



BOARD OF TRUSTEES
REGULAR MEETING AGENDA

April 11, 2018
7:00 PM
151 Grant Avenue
Firestone, CO 80520

- 1. Call to Order & Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Consent Agenda**
 - 4.a. Approval of March 28, 2018 Minutes
 - 4.b. Approval of Accounts Payable April 11, 2018
- 5. Swearing in of New Board/Break**
 - 5.a. Mayor: Bobbi Sindelar
Trustees:
Frank A. Jimenez
Don Conyac
- 6. Presentation**
 - 6.a. Alan Matlosz with George K Baum - Update on Certificates of Participation Financing
- 7. Public Comment** *(maximum time permitted for all Public Comment is 30 minutes)
- 8. Proclamation**
 - 8.a. Autism Awareness Month
- 9. Public Hearing**
 - 9.a. Holiday Inn Express FDP - Resolution 18-18
 - 9.b. Lot 5 High Plains Marketplace FDP - Resolution 18-19

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

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

9.c. Central Park Second Filing Final Plat - Resolution 18-20

10. Discussion/Action Organizational Matters - Appointment of Officers

10.a. Organizational Matters - Appointment of Officers

10.a.i. Election of Mayor Pro-tem

10.a.ii. Appointment of Officers

10.a.ii.1. Appointment of Town Clerk - Leah Vanarsdall

10.a.ii.2. Appointment of Town Clerk Pro-Tem - Lisa Bartley

10.a.ii.3. Appointment of Town Attorney - Sam Light of Light Kelly Attorneys

10.a.ii.4. Appointment of Treasurer - Christine Harwell of CliftonLarsen Allen LLP

10.a.ii.5. Appointment of Town Marshal - David Montgomery

10.b. Resolution 18-21: A RESOLUTUION AUTHORIZING CHANGES TO THE AUTHORIZED SIGNERS FOR THE TOWN'S BANKING AND FINANCIAL ACCOUNTS

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

12. Reports

12.a. Staff

12.b. Mayor

12.c. Trustees

12.d. Committee Updates

13. Executive Session

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

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

- 13.a.** Executive Session for the Purpose of Consultation with the Town Attorney for Specific Legal Questions Pursuant to C.R.S. Section 24-6-402(4)(b), Regarding Legal issues Related to Contract and Personnel Matters
- 13.b.** Executive Session for the Purpose of Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategy for Negotiations, and/or Instructing Negotiations, under C.R.S. Section 24-6-402(4)(e) - Negotiations for Town Manager Search/Agreement

14. Report from the Executive Session

15. Adjournment

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

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

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 4.a.

Consent Agenda

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Approval of March 28, 2018 Minutes

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

1. 032818 Reg Mtg Minutes

FINANCIAL CONSIDERATIONS

TOWN OF FIRESTONE, COLORADO
Board of Trustees Regular Meeting
March 28, 2018

1. CALL TO ORDER & ROLL CALL

The Board of Trustees of the Town of Firestone met for a Special Meeting on March 28, 2018, at the Town Hall, 151 Grant Avenue, Firestone, Colorado. Mayor Sorensen called the meeting to order at 7:08 p.m.

The following were present upon the call of the roll:

Mayor: Paul Sorensen

Mayor Pro-tem: Bobbi Sindelar

Trustees: John Damsma
George Heath
Samantha Meiring (absent-excused)
Drew Peterson
Doug Sharp

Staff: **Present:** Sam Light, Town Attorney; David Lindsay, Town Engineer; Marjorie Wickham, Finance Controller; Tracy Case, Senior Planner; Becky Schol, Communications; Ellie Garza, THK; & Lisa Bartley, Town Clerk Pro-tem.

2. PLEDGE OF ALLEGIANCE

Mayor Sorensen led the Pledge of Allegiance.

3. APPROVAL OF AGENDA

Motion by Mayor Pro-tem Sindelar, **second** by Trustee Heath, to Approve Agenda. **Motion passed**, all in favor.

4. PUBLIC COMMENT 7:28 pm to 7:51 pm

Becky Duckworth – 6715 Tenderfoot Ave, Firestone
Allison Turner – 5782 Scenic Ave, Firestone
David Sutton – 2442 Tabor St, Berthoud
Jesse Watts (on behalf of Jeremy Pilon) – 10225 Farmdale St, Firestone
Retta Watts – 10225 Farmdale St, Firestone
Heather Sewczak – 9095 Owl Lake Dr, Firestone
Andrea Sutton – 2442 Tabor St, Berthoud

5. CONSENT AGENDA

Motion by Trustee Heath, **second** by Trustee Peterson, to Approve Consent Agenda.

Roll Call Vote: Trustee Damsma – yes, Trustee Sharp – yes, Mayor Pro-tem Sindelar – yes, Trustee Heath – yes. **Motion passed**, all in favor

6. PROCLAMATION

National Service Recognition Day 2018

7. PUBLIC HEARINGS – Open: 8:05 pm Closed 9:20 pm

Public Comment: Arlys Carlson – 5205 Sandy Ridge Ave, Firestone
Lorna Morton – 10471 Bountiful St, Firestone
Shawn Rushton – 5384 Neighbors Pkwy, Firestone
Joe Gallik – 10343 Stagecoach Ave, Firestone
Brandon Dewey – 10308 Stagecoach Ave, Firestone

a. Neighbors Point Annexation Outline Development Plan Amendment

Ordinance 932: AN ORDINANCE APPROVING AN OUTLINE DEVELOPMENT PLAN AMENDMENT FOR A PORTION OF THE NEIGHBORS POINT ANNEXATION

Motion by Trustee Peterson, **second** by Mayor Pro-tem Sindelar, to Adopt **Ordinance 932:**

AN ORDINANCE APPROVING AN OUTLINE DEVELOPMENT PLAN AMENDMENT FOR A PORTION OF THE NEIGHBORS POINT ANNEXATION

Roll Call Vote: Mayor Pro-tem Sindelar – yes, Trustee Heath – yes, Trustee Damsma – yes, Trustee Sharp – yes, Trustee Peterson – yes. **Motion passed**, all in favor.

Resolution 18-17: A RESOLUTION APPROVING FINAL PLATS AND FINAL DEVELOPMENT PLANS FOR NEIGHBORS POINT FILING NOS. 6 AND 7.

Motion by Trustee Peterson, **second** by Mayor Pro-tem Sindela , to Approve **Resolution 18-17:** A RESOLUTION RECOMMENDING APPROVAL OF AMENDMENT NO. 1 TO THE NEIGHBORS POINT ANNEXATION OUTLINE DEVELOPMENT PLAN, A FINAL PLAT FOR NEIGHBORS POINT FILING NO. 6, A FINAL DEVELOPMENT PLAN FOR NEIGHBORS POINT FILING NO. 6, A FINAL PLAT FOR NEIGHBORS POINT FILING NO. 7, AND A FINAL DEVELOPMENT PLAN FOR NEIGHBORS POINT FILING NO. 7

Roll Call Vote: Trustee Sharp – yes, Mayor Pro-tem Sindelar – yes, Trustee Heath – yes, Trustee Damsma – yes. **Motion passed**, all in favor.

8. DISCUSSION/ACTION

- a. Intergovernmental Agreement with Weld County for the Transfer of ROW and Easements and for Disconnection of Property from the Town of Firestone

Motion by Mayor Pro-tem Sindelar, **second** by Trustee Sharp , to approve the Intergovernmental Agreement with Weld County for the Transfer of ROW and Easements and for Disconnection of Property from the Town of Firestone authorize the Mayor to sign the Intergovernmental Agreement

Roll call vote: Mayor Pro-tem Sindelar – yes, Trustee Heath – yes, Trustee Peterson – yes, Trustee Damsma – yes, Trustee Sharp – yes.

- b. **Ordinance 931:** An Ordinance Disconnecting Certain Property Owned By Weld County from the Town of Firestone

Motion by Trustee Sharp, **second** by Peterson , to Adopt **Ordinance 931:** An Ordinance Disconnecting Certain Property Owned By Weld County from the Town Of Firestone

Roll call vote: Mayor Pro-tem Sindelar – yes, Trustee Heath – yes, Trustee Peterson – yes, Trustee Damsma – yes, Trustee Sharp – yes.

9. PUBLIC COMMENT

Andrea Sutton – 2442 Tabor St, Berthoud

10. REPORTS

- a. Staff – Flag Contest Discussion

b. Mayor

c. Trustees

d. Committee Updates – CVPRD Director Vacancy

11. ADJOURNMENT

Motion by Trustee Sharp, **second** by Peterson, to adjourn meeting at 10:30 pm. **Motion passed**, All in Favor.

Introduced and Approved this 11th day of April, 2018.

TOWN OF FIRESTONE, COLORADO

Paul Sorensen, Mayor

ATTEST

Lisa Bartley, Town Clerk Pro-tem

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 4.b.

Consent Agenda

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Finance/Accounting

AGENDA TITLE

Approval of Accounts Payable April 11, 2018

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

1. 4b - AP Detail
2. 4b - AP Summary

FINANCIAL CONSIDERATIONS

Vendor	Amount
Total ACCENT BRANDING SOLUTIONS:	1,232.96
Total ACCOUNTEMPS:	783.32
Total ACE HARDWARE OF FIRESTONE:	654.84
Total ADAMSON POLICE PRODUCTS:	1,702.27
Total AGFINITY-MEAD:	304.50
Total ALBERT FREI & SONS, INC.:	725.68
Total ALBERTSONS/SAFEWAY, INC.:	46.28
Total AMAZON:	1,944.70
Total AMERICAN DISPOSAL SERVICES OF COLORADO:	150.00
Total APEX SHREDDING, INC.:	80.00
Total AUSMUS LAW FIRM, P.C.:	600.00
Total B K TIRE, INC:	168.54
Total BLASTER BOUNCER DENVER, INC:	608.60
Total BROWNELLS, INC.:	56.63
Total CENTRAL WELD COUNTY WATER DISTRICT:	20.00
Total CENTRAL WELD COUNTY WATER DISTRICT.-TREA:	36,394.58
Total CESARE, INC:	1,575.00
Total CIRSA:	28,489.75
Total COLORADO CIVIL GROUP INC.:	54,930.11
Total COLORADO STATE TREASURER:	3,033.26
Total CROW CREEK CONSTRUCTION, LLC:	1,865.00
Total DANA KEPNER COMPANY, INC.:	9,563.05
Total DBC IRRIGATION SUPPLY:	585.92
Total DELTA DENTAL OF COLORADO, INC:	3,380.07
Total EMPLOYEE REIMBURSEMENTS & PER DIEMS:	220.99
Total EWING AUTO PARTS, INC.:	66.26
Total EXTREME EVENT PRODUCTIONS:	650.00
Total FACTORY MOTOR PARTS CO.:	201.97
Total FARIS MACHINERY COMPANY:	500.00
Total FREDERICK - FIRESTONE FIRE PROTECTION:	33.20
Total FRONTIER BUSINESS PRODUCTS:	54.28
Total FRONTIER COMPUTER CORP.:	9,180.87
Total FUN SERVICES INC.:	182.50
Total G & G EQUIPMENT INC:	34.35
Total GRAINGER:	230.24
Total GREEN GIRL RECYCLING SERVICES:	209.00
Total HYDRO RESOURCES ROCKY MTN, Inc:	64,502.00
Total INTELLICHOICE INC:	2,242.50

Vendor	Amount
Total INTERSTATE BATTERY OF THE ROCKIES:	233.90
Total INTERSTATE RENTAL & SALES INC:	325.70
Total JOHNSON AUTO PLAZA:	110.00
Total KATHLEEN A. OATIS:	1,250.00
Total KENZ & LESLIE DISTRIBUTING CO.:	186.25-
Total KG CLEAN, INC:	1,706.50
Total KING SOOPERS GENERAL OFFICE:	79.62
Total KINSCO, LLC:	370.42
Total LEONARD RICE ENGINEERS, INC:	16,500.00
Total LIGHT KELLY, P.C.:	33,105.75
Total LONGMONT TROPHY & ENGRAVING:	236.10
Total MAIN STREET MAT COMPANY, INC:	227.31
Total MATCO TOOLS:	51.30
Total MCI:	51.24
Total MISC VENDOR:	612.83
Total NEXTERA HEALTHCARE:	1,648.00
Total NORTHERN COLORADO CRIME STOPPERS:	250.00
Total OFFICE DEPOT INC:	85.16
Total O'REILLY AUTO PARTS:	267.53
Total ORKIN PEST CONTROL, INC:	113.26
Total PAUL D. BASSO:	1,000.00
Total PAVESTONE, LLC:	1,294.74
Total PRESTIGE DODGE, INC:	135.00
Total RENEWABLE FIBER, INC.:	467.50
Total RESTITUTION / COURT REFUNDS:	530.15
Total ROSA LUCAS:	75.00
Total SAFELITE FULFILLMENT, INC:	934.76
Total SAFEWAY STORE:	20.26
Total SKILLPATH SEMINARS:	199.00
Total SMITH SECKMAN REID, INC:	1,232.80
Total STEVE BALCEROVICH:	1,250.00
Total THE STANDARD INSURANCE COMPANY:	4,876.17
Total THK ASSOCIATES, INC.:	4,830.00
Total TIMBERLAN, INC:	10,595.64
Total TIMES-CALL:	33.83
Total TRANSWEST TRUCK TRAILER RV:	36.68
Total UME CUSTOM EMBROIDERY:	665.28
Total UNITED POWER:	1,304.44
Total VARRA COMPANIES:	2,370.50

Vendor	Amount
Total VERIZON WIRELESS:	3,498.52
Total VISION SERVICE PLAN - VSP:	590.62
Total WELD COUNTY CHIEFS OF POLICE ASSOCIATION:	35.00
Total WELD COUNTY DEPT OF PUBLIC HEALTH & ADMI:	2,176.00
Total WICKHAM TRACTOR CO, Inc:	86.11
Total WIRELESS ADVANCED COMMUNICATIONS, INC:	18,000.00
Total WORKWELL OCCUPATIONAL MEDICINE LLC:	36.00
Total XPRESS BILL PAY / XPRESS SOLUTIONS:	1,480.05
Total :	341,995.64
Grand Totals:	341,995.64

Payables Summary

Accounts Payable Report

April 11, 2018

of Invoices - 259

\$ 341,969.05

COMPANY NAME	DESCRIPTION	Pass-Through \$	Total Amt.
Total of Invoices under \$25,000.00			\$ 124,546.86
Central Weld County Water District	March 2018 Water Treatment and Delivery		\$ 36,394.58
CIRSA	2nd Qtr-2018 Property and Liability Insurance premium		\$ 28,489.75
Colorado Civil Group	March 2018 Engineering Services - Town items (non planning)		\$ 54,930.11
Light Kelly P.C.	March 2018 Legal Services - Town items (non planning)		\$ 33,105.75
Hydro Resources	Mtn Shadows Park Irrigation Production Well Drilling		\$ 64,502.00
Total Invoices, Current		\$ -	\$ 341,969.05
Ongoing credits on vendor account, on previous AP approvals			
Kenz & Leslie Distributing	Credit on account		\$ (186.25)
Greg Walters	Reissuing voided check, Original lost in mail		\$ 162.83
Employee Reimbursements	Reissued voided check: Printed wrong		\$ 50.01
Total (to match Board AP Detail Reports)			\$ 341,995.64

For further detail please see Finance Department.

Please direct any questions to Judy Scott ext. 256.

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 5.a.

Swearing in of New Board/Break

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Mayor: Bobbi Sindelar

Trustees:

Frank A. Jimenez

Don Conyac

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 6.a.

Presentation

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Alan Matlosz with George K Baum - Update on Certificates of Participation Financing

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

1. 6a - Memo to Town of Firestone 4.9.18
2. 6a - Firestone 2018 Rating Report

FINANCIAL CONSIDERATIONS



George K. Baum & Company
INVESTMENT BANKERS SINCE 1928

To: Town of Firestone Board of Trustees

From: Alan Matlosz

Date: April 9, 2018

Re: Certificates of Participation Update

We have made significant progress on the financing for the new police building. Last week, the Town received a “AA-“ rating on the upcoming issuance of Certificates of Participation. That is a very high rating and the Town should be very proud.

Interest rates remain quite low. Because of high volatility in the stock market, many investors have been buying bonds instead of stocks and that high demand has resulted in lower borrowing rates. Our current market estimated average interest rate is just about 3.95%. Our plan is to sell certificates next week and close the following week.

The ordinance approved by the Town Board in March authorized the issuance of up to \$15 million of certificates with a maximum interest rates of 4.75% and a maximum annual payment of \$1,050,000. We are well within those parameters based on the current numbers. This financing plan generates net project proceeds of \$15 million for the construction project with an estimated annual payment of about \$985,000.

At the meeting in March we discussed the financing and the possible use of bond insurance. Although the Town received a very high rating, we did not receive approval for bond insurance. Bond insurers are less interested in insuring lease-purchase or certificate of participation financings. This means that we need to fund a reserve fund. That reserve fund which is generally equal to one year’s lease payment can be borrowed through the certificates or could be funded through available cash held by the Town.

In discussions with Town staff and its consultants, we determined that borrowing the reserve fund amount made the most sense. Interest rates are quite low and the Town has other needs for the cash. In addition, the financing structure is well within the parameters approved in the ordinance. The annual lease payments can be made from the budgeted amount of the .6% sales tax.

I look forward to the sales and closing of this issue and the construction of this great new addition to the Town.

RatingsDirect®

Summary:

Firestone, Colorado; Appropriations

Primary Credit Analyst:

Jennifer Hansen, San Francisco (1) 415-371-5035; jen.hansen@spglobal.com

Secondary Contact:

Alyssa B Farrell, Centennial (1) 303-721-4184; alyssa.farrell@spglobal.com

Table Of Contents

Rationale

Outlook

Related Research

Summary:

Firestone, Colorado; Appropriations

Credit Profile

US\$13.79 mil certs of participation ser 2018 due 12/01/2042

Long Term Rating

AA-/Stable

New

Rationale

S&P Global Ratings assigned its 'AA-' long-term rating to the Town of Firestone, Colo.'s series 2018 certificates of participation (COPs). The outlook is stable.

Lease payments by the town to UMB Bank secure the COPs. The lease payments are subject to annual appropriation. The COP proceeds will be used to finance the construction of a new police station.

The rating reflects our view of the following:

- Adequate economy, with access to a broad and diverse metropolitan statistical area (MSA), but a concentrated local tax base;
- Strong management, with good financial policies and practices under our Financial Management Assessment (FMA) methodology;
- Strong budgetary performance, with operating surpluses in the general fund and at the total governmental fund level in fiscal 2016;
- Very strong budgetary flexibility, with an available fund balance in fiscal 2016 of 97% of operating expenditures;
- Very strong liquidity, with total government available cash at 2.3x total governmental fund expenditures and 57.0x governmental debt service, and access to external liquidity we consider strong;
- Adequate debt and contingent liability profile, with debt service carrying charges at 4.0% of expenditures and net direct debt that is 125.2% of total governmental fund revenue, as well as low overall net debt at less than 3% of market value; and
- Strong institutional framework score.

Adequate economy

We consider Firestone's economy adequate. The town, with an estimated population of 14,524, is located in Weld County in the Greeley, Colo., MSA, which we consider to be broad and diverse. The town has a projected per capita effective buying income of 97.1% of the national level and per capita market value of \$110,343. Overall, the town's market value grew by 1.8% over the past year to \$1.6 billion in 2018. Constraining Firestone's economy is a concentrated local tax base, with the 10 largest taxpayers accounting for 40.0% of total AV; the three largest taxpayers, all of which are in the oil and gas industry, account for 29.7% of total AV. The county unemployment rate was 3.4% in 2016.

Firestone is located about 30 miles north of Denver, and residents benefit from access to the greater metro area. The town has been one of the fastest growing in Colorado since 2000, and its population increased to approximately 14,524 in 2017 from 1,908 in 2000. Part of the growth is due to the annexation of approximately 1,759 acres of property over the last five years.

Strong management

We view the town's management as strong, with good financial policies and practices under our FMA methodology, indicating financial practices exist in most areas, but that governance officials might not formalize or monitor all of them on a regular basis.

Highlights of the town's financial practices include the following:

- Budget assumptions which use demographers, historical lookback, and the Colorado municipal league for trends. The town also works with the planning and community development department for opening and closing of businesses, and closely watches potential legislation changes.
- The town presents to its board quarterly budget-to-actual statements, which it can update to correct major discrepancies.
- The 2018 budget includes a three-year lookout, and management reports that it plans to continue to look forward three years.
- Concurrent with the annual budget, the town prepares a five-year capital plan with funding identified.
- The town does not have an investment management policy beyond state limitations, but does report holdings and earnings to its board quarterly.
- The town does not have a current debt policy, but management reports that it has drafted both an investment and debt policy, which will be proposed to the board in the next few months.
- The town has a policy of maintaining reserves between three months and one year of expenditures to plan for cyclical declines in sales tax revenue and for expected expenditures.

Strong budgetary performance

Firestone's budgetary performance is strong in our opinion. The town had operating surpluses of 30% of expenditures in the general fund and of 39.9% across all governmental funds in fiscal 2016. Our assessment accounts for the fact that we expect budgetary results could deteriorate somewhat from 2016 results in the near term.

The town has a history of very strong financial performance, with general fund results exceeding 13% of expenditures in the last three years. In fiscal 2017, the town combined several of its smaller funds into the general fund. With this change, the town is projecting another very large surplus and increase in the fund balance to over 140% of expenditures. However, the fiscal 2018 budget shows a significant draw on reserves, primarily due to capital expenditures. Management reports that capital needs continue as the town grows exponentially.

Very strong budgetary flexibility

Firestone's budgetary flexibility is very strong, in our view, with an available fund balance in fiscal 2016 of 97% of operating expenditures, or \$6.0 million. We expect the available fund balance to remain above 30% of expenditures for the current and next fiscal years, which we view as a positive credit factor.

The town has grown its fund balance over the last few years to reach \$6.0 million, or almost 100% of expenditures. In fiscal 2017, the town combined several outside funds with its general fund, and reserves increased to \$16.2 million, or over 140% of expenditures. The town expects to use some reserves over the next few years for capital expenditures. The town expects that capital needs will remain as it continues to rapidly grow.

Very strong liquidity

In our opinion, Firestone's liquidity is very strong, with total government available cash at 2.3x total governmental fund expenditures and 57.0x governmental debt service in 2016. In our view, the town has strong access to external liquidity if necessary.

The town has very strong liquidity, and we expect liquidity will remain very strong despite the town's projected draws on reserves to fund capital projects. The town has accessed capital markets infrequently over the last 20 years, and we expect that it will remain able to do so.

Adequate debt and contingent liability profile

In our view, Firestone's debt and contingent liability profile is adequate. Total governmental fund debt service is 4.0% of total governmental fund expenditures, and net direct debt is 125.2% of total governmental fund revenue. Overall net debt is low at 3.0% of market value, which is in our view a positive credit factor.

The town plans to pay the 2018 COPs with a dedicated 0.6% sales tax levy. Management reports that the levy is limited to only paying for the debt service on these COPs, and we expect that the sales tax revenues will be sufficient to pay the majority of, if not all of, the debt service on these COPs.

Firestone's combined required pension and actual other postemployment benefit (OPEB) contributions totaled 3.7% of total governmental fund expenditures in 2016. The town made its full annual required pension contribution in 2016.

The town participates in the Local Government Division Trust Fund, a cost-sharing, multiple-employer defined benefit pension fund administered by the Public Employees' Retirement Assn. of Colorado (PERA) for its general employees, and the Statewide Defined Benefit Plan, a cost-sharing, multiple-employer defined benefit pension plan administered by the Colorado Fire and Police Pension Assn. (FPPA) for its police employees. While the town's FPPA plan was fully funded as of 2016, we view the funded ratio of its PERA plan (73.8%) as somewhat low. Additionally, we view both plans' statutorily (not actuarially) determined contribution rates to be somewhat risky, along with some of their actuarial assumptions--notably their aggressive inflation and discount rates and their short mortality projections. Nevertheless, we believe the town's low pension carrying charge should give it some flexibility in responding to rising costs.

Strong institutional framework

The institutional framework score for Colorado municipalities required to produce annual audits is strong.

Outlook

The stable outlook reflects our expectation that the town will maintain at least stable operations and its current very strong budgetary flexibility. Accordingly, we do not expect to change the rating within the next two years.

Upside scenario

We could raise the rating if the town diversifies away from oil and gas and if wealth and income levels improve. We could also raise the rating if the town were to maintain an available fund balance greater than 75% of operating expenditures.

Downside scenario

We could lower the rating if the town's continuing population growth induces it to increase capital outlays such that its budgetary flexibility decreases substantially.

Related Research

2017 Update Of Institutional Framework For U.S. Local Governments

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.standardandpoors.com for further information. Complete ratings information is available to subscribers of RatingsDirect at www.capitaliq.com. All ratings affected by this rating action can be found on the S&P Global Ratings' public website at www.standardandpoors.com. Use the Ratings search box located in the left column.

Copyright © 2018 by Standard & Poor's Financial Services LLC. All rights reserved.

No content (including ratings, credit-related analyses and data, valuations, model, software or other application or output therefrom) or any part thereof (Content) may be modified, reverse engineered, reproduced or distributed in any form by any means, or stored in a database or retrieval system, without the prior written permission of Standard & Poor's Financial Services LLC or its affiliates (collectively, S&P). The Content shall not be used for any unlawful or unauthorized purposes. S&P and any third-party providers, as well as their directors, officers, shareholders, employees or agents (collectively S&P Parties) do not guarantee the accuracy, completeness, timeliness or availability of the Content. S&P Parties are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, for the results obtained from the use of the Content, or for the security or maintenance of any data input by the user. The Content is provided on an "as is" basis. S&P PARTIES DISCLAIM ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE, FREEDOM FROM BUGS, SOFTWARE ERRORS OR DEFECTS, THAT THE CONTENT'S FUNCTIONING WILL BE UNINTERRUPTED OR THAT THE CONTENT WILL OPERATE WITH ANY SOFTWARE OR HARDWARE CONFIGURATION. In no event shall S&P Parties be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income or lost profits and opportunity costs or losses caused by negligence) in connection with any use of the Content even if advised of the possibility of such damages.

Credit-related and other analyses, including ratings, and statements in the Content are statements of opinion as of the date they are expressed and not statements of fact. S&P's opinions, analyses and rating acknowledgment decisions (described below) are not recommendations to purchase, hold, or sell any securities or to make any investment decisions, and do not address the suitability of any security. S&P assumes no obligation to update the Content following publication in any form or format. The Content should not be relied on and is not a substitute for the skill, judgment and experience of the user, its management, employees, advisors and/or clients when making investment and other business decisions. S&P does not act as a fiduciary or an investment advisor except where registered as such. While S&P has obtained information from sources it believes to be reliable, S&P does not perform an audit and undertakes no duty of due diligence or independent verification of any information it receives.

To the extent that regulatory authorities allow a rating agency to acknowledge in one jurisdiction a rating issued in another jurisdiction for certain regulatory purposes, S&P reserves the right to assign, withdraw or suspend such acknowledgment at any time and in its sole discretion. S&P Parties disclaim any duty whatsoever arising out of the assignment, withdrawal or suspension of an acknowledgment as well as any liability for any damage alleged to have been suffered on account thereof.

S&P keeps certain activities of its business units separate from each other in order to preserve the independence and objectivity of their respective activities. As a result, certain business units of S&P may have information that is not available to other S&P business units. S&P has established policies and procedures to maintain the confidentiality of certain non-public information received in connection with each analytical process.

S&P may receive compensation for its ratings and certain analyses, normally from issuers or underwriters of securities or from obligors. S&P reserves the right to disseminate its opinions and analyses. S&P's public ratings and analyses are made available on its Web sites, www.standardandpoors.com (free of charge), and www.ratingsdirect.com and www.globalcreditportal.com (subscription), and may be distributed through other means, including via S&P publications and third-party redistributors. Additional information about our ratings fees is available at www.standardandpoors.com/usratingsfees.

STANDARD & POOR'S, S&P and RATINGSDIRECT are registered trademarks of Standard & Poor's Financial Services LLC.

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 8.a.

Proclamation

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Autism Awareness Month

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

1. 8a - Proclamation Autism 2018

FINANCIAL CONSIDERATIONS

Proclamation

WHEREAS: Autism spectrum disorder (ASD) impacts nearly one percent of children, profoundly impacting all of us who live in Firestone, Colorado and

WHEREAS: Autism Awareness Month is an opportunity to recognize the contributions of individuals with autism spectrum disorder and to dedicate this time to the cause of better understanding and responding to autism in Firestone, and

WHEREAS: Men, women and children on the autism spectrum contribute to the Firestone community every day. Yet, despite great progress in understanding autism spectrum disorder, challenges remain for these individuals and their families, and

WHEREAS: We encourage the development of resources in our community for children with autism spectrum disorder and their families, we must also remember that these children become adults with autism spectrum disorder who also deserve our support and opportunity to thrive in Firestone.

NOW THEREFORE, I, Bobbi Sindelar, Mayor of the Town of Firestone, Colorado, do hereby proclaim the month of April 2018, as

AUTISM AWARENESS MONTH

In Firestone, and I call upon the community of Firestone, Colorado to learn more about autism and what you can do to support individuals on the autism spectrum and their families.

IN WITNESS WHEREOF, I have
hereunto set my hand and caused
the seal of the Town of Firestone to
be affixed on this 11th day of April
2018.

Bobbi Sindelar, Mayor of Firestone,
Colorado

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 9.a.

Public Hearing

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Holiday Inn Express FDP - Resolution 18-18

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

1. 9a - BOT Staff Report - Holiday Inn Express
2. 9a - Reso 18-18 Holiday Inn Express (2018) FDP
3. 9a - Holiday Inn Express FDP

FINANCIAL CONSIDERATIONS



Staff Report

Holiday Inn Express #17147 (A) Final Development Plan

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

April 11, 2018

Application

This staff report is for Holiday Inn Express #17147 (A) Final Development Plan ("FDP"). The applicant for the FDP is M&H Investment, Inc.

Notice

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

Location and Process

The FDP is located on the east side of Business Park Circle, northeast of the Best Western, south of the Comfort Suites, and southeast of the St. Vrain Sanitation District building. The FDP is the final step in the Firestone Development Review process prior to the building permit process.

Site Analysis, Circulation and Parking

The FDP is a proposed commercial hotel site within a PUD district and is approximately 1.99 acres in size. The property is generally flat and would be appropriate for the proposed use. The FDP will have two vehicular access points from Business Park Circle, and will share parking lot access with the Comfort Suites north of the site. The FDP will provide 80 standard parking spaces and four ADA parking spaces. Parking is consistent with other similar developments in Firestone. The existing sidewalk along Business Park Circle will remain and will include pedestrian ramps at the vehicular entranceways of this FDP to continue the sidewalk along Business Park Circle. A connection will also be provided to the existing sidewalk along Business Park Circle to provide a pedestrian access way into the site.

Plan Analysis

The FDP proposes one commercial hotel building with 45,635 SF. The project will be consistent with adjacent developments and will complement the overall PUD. Furthermore, the development will comply with applicable landscape, lighting, architecture and signage requirements.

Building Height

The building height for the proposed commercial building is 44 feet and 9 inches complementary to the surrounding buildings of similar use.

Fiscal Impacts

The FDP will provide commercial hotel services to the community of Firestone and promote the local economy of Town of Firestone within an area zoned for commercial use. The proximity of this business to I-25 and Firestone Boulevard are ideal for the proposed use. The increase of commercial services in this area will lead to increased sales tax revenues for the Town.

Utility and Services

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

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

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

Conditions and Standards for Approval

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

- A. The proposed PUD district is compatible with present development in the surrounding area, and will not have a significant, adverse effect on the surrounding area;
- B. The proposed PUD district is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;
- C. The proposed PUD district is consistent with the overall direction, intent of Titles 16 and 17 of the Town Code, and the intent and policies of the Town's comprehensive plan and other policy documents of the Town;
- D. The proposed PUD district provides for a creative and innovative design which could not otherwise be achieved through other standard zoning districts;
- E. The exceptions from the zoning regulations requested in the proposed PUD are warranted by virtue of innovative design and amenities incorporated in the PUD district;
- F. The PUD provides adequate circulation in terms of internal street circulation system, designed for the type of traffic generated, for separate living areas, convenience, safety, access, and noise and exhaust control. Proper circulation in parking areas shall be provided in terms of safety, convenience, separation and screening. The PUD should provide for buffering from collector and arterial streets through earthen berms, landscaping, and other methods;
- G. The PUD provides functional open space in terms of practical usability and accessibility, and optimum preservation of natural features, including trees and drainage areas, recreation, views, natural stream courses, bodies of water and wetlands;
- H. To the extent practicable, the PUD provides variety in terms of housing types, housing size, densities, facilities and open space;
- I. The PUD provides for pedestrian and bicycle traffic in terms of safety, separation, convenience, access, destination and attractiveness. If possible, there shall be an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels, parks, open space, or recreational facilities within the PUD as well as links to trail systems of the Town;
- J. Building types in terms of appropriateness to density, site relationship and bulk;
- K. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting;
- L. Landscaping of the site in terms of purpose, such as screening, types and materials used, maintenance suitability, water demands and effect on the area;
- M. Services including utilities, fire, police protection and other such services are available or can be made available to adequately serve the development;
- N. No structures in the PUD shall encroach on a floodplain except as permitted by the Town's floodplain ordinance;
- O. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved by the Town;
- P. Visual relief and variety of visual sitings shall be located within the PUD through building placement, shortened or interrupted street vistas, visual access to open space and other design methods;
- Q. The fiscal impacts on the Town, relative to expected service provision costs and anticipated revenue to the Town;
- R. Compliance with the provisions of any applicable intergovernmental agreements;
- S. The PUD incorporates a lighting plan and facilities to minimize of light drift outside the PUD in an effort to help preserve the night sky;
- T. To the extent reasonably practicable, the PUD shall strive to incorporate "green" building standards and design guidelines for all residential and commercial development in an effort increase energy efficiency and reduce energy consumption;

- U. To the extent reasonably practicable, the PUD shall strive to incorporate renewable energy technologies;
 - V. To the extent reasonably practicable, the PUD shall strive to incorporate best management practices in recycling, water conservation, soils preservation and sustainable development practices;
 - W. To the extent reasonably practicable, the PUD shall strive to incorporate Infrastructure design that emphasizes technology that will encourage the development of “knowledge workers” and will facilitate telecommuting.
-

Planning Commission or Board of Trustees Action

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

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

RECOMMENDATION

The Town staff recommends the Board of Trustees recommend approval of the application with a few conditions that will be provided in the form of a draft resolution prior to the Board of Trustees public hearing.

RESOLUTION NO. 18- 18

**A RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN FOR
HOLIDAY INN EXPRESS #17147(A)**

WHEREAS, there has been submitted to the Planning and Zoning Commission and Board of Trustees of the Town of Firestone a request for approval of a final development plan for Holiday Inn Express #17147(A); and

WHEREAS, all materials related to this application have been reviewed by Town Staff and found with conditions to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies; and

WHEREAS, the Firestone Planning and Zoning Commission held a properly noticed public hearing on the application, and has forwarded to the Board of Trustees a recommendation of approval with conditions; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Board of Trustees finds the proposed final development plan should be approved, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Final Development Plan for Holiday Inn Express #17147(A) is hereby approved, subject to the conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED this 11th day of April, 2018.

Bobbi Sindelar, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

EXHIBIT A
Final Development Plan
Holiday Inn Express #17147(A)
Conditions of Approval

1. Remove all references to “Contractor” throughout the FDP.
2. Revise the stated building height as necessary to resolve discrepancy between the Site Summary Table on Sheet 1 and the Building Elevations on Sheet 8,
3. Provide an updated title commitment, dated no later than one month prior to submitting mylars for recording.
4. Verify water dedication information and calculations provided with the FDP application, and make such revisions as may be directed by the Town Engineer to ensure adequate water is dedicated.
5. Revise electronic version of plans as necessary to ensure handicap ramps print.

FINAL DEVELOPMENT PLAN

HOLIDAY INN EXPRESS #17147(A)

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 17

Plot Date: 2/22/2018 11:44 AM, By: Stephen Williams, CTB: PG Civil.ctb

E:\PROJECTS\152.001 KM HOLIDAY INN EXPRESS\3. ENGINEERING\DRAWINGS\FDP 2018\152.001 SITE.DWG

ST. VRAIN SANITATION DISTRICT
LOT 4, BLOCK 2, DEL CAMINO JUNCTION
BUSINESS PARK PUD
REC NO. 2739037

TOWN OF FIRESTONE
TRACT B, DEL CAMINO JUNCTION BUSINESS
PARK PUD
REC NO. 2739037

HO CHAN & MYONG JONG KIM
LOT 7, BLOCK 1, DEL CAMINO JUNCTION
BUSINESS PARK 3RD MINOR PLAT
(COMFORT SUITES)

SAND LAND, INC.
LOT 2, DEL CAMINO CENTRAL

M & H INVESTMENT, INC.
LOT 8, REPLAT LOTS 8 AND 9, BLOCK 1, DEL
CAMINO JUNCTION BUSINESS PARK PUD
REC NO. 2837826

LONGMONT BUSINESS PARTNERS, LLLP
LOT 9, REPLAT LOTS 8 AND 9, BLOCK 1, DEL
CAMINO JUNCTION BUSINESS PARK PUD
REC NO. 2837826
(BEST WESTERN)

FLEXSPACE, LLC
LOT 10, BLOCK 1, DEL CAMINO JUNCTION
BUSINESS PARK PUD
REC NO. 2739037

SITE PLAN FLAG NOTES

- | | |
|-----------------------------------|---|
| 1 TOWN OF FIRESTONE HANDICAP RAMP | 12 BOLLARD LIGHT |
| 2 5' CONCRETE SIDEWALK | 13 WALL MOUNT LIGHT FIXTURE |
| 3 BICYCLE PARKING | 14 STAMPED CONCRETE, COLOR: SUNBAKED CLAY |
| 4 MONUMENT SIGN & WATER FEATURE | 15 DUMPSTER ENCLOSURE |
| 5 6' WIDE CROSS PAN | 16 TYPE C INLET |
| 6 HANDICAP RAMP | 17 2' WIDE CURB CUT & CONCRETE RUNDOWN |
| 7 5' TYPE R INLET | 18 CONCRETE HEADWALL |
| 8 PYLON SIGN | 19 SAWCUT CONCRETE |
| 9 LANDSCAPED AREA | |
| 10 HANDICAP PARKING SIGNS | |
| 11 LIGHT POLE WITH BASE | |

WARNING:
HIGH-PRESSURE PIPELINE(S)
Excavation and/or Construction Prohibited
Without compliance with State One-Call, AND
Without Written Permission From
MAGELLAN PIPELINE COMPANY, L.P.

20 10 0 20 40
HORIZ. SCALE: 1" = 20'

FIRESTONE INFORMATION BLOCK

SITE PLAN

Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	

SHEET 3 of 17



permontesgroup
T: (720) 684-4981
F: (866) 563-9212
Longmont, CO 80501
www.permontesgroup.com

HOLIDAY INN EXPRESS #17147 (A)

LOT 8 DEL CAMINO JUNCTION
FINAL DEVELOPMENT PLAN
SITE PLAN

PREPARED FOR: M & H INVESTMENT, INC.

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	1" = 20'

SHEET NO.

C3

SHEET 3 OF 17

REVISION BLOCK

REV.	DATE	DESCRIPTION
1	02/20/18	TOWN OF FIRESTONE COMMENTS - 1/16/18
2	2/19/2018	TOWN OF FIRESTONE COMMENTS - 2/08/18

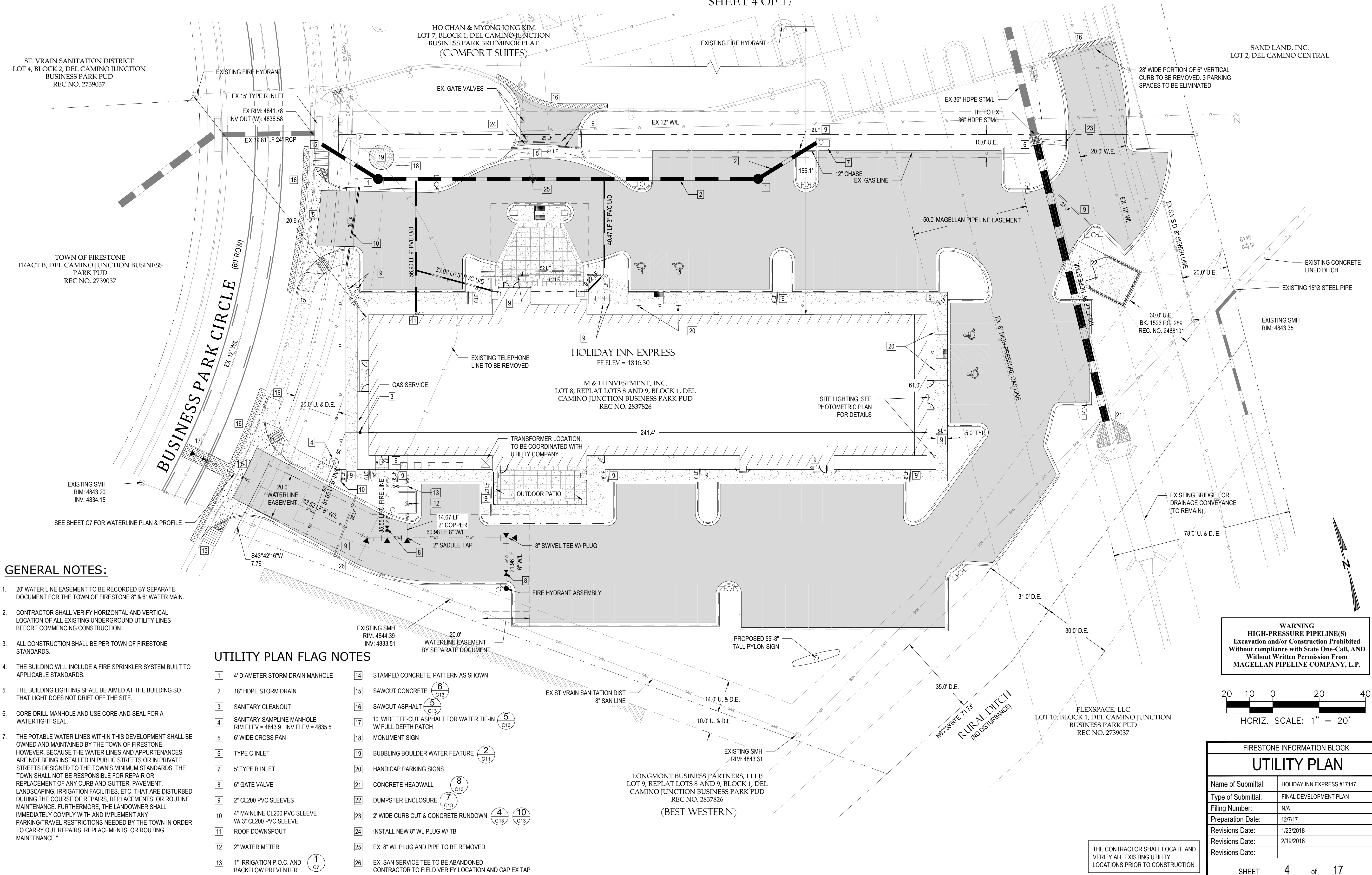
FINAL DEVELOPMENT PLAN

HOLIDAY INN EXPRESS #17147(A)

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 4 OF 17

Plot Date: 2/22/2018 11:44 AM, By: Stephen Williams, CTB: PG Civil.ctb

E:\PROJECTS\152.001 KM HOLIDAY INN EXPRESS\3. ENGINEERING\DRAWINGS\FDP 2018\152.001 UTIL.DWG



WARNING
HIGH-PRESSURE PIPELINE(S)
Excavation and/or Construction Prohibited
Without compliance with State One-Call, AND
Without Written Permission From
MAGELLAN PIPELINE COMPANY, L.P.

20 10 0 20 40
HORIZ. SCALE: 1" = 20'

FIRESTONE INFORMATION BLOCK	
UTILITY PLAN	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/7/17
Revisions Date:	1/23/2018
Revisions Date:	2/19/2018
Revisions Date:	
SHEET 4 of 17	

REV	DATE	DESCRIPTION
2	2/19/2018	TOWN OF FIRESTONE COMMENTS - 2018
1	10/20/18	TOWN OF FIRESTONE COMMENTS - 1918



HOLIDAY INN EXPRESS #17147 (A)
LOT 8 DEL CAMINO JUNCTION
FINAL DEVELOPMENT PLAN
UTILITY PLAN
PREPARED FOR: M & H INVESTMENT, INC.

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	1" = 20'
SHEET NO.	C4
SHEET 4 OF 17	

FINAL DEVELOPMENT PLAN

HOLIDAY INN EXPRESS #17147(A)

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 5 OF 17

GRADING NOTES:

SITE GRADING:

1. SITE DOES NOT LIE WITHIN 100-YR FLOODPLAIN.
2. ALL EARTHWORK TO BE INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS SPECIFIED IN THE TERRACON CONSULTANTS SOILS REPORT AND THE TOWN OF FIRESTONE STANDARDS.
3. ALL ASPHALT SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS SPECIFIED IN THE TERRACON CONSULTANTS GEOTECHNICAL ENGINEERING REPORT.
4. COMPACT ALL FILL PER SOILS ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUND WATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUND WATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. NO CONCRETE SHALL BE PLACED WHERE GROUND WATER IS VISIBLE OR UNTIL THE GROUND WATER TABLE HAS BEEN LOWERED BELOW THE IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUND WATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE TOWN, AND THE DESIGN ENGINEER AT THE TIME OF THEIR OCCURRENCE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND REPAIR OF UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR SHALL CONTACT REPRESENTATIVES OF THE RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL LOCATIONS OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE DRAWINGS. TO ASCERTAIN WHETHER ANY STRUCTURES AND UTILITIES MAY EXIST, AND REPAIR AND/OR REPLACE ANY STRUCTURES AND/OR UTILITIES THAT ARE DAMAGED BY THE CONTRACTOR.
7. CONTRACTOR TO FOLLOW RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT.
8. ALL FILL MATERIAL AND PLACEMENT OF FILL BELOW THE BUILDINGS TO BE REVIEWED AND APPROVED BY SOILS ENGINEER PRIOR TO DURING PLACEMENT. COMPACTION TO BE IN ACCORDANCE WITH SOILS REPORT DESIGN STANDARDS.
9. ALL GRADES SHOWN ON THIS PLAN ARE TO FINISHED GRADE.
10. OVERLOT GRADING SHALL BE TO SUBGRADE OF THE BUILDINGS AND ASPHALT PARKING LOT.
11. FINAL FINISHED FLOOR ELEVATION SHALL NOT EXCEED MINIMUM FINISHED FLOOR ELEVATION BY MORE THAN TWO (2) FEET.

SUBGRADE PREPARATION:

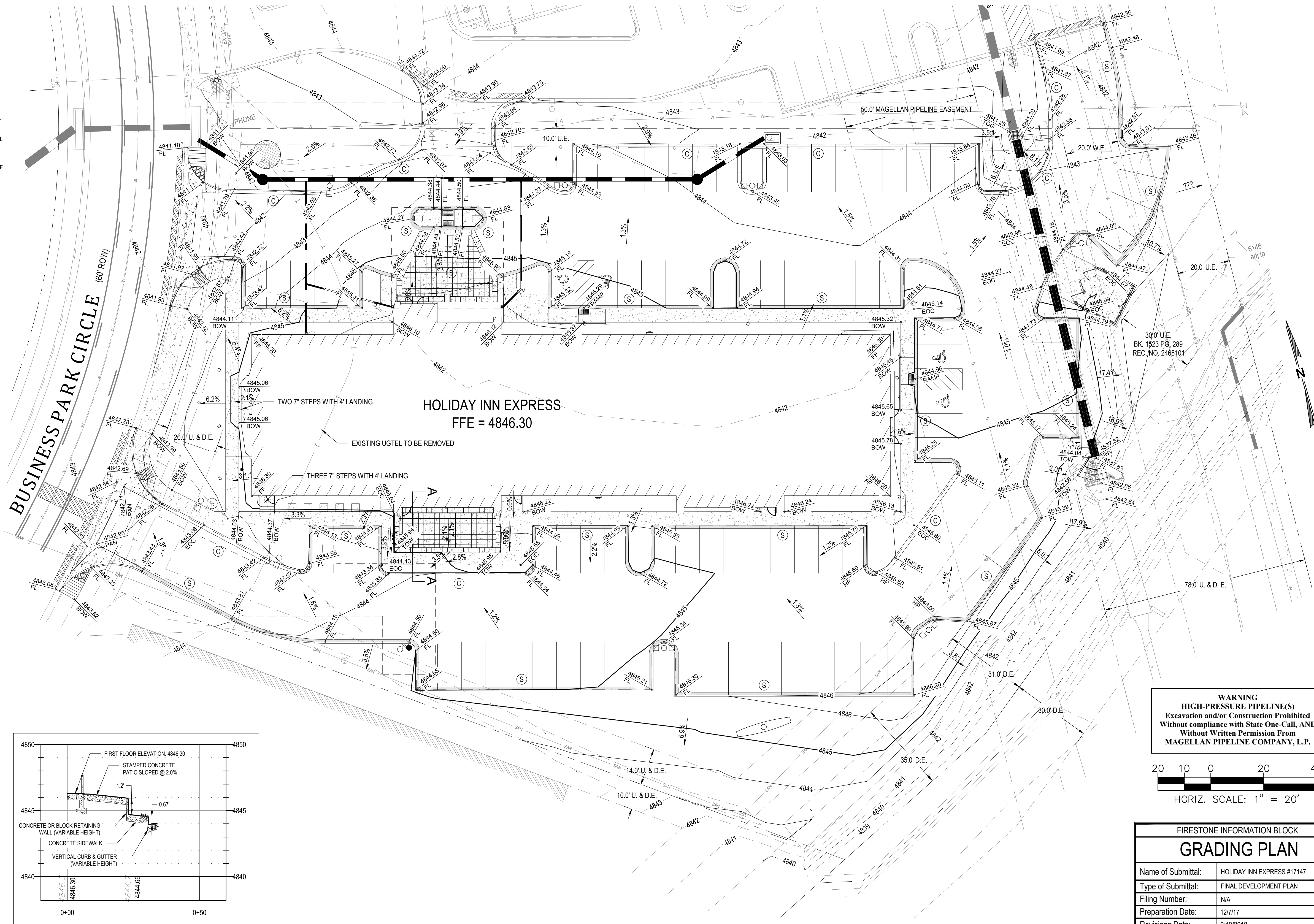
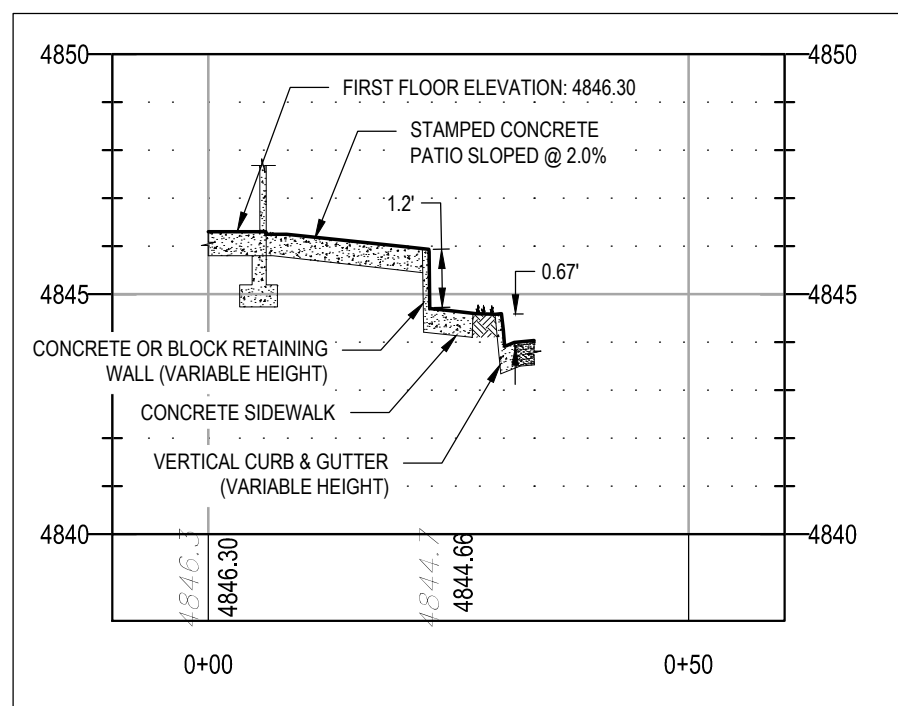
ALL FILL PLACED BELOW PAVEMENTS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY WITHIN 42 PERCENT OF THE OPTIMUM MOISTURE CONTENT. IN CUT AND FILL AREAS, THE SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES OR AS DESCRIBED IN THE APPROPRIATE OPTION, ADJUSTED TO NEAR OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698. PRIOR TO PLACEMENT OF THE PAVEMENT, THE SUBGRADE SHOULD BE PROOF ROLLED WITH A HEAVY, PNEUMATIC TIRE VEHICLE WHILE BEING OBSERVED BY THE GEOTECHNICAL ENGINEER. AREAS WHICH DEFORM UNDER WHEEL LOADS SHOULD BE REMOVED AND REPLACED.

