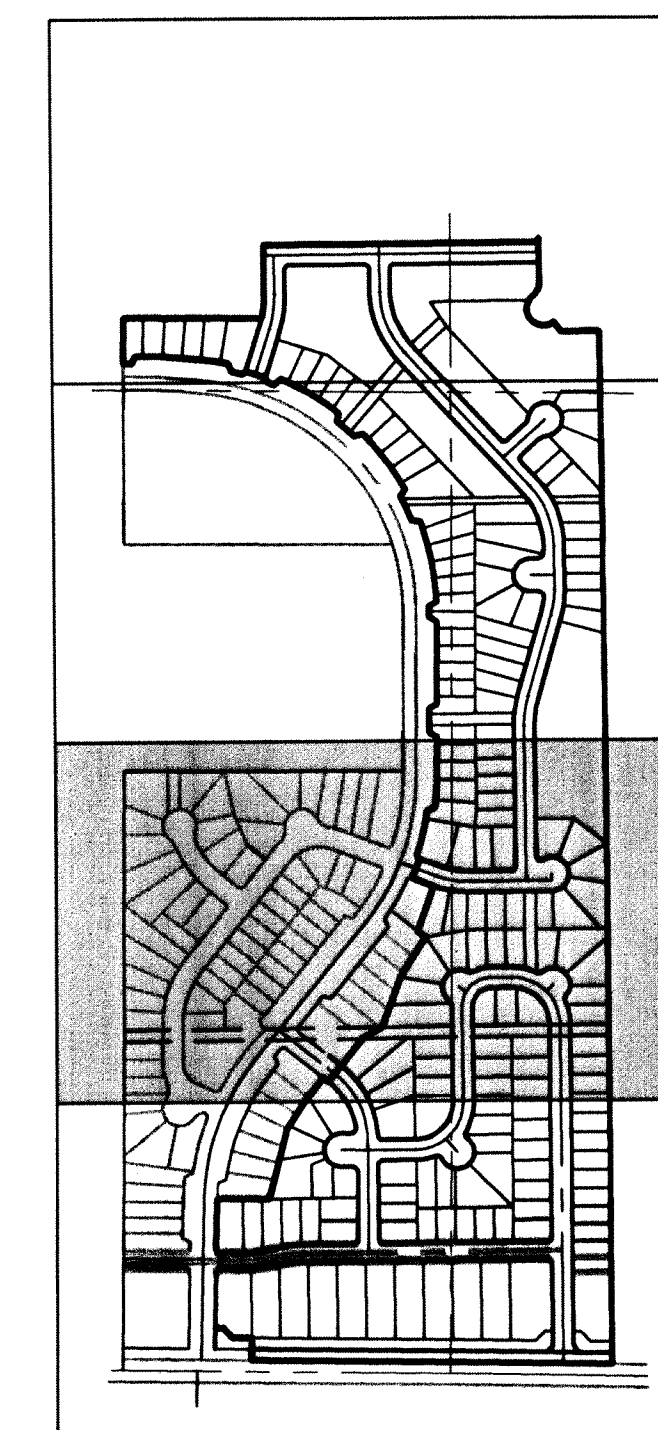
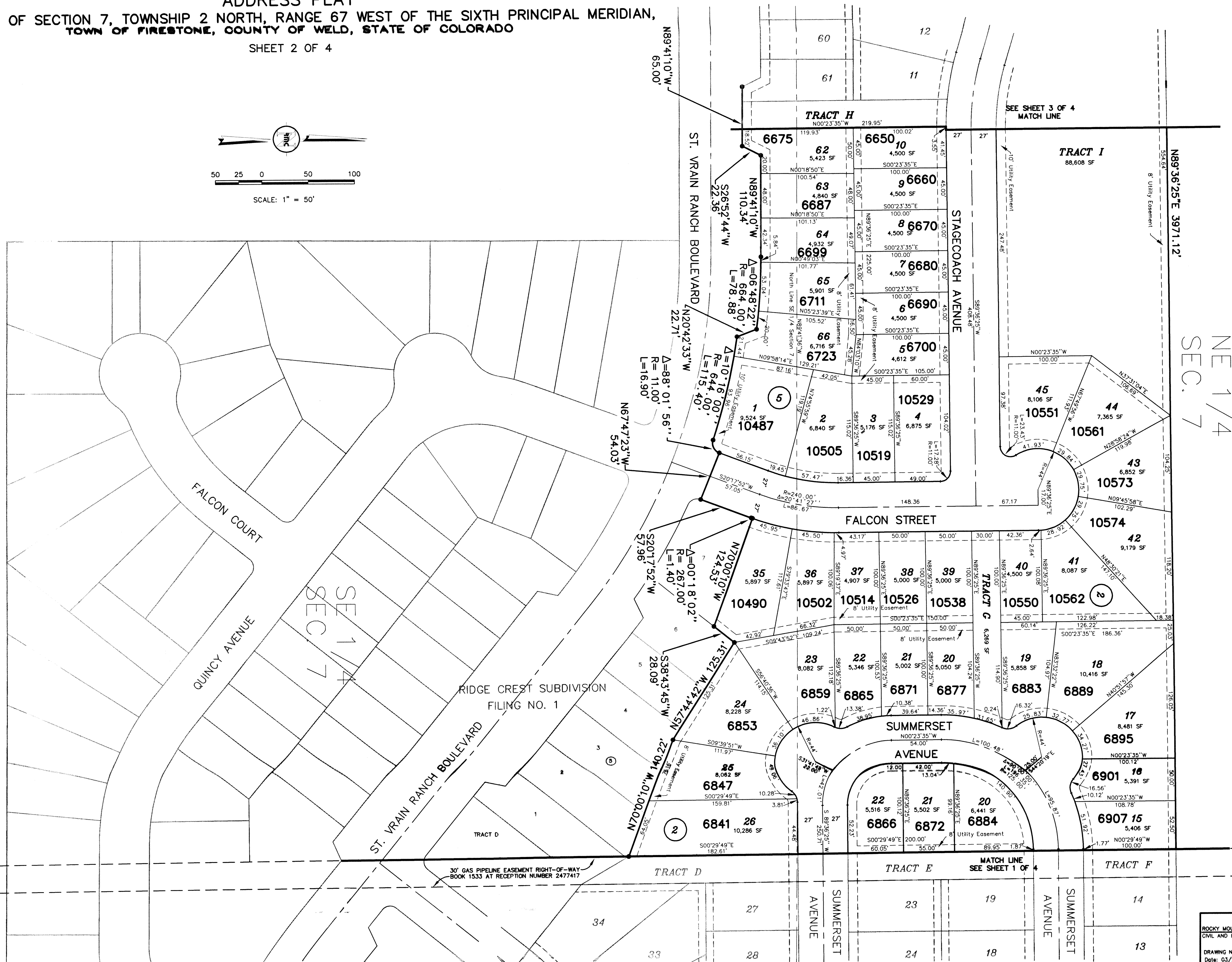
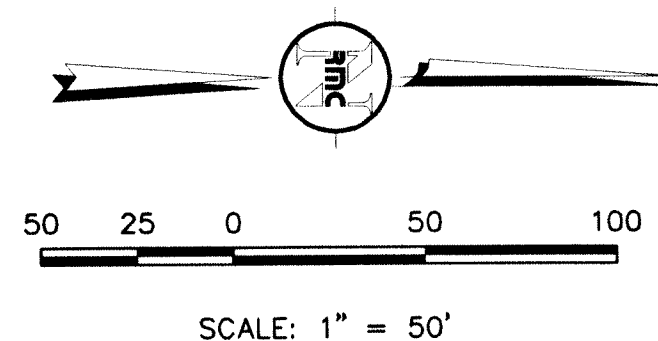
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RIDGE CREST P.U.D. FILING NO. 2

ADDRESS PLAT

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TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

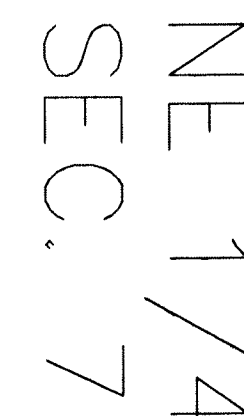
SHEET 2 OF 4



KEY MAP

ADDRESS PLAT

SHEET 3 OF 4



KEY MAP

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6006
FAX (303) 741-6106

DRAWING NAME: P:\PROJECTS\KEENA\0965034\PLAT\RC204PLA.DWG
Date: 02/17/00 Job No. 0965.034

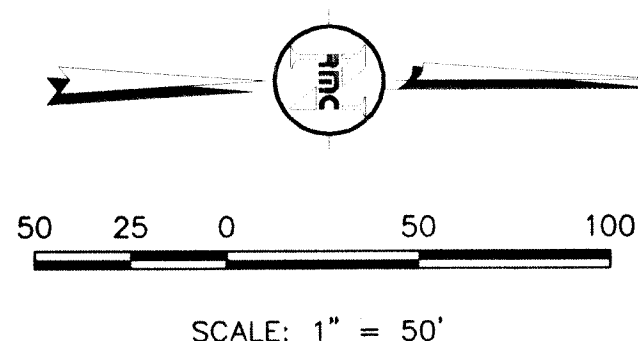
PURPORTED COPY

RIDGE CREST P.U.D. FILING NO. 2

ADDRESS PLAT

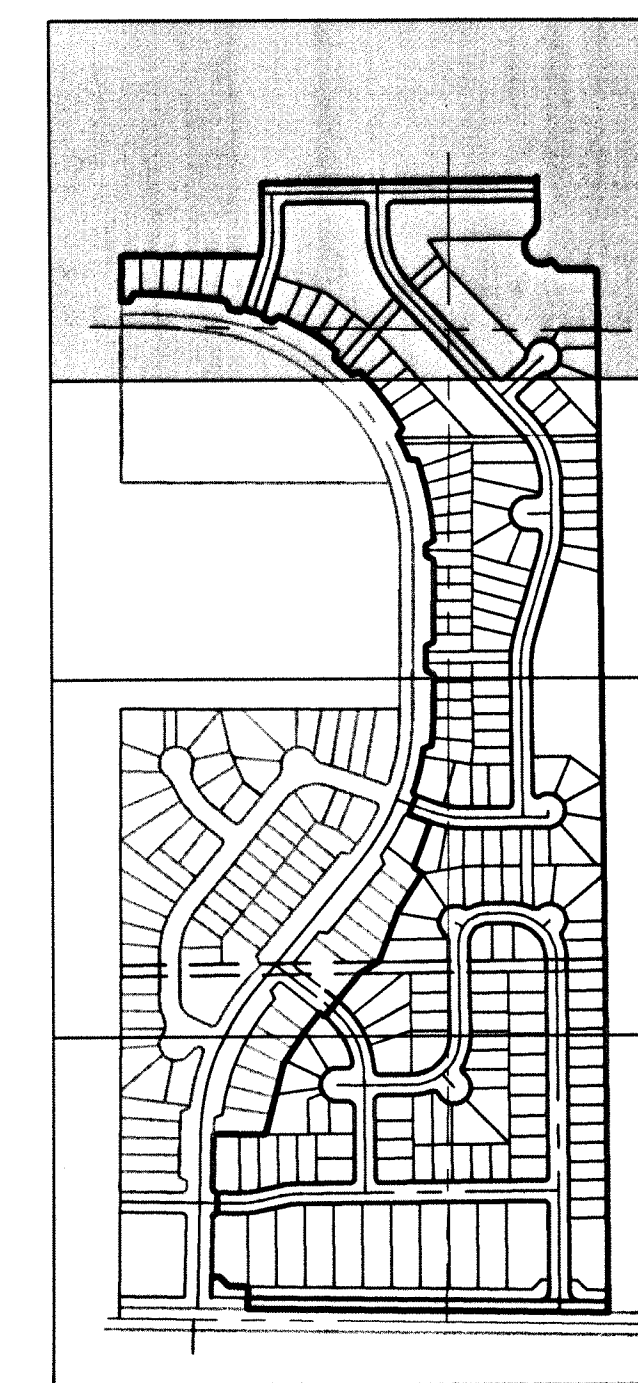
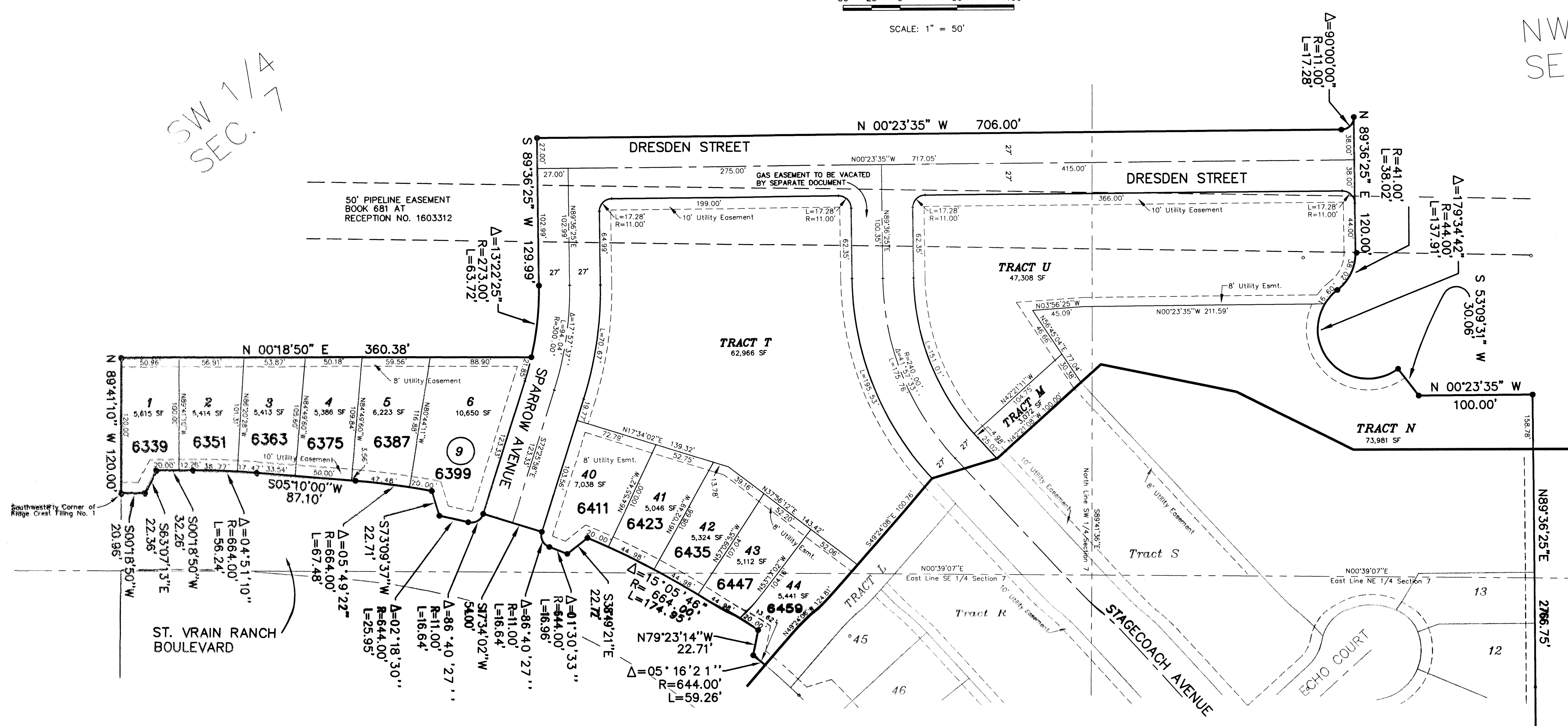
A PORTION OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 5 OF 5



NW 1/4
SEC. 7

SW 1/4
SEC. 7



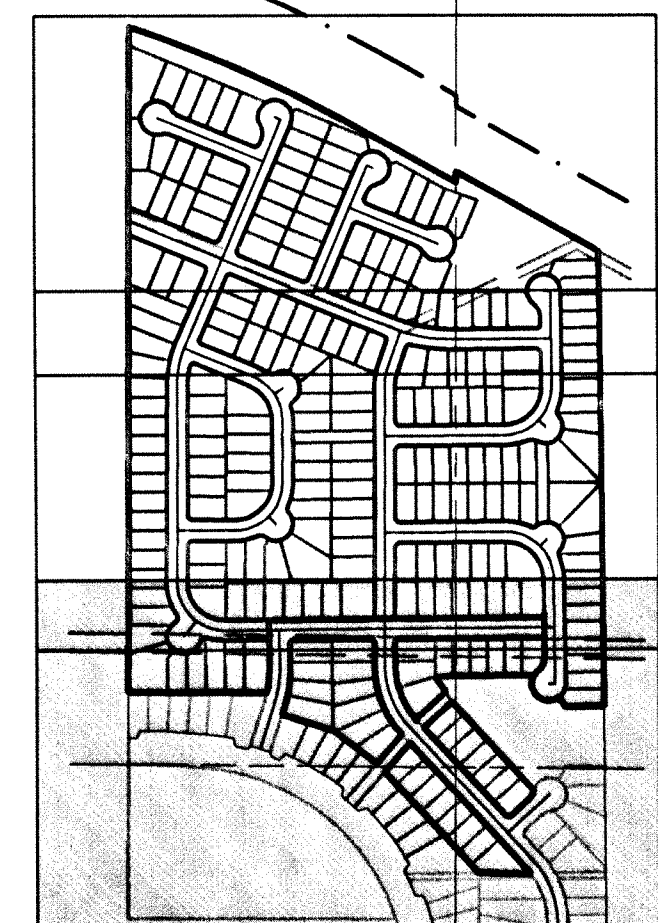
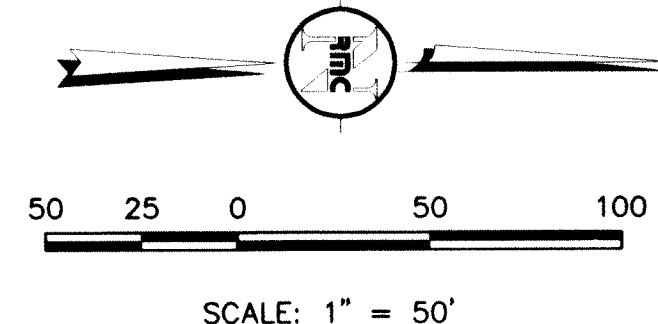
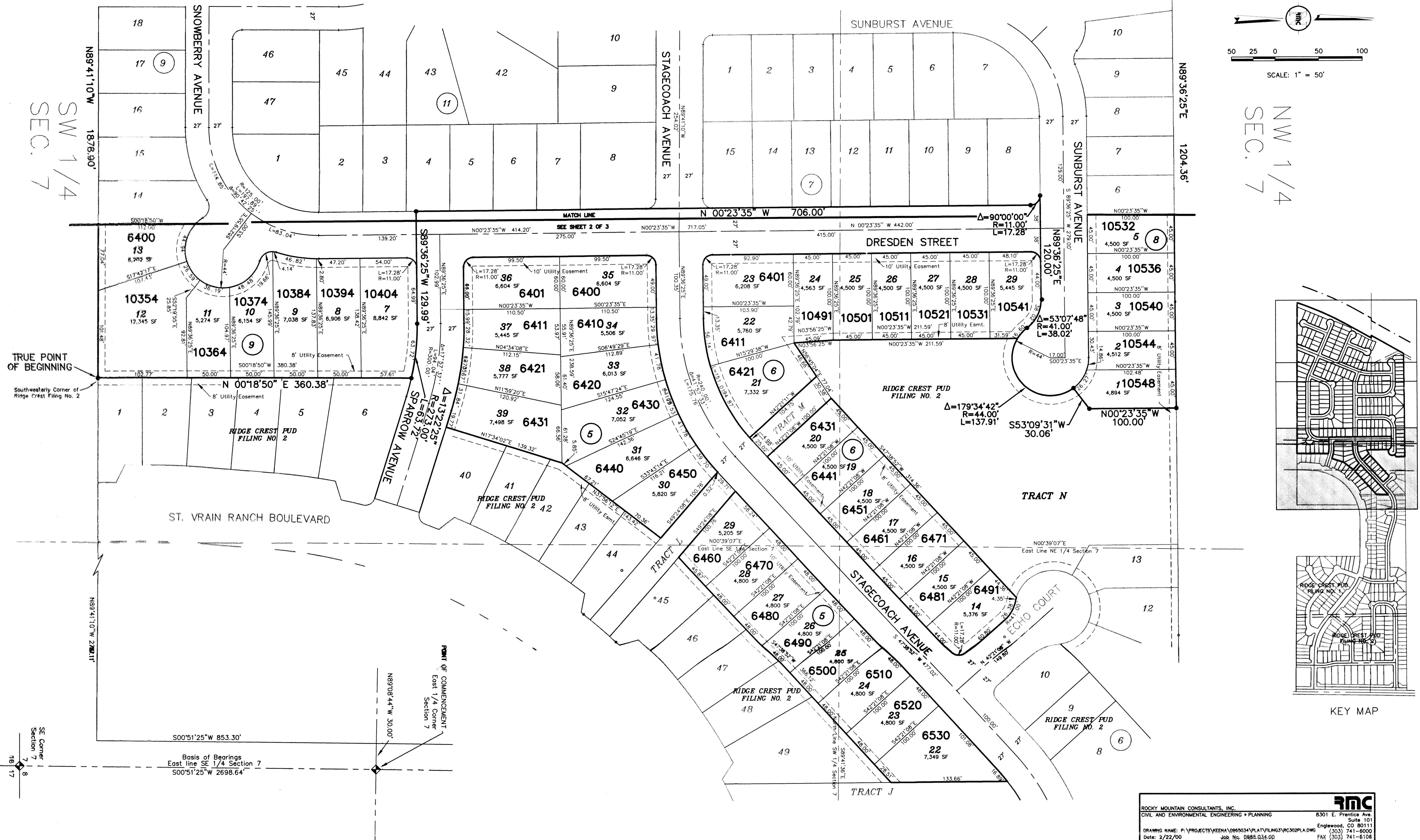
KEY MAP

RIDGE CREST P.U.D. FILING NO. 3

ADDRESS PLAT

A REPLAT OF TRACTS R, S, T, AND U, RIDGE CREST P.U.D. FILING NO. 2, AND
LOTS 22 & 23, BLOCK 5, AND LOTS 24 & 25, BLOCK 12, TOWN OF HARNEY, AND
A PORTION OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 3



KEY MAP

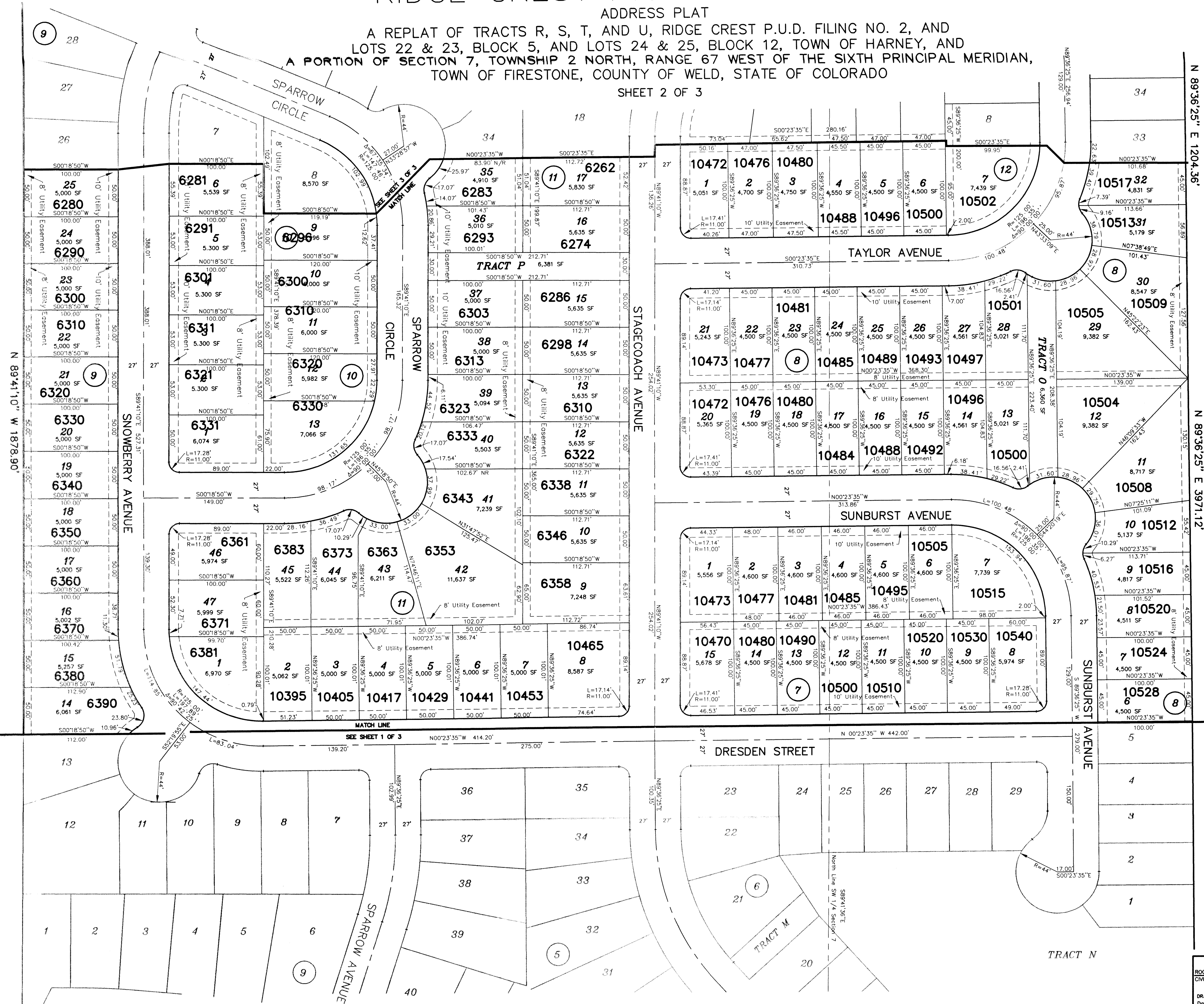
ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING
8301 E. Prentice Ave., Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6108
DRAWING NAME: P:\PROJECTS\VEENA\0985034\PLAT\FILING3\RC302PLA.DWG
Date: 2/22/00 Job No: 0985-034.DD

RIDGE CREST P.U.D. FILING NO. 3

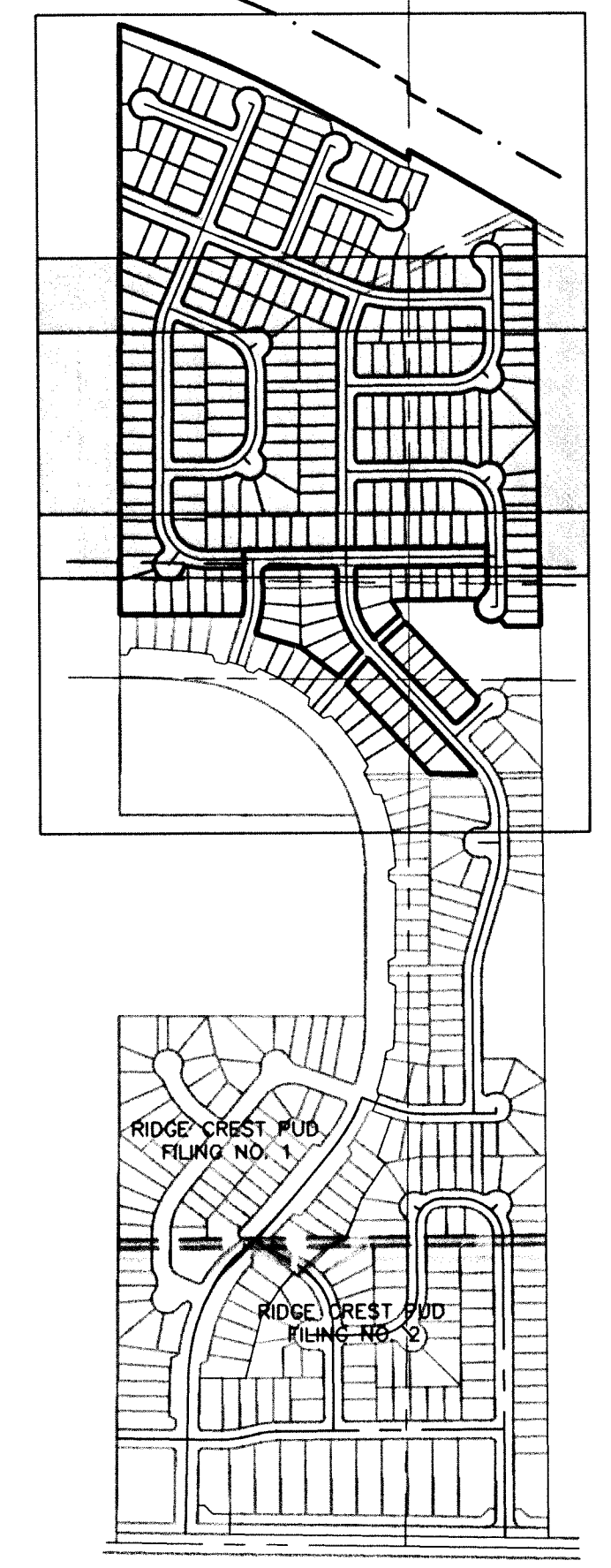
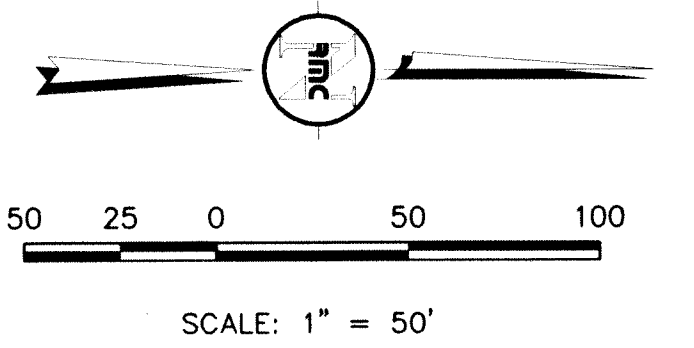
ADDRESS PLAT

A REPLAT OF TRACTS R, S, T, AND U, RIDGE CREST P.U.D. FILING NO. 2, AND
LOTS 22 & 23, BLOCK 5, AND LOTS 24 & 25, BLOCK 12, TOWN OF HARNEY, AND
A PORTION OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 3



NW 1/4 NW 1/4
SEC. 7 SEC. 7



KEY MAP

RIDGE CREST P.U.D. FILING NO. 3

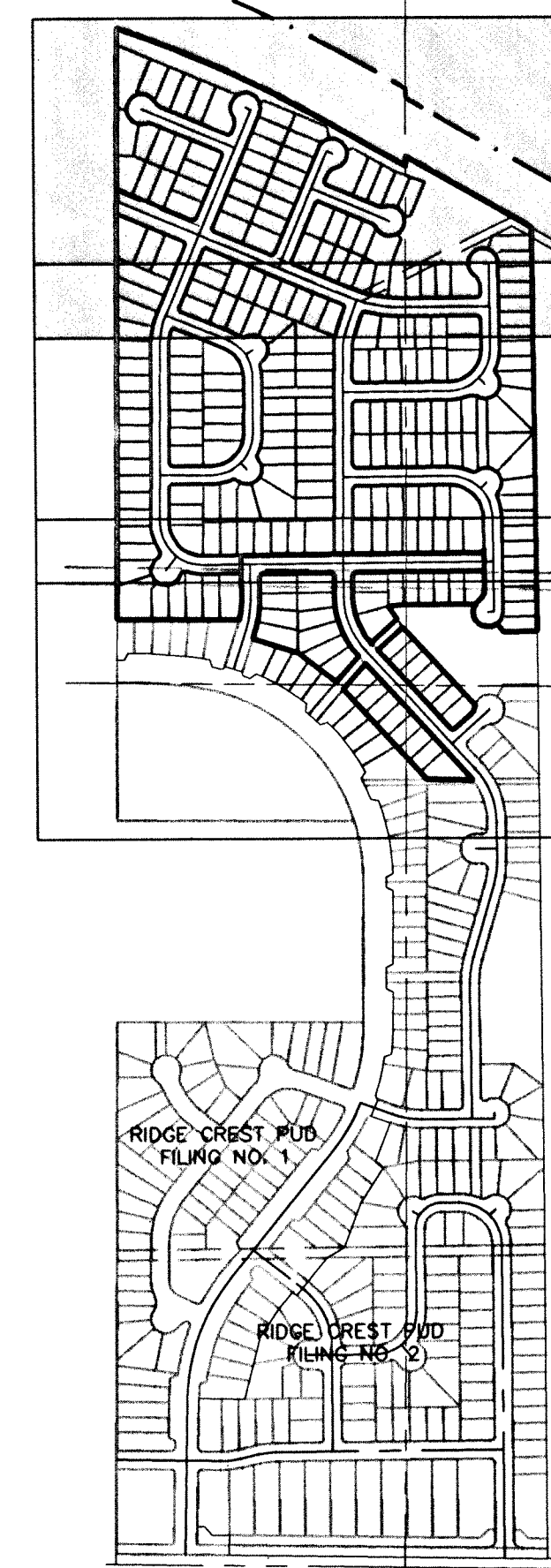
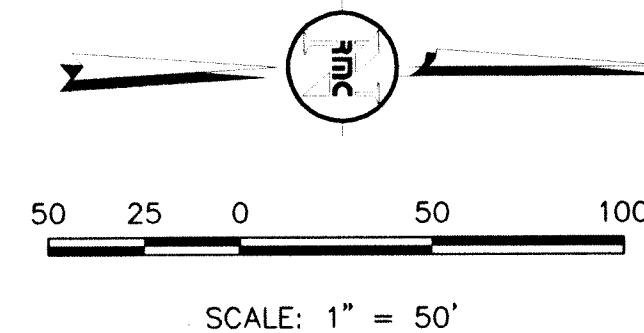
ADDRESS PLAT

A REPLAT OF TRACTS R, S, T, AND U, RIDGE CREST P.U.D. FILING NO. 2, AND
LOTS 22 & 23, BLOCK 5, AND LOTS 24 & 25, BLOCK 12, TOWN OF HARNEY, AND
A PORTION OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 3 OF 3

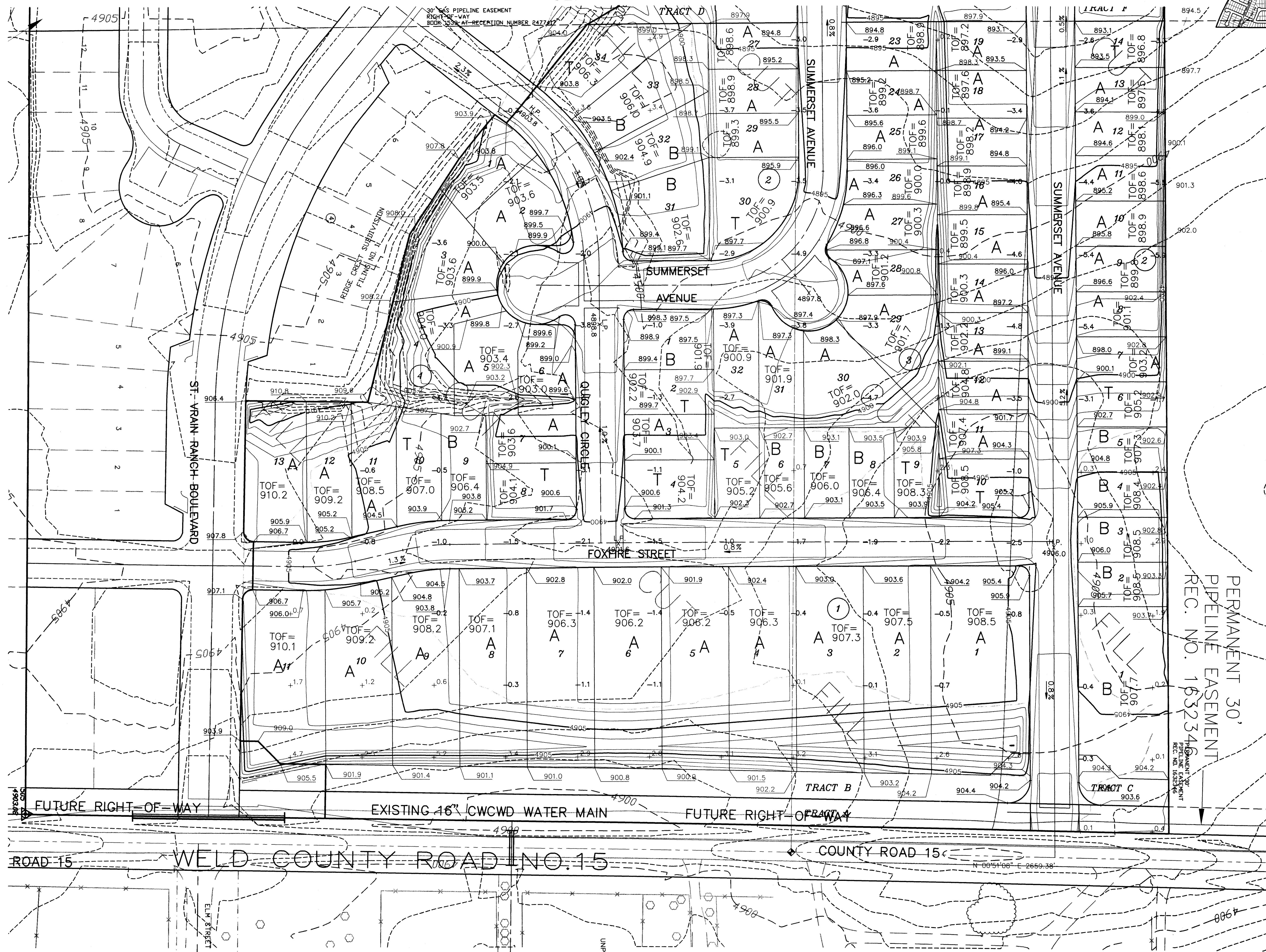
FOUND NOS REAR WITH CAP
LS 189827

FOUND NOS REAR WITH CAP
LS 189827



KEY MAP

SEE SHEET 26



UNCC
BEFORE
YOU DIG

1-800-922-1987

Utility Notification
Center of Colorado
 Administrative Office 303-232-1981
 12600 W. Colfax Ave., Suite B-310
 Lakewood, Co. 80215

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

0 25 0 50 100

SCALE: 1" = 50'

REVISIONS

NOTE:

1. PROPOSED CONTOURS INSIDE STREET RIGHT-OF-WAY REFLECT 1.2ft. GRAD UNDERCUT INSIDE RIGHT-OF-WAY.
2. PROPOSED CONTOURS INSIDE LOTS REFLECT OVERLOT GRADING PER LOT TEMPLATE DETAIL.

