



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

January 5, 2023

6:00 PM

9900 Park Avenue

Firestone, CO 80504

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. Approval of December 1, 2022 Planning & Zoning Commission Minutes
5. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
6. **Public Hearings**
 - a. **PUBLIC HEARING: Resolution 23-01: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE DENMORE PRELIMINARY SUBDIVISION PLAT**
7. **Staff Reports**
8. **Commissioner Comments**
9. **Adjournment**

* 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.

**AGENDA INFORMATION
MEMORANDUM**

**TOWN OF FIRESTONE
PLANNING AND ZONING COMMISSION**



AIM#: 4.a

Approval of Minutes

Meeting Date: January 5, 2023

Initiated By:

Dept: Town Clerk

AGENDA TITLE

Approval of December 1, 2022 Planning & Zoning Commission Minutes

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

Staff recommends approval of December 1, 2022 Planning & Zoning Commission Minutes

ATTACHMENTS

1. 12-01-2022 PC Minutes

TOWN OF FIRESTONE, COLORADO
Planning & Zoning Commission
MINUTES
December 1, 2022

1. Call to Order & Roll Call

The Planning and Zoning Commission of the Town of Firestone met on December 1, 2022, at 9900 Park Avenue, Firestone, Colorado. Chairperson Haney called the meeting to order at 6:00 PM.

The following were present upon the call of the roll:

Chairperson: Dennis Haney
Vice-Chairperson: Tim Spiegelberg
Commissioners: Jaci Daggett
John Damsma- **EXCUSED**
Amber Harper
Jim Sutton

Staff: Marty Ostholthoff – Planning Manager
Miriam Luna Gonzalez – Secretary

2. Pledge of Allegiance

Chairperson Haney led the pledge of allegiance.

3. Approval of Agenda

Motion by Commissioner Sutton, **second** by Commissioner Daggett, Approval of Agenda All in Favor, **Motion carried.**

4. Approval of Minutes

Motion by Commissioner Spiegelberg, **second** by Commissioner Daggett, Approval of Minutes All in Favor, **Motion carried.**

a. Approval of November 3, 2022 Planning & Zoning Commission Minutes

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

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

6. Public Hearings

a. **PUBLIC HEARING: Resolution PC-22-15 - A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE**

Chairperson Haney verified with the Secretary that proper notice of the Public Hearing had been provided.

Chairperson Haney opened the Public Hearing at 6:04 PM for Resolution PC-22-15.

The Commissioners had no disclosures.

Marty Ostholthoff, Planning Manager, provided a general overview of the proposed resolution. He also offered to answer any questions.

Marty Ostholthoff, Planning Manager, responded to questions from the Board.

Closed at 6:35 PM

7. Staff Reports

Marty Ostholthoff, Planning Manager, reported that there will not be a planning and zoning commission meeting in two weeks, however, we anticipate having a meeting January 5th.

8. Commissioner Comments

Commissioner no comments

9. Adjournment

Meeting Adjourned at 6:38 PM, All in Favor, **Motion carried.**

Introduced and Approved the 5 Day of January 2023.

TOWN OF FIRESTONE, COLORADO

ATTEST

Dennis Haney, Chair

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 6.a

Public Hearings

Meeting Date: January 5, 2023

Initiated By: Marty Ostholt

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution 23-01: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE DENMORE PRELIMINARY SUBDIVISION PLAT

SUMMARY

The Denmore residential preliminary plat proposes a total of 573 dwelling units consisting of 321 single family detached residential lots, 132 paired home lots, and 120 townhome residential lots and 30 tracts for open space, landscaping and drainage purposes on approximately 143.5 acres.

HISTORY AND PREVIOUS BOARD ACTION

The Denmore property was annexed and zoned by the Town in July 2022.

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-23-01, a resolution recommending approval of the Denmore Preliminary Plat application to the Board of Trustees with the following conditions:

1. All remaining technical corrections to the Denmore preliminary plat and construction drawings requested by the Town staff shall be made to the Town staff's satisfaction.
2. At the Final Plat stage, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

ATTACHMENTS

1. Denmore Staff Report
2. Resolution PC-23-01
3. Denmore Preliminary Plat
4. Denmore Preliminary Landscape Plans
5. Neighborhood Meeting Summary



Staff Report

Denmore

Preliminary Plat

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

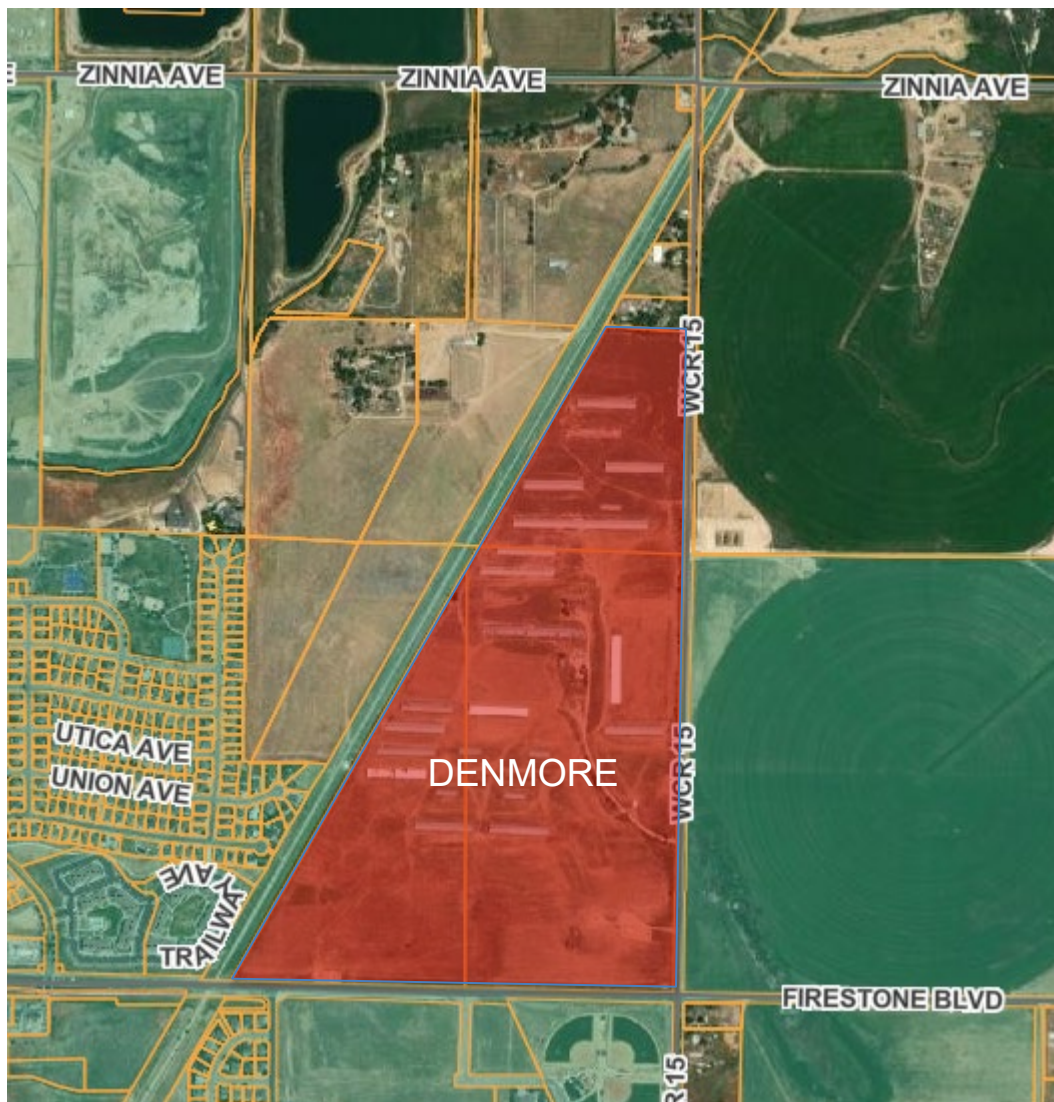
January 5, 2023

GENERAL INFORMATION

Purpose: This staff report is for the Denmore Preliminary Plat proposing 573 dwelling units consisting of 321 single family detached residential lots, 132 paired home lots, and 120 single family attached (townhome) residential lots and 30 tracts on approximately 143.5 acres.

Applicant: Denmore LLC
1942 Broadway Street, Suite 314C
Boulder, CO 80302

Location: The Denmore Preliminary Plat is located on the northwest corner of Firestone Boulevard and Frontier Street.



Existing Conditions:

Existing Zoning: R-A (Residential A) and NC (Neighborhood Commercial)
Existing Use: Vacant land, agriculture, agricultural out-buildings, single family residential and oil/gas facilities

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	AG (Weld County)	Large lot residential
SOUTH	NC, PUD (Firestone)	Vacant land and sports complex
EAST	R-A & NC (Firestone)	Vacant land and oil/gas facility
WEST	R-A (Firestone) AG (Weld County)	Residential Vacant land

Denmore Preliminary Plat - Plan Analysis

The Denmore preliminary plat proposes a total of 573 dwelling units consisting of 321 single family detached residential lots, 132 paired home lots, and 120 single family attached (townhome) residential lots and 30 tracts on approximately 143.5 acres.

The subject property is located on the northwest corner of Firestone Boulevard and Frontier Street. The majority of the land is vacant with multiple agricultural out-buildings, a single-family residence, in addition to oil and gas facilities.

The gross density of the proposed subdivision is 3.97 dwelling units/acre in accordance with the proposed R-A residential regulations as outlined in the Firestone Development Code (FDC). The R-A zone district allows a maximum of 5 dwelling unit per acre. Lot sizes range from 25-foot wide and 1,800 square feet in area for townhome development; 40-foot wide and 4,000 square feet in area for paired homes; and, 45 to 60-foot wide and 4,500 square feet in area for single family detached homes. The proposed density will be compatible with adjacent developments by having open space and larger residential lots on the exterior near the existing large lot residential developments, and higher densities towards the center of the subdivision and along Firestone Boulevard.

The primary vehicular access point into the site is from Firestone Boulevard. In addition, there are 3 vehicular access points into the property off of Frontier Street. Note that Tracts R and S are future development parcels that may include future access point onto Firestone Boulevard and Frontier Street.

Pedestrian access is provided via attached sidewalks along interior residential streets and trail connections are provided to the Firestone Trail throughout the property. To preserve green space, a large open space drainage way is proposed along the north side of the property.

Open Space is provided in accordance with the FDC. Approximately 28.1 acres of open space is provided that meets FDC standards. This open space is primarily along the north edge of the property (Tract A) and along the Firestone Trail (Tracts O and T). In addition, there is 10+ acres of landscape areas that function as open space that do not meet FDC standards.

A centrally located pocket park (Tract L) is proposed in accordance with the FDC and is approximately 2.3 acres in size. The pocket park will include both active and passive recreational amenities and serve the entire subdivision. Tract L will have visual and pedestrian connections to the Firestone Trail located to the west. Per the FDC, the size of the proposed development does not require the developer to construct neighborhood or community parks. The developer will be required to pay fee-in-lieu for neighborhood and community parks.

Public infrastructure and utilities will be extended into the property by the developer at the time of the development.

APPROVAL CRITERIA AND STAFF ANALYSIS

Preliminary Plat Approval Criteria and Staff Analysis:

The Preliminary Plat application for Denmore was reviewed for compliance with the Approval Criteria from Section 16.7.6.C of the FDC. Staff makes the following findings:

- A. The subdivision is generally consistent with the Town's Comprehensive Master Plan;

Staff: *The proposed preliminary plat is generally consistent with the MU (Mixed Use) land use designation as identified in the Town's Master Plan. In addition, the future development permitted on Tract S is for non-residential purposes.*

- B. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located;

Staff: *The proposed preliminary plat is consistent with the purpose and intent of the R-A and NC zone districts as outlined in the FDC.*

- C. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this FDC;

Staff: *The general layout of the proposed preliminary plat is consistent with applicable development and design standards set forth in the FDC. In addition, the general layout is consistent with the Town of Firestone Design Standards and Construction Specifications for Public Improvements.*

- D. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this FDC that have not otherwise been modified or waived pursuant to this Chapter or this FDC;

Staff: *The proposed preliminary plat complies with the development and design standards set forth in Chapters 3, 5 and 6 of the FDC.*

- E. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations;

Staff: *The proposed preliminary plat complies with applicable federal and state regulations.*

- F. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff: *The proposed preliminary plat will not have a significant impact on the identified environmental conditions.*

- G. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features;

Staff: *The proposed preliminary plat is integrated and connected to major pedestrian and vehicular passageways; by providing trail connections to the Firestone Trail and vehicular access to Firestone Boulevard and Frontier Street.*

- H. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.

Staff: *The proposed preliminary plat will not have significant adverse impacts on adjacent properties given a large open space tract will provide a buffer to the existing large lot country residential development to the north.*

- I. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development; and

Staff: *The proposed preliminary plat will provide sufficient transportation, utilities, and recreational facilities while maintaining existing levels of service to the development.*

- J. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Staff: *The phasing of the proposed preliminary plat is rational in terms of infrastructure capacities.*

NEIGHBORHOOD MEETING

As required by the Firestone Development Code, a Neighborhood Meeting was held on October 24, 2022 at 5:30 pm at the Carbon Valley Library. The required notice for the Neighborhood Meeting was provided.

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	December 21, 2022
Property Posted:	December 19, 2022

Letters to Adjacent Property Owners: December 19, 2022

RECOMMENDATIONS

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-23-01, a resolution recommending approval of the Denmore Preliminary Plat application to the Board of Trustees with the following conditions:

- a. All remaining technical corrections to the Denmore Preliminary Plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.
- b. At the Final Plat stage, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC 23-01

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF
THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING
APPROVAL OF THE DENMORE PRELIMINARY SUBDIVISION PLAT**

WHEREAS, Denmore LLC (“Applicant”), as owner of certain real property located within the Town of Firestone, Colorado (the “Property”), has submitted a proposed preliminary subdivision plat for the Property (the “Application”); and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds and determines that the Application is complete, and that the Applicant has met the applicable requirements and standards set forth in the Firestone Municipal Code and Firestone Development Code; and

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

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

Section 1. The Town of Firestone Planning and Zoning Commission hereby recommends the Board of Trustees approve the Denmore Preliminary Plat, attached hereto as **Exhibit A** and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

1. All remaining technical corrections to the Denmore preliminary plat and construction drawings requested by Town staff shall be made to the Town staff’s satisfaction.
2. At the Final Plat stage, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

PASSED AND ADOPTED this ____ day of _____, 2023.

Chairperson

ATTEST:

Miriam Luna Gonzalez, Secretary

EXHIBIT A
Denmore Preliminary Plat

November 24, 2022 -- 13:31 Den, Denver, P:\Projects\01\Map\Drawings\Plat of Subdivision\Preliminary Plat\13169\01--5100_Prelim_Plat.dwg User: djb Updated By: dberglund © 2022 MANHARD CONSULTING, ALL RIGHTS RESERVED

DENMORE PRELIMINARY PLAT

LOCATED IN THE SOUTH HALF AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 30 TRACTS, 143.482 ACRES, FILE NO. PP-22-032

OWNERSHIP AND DEDICATION (RESERVED FOR FINAL PLAT)

KNOW ALL MEN BY THESE PRESENTS: TRI POINTE HOMES HOLDINGS, INC., A DELAWARE CORPORATION, BEING THE OWNER OF THAT REAL PROPERTY MORE FULLY DESCRIBED AS FOLLOWS:

PARCEL 1:
THE SE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, WHICH LIES EAST OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD

PARCEL 2:
THE E 1/2 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

PARCEL 3:
THE SW 1/4 OF THE SE 1/4, THAT PART OF THE SE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, LYING EAST OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD.

AND DESCRIBED BY METES AND BOUNDS (AS SURVEYED):

PART OF THE SOUTH HALF AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND ASSUMING THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 6 BEARS S88°48'45"E, A DISTANCE OF 2640.47 FEET MONMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "LS 31169" IN A MONUMENT BOX AND ON THE EAST BY A NUMBER 6 REBAR WITH 3" BRASS CAP, STAMPING ILLEGIBLE, IN A RANGE BOX, WITH ALL OTHER BEARINGS RELATIVE THERETO; THENCE N88°48'45"W, A DISTANCE OF 30.00 FEET ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE N00°51'05"E, A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE NORTH LINE OF FIRESTONE BOULEVARD AND THE WEST LINE OF WELD COUNTY ROAD NUMBER 15, BOTH RECORDED AT THE WELD COUNTY, COLORADO CLERK AND RECORDERS OFFICE AT BOOK 86, PAGE 273 AND THE POINT OF BEGINNING;

THENCE N88°48'45"W, A DISTANCE OF 2610.61 FEET, ON SAID NORTH LINE TO AN ANGLE POINT THEREIN;

THENCE N89°34'24"W, A DISTANCE OF 54.32 FEET ON SAID NORTH LINE TO THE EASTERLY LINE OF FIRESTONE TRAIL ANNEXATION NO. 2, RECORDED AT SAID CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 2928666;

THENCE N29°40'27"E, A DISTANCE OF 1409.92 FEET ON SAID EASTERLY LINE;

THENCE N29°41'50"E, A DISTANCE OF 3103.28 FEET ON SAID EASTERLY LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6;

THENCE S88°04'45"E, A DISTANCE OF 488.26 FEET ON SAID NORTH LINE TO THE WEST LINE OF SAID WELD COUNTY ROAD NUMBER 15;

THENCE S00°51'35"W, A DISTANCE OF 1338.82 FEET ON SAID WEST LINE TO AN ANGLE POINT THEREIN;

THENCE S00°51'05"W, A DISTANCE OF 2620.47 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 6,250,139 SQUARE FEET OR 143.482 ACRES, MORE OR LESS.

DISTANCE ARE U.S. SURVEY FEET;

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER THE DRAWING CONTAINED UNDER THE NAME AND STYLE OF DENMORE, A SUBDIVISION OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN, IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTION AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BE COME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURY LINK AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO; AND DOES FURTHER DEDICATE TO THE TOWN OF FIRESTONE A BLANKET EMERGENCY ACCESS EASEMENT FOR THE PUBLIC USE THEREOF FOREVER.

IN WITNESS WHEREOF TRI POINTE HOMES HOLDINGS, INC., A DELAWARE CORPORATION, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____, 20____

BY: _____ AS _____

STATE OF _____)
COUNTY OF _____)SS

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

BY: _____ AS _____ OF TRI POINTE HOMES HOLDINGS, INC., A DELAWARE CORPORATION.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

TOWN APPROVAL (RESERVED FOR FINAL PLAT)

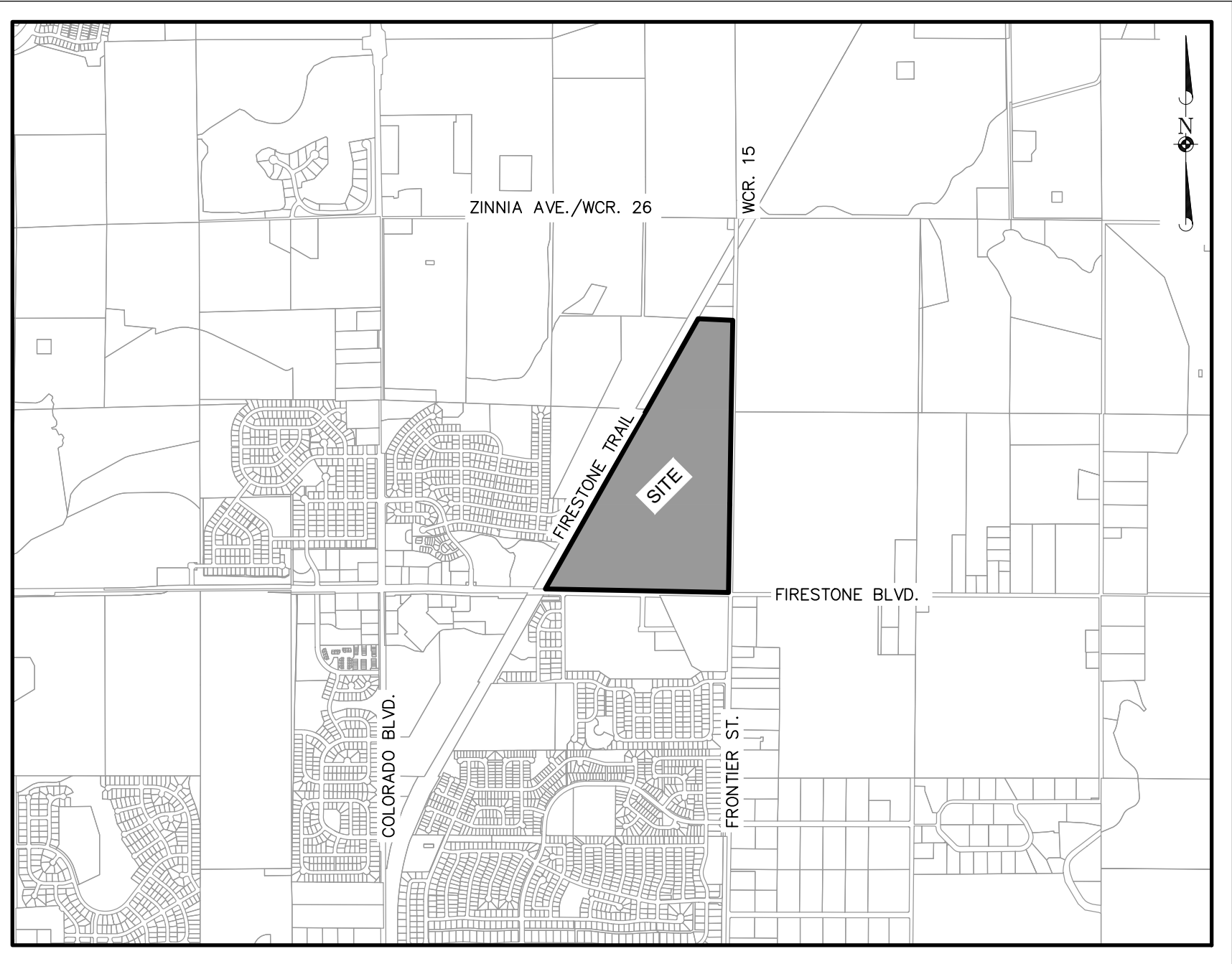
THIS IS TO CERTIFY THAT THE PLAT OF DENMORE FILING NO. ____ WAS APPROVED ON THIS ____ DAY OF _____, 20____, BY RESOLUTION NO. _____ AND THAT THE MAYOR OF THE TOWN OF FIRESTONE, ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED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

ATTEST: _____
MAYOR TOWN CLERK

SURVEYOR'S CERTIFICATION

I, DAVID J. BERGLUND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS PLAT WAS COMPLETED UNDER MY SUPERVISION USING APPLICABLE STANDARDS OF PRACTICE. THIS SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A WARRANTY, EITHER EXPRESSED OR IMPLIED. THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

DAVID J. BERGLUND
COLORADO PLS NO. 38199
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD ROAD, SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500



VICINITY MAP

(1" = 2000')

NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER ABC25195731, WITH A COMMITMENT/EFFECTIVE DATE OF JANUARY 25, 2022 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 6 IS ASSUMED TO BEAR SOUTH 88°48'45" EAST AND BEING MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED, "LS 31169" IN MONUMENT BOX AND ON THE EAST BY A NO. 6 REBAR WITH A 3" BRASS CAP, STAMPING ILLEGIBLE, IN MONUMENT BOX WITH ALL OTHER BEARINGS REFERENCED THERETO.
- FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08123C1895E WITH A MAP EFFECTIVE DATE OF JANUARY 20, 2016.
- THE SURVEYED PROPERTY CONTAINS A CALCULATED AREA OF 6,250,139 SQUARE FEET OR 143.482 ACRES, MORE OR LESS.
- THE VARIABLE WIDTH SIGHT DISTANCE EASEMENTS SHOWN HEREON ARE NO-BUILD AREAS AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN 3 FEET TALL.
- ALL EASEMENTS SHOWN HEREON AS DEDICATED BY THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE TOWN OF FIRESTONE AND ST. VRAIN SANITATION DISTRICT FOR PUBLIC UTILITIES SERVING THE PROPERTY.
- UTILITIES PARALLELING THE SANITARY SEWER AT A SEPARATION OF LESS THAN 10 FEET ARE PROHIBITED.
- THIS PROPERTY IS SUBJECT TO MINERAL RIGHTS AS REFERENCED FROM BOOK 51, PAGE 203; BOOK 132, PAGE 39; BOOK 333, PAGE 122; AND RECEPTION NUMBER 3783408.
- THIS PROPERTY IS SUBJECT TO RIGHT OF WAY FOR DITCHES AS REFERENCED FROM BOOK 211, PAGE 523; AND BOOK 218, PAGE 520.
- THIS PROPERTY IS SUBJECT TO WATER RIGHTS AS REFERENCED FROM BOOK 333, PAGE 122.
- THIS PROPERTY IS SUBJECT TO SURFACE USE AS REFERENCED FROM RECEPTION NUMBERS 2829869 AND 3547746.
- SIDE LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE.
- DRY UTILITY EASEMENTS (D.U.E.) ARE HEREBY GRANTED FOR PUBLIC UTILITIES AS SHOWN HEREON.
- OIL AND GAS WELLSITE'S AND SETBACKS. ALL EXISTING OIL AND GAS WELL SITE AND FACILITIES AND ALL FUTURE OIL AND GAS WELLSITE/FACILITIES ON THE PROPERTY SHALL BE INTEGRATED INTO THE FUTURE DEVELOPMENT PLANS AS EVIDENCE BY EXISTING OR FUTURE SURFACE USE AGREEMENTS.
- DUPLEX LOTS: BLOCK 13: LOTS 1-10, BLOCK 19: LOTS 1-20, BLOCK 20: LOTS 1-22, BLOCK 21: LOTS 1-20, BLOCK 22: LOTS 12-27, BLOCK 26: LOTS 8-21, BLOCK 29: LOTS 1-22, BLOCK 30: LOTS 1-8. TOWNHOME LOTS: BLOCK 31: LOTS 1-11, BLOCK 32: LOTS 1-23, BLOCK 33: LOTS 1-86

TRACT SUMMARY CHART

TRACT	AREA (S.F.)	AREA (AC.)	USE	OWNERSHIP	MAINTENANCE
TRACT A	1,001,138	22.983	OPEN SPACE/ DRAINAGE	TOWN OF FIRESTONE	HOA/METRO DISTRICT
TRACT AA	22,140	0.508	LANDSCAPE/ DRAINAGE/ UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT B	6,000	0.138	LANDSCAPE	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT BB	6,443	0.148	LANDSCAPE/ DRAINAGE/ UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT C	6,000	0.138	LANDSCAPE	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT CC	2,976	0.068	LANDSCAPE/ DRAINAGE/ UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT D	6,000	0.138	LANDSCAPE	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT E	6,000	0.138	LANDSCAPE	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT F	43,111	0.990	LANDSCAPE/ DRAINAGE	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT FF	27,154	0.623	ACCESS/ LANDSCAPE/ UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT G	19,616	0.450	LANDSCAPE/ DRAINAGE/ UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT GG	4,683	0.108	LANDSCAPE	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT H	12,808	0.294	LANDSCAPE/ DRAINAGE/ UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT HH	24,777	0.569	LANDSCAPE	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT I	6,000	0.138	LANDSCAPE	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT II	48,467	1.113	LANDSCAPE/ UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT J	170,664	3.918	OPEN SPACE/ DRAINAGE/ UTILITIES	TOWN OF FIRESTONE	HOA/METRO DISTRICT
TRACT JJ	15,723	0.361	LANDSCAPE	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT K	16,563	0.380	LANDSCAPE/ DRAINAGE/ UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT KK	8,730	0.200	LANDSCAPE	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT L	97,093	2.229	POCKET PARK	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT LL	83,901	1.926	ACCESS/ LANDSCAPE/ UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT M	40,897	0.939	LANDSCAPE	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT MM	13,951	0.320	LANDSCAPE	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT N	7,075	0.162	LANDSCAPE/ DRAINAGE/ UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT O	60,149	1.381	OPEN SPACE/ DRAINAGE/ UTILITIES	TOWN OF FIRESTONE	HOA/METRO DISTRICT
TRACT P	60,509	1.389	LANDSCAPE/ UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT Q	16,473	0.378	LANDSCAPE/ UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT
TRACT R	319,748	7.340	FUTURE DEVELOPMENT	FUTURE DEVELOPER	HOA/METRO DISTRICT
TRACT S	292,515	6.715	FUTURE DEVELOPMENT	FUTURE DEVELOPER	HOA/METRO DISTRICT
TRACT T	12,500	0.287	LANDSCAPE/ UTILITIES	HOA/METRO DISTRICT	HOA/METRO DISTRICT

LAND USE SUMMARY TABLE

TYPE	NUMBER OF UNITS	AREA	% OF TOTAL AREA
RESIDENTIAL LOTS (PLATTED)	573	60.679	42.04%
TRACTS			
OPEN SPACE		28.282	19.60%
POCKET PARK		2.229	1.54%
LANDSCAPE		9.354	6.48%
ACCESS		2.550	1.77%
FUTURE DEVELOPMENT (TRACT R)*		7.340	5.09%
FUTURE DEVELOPMENT (TRACT S)		6.715	4.65%
PUBLIC ROW		27.178	18.83%
TOTAL	573	144.327	100%

LAND DEDICATION REQUIREMENTS				
PARK LAND DEDICATION*	CODE REQUIREMENT	REQUIRED AREA (ACRES)	PROVIDED AREA (ACRES)	REMAINING ACRES FOR CASH-IN-LIEU
POCKET PARKS	5 ACRES/1,000 RESIDENTS	0.9	2.2	
	5 ACRES/1,000 RESIDENTS	5.3	0.0**	4.0
SUB-TOTAL		6.2	2.2	4.0
COMMUNITY PARK*	5 ACRES/1,000 RESIDENTS	5.3	0.0	5.3
	14 ACRES/1,000 RESIDENTS	24.8	28.1	

*COMMUNITY PARK ACREAGE WILL BE CASH-IN-LIEU

TOTAL NUMBER OF UNITS	573		
Residents per Unit	3.09		

FIRESTONE INFORMATION BLOCK

NAME OF APPLICATION	TERRACINA
TYPE OF SUBMITTAL	PRELIMINARY PLAT
FILING NUMBER	FILING NO. 1
PHASE NO.	N/A
PREPARATION DATE	07/29/22
REVISION DATE	9/29/2022
REVISION DATE	
GENERAL NOTES	SHEET 1 OF 12

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TOWN OF FIRESTONE, COUNTY OF WELD, COLORADO

PRELIMINARY PLAT

PROJ MGR: DSB

PROJ ASSOC: DJB

DRAWN BY: JAF

DATE: 07/29/22

SCALE: N/A

SHEET

1 OF 12

TPH.FSC001.00

REVISIONS

DATE

11/21/22

09/29/22

REV PER CITY COMMENTS

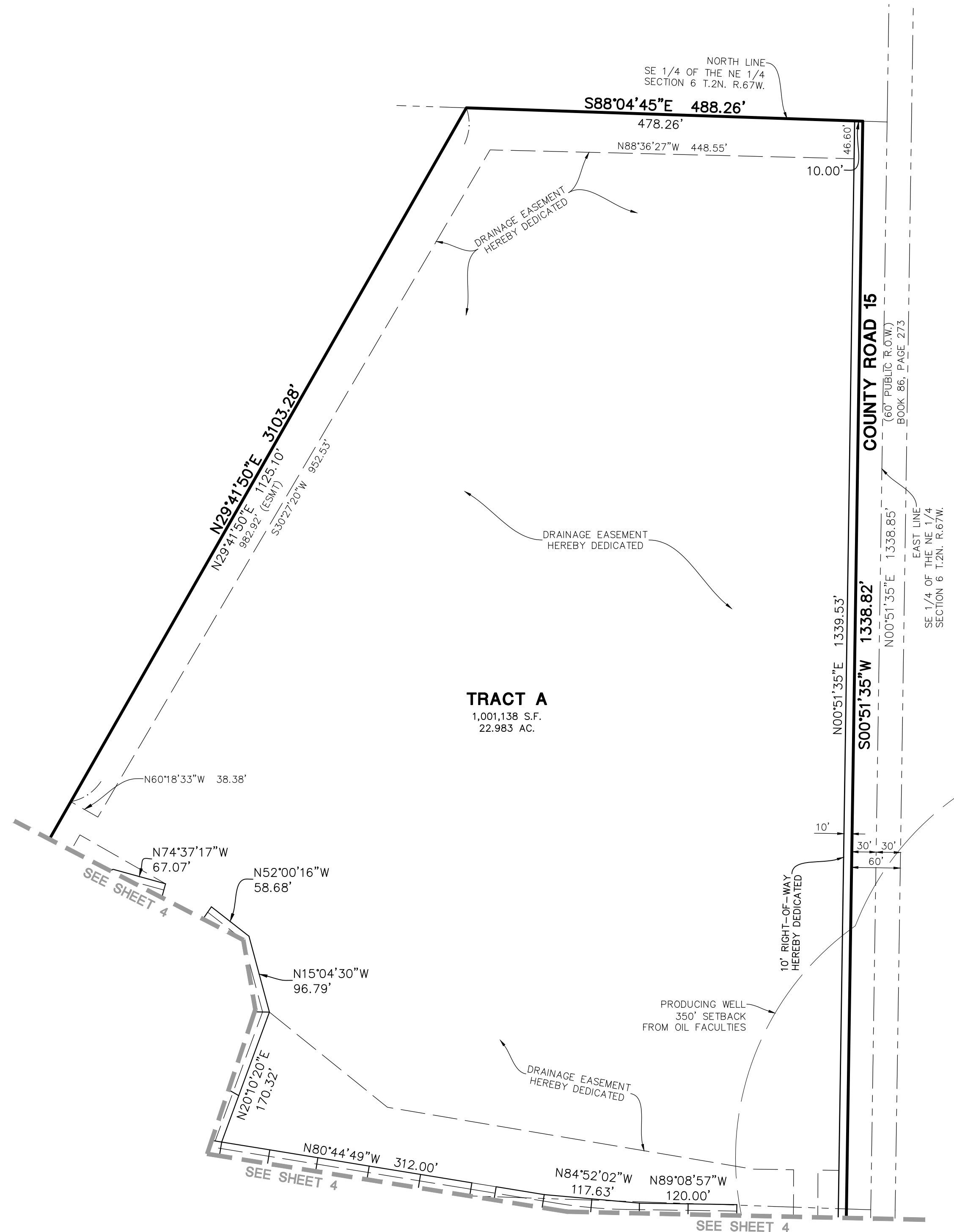
JAF

PROJ MGR: DSB
 PROJ ASSOC: DJB
 DRAWN BY: JAF
 DATE: 07/29/22
 SCALE: 1" = 250'

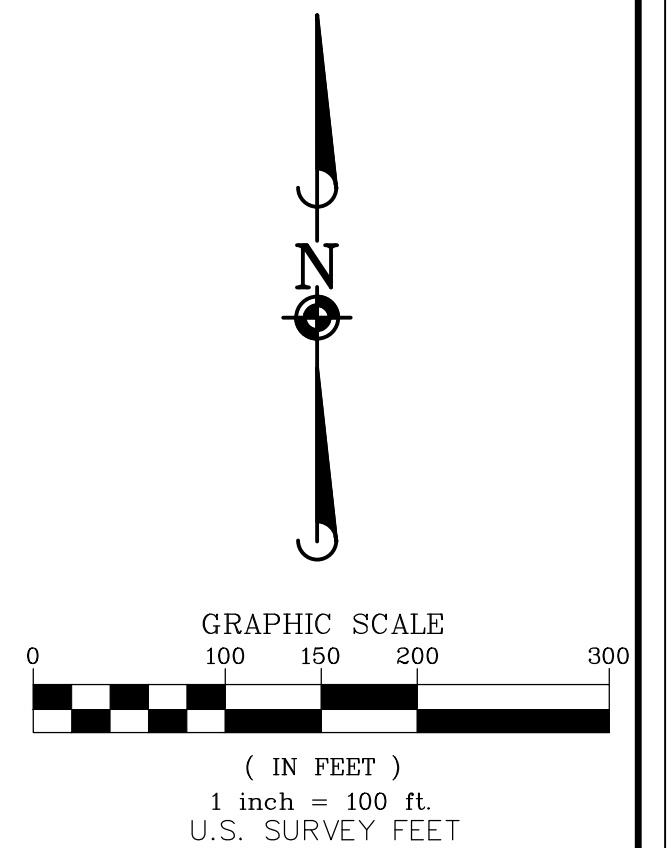
SHEET
2 OF 12
 TPH.FSC001.00


$$(1'' = 1000')$$

LOCATED IN THE SOUTH HALF AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 30 TRACTS, 143.482 ACRES, FILE NO. PP-22-032