STREET CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN PREPARED BY A LICENSED CIVIL ENGINEER, A.T.S.S.A. (AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION) OR C.C.A. (COLORADO CONTRACTORS ASSOCIATION) CERTIFIED TRAFFIC TECHNICIAN FOR REVIEW AND APPROVAL BY THE TOWN ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK. THE PLAN SHALL ACCOMMODATE TWO WAY TRAFFIC TO THE EXTENT POSSIBLE BETWEEN THE HOURS OF 8:00 AM AND 5:00 PM. TWO WAY TRAFFIC MUST BE RESTORED BETWEEN THE HOURS OF 5:00 PM AND 8:00 AM. TRAFFIC MAY BE REDUCED TO SINGLE LANE FOR SHORT PERIODS DURING THE DAY WITH APPROPRIATE FLAGGERS. TRAFFIC MAY BE STOPPED IN BOTH DIRECTIONS ONLY TO ALLOW CONSTRUCTION EQUIPMENT TO CROSS THE ROADWAY. TCS (TRAFFIC CONTROL SUPERVISOR) SHALL BE ON SITE AT ALL TIMES WHEN FLAG PERSONNEL ARE IN USE. UNSAFE TRAFFIC CONDITIONS AT THE TOWN'S DISCRETION SHALL WARRANT WORK STOPPAGE.
2. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE TOWN BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN CONFORMANCE WITH THE TOWN OF FIRESTONE CURRENT STREET REPAIR REQUIREMENTS. PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. SEE TEE CUT DETAIL FOR CONSTRUCTION.

GRADING LEGEND:

— 4860 —	EXISTING CONTOURS
— 4860 —	PROPOSED CONTOURS
1.5%	FINISHED GRADE SLOPE
4860.71 EOA	PROPOSED SURFACE ELEVATION SPOT GRADE DESCRIPTIONS:
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
BOW	BACK OF WALK
FL	FINISHED GRADE
FL	FLOW LINE
HP / LP	HIGH POINT / LOW POINT
TOG	TOP OF GRATE
TOW	TOP OF WALK
⑤ CURB & GUTTER	1' SPILL CURB (3 C13)
⑥ CURB & GUTTER	1' CATCH CURB (2 C13)
⑦ CURB & GUTTER	TRANSITION CURB (CATCH/SPILL)

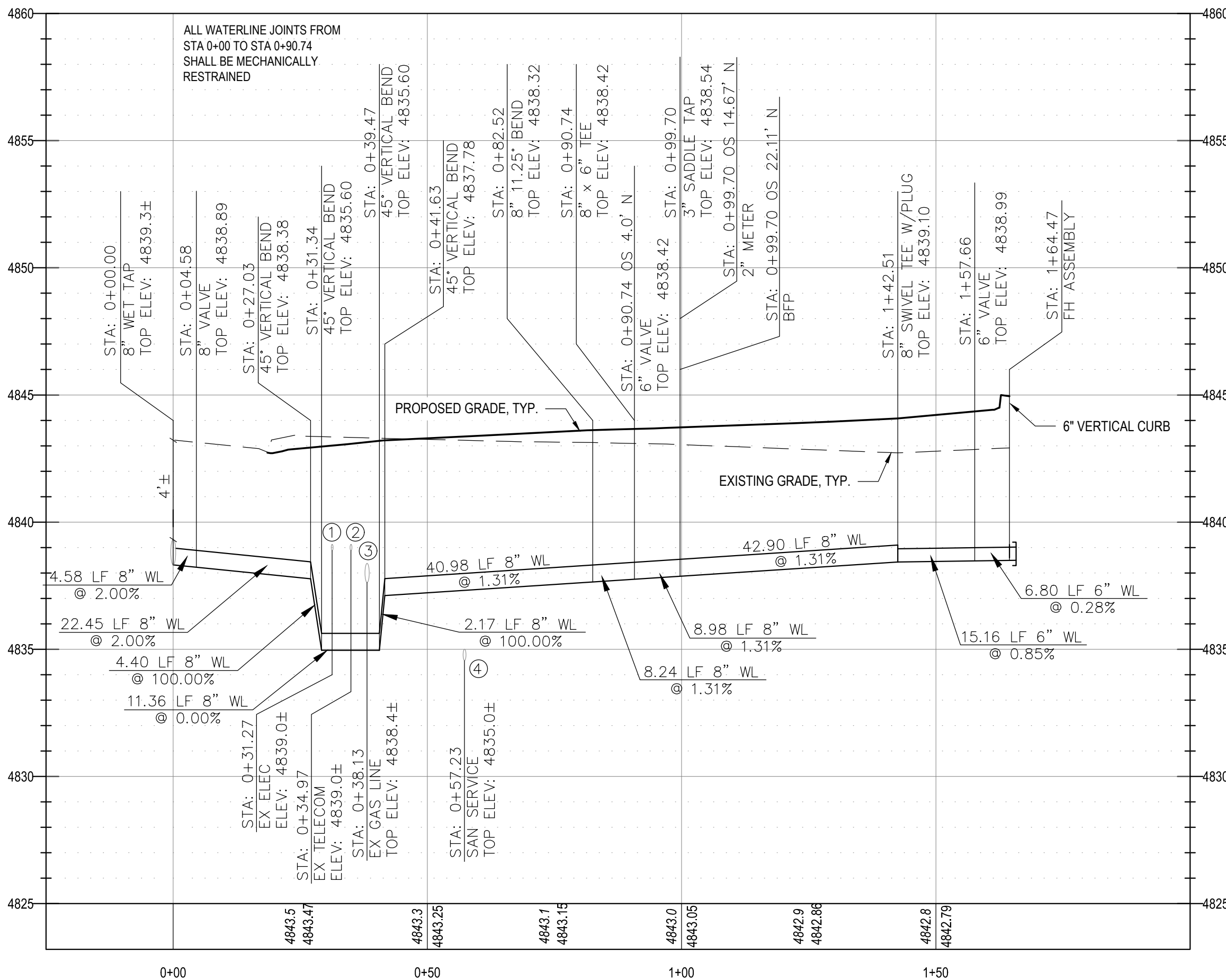
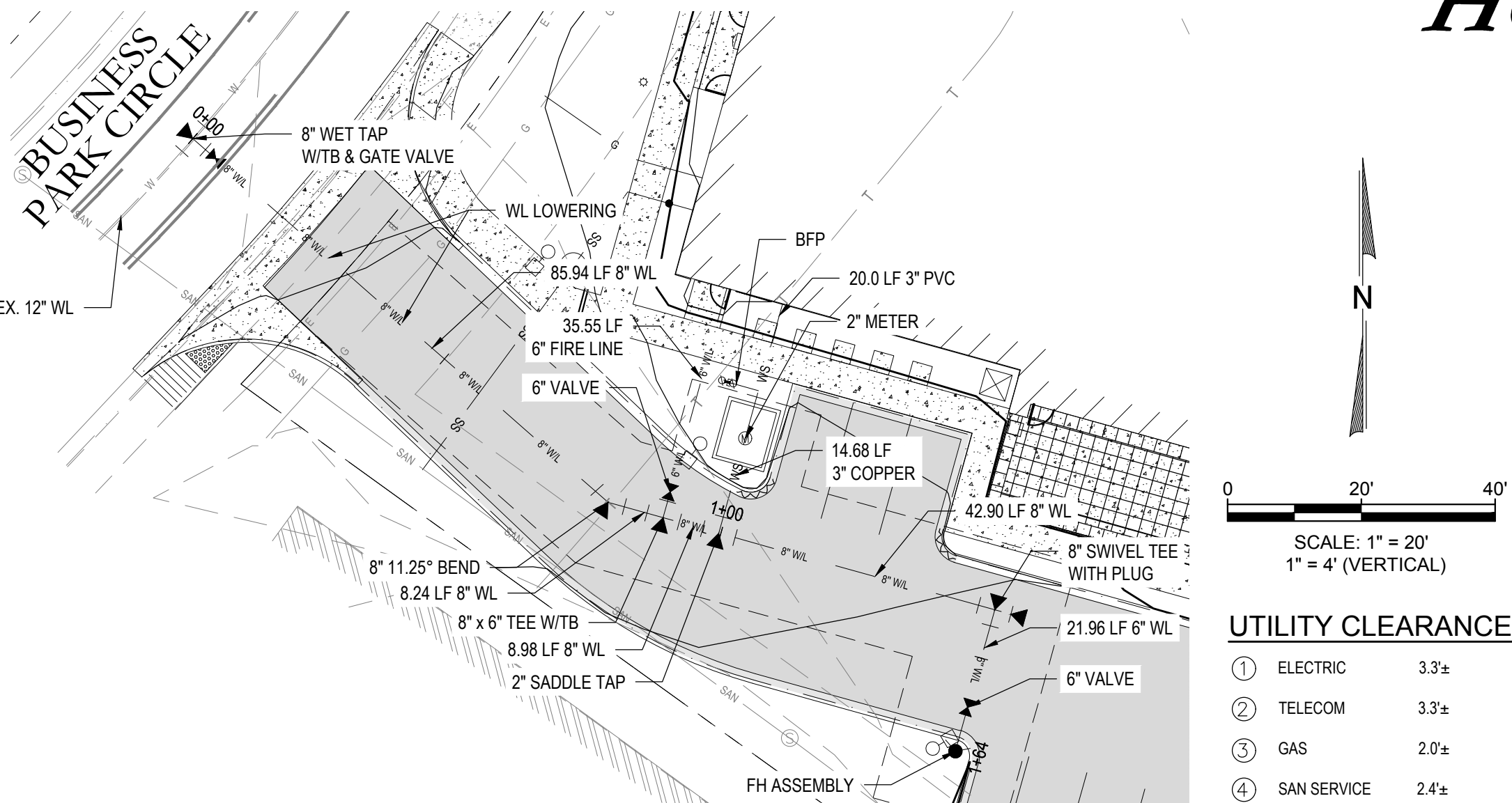


SHEET 6 OF 11

FINAL DEVELOPMENT PLAN

HOLIDAY INN EXPRESS #17147(A)

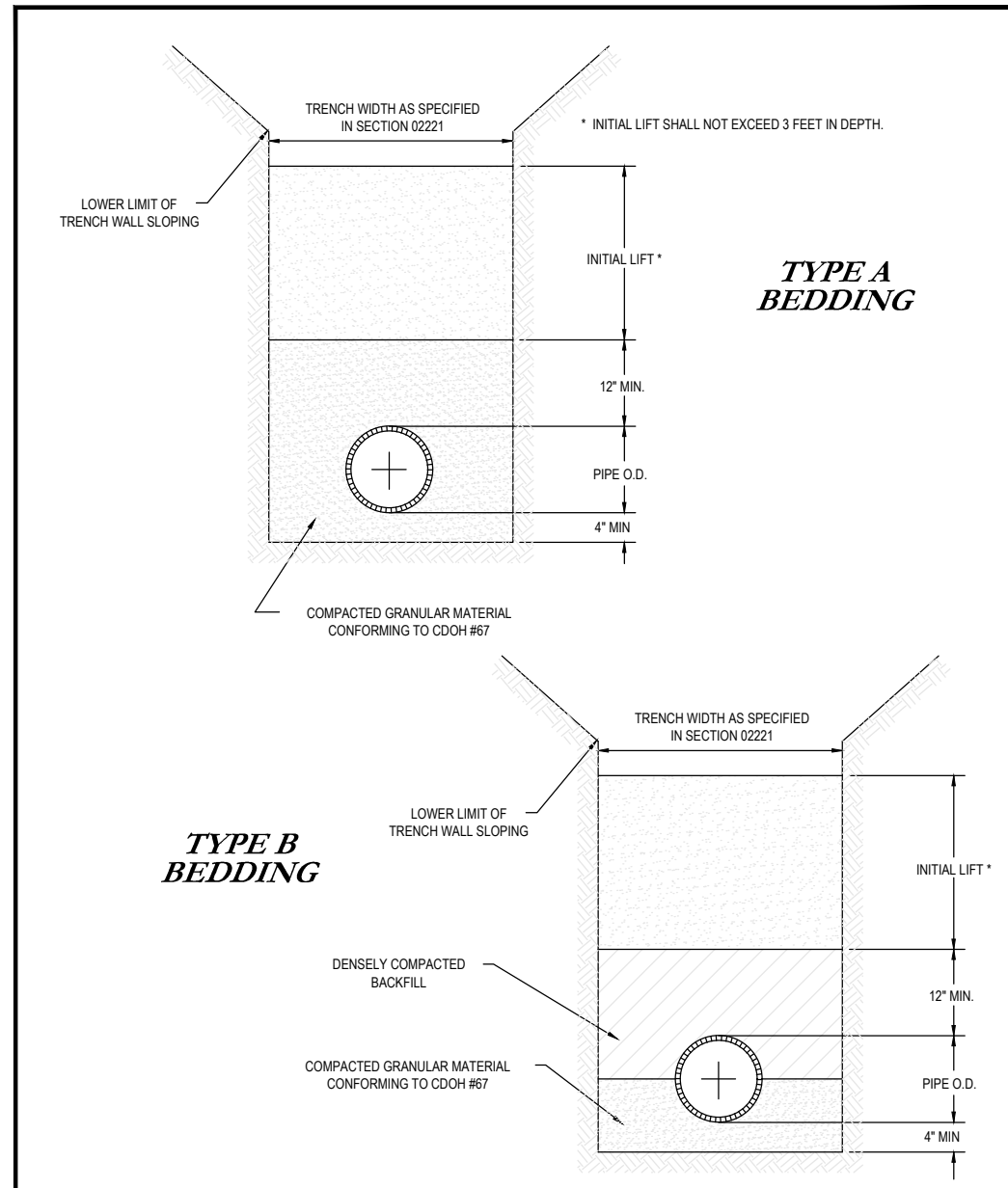
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 7 OF 17



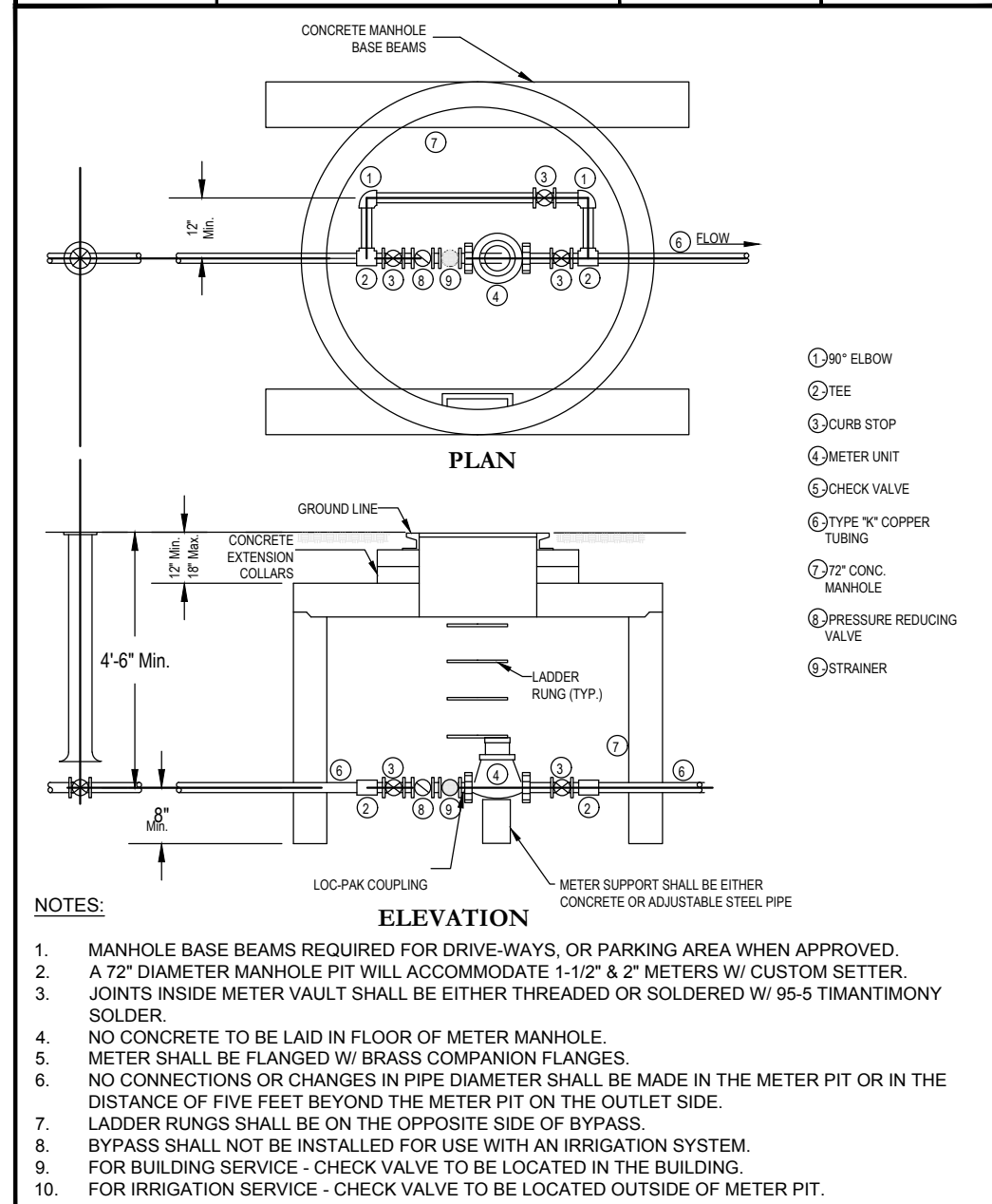
WATER LINE CONSTRUCTION NOTES:

- ALL WATER LINE CONSTRUCTION AND STREET REPAIR WORK SHALL CONFORM TO THE TOWN OF FIRESTONE DESIGN CRITERIA AND CONSTRUCTION REGULATIONS MANUAL CURRENT AT THE TIME THE WORK COMMENCES.
- THE CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING WATER LINES WITH THE TOWN MAINTENANCE SUPERINTENDENT (THEO ABKES) AND THE TOWN ENGINEER (DAVE LINDSAY), UNLESS EXPRESSLY GIVEN PERMISSION OTHERWISE ONLY THE TOWNS MAINTENANCE SUPERINTENDENT SHALL OPERATE EXISTING WATER VALVES OWNED BY THE TOWN.
THEO ABKES (303) 838-3291
DAVE LINDSAY (970) 278-0029
- ALL NEW VALVES AND FITTINGS TO BE INSTALLED SHALL HAVE MECHANICAL JOINTS WITH JOINT RESTRAINTS AND SHALL BE WRAPPED WITH 8 MIL POLYETHYLENE. ALL NEW FITTINGS TO BE INSTALLED SHALL BE DUCTILE IRON FITTINGS.
- ALL VALVES TO BE MECHANICALLY RESTRAINED OR INSTALLED WITH FOSTER ADAPTER COUPLINGS TO ELIMINATE THE NEED FOR LONG SPOOL PIPE PIECES BETWEEN FITTINGS AND VALVES.
- ALL NEW PVC WATER LINES TO BE INSTALLED SHALL CONFORM TO AWWA C900 AND C905, DR18 150 PSI PRESSURE CLASS. ALL WATER LINES SHALL BE INSTALLED WITH TRACER WIRE OF A MINIMUM OF 14 GA., INSULATED WIRE.
- ALL BACKFILL SHALL BE COMPACTED PER TOWN OF FIRESTONE SPECIFICATION. THE TOWN WILL PROVIDE THE GEOTECHNICAL TESTING FIRM, AND THE CONTRACTOR SHALL COORDINATE TESTING.
- ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM COVER FROM FINISHED GRADE TO THE TOP OF PIPE OF 5 FEET. MAXIMUM COVER SHALL BE 6 FEET UNLESS APPROVED BY THE TOWN ENGINEER.

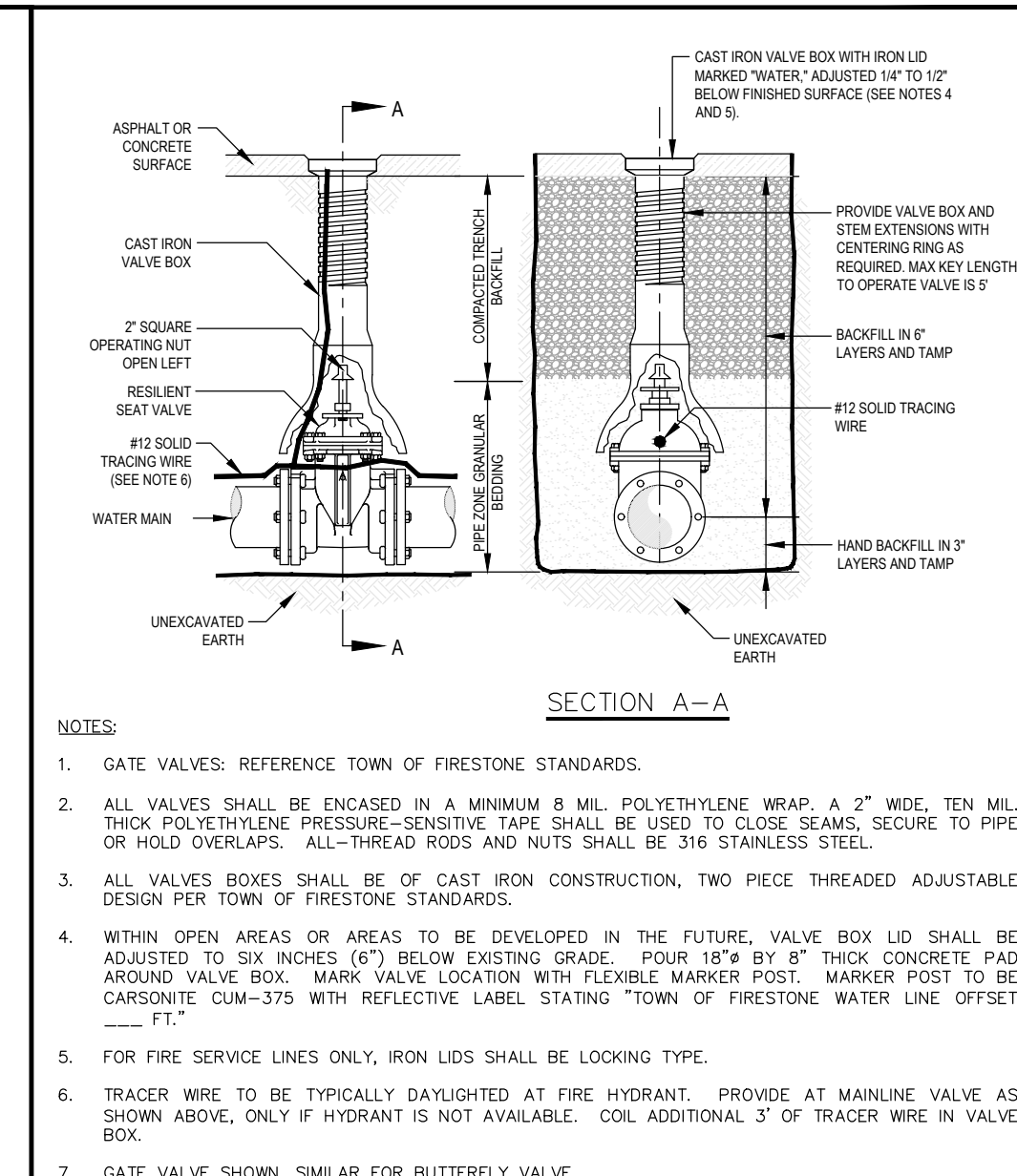
WARNING
HIGH-PRESSURE PIPELINE(S)
Excavation and/or Construction Prohibited
Without compliance with State One-Call AND
Without Written Permission From
MAGELLAN PIPELINE COMPANY, L.P.



WATER CONSTRUCTION DRAWINGS	BY: CCG	SCALE: NTS	DATE: JAN 2014	DRAWING
				W-1



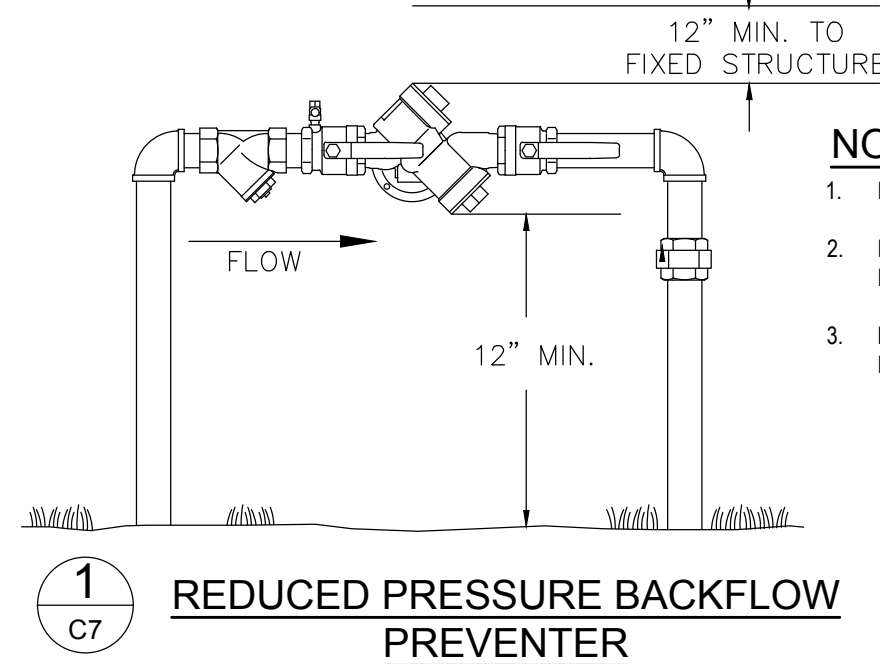
WATER CONSTRUCTION DRAWINGS	BY: CCG	SCALE: NTS	DATE: JAN 2014	DRAWING
				W-9



WATER CONSTRUCTION DRAWINGS	BY: CCG	SCALE: NTS	DATE: JAN 2014	DRAWING
				W-2

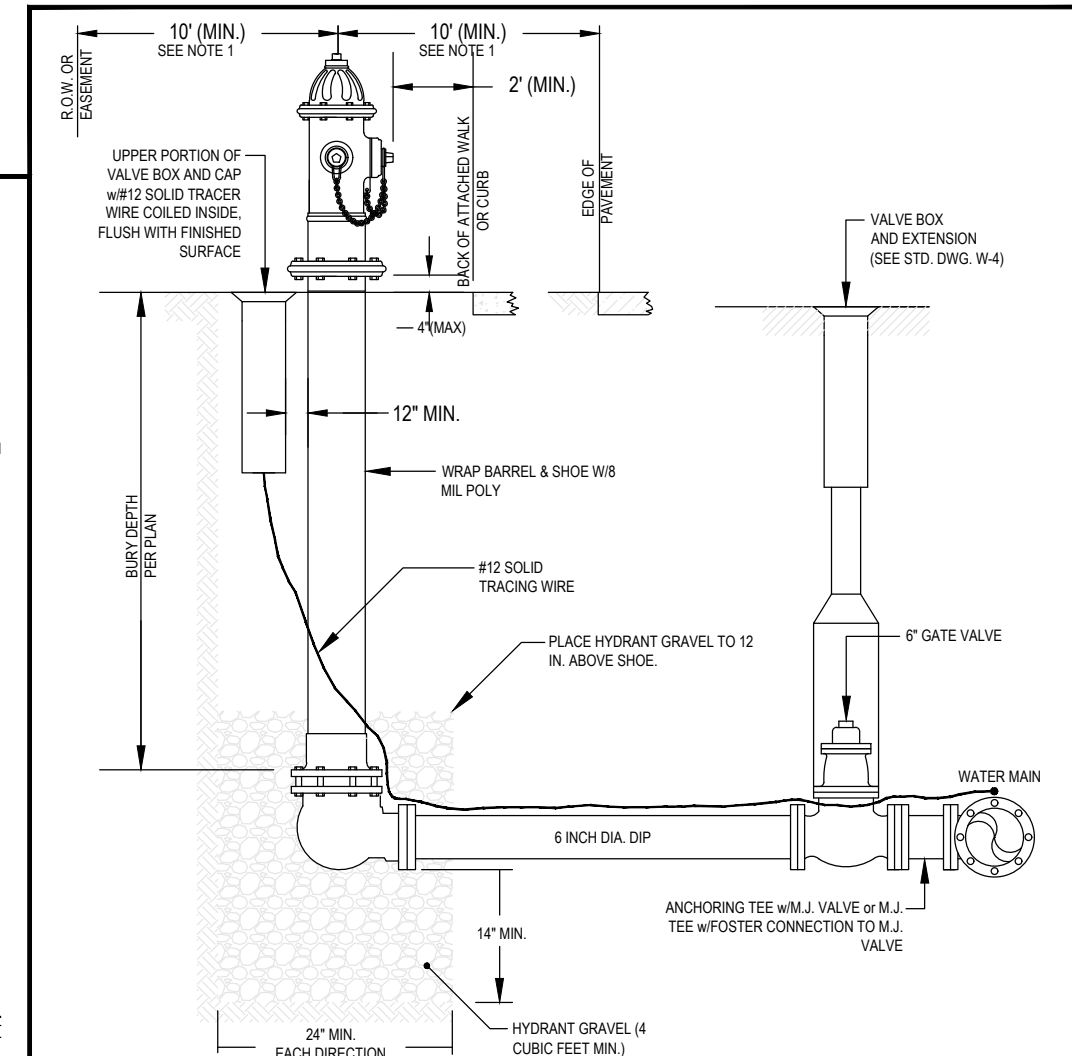
- GENERAL METER NOTES**
- LOCATION OF THE METER TO BE ESTABLISHED BY THE DEVELOPMENT ENGINEER.
 - ALL SETTINGS MUST BE INSPECTED BY THE RESIDENT PROJECT REPRESENTATIVE.
 - IF THE STREET OR GROUND IS NOT TO OFFICIAL GRADE AT THE TIME OF INSTALLATION OF THE METER, THE OWNER MUST RAISE OR LOWER THE METER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

WATER CONSTRUCTION DRAWINGS	BY: CCG	SCALE: NTS	DATE: JAN 2014	DRAWING
				W-10



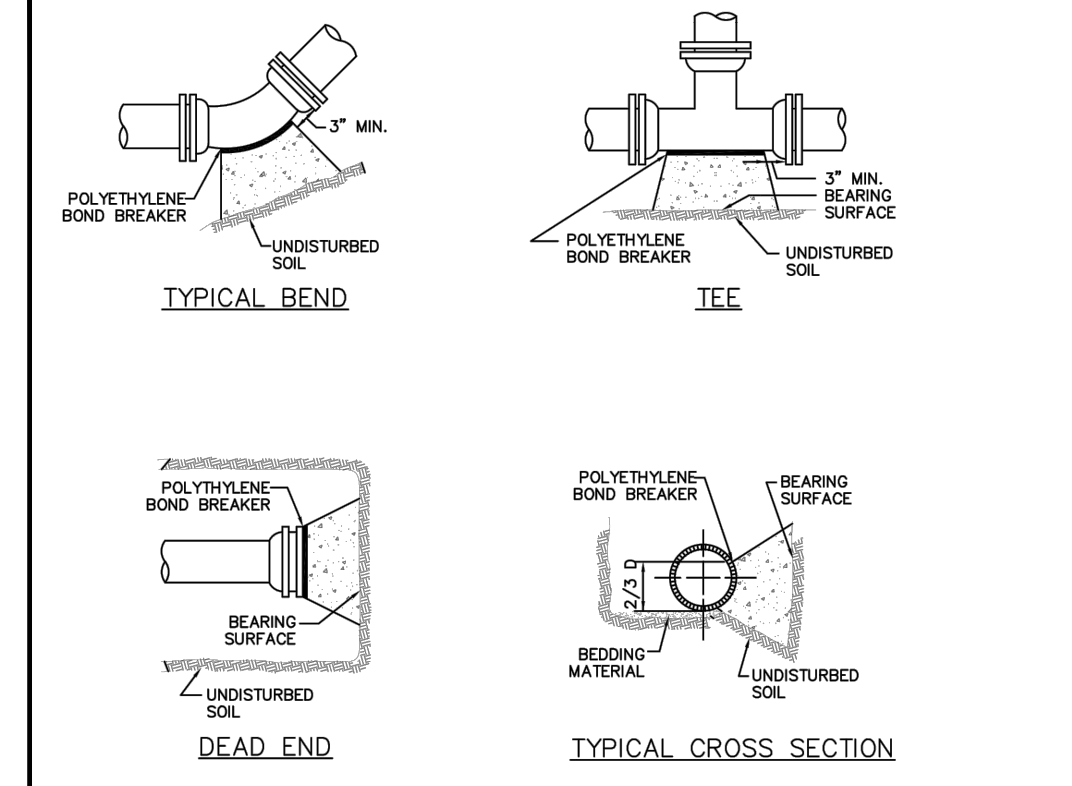
- NOTES:**
- BACKFLOW PREVENTER SHALL BE A 1" REDUCED PRESSURE ASSEMBLY.
 - BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AFTER THE 2" METER VAULT.
 - FEBCO 765 BACKFLOW PREVENTION DEVICE SHALL HAVE A SBBC STRONG BOX COVER INSTALLED FOR PROTECTION.

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



WATER CONSTRUCTION DRAWINGS	BY: CCG	SCALE: NTS	DATE: JAN 2014	DRAWING
				W-3

PIPE SIZE (Inches)	90	45	22.5	11.25	TEES	DEAD ENDS	CROSS W/1 PLUGS	CROSS W/2 PLUGS
3	1.5	0.8	0.4	0.2	1.1	1.1	1.1	1.1
4	2.7	1.4	0.7	0.4	1.9	1.9	1.9	1.9
6	6.0	3.2	1.7	0.8	4.2	4.2	4.2	4.2
8	10.7	5.8	2.9	1.5	7.5	7.5	7.5	7.5



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

WATER CONSTRUCTION DRAWINGS	BY: CCG	SCALE: NTS	DATE: JAN 2014	DRAWING
				W-16

FIRESTONE INFORMATION BLOCK	
WATER PLAN & PROFILE	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	
SHEET	7 of 17

REV.	DATE	DESCRIPTION
2	2/19/2018	TOWN OF FIRESTONE COMMENTS - 2/28/18
1	03/20/18	TOWN OF FIRESTONE COMMENTS - 1/16/18



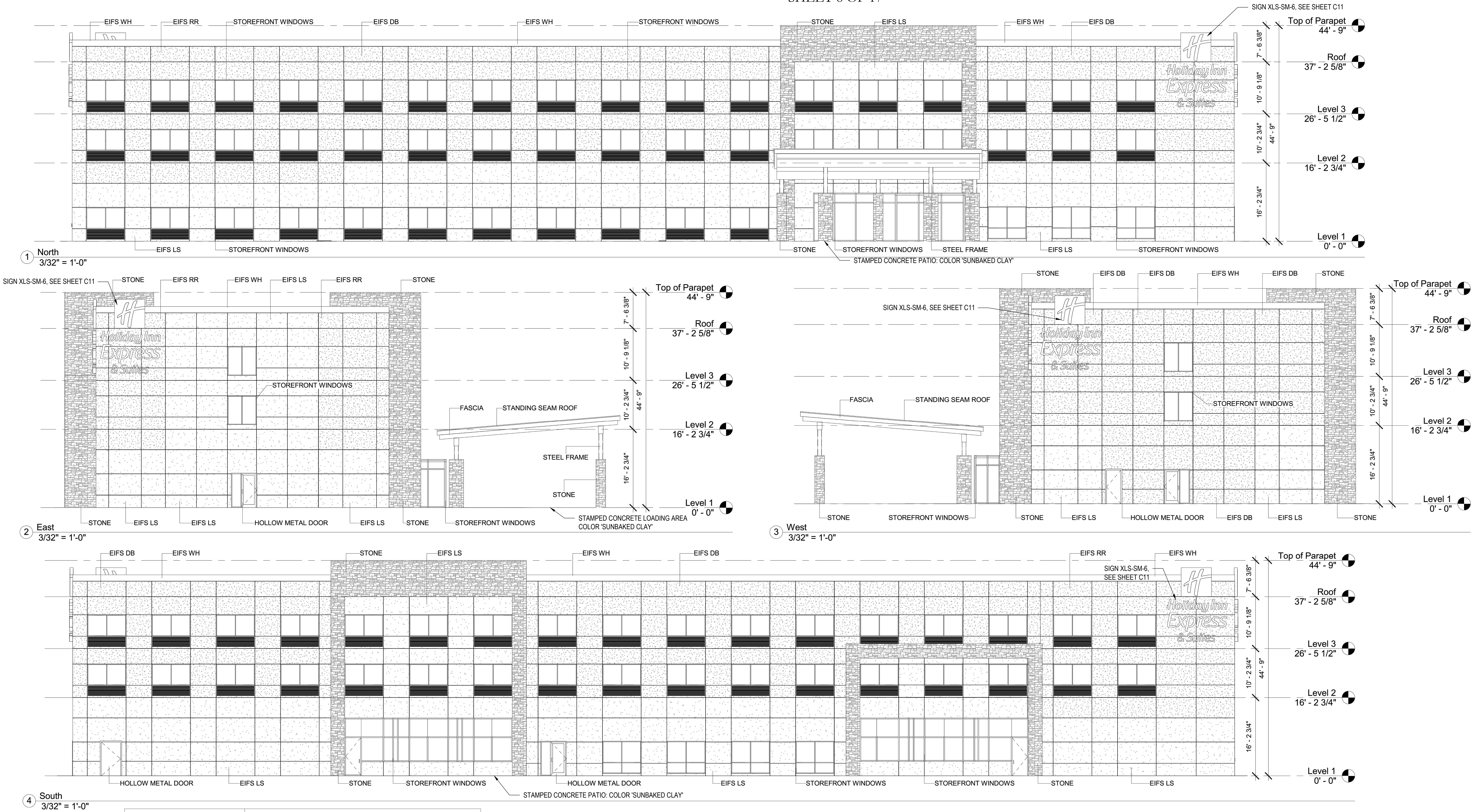
permontesgroup
T: (720) 664-4981
F: (866) 563-9212
www.permontesgroup.com

HOLIDAY INN EXPRESS #17147 (A)
LOT 8 DEL CAMINO JUNCTION
FINAL DEVELOPMENT PLAN
WATERLINE PLAN & PROFILE
PREPARED FOR: M & H INVESTMENT, INC.

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	1" = 20'
SHEET NO.	C7
SHEET	7 OF 17

FINAL DEVELOPMENT PLAN
HOLIDAY INN EXPRESS #17147(A)

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 8 OF 17



EIFS LS	Parex - Mountain 3014L
EIFS DB	Parex - Santiago 3032L
EIFS RR	Parex - Sun Dried 3032L
EIFS WH	Parex - Snowball 10400L
Stone	Boral Stone - Pro-fit LedgeStone Southwest Blend
Hollow Metal Door	Custom Color to Match Plain Aluminum
Storefront Windows	Kawneer Encore - Clear Anodized Aluminum
PTAC Grill	Ruskin ELF15J Thin Line Stationary Louver
Standing Seam Roof	Pac-Clad Snap Clad - Metallic Zinc
Flashing and Fascia	Pac-Clad - Bone White
Steel Frame	Paint to match Pac-Clad Dark Bronze

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

FIRESTONE INFORMATION BLOCK	
BUILDING ELEVATIONS	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	

SHEET 8 of 17

REVISION BLOCK	
REV.	DATE
1	03/20/18
2	2/19/2018



HOLIDAY INN EXPRESS #17147 (A)
LOT 8 DEL CAMINO JUNCTION
FINAL DEVELOPMENT PLAN
BUILDING ELEVATIONS
PREPARED FOR: M & H INVESTMENT, INC.

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	1" = 20'

SHEET NO.
C8

SHEET 8 OF 17

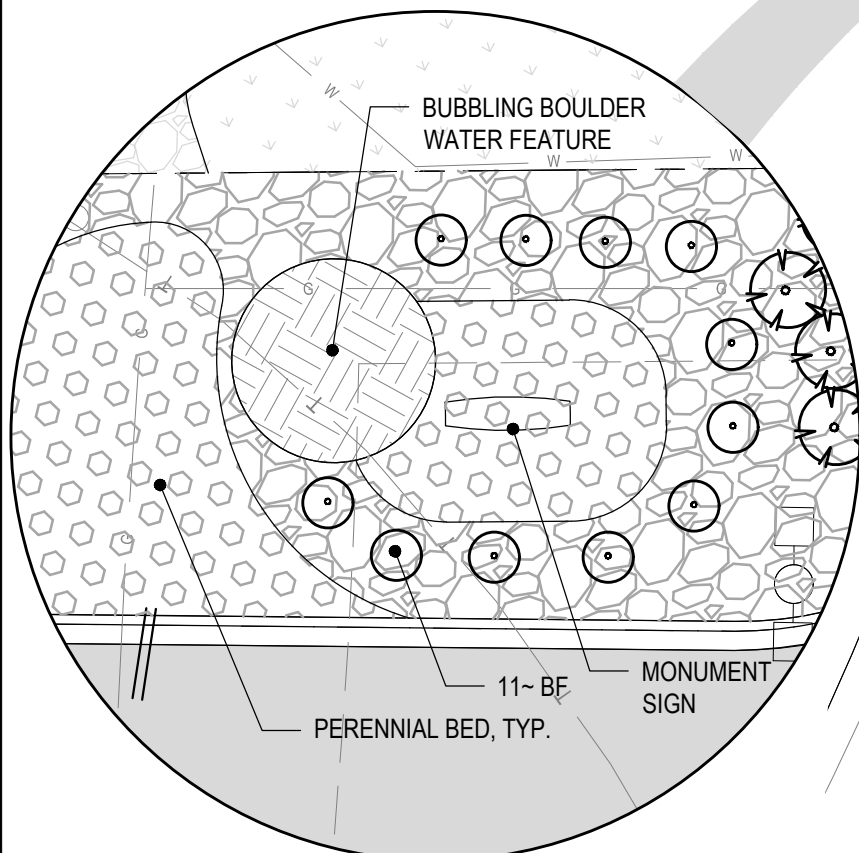
FINAL DEVELOPMENT PLAN

HOLIDAY INN EXPRESS #17147(A)

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 9 OF 17

GENERAL LANDSCAPING NOTES:

- LANDSCAPE STATEMENT INTENT: THE INTENT OF THE LANDSCAPING IS TO PROVIDE AESTHETICALLY PLEASING LANDSCAPE. USING HARDY, DROUGHT TOLERANT PLANT MATERIALS. PLANTINGS ARE ARRANGED AND SELECTED TO SATISFY FUNCTIONAL CRITERIA SUCH AS SCREENING OF PARKING AND LOADING AREAS AND BLENDING WITH THE EXISTING DEVELOPMENTS AND ENVIRONMENT.
- THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR THE PROPOSED LANDSCAPING.
- ALL PLANTINGS AND NON-NATIVE GRASSES SHALL BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM.
- NATIVE SEED MIX (SEE SEED MIX COMPOSITION TABLE BELOW) TO BE SPREAD ON ALL DISTURBED AREAS NOT COVERED BY LANDSCAPING, GRAVEL, ROCK, OR PAVEMENT.
- AREAS SEEDED WITH NATIVE GRASS WILL BE TEMPORARILY IRRIGATED WITH A WATER TRUCK AND HYDRANT METER AS NECESSARY TO ASSURE THEY ARE COMPLETELY ESTABLISHED. AREAS WILL BE MAINTAINED AND CONTROLLED FOR WEEDS TO ASSURE THAT ONLY THE SPECIFIED NATIVE GRASSES ARE ESTABLISHED.
- SLIGHTLY MOUND ALL ISLANDS AT 1/2" PER 12" RUN.
- NO TREES SHALL BE PLANTED WITHIN 10FT OF PUBLIC BURIED UTILITIES. NO SHRUBS SHALL BE PLANTED WITHIN 5FT OF PUBLIC BURIED UTILITIES.



MONUMENT SIGN & FOUNTAIN DETAIL

SCALE: 1" = 10'

PLANTING SCHEDULE

SYMBOL	COMMON NAME	SIZE	COUNT
ORNAMENTAL GRASSES			
FR	FEATHER REED GRASS	1 GAL	49
BF	BLUE FESCUE GRASS	1 GAL	19
SHRUBS			
ROS	KNOCKOUT ROSE	5 GAL	61
POT	GOLD DROP POTENTILLA	5 GAL	36
BOX	BOXWOOD (HEDGE TYPE)	5 GAL	36
WSC	WESTERN SAND CHERRY	5 GAL	9
SPN	BLUE MIST SPIREA	5 GAL	15
BTH	BUCKTHORN HEDGE	5 GAL	12
DECIDUOUS TREES			
LOC	SHADEMASTER LOCUST	2.5" CAL/B&B	3
CCP	CHANTICLEER PEAR	2" CAL/B&B	3
ARM	ARMSTRONG MAPLE	2" CAL/B&B	2
ASH	AUTUMN PURPLE ASH	2.5" CAL/B&B	1
EVERGREEN TREES			
AUP	AUSTRIAN PINE	8 Ft	5
VAN	VANDERWOLF PINE	6 Ft	1
BAS	BAKERI SPRUCE	6 Ft	2
PNP	PINON PINE	8 Ft	3

GROUND COVER & IRRIGATED AREAS:

1	NATIVE GRASS AREA: NON-IRRIGATED LOW GROW DRYLAND GRASS SEED MIX (SEE MIX ->)
2	IRRIGATED BLUEGRASS SOD
3	ROCK BED: 3" LAYER OF 1.5" DIA. OR LARGER RIVER ROCK OVER WEED BARRIER FABRIC
4	PERENNIAL BED W/ BARK MULCH: 3" THICK
PERENNIALS LIST: (1 GAL EA.)	
• COLUMBINE	
• BELL FLOWER	
• DIANTHUS	
• PHLOX	
• DAYLILY	
• CONEFLOWER	
• CORAL BELLS	
5	RURAL DITCH AREA: NON-IRRIGATED, UNDISTURBED, NATIVE CONDITIONS
IRRIGATION AREAS SUMMARY:	
IRRIGATED SOD AREA = 1,698 SQUARE FEET	
IRRIGATED MULCH AREA = 1,586 SQUARE FEET	
ROCK BED AREA (DRIPLINE) = 16,738 SQUARE FEET	
TEMPORARILY-IRRIGATED NATIVE GRASS AREA = 6,589 SQUARE FEET	
RURAL DITCH (NON-IRRIGATED, UNDISTURBED) = 3,392 SQUARE FEET	

NATIVE SEED MIX:

NON-IRRIGATED LOW GROW DRYLAND GRASS SEED MIX:				
SPECIES	COMMON NAME	% BY SEED #	PLS/AC	
BOUTELOUA GRACILIS	BLUE GRAMA - BAD RIVER	10	0.18	
BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA - VAUGHN	10	0.73	
AGROPYRON CRISTATUM	CRESTED WHEATGRASS - NORDAN	35	4.85	
FESTUCA ARUNDINACEA	TALL FESCUE - TURF TYPE	20	2.26	
ELYMUS LANCEOLATUS VAR. PSAMMOPHILUS	STREAMBANK WHEATGRASS	15	1.47	
ELYMUS LANCEOLATUS VAR. LANCEOLATUS	THICKSPIKE WHEATGRASS	10	0.99	
TOTAL		100	10.48	

WARNING
HIGH-PRESSURE PIPELINE(S)
Excavation and/or Construction Prohibited
Without compliance with State One-Call, AND
Without Written Permission From
MAGELLAN PIPELINE COMPANY, L.P.

FIRESTONE INFORMATION BLOCK

LANDSCAPING PLAN

Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	

SHEET 9 of 17

SCALE: 1" = 20'

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

HOLIDAY INN EXPRESS #17147 (A)

LOT 8 DEL CAMINO JUNCTION
FINAL DEVELOPMENT PLAN
LANDSCAPING PLAN

PREPARED FOR: M & H INVESTMENT, INC.

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

PROJECT NO.: 152.001

DATE: 12/7/17

SCALE: 1" = 20'

SHEET NO.
C9

SHEET 9 OF 17



625 Main Street
Longmont, CO 80501
T: (720) 684-4981
F: (866) 563-9212
www.permontesgroup.com

M & H INVESTMENT, INC.

REVISION BLOCK

2/19/2018 TOWN OF FIRESTONE COMMENTS: 20818

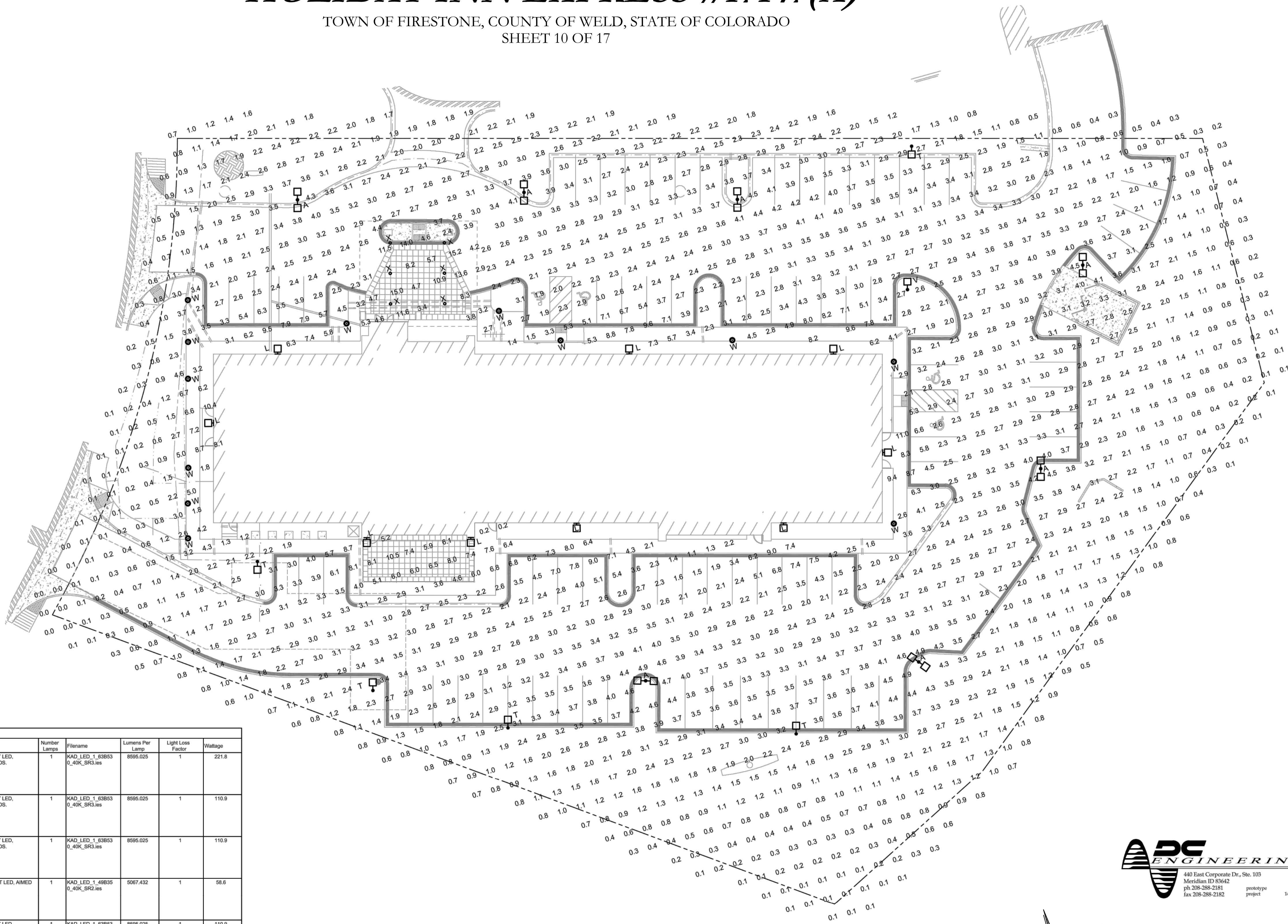
02/20/18 TOWN OF FIRESTONE COMMENTS: 17618

REV. DATE DESCRIPTION

FINAL DEVELOPMENT PLAN

HOLIDAY INN EXPRESS #17147(A)

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 10 OF 17



Luminaire Schedule									
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Wattage
	A	Lithonia Lighting	KAD LED 1 63853040K SR3	KAD LED WITH HLM MODULE, 63 LED's, 530mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	ONE 110-WATT LED, DOWNLIGHT POS.	1	KAD_LED_1_63853_0_40K_SR3.ies	8595.025	221.8
		Lithonia Lighting	KAD LED 1 63853040K SR3	KAD LED WITH HLM MODULE, 63 LED's, 530mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	ONE 110-WATT LED, DOWNLIGHT POS.	1	KAD_LED_1_63853_0_40K_SR3.ies	8595.025	110.9
		Lithonia Lighting	KAD LED 1 63853040K SR3	KAD LED WITH HLM MODULE, 63 LED's, 530mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	ONE 110-WATT LED, DOWNLIGHT POS.	1	KAD_LED_1_63853_0_40K_SR3.ies	8595.025	110.9
	L	Lithonia Lighting	KAD LED 1 49835040K SR2	KAD LED WITH HLM MODULE, 49 LED's, 350mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	ONE 58.6-WATT LED, AIMED DOWN POS.	1	KAD_LED_1_49835_0_40K_SR2.ies	5067.432	58.6
	T	Lithonia Lighting	KAD LED 1 63853040K SR3	KAD LED WITH HLM MODULE, 63 LED's, 530mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 3 LENS	ONE 110-WATT LED, DOWNLIGHT POS.	1	KAD_LED_1_63853_0_40K_SR3.ies	8595.025	110.9
	V	Lithonia Lighting	KAD LED 1 63853040K SR5	KAD LED WITH HLM MODULE, 63 LED's, 530mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 5 LENS	ONE 107-WATT LED HLM, DOWNLIGHT POS.	1	KAD_LED_1_63853_0_40K_SR5.ies	8451.672	108
	W	PHILIPS GARDCO	BRM30-CW-360-BRP	LED BOLLARD	(30)W WHITE LED'S RATED FOR 80 LUMENS	1	BRM30-CW-360-BRP.ies	717.7	41
	X	Gotham Architectural Lighting	EVO 30/18 8AR 120	8" LED DOWNLIGHT, 3000K, 1800 LUMENS, STANDARD DISTRIBUTION WITH CLEAR BEAM-SPECULAR REFLECTOR	LED	1	EVO_30_18_8AR_120.ies	1789.597	34.6



FIRESTONE INFORMATION BLOCK	
PHOTOMETRIC PLAN	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	

SHEET 10 of 17

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

PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	1" = 20'

SHEET NO.

