



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

March 16, 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. January 19, 2023 Planning and Zoning Commission Meeting Minutes
5. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
6. **Public Hearings**
 - a. **PUBLIC HEARING: Resolution PC-23-03**: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE COTTONWOOD HOLLOW OUTLINE DEVELOPMENT PLAN TO ALLOW FOR PARCEL SIZE ADJUSTMENTS AND DENSITY ADJUSTMENTS TO BLOCK 2 OF THE COTTONWOOD HOLLOW FILING 4 SUBDIVISION
 - b. **PUBLIC HEARING: Resolution PC-23-04**: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR COTTONWOOD HOLLOW FILING NO. 4A
7. **Elections**
8. **Staff Reports**
9. **Commissioner Comments**
10. **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: March 16, 2023

Initiated By:

Dept: Town Clerk

AGENDA TITLE

January 19, 2023 Planning and Zoning Commission Meeting Minutes

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

Approval of the January 19, 2023 Planning and Zoning Commission Meeting Minutes

ATTACHMENTS

1. 1-19-2023 PC Minutes

TOWN OF FIRESTONE, COLORADO
Planning & Zoning Commission
MINUTES
January 19, 2023

1. Call to Order & Roll Call

The Planning and Zoning Commission of the Town of Firestone met on January 19, 2023, at 9900 Park Avenue, Firestone, Colorado. Chairperson Haney called the meeting to order at 6:10 PM.

The following were present upon the call of the roll:

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

Staff: Marty Ostholtzoff – Planning Manager
Miriam Luna Gonzalez – Secretary
Matt Thompson- Senior Planner

2. Pledge of Allegiance

Chairperson Haney led the pledge of allegiance.

3. Approval of Agenda

Motion by Commissioner Sutton, **second** by Commissioner Damsma, to Approve the Agenda, All in Favor, **Motion carried.**

4. Approval of Minutes

Motion by Commissioner Daggett, **second** by Commissioner Sutton, to Approve the Minutes, All in Favor, **Motion carried.**

a. Approval of January 5, 2023 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-23-02:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR DEL CAMINO CENTRAL FILING NO. 2, 2ND AMENDMENT

Chairperson Haney verified with the Secretary that proper notice of the Public Hearing had been provided. Chairperson Haney opened the Public Hearing at 6:15 PM for Resolution PC-23-02.

The Commissioners had no disclosures.

Matt Thompson, Senior Planner, provided a general overview of the proposed application request. He also offered to answer any questions.

Max Gansline, with Staenberg Group, the applicant, gave a presentation.

There was no one who wished to give public comment.

Commissioners' questions regarding the proposed application request were answered.

Motion by Commissioner Sutton, **second** by Commissioner Daggett, to Approve **PUBLIC HEARING: Resolution PC-23-02: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR DEL CAMINO CENTRAL FILING NO. 2, 2ND AMENDMENT**

Roll Call Vote:

Yes: Chairperson Haney, Commissioner Daggett, Commissioner Damsma, Commissioner Sutton

No: None

Abstain: None

Motion carried.

7. Staff Reports

8. Commissioner Comments

9. Adjournment

Motion by Commissioner Daggett, **second** by Commissioner Damsma, to Adjourn, All in Favor, **Motion carried.**

Introduced and Approved the 16 of March, 2023.

TOWN OF FIRESTONE, COLORADO

ATTEST

Dennis Haney, Chair

Miriam Luna Gonzalez, Secretary

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 6.a

Public Hearings

Meeting Date: March 16, 2023

Initiated By: Matt Thompson

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution PC-23-03: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE COTTONWOOD HOLLOW OUTLINE DEVELOPMENT PLAN TO ALLOW FOR PARCEL SIZE ADJUSTMENTS AND DENSITY ADJUSTMENTS TO BLOCK 2 OF THE COTTONWOOD HOLLOW FILING 4 SUBDIVISION

SUMMARY

The applicant is proposing the 4th Amendment to the Cottonwood Hollow Outline Development Plan (ODP) for the Cottonwood Hollow development. This amendment only applies to Block 2 (Filing No. 4), which covers a total of 64.04 acres.

HISTORY AND PREVIOUS BOARD ACTION

The Cottonwood Hollow ODP was initially called Del Camino East ODP, which was approved in 1999. The name of the ODP was changed to Cottonwood Hollow with the 1st amendment to the ODP which was approved in 2002. The 2nd Amendment to the ODP was approved in 2008, and the 3rd Amendment to the ODP was approved in 2019.

RECOMMENDATION

Town staff recommends the Planning & Zoning Commission approve draft Resolution PC-23-03, a resolution recommending approval of the Fourth Amendment to the Cottonwood Hollow ODP to the Board of Trustees with the following condition:

1. All remaining technical corrections to the Cottonwood Hollow Outline Development Plan Amendment No. 4 requested by Town staff shall be made to the Town staff's satisfaction.

ATTACHMENTS

1. Cottonwood Hollow ODP Amendment Staff Report
2. Resolution PC-23-03
3. Cottonwood Hollow ODP-4th Amendment



Staff Report

4th Amendment to Cottonwood Hollow Outline Development Plan

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

March 16, 2023

GENERAL INFORMATION

Purpose: The applicant is proposing the 4th Amendment to the Cottonwood Hollow Outline Development Plan (ODP) for the Cottonwood Hollow development. This amendment only applies to Block 2 (Filing No. 4), which covers a total of 64.04 acres.

Applicant: Don Provost, Cottonwood Colorado Residential, LLC
5750 DTC Parkway #210
Greenwood Village, CO 80111

Location: The site is located south of Sable Avenue, ½ mile west of Birch Street, and ½ east of the east I-25 frontage road.



Existing Conditions:

Existing Zoning:	PUD R – B (medium-density residential)
Existing Use:	Vacant land, agriculture, oil and gas, and Godding ditch

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	R-C (Firestone)	High-Density Residential
SOUTH	R-E (Frederick)	Estate District and oil and gas facility
EAST	AG (Weld County)	Agriculture with single-family homes
WEST	R-B (Firestone) R-C (Firestone)	Vacant land, future filing of Cottonwood Hollow residential

Proposed ODP Amendment

The 4th Amendment to the Cottonwood Hollow ODP proposes the following modifications for Block 2 :

- 1) The maximum density requirement is proposed to change from 3.5 DU/AC to 10 DU/AC to match the R-B maximum density requirement as outlined in Table 4-1 of the FDC.
- 2) The minimum lot area is proposed to change from 5,000 SF to 4,500 SF to match the minimum R-B lot size as outlined in Table 4-1 of the FDC.
- 3) The minimum front yard setback for the house is proposed to change from 20-feet to 14-feet, however, the garage setback will remain at 20-feet. This change will match the minimum setbacks as outlined in Table 4-1 of the FDC.
- 4) Footnote No. 8 is now proposed to remove minimum lot width and lot depth requirements. Note however, the minimum lot width requirement of 45-feet from the FDC is being complied with.

Staff has reviewed the proposal and supports the modifications to the ODP, which brings it into closer conformance with the current FDC.

Approval Criteria and Staff Analysis**Rezoning Approval Criteria and Staff Analysis:**

The ODP Amendment No. 4 application for Cottonwood Hollow was reviewed for compliance with the Approval Criteria from Section 16.7.4.E of the FDC. Staff makes the following findings:

- A. The proposed zoning promotes the health, safety or welfare of the inhabitants of the Town and the purposes of this FDC; and

Staff: *The modifications proposed promotes the health, safety, and welfare of the inhabitants of the Town and the purpose of the FDC.*

- B. The proposed zoning is generally consistent with the Town's Comprehensive Master Plan, or the proposed zoning is necessary to provide land for a community need that was not anticipated at the time of the adoption of the Town's plan.

Staff: *The proposed modifications are generally consistent with the Town's Master Plan. The Master Plan shows this property as medium density residential.*

- C. Adequate facilities and services (including street and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

Staff: *Adequate facilities and services will be provided to serve the subject property and maintain adequate levels of service to existing development.*

- D. The proposed zoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff: *The proposed modifications are not likely to result in significant adverse impacts upon the natural environment.*

- E. The proposed zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;

Staff: *The proposed modifications are not likely to result in significant adverse impacts upon the property in the vicinity of this property.*

- F. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property; and

Staff: *The proposed uses on the Cottonwood Hollow property have not been modified.*

- G. The proposed zoning is generally consistent with the Towns' economic development goals and objectives in bringing positive growth and sustainable revenues to the Town.

Staff: *The proposed modifications are generally consistent with the Town's economic development goals and objectives in bringing positive growth via residential lots to the Town.*

Outline Development Plan Amendment No. 4 Approval Criteria and Staff Analysis:

The ODP Amendment No. 4 application for Cottonwood Hollow was reviewed for compliance with the Approval Criteria from Section 16.7.5.B of the FDC. Staff makes the following findings:

- A. The PUD district zoning is generally consistent with the purpose of the PUD zone district as set forth in FDC Subsection 2.4.E.;

Staff: *The ODP amendment is generally consistent with the purpose of the PUD zone district as outlined in FDC subsection 2.4.E.*

- B. The PUD district and the PUD district plan comply with all applicable standards and criteria stated in Section 7.5.;

Staff: *The ODP amendment complies with all applicable standards and criteria from Section 7.5.*

- C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;

Staff: *The changes outlined in the ODP are bringing it into closer conformance with the current FDC.*

- D. The PUD district and the PUD district plan establish permitted uses that are compatible with existing land uses adjacent to the subject property;

Staff: *The proposed uses on the Cottonwood Hollow property have not been modified.*

- E. The PUD district and the PUD district plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD district plan (e.g., through decreases in building height, through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).

Staff: *No modifications are proposed to the design standards outlined in the FDC. In addition, an adequate buffer is proposed to the County properties to the east.*

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	March 1, 2023
Property Posted:	February 28, 2023
Letters to Adjacent Property Owners:	February 22, 2023

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-23-04, a resolution recommending approval of the 4th Amendment to the Cottonwood Hollow ODP to the Board of Trustees with the following condition:

1. All remaining technical corrections to the Cottonwood Hollow Outline Development Plan Amendment No. 4 requested by Town staff shall be made to the Town staff's satisfaction.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-23-03

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE COTTONWOOD HOLLOW OUTLINE DEVELOPMENT PLAN TO ALLOW FOR PARCEL SIZE ADJUSTMENTS AND DENSITY ADJUSTMENTS TO BLOCK 2 OF THE COTTONWOOD HOLLOW FILING 4 SUBDIVISION

WHEREAS, Cottonwood Colorado Residential, LLC and Cottonwood Residential V, LLC, (“Applicants”), as owners of certain real property located within the Town of Firestone, Colorado (the “Property”), have submitted an application to amend the existing Cottonwood Hollow Outline Development Plan (the “ODP Amendment”), to accommodate adjustments to parcel size and allowable density adjustments to block 2 of the Cottonwood Hollow Filing No. 4 subdivision (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 Applicants have 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 Planning and Zoning Commission hereby recommends approval of the proposed Cottonwood Hollow Outline Development Plan Amendment No. 4, 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 Cottonwood Hollow Outline Development Plan Amendment No. 4 requested by Town staff shall be made to the Town staff’s satisfaction.

PASSED AND ADOPTED this ____ day of _____, 2023.

Chairperson

ATTEST:

Secretary

EXHIBIT A
COTTONWOOD HOLLOW OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 4

LEGAL DESCRIPTION

PARCEL A:

A TRACT OF LAND LOCATED IN THE NORTH ONE-HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14; THENCE S00°07'17"E A DISTANCE OF 30.00 FEET ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 14 TO A POINT ON THE SOUTH RIGHT-OF-WAY OF WELD COUNTY ROAD NO. 22 (60 FEET IN WIDTH) SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY S89°55'22"E, A DISTANCE OF 1309.10 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG SAID EAST LINE S00°18'14"E A DISTANCE OF 2624.04 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER S89°55'12"W, A DISTANCE OF 1317.46 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 14; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 S89°56'54"W, A DISTANCE OF 69.31 FEET; THENCE LEAVING SAID SOUTH LINE N29°04'16"W, A DISTANCE OF 156.64 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°12'19", A RADIUS OF 1025.00 FEET, AND AN ARC LENGTH OF 307.80 FEET; THENCE N46°16'35"W, A DISTANCE OF 271.54 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°41'44", A RADIUS OF 1125.00 FEET, AND AN ARC LENGTH OF 583.07 FEET, THE CHORD OF WHICH BEARS N31°25'43"W, A DISTANCE OF 576.57 FEET; THENCE S89°56'37"W, A DISTANCE OF 83.72 FEET; THENCE S63°18'00"W, A DISTANCE OF 58.00 FEET; THENCE S76°20'46"W, A DISTANCE OF 60.00 FEET; THENCE N82°58'39"W, A DISTANCE OF 58.79 FEET; THENCE N63°36'35"W, A DISTANCE OF 73.80 FEET; THENCE S89°56'37"W, A DISTANCE OF 160.77 FEET; TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE ALONG SAID WEST LINE N00°15'46"W, A DISTANCE OF 1047.84 FEET; THENCE LEAVING SAID WEST LINE N81°08'34"E, A DISTANCE OF 63.99 FEET; THENCE N64°18'44"E, A DISTANCE OF 492.53 FEET; THENCE N89°44'57"E, A DISTANCE OF 10.00 FEET; THENCE N00°15'47"W, A DISTANCE OF 297.66 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY OF WELD COUNTY ROAD NO. 22; THENCE ALONG SAID SOUTH RIGHT-OF-WAY N90°00'00"E, A DISTANCE OF 792.29 FEET TO THE POINT OF BEGINNING; CONTAINING 132.916 ACRES MORE OR LESS.

BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHICH BEARS S90°00'00"W.

TOGETHER WITH;

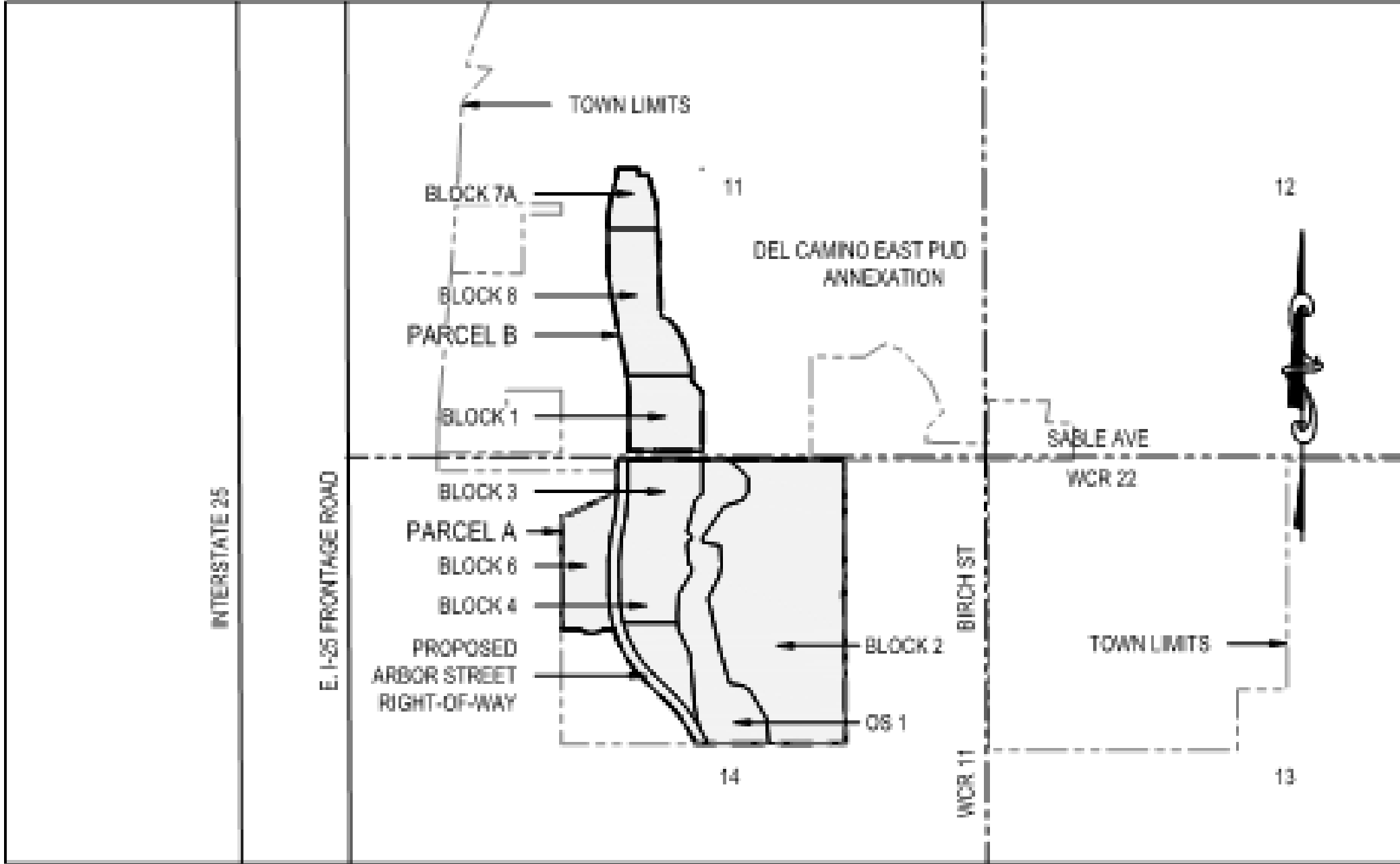
PARCEL B:

ALL OF TRACT B, COTTONWOOD HOLLOW, FILING 2 AS RECORDED ON 01/31/2008, UNDER RECEPTION NUMBER 3532463, ALL IN THE CLERK AND RECORDER'S OFFICE OF WELD COUNTY, COLORADO, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 11, T2N., R68W., 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 31.393 ACRES, MORE OR LESS.

TOTAL AREA CONTAINS 164.309 ACRES, MORE OR LESS

AMENDMENT NOTE:
REVISIONS INCLUDE PARCEL SIZE ADJUSTMENTS AND ALLOWABLE DENSITIES ADJUSTMENTS TO BLOCK 2, FILING 4.

FOURTH AMENDMENT TO OUTLINE DEVELOPMENT PLAN FOR
COTTONWOOD HOLLOW
(FORMERLY KNOWN AS DEL CAMINO EAST ODP)
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 3
ODPA-22-020



VICINITY MAP

1"=1200'

SHEET INDEX

COVER SHEET	SHEET 1
GENERAL NOTES	SHEET 2
SITE PLAN	SHEET 3

SURVEYOR:

RED ROCK LAND SURVEYS, INC.
7865 W. ONTARIO PLACE
LITTLETON, CO 80128
PHONE: 303.994.6300
CONTACT: JOHN E. KRATZ
EMAIL: JKRAZ@REDROCKLANDSURVEYS.COM

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.

Board of Trustees Approval

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

THIS ____ DAY OF ____, 20__, BY ORDINANCE NO. ____

MAYOR

ATTEST: TOWN CLERK

DATE	BY	REVISION	No.

PRELIMINARY
NOT FOR
CONSTRUCTION



OUTLINE DEVELOPMENT PLAN
COTTONWOOD HOLLOW
FIRESTONE, COLORADO 80504
COVER SHEET

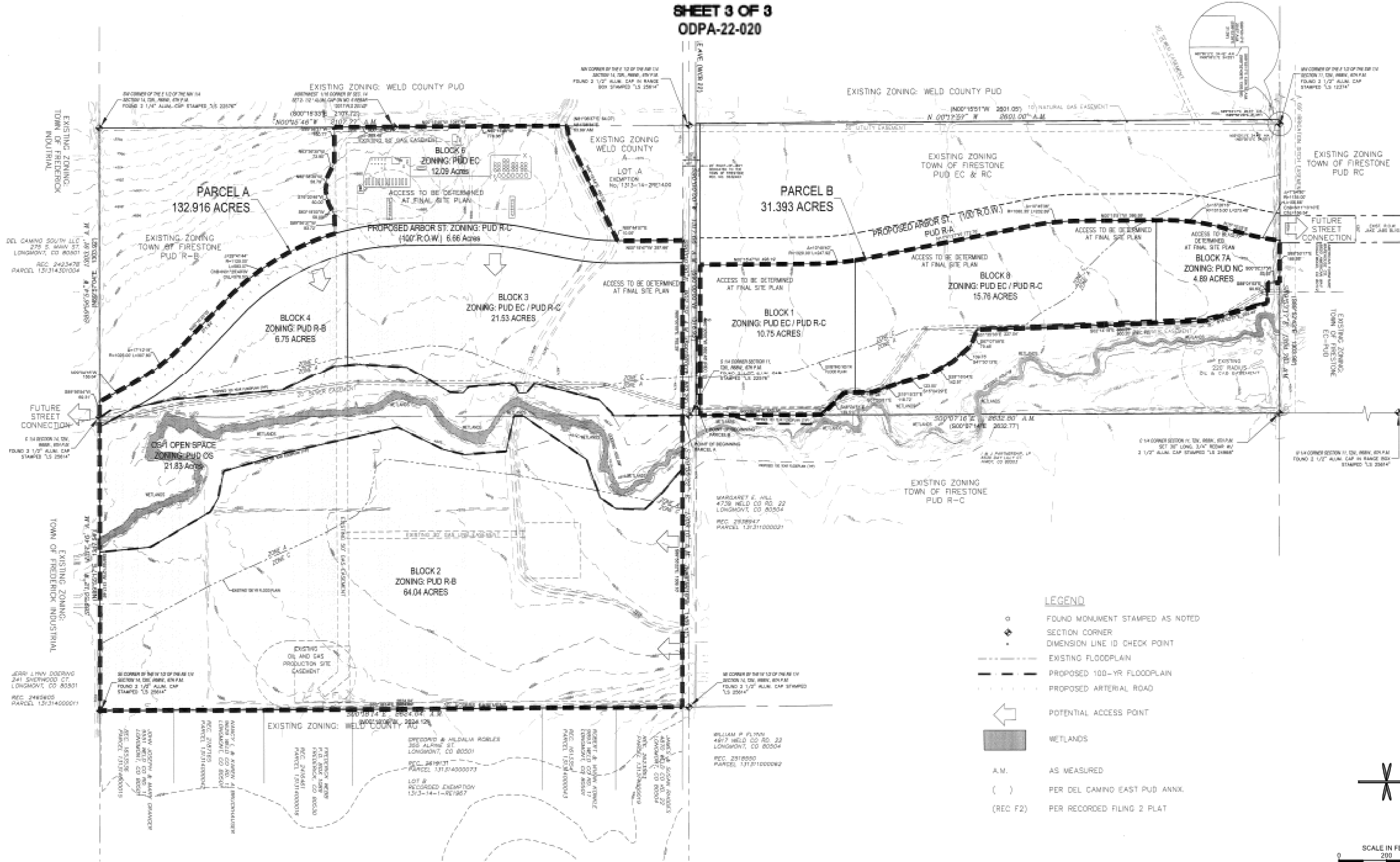
PROJECT NO: OL-2001-01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 2/14/2023

OUTLINE DEVELOPMENT PLAN COTTONWOOD HOLLOW FIRESTONE, COLORADO 80544 Land Use and Zoning				 801 E. Florida Ave., Suite 425, Denver, CO 80210 303-572-7997 www.ees.us.com		PRELIMINARY NOT FOR CONSTRUCTION		No. REVISION	BY	DATE
PROJECT NO.: 009881.01 DESIGNED BY: GSW DRAWN BY: BAW DATE: 2/14/2023			2							

FOURTH AMENDMENT TO OUTLINE DEVELOPMENT PLAN FOR
COTTONWOOD HOLLOW
(FORMERLY KNOWN AS DEL CAMINO EAST ODP)

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 3 OF 3
ODPA-22-020



DATE	BY	REVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

EES
ENGINEERING AND
ENVIRONMENTAL
SOLUTIONS, INC.
801 E. Florida Ave., Suite 425,
Denver, CO 80210
303-572-7997 www.ees.us.com

FIRESTONE
C O L O R A D O

OUTLINE DEVELOPMENT PLAN
COTTONWOOD HOLLOW
FIRESTONE, COLORADO 80504

SITE PLAN

PROJECT NO.: 24-0001-01
DESIGNED BY: CDR
DRAWN BY: RAN
DATE: 2/14/2023

3
SHEET 3 OF 3

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 6.b

Public Hearings

Meeting Date: March 16, 2023

Initiated By: Matt Thompson

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution PC-23-04: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR COTTONWOOD HOLLOW FILING NO. 4A

SUMMARY

Cottonwood Hollow Filing 4A proposes 129 single-family residential lots, and 22 tracts for open space, landscaping, drainage and future development on approximately 64.04 acres.

HISTORY AND PREVIOUS BOARD ACTION

The Cottonwood Hollow Filing No. 4 Preliminary Plat was approved by the Town on June 18, 2020.

RECOMMENDATION

Town staff recommends the Planning & Zoning Commission approve draft Resolution PC-23-04, a resolution recommending approval of the Cottonwood Hollow Filing No. 4A final plat to the Board of Trustees with the following conditions:

1. All remaining technical corrections to the Cottonwood Hollow Filing No. 4A final plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.
2. Prior to commencement of construction, Final Construction Plans shall be approved by the Town.
3. Prior to recordation of the final plat, a Phase III Drainage Report shall be approved by the Town.
4. Prior to recordation of the final plat, the Sable Avenue Construction Plans shall be approved by the Town.
5. Prior to recordation of the final plat, all agreements and easements with the Godding Ditch Company shall be fully executed.
6. Prior to recordation of the final plat, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.
7. Prior to recordation of the final plat, a Traffic Report shall be approved by the Town.

ATTACHMENTS

1. Cottonwood Hollow Filing No. 4A Staff Report
2. Resolution PC-23-04
3. Cottonwood Hollow Filing No. 4A Final Plat
4. Cottonwood Hollow Filing No. 4A Construction Plans
5. Public Comment



Staff Report

**Cottonwood Hollow, Filing 4A,
Final Plat**

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

March 16, 2023

GENERAL INFORMATION

Purpose: This staff report is for Cottonwood Hollow Filing 4A proposes 129 single-family residential lots, and 22 tracts on approximately 64.04 acres.

Applicant: Don Provost, Cottonwood Colorado Residential, LLC
5750 DTC Parkway #210
Greenwood Village, CO 80111

Location: The site is located south of Sable Avenue, ½ mile west of Birch Street, and ½ east of the east I-25 frontage road.



Existing Conditions:

Existing Zoning: PUD R – B (medium-density residential)
Existing Use: Vacant land, agriculture, oil and gas, and Godding ditch

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	R-C (Firestone)	High-Density Residential
SOUTH	R-E (Frederick)	Estate District and oil and gas facility
EAST	AG (Weld County)	Agriculture with single-family homes
WEST	R-B (Firestone) R-C (Firestone)	Vacant land, future filing of Cottonwood Hollow residential

Cottonwood Hollow Filing No. 4A Final Plat - Plan Analysis

Cottonwood Hollow Filing 4A proposes 129 single-family residential lots, and 22 tracts for open space, landscaping, drainage and future development on approximately 64.04 acres. The subject property is located south of Sable Avenue, ½ mile west of Birch Street, and ½ mile east of the east I-25 frontage road.

The gross density of the proposed Filing 4A subdivision is 2.01 dwelling units/acre in accordance with Cottonwood Hollow ODP Amendment No. 4 and the FDC. Lot sizes are a minimum of 4,500 square feet and are 45 to 50-foot in width with a minimum lot depth of 100 feet. Note that Tracts G, J, Q, U and V are for future development purposes. These tracts will be replatted in the future for additional single-family lots.

The proposed density will be compatible with adjacent developments by having open space and a 75-foot buffer to the larger county lots to the east of the subdivision.

The primary vehicular access points into the site will be from Sable Avenue. There will be two access points will be Ashwood Street and Audrey Street. Pedestrian access is provided via attached sidewalks along interior residential streets and will connect to the detached sidewalk along Sable Avenue.

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

APPROVAL CRITERIA AND STAFF ANALYSIS

Final Plat Approval Criteria and Staff Analysis:

The Final Plat application for Cottonwood Hollow Filing No. 4A was reviewed for compliance with the Approval Criteria from Section 16.7.6.D of the FDC. Staff makes the following findings:

- A. The Final Plat is found to be in substantial compliance with all respects of the approved Preliminary Plat and incorporates all recommended changes, modifications, and conditions attached to the approval of the Preliminary Plat;

Staff: *The proposed final plat is generally consistent with the approved Preliminary Plat and incorporates all recommended changes, modifications, and conditions attached to the approval of the Preliminary Plat.*

- B. Plans and specifications for improvements connected with development of the subdivision comply with the subdivision development and design standards set forth in Chapter 6 of this FDC, and any other relevant Town, County, State, or

Federal regulations, except to the extent modifications, variances, or exceptions have been expressly permitted by the terms of the Preliminary Plat approval. All construction plans for improvements shall be approved by the Town Engineer prior to the Board of Trustees' action on the Final Plat;

Staff: *The plans and specifications for improvements connected with the development of the subdivision comply with the subdivision and design standards set forth in Chapter 6 of the FDC, and any other relevant Town, County, State, or Federal regulations.*

- C. The applicant has either installed all required improvements or has executed a Subdivision Agreement pursuant to Section 7.16;

Staff: *The applicant will execute a Subdivision Agreement pursuant to Section 7.16 of the FDC.*

- D. The applicant has paid or satisfied all applicable fees and charges.

Staff: *The applicant has paid or satisfied all applicable fees and charges.*

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	March 1, 2023
Property Posted:	February 28, 2023
Letters to Adjacent Property Owners:	February 22, 2023

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission recommend approval of Resolution PC-23-04, with the following conditions:

1. All remaining technical corrections to the Cottonwood Hollow Filing No. 4A final plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.
2. Prior to commencement of construction, Final Construction Plans shall be approved by the Town.
3. Prior to recordation of the final plat, a Phase III Drainage Report shall be approved by the Town.
4. Prior to recordation of the final plat, the Sable Avenue Construction Plans shall be approved by the Town.
5. Prior to recordation of the final plat, all agreements and easements with the Godding Ditch Company shall be fully executed.
6. Prior to recordation of the final plat, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.
7. Prior to recordation of the final plat, a Traffic Study shall be approved by the Town.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-23-04

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR COTTONWOOD HOLLOW FILING NO. 4A

WHEREAS, Cottonwood Colorado Residential, LLC and Cottonwood Residential V, LLC, (“Applicants”), as owners of certain real property located within the Town of Firestone, Colorado (the “Property”), have submitted a proposed final 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 Cottonwood Hollow Filing No. 4A Final 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 Cottonwood Hollow Filing No. 4A final plat and construction drawings requested by Town staff shall be made to the Town staff’s satisfaction.
2. Prior to commencement of construction, Final Construction Plans shall be approved by the Town.
3. Prior to recordation of the final plat, a Phase III Drainage Report shall be approved by the Town.
4. Prior to recordation of the final plat, the Sable Avenue Construction Plans shall be approved by the Town.
5. Prior to recordation of the final plat, all agreements and easements with the Godding Ditch Company shall be fully executed.
6. Prior to recordation of the final plat, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.
7. Prior to recordation of the final plat, a Traffic Report shall be approved by the Town.

PASSED AND ADOPTED this ____ day of _____, 2023.

Chairperson

ATTEST:

Secretary

EXHIBIT A
COTTONWOOD HOLLOW FILING NO. 4A FINAL PLAT

COTTONWOOD HOLLOW FILING 4A

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

64.036 ACRES - 129 LOTS - 22 TRACTS
FP-22-021

OWNERSHIP AND DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED, COTTONWOOD COLORADO RESIDENTIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY AND COTTONWOOD COLORADO RESIDENTIAL V, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A parcel of land situated in the West half of the northeast quarter of Section 14, Township 2 North, Range 68 West of the Sixth Principal Meridian, Town of Firestone, County of Weld, State of Colorado, and being more particularly described as follows:

Commence at the northeast corner of the West half of the northeast quarter of said Section 14; thence along the East line of the West half of said northeast quarter of Section 14, South 00° 19' 08" East for 30.00 feet to a point on the South right of way line of Sable Avenue, as described within Book 86, Page 273 of the public records of Weld County, Colorado and the POINT OF BEGINNING; thence continue along said East line, South 00° 19' 08" East for 2624.04 feet to the southeast corner of said West half of the northeast quarter of Section 14; thence leaving said East line, run along the South line of said West half of the northeast quarter of Section 14, South 89° 54' 18" West for 708.83 feet to the southeast corner of COTTONWOOD HOLLOW, FILING 1, as recorded by reception number 4485833, of the public records of Weld County, Colorado; thence leaving said South line, run along the easterly subdivision line of said COTTONWOOD HOLLOW, FILING 1 the following seventeen courses, North 05° 54' 58" West for 231.64 feet; thence, North 30° 43' 19" West for 310.05 feet; thence, North 59° 39' 30" West for 73.63 feet; thence, North 78° 48' 55" West for 123.20 feet; thence, North 16° 19' 24" West for 305.08 feet; thence, North 12° 49' 06" West for 504.03 feet; thence, North 26° 10' 16" East for 228.92 feet; thence, North 13° 29' 06" East for 100.66 feet; thence, North 04° 10' 02" West for 187.09 feet; thence, North 77° 58' 15" West for 163.26 feet; thence, North 00° 08' 11" West for 42.50 feet; thence, North 34° 25' 45" East for 345.89 feet; thence, North 70° 26' 45" East for 183.51 feet; thence, North 34° 11' 41" East for 86.45 feet; thence, North 01° 44' 38" East for 127.93 feet; thence, North 42° 35' 14" West for 107.53 feet; thence, North 50° 35' 47" West for 113.92 feet to the southeast corner of TRACT L, of said COTTONWOOD HOLLOW, FILING 1; thence along the East line of said TRACT L, North 00° 03' 42" East for 20.00 feet to the aforementioned South right of way line of Sable Avenue; thence leaving said East line, run along said South right of way line, South 89° 56' 16" East for 1047.20 feet to the POINT OF BEGINNING.

Said parcel of land contains 2,789,410 Square Feet, which equates to 64.036 Acres, more or less.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWN HEREON CONTAINED UNDER THE NAME AND STYLE OF COTTONWOOD HOLLOW, FILING 4A, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES AND LANES AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEES 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 BECOME 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.

OWNER:

COTTONWOOD COLORADO RESIDENTIAL, LLC
A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

NOTARY CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 2023, BY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

OWNER:

COTTONWOOD COLORADO RESIDENTIAL V, LLC
A COLORADO LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

NOTARY CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
BEFORE ME THIS _____ DAY OF _____, 2023, BY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

LIEN HOLDER

THE UNDERSIGNED AS MORTGAGE HOLDER ON PART OF ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

CENTENNIAL DEVELOPMENT PARTNERS, LLC

BY: _____

TITLE: _____

NOTARY CERTIFICATE:

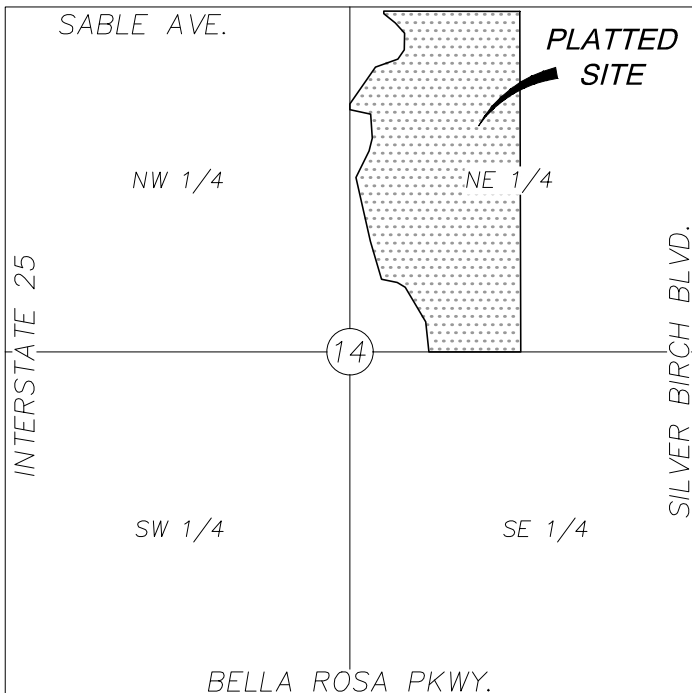
STATE OF COLORADO)
) SS
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____, 2023, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES



SECTION MAP
SECTION 14-T2N-R68W of the Sixth Principal Meridian
-Not To Scale-

SHEET INDEX

COVER SHEET..... SHEET 1
OVERALL BOUNDARY..... SHEET 2
FINAL PLAT DETAILS..... SHEET 3-8
CURVE TABLES..... SHEET 9
EASEMENT DETAIL..... SHEET 10

OWNER / DEVELOPER

COTTONWOOD COLORADO
RESIDENTIAL, LLC
5750 DTC PARKWAY #210
GREENWOOD VILLAGE, CO 80111
CONTACT: DON PROVOST
EMAIL: DGP@ALBDEV.COM

SURVEYOR

OLSSON, INC
1525 RALEIGH ST, SUITE 400
DENVER, CO 80204
PHONE: 303.237.2072
CONTACT: ELI J. DONALDSON
EMAIL:
EDONALDSON@OLSSON.COM

NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE OVERALL TRACT TO DEVELOP RESIDENTIAL LOTS.
- THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED ZONE "A" FLOODPLAIN PER FEMA FIRM MAP NUMBER 08123C1890E, EFFECTIVE DATE JANUARY 20, 2016.
- THE BASIS OF BEARING ARE GRID AND BASED WITHIN THE COLORADO COORDINATE SYSTEM OF 1983, NORTH ZONE. THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, BEING MONUMENTED AT THE WEST END BY A NUMBER 6 REBAR AND 2.5" ALUMINUM DISC WITHIN A RANGE BOX, STAMPED "PERTOLEUM FIELD SURVEYING 2014 PLS 38304" AND MONUMENTED AT THE EAST END BY A NUMBER 6 REBAR AND 3.25" ALUMINUM DISC WITHIN A RANGE BOX, STAMPED "KING SURVEORS INC PEPEK 2006" IS, SOUTH 89° 56' 16" EAST FOR 2618.05 FEET.
- UTILITY EASEMENTS ARE FOR THE USE OF ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO BOTH SIDES OF PLATTED ROADWAYS AND LOTS. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, THESE EASEMENTS, UNLESS OTHERWISE SPECIFIED, SHALL BE LOCATED AS FOLLOWS:
FRONT: TEN FEET WIDE, BEING COINCIDENT WITH AND ADJACENT TO THE STREET RIGHTS-OF-WAY.
REAR: EIGHT FEET WIDE, ALONG ALL PERIMETER LOTS.
TRACTS: TEN FEET WIDE, ON EACH SIDE.
- THE CURRENT FLOOD PLAIN AREA IS BEING REVISED THROUGH A LETTER OF MAP REVISION PROCESS. THE PROPOSED FLOOD PLAIN WILL BECOME THE WESTERLY BOUNDARY OF THIS PLAT. THE FLOOD PLAIN LINES CURRENTLY SHOWN ARE BASED ON THE FEMA, FIRM MAP 08123C1890E, DATED 01/20/2016.

SURVEYOR'S CERTIFICATE

I, ELI J. DONALDSON, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF COTTONWOOD HOLLOW, FILING 4A, WAS MADE BY ME OR UNDER MY SUPERVISION ON OR ABOUT .06/01/2021, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

ON BEHALF OF OLSSON,

ELI J. DONALDSON
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NUMBER: 38755

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

TOWN OF FIRESTONE APPROVAL

THIS IS TO CERTIFY THAT THIS FINAL PLAT FOR COTTONWOOD HOLLOW FILING 4A WAS APPROVED ON THE _____ DAY OF _____, 2023, BY RESOLUTION NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, HELD ON THIS _____ DAY OF _____, 2023, AND MAY BE FILED WITH THE CLERK AND RECORDER OF WELD COUNTY. ALL PUBLIC DEDICATIONS SHOWN THEREON ARE ACCEPTED BY THE TOWN, SUBJECT TO THE PROVISION THAT NEITHER APPROVAL NOR ACCEPTANCE OBLIGATES THE TOWN OF FIRESTONE FOR THE FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LAND OR EASEMENTS DEDICATED TO THE TOWN EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF TRUSTEES.

MAYOR _____

ATTEST: TOWN CLERK _____

REV. NO.	DATE	REVISIONS DESCRIPTION	olsson 1525 Raleigh Street Suite 400 Denver, CO 80204
REVISIONS			TEL 303.237.2072 www.olsson.com
SUBDIVISION OF LAND, TOWN OF FIRESTONE			APPROVED BY: _____ EJD PROJECT #: _____ 021-02728 DATE: _____ 02.20.2023
			SHEET 1 OF 10

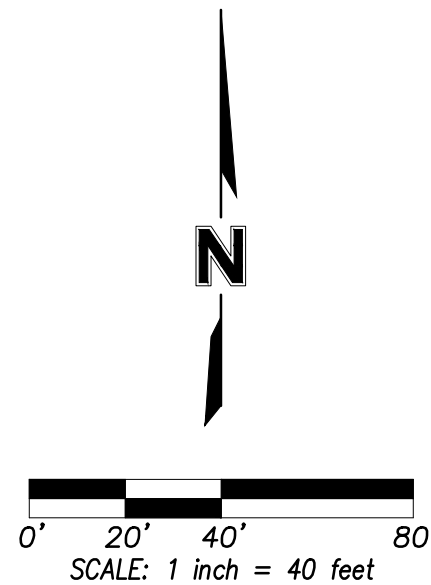
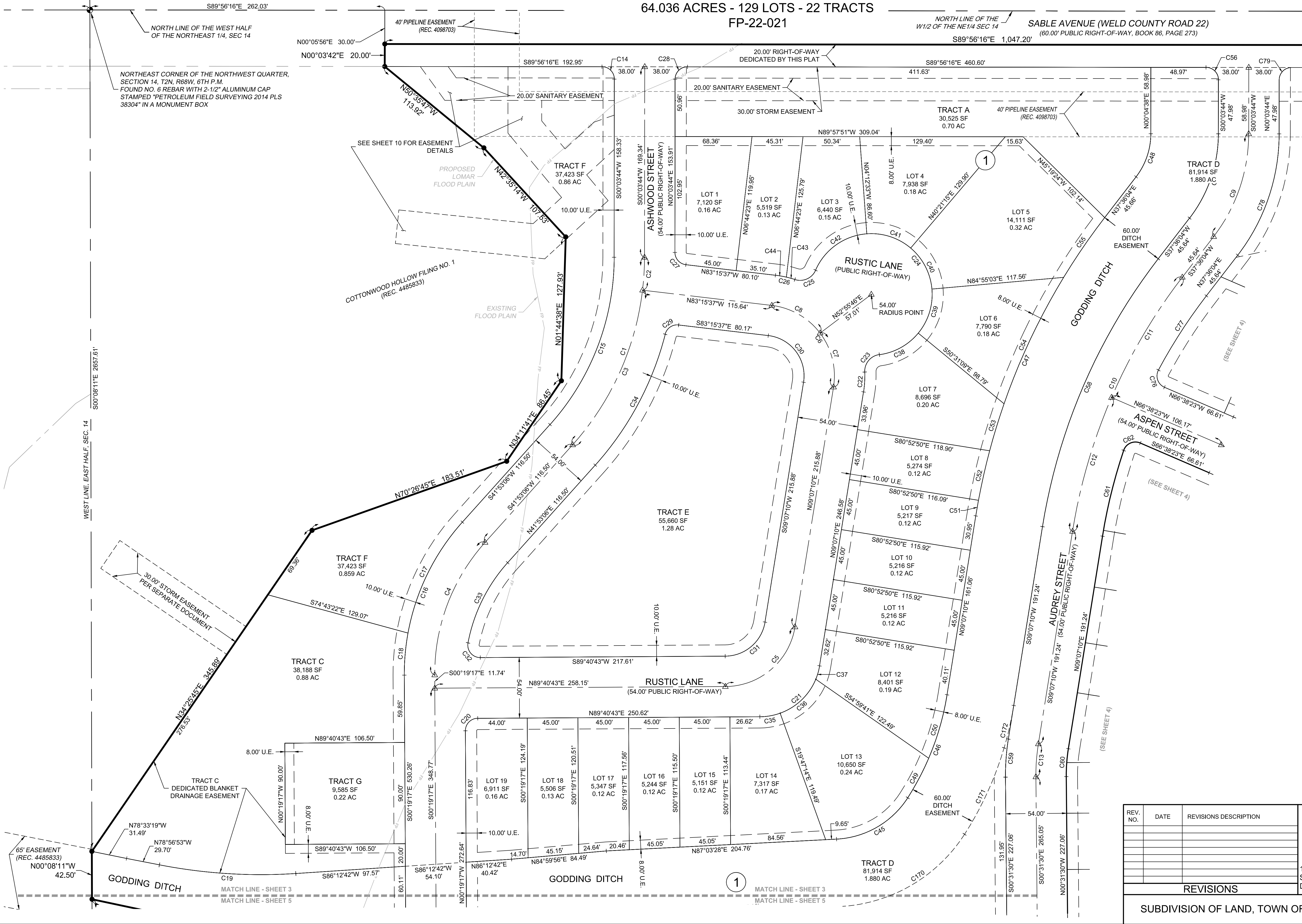
TRACT SUMMARY CHART				
TRACTS	AREA	USE	OWNERSHIP	MAINTENANCE
TRACT A	0.701	DRAINAGE, OIL/GAS PIPELINE, UTILITIES, GREEN SPACE	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT B	2.557	DRAINAGE, OIL/GAS PIPELINE, OIL/GAS FACILITIES, ACCESS, UTILITIES, GREEN SPACE	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT C	0.877	DRAINAGE TRACT	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT D	1.880	GREEN SPACE	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT E	1.278	COMMUNITY CENTER	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT F	0.859	DRAINAGE, OIL/GAS PIPELINE, UTILITIES, GREEN SPACE	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT G	0.220	FUTURE DEVELOPMENT	COTTONWOOD COLORADO RESIDENTIAL LLC	HOME OWNERS ASSOC.
TRACT H	0.333	GREEN SPACE	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT I	0.133	OIL/GAS PIPELINE AND GREEN SPACE	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT J	0.804	FUTURE DEVELOPMENT	COTTONWOOD COLORADO RESIDENTIAL LLC	HOME OWNERS ASSOC.
TRACT K	1.281	DRAINAGE TRACT	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT L	0.068	GREEN SPACE	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT M	0.116	GREEN SPACE	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT N	0.093	GREEN SPACE	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT O	5.457	DRAINAGE, OIL/GAS PIPELINE, OIL/GAS FACILITIES, ACCESS, UTILITIES, GREEN SPACE	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT P	0.575	OIL/GAS PIPELINE AND GREEN SPACE	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT Q	11.440	FUTURE DEVELOPMENT	COTTONWOOD COLORADO RESIDENTIAL LLC	HOME OWNERS ASSOC.
TRACT R	6.945	OIL/GAS FACILITIES	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT S	0.131	GREEN SPACE	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT T	0.154	GREEN SPACE	HOME OWNERS ASSOC.	HOME OWNERS ASSOC.
TRACT U	1.435	FUTURE DEVELOPMENT	COTTONWOOD COLORADO RESIDENTIAL LLC	HOME OWNERS ASSOC.
TRACT V	0.674	FUTURE DEVELOPMENT	COTTONWOOD COLORADO RESIDENTIAL LLC	HOME OWNERS ASSOC.

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
64.036 ACRES - 129 LOTS - 22 TRACTS
FP-22-021

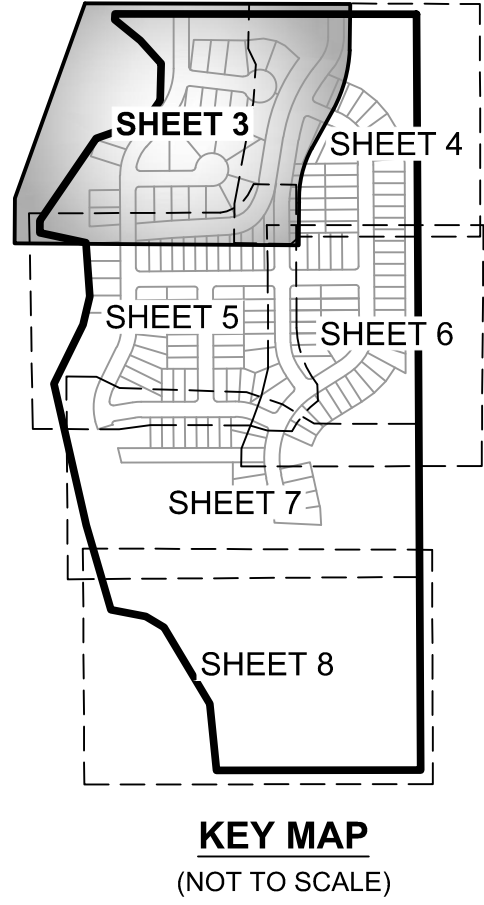


COTTONWOOD HOLLOW FILING 4A

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
64.036 ACRES - 129 LOTS - 22 TRACTS
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SEE SHEET 9
FOR CURVE TABLES



REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS
SUBDIVISION OF LAND, TOWN OF FIRESTONE

olsson

1525 Raleigh Street
Suite 400
Denver, CO 80204
TEL 303.237.2072 www.olsson.com

APPROVED BY: EJD
PROJECT #: 021-02726
DATE: 02.20.2023
SHEET 3 OF 10

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

POINT OF COMMENCEMENT
NORTHEAST CORNER OF THE WEST HALF, OF THE NE 1/4,
SECTION 14, T2N, R68W, 6TH P.M.
CALCULATED POSITION FROM FOUND
SECTION CORNER ACCESSORY MONUMENTS
SET #6 30" REBAR AND 2.5" ALUMINUM CAP IN RANGE BOX
"PLS 38755 2023"

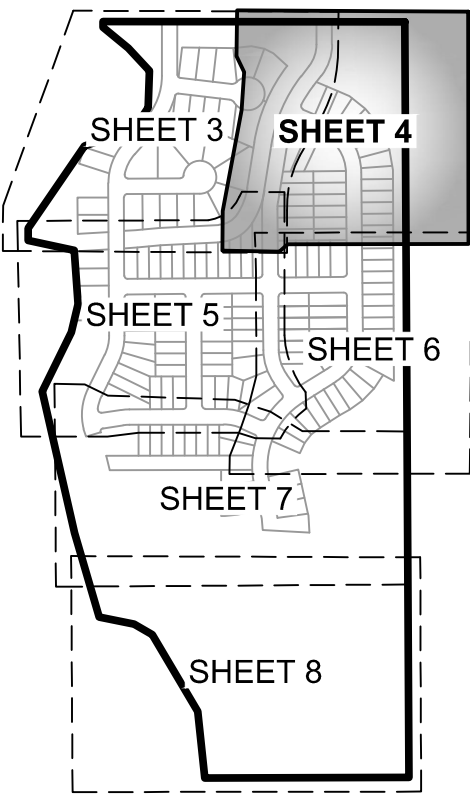
– POINT OF BEGINNING

S00°19'08"E 20.01'

OWNER: CORINNE R WUERTHNER
PARCEL NO. 131314000019

OWNER: ROBERT E KONKLE
VIVIAN J KONKLE
PARCEL NO. 131314000043

SEE SHEET 9
FOR CURVE TABLES



KEY MAP
(NOT TO SCALE)

[illegible]

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Suite 400
Denver, CO 80204

TEL 303.237.2072 www.olsson.com

REVISIONS

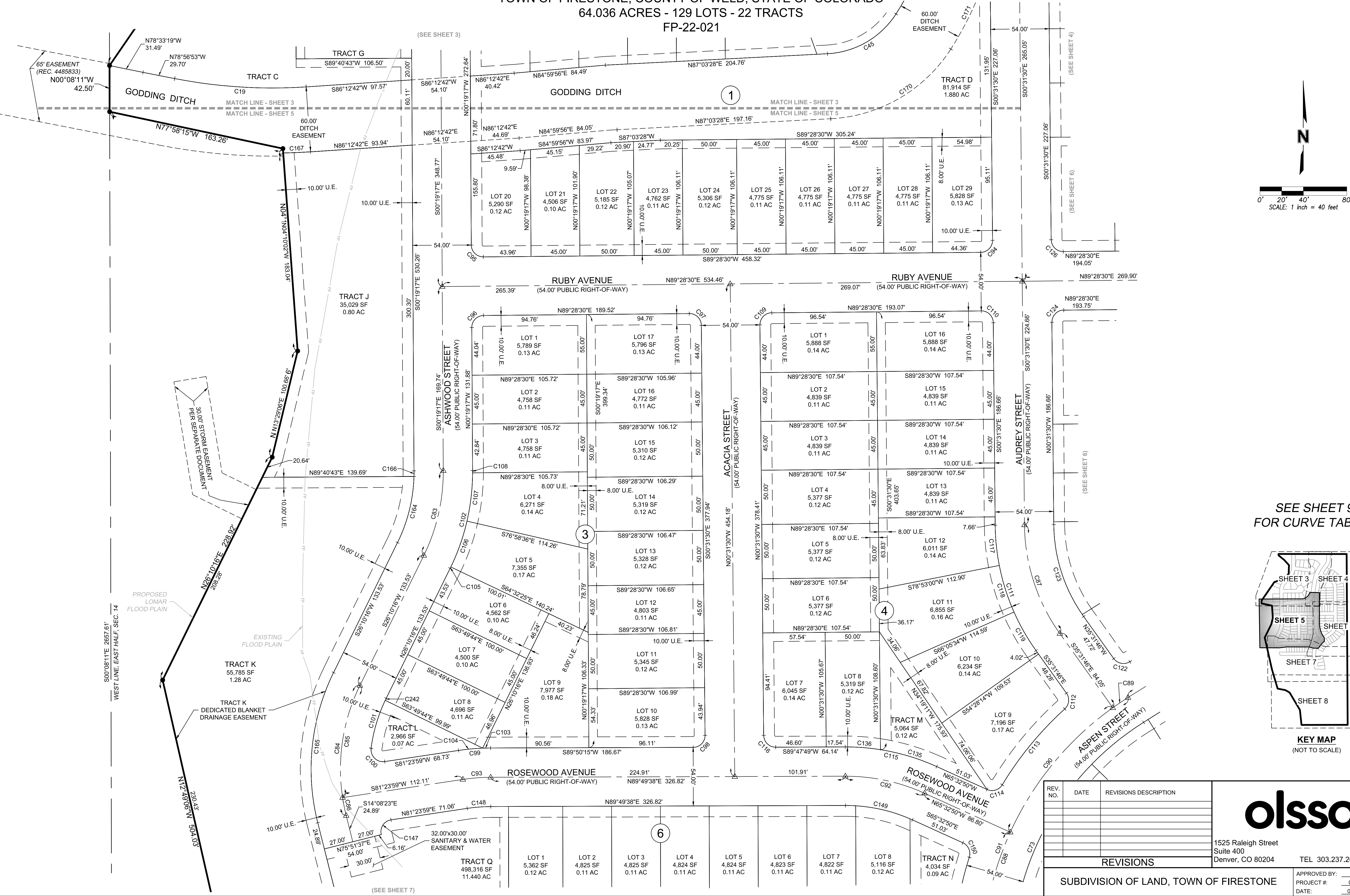
SUBDIVISION OF LAND, TOWN OF FIRESTONE

APPROVED BY: EJD
PROJECT #: 021-02728
DATE: 02.20.2023

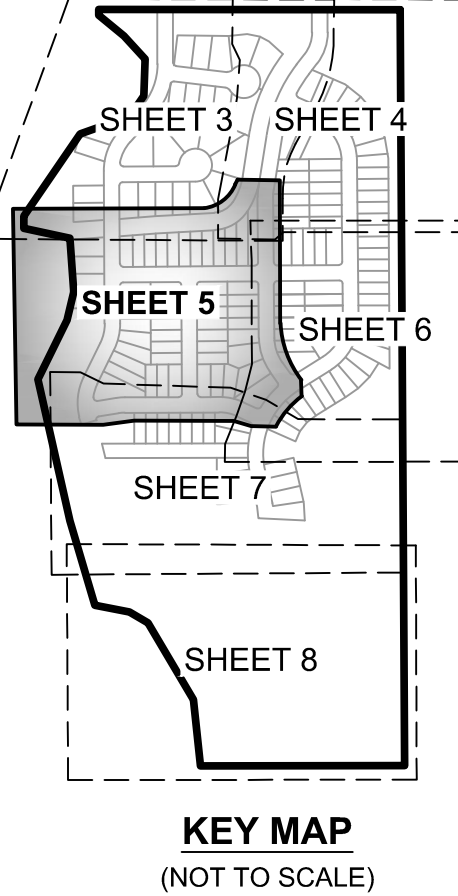
SHEET
4 OF 10

COTTONWOOD HOLLOW FILING 4A

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
64.036 ACRES - 129 LOTS - 22 TRACTS
FP-22-021



SEE SHEET 9
FOR CURVE TABLES



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REVISIONS

SUBDIVISION OF LAND, TOWN OF FIRESTONE

APPROVED BY: EJD
PROJECT #: 021-02728
DATE: 02.20.2023

1525 Raleigh Street
Suite 400
Denver, CO 80204

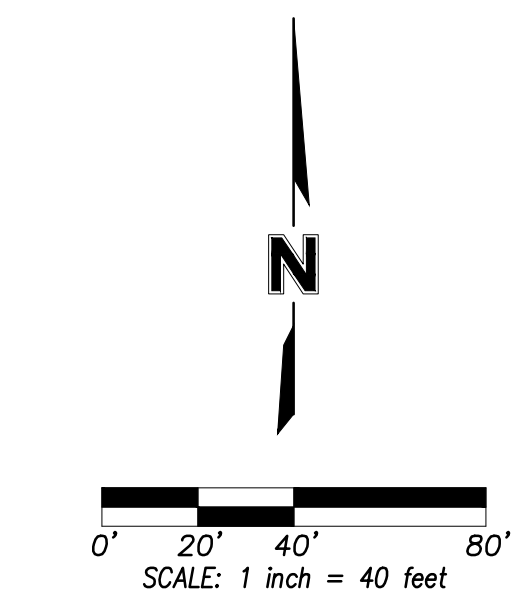
TEL 303.237.2072 www.olsson.com

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SHEET 5 OF 10

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

FP-22-021



KEY MAP
(NOT TO SCALE)

[illegible]

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SUBDIVISION OF LAND, TOWN OF FIRESTONE

APPROVED BY: EJD
 PROJECT #: 021-02728
 DATE: 02.20.2023

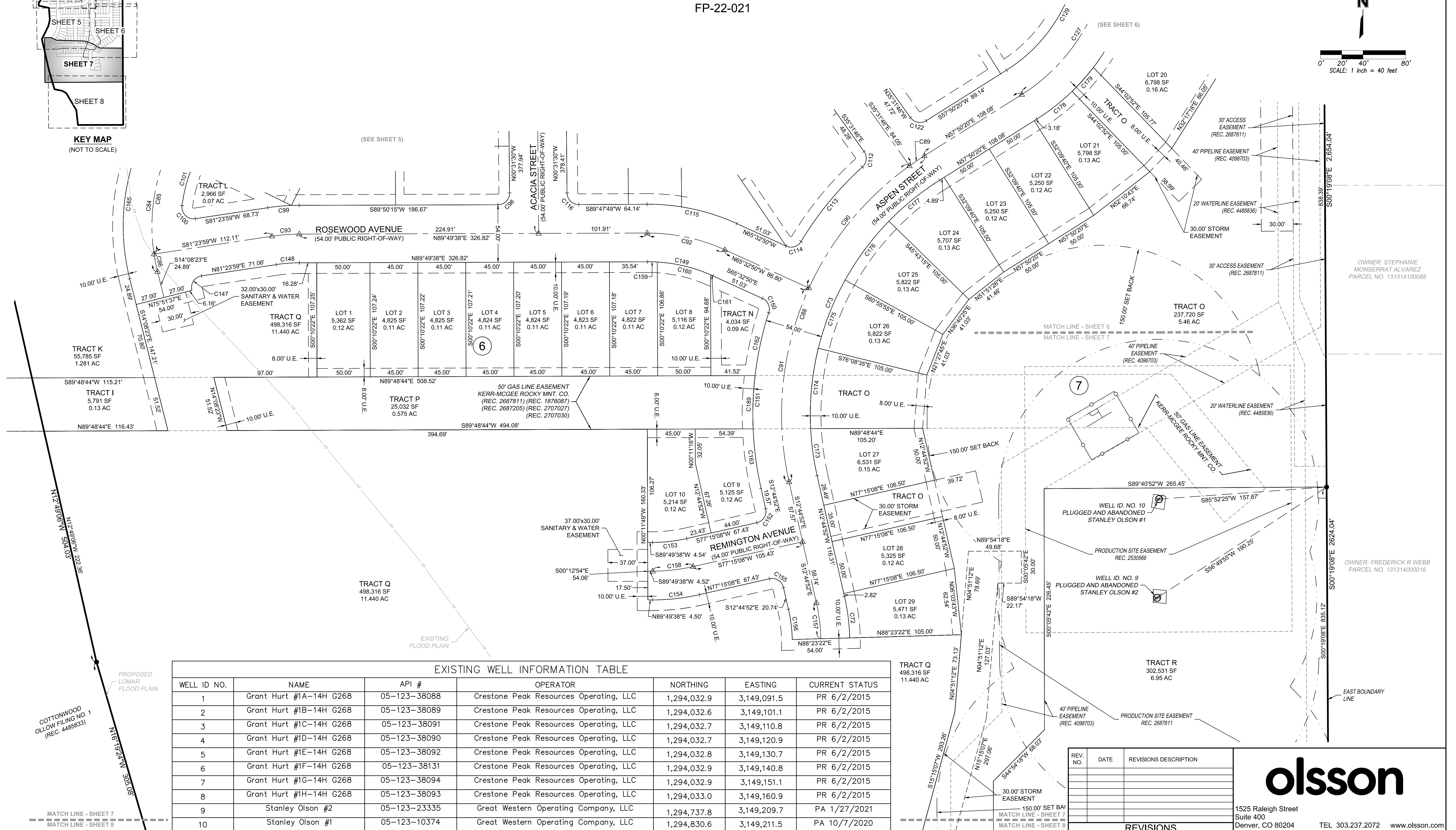
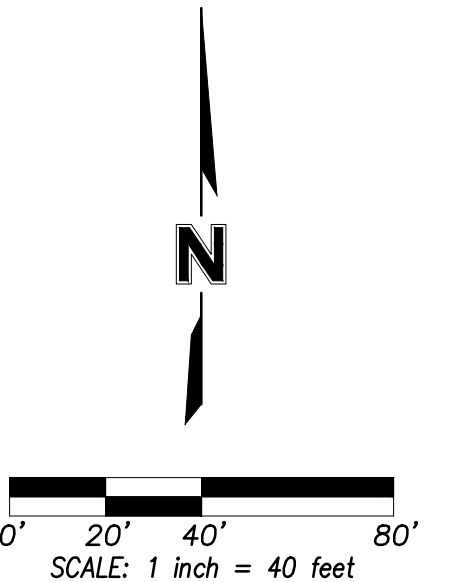
COTTONWOOD HOLLOW FILING 4A

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

64.036 ACRES - 129 LOTS - 22 TRACTS

FP-22-021

23



WELL ID NO.	NAME	API #	OPERATOR	NORTHING	EASTING	CURRENT STATUS
1	Grant Hurt #1A-14H G268	05-123-38088	Crestone Peak Resources Operating, LLC	1,294,032.9	3,149,091.5	PR 6/2/2015
2	Grant Hurt #1B-14H G268	05-123-38089	Crestone Peak Resources Operating, LLC	1,294,032.6	3,149,101.1	PR 6/2/2015
3	Grant Hurt #1C-14H G268	05-123-38091	Crestone Peak Resources Operating, LLC	1,294,032.7	3,149,110.8	PR 6/2/2015
4	Grant Hurt #1D-14H G268	05-123-38090	Crestone Peak Resources Operating, LLC	1,294,032.7	3,149,120.9	PR 6/2/2015
5	Grant Hurt #1E-14H G268	05-123-38092	Crestone Peak Resources Operating, LLC	1,294,032.8	3,149,130.7	PR 6/2/2015
6	Grant Hurt #1F-14H G268	05-123-38131	Crestone Peak Resources Operating, LLC	1,294,032.9	3,149,140.8	PR 6/2/2015
7	Grant Hurt #1G-14H G268	05-123-38094	Crestone Peak Resources Operating, LLC	1,294,032.9	3,149,151.1	PR 6/2/2015
8	Grant Hurt #1H-14H G268	05-123-38093	Crestone Peak Resources Operating, LLC	1,294,033.0	3,149,160.9	PR 6/2/2015
9	Stanley Olson #2	05-123-23335	Great Western Operating Company, LLC	1,294,737.8	3,149,209.7	PA 1/27/2021
10	Stanley Olson #1	05-123-10374	Great Western Operating Company, LLC	1,294,830.6	3,149,211.5	PA 10/7/2020
11	Olson #1	05-123-08994	Macey & Mershon Oil, Inc	1,294,425.2	3,148,733.4	PA 8/3/1977

[illegible]

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1525 Raleigh Street
Suite 400
Denver, CO 80204

TEL 303.237.2072 www.olsson.com

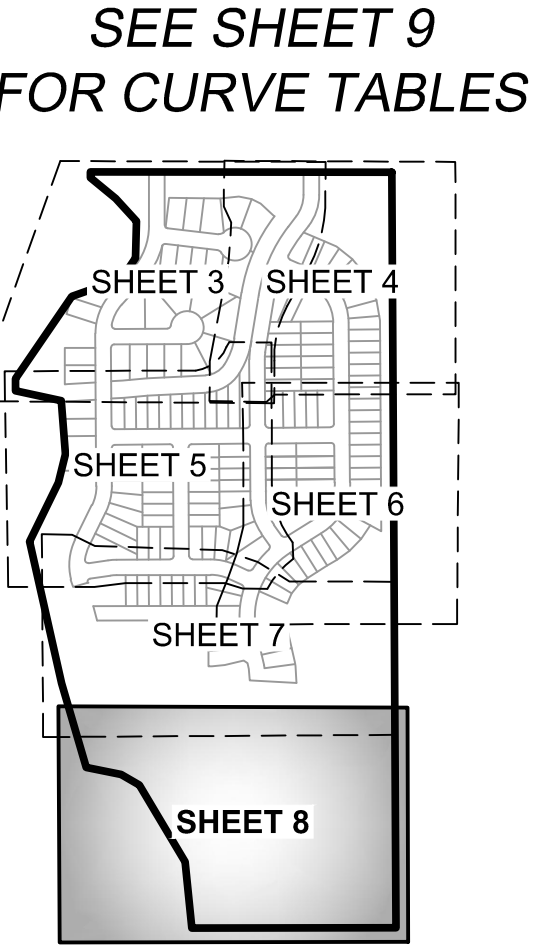
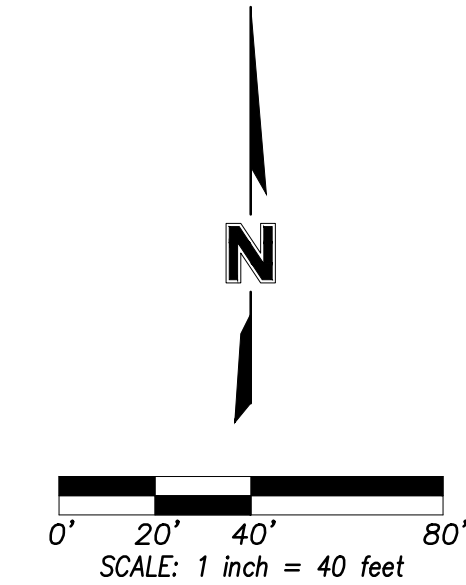
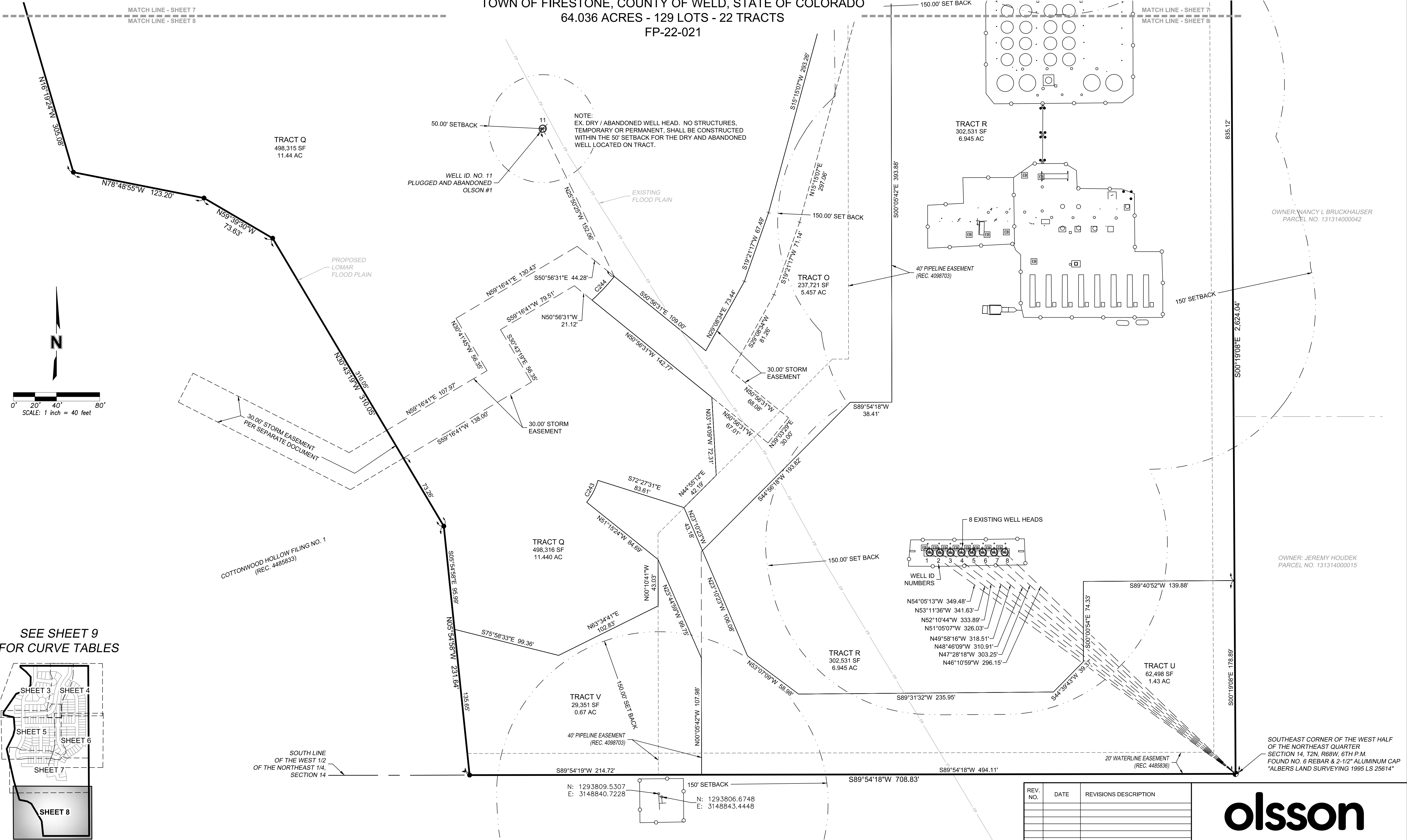
SUBDIVISION OF LAND, TOWN OF FIRESTONE

APPROVED BY: EJD
PROJECT #: 021-02728
DATE: 02.20.2023

SHEET
OF 10

COTTONWOOD HOLLOW FILING 4A

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
64.036 ACRES - 129 LOTS - 22 TRACTS
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OWNER: WANCY L BRUCKHAUSER
PARCEL NO. 131314000042

OWNER: JEREMY HOUDEK
PARCEL NO. 131314000015

SOUTHEAST CORNER OF THE WEST HALF
OF THE NORTHEAST QUARTER
SECTION 14, T2N, R68W, 6TH P.M.
FOUND NO. 6 REBAR & 2-1/2" ALUMINUM CAP
"ALBERS LAND SURVEYING 1995 LS 25614"

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

SUBDIVISION OF LAND, TOWN OF FIRESTONE

olsson

1525 Raleigh Street
Suite 400
Denver, CO 80204

TEL 303.237.2072 www.olsson.com

APPROVED BY: EJD
PROJECT #: 021-02728
DATE: 02.20.2023

SHEET 8 OF 10

COTTONWOOD HOLLOW FILING 4A

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
64.036 ACRES - 129 LOTS - 22 TRACTS
FP-22-021

CURVE TABLES

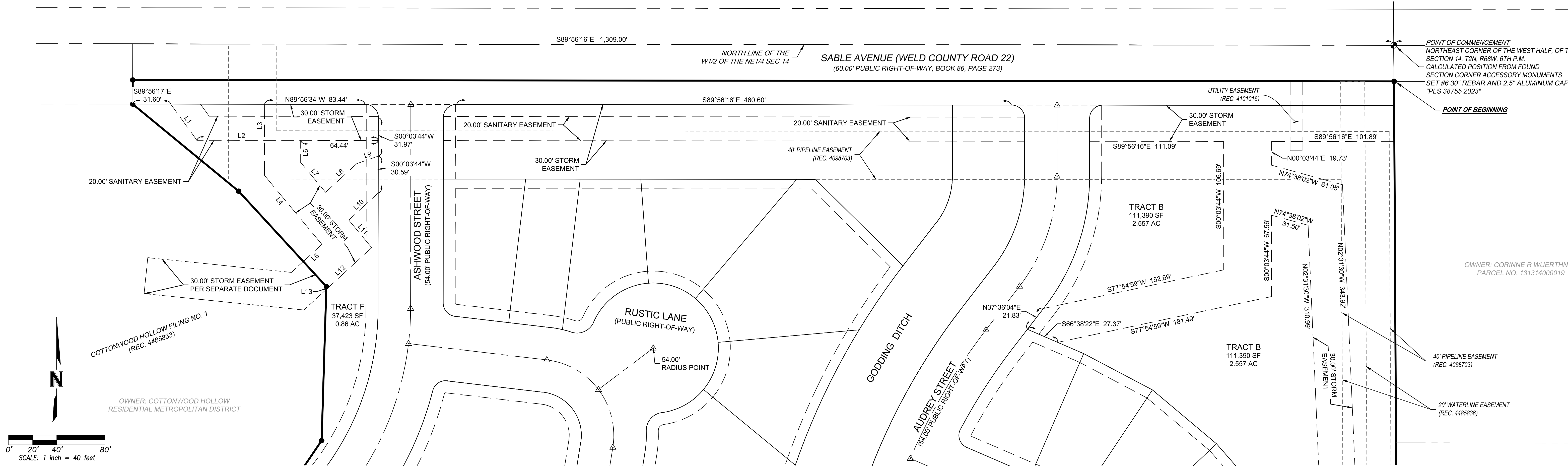
CURVE DATA					
#	Radius	Delta	Chord Bearing	Chord Length	Length
C1	250.00'	041°49'22"	S20°58'25"W	178.46'	182.49'
C2	250.00'	006°42'23"	S03°24'56"W	29.25'	29.26'
C3	250.00'	035°06'59"	S24°19'37"W	150.84'	153.22'
C4	175.00'	042°12'24"	S20°46'54"W	126.02'	128.91'
C5	63.00'	080°33'33"	N49°23'56"E	81.46'	88.58'
C6	63.00'	092°22'47"	N37°04'14"W	90.93'	101.58'
C7	63.00'	046°11'24"	N13°58'32"W	49.42'	50.79'
C8	63.00'	046°11'24"	N60°09'56"W	49.42'	50.79'
C9	150.00'	037°32'19"	S18°49'54"W	96.53'	98.28'
C10	500.00'	028°28'54"	S23°21'37"W	246.00'	248.55'
C11	500.00'	014°14'27"	S30°28'50"W	123.95'	124.27'
C12	500.00'	014°14'27"	S16°14'23"W	123.95'	124.27'
C13	175.00'	009°38'40"	S04°17'50"W	29.42'	29.46'
C14	11.00'	090°00'00"	S44°56'16"E	15.56'	17.28'
C15	223.00'	041°49'22"	S20°58'25"W	159.19'	162.78'
C16	202.00'	042°12'24"	S20°46'54"W	145.46'	148.80'
C17	202.00'	031°32'09"	S26°07'02"W	109.78'	111.18'
C18	202.00'	010°40'15"	S05°00'50"W	37.57'	37.62'
C19	470.00'	014°50'25"	N86°22'06"W	121.40'	121.74'
C20	11.00'	090°00'00"	N44°40'43"E	15.56'	17.28'
C21	54.00'	080°23'33"	N49°30'55"E	69.70'	75.77'
C22	90.00'	011°16'36"	N03°28'52"E	17.68'	17.71'
C23	15.00'	084°31'04"	N40°06'06"E	20.17'	22.13'
C24	54.00'	238°51'44"	N37°04'14"W	94.06'	225.12'
C25	15.00'	084°31'04"	S65°45'26"W	20.17'	22.13'
C26	90.00'	011°16'36"	N77°37'20"W	17.68'	17.71'
C27	11.00'	083°19'22"	N41°35'56"W	14.62'	16.00'
C28	11.00'	090°00'00"	N45°03'44"E	15.56'	17.28'
C29	11.00'	082°23'33"	N55°32'36"E	14.49'	15.82'
C30	36.00'	092°22'47"	S37°04'14"E	51.96'	58.04'
C31	36.00'	080°33'33"	S49°23'56"W	46.55'	50.62'
C32	11.00'	101°02'57"	N39°47'49"W	16.98'	19.40'
C33	148.00'	031°09'27"	N26°18'23"E	79.49'	80.48'
C34	277.00'	027°32'17"	N28°06'58"E	131.86'	133.13'
C35	54.00'	019°29'54"	N79°57'45"E	18.29'	18.38'
C36	54.00'	047°45'14"	N46°20'11"E	43.72'	45.01'
C37	54.00'	013°08'25"	N15°53'21"E	12.36'	12.38'
C38	54.00'	042°52'47"	N60°55'15"E	39.48'	40.41'
C39	54.00'	044°33'48"	N17°11'57"E	40.95'	42.00'
C40	54.00'	044°33'48"	N27°21'51"W	40.95'	42.00'
C41	54.00'	044°33'48"	N71°55'39"W	40.95'	42.00'
C42	54.00'	062°17'33"	S54°38'40"W	55.86'	58.71'
C43	90.00'	004°57'48"	N74°27'56"W	7.79'	7.80'
C44	90.00'	006°18'48"	N80°06'13"W	9.91'	9.92'
C45	80.00'	054°22'52"	N59°52'02"E	73.11'	75.93'
C46	240.00'	023°33'26"	N20°53'53"E	97.98'	98.68'
C47	587.00'	028°28'54"	N23°21'37"E	288.80'	291.80'
C48	63.00'	037°31'25"	N18°50'21"E	40.53'	41.26'
C49	240.00'	009°30'33"	N27°55'19"E	39.79'	39.83'
C50	240.00'	014°02'53"	N16°08'37"E	58.70'	58.84'
C51	587.00'	001°22'17"	N09°48'18"E	14.05'	14.05'
C52	587.00'	004°24'07"	N12°41'30"E	45.09'	45.10'
C53	587.00'	004°16'17"	N17°01'42"E	43.75'	43.76'
C54	587.00'	012°08'45"	N25°14'13"E	124.20'	124.44'
C55	587.00'	006°17'28"	N34°27'20"E	64.42'	64.45'
C56	11.00'	090°00'00"	S44°56'16"E	15.56'	17.28'
C57	123.00'	037°32'19"	S18°49'54"W	79.15'	80.59'
C58	527.00'	028°28'54"	S23°21'37"W	259.28'	261.97'
C59	202.00'	009°38'40"	S04°17'50"W	33.96'	34.00'

CURVE DATA					
#	Radius	Delta	Chord Bearing	Chord Length	Length
C60	148.00'	009°38'40"	N04°17'50"E	24.88'	24.91'
C61	473.00'	009°31'22"	N13°52'51"E	78.52'	78.61'
C62	11.00'	094°43'05"	N66°00'04"E	16.18'	16.18'
C63	148.00'	066°20'34"	S33°28'06"E	161.95'	171.37'
C64	148.00'	004°49'20"	S01°53'10"W	12.45'	12.46'
C65	148.00'	004°49'20"	S06°42'30"W	12.45'	12.46'
C66	473.00'	000°38'31"	S09°28'25"W	5.30'	5.30'
C67	473.00'	008°52'51"	S14°12'06"W	73.24'	73.32'
C68	148.00'	005°07'05"	S64°04'51"E	13.22'	13.22'
C69	148.00'	053°59'44"	S34°31'27"E	134.37'	139.48'
C70	148.00'	007°13'45"	S03°54'42"E	18.66'	18.67'
C71	175.00'	066°20'34"	N33°28'06"W	191.50'	202.63'
C72	202.00'	011°08'15"	N07°10'45"W	39.20'	39.27'
C73	260.00'	070°35'12"	N22°32'44"E	300.44'	320.31'
C74	202.00'	058°08'09"	N28°46'15"E	196.28'	204.96'
C75	202.00'	066°20'34"	N33°28'06"W	221.05'	233.90'
C76	11.00'	094°43'05"	N19°16'48"W	16.18'	16.18'
C77	473.00'	009°31'22"	N32°50'22"E	78.52'	78.61'
C78	177.00'	037°32'19"	N18°49'54"E	113.90'	115.97'
C79	11.00'	090°00'00"	N45°03'44"E	15.56'	17.28'
C83	175.00'	026°29'33"	S12°55'29"W	80.20'	80.92'
C84	175.00'	040°18'39"	S06°00'56"W	120.60'	123.12'
C85	175.00'	034°46'17"	S08°47'08"W	104.58'	106.20'
C86	175.00'	005°32'23"	S11°22'12"E	16.91'	16.92'
C87	175.00'	035°00'16"	S18°01'38"E	105.26'	106.91'
C88	287.00'	070°35'12"	S22°32'44"W	331.64'	353.58'
C89	287.00'	003°22'05"	S56°09'17"W	16.87'	16.87'
C90	287.00'	030°01'04"	S39°27'42"W	148.65'	150.36'
C91	287.00'	037°12'02"	S05°51'09"W	183.09'	186.34'
C91	287.00'	037°12'02"	S05°51'09"W	183.09'	186.34'
C92	175.00'	024°37'32"	N77°51'36"W	74.64'	75.21'
C93	175.00'	008°25'39"	S85°36'49"W	25.72'	25.74'
C94	11.00'	090°00'00"	S44°28'30"W	15.56'	17.28'
C95	11.00'	090°12'13"	N45°29'24"W	15.58'	17.32'
C96	11.00'	089°47'47"	N44°34'36"E	15.53'	17.24'
C97	11.00'	090°00'00"	S45°31'30"E	15.56'	17.28'
C98	11.00'	090°21'45"	S44°39'23"W	15.61'	17.35'
C99	202.00'	008°25'39"	S85°36'49"W	29.68'	29.71'
C100	11.00'	106°06'12"	N45°32'54"W	17.58'	20.37'
C101	148.00'	018°40'04"	N16°50'14"E	48.01'	48.22'
C102	202.00'	026°29'33"	N12°55'29"E	92.57'	93.40'
C103	202.00'	002°04'36"	S88°47'20"W	7.32'	7.32'
C104	202.00'	006°21'02"	S84°34'31"W	22.38'	22.39'
C105	202.00'	000°25'00"	N25°57'46"E	1.47'	1.47'
C106	202.00'	012°43'52"	N19°23'20"E	44.79'	44.88'
C107	202.00'	012°43'53"	N06°39'28"E	44.79'	44.89'
C108	202.00'	000°36'49"	N00°00'53"W	2.16'	2.16'
C109	11.00'	090°00'00"	N44°28'30"E	15.56'	17.28'
C110	11.00'	090°00'00"	S45°31'30"E	15.56'	17.28'
C111	202.00'	035°00'16"	S18°01'38"E	121.50'	123.41'
C112	11.00'	083°17'09"	S06°06'48"W	14.62'	15.99'
C113	314.00'	016°35'19"	S39°27'42"W	90.59'	90.91'
C114	11.00'	083°17'08"	S72°48'36"W	14.62'	15.99'
C115	202.00'	024°37'32"	N77°51'36"W	86.15'	86.82'
C116	11.00'	089°40'41"	N45°21'50"W	15.51'	17.22'
C117	202.00'	010°35'30"	S05°49'15"E	37.29'	37.34'
C118	202.00'	012°47'26"	S17°30'43"E	45.00'	45.09'
C119	202.00'	011°37'20"	S29°43'08"E	40.90'	40.97'
C120	202.00'	015°22'28"	N73°14'04"W	54.04'	54.20'

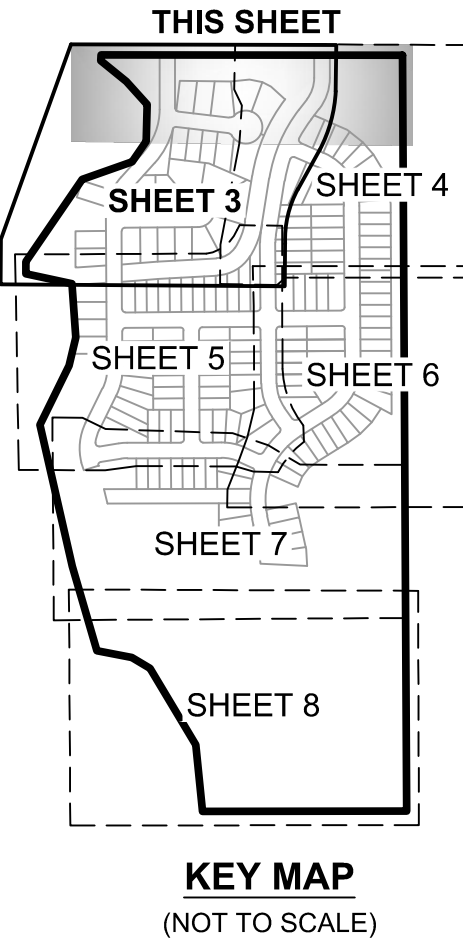
CURVE DATA					
#	Radius	Delta	Chord Bearing	Chord Length	Length
C121	202.00'	009°15'04"	N85°32'50"W	32.58'	32.62'
C122	11.00'	086°37'55"	N78°50'42"W	15.09'	16.63'
C123	148.00'	035°00'16"	N18°01'38"W	89.02'	90.42'
C124	11.00'	090°00'00"	N44°28'30"E	15.56'	17.28'
C125	11.00'	089°46'20"	S44°35'20"W	15.53'	17.24'
C126	11.00'	090°00'00"	S45°31'30"E	15.56'	17.28'
C127	175.00'	058°08'09"	N28°46'15"E	170.05'	177.57'
C128	11.00'	090°13'40"	S45°24'40"E	15.59'	17.32'
C129	148.00'	058°08'09"	S28°46'15"W	143.81'	150.17'
C130	148.00'	016°41'06"	S08°02'43"W	42.95'	43.10'
C131	148.00'	041°27'04"	S37°06'48"W	104.75'	107.07'
C132	148.00'	000°52'10"	N35°05'41"W	2.25'	2.25'
C133	148.00'	034°08'05"	N17°35'33"W	86.88'	88.17'
C135	202.00'	015°22'28"	N73°14'04"W	54.04'	54.20'
C136	202.00'	009°15'04"	N85°32'50"W	32.58'	32.62'
C147	11.00'	095°32'23"	N33°37'48"E	16.29'	18.34'
C148	148.00'	008°25'39"	N85°36'49"E	21.75'	21.77'
C149	148.00'	024°37'32"	S77°51'36"E	63.12'	63.61'
C150	11.00'	083°17'08"	S23°54'16"E	14.62'	15.99'
C151	314.00'	030°29'10"	S02°29'43"W	165.11'	167.07'
C152	11.00'	090°00'00"	S32°15'08"W	15.56'	17.28'
C153	148.00'	012°34'30"	S83°32'23"W	32.42'	32.48'
C154	202.00'	012°34'30"	N83°32'23"E	44.25'	44.33'
C155	11.00'	090°00'00"	S57°44'52"E	15.56'	17.28'
C156	148.00'	011°08'15"	S07°10'45"E	28.72'	28.77'
C157	175.00'	011°08'15"	S07°10'45"E	33.96'	34.02'
C158	175.00'	012°34'30"	S83°32'23"W	38.33'	38.41'
C159	148.00'	003°39'50"	S88°20'27"E	9.46'	9.46'
C160	148.00'	020°01'23"	S76°29'51"E	51.46'	51.72'
C161	148.00'	000°56'19"	S66°00'59"E	2.42'	2.42'
C162	314.00'	011°02'45"	S12°12'55"W	60.44'	60.53'
C163	314.00'	010°17'59"	S07°35'53"E	56.37'	56.45'
C164	148.00'	024°29'49"	S13°55'21"W	62.80'	63.28'
C165	202.00'	040°18'39"	S06°00'56"W	139.21'	142.12'
C166	148.00'	001°59'44"	S00°40'35"W	5.15'	5.16'
C167	530.00'	002°42'42"	N87°34'03"E	25.08'	25.08'
C170	140.00'	054°22'52"	N59°52'02"E	127.95'	132.88'
C171	300.00'	016°10'24"	N24°35'24"E	84.40'	84.68'
C172	300.00'	007°23'02"	N12°48'41"E	38.64'	38.66'
C173	260.00'	009°49'48"	N07°49'59"W	44.55'	44.61'
C174	260.00'	016°46'30"	N05°28'10"E	75.85'	76.12'
C175	260.00'	015°12'40"	N21°27'45"E	68.82'	69.03'
C176	260.00'	015°12'40"	N36°40'25"E	68.82'	69.03'
C177	260.00'	013°33'34"	N51°03'33"E	61.39'	61.53'
C178	202.00'	011°53'12"	N51°53'44"E	41.83'	41.91'
C179	202.00'	008°32'27"	N41°40'54"E	30.08'	30.11'
C180	202.00'	013°10'43"	N30°49'19"E	46.36'	46.46'
C181	202.00'	012°56'06"	N17°45'54"E	45.51'	45.60'
C182	202.00'	011°35'41"	N05°30'01"E	40.81'	40.88'
C183	202.00'	004°52'35"	N01°44'07"W	17.19'	17.19'
C184	202.00'	012°47'26"	N12°34'08"W	45.00'	45.09'
C185	202.00'	012°47'26"	N24°21'33"W	45.00'	45.09'
C186	202.00'	012°47'26"	N37°08'59"W	45.00'	45.09'
C187	202.00'	012°47'26"	N49°56'25"W	45.00'	45.09'
C188	202.00'	010°18'16"	N61°29'15"W	36.28'	36.33'
C189	314.00'	009°08'28"	S02°07'20"W	50.04'	50.09'
C242	148.00'	000°45'39"	S25°47'27"W	1.96'	1.96'
C243	57.00'	002°57'58"	N27°15'37"E	22.69'	22.85'
C244	186.98'	009°13'42"	N43°19'43"E	30.08'	30.18'

COTTONWOOD HOLLOW FILING 4A

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
64.036 ACRES - 129 LOTS - 22 TRACTS
FP-22-021



Line Table		
#	Bearing	Length
L1	S35°52'39"E	37.05'
L2	S89°56'16"E	150.60'
L3	S00°03'44"W	59.10'
L4	S39°47'58"E	74.45'
L5	S47°24'44"W	21.01'
L6	S00°03'44"W	18.22'
L7	S39°47'58"E	32.33'
L8	N47°24'44"E	35.13'
L9	N70°44'01"E	18.95'
L10	S47°24'44"W	33.27'
L11	S39°47'58"E	29.79'
L12	S47°24'44"W	51.23'
L13	N01°44'38"E	2.36'



REV. NO.	DATE	REVISIONS DESCRIPTION
REVISIONS		
SUBDIVISION OF LAND, TOWN OF FIRESTONE		

1525 Raleigh Street
Suite 400
Denver, CO 80204

TEL 303.237.2072 www.olsson.com

APPROVED BY: EJD

PROJECT #: 021-02726

DATE: 02.20.2023

SHEET
10 OF 10

COTTONWOOD HOLLOW, FILING 4A

CONSTRUCTION DOCUMENTS

LOCATED IN SECTIONS 11 AND 14 OF TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

TECHNICAL CONSULTANTS

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
3801 E. FLORIDA AVENUE, SUITE 425
DENVER, COLORADO 80210
PHONE: 303-572-7997
CONTACT: AMANDA M. O'CONNOR
EMAIL: AMANDA.OCONNOR@EES.US.COM

LANDSCAPE ARCHITECT

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

SURVEYOR

OLSSON, INC.
1525 RALEIGH ST, SUITE 411
DENVER, CO 80204
PHONE: 303-237-2072
CONTACT: ELI J. DONALDSON
EMAIL: EDONALDSON@OLSSON.COM

OWNER/ DEVELOPER

COTTONWOOD COLORADO RESIDENTIAL, LLC
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, COLORADO 80111
PHONE: 303-771-4004
CONTACT: DONALD G. PROVOST
EMAIL: DGP@ALBDEV.COM

OIL/GAS PRODUCTION

CRESTONE PEAK RESOURCES
CIVIREsources
1801 CALIFORNIA STREET, SUITE 2500
DENVER, CO 80202
PHONE: 303-774-3982 | CELL: 720-369-0432
CONTACT: BOB BRESNAHAN, SENIOR SURFACE LANDMAN
EMAIL: BBRESNAHAN@CIVIREsources.COM

SERVICE PROVIDERS / REQUIREMENTS

POLICE PROTECTION: TOWN OF FIRESTONE
FIRE PROTECTION: FREDERICK-FIRESTONE
FIRE PROTECTION DISTRICT
STREET MAINTENANCE: TOWN OF FIRESTONE
SCHOOLS: ST. VRAIN SCHOOL DISTRICT
RECREATION: CARBON VALLEY RECREATION
DISTRICT

LIST OF AGENCIES

CITY

TOWN OF FIRESTONE
9950 PARK AVENUE
FIRESTONE, CO 80504

ELECTRIC

UNITED POWER
CONTACT: BILL MEIER
18551 E. 160TH AVE.,
P.O. BOX 929
BRIGHTON, CO 80601

WATER

TOWN OF FIRESTONE
9950 PARK AVENUE
FIRESTONE, CO 80504

TELEPHONE

AT&T
CONTACT: ALBERT UCHAKER
PROM. I ROOM 2051
1200 PEACHTREE ST.
ATLANTA, GA 30309-3374
PHONE: 404-810-4602

GAS

BLACK HILLS ENERGY
P.O. BOX 437
FREDERICK, CO 80530

SANITARY SEWER

ST. VRAIN SANITATION DISTRICT
CONTACT: DAVID CROSS,
DISTRICT ENGINEER
11307 BUSINESS PARK CIRCLE
FIRESTONE, CO 80504
PHONE: 303-776-9570

CABLE

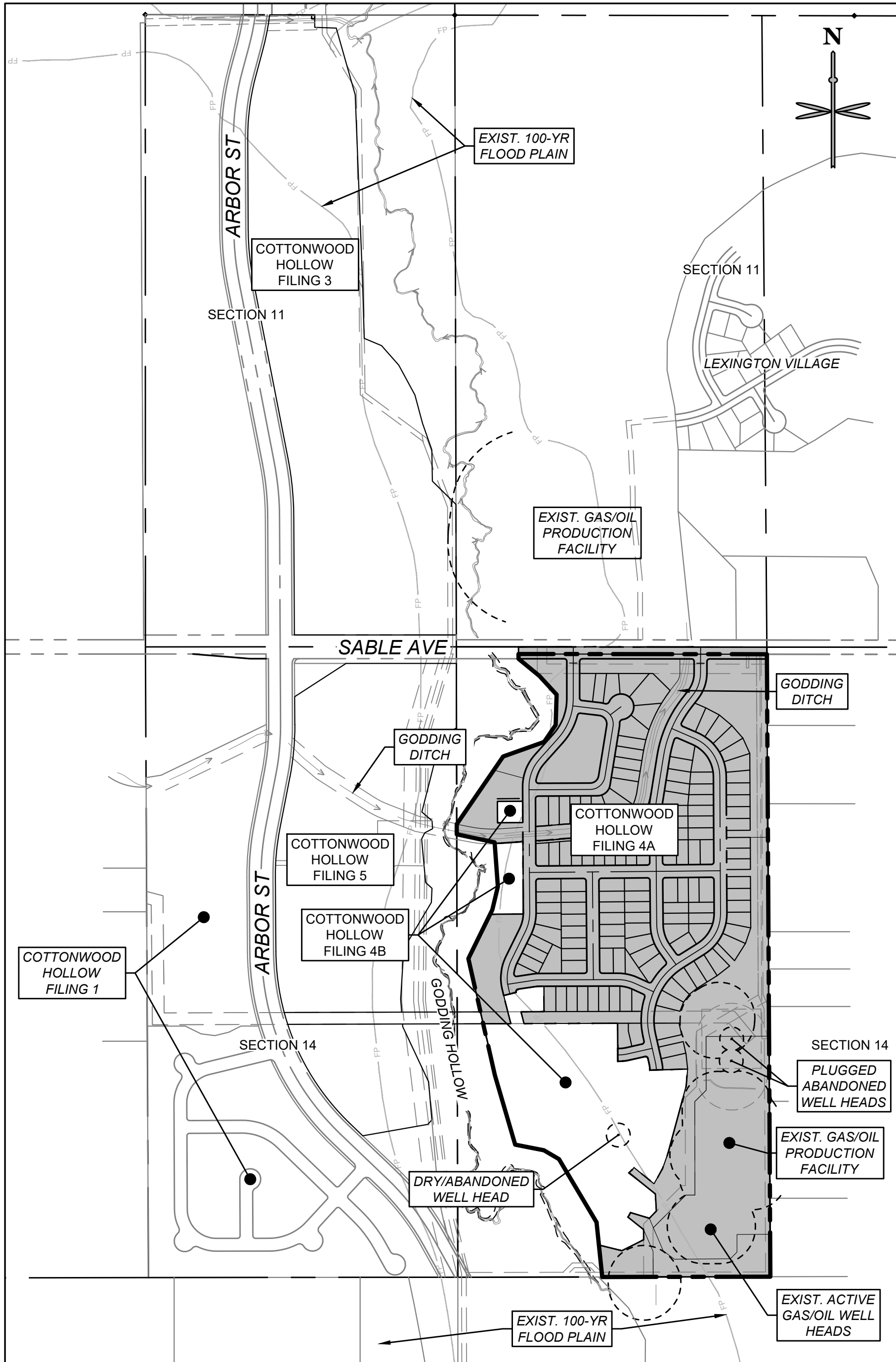
CENTURY LINK
CONTACT: FIELD ENGINEER
12680 WELD COUNTY RD. 58
GREELEY, CO 80634

EXISTING UTILITIES DISCLAIMER:

EXISTING UTILITIES SHOWN ON THESE IMPROVEMENT PLANS ARE APPROXIMATE AND WERE LOCATED FROM FIELD SURVEYS AND UTILITY RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL RESPECTIVE UTILITY COMPANIES TO HAVE ALL UTILITIES FIELD LOCATED AND VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES ENCOUNTERED AND SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY UTILITIES DAMAGED DURING CONSTRUCTION WHETHER SAID UTILITY WAS SHOWN ON THESE PLANS OR NOT. IF ANY UNKNOWN OR UNIDENTIFIED SUBSURFACE UTILITY STRUCTURE OR UTILITY LINE ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CIVIL ENGINEER WHOSE NAME APPEARS ON THESE PLANS.

EXISTING GAS/OIL FACILITIES NOTE:

THIS PROJECT SITE CONTAINS EXISTING GAS/OIL PRODUCTION FACILITIES, EXISTING (ACTIVE AND ABANDONED) GAS WELL HEADS, EXISTING (ACTIVE AND ABANDONED) GAS/OIL FLOWLINES AND ASSOCIATED FACILITIES ABOVE GROUND AND BELOW GROUND. SAID FACILITIES MAY NOT BE VISIBLE FROM THE SURFACE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL ASSOCIATED GAS/OIL COMPANIES TO VERIFY THAT ALL FACILITIES HAVE BEEN LOCATED AND MARKED PRIOR TO CONSTRUCTION. CONTRACTOR IS REQUIRED TO FOLLOW ANY AN ALL COGCC (COLORADO OIL & GAS CONSERVATION COMMISSION) / TOWN OF FIRESTONE GUIDELINES FOR CONSTRUCTION NEAR EXISTING GAS/OIL PRODUCTION FACILITIES AND/OR OVER EXISTING GAS/OIL FLOWLINES AND WELL HEADS WHETHER ACTIVE OR ABANDONED.



VICINITY MAP
SCALE: 1" = 400'

ENGINEER'S STATEMENT

THESE CONSTRUCTION PLANS FOR COTTONWOOD HOLLOW FILING 4A WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE TOWN OF FIRESTONE ENGINEERING CONSTRUCTION STANDARDS AND SPECIFICATIONS AND TECHNICAL CRITERIA.

AMANDA M. O'CONNOR
REGISTERED PROFESSIONAL
ENGINEER COLORADO NO. 36607

ACCEPTANCE OF CONSTRUCTION PLANS, SPECIFICATIONS, AND ASSOCIATED ENGINEERING REPORTS BY THE TOWN SHALL ONLY INDICATE THAT THE PLANS, SPECIFICATIONS, AND REPORTS ARE IN GENERAL CONFORMANCE WITH THE TOWN'S SUBMITTAL REQUIREMENTS, CURRENT DESIGN CRITERIA, STANDARD ENGINEERING PRINCIPLES AND PRACTICES, AND PREVIOUSLY APPROVED PLANS AND REPORTS. ACCEPTANCE SHALL NOT INDICATE THAT ALL ASSUMPTIONS, CALCULATIONS, AND CONCLUSIONS CONTAINED WITHIN THE DRAINAGE REPORTS AND/OR CONSTRUCTION PLANS HAVE BEEN THOROUGHLY VERIFIED BY TOWN STAFF. AT ALL TIMES, THE PROFESSIONAL ENGINEER SUBMITTING THE CONSTRUCTION PLANS, SPECIFICATIONS, AND DRAINAGE REPORTS SHALL BE SOLELY RESPONSIBLE FOR THEIR ACCURACY AND VALIDITY.

SHEET INDEX

Sheet Number	Sheet Title
1 C0.0	COVER SHEET
2 C0.1	GENERAL NOTES
3 C0.2	GENERAL NOTES & ROADWAY SECTIONS
4 C1.1	EXISTING CONDITIONS PLAN 1
5 C1.2	EXISTING CONDITIONS PLAN 2
6 C1.3	EXISTING CONDITIONS PLAN 3
7 C1.4	EXISTING CONDITIONS PLAN 4
8 C2.0	OVERALL GRADING PLAN
9 C2.1	OVERLOT GRADING PLAN 1
10 C2.2	OVERLOT GRADING PLAN 2
11 C2.3	OVERLOT GRADING PLAN 3
12 C2.4	OVERLOT GRADING PLAN 4
13 C2.5	SWALE SECTIONS
14 C3.0	EROSION CONTROL PLAN - INITIAL
15 C3.1	EROSION CONTROL PLAN - INTERIM
16 C3.2	EROSION CONTROL PLAN - FINAL
17 C3.3	EROSION CONTROL NOTES & DETAILS 1
18 C3.4	EROSION CONTROL NOTES & DETAILS 2
19 C3.5	EROSION CONTROL NOTES & DETAILS 3
20 C3.6	EROSION CONTROL NOTES & DETAILS 4
21 C4.0	OVERALL UTILITY PLAN
22 C5.0	SANITARY P&P - SABLE AVE.
23 C5.1	SANITARY P&P - AUDREY ST
24 C5.2	SANITARY P&P - ASPEN ST - 1
25 C5.3	SANITARY P&P - ASPEN ST - 2
26 C5.4	SANITARY P&P - ASHWOOD ST - 1
27 C5.5	SANITARY P&P - ACACIA ST
28 C5.6	SANITARY P&P - RUSTIC LN
29 C5.7	SANITARY P&P - ROSEWOOD & RUBY AVE
30 C6.0	WATER P&P - ASHWOOD ST
31 C6.1	WATER P&P - ASHWOOD ST & RUSTIC LN
32 C6.2	WATER P&P - AUDREY ST
33 C6.3	WATER P&P - ASPEN ST
34 C6.4	WATER P&P - ASPEN ST
35 C6.5	WATER P&P - RUBY AVE
36 C6.6	WATER P&P - ROSEWOOD AVE
37 C6.7	WATER P&P - ACACIA ST
38 C7.1	STORM P&P - POND A - ASPEN
39 C7.2	STORM P&P - POND A - ASPEN & AUDREY
40 C7.3	STORM P&P - POND A - ASPEN & EAST PROP
41 C7.4	STORM P&P - POND A - EAST PROP
42 C7.5	STORM P&P - POND A - OUTFALL
43 C7.6	POND A PLAN
44 C7.7	POND A DETAILS
45 C7.8	POND A FOREBAY DETAILS
46 C7.9	STORM P&P - POND B - RUSTIC
47 C7.10	STORM P&P - POND B - ASHWOOD
48 C7.11	STORM P&P - POND B - OUTFALL
49 C7.12	POND B PLAN
50 C7.13	POND B DETAILS

VARIANCES REQUESTED:

THE APPLICANT IS REQUESTING A VARIANCE FROM THE TOWN OF FIRESTONE DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE FOLLOWING:

NO.	STREET NAME	DESCRIPTION	STANDARD	REQUESTED
1.	AUDREY STREET:	HORIZONTAL CENTERLINE RADIUS	175.00'	150.00'
2.	AUDREY STREET:	TANGENT BETWEEN HORIZONTAL CURVES	100.00'	45.64'
3.	AUDREY STREET:	TANGENT AT INTERSECTION	100.00'	84.05'
4.	AUDREY STREET:	TANGENT BETWEEN VERTICAL CURVES	50.00'	45.11'
5.	ROSEWOOD AVE:	TANGENT AT INTERSECTION	100.00'	86.80'
6.	RUSTIC LANE:	FLOWLINE % GRADE LESS THAN STANDARD	0.80%	0.75%

ACCEPTED BY: _____ TOWN ENGINEER _____ DATE _____

DRAWING ACCEPTANCE:

ALL WORK SHALL BE CONSTRUCTED TO TOWN OF FIRESTONE DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. THIS DRAWING HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL COMPLIANCE WITH THESE STANDARDS AND SPECIFICATIONS AND OTHER TOWN REQUIREMENTS. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

ACCEPTED BY: _____ TOWN ENGINEER _____ DATE _____

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST ¼ COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)

ST. VRAIN SANITATION DISTRICT
SANITARY SEWER PLAN APPROVAL
APPROVED: _____ DATE: _____
ST. VRAIN SANITATION DISTRICT

51 C7.14	POND B FOREBAY DETAILS
52 C7.15	STORM P&P - POND C - ASHWOOD & OUTFALL
53 C7.16	STORM P&P - POND C - ROSEWOOD
54 C7.17	STORM P&P - POND C - ROSEWOOD & REMINGTON
55 C7.18	STORM P&P - POND C - ROSEWOOD & ASPEN
56 C7.19	POND C PLAN
57 C7.20	POND C DETAILS
58 C7.21	POND C FOREBAY DETAILS
59 C7.22	STORM P&P - POND E SABLE CULVERTS
60 C7.23	STORM P&P - POND E - ASHWOOD
61 C7.24	STORM P&P - POND E - SABLE AVE 1
62 C7.25	STORM P&P - POND E - SABLE AVE 2
63 C7.26	STORM P&P - POND E - OUTFALL
64 C7.27	POND E PLAN
65 C7.28	POND E FOREBAY DETAILS
66 C7.29	POND E DETAILS
67 C7.30	STORM P&P - GODDING DITCH BOX CULVERT
68 C7.31	GODDING DITCH CROSS SECTIONS
69 C7.32	STORM P&P - OFF-SITE 1
70 C7.33	STORM P&P - OFF-SITE 2
71 C9.0	ASHWOOD ST - PLAN & PROFILE
72 C9.1	ASHWOOD ST - PLAN & PROFILE
73 C9.2	RUSTIC LN - PLAN & PROFILE
74 C9.3	AUDREY ST - PLAN & PROFILE
75 C9.4	ASPEN ST - PLAN & PROFILE
76 C9.5	ASPEN ST - PLAN & PROFILE
77 C9.6	RUBY AVE - PLAN & PROFILE
78 C9.7	ROSEWOOD AVE - PLAN & PROFILE
79 C9.8	REMINGTON AVE - PLAN & PROFILE
80 C9.9	ACACIA ST - PLAN & PROFILE
81 C10.1	SIGNAGE, STRIPING & LIGHTING PLAN 1
82 C10.2	SIGNAGE, STRIPING & LIGHTING PLAN 2
83 C11.1	ST. VRAIN SAN SEWER DETAILS
84 C11.2	ST. VRAIN SAN SEWER DETAILS
85 C11.3	WATER DETAILS 1
86 C11.4	WATER DETAILS 2
87 C11.5	WATER DETAILS 3
88 C11.6	WATER DETAILS 4
89 C11.7	STORM SEWER DETAILS 1
90 C11.8	STORM SEWER DETAILS 2
91 C11.9	STORM SEWER DETAILS 3
92 C11.10	STORM SEWER DETAILS 4
93 C11.11	BOX CULVERT DETAILS
94 C11.12	ROADWAY DETAILS 1
95 C11.13	ROADWAY DETAILS 2
96 C11.14	STREET LIGHT DETAILS
97 LS 0.1	MASTER SITE PLAN
98 LS 1.1	SITE PLAN
99 LS 5.1	SITE DETAILS
100 LS 5.2	SITE DETAILS
101 LS 5.3	SITE DETAILS
102 LS 0.1	MASTER LANDSCAPE PLAN
103 LS 0.2	LANDSCAPE NOTES AND DETAILS
104 LS 1.1	LANDSCAPE PLAN
105 LS 1.2	LANDSCAPE PLAN
106 IR 0.1	IRRIGATION NOTES, SCHEDULE & KEYMAP
107 IR 1.1	IRRIGATION PLAN - AREA 1
108 IR 1.2	IRRIGATION PLAN - AREA 2
109 IR 2.1	IRRIGATION DETAILS



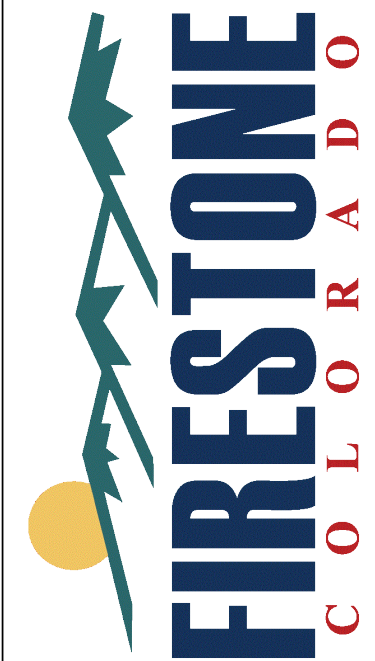
Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PRELIMINARY
NOT FOR
CONSTRUCTION



CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

COVER SHEET

PROJECT NO.: OLS001.01

DESIGNED BY: JMK

DRAWN BY: RAK

DATE: 02/17/2023

C0.0

SHEET 1 OF 109

SHEET 1 of 109

1. ALL CONSTRUCTION WORK TO BE ACCEPTED BY THE TOWN SHALL CONFORM TO THE TOWN OF FIRESTONE CONSTRUCTION SPECIFICATIONS AND DESIGN STANDARDS.
2. ALL OVER LOT GRADING IN THE RIGHT-OF-WAY OR EASEMENT SHALL BE COMPLETED PRIOR TO INSTALLING POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION LINES.
3. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. UNLESS OTHERWISE NOTED IN THESE PLANS, MAINTAIN A MINIMUM OF TEN (10) FEET HORIZONTAL CLEAR DISTANCE SEPARATION BETWEEN POTABLE WATER MAINS/SERVICES AND SANITARY SEWER OR NON-POTABLE IRRIGATION MAINS/SERVICES. POTABLE WATER MAINS/SERVICES ARE TO BE LOCATED AT LEAST 18-INCHES MINIMUM ABOVE THE SANITARY SEWER OR NON-POTABLE IRRIGATION MAINS/SERVICES. IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS AND THE SANITARY SEWER OR NON-POTABLE MAINS/SERVICES CANNOT BE LOCATED BELOW THE WATER MAIN OR SERVICE, A CLEAR VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BELOW CANNOT BE MAINTAINED, OR A MINIMUM TEN (10) FOOT HORIZONTAL SEPARATION CANNOT BE ACHIEVED, THE TOWN SHALL BE CONTACTED IMMEDIATELY TO REVIEW THE SITUATION.
5. IN ALL INSTANCES WHERE A WATER LINE LOWERING, POTABLE OR NON-POTABLE, IS REQUIRED DUE TO UNFORESEEN FIELD CONDITIONS, A DETAILED DRAWING SHALL BE PROVIDED TO THE TOWN FOR ACCEPTANCE PRIOR TO CONSTRUCTION.
6. WHERE POTABLE WATER, SANITARY SEWER, AND NON-POTABLE IRRIGATION LINES ARE LOCATED IN COMMON UTILITY EASEMENT AREAS, THERE SHALL BE NO OTHER UTILITIES LOCATED HORIZONTALLY WITHIN TEN (10) FEET OF ANY LINE EXCEPT AT APPROVED CROSSINGS.
7. CONTRACTOR SHALL NOTIFY THE TOWN ONE (1) WEEK PRIOR TO COMMENCING WORK AFTER TOWN ACCEPTED CONSTRUCTION DRAWINGS HAVE BEEN DISTRIBUTED AND A PRE-CONSTRUCTION MEETING HAS BEEN HELD WITH THE TOWN.
8. CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES TO BE CROSSED BY POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION LINES AT LEAST 24 HOURS PRIOR TO CONSTRUCTION TO ENSURE REQUIRED CLEARANCE CLEARANCE FOR OPEN CUT CROSSINGS AND 36" MINIMUM CLEARANCE FOR BORED CROSSINGS. HORIZONTAL AND VERTICAL LOCATION OF CROSSED EXISTING UTILITIES SHALL BE RECORDED ON THE AS-CONSTRUCTED RECORD DRAWINGS.
9. SHOULD ANY VARIATIONS BEFORE OR DURING CONSTRUCTION TO THE POTABLE WATER DISTRIBUTION, SANITARY SEWER COLLECTION, OR NON-POTABLE IRRIGATION SYSTEM DESIGNS BE CONSIDERED, NOTICE MUST FIRST BE GIVEN TO THE TOWN TO DETERMINE IF IT NEEDS ACCEPTANCE BY THE TOWN. IF SO, A NEW PLAN SHALL BE DRAWN AND SUBMITTED TO THE TOWN FOR ACCEPTANCE BY THE DESIGN ENGINEER 72 HOURS PRIOR TO CONSTRUCTION.
10. FINAL CONSTRUCTION PLANS ARE VALID FOR CONSTRUCTION ONE (1) YEAR FROM THE DATE OF TOWN SIGNATURE ACCEPTANCE.
11. ALL POTABLE WATER MAINS, SERVICES, AND HYDRANT LINES SHALL HAVE A MINIMUM COVER OF FIVE (5) FEET AND A MAXIMUM COVER OF SIX (6) FEET UNLESS OTHERWISE INDICATED ON THE APPROVED CONSTRUCTION DRAWINGS.
12. ALL NON-POTABLE WATER MAINS AND SERVICES SHALL HAVE A MINIMUM COVER OF THREE AND A HALF (3.5) FEET AND A MAXIMUM COVER OF SIX (6) FEET UNLESS OTHERWISE INDICATED ON THE ACCEPTED CONSTRUCTION DRAWINGS.
13. ALL NEW WATER MAINS SHALL BE BULKHEADED AND TESTED AND APPROVED PRIOR TO CONNECTION TO THE EXISTING WATER SYSTEM. VALVES WHICH ARE PRESSURE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE TOWN INSPECTOR PRIOR TO CONSTRUCTION MAY BE USED AS A BULKHEAD.
14. VERIFICATION SURVEY - TOP OF PIPE ELEVATIONS AT ALL POTABLE AND NON-POTABLE WATER LINE VALVES, AND SANITARY SEWER MANHOLE INVERTS SHALL BE SURVEYED AND PROVIDED TO THE TOWN BY THE DESIGN ENGINEER FOR SUBMITTAL TO AND ACCEPTANCE BY THE TOWN PRIOR TO PAVING CONSTRUCTION. THE VERIFICATION SURVEY SHALL ALSO PROVIDE SEWER PIPE SLOPES AND LENGTH AND PROPOSED FINISHED GROUND ELEVATIONS AT ALL VALVE BOXES AND MANHOLE RIM ELEVATIONS.
15. ALL UTILITY CONDUIT CROSSINGS OF POTABLE WATER, SANITARY SEWER AND NON-POTABLE IRRIGATION LINES SHALL BE ENCASED IN HIGH DENSITY POLYETHYLENE (HDPE) PIPE, WITH A MINIMUM STANDARD DIMENSION RATIO (SDR) 11 ACROSS THE ENTIRE EASEMENT OR RIGHT-OF-WAY WIDTH. THE ENCASEMENT JOINT SHALL BE BUTT FUSED. FLEXIBLE JOINTS ARE NOT ALLOWED.
16. WET TAPS SHALL BE DRILLED BY THE TOWN FOR A FEE. CALL 970-350-9810 AT LEAST 48 HOURS IN ADVANCE TO PAY FEES AND SCHEDULE TAP.
17. THE CONTRACTOR SHALL RESTRICT WORKING HOURS TO BETWEEN 7:00 AM AND 6:00 PM ON NORMAL TOWN OF FIRESTONE BUSINESS DAYS UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE TOWN.
18. CONTRACTOR WILL BE REQUIRED TO SWEEP OR VACUUM ANY VISIBLE SEDIMENT THAT IS TRACKED ONTO TOWN STREETS.
19. ECO-PANS WILL BE REQUIRED TO BE USED FOR CONCRETE WASHOUTS DUE TO SITE CONSTRAINTS.

STANDARDS AND SPECIFICATIONS 2022 EDITION

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST "DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" BY THE TOWN OF FIRESTONE. COPIES OF THE STANDARDS AND SPECIFICATIONS MAY BE OBTAINED FROM THE TOWN WEB SITE. CONTRACTOR SHALL HAVE A SET ON SITE AT ALL TIMES.
2. THE OWNER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF FIRESTONE ENGINEERING STAFF PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE THE OWNER, HIS ENGINEER, THE TOWN ENGINEERING STAFF, REPRESENTATIVES OF THE CONTRACTORS AND OTHER AFFECTED AGENCIES. PLANS SIGNED AND ACCEPTED BY THE TOWN WILL BE DISTRIBUTED AT THE PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL HAVE (1) COPY OF THE SIGNED PLANS ON SITE AT ALL TIMES.
3. THE TOWN OF FIRESTONE, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. THE OWNER AND DESIGN ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT. REPORT ALL DISCREPANCIES TO THE DESIGN ENGINEER IMMEDIATELY.
4. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY/ALL WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK SITE FROM ADJACENT PRIVATE PROPERTY OWNERS. A COPY OF ALL AGREEMENTS SHALL BE PROVIDED TO THE TOWN. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN ENGINEERING STAFF. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO TOWN STANDARDS AND SPECIFICATIONS. INSPECTIONS AND ONSITE VISITS ARE NOT TO BE CONSIDERED AS A GUARANTEE BY THE TOWN ENGINEERING STAFF OF THE CONTRACTORS' CONTRACTUAL COMMITMENT. REQUESTS FOR INSPECTION BY THE TOWN SHALL BE MADE BY THE CONTRACTOR A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE.
6. CONSTRUCTION WATER IS AVAILABLE TO THE CONTRACTOR AS ESTABLISHED IN THE TOWN STANDARDS AND SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE TOWN REGARDING CURRENT REGULATIONS, FEES AND REQUIRED AGREEMENTS RELATED TO THE PROVISION OF CONSTRUCTION WATER.

27. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY MEASURE NECESSARY TO COMPLY WITH ANY STATE, COUNTY OR TOWN DUST CONTROL ORDINANCE.

1. AT ALL POINTS OF CONNECTION OF NEW WATER MAINS TO EXISTING MAINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING AND VERIFYING LOCATION OF THE EXISTING LINES PRIOR TO ANY CONSTRUCTION.
2. EXCEPT IN CASE OF AN EMERGENCY, VALVES ON THE TOWN OF FIRESTONE WATER SYSTEM SHALL BE OPERATED BY OR UNDER THE DIRECTION OF THE APPROPRIATE TOWN PERSONNEL. THE CONTRACTOR SHALL GIVE THE TOWN ENGINEERING STAFF 48 HOURS NOTICE TO ARRANGE FOR OPERATING VALVES. BOTH THE CONTRACTOR AND THE APPROPRIATE TOWN PERSONNEL SHALL BE PRESENT WHEN THE VALVES ARE OPERATED.
3. WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. WHEN A TEN (10) FOOT SEPARATION IS NOT PROVIDED OR WHEN SEWER LINES CROSS WATER LINES WITH LESS THAN ONE AND ONE-HALF (1½) FEET OF VERTICAL SEPARATION, SEWER LINE JOINTS SHALL BE CONCRETE ENCASED. FOR PERPENDICULAR CROSSINGS, ENCASED JOINTS SHALL EXTEND TEN (10) FEET, PERPENDICULAR TO THE WATER LINE IN BOTH DIRECTIONS.
4. ALL WATER LINES SHALL HAVE A MINIMUM OF FOUR AND ONE-HALF (4½) FEET OF COVER AND BE LOCATED A MINIMUM OF TEN (10) FEET FROM THE SANITARY SEWER AND THREE (3) FEET FROM THE EDGE OF CONCRETE CURB AND GUTTER PAN.
5. CHANGES IN DIRECTION OF WATERLINE PIPE SHALL REQUIRE BENDS IN ALL INSTANCES. AXIAL DEFLECTION AT THE JOINTS SHALL NOT BE ALLOWED.
6. WHEN IT IS NECESSARY TO DEPRESS WATER LINES AT UTILITY CROSSINGS, A MINIMUM CLEARANCE OF ONE AND ONE-HALF (1-1/2) FEET SHALL BE MAINTAINED BETWEEN OUTSIDES OF PIPE.
7. DISTANCES FOR WATER LINES ARE THE HORIZONTAL DISTANCE BETWEEN THE CENTERS OF THE FITTINGS. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
8. ALL WATER LINE VALVES SHALL BE SET ADJACENT TO THE TEE, EXCEPT FOR POINTS THAT FALL IN THE FLOW LINE OF A CONCRETE CROSS PAN. IN WHICH CASE, THE VALVE SHALL BE LOCATED SO THAT SURFACE DRAINAGE DOES NOT INFILTRATE THE VALVE BOX. VALVE BOXES SHALL BE SET AT AN ELEVATION IN ACCORDANCE WITH TOWN PAVING REQUIREMENTS.
9. ALL WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC) PRESSURE PIPE UNLESS SPECIFIED OTHERWISE. NOMINAL PVC PIPE SIZES 8-INCH THROUGH 12-INCH SHALL CONFORM TO ALL REQUIREMENTS OF AWWA STANDARD C-900, PRESSURE CLASS 150 (DR18). NOMINAL PVC PIPE SIZES 16-INCH THROUGH 24-INCH SHALL CONFORM TO ALL REQUIREMENTS OF AWWA STANDARD C-905, PRESSURE CLASS 165 (DR25). ALL PVC PIPES SHALL HAVE OUTSIDE DIAMETERS EQUIVALENT TO CAST IRON PIPE.
10. FIRE HYDRANT ASSEMBLY INCLUDES THE FIRE HYDRANT, SIX (6) INCH VALVE, AND SIX (6) INCH PIPE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE TOWN STANDARDS AND SPECIFICATIONS.
11. ALL FITTINGS SHALL BE MADE FROM DUCTILE IRON, FURNISHED WITH MECHANICAL JOINT ENDS OR INTEGRAL RESTRAINED JOINTS, AND SHALL HAVE A PRESSURE RATING OF 350 PSI.
12. POLYETHYLENE WRAPPING SHALL BE INSTALLED AROUND ALL DUCTILE IRON PIPES, FITTINGS, VALVES, FIRE HYDRANT BARRELS AND ROD AND CLAMPS. THE POLYETHYLENE SHALL HAVE A MINIMUM THICKNESS OF EIGHT (8) MILS. IN ACCORDANCE WITH AWWA STANDARD C-105.
13. ALL WATER LINE PIPE SHALL BE PROVIDED WITH A MINIMUM GAGE SIZE OF 12 SINGLE STRAND INSULATED COPPER WIRE. SPLICES IN TRACER WIRE SHALL BE CAPPED IN WATER PROOF GEL CAP TYPE CONNECTORS SUITED FOR DIRECT BURY APPLICATION (3M TYPE DBY-6 LOW VOLTAGE OR EQUAL). WIRE SHALL BE ATTACHED TO TOP OF WATER LINE WITH 2-INCH WIDE PVC TAPE @ 5-FT INTERVALS ALONG PIPE. TRACER WIRE SHALL EXTEND TO THE SURFACE AND BE COILED IN A LOCATE BOX AT THE BACKSIDE OF EITHER EACH FIRE HYDRANT OR VALVE. UNDER THE SUPERVISION OF TOWN ENGINEERING STAFF, TEST SHALL BE MADE BY THE CONTRACTOR @ THE COMPLETION OF CONSTRUCTION TO INSURE THAT THE TRACER WIRES CARRY A CONTINUOUS CURRENT BETWEEN ALL ACCESS POINTS.
14. WARNING TAPE SHALL BE INSTALLED 12" MINIMUM AND 18" MAXIMUM ABOVE WATER PIPE.
15. BEDDING MATERIAL SHALL CONFORM TO TOWN STANDARDS AND SPECIFICATIONS.
16. VALVES SHALL OPEN COUNTER CLOCKWISE. VALVES 12-INCH AND SMALLER SHALL BE RESILIENT SEAT GATE VALVES. LARGER VALVES SHALL BE BUTTERFLY VALVES.
17. VALVE BOXES SHALL BE RAISED TO ONE-FOURTH (1/4) INCH BELOW GRADE AFTER COMPLETION OF SURFACE PAVING OR FINAL GRADING. VALVE BOXES IN NON-PAVED AREAS SHALL HAVE A CONCRETE COLLAR AROUND THE VALVE LID IN ACCORDANCE WITH THE DETAIL.
18. ALL SERVICE LINE TAPS SHALL HAVE DOUBLE STRAP BRASS TAPPING SADDLES. (ROMAC 202B OR APPROVED EQUAL).
19. ALL RESIDENTIAL WATER TAPS SHALL BE FIVE-EIGHTS (5/8) INCH OR AS REQUIRED BY THE CURRENT BUILDING CODE.
20. ALL WATER SERVICE LATERALS SHALL EXTEND FIVE (5) FEET BEYOND RIGHT OF WAY OR UTILITY EASEMENT, WHICHEVER IS GREATER. THE ENDS SHALL BE MARKED BY A BLUE PAINTED WOOD POST UNTIL THE CURB AND GUTTER IS IN PLACE. WHEN CURB AND GUTTER IS IN PLACE THE LATERALS SHALL BE MARKED ON THE CONCRETE CURB FACE WITH A "V" OR "W".
21. CONCRETE THRUST BLOCKS AND/OR "MEGA-LUG" MECHANICAL RESTRAINTS ARE REQUIRED AT ALL MECHANICAL FITTINGS. THRUST BLOCKS MAY NOT BE REQUIRED IF PIPE RESTRAINT IS PROVIDED IN ACCORDANCE WITH RESTRAINED PIPE DETAIL.
22. NO WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY TOWN ENGINEERING STAFF.
23. ONLY ONE CONNECTION TO THE EXISTING WATER DISTRIBUTION SYSTEM SHALL BE MADE UNTIL ALL HYDROSTATIC TESTING, CHLORINATION AND FLUSHING HAS BEEN COMPLETED.
24. DISINFECTION AND HYDROSTATIC TESTING SHALL BE DONE IN THE PRESENCE OF A TOWN ENGINEERING STAFF. CONTACT THE TOWN ENGINEERING DIVISION FORTY-EIGHT (48) HOURS PRIOR TO DISINFECTING AND/OR TESTING.
25. DISINFECTION AND FLUSHING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF HEALTH AND THE PROCEDURE SET FORTH IN AWWA C651, "STANDARD FOR DISINFECTING WATER MAINS". THE CHLORINATION OF THE WATER LINE SHALL BE PERFORMED PRIOR TO THE HYDROSTATIC TESTING. ALL VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES SHALL BE OPERATED WHILE PIPELINE IS FILLED WITH THE CHLORINATING AGENT TO INSURE THAT HIGH CHLORINE CONTACT IS MADE WITH ALL INTERNAL SURFACES.
26. TWO TWENTY-FOUR (24) HOUR BACTERIOLOGICAL TESTS, FROM MULTIPLE POINTS TO BE DETERMINED BY THE TOWN ENGINEER, FOR TOTAL COLIFORM BACTERIA SHALL BE PERFORMED BY THE TOWN A MINIMUM OF 24 HOURS APART. IF EITHER OF THESE TESTS FAIL, THE LINE SHALL BE RE-CHLORINATED, RE-FLUSHED AND THEN RETESTED. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR REIMBURSING THE TOWN FOR ALL COSTS ASSOCIATED WITH THE WATER QUALITY TESTING.

27. ALL WATER LINES SHALL BE HYDROSTATIC TESTED. PRESSURE AND LEAKAGE TESTS SHALL BE CONDUCTED ACCORDING TO THE APPLICABLE SECTIONS OF AWWA C600/605 TO A MINIMUM PRESSURE OF ONE HUNDRED AND FIFTY (150) POUNDS PER SQUARE (PSI) INCH AT THE LOW POINT OF THE SECTION BEING TESTED FOR THE DURATION OF TWO (2) HOURS. THE MAXIMUM LENGTH OF LINE TO BE TESTED SHALL BE ONE THOUSAND (1,000) FEET. ALL JOINTS IN CONNECTIONS ARE TO BE WATERTIGHT WITHIN TOLERANCES ALLOWED BY THE SPECIFICATIONS IN AWWA C600/605. ANY LEAKAGE THAT IS DISCOVERED BY OBSERVATION OR TESTS SHALL BE LOCATED AND MADE WATERTIGHT BY THE CONTRACTOR. PRESSURE AND LEAKAGE TESTS SHALL NOT BE CONDUCTED UNTIL THE LINE HAS PASSED ALL REQUIRED DISINFECTION TESTS.
28. INITIAL ACCEPTANCE OF THE NEW WATER LINES ARE CONTINGENT UPON RECEIVING COPIES OF:
 - A. WATER TRENCH COMPACTION TEST RESULTS
 - B. HYDRO STATIC TESTING OF 100% OF THE SYSTEM
 - C. HEALTH DEPARTMENT TESTS. (CHLORINE AND/OR CLEAR WATER AS REQUIRED)
29. ALL METER PITS AND CURB STOPS SHALL BE PROTECTED AT THE TIME OF INSTALLATION WITH A MINIMUM OF THREE (3)-POSTS AND ORANGE SAFETY FENCE. THE 1-POST AND SAFETY FENCE SHALL REMAIN IN PLACE AND IN GOOD CONDITION UNTIL THE LANDSCAPING IS INSTALLED.
30. ALL WATER VAULTS SHALL BE WATER TIGHT. CONTRACTOR SHALL SEAL VAULTS TO ENSURE SURFACE WATER DOES NOT INFILTRATE INTO THE VAULTS. VAULT LIDS SHALL BE PLACED TO ENSURE THAT SURFACE WATER DOES NOT FLOW INTO THE VAULTS.

1. DISTRICT SHALL REFER TO THE ST. VRAIN SANITATION DISTRICT IN THESE NOTES.
2. DISTRICT'S ACCEPTANCE OF THESE PLANS IS VALID FOR ONE YEAR.
3. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE DISTRICT STANDARDS.
4. CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION OR PRIOR TO RESUMING CONSTRUCTION AFTER A BREAK.
6. SANITARY SEWER SHALL BE POLYVINYL CHLORIDE (PVC) PIPE, ASTM D3034-SDR35 (OR AS INDICATED ON THE PLANS).
7. ALL CONCRETE SHALL BE MINIMUM 4000 PSI AT 28 DAY STRENGTH.
8. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION OUTSIDE DIAMETER TO OUTSIDE DIAMETER BETWEEN WATER LINES AND ALL SEWER LINES AND MANHOLES.
9. ALL SEWER MAINS CROSSING WATER MAINS WITH LESS THAN 18 INCHES OF SEPARATION SHALL BE ENCASED IN CONCRETE.
10. RIM ELEVATIONS SHOWN ARE APPROXIMATE AND SHOULD NOT BE TAKEN AS FINAL. ALL MANHOLES SHALL BE FINAL ADJUSTED AFTER PAVING SUCH THAT THE RIM IS ¼ TO ½ INCH BELOW FINISHED ASPHALT. MANHOLES IN UNPAVED AREAS SHALL BE SET SO THAT THE RIM IS 0.5' ABOVE FINISHED GRADE.
11. INVERT DATA SHALL BE COLLECTED BY A LICENSED SURVEYOR ON EACH PIPE INVERT IN A MANHOLE. CENTER OF MANHOLE SURVEYING IS NOT ACCEPTABLE FOR SLOPE CALCULATIONS. RECORD DRAWINGS (AS-BUILTS) MUST DEMONSTRATE CONFORMANCE TO DISTRICT STANDARDS.

13. THE CONTRACTOR SHALL HAVE A SET OF APPROVED PLANS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ACTUAL RECORD DRAWING DIMENSIONS AND DISTANCES AS WELL AS SERVICE LOCATIONS ON THESE PLANS AND SUBMITTING THEM TO THE ENGINEER FOR PREPARATION OF RECORD DRAWINGS. THESE DRAWINGS SHALL BE KEPT CURRENT AT ALL TIMES.
14. BEFORE ANY CONSTRUCTION COMMENCES, A PLUG SHALL BE INSTALLED TO PREVENT FLOW THROUGH THE SANITARY SEWER LINE FROM ENTERING THE EXISTING SEWER LINE. THIS PLUG WILL BE INSTALLED IN THE MANHOLE, WHICH CONNECTS NEW WORK WITH THE EXISTING AND NOT BE REMOVED UNTIL INITIAL ACCEPTANCE.
15. UNDERDRAINS, IF INSTALLED, ARE THE RESPONSIBILITY OF THE DEVELOPER. DISTRICT ASSUMES NO LIABILITY FOR ANY PORTION OF OR ANY DAMAGE CAUSED BY UNDERDRAINS. ABSOLUTELY NO PART OF AN UNDERDRAIN SYSTEM, INCLUDING CLEAN OUTS, WILL BE ALLOWED INSIDE OF SANITARY SEWER MANHOLES. ALL UNDERDRAINS SHALL BE INSTALLED BELOW THE SANITARY SEWER AND OFFSET TO THE SIDE. PIPE MATERIAL SHALL BE DIFFERENT COLOR THAN SANITARY SEWER.
16. NO SERVICE LATERALS SMALLER THAN 8 INCH DIAMETER SHALL ENTER MANHOLES.
17. SERVICE CROSSINGS OF CURB SHALL BE MARKED WITH A CUT "S" IN CURB FACE. PAINT IS NOT ACCEPTABLE. SERVICE SHALL BE EXTENDED INTO THE LOT A MINIMUM OF 10 FEET.
18. CONTRACTOR SHALL MARK THE END OF ALL SEWER SERVICES WITH A 2" X 4" BOARD WITH MINIMUM OF FOUR (4) FEET ABOVE GRADE, PAINTED GREEN.
19. ALL PIPES SHALL HAVE SQUEEGEE (CDOT #8 BEDDING) UNLESS OTHERWISE SHOWN OR THE DISTRICT MAY APPROVE AN ALTERNATE BEDDING IN SPECIAL CASES.
20. CUT OFF WALLS WILL BE INSTALLED 1' DOWN STREAM OF EACH MANHOLE WHERE THE SUBDIVISION LINE CONNECTS TO THE EXISTING SANITARY SEWER MAIN LINE.
21. THE WARRANTY BOND SHALL BE IN THE AMOUNT OF \$5,000.00 OR 15% OF THE TOTAL COST OF THE SEWER, WHICHEVER IS GREATER.
22. PRIOR TO APPROVAL, ALL SANITARY SEWER PIPES SHALL BE PRESSURE-TESTED PER ASTM C924. ALL MANHOLES SHALL BE VACUUM-TESTED PER UNI-B-98.
23. PRIOR TO REMOVAL OF PLUGS AT MANHOLES, PIPE SHALL BE JET-CLEANED AND VACUUMED TO REMOVE DEBRIS AND VIDEOED. NOTICE SHALL BE GIVEN TO THE DISTRICT INSPECTOR ONE (1) WEEK PRIOR TO CLEANING. INSPECTOR MUST BE PRESENT DURING THE OPERATION. ONCE APPROVAL HAS BEEN GIVEN BY INSPECTOR, PLUGS MAY BE ONLY BE REMOVED AFTER INITIAL ACCEPTANCE BY THE DISTRICT.
24. THE FINAL RECORDED PLAT AND RECORDED ADDRESS PLAT SHALL BE PROVIDED TO THE DISTRICT FOR INITIAL ACCEPTANCE.
25. TWENTY (20) MONTHS AFTER CONSTRUCTION AND PRIOR TO THE EXPIRATION OF WARRANTY, THE DEVELOPER SHALL CAMERAVIDEO THE SANITARY SEWER LINES AND PROVIDE A DVD TO THE DISTRICT FOR REVIEW.

CONSTRUCTION PLANS						PRELIMINARY NOT FOR CONSTRUCTION									
 FIRESTONE C O L O R A D O						EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC. 3801 E. Florida Avenue, Suite 425 Denver, CO 80210 303-372-1987 www.ees.us.com									
												No.	REVISION	BY	DATE
PROJECT NO: OLS001.01															
DESIGNED BY: GSR															
DRAWN BY: RAQ															
DATE: 02/17/2023															
C0.1															
SHEET 2 OF 109															

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GENERAL NOTES - ROADWAY:

- ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PREPARE THE SUBGRADE BY SCARIFYING THE UPPER ONE (1) FOOT OF THE SUBGRADE IN CUT AREAS OR AREAS WITH LITTLE OR NO FILL, UNLESS SPECIFIED IN THE SOILS REPORT. THE WORK SHALL CONFORM TO THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- PAVEMENT SHALL NOT BE CONSTRUCTED UNTIL ALL UNDERGROUND UTILITIES HAVE BEEN INSTALLED, TESTED AND ACCEPTED BY THE TOWN OF FIRESTONE ENGINEERING STAFF.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO SUPERVISE AND CERTIFY THAT PROPER COMPACTION HAS BEEN OBTAINED BY SUBCONTRACTORS AND AGENCIES CONCERNING UTILITY LINE BACKFILL INCLUDING, BUT NOT LIMITED TO, SEWER, WATER, ELECTRICAL, GAS AND LANDSCAPE IRRIGATION LINES AND ACCEPTED BY THE TOWN ENGINEERING STAFF AND THE SOILS ENGINEER.
- STREET PAVING SHALL NOT START UNTIL:
 - A SOILS REPORT AND PAVEMENT DESIGN IS ACCEPTED BY THE TOWN ENGINEERING STAFF.
 - ALL STREETS ARE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT AND THE TOWN SPECIFICATIONS.
 - ALL COMPACTION TEST REPORTS HAVE BEEN SUBMITTED TO THE TOWN ENGINEERING STAFF PRIOR TO PROOF ROLLS.
 - PROOF ROLLS ARE PERFORMED USING A LOADED SINGLE AXLE 2000 GALLON WATER TRUCK AND MONITORED BY THE TOWN ENGINEERING STAFF.
- THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY MANHOLE COVERS AND ACCESS LIDS TO GRADE.
- ALL CONCRETE SHALL BE A MINIMUM OF CLASS B, IN CONFORMANCE WITH CDOT STANDARDS.
- ALL CONCRETE EDGES MUST BE ROUNDED TO A FOURTH (1/4) INCH RADIUS, EXCEPT WHERE SHOWN OTHERWISE ON DRAWINGS.
- ONE HALF (1/2) INCH EXPANSION JOINTS SHALL BE INSTALLED AT ALL CURB RETURNS, CURB CUTS AND EXISTING STRUCTURES. CONTROL JOINTS SHALL BE INSTALLED PER THE TOWN STANDARDS AND SPECIFICATIONS.
- BEFORE PLACING OF ASPHALT THE SUBGRADE SHALL RECEIVE A GROUND STERILANT APPLIED AT A RATE IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS.
- THE GRADATION OF THE MINERAL AGGREGATE WILL BE GRADING SX (1/2" NOMINAL) FOR ALL TOP LIFTS AND OVERLAYS.
- TACK COAT SHALL BE USED PRIOR TO OVERLAY, (CSS-1H), 50:50 DILUTION, 0.10 GAL/SY. ALL EDGES ABUTTING NEW PAVEMENT SHALL BE TACKED.
- WHEN IT IS REQUIRED TO MATCH EXISTING PAVEMENT, EXISTING PAVEMENT SHALL BE SAW CUT IN A MANNER TO AFFECT A SMOOTH, VERTICAL STRAIGHT CUT EDGE. T PATCH MILLING MUST BE DONE PER STANDARD DETAILS.
- ALL SAWCUT EDGES OF EXISTING PAVEMENT SHALL BE CLEAN AND COATED WITH TACK COAT PRIOR TO PLACING NEW PAVEMENT ADJACENT TO THE EXISTING PAVEMENT.
- ALL ASPHALT SHALL BE ONE FOURTH (1/4) INCH ABOVE CONCRETE EDGES, MANHOLE COVERS AND ACCESS LIDS.
- SIGNAGE AND STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF TRANSPORTATION M&S STANDARDS, AND THE TOWN STANDARDS.
- THE PURCHASE AND INSTALLATION OF STREET NAME SIGNS SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. THE OWNER/CONTRACTOR SHALL SECURE THE APPROVAL OF THE TOWN ENGINEERING STAFF FOR TYPE AND LOCATION OF THE STREET NAME SIGNS PRIOR TO INSTALLATION.
- ALL NEW ROADWAY SECTIONS SHALL HAVE SUBGRADE PREPARATION AND INITIAL ASPHALT PAVEMENT PLACED WITH A 1% CROWN. FINAL OVERLAY IS TO BE PLACED WITH A 2% CROWN. SEE DETAIL S77 IN THE 'STANDARD DETAILS-STREET' FOR MORE INFORMATION.
- DETERMINATION OF CROWN FOR CUL DE SAC PAVING SHALL BE EVALUATED ON A CASE BY CASE BASIS.

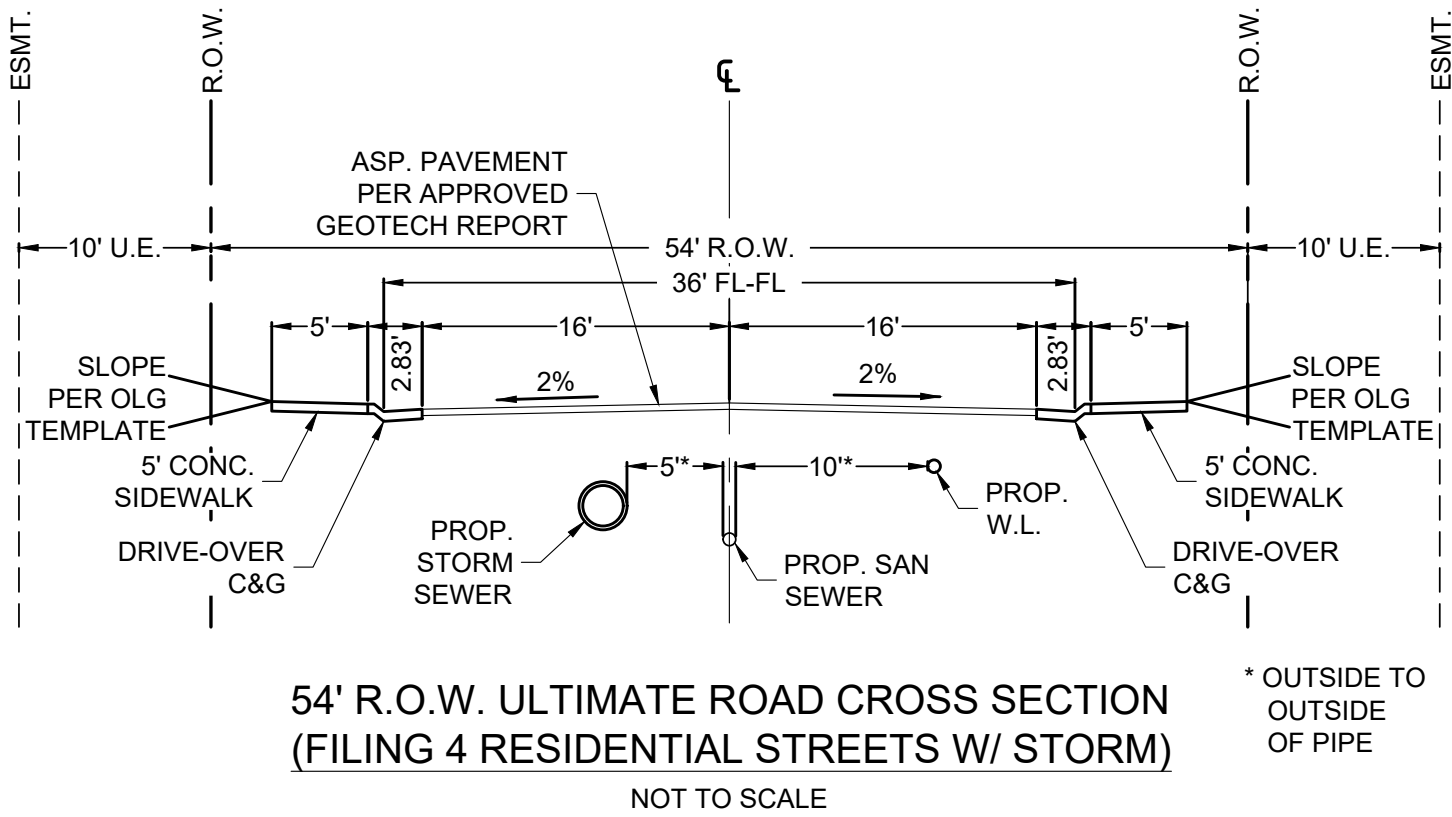
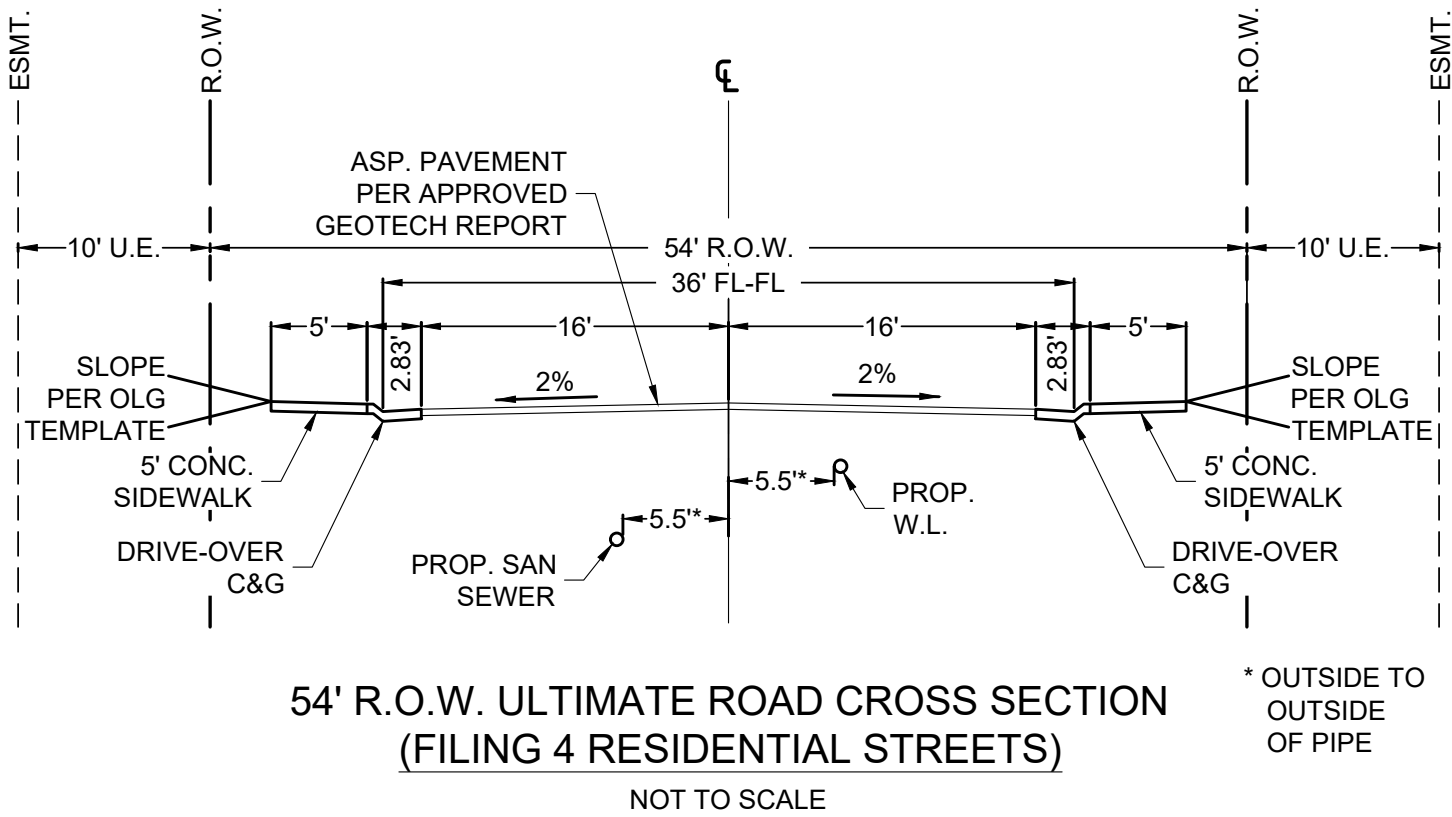
GENERAL NOTES - SANITARY SEWER:

- TOWN OF FIRESTONE SEWER SERVICE IS UNDER THE JURISDICTION OF THE ST. VRAIN SANITATION DISTRICT (SVSD). ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH SVSD STANDARDS AND CRITERIA IN ADDITION TO THE TOWN STANDARDS AND SPECIFICATIONS.
- MINIMUM VERTICAL SEPARATIONS BETWEEN ALL UTILITY PIPES SHALL BE EIGHTEEN (18) INCHES. IF VERTICAL SEPARATIONS ARE LESS THAN EIGHTEEN (18) INCHES, THE UTILITY PIPES SHALL BE REINFORCED AND PROTECTED AS REQUIRED BY CURRENT TOWN STANDARD SPECIFICATIONS.
- WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. WHEN A TEN (10) FOOT SEPARATION IS NOT PROVIDED OR WHEN SEWER LINES CROSS WATER LINES WITH LESS THAN ONE AND ONE-HALF (1½) FEET OF VERTICAL SEPARATION, SEWER LINE JOINTS SHALL BE CONCRETE ENCASED. FOR PERPENDICULAR CROSSINGS, ENCASED JOINTS SHALL EXTEND TEN (10) FEET, PERPENDICULAR TO THE WATER LINE IN BOTH DIRECTIONS.
- ALL SANITARY SEWER SERVICES AND WATER SERVICES ARE TO BE TEN (10) FEET APART.
- SERVICE LATERALS SHALL EXTEND FIVE (5) FEET BEYOND RIGHTS OF WAY OR UTILITY EASEMENTS, WHICHEVER IS GREATER. THE ENDS SHALL BE MARKED BY A GREEN PAINTED WOOD POST UNTIL CURB AND GUTTER IS IN PLACE. WHEN CURB AND GUTTER IS IN PLACE THE LATERALS SHALL BE MARKED ON THE CONCRETE CURB FACE WITH AN "S" or "X".
- BEDDING MATERIAL SHALL CONFORM TO SVSD AND TOWN STANDARDS AND SPECIFICATIONS.
- WARNING TAPE SHALL BE INSTALLED 12" MINIMUM AND 18" MAXIMUM ABOVE SEWER PIPE.
- PRECAST CONCRETE MANHOLE SECTIONS SHALL BE IN ACCORDANCE WITH ASTM C-478. CAST IRON RING AND COVER SHALL CONFORM TO ASTM A-48.
- MANHOLES SHALL BE A MINIMUM FOUR (4) FOOT DIAMETER AND CONSTRUCTED PER THE STANDARDS AND SPECIFICATIONS.
- MANHOLE RIMS SHALL BE SET AT AN ELEVATION RELATIVE TO THE PAVEMENT, IN ACCORDANCE WITH THE TOWN STANDARDS. WHETHER THE MANHOLE IS AT PAVED OR UNPAVED GRADE, A MINIMUM OF ONE (1) AND A MAXIMUM OF FOUR (4) CONCRETE RINGS SHALL BE USED TO ADJUST THE RIM ELEVATION TO FINAL GRADE. THE MAXIMUM ACCEPTABLE VERTICAL ADJUSTMENT UTILIZING CONCRETE RINGS IS EIGHTEEN (18) INCHES.

GENERAL NOTES - STORM SEWER:

- EXCEPT WHERE NOTED, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, CLASS III AND SHALL CONFORM TO REQUIREMENTS OF ASTM C78. ALL RCP SHALL HAVE RUBBER GASKETED JOINTS AND SHALL CONFORM TO REQUIREMENTS OF ASTM C443, AND SHALL PROVIDE WATERTIGHT PERFORMANCE CHARACTERISTICS.
- TONGUE AND GROOVE JOINTS SHALL NOT BE ALLOWED.
- THE MINIMUM COVERAGE FOR ALL STORM DRAINAGE PIPES SHALL BE 1.5 FEET FOR CLASS III PIPE AND 1 FOOT FOR CLASS IV PIPE.
- BEDDING MATERIAL SHALL CONFORM TO TOWN OF FIRESTONE STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES SHALL BE CONCRETE AND CONFORM TO CDOT STANDARD M-604-20.
- THE MINIMUM MANHOLE DIAMETER SHALL BE AS SPECIFIED BELOW:

PIPE DIAMETER	MANHOLE SIZE
15" TO 18"	4' DIAMETER
21" TO 42"	5' DIAMETER
48" TO 54"	6' DIAMETER
60" AND LARGER	BOX BASE MANHOLE
- ALL STREET INLETS SHALL BE CURB OPENING TYPE R CONFORMING TO CDOT STANDARD M-604-12, EXCEPT WHERE OTHERWISE NOTED.
- ALL INLET ACCESS COVERS SHALL HAVE THE WORDS "NO DUMPING - DRAINS TO RIVERS" AND "STORM SEWER" CAST INTO THE COVER PER TOWN STANDARD DETAIL.
- ALL END SECTIONS SHALL CONFORM TO CDOT STANDARD M-603-10.
- WHERE RIPRAP OR GROUTED BOULDERS ARE CALLED FOR ON THE PLANS FOR EROSION CONTROL, IT SHALL CONFORM TO THE URBAN STORM DRAINAGE CRITERIA MANUAL SPECIFICATIONS (LATEST REVISION).



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CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

GENERAL NOTES & ROADWAY SECTIONS

PROJECT NO: OLS001.01

DESIGNED BY: GSR

DRAWN BY: RAK

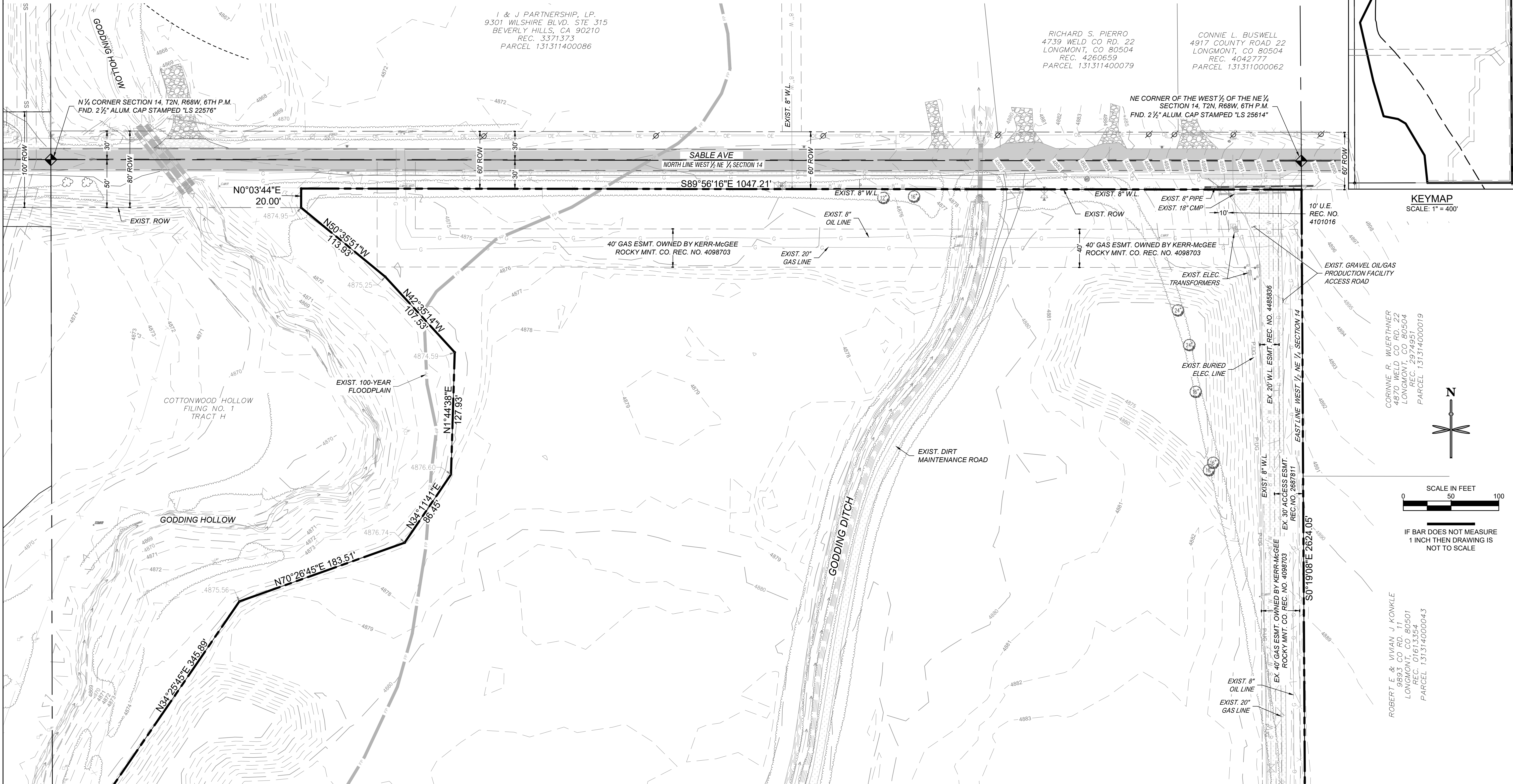
DATE: 02/17/2023

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SHEET 3 OF 109

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MATCHLINE - SEE C1.2

EXISTING CONDITIONS LEGEND

ALIQUOT CORNER	
ALIQUOT LINE	
EXIST. R.O.W.	EXIST. SANITARY SEWER
PROPERTY LINE	EXIST. STORM SEWER
EXIST. PROPERTY LINE	ABANDONED WELL HEAD
EXIST. EASEMENT	ACTIVE WELL HEAD
EXIST. 100-YR FLOOD PLAIN	EXIST. OIL/GAS LINE
	EXIST. FIBER OPTICS LINE
	EXIST. BURIED ELEC. LINE
	EXIST. OVERHEAD ELEC. LINE
	EXIST. ELEC. TRANSFORMER
	EXIST. CONTOURS
	EXIST. ASPHALT

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/2 COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

EXISTING CONDITIONS PLAN 1

PROJECT NO:

DESIGNED BY:

DRAWN BY:

DATE:

OLS001.01

GSR

RAK

11/21/2022

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3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-7987 www.ees.us.com

FIRESTONE COLORADO

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REVISION

BY

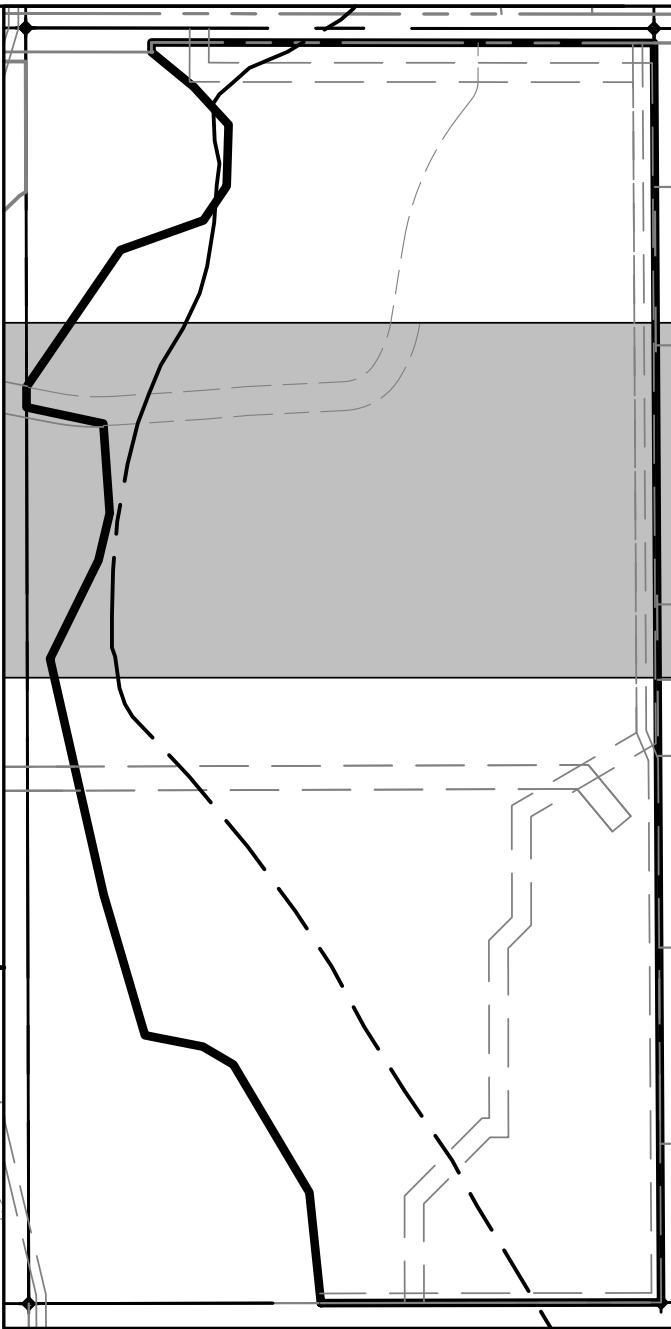
DATE

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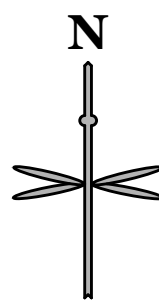
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MATCHLINE - SEE C1.1

MATCHLINE - SEE C1.3



KEYMAP
SCALE: 1" = 400'

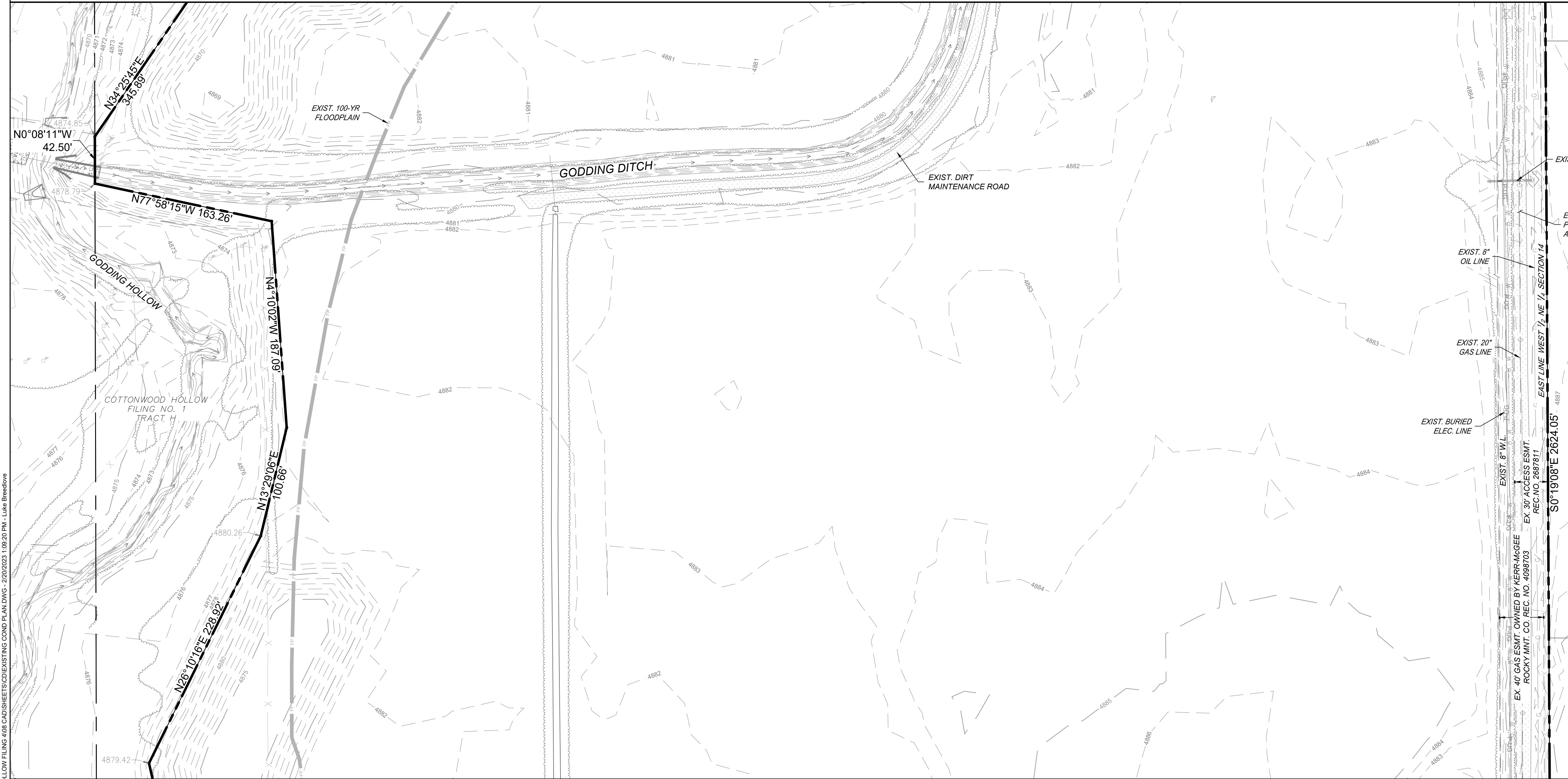


SCALE IN FEET
0 50 100

IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

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

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



EXISTING CONDITIONS LEGEND			
ALIQUOT CORNER	EXIST. WATER LINES 8" WL	EXIST. OIL/GAS LINE	EXIST. ASPHALT
ALIQUOT LINE	EXIST. WATER LINES 12" WL	EXIST. FIBER OPTICS LINE	
EXIST. R.O.W.	EXIST. SANITARY SEWER	EXIST. BURIED ELEC. LINE	
PROPERTY LINE	EXIST. STORM SEWER	EXIST. OVERHEAD ELEC. LINE	
EXIST. EASEMENT	ABANDONED WELL HEAD	EXIST. ELEC. TRANSFORMER	
EXIST. 100-YR FLOOD PLAIN	ACTIVE WELL HEAD	EXIST. CONTOURS	



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GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

BENCHMARK:
FIRESTONE BENCHMARK "BM5". CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

No.	REVISION	BY	DATE

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CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
EXISTING CONDITIONS PLAN 2

PROJECT NO.: OLS001.01

DESIGNED BY: GSR

DRAWN BY: RAK

DATE: 11/21/2022

C1.2

SHEET 5 OF 109



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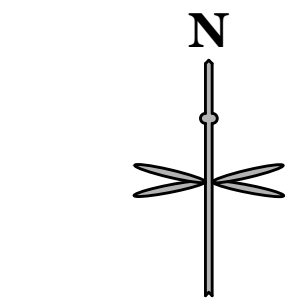
MATCHLINE - SEE C1.2

MATCHLINE - SEE C1.4

EXISTING CONDITIONS LEGEND			
ALIQUOT CORNER	8" W EXIST. WATER LINES	EXIST. OIL/GAS LINE	EXIST. ASPHALT
ALIQUOT LINE	12" WL	EXIST. FIBER OPTICS LINE	
EXIST. R.O.W.	EXIST. SANITARY SEWER	EXIST. BURIED ELEC. LINE	
PROPERTY LINE	EXIST. STORM SEWER	EXIST. OVERHEAD ELEC. LINE	
EXIST. EASEMENT	ABANDONED WELL HEAD	EXIST. ELEC. TRANSFORMER	
EXIST. 100-YR FLOOD PLAIN	ACTIVE WELL HEAD	EXIST. CONTOURS	

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST 1/2 COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)

KEYMAP
SCALE: 1" = 400'
STEPHANIE MONSERRAT ALVAREZ
11466 DAISY CT
FIRESTONE, CO 80504
REC. 4386757
PARCEL 131314100088



SCALE IN FEET
0 50 100
IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L10	1015.81	N9°14'24"W
L11	924.73	N10°16'19"W

APPROX. LOCATION
OF CULVERT, SIZE
UNKNOWN

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

FREDERICK R. &
GRETCHEN L. WEBB
9715 COUNTY ROAD 11
LONGMONT, CO 80501
REC. X0012923
PARCEL 131314000016

EX. 40' GAS ESMT. OWNED BY KERR-MCGEE
ROCKY MNT. CO. REC. NO. 4098703

PRODUCTION SITE ESMT.
REC. NO. 2687811
R=50'
SETBACK

PRODUCTION SITE ESMT.
REC. NO. 2530566
GREAT WESTERN PETROLEUM
NORTH PRODUCTION FACILITY
ABANDONED

R=50'
SETBACK

PRODUCTION SITE ESMT.
REC. NO. 2687811

EXIST. OIL/GAS
FACILITIES

R=150'
SETBACK

EXIST. 20"
GAS LINE

EXIST. 8"
OIL LINE

R=150'
SETBACK

EXIST. OIL/GAS
FACILITIES (PIG
LAUNCHER)

EXIST. MONITORING
WELL (TYP.)

EXIST. GRAVEL OIL/GAS
PRODUCTION FACILITY
ACCESS ROAD

EXIST. BURIED
ELEC. LINE

EXIST. 10"
GAS LINE

50' GAS ESMT OWNED BY KERR-MCGEE ROCKY MNT. CO.
REC. NO'S: 2687811, 1876087, 2687205, 2707027, & 2707030

EXIST. GAS/OIL
LINE (SIZE
UNKNOWN)

EXIST. 100-YR
FLOODPLAIN

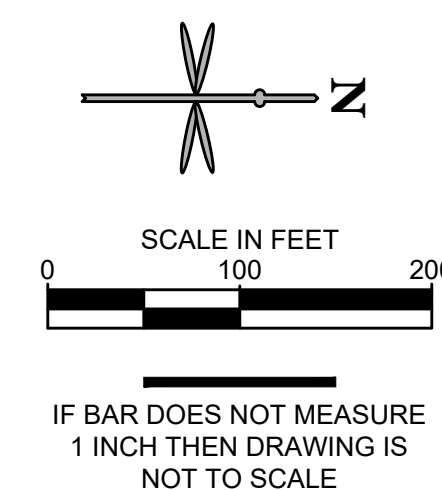
50' GAS ESMT OWNED BY KERR-MCGEE
ROCKY MNT. CO. REC. NO'S: 2687811,
1876087, 2687205, 2707027, & 2707030

PRELIMINARY
ENTITLEMENT AND
ENGINEERING
SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-7987 www.ees.us.com



CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
EXISTING CONDITIONS PLAN 3

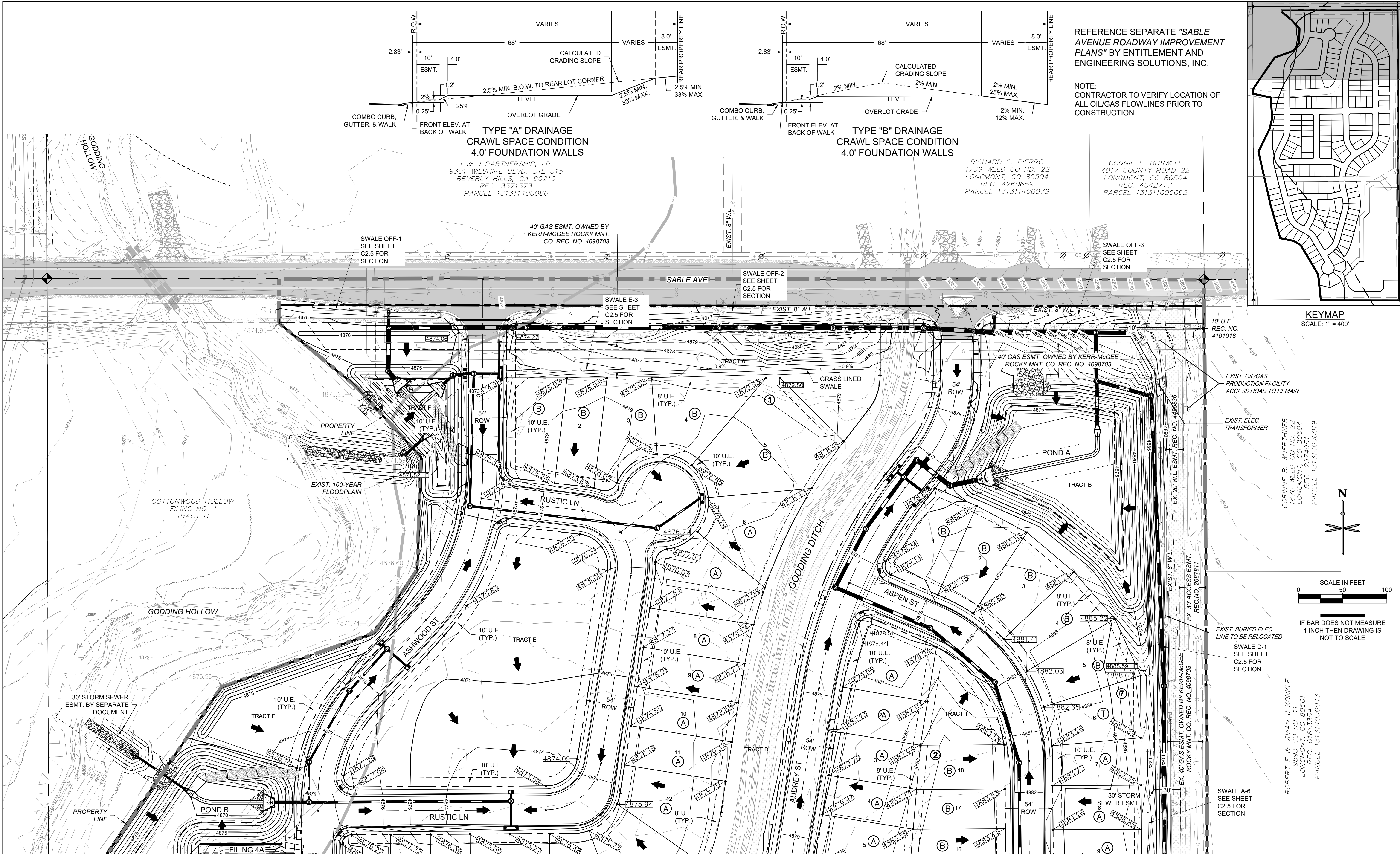
PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 11/21/2022
C1.3
SHEET 6 OF 109



CONSTRUCTION PLANS		PRELIMINARY NOT FOR CONSTRUCTION		No.	REVISION	BY	DATE
COTTONWOOD HOLLOW - FILING 4A		 EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC. 3801 E. Florida Avenue, Suite 425 Denver, CO 80210 303-572-7987 www.ees.us.com					
OVERALL GRADING PLAN		 FIRESTONE C O L O R A D O					
PROJECT NO: OLS001.01							
DESIGNED BY: GSR							
DRAWN BY: RAK							
DATE: 01/30/2023							
C2.0							
SHEET 8 OF 109							

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P:\ALBERTA DEVELOPMENT PARTNERS\COTTONWOOD HOLLOW FILING A08 CAD\SHEETS\CD2.1 GRADING PLAN.DWG - 2/20/2023 1:10:01 PM - Luke Bredlowe



MATCHLINE - SEE C2.2

OVERLOT GRADING LEGEND

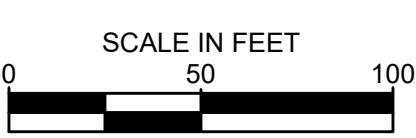
	ALIQUOT CORNER		EXIST. BURIED ELEC. LINE
	ALIQUOT LINE		EXIST. OVERHEAD ELEC. LINE
	EXIST. R.O.W.		EXIST. ELEC. TRANSFORMER
	PROPERTY LINE		EXIST. CONTOURS
	EXIST. PROPERTY LINE		PROPOSED CONTOURS
	EXIST. EASEMENT		EXIST. 100-YR FLOOD PLAIN
	PROPOSED TRACT / LOT LINE		EXIST. ASPHALT
	PROPOSED EASEMENT		BLOCK NUMBER
	PROPOSED CENTERLINE OF R.O.W.		LOT NUMBER
	PC, PT, POINT OF INTERSECTION, ETC.		
	EXIST. WATER LINES		
	EXIST. SANITARY SEWER		
	EXIST. STORM SEWER		
	ABANDONED WELL HEAD		
	ACTIVE WELL HEAD		
	EXIST. OIL/GAS LINE		
	EXIST. FIBER OPTICS LINE		
			D.E. DRAINAGE EASEMENT
			U.E. UTILITY EASEMENT
			L.P. LOW POINT
			H.P. HIGH POINT
			PROPOSED INLET
			SPOT ELEVATION
			PROPOSED CURB & GUTTER
			PROPOSED STORM SEWER
			OLG LOT TYPE (A)
			OLG LOT TYPE (B)

REFERENCE SEPARATE "SABLE AVENUE ROADWAY IMPROVEMENT PLANS" BY ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.