D.E. = DRAINAGE EASEMENT HEREBY DEDICATED
D.U.E. = DRY UTILITY EASEMENT HEREBY DEDICATED
S.S.E. = SANITARY SEWER EASEMENT HEREBY DEDICATED



NOTE: ALL DIMENSIONS SHOWN
HEREON ARE MEASURED
UNLESS NOTED OTHERWISE

FOR AND ON BEHALF OF
MANHARD CONSULTING

FIRESTONE INFORMATION BLOCK	
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TOWN OF FIRESTONE, COUNTY OF WELD, COLORADO

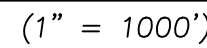
PRELIMINARY PLAT

PROJ MGR: DSB
 PROJ ASSOC: DJB
 DRAWN BY: JAF
 DATE: 07/29/22
 SCALE: 1" = 100'

SHEET

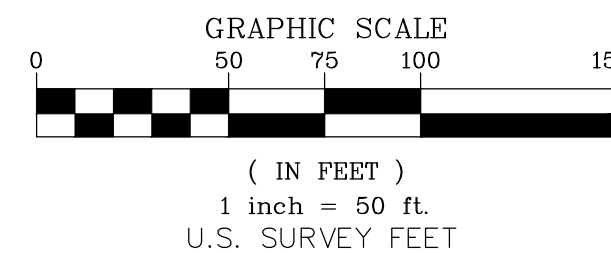
3 OF 12

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LOCATED IN THE SOUTH HALF AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 30 TRACTS, 143.482 ACRES, FILE NO.PP-22-032

LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°18'33"E	30.22
L2	N65°44'40"W	57.18
L3	N71°04'29"W	52.56
L4	N75°47'00"W	52.57
L5	S80°44'49"E	54.00
L6	S80°44'49"E	45.00
L7	S80°44'49"E	45.00
L8	N80°44'49"W	45.00
L9	N80°44'49"W	45.00
L10	N80°44'49"W	45.00
L11	N80°44'49"W	45.00
L12	N80°44'49"W	45.00
L13	N80°44'49"W	45.00



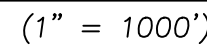
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FOR AND ON BEHALF OF
MANHARD CONSULTING

FIRESTONE INFORMATION BLOCK	
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PHASE NO.	N/A
PREPARATION DATE	07/29/22
REVISION DATE	9/29/2022
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GENERAL NOTES	SHEET 1 OF 12

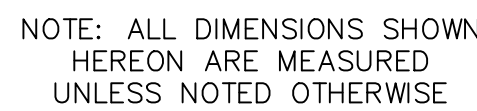
PROJ MGR:	DSB	
PROJ ASSOC:	DJB	
DRAWN BY:	JAF	
DATE:	07/29/22	
SCALE:	1" = 50'	
SHEET		
4 OF 12		
TPH.FSC001.00		



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C47	90°00'00"	15.00'	23.56'	N4°08'57"W	21.21'
C48	90°00'00"	63.00'	98.96'	N45°51'03"E	89.10'
C49	85°33'01"	15.00'	22.40'	S71°09'06"W	20.37'
C50	90°00'00"	15.00'	23.56'	S54°51'11"W	21.21'
C51	90°00'00"	15.00'	23.56'	N35°44'49"W	21.21'
C52	90°00'00"	15.00'	23.56'	N54°51'11"E	21.21'
C53	90°00'00"	15.00'	23.56'	S54°51'11"W	21.21'
C54	90°00'00"	15.00'	23.56'	N35°44'49"W	21.21'
C55	23°04'35"	175.00'	70.48'	S77°36'40"E	70.01'
C58	180°00'00"	275.00'	863.94'	S80°44'49"E	550.00'
C59	84°35'30"	15.00'	22.15'	S30°08'50"W	20.19'

LINE TABLE		
LINE	BEARING	LENGTH
L145	S63°11'05"W	26.50'
L146	S67°25'35"W	33.45'
L147	S70°13'23"W	6.08'
L148	S73°26'58"W	39.52'
L149	S77°15'40"W	14.35'
L150	S80°03'28"W	25.18'

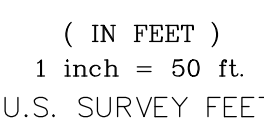
CURVE TABLE					
CHORD	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C60	79°12'21"	15.00'	20.74'	N38°45'35"W	19.13'
C61	96°48'44"	535.00'	903.98'	S39°09'11"E	800.22'
C62	97°00'52"	15.00'	25.40'	N49°21'32"E	22.47'
C63	93°31'44"	15.00'	24.49'	S45°44'12"E	21.86'
C64	87°01'09"	15.00'	22.78'	S44°21'40"W	20.65'
C65	84°04'42"	15.00'	22.01'	N41°11'15"W	20.09'
C67A	85°33'01"	15.00'	22.40'	S02°30'46"W	20.37'
C75	85°33'01"	15.00'	22.40'	N83°02'15"W	20.37'
C82	85°33'01"	15.00'	22.40'	S23°17'52"E	20.37'
C189	90°00'00"	58.00'	91.11'	S45°51'03"W	82.02'
C140	82°48'08"	740.00'	108.52'	S84°56'53"E	108.42'



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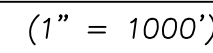
FIRESTONE INFORMATION BLOCK	
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TYPE OF SUBMITTAL	PRELIMINARY PLAT
FILING NUMBER	FILING NO. 1
PHASE NO.	N/A
PREPARATION DATE	07/29/22
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LINE TABLE		
LINE	BEARING	LENGTH
L71	N80°44'49"W	45.00'
L72	N80°44'49"W	40.40'
L73	N80°44'49"W	40.40'
L74	N80°44'49"W	41.36'
L75	N80°44'49"W	21.77'
L76	N81°23'31"S	19.59'
L77	N83°29'49"W	44.33'
L78	N86°26'44"W	45.22'
L79	N88°32'32"W	18.44'
L80	N89°05'57"W	23.36'
L81	N89°08'55"W	50.00'
L82	N80°44'49"W	61.53'
L83	N80°44'49"W	45.00'
L84	N80°44'49"W	45.00'
L85	N80°44'49"W	45.00'
L86	N80°44'49"W	45.85'
L87	N82°05'24"W	45.86'
L88	N84°26'21"W	47.05'
L89	N84°49'30"W	47.05'
L90	N88°35'01"W	22.32'



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TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 30 TRACTS, 143.482 ACRES, FILE NO. PP-22-032



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C61	83°11'16"	535.00'	776.77'	N50°50'49"E	710.32'
C62	97°00'52"	15.00'	25.40'	N49°21'32"E	22.47'
C64	87°01'09"	15.00'	22.78'	S44°21'40"W	20.65'
C65	84°04'42"	15.00'	22.01'	N41°11'15"W	20.09'
C74	85°33'01"	15.00'	22.40'	S02°30'46"W	20.30'
C75	85°33'01"	15.00'	22.40'	N83°02'15"W	20.37'

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FOR REVIEW ONLY

FOR AND ON BEHALF OF
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FIRESTONE INFORMATION BLOCK	
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GENERAL NOTES	SHEET 1 OF 12

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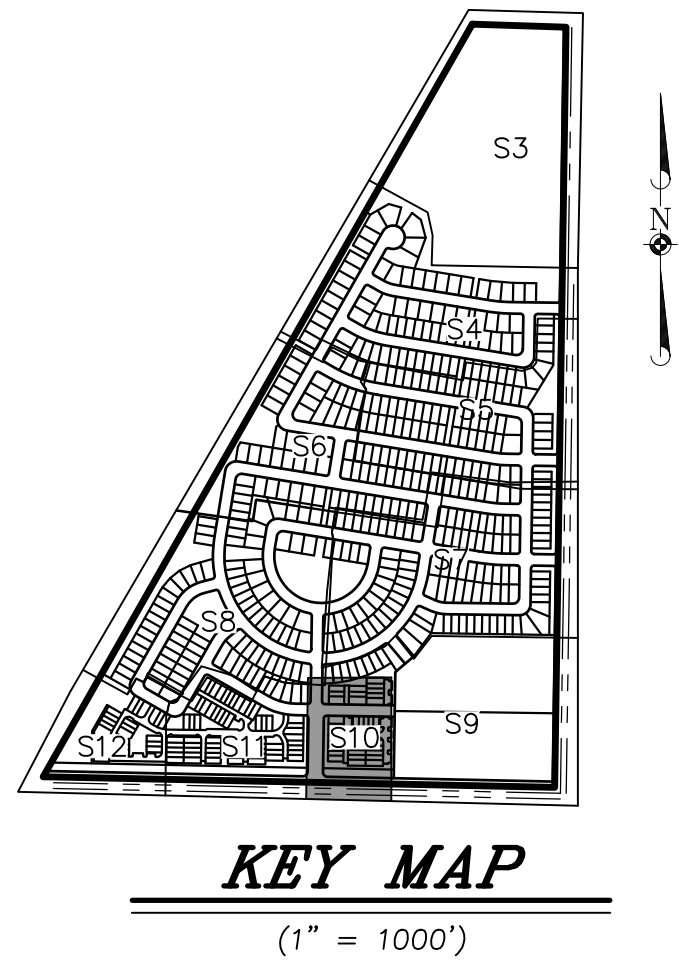
DENMORE

TOWN OF FIRESTONE, COUNTY OF WELD, COLORADO

PRELIMINARY PLAT

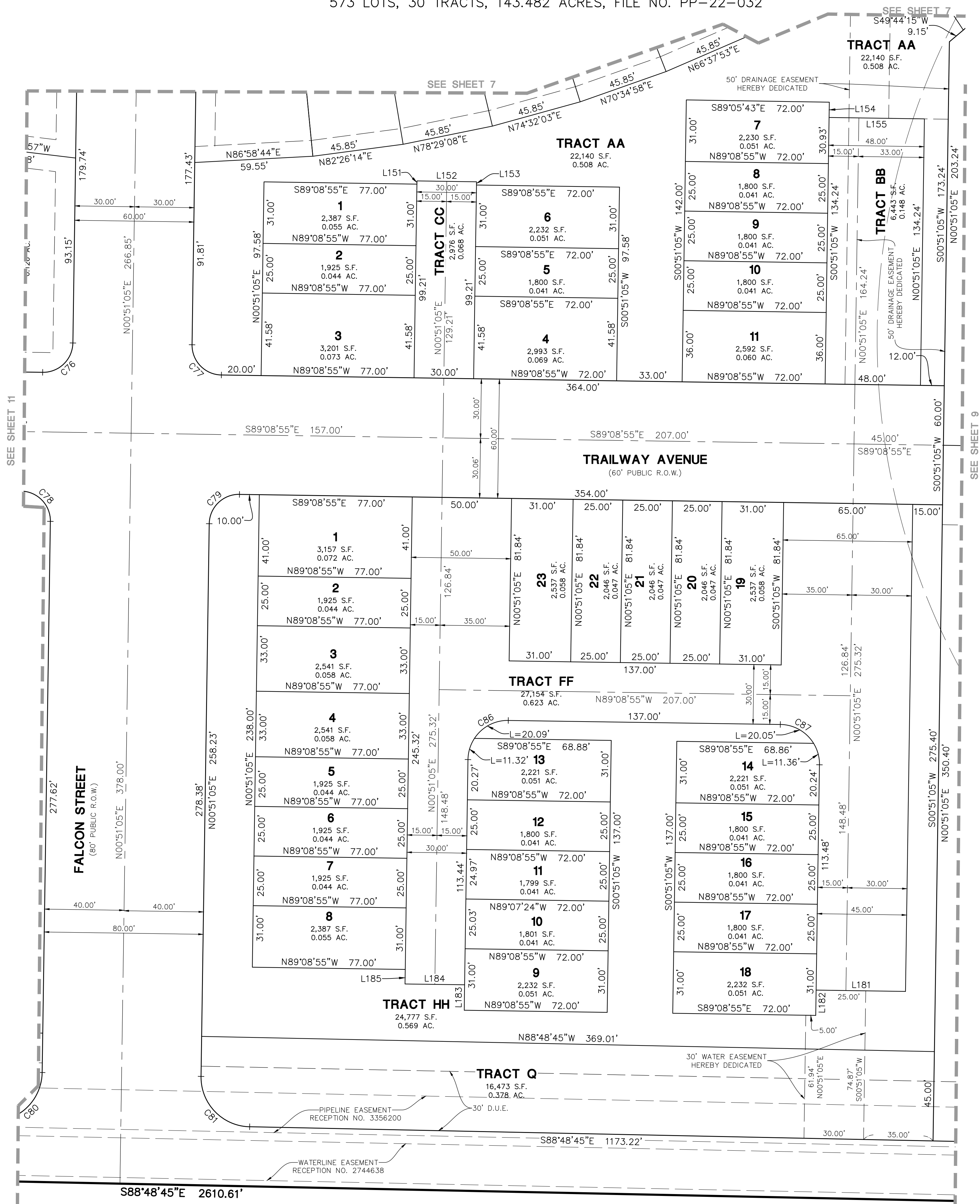
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PROJ ASSOC:	DJB
DRAWN BY:	JAF
DATE:	07/29/22
SCALE:	1" = 50'

SHEET
9 OF 12
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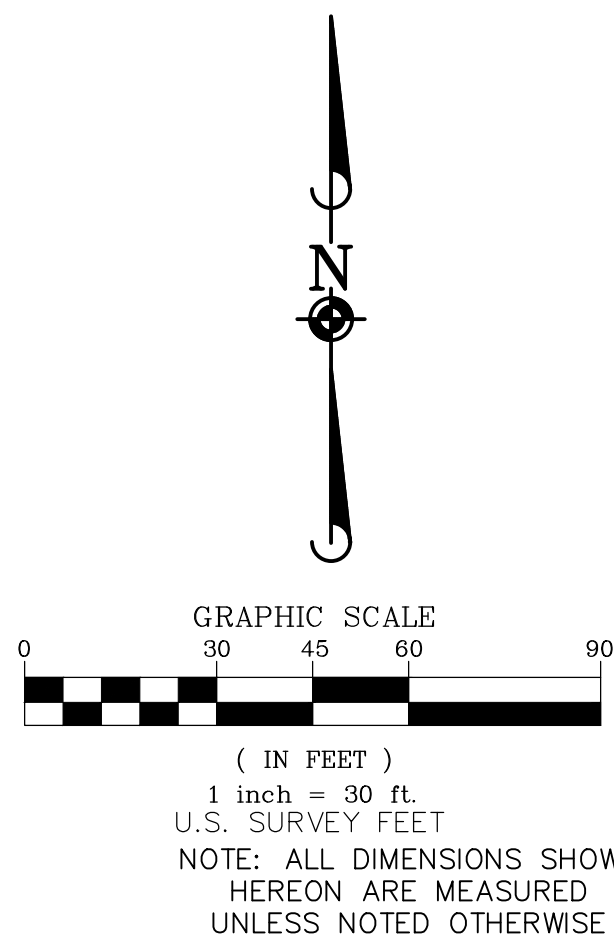
DENMORE PRELIMINARY PLAT

LOCATED IN THE SOUTH HALF AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
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TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 30 TRACTS, 143.482 ACRES, FILE NO. PP-22-032



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C76	90°00'00"	15.00'	23.56'	N45°51'05"E	21.21'
C77	90°00'00"	15.00'	23.56'	S44°08'55"E	21.21'
C78	90°00'00"	15.00'	23.56'	N44°08'55"W	21.21'
C79	90°00'00"	15.00'	23.56'	S45°51'05"W	21.21'
C80	90°20'10"	25.00'	39.42'	N46°01'10"E	35.46'
C81	89°39'50"	25.00'	39.12'	S43°58'50"E	35.25'
C86	90°00'00"	20.00'	31.42'	N45°51'05"E	28.28'
C87	90°00'00"	20.00'	31.42'	S44°08'55"E	28.28'

LINE TABLE		
LINE	BEARING	LENGTH
L151	S00°51'05"W	1.63'
L152	N89°08'55"W	30.00'
L153	N00°51'05"E	1.63'
L154	S00°51'05"W	7.69'
L155	S89°08'55"E	48.00'
L181	S89°08'53"E	45.00'
L182	S00°51'09"W	12.76'
L183	N00°51'05"E	12.83'
L184	S89°14'01"E	30.00'
L185	S00°51'05"W	7.32'



FOR AND ON BEHALF OF
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TOWN OF FIRESTONE, COUNTY OF WELD, COLORADO

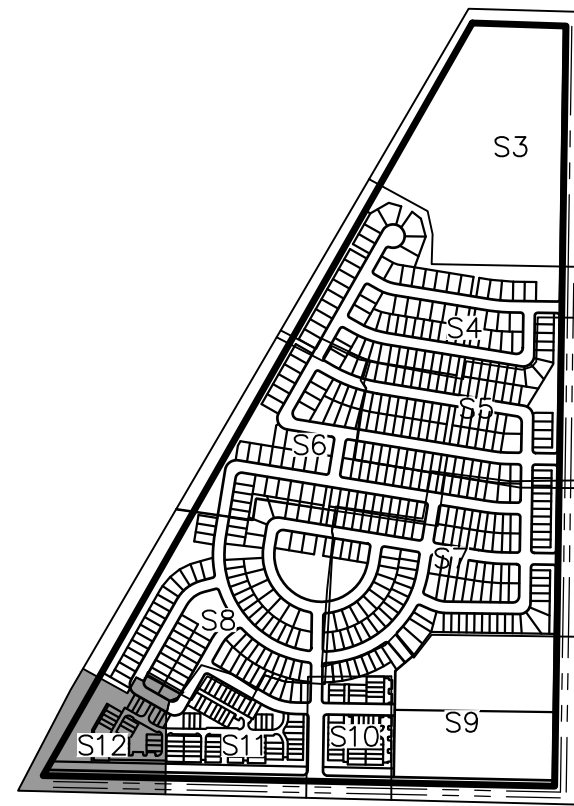
PRELIMINARY PLAT

PROJ MGR: DSB
PROJ ASSOC: DJB
DRAWN BY: JAF
DATE: 07/29/22
SCALE: 1" = 30'

SHEET
10 OF **12**
TPH.FSC001.00

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FIRESTONE INFORMATION BLOCK	
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KEY MAP

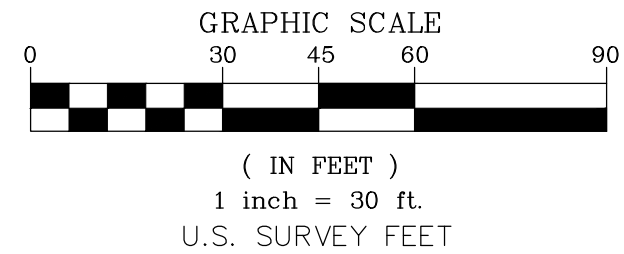
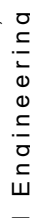
$$(1'' = 1000')$$

CURVE	CURVE TABLE				
	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C103	90°00'00"	63.00'	98.96'	N74°40'23"E	89.10'
C105	90°00'00"	58.00'	91.11'	S74°51'30"E	82.02'
C114	90°00'00"	20.00'	31.42'	S45°15'05"W	28.28'
C121	90°00'00"	25.00'	39.27'	S44°08'55"E	35.36'
C122	28°49'18"	100.00'	50.30'	S15°51'44"W	49.77'
C123	28°49'18"	150.00'	75.45'	S74°44'16"E	74.66'
C124	73°36'08"	20.00'	25.69'	N35°56'58"W	23.96'
C130	90°00'00"	22.00'	34.56'	S44°08'55"E	31.11'
C132	14°44'00"	70.00'	18.00'	N22°18'23"E	17.95'
C134	90°00'00"	20.00'	31.42'	S74°40'23"W	28.28'
C135	90°00'00"	20.00'	31.42'	N15°19'37"W	28.28'
C136	90°00'00"	20.00'	31.42'	S74°40'23"W	28.28'
C137	90°00'00"	63.00'	98.96'	N15°19'37"E	89.10'
C138	90°00'00"	58.00'	91.11'	N15°19'37"W	82.02'

LINE TABLE		
LINE	BEARING	LENGTH
L211	S75°03'36"E	15.00'
L212	N60°19'37"W	15.00'
L221	S29°40'23"W	59.89'

DENMORE PRELIMINARY PLAT

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TOWN OF FIRESTONE, COUNTY OF WELD, COLORADO

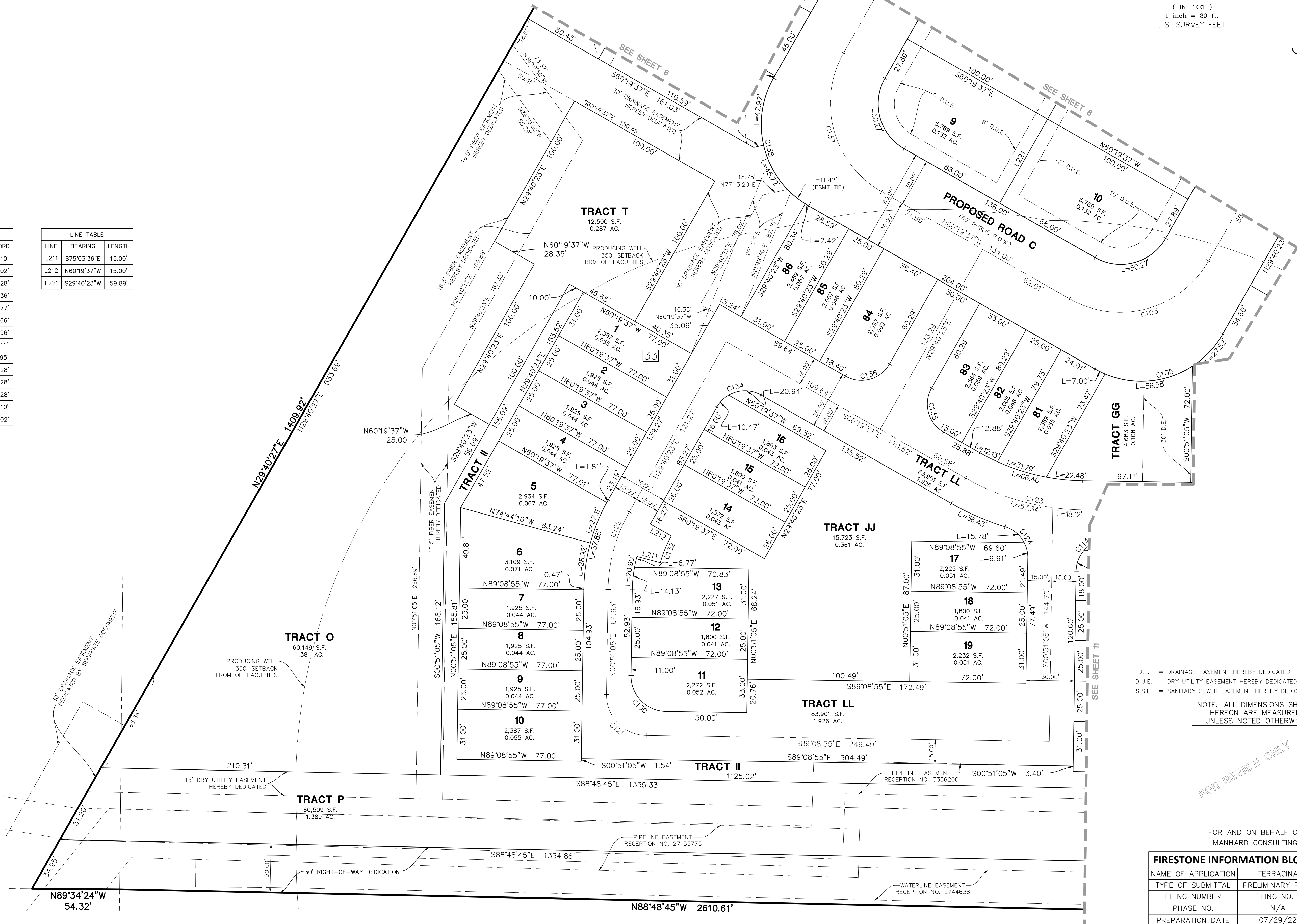
PRELIMINARY PLAT

PROJ MGR: DSB
 PROJ ASSOC: DJB
 DRAWN BY: JAF
 DATE: 07/29/22
 SCALE: 1" = 30'

SHEET

12 OF 12

TPH.FSC001.00



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NAME OF APPLICATION	TERRACINA
TYPE OF SUBMITTAL	PRELIMINARY PLAN
FILING NUMBER	FILING NO. 1
PHASE NO.	N/A
PREPARATION DATE	07/29/22
REVISION DATE	9/29/2022
REVISION DATE	
GENERAL NOTES	SHEET 1 OF 12

DENMORE LANDSCAPE PLAN

LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 34 TRACTS, 148.482 ACRES, PP-22-032

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6th/ PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 6 BEARS NORTH 88°49'02" WEST, A DISTANCE OF 2,640.90 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 43°58'58" WEST, A DISTANCE OF 42.55 FEET TO THE **POINT OF BEGINNING**, BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF FIRESTONE BOULEVARD AND THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 15;

THENCE NORTH 88°49'02" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY OF FIRESTONE BOULEVARD, A DISTANCE OF 2,610.33 FEET;

THENCE NORTH 89°34'25" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 54.21 FEET;

THENCE NORTH 29°40'23" EAST, A DISTANCE OF 1,409.64 FEET;

THENCE NORTH 29°41'27" EAST, A DISTANCE OF 3,103.47 FEET;

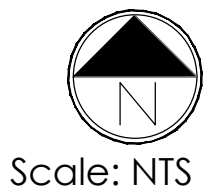
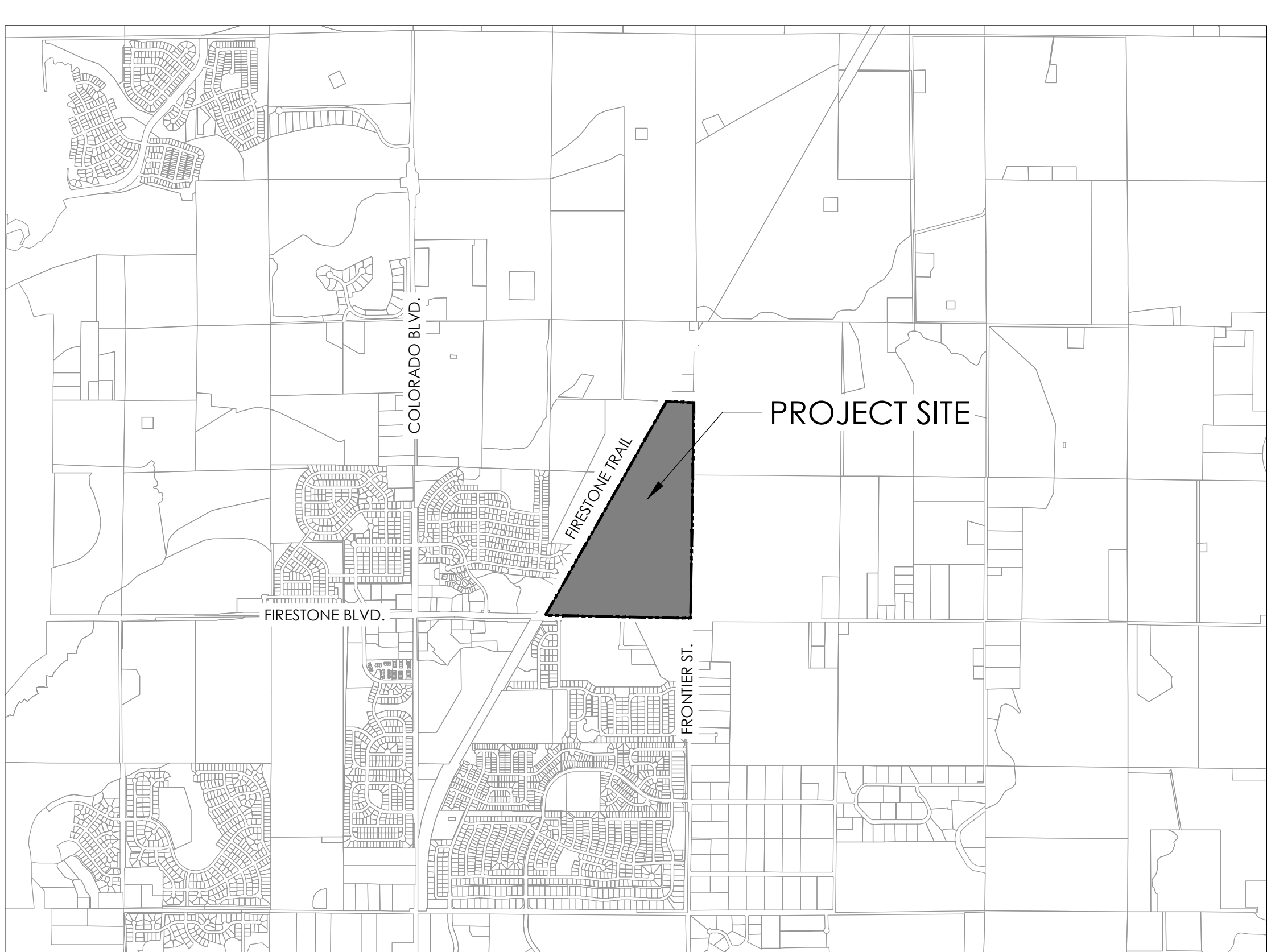
THENCE SOUTH 88°04'18" EAST, A DISTANCE OF 488.56 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 15;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES;

- 1.SOUTH 00°52'27" WEST, A DISTANCE OF 1,339.16 FEET;
2. SOUTH 00°51'05" WEST, A DISTANCE OF 2,619.94 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 143.461 ACRES, (6,249,146 SQUARE FEET), MORE OR LESS.

VICINITY MAP



SHEET INDEX

SHEET #	SHEET NAME
1	COVER
2	EXISTING VEGETATION PLANS
3-4	OVERALL LANDSCAPE PLAN
5-16	LANDSCAPE PLANS
17-18	LANDSCAPE NOTES & DETAILS
19-20	FENCING PLAN
21	LANDSCAPE TYPICALS
22	OPEN SPACE PLAN

OWNER

DENMORE INC
1942 BROADWAY ST.
SUITE 314C
BOULDER,CO 80302

APPLICANT

TRI POINTE HOMES LLC
055 E. TUFTS AVENUE
UNIT #675
DENVER, CO 80237
303.802.1562
matt.napier@tripointehomes.com

ENGINEER

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dbacci@terracinadesign.com

PLANNER

JEFF MARCK
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jmarck@terracinadesign.com

SURVEYOR

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7600 E. ORCHARD ROAD
SUITE 150-N
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303.531.3207
dbrown@manhard.net

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PROJECT NAME

DENMORE
FIRESTONE, COLORADO
PRELIMINARY PLAT

SUBMITTAL DATE:
08.01.2022

REVISION DATE:
10.03.2022

11.18.2022

SHEET TITLE

COVER

SHEET NUMBER

L.0

SHEET 1 OF 22

Tree Inventory

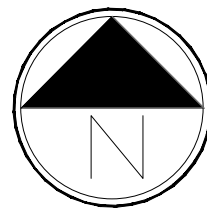
Tree #	Species	Caliper (in)	Condition	Status
0	Plains cottonwood	10	Poor	Remove
1	Siberian elm	12	Poor	Remove
2	Russian olive	20	Poor	Remove
3	Russian olive	20	Stressed	Remove
4	Russian olive	22	Healthy	Remove
5	Russian olive	12	Healthy	Remove
6	Russian olive	8	Healthy	Remove
7	Russian olive	12	Healthy	Remove
8	Russian olive	6	Healthy	Remove
9	Russian olive	6	Healthy	Remove
10	Russian olive	8	Healthy	Remove
11	Russian olive	12	Stressed	Remove
12	Russian olive	10	Healthy	Remove
13	Russian olive	10	Healthy	Remove
14	Russian olive	10	Healthy	Remove
15	Russian olive	10	Healthy	Remove
16	Russian olive	6	Healthy	Remove
17	Russian olive	8	Stressed	Remove
18	Russian olive	14	Healthy	Remove
19	Russian olive	12	Healthy	Remove
20	Russian olive	2	Stressed	Remove
21	Russian olive	8	Stressed	Remove
22	Russian olive	8	Stressed	Remove
23	Russian olive	8	Poor	Remove
24	Russian olive	8	Stressed	Remove
25	Russian olive	4	Healthy	Remove
26	Russian olive	12	Stressed	Remove
27	Russian olive	6	Healthy	Remove
28	Russian olive	8	Healthy	Remove
29	Russian olive	6	Healthy	Remove
30	Russian olive	8	Healthy	Remove
31	Russian olive	4	Healthy	Remove
32	Russian olive	6	Healthy	Remove
33	Plains cottonwood	8	Poor	Remove
34	Russian olive	4	Healthy	Remove
35	Russian olive	12	Healthy	Remove
36	Russian olive	6	Healthy	Remove
37	Russian olive	6	Healthy	Remove
38	Plains cottonwood	20	Healthy	Remove
39	Plains cottonwood - only one	16	Healthy	Remove
40	Plains cottonwood - dead	12	Poor	Remove
41	Russian olive	8	Healthy	Remove
42	Russian olive	6	Healthy	Remove
43	Plains cottonwood - dead	18	Poor	Remove
44	Plains cottonwood - dead	12	Poor	Remove
45	Plains cottonwood - dead	4	Poor	Remove
46	Plains cottonwood - dead	12	Poor	Remove
47	Plains cottonwood	10	Healthy	Remove
48	Plains cottonwood - dead	18	Poor	Remove
49	Plains cottonwood - dead	24	Poor	Remove
50	Plains cottonwood	6	Healthy	Remove
51	Plains cottonwood	8	Poor	Remove
52	Plains cottonwood	8	Healthy	Remove
53	Plains cottonwood	53	Stressed	Remove
54	Plains cottonwood - dead	16	Poor	Remove
55	Plains cottonwood - dead	16	Poor	Remove
56	Plains cottonwood - dead	16	Poor	Remove
57	Plains cottonwood	12	Healthy	Remove
58	Plains cottonwood	6	Healthy	Remove
59	Plains cottonwood - dead	6	Poor	Remove
60	Plains cottonwood	14	Healthy	Remove
61	Plains cottonwood - dead	12	Poor	Remove
62	Plains cottonwood - dead	16	Poor	Remove
63	Plains cottonwood - dead	14	Poor	Remove
64	Plains cottonwood - dead	14	Poor	Remove
65	Plains cottonwood - dead	16	Poor	Remove
66	Plains cottonwood	8	Healthy	Remove
67	Plains cottonwood	6	Healthy	Remove
68	Plains cottonwood	6	Healthy	Remove
69	Plains cottonwood - dead	22	Poor	Remove
70	Plains cottonwood - dead	18	Poor	Remove
71	Plains cottonwood - dead	20	Poor	Remove
72	Plains cottonwood	6	Healthy	Remove
73	Plains cottonwood - dead	20	Poor	Remove
74	Plains cottonwood - dead	22	Poor	Remove
75	Plains cottonwood - dead	24	Poor	Remove
76	Plains cottonwood - dead	12	Poor	Remove
77	Plains cottonwood	4	Stressed	Remove
78	Plains cottonwood	12	Stressed	Remove
79	Plains cottonwood	10	Healthy	Remove
80	Plains cottonwood	10	Healthy	Remove
81	Plains cottonwood	6	Healthy	Remove
82	Plains cottonwood	6	Healthy	Remove
83	Plains cottonwood	12	Healthy	Remove
84	Plains cottonwood - dead	6	Poor	Remove
85	Plains cottonwood	8	Healthy	Remove
86	Plains cottonwood	8	Healthy	Remove
127	Green ash	4	Healthy	Remove
128	Plains cottonwood	8	Healthy	Remove
129	Plains cottonwood	8	Healthy	Remove
130	Plains cottonwood	36	Healthy	Remove
133	Plains cottonwood	8	Stressed	Remove