C10

SHEET 10 OF 17



HOLIDAY INN EXPRESS #17147 (A)
LOT 8 DEL CAMINO JUNCTION
FINAL DEVELOPMENT PLAN
PHOTOMETRIC PLAN
PREPARED FOR: M & H INVESTMENT, INC.

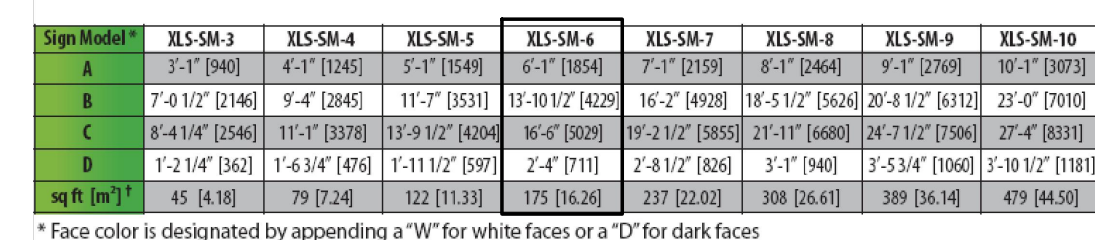
REVISION BLOCK

REV.	DATE	DESCRIPTION
2	2/19/2018	TOWN OF FIRESTONE COMMENTS - 2/20/18
1	02/20/18	TOWN OF FIRESTONE COMMENTS - 1/18/18

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

SHEET 11 OF 17

C11 SIGN MODEL: XLS-SM-6



IHG recommends dropping the “& Suites” portion of building lettersets on smaller sign models. This allows for larger Holiday Inn Express letters. See pages 21-26.

C11



1. CONCRETE DESIGN STRENGTH, $f'_c=2500\text{psi}$. SPECIAL INSPECTION NOT REQUIRED.
2. WHERE CONCRETE SLAB OR PAVING IS IN DIRECT CONTACT WITH POLE BASE, THE BASE IS CONSTRAINED AND THE FOOTING EMBED MAY BE REDUCED AS NOTED.

POLE BASE DETAIL KEYED NOTES:

1. PROVIDE STAINLESS STEEL LOCKNUTS AND LOCKWASHERS.
2. PROVIDE ANCHOR BOLTS TO MATCH PATTERN AS PROVIDED BY MANUFACTURER.
3. STUB 3/4" C-6" ABOVE POLE BASE.

PHILIPS
GARDCO



LITHONIA
ALUMINUM & STEEL BUILDING SYSTEMS
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
© 2012-2014 A-1-Ace-Building-Lithonia, Inc. All rights reserved.

HOLIDAY INN EXPRESS #17147 (A)
LOT 8 DEL CAMINO JUNCTION
FINAL DEVELOPMENT PLAN
LIGHTING & SIGNAGE

PREPARED FOR: M & H INVESTMENT, INC.

FIRESTONE INFORMATION BLOCK	
LIGHTING & SIGNAGE	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/17/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	

SHEET 11 of 17

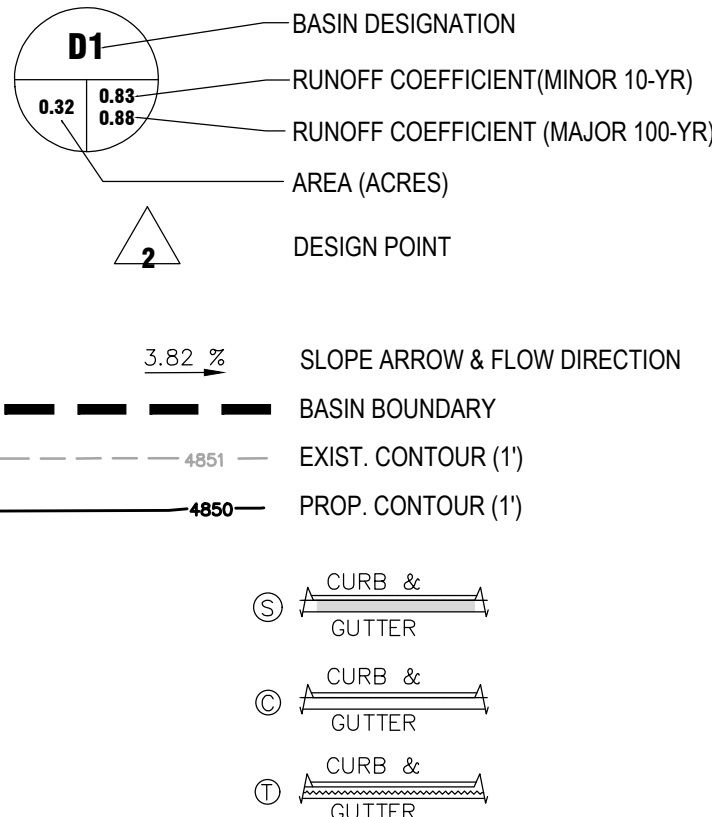
SHEET NO.
C11

SHEET 11 OF 17

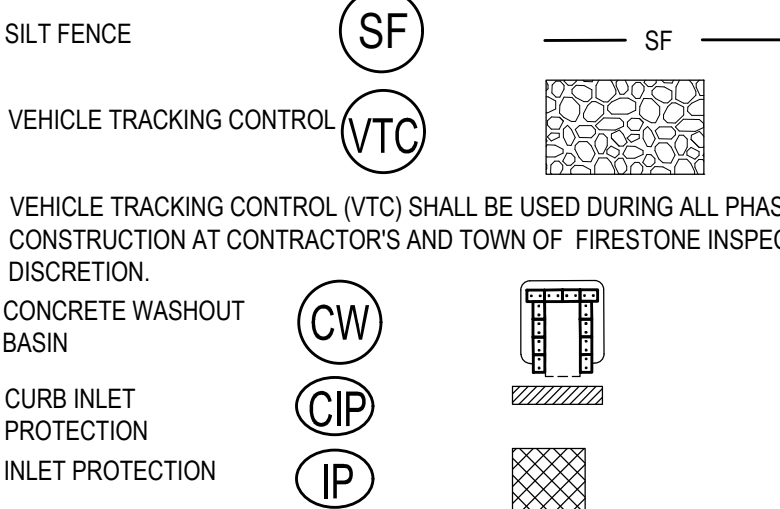
DEVELOPED RUNOFF SUMMARY TABLE										
DESIGN POINT	AREA DESIG.	AREA (Acres)	RUNOFF COEFFICIENT			DIRECT RUNOFF		TOTAL RUNOFF		
			C2	C10	C100	Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	Q2 (CFS)	Q10 (CFS)
1	D1a	0.30	0.06	0.26	0.51	0.04	0.32	1.02	0.04	0.32
	D1b	0.11	0.37	0.48	0.62	0.10	0.23	0.48		
2	D2	0.51	0.63	0.69	0.77	0.82	1.56	2.82	0.10	0.23
3	D3	0.80	0.75	0.79	0.85	1.37	2.51	4.40		
4	D4	0.18	0.52	0.60	0.69	0.23	0.45	0.86	1.34	2.51
5	OS1	0.08	0.06	0.26	0.51	0.01	0.07	0.22		
									COMMENTS	
									to DP1	
									Storm A - 36" HDPE	
									to DP2	
									Storm A - 36" HDPE	
									to DP3	
									to DP4	
									Storm B	
									to DP5	

FINAL DEVELOPMENT PLAN
HOLIDAY INN EXPRESS #17147(A)
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 12 OF 17

DRAINAGE LEGEND



EROSION CONTROL LEGEND

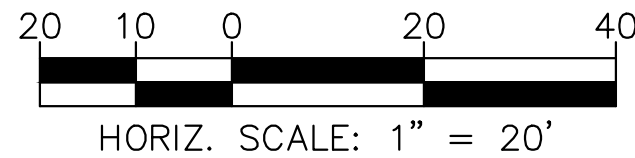


EROSION CONTROL CONSTRUCTION NOTES:

- AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT, EROSION AND SEDIMENT CONTROL SYSTEMS SHALL BE MAINTAINED TO PREVENT DAMAGING FLOWS ON THE SITE AND IN THE WATERSHED BELOW THE SITE. CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES. CONTROL SYSTEMS SHALL INCLUDE, AT A MINIMUM, STRAIN BAILE SEDIMENT TRAPS (OR EQUIVALENT) ALONG NATURAL DRAINAGE-WAYS PRIOR TO GRADING, AND UTILIZATION OF DESIGNED STORM DETENTION BASINS PRIOR TO FINAL GRADING REVEGETATION. AS AN AVERAGE, SEDIMENT TRAPS WITH A CAPACITY OF 15 CUBIC YARDS SHALL BE PROVIDED FOR EACH ACRE OF DISTURBED SOIL (APPROXIMATELY 200' BY 200' SQUARE).
- ALL SEDIMENT TRAPS WILL BE CLEANED AND MAINTAINED TO PROVIDE ADEQUATE PROTECTION FROM SOIL LOSS UNTIL A TIME WHEN THE TOWN DETERMINES THEY ARE NO LONGER NEEDED.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO PREVENT EROSION OF DISTURBED SOIL BY WINDS.
- CONTRACTOR SHALL OBTAIN PERMITS FROM THE COLORADO DEPT. OF HEALTH, WATER QUALITY CONTROL DIVISION PERMIT ENFORCEMENT SECTION, AND THE TOWN OF FIRESTONE PRIOR TO CLEARING, GRADING, OR EXCAVATION.
- THE CONSTRUCTION EROSION SEDIMENT CONTROL PLAN MAY BE MODIFIED BY THE STATE OF COLORADO HEALTH DEPARTMENT OR AUTHORIZED REPRESENTATIVE AS FIELD CONDITIONS WARRANT.
- CONTRACTOR TO MONITOR AND MAINTAIN VEHICLE TRACKING CONTROL PAD. IF MUD AND DIRT BECOMES A PROBLEM ON THE ROADWAY MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, ADDITIONAL AGGREGATE AND CLEANING OF STREETS.
- WHERE AREAS ARE TO BE LEFT BARE FOR EXTENDED PERIODS, SEED WITH FOOTHILL SEED MIXTURE.
- ALL EROSION CONTROL METHODS NEED TO BE INSTALLED AND APPROVED BY THE TOWN OF FIRESTONE INSPECTOR PRIOR TO ANY CONSTRUCTION.
- CONCRETE WASHOUT SHOULD BE PROPERLY DISPOSED OF OFF-SITE. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

WARNING
HIGH-PRESSURE PIPELINE(S)
Excavation and/or Construction Prohibited
Without compliance with State One-Call, AND
Without Written Permission From
MAGELLAN PIPELINE COMPANY, L.P.

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



FIRESTONE INFORMATION BLOCK	
DRAINAGE & EROSION CONTROL PLAN	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	

SHEET 12 of 17

REVISION BLOCK	
REV.	DESCRIPTION
2	2/19/2018 TOWN OF FIRESTONE COMMENTS - 201818
1	03/20/18 TOWN OF FIRESTONE COMMENTS - 11619



permontesgroup
625 Main Street
Longmont, CO 80501
T: (720) 664-4981
F: (866) 563-9212
www.permontesgroup.com

HOLIDAY INN EXPRESS #17147 (A)
LOT 8 DEL CAMINO JUNCTION
FINAL DEVELOPMENT PLAN
DRAINAGE & EROSION CONTROL PLAN
PREPARED FOR: M & H INVESTMENT, INC.

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	1" = 20'
SHEET NO.	C12
SHEET 12 OF 17	

FINAL DEVELOPMENT PLAN

HOLIDAY INN EXPRESS #17147(A)

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 13 OF 17

GENERAL CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF FIRESTONE'S MOST RECENT DEVELOPMENT STANDARDS AND SPECIFICATIONS GOVERNING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS. A COPY SHALL REMAIN ON SITE FOR REFERENCE AT ALL TIMES.
- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH COMPANY, CENTRAL WELD WATER DISTRICT, ST. VRAIN SANITATION DISTRICT) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING IT IF THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED. REPAIR OF DAMAGED UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE, INCLUDING UNKNOWN UNDERGROUND UTILITIES.
- DURING CONSTRUCTION AND UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.
- THE CONTRACTOR SHALL CONFORM TO ALL SAFETY PRECAUTIONS DURING CONSTRUCTION AS SET FORTH BY BOTH OSHA PUBLICATION 2226 FOR EXCAVATING AND TRENCHING OPERATIONS, AND INCLUDING ALL STATE AND FEDERAL REGULATIONS SET FORTH IN CFR (CODE OF FEDERAL REGULATIONS) 29, ALL PARTS.
- THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED SET OF PLANS, THE PROJECT MANUAL, AND THE FIRESTONE DESIGN CRITERIA AND CONSTRUCTION REGULATIONS MANUAL ON-SITE AT ALL TIMES.
- EXISTING FENCES, TREES, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
- A COLORADO DEPARTMENT OF HEALTH CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED TO INSTALL UTILITIES AND WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
- ALL DISTURBED SOIL, ON- OR OFF-SITE, AND RELATED TO WORK AT THIS PROJECT SITE, IS REQUIRED TO BE PROTECTED FROM WIND AND STORM WATER EROSION.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS, AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN.
- THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION.
- ANY DISRUPTION OF UTILITY SERVICE THAT IS REQUIRED TO ADJUST, EXTEND, RELOCATE OR OTHERWISE MODIFY ANY UTILITY WITHIN THE PROJECT AREA SHALL BE COORDINATED IN ADVANCE WITH THE AFFECTED UTILITY ENTITY AND CUSTOMERS SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF DISRUPTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL OTHER APPLICABLE PERMITS NOT SPECIFICALLY REQUIRED BY THE TOWN OF FIRESTONE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED IMMEDIATELY BY AN APPROPRIATE METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, HANDWORK, ETC.) AND APPROVED BY THE INSPECTOR. THE FREQUENCY AND EFFORT OF STREET CLEANING OPERATIONS SHALL BE DIRECTLY RELATED TO THE AMOUNT OF CONSTRUCTION TRAFFIC AND WEATHER CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY ADDRESS ANY STREET CLEANING PROBLEMS IDENTIFIED BY THE TOWN.
- AFTER ACCEPTANCE BY THE TOWN, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONSTRUCTION WORK SHALL NOT OCCUR BEFORE 7 AM OR AFTER 7 PM ON WEEKDAYS.
- CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CONFLICTS WITH PROPOSED UTILITIES AND IMPROVEMENTS WITHIN THE FIRST TWO WEEKS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL EXISTING UTILITY INFORMATION.

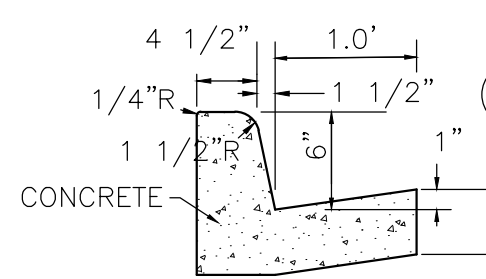
1
C13

PAVEMENT DESIGN:

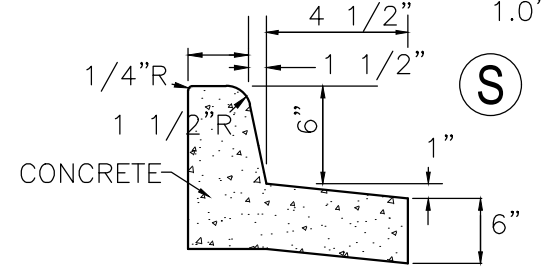
Traffic Area	Alternative	Minimum Pavement Thickness (Inches)			
		Asphalt Concrete Surface	Aggregate Base Course	Portland Cement Concrete	Total
CAR PARKING ONLY	AC+ABC	4	7		11
	AC	6			6
	PCC			5	5
DRIVEWAYS/TRUCK ACCESS LANES	AC+ABC	4.5	9		13.5
	AC	7			7
	PCC			6	6
TRASH CONTAINER PAD AND OTHER AREAS SUBJECT TO CONCENTRATED AND REPETITIVE LOADING CONDITIONS	PCC			7	7

GEOTECHNICAL NOTE:

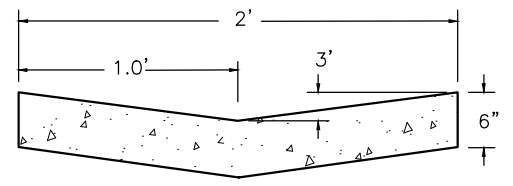
ALL GEOTECHNICAL SUBSURFACE, GROUNDWATER, AND PAVEMENT DESIGN ISSUES ARE TO FOLLOW THE DESIGN CRITERIA AND RECOMMENDATIONS ADDRESSED IN THE "GEOTECHNICAL ENGINEERING REPORT, PROPOSED HOLIDAY INN EXPRESS, LOT 8 DEL CAMINO JUNCTION BUSINESS PARK, TOWN OF FIRESTONE, WELD COUNTY, COLORADO" PREPARED BY TERRACON CONSULTANTS, INC., AND DATED APRIL 25, 2014.



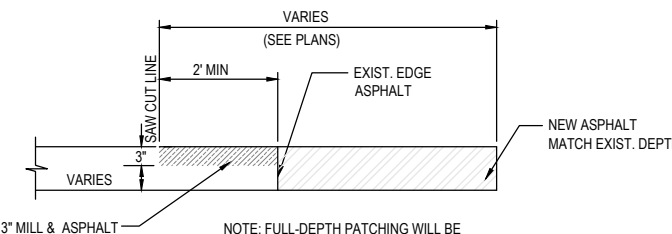
2
C13
6" VERTICAL CURB (CATCH PAN)
N.T.S.



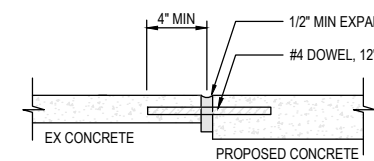
3
C13
6" VERTICAL CURB (SPILL PAN)
N.T.S.



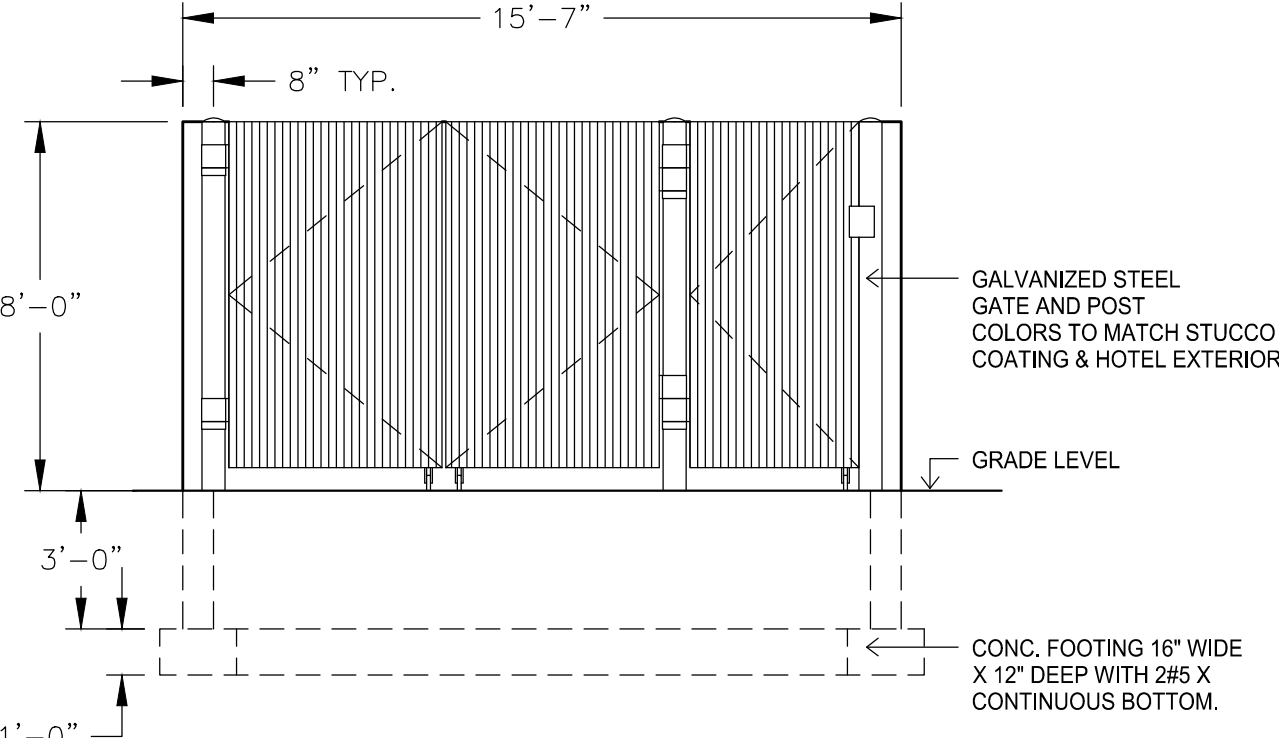
4
C13
2' CONCRETE PAN DETAIL
N.T.S.



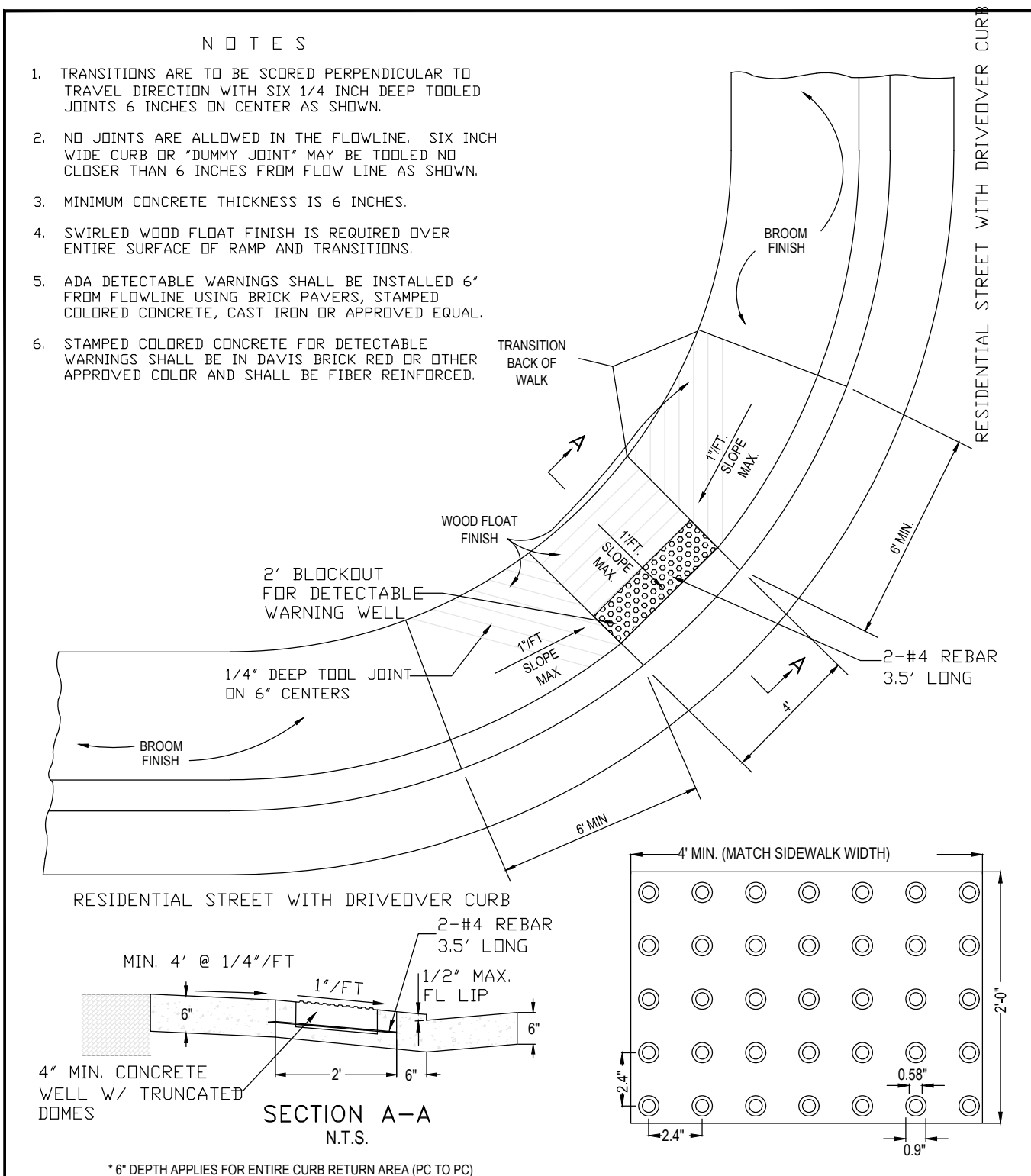
5
C13
SAWCUT DETAIL - TEE CUT
N.T.S.



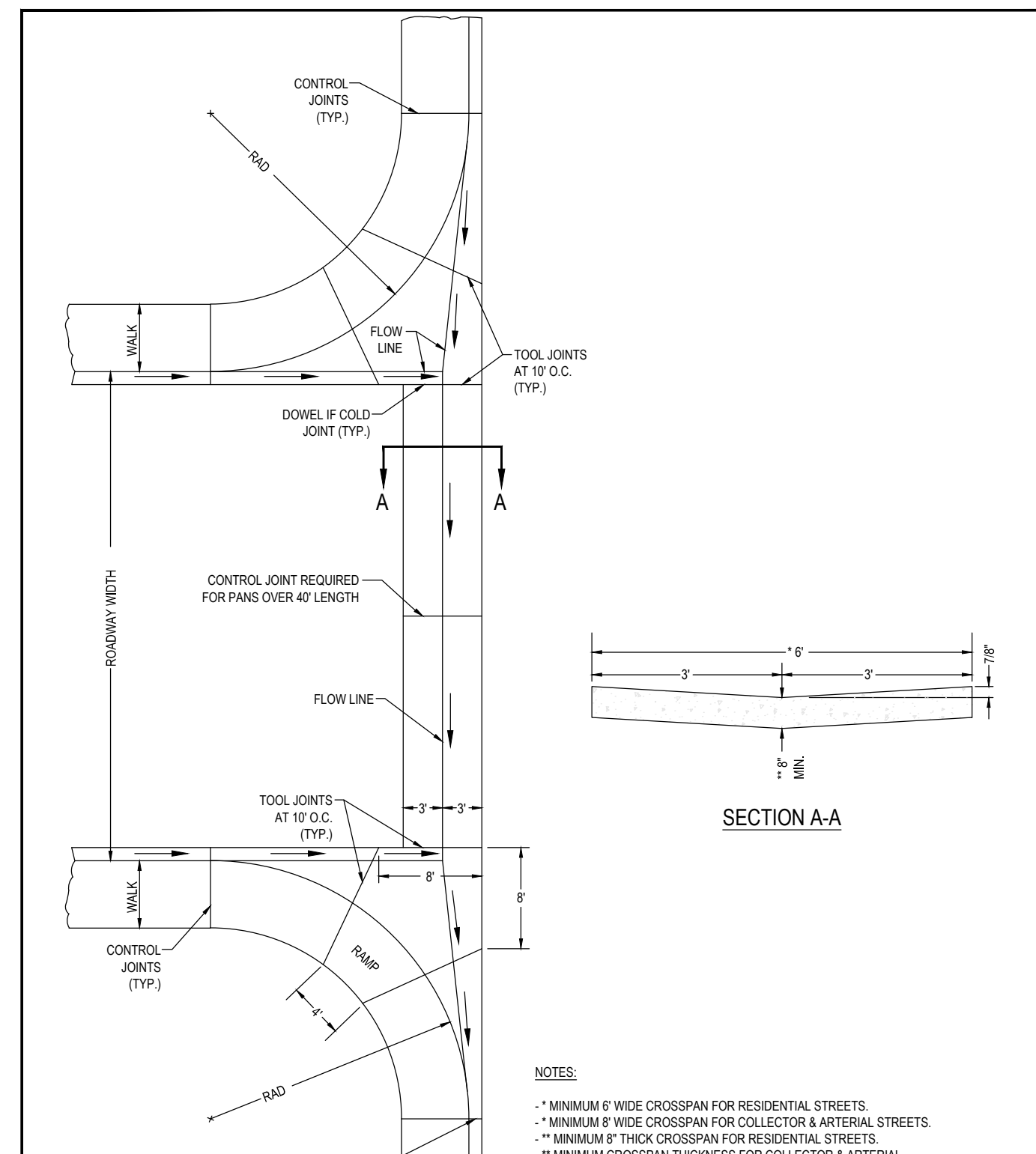
6
C13
DOWEL JOINT DETAIL
N.T.S.



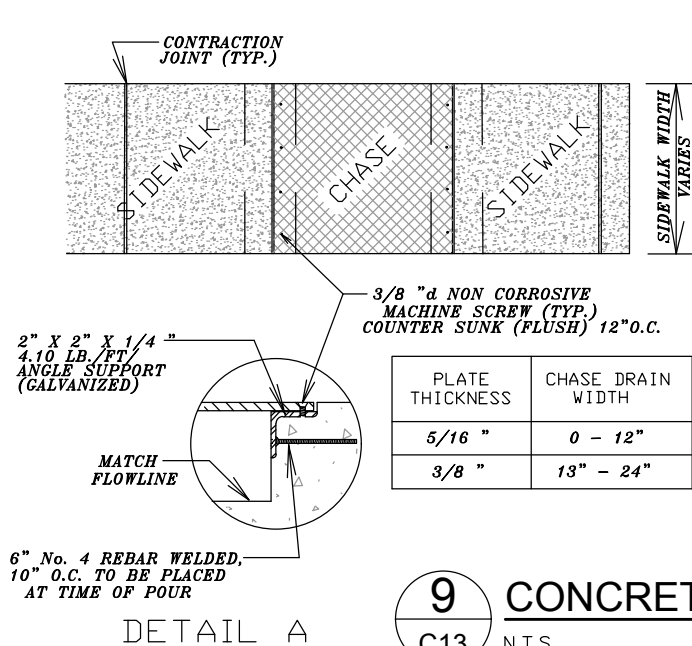
7
C13
TRASH ENCLOSURE DETAIL
N.T.S.



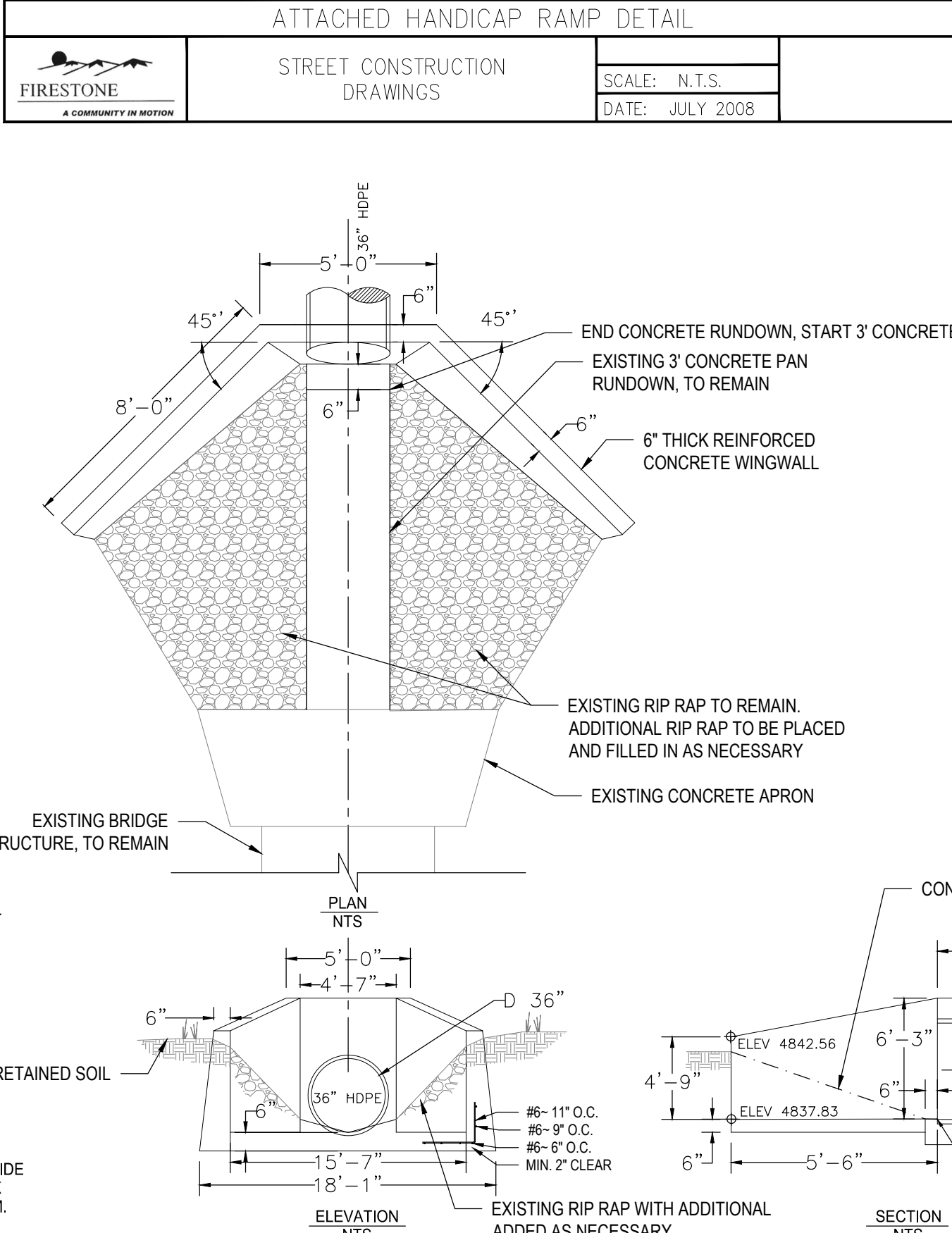
8
C13
HEADWALL DETAIL
N.T.S.



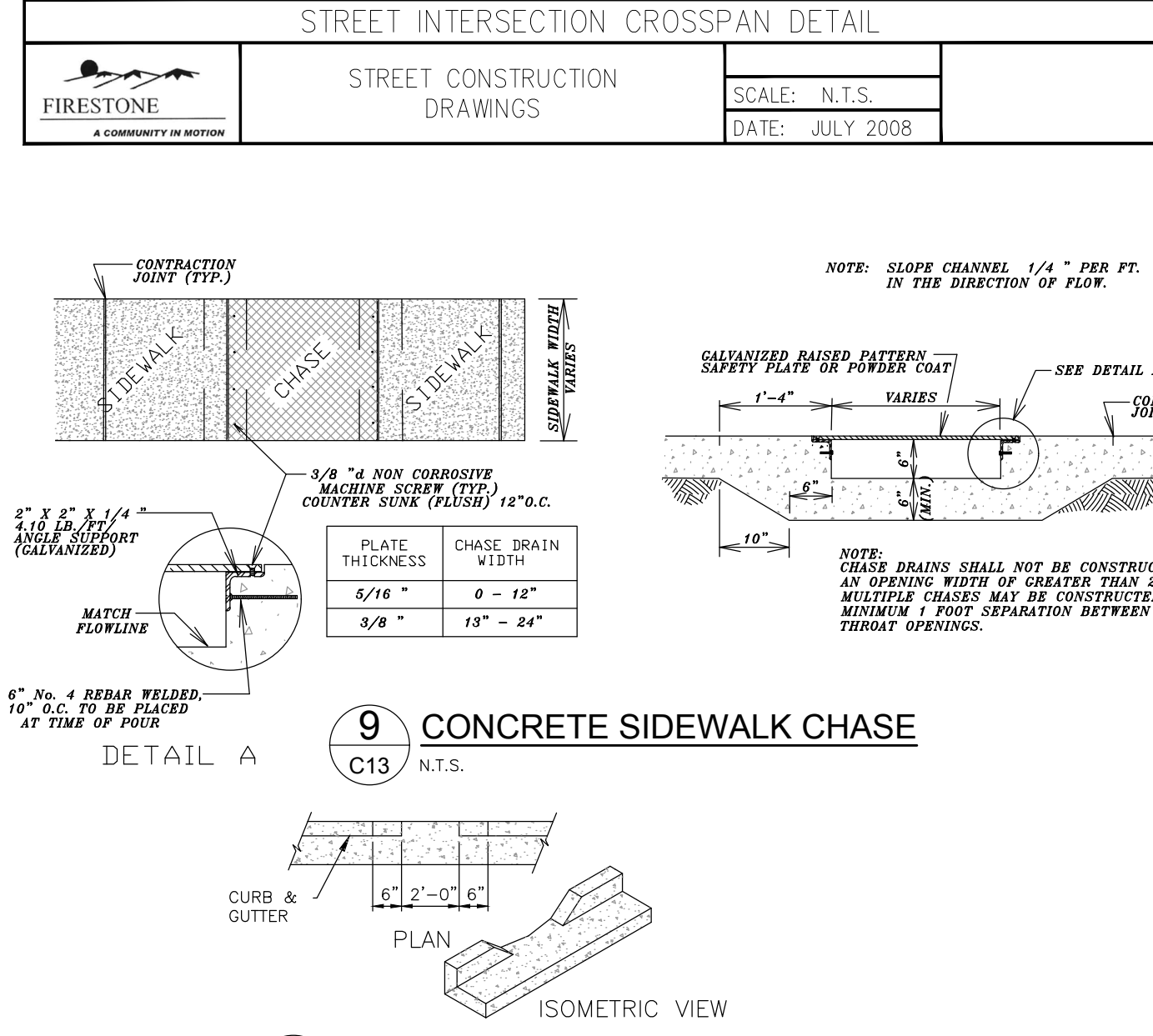
9
C13
CONCRETE SIDEWALK CHASE
N.T.S.



10
C13
2' CURB CUT
N.T.S.



11
C13
ATTACHED HANDICAP RAMP DETAIL
N.T.S.



12
C13
STREET INTERSECTION CROSSPAN DETAIL
N.T.S.

FIRESTONE INFORMATION BLOCK	
GENERAL SITE DETAILS	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	

SHEET 13 of 17



HOLIDAY INN EXPRESS #17147 (A)
LOT 8 DEL CAMINO JUNCTION
FINAL DEVELOPMENT PLAN
GENERAL SITE DETAILS
PREPARED FOR: M & H INVESTMENT, INC.

DESIGNED BY:
DRAWN BY:
CHECKED BY:

APPROVED BY:

PROJECT NO.: 152.001

DATE: 12/7/17

SCALE: N/A

SHEET NO.