LEGEND

+ 0.8 = HEIGHT OF PROPOSED GROUND ABOVE EXISTING GROUND
= (FILL)

- 0.8 = DEPTH OF PROPOSED GROUND BELOW EXISTING GROUND
= (CUT)

B = LOT TEMPLATE TYPE
SEE DETAIL SHEET

$\frac{H.P.}{90X}$ = FINISHED GRADING HIGH POINT AND FLOW ARROWS

TOF = FINISHED GRADING TOP
OF FOUNDATION ELEVATION

**RIDGE CREST FILING NO. 2/3
GRADING & EROSION CONTROL PLAN
FOR U.S. HOME**

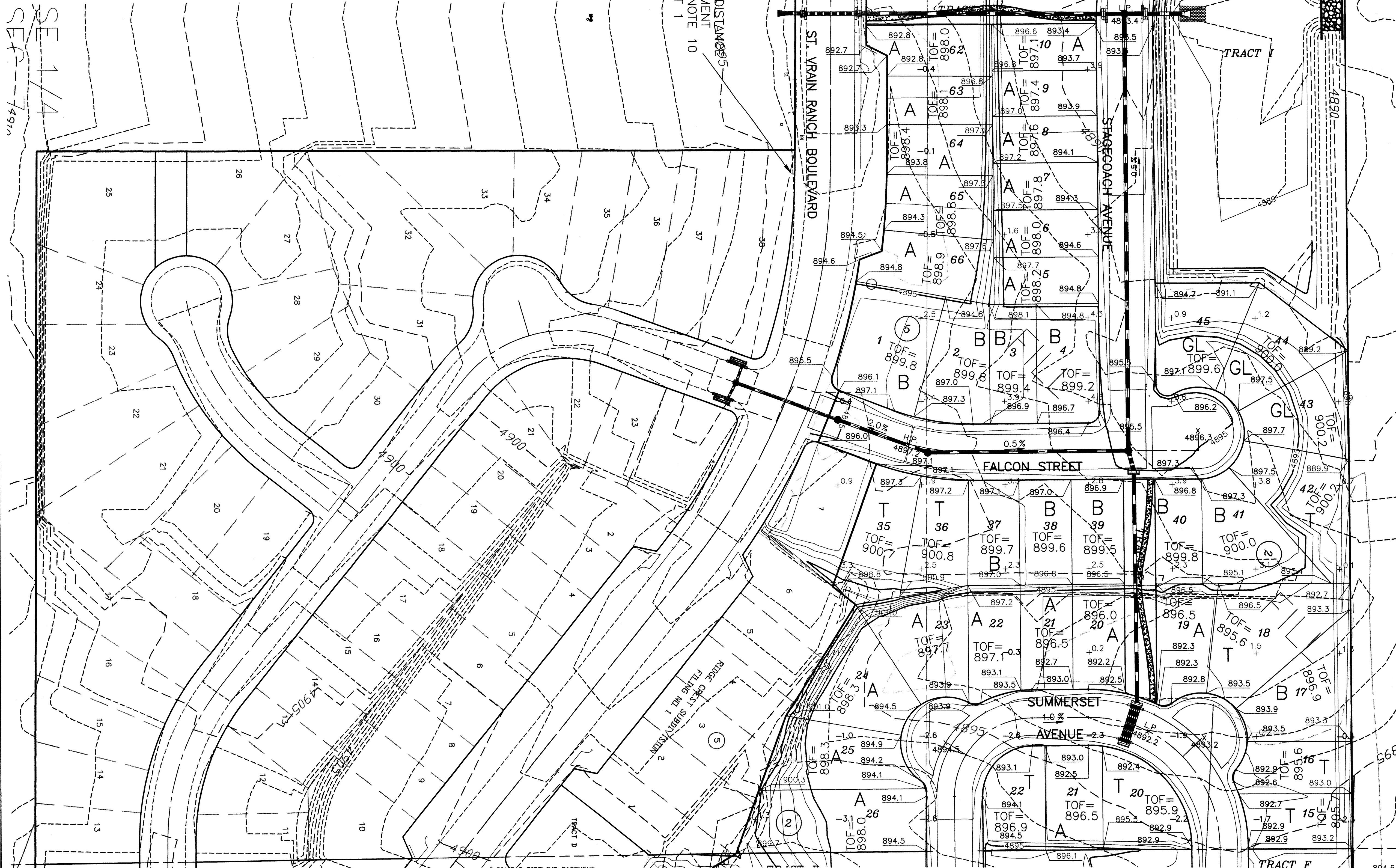
DATE: <u>7/14/99</u> DESIGNED BY: <u>RDH</u> DRAWN BY: <u>RDH</u> CHECKED BY: _____
JOB NO. 0965.034.01
SHEET 25 OF 37

RMC
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106

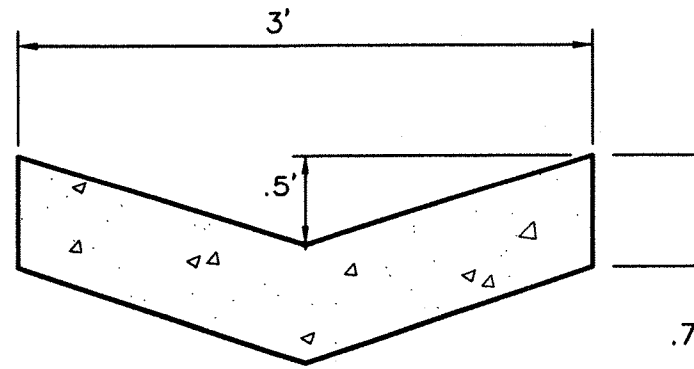
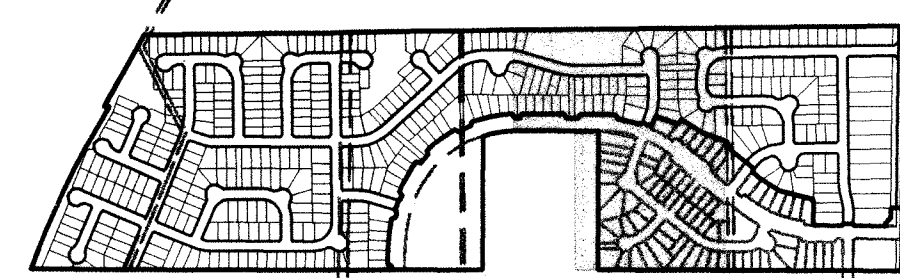
REVISIONS			
NO.	DATE	BY	
1	10/20/99	RH	ROCKY MOUNTAIN CONSULTANTS, INC. CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING

SEE SHEET 27

DISTANCE
MENT
NOTE 10
T 1



SEE SHEET 25



TYPICAL SECTION TRICKLE CHANNEL
@ 0.50% GRADE
N.T.S.



UNCC
CALL BEFORE
YOU DIG

1-800-922-1987

Utility Notification
Center of Colorado
Administrative Office 303-232-1991
12600 W. Colfax Ave., Suite 9-310
Lakewood, CO 80215

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



50 25 0 50 100

SCALE: 1" = 50'

NOTE:
1. PROPOSED CONTOURS INSIDE STREET
RIGHT-OF-WAY REFLECT 1.2ft. GRADING
UNDERCUT INSIDE RIGHT-OF-WAY.

2. PROPOSED CONTOURS INSIDE LOTS
REFLECT OVERLOT GRADING PER
LOT TEMPLATE DETAIL.

LEGEND
+ 0.8 = HEIGHT OF PROPOSED
GROUND ABOVE
EXISTING GROUND = (FILL)
- 0.8 = DEPTH OF PROPOSED
GROUND BELOW
EXISTING GROUND = (CUT)

B = LOT TEMPLATE TYPE
SEE DETAIL SHEET
H.P. = FINISHED GRADING HIGH
90X POINT AND FLOW ARROWS
TOF = FINISHED GRADING TOP
898.6 OF FOUNDATION ELEVATION

8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING

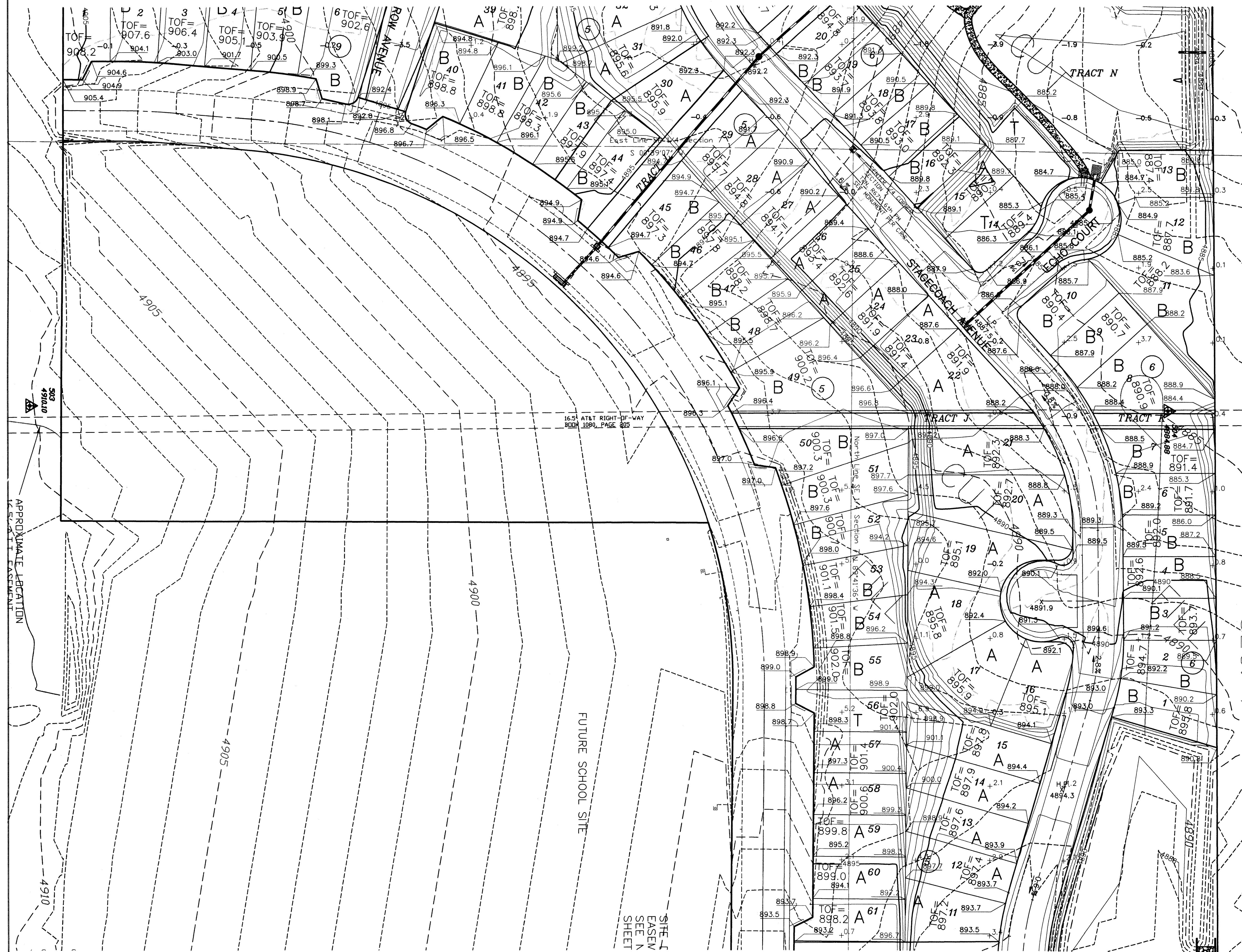
REVISIONS	DATE BY	REVISION PER CITY
1	10.20.98 RH	

RIDGE CREST FILING NO. 2/3
GRADING & EROSION CONTROL PLAN
FOR U.S. HOME

DATE: 7/14/99
DESIGNED BY: RDH
DRAWN BY: RDH
CHECKED BY:

JOB NO.
0965.034.01
SHEET
26 OF 37

SEE SHEET 28



SEE SHEET 26

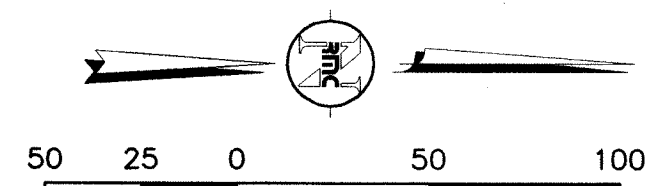


UNCC
CALL BEFORE
YOU DIG

1-800-922-1987

Utility Notification
Center of Colorado
Administrative Office 303-232-1991
12500 W. Colfax Ave., Suite 8-310
Lakewood, CO 80215

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



NOTE:

1. PROPOSED CONTOURS INSIDE STREET
RIGHT-OF-WAY REFLECT 1.2ft. GRADING
UNDERCUT INSIDE RIGHT-OF-WAY.

2. PROPOSED CONTOURS INSIDE LOTS
REFLECT OVERLOT GRADING PER
LOT TEMPLATE DETAIL.

LEGEND

+ 0.8 = HEIGHT OF PROPOSED
GROUND ABOVE
EXISTING GROUND = (FILL)
- 0.8 = DEPTH OF PROPOSED
GROUND BELOW
EXISTING GROUND = (CUT)

B = LOT TEMPLATE TYPE
SEE DETAIL SHEET

H.P. = FINISHED GRADING HIGH
90X.X POINT AND FLOW ARROWS

TOF = FINISHED GRADING TOP
898.6 OF FOUNDATION ELEVATION

RMC
8301 E. Prentice Ave.
Suite 101
Englewood, CO 80111
(303) 741-6000
FAX (303) 741-6106

ROCKY MOUNTAIN CONSULTANTS, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING • PLANNING

NO.	DATE	BY	REVISIONS
1	10/20/99	RH	REVISION PER CITY

RIDGE CREST FILING NO. 2/3
GRADING & EROSION CONTROL PLAN
FOR U.S. HOME

DATE: 7/14/99
DESIGNED BY: RDH
DRAWN BY: RDH
CHECKED BY:

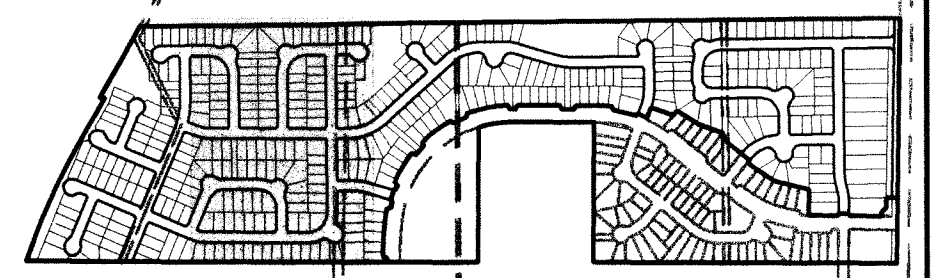
JOB NO.
0965.034.01
SHEET
27 OF 37

G-3

SEE SHEET 29



SEE SHEET 27

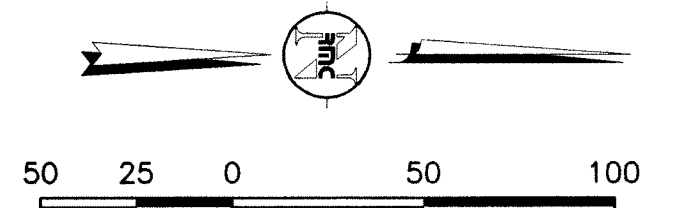


UNCC
CALL BEFORE
YOU DIG

1-800-922-1987

Utility Notification
Center of Colorado
Administrative Office 303-252-1991
12600 W. Colfax Ave., Suite B-310
Lakewood, CO 80215

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



SCALE: 1" = 50'

NOTE:

1. PROPOSED CONTOURS INSIDE STREET
RIGHT-OF-WAY REFLECT 1.2ft. GRADING
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2. PROPOSED CONTOURS INSIDE LOTS
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+0.8 = HEIGHT OF PROPOSED
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GROUND BELOW
EXISTING GROUND = (CUT)

B = LOT TEMPLATE TYPE
SEE DETAIL SHEET

H.P. = FINISHED GRADING HIGH
90X.X POINT AND FLOW ARROWS

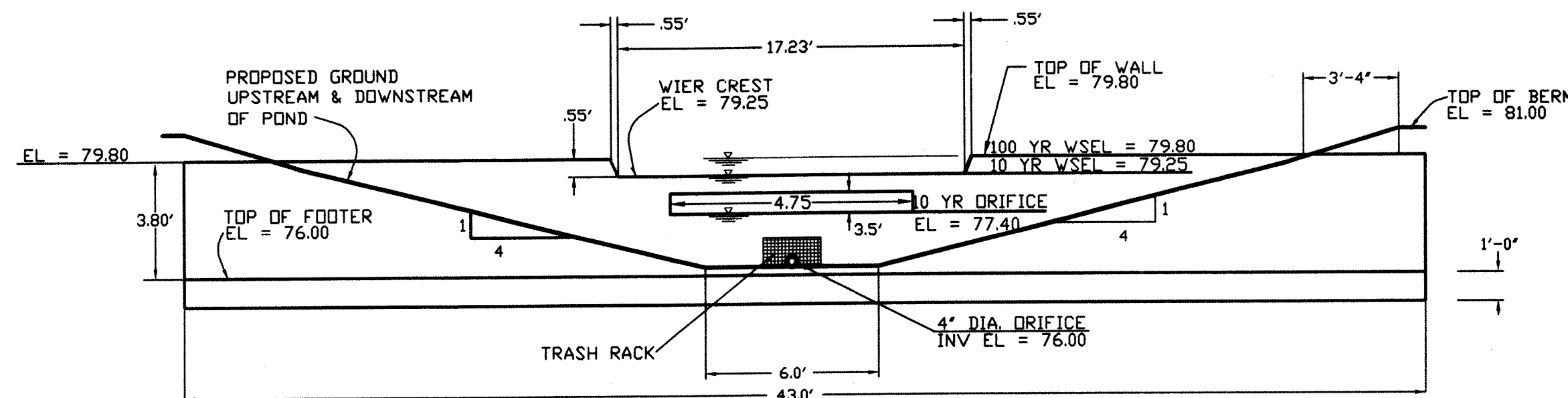
TOF = FINISHED GRADING TOP
OF FOUNDATION ELEVATION

RIDGE CREST FILING NO. 2/3
GRADING & EROSION CONTROL PLAN
FOR U.S. HOME

DATE: 7/14/99
DESIGNED BY: ROH
DRAWN BY: ROH
CHECKED BY:

JOB NO.
0965.034.01
SHEET
28 OF 37

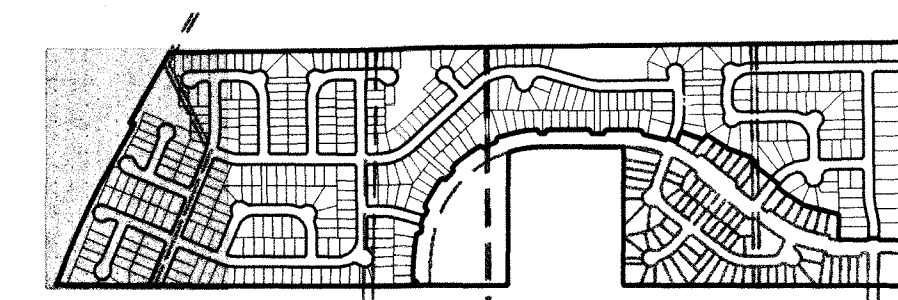
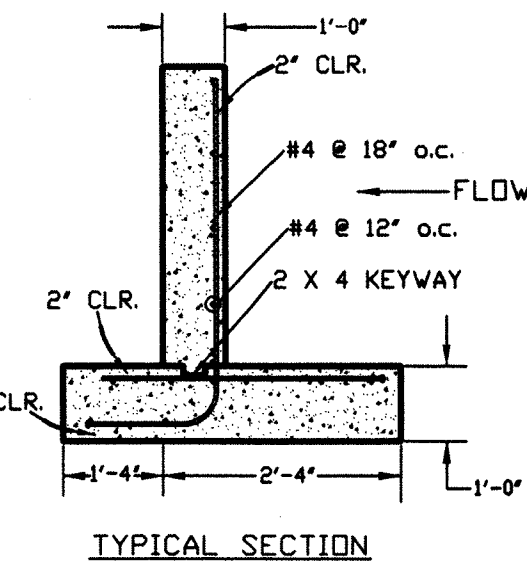
G-4



TYPICAL SECTION
POND A OUTLET
STRUCTURE DETAIL
N.T.S.

NOTES

1. ALL CONCRETE SHALL BE C.D.O.T. CLASS B AS PER SECTION 600
2. ALL EXPOSED EDGES SHALL HAVE 3/4" CHAMFER
3. ALL REINFORCING BARS SHALL BE EPOXY COATED



UNCC
CALL BEFORE
YOU DIG

1-800-922-1987

Utility Notification
Center of Colorado
Administrative Office 303-252-1991
12600 W. Colfax Ave., Suite B-310
Lakewood, Co 80215
CALL 2-BUSINESS DAYS IN ADVANCE
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FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

50 25 0 50 100

SCALE: 1" = 50'

NOTE:

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2. PROPOSED CONTOURS INSIDE LOTS REFLECT OVERLOT GRADING PER LOT TEMPLATE DETAIL.

LEGEND

- + 0.8 = HEIGHT OF PROPOSED GROUND ABOVE EXISTING GROUND = (FILL)
- 0.8 = DEPTH OF PROPOSED GROUND BELOW EXISTING GROUND = (CUT)

B = LOT TEMPLATE TYPE
SEE DETAIL SHEET

H.P. = FINISHED GRADING HIGH
90X POINT AND FLOW ARROWS

TOF = FINISHED GRADING TOP
898.6 OF FOUNDATION ELEVATION

SEE SHEET 28

RIDGE CREST FILING NO. 2/3
GRADING & EROSION CONTROL PLAN
FOR U.S. HOME

DATE: 7/14/99
DESIGNED BY: RDH
DRAWN BY: RDH
CHECKED BY:

JOB NO.
0965.034.01
SHEET
29 OF 37

G-5

LANDSCAPE CONSTRUCTION PLAN

RIDGECREST-FILING 2

FIRESTONE, COLORADO



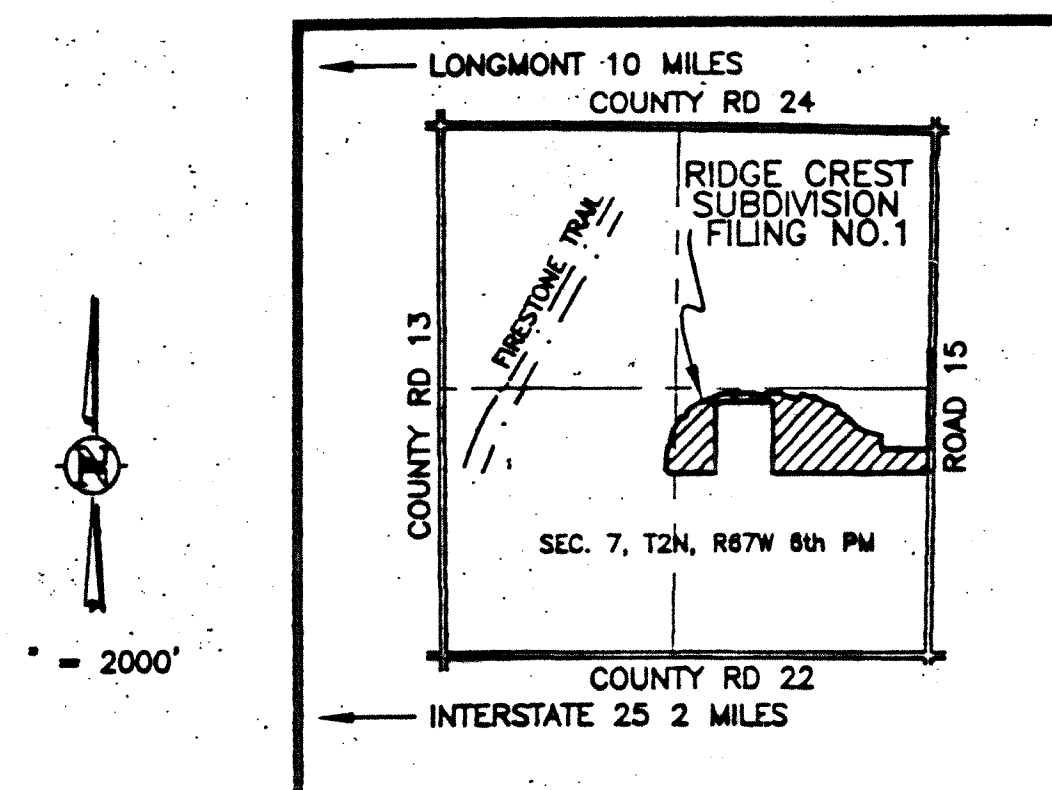
OWNER:

U.S. HOME
6000 So. Greenwood Plaza Blvd.
Englewood, Colorado 80111
(303) 779-6100
(303) 779-0715 Fax.

LANDSCAPE
ARCHITECT:

Larry Bromfield & Associates, Inc.
102 Inverness Terrace East, Suite 105
Englewood, Colorado 80112
(303) 792-2621
(303) 792-2629 Fax.

VICINITY MAP:
N.T.S.



SHEET INDEX:

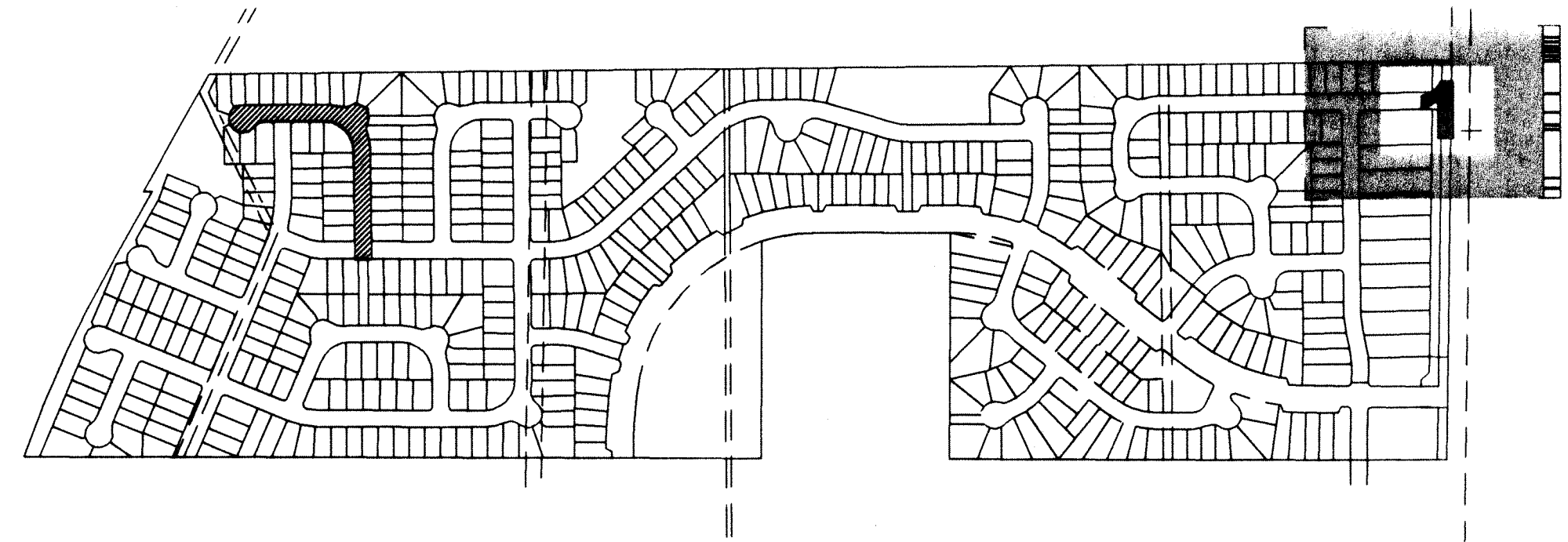
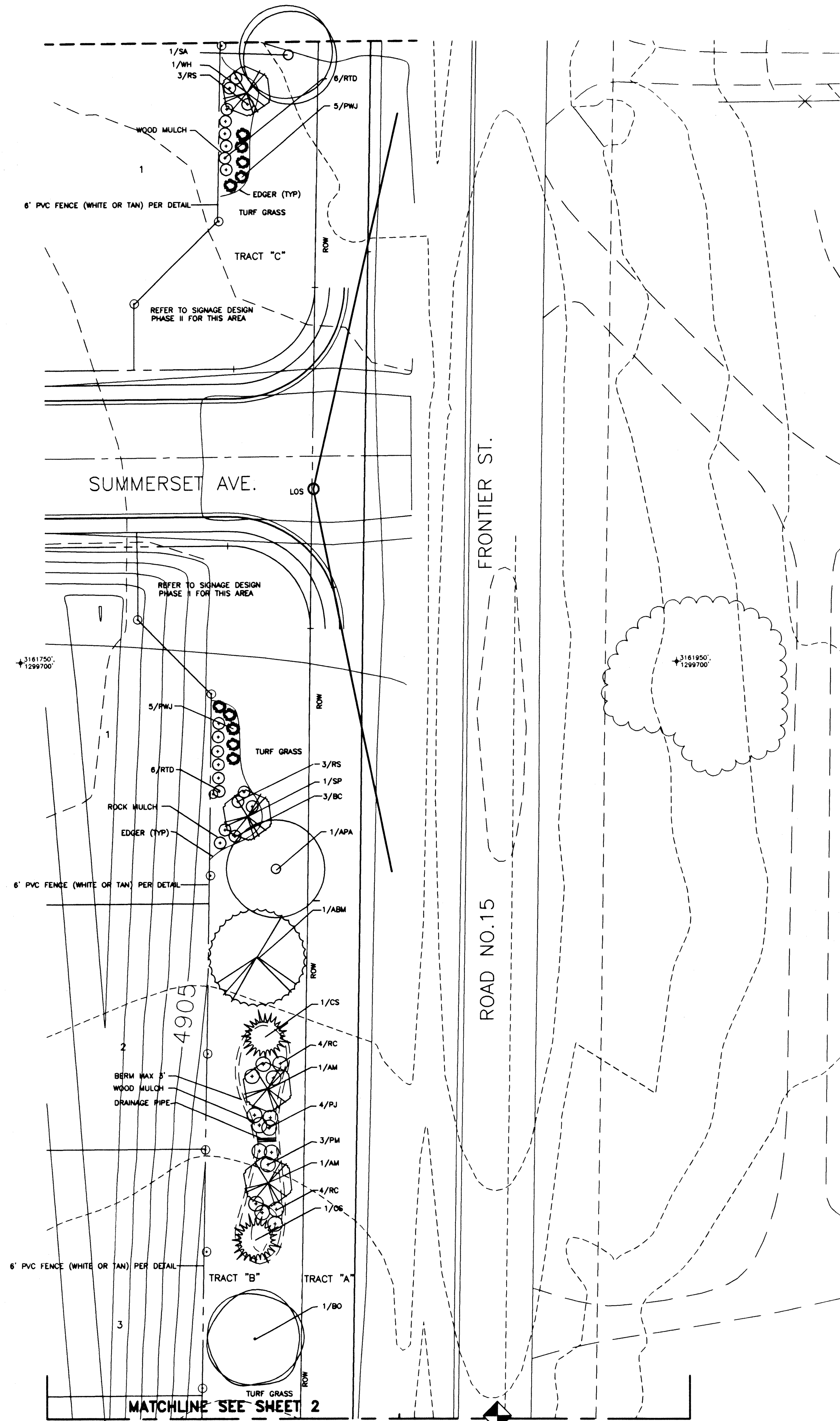
COVER

LANDSCAPE SHEETS L1-11 THRU L 11-11
DETAILS SHEET 12
IRRIGATION SHEETS I 1-11 THRU I 11-11
DETAILS SHEET 12

DESIGN DATE: JULY.99

REVISIONS: DEC.99
REVISIONS: MARCH.00

Approved: 
Date: 4/24/2000



DATE	REVISIONS

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 03/28/00

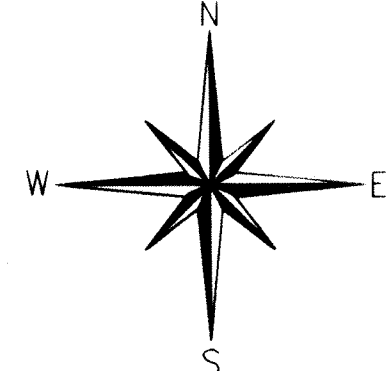
BROMFIELD
&
ASSOC.
102 INVERNESS TERRACE EAST
ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2629 FACSIMILE
E-MAIL: BROMB50@AOL.COM