Denmore Landscape Plan

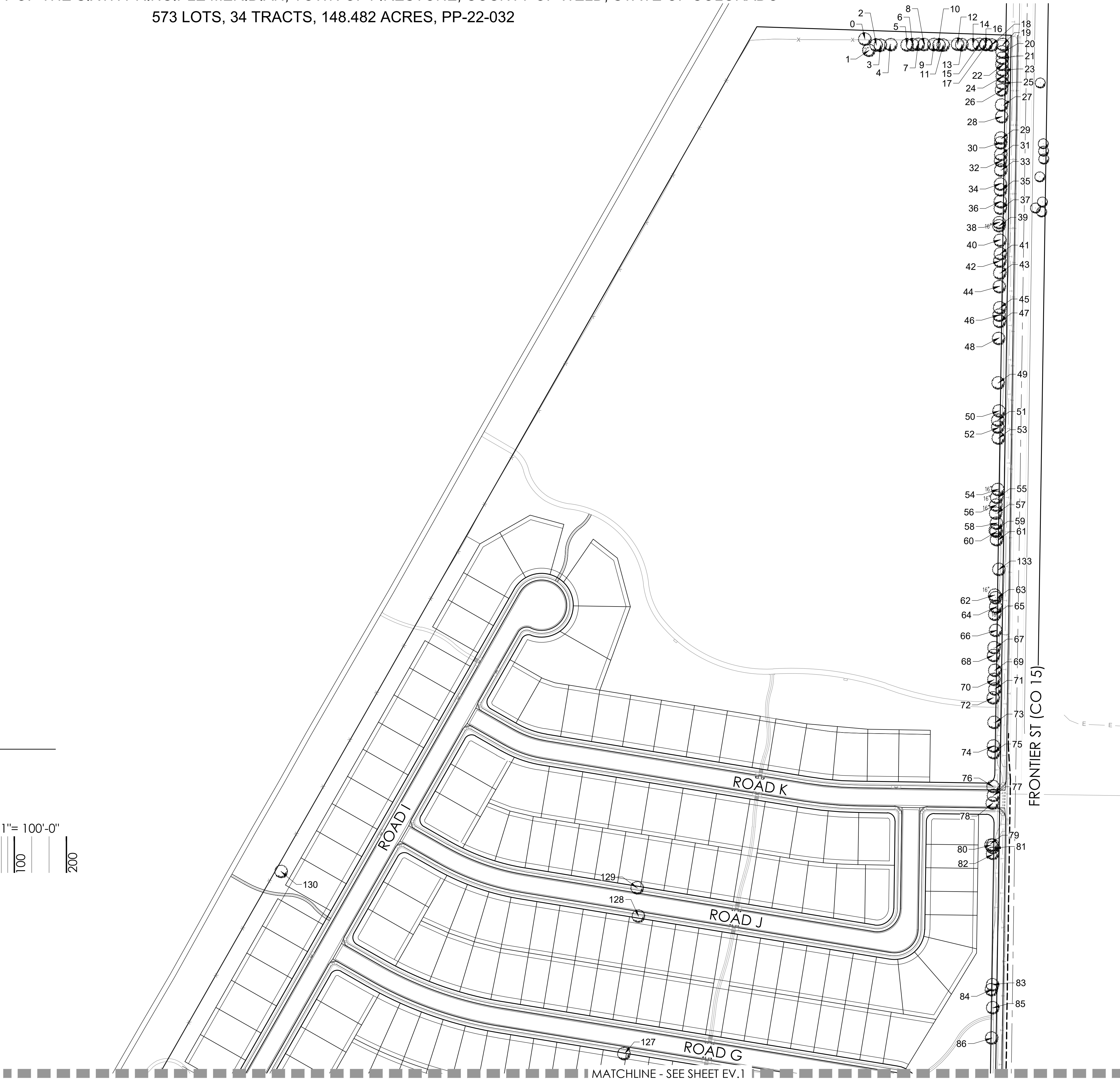
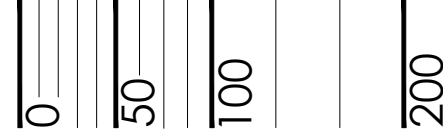
LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 34 TRACTS, 148.482 ACRES, PP-22-032

Legend

EXISTING TREES



Scale: 1"= 100'-0"



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PROJECT NAME

DENMORE
FIRESTONE, COLORADO
PRELIMINARY PLAT

SUBMITTAL DATE:
08.01.2022
REVISION DATE:
10.03.2022
11.18.2022

SHEET TITLE

EXISTING
VEGETATION
PLAN

SHEET NUMBER

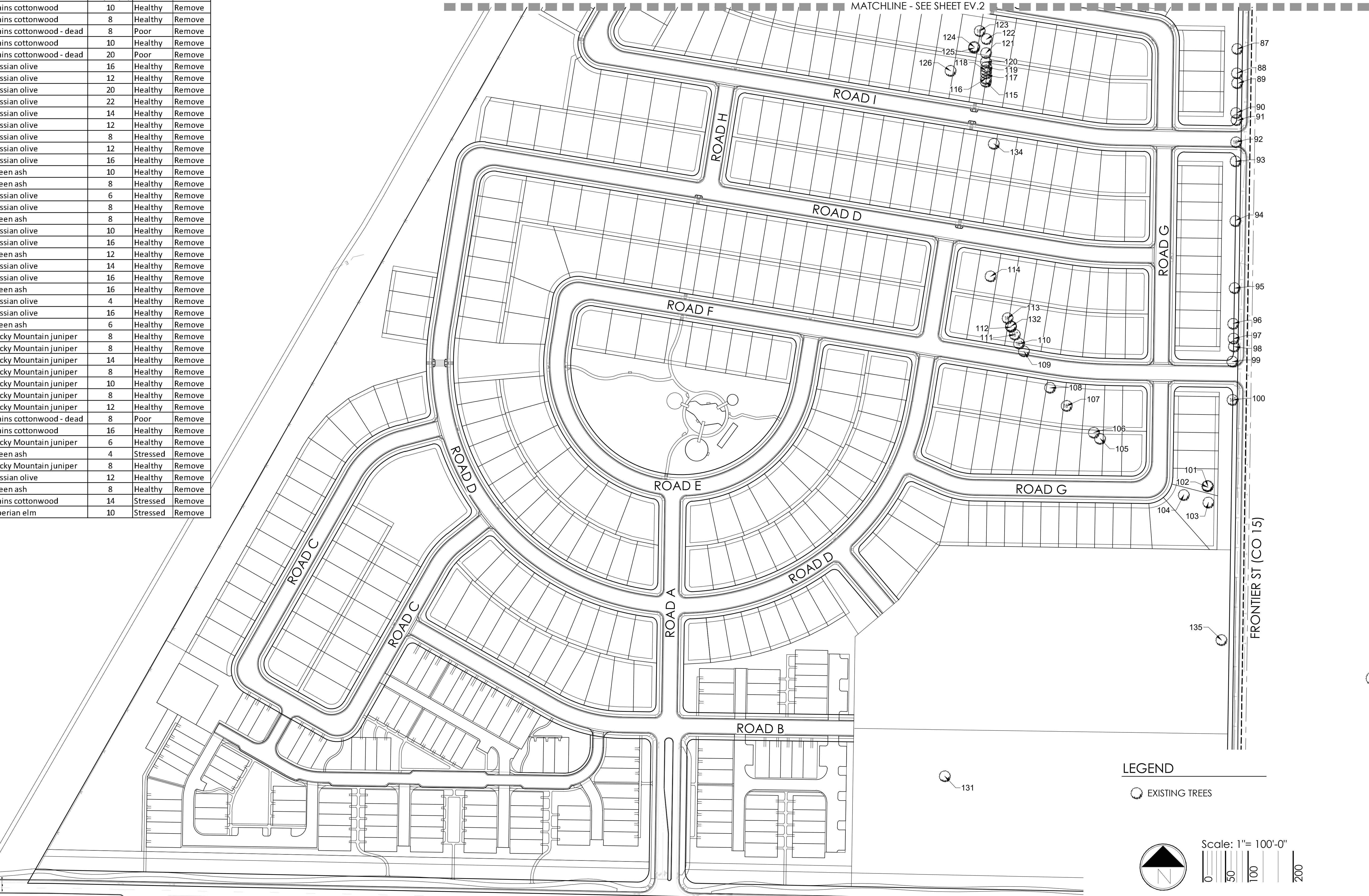
EV.1
SHEET 2 OF 22

DENMORE LANDSCAPE PLAN

LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 34 TRACTS, 148.482 ACRES, PP-22-032

TREE INVENTORY

Tree #	Species	Caliper (in)	Condition	Status
87	Plains cottonwood	10	Healthy	Remove
88	Plains cottonwood	8	Healthy	Remove
89	Plains cottonwood - dead	8	Poor	Remove
90	Plains cottonwood	10	Healthy	Remove
91	Plains cottonwood - dead	20	Poor	Remove
92	Russian olive	16	Healthy	Remove
93	Russian olive	12	Healthy	Remove
94	Russian olive	20	Healthy	Remove
95	Russian olive	22	Healthy	Remove
96	Russian olive	14	Healthy	Remove
97	Russian olive	12	Healthy	Remove
98	Russian olive	8	Healthy	Remove
99	Russian olive	12	Healthy	Remove
100	Russian olive	16	Healthy	Remove
101	Green ash	10	Healthy	Remove
102	Green ash	8	Healthy	Remove
103	Russian olive	6	Healthy	Remove
104	Russian olive	8	Healthy	Remove
105	Green ash	8	Healthy	Remove
106	Russian olive	10	Healthy	Remove
107	Russian olive	16	Healthy	Remove
108	Green ash	12	Healthy	Remove
109	Russian olive	14	Healthy	Remove
110	Russian olive	16	Healthy	Remove
111	Green ash	16	Healthy	Remove
112	Russian olive	4	Healthy	Remove
113	Russian olive	16	Healthy	Remove
114	Green ash	6	Healthy	Remove
115	Rocky Mountain juniper	8	Healthy	Remove
116	Rocky Mountain juniper	8	Healthy	Remove
117	Rocky Mountain juniper	14	Healthy	Remove
118	Rocky Mountain juniper	8	Healthy	Remove
119	Rocky Mountain juniper	10	Healthy	Remove
120	Rocky Mountain juniper	8	Healthy	Remove
121	Rocky Mountain juniper	12	Healthy	Remove
122	Plains cottonwood - dead	8	Poor	Remove
123	Plains cottonwood	16	Healthy	Remove
124	Rocky Mountain juniper	6	Healthy	Remove
125	Green ash	4	Stressed	Remove
126	Rocky Mountain juniper	8	Healthy	Remove
131	Russian olive	12	Healthy	Remove
132	Green ash	8	Healthy	Remove
134	Plains cottonwood	14	Stressed	Remove
135	Siberian elm	10	Stressed	Remove



LEGEND

EXISTING TREES

Scale: 1"= 100'-0"

0 50 100 200

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Know what's below.
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Denver, CO 80231
ph: 303.632.8667

PROJECT NAME

DENMORE
FIRESTONE, COLORADO
PRELIMINARY PLAT

SUBMITTAL DATE:
08.01.2022
REVISION DATE:
10.03.2022
11.18.2022

SHEET TITLE

EXISTING
VEGETATION
PLAN

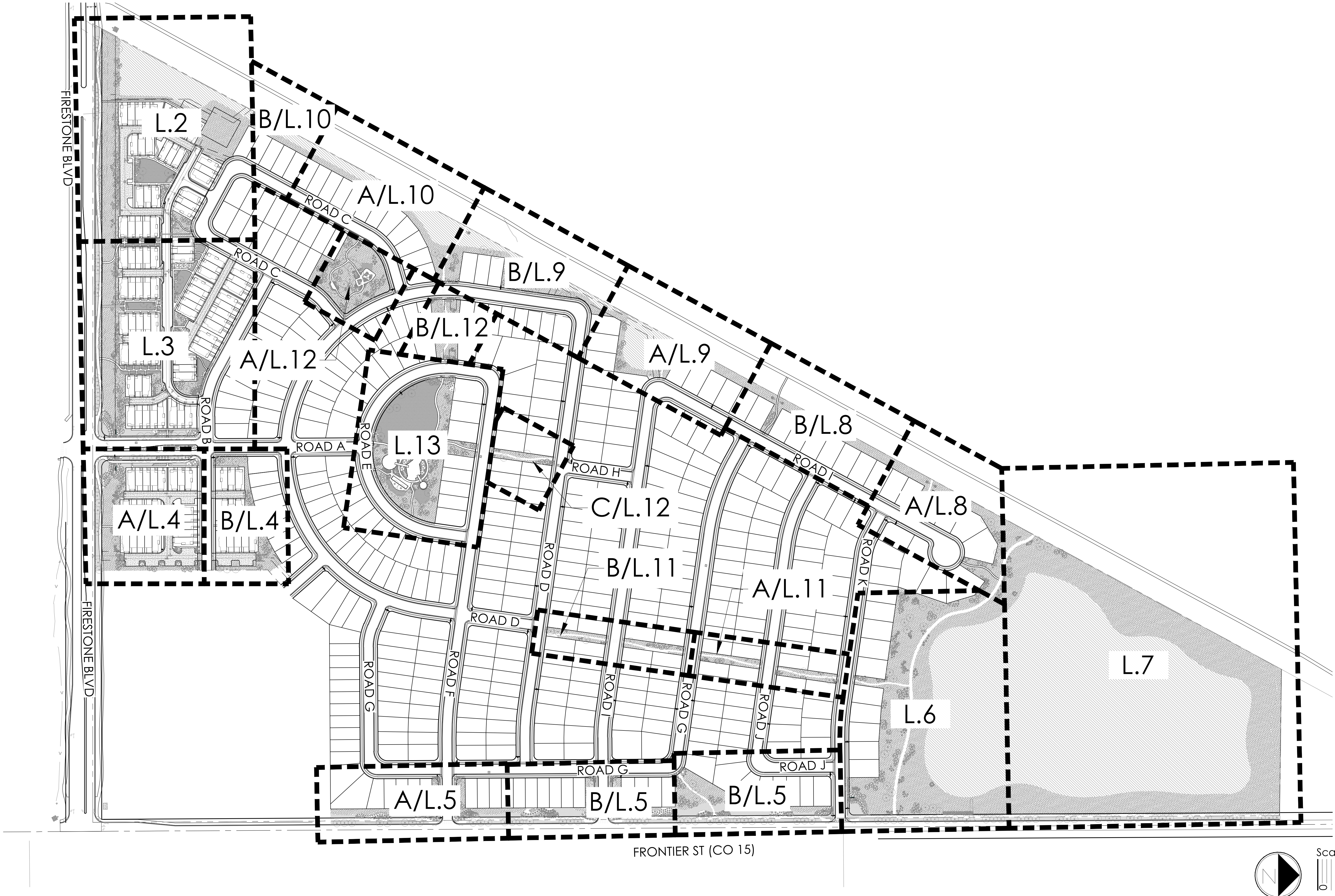
SHEET NUMBER

EV.2
SHEET 3 OF 22

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DENMORE LANDSCAPE PLAN

LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 34 TRACTS, 148.482 ACRES, PP-22-032



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PROJECT NAME

DENMORE
FIRESTONE, COLORADO
PRELIMINARY PLAT

SUBMITTAL DATE:
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11.18.2022

SHEET TITLE

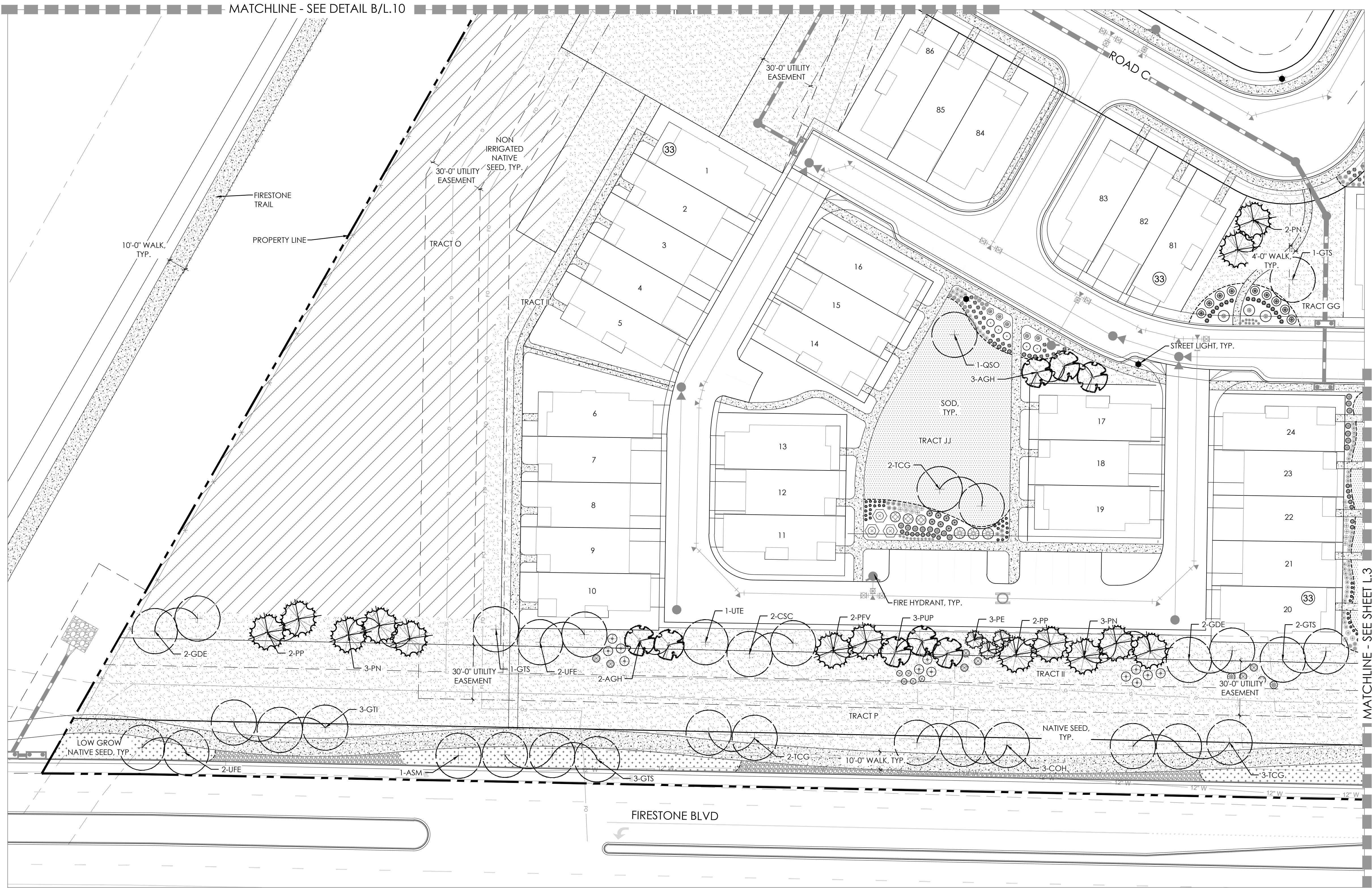
OVERALL
LANDSCAPE

SHEET NUMBER

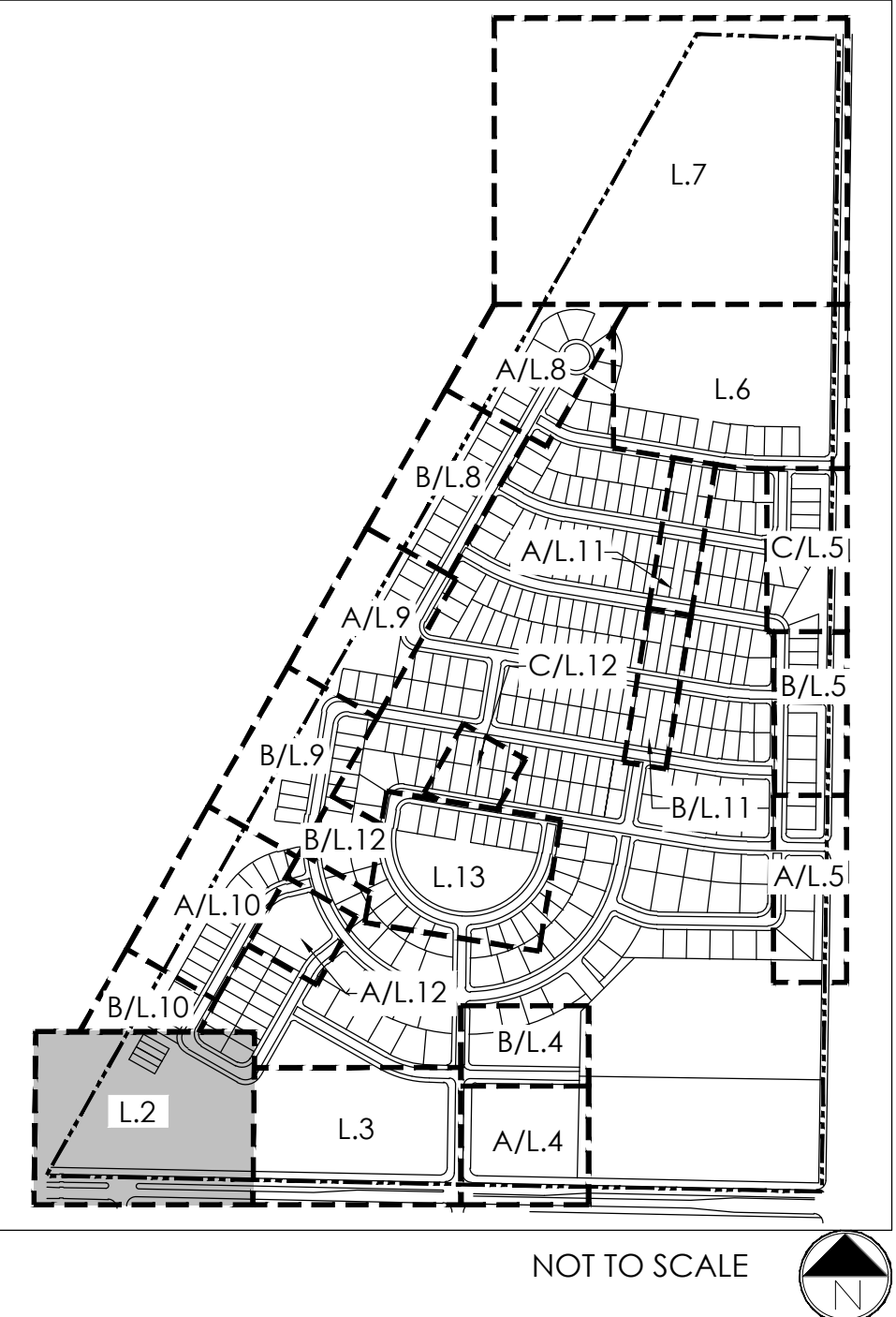
L.1
SHEET 4 OF 22

DENMORE LANDSCAPE PLAN

LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 34 TRACTS, 148.482 ACRES, PP-22-032

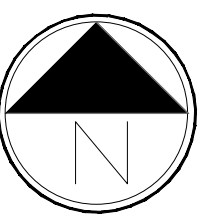


KEY MAP



LEGEND

- DROUGHT TOLERANT SOD
- IRRIGATED NATIVE GRASS
- NON-IRRIGATED NATIVE GRASS
- LOW GROW NATIVE GRASS
- CRUSHER FINES
- CONCRETE
- SHRUBS, GRASSES & PERENNIALS
- ROCK MULCH
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- LANDSCAPE BOULDER



Scale: 1"= 30'-0"

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terraccina
design
td
10000 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

DENMORE
FIRESTONE, COLORADO
PRELIMINARY PLAT

SUBMITTAL DATE:
08.01.2022
REVISION DATE:
10.03.2022
11.18.2022

SHEET TITLE

LANDSCAPE
PLANS

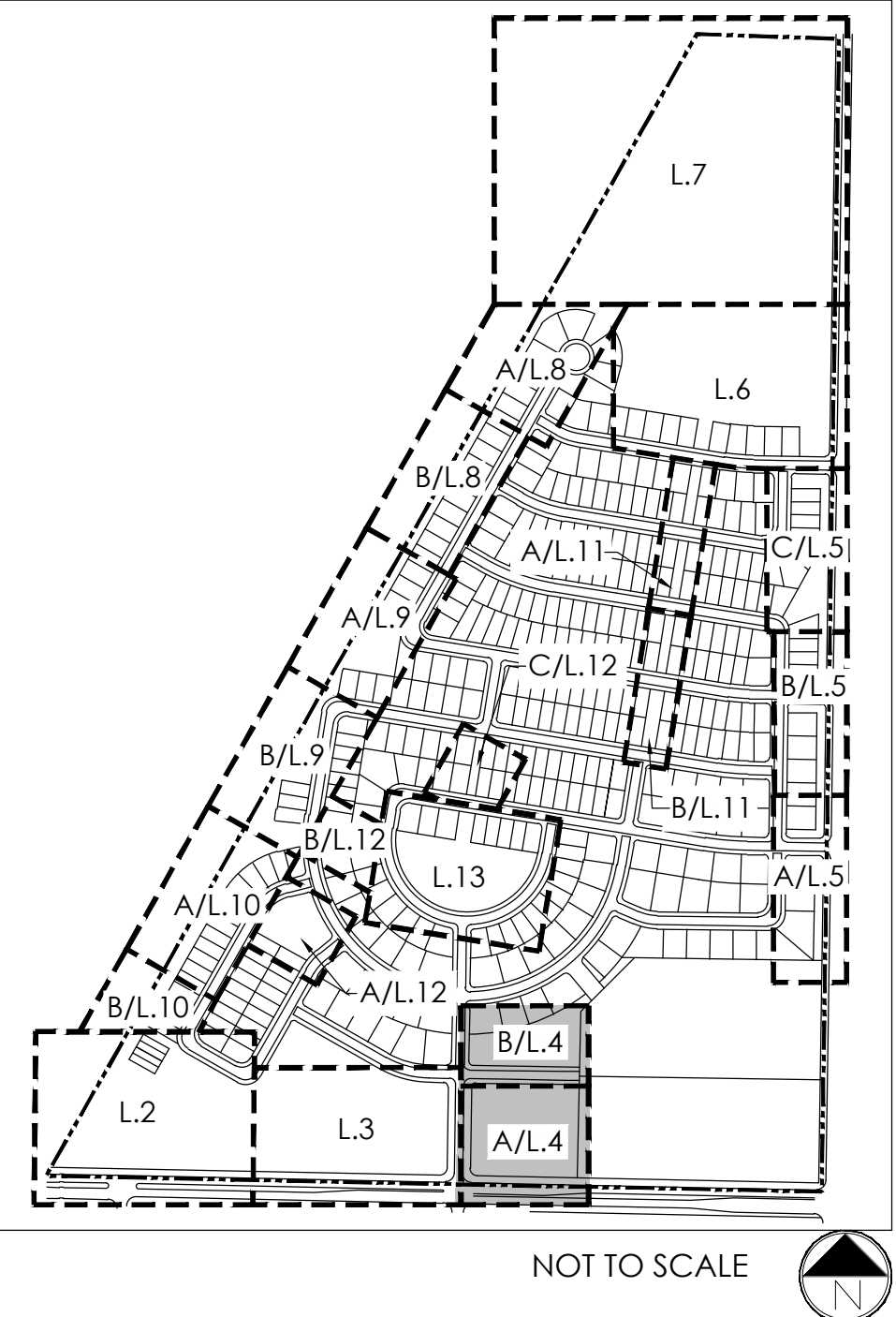
SHEET NUMBER

L.2
SHEET 5 OF 22

DENMORE LANDSCAPE PLAN

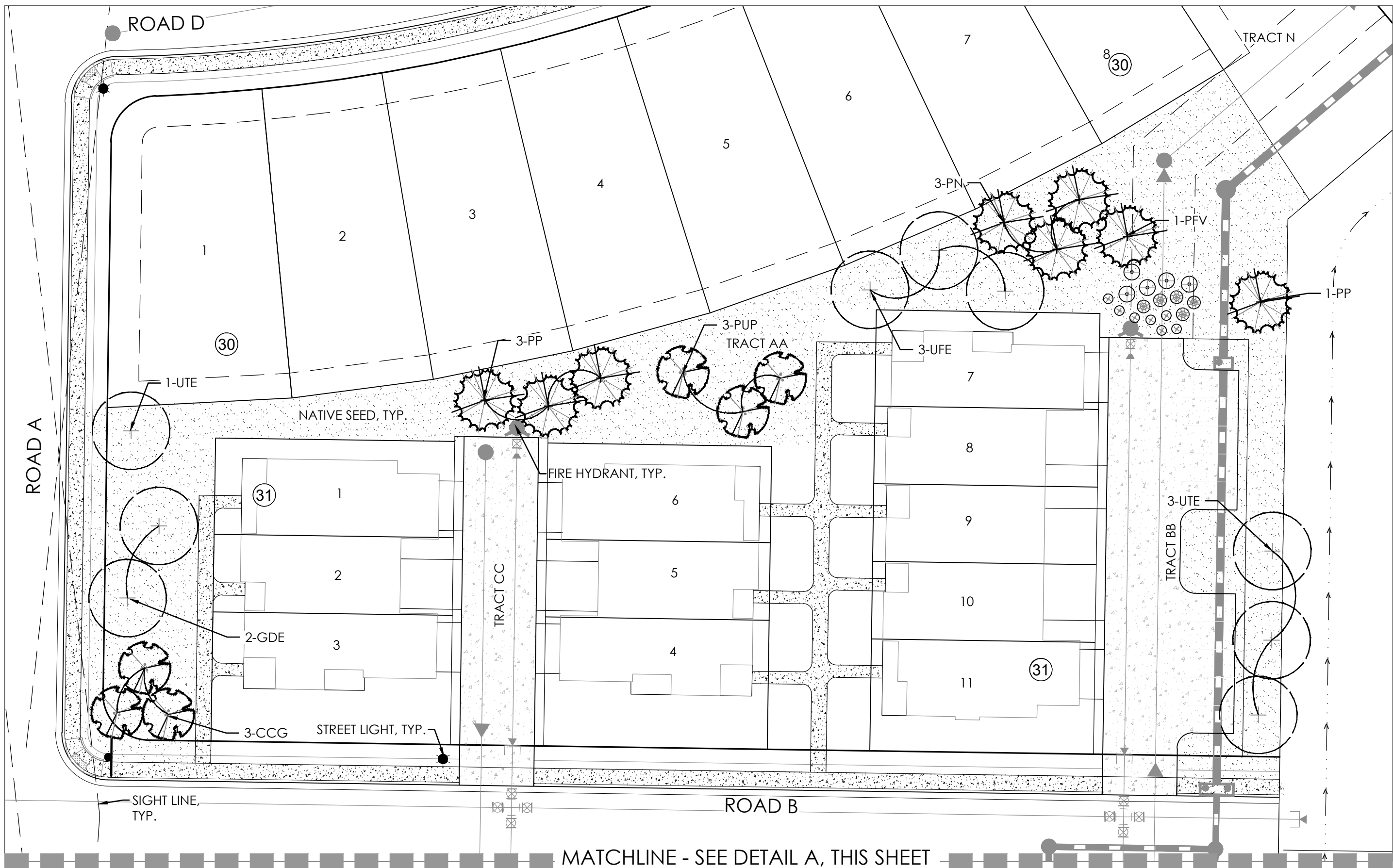
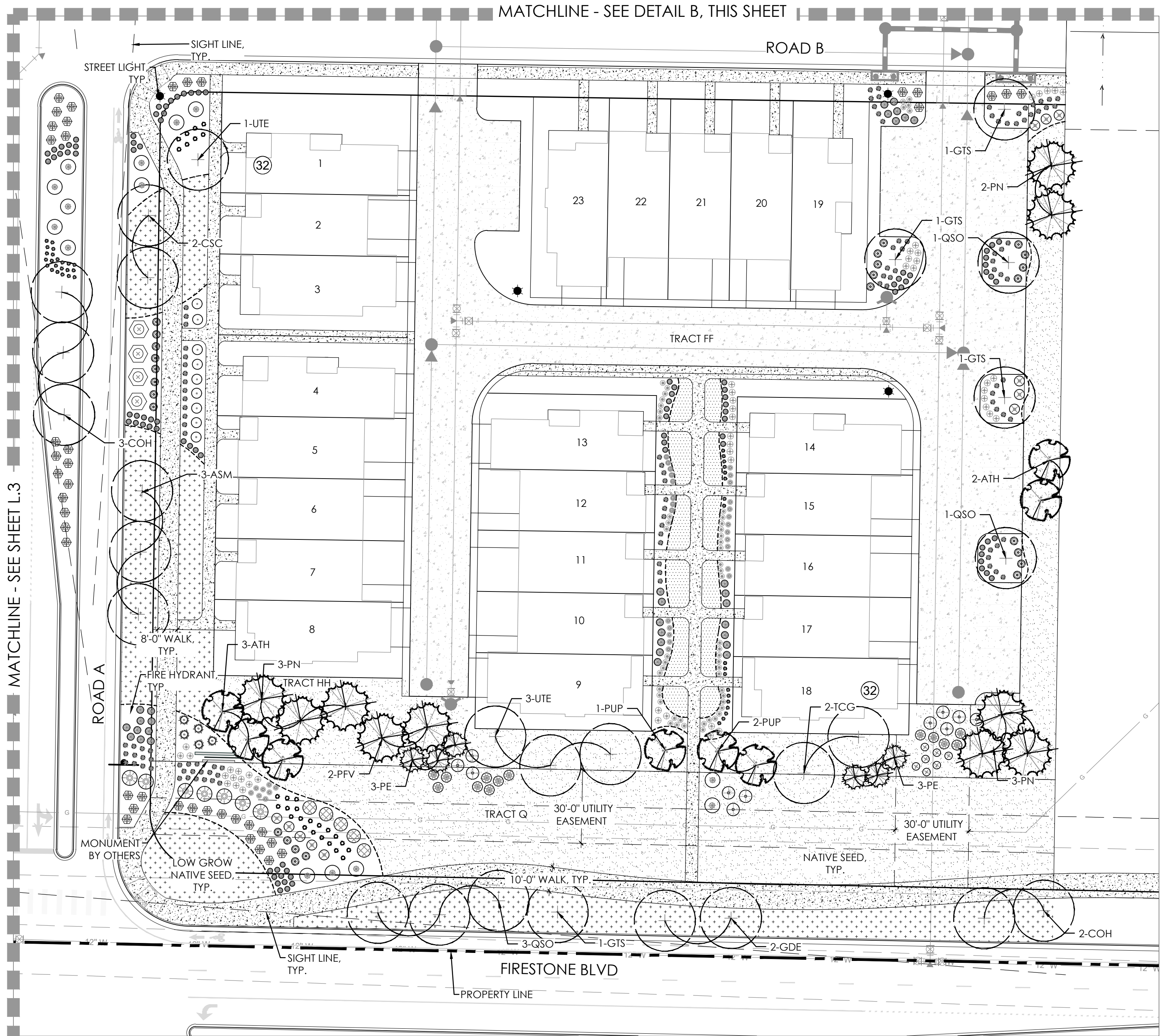
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RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
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KEY MAP



LEGEND

- DROUGHT TOLERANT SOD
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- EVERGREEN TREES
- ORNAMENTAL TREES
- LANDSCAPE BOULDER