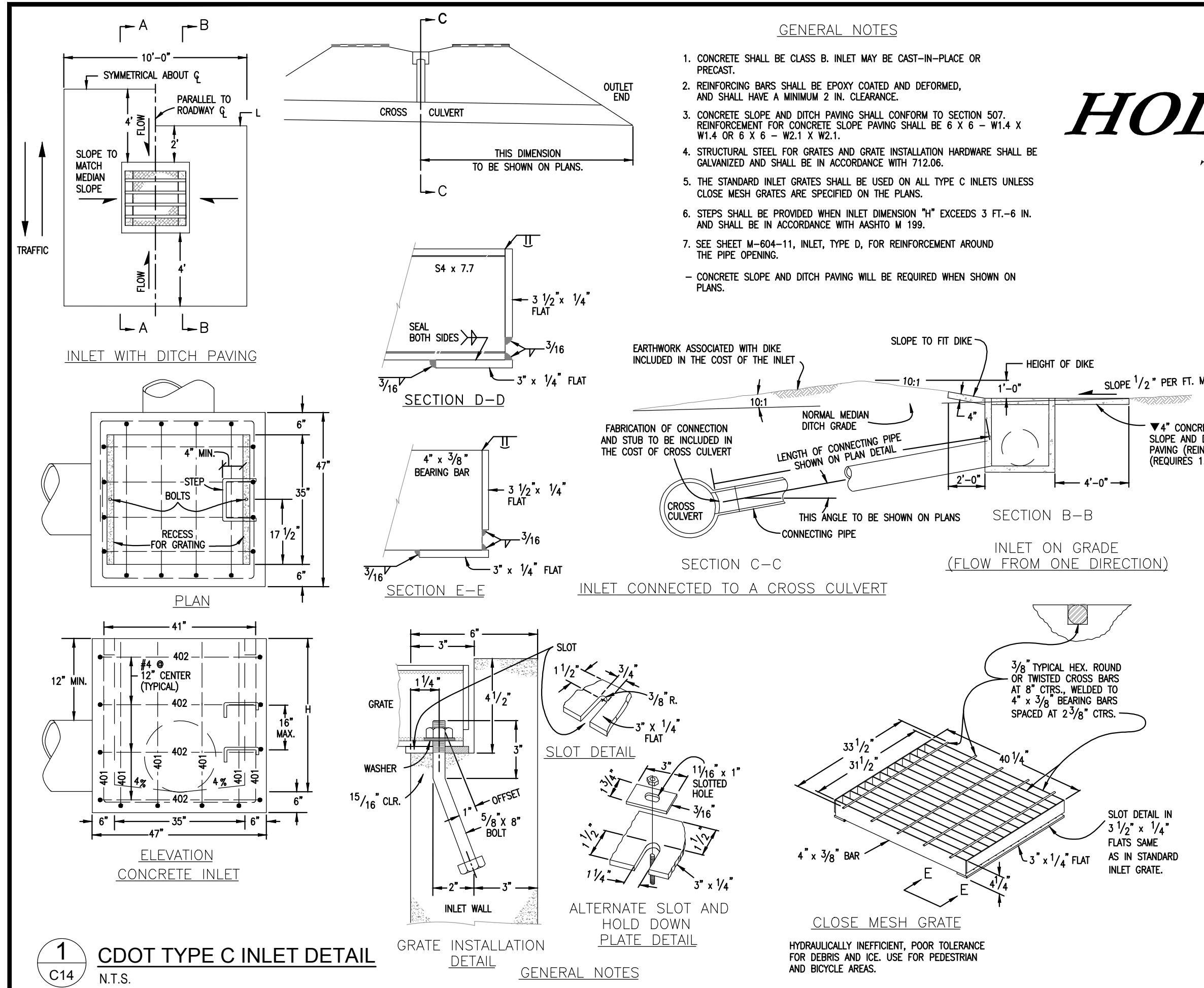
C13

SHEET 13 OF 17

REVISION BLOCK

REV. DATE DESCRIPTION

2 2/19/2018 TOWN OF FIRESTONE COMMENTS - 201818
1 02/20/18 TOWN OF FIRESTONE COMMENTS - 11818

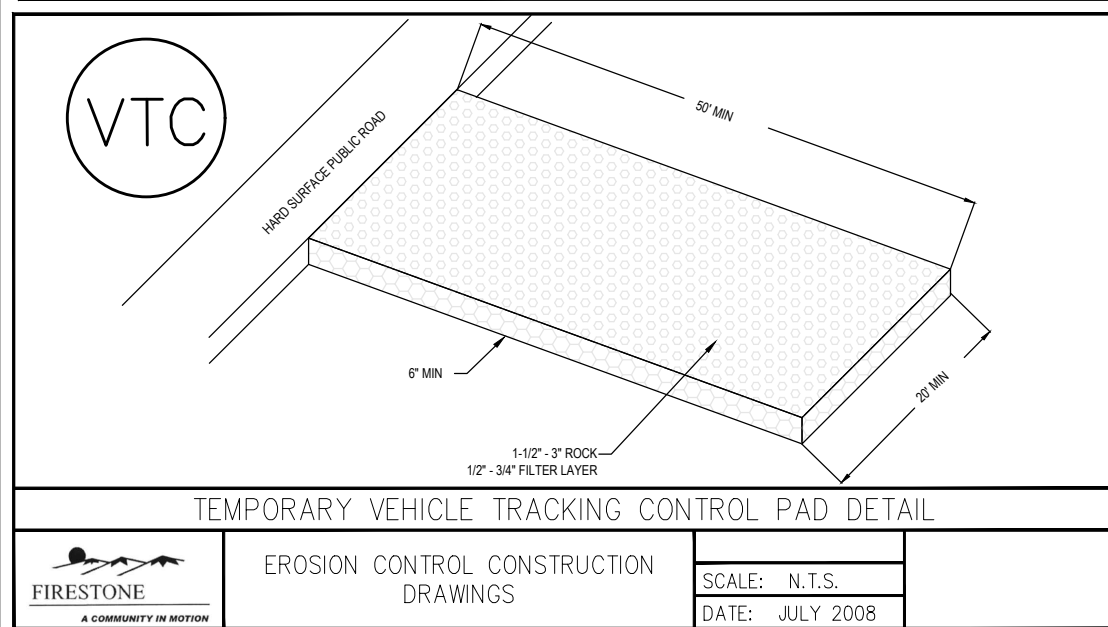
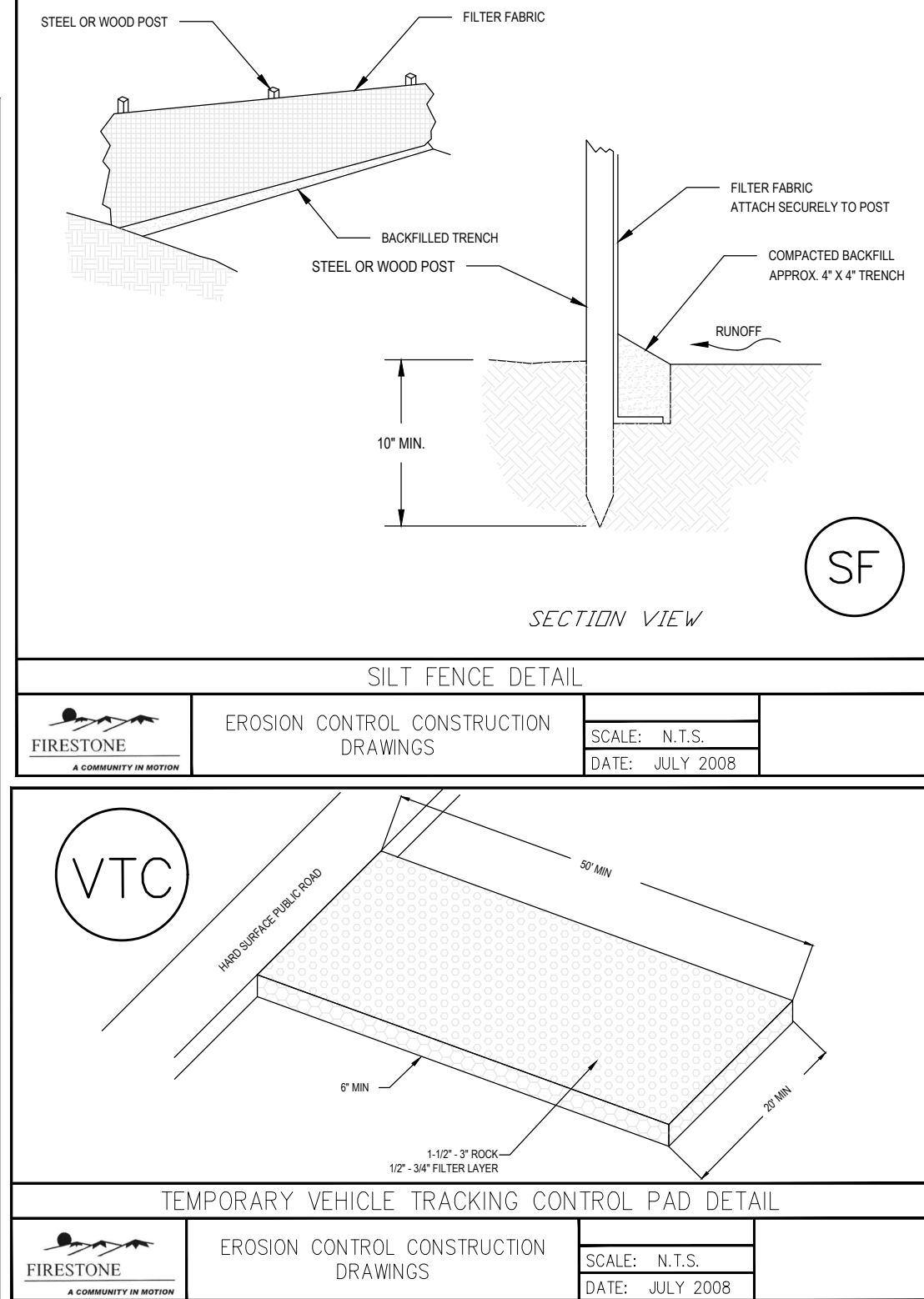
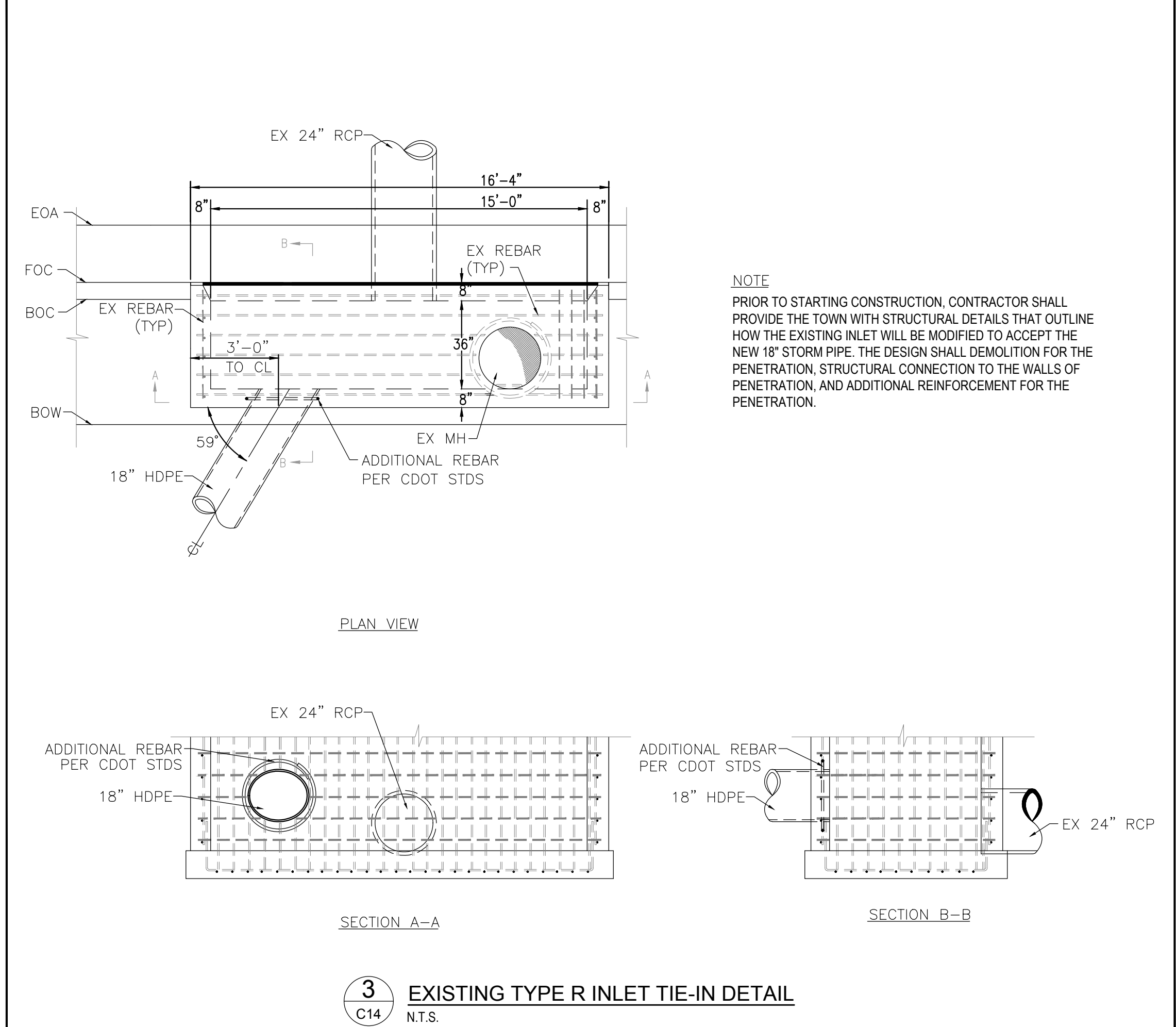
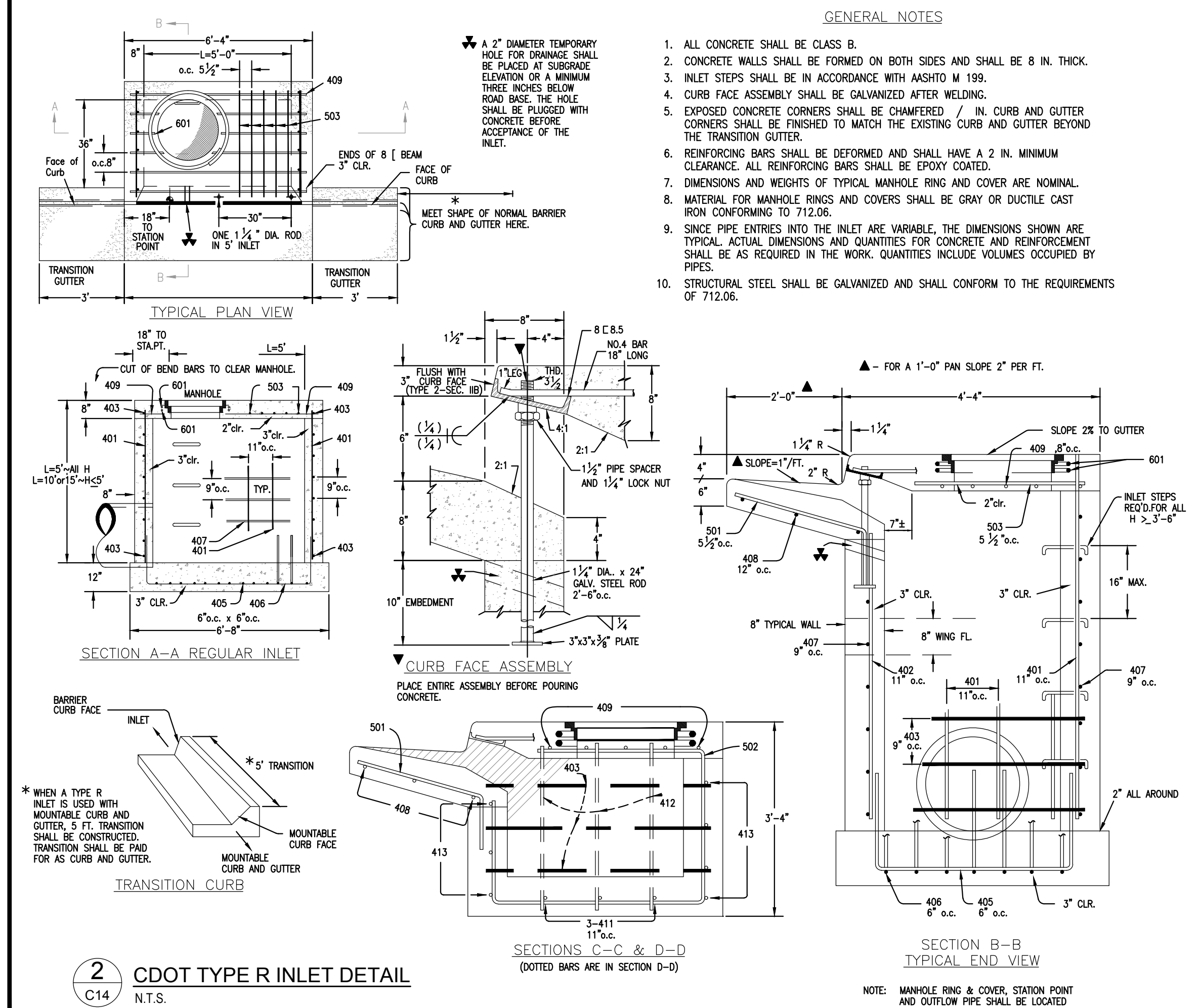
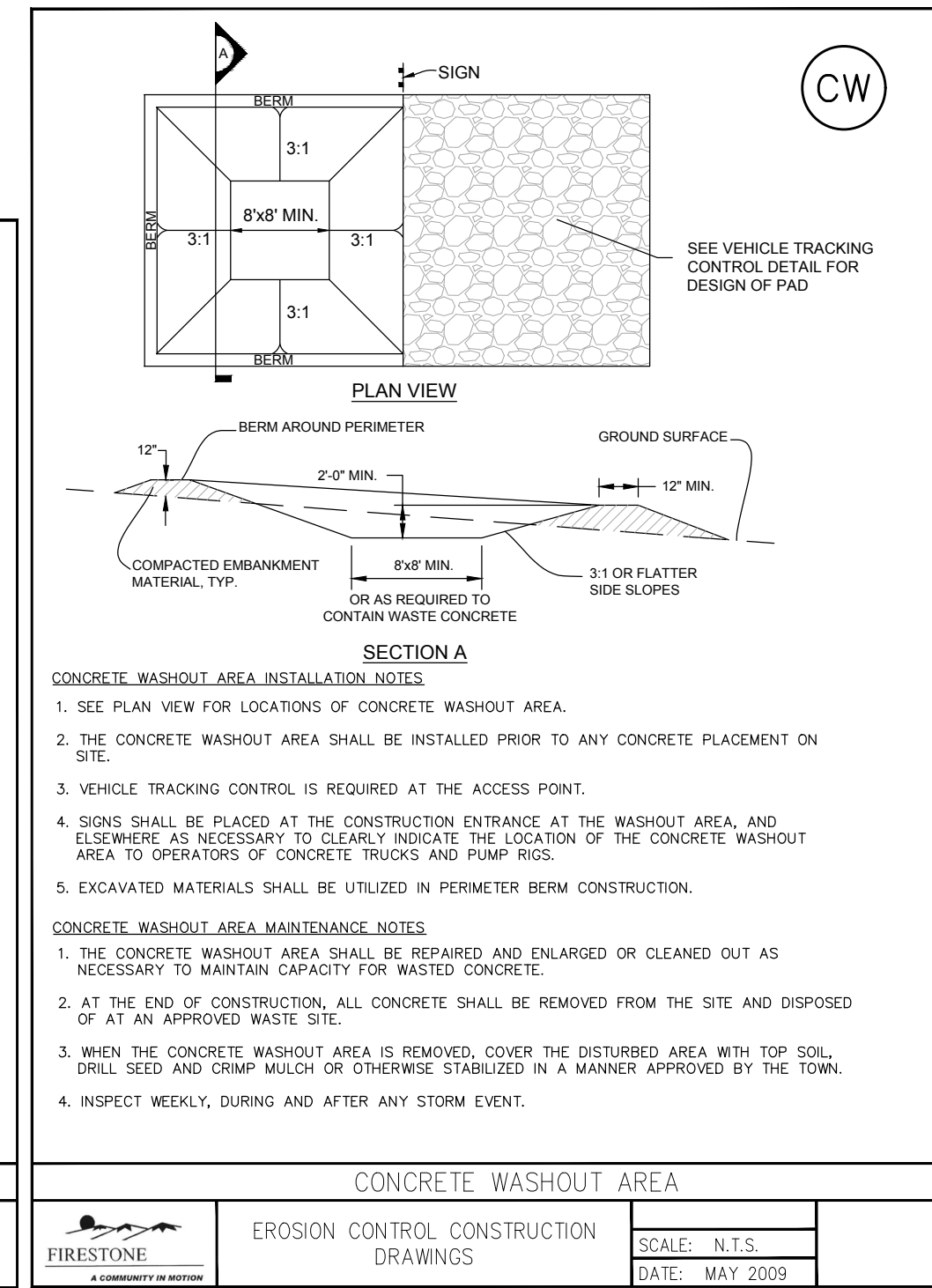
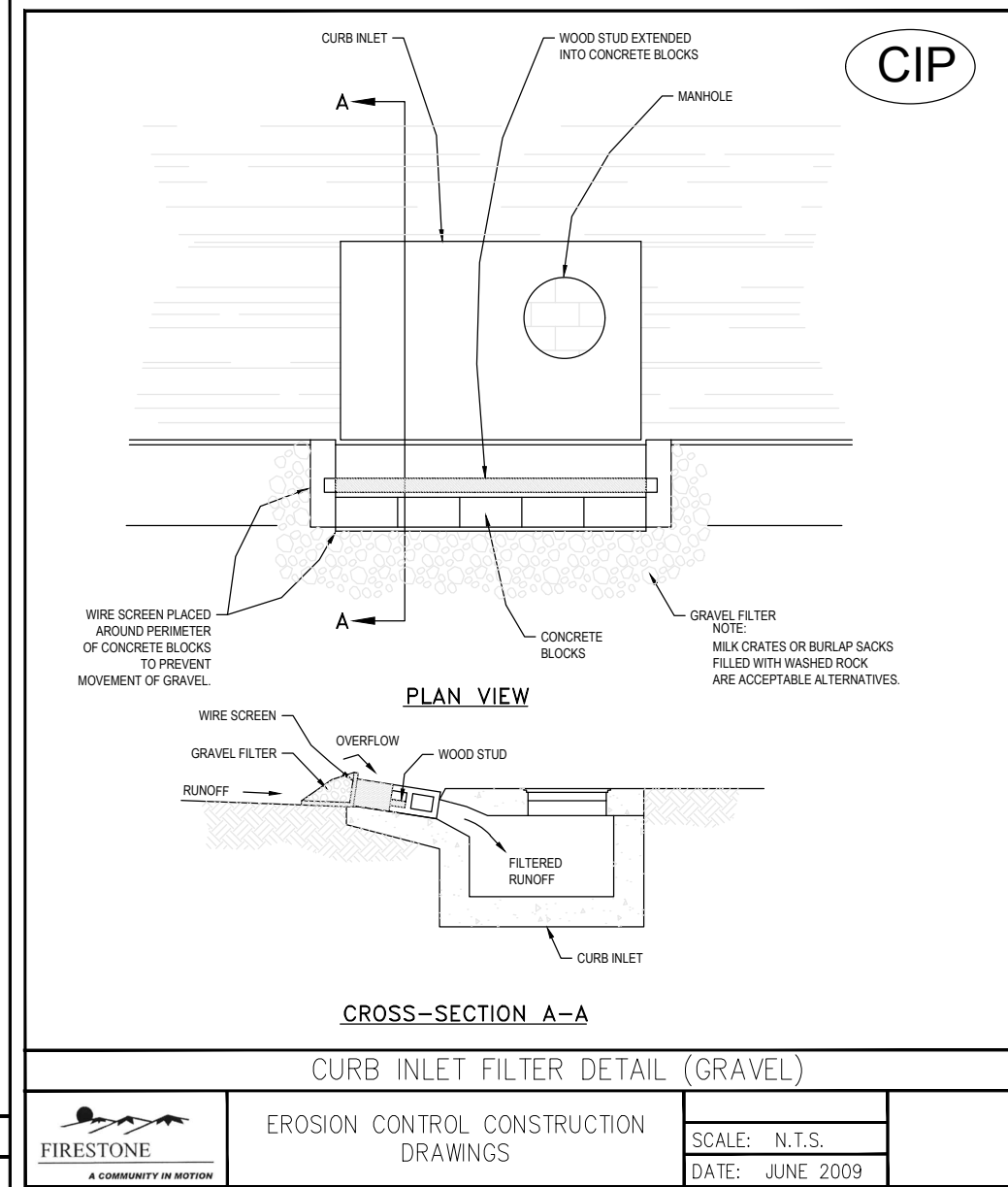
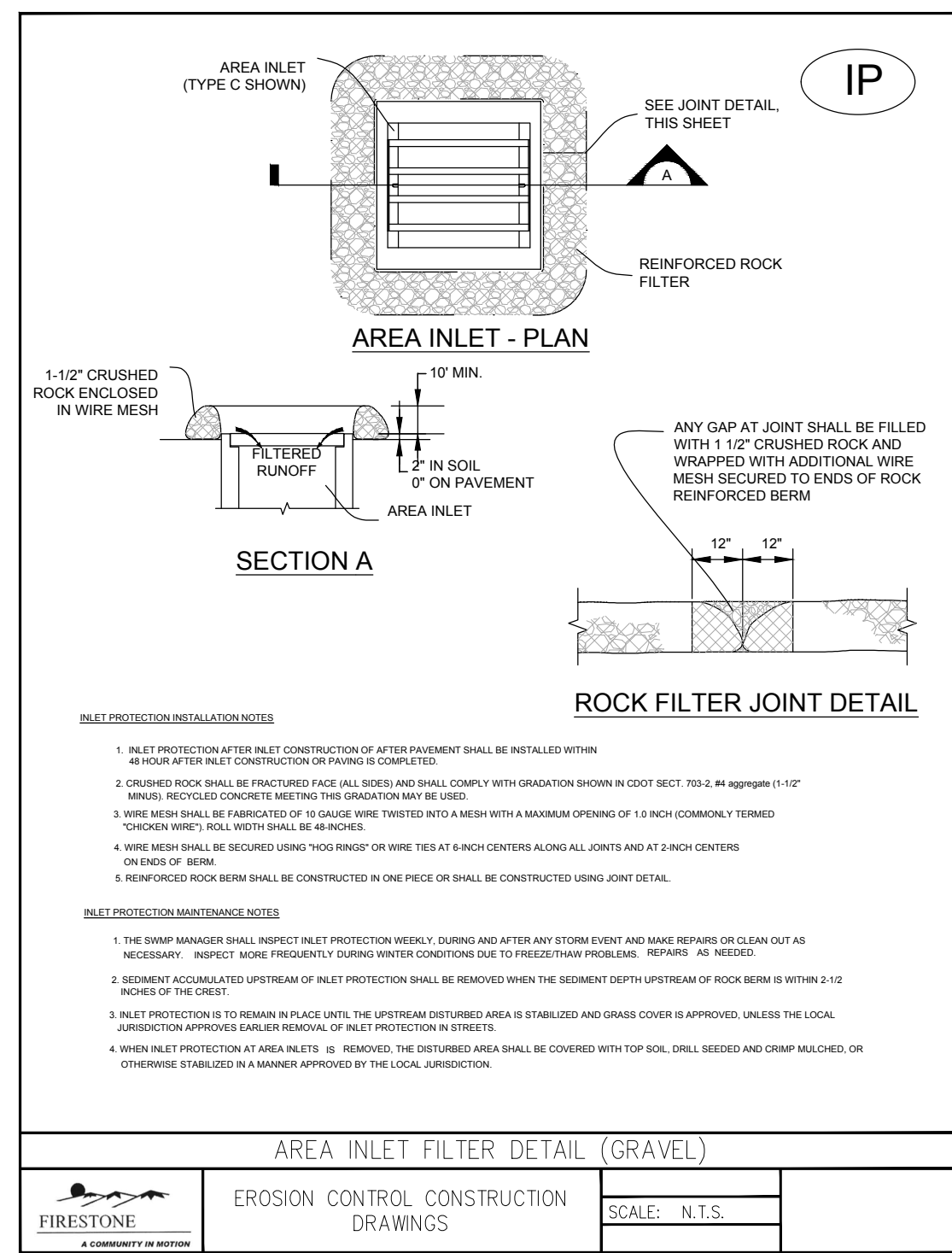


FINAL DEVELOPMENT PLAN

HOLIDAY INN EXPRESS #17147(A)

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 14 OF 17



FIRESTONE INFORMATION BLOCK	
STORM & EROS. CTRL. DETAILS	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	

SHEET NO.	
C14	
SHEET 14 OF 17	

REVISION BLOCK	
1	02/20/18
REV.	DATE
TOWN OF FIRESTONE COMMENTS - 1/16/19	
DESCRIPTION	



permontesgroup

T: (202) 664-4981
F: (866) 563-9212

625 Main Street
Longmont, CO 80501
www.permontesgroup.com

HOLIDAY INN EXPRESS #17147 (A)

LOT 8 DEL CAMINO JUNCTION

FINAL DEVELOPMENT PLAN

STORM & EROS. CTRL. DETAILS

PREPARED FOR: **M & H INVESTMENT, INC.**

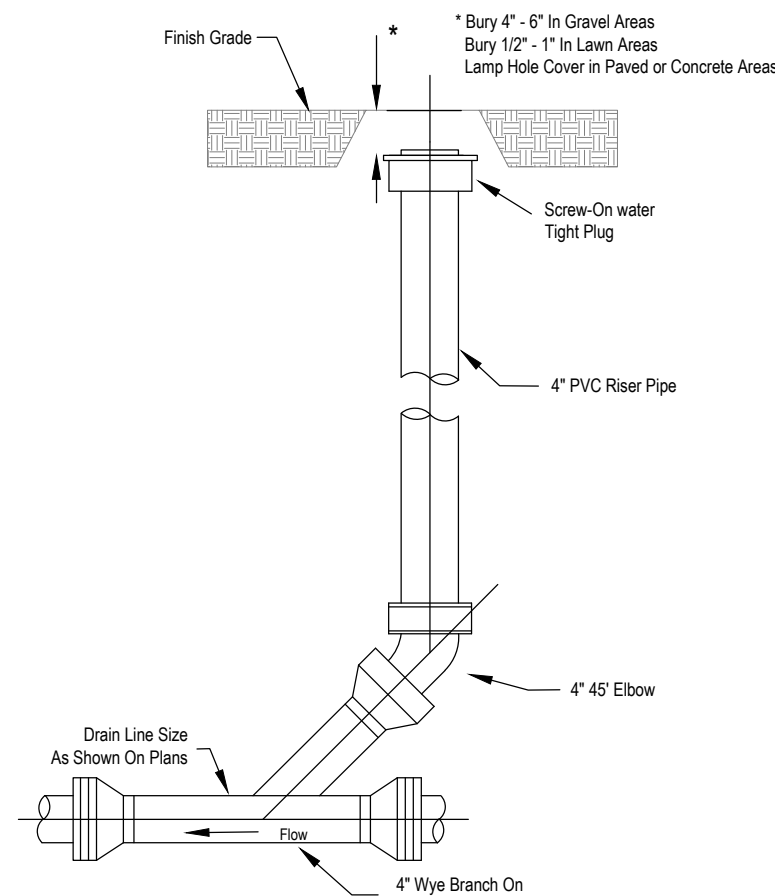
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	

PROJECT NO.:	152.001
DATE:	12/7/17

SCALE:	N/A
--------	-----

FINAL DEVELOPMENT PLAN
HOLIDAY INN EXPRESS #17147(A)
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 15 OF 17

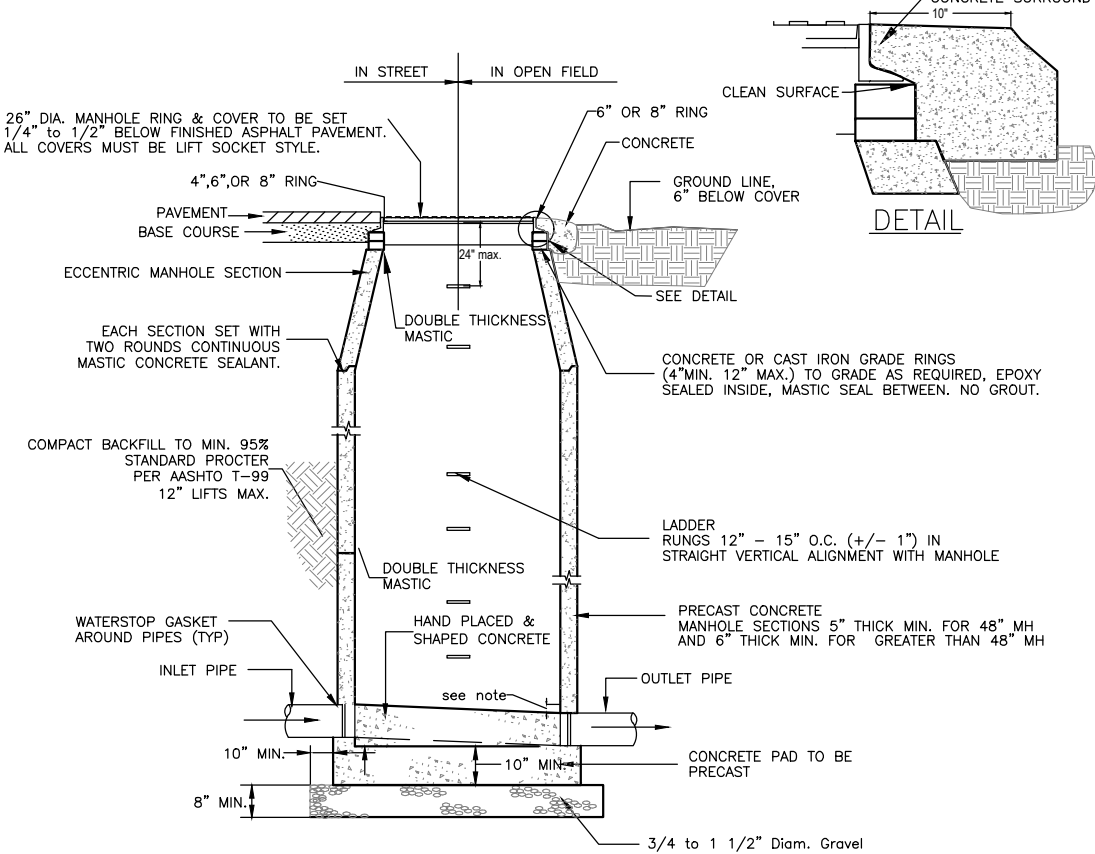
ST. VRAIN SANITATION DISTRICT
SEWER SERVICE CLEANOUT



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

Detail Number:
8
REVISED: 3/2013

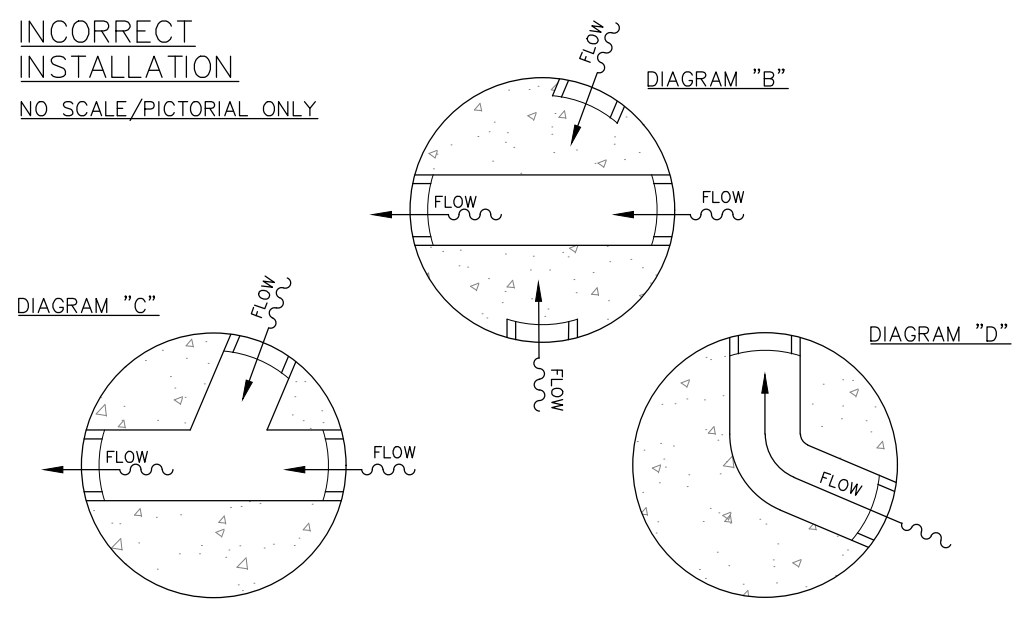
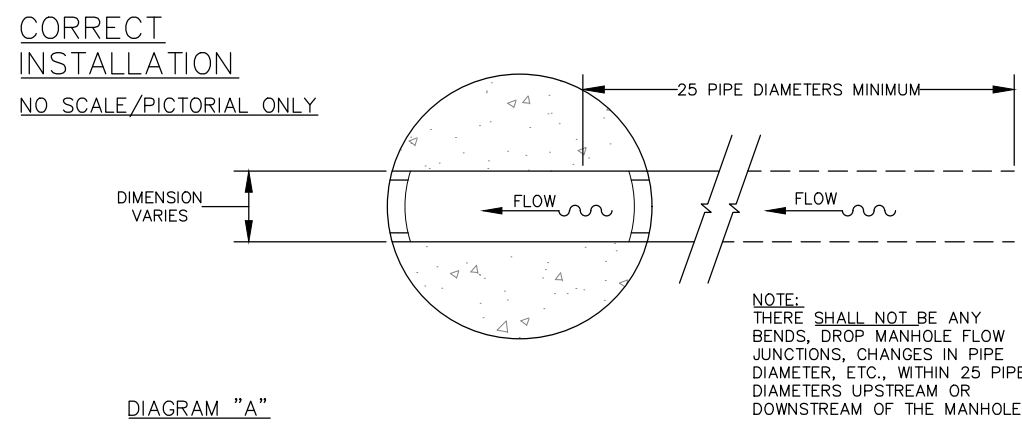
ST. VRAIN SANITATION DISTRICT
MONITORING MANHOLE
ASTM C-478



- NOTE:
- MANHOLES SHALL BE SEALED WATER-TIGHT. NO GROUT ALLOWED EXCEPT AT PIPE PENETRATIONS. MANHOLE EXTERIORS SHALL BE DAMP-PROOFED.
 - DROP THROUGH MANHOLE TO BE EQUAL TO SLOPE OF SURROUNDING PIPE. FOR FLUME INSTALLATIONS, FLUME MUST BE SET LEVEL.
 - MONITORING MANHOLE TO BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY, ON DISCHARGER'S PROPERTY. THE MANHOLE MUST BE SAFELY AND INDEPENDENTLY ACCESSIBLE FOR DISTRICT USE AT ALL TIMES.
 - FOR MANHOLE DEPTHS LESS THAN FOUR (4) FEET FROM RIM TO TOP OF BENCH, VERTICAL MANHOLE BARRELS OR MINIMUM 30-INCH BY 30-INCH PRECAST BOX WITH PRECAST FLAT TOP SECTIONS ARE REQUIRED.
 - DESIGN AND LOCATION OF MONITORING MANHOLE SUBJECT TO DISTRICT APPROVAL.

Detail Number:
15
REVISED: 3/2013

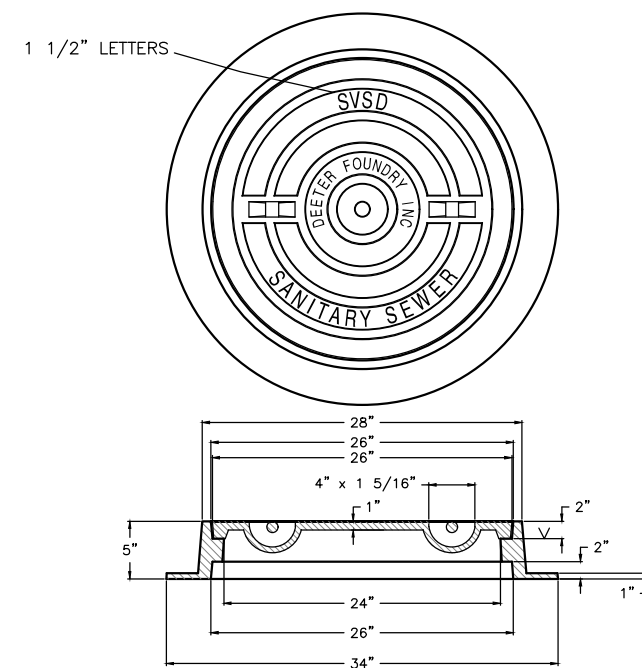
ST. VRAIN SANITATION DISTRICT
MONITORING MANHOLE DETAIL
TOP VIEW DIAGRAMS



- NOTES:
- DIAGRAM "A" IS COMPATIBLE FOR THE INSTALLATION OF A FLOWMETER OR FLUME IN THE INVERT.
 - DIAGRAMS "B", "C", "D" ARE NOT SUITABLE FOR THE INSTALLATION OF A FLOW MEASURING DEVICE DUE TO THE LOCATION OF THE SIDE SEWERS OR A BEND IN THE INVERT CHANNEL.

Detail Number:
16
REVISED: 3/2013

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-1485.
 - MANHOLE LID AND RING SHALL BE FURNISHED WITH MACHINED HORIZONTAL BEARING SURFACES.

Detail Number:
2
REVISED: 3/2013

ST. VRAIN SANITATION DISTRICT APPENDIX B GENERAL
CONSTRUCTION NOTES
REVISED 3/2013

- 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 1/4 to 1/2 inch below finished asphalt. Manholes in unpaved areas shall be set so that the rim is 0.5' above finished grade.
- 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. Point 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.

FIRESTONE INFORMATION BLOCK

SANITARY SEWER DETAILS

Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	
Revisions Date:	

SHEET 15 of 17

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	N/A

SHEET NO.

C15

SHEET 15 OF 17



HOLIDAY INN EXPRESS #17147 (A)

LOT 8 DEL CAMINO JUNCTION

FINAL DEVELOPMENT PLAN

SANITARY SEWER DETAILS

PREPARED FOR: M & H INVESTMENT, INC.

REVISION BLOCK

REV.	DATE	DESCRIPTION
2	2/19/2018	TOWN OF FIRESTONE COMMENTS - 2/28/18
1	03/20/18	TOWN OF FIRESTONE COMMENTS - 1/16/18

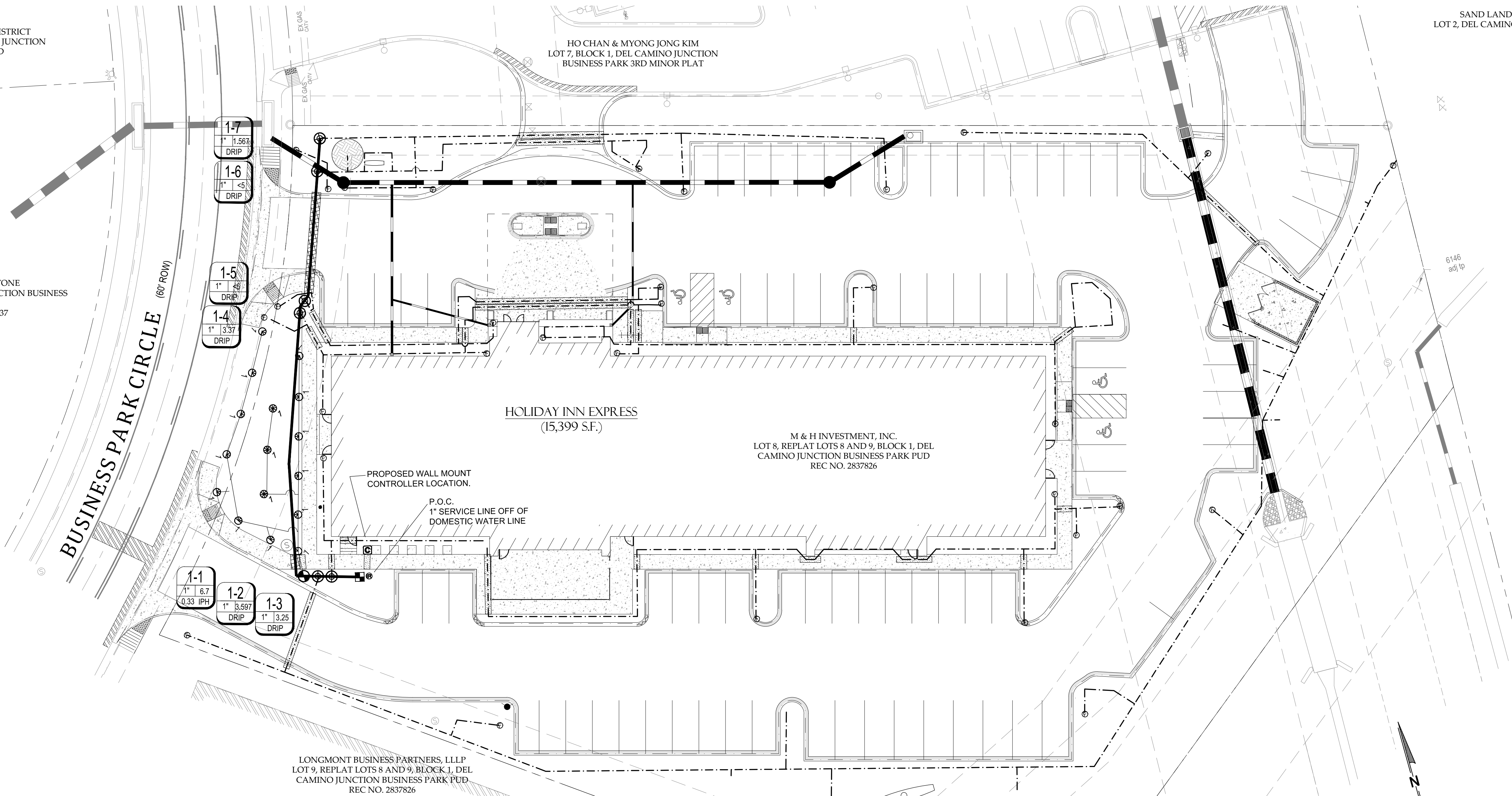
FINAL DEVELOPMENT PLAN
HOLIDAY INN EXPRESS #17147(A)
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 16 OF 17

ST. VRAIN SANITATION DISTRICT
LOT 4, BLOCK 2, DEL CAMINO JUNCTION
BUSINESS PARK PUD
REC NO. 2739037

TOWN OF FIRESTONE
TRACT B, DEL CAMINO JUNCTION BUSINESS
PARK PUD
REC NO. 2739037

HO CHAN & MYONG JONG KIM
LOT 7, BLOCK 1, DEL CAMINO JUNCTION
BUSINESS PARK 3RD MINOR PLAT

SAND LAND, INC.
LOT 2, DEL CAMINO CENTRAL



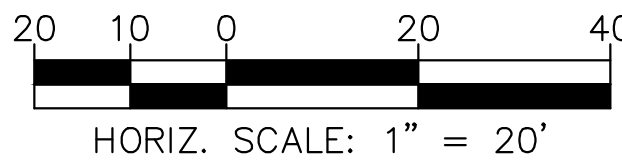
IRRIGATION LEGEND

483	•	RAINBIRD XB-10PC-1032 XERI-BUG EMITTER
16	⊙	RAINBIRD XBT-20 (4 EMITTERS) 4 DIAMETER DRIP RING FOR 2 CALIPER PLANT MATERIAL - SEE DETAIL
5	⊙	RAINBIRD XFD-06-24 4 DIAMETER DRIP RING FOR 2 CALIPER PLANT MATERIAL - SEE DETAIL
2	⊙	HUNTER PROS-06-PRS40-CV 6" POP UP SPRINKLER ASSEMBLY WITH MP ROTATOR MP1000 120 DEG (MAROON) NOZZLE - SEE DETAIL
10	⊙	HUNTER PROS-06-PRS40-CV 6" POP UP SPRINKLER ASSEMBLY WITH MP ROTATOR MP1000 180 DEG (MAROON) NOZZLE - SEE DETAIL
3	⊙	HUNTER PROS-06-PRS40-CV 6" POP UP SPRINKLER ASSEMBLY WITH MP ROTATOR MP1000 360 DEG (OLIVE) NOZZLE - SEE DETAIL
1	⊙	HUNTER PROS-06-PRS40-CV 6" POP UP SPRINKLER ASSEMBLY WITH MP ROTATOR MP1000 90 DEG (MAROON) NOZZLE - SEE DETAIL
1	⊙	FEBCO 825YA - 1" REDUCED PRESSURE BACKFLOW PREVENTION DEVICE - SEE DETAIL
1	⊙	RAINBIRD 100-PEB-PRS-D 1" PRESSURE REGULATING REMOTE CONTROL VALVE ASSEMBLY - SEE DETAIL
6	⊙	RAINBIRD KCZ-100 COM 1" REMOTE CONTROL DRIP VALVE ASSEMBLY - SEE DETAIL
1	⊙	ET WATER 205W-8 8 STATION SMARTBOX WALL MOUNT CONTROLLER -
25	⊙	MANUAL DRIP LINE FLUSH VALVE ASSEMBLY - SEE DETAIL
2,400 LF	---	1" POLYETHYLENE DRIP TUBING
240 LF	---	1" CL200 PVC SOLVENT WELD LATERAL PIPE - 18" BURY
180 LF	---	1" CL200 PVC SOLVENT WELD MAINLINE PIPE - 24" BURY
340 LF	---	2" CL200 PVC DRIP HEADER SLEEVE PIPE
40 LF	---	4" CL200 PVC MAINLINE SLEEVE PIPE WITH SEPARATE 3" CL200 PVC WIRE SLEEVE

NATIVE GRASS LANDSCAPE & IRRIGATION NOTES:

1. THE NATIVE GRASS AREA WILL CONSIST OF A NON-IRRIGATED LOW GROW DRYLAND GRASS SEED MIX.
2. SEEDED NATIVE GRASS AREAS SHALL BE IRRIGATED FOR A MINIMUM OF 2 YEARS FOLLOWING ACCEPTANCE OF LANDSCAPING. THE INTENT OF THE TEMPORARY IRRIGATION PLAN SHOULD BE TO INSURE GERMINATION AND PLANT GROWTH DURING PERIODS OF LOW NATURAL PRECIPITATION.
3. TEMPORARY IRRIGATION WILL BE PROVIDED BY PERIODIC WATERING WITH A WATER TRUCK AND HYDRANT METER. PERIODIC WATERING WILL CEASE ONCE THE NATIVE GRASS AREA IS FULLY ESTABLISHED.
4. IMMEDIATELY AFTER SEEDING, WATER SEEDED AREAS LIGHTLY TO A DEPTH OF TWO INCHES, BUT WITH CARE SO THAT NO EROSION TAKES PLACE AND NO GULLIES ARE FORMED.
5. WHEN GRASSES REACH THREE INCHES (3") IN HEIGHT, MOW TO 2 INCHES (2") IN HEIGHT. REPEAT AS NEEDED TO ENCOURAGE SPREAD OF GRASS STOLONS AND PREVENT SEED DEVELOPMENT OF WEEDS.

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



FIRESTONE INFORMATION BLOCK	
IRRIGATION PLAN	
Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	2/19/2018
Revisions Date:	
SHEET 16 of 17	

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
PROJECT NO.:	152.001
DATE:	12/7/17
SCALE:	1" = 20'
SHEET NO.	
C16	
SHEET 16 OF 17	

HOLIDAY INN EXPRESS #17147 (A)
LOT 8 DEL CAMINO JUNCTION
FINAL DEVELOPMENT PLAN
IRRIGATION PLAN
PREPARED FOR: M & H INVESTMENT, INC.

permontesgroup
T: (720) 664-4981
F: (866) 563-9212
www.permontesgroup.com

811
Know what's below.
Call before you dig.

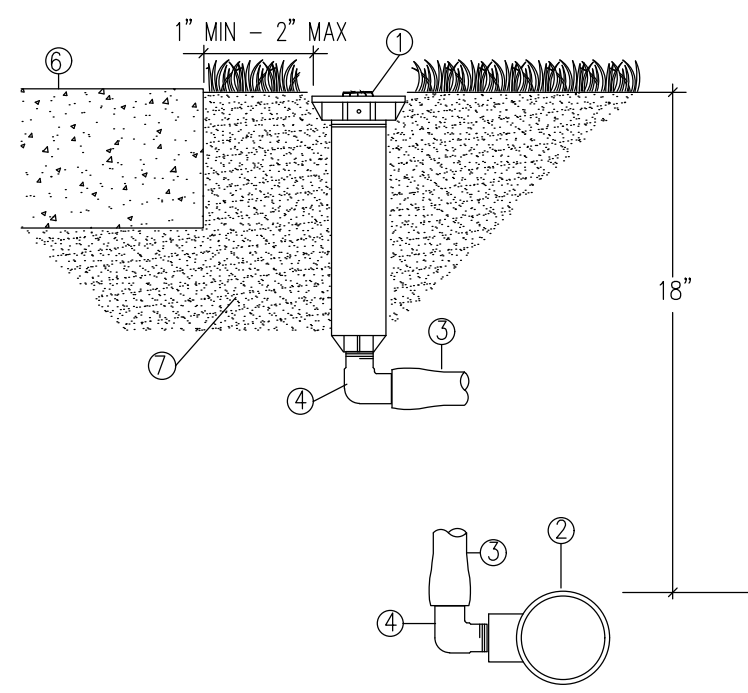
UNCC
UNIVERSITY OF NORTHERN COLORADO
CENTER OF CONSTRUCTION

REV	DATE	DESCRIPTION
1	10/20/18	TOWN OF FIRESTONE COMMENTS 1/18/18

FINAL DEVELOPMENT PLAN

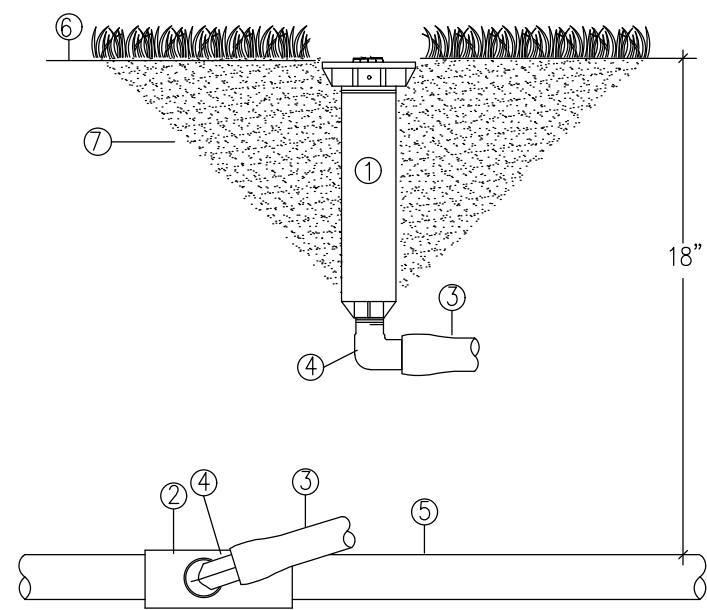
HOLIDAY INN EXPRESS #17147(A)

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 17 OF 17



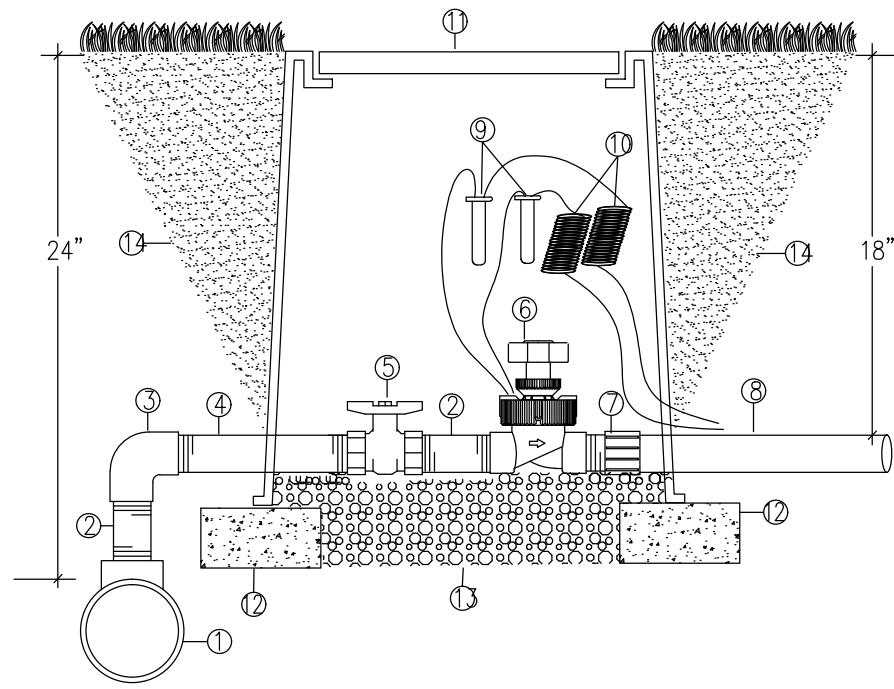
- ① SPRINKLER HEAD (SEE LEGEND)
- ② SCH 40 PVC LATERAL FITTING
- ③ RAINBIRD SP SWING PIPE
- ④ RAINBIRD SBE-050 BARBED FITTING
- ⑤ PVC LATERAL PIPE (SEE LEGEND)
- ⑥ CONCRETE OR ASPHALT HARDCAPE
- ⑦ CLEAN COMPACTED BACKFILL

A FIXED SPRAY SPRINKLER ASSEMBLY
W/ SWING PIPE NTS



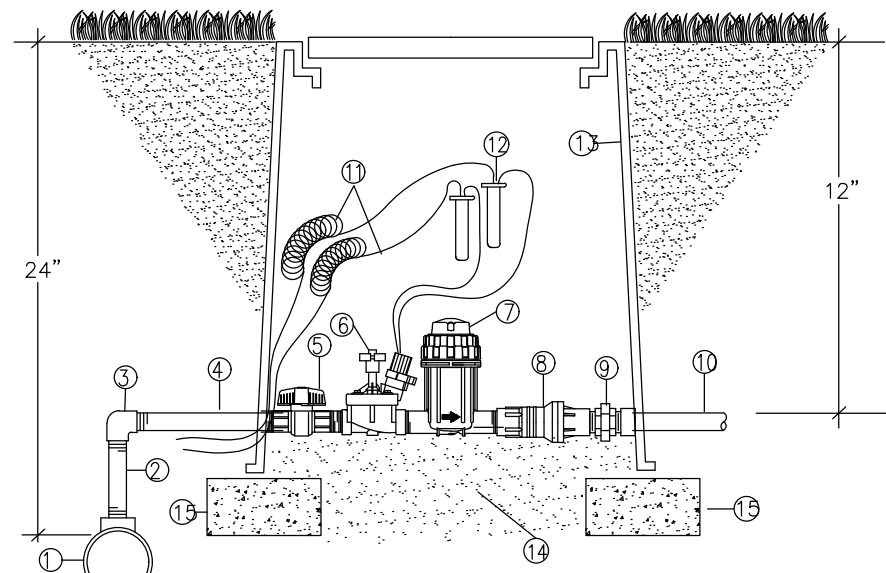
- ① SPRINKLER HEAD (SEE LEGEND)
- ② SCH 40 PVC LATERAL FITTING
- ③ RAINBIRD SP SWING PIPE
- ④ RAINBIRD SBE-050 BARBED FITTING
- ⑤ PVC LATERAL PIPE (SEE LEGEND)
- ⑥ CONCRETE OR ASPHALT HARDCAPE
- ⑦ CLEAN COMPACTED BACKFILL

B FIXED SPRAY SPRINKLER ASSEMBLY
W/ SWING PIPE NTS



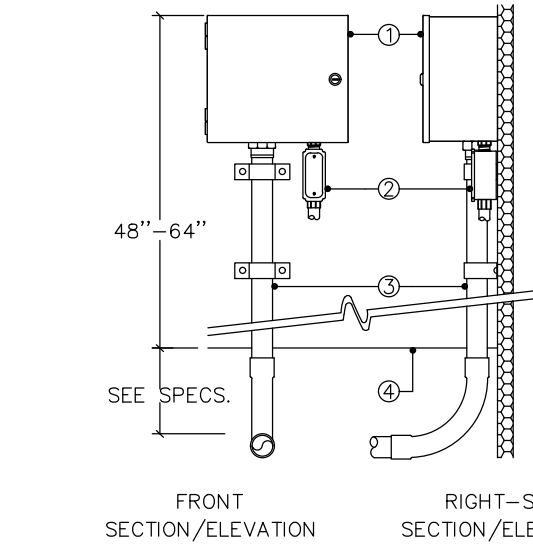
- ① MAINLINE FITTING
- ② SCH 80 PVC NIPPLE - TBE 4" LENGTH
- ③ SCH 80 PVC THREADED 90 DEG ELBOW
- ④ SCH 80 PVC NIPPLE - TBE 18" LENGTH
- ⑤ SCH 80 PVC THREADED BALL VALVE
- ⑥ REMOTE CONTROL VALVE (SEE LEGEND)
- ⑦ SCH 80 PVC MALE ADAPTER
- ⑧ LATERAL PIPING (SEE LEGEND)
- ⑨ 3/4" DBY WATERTIGHT CONNECTOR
- ⑩ 3/8" WIRE EXPANSION LOOPS
- ⑪ CARSON BROOKS 1418 VALVE BOX
- ⑫ CMU SUPPORT BLOCK
- ⑬ 2 CUBIC FT WASHED PEA GRAVEL
- ⑭ CLEAN AND COMPACTED BACKFILL

C REMOTE CONTROL VALVE ASSEMBLY
WITH BALL VALVE ISOLATION



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

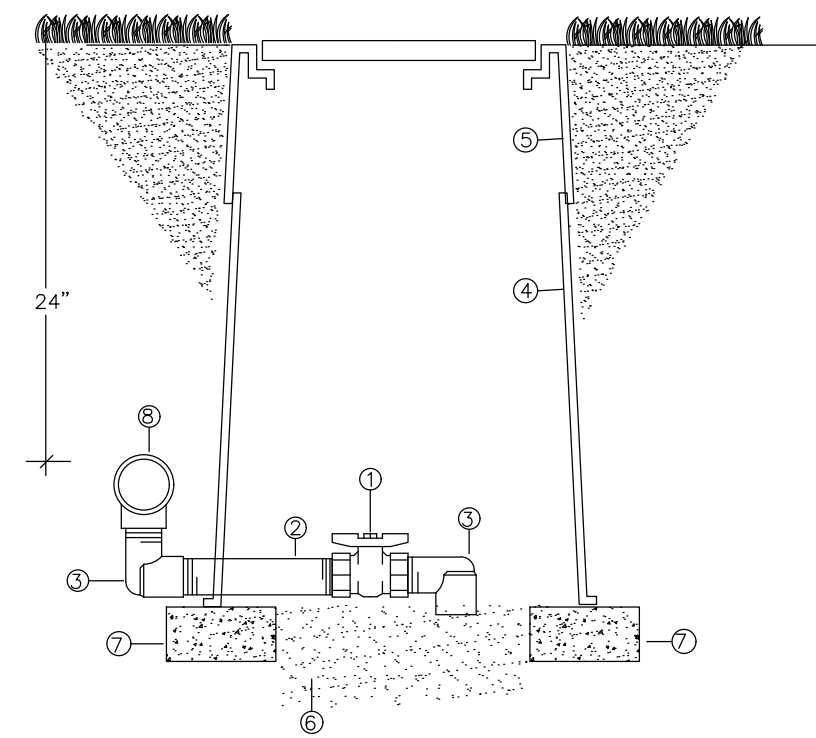
D REMOTE CONTROL DRIP VALVE ASSY.
W/ FILTER & REGULATOR NTS



- ① AUTOMATIC CONTROLLER (SEE LEGEND)
- ② 1/2" UL APPROVED CONDUIT FOR 120V POWER
- ③ 2" UL APPROVED CONDUIT FOR 24V CONTROL WIRES
- ④ FINISH GRADE

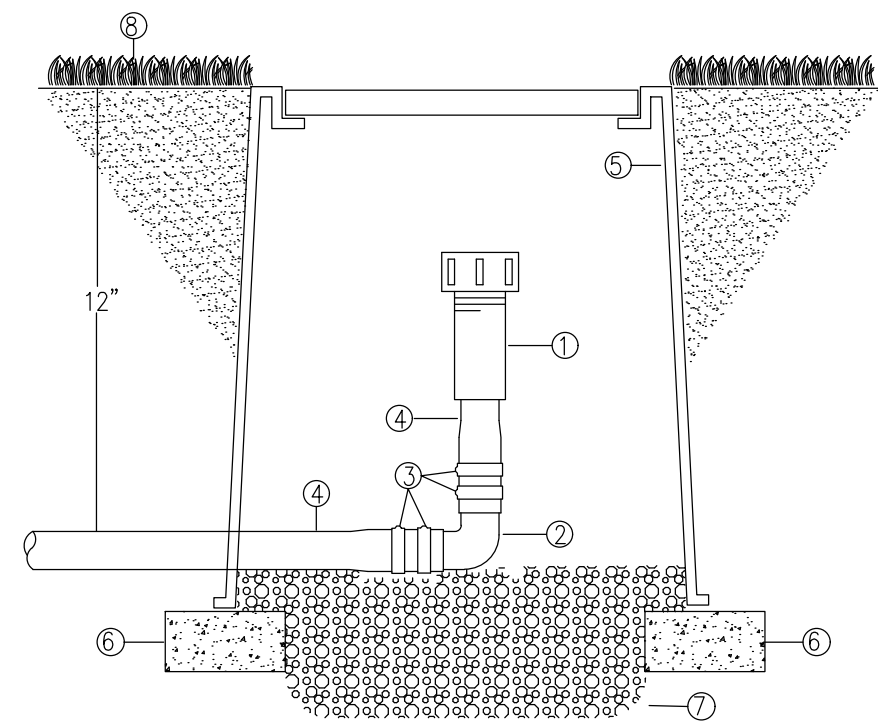
NOTE: ALL ELECTRICAL WORK SHALL CONFORM TO ALL LOCAL AND NATIONAL CODES.
SECURELY FASTEN TO WALL USING APPROPRIATE MOUNTING HARDWARE AND METHOD.