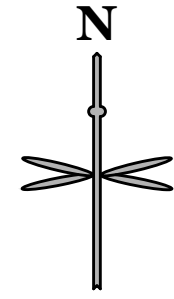
NOTE: CONTRACTOR TO VERIFY LOCATION OF ALL OIL/GAS FLOWLINES PRIOR TO CONSTRUCTION.



KEYMAP
SCALE: 1" = 400'



IF BAR DOES NOT MEASURE 1 INCH THEN DRAWING IS NOT TO SCALE



NOTE: RETAINING WALL ELEVATIONS ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR TO REFER TO RETAINING WALL PLANS UNDER SEPARATE COVER, BY OTHERS

BENCHMARK: FIRESTONE BENCHMARK "BM5". CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DATE
BY

REVISION
No.

PRELIMINARY
NOT FOR
CONSTRUCTION



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ENGINEERING
SOLUTIONS, INC.
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Denver, CO 80210
303-572-7987 www.ees.us.com



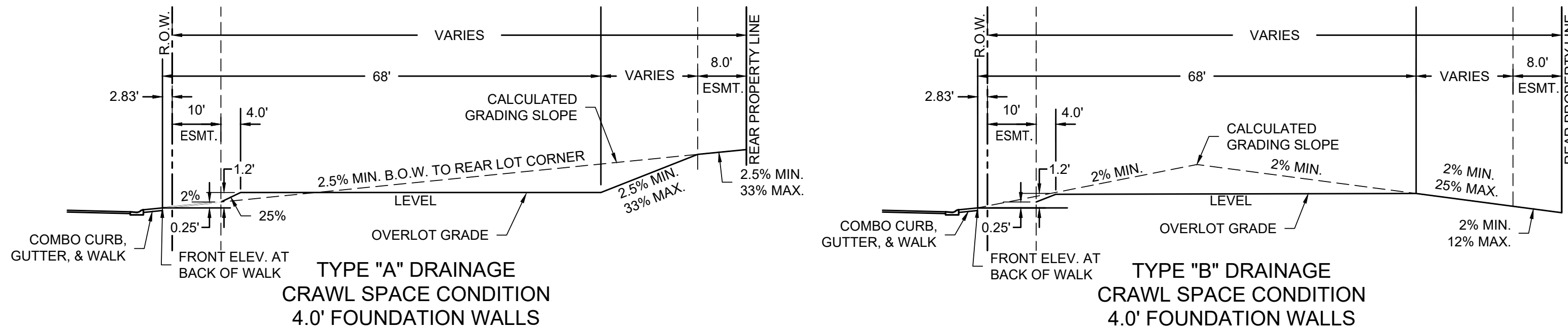
FIRESTONE
COLORADO

CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
OVERLOT GRADING PLAN 1

PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/15/2023
C2.1
SHEET 9 OF 109

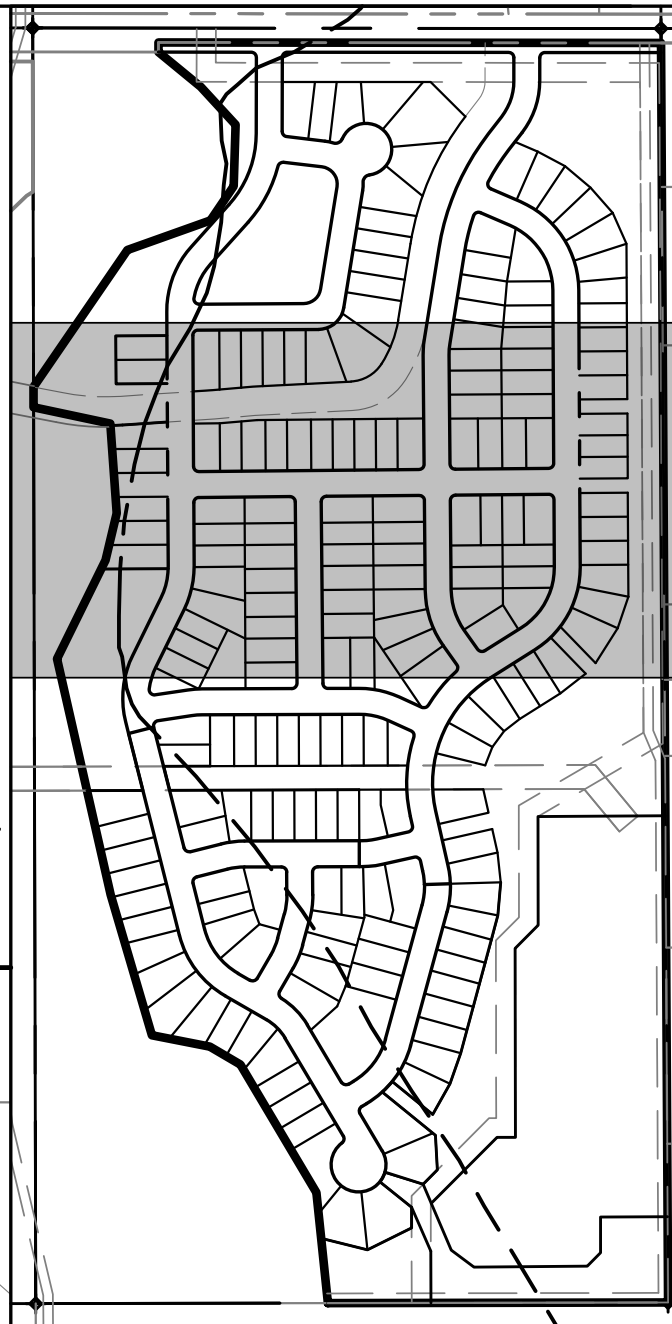
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P:\ALBERTA DEVELOPMENT PARTNERS\COTTONWOOD HOLLOW FILING 408 CAD\SHEETS\C2.1 GRADING PLAN.DWG - 2/20/2023 1:10:04 PM - Luke Brundage

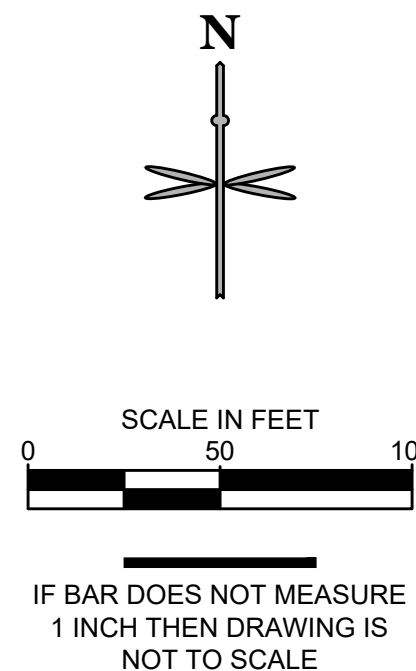


MATCHLINE - SEE C2.1

NOTE:
CONTRACTOR TO VERIFY LOCATION OF
ALL OIL/GAS FLOWLINES PRIOR TO
CONSTRUCTION.



KEYMAP
SCALE: 1" = 400'



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

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

MATCHLINE - SEE C2.3

NOTE:
RETAINING WALL ELEVATIONS ARE
SHOWN FOR INFORMATION ONLY.
CONTRACTOR TO REFER TO RETAINING
WALL PLANS UNDER SEPARATE COVER,
BY OTHERS

OVERLOT GRADING LEGEND			
ALIQUOT CORNER	8" W WATER LINES	EXIST. BURIED ELEC. LINE	D.E. DRAINAGE EASEMENT
ALIQUOT LINE	12" WL WATER LINES	EXIST. OVERHEAD ELEC. LINE	U.E. UTILITY EASEMENT
EXIST. R.O.W.	EXIST. SANITARY SEWER	EXIST. ELEC. TRANSFORMER	L.P. LOW POINT
PROPERTY LINE	EXIST. STORM SEWER	EXIST. CONTOURS	H.P. HIGH POINT
EXIST. PROPERTY LINE	ABANDONED WELL HEAD	PROPOSED CONTOURS	PROPOSED INLET
EXIST. EASEMENT	ACTIVE WELL HEAD	EXIST. 100-YR FLOOD PLAIN	SPOT ELEVATION
PROPOSED TRACT / LOT LINE	EXIST. OIL/GAS LINE	EXIST. ASPHALT	PROPOSED CURB & GUTTER
PROPOSED EASEMENT	EXIST. FIBER OPTICS LINE	BLOCK NUMBER	PROPOSED STORM SEWER
PROPOSED CENTERLINE OF R.O.W.	PC, PT, POINT OF INTERSECTION, ETC.	LOT NUMBER	OLG LOT TYPE



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811
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DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

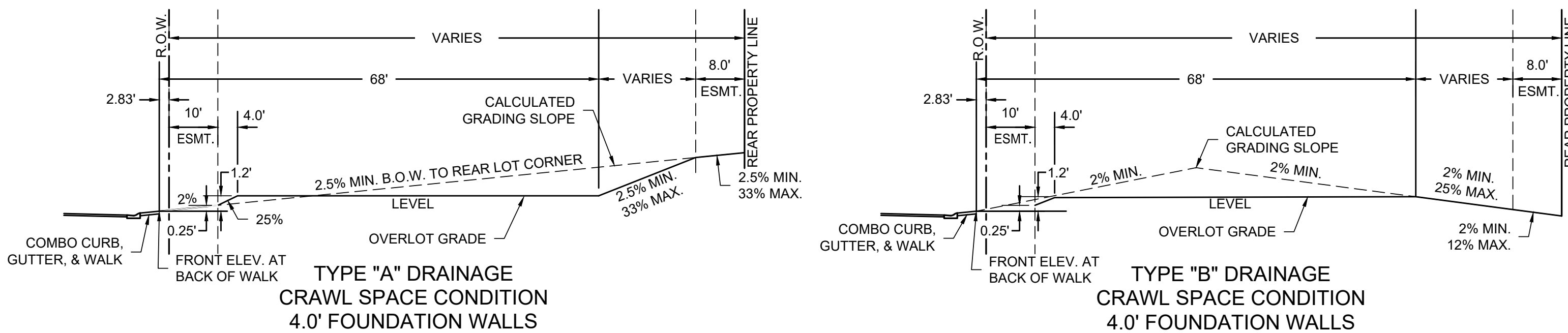
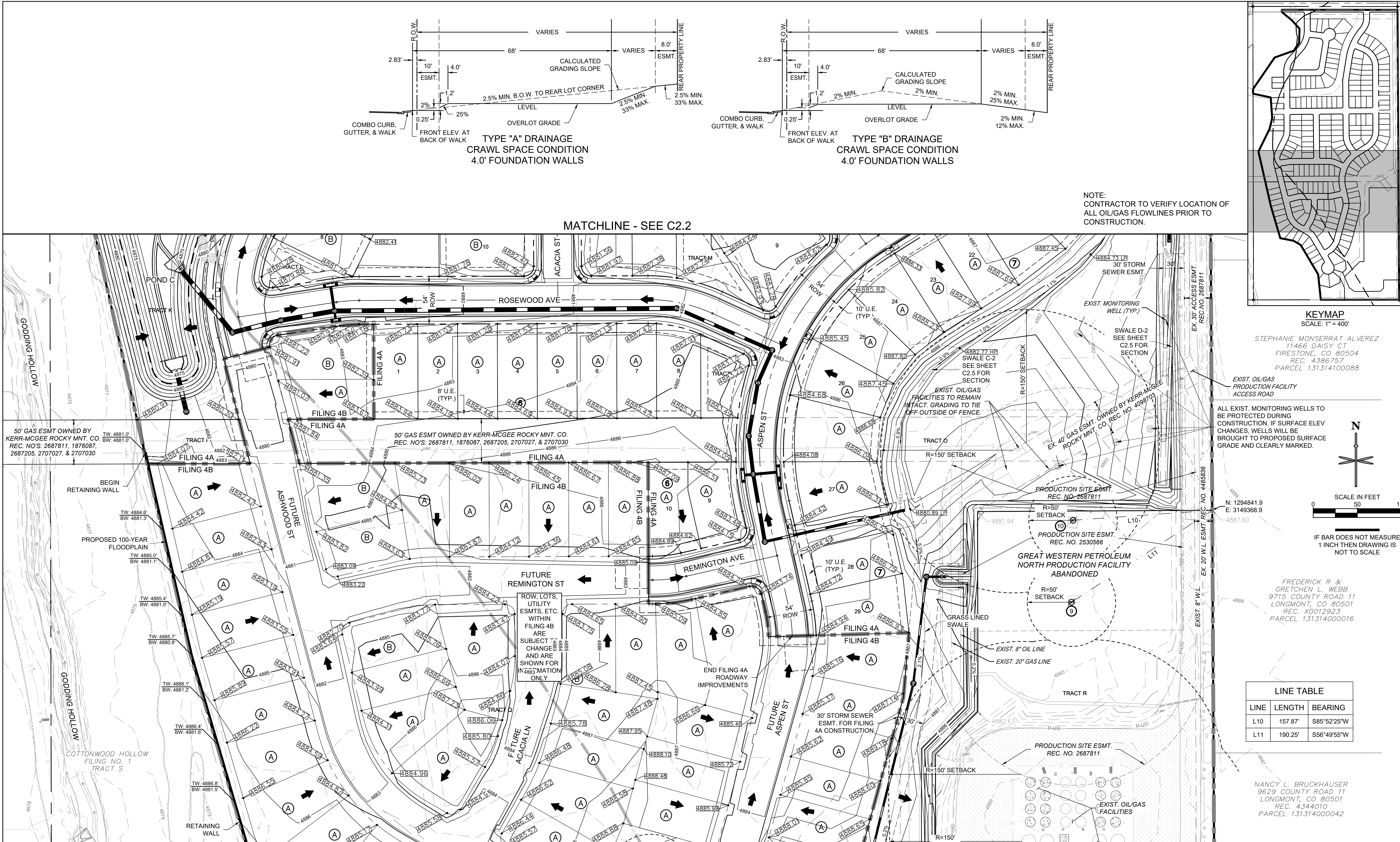
PRELIMINARY
NOT FOR
CONSTRUCTION



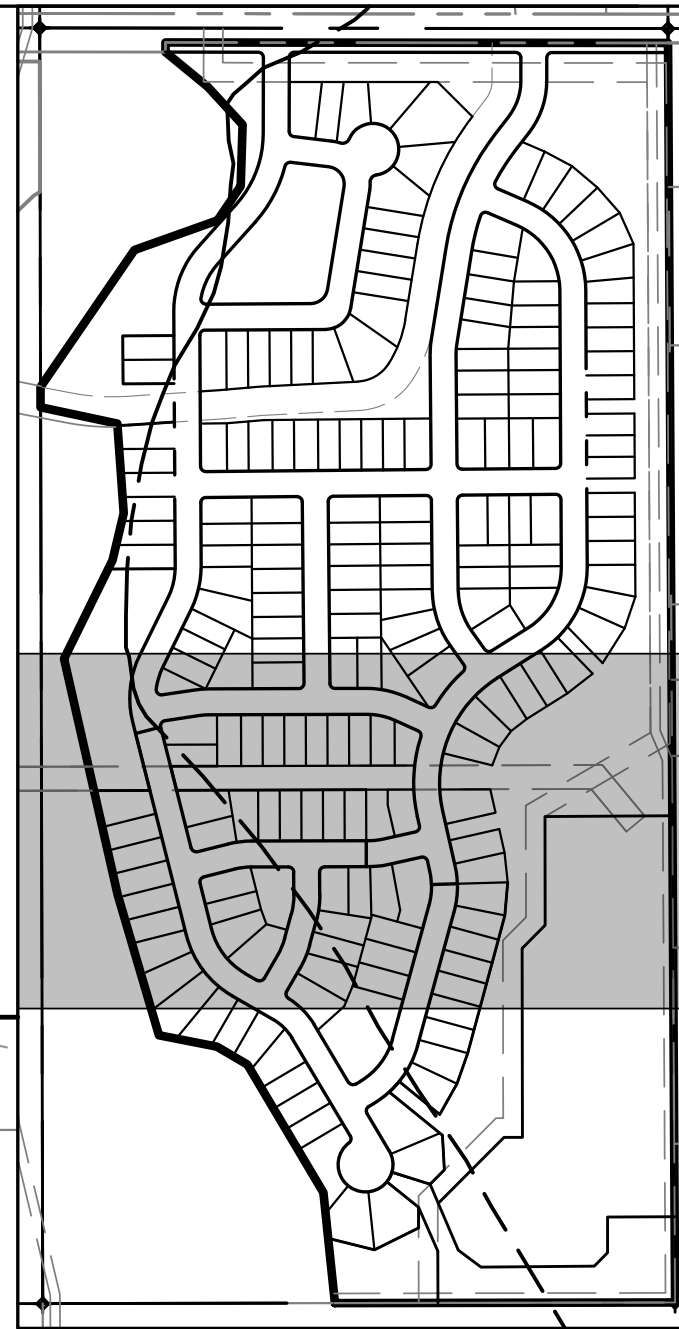
CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
OVERLOT GRADING PLAN 2

PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/15/2023
C2.2
SHEET 10 OF 109

BENCHMARK:
FIRESTONE BENCHMARK "BM5". CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

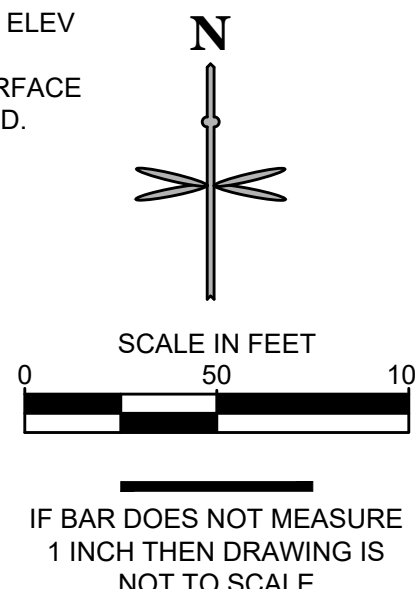


NOTE:
CONTRACTOR TO VERIFY LOCATION OF
ALL OIL/GAS FLOWLINES PRIOR TO
CONSTRUCTION.



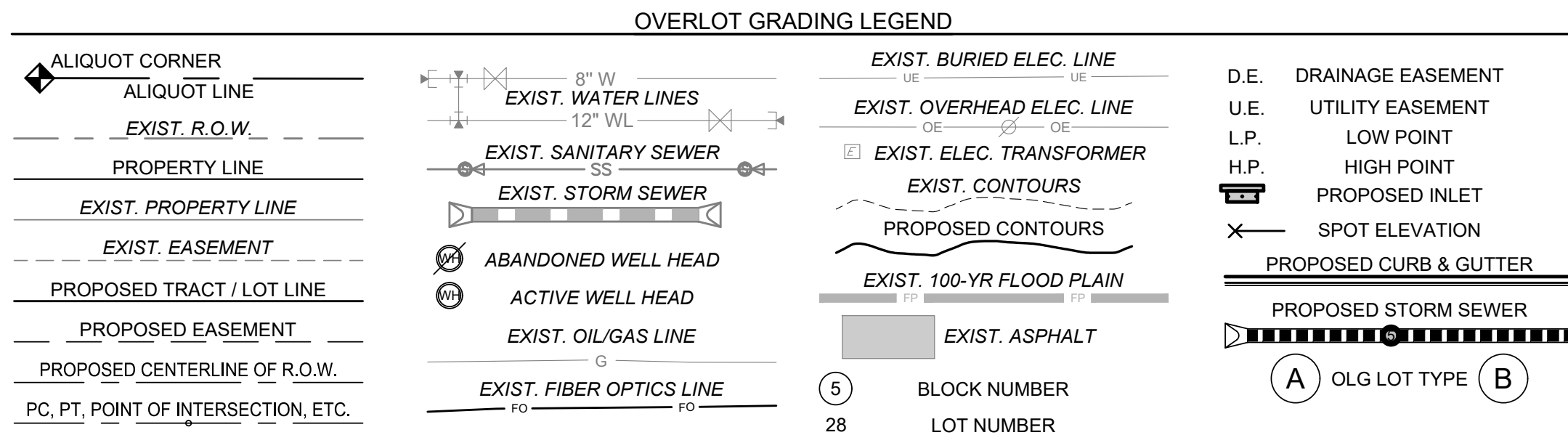
STEPHANIE MONSERRAT ALVAREZ
11466 DAISY CT
FIRESTONE, CO 80504
REC. 4386757
PARCEL 131314100088

ALL EXIST. MONITORING WELLS TO
BE PROTECTED DURING
CONSTRUCTION. IF SURFACE ELEV.
CHANGES, WELLS WILL BE
BROUGHT TO PROPOSED SURFACE
GRADE AND CLEARLY MARKED.



LINE TABLE		
LINE	LENGTH	BEARING
L10	157.87'	S85°52'25"W
L11	190.25'	S56°49'55"W

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



NOTE:
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SHOWN FOR INFORMATION ONLY.
CONTRACTOR TO REFER TO RETAINING
WALL PLANS UNDER SEPARATE COVER,
BY OTHERS



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CENTER OF COLORADO
1-800-922-1987 or 811

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UNDERGROUND MEMBER UTILITIES.

DATE

BY

REVISION

No.

PRELIMINARY
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CONSTRUCTION

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Denver, CO 80210
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FIRESTONE
COLORADO

CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
OVERLOT GRADING PLAN 3

PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/15/2023

C2.3
SHEET 11 OF 109

BENCHMARK:
FIRESTONE BENCHMARK "BM5". CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

EXISTING WELL INFORMATION TABLE						
WELL ID NO.	NAME	API #	OPERATOR	NORTHING	EASTING	CURRENT STATUS
1	Grant Hurt #1A-14H G268	05-123-38088	Crestone Peak Resources Operating, LLC	1,294,032.9	3,149,091.5	PR 6/2/2015
2	Grant Hurt #1B-14H G268	05-123-38089	Crestone Peak Resources Operating, LLC	1,294,032.6	3,149,101.1	PR 6/2/2015
3	Grant Hurt #1C-14H G268	05-123-38091	Crestone Peak Resources Operating, LLC	1,294,032.7	3,149,110.8	PR 6/2/2015
4	Grant Hurt #1D-14H G268	05-123-38090	Crestone Peak Resources Operating, LLC	1,294,032.7	3,149,120.9	PR 6/2/2015
5	Grant Hurt #1E-14H G268	05-123-38092	Crestone Peak Resources Operating, LLC	1,294,032.8	3,149,130.7	PR 6/2/2015
6	Grant Hurt #1F-14H G268	05-123-38131	Crestone Peak Resources Operating, LLC	1,294,032.9	3,149,140.8	PR 6/2/2015
7	Grant Hurt #1G-14H G268	05-123-38094	Crestone Peak Resources Operating, LLC	1,294,032.9	3,149,151.1	PR 6/2/2015
8	Grant Hurt #1H-14H G268	05-123-38093	Crestone Peak Resources Operating, LLC	1,294,033.0	3,149,160.9	PR 6/2/2015
9	Stanley Olson #2	05-123-23335	Great Western Operating Company, LLC	1,294,737.8	3,149,209.7	PA 1/27/2021
10	Stanley Olson #1	05-123-10374	Great Western Operating Company, LLC	1,294,830.6	3,149,211.5	PA 10/7/2020
11	Olson #1	05-123-08994	Macey & Mershon Oil, Inc	1,294,425.2	3,148,733.4	DA 8/3/1977



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**Know what's below.
Call before you dig.**

OVERLOT GRADING LEGEND

ALIQUOT CORNER

ALIQUOT LINE

EXIST. R.O.W.

PROPERTY LINE

EXIST. PROPERTY LINE

EXIST. EASEMENT

PROPOSED TRACT / LOT LINE

PROPOSED EASEMENT

PROPOSED CENTERLINE OF R.O.W.

PC, PT, POINT OF INTERSECTION, ETC.

EXIST. WATER LINES

EXIST. SANITARY SEWER

EXIST. STORM SEWER

ABANDONED WELL HEAD

ACTIVE WELL HEAD

EXIST. OIL/GAS LINE

EXIST. FIBER OPTICS LINE

EXIST. BURIED ELEC. LINE

EXIST. OVERHEAD ELEC. LINE

EXIST. ELEC. TRANSFORMER

EXIST. CONTOURS

PROPOSED CONTOURS

EXIST. 100-YR FLOOD PLAIN

EXIST. ASPHALT

BLOCK NUMBER

LOT NUMBER

D.E. DRAINAGE EASEMENT

U.E. UTILITY EASEMENT

L.P. LOW POINT

H.P. HIGH POINT

PROPOSED INLET

SPOT ELEVATION

PROPOSED CURB & GUTTER

PROPOSED STORM SEWER

NOTE:
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CONTRACTOR TO REFER TO RETAINING
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BY OTHERS

BENCHMARK:
FIRESTONE BENCHMARK "BM5". CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
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ELEV. = 4918.52 FEET (NAVD 1988)

PROJECT NO.: OLS001.01

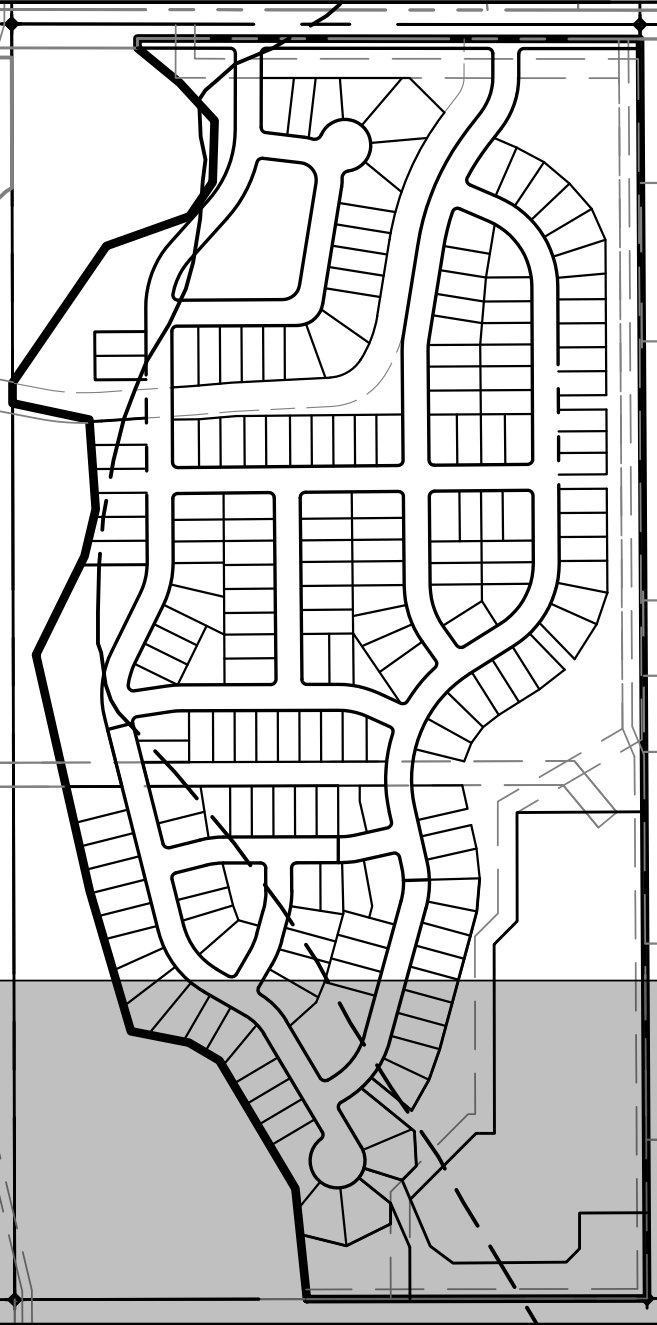
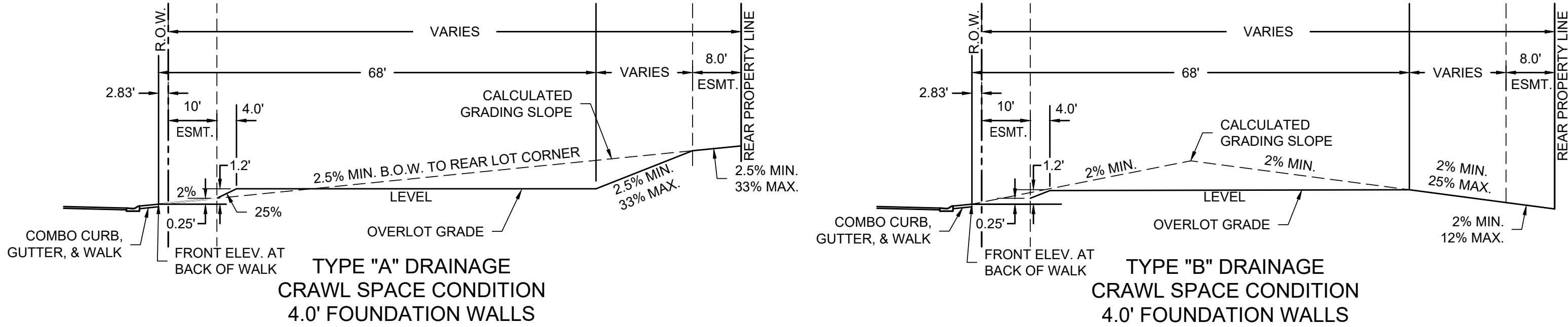
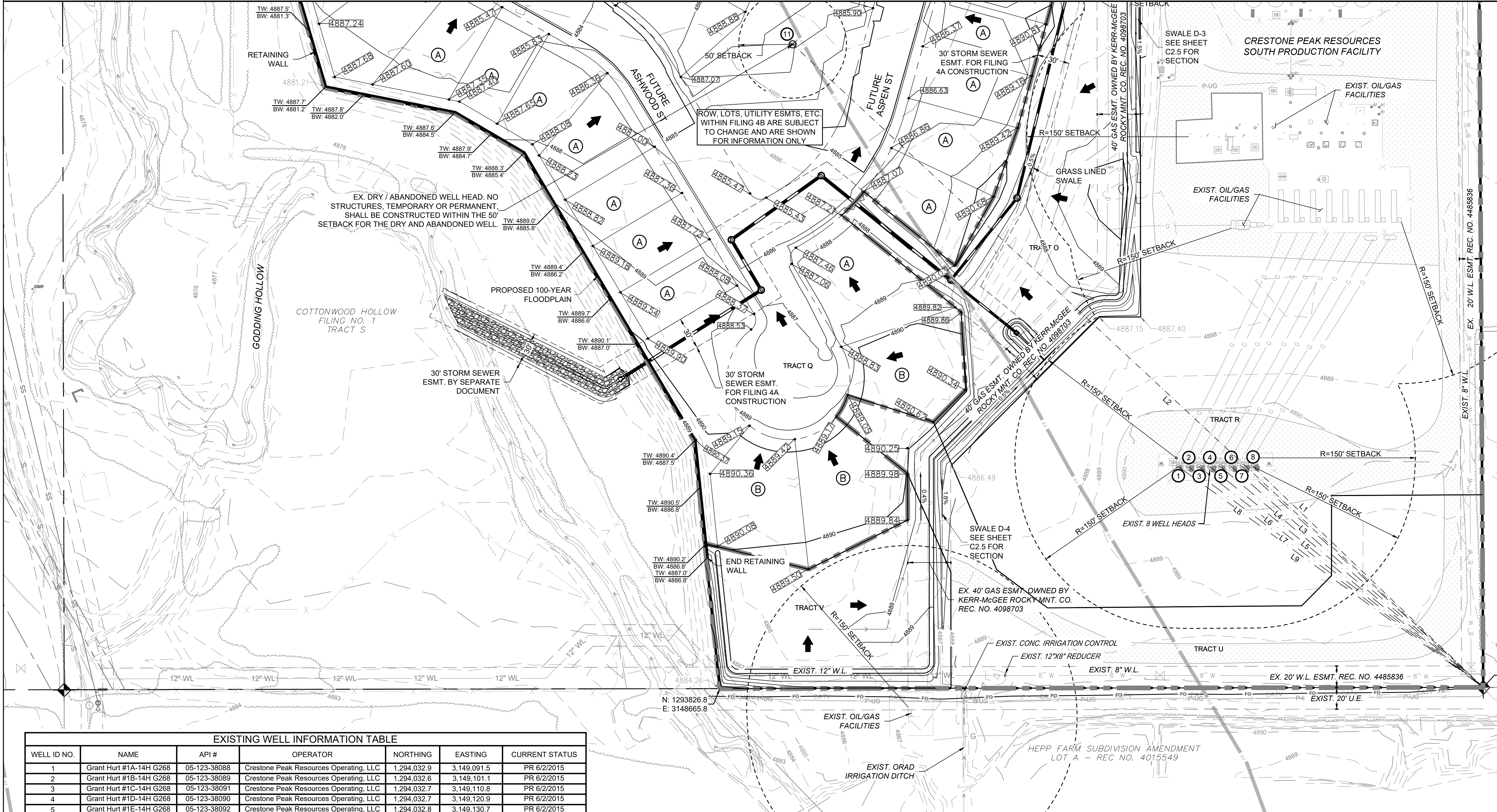
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DRAWN BY: RAK

DATE: 02/15/2023

C2.4

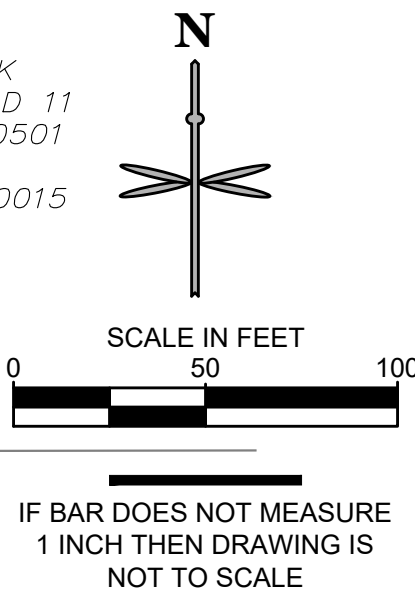
SHEET 12 OF 109



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

LINE TABLE		
LINE	LENGTH	BEARING
L1	296.15'	S46°10'59"E
L2	876.22'	N47°01'59"W
L3	303.25'	N47°28'18"W
L4	310.91'	N48°46'09"W
L5	318.51'	N49°58'16"W
L6	326.03'	N51°05'07"W
L7	333.89'	N52°10'44"W
L8	341.63'	N53°11'36"W
L9	349.48'	N54°05'13"W

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



CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

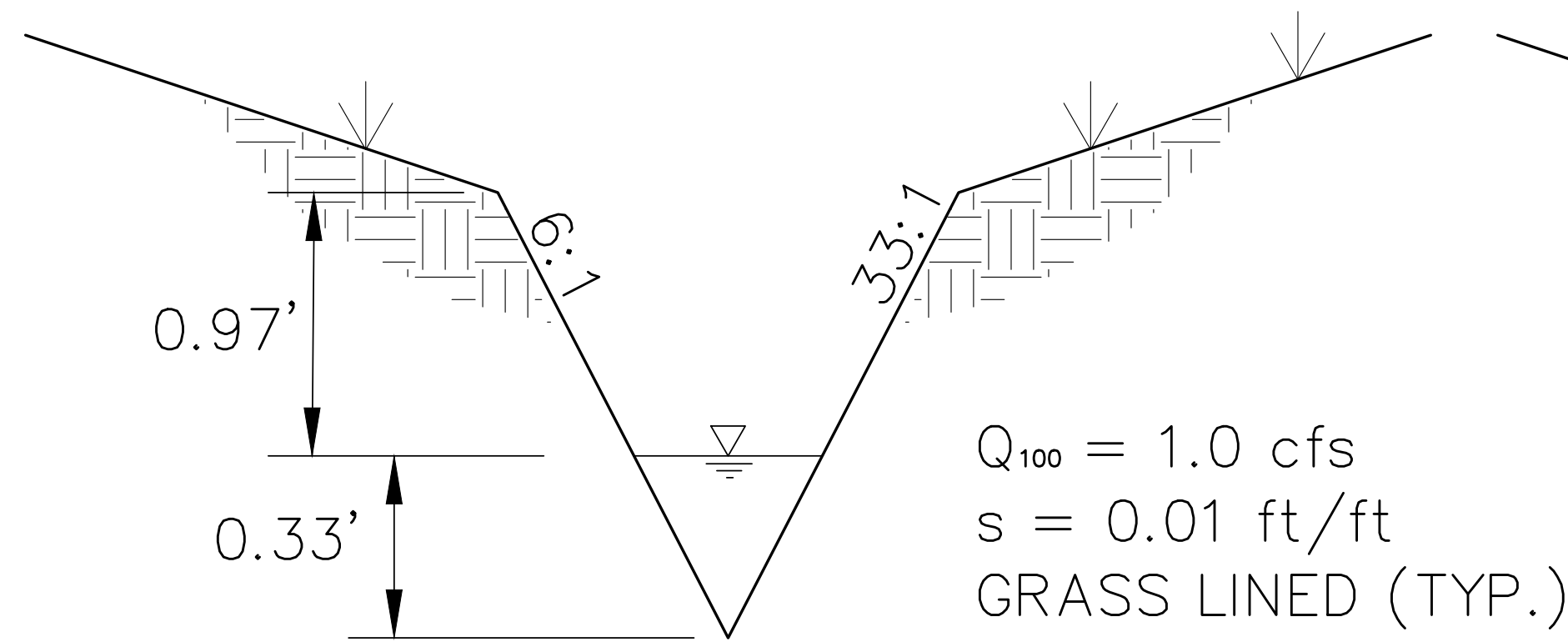
OVERLOT GRADING PLAN 4

PRELIMINARY
NOT FOR
CONSTRUCTION

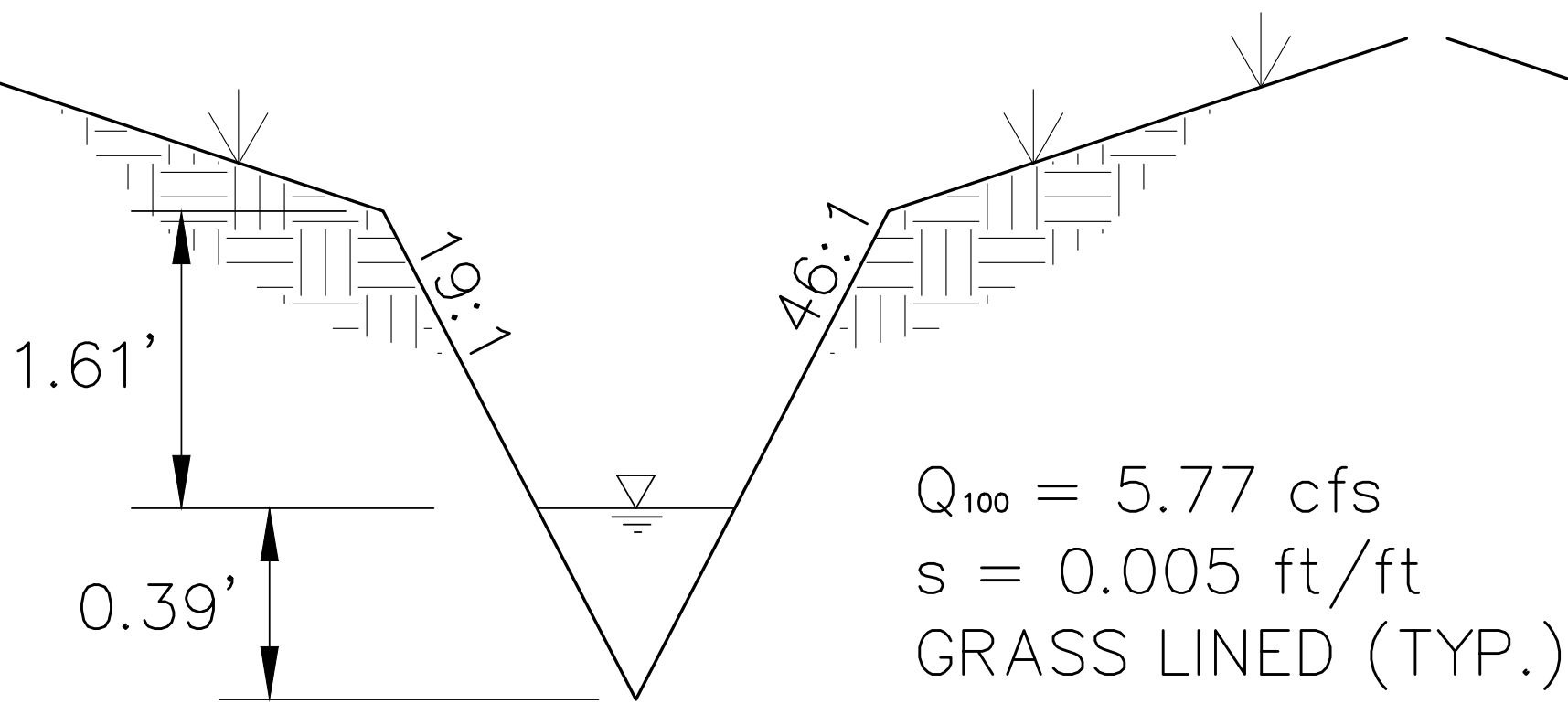
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ENGINEERING
SOLUTIONS, INC.

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303-572-7987 www.ees.us.com

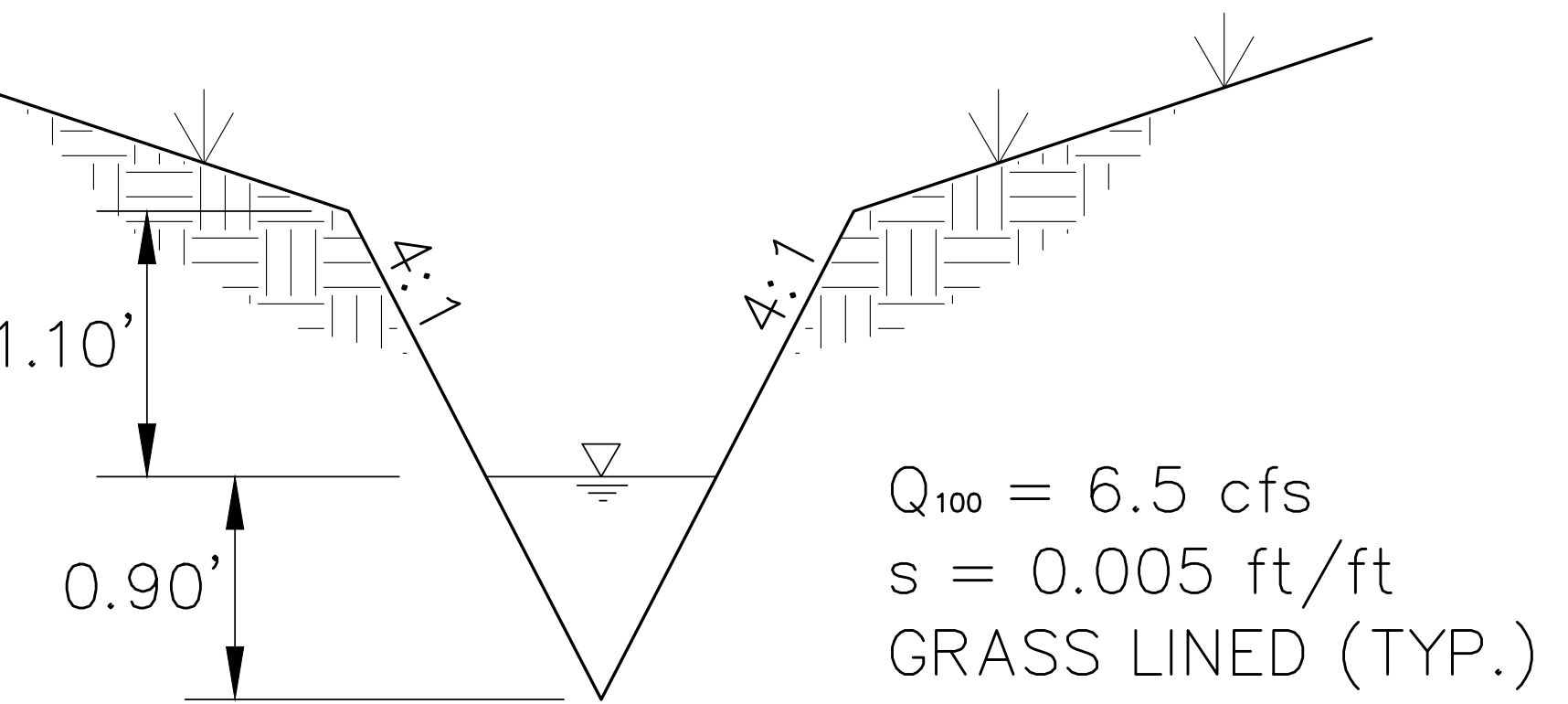
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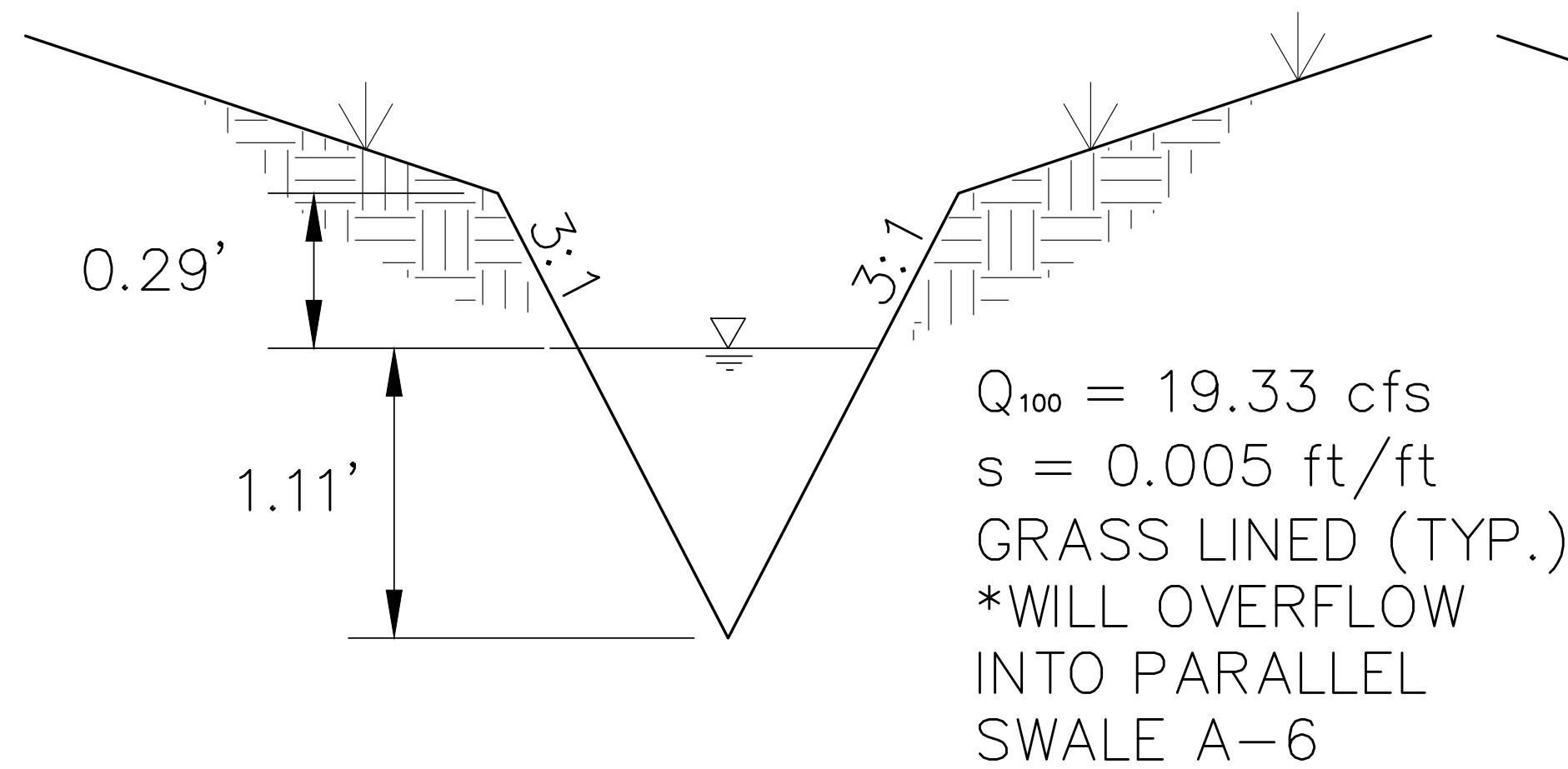
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NOT TO SCALE



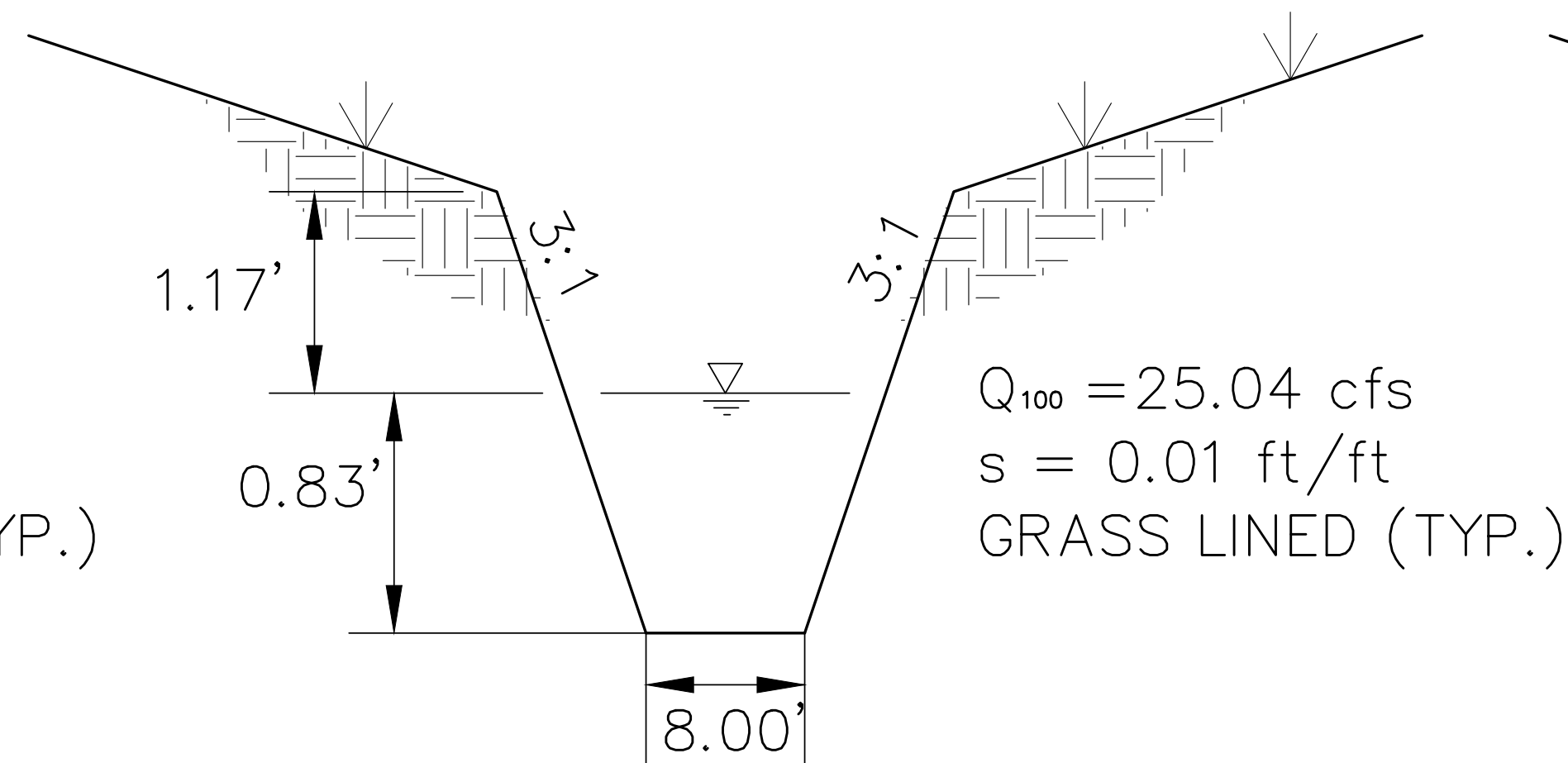
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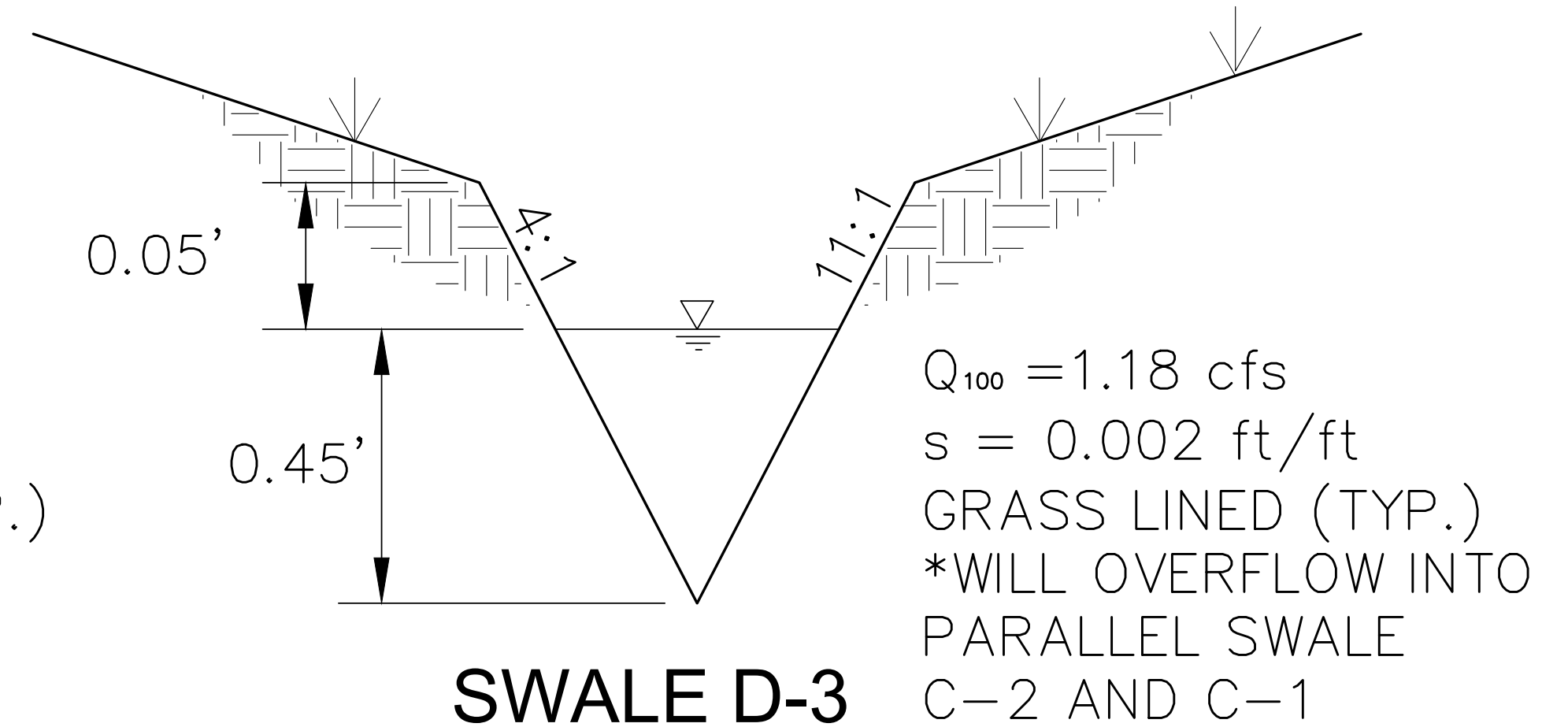
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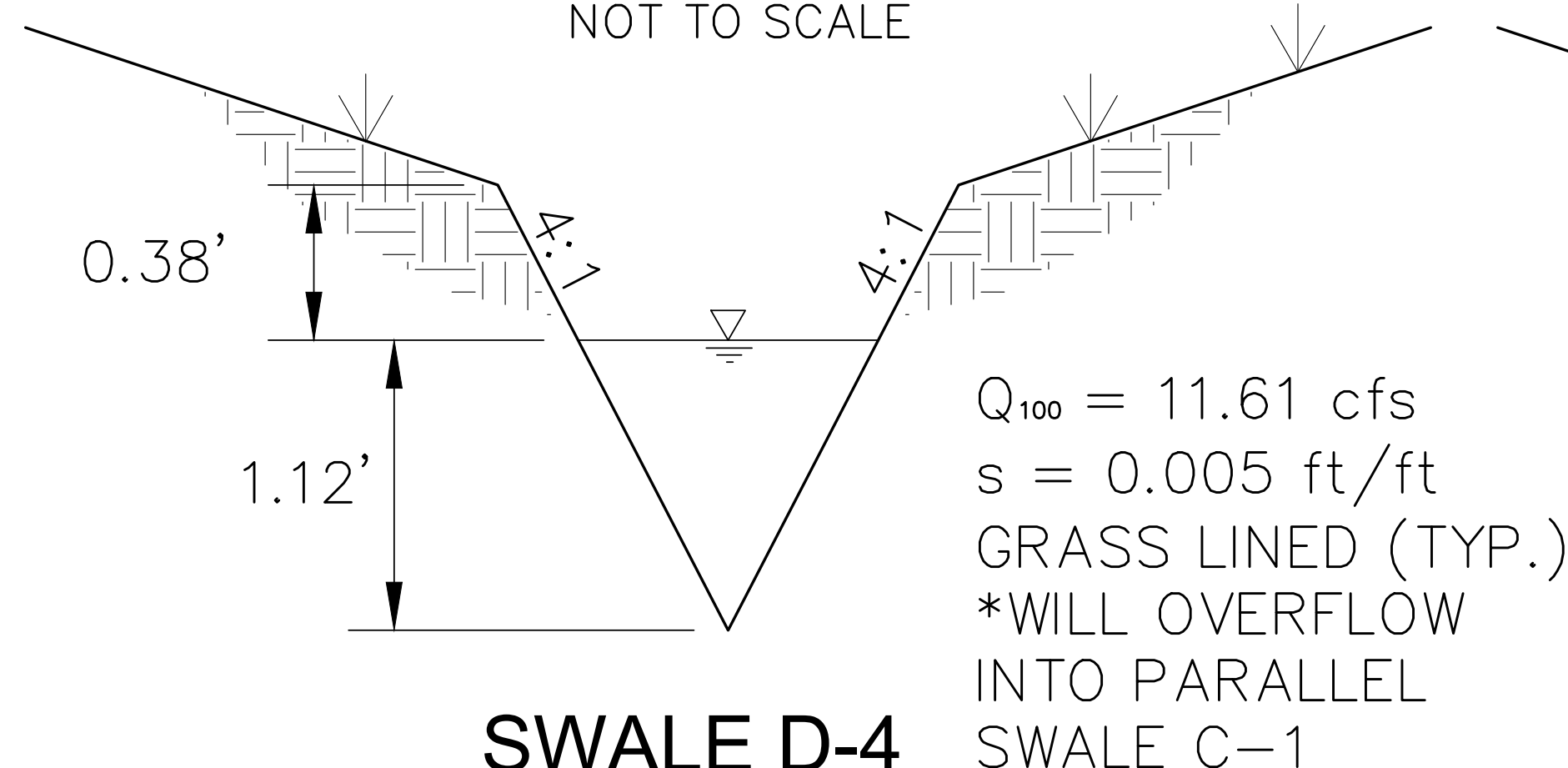
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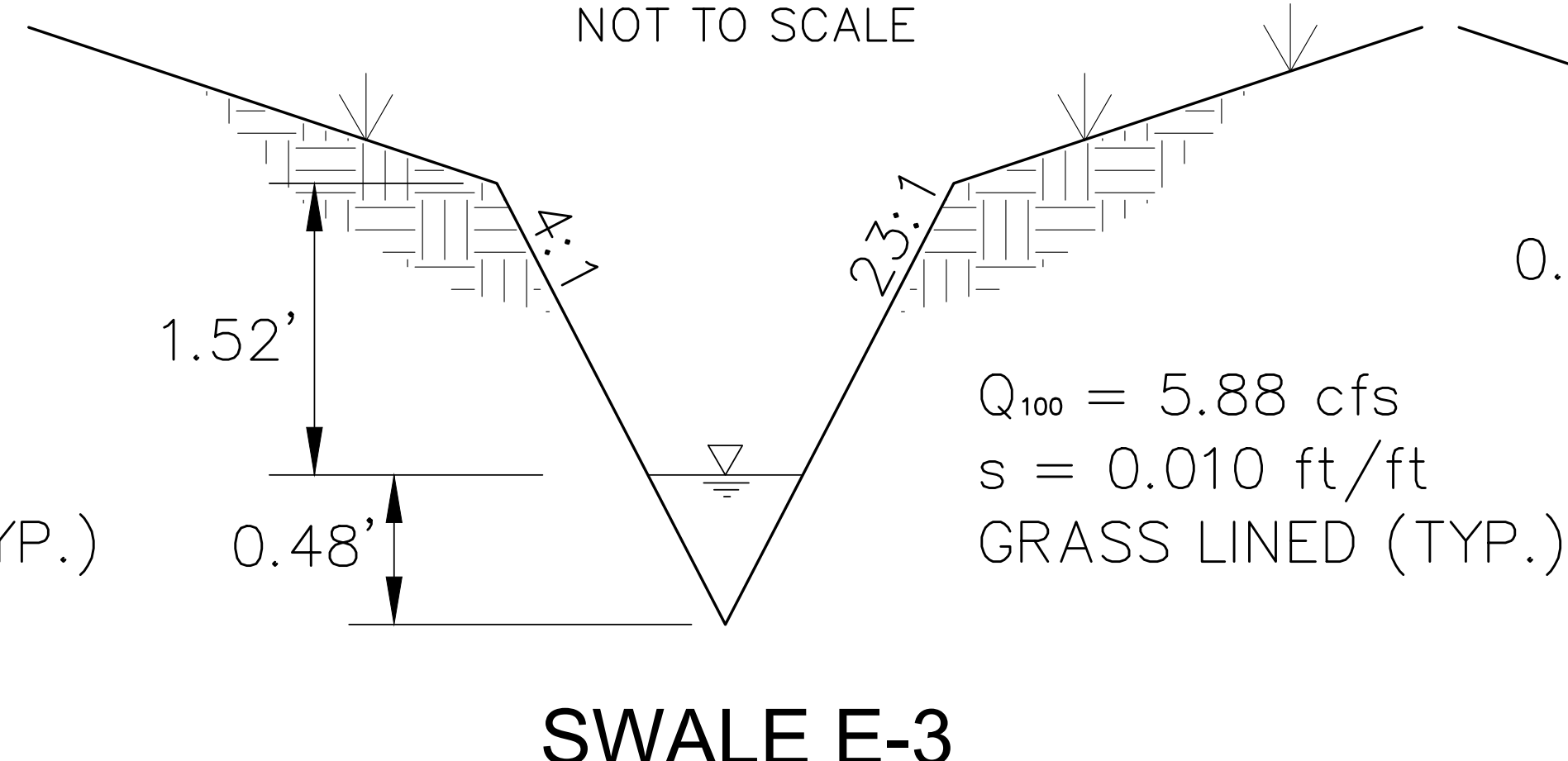
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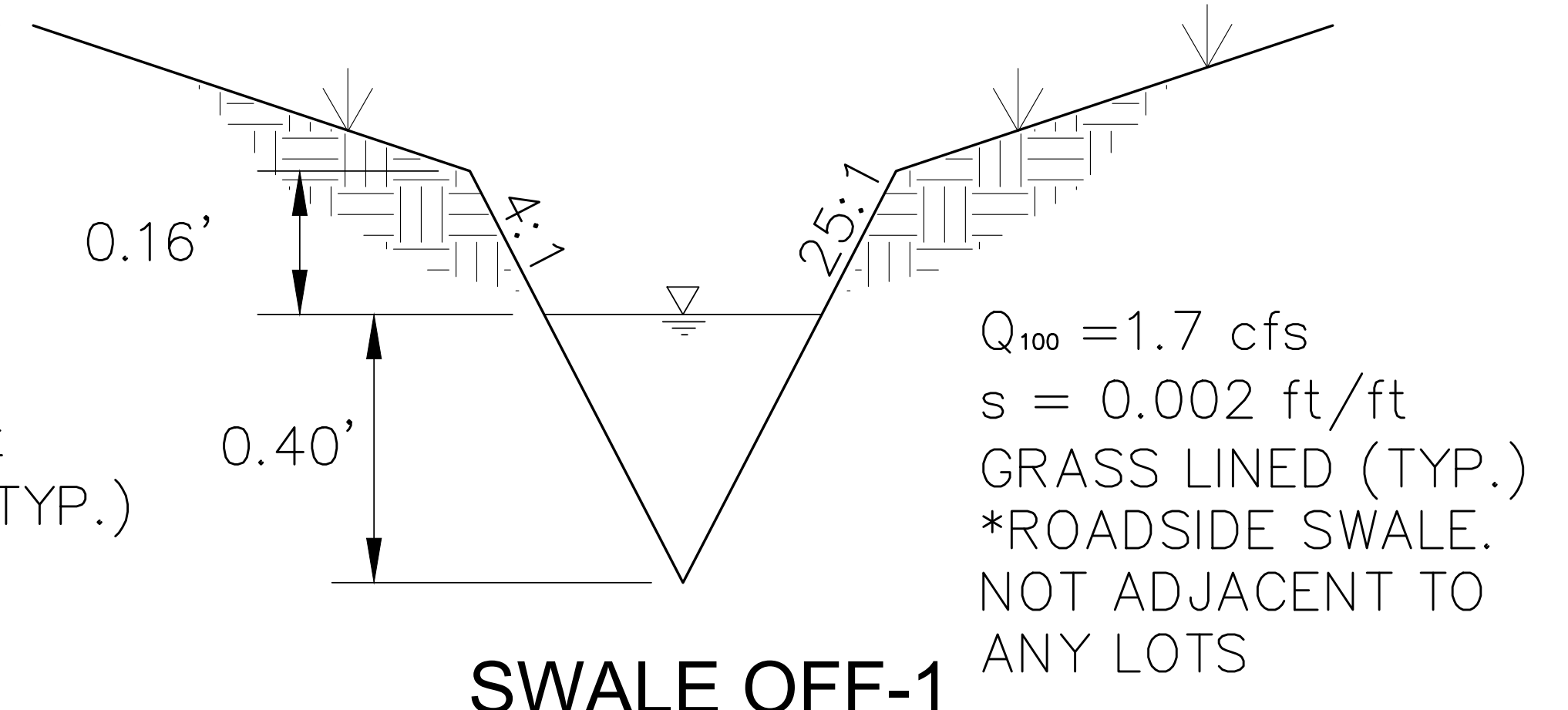
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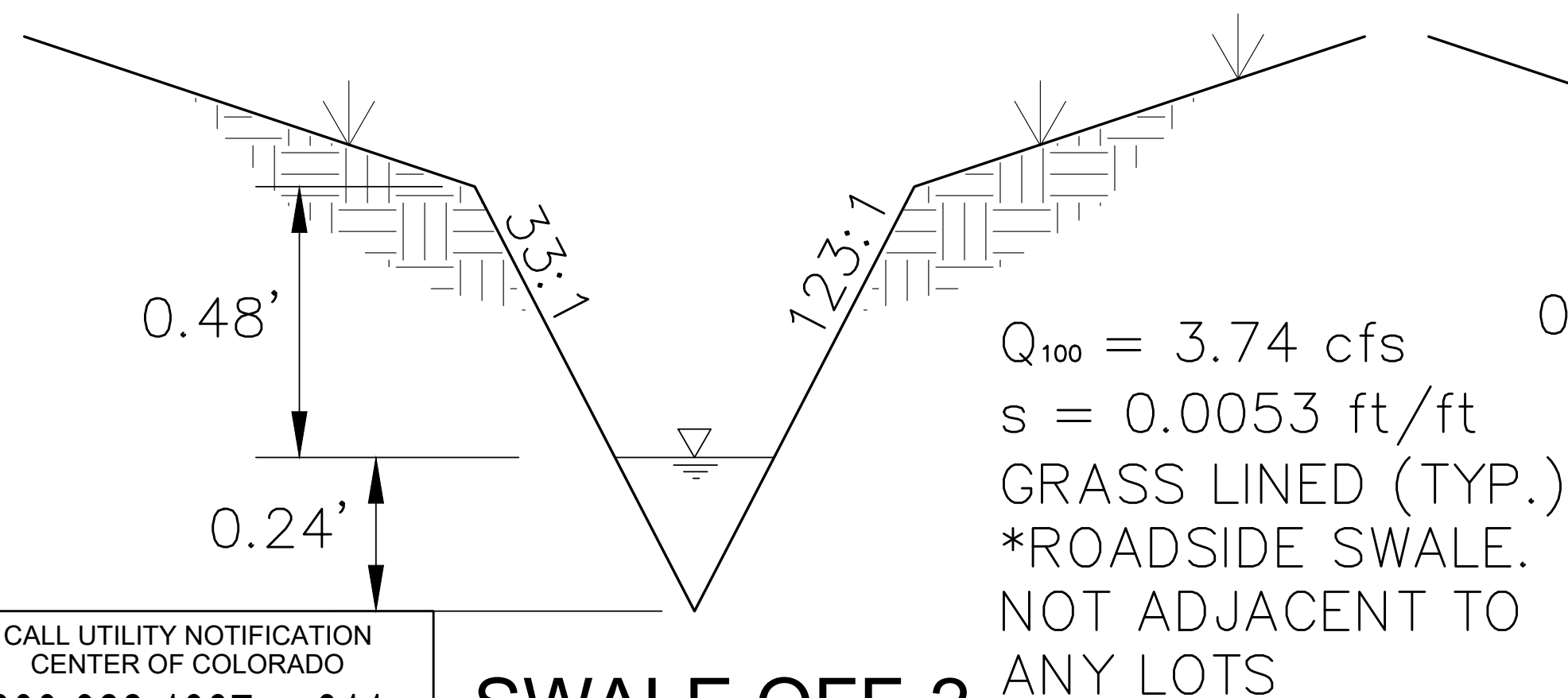
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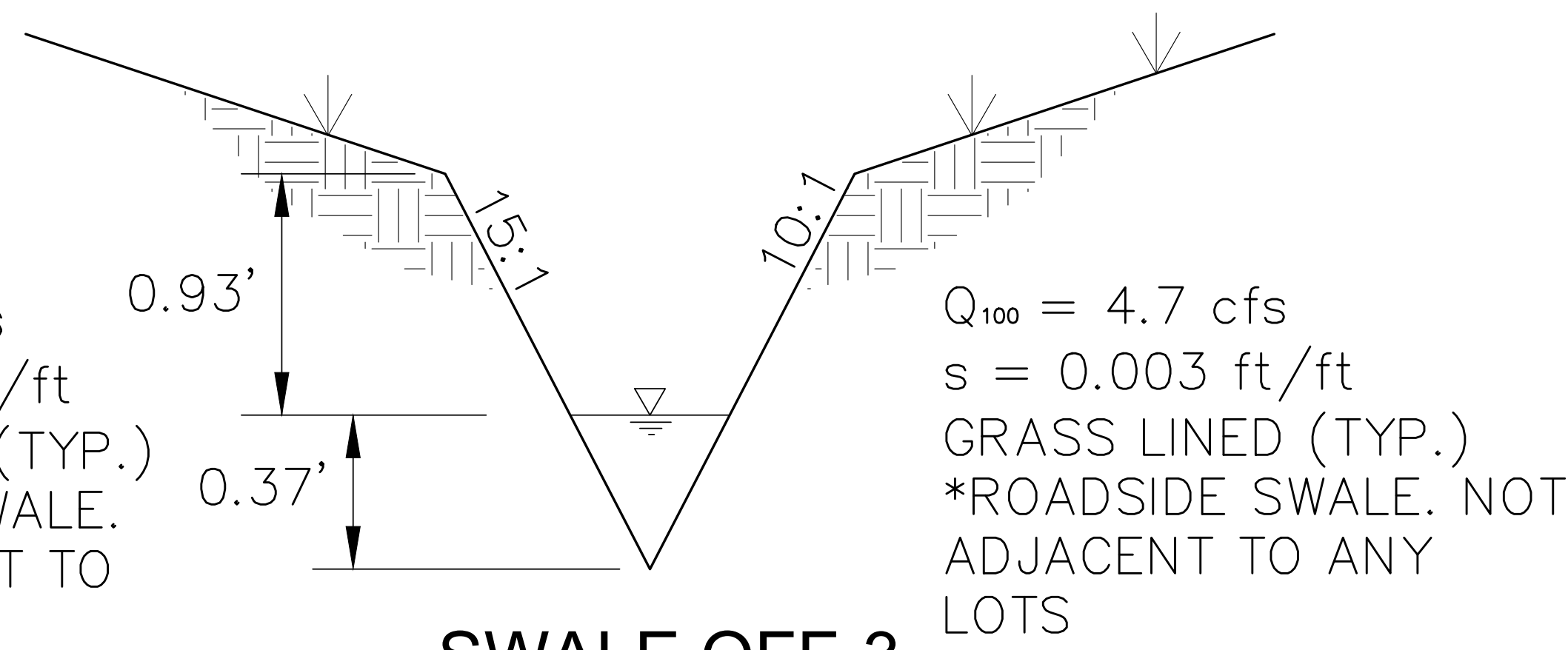
SWALE E-3
NOT TO SCALE



SWALE OFF-1
NOT TO SCALE



SWALE OFF-2
NOT TO SCALE



SWALE OFF-3
NOT TO SCALE



Know what's below.
Call before you dig.

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DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

CONSTRUCTION PLANS	COTTONWOOD HOLLOW - FILING 4A	FIRESTONE - COLORADO 80504	SWALE SECTIONS	PROJECT NO:	OLS001.01
				DESIGNED BY:	GSR
				DRAWN BY:	RAK
				DATE:	02/15/2023
				C2.5	
				SHEET 13 OF 109	

PRELIMINARY
NOT FOR
CONSTRUCTION

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ENTITLEMENT AND
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SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
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FIRESTONE
COLORADO

EROSION CONTROL LEGEND

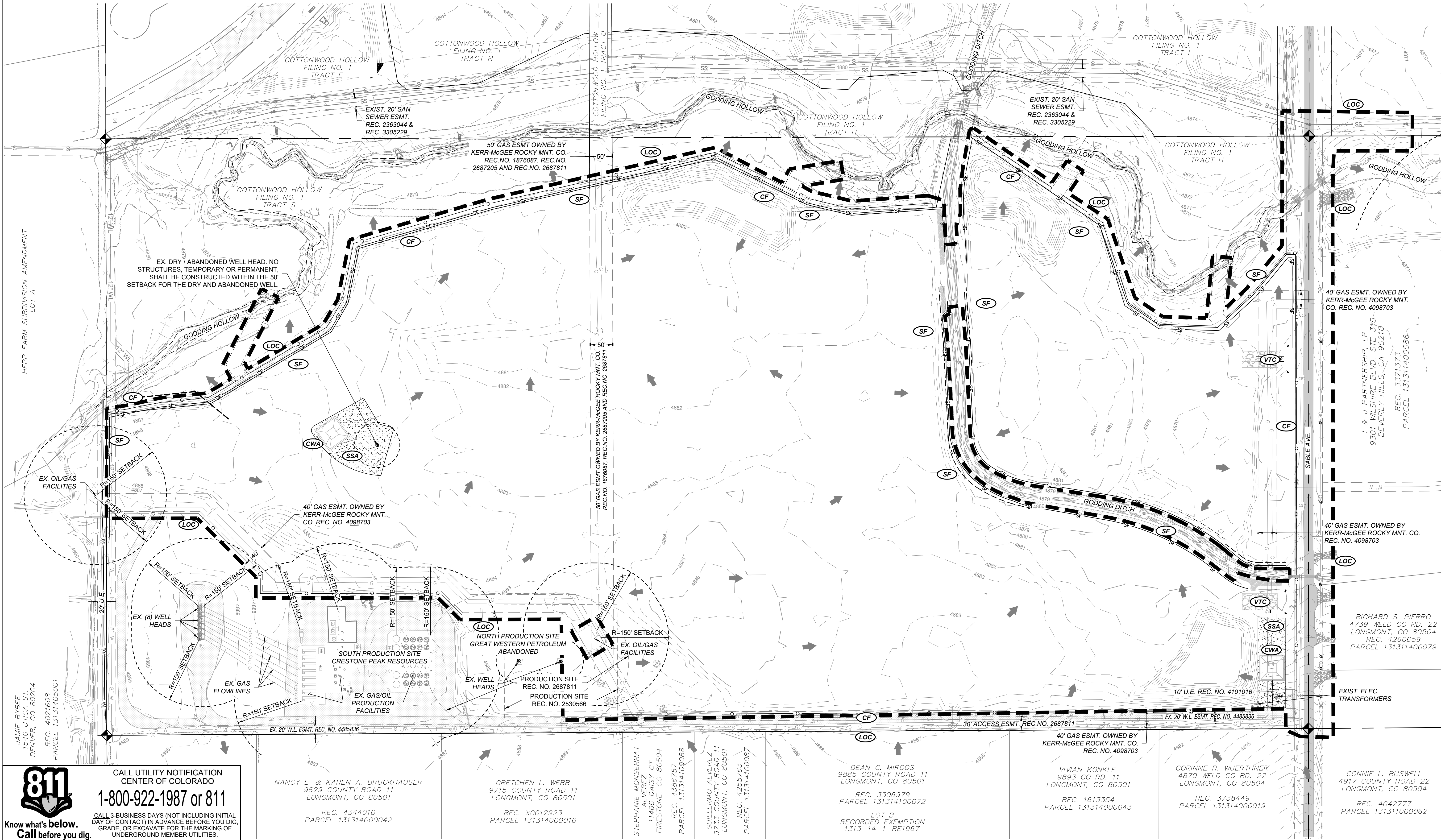
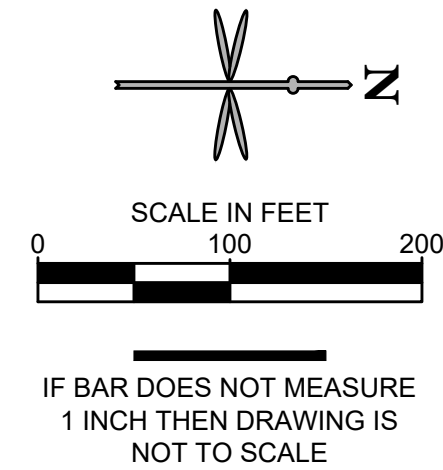
- CF CONSTRUCTION FENCE
- SF SEDIMENT FENCE
- VTC VEHICLE TRACKING CONTROL
- SM SEEDING AND MULCHING (AT SLOPES LESS THAN 4:1)
- SSA STABILIZED STAGING AREA
- LOC LIMITS OF CONSTRUCTION

- CWA CONCRETE WASHOUT AREA (TO BE LINED)
- FLOW ARROW

- PROPOSED PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED CENTERLINE
- EXIST. 100-YEAR FLOODPLAIN

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CURB & GUTTER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER

- PROPOSED/EXIST. STORM MANHOLE
- PROPOSED/EXIST. STORM INLET
- FLOW ARROW AND GRADE



811

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

NANCY L. & KAREN A. BRUCKHAUSER
9629 COUNTY ROAD 11
LONGMONT, CO 80501
REC. 43444010
PARCEL 131314000042

GRETCHEN L. WEBB
9715 COUNTY ROAD 11
LONGMONT, CO 80501
REC. X0012923
PARCEL 131314000016

STEPHANIE MONSERRAT
ALVAREZ CT
11466 DAISY CT
FIRESTONE, CO 80504
REC. 4386757
PARCEL 131314100088

GUILLERMO ALVAREZ
9733 COUNTY ROAD 11
LONGMONT, CO 80501
REC. 4255763
PARCEL 131314100087

DEAN G. MIRCOS
9885 COUNTY ROAD 11
LONGMONT, CO 80501
REC. 3306979
PARCEL 131314100072

VIVIAN KONKLE
9893 CO RD. 11
LONGMONT, CO 80501
REC. 1613354
PARCEL 131314000043

CORINNE R. WUERTHNER
4870 WELD CO RD. 22
LONGMONT, CO 80504
REC. 3738449
PARCEL 131314000019

CONNIE L. BUSWELL
4917 COUNTY ROAD 22
LONGMONT, CO 80504
REC. 4042777
PARCEL 131314000062

PROJECT NO: OLS001.01

DESIGNED BY: GSR

DRAWN BY: RAK

DATE: 02/17/2023

C3.0

SHEET 14 OF 109

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

EROSION CONTROL PLAN - INITIAL

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303-572-7987 www.ees.us.com

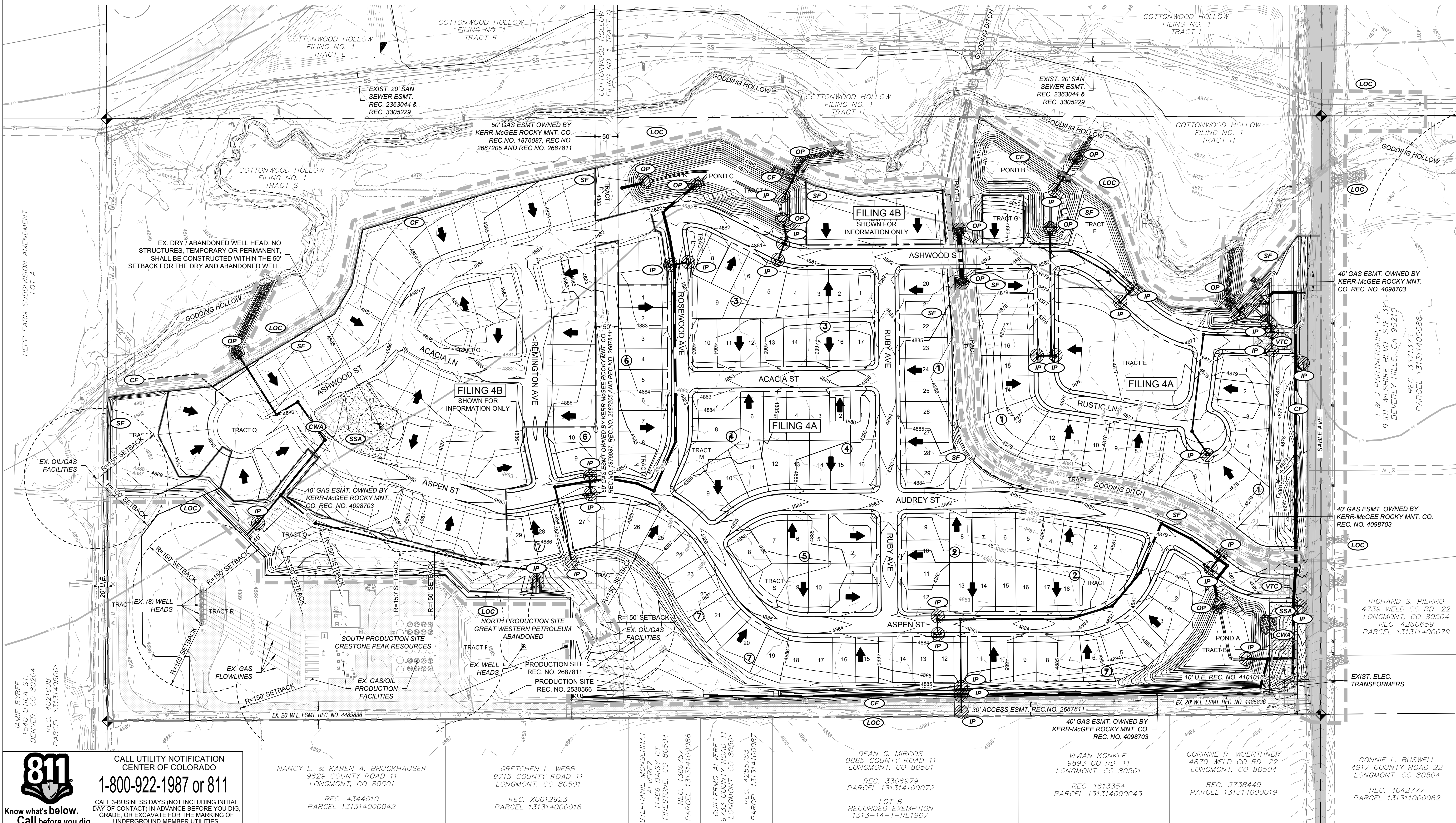
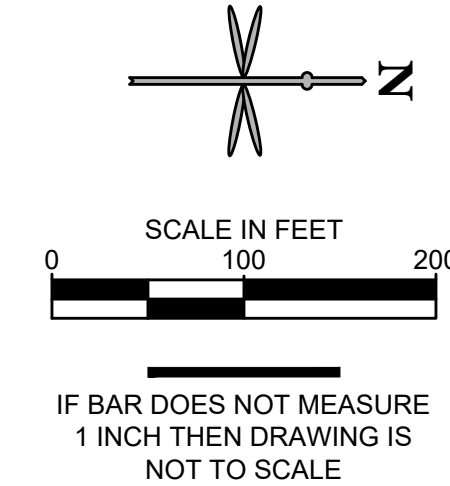
FIRESTONE
COLORADO

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	REVISION	BY	DATE

EROSION CONTROL LEGEND

	CF CONSTRUCTION FENCE		CWA CONCRETE WASHOUT AREA (TO BE LINED)
	SF SEDIMENT FENCE		FLOW ARROW
	VTC VEHICLE TRACKING CONTROL		IP INLET PROTECTION
	SM SEEDING AND MULCHING (AT SLOPES LESS THAN 4:1)		OP OUTLET PROTECTION
	SSA STABILIZED STAGING AREA		PROPERTY LINE
	LOC LIMITS OF CONSTRUCTION		PROPOSED PROPERTY BOUNDARY
			PROPOSED RIGHT-OF-WAY
			PROPOSED EASEMENT
			PROPOSED LOT LINE
			PROPOSED EASEMENT LINE
			PROPOSED CENTERLINE
			EXIST. 100-YEAR FLOODPLAIN
			EXISTING MAJOR CONTOUR
			EXISTING MINOR CONTOUR
			PROPOSED MAJOR CONTOUR
			PROPOSED MINOR CONTOUR
			PROPOSED CURB & GUTTER
			PROPOSED STORM SEWER
			EXISTING STORM SEWER
			PROPOSED/EXIST. STORM MANHOLE
			PROPOSED/EXIST. STORM INLET
			FLOW ARROW AND GRADE





CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NANCY L. & KAREN A. BRUCKHAUSER 9629 COUNTY ROAD 11 LONGMONT, CO 80501 REC. 4344010 PARCEL 131314000042	GRETCHEN L. WEBB 9715 COUNTY ROAD 11 LONGMONT, CO 80501 REC. X0012923 PARCEL 131314000016	STEPHANIE MONSERRAT ALVAREZ 11466 DAISY CT FIRESTONE, CO 80504 REC. 4386757 PARCEL 131314100088	GUILLERMO ALVAREZ 9733 COUNTY ROAD 11 LONGMONT, CO 80501 REC. 4255763 PARCEL 131314100087	DEAN G. MIRCOS 9885 COUNTY ROAD 11 LONGMONT, CO 80501 REC. 3306979 PARCEL 131314100072	LOT B RECORDED EXEMPTION 1313-14-1-RE1967	VIVIAN KONKLE 9893 CO RD. 11 LONGMONT, CO 80501 REC. 1613354 PARCEL 131314000043	CORINNE R. WUERTHNER 4870 WELD CO RD. 22 LONGMONT, CO 80504 REC. 3738449 PARCEL 131314000019	CONNIE L. BUSWELL 4917 COUNTY ROAD 22 LONGMONT, CO 80504 REC. 4042777 PARCEL 1313131000062
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PROJECT NO: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/17/2023

C3.1
SHEET 15 OF 109

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

EROSION CONTROL PLAN - INTERIM

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303-572-7987 www.ees.us.com

**FIRESTONE**
COLORADO

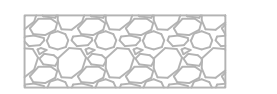
PRELIMINARY
NOT FOR
CONSTRUCTION

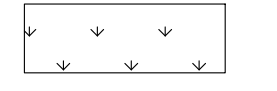
DATE
BY
REVISION
No.

EROSION CONTROL LEGEND

**(CF)** CONSTRUCTION FENCE

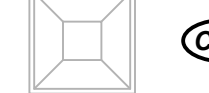
**(SF)** SEDIMENT FENCE

**(VTC)** VEHICLE TRACKING CONTROL

**(SM)** SEEDING AND MULCHING (AT SLOPES LESS THAN 4:1)

**(SSA)** STABILIZED STAGING AREA

**(LOC)** LIMITS OF CONSTRUCTION

**(CWA)** CONCRETE WASHOUT AREA (TO BE LINED)

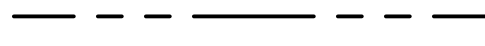
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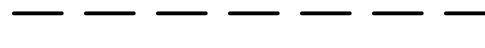
**(IP)** INLET PROTECTION

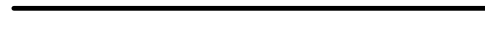
**(OP)** OUTLET PROTECTION

 PROPERTY LINE

 PROPOSED PROPERTY BOUNDARY

 PROPOSED RIGHT-OF-WAY

 PROPOSED EASEMENT

 PROPOSED LOT LINE

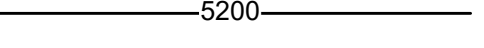
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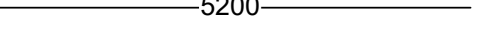
 PROPOSED CENTERLINE

 EXIST. 100-YEAR FLOODPLAIN

 5200

 5200

 5200

 5200

 5200

 5200

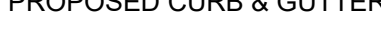
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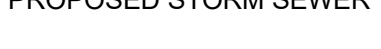
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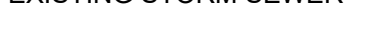
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 PROPOSED MAJOR CONTOUR

 PROPOSED MINOR CONTOUR

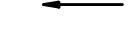
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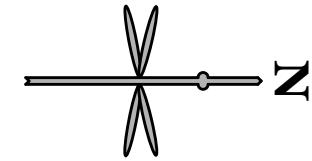
 PROPOSED STORM SEWER

 EXISTING STORM SEWER

**(D)** PROPOSED/EXIST. STORM MANHOLE

**(I)** PROPOSED/EXIST. STORM INLET

 FLOW ARROW AND GRADE



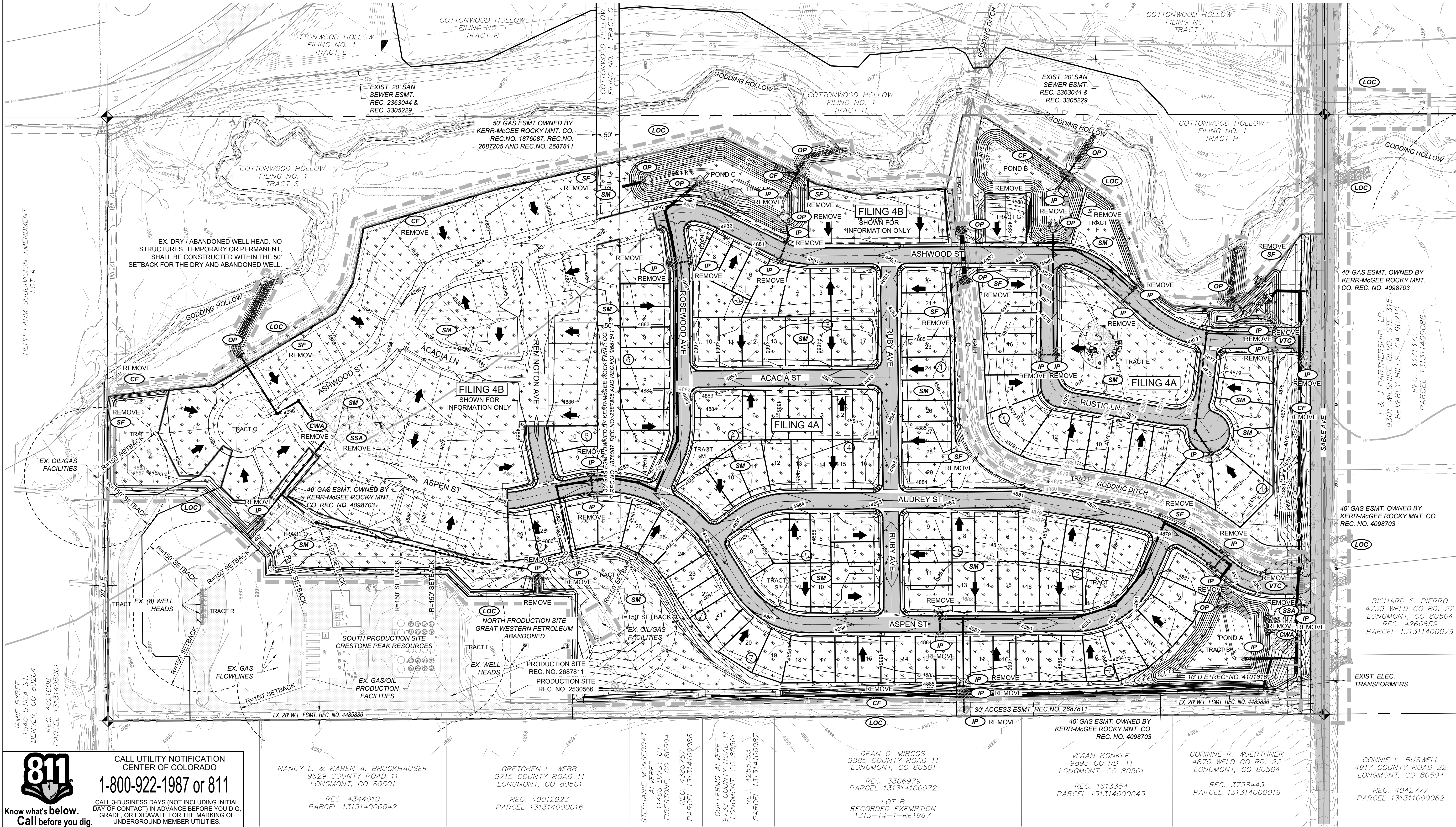
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100

200

SCALE IN FEET

IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE



DATE

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CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

EROSION CONTROL PLAN - FINAL

PROJECT NO.: OLS001.01

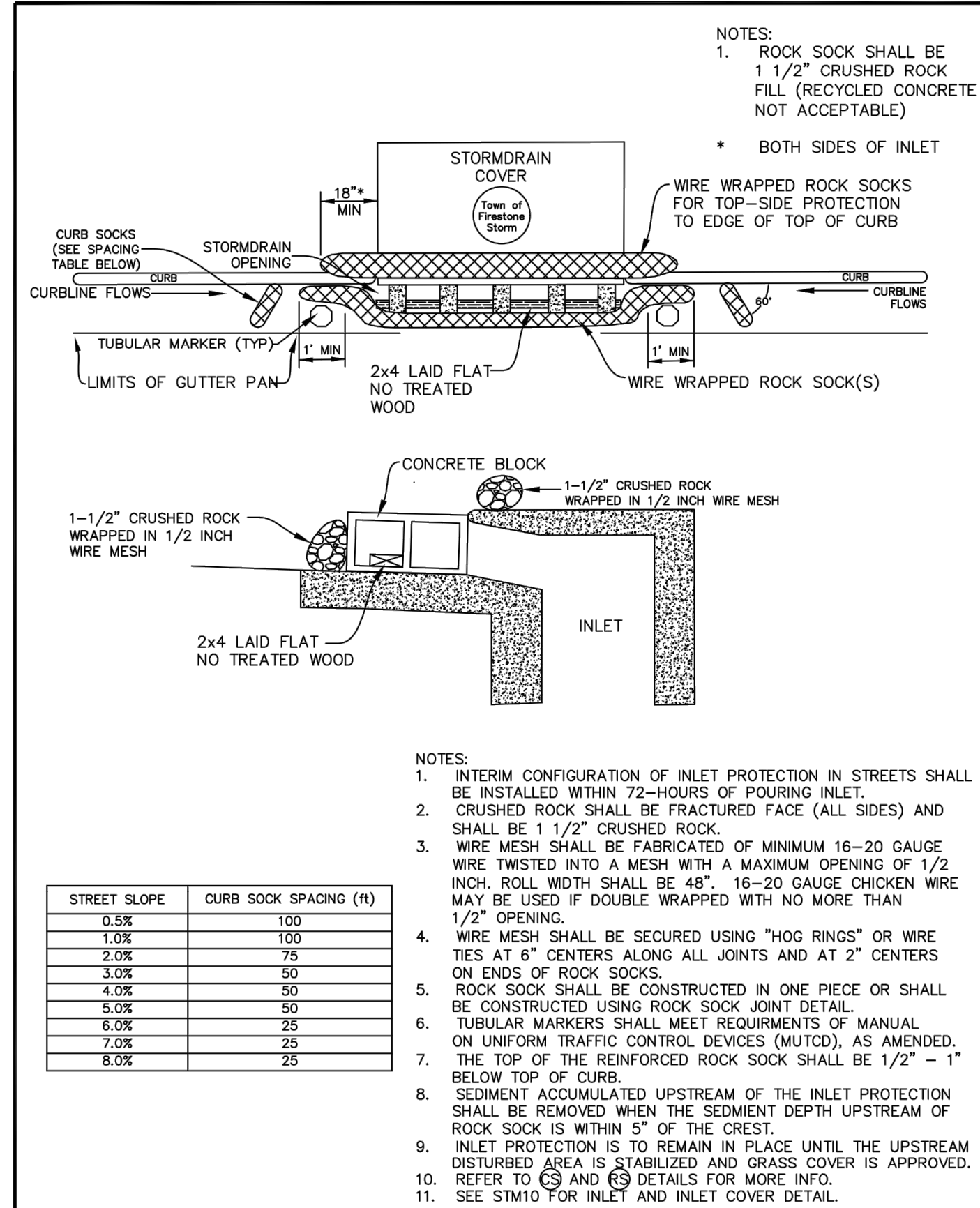
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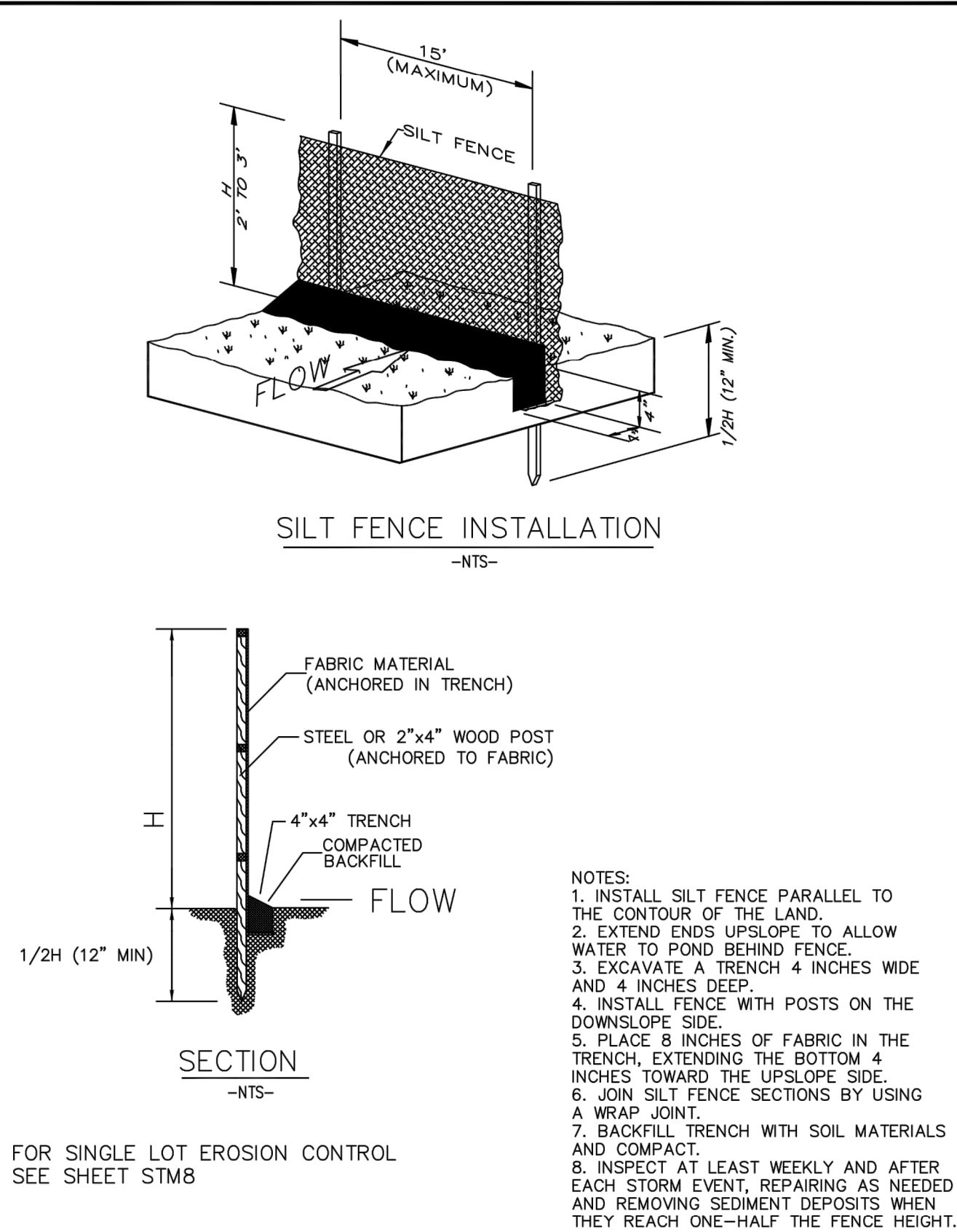
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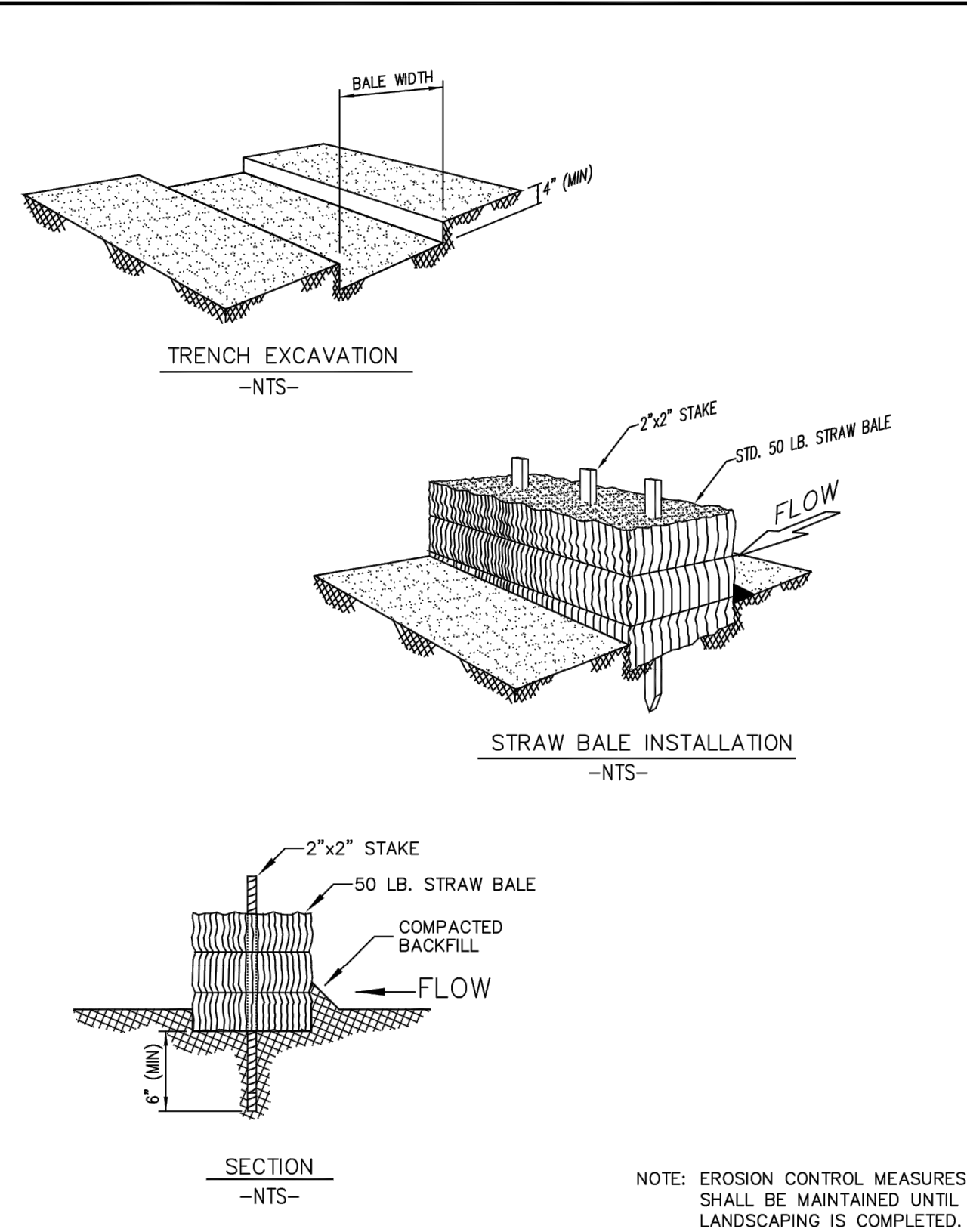
SHEET 16 OF 109



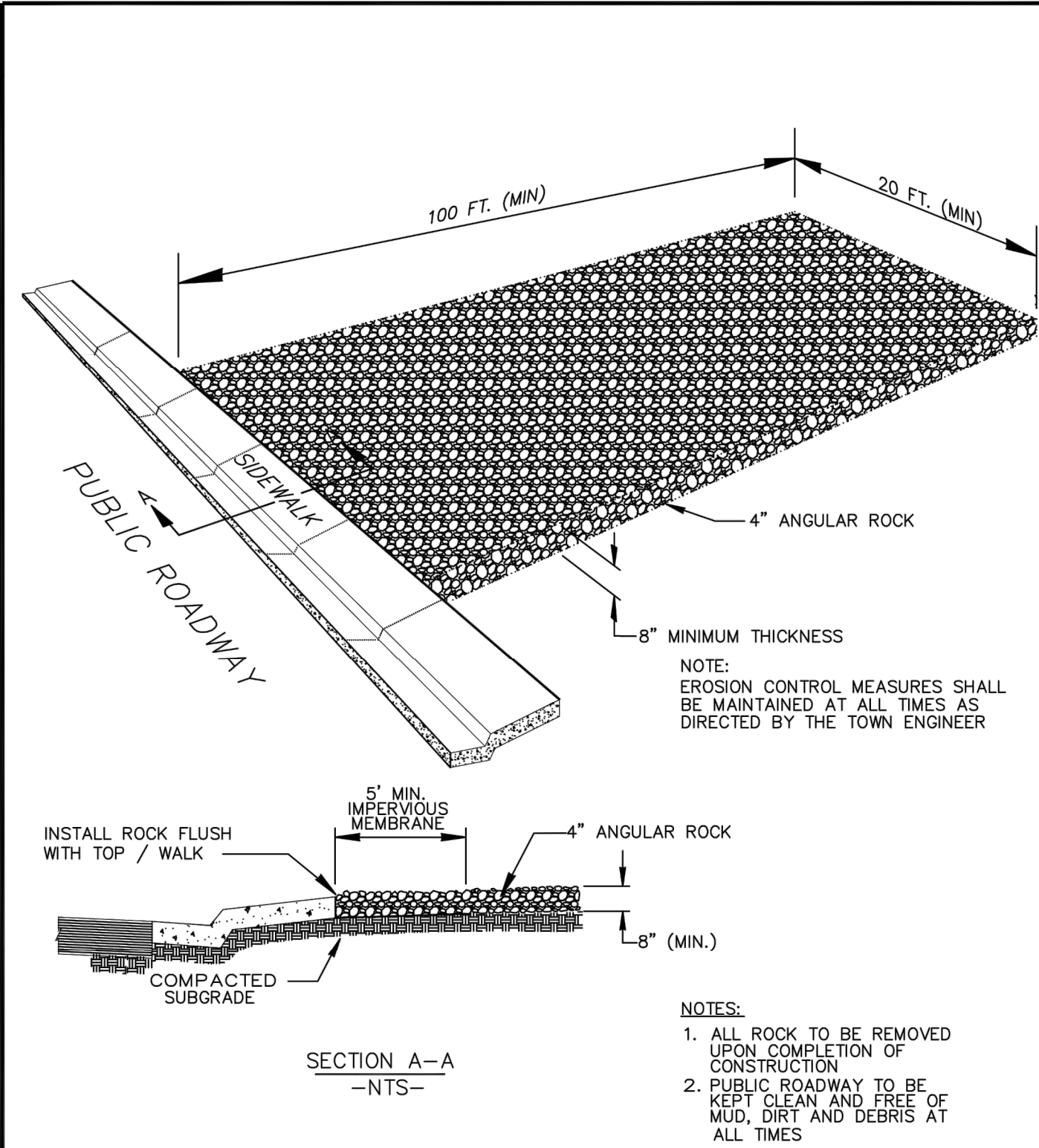
INLET PROTECTION



SILT FENCE EROSION BARRIER



STRAW BALE EROSION BARRIER



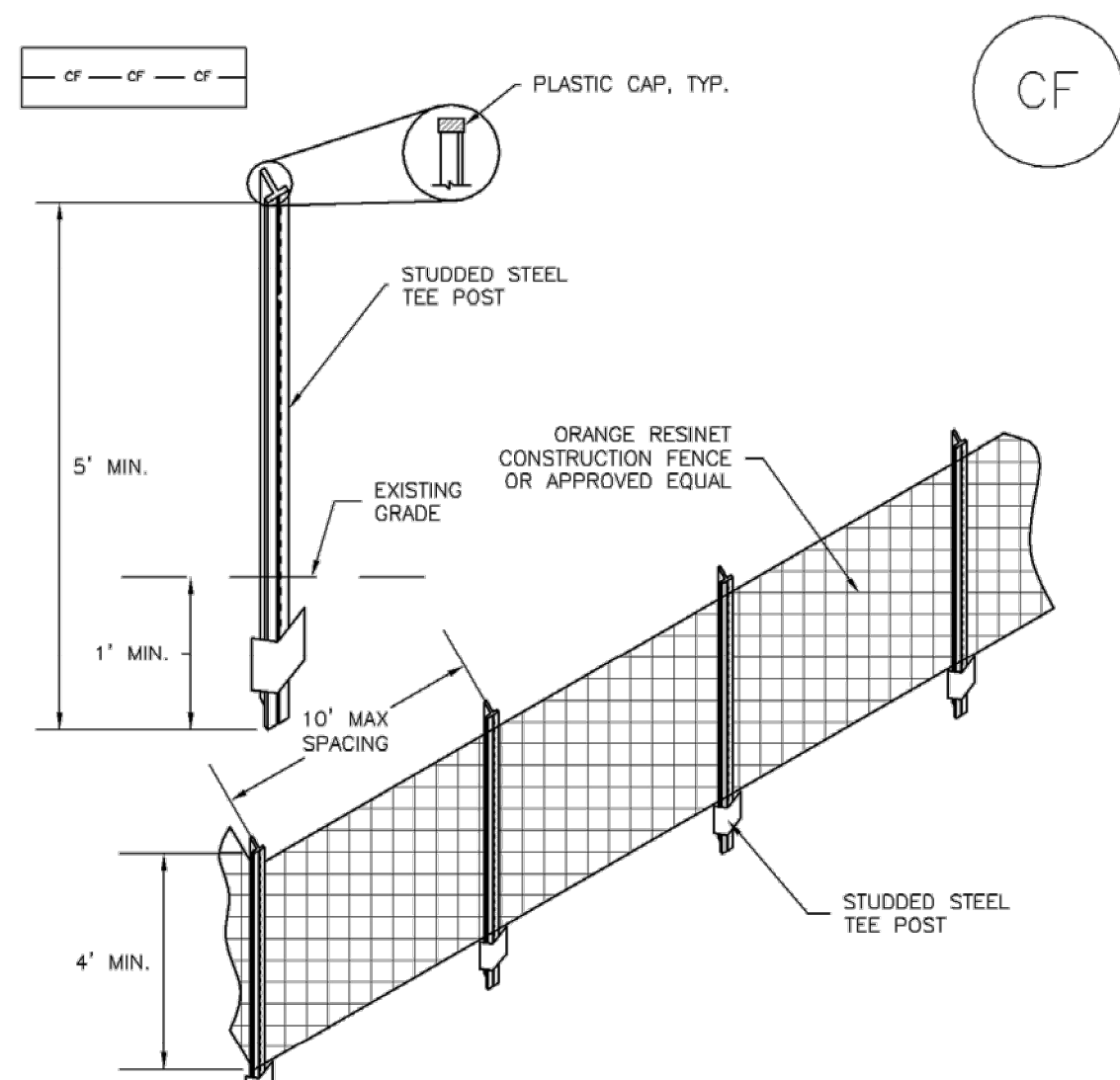
TRACKING CONTROL PAD - CRUSHED ROCK

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	CONSTRUCTION DRAWINGS	SCALE: NTS	
		DATE: 1/2020	

	STORM SEWER	BY: JME	DRAWING: STM4
	CONSTRUCTION DRAWINGS	SCALE: NTS	
	DATE: 1/2020		

	STORM SEWER CONSTRUCTION DRAWINGS	BY: JME	DRAWING: STM
		SCALE: NTS	
		DATE: 1/2020	

	STORM SEWER CONSTRUCTION DRAWINGS	BY: JME	DRAWING: STM6
		SCALE: NTS	
		DATE: 1/2020	

SM-3 Construction Fence (CF)

CF-1. PLASTIC MESH CONSTRUCTION FENCE

- CONSTRUCTION FENCE INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
-LOCATION OF CONSTRUCTION FENCE.
 2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
 4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
 5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

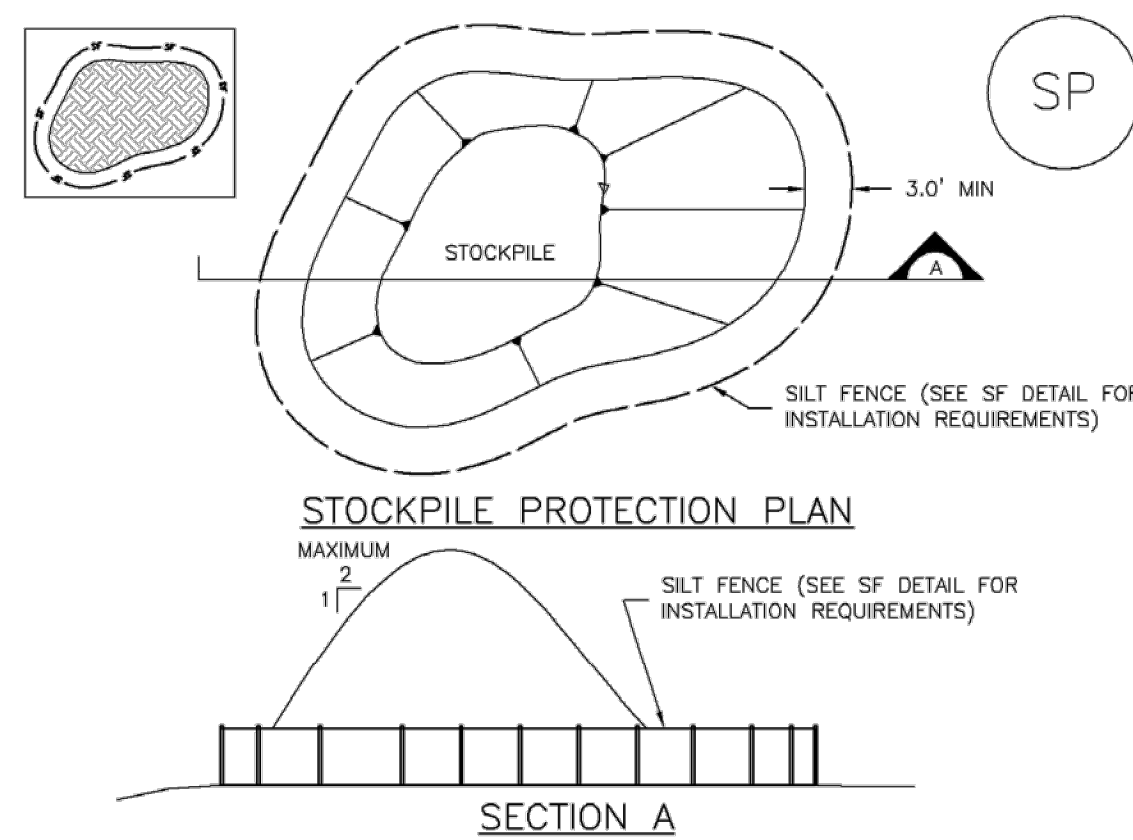
CONSTRUCTION FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH EROSION, SEEDING AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

SM-3



SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - a. LOCATION OF STOCKPILES.
 - b. TYPE OF STOCKPILE PROTECTION.
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SIFT FILL IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE PERIMETER CONTROL FOR A SHEET PILE STOCKPILE ARE:
 - a. IF THE STOCKPILE IS LOCATED ON A PEROUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE STOCKPILE AND STOCKPILE PROTECTION, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOLS STOCKPILED FOR AN EXTENDED PERIOD OF TIME SHOULD BE MULCHED WITH A SHEET PILE MULCHING MACHINE AUGED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS SOLID (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE THE STOCKPILE IS LOCATED WITHIN PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

Stockpile Management (SM)

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CF-2
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November 2010

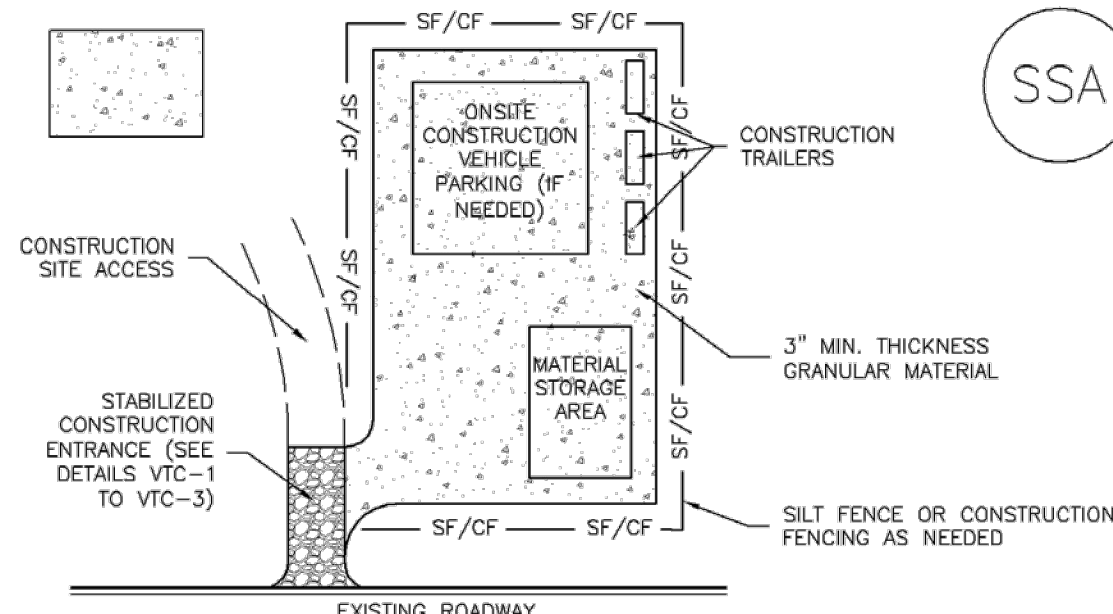
November 2010
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3
CF-3

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

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

Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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Urban Storm Drainage Criteria Manual Volume 3

SM-6

Stabilized Staging Area (SSA)

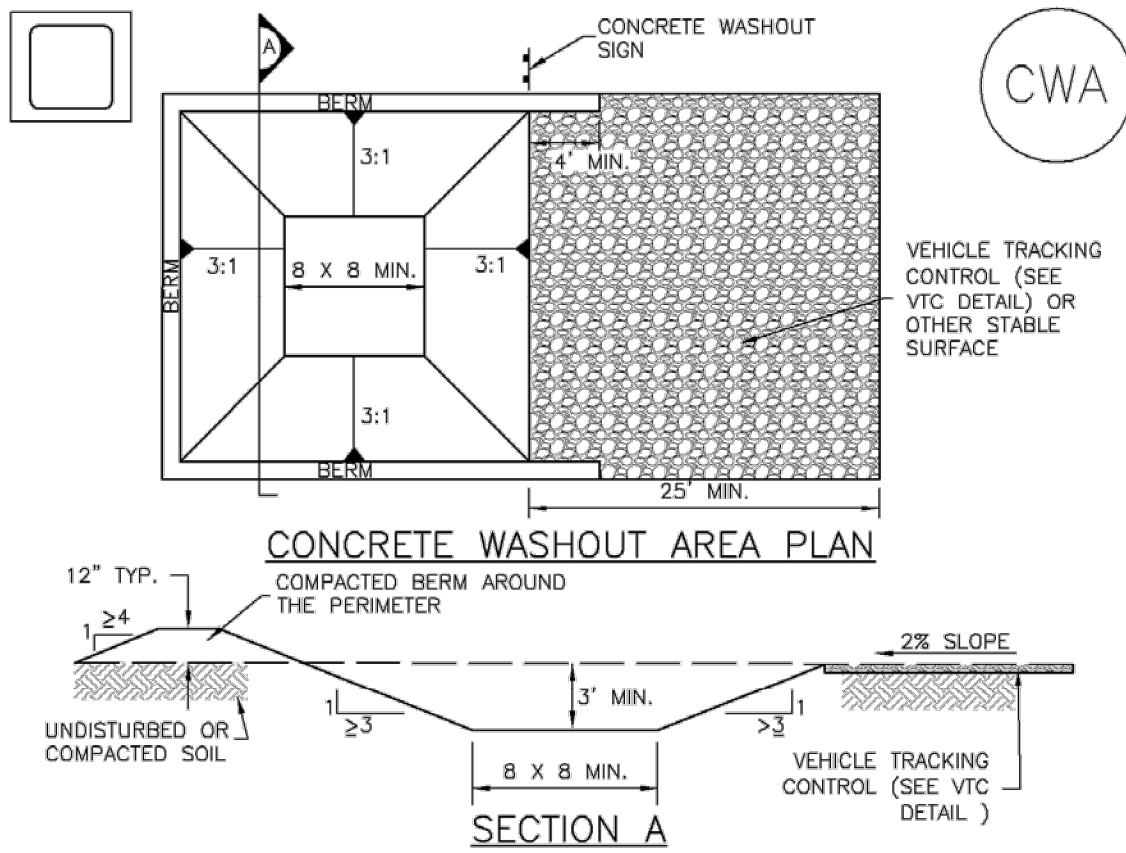
STABILIZED STAGING AREA MAINTENANCE NOTES

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
 - THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

SSA-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.
- CWA MUST BE LINED DUE TO PROXIMITY TO GODDING HOLLOW.

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Urban Storm Drainage Criteria Manual Volume 3

MM-1

Concrete Washout Area (CWA)

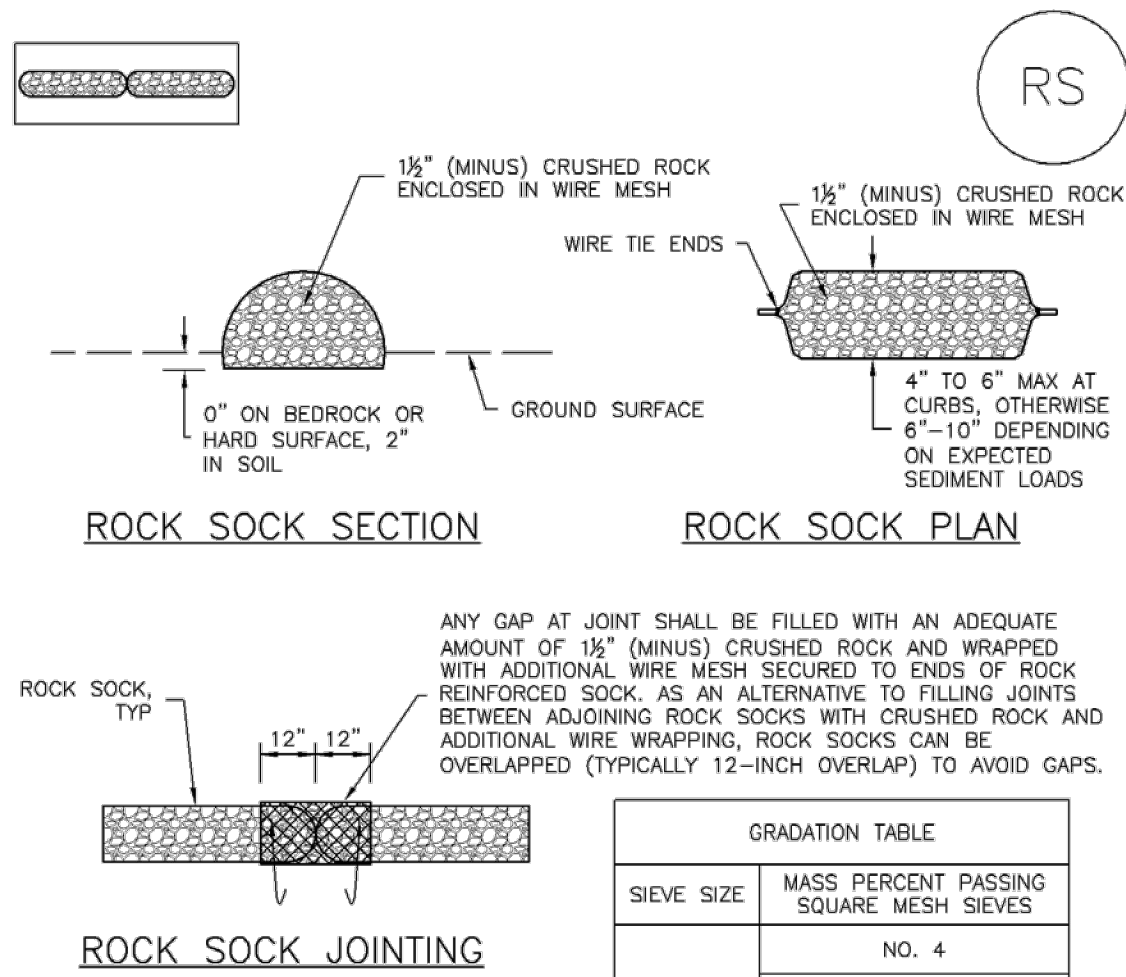
CWA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CWA-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

SC-5

Rock Sock (RS)



ROCK SOCK JOINTING

ROCK SOCK INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION(S) OF ROCK SOCKS.
- CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
- WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2". RECOMMENDED MINIMUM ROLL WIDTH OF 48"
- WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
- SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS-1. ROCK SOCK PERIMETER CONTROL

RS-2 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

Rock Sock (RS)

SC-5

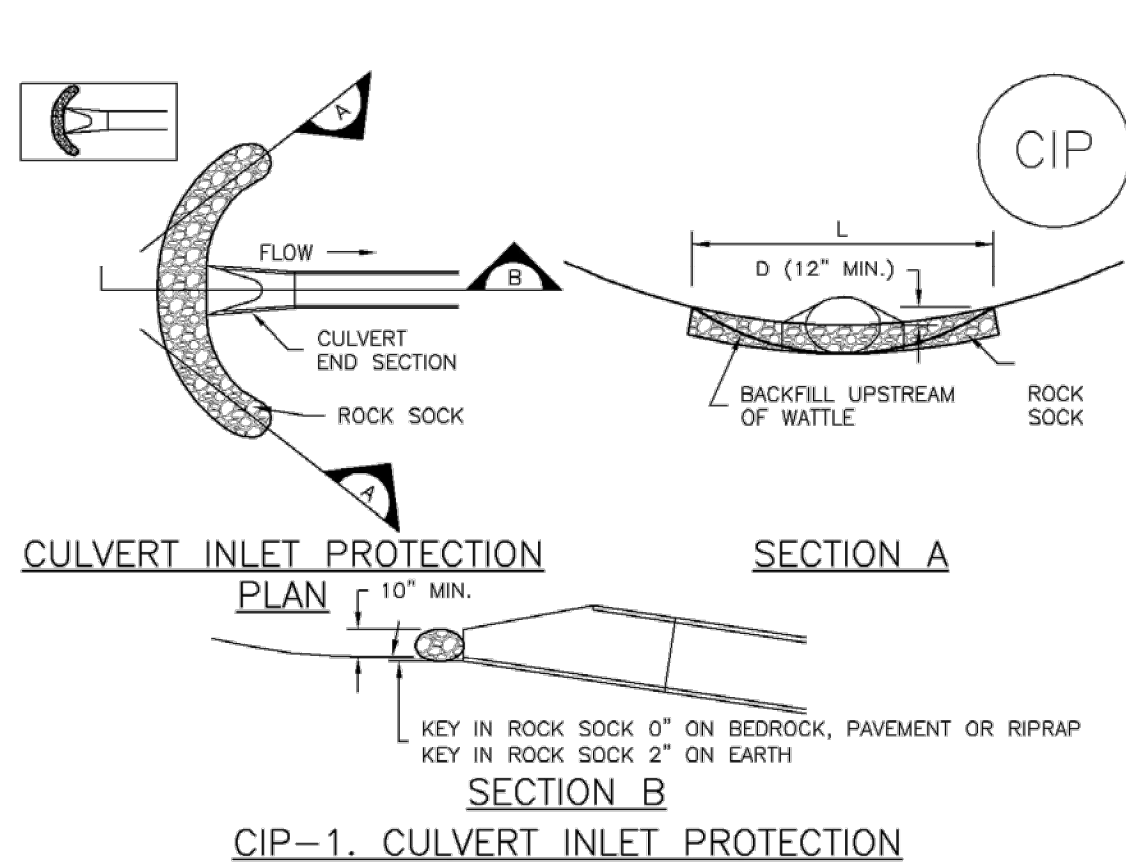
ROCK SOCK MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
 - SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
 - ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 - WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

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

Inlet Protection (IP)

SC-6



CIP-1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION OF CULVERT INLET PROTECTION.
- SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
 - CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

SC-6

Inlet Protection (IP)

GENERAL INLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
-LOCATION OF INLET PROTECTION.
-TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)
- INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
- MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
 - INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
 - WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

- NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.
- NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

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

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

EROSION CONTROL NOTES & DETAILS 2

DESIGNED BY: GSR

DRAWN BY: RAK

DATE: 02/21/2022

C3.4

SHEET 18 OF 109

PRELIMINARY NOT FOR CONSTRUCTION

EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC. 3801 E. Florida Avenue, Suite 425 Denver, CO 80210 303-572-7987 www.ees.us.com

DATE

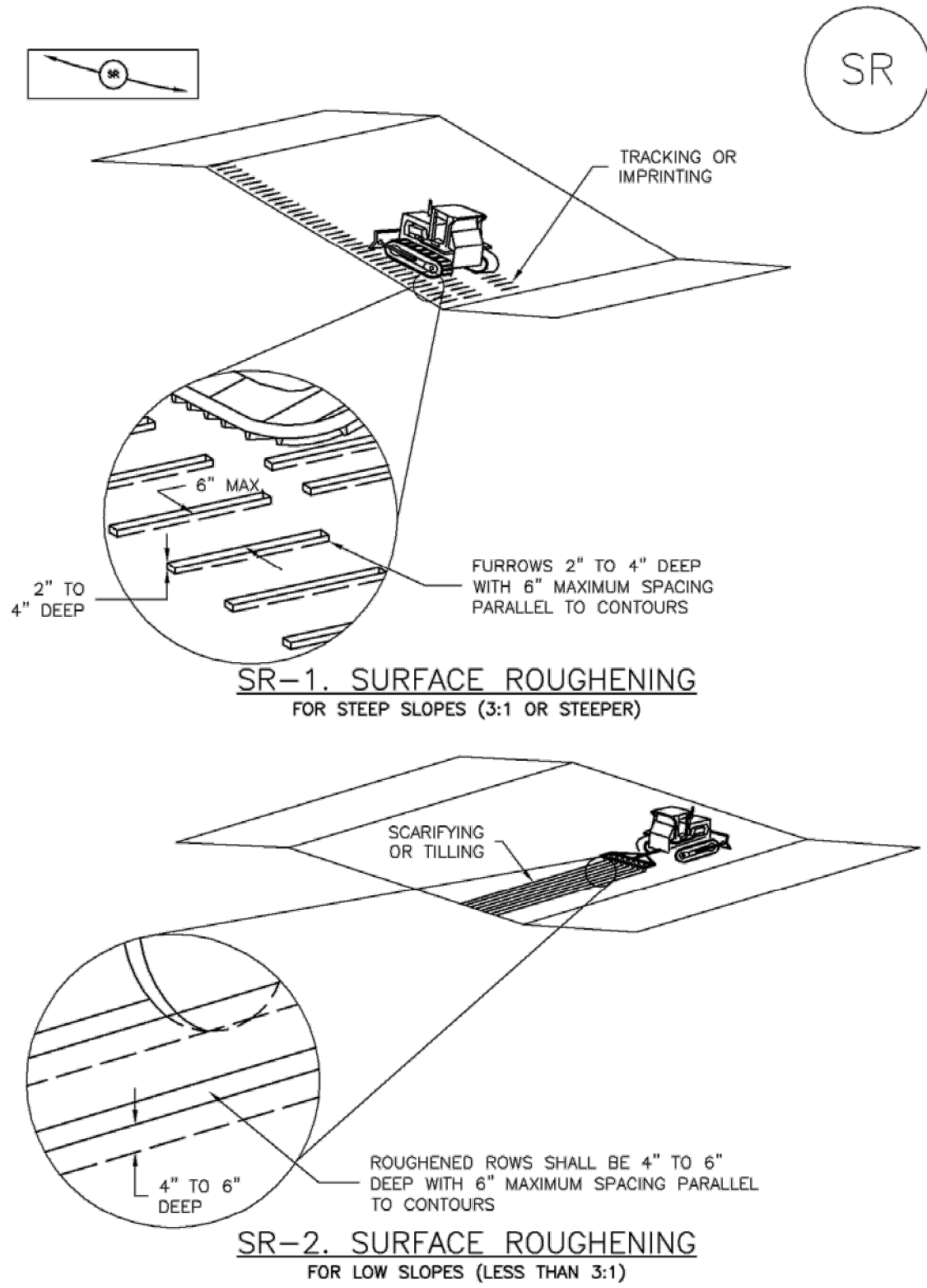
BY

REVISION

No.

Surface Roughening (SR)

EC-1



EC-1

Surface Roughening (SR)

SURFACE ROUGHENING INSTALLATION NOTES

- SEE PLAN VIEW FOR:
–LOCATION(S) OF SURFACE ROUGHENING.
- SURFACE ROUGHENING SHALL BE PROVIDED PROMPTLY AFTER COMPLETION OF FINISHED GRADING (FOR AREAS NOT RECEIVING TOPSOIL) OR PRIOR TO TOPSOIL PLACEMENT OR ANY FORECASTED RAIN EVENT.
- AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD WILL BE PLACED WITHOUT DELAY IN THE CONSTRUCTION SEQUENCE, SURFACE ROUGHENING IS NOT REQUIRED.
- DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.
- A FARMING DISK SHALL NOT BE USED FOR SURFACE ROUGHENING.

SURFACE ROUGHENING MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACE UPON DISCOVERY OF THE FAILURE.
- VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
- IN NON–TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
- IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE–ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER RILL EROSION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Temporary and Permanent Seeding (TS/PS)

EC-2

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species ^a (Common name)	Growth Season ^b	Pounds of Pure Live Seed (PLS)/acre ^c	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Sudangrass	Warm	5–10	½ - ¾
7. Sorghum	Warm	5–10	½ - ¾
8. Winter wheat	Cool	20–35	1 - 2
9. Winter barley	Cool	20–35	1 - 2
10. Winter rye	Cool	20–35	1 - 2
11. Triticale	Cool	25–40	1 - 2

^a Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

^b See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

^c Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

Temporary and Permanent Seeding (TS/PS)

EC-2

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season ^a	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	<i>Bouteloua gracilis</i>	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	<i>Schizachyrium scoparium</i> 'Camper'	Warm	Bunch	240,000	1.0
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm	Open sod	274,000	1.0
Sand dropseed	<i>Sporobolus cryptandrus</i>	Cool	Bunch	5,298,000	0.25
Vaughn sidecoats grama	<i>Bouteloua curtipendula</i> 'Vaughn'	Warm	Sod	191,000	2.0
Arriba western wheatgrass	<i>Agropyron smithii</i> 'Arriba'	Cool	Sod	110,000	5.5
Total					10.25
Heavy Clay, Rocky Foothill Seed Mix					
Ephriam crested wheatgrass ^d	<i>Agropyron cristatum</i> 'Ephriam'	Cool	Sod	175,000	1.5
Oahe Intermediate wheatgrass	<i>Agropyron intermedium</i> 'Oahe'	Cool	Sod	115,000	5.5
Vaughn sidecoats grama ^e	<i>Bouteloua curtipendula</i> 'Vaughn'	Warm	Sod	191,000	2.0
Lincoln smooth brome	<i>Bromus inermis</i> leys 'Lincoln'	Cool	Sod	130,000	3.0
Arriba western wheatgrass	<i>Agropyron smithii</i> 'Arriba'	Cool	Sod	110,000	5.5
Total					17.5

^a All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 5:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.

^b See Table TS/PS-3 for seeding dates.

^c If site is to be irrigated, the transition turf seed rates should be doubled.

^d Crested wheatgrass should not be used on slopes steeper than 6H to 1V.

^e Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sidecoats grama.

Temporary and Permanent Seeding (TS/PS)

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common ^a Name	Botanical Name	Growth Season ^b	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Alakali Soil Seed Mix					
Alkali sacaton	<i>Sporobolus airoides</i>	Cool	Bunch	1,750,000	0.25
Basin wildrye	<i>Elymus cinereus</i>	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	<i>Agropyron riparium</i> 'Sodar'	Cool	Sod	170,000	2.5
Jose tall wheatgrass	<i>Agropyron elongatum</i> 'Jose'	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	<i>Agropyron smithii</i> 'Arriba'	Cool	Sod	110,000	5.5
Total					17.75
Fertile Loamy Soil Seed Mix					
Ephriam crested wheatgrass	<i>Agropyron cristatum</i> 'Ephriam'	Cool	Sod	175,000	2.0
Dural hard fescue	<i>Festuca ovina</i> 'duriuscula'	Cool	Bunch	565,000	1.0
Lincoln smooth brome	<i>Bromus inermis</i> leys 'Lincoln'	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	<i>Agropyron riparium</i> 'Sodar'	Cool	Sod	170,000	2.5
Arriba western wheatgrass	<i>Agropyron smithii</i> 'Arriba'	Cool	Sod	110,000	7.0
Total					15.5
High Water Table Soil Seed Mix					
Meadow foxtail	<i>Alopecurus pratensis</i>	Cool	Sod	900,000	0.5
Redtop	<i>Agrostis alba</i>	Warm	Open sod	5,000,000	0.25
Reed canarygrass	<i>Phalaris arundinacea</i>	Cool	Sod	68,000	0.5
Lincoln smooth brome	<i>Bromus inermis</i> leys 'Lincoln'	Cool	Sod	130,000	3.0
Pathfinder switchgrass	<i>Panicum virgatum</i> 'Pathfinder'	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	<i>Agropyron elongatum</i> 'Alkar'	Cool	Bunch	79,000	5.5
Total					10.75
Transition Turf Seed Mix^c					
Ruebens Canadian bluegrass	<i>Poa compressa</i> 'Ruebens'	Cool	Sod	2,500,000	0.5
Dural hard fescue	<i>Festuca ovina</i> 'duriuscula'	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	<i>Lolium perenne</i> 'Citation'	Cool	Sod	247,000	3.0
Lincoln smooth brome	<i>Bromus inermis</i> leys 'Lincoln'	Cool	Sod	130,000	3.0
Total					7.5

Temporary and Permanent Seeding (TS/PS)

Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses

Seeding Dates	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
	Warm	Cool	Warm	Cool
January 1–March 15			✓	✓
March 16–April 30	4	1,2,3	✓	✓
May 1–May 15	4		✓	
May 16–June 30	4,5,6,7			
July 1–July 15	5,6,7			
July 16–August 31				
September 1–September 30		8,9,10,11		
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

No.	REVISION		BY	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION



CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
EROSION CONTROL NOTES & DETAILS 4

PROJECT NO: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/21/2022

C3.6
SHEET 20 OF 109

	PROPOSED PROPERTY BOUNDARY		PROPOSED STORM SEWER
	PROPOSED EASEMENT		PROPOSED GAS LINE
	PROPOSED BUILDING SETBACK		PROPOSED ELECTRIC SERVICE
	PROPOSED BUILDING OUTLINE		PROPOSED TELEPHONE
	PROPOSED BUILDING OVERHANG		PROPOSED FIBER OPTIC
	PROPOSED 6" STANDARD CURB		PROPOSED CATV
	PROPOSED WALL		EXISTING WATER LINE
	PROPOSED SIDEWALK		EXISTING SANITARY SEWER
	PROPOSED WATER LINE		EXISTING STORM SEWER
	PROPOSED SANITARY SEWER		EXISTING GAS LINE

	EXISTING BURIED ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING CATV
	PROPOSED/EXISTING FIRE HYDRANT
	PROPOSED/EXISTING SANITARY MANHOLE
	PROPOSED/EXISTING CLEANOUT
	PROPOSED/EXISTING STORM MANHOLE
	PROPOSED/EXISTING STORM INLET

EXIST. PROPERTY LINE

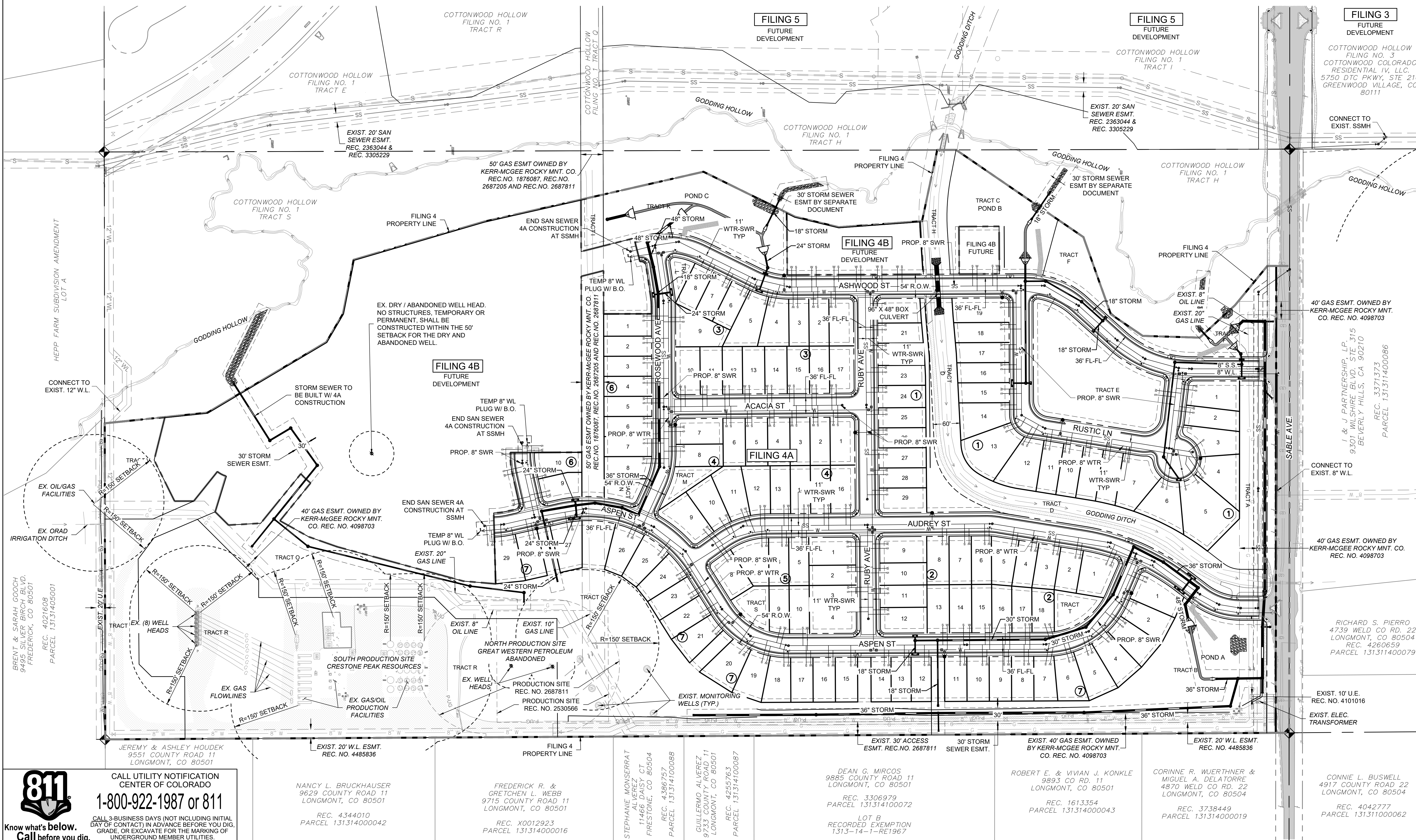
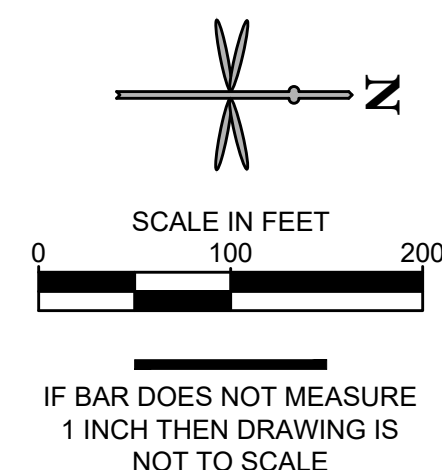
PROPOSED/EXISTING UTILITY POLE

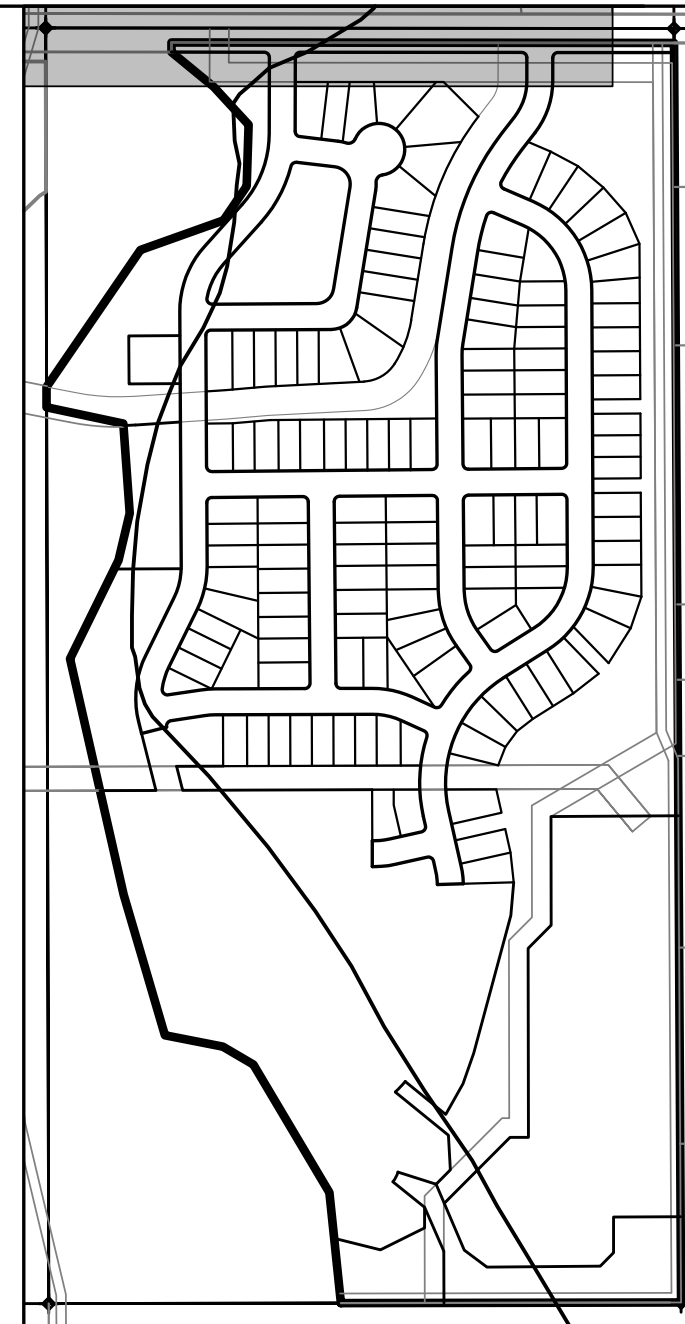
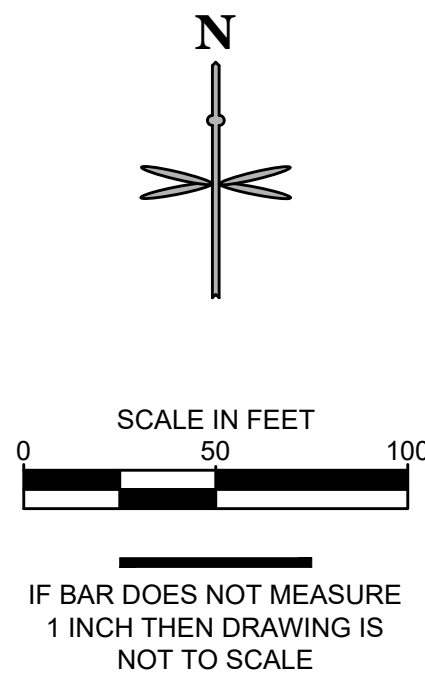
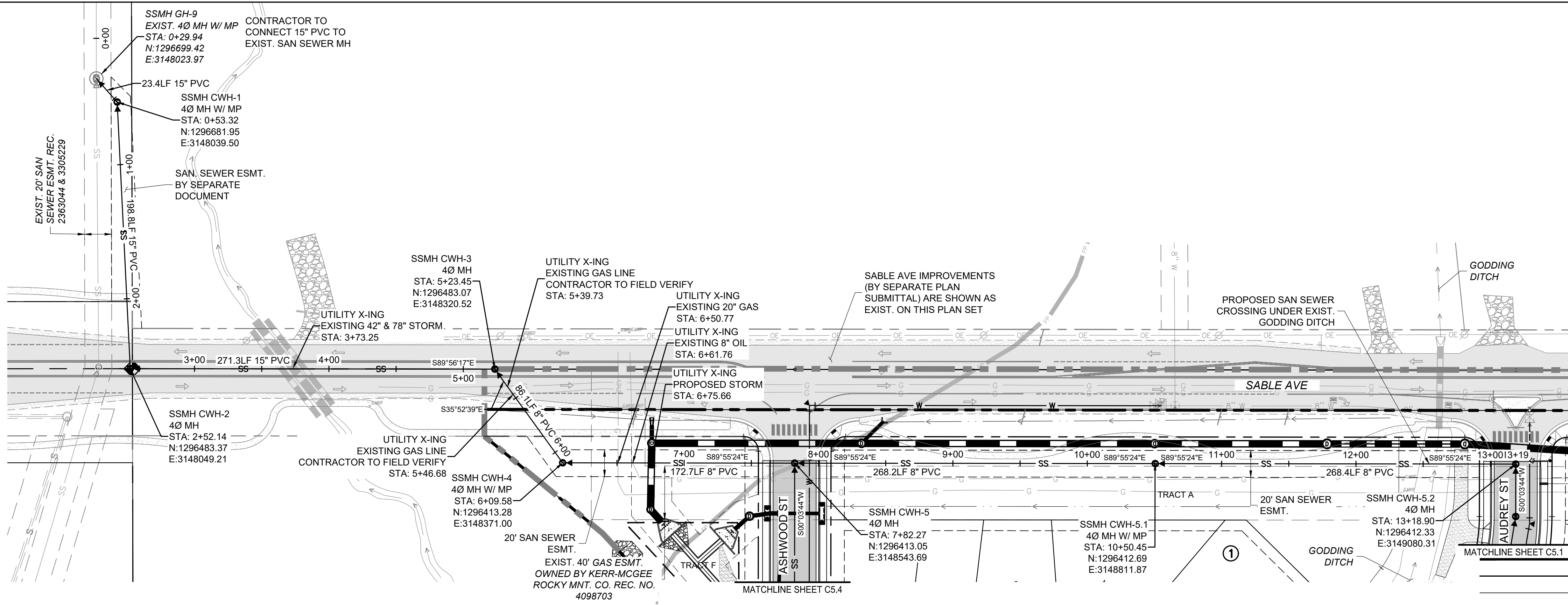
PROPOSED/EXISTING LIGHT POLE

PROPOSED/EXISTING SITE LIGHTING

REFERENCE SEPARATE "SABLE
AVENUE ROADWAY IMPROVEMENT
PLANS" BY ENTITLEMENT AND
ENGINEERING SOLUTIONS, INC.

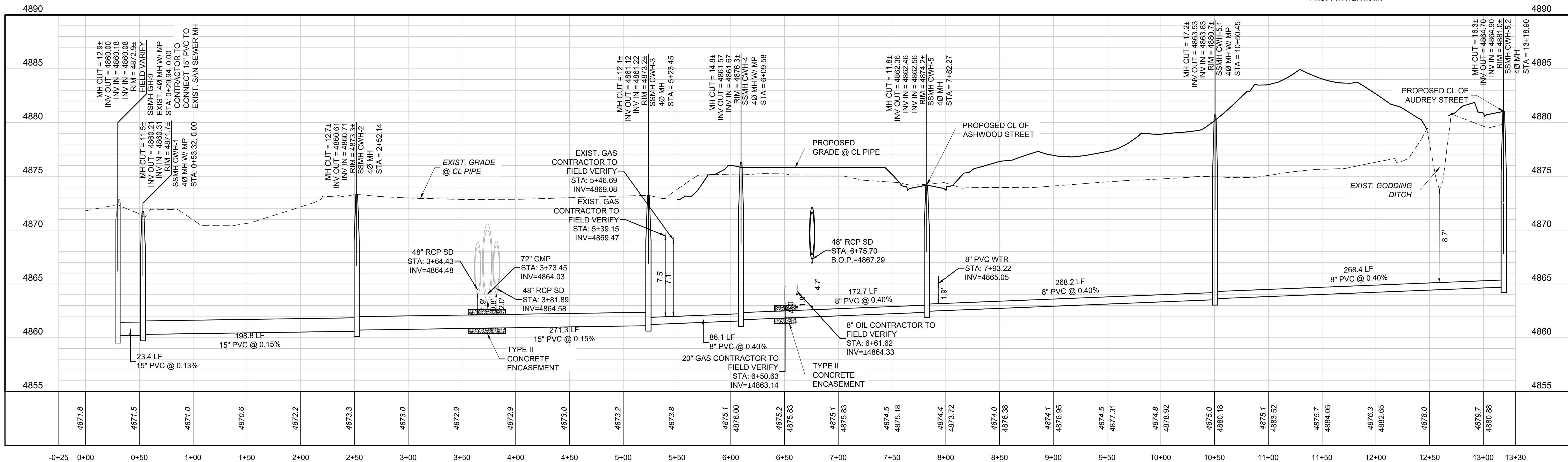
NOTE:
CONTRACTOR TO VERIFY LOCATION OF
ALL OIL/GAS FLOWLINES PRIOR TO
CONSTRUCTION.





UTILITY LEGEND

PROPOSED PROPERTY BOUNDARY	PROPOSED/EXIST. STORM MANHOLE
PROPOSED RIGHT-OF-WAY	PROPOSED/EXIST. STORM INLET
PROPOSED EASEMENT	PROP. AREA INLET
PROPOSED LOT LINE	PROP. TYPE 'R' INLET
PROPOSED CENTERLINE	PROP. STORM MANHOLE
EXIST. 100-YEAR FLOODPLAIN	PROP. FLARED END SECTION
EXIST. FENCE	PROP. FIRE HYDRANT
EXIST. ELECTRIC LINE	PROP. WATER VALVE
EXIST. GAS MAIN	PROP. WATER SERVICE LINE
EXIST. FIBER OPTICS	PROP. SAN SEWER SERVICE LINE
EXIST. SANITARY SEWER	PROP. SAN SEWER MANHOLE
EXIST. WATER MAIN	PROP. WATER FITTINGS
PROPOSED CURB & GUTTER	EXIST. SANITARY SEWER MH
PROPOSED STORM SEWER	EXIST. STORM MANHOLE
EXISTING STORM SEWER	EXIST. FIRE HYDRANT
PROP. IRRIGATION MAIN	EXIST. WATER VALVE
PROP. SANITARY SEWER	EXIST. UTILITY RISER
PROP. WATER MAIN	



PROFILE SABLE AVE (STA: -0+25 TO 13+30)

SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL



CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

Know what's below.
Call before you dig.

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST 1/2 COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

SANITARY P&P - SABLE AVE.

PROJECT NO.: OLS001.01

DESIGNED BY: GSR

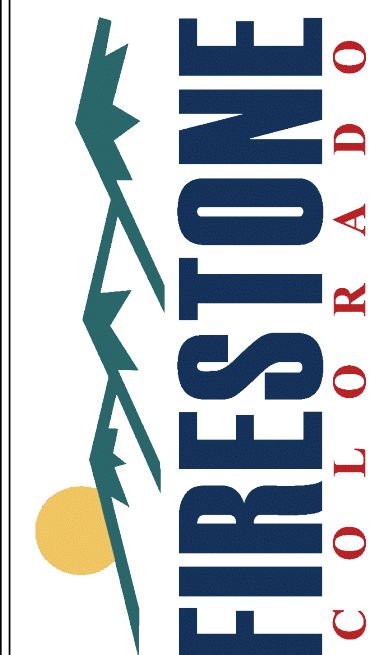
DRAWN BY: RAK

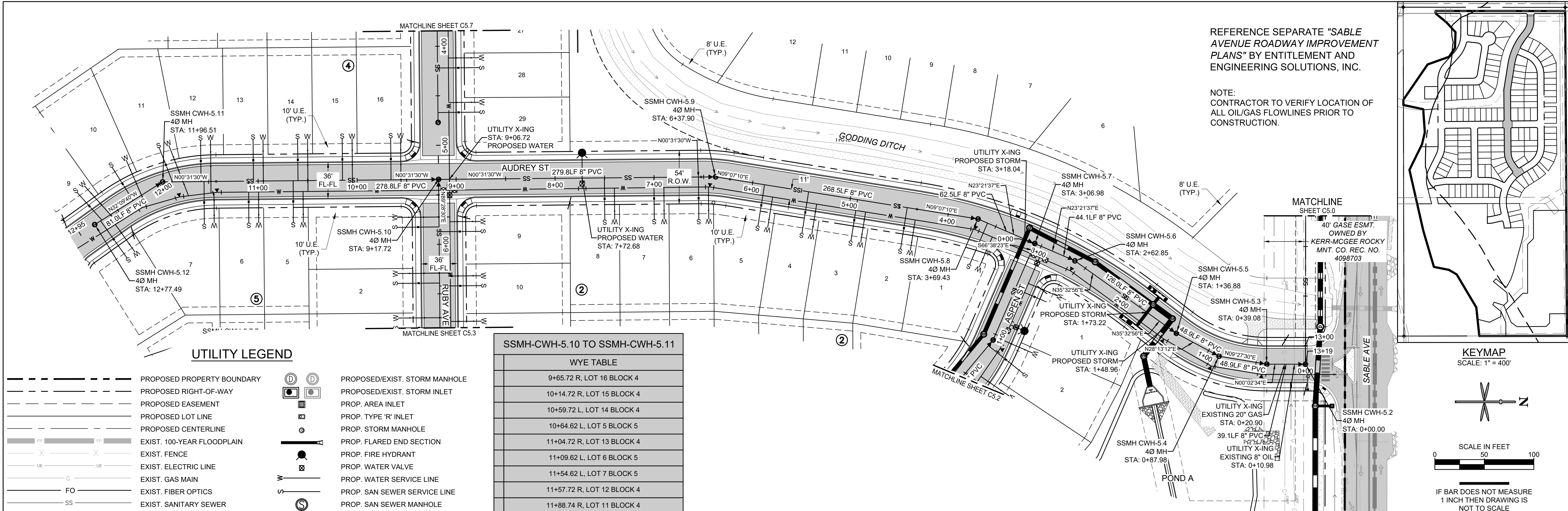
DATE: 02/09/2023

C5.0

SHEET 22 OF 109

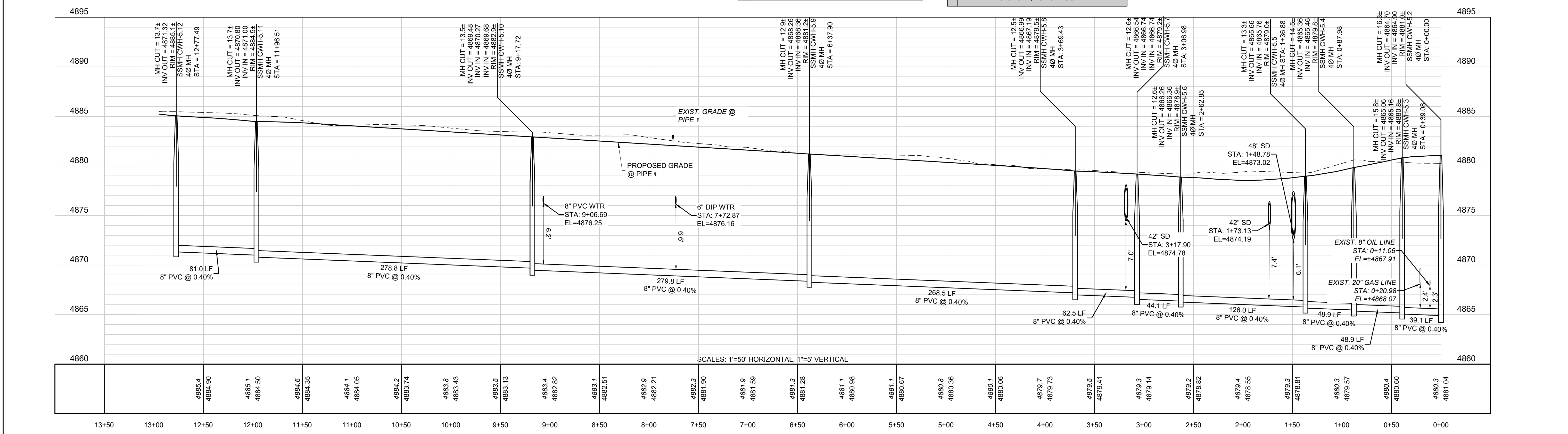
PRELIMINARY
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REFERENCE SEPARATE "SABLE AVENUE ROADWAY IMPROVEMENT PLANS" BY ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.

NOTE:
CONTRACTOR TO VERIFY LOCATION OF ALL OIL/GAS FLOWLINES PRIOR TO CONSTRUCTION.



811
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1-800-922-1987 or 811

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REVISION
No. BY DATE

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FIRESTONE
COLORADO

CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
SANITARY P&P - AUDREY ST

PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/09/2023

C5.1
SHEET 23 OF 109

UTILITY LEGEND

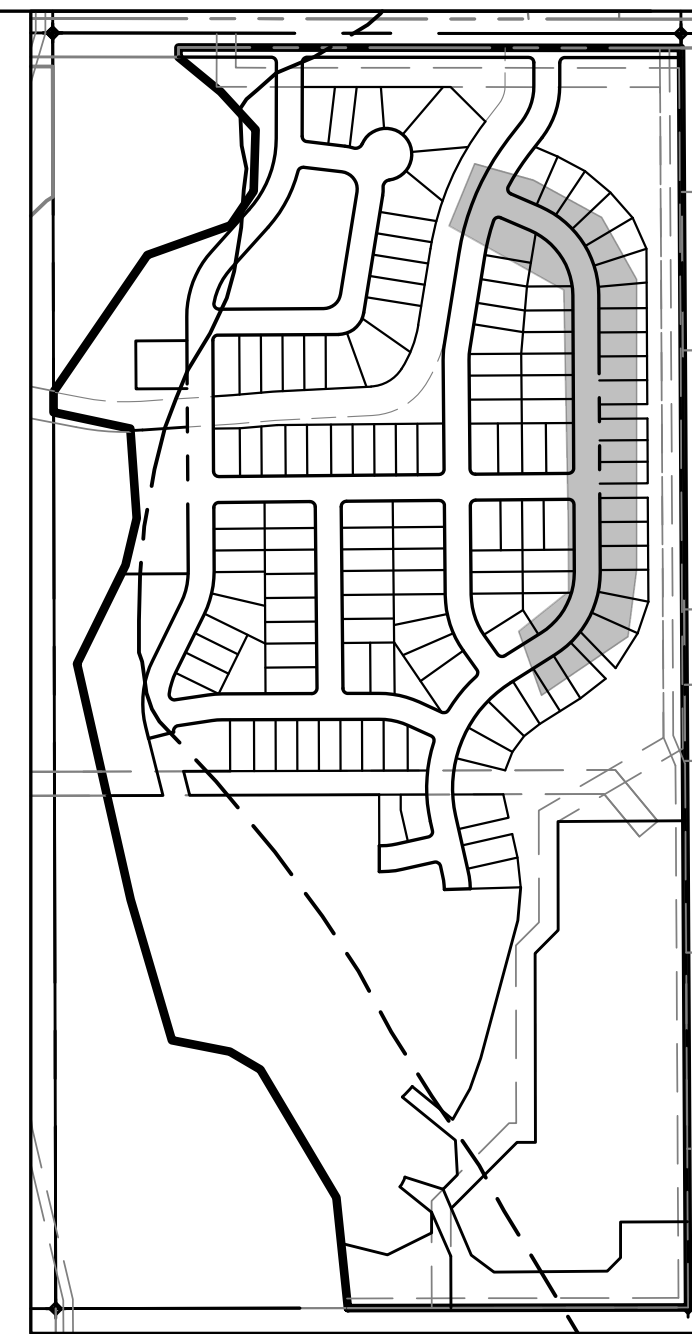
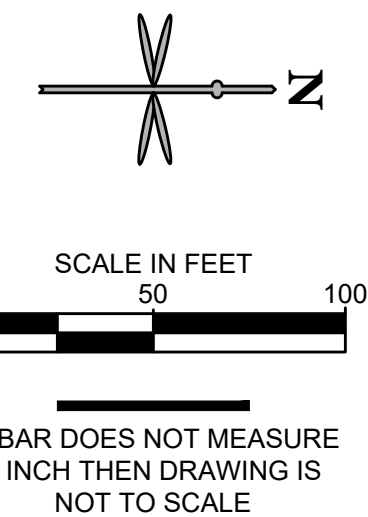
	PROPOSED PROPERTY BOUNDARY		PROPOSED/EXIST. STORM MANHOLE
	PROPOSED RIGHT-OF-WAY		PROPOSED/EXIST. STORM INLET
	PROPOSED EASEMENT		PROP. AREA INLET
	PROPOSED LOT LINE		PROP. TYPE 'R' INLET
	PROPOSED CENTERLINE		PROP. STORM MANHOLE
	EXIST. 100-YEAR FLOODPLAIN		PROP. FLARED END SECTION
	EXIST. FENCE		PROP. FIRE HYDRANT
	EXIST. ELECTRIC LINE		PROP. WATER VALVE
	EXIST. GAS MAIN		PROP. WATER SERVICE LINE
	EXIST. FIBER OPTICS		PROP. SAN SEWER SERVICE LINE
	EXIST. SANITARY SEWER		PROP. SAN SEWER MANHOLE
	EXIST. WATER MAIN		PROP. WATER FITTINGS
	PROPOSED CURB & GUTTER		EXIST. SANITARY SEWER MH
	PROPOSED STORM SEWER		EXIST. STORM MANHOLE
	EXISTING STORM SEWER		EXIST. FIRE HYDRANT
	PROP. IRRIGATION MAIN		EXIST. WATER VALVE
	PROP. SANITARY SEWER		EXIST. UTILITY RISER
	PROP. WATER MAIN		

SSMH-CWH-5.7.6 TO SSMH-CWH-5.7.7
WYE TABLE
10+40.30 L, LOT 21 BLOCK 7

SSMH-CWH-5.7.5 TO SSMH-CWH-5.7.6
WYE TABLE
8+90.57 L, LOT 18 BLOCK 7
9+10.95 R, LOT 9 BLOCK 5
9+32.21 L, LOT 19 BLOCK 7
9+63.96 L, LOT 20 BLOCK 7

SSMH-CWH-5.7.4 TO SSMH-CWH-5.7.5
WYE TABLE
4+90.95 R, LOT 14 BLOCK 2
4+98.81 L, LOT 11 BLOCK 7
5+37.36 R, LOT 13 BLOCK 2
5+78.81, LOT 12 BLOCK 7
6+23.81 L, LOT 13 BLOCK 7
6+68.81 L, LOT 14 BLOCK 7
7+43.81 L, LOT 15 BLOCK 7
7+93.81 L, LOT 16 BLOCK 7
8+43.81 L, LOT 17 BLOCK 7
8+51.00 R, LOT 10 BLOCK 5

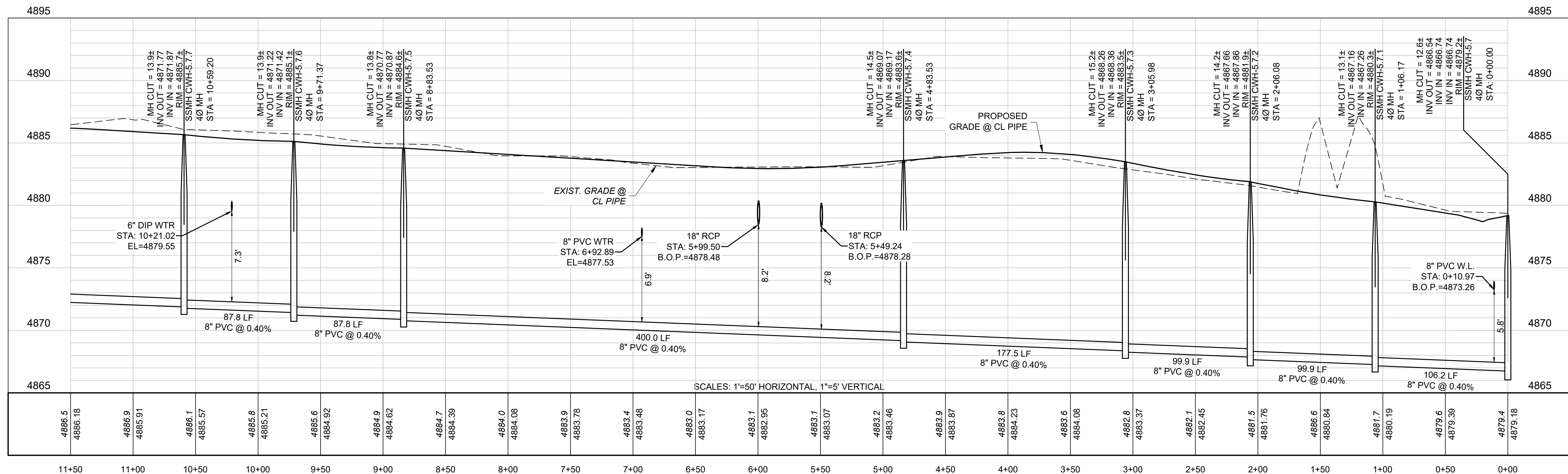
SSMH-CWH-5.7.3 TO SSMH-CWH-5.7.4
WYE TABLE
3+52.36 R, LOT 17 BLOCK 2
3+55.36 L, LOT 8 BLOCK 7
3+97.36 R, LOT 16 BLOCK 2
4+00.36 L, LOT 9 BLOCK 7
4+42.36 R, LOT 15 BLOCK 2
4+48.81 L, LOT 10 BLOCK 7



SSMH-CWH-5.7 TO SSMH-CWH-5.7.1
WYE TABLE
0+49.57 L, LOT 1 BLOCK 7

SSMH-CWH-5.7.1 TO SSMH-CWH-5.7.2
WYE TABLE
1+13.59 L, LOT 2 BLOCK 7
1+48.76 L, LOT 3 BLOCK 7
1+95.58 L, LOT 4 BLOCK 7

SSMH-CWH-5.7.2 TO SSMH-CWH-5.7.3
WYE TABLE
2+22.47 L, LOT 5 BLOCK 7
2+67.33 L, LOT 6 BLOCK 7
2+94.94 R, LOT 18 BLOCK 2
2+98.59 L, LOT 7 BLOCK 7



PROFILE ASPEN ST (STA: 0+00 TO 11+50)

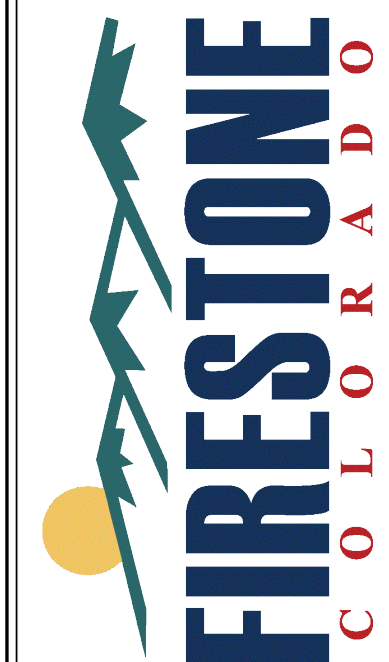


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1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)

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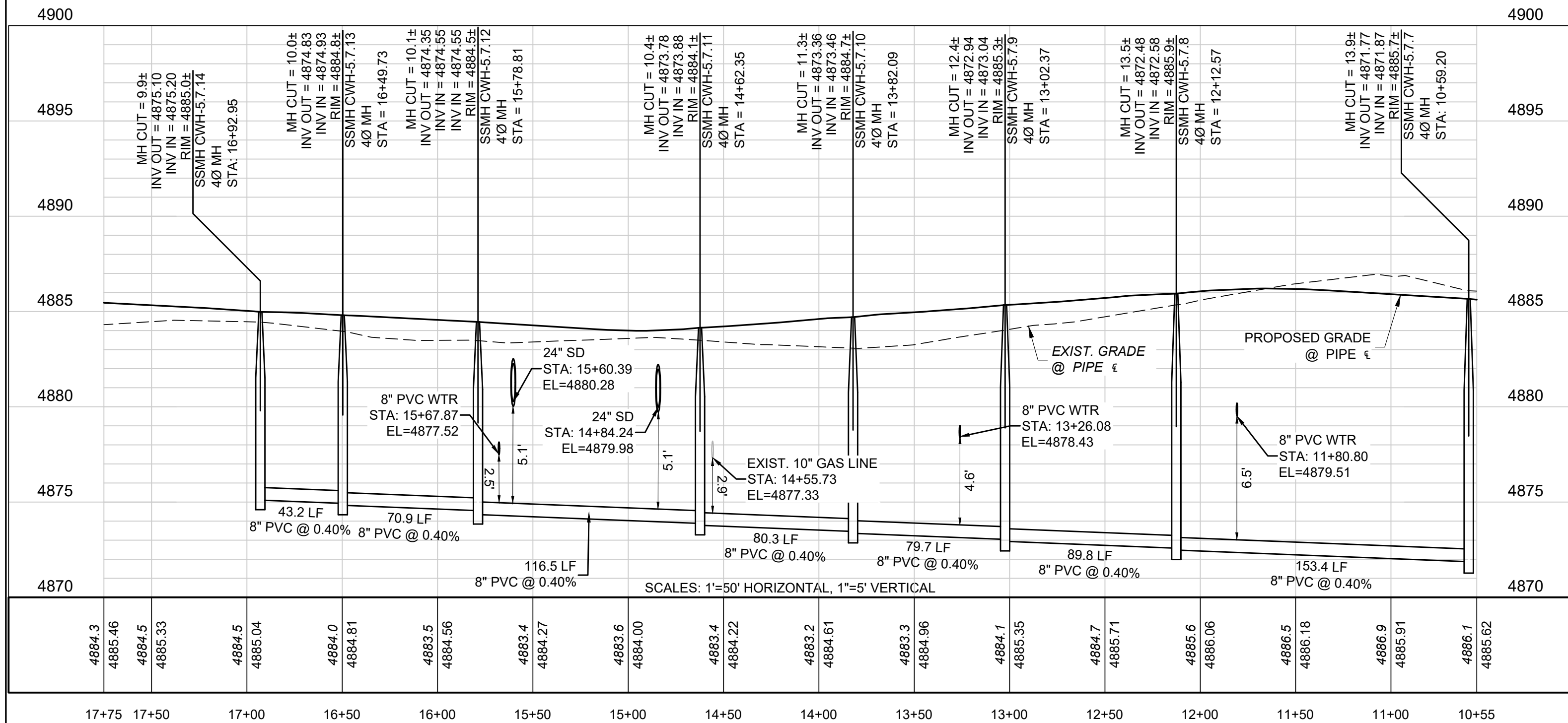
CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

SANITARY P&P - ASPEN ST - 1

PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/09/2023

C5.2
SHEET 24 OF 109



PROFILE RUBY AVE (STA: 5+00 TO 7+69)

Profile view of the proposed water main installation. The vertical axis shows elevation from 4860 to 4895 feet. The horizontal axis shows stationing from 5+50 to 7+50. The profile shows the existing ground (dashed line) and the proposed pipe grade (solid line). The pipe is 8-inch PVC water main with a 0.40% slope. Key points include manholes at stations 5+45.49 and 7+17.72, and a 210.6 LF section of pipe between them. The pipe is 5.2 feet deep at station 5+45.49. The existing ground is at approximately 4882 feet at station 5+50 and 4883 feet at station 7+50. The proposed pipe grade is at approximately 4885 feet at station 5+50 and 4883 feet at station 7+50.