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ph: 303.632.8867

PROJECT NAME

DENMORE
FIRESTONE, COLORADO
PRELIMINARY PLAT

SUBMITTAL DATE:
08.01.2022
REVISION DATE:
10.03.2022
11.18.2022

SHEET TITLE

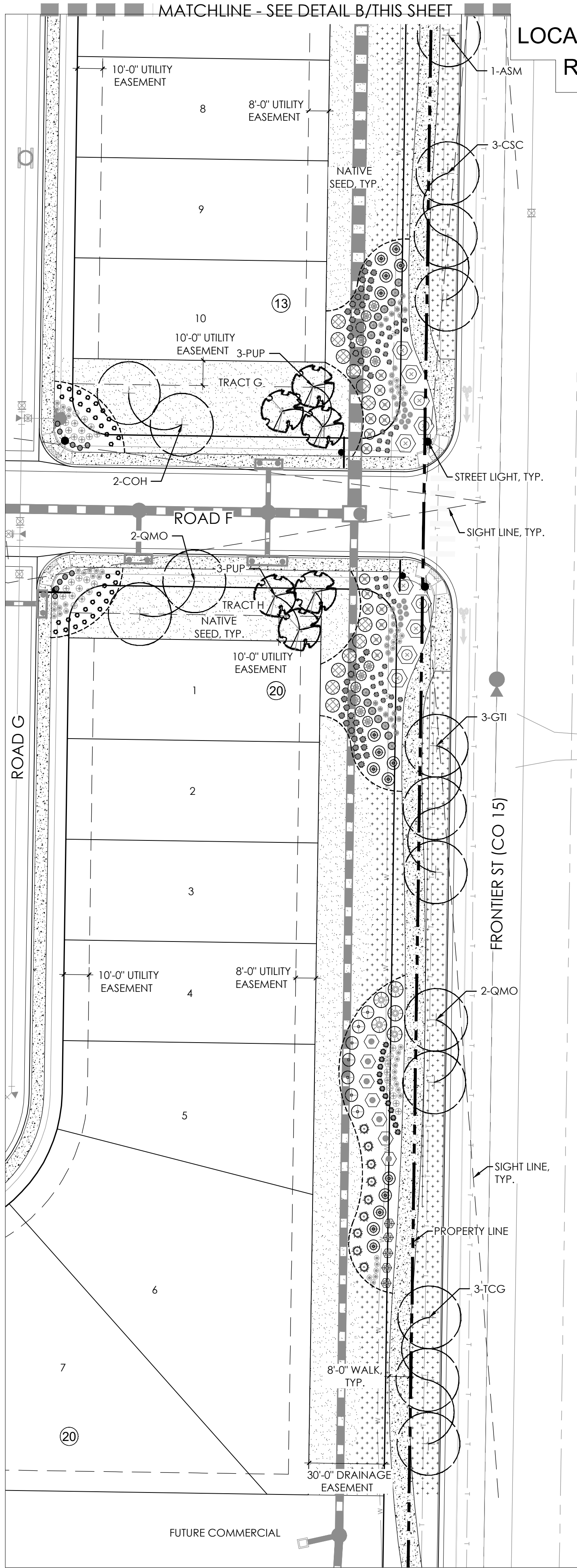
**LANDSCAPE
PLANS**

SHEET NUMBER

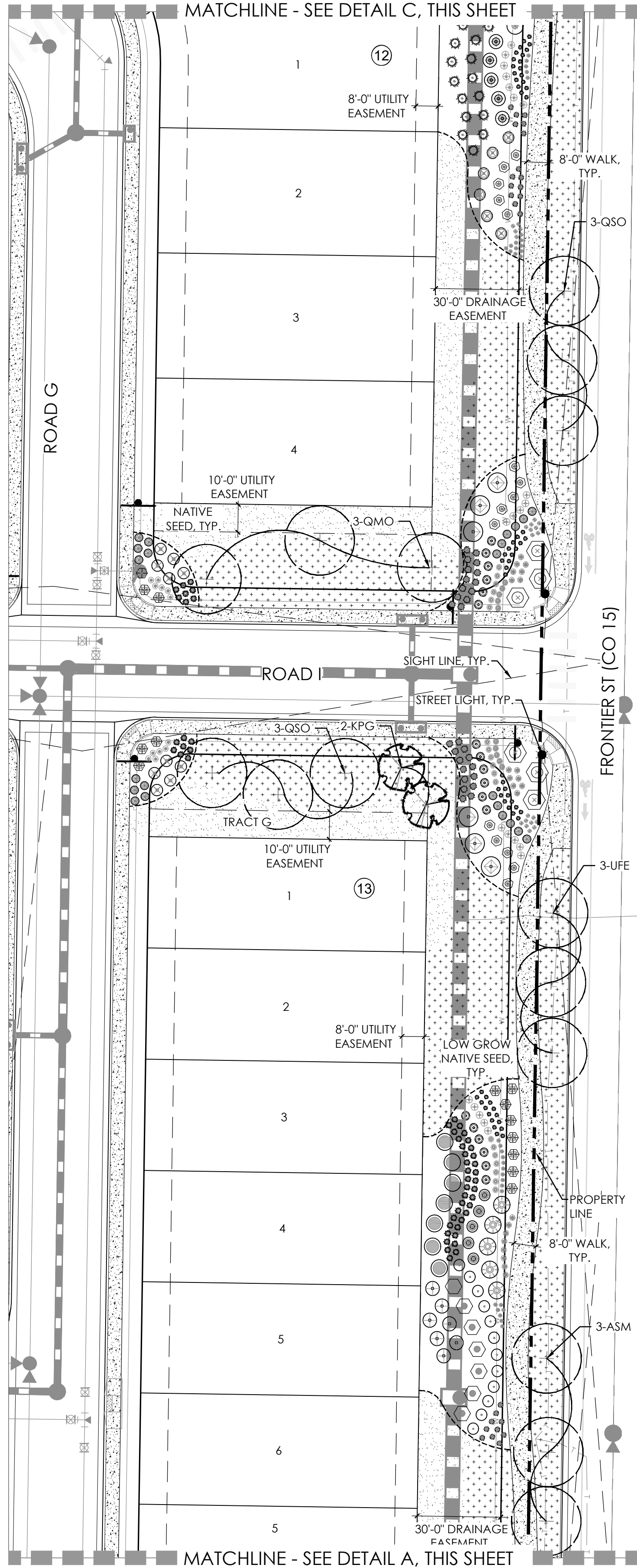
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SHEET 7 OF 22

DENMORE LANDSCAPE PLAN

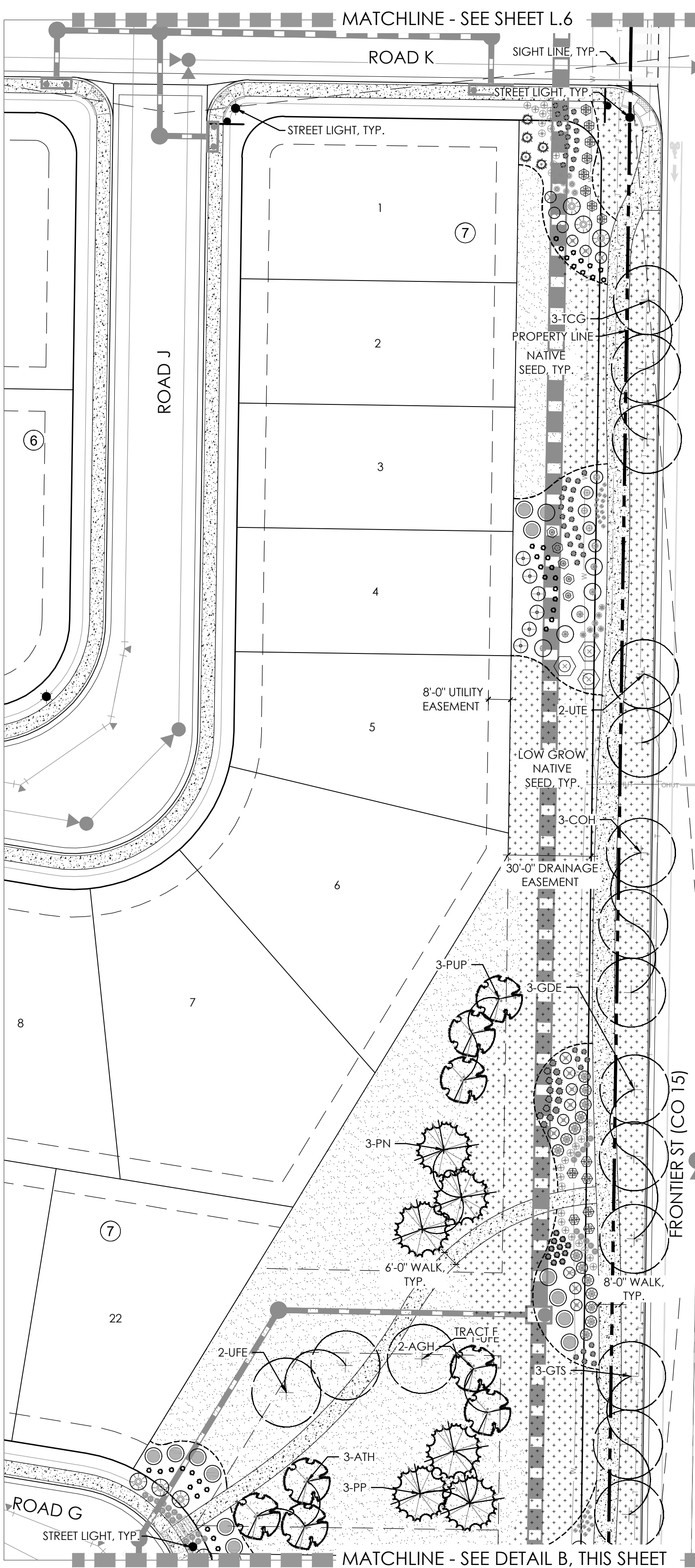
LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 34 TRACTS, 148.482 ACRES, PP-22-032



A

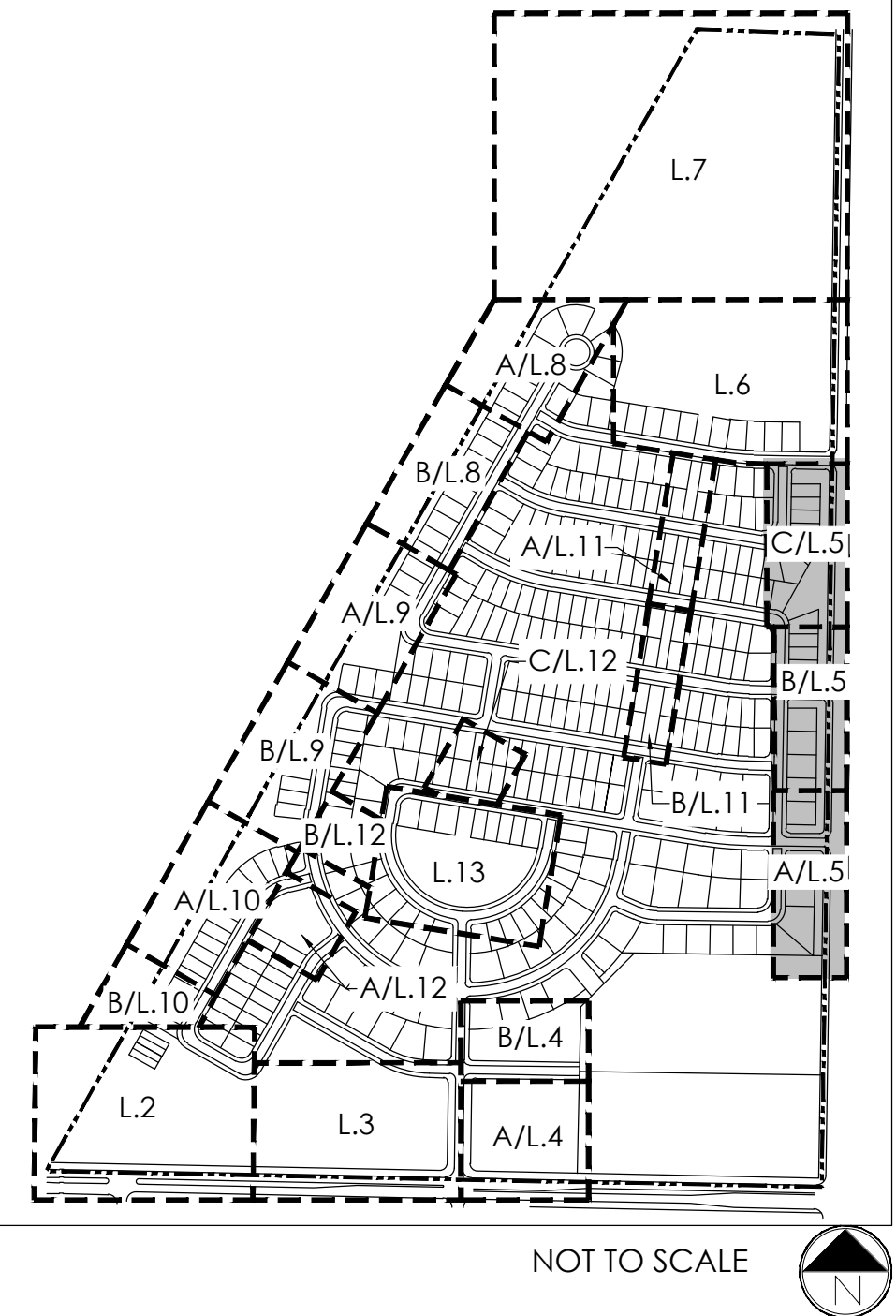


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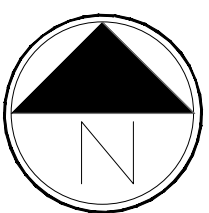
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KEY MAP

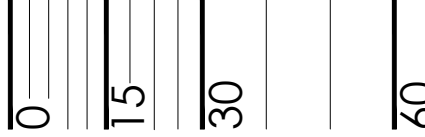


LEGEND

- DROUGHT TOLERANT SOD
- IRRIGATED NATIVE GRASS
- NON-IRRIGATED NATIVE GRASS
- LOW GROW NATIVE GRASS
- CRUSHER FINES
- CONCRETE
- SHRUBS, GRASSES & PERENNIALS
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- LANDSCAPE BOULDER



Scale: 1"= 30'-0"



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PROJECT NAME

DENMORE
FIRESTONE, COLORADO
PRELIMINARY PLAT

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10.03.2022
11.18.2022

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

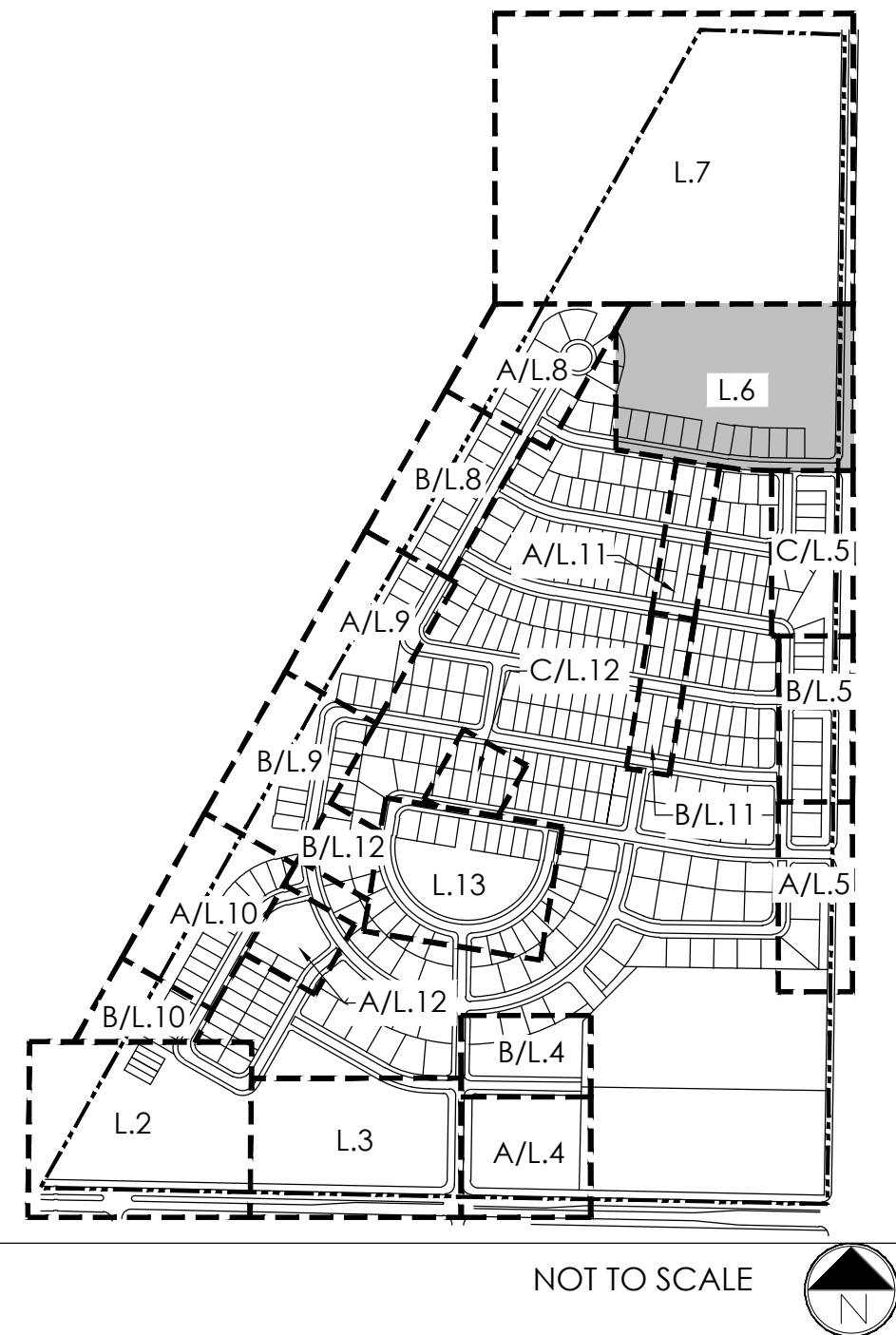
L.5
SHEET 8 OF 22

DENMORE LANDSCAPE PLAN

LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
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KEY MAP



LEGEND

- DROUGHT TOLERANT SOD
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NOT FOR CONSTRUCTION



PROJECT NAME

DENMORE
FIRESTONE, COLORADO
PRELIMINARY PLAT

SUBMITTAL DATE:
08.01.2022

REVISION DATE:
10.03.2022

11.18.2022

SHEET TITLE

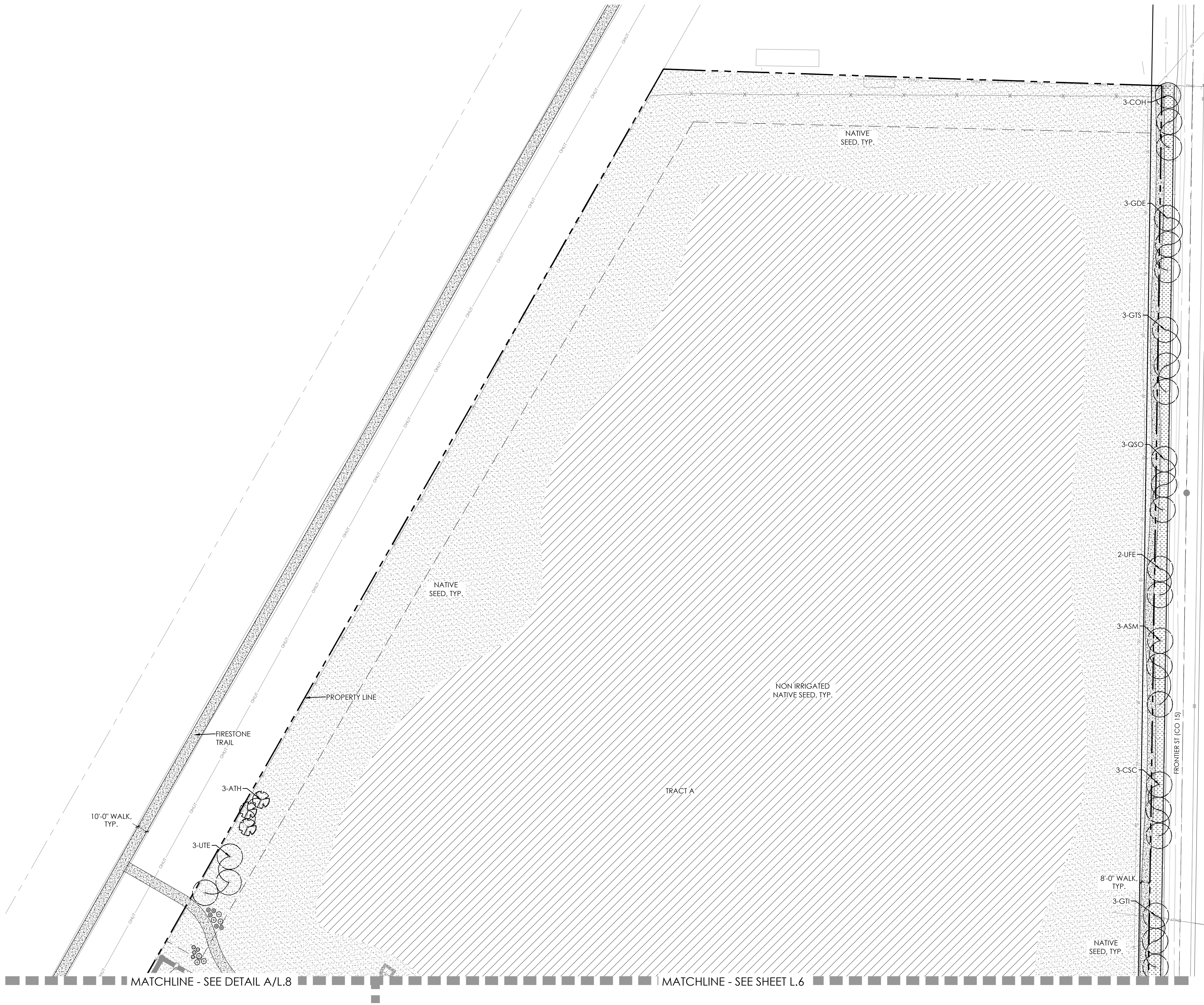
LANDSCAPE
PLANS

SHEET NUMBER

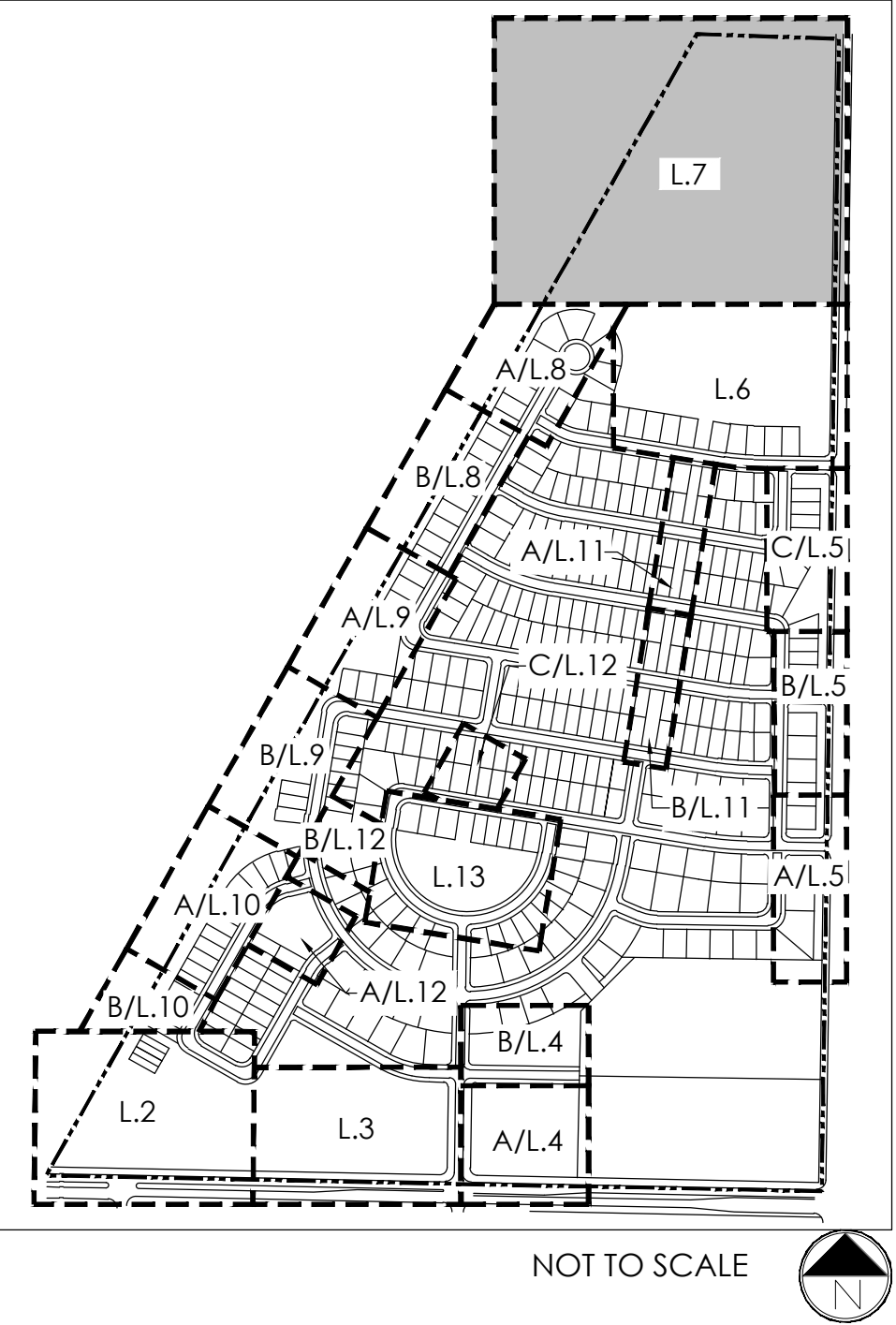
L.6
SHEET 9 OF 22

DENMORE LANDSCAPE PLAN

LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 34 TRACTS, 148.482 ACRES, PP-22-032

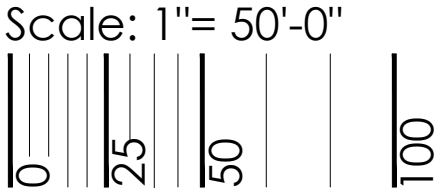
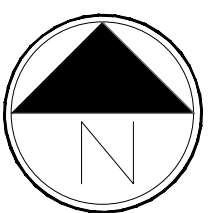


KEY MAP



LEGEND

- DROUGHT TOLERANT SOD
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- NON-IRRIGATED NATIVE GRASS
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PROJECT NAME

DENMORE
FIRESTONE, COLORADO
PRELIMINARY PLAT

SUBMITTAL DATE:
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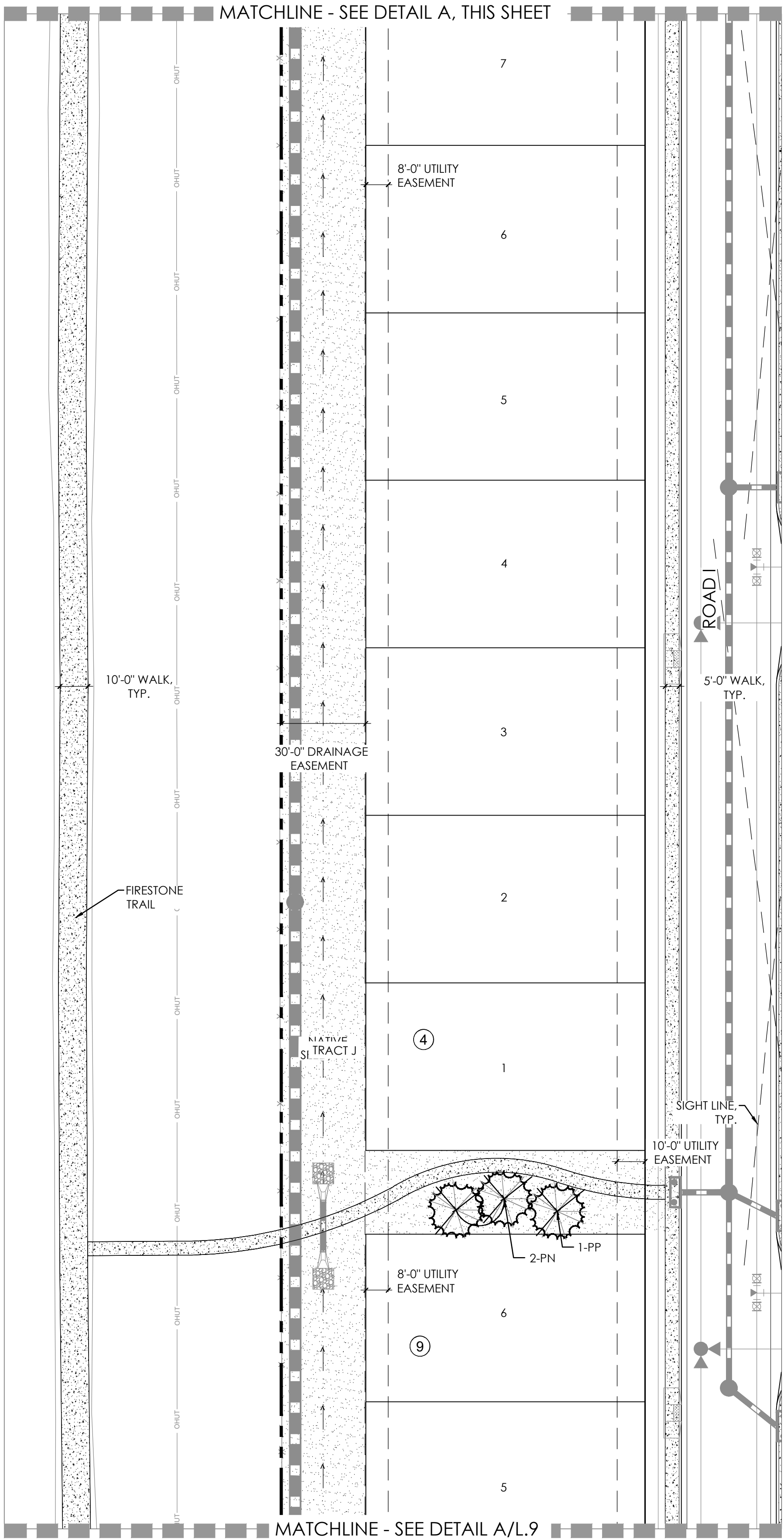
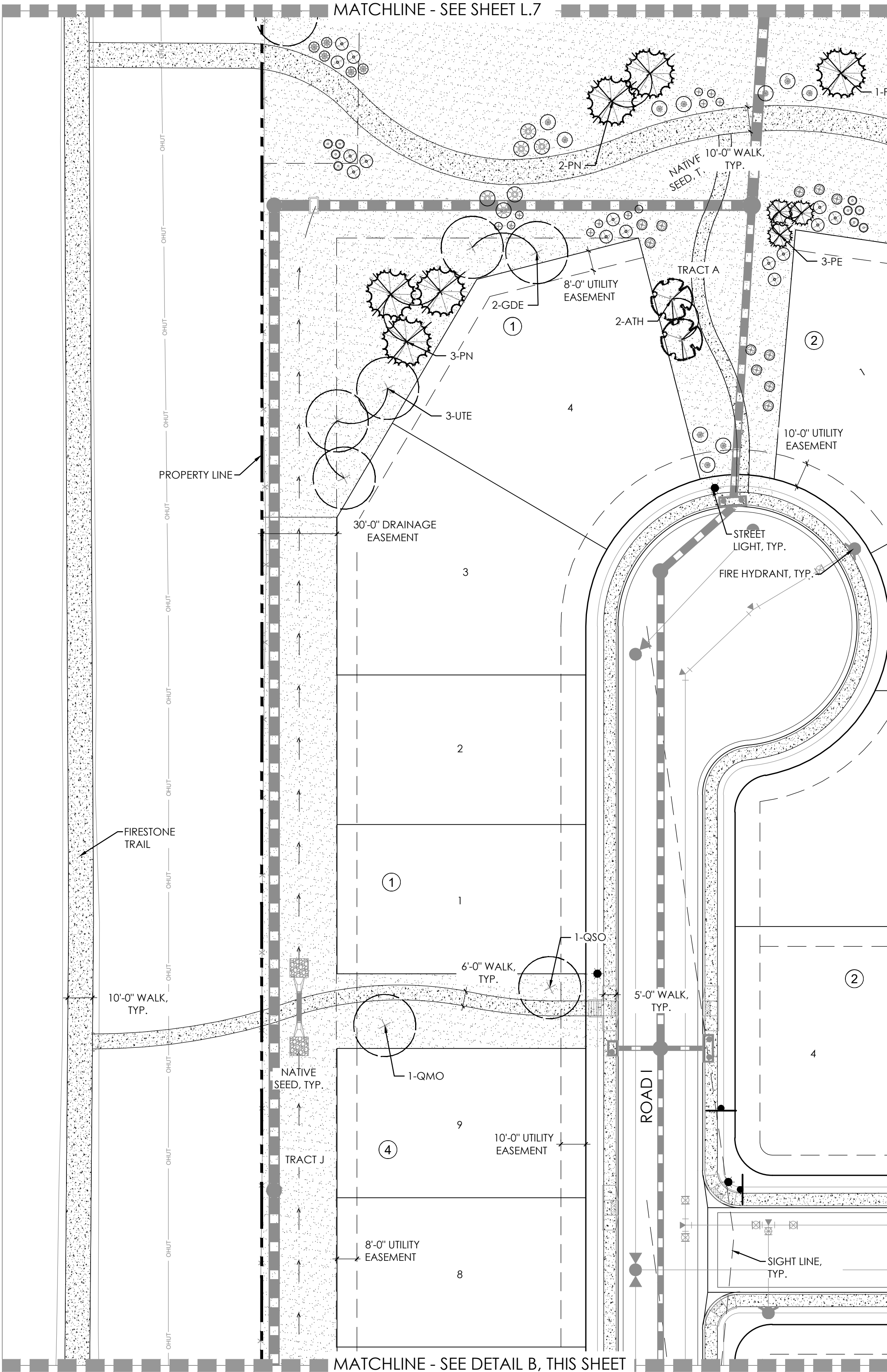
LANDSCAPE
PLANS