E AUTOMATIC CONTROLLER ASSEMBLY
WALL MOUNT NTS



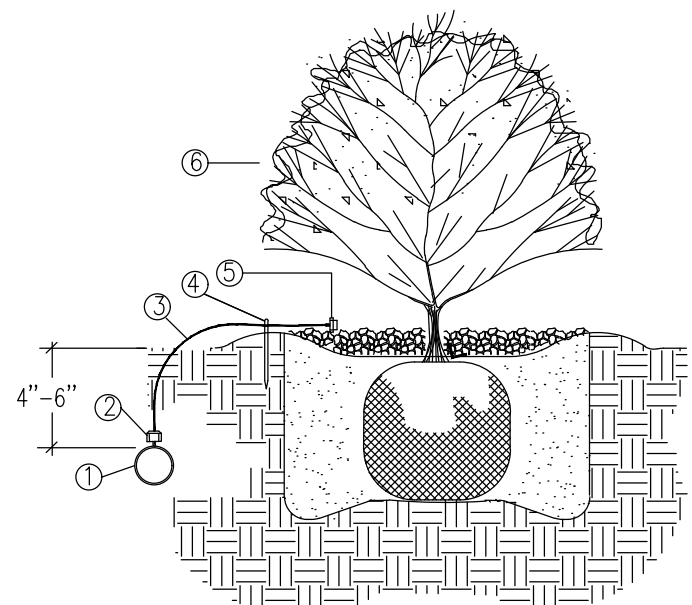
- ① BRASS GATE VALVE
- ② SCH. 80 PVC STREET ELL (T X T) - 4" LENGTH
- ③ CARSON 1419 VALVE BOX W/ LID
- ④ VALVE BOX EXTENSIONS (AS REQUIRED)
- ⑤ WASHED PEA GRAVEL - 2" OF MINIMUM
- ⑥ 4" X 8" X 16" CONCRETE BLOCK SUPPORT
- ⑦ MAINLINE TEE

F MANUAL DRAIN VALVE ASSEMBLY
NTS



- ① FLUSHABLE END CAP
- ② 1" INSERT 90 DEG ELBOW
- ③ STAINLESS STEEL PINCH CLAMP
- ④ 1" POLYETHYLENE DRIP TUBING
- ⑤ CARSON 708 17" ECONO VALVE BOX W/ VIOLET T-COVER
- ⑥ BRICK PAVEMENT SUPPORT
- ⑦ FINISH GRADE
- ⑧ 1 CUBIC FT WASHED PEA GRAVEL

G FLUSHABLE END CAP ASSEMBLY
NTS

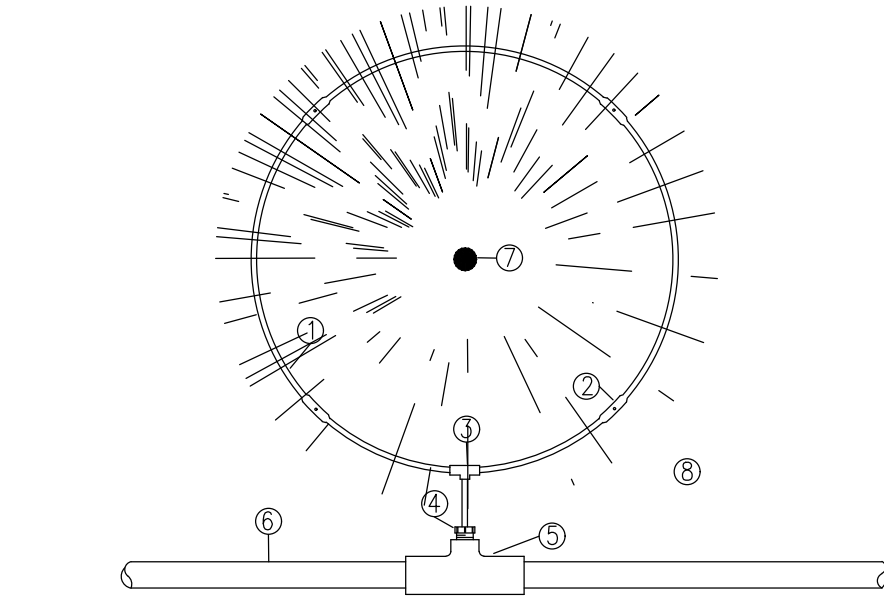


- ① 1" POLYETHYLENE DRIPLINE TUBING
- ② LANDSCAPE DRIPLINE EMITTER
- ③ COMPRESSION FITTING - TEE
- ④ 1/2" MPT X INSERT MALE ADAPTER
- ⑤ SCH. 40 PVC 1" X 1/2" REDUCING TEE
- ⑥ LATERAL DRIP FEEDER LINE
- ⑦ CENTER OF TREE OR SHRUB
- ⑧ CANOPY EDGE OF TREE OR SHRUB

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

NOTE: DRIPLINE FITTINGS BRAND MUST MATCH DRIPLINE TYPE

H TYPICAL DRIP EMITTER PLACEMENT
NTS



I TREE / SHRUB DRIP RING ASSEMBLY
PLAN VIEW NTS

IRRIGATION NOTES

- IRRIGATION SYSTEM DESIGNED FOR A MAXIMUM DEMAND OF 6.7 GPM @ 45 PSI DYNAMIC PRESSURE. CONTRACTOR TO VERIFY LINE SIZE AND STATIC PRESSURE PRIOR TO INSTALLATION. STATIC PRESSURE MUST BE MINIMUM 65 PSI.
- ALL LATERAL PIPING AND DRIP HEADER POLY PIPE UNDER WALKWAYS AND / OR ASPHALT SHALL BE SLEEVED IN 2" CLASS 200 PVC PIPING UNLESS OTHERWISE NOTED ON PLANS. ALL MAINLINE PIPING UNDER WALKWAYS AND / OR ASPHALT SHALL BE SLEEVED IN 4" CLASS 200 PVC PIPING AND SHALL INCLUDE SEPARATE 3" CLASS 200 PVC WIRE SLEEVE.
- ALL SLEEVE PIPE OPENINGS SHALL BE DOUBLE WRAPPED WITH 6 MIL POLYETHYLENE PLASTIC AND SECURED USING WIRE "ZIP" TIES AROUND SLEEVE AND PIPE.
- MINIMUM PIPE SIZE SHALL BE 1" DIAMETER UNLESS OTHERWISE NOTED ON PLAN.
- PIPE HOPS FOR 3/41" POLYETHYLENE DRIP HEADER LINE NOT SHOWN ON PLANS FOR CLARITY PURPOSES. UNDER NO CIRCUMSTANCES SHALL DRIP HEADER LINE BE CONNECTED TO LATERALS LINES OR MAINLINE.
- ACTUAL CONTROLLER LOCATION SHALL BE DETERMINED IN THE FIELD BY OWNERS REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE 120 VOLT 15 AMP ELECTRICAL SERVICE TO CONTROLLER LOCATIONS.
- ALL 24 VOLT VALVE STATION WIRE 500LF OR LESS SHALL BE 14 AWG SINGLE STRAND COPPER WITH PVC OR PE JACKET. ALL 24 VOLT VALVE STATION WIRE 500LF OR GREATER SHALL BE 12 AWG SINGLE STRAND COPPER WITH PVC OR PE JACKET. ALL 24 VOLT COMMON WIRE SHALL BE 12 AWG SINGLE STRAND COPPER WITH PVC OR PE JACKET.
- DRIP EMITTERS SHALL BE PRESSURE COMPENSATING TYPE. DRIP EMITTER LOCATIONS ARE NOT SHOWN ON PLAN FOR GRAPHICAL PURPOSES. EMITTERS SHALL BE INSTALLED PER THE FOLLOWING QUANTITIES:
#2 CONTAINER = ONE 1.0 GPH EMITTER
#5 CONTAINER = TWO 1.0 GPH EMITTERS
2" CALIPER TREE = 36" DRIP RING W/ .6 GPH EMITTERS/24" SPACING
6"-8" CONIFER = 48" DRIP RING W/ .6 GPH EMITTERS/24" SPACING
3" CALIPER TREE = 48" DRIP RING W/ .6 GPH EMITTERS/24" SPACING

Estimated Station Run Times

NOTE: THIS TABLE IS PROVIDED AS A GUIDELINE ONLY. SEASONAL AND MICRO CLIMATE CONDITIONS WILL ALTER ACTUAL STATION RUN TIMES AND IRRIGATION FREQUENCY. FIELD CONDITIONS WILL VARY. THIS TABLE IS NOT INTENDED FOR USE AS A GROW IN SCHEDULE.

Hydrozone Area: HIGH - Turf grass											
Station Run Times in Total Minutes											
Cycles based on clay loam soil infiltration rate = 0.25				Apr	May	Jun	Jul	Aug	Sep	Oct	Total
Frequency (days / wk)				1.5	3.5	5.5	6.0	6.0	4.0	1.5	28.0
Station #				22%	52%	83%	100%	86%	56%	25%	
1-1	0.33	6.7	MP Rotator	21	48	75	82	82	55	21	
Irrigation Water Window in Hours				0.3	0.8	1.3	1.4	1.4	0.9	0.4	

Hydrozone Area: MODERATE - Shrub beds											
Station Run Times in Hours											
Plant canopy size shown as radius				Apr	May	Jun	Jul	Aug	Sep	Oct	Total
Frequency (days / wk)				1.0	2.5	3.0	4.0	4.0	2.5	1.0	18.0
Station #				22%	52%	83%	100%	86%	56%	25%	
1-2	2	3.50	Shrub	1	0.6	1.6	1.9	2.5	2.5	1.6	0.6
1-3	2	3.25	Shrub	1	0.6	1.6	1.9	2.5	2.5	1.6	0.6
1-4	2	3.37	Shrub	1	0.6	1.6	1.9	2.5	2.5	1.6	0.6
1-5	2	5.00	Perennials	1	0.6	1.6	1.9	2.5	2.5	1.6	0.6
1-6	2	5.00	Perennials	1	0.6	1.6	1.9	2.5	2.5	1.6	0.6
1-7	2	1.56	Shrub	1	0.6	1.6	1.9	2.5	2.5	1.6	0.6
Irrigation Water Window in Hours				1.9	4.7	5.6	7.4	7.4	4.7	1.9	

NOTE: ZONES MAY RUN CONCURRENTLY WITH OTHER ZONES IN SEPARATE PROGRAMS TO REDUCE OVERALL WATER WINDOW. CONCURRENT ZONES MUST NOT EXCEED MAXIMUM DESIGN CAPACITY OF 15 GPM.

GENERAL NOTES

- DRIP HEADER LINES SHOWN ON PLANS INDICATE PROXIMITY OF DRIP ZONES. ALL TREES AND SHRUBS SHALL HAVE DRIP RINGS FOR TREES (24" SPACING) AND EQUILATERAL EMITTER LOCATIONS FOR ALL SHRUBS. EMITTER LOCATIONS AND DISTRIBUTION TUBING NOT SHOWN ON PLANS FOR GRAPHICAL AND CLARITY PURPOSES. ZONES ARE DESIGNED TO ACCOMMODATE 5 GPM NOT TO EXCEED 10 GPM.
- ALL PIPING AND VALVE ASSEMBLIES SHALL BE LOCATED IN TURFGRASS OR SHRUB BED AREAS. LOCATIONS SHOWN ARE DIAGRAMMATIC AND ARE FOR CLARITY PURPOSES ONLY.
- REMOTE CONTROL VALVES FOR TURF SHALL BE INSTALLED IN ADJACENT SHRUB BEDS OR WITHIN 2LF OF WALKWAYS AND CURBS OR IN TURF AREAS NOT CONTROLLED BY VALVE IN QUESTION.
- ANY QUANTITIES SHOWN ON PLAN ARE ESTIMATED QUANTITIES ONLY. FIELD CONDITIONS MAY VARY AND MAY ALTER ACTUAL QUANTITIES. CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO INSTALLATION.
- ALL SPRINKLER NOZZLES SHALL BE ADJUSTED FOR OPTIMUM COVERAGE AND MINIMUM OVERSPRAY.
- REMOTE CONTROL VALVES SHALL BE INSTALLED PER DETAILED DRAWINGS AND SHALL HAVE ONE CONTROL VALVE PER VALVE BOX.
- BACK FLOW PREVENTION SHALL BE INSTALLED TO MEET ALL LOCAL CODES.
- ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH N.E.C. AND ALL LOCAL CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
- ALL TRENCHES SHALL BE BACK FILLED IN 6" LIFTS OF CLEAN SOIL FREE OF ROCKS AND RUBBISH AND COMPACTED TO 95% PROCTOR DENSITY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
- CARE SHALL BE TAKEN TO ENSURE THAT NO SOIL OR DEBRIS ENTERS THE PIPE DURING INSTALLATION.
- ALL PIPE ENDS SHALL BE PROPERLY CLEANED AND SHALL BE FREE OF ANY BURRS AND/OR SHAVINGS AS A RESULT OF THE PIPE BEING CUT.
- ALL LINES SHALL BE THOROUGHLY FLUSHED PRIOR TO INSTALLATION OF NOZZLES.

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

FIRESTONE INFORMATION BLOCK

IRRIGATION DETAILS

Name of Submittal:	HOLIDAY INN EXPRESS #17147
Type of Submittal:	FINAL DEVELOPMENT PLAN
Filing Number:	N/A
Preparation Date:	12/7/17
Revisions Date:	1/23/18
Revisions Date:	
Revisions Date:	

SHEET 17 of 17

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

PROJECT NO.: 152.001

DATE: 12/7/17

SCALE: 1" = 20'

SHEET NO.

C17

SHEET 17 OF 17

permontesgroup
625 Main Street
Longmont, CO 80501
T: (720) 664-9881
F: (866) 563-9212
www.permontesgroup.com

LOT 8 DEL CAMINO JUNCTION
FINAL DEVELOPMENT PLAN
IRRIGATION DETAILS
M & H INVESTMENT, INC.

PREPARED FOR:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

PROJECT NO.: 152.001

DATE: 12/7/17

SCALE: 1" = 20'

SHEET NO.

C17

SHEET 17 OF 17

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

PROJECT NO.: 152.001

DATE: 12/7/17

SCALE: 1" = 20'

SHEET NO.

C17

SHEET 17 OF 17

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

PROJECT NO.: 152.001

DATE: 12/7/17

SCALE: 1" = 20'

SHEET NO.

C17

SHEET 17 OF 17

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

PROJECT NO.: 152.001

DATE: 12/7/17

SCALE: 1" = 20'

SHEET NO.

C17

SHEET 17 OF 17

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

PROJECT NO.: 152.001

DATE: 12/7/17

SCALE: 1" = 20'

SHEET NO.

C17

SHEET 17 OF 17

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

PROJECT NO.: 152.001

DATE: 12/7/17

SCALE: 1" = 20'

SHEET NO.

C17

SHEET 17 OF 17

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

PROJECT NO.: 152.001

DATE: 12/7/17

SCALE: 1" = 20'

SHEET NO.

C17

SHEET 17 OF 17

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

PROJECT NO.: 152.001

DATE: 12/7/17

SCALE: 1" = 20'

SHEET NO.

C17

SHEET 17 OF 17

DESIGNED BY:

DRAWN BY:

CHECKED BY:

APPROVED BY:

PROJECT NO.: 152.001

DATE: 12/7/17

SCALE: 1" = 20'

SHEET NO.

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 9.b.

Public Hearing

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Lot 5 High Plains Marketplace FDP - Resolution 18-19

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

1. 9b - BOT Staff Report - Lot 5 High Plains Marketplace
2. 9b - Reso 18-19 Lot 5 High Plains Marketplace FDP
3. 9b - Lot 5 Highplains Marketplace - FDP

FINANCIAL CONSIDERATIONS



Staff Report

Lot 5 High Plains Marketplace Final Development Plan

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

April 11, 2018

Applications

This staff report is for the Lot 5 High Plains Marketplace Final Development Plan ("FDP"). The applicant for the FDP is Altitude Land Consultants, Inc.

Notice

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

Location and Process

The approximate location of the FDP is located within the High Plains Marketplace, west of the Grease Monkey and Car Wash, and east of the Blockbuster Video. The FDP is the final step in the Firestone Development Review process prior to the building permit process.

Site Analysis, Circulation and Parking

The FDP is a proposed commercial site within a PUD district and is approximately .80 acres in size. The property is generally flat and would be appropriate for the proposed use. The FDP will have vehicular access from the south through the High Plains Marketplace parking area. The High Plains Marketplace can be accessed from the north from Firestone Blvd and from the west from Colorado Blvd. Parking will be shared with the Blockbuster Video to the west. The FDP will provide 20 standard parking spaces and two ADA parking spaces. Parking is consistent with other similar developments in Firestone. Pedestrian access is available along the south side of the FDP connecting to the Blockbuster Video to the west which connects north to the sidewalk along Firestone Blvd.

Plan Analysis

The FDP proposes one commercial building with 6,300 SF. The project will be consistent with adjacent developments and will complement the overall PUD. Furthermore, the development will comply with applicable landscape, lighting, architecture and signage requirements.

Building Height

The building height for the proposed commercial building is 28 feet and 5 inches which is in accordance with Firestone development standards.

Fiscal Impacts

The FDP will provide commercial services to the community of Firestone and promote the local economy of Town of Firestone within an area zoned for commercial use. The proximity of this business to I-25 and Firestone Boulevard are ideal to capture both residents and commuters. The increase of commercial services in this area will lead to increased sales tax revenues for the Town.

Utility and Services

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

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

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

Conditions and Standards for Approval

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

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

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

Planning Commission or Board of Trustees Action

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

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

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

RECOMMENDATION

The Town staff recommends the Board of Trustees recommend approval of the application with a certain amount of conditions that will be provided in the form of a draft resolution prior to the Board of Trustees public hearing.

RESOLUTION NO. 18-19

**A RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN FOR
LOT 5 HIGH PLAINS MARKETPLACE**

WHEREAS, there has been submitted to the Planning and Zoning Commission and Board of Trustees of the Town of Firestone a request for approval of a final development plan for Lot 5 High Plains Marketplace; and

WHEREAS, all materials related to this application have been reviewed by Town Staff and found with conditions to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies; and

WHEREAS, the Firestone Planning and Zoning Commission held a properly noticed public hearing on the application, and has forwarded to the Board of Trustees a recommendation of approval with conditions; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Board of Trustees finds the proposed final development plan should be approved, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Final Development Plan for Lot 5 High Plains Marketplace is hereby approved, subject to the conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED this 11th day of April, 2018.

Bobbi Sindelar, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

EXHIBIT A
Final Development Plan
Lot 5 High Plains Marketplace
Conditions of Approval

General

1. Update water dedication calculations based on the criteria set forth in Ordinance 908, as directed by the Town Engineer.
2. Submit AWWA water service calculations for approval by the Town Engineer.
3. Provide Site C-Factor calculations referenced in the Drainage Concurrence Letter for review and approval by the Town Engineer.
4. Show a new fire hydrant, to provide primary coverage, in a location to be approved by the Frederick Firestone Fire Protection District.
5. Execute a development agreement, in a form to be approved by the Town Attorney.
6. Provide a metes and bounds legal description and exhibit for the 10' water easement, to be drafted by the Town. Provide executed easement to Town for recording with final documents.
7. Secure an exclusive water easement from the owners of the neighboring property (Lot 7 of High Plains Marketplace), which must be contiguous from the water meter to the existing easement at the water main.
8. Address redlines that accompanied the Town Engineer's December 18, 2017 memorandum.
9. Provide an updated title commitment, dated no later than one month prior to submitting final documents for recording.
10. Provide a detail of the proposed street, parking and wall mounted lights. Street and/or parking lot lights shall be consistent with the existing lots in High Plains Marketplace.
11. Provide a site details sheet to include the following details:
 - (a) All signage: Building, tenant, drive-through, pole sign/monument sign, and any other signage.
 - (b) Bike rack detail.
 - (c) Trash enclosure detail.

Sheet 1 - Cover Sheet

12. Correct sheet title discrepancy for Sheet 9 (index uses title “Irrigation Details,” but title on Sheet 9 is “Irrigation Plan”).
13. Revise legal description as directed by the Town Engineer.
14. Revise the electric service provider to United Power.
15. Verify the site address provided. The address is inconsistent on the Cover Sheet and under the Building Address section on Sheet 2.

Sheet 2 - Notes Sheet

16. Provide updated water dedication requirements in the water dedication text.
17. Revise the reference to Quest Communications to read CenturyLink.

Sheet 3 - Site Plan

18. Provide the location of the proposed trench drain on the west side of the building.
19. Label the property boundary with bearings and distances, which must match the High Plains Marketplace Final Plat.

Sheet 4 – Utility Plan

20. Show the location of the proposed electrical line. Clarify whether there will be any electricity run from the building to the drive-thru menus.
21. Show the location of proposed street lights.

Sheet 6 – Landscape Plan

22. Update landscape plan to screen the entire trash enclosure and transformer from the north. Remove plant symbols located on top of proposed transformer location to the east of the trash enclosure. Ensure all map sheets reflect the correct location of the proposed transformer.

Sheet 7 – Landscape Details

23. Remove all references to the contractor from Landscape Notes; the Owner is responsible for constructing all improvements shown in the FDP, regardless of whether the Owner chooses to meet this obligation by hiring contractors.

Sheet 8 – Irrigation Plan

24. Provide a symbol on the plan of the master valve location and identify in the legend.
25. Revise the irrigation plans to move the backflow preventer into a landscape bed where it will be screened.

Sheet 14 – Photometric Plan-Halide Option

26. Remove the second photometric plan showing Halide lamp options, as the lighting provided will be LED.

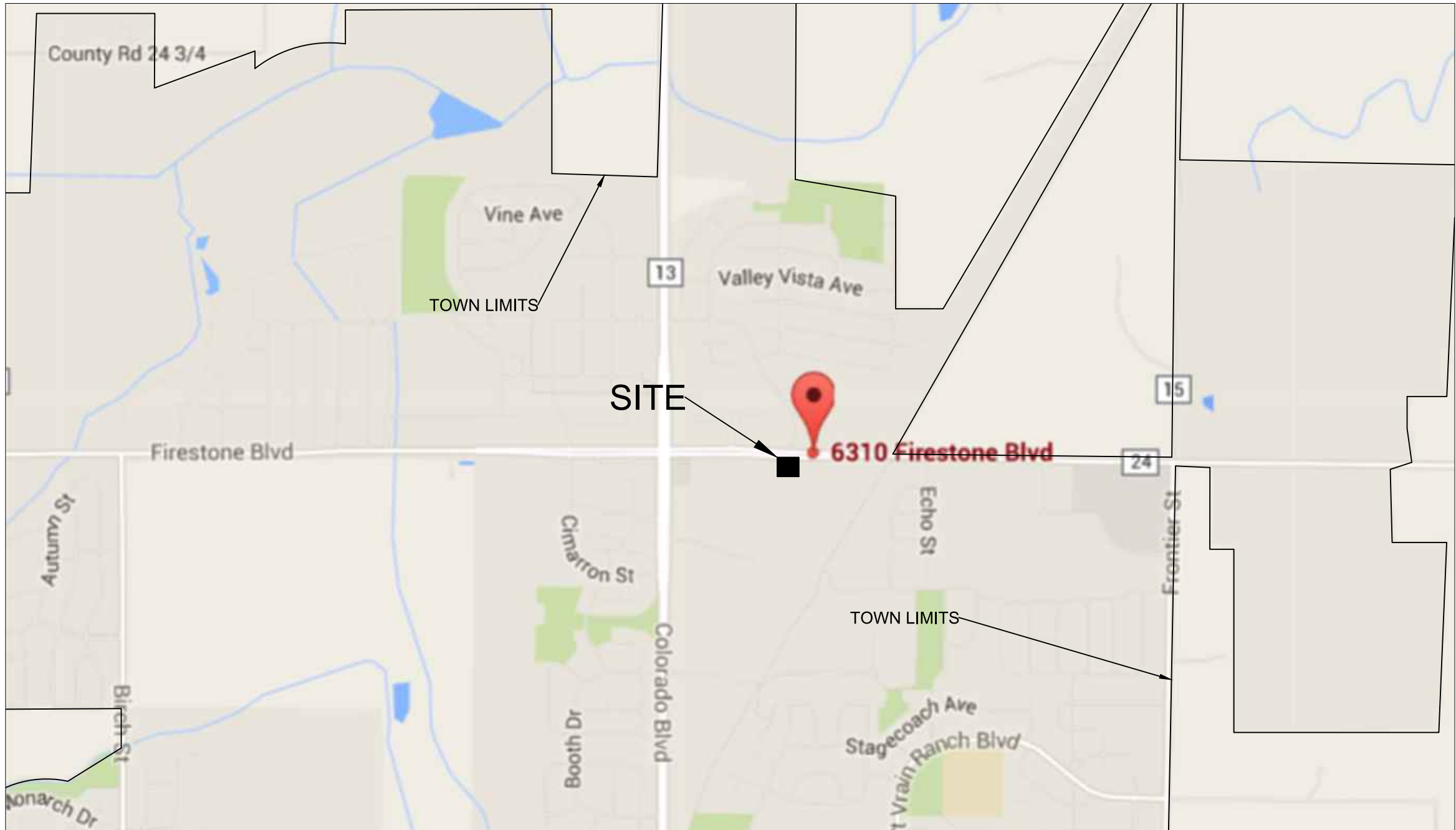
FINAL DEVELOPMENT PLAN
LOT 5 HIGH PLAINS MARKETPLACE

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

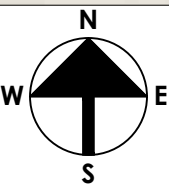
COVER SHEET
SHEET 01 OF 14

Sheet Index:

FDP1.0	Cover Sheet	Sheet 01 of 14
FDP2.0	Notes Sheet	Sheet 02 of 14
FDP3.0	Site Plan	Sheet 03 of 14
FDP4.0	Grading Plan	Sheet 04 of 14
FDP5.0	Utility Plan	Sheet 05 of 14
FDP6.0	Landscape Plan	Sheet 06 of 14
FDP6.1	Landscape Details	Sheet 07 of 14
FDP7.0	Irrigation Plan	Sheet 08 of 14
FDP7.1	Irrigation Details	Sheet 09 of 14
FDP8.0	Floor Plan	Sheet 10 of 14
FDP9.0	Building Elevations	Sheet 11 of 14
FDP9.1	Building Elevations	Sheet 12 of 14
FDP10.0	Photometric Plan - LED Option	Sheet 13 of 14
FDP10.1	Photometric Plan - Halide Option	Sheet 14 of 14



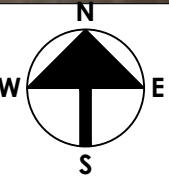
SITE MAP:
1" = 1200'
Map from Google



Site Map:



AERIAL MAP:
1" = 200'
Map from Google



Notes:

- The Property described and shown hereon lies within Flood Hazard Area Zone C, according to the Federal Emergency Management Agency National Flood Insurance Program "Flood Insurance Rate Map" Community Panel NO. 080266 0855 C. For Weld County, Colorado with an effective date of September 28, 1982. No office calculations or field surveying was performed to determine this information.
- The location of all underground utility lines, if shown hereon, are based on field location of visible evidence and markings and mapping provided by a utility location service and are to be considered as approximate location only. All underground utilities should be field verified prior to any construction.
- Bearings shown heron are based on the North line of of the Northwest Quarter of Section 7, Township 2 North, Range 67 West as Bearing S88°12'33"E as monuments and and bounded by the monuments shown hereon.
- Benchmark: BM #25-Marked "X" on the North end of headwall at Northwest corner of intersection of Firestone Boulevard and Colorado Boulevard.
Elevation: 4848.265 FEET

Developer:

SLS Associates, LLC
Attn: Mr. Carl Measer
Add: P.O. Box 1863
Broomfield, CO 80038
Ph: (303) 229-7254
Email: cmeaser@gmail.com

Owner:

Attn: Mr. Jason Brown
Add:
Longmont, CO 80501
Ph: (303) 868-9896
Email: jasonbrown@acsent.builders.net

Architectural Consultant:



Attn: Mr. Scott Robinson
Add: 825 Delaware Ave., #304
Longmont, CO 80501
Ph: (303) 800-8633
Email: scott@lodestonedesign.com

Civil Engineer & Landscape Consultant:



Attn: Mr. Eric Burtzloff, PE
Add: 3461 Ringsby Court, #125
Denver, CO 80216
Ph: (720) 427-6161
Email: eric@altitudelandco.com

Legal Description:

All of Lot 5, High Plains Marketplace, Town of Firestone, County of Weld, State of Colorado as more specifically shown on the plat of the name recorded on November 3, 2003 at Reception No. 3112964 with the Weld County Clerk and Recorder. Located in the Northwest 1/4 of Section 7, Township 2 North, Range 67 West of the 6th P.M. Containing 35.054 sq. ft. (0.804 acres) more or less.

Approval Block:

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this _____ day of _____, 20____ by the Resolution No. _____.

Mayor _____ ATTEST: Town Clerk _____

Acceptance Block and Notary:

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

By: SLS Associates, LLC., a Colorado Limited Liability Company

State of Colorado)
SS.

County of Weld

The foregoing instrument was acknowledged before me this _____ day of

_____, 20____, by _____

Witness my hand and official seal

Notary Public

My commission expires



3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N Cascade, Suite 160
Colorado Springs, CO 80907

720.413.9691
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

LOT 5 HIGH PLAINS MARKETPLACE
FINAL DEVELOPMENT PLAN
Town of Firestone, Weld County, State of Colorado

ALC17-220

NOT FOR CONSTRUCTION

COPYRIGHT 2018

This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with Altitude Land Consultants.

Lot 5 High Plains Marketplace		REVISION:	
Cover Sheet		NO.	DATE
Name of Application:	Lot 5 High Plains Marketplace	BY	
Type of Submittal:	Final Development Plan		
Filing Number:			
Phase Number:			
Preparation Date:	NOVEMBER 06, 2017		
Revision Date:	MARCH 26, 2018		
Revision Date:			
Revision Date:			
Revision Date:			
Revision Date:			
Sheet 01 of 14			

COVER
SHEET

FDP1.0

FINAL DEVELOPMENT PLAN
LOT 5 HIGH PLAINS MARKETPLACE

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

NOTES SHEET
SHEET 02 OF 14



3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N Cascade, Suite 160
Colorado Springs, CO 80907

720.413.9691
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

LOT 5 HIGH PLAINS MARKETPLACE
FINAL DEVELOPMENT PLAN
Town of Firestone, Weld County, State of Colorado

ALC17-220

NOT FOR CONSTRUCTION

COPYRIGHT 2018

This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with Altitude Land Consultants.

Lot 5 High Plains Marketplace		REVISION:	
Notes Sheet		NO.	DATE
Name of Application:	Lot 5 High Plains Marketplace	DATE: NOVEMBER 6, 2017 DRAWN BY: JMG CHECKED BY: ETB	BY
Type of Submittal:	Final Development Plan		
Filing Number:			
Phase Number:			
Preparation Date:	NOVEMBER 06, 2017	NOTES SHEET	
Revision Date:	MARCH 26, 2018		
Revision Date:			
Revision Date:			
Revision Date:			
Revision Date:			
Sheet 02 of 14		FDP2.0	

PROJECT CONCEPT:

THIS FINAL DEVELOPMENT PLAN (FDP) IS FOR THE LOT 5 HIGH PLAINS MARKETPLACE, WHICH IS LOCATED WITHIN LOT 5 OF THE HIGH PLAINS MARKETPLACE FINAL DEVELOPMENT PLAN.

THE TOWN OF FIRESTONE LAND USE CATEGORY FOR THIS SITE IS NC-PUD, DESCRIBED AS NEIGHBORHOOD CENTER (COMMERCIAL AND OFFICE) PLANNED UNIT DEVELOPMENT.

THE SITE IS PART OF THE PREVIOUSLY APPROVED HIGH PLAINS MARKETPLACE FDP WHICH INCLUDED ROADWAY AND INFRASTRUCTURE IMPROVEMENTS. THIS FDP PROVIDES SPECIFIC SITE IMPROVEMENTS FOR LOT 5 THAT CONFORMS TO THE SITE TRAFFIC ACCESS PLAN, OVERALL LANDSCAPE PLAN, OVERALL UTILITY PLAN AND DRAINAGE PLANS, AND THE ARCHITECTURAL THEME OF THE DEVELOPMENT.

THE LOT 5 HIGH PLAINS MARKETPLACE IS A MIXED RETAIL USE BUILDING/RESTAURANT WHICH WILL INCLUDE A DRIVE-THRU WITH THE EXPECTATION THAT DRIVE-THRU SERVICES WILL BE PROVIDED. THIS PROJECT WILL PROVIDE A NEW BUILDING IN PLACE OF A VACANT LOT AND WILL CREATE A SOURCE OF TAX REVENUE FOR THE TOWN OF FIRESTONE.

ODORS FROM THE RESTAURANT WILL BE CONFINED TO THE LOT UPON WHICH THE RESTAURANT IS LOCATED. NUISANCE ODORS SHALL BE ELIMINATED OR MITIGATED SO AS NOT TO UNREASONABLY INTERFERE WITH THE COMFORT OF THE PUBLIC USING THE FACILITY.

ENVIRONMENTAL IMPACT MITIGATION:

THERE IS NO EVIDENCE OF RECOGNIZED ENVIRONMENTAL CONDITIONS FOR THIS SITE AND THERE WILL BE NO SPECIAL TREATMENT REQUIRED.

REFER TO THE "PHASE 1 ENVIRONMENTAL SITE ASSESSMENT SOUTHEAST CORNER OF WELD COUNTY ROAD 24 AND WELD COUNTY ROAD 13 FIRESTONE, COLORADO" PROJECT NO. 03-1-389 DATED JULY 22, 2003 BY KUMAR & ASSOCIATES, INC.

PRIVATE MAINTENANCE AND ENFORCEMENT:

THE SITE WILL BE PRIVATELY MAINTAINED.

NECESSARY CROSS-ACCESS AND UTILITY EASEMENTS AS WELL AS AGREEMENTS FOR AND COMMON ROADWAYS AND/OR ACCESS POINTS ARE PROVIDED AS PART OF THE HIGH PLAINS MARKETPLACE FDP. THE SITE PLAN HAS BEEN DESIGNED TO ACCOMMODATE VEHICULAR ACCESS FROM THE LOT TO THE WEST. THE SITE PLAN ALSO ACCOMMODATES ACCESS FROM THE PUBLIC ROADWAY TO THE SOUTH.

PARKS, TRAILS, AND OPEN SPACE:

NO PUBLIC PARKS, TRAILS OR OPEN SPACE EXIST ON THIS SITE. THE PUBLIC LAND DEDICATION REQUIREMENT HAS BEEN MET BY THE PREVIOUSLY PLATTING OF HIGH PLAINS MARKETPLACE.

CONTROLS:

THERE ARE NO COMMON AREAS OR JOINT OWNERSHIP AREAS THAT EXIST ON THIS SITE. THE DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS ARE PROVIDED AS PART OF THE HIGH PLAINS MARKETPLACE FDP.

A.D.A COMPLIANCE:

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

DRAINAGE:

THE SITE HAS BEEN GRADED SUCH THAT ALL RUNOFF GENERATED ON THE SITE IS CARRIED VIA SHEET FLOW TO THE ADJACENT LOTS TO THE WEST AND SOUTH. THE RUNOFF IS THEN CONVEYED VIA CATCH CURBS AND CONCRETE PANS TO EXISTING STORM INLETS. THE EXISTING STORM INFRASTRUCTURE OF HIGH PLAINS MARKETPLACE FDP THEN ROUTES CAPTURED STORMWATER TO AN EXISTING REGIONAL DETENTION POND TO THE SOUTH OF THE SITE.

REFER TO THE FINAL DRAINAGE LETTER, DATED AUGUST 12TH, 2003 BY NORTHERN ENGINEERING SERVICES, INC. FOR DRAINAGE CALCULATIONS, HYDRAULIC ANALYSIS AND A DESCRIPTION OF THE STORM DRAINAGE SYSTEM CONFORMANCE TO THE HIGH PLAINS MARKETPLACE FDP.

REFER TO THE DRAINAGE COMPLIANCE LETTER DATED MARCH 26TH, 2018 BY ALTITUDE LAND CONSULTANTS, INC. FOR DEVELOPED IMPERVIOUSNESS CALCULATIONS AND HOW THE EXISTING STORM INFRASTRUCTURE AND DRAINAGE FACILITIES ARE NOT NEGATIVELY IMPACTED BY THIS DEVELOPMENT.

WATER DEDICATION:

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

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

IRRIGATION DEMAND = X.XX CBT SHARES

DOMESTIC DEMAND = X.XX CBT SHARES

A TOTAL OF ___ SHARES SHALL BE TRANSFERRED TO THE TOWN OR CASH IN-LIEU PAYMENT MADE PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

UTILITIES:

UTILITY INFRASTRUCTURE WAS CONSTRUCTED AS PART OF THE HIGH PLAINS MARKETPLACE FDP. SERVICES WILL BE EXTENDED TO THE BUILDING AS PART OF THIS FDP. A 1-1/2 INCH WATER SERVICE WILL PROVIDE WATER TO THE BUILDING AND A 4-INCH SANITARY SEWER SERVICE LINE WILL PROVIDE SEWER SERVICE TO THE BUILDING. A GREASE INCEPTOR FOR THE BUILDING WILL ALSO BE PART OF THIS FDP.

ABOVE GROUND DRY UTILITIES WILL BE SCREENED WITH LANDSCAPING IN COORDINATION WITH THE UTILITY PROVIDER'S REQUIREMENTS FOR SETBACK OF PLANTING MATERIALS.

THE DEVELOPMENT SHALL BE SERVED BY THE FOLLOWING UTILITY COMPANIES.

GAS - BLACK HILLS ENERGY
ELECTRIC - CENTURY LINK
TELEPHONE - QWEST COMMUNICATIONS
WATER - TOWN OF FIRESTONE
SANITARY SEWER - ST. VRAIN SANITATION DISTRICT
POLICE - TOWN OF FIRESTONE
FIRE - FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT

PARKING:

THE SITE WILL PROVIDE 20 PARKING SPACES (9'X18') AND 2 HANDICAP ACCESSIBLE PARKING SPACES FOR A TOTAL OF 22 PARKING SPACES. THIS YIELDS APPROXIMATELY 1 SPACE PER 286 SQUARE FEET OF BUILDING.

ARCHITECTURE:

THE LOT 5 BUILDING MATCHES THE EXISTING DESIGN THEME OF THE HIGH PLAINS MARKETPLACE SHOPPING CENTER AND FEATURES THE FOLLOWING ARCHITECTURAL ELEMENTS.

1. INTEGRALLY COLORED SPLIT AND SMOOTH FACED CONCRETE MASONRY UNITS DETAILED IN ALTERNATING PATTERNS AND COLORS.
2. THE BUILDING FASCIA'S ARE ACCENTED IN STUCCO IN A COLOR TO BLEND WITH THE WALL COLORS. ACCENT JOINTS AND REVEALS WILL PROVIDE VISUAL INTEREST TO THE STUCCO SURFACES.
3. ARCHITECTURAL QUALITY ROOFING WILL BE USED ON ALL SLOPED ROOF SURFACES.
4. PROTECTION ACROSS THE FRONT OF THE RETAIL SPACES WILL BE PROVIDED BY AWNINGS.
5. A CORNICE MADE OF A DISCERNABLY DIFFERENT MATERIAL AND PROTRUDE FROM THE MAIN WALL PLANE WILL BE PROVIDED ALONG THE TOP OF ALL EXTERIOR WALLS.
6. ANODIZED BRONZE STOREFRONT WITH A SPANDREL PANEL BOTTOM PANE SHALL BE USED FOR THE RETAIL SPACE.
7. ALL HVAC AND MECHANICAL EQUIPMENT SHALL BE SCREENED OR CAMOUFLAGED FROM VIEW.
8. A TRASH ENCLOSURE SHALL BE PROVIDED AND CONSTRUCTED FROM THE SAME MATERIALS AS THE MAIN BUILDING.
9. REFER TO THE BUILDING ELEVATION SHEETS FOR A COMPLETE LIST OF BUILDING MATERIALS.
10. PARKING LOT LIGHTS AND BUILDING LIGHTING ARE DOWNCAST LIGHTS, SHIELDED, OR INDIRECT TO PROVIDE EVEN SUITABLE LIGHTING. PLEASE SEE PHOTOMETRIC. PARKING LOT LIGHTS AND BUILDING LIGHTING WILL MATCH THE FIXTURES OF THE SURROUNDING HIGH PLAINS MARKETPLACE SHOPPING CENTER.

LANDSCAPING:

THE LANDSCAPE FOR, "LOT 5 HIGH PLAINS MARKETPLACE STRIP RETAIL," IS DESIGNED TO PROVIDE A MINIMALLY INVASIVE, REGIONALLY SENSITIVE PLAN THAT UTILIZES PLANTS THAT ARE KNOWN TO PERFORM WELL IN THIS AREA. SHOWY TREES ARE USED IN THE PARKING LOT TO CREATE AN INVITING AND INTRIGUING LANDSCAPE. MEDIUM-HEIGHT SHRUBS AND GRASSES ARE UTILIZED WITHIN THE PARKING LOT TO PROVIDE BASIC SCREENING FOR THE PARKING LOT AS WELL AS FOUNDATION PLANTINGS FOR THE BUILDING. CONIFERS AND BROADLEAF EVERGREENS PLANTED IN THE CORNERS WILL GIVE YEAR-ROUND CHARACTER TO THE SITE. PURPLE WINTERCREEPER, PLANTED IN THE PARKING LOTS, WILL ALSO PROVIDE YEAR-ROUND COLOR. ON THE NORTHERN PORTION OF THE SITE, A STRIP OF SHOWY PERENNIALS AND LANDSCAPE BOULDERS WILL CREATE A LUSH FLOWERING LANDSCAPE WITH MANY VARYING COLORS. RUSSIAN SAGE IS PLANTED AROUND THE PROXIMITY OF THE TRASH ENCLOSURE TO MASK UNPLEASANT ODORS. RHIZOMATOUS TALL FESCUE GRASS IS THEN USED ON THE NORTHERN-MOST PORTION TO ESTABLISH A FULL LAWN.

BUILDING ADDRESS:

6130 FIRESTONE BOULEVARD.

SITE OPERATIONS:

STORE HOURS OF OPERATIONS ARE 7AM TO 10PM EVERY DAY OF THE WEEK.

SETBACKS:

ALL SETBACKS ARE AS SHOWN ON THE FDP SITE PLAN ON FDP3.0 SHEET 3.

DEVELOPMENT SCHEDULE:

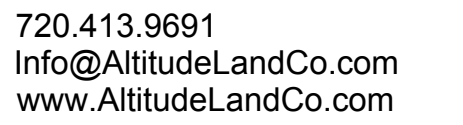
IT IS ANTICIPATED THAT CONSTRUCTION OF THE SITE WILL BEGIN IN JUNE 2018 WITH A PLANNED OPENING IN DECEMBER 2018.

IN NO EVENT SHALL THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY BE EXTENDED BEYOND THREE YEARS OF THE DATE OF ISSUANCE OF THE FIRST BUILDING PERMIT. IF THE FINAL CERTIFICATE OF OCCUPANCY IS NOT ISSUED WITHIN SUCH THREE YEAR PERIOD, THE FDP SHALL BE SUBJECT TO THE PROVISIONS OF SECTION 17.22.130 OF THE TOWN CODE.

CIRCULATION SYSTEM:

THE PRIMARY ACCESS TO THE INDIVIDUAL UNITS ARE LOCATED ON THE WEST SIDE OF THE BUILDING. THE SITE PLAN ALSO ACCOMMODATES ACCESS FROM THE ADJACENT LOT TO THE WEST. THE SITE HAS BEEN DESIGNED SUCH THAT ACCESS TO THE PARKING LOT AND THE DRIVE-THRU ARE SEPARATED.