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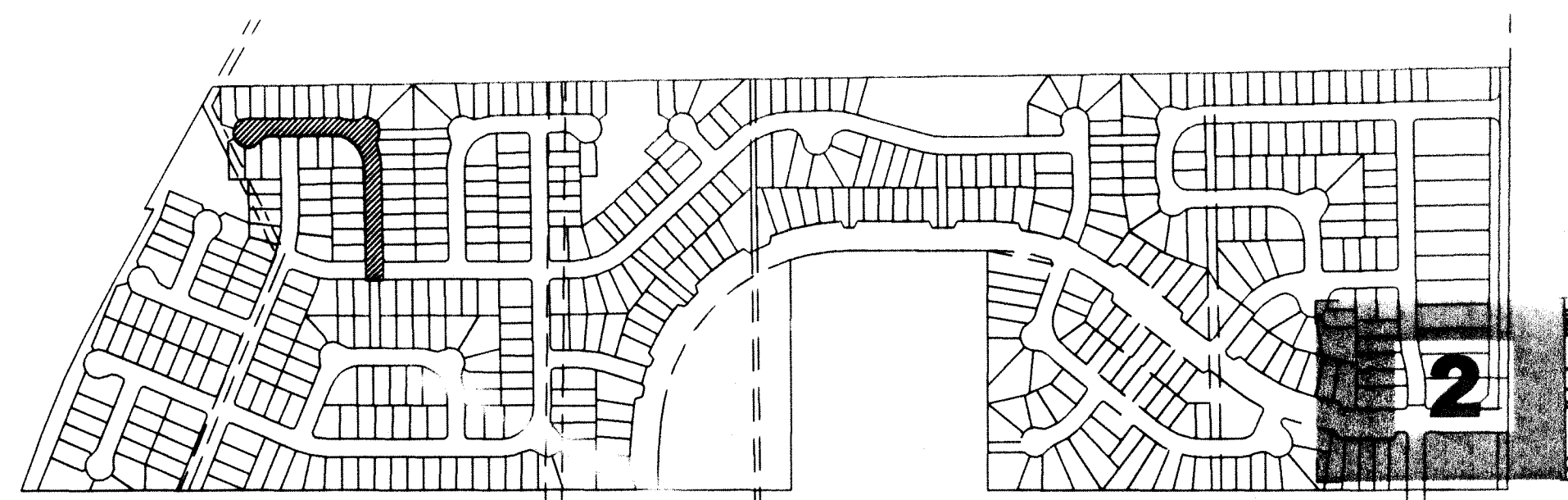
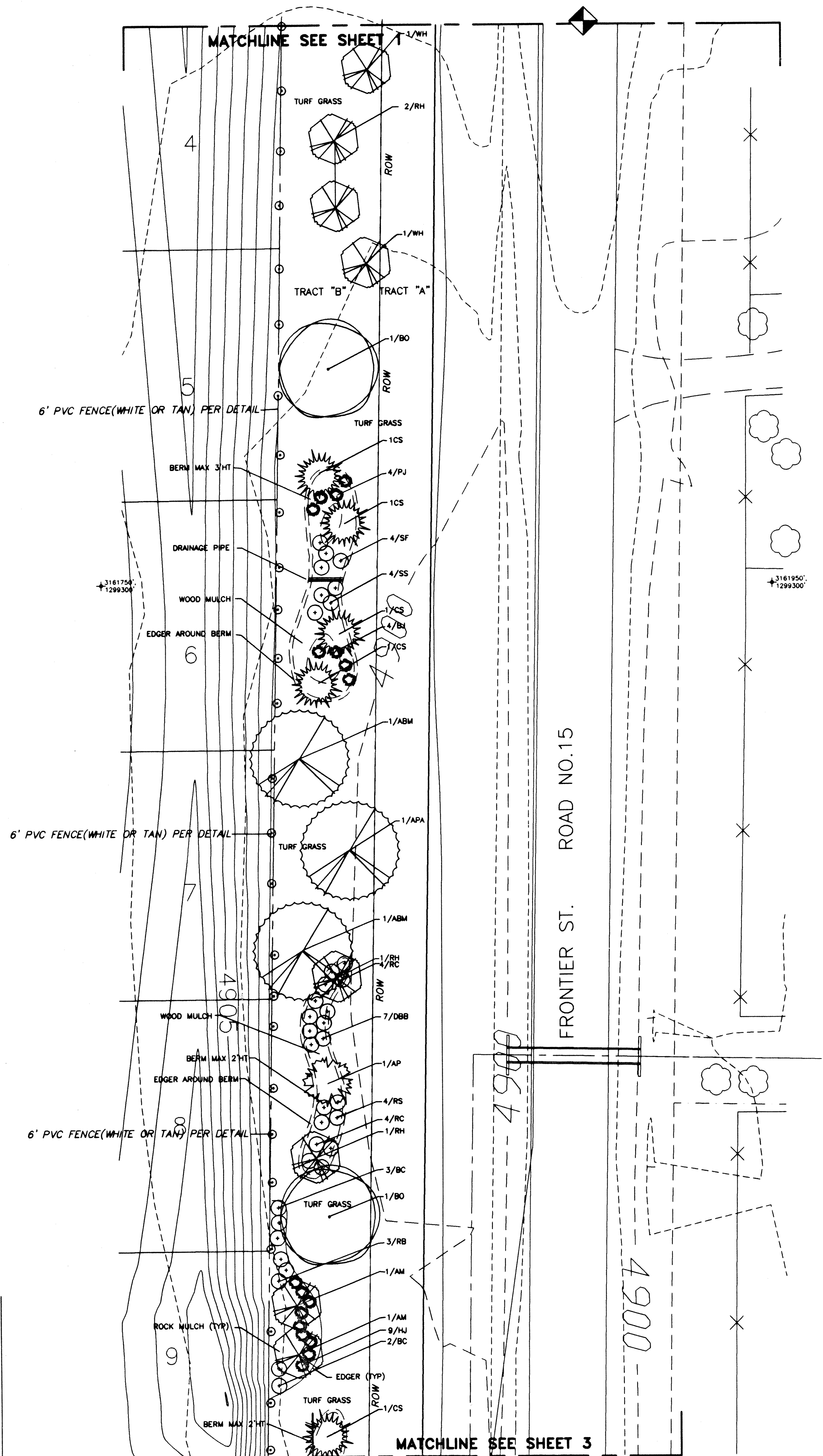
JOB: **Ridge Crest Filing #2**
Tract "A, B & C" Landscaping
PREPARED FOR: **U.S. HOME**
6000 S. GREENWOOD PLAZA BLVD.
SUITE 200
ENGLEWOOD, CO. 80111
303-779-4500
303-779-0715 FAX

Approved: _____
Date: _____



SHEET No.
L-1 of 11

PLAN No.
99-505-4



DATE	REVISIONS

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 03/28/00

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&
ASSOC.
102 INVERNESS TERRACE EAST
ENGLEWOOD, CO. 80112
(303)792-2821
(303)792-2829 FACSIMILE
E-MAIL: BROMBSO@AOL.COM

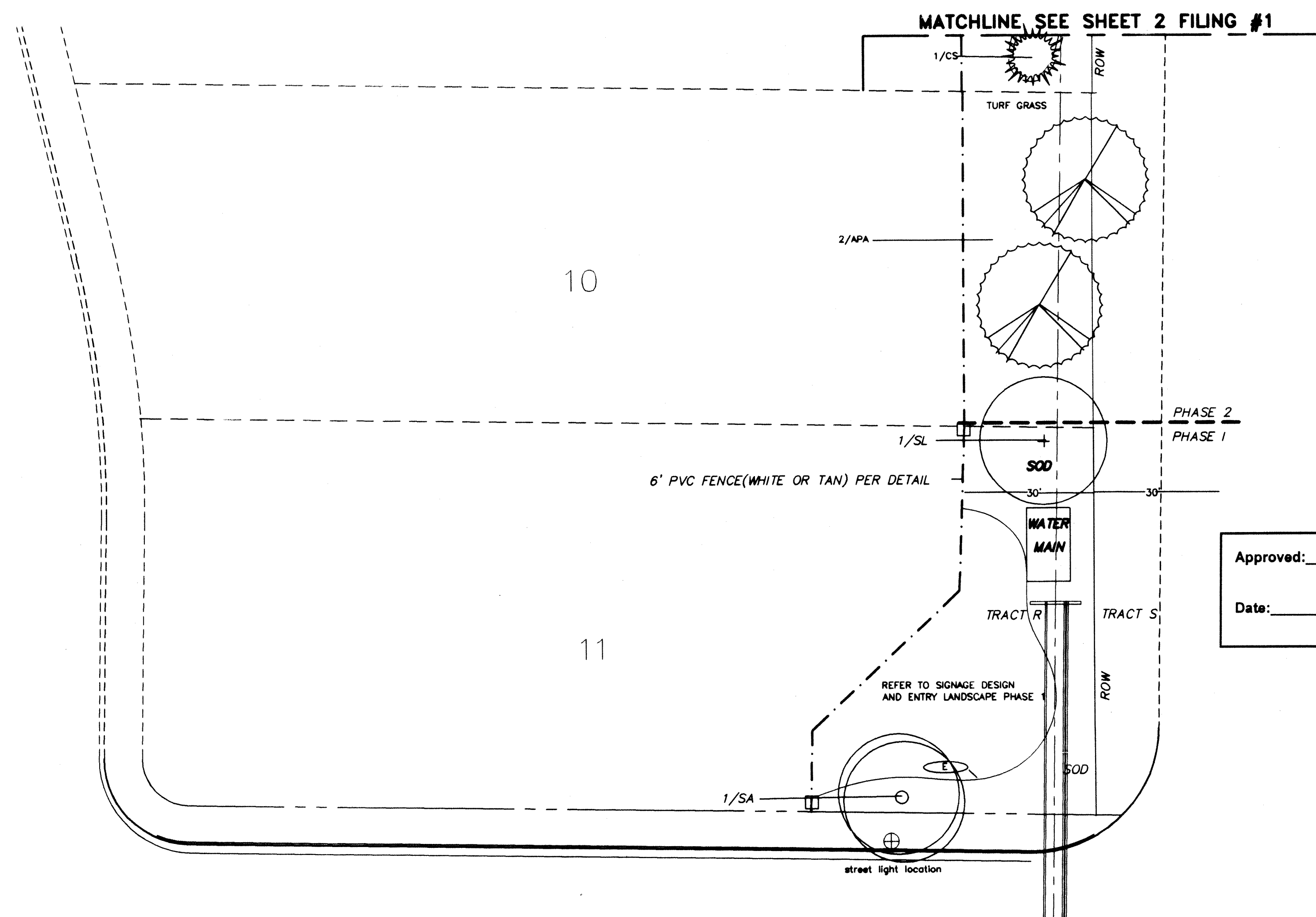
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WRITTEN BY: LHB
PREPARED BY: LHB
SCALED DIMENSIONS

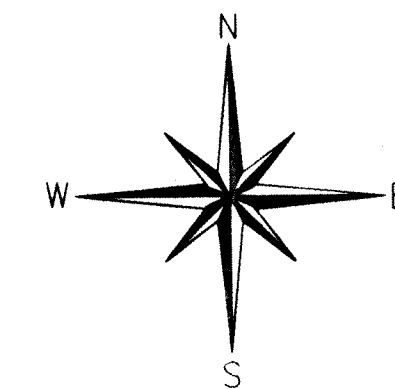
JOB: Ridge Crest Filing #2
Tract "A & B" Landscaping
PREPARED FOR: U.S. HOME
600 S. GREENWOOD PLAZA BLDG.
SUITE 200
ENGLEWOOD, CO. 80111
303-779-4100
303-779-0715 FAX

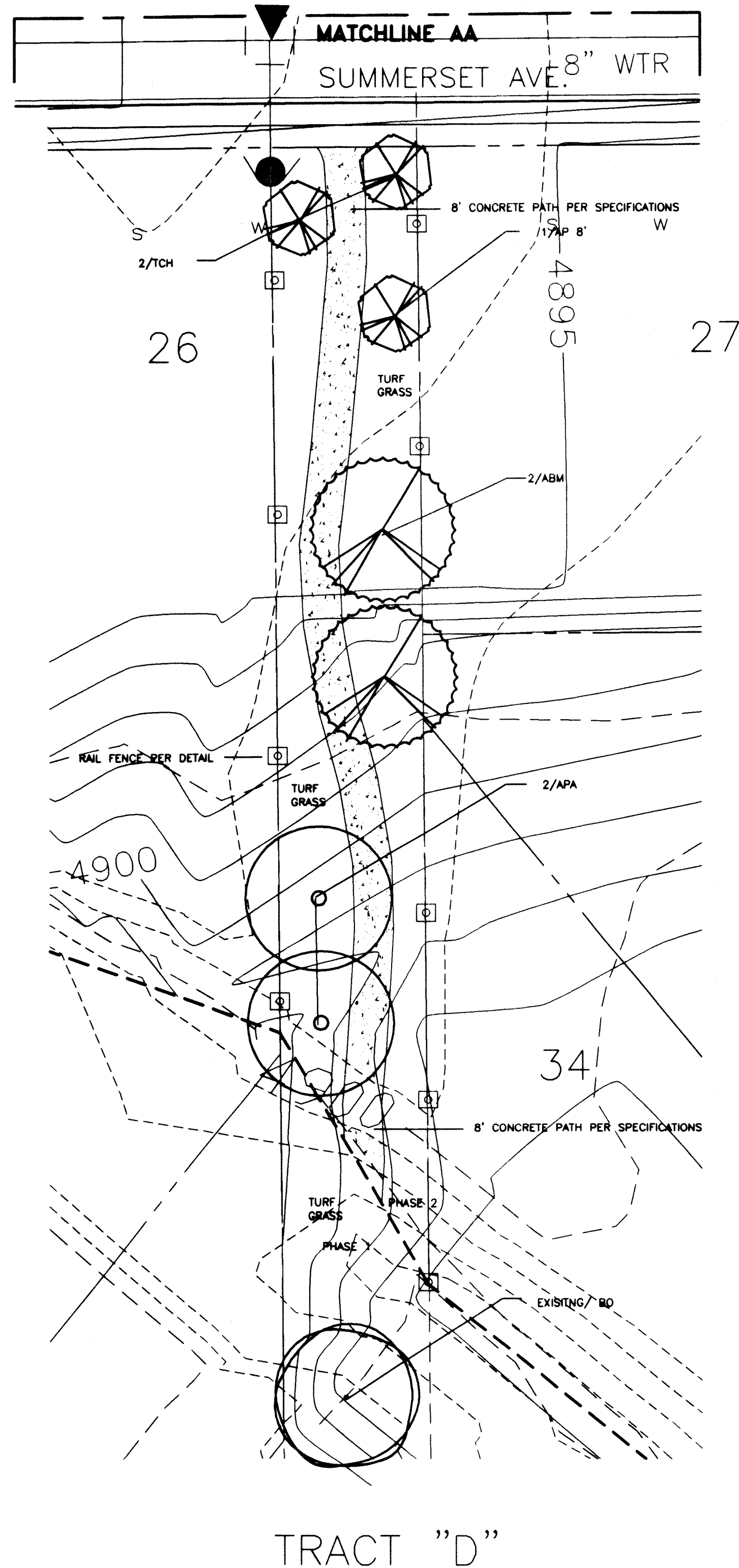
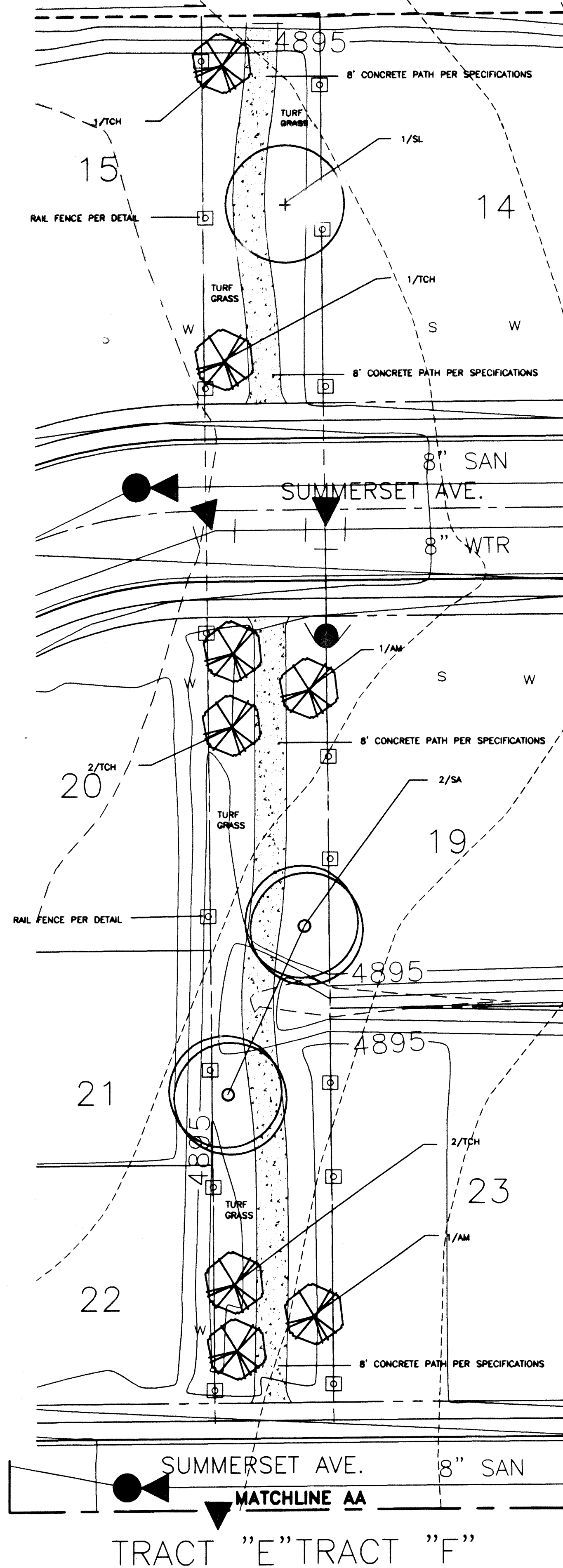
SHEET No.
L2 of 11

PLAN No.
99-505-4

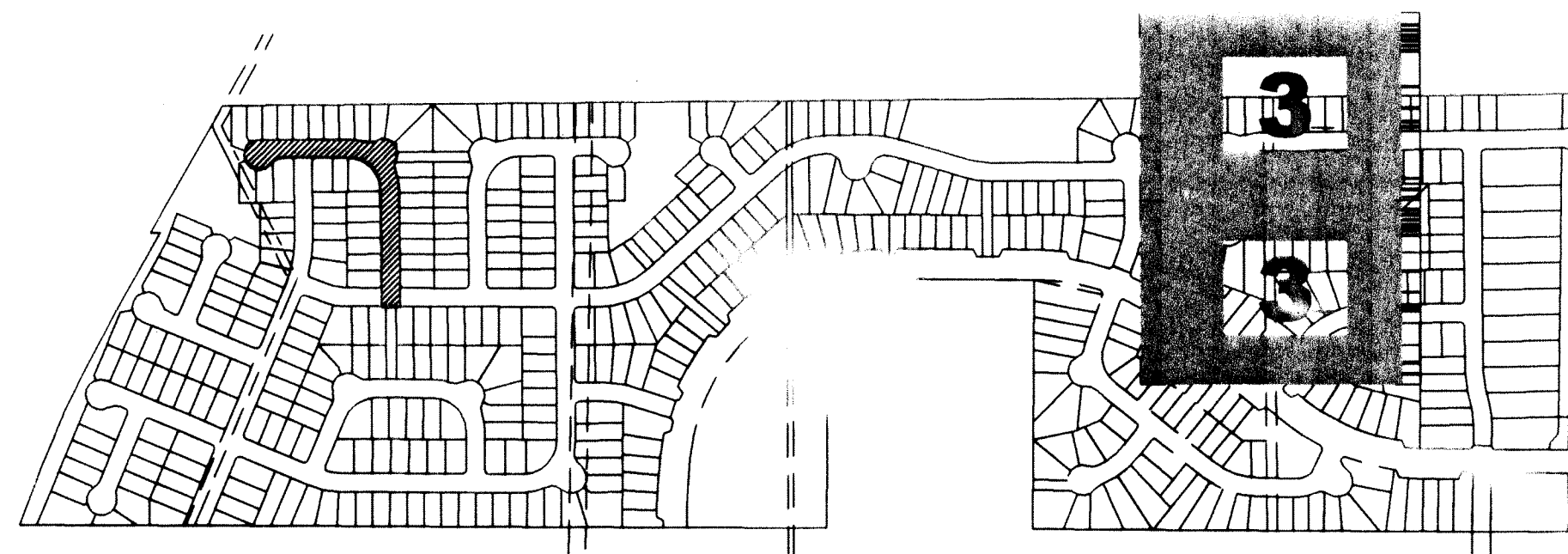


Approved: _____
Date: _____

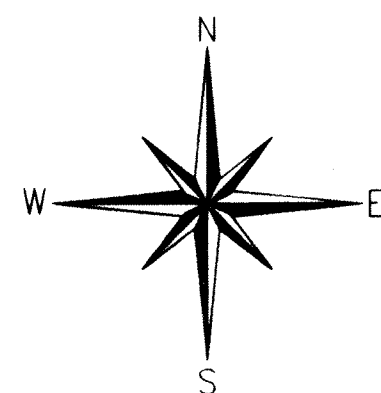




US·Home



Approved: _____
Date: _____



DATE	REVISIONS

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY: _____

SCALE: 1"=20.0'

DATE: 03/28/00

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&
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ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2629 FACSIMILE
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JOB: **Ridge Crest Filing #2**
Tract "D, E & F" Landscaping
PREPARED FOR: **U.S. HOME**
6000 S. GREENWOOD PLAZA BLVD.
SUITE 200
ENGLEWOOD, CO. 80111
303-779-6100
303-779-0713 FAX

SHEET No.
L3 of 11

PLAN No.
99-505-4



DATE	REVISIONS

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 03/28/00

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ASSOC.
102 INVERNESS TERRACE EAST
ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2629 FACSIMILE
E-MAIL: BROMB50@AOL.COM

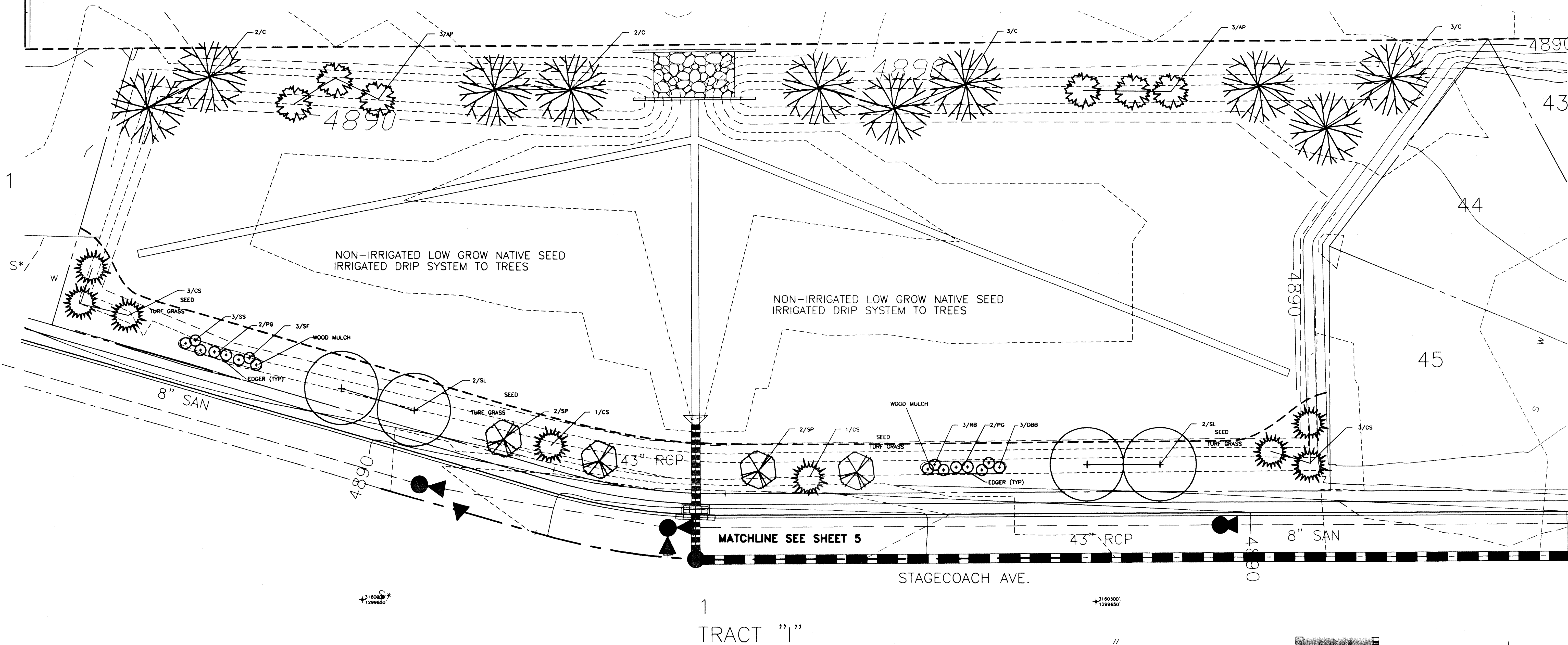
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JOB: **Ridge Crest Filing #2**
Tract "I" Landscaping
PREPARED FOR: **U.S. HOME**
600 S. GREENWOOD PLAZA BLVD.
ENGLEWOOD, CO. 80111
303-779-6100
303-779-0715 FAX

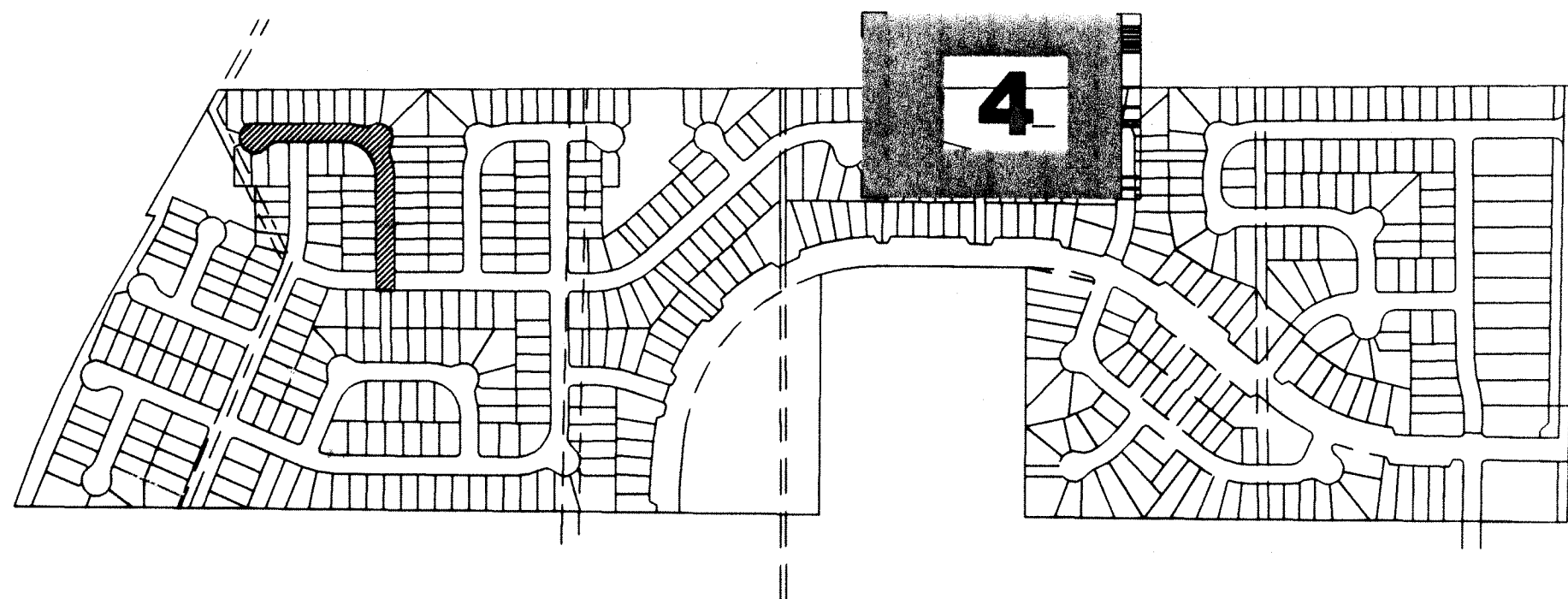
SHEET No.
L4 of 11

PLAN No.
99-505-4

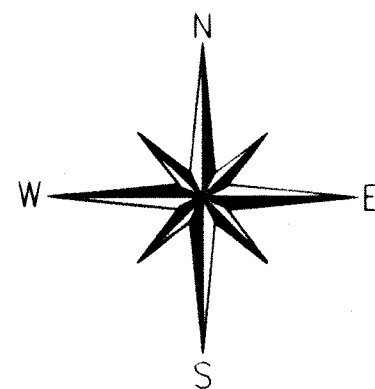


SEEDING SPECIFICATIONS

1. The Contractor shall be responsible for providing all labor, materials, tools, equipment and transportation required for fine grading, seeding and/or sodding and maintenance of the Project area in accordance with the Plans and Specifications.
2. Seeding will be required on all tracts, per Plan, and will consist of 25-30 lbs. per acre of a low-grow mixture supplied by Arkansas Valley Seed Co.
3. Hydraulic mulch areas where slopes are steeper than 4:1 with wood cellulose fibers mixed with water and a tackifying agent at a rate of 1500 pounds/acre.
4. Seeding operations shall not take place until site improvements are substantially complete. Seeding will not be permitted after September 15 without the prior written approval of the Owner's Representative. Seed shall not be sown on frozen ground.
5. After grading is complete, top soil shall be spread over the surface areas to be seeded at the minimum rate of four (4) cubic yards per thousand (1,000) square feet. The top soil shall then be thoroughly roto-tilled or plowed to a minimum depth of four (4) inches and to a maximum depth of six (6) inches.
6. The entire surface shall then be carefully raked and dragged so that no unevenness appears. All sticks, stones and other debris appearing on the surface but not going through a hand rake shall be carefully removed. This finish grade shall be inspected by the Owner's Representative prior to fertilizing or seeding.
7. Seed shall be drilled wherever possible. In areas where drilling is not possible, seed shall be hand broadcast and raked in. Wood fiber hydromulch shall be applied at the rate of 2500 pounds/acre.



Approved: _____
Date: _____



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DATE	REVISIONS

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 03/28/00

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102 INVERNESS TERRACE EAST
ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2629 FACSIMILE
E-MAIL BROMBSO@AOL.COM

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JOB: **Ridge Crest Filing #2**
Tract "G & H" Landscaping

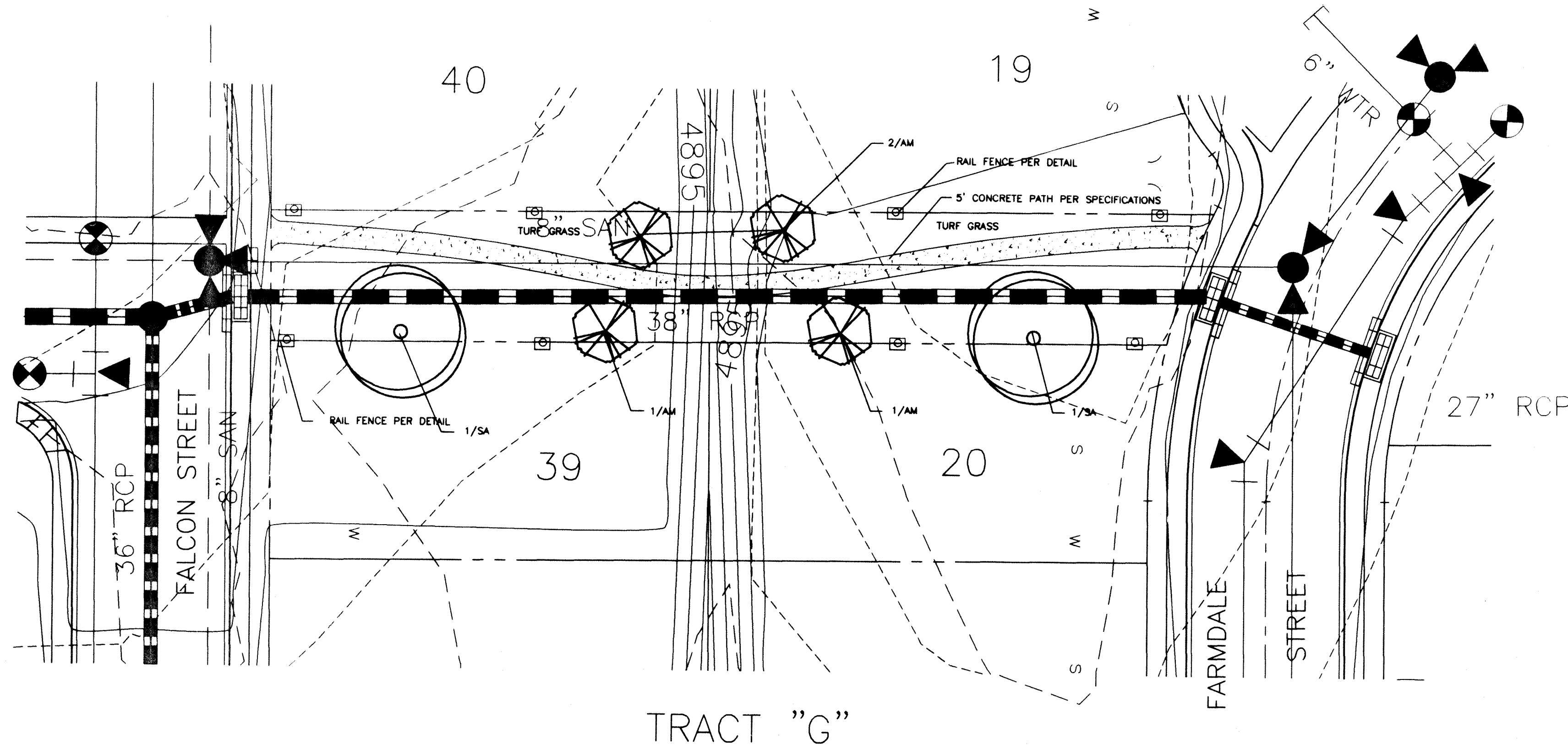
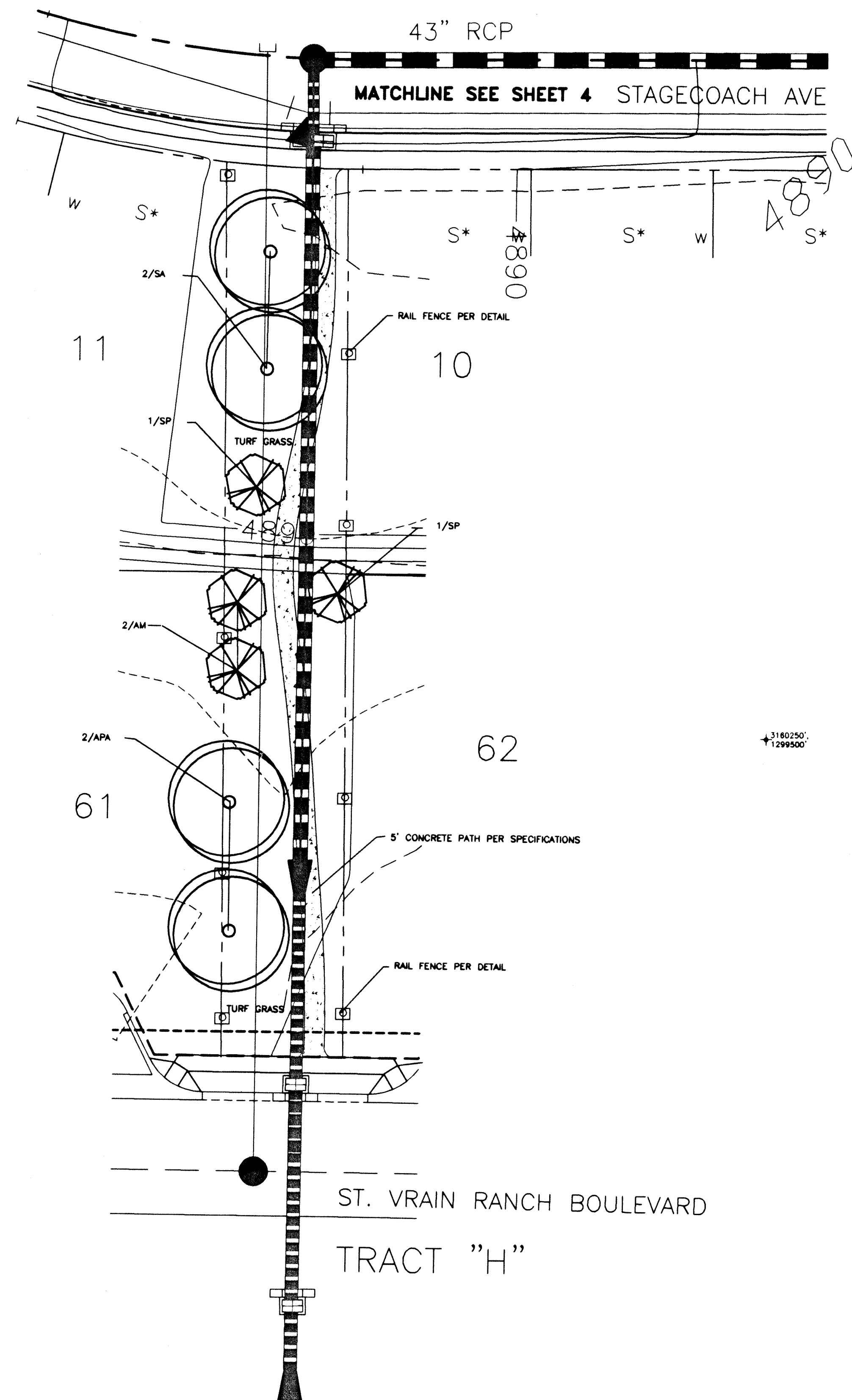
PREPARED FOR: **U.S. HOME**
6000 S. GREENWOOD PLAZA BLDG.
SUITE 200
ENGLEWOOD, CO. 80111
303-779-4100
303-779-0715 FAX

SHEET No.

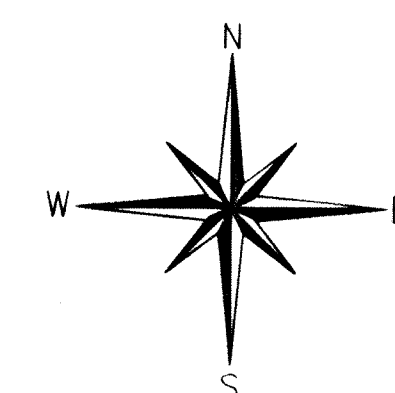
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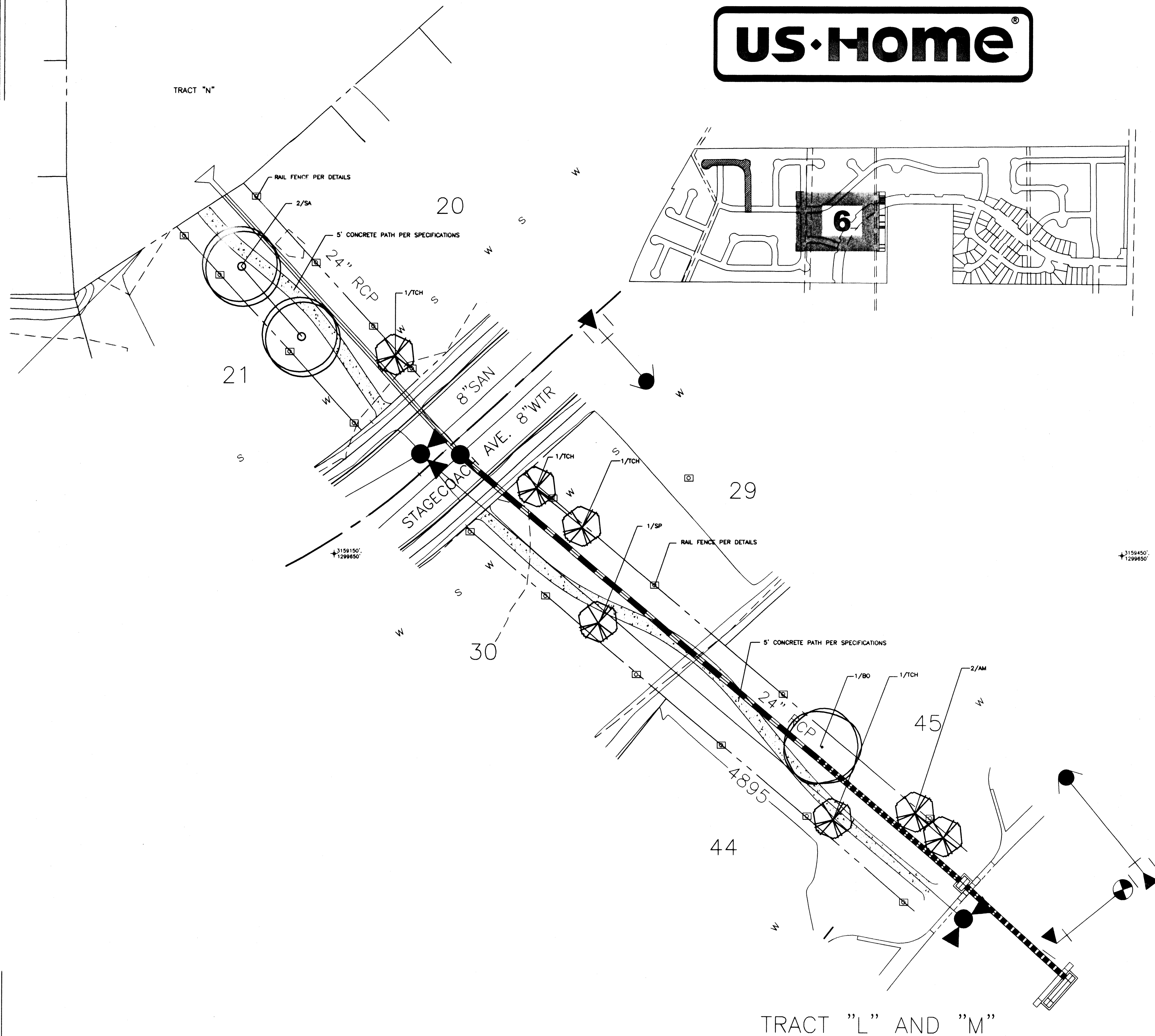
PLAN No.

99-505-4



Approved: _____
Date: _____

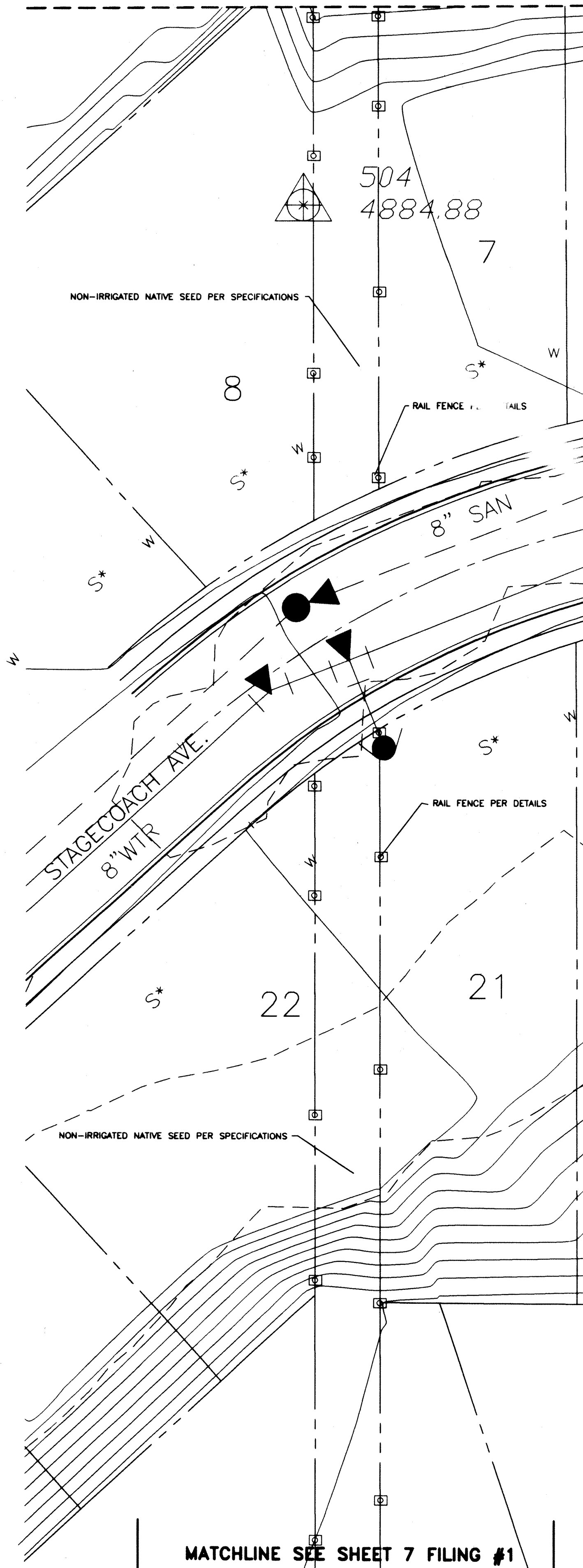




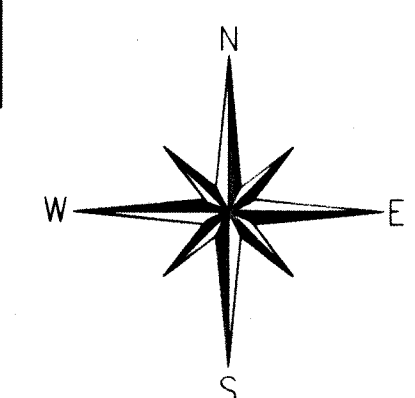
TRACT "L" AND "M"

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Approved: _____
Date: _____



TRACT "J" AND "K"



DATE	REVISIONS

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY: _____

SCALE: 1"=20.0'

DATE: 03/28/00

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&
A SSOC.
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(303)792-2621
(303)792-2629 FACSIMILE
E-MAIL: BROM850@AOL.COM

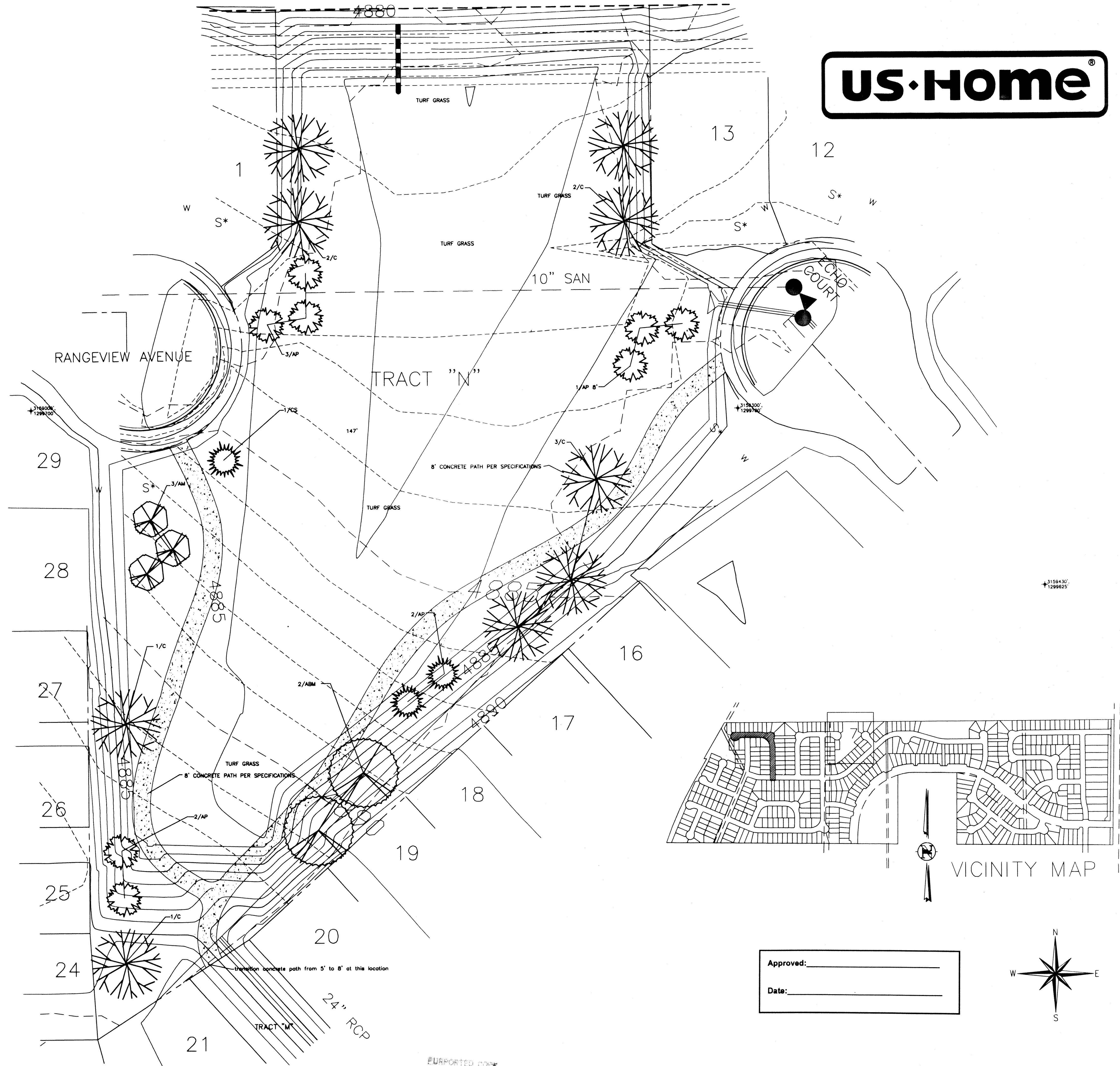
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JOB: **Ridge Crest Filing #2**
Tract "J,K,L & M" Landscaping
PREPARED FOR: **U.S. HOME**
6000 S. GREENWOOD PLAZA BLDG.
SUITE 300
ENGLEWOOD, CO. 80111
303-779-6100
303-779-0715 FAX

SHEET No.
L6 of 11

PLAN No.
99-505-4



DATE	REVISIONS
3/8	Proposed Grading

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 03/28/00

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&
ASSOC.
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ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2629 FACSIMILE
E-MAIL: BROMBSO@AOL.COM

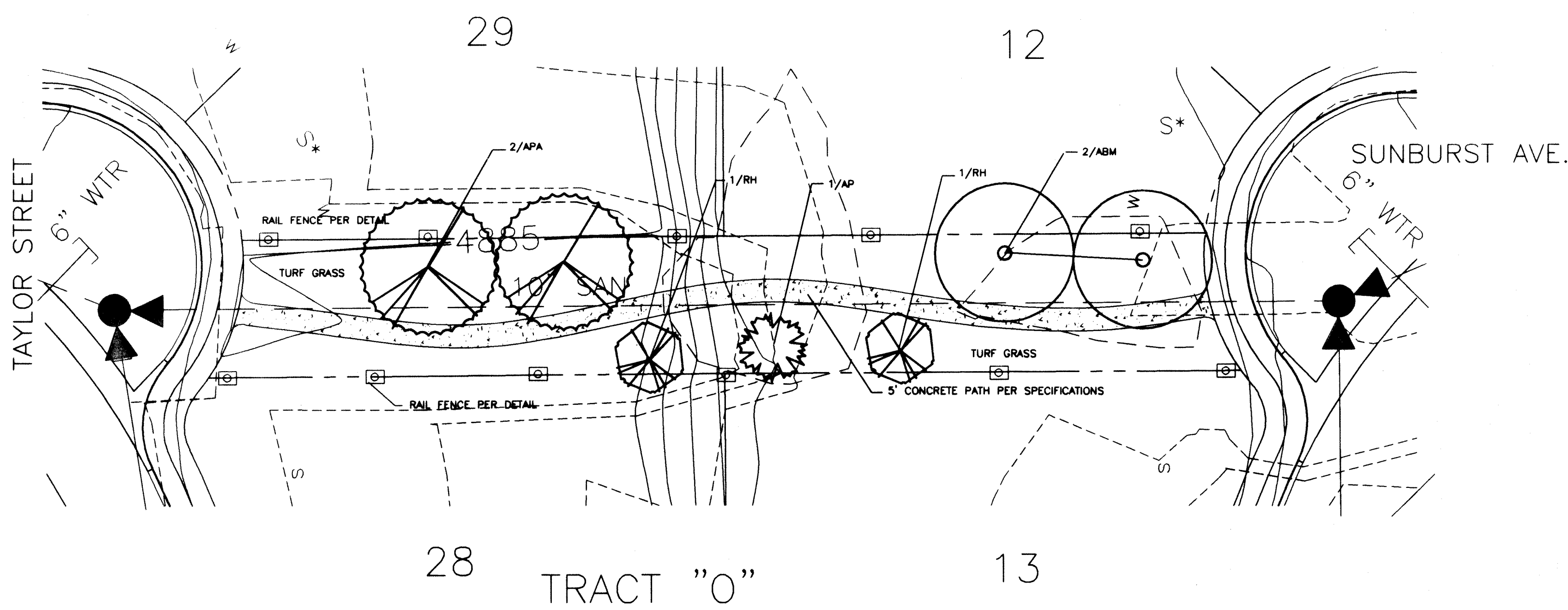
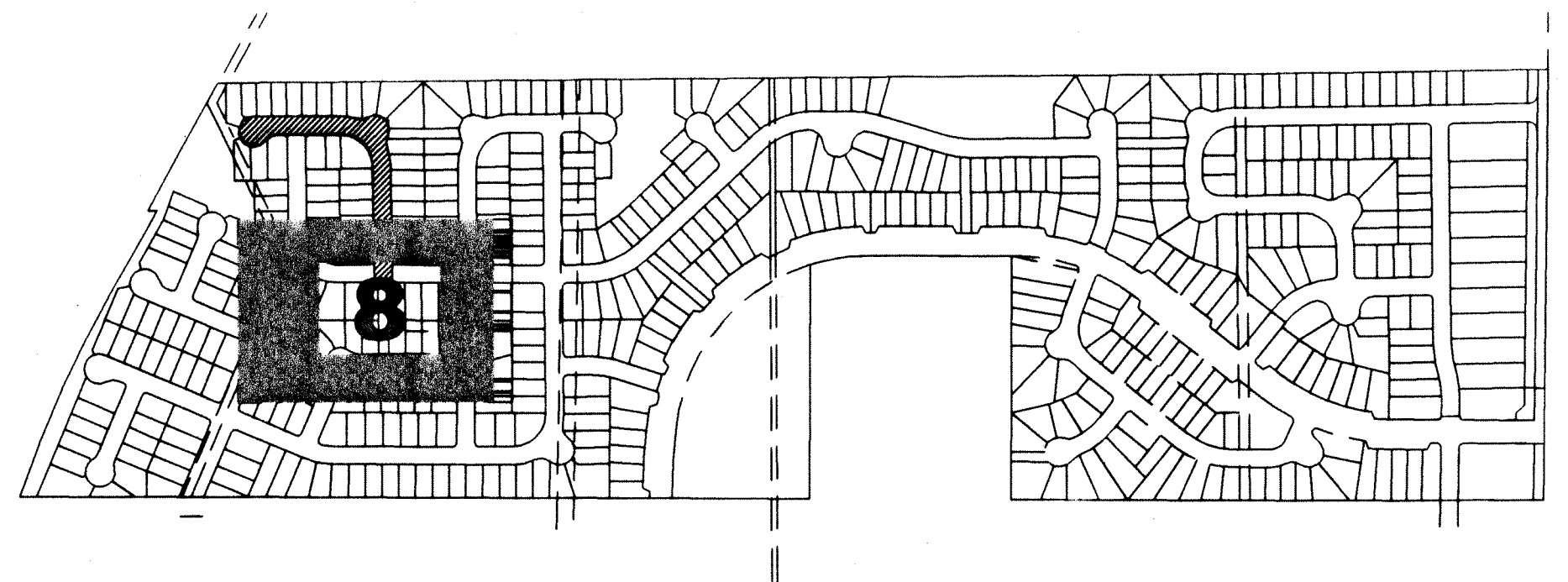
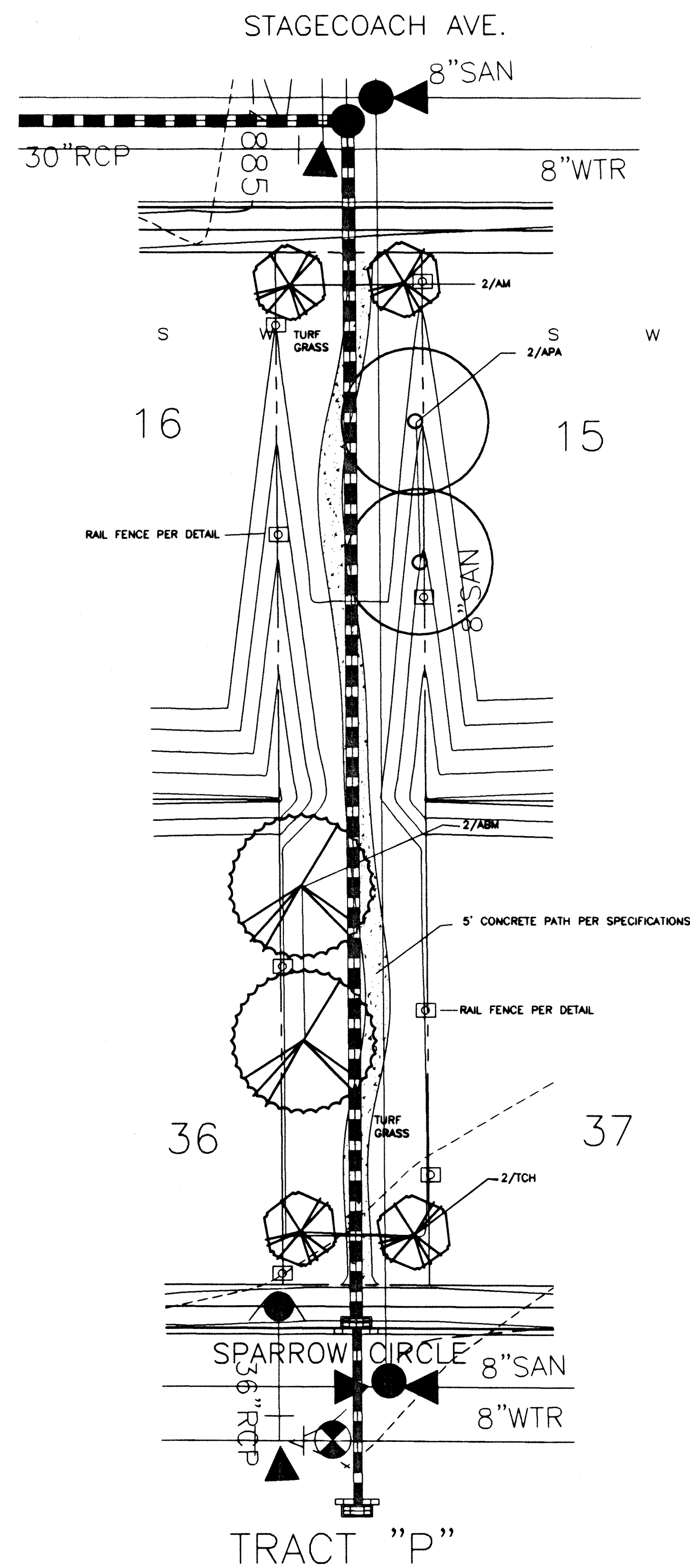
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WRITE DIMENSIONS TAKE
PRECEDENCE OVER
SCALE DIMENSIONS

JOB: Ridge Crest Filing #2
Tract "N" Landscaping
PREPARED FOR: U.S. HOME
6000 S. GREENWOOD PLAZA BLVD.
SUITE 200
ENGLEWOOD, CO. 80111
303-799-4100
303-799-0713 FAX

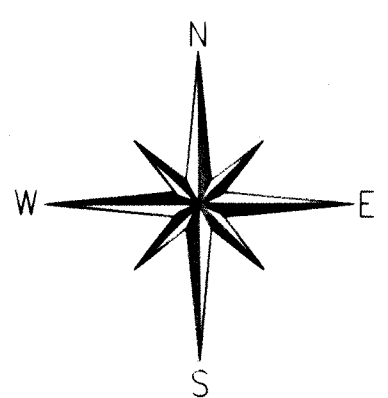
SHEET No.
L7 of 11

PLAN No.
99-505-4



Approved: _____

Date: _____



DATE	REVISIONS

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY: _____

SCALE: 1"=20.0'

DATE: 03/28/00

BROMFIELD
&
ASSOC.

102 INVERNESS TERRACE EAST
ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2629 FACSIMILE
E-MAIL: BROMB50@AOL.COM

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Ridge Crest Filing #2
Tract "O, P" Landscaping

JOB: _____

PREPARED FOR: **U.S. HOME**

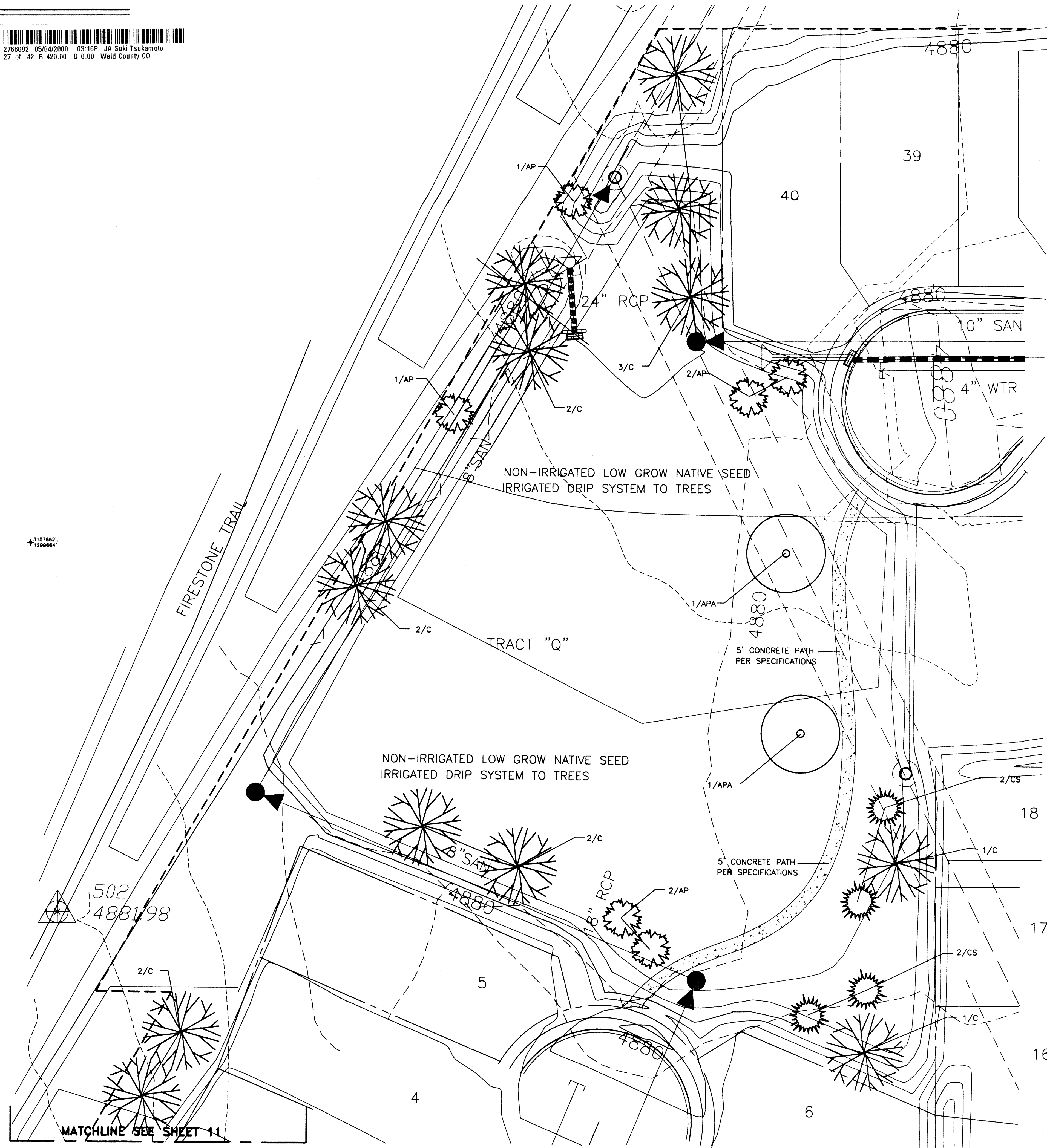
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ENGLEWOOD, CO. 80111

303-799-0100
303-799-0715 FAX

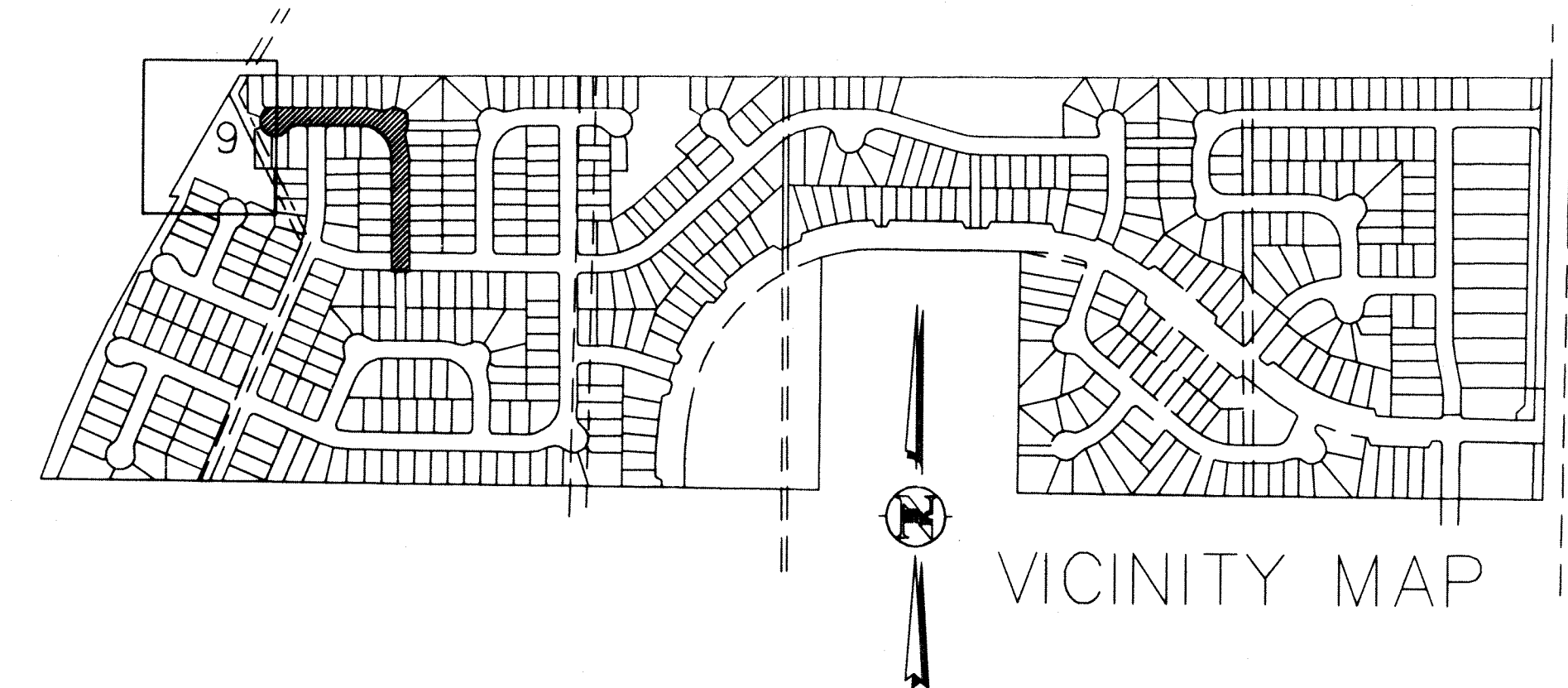
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L8 of 11

PLAN No.
99-505-4

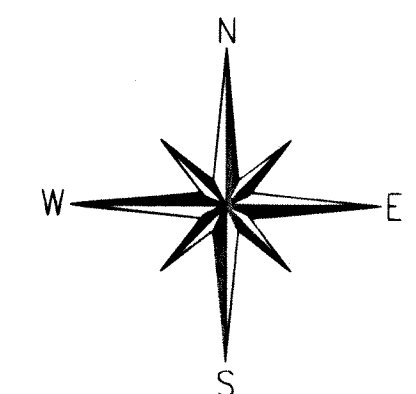
276092 03/04/2000 03:16P JA Suki Tsukamoto
27 of 42 R 420.00 D 0.00 Weld County CO



RANGEVIEW CIRCLE



Approved: _____
Date: _____



DATE	REVISIONS
3/8	Proposed Grading

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 03/28/00

BROMFIELD
&
ASSOC.
102 INVERNESS TERRACE EAST
ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2620 FACSIMILE
E-MAIL: BROM850@AOL.COM

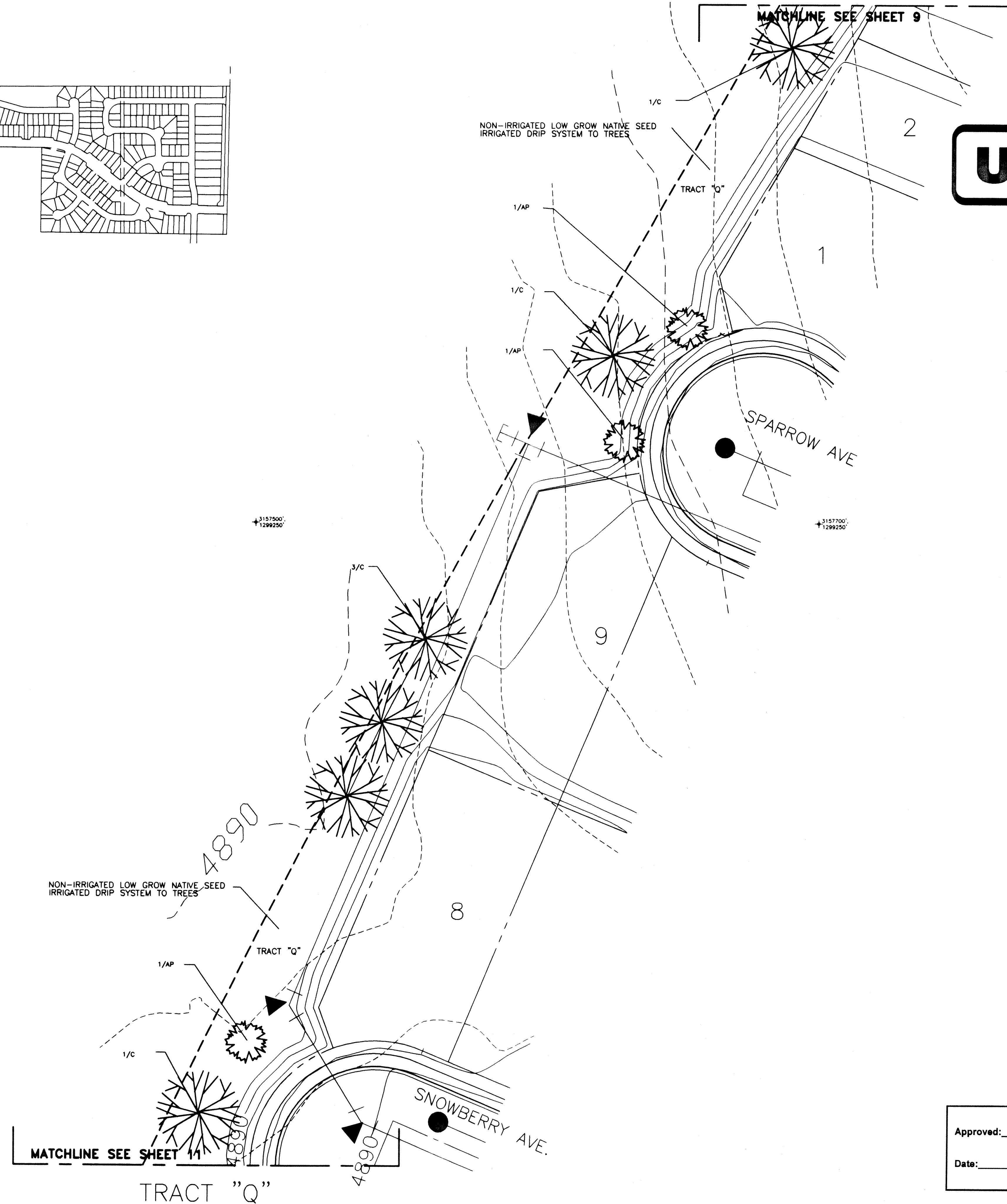
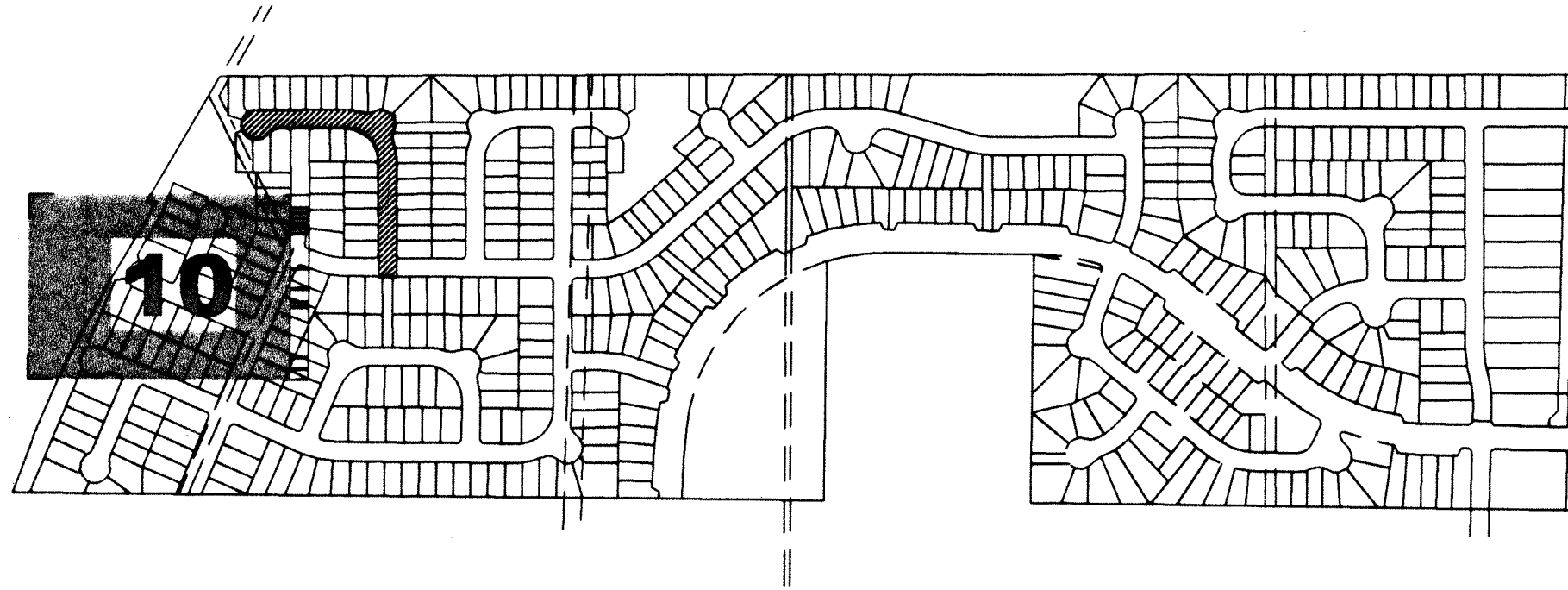
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Ridge Crest Filing #2
Tract "T" Landscaping
PREPARED FOR: **U.S. HOME**
6000 S. GREENWOOD PLAZA BLVD.
SUITE 200
ENGLEWOOD, CO. 80111
303-779-6100
303-779-0715 FAX