SHEET NUMBER

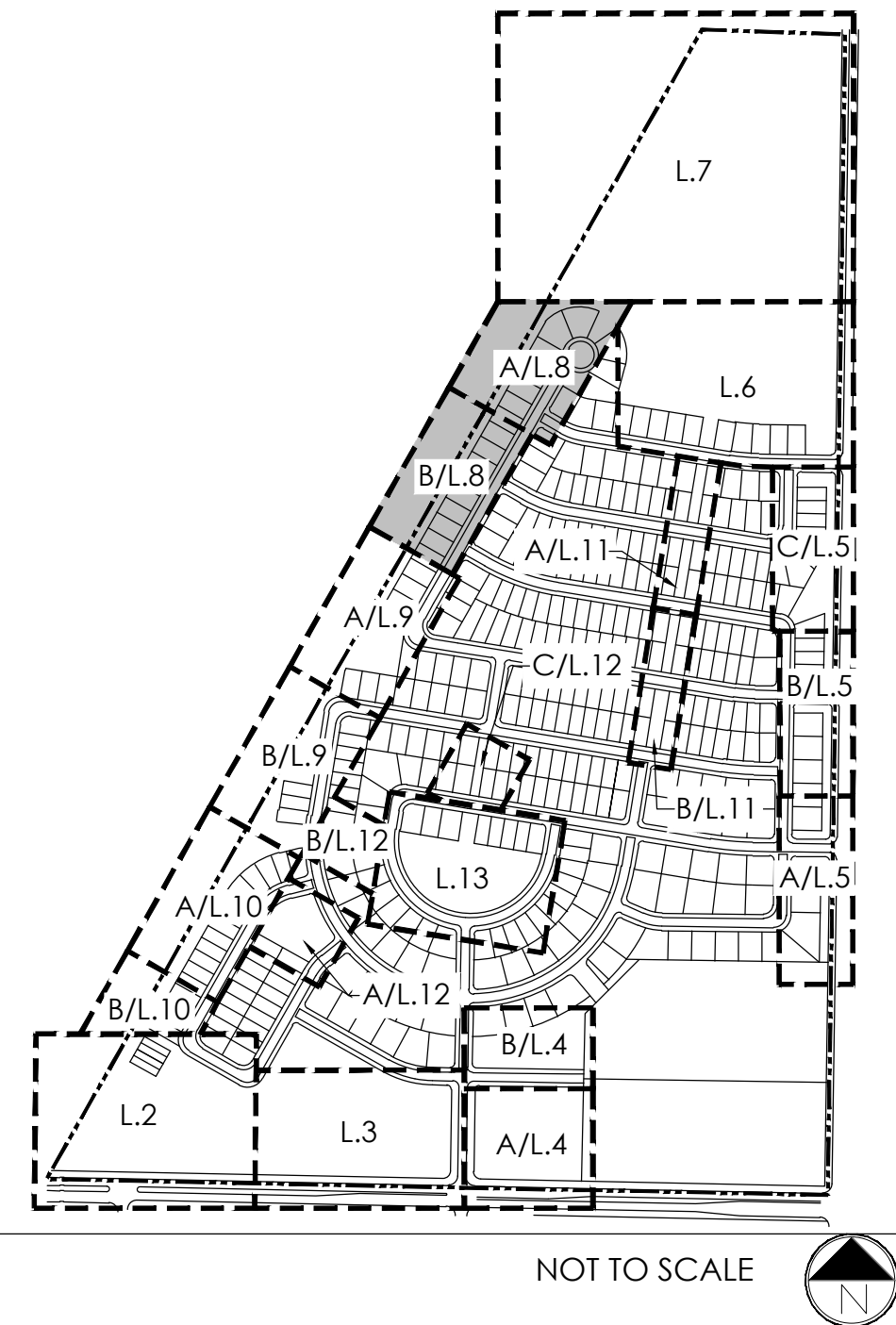
L.7
SHEET 10 OF 22

DENMORE LANDSCAPE PLAN

LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 34 TRACTS, 148.482 ACRES, PP-22-032

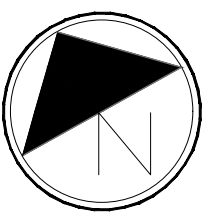


KEY MAP



LEGEND

- DROUGHT TOLERANT SOD
- IRRIGATED NATIVE GRASS
- NON-IRRIGATED NATIVE GRASS
- LOW GROW NATIVE GRASS
- CRUSHER FINES
- CONCRETE
- SHRUBS, GRASSES & PERENNIALS
- ROCK MULCH
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- LANDSCAPE BOULDER



Scale: 1"= 50'-0"

NOT FOR CONSTRUCTION



terraccina
design
10000 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

DENMORE
FIRESTONE, COLORADO
PRELIMINARY PLAT

SUBMITTAL DATE:
08.01.2022
REVISION DATE:
10.03.2022
11.18.2022

SHEET TITLE

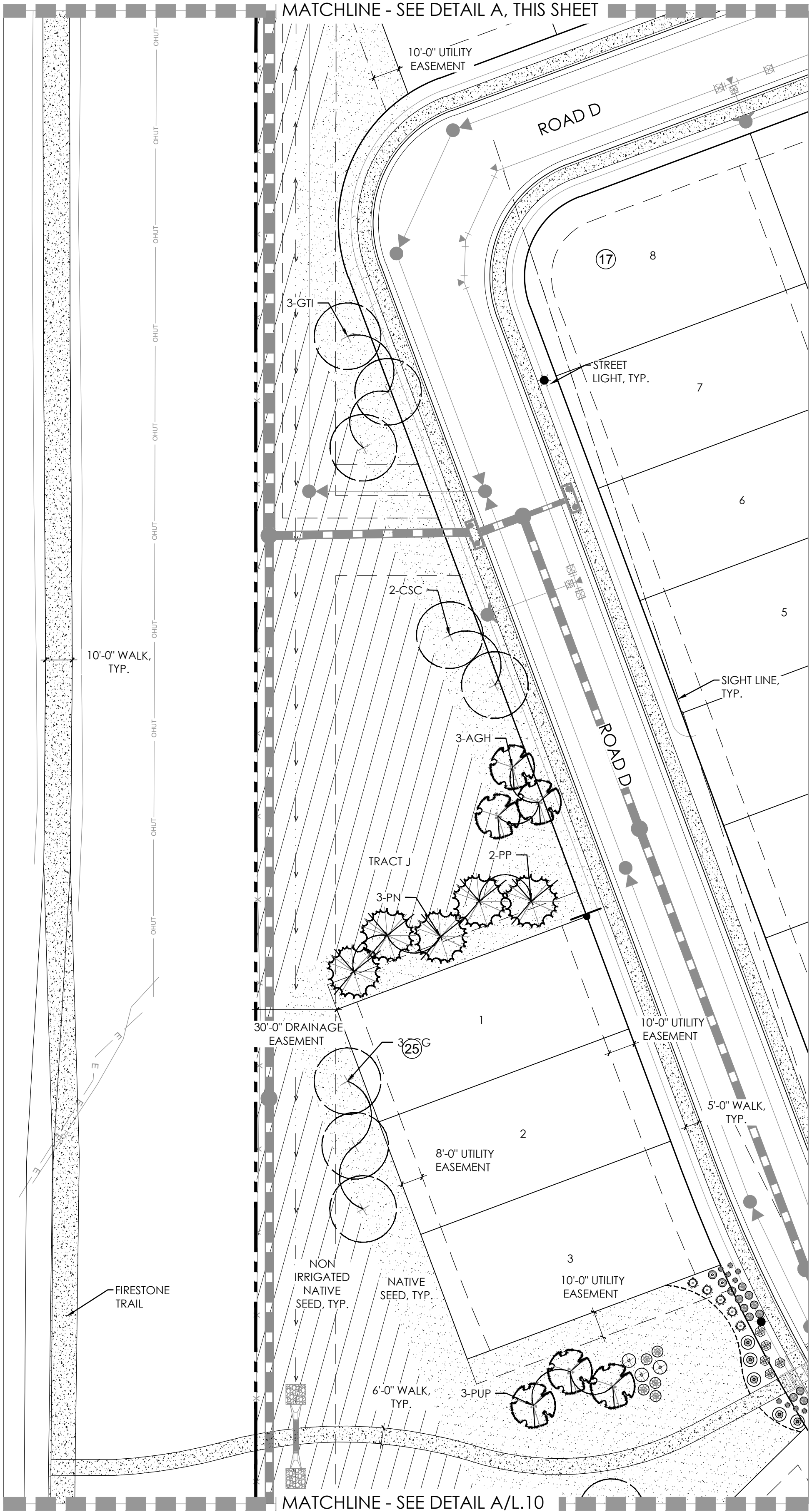
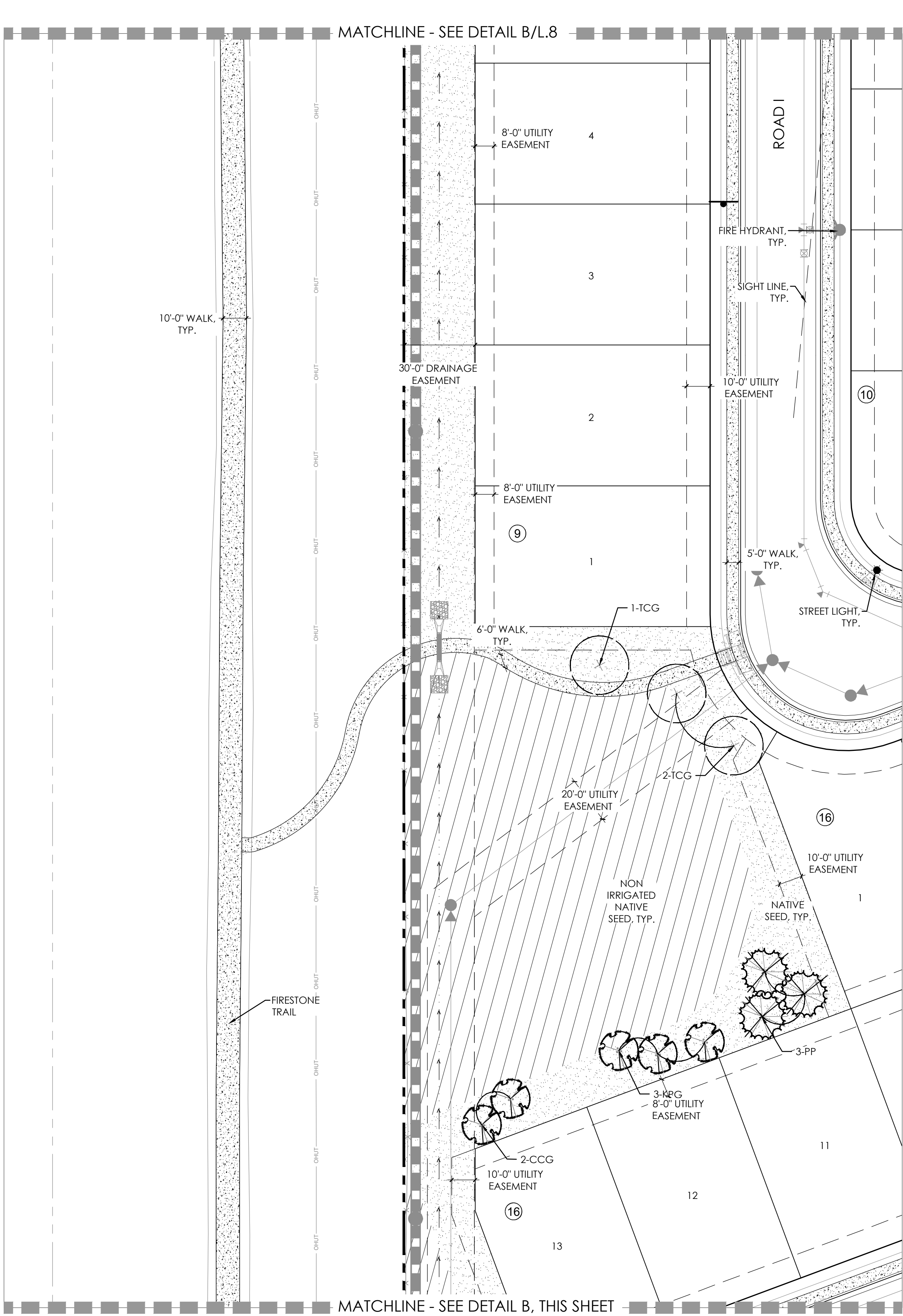
LANDSCAPE
PLANS

SHEET NUMBER

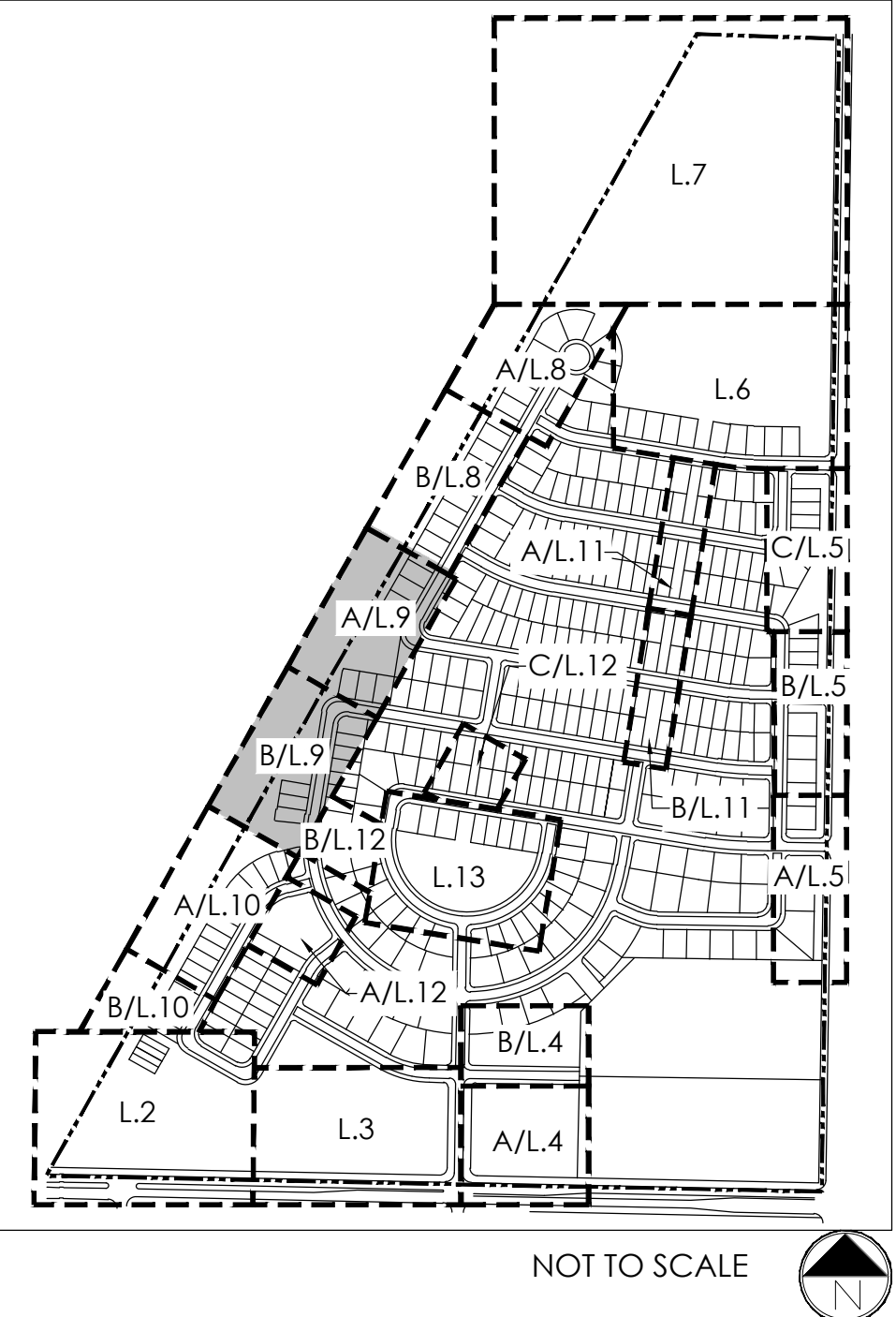
L.8
SHEET 11 OF 22

DENMORE LANDSCAPE PLAN

LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 34 TRACTS, 148.482 ACRES, PP-22-032

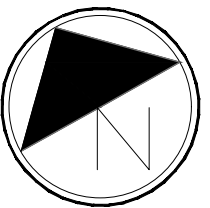


KEY MAP



LEGEND

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- IRRIGATED NATIVE GRASS
- NON-IRRIGATED NATIVE GRASS
- LOW GROW NATIVE GRASS
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- EVERGREEN TREES
- ORNAMENTAL TREES
- LANDSCAPE BOULDER



Scale: 1"= 30'-0"

0 15 30 60

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811
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10000 E. Girard Ave. Ste A-314
Denver, CO 80231
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PROJECT NAME

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SHEET TITLE

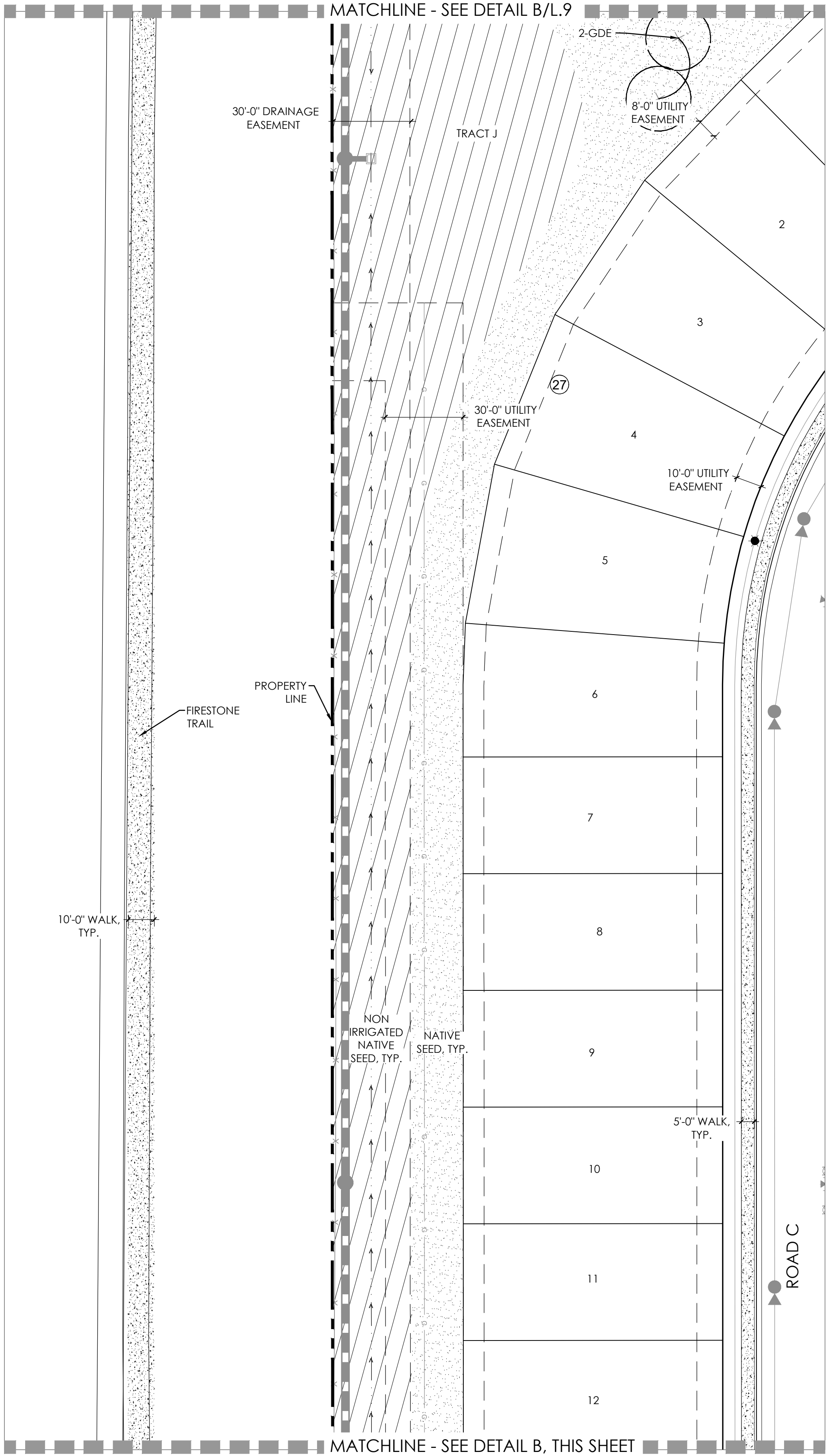
LANDSCAPE
PLANS

SHEET NUMBER

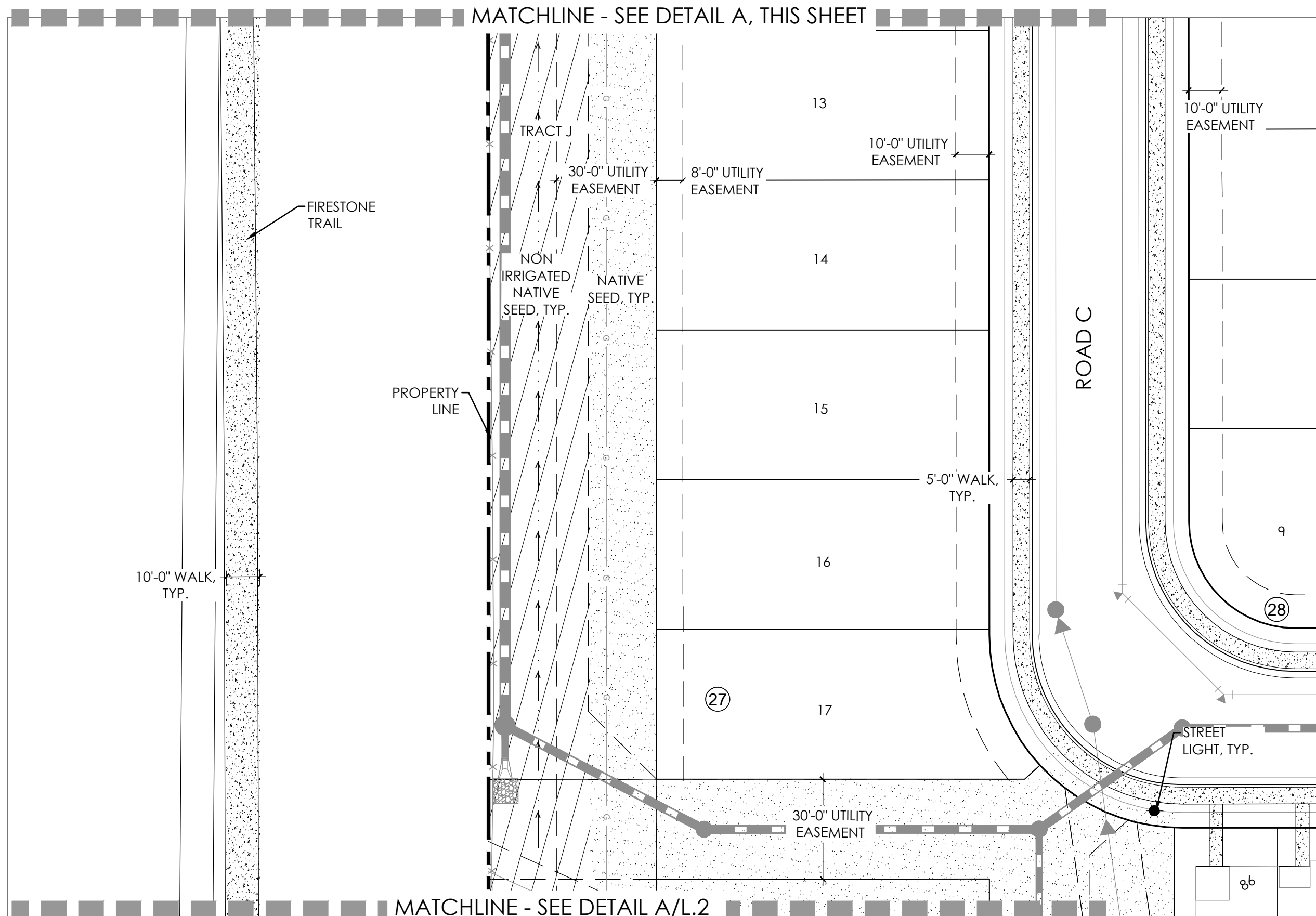
L.9
SHEET 12 OF 22

DENMORE LANDSCAPE PLAN

LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 34 TRACTS, 148.482 ACRES, PP-22-032

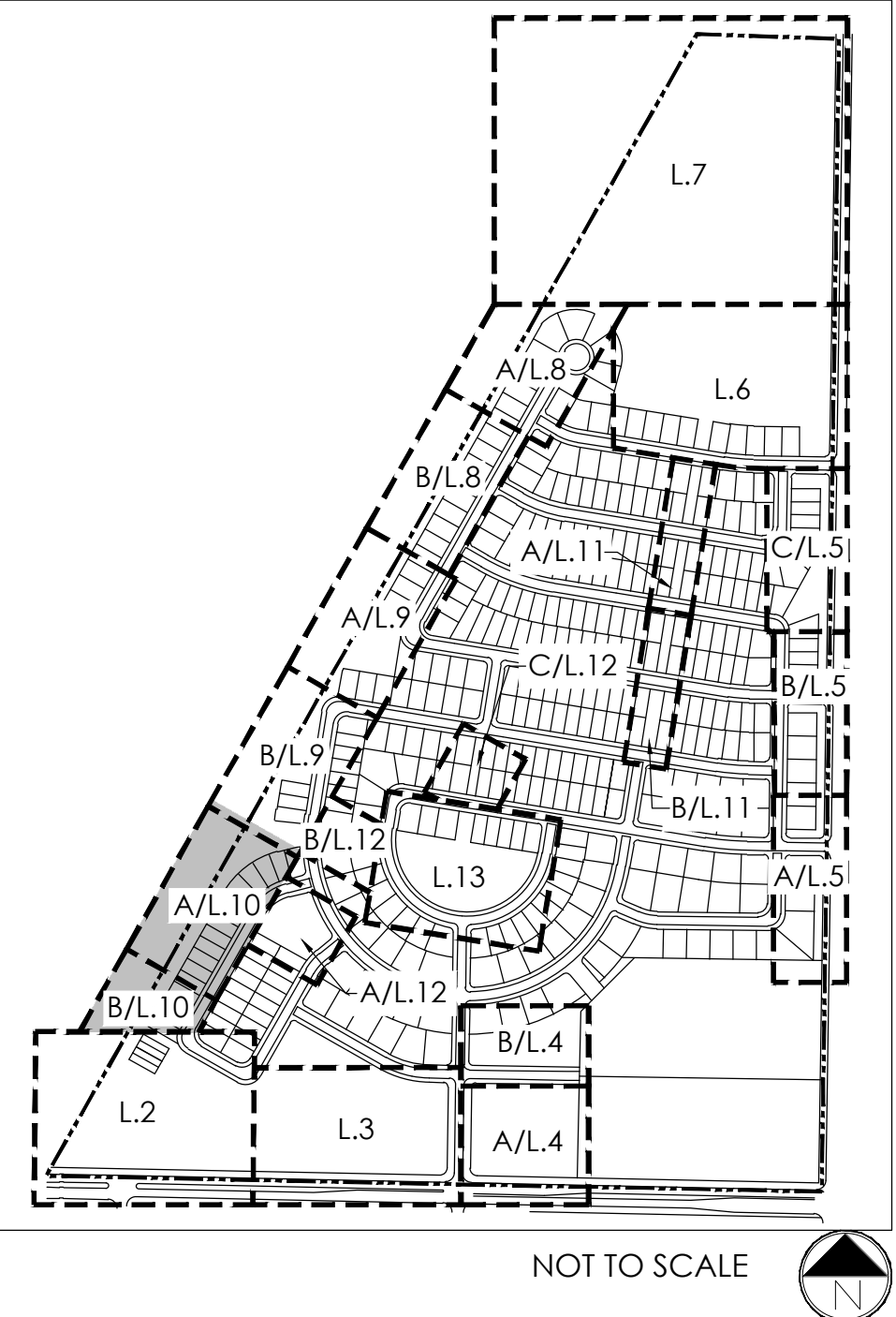


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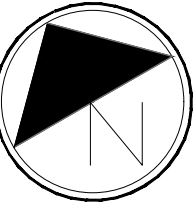
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KEY MAP



LEGEND

- DROUGHT TOLERANT SOD
- IRRIGATED NATIVE GRASS
- NON-IRRIGATED NATIVE GRASS
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Scale: 1"= 30'-0"

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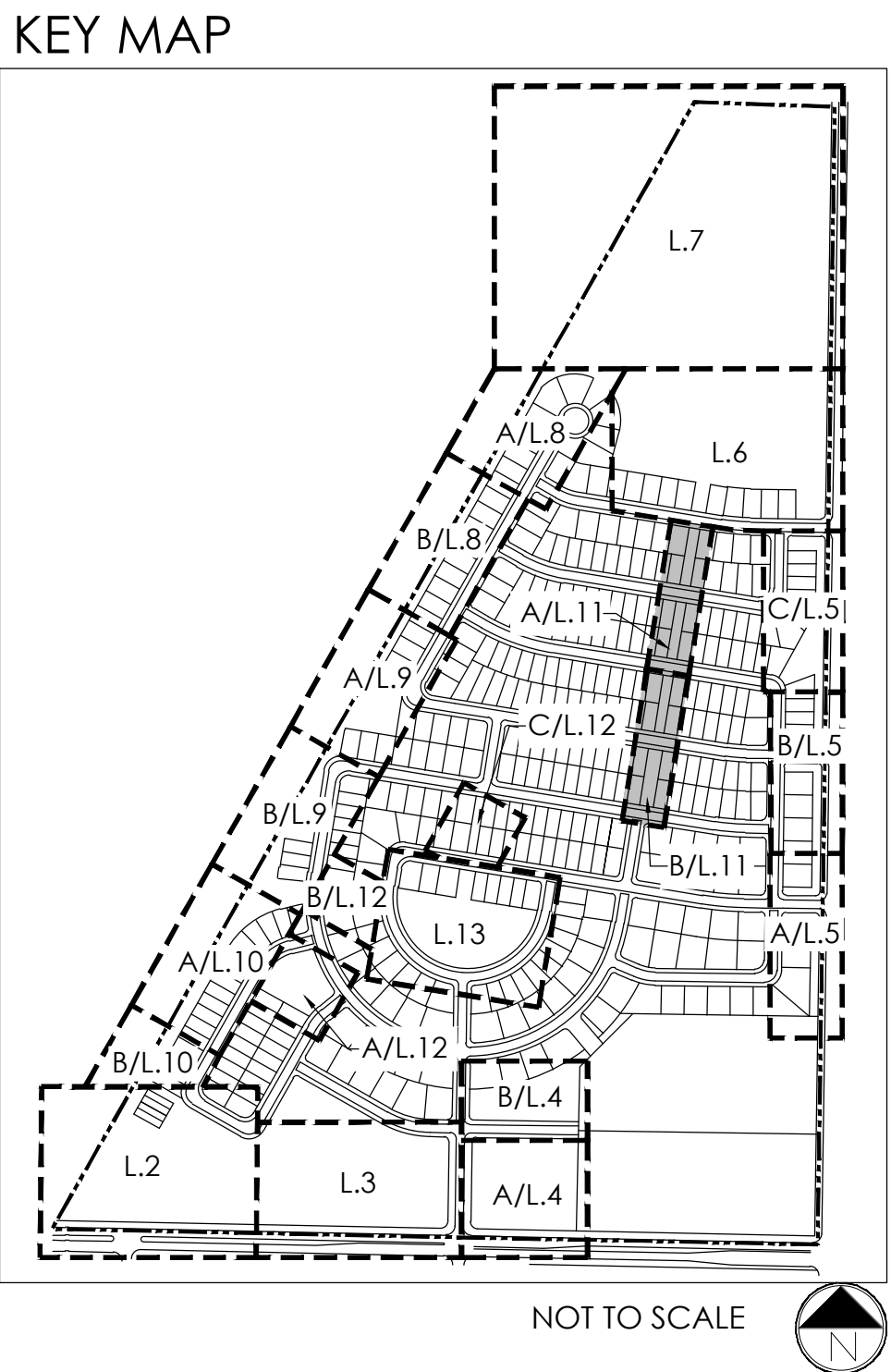
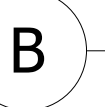
SHEET TITLE

LANDSCAPE
PLANS

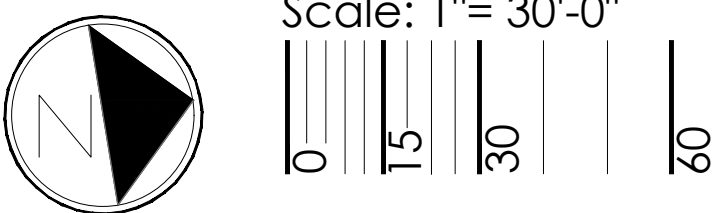
SHEET NUMBER

L.10
SHEET 13 OF 22

LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 34 TRACTS, 148.482 ACRES, PP-22-032



	DROUGHT TOLERANT SOD
	IRRIGATED NATIVE GRASS
	NON-IRRIGATED NATIVE GRASS
	LOW GROW NATIVE GRASS
	CRUSHER FINES
	CONCRETE
	SHRUBS, GRASSES & PERENNIALS
	ROCK MULCH
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	EVERGREEN TREES
	ORNAMENTAL TREES
	LANDSCAPE BOULDER



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PROJECT NAME

DENMORE FIRESTONE, COLORADO PRELIMINARY PLAT

SUBMITTAL DATE:
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11.18.2022

SHEET TITLE

LANDSCAPE
PLANS

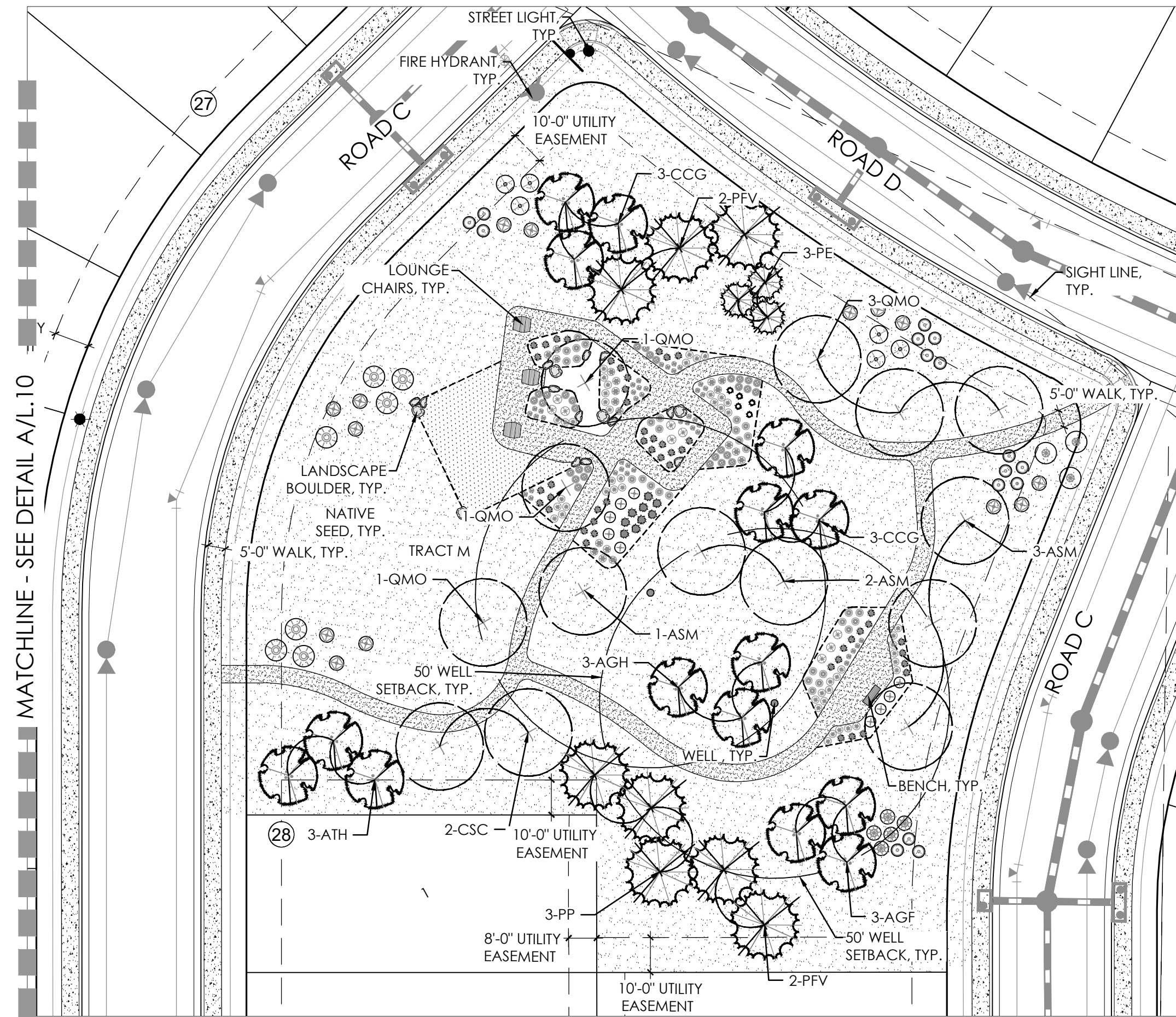
SHEET NUMBER

L.11
SHEET 14 OF 22

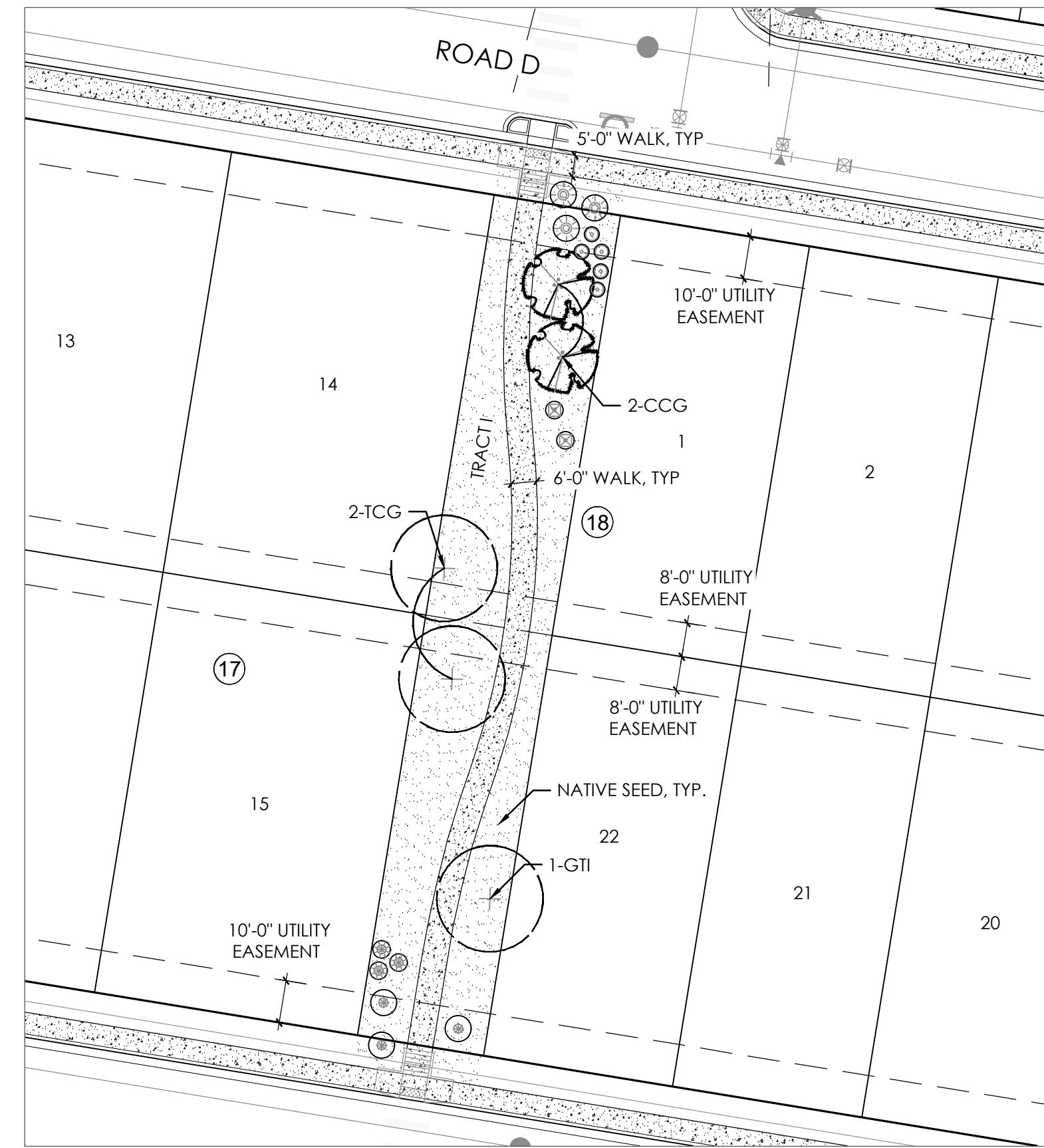
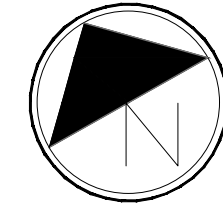
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DENMORE LANDSCAPE PLAN