SITE PLAN
SHEET 03 OF 14



LOT 5 HIGH PLAINS MARKETPLACE
FINAL DEVELOPMENT PLAN
 Town of Firestone, Weld County, State of Colorado

ALC17-220



Lot 5 High Plains Marketplace		NO. <u>DATE</u>	REVISION:	<u>BY</u>
Site Plan				
Name of Application:	Lot 5 High Plains Marketplace	DATE: NOVEMBER 6, 2017 DRAWN BY: JMG CHECKED BY: ETB	SITE PLAN	FDP3.0
Type of Submittal:	Final Development Plan			
Filing Number:				
Phase Number:				
Preparation Date:	NOVEMBER 06, 2017			
Revision Date:	MARCH 26, 2018			
Revision Date:				
Revision Date:				
Revision Date:				
Revision Date:				
Sheet <u>03</u> of <u>14</u>				

FINAL DEVELOPMENT PLAN
LOT 5 HIGH PLAINS MARKETPLACE

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

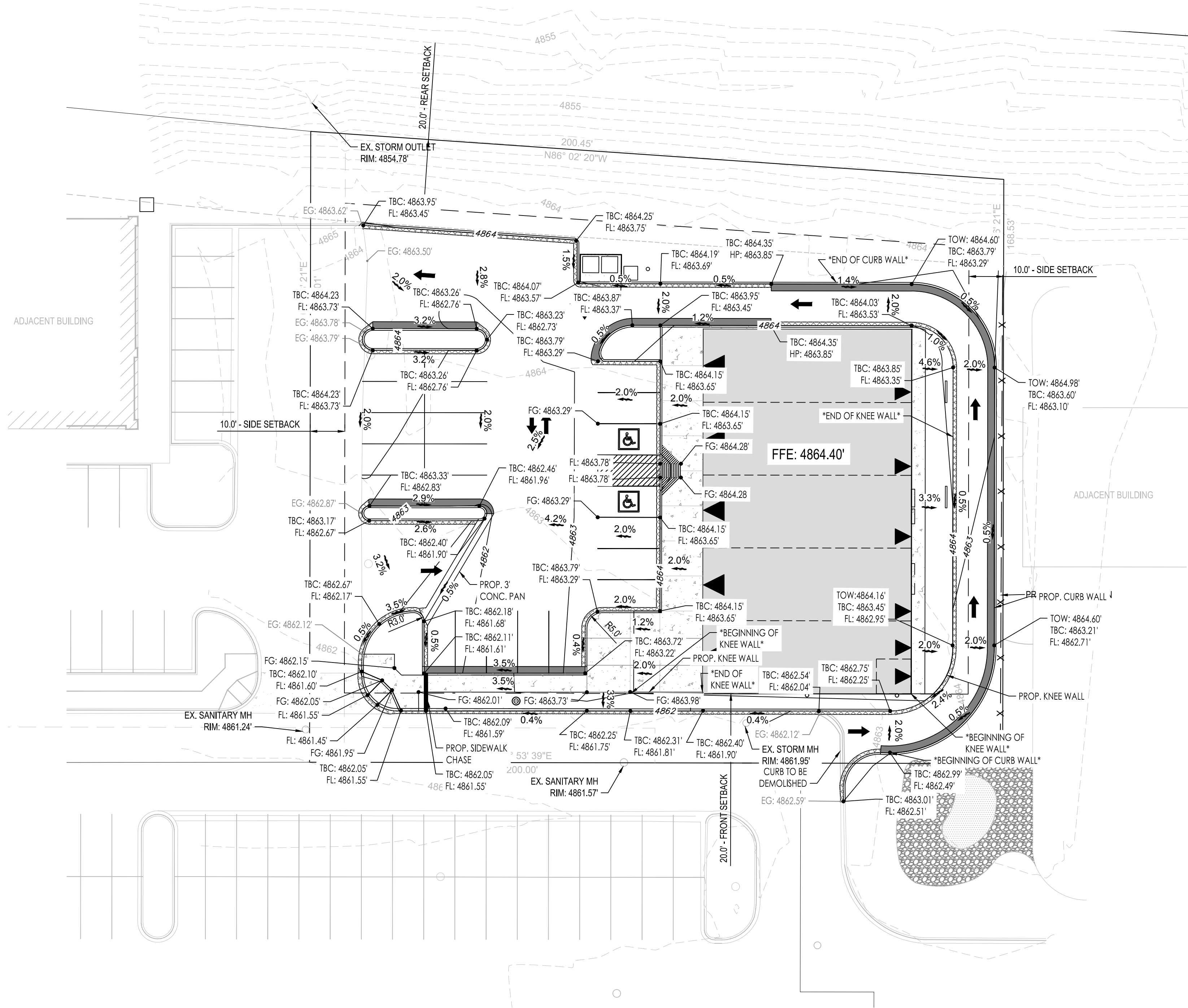
GRADING PLAN
SHEET 04 OF 14



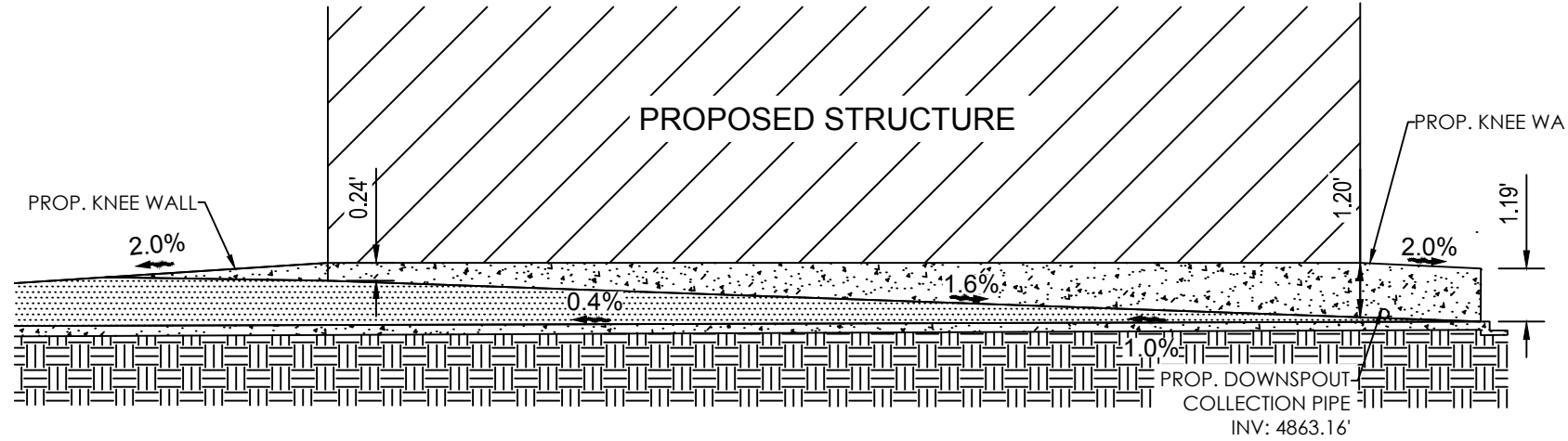
3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N Cascade, Suite 160
Colorado Springs, CO 80907

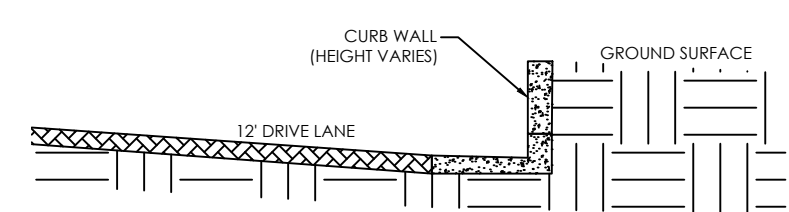
720.413.9691
Info@AltitudeLandCo.com
www.AltitudeLandCo.com



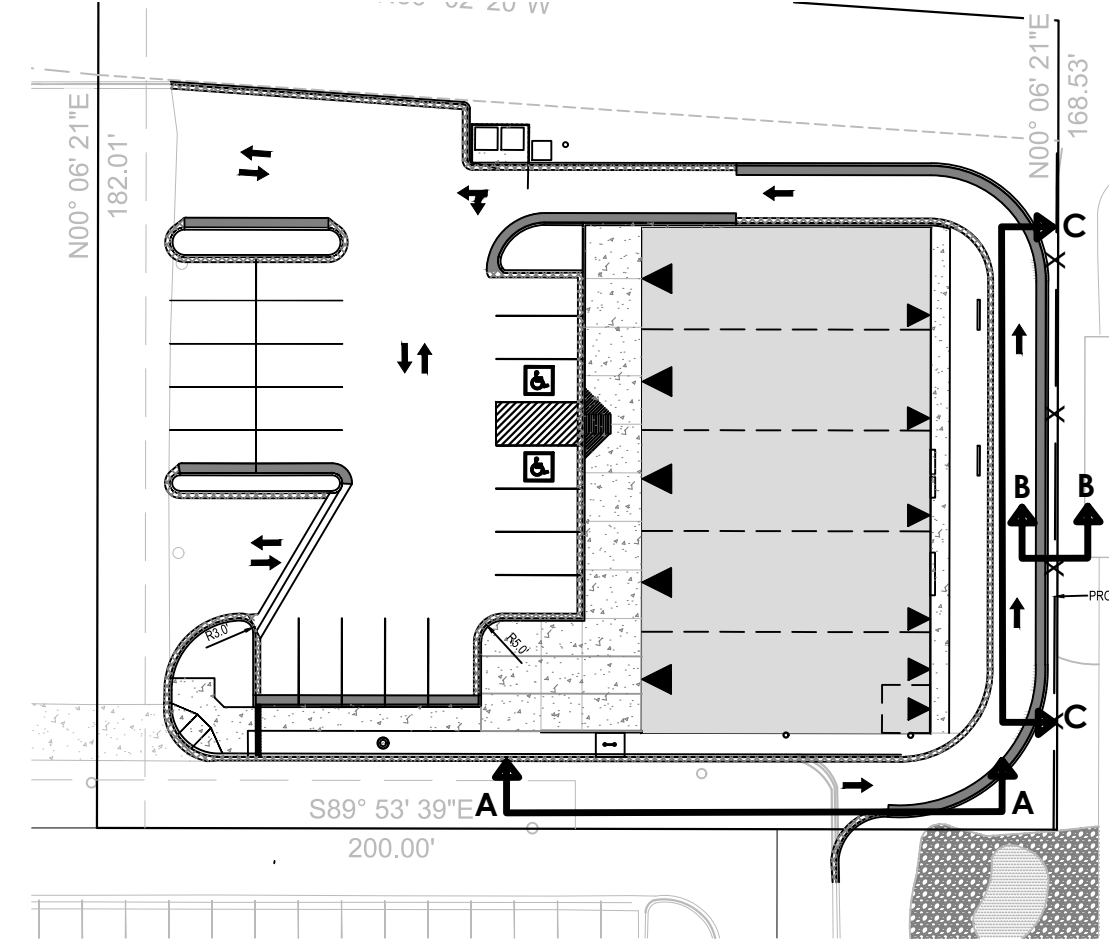
CROSS SECTION A-A:



CROSS SECTION B-B:



CROSS SECTION MAP:



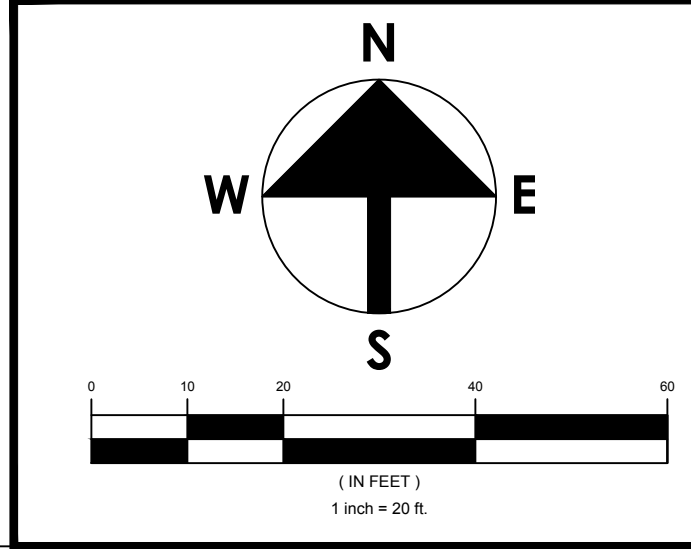
Abbreviation Legend

- FG: Finished Grade
- EG: Existing Grade
- FL: Flow Line
- PC: Property Corner
- TC: Top of Curb
- BC: Bottom of Curb
- BS: Bottom of Step
- TS: Top of Step
- GB: Grade Break
- GS: Ground Shot
- TW: Top of Wall
- BW: Bottom of Wall
- DS: Downspout
- FPE: Finished Floor Elevation
- foy: Foyer
- gar: Garage

Legend

- Property Line
- Adjacent Property Line
- Existing Sanitary Sewer
- Proposed Sanitary Sewer
- Existing Storm Sewer
- Proposed Storm Sewer
- Existing Water
- Proposed Water
- Existing Fiber Optic Line
- Existing Overhead Electric
- Existing Gas Line
- Existing Contour
- Proposed Contour
- Existing Spot Elevation
- Proposed Spot Elevation
- Parking Spaces
- Accessible Route

Drawing Scale & North Arrow



NOT FOR CONSTRUCTION

COPYRIGHT 2018

This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with Altitude Land Consultants.

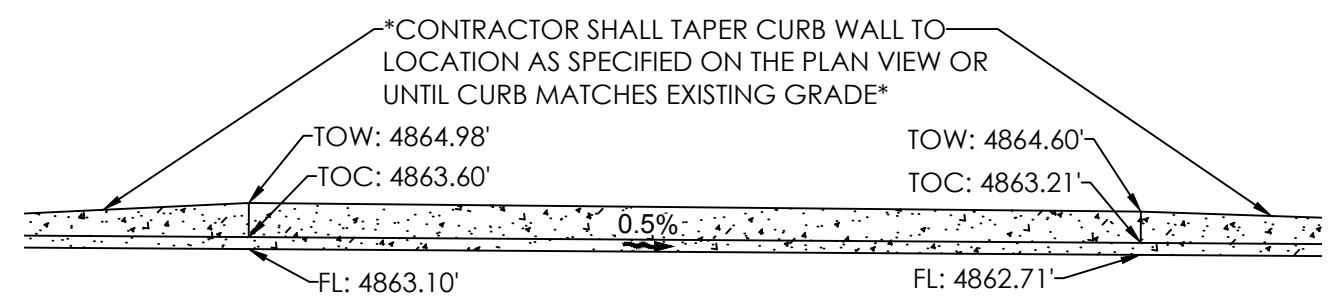
REVISION:

NO.	DATE	BY

GRADING
PLAN

FDP4.0

CROSS SECTION C-C:



General Notes:

- All survey information contained herein was gathered in the field on February 2016 by Altitude Land Consultants, Inc.
- Utilities shown hereon are based on graphical evidence, utility maps from the governing jurisdictions and surveyed evidence in the field.
- Site address is: 6310 Firestone Blvd, Firestone, CO.

Site Benchmark is: BM #25-Marked "X" on the North end of headwall at Northwest corner of intersection of Firestone Boulevard and Colorado Boulevard. Elevation: 4848.265 FEET

Sheet 04 of 14

FINAL DEVELOPMENT PLAN
LOT 5 HIGH PLAINS MARKETPLACE

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

UTILITY PLAN

SHEET 05 OF 14



3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N Cascade, Suite 160
Colorado Springs, CO 80907

720.413.9691
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

LOT 5 HIGH PLAINS MARKETPLACE
FINAL DEVELOPMENT PLAN

Town of Firestone, Weld County, State of Colorado

ALC17-220

NOT FOR CONSTRUCTION

COPYRIGHT 2018

This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with Altitude Land Consultants.

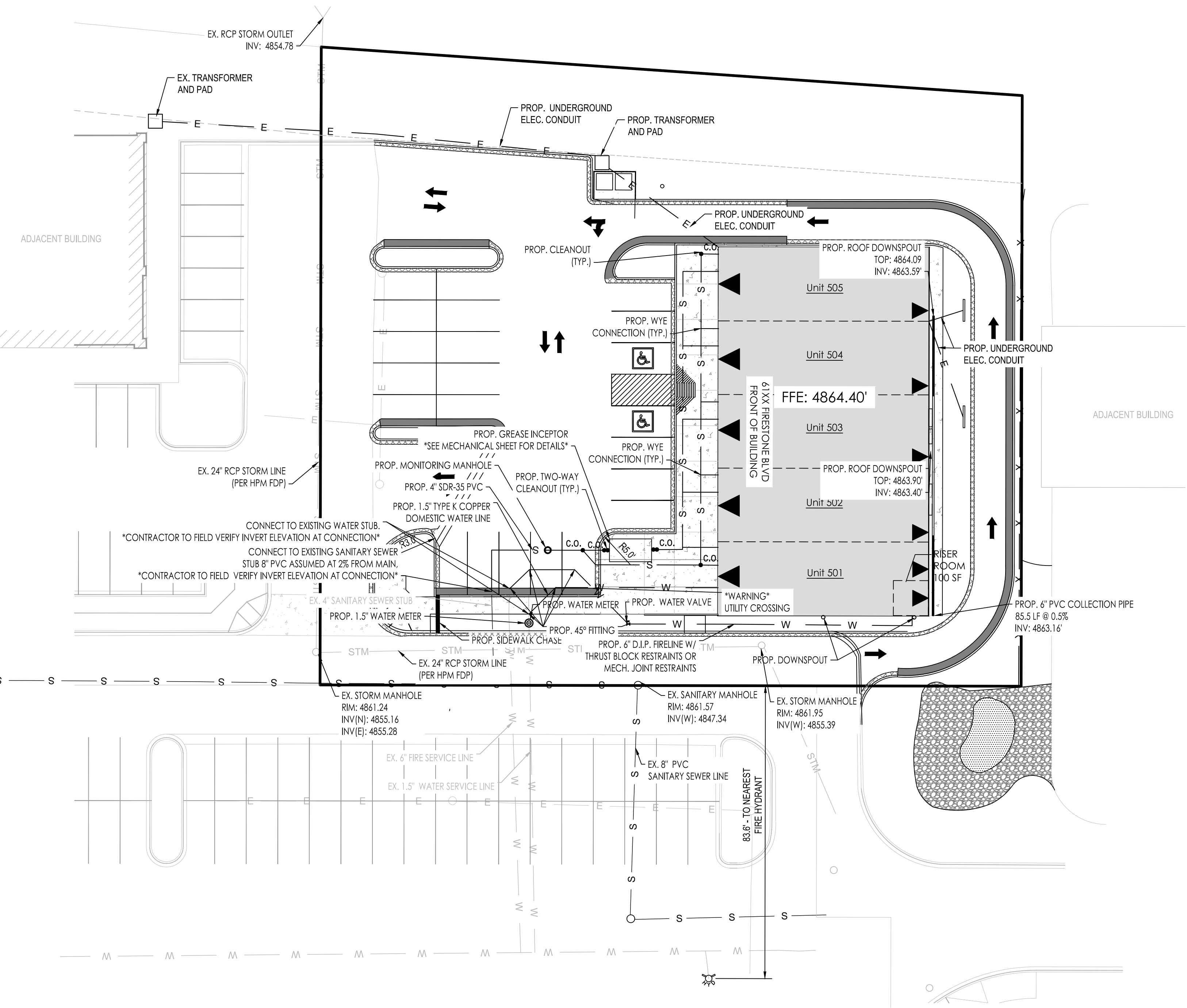
REVISION:
NO. DATE BY

DATE: NOVEMBER 6, 2017
DRAWN BY: JMG
CHECKED BY: ETB

UTILITY
PLAN

FDP5.0

LOT 5 HIGH PLAINS MARKETPLACE - FINAL DEVELOPMENT PLAN

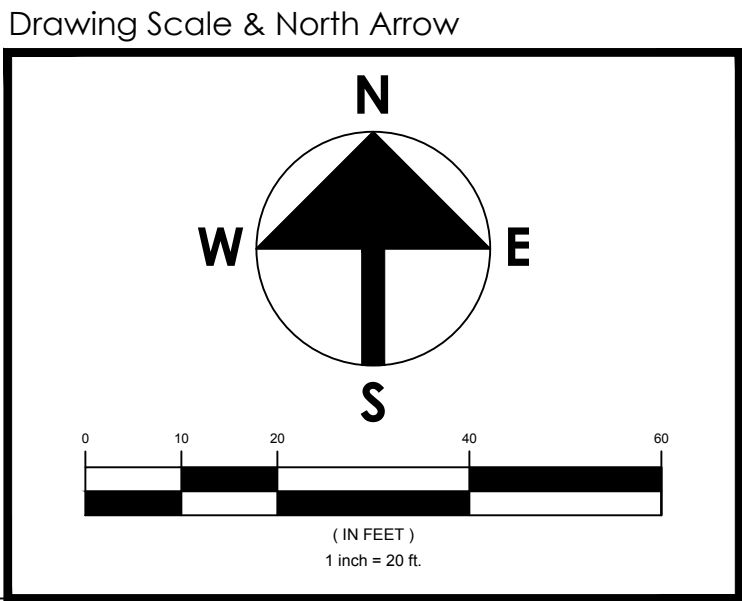


TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS
INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: IFC 2015 WITH 2016 AMENDMENTS
OCCUPANCY GROUP(S): A-2
CONSTRUCTION TYPE(S): V-B
FIRE FLOW CALCULATION AREA: XXXX SF
THIS BUILDING IS FULLY SPRINKLERED
*ASSUMES ALL PARTY WALLS ARE CLASSIFIED AS DIVISION WALLS

WATER METER TABLE		
QUANTITY	SIZE	TYPE
1	1.5"	COMMERCIAL
1	1.5"	IRRIGATION

Legend	
---	Property Line
---	Adjacent Property Line
---	Existing Sanitary Sewer
---	Proposed Sanitary Sewer
---	Existing Storm Sewer
---	Proposed Storm Sewer
---	Existing Water
---	Proposed Water
---	Existing Fiber Optic Line
---	Existing Overhead Electric
---	Existing Gas Line
---	Existing Contour
---	Proposed Contour
---	Existing Spot Elevation
---	Proposed Spot Elevation
---	Parking Spaces
---	Accessible Route



UTILITY GENERAL NOTES:
1. NEAREST FIRE HYDRANT IS LOCATED DIRECTLY SOUTH OF THE SUBJECT SITE; APPROXIMATELY 83.6-FT FROM SUBJECT SITE.

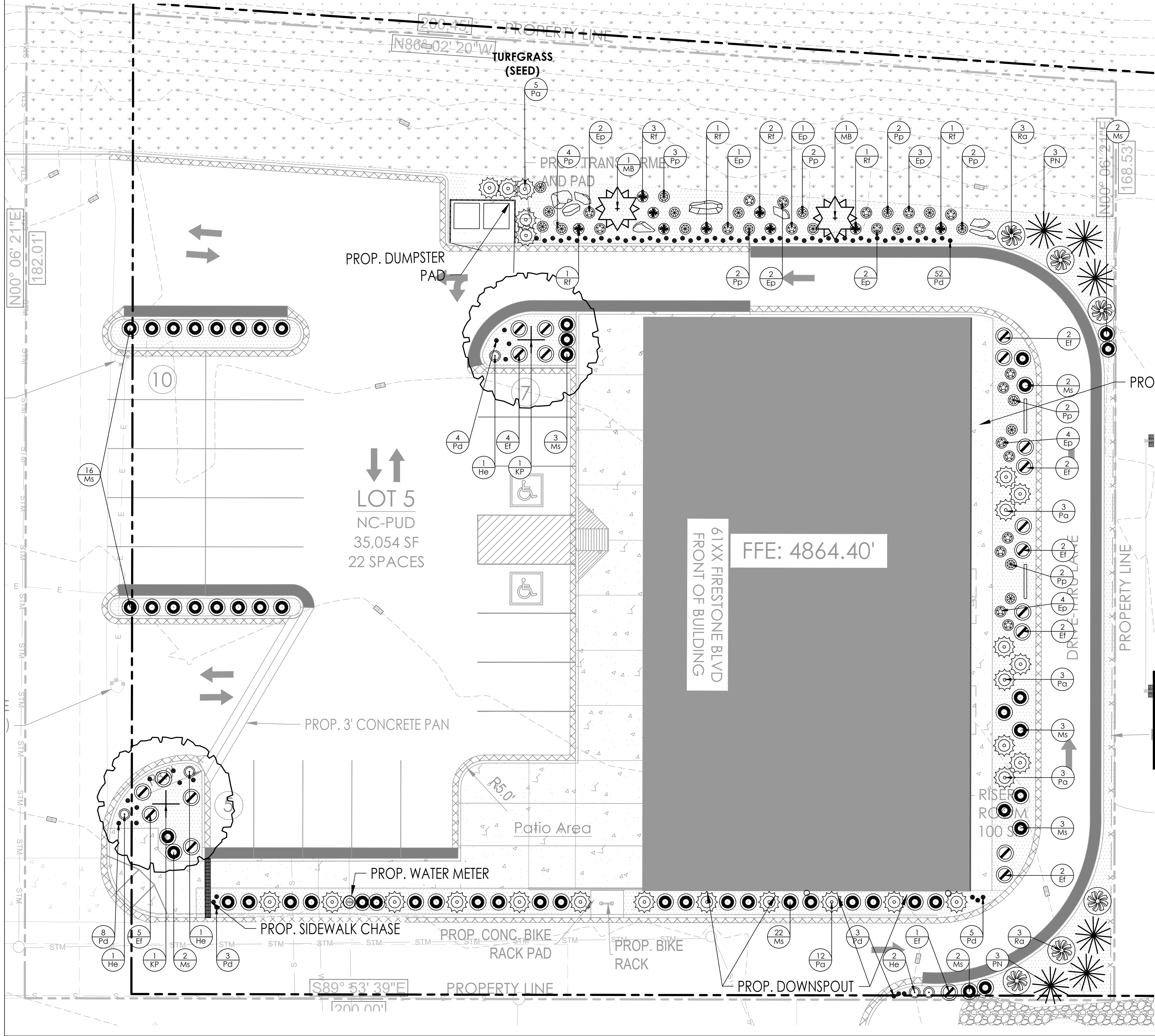
Lot 5 High Plains Marketplace Utility Plan	
Name of Application:	Lot 5 High Plains Marketplace
Type of Submittal:	Final Development Plan
Filing Number:	
Phase Number:	
Preparation Date:	NOVEMBER 06, 2017
Revision Date:	MARCH 26, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Revision Date:	

Sheet 05 of 14

FINAL DEVELOPMENT PLAN
LOT 5 HIGH PLAINS MARKETPLACE

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 6 OF 14

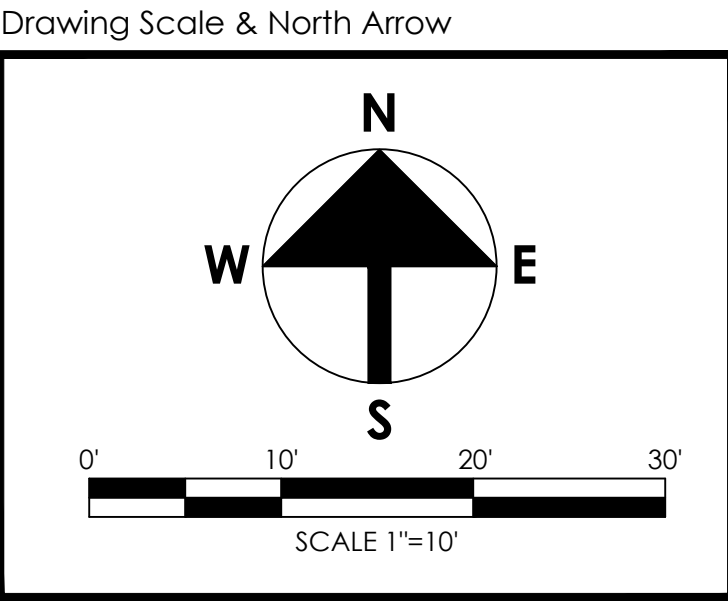


PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	MIN. SPACING
	KP	2	Koelreuteria paniculata / Golden Rain Tree	B&B 2" Cal.	25' x 25' H	See Plan
	MB	2	Malus x 'Red Barron' / Red Barron Crabapple	B&B 2" Cal.	8' x 18' H	See Plan
	PN	6	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	B&B 2" Cal.	7' x 25' H	See Plan
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	MIN. SPACING
	Ra	10	Rhus aromatica 'Grow-Low' / Dwarf Fragrant Sumac	#5	8' x 3' H	72" O.C.
	Ef	16	Euonymus fortunei 'Coloratus' / Coloratus Purple Wintercreeper	#5	6' x 18' H	96" O.C.
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	MIN. SPACING
	Ep	18	Echinacea purpurea / Purple Coneflower	#1	2' x 3' H	24" O.C.
	He	5	Hemerocallis x 'Autumn Red' / Autumn Red Daylily	#1	3' x 4' H	36" O.C.
	Pa	26	Perovskia atriplicifolia / Russian Sage	#1	4' x 5' H	48" O.C.
	Pp	17	Phlox paniculata 'Purple' / Garden Phlox	#1	2' x 3' H	24" O.C.
	Rf	9	Rudbeckia fulgida sullivanii 'Goldsturm' / Black-eyed Susan	#1	24" x 24" H	24" O.C.
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	MIN. SPACING
	Ms	81	Miscanthus sinensis 'Purpureus' / Flame Grass	#1	3' x 4' H	18" O.C.
	Fg	49	Festuca glauca 'Elijah Blue' / Blue Fescue	#1	1' x 1' H	36" O.C.

STATEMENT OF INTENT

The landscape for, "Lot 5 High Plains Marketplace Strip Retail," is designed to provide a minimally invasive, regionally sensitive plan that utilizes plants that are known to perform well in this area. Showy trees are used in the parking lot to create an inviting and intriguing landscape. Medium-height shrubs and grasses are utilized within the parking lot to provide basic screening for the parking lot as well as foundation plantings for the building. Conifers and broadleaf evergreens planted in the corners will give year-round character to the site. Purple Wintercreeper, planted in the parking lots, will also provide year-round color. On the northern portion of the site, a strip of showy perennials and landscape boulders will create a lush flowering landscape with many varying colors. Russian sage is planted around the proximity of the trash enclosure to mask unpleasant odors. Rhizomatous tall fescue grass is then used on the northern-most portion to establish a full lawn.

Legend		
	Gravel Mulch: 3/8" gravel mulch	3,000 S.F.
	Turfgrass (seed): Rhizomatous Tall Fescue	7,925 S.F.



Lot 5 High Plains Marketplace	
Landscape Plan	
Name of Application:	Lot 5 High Plains Marketplace
Type of Submittal:	Final Development Plan
Filing Number:	
Phase Number:	
Preparation Date:	NOVEMBER 06, 2017
Revision Date:	MARCH 26, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Revision Date:	

REVISION:		
NO.	DATE	BY
01	3/26/2018	LEV

DATE:	NOVEMBER 6, 2017
DRAWN BY:	JSG
CHECKED BY:	JWO

LANDSCAPE
PLAN

FDP6.0



3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N Cascade, Suite 160
Colorado Springs, CO 80907

720.413.9691
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

LOT 5 HIGH PLAINS MARKETPLACE

FINAL DEVELOPMENT PLAN

Town of Firestone, Weld County, State of Colorado

ALC17-220

10/10/15
DRAFT
NOT FOR CONSTRUCTION
COPYRIGHT 2018
This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with Altitude Land Consultants.

FINAL DEVELOPMENT PLAN LOT 5 HIGH PLAINS MARKETPLACE

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO



3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N Cascade, Suite 160
Colorado Springs, CO 80907

720.413.9691
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

LANDSCAPE NOTES

GENERAL NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- 24-HOURS PRIOR TO PLANTING ALL PLANT MATERIAL, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE THE PLANT LAYOUT LOCATIONS.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND SERVICE NECESSARY TO FURNISH AND INSTALL ALL WORK SPECIFIED AND AS SHOWN ON THESE PLANS.
- MITIGATION OF EXISTING TREES MAY OCCUR WITHIN THE FLOODPLAIN OF THE SITE FOR SAFETY REASONS, TO ENSURE THE SAFETY OF THE USERS OF THE AREA, WEAK-WOODDED PLANT MATERIAL AND DEAD/DYING PLANTS MAY BE REMOVED.
- DO NOT DISTURB THE EXISTING SITE CONDITIONS, INCLUDING PAVING, LIGHTING, IRRIGATION OR LANDSCAPE ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON THE PLAN.
- EXISTING TREE STUMPS ON SITE SHALL BE GRINDED AND REMOVED UNLESS OTHERWISE NOTED. WHEN EXISTING TREES ARE TO BE REMOVED FROM THE SITE, TREE STUMPS SHALL BE GRINDED AND REMOVED.
- FINAL LANDSCAPE PLAN WILL BE PROVIDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

WEED BARRIER, EDGING, AND GROUND PLANE TREATMENT:

- AN EVENLY PLACED LAYER OF GRAVEL MULCH SHALL BE PLACED ON ALL AREAS DESIGNATED TO RECEIVE THE SPECIFIED MULCH. MINIMUM DEPTHS SHALL BE ACHIEVED IN ACCORDANCE TO THE SCHEDULE BY THE TYPE OF MULCH. WEED BARRIER FABRIC SHALL BE COMPLETELY COVERED AND PINNED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER'S REPRESENTATIVE WITH A SAMPLE OF ALL TYPES OF MULCH FOR APPROVAL PRIOR TO INSTALLATION.
- WEED BARRIER SHALL BE A WOVEN, POROUS MAT AS MANUFACTURED BY AMERICAN EXCELSIOR POLYSPUN XL, DUPONT TYPAR STYLE 3341 OR MIRAFI "MIRASCAPE". THE WEED BARRIER SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- POROUS WEED BARRIER FABRIC SHALL BE INSTALLED IN ALL PLANTING BEDS WHERE ORGANIC MULCH IS NOT PRESENT.
- 4" HEIGHT BY 3/16" WIDTH ROLLED-TOP STEEL EDGING SHALL BE USED TO SEPARATE ALL PLANTING BEDS FROM TURFGRASS. ALL EDGING SHALL BE INSTALLED FLUSH WITH GRADE. AVOID BROKEN BACK CURVES AND LONG TANGENTS BETWEEN CURVES. OBTAIN OWNER'S REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION. SEE CIVIL ENGINEERING DRAWINGS AND GEOTECHNICAL ENGINEERING DOCUMENTS FOR INFORMATION REGARDING THE PAVEMENT MATERIALS FOR SIDEWALKS, DRIVEWAYS AND STREETS. SPECIAL PAVING TREATMENTS (COLOR, PAVERS, ETC.) ARE NOTED IN THE GROUND PLANE TREATMENT SCHEDULE ASSOCIATED WITH THE LANDSCAPE PLAN.

TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES:

- CULTIVATE THE SUBSOIL ON ALL PLANTING BEDS, SOD AND SEED AREAS PER THE LANDSCAPE DETAIL PROVIDED.
- THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHALL BE PROVIDED.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND THE BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF THE BALL, THEN THOROUGHLY SOAK WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF THE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE NURSERY ACT). OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
- NO ROW TREE SUBSTITUTIONS MAY BE MADE WITHOUT PRIOR APPROVAL. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S REPRESENTATIVE APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT MATERIAL AS DEEMED NECESSARY.
- ALL PLANT MATERIAL SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. THE ROOT BALL OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM THE DRYING ACTION BY COVERING THEM WITH MOIST ORGANIC MULCH. PERIODICALLY, APPLY WATER TO THE MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING THE GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON THE PLANTING DETAILS.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 12' INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
- ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST LOCATIONS PRIOR TO INSTALLING PLANT MATERIAL AS NECESSARY TO AVOID CONFLICTS WITH UNFORESEEN ELEMENTS MISSING FROM THE LANDSCAPE DRAWING OR ELEMENTS ADDED DURING CONSTRUCTION.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- PLANTS ARE TO BE SIZED AS SHOWN PER SPECIES ON THE PLANT SCHEDULE.

MAINTENANCE AND WARRANTY:

- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
- CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER THE COMMENCEMENT OF THE PLANTING INSTALLATION.
- AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANTS NOT IN HEALTHY CONDITION DURING THE ONE-YEAR WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITIONS AT ALL TIMES.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING AND AGAIN IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS. ALL SEEDED AND SODDED AREAS TO HAVE RECOMMENDED FERTILIZER APPLICATIONS: ADDED 2-3 WEEKS AFTER SEEDING EMERGENCE; ONCE IN MID- TO LATE-JUNE; IN EARLY- TO MID-AUGUST; AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE 0.5 LBS OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 SQ. FT. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

SIGHT LINE REQUIREMENTS:

- TREE BRANCHES EXTENDING BEYOND THE FLOW LINE OF THE ADJACENT CURB AND GUTTER AND/OR BEYOND THE EDGE OF THE ADJACENT SIDEWALK SHALL MAINTAIN A HEIGHT AT OR ABOVE 7- FEET MEASURED FROM THE ADJACENT FLOW LINE AND/OR SIDEWALK (AS APPLICABLE).
- OBJECTS WITHIN THE REQUIRED SIGHT TRIANGLES, INCLUDING, BUT NOT LIMITED TO LANDSCAPE PLANTERS AND LANDSCAPING, SHALL BE IN COMPLIANCE WITH THE SIGHT TRIANGLE STANDARDS OF THE LOCAL JURISDICTION.

IMPLEMENTATION AND COORDINATION OF LANDSCAPE PLAN:

- THE SHOWN UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987. THE

SHEET 7 OF 14

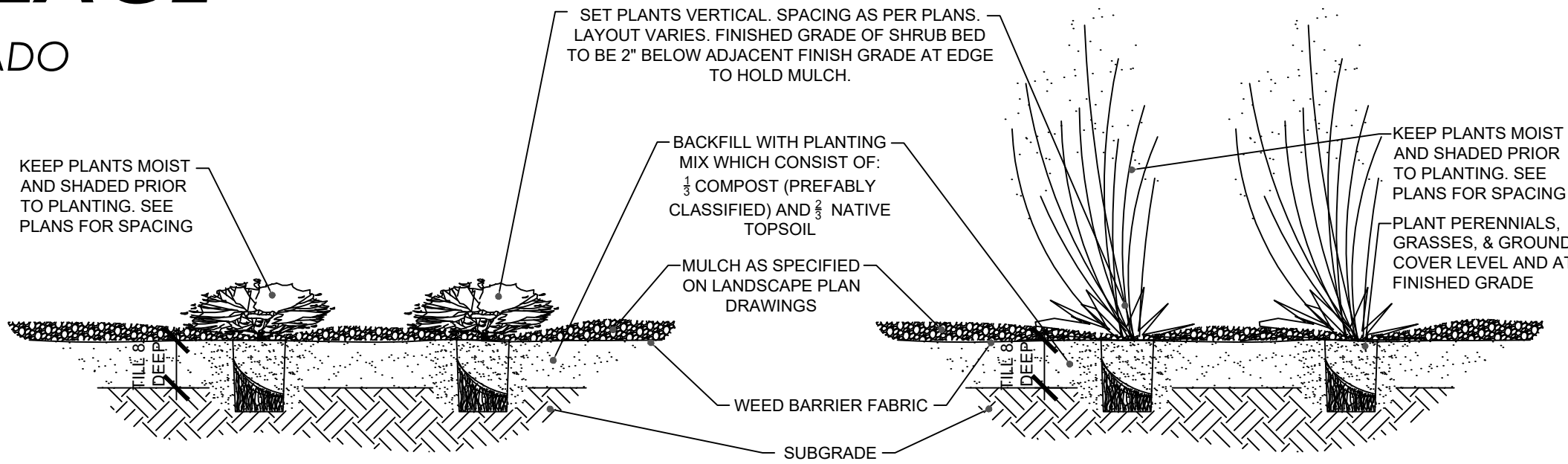
- CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES AS PER THE CITY OF FIRESTONE SPECIFICATIONS DURING THE DURATION OF WORK ON-SITE.
- ALL EXISTING TOP SOIL IS TO BE STRIPPED AND STOCKPILED FOR USE IN THE PROPOSED LANDSCAPE. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS, AND DEBRIS BEFORE REAPPLICATION. ALL BERMED PLANTING BEDS TO BE CLEAR OF WEEDS, ROCKS, AND DEBRIS BEFORE RE-APPLICATION. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL. SEE CIVIL ENGINEERING DRAWINGS FOR LOCATION OF THE STOCKPILE.
- CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. LANDSCAPE CONTRACTOR SHALL PERFORM ALL FINISH GRADING.
- THE FINISH GRADES, SEE CIVIL ENGINEERING CONSTRUCTION DRAWINGS, SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS. ALL LANDSCAPE AREAS SHALL HAVE A MINIMUM OF 2% SLOPE FOR PROPOSED SITE GRADING. SEE GRADING PLAN.

TURFGRASS:

- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SEED OR SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION.
- FINE GRADE SOD AND SEED AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ROLL SOD AFTER INSTALLATION TO INSURE ROOTS ARE IN CONTACT WITH THE SOIL SURFACE. IMMEDIATELY BEGIN WATERING OF SODDED AREAS.

IRRIGATION:

- IRRIGATION WILL BE PROVIDED TO ALL TREES, SHRUBS AND PERENNIALS VIA DRIP IRRIGATION. IRRIGATION SHALL BE PROVIDED TO ALL AREAS OF TURFGRASS VIA SPRAY/ROTOR IRRIGATION. WHERE TREES ARE LOCATED WITHIN AREAS OF MEDIUM/HIGH WATER-USE TURFGRASS, ASSURE THAT THE TREES ARE PROVIDED ADEQUATE IRRIGATION. WHERE TREES ARE LOCATED WITHIN AREAS OF LOW WATER TURFGRASS, TREES SHALL BE IRRIGATED VIA DRIP IRRIGATION.



SHRUB, GRASS & PERENNIAL NOTES:

- 3/4" SPECIFIED ORGANIC MULCH SHOULD BE PROVIDED. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.
- ALL PLANTS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS, WHERE APPLICABLE.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.
- CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
- THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
- THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

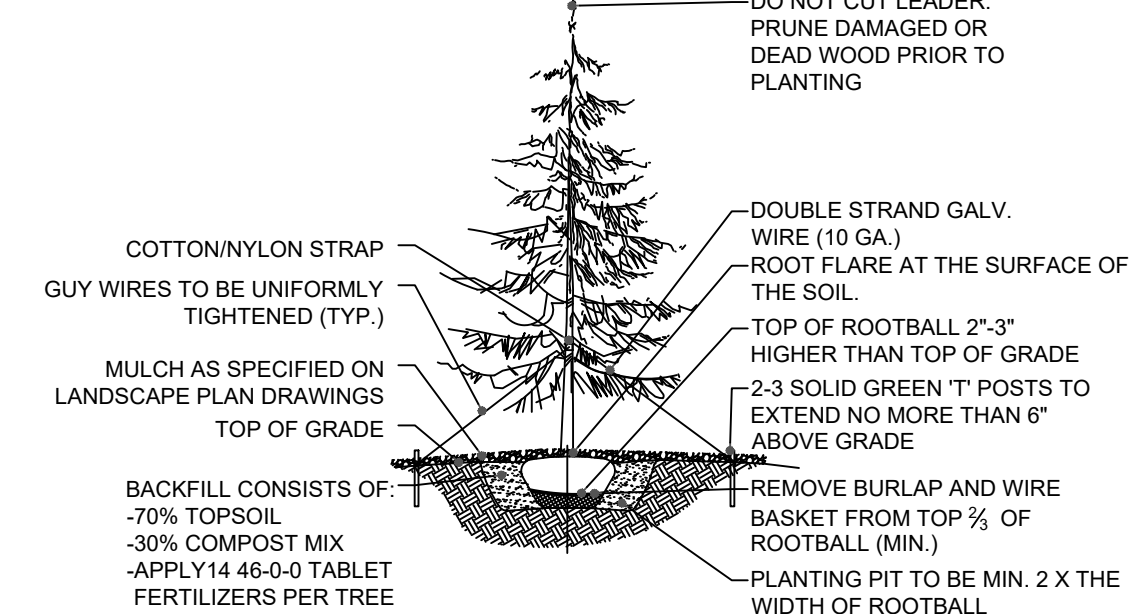
- SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.
- PRUNE ONLY DEAD OR BROKEN BRANCHES, AND WEAK OR NARROW CROTCHES.
- REMOVE ALL PACKAGING MATERIAL.
- FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.
- FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

B1 Shrub Detail: Scale 1/2" = 1'-0"

Grass/Perennial Detail: Scale 1/2" = 1'-0"

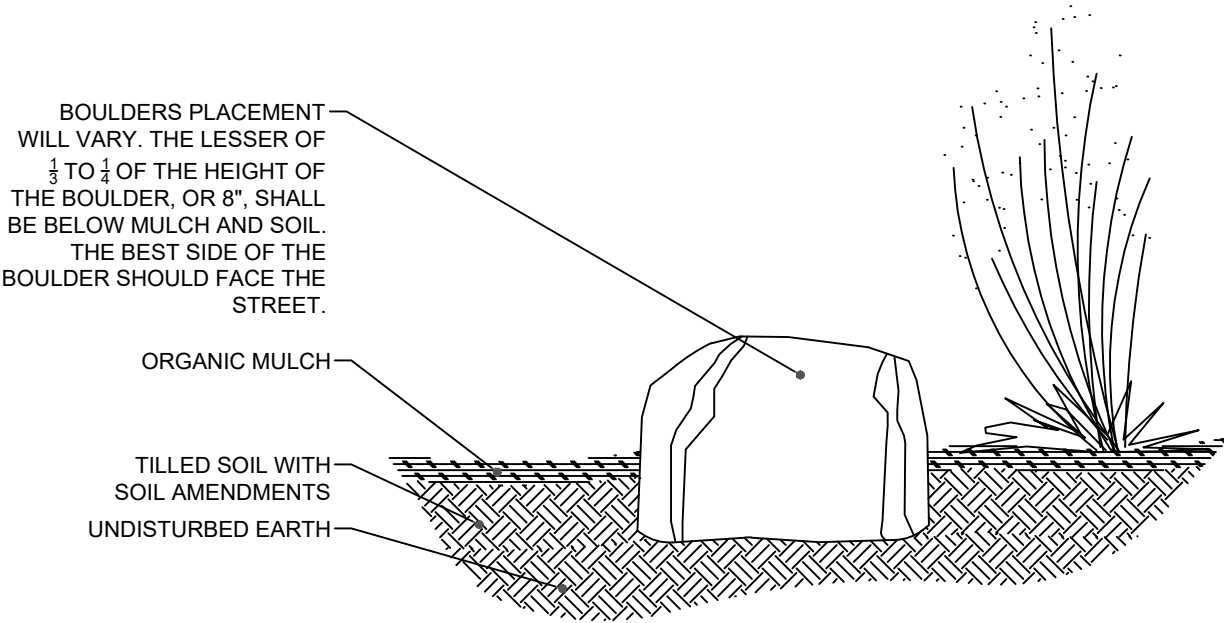
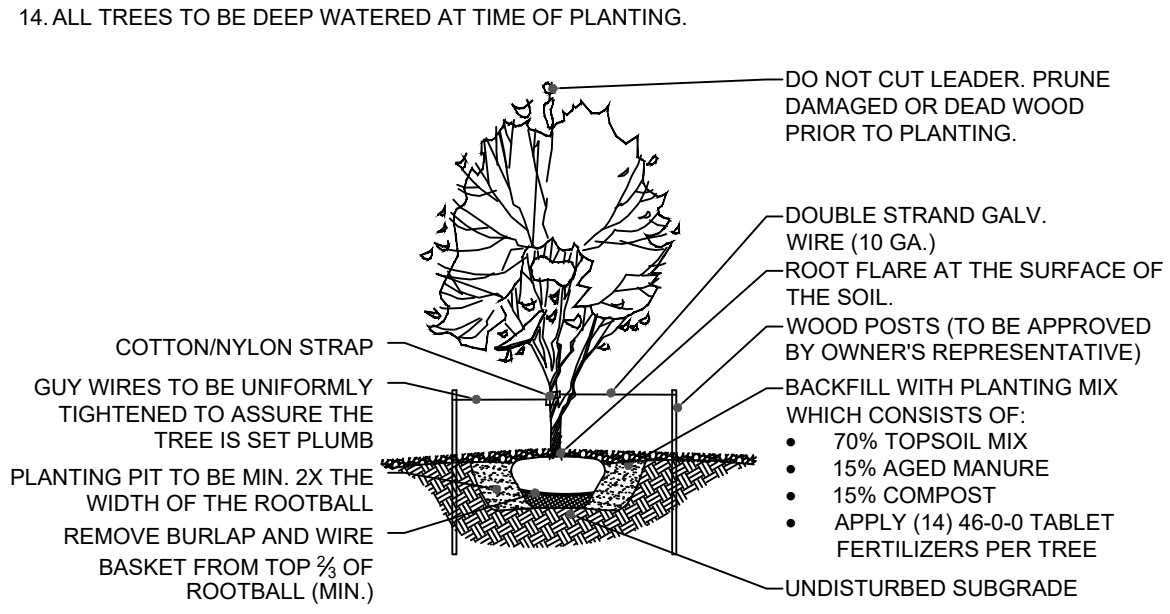
DECIDUOUS AND EVERGREEN TREE DETAIL NOTES:

- REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING. SPRAY WITH WILT PRUF OR EQUAL (IF LEAFED OUT).
- PLACE ORANGE FLOURESCENT FLAGGING ON WIRE FOR SAFETY.
- SET TREE VERTICAL. STAKE TREES WITH TWO POSTS ON THE LEEWARD AND WINDWARD SIDES. USE NYLON TIES WITH GRAMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE WITH MINIMUM OF 6" DANGLING. SET STAKES IN MINIMUM 18" FIRM SOIL.
- PLACE 3/4" DEPTH OF SPECIFIED GRAVEL MULCH. PROVIDE AN 6" DIAMETER WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE FABRIC UNDER MULCH. NO RIM FOR TREES LOCATED IN TURF AREAS.
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

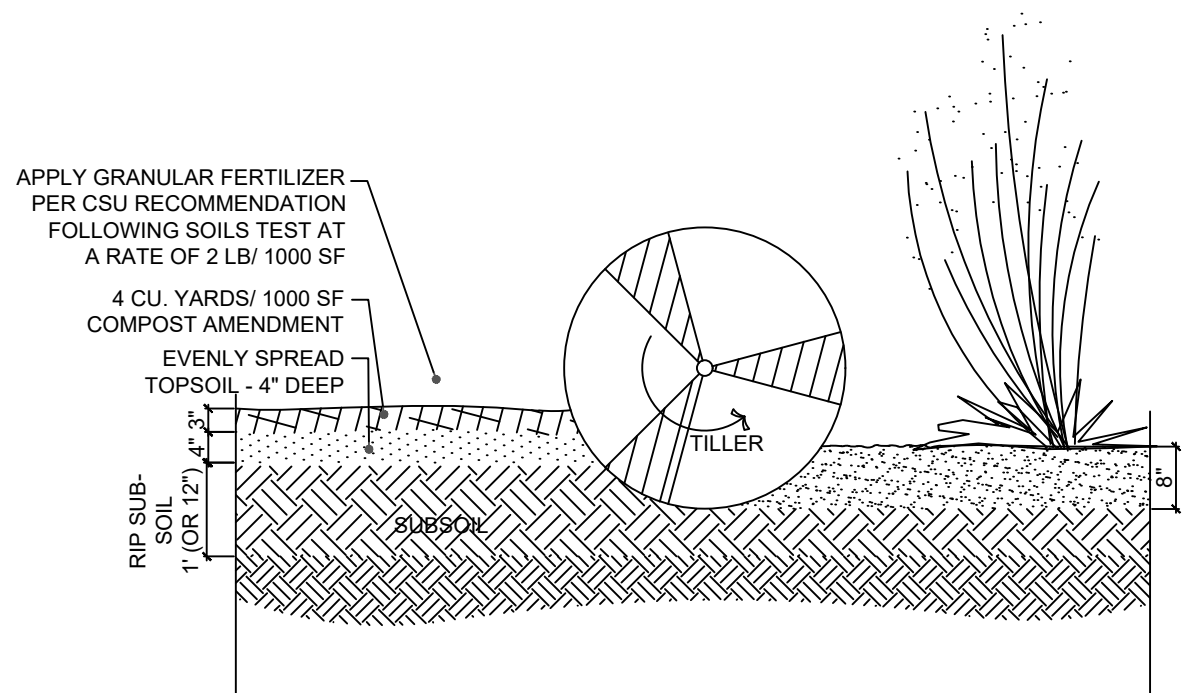


B2 Evergreen Tree Detail: Scale 1/8" = 1'-0"

Deciduous Tree Details: Scale 1/8" = 1'-0"



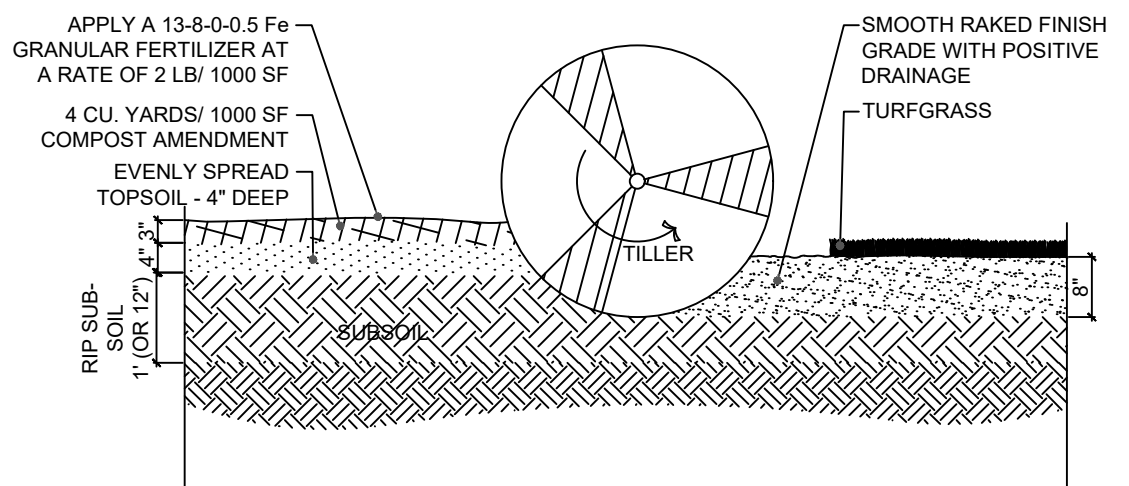
A2 Boulder Detail: Scale 1/2" = 1'-0"



NOTES:

- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND OTHER FOREIGN MATERIALS.
- PROVIDE SOILS TEST AND RESULTS FROM COLORADO STATE UNIVERSITY LAB. SOIL AMENDMENT SHALL BE PROVIDED PER RECOMMENDATION FROM COLORADO STATE UNIVERSITY. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
- THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
- COMPOST TO CONSIST OF 1-YEAR OLD PLANT-BASED ORGANIC MATERIAL.
- FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
- FINISH GRADE FOR ALL PLANTING BEDS ALONG WALKS OR CURBS SHOULD BE 4" LOWER THAN THE SURFACE.

A3 Soil Preparation-Plantings: Scale 1/2" = 1'-0"



NOTES:

- NOTES 1-5 FROM PLANT SOIL PREPARATION DETAIL APPLY.
- FINISH GRADE FOR ALL SOD AREAS ALONG WALKS OR CURBS SHOULD BE 4" LOWER THAN THE SURFACE OF THE WALK/CURB.

Soil Preparation-Turf Grass- Sod (RTF): Scale 1/2" = 1'-0"

Lot 5 High Plains Marketplace		REVISION:		
Landscape Details		NO.	DATE	BY
Name of Application:		01	3/26/2018	LEV
Type of Submittal:		Final Development Plan		
Filing Number:				
Phase Number:				
Preparation Date:		NOVEMBER 06, 2017		
Revision Date:		MARCH 26, 2018		
Revision Date:				
Revision Date:				
Revision Date:				

DATE: NOVEMBER 6, 2017
DRAWN BY: JSG
CHECKED BY: JWO

Landscape
Details

FDP6.1

Sheet 7 of 14

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO



- HUNTER RAIN CLICK (RAIN SHUT OFF SENSOR)
1" RAINBIRD EFB-CP-PRS-D OR APPROVED EQUAL
1" RAINBIRD XCZ-PRB-100-COM OR APPROVED EQUAL
HUNTER 24 STA. IC-600PL W/ICM-600. SOLAR SYRC
1" LEGEND S-1001 OR APPROVED EQUAL
WATTS LF007
1.5" CLASS 200 PVC
1.5" CLASS 200 PVC
1" CLASS 200 PVC OR APPROVED EQUAL
1" 100 PSI POLYETHYLENE
HUNTER RAIN CLICK (RAIN SHUT OFF SENSOR)
4" CLASS 200 PVC
PER LINE SIZE
AY MCDONALD 0.6101
PROVIDE AT ENDS OF LATERAL AND MAIN LINES SIZE
DRIP ZONE STATION NUMBER

DRAFT

NOT FOR CONSTRUCTION

COPYRIGHT 2018

This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with Altitude Land Consultants.