SHEET No.
L9 of 11

PLAN No.
99-505-4



DATE	REVISIONS

DESIGNED BY: LHB

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SCALE: 1"=20.0'

DATE: 03/28/00

B ROMFIELD
&
A SSOC.
102 INVERNESS TERRACE EAST
ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2629 FACSIMILE
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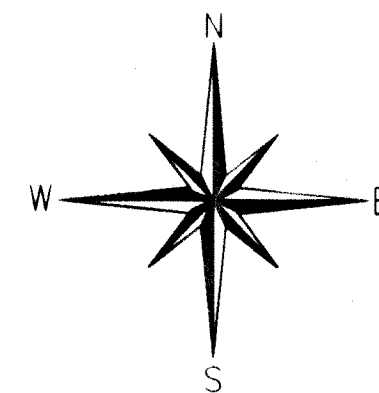
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

JOB: **Ridge Crest Filing #2**
Tract "Q" Landscaping
PREPARED FOR: **U.S. HOME**
6000 S. GREENWOOD PLAZA BLDG.
SUITE 200
ENGLEWOOD, CO. 80111
303-779-6100
303-779-0715 FAX

SHEET No.
L10 of 11

PLAN No.
99-505-4

Approved: _____
Date: _____



DATE	REVISIONS

DESIGNED BY: LHB

DRAWN BY: BSM

CHECKED BY:

SCALE: 1"=20.0'

DATE: 03/28/00

B ROMFIELD
&
A SSOC.
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ENGLEWOOD, CO. 80112
(303)792-2621
(303)792-2629 FACSIMILE
E-MAIL BROMBSO@AOL.COM

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WRITTEN DIMENSIONS TAKE
PRECEDENCE OVER
SCALED DIMENSIONS

JOB: *Ridge Crest Filing #2
Tract "Q" Landscaping*

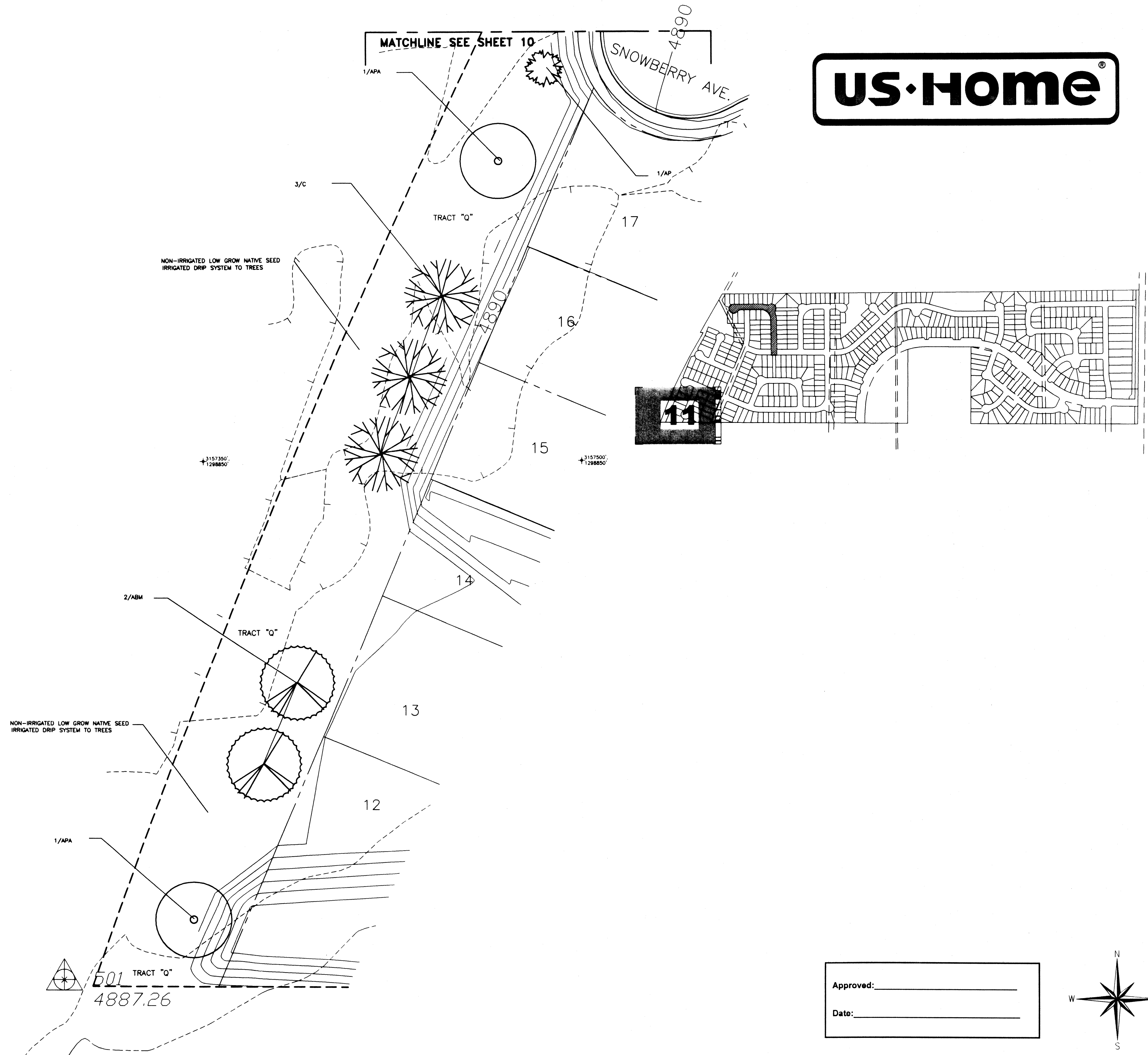
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6000 S. GREENWOOD PLAZA BLYD.
SUITE 300
ENGLEWOOD, CO. 80111

303-779-3030

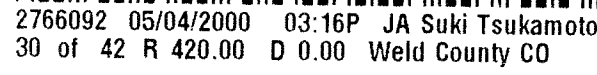
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PLAN No.

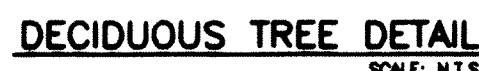
99-505-4



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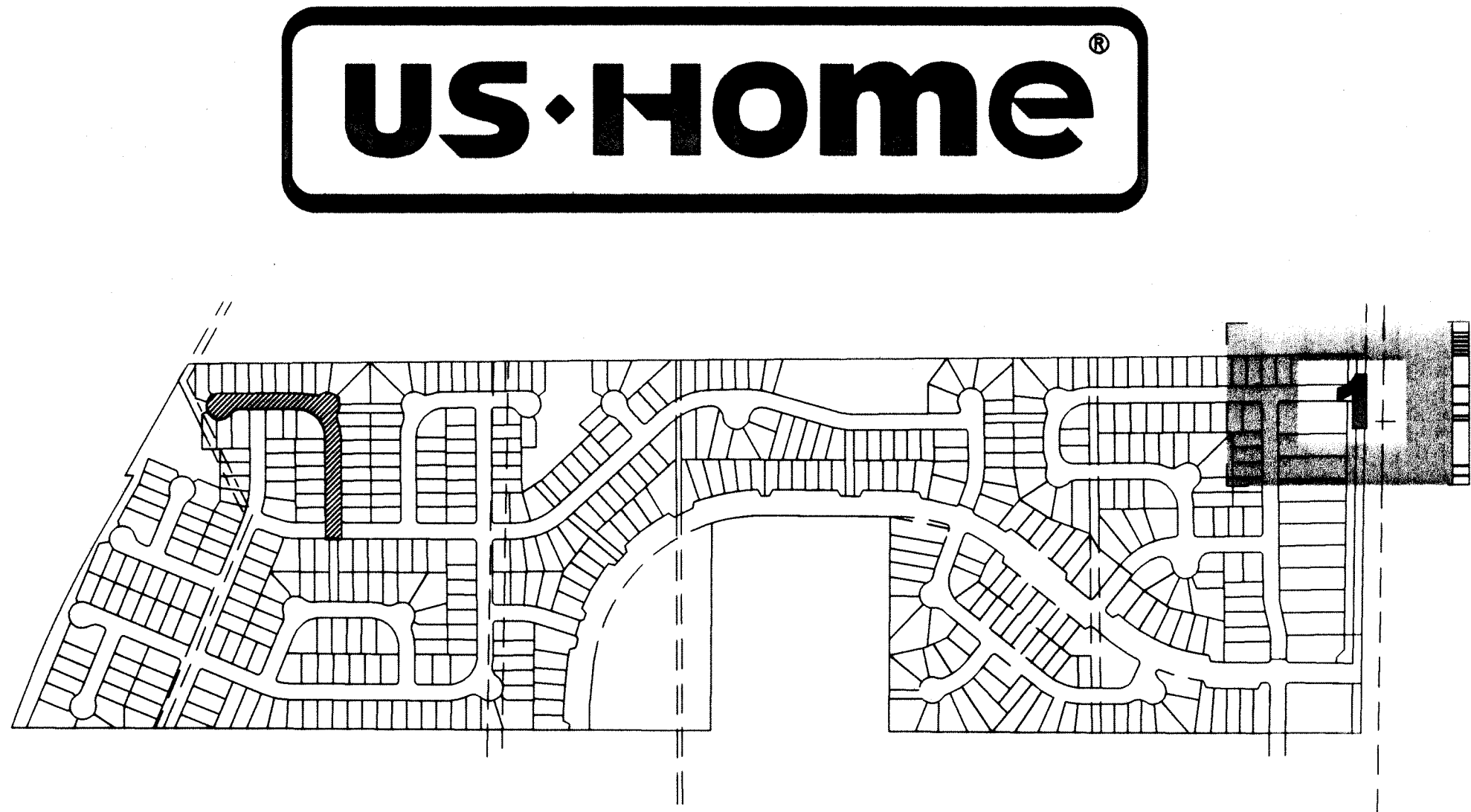
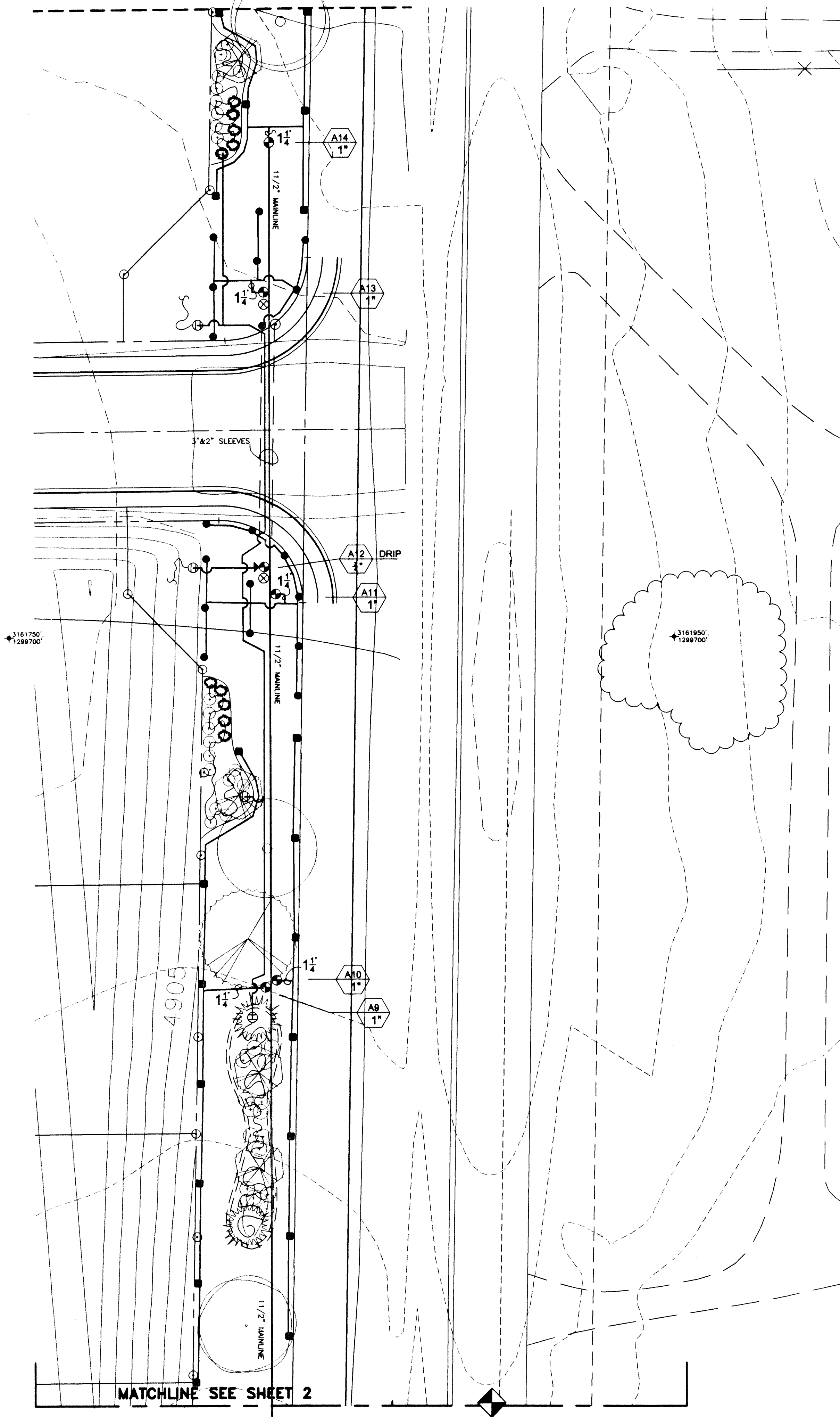


FOR ILLUSTRATIVE PURPOSES ONLY



99-505-4

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DATE	REVISIONS

DESIGNED BY: K.DIPAOLLO

DRAWN BY: K.DIPAOLLO

CHECKED BY: K.DIPAOLLO

SCALE: 1"=20.0'

DATE: 03/08/00

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&
A SSOC.
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ENGLEWOOD, CO. 80112
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(303) 792-2629 FACSIMILE
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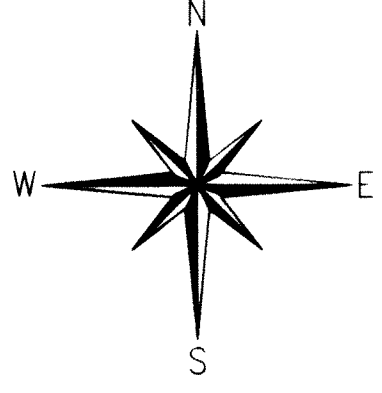
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JOB: **Ridge Crest Filing #2**
Tract "A, B & C" Landscaping
PREPARED FOR: **U.S. HOME**
6000 S. GREENWOOD PLAZA BLVD.
SUITE 200
ENGLEWOOD, CO. 80111
303-779-6100
303-779-0715 FAX

SHEET No.
I-1 of 11

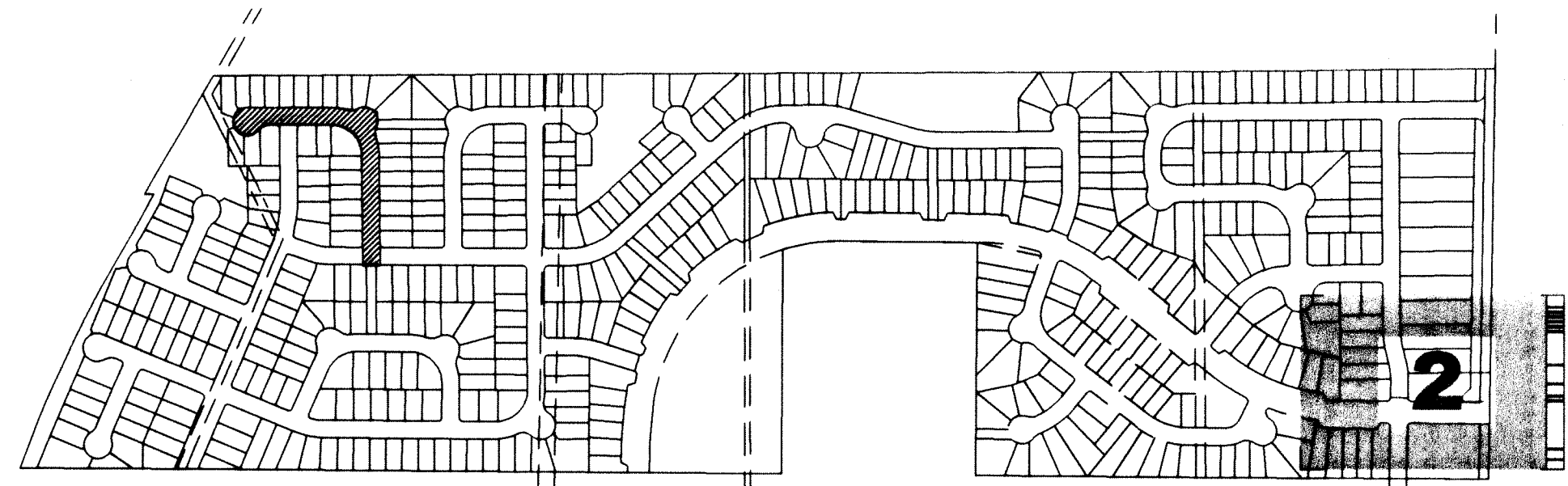
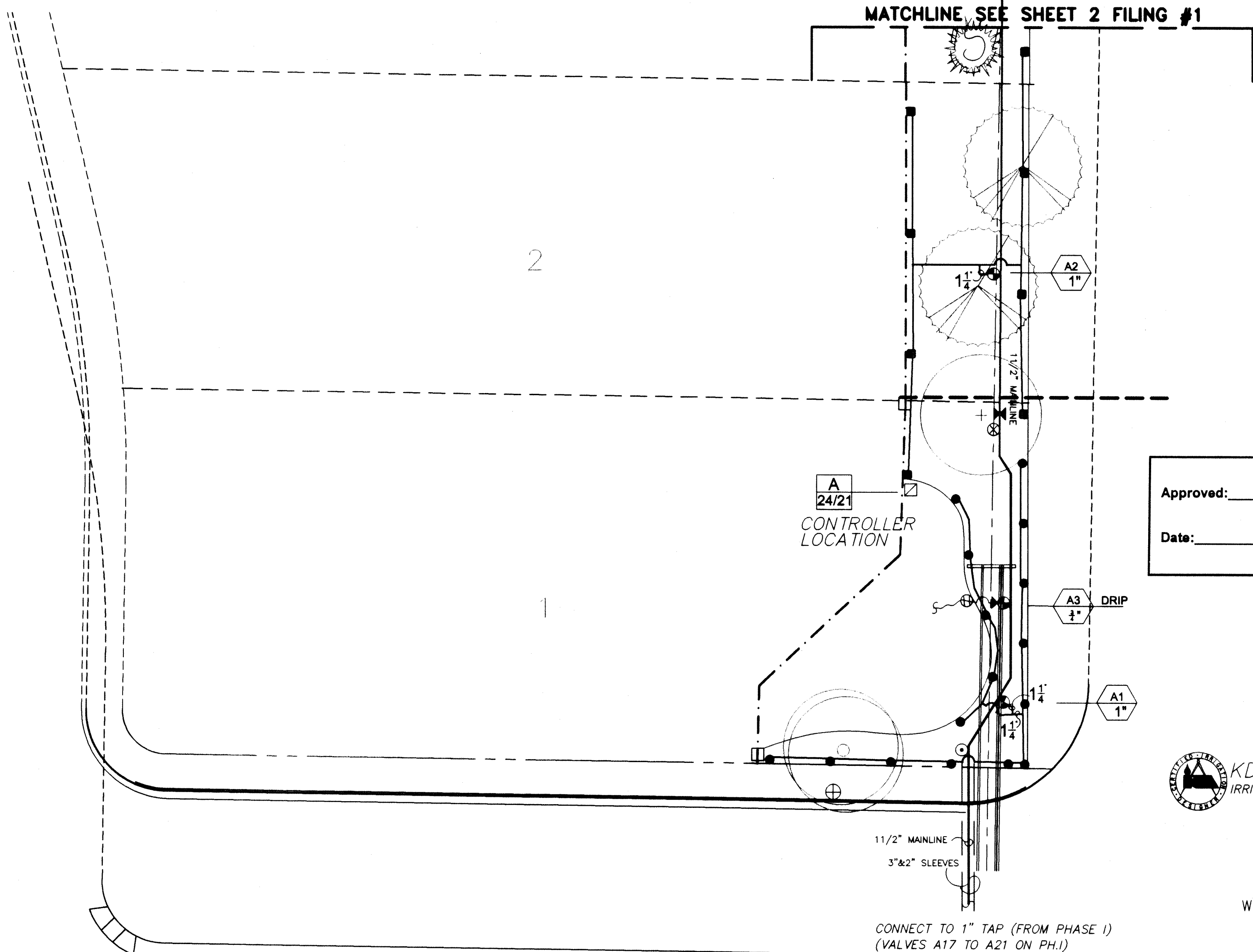
PLAN No.
99-505-4

KDI DESIGNS, INC.
IRRIGATION DESIGN AND CONSULTING



Approved: _____
Date: _____

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DATE: 03/08/00

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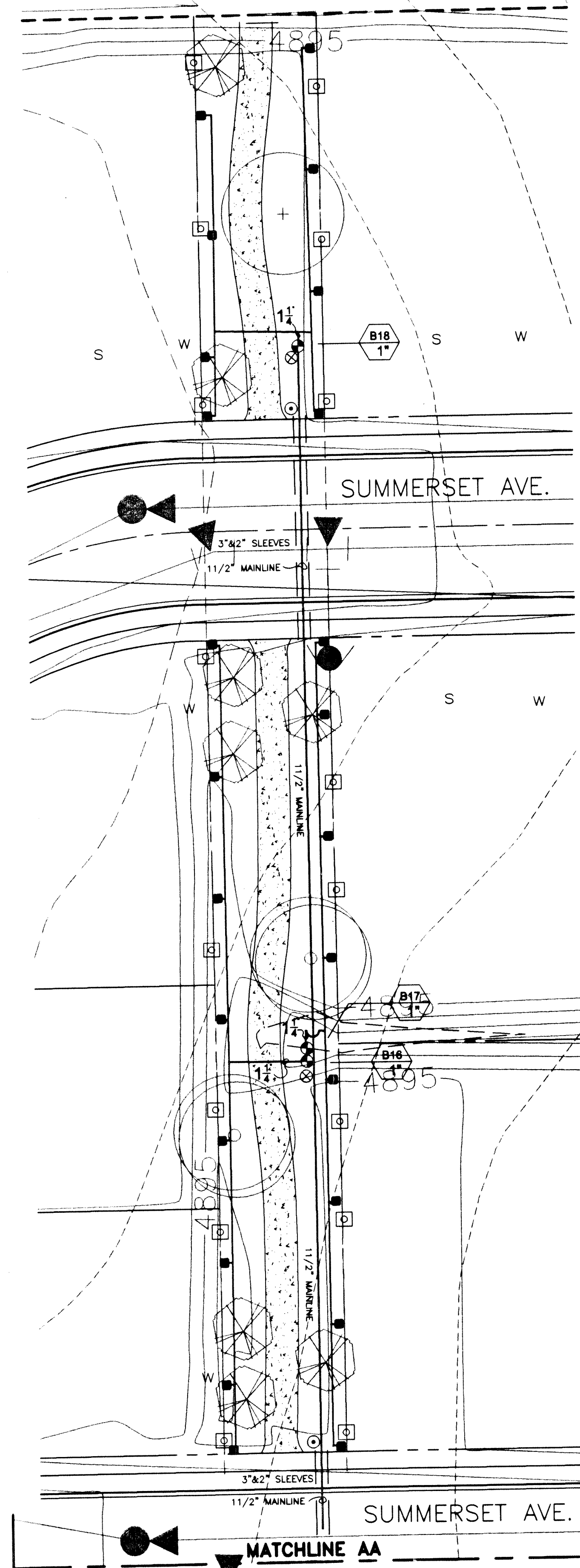
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I2 of 11

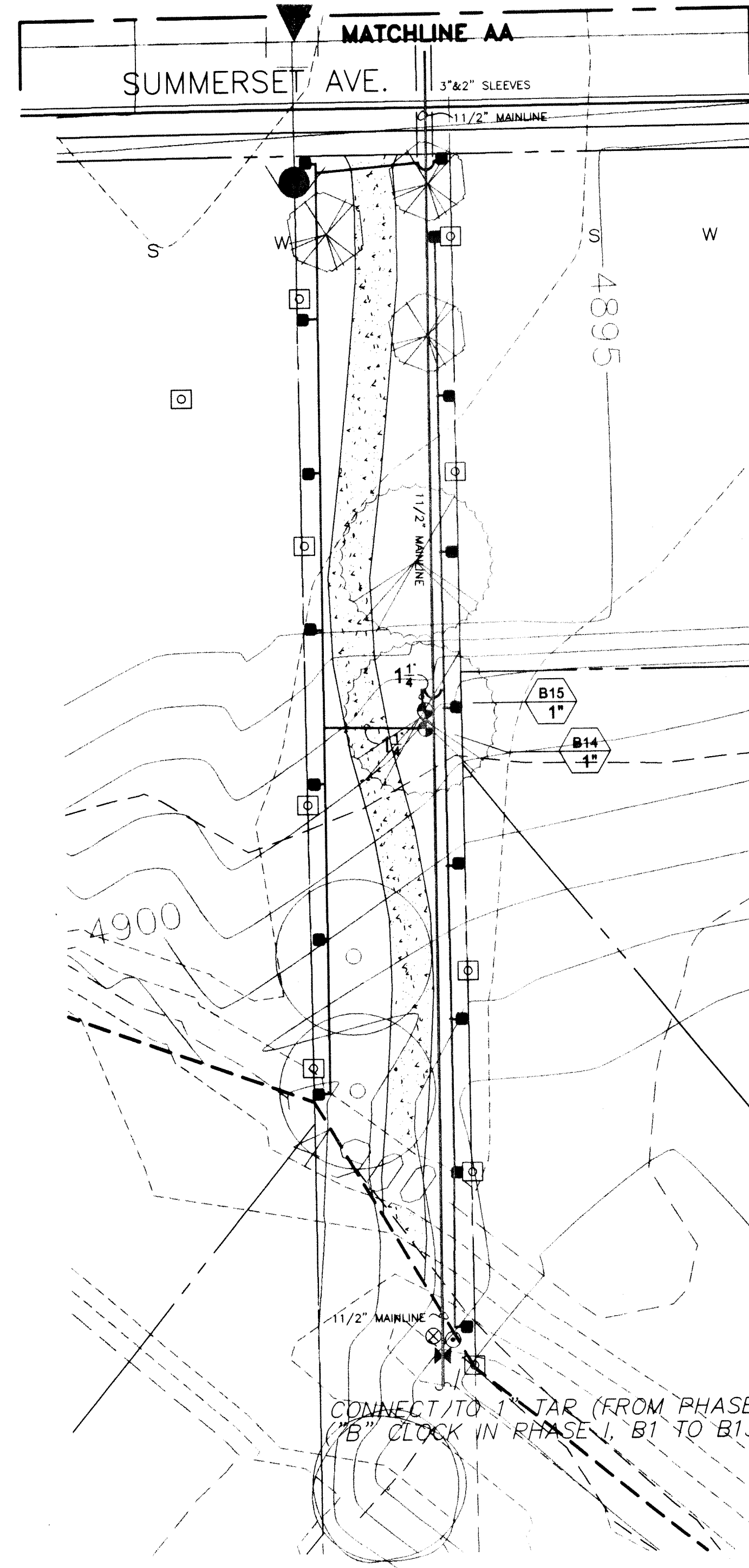
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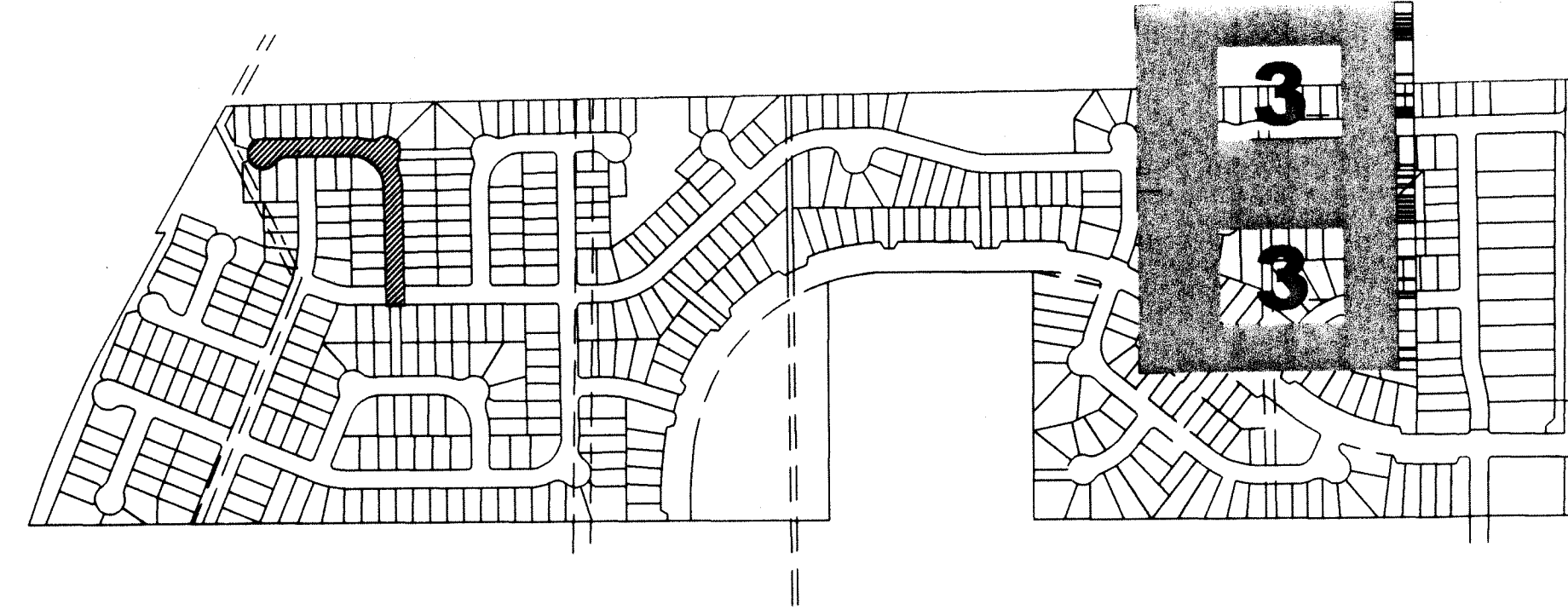
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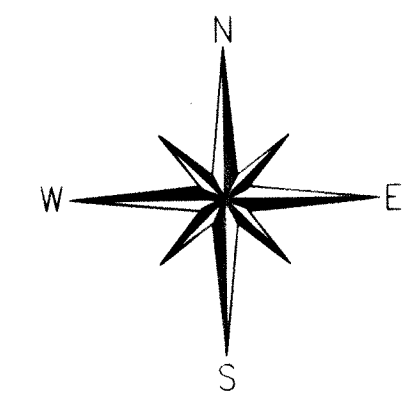
TRACT "E" TRACT "F"



TRACT "D"



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Date: _____



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CHECKED BY: K.DIPAULO

SCALE: 1"=20.0'

DATE: 03/08/00

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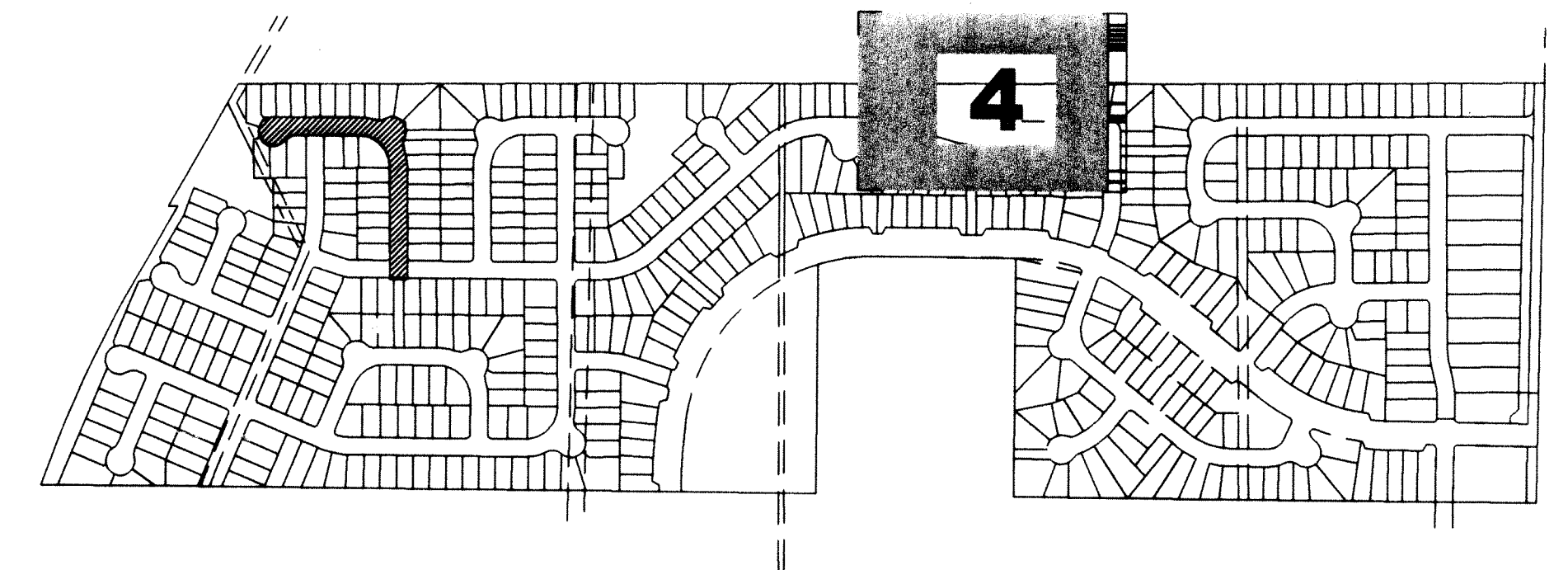
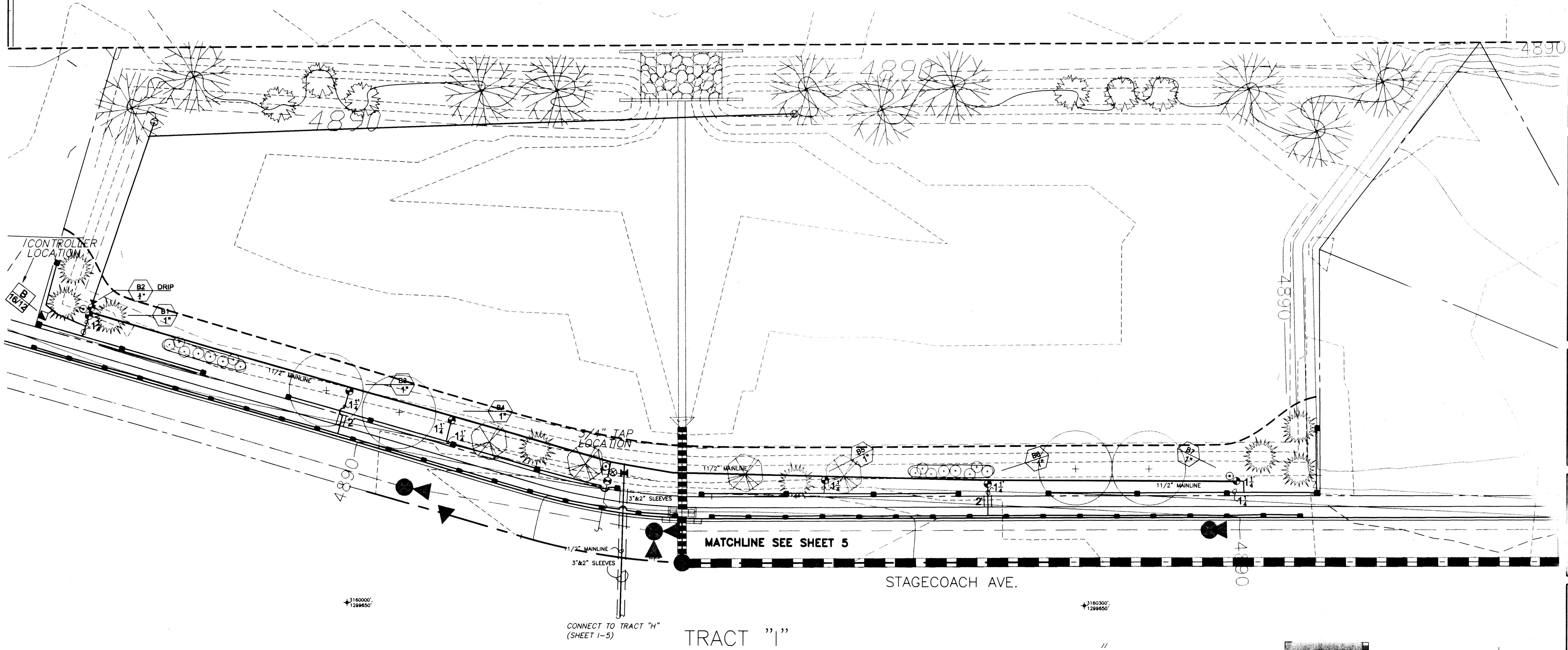
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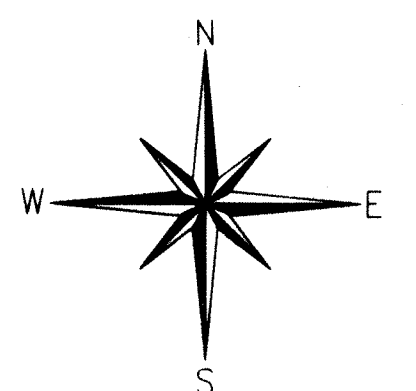
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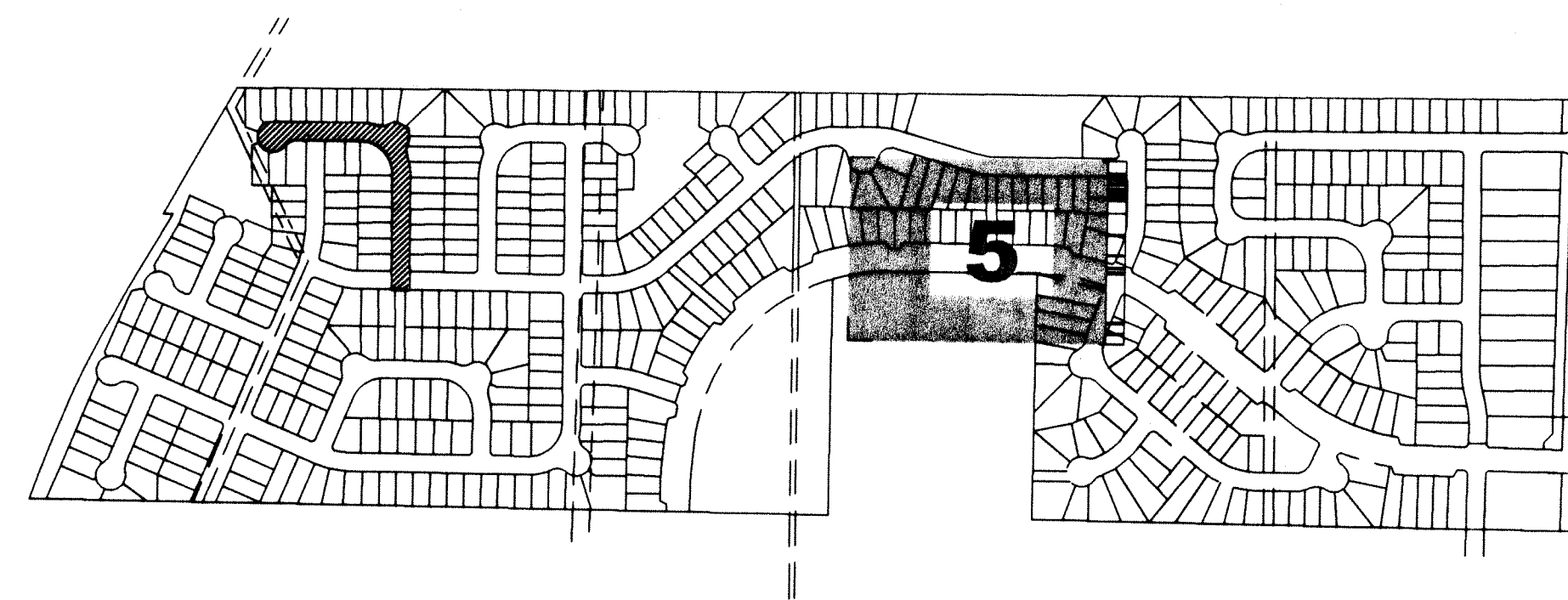
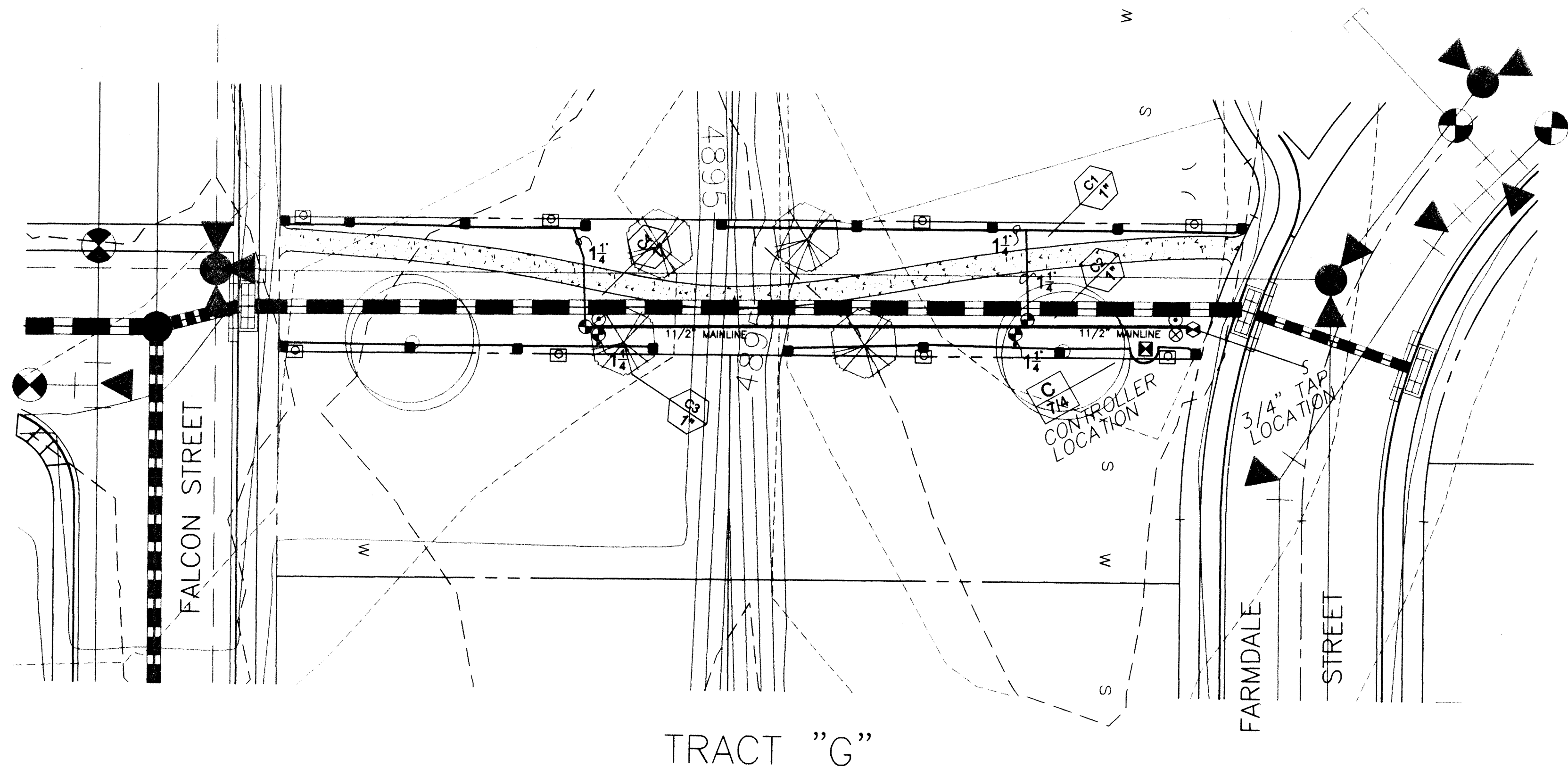
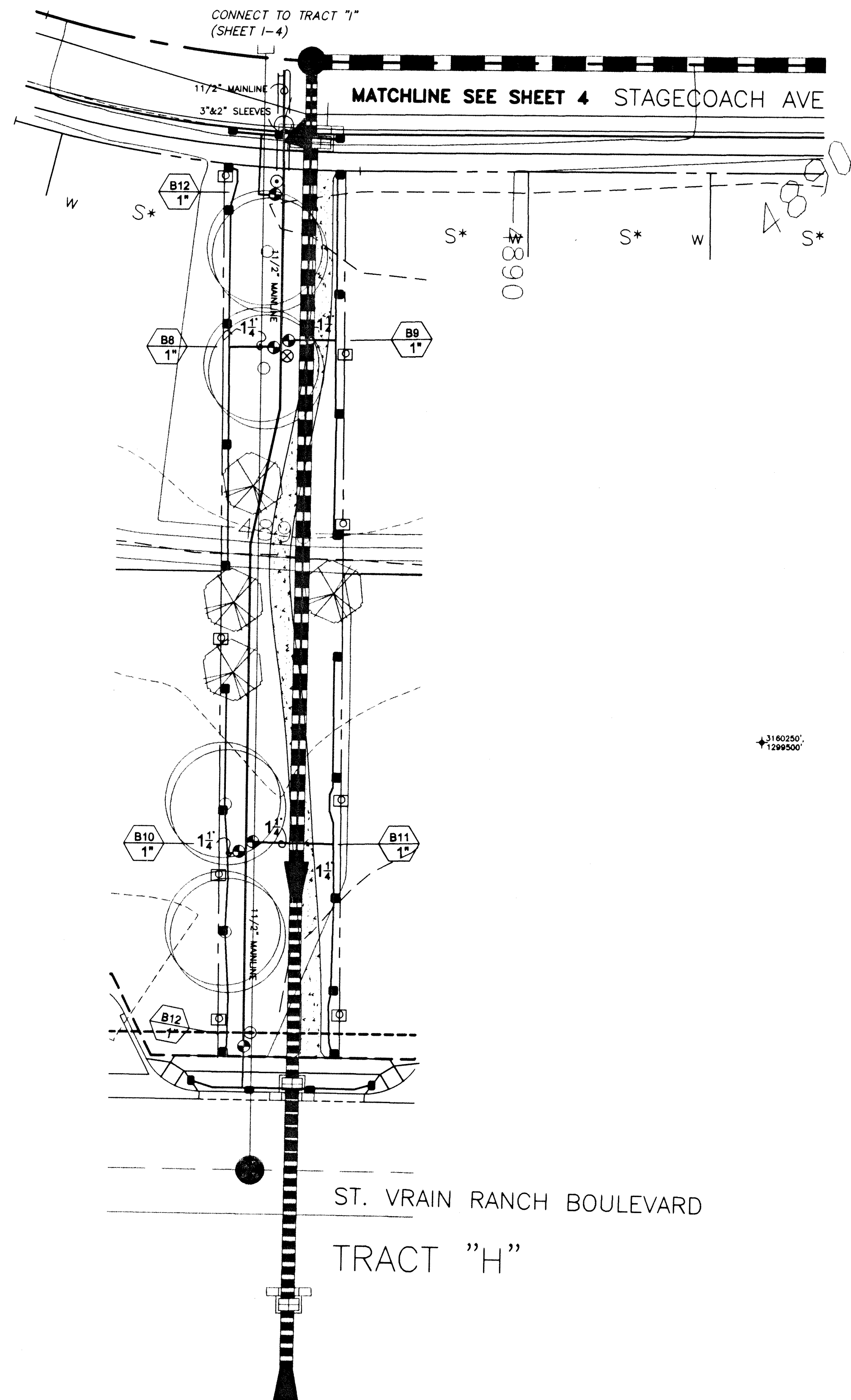


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IRRIGATION DESIGN AND CONSULTING



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Date: _____

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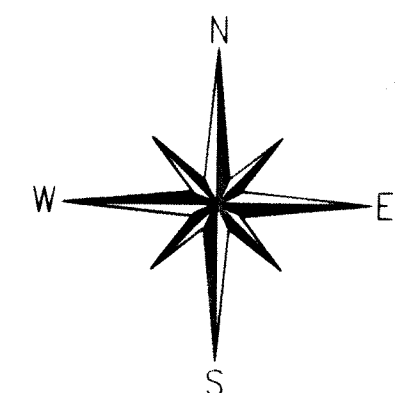
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15 of 11

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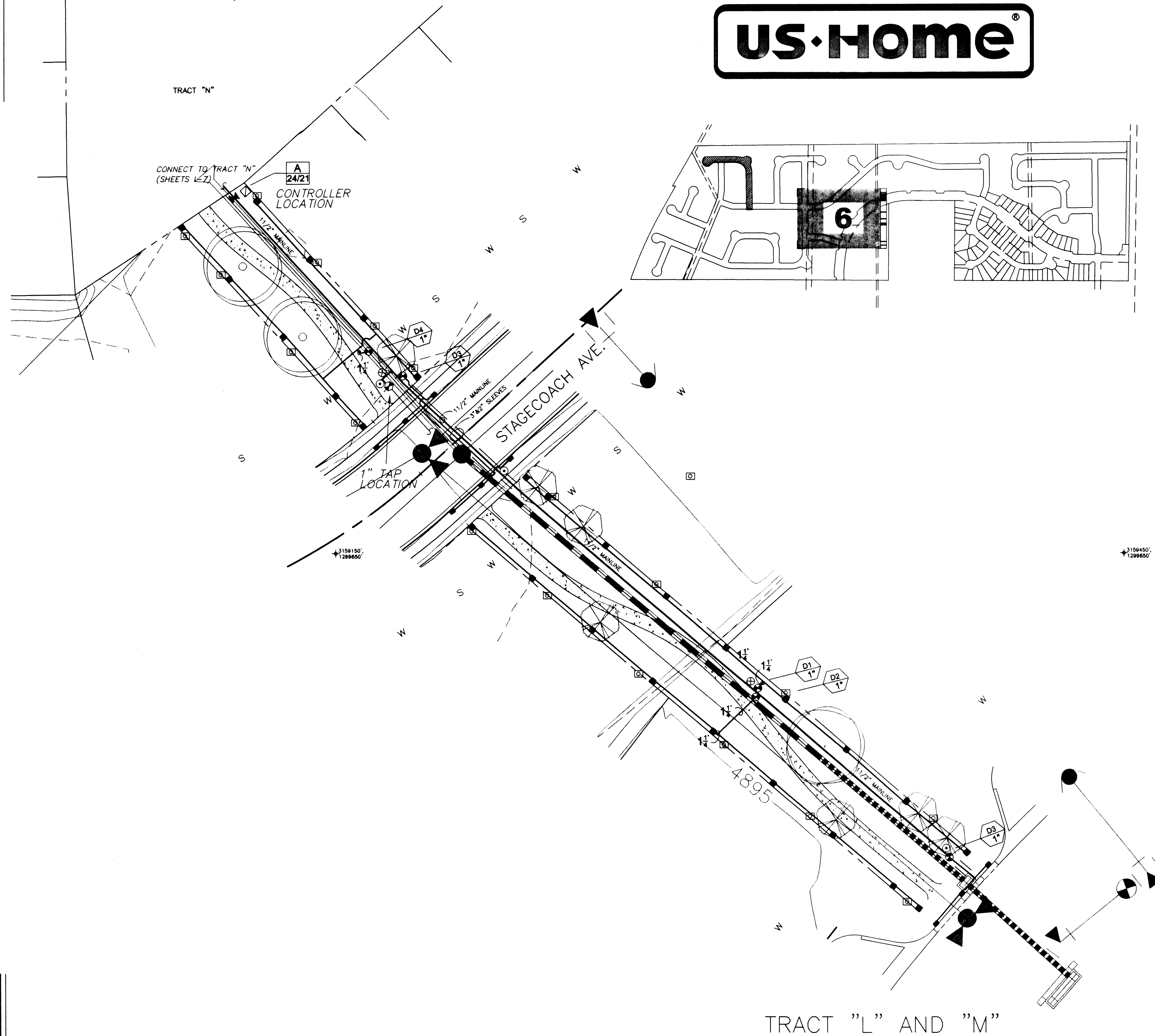
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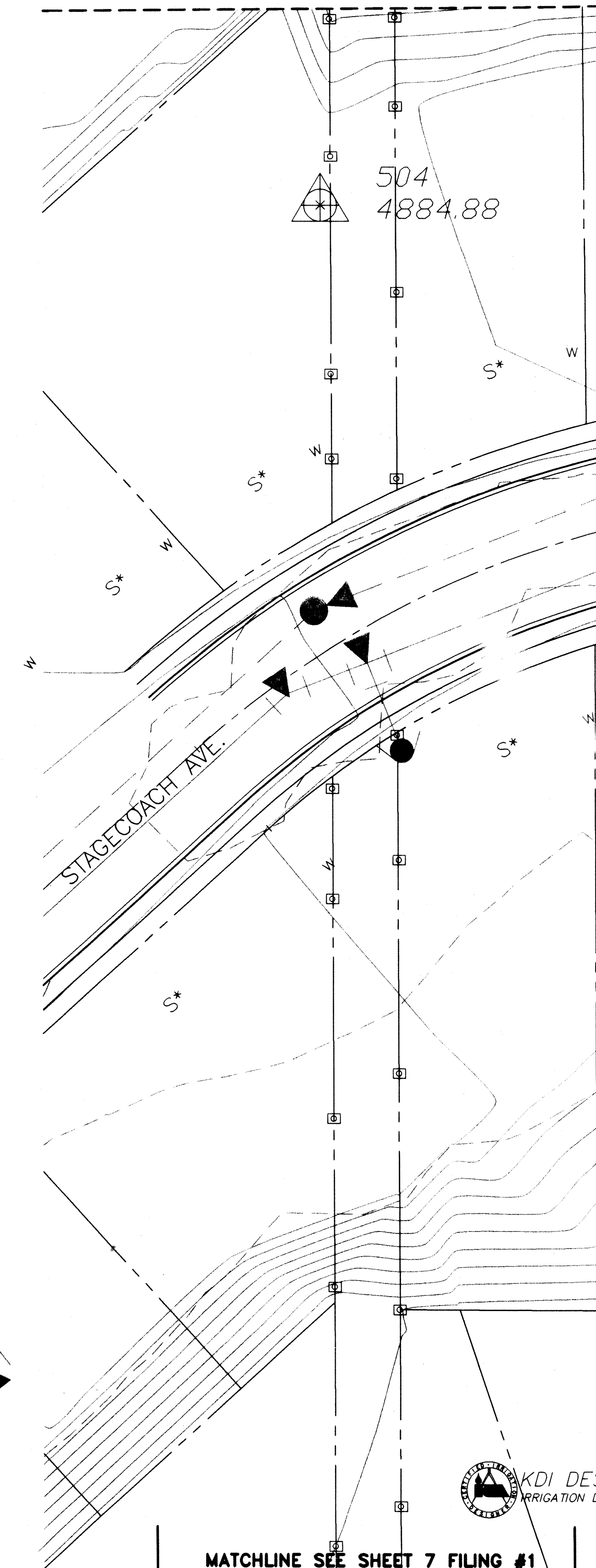
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TRACT "L" AND "M"

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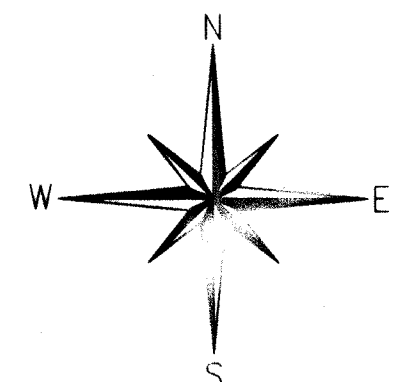
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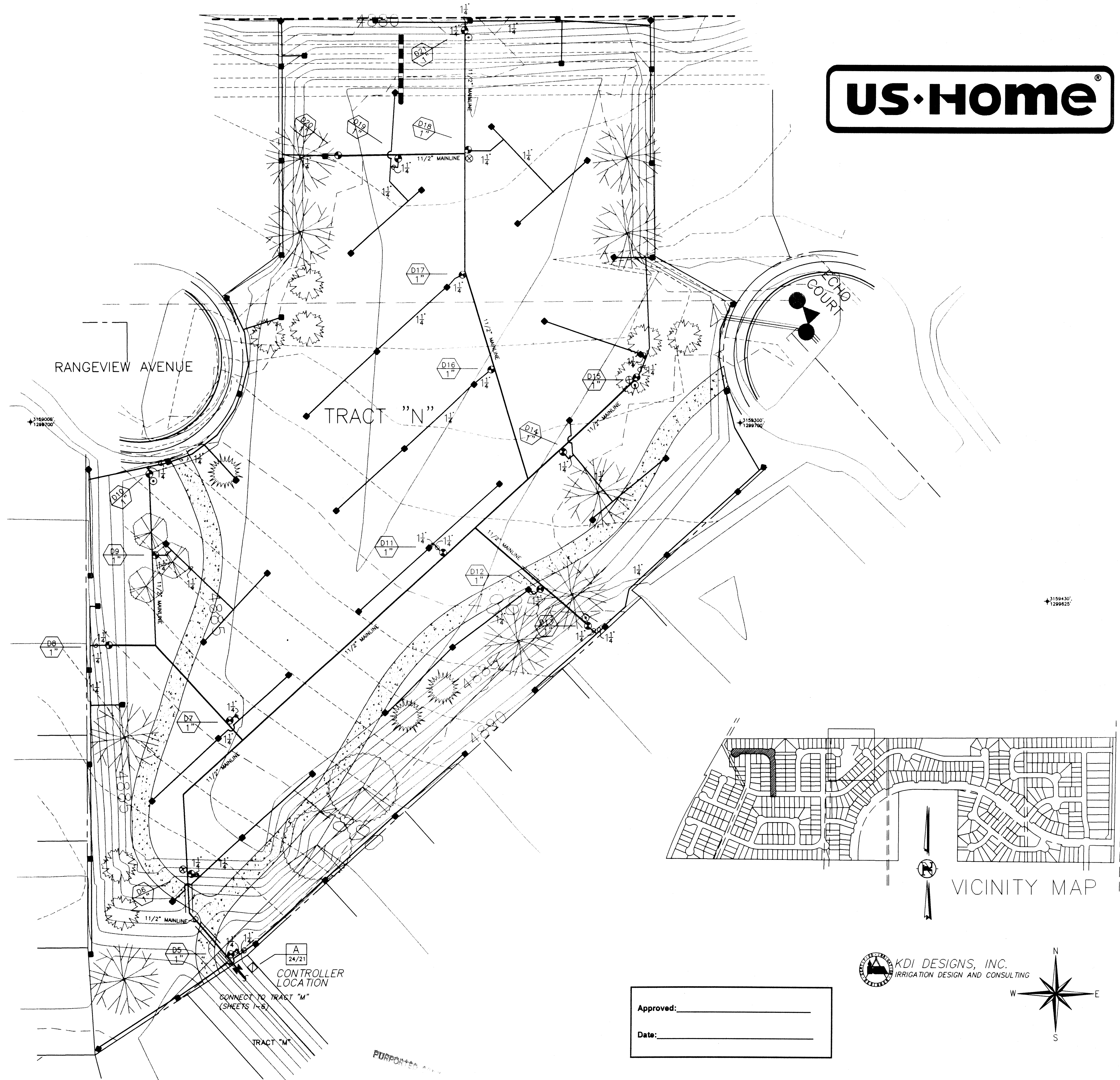
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Tract "J, K, L & M" Landscaping
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DATE	REVISIONS
3/8	Proposed Grading

DESIGNED BY: K.DIPAULO

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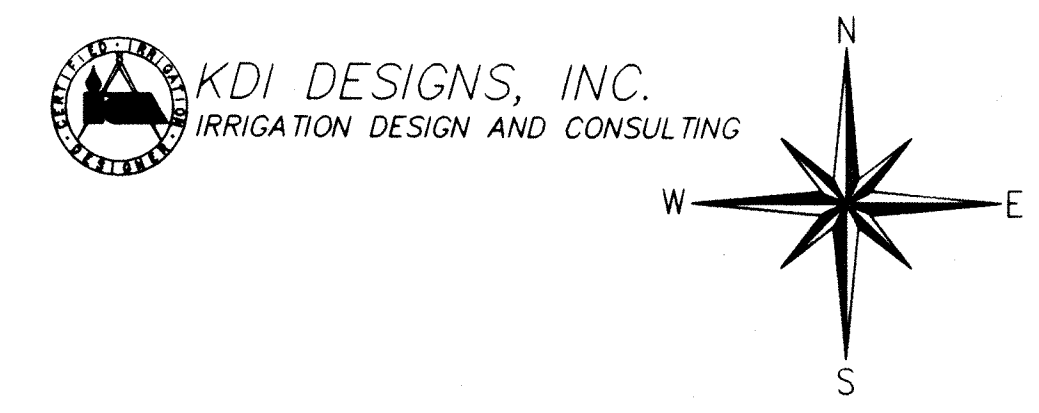
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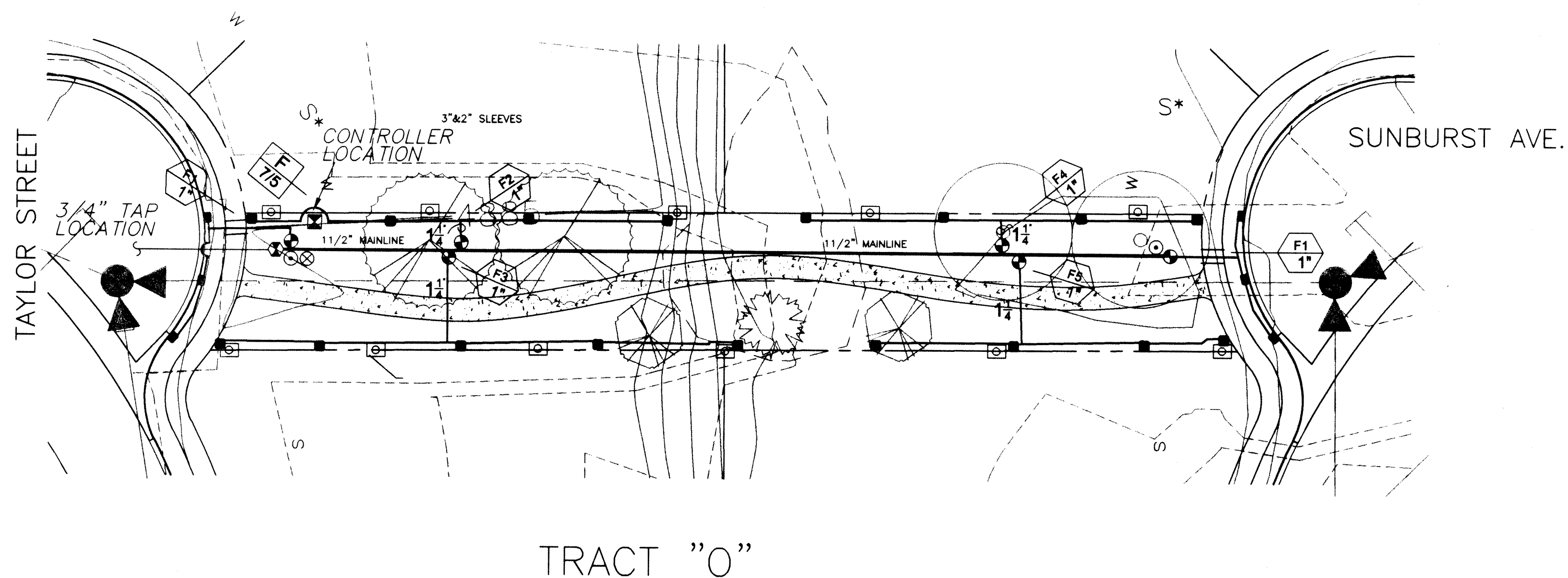
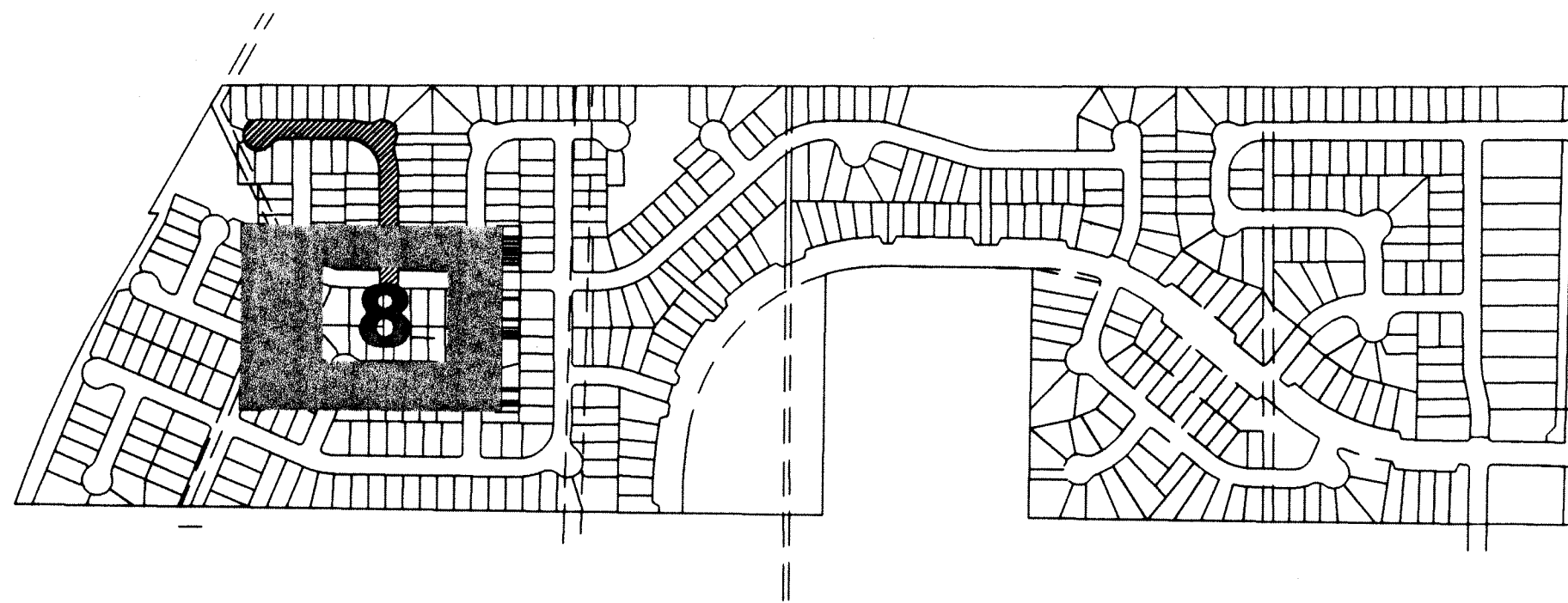
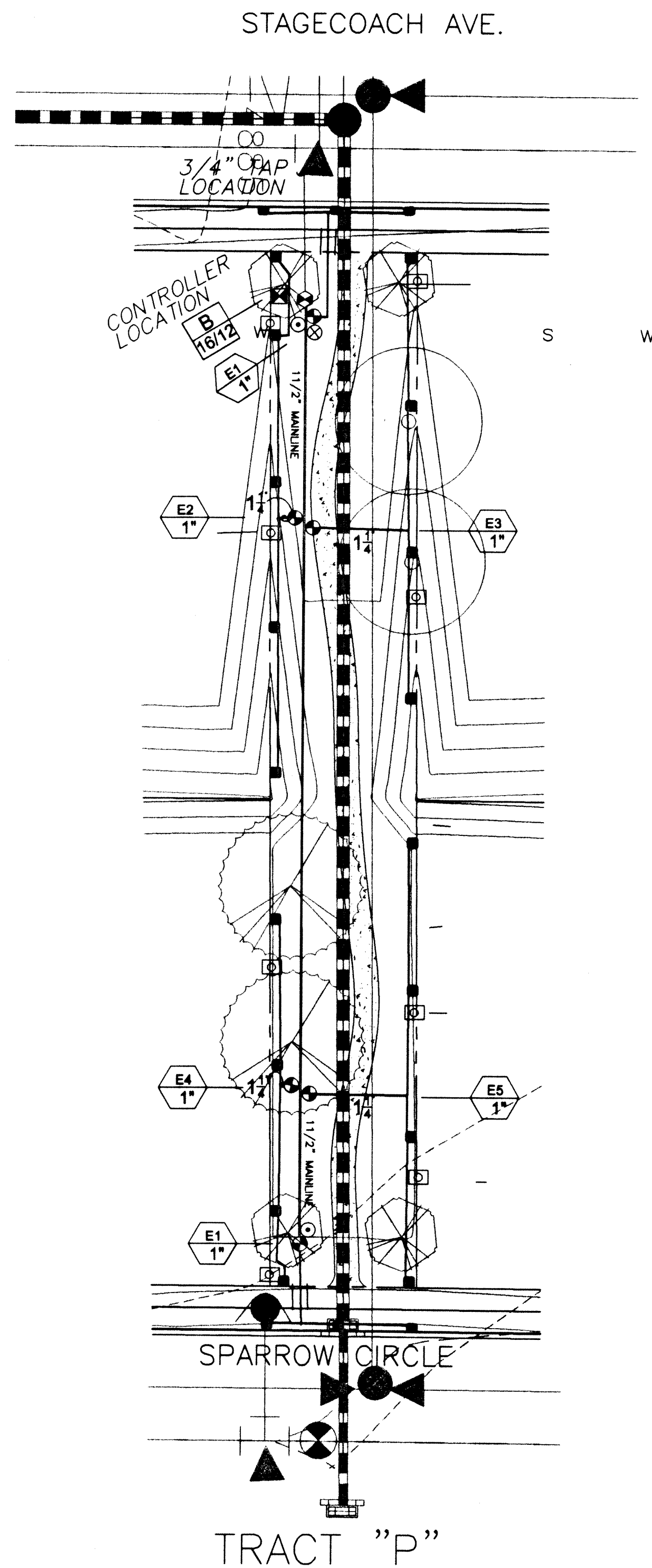
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17 of 11

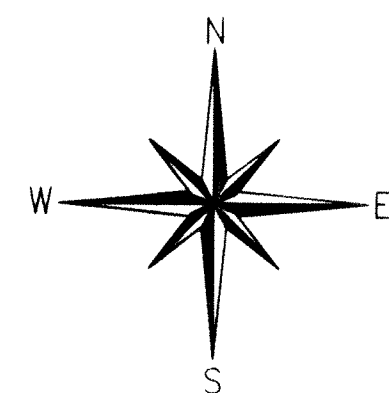
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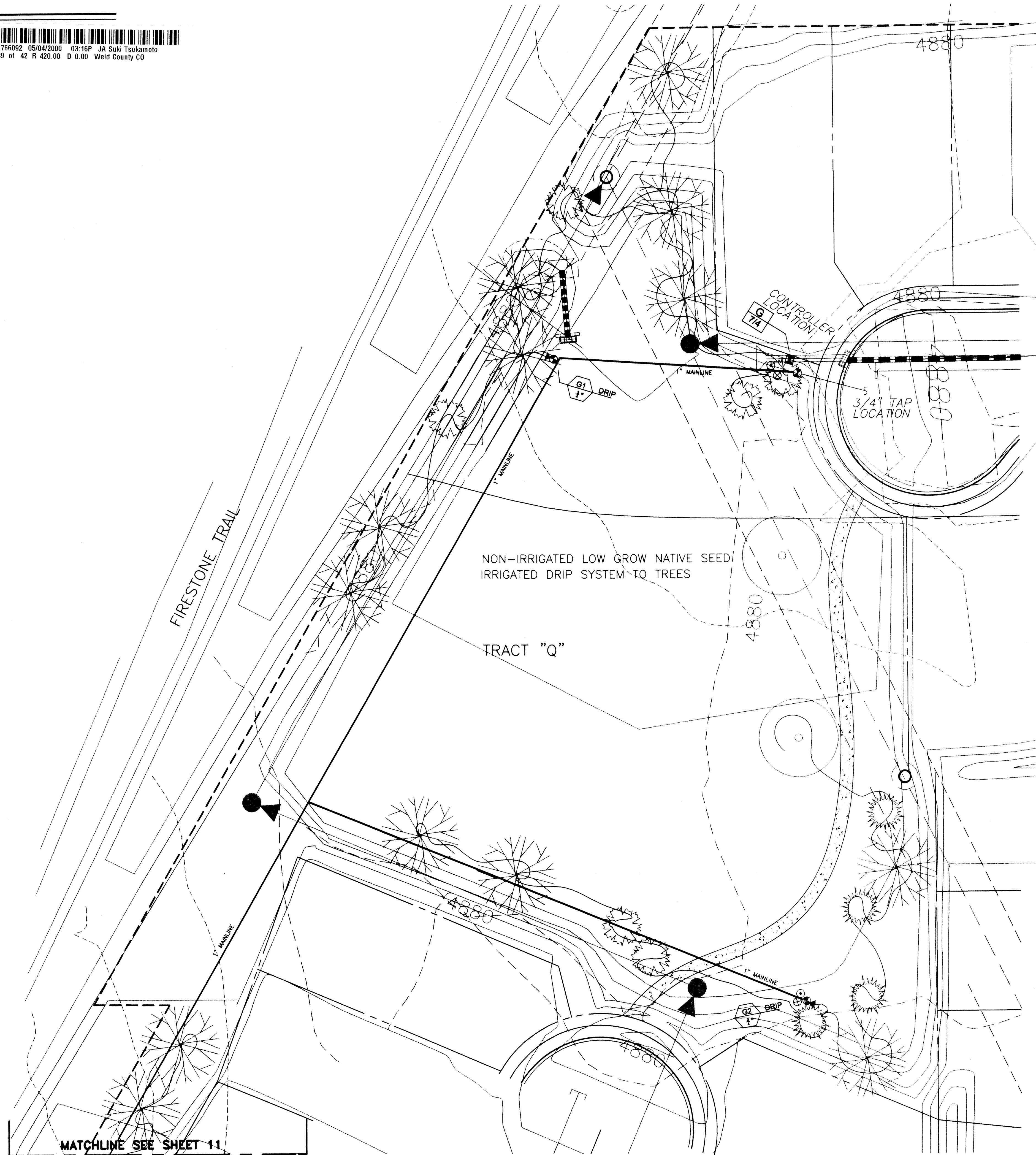
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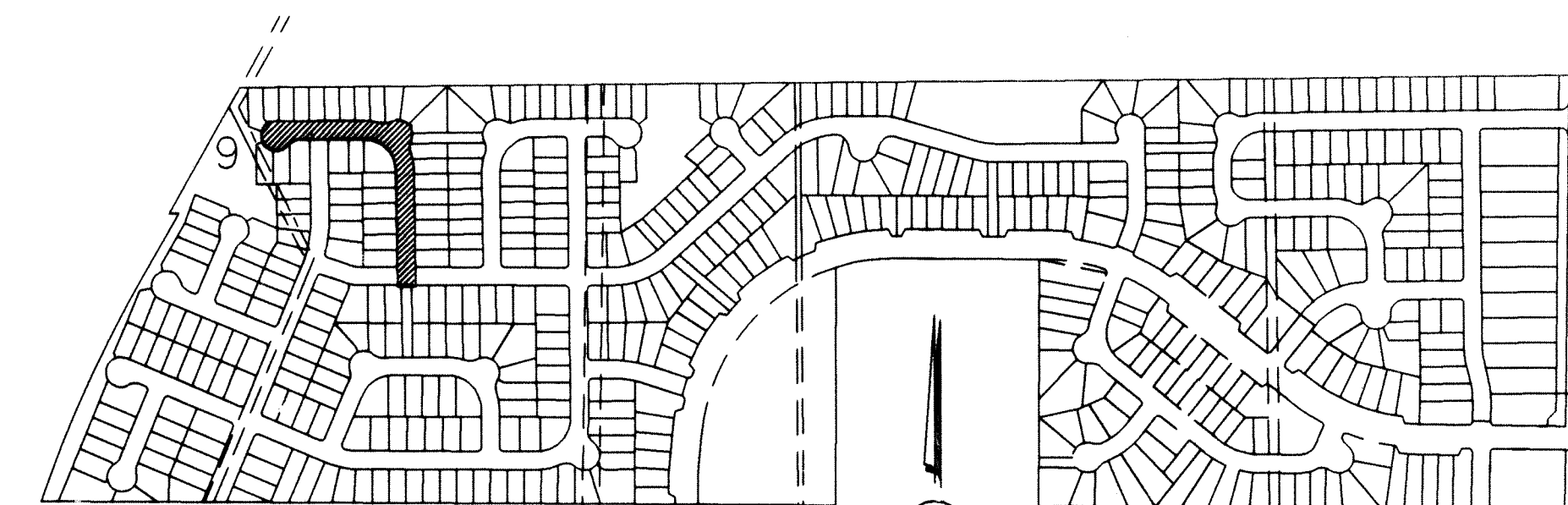
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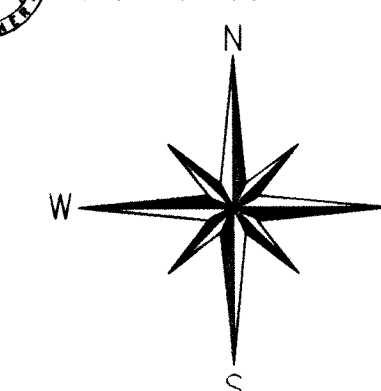
RANGEVIEW CIRCLE



VICINITY MAP

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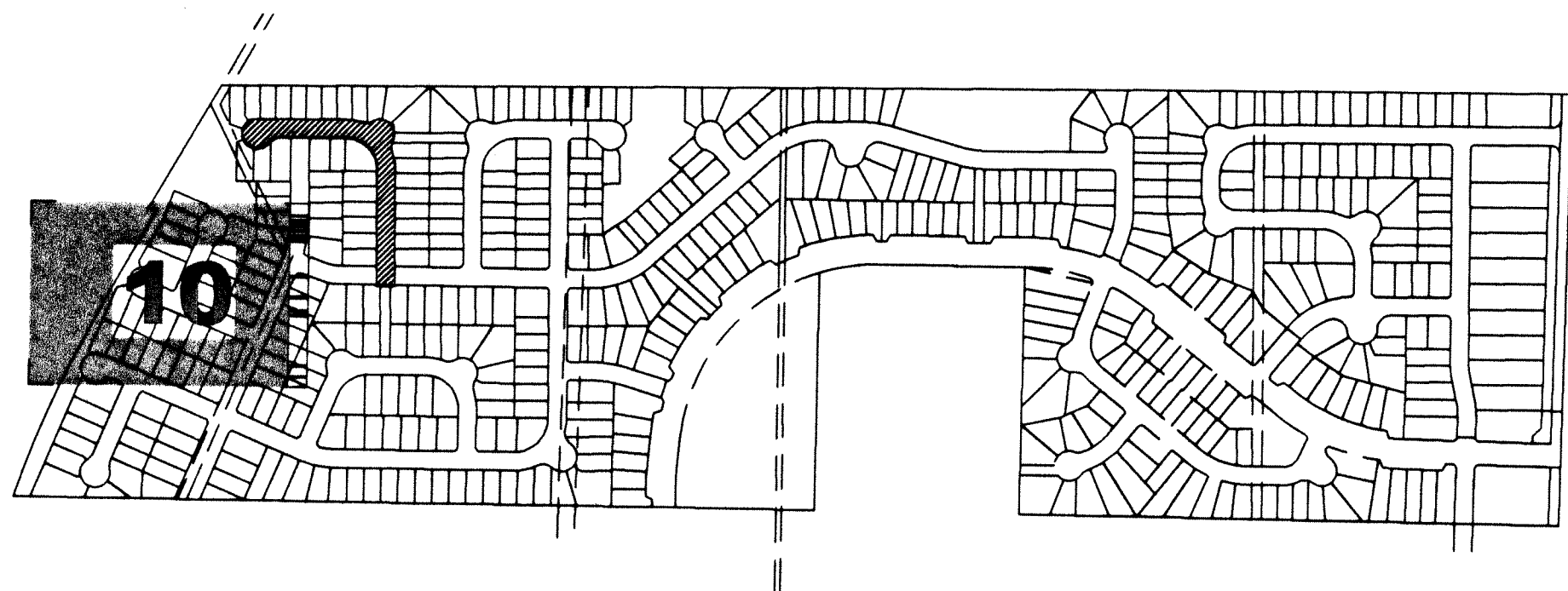
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19 of 11

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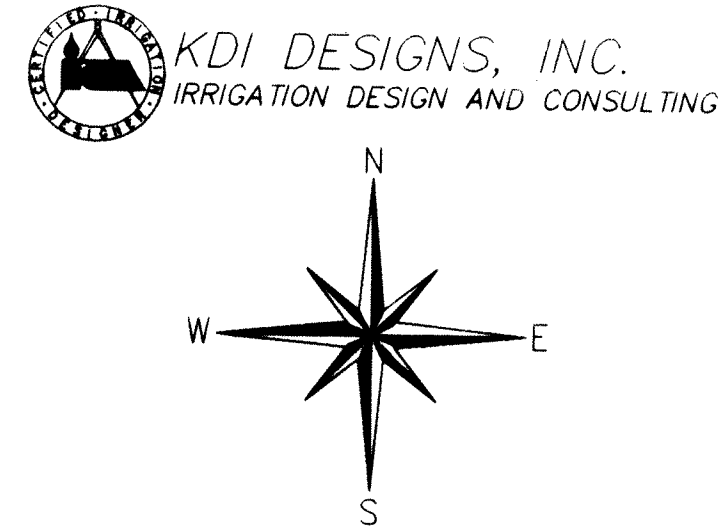
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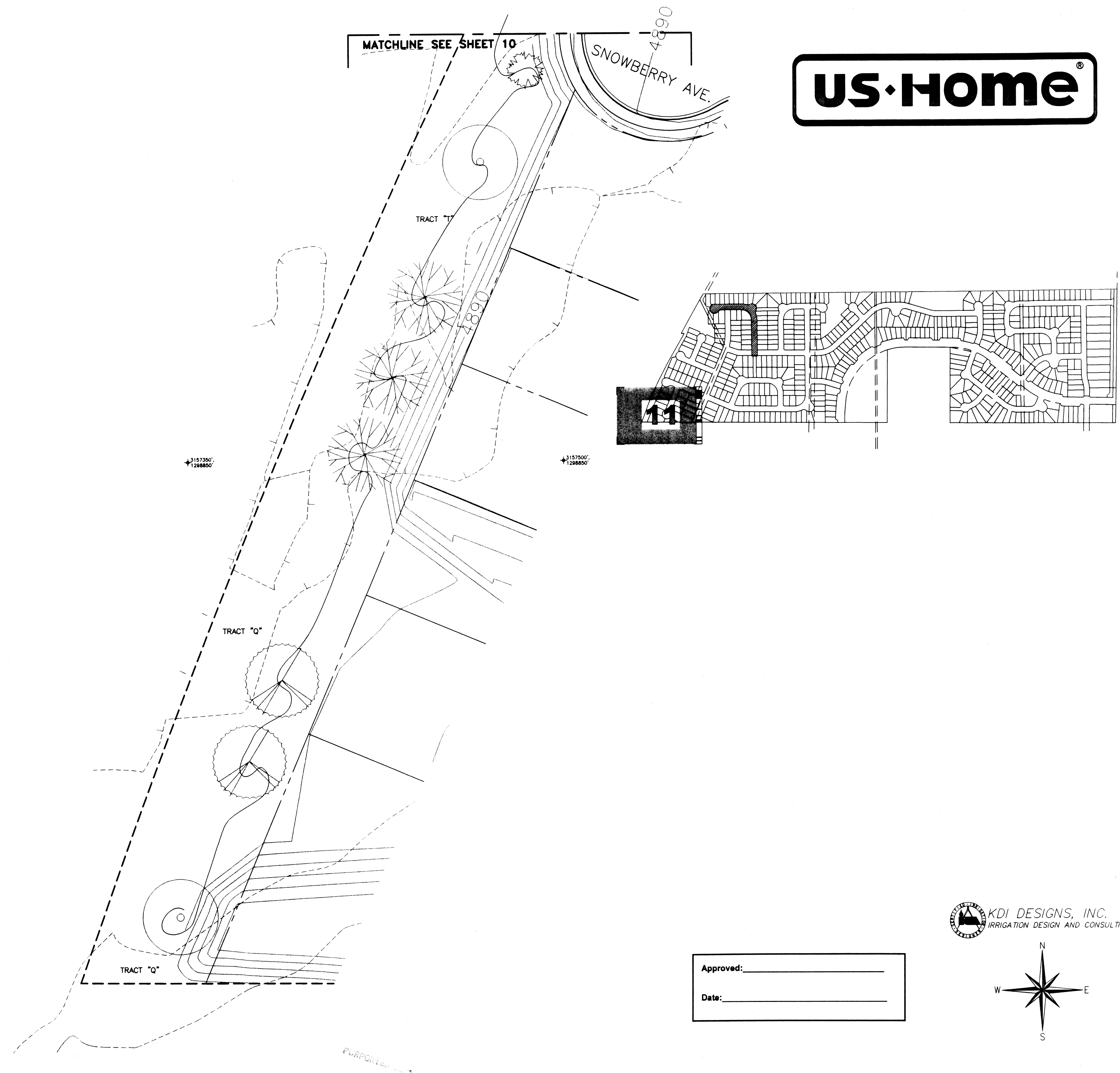
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99-505-4

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PLAN No.

99-505-4

A schematic diagram of a spray gun assembly. The diagram shows a vertical pipe with a spray head at the top, which is positioned above a horizontal line representing the 'FINISH GRADE'. The spray head is connected to a vertical pipe that has a '1/2" SBE-OSO MALE NPT X BARS ELBOW' at its base. This elbow is connected to a 'SHOOTING PIPE (12" MAX.)' which is angled downwards. The shooting pipe is connected to another '1/2" SBE-OSO MALE NPT X BARS ELL.' which is then connected to a 'LATERAL PIPE' at the bottom. The diagram illustrates the setup for spraying concrete into a trench or cavity.

Diagram illustrating the components of a lateral pipe assembly:

- GEAR DRIVE HEAD
- FINISH GRADE
- 1/2" NIPPLE, LENGTH AS REQUIRED
- 3/4" MALE NPT X .490" BARB ELBOW
- 12" LONG SWING PIPE
- 1/2" MALE NPT X BARB ELL
- LATERAL PIPE

Diagram illustrating the components of a Packer Valve Assembly:

- LATERAL PIPE
- FRISH GRAB
- VALVE SIZE MP X POLY ADAPTOR
- ELECTRIC CONTROL VALVE
- VALVE BOX
- 30" LINEAR LENGTH
- CUTTING BLOCK WITH P.A.C. BALL VALVE
- P.A.C. BALL VALVE SAME SIZE WITH P.A.C. LINEAL BEFORE CUTTING BLOCK WITH P.A.C. BALL VALVE
- 30" LINEAR LENGTH
- P.A.C. LINEAL LENGTH
- SO-VENT WELD TEE ON HEADLINE PIPE
- CONTROL WIRES
- 2 CUFT. GRAVEL SLUMP

PLAN VIEW

Diagram illustrating the Plan View of the Valve Box and Associated Components:

- DRIP LATERAL LINE
- MAINLINE PIPE
- ELECTRIC CONTROL WIRES
- FILTER ASSEMBLY (ALLOW ROOM IN VALVE BOX FOR REMOVAL OF SODIUM)
- DRIP CONTROL VALVE ASSEMBLY
- PRESSURE REGULATING VALVE
- 3 CU FT GRAVEL SUMP
- VALVE BOX

The diagram illustrates a single point emitter system in two views: a cross-section and a plan view.

Cross-section view labels:

- SECTION
- SINGLE POINT EMITTER OVER ROOTBALL (TYP)
- ROOTBALL (TYP)
- MICRO TUBING
- MACH
- BACKFILL MATERIAL
- ROOTBALL
- "BALCO" DRIP STAKE
- DRIP LATERAL PIPE

PLAN VIEW labels:

- PLAN VIEW
- MICRO TUBING
- "BALCO" DRIP STAKE EVERY POINT STARTING WITH ONE AT THE EMITTER
- SINGLE POINT EMITTER
- PLANT TRUNK
- ROOTBALL
- BACKFILL MATERIAL
- DRIP LATERAL PIPE

Diagram illustrating the components and materials used in a trenchless pipe repair installation:

- MULCH
- FINISH GRADE
- VALVE BOX
- 2 1/4" CAP ON 3/4" PVC SLP X MP ADAPTOR
- 3/4" PVC NUT/LENGHT REQUIRED
- SLIP X SLP 90° ELL
- 2 CU FT GRAVEL SLUMP
- 3" PVC NUT/LENGHT REQUIRED
- 3/4" PVC SLP X MP ADAPTOR
- 3/4" PVC SLP X MP ADAPTOR
- CRIP LATERAL PIPE

[illegible]

1. IRRIGATION SYSTEM DESIGNED FOR 25+ GPM MAX. PER ZONE AT 70 PSI. AT 1" TAP LOCATIONS AND 15+GPM MAX. AT 3/4" TAP LOCATIONS. CONTRACTOR TO VERIFY TAP INFO PRIOR TO INSTALLATION.
2. IRRIGATION PLAN IS DIAGRAMMATIC ONLY. CONTRACTOR SHALL STAKEOUT AND VERIFY ALL HEAD LOCATIONS AS PER PLANS BEFORE ANY INSTALLATION. ANY MODIFICATIONS TO BE MADE INFIELD BY CONTRACTOR, WITH THE APPROVAL OF OWNERS REP. PRIOR TO ANY INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR FULL COVERAGE OF IRRIGATION SYSTEM.
3. 3/4" DRAINS TO BE LOCATED AND INSTALLED IN-FIELD BY CONTRACTOR AT ALL LOW POINTS ON PVC MAINLINE. GRADE ALL PIPING TO LOW POINTS TO ASSURE PROPER DRAINAGE.
4. INSTALL ALL GEAR STREAM ROTORS AND POP-UP SPRAY HEADS ON SWING PIPE ASSEMBLIES.
5. ALL ELECTRIC VALVES TO BE INSTALLED IN VALVE BOXS. (MIN. SIZE ACCEPTABLE: 12" RECTANGULAR BOX) INSTALL DRIP ASSEMBLIES IN JUMBO VALVE BOXS.
6. INSTALL 2 EXTRA BLUE WIRES ALONG MAINLINE IN EACH DIRECTION FROM CONTROLLER, FOR TROUBLE SHOOTING AND/OR FUTURE ADDITIONS. USE #14UFPE SINGLE STRAND WIRE ONLY.
7. SLEEVE LOCATIONS AND SIZES ARE NOTED ON PLANS.

8. DRIP SYSTEM NOTES:

- a) DRIP CONTROL VALVE ASSEMBLY TO BE SET AT 30-35 PSI MIN. ADJUST TO ASSURE THAT THE WORST CONDITION EMITTERS ARE WORKING PROPERLY.
- b) DRIP EMITTERS TO BE INSTALLED DIRECTLY INTO 3/4" TUBING AT PLANTS BASE.
 - INSTALL 1 - 1 GPH EMITTER ON ALL 1 GAL OR SMALLER PLANTS.
 - INSTALL 2 - 1 GPH EMITTERS ON ALL 5 GAL OR LARGER PLANTS.
 - INSTALL 3 OR 4 EMITTERS ON ALL TREES.

- NO. AVAILABLE STATIONS/ NO. STATIONS USED

SYMBOL	DESCRIPTION	GPM
■	1804 -4" W/ 15' SERIES NOZ. RAINBIRD POP-UP -SST STRIP	1.21
■	1804 -4" W/ 15' SERIES NOZ. RAINBIRD POP-UP -EST STRIP	0.61
●	1804 -4" W/ 15' SERIES NOZ. RAINBIRD POP-UP -FULL	3.70
●	1804 -4" W/ 15' SERIES NOZ. RAINBIRD POP-UP -HALF	1.85
●	1804 -4" W/ 15' SERIES NOZ. RAINBIRD POP-UP -QTR.	0.93
■	1-20-36V -#8 3/4" HUNTER G.S. ROTOR- FULL CIR.	7.60
■	1-20-ADV -#4 3/4" HUNTER G.S. ROTOR- HALF CIR.	4.20
■	1-20-ADV -#2 3/4" HUNTER G.S. ROTOR- QTR. CIR.	2.00
□	PGP-360 -#9 3/4" HUNTER G.S. ROTOR- FULL CIR.	5.50
■	PGP-ADJ -#6 3/4" HUNTER G.S. ROTOR- HALF CIR.	2.70
■	PGP-ADJ -#4 3/4" HUNTER G.S. ROTOR- QTR. CIR.	1.60
●	FEB-100 1" RAINBIRD ELECTRIC CONTROL VALVE	
⊗	XCZ-075 3/4" RAINBIRD DRIP VALVE ASSEMBLY	
◻	DIAL-24B IRRITROL CONTROLLER W/ PEDESTAL	
◼	DIAL-16B IRRITROL CONTROLLER W/ PEDESTAL	
⊠	DIAL-7B IRRITROL CONTROLLER W/ PEDESTAL	
⊗	825YA 1", 3/4" FEBCO REDUCED PRESSURE BACKFLOW PREVENTER (SIZE AS NOTED ON PLAN)	
⊗	44LKC 1" RAINBIRD QUICK COUPLER VALVE	
⊗	(SAME SIZE AS MAINLINE) ISOLATION GATE VALVES IN 10" VALVE BOX (SIZE AS NOTED) CLASS 200 B.E. PVC (MAINLINE-AS NOTED)	
—	(SIZE AS NOTED) 80# POLYFLEX -POLY (LATERAL LINES)	
==	*ALL UN-NOTED PIPING TO BE 1" MIN.* (SIZE AS NOTED) CLASS 200 B.E. PVC (SLEEVES)	
⊙	75K -3/4" MANUAL DRAIN VALVE ASSEMBLIES	
N5	XB-10 1 GPH RAINBIRD EMITTERS	
~~~~~	3/4" DRIP TUBING	

Diagram illustrating the wellhead assembly components and connections:

- STOP & WASTE VALVE (BY OTHERS)
- FRESH GRADE
- STRONG BOX SUBSIDIARY - OPTIONAL
- BACKFLOW PREVENTER TO BE FIELD LOCATED
- BLOWOUT TEE WITH CAP
- CONCRETE PAD SELECTED FOR SYSTEM PIPE
- COPPER PIPE & FITTINGS
- PVC PIPE & FITTINGS
- COPPER TO BUC VALVE

Date: _____



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**JOB: RIDGECREST FIL 2**  
**IRRIGATION DETAILS**

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**PREPARED FOR: U.S. HOME**  
6900 S. GREENWOOD PLAZA BLVD.  
SUITE 200  
ENGLEWOOD, CO. 80111

303-779-6100  
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*DETAILS*

PLAN No.

99-505-4





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1 of 9 R 45.00 D 0.00 Weld County CO

093

# **Final Development Plan Text and Supplemental Information Ridge Crest PUD - Filing 2/3**

Prepared for:

**U.S. Home Corporation**  
6000 South Greenwood Plaza Blvd., Suite 200  
Englewood, Colorado 80111  
(303) 779-6100

Prepared by:

**The *NORRIS DULLEA* Company**  
710 West Colfax Avenue  
Denver, Colorado 80204  
(303) 892-1166

March 28, 2000





2766093 05/04/2000 03:16P JA Suki Tsukamoto  
2 of 9 R 45.00 D 0.00 Weld County CO

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A.	Town of Firestone Development Application
B.	Development Fact Sheet
C.	Water Rights Questionnaire
D.	Declaration of Covenants, Conditions and Restrictions of Ridge Crest
E.	Tax Certificates
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G.	Drainage Map (11" x 17")
H.	Utilities Map (11" x 17")





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## Final Development Plan Text

### A. Title Block

Final Development Plan  
**Ridge Crest PUD - Filing 2/3**  
Town of Firestone  
Weld County  
State of Colorado

### B. Owner/Developer

#### **U.S. Home Corporation**

6000 South Greenwood Plaza Blvd., Suite 200  
Englewood, Colorado 80111  
(303) 779-6100  
Contact: Ed Zebrowski and Jerry Richmond

### C. Technical Consultants

#### 1. Planner:

The *NORRIS DULLEA* Company  
710 West Colfax Avenue  
Denver, Colorado 80204  
(303) 892-1166  
Contact: Diana Rael and John Giefer

#### 2. Civil Engineer:

**Rocky Mountain Consultants, Inc.**  
8301 East Prentice Avenue, Suite 101  
Englewood, Colorado 80111  
(303) 741-6000  
Contact: Dennis Faulkner and Joe Huey

#### 3. Landscape Architect and Irrigation Design:

**Larry Bromfield and Associates, Inc.**  
102 Inverness Terrace East, Suite 105  
Englewood, Colorado 80112  
(303) 792-2621  
Contact: Larry Bromfield





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**D. Submittal Date**

1. **Initial Submittal:** July 27, 1999
2. **Re-Submittal:** January 7, 2000, February 17, 2000 and mylars March 29, 2000

**E. Legal Description**

The Legal Description for Filing 2/3 is attached as part of this document within Appendix C.

**F. Project Concept**

The Ridge Crest community will be developed as a single-family detached residential neighborhood which will provide for the residential needs of the Town of Firestone and the surrounding region.

This community will consist of three types of lots with sizes ranging upwards from the minimum sizes of 4,500 square feet, 5,000 square feet, and 14,974 square feet. The average lot size is approximately 6,153 square feet with a maximum lot size of 24,220 square feet.

The submittal contained herein includes the Final Development Plan and Final Plat for Filing 2/3. Filing 2/3 consists of approximately 84.9 acres and includes 412 total lots with 192 lots starting at 4,500 square feet, 208 lots starting at 5,000 square feet, and 12 lots starting at 14,974 square feet.

In addition to the residential development, the park and open dedication to the Town of Firestone will include open space and recreation facilities that will be accessible to the local residents, as well as, the surrounding community.

Open space areas have been designed to provide off-street trail access throughout the community. All trails shall be constructed of concrete. Off-street trails will vary in size based on the location of the trails. The trails in the more heavily traveled areas, such as, the north south trail that extends from the St. Vrain Ranch development through Filing 1 and Filing 2/3 to the Employment Center, have been designed to be 8 feet wide. The trails which are shorter connections internal to Filing 2/3 have been designed to be 5 feet wide.

Landscaping along Weld County Road will be improved as part of Phase 1, Filing 2/3 and will be consistent to the landscaping installed within Filing 1.

All open space areas will be developed concurrent with the designated construction Phase





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(Phases 1 through 8) of the adjacent development and improvements. Refer to the FDP Map for a Phasing breakdown.

#### **G. Land Use Table**

LAND USE	ACRES	% OF TOTAL ACREAGE	UNITS	DENSITY (DU/AC)
Residential	58.20	68.6%	412	7.08 (Net)
Open Space	8.03	9.4%	-	-
Public Street Right-of-way	18.67	22.0%	-	-
<b>TOTAL</b>	<b>84.90</b>	<b>100.0%</b>	<b>412</b>	<b>4.85 (Gross)</b>

#### **H. Residential Densities**

LAND USE	ACRES	% OF TOTAL ACREAGE	UNITS	DENSITY (DU/AC)
Residential - (4,500 square foot min.)	24.27	28.6%	192	7.91 (Net)
Residential - (5,000 square foot min.)	28.71	33.8%	208	7.24 (Net)
Residential - (14,700 square foot min.)	5.22	6.2%	12	2.30 (Net)
<b>Sub-Total Residential</b>	<b>58.20</b>	<b>68.6%</b>	<b>412</b>	<b>7.08 (Net)</b>
Open Space	8.03	9.4%	-	-
Public Street Right-of-way	18.67	22.0%	-	-
<b>TOTAL</b>	<b>84.90</b>	<b>100.0%</b>	<b>412</b>	<b>4.85 (Gross)</b>

#### **I. Adjacent Properties**

The property uses which are adjacent to Filing 2/3 are as follows:

North: Dollaghan P.U.D. Phase III - Employment Center

East: Enchanted Hills, Weld County - Residential with Agricultural Zoning

South: Ridge Crest PUD - Filing 1

St. Vrain Ranch (Dollaghan P.U.D. Phase I) - Residential

West: Town of Firestone - Firestone Trail

#### **J. Environmental Impact Mitigation**

The Ridge Crest PUD - Filing 2/3 development does not impact any environmentally significant areas, hazard or feature, scenic corridor, archaeological sites and/or wildlife migration routes and crossing for large mammals.





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**K. Private Maintenance and Enforcement**

Declaration of Covenants, Conditions and Restrictions of Ridge Crest is attached as part of this document within Appendix E.

**L. Open Space**

Type of Open Space	Tract	Square Feet	Acres	Owner	Developer	Maintenance Responsibility
Public right-of-way	A	28,189	0.65	Town of Firestone	Town of Firestone	Town of Firestone
Open space & utility easement	B	24,220	0.56	HOA	U.S. Home Corp.	HOA
Open space & utility easement	C	3,685	0.08	HOA	U.S. Home Corp.	HOA
Open space, pedestrian, & utility easement	D	6,254	0.14	HOA	U.S. Home Corp.	HOA
Open space, pedestrian, & utility easement	E	6,000	0.14	HOA	U.S. Home Corp.	HOA
Open space, pedestrian, & utility easement	F	3,000	.07	HOA	U.S. Home Corp.	HOA
Open space, pedestrian, & utility easement	G	6,262	0.14	HOA	U.S. Home Corp.	HOA
Drainage & utility easement	H	6,619	0.15	HOA	U.S. Home Corp.	HOA
Drainage & utility easement	I	88,608	2.03	Town of Firestone	U.S. Home Corp.	HOA
Utility easement	J	5,408	0.12	HOA	U.S. Home Corp.	HOA
Utility easement	K	2,102	0.05	HOA	U.S. Home Corp.	HOA
Pedestrian, drainage, & utility easement	L	6,718	0.15	HOA	U.S. Home Corp.	HOA
Pedestrian, drainage, & utility easement	M	3,072	0.07	HOA	U.S. Home Corp.	HOA
Pedestrian, drainage, & utility easement	N	73,981	1.70	Town of Firestone	U.S. Home Corp.	HOA
Open space, pedestrian, & utility easement	O	6,357	0.15	HOA	U.S. Home Corp.	HOA
Open space, pedestrian, & utility easement	P	6,382	0.15	HOA	U.S. Home Corp.	HOA
Drainage & utility easement	Q	101,349	2.33	Town of Firestone	U.S. Home Corp.	HOA
<b>TOTAL</b>	-	<b>378,206</b>	<b>8.68</b>	-	-	-





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**M. Controls**

Refer to Open Space - Item L above for the development and maintenance responsibility of the common open space tracts.

**N. Drainage**

Site drainage will be constructed in accordance with governing agency and/or Town of Firestone requirements. An 11" x 17" Drainage Map for Ridge Crest - Filing 2/3 is attached as part of this document within Appendix L.

**O. Utilities**

Site utilities will be constructed in accordance with governing agency and/or Town of Firestone requirements. An 11" x 17" Utilities Map for Ridge Crest - Filing 2/3 is attached as part of this document within Appendix M.

**P. Parking**

Each single-family detached residential dwelling will have sufficient off-street parking provided through both an enclosed garage and the driveway. On-street parking will be provided per the Town of Firestone residential street standards.

Two car enclosed garages will be standard on all homes. There will be no one-car garage homes.

**Q. Architecture**

U.S. Home Corporation intends to build the homes within the Ridge Crest PUD. The homes will be from the "Inaugural" series and the models may include the Franklin, Edison, Fulton, Wright, Whitney, and Stanley. At a minimum these six home models will be offered with three varieties of building elevations. Three of the above mentioned models are ranch (single-story) plans and three are two-story plans. Two car enclosed garages will be standard on all homes. There will be no one-car garage homes.

Refer to sheet 3 of 4 of the Final Development Plan for detailed elevations and additional information.

**R. Setbacks**

Residential Land Use	Front Setback	Side Setback	Rear Setback
Min. 4,500 Square Foot Lot	20 Feet	5 Feet	15 Feet
Min. 5,000 Square Foot Lot	20 Feet	5 Feet	15 Feet





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Residential Land Use	Front Setback	Side Setback	Rear Setback
Min. 14,974 Square Foot Lot (Block 1, Lots 1-11)	20 Feet	5 Feet	100 Feet
Min. 14,974 Square Foot Lot (Block 2, Lot 1)	20 Feet	5 Feet on the west and 100 feet on the east	15 Feet

**S. Development Schedule**

Site construction for Filing 2/3 will begin upon approval of the Final Plat. Filing 2/3 will be built in three stages with the first stage of development of approximately 180 homes beginning in 1999/2000, the second stage of 180 homes beginning in 2000/2001, and the final stage of 52 homes being fully constructed in Filing 2/3 in 2002.

**T. Sign Program**

The signage program for the Ridge Crest development includes a series of coordinated elements. Primarily, the main entrance to the community along Weld County Road 15 is identified by the main entry monumentation. Secondary monumentation will be located along the collector streets and residential streets within the community. In addition, columns will accentuate the (white or tan) PVC fencing at the main entry.

All signage walls will be constructed of horizontal buff sandstone grouted in place with black powder-coated pin-mounted aluminum lettering. Columns will contrast the walls using a rectangular buff sandstone construction with black powder-coated pin-mounted aluminum lettering where applicable. Refer to Sheet 4 of 4 for detailed plans, elevations, and additional information regarding the signage and columns.

The community fencing will consist of two types. The first will be a 6 foot solid (white or tan) PVC privacy fence. This fence will only be located along the frontage of Weld County Road 15. The second fence will be a 3½ foot split rail (two-rail, open-rail) cedar fence. Split rail fencing must be used along all open space tracts and trail corridors. A detail has been provided on the Landscape Plans to demonstrate a typical transition (taper) between the 6 foot solid PVC fence and the 3½ foot split rail fence. Refer to the Landscape Plans for detailed elevations and additional information regarding the fencing.

All regulatory street signs will conform to State and Town of Firestone regulations.





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U. Approval Blocks

Approval Blocks as follows:

Approved by the Planning Commission of the Town of Firestone, Colorado this

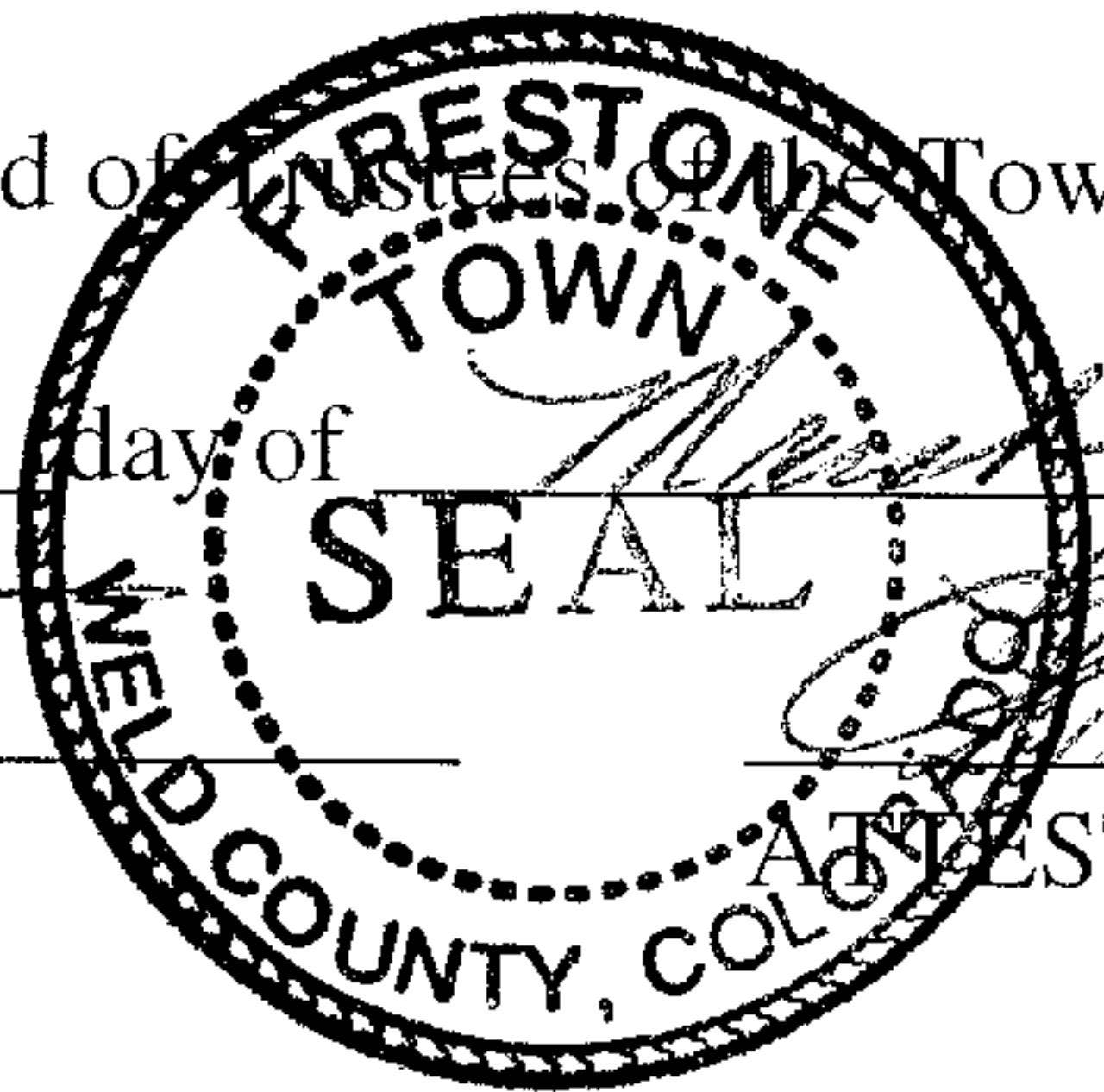
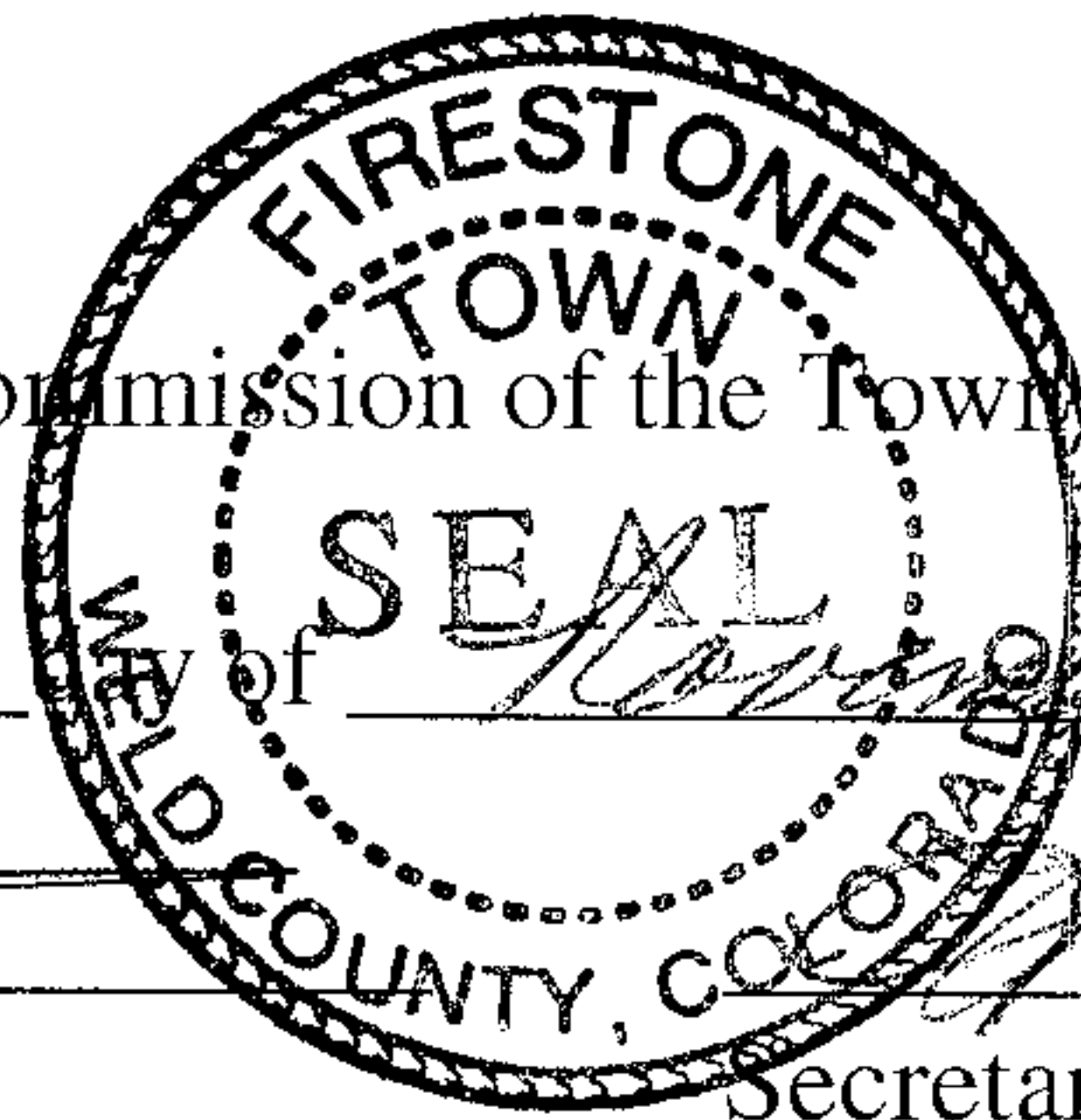
3rd day of November, 1999, 2000.

[Signature] Chairman [Signature] Secretary

Approved by the Town Board of Firestone, Colorado this

24th day of March, 2000.

[Signature] Mayor [Signature] ATTEST: Town Clerk





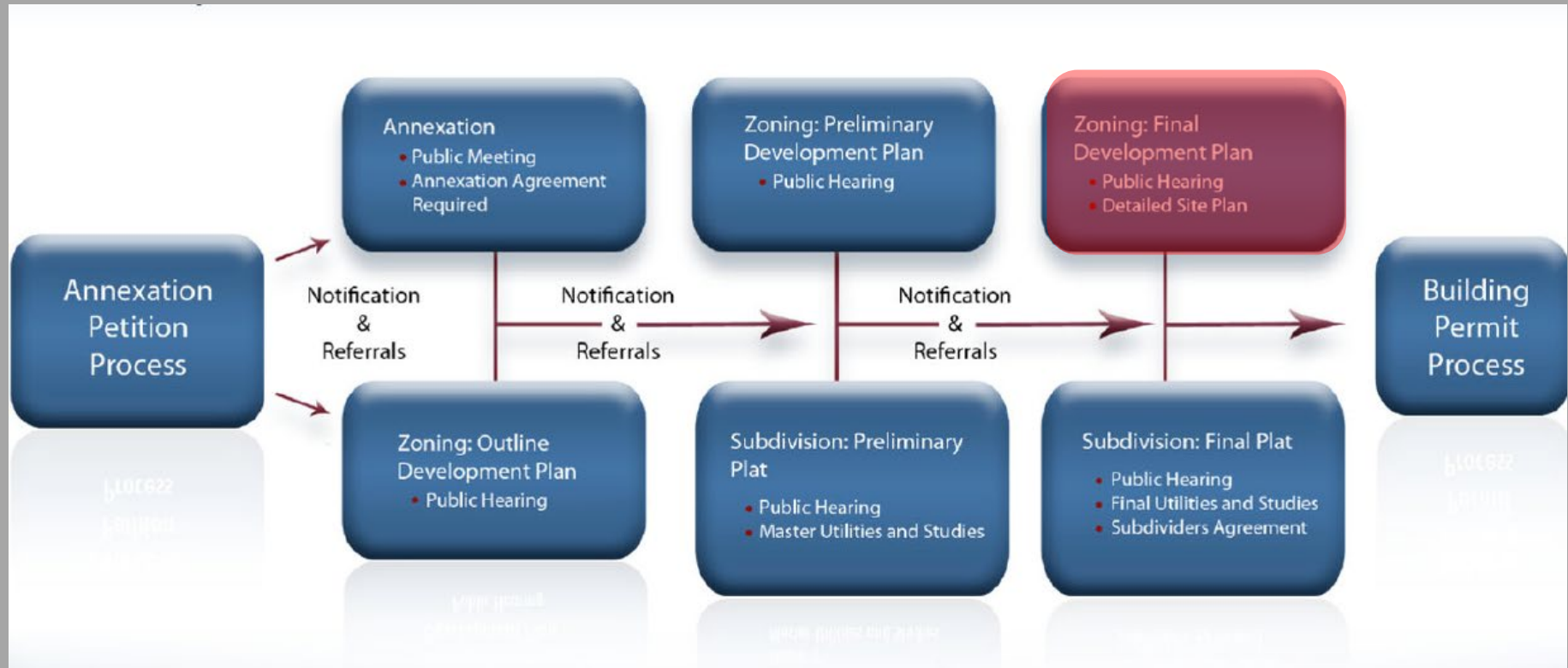
**RESOLUTIONS PC 21-06 & 21-07  
RESOLUTIONS RECOMMENDING APPROVAL OF  
AMENDMENTS TO THE FINAL DEVELOPMENT  
PLANS FOR RIDGE CREST SUBDIVISION FILING 1  
FDP & RIDGE CREST PUD FILING 2/3**



**Planning & Zoning Commission – July 15, 2021**



# Process

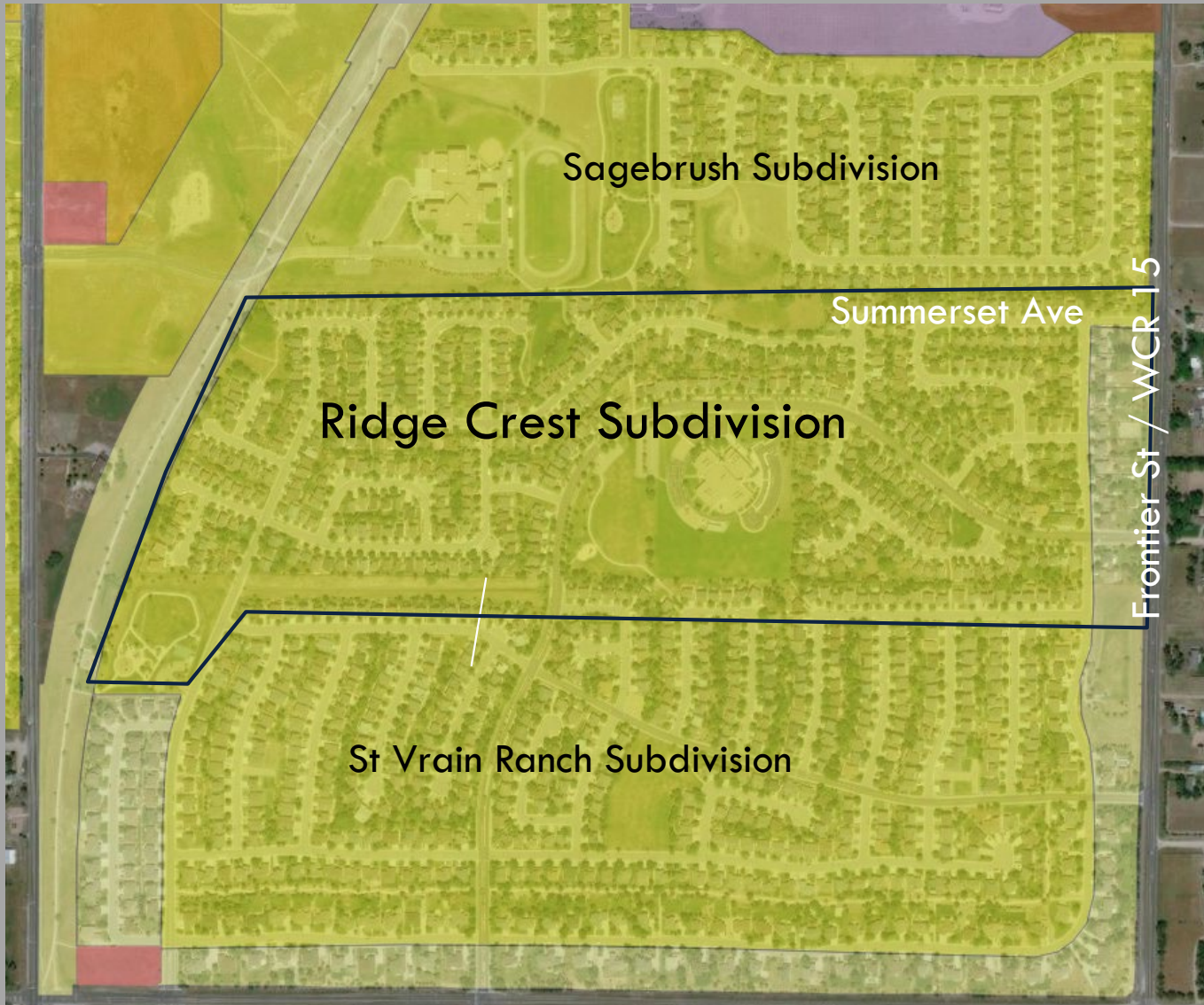


# Location





# Zoning





# Location





# Site



# Site

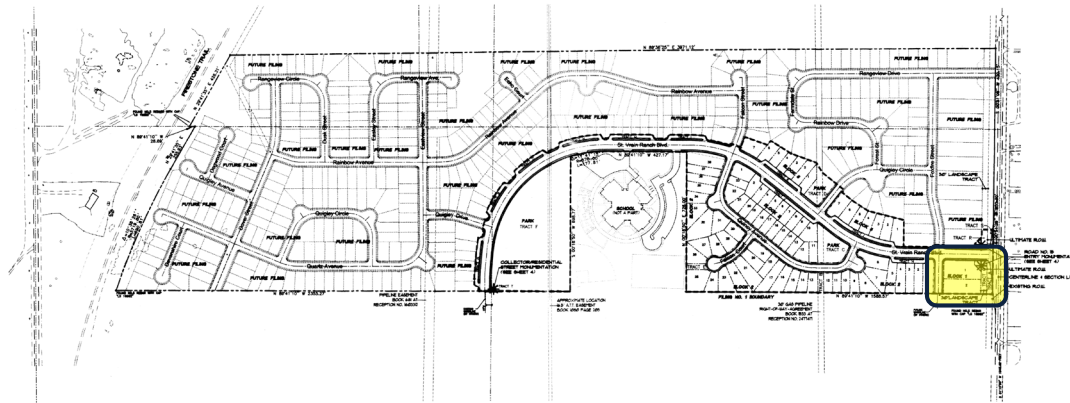




# Site



# Final Development Plan — F1



**LEGEND**

----- Filing No. 1 Boundary

----- Property Boundary

----- Section Lines

----- Proposed Street Centerline

----- Ultimate Right-of-Way

----- Existing Right-of-Way

----- Existing Road

----- Existing Easement



## OPEN SPACE

TYPE OF OPEN SPACE	TRACT	SQUARE FEET	ACRES	OWNER	DEVELOPER	MAINTENANCE RESPONSIBILITY
Public right-of-way	A	5,236	0.12	Town of Firestone	Town of Firestone	Town of Firestone
Pedestrian & utility easement	B	3,000	0.07	HDA	U.S. Home Corp.	HDA
Open space, park & utility easement	C	21,882	0.50	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement	D	15,179	0.35	HDA	U.S. Home Corp.	HDA
Pedestrian & utility easement	E	3,111	0.07	HDA	U.S. Home Corp.	HDA
Park, drainage & utility easement	F	222,463	5.11	Town of Firestone	Town of Firestone	Town of Firestone
Pedestrian, utility & sign	G	5,791	0.13	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement	H	3,666	0.08	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement	I	7,072	0.16	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement	J	7,304	0.17	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement	K	5,000	0.11	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement	L	3,346	0.08	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement	M	4,900	0.10	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement	N	4,544	0.10	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement	O	3,833	0.09	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement	P	3,666	0.08	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement	Q	5,030	0.12	HDA	U.S. Home Corp.	HDA
Pedestrian, access & utility easement	R	3,542	0.08	HDA	U.S. Home Corp.	HDA
Public right-of-way	S	2,268	0.05	Town of Firestone	Town of Firestone	Town of Firestone
Pedestrian, utility & sign	T	100	0.00	HDA	U.S. Home Corp.	HDA
<b>TOTAL</b>		<b>331,879</b>	<b>7.6</b>			

## NOTES:

1. Mail box locations to be coordinated with the U.S. Postal Service.

## LAND USE TABLE

LAND USE	ACRES	% OF TOTAL ACREAGE	UNITS	DENSITY (DU/AC)
Residential	12.4	45%	77	6.2 (Net)
Open Space	7.6	28%	-	-
Public Street Right-of-Way	7.5	27%	-	-
<b>TOTAL</b>	<b>27.5</b>	<b>100%</b>	<b>77</b>	<b>2.8 (Gross)</b>

## RESIDENTIAL DENSITIES

LAND USE	ACRES	% OF TOTAL ACREAGE	UNITS	DENSITY (DU/AC)
Residential (4,500 square foot min.)	9.4	34%	61	6.5 (Net)
Residential (5,000 square foot min.)	2.2	8%	14	6.3 (Net)

# RESIDENTIAL SETBACKS

LAND USE	FRONT	SIDE	REAR
Residential (4,500 square foot min.)	20 feet	5 feet	15 feet
Residential (5,000 square foot min.)	20 feet	5 feet	15 feet
Residential (14,700 square foot min.) (Block 1, Lots 1 & 2)	20 feet	5 feet	100 feet

THE FIRESTONE  
COLORADO  
SUBDIVISION

1st Year Code  
2nd Year Code  
3rd Year Code

FINAL DEVELOPMENT PLAN  
RIDGE CREST SUBDIVISION FILING NO. 1  
SITE PLAN

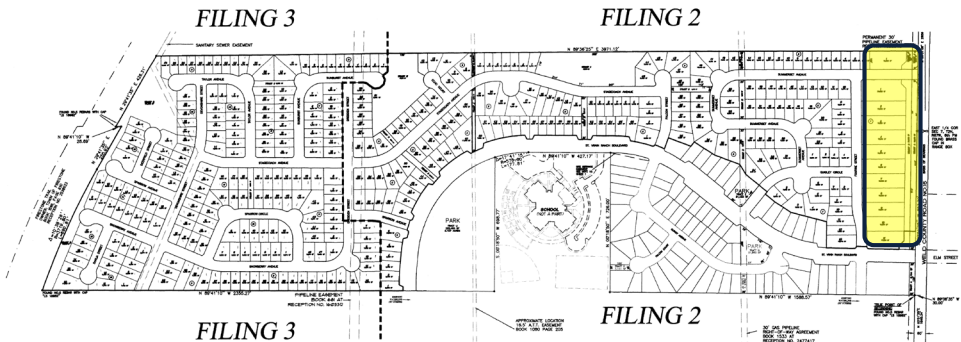
Owner:  
U.S. Home  
Corporation,  
A Delaware Corporation  
6000 Greenwood Plaza Blvd.  
Suite 200  
Englewood, CO 80111

Issue Date:

Revised Date:



# Final Development Plan – F2/3



TO  
COUNTY CLERK  
COUNTY OF  
0000

Owner  
Name  
Address

100 Pine Valley  
Boulder, Colorado 80504  
Tel. 303.441.1234  
Fax: 303.441.1234  
Email: 303.441.1234

FINAL DEVELOPMENT PLAN  
RIDGE CREST P.U.D. FILING NO. 2/3  
SITE PLAN

Owner:  
U.S. Home  
Corporation,  
A Delaware Corporation  
8000 Greenwood Plaza Blvd.  
Suite 200  
Englewood, CO 80111

## LEGEND

- Filing No. 2 Boundary
- Property Boundary
- Section Lines
- Proposed Street Centerline
- Ultimate Right-of-Way
- Existing Right-of-Way
- Existing Road
- Existing Easement



## OPEN SPACE

TYPE OF OPEN SPACE	TRACT	SQUARE FEET	ACRES	OWNER	DEVELOPER	MAINTENANCE RESPONSIBILITY
Public right-of-way	A	28,189	.65	Town of Firestone	Town of Firestone	Town of Firestone
Open space and utility easement	B	24,239	.56	HDA	U.S. Home Corp.	HDA
Open space and utility easement	C	3,685	.08	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	D	6,254	.14	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	E	5,000	.11	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	F	3,000	.07	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	G	6,262	.14	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	H	6,679	.15	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	I	66,608	2.03	Town of Firestone	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	J	5,409	.12	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	K	2,152	.05	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	L	6,748	.15	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	M	3,072	.07	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	N	73,981	1.70	Town of Firestone	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	O	8,367	.19	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	P	6,382	.15	HDA	U.S. Home Corp.	HDA
Open space, pedestrian & utility easement	Q	101,349	2.33	Town of Firestone	U.S. Home Corp.	HDA
TOTAL		376,206	8.68			

Total integrated area = 8.68 acres  
1.5 CBT share of water/sewer area of integrated area = 1.5 acres CBT

## NOTES:

1. Mail stop locations to be coordinated with the U.S. Postal Service.

(UNOFFICIAL COPY)

## LAND USE TABLE

LAND USE	ACRES	% OF TOTAL ACRES	UNITS	DENSITY (DU/AC)
Residential	68.20	68.6%	412	7.06(net)
Open Space	8.03	8.4%	-	-
Public Street Right-of-Way	1.67	22.0%	-	-
TOTAL	84.90	100.0%	-	4.85(gross)

## RESIDENTIAL DENSITIES

LAND USE	ACRES	% OF TOTAL ACRES	UNITS	DENSITY (DU/AC)
Residential (4,500 square foot min.)	24.27	28.6%	192	7.91(net)
Residential (5,000 square foot min.)	20.71	24.4%	168	7.63(net)

Issue Date  
2/8/21/1999  
December 28, 1999

# RESIDENTIAL SETBACKS

LAND USE	FRONT	SIDE	REAR
Residential (4,500 square foot min.)	20 feet	5 feet	15 feet
Residential (5,000 square foot min.)	20 feet	5 feet	15 feet
Residential (14,974 square foot min.) (Block 1, Lots 1-11)	20 feet	5 feet	100 feet
Residential (14,974 square foot min.) (Block 2, Lot 1)	20 feet	5 feet west 100 feet east	15 feet

# Sagebrush FDP (2003)

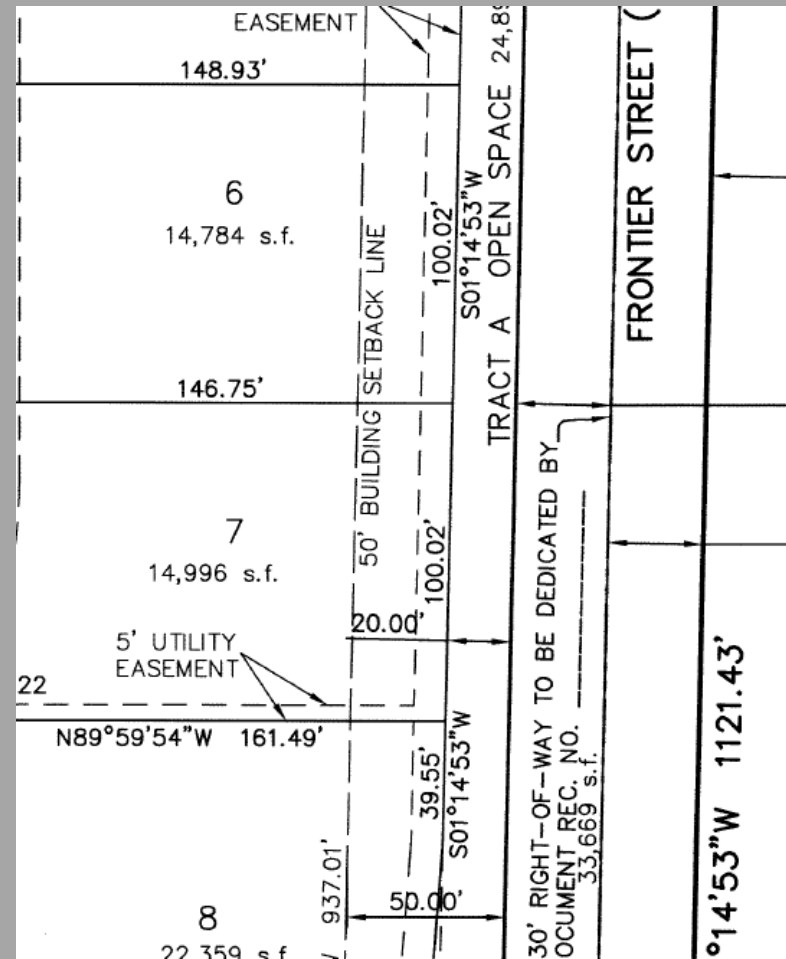


## **SETBACKS:**

- FRONT SETBACK SHALL BE 20 FEET FROM THE FRONT PROPERTY LINE.
- SIDE YARD SETBACK SHALL BE 7 FEET FROM PROPERTY LINE TO THE FOUNDATION WALL.
- REAR YARD SETBACK SHALL BE 20 FEET FROM THE REAR PROPERTY LINE.
- SIDE YARD CORNER SETBACK SHALL BE 15 FEET FROM THE STREET SIDE PROPERTY LINE.



# Sagebrush FDP (2003)



# Sagebrush

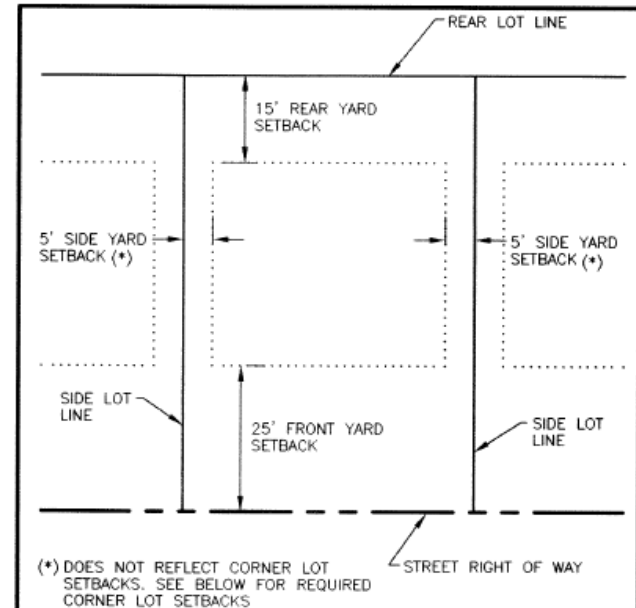




# St Vrain Ranch FDP (2000)



## SETBACKS



### STANDARD LOT

FRONT..... 25 FEET

SIDE..... 5 FEET MIN.

REAR..... 15 FEET (**)  
50 FEET  
FRONTIER ST.

### CORNER LOT

FRONT..... 25 FEET

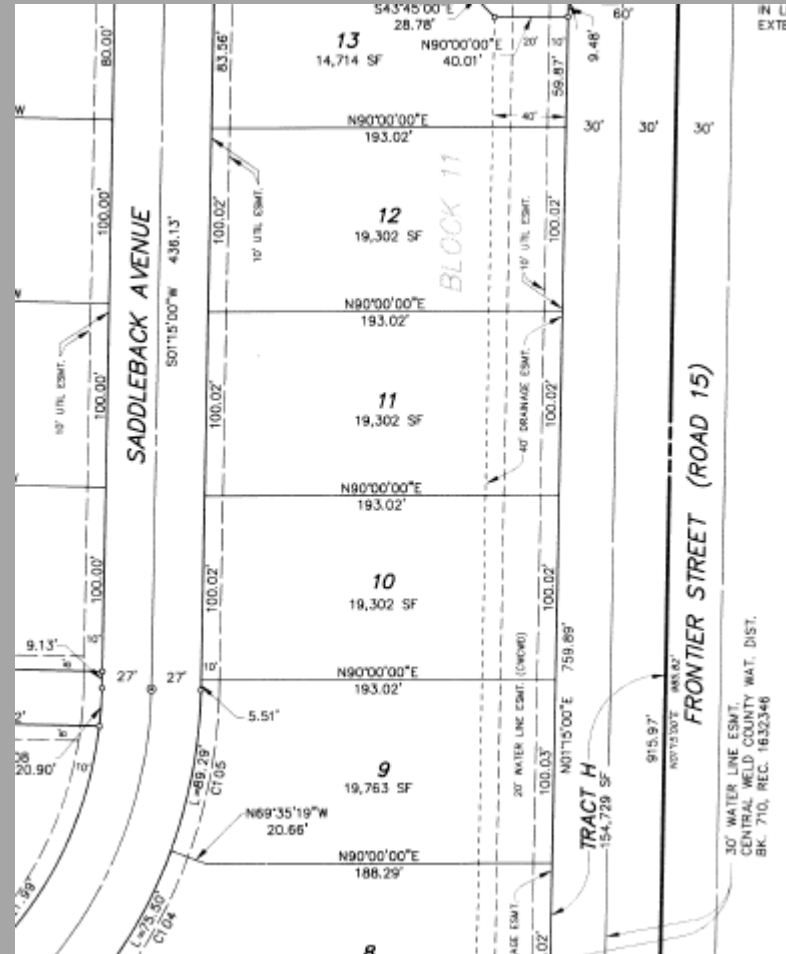
SIDE (ON STREET)..... 15 FEET

SIDE (RESIDENTIAL)..... 5 FEET

REAR..... 15 FEET (**)  
50 FEET(FRONTIER ST.)

** TO RESIDENTIAL STRUCTURE

# St Vrain Ranch FDP (2000)





# St Vrain Ranch





# Saddleback Estates





# Ridge Crest

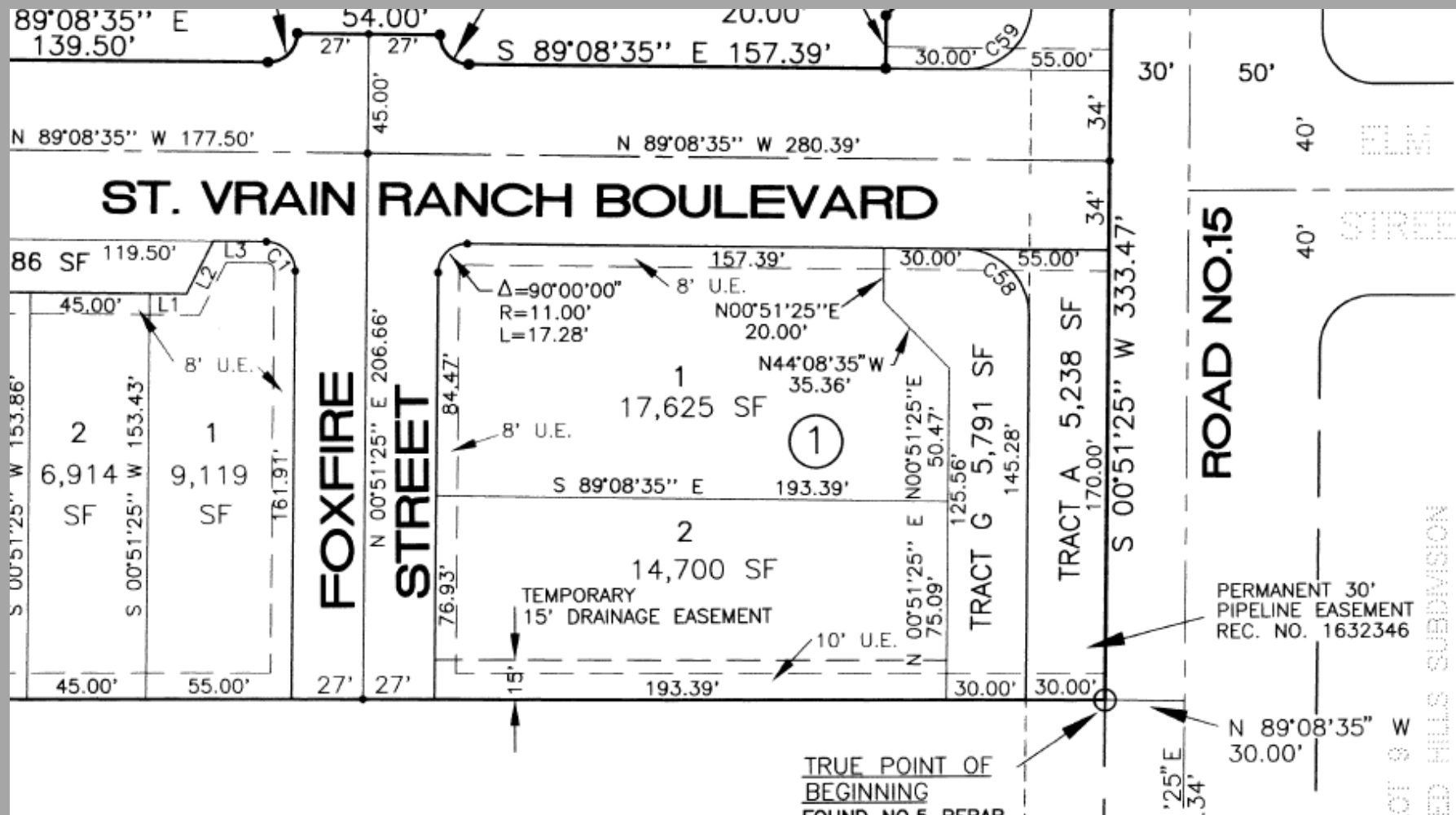


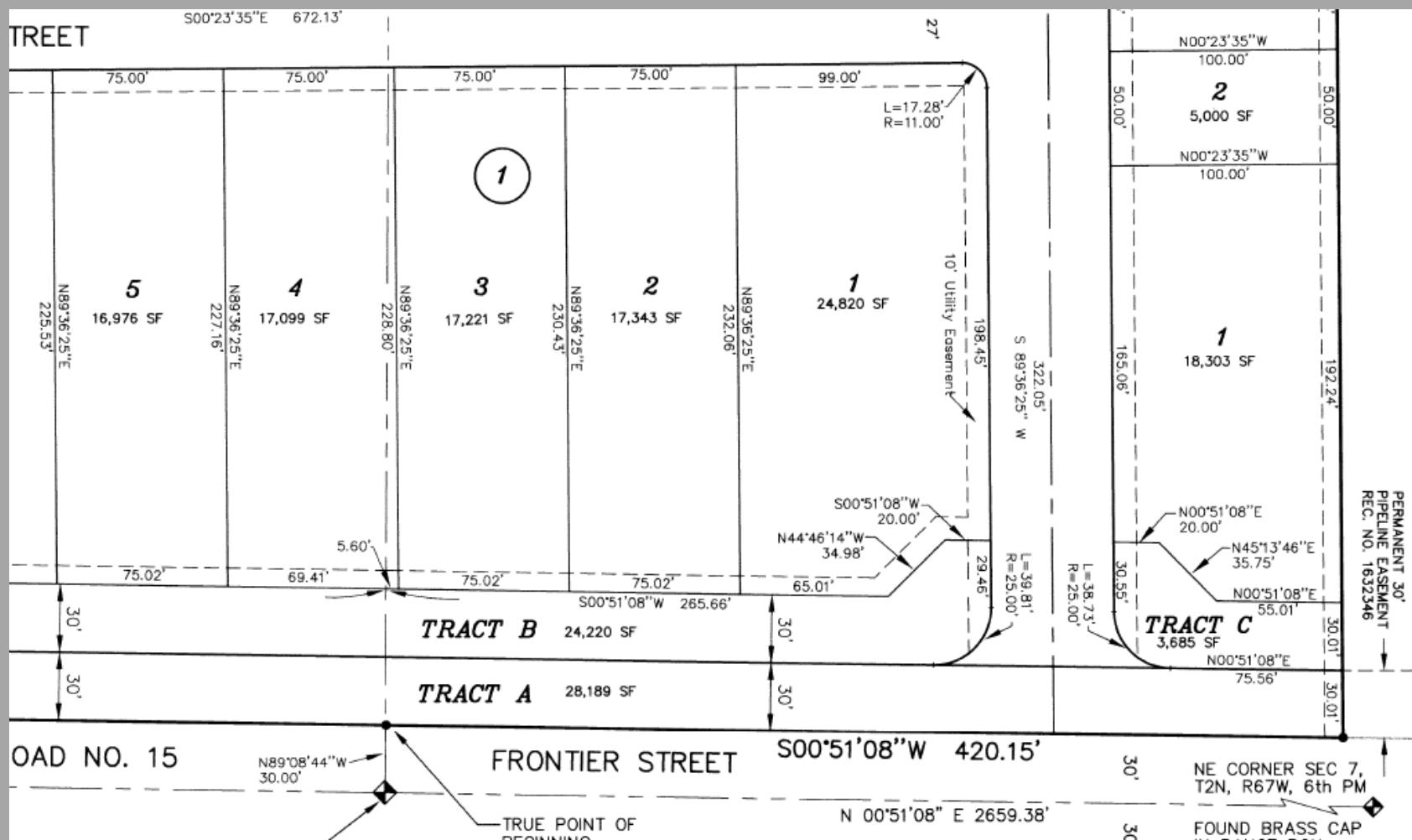
# Ridge Crest FDPs





# Ridge Crest FDPs







# Staff Recommendation



Staff Recommends that the Planning & Zoning Commission approve Resolutions PC-21-06 & PC-21-07, resolutions recommending approval of the Ridge Crest Subdivision Filing 1 FDP Amendment #1 and Ridge Crest PUD Filings 2/3 FDP Amendment #1 to reduce the rear setback and side setback of select lots to the Board of Trustees as proposed and presented.

June 24, 2021

Town of Firestone  
Attn: Millissa Berry  
PO Box 100  
Firestone, CO. 80520-0100

Ms. Berry:

I hereby expressly authorize the Town to proceed with conducting the Planning & Zoning Commission public hearing and the Town Board public hearing for the Ridge Crest Final Development Plan Amendment and the Town's Orientation Telephonic Participation Policy. I understand that the hearing will include accommodations made for Telephonic Participation by myself and/or the public. The application is waiving any legal challenge on the basis that the hearing will be conducted via Telephone Participation.

Regards,

A handwritten signature in blue ink that reads "Scott R Hakonson". The signature is written in a cursive, flowing style.

Scott R Hakonson, Applicant