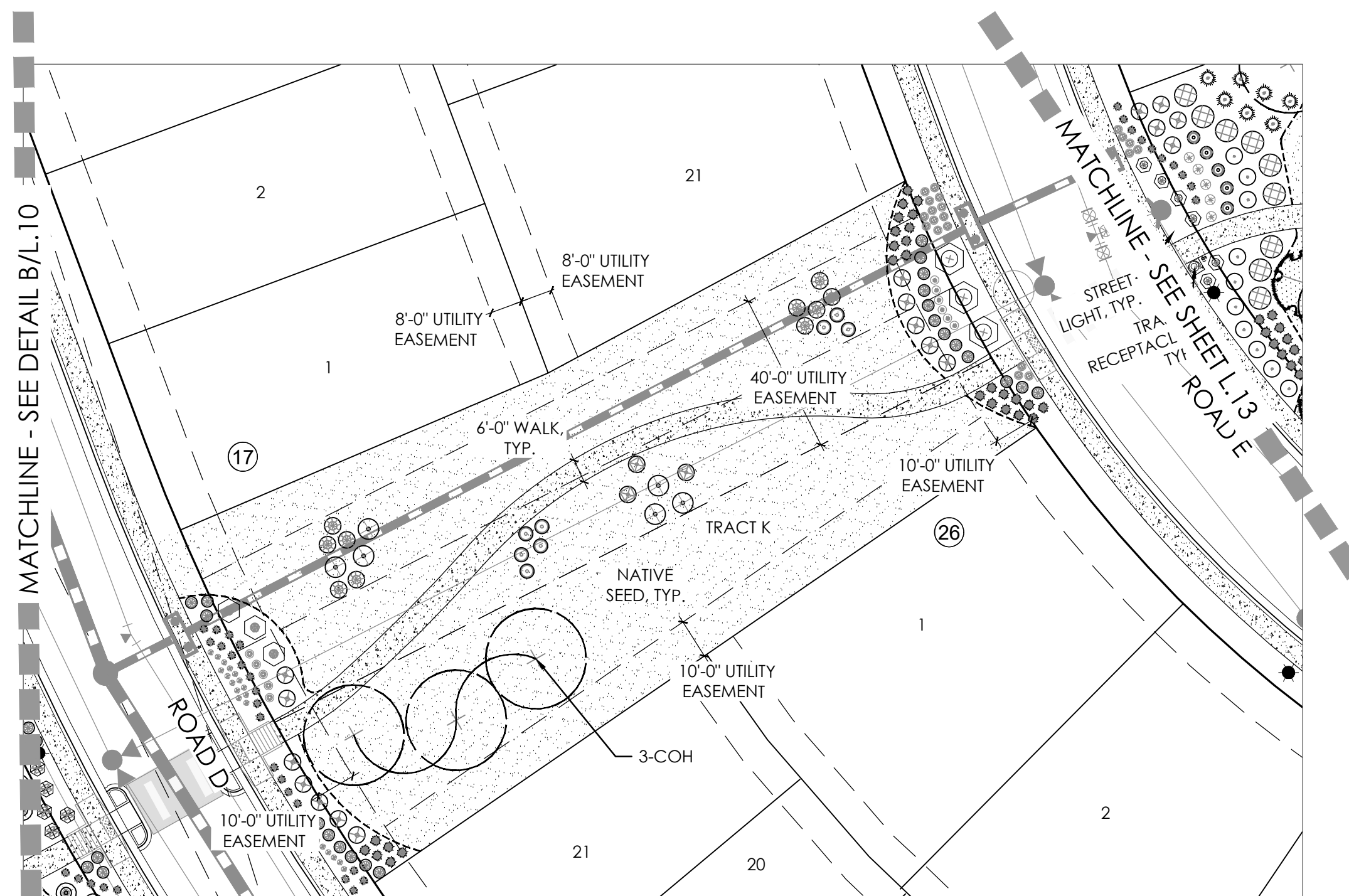
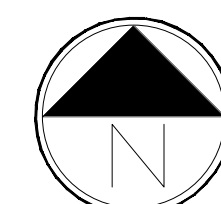
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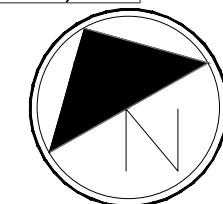
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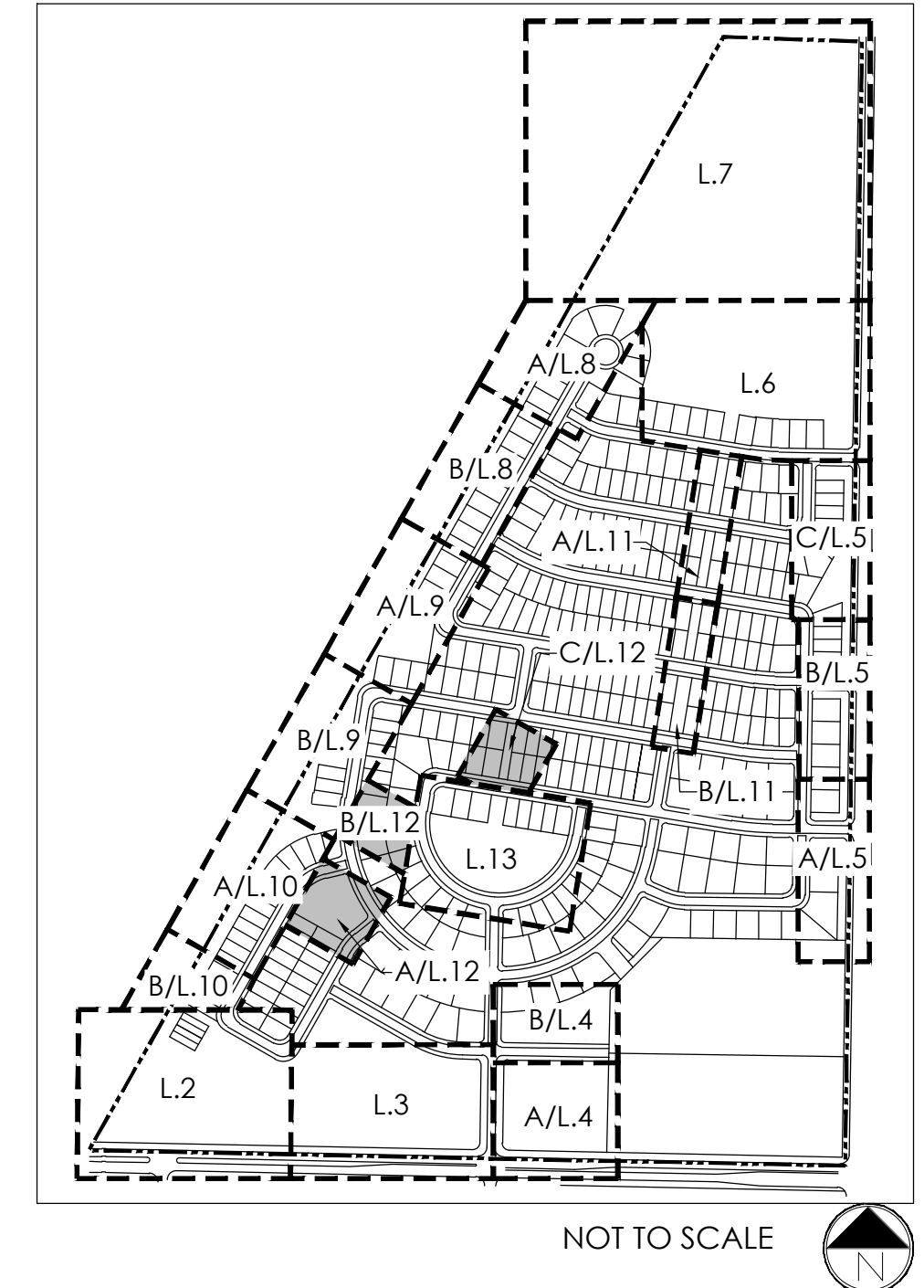
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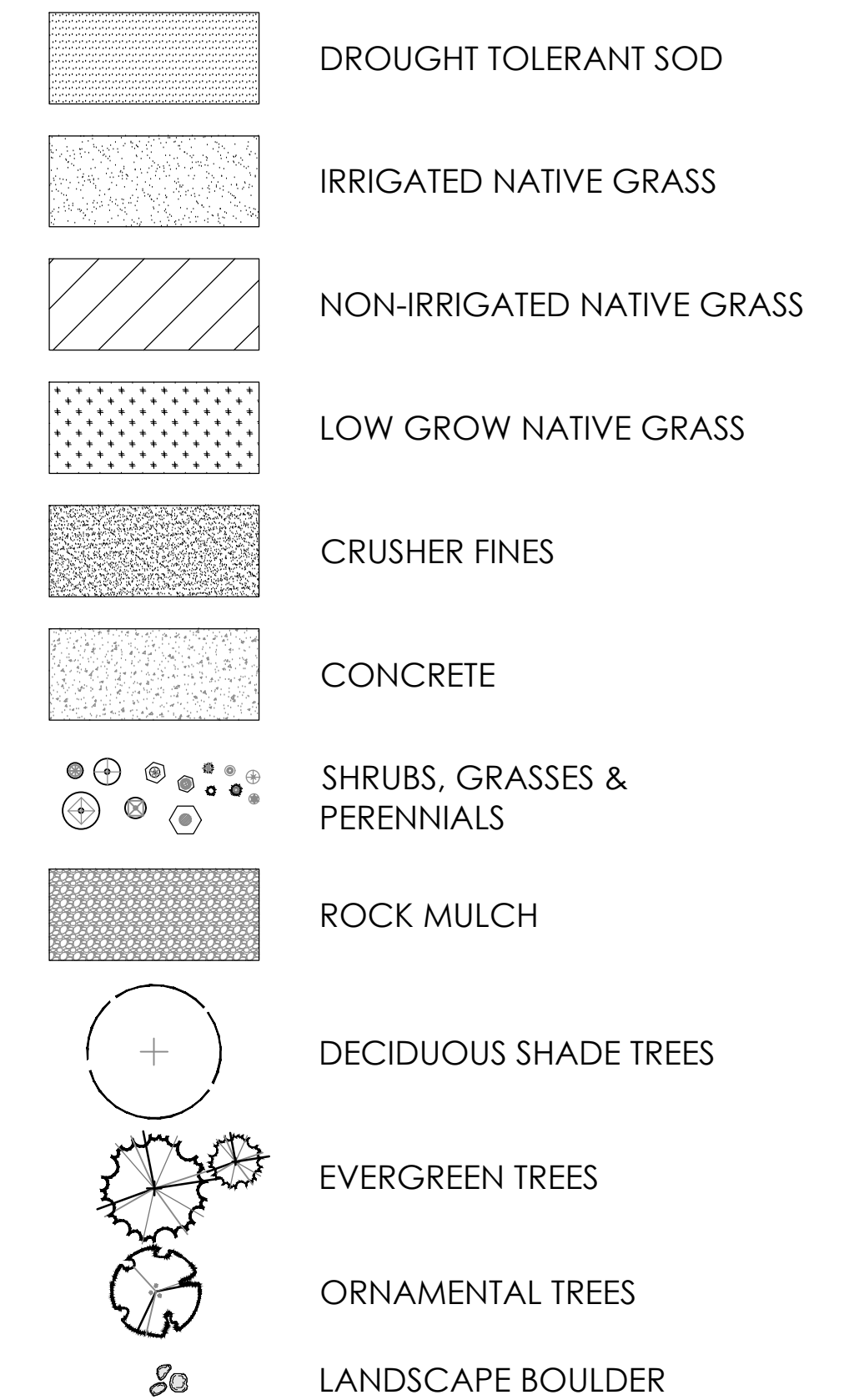
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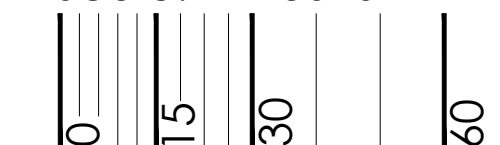
KEY MAP



LEGEND



Scale: 1"= 30'-0"



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10200 E. Girard Ave, Ste A-314
Denver, CO 80231
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PROJECT NAME

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FIRESTONE, COLORADO
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SHEET TITLE

LANDSCAPE
PLANS

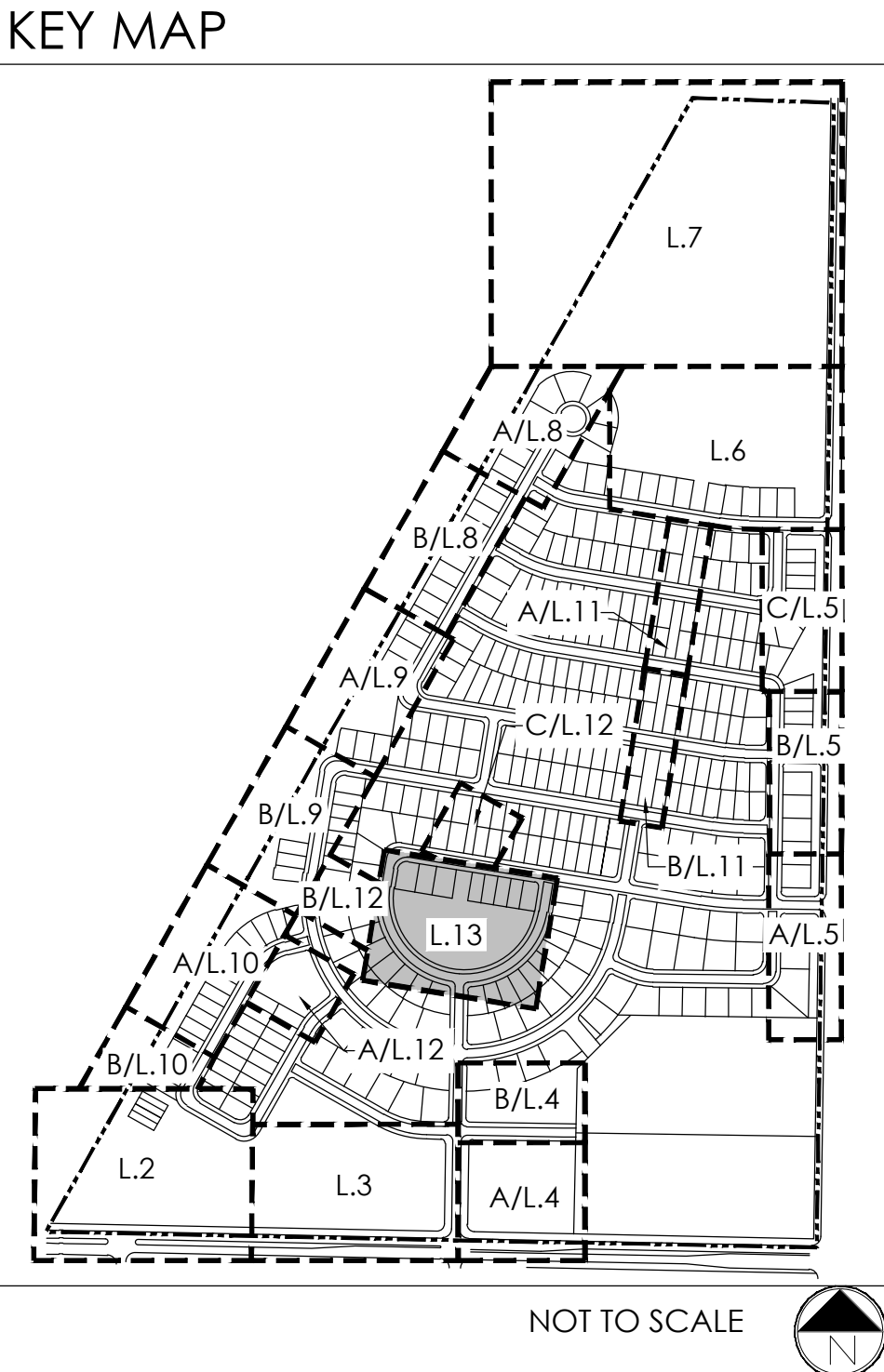
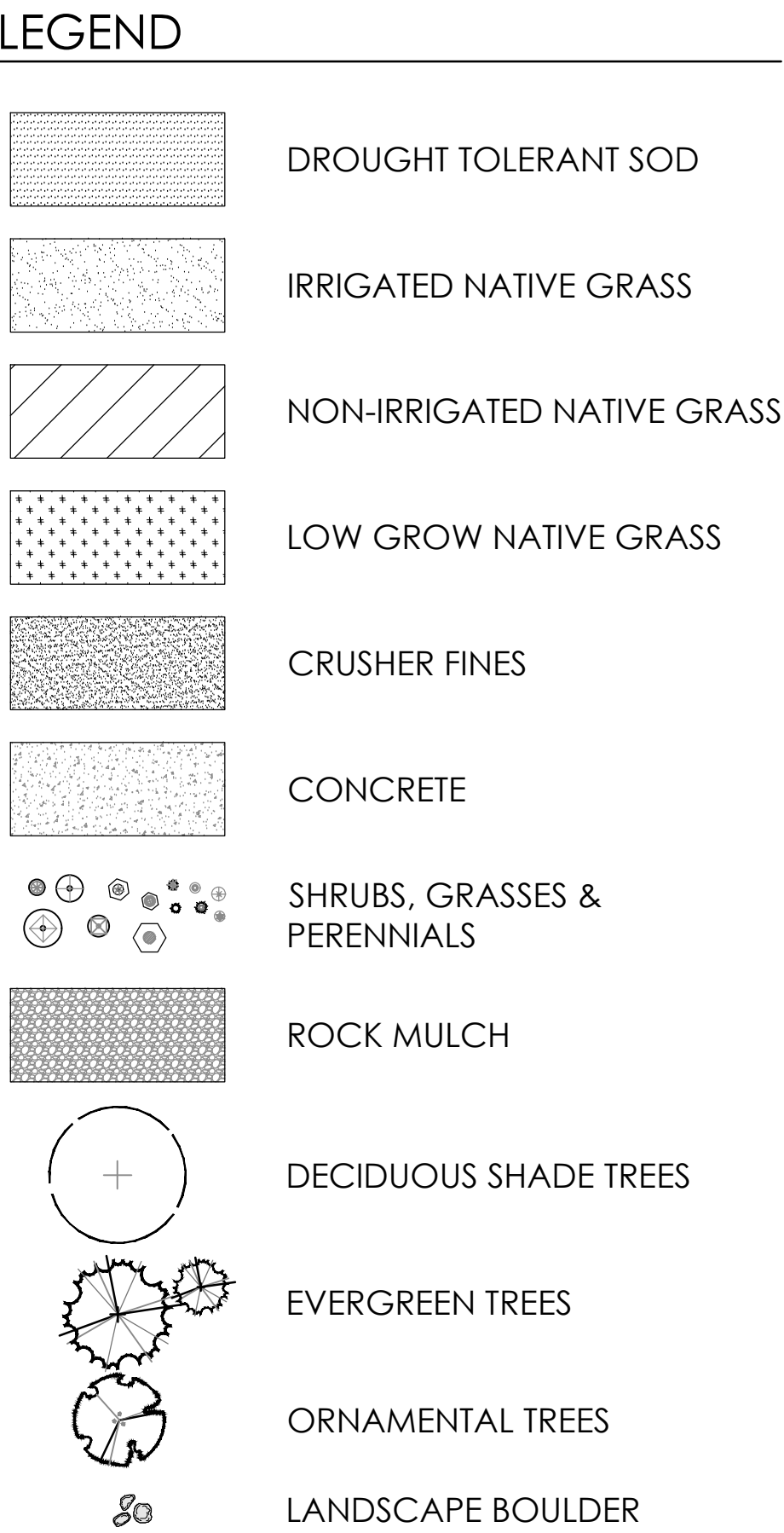
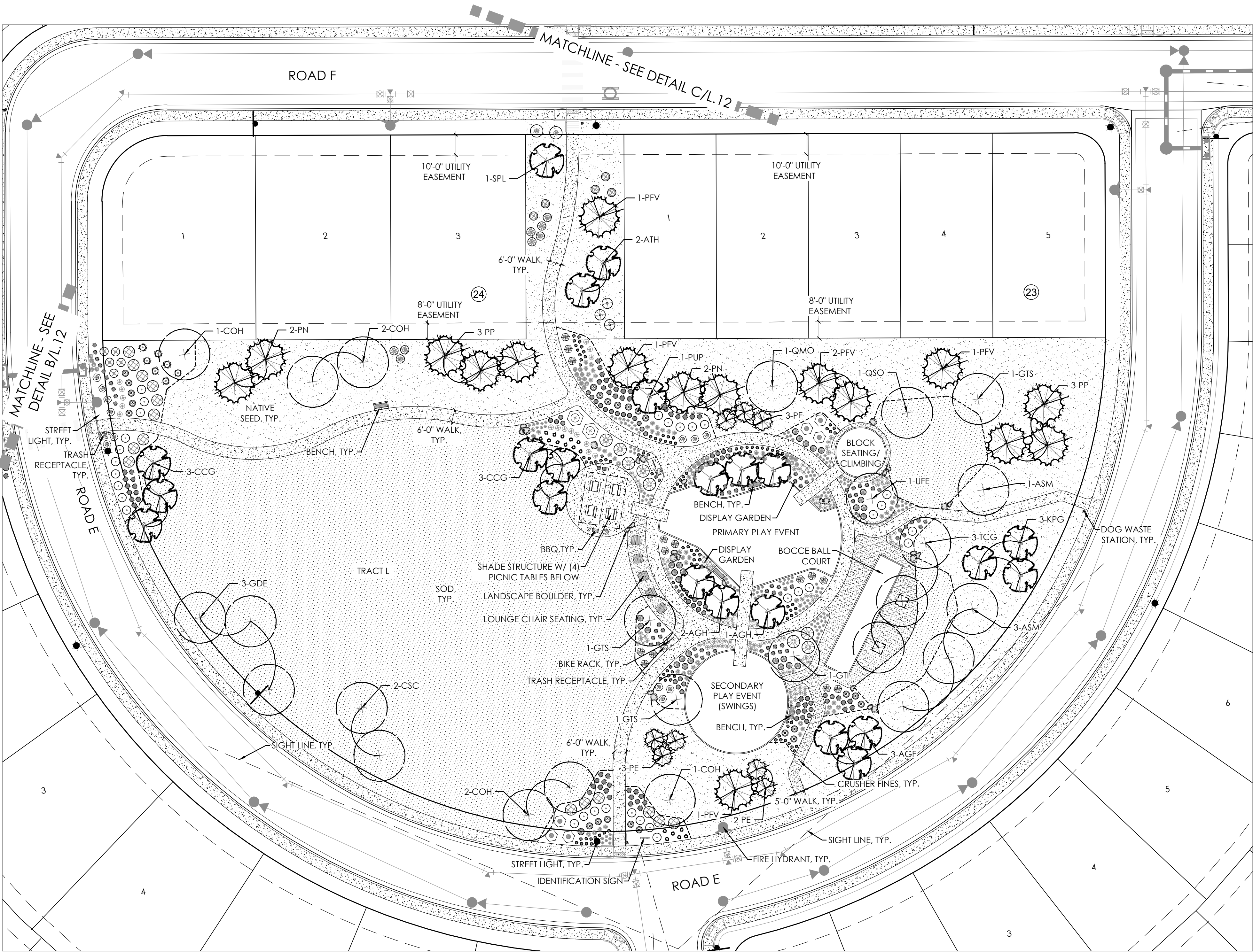
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L.12

SHEET 15 OF 22

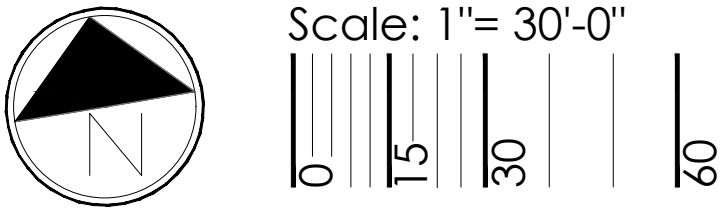
DENMORE LANDSCAPE PLAN

LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 34 TRACTS, 148.482 ACRES, PP-22-032



POCKET PARK STANDARDS	COMPONENT LIST	COMPONENTS PROVIDED	REQUIRED QTY.	PROVIDED QTY.
LIST A (ALL REQUIRED, DOUBLE 5 OF 10 COMPONENTS)	BENCHES		4	4
	BIKE RACK (4 BIKE MIN.)		2	2
	IDENTIFICATION SIGN		1	1
	INDIVIDUAL SHELTER W/ (2) PICNIC TABLES		1	SEE LIST B
	IRRIGATION		N/A	N/A
	OPEN TURF AREA		6,000 SF MIN.	39,860 SF
	TRASH RECEPTILES		4	5
LIST B (3 REQUIRED, 3 PROVIDED)	DISPLAY GARDEN		N/A	N/A
	GROUP SHELTER (500 SQ. FT. W/ (4) PICNIC TABLES)		1	1
	LOOP WALK		1,000 LF MIN.	1010
LIST C (6 REQUIRED, 6 PROVIDED)	MULTI LEVEL PLAY STRUCTURE		1	1
	NATURAL AREA		10,000 SF MIN.	33,632 SF
	BOCCE BALL		1	1
	CLIMBING STRUCTURE		1	1
	OPEN TURF AREA SCULPTED AS A PLAY BERM		N/A	N/A
	ADDITIONAL PLAY FEATURES		3	3 (SWINGS, (2) SPRING TOYS)
LIST D (4 REQUIRED, 4 PROVIDED)	BBQ GRILLS		2	2
	BENCHES (W/O PER ACRE)		4	5
	ELECTRICITY/ LIGHTING FOR SHADE STRUCTURE		N/A	N/A
	LANDSCAPING (DOUBLE THE LIST 'A' REQUIREMENTS)		SEE LANDSCAPE TABLE	SEE LANDSCAPE TABLE

POCKET PARK LANDSCAPE			
PLANT MATERIAL	REQUIRED	DOUBLE REQUIREMENT	PROVIDED
DECIDUOUS TREES	5	10	25
ORNAMENTAL TREES	3	6	21
EVERGREE TREES	2	4	24
SHRUBS	20	40	160
PERENNIALS	24	48	361
ORNAMENTAL GRASSES	3	6	251
OPEN TURF AREA	3,000 sf min	n/a	39,860 sf
NATURAL AREA	5,000 sf min	n/a	33,632 sf
*NOT INCLUDING TREE LAWN TREES AND LANDSCAPE			



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design
10000 E. Grand Ave. Ste A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

DENMORE
FIRESTONE, COLORADO
PRELIMINARY PLAT

SUBMITTAL DATE:
08.01.2022
REVISION DATE:
10.03.2022
11.18.2022

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

L.13
SHEET 16 OF 22

DENMORE LANDSCAPE PLAN

LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 34 TRACTS, 148.482 ACRES, PP-22-032

LANDSCAPE NOTES

- ALL WORK SHALL CONFORM TO TOWN OF FIRESTONE STANDARDS AND SPECIFICATIONS AND WITH THE ACCEPTED PLANS. REFER TO THESE STANDARDS FOR ADDITIONAL INFORMATION AS NEEDED. A COPY OF THESE SPECIFICATIONS SHALL BE AVAILABLE ON THE WORK SITE AT ALL TIMES.
- THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH PLANS DONE BY OTHERS SO THE PROPOSED GRADING, DRAINAGE WORK, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- STORM WATER BEST MANAGEMENT PRACTICES SHALL CONFORM TO STATE OF COLORADO REQUIREMENTS. ALL STORM WATER REPORTS AND REQUIRED PAPERWORK SHALL ADHERE TO ALL STATE OF COLORADO REQUIREMENTS.
- THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1/10TH) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- ANY REVISION TO THE LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED BY THE PARKS SUPERINTENDENT OR HIS DESIGNEE PRIOR TO IMPLEMENTATION.
- THE CONTRACTOR SHALL HAVE AN ACCEPTED SET OF PLANS AND MUST HAVE HELD A PRE-CONSTRUCTION MEETING WITH THE TOWN OF FIRESTONE PARKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY AND ALL WORK.
- THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, WORKMANSHIP, AND IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS.
- DO NOT DISTURB PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
- THE CONTRACTOR SHALL IDENTIFY, VERIFY AND PROTECT CONTROL POINT. CONTRACTOR SHALL VERIFY LOCATION OF CONTROL POINT WEEKLY AND THE ORIGINAL CONDITION OF CONTROL POINT PIN SHALL BE MAINTAINED THROUGH OUT ENTIRE PROJECT. LOCATION AND G.P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.
- GRAPHIC SYMBOLS SHALL PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TREES SPECIES SHALL BE FROM THE TOWN OF FIRESTONE APPROVED TREE LIST.
- NATIVE PLANTS SHALL BE USED IN NATIVE SEED AREAS. REFER TO STANDARDS AND SPECIFICATIONS FOR COMPLETE SPECIES LIST.

LANDSCAPE NOTES

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TREE REQUIREMENTS

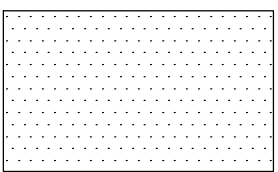
STREET	REQUIREMENT	LENGTH	TREES REQUIRED	TREES PROPOSED
FIRESTONE BLVD.	1 TREE/ 40 LINEAR FEET	2,794	70	70
FRONTIER ST.	1 TREE/ 40 LINEAR FEET	1,613	40	40

LANDSCAPE QUANTITIES

DESCRIPTION	QUANTITY
DOUGHT TOLERANT SOD	58,450 SF
LANDSCAPE BEDS	80,240 SF
IRRIGATED NATIVE SEED	867,090 SF
NON-IRRIGATED NATIVE SEED	711,520 SF
TREES	615

TURF

RTF SOD OR APPROVED EQUAL
TURF SUPPLIER:
GREEN VALLEY TURF COMPANY
13159 N. US HWY 85
LITTLETON, CO 80125
(303) 798-6764

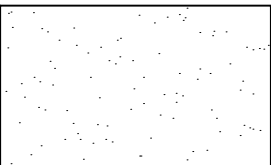


PLANT LIST

SYM	SCIENTIFIC NAME	COMMON NAME	SIZE
DECIDUOUS SHADE TREES			
ASMA	ACER SACCHARUM 'GREEN MOUNTAIN'	MAPLE, SUGAR GREEN MOUNTAIN	2" CAL
COH	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2" CAL
CSC	CATALPA SPECIOSA	CATALPA, WESTERN	2" CAL
GDE	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2" CAL
GII	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2" CAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	HONEYLOCUST, SHADEMASTER	2" CAL
GMO	QUERCUS MACROCARPA	OAK, BUR	2" CAL
GSO	QUERCUS SHUMARDII	OAK, SHUMARD	2" CAL
TCG	ITILIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2" CAL
UFE	ULMUS 'FRONTIER'	ELM, FRONTIER	2" CAL
UTE	ULMUS X TRIUMPH	ELM, TRIUMPH	2" CAL
ORNAMENTAL TREES			
AGF	ACER GINNALA 'FLAME'	MAPLE, AMUR OR GINNALA FLAME	6'-8' HT MULTI
AGH	ACER X GRANDIDENTATUM 'HIGHLAND PARK'	MAPLE, BIGTOOTH 'HIGHLAND PARK'	6'-8' HT MULTI
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	6'-8' HT MULTI
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR	6'-8' HT MULTI
KPG	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	1.5" CAL
PUP	PYRUS USSURIENSIS 'PRAIRIE GEM'	PEAR, PRAIRIE GEM	1.5" CAL
SPL	SYRINGA PEKINENSIS	LILAC, PEKING	1.5" CAL
EVERGREEN TREES			
PE	PINUS EDULIS	PINE, PINON	6'-8' HT
PFV	PINUS FLEXILIS, 'VANDERWOLFS PYRIMD'	PINE, LIMBER 'VANDERWOLFS PYRIMD'	6'-8' HT
PN	PINUS NIGRA	PINE, AUSTRIAN	6'-8' HT
PP	PINUS PONDEROSA	PINE, PONDEROSA	6'-8' HT
EVERGREEN SHRUBS			
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5 CONT.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5 CONT.
JSS	JUNIPERUS SABINA 'SCANDIA'	JUNIPER, SCANDIA	#5 CONT.
JSV	JUNIPERUS SCOPULARUM 'WOODWARD'	JUNIPER, WOODWARD ROCKY MOUNTAIN	#5 CONT.
PM6	PINUS MUGO 'SLOWMOUND'	PINE, MUGO SLOWMOUND	#5 CONT.
DECIDUOUS SHRUBS			
ACL	AMORPHA CANESCENS	LEADPLANT	#5 CONT.
ACS	ARTEMISIA CANA	SAGEBRUSH	#5 CONT.
CCM	COTINUS COGGY'GRIA 'WINECRAFT BLACK'	SMOKE TREE, WINECRAFT BLACK	#5 CONT.
CCB	CHRYSOETHAMNUS NAUSEOSUS 'ALBICAULIS'	SPIREA, BLUE MST	#5 CONT.
CLB	CYTISUS X LENA	BROOM, LENA	#5 CONT.
ENR	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, TALL BLUE	#5 CONT.
FAP	FALLUGIA PARADOXA	APACHE PLUME	#5 CONT.
FPP	FORESTERA NEOMEXICANA	NEW MEXICO, PRIVET	#5 CONT.
PBP	PRUNUS BESSEYI 'PAWNEE BUTTES'	WESTERN SAND CHERRY	#5 CONT.
PFG	POTENTILLA FRUTICOSA 'GOLDSTAR'	POTENTIALLA, GOLD STAR	#5 CONT.
POG	PHYSOCARPUS OPUFOLIUS 'DARTS GOLD'	NINEBARK, DARTS GOLD	#5 CONT.
PSM	PHILADELPHUS X 'SNOWBELLE'	MOCKORANGE, SNOWBELLE	#5 CONT.
RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5 CONT.
RGM	RIBES ALPINUM 'GREENMOUND'	CURRANT, GREEN MOUND	#5 CONT.
RNV	ROSA 'NEARLY WILD'	ROSE, NEARLY WILD	#5 CONT.
ORNAMENTAL GRASSES			
AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1 CONT.
HSG	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#1 CONT.
PVH	PANICUM VIRGATUM 'HEAVY METAL'	DALLAS BLUES SWITCH GRASS	#1 CONT.
SH-P	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT.
SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM GRASS	#1 CONT.
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1 CONT.
PERENNIALS			
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	F15
ATB	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	F15
CRR	CENTRANTHUS RUBER	RED VALERIAN	F15
GLC	GAURA LINDHEIMERI 'CRIMSON'	WHIRLING BUTTERFLIES 'CRIMSON'	F15
GLV	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	F15
HPB	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	FALSE YUCCA, BRAKELIGHTS RED	#1 CONT.
KSE	KNIPHORIA 'STARK'S EARLY HYBRIDS'	TORCHLILY, RED	#1 CONT.
RFG	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	1 GAL
PAJ	PERSICARIA AFFNIS	HIMALAYAN BORDER JEWEL	F15

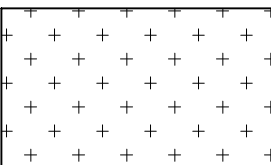
PBSI NATIVE SEED MIX

LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
1.5	BUCHLOE DACTYLODES	BUFFALOGRASS, NATIVE
0.25	CAREX NEBRASCENSIS	NEBRASKA SEDGE, NATIVE *
1	DISTICHUS STRICTA	INLAND SALTGRASS, NATIVE
0.25	JUNJUCUS BALTICUS	BALTIC RUSH, NATIVE*
1	SPARTINA PECTINATA	PRAIRIE CORDGRASS, NATIVE*
1	PASCOPIRIUM SCOPARIUM	WESTERN WHEATGRASS, ARBA*
2	PANICUM VIRGATUM	SWITCHGRASS, BLACKWELL*



PBSI LOW GROW SEED MIX

LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
7.5	AGROPYRON CRISTATUM	EPHRAIM CRESTED WHEATGRASS
6.25	FESTUCA OVINA	SHEEP FESCUE
5	LOLIUM PERENNE	PERENNIAL RYE
3.75	FESTUCA RUBRA	CHEWINGS FESCUE
2.5	POA COMPRESSA	CANADA BLUEGRASS
TOTAL: 25		
*ALWAYS INCLUDE THESE KEY SPECIES. MAINTAIN AT LEAST 25 LBS/ACRE RATE FOR MIX.		
**1/4 LBS MIN. PER SPECIES ORDER		



SEED MIX AVAILABLE THROUGH:
PAWNEE BUTTES SEED, INC.
605 25TH ST.
GREELEY, COLORADO 80631
(970) 356-7002

NOT FOR CONSTRUCTION



PROJECT NAME

DENMORE
FIRESTONE, COLORADO
PRELIMINARY PLAT

SUBMITTAL DATE:
08.01.2022

REVISION DATE:
10.03.2022
11.18.2022

SHEET TITLE

LANDSCAPE
NOTES &
DETAILS

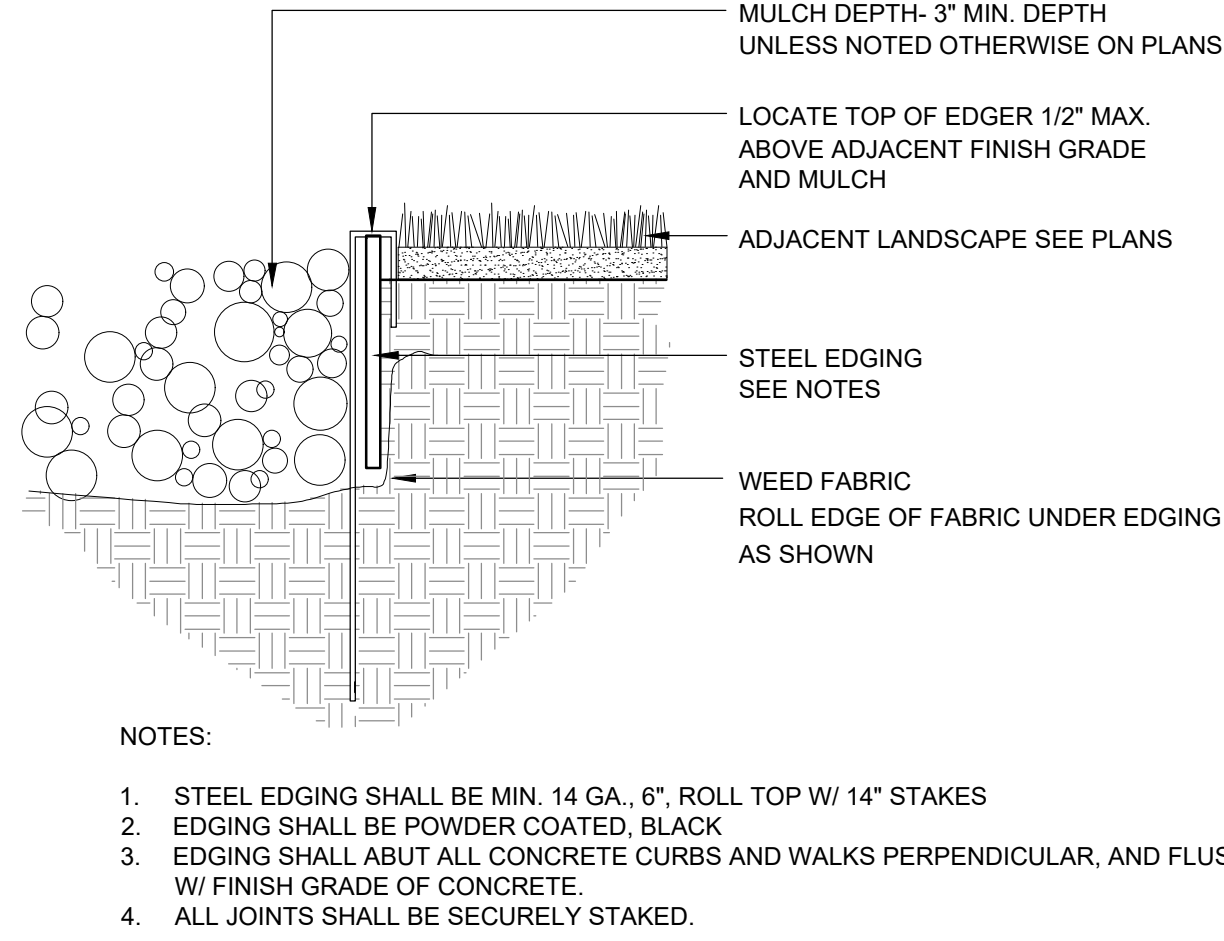
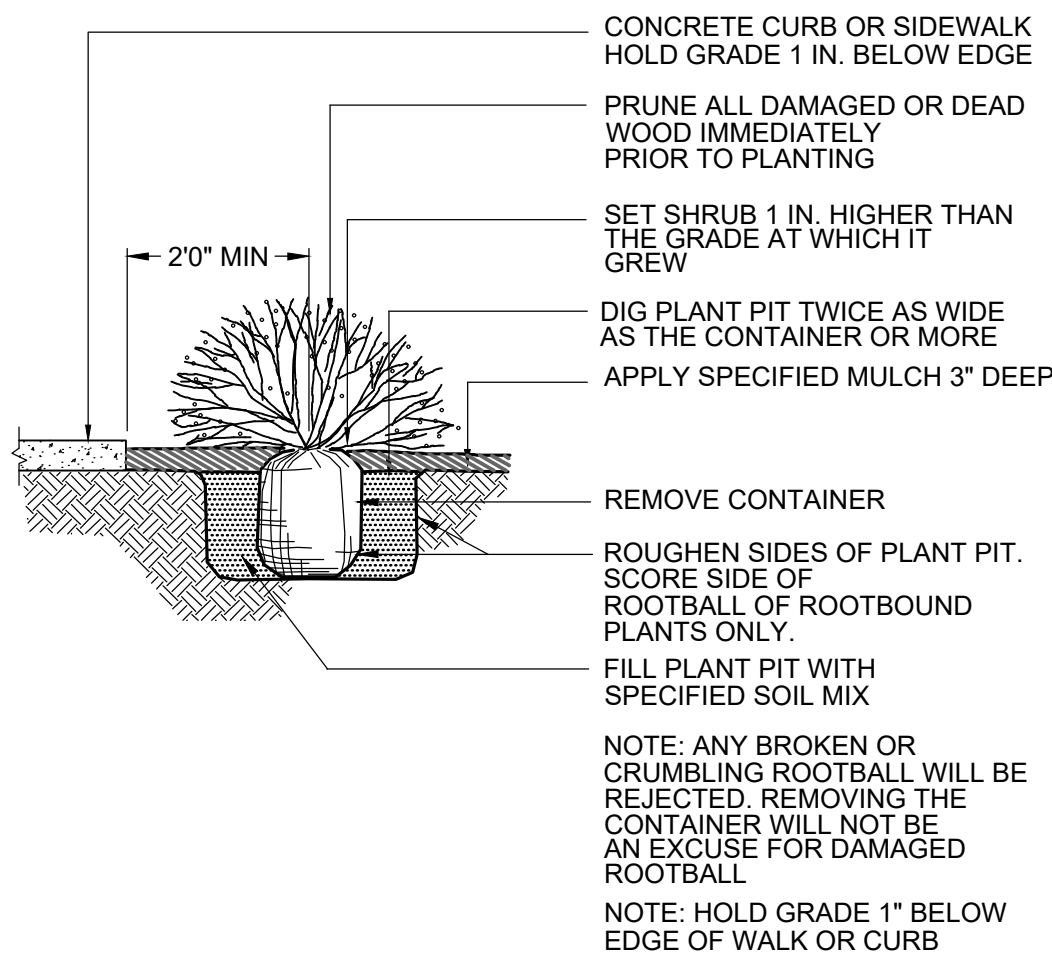
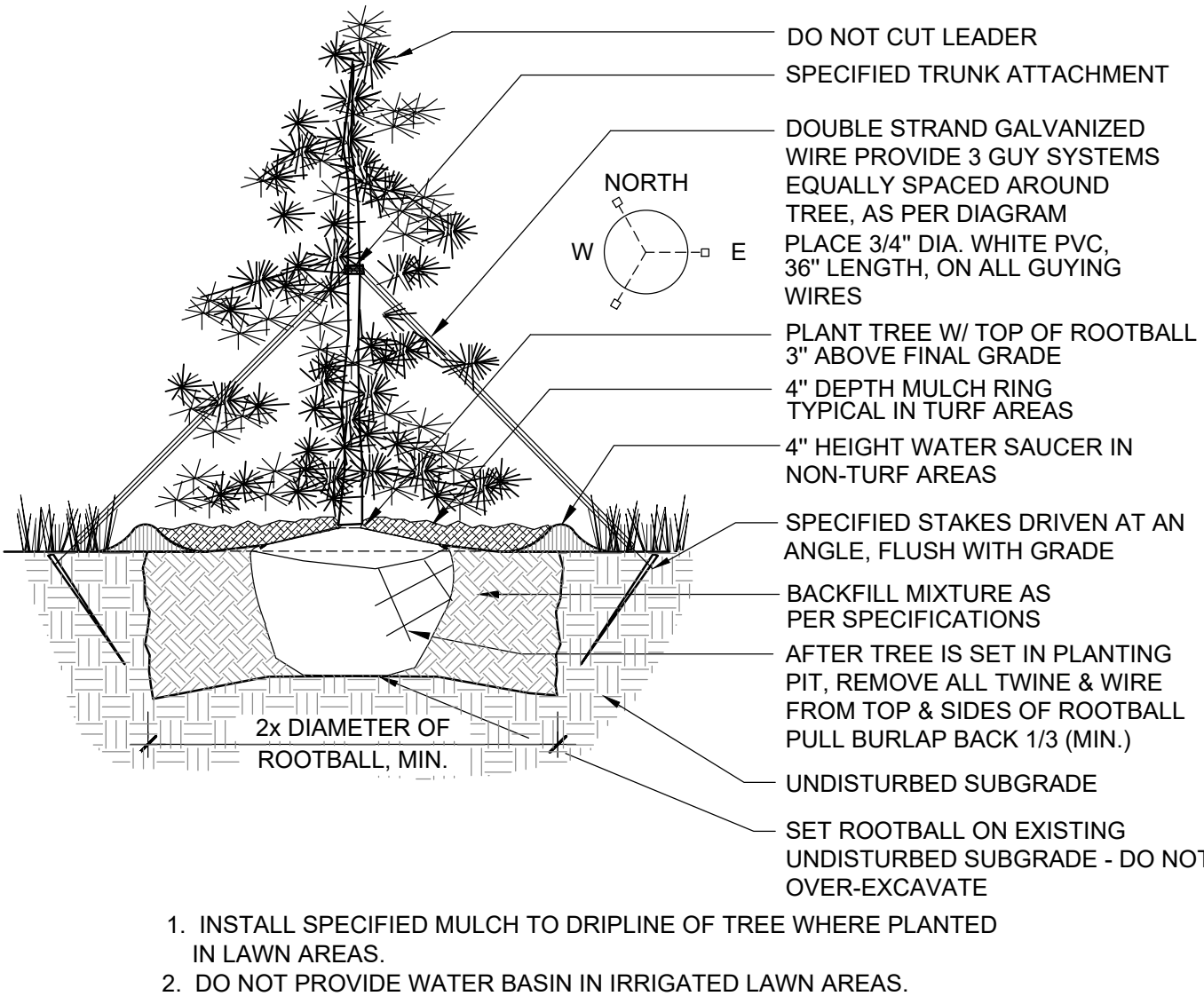
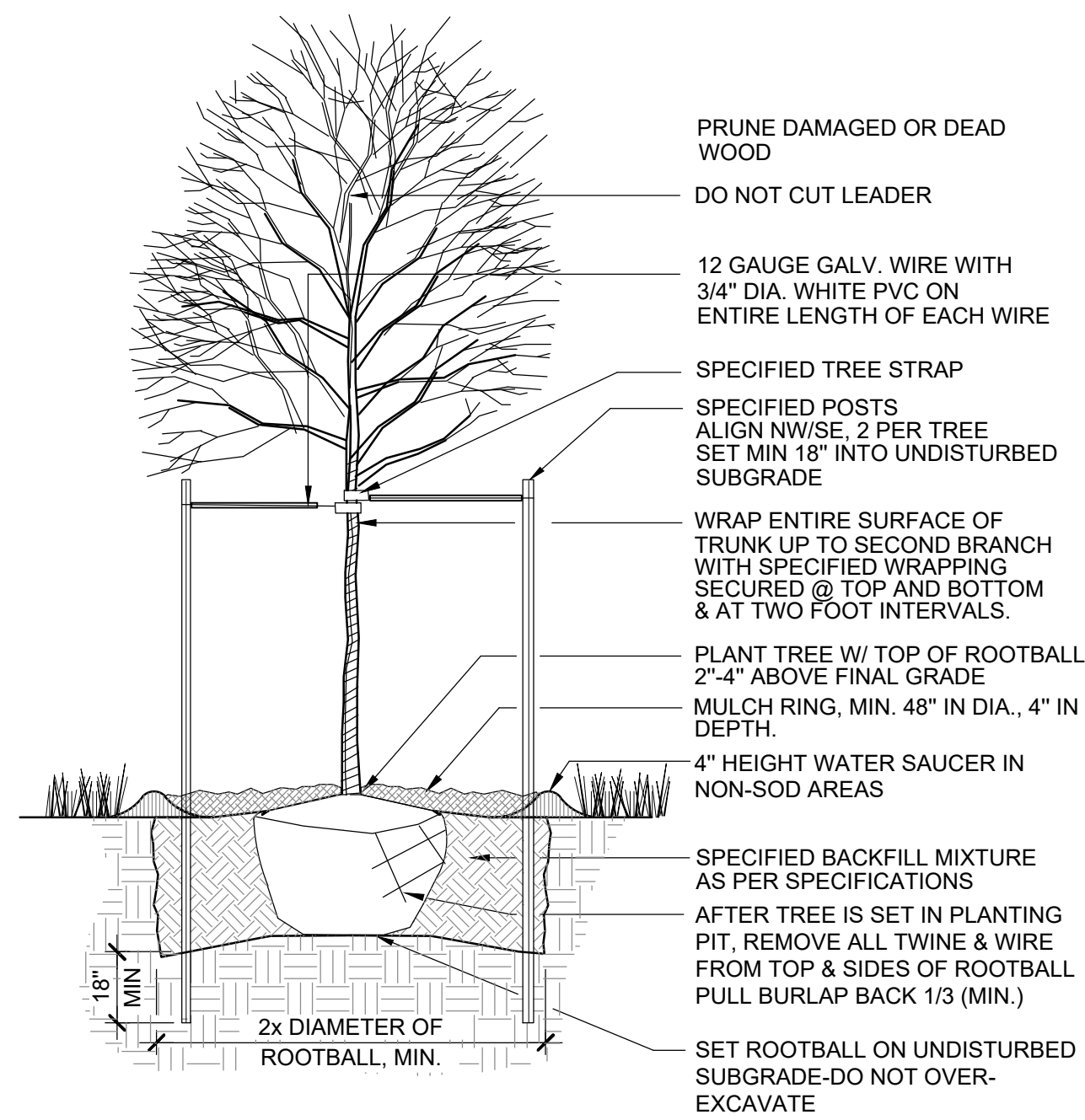
SHEET NUMBER

L.14

SHEET 17 OF 22

DENMORE LANDSCAPE PLAN

LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 34 TRACTS, 148.482 ACRES, PP-22-032



1 DECIDUOUS TREE PLANTING
NTS

2 EVERGREEN TREE PLANTING
NTS

3 TYPICAL SHRUB PLANTING
NTS

4 STEEL EDGER
NTS



5 PRIMARY PLAY EVENT
NTS



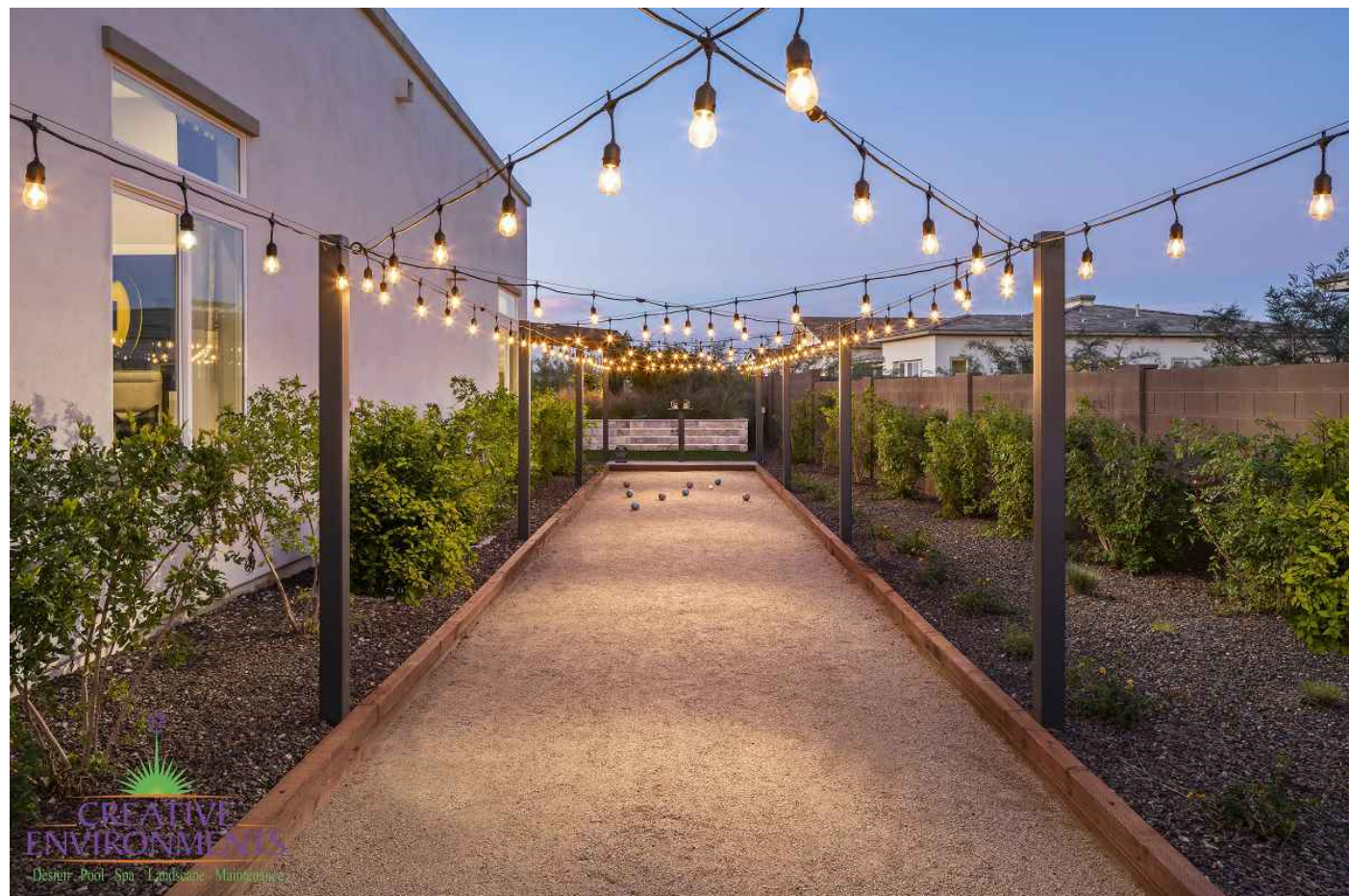
6 SECONDARY PLAY EVENT
NTS



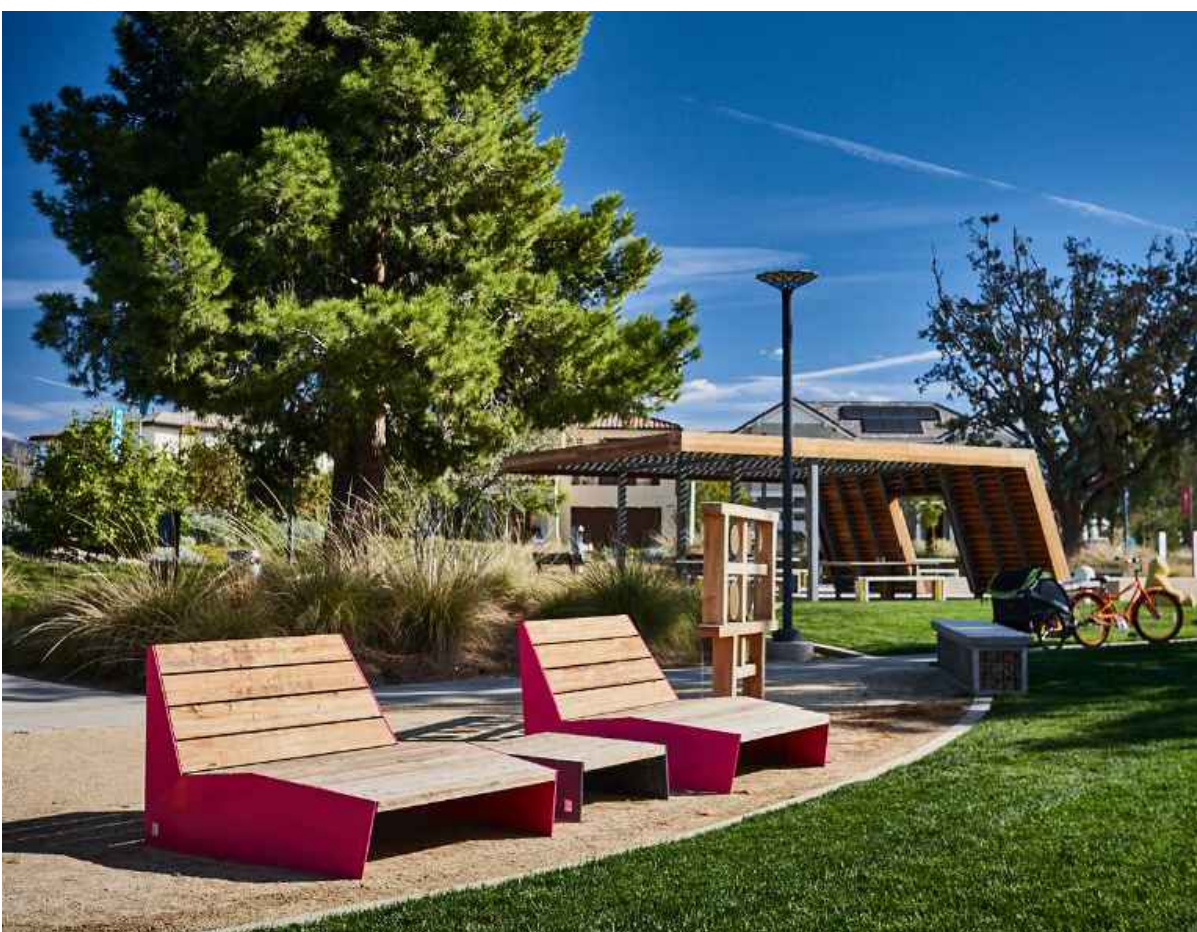
7 BLOCK CLIMBER/SEATING
NTS



8 SHADE STRUCTURE
NTS



9 BOCCE COURT
NTS



10 LOUNGE CHAIR SEATING
NTS



11 BENCH
NTS



12 PICNIC TABLE
NTS

NOTE:
IMAGES ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGN WILL BE PROVIDED AT THE TIME OF FINAL DEVELOPMENT PLAN.

NOT FOR CONSTRUCTION



PROJECT NAME

DENMORE
FIRESTONE, COLORADO
PRELIMINARY PLAT

SUBMITTAL DATE:
08.01.2022
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SHEET TITLE

LANDSCAPE
NOTES &
DETAILS

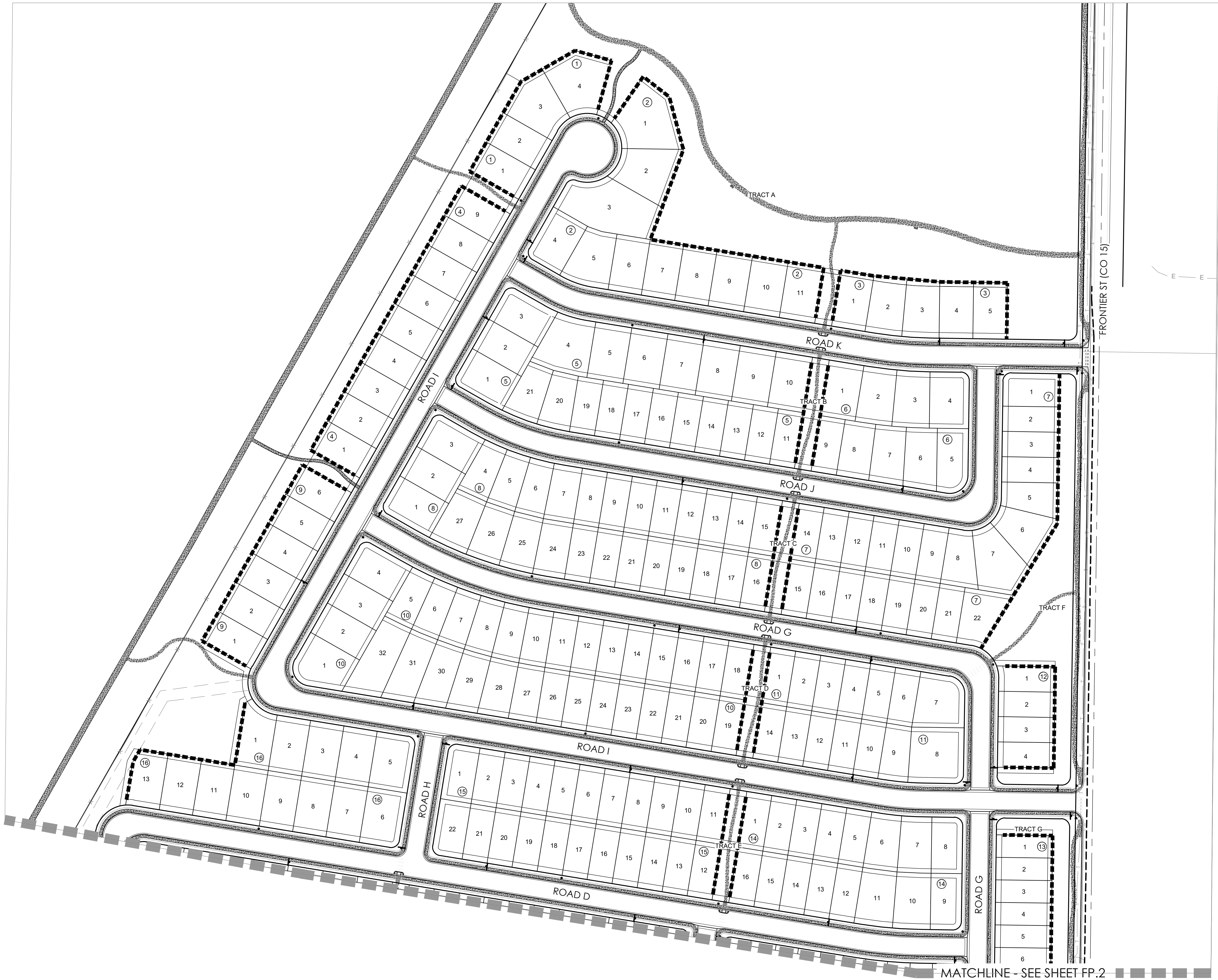
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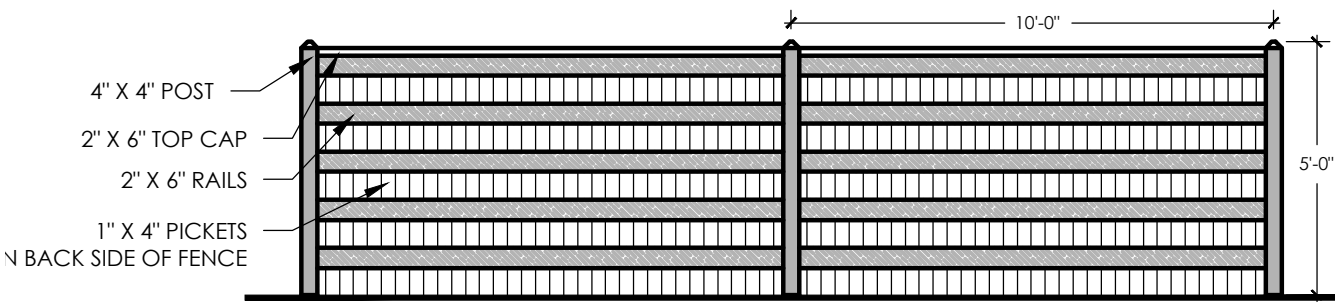
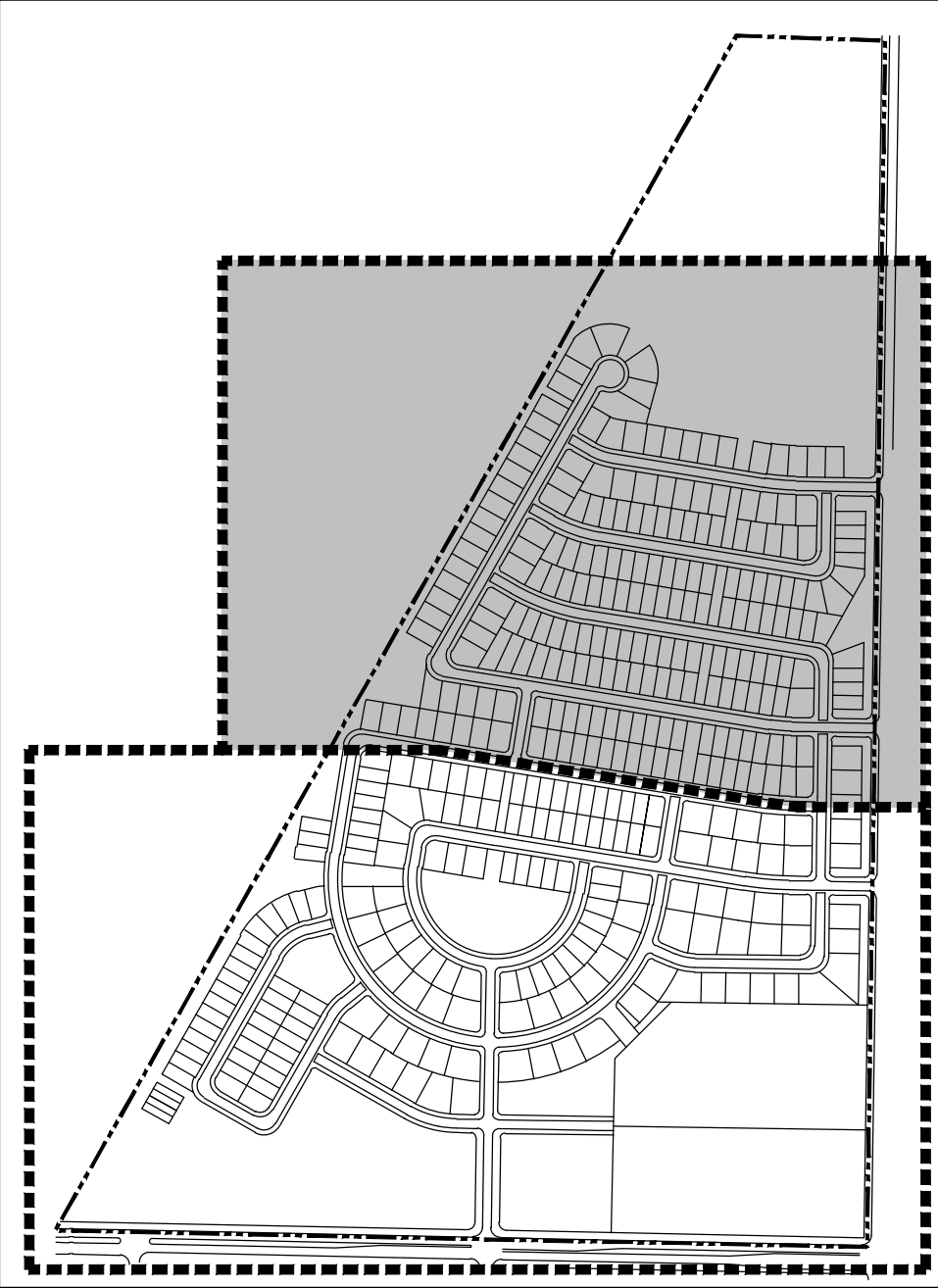
SHEET 18 OF 22

DENMORE LANDSCAPE PLAN

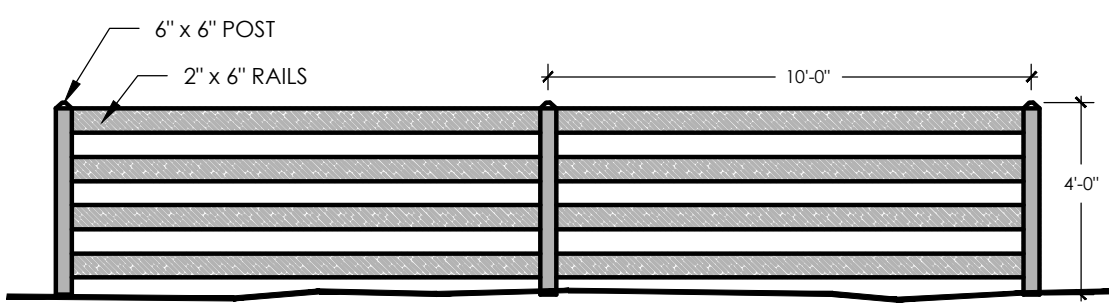
LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
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KEY MAP

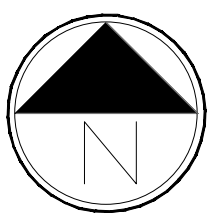


1 60" OPAQUE PRIVACY FENCE
SCALE: 1/4"=1'



2 48" OPEN RAIL FENCE
SCALE: 1/4"=1'

- LEGEND
- PRIVACY FENCE, SEE DETAIL 1, THIS SHEET
 - OPEN RAIL FENCE, SEE DETAIL 2, THIS SHEET



Scale: 1"= 100'-0"

0 50 100 200



PROJECT NAME

DENMORE
FIRESTONE, COLORADO
PRELIMINARY PLAT

SUBMITTAL DATE:
08.01.2022
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SHEET TITLE

FENCING
PLAN

SHEET NUMBER

FP.1

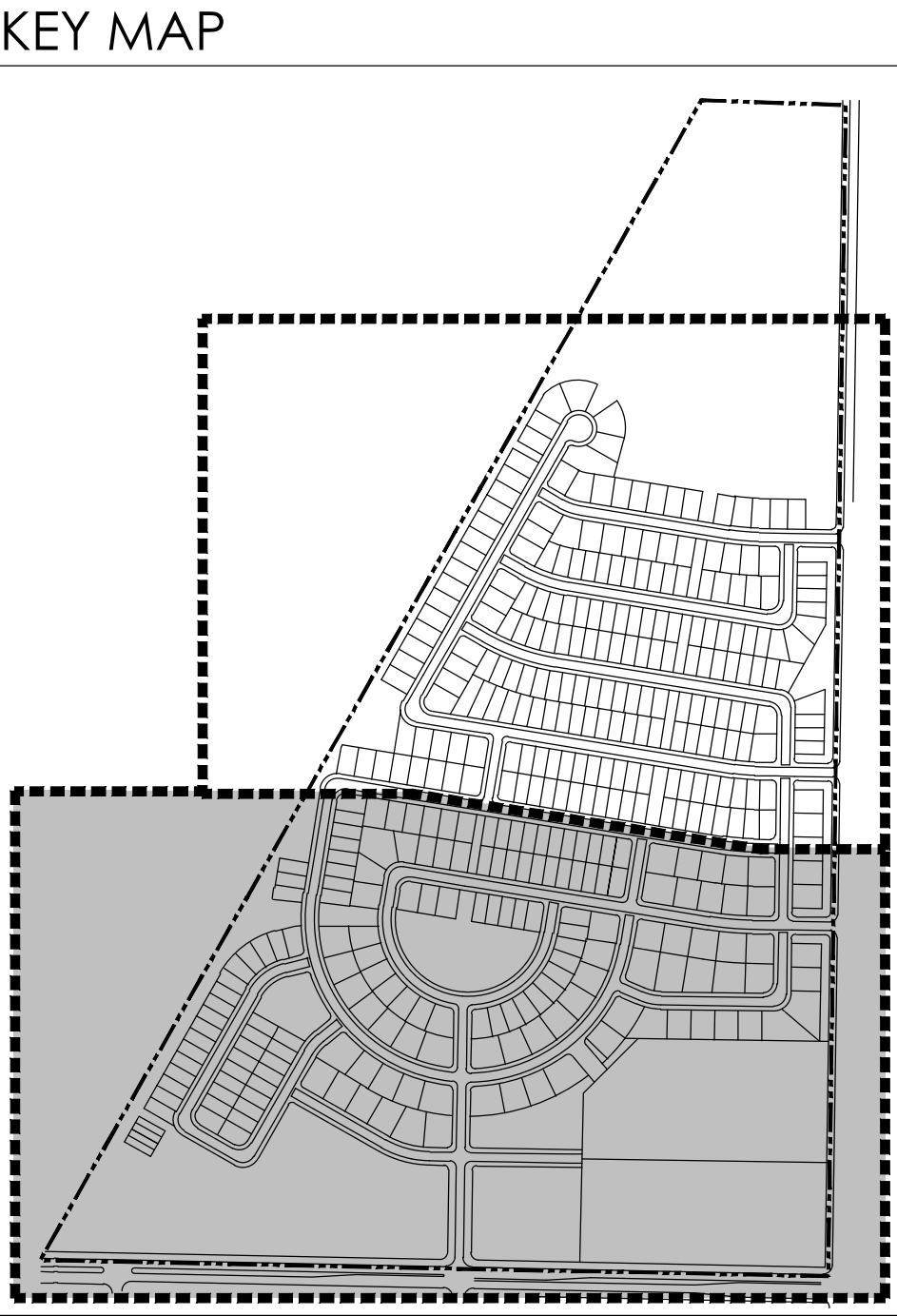
SHEET 19 OF 22

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DENMORE LANDSCAPE PLAN

LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
573 LOTS, 34 TRACTS, 148.482 ACRES, PP-22-032

- LEGEND
- PRIVACY FENCE, SEE SHEET FP.1
 - OPEN RAIL FENCE, SEE SHEET FP.1



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Know what's below.
Call before you dig.



terraco design
10200 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.632.8867

PROJECT NAME

DENMORE
FIRESTONE, COLORADO
PRELIMINARY PLAT

SUBMITTAL DATE:
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11.18.2022

SHEET TITLE

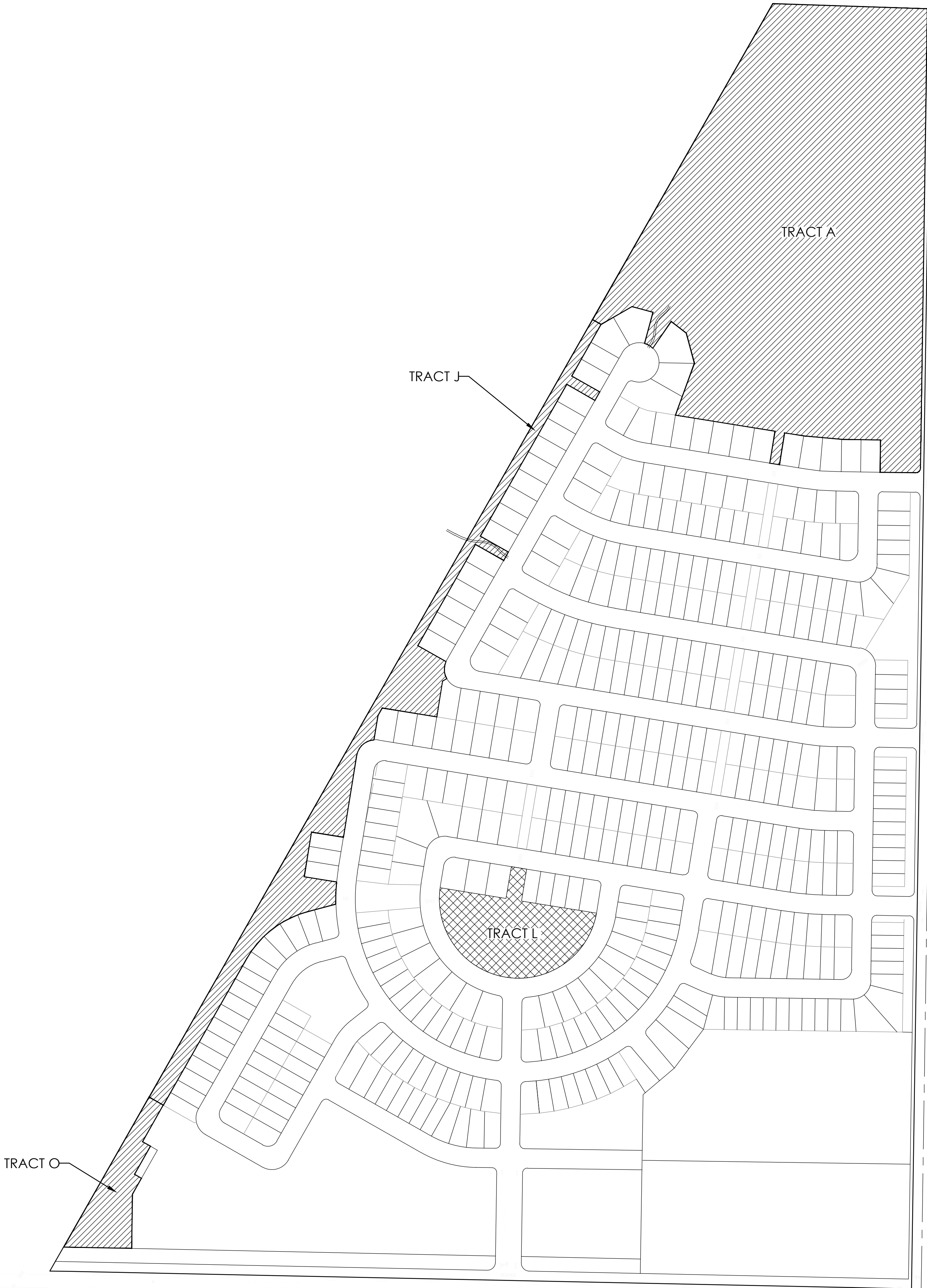
FENCING
PLAN

SHEET NUMBER

FP.2
SHEET 20 OF 22

DENMORE LANDSCAPE PLAN

LOCATED IN THE SOUTH HALF AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH,
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POCKET PARK DESIGN STANDARDS / NEIGHBORHOOD PARK CREDIT		
COMPONENT LIST	REQUIRED COMPONENTS PER CODE FOR POCKET PARK	REQUIRED COMPONENTS FOR 1.3 AC NEIGHBORHOOD PARK CREDIT
LIST A 1. BENCHES (TWO MINIMUM). 2. BICYCLE RACKS (MIN. TO SERVE FOUR BIKES). 3. DOG PICK UP STATION. 4. IDENTIFICATION SIGN (CLEARLY SPECIFYING: CONTACT NUMBER FOR MAINTENANCE OR OTHER CONCERNS). 5. INDIVIDUAL SHELTER WITH TWO PICNIC TABLES. 6. IRRIGATION AS APPLICABLE. 7. OPEN TURF AREA (MIN. SIZE 3,000 SF). 8. SIDEWALKS (ADA ACCESSIBLE). 9. TRASH RECEPTACLES (MINIMUM OF TWO). 10. PLANT MATERIALS: A. FIVE (5) DECIDUOUS TREES. B. THREE (3) ORNAMENTAL TREES. C. TWO (2) EVERGREEN TREES. D. TWENTY (20) SHRUBS. E. TWENTY FOUR (24) PERENNIALS. F. THREE (3) ORNAMENTAL GRASSES.	ALL COMPONENTS	DOUBLE 5 OF 10 COMPONENTS
LIST B 1. DISPLAY GARDEN. 2. GROUP PICNIC SHELTER (MIN. SIZE 500 SF AND FOUR TABLES IN PLACE OF INDIVIDUAL SHELTER IN LIST A). 3. LOOP WALK (MIN. LENGTH 1,000 LF). 4. NATURAL AREA (MIN. SIZE 5,000 SF). 5. MULTI-LEVEL PLAY STRUCTURE.	2 COMPONENTS	1 ADDITIONAL COMPONENT
LIST C IF NOT SELECTED IN LIST A OR B: 1. LOOP WALK (MIN. LENGTH 1,000 LF – IF NOT USED AS A PRE-SELECTED COMPONENT). 2. NATURAL AREA – MIN. SIZE 5,000 SF (IF NOT USED AS PRE-SELECTED COMPONENT). 3. MULTI-LEVEL PLAY STRUCTURE (IF NOT USED AS PRE-SELECTED COMPONENT). ADDITIONAL COMPONENTS: 4. INDIVIDUAL SHELTERS WITH TWO TABLES (IN ADDITION TO SHELTER IN LIST A OR GROUP SHELTER IN LIST B). 5. BASKETBALL (ONE FULL COURT). 6. BOCCIE BALL. 7. BOULDER PLAY AREA OR CLIMBING STRUCTURE. 8. COMMUNITY GARDEN. 9. FITNESS COURSE. 10. HANDBALL. 11. HORSESHOE PITS. 12. OPEN TURF SCULPTED AS A PLAY BERM, MOUND OR HILL WITH A MINIMUM THREE-FOOT HEIGHT (IN ADDITION TO MINIMUM TURF AREA IN LIST A). 13. OTHER PLAY FEATURES THAT INCLUDE SWINGS, SPRING TOYS, SAND PLAY, DRAMATIC PLAY, TETHERBALL, ETC. (INCLUDE AT LEAST THREE). 14. OUTDOOR CLASSROOM TO SEAT 20. 15. PUBLIC ART. 16. SHUFFLEBOARD. 17. TENNIS. 18. VOLLEYBALL. 19. WATER SPRAY GROUND. 20. WATER FEATURE (A PASSIVE, WATER-BASED AMENITY SUCH AS FOUNTAINS, PONDS, OR WATERFALLS). 21. OR EQUIVALENT COMPONENT AS APPROVED BY TOWN OF FIRESTONE.	3 COMPONENTS	3 ADDITIONAL COMPONENTS
LIST D 1. BBQ GRILLS (MIN. ONE PER EVERY TWO TABLES). 2. BENCHES (MIN. TWO PER ACRE, IN ADDITION TO BENCHES IN LIST A). 3. DRINKING FOUNTAIN (MAY INCLUDE DOG BOWL ATTACHMENT). 4. ELECTRICITY AND LIGHTING TO SHELTER FOR NIGHT USE (COUNTED ONE PER ITEM). 5. LANDSCAPING (RESULTS IN DOUBLE THE "LIST A" LANDSCAPING REQUIREMENTS). 6. PICNIC TABLES (IN ADDITION TO THOSE IN LIST A, B, OR C). 7. SHADE STRUCTURES FOR COMPONENTS FROM LIST B OR C (OTHER THAN LIST B SHELTERS), COUNTED ONE PER ITEM.	2 COMPONENTS	2 ADDITIONAL COMPONENTS

LAND DEDICATION REQUIREMENTS				
PARK LAND DEDICATION*	CODE REQUIREMENT	REQUIRED AREA (ACRES)	PROVIDED AREA (ACRES)	REMAINING ACRES FOR CASH-IN-LIEU
POCKET PARKS	.5 ACRES/1,000 RESIDENTS	0.9	2.2	
	3 ACRES/1,000 RESIDENTS	5.3	0.0**	4.0
SUB-TOTAL		6.2	2.2	4.0
COMMUNITY PARK*	5 ACRES/1,000 RESIDENTS	5.3	0.0	5.3
	14 ACRES/1,000 RESIDENTS	24.8	28.1	
OPEN SPACE DEDICATION				

*NOTE:
POCKET PARK: TRACT L
DEDICATED OPEN SPACE TRACTS: A, J, & O
** THE PROPOSED POCKET PARK FAR EXCEEDS THE REQUIREMENTS FOR POCKET PARKS AND SERVES AS A MINI NEIGHBORHOOD PARK FOR THE AREA. A 1.3 ACRE CREDIT TOWARD THE NEIGHBORHOOD PARK IS ALLOWED IF THE ADDITIONAL PROGRAMMING PROVIDED IN THE CHART ABOVE IS MET.

LEGEND

DEDICATED OPEN SPACE

POCKET PARK

Scale: 1"= 200'-0"

NOT FOR CONSTRUCTION

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FIRESTONE, COLORADO
PRELIMINARY PLAT

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SHEET TITLE

OPEN
SPACE
EXHIBIT

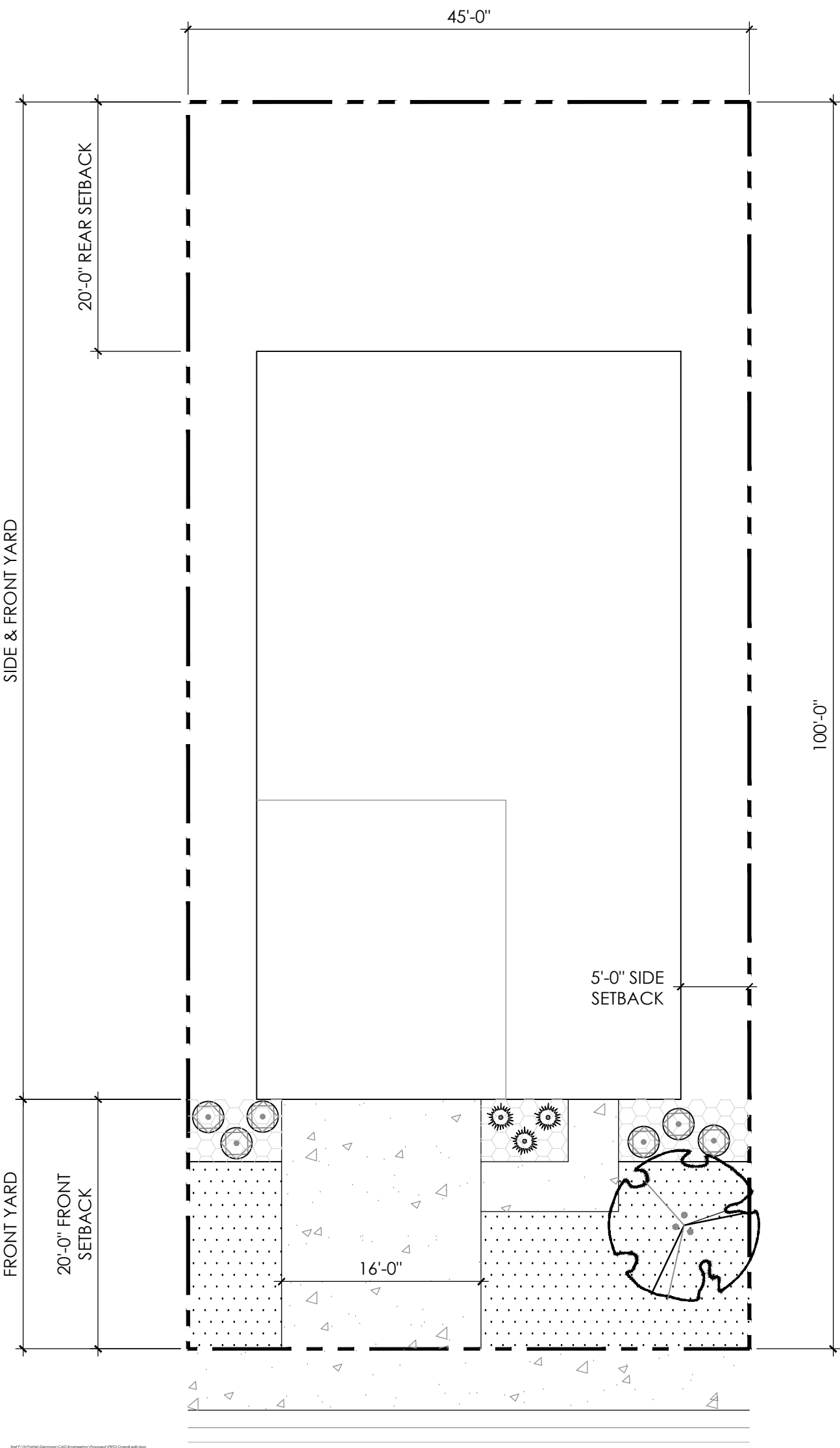
SHEET NUMBER

OS.1

SHEET 21 OF 22

DENMORE LANDSCAPE PLAN

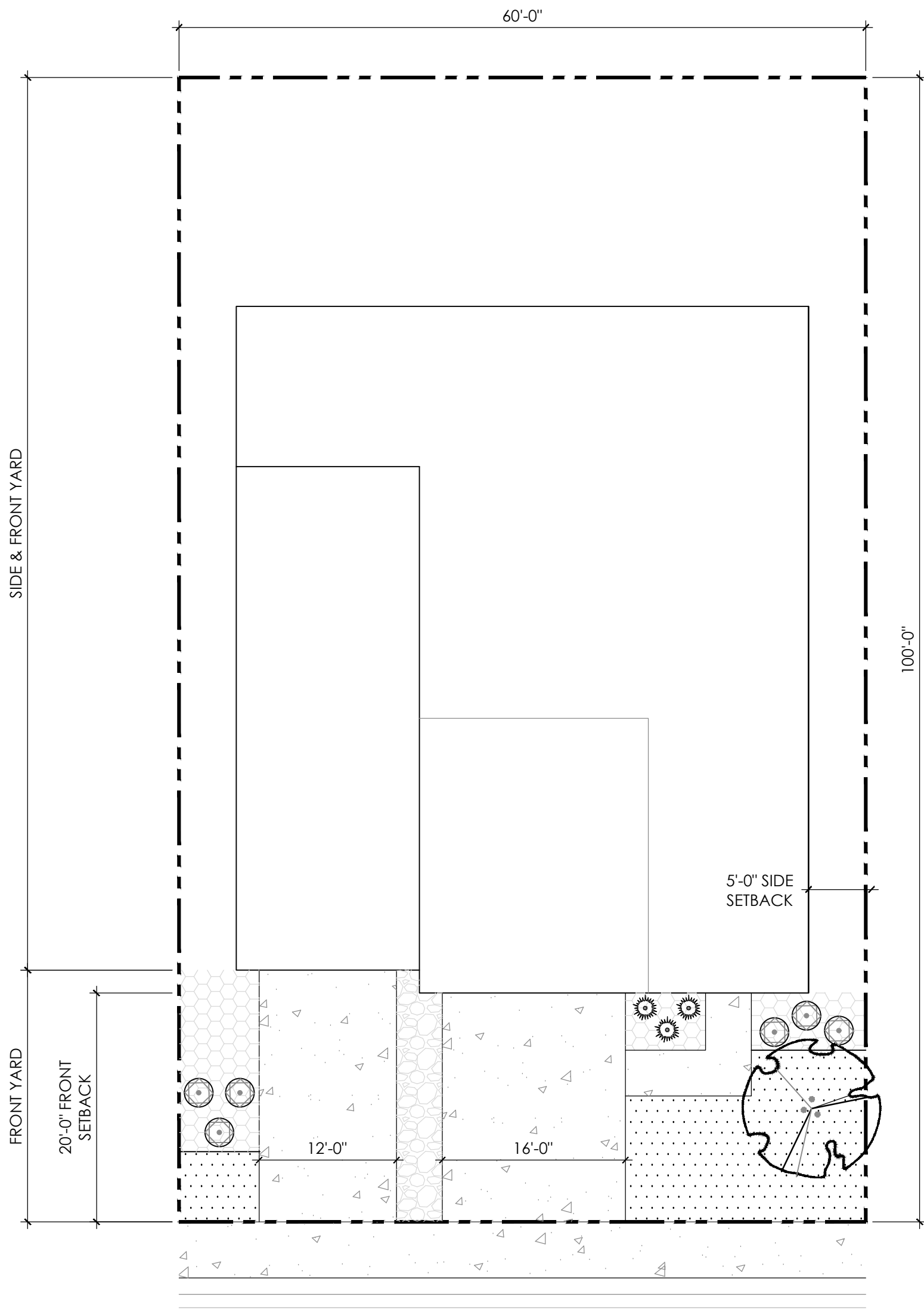
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573 LOTS, 34 TRACTS, 148.482 ACRES, PP-22-032



45'X100' LOT LANDSCAPE TYPICAL

LANDSCAPE REQUIREMENTS

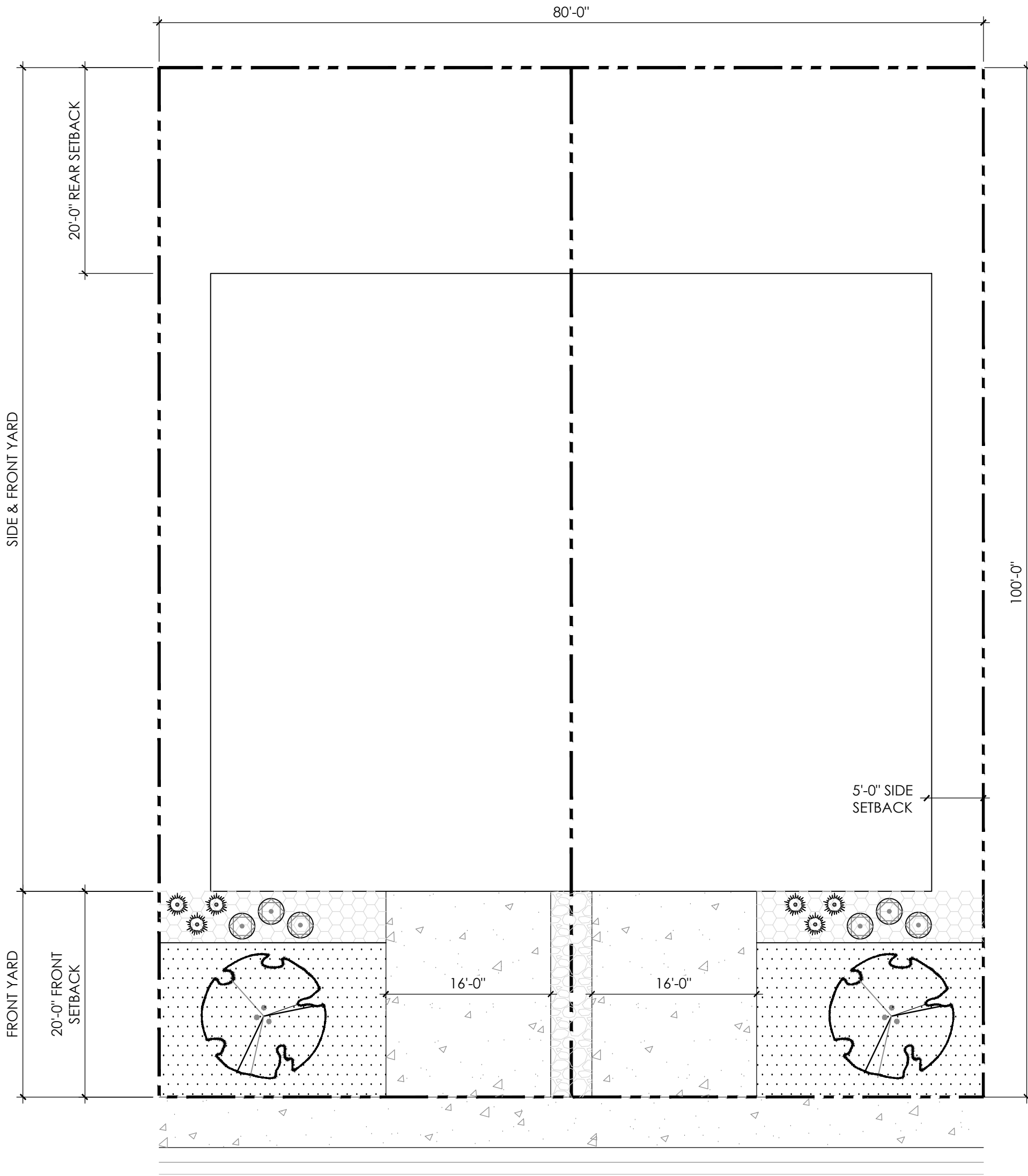
- (1) TREE PER 40 LF OF STREET FRONTAGE
- 75% LIVE PLANT MATERIAL



60'X100' LOT LANDSCAPE TYPICAL

LANDSCAPE REQUIREMENTS

- (1) TREE PER 40 LF OF STREET FRONTAGE
- 75% LIVE PLANT MATERIAL

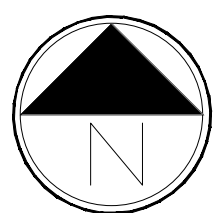


DUPLEX LANDSCAPE TYPICAL

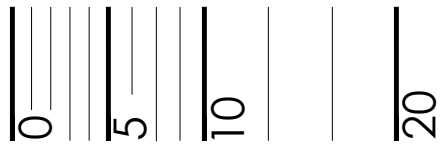
LANDSCAPE REQUIREMENTS

- (1) TREE PER 40 LF OF STREET FRONTAGE
- 75% LIVE PLANT MATERIAL

- LEGEND
- SHRUB BED
 - SOD
 - ROCK MULCH
 - CONCRETE
 - ORNAMENTAL TREE
 - SHRUB & GRASSES



Scale: 1"= 10'-0"



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SHEET TITLE

LANDSCAPE
TYPICALS

SHEET NUMBER

L.16

SHEET 22 OF 22

Town of Firestone
Michelle Dollmaier
9950 Park Ave.
Firestone, CO 80504

RE: Neighborhood Meeting Summary from October 24th, 2022

Dear Ms. Dollmaier,

On Monday October 24th, 2022 The Denmore project team hosted an informational meeting with the surrounding neighbors at Carbon Valley Library, Large Meeting Room from 5:30-7:00. We had a short overall presentation of the project to the neighbors and then we opened the meeting up for questions or concerns. We received a lot of useful feedback from the attendees. Below is a list of many of the questions and concerns that were raised during the meeting and our responses.

Summary Neighborhood Meeting Comments: (Response in Blue)

Note: Comments and Responses are summarized and are not intended as a dictation of the meeting.

- Are the existing homes to remain? Renters on Property not notified of project?
Response: The existing home will not remain. The seller/property owner is responsible for informing them of the project and timeline for their lease.
- Concern over Vistoso timeline for Firestone Blvd. Improvements and Signalization at Firestone and Frontier Street (2027). When are we planning on installing signals at Firestone and Frontier Street?
Response: We are working with the Town and Vistoso to determine the timing and the financial responsibility for the signal. The intent is the first developer to make improvements to Firestone and Frontier intersection is responsible for constructing the signal and the other parties will reimburse the construction costs.
- Are any of the proposed units affordable housing?
Response: We offer several housing types with a range of price points that will offer units to a variety of buyers but none of the units are designated as affordable housing.
- Any grants for the project?
Response: No
- Any tax incentives for the project?
Response: No
- Dry Pond vs Wet Pond?
Response: It is intended to be a dry pond and cannot hold water for more than 72 hours.
- What was the hole in the north portion of the property for?
Response: The hole was for soil tests to ensure that the pond infiltration rate to ensure adequate drainage.

- Frontier Street Connection to CR 26 will cause increase traffic from gravel trucks. Concern that the improvements will cause and increase in traffic that will damage the road. Current signs indicate they are not allowed to use Frontier Street, but trucks still use the road.
Response: Town of Firestone requested improvements to Frontier Street.
- Metro District Fees going to keep increasing for home purchasers? Concern for future buyers like Bear Foot Lakes residents that seen increases to the District Fees every year.
Response: Metro District fees are set by the service plan and based on a percentage of your home value. Fees can go up as home values increase but the percentage is set.
- Metro districts for profit?
Response: District service plan is a Quasi-Judicial entity that is established to build and maintain infrastructure for the project. If infrastructure costs were included in the price of each home, many homebuyers would not be able to afford the homes. Metro districts spread these costs out over time, and the residents of the metro district repay them through long-term property tax payments. These payments are set by the service plan and the percentage home values of the home.
- Housing Price range?
Response: Based on market conditions at the time the homes are built and go up for sale. The intent is a range of Price points for the variety of units offered. As of now the intent is to offer the Townhomes 400's, Paired homes 450's, Small SFD 500's, and Larger SFD 600's. These are approximations and can change.
- Housing Product size?
Response: 1,800-2,400 Square Footage. May vary based on Town standards.
- Housing Product lot dimensions?
Response: Explained typical lot sizes that are shown on the Preliminary Plat for each product type.
- Are all the houses going to look the same as the pictures?
Response: Each product will have a variety of elevation and color schemes to create a diverse mix of home styles and appearance.
- When will the project begin?
Response: Finish entitlements in June 2023 and start breaking ground July 2023, if everything works out with the market at that time.
- What school district is the project in?
Response: St. Vrain Valley School District
- Do we have a school in the plan?
Response: St. Vrain Valley School District does not require us to provide land for a school and only request a cash-in-leu fee for each home.
- When is CIL collected for the school?
Response: CIL will be paid at the time of building permit for each home.
- Concern with school capacity for the existing Schools?
Response: St. Vrain stated that the surrounding schools have the capacity for the students generated by this development.
- Other proposed development to the west will increase school demand?

Response: School district will determine the capacity for each school and the future demands for the community.

- Use drainage area as an active area? Dog Park? Turf? It is large area not to be programmed. Need to be a well-maintained space and not just weeds.

Response: The area is intended to be passive native area, not programmed.

- Add Park to the North

- Response: We are providing the required Pocket Park and the remaining parks will be cash-in-leu.

- How many trail connections are provided to Firestone Trail?

Response: We will be providing 3-4 trail connections. Location may vary depending on grading at the time of construction documents. We will also be working with the town on a crossing signal for Firestone Trail and Firestone

- What will be done with berm along Firestone Trail? Current berm screens the existing homes to the north.

Response: Final design of the trail area will be determined at construction drawing and input from the Town of Firestone.

- Motorized vehicles using the current trail, detour this activity in the future.

Response: Noted and hopefully the improvements to the trail and signage will discourage motorized vehicles from using the trail corridor.

- Who is supplying the water to the site and where is it coming from?

Response: Water will be supplied by the town. The source of the water will either be purchased through the town or a private party.

- Is the developer doing anything for Water conservation? Front yard landscape?

Response: Xeriscaping will be used throughout the development and xeric front yards will be an option for the home buyer.

- Non-Potable water offered for front yards?

Response: No, there is currently no Non-Potable water system in the area.

- Is the developer providing Xeriscape options?

- Was there an Environmental report done on the property?

Response: Yes

- Does Tri-Pointe offer solar option or green alternatives.

Response: All homes are solar ready but Tri Pointe does not offer solar.

- Do the tracts maintained by Metro District/HOA have xeriscape landscape?

Response: Xeriscaping will be used throughout the development.

- Will the utility company have enough capacity at times of high demands?

Response: Based on conversations with the dry utility companies there is capacity for the project.

- Future use of gas in homes? All electric?

Response: Currently the homes are planned for gas and electric.

- Are you removing Russian olives trees to the north? Hazard because of power lines.

Response: We will remove the Russian Olives trees to the north.

- What is the road width on the proposed internal roads? Is there adequate width for parking?

Response: The road width is based on the Local Road Standard Section 60' ROW which is 34' curb to curb and provides on street parking.

- Is there guest parking for the Townhomes?

Response: We are providing guest parking in the rear of the units as a tandem spot on the center units. As well as head in parking along most alleys and parallel parking in the central alley on the west townhome pod.

- How many more public hearings will be held before approval?

Response: The Preliminary Plat will need to be approved by the Planning & Zoning Commission and Board of Trustees and each will have a public hearing portion of the meeting. The adjacent neighbors will be notified for each meeting by mailers, signs will be posted on the property, and the town will post the meeting time and place in the local newspaper.

Also attached is a signup sheet for all the attendees of the meeting. Please let us know if you need anything else for the neighborhood meeting.

Sincerely,

Tri Pointe Homes