REVISION: BY

[illegible]

Irrigation Plan

FDP7.1

Sheet 9 of 14

LOT 5 HIGH PLAINS MARKETPLACE - FINAL DEVELOPMENT PLAN

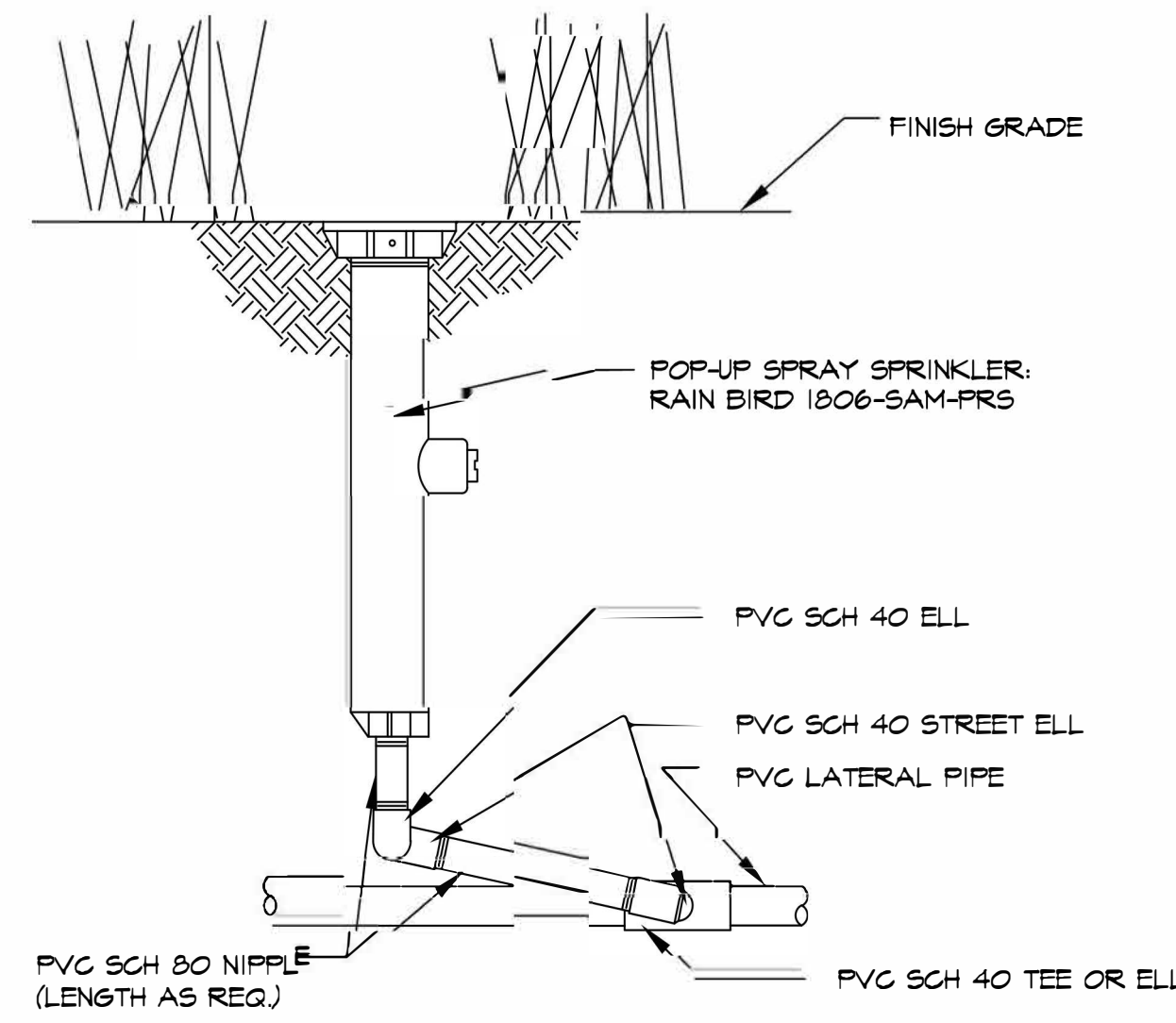


2727 N Cascade, Suite 160
Colorado Springs, CO 80907

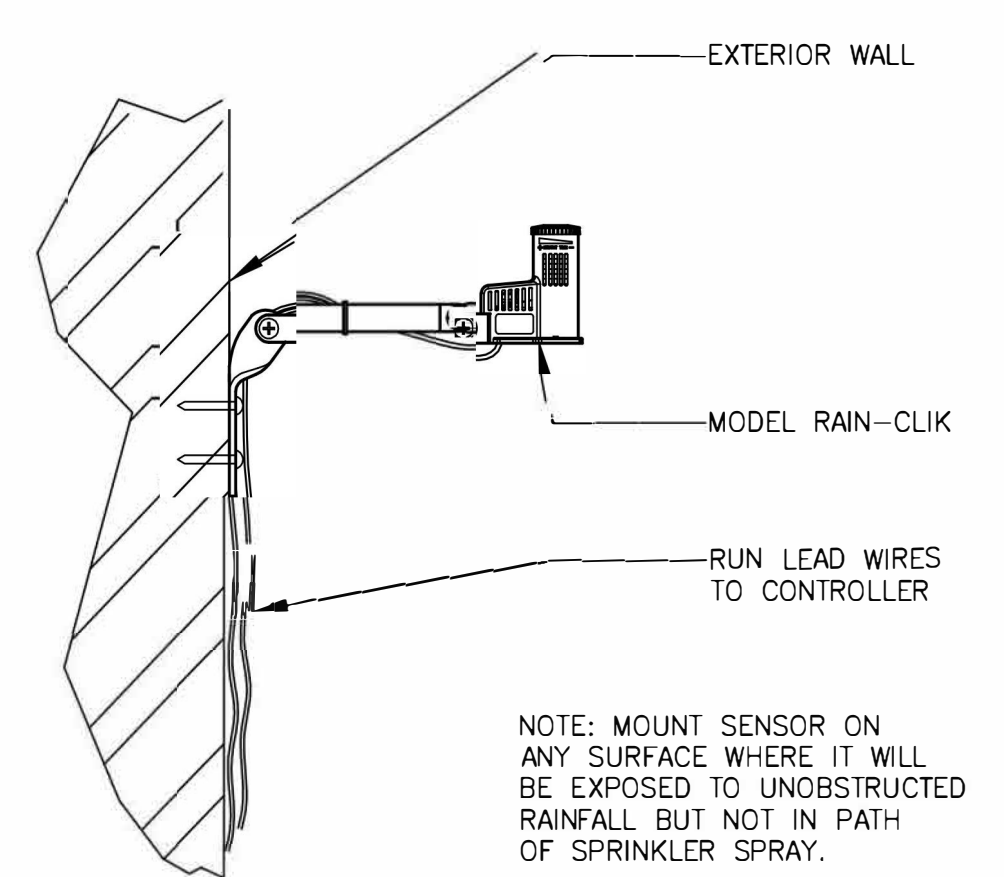
720.413.9691
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

LOT 5 HIGH PLAINS MARKETPLACE
FINAL DEVELOPMENT PLAN
Town of Firestone, Weld County, State of Colorado

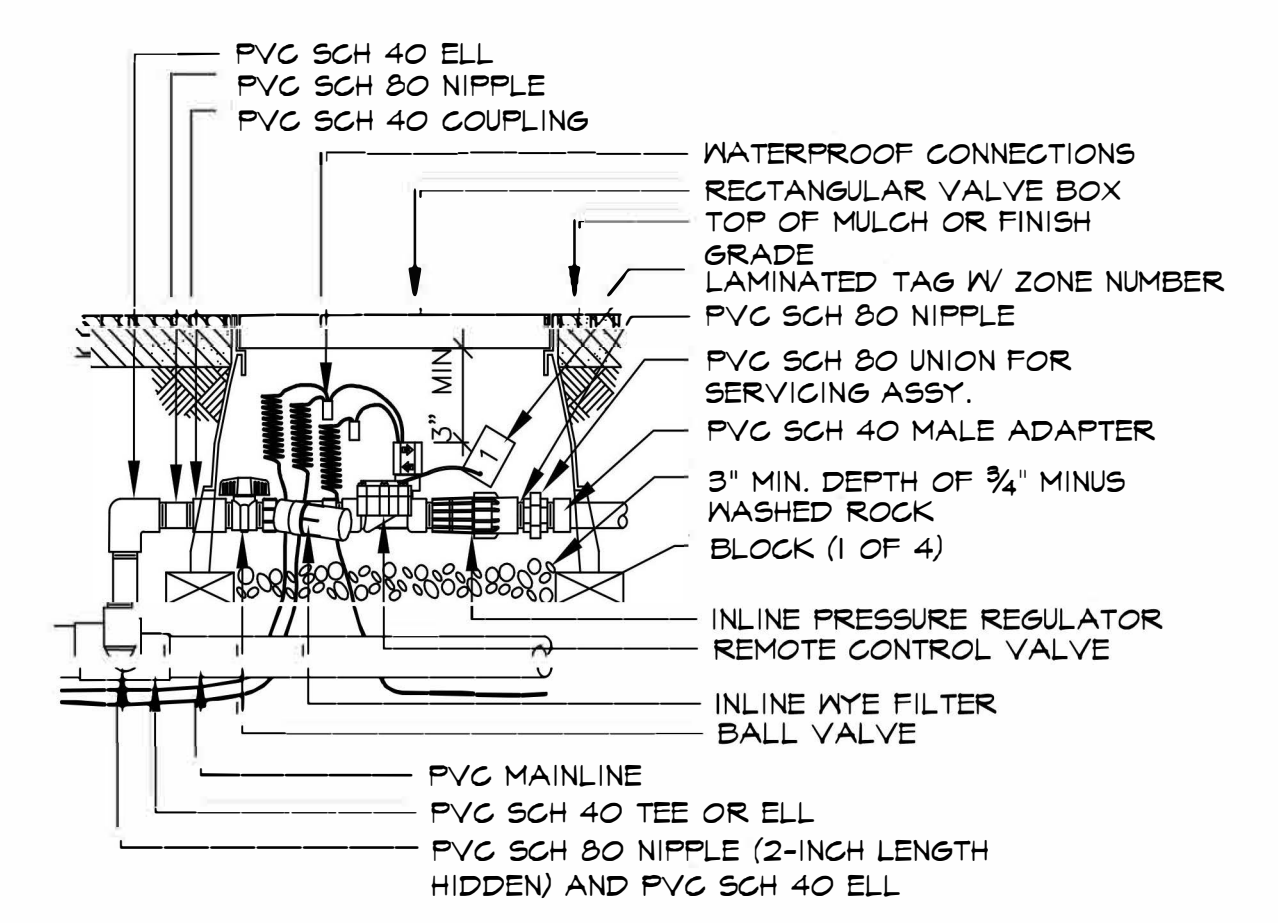
ALC17-220



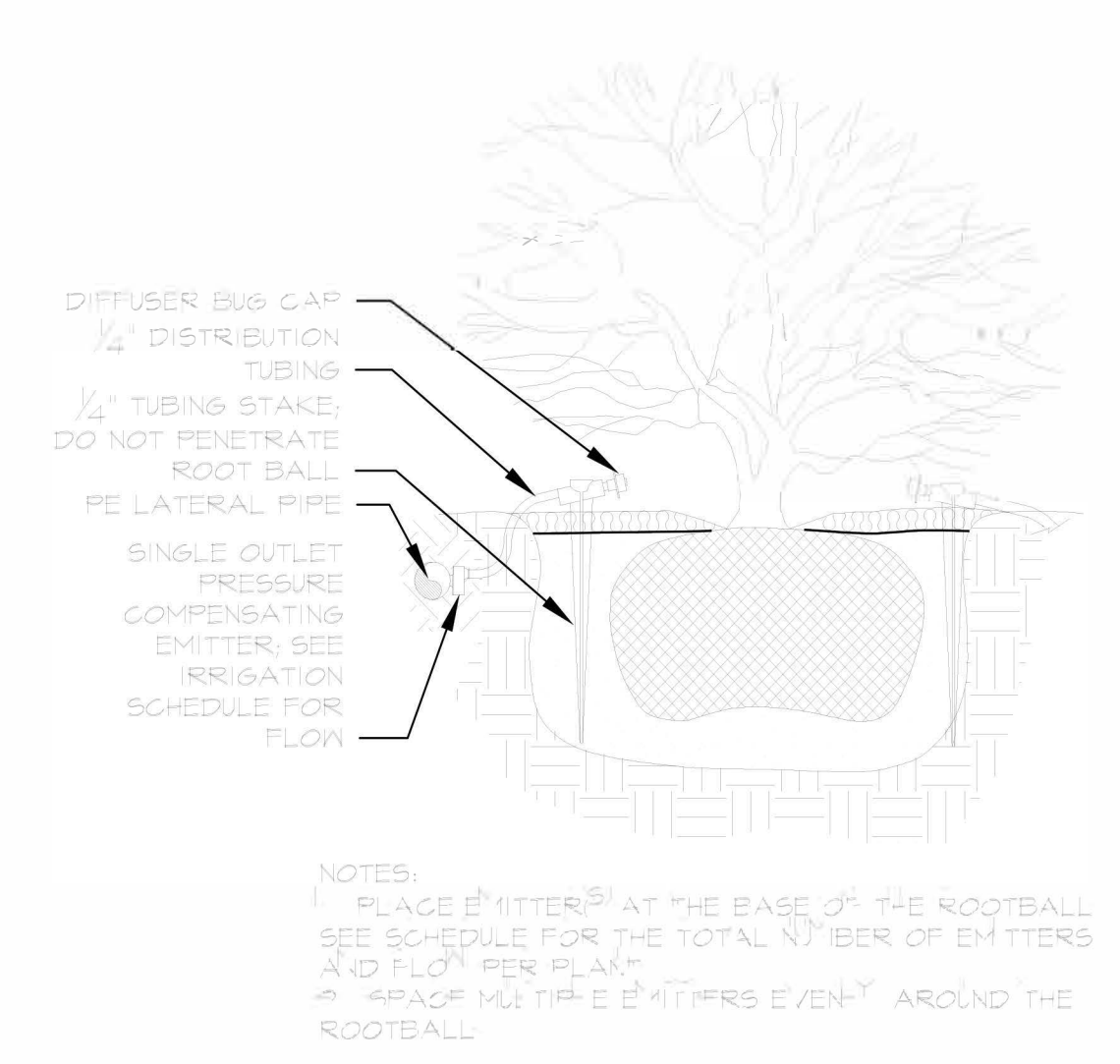
A1
IR2-0 **Pop-Up Spray Head**



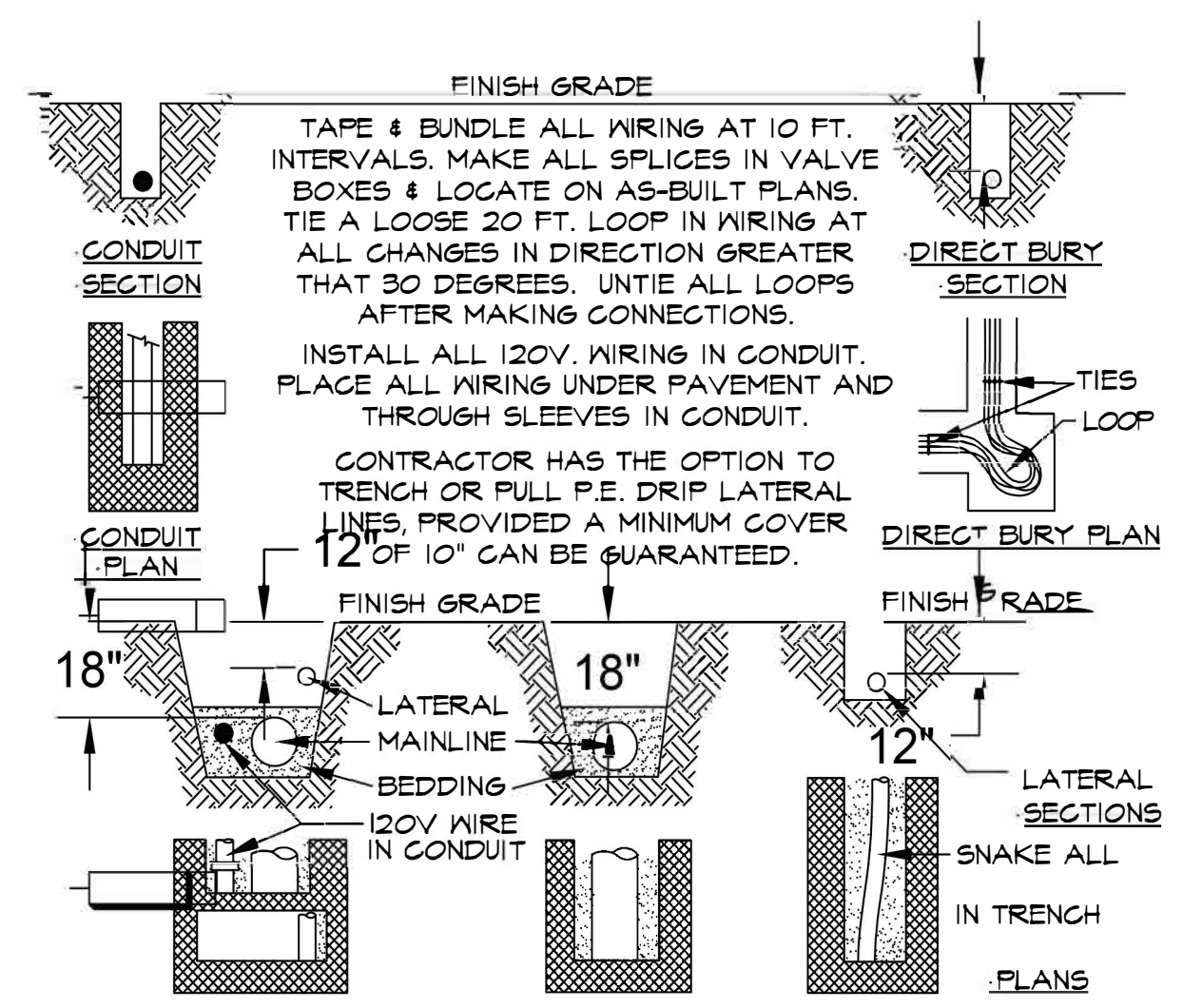
B1
IR2-0 **Rain Sensor**
Rain Klik



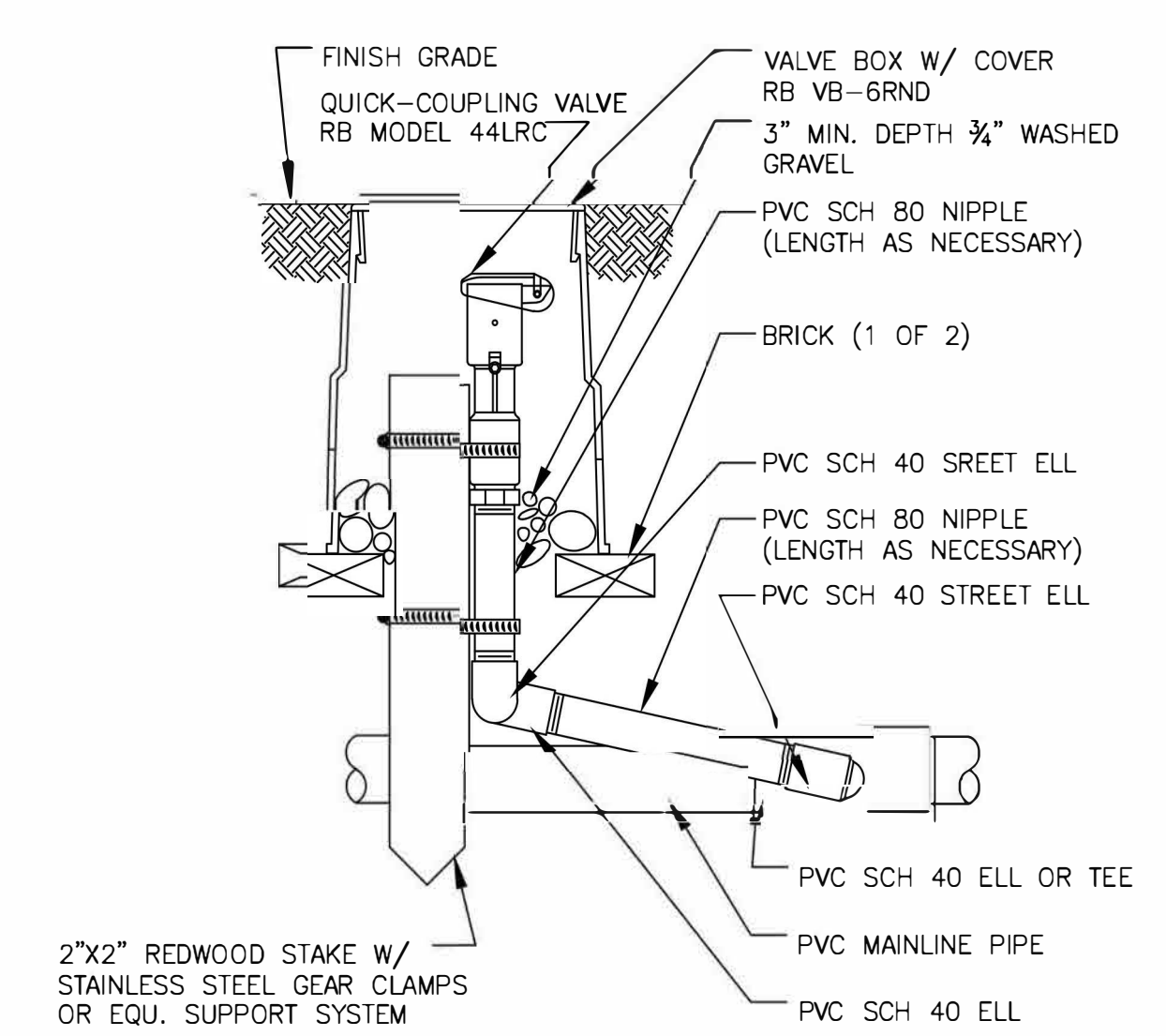
C1
IR2-0 **Drip Zone Control**



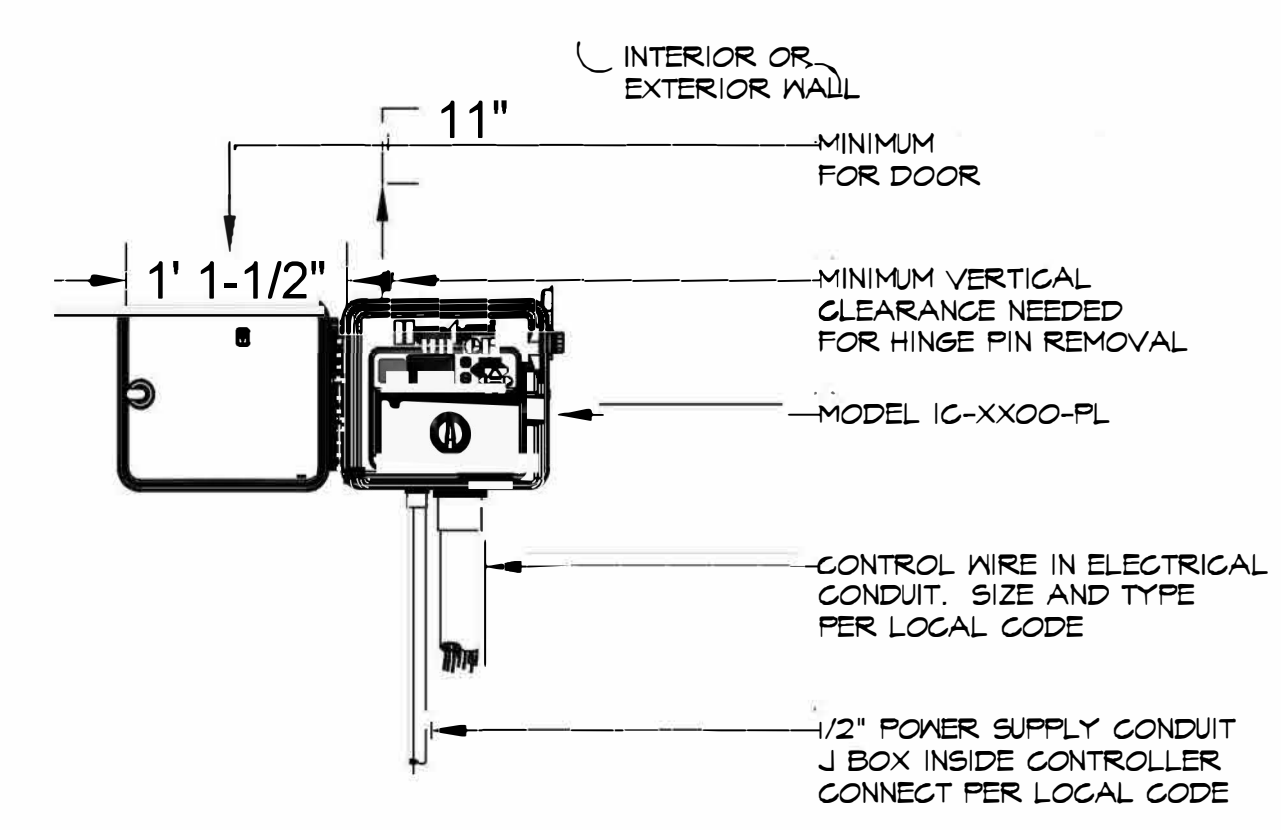
D1
IR2-0 **Drip Emitter Placement**



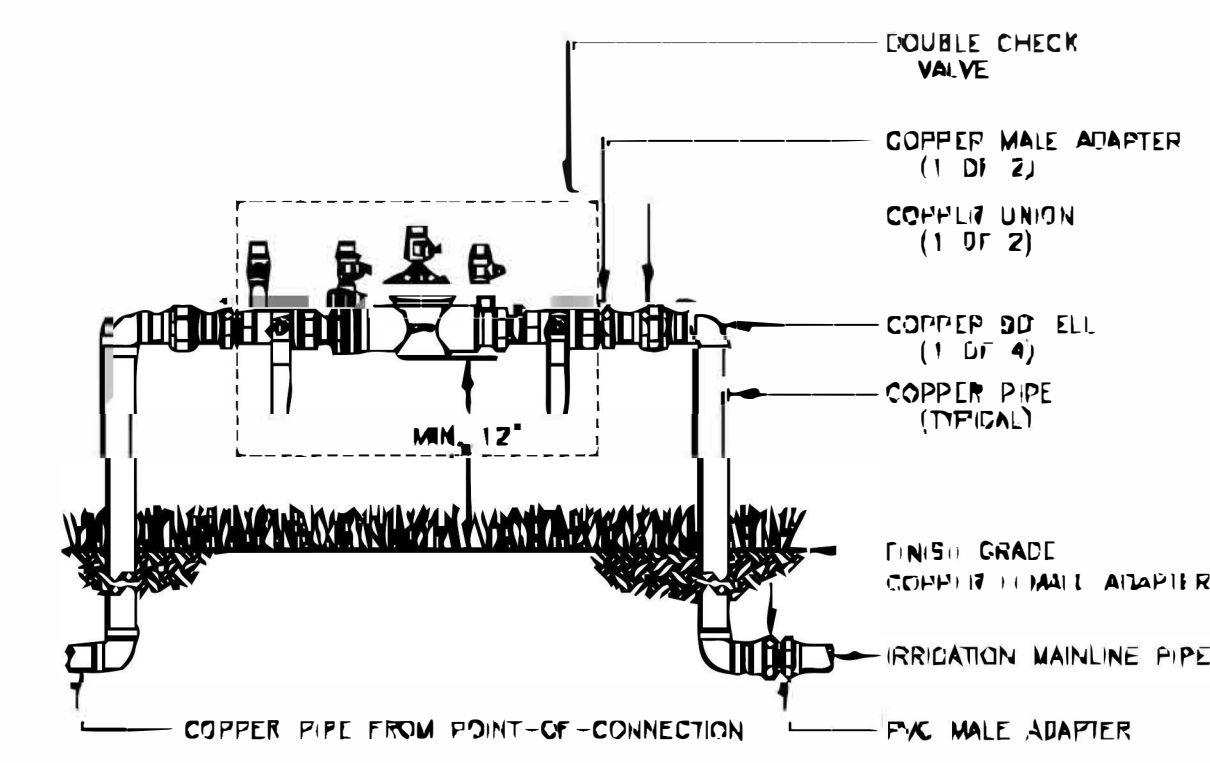
A2
IR2-0 **Trench and Bedding**



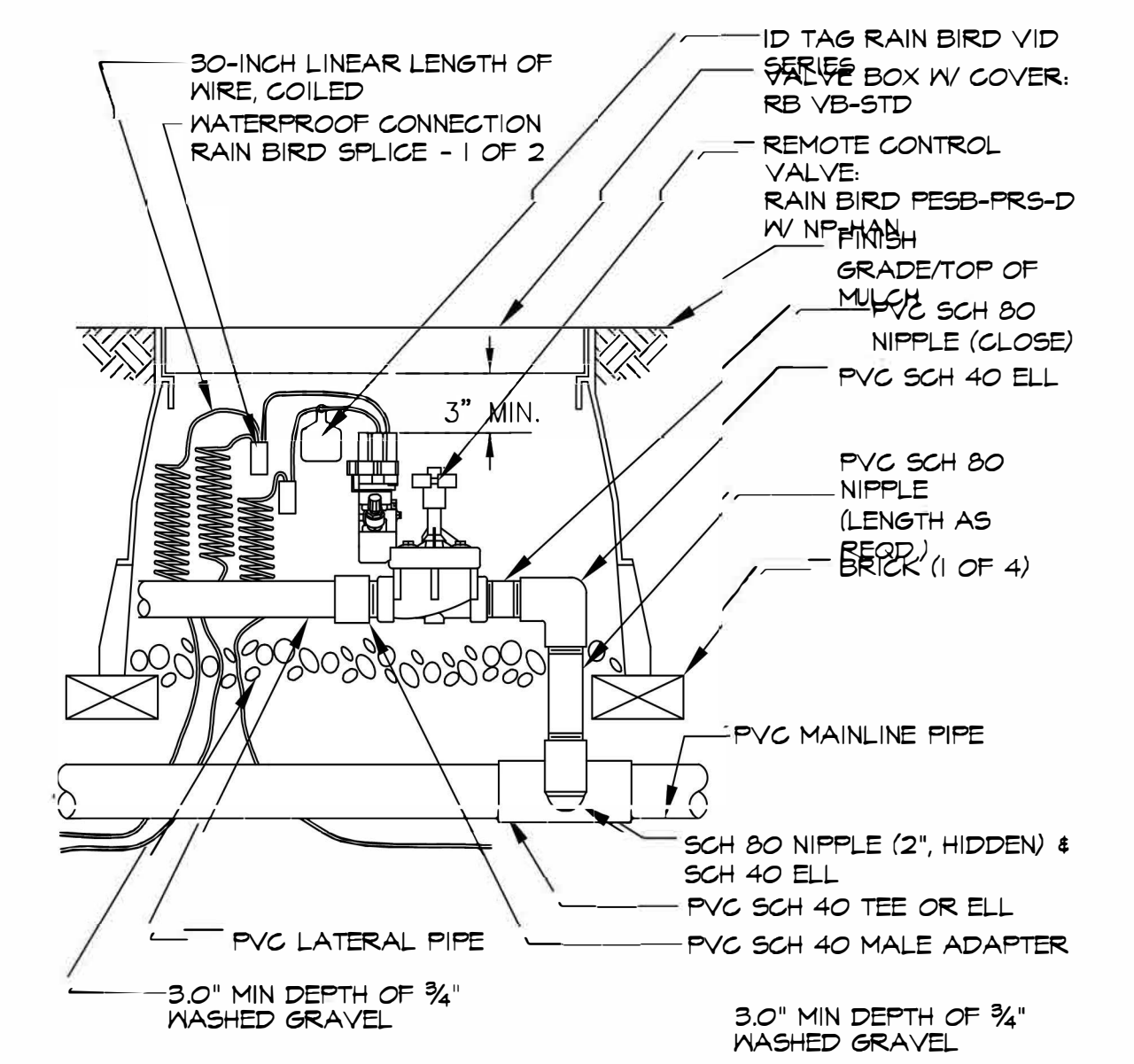
B2
IR2-0 **Quick-Coupling Valve**



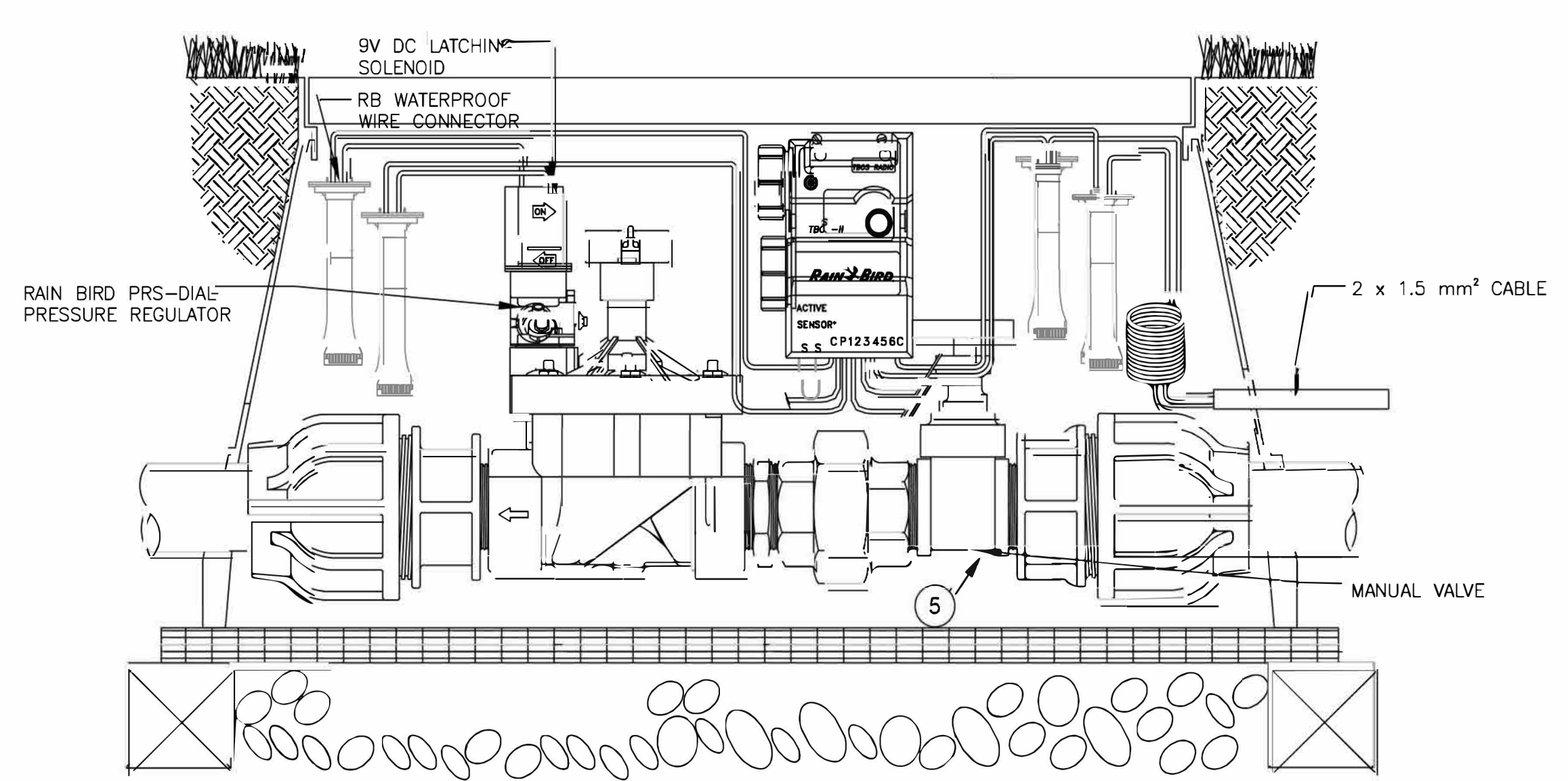
C2
IR2-0 **Hunter I-Core Controller**



C2
IR2-0 **Backflow Preventor Detail**



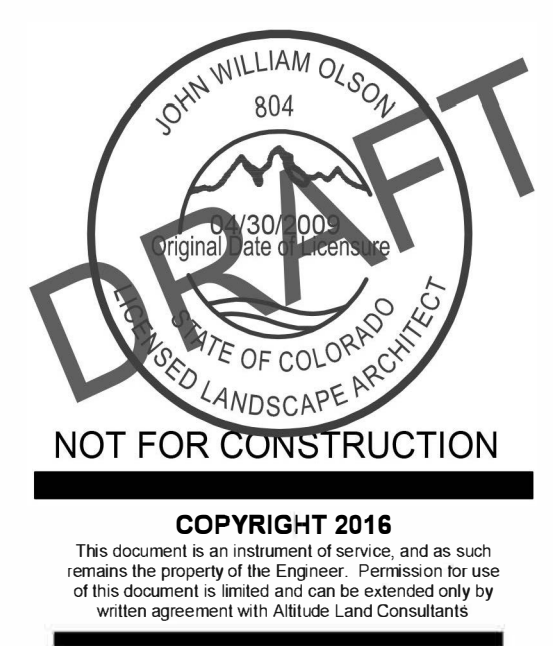
A3
IR2-0 **Electric Remote-Cont. Valve**
PEB Series



B3
IR2-0 **Master Valve**

**Know what's below.
Call 800 before you dig.**

Lot 5 High Plains Marketplace		NO.	DATE	BY
Irrigation Details		01	03/27/2018	LEV
Name of Application:	Lot 5 High Plains Marketplace			
Type of Submittal:	Final Development Plan			
Filing Number:				
Phase Number:				
Preparation Date:	NOVEMBER 06, 2017			
Revision Date:	MARCH 26, 2018			
Revision Date:				
Revision Date:				
Revision Date:				
Sheet 10 of 14				



**LOT 5 HIGH PLAINS MARKETPLACE
STRIP RETAIL
FIRESTONE, CO**

FINAL DEVELOPMENT PLAN
LOT 5 HIGH PLAINS MARKETPLACE

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

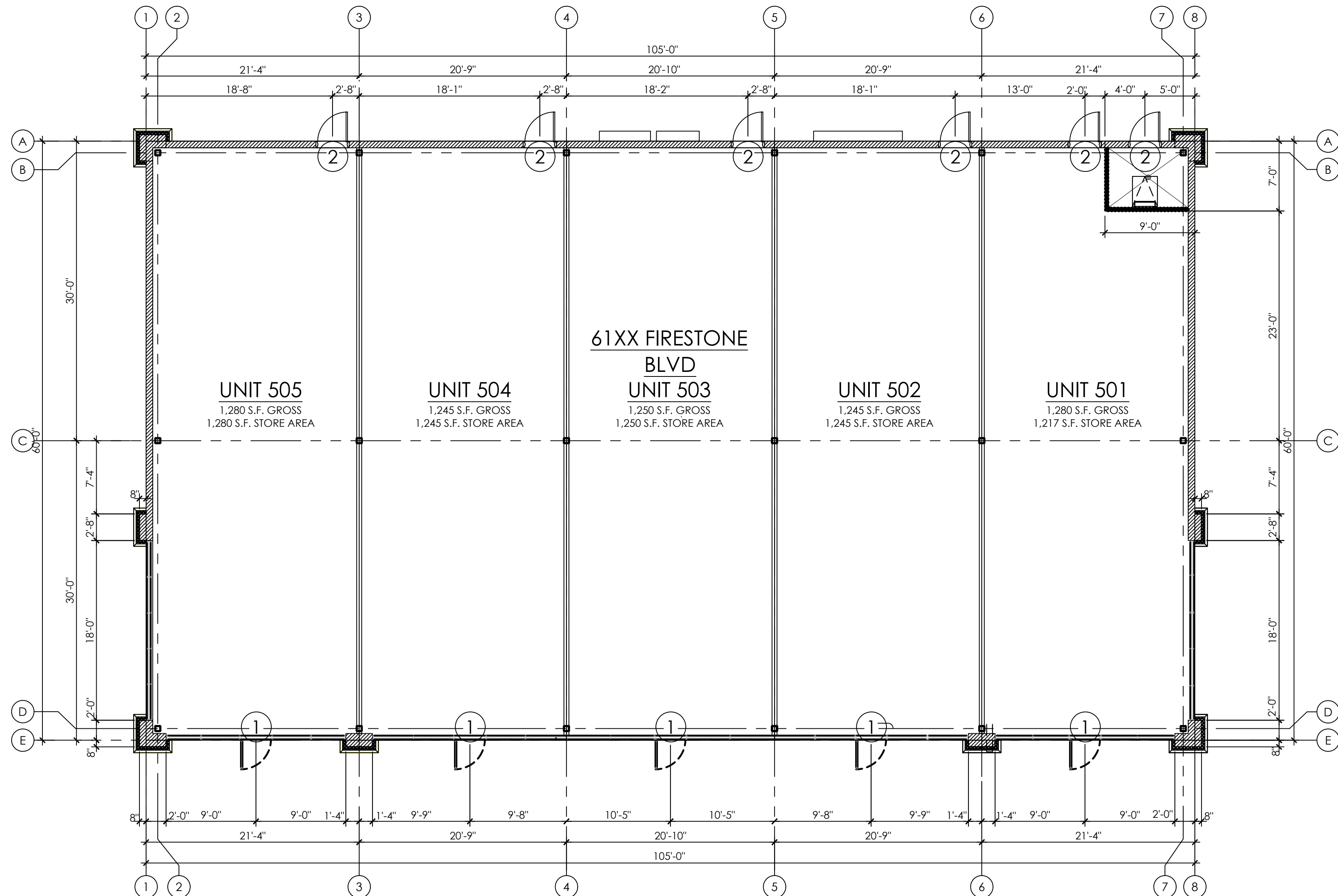
FLOOR PLAN
SHEET 10 OF 14



3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N Cascade, Suite 160
Colorado Springs, CO 80907

720.413.9691
Info@AltitudeLandCo.com
www.AltitudeLandCo.com



FLOOR PLAN NOTES

- CONCRETE SLAB FLOOR, RE STRUCTURAL FOR EXPANSION & CONTROL JOINT LAYOUT & DETAILS.
- FLOOR DRAIN, PER MECHANICAL. SLOPE CONCRETE TO DRAIN.
- STEEL COLUMN, TYPICAL, PER STRUCTURAL
- ELECTRIC SERVICE LOCATION, SEE ELECTRICAL PLANS FOR DETAILS.
- TELEPHONE & FIRE ALARM SERVICE LOCATION, PER ELECTRICAL
- NATURAL GAS SERVICE LOCATION, PER PLUMBING PLAN.
- WATER / FIRE SPRINKLER SERVICE ROOM, PER PLUMBING PLAN.
- PIPE BOLLARD, PAINT TRAFFIC YELLOW, SEE DETAIL 14/A5.0
- 4" HIGH CONC. CURB AT FRAME WALL INSIDE WATER SERVICE ROOM, SEE DETAIL 15/A5.0
- FDC CONNCTIONION.
- ROOF/AWNING OVERHEAD, TYP. SHOWN DASHED.
- ROOF ACCESS LADDER, SEE DETAIL 11/A5.0
- ROOF DRAIN PIPE & OUTLET THRU PILASTER TO TRENCH DRAIN

BUILDING SHELL FINISH

THE FOLLOWING ARE TO BE PROVIDED TO EACH UNIT BY THE BUILDING CONTRACT. REFER TO ENGINEERING PLANS FOR FULL SCOPE OF MECHANICAL & ELECTRICAL WORK.

- (1) 4" SANITARY SEWER LINE ROUGHED-IN UNDER TENANT SPACE, TYP. 5'-0" IN FROM REAR WALL
- (1) 1" WATER LINE STUB INTO TENANT SPACE, TYP. ABOVE CEILING HEIGHT AT REAR WALL.
- (1) TELEPHONE CONDUIT WITH PULL TAPE STUBBED INTO TENANT SPACE.
- HVAC ROOFTOP UNIT(S). PER MECHANICAL PLANS, SIZED TO PROVIDE 1 TON COOLING PER 300 SF OF LEASEABLE SPACE. UNIT SUPPLY AND RETURN VENT STUBBED INTO TENANT SPACE.
- FIRE ALARM SYSTEM AND FIRE SPRINKLER SYSTEM, INSTALLED TO CODE FOR BUILDING SHELL. GENERAL CONTRACTOR TO PROVIDE DESIGN AND SUBMIT ENGINEERED STAMPED DRAWINGS TO FORE DEPT. FOR REVIEW/APPROVAL. SYSTEM WILL REQUIRE MODIFICATION FOR TENANT'S FINISH.

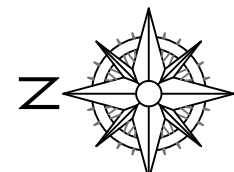
WALL SCHEDULE

- A. NEW 8" REINFORCED CMU WALL/COLUMN
SEE ELEVATIONS FOR COURSING & TYPES. SEE STRUCTURAL FOR REINFORCING.
- B. CONCRETE STONE VENEER ON COLUMNS. SEE ELEVATIONS.
- C. FULL HEIGHT PARTITION: 3 $\frac{5}{8}$ " MTL. FRAMED WALL, FROM FIN FLR. TO UNDERSIDE OF ROOF DECK. 22 GA. STUDS AT 16" O/C W/ R-15 BATT INSULATION. DEEP LEG STRUCTURAL SLIP TRACK AT ROOF DECK. PROVIDE SLIP CONNECTION WHERE PARTITION MEETS EXTERIOR WALL. (1) LAYER $\frac{3}{8}$ " TYPE "X" GYP. BD. FULL HEIGHT, EXCEPT PROVIDE (1) LAYER GREEN BD FULL HEIGHT INSIDE WATER SERVICE ROOM. FIRE TAPE & SAND ONLY. NO TEXTURE. MUD & FIRE TAPE ANY GAPS OR PENETRATIONS. READY FOR PAINT.
- D. PLACE WALL ON 4" CONC. CURB AT WATER RISER ROOM, SEE DETAIL 15/A5.0
- E. ALUMINUM STOREFRONT SYSTEM: KAWNEER TRIFAB II 451, BRONZE ANODIZED (OR EQUAL) W/ 1" INSULATED GLASS, SAFETY TEMPERED WHERE REQUIRED BY CODE. PROVIDE STOREFRONT SLIP TRACK AT HEAD, SEE DETAIL 12/A5.0. DO NOT INSTALL STOREFRONT UNTIL FULL ROOF DEAD LOAD IS IN PLACE.
- F. HEAD WALL ABOVE: 8" REINFORCED CMU WALL, SEE STRUCTURAL PLANS FOR BOND BEAM & REINFORCING. USE MASONRY LINTEL FOR UNITS AT HEAD. (KNOCKOUT UNITS NOT ALLOWED)
- G. HEAD WALL ABOVE: 6" MTL. FRAMED WALL, SEE STRUCTURAL PLANS FOR TYPE AND FOR BRACING TO ROOF.
- H. 6" METAL FRAMED STUD WALL FROM FIN. FLR. TO UNDERSIDE OF ROOF DECK. 22 GA. STUDS AT 24" O/C W/ R-19 BATT INSULATION. 4" DEEP LEG STRUCTURAL SLIP TRACK AT ROOF DECK. (1) LAYER $\frac{3}{8}$ " TYPE "X" GYP. BD. FULL HEIGHT ON TENANT SIDE ONLY. TAPE & SAND, NO TEXTURE. MUD & TAPE ANY GAPS OR PENETRATIONS. READY FOR PAINT. SEE TYPICAL DETAIL THIS SHEET.

DOOR SCHEDULE

- STOREFRONT DOOR:
- TYPE: 3'-0" X 7'-0" X 1 $\frac{3}{4}$ "
- FRAME: KAWNEER 190 NARROW STILE
- LOCKSET: KAWNEER TRI-FAB II 451
- HINGES: ADAMS-RITE MS1850S
- CLOSER: KAWNEER 1 $\frac{1}{2}$ " SET PIVOT
- PUSH/PULL: LCN 1461 X FULL COVER, AL X TB
- THRESHOLD: KAWNEER CO-9
- WEATHERSTRIPPING: KAWNEER STANDARD
- GALZING: $\frac{1}{2}$ " SAFETY TEMPERED GLASS, CLEAR
- FINISH: ANODIZED BRONZE
- PROVIDE THESE SIGNS PER CODE:
- UNIT ADDRESS - 4" HIGH LETTERS, $\frac{1}{2}$ " STROKE, AND "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" - 1 $\frac{1}{2}$ " HIGH LETTERS.
- HOLLOW METAL DOOR:
- TYPE: 3'-0" X 7'-0" X 1 $\frac{3}{4}$ "
- FRAME: KAWNEER 190 NARROW STILE
- LOCKSET: KAWNEER TRI-FAB II 451
- HINGES: ADAMS-RITE MS1850S
- CLOSER: KAWNEER 1 $\frac{1}{2}$ " SET PIVOT
- PUSH/PULL: LCN 1461 X FULL COVER, AL X TB
- THRESHOLD: KAWNEER CO-9
- WEATHERSTRIPPING: KAWNEER STANDARD
- GALZING: $\frac{1}{2}$ " SAFETY TEMPERED GLASS, CLEAR
- FINISH: ANODIZED BRONZE
- PROVIDE THESE SIGNS PER CODE:
- UNIT ADDRESS - 4" HIGH LETTERS, $\frac{1}{2}$ " STROKE
- HOLLOW METAL DOOR:
- TYPE: 3'-0" X 7'-0" X 1 $\frac{3}{4}$ "
- FRAME: KAWNEER 190 NARROW STILE
- LOCKSET: KAWNEER TRI-FAB II 451
- HINGES: ADAMS-RITE MS1850S
- CLOSER: KAWNEER 1 $\frac{1}{2}$ " SET PIVOT
- PUSH/PULL: LCN 1461 X FULL COVER, AL X TB
- THRESHOLD: KAWNEER CO-9
- WEATHERSTRIPPING: KAWNEER STANDARD
- GALZING: $\frac{1}{2}$ " SAFETY TEMPERED GLASS, CLEAR
- FINISH: ANODIZED BRONZE
- PROVIDE THESE SIGNS PER CODE:
- BUILDING ADDRESS AND "SPRINKLER RISER ROOM" - 4" HIGH LETTERS, $\frac{1}{2}$ " STROKE

1 Floor Plan
Scale: 1/8" = 1'-0"



NOT FOR CONSTRUCTION

COPYRIGHT 2018
This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with Altitude Land Consultants.

Lot 5 High Plains Marketplace		REVISION:	
Floor Plan		NO.	DATE
Name of Application:	Lot 5 High Plains Marketplace		
Type of Submittal:	Final Development Plan		
Filing Number:			
Phase Number:			
Preparation Date:	NOVEMBER 06, 2017		
Revision Date:	MARCH 26, 2018		
Revision Date:			
Revision Date:			
Revision Date:			
Sheet 10 of 14			

FLOOR PLAN

FDP8.0

FINAL DEVELOPMENT PLAN
LOT 5 HIGH PLAINS MARKETPLACE

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

BUILDING ELEVATIONS

SHEET 11 OF 14



3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N Cascade, Suite 160
Colorado Springs, CO 80907

720.413.9691
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

LOT 5 HIGH PLAINS MARKETPLACE
FINAL DEVELOPMENT PLAN
Town of Firestone, Weld County, State of Colorado
ALC17-220

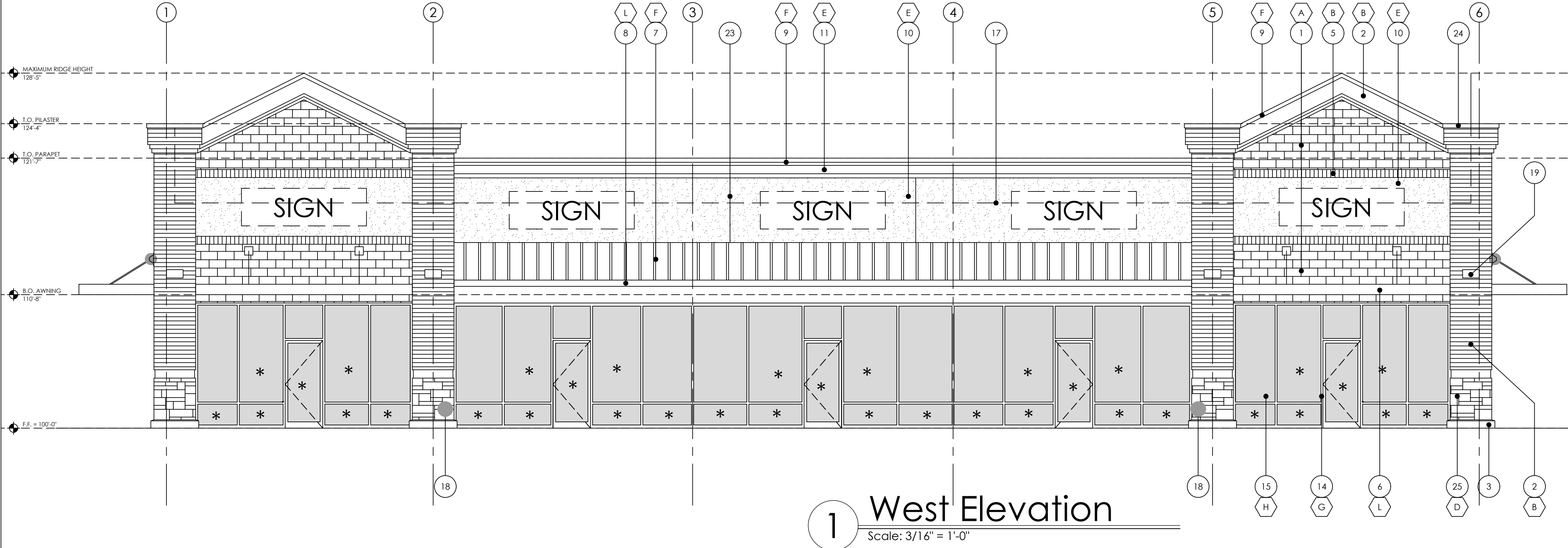
NOT FOR CONSTRUCTION

COPYRIGHT 2018
This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with Altitude Land Consultants.