Station	Proposed Grade @ Pipe	Existing Grade @ Pipe
5+50	4885.0	4882.0
6+00	4885.0	4882.0
6+50	4885.0	4882.0
7+00	4883.0	4883.0
7+50	4883.0	4883.0



LEGEND

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

SSMH-CWH-5.10 to SSMH-CWH-5.10.1	
	WYE TABLE
	5+82.46 R, LOT 1 BLOCK 5
	5+87.28 L, LOT 9 BLOCK 2
	6+39.15 R, LOT 2 BLOCK 5
	6+342.15 L, LOT 10 BLOCK 2
	6+84.21 R, LOT 3 BLOCK 5
	6+88.04 L, LOT 11 BLOCK 2
	7+29.15 R, LOT 4 BLOCK 5
	7+35.04 L, LOT 12 BLOCK 2

SSMH-CWH-5.7.13 TO SSMH-CWH-5.7.14	
	WYE TABLE
	16+57.14 L, LOT 29 BLOCK 7
	16+88.89 L

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CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

SANITARY P&P - ASPEN ST - 2

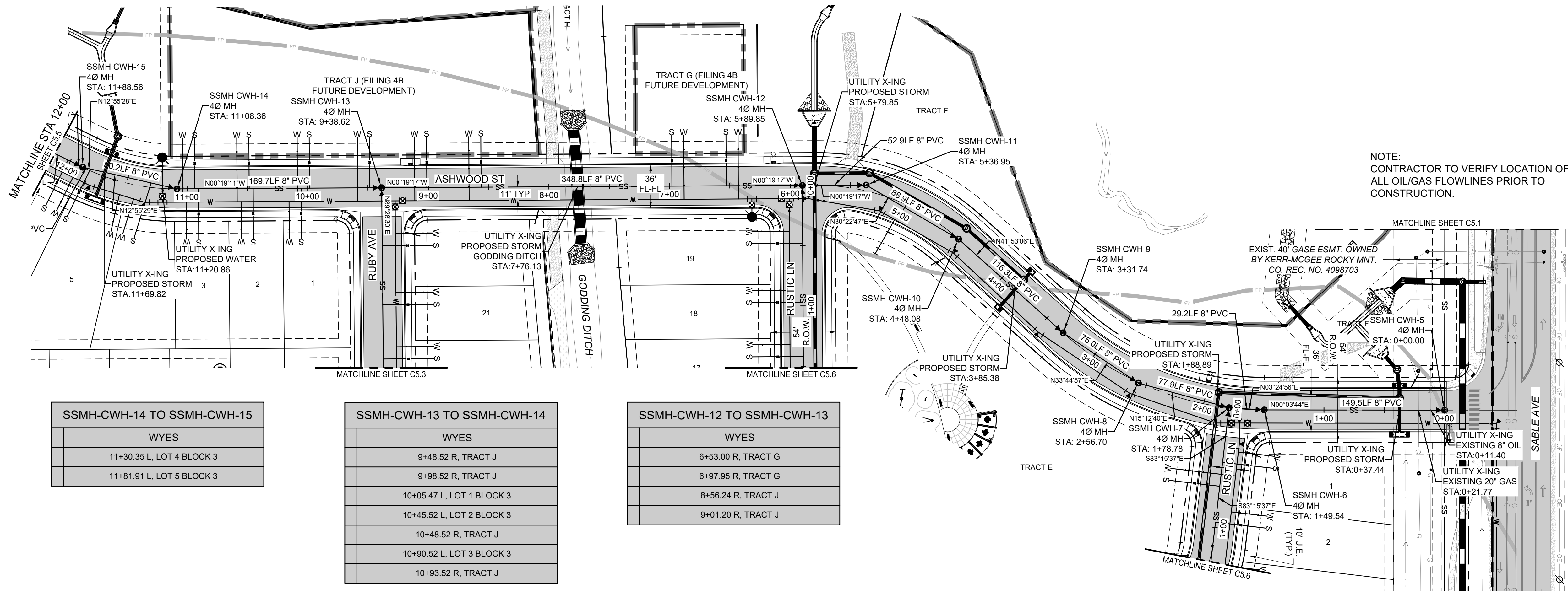
PROJECT NO:	OLS001.01
DESIGNED BY:	GSR
DRAWN BY:	RAK
DATE:	02/09/2023

C5.3

SHEET 25 OF 109

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA
1268+52". LOCATED 50 FEET NORTH-EASTERLY OF
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PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

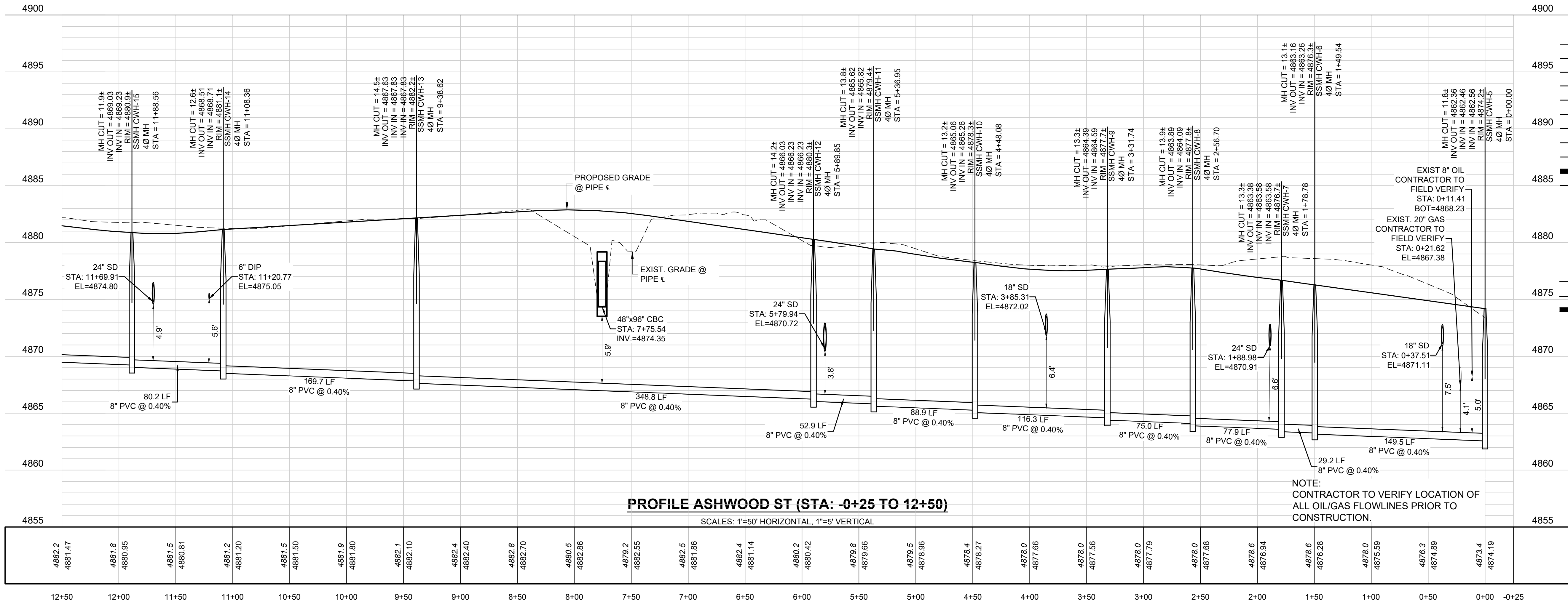
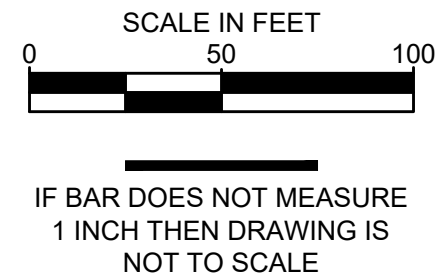
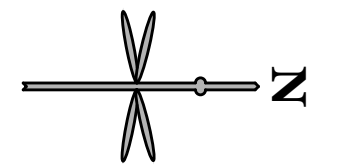
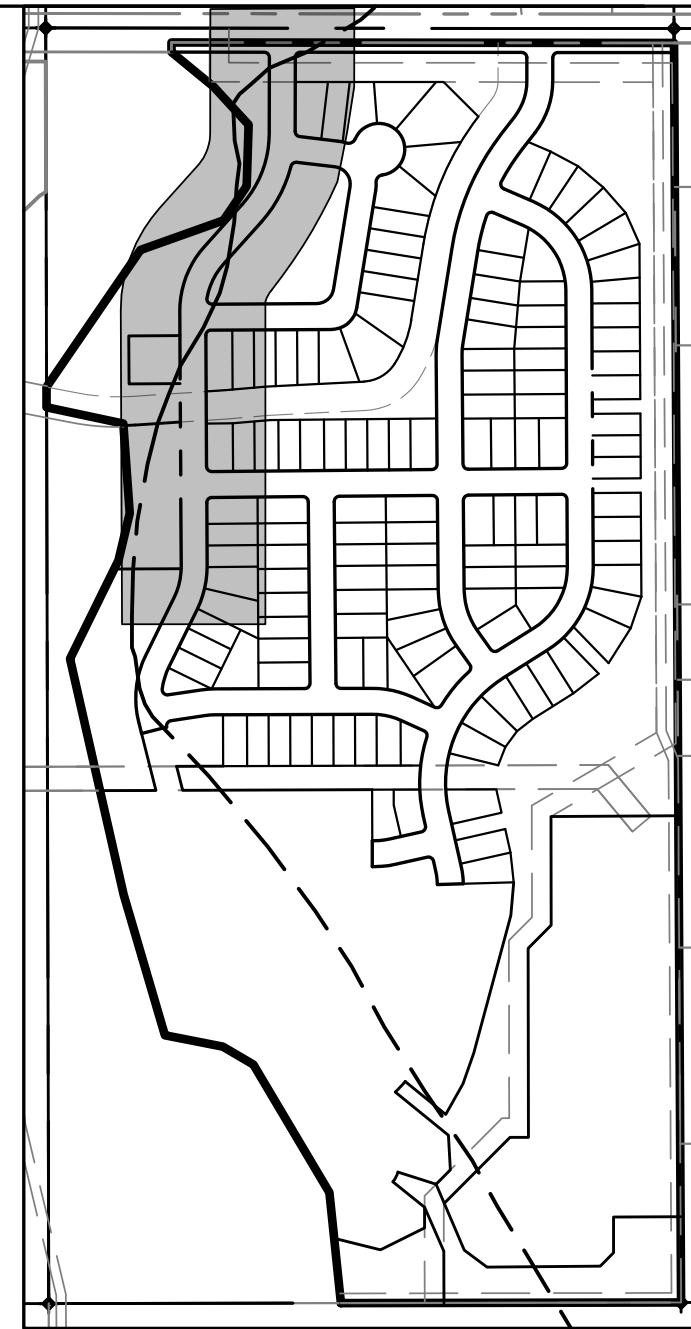
811
CALL UTILITY NOTIFICATION
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1-800-922-1987 or 811
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UNDERGROUND MEMBER UTILITIES.



SSMH-CWH-14 TO SSMH-CWH-15	
WYES	
11+30.35 L, LOT 4 BLOCK 3	
11+81.91 L, LOT 5 BLOCK 3	

SSMH-CWH-13 TO SSMH-CWH-14	
WYES	
9+48.52 R, TRACT J	
9+98.52 R, TRACT J	
10+05.47 L, LOT 1 BLOCK 3	
10+45.52 L, LOT 2 BLOCK 3	
10+48.52 R, TRACT J	
10+90.52 L, LOT 3 BLOCK 3	
10+93.52 R, TRACT J	

SSMH-CWH-12 TO SSMH-CWH-13	
WYES	
6+53.00 R, TRACT G	
6+97.95 R, TRACT G	
8+56.24 R, TRACT J	
9+01.20 R, TRACT J	



- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - LOT LINE
 - X EXIST. FENCE
 - E EXIST. ELECTRIC LINE
 - G EXIST. GAS MAIN
 - CTV EXIST. CATV
 - COM EXIST. COMMUNICATION
 - S EXIST. SANITARY SEWER
 - W EXIST. STORM SEWER
 - W EXIST. WATER MAIN
 - W EXIST. SANITARY SEWER MH
 - W EXIST. STORM MANHOLE
 - W EXIST. FIRE HYDRANT
 - W EXIST. WATER VALVE
 - W EXIST. UTILITY RISER
 - W EXIST. STREET SIGN
 - S PROP. SANITARY SEWER
 - W PROP. WATER MAIN
 - W PROP. STORM SEWER
 - W PROP. AREA INLET
 - W PROP. TYPE R COMBINATION INLET
 - W PROP. STORM MANHOLE
 - W PROP. FIRE HYDRANT
 - W PROP. SIGN
 - W PROP. STREET LIGHT

811
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DATE	
BY	
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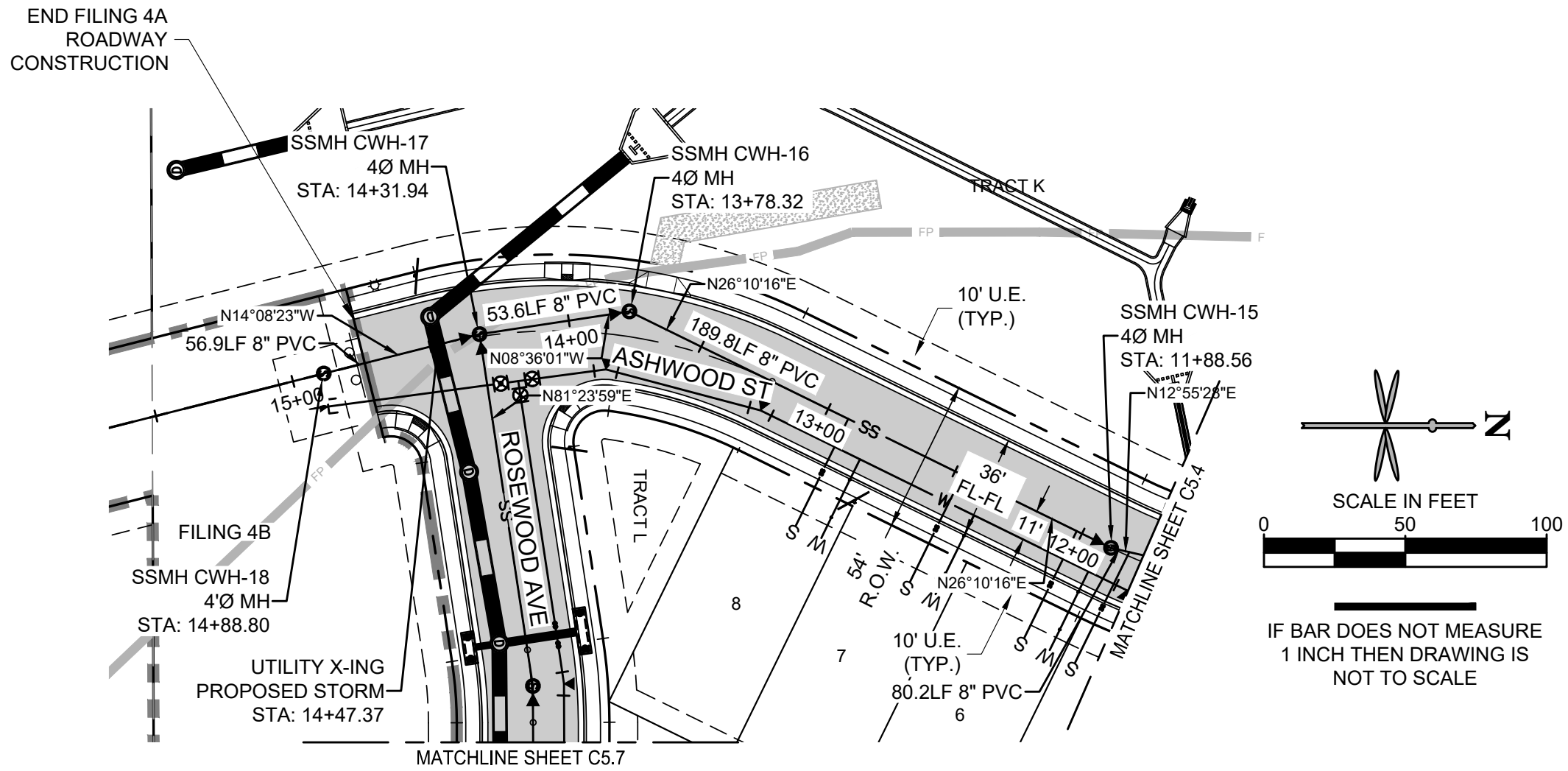
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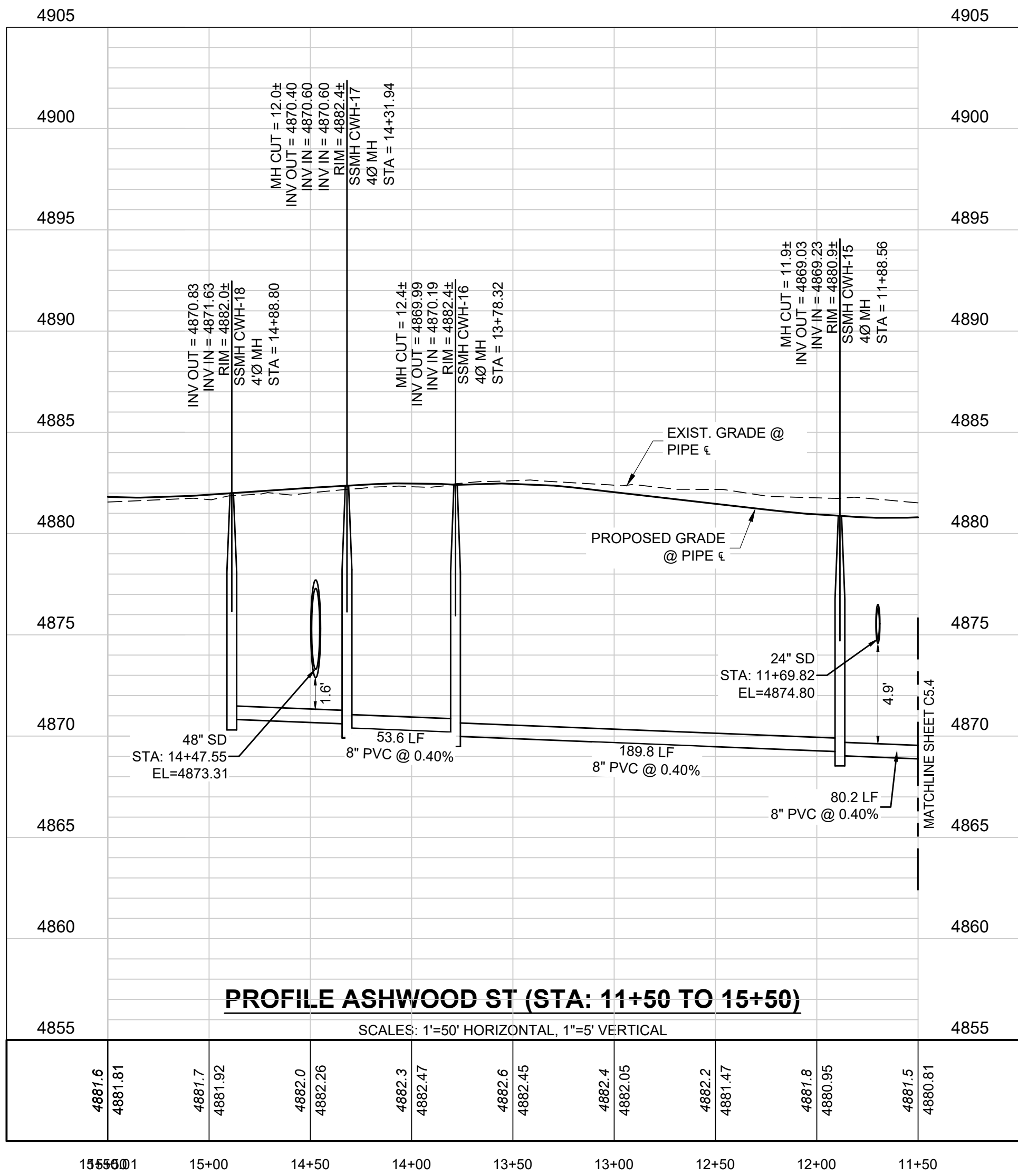
FIRESTONE
COLORADO

CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
SANITARY P&P - ASHWOOD ST - 1

PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/14/2023
C5.4
SHEET 26 OF 109

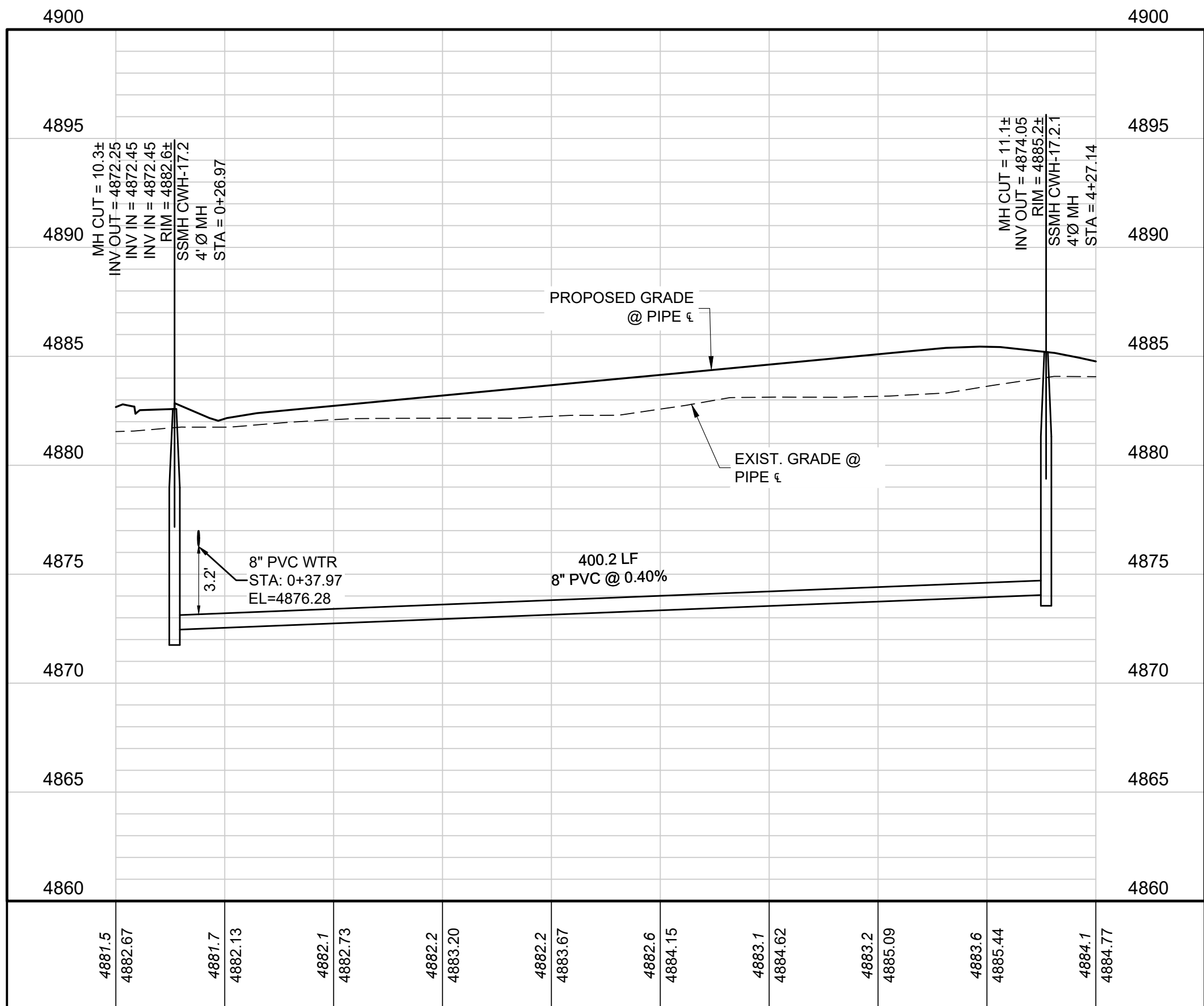
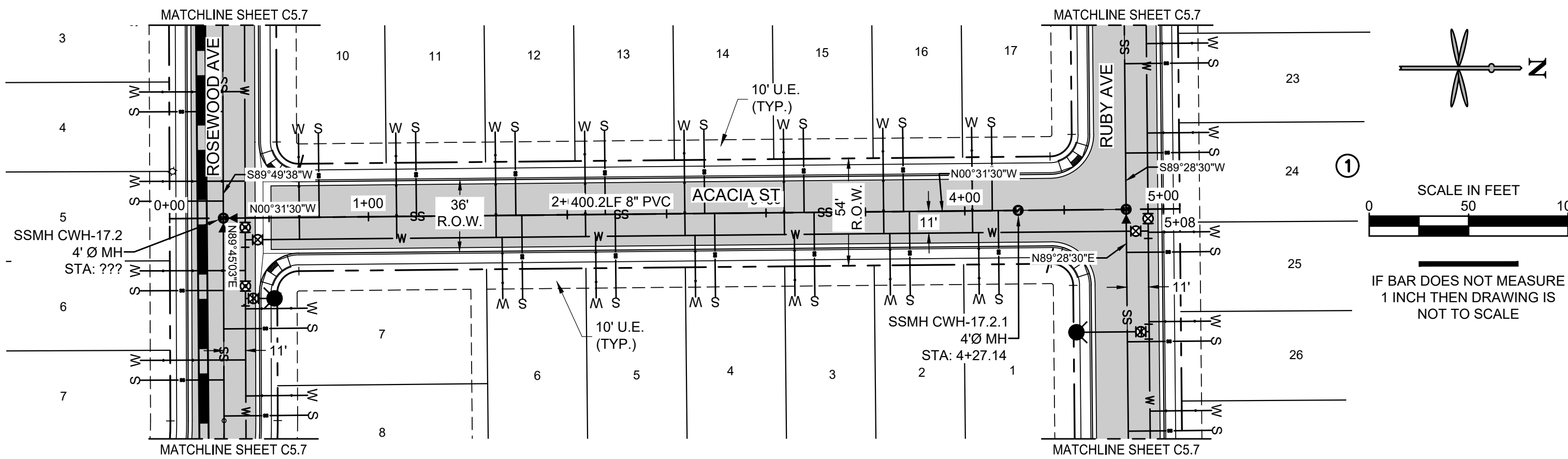


SSMH-CWH-15 TO SSMH-CWH-16	
WYES	
12+02.09 L, LOT 6 BLOCK 3	
12+47.59 L, LOT 7 BLOCK 3	
12+92.09 L, LOT 8 BLOCK 3	



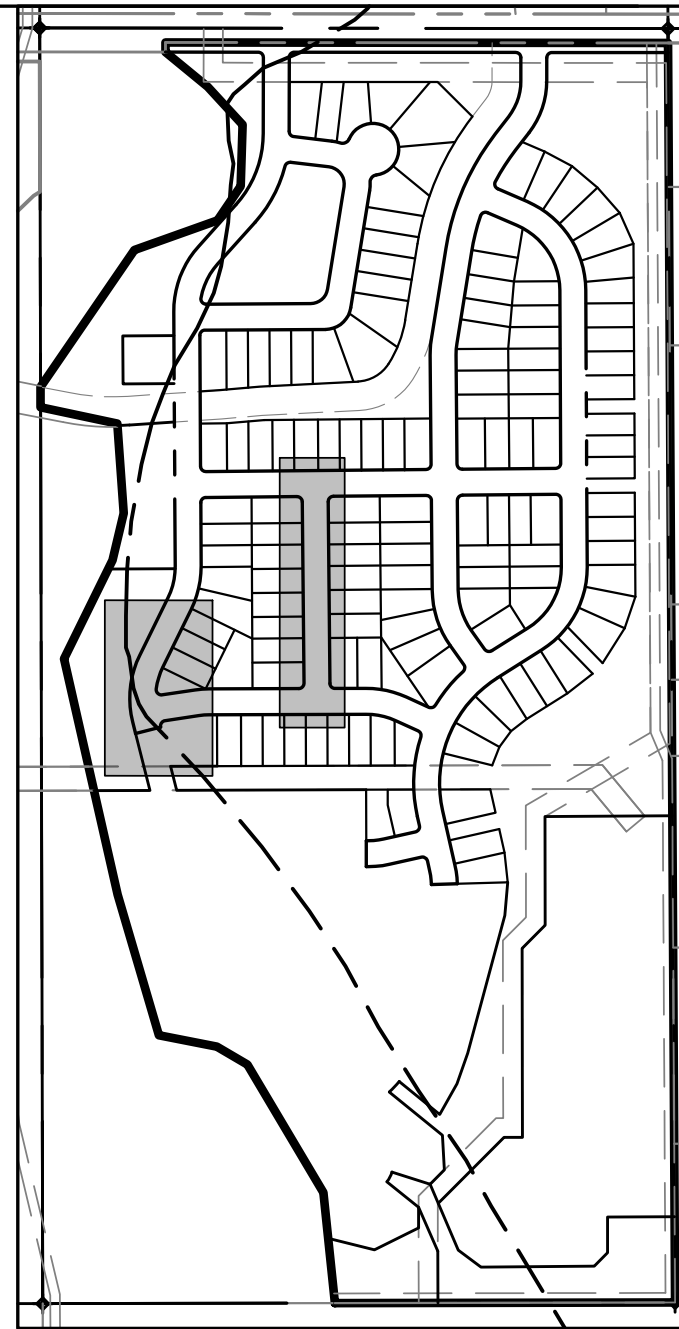
PROFILE ASHWOOD ST (STA: 11+50 TO 15+50)

SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL



PROFILE ACACIA ST (STA: 0+00 TO 4+50)

SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL



KEYMAP
SCALE: 1" = 400'

LEGEND

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

SSMH-CWH-17 TO SSMH-CWH-17.2.1	
WYES	
0+75.20 L, LOT 10 BLOCK 3	
1+24.14 L, LOT 11 BLOCK 3	
1+74.14 L, LOT 12 BLOCK 3	
1+77.14 R, LOT 6 BLOCK 4	
2+19.14 L, LOT 13 BLOCK 3	
2+24.14 R, LOT 5 BLOCK 4	
2+69.14 L, LOT 14 BLOCK 3	
2+74.14 R, LOT 4 BLOCK 4	
3+19.14 L, LOT 15 BLOCK 3	
3+24.14 R, LOT 3 BLOCK 4	
3+69.14 L, LOT 16 BLOCK 3	
3+72.14 R, LOT 2 BLOCK 4	
4+13.82 L, LOT 17 BLOCK 3	
4+16.82 R, LOT 1 BLOCK 4	



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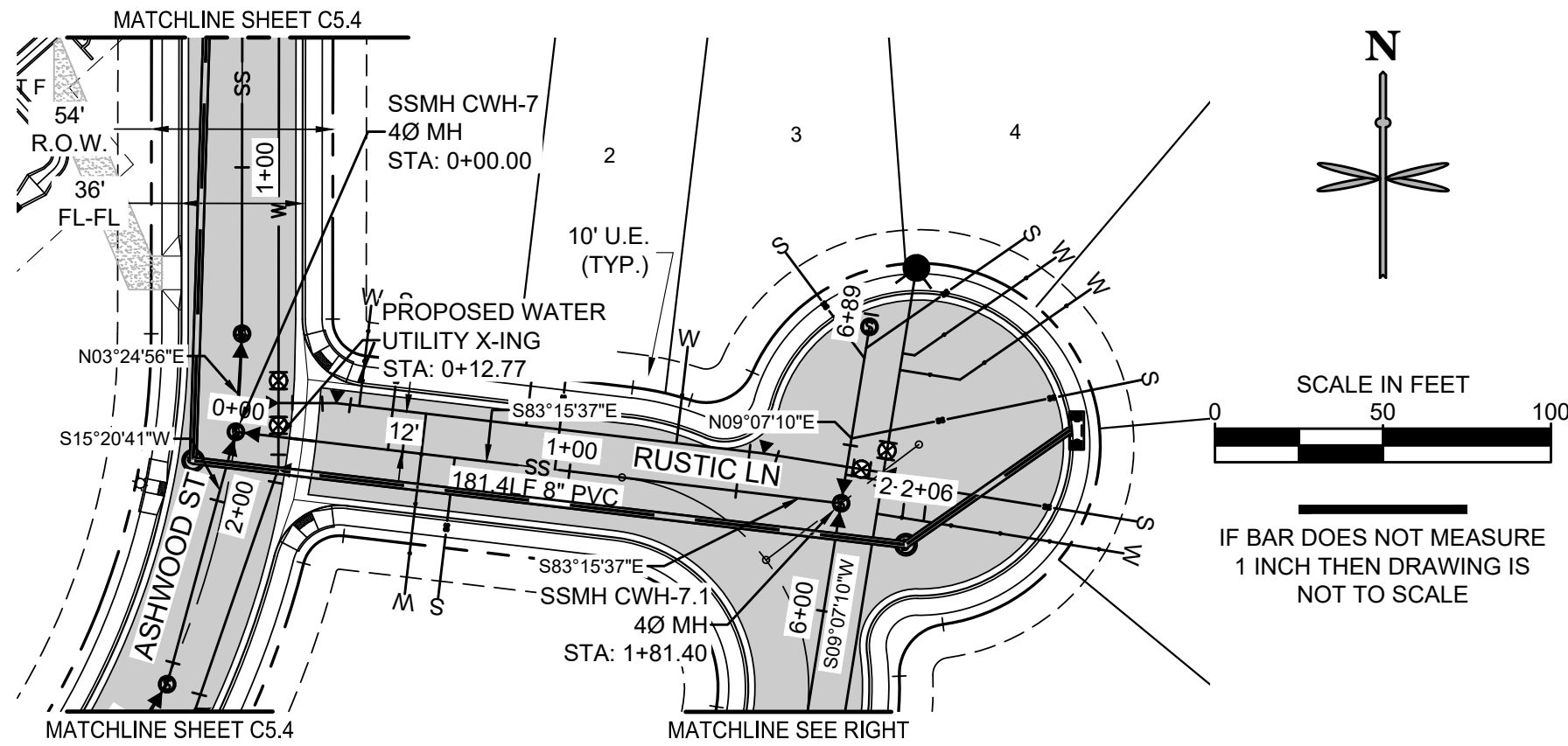


CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A

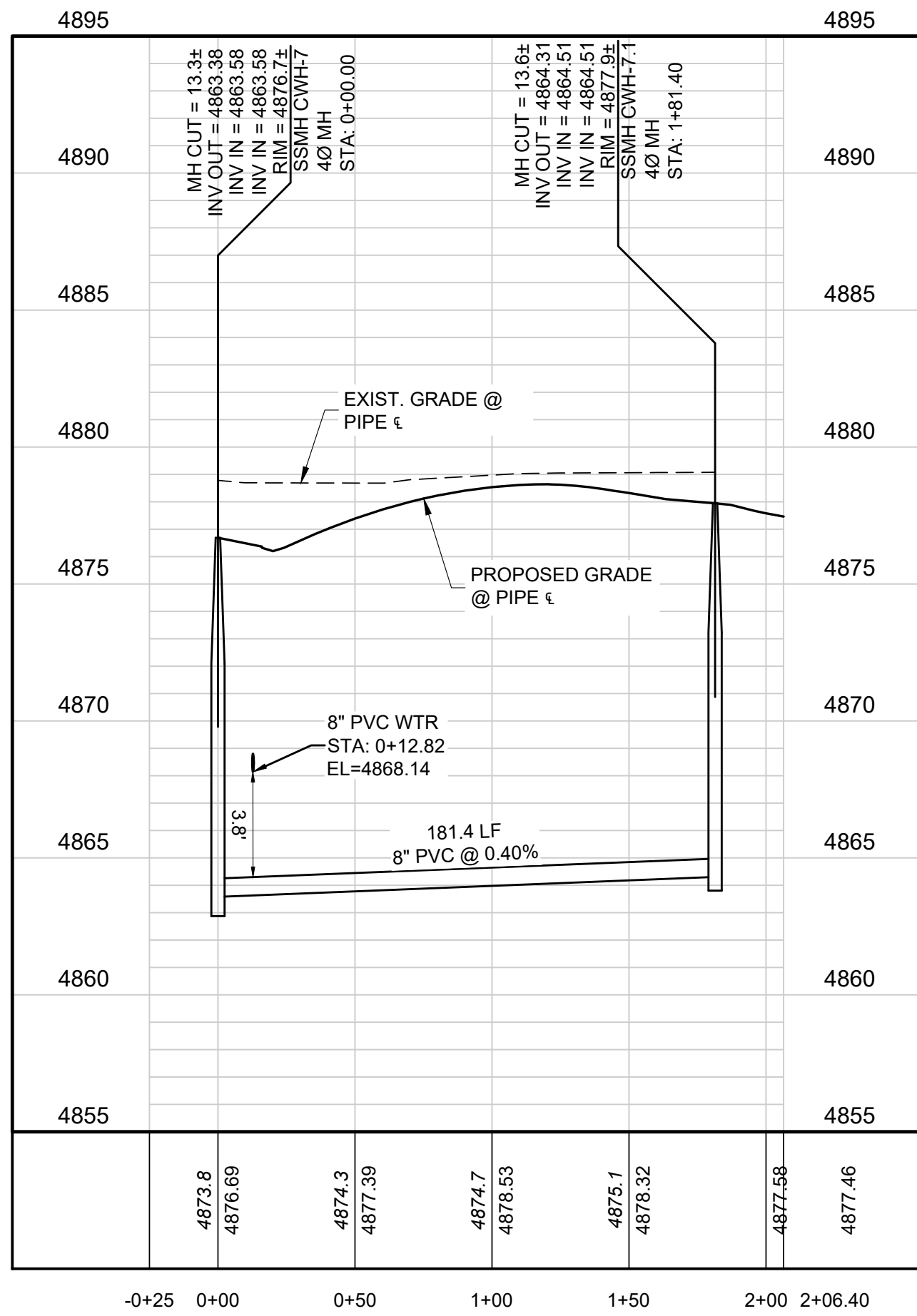
FIRESTONE, COLORADO 80504
SANITARY P&P - ACACIA ST

PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/14/2023

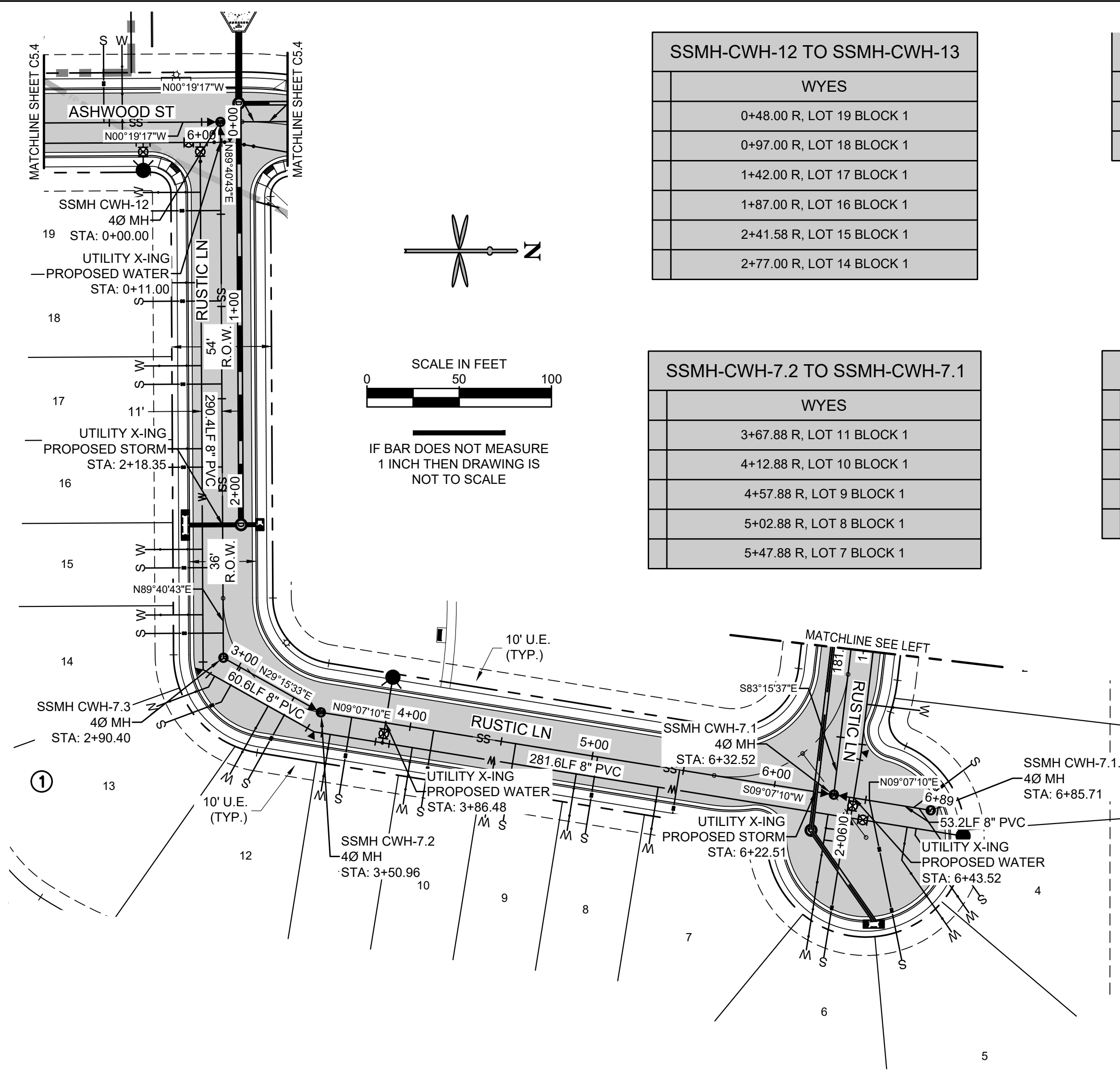
C5.5
SHEET 27 OF 109



SSMH-CWH-7 TO SSMH-CWH-7.1
WYES
0+45.22 L, LOT 1 BLOCK 1
0+65.62 R, TRACT E
0+95.62 L, LOT 2 BLOCK 1



PROFILE RUSTIC LN -NORTH (STA: -0+25 TO 2+06)
SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL

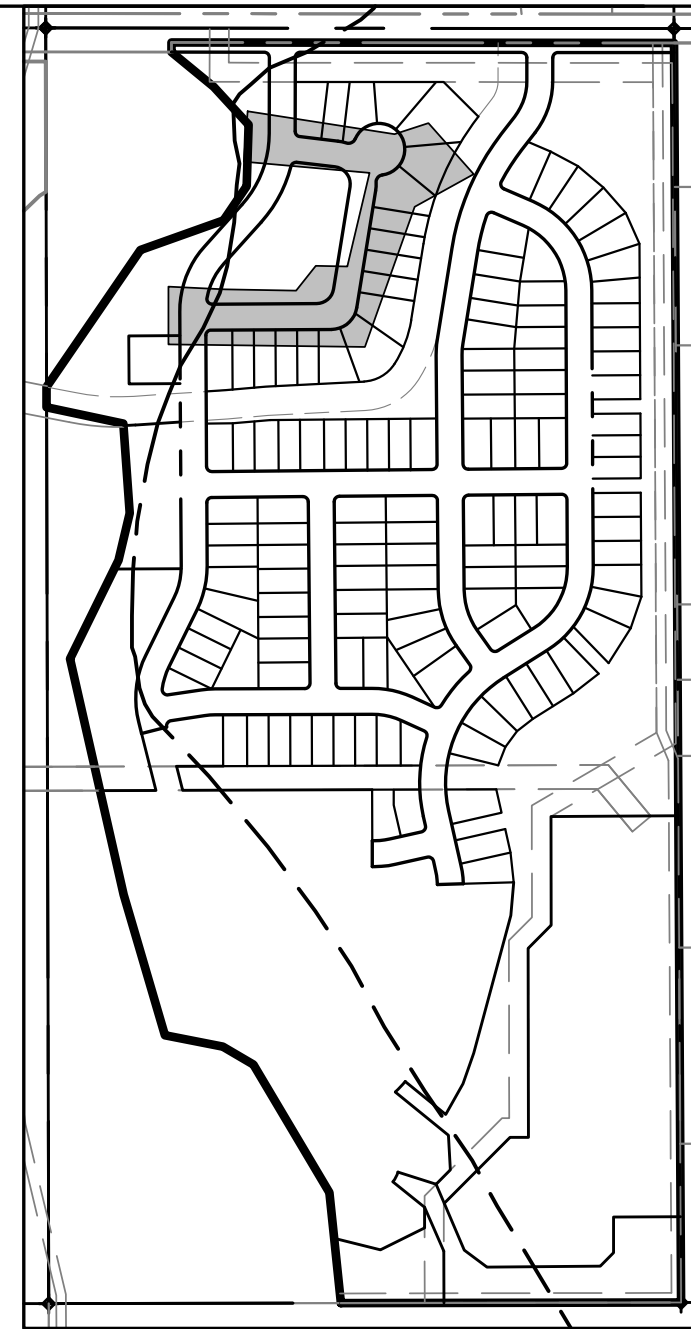


SSMH-CWH-12 TO SSMH-CWH-13
WYES
0+48.00 R, LOT 19 BLOCK 1
0+97.00 R, LOT 18 BLOCK 1
1+42.00 R, LOT 17 BLOCK 1
1+87.00 R, LOT 16 BLOCK 1
2+41.58 R, LOT 15 BLOCK 1
2+77.00 R, LOT 14 BLOCK 1

SSMH-CWH-7.3 TO SSMH-CWH-7.2
WYES
3+01.13 R, LOT 13 BLOCK 1
3+34.34 R, LOT 12 BLOCK 1

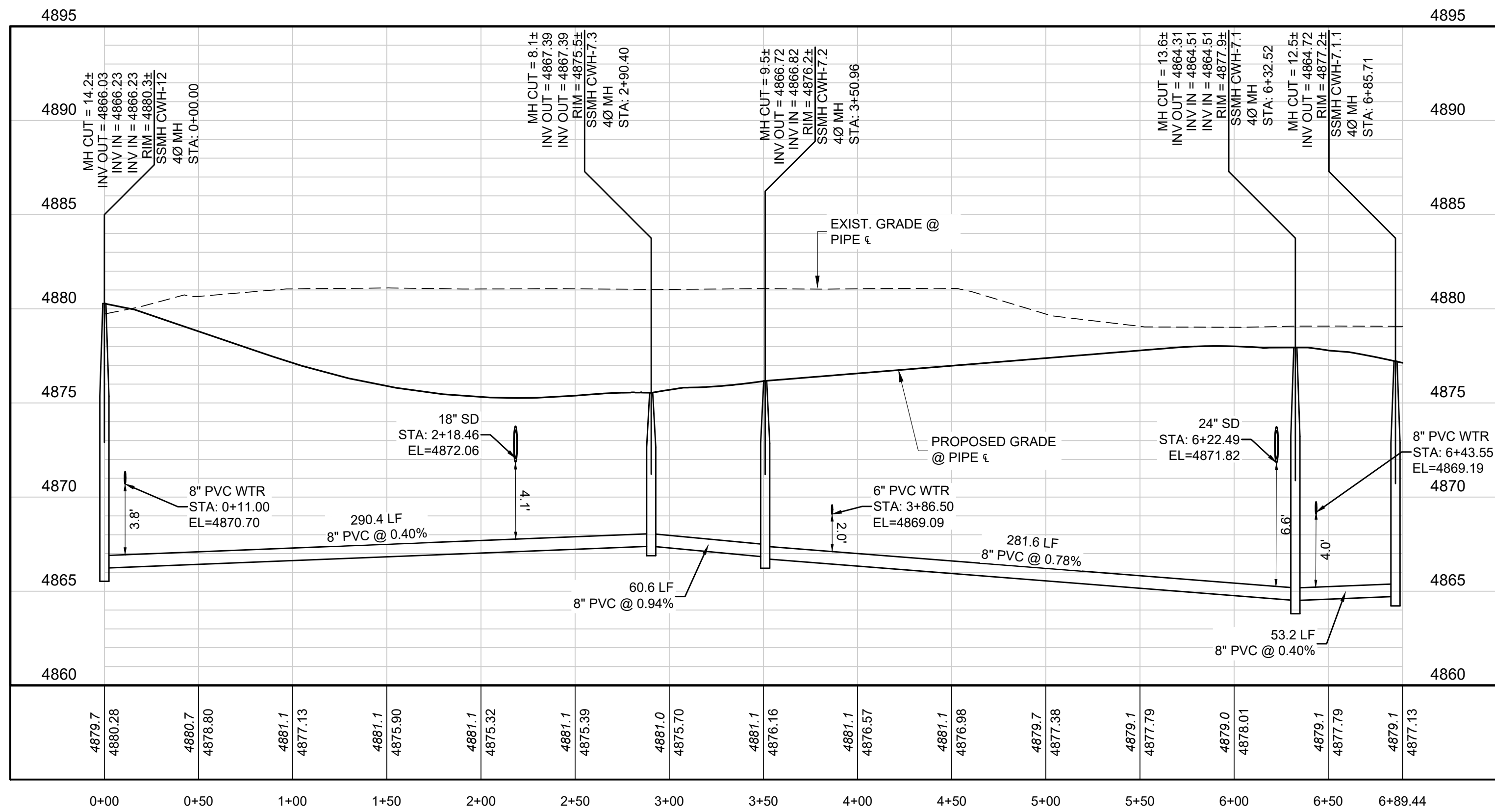
SSMH-CWH-7.2 TO SSMH-CWH-7.1
WYES
3+67.88 R, LOT 11 BLOCK 1
4+12.88 R, LOT 10 BLOCK 1
4+57.88 R, LOT 9 BLOCK 1
5+02.88 R, LOT 8 BLOCK 1
5+47.88 R, LOT 7 BLOCK 1

SSMH-CWH-7.1 TO SSMH-CWH-7.1.1
WYES
6+41.15 R, LOT 6 BLOCK 1
6+52.07 R, LOT 5 BLOCK 1
6+76.28 L, LOT 4 BLOCK 1
6+79.28 R, LOT 3 BLOCK 1



LEGEND

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



PROFILE RUSTIC LN-SOUTH (STA: 0+00 TO 6+89)
SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL



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CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

SANITARY P&P - RUSTIC LN

PROJECT NO: OLS001.01

DESIGNED BY: GSR

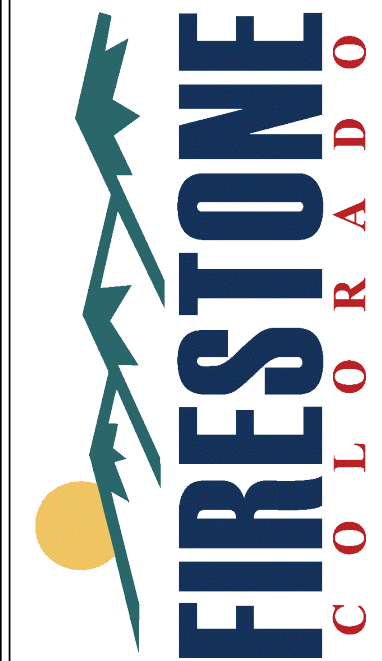
DRAWN BY: RAK

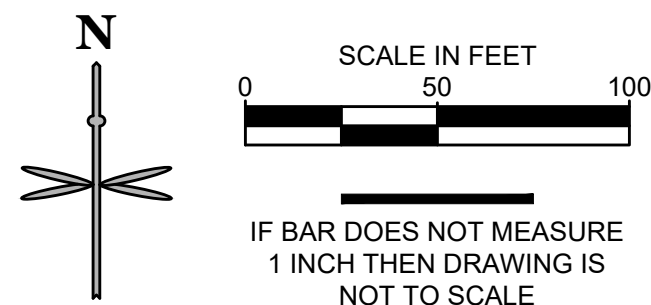
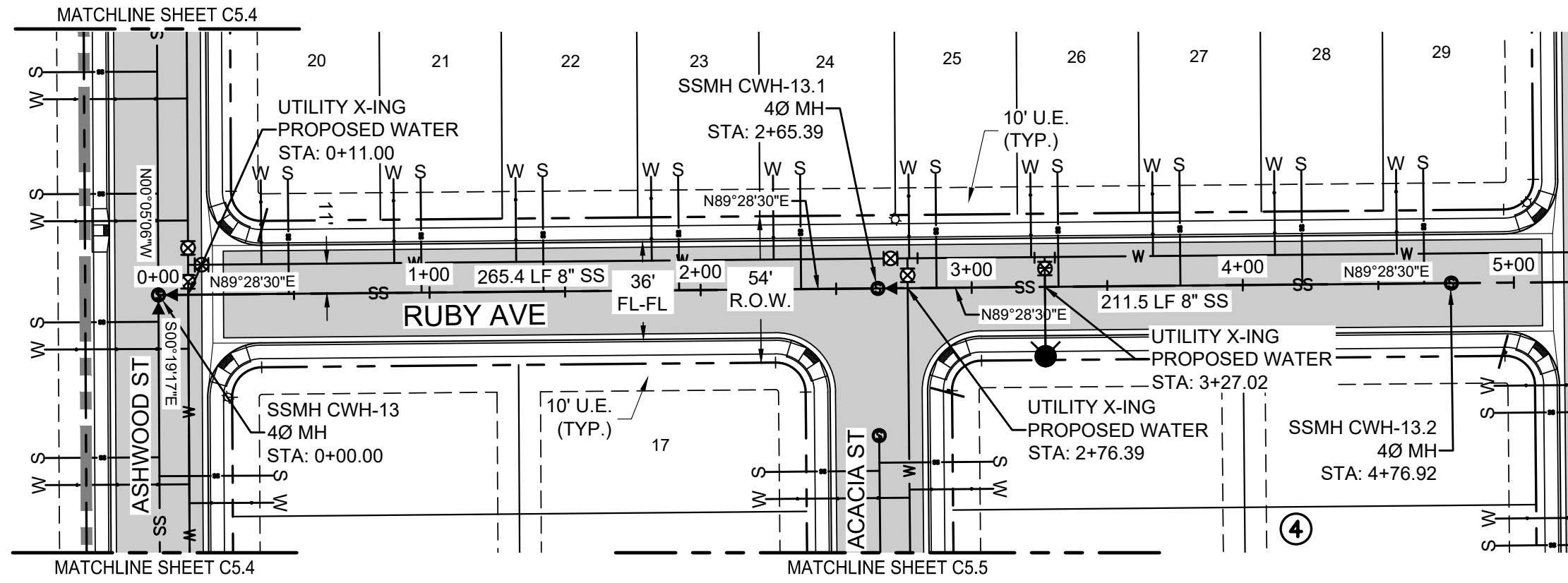
DATE: 02/14/2023

C5.6

SHEET 28 OF 109

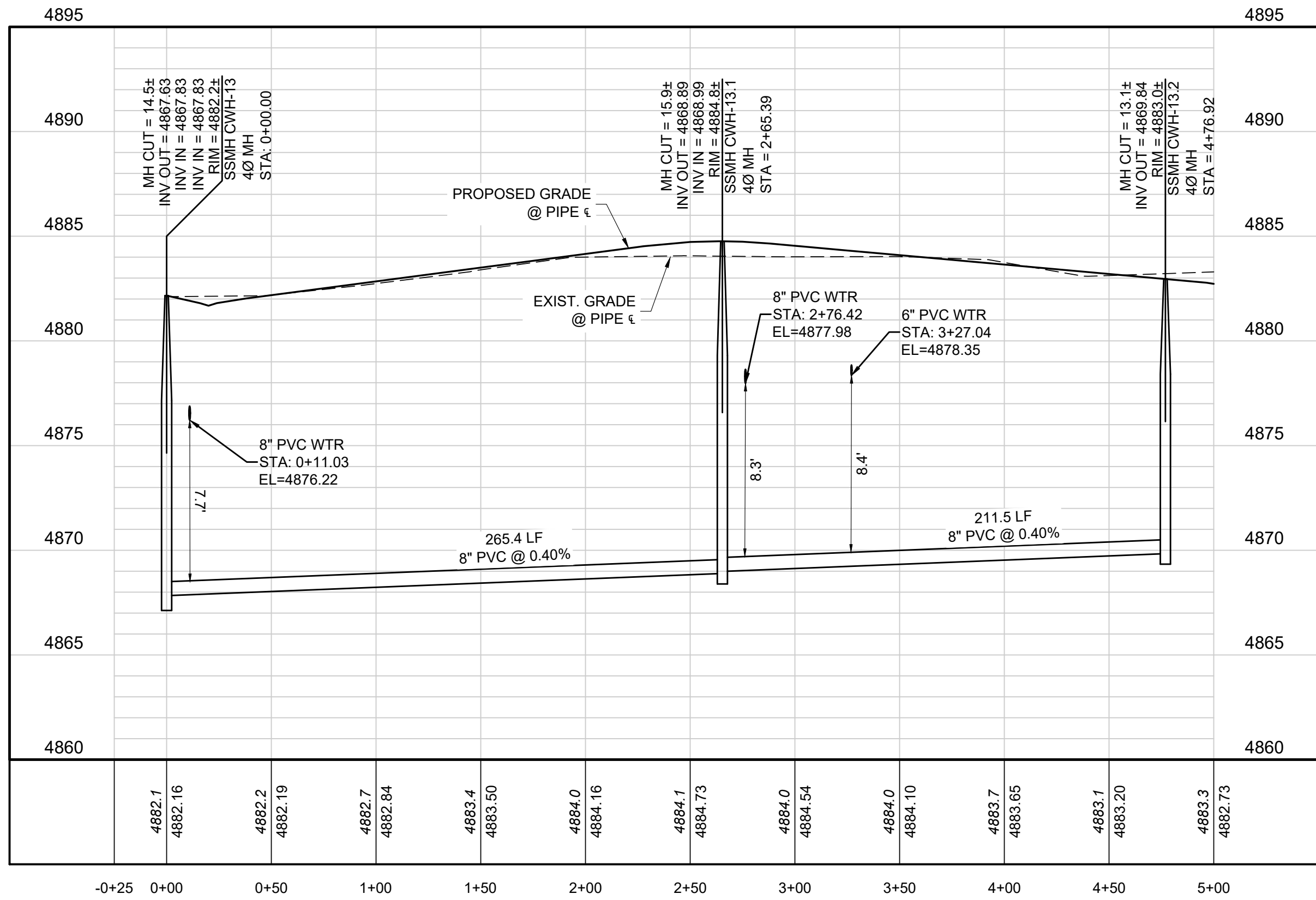
PRELIMINARY
NOT FOR
CONSTRUCTION



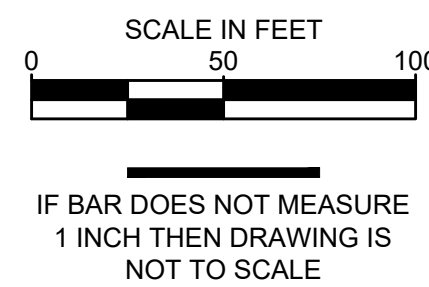
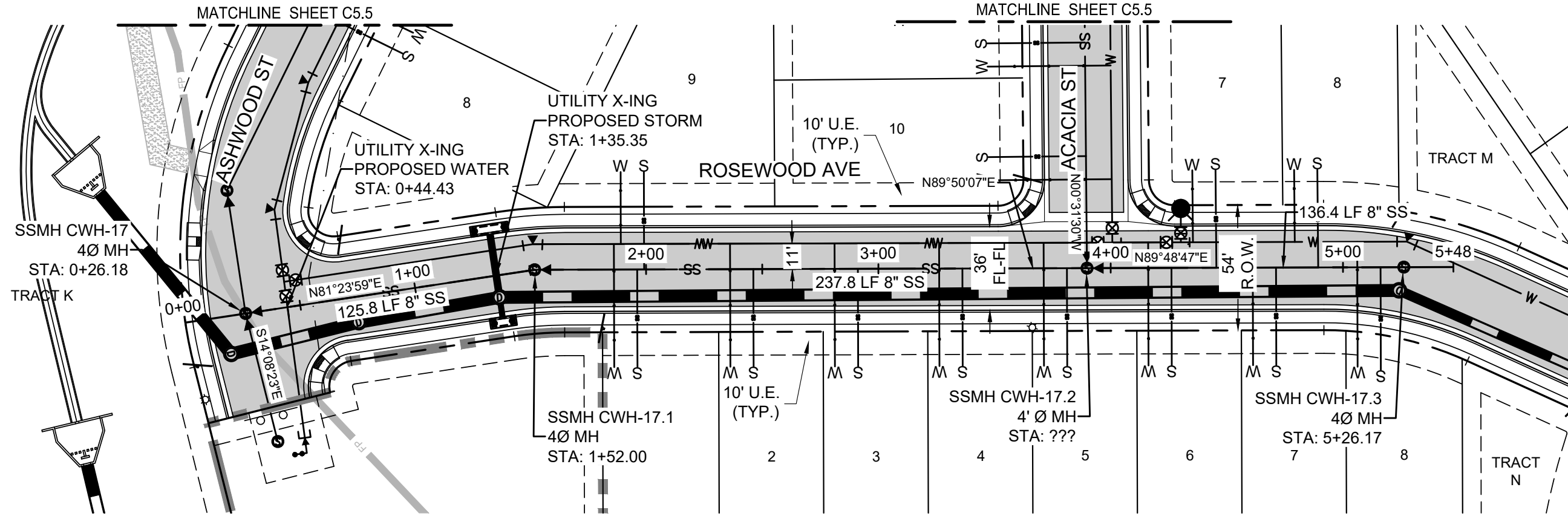


SSMH-CWH-13 TO SSMH-CWH-13.1	
WYE TABLE	
0+48.14 L, LOT 19 BLOCK 1	
0+97.10 L, LOT 21 BLOCK 1	
1+42.09 L, LOT 22 BLOCK 1	
1+92.08 L, LOT 23 BLOCK 1	
2+37.07 L, LOT 24 BLOCK 1	

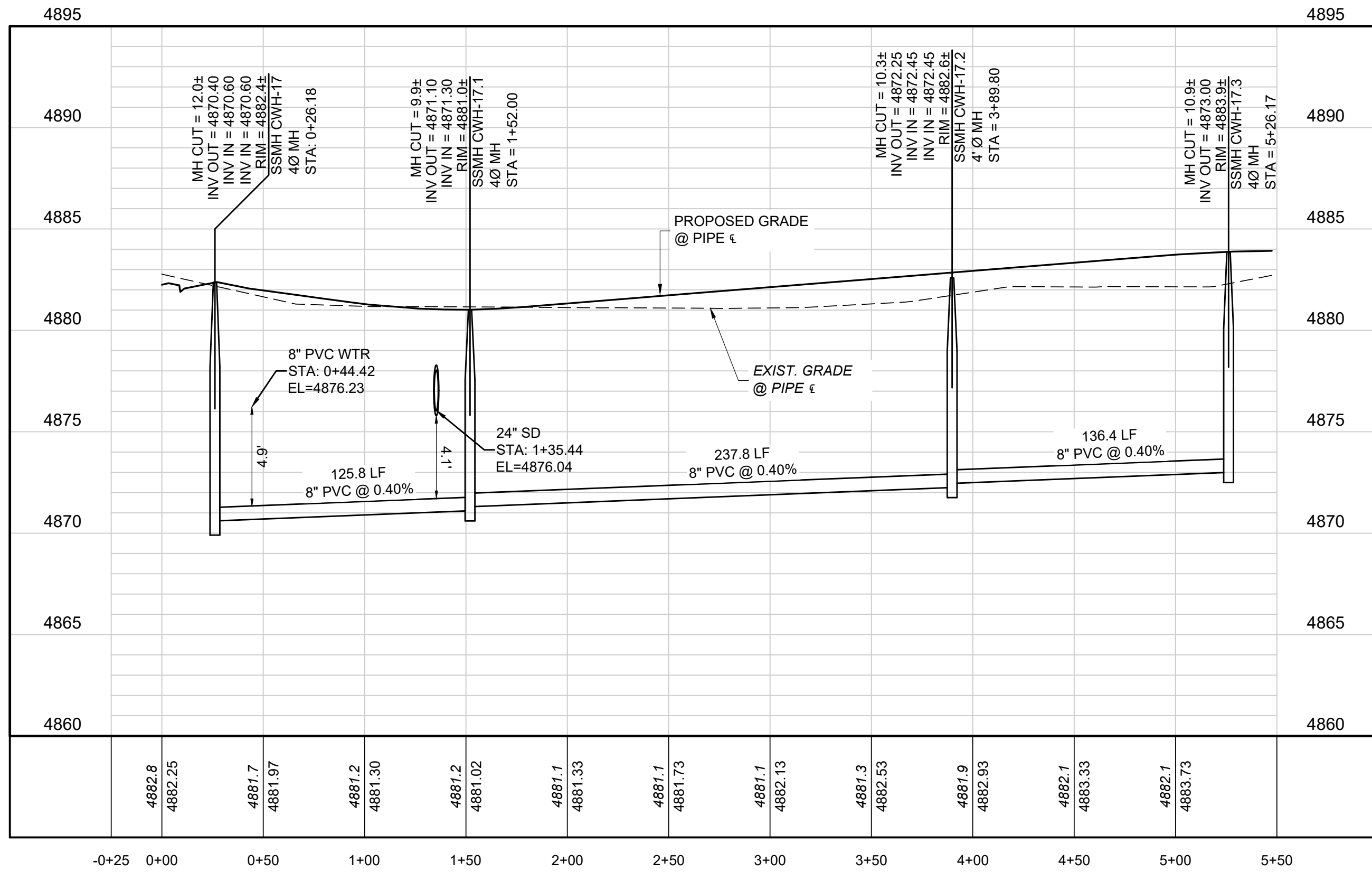
SSMH-CWH-17.1 TO SSMH-CWH-17.2	
WYE TABLE	
1+96.17 R, LOT 1 BLOCK 6	
1+99.17 L, LOT 9 BLOCK 3	
2+46.17 R, LOT 2 BLOCK 6	
2+91.17 R, LOT 3 BLOCK 6	
3+36.17 R, LOT 4 BLOCK 6	
3+81.17 R, LOT 5 BLOCK 6	



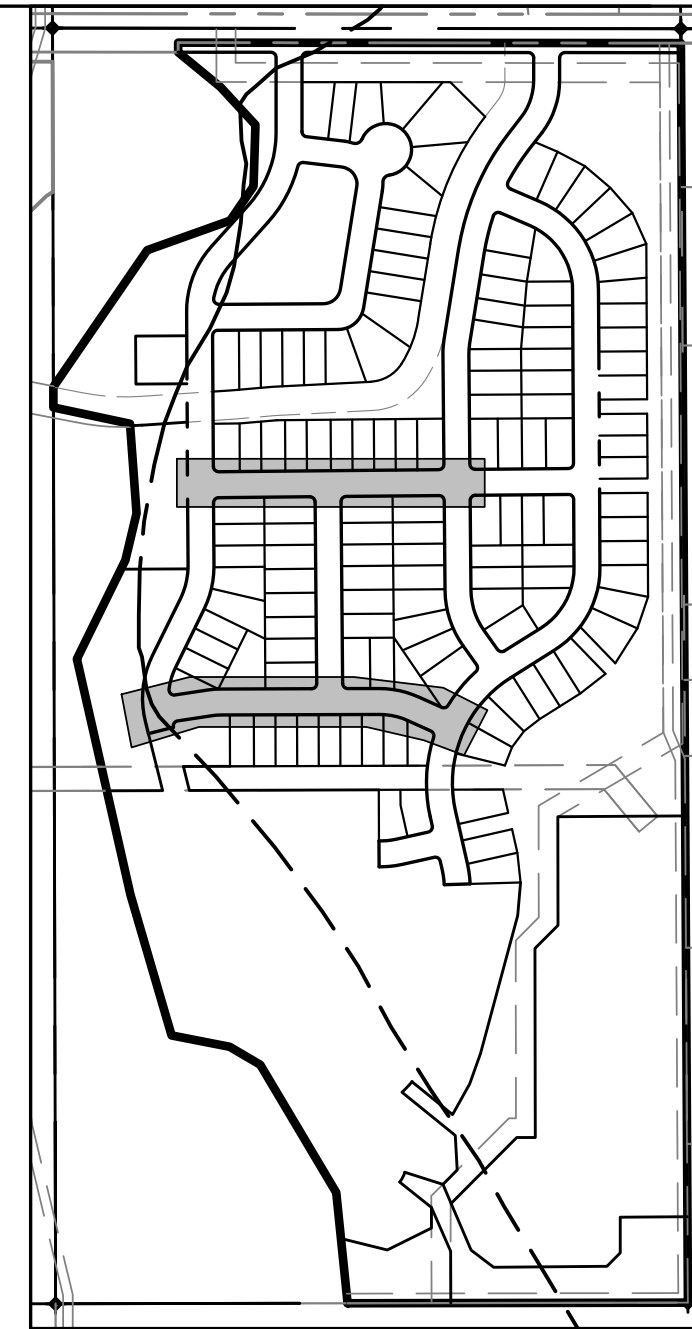
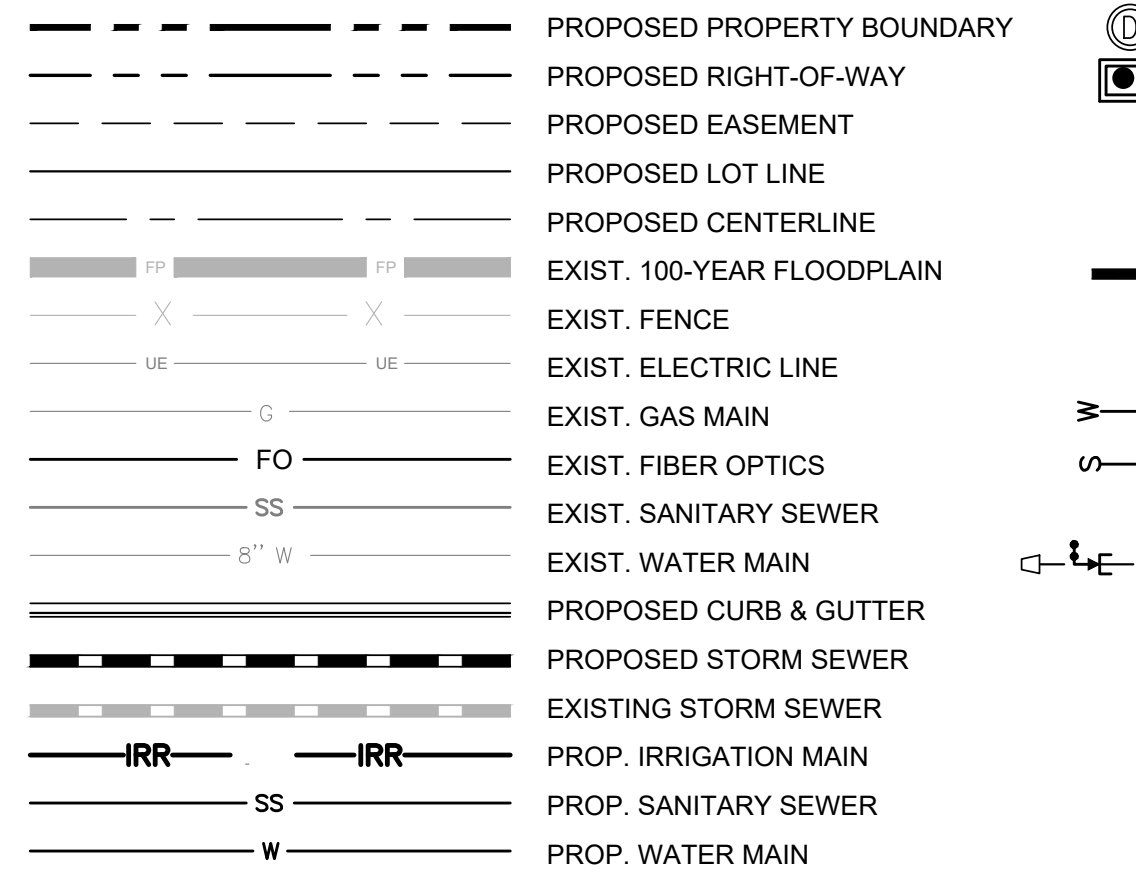
PROFILE RUBY AVE (STA: -0+25 TO 5+00)
SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL



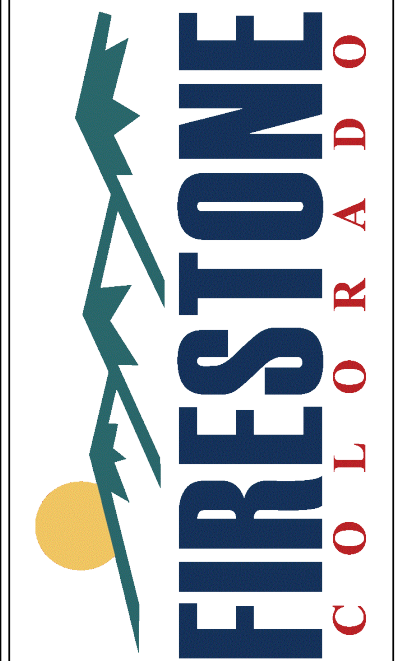
SSMH-CWH-17.2 TO SSMH-CWH-17.3	
WYE TABLE	
4+26.17 R, LOT 6 BLOCK 6	
4+45.52 L, LOT 7 BLOCK 4	
4+71.17 R, LOT 7 BLOCK 6	
4+89.34 L, LOT 8 BLOCK 4	
5+16.17 R, LOT 8 BLOCK 6	



PROFILE ROSEWOOD AVE (STA: -0+25 TO 5+50)
SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL



PRELIMINARY
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SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-1987 www.ees.us.com



CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
SANITARY P&P - ROSEWOOD & RUBY AVE

PROJECT NO: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/09/2023

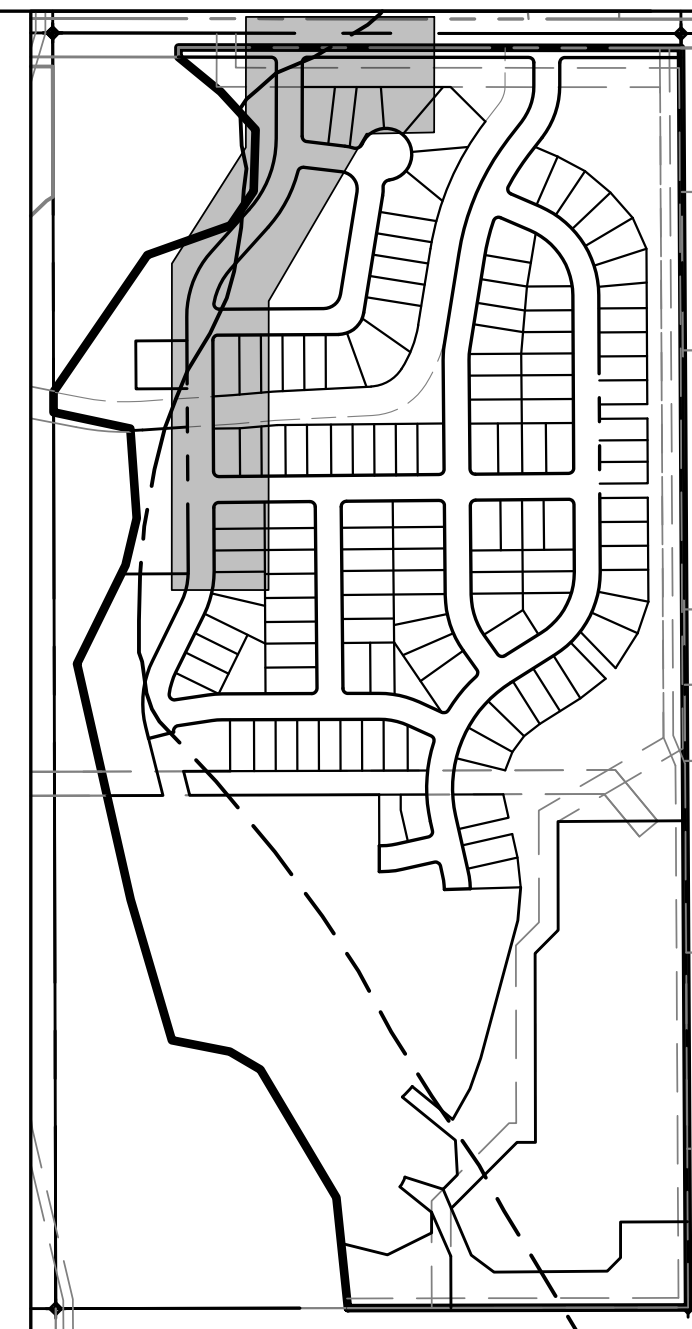
C5.7
SHEET 29 OF 109



Know what's below.
Call before you dig.

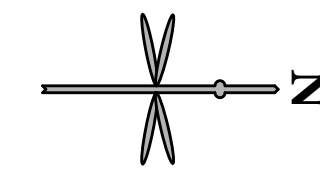
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)



NOTE:
CONTRACTOR TO VERIFY LOCATION OF
ALL OIL/GAS FLOWLINES PRIOR TO
CONSTRUCTION.

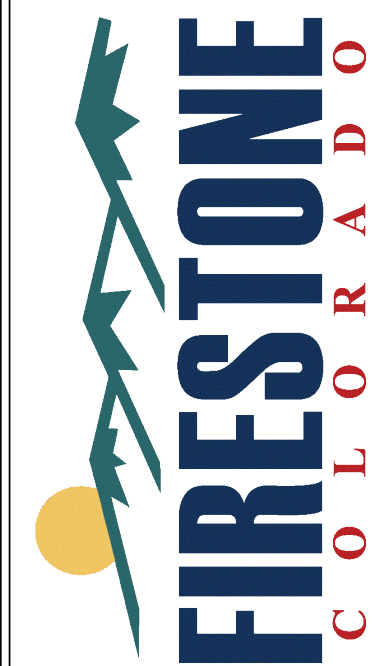
KEYMAP
SCALE: 1" = 400'



CUT IN GATE VALVE
STA:0+17.56,
0.00
N: 1296455.77
E: 3148809.19

REMOVE EXIST. 8" PLUG & BLOW-OFF
CONNECT TO EXIST 8" W.L.
CONTRACTOR TO FIELD VERIFY
STA: 0+10.00

PRELIMINARY
NOT FOR
CONSTRUCTION



CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

WATER P&P - ASHWOOD ST

PROJECT NO:	OLS001.01
DESIGNED BY:	GSR
DRAWN BY:	RAK
DATE:	02/16/2023

C6.0



SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

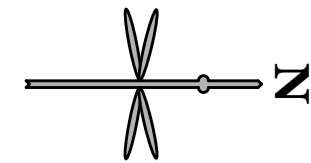
BENCHMARK:
 FIRESTONE BENCHMARK "BM5": CDOT ROW
 MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
 1268+52". LOCATED 50 FEET NORTHEASTERLY OF
 THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M.
 PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
 VERTICAL DATUM FOR THIS PROJECT IS "BM5"
 ELEV. = 4918.52 FEET (NAVD 1988)

P:\ALBERTA DEVELOPMENT PARTNERS\COTTONWOOD HOLLOW FILING\008 CAD\SHEETS\CDD\0 WATER PLAN AND PROFILE - ASHWOOD ST.DWG - 2/20/2023 1:32:39 PM - Luke Bredtveit

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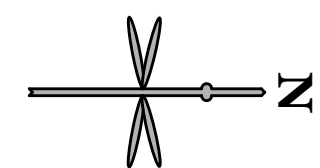
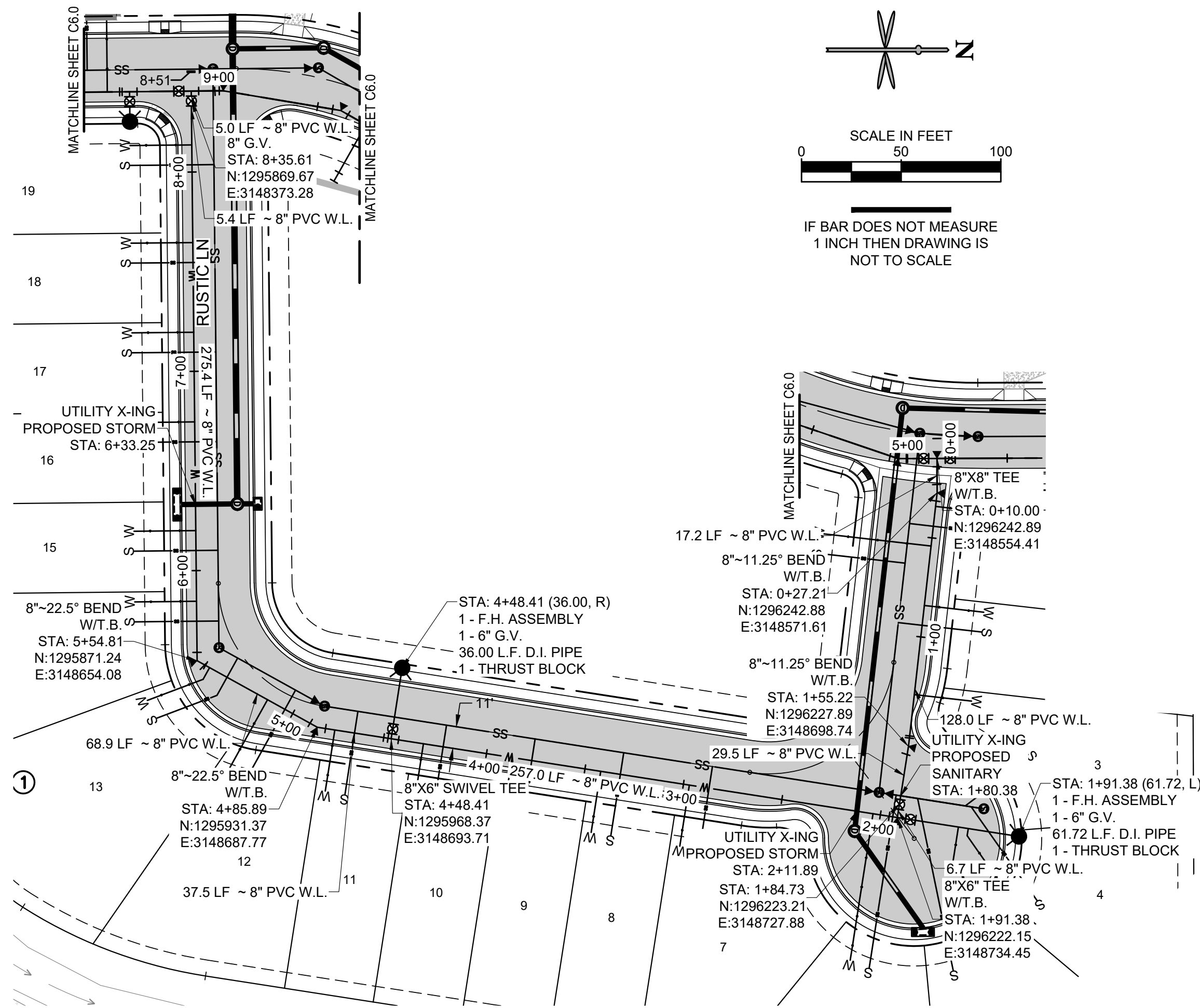
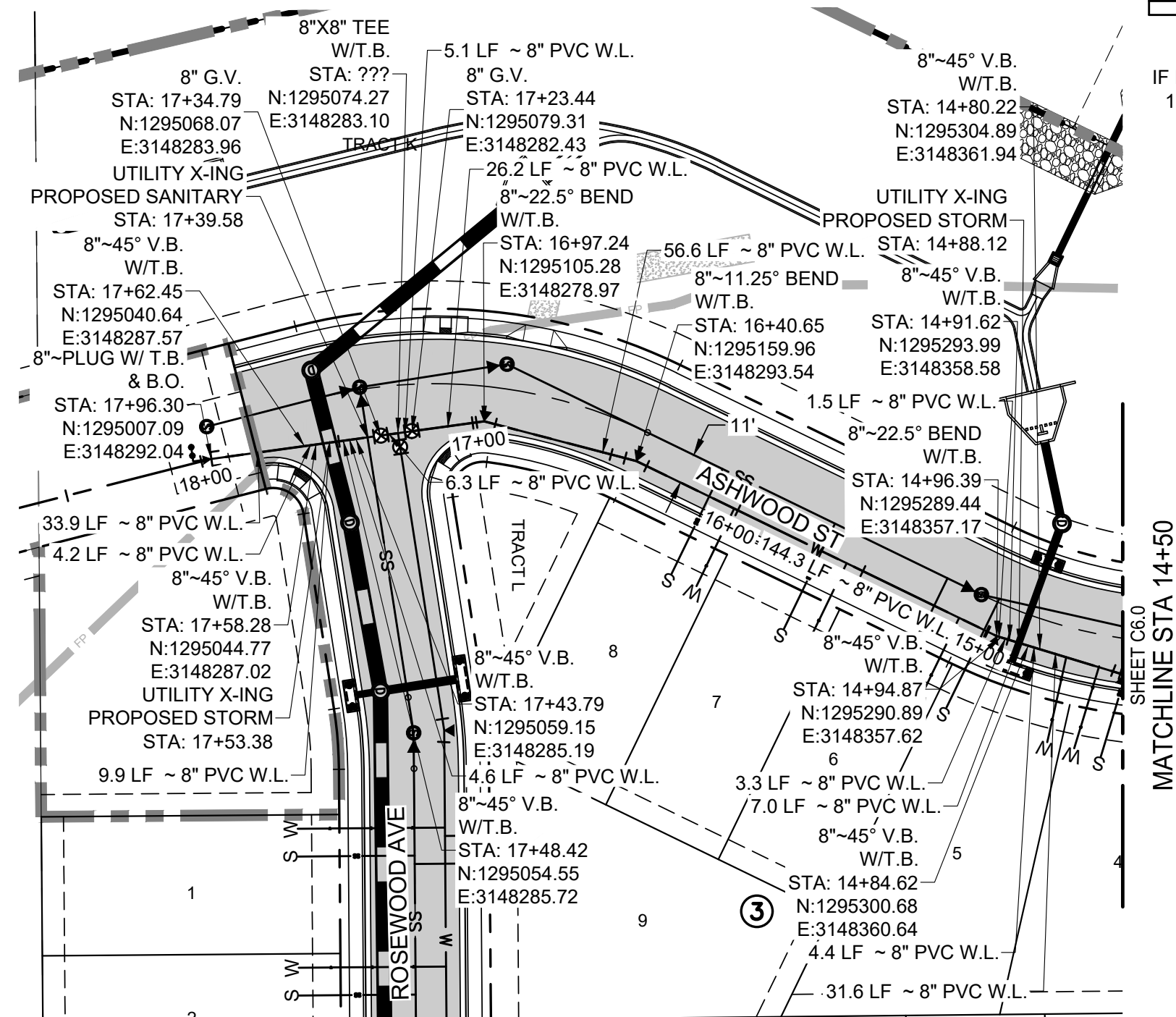
UTILITY LEGEND

	PROPOSED PROPERTY BOUNDARY		PROPOSED/EXIST. STORM MANHOLE
	PROPOSED RIGHT-OF-WAY		PROPOSED/EXIST. STORM INLET
	PROPOSED EASEMENT		PROP. AREA INLET
	PROPOSED LOT LINE		PROP. TYPE 'R' INLET
	PROPOSED CENTERLINE		PROP. STORM MANHOLE
	EXIST. 100-YEAR FLOODPLAIN		PROP. FLARED END SECTION
	EXIST. FENCE		PROP. FIRE HYDRANT
	EXIST. ELECTRIC LINE		PROP. WATER VALVE
	EXIST. GAS MAIN		PROP. WATER SERVICE LINE
	EXIST. FIBER OPTICS		PROP. SAN SEWER SERVICE LINE
	EXIST. SANITARY SEWER		PROP. SAN SEWER MANHOLE
	EXIST. WATER MAIN		PROP. WATER FITTINGS
	PROPOSED CURB & GUTTER		EXIST. SANITARY SEWER MH
	PROPOSED STORM SEWER		EXIST. STORM MANHOLE
	EXISTING STORM SEWER		EXIST. FIRE HYDRANT
	PROP. IRRIGATION MAIN		EXIST. WATER VALVE
	PROP. SANITARY SEWER		EXIST. UTILITY RISER
	PROP. WATER MAIN		



SCALE IN FEET
0 50 100

IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

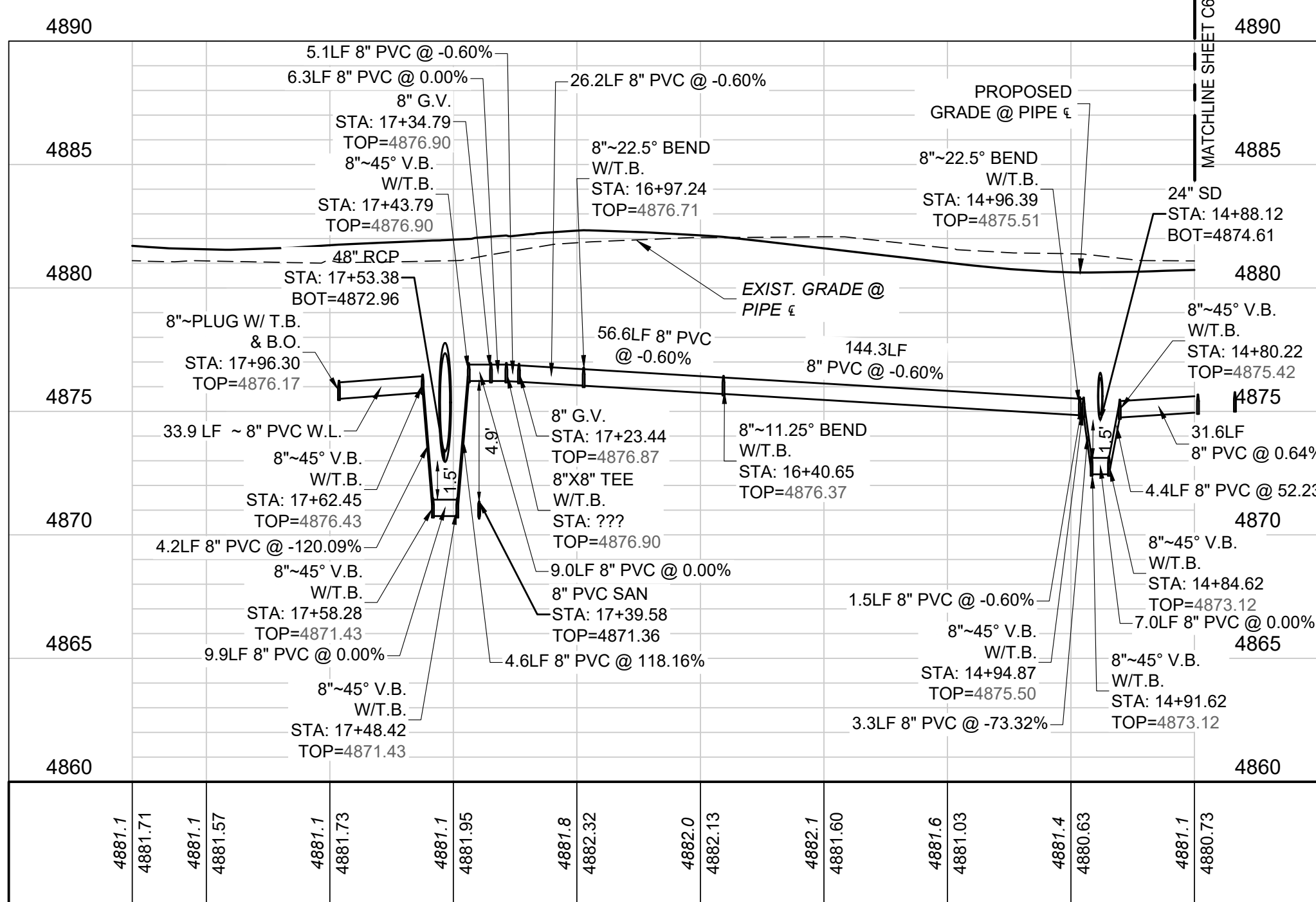


SCALE IN FEET
0 50 100

IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

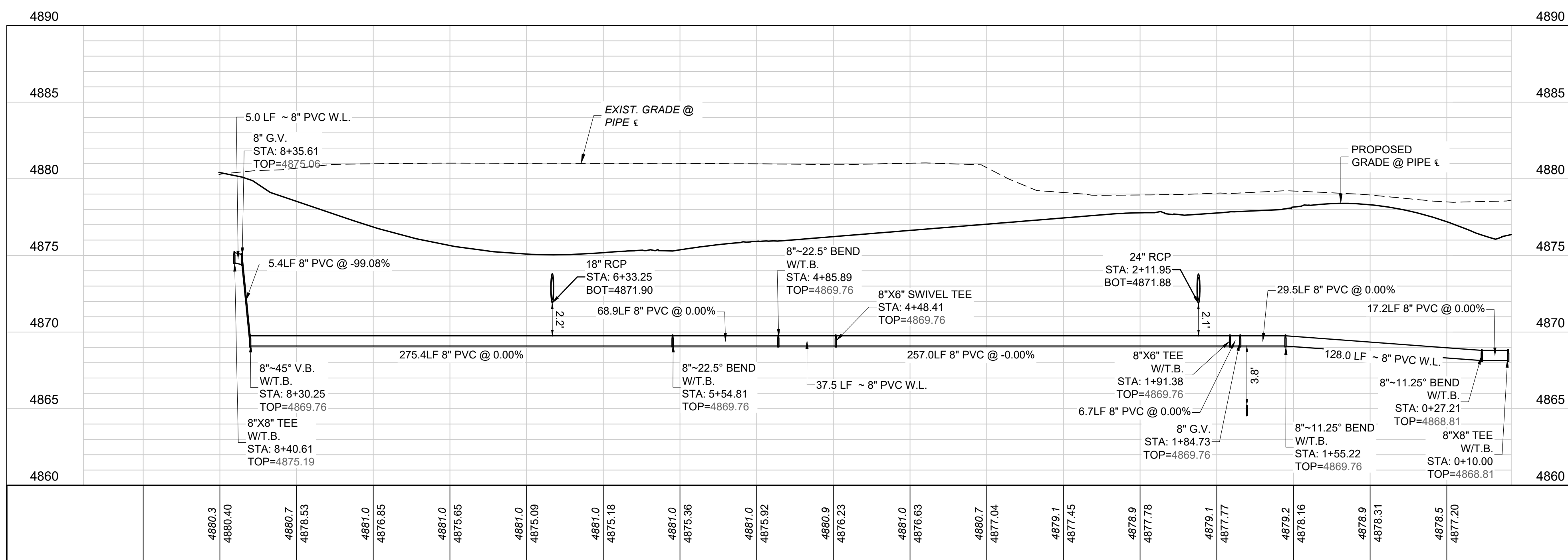


KEYMAP
SCALE: 1" = 400'



PROFILE F4-WATER-ASHWOOD ST (STA: 14+50 TO 18+80)

SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL



PROFILE F4-WATER-RUSTIC LN (STA: 0+08 TO 9+39)

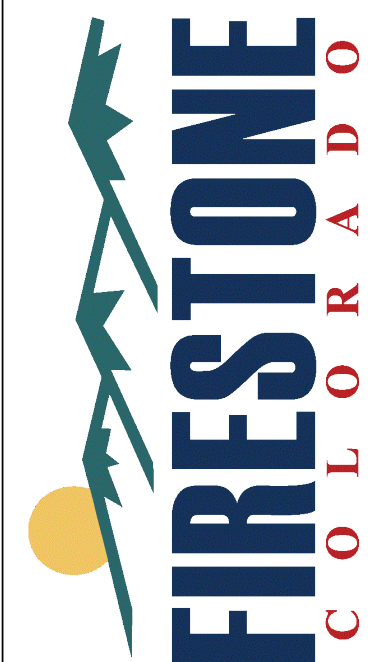
SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL



CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

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UNDERGROUND MEMBER UTILITIES.



CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
WATER P&P - ASHWOOD ST & RUSTIC LN

PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/16/2023

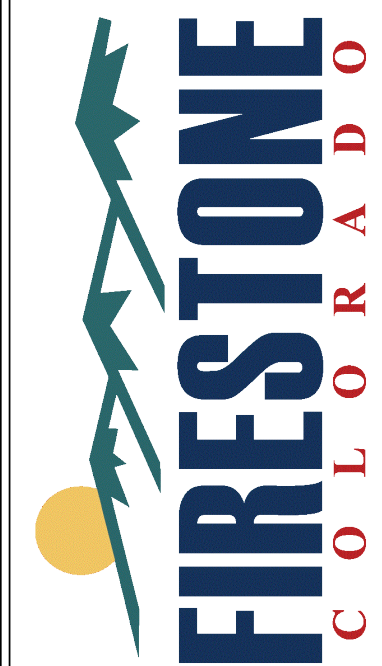
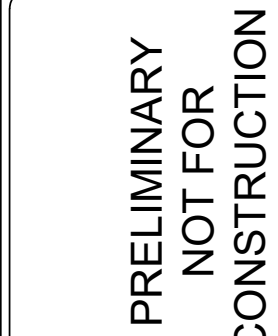
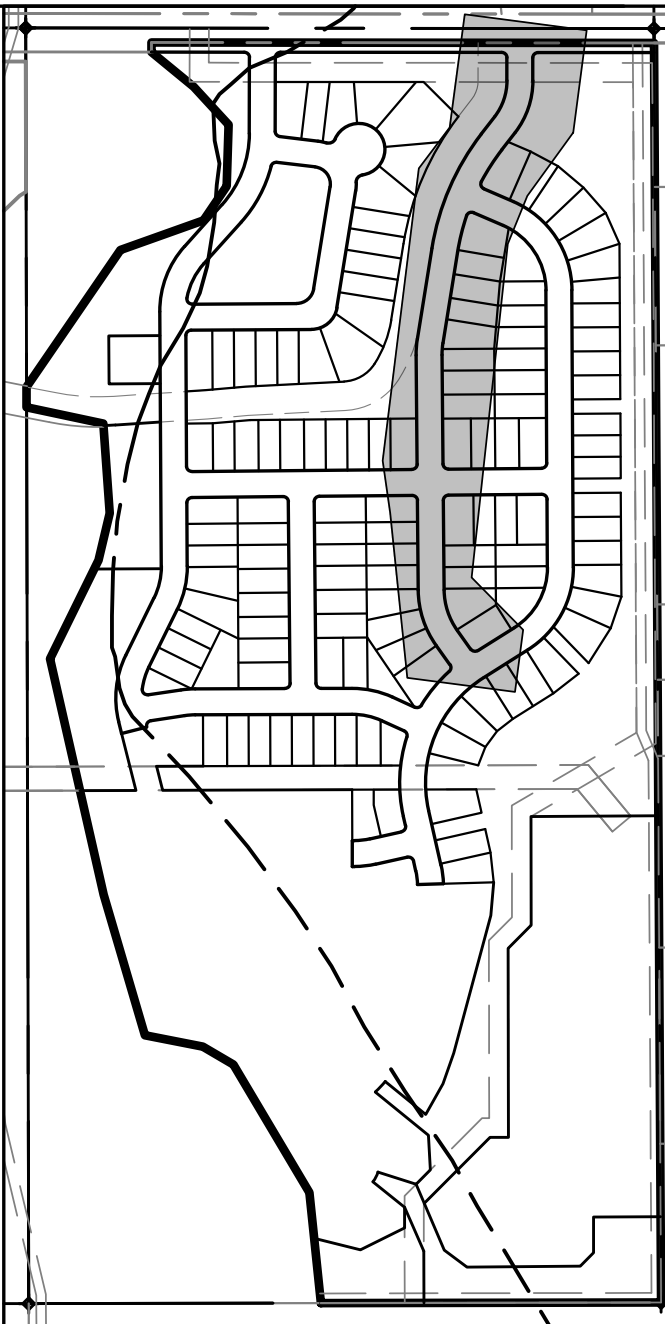
C6.1

SHEET 31 OF 109

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

PROPERTY BOUNDARY		PROPOSED/EXIST. STORM MANHOLE
RIGHT-OF-WAY		PROPOSED/EXIST. STORM INLET
ASEMENT		PROP. AREA INLET
OT LINE		PROP. TYPE 'R' INLET
ENTERLINE		PROP. STORM MANHOLE
AR FLOODPLAIN		PROP. FLARED END SECTION
:		PROP. FIRE HYDRANT
RIC LINE		PROP. WATER VALVE
AIN		PROP. WATER SERVICE LINE
OPTICS		PROP. SAN SEWER SERVICE LINE
SEWER		PROP. SAN SEWER MANHOLE
MAIN		PROP. WATER FITTINGS
URB & GUTTER		EXIST. SANITARY SEWER MH
ORM SEWER		EXIST. STORM MANHOLE
RM SEWER		EXIST. FIRE HYDRANT
ATION MAIN		EXIST. WATER VALVE
RY SEWER		EXIST. UTILITY RISER
MAIN		MATCHLINE SHEET C6

NOTE:
CONTRACTOR TO VERIFY LOCATION OF
ALL OIL/GAS FLOWLINES PRIOR TO
CONSTRUCTION.



WATER P&P - AUDREY ST

PROJECT NO:	OLS001.01
DESIGNED BY:	GSR
DRAWN BY:	RAK
DATE:	02/17/2023

C6.2



SCALES: 1'=50' HORIZONTAL, 1"=5' VERTICAL

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED
"1268+52", LOCATED 50 FEET NORTHEASTERLY
THE WEST ¼ COR OF SEC. 14, T2N, R68W, 6TH
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)



Know what's below.
Call before you dig.

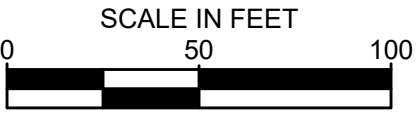
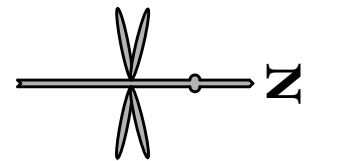
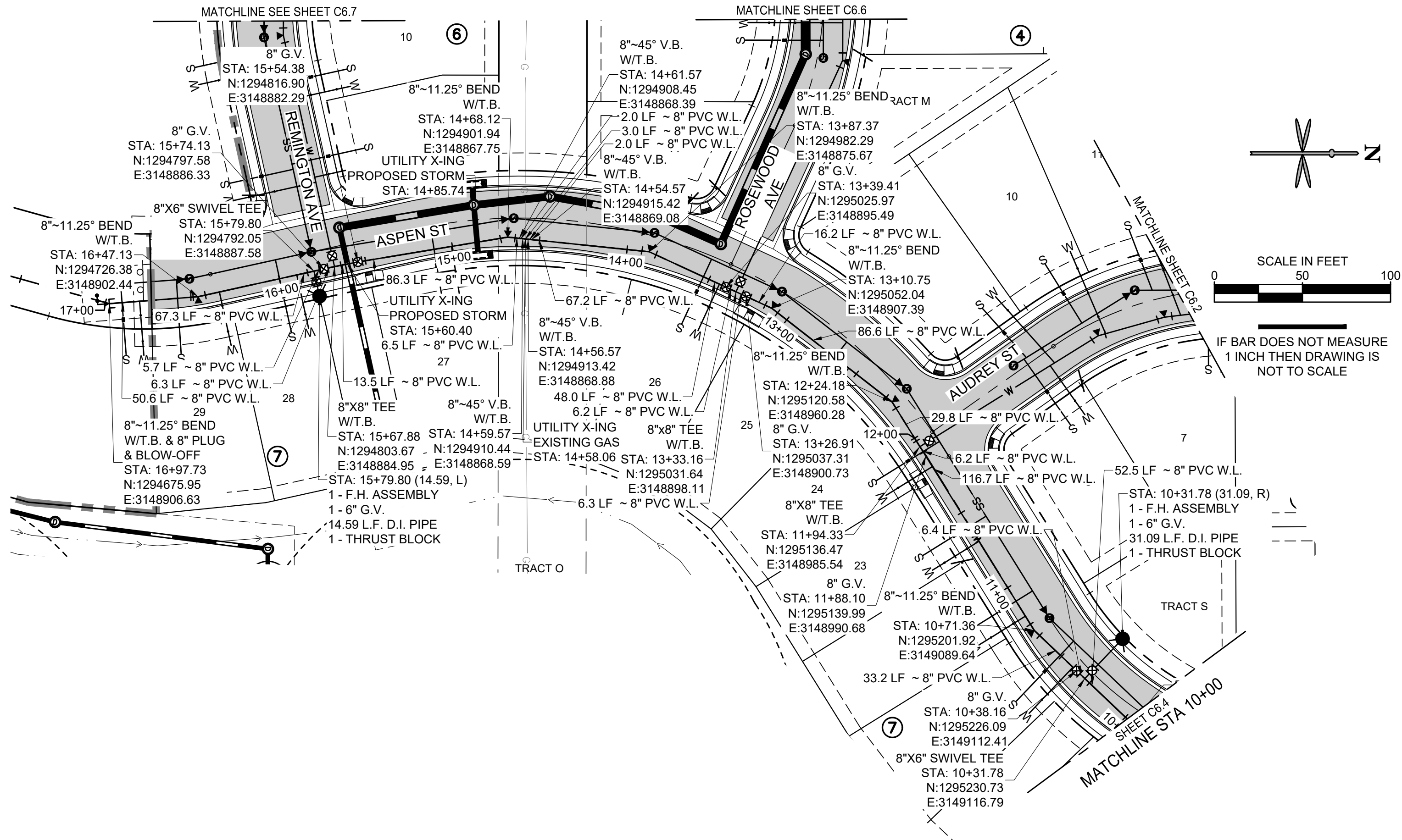
CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

UTILITY LEGEND

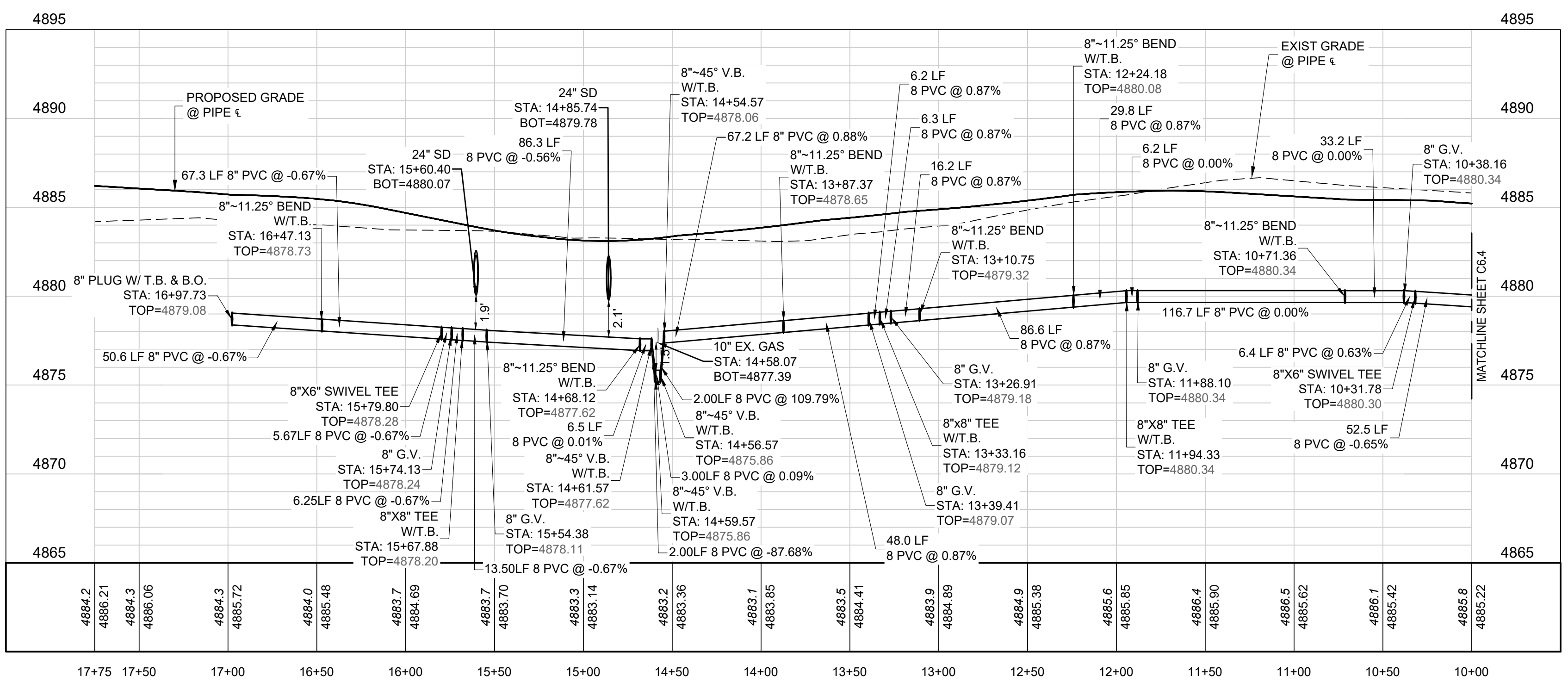
	PROPOSED PROPERTY BOUNDARY		PROPOSED/EXIST. STORM MANHOLE
	PROPOSED RIGHT-OF-WAY		PROPOSED/EXIST. STORM INLET
	PROPOSED EASEMENT		PROP. AREA INLET
	PROPOSED LOT LINE		PROP. TYPE 'R' INLET
	PROPOSED CENTERLINE		PROP. STORM MANHOLE
	EXIST. 100-YEAR FLOODPLAIN		PROP. FLARED END SECTION
	EXIST. FENCE		PROP. FIRE HYDRANT
	EXIST. ELECTRIC LINE		PROP. WATER VALVE
	EXIST. GAS MAIN		PROP. WATER SERVICE LINE
	EXIST. FIBER OPTICS		PROP. SAN SEWER SERVICE LINE
	EXIST. SANITARY SEWER		PROP. SAN SEWER MANHOLE
	EXIST. WATER MAIN		PROP. WATER FITTINGS
	PROPOSED CURB & GUTTER		EXIST. SANITARY SEWER MH
	PROPOSED STORM SEWER		EXIST. STORM MANHOLE
	EXISTING STORM SEWER		EXIST. FIRE HYDRANT
	PROP. IRRIGATION MAIN		EXIST. WATER VALVE
	PROP. SANITARY SEWER		EXIST. UTILITY RISER
	PROP. WATER MAIN		



IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE



KEYMAP
SCALE: 1" = 400'



PROFILE F4-WATER-ASPEN ST (STA: 10+00 TO 17+75)

SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

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PRELIMINARY
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SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-7987 www.ees.us.com

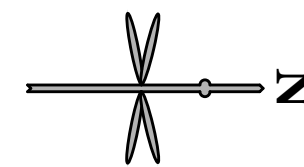
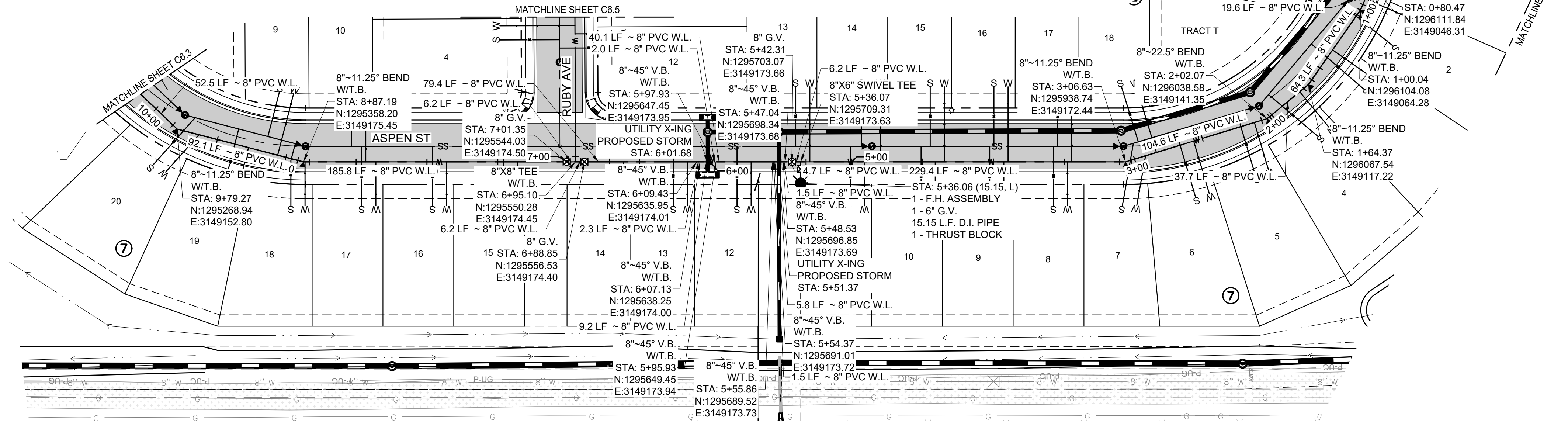


CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
WATER P&P - ASPEN ST - 1

PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/13/2023
C6.3
SHEET 33 OF 109

UTILITY LEGEND

	PROPOSED PROPERTY BOUNDARY		PROPOSED/EXIST. STORM MANHOLE
	PROPOSED RIGHT-OF-WAY		PROPOSED/EXIST. STORM INLET
	PROPOSED EASEMENT		PROP. AREA INLET
	PROPOSED LOT LINE		PROP. TYPE 'R' INLET
	PROPOSED CENTERLINE		PROP. STORM MANHOLE
	EXIST. 100-YEAR FLOODPLAIN		PROP. FLARED END SECTION
	EXIST. FENCE		PROP. FIRE HYDRANT
	EXIST. ELECTRIC LINE		PROP. WATER VALVE
	EXIST. GAS MAIN		PROP. WATER SERVICE LINE
	EXIST. FIBER OPTICS		PROP. SAN SEWER SERVICE LINE
	EXIST. SANITARY SEWER		PROP. SAN SEWER MANHOLE
	EXIST. WATER MAIN		PROP. WATER FITTINGS
	PROPOSED CURB & GUTTER		EXIST. SANITARY SEWER MH
	PROPOSED STORM SEWER		EXIST. STORM MANHOLE
	EXISTING STORM SEWER		EXIST. FIRE HYDRANT
	PROP. IRRIGATION MAIN		EXIST. WATER VALVE
	PROP. SANITARY SEWER		EXIST. UTILITY RISER
	PROP. WATER MAIN		

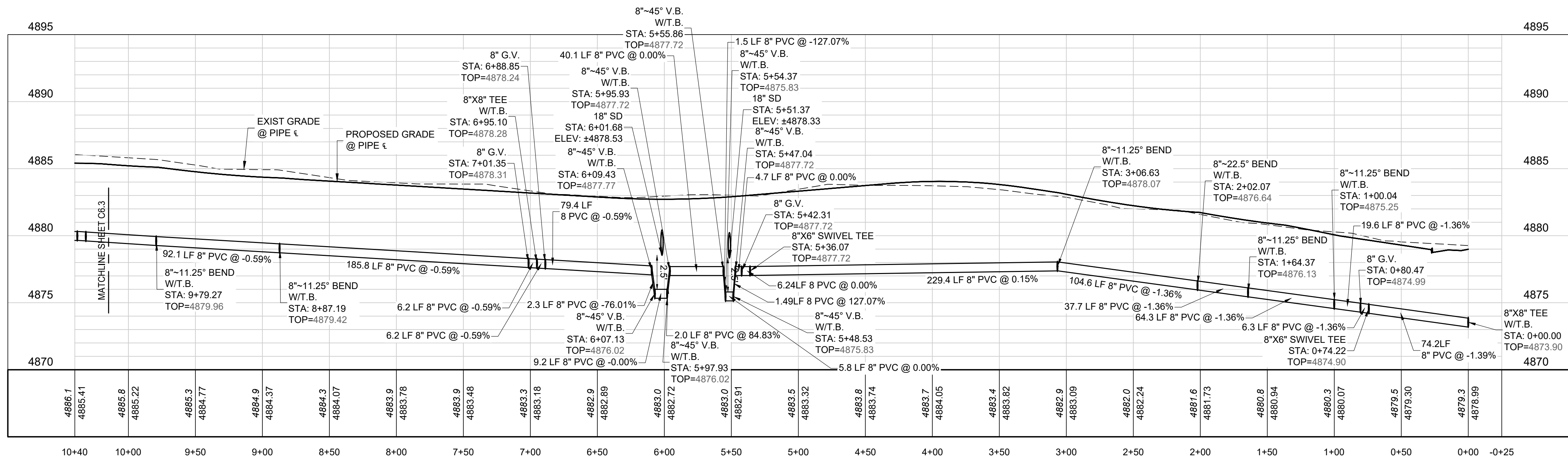


SCALE IN FEET
0 50 100

IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE



KEYMAP
SCALE: 1" = 400'



PROFILE F4-WATER-ASPEN ST (STA: -0+25 TO 10+40)

SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL



CALL UTILITY NOTIFICATION
CENTER OF COLORADO

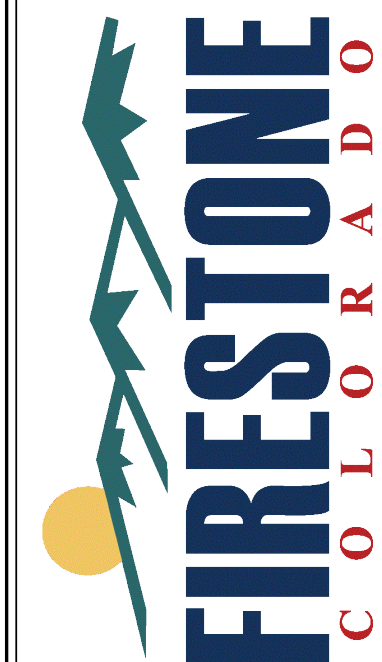
1-800-922-1987 or 811

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SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-7987 www.ees.us.com



CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504
WATER P&P - ASPEN ST - 2

PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/13/2023

C6.4

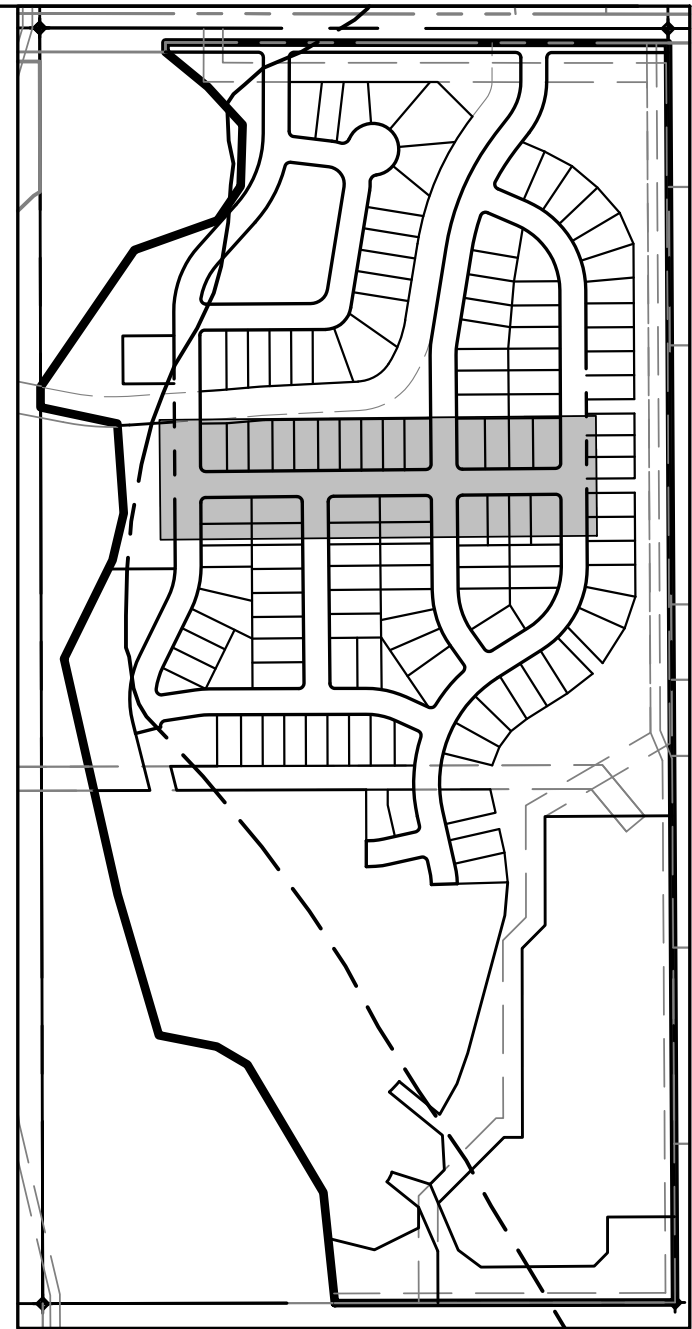
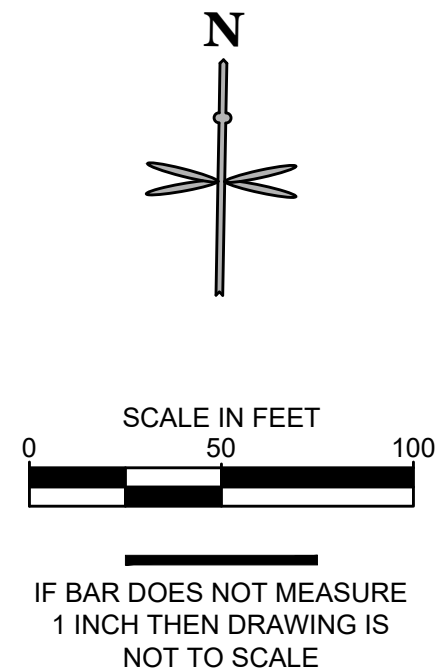
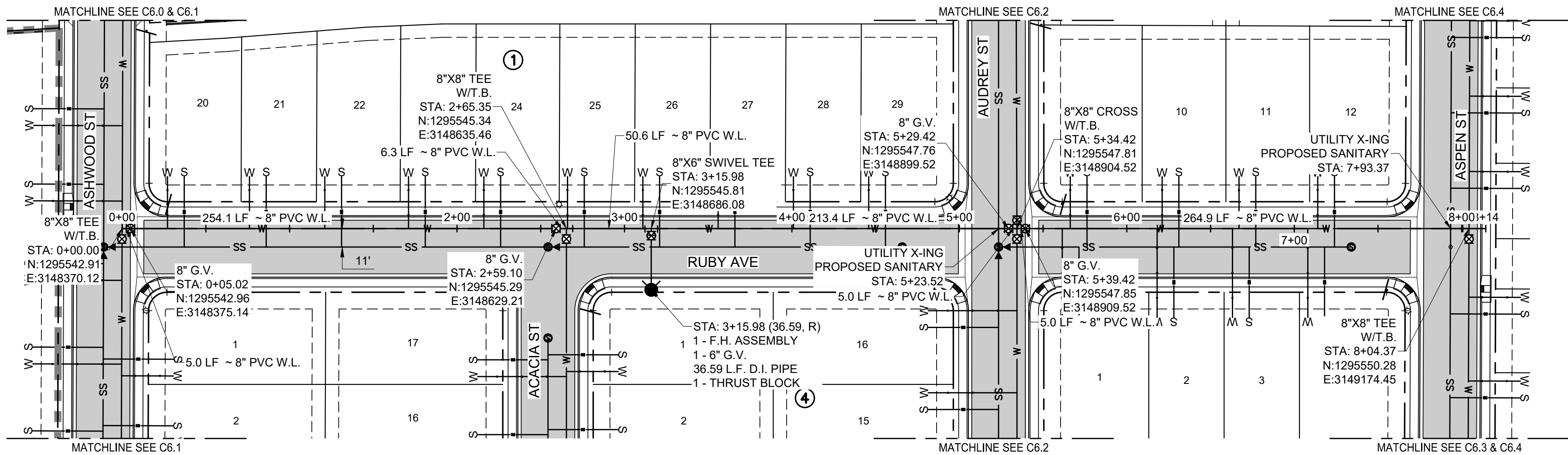
SHEET 34 OF 109

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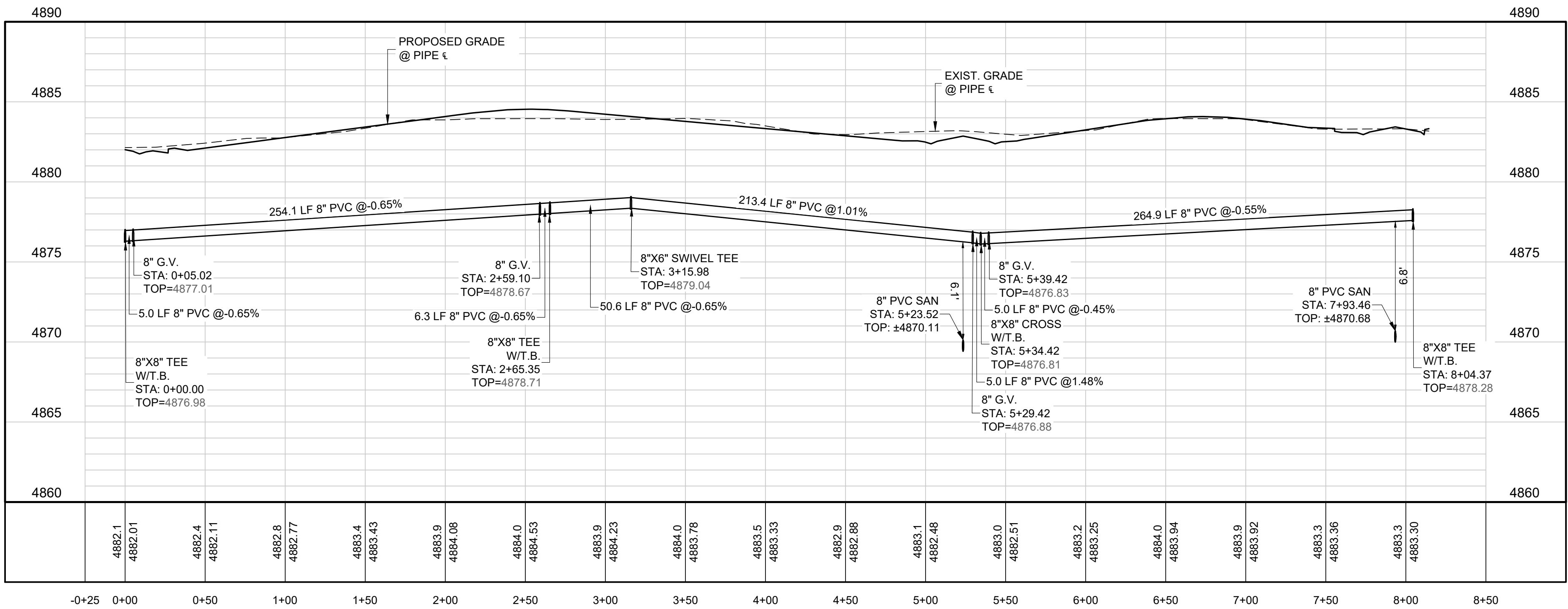
P:\ALBERTA DEVELOPMENT PARTNERS\COTTONWOOD HOLLOW FILING\A08 CAD\SHEETS\CDD\5 WATER PLAN AND PROFILE - RUBY AVE.DWG - 2/20/2023 1:34:39 PM - Luke Breidrive

UTILITY LEGEND

	PROPOSED PROPERTY BOUNDARY		PROPOSED/EXIST. STORM MANHOLE
	PROPOSED RIGHT-OF-WAY		PROPOSED/EXIST. STORM INLET
	PROPOSED EASEMENT		PROP. AREA INLET
	PROPOSED LOT LINE		PROP. TYPE 'R' INLET
	PROPOSED CENTERLINE		PROP. STORM MANHOLE
	EXIST. 100-YEAR FLOODPLAIN		PROP. FLARED END SECTION
	EXIST. FENCE		PROP. FIRE HYDRANT
	EXIST. ELECTRIC LINE		PROP. WATER VALVE
	EXIST. GAS MAIN		PROP. WATER SERVICE LINE
	EXIST. FIBER OPTICS		PROP. SAN SEWER SERVICE LINE
	EXIST. SANITARY SEWER		PROP. SAN SEWER MANHOLE
	EXIST. WATER MAIN		PROP. WATER FITTINGS
	PROPOSED CURB & GUTTER		EXIST. SANITARY SEWER MH
	PROPOSED STORM SEWER		EXIST. STORM MANHOLE
	EXISTING STORM SEWER		EXIST. FIRE HYDRANT
	PROP. IRRIGATION MAIN		EXIST. WATER VALVE
	PROP. SANITARY SEWER		EXIST. UTILITY RISER
	PROP. WATER MAIN		



KEYMAP
SCALE: 1" = 400'



PROFILE F4-WATER-RUBY AVE (STA: -0+25 TO 8+50)
SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL



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CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)

No.	REVISION	BY	DATE	PROJECT NO.: OLS001.01	DESIGNED BY: GSR	DRAWN BY: RAK	DATE: 02/13/2023	C6.5	SHEET 35 OF 109

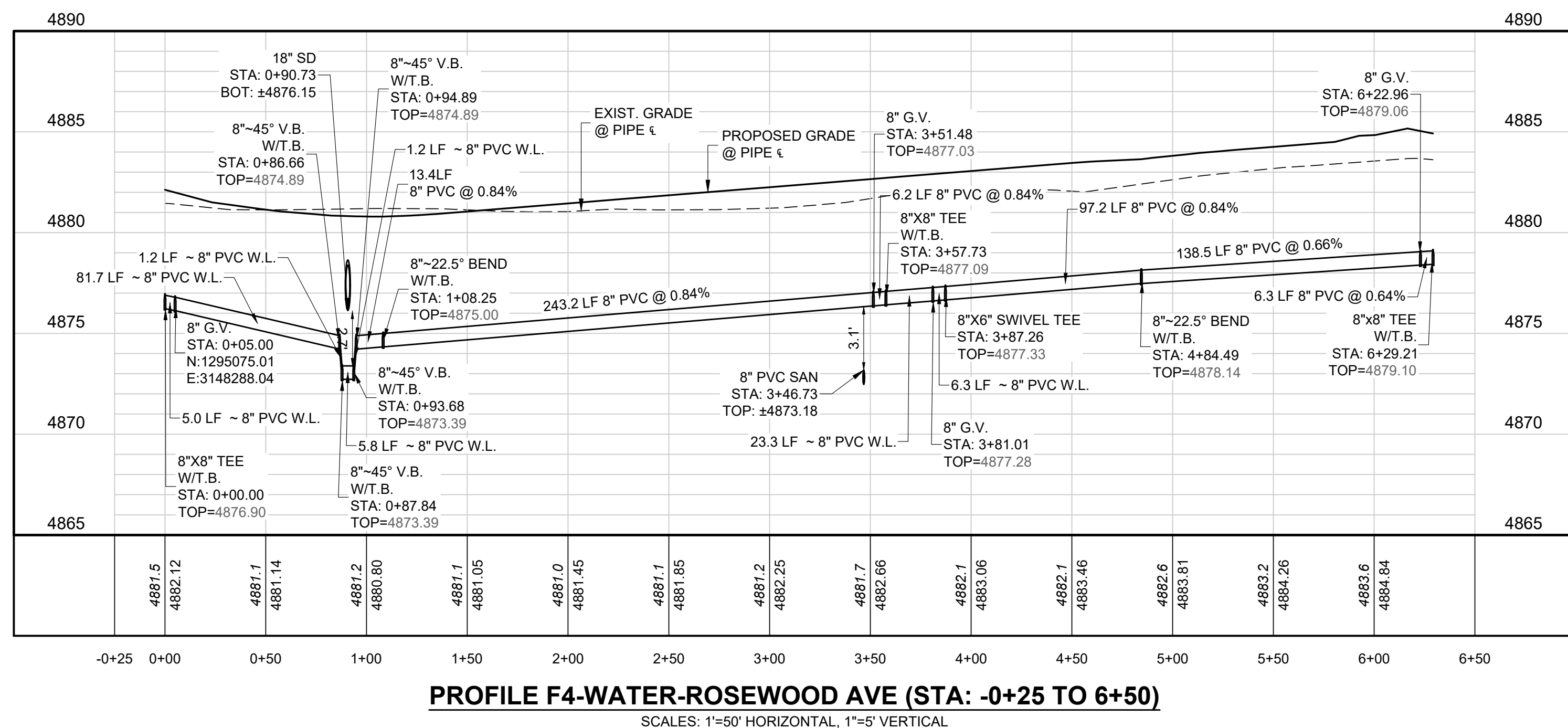
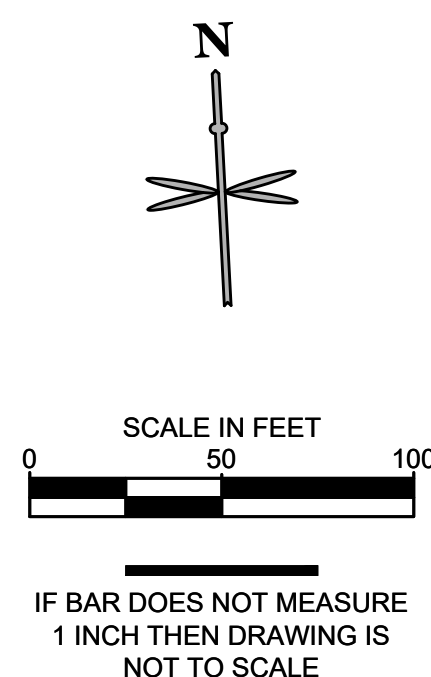
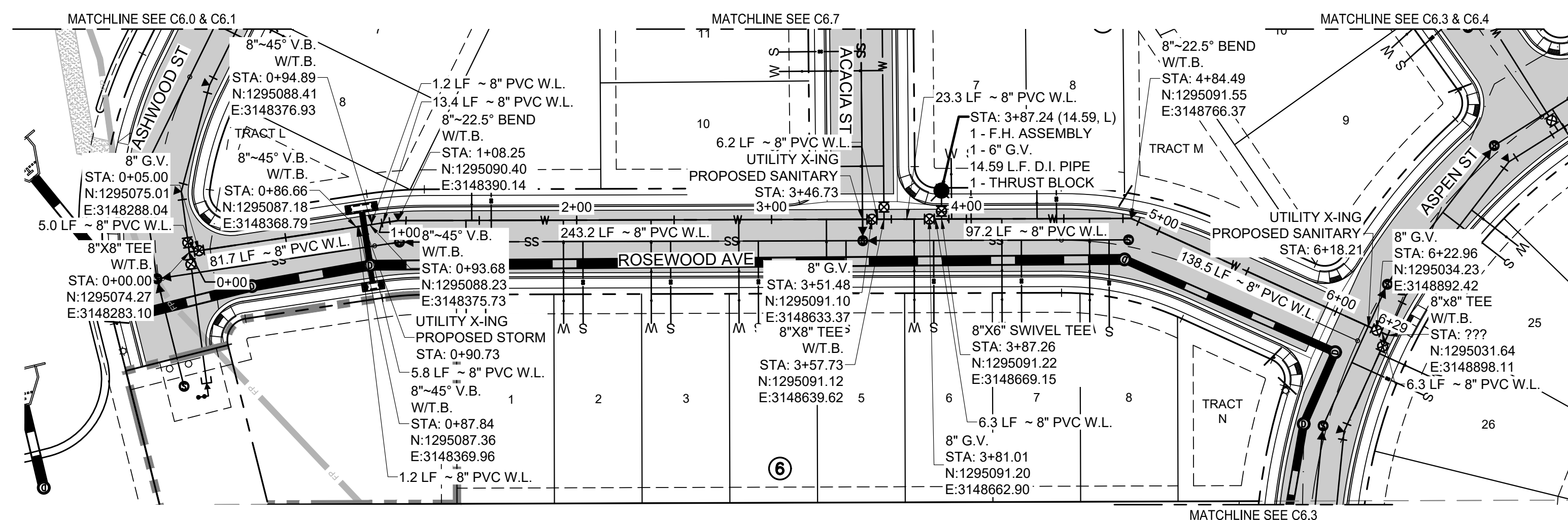
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CONSTRUCTION

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FIRESTONE
COLORADO

CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
WATER P&P - RUBY AVE

	PROPOSED PROPERTY BOUNDARY		PROPOSED/EXIST. STORM MANHOLE
	PROPOSED RIGHT-OF-WAY		PROPOSED/EXIST. STORM INLET
	PROPOSED EASEMENT		PROP. AREA INLET
	PROPOSED LOT LINE		PROP. TYPE 'R' INLET
	PROPOSED CENTERLINE		PROP. STORM MANHOLE
	EXIST. 100-YEAR FLOODPLAIN		PROP. FLARED END SECTION
	EXIST. FENCE		PROP. FIRE HYDRANT
	EXIST. ELECTRIC LINE		PROP. WATER VALVE
	EXIST. GAS MAIN		PROP. WATER SERVICE LINE
	EXIST. FIBER OPTICS		PROP. SAN SEWER SERVICE LINE
	EXIST. SANITARY SEWER		PROP. SAN SEWER MANHOLE
	EXIST. WATER MAIN		PROP. WATER FITTINGS
	PROPOSED CURB & GUTTER		EXIST. SANITARY SEWER MH
	PROPOSED STORM SEWER		EXIST. STORM MANHOLE
	EXISTING STORM SEWER		EXIST. FIRE HYDRANT
	PROP. IRRIGATION MAIN		EXIST. WATER VALVE
	PROP. SANITARY SEWER		EXIST. UTILITY RISER
	PROP. WATER MAIN		



KEYMAP
SCALE: 1" = 400'

No.	REVISION	BY	DATE

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CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

WATER P&P - ROSEWOOD AVE

PROJECT NO:	OLS001.01
DESIGNED BY:	GSR
DRAWN BY:	RAK
DATE:	02/13/2023

C6.6

SHEET 36 OF 109

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST ¼ COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)



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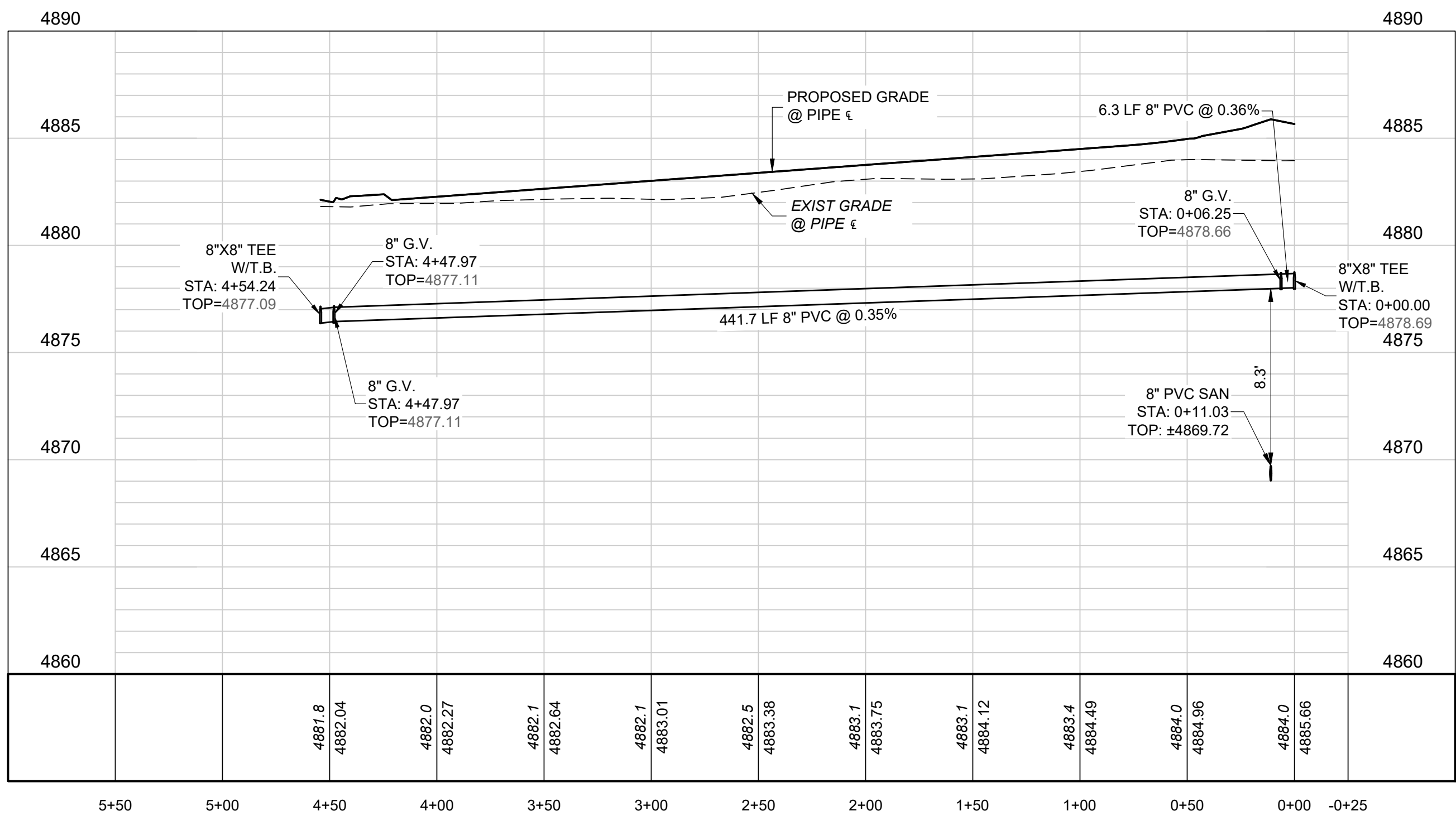
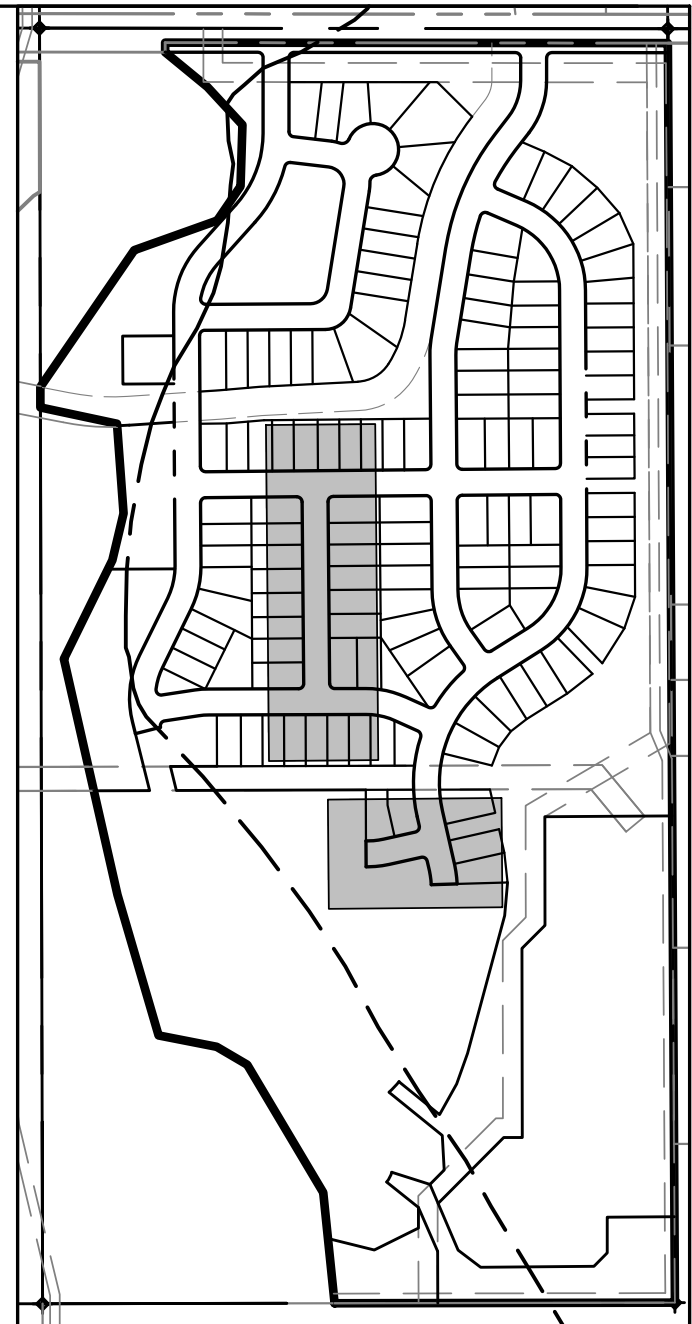
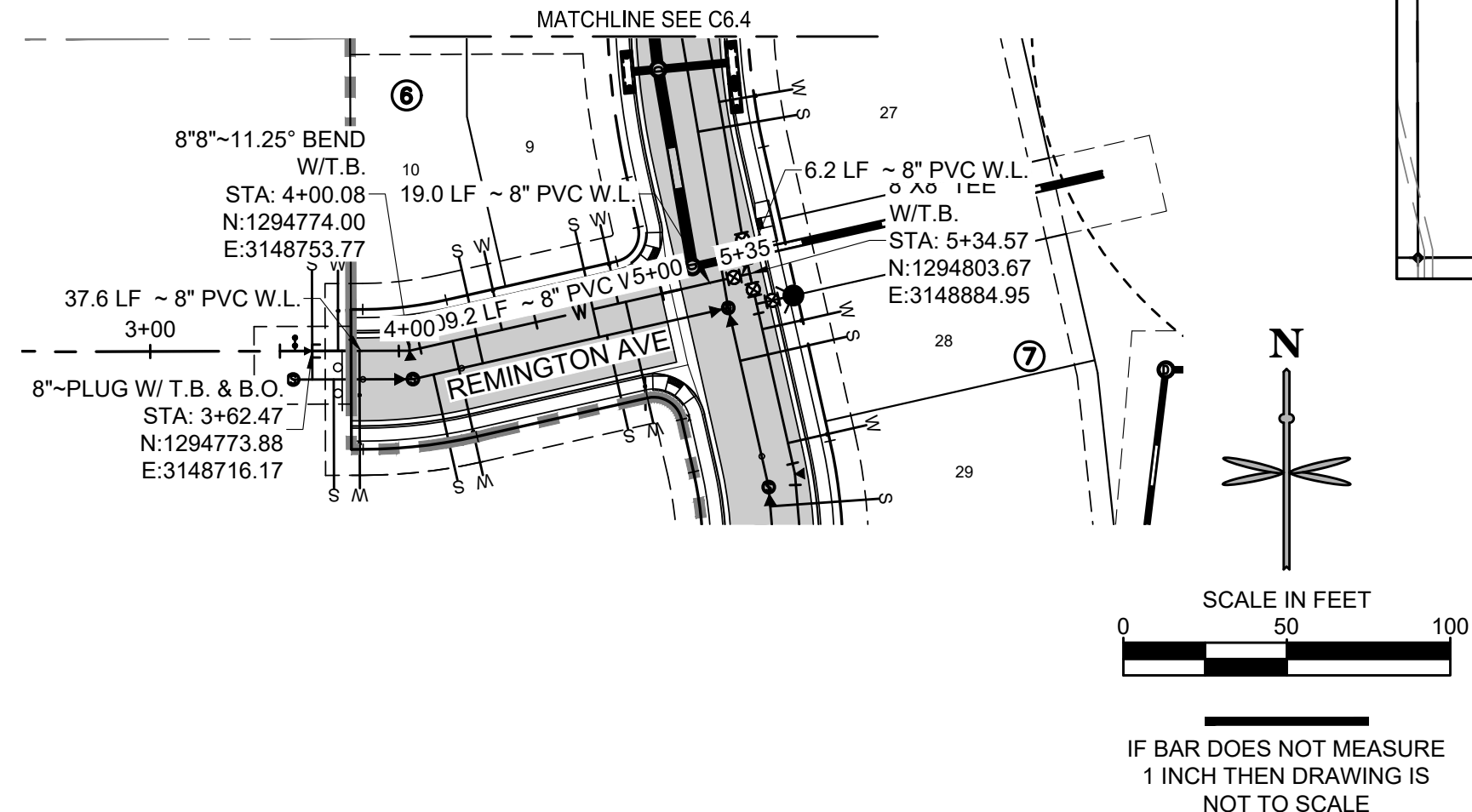
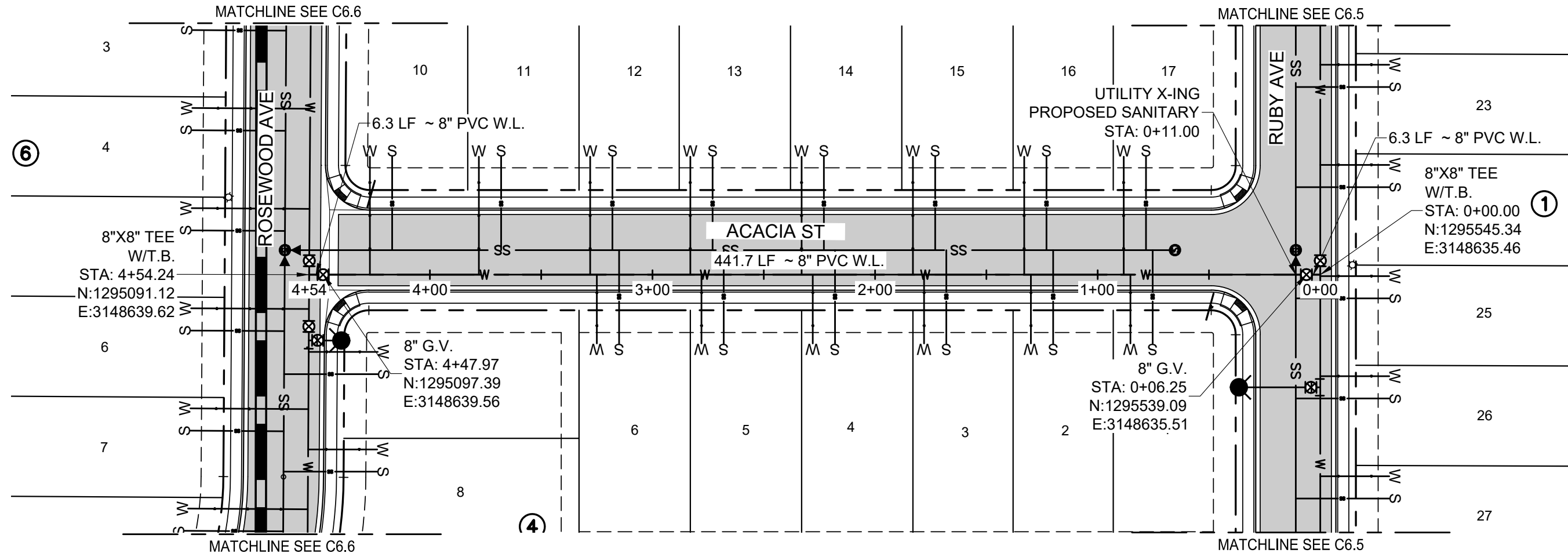
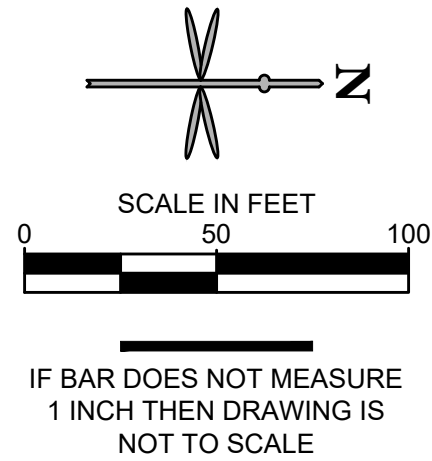
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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P:\ALBERTA DEVELOPMENT PARTNERS\COTTONWOOD HOLLOW FILING 408\CAD SHEETS\CD06.8 WATER PLAN AND PROFILE - ACACIA ST.DWG - 2/20/2023 1:35:57 PM - Luke Bredlow

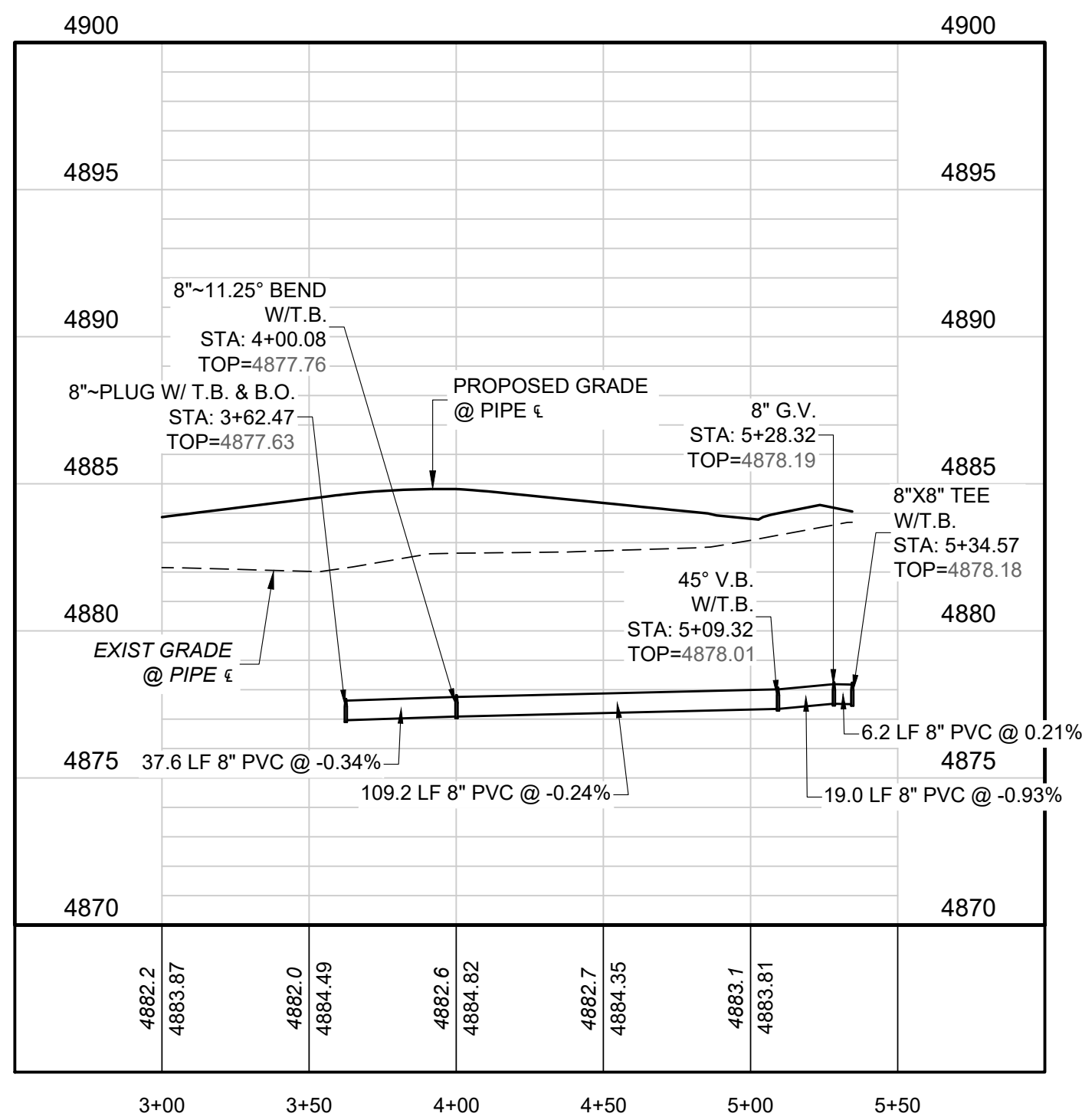
UTILITY LEGEND

- | | | | |
|--|----------------------------|--|-------------------------------|
| | PROPOSED PROPERTY BOUNDARY | | PROPOSED/EXIST. STORM MANHOLE |
| | PROPOSED RIGHT-OF-WAY | | PROPOSED/EXIST. STORM INLET |
| | PROPOSED EASEMENT | | PROP. AREA INLET |
| | PROPOSED LOT LINE | | PROP. TYPE 'R' INLET |
| | PROPOSED CENTERLINE | | PROP. STORM MANHOLE |
| | EXIST. 100-YEAR FLOODPLAIN | | PROP. FLARED END SECTION |
| | EXIST. FENCE | | PROP. FIRE HYDRANT |
| | EXIST. ELECTRIC LINE | | PROP. WATER VALVE |
| | EXIST. GAS MAIN | | PROP. WATER SERVICE LINE |
| | EXIST. FIBER OPTICS | | PROP. SAN SEWER SERVICE LINE |
| | EXIST. SANITARY SEWER | | PROP. SAN SEWER MANHOLE |
| | EXIST. WATER MAIN | | PROP. WATER FITTINGS |
| | PROPOSED CURB & GUTTER | | EXIST. SANITARY SEWER MH |
| | PROPOSED STORM SEWER | | EXIST. STORM MANHOLE |
| | EXISTING STORM SEWER | | EXIST. FIRE HYDRANT |
| | PROP. IRRIGATION MAIN | | EXIST. WATER VALVE |
| | PROP. SANITARY SEWER | | EXIST. UTILITY RISER |
| | PROP. WATER MAIN | | |



PROFILE F4-WATER-ACACIA ST (STA: -0+25 TO 5+50)

SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL



PROFILE F4-WATER-REMINGTON AVE (STA: 3+00 TO 5+50)

SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL



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BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
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1268+52", LOCATED 50 FEET NORTHEASTERLY OF
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No.	REVISION		BY	DATE

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CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE - COLORADO 80504
WATER P&P - ACACIA ST &
REMINGTON AVE

PROJECT NO: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/20/2023

C6.7

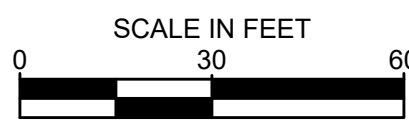
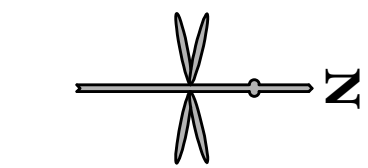
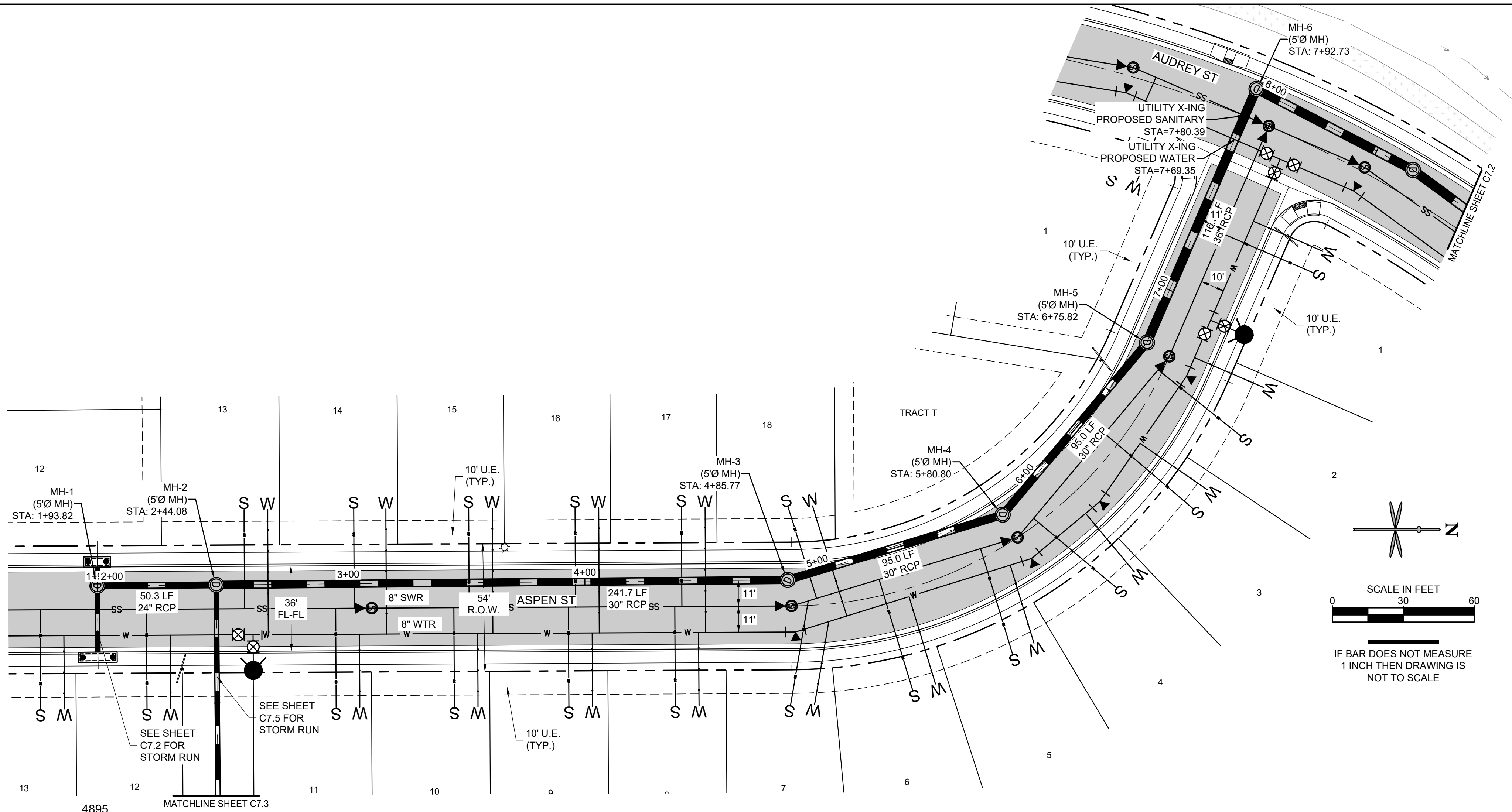
SHEET 37 OF 109



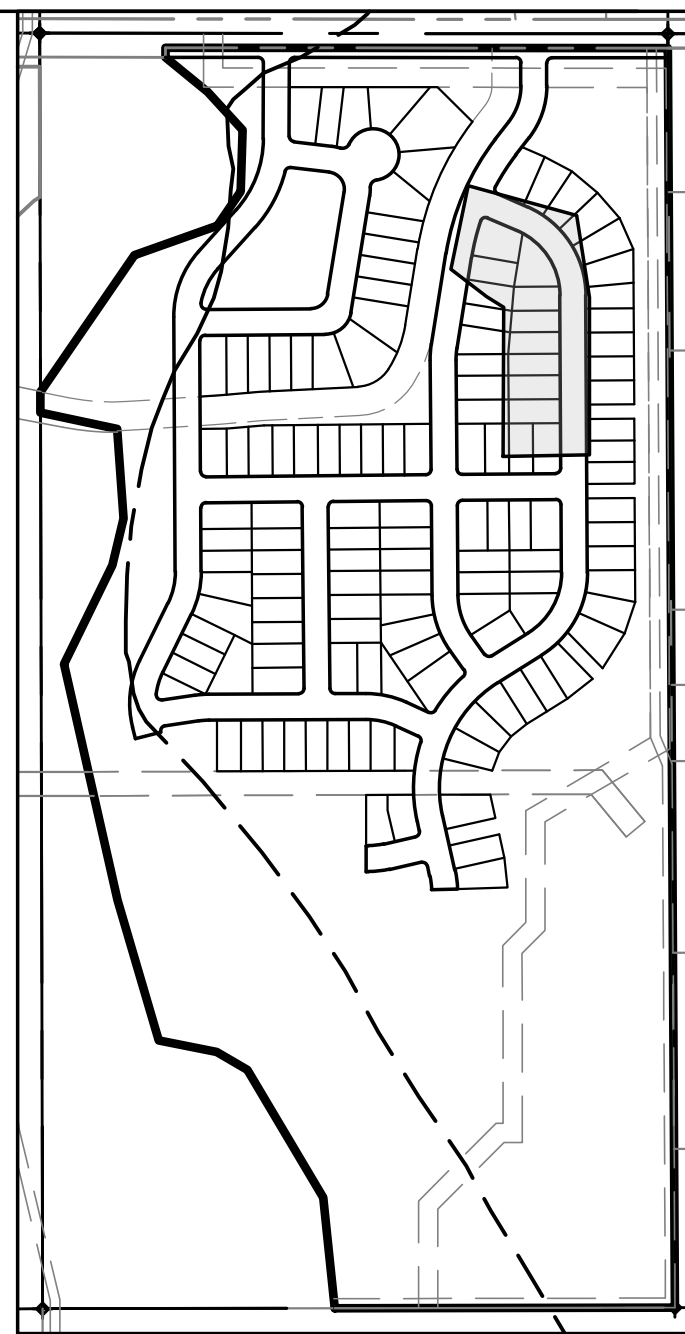
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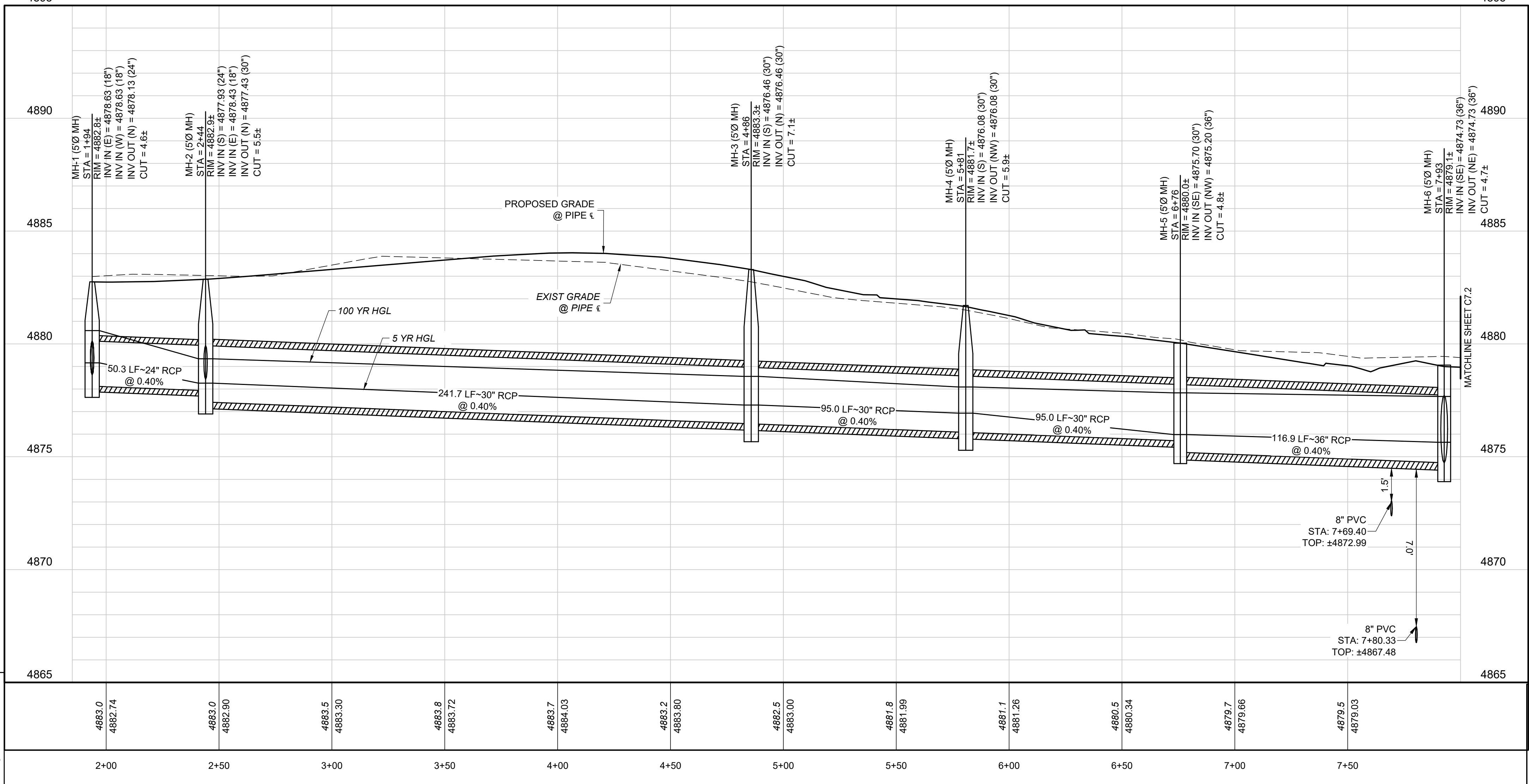
IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE



KEYMAP
SCALE: 1" = 400'

LEGEND

- | | |
|-----|--------------------------|
| X | EXIST. FENCE |
| E | EXIST. ELECTRIC LINE |
| G | EXIST. GAS MAIN |
| CTV | EXIST. CATV |
| COM | EXIST. COMMUNICATION |
| FO | EXIST. FIBER OPTICS |
| S | EXIST. SANITARY SEWER |
| SS | EXIST. STORM SEWER |
| W | EXIST. WATER MAIN |
| --- | EXIST. 100-YR FLOODPLAIN |
| W | EXIST. WATER VALVE |
| + | EXIST. UTILITY RISER |
| + | EXIST. STREET SIGN |
| --- | PROPERTY LINE |
| --- | RIGHT-OF-WAY |
| --- | LOT LINE |
| --- | CL RIGHT-OF-WAY |
| + | PROP. STORM SEWER |
| + | PROP. AREA INLET |
| + | PROP. TYPE 'R' INLET |
| + | PROP. STORM MANHOLE |
| + | PROP. FLARED END SECTION |
| + | PROP. STREET SIGN |
| + | PROP. STREET LIGHT |
| + | PROP. CURB & GUTTER |
| + | PROP. ADA RAMPS |
| + | PROP. MARKER POST |

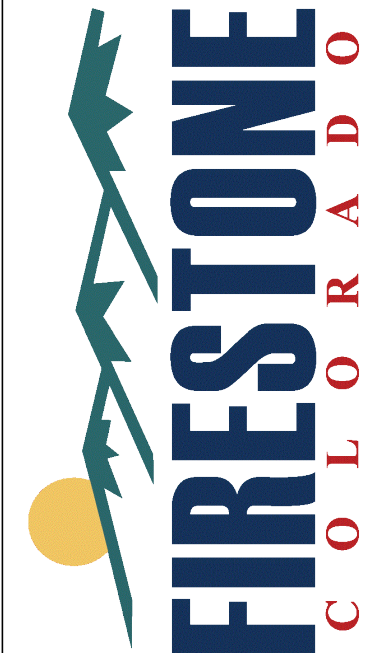


STORM PROFILE NOTES:

- CONTRACTOR TO FIELD VERIFY LOCATIONS, SIZES, CONDITIONS AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND PRIOR TO CONSTRUCTION.

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PRELIMINARY
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CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

STORM P&P - POND A - ASPEN

PROJECT NO.: OLS001.01

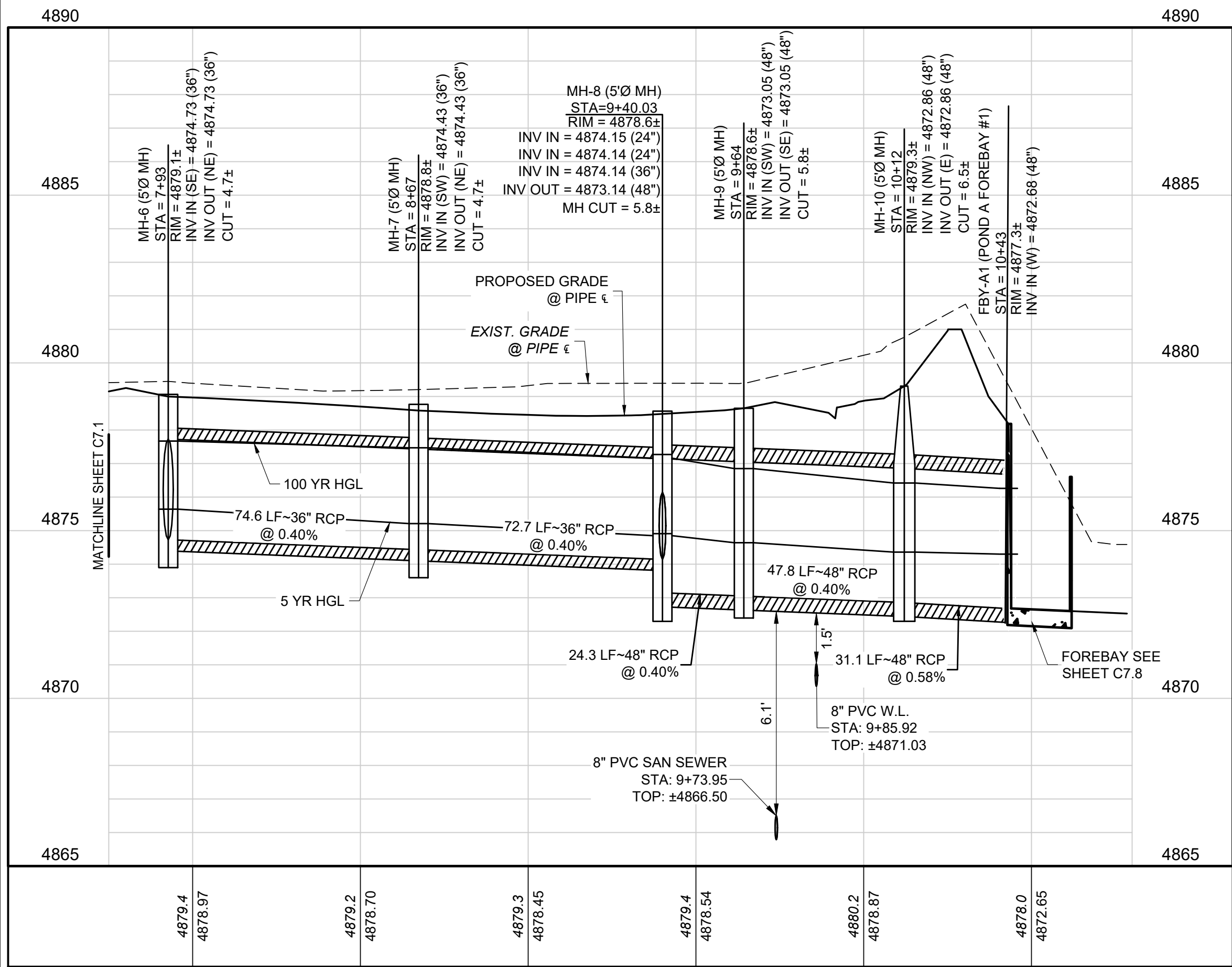
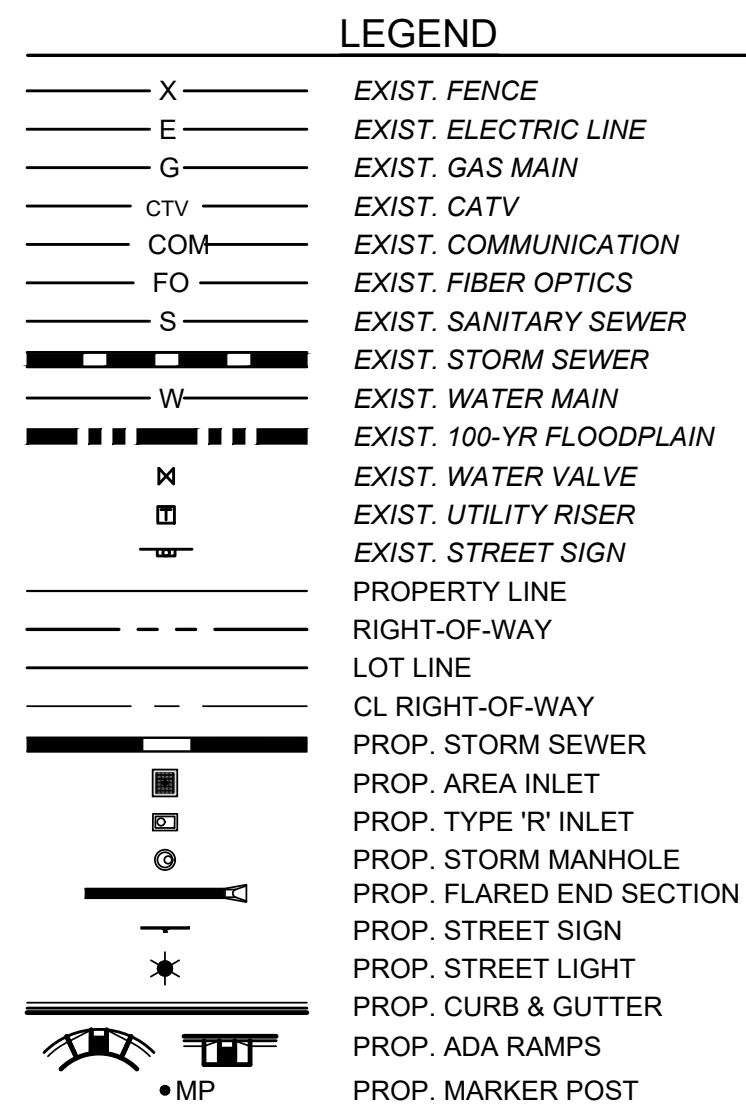
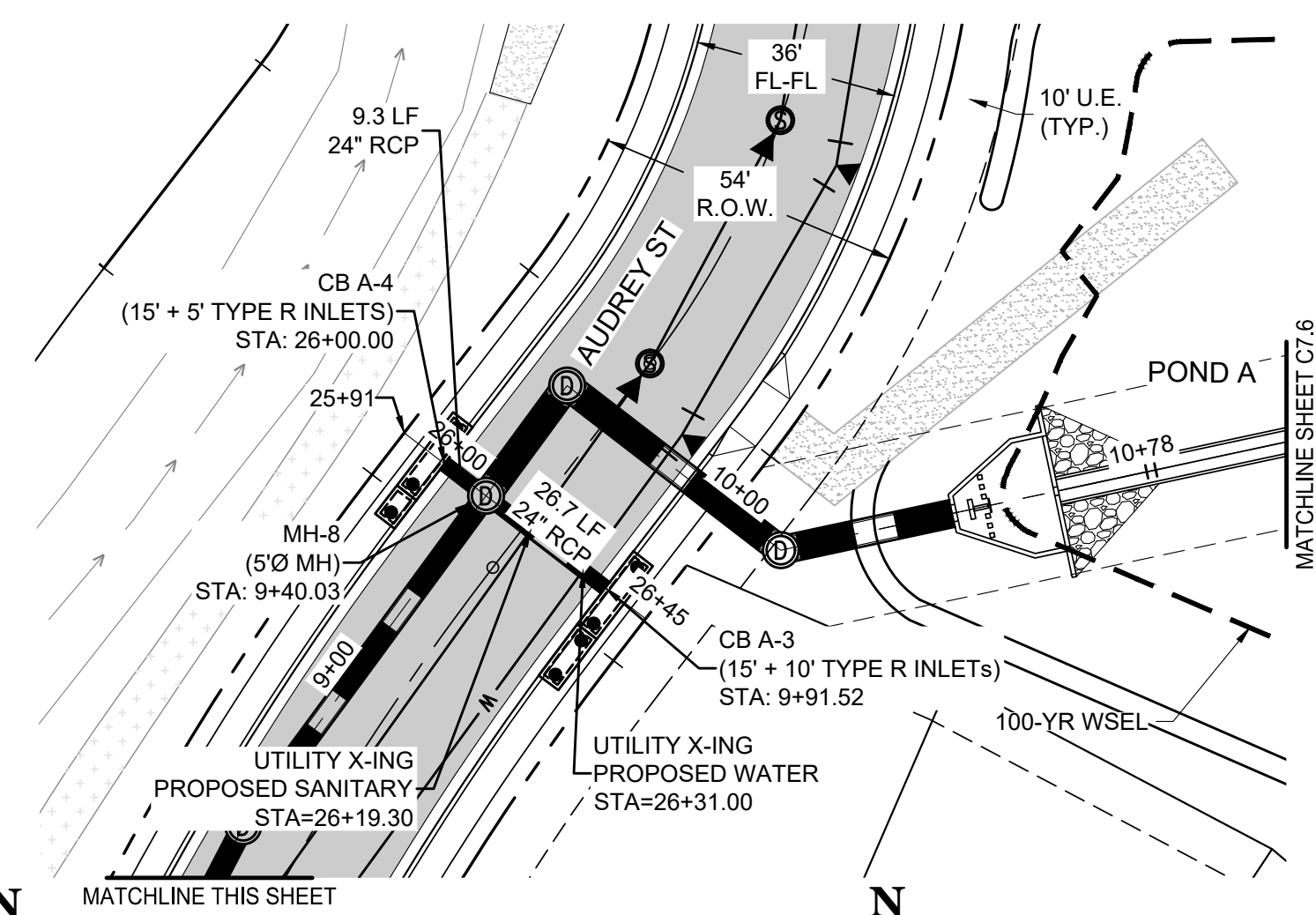
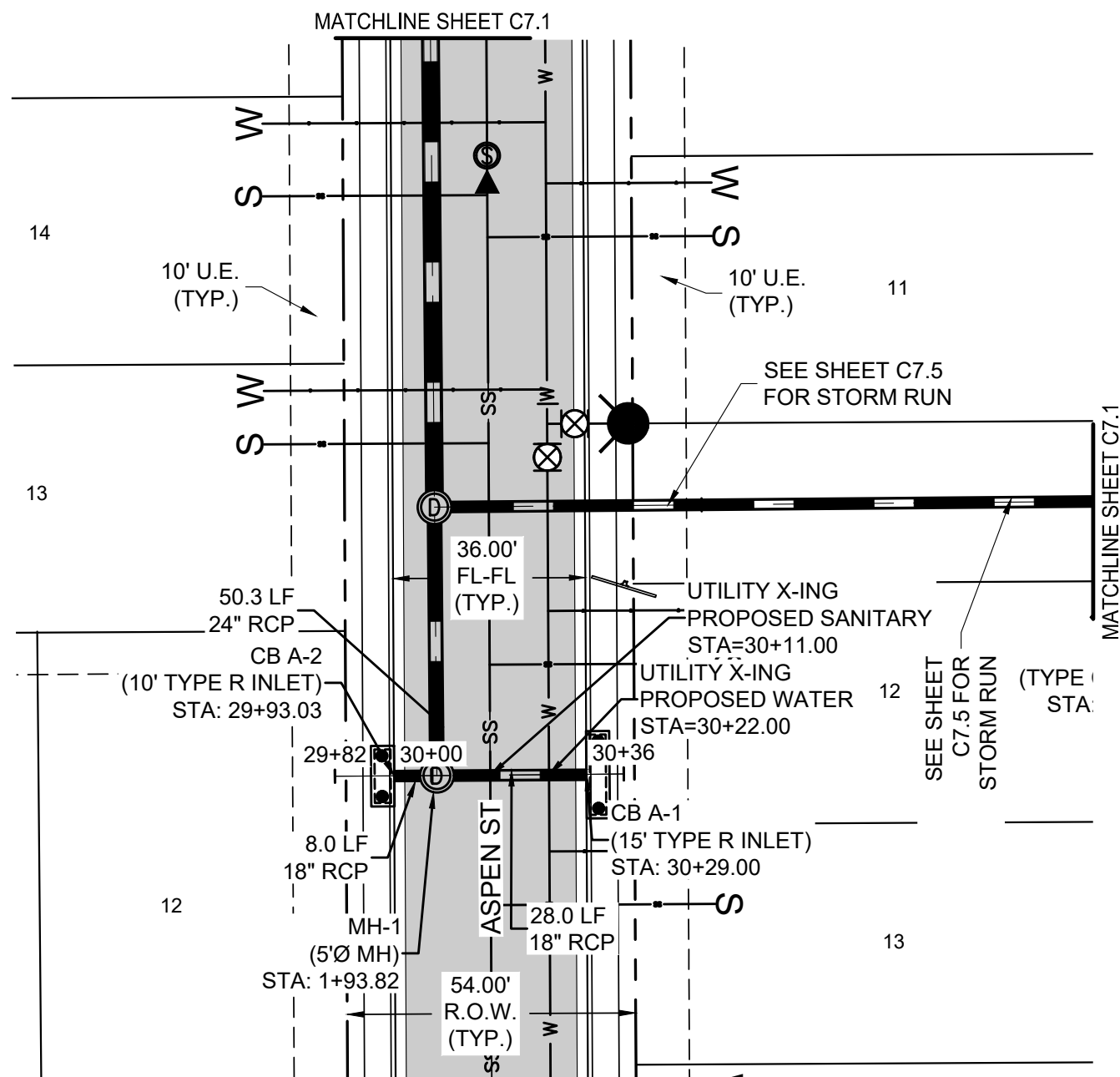
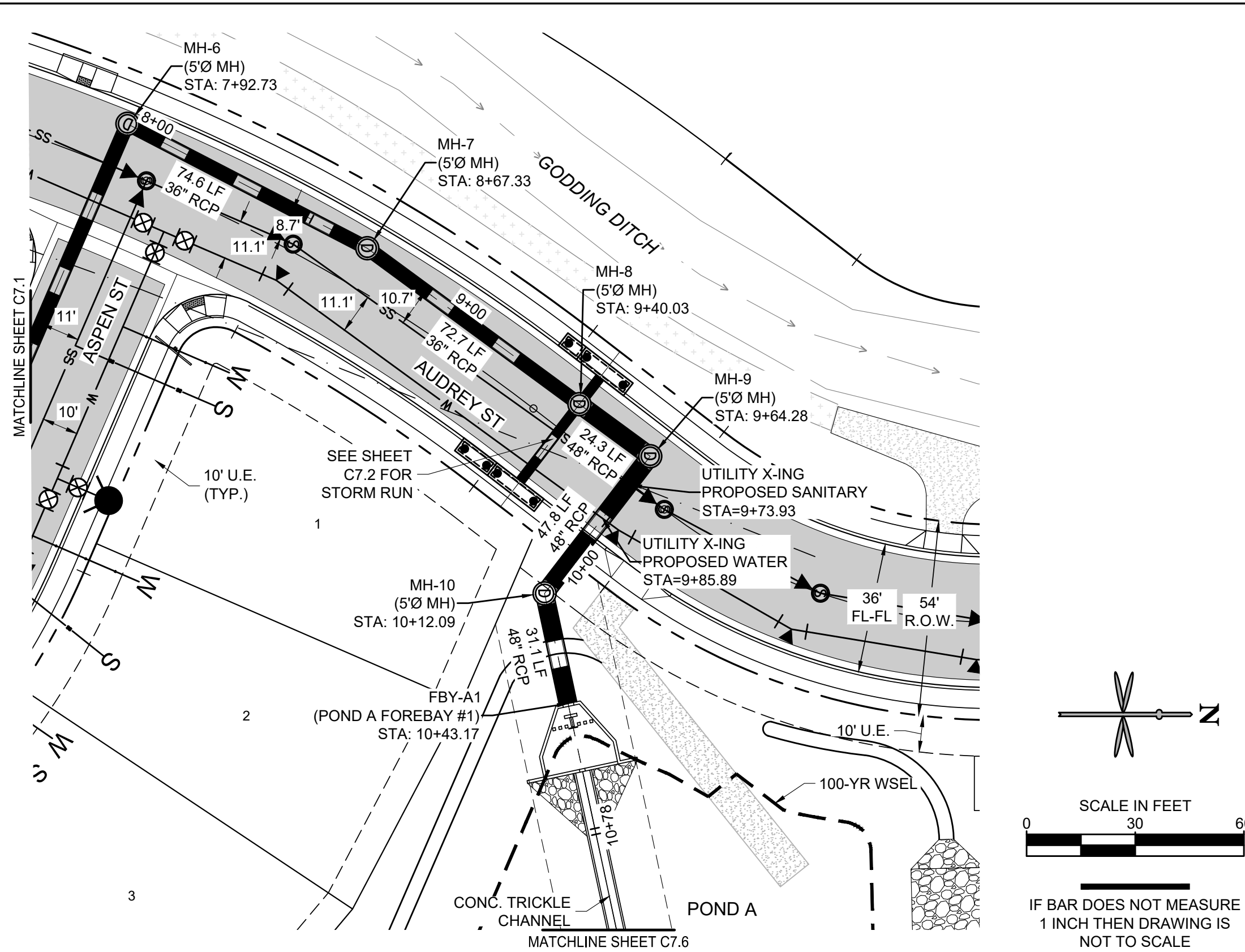
DESIGNED BY: GSR

DRAWN BY: RAK

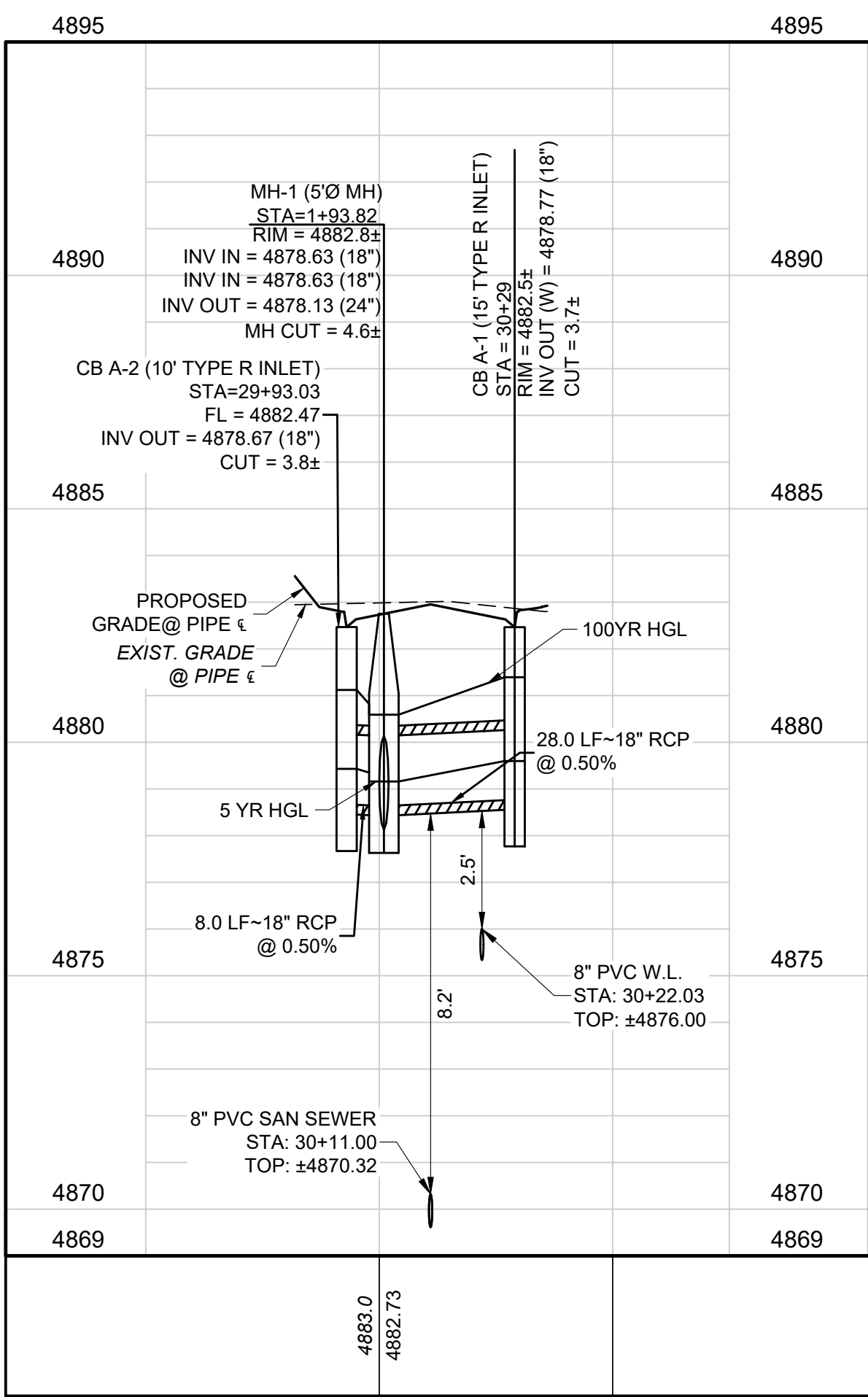
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C7.1

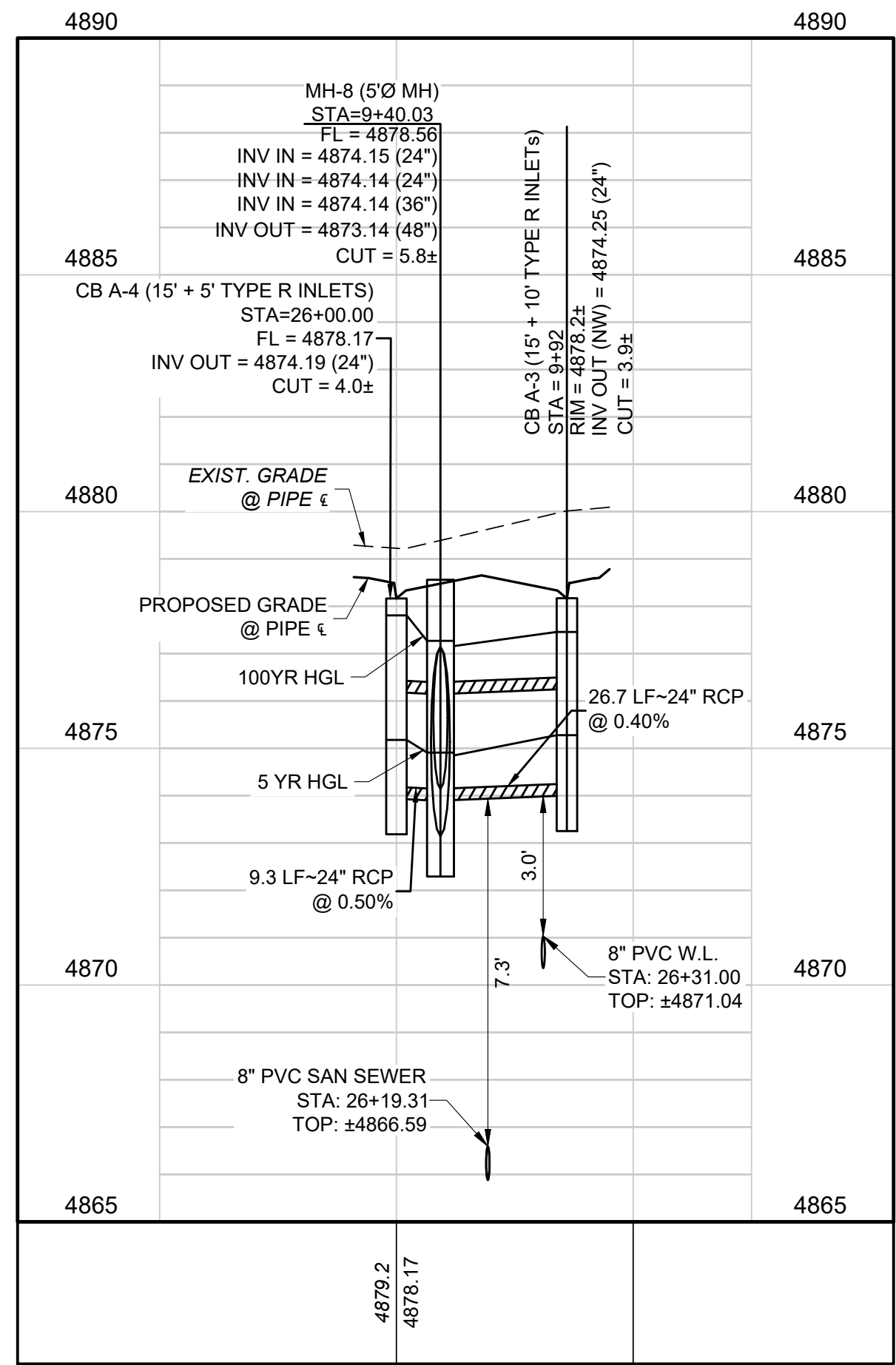
SHEET 38 OF 109



PROFILE STM-A1-ASPEN (STA: 7+75 TO 10+80)
SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL



PROFILE STM-A4-ASPEN (STA: 29+50 TO 30+75)
SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL



PROFILE STM-A2-ASPEN (STA: 25+50 TO 26+75)
SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL



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UNDERGROUND MEMBER UTILITIES.

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CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

STORM P&P - POND A - ASPEN & AUDREY

PROJECT NO.: OLS001.01

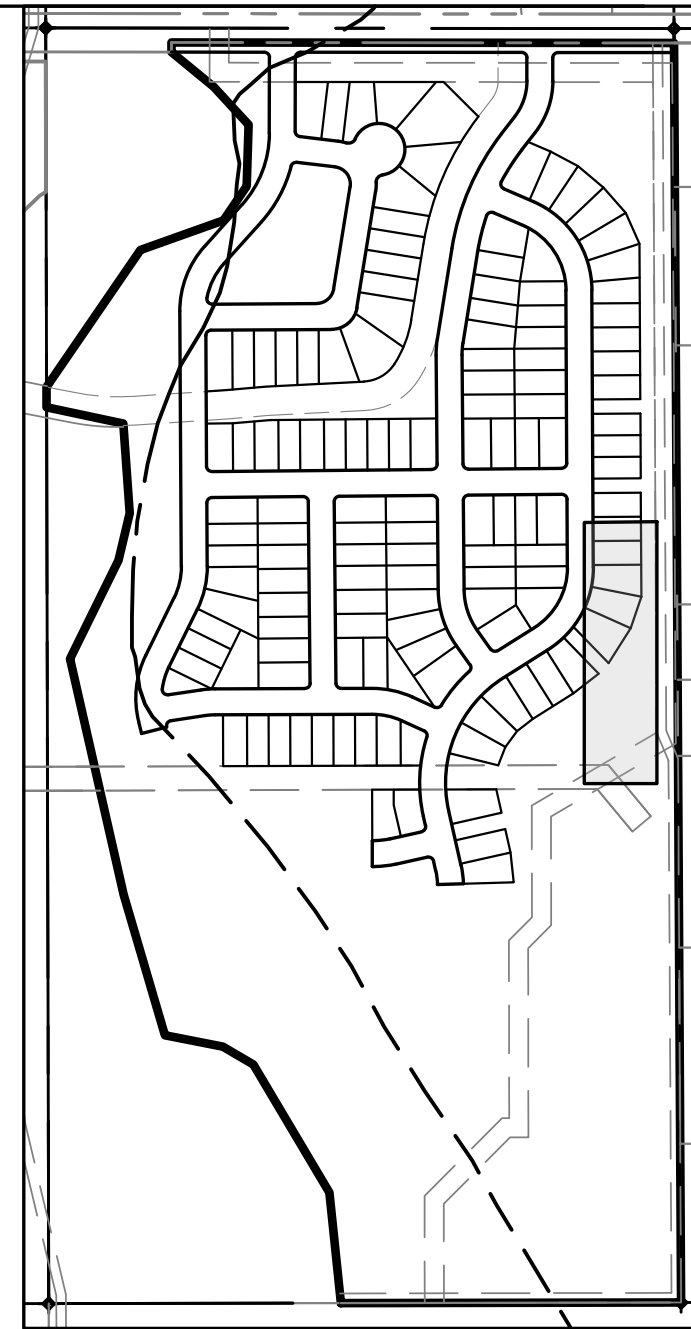
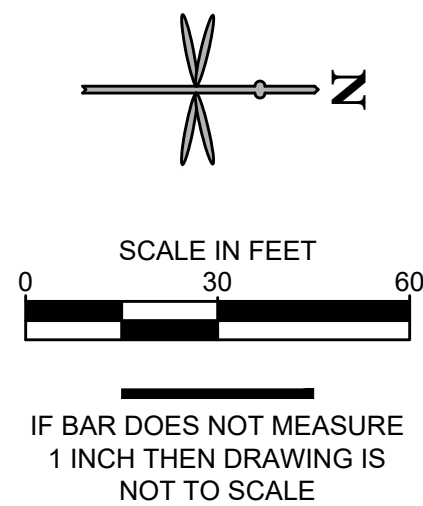
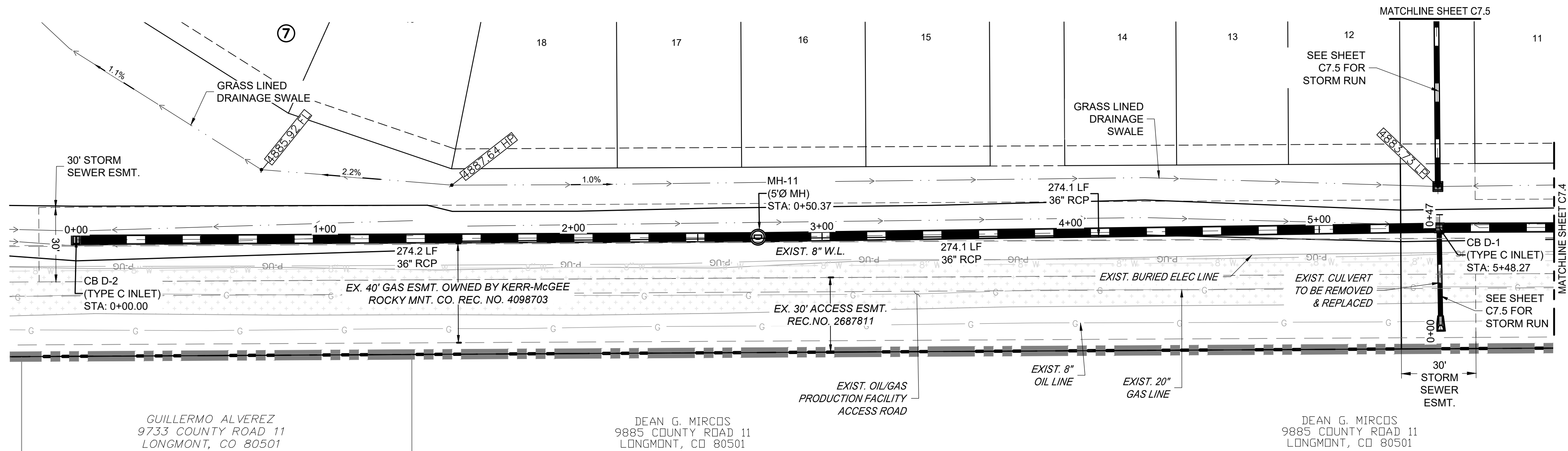
DESIGNED BY: GSR

DRAWN BY: RAK

DATE: 02/10/2023

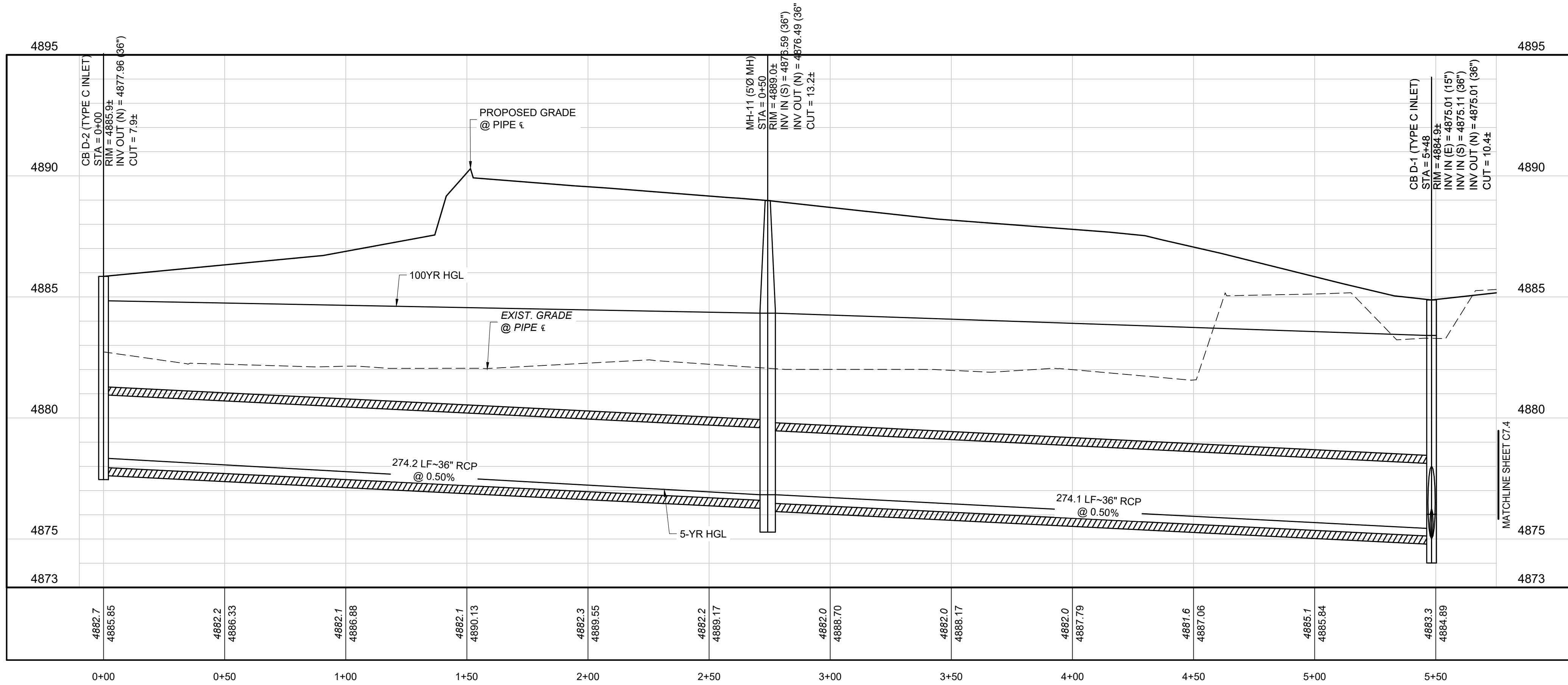
C7.2

SHEET 39 OF 109



KEYMAP
SCALE: 1" = 400'

LEGEND	
---	EXIST. FENCE
- - -	EXIST. ELECTRIC LINE
- - -	EXIST. GAS MAIN
- - -	EXIST. CATV
- - -	EXIST. COMMUNICATION
- - -	EXIST. FIBER OPTICS
- - -	EXIST. SANITARY SEWER
- - -	EXIST. STORM SEWER
- - -	EXIST. WATER MAIN
- - -	EXIST. 100-YR FLOODPLAIN
- - -	EXIST. WATER VALVE
- - -	EXIST. UTILITY RISER
- - -	EXIST. STREET SIGN
- - -	PROPERTY LINE
- - -	RIGHT-OF-WAY
- - -	LOT LINE
- - -	CL RIGHT-OF-WAY
- - -	PROP. STORM SEWER
- - -	PROP. AREA INLET
- - -	PROP. TYPE 'R' INLET
- - -	PROP. STORM MANHOLE
- - -	PROP. FLARED END SECTION
- - -	PROP. STREET LIGHT
- - -	PROP. CURB & GUTTER
- - -	PROP. ADA RAMPS
- - -	PROP. MARKER POST



PROFILE STM-A4-EAST PROP (STA: -0+10 TO 5+75)
SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL

STORM PROFILE NOTES:

- CONTRACTOR TO FIELD VERIFY LOCATIONS, SIZES, CONDITIONS AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND PRIOR TO CONSTRUCTION.



CALL UTILITY NOTIFICATION
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CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE - COLORADO 80504

STORM P&P - POND A -
ASPEN & EAST PROP

PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/10/2023

C7.3

SHEET 40 OF 109

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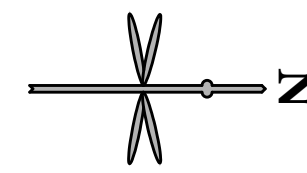


PRELIMINARY
NOT FOR
CONSTRUCTION

No.	REVISION	BY	DATE

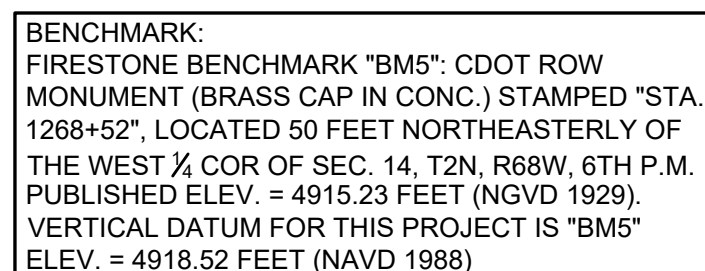


KEYMAP
SCALE: 1" = 400'



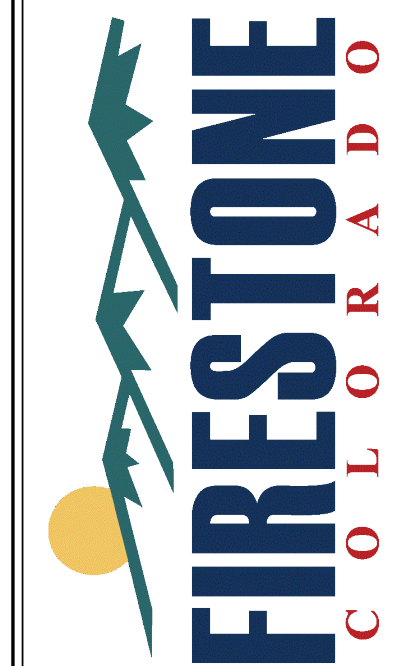
IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

	EXIST. FENCE
	EXIST. ELECTRIC LINE
	EXIST. GAS MAIN
	EXIST. CATV
	EXIST. COMMUNICATION
	EXIST. FIBER OPTICS
	EXIST. SANITARY SEWER
	EXIST. STORM SEWER
	EXIST. WATER MAIN
	EXIST. 100-YR FLOODPLAIN
	EXIST. WATER VALVE
	EXIST. UTILITY RISER
	EXIST. STREET SIGN
	PROPERTY LINE
	RIGHT-OF-WAY
	LOT LINE
	CL RIGHT-OF-WAY
	PROP. STORM SEWER
	PROP. AREA INLET
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	PROP. STORM MANHOLE
	PROP. FLARED END SECTION
	PROP. STREET SIGN
	PROP. STREET LIGHT
	PROP. CURB & GUTTER
	PROP. ADA RAMP
	PROP. MARKER POST



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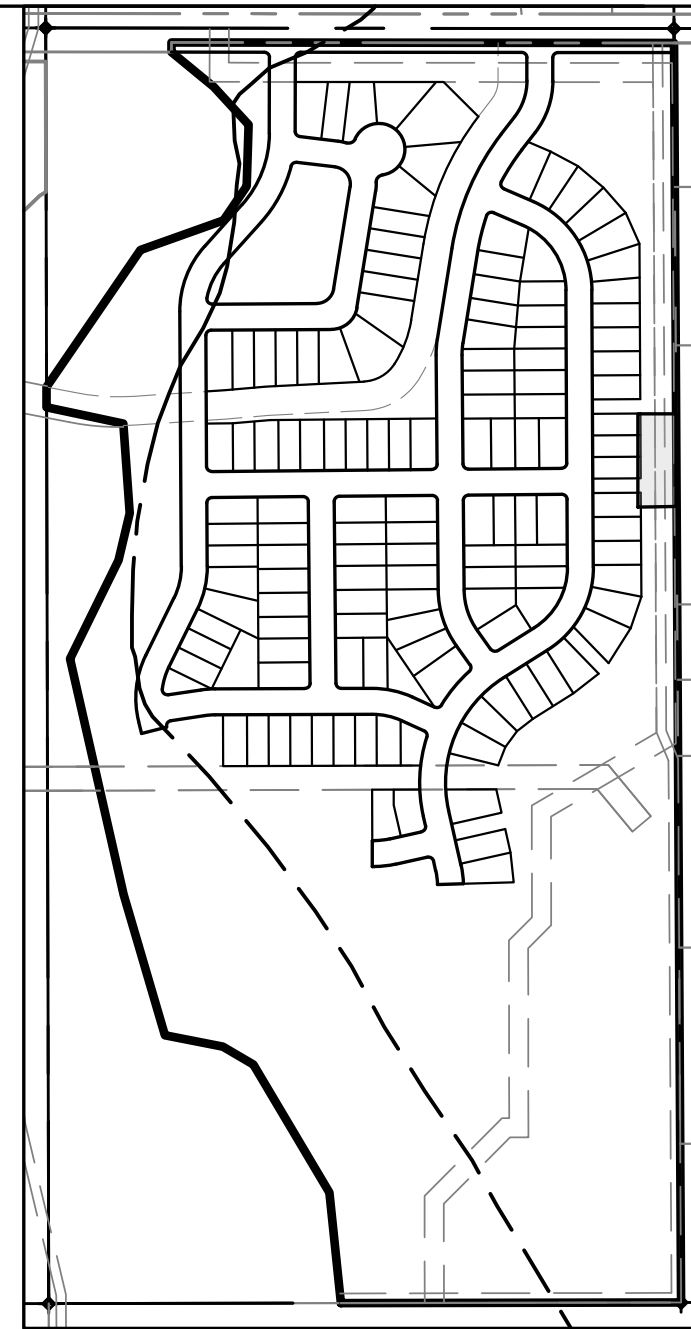
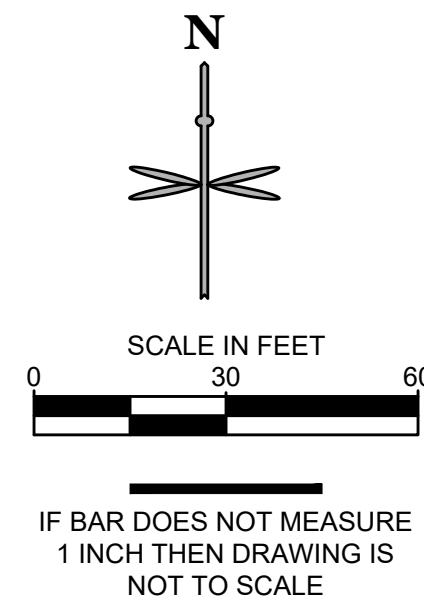
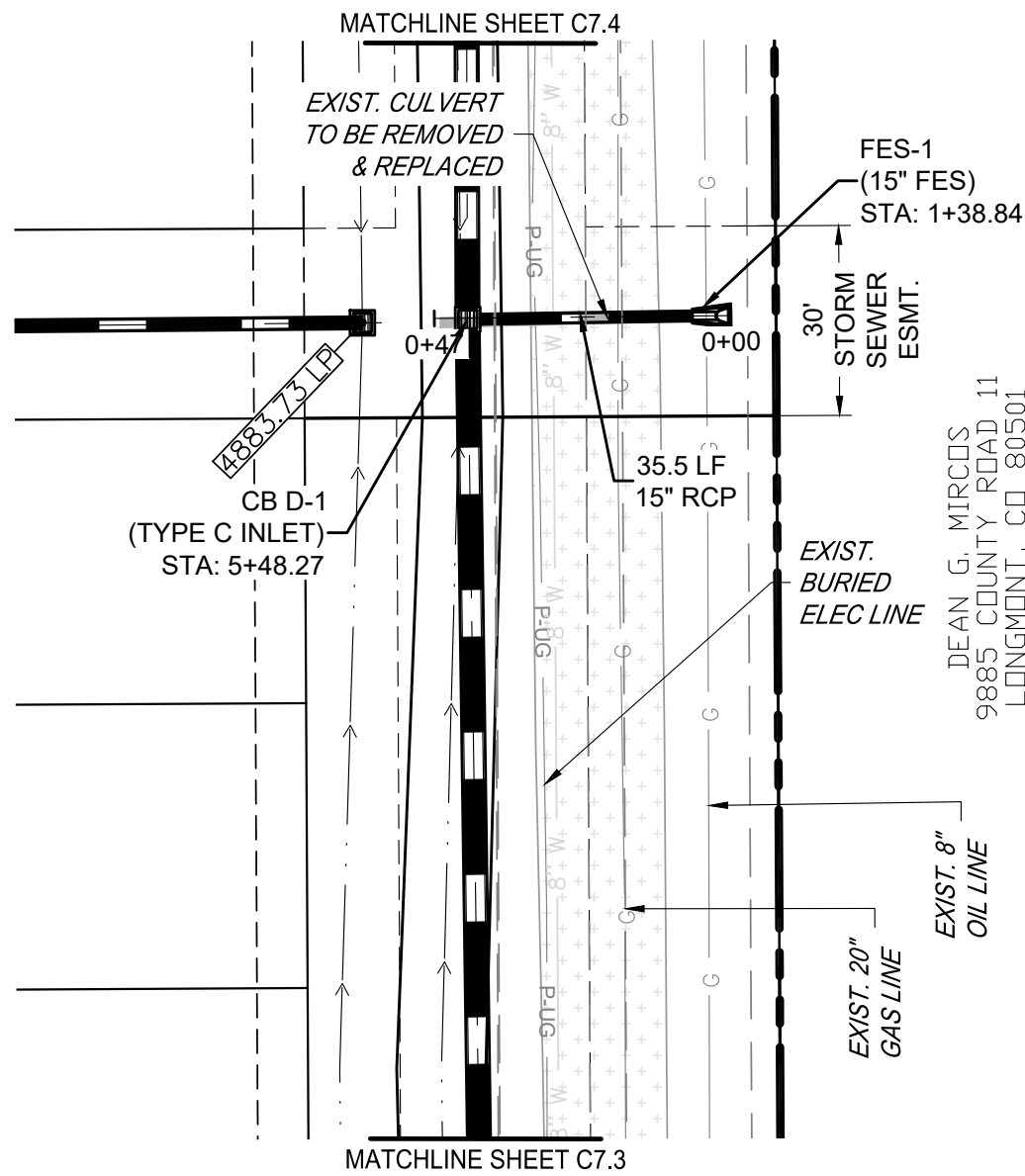
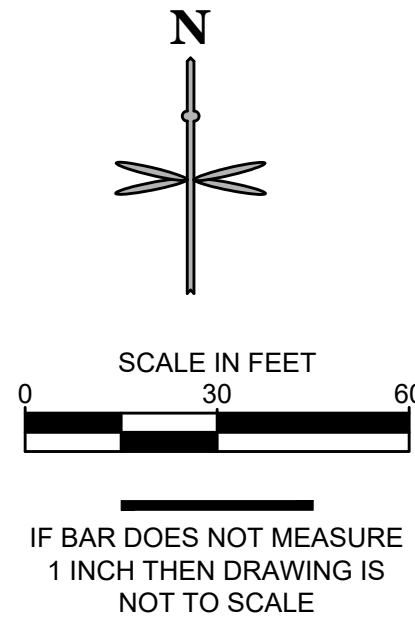
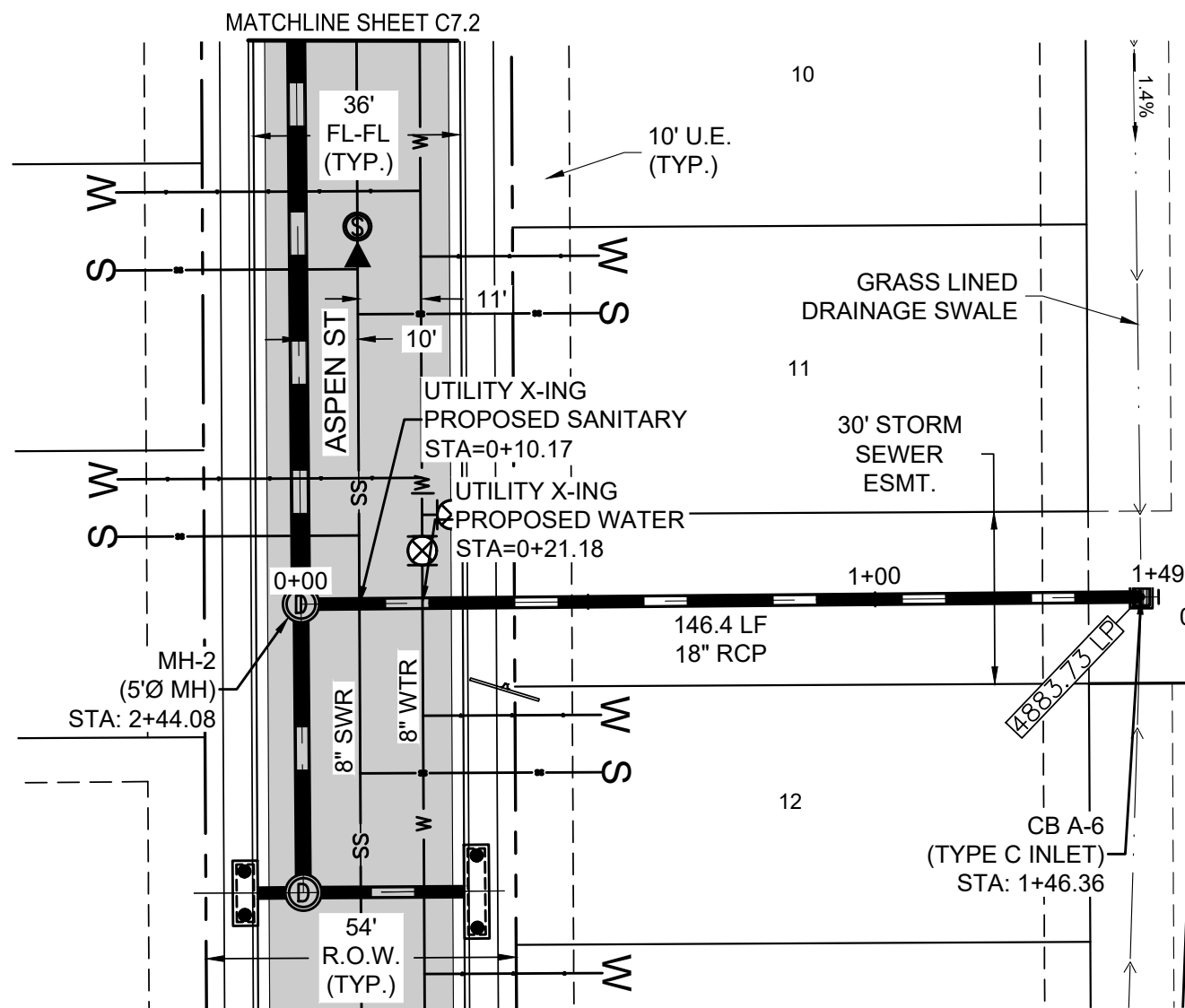
STORM P&P - POND A - EAST PROP

CONSTRUCTION PLANS

PROJECT NO:	OLS001.01
DESIGNED BY:	GSR
DRAWN BY:	RAK
DATE:	02/10/2023

C7.4
SHEET 41 OF 10

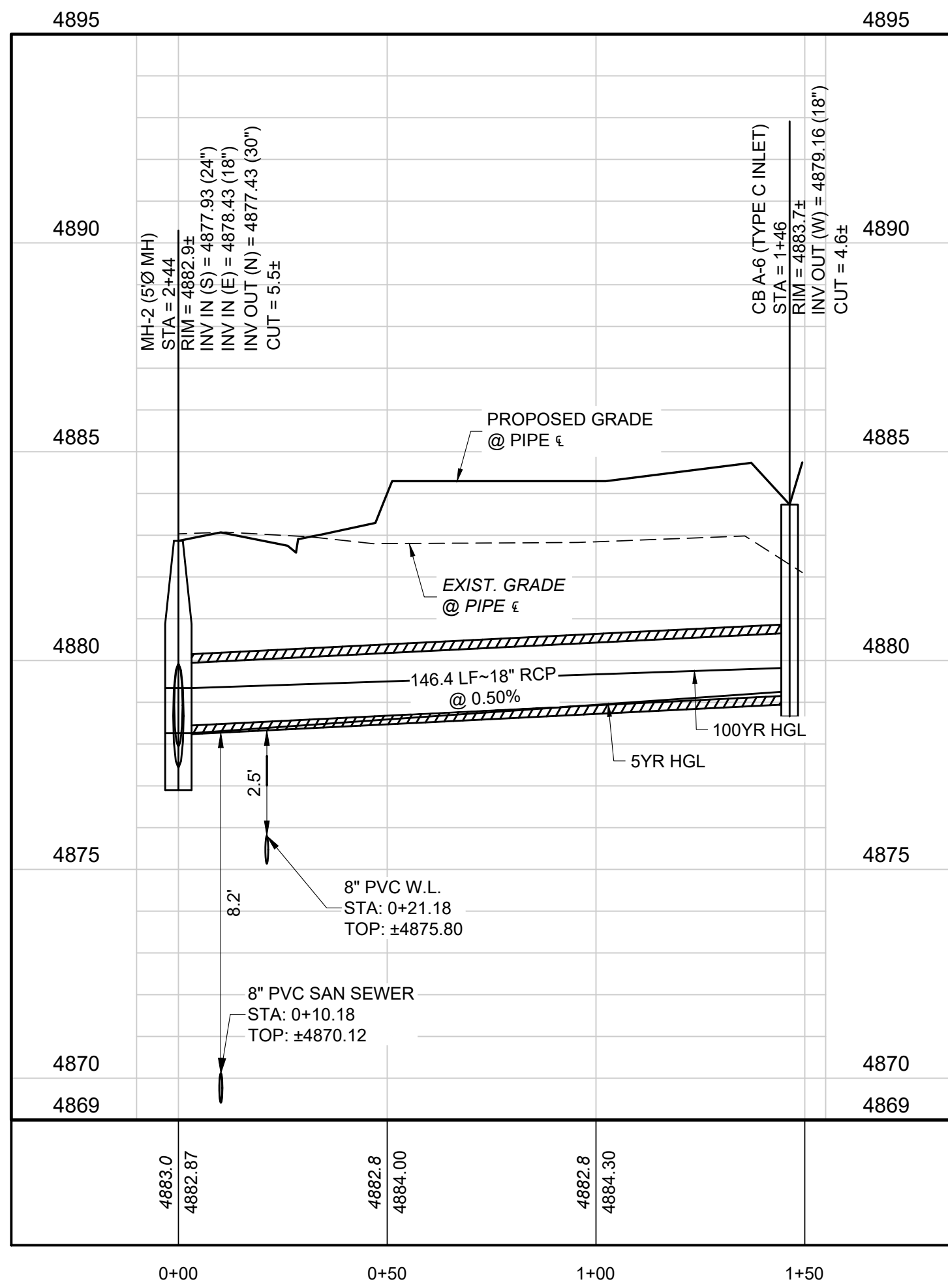
SHEET 41 OF 109



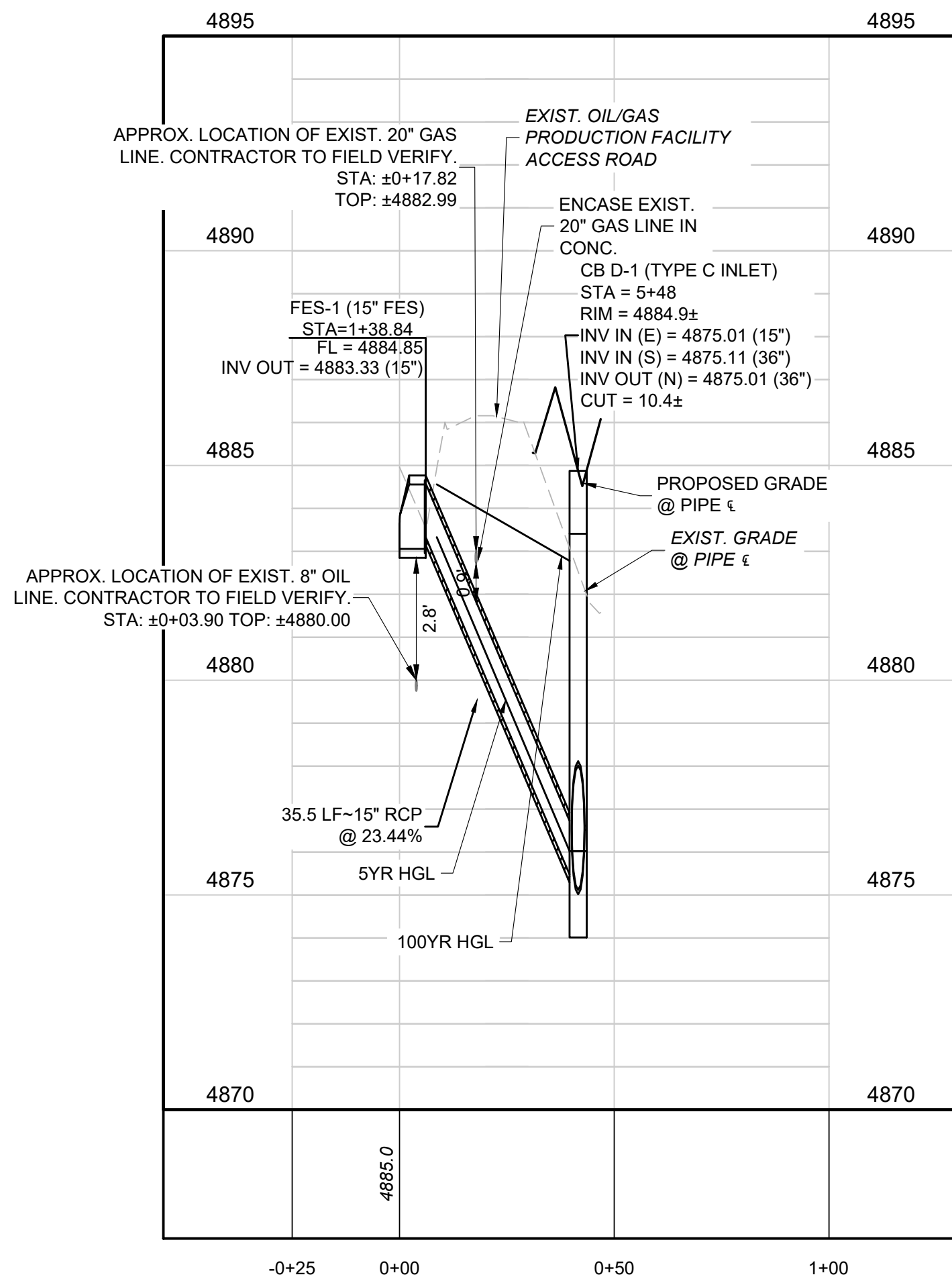
KEYMAP
SCALE: 1" = 400'

NOTE:
CONTRACTOR TO VERIFY LOCATION OF
ALL OIL/GAS FLOWLINES PRIOR TO
CONSTRUCTION.

LEGEND	
X	EXIST. FENCE
E	EXIST. ELECTRIC LINE
G	EXIST. GAS MAIN
CTV	EXIST. CATV
COM	EXIST. COMMUNICATION
FO	EXIST. FIBER OPTICS
S	EXIST. SANITARY SEWER
W	EXIST. WATER MAIN
W	EXIST. 100-YR FLOODPLAIN
W	EXIST. WATER VALVE
W	EXIST. UTILITY RISER
W	EXIST. STREET SIGN
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	LOT LINE
---	CL RIGHT-OF-WAY
---	PROP. STORM SEWER
---	PROP. AREA INLET
---	PROP. TYPE 'R' INLET
---	PROP. STORM MANHOLE
---	PROP. FLARED END SECTION
---	PROP. STREET SIGN
---	PROP. STREET LIGHT
---	PROP. CURB & GUTTER
---	PROP. ADA RAMPS
---	PROP. MARKER POST



PROFILE STM-A5-ASPEN (STA: -0+10 TO 1+55)
SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL



PROFILE STM-D3 (STA: -0+25 TO 1+00)
SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL

STORM PROFILE NOTES:

- CONTRACTOR TO FIELD VERIFY LOCATIONS, SIZES, CONDITIONS AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND PRIOR TO CONSTRUCTION.



CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

STORM P&P - POND A - OUTFALL

PROJECT NO: OLS001.01

DESIGNED BY: GSR

DRAWN BY: RAK

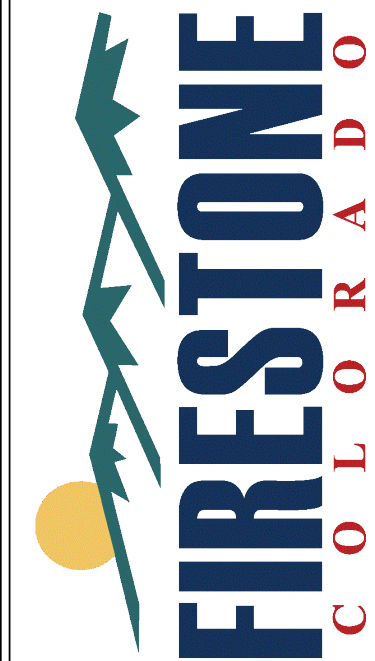
DATE: 02/10/2023

C7.5

SHEET 42 OF 109

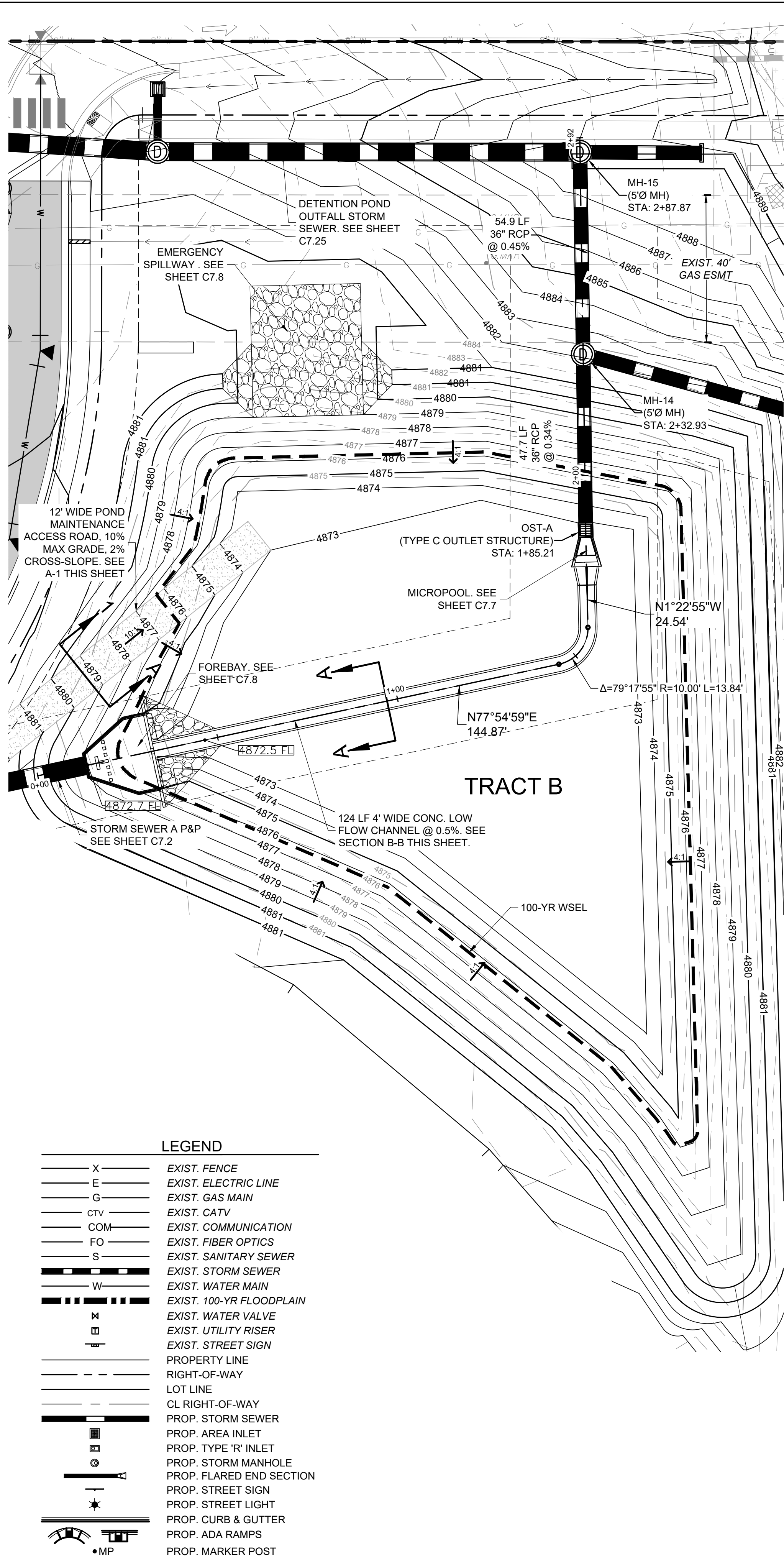
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CONSTRUCTION

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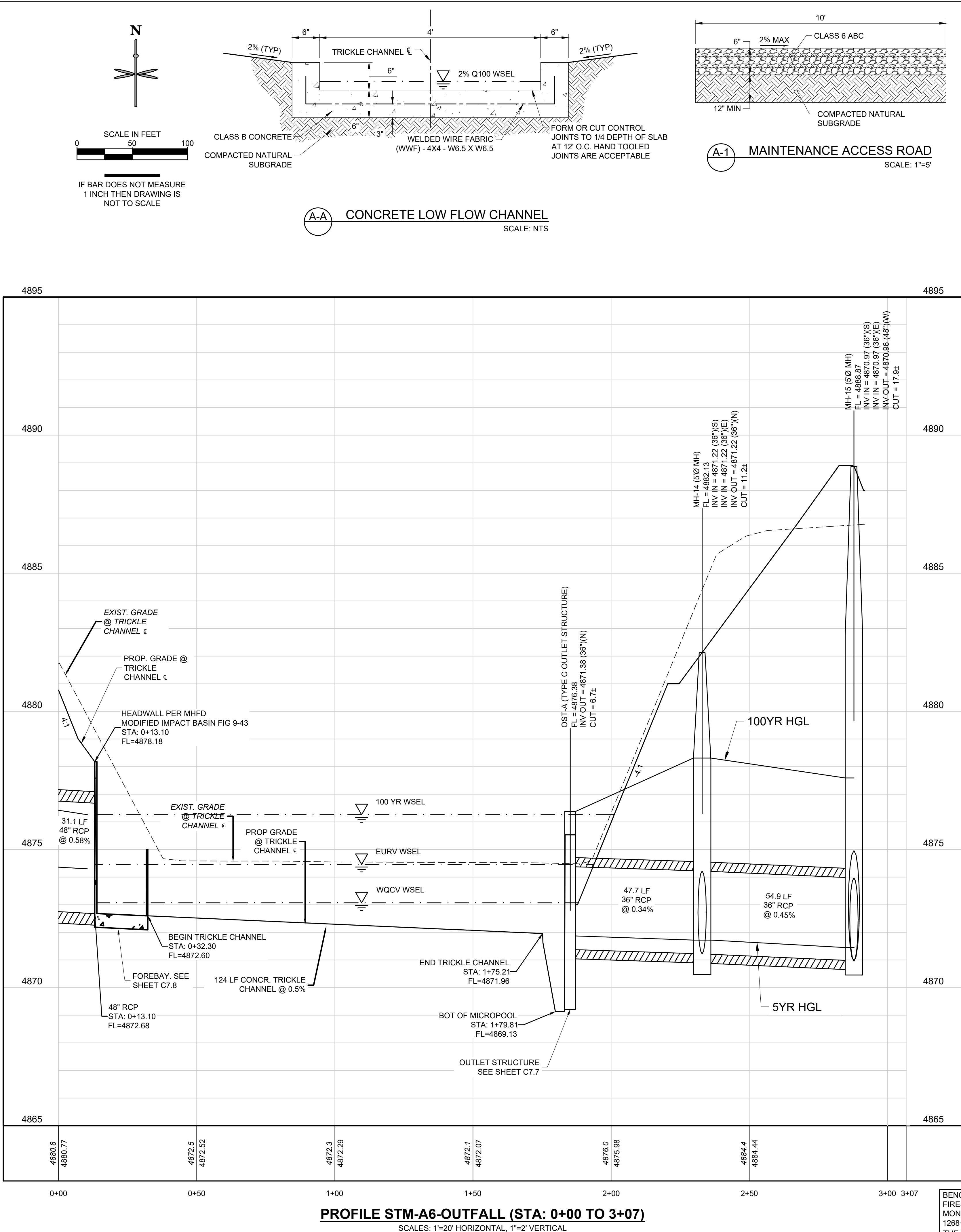
P:\ALBERTA DEVELOPMENT PARTNERS\COTTONWOOD HOLLOW FILING 408\CAD\SHEETS\CD07.7 POND A DETAILS.DWG - 2/20/2023 10:17:09 AM - Gregory Rivara



811 CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Know what's below.
Call before you dig.



BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)

CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
POND A PLAN

PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/14/2023

C7.6
SHEET 43 OF 109

PRELIMINARY NOT FOR CONSTRUCTION

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FIRESTONE COLORADO

DATE

BY

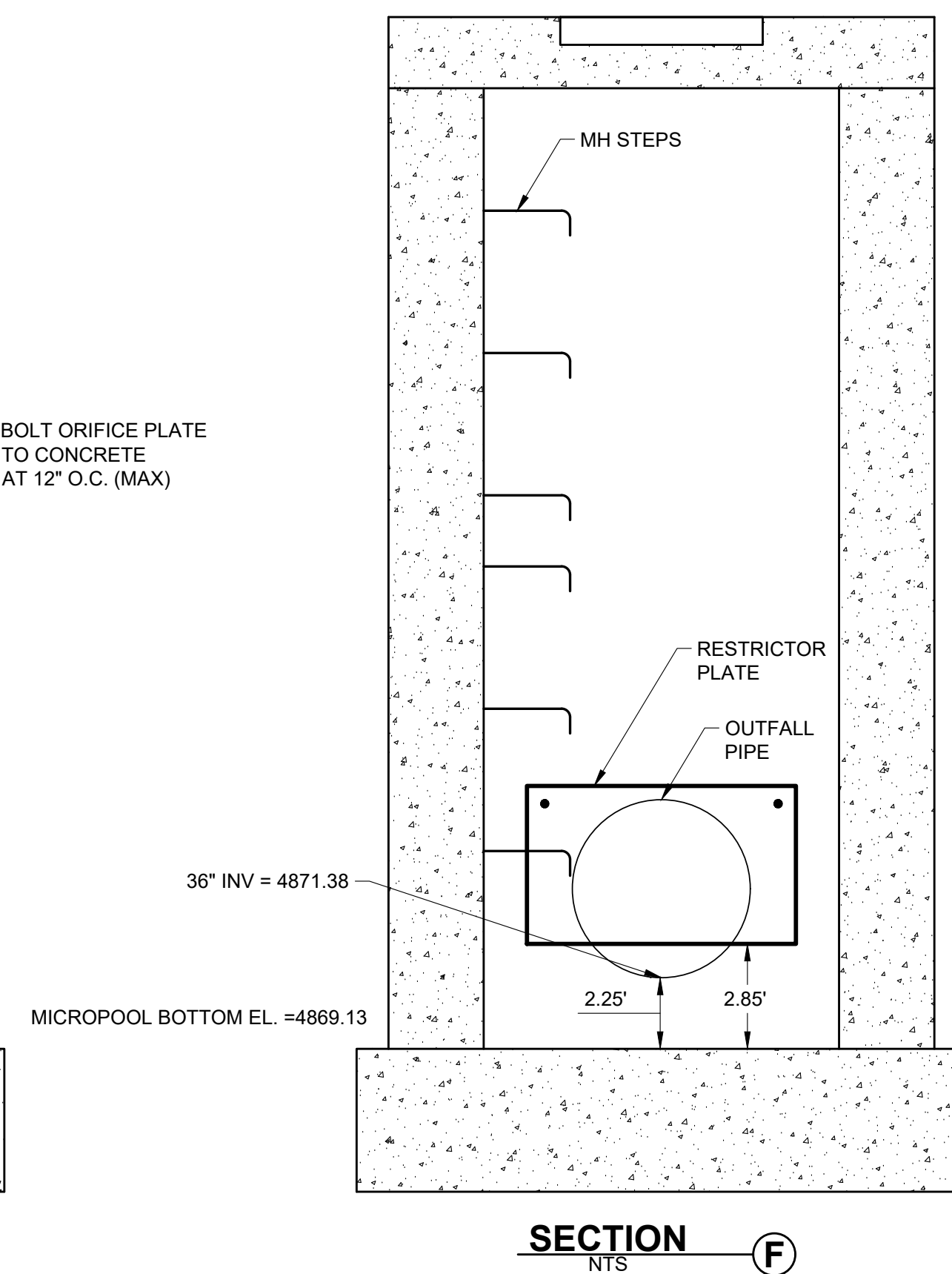
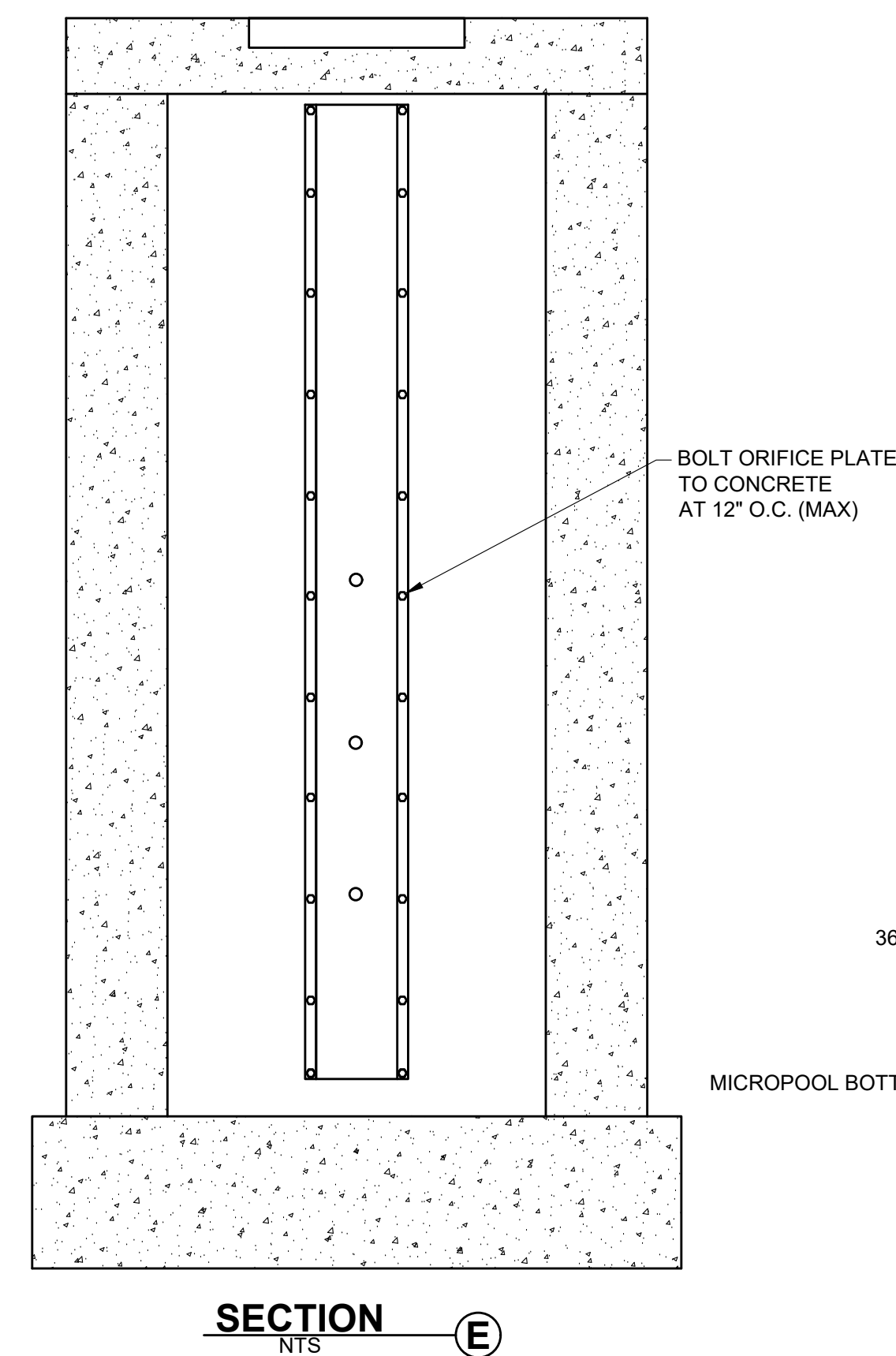
REVISION

No.



**DETENTION
WARNING
12" X 12"**

POND SIGN
NTS



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

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 MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
 1268+52". LOCATED 50 FEET NORTHEASTERLY OF
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 VERTICAL DATUM FOR THIS PROJECT IS "BM5"
 ELEV. = 4918.52 FEET (NAVD 1988)

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

POND A DETAILS

PROJECT NO:	OLS001.01
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DESIGNED BY: GSR

DRAWN BY: RAK

DATE: 02/14/2023

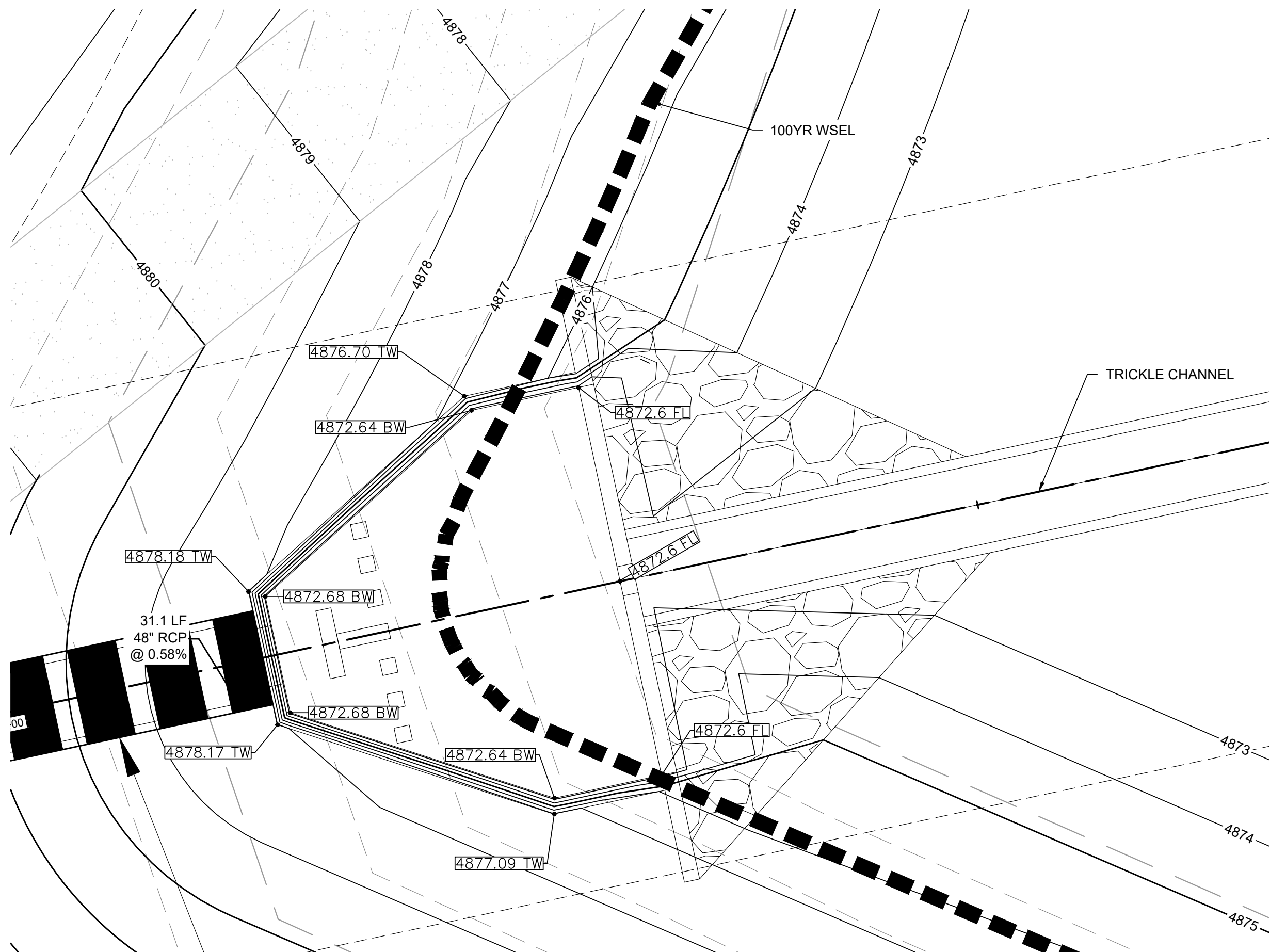
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SHEET 44 OF 109

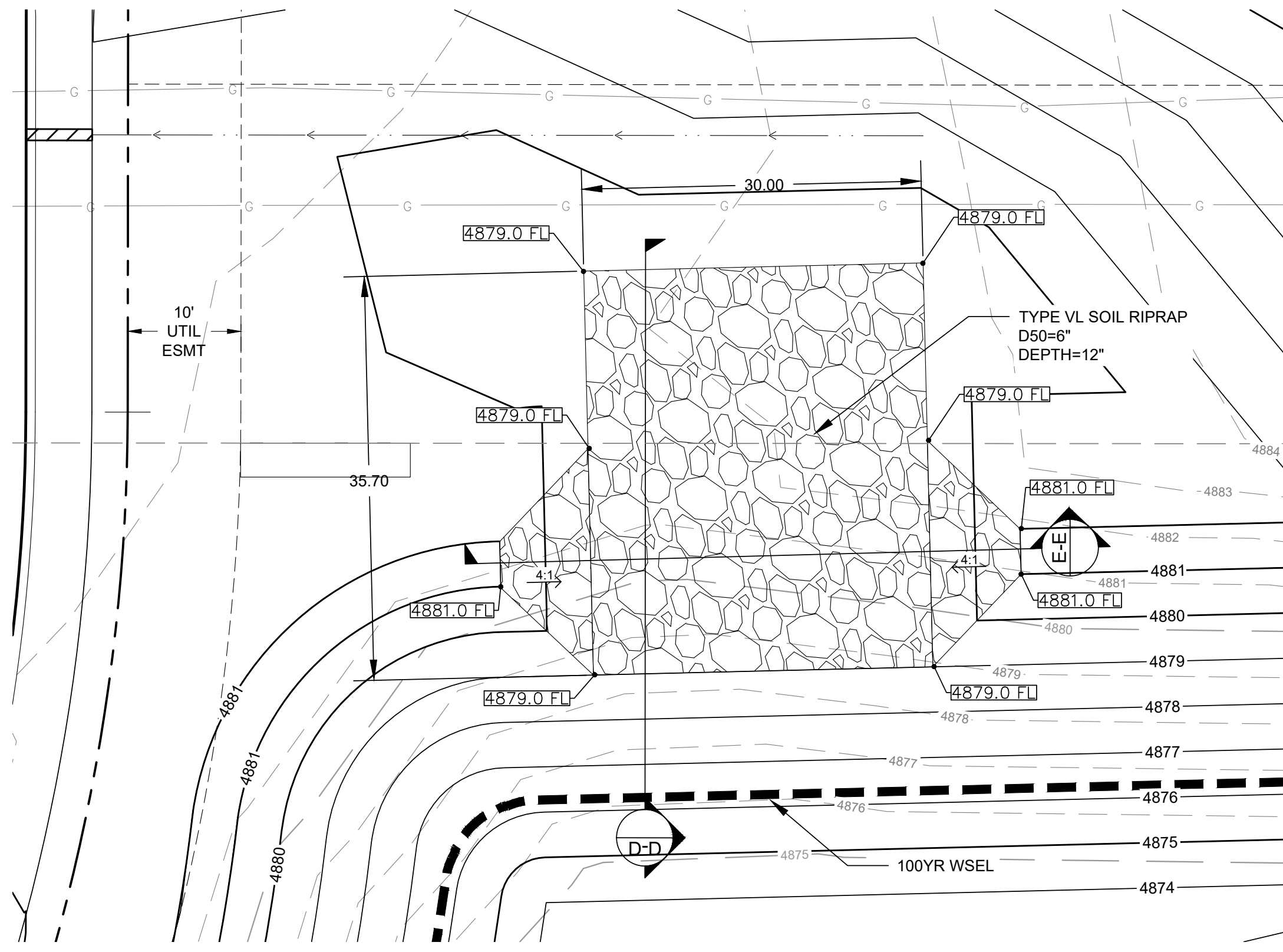
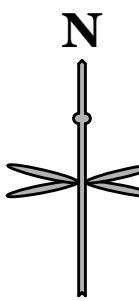
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CONSTRUCTION

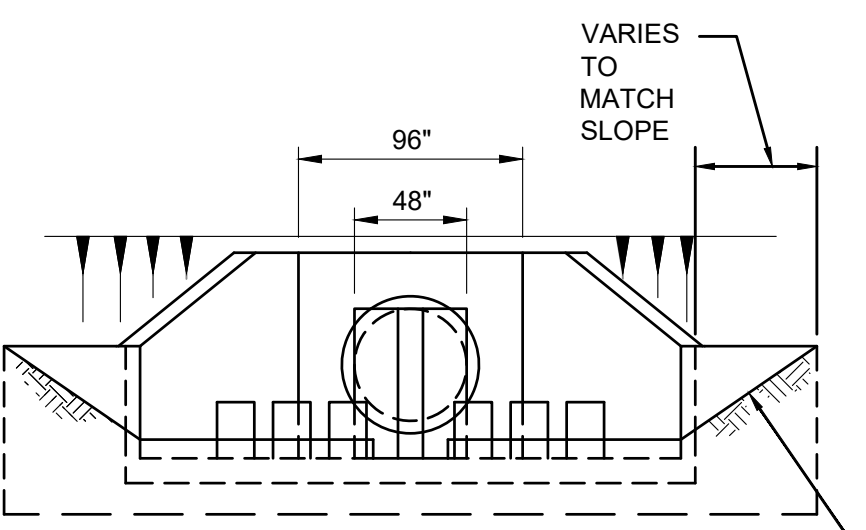
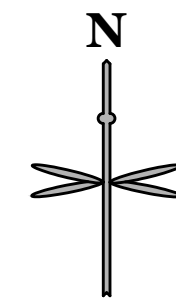




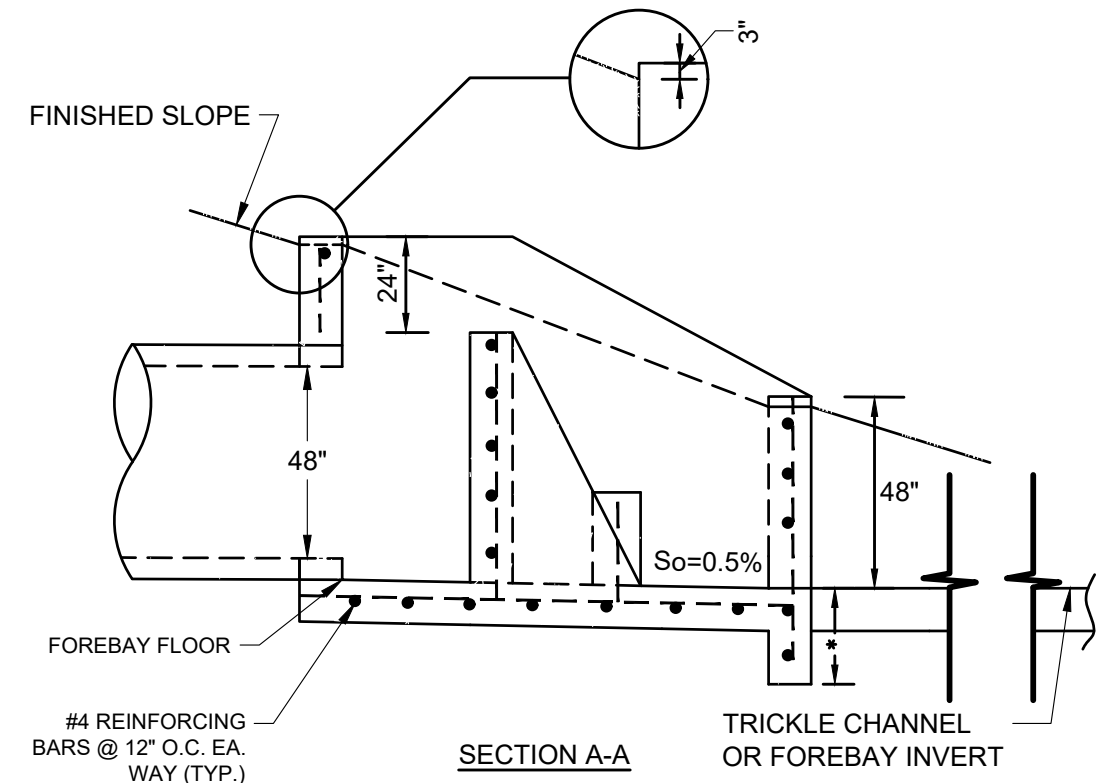
A POND A MODIFIED IMPACT STILLING BASIN PLAN VIEW
SCALE: 1" = 5'



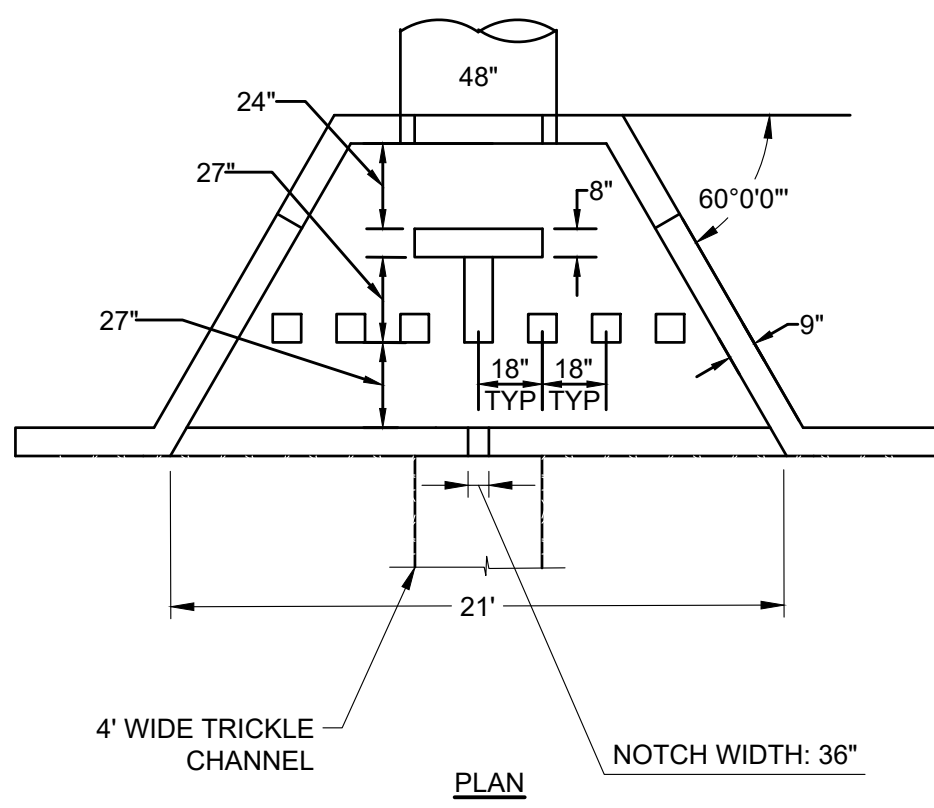
C POND A EMERGENCY OVERFLOW SPILLWAY
SCALE: 1" = 10'



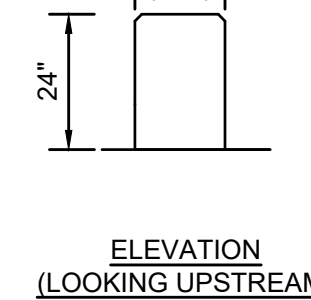
SECTION B-B



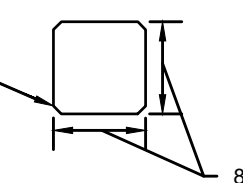
SECTION A-A



PLAN

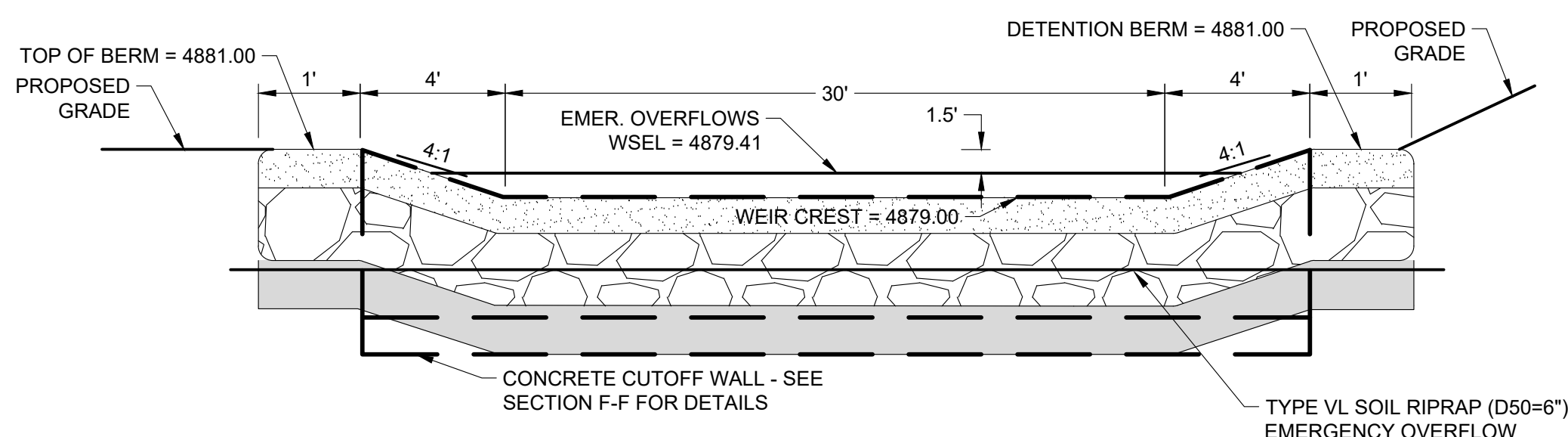


ELEVATION (LOOKING UPSTREAM)

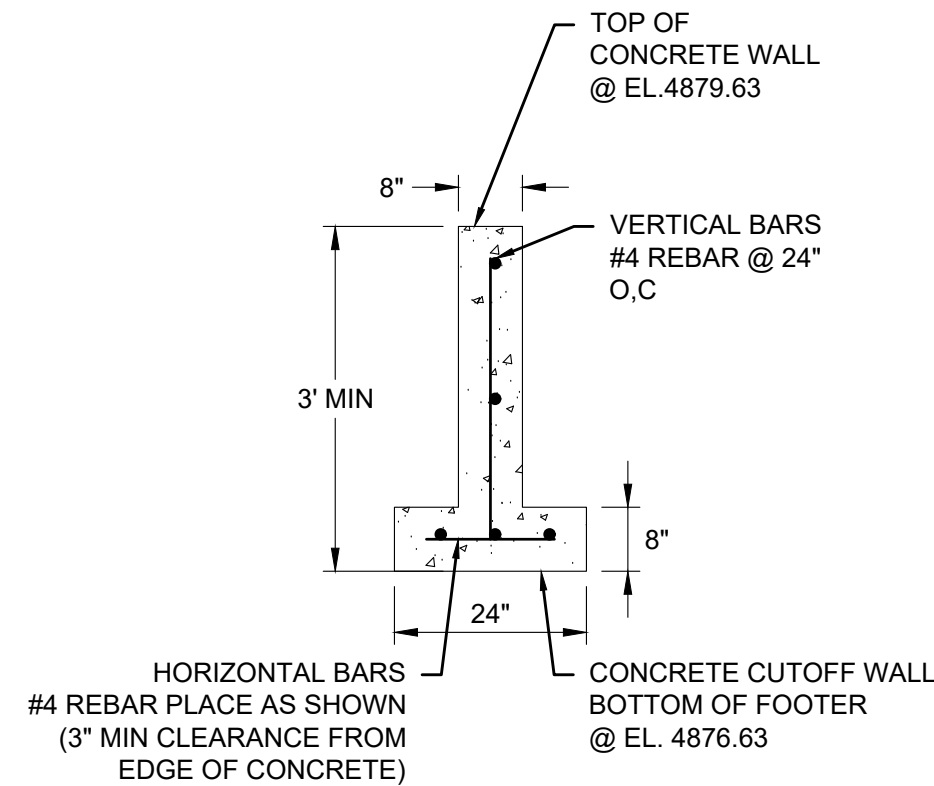


PLAN VIEW

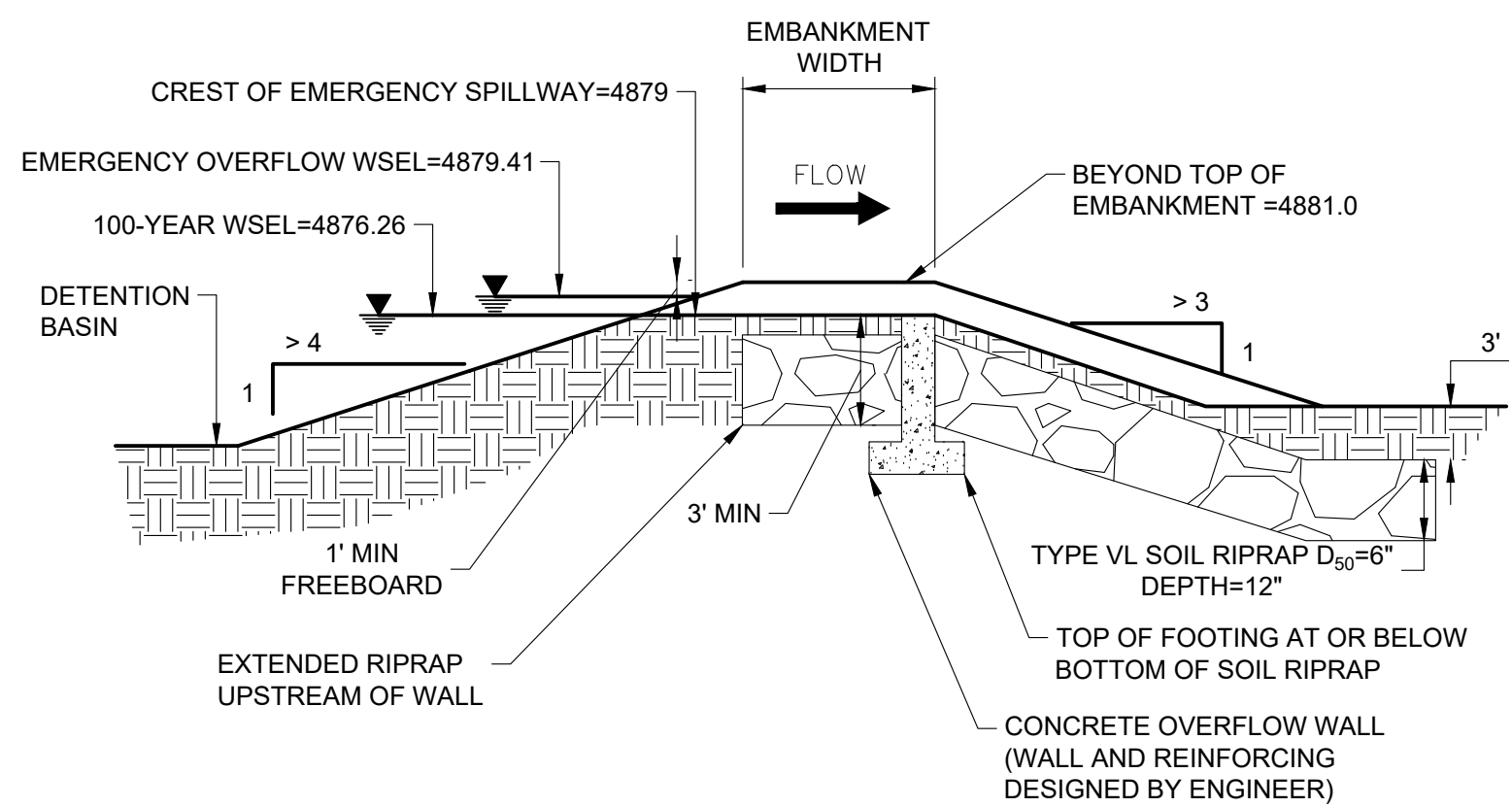
BAFFLE BLOCK GEOMETRY
MODIFIED IMPACT STILLING BASIN
FOR CONDUITS 18" TO 48" IN DIAMETER
(PART 2 OF 2)



E-E EMERGENCY OVERFLOW SPILLWAY PROFILE
SCALE: NTS



F-F CUTOFF WALL CROSS SECTION
SCALE: NTS



D-D EMERGENCY OVERFLOW SPILLWAY SECTION
SCALE: NTS



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No.	DATE

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FIRESTONE
COLORADO

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

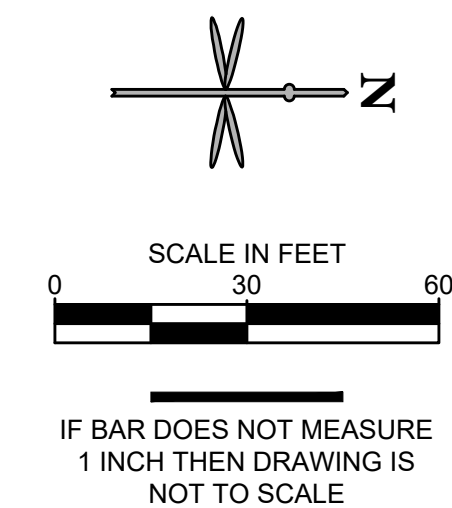
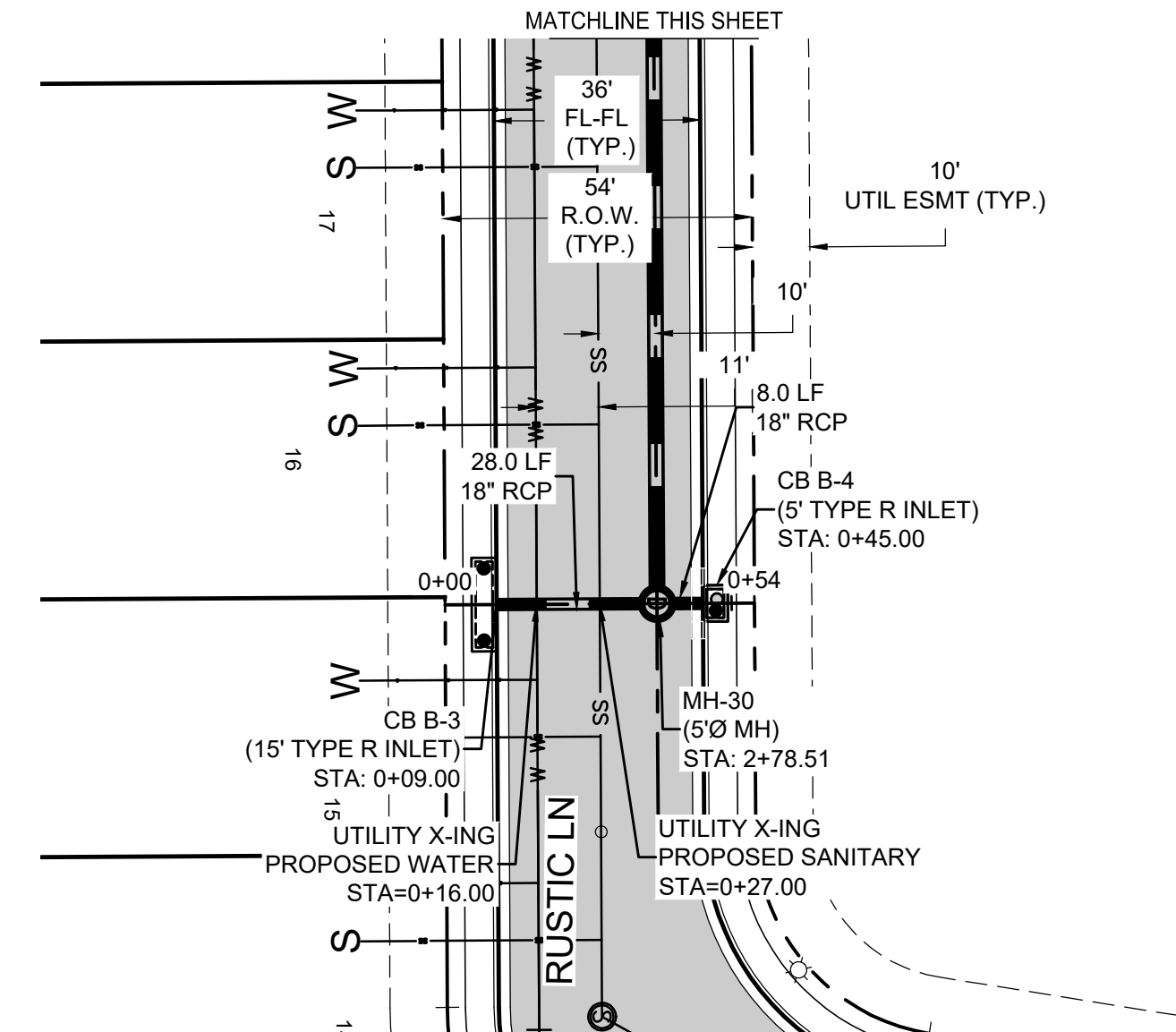
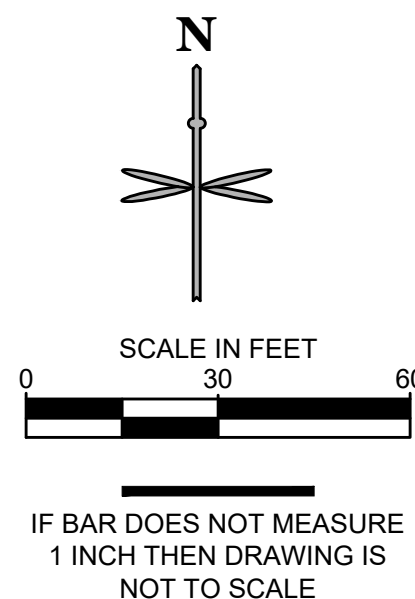
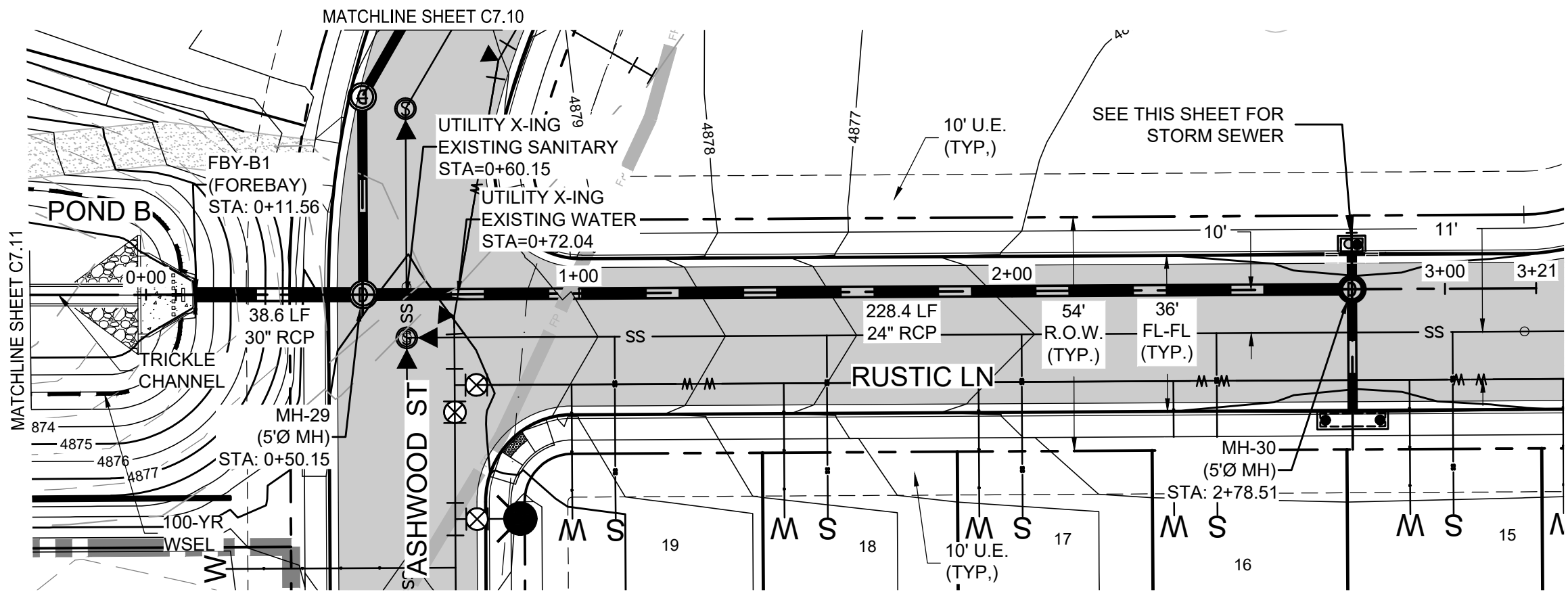
POND A FOREBAY DETAILS

PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/14/2023

C7.8
SHEET 45 OF 109

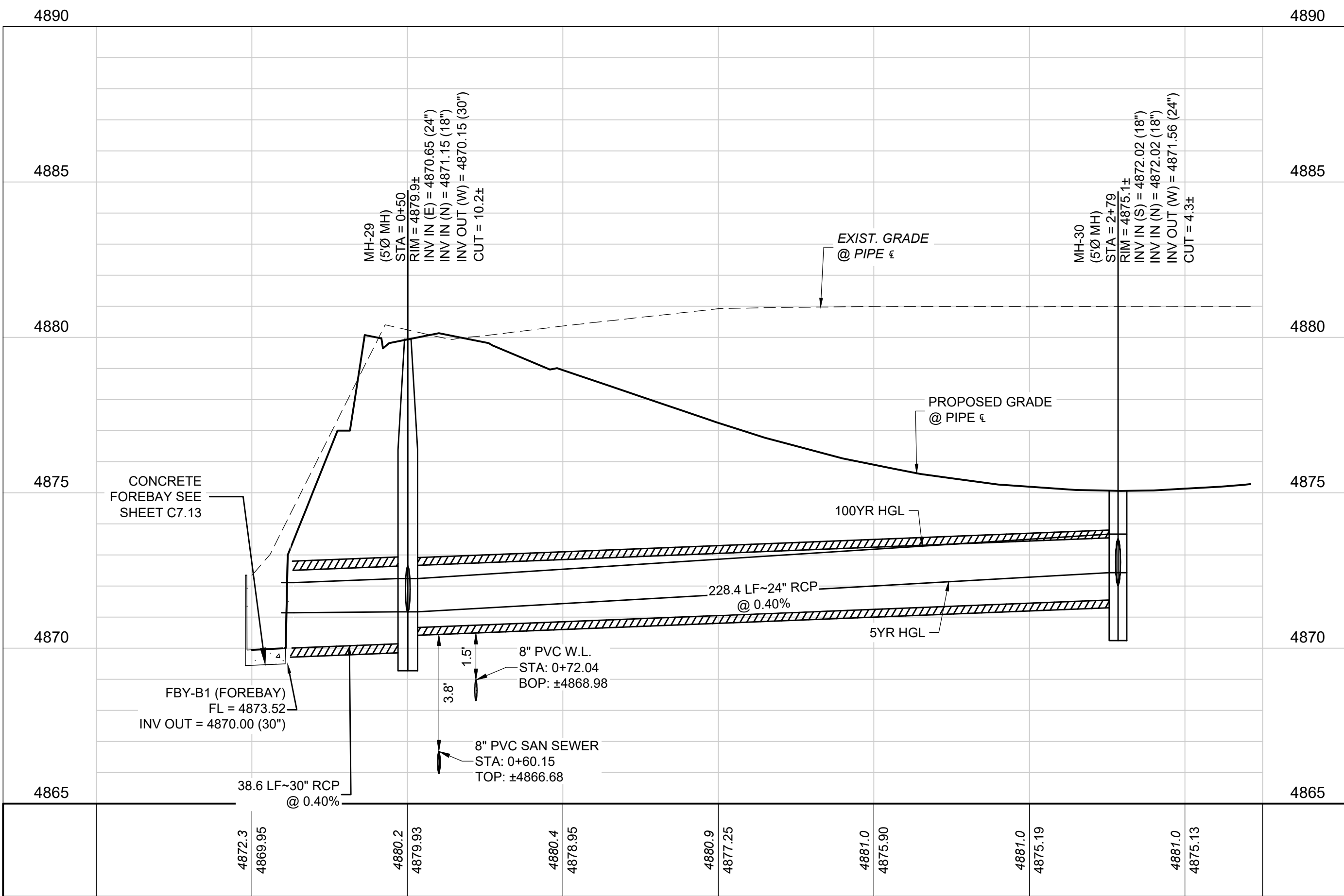
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P:\ALBERTA DEVELOPMENT PARTNERS\COTTONWOOD HOLLOW FILING 408\CAD\SHEETS\CD\7.10 STORM PLAN & PROFILE - POND B.DWG. - 2/20/2023 3:42:25 PM - Gregory Rivera

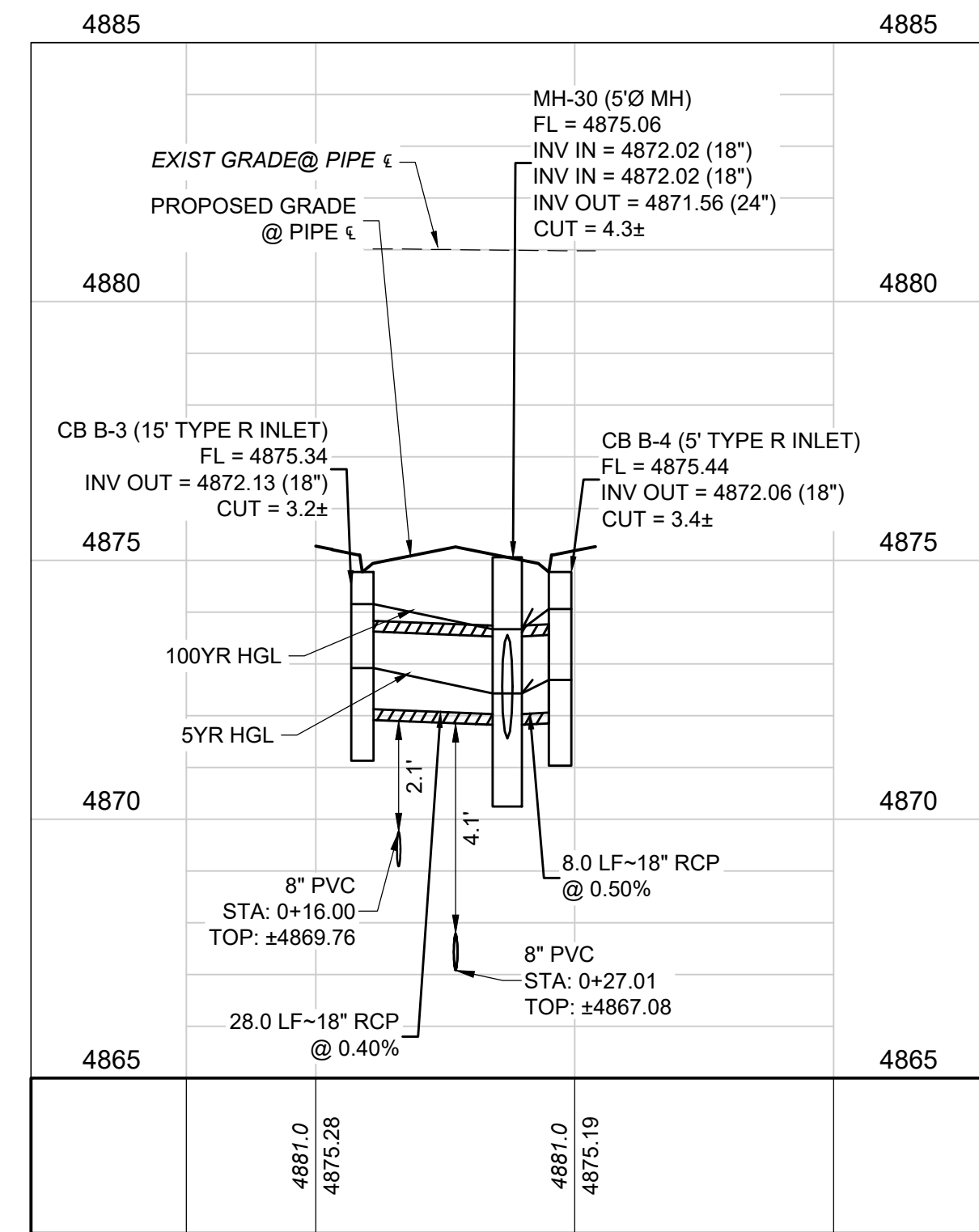


KEYMAP
SCALE: 1" = 400'

- LEGEND**
- X EXIST. FENCE
 - E EXIST. ELECTRIC LINE
 - G EXIST. GAS MAIN
 - CTV EXIST. CATV
 - COM EXIST. COMMUNICATION
 - FO EXIST. FIBER OPTICS
 - S EXIST. SANITARY SEWER
 - W EXIST. STORM SEWER
 - W EXIST. WATER MAIN
 - W EXIST. 100-YR FLOODPLAIN
 - W EXIST. WATER VALVE
 - W EXIST. UTILITY RISER
 - W EXIST. STREET SIGN
 - PROPERTY LINE
 - RIGHT-OF-WAY
 - LOT LINE
 - CL RIGHT-OF-WAY
 - PROP. STORM SEWER
 - PROP. AREA INLET
 - PROP. TYPE 'R' INLET
 - PROP. STORM MANHOLE
 - PROP. FLARED END SECTION
 - PROP. STREET SIGN
 - PROP. STREET LIGHT
 - PROP. CURB & GUTTER
 - PROP. ADA RAMPS
 - PROP. MARKER POST



PROFILE STM-B4-RUSTIC (STA: -0+50 TO 3+25)
SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL



PROFILE STM-B5-RUSTIC (STA: -0+25 TO 1+00)
SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL

811
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811
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PRELIMINARY
NOT FOR
CONSTRUCTION

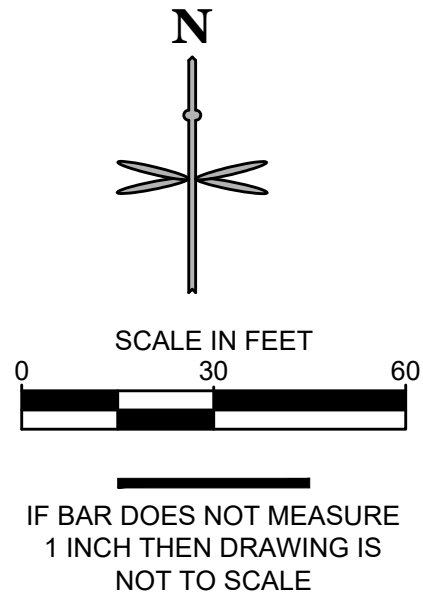
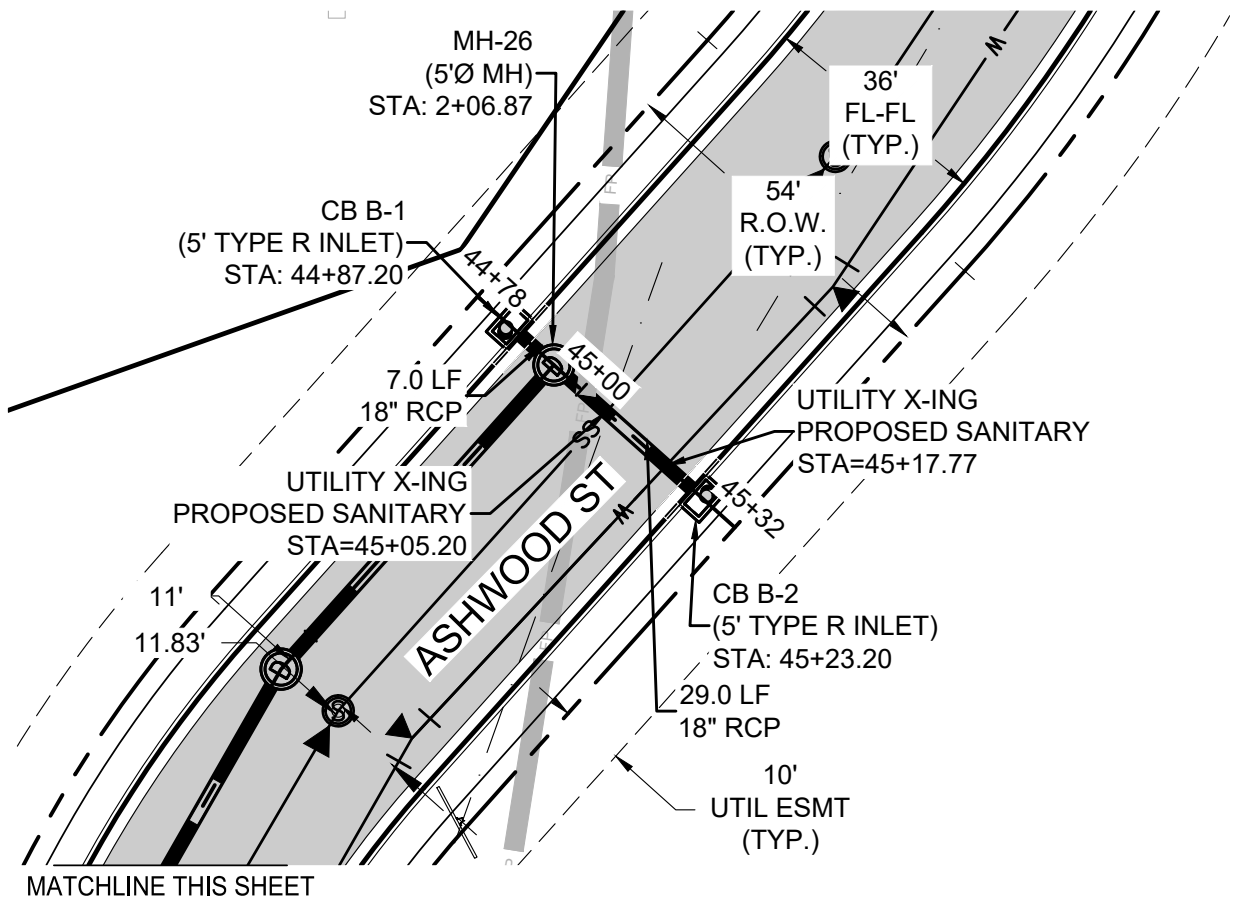
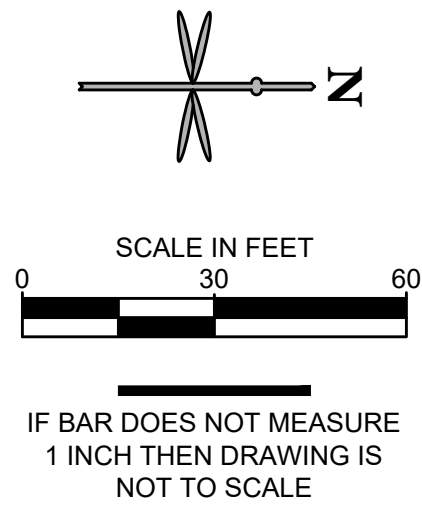
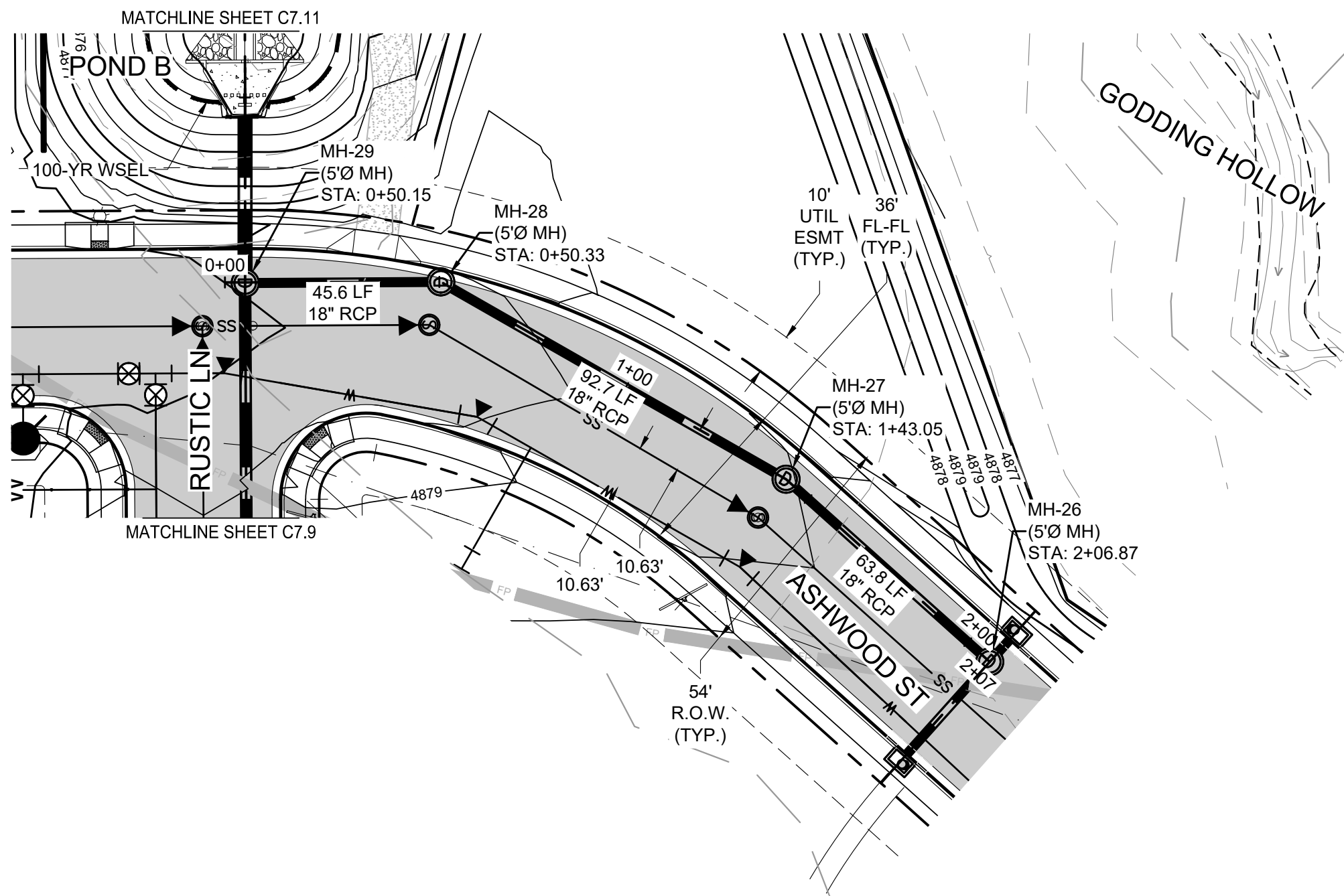
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FIRESTONE
COLORADO

CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
STORM P&P - POND B - RUSTIC

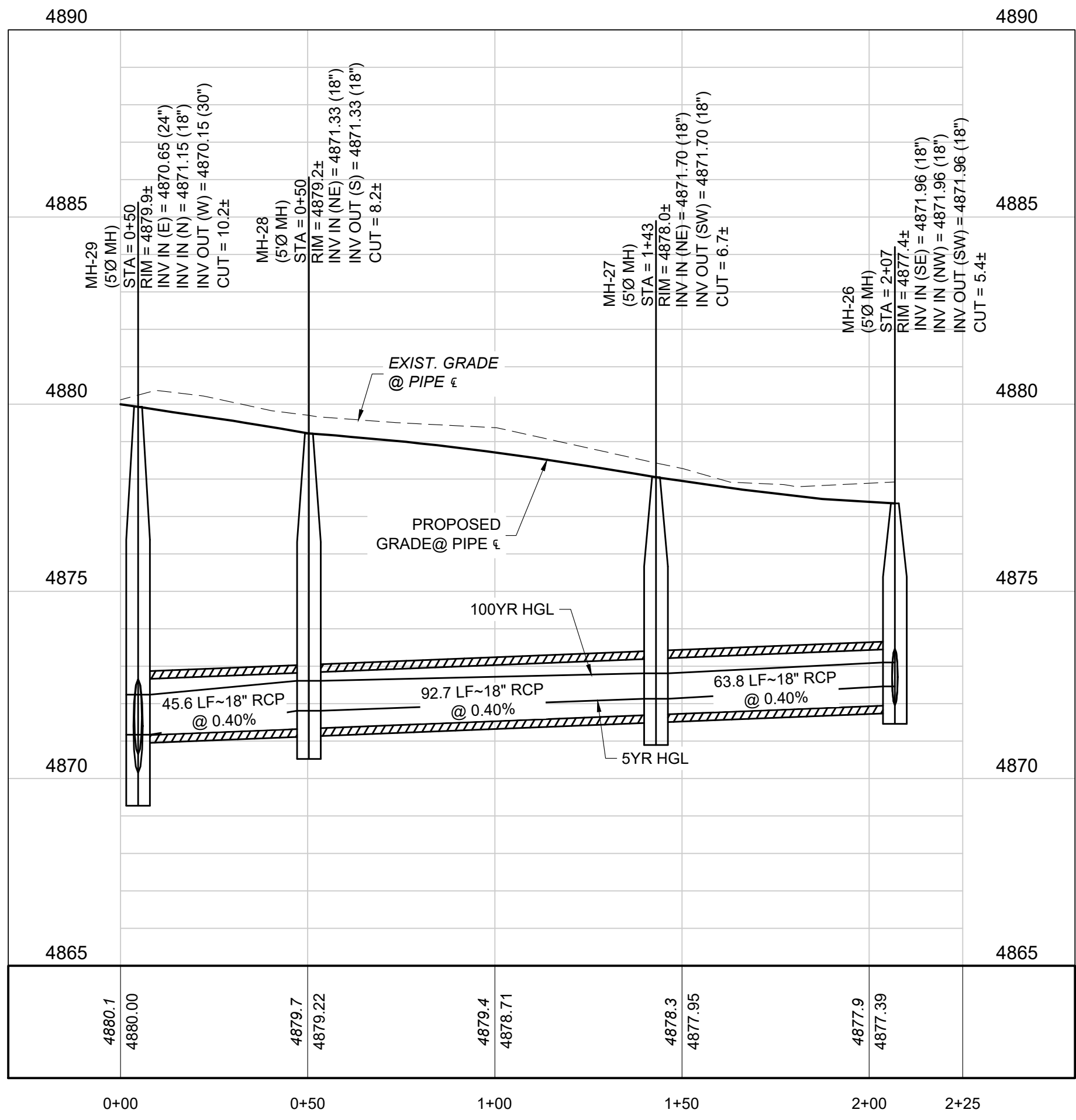
PROJECT NO: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/14/2023

C7.9
SHEET 46 OF 109

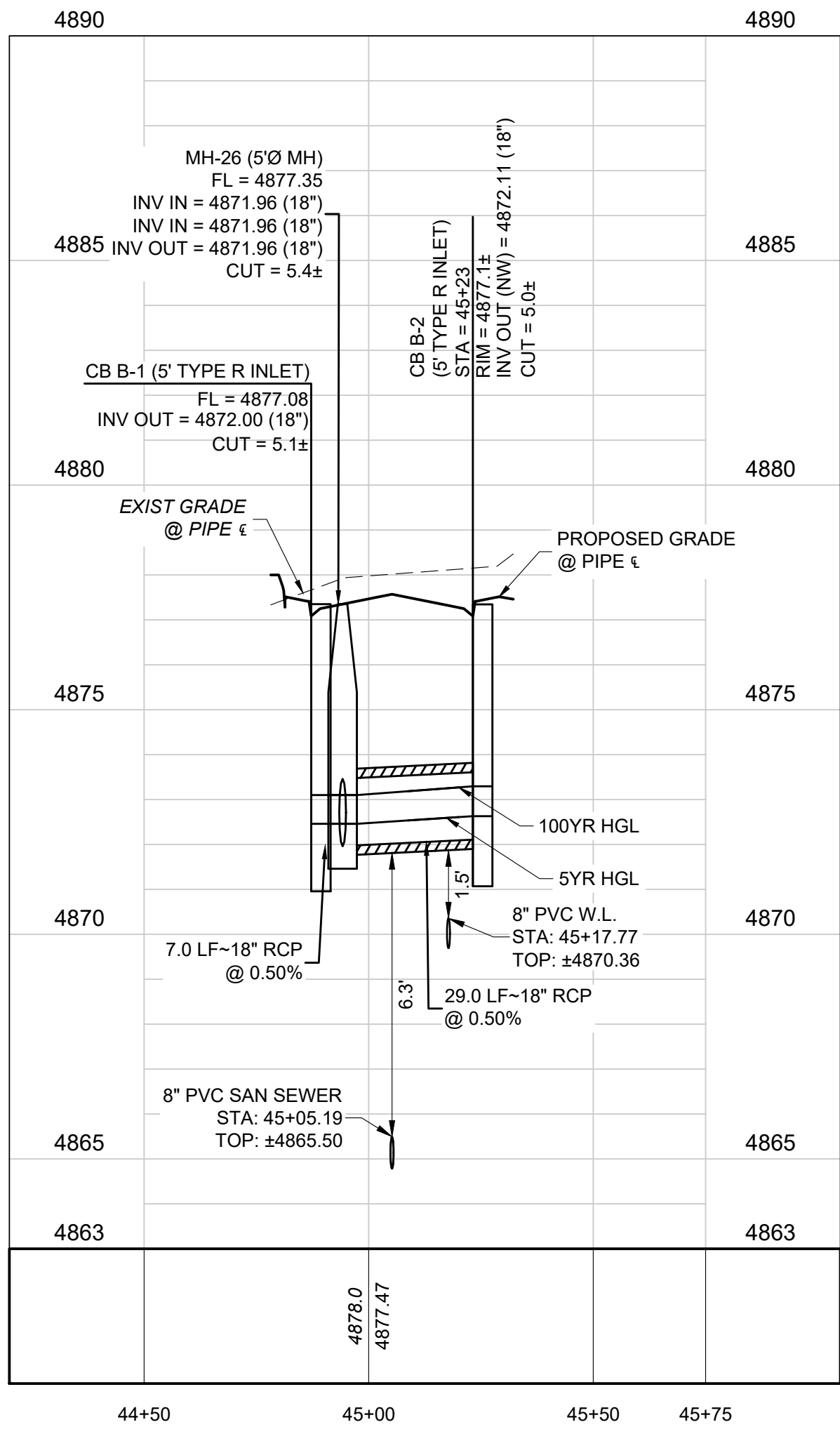


KEYMAP
SCALE: 1" = 400'

LEGEND	
X	EXIST. FENCE
E	EXIST. ELECTRIC LINE
G	EXIST. GAS MAIN
CTV	EXIST. CATV
COM	EXIST. COMMUNICATION
FO	EXIST. FIBER OPTICS
S	EXIST. SANITARY SEWER
W	EXIST. STORM SEWER
W	EXIST. WATER MAIN
W	EXIST. 100-YR FLOODPLAIN
W	EXIST. WATER VALVE
W	EXIST. UTILITY RISER
W	EXIST. STREET SIGN
W	PROPERTY LINE
W	RIGHT-OF-WAY
W	LOT LINE
W	CL RIGHT-OF-WAY
W	PROP. AREA INLET
W	PROP. TYPE 'R' INLET
W	PROP. STORM MANHOLE
W	PROP. FLARED END SECTION
W	PROP. STREET SIGN
W	PROP. STREET LIGHT
W	PROP. CURB & GUTTER
W	PROP. ADA RAMPS
W	PROP. MARKER POST



PROFILE STM-B2-ASHWOOD (STA: 0+00 TO 2+25)
SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL



PROFILE STM-B3-ASHWOOD (STA: 44+50 TO 45+75)
SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL



CALL UTILITY NOTIFICATION
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STORM PROFILE NOTES:

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MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
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PRELIMINARY
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CONSTRUCTION

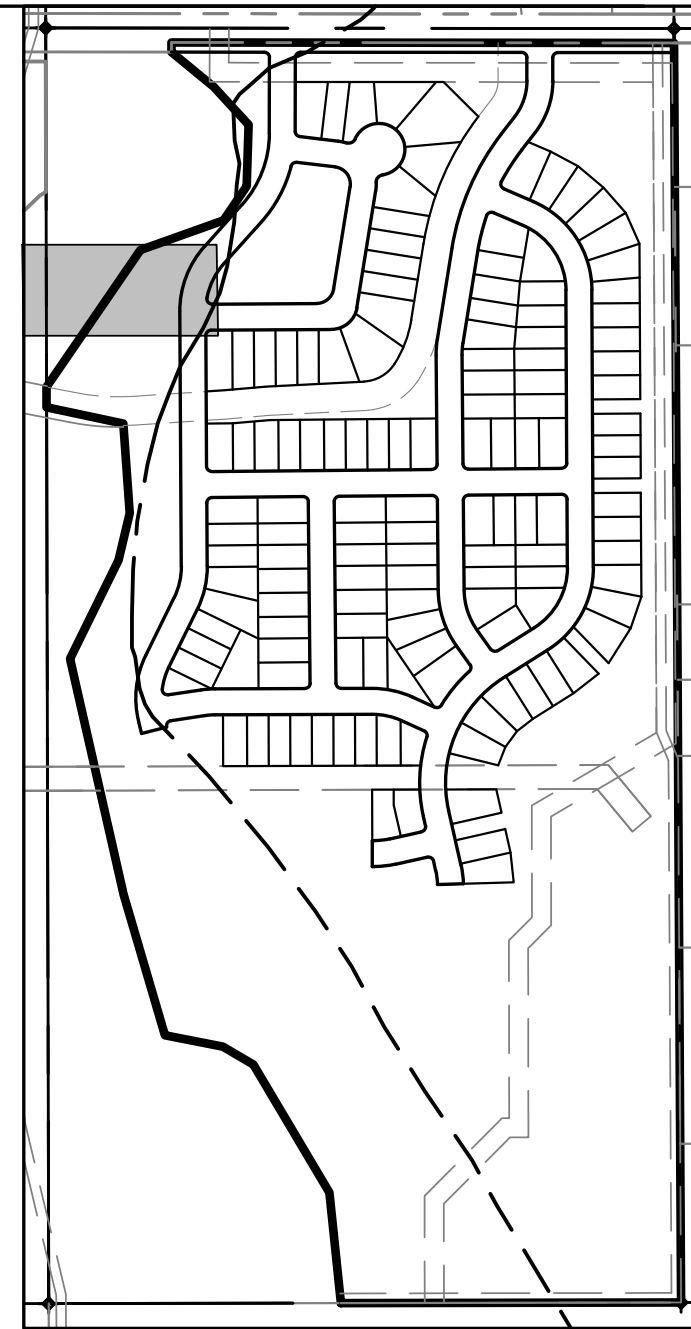
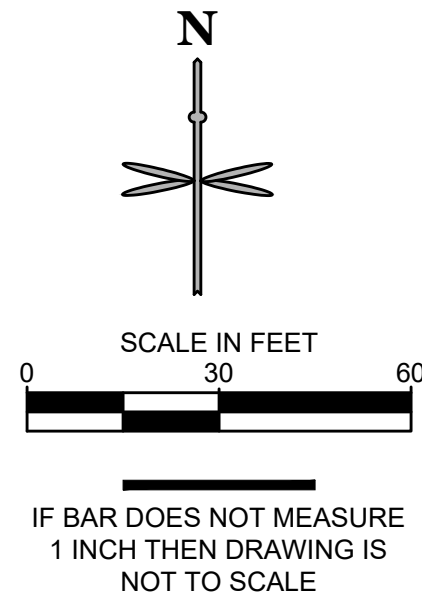
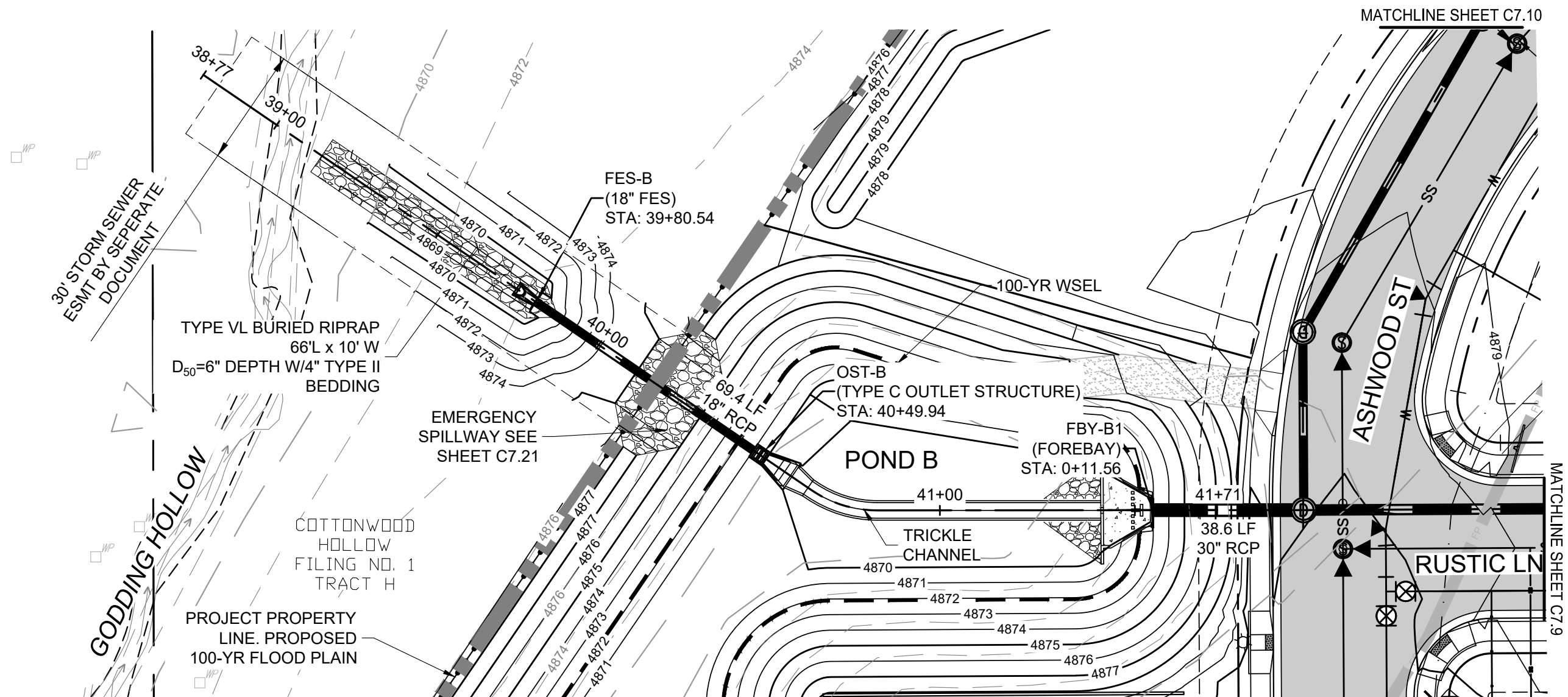


CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504
STORM P&P - POND B - ASHWOOD

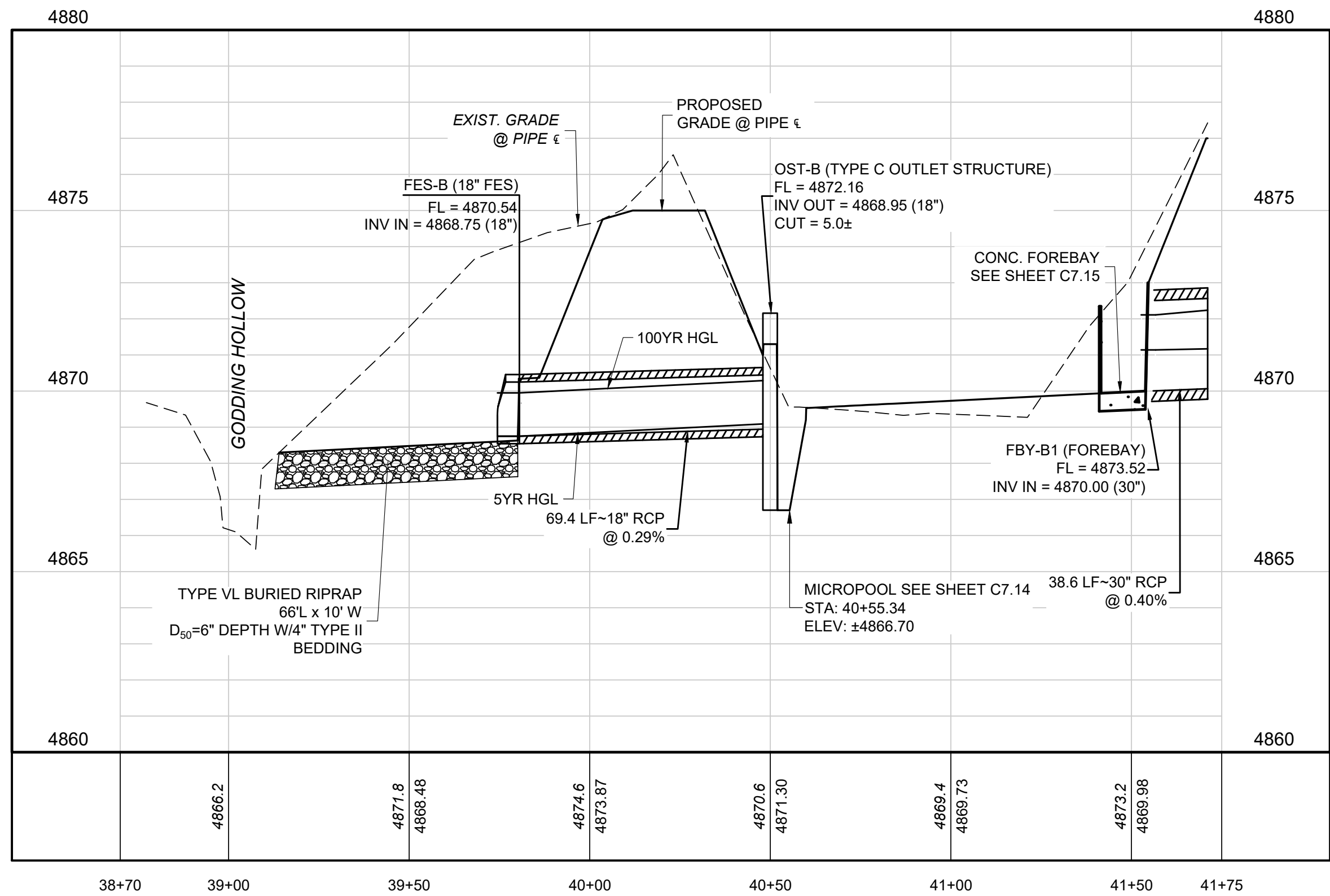
PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/14/2023

C7.10
SHEET 47 OF 109



KEYMAP
SCALE: 1" = 400'

LEGEND	
X	EXIST. FENCE
E	EXIST. ELECTRIC LINE
G	EXIST. GAS MAIN
CTV	EXIST. CATV
COM	EXIST. COMMUNICATION
FO	EXIST. FIBER OPTICS
S	EXIST. SANITARY SEWER
W	EXIST. STORM SEWER
W	EXIST. WATER MAIN
W	EXIST. 100-YR FLOODPLAIN
W	EXIST. WATER VALVE
W	EXIST. UTILITY RISER
W	EXIST. STREET SIGN
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	LOT LINE
---	CL RIGHT-OF-WAY
---	PROP. STORM SEWER
---	PROP. AREA INLET
---	PROP. TYPE 'R' INLET
---	PROP. STORM MANHOLE
---	PROP. FLARED END SECTION
---	PROP. STREET SIGN
---	PROP. STREET LIGHT
---	PROP. CURB & GUTTER
---	PROP. ADA RAMPS
---	PROP. MARKER POST



PROFILE STM-B6-OUTALL (STA: 38+70 TO 41+75)
SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

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GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

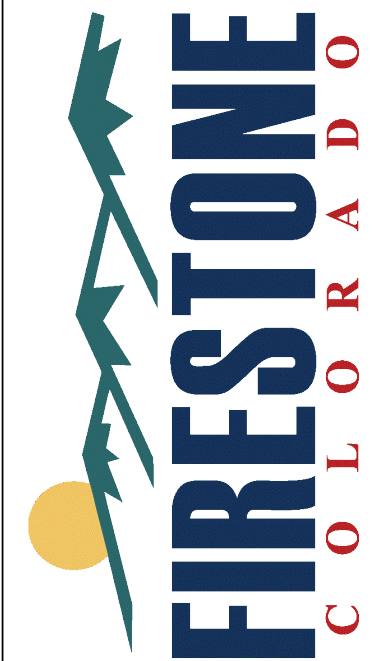
STORM PROFILE NOTES:

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VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

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CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE - COLORADO 80504
STORM P&P - POND B -
OUTFALL

PROJECT NO: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/14/2023

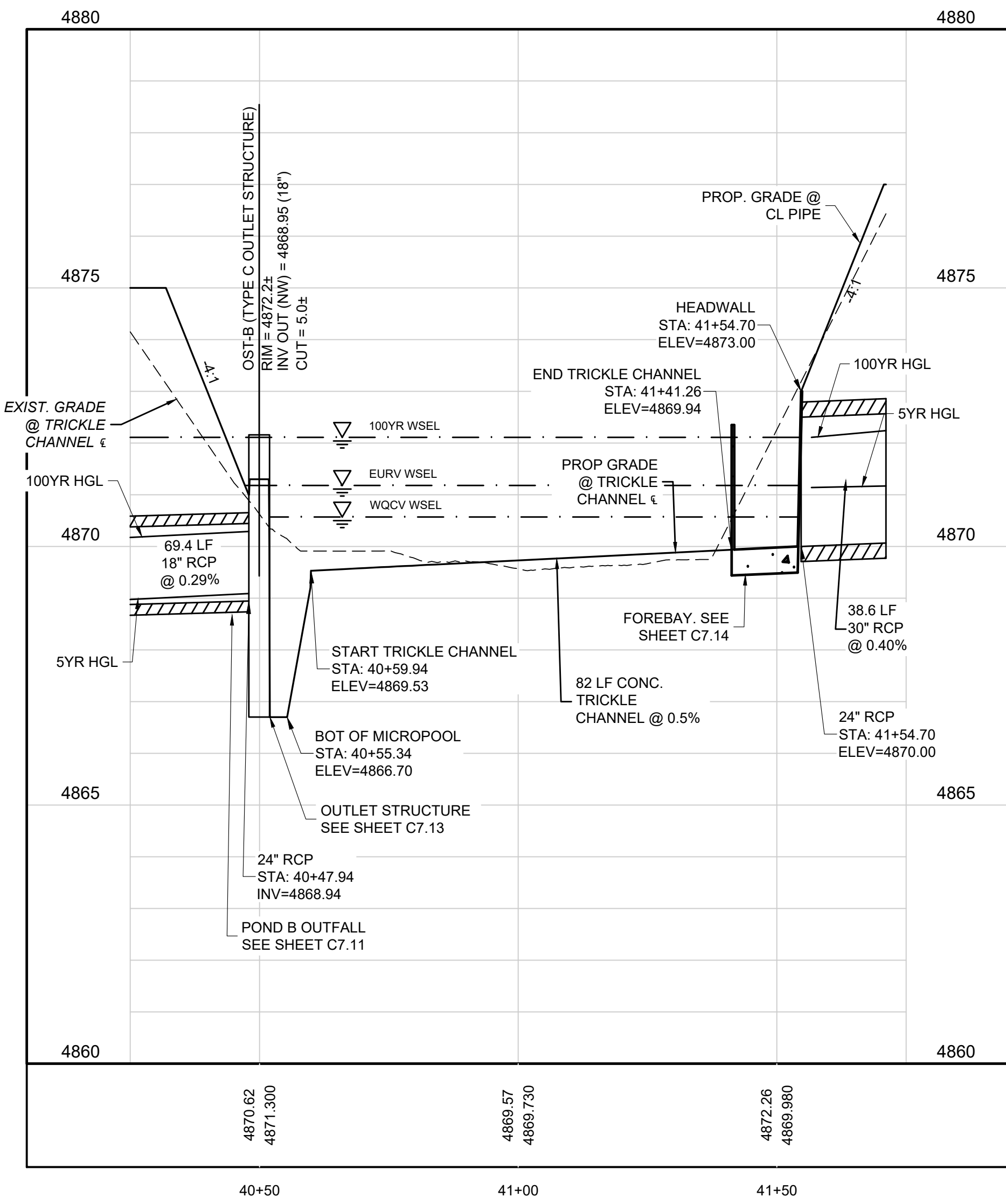
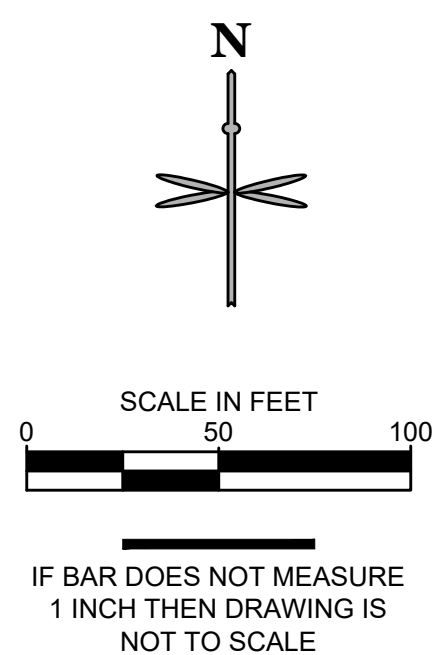
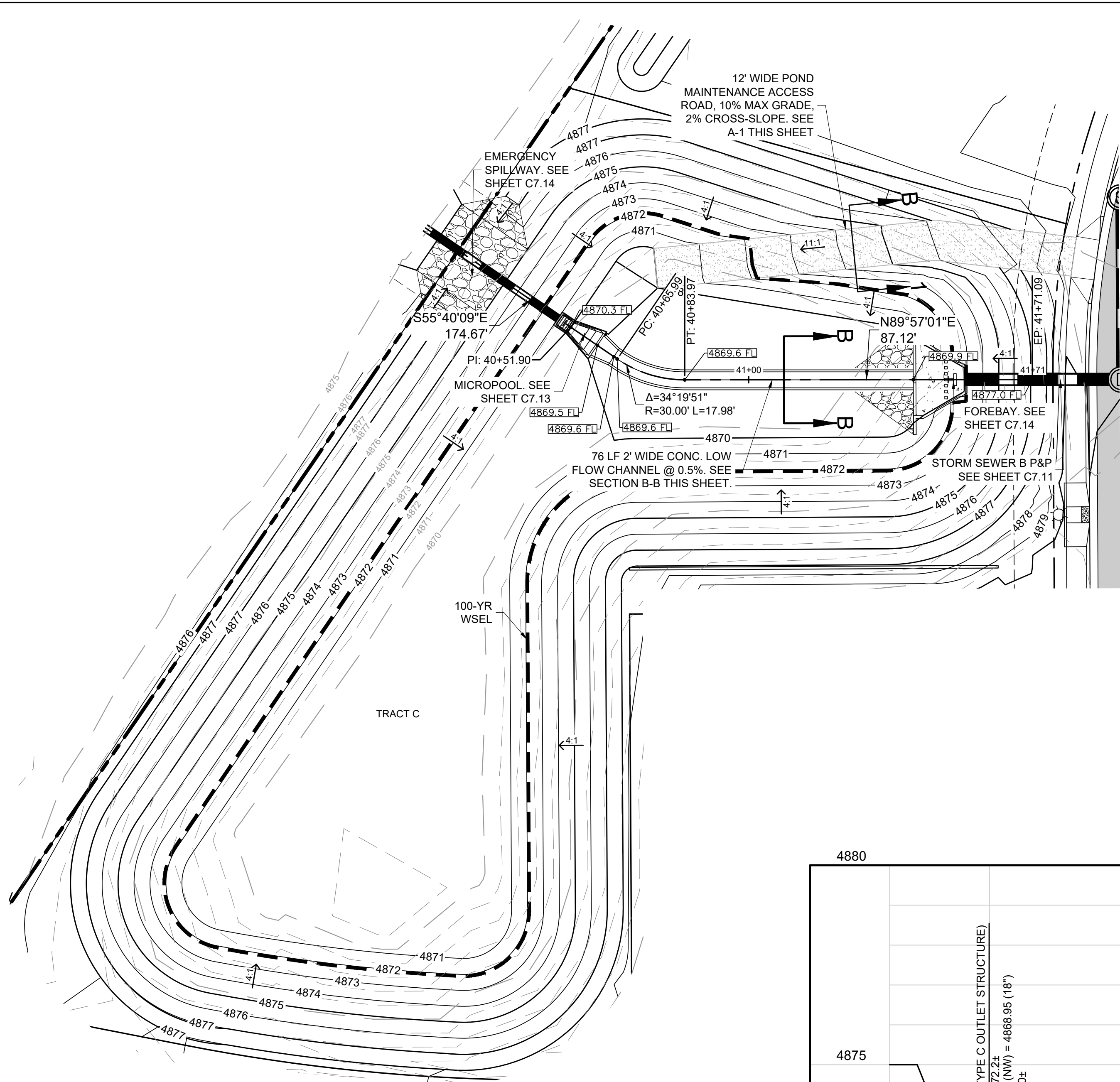
C7.11
SHEET 48 OF 109



CALL UTILITY NOTIFICATION
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**Know what's below.
Call before you dig.**

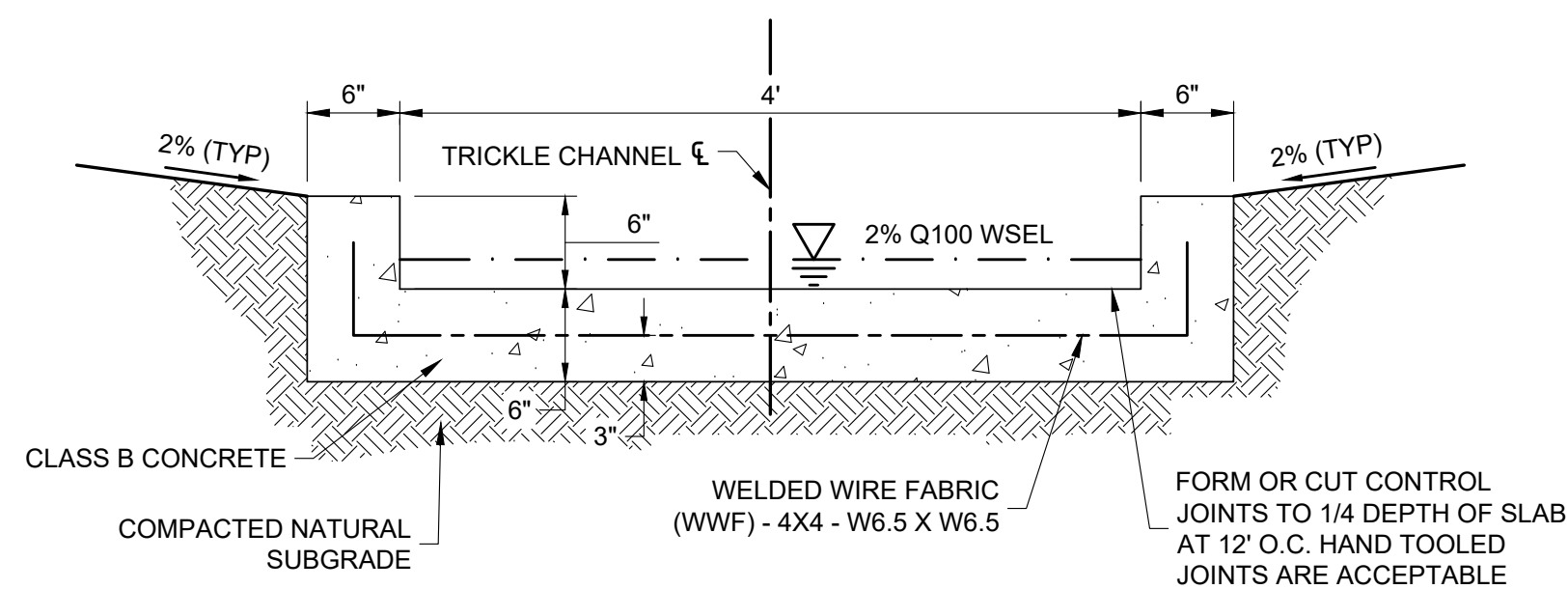


PROFILE STM-B6-OUTFALL (STA: 40+25 TO 41+75)
SCALES: 1"=20' HORIZONTAL, 1"=2' VERTICAL

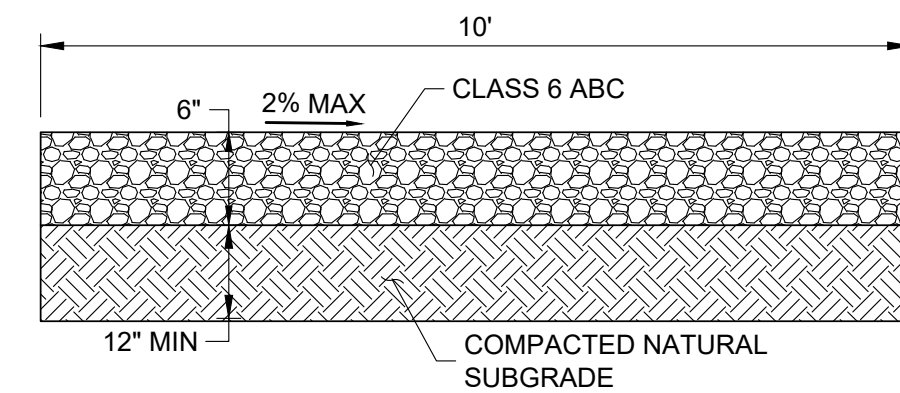


KEYMAP
SCALE: 1"=400'

LEGEND	
	EXIST. FENCE
	EXIST. ELECTRIC LINE
	EXIST. GAS MAIN
	EXIST. CATV
	EXIST. COMMUNICATION
	EXIST. FIBER OPTICS
	EXIST. SANITARY SEWER
	EXIST. STORM SEWER
	EXIST. WATER MAIN
	EXIST. 100-YR FLOODPLAIN
	EXIST. WATER VALVE
	EXIST. UTILITY RISER
	EXIST. STREET SIGN
	PROPERTY LINE
	RIGHT-OF-WAY
	LOT LINE
	CL RIGHT-OF-WAY
	PROP. STORM SEWER
	PROP. AREA INLET
	PROP. TYPE 'R' INLET
	PROP. STORM MANHOLE
	PROP. FLARED END SECTION
	PROP. STREET SIGN
	PROP. STREET LIGHT
	PROP. CURB & GUTTER
	PROP. ADA RAMPS
	PROP. MARKER POST



B-B CONCRETE LOW FLOW CHANNEL
SCALE: NTS

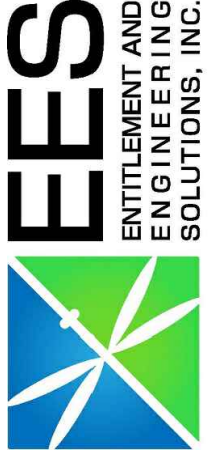


B-1 MAINTENANCE ACCESS ROAD
SCALE: 1"=5'

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)

REVISION	BY	DATE

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FIRESTONE
COLORADO

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

POND B PLAN

PROJECT NO: OLS001.01

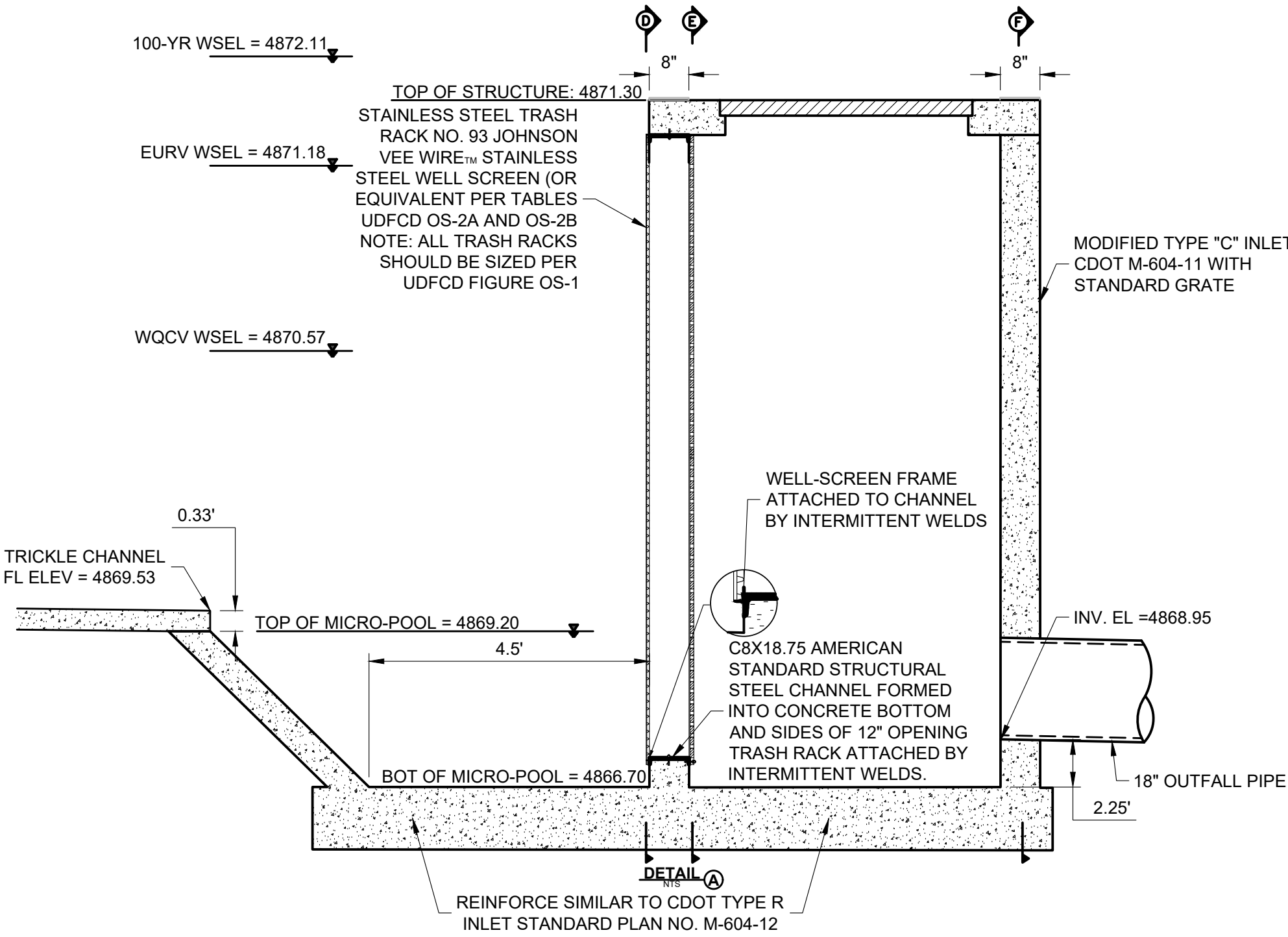
DESIGNED BY: GSR

DRAWN BY: RAK

DATE: 02/14/2023

C7.12

SHEET 49 OF 109

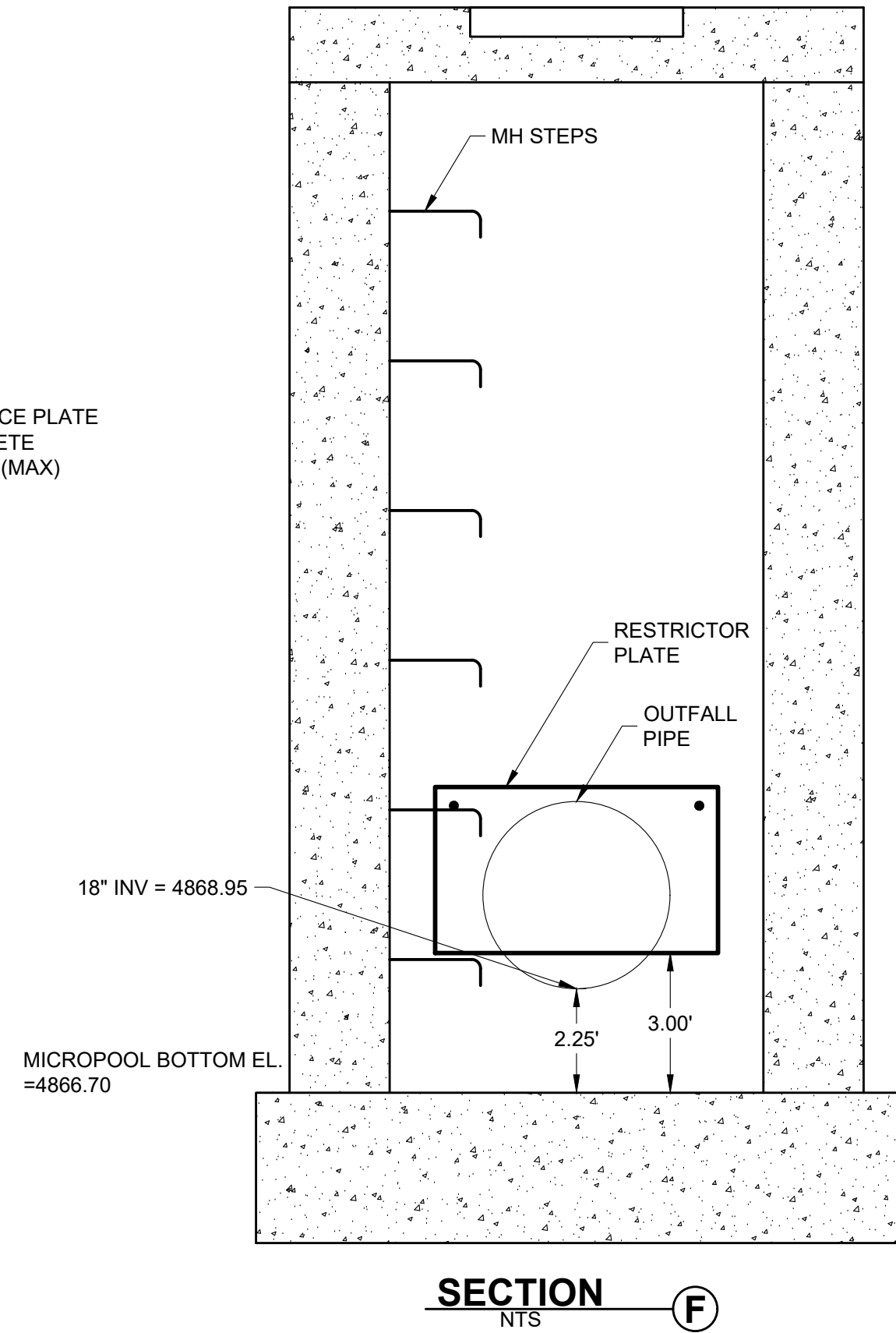
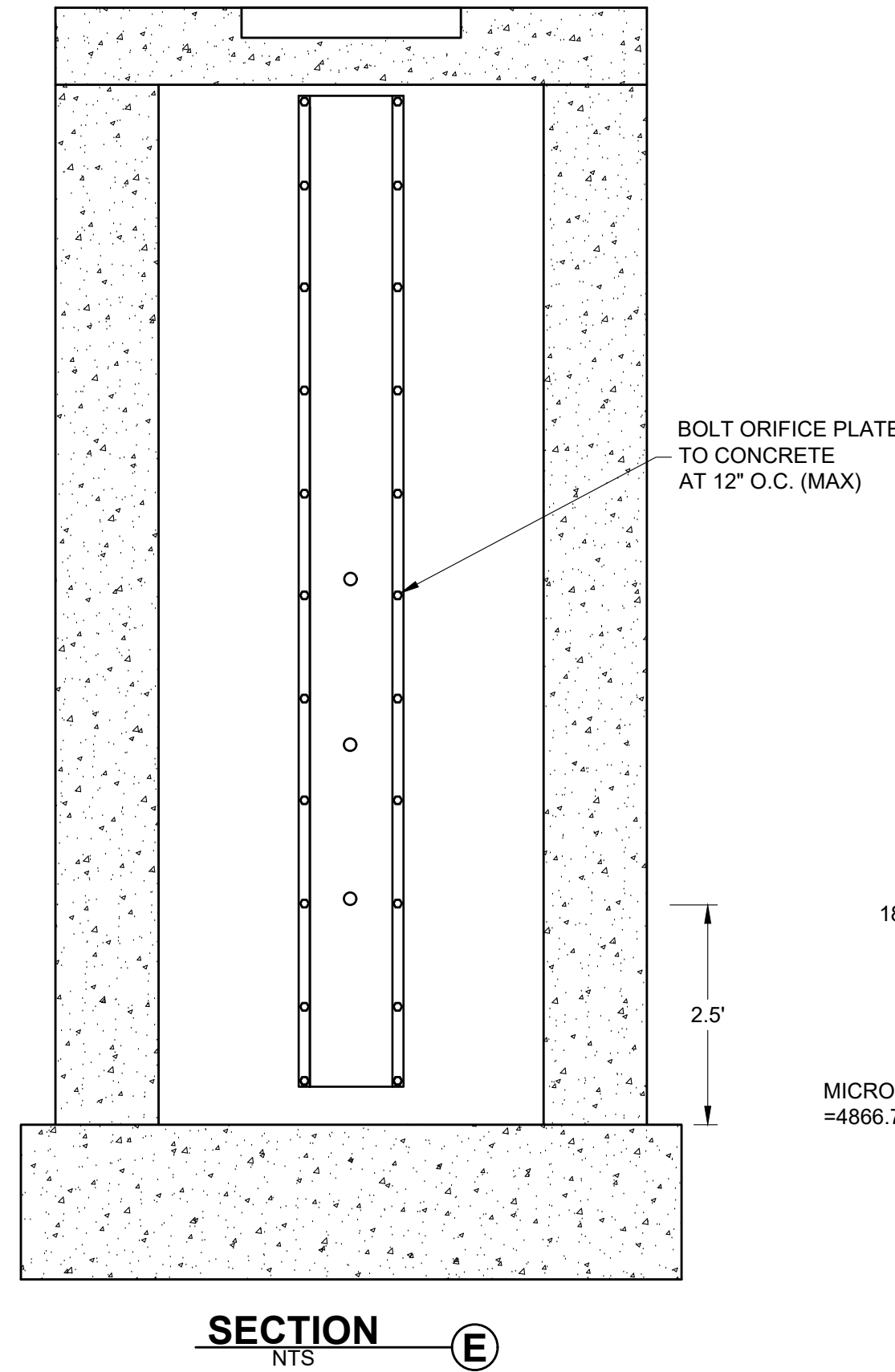
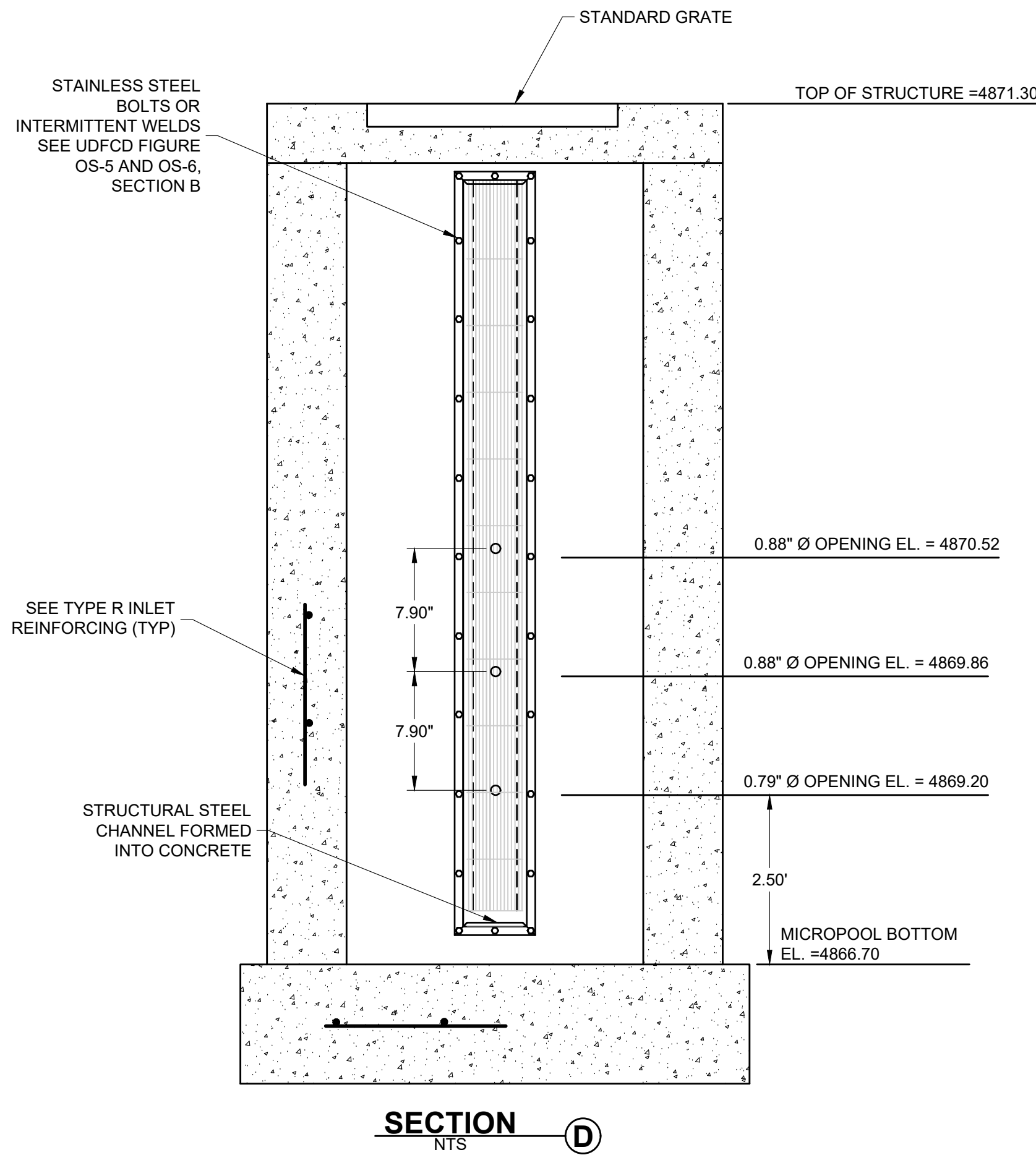


WARNING

KEEP SCREEN AND GRATE CLEAN. UNAUTHORIZED MODIFICATION OF THIS OUTLET IS A CODE VIOLATION

DETENTION WARNING
12" X 12"

POND SIGN
NTS



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST ¼ COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE - COLORADO 80504

POND B DETAILS

PROJECT NO: OLS001.01

DESIGNED BY: GSR

DRAWN BY: RAK

DATE: 02/14/2023

C7.13

SHEET 50 OF 109



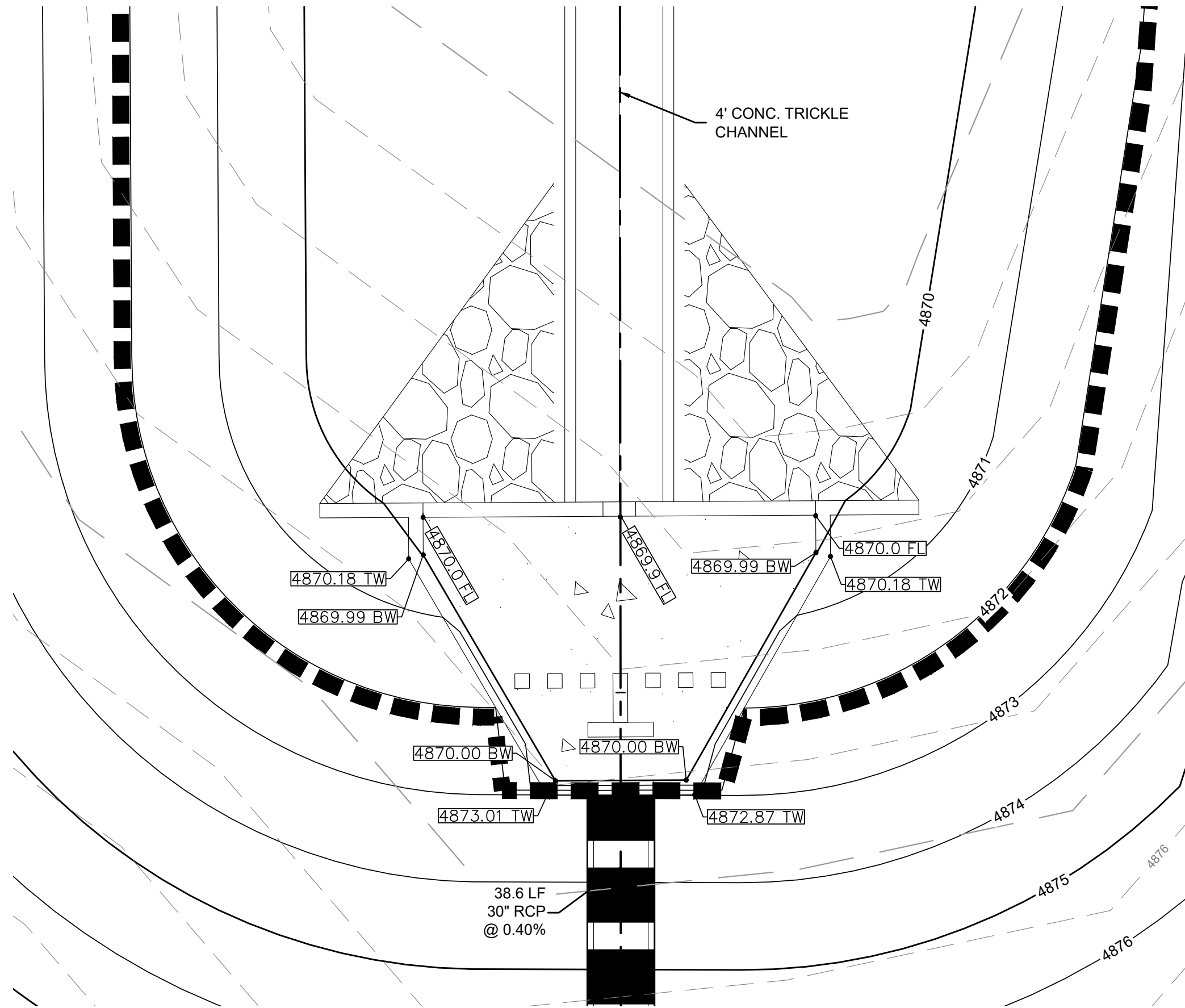
PRELIMINARY
NOT FOR
CONSTRUCTION

REVISION

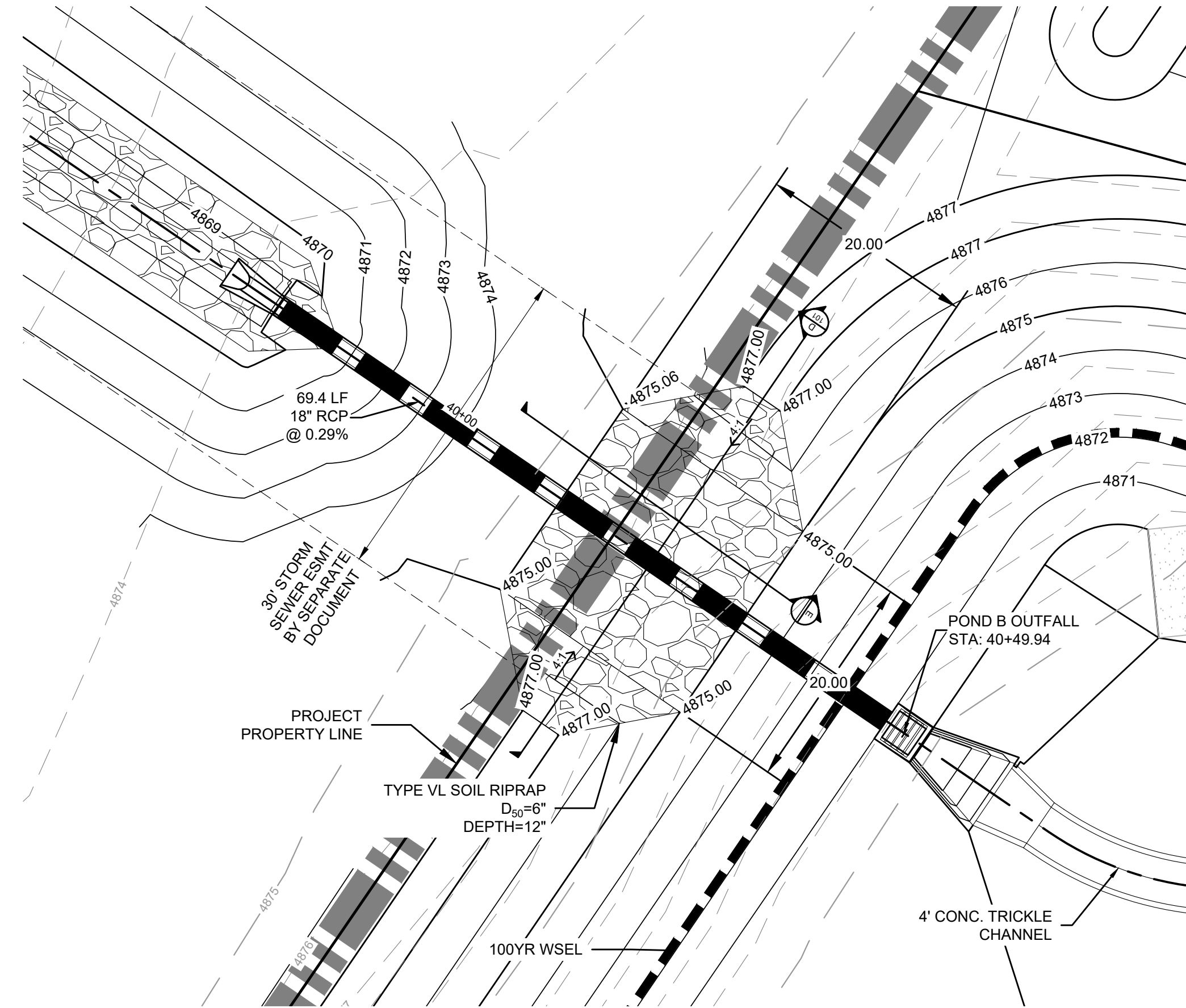
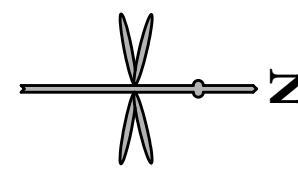
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BY

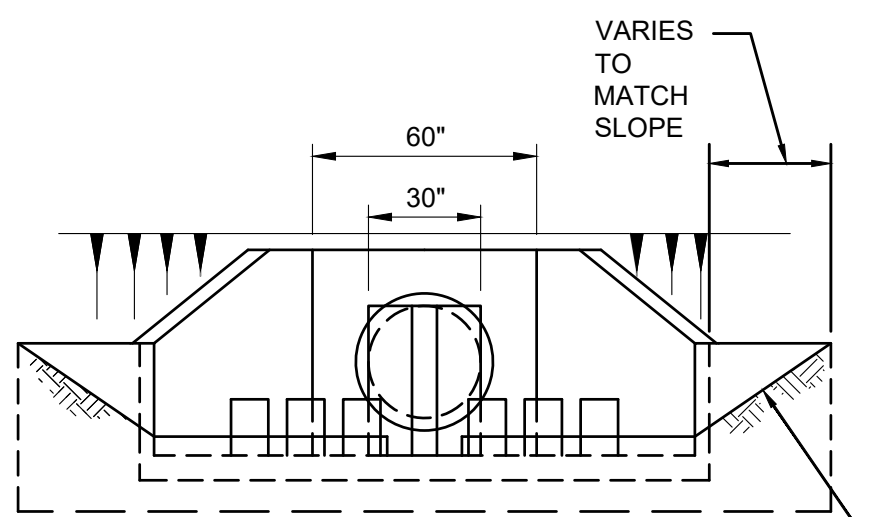
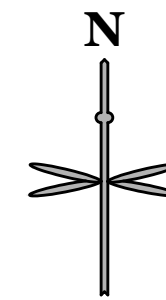
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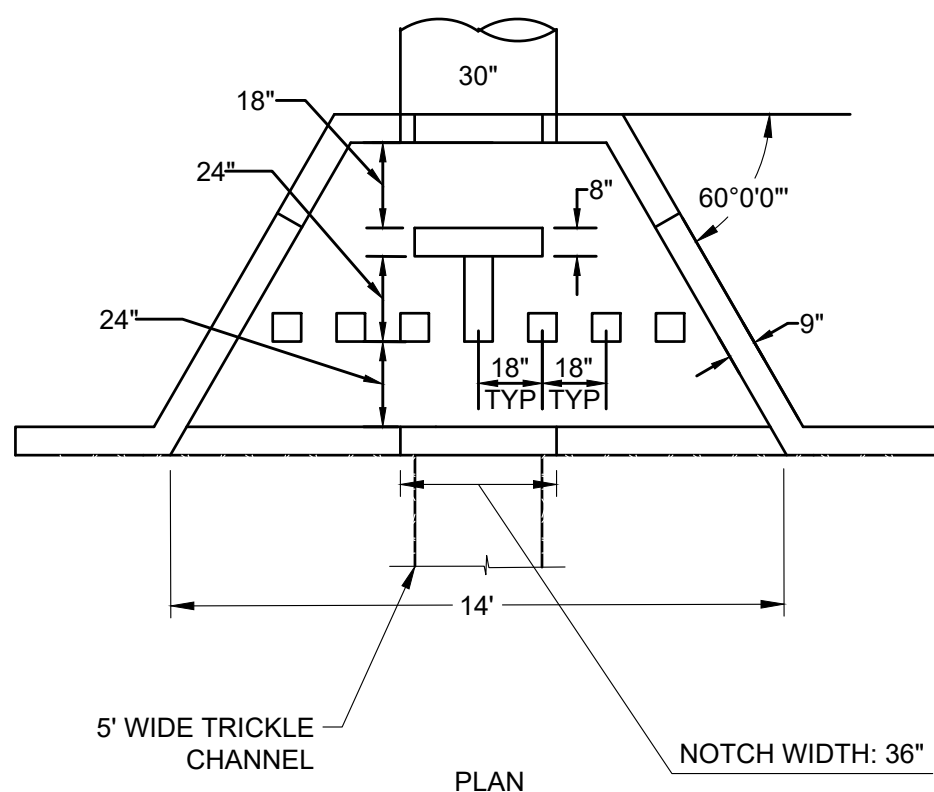
A POND B MODIFIED IMPACT STILLING BASIN PLAN VIEW
SCALE: 1" = 5'



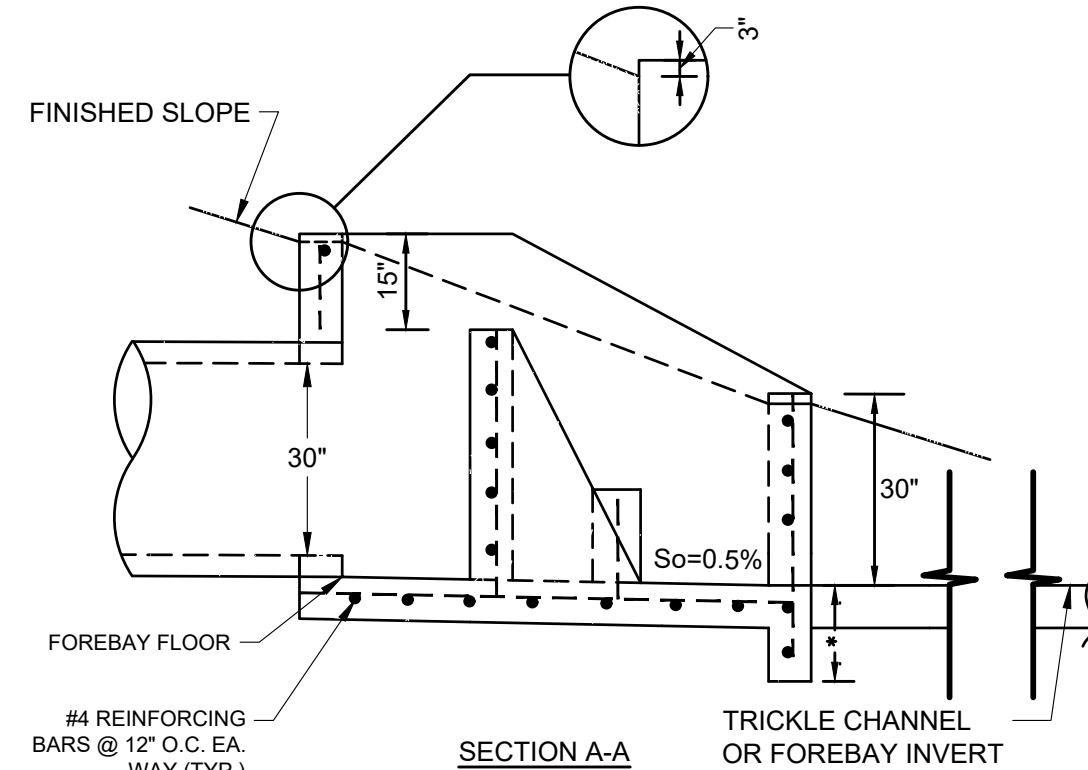
C POND B EMERGENCY OVERFLOW SPILLWAY
SCALE: 1" = 10'



SECTION B-B



MODIFIED IMPACT STILLING BASIN
FOR CONDUITS 18" TO 48" IN DIAMETER
(PART 1 OF 2)

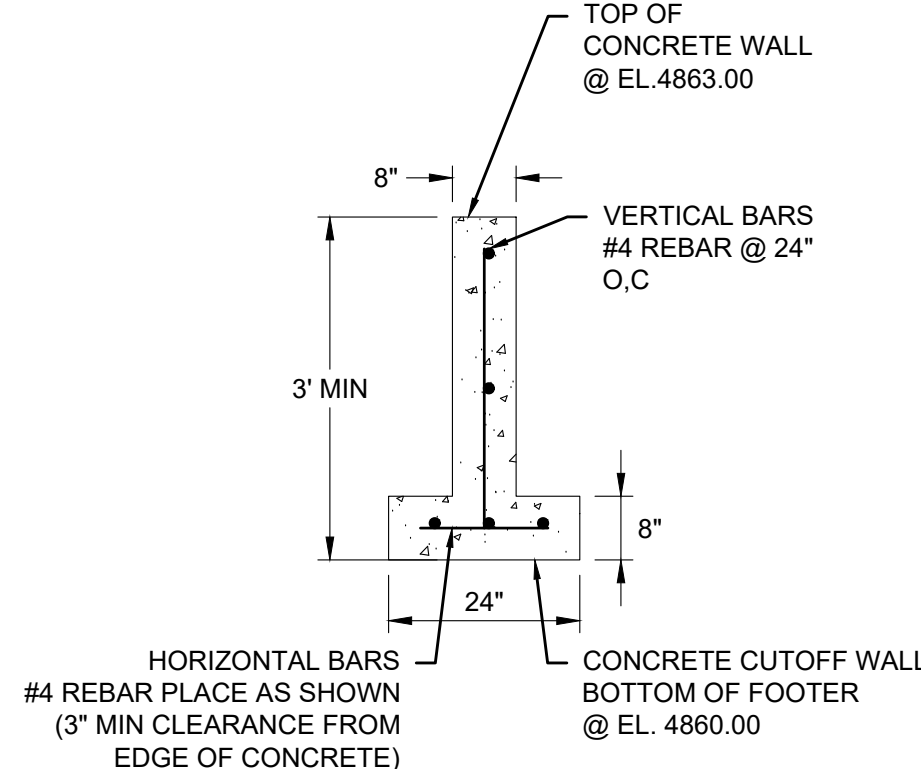


SECTION A-A

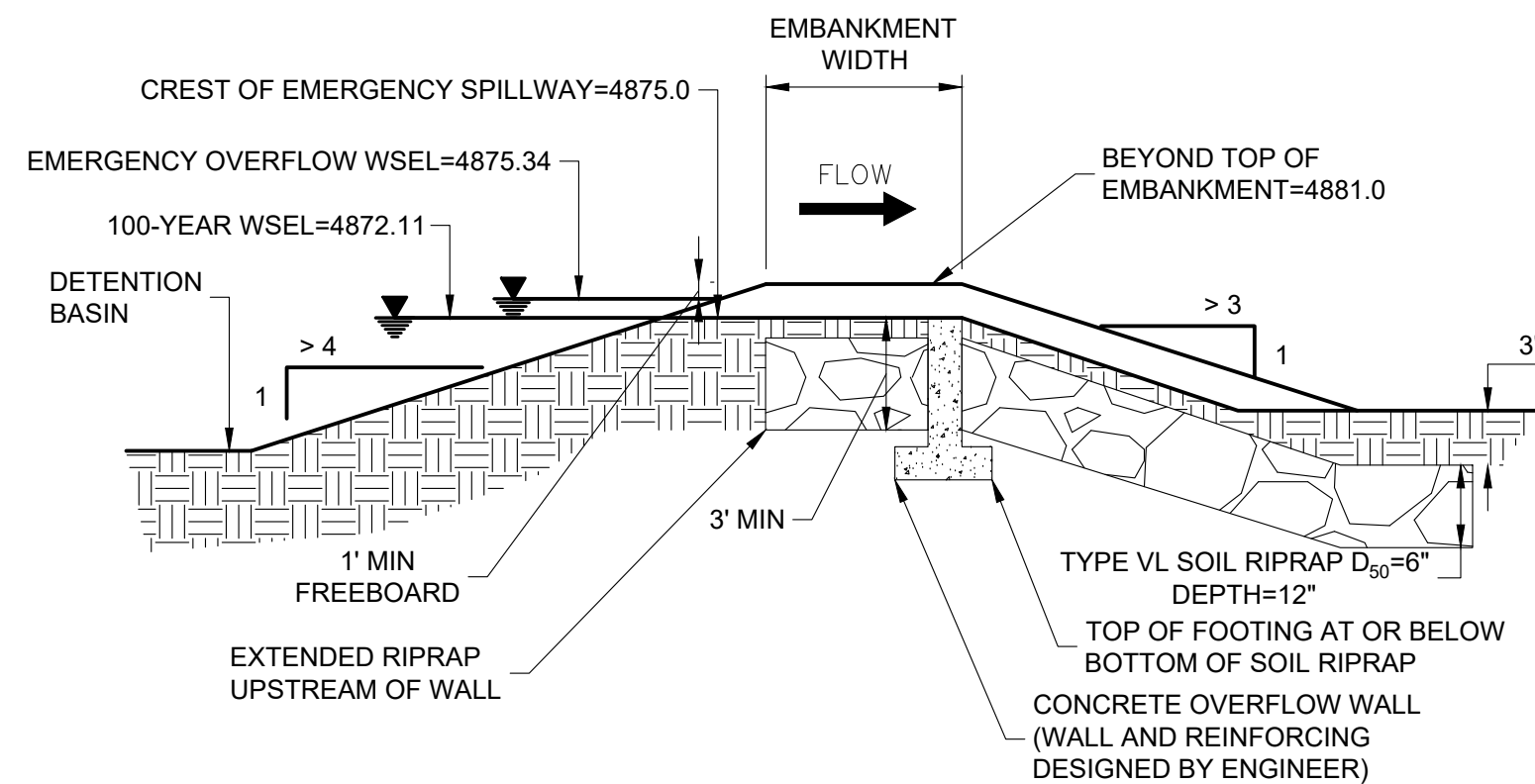
ELEVATION
(LOOKING UPSTREAM)

PLAN VIEW

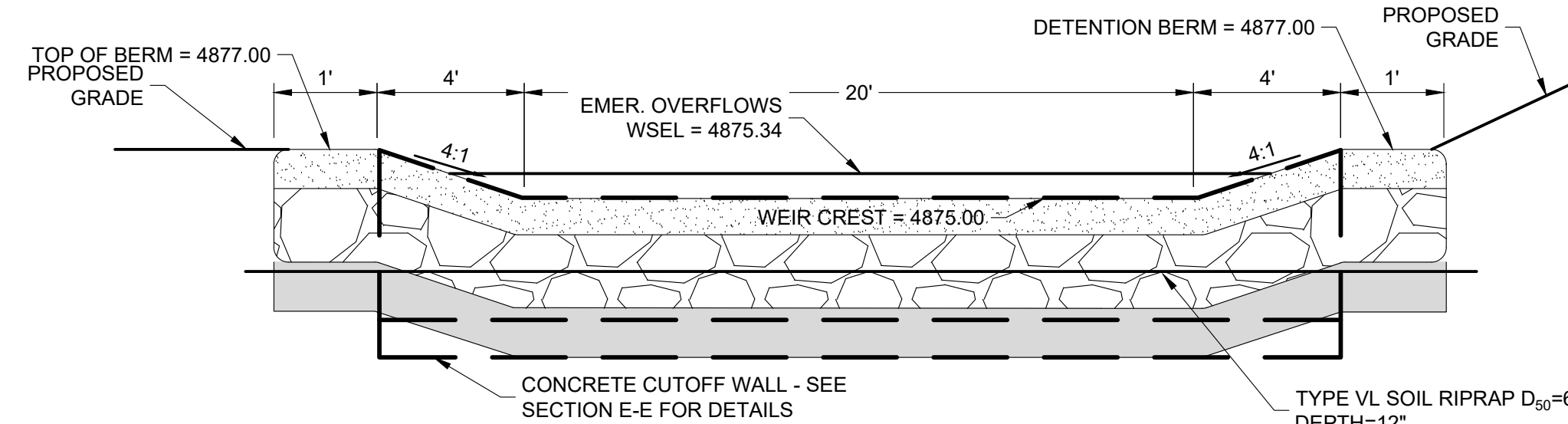
BAFFLE BLOCK GEOMETRY
MODIFIED IMPACT STILLING BASIN
FOR CONDUITS 18" TO 48" IN DIAMETER
(PART 2 OF 2)



E-E CUTOFF WALL CROSS SECTION
SCALE: NTS



E-E EMERGENCY OVERFLOW SPILLWAY PROFILE
SCALE: NTS



D-D EMERGENCY OVERFLOW SPILLWAY SECTION
SCALE: NTS



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DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

No.	REVISION	BY	DATE

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CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
POND B FOREBAY DETAILS

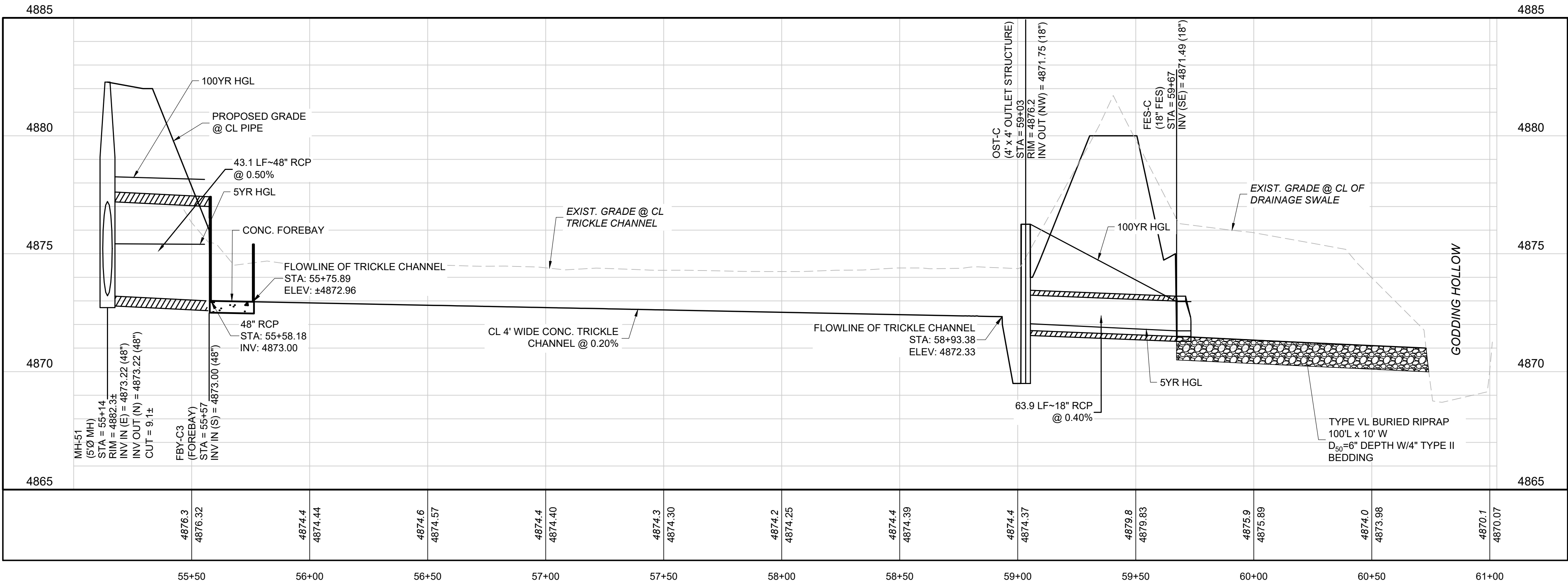
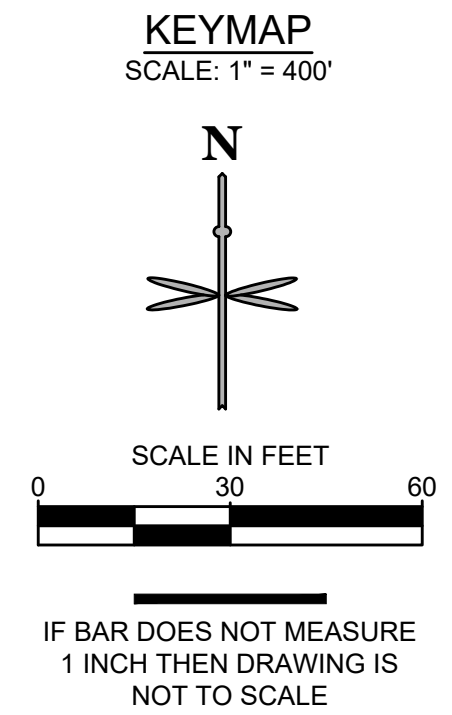
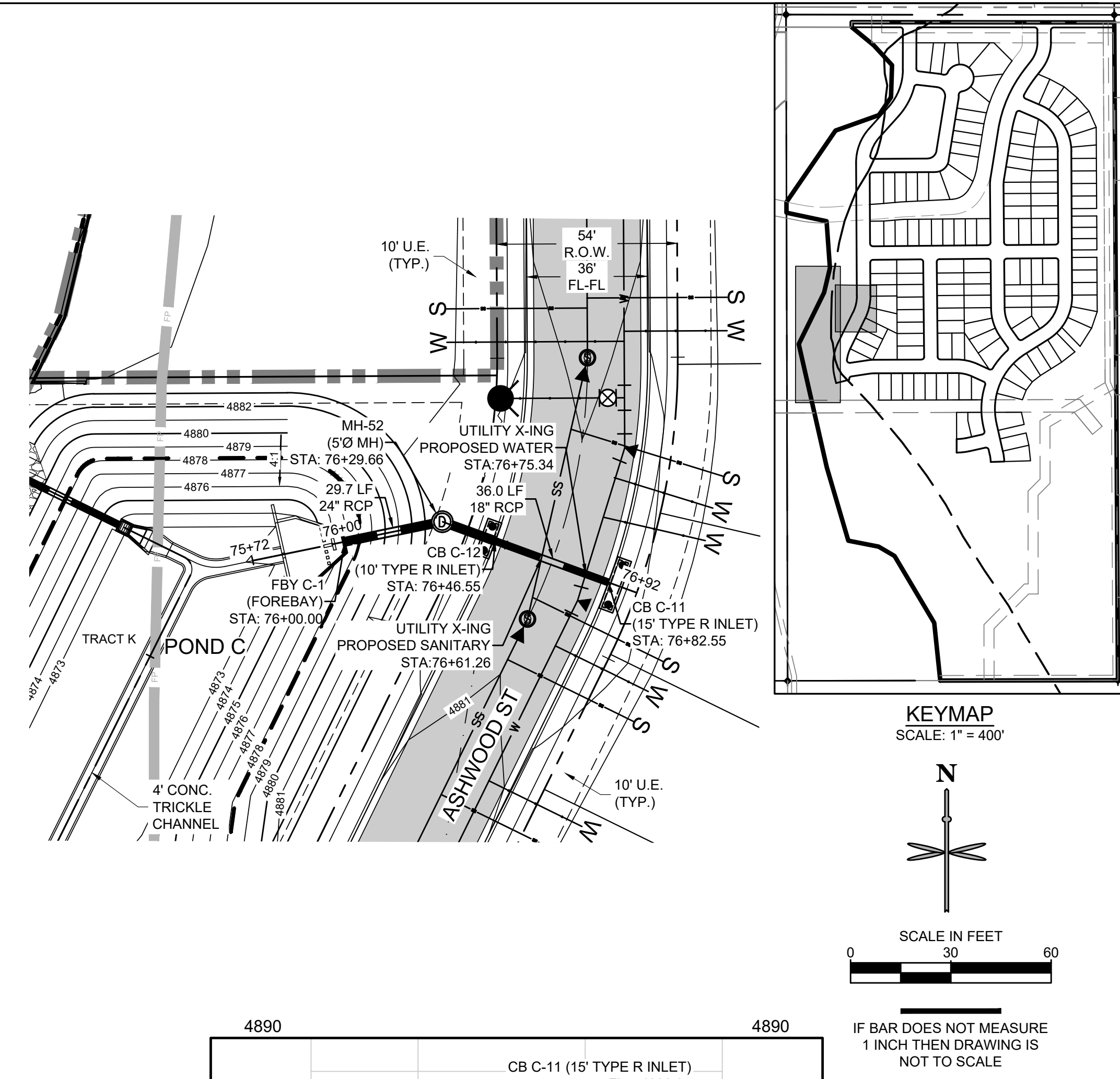
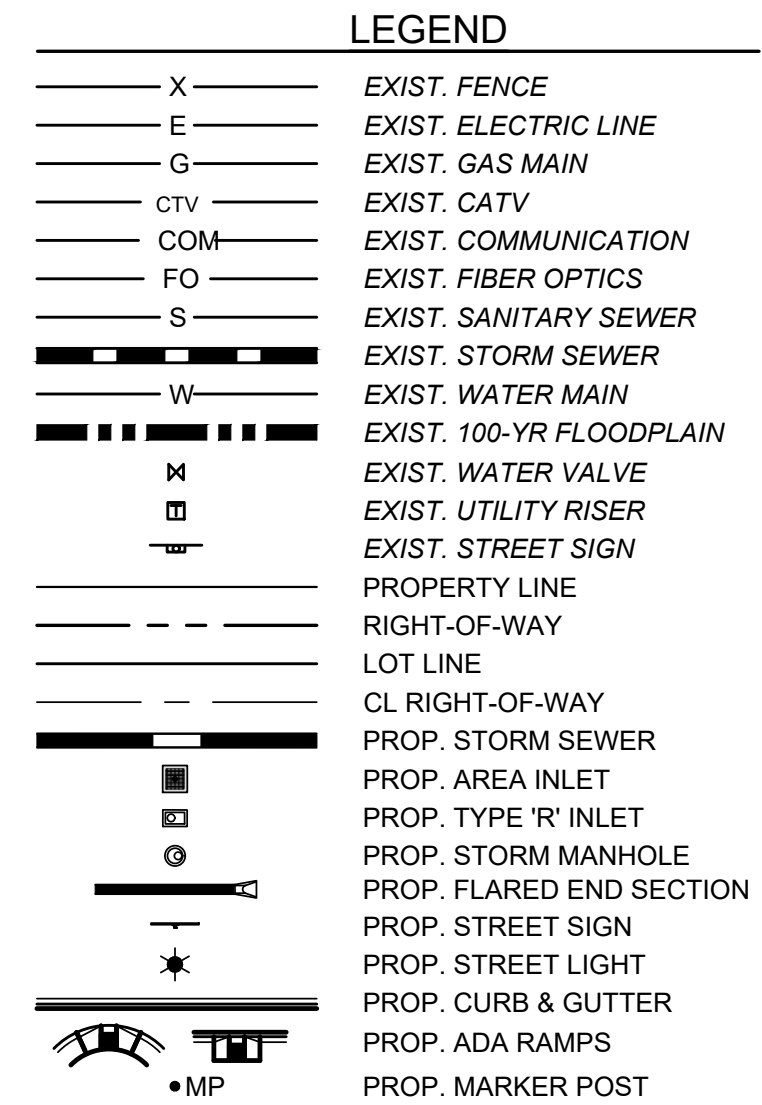
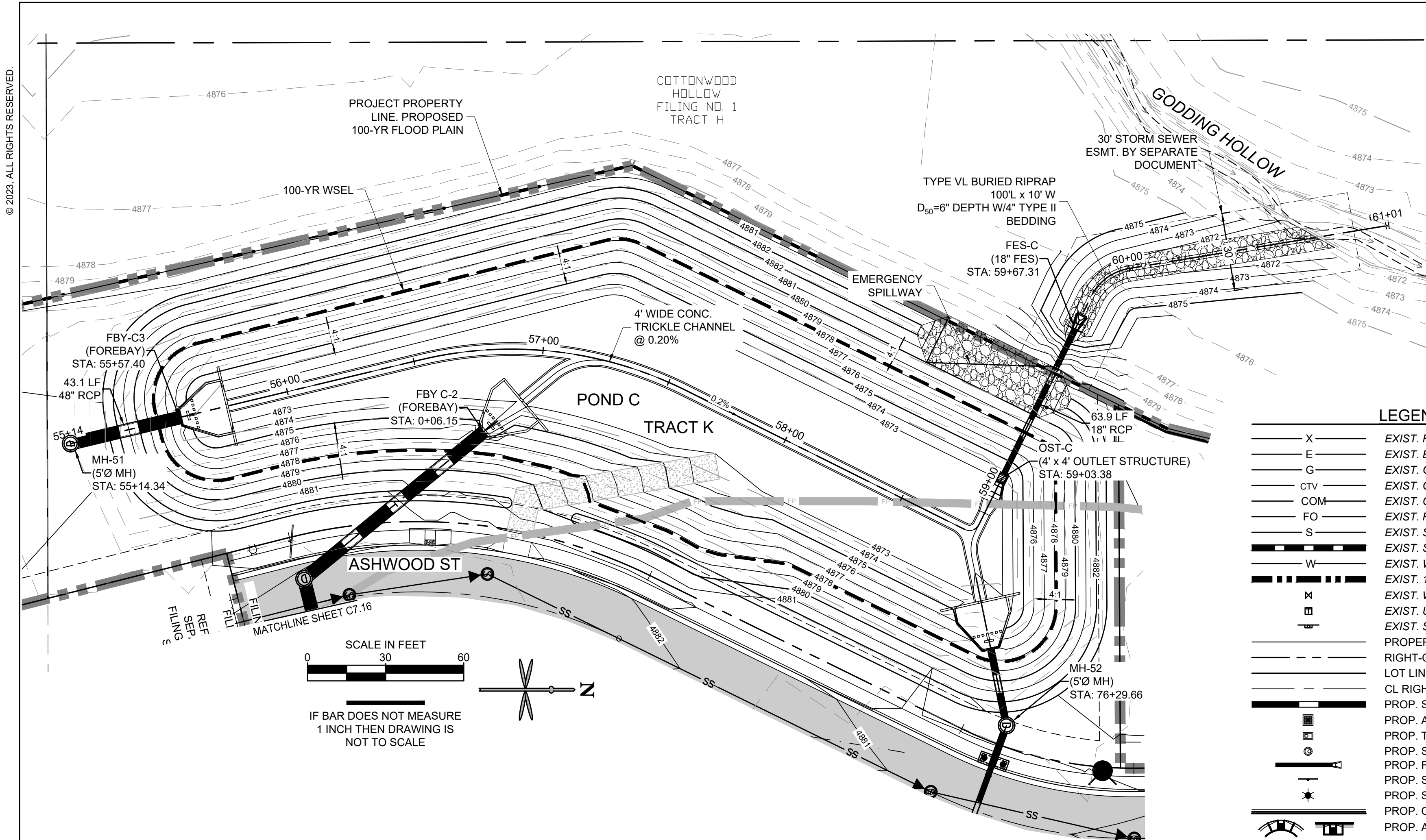
PROJECT NO: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/14/2023

C7.14
SHEET 51 OF 109

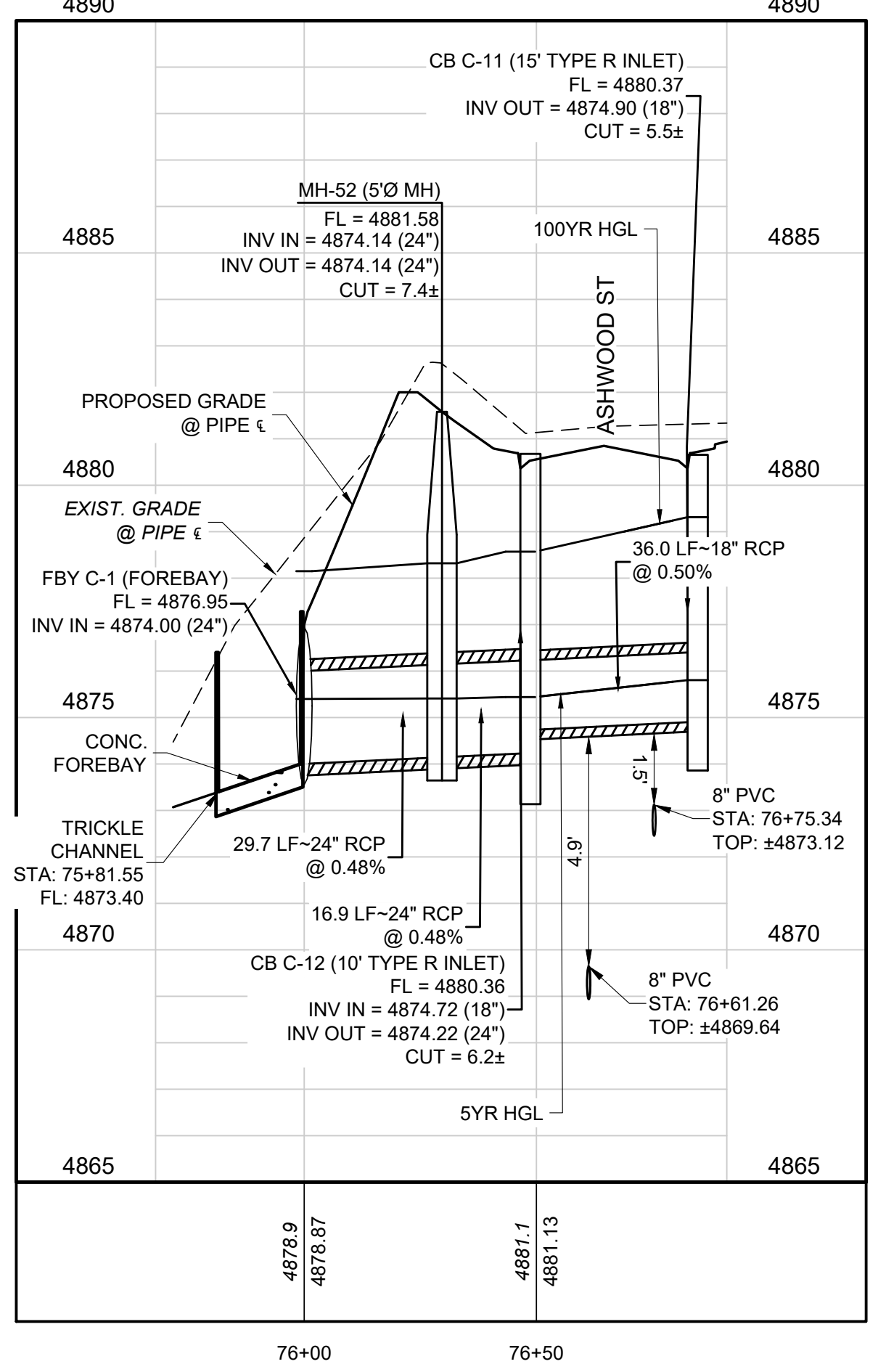
BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/2 COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

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P:\ALBERTA DEVELOPMENT PARTNERS\COTTONWOOD HOLLOW FILING\048 CAD\SHEETS\CD7.16 STORM PLAN & PROFILE - POND C.DWG - 2/20/2023 3:35:45 PM - Gregory Rivera



PROFILE STM-C8-OUTFALL (STA: 55+00 TO 61+03)
SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL



PROFILE STM-C1-ASHWOOD (STA: 75+68 TO 76+91)
SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL

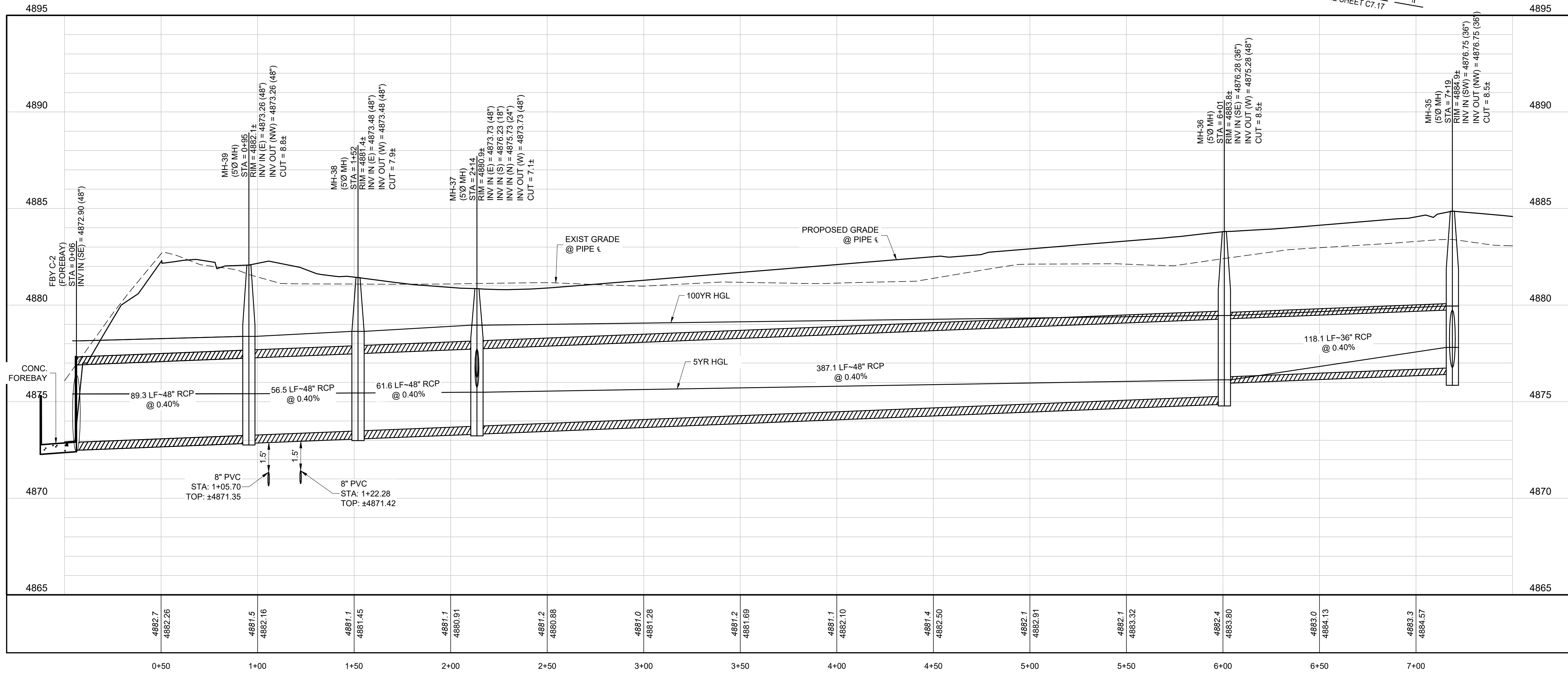
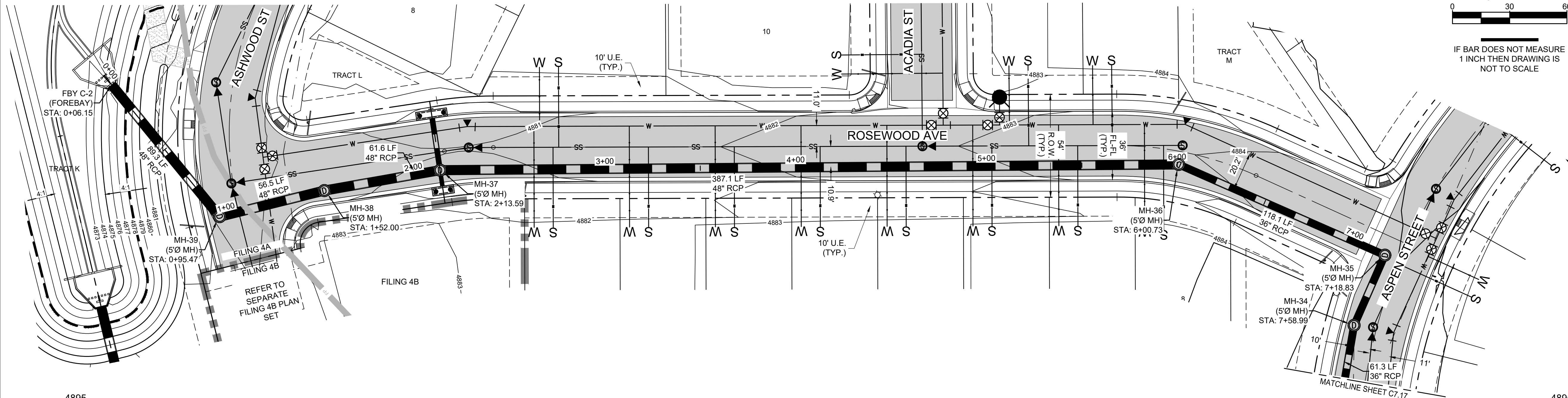
811
CALL UTILITY NOTIFICATION
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1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

STORM PROFILE NOTES:
1. CONTRACTOR TO FIELD VERIFY LOCATIONS, SIZES, CONDITIONS AND
DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY
ENGINEER IF DISCREPANCIES ARE FOUND PRIOR TO CONSTRUCTION.

REFER TO SHEET C.01
FOR PROJECT NOTES

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/2 COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

DATE: _____
BY: _____
REVISION: _____
No. _____
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FIRESTONE
COLORADO
CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
STORM P&P - POND C -
ASHWOOD & OUTFALL
PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/09/2023
C7.15
SHEET 52 OF 109



PROFILE STM-C3-ROSEWOOD (STA: 0+00 TO 7+50)

SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL



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Call before you dig.

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

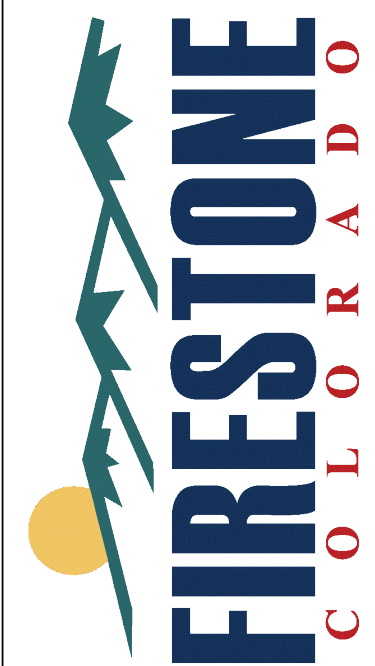
STORM PROFILE NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATIONS, SIZES, CONDITIONS AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND PRIOR TO CONSTRUCTION.

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

REFER TO SHEET C0.1
FOR PROJECT NOTES

PRELIMINARY
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CONSTRUCTION



CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

STORM P&P - POND C - ROSEWOOD

PROJECT NO.: OLS001.01

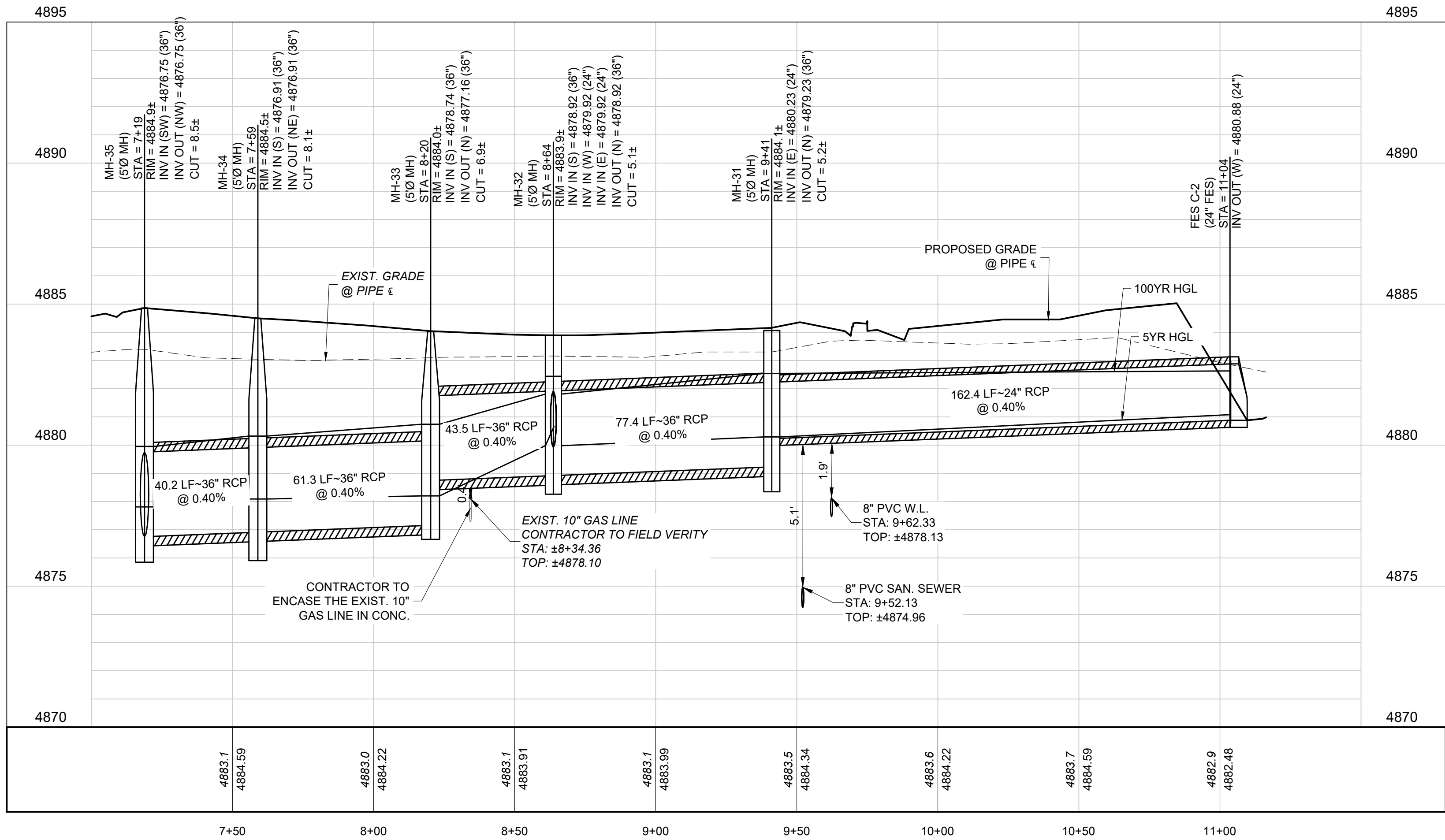
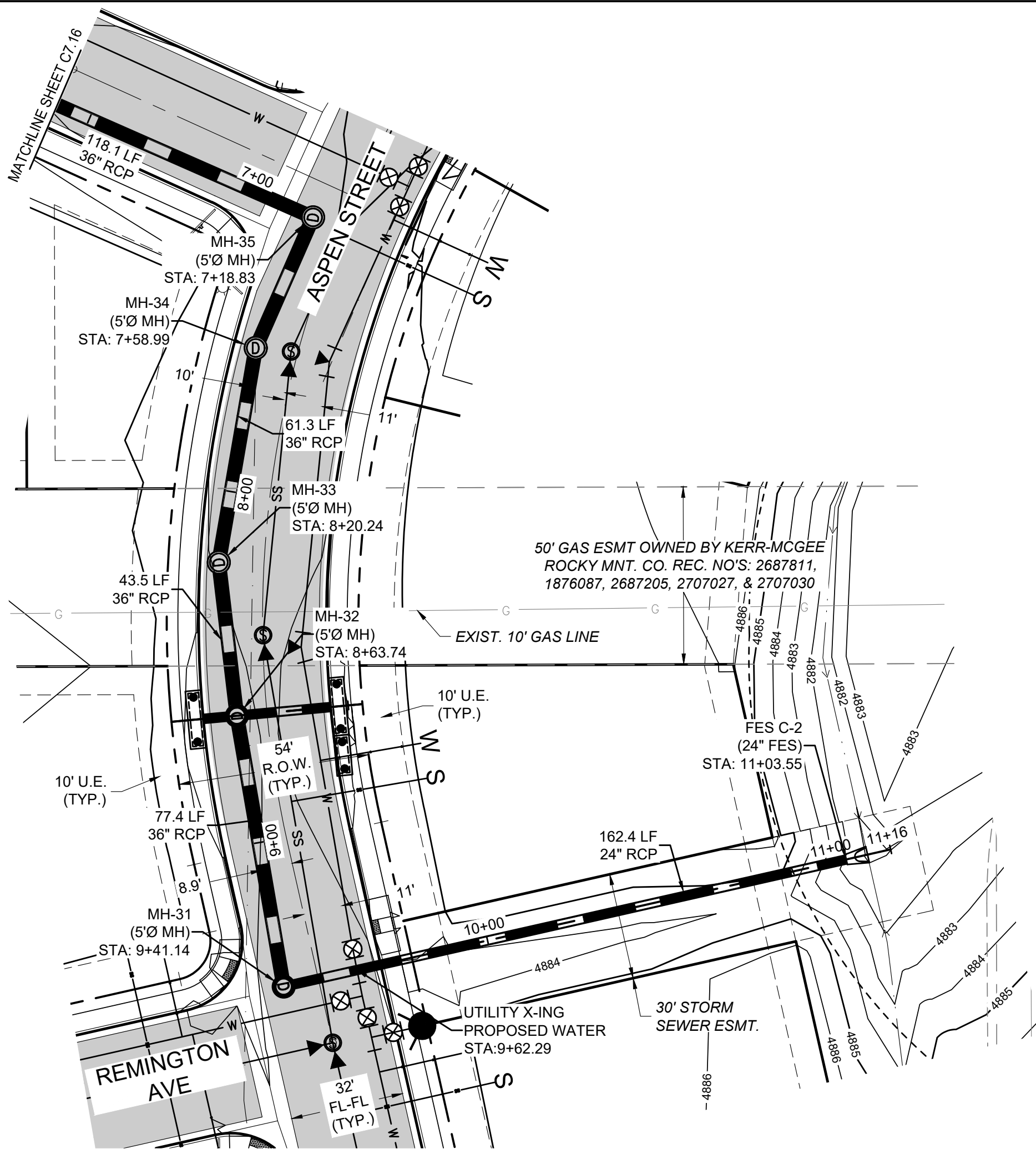
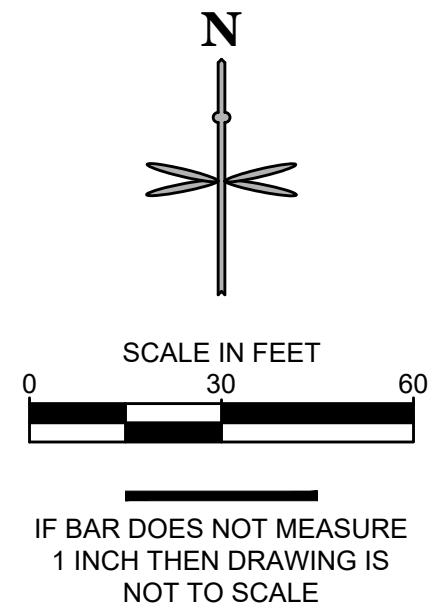
DESIGNED BY: GSR

DRAWN BY: RAK

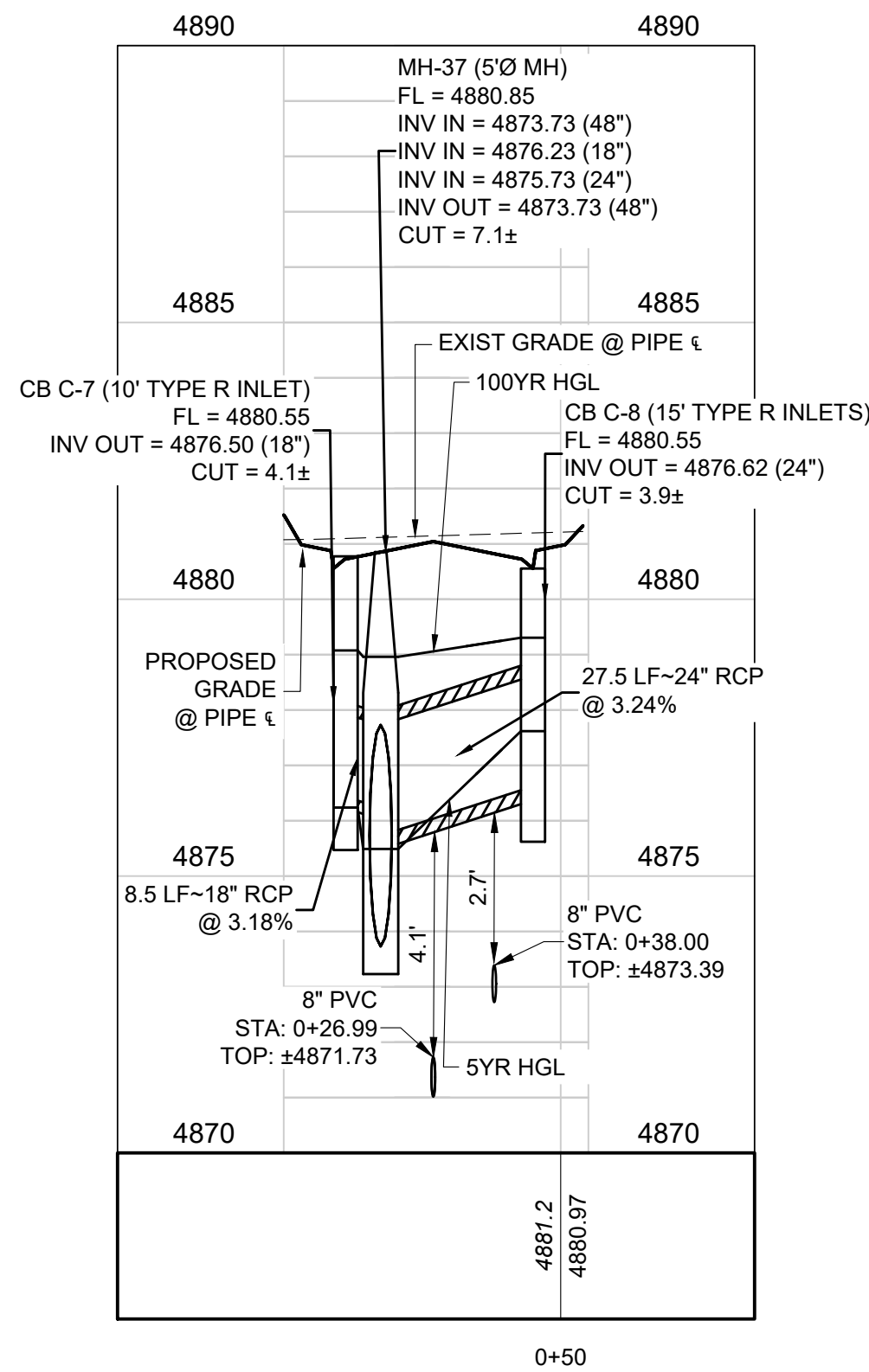
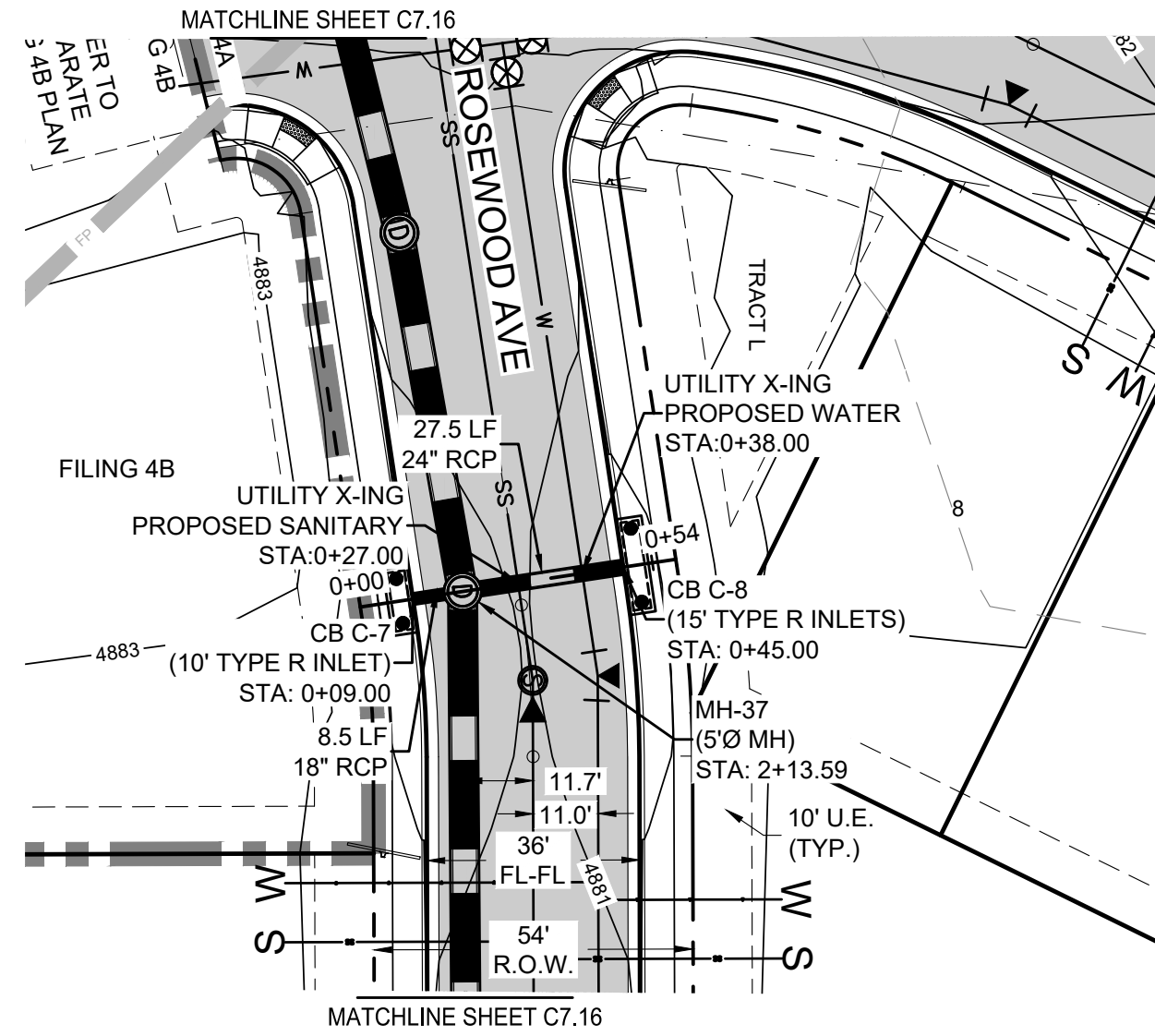
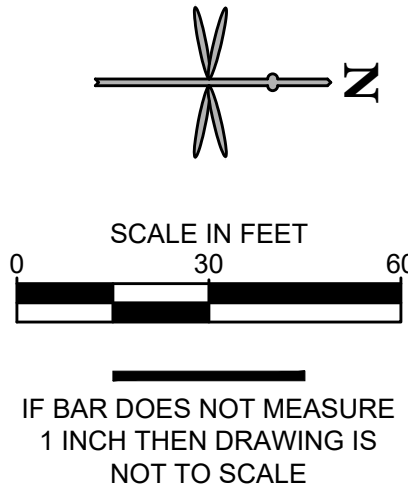
DATE: 02/09/2023

C7.16

SHEET 53 OF 109



PROFILE STM-C3-ROSEWOOD (STA: 7+00 TO 11+50)
SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL



PROFILE STM-C4-ROSEWOOD (STA: 0+00 TO 0+55)
SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL



KEYMAP
SCALE: 1" = 400'

LEGEND

X	EXIST. FENCE
E	EXIST. ELECTRIC LINE
G	EXIST. GAS MAIN
CTV	EXIST. CATV
COM	EXIST. COMMUNICATION
FO	EXIST. FIBER OPTICS
S	EXIST. SANITARY SEWER
W	EXIST. STORM SEWER
W	EXIST. WATER MAIN
W	EXIST. 100-YR FLOODPLAIN
W	EXIST. WATER VALVE
W	EXIST. UTILITY RISER
W	EXIST. STREET SIGN
W	PROPERTY LINE
W	RIGHT-OF-WAY
W	LOT LINE
W	CL RIGHT-OF-WAY
W	PROP. STORM SEWER
W	PROP. AREA INLET
W	PROP. TYPE 'R' INLET
W	PROP. STORM MANHOLE
W	PROP. FLARED END SECTION
W	PROP. STREET SIGN
W	PROP. STREET LIGHT
W	PROP. CURB & GUTTER
W	PROP. ADA RAMPS
W	PROP. MARKER POST



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CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

STORM PROFILE NOTES:

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FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)

REFER TO SHEET C0.1
FOR PROJECT NOTES

No.	REVISION	BY	DATE

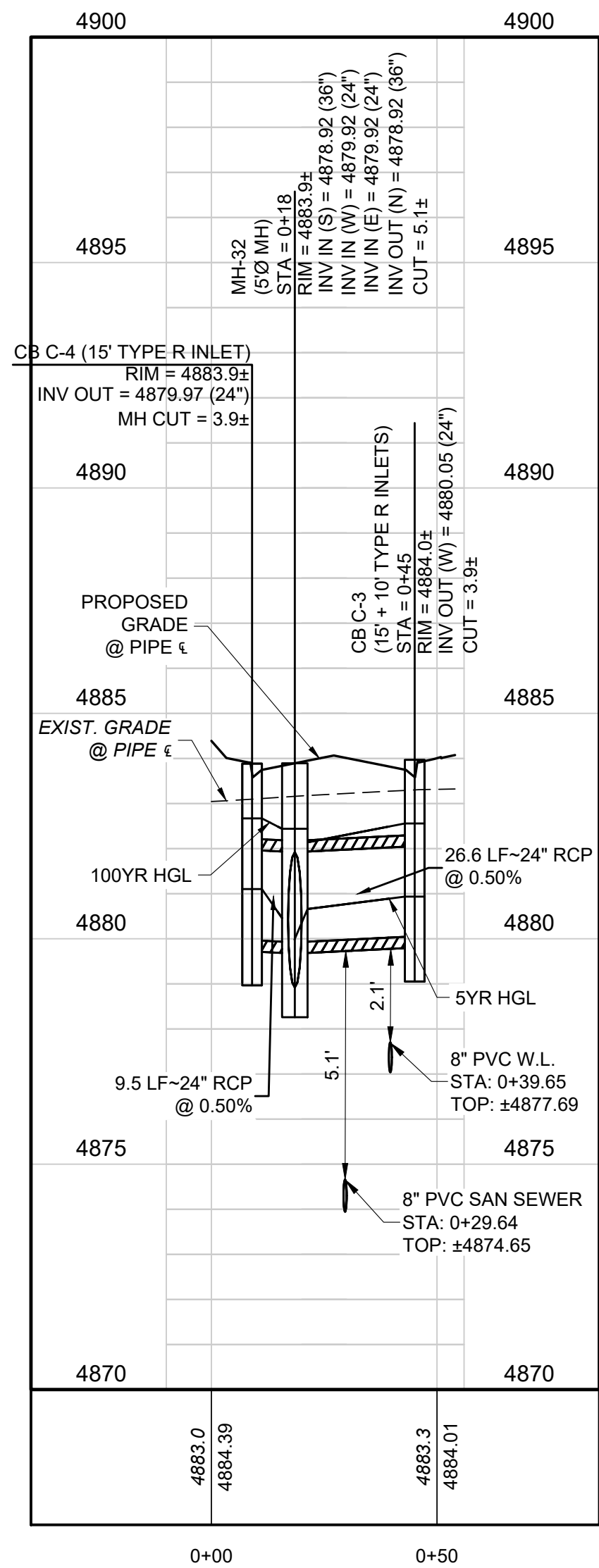
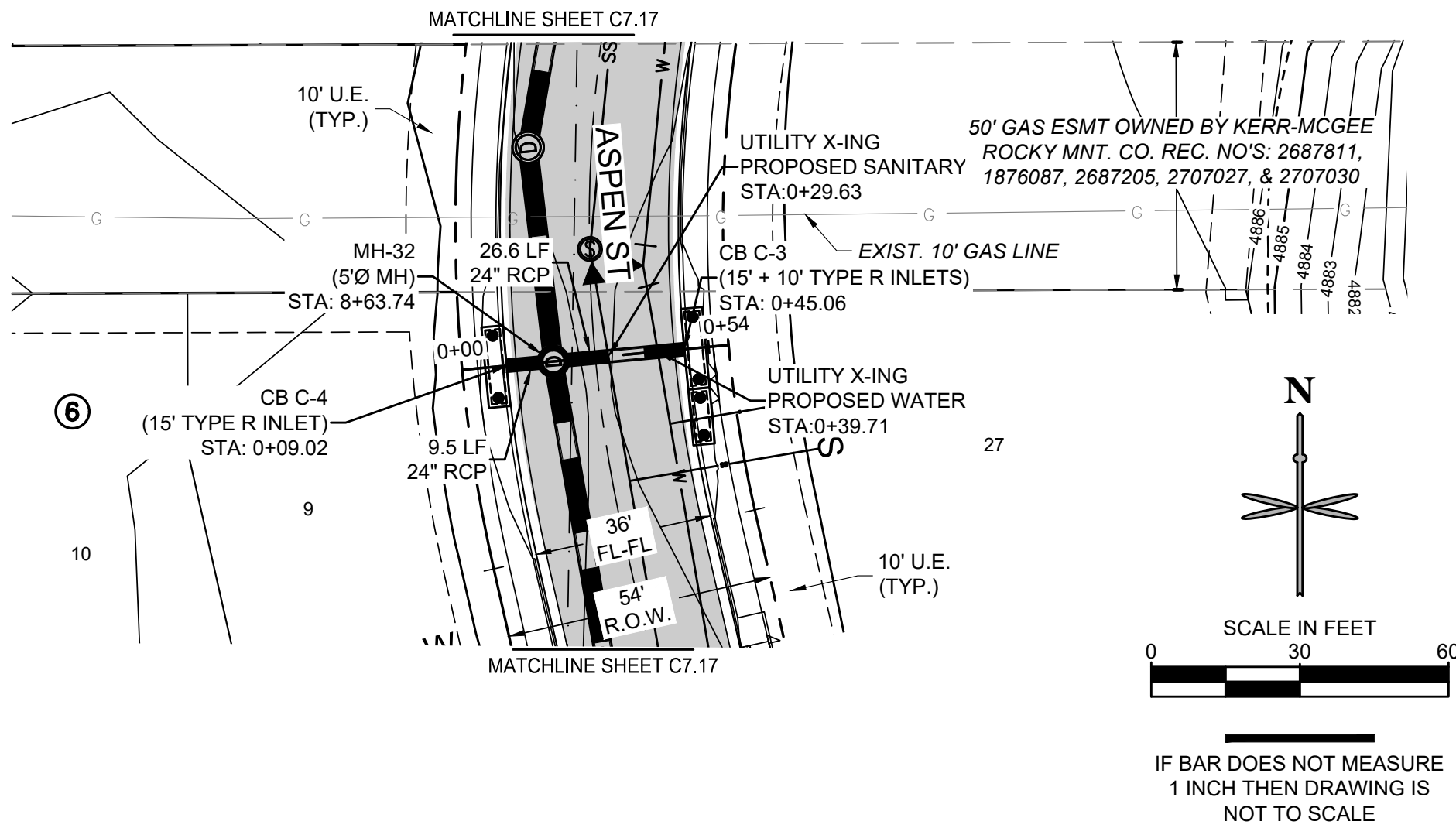
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CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
STORM P&P - POND C -
ROSEWOOD & REMINGTON

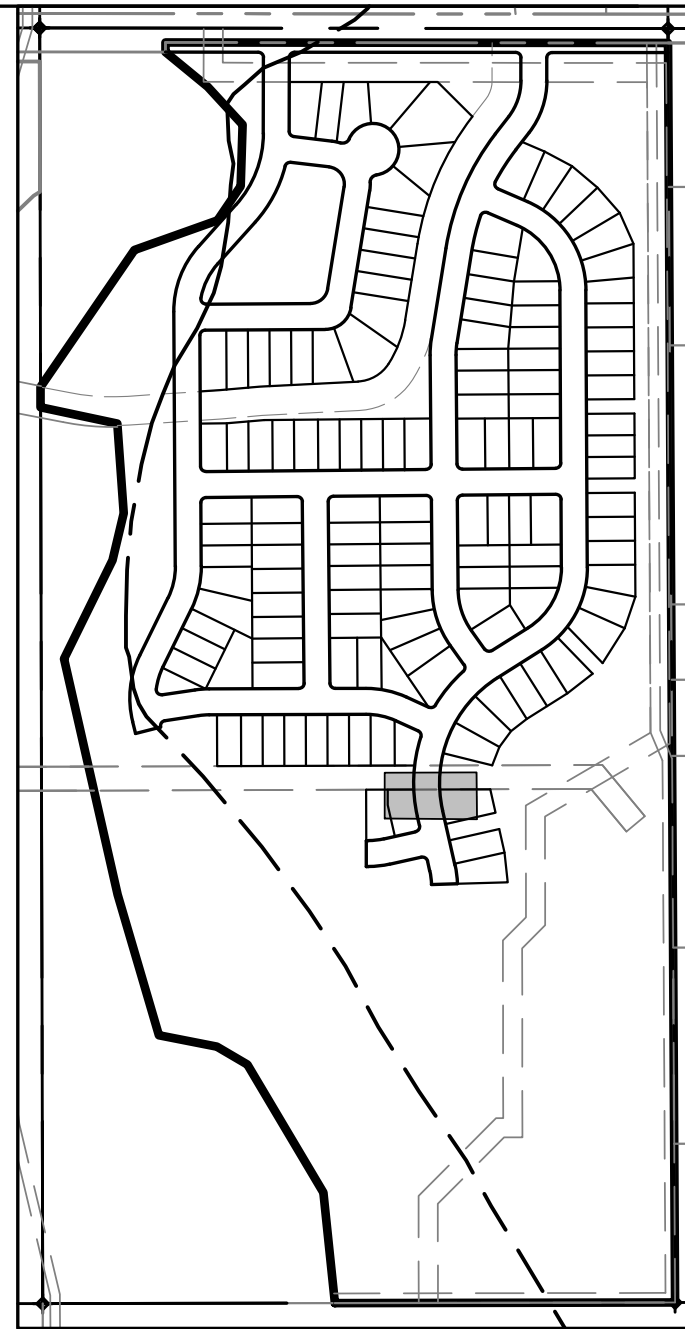
PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/09/2023

C7.17
SHEET 54 OF 109



PROFILE STM-C7-ASPEN (STA: -0+10 TO 0+56)

SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL



LEGEND	
X	EXIST. FENCE
E	EXIST. ELECTRIC LINE
G	EXIST. GAS MAIN
CTV	EXIST. CATV
COM	EXIST. COMMUNICATION
FO	EXIST. FIBER OPTICS
S	EXIST. SANITARY SEWER
W	EXIST. STORM SEWER
W	EXIST. WATER MAIN
W	EXIST. 100-YR FLOODPLAIN
W	EXIST. WATER VALVE
W	EXIST. UTILITY RISER
W	EXIST. STREET SIGN
W	PROPERTY LINE
W	RIGHT-OF-WAY
W	LOT LINE
W	CL RIGHT-OF-WAY
W	PROP. STORM SEWER
W	PROP. AREA INLET
W	PROP. TYPE 'R' INLET
W	PROP. STORM MANHOLE
W	PROP. FLARED END SECTION
W	PROP. STREET SIGN
W	PROP. STREET LIGHT
W	PROP. CURB & GUTTER
W	PROP. ADA RAMPS
W	PROP. MARKER POST

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CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

STORM P&P - POND C -
ROSEWOOD & ASPEN

PROJECT NO: OLS001.01

DESIGNED BY: GSR

DRAWN BY: RAK

DATE: 02/09/2023

C7.18

SHEET 55 OF 109



Know what's below.
Call before you dig.

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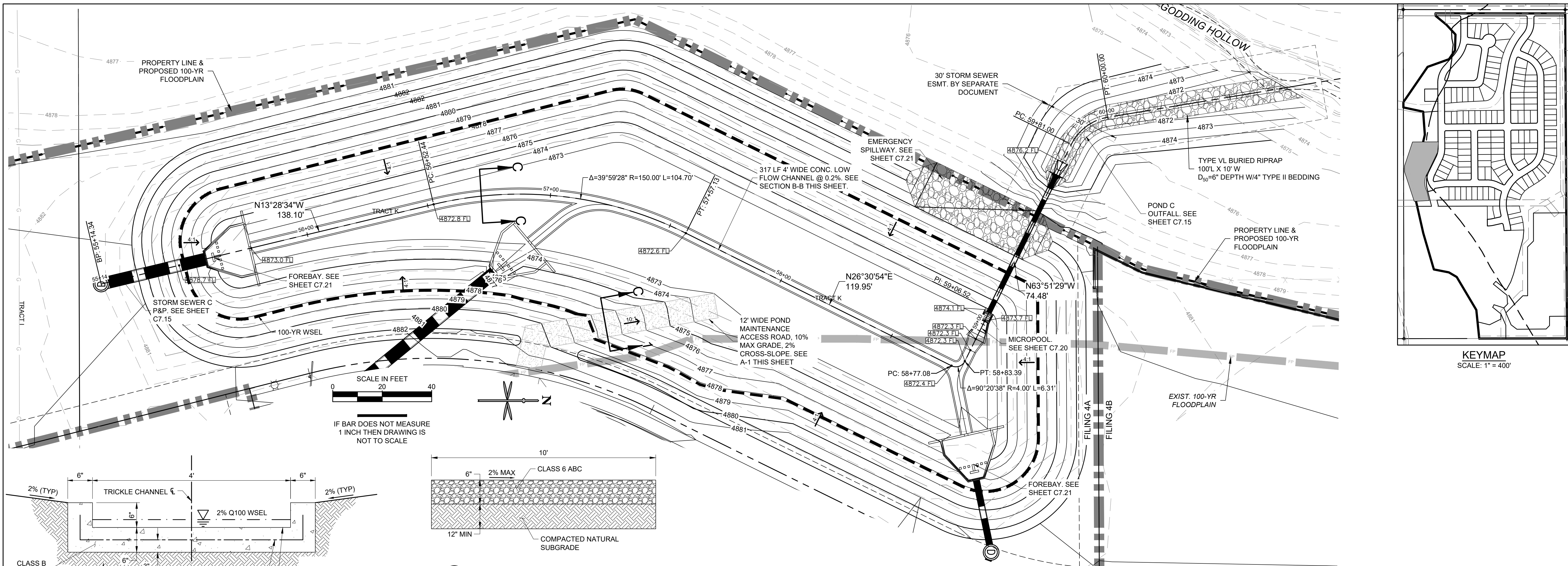
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
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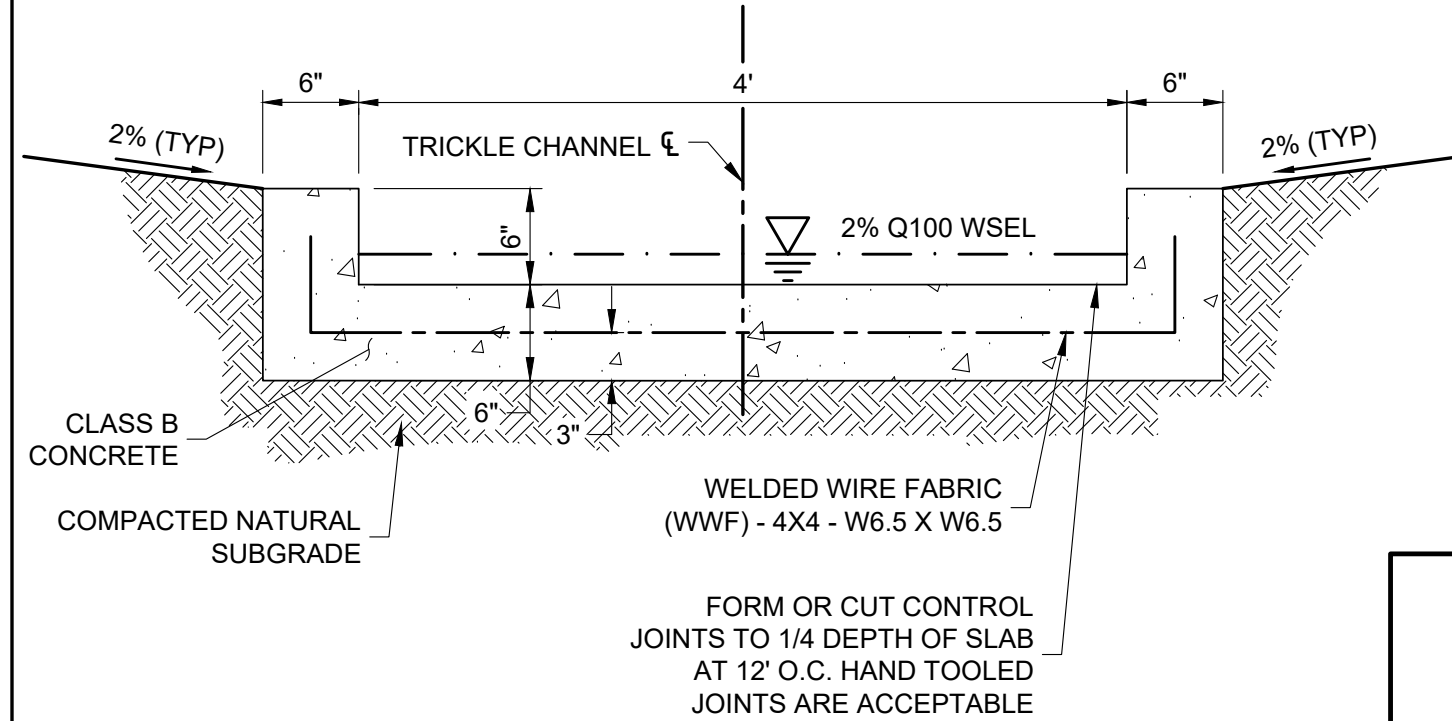
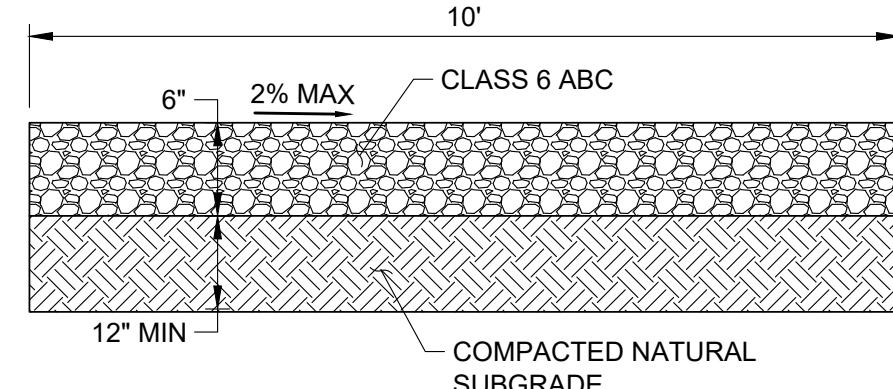
BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST ¼ COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

REFER TO SHEET C0.1
FOR PROJECT NOTES



SCALE IN FEET
0 20 40

IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE



LEGEND

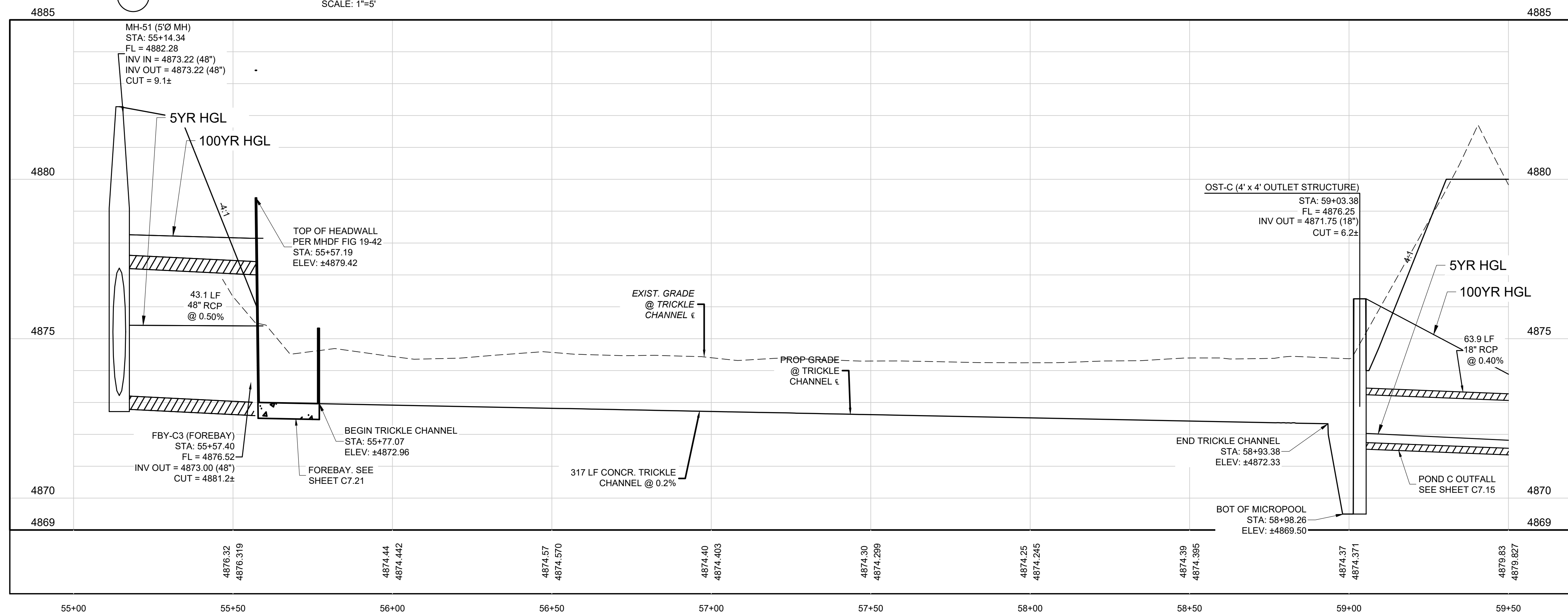
X	EXIST. FENCE
E	EXIST. ELECTRIC LINE
G	EXIST. GAS MAIN
CTV	EXIST. CATV
COM	EXIST. COMMUNICATION
FO	EXIST. FIBER OPTICS
S	EXIST. SANITARY SEWER
W	EXIST. STORM SEWER
W	EXIST. WATER MAIN
---	EXIST. 100-YR FLOODPLAIN
---	EXIST. WATER VALVE
---	EXIST. UTILITY RISER
---	EXIST. STREET SIGN
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	LOT LINE
---	CL RIGHT-OF-WAY
---	PROP. STORM SEWER
---	PROP. AREA INLET
---	PROP. TYPE 'R' INLET
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---	PROP. STREET LIGHT
---	PROP. CURB & GUTTER
---	PROP. ADA RAMPS
---	PROP. MARKER POST



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CENTER OF COLORADO

1-800-922-1987 or 811

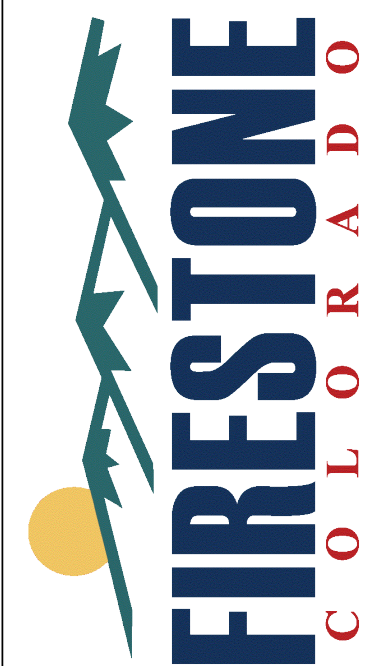
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

NO.	REVISION	BY	DATE

PRELIMINARY
NOT FOR
CONSTRUCTION



CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

POND C PLAN

PROJECT NO: OLS001.01

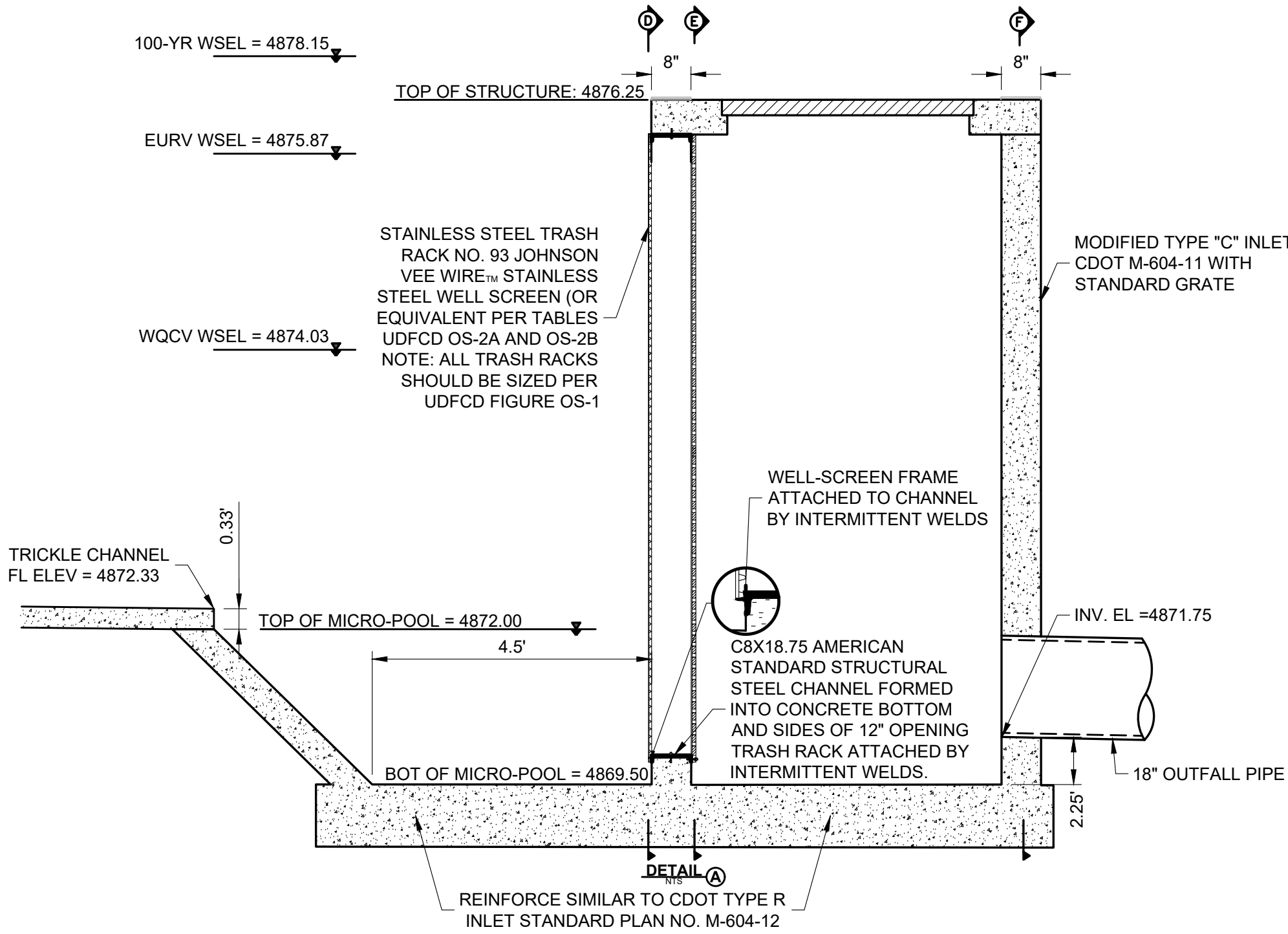
DESIGNED BY: GSR

DRAWN BY: RAK

DATE: 02/14/2023

C7.19

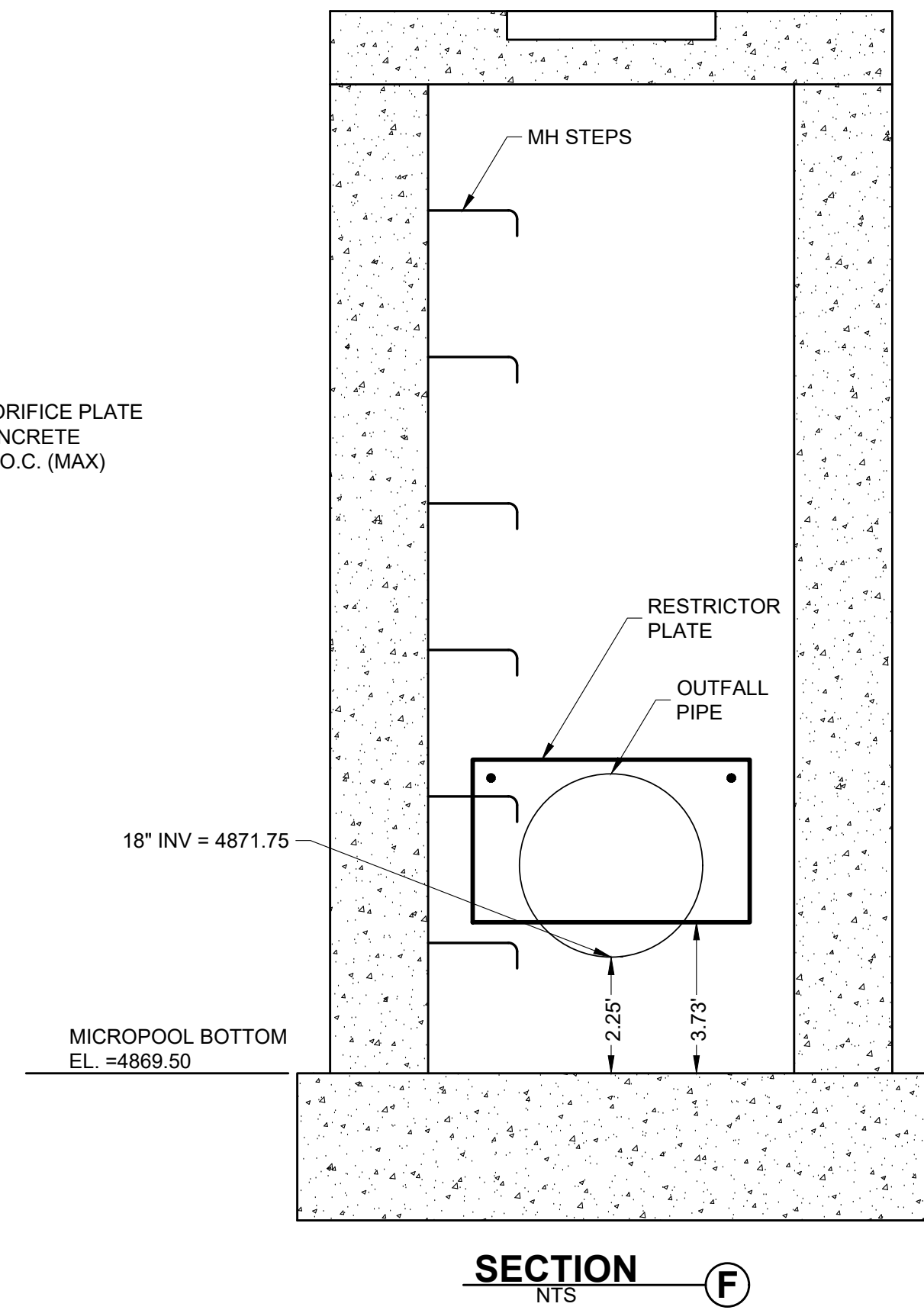
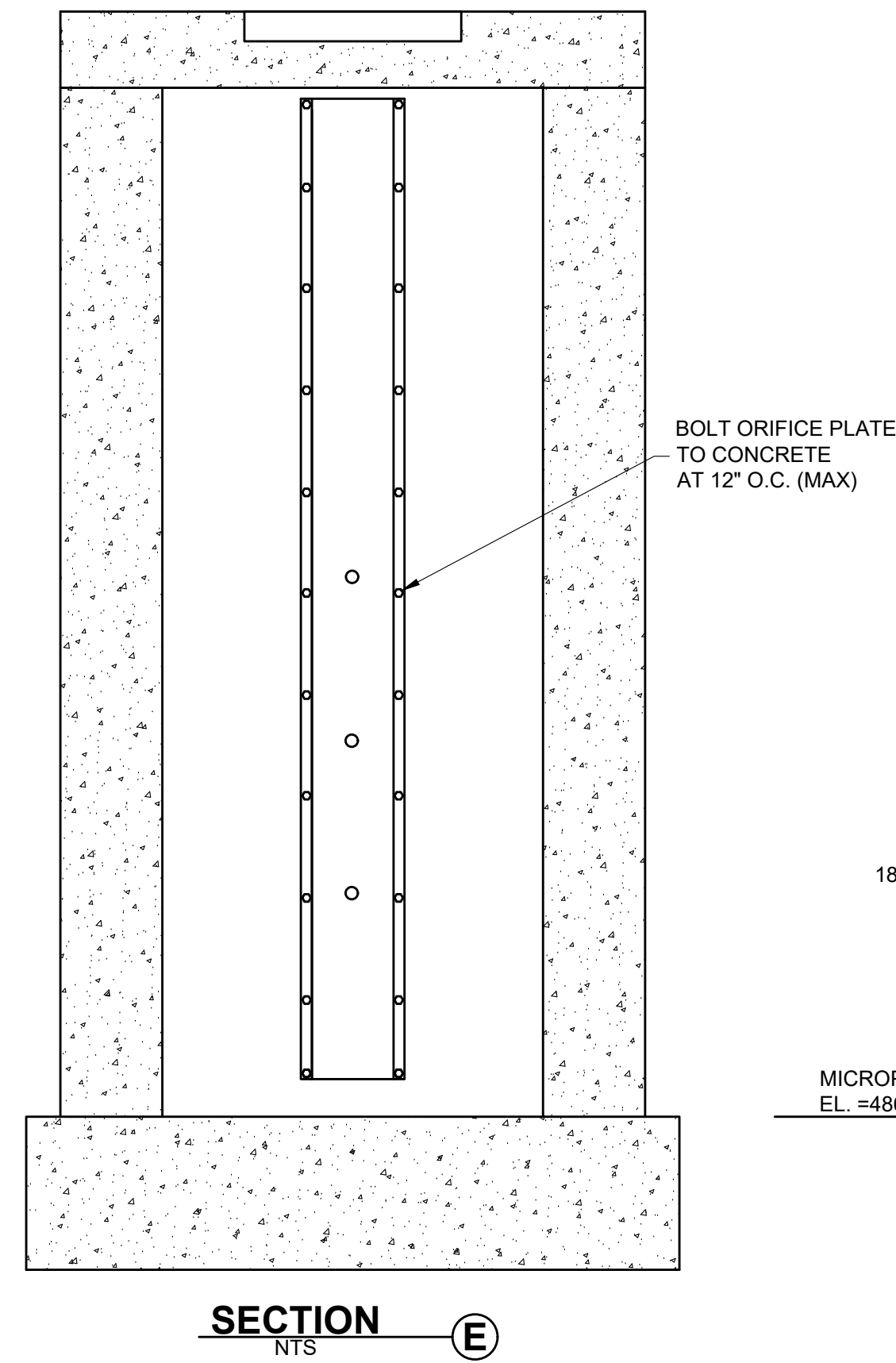
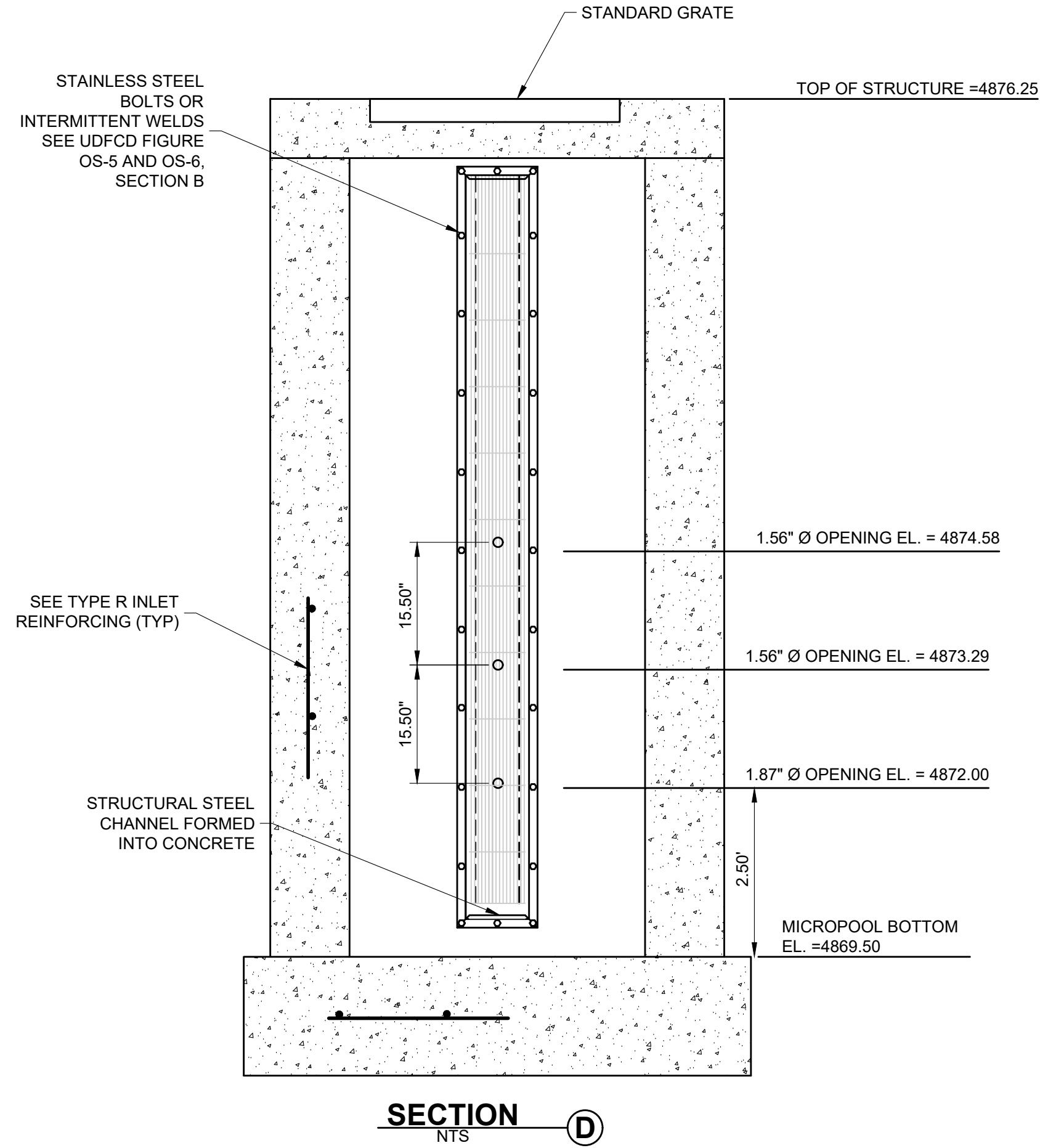
SHEET 56 OF 109



WARNING
KEEP SCREEN AND GRATE CLEAN. UNAUTHORIZED MODIFICATION OF THIS OUTLET IS A CODE VIOLATION

DETENTION WARNING
12" X 12"

POND SIGN
NTS



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISION	BY	DATE
No.		

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303-572-7987 www.ees.us.com

FIRESTONE

COLORADO

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE - COLORADO 80504

POND C DETAILS

PROJECT NO: OLS001.01

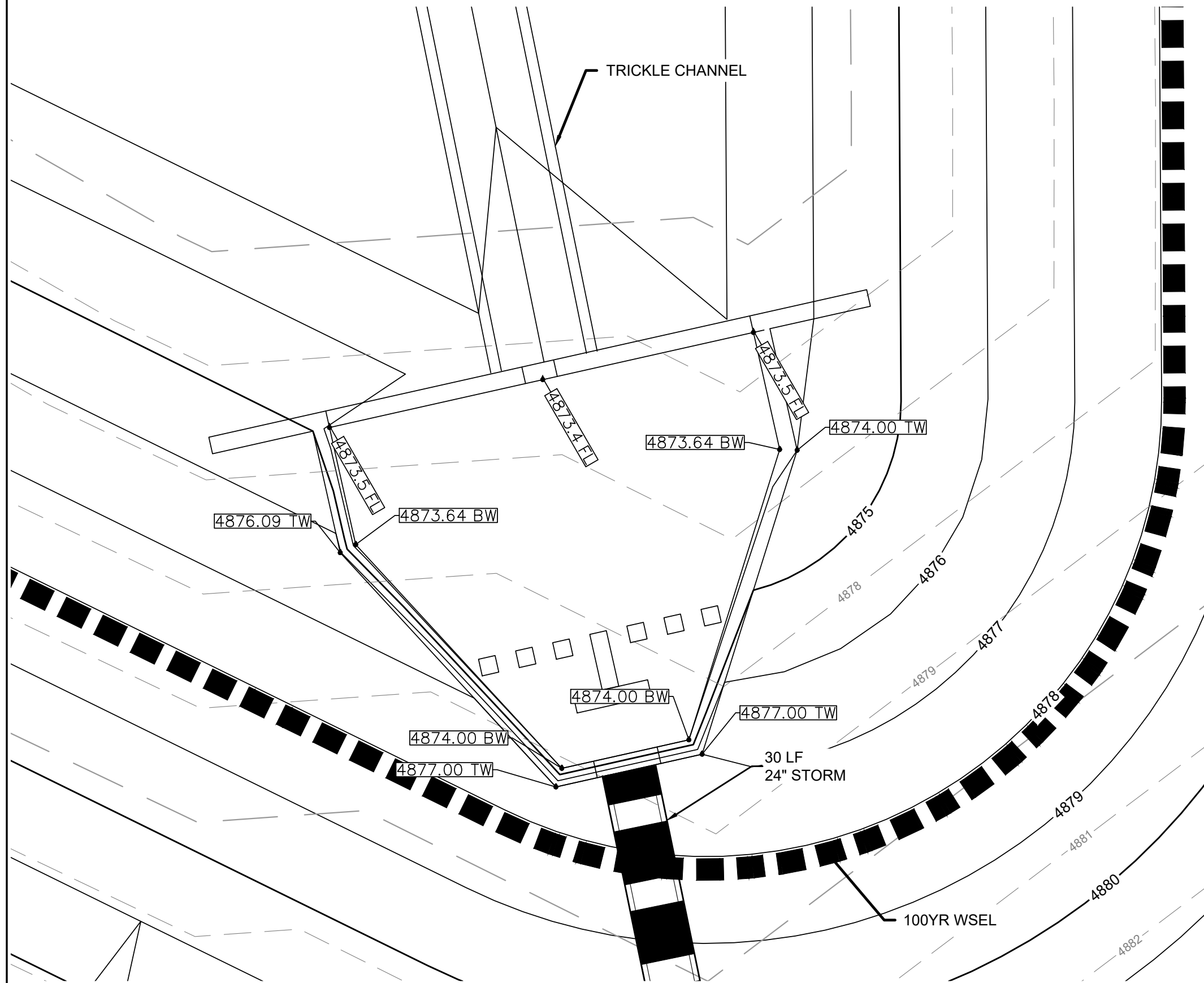
DESIGNED BY: GSR

DRAWN BY: RAK

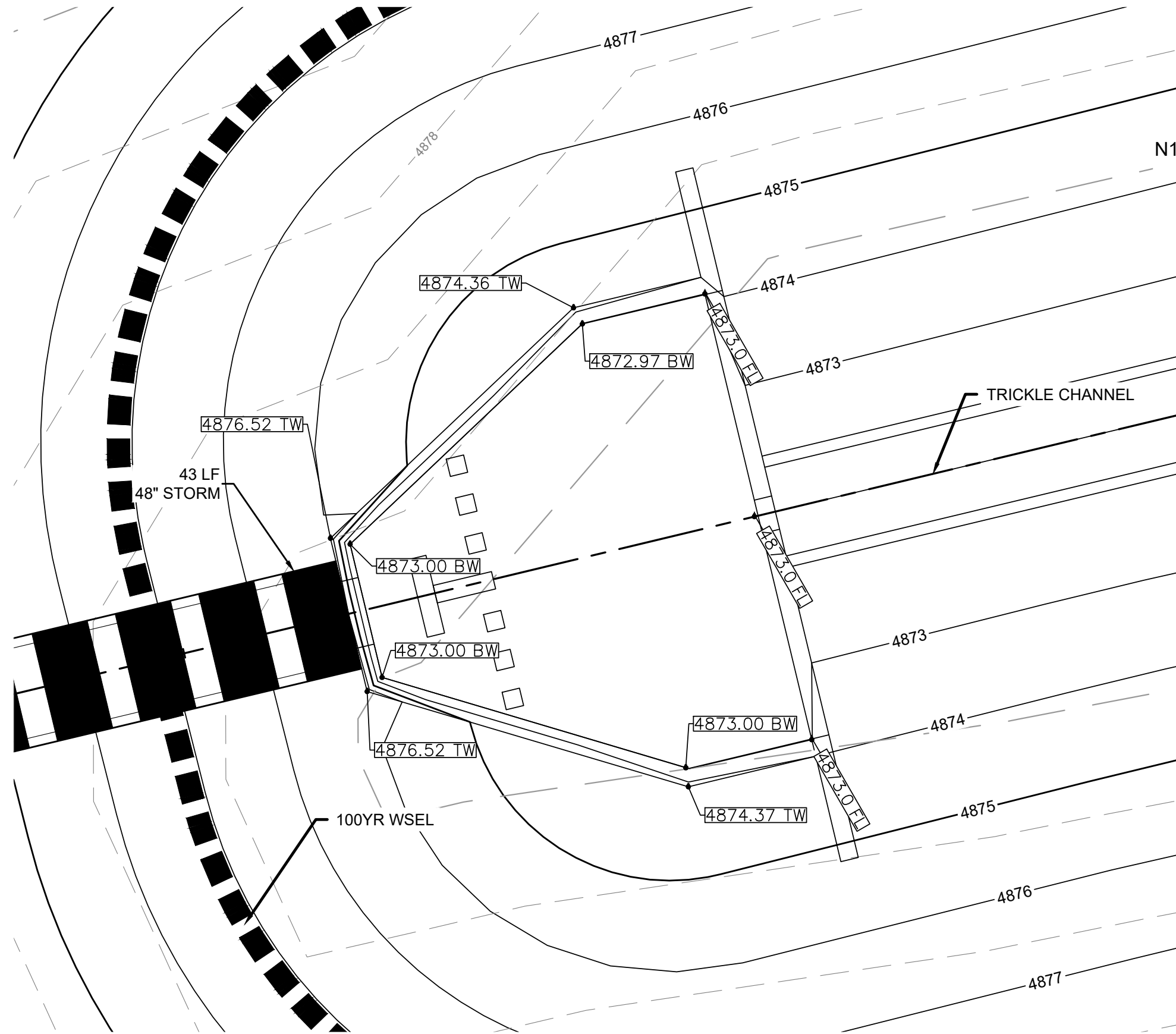
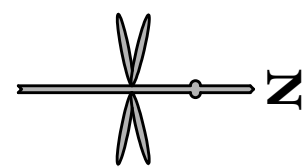
DATE: 02/14/2023

C7.20

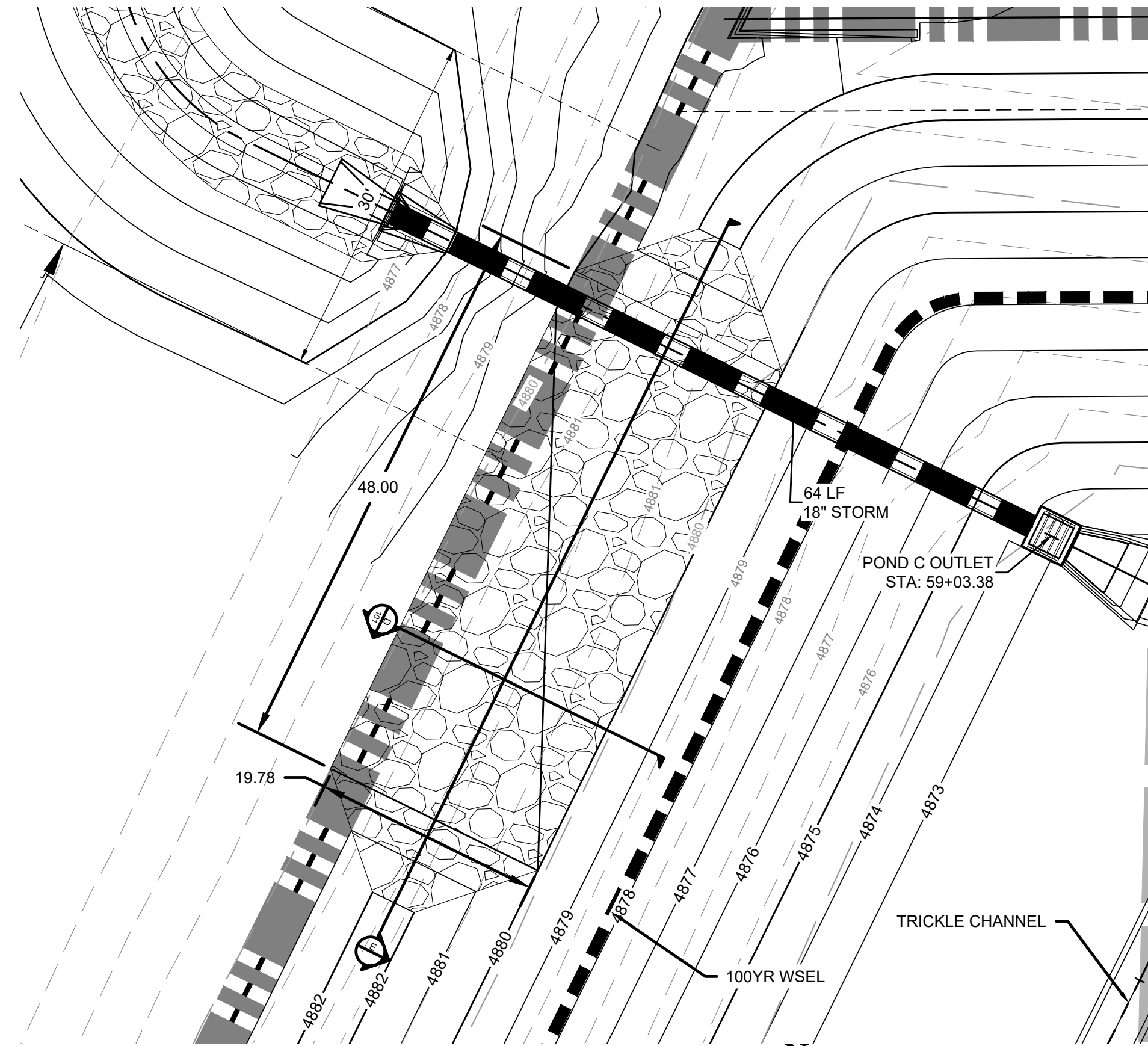
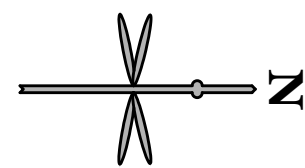
SHEET 57 OF 109



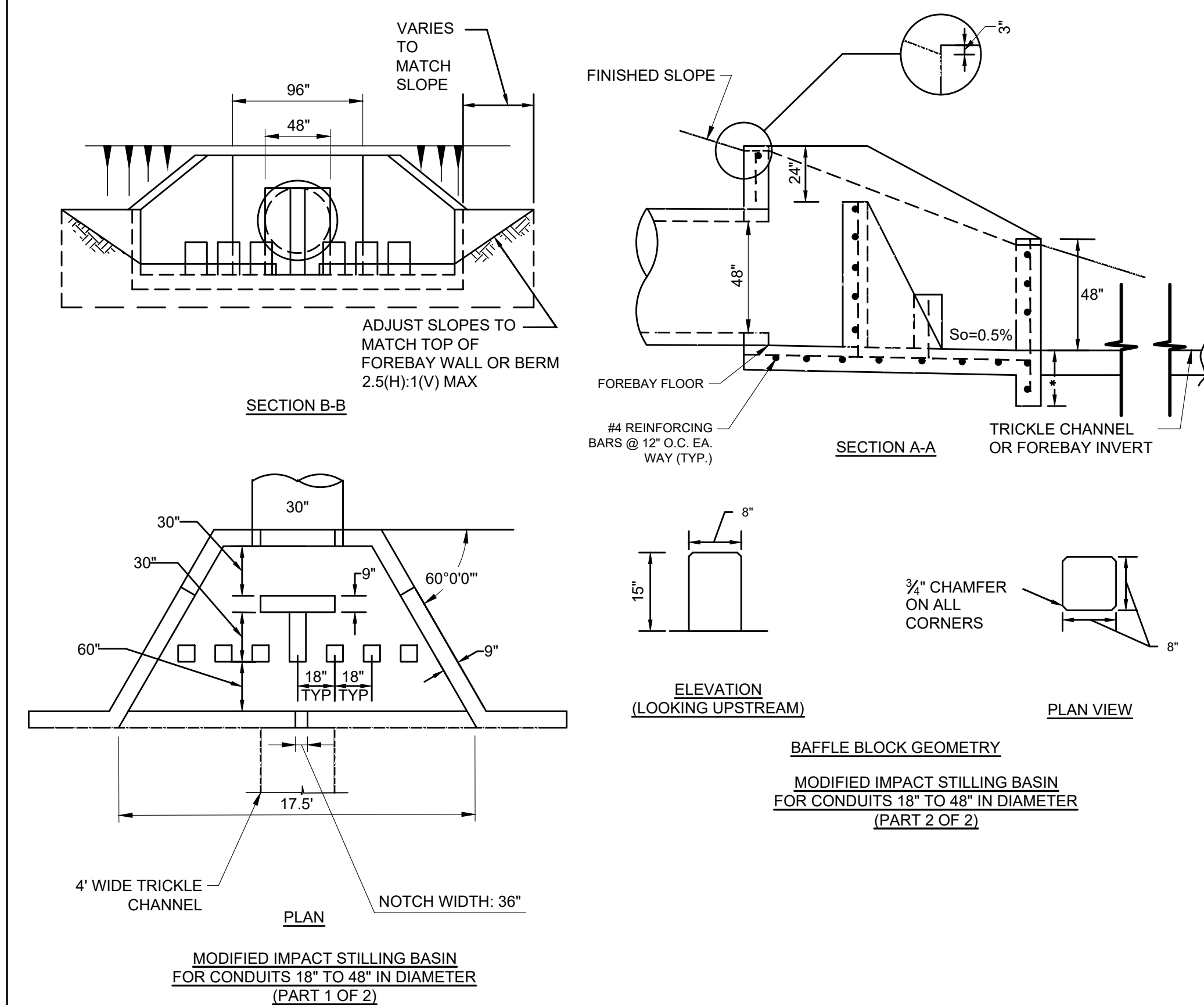
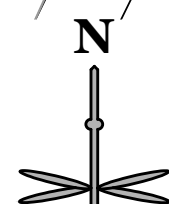
A POND C MODIFIED IMPACT STILLING BASIN PLAN VIEW
SCALE: 1" = 5'



B POND C MODIFIED IMPACT STILLING BASIN PLAN VIEW
SCALE: 1" = 5'



C POND C EMERGENCY OVERFLOW SPILLWAY
SCALE: 1" = 10'

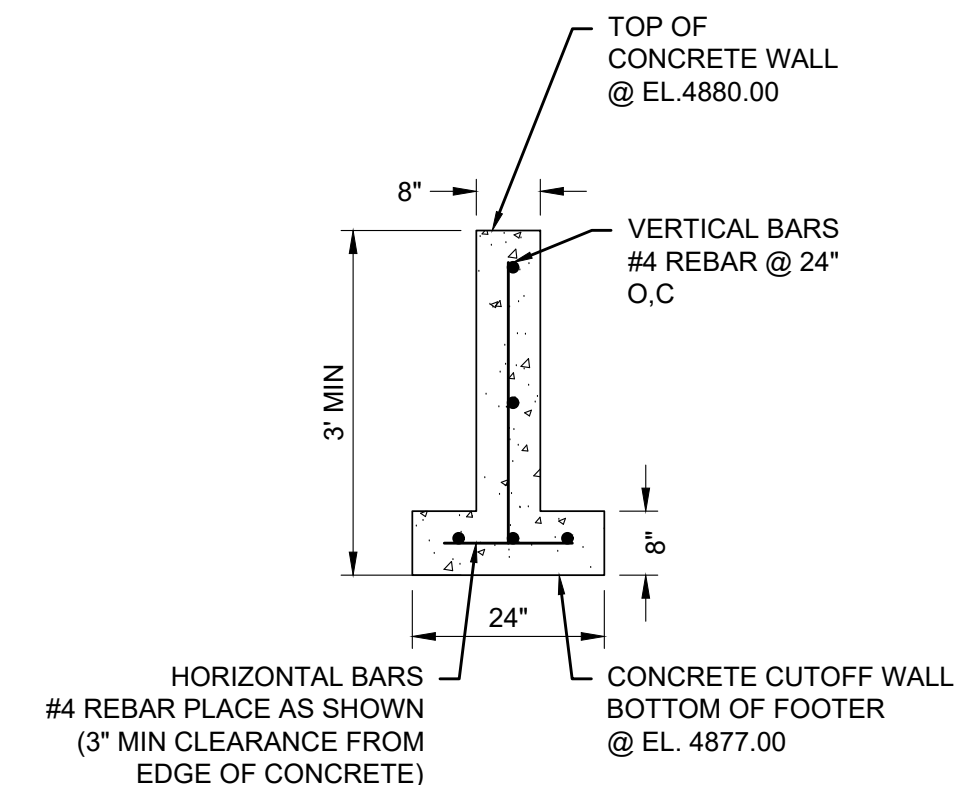


MODIFIED IMPACT STILLING BASIN FOR CONDUITS 18\" TO 48\" IN DIAMETER (PART 1 OF 2)

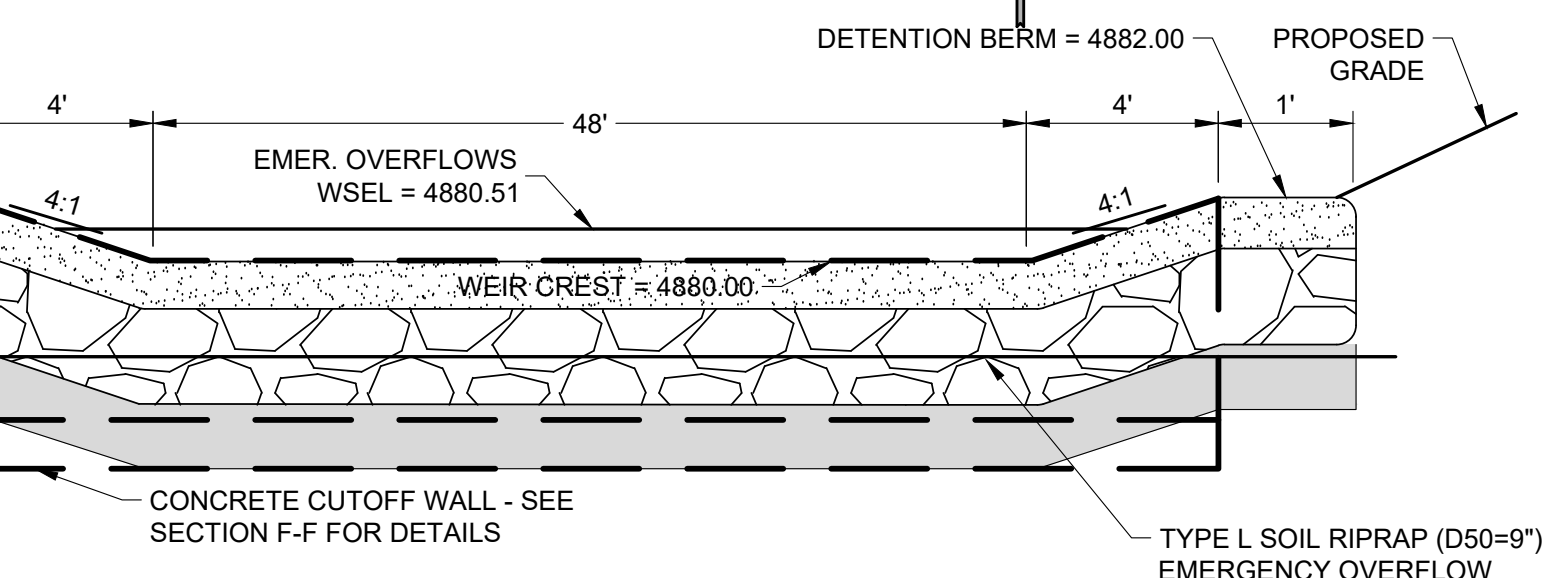


CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811

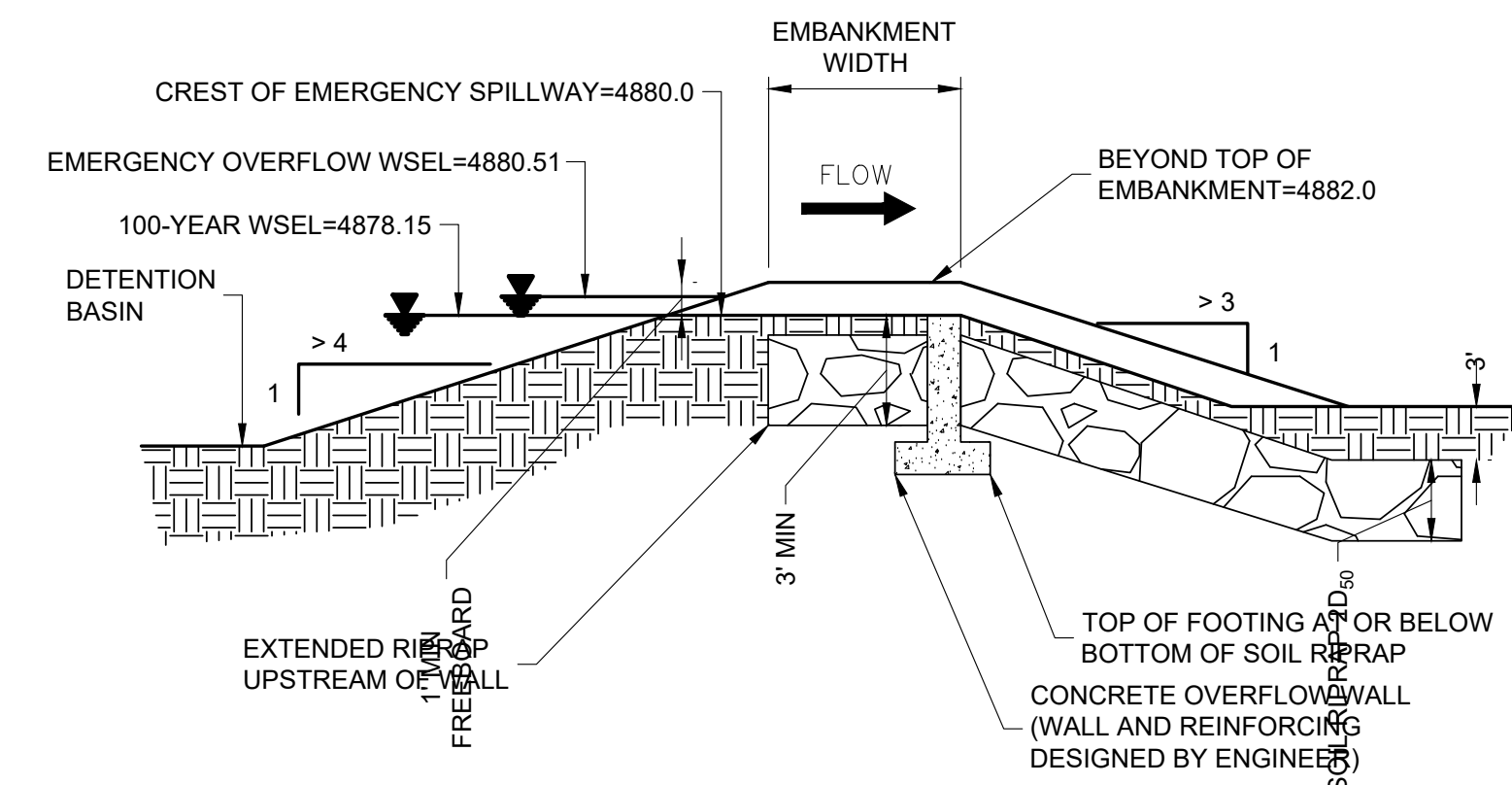
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



F-F CUTOFF WALL CROSS SECTION
SCALE: NTS



E-E EMERGENCY OVERFLOW SPILLWAY PROFILE
SCALE: NTS



D-D EMERGENCY OVERFLOW SPILLWAY SECTION
SCALE: NTS

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST 1/2 COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)

REVISION	
No.	DATE

PRELIMINARY NOT FOR CONSTRUCTION

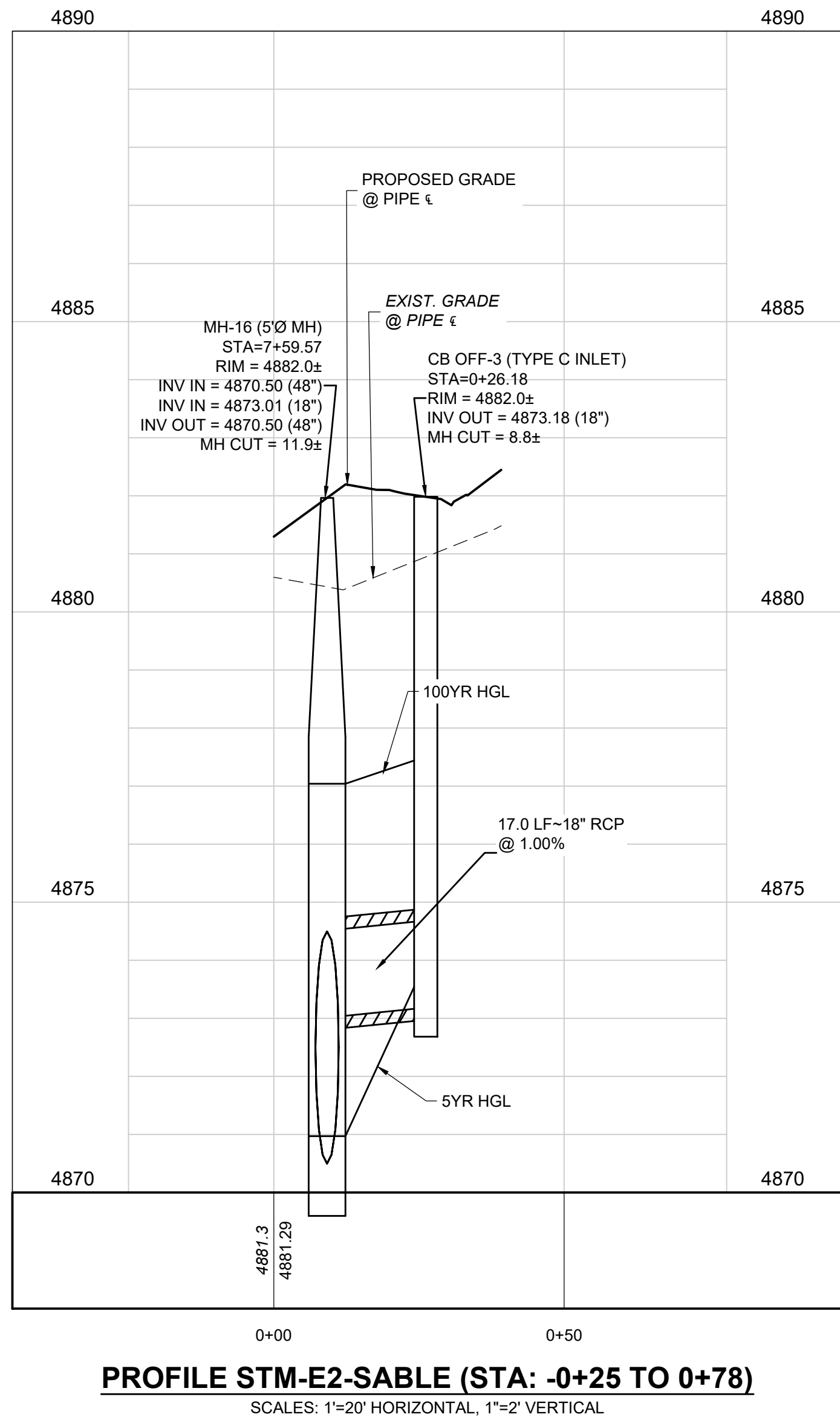
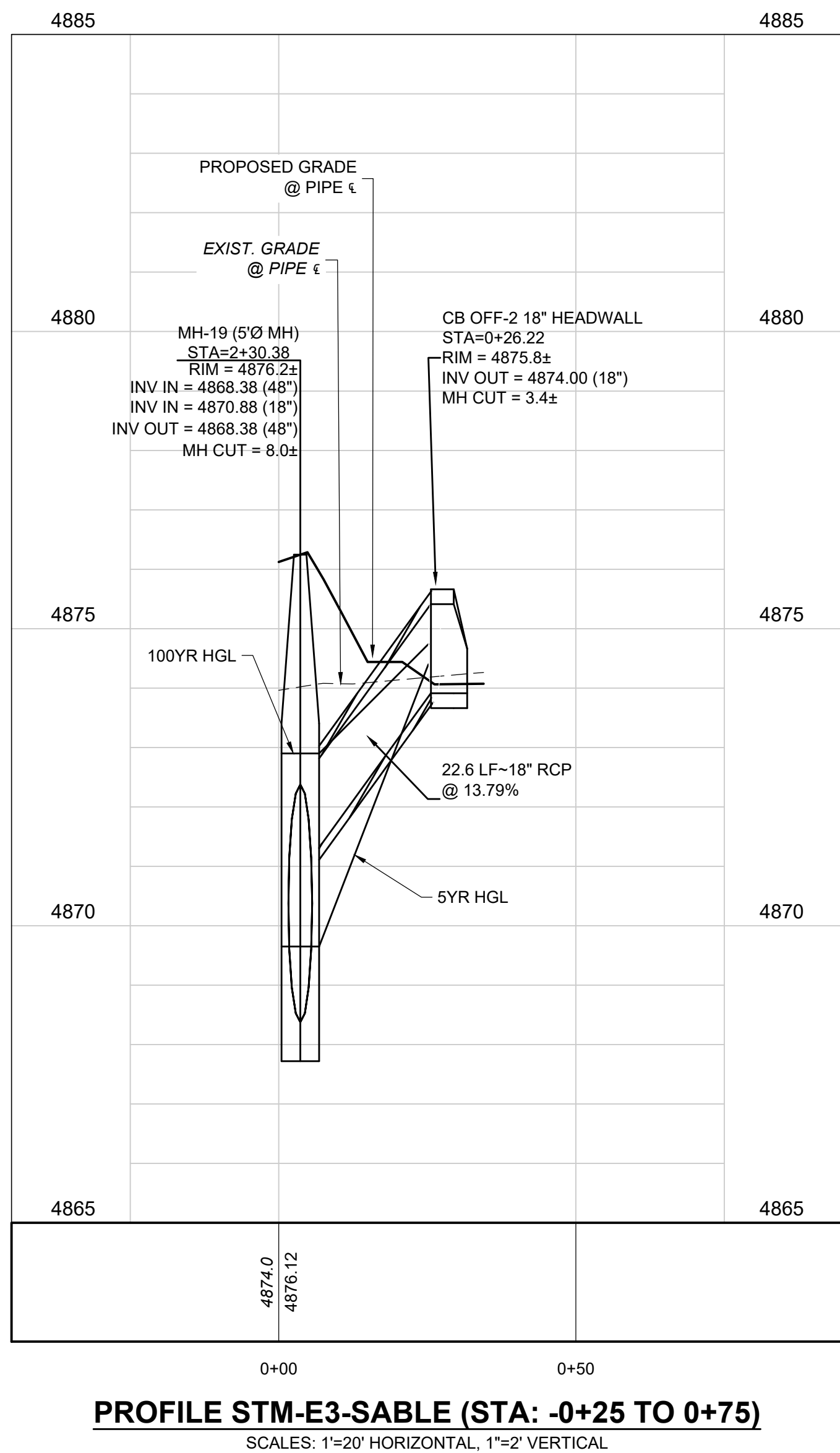
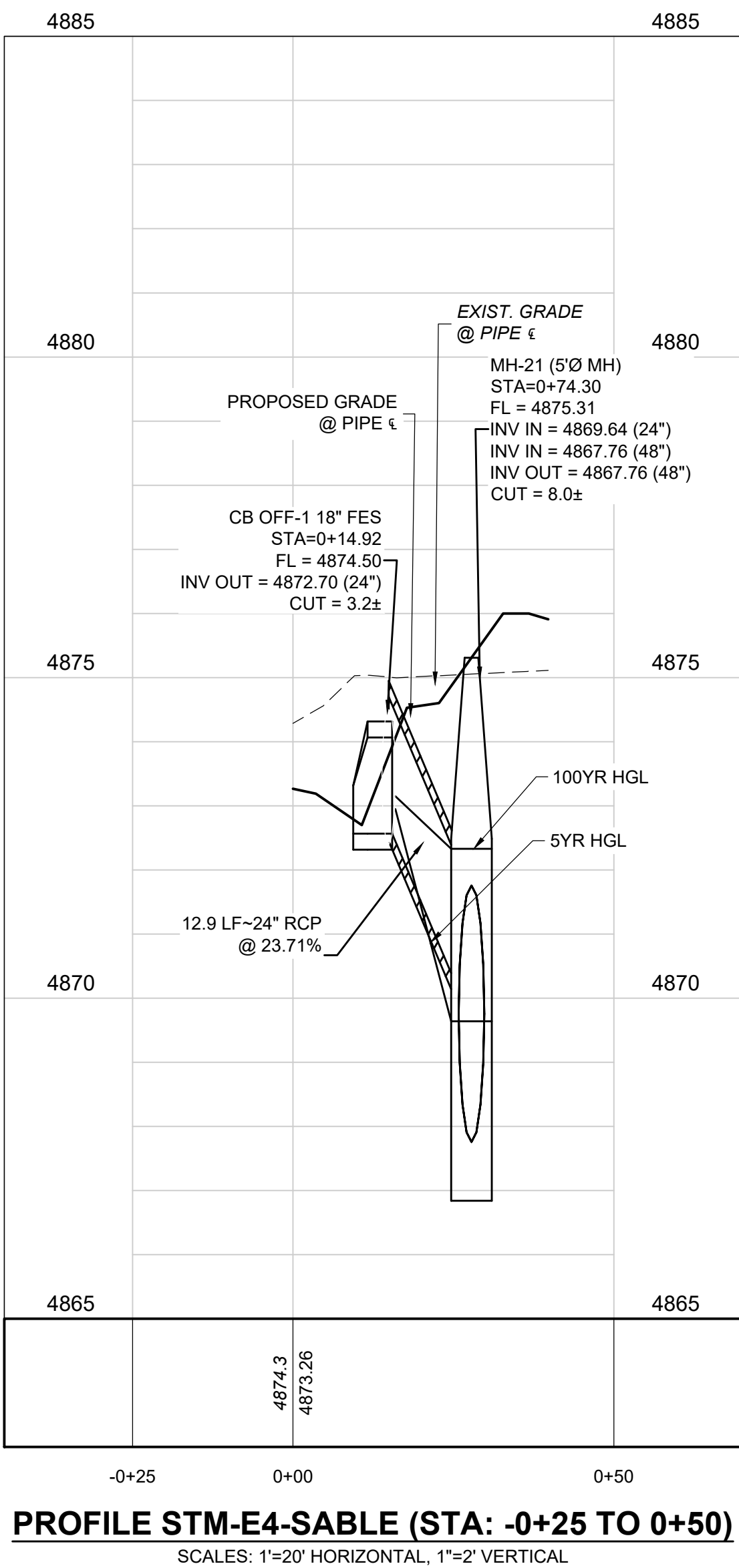
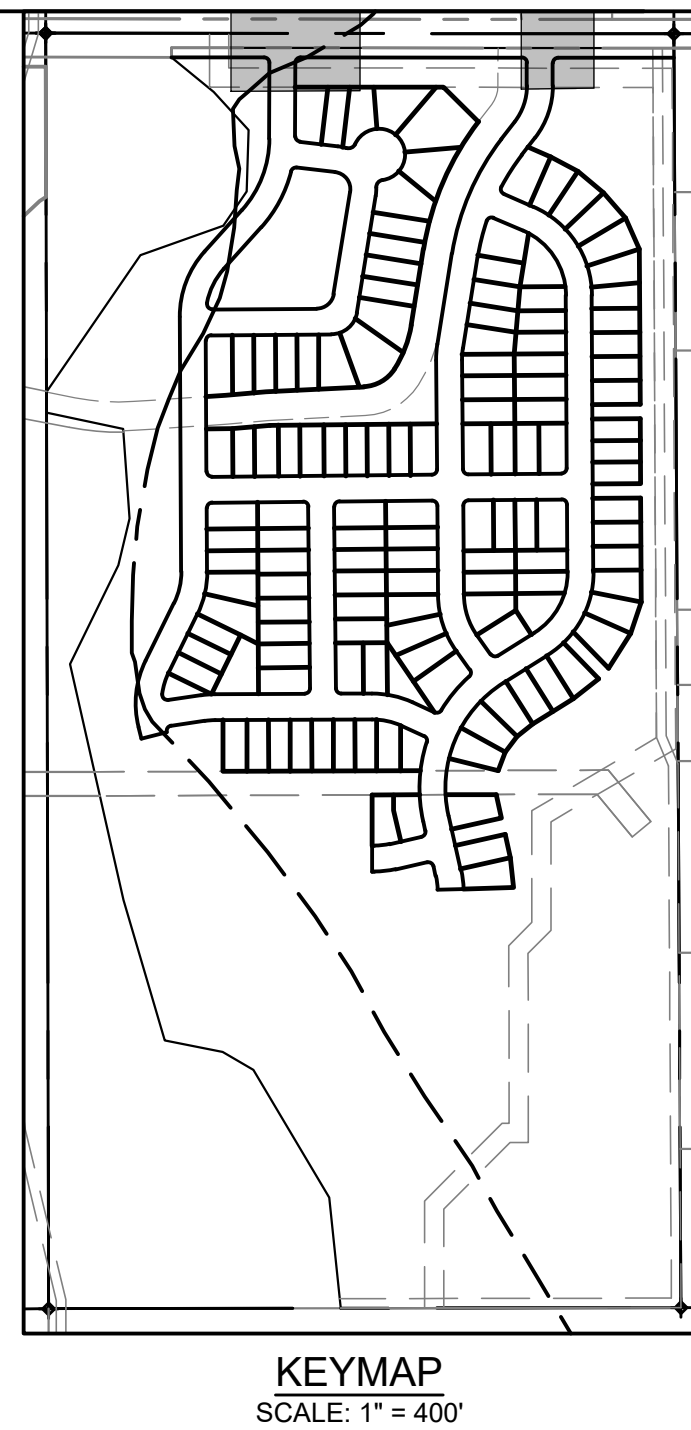
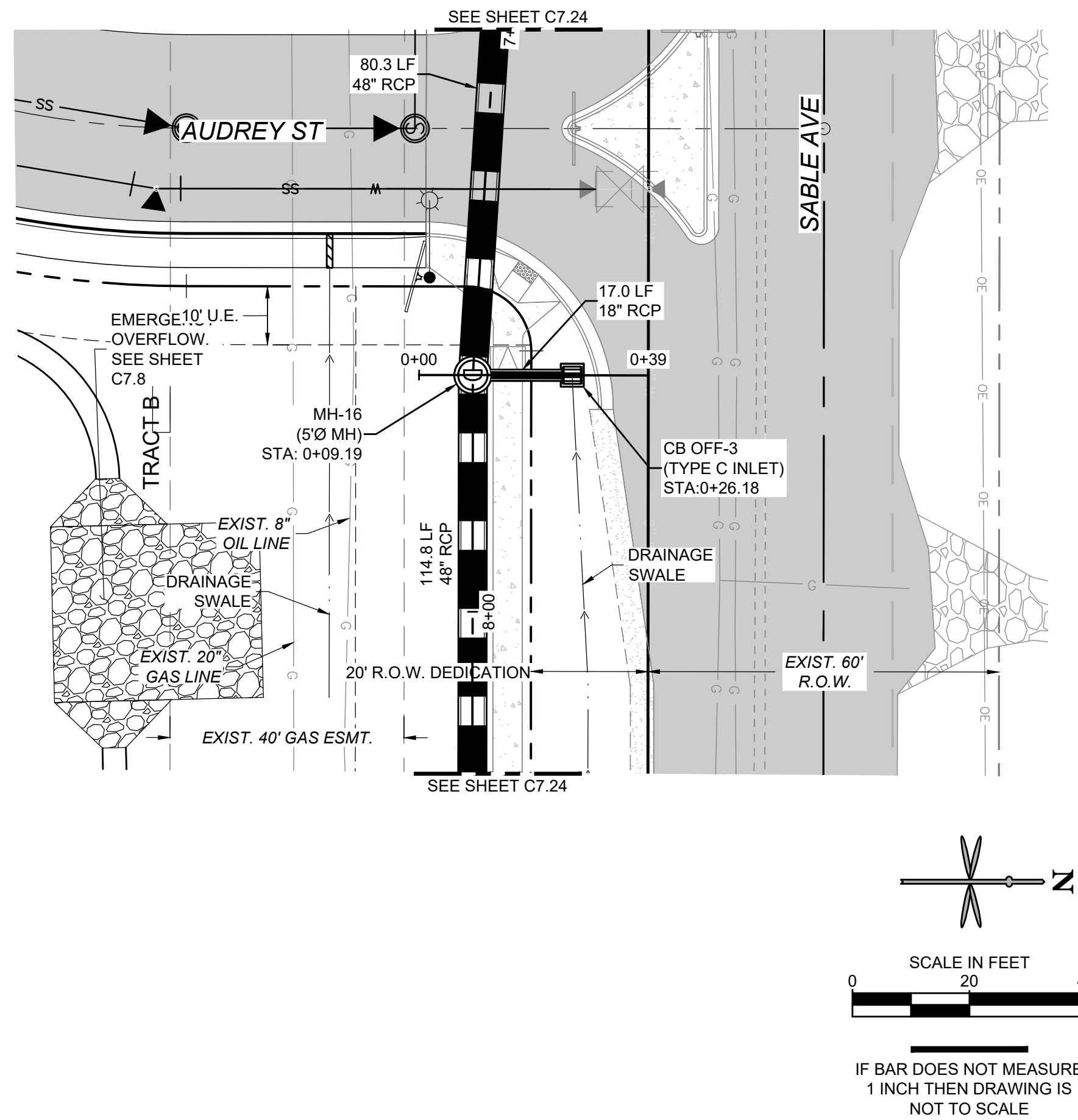
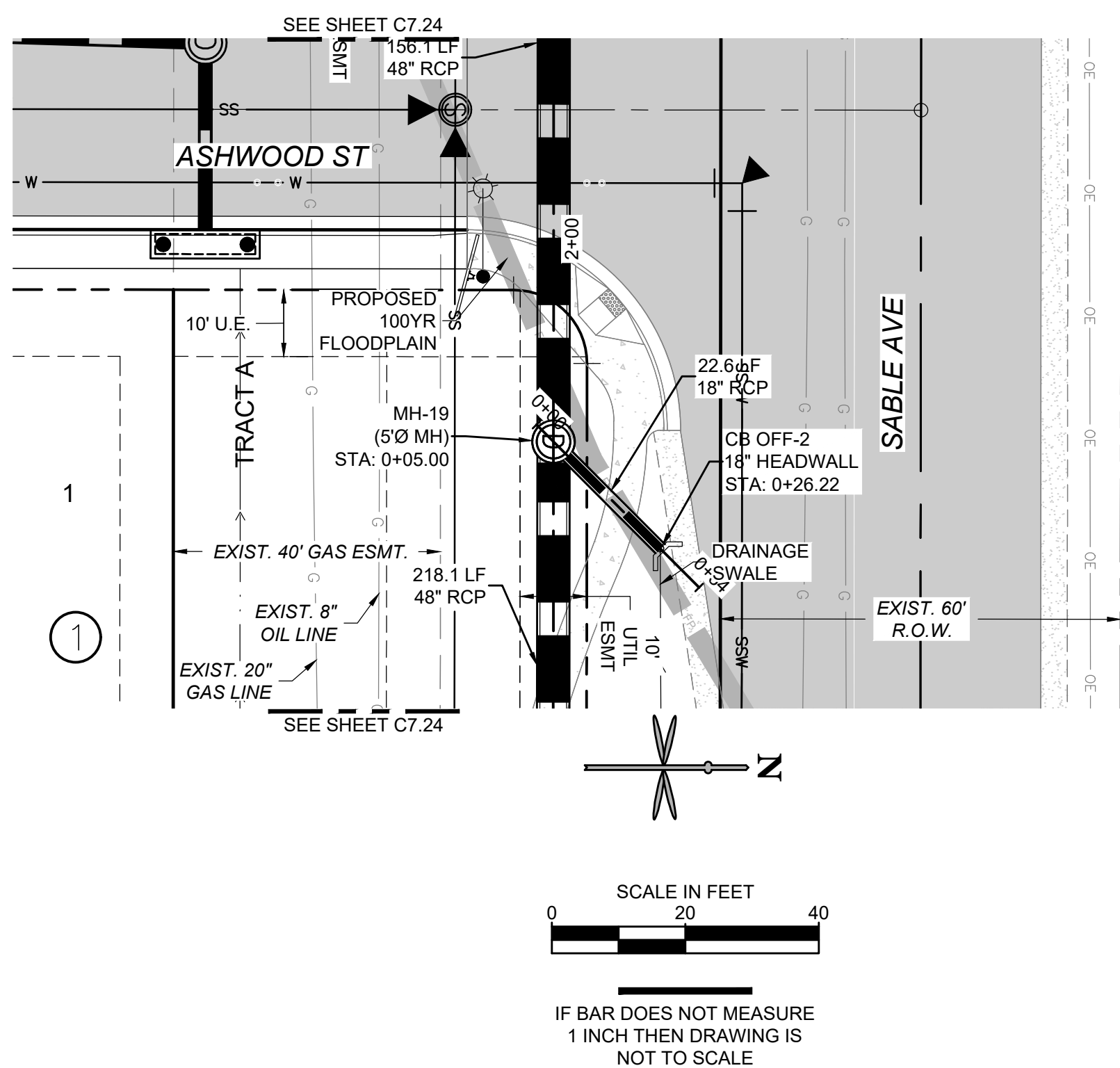
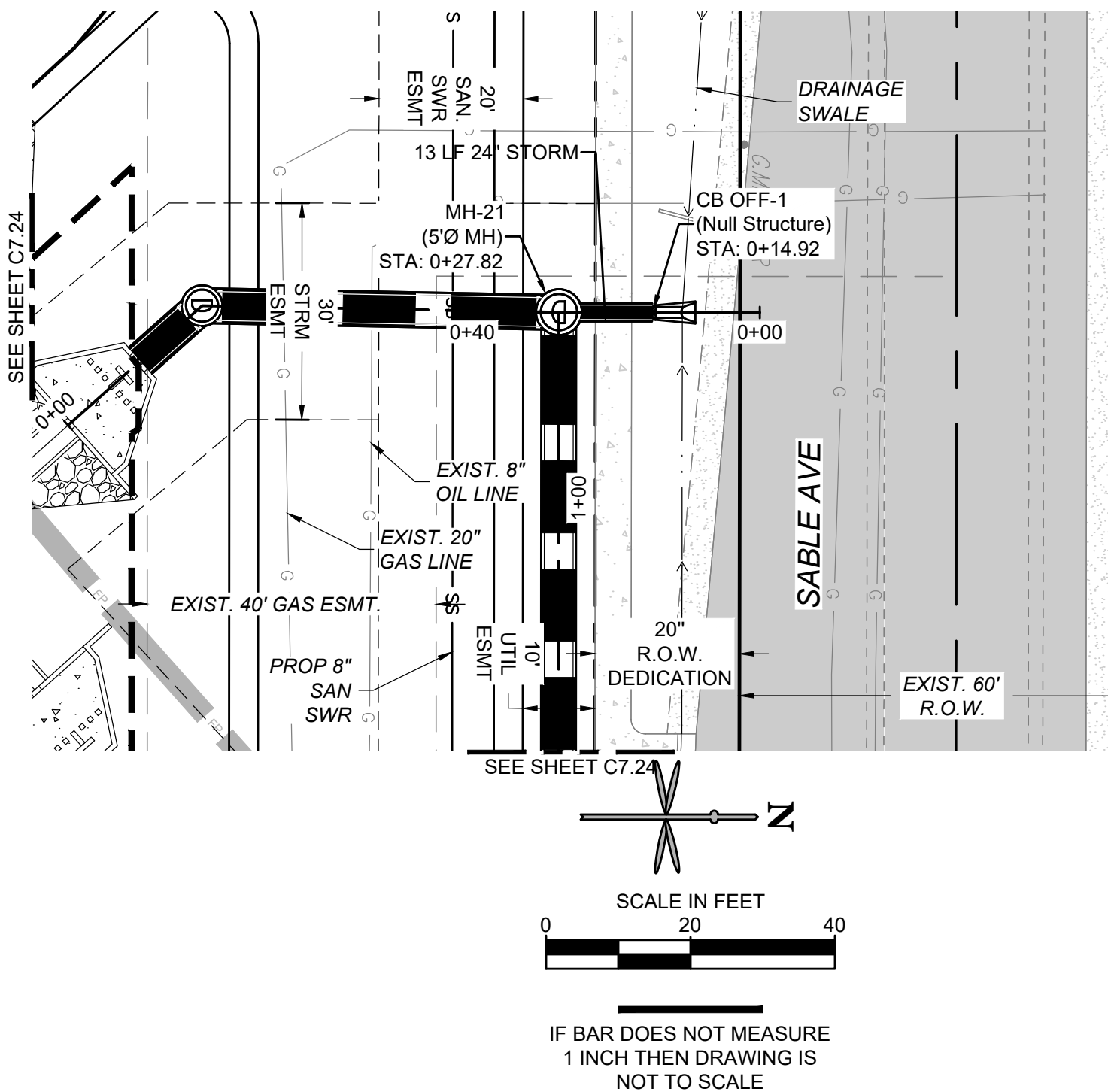
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Denver, CO 80210
303-572-1987 www.ees.us.com



CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
POND C FOREBAY DETAILS

PROJECT NO: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/14/2023

C7.21
SHEET 58 OF 109



LEGEND	
X	EXIST. FENCE
E	EXIST. ELECTRIC LINE
G	EXIST. GAS MAIN
CTV	EXIST. CATV
COM	EXIST. COMMUNICATION
FO	EXIST. FIBER OPTICS
S	EXIST. SANITARY SEWER
SS	EXIST. STORM SEWER
W	EXIST. WATER MAIN
W	EXIST. 100-YR FLOODPLAIN
W	EXIST. WATER VALVE
W	EXIST. UTILITY RISER
W	EXIST. STREET SIGN
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	LOT LINE
---	CL RIGHT-OF-WAY
---	PROP. STORM SEWER
---	PROP. AREA INLET
---	PROP. TYPE 'R' INLET
---	PROP. STORM MANHOLE
---	PROP. FILARED END SECTION
---	PROP. STREET SIGN
---	PROP. STREET LIGHT
---	PROP. CURB & GUTTER
---	PROP. ADA RAMPS
---	PROP. MARKER POST

STORM PROFILE NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATIONS, SIZES, CONDITIONS AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND PRIOR TO CONSTRUCTION.

REFERENCE SEPARATE "SABLE AVENUE ROADWAY IMPROVEMENT PLANS" BY ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.

NOTE:
CONTRACTOR TO VERIFY LOCATION OF ALL OIL/GAS FLOWLINES PRIOR TO CONSTRUCTION.

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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NOT FOR
CONSTRUCTION

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ENGINEERING
SOLUTIONS, INC.
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Denver, CO 80210
303-572-7987 www.ees.us.com

FIRESTONE
COLORADO

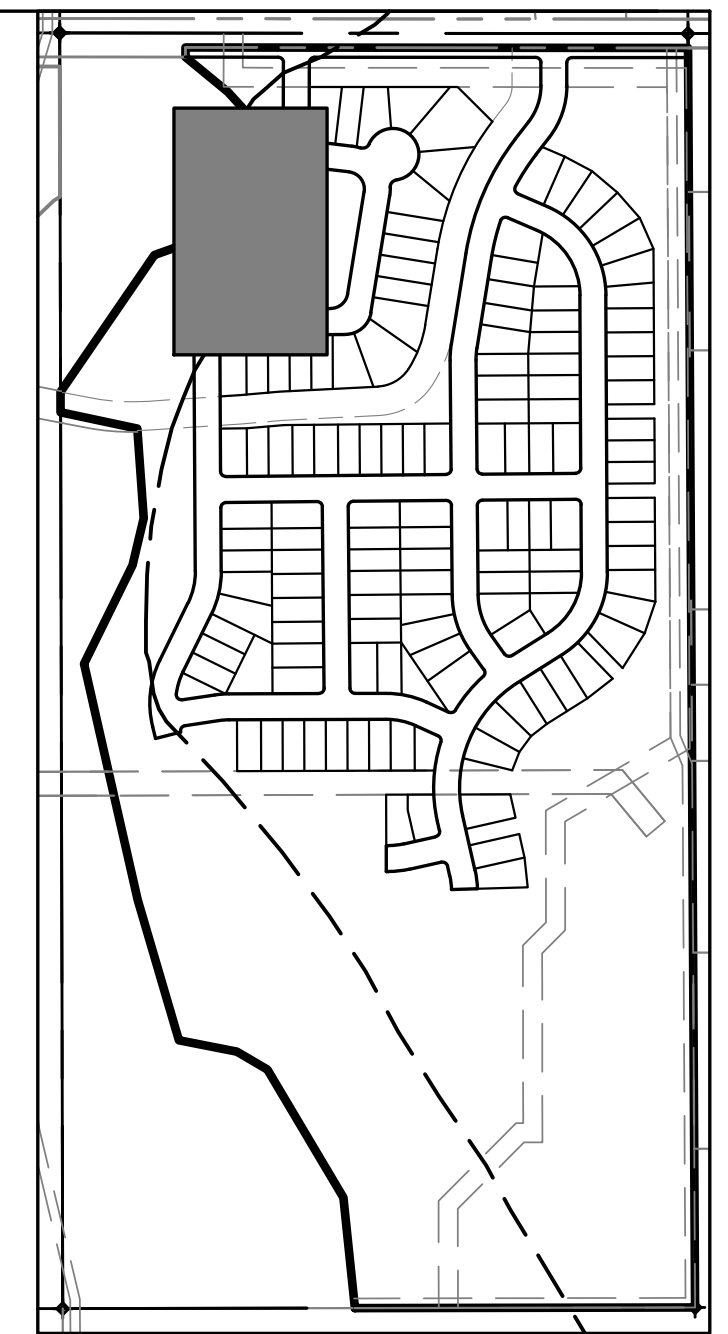
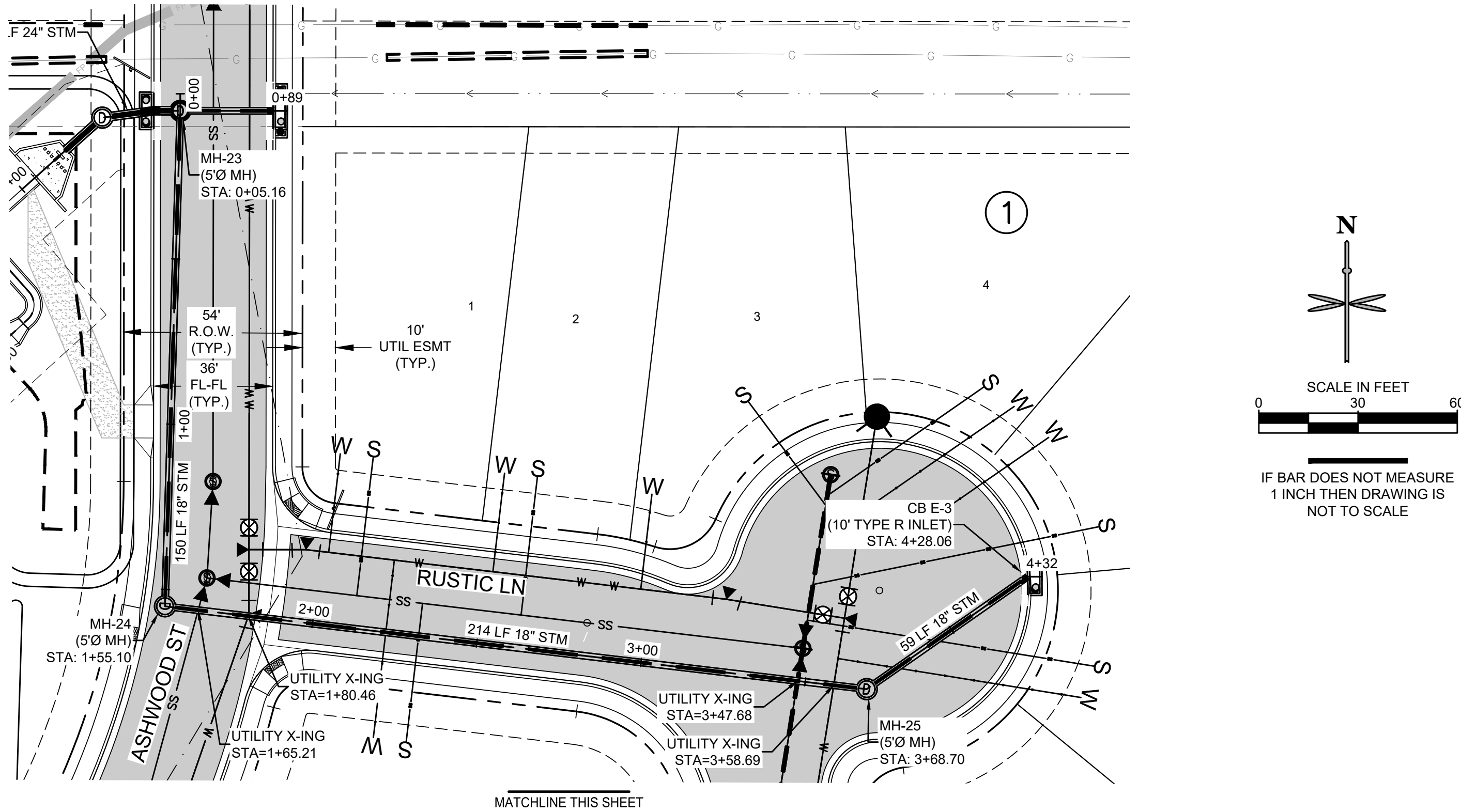
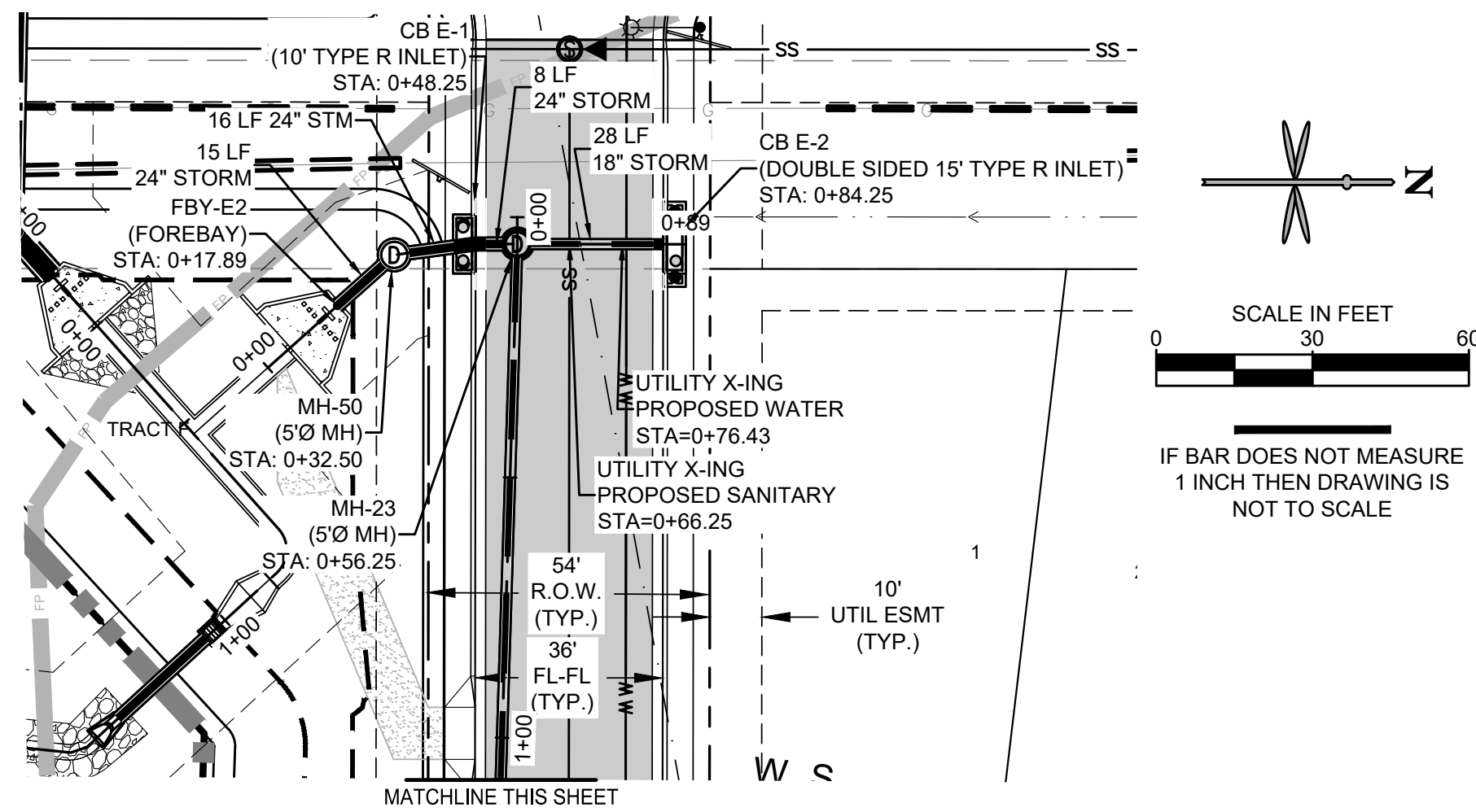
CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

STORM P&P- POND E SABLE CULVERTS

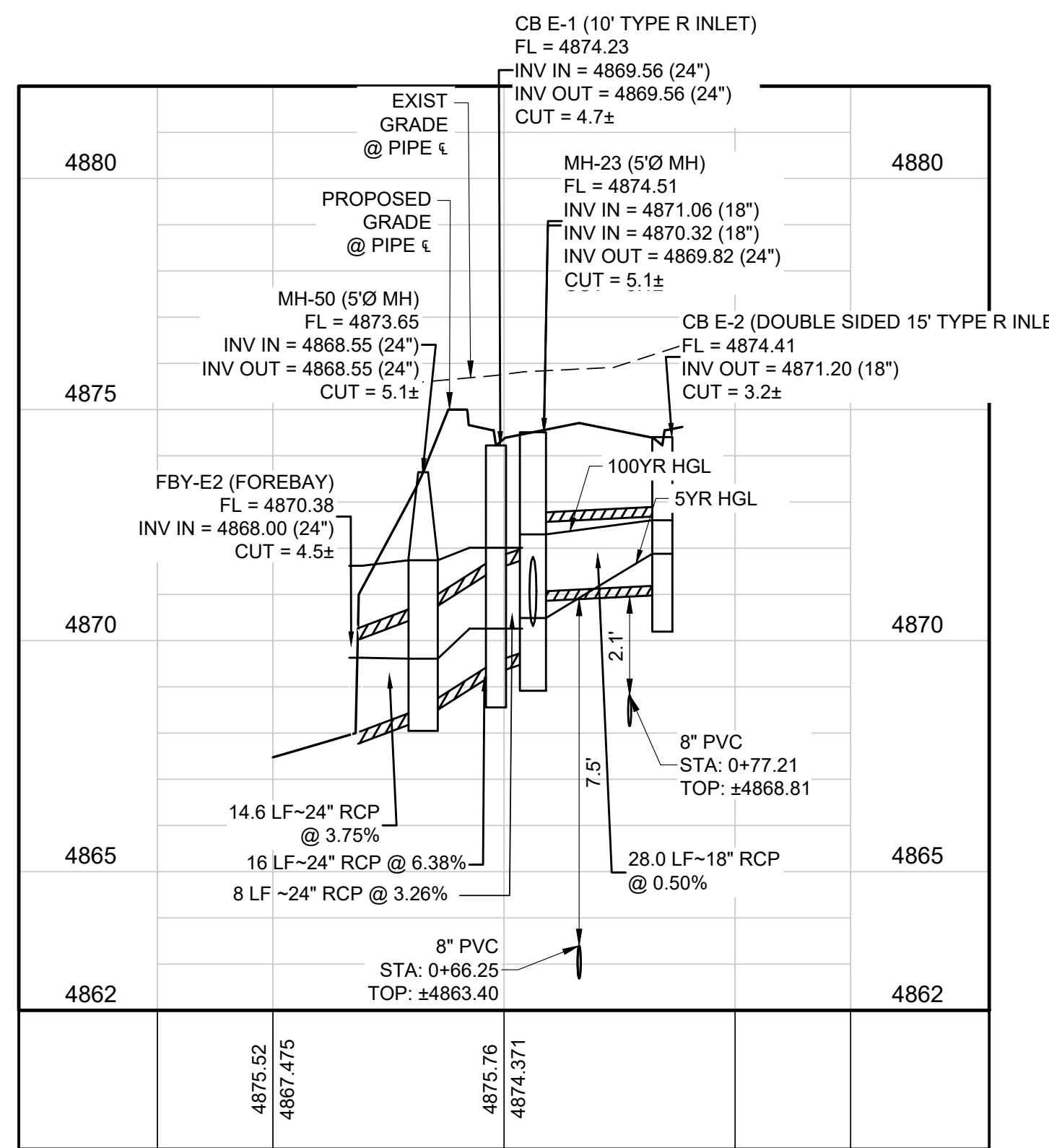
PROJECT NO: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/14/2023

C7.22
SHEET 59 OF 109



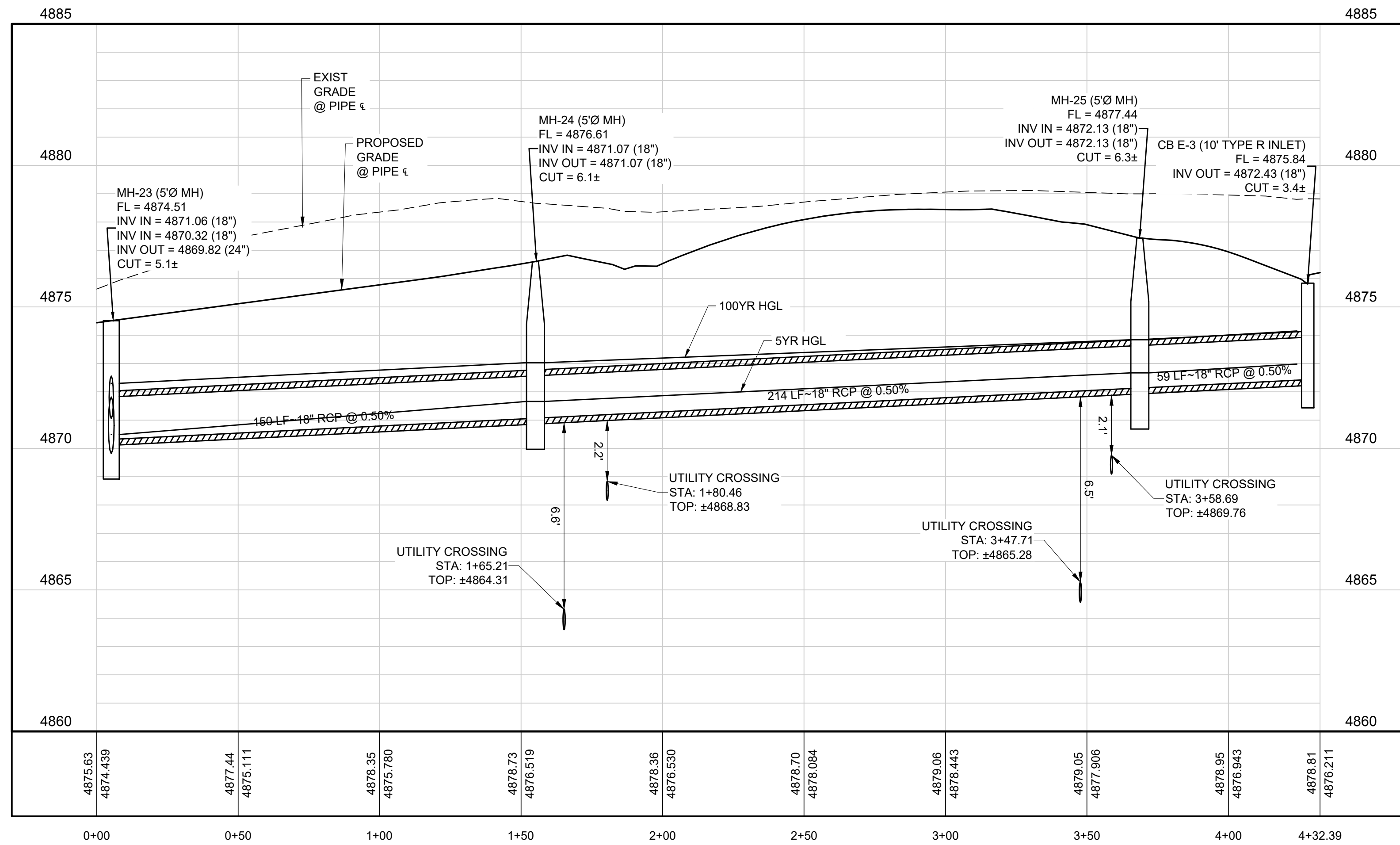
KEYMAP
SCALE: 1" = 400'

LEGEND	
X	EXIST. FENCE
E	EXIST. ELECTRIC LINE
G	EXIST. GAS MAIN
CTV	EXIST. CATV
COM	EXIST. COMMUNICATION
FO	EXIST. FIBER OPTICS
S	EXIST. SANITARY SEWER
SS	EXIST. STORM SEWER
W	EXIST. WATER MAIN
SS	EXIST. 100-YR FLOODPLAIN
W	EXIST. WATER VALVE
SS	EXIST. UTILITY RISER
SS	EXIST. STREET SIGN
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	LOT LINE
---	CL RIGHT-OF-WAY
---	PROP. STORM SEWER
---	PROP. AREA INLET
---	PROP. TYPE 'R' INLET
---	PROP. STORM MANHOLE
---	PROP. FLARED END SECTION
---	PROP. STREET SIGN
---	PROP. STREET LIGHT
---	PROP. CURB & GUTTER
---	PROP. ADA RAMPS
---	PROP. MARKER POST



PROFILE STM-E5-ASHWOOD (STA: -0+25 TO 1+25)

SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL



PROFILE STM-E6-ASHWOOD (STA: 0+00 TO 4+32)

SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL



CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Know what's below.
Call before you dig.

STORM PROFILE NOTES:

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BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)

PRELIMINARY
NOT FOR
CONSTRUCTION

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ENGINEERING, INC.
SOLUTIONS, INC. 425
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Denver, CO 80210
303-572-7987 www.ees.us.com



CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

STORM P&P- POND E - ASHWOOD

PROJECT NO.: OLS001.01

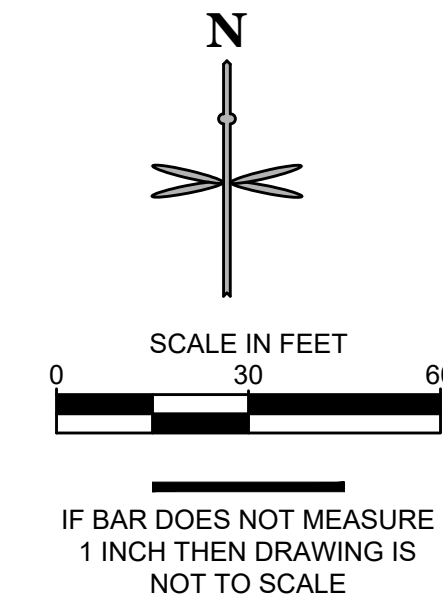
DESIGNED BY: GSR

DRAWN BY: RAK

DATE: 02/10/2023

C7.23

SHEET 60 OF 109



LEGEND

	X	EXIST. FENCE
	E	EXIST. ELECTRIC LINE
	G	EXIST. GAS MAIN
	CTV	EXIST. CATV
	COM	EXIST. COMMUNICATION
	FO	EXIST. FIBER OPTICS
	S	EXIST. SANITARY SEWER
		EXIST. STORM SEWER
	W	EXIST. WATER MAIN
		EXIST. 100-YR FLOODPLAIN
		EXIST. WATER VALVE
		EXIST. UTILITY RISER
		EXIST. STREET SIGN
		PROPERTY LINE
		RIGHT-OF-WAY
		LOT LINE
		CL RIGHT-OF-WAY
		PROP. STORM SEWER
		PROP. AREA INLET
		PROP. TYPE 'R' INLET
		PROP. STORM MANHOLE
		PROP. FLARED END SECTION
		PROP. STREET SIGN
		PROP. STREET LIGHT
		PROP. CURB & GUTTER
		PROP. ADA RAMP
	• MP	PROP. MARKER POST



SCALES: 1'=30' HORIZONTAL, 1"=3' VERTICAL



CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

1. CONTRACTOR TO FIELD VERIFY LOCATIONS, SIZES, CONDITIONS AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND PRIOR TO CONSTRUCTION.

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52". LOCATED 50 FEET NORTHEASTERLY OF
THE WEST $\frac{1}{4}$ COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

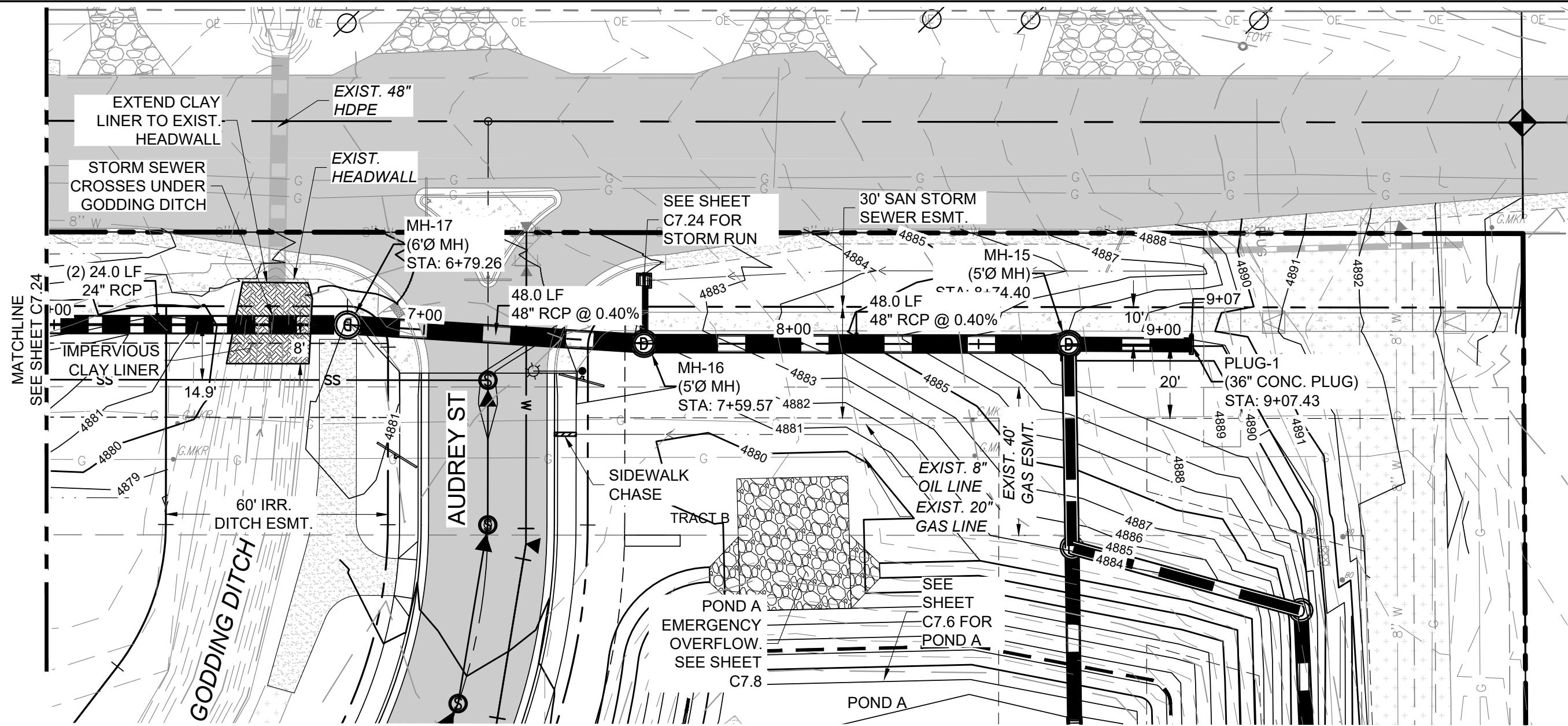
FIRESTONE, COLORADO 80504

STORM P&P- POND E - SABLE AVE 1

PROJECT NO:	OLS001.01
DESIGNED BY:	GSR
DRAWN BY:	RAK
DATE:	02/15/2023

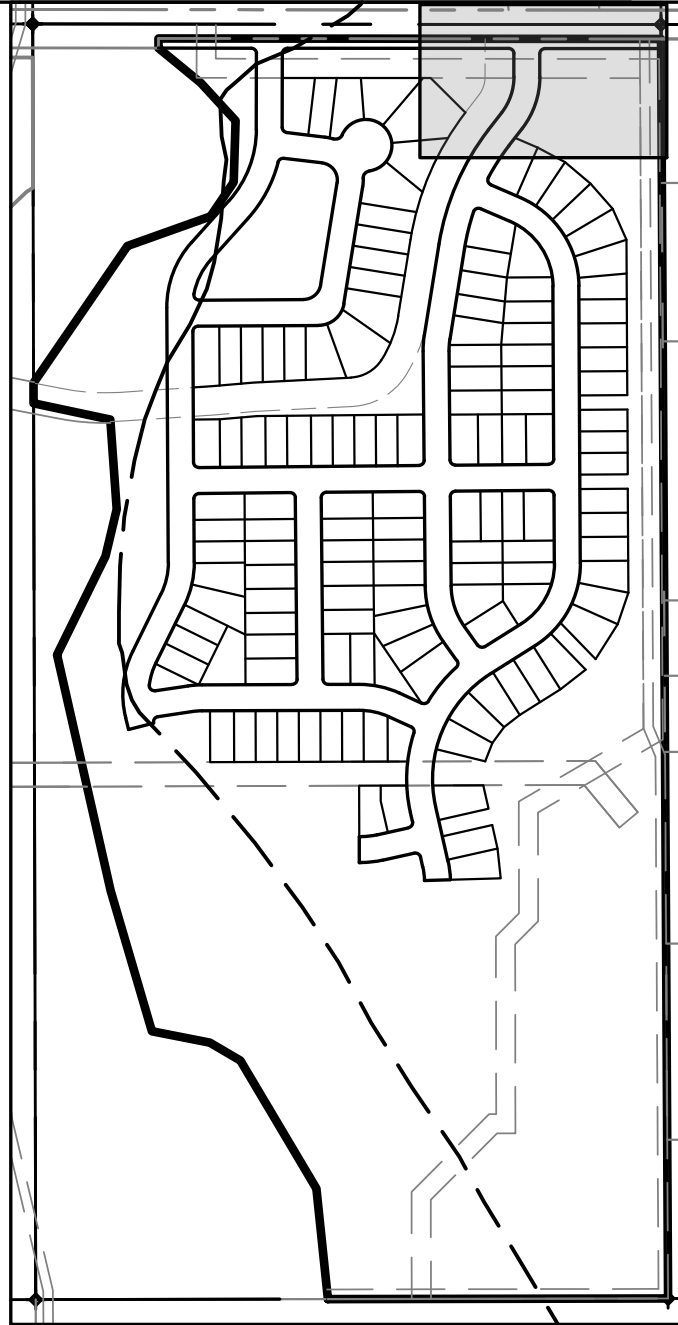
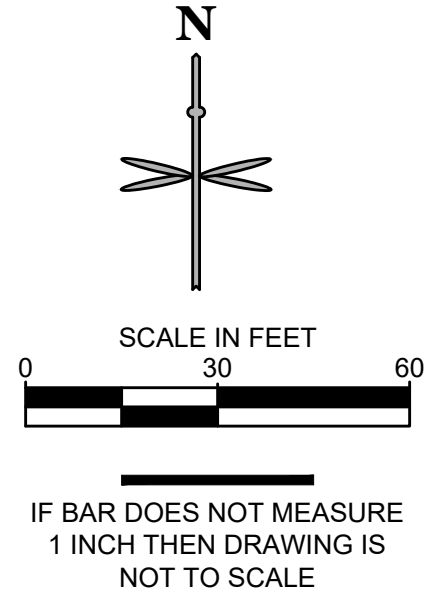
C7.24

SHEET 61 OF 109



REFERENCE SEPARATE "SABLE AVENUE ROADWAY IMPROVEMENT PLANS" BY ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.

NOTE:
CONTRACTOR TO VERIFY LOCATION OF ALL OIL/GAS FLOWLINES PRIOR TO CONSTRUCTION.



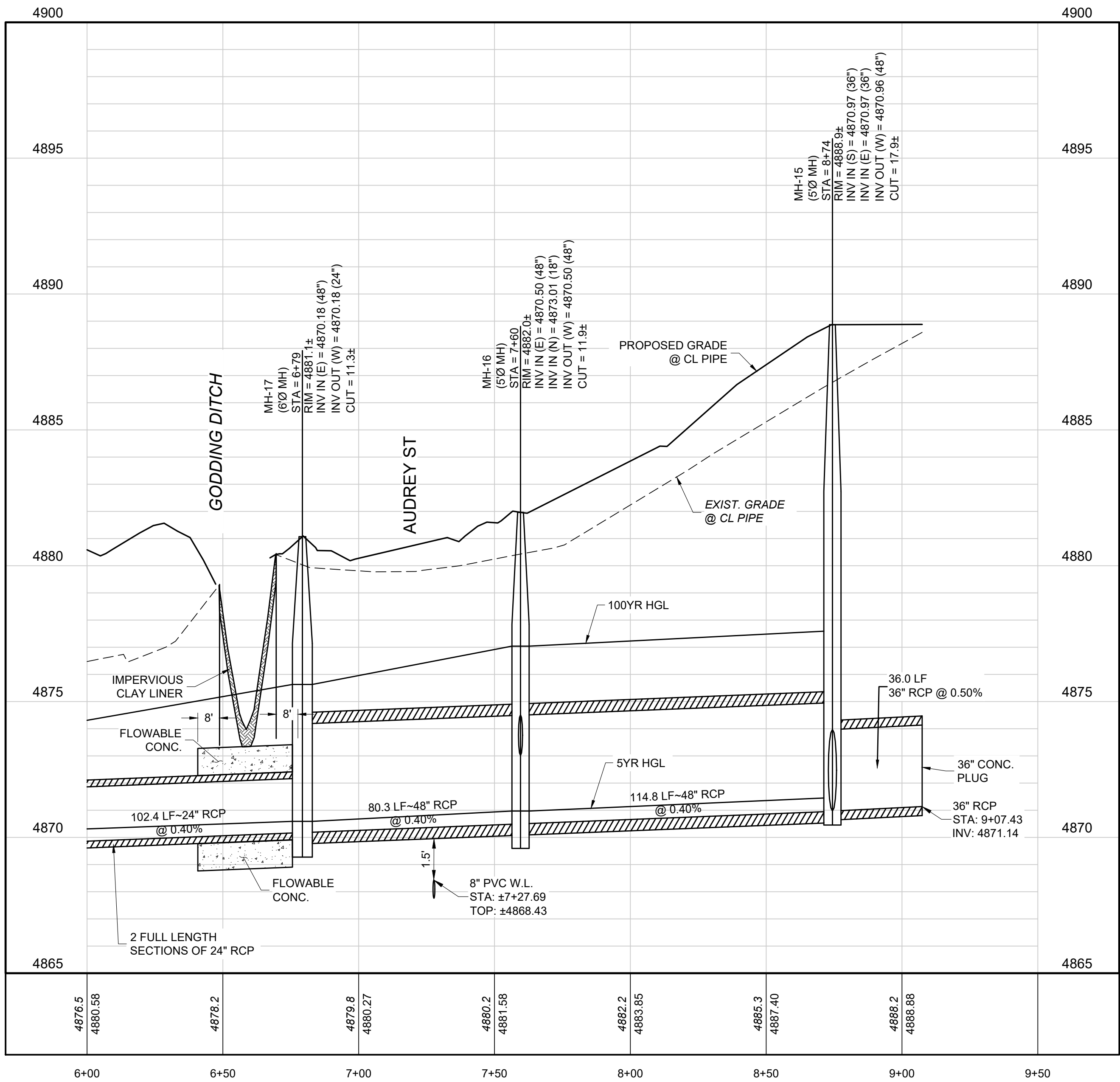
KEYMAP
SCALE: 1" = 400'

LEGEND

X	EXIST. FENCE
E	EXIST. ELECTRIC LINE
G	EXIST. GAS MAIN
CTV	EXIST. CATV
COM	EXIST. COMMUNICATION
FO	EXIST. FIBER OPTICS
S	EXIST. SANITARY SEWER
W	EXIST. STORM SEWER
W	EXIST. WATER MAIN
W	EXIST. 100-YR FLOODPLAIN
W	EXIST. WATER VALVE
W	EXIST. UTILITY RISER
W	EXIST. STREET SIGN
W	PROPERTY LINE
W	RIGHT-OF-WAY
W	LOT LINE
W	CL RIGHT-OF-WAY
W	PROP. STORM SEWER
W	PROP. AREA INLET
W	PROP. TYPE 'R' INLET
W	PROP. STORM MANHOLE
W	PROP. FLARED END SECTION
W	PROP. STREET SIGN
W	PROP. CURB & GUTTER
W	PROP. ADA RAMPS
W	PROP. MARKER POST

GODDING DITCH CROSSING NOTES:

CONTRACTOR TO BACKFILL THE STORM SEWER TRENCH TO THE TOP OF PIPE WITH FLOWABLE CONCRETE EXTENDING 8-FEET FROM EACH TOP OF BANK (EAST AND WEST). PLACE IMPERVIOUS CLAY LINER IN PLACE OF THE EXISTING DITCH BOTTOM AND BANKS FOR 8-FEET PAST EACH SIDE OF THE STORM SEWER TRENCH WITH A THICKNESS OF 2-FEET. THE CLAY LINER SHALL BE OVERBUILT INTO THE FINAL DITCH TRAPEZOIDAL PRISM USING PLACEMENT IN HORIZONTAL LIFTS, MOISTURE CONDITIONED, COMPACTED, TRIMMED TO FINAL GRADE, THEN REVEGETATED INCLUDING EROSION CONTROL FABRIC.



PROFILE STM-E1-SABLE (STA: 6+00 TO 9+50)

SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL

STORM PROFILE NOTES:

- CONTRACTOR TO FIELD VERIFY LOCATIONS, SIZES, CONDITIONS AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST ¼ COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

STORM P&P- POND E - SABLE AVE 2

PROJECT NO.: OLS001.01

DESIGNED BY: GSR

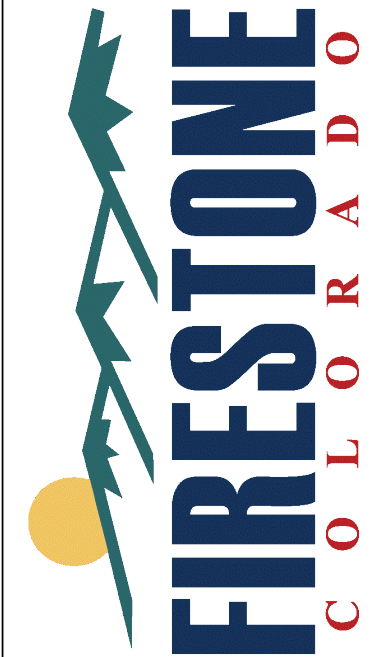
DRAWN BY: RAK

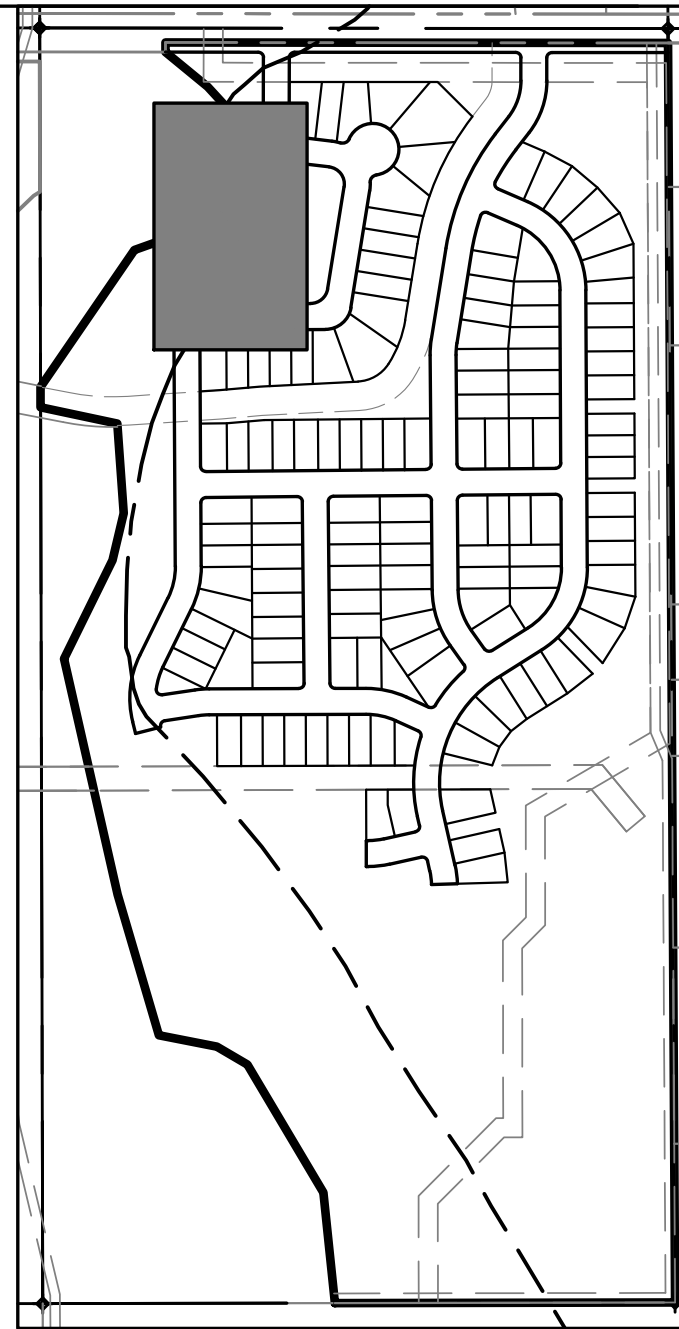
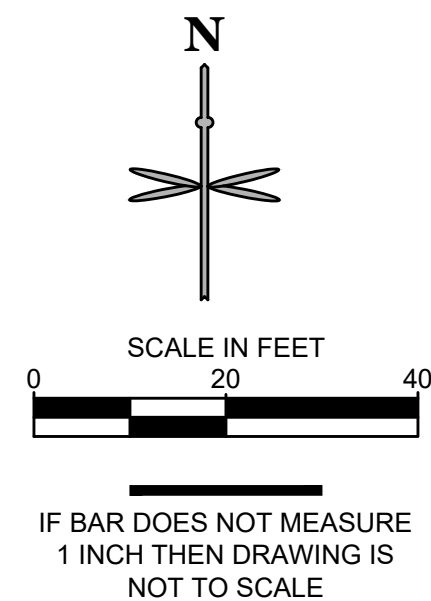
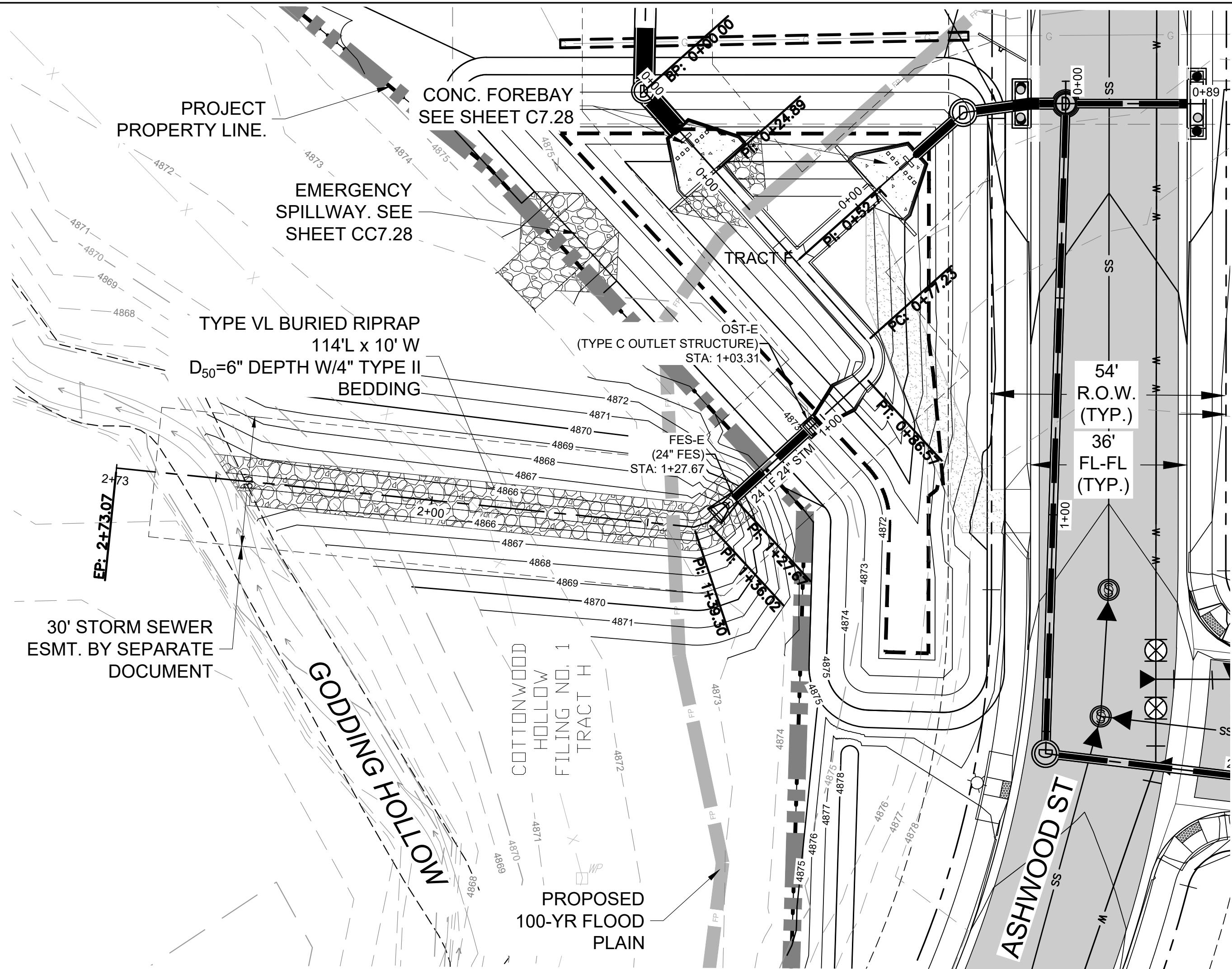
DATE: 02/15/2023

C7.25

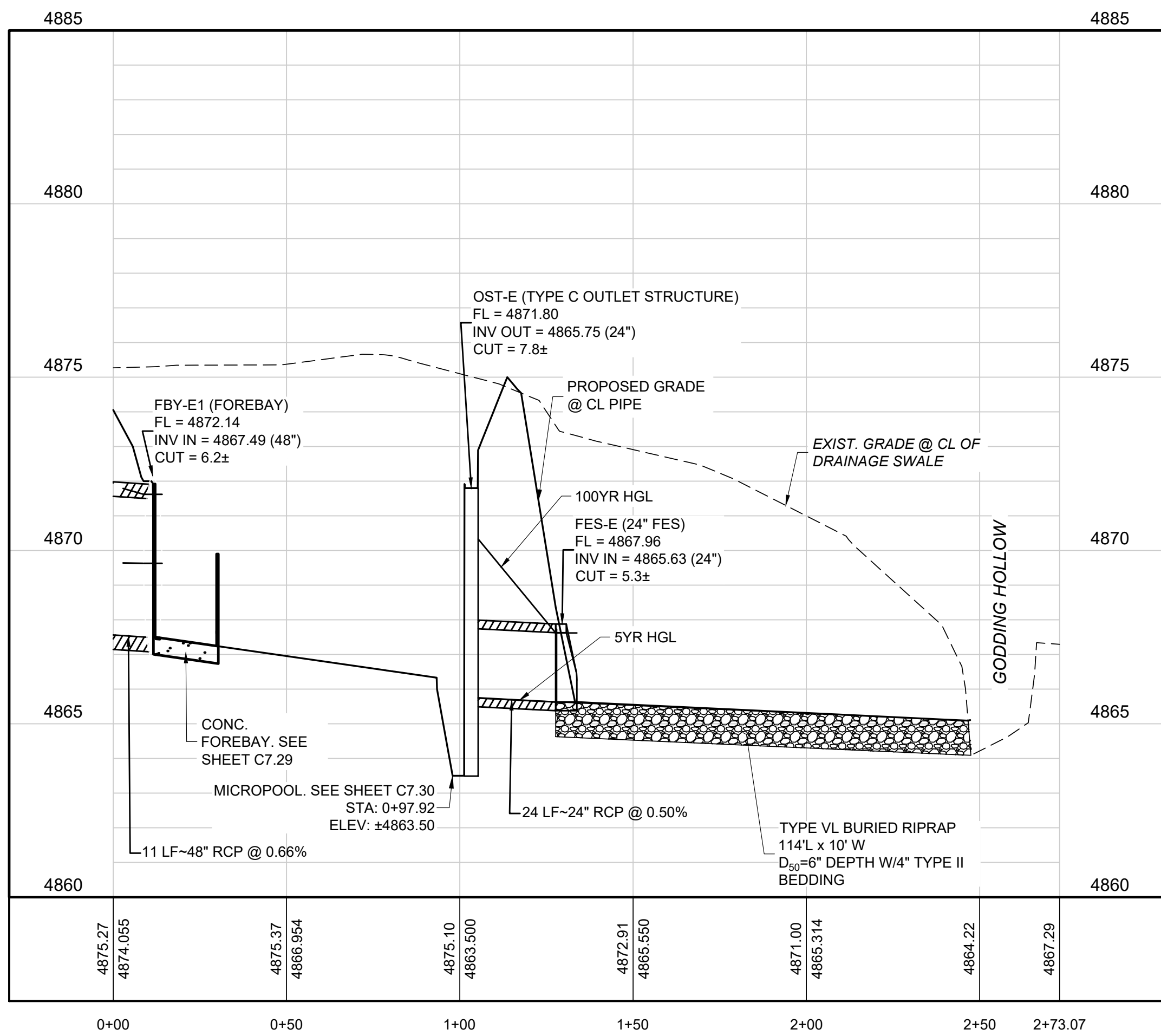
SHEET 62 OF 109

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Denver, CO 80210
303-572-7987 www.ees.us.com





LEGEND	
X	EXIST. FENCE
E	EXIST. ELECTRIC LINE
G	EXIST. GAS MAIN
CTV	EXIST. CATV
COM	EXIST. COMMUNICATION
FO	EXIST. FIBER OPTICS
S	EXIST. SANITARY SEWER
SS	EXIST. STORM SEWER
W	EXIST. WATER MAIN
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W	EXIST. WATER VALVE
SS	EXIST. UTILITY RISER
SS	EXIST. STREET SIGN
---	PROPERTY LINE
---	RIGHT-OF-WAY
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---	PROP. STORM MANHOLE
---	PROP. FLARED END SECTION
---	PROP. STREET SIGN
---	PROP. STREET LIGHT
---	PROP. CURB & GUTTER
---	PROP. ADA RAMPS
---	PROP. MARKER POST



PROFILE STM-E6-OUTFALL (STA: 0+00 TO 2+73)
SCALES: 1"=30' HORIZONTAL, 1"=3' VERTICAL



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

STORM PROFILE NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATIONS, SIZES, CONDITIONS AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND PRIOR TO CONSTRUCTION.

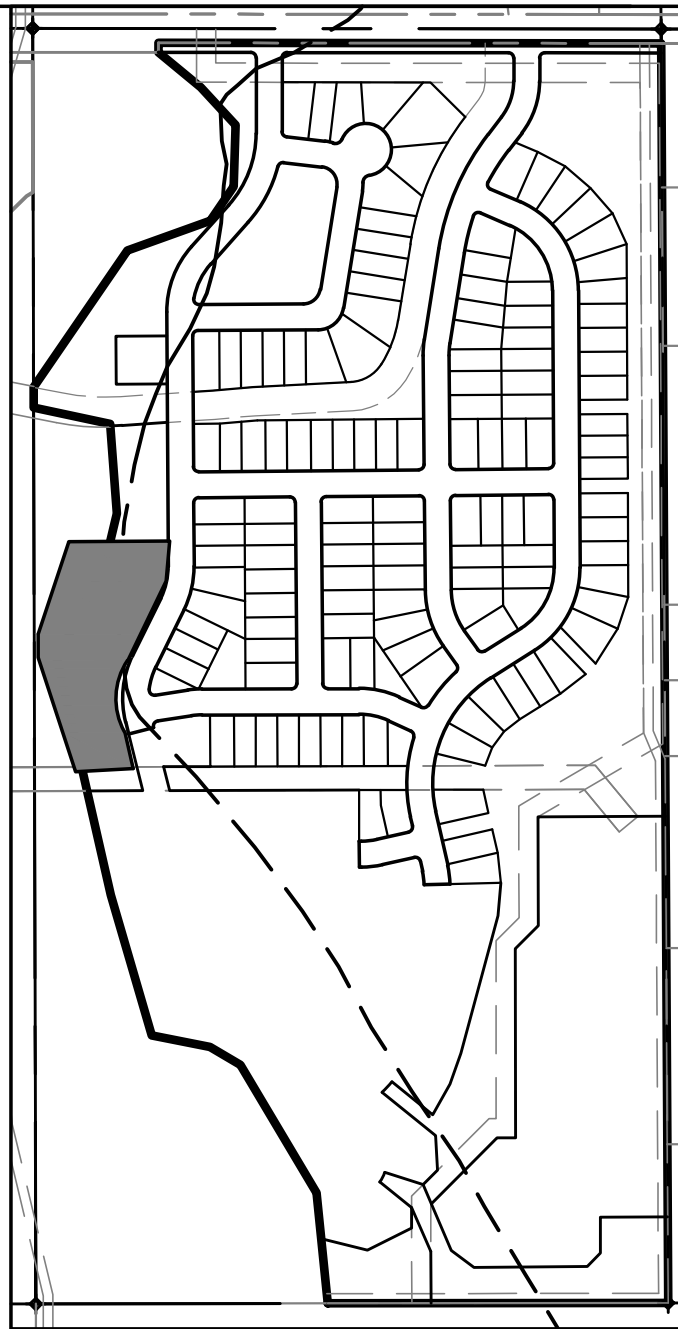
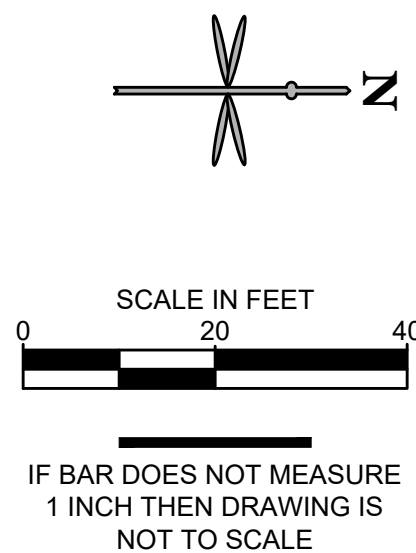
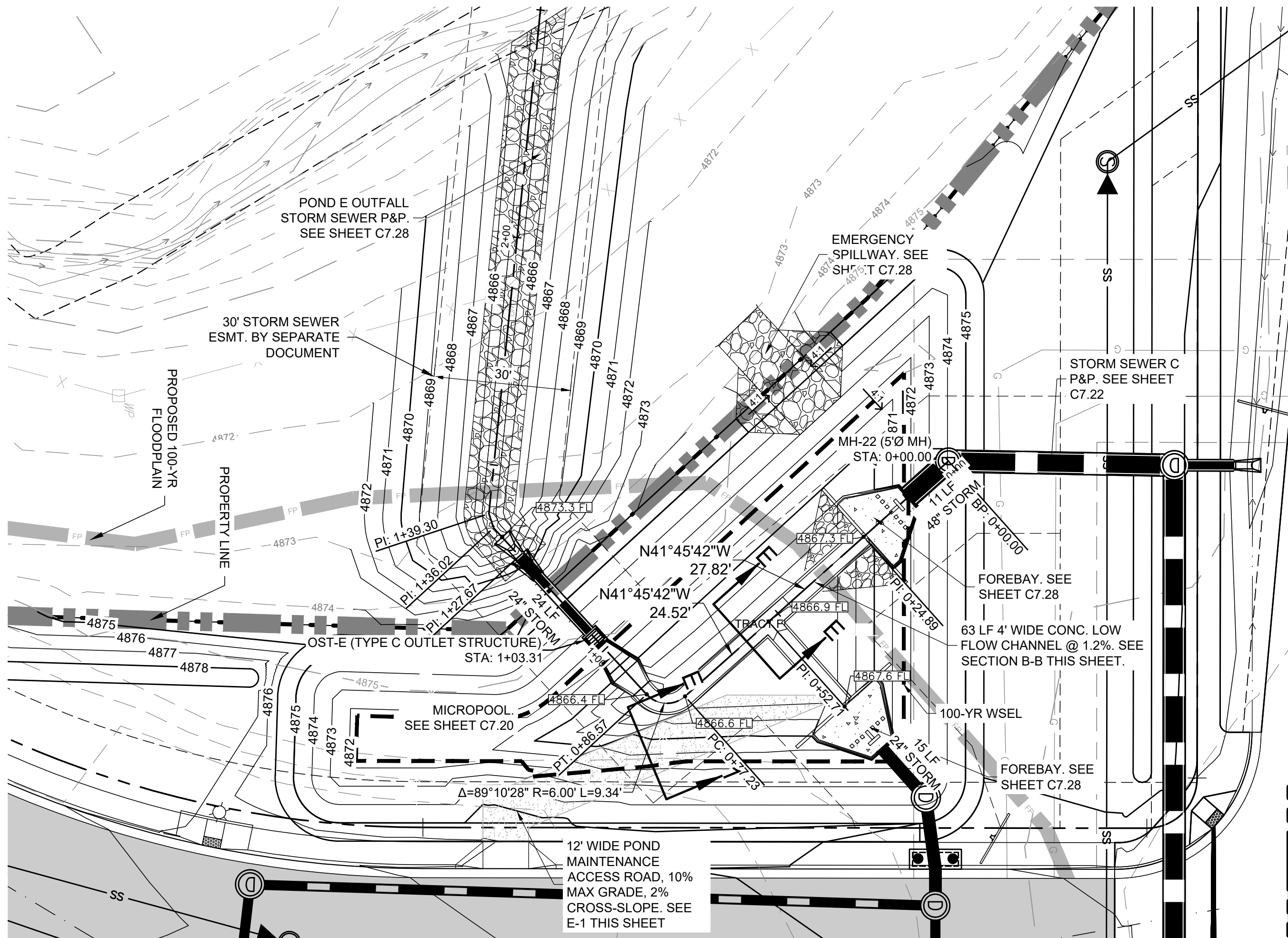
BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST ¼ COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC. 3801 E. Florida Avenue, Suite 425 Denver, CO 80210 303-572-7987 www.ees.us.com	PRELIMINARY NOT FOR CONSTRUCTION	No.	REVISION	BY	DATE
FIRESTONE COLORADO	CONSTRUCTION PLANS COTTONWOOD HOLLOW - FILING 4A FIRESTONE, COLORADO 80504 STORM P&P- POND E - OUTFALL	PROJECT NO:	OLS001.01	DESIGNED BY:	GSR
		DRAWN BY:	RAK	DATE:	02/10/2023
		C7.26			
		SHEET 63 OF 109			



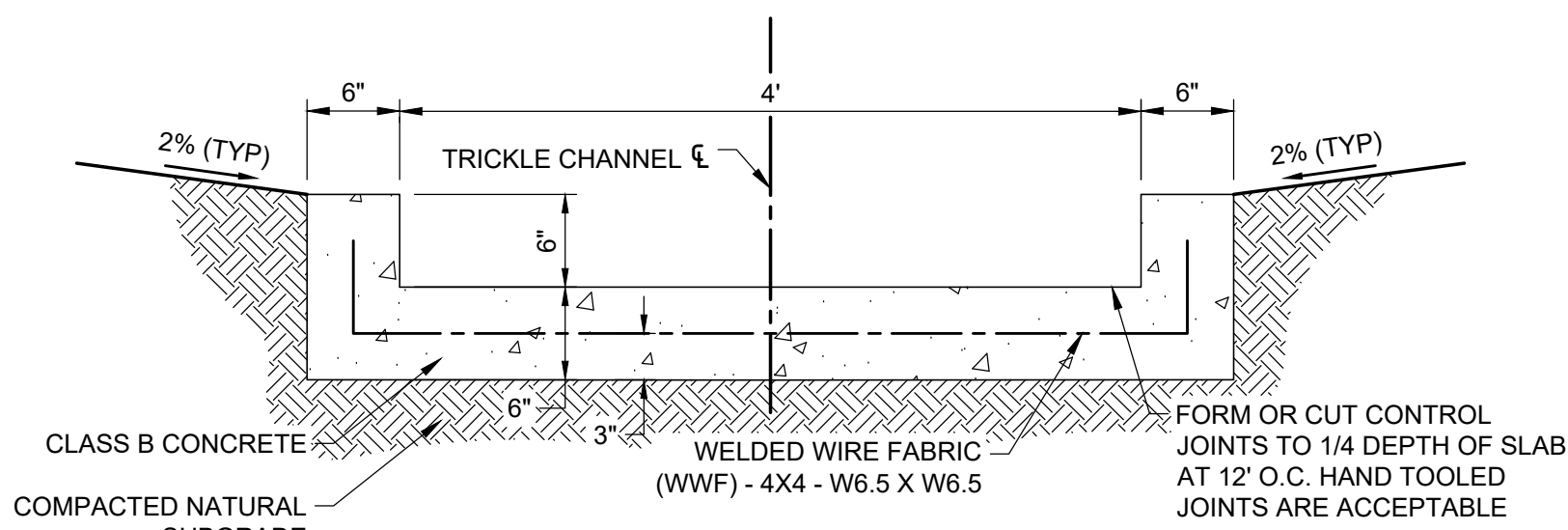
Know what's below.
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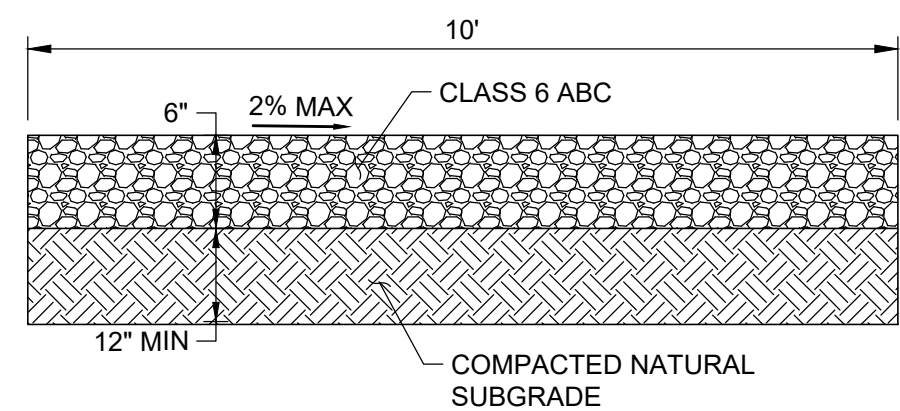


KEYMAP
SCALE: 1" = 400'

LEGEND	
X	EXIST. FENCE
E	EXIST. ELECTRIC LINE
G	EXIST. GAS MAIN
CTV	EXIST. CATV
COM	EXIST. COMMUNICATION
FO	EXIST. FIBER OPTICS
S	EXIST. SANITARY SEWER
W	EXIST. STORM SEWER
W	EXIST. WATER MAIN
W	EXIST. 100-YR FLOODPLAIN
W	EXIST. WATER VALVE
W	EXIST. UTILITY RISER
W	EXIST. STREET SIGN
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	LOT LINE
---	CL. RIGHT-OF-WAY
---	PROP. STORM SEWER
---	PROP. AREA INLET
---	PROP. TYPE 'R' INLET
---	PROP. STORM MANHOLE
---	PROP. FLARED END SECTION
---	PROP. STREET SIGN
---	PROP. STREET LIGHT
---	PROP. CURB & GUTTER
---	PROP. ADA RAMPS
---	PROP. MARKER POST

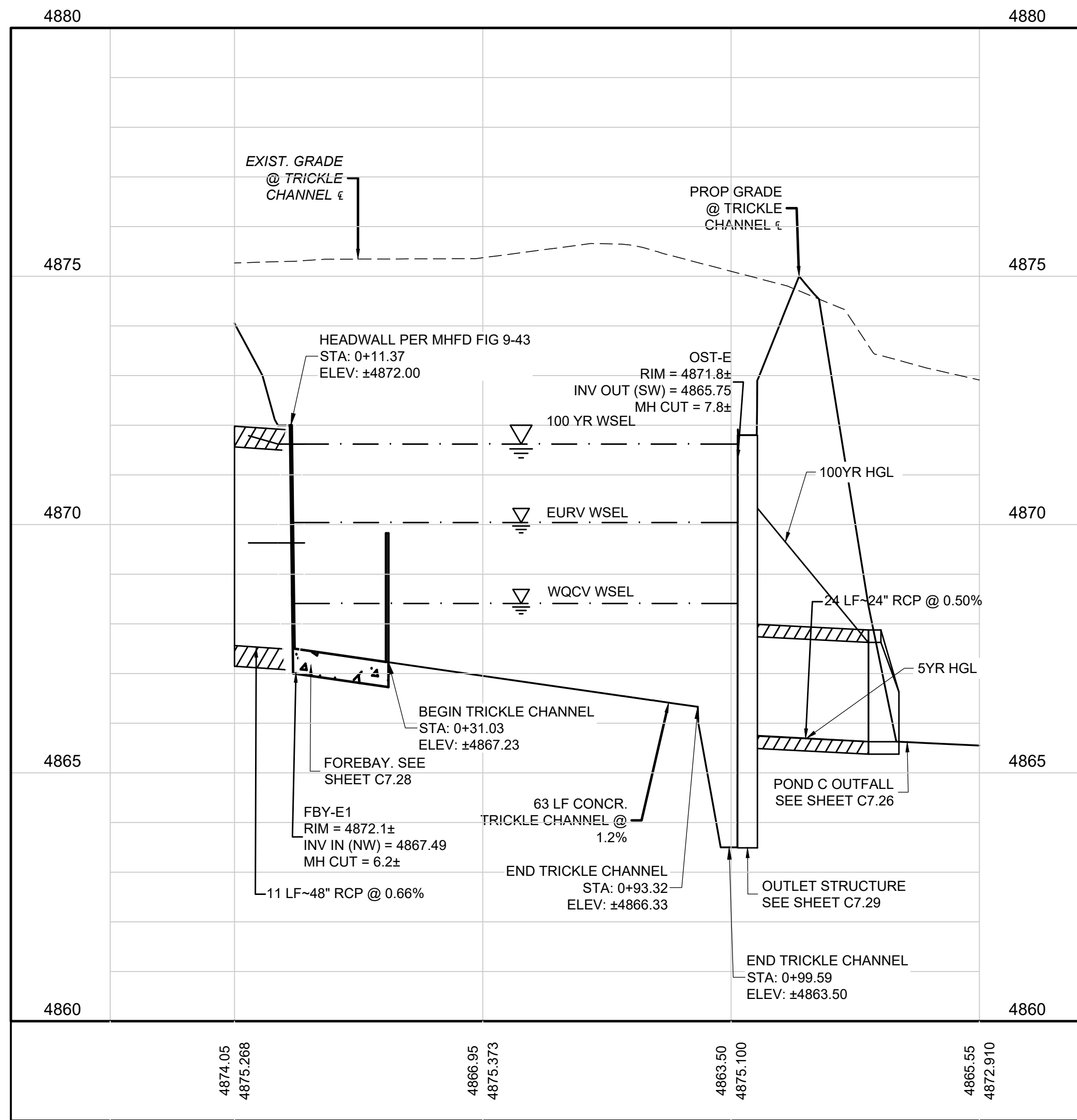


E-E CONCRETE LOW FLOW CHANNEL
SCALE: NTS



E-1 MAINTENANCE ACCESS ROAD
SCALE: 1"=5'

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)



PROFILE STM-E6-OUTFALL (STA: -0+25 TO 1+50)

SCALE: 1"=20' HORIZONTAL, 1"=2' VERTICAL

REVISION		DATE
No.	BY	

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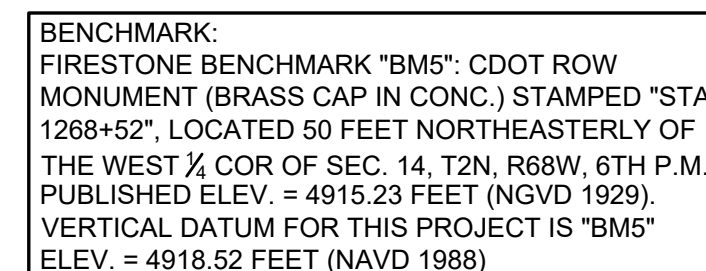
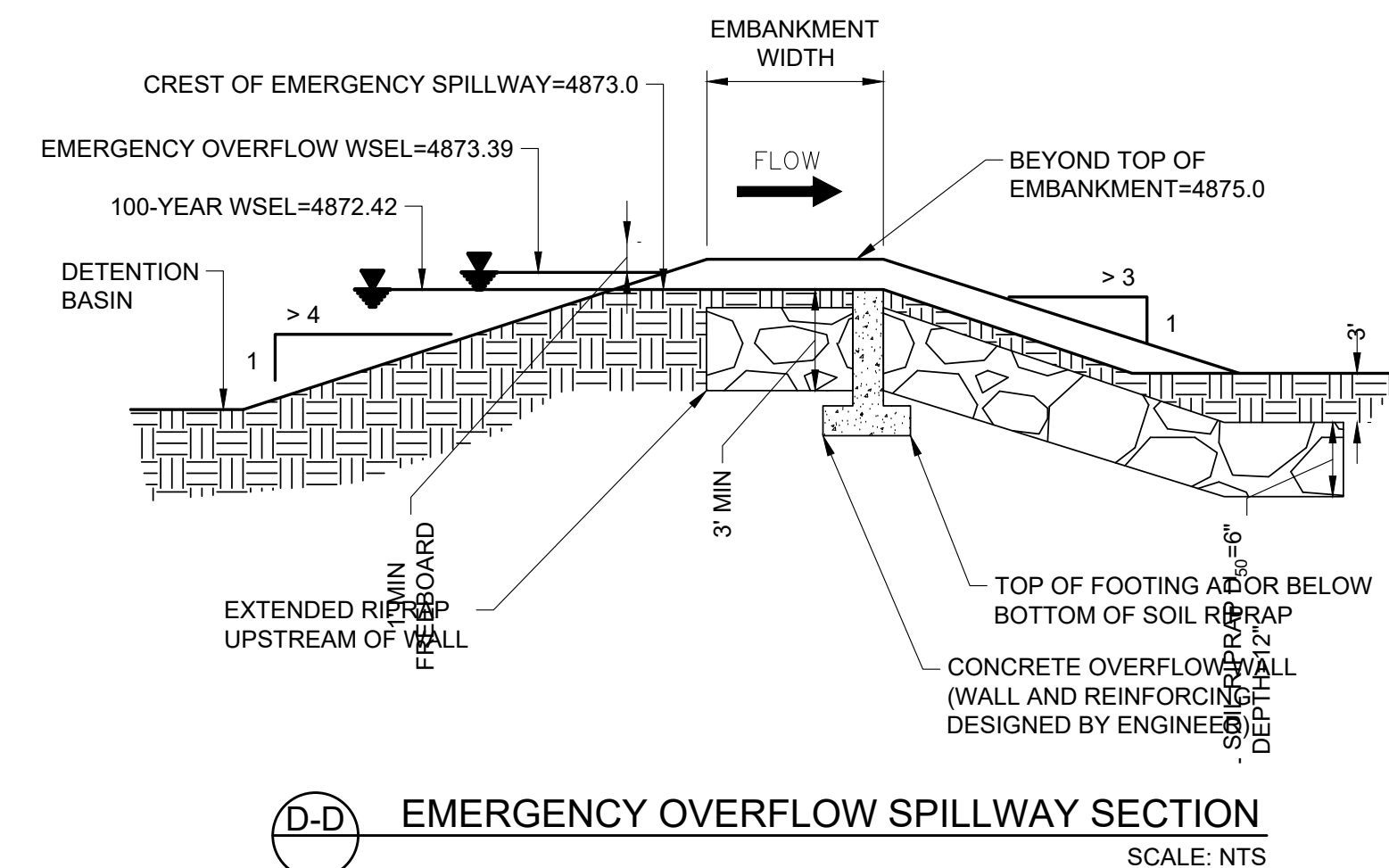
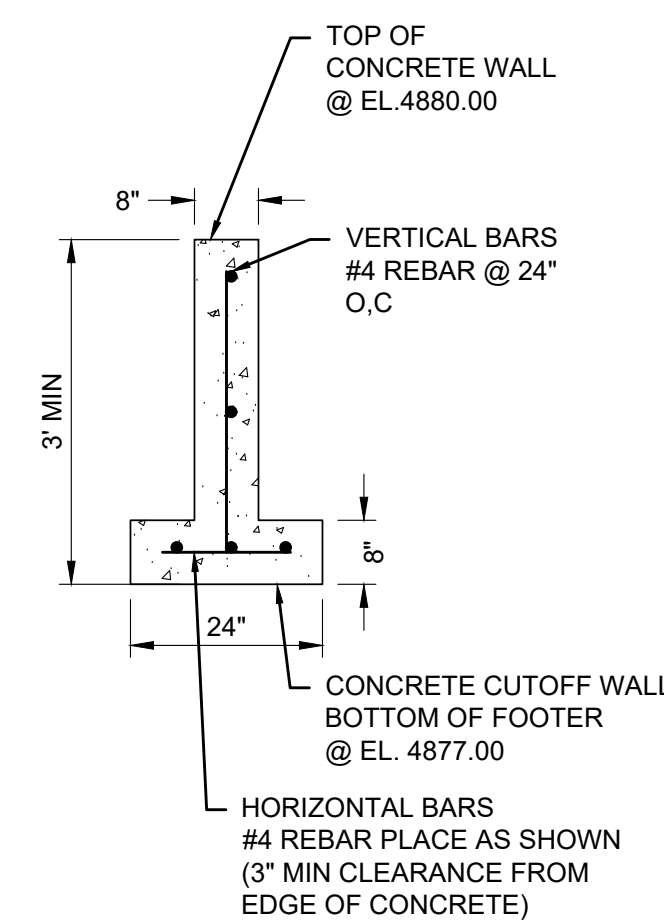
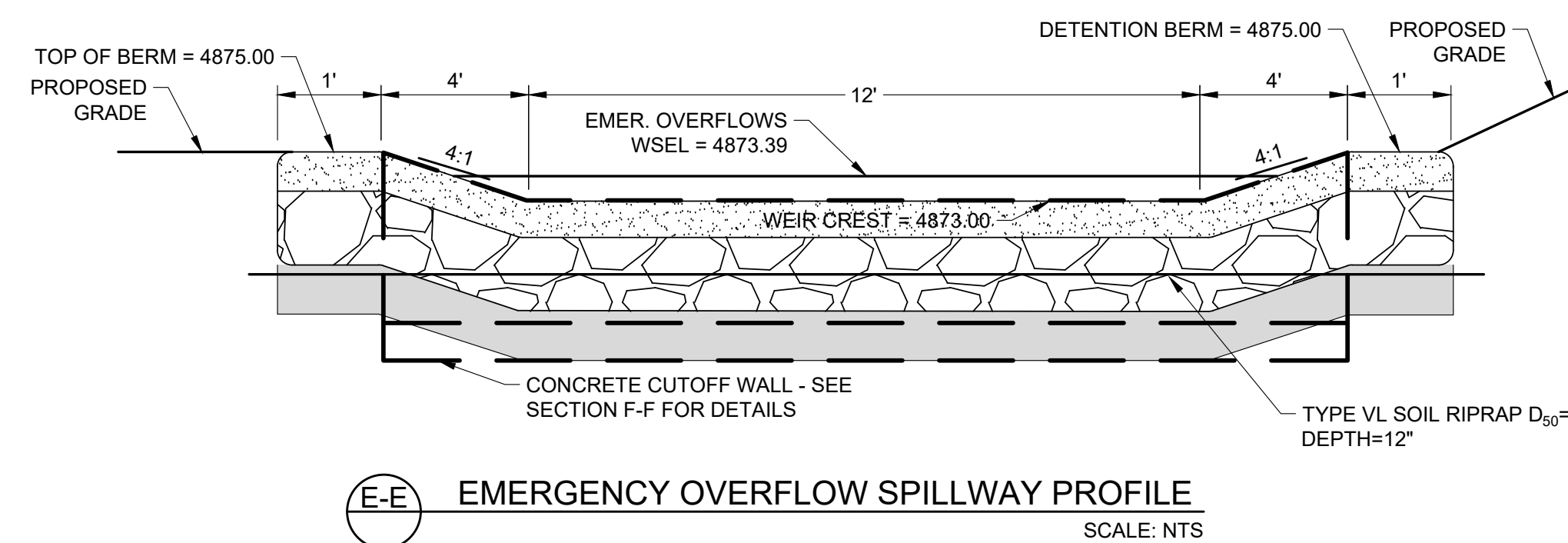
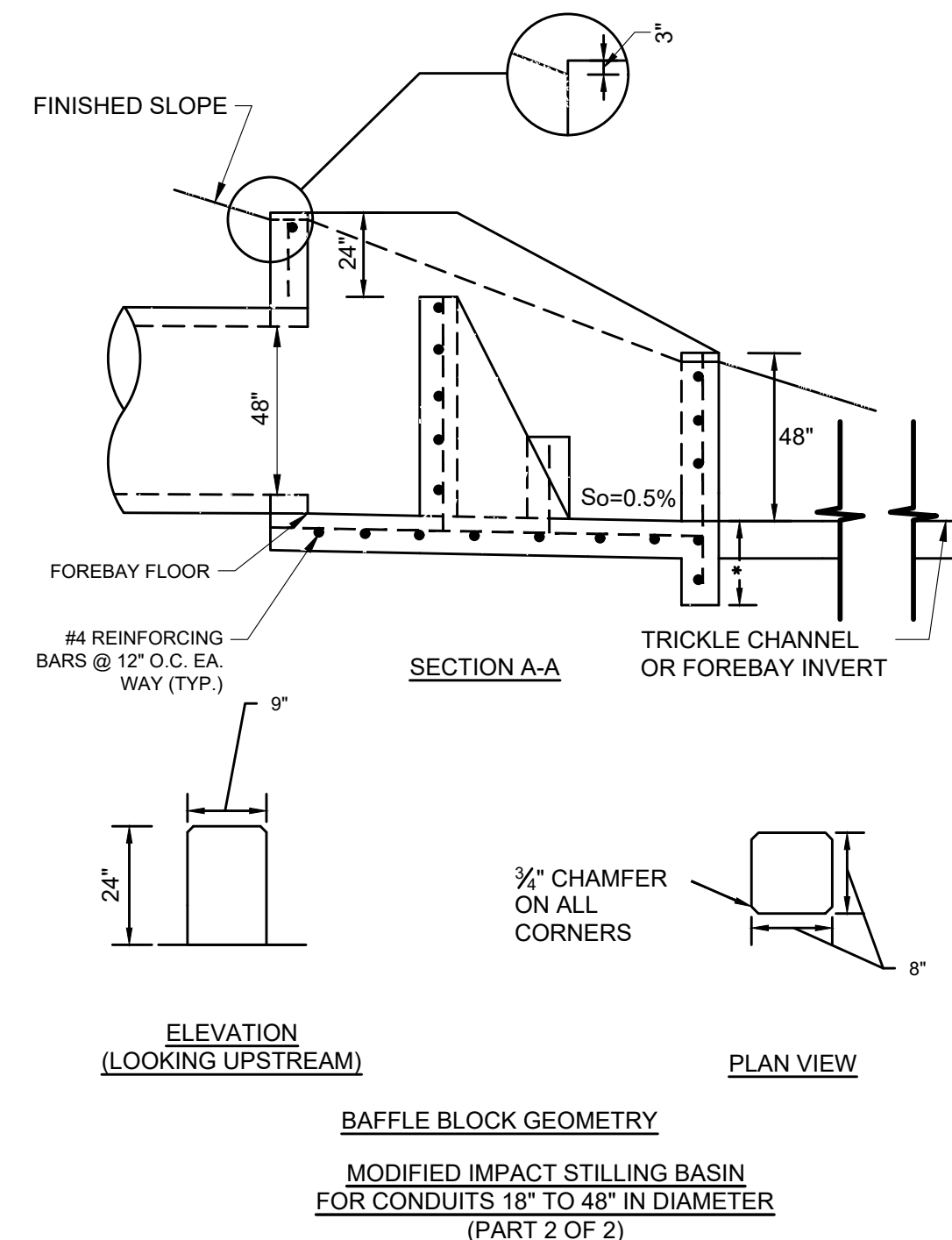
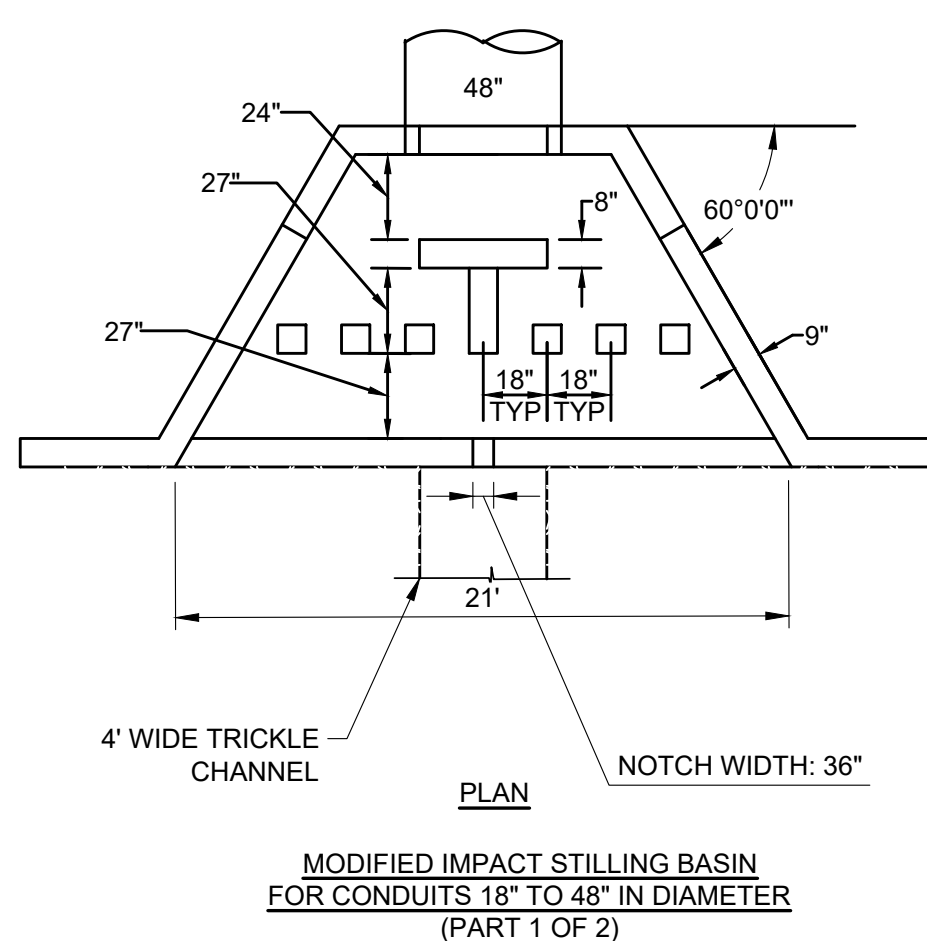
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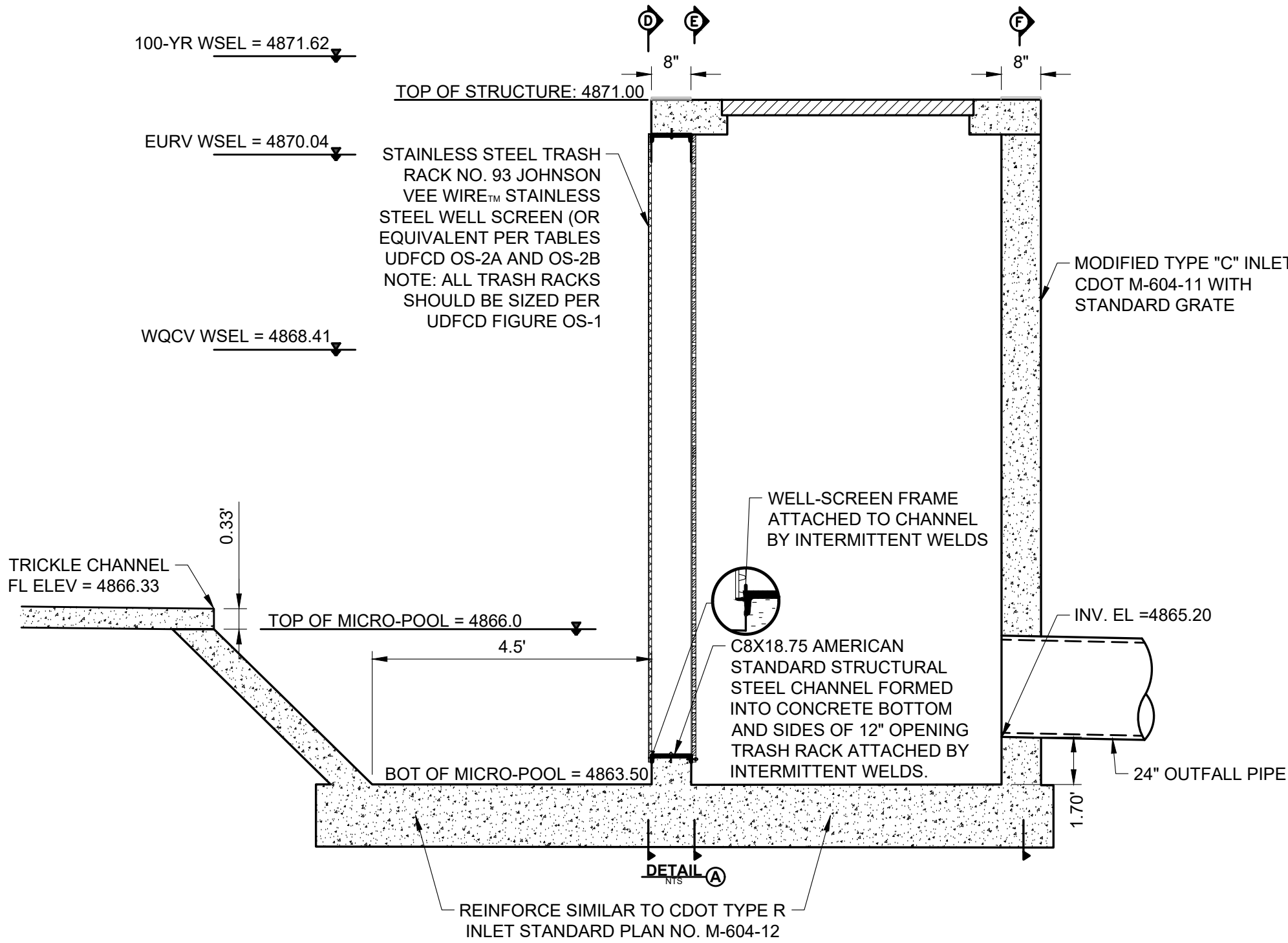


CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
POND E PLAN

PROJECT NO: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/14/2023

C7.27
SHEET 64 OF 109



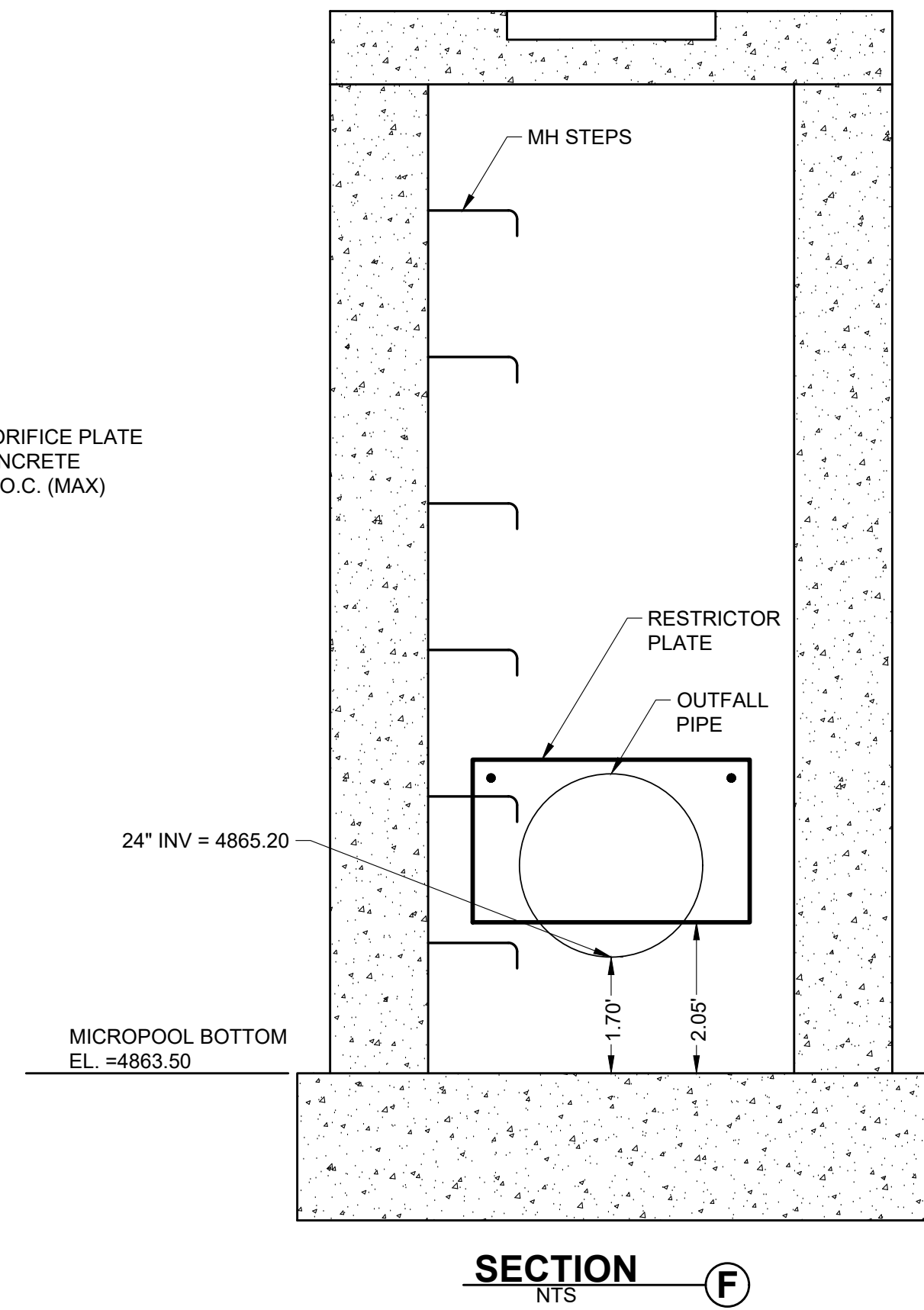
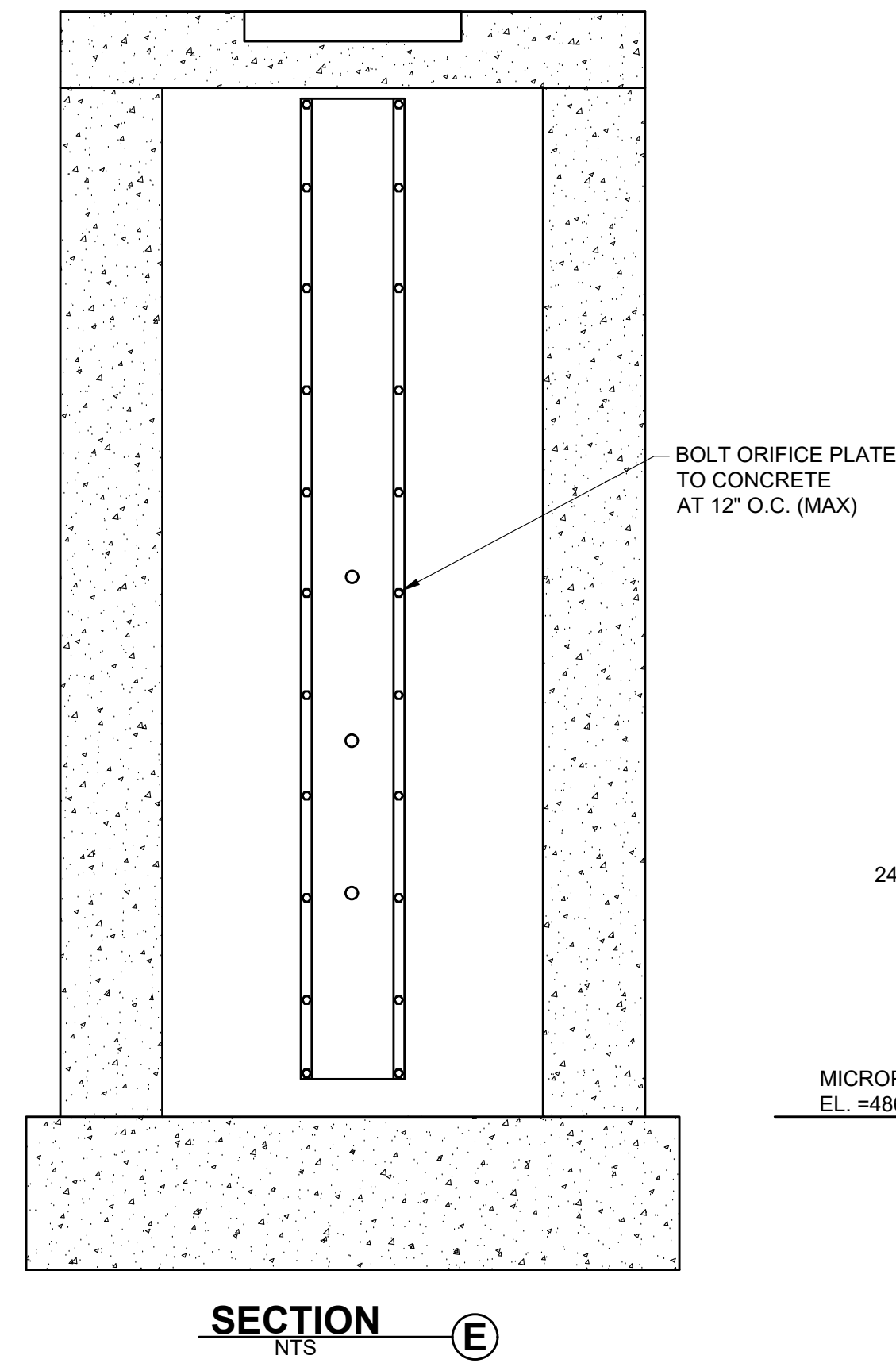
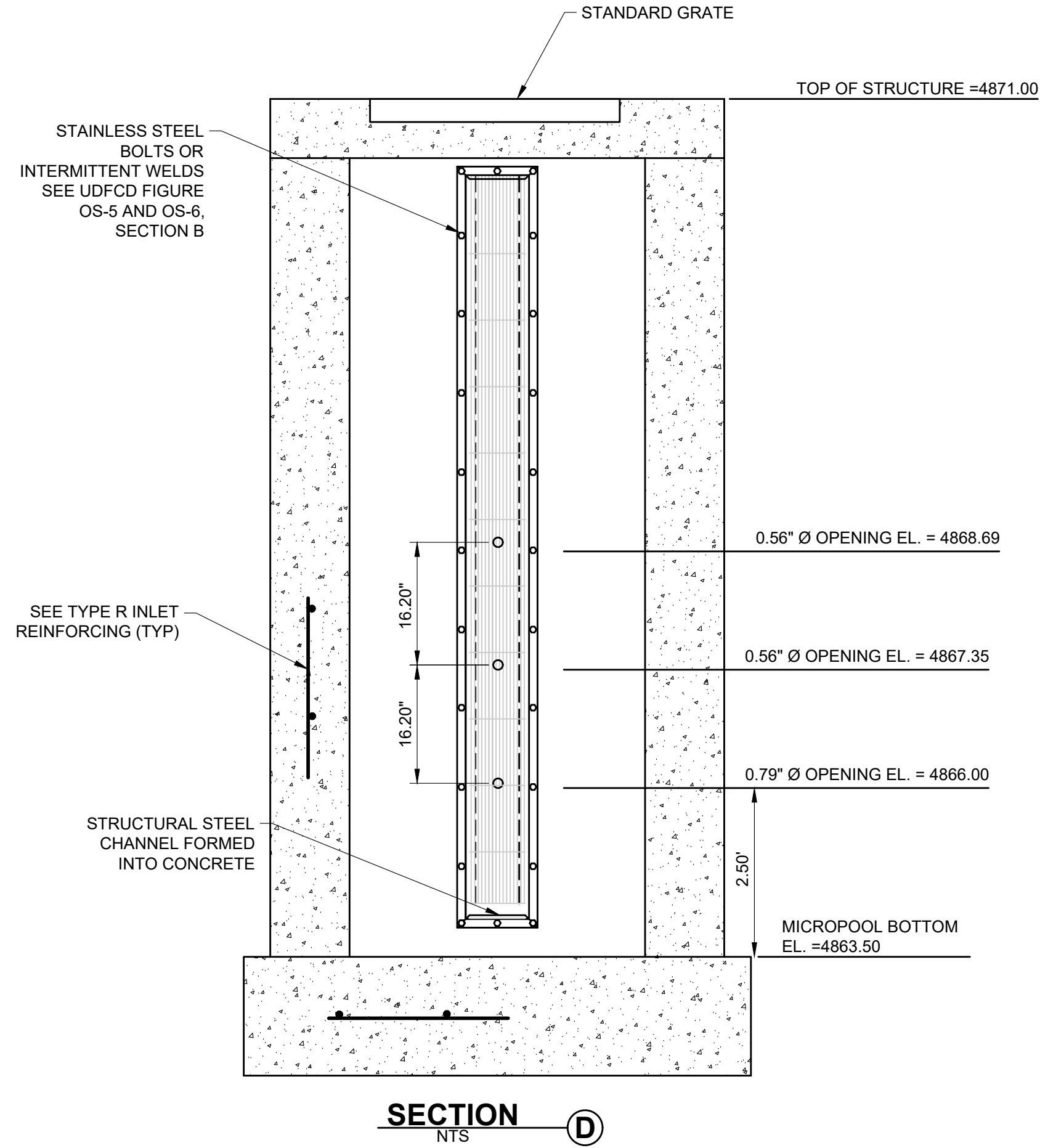


WARNING

KEEP SCREEN AND GRATE CLEAN. UNAUTHORIZED MODIFICATION OF THIS OUTLET IS A CODE VIOLATION

DETENTION WARNING
12" X 12"

POND SIGN
NTS



Know what's below.
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CENTER OF COLORADO
1-800-922-1987 or 811

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FIRESTONE

COLORADO

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE - COLORADO 80504

POND E DETAILS

PROJECT NO: OLS001.01

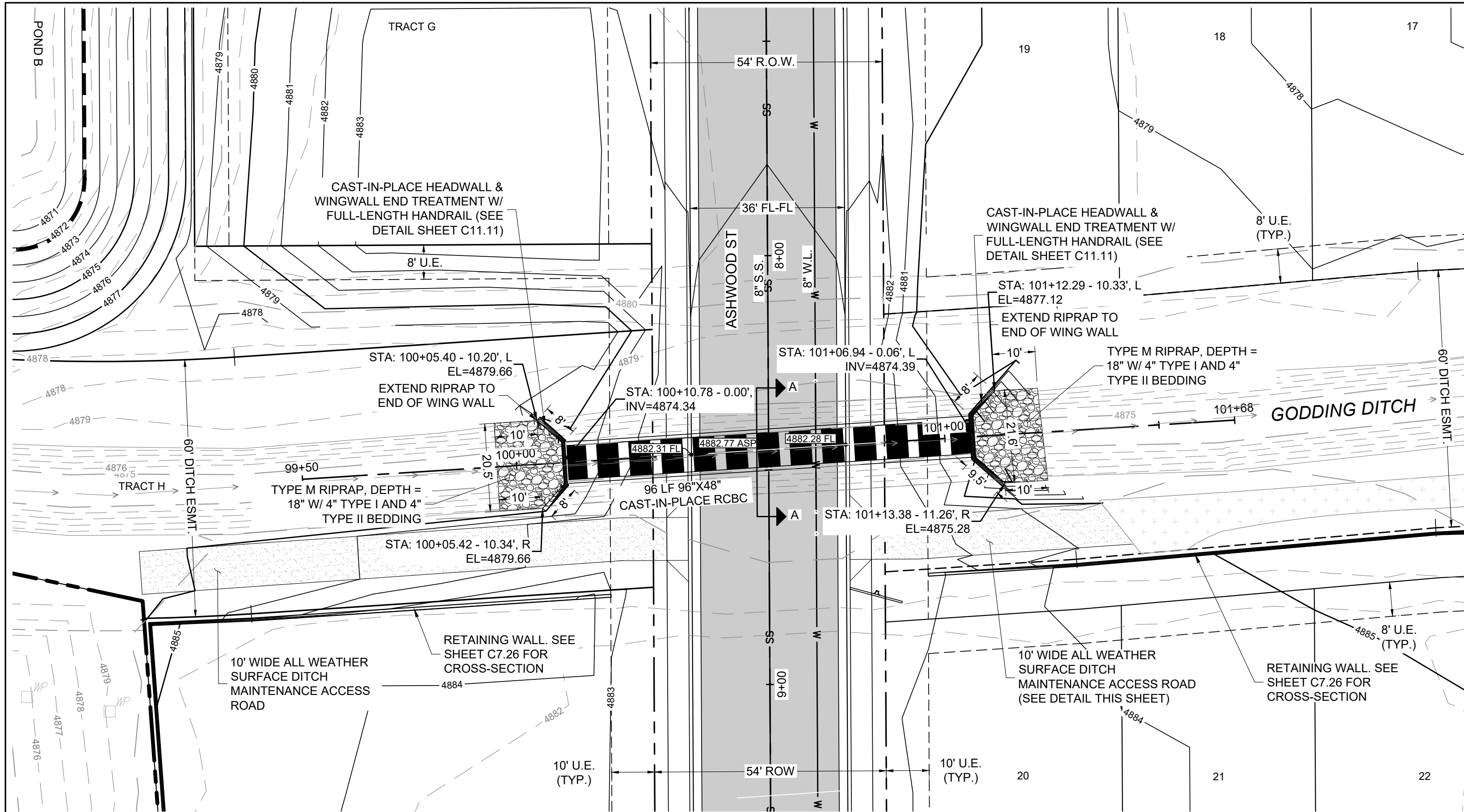
DESIGNED BY: GSR

DRAWN BY: RAK

DATE: 02/14/2023

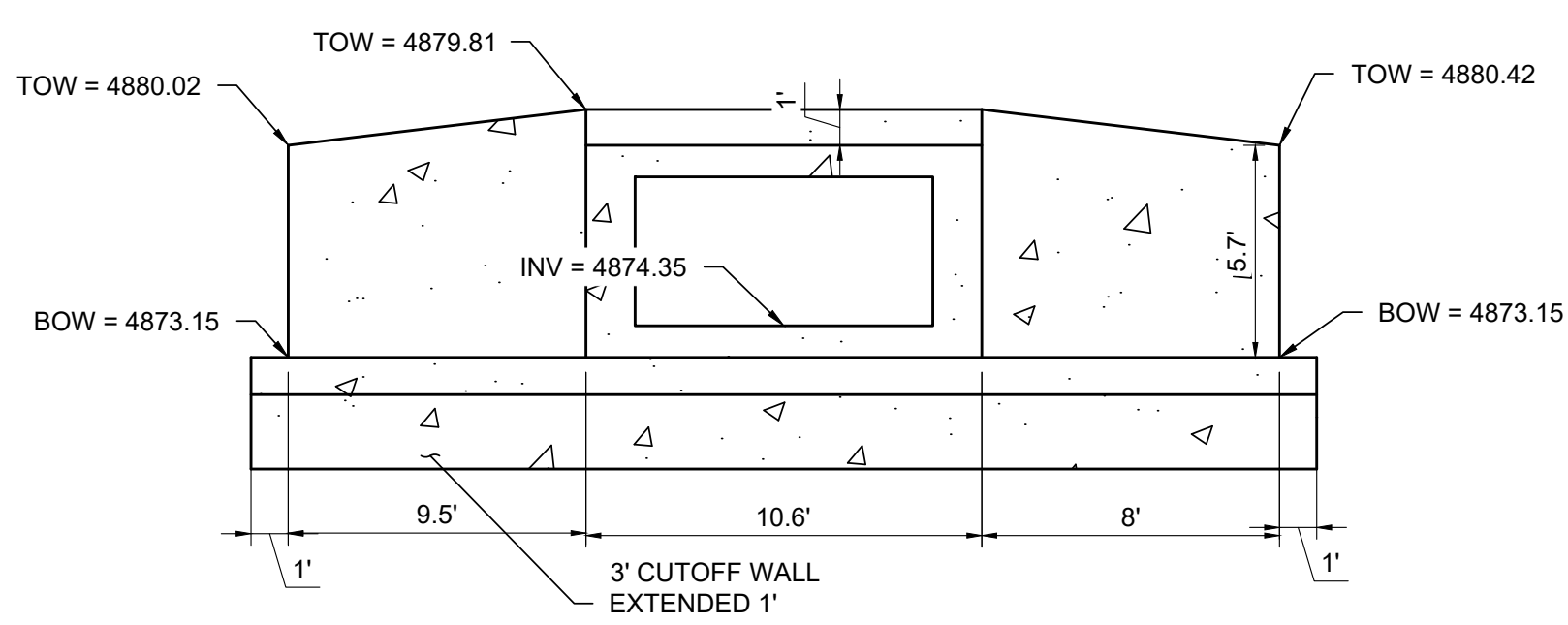
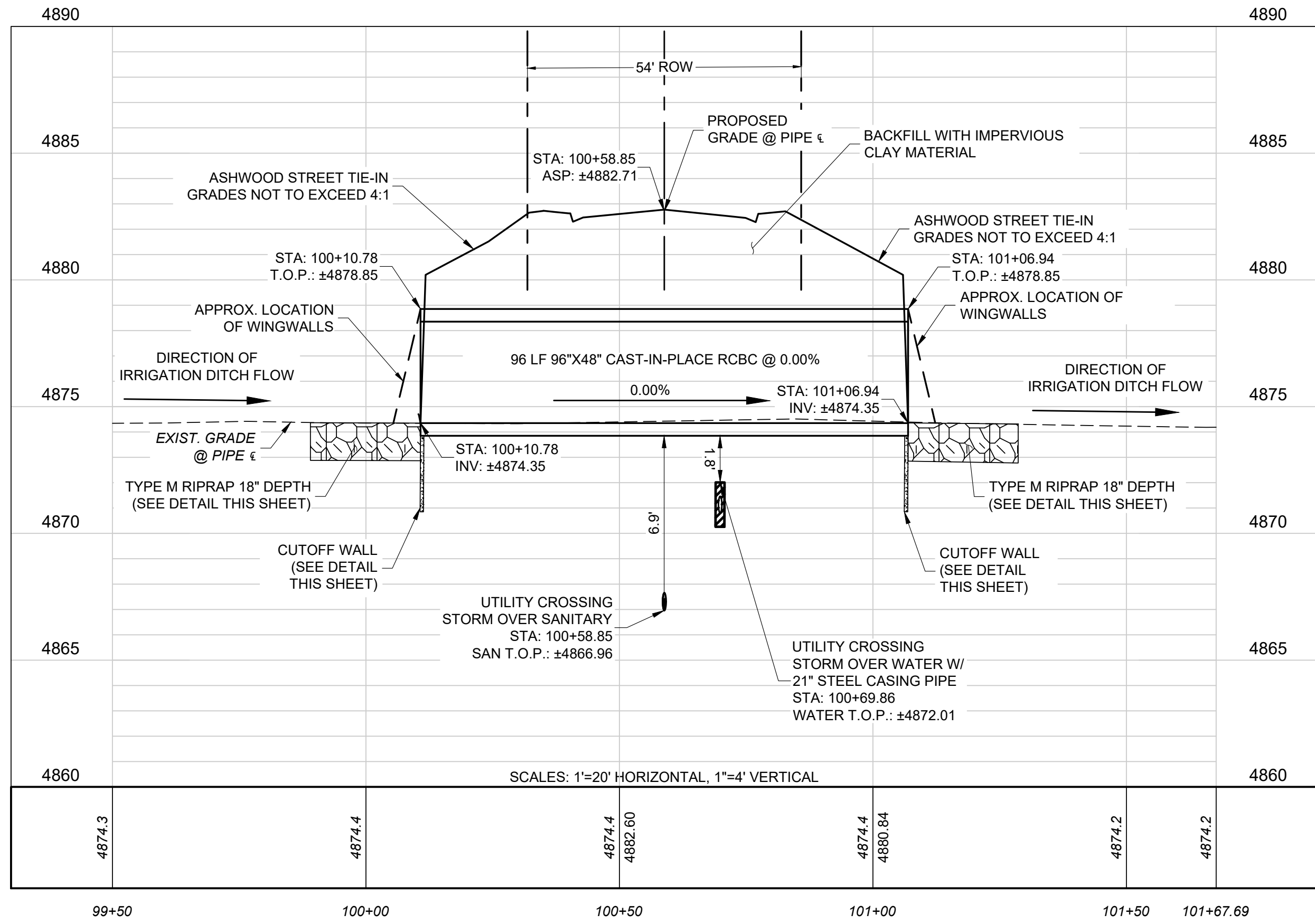
C7.29

SHEET 66 OF 109

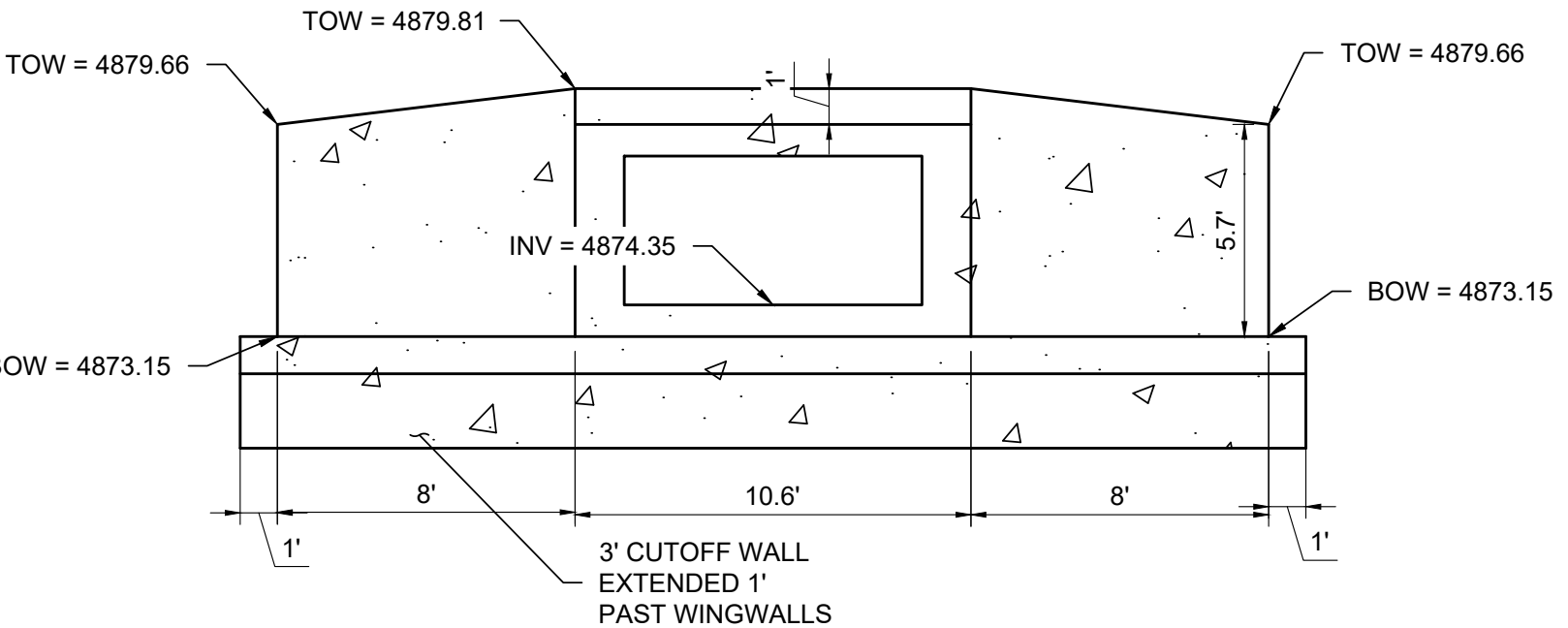


GODDING DITCH BOX CULVERT PLAN

GODDING DITCH BOX CULVERT PROFILE (STA: 99+50 TO 101+68)

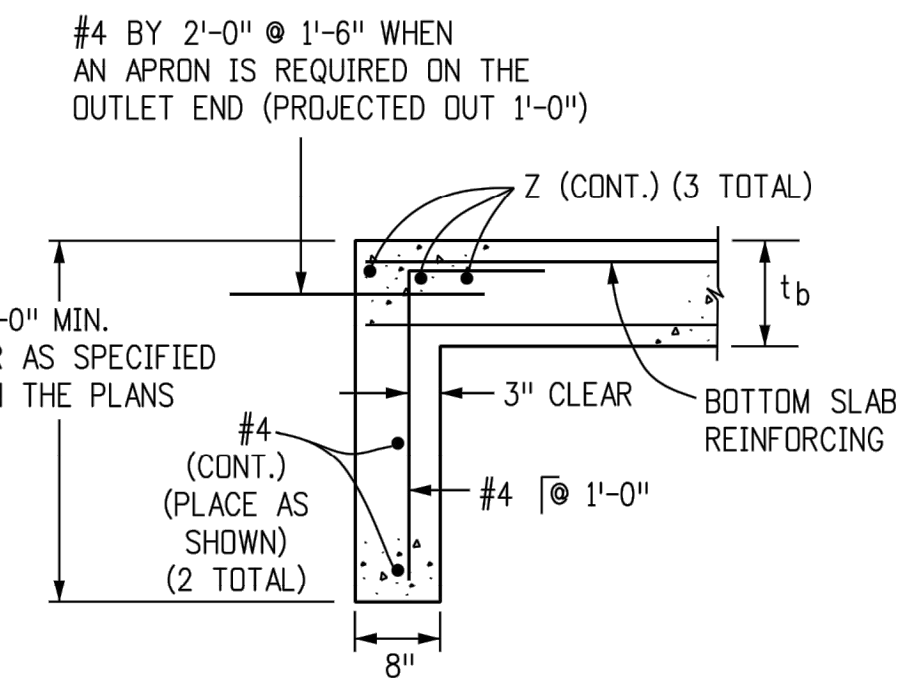


EAST WINGWALL DETAIL

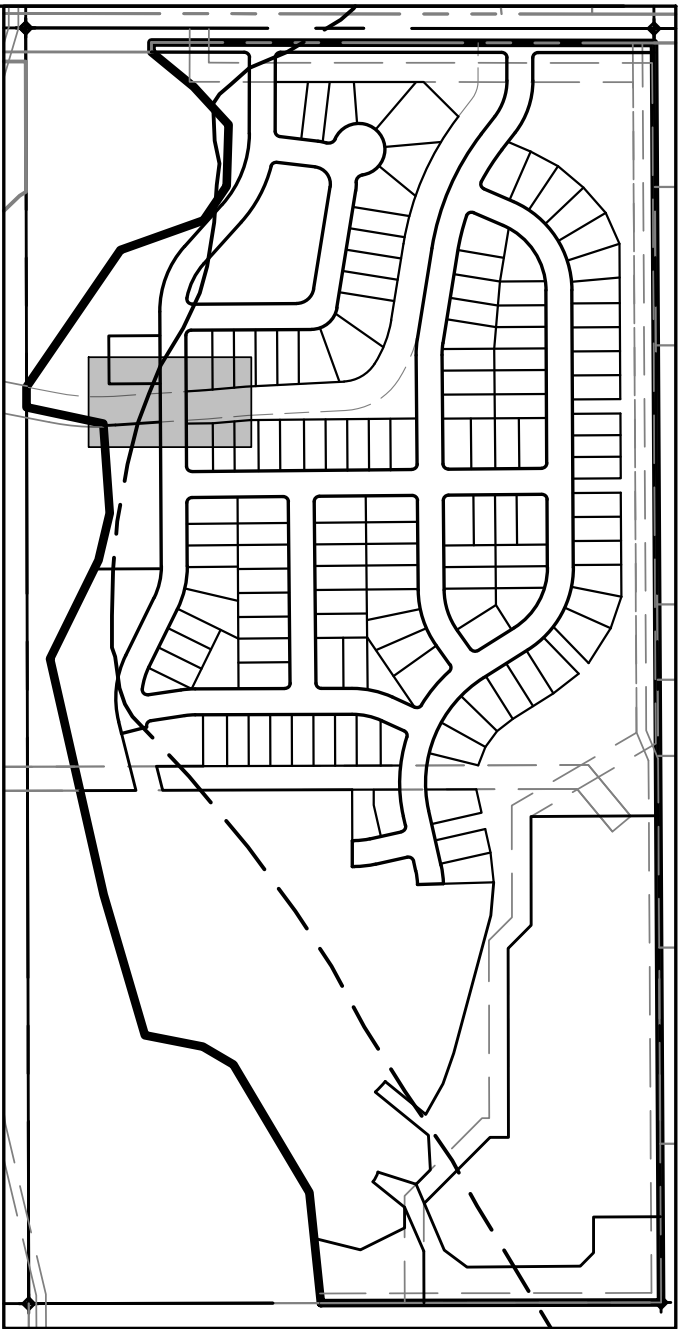


WEST WINGWALL DETAIL

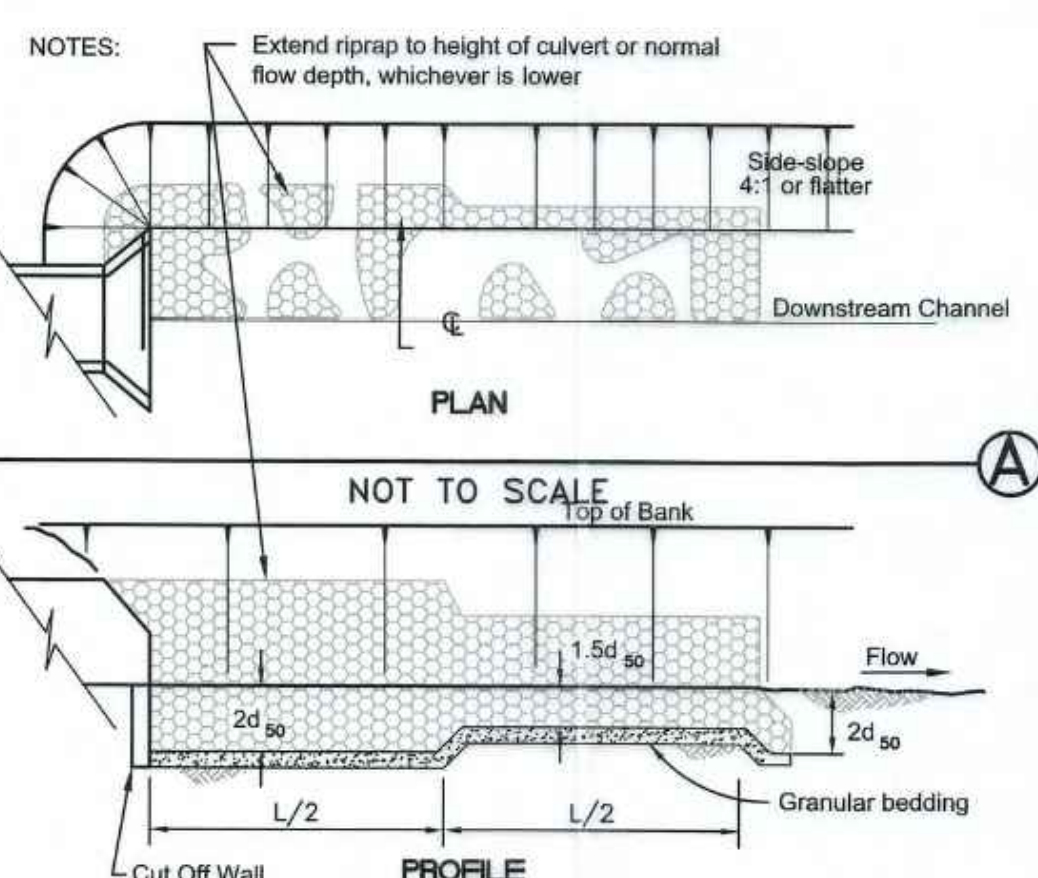
MAINTENANCE ACCESS ROAD



CUTOFF WALL CROSS SECTION



KEYMAP
SCALE: 1" = 400'



CULVERT AND PIPE OUTLET PROTECTION (OP)

- NOTES:
1. Headwall with wingwalls or flared end section required at all culvert outlets.
 2. Cutoff wall required at end of wingwall aprons and end section. Min depth of cutoff wall=2'-0" or 3'-0", whichever is deeper.
 3. Provide joint fasteners for flared end sections.
 4. All riprap shall be placed on a minimum 4" thick layer of bedding material of Type I or Type II CDOT classification.

RIPRAP DETAIL

GENERAL NOTES

1. CONTRACTOR TO OBTAIN EXISTING GODDING DITCH INVERT ELEVATIONS AT UPSTREAM AND DOWNSTREAM FACE OF PROPOSED 96" X 48" BOX CULVERT AND SUBMIT TO ENGINEER PRIOR TO BOX AND WINGWALL CONSTRUCTION.
2. SEE SHEET C9.0 FOR ASHWOOD STREET PLAN AND PROFILE IMPROVEMENTS.
3. ALL RCBC JOINTS SHALL HAVE A RUBBER GASKET TO PROVIDE A WATERTIGHT JOINT.

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)

811
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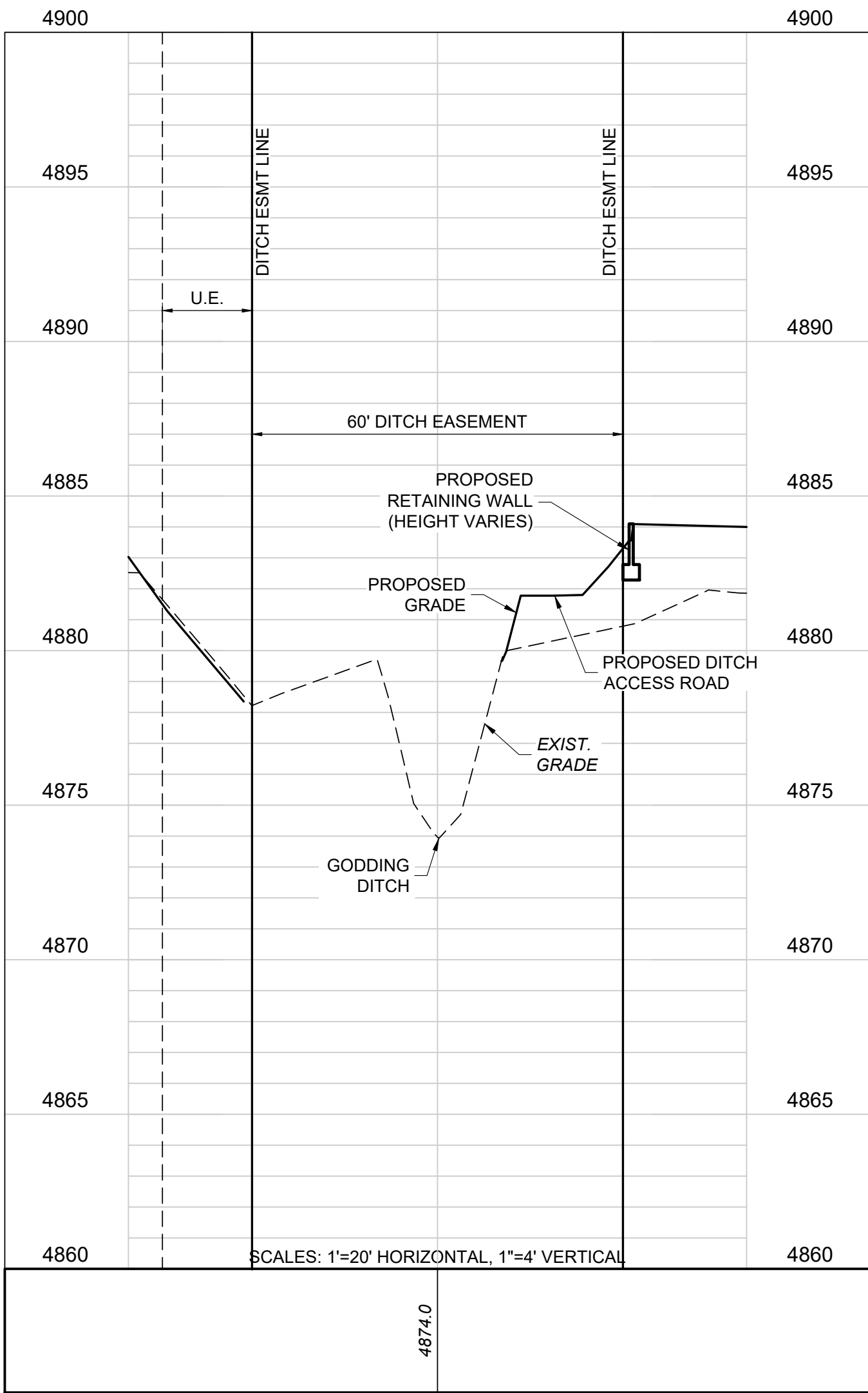
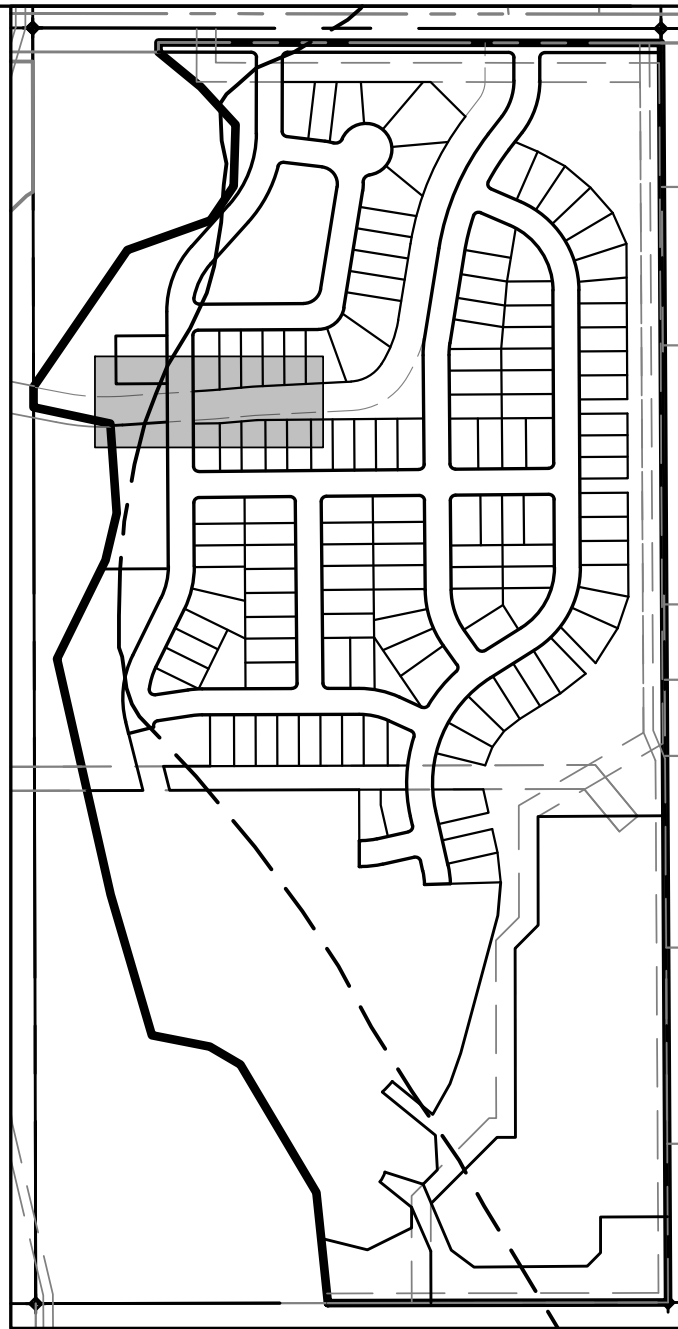
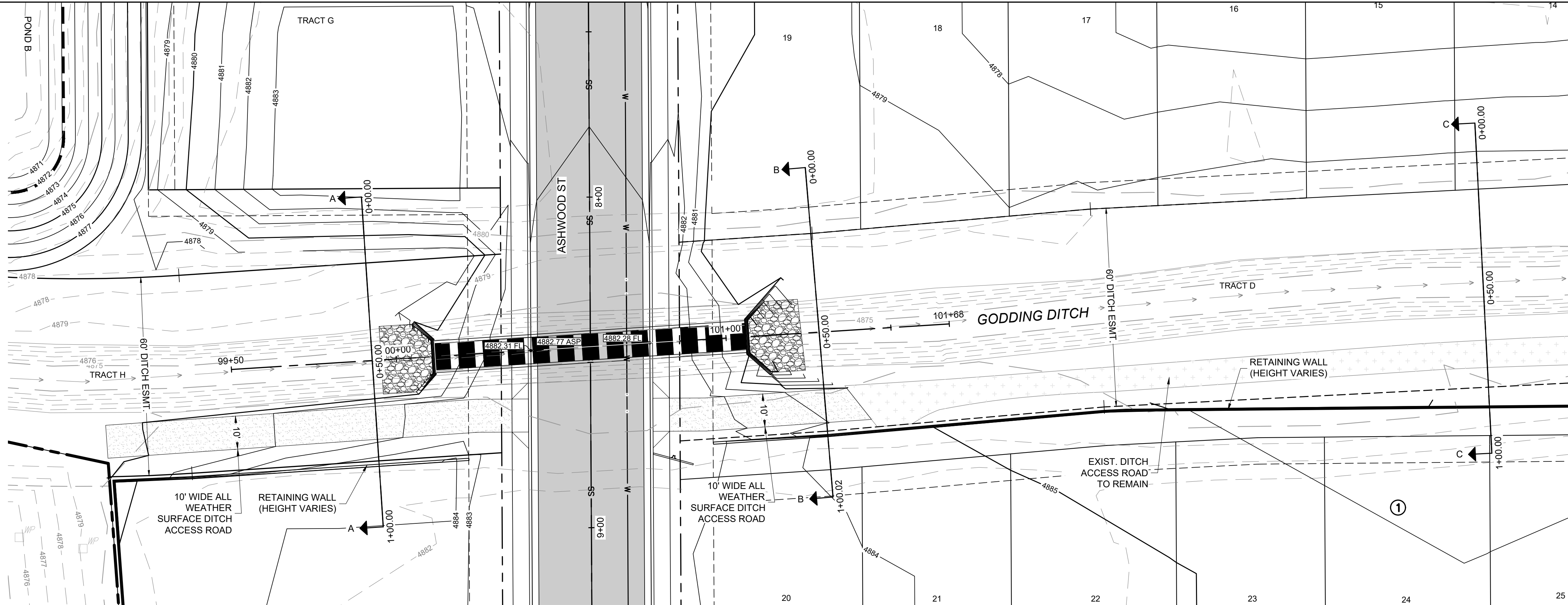
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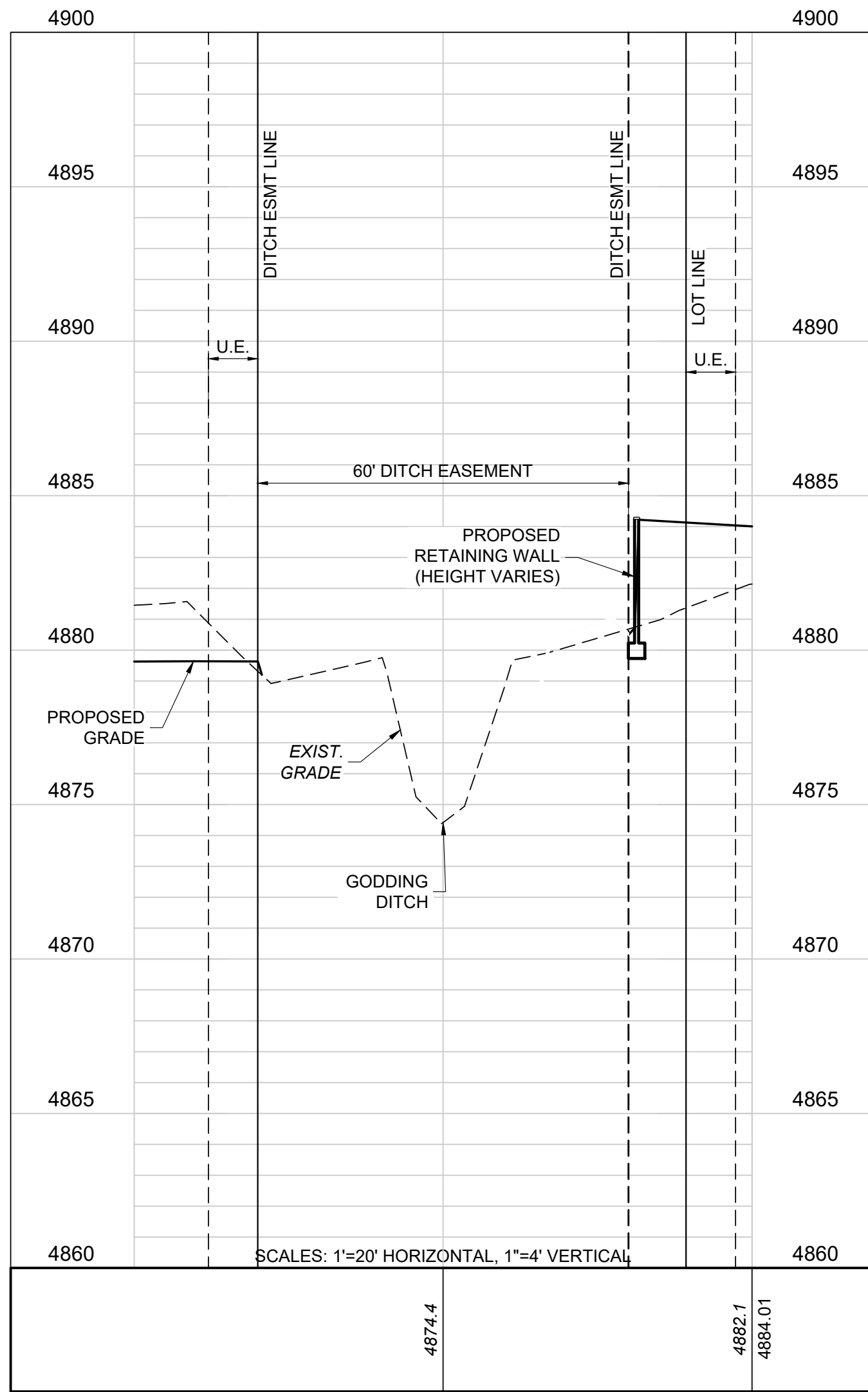
FIRESTONE
COLORADO

CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
STORM P&P - GODDING
DITCH BOX CULVERT

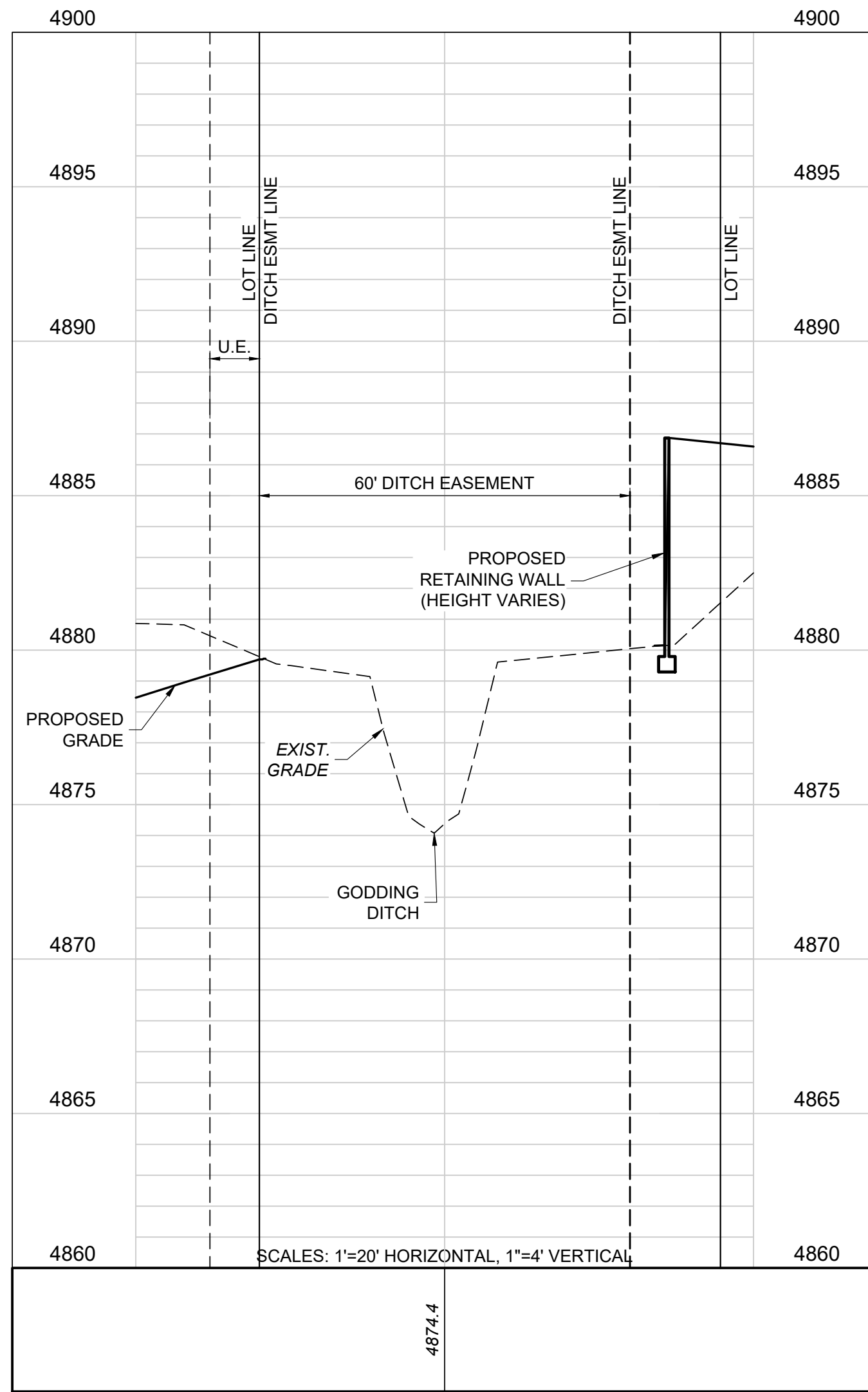
PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/14/2023
C7.30
SHEET 67 OF 109



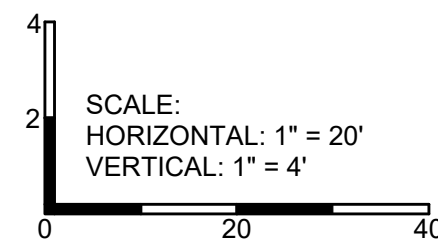
SECTION A-A



SECTION B-B



SECTION C-C



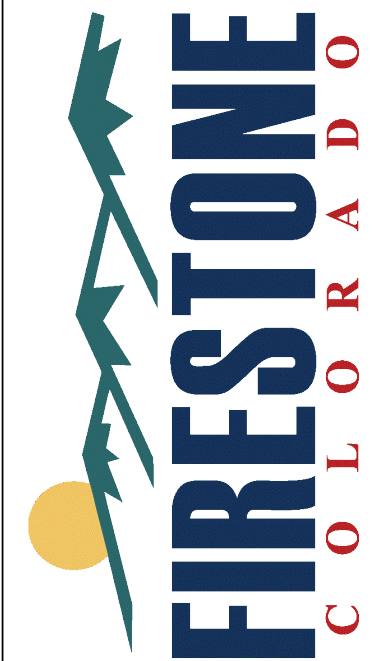
NOTE:
RETAINING WALL ELEVATIONS ARE
SHOWN FOR INFORMATION ONLY.
CONTRACTOR TO REFER TO RETAINING
WALL PLANS UNDER SEPARATE COVER,
BY OTHERS

BENCHMARK:
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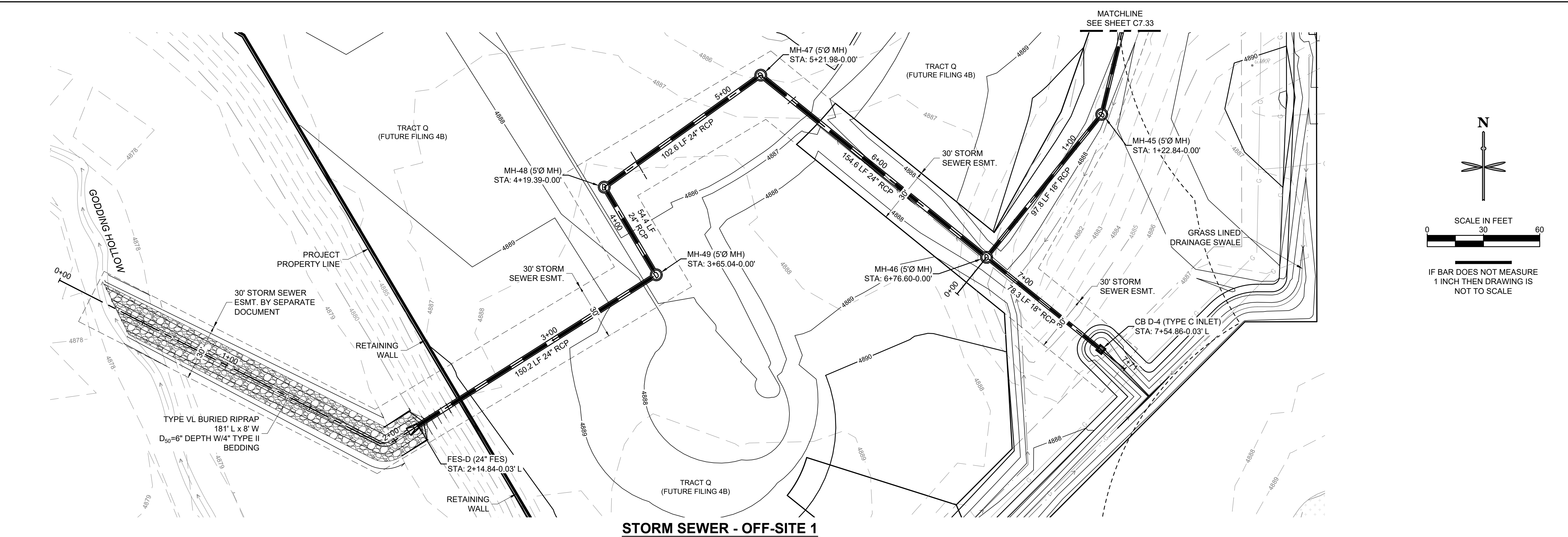
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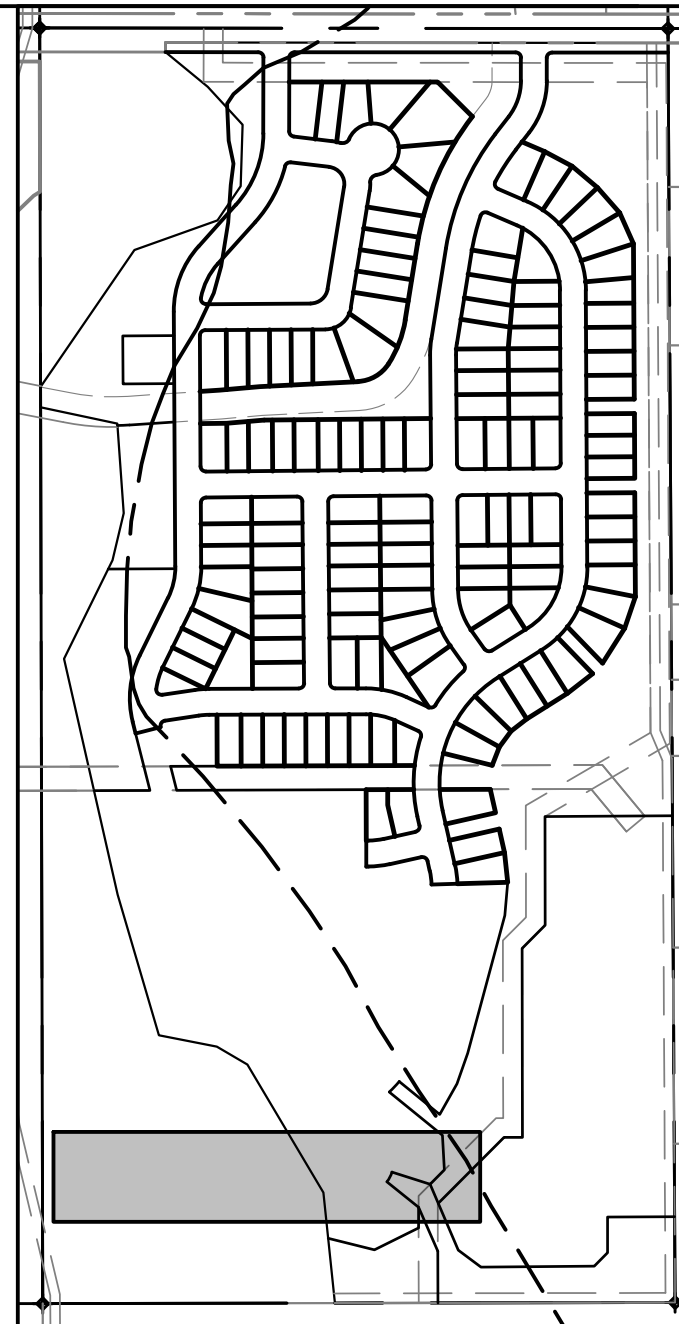
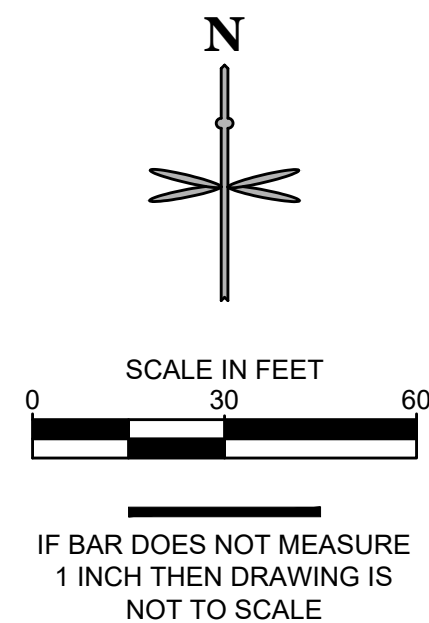
CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE - COLORADO 80504
GODDING DITCH CROSS
SECTIONS

PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/15/2023

C7.31
SHEET 68 OF 109



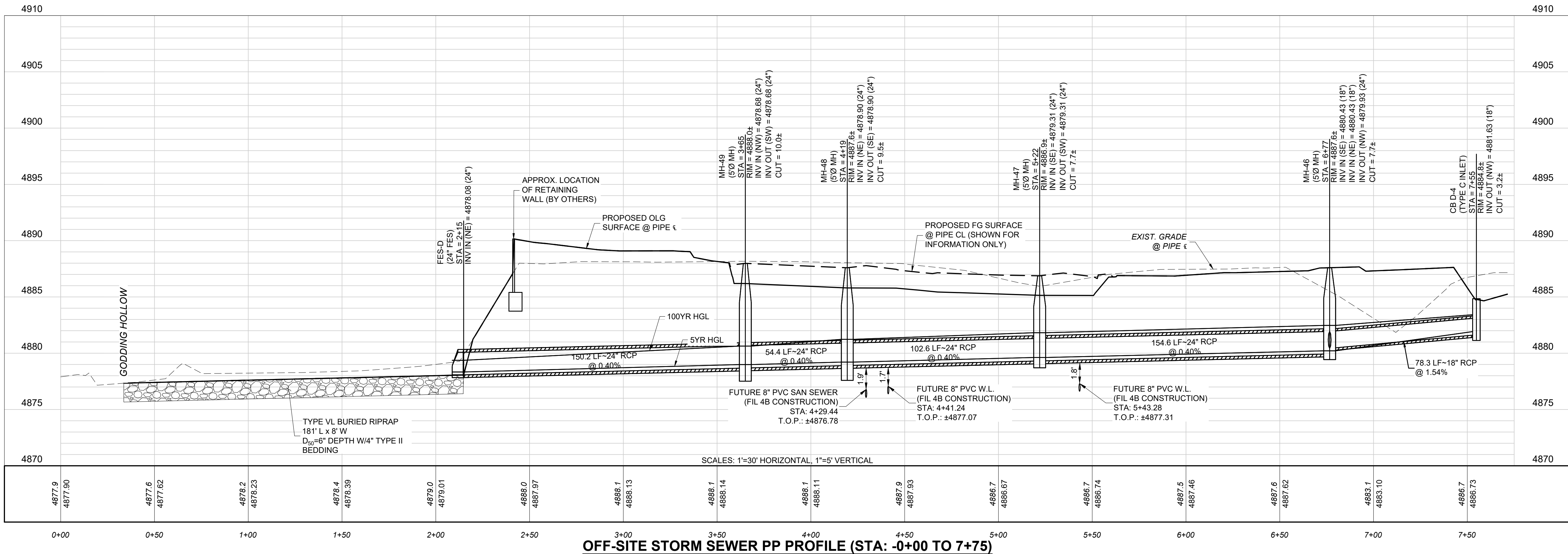
STORM SEWER - OFF-SITE 1



KEYMAP
SCALE: 1" = 400'

LEGEND

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



OFF-SITE STORM SEWER PP PROFILE (STA: -0+00 TO 7+75)



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CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

STORM P&P - OFF-SITE 1

PROJECT NO.: OLS001.01

DESIGNED BY: GSR

DRAWN BY: RAK

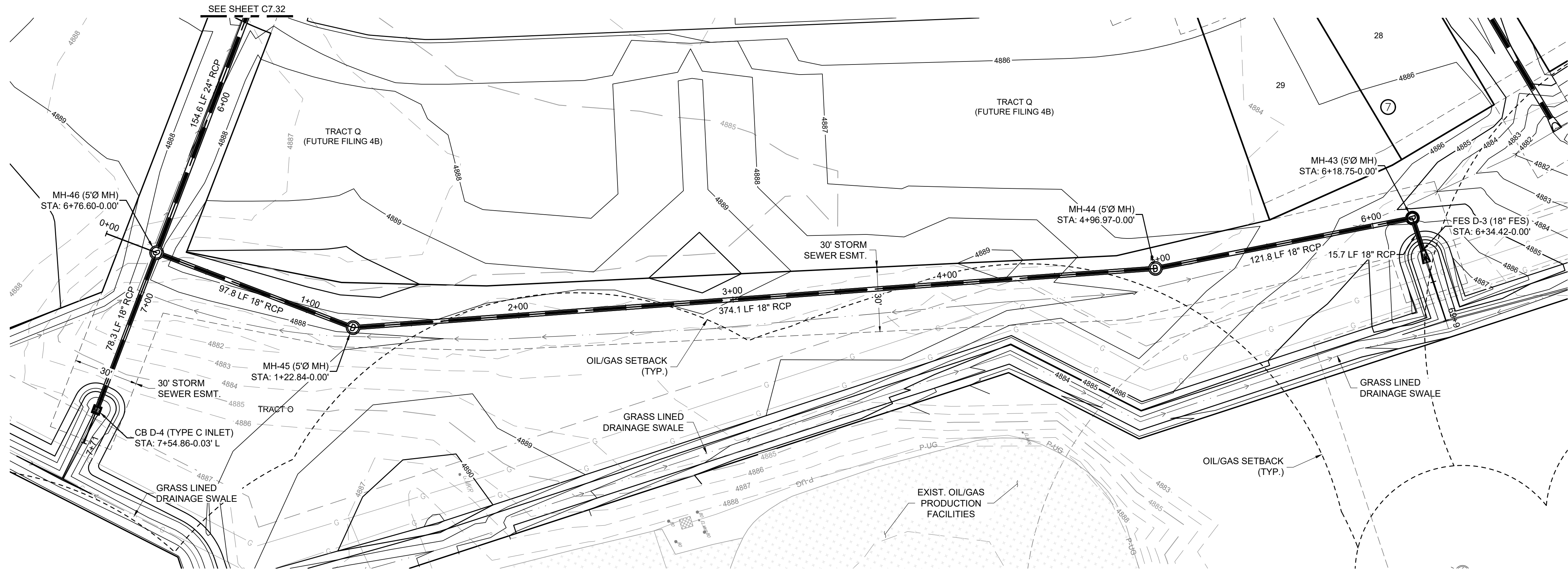
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C7.32

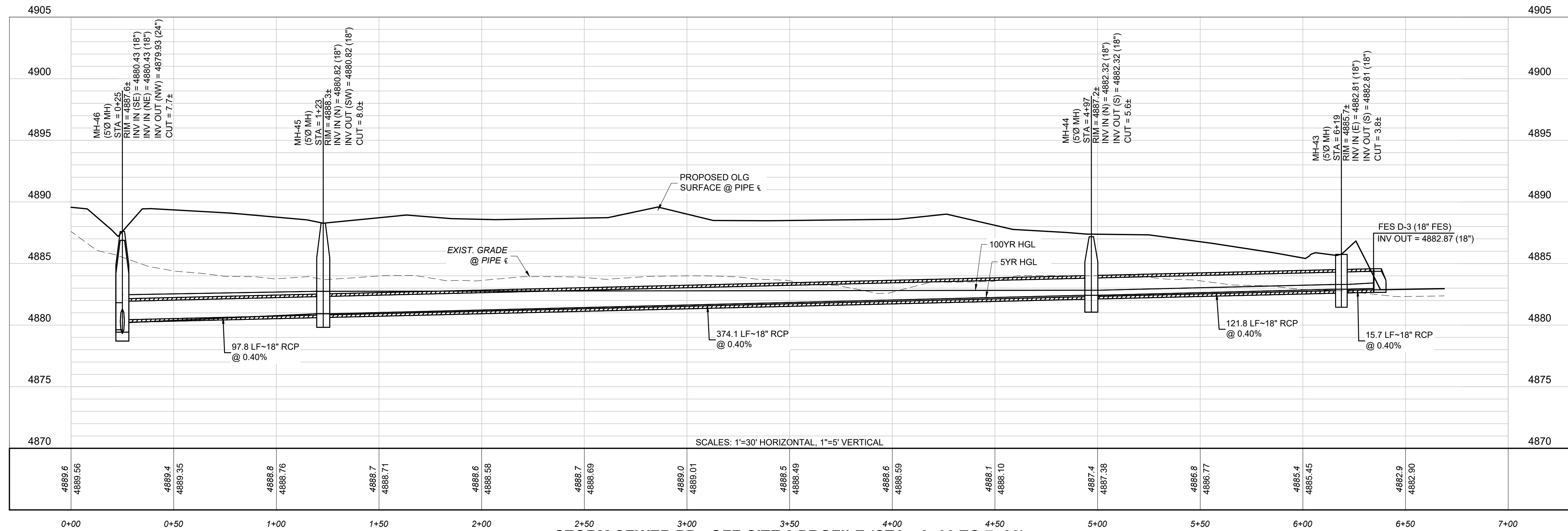
SHEET 69 OF 109

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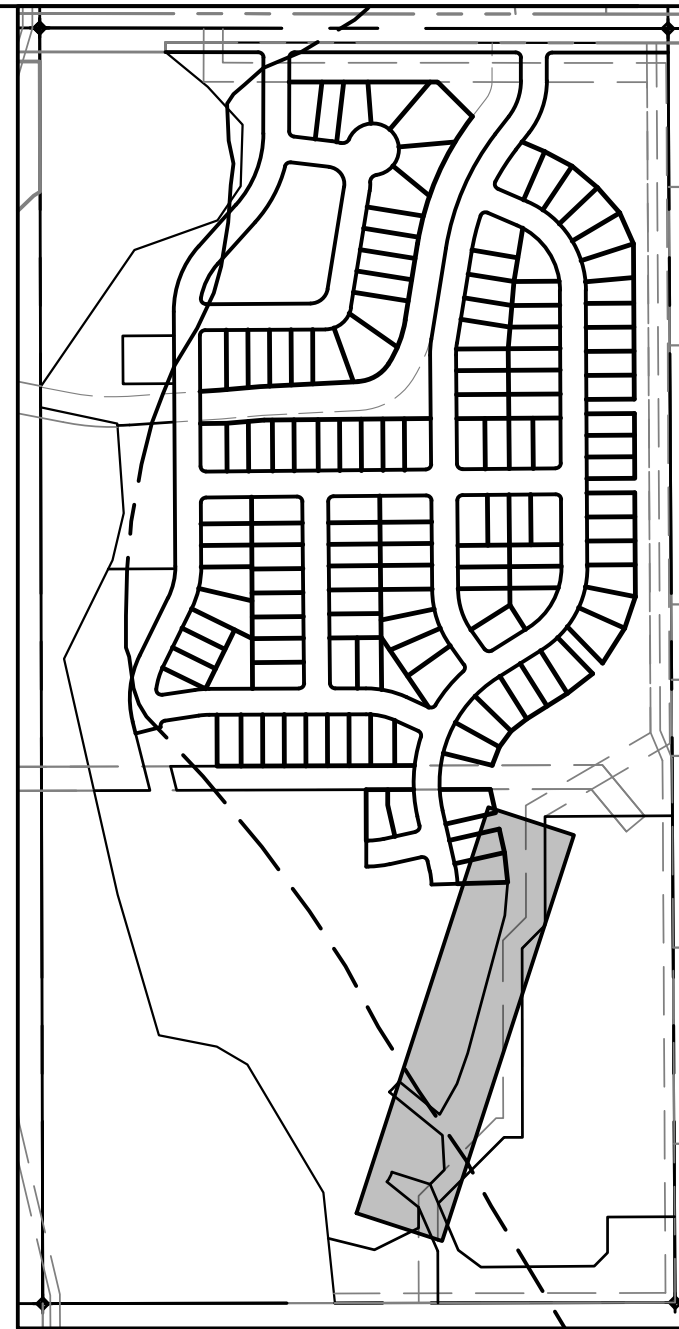
P:\ALBERTA DEVELOPMENT PARTNERS\COTTONWOOD HOLLOW FILING 408\CAD\SHEETS\C7.33 STORM P&P - OFF-SITE - 4B.DWG - 2/20/2023 10:33:51 AM - Gregory Rivera



STORM SEWER - OFF-SITE 2



STORM SEWER PP - OFF-SITE 2 PROFILE (STA: -0+00 TO 7+00)



KEYMAP
SCALE: 1" = 400'

LEGEND

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



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CENTER OF COLORADO

1-800-922-1987 or 811

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CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

STORM P&P - OFF-SITE 2

PROJECT NO: OLS001.01

DESIGNED BY: GSR

DRAWN BY: RAK

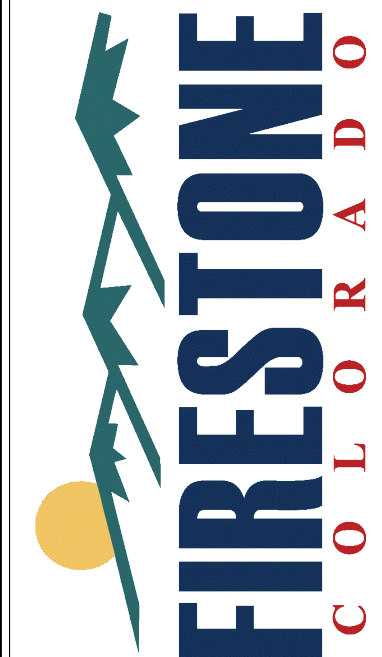
DATE: 02/14/2023

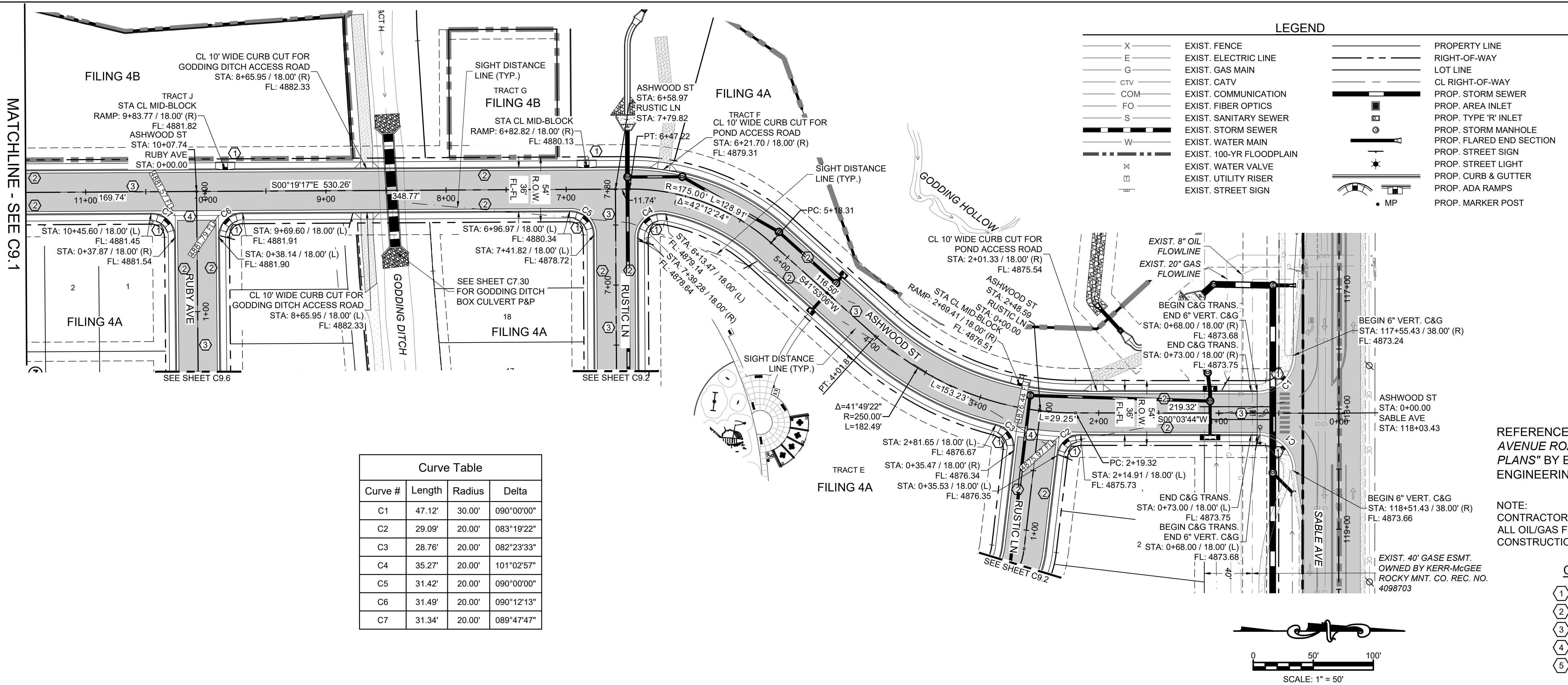
C7.33

SHEET 70 OF 109

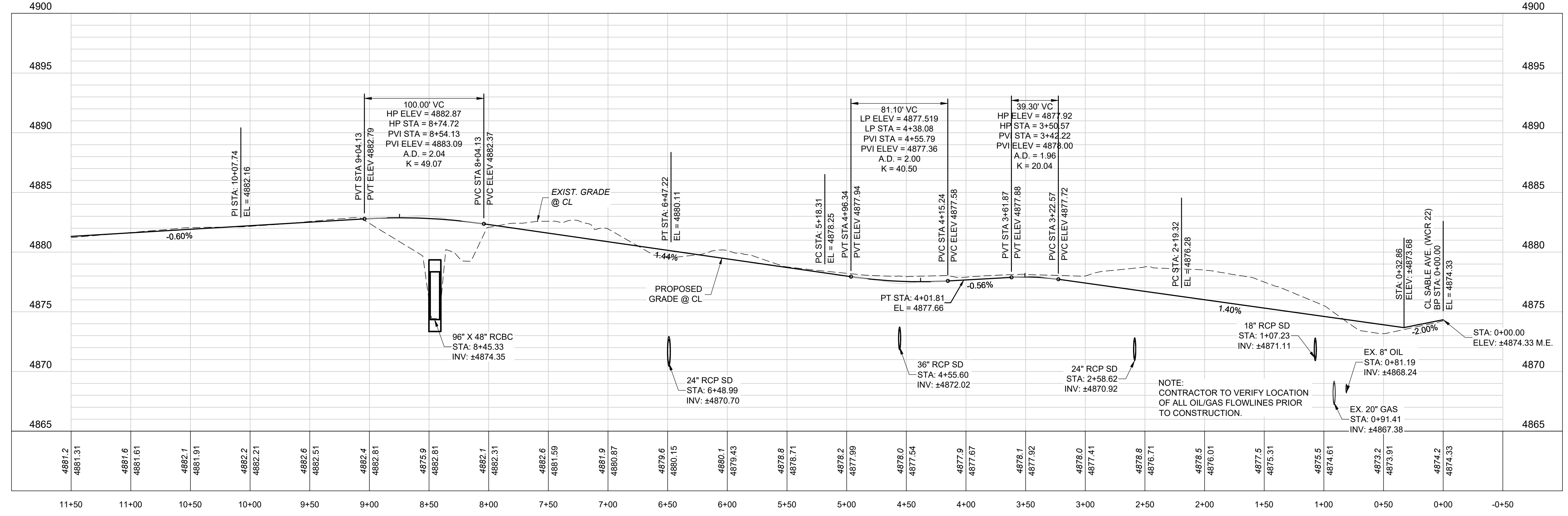
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Denver, CO 80210
303-572-7987 www.ees.us.com





Curve Table			
Curve #	Length	Radius	Delta
C1	47.12'	30.00'	090°00'00"
C2	29.09'	20.00'	083°19'22"
C3	28.76'	20.00'	082°23'33"
C4	35.27'	20.00'	101°02'57"
C5	31.42'	20.00'	090°00'00"
C6	31.49'	20.00'	090°12'13"
C7	31.34'	20.00'	089°47'47"



811
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FIRESTONE
COLORADO

CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
ASHWOOD ST - PLAN & PROFILE

PROJECT NO: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/15/2023
C9.0
SHEET 71 OF 109

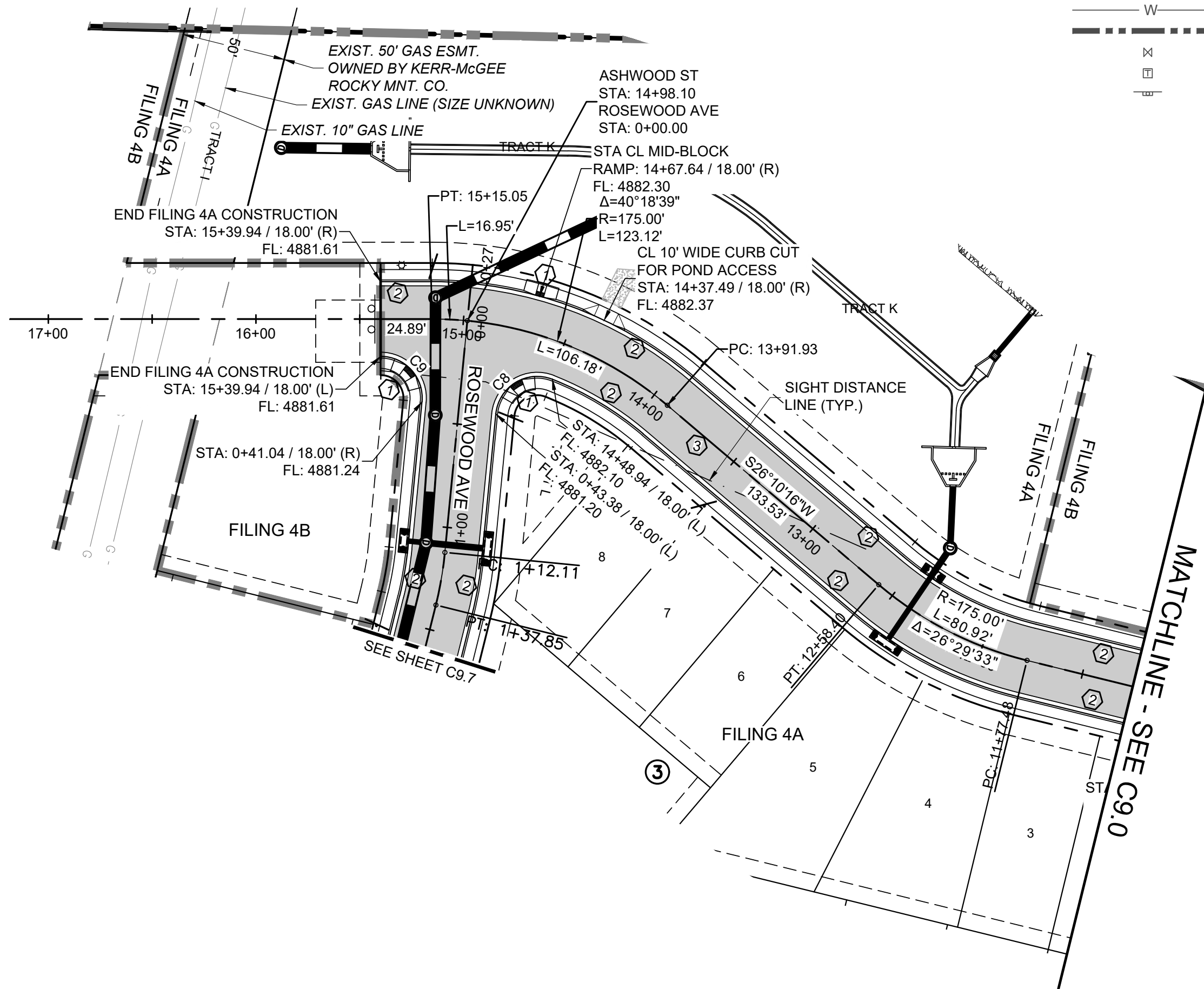


Know what's below.
Call before you dig.

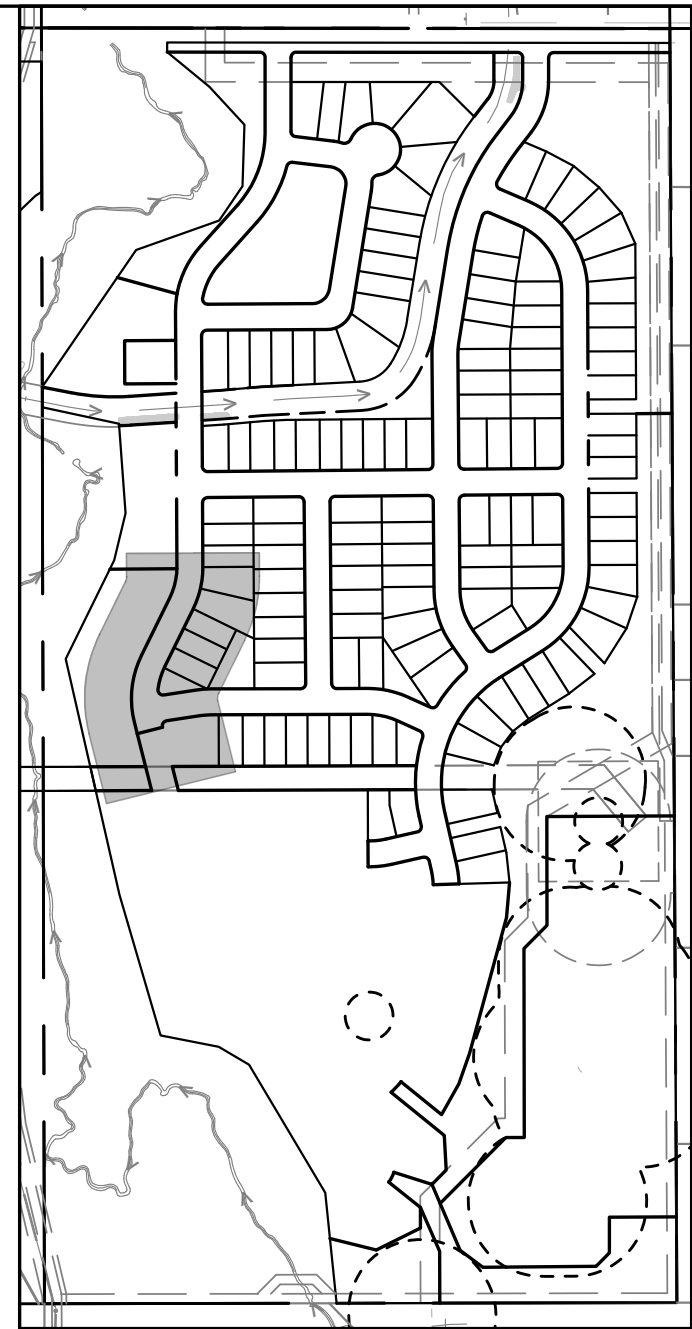
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

Curve Table			
Curve #	Length	Radius	Delta
C8	37.04'	20.00'	106°06'12"
C9	33.35'	20.00'	095°32'23"



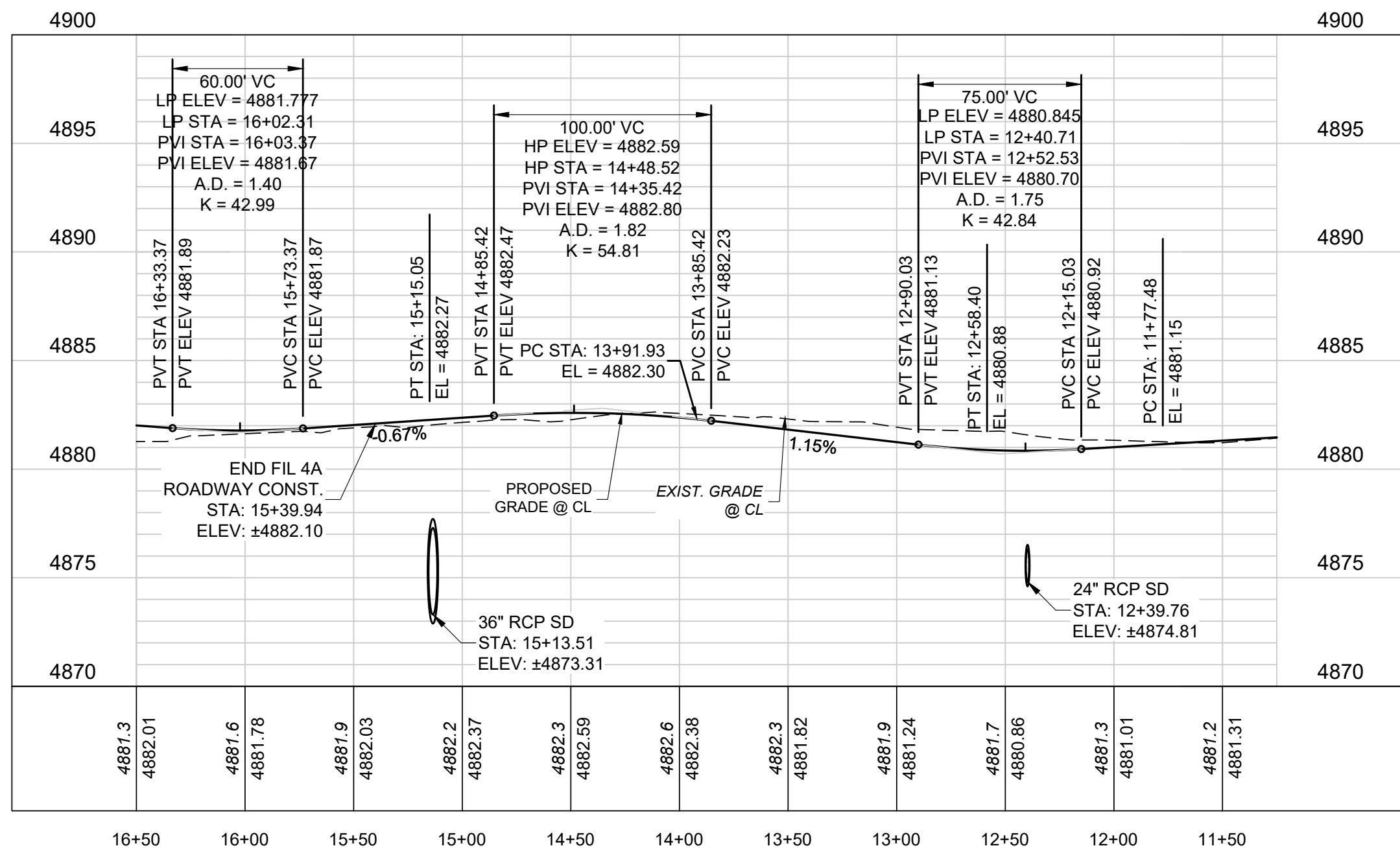
LEGEND		
X	EXIST. FENCE	PROPERTY LINE
E	EXIST. ELECTRIC LINE	RIGHT-OF-WAY
G	EXIST. GAS MAIN	LOT LINE
CTV	EXIST. CATV	CL RIGHT-OF-WAY
COM	EXIST. COMMUNICATION	PROP. STORM SEWER
FO	EXIST. FIBER OPTICS	PROP. AREA INLET
S	EXIST. SANITARY SEWER	PROP. TYPE 'R' INLET
W	EXIST. STORM SEWER	PROP. STORM MANHOLE
W	EXIST. WATER MAIN	PROP. FLARED END SECTION
W	EXIST. 100-YR FLOODPLAIN	PROP. STREET SIGN
W	EXIST. UTILITY RISER	PROP. STREET LIGHT
W	EXIST. STREET SIGN	PROP. CURB & GUTTER
		PROP. ADA RAMPS
		PROP. MARKER POST



KEYMAP
SCALE: 1"=400'

CONSTRUCTION KEY:

- 1 ADA RAMP REF: SHEET C11.12
- 2 MOUNTABLE CURB, GUTTER & SIDEWALK REF: SHEET C11.12
- 3 ASPHALT PAVEMENT PER GEO-TECH REPORT
- 4 8' WIDE CONC. CROSSPAN REF: SHEET C11.12
- 5 6" VERTICAL CURB & GUTTER REF: SHEET C11.12



PROFILE ASHWOOD ST (STA: 11+25 TO 16+50)

SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

ASHWOOD ST - PLAN & PROFILE

PROJECT NO: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/15/2023

C9.1

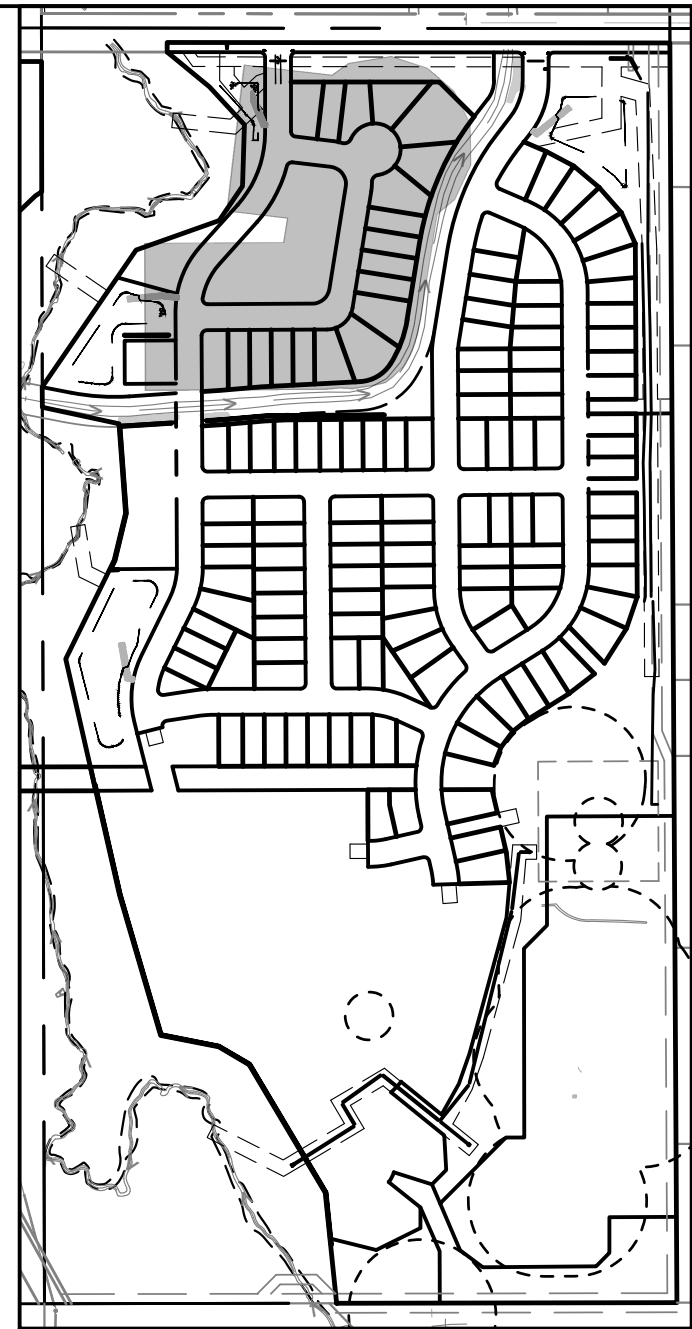
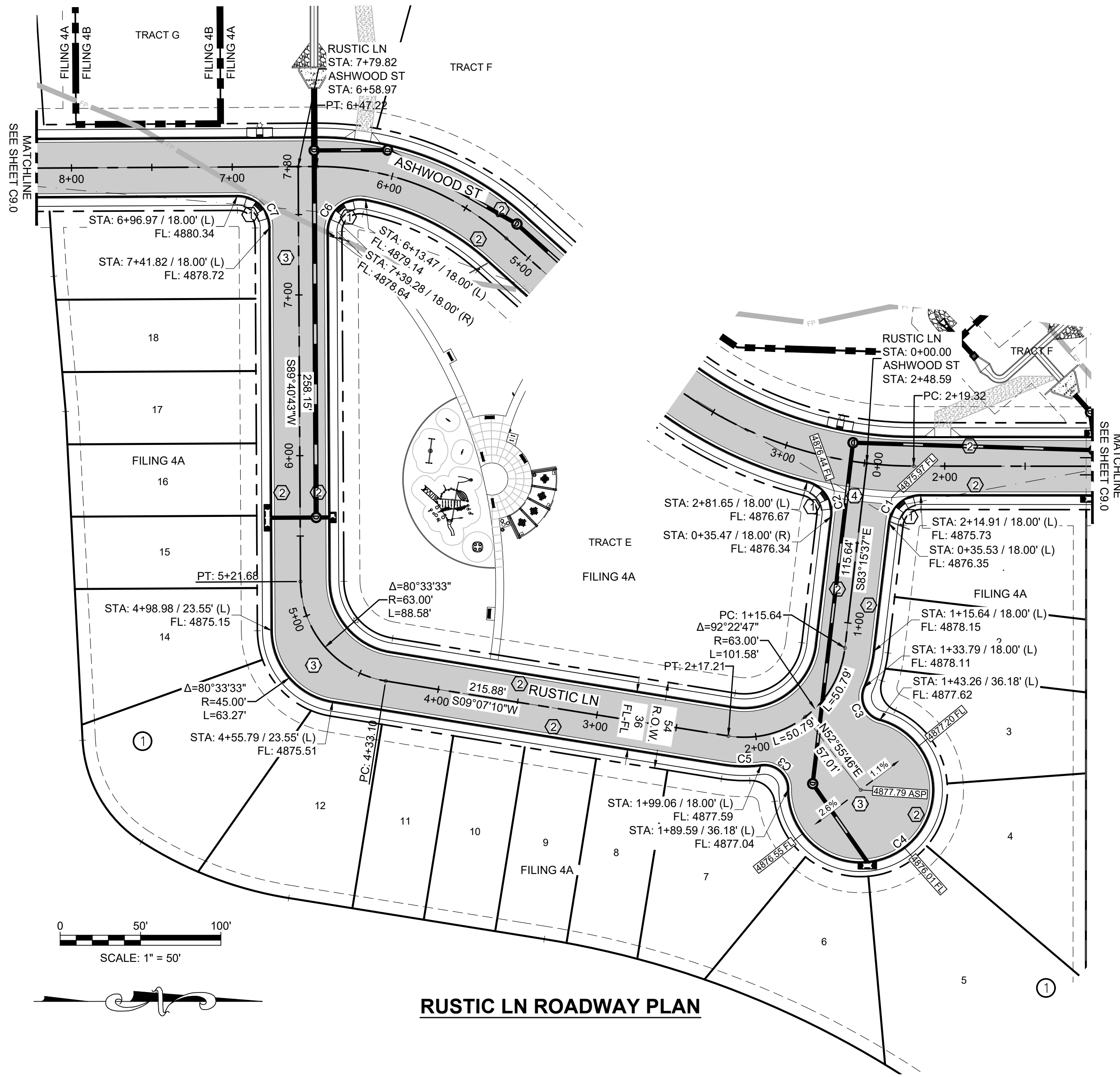
SHEET 72 OF 109

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Denver, CO 80210
303-572-7987 www.ees.us.com



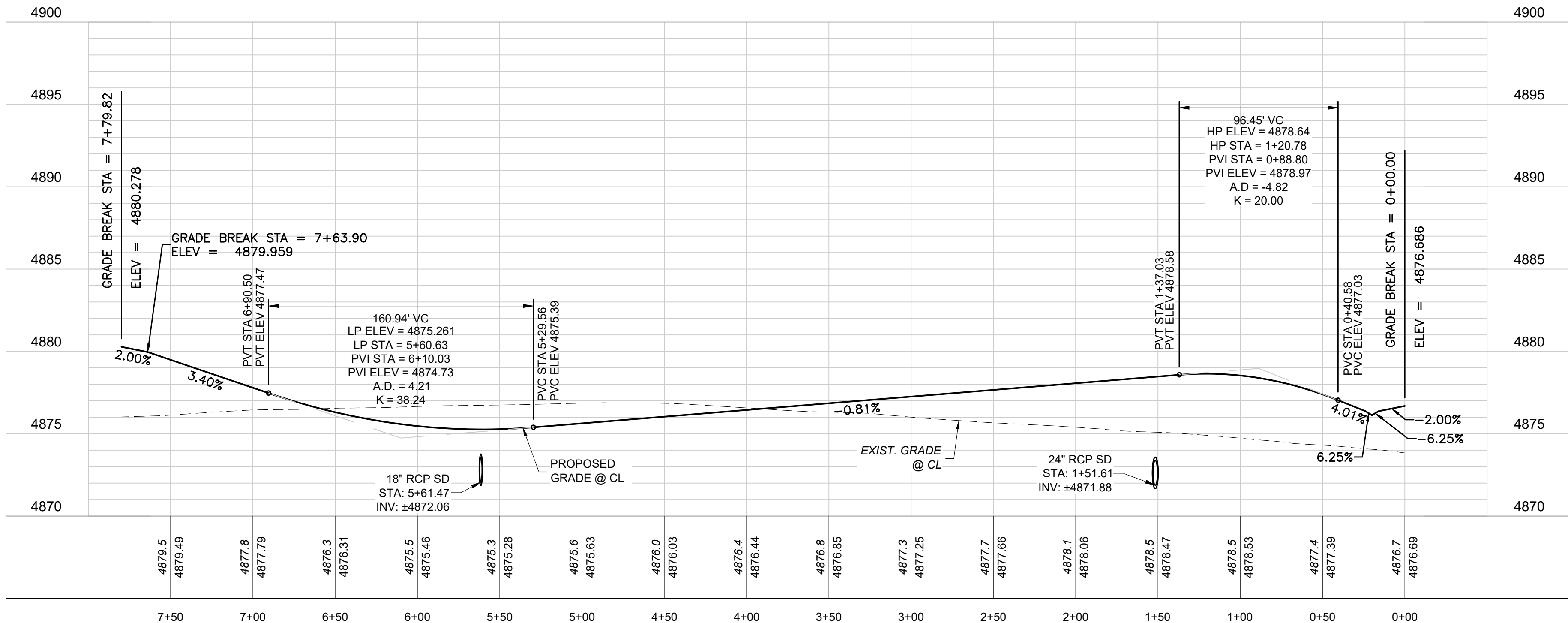
Curve Table			
Curve #	Length	Radius	Delta
C6	35.27'	20.00'	101°02'57"
C7	31.42'	20.00'	090°00'00"
C3	25.63'	15.00'	097°54'42"
C4	200.43'	45.00'	255°11'27"
C5	23.34'	81.00'	016°30'22"
C1	29.09'	20.00'	083°19'22"
C2	28.76'	20.00'	082°23'33"

LEGEND	
	EXIST. FENCE
	EXIST. ELECTRIC LINE
	EXIST. GAS MAIN
	EXIST. CATV
	EXIST. COMMUNICATION
	EXIST. FIBER OPTICS
	EXIST. SANITARY SEWER
	EXIST. STORM SEWER
	EXIST. WATER MAIN
	EXIST. 100-YR FLOODPLAIN
	EXIST. WATER VALVE
	EXIST. UTILITY RISER
	EXIST. STREET SIGN
	PROPERTY LINE
	RIGHT-OF-WAY
	LOT LINE
	CL RIGHT-OF-WAY
	PROP. STORM SEWER
	PROP. AREA INLET
	PROP. TYPE 'R' INLET
	PROP. STORM MANHOLE
	PROP. FLARED END SECTION
	PROP. STREET SIGN
	PROP. STREET LIGHT
	PROP. CURB & GUTTER
	PROP. ADA RAMPS
	PROP. MARKER POST



CONSTRUCTION KEY:

- 1 ADA RAMP REF: SHEET C11.12
- 2 MOUNTABLE CURB, GUTTER & SIDEWALK REF: SHEET C11.12
- 3 ASPHALT PAVEMENT PER GEO-TECH REPORT
- 4 8' WIDE CONC. CROSSSPAN REF: SHEET C11.12
- 5 6" VERTICAL CURB & GUTTER REF: SHEET C11.12



BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

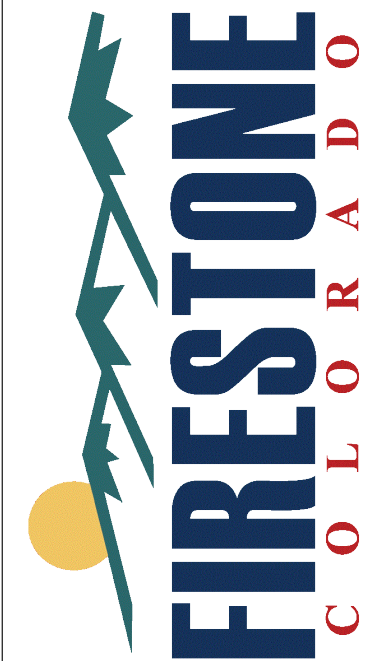


CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

Know what's below.
Call before you dig.

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/11/2023
FIRESTONE, COLORADO 80504
RUSTIC LN - PLAN & PROFILE

PROJECT NO: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/11/2023
C9.2
SHEET 73 OF 109

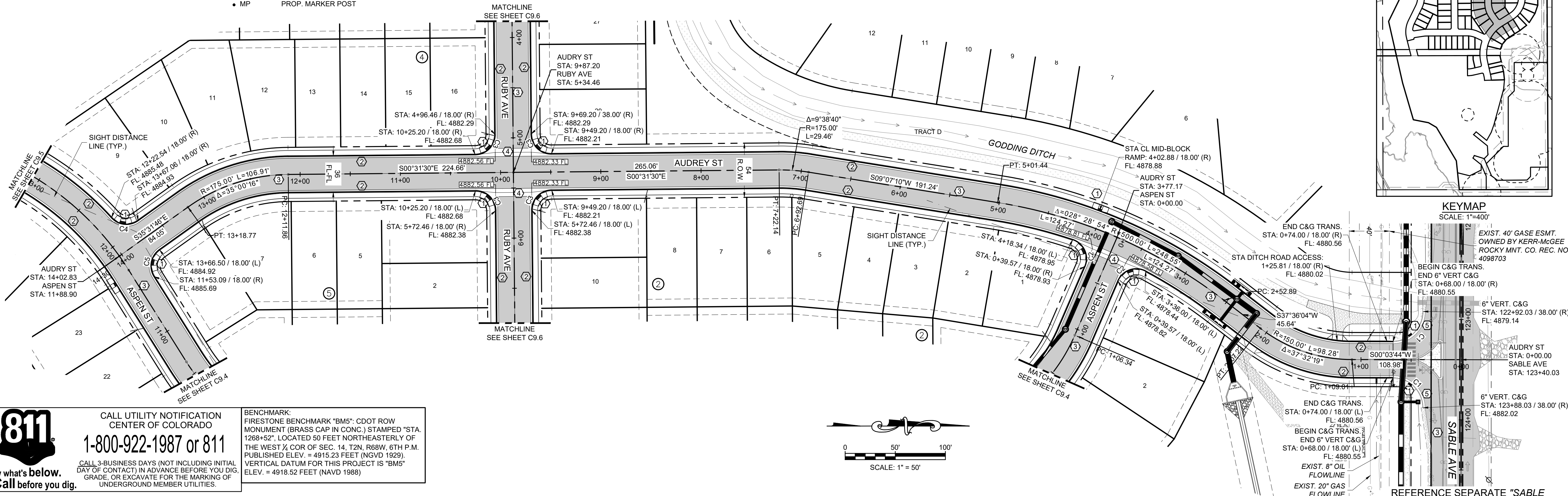
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LEGEND			
X	EXIST. FENCE	—	PROPERTY LINE
E	EXIST. ELECTRIC LINE	- - -	RIGHT-OF-WAY
G	EXIST. GAS MAIN	- · - · -	LOT LINE
CTV	EXIST. CATV	- · - · -	CL RIGHT-OF-WAY
COM	EXIST. COMMUNICATION	—	PROP. STORM SEWER
FO	EXIST. FIBER OPTICS	—	PROP. AREA INLET
S	EXIST. SANITARY SEWER	—	PROP. TYPE 'R' INLET
SW	EXIST. STORM SEWER	—	PROP. STORM MANHOLE
WM	EXIST. WATER MAIN	—	PROP. FLARED END SECTION
FF	EXIST. 100-YR FLOODPLAIN	—	PROP. STREET SIGN
WV	EXIST. WATER VALVE	—	PROP. CURB & GUTTER
UR	EXIST. UTILITY RISER	—	PROP. ADA RAMP
SS	EXIST. STREET SIGN	—	PROP. MARKER POST

CONSTRUCTION KEY:

- ADA RAMP REF: SHEET C11.12
- MOUNTABLE CURB, GUTTER & SIDEWALK REF: SHEET C11.12
- ASPHALT PAVEMENT PER GEO-TECH REPORT
- 8' WIDE CONC. CROSSSPAN REF: SHEET C11.12
- 6" VERTICAL CURB & GUTTER REF: SHEET C11.12

Curve Table			
Curve #	Length	Radius	Delta
C5	30.24'	20.00'	086°37'55"
C4	29.07'	20.00'	083°17'08"
C1	47.12'	30.00'	089°59'59"
C2	33.06'	20.00'	094°43'05"
C3	31.42'	20.00'	090°00'00"

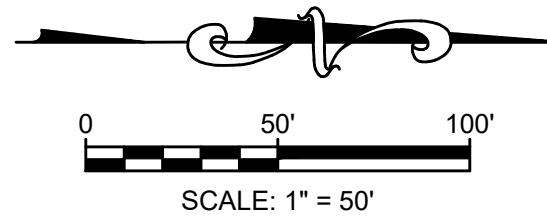


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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

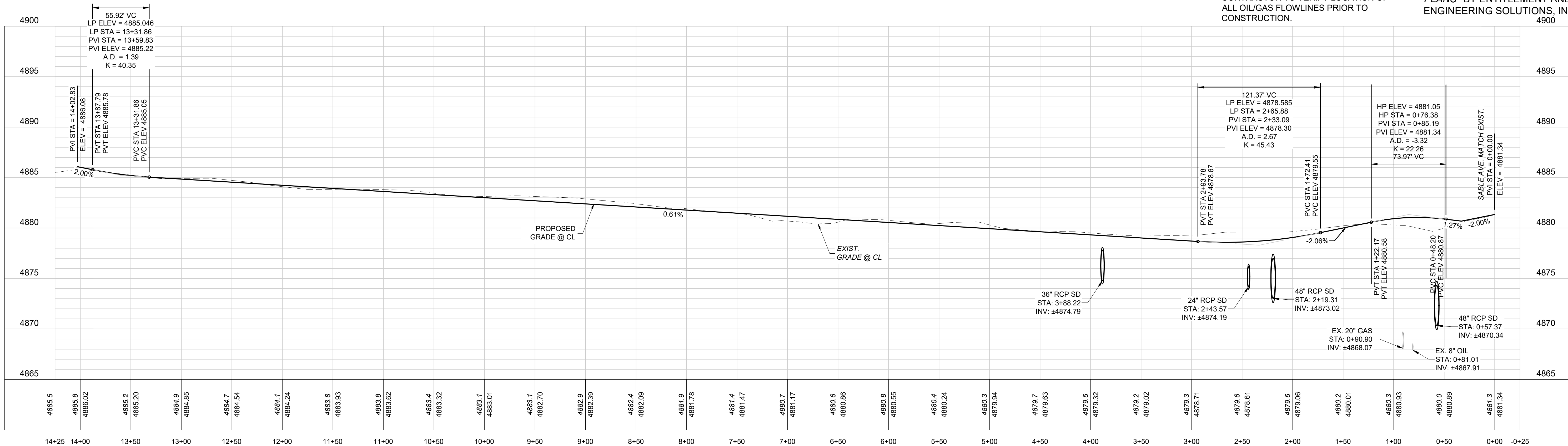
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
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UNDERGROUND MEMBER UTILITIES.

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/4 COR OF SEC. 14, T2N, R60W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NAVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)



NOTE:
CONTRACTOR TO VERIFY LOCATION OF
ALL OIL/GAS FLOWLINES PRIOR TO
CONSTRUCTION.

REFERENCE SEPARATE "SABLE
AVENUE ROADWAY IMPROVEMENT
PLANS" BY ENTITLEMENT AND
ENGINEERING SOLUTIONS, INC.



PROFILE AUDREY ST (STA: -0+25 TO 14+25)

SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL

NOTE:
CONTRACTOR TO VERIFY LOCATION
OF ALL OIL/GAS FLOWLINES PRIOR
TO CONSTRUCTION.

P:\ALBERTA DEVELOPMENT PARTNERS\COTTONWOOD HOLLOW FILING 408\CAD\SHEETS\C9.3 AUDREY ST PP.DWG - 2/20/2023 12:24:47 PM - Luke Breedlove

DATE

BY

REVISION

No.

PRELIMINARY
NOT FOR
CONSTRUCTION

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Denver, CO 80210
303-572-7987 www.ees.us.com

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

AUDREY ST - PLAN & PROFILE

PROJECT NO.: OLS001.01

DESIGNED BY: GSR

DRAWN BY: RAK

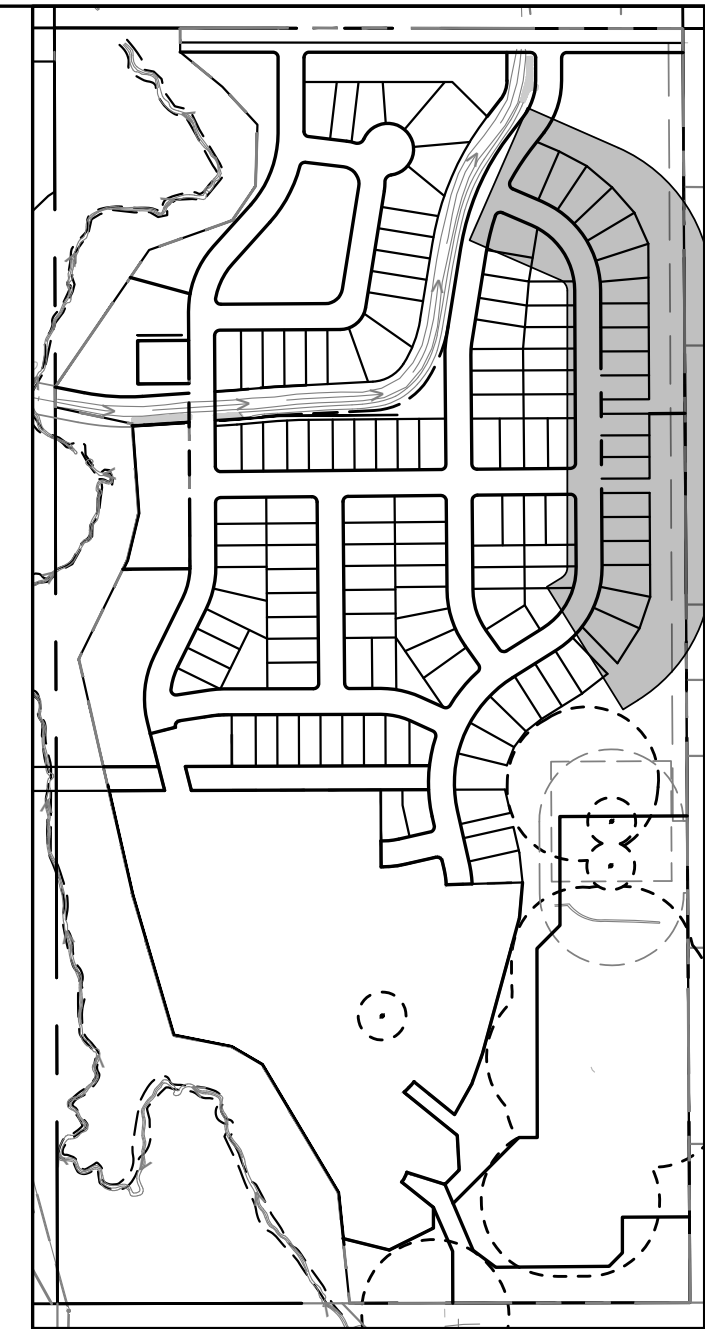
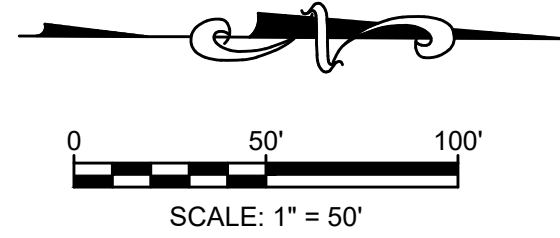
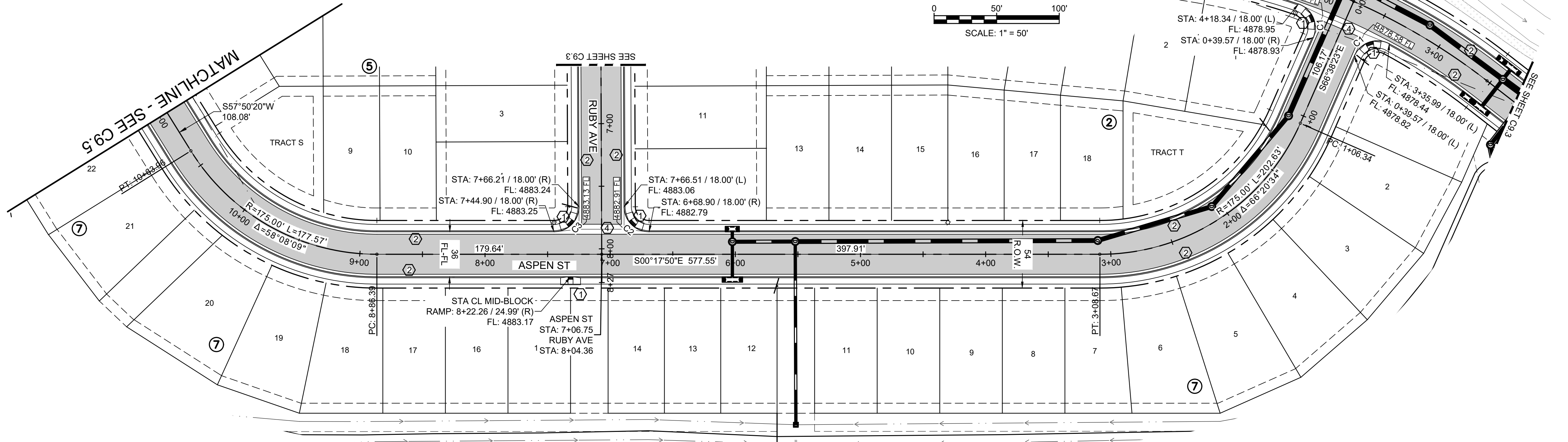
DATE: 02/15/2023

C9.3

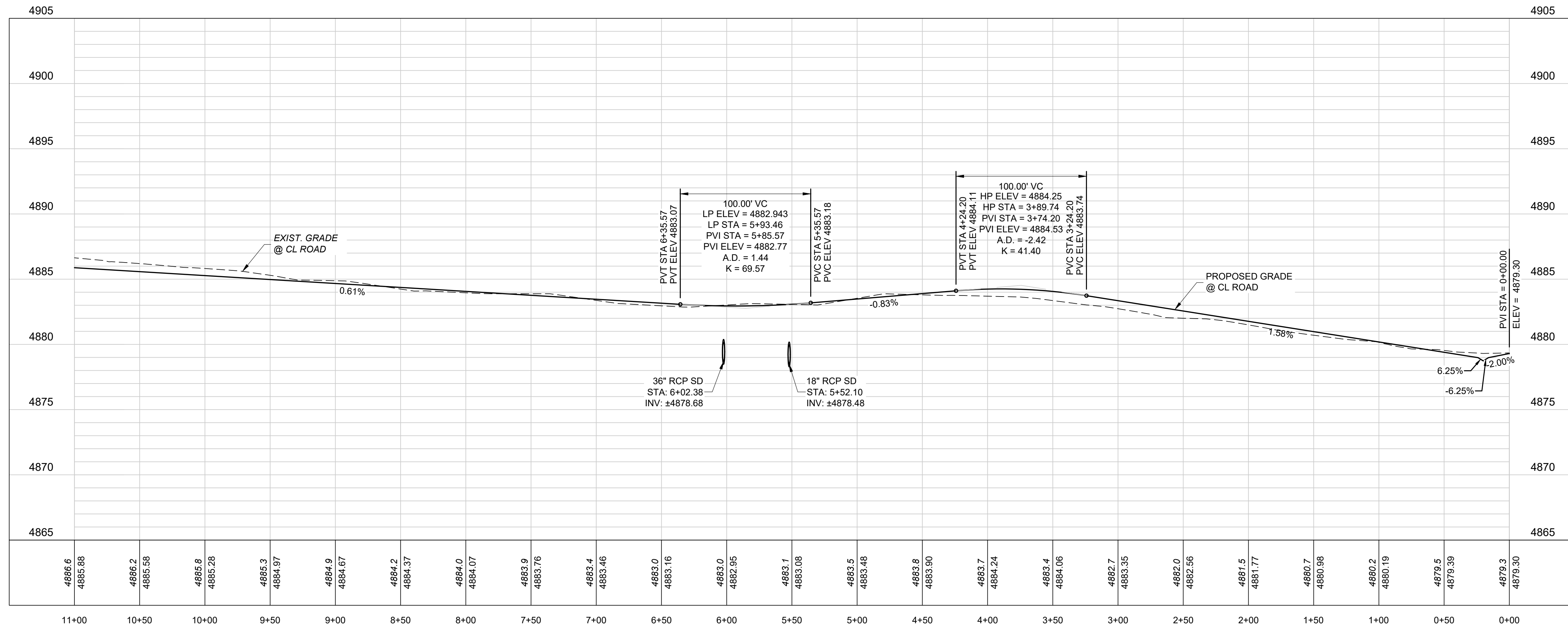
SHEET 74 OF 109

LEGEND		
X	EXIST. FENCE	PROPERTY LINE
E	EXIST. ELECTRIC LINE	RIGHT-OF-WAY
G	EXIST. GAS MAIN	LOT LINE
CTV	EXIST. CATV	CL RIGHT-OF-WAY
COM	EXIST. COMMUNICATION	PROP. STORM SEWER
FO	EXIST. FIBER OPTICS	PROP. AREA INLET
S	EXIST. SANITARY SEWER	PROP. TYPE 'R' INLET
W	EXIST. STORM SEWER	PROP. STORM MANHOLE
W	EXIST. WATER MAIN	PROP. FLARED END SECTION
M	EXIST. 100-YR FLOODPLAIN	PROP. STREET SIGN
M	EXIST. WATER VALVE	PROP. STREET LIGHT
M	EXIST. UTILITY RISER	PROP. CURB & GUTTER
M	EXIST. STREET SIGN	PROP. ADA RAMP
MP		PROP. MARKER POST

- CONSTRUCTION KEY:
- 1 ADA RAMP REF: SHEET C11.12
 - 2 MOUNTABLE CURB, GUTTER & SIDEWALK REF: SHEET C11.12
 - 3 ASPHALT PAVEMENT PER GEO-TECH REPORT
 - 4 8' WIDE CONC. CROSSSPAN REF: SHEET C11.12
 - 5 6" VERTICAL CURB & GUTTER REF: SHEET C11.12



Curve Table			
Curve #	Length	Radius	Delta
C1	33.06'	20.00'	094°43'05"
C2	31.34'	20.00'	089°46'20"
C3	31.50'	20.00'	090°13'40"



PROFILE ASPEN ST (STA: -0+00 TO 11+00)

SCALES: 1"=50' HORIZONTAL, 1"=5' VERTICAL



CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

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BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

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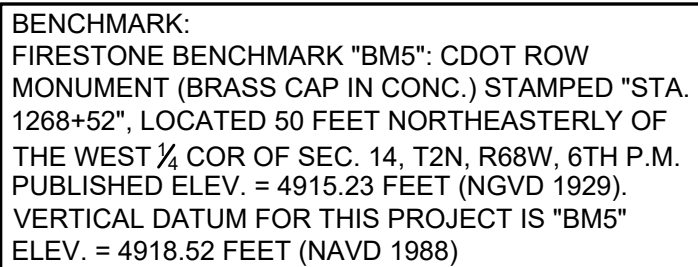
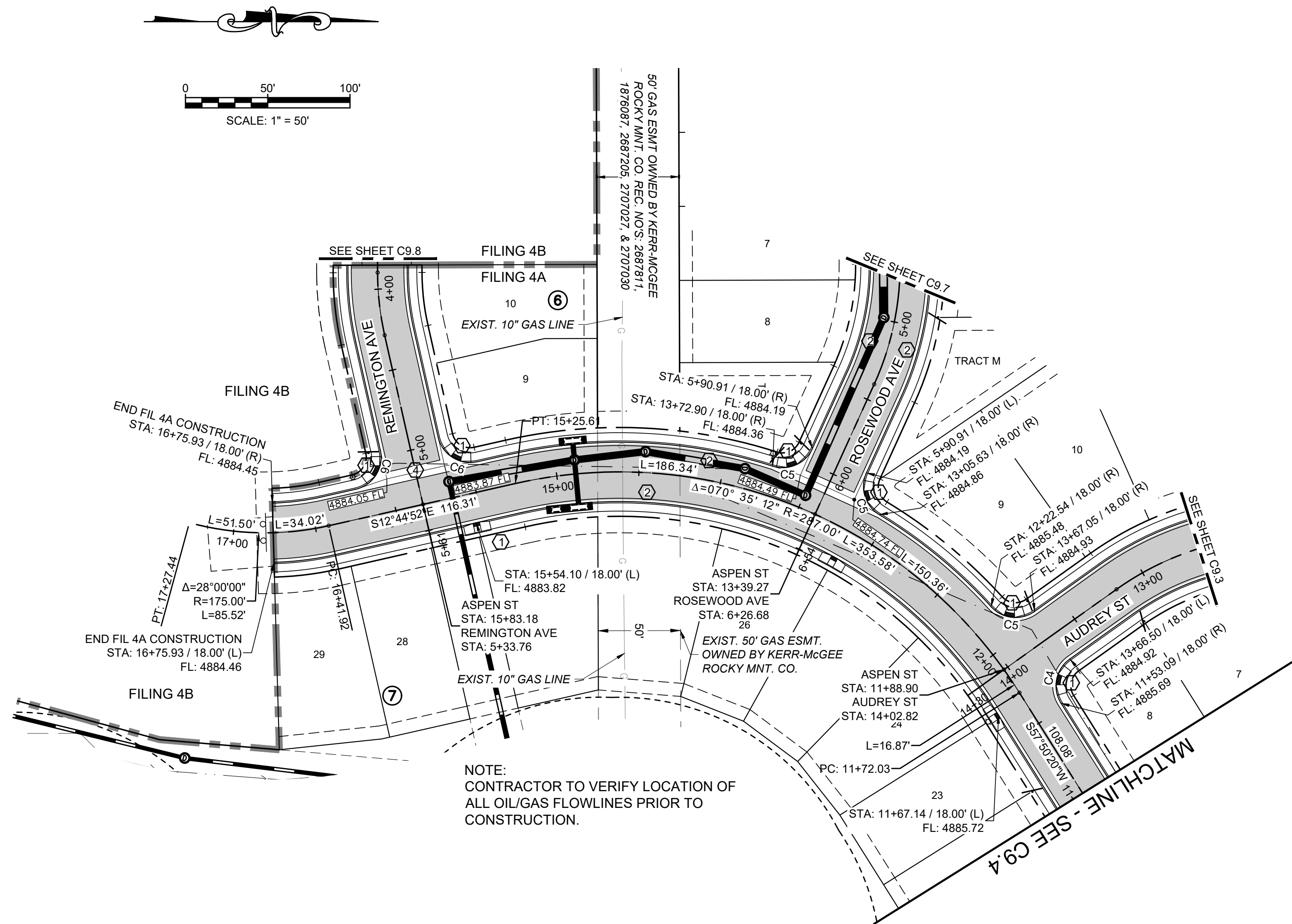


CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A

ASPEN ST - PLAN & PROFILE

PROJECT NO: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/11/2023

C9.4
SHEET 75 OF 109



1	ADA RAMP REF: SHEET C11.12
2	MOUNTABLE CURB, GUTTER & SIDEWALK REF: SHEET C11.12
3	ASPHALT PAVEMENT PER GEO-TECH REPORT
4	8' WIDE CONC. CROSSSPAN REF: SHEET C11.12
5	6" VERTICAL CURB & GUTTER REF: SHEET C11.12

Curve Table			
Curve #	Length	Radius	Delta
C4	30.24'	20.00'	086°37'55"
C5	29.07'	20.00'	083°17'08"
C6	31.42'	20.00'	090°00'00"



CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



FIRESTONE, COLORADO 80504

ASPEN ST - PLAN & PROFILE

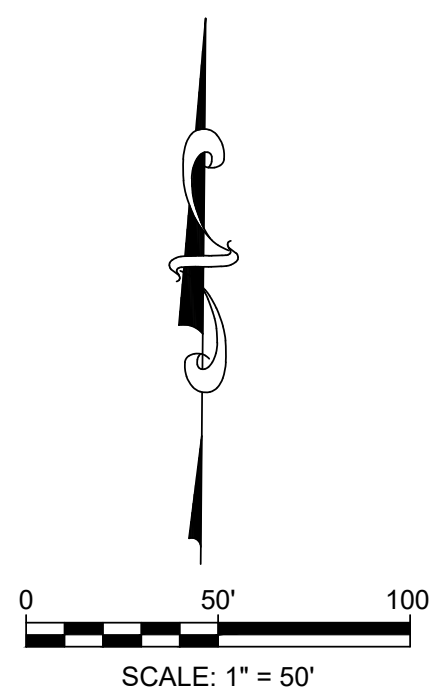
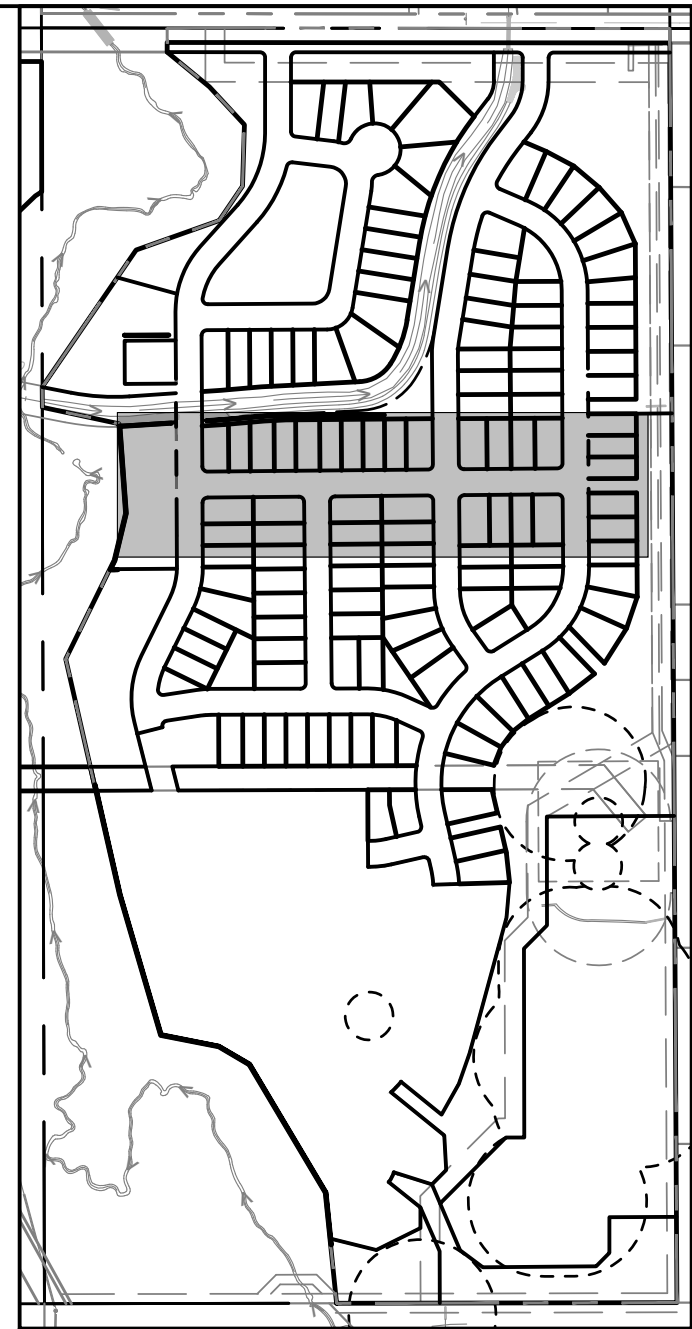
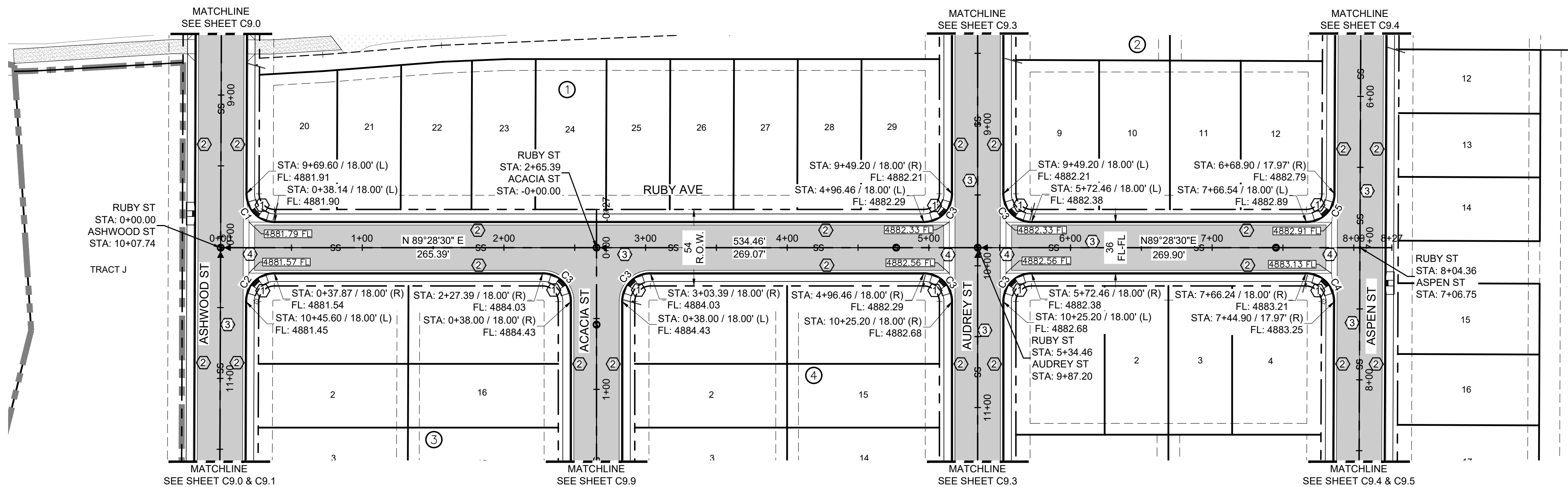
C9.5

Curve Table			
Curve #	Length	Radius	Delta
C1	31.49'	20.00'	090°12'13"
C2	31.34'	20.00'	089°47'47"
C3	31.42'	20.00'	090°00'00"
C4	31.50'	20.00'	090°13'40"
C5	31.34'	20.00'	089°46'20"

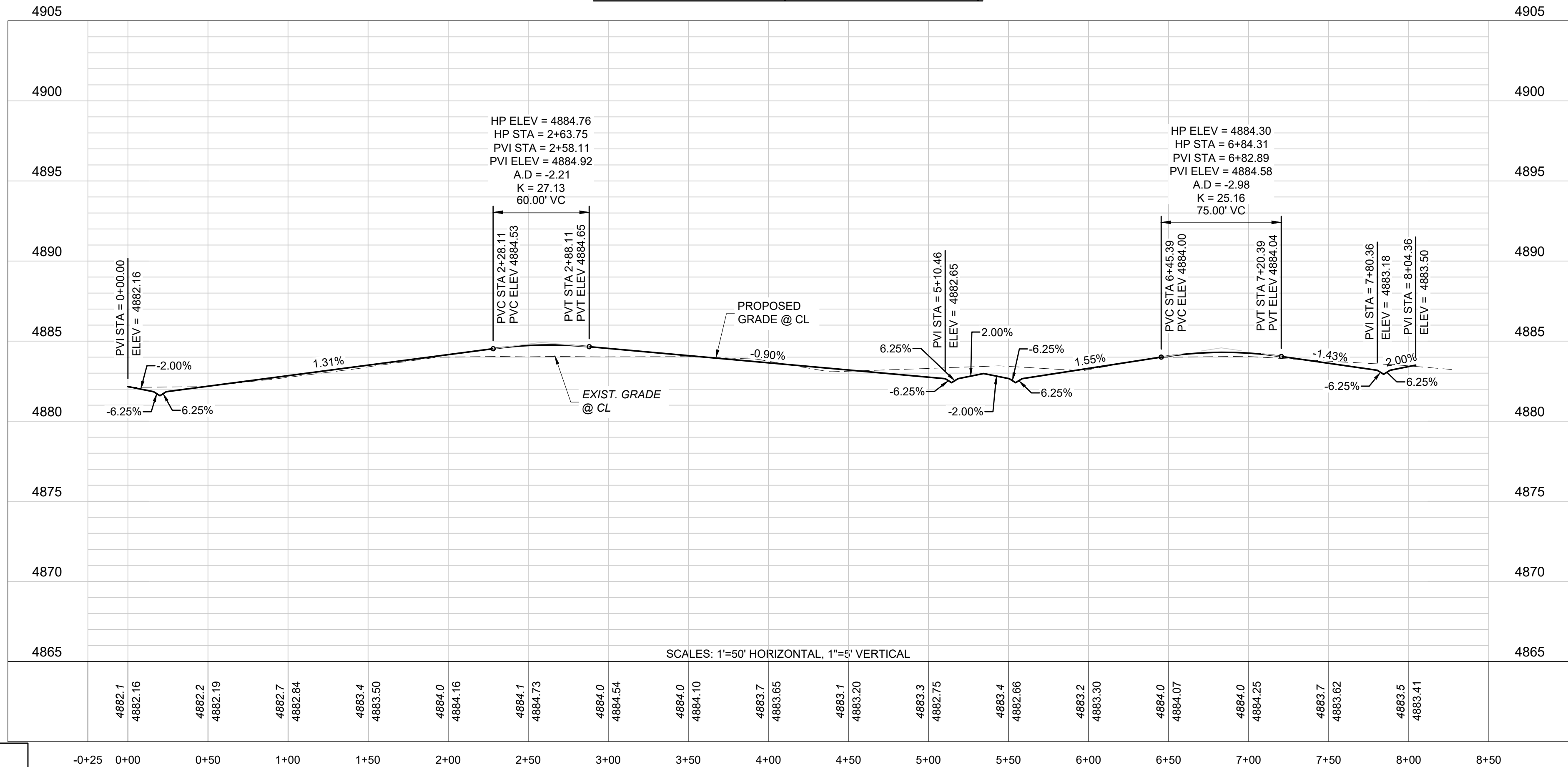
LEGEND		
X	EXIST. FENCE	PROPERTY LINE
E	EXIST. ELECTRIC LINE	RIGHT-OF-WAY
G	EXIST. GAS MAIN	LOT LINE
CTV	EXIST. CATV	CL RIGHT-OF-WAY
COM	EXIST. COMMUNICATION	PROP. STORM SEWER
FO	EXIST. FIBER OPTICS	PROP. AREA INLET
S	EXIST. SANITARY SEWER	PROP. TYPE 'R' INLET
SS	EXIST. STORM SEWER	PROP. STORM MANHOLE
WM	EXIST. WATER MAIN	PROP. FLARED END SECTION
W	EXIST. 100-YR FLOODPLAIN	PROP. STREET SIGN
M	EXIST. WATER VALVE	PROP. STREET LIGHT
UR	EXIST. UTILITY RISER	PROP. CURB & GUTTER
SS	EXIST. STREET SIGN	PROP. ADA RAMPS
MP		PROP. MARKER POST

CONSTRUCTION KEY:

- ADA RAMP REF: SHEET C11.12
- MOUNTABLE CURB, GUTTER & SIDEWALK REF: SHEET C11.12
- ASPHALT PAVEMENT PER GEO-TECH REPORT
- 8' WIDE CONC. CROSSSPAN REF: SHEET C11.12
- 6" VERTICAL CURB & GUTTER REF: SHEET C11.12



PROFILE RUBY ST (STA: -0+25 TO 8+50)



CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

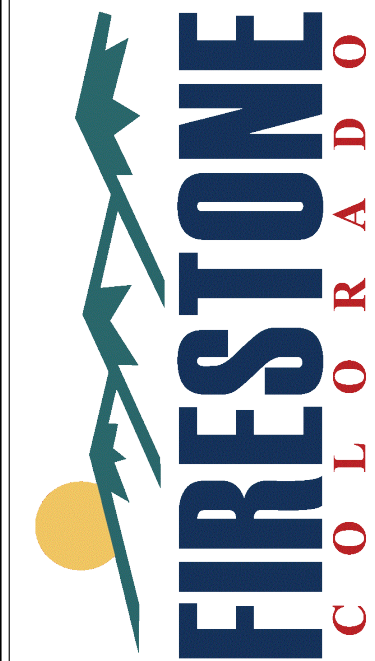
Know what's below.
Call before you dig.

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW MONUMENT (BRASS CAP IN CONC.) STAMPED "STA. 1268+52", LOCATED 50 FEET NORTHEASTERLY OF THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M. PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929). VERTICAL DATUM FOR THIS PROJECT IS "BM5" ELEV. = 4918.52 FEET (NAVD 1988)

PRELIMINARY
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CONSTRUCTION

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SOLUTIONS, INC.
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CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A

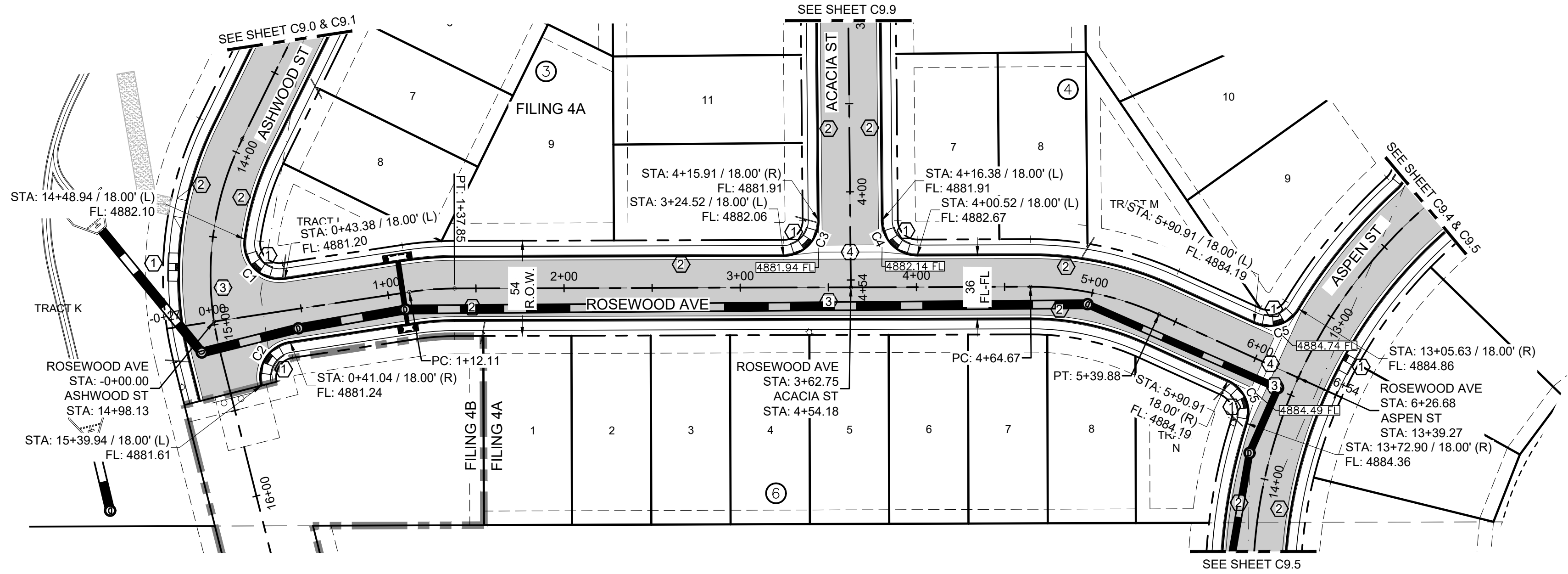
FIRESTONE - COLORADO 80504

RUBY AVE - PLAN & PROFILE

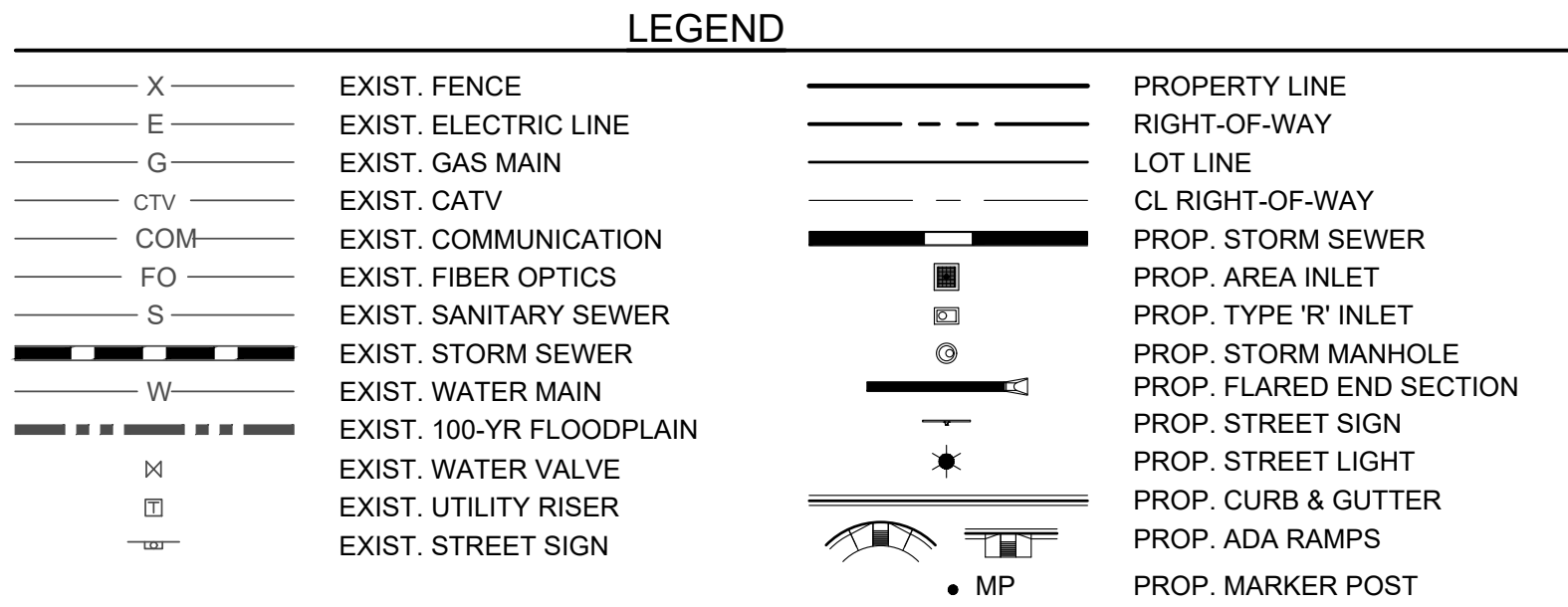
PROJECT NO: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 02/15/2023

C9.6

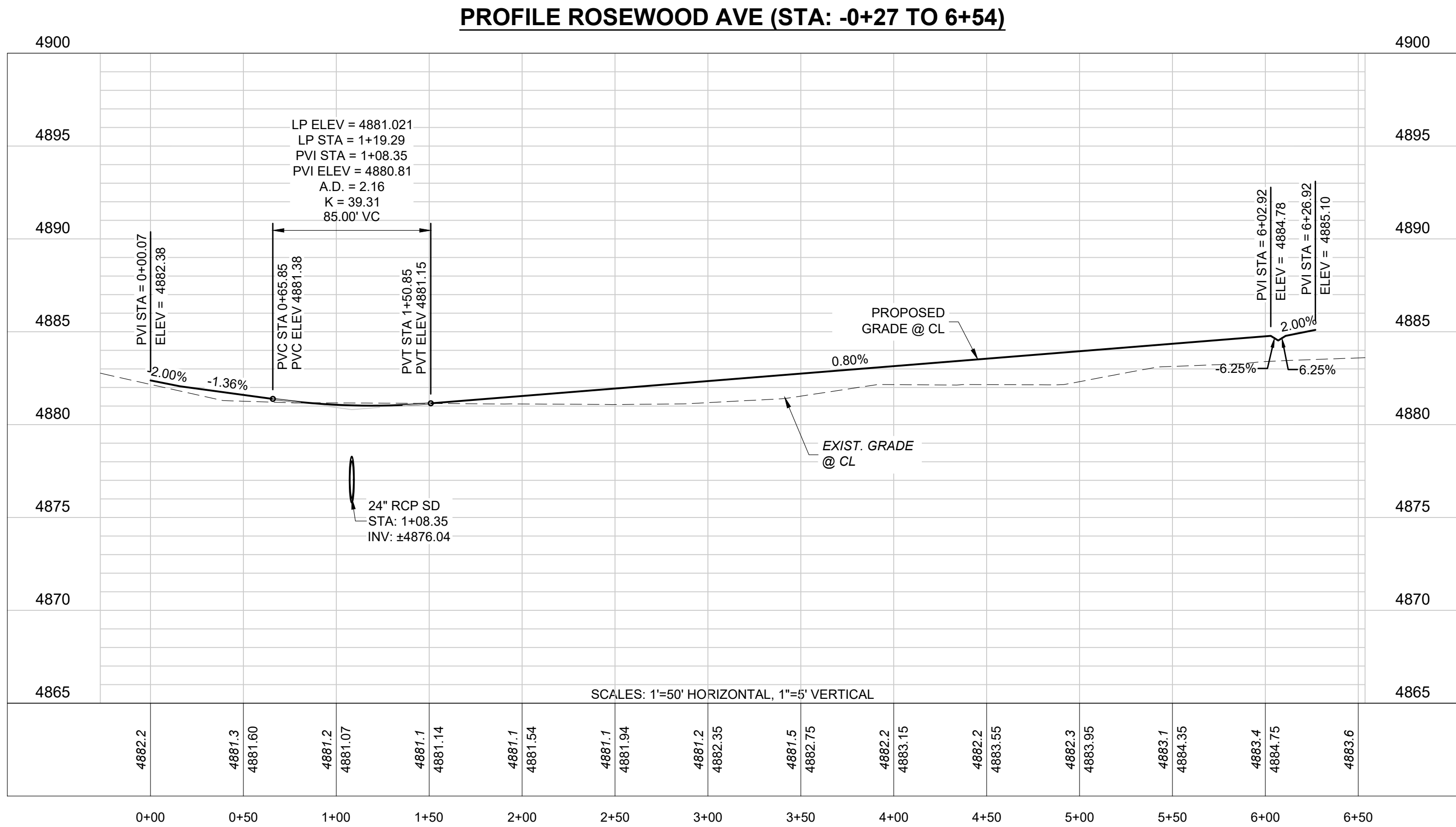
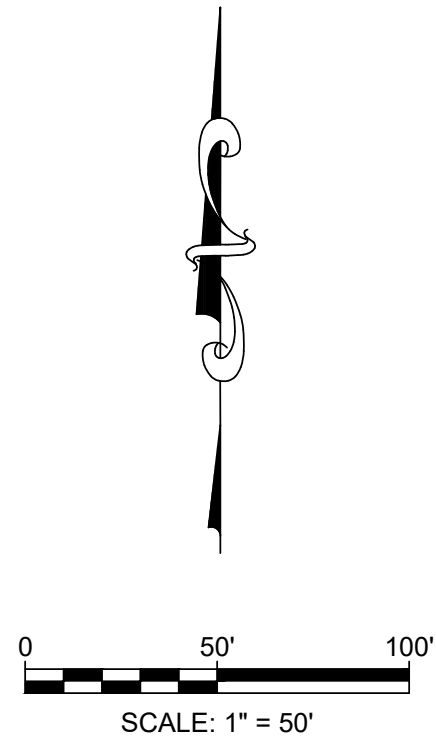
SHEET 77 OF 109



Curve Table			
Curve #	Length	Radius	Delta
C1	37.04'	20.00'	106°06'12"
C2	33.35'	20.00'	095°32'23"
C3	31.54'	20.00'	090°21'08"
C4	31.29'	20.00'	089°38'52"
C5	29.07'	20.00'	083°17'08"



- CONSTRUCTION KEY:
- 1 ADA RAMP REF: SHEET C11.12
 - 2 MOUNTABLE CURB, GUTTER & SIDEWALK REF: SHEET C11.12
 - 3 ASPHALT PAVEMENT PER GEO-TECH REPORT
 - 4 8' WIDE CONC. CROSSSPAN REF: SHEET C11.12
 - 5 6" VERTICAL CURB & GUTTER REF: SHEET C11.12



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
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BENCHMARK:
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PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

PROJECT NO: OLS001.01

DESIGNED BY: GSR

DRAWN BY: RAK

DATE: 02/11/2023

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

ROSEWOOD AVE - PLAN & PROFILE

PRELIMINARY
NOT FOR
CONSTRUCTION

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Denver, CO 80210
303-572-1987 www.ees.us.com

FIRESTONE

COLORADO

C9.7

SHEET 78 OF 109

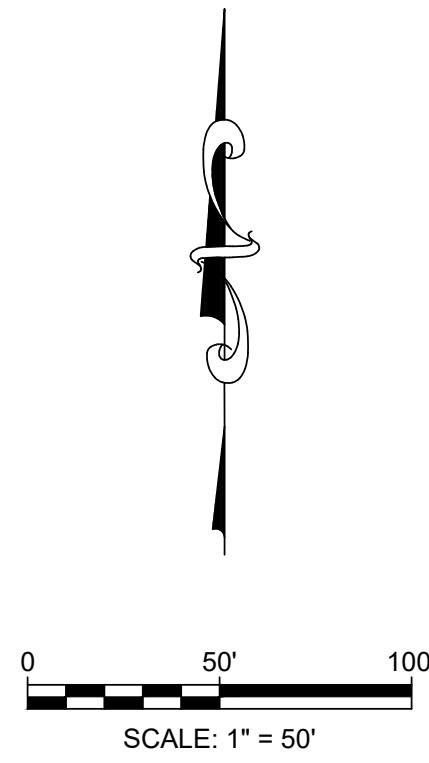
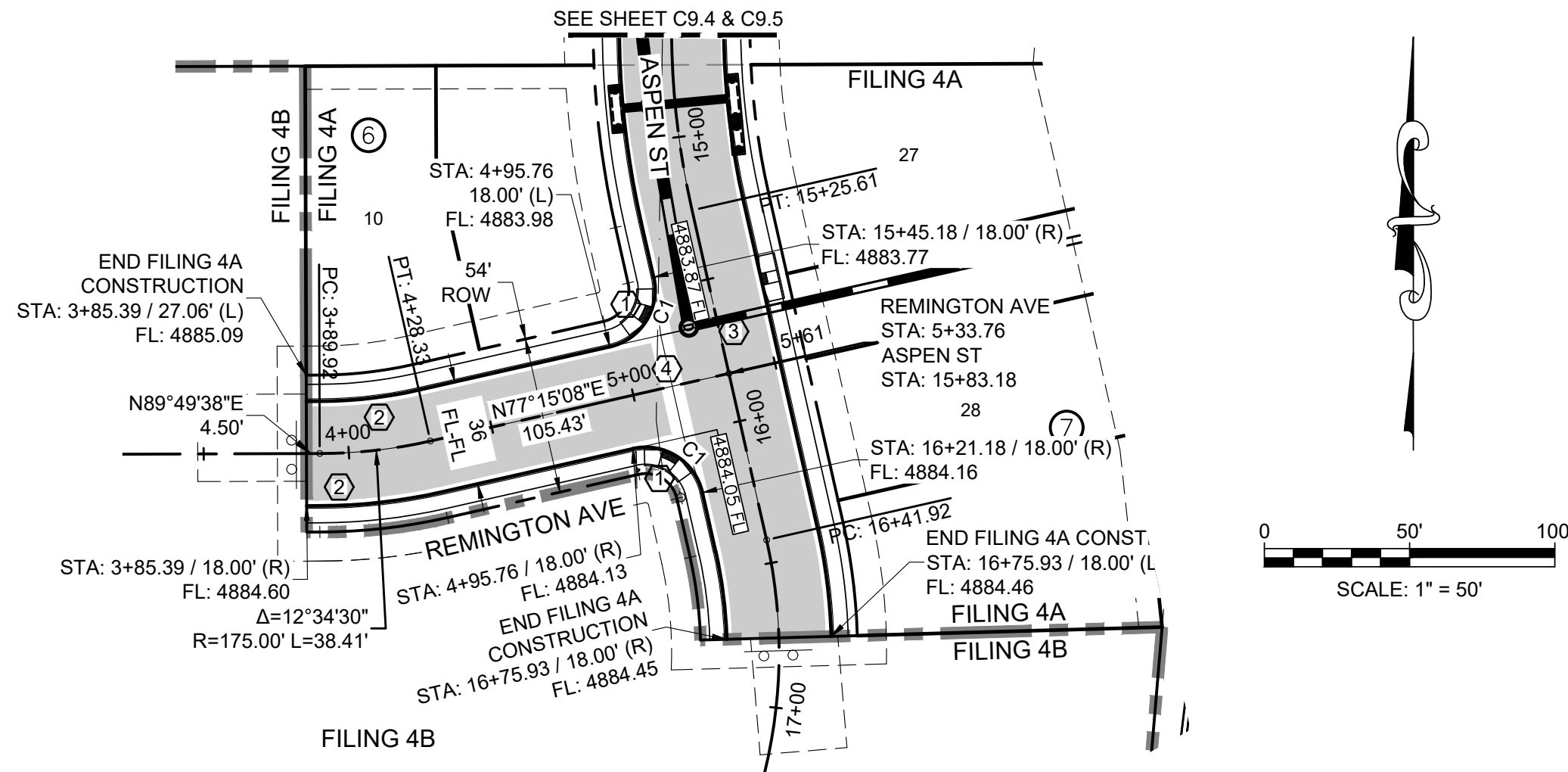


Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

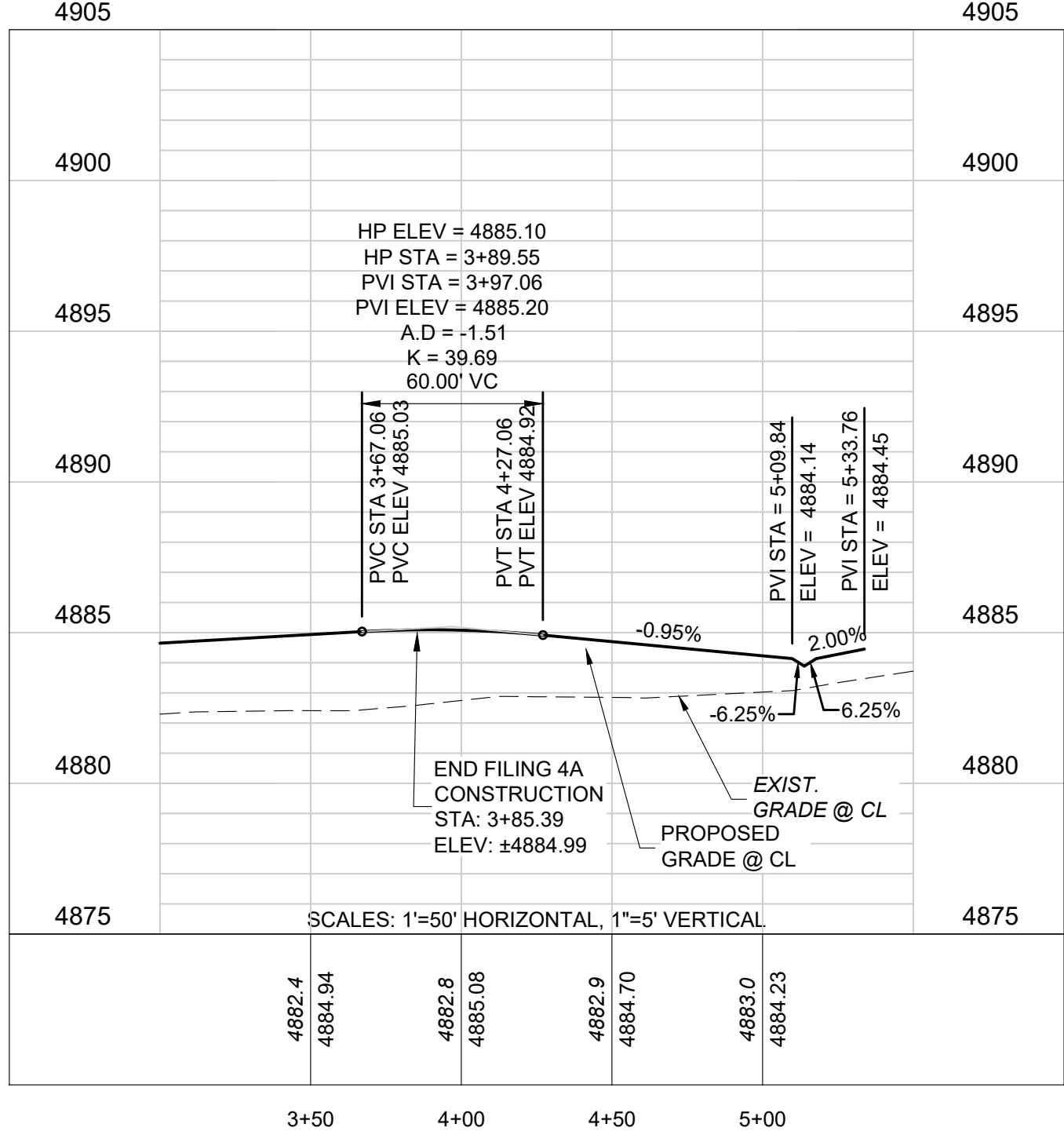
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



KEYMAP
SCALE: 1" = 400'

Curve Table			
Curve #	Length	Radius	Delta
C1	31.42'	20.00'	090°00'00"

PROFILE REMINGTON AVE (STA: 3+00 TO 5+50)



CONSTRUCTION KEY:

- 1 ADA RAMP REF: SHEET C11.12
- 2 MOUNTABLE CURB, GUTTER & SIDEWALK REF: SHEET C11.12
- 3 ASPHALT PAVEMENT PER GEO-TECH REPORT
- 4 8' WIDE CONC. CROSSSPAN REF: SHEET C11.12
- 5 6" VERTICAL CURB & GUTTER REF: SHEET C11.12

LEGEND

X	EXIST. FENCE	---	PROPERTY LINE
E	EXIST. ELECTRIC LINE	---	RIGHT-OF-WAY
G	EXIST. GAS MAIN	---	LOT LINE
CTV	EXIST. CATV	---	CL RIGHT-OF-WAY
COM	EXIST. COMMUNICATION	---	PROP. STORM SEWER
FO	EXIST. FIBER OPTICS	---	PROP. AREA INLET
S	EXIST. SANITARY SEWER	---	PROP. TYPE 'R' INLET
SS	EXIST. STORM SEWER	---	PROP. STORM MANHOLE
W	EXIST. WATER MAIN	---	PROP. FLARED END SECTION
---	EXIST. 100-YR FLOODPLAIN	---	PROP. STREET SIGN
WV	EXIST. WATER VALVE	---	PROP. STREET LIGHT
UR	EXIST. UTILITY RISER	---	PROP. CURB & GUTTER
SS	EXIST. STREET SIGN	---	PROP. ADA RAMP
		---	PROP. MARKER POST

BENCHMARK:
FIRESTONE BENCHMARK "BM5": CDOT ROW
MONUMENT (BRASS CAP IN CONC.) STAMPED "STA.
1268+52", LOCATED 50 FEET NORTHEASTERLY OF
THE WEST 1/4 COR OF SEC. 14, T2N, R68W, 6TH P.M.
PUBLISHED ELEV. = 4915.23 FEET (NGVD 1929).
VERTICAL DATUM FOR THIS PROJECT IS "BM5"
ELEV. = 4918.52 FEET (NAVD 1988)

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

REMINGTON AVE - PLAN & PROFILE

PROJECT NO: OLS001.01

DESIGNED BY: GSR

DRAWN BY: RAK

DATE: 02/11/2023

C9.8

SHEET 79 OF 109

PRELIMINARY
NOT FOR
CONSTRUCTION

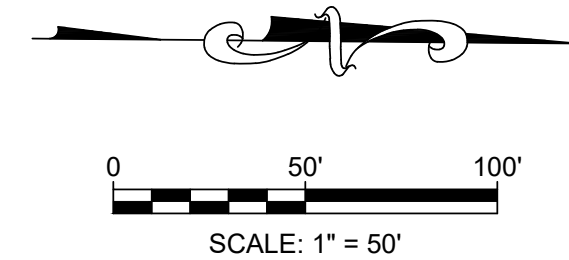


ENTITLEMENT AND
ENGINEERING
SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-7987 www.ees.us.com

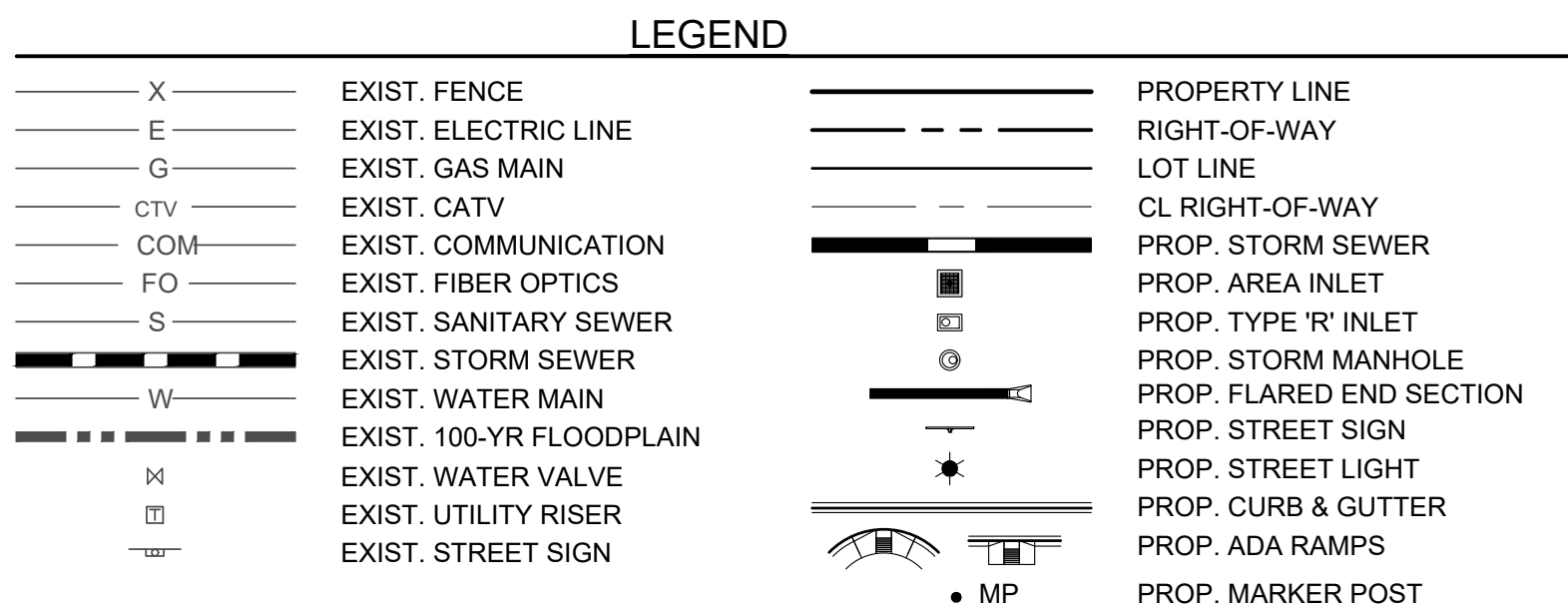


1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



SCALES: 1'=50' HORIZONTAL, 1"=5' VERTICAL



Curve Table			
Curve #	Length	Radius	Delta
C1	31.29'	20.00'	089°38'52"
C2	31.54'	20.00'	090°21'08"
C3	31.42'	20.00'	090°00'00"



1	ADA RAMP REF: SHEET C11.12
2	MOUNTABLE CURB, GUTTER & SIDEWALK REF: SHEET C11.12
3	ASPHALT PAVEMENT PER GEO-TECH REPORT
4	8' WIDE CONC. CROSSSPAN REF: SHEET C11.12
5	6" VERTICAL CURB & GUTTER REF: SHEET C11.12

COTTONWOOD HOLLOW - FILING 4A

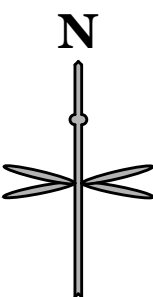
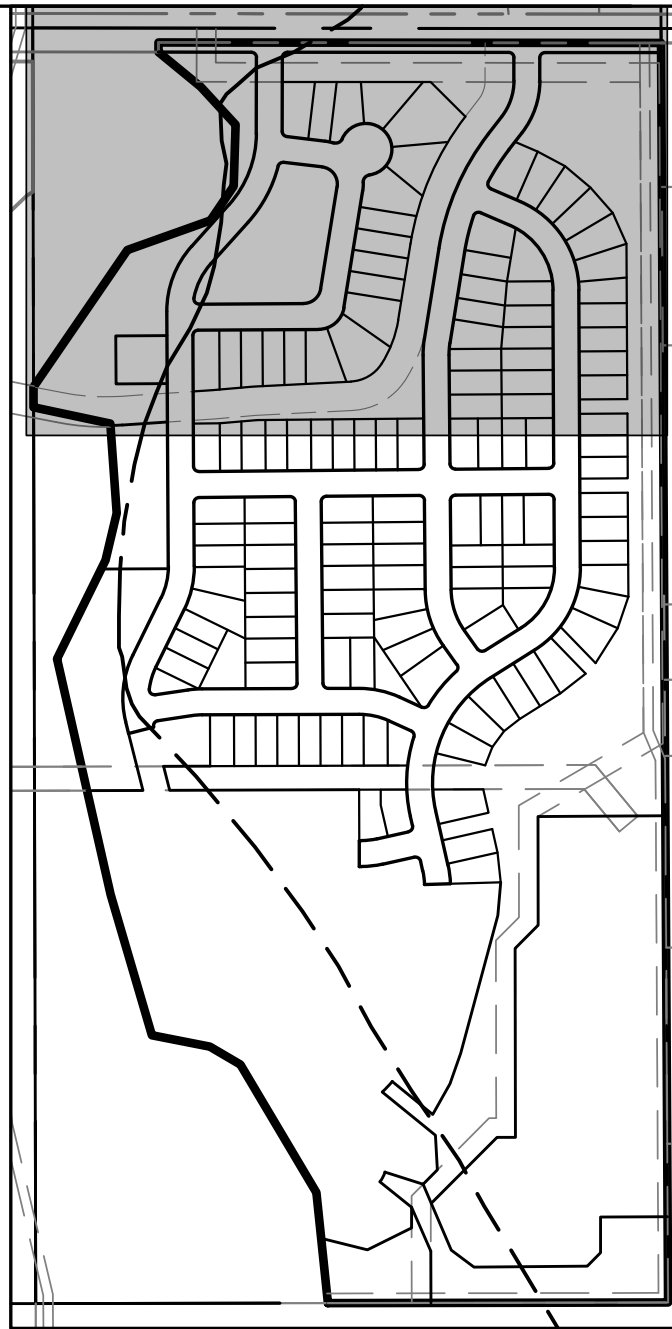
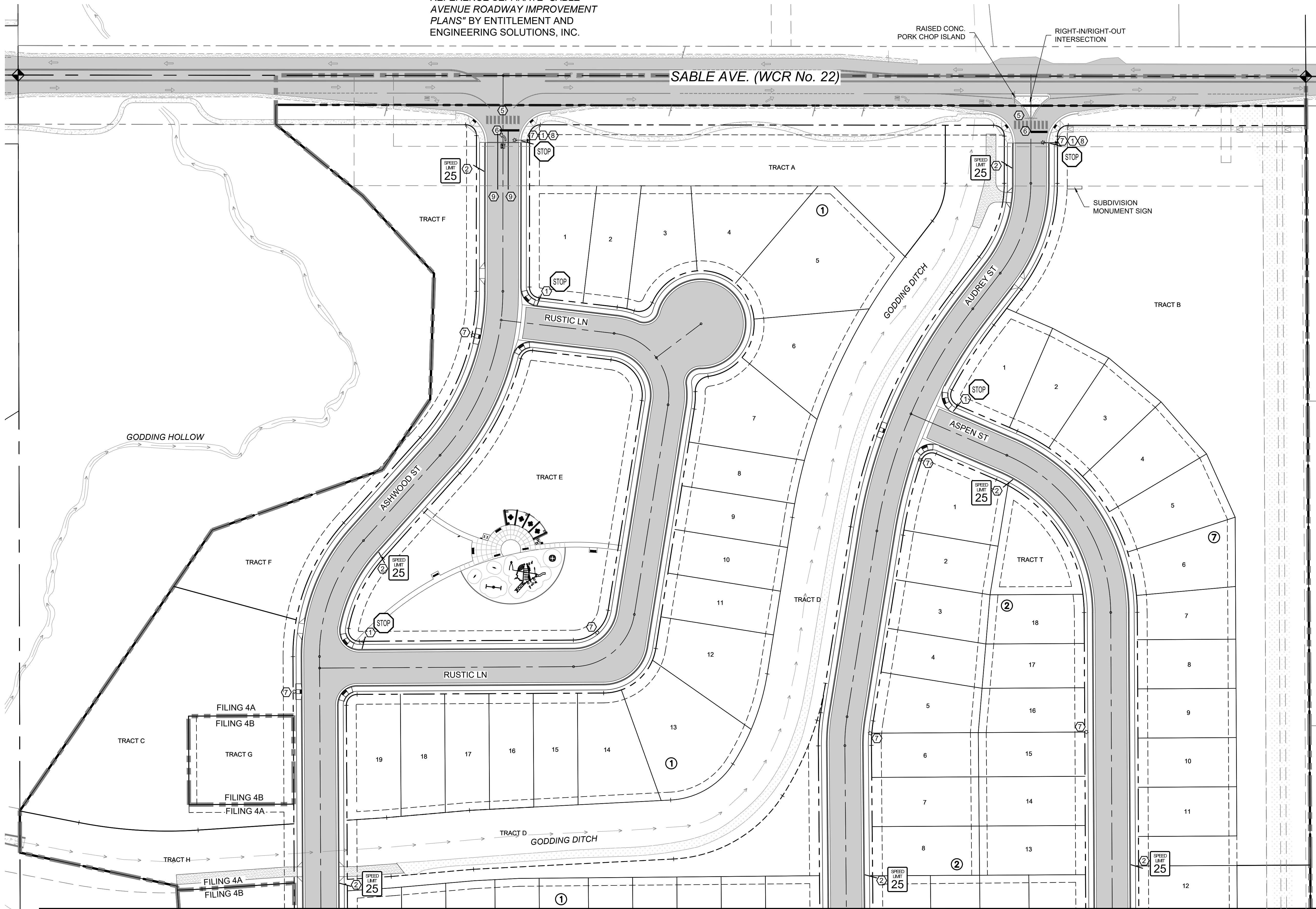
FIRESTONE. COLORADO 80504

ACACIA ST - PLAN & PROFILE

DATE: 02/11/2023

SHEET 80 OF 109

REFERENCE SEPARATE "SABLE AVENUE ROADWAY IMPROVEMENT PLANS" BY ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.



SCALE IN FEET
0 50 100

IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

SIGNAGE, STRIPING & LIGHTING KEY

- ① R1-1 & D3 STOP SIGN AND STREET SIGN
- ② R2-1 SPEED LIMIT SIGN
- ③ W14-2 NO OUTLET STREET
- ④ CDOT TYPE 3 BARRICADE
- ⑤ STOP BAR LINE, 24" WIDE SOLID WHITE
- ⑥ 24"x10" SOLID WHITE CROSSWALK LINE SPACED 24" APART
- ⑦ 70-WATT POST TOP LIGHT
- ⑧ 250-WATT COBRA HEAD DROP GLASS
- ⑨ 250-WATT COBRA HEAD DROP GLASS
- ⑩ SOLID 8" WHITE CHANNELIZED STRIPE

LEGEND

- ★ PROPOSED 70 WATT POST TOP LIGHT
RE: DETAIL, SHEET C11.11
- ★ PROPOSED 250 WATT COBRA HEAD DROP GLASS
RE: DETAIL, SHEET C11.11
PROPOSED SIGN RE: DETAILS SHEET C11.13

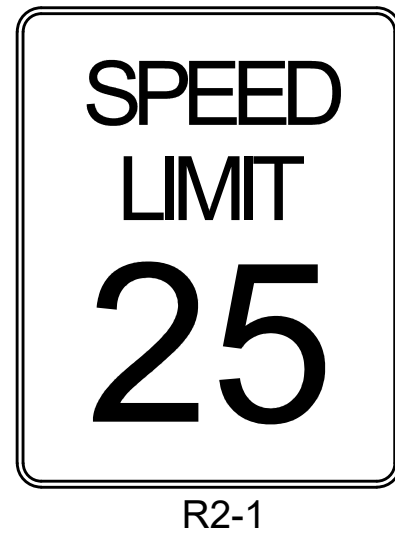
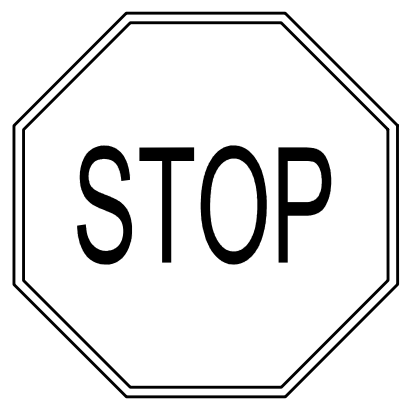
NOTES:

- 1. ALL SIGNS ARE TO BE BLADE STREET/ STOP (R1-1 AND D3) UNLESS OTHERWISE NOTED.
- 2. ALL STREET NAME SIGNS ALONG ARTERIALS SHALL BE MIN. 6" HIGH LETTERS.



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

SIGNAGE, STRIPING & LIGHTING PLAN 1

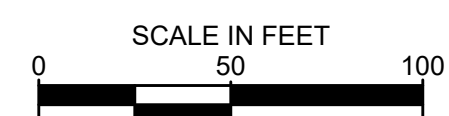
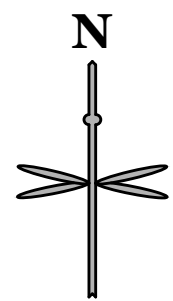
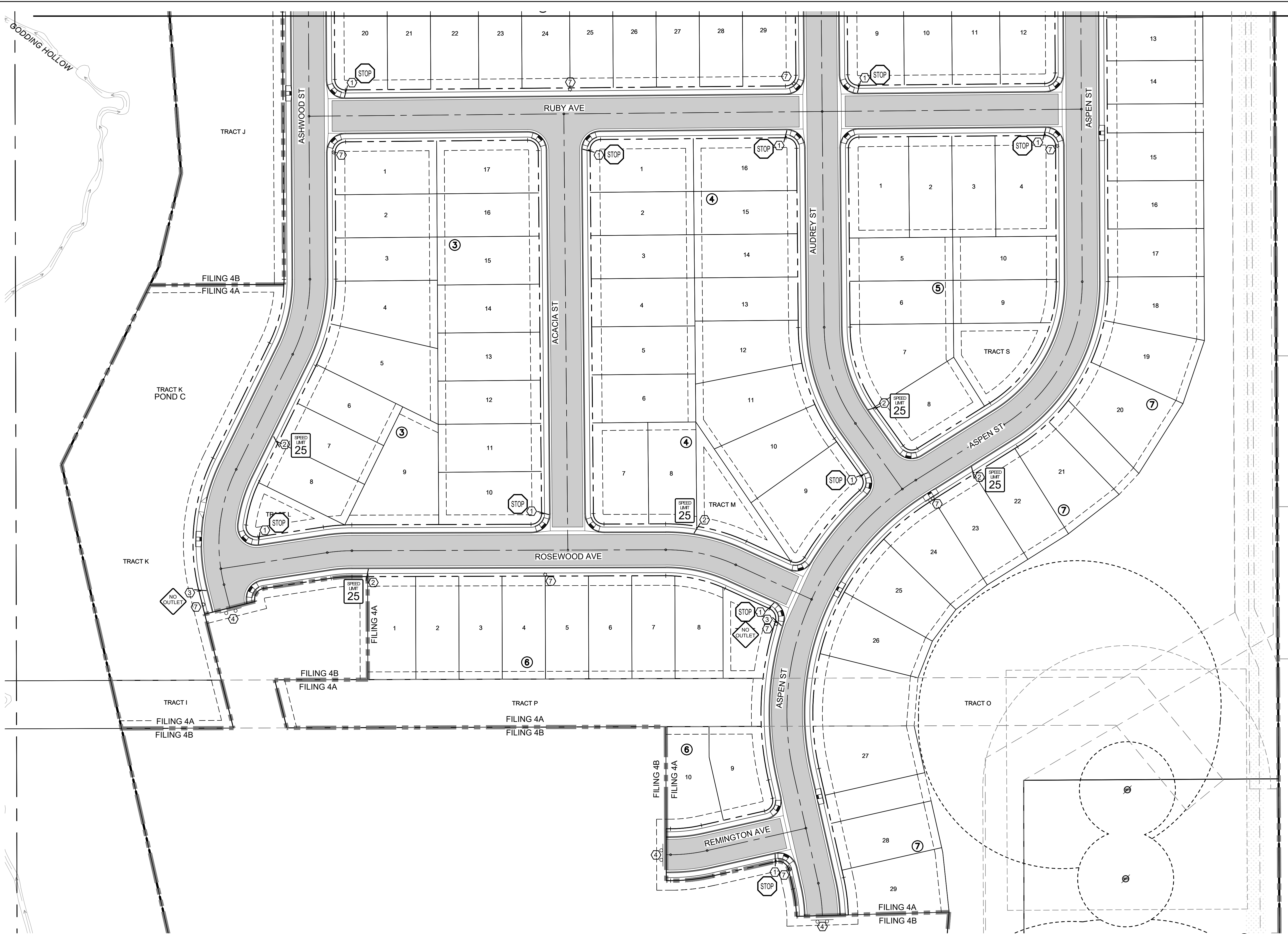
PROJECT NO: OLS001.01
DESIGNED BY: JMK
DRAWN BY: RAK
DATE: 02/15/2023

C10.1
SHEET 81 OF 109



PRELIMINARY
NOT FOR
CONSTRUCTION

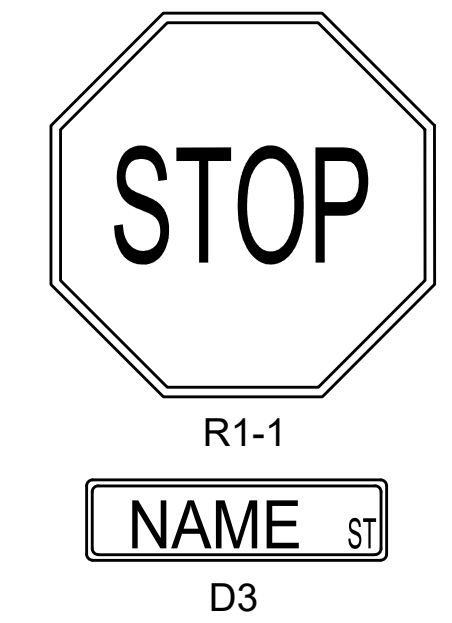
REVISION	BY	DATE
No.		



IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

SIGNAGE, STRIPING & LIGHTING KEY

- 1 R1-1 & D3 STOP SIGN AND STREET SIGN
- 2 R2-1 SPEED LIMIT SIGN
- 3 W14-2 NO OUTLET STREET
- 4 CDOT TYPE 3 BARRICADE
- 5 STOP BAR LINE, 24" WIDE SOLID WHITE
- 6 24"x10" SOLID WHITE CROSSWALK LINE SPACED 24" APART
- 7 70-WATT POST TOP LIGHT
- 8 250-WATT COBRA HEAD DROP GLASS
- 8 250-WATT COBRA HEAD DROP GLASS
- 9 SOLID 8" WHITE CHANNELIZED STRIPE



NOTES:

- 1. ALL SIGNS ARE TO BE BLADE STREET/ STOP (R1-1 AND D3) UNLESS OTHERWISE NOTED.
- 2. ALL STREET NAME SIGNS ALONG ARTERIALS SHALL BE MIN. 6" HIGH LETTERS.

LEGEND

- ★ PROPOSED 70 WATT POST TOP LIGHT RE: DETAIL, SHEET C11.11
- ★ PROPOSED 250 WATT COBRA HEAD DROP GLASS RE: DETAIL, SHEET C11.11
- PROPOSED SIGN



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**Know what's below.
Call before you dig.**

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

SIGNAGE, STRIPING & LIGHTING PLAN 2

PROJECT NO: OLS001.01

DESIGNED BY: JMK

DRAWN BY: RAK

DATE: 02/15/2023

C10.2

SHEET 82 OF 109

PRELIMINARY
NOT FOR
CONSTRUCTION

EES
ENTITLEMENT AND
ENGINEERING
SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-7987 www.ees.us.com

No. _____

REVISION _____

BY _____

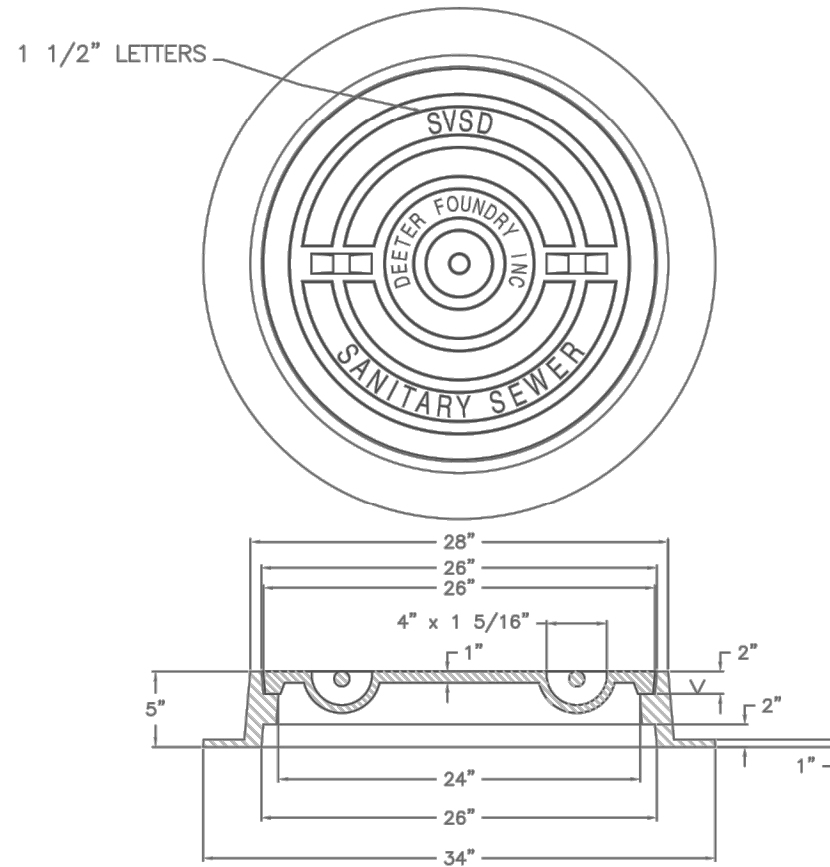
DATE _____

ST. VRAIN SANITATION DISTRICT APPENDIX B GENERAL CONSTRUCTION NOTES

- District shall refer to the St. Vrain Sanitation District in these notes.
- District's acceptance of these plans is valid for one year.
- All materials and construction shall conform to the District standards.
- Contractor to verify locations and elevations of existing utilities prior to commencing any construction.
- The contractor shall notify the District a minimum of 48 hours and a maximum of 96 hours prior to starting construction or prior to resuming construction after a break.
- Sanitary sewer shall be polyvinyl chloride (PVC) pipe, ASTM D3034-SDR35 or as indicated on the plans.
- All concrete shall be minimum 4000 psi at 28 day strength.
- Maintain a minimum of 10 feet horizontal separation outside diameter to outside diameter between water lines and all sewer lines and manholes.
- All sewer mains crossing water mains with less than 18 inches of separation shall be encased in concrete.
- Rim elevations shown are approximate and should not be taken as final. All manholes shall be final adjusted after paving such that the rim is ¼ to ½ inch below finished asphalt. Manholes in unpaved areas shall be set so that the rim is 0.5' above finished grade.
- Invert data shall be collected by a licensed surveyor on each pipe invert in a manhole. Center of manhole surveying is not acceptable for slope calculations. Record drawings (asbuilts) must demonstrate conformance to District standards.
- The contractor shall have a set of approved plans on site at all times. The contractor shall be responsible for recording actual record drawing dimensions and distances as well as service locations on these plans and submitting them to the engineer for preparation of record drawings. These drawings shall be kept current at all times.
- Before any construction commences, a plug shall be installed to prevent drainage through the new sewer line from entering the existing sewer line. This plug will be installed in the manhole, which connects new work with the existing and not be removed until initial acceptance.
- Underdrains, if installed, are the responsibility of the developer. District assumes no liability for any portion of or any damage caused by underdrains. Absolutely no part of an underdrain system, including clean outs, will be allowed inside of sanitary sewer manholes. All underdrains shall be installed below the sanitary sewer and offset to the side. Pipe material shall be different color than sanitary sewer.
- No service laterals smaller than 8 inch in diameter shall enter manholes.
- Service crossings of curb shall be marked with a cut "S" in curb face. Paint is not acceptable. Service shall be extended into the lot a minimum of 10 feet.
- Contractor shall mark the end of all sewer services with a 2" x 4" board with minimum of four (4) feet above grade, painted green.
- All pipes shall have squeegee (CDOT #8 bedding) unless otherwise shown or the District may approve an alternate bedding in special cases.
- Cut off walls will be installed 10' down stream of each manhole where the Subdivision line connects to the existing sanitary sewer main line.
- The warranty bond shall be in the amount of \$5,000.00 or 15% of the total cost of the sewer, whichever is greater.
- Prior to approval, all sanitary sewer pipes shall be pressure-tested per ASTM C924. All manholes shall be vacuum-tested per UNI-B-98.
- Prior to removal of plugs at manholes, pipe shall be jet-cleaned and vacuumed to remove debris and videoed. Notice shall be given to the District Inspector one (1) week prior to cleaning. Inspector must be present during the operation. Once approval has been given by Inspector, plugs may only be removed after initial acceptance by the District.
- The final recorded plat and recorded address plat shall be provided to the District for initial acceptance.
- Twenty (20) months after construction and prior to the expiration of warranty, the developer shall camera/video the sanitary sewer lines and provide a DVD to the District for review.

REVISED 1/2017

ST. VRAIN SANITATION DISTRICT
MANHOLE RING AND COVER



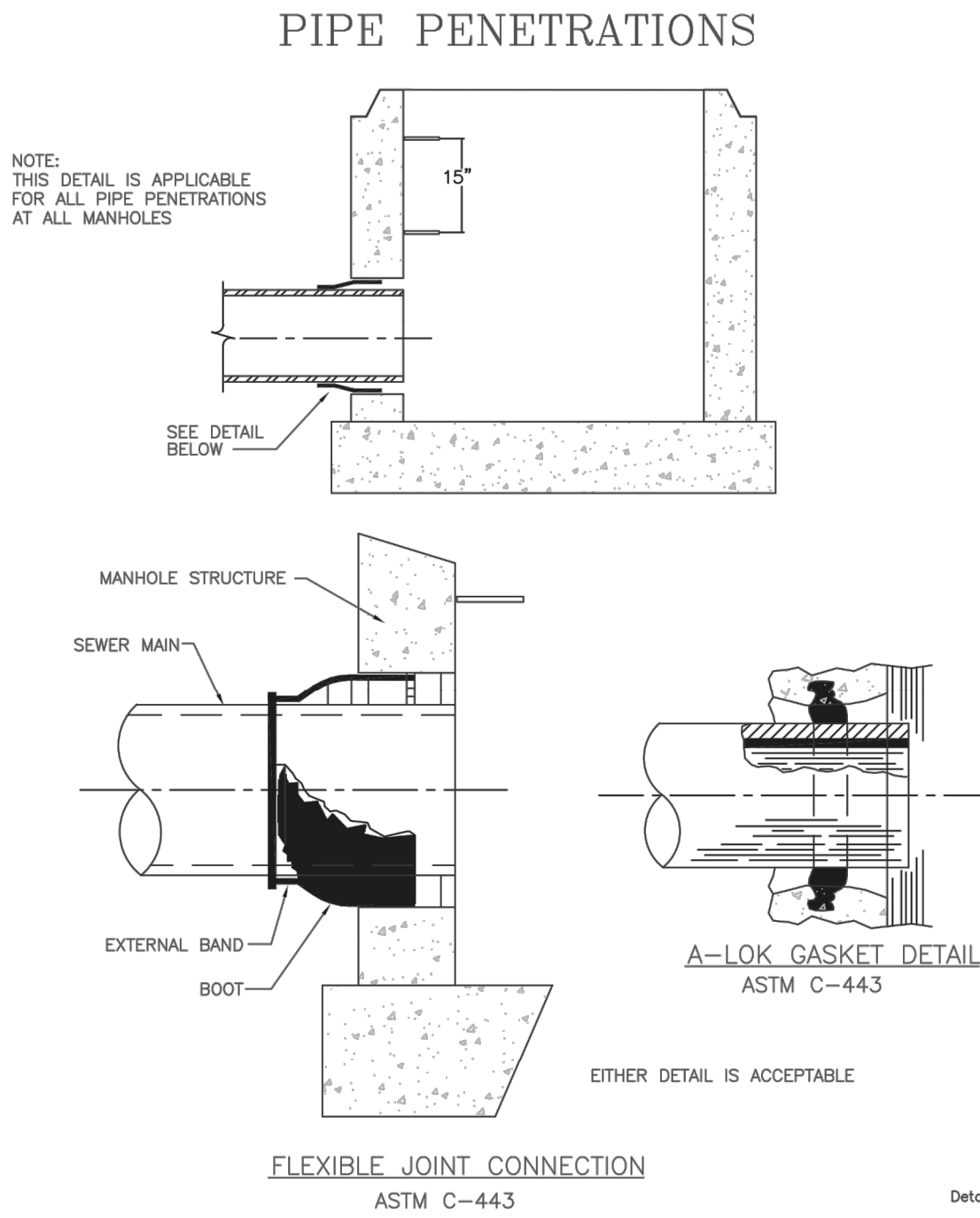
- NOTES:
- RING AND COVER SHALL BE IRON (AS MANUFACTURED FOR CURRENT AWWA STANDARD).
 - SANITARY SEWER MANHOLE COVERS SHALL BE NONPERFORATED WITH "SVSD SANITARY SEWER" FORGED ON THE TOP OF THE LID AS SHOWN ABOVE.
 - COVER SHALL BE BOLTED, WATER RESISTANT IF LOCATED IN 100 YEAR FLOOD PLAIN, BACK YARDS, OPEN SPACE AND/OR DITCHES.
 - ALL MANHOLES SHALL BE EQUIVALENT TO DEETER MODEL NUMBER 1156 OR D&L FOUNDRY MODEL A-1480.
 - MANHOLE LID AND RING SHALL BE FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACES.
 - SMOOTH SURFACE ONLY FOR THE TOWN OF FREDERICK.

Detail Number:

2

REVISED: 1/2017

ST. VRAIN SANITATION DISTRICT
ALL BASE SECTIONS



Detail Number:

7

REVISED: 1/2017

ST. VRAIN SANITATION DISTRICT
PIPE PRESSURE TEST PARAMETERS

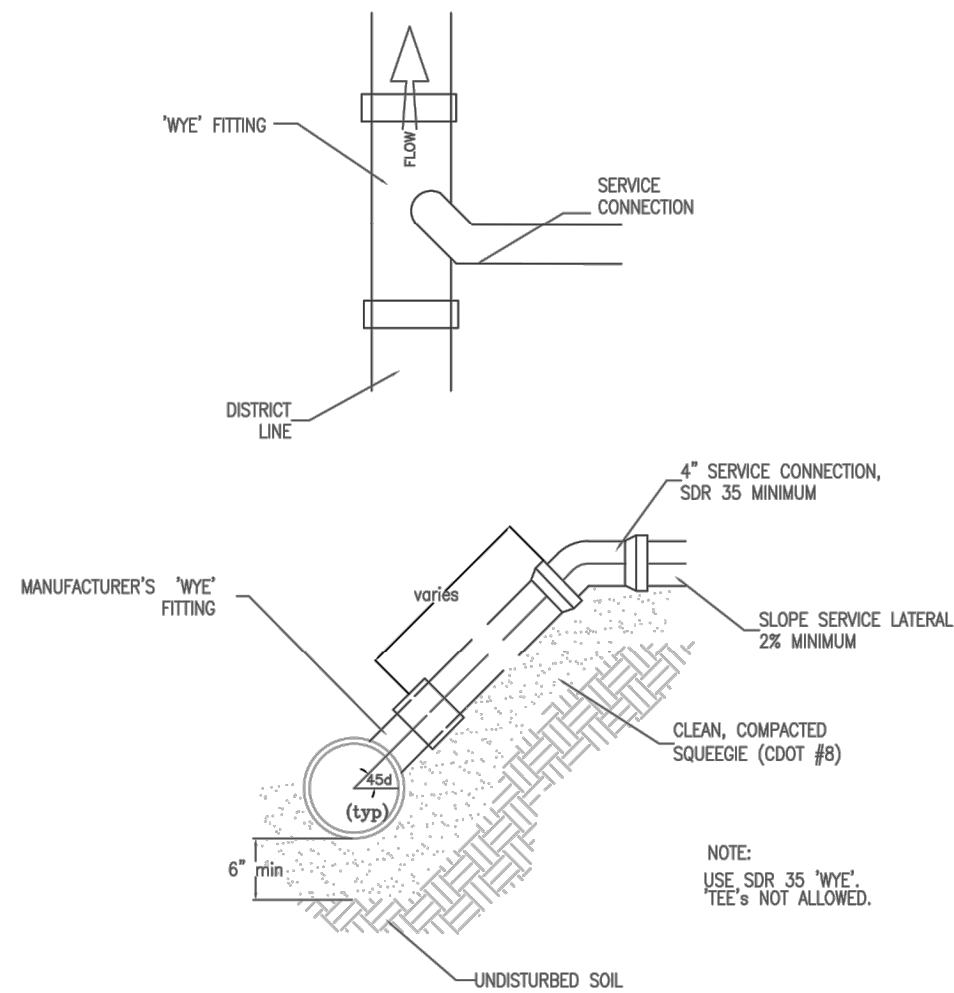
MINIMUM SPECIFIED TIME REQUIRED FOR A 0.5 PSIG PRESSURE DROP
FOR SIZE AND LENGTH OF PIPE INDICATED FOR Q = 0.0015

PIPE DIAMETER (IN.)	2' MINIMUM TIME (MIN:SEC)	3' LENGTH TIME (MIN:SEC)	4' LENGTH TIME (MIN:SEC)	SPECIFICATIONS TIME FOR LENGTH (Q SHOWN) (MIN:SEC)									
				100 FT	150 FT	200 FT	250 FT	300 FT	350 FT	400 FT	450 FT	500 FT	550 FT
4	1:53	3:47	5:41	1:53	3:47	5:41	7:35	9:29	11:23	13:17	15:11	17:05	18:59
6	2:42	5:41	8:40	2:42	5:41	8:40	11:39	14:38	17:37	20:36	23:35	26:34	29:33
8	3:47	8:40	13:33	3:47	8:40	13:33	18:26	23:19	28:12	33:05	37:58	42:51	47:44
10	4:46	11:39	19:32	4:46	11:39	19:32	26:25	33:18	40:11	47:04	53:57	60:50	67:43
12	5:41	13:33	23:26	5:41	13:33	23:26	29:19	35:12	41:05	46:58	52:51	58:44	64:37
14	6:35	15:27	27:20	6:35	15:27	27:20	33:13	39:06	44:59	50:52	56:45	62:38	68:31
16	7:29	17:21	31:14	7:29	17:21	31:14	37:07	42:59	48:52	54:45	60:38	66:31	72:24
18	8:16	19:15	35:08	8:16	19:15	35:08	41:01	46:54	52:47	58:40	64:33	70:26	76:19
20	9:05	21:10	39:03	9:05	21:10	39:03	44:56	50:49	56:42	62:35	68:28	74:21	80:14
22	9:55	23:04	42:56	9:55	23:04	42:56	48:49	54:42	60:35	66:28	72:21	78:14	84:07
24	10:44	24:59	46:49	10:44	24:59	46:49	52:42	58:35	64:28	70:21	76:14	82:07	87:59
26	11:33	26:53	50:42	11:33	26:53	50:42	56:35	62:28	68:21	74:14	80:07	85:59	91:52
28	12:22	28:46	54:35	12:22	28:46	54:35	60:28	66:21	72:14	78:07	83:59	89:52	95:45
30	13:11	30:39	58:28	13:11	30:39	58:28	64:21	70:14	76:07	81:59	87:52	93:45	99:38
32	14:00	32:32	62:21	14:00	32:32	62:21	68:14	74:07	80:00	85:53	91:46	97:39	103:32
34	14:50	34:26	66:14	14:50	34:26	66:14	72:07	77:59	83:52	89:45	95:38	101:31	107:24
36	15:40	36:20	70:07	15:40	36:20	70:07	76:00	81:53	87:46	93:39	99:32	105:25	111:18
38	16:30	38:14	74:00	16:30	38:14	74:00	80:00	85:53	91:46	97:39	103:32	109:25	115:18
40	17:20	40:08	77:53	17:20	40:08	77:53	83:53	89:46	95:39	101:32	107:25	113:18	119:11
42	18:10	42:02	81:46	18:10	42:02	81:46	87:50	93:43	99:36	105:29	111:22	117:15	123:08
44	19:00	43:56	85:39	19:00	43:56	85:39	91:50	97:43	103:36	109:29	115:22	121:15	127:08
46	19:50	45:50	89:32	19:50	45:50	89:32	95:50	101:43	107:36	113:29	119:22	125:15	131:08
48	20:40	47:44	93:25	20:40	47:44	93:25	99:50	105:43	111:36	117:29	123:22	129:15	135:08
50	21:30	49:38	97:18	21:30	49:38	97:18	103:50	109:43	115:36	121:29	127:22	133:15	139:08
52	22:20	51:32	101:11	22:20	51:32	101:11	107:50	113:43	119:36	125:29	131:22	137:15	143:08
54	23:10	53:26	105:04	23:10	53:26	105:04	111:00	116:53	122:46	128:39	134:32	140:25	146:18
56	24:00	55:20	108:97	24:00	55:20	108:97	114:50	120:43	126:36	132:29	138:22	144:15	150:08
58	24:50	57:14	112:90	24:50	57:14	112:90	118:40	124:33	130:26	136:19	142:12	148:05	153:58
60	25:40	59:08	116:83	25:40	59:08	116:83	122:30	128:23	134:16	140:09	146:02	151:55	157:48

NOTE: IF THERE HAS BEEN NO LEAKAGE (ZERO PSIG DROP) AFTER ONE HOUR OF TESTING, THE TEST SECTION SHALL BE ACCEPTED AND THE TEST SHALL BE COMPLETE.

Detail Number:
20
REVISED: 1/2017

ST. VRAIN SANITATION DISTRICT
TYPICAL SERVICE CONNECTION

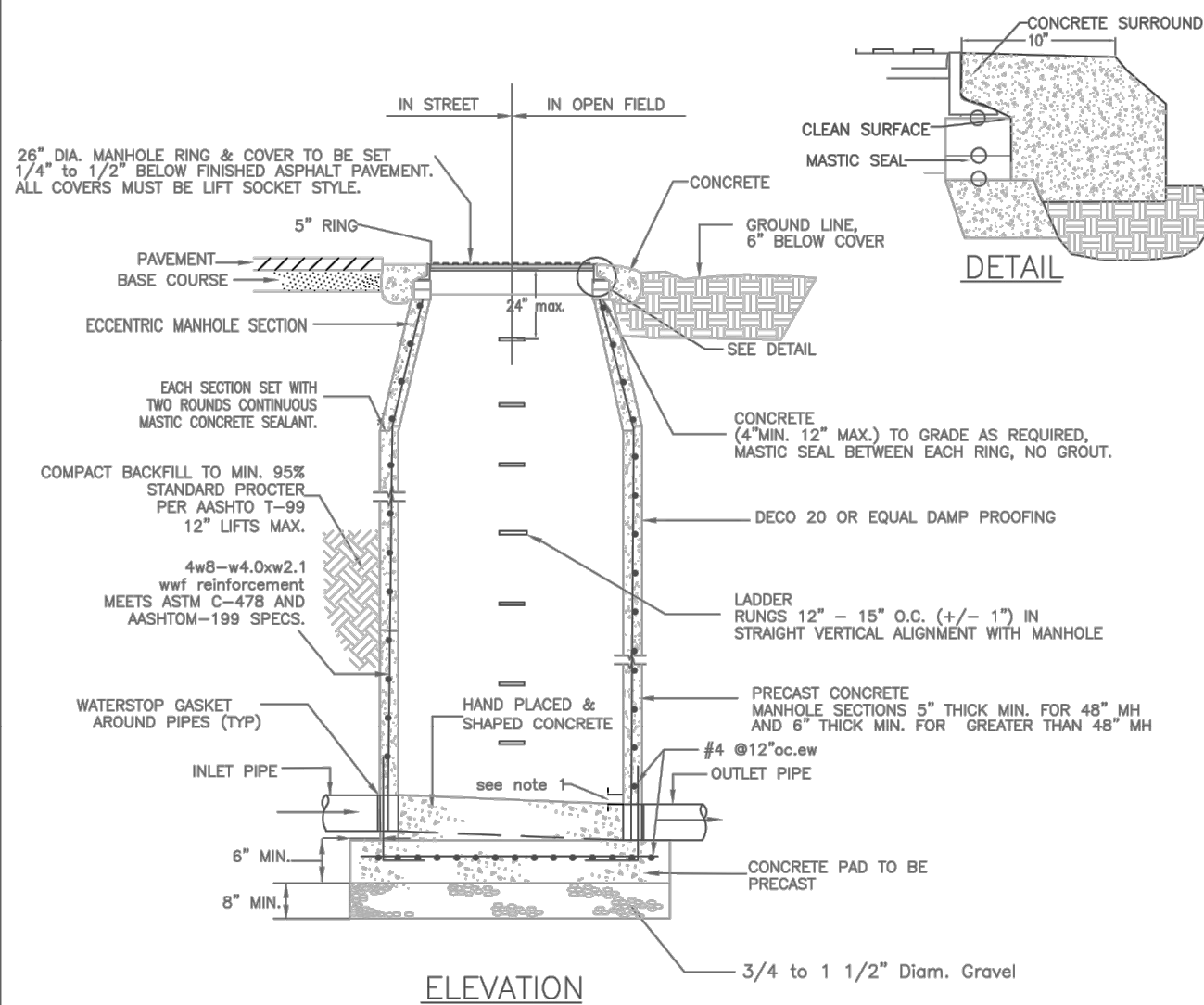


Detail Number:

9

REVISED: 1/2017

ST. VRAIN SANITATION DISTRICT
STANDARD MANHOLE
ASTM C-478



PIPE SIZE	MIN. MH DIAM.
18" pipe	24"
24" pipe	30"
30" pipe	36"

FLOW DIRECTION CHANGE (FDC)	MIN. DROP
0 DEG FDC < 30 DEG	0.1'
90 DEG < FDC < 30 DEG	0.2'
90 DEG	NOT ALLOWED

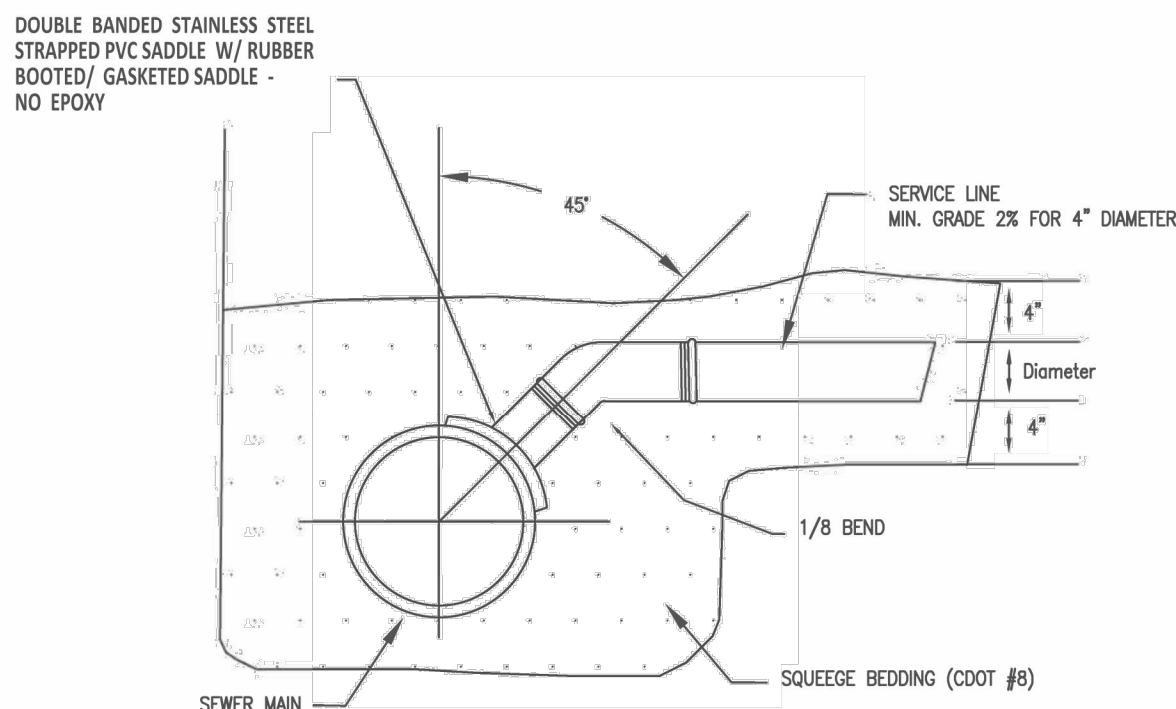
- NOTES:
- MANHOLES SHALL BE SEALED WATERTIGHT.
 - NO GROUT ALLOWED EXCEPT AT PIPE PENETRATIONS.
 - GROUT CEMENT SHALL BE CALCIUM ALUMINATE ONLY.
 - MANHOLE EXTERIORS SHALL BE DAMP-PROOFED.

Detail Number:

1

REVISED: 12/2021

ST. VRAIN SANITATION DISTRICT
SERVICE CONNECTION USING
A TAPPING SADDLE



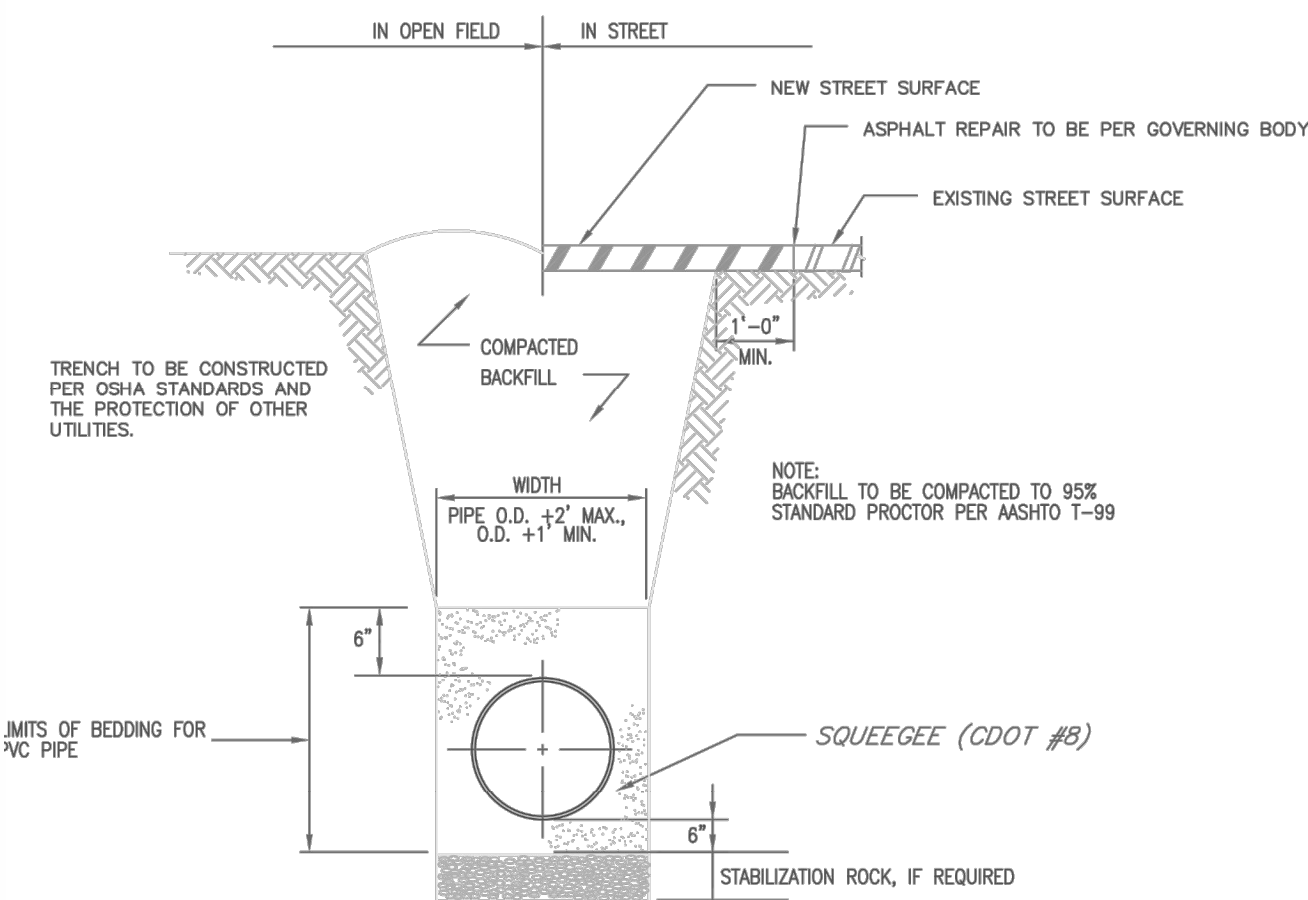
NOTES:

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

Detail Number:
10

REVISED: 7/2022

ST. VRAIN SANITATION DISTRICT
TYPICAL TRENCH FOR 8" TO 12"
DIAMETER SANITARY SEWERS



NOTES:

- SQUEEGEE SAND IS DEFINED AS CDOT NO. 8, SHOWN IN DETAIL 21.
- ALL COMPACTION MUST BE BY MECHANICAL MEANS. NO JETTING OR FLOODING OF TRENCH.
- UNDER NO CIRCUMSTANCES WILL PIPE BE LAID IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED. THE FILL WILL BE PLACED FIRST TO PROPOSED GRADE AND COMPACTION AS REQUIRED. A TRENCH THEN WILL BE EXCAVATED AND THE PIPE INSTALLED IN THE USUAL MANNER.

Detail Number:

11

REVISED: 12/2021



CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

ST. VRAIN SAN SEWER DETAILS

PROJECT NO.: OLS001.01

DESIGNED BY: GSR

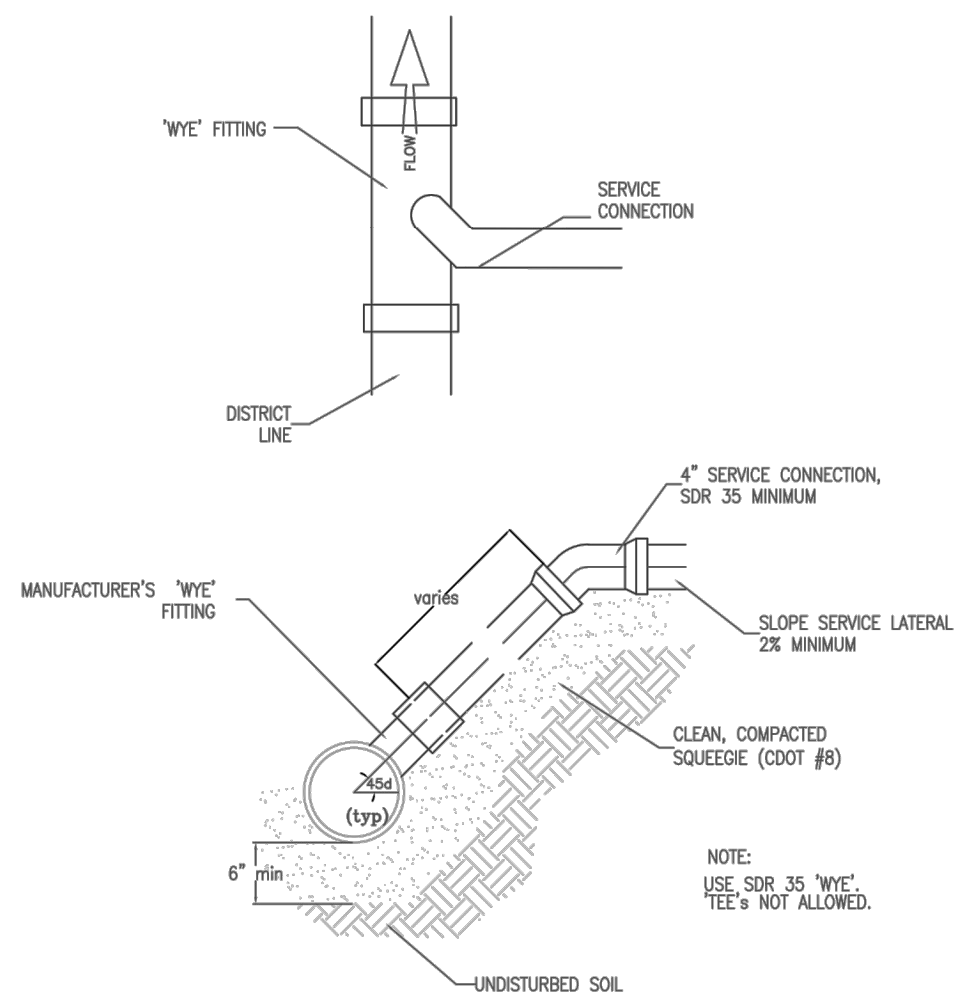
DRAWN BY: RAK

DATE: 01/25/2023

C11.1

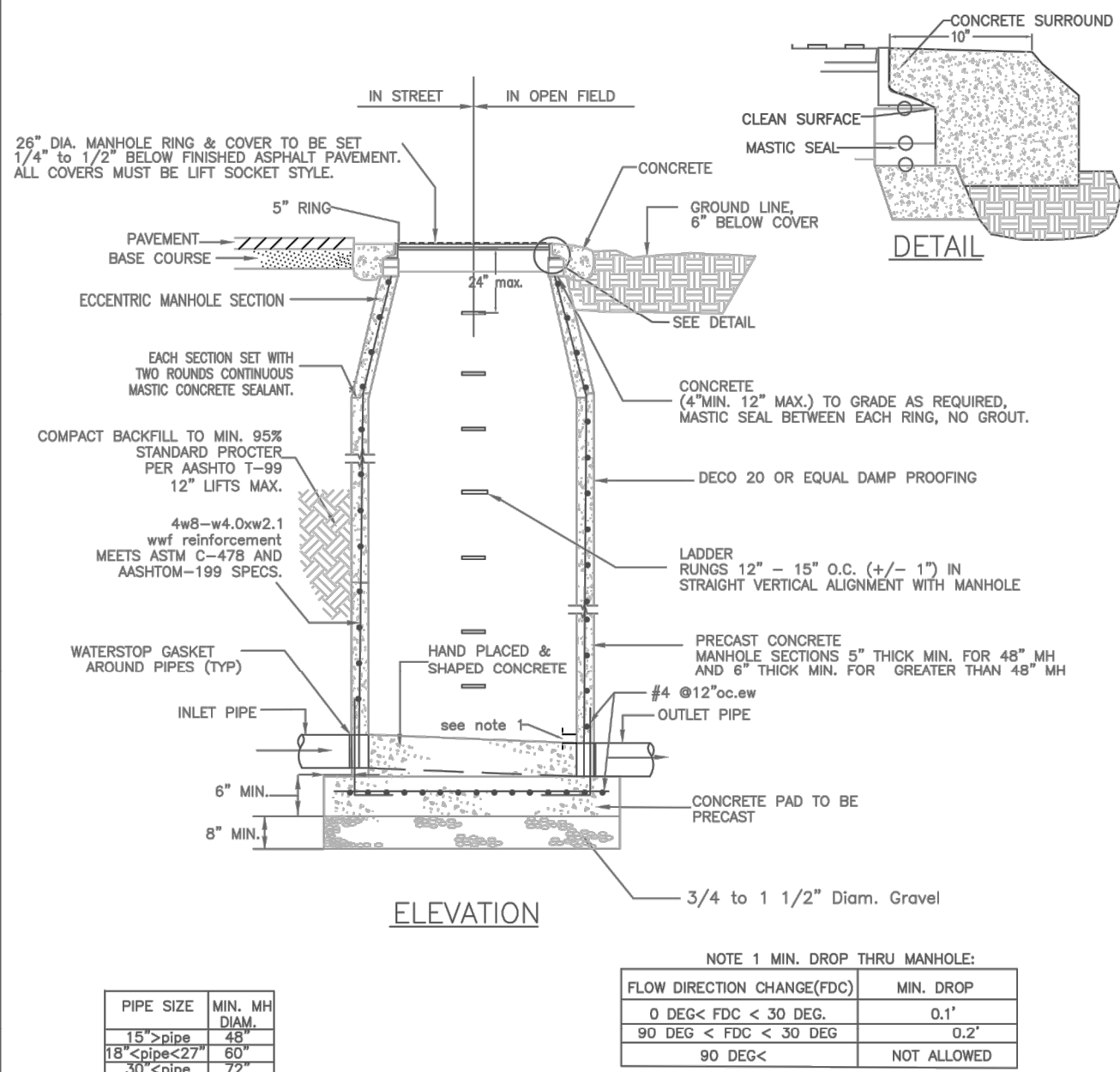
SHEET 83 OF 109

ST. VRAIN SANITATION DISTRICT TYPICAL SERVICE CONNECTION



Detail Number:
9
REVISED: 1/2017

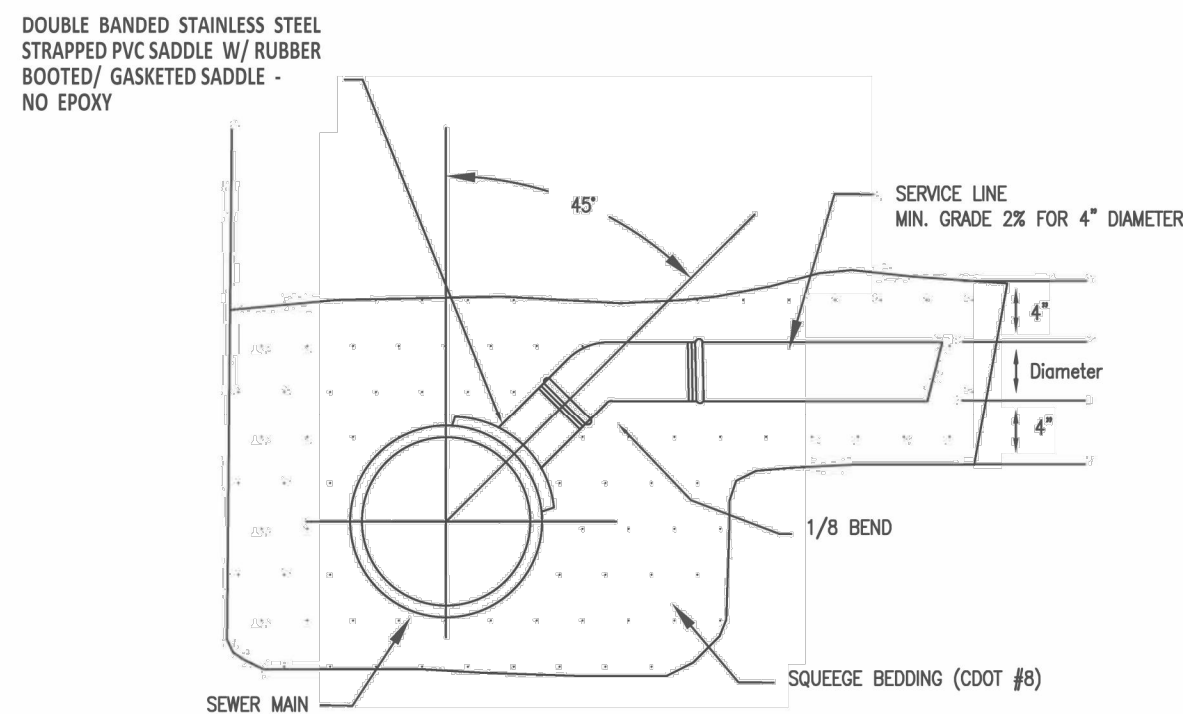
ST. VRAIN SANITATION DISTRICT STANDARD MANHOLE ASTM C-478



- NOTES:
1. MANHOLES SHALL BE SEALED WATERTIGHT.
 2. NO GROUT ALLOWED EXCEPT AT PIPE PENETRATIONS.
 3. GROUT CEMENT SHALL BE CALCIUM ALUMINATE ONLY.
 4. MANHOLE EXTERIORS SHALL BE DAMP-PROOFED.

Detail Number:
1
REVISED: 12/2021

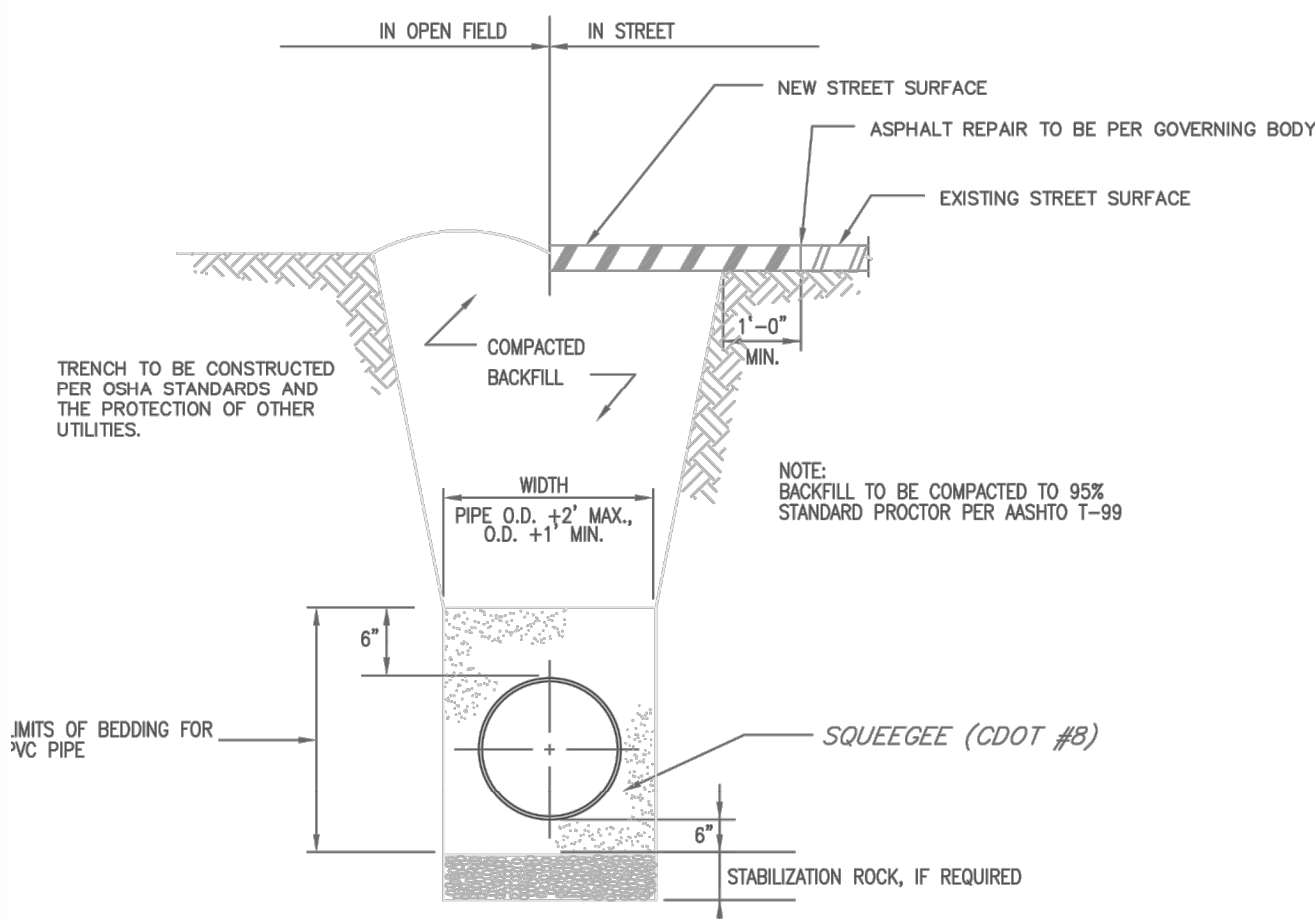
ST. VRAIN SANITATION DISTRICT SERVICE CONNECTION USING A TAPPING SADDLE



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

Detail Number:
10
REVISED: 7/2022

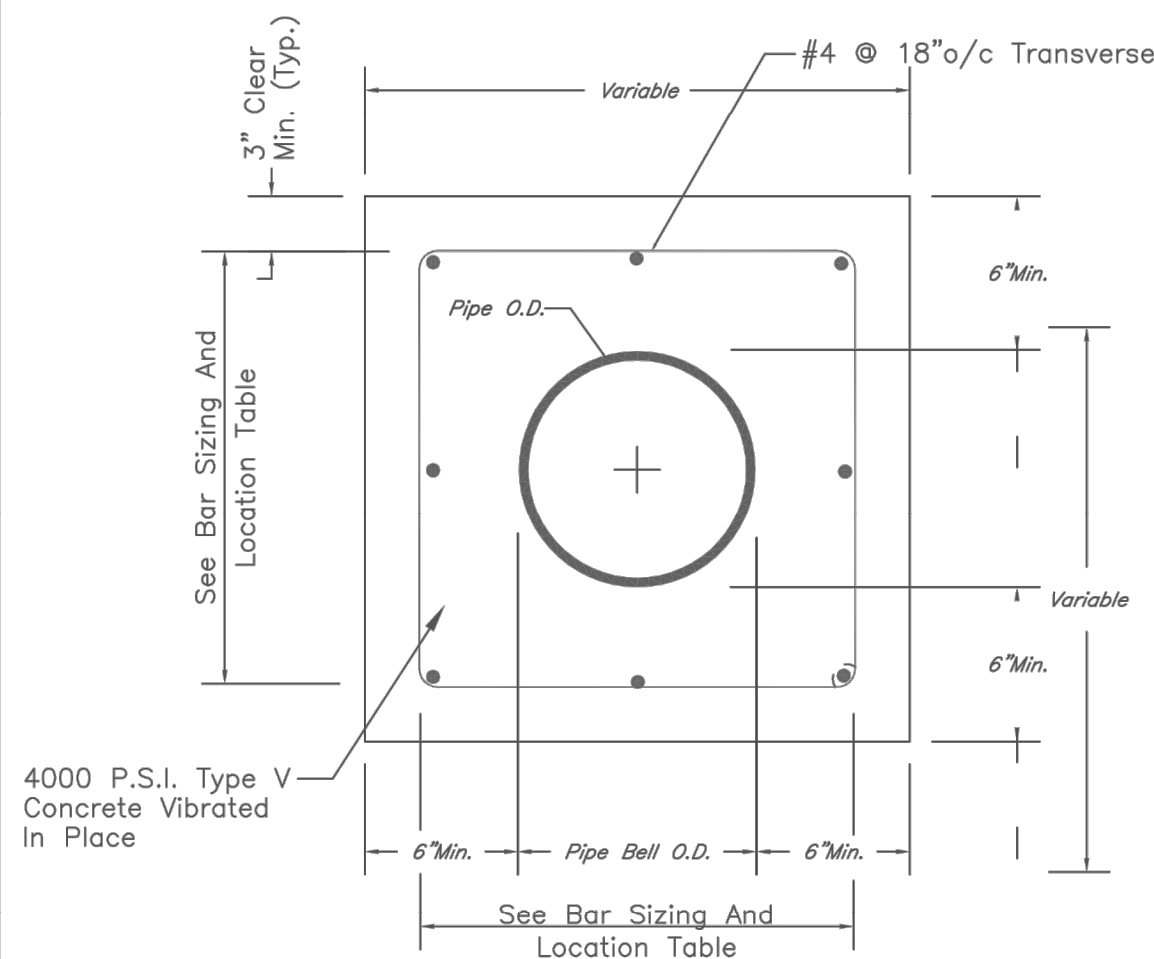
ST. VRAIN SANITATION DISTRICT TYPICAL TRENCH FOR 8" TO 12" DIAMETER SANITARY SEWERS



- NOTES:
1. SQUEEGEE SAND IS DEFINED AS CDOT NO. 8, SHOWN IN DETAIL 21.
 2. ALL CAMPACTION MUST BE BY MECHANICAL MEANS. NO JETTING OR FLOODING OF TRENCH.
 3. UNDER NO CIRCUMSTANCES WILL PIPE BE LAID IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED. THE FILL WILL BE PLACED FIRST TO PROPOSED GRADE AND COMPACTED AS REQUIRED. A TRENCH THEN WILL BE EXCAVATED AND THE PIPE INSTALLED IN THE USUAL MANNER.

Detail Number:
11
REVISED: 12/2021

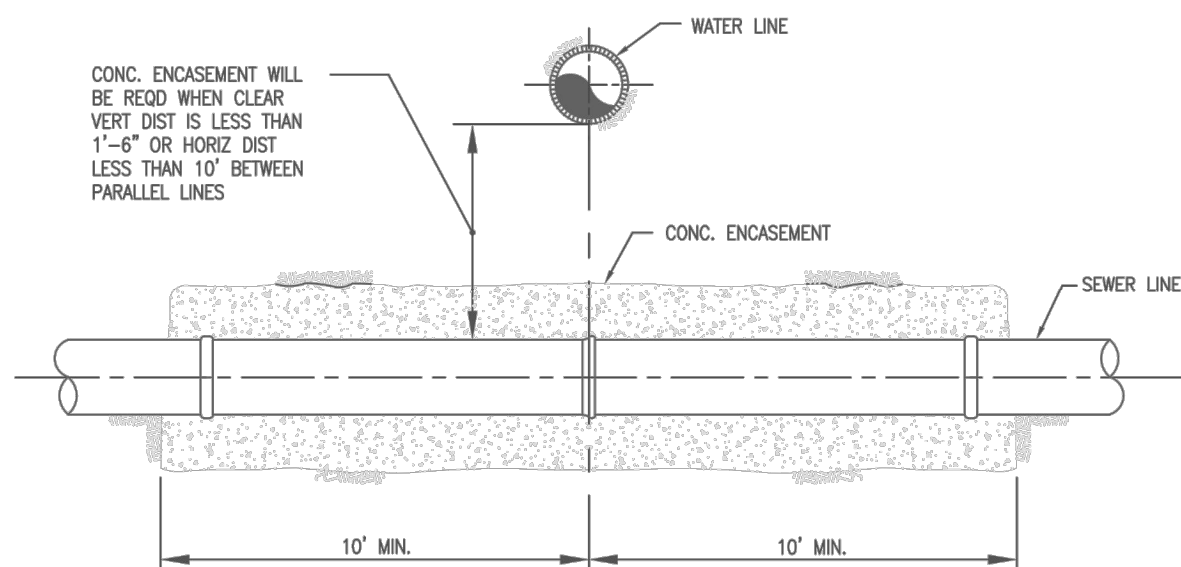
ST. VRAIN SANITATION DISTRICT CONCRETE ENCASEMENT



PIPE I.D.	LONGITUDINAL BARS -- LOCATION	
6 IN.	4-#4 BARS	1 EACH CORNER
8 IN.	4-#4 BARS	1 EACH CORNER
10 IN.	8-#4 BARS	3 EACH SIDE
12 IN.	8-#4 BARS	3 EACH SIDE
16 IN.	8-#4 BARS	3 EACH SIDE
18 IN.	8-#4 BARS	3 EACH SIDE
21 IN.	12-#4 BARS	4 EACH SIDE
24 IN.	12-#4 BARS	4 EACH SIDE
27 IN.	12-#4 BARS	4 EACH SIDE
30 IN.	12-#4 BARS	4 EACH SIDE
33 IN.	12-#4 BARS	4 EACH SIDE
36 IN.	16-#4 BARS	5 EACH SIDE

Detail Number:
13
REVISED: 1/2017

ST. VRAIN SANITATION DISTRICT UTILITY ENCASEMENT

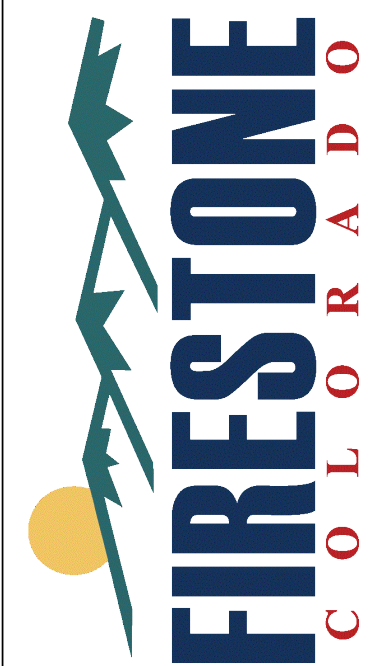


- NOTES:
1. CONCRETE ENCASEMENT REQUIRED IN ALL CASES WHERE SEWER LINE IS ABOVE WATER LINE.
 2. MINIMUM WIDTH AND DEPTH ARE 12" + PIPE O.D.
 3. INSTALL REBAR PER DETAIL #13.

Detail Number:
14
REVISED: 1/2017

DATE	BY	REVISION	No.

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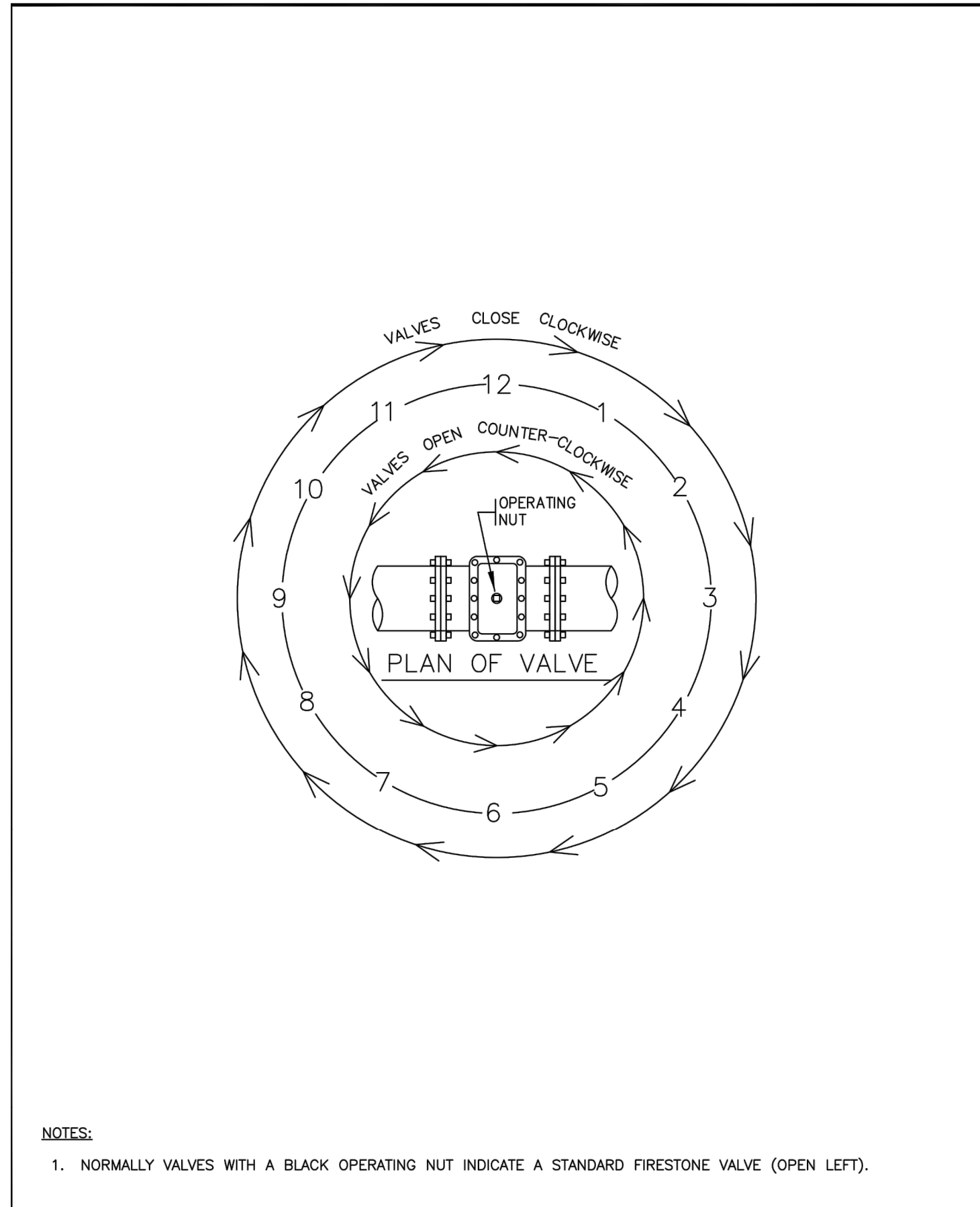


CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A

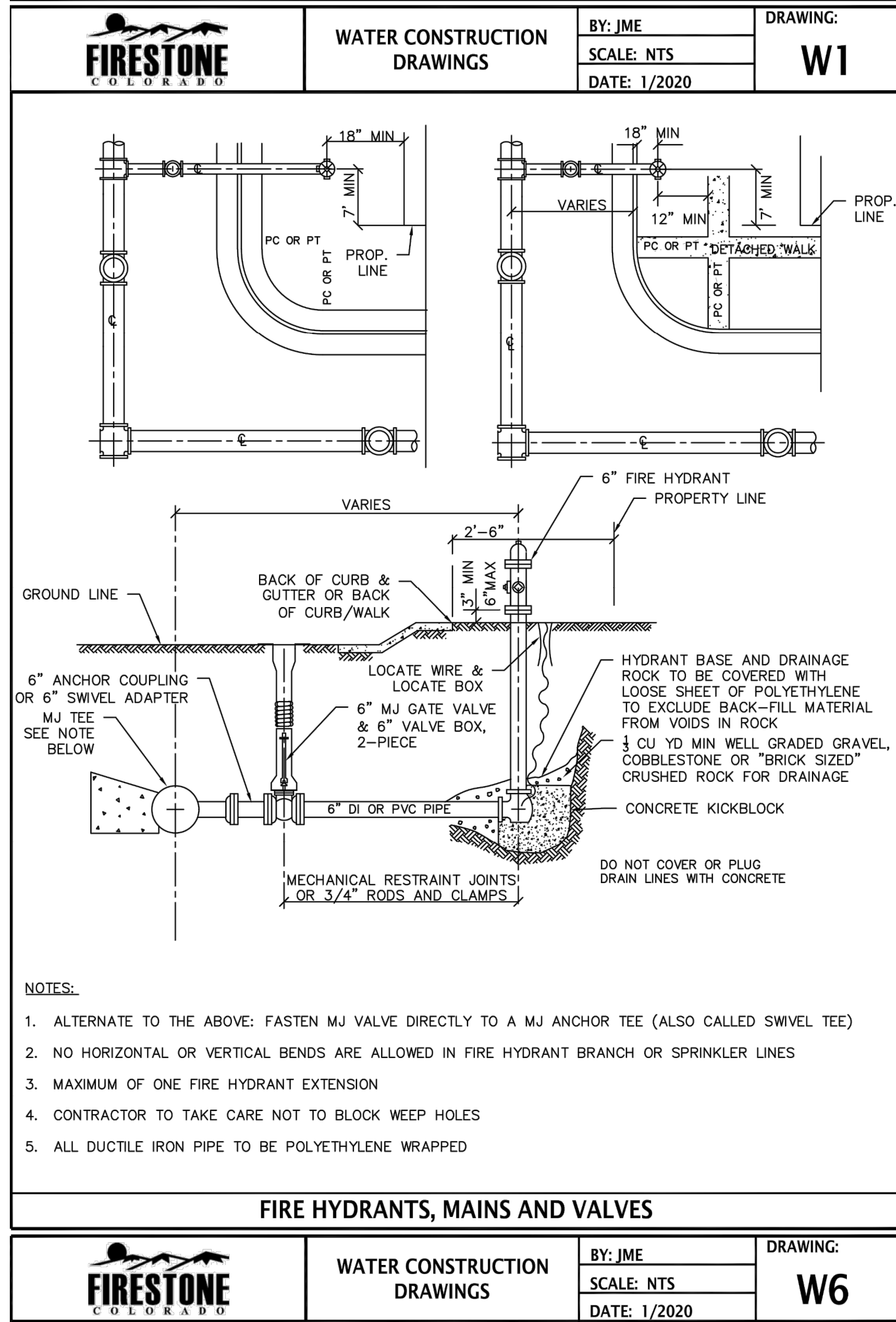
FIRESTONE, COLORADO 80504
ST. VRAIN SAN SEWER DETAILS

PROJECT NO: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 01/25/2023

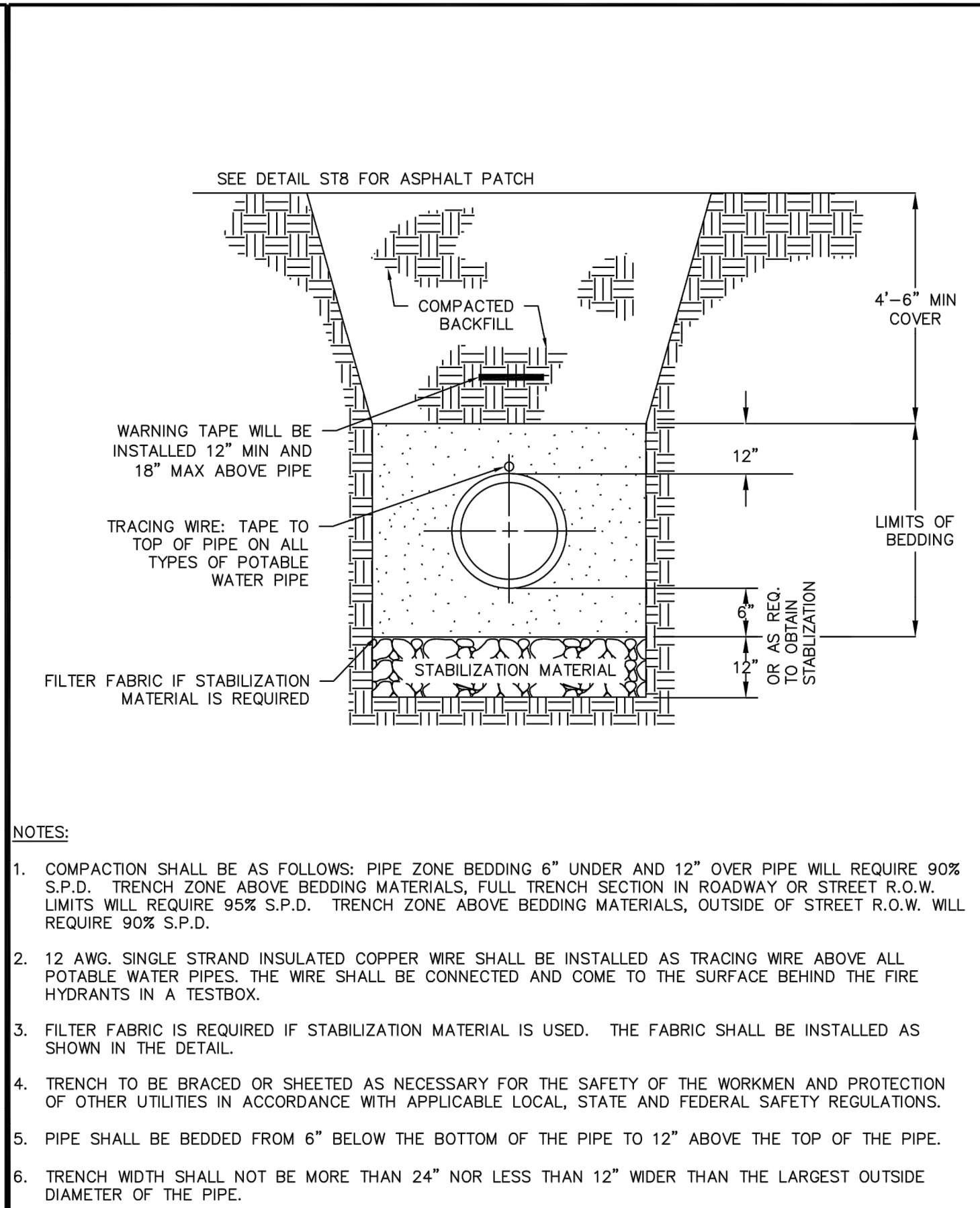
C11.2
SHEET 84 OF 109



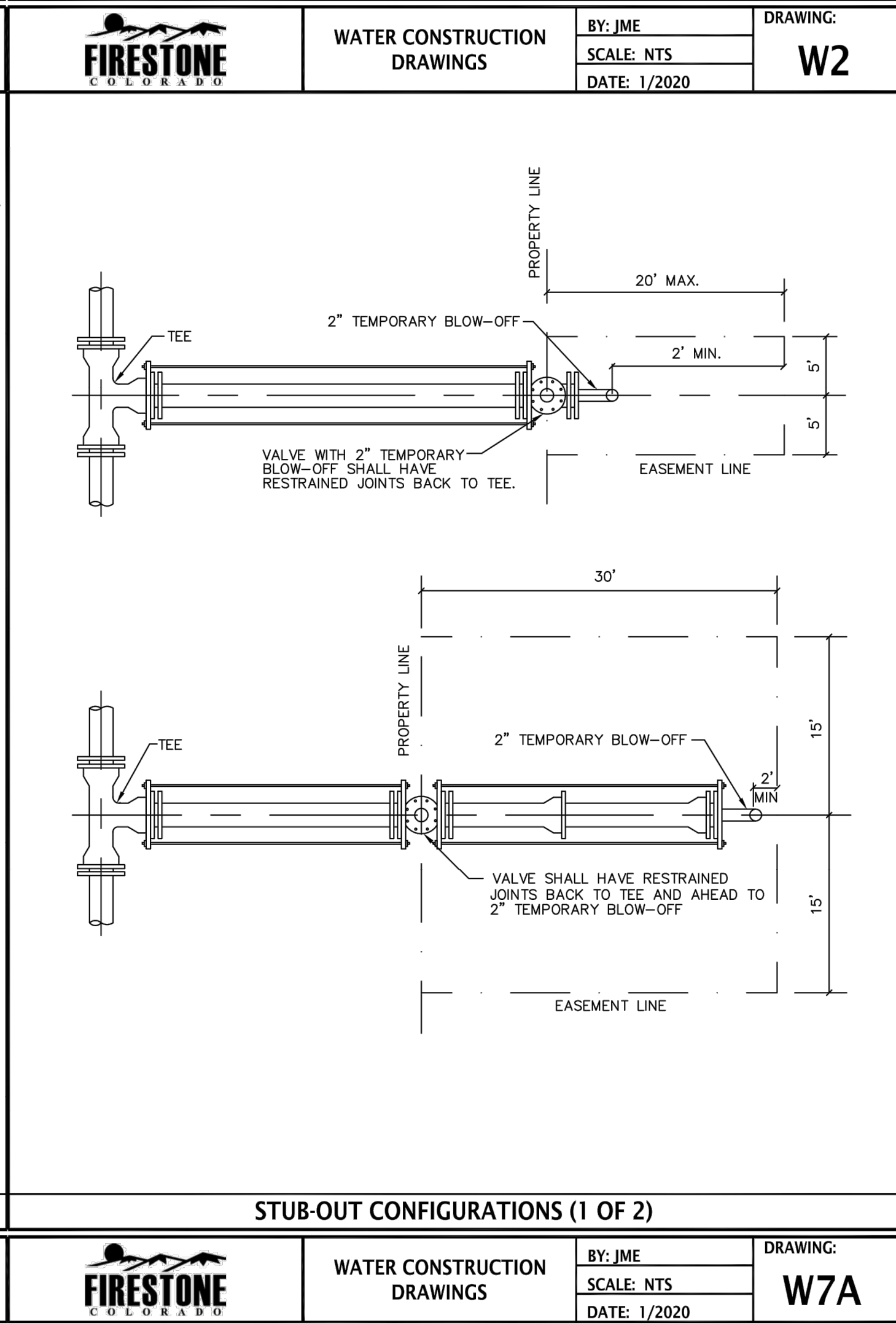
VALVE OPERATION



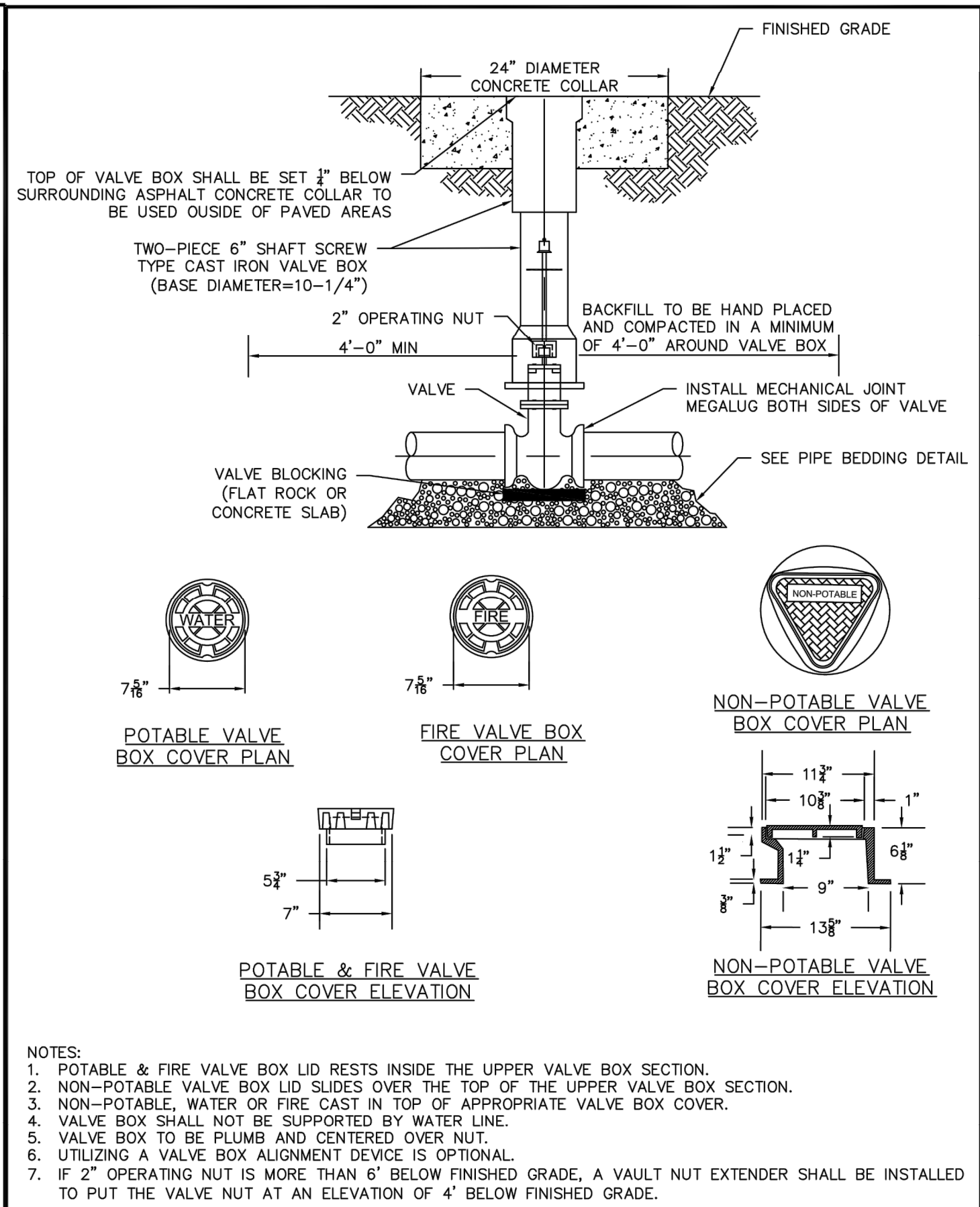
FIRE HYDRANTS, MAINS AND VALVES



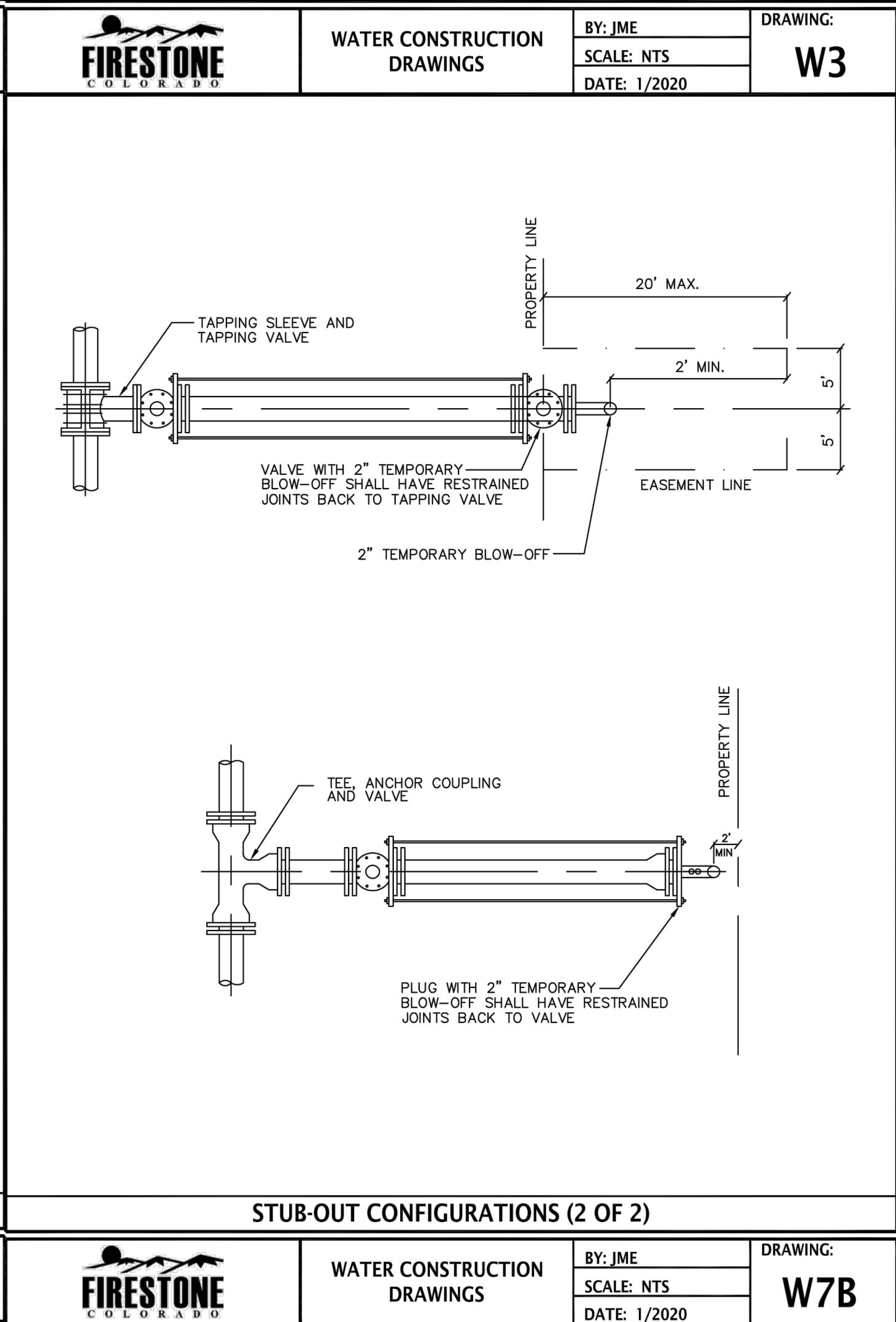
WATER TRENCH DETAIL



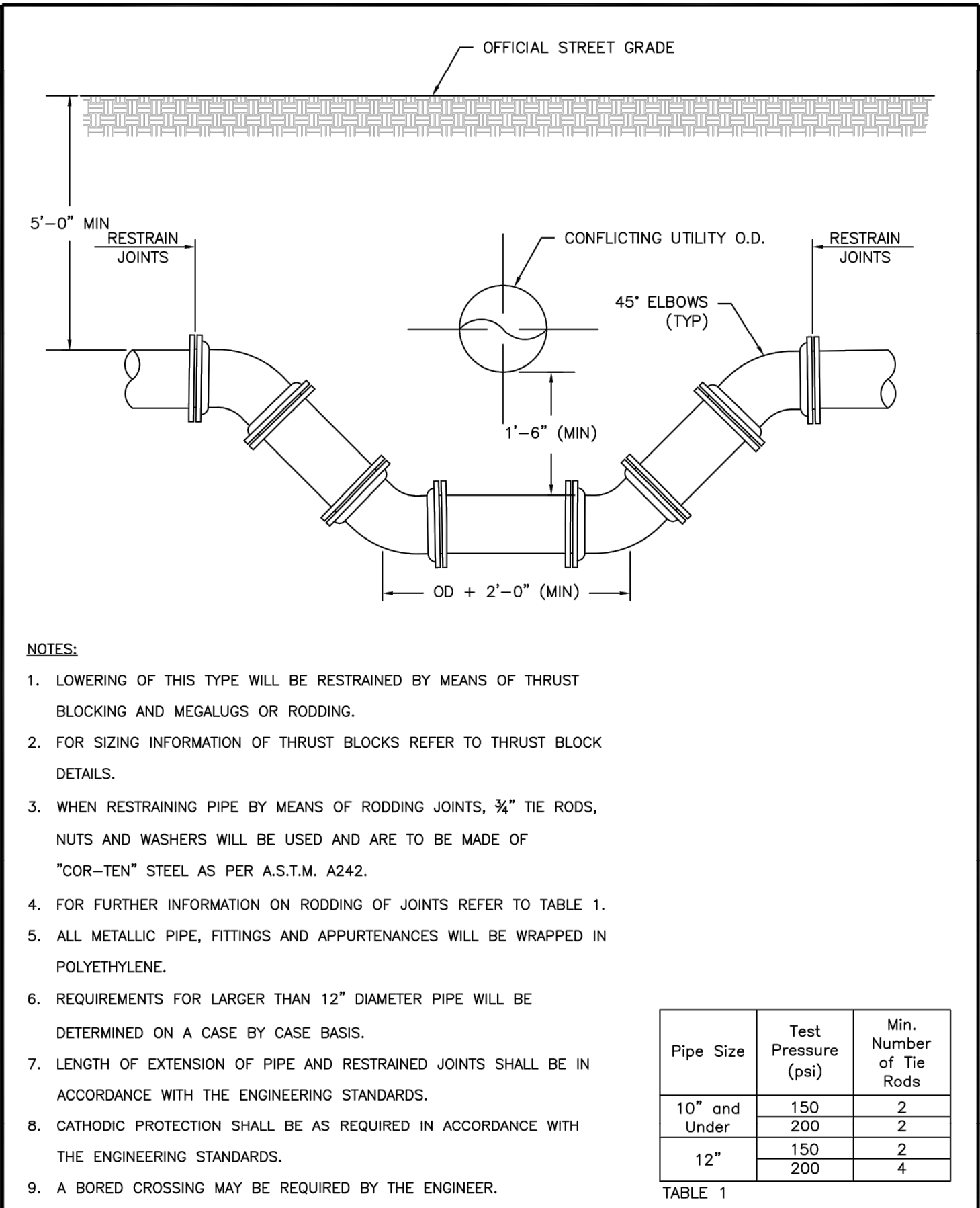
STUB-OUT CONFIGURATIONS (1 OF 2)



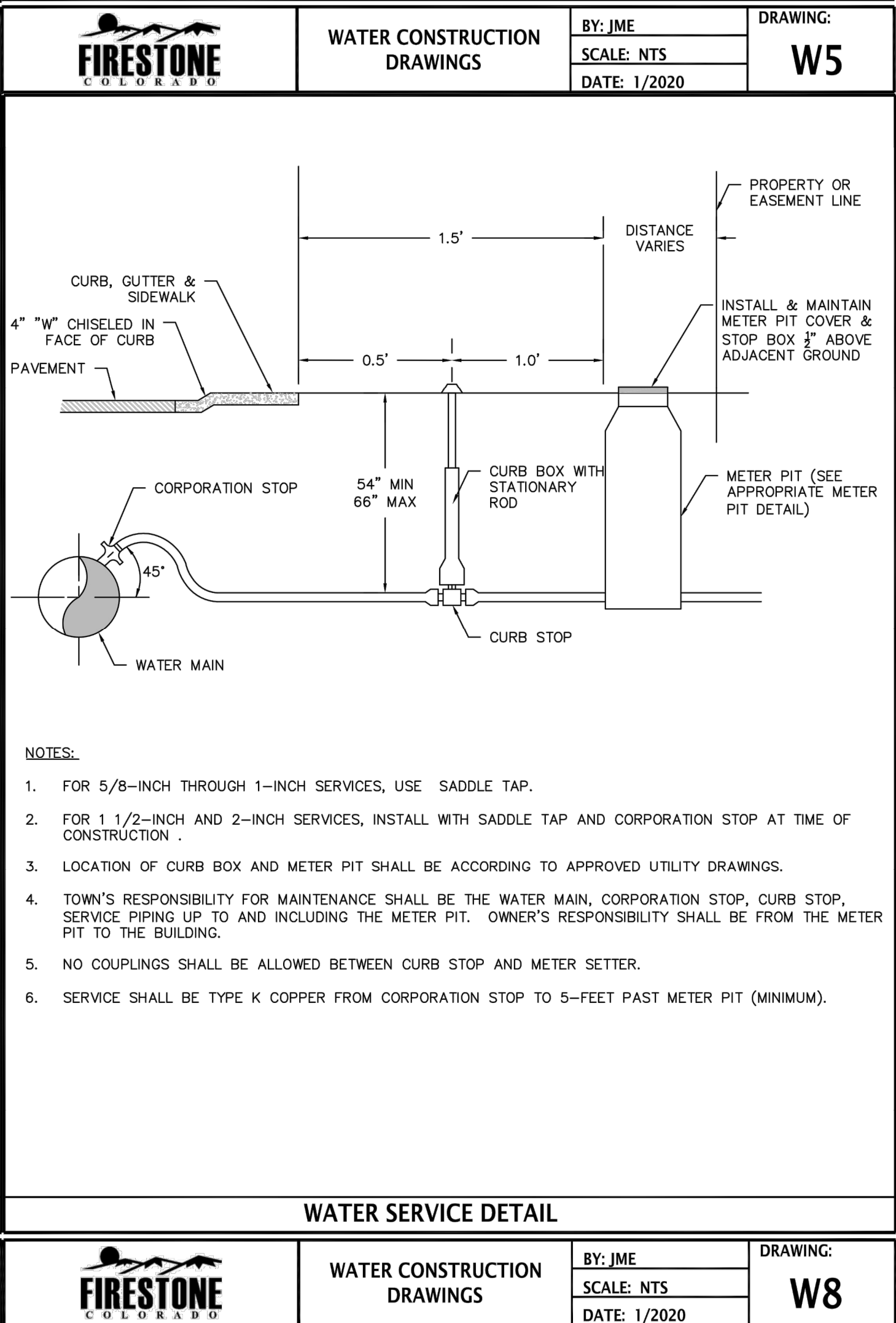
STANDARD VALVE AND BOX



STUB-OUT CONFIGURATIONS (2 OF 2)



WATERLINE LOWERING



WATER SERVICE DETAIL

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4A

FIRESTONE, COLORADO 80504

WATER DETAILS 1

PROJECT NO:

DESIGNED BY:

DRAWN BY:

DATE:

OLS001.01

GSR

RAK

01/25/2023

C11.3

SHEET 85 OF 109

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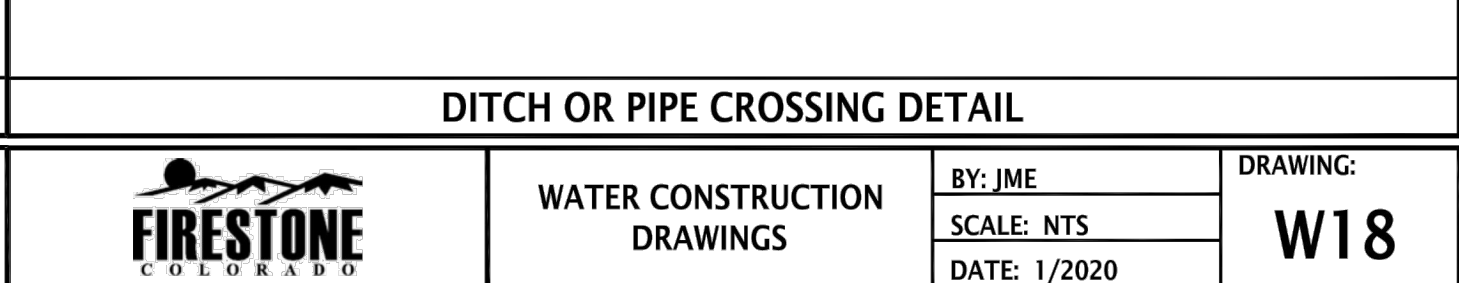
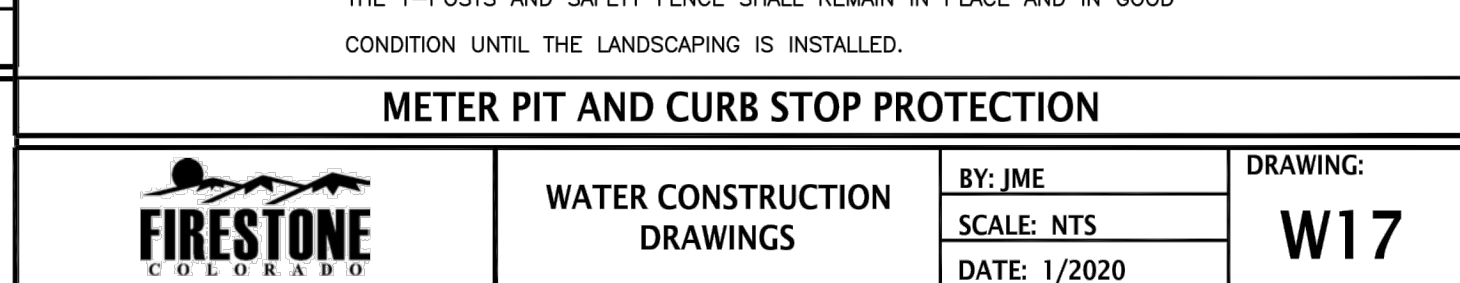
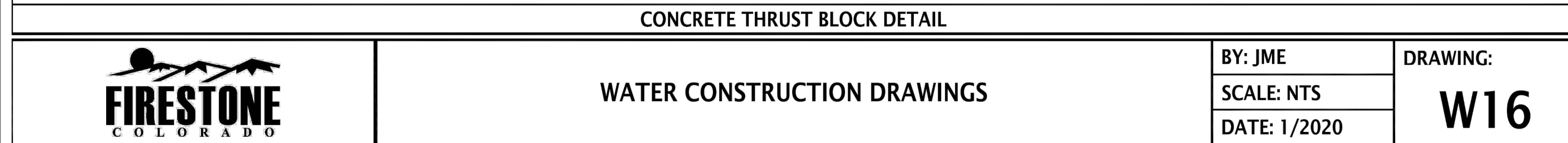
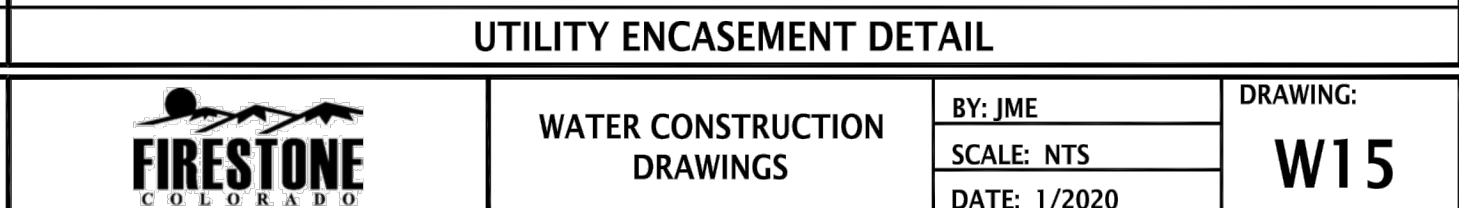
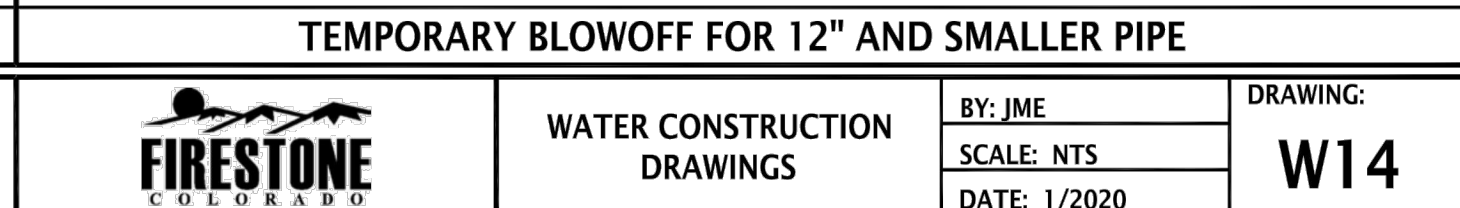
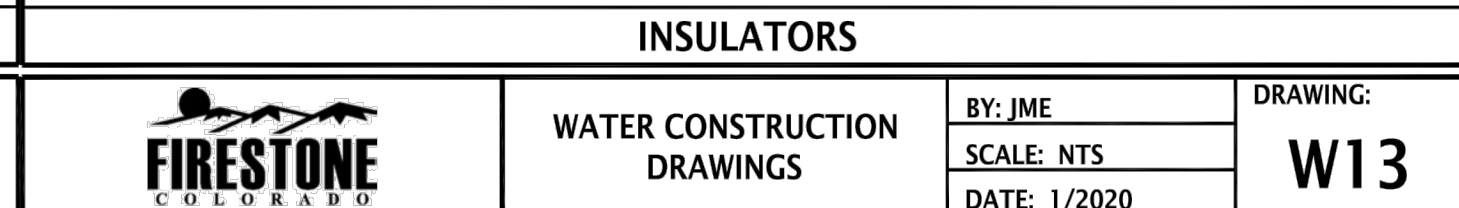
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BY

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CATHODIC TEST STATION DETAIL

CATHODIC PROTECTION NOTES:

1. INSTALL THE ANODES VERTICALLY OR HORIZONTALLY IN SOIL WITH TOP OF ANODES BELOW THE SPRINGLINE OF THE PIPE. ANODES MUST BE PLACED IN NATIVE SOIL, NOT SELECT BACKFILL SUCH AS SAND, BEDDING, OR CRUSHED ROCK.
2. INSTALL A 17 LB HIGH POTENTIAL MAGNESIUM ANODE BAG ON EACH END OF STEEL CASING PIPES WITH A CATHODIC TEST STATION.
3. STATION TEST WIRES TO BE THHN/THWH.
4. INSTALL A MINIMUM OF 2 FT SLACK AT EACH END OF WIRES.
5. BE CAUTIOUS DURING BACKFILLING. DO NOT DAMAGE OR STRESS WIRES OR CONNECTIONS.

CARRIER PIPE DIAMETER (in)	MINIMUM CASING PIPE INSIDE DIAMETER (in)	BORINGS AND ENCASEMENTS STEEL CASING PIPE MIN WALL THICKNESS (in)	CASING SPACERS (Y or N)
8"	21"	0.375	Y
10"	23"	0.375	Y
12"	26"	0.500	Y
14"	30"	0.500	Y

ELEVATION VIEW

SECTION A-A

NOTES:

1. CASING PIPE, CASING SPACERS, AND END SEALS TO BE INSTALLED PER WATER CONSTRUCTION SPECIFICATIONS.
2. RECOMMENDED CASING SPACER POSITIONING – PLACE ONE CASING SPACER 1–2 FT ON EITHER SIDE OF THE BELL JOINT AND ONE EVERY 6–8 FT APART THERE AFTER FOR A TOTAL OF 3 CASING SPACERS PER PIPE LENGTH UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER OR TOWN.
3. FOR 12" DIAMETER AND SMALLER CARRIER PIPES USE 8" CASING SPACER BANDWIDTH.
4. FOR CARRIER PIPES LARGER THAN 12" DIAMETER USE 12" CASING SPACER BANDWIDTH.
5. CASING SPACERS TO BE IN THE "CENTER RESTRAINED" POSITION.
6. ALL BORINGS & ENCASEMENTS WILL REQUIRE END SEALS AS SHOWN.
7. TRACER WIRE SHALL BE EXTENDED THROUGH THE CASING PIPE.

ROD DIAMETER, GRADE & LENGTH OF RESTRAINED PIPE

PIPE SIZE	4"		6"		8"		12"		16"		20"		24"		
FITTING	D	L	G	D	L	G	D	L	G	D	L	G	D	L	G
90° BEND, TEE, PLUG	3/4"	30'	MS	3/4"	45'	MS	3/4"	60'	MS	3/4"	80'	MS	1"	108'	HS
45° BEND	3/4"	8'	MS	3/4"	13'	MS	3/4"	18'	MS	3/4"	25'	MS	1"	32'	HS
22 1/2° BEND	3/4"	1'	MS	3/4"	4'	MS	3/4"	5'	MS	3/4"	7'	MS	3/4"	8'	MS
11 1/4° BEND	-	-	-	-	-	-	3/4"	1'	MS	3/4"	2'	MS	3/4"	3'	MS

HORIZONTAL BENDS

VALVE

PLUG

TEE

90° HORIZONTAL BEND

NOTES:

1. LENGTH OF RESTRAINED PIPE MEASURED EACH WAY FROM VALVES AND BENDS.
2. CLAMPS AND RODS NOT ALLOWED FOR 24" & LARGER PIPES.
3. D=DIAMETER, L=LENGTH, G=GRADE, MS=MILD STEEL, HS=HIGH STRENGTH.
4. MIN 4.5' GROUND COVER REQD.
5. BASED ON 150 PSI INTERNAL PRESSURE.
6. MS = MILD STEEL ROD ASTM A 36.
7. HS = HIGH STRENGTH ROD ASTM A 193 GRADE B7.
8. NUTS SHALL BE ASTM A 307 GRADE A OR B HEXAGON HEAVY SERIES. HS NUTS SHALL CONFORM TO MS-22.
9. LENGTH REFERS TO THE AMOUNT OF PIPE WHICH MUST BE RESTRAINED TOGETHER.
10. LENGTH OF RESTRAINED PIPE CHART IS ALSO FOR THE LENGTH OF JOINT RESTRAINT FOR MEGALUGS.
11. TEES & CROSSES MUST BE RESTRAINED IN ALL APPLICABLE DIRECTIONS.
12. 12" AND SMALLER IN LINE VALVES AND TEES SHALL HAVE A MECHANICAL JOINT RESTRAINT DEVICE ON EACH SIDE OF THE FITTING OR VALVE.
13. A SECOND VALVE WILL BE REQD TO BE CLOSED WHEN EXCAVATING NEXT TO A EXIST VALVE.
14. WHEN REDUCERS ARE USED ON VALVE INSTALLATIONS THE LENGTH OF RESTRAINT SHALL BE BASED ON THE SIZE OF THE PIPE NOT THE SIZE OF THE VALVE.
15. ALL REDUCERS/INCREASERS SHALL HAVE MECHANICAL RESTRAINT DEVICES ON EACH SIDE OF FITTING.
16. PIPE JOINT RESTRAINT MAY BE ACCOMPLISHED USING HARNESS RODS, MECHANICAL JOINT RESTRAINT OR RESTRAINED JOINT PIPE AND FITTINGS.
17. AN ANALYSIS OF THE NECESSARY RESTRAINT LENGTH FOR PIPE LARGER THAN 24" SHALL BE SUBMITTED TO THE TOWN ENGINEER FOR REVIEW AND APPROVAL ON A CASE BY CASE BASIS.

MECHANICAL JOINT RESTRAINT

WEDGE DETAIL

BOLT HOLE DETAIL

DIMENSIONS

NOMINAL PIPE SIZE	NO. OF BOLTS	NO. OF WEDGES	K2 INCHES	J INCHES	F INCHES	M INCHES
4"	2	2				
6"	6	3	11.12	9.50	7.00	0.88
8"	6	4	13.37	11.75	9.15	1.00
10"	8	6	15.62	14.00	11.20	1.00
12"	8	8	17.88	16.25	13.30	1.25

NOTES:

1. DIMENSIONS FOR 16" AND 20" D.I. PIPE NOT SHOWN.
2. OTHER MECHANICAL JOINT RESTRAINT DEVICES MUST BE APPROVED BEFORE INSTALLATION.

WATER CONSTRUCTION DRAWINGS

BY: JME
SCALE: NTS
DATE: 1/2020

DRAWING:
W19

WATER CONSTRUCTION DRAWINGS

BY: JME
SCALE: NTS
DATE: 1/2020

DRAWING:
W20

WATER CONSTRUCTION DRAWINGS

BY: JME
SCALE: NTS
DATE: 1/2020

DRAWING:
W23

TOP VIEW

SIDE VIEW

CARRIER PIPE NOMINAL DIA.	STUD DIA. D	A	W	Z	T	H	E	H ₁	Y	X
4" TO 12"	3/4"	5"	1-1/2"	3-3/4"	3/8"	4-1/8"	3-1/8"	2"	4-1/2"	5"
16"	1"	5-3/4"	1-3/4"	4-1/2"	1/2"	4-1/2"	3-1/4"	2"	RING	6"
20"	1-1/4"	7-1/2"	2"	5-3/4"	5/8"	5"	3-3/4"	2-1/2"	RING	7-1/2"

NOTES:

1. USE TWO HIGH-STRENGTH STEEL TIE-RODS AT END OF CASING.
2. TIE-ROD HOLE DIAMETER 1/8" LARGER THAN STUD DIAMETER.
3. BOTTOM EDGE OF ALL PLATES SHAPED TO FIT O.D. OF PIPE.
4. HARNESS LUGS AS PER AWWA MANUAL M-11.

PLAN

DETAIL

DIMENSIONS

ALLOWABLE PIPE DIAMETER INCHES	BOLT SIZE	NO. OF BOLTS REQUIRED
4	3/4"	2
6	3/4"	2
8	3/4"	2
10	3/4"	4
12	3/4"	6

NOTES:

1. THE BOLT SHALL BE MANUFACTURED OF "COR-TEN" OR APPROVED EQUAL.
2. THE BOLT MAY BE HEAT TREATED.

SECTION A-A

NOTES:

SERVICE TAP – WATER SERVICE TAP SHALL BE MADE AT EITHER THE 2 O'CLOCK OR THE 10 O'CLOCK POSITION ON THE CIRCUMFERENCE OF A WATER MAIN. THE MINIMUM DISTANCE BETWEEN A TAP MADE AT THE 2 O'CLOCK POSITION AND THE ONE MADE AT THE 10 O'CLOCK POSITION SHALL BE 18" MEASURED ALONG THE PIPE. THE MINIMUM DISTANCE BETWEEN SUCCESSIVE TAPS MADE EITHER AT THE 2 O'CLOCK OR THE 10 O'CLOCK POSITION SHALL BE 3'. THE MINIMUM DISTANCE FROM EITHER THE BELL OR SPIGOT END OF A PIPE TO TAP SHALL BE 2'. A MAXIMUM OF 4 WATER SERVICE TAPS SHALL BE ALLOWED PER LENGTH OF PIPE. DOUBLE STRAP SADDLE (ROMAC 202B OR APPROVED EQUAL) SHALL BE USED FOR ALL SERVICE TAPS.

SECTION A-A

NOTES:

ALL EXISTING SEWER DAMAGED DURING INSTALLATION MUST BE REPLACED WITH PVC PIPE

WATER CONSTRUCTION DRAWINGS

BY: JME
SCALE: NTS
DATE: 1/2020

DRAWING:
W24

WATER CONSTRUCTION DRAWINGS

BY: JME
SCALE: NTS
DATE: 1/2020

DRAWING:
W25

WATER CONSTRUCTION DRAWINGS

BY: JME
SCALE: NTS
DATE: 1/2020

DRAWING:
W28

WATER CONSTRUCTION DRAWINGS

BY: JME
SCALE: NTS
DATE: 1/2020

DRAWING:
W29

DATE

BY

REVISION

No.

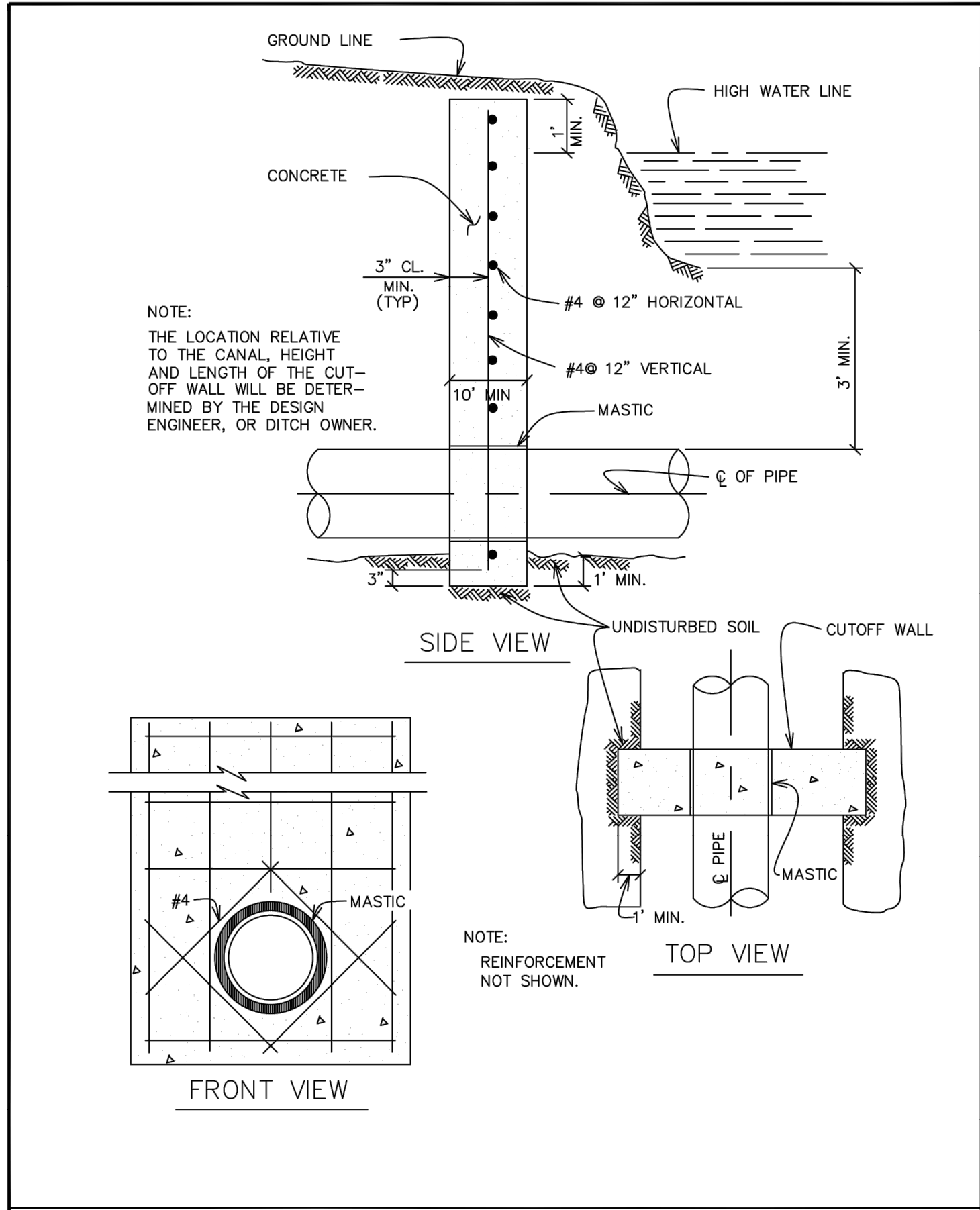
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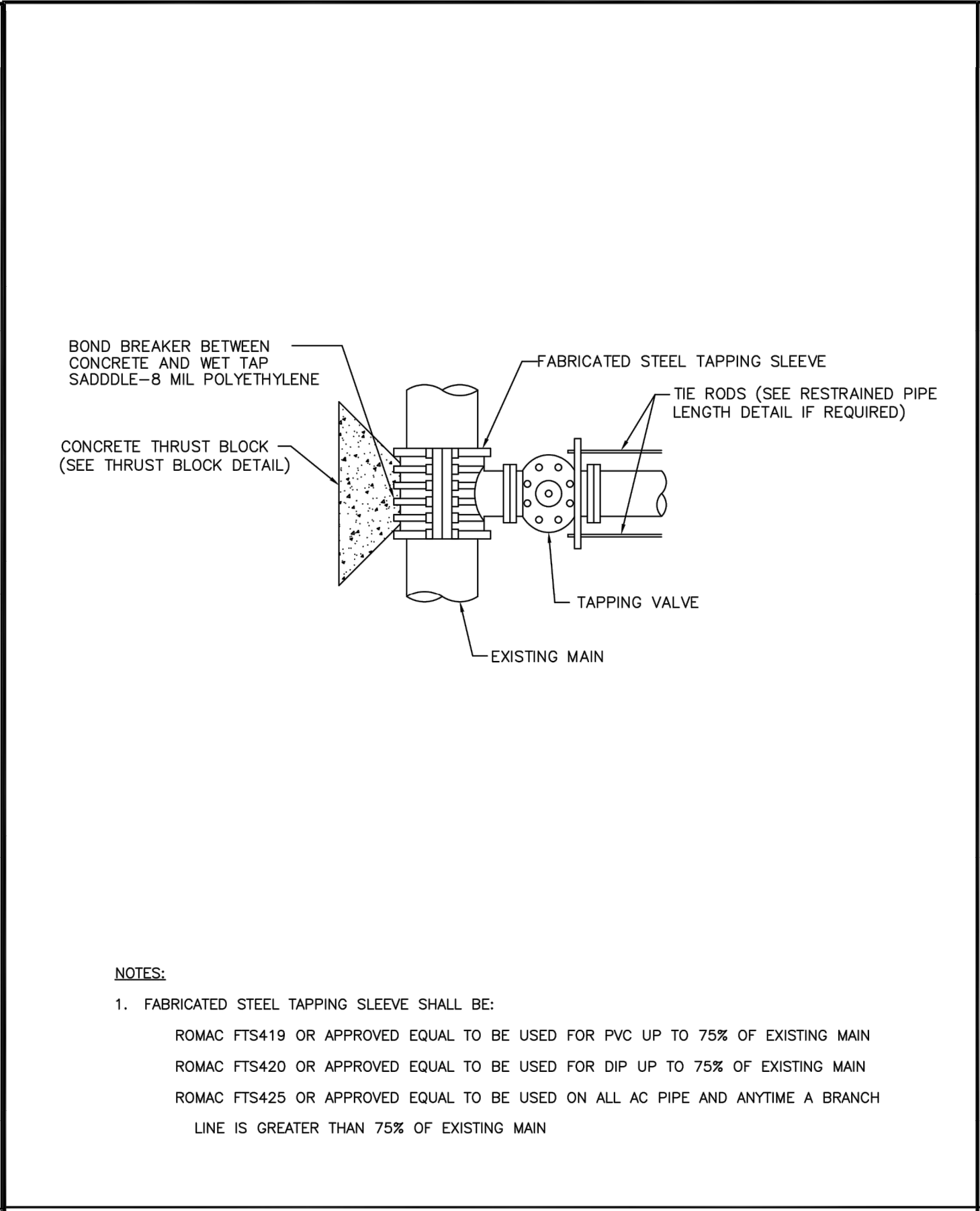
CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4A
FIRESTONE, COLORADO 80504
WATER DETAILS 3

PROJECT NO.: OLS001.01
DESIGNED BY: GSR
DRAWN BY: RAK
DATE: 01/25/2023

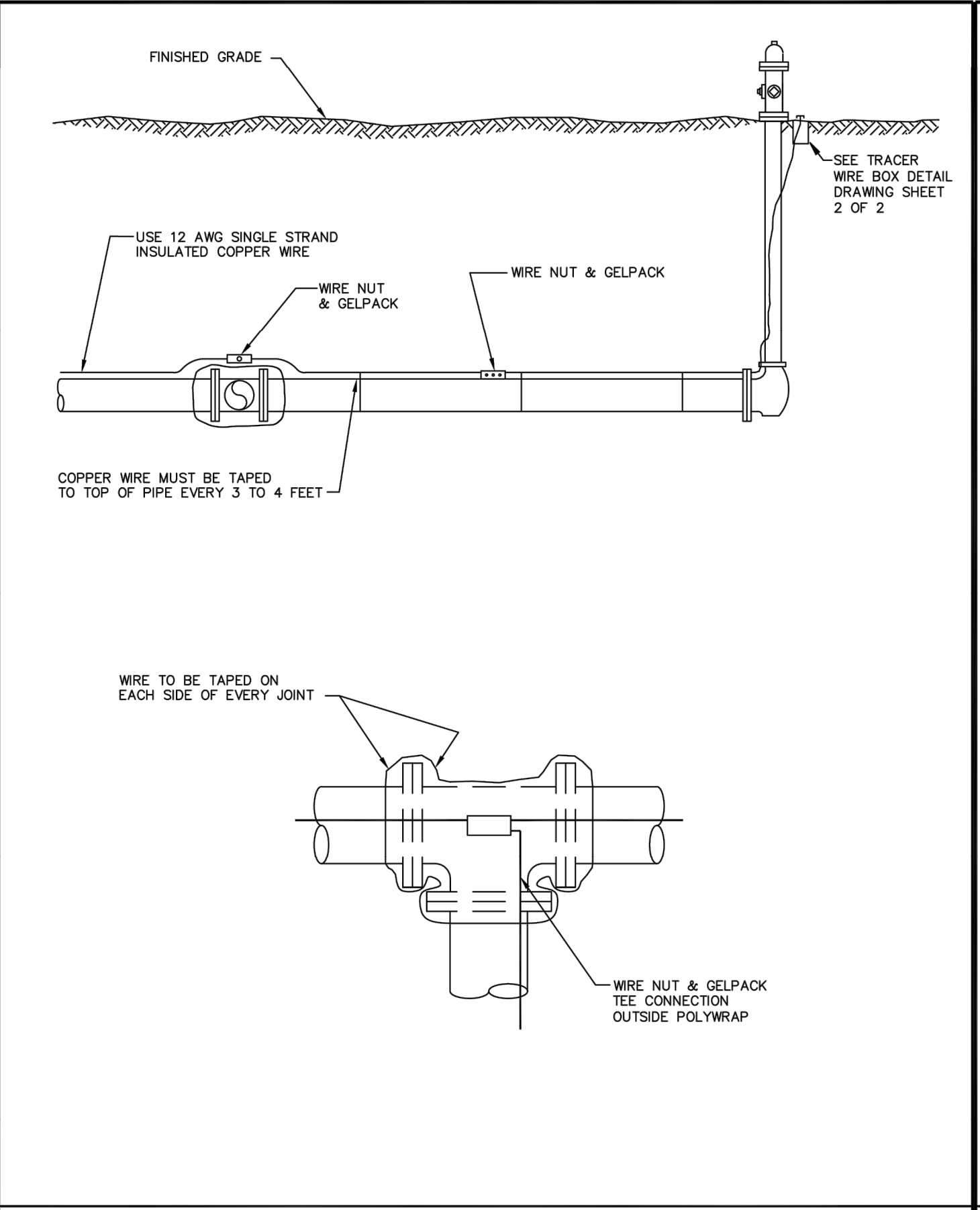
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SHEET 87 OF 109



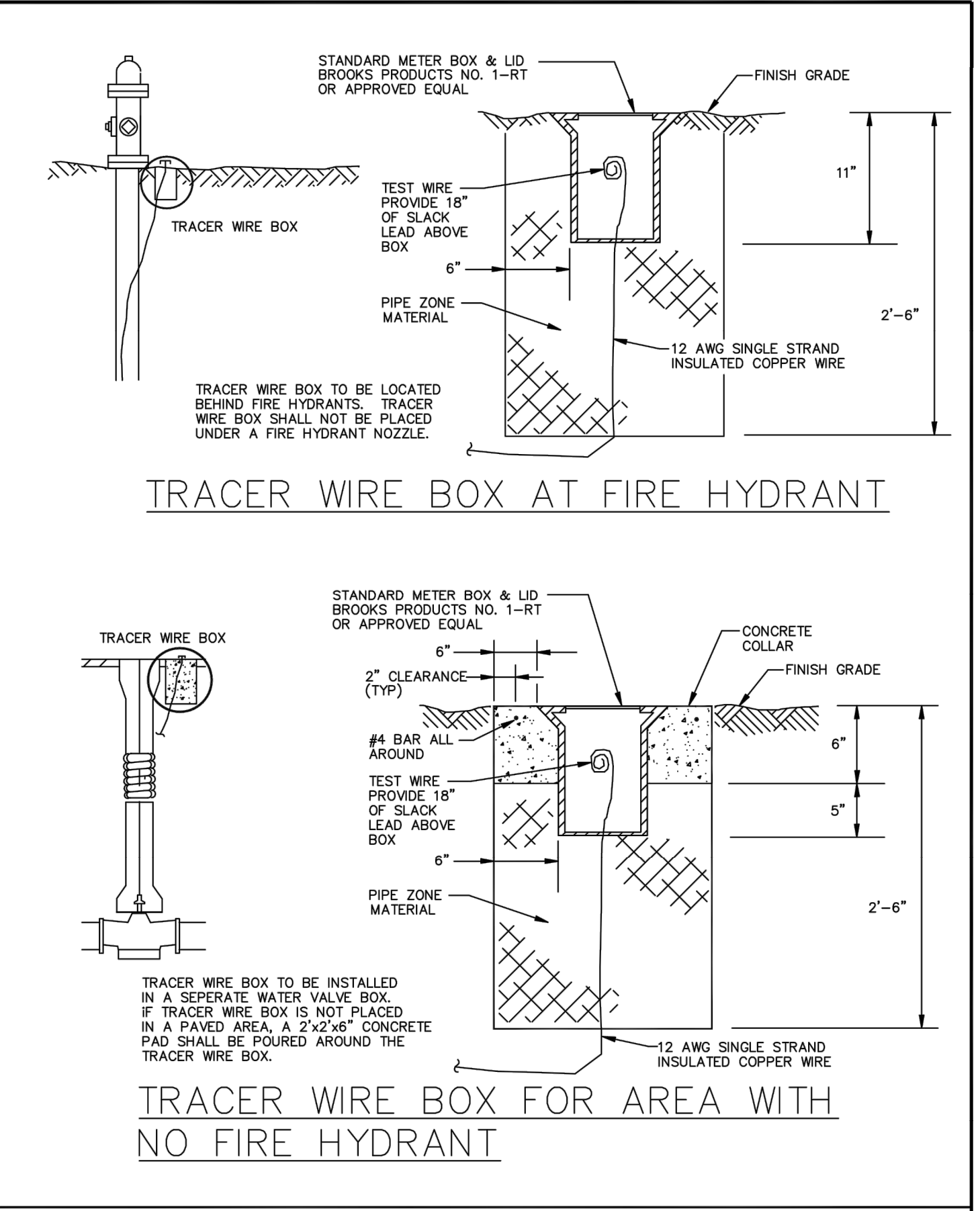
TYPICAL CUTOFF WALL FOR DITCH CROSSING		FIRESTONE COLORADO	
WATER CONSTRUCTION DRAWINGS	BY: JME	DRAWING: W31	
	SCALE: NTS		
	DATE: 1/2020		



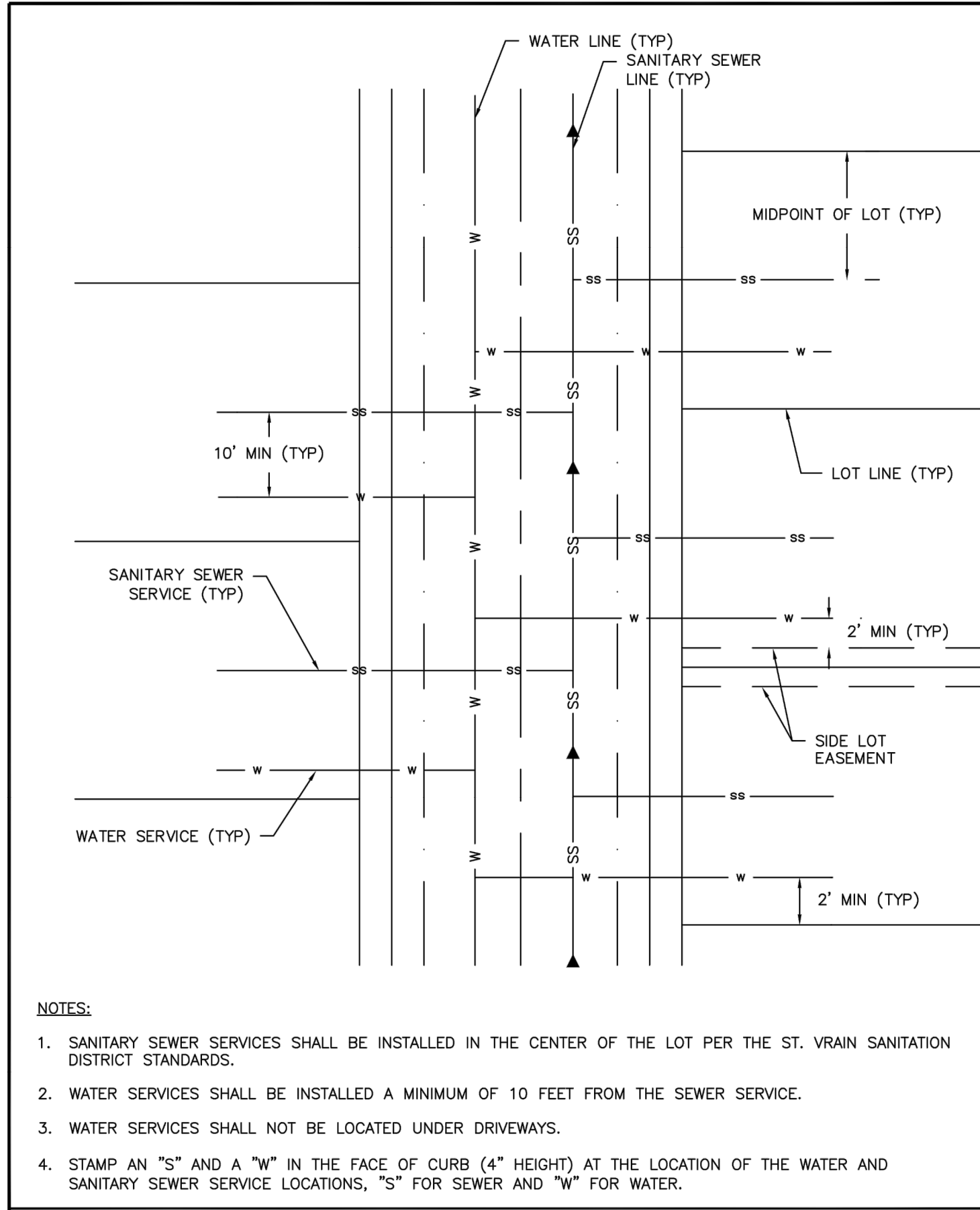
TAPPING TEE AND VALVE		FIRESTONE COLORADO	
WATER CONSTRUCTION DRAWINGS	BY: JME	DRAWING: W27	
	SCALE: NTS		
	DATE: 1/2020		



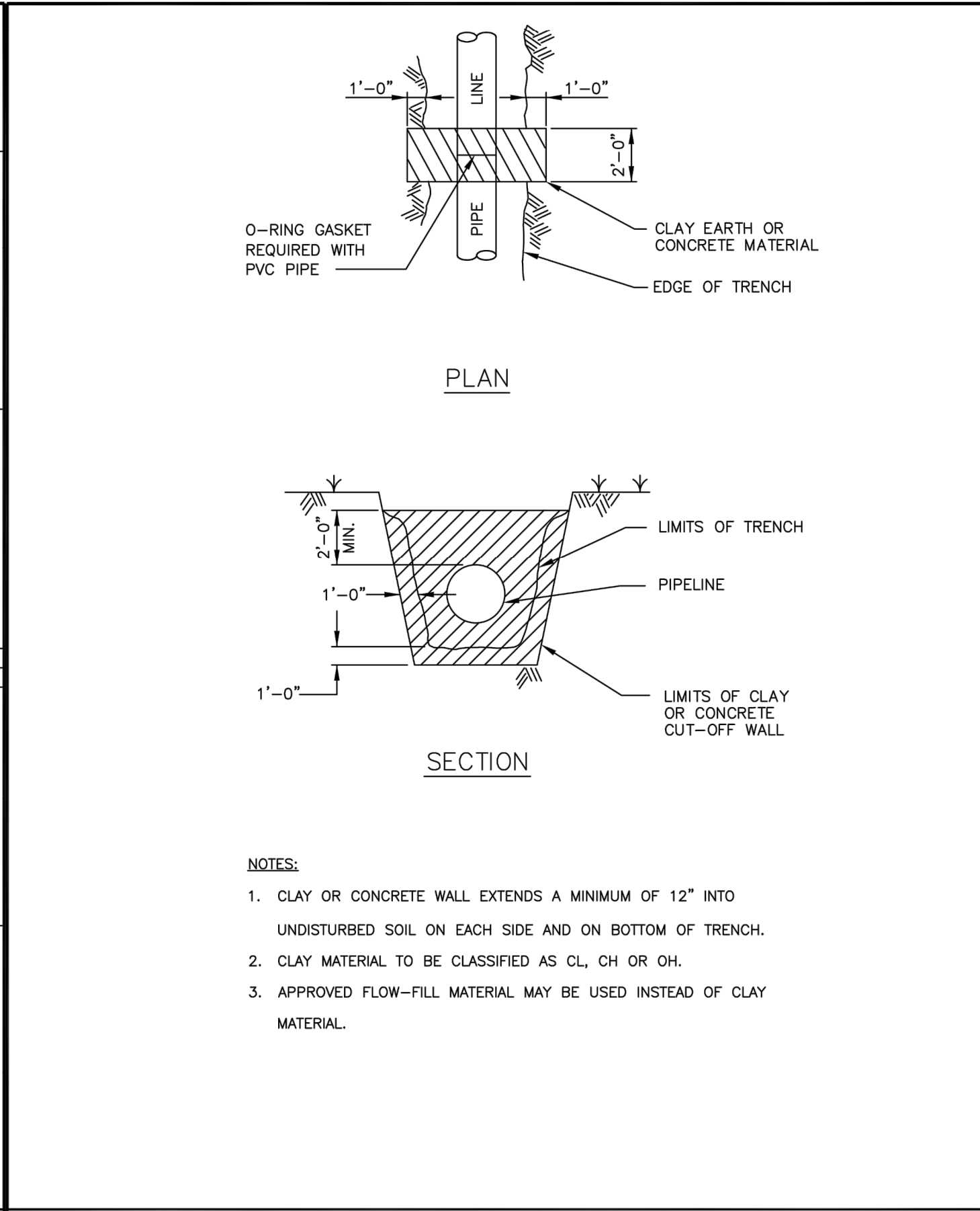
TRACER WIRE (1 OF 2)		FIRESTONE COLORADO	
WATER CONSTRUCTION DRAWINGS	BY: JME	DRAWING: W33A	
	SCALE: NTS		
	DATE: 1/2020		



TRACER WIRE (2 OF 2)		FIRESTONE COLORADO	
WATER CONSTRUCTION DRAWINGS	BY: JME	DRAWING: W33B	
	SCALE: NTS		
	DATE: 1/2020		



WATER AND SEWER SERVICE LOCATIONS		FIRESTONE COLORADO	
WATER CONSTRUCTION DRAWINGS	BY: JME	DRAWING: W36	
	SCALE: NTS		
	DATE: 1/2020		



CLAY OR CONCRETE CUT-OFF WALL		FIRESTONE COLORADO	
WATER CONSTRUCTION DRAWINGS	BY: JME	DRAWING: W37	
	SCALE: NTS		
	DATE: 1/2020		

REVISION	BY	DATE
No.		

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COTTONWOOD HOLLOW - FILING 4A

WATER DETAILS 4

CONSTRUCTION PLANS	
COTTONWOOD HOLLOW - FILING 4A	
FIRESTONE - COLORADO 80504	
WATER DETAILS 4	
PROJECT NO:	OLS001.01
DESIGNED BY:	GSR
DRAWN BY:	RAK
DATE:	01/25/2023
C11.6	
SHEET 88 OF 109	

STORM CONNECTOR PIPE CLOSURE DETAIL

TO BE USED ONLY WHERE NECESSARY AND AS AUTHORIZED BY THE TOWN ENGINEER

MINIMUM DIMENSIONS

D	L	T
15"	12"	5"
18"	12"	5"
21"	12"	6"

CUT NO.1: SAW THE TUBE AT AN ANGLE OF A/2 WITH THE TRANSVERSE PLANE. REVERSE ONE SECTION AND TAPE BOTH SECTIONS TOGETHER FORMING THE DEFLECTION ANGLE A.

CUT NO.2: SAW THE TUBE LONGITUDINALLY REMOVING A STRIP 3.14 (D_o-D_i) INCHES WIDE ON THE SIDE OPPOSITE THE OPEN JOINT. BEND THE ENDS OF THE CUT TOGETHER AND INSERT THE TUBE IN THE PIPE.

NOTES: FOR STORM LINE CONNECTORS ONLY, NOT TO BE USED ON MAINLINE SEWERS.

AN INTERIOR FORM OF UNSEALED SONO-TUBE OR EQUAL SHALL BE USED TO PROVIDE A SMOOTH INTERIOR JOINT. (SEE DETAIL A)

DETAIL "A"
SONO-TUBE, OR EQUAL, INTERIOR FORM

GENERAL NOTES

- A CONCRETE COLLAR IS REQUIRED WHERE THE CHANGE IN GRADE EXCEEDS 0.10 OF A FOOT PER FOOT.

- GAP LIMITS

PIPE DIAMETER	COLUMN "A" (SEE A BELOW)	COLUMN "B" (SEE B BELOW)
21" OR LESS	1 1/2"	1"

- IF THE "EXTREME OUTER END" OF THE PIPE LEAVE A GAP THAT EXCEEDS VALUES IN COLUMN "A" OR COLUMN "B", A CONCRETE COLLAR IS REQUIRED.
- IF THE GAP EXCEEDS 6 INCHES, A MANHOLE STRUCTURE IS REQUIRED.

- CONCRETE COLLAR SHALL NOT BE USED FOR A SIZE CHANGE ON THE MAIN LINE.
- FOR PIPE SIZE NOT LISTED USE NEXT SIZE LARGER.
- WHERE REINFORCING IS REQUIRED THE DIAMETER OF THE CIRCULAR TIES SHALL BE D_o(2X WALL THICKNESS)+1.
- REINFORCING SHALL BE USED WHERE THE SPACES BETWEEN THE EXTREME OUTER ENDS IS 2 1/2" OR LARGER.

CIRCULAR TIES:	PIPE DIAMETER	SPACE BETWEEN EXTREME OUTER ENDS	NO. OF CIRCULAR TIES
	21" OR LESS	2 1/2"	3

WHERE THE SPACE BETWEEN PIPE LONGITUDINAL ENDS EXCEEDS 2 1/2", THE NUMBER OF CIRCULAR TIES SHALL BE INCREASED TO MAINTAIN AN APPROXIMATE SPACING OF 6" OC.

- AN INTERIOR FORM OF UNSEALED SONO-TUBE OR EQUAL SHALL BE USED TO PROVIDE A SMOOTH INTERIOR JOINT. THE PAPER FORM MAY BE LEFT IN PLACE (SEE DETAIL A).
- THIS DETAIL APPLIES "ONLY" TO PIPE 21" DIAMETER OR LESS.

TRASH GUARD FOR CONDUIT (1 OF 3)

TABLE OF DIMENSIONS												
TRASH GUARD					MOUNTING							
NOM.	A	B	D	G	L	W	C	H	J	R	S	T
(INCHES)	(INCHES)	(INCHES)	(INCHES)	(INCHES)	(INCHES)	(INCHES)	(INCHES)	(INCHES)	(INCHES)	(INCHES)	(INCHES)	(INCHES)
18	10	6-1/2	8	3	31	28	3	42	143	11-1/2	5	5
24	12	8-1/2	8	3	47-1/2	40	5	35	55	15	6-1/2	5-1/2
30	15	12-1/2	9	3	59-3/4	52	5	35	55	18-1/2	8	6
36	15	15-1/2	10-1/2	4	71-1/4	58	7	35	55	22	8-1/2	6-1/2
42	21	18-1/2	9	4	75	64	7	40	50	25-1/2	11	7
48	24	21-1/2	8	4	82-3/4	70	9	40	50	28	12-3/4	7-1/2

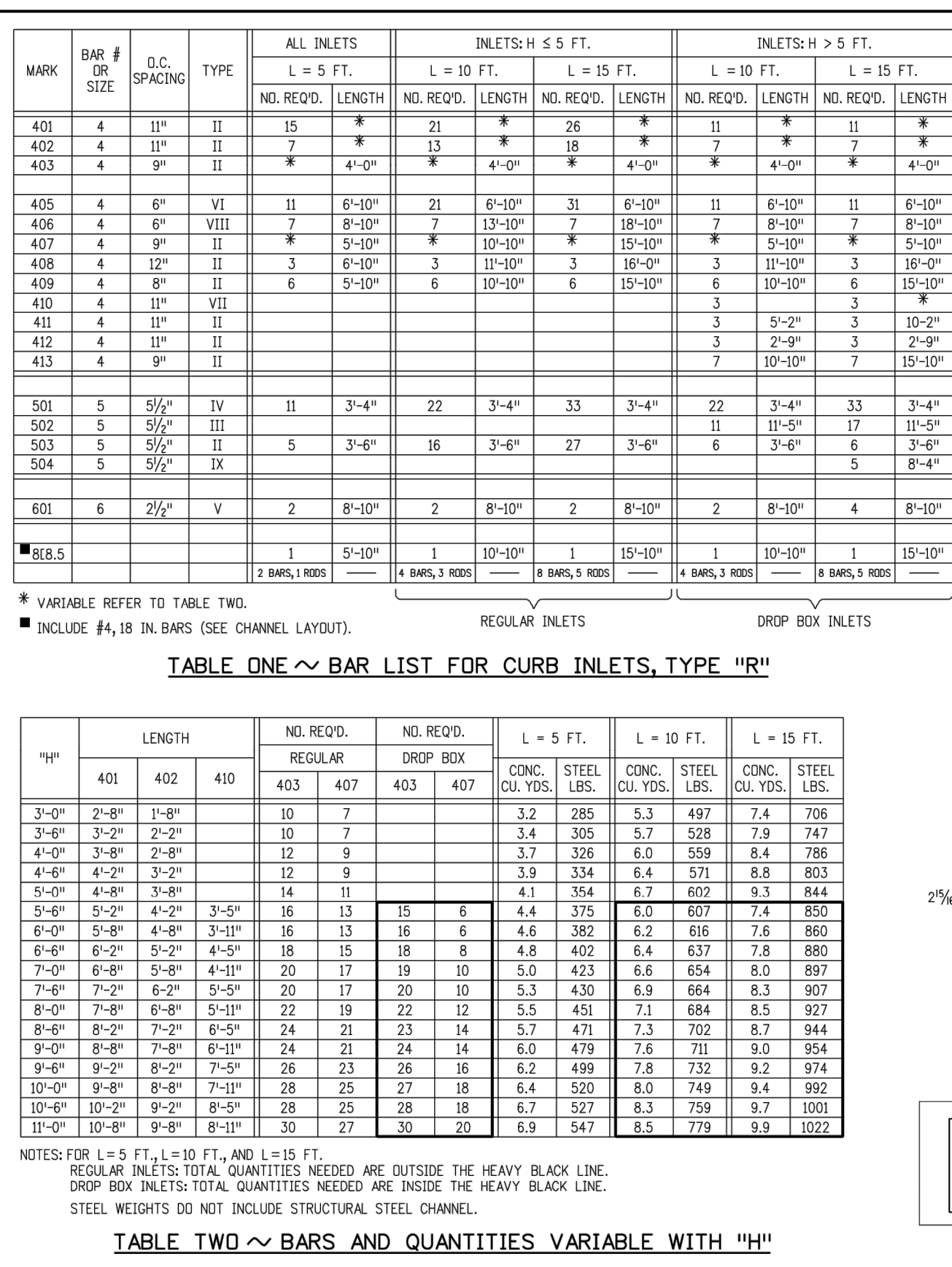
NOTE: AN INDEPENDENT DESIGN AND DETAIL WILL BE REQUIRED FOR PIPE DIAMETERS GREATER THAN 48"

GENERAL NOTES:
 1. TRASH GUARDS SHALL BE INSTALLED AT LOCATIONS SHOWN IN THE PLANS OR SPECIFIED BY THE ENGINEER.
 2. PADLOCKS FOR LOCKING BAR WILL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AND KEYS SUBMITTED TO THE PUBLIC WORKS DEPT.
 3. THE TRASH GUARDS ARE NOT DESIGNED TO CARRY WHEEL LOADINGS AND SUCH ARE NOT TO BE USED AS SAFETY GRATES.
 4. IF THE FLARED END DIMENSIONS VARY FROM THOSE SHOWN IN THE STANDARD PLANS, NECESSARY ADJUSTMENTS SHALL BE MADE TO THE TRASH GUARD DIMENSIONS.

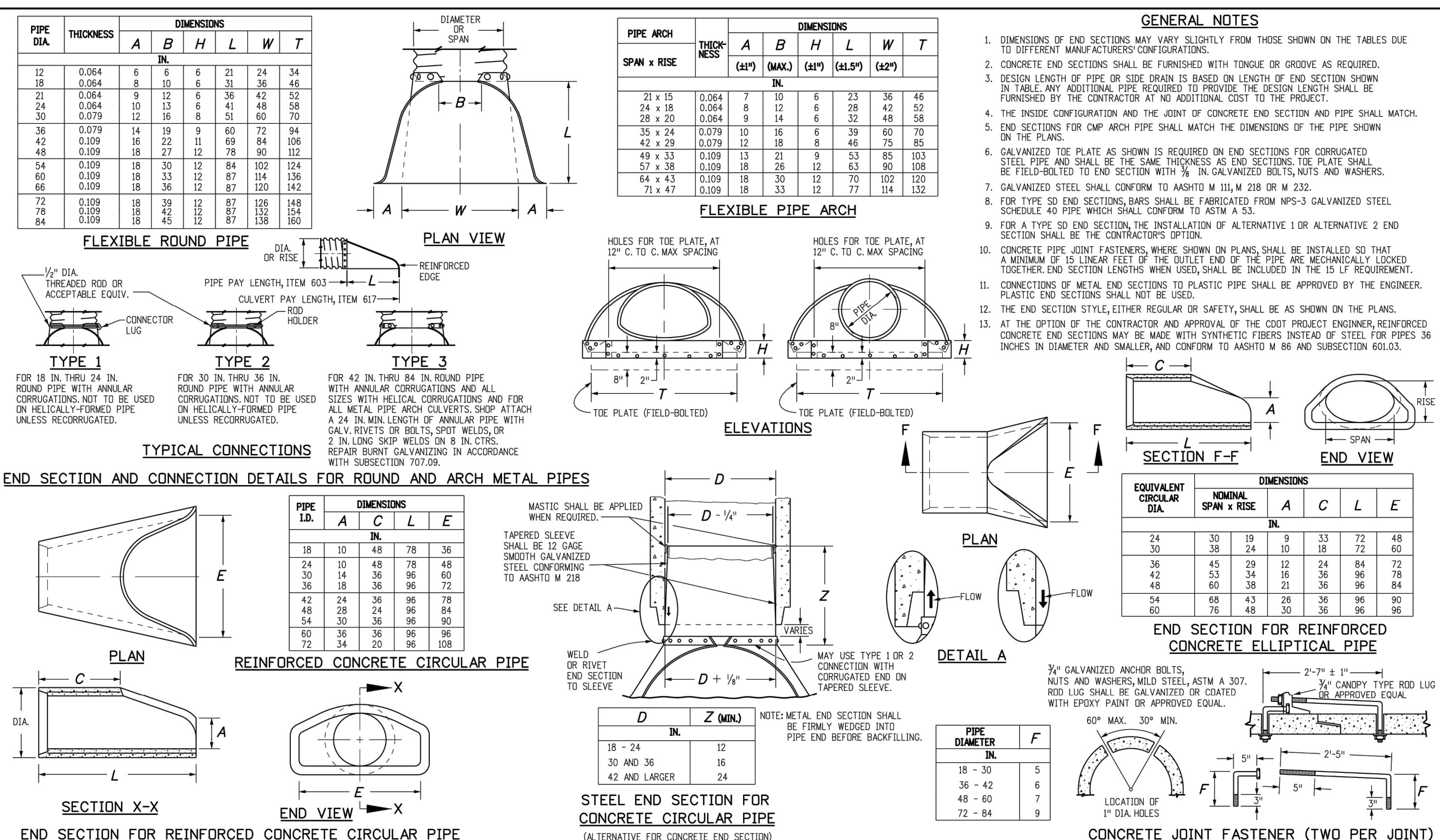
TRASH GUARD FOR CONDUIT (2 OF 3)

TRASH GUARD FOR CONDUIT (3 OF 3)

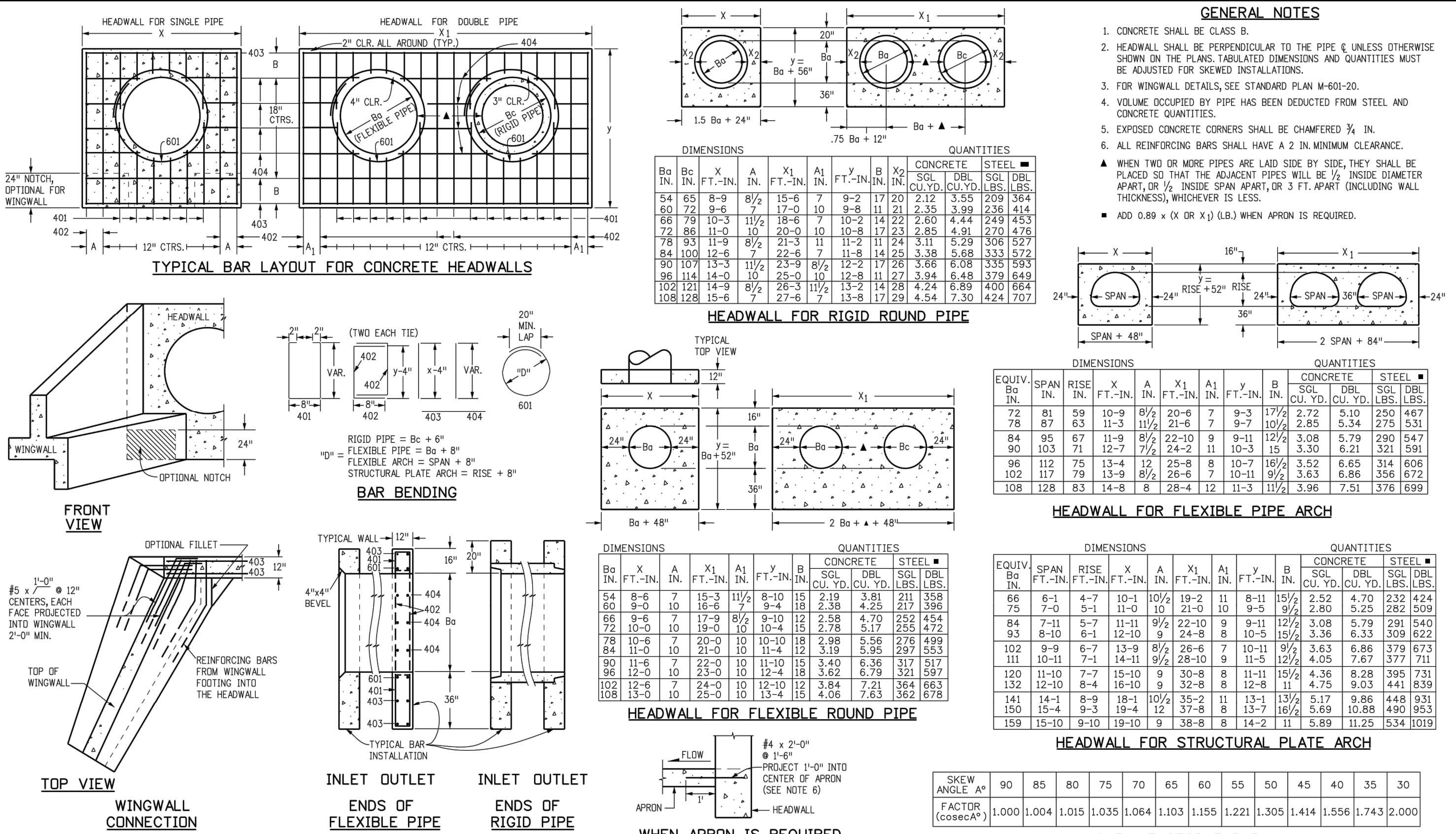
FIRESTONE
COLORADO



Computer File Information			Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: DD		Date:	Comments	 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820	CURB INLET TYPE R		M-604-12
Last Modification Date: 07/04/12	Initials: LTA							
Full Path: www.coloradodot.info/business/designsupport						Project Development Branch DD/LTA		Sheet No. 2 of 2
Drawing File Name: 6040120202.dgn								
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English			Issued By: Project Development Branch July 4, 2012			



Computer File Information		Sheet Revisions		Colorado Department of Transportation	CONCRETE AND METAL END SECTIONS	STANDARD PLAN NO.
Creation Date: 07/04/12	Initiator: JBK	Date:	Comments	2829 West Howard Place	 CDOT 2829 West Howard Place CDOT 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	M-603-10
Last Modification Date: 05/01/18	Initiator: LTA	5/01/18	Added General Note 13.			
Full Path: www.cdol.gov/business/designsupport						
Drawing File Name: 6010D00102.dgn						
CAD Ver: MicroStation V8	Scale: Not to Scale	Unit: English				
Division of Project Support				JBK/LTA	Issued By: Project Development Branch July 4, 2012	Sheet No. 1 of 2



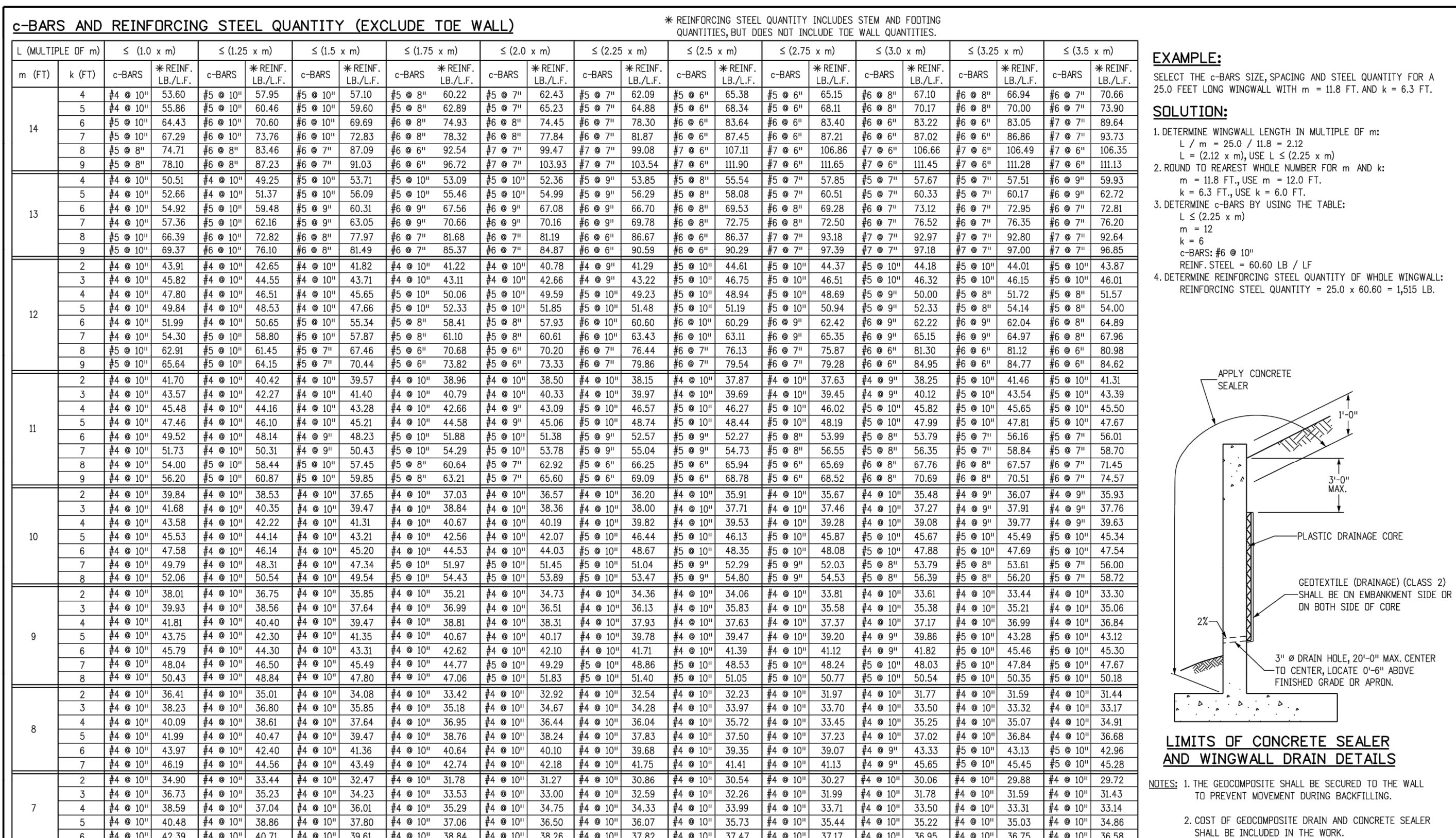
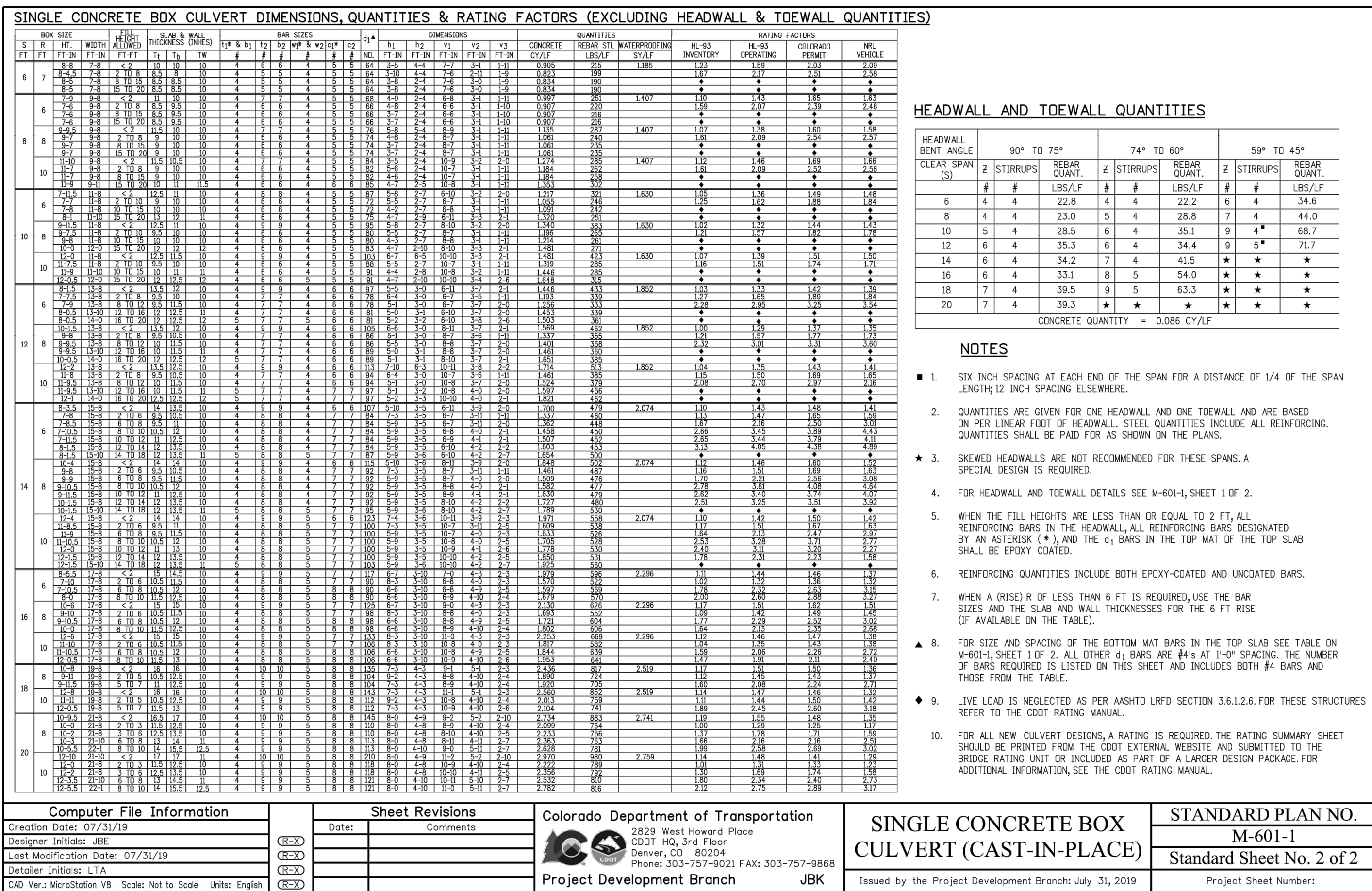
CONSTRUCTION PLANS		No.		REVISION		BY		DATE	
COTTONWOOD HOLLOW - FILING 4A									
FIRESTONE, COLORADO 80504									
STORM SEWER DETAILS 4									
PROJECT NO: OLS001.01									
DESIGNED BY: GSR									
DRAWN BY: RAK									
DATE: 01/25/2013									
C11.10									
SHEET 92 OF 109									

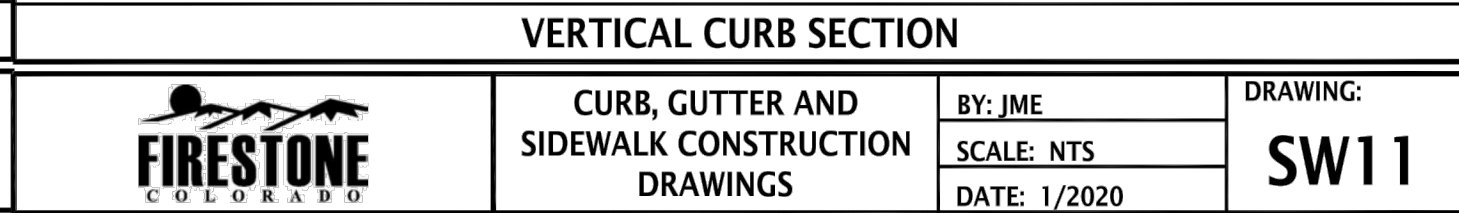
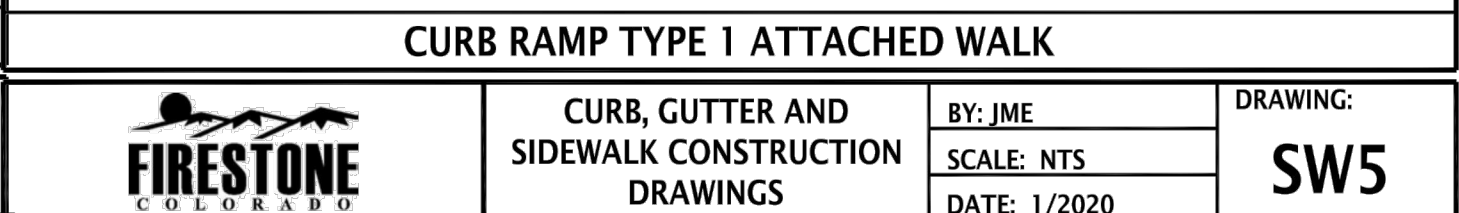
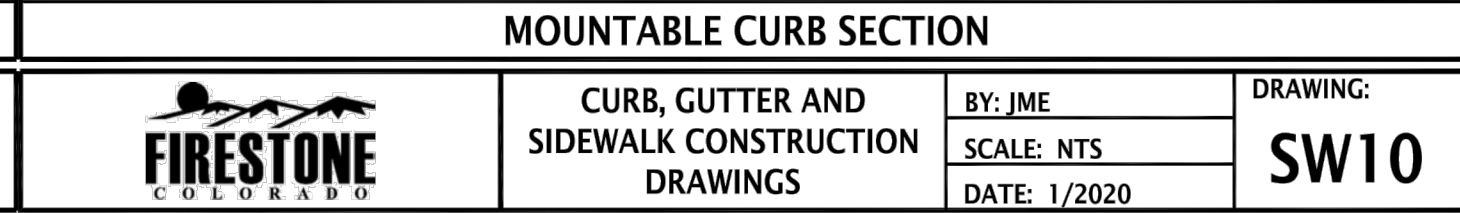
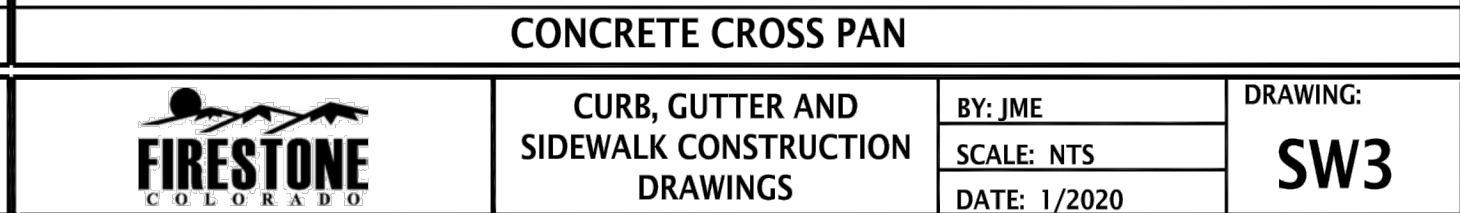
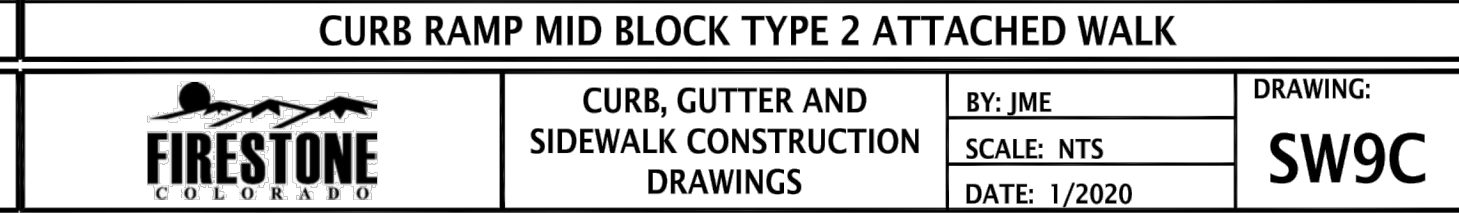
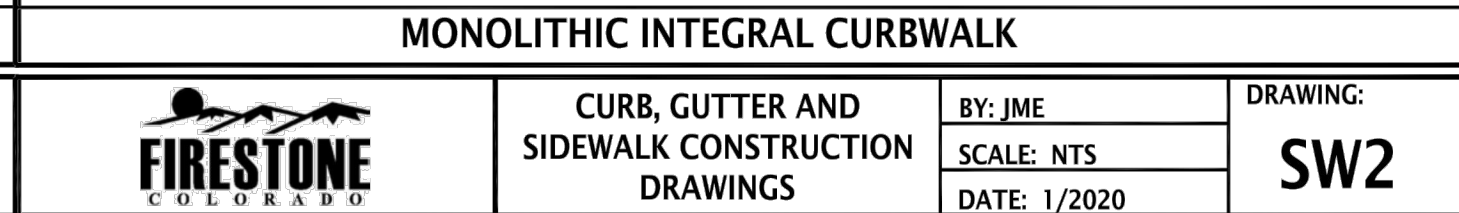
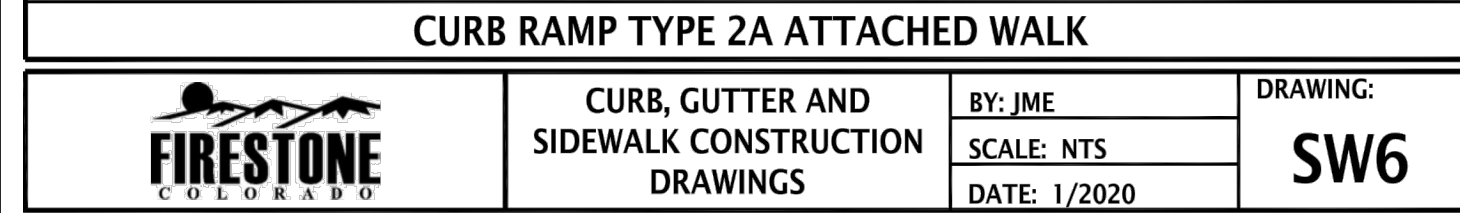
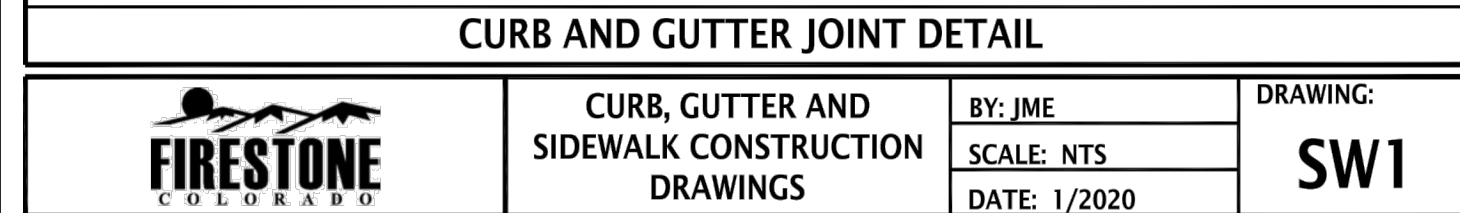


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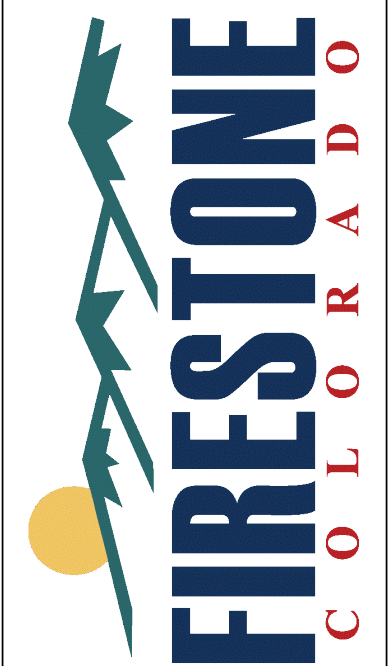
FIRESTONE
C O L O R A D O



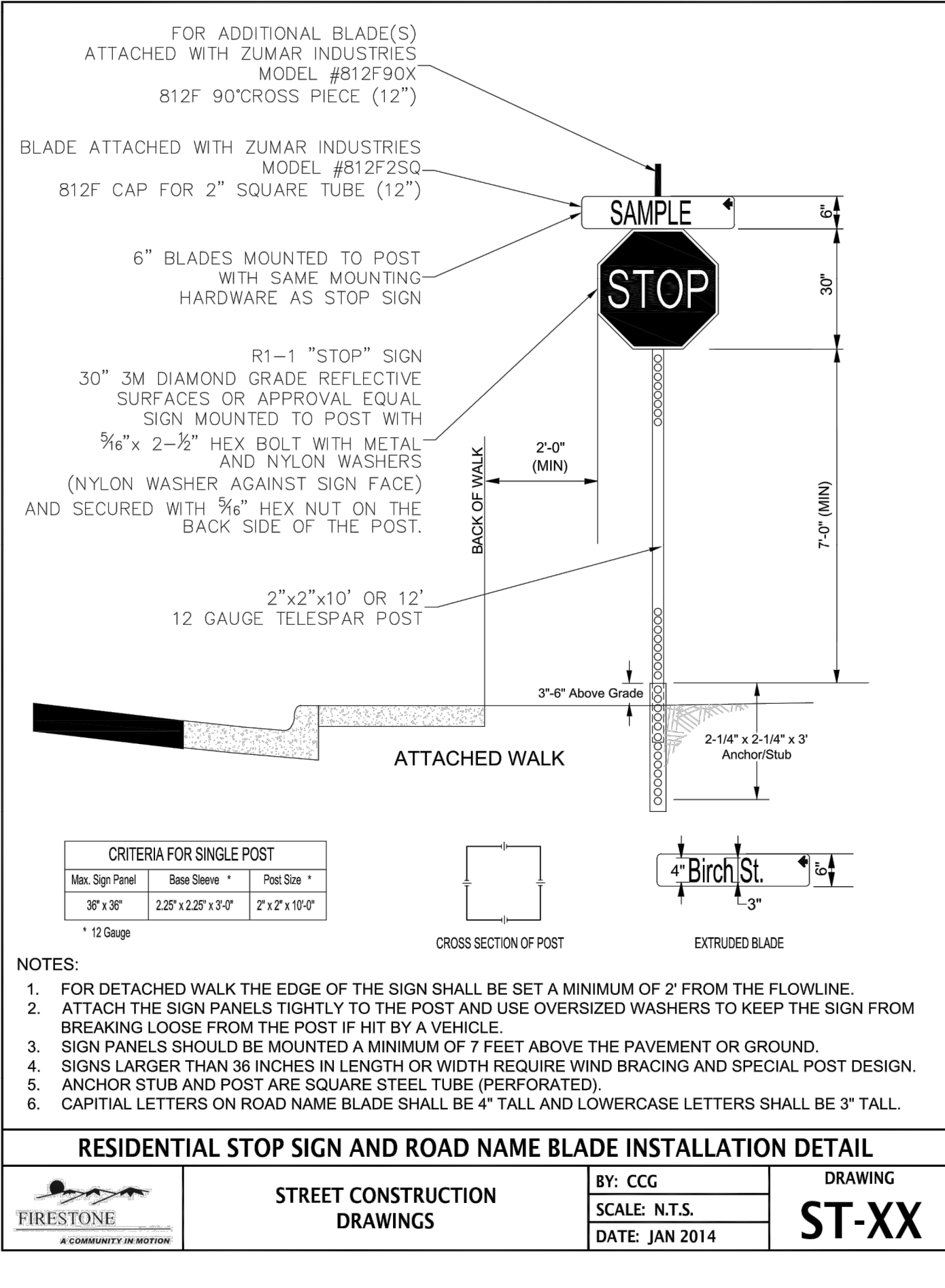
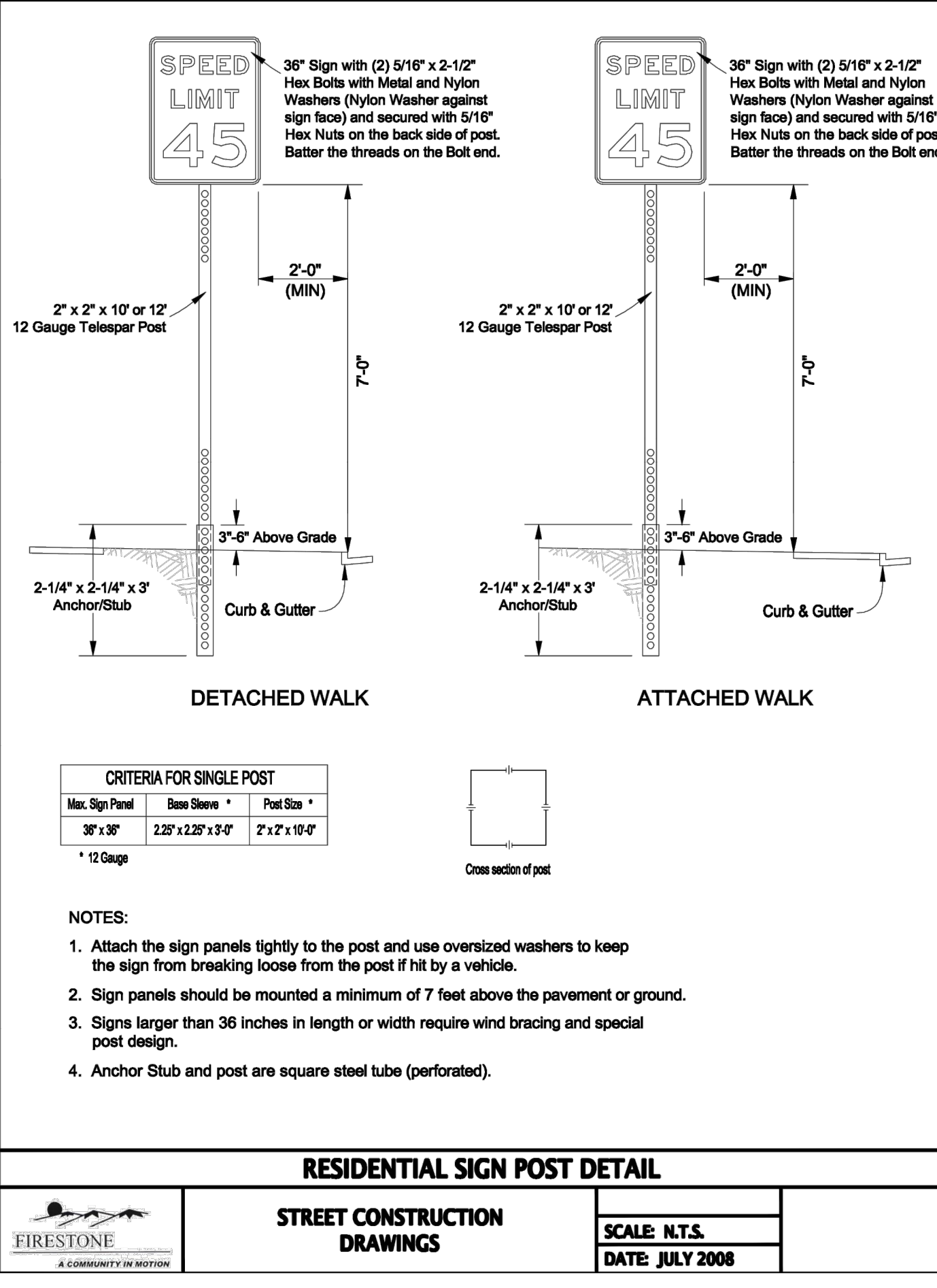
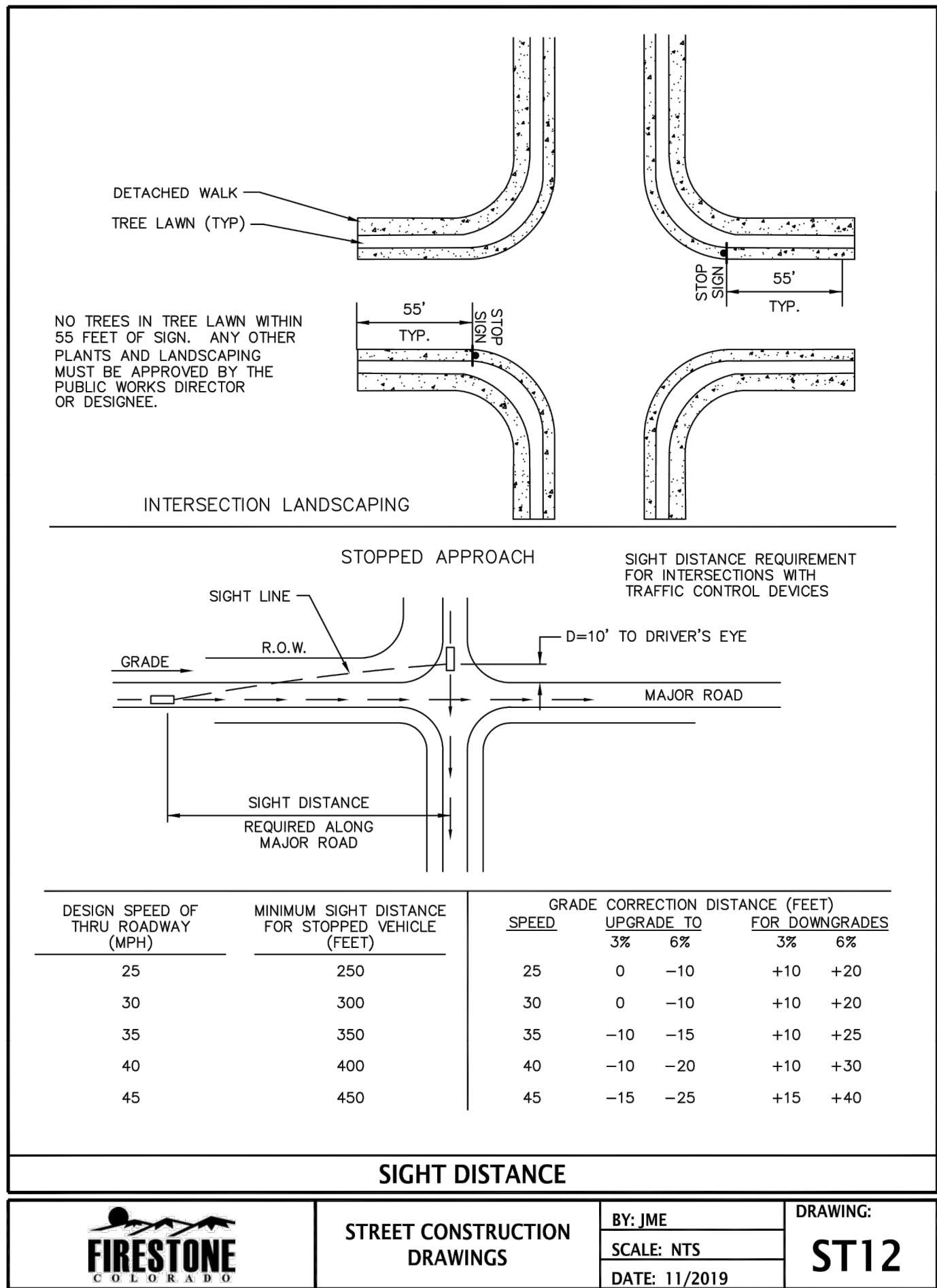
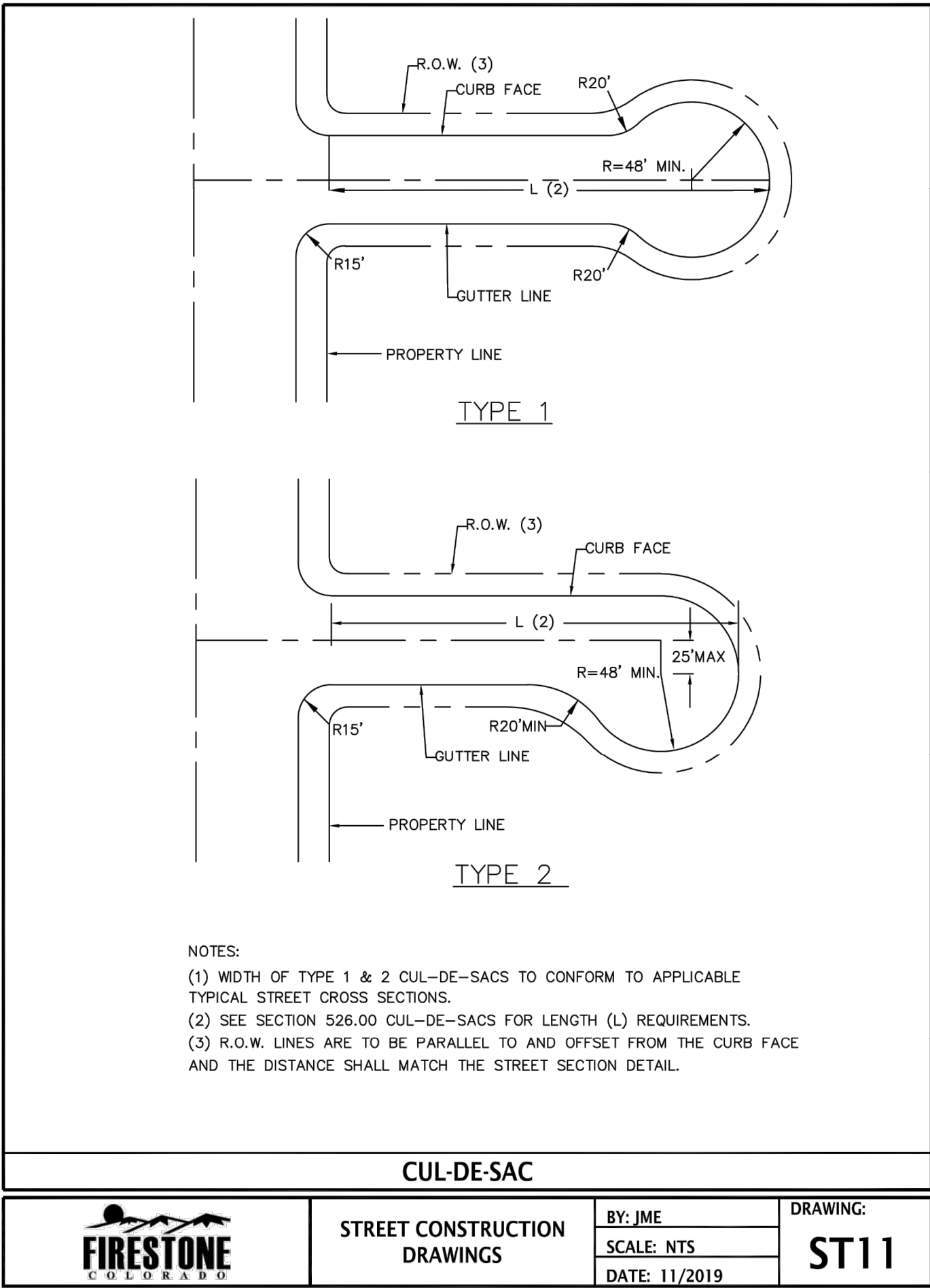
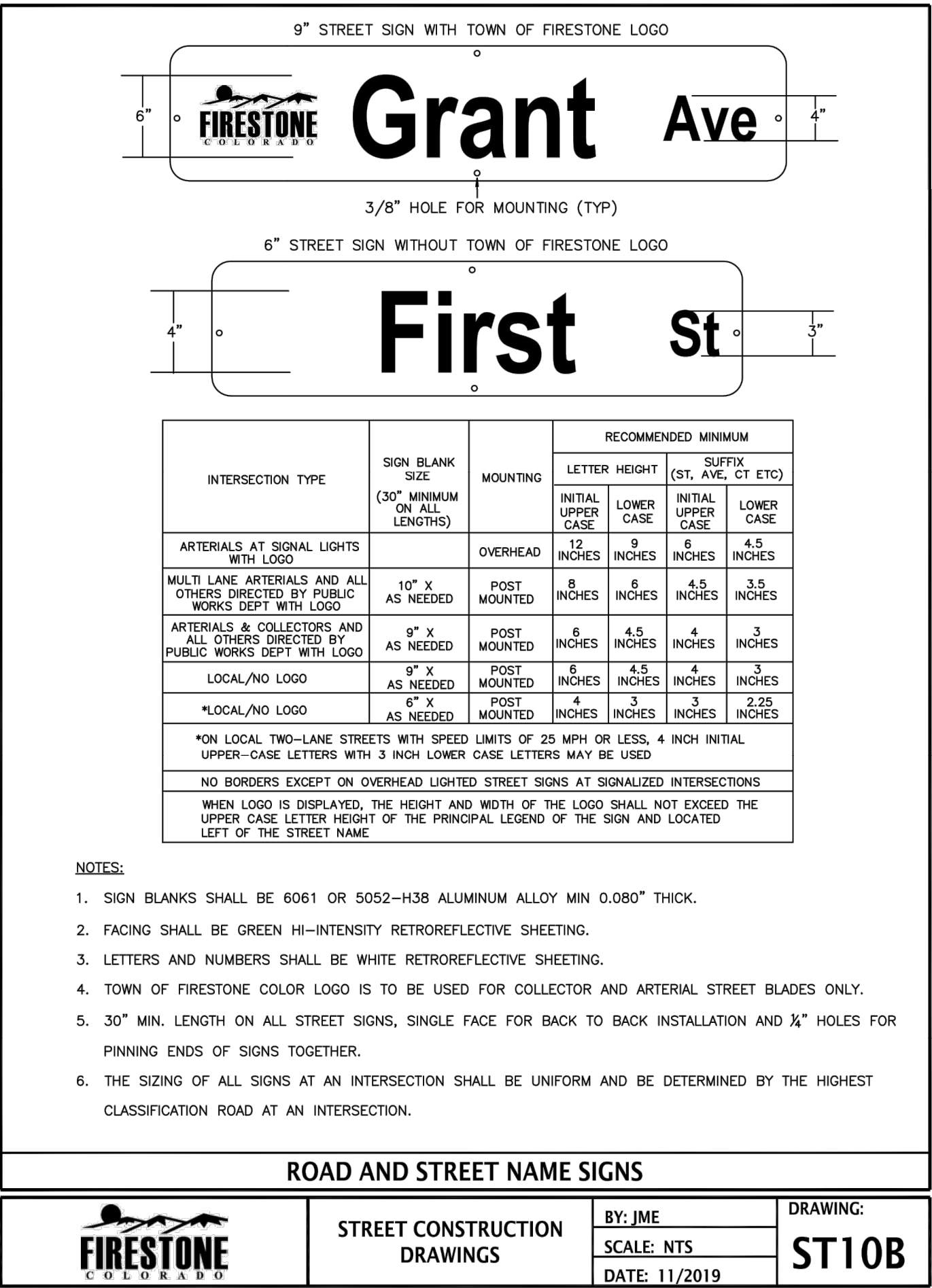
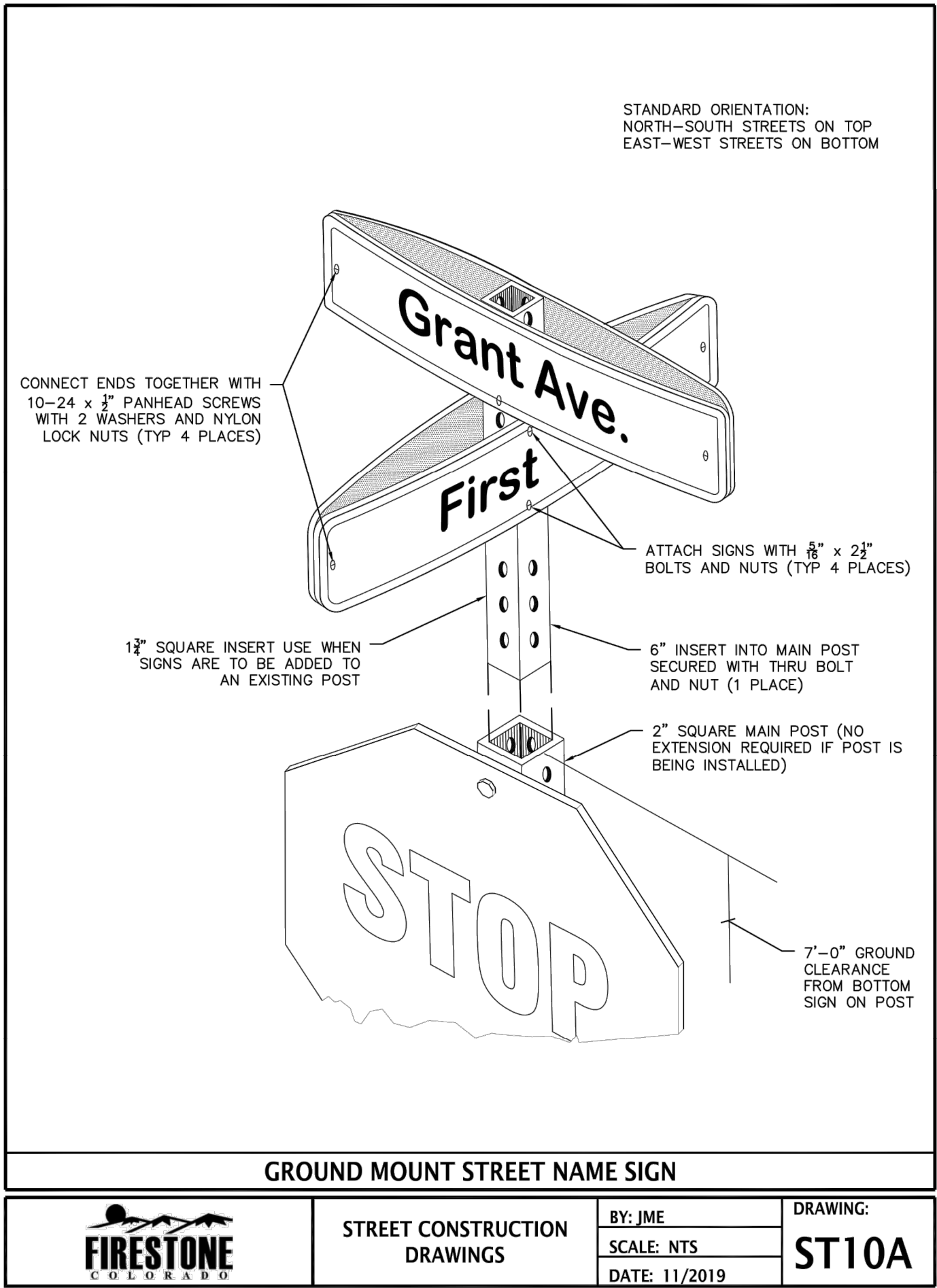
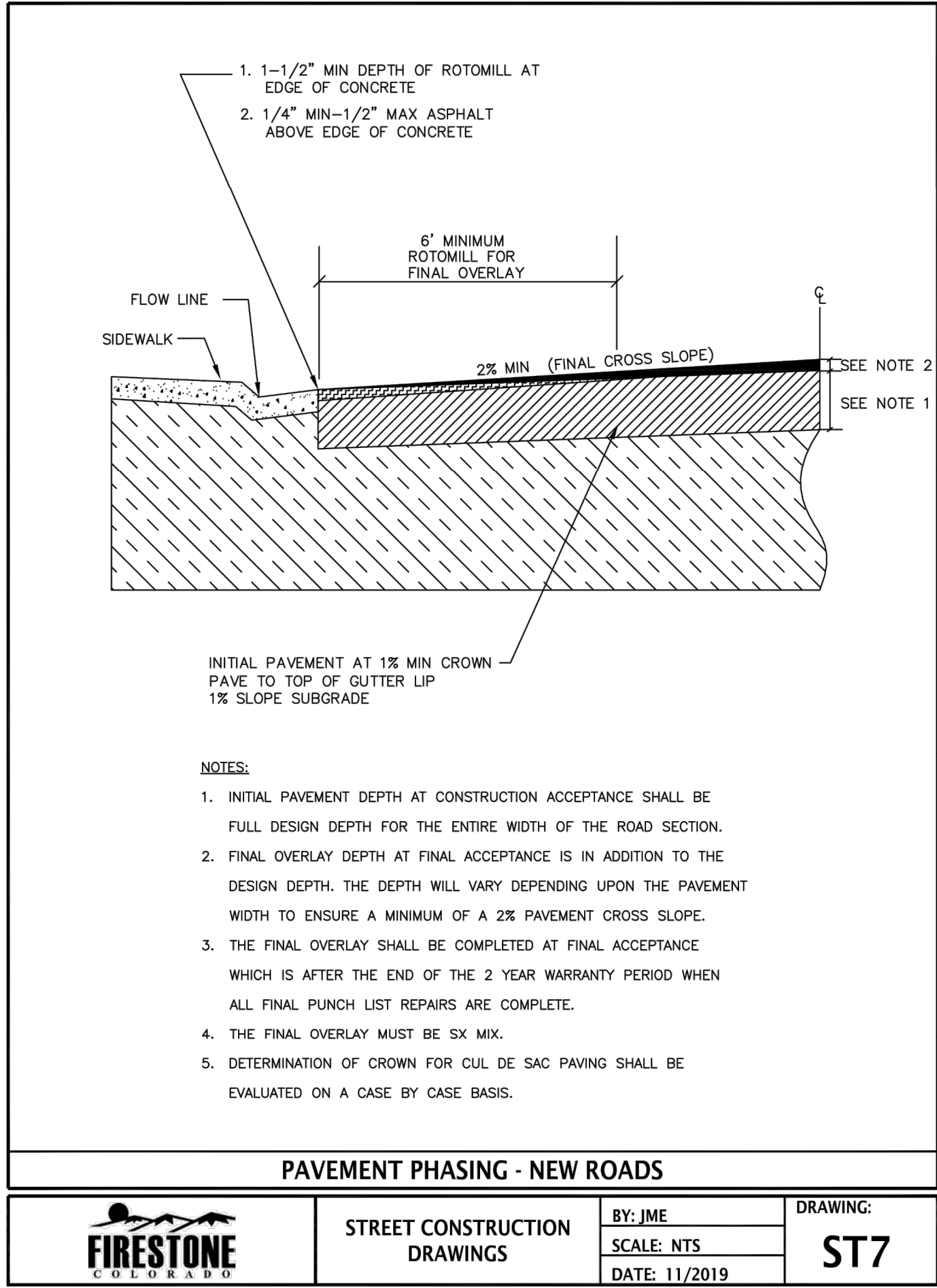


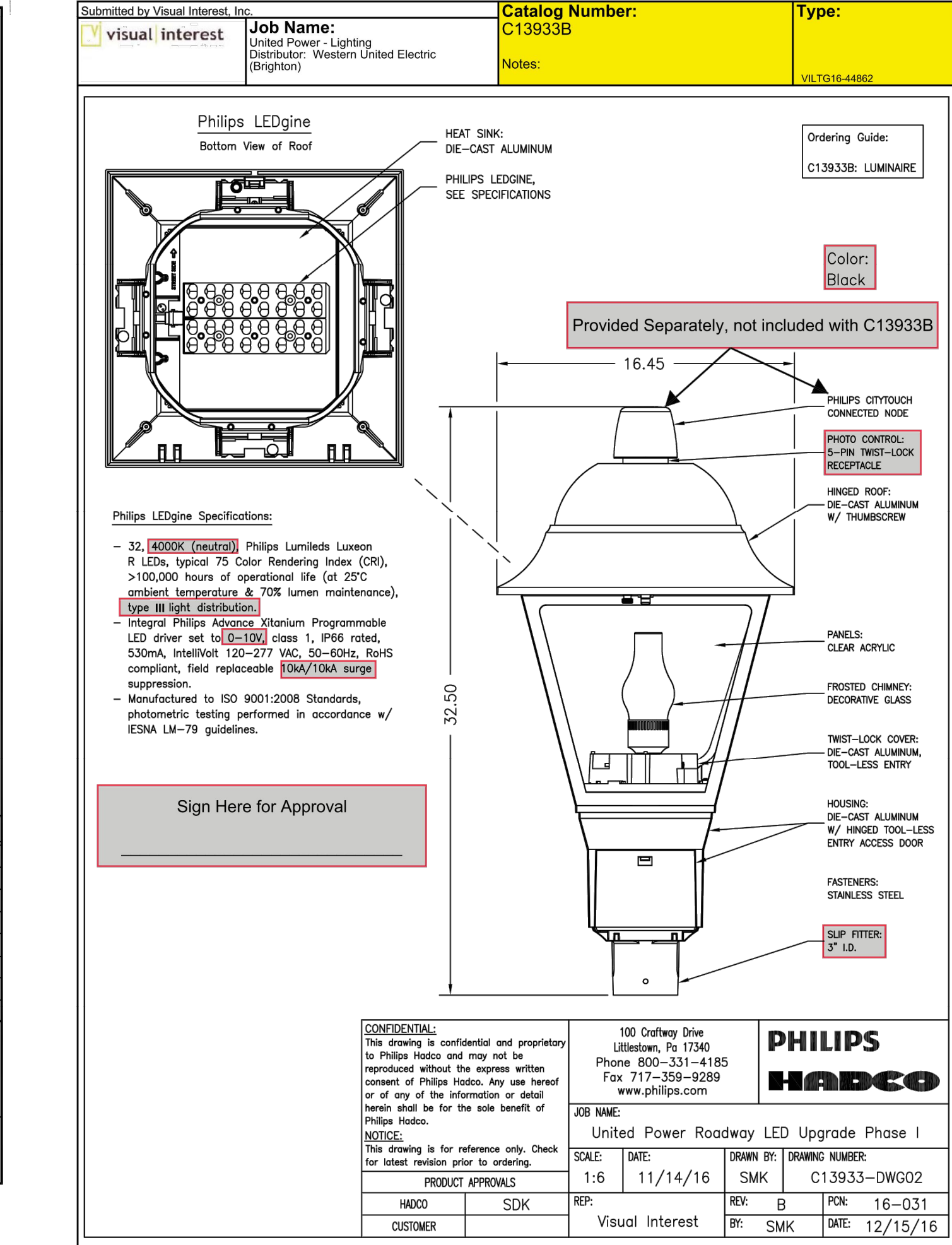
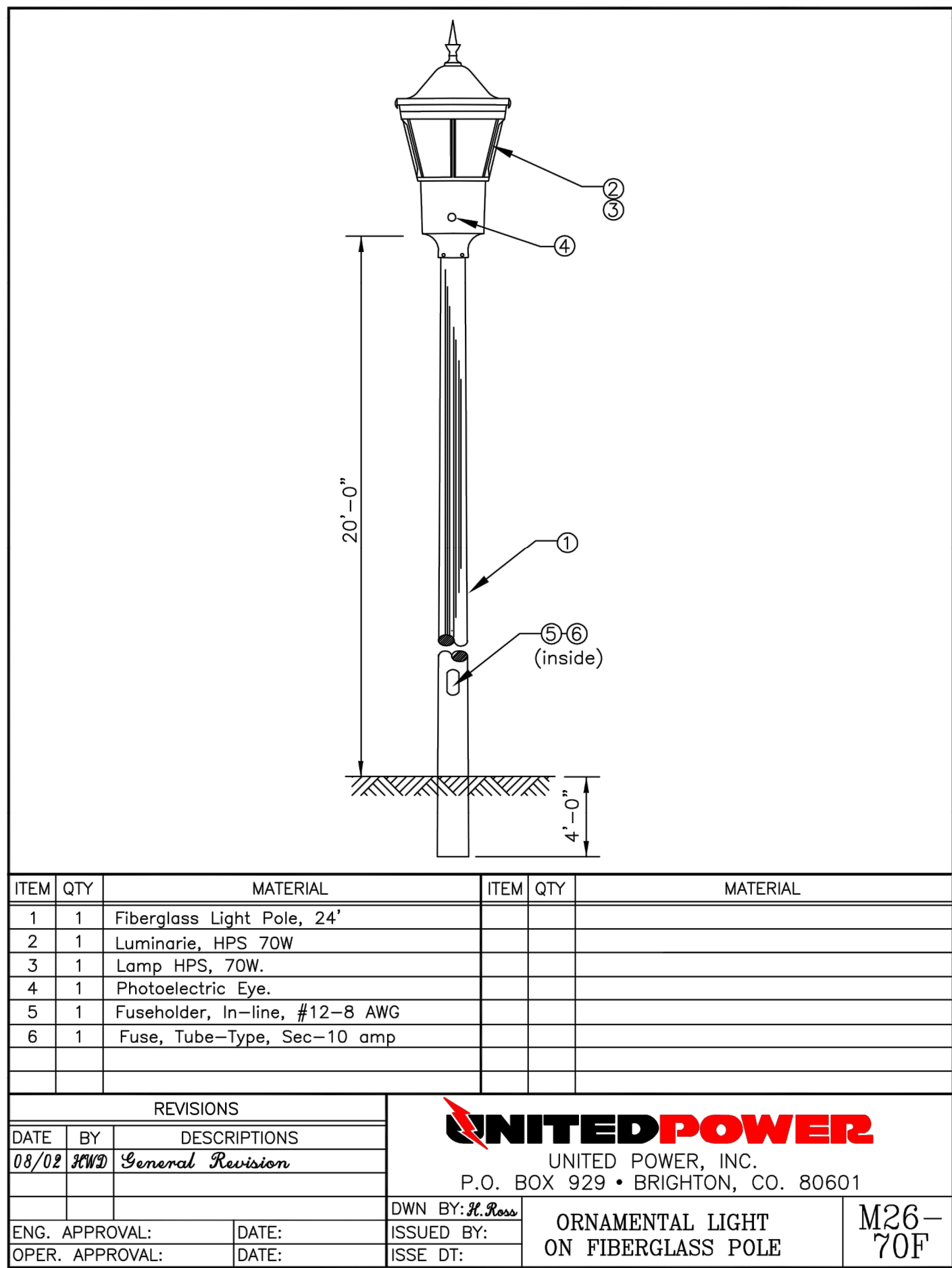
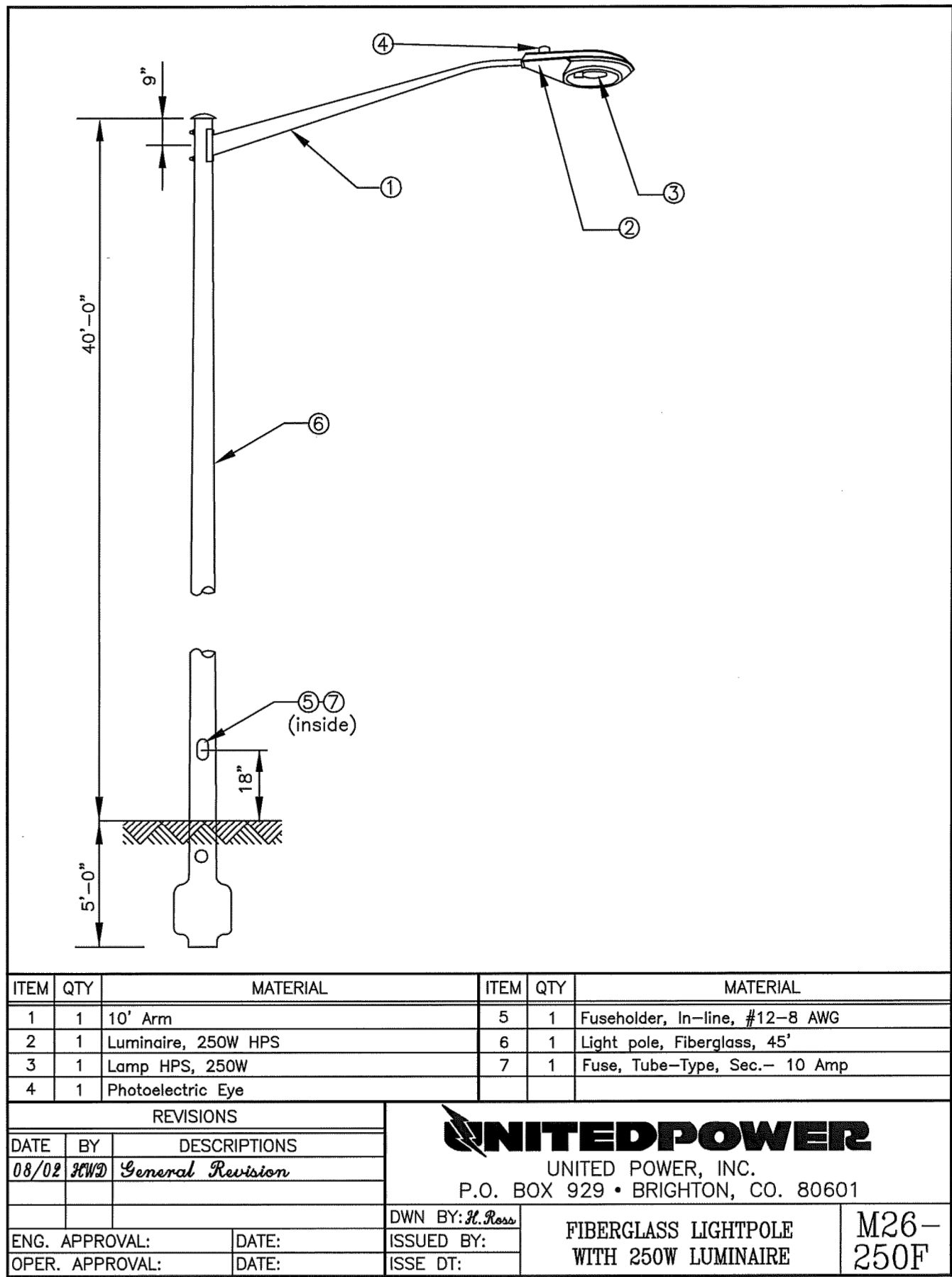
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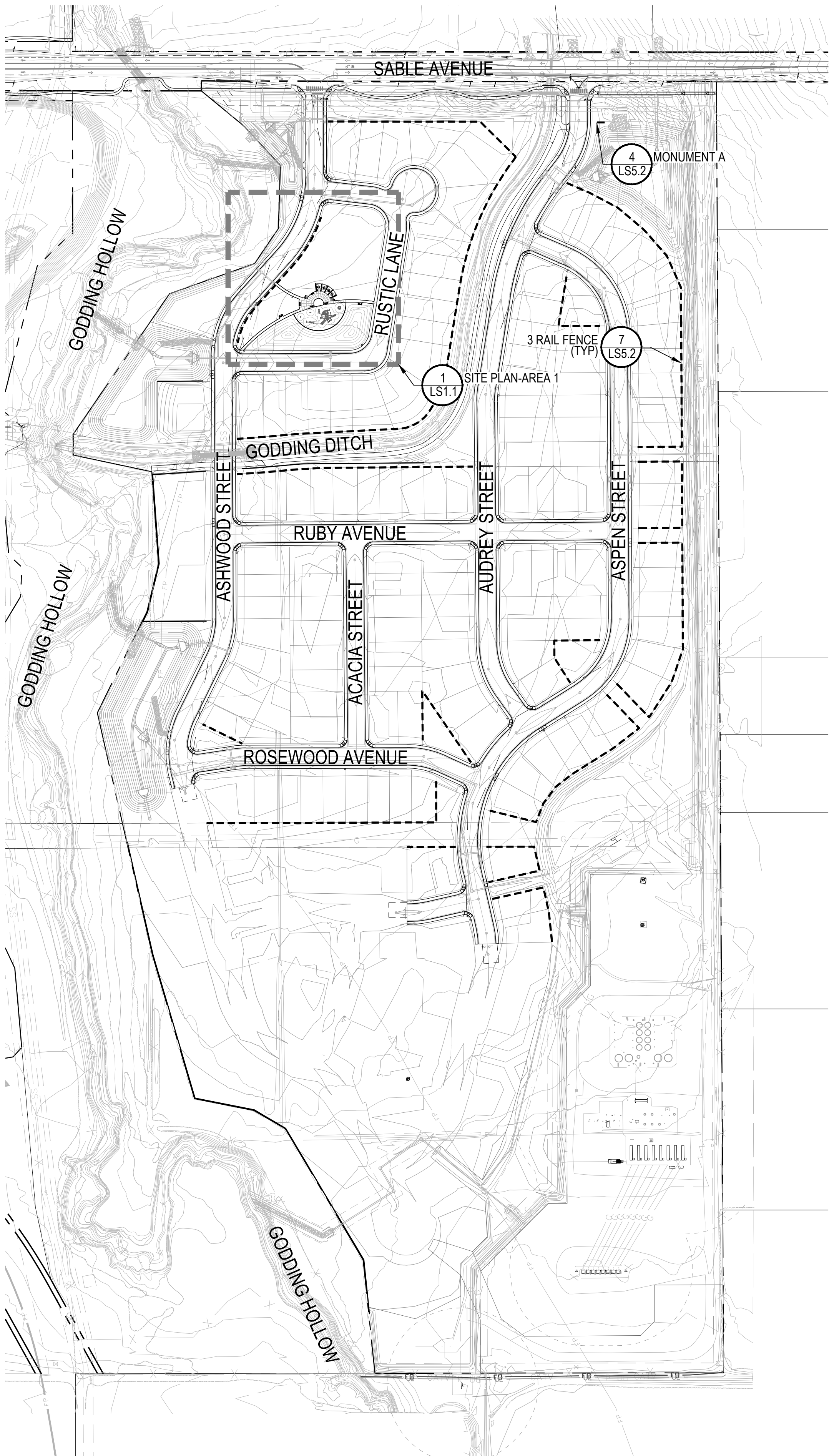
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303-572-7997 www.ees.us.com



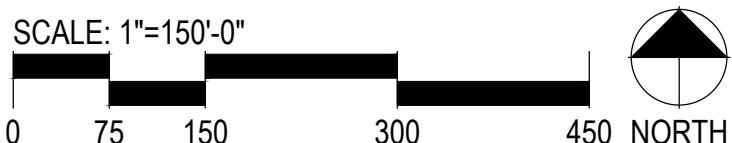
C11.12
SHEET 94 OF 109







1 MASTER SITE PLAN
SCALE: 1"=150'
NOTE: SHADED AREA IS PHASE 2.



NOTES

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

PUBLIC LAND DEDICATION CHART

PARK REQUIREMENT
8.5 ACRES X (NUMBER OF DWELLING UNITS) X
(PERSONS PER DWELLING UNIT) / 1000 = AREA TO BE
POCKET PARK: 0.5 ACRE PER 1,000 RESIDENTS
NEIGHBORHOOD PARK: 3 ACRES PER 1,000 RESIDENTS
COMMUNITY PARK: 5 ACRES PER 1,000 RESIDENTS

OPEN SPACE REQUIREMENT
14 ACRES X (NUMBER OF DWELLING UNITS) X
(PERSONS PER DWELLING UNIT) / 1000 = AREA TO BE

NUMBER OF DWELLING UNITS	129
PERSONS PER DWELLING UNIT	3.09
NUMBER OF RESIDENTS	398.61

PUBLIC LAND TYPE	REQUIRED	PROVIDED
POCKET PARK	0.20 AC	1.28 AC
NEIGHBORHOOD PARK	1.20 AC	CASH IN LIEU
COMMUNITY PARK	1.99 AC	CASH IN LIEU
PARK TOTALS	3.39 AC	1.28 AC

OPEN SPACE REQUIREMENT HAS BEEN MEET THROUGH THE ODP.

FENCING LEGEND

----- **7** LS5.1 3-RAIL FENCE



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Call before you dig.

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CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4

FIRESTONE, COLORADO

MASTER SITE PLAN

PROJECT NO: 056829

DESIGNED BY: CGR

DRAWN BY: CGR

DATE: 03.15.2022

LS0.1

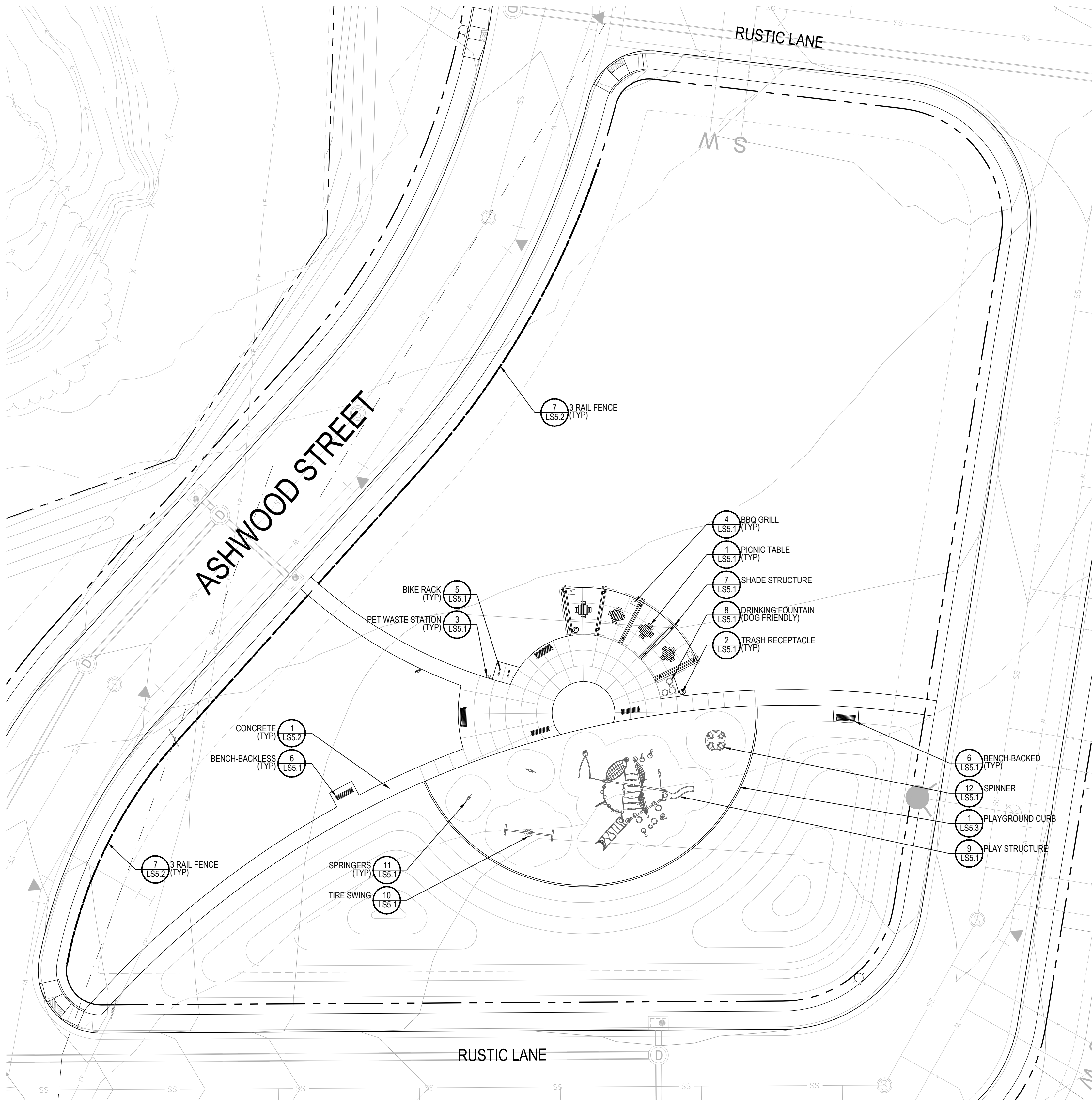
SHEET 97 OF 109

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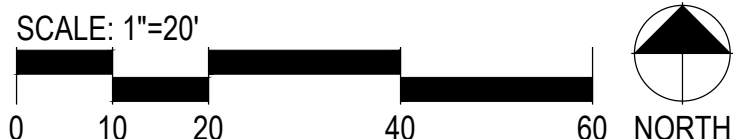
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**FIRESTONE**
COLORADO

No.	REVISION	BY	DATE
1	REVIEW COMMENTS		07.22.2022
2	REVIEW COMMENTS		11.11.2022
3	REVIEW COMMENTS		02.21.2023



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





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CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4

FIRESTONE, COLORADO

SITE PLAN

PROJECT NO:	056829
DESIGNED BY:	CGR
DRAWN BY:	CGR
DATE:	03.15.2022
LS1.1	
SHEET 98 OF 109	

No.	REVISION	BY	DATE
1.	REVIEW COMMENTS		07.22.2022
2.	REVIEW COMMENTS		11.11.2022
3.	REVIEW COMMENTS		02.21.2023



PICNIC TABLES BY MAGLIN
STD MODEL: MLPT400 SERIES CLUSTER SEATING
MATERIAL: METAL
COLOR: GUNMETAL
MOUNTING: SURFACE
INSTALL PER MANUFACTURER'S SPECS

CONTACT: MAGLIN SITE FURNISHING
REP: JENNY GRIFFIN
PHONE: 800.716.5506 X 197
WWW.MAGLIN.COM

1 PICNIC TABLE
Scale: NTS



TRASH RECEPTACLE BY MAGLIN
MODEL: MLWR400-25-M TRASH CONTAINER
MATERIAL: METAL
COLOR: GUNMETAL
MOUNTING: SURFACE
INSTALL PER MANUFACTURER'S SPECS

CONTACT: MAGLIN SITE FURNISHING
REP: JENNY GRIFFIN
PHONE: 800.716.5506 X 197
WWW.MAGLIN.COM

2 TRASH RECEPTACLE
Scale: NTS



PET WASTE STATION BY DOG ON IT PARKS
MODEL: 7408-R, COMPLETE DOG WASTE STATION WITH ROLL DISPENSER, GREEN
INSTALL PER MANUFACTURER'S SPECS OR APPROVED EQUAL.

CONTACT: ATOZ RECREATION
PHONE: 303.670.3789
WWW.ATOZRECREATION.COM

3 PET WASTE STATION
Scale: NTS



GRILL BY DUMOR INC
MODEL: 22-00
MOUNTING: SURFACE
INSTALL PER MANUFACTURER'S SPECS. OR APPROVED EQUAL.

CONTACT: ROCKY MOUNTAIN RECREATION
PHONE: 800.636.0199
WWW.RMREC.COM

4 BBQ GRILL
Scale: NTS



BIKE RACK BY MAGLIN
STD MODEL: 500 SERIES
MATERIAL: METAL
COLOR: GUNMETAL
MOUNTING: DIRECT BURIAL
INSTALL PER MANUFACTURER'S SPECS

CONTACT: MAGLIN SITE FURNISHING
REP: JENNY GRIFFIN
PHONE: 800.716.5506 X 197
WWW.MAGLIN.COM

5 BIKE RACK
Scale: NTS



BENCH BY MAGLIN
MODEL: MLB400-R
MATERIAL: METAL W/ WOOD GRAIN TEXTURE
HIGH DENSITY POLYETHYLENE SLATS
COLOR: GUNMETAL & GREY SLATS
MOUNTING: SURFACE
INSTALL PER MANUFACTURER'S SPECS

CONTACT: MAGLIN SITE FURNISHING
REP: JENNY GRIFFIN
PHONE: 800.716.5506 X 197
WWW.MAGLIN.COM

6 BENCH - BACKED & BACKLESS
Scale: NTS



TRELLIS STRUCTURE BY ICON SHELTERS
MODEL: AC8X20K-P0-20-90-30 MODIFIED
MOUNTING: SURFACE
INSTALL PER MANUFACTURER'S SPECS. OR APPROVED EQUAL.

CONTACT: RECREATION PLUS LTD
PHONE: 303.278.1455
WWW.RECREATIONPLUS.COM/

7 SHADE STRUCTURE
Scale: NTS



DOG WATER FOUNTAIN BY GYMS FOR DOGS
ITEM: DL-2000-ADA-STE
MATERIALS: HEAVY-DUTY 316 STAINLESS STEEL
COLOR: GREEN
MOUNTING: SURFACE
INSTALL PER MANUFACTURER'S SPECS

CONTACT: GYMS FOR DOGS™
PHONE: 800.931.1562
WWW.GYMSFORDOGS.COM

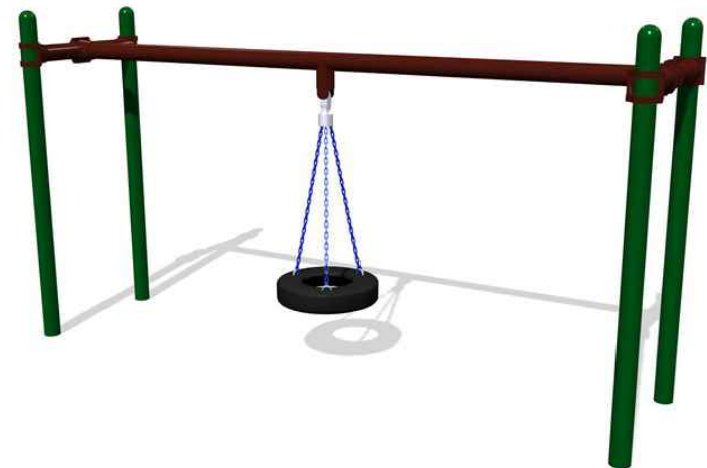
8 DRINKING FOUNTAIN (DOG FRIENDLY)
Scale: NTS



EVOS CONFIGURATION
BY LANDSCAPE STRUCTURES
DRAWING #: 44129-2-11
6TH AVENUE PLAYGROUND - BALBOA PARK
INSTALL PER MANUFACTURER'S SPECS

CONTACT: ROCKY MOUNTAIN RECREATION
PHONE: 800.636.0199
WWW.RMREC.COM

9 MULTI-LEVEL PLAY STRUCTURE
Scale: NTS



TIRE SWING W/ 4 POSTS
BY LANDSCAPE STRUCTURES
MODEL: #120892
INSTALL PER MANUFACTURER'S SPECS

CONTACT: ROCKY MOUNTAIN RECREATION
PHONE: 800.636.0199
WWW.RMREC.COM

10 TIRE SWING
Scale: NTS



DIGIRIDER BEAR
BY LANDSCAPE STRUCTURES
MODEL: #233059
INSTALL PER MANUFACTURER'S SPECS

CONTACT: ROCKY MOUNTAIN RECREATION
PHONE: 800.636.0199
WWW.RMREC.COM

11 SPRINGER
Scale: NTS



OMNISPIN SPINNER
BY LANDSCAPE STRUCTURES
MODEL: #173591
INSTALL PER MANUFACTURER'S SPECS

CONTACT: ROCKY MOUNTAIN RECREATION
PHONE: 800.636.0199
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12 SPINNER
Scale: NTS



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No.	REVISION	BY	DATE
1	REVIEW COMMENTS		07.22.2022
2	REVIEW COMMENTS		11.11.2022
3	REVIEW COMMENTS		02.21.2023

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FIRESTONE
COLORADO

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4

FIRESTONE, COLORADO

SITE DETAILS

PROJECT NO: 056829

DESIGNED BY: CGR

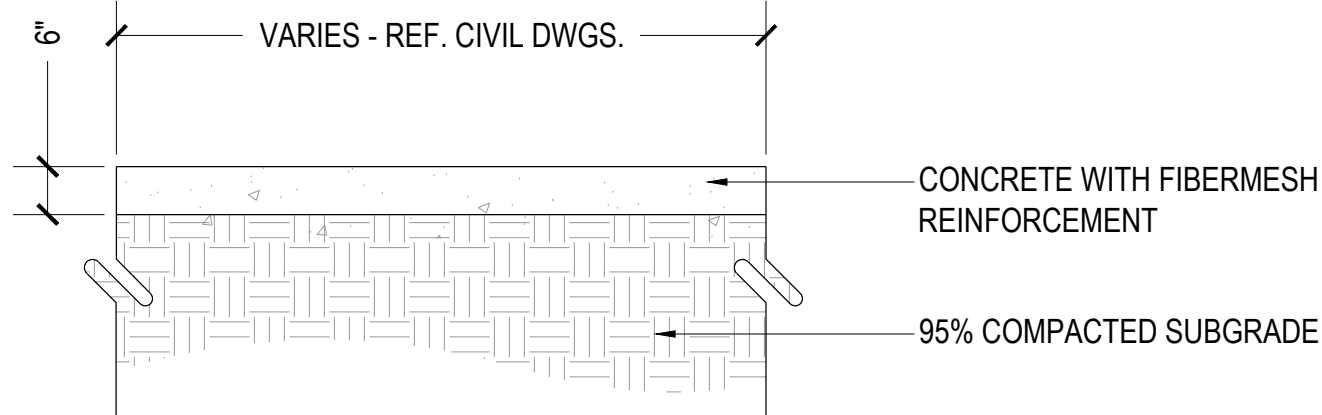
DRAWN BY: CGR

DATE: 03.15.2022

LS5.1

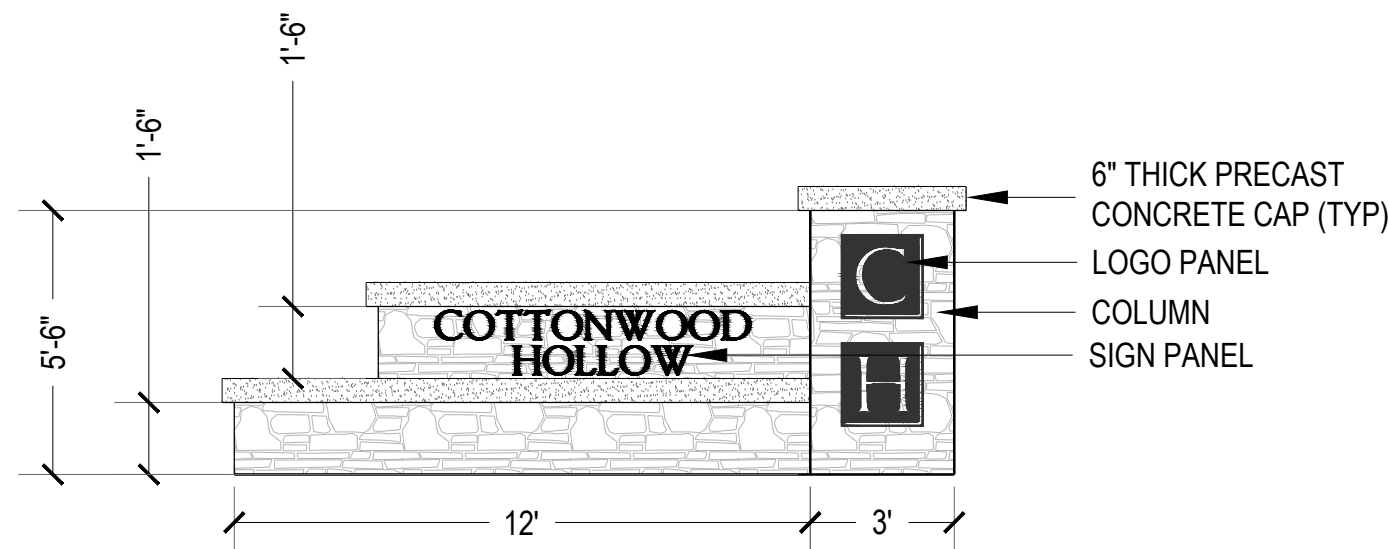
SHEET 99 OF 109

- NOTES:
- EXPANSION JOINTS TO BE EVERY 50' ALONG SIDEWALK AND AS ILLUSTRATED ON PLANS AND DETAILS.
 - CONCRETE 1.1 - COLOR: STANDARD GRAY, FINISH: MEDIUM BROOM.
 - CONCRETE 1.2 - COLOR: DAVIS COLOR SAN DIEGO BUFF 5237, FINISH: MEDIUM BROOM.
 - CONTROL JOINTS TO BE EVERY 4' ALONG SIDEWALK, UNLESS ILLUSTRATED ON PLANS.
 - REFERENCE GEOTECH REPORT FOR FURTHER SPECIFICS FOR APPROVED CONCRETE MIX AND THICKNESS/DEPTH.
 - DETAIL FOR REFERENCE ONLY.
 - CHECK PAVEMENT THICKNESS WITH SOILS REPORT SPECIFIC TO PROJECT, CHANGE DIMENSION.
 - IF CONCRETE WILL BE COLORED OR HAVE UNIQUE TEXTURE/FINISH ADD TO DETAIL NOTES.
 - CHANGE CONTROL JOINT SPACING TO BE PER LANDSCAPE SITE PLAN OR BY WIDTH OF WALK IF NOT 5'-0".



1 CONCRETE

Scale: NTS

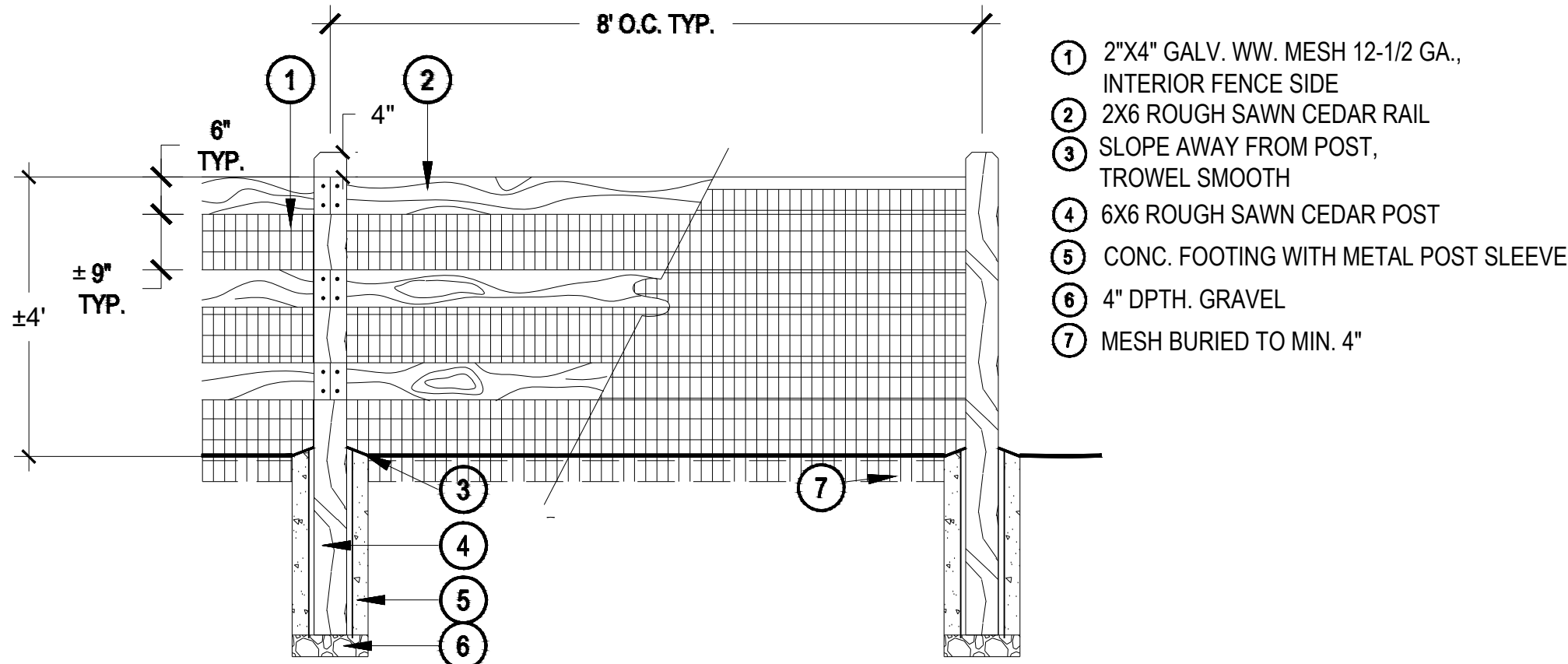


MONUMENT A ELEVATION

- NOTES:
- STONE VENEER SHALL BE ELDORADO STONE: CLIFSTONE-MESQUITE , OR APPROVED EQUAL.
 - CONCRETE CAP COLOR SHALL BE WHITE CONCRETE WITH ACID ETCHED FINISH, OR APPROVED EQUAL.
 - METAL LETTERS SHALL BE REVERSE PLAN CHANNEL WITH HALO ILLUMINATION.
 - METAL TO BE POWDER COATED COLOR BLACK.
 - SIGN PANEL - METAL LETTER FONT IS IMPERATOR SMALL CAPS BOLD, 6" HIGH AND 1" THICK.
 - LOGO PANEL-METAL LOGO FONT IS IMPERATOR PLAQUE, 24" HIGH AND 2" THICK.
 - SIGN CONTRACTOR AND/OR GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER'S REP. FOR REVIEW AND APPROVAL. SHOP DRAWINGS TO INCLUDE STRUCTURAL ENGINEERING FOR WALLS AND FOOTINGS.

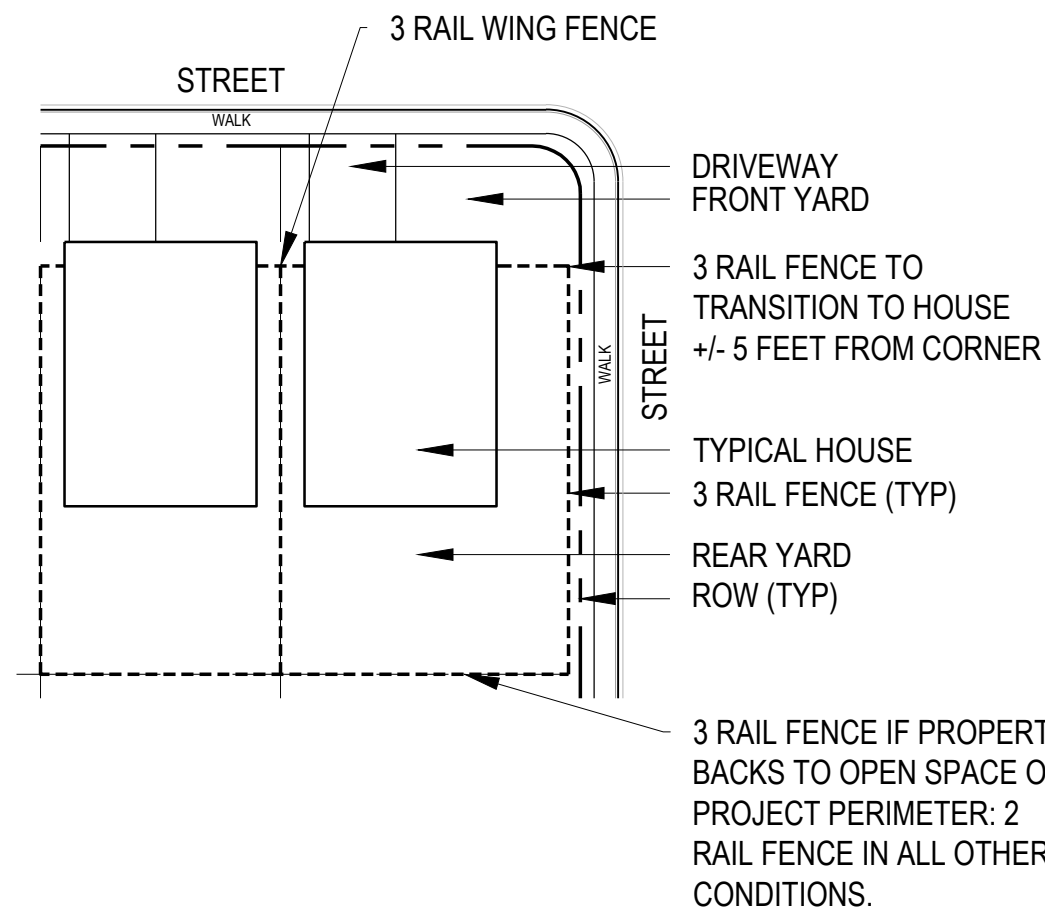
4 MONUMENT A

Scale: NTS



7 3-RAIL FENCE

Scale: NTS



TYPICAL LOT FENCE DETAIL

FENCE NOTES:

- ALL FENCING ILLUSTRATED IN THIS DRAWING SET WILL BE INSTALLED BY THE BUILDER PRIOR TO CERTIFICATE OF OCCUPANCY. THIS INCLUDES ALL ON LOT FENCES; SIDE, REAR AND WING FENCES.



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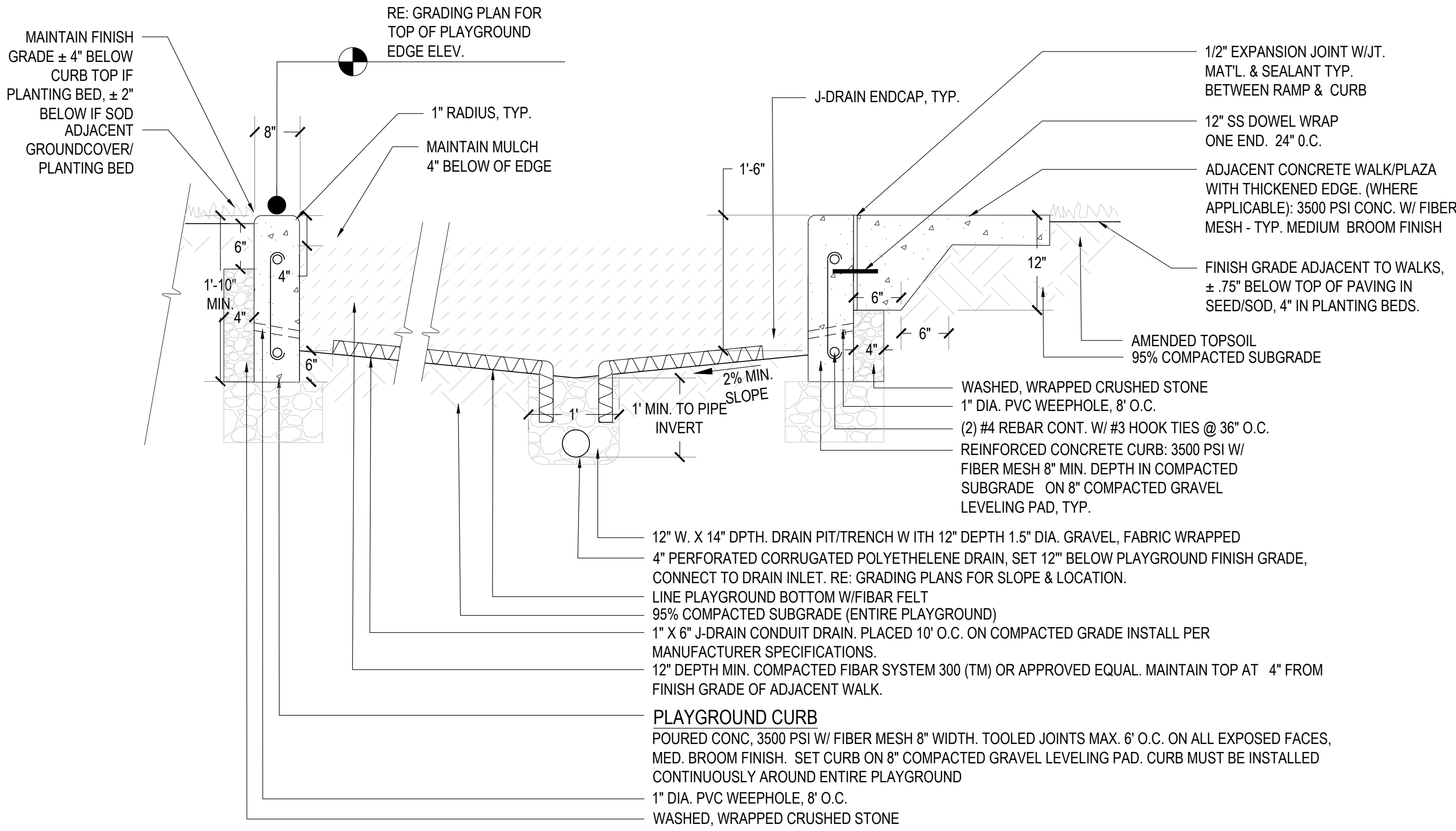
CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4

FIRESTONE, COLORADO

SITE DETAILS

PROJECT NO:	056829
DESIGNED BY:	CGR
DRAWN BY:	CGR
DATE:	03.15.2022

LS5.2
SHEET 100 OF 109



1 PLAYGROUND CURB

Scale: NTS



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2	REVIEW COMMENTS		11.11.2022
3	REVIEW COMMENTS		02.21.2023

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CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4

FIRESTONE, COLORADO

SITE DETAILS

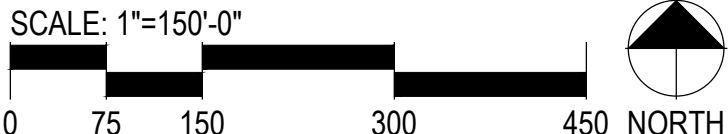
PROJECT NO:	056829
DESIGNED BY:	CGR
DRAWN BY:	CGR
DATE:	03.15.2022

LS5.3

SHEET 101 OF 109



1 MASTER LANDSCAPE PLAN
SCALE: 1"=150'
NOTE: SHADED AREA IS PHASE 2.



LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB BED
- SOD
- NATIVE SEED

PLANT SCHEDULE

CANOPY TREE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
CS2	16	Catalpa speciosa	Northern Catalpa	B & B	2"Cal
CO	15	Celtis occidentalis	Common Hackberry	B & B	2"Cal
GI	12	Gleditsia triacanthos 'Imperial'	Imperial Honeylocust	B & B	2"Cal
QM	9	Quercus muhlenbergii	Chinkapin Oak	B & B	2"Cal
QUE	12	Quercus robur	English Oak	B & B	2"Cal
TG	20	Tilia cordata 'Glenleven'	Glenleven Littleleaf Linden	B & B	2"Cal
UA	10	Ulmus x 'Accolade'	Accolade Elm	B & B	2"Cal
EVERGREEN TREE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
PP	4	Pinus edulis	Pinon Pine	B & B	8' Ht
PL	5	Pinus flexilis	Limber Pine	B & B	8' Ht
PH	38	Pinus heldreichii	Bosnian Pine	B & B	8' Ht
PN	60	Pinus nigra	Austrian Black Pine	B & B	8' Ht
ORNAMENTAL TREE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.
AT	4	Acer tataricum 'Hot Wings'	Hot Wings Tatarian Maple	B & B	2"Cal
CP	2	Crataegus phaenopyrum	Washington Hawthorn	B & B	2"Cal
DECIDUOUS SHRUB	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
CC	113	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Shrub	5 gal	
FN	22	Forestiera neomexicana	New Mexican Privet	5 gal	
FA	6	Forsythia x intermedia 'Arnold's Dwarf'	Dwarf Forsythia	5 gal	
PO	9	Physocarpus opulifolius 'Dart's Gold'	Yellow Ninebark	5 gal	
RG2	80	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	
RL	8	Rhus typhina 'Lacinata'	Cutleaf Staghorn Sumac	5 gal	
SW	6	Spiraea japonica 'Anthony Waterer'	'Anthony Waterer' Spirea	5 gal	
VL	10	Viburnum lentago	Nannyberry	5 gal	
EVERGREEN SHRUB	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
JB	5	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal	
JA	13	Juniperus sabina 'Arcadia'	Arcadia Juniper	5 gal	
BUF	121	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal	
JM	37	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	5 gal	
JS	12	Juniperus x media 'Sea Green'	Sea Green Juniper	5 gal	
PC	7	Pinus mugo 'Compacta'	Dwarf Mugo Pine	5 gal	
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
CK	46	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	
MM	16	Miscanthus sinensis 'Morning Light'	Morning Light Silver Grass	1 gal	
PEN	13	Pennisetum alopecuroides 'Red Head'	Red Head Fountain Grass	1 gal	
PERENNIAL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
ES	26	Echinacea purpurea 'Ruby Star'	Purple Coneflower	1 gal	
NW	33	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal	
RG3	55	Rudbeckia fulgida sullivantii 'Goldsturm'	Black-eyed Susan	1 gal	

NATIVE SEED MIX

LOW GROW MIX BY ARKANSAS VALLEY SEED, INC.

30% EPHRAIM CRESTED WHEATGRASS
25% SHEEP FESCUE
20% PERENNIAL RYE
15% CHEWINGS FESCUE
10 CANADA BLUEGRASS

SEEDING RATE:

NEW SEEDING:
DRYLAND: 20-25 LBS/ACRE
IRRIGATED: 40 LBS/ACRE

LANDSCAPE INTENT STATEMENT:

THE INTENT OF THE LANDSCAPE IS TO PROVIDE A WATER EFFICIENT DESIGN, UTILIZING DROUGHT TOLERANT PERENNIALS, GRASSES, SHRUBS AND TREES WHILE CREATING SEASONAL INTEREST FOR THE ENTIRE SITE. SCREENING OF ADJACENT PROPERTIES AND THEIR ASSOCIATED INDUSTRIAL USES IS ACCOMPLISHED WITH EVERGREEN PLANT MATERIAL AND FENCING . CANOPY TREES LINE BOTH SIDES OF THE STREETS PROVIDING SHADE AND REDUCING THE HEAT EFFECT OF THE ADJACENT WALKS AND ROADWAYS WHILE CREATING AN INVITING ATMOSPHERE FOR PEDESTRIANS. THE LANDSCAPE WILL BE INSTALLED IN PHASES CLOSELY FOLLOWING THE PHASES OF VERTICAL CONSTRUCTION.

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2.	REVIEW COMMENTS		11.11.2022
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CONSTRUCTION



CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4

FIRESTONE, COLORADO
MASTER LANDSCAPE PLAN

PROJECT NO: 056829
DESIGNED BY: CGR
DRAWN BY: CGR
DATE: 03.15.2022

LP0.1
SHEET 102 OF 109



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
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1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
DAY-OF-CONTACT) IN ADVANCE BEFORE YOU DIG,
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

LANDSCAPE NOTES

SITE PREP

- LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
- ALL WORK SHALL CONFORM TO LOCAL TOWN AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
- SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND COT LANDSCAPE ARCHITECTURE PERSONNEL BEFORE START OF CONSTRUCTION.
- CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
- SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
- CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK WITHIN THE TOWN. A SEPARATE LANDSCAPE CONSTRUCTION PERMIT IS REQUIRED AND USE AND SALES TAX WILL BE COLLECTED. WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.
- TOPSOIL IS TO BE STRIPPED & STOCKPILED ON-SITE FOR LATER USE.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO ITS PRIOR CONDITION.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED & AMENDED.
- SOIL AMENDMENTS: A MINIMUM 4 CUBIC YARDS PER 1,000 SF OF A CLASS I OR II COMPOST SHALL BE DISTRIBUTED ACROSS THE SOIL SURFACE OF ALL LANDSCAPE AREAS IN A UNIFORM 1½" (6 CUBIC YARDS = 2 INCH LAYER) AND INCORPORATED INTO THE TOP 8 INCHES OF SOIL WITH A ROTOTILLER CAPABLE OF TILLING TO 8 INCHES IN DEPTH. SHRUB BEDS SHALL BE AMENDED THROUGHOUT THE ENTIRE BED PRIOR TO PLANTING, NOT JUST THE PLANTING HOLE.

TURF, PLANT & GROUND COVER MATERIAL

- ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT, OWNER OR OWNERS REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TREES IN TURF AND SEED AREAS TO RECEIVE MAX. 6" DIA. MULCH RING WITH 4" DEPTH. OF SPECIFIED WOOD MULCH. NO STEEL EDGING IS REQUIRED AROUND TREE RING EDGES WITHIN TURF AREAS.
- PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 10' BETWEEN GAS LINES.
- ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.
- ALL SOD SHALL BE 90/10 FESCUE/ BLUEGRASS FROM A SINGLE GROWER.
- TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.
- HOME BUILDER INSTALLED STREET TREE LOCATIONS SHALL BE ADJUSTED TO ALLOW FOR A MINIMUM OF A 30" CLEARANCE TO STREET LIGHTS (15" MINIMUM IF THE TREE IS ORNAMENTAL). STREET TREE LOCATIONS SHALL ALSO BE ADJUSTED TO AVOID CONFLICT WITH DRIVEWAY, POSTAL BOXES & UTILITY LOCATIONS.
- CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE TOWN/COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.
- MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.
- NO PLANT MATERIAL SHALL BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED ELECTRICAL SWITCHGEARS, TRANSFORMERS OR OTHER ELECTRICAL UTILITY EQUIPMENT. PLANT MATERIAL MAY BE FIELD ADJUSTED TO PROVIDE THE 10' CLEAR SPACE AND ACCESSIBILITY REQUIRED BY THE UTILITY'S OWNER/OPERATOR. PROPOSED PLANT SPECIES MAY BE SUBJECT TO CHANGE PENDING COMMERCIAL AVAILABILITY AT TIME OF CONSTRUCTION. ALL SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL PLANT QUANTITIES & SIZES SHALL REMAIN AS INDICATED ON THE PLANT SCHEDULE. CONTRACTOR SHALL VERIFY THAT ANY SUBSTITUTED PLANT SPECIES ARE ACCEPTABLE TO THE LOCAL MUNICIPALITY OR GOVERNING JURISDICTIONS.

PLANTING BEDS

- ALL PROPOSED PLANTING BEDS SHALL CONTAIN THE SPECIFIED MULCH AND INCLUDE MIRAFI WEED BARRIER FABRIC OR EQUAL SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES.
- ALL PLANTING BEDS SHALL RECEIVE WOOD MULCH.
- WOOD MULCH SHALL BE "GORILLA HAIR" OR EQUAL SHREDDED CEDAR MULCH, 4" DEPTH.
- EDGING BETWEEN TURF AND PLANTING BEDS SHALL BE RYERSON 12-GAUGE, GREEN COLOR, PERFORATED STEEL EDGING OR EQUIVALENT. ANY ALTERNATE EDGING MUST BE A ROLLED-TOP, PERFORATED, CORROSION RESISTANT STEEL PRODUCT. NO EDGING IS REQUIRED AGAINST HARDSCAPE/WALK AREAS OR AT TREE RING EDGES. EDGING SHALL BE INSTALLED TO AVOID IMPEDING DRAINAGE. RE: DETAILS FOR INSTALLATION IN LOW DRAINAGE AREAS.
- FOR TREES NOT IN PLANTING BEDS, ALLOW A 6'-0" DIAMETER BED (TREE RING) WITHOUT SOD AROUND ROOT COLLAR. APPLY SPECIFIED WOOD MULCH & DEPTH AROUND COLLAR FOLLOWING SOD INSTALLATION. NO FABRIC OR EDGER IS NECESSARY WITHIN TREE RINGS IN NATIVE AREAS. TREES IN PLANTING BEDS SHALL NOT HAVE WEED BARRIER INSTALLED WITHIN 6' OF THEIR TRUNKS.
- ALL SHRUBS IN SEEDED AREAS ARE TO BE GROUPED INTO BEDS AND RECEIVE 4" DEPTH OF MULCH SPECIFIED IN THE DRAWINGS.. NO EDGER OR WEED CONTROL FABRIC IS REQUIRED. BED SHALL EXTEND TO DRIP ZONES OF PLANT MATERIAL.

IRRIGATION

- ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. ALL PERENNIAL AREAS TO BE IRRIGATED WITH 12" POP-UP SPRAY HEADS. TREES AND SHRUBS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD AND NATIVE SEED AREA. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

HARDSCAPE

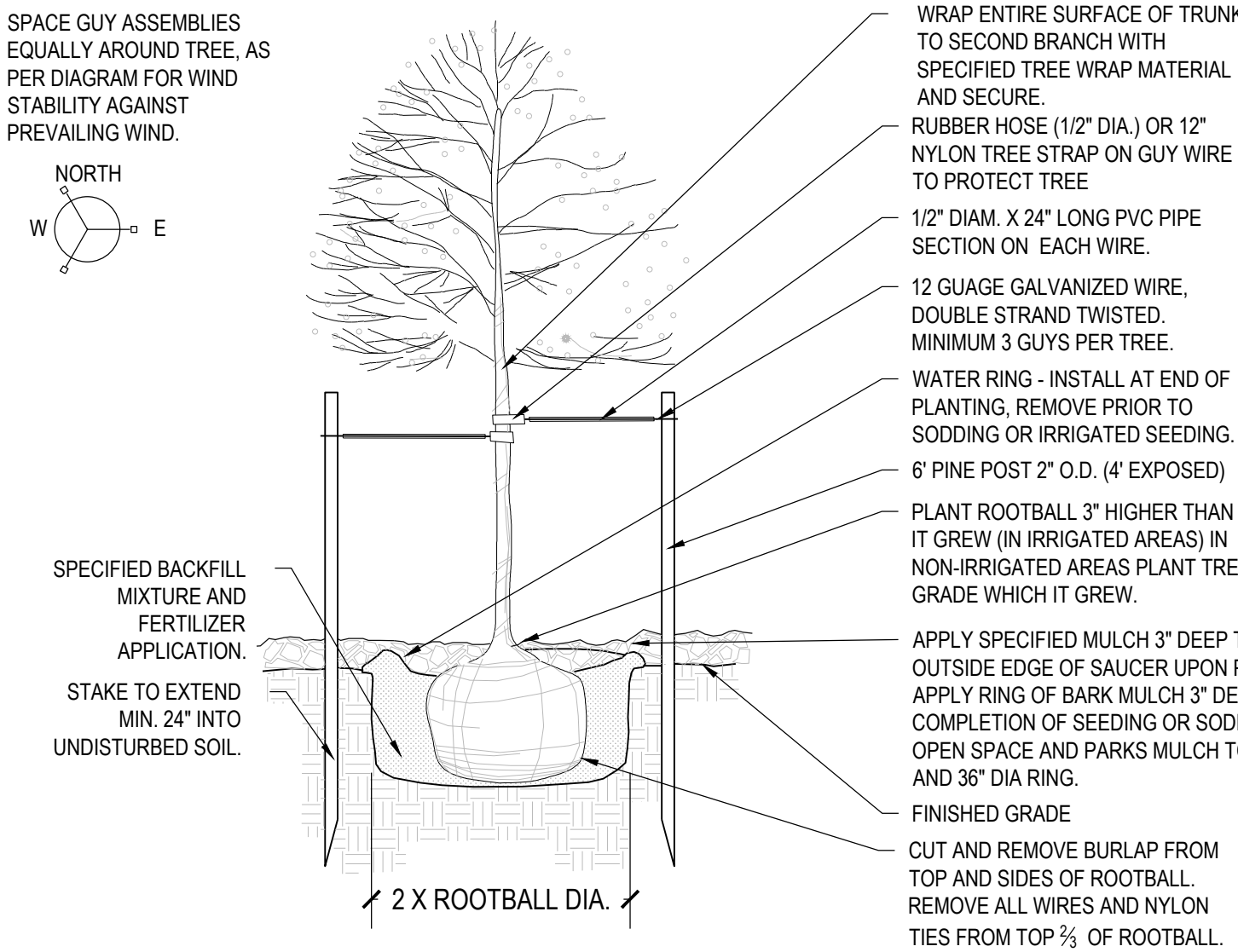
- REFER TO SITE PLANS & DETAILS FOR SPECIALTY CONCRETE LOCATIONS WHERE APPLICABLE.

WARRANTY & MAINTENANCE

- CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE AND TURNOVER TO OWNER. THIS MAINTENANCE SHALL INCLUDE PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY.
- SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
- ALL PLANT MATERIAL WILL BE COVERED BY A ONE (1) CALENDAR YEAR WARRANTY. THE CONTRACTOR SHALL REPLACE DEAD, UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON FINAL ACCEPTANCE OF THE JOB.
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER OR ASSIGNS OR OWNERS ASSOCIATION. TREES AND SHRUBS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE OWNER) SHALL BE REPLACED. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH, MUST BE 100% INTACT AFTER ONE YEAR AND 100% INTACT THEREAFTER.
- LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

NOTES:

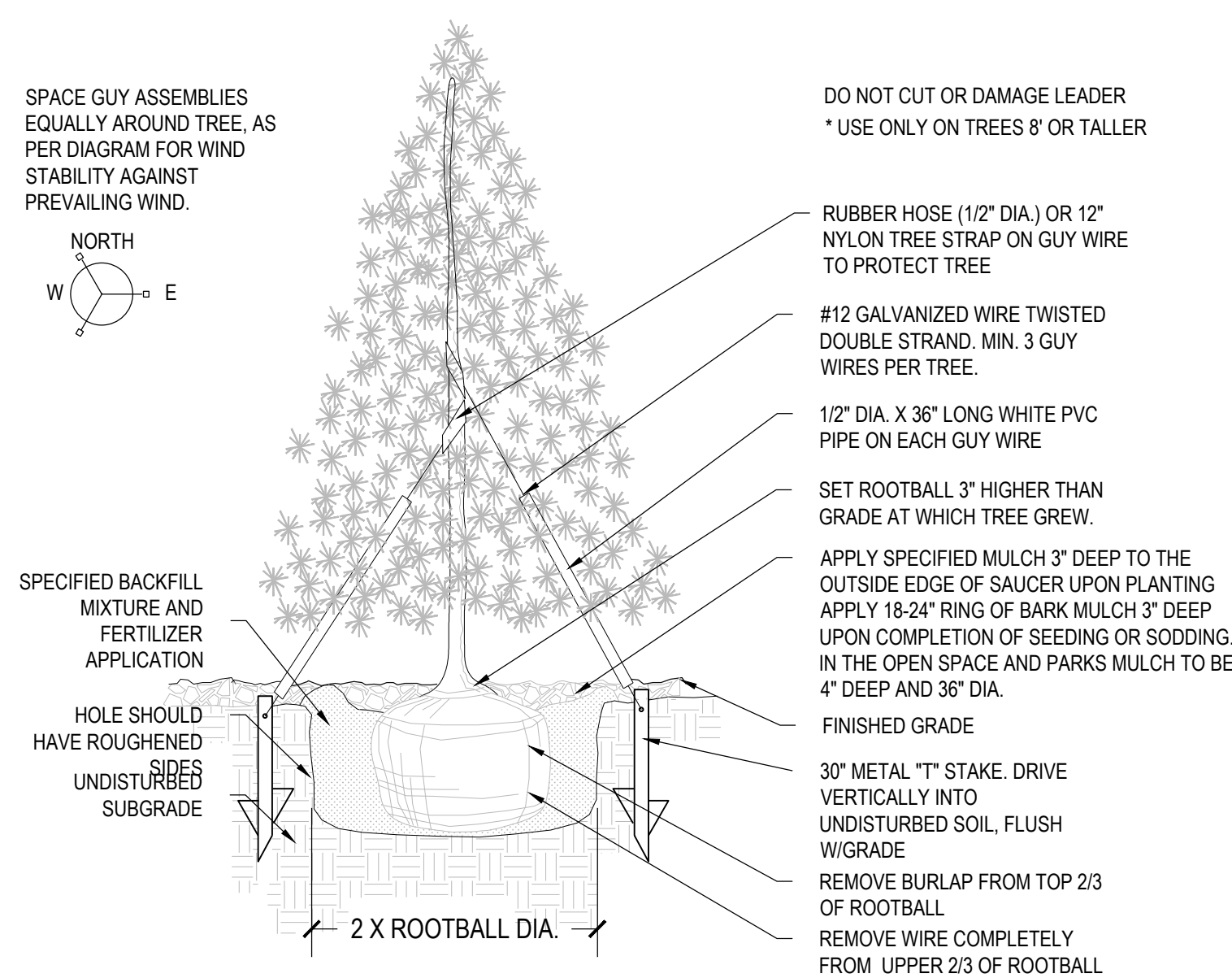
- ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED.
- REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
- STREET TREES ARE TO BE LIMBED UP TO 8'. PRUNING SHALL OCCUR IN THE APPROPRIATE MANNER AT THE NURSERY. SUBSTANTIAL PRUNING WILL NOT BE ALLOWED ON-SITE.



1 DEDIDUOUS TREE PLANTING
Scale: NTS

NOTES:

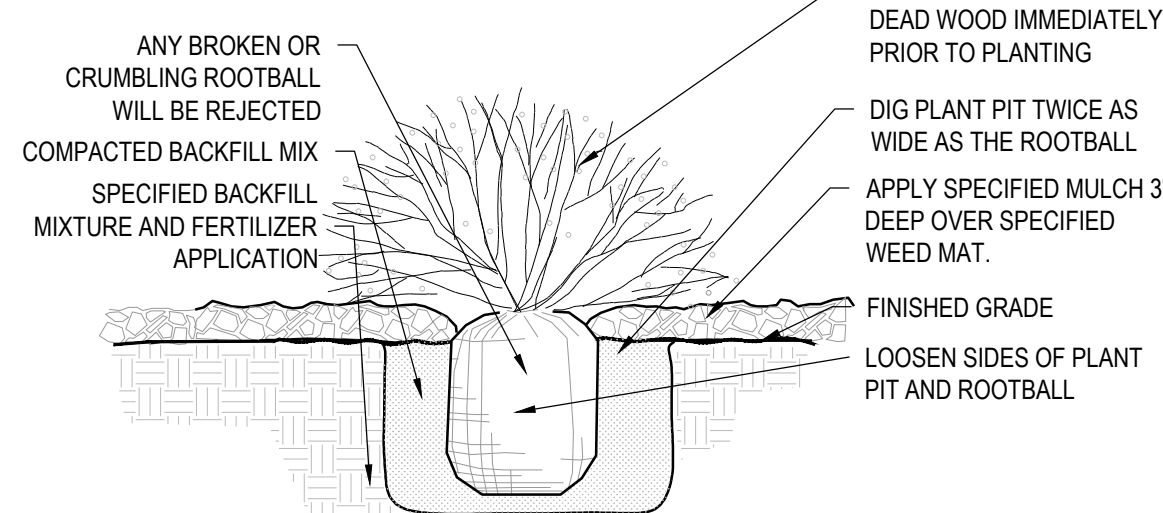
- ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
- TREES PLANTED WITHIN DRAIN STRIP OR SCREE AREA SHALL HAVE 3'-0" DIAMETER RING OF MULCH 5" DEEP AT THE BASE OF EACH TREE.



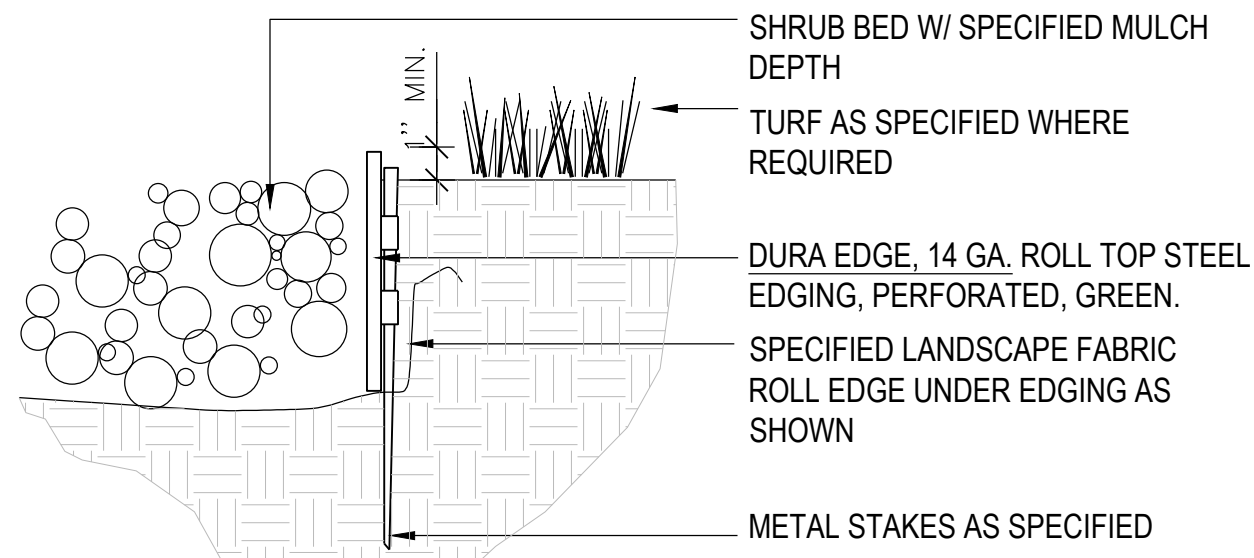
2 EVERGREEN TREE PLANTING
Scale: NTS

NOTES:

- ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
- HOLD GRADE 1" BELOW EDGE OF WALK OR CURB.
- ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.
- SHRUBS PLANTED WITHIN THE DRAIN STRIP OR SCREE AREAS SHALL HAVE A 12" DIAMETER RING OF MULCH AT THE BASE OF EACH SHRUB.
- PLANT ALL SHRUBS AND ADD MULCH RING PRIOR TO PLACING ROCK.



3 SHRUB PLANTING
Scale: NTS



NOTES:

- SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
- EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.

4 STEEL EDGER - PERFORATED
Scale: NTS

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CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4
FIRESTONE, COLORADO
LANDSCAPE NOTES AND DETAILS

PROJECT NO:	056829
DESIGNED BY:	CGR
DRAWN BY:	CGR
DATE:	03.15.2022

LP0.2
SHEET 103 OF 109



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL
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UNDERGROUND MEMBER UTILITIES.



SCALE: 1"=50'



0 25 50 100 150

NORTH



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
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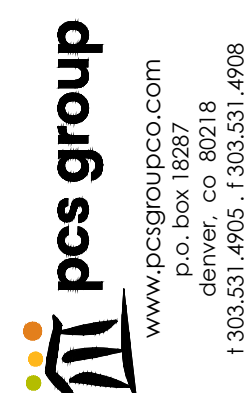
The map shows a street grid with two areas highlighted. Area 1 is the northern portion of the map, and Area 2 is the southern portion, separated by a horizontal line. Both areas contain a network of streets and building footprints.

	DECIDUOUS TREES
	EVERGREEN TREES
	ORNAMENTAL TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS
	SOD
	NATIVE SEED MIX
	MULCH
	CRUSHER FINES
	EDGER - PERFORATED
	3-RAIL FENCE
	SIGHT DISTANCE EASEMENT

* THE SIGHT DISTANCE EASEMENT IS A NO-BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL, EXCEPT FOR DECIDUOUS TREES AND OPEN RAIL FENCE.

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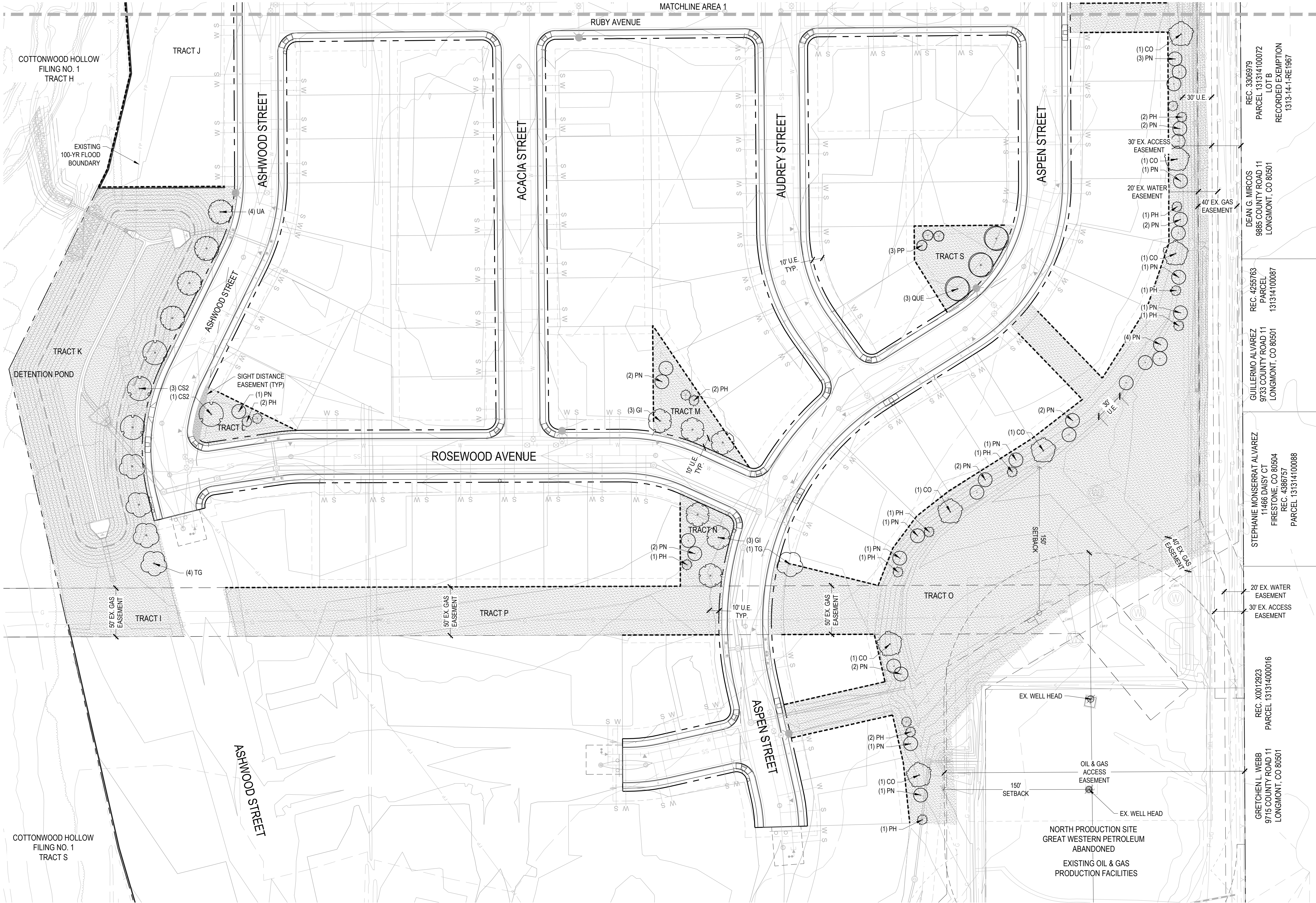


CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4

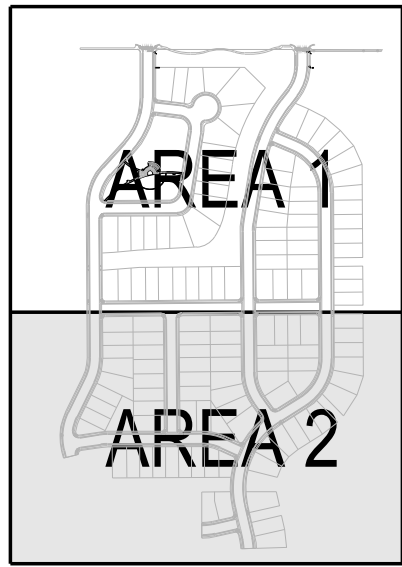
LANDSCAPE PLAN

PROJECT NO:	056829
DESIGNED BY:	CGR
DRAWN BY:	CGR
DATE:	03.15.2022
LP1.1 SHEET 104 OF 109	



1 LANDSCAPE PLAN-AREA 2
SCALE: 1"=50'
NOTE: SHADED AREA IS PHASE 2.

KEY MAP



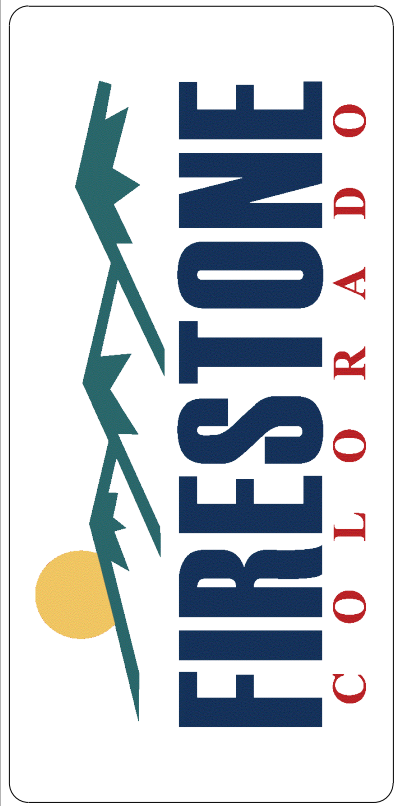
LANDSCAPE KEY

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- SOD
- NATIVE SEED MIX
- MULCH
- CRUSHER FINES
- EDGER - PERFORATED
- 3-RAIL FENCE
- SIGHT DISTANCE EASEMENT*

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CONSTRUCTION PLANS
COTTONWOOD HOLLOW - FILING 4
FIRESTONE, COLORADO
LANDSCAPE PLAN

PROJECT NO:	056829
DESIGNED BY:	CGR
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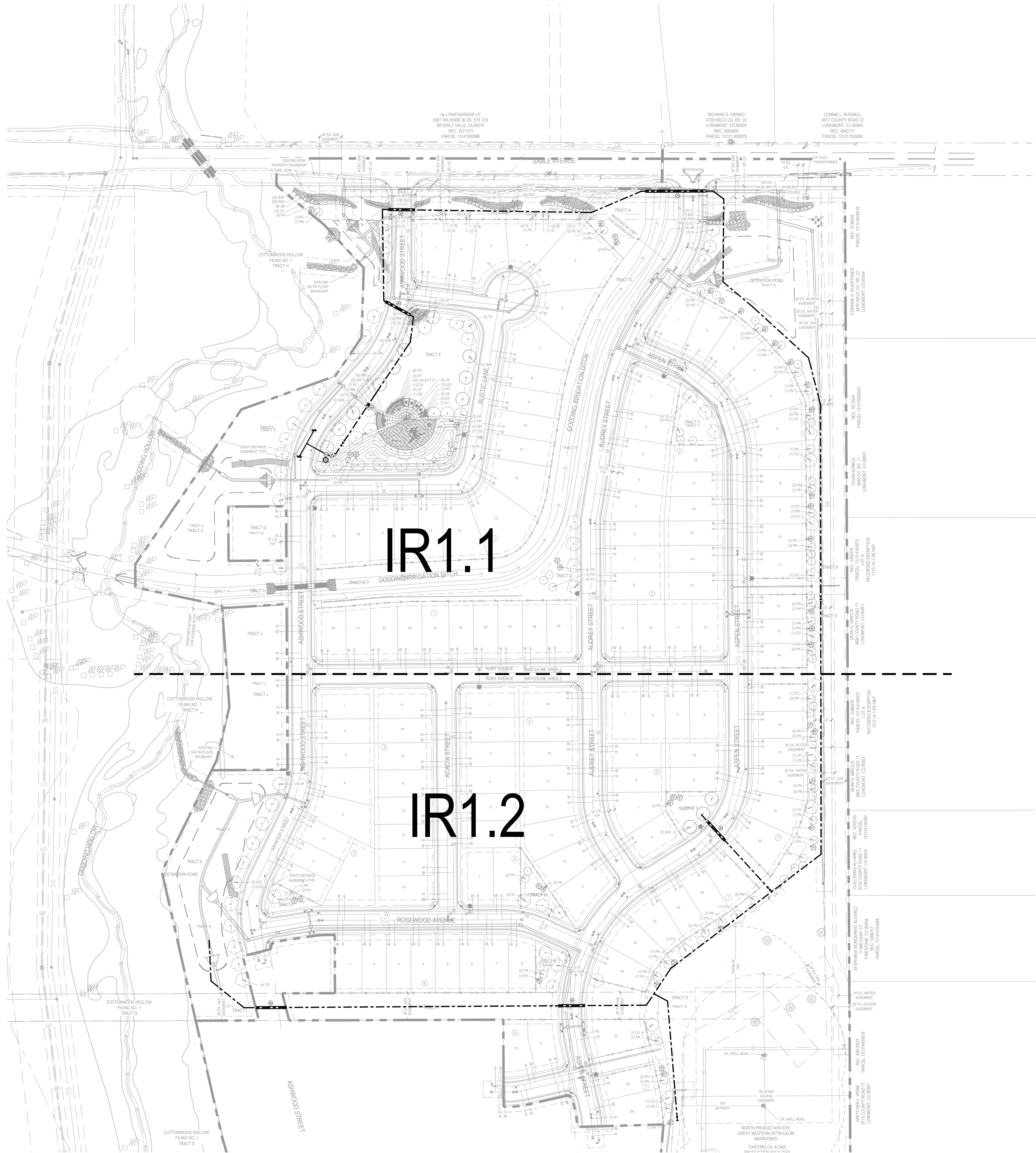
LP1.2
SHEET 105 OF 109



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1 IRRIGATION KEYMAP PLAN
SCALE: 1"=150'
NOTE: SHADED AREA IS PHASE 2.

IRRIGATION SCHEDULE		
SYMBOL	DESCRIPTION	DETAIL NO.
	ELECTRIC CONTROLLER	1
	PVC MAINLINE - 3" OR LARGER	2
	PVC SLEEVING	3
	FEBCO 825YA BACKFLOW PREVENTER	4
	WATER METER	NA

SLEEVE LEGEND	
SYMBOL	SLEEVE (COUNT) SIZE
	(1)6" & (1)2"
PIPE MATERIAL	CL 160 PVC
INSTALLATION DEPTH	24"

- IRRIGATION DEVELOPMENT DESIGN NOTES**
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN AN SIX NIGHT, TEN HOUR PER NIGHT WATERING PERIOD DURING NATIVE GRASS ESTABLISHMENT. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 8:00 PM AND 6:00 AM.
 - THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.
 - THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 10 GPM. THE STATIC PRESSURE AVAILABLE AT THE SITE HAS NOT BEEN DETERMINED. THE REQUIRED STATIC PRESSURE FOR THE SITE IS 90 PSI AND A BOOSTER PUMP MAY BE REQUIRED.
 - THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.
 - IRRIGATION DESIGN APPROACH
 - TURF AREAS
 - SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZES TO PROVIDE HEAD TO HEAD COVERAGE.
 - LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.
 - SHRUB BED AREAS - BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.
 - PERENNIAL AND ANNUAL BED AREAS - PERENNIAL AND ANNUAL BED AREAS SHALL BE SPRAY IRRIGATED WITH 12" POP-UP SPRAY HEADS WITH A MAXIMUM SPACING OF 10' O.C. OR IN AREAS ARE LESS THAN 10 FT. WIDE SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION.
 - NATIVE GRASS AREAS- SHALL BE IRRIGATED WITH LARGE ROTOR SPRINKLERS WHEREVER POSSIBLE, HEADS WILL BE LAID OUT USING A SPREAD SPACING TECHNIQUE TO REDUCE THE QUANTITY OF EQUIPMENT.
 - IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND INCLUDE A WEATHER SENSING DEVICE.

- DIRECTORY**
- | | |
|---------------------|---------------|
| IRRIGATION SCHEDULE | IR0.1 |
| IRRIGATION NOTES | IR0.1 |
| IRRIGATION KEYMAP | IR0.1 |
| IRRIGATION PLANS | IR1.1 - IR1.2 |
| IRRIGATION DETAILS | IR2.1 |

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HydroSystems KDI

Irrigation Consulting & Water Management

13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4

IRRIGATION NOTES, SCHEDULE & KEYMAP

PROJECT NO: 056829

DESIGNED BY: EWP

DRAWN BY: EWP

DATE: 02/21/2023

IR0.1

SHEET 106 OF 109

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pcs group
www.pcsgroupco.com
800 BOULDER CO 80018
1-303.531.4905 - 1-303.531.4908

BY

DATE

REVISION

No.



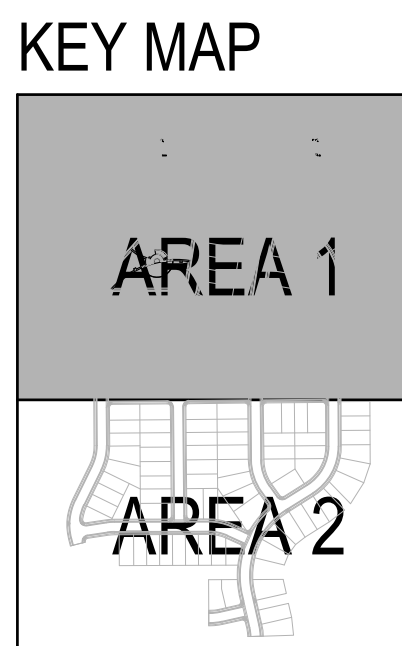
SCALE: 1"=50'



0 25 50 100 150 NORTH

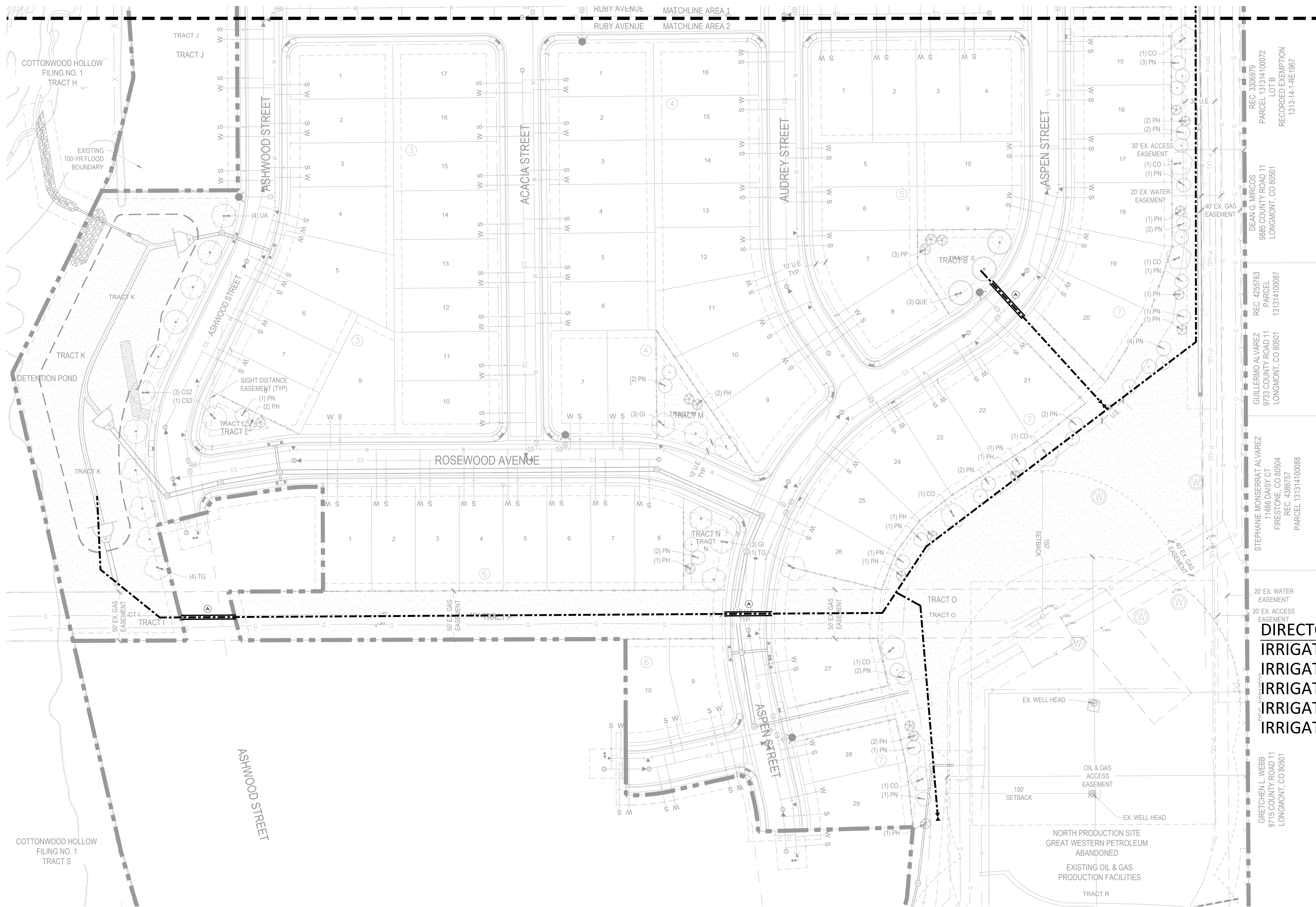


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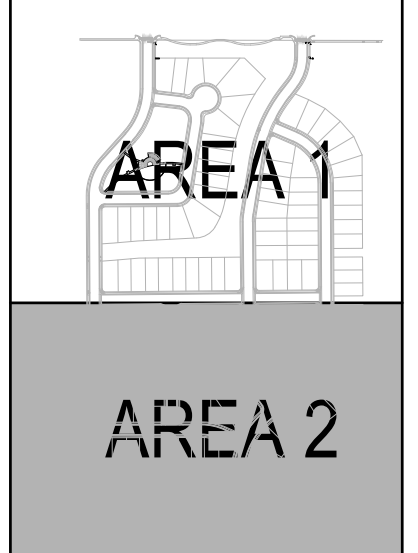


DIRECTORY	
IRRIGATION SCHEDULE	IR0.1
IRRIGATION NOTES	IR0.1
IRRIGATION KEYMAP	IR0.1
IRRIGATION PLANS	IR1.1 - IR1.2
IRRIGATION DETAILS	IR2.1

REVIEW
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KEY MAP



1 IRRIGATION PLAN-AREA 2
SCALE: 1"=50'
NOTE: SHADED AREA IS PHASE 2.

DIRECTORY	
IRRIGATION SCHEDULE	IR0.1
IRRIGATION NOTES	IR0.1
IRRIGATION KEYMAP	IR0.1
IRRIGATION PLANS	IR1.1 - IR1.2
IRRIGATION DETAILS	IR2.1

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Know what's below.
Call before you dig.

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UNDERGROUND MEMBER UTILITIES.

CONSTRUCTION PLANS

COTTONWOOD HOLLOW - FILING 4

FIRESTONE, COLORADO

IRRIGATION PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO:	056829
DESIGNED BY:	EWP
DRAWN BY:	EWP
DATE:	02/21/2023

IR1.2

SHEET 108 OF 109

REVISION	DATE
No.	



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GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

FIRESTONE, COLORADO

PRELIMINARY
NOT FOR
CONSTRUCTION

 **pcs group**
www.pcsgroupco.com
p.o. box 18287
denver, co 80218
1 303.531.4905 • f 303.531.4908

[illegible]

Fred and Gretchen Webb
9715 County Road 11
Longmont, Colorado 80504

Town of Firestone
Planning and Development
9950 Park Avenue
Firestone, Colorado 80504

March 3, 2023

RE: Final plat for Cottonwood Hollow Filing No. 4A

1. The vicinity map does not show the irrigation tail-water ditch along the Eastern boundary of Filing 4A. We request that you require the developer to maintain this historic ditch and provide water drainage to Godding Hollow.
2. Weld County is a Right-To-Farm County. This should be noted in Cottonwood Hollow Filing 4A, if approved by the town.

Please include these comments in the public record of the Town of Firestone Planning and Zoning Commission hearing, Thursday, March 16, 2023 and at the Board of Trustees of the Town of Firestone hearing, March 22, 2023.

Thank you,

Fred Webb Gretchen Webb

Fred and Gretchen Webb
9715 County Road 11
Longmont, Colorado 80504

Mail: P.O. Box 1089
Frederick, Colorado 80530

303-682-5286