REVISION:		
NO.	DATE	BY

BUILDING
ELEVATIONS

FDP9.0



1 West Elevation
Scale: 3/16" = 1'-0"

ELEVATION FLAG NOTES

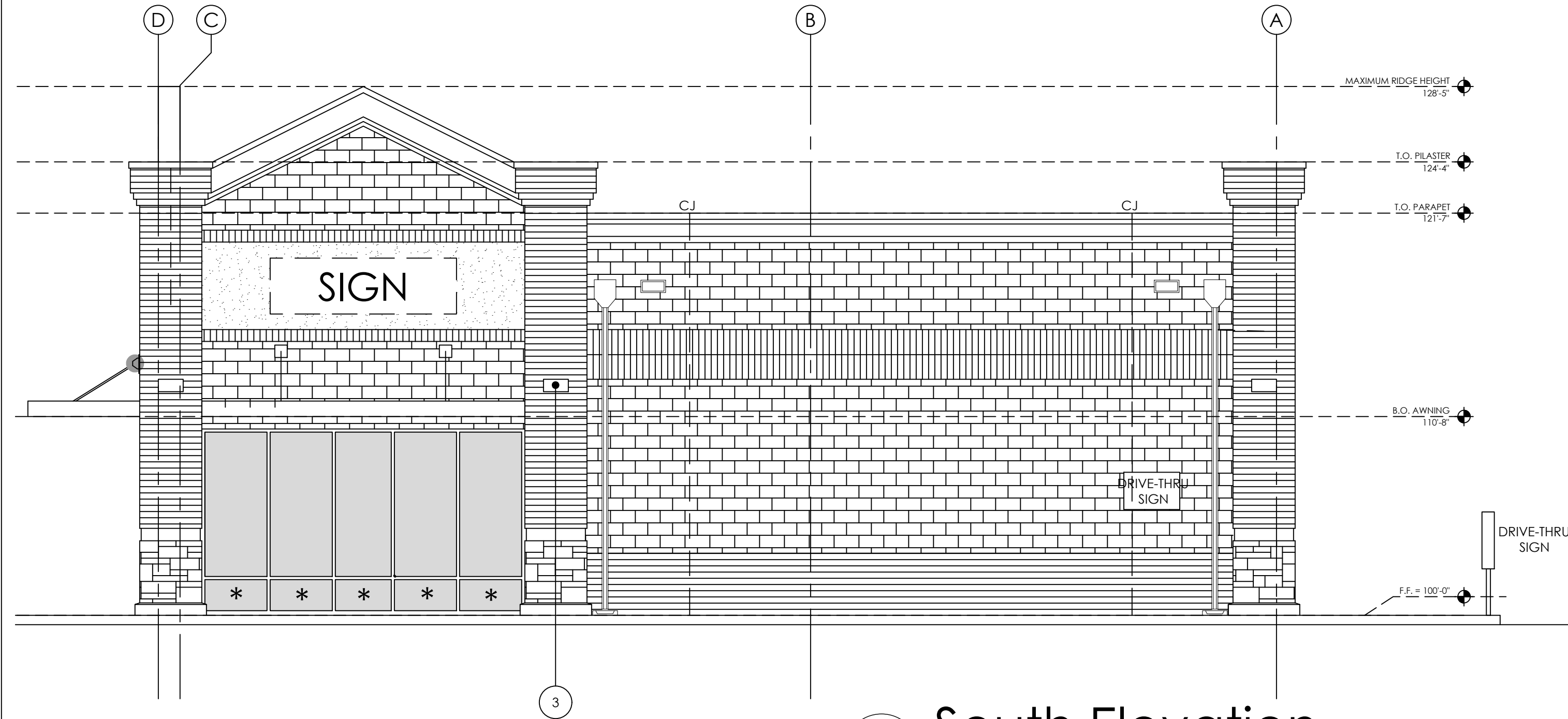
- CJ MASONRY CONTROL JOINT (DASHED)
* SAFETY TEMPERED GLASS THIS LOCATION IN STOREFRONT
1 8" H. SPLIT FACE CMU BLOCK
2 4" H. GROUND FACE CMU BLOCK
3 CONCRETE COLUMN BASE
4 8" H. GROUND FACE CMU BLOCK
5 8" H. BRICK FLUTE GROUND FACE CMU BLOCK
6 TUBE STEEL OPEN AWNING
7 STANDING SEAM METAL ROOFING
8 METAL AWNING FRAMING AND DECKING
9 PRE-FINISHED METAL CAP FLASHING
10 E.I.F.S. FASCIA (SYNTHETIC STUCCO ON EPS)
11 E.I.F.S. CORNICE
12 HOLLOW METAL DOOR - PANEL
13 HOLLOW METAL DOOR - FRAME
14 ALUMINUM STOREFRONT SYSTEM
15 GLAZING
16 OVERFLOW SCUPPER RE: DETAIL 10/A-5.0
17 LINE OF ROOF & ROOFTOP UNITS BEYOND (DASHED)
18 ROOF DRAIN PIPE INTO TRENCH DRAIN ACROSS WALK
19 WALL-MOUNTED LIGHT FIXTURE
20 ELECTRIC SERVICE LOCATION - METERS, CABINETS & CONDUIT
21 NATURAL GAS SERVICE LOCATION - METERS & CONDUIT
22 TELEPHONE SERVICE LOCATION - CABINETS & CONDUIT
23 E.I.F.S. ACCENT JOINT
24 PRECAST CONCRETE CAP
25 STONE COLUMN WAINSCOT W/SLOPED SILL TOP COURSE
26 SHEET METAL AWNING

MATERIALS KEY

- A FIELD CMU - BEST BLOCK, WESTERN BEIGE
B ACCENT CMU - BEST BLOCK, BAJA RED
C WAINSCOT CMU - BEST BLOCK, CINNAMON SPICE
D "CASTLE PINES" SANDSTONE ASHLAR PATTERN
E DRYVIT - #398A, POWDER TAN, SANDBEBBLE FINISH
F BERRIDGE, HEMLOCK GREEN
G KAWNEER, FLUOROPON EVERGREEN
H 1" INSULATED GLASS, SOLOAR GRAY
J PAINT KWAL-HOWELLS, 8686N NORTHWEST TRAIL
K PAINT KWAL-HOWELLS, 8684M OAK FLATS
L PAINT KWAL-HOWELLS, 8595D ELM COURT

GENERAL NOTES

- ALL EXPOSED CONCRETE IS TO BE ARCHITECTUAL FINISHED. SACK FINISH OR RUB FINISH ARE NOT ALLOWED. ALL FORMS USED ARE TO BE NEW, SMOOTH FACE FORMICA OR SIMILAR SMOOTH SURFACE. GRIND SMOOTH FINIS OR PROTRUSIONS AS REQUIRED. 5'-0" X 5'-0" MOCK UP OF EXPOSED CONCRETE PRIOR TO INSTALLATION. NO EXCEPTIONS.
- SIGNAGE TO COMPLY WITH THE FOLLOWING: RETAIL STORE SIGNS TO BE INDIVIDUAL "PAN CHANNEL" LETTERS WITH WHITE RETURNS AND PLEXIGLAS FACES IN VARIOUS COLORS. SIZE WILL VARY DEPENDENT UPON TENANT. MAX. LETTER HEIGHT - 36". ILLUMINATION: INTERNALLY ILLUMINATED. LENGTH OF SIGN: MAX OF 2/3 THE WIDTH OF THE DEMISED SPACE. TENANT SIGNS TO BE SEPARATELY PERMITTED BY THE TENANT THROUGH THE TOWN OF FIRESTONE.
- KNOX BOXES TO BE SUPPLIED. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR COORDINATING WITH THE LOCAL FIRE OFFICIAL AS TO NUMBER OF BOXES AND LOCATION.
- HVAC SCREENING: THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC SHALL BE SCREENED ACCORDING TO TOWN OF FIRESTONE REQUIREMENTS. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT THIS APPROVED SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE APPROVED PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE APPROVED SCREENING MAY RESULT IN INSPECTION AND APPROVAL DELAYS.



2 South Elevation
Scale: 3/16" = 1'-0"

Lot 5 High Plains Marketplace	
Building Elevations	
Name of Application:	Lot 5 High Plains Marketplace
Type of Submittal:	Final Development Plan
Filing Number:	
Phase Number:	
Preparation Date:	NOVEMBER 06, 2017
Revision Date:	MARCH 26, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Revision Date:	

Sheet 11 of 14

FINAL DEVELOPMENT PLAN
LOT 5 HIGH PLAINS MARKETPLACE

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

BUILDING ELEVATIONS
SHEET 12 OF 14



3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N Cascade, Suite 160
Colorado Springs, CO 80907

720.413.9691
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

LOT 5 HIGH PLAINS MARKETPLACE
FINAL DEVELOPMENT PLAN
Town of Firestone, Weld County, State of Colorado
ALC17-220

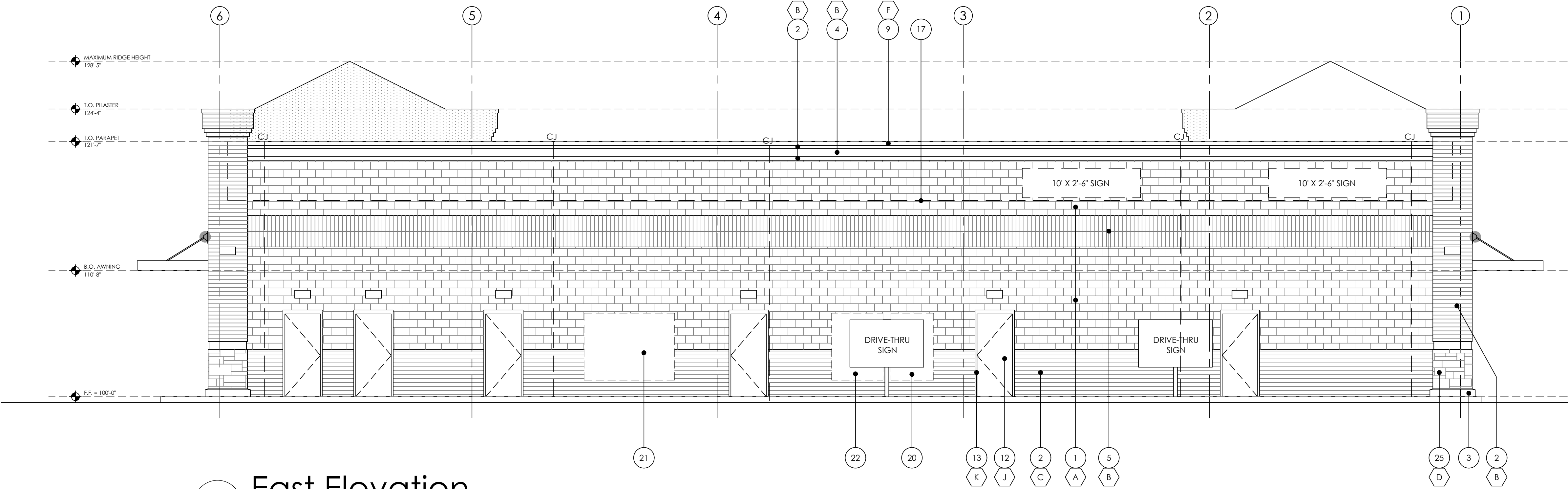
NOT FOR CONSTRUCTION

COPYRIGHT 2018
This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with Altitude Land Consultants.

REVISION:		
NO.	DATE	BY

BUILDING
ELEVATIONS

FDP9.1



1 East Elevation
Scale: 3/16" = 1'-0"

ELEVATION FLAG NOTES

- CJ MASONRY CONTROL JOINT (DASHED)
* SAFETY TEMPERED GLASS THIS LOCATION IN STOREFRONT
1 8" H. SPLIT FACE CMU BLOCK
2 4" H. GROUND FACE CMU BLOCK
3 CONCRETE COLUMN BASE
4 8" H. GROUND FACE CMU BLOCK
5 8" H. BRICK FLUTE GROUND FACE CMU BLOCK
6 TUBE STEEL OPEN AWNING
7 STANDING SEAM METAL ROOFING
8 METAL AWNING FRAMING AND DECKING
9 PRE-FINISHED METAL CAP FLASHING
10 E.I.F.S. FASCIA (SYNTHETIC STUCCO ON EPS)
11 E.I.F.S. CORNICE
12 HOLLOW METAL DOOR - PANEL
13 HOLLOW METAL DOOR - FRAME
14 ALUMINUM STOREFRONT SYSTEM
15 GLAZING
16 OVERFLOW SCUPPER RE: DETAIL 10/A-5.0
17 LINE OF ROOF & ROOFTOP UNITS BEYOND (DASHED)
18 ROOF DRAIN PIPE INTO TRENCH DRAIN ACROSS WALK
19 WALL-MOUNTED LIGHT FIXTURE
20 ELECTRIC SERVICE LOCATION - METERS, CABINETS & CONDUIT
21 NATURAL GAS SERVICE LOCATION - METERS & CONDUIT
22 TELEPHONE SERVICE LOCATION - CABINETS & CONDUIT
23 E.I.F.S. ACCENT JOINT
24 PRECAST CONCRETE CAP
25 STONE COLUMN WAINSCOT W/SLOPED SILL TOP COURSE
26 SHEET METAL AWNING

MATERIALS KEY

- A FIELD CMU - BEST BLOCK, WESTERN BEIGE
B ACCENT CMU - BEST BLOCK, BAJA RED
C WAINSCOT CMU - BEST BLOCK, CINNAMON SPICE
D "CASTLE PINES" SANDSTONE ASHLAR PATTERN
E DRYVIT - #398A, POWDER TAN, SANDPEBBLE FINISH
F BERRIDGE, HEMLOCK GREEN
G KAWNEER, FLUOROPON EVERGREEN
H 1" INSULATED GLASS, SOLAR GRAY
J PAINT KWAL-HOWELLS, 8686N NORTHWEST TRAIL
K PAINT KWAL-HOWELLS, 8684M OAK FLATS
L PAINT KWAL-HOWELLS, 8595D ELM COURT

GENERAL NOTES

- ALL EXPOSED CONCRETE IS TO BE ARCHITECTURAL FINISHED. SACK FINISH OR RUB FINISH ARE NOT ALLOWED. ALL FORMS USED ARE TO BE NEW, SMOOTH FACE FORMICA OR SIMILAR SMOOTH SURFACE. GRIND SMOOTH FINIS OR PROTRUSIONS AS REQUIRED. 5'-0" X 5'-0" MOCK UP OF EXPOSED CONCRETE PRIOR TO INSTALLATION. NO EXCEPTIONS.
- SIGNAGE TO COMPLY WITH THE FOLLOWING: RETAIL STORE SIGNS TO BE INDIVIDUAL "PAN CHANNEL" LETTERS WITH WHITE RETURNS AND PLEXIGLAS FACES IN VARIOUS COLORS. SIZE WILL VARY DEPENDENT UPON TENANT. MAX. LETTER HEIGHT - 36". ILLUMINATION: INTERNALLY ILLUMINATED. LENGTH OF SIGN: MAX OF 2/3 THE WIDTH OF THE DEMISED SPACE. TENANT SIGNS TO BE SEPARATELY PERMITTED BY THE TENANT THROUGH THE TOWN OF FIRESTONE.
- KNOX BOXES TO BE SUPPLIED. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR COORDINATING WITH THE LOCAL FIRE OFFICIAL AS TO NUMBER OF BOXES AND LOCATION.
- HVAC SCREENING: THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC SHALL BE SCREENED ACCORDING TO TOWN OF FIRESTONE REQUIREMENTS. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT THIS APPROVED SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE APPROVED PLANS. REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES, FAILURE TO PROVIDE APPROVED SCREENING MAY RESULT IN INSPECTION AND APPROVAL DELAYS.



2 North Elevation
Scale: 3/16" = 1'-0"

Lot 5 High Plains Marketplace	
Building Elevations	
Name of Application:	Lot 5 High Plains Marketplace
Type of Submittal:	Final Development Plan
Filing Number:	
Phase Number:	
Preparation Date:	NOVEMBER 06, 2017
Revision Date:	MARCH 26, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Revision Date:	

Sheet 12 of 14

FINAL DEVELOPMENT PLAN
LOT 5 HIGH PLAINS MARKETPLACE

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

PHOTOMETRIC PLAN - HALIDE OPTION
SHEET 14 OF 14

TYPE L: 25'0" MOUNTING HEIGHT
TYPE WP1A: 12'0" MOUNTING HEIGHT
TYPE WP2A: 8'6" MOUNTING HEIGHT



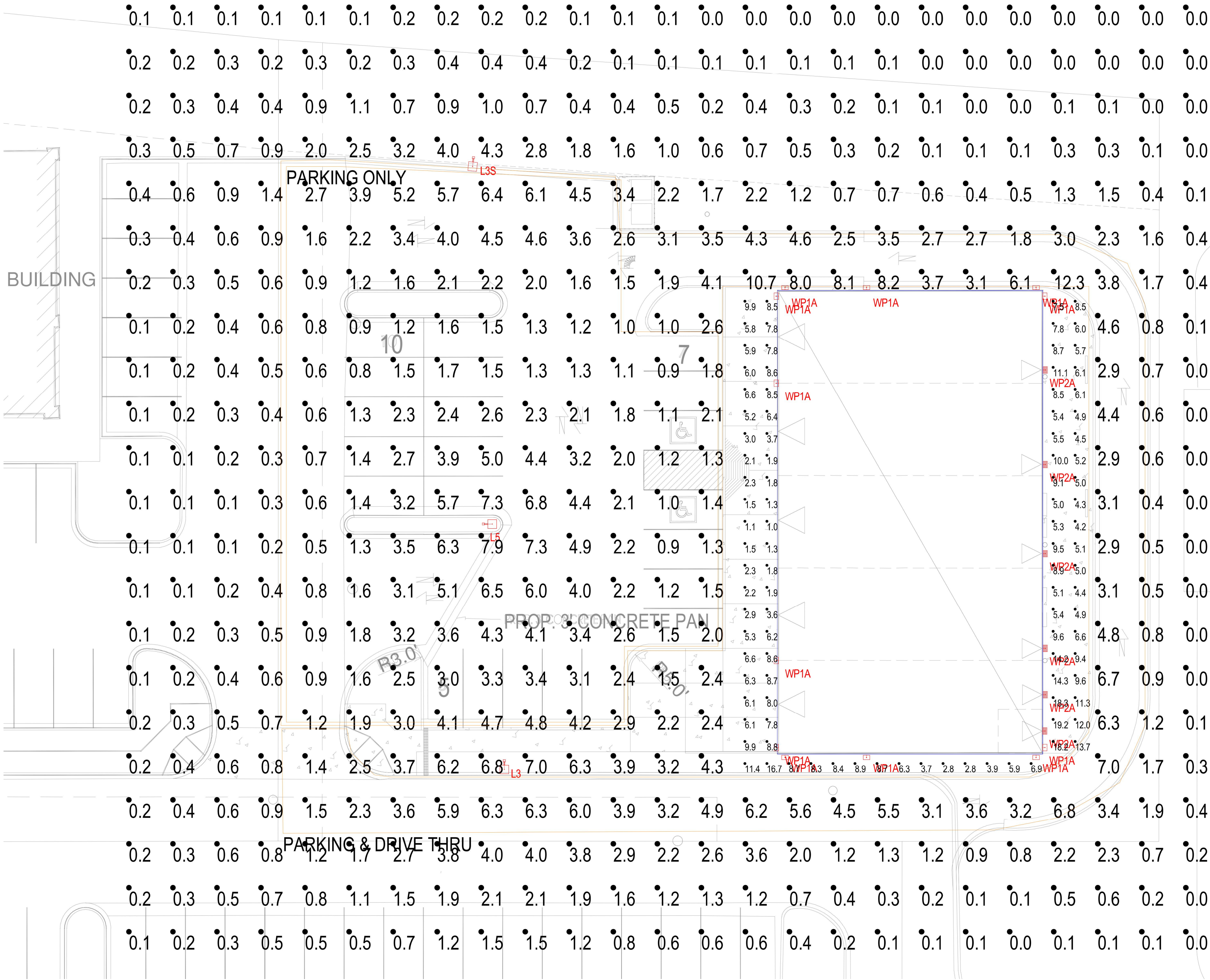
3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N Cascade, Suite 160
Colorado Springs, CO 80907

720.413.9691
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

Luminaire Schedule								
Scene: PSMH								
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Luminaire Watts	Arr. Lum. Lumens	LLF
	1	L3	SINGLE	US Architectural Lighting	LUM-SEG-III-400PSMH	457	28119	0.750
	1	L5	SINGLE	US Architectural Lighting	LUM-SEG-V-SQ-400PSMH	457	27967	0.750
	1	L3S	SINGLE	US Architectural Lighting	LUM-SEG-III-400PSMH-HS	458	22519	0.750
	12	WP1A	SINGLE	US Architectural Lighting	MLX-T-HR-III-100MH	115	4787	0.750
	6	WP2A	SINGLE	US Architectural Lighting	MLX-T-HR-IV-70MH	83	3155	0.750

Calculation Summary								
Scene: PSMH								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
BUILDING PERIMETER	Illuminance	Fc	6.79	19.2	1.0	6.79	19.20	
PARKING & DRIVE THRU	Illuminance	Fc	3.12	12.3	0.4	7.80	30.75	
PARKING ONLY	Illuminance	Fc	2.71	7.9	0.5	5.42	15.80	



LOT 5 HIGH PLAINS MARKETPLACE
FINAL DEVELOPMENT PLAN
Town of Firestone, Weld County, State of Colorado

ALC17-220

NOT FOR CONSTRUCTION

COPYRIGHT 2018
This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with Altitude Land Consultants.

Lot 5 High Plains Marketplace		REVISION:	
Photometric Plan - Halide Option		NO.	DATE
Name of Application:	Lot 5 High Plains Marketplace	BY	
Type of Submittal:	Final Development Plan		
Filing Number:			
Phase Number:			
Preparation Date:	NOVEMBER 06, 2017		
Revision Date:	MARCH 26, 2018		
Revision Date:			
Revision Date:			
Revision Date:			
Sheet 14 of 14			

PHOTOMETRIC
PLAN - HALIDE
OPTION

FDP10.1

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 9.c.

Public Hearing

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Central Park Second Filing Final Plat - Resolution 18-20

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

1. 9c - BOT Staff Report - Firestone Central Park Second Filing First Replat
2. 9c - Central Park Map
3. 9c - Reso 18-20 Firestone Central Park F2

FINANCIAL CONSIDERATIONS



Staff Report

Firestone Central Park Second Filing

First Replat

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

April 11, 2018

Application

This staff report is for the Firestone Central Park Second Filing, First Replat (Replat). The applicant for this submittal is the Town of Firestone.

Notice

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

Location and Process

The approximate location of the Replat is located within Outlot 1 of the Central Park planned unit development. Central Park is located within the boundaries of Colorado Boulevard, Sable Avenue, Frontier Street, and an unimproved road north of Pinecone Avenue. The Replat has been created to subdivide Outlot 1 and create one new lot: Lot 1, located near the northwest corner of Outlot 1. This is the first Replat of Outlot 1 of Firestone Central Park First Filing Minor Subdivision.

Site Analysis

The Replat is comprised of Outlot 1 which has a total of 58.716 acres and the new Lot 1 which has a total of 8.185 acres. The property is generally flat and would be appropriate for the proposed use.

Plan Analysis

The intent of the Replat is to create a new Lot 1 within Outlot 1 of Central Park to provide a space for one municipal building (future) within Central Park: a planned unit development zoned as Open Space and planned as a "A Civic, Cultural, and Community Center". The project will be consistent with adjacent developments and will complement the overall PUD.

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

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

Conditions and Standards for Approval

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

- A. The proposed PUD district is compatible with present development in the surrounding area, and will not have a significant, adverse effect on the surrounding area;
- B. The proposed PUD district is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

- C. The proposed PUD district is consistent with the overall direction, intent of Titles 16 and 17 of the Town Code, and the intent and policies of the Town's comprehensive plan and other policy documents of the Town;
- D. The proposed PUD district provides for a creative and innovative design which could not otherwise be achieved through other standard zoning districts;
- E. The exceptions from the zoning regulations requested in the proposed PUD are warranted by virtue of innovative design and amenities incorporated in the PUD district;
- F. The PUD provides adequate circulation in terms of internal street circulation system, designed for the type of traffic generated, for separate living areas, convenience, safety, access, and noise and exhaust control. Proper circulation in parking areas shall be provided in terms of safety, convenience, separation and screening. The PUD should provide for buffering from collector and arterial streets through earthen berms, landscaping, and other methods;
- G. The PUD provides functional open space in terms of practical usability and accessibility, and optimum preservation of natural features, including trees and drainage areas, recreation, views, natural stream courses, bodies of water and wetlands;
- H. To the extent practicable, the PUD provides variety in terms of housing types, housing size, densities, facilities and open space;
- I. The PUD provides for pedestrian and bicycle traffic in terms of safety, separation, convenience, access, destination and attractiveness. If possible, there shall be an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels, parks, open space, or recreational facilities within the PUD as well as links to trail systems of the Town;
- J. Building types in terms of appropriateness to density, site relationship and bulk;
- K. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting;
- L. Landscaping of the site in terms of purpose, such as screening, types and materials used, maintenance suitability, water demands and effect on the area;
- M. Services including utilities, fire, police protection and other such services are available or can be made available to adequately serve the development;
- N. No structures in the PUD shall encroach on a floodplain except as permitted by the Town's floodplain ordinance;
- O. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved by the Town;
- P. Visual relief and variety of visual sitings shall be located within the PUD through building placement, shortened or interrupted street vistas, visual access to open space and other design methods;
- Q. The fiscal impacts on the Town, relative to expected service provision costs and anticipated revenue to the Town;
- R. Compliance with the provisions of any applicable intergovernmental agreements;

- S. The PUD incorporates a lighting plan and facilities to minimize of light drift outside the PUD in an effort to help preserve the night sky;
 - T. To the extent reasonably practicable, the PUD shall strive to incorporate “green” building standards and design guidelines for all residential and commercial development in an effort increase energy efficiency and reduce energy consumption;
 - U. To the extent reasonably practicable, the PUD shall strive to incorporate renewable energy technologies;
 - V. To the extent reasonably practicable, the PUD shall strive to incorporate best management practices in recycling, water conservation, soils preservation and sustainable development practices;
 - W. To the extent reasonably practicable, the PUD shall strive to incorporate Infrastructure design that emphasizes technology that will encourage the development of “knowledge workers” and will facilitate telecommuting.
-

Planning Commission or Board of Trustees Action

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

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

RECOMMENDATION

The Town staff recommends the Board of Trustees recommend approval of the application with a certain amount of conditions that will be provided in the form of a draft resolution prior to the Board of Trustees public hearing.

MINOR SUBDIVISION PLAT

FIRESTONE CENTRAL PARK SECOND FILING

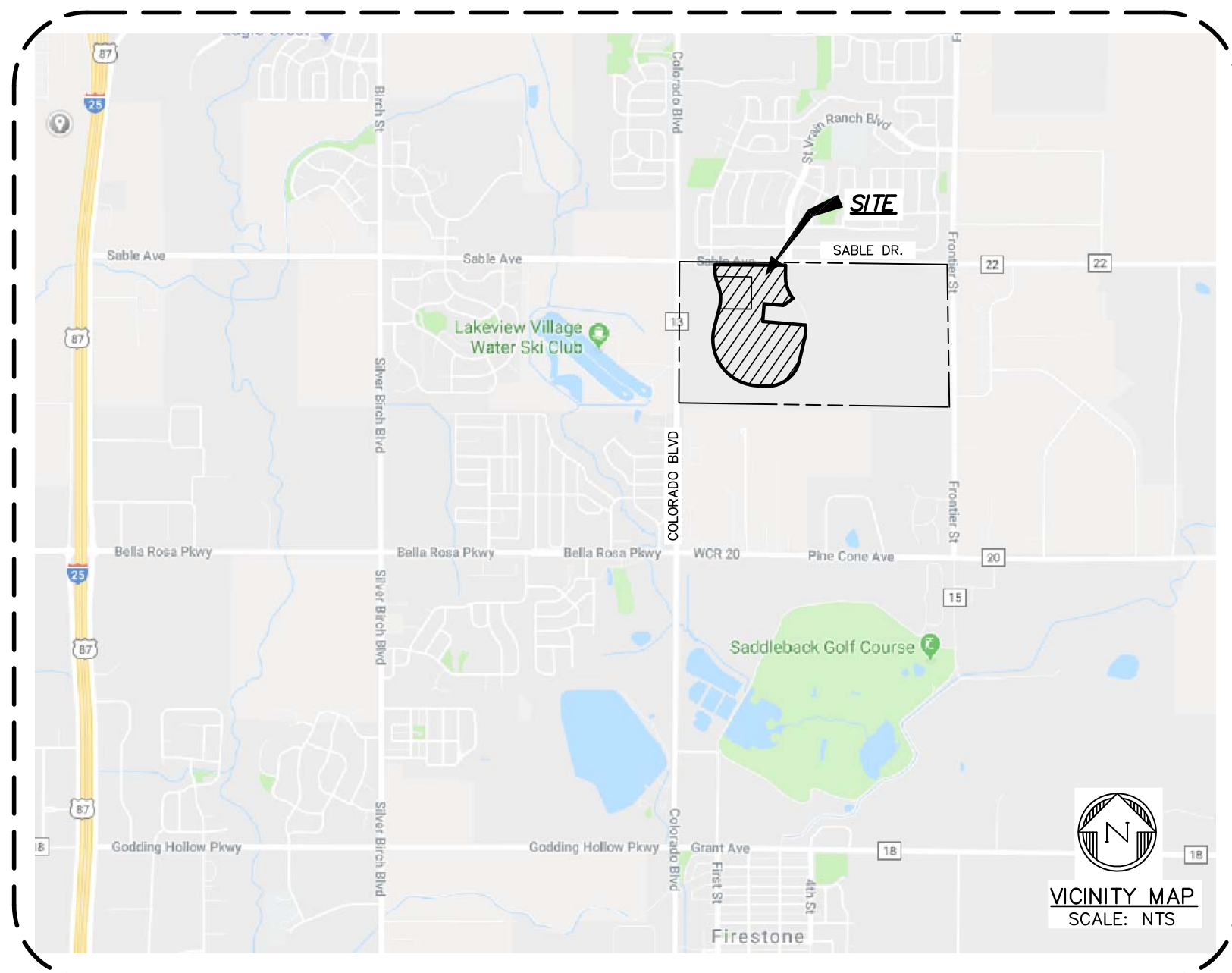
A REPLAT OF OUTLOT 1 OF FIRESTONE CENTRAL PARK FIRST FILING MINOR SUBDIVISION

TOWN OF FIRESTONE

COUNTY OF WELD

STATE OF COLORADO

SHEET 1 OF 1

VICINITY MAP
SCALE: NTS

SCALE: 1"=200'



APPLICANT/DEVELOPER/OWNER

TOWN OF FIRESTONE
151 GRANT AVENUE,
P.O. BOX 100
FIRESTONE, CO 80520-0100
(970) 278-0029 (X 108)
ATTN: DAVE LINDSAY, PE

TECHNICAL CONSULTANTS

CIVILARTS
1500 KANSAS AVE., SUITE 2-E
LONGMONT, CO 80501
(303) 682-1131
ATTN: FRANK N. DREXEL, PLS
fdrexel@civilarts.us

ENGINEER

COLORADO CIVIL GROUP
5110 GRANITE AVE., UNIT D
LOVELAND, CO 80538
(970) 278-0029
ATTN: DAVE LINDSAY, PE

OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED TOWN OF FIRESTONE, COLORADO, BEING THE OWNER OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

ALL OF OUTLOT 1, FIRESTONE CENTRAL PARK FIRST FILING MINOR SUBDIVISION, A SUBDIVISION OF THE TOWN OF FIRESTONE LOCATED IN THE NW 1/4 OF SECTION 18, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, RECORDED OCTOBER 16, 2006, AS RECEPTION NO. 3427733 OF THE RECORDS OF WELD COUNTY, COLORADO.

AREA = 66.900 ACRES, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF FIRESTONE CENTRAL PARK SECOND FILING, 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 OTHER PUBLIC PLACES, TRACTS/OUTLOTS) 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 (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL 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 CENTURYLINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK, AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

TOWN OF FIRESTONE

BY: MAYOR

ATTEST: TOWN CLERK

NW COR. SEC 18
T2N, R67W, 6TH P.M.
FOUND #6 REBAR W/ 2"-1/2"
ALUM. CAP MKD. "ALBERS
DREXEL POHLY PLS 24305
1998" 0.3' BELOW ASPH.
SURFACE IN MONUMENT BOX.

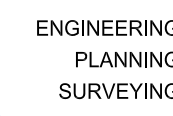
LINE #	DIRECTION	LENGTH
L1	N00°36'48"E	101.55'
L2	N18°09'58"W	150.00'
L3	N87°22'33"W	154.67'
L4	S52°57'04"W	218.81'
L5	S36°56'38"E	14.75'
L6	S03°37'10"W	198.04'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	186.89'	570.00'	18°47'09"	N08°46'24"W	186.05'
C2	372.95'	650.00'	32°52'29"	N01°43'44"W	367.86'
C3	1542.39'	865.00'	102°09'53"	N36°22'28"W	1346.03'
C4	843.03'	610.00'	79°11'00"	S52°57'08"W	777.52'
C5	248.15'	760.00'	18°42'29"	S04°00'23"W	247.05'
C6	432.77'	650.00'	38°08'50"	S17°52'13"E	424.82'
C7	461.50'	350.00'	75°32'54"	N29°59'18"W	428.79'
C8	19.67'	350.00'	31°31'00"	S06°00'10"E	19.66'
C9	152.90'	350.00'	29°01'51"	S42°49'50"E	151.69'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C10	181.23'	350.00'	28°40'07"	S23°26'35"E	179.22'
C11	476.33'	350.00'	77°58'36"	S13°32'24"W	440.41'
C12	209.12'	150.00'	79°52'41"	N41°08'59"E	192.59'
C13	134.95'	150.00'	51°32'48"	N88°21'39"E	130.44'
C14	269.96'	150.00'	103°07'00"	S25°17'23"E	234.97'
C15	339.39'	158.00'	123°04'22"	S37°52'40"W	277.80'
C16	34.44'	158.00'	12°29'14"	N80°59'18"W	34.37'
C17	37.31'	158.00'	13°31'46"	N79°23'35"W	37.22'
C18	414.79'	150.00'	158°26'18"	N23°15'55"W	294.70'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C19	535.16'	150.00'	204°24'55"	N70°32'57"W	283.22'
C20	257.52'	150.00'	98°21'57"	N46°28'48"E	227.04'
C21	354.36'	150.00'	135°21'21"	S23°46'03"E	277.52'
C22	315.42'	150.00'	120°28'55"	N78°41'15"E	260.44'
C23	64.57'	150.00'	24°39'50"	S39°42'56"E	64.07'
C24	420.26'	150.00'	160°31'45"	S10°28'12"W	295.68'
C25	228.48'	152.12'	86°03'15"	N78°41'09"W	207.60'
C26	297.85'	150.00'	113°46'16"	N08°55'58"W	251.27'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C27	181.23'	350.00'	28°40'07"	S23°26'35"E	179.22'
C28	476.33'	350.00'	77°58'36"	S13°32'24"W	440.41'
C29	209.12'	150.00'	79°52'41"	N41°08'59"E	192.59'
C30	134.95'	150.00'	51°32'48"	N88°21'39"E	130.44'
C31	269.96'	150.00'	103°07'00"	S25°17'23"E	234.97'
C32	339.39'	158.00'	123°04'22"	S37°52'40"W	277.80'
C33	34.44'	158.00'	12°29'14"	N80°59'18"W	34.37'
C34	37.31'	158.00'	13°31'46"	N79°23'35"W	37.22'
C35	414.79'	150.00'	158°26'18"	N23°15'55"W	294.70'

ENGINEERING
PLANNING
SURVEYING

1500 Kansas Ave., Suite 2-E
Longmont, CO 80501
P 303.682.1131
F 303.682.1149

NOTES

- BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NW 1/4 OF SECTION 18, T2N, R67W OF THE 6TH P.M. BEARS S89°30'49"E AS MONUMENTED AND SHOWN HEREON.
 - SET 24" LONG #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL WHERE NOTED "SET". FOUND #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL WHERE NOTED "FND". DID NOT FIND OR SET A MONUMENT WHERE NOTED "FND".
 - RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THIS PLAT AS DISCLOSED IN LAND TITLE GUARANTEE COMPANY INFORMATION BINDER, POLICY NUMBER PIB25155670.2551697 DATED FEBRUARY 13, 2018. NO ADDITIONAL RESEARCH WAS COMPLETED.
 - THAT 16.5 FOOT TELEPHONE EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN INSTRUMENT RECORDED APRIL 25, 1941, IN BOOK 1078 AND PAGE 74 IS NOT MATHEMATICALLY DEFINED. ITS APPROXIMATE POSITION AS SHOWN ON THE RECORDED PLAT OF FIRESTONE CENTRAL PARK FIRST FILING MINOR SUBDIVISION IS SHOWN.
 - THOSE GAS PIPELINE EASEMENTS GRANTED TO COLORADO INTERSTATE CORPORATION IN INSTRUMENT RECORDED APRIL 7, 1972, AS RECEPTION NO. 1588503, AND MAY 6, 1976, AS RECEPTION NO. 1687825 ARE NOT MATHEMATICALLY DEFINED. NO WIDTHS ARE STATED, AND THEREFORE ARE NOT SHOWN ON THIS MAP. THEY ARE SAID TO AFFECT THE NW 1/4 OF SECTION 18 AND THE NE 1/4 OF SECTION 18.
 - PARCEL IS SUBJECT TO COMPATIBLE DEVELOPMENT AND SURFACE USE AGREEMENT RECORDED OCTOBER 16, 2006, AS RECEPTION NO. 3427732. THE DOCUMENT DESCRIBES OIL & GAS OPERATIONS AREAS, ACCESS ROUTES, 30 FOOT PERMANENT AND 50 FOOT TEMPORARY CONSTRUCTION EASEMENT FOR PETROLEUM PIPELINES, AND NO BUILD ZONES. MUCH OF THE DETAIL IS SET FORTH IN EXHIBITS THAT CANNOT BE READ.
 - ACCORDING TO THE RECORDED PLAT OF FIRESTONE CENTRAL PARK FIRST FILING MINOR SUBDIVISION, THERE ARE UNDERGROUND UTILITIES LYING OUTSIDE RECORDED EASEMENTS THAT AFFECT THE SUBJECT PARCEL AS SHOWN.
 - ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 08123C1895E AND 08123C1890E EFFECTIVE DATE JANUARY 20, 2016, WELD COUNTY, COLORADO AND INCORPORATED AREAS, THE SUBJECT PROPERTY LIES WITHIN ZONE X OF OTHER AREAS - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE POSITION OF ANY AREA DESIGNATED ON THE FIRM MAP RELATIVE TO THE SUBJECT PROPERTY, AS MAY BE NOTED OR SHOWN ON THIS MAP, IS BASED ON GRAPHICALLY SPOTTING OR SCALING THE BOUNDARIES OF THE SUBJECT PROPERTY RELATIVE TO IDENTIFIABLE FEATURES, SUCH AS ROADS, DRAINAGES, OR REFERENCED SECTION LINES, AND MAY NOT BE ACCURATE. CLIENT IS RESPONSIBLE FOR VERIFYING ALL FLOOD MATTERS.
- LINEAR UNITS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE FINAL PLAT OF "FIRESTONE CENTRAL PARK SECOND FILING" WAS APPROVED ON THIS ____ DAY OF _____, 2018, BY RESOLUTION NO. _____ AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST: TOWN CLERK

CERTIFICATION DEFINED

THE USE OF THE WORDS "CERTIFY" AND/OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION; WAS PERFORMED BY OR UNDER THE REGISTERED PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE; IS BASED ON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF; IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. (RULE 6.2.2 OF THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS)

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

SURVEYOR'S CERTIFICATE

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 24305

DATE:

FIRESTONE CENTRAL PARK SECOND FILING

MINOR SUBDIVISION PLAT

NAME OF SUBMITTAL:	FIRESTONE CENTRAL PARK
TYPE OF SUBMITTAL:	MINOR SUBDIVISION
FILING NUMBER:	SECOND FILING
PHASE NUMBER:	
SHEET TITLE:	
PREPARATION DATE:	MARCH 15, 2018
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 1 OF 1

RESOLUTION NO. 18-20

**A RESOLUTION APPROVING A FINAL PLAT FOR
FIRESTONE CENTRAL PARK SECOND FILING**

WHEREAS, there has been submitted to the Planning and Zoning Commission and Board of Trustees of the Town of Firestone a request for approval of a final plat for Firestone Central Park, Second Filing, a replat of Outlot 1, Firestone Central Park First Filing Minor Subdivision; and

WHEREAS, all materials related to this application have been reviewed by Town staff and found with conditions to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies; and

WHEREAS, the Firestone Planning and Zoning Commission held a properly noticed public hearing on the application, and has forwarded to the Board of Trustees a recommendation of approval with conditions; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Board of Trustees finds the proposed final plat should be approved, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The final plat for Firestone Central Park Second Filing is hereby approved, subject to the conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED this 11th day of April, 2018.

Bobbi Sindelar, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

EXHIBIT A
Final Plat
Firestone Central Park Second Filing
Conditions of Approval

1. In the Ownership and Dedication block, delete reference to dedication of Outlots to the Town.
2. In Note 8, remove reference to “client.”

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 10.a.

Discussion/Action

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Organizational Matters - Appointment of Officers

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 10.a.i.

Organizational Matters - Appointment of Officers

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Election of Mayor Pro-tem

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 10.a.ii.

Organizational Matters - Appointment of Officers

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Appointment of Officers

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

1. 10a - AIM - Officer Appointments

FINANCIAL CONSIDERATIONS

AGENDA INFORMATION MEMORANDUM 2018

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 2018 - _____

Consent Agenda _____

Discussion _____

Action _____ ✓ _____

Meeting Date: April 11, 2018

Initiated By: _____

/s/ _____

Dept: Administration

AGENDA TITLE

Organizational Matters – Appointment of Officers

SUMMARY

1. **What/Who** - State law and the Town's ordinances, which are codified in the Firestone Municipal Code (the "Town Code"), require that the Board of Trustees appoint certain Town officers. Specifically, Section 2.08.010 of the Town Code states as follows: "There shall be appointed by the board of trustees, no later than thirty days after the organization thereof in each election year, **Town Attorney, Town Treasurer, Town Clerk, Town Marshal**, and such other officers as from time to time shall be necessary for the proper government and control of the town, and the appointees shall hold their respective offices until their successors are appointed and qualified unless sooner removed according to law as hereinafter provided."
2. **How** - This section of the Town Code also states "[a]ll appointment of officers shall be by motion or ballot, and the concurrence of a majority of all the trustees elected shall be required, and the names of the trustees voting and the number of the votes each candidate receives shall be recorded. All vacancies in office shall be filled in the same manner as original appointments."

When - The above Town Code provisions essentially follow the state law found in Section 31-4-304 of the Colorado Revised Statutes (C.R.S.), which in part provides that no appointment shall continue beyond 30 days after the succeeding board of trustees takes office.ⁱ Therefore, it is recommended the new Board consider and make its appointments of Town officers as part of its organizational activities. As noted above, the Board can make its appointments by adoption of a motion or by ballot. State laws provides the ballot may not be an anonymous or "secret" ballot, which as pertinent to Board organizational matters may only be used for election of the mayor pro tem.ⁱⁱ

Here at the Town, we strive toward an organizational cultural of excellence that provides exceptional service to the community. The following are some additional comments about the officer appointments to be considered:

Town Clerk: The Town Clerk serves as the Clerk to the Board of Trustees and is responsible for making and managing official records of the Board's proceedings. The Town Clerk performs numerous other duties and responsibilities listed in Chapter 2.14 of the Town Code and elsewhere, including handling elections, public records and certain permitting activities. The Town Clerk handles agendas, legal notices, publications and various communications with the Board. The current Town Clerk is Leah Vanarsdall, who has served as Town Clerk since 2017. Ms. Vanarsdall received a Assoc in Criminal Justice from the AIMS Community College and her CMC in 2006 and she has 8 pts until receiving her MMC.

Recommendation / Motion:

- **Re-appointment** of Ms. Vanarsdall – Town Clerk.

Town Clerk Pro-Tem: The Town Clerk Pro-Tem performs the duties of the Town Clerk during the Town Clerk's absence or inability to act. This is an important appointment to enable there to be coverage for official Town Clerk duties when needed. The current Clerk Pro Tem is Lisa Bartley who has been a Town employee since early 2014. Ms. Bartley started working for the Town as a temp and was quickly recruited given her many talents and desire to learn about the Town on April 7, 2014. Ms. Bartley also serves as the Clerk to the Planning and Zoning Commission. Not only is she a pleasure to work with, she is timely, organized and thoughtful in all that she does for the Town. The quality of her work speaks for itself, and her desire to continue to improve the Town's services sets high standards of expectations.

Recommendation / Motion:

- **Re-appointment** of Ms. Bartley – Town Clerk Pro-Tem/PZ Clerk.

Town Attorney: The Town Attorney serves as legal advisor and general counsel to the Town. The Town Attorney's office handles directly or with outside counsel legal proceedings brought by or against the Town, drafts and reviews ordinances, contracts and other legal documents, and provides advice to the various departments on legal issues. The firm of Light Kelly, P.C. serves as Town Attorney pursuant to an at-will services contract. Sam Light of that firm is the principal partner in charge of Town legal services and has served in that role since 2000. His partner Kathleen Kelly represents the Planning Commission and handles development matters. Their associate Melinda Culley also handles Town legal matters. Nick Cotton-Baez has been a great asset for Liquor Licensing, Election Law and contract reviews. Mr. Light and his firm have a diverse and extensive array of local government legal experience. He and his firm are relied upon by staff to provide a thorough review of legal matters that delineate the substance, the risks and the alternatives in a responsible, fair and consistent manner. Sam is the consummate professional who leads by example in his public service.

Recommendation / Motion:

- **Re-appointment** of Light Kelly, P.C. (Sam Light) – Town Attorney.

Town Treasurer: The Town Treasurer is responsible for the receipt and safekeeping of Town funds. This officer performs a number of other duties specifically assigned to the Treasurer under state law and Chapter 2.16 of the Town Code, including maintaining financial reports, administering funds and investments, and serving as custodian of funds and financial records. While an appointment to the office of Town Treasurer is required by law, the duties of the office are within the Director of Finance position. The Town Code and state law require a treasurer's bond of the treasurer, and the bond amount previously set by the Board is \$50,000. The bond, for faithful performance of duties, is procured by the Town through the Town's insurer. Currently contracted as Treasurer is the firm of CliftonLarsen Allen LLP, Christine Harwell. Ms. Harwell holds a B.S. in Accounting from University of College Park and is a licensed CPA in the State of Colorado. She is also a Municipal Advisor, specializes in Local Government and is an Instructor for governmental courses of the Colorado GFOA.

Recommendation / Motion:

- **Re-appointment** of Ms. Christine Harwell – Controller.

Town Marshal: State law and the Town Code assign a small number of duties to the "town marshal." For example, the Town Code states marshal shall execute writs and service of process for the Municipal Court. Section 2.52.010 of the Town Code expressly confirms that the Chief of Police performs all duties to be performed by "the Marshal" but to be certain no legal proceeding can be attacked on technical grounds, it is recommended that the Board as part of its appointments also pass a motion affirming that the Chief of Police is appointed to perform any duties assigned by state law or the Town Code to the marshal. David Montgomery has been with the Town since 1999. He is a 1995 F.B.I. academy graduate and an Odessa College graduate in criminal justice. He obtained a B.S. in Applied Management from National American University in 2005. Under his supervision, the department has been state accredited for 10 years. He is a fair and consistent professional who strives for excellence in public safety and public outreach.

Recommendation / Motion:

- **Re-appointment** of Chief David Montgomery – Town Marshal.

HISTORY AND PREVIOUS BOARD ACTION

Each of these persons has been previously appointed by previous Board for the positions listed above.

RECOMMENDATION

It is recommended that the Board consider and by motion or ballot make appointments of Town officers as part of its organizational activities.

ALTERNATIVES

Choose to defer one or more officer appointments or provide additional direction to Town staff.

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 10.a.ii.1.

Appointment of Officers

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Appointment of Town Clerk - Leah Vanarsdall

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 10.a.ii.2.

Appointment of Officers

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Appointment of Town Clerk Pro-Tem - Lisa Bartley

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 10.a.ii.3.

Appointment of Officers

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Appointment of Town Attorney - Sam Light of Light Kelly Attorneys

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 10.a.ii.4.

Appointment of Officers

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Appointment of Treasurer - Christine Harwell of CliftonLarsen Allen LLP

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 10.a.ii.5.

Appointment of Officers

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Appointment of Town Marshal - David Montgomery

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 10.b.

Discussion/Action

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Resolution 18-21: A RESOLUTION AUTHORIZING CHANGES TO THE AUTHORIZED SIGNERS FOR THE TOWN'S BANKING AND FINANCIAL ACCOUNTS

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

1. 10b - Reso 18-21 Authorized Bank Signers

FINANCIAL CONSIDERATIONS

RESOLUTION NO. 18-21

A RESOLUTION AUTHORIZING CHANGES TO THE AUTHORIZED SIGNERS FOR THE TOWN'S BANKING AND FINANCIAL ACCOUNTS

WHEREAS, Sections 2.16.010 and 3.04.080 of the Firestone Municipal Code require that checks, drafts or warrants drawn on Town accounts shall be signed by two of the following persons: The Mayor, Mayor Pro-Tem, Town Treasurer, Town Clerk or Town Manager; and

WHEREAS, the Town has various accounts and safe deposit boxes with banks, depositories and financial institutions; and

WHEREAS, the Board of Trustees desires to add/change authorized signers to such accounts and safe deposit boxes;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Board of Trustees hereby authorizes the addition/change of Mayor Bobbi Sindelar, Mayor Pro-Tem _____, and Interim Town Manager _____ as authorized signers on the Town of Firestone accounts and safe deposit boxes located at the banks, depositories and financial institutions used by the Town.

Section 2. The Mayor and Town staff are hereby authorized to execute and deliver any and all documents necessary to effect the changes described herein.

INTRODUCED, READ, and ADOPTED this 11th day of April, 2018.

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar
Mayor

ATTEST:

Leah Vanarsdall
Town Clerk

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 12.a.

Reports

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Staff

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 12.b.

Reports

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Mayor

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 12.c.

Reports

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Trustees

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 12.d.

Reports

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Committee Updates

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 13.a.

Executive Session

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Executive Session for the Purpose of Consultation with the Town Attorney for Specific Legal Questions Pursuant to C.R.S. Section 24-6-402(4)(b), Regarding Legal issues Related to Contract and Personnel Matters

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 13.b.

Executive Session

Meeting Date: April 11, 2018

Initiated By: Leah Vanarsdall, Town Clerk

Dept: Town Clerk

AGENDA TITLE

Executive Session for the Purpose of Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategy for Negotiations, and/or Instructing Negotiations, under C.R.S. Section 24-6-402(4)(e) - Negotiations for Town Manager Search/Agreement

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS