



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

November 2, 2023

6:00 PM

9900 Park Avenue

Firestone, CO 80504

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. August 3, 2023, Planning and Zoning Commission Meeting Minutes
5. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
6. **Public Hearings**
 - a. **PUBLIC HEARING: RESOLUTION NO. PC-23-08:** A RESOLUTION OF THE FIRESTONE PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL WITH CONDITIONS OF A SPECIAL REVIEW USE APPLICATION TO OPERATE COBBLESTONE CARWASH FACILITIES ON REAL PROPERTY LOCATED ON LOT 2, TURNER COMMONS, IN SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WITHIN THE TOWN OF FIRESTONE AND AN ACCOMPANYING SITE PLAN PERTAINING THERETO
7. **Staff Reports**
8. **Commissioner Comments**
9. **Adjournment**

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

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

**AGENDA INFORMATION
MEMORANDUM**

**TOWN OF FIRESTONE
PLANNING AND ZONING COMMISSION**



AIM#: 4.a

Approval of Minutes

Meeting Date: November 2, 2023

Initiated By:

Dept: Planning & Development

AGENDA TITLE

August 3, 2023, Planning and Zoning Commission Meeting Minutes

RECOMMENDATION

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

ATTACHMENTS

1. 08-03-2023 PC Minutes

TOWN OF FIRESTONE, COLORADO
Planning & Zoning Commission
MINUTES
August 3, 2023

1. Call to Order & Roll Call

The Planning and Zoning Commission of the Town of Firestone met on August 3, 2023, at 9900 Park Avenue, Firestone, Colorado. Chairperson Sutton called the meeting to order at 6:01 PM.

The following were present for the call of the roll:

Vice-Chairperson: Tim Spiegelberg- **EXCUSED**

Commissioners: Jaci Daggett
John Damsma
Amber Harper
Dennis Haney
Patrick Hanafin- **EXCUSED**

Staff: Marty Ostholtzoff – Planning Manager
Pam Howard- Intermedium Planning & Development Director
Matt Thompson- Senior Planner
Miriam Luna Gonzalez- Secretary

2. Pledge of Allegiance

Chairperson Sutton led the pledge of allegiance.

3. Approval of Agenda

Motion by Chairperson Haney, **second** by Commissioner Harper, to Approve the Agenda, All in Favor, **Motion carried.**

4. Approval of Minutes

Motion by Commissioner Damsma, **second** by Commissioner Harper, to Approve the Minutes, All in Favor, **Motion carried.**

a. April 6, 2023, Planning and Zoning Commission Meeting Minutes

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

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

6. Public Hearings

a. **PUBLIC HEARING: Resolution PC-23-06:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND,

FROM PUD RESIDENTIAL C (PUD R-C) AND PUD NEIGHBORHOOD CENTER (PUD NC)
TO THE RESIDENTIAL C (R-C) ZONE DISTRICT

Chairperson Sutton verified with the Secretary that proper notice of the Public Hearing had been provided. Chairperson Sutton opened the Public Hearing at 6:04 PM for Resolution PC-23-06.

The Commissioners had no disclosures.

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

Ron Mehl, the applicant with Dominion, gave a presentation.

Jennifer Ranweiber, a Firestone resident, commented publicly on the number of units the development will have.

Jessica Threllald, a Firestone resident, provided public comment regarding public transportation for the incoming residents.

Linda Johnson, a Firestone resident, provided public comment regarding concerns about the development's incoming traffic and was curious about where the entrance and exits would be.

Connie Weislcas, a Firestone resident, provided public comment regarding concerns about traffic.

Commissioners' questions regarding the proposed application request were answered.

Motion by Commissioner Damsma, **second** by Commissioner Harper, to Approve **PUBLIC HEARING: Resolution PC-23-06: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND, FROM PUD RESIDENTIAL C (PUD R-C) AND PUD NEIGHBORHOOD CENTER (PUD NC) TO THE RESIDENTIAL C (R-C) ZONE DISTRICT**

Roll Call Vote:

Yes: Chairperson Sutton, Commissioner Haney, Commissioner Damsma

No: Commissioner Harper, Commissioner Daggett

Abstain: None

Motion carried.

7. Staff Reports

a. Questions on Inspection Process

Pam Howard, Intermedium Planning & Development Director, mentioned that the roof inspection person was unable to make it to this meeting. She also mentioned that the town has had numerous inspections scheduled that are causing a delay in inspections.

8. Commissioner Comments

Commissioner Damsma provided comments regarding the three flags in front of Town hall.

9. Adjournment

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

Introduced and Approved the 19th of October, 2023.

TOWN OF FIRESTONE, COLORADO

ATTEST

James Sutton, Chair

Missy Carranco, Secretary

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 6.a

Public Hearings

Meeting Date: November 2, 2023

Initiated By: Pam Howard

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: RESOLUTION NO. PC-23-08: A RESOLUTION OF THE FIRESTONE PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL WITH CONDITIONS OF A SPECIAL REVIEW USE APPLICATION TO OPERATE COBBLESTONE CARWASH FACILITIES ON REAL PROPERTY LOCATED ON LOT 2, TURNER COMMONS, IN SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WITHIN THE TOWN OF FIRESTONE AND AN ACCOMPANYING SITE PLAN PERTAINING THERETO

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-23-09, a resolution recommending approval of the Special Review Use and Final Development Plan applications to the Board of Trustees with the following conditions:

1. All minor, technical corrections to SRU-23-007, FDP-23-045, and Special Review Use/Final Development Plan application materials shall be made to the Town's satisfaction.
2. The materials labeled as CMU-2 and CMU-4 on the elevations be changed to a non-smooth-face finish.
3. Prior to the commencement of any work within Town limits, the Applicant, including contractors and sub-contractors, shall obtain from the Town necessary contractor's licenses.
4. Prior to the commencement of any site work, the Applicant shall obtain from the Town all necessary permits, including but not limited to, stormwater, access, overweight vehicle, and building permits.

SUMMARY

The proposed development of a 4,972 SF carwash facility consists of a single tunnel that is approximately 140' in length with twenty-three (23) outdoor vacuum stalls two (2) ADA parking spaces. The building will include a small office area and an equipment room. The drive-through will consist of three (3) point-of-sale kiosks with the associated lanes stacking approximately six (6) cars each. After exiting the point-of-sale kiosks, the cars merge into a single lane, with space for approximately 10 cars leading to the tunnel entrance.

HISTORY AND PREVIOUS BOARD ACTION

On October 26, 2011, the Board of Trustees approved the Turner Commons Outline Development Plan via Ordinance 788, which included the northern portion of this property. An amendment to the Outline Development Plan was approved on January 13, 2021, via Ordinance 989. The Final Plat was approved by the Board of Trustees on April 14, 2021, via Resolution 21-44, and was recorded on October 19, 2021.

ATTACHMENTS

1. Cobblestone Car Wash PC Staff Report
2. Resolution PC-23-09
3. Cobblestone Car Wash Final Development Plan



Staff Report

**Lot 2, Turner Commons Subdivision
Cobblestone Car Wash**

**Special Review Use
and
Final Development Plan**

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

November 2, 2023

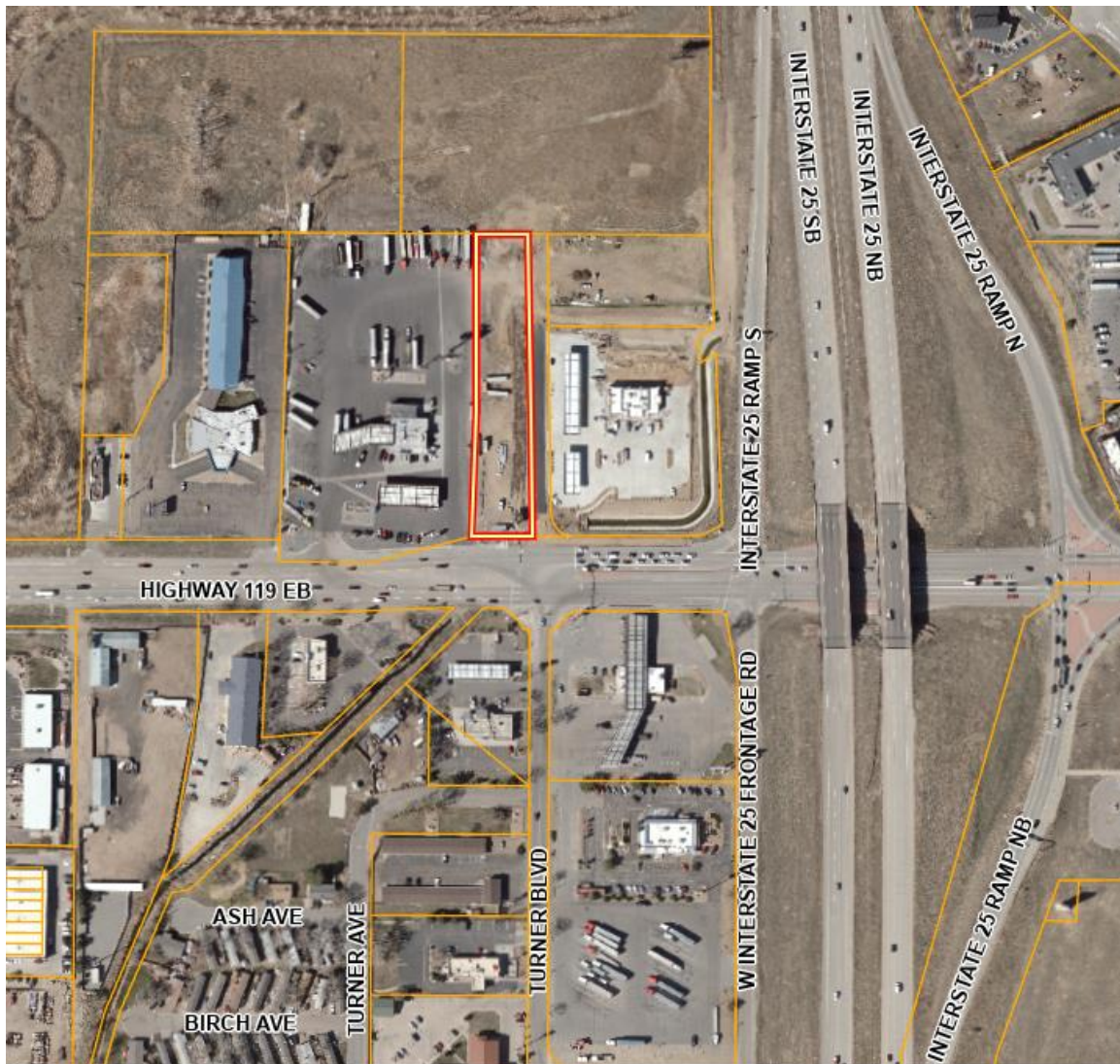
GENERAL INFORMATION

Purpose: This staff report is for the Lot 2, Turner Commons Subdivision, Special Review Use, and Final Development Plan applications proposing to build a Cobblestone Carwash facility within the Town.

Applicant: Cobblestone Car Wash
8900 Bahia St.
Scottsdale, AZ 85260

Property Owner: QuikTrip Corporation
12000 Washington St., Ste. 175
Thornton, CO 80241

Location: 3907 Highway 119
Northwest corner of Highway 119 & Turner Blvd



Existing Conditions:

Existing Zoning: RC (Regional Commercial)
Existing Use: Vacant land

**Adjacent Land Use/Zoning:**

	ZONING	LAND USE
NORTH	RC (Regional Commercial)	Vacant
SOUTH	Weld County C-3 (Business Commercial)	Commercial (Gas Station)
EAST	RC (Regional Commercial)	Commercial (Gas Station)
WEST	Weld County C-3 (Business Commercial)	Commercial (Truck Stop)

Town of Firestone Special Review Use Approval Process:

Section 16.7.11 Special Review Use provides a discretionary approval process for Special Review Uses, which have unique or widely varying operating characteristics or unusual development features. The procedure encourages public review and evaluation of the uses' operating characteristics and site development features and is intended to ensure that the proposed Special Review Use will not have a significant adverse impact on surrounding uses or on the community at large. This review process is intended to assure the community that such uses will be compatible with their locations and surrounding land uses and will further the purposes of this FDC.

The proposed development of a 4,972 SF carwash facility consists of a single tunnel that is approximately 140' in length with twenty-three (23) outdoor vacuum stalls two (2) ADA parking spaces. The building will include a small office area and an equipment room. The drive-through will consist of three (3) point-of-sale kiosks with the associated lanes stacking approximately six (6) cars each. After exiting the point-of-sale kiosks, the cars merge into a single lane, with space for approximately 10 cars leading to the tunnel entrance. The landscaping proposed will provide screening and visual appeal from public streets. A 5' sidewalk is provided along the eastern property line, tying into the existing sidewalk along Highway 119. Landscaping is provided throughout the site, exceeding the 15% landscape area requirement of the FDC. Building architecture integrates various colors of CMU block, stucco, and metal panel and includes tower elements as end caps for horizontal and vertical visual relief.

Access to the subject property is provided via an existing private drive located on Tract A, that was partially constructed with QuikTrip, and will be extended to the northern boundary of this property as a part of this development. This drive could be extended further north as future development occurs.

APPROVAL CRITERIA AND STAFF ANALYSIS

Special Review Use Approval Criteria and Staff Analysis:

The Special Review Use application for the Club Carwash facility was reviewed for compliance with the Approval Criteria from Section 16.7.11 of the FDC. Staff makes the following findings.

- A. The proposed use is generally consistent with the Town's Comprehensive Master Plan and all applicable provisions of this FDC and applicable State and Federal regulations;

Staff: *Per the 2013 Firestone Master Plan Map, the subject site has a land use recommendation of Commercial/Office. The existing zoning is Regional Commercial RC, which allows for regionally oriented large retail and service commercial uses, and highway-oriented commercial uses. The application meets the provisions of the FDC and all applicable State and Federal Regulations.*

- B. The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located;

Staff: *The proposed use is consistent with the purpose and intent of the Regional Commercial (RC) zoning district, in which the proposed car wash is located. The FDC describes the RC district as an area for a variety of regionally oriented large retail and service commercial uses, and highway-oriented commercial uses such as shopping centers, big-box retail, gas stations, restaurants, hotels, and similar and associated land uses. The proposed car wash use is consistent with the intent of the RC zoning district in that it will provide a service to the region as a whole, as an automobile type use, capturing the commerce along Highway 119 to the south.*

- C. The proposed use is generally consistent with any applicable use-specific standards set forth in Section 3.2;

Staff: *A carwash use under the FDC requires additional Use-Specific Standards per Section 16.3.2.C.7.b, Car Wash Bays and Vehicle Repair Bays. Specifically, the following are required:*

- i. To the maximum extent reasonably practicable, the entrance/exit to a car wash bay or vehicle repair bay shall not be oriented to a street frontage.

Staff: *The shape of this lot makes it impracticable for the car wash to be oriented away from Highway 119. Having the exit to the car wash tunnel face Highway 119 is preferred to having the entrance facing this road because of the vehicle stacking leading to the entrance.*

- ii. Notwithstanding the general setback requirements in Chapter 4, a twenty (20) foot landscaped area is required between the vehicle service areas, bays, or canopies and any adjacent street. Such area shall be landscaped with a mixture of groundcover, shrubs, trees, and other plants in accordance with Subsection 16.6.4 to screen the automotive wash, repair, or maintenance facility from view from adjacent streets.

Staff: *A 30' landscape buffer is being provided between the proposed use and the public street, Highway 119.*

- iii. Vehicle wash or service bays facing adjacent residential properties shall be adequately screened by a wall, fence, and/or landscaping of at least six (6') feet in height.

Staff: *The subject property does not abut residential land uses.*

- iv. Outdoor vacuuming facilities may be outside, but not in the front setback nor adjacent to any residential district without adequate visual and sound mitigation.

Staff: *Although the subject property technically has two fronts, one is a private drive within an easement. The vacuuming facilities face this drive, which is screened via landscaped buffer areas. We do not see any adverse impact of this placement, as the property to the east is another auto-oriented use and is directly adjacent to I-25.*

- D. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

Staff: *The immediately adjacent uses, on both sides of Highway 119, are auto-oriented land uses. As such, they have similar impacts on each other as they relate to traffic generation, air, noise, and odor.*

- E. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable;

Staff: *There are no adverse impacts anticipated with the proposed car wash facility.*

- F. Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and streets and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;

Staff: *Left Hand Water District will provide public water to the proposed carwash facility, while St. Vrain Sanitation District will provide public sanitary sewer services to the project. The subject property is within the Frederick Firestone Fire District for fire protection services. Other dry utility services are adjacent to or within proximity of the subject property which will provide services.*

- G. Adequate assurances of continuing maintenance have been provided; and

Staff: *The applicant assures that the site will have on-site staff while in operation to monitor maintenance and pick up any debris.*

- H. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent reasonably practicable.

Staff: *There are no adverse impacts to the natural environment anticipated with the proposed development.*

Final Development Plan Approval Criteria and Staff Analysis:

The Final Development Plan application for Lot 2, Firelight Park, Club Carwash was reviewed for compliance with the Approval Criteria from Section 16.7.10 of the FDC. Staff makes the following findings.

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

Staff: *Per the 2013 Firestone Master Plan, the subject site has a land use recommendation of Commercial/office. The existing zone district of RC allows for regional-scaled commercial land uses, of which the proposed car wash facility would be classified.*

- B. The Final Development Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;

Staff: *The previously approved Turner Commons Subdivision Plat created the subject lot for the proposed car wash facility.*

- C. No buildings or structures infringe on any easements to impact the full use of the easement;

Staff: *Buildings or structures proposed on the FDP do not infringe on any easements.*

- D. The Final Development Plan complies with all applicable development and design standards set forth in this FDC;

Staff: *The FDP is consistent with applicable development and design standards set forth in Section 16.6.8(C) of the FDC.*

- E. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable; and

Staff: *The building and the related accessory uses are situated so that the vacuum bays are along the east side of the building, facing away from CO 119 to the south and screened from the private drive via landscaping. The landscaping along Highway 119 will screen the tunnel exit from view. Any adverse impacts associated with the proposed use will be mitigated by the on-site landscaping.*

- F. The development proposed on the Final Development Plan and its general location is or will be compatible with the character of surrounding land uses.

Staff: *The immediately adjacent uses, on both sides of Highway 119, are auto-oriented land uses, which are similar in character to the proposed use.*

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	October 18, 2023
Property Posted:	October 17, 2023
Letters to Adjacent Property Owners:	October 16, 2023

RECOMMENDATIONS

Special Review Use:

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-23-09, a resolution recommending approval of the Special Review Use and Final Development Plan applications to the Board of Trustees with the following conditions:

- a. All minor, technical corrections to SRU-23-007, FDP-23-045, and Special Review Use/Final Development Plan application materials shall be made to the Town's satisfaction.
- b. The materials labeled as CMU-2 and CMU-4 on the elevations be changed to a non-smooth-face finish.
- c. Prior to the commencement of any work within Town limits, the Applicant, including contractors and sub-contractors, shall obtain from the Town necessary contractor's licenses.
- d. Prior to the commencement of any site work, the Applicant shall obtain from the Town all necessary permits, including but not limited to, stormwater, access, overweight vehicle, and building permits.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-23-09

A RESOLUTION OF THE FIRESTONE PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL WITH CONDITIONS OF A SPECIAL REVIEW USE APPLICATION TO OPERATE COBBLESTONE CARWASH FACILITIES ON REAL PROPERTY LOCATED ON LOT 2, TURNER COMMONS, IN SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WITHIN THE TOWN OF FIRESTONE AND AN ACCOMPANYING SITE PLAN PERTAINING THERETO

WHEREAS, Cobblestone Car Wash (“Applicant”), on behalf of QuikTrip Corporation, who is the owner of certain real property located in the Town of Firestone, having a legal description of Lot 2, Turner Commons, located in the Southeast Quarter of Section 3, Township 2 North, Range 68 West of the 6th P.M. (“Property”), has submitted an application for Special Review Use to construct and operate a new car wash, including 4,972 SF building and associated vacuums and parking, to be known as the “Cobblestone Car Wash” on the Property, and an accompanying Final Development Plan application in connection with such proposed Special Review Use (collectively, the “Application”); and

WHEREAS, the Firestone Planning and Zoning Commission has conducted a public hearing on the Application and has considered all the evidence presented at the public hearing, the relevant standards to accommodate carwash facilities set forth in the special review use criteria in Step 9, Section 16.7.11.C of the Code; and

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

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

1. That the Firestone Planning and Zoning Commission recommends approval of the Application, with the following conditions:
 - a. All minor, technical corrections to the Facility Special Review Use/Final Development Plan application materials shall be made to the Town’s satisfaction.
 - b. The materials labeled as CMU-2 and CMU-4 on the elevations be changed to a non-smooth-face finish.
 - c. Prior to the commencement of any work within Town limits, the Applicant, including contractors and sub-contractors, shall obtain from the Town all necessary contractor’s licenses.
 - d. Prior to the commencement of any site work, the Applicant shall obtain from the Town all necessary permits, including but not limited to, stormwater, access,

overweight vehicle, and building permits, and shall pay all required fees in connection therewith.

- e. Prior to the commencement of any site work, the Firelight Park Minor Subdivision Plat shall be recorded.

PASSED AND ADOPTED this ____ day of _____, 2023.

Chairperson

ATTEST:

Missy Carranco, Deputy Town Clerk

EXHIBIT A
Final Development Plan

FINAL DEVELOPMENT PLAN
COBBLESTONE FIRESTONE
LOT 2, TURNER COMMONS FILING NO 1,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
FDP-22-045

DEVELOPER

COBBLESTONE CAR WASH
8900 E BAHIA DR.
SCOTTSDALE AZ, 85260
(602) 919-1216
MICHAEL MOSHARRAFA
M.MOSHARRAFA@COBBLESTONE.COM

CIVIL ENGINEER

PERCEPTION DESIGN GROUP, INC.
6901 SOUTH PIERCE STREET, SUITE 315
LITTLETON, CO 80128
(303) 232-8088
CONTACT: JERRY W. DAVIDSON, P.E.
J.DAVIDSON@PERCEPTIONDESIGNGROUP.COM

ELECTRICAL ENGINEER

3 CONSULTING ENGINEERS
1415 PARK AVE. W.
DENVER, CO 80205
(303) 357-1998
CONTACT: CHAD SMITH
CS@3CONSULTINGENGINEERS.COM

ARCHITECT

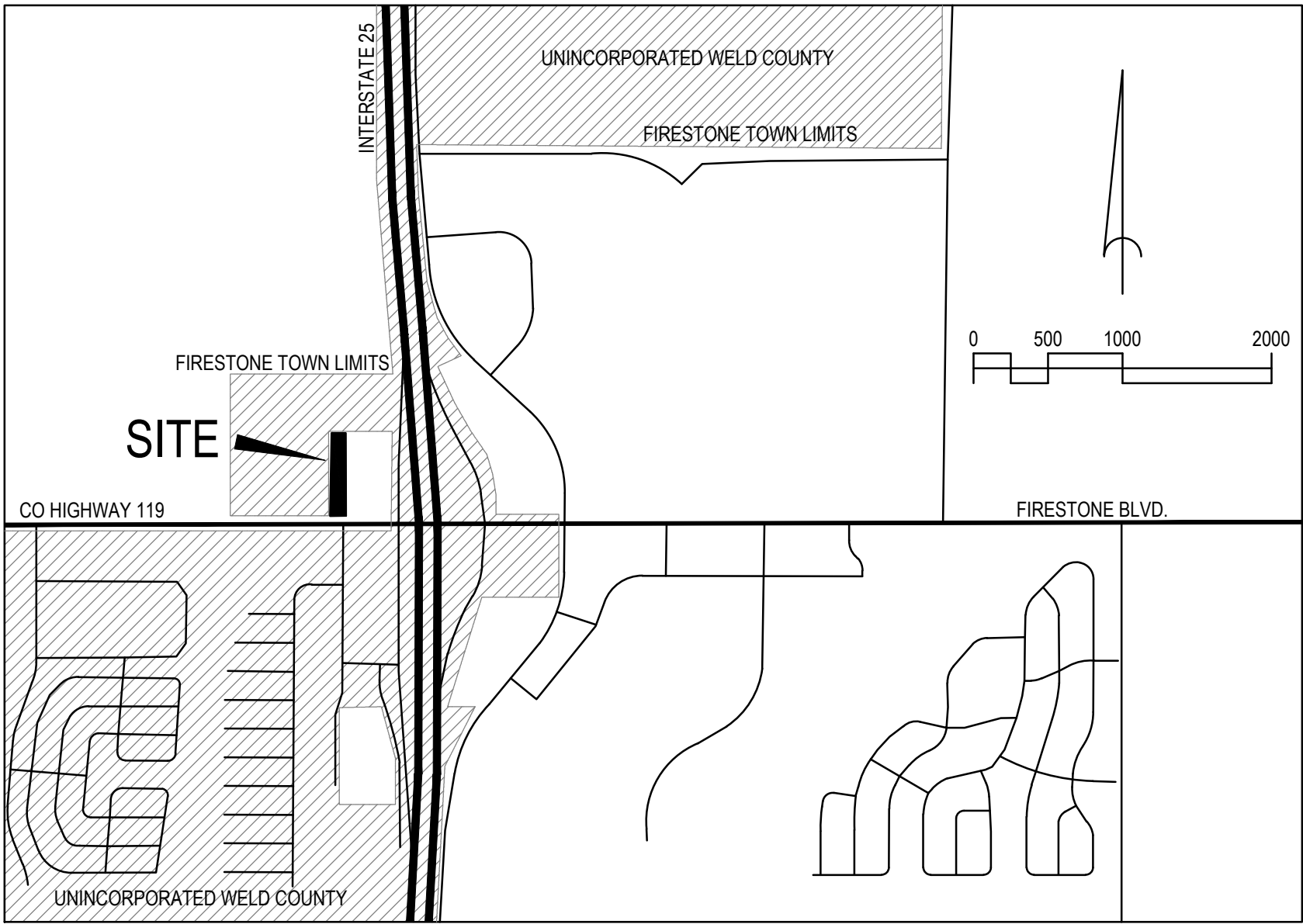
HOVER ARCHITECTURE
385 INVERNESS PKWY, SUITE 190
ENGLEWOOD, CO 80112
(720) 625-8303
CONTACT: PHIL WALZ
PEWALZ@HOVERARCHITECTURE.COM

SURVEYOR

GILLIAN'S LAND CONSULTANTS
PO BOX 746358
ARVADA, CO 80006
(303) 972-6640
CONTACT: ROBERT B. HARRIS, P.L.S.
RHARRIS@GILLIANSLC.COM

LANDSCAPE ARCHITECT

SEVEN29 DESIGN
58556 S LOWELL BLVD UNIT 32 #260
LITTLETON, CO 80213
(303) 883-3278
CONTACT: CHRIS MARCH
CMARCH@SEVEN29DESIGN.COM



VICINITY MAP

SCALE: 1" = 1,000'-0"

SHEET INDEX

- | | |
|----|-----------------------------|
| 1 | COVER SHEET |
| 2 | NARRATIVE |
| 3 | SITE PLAN |
| 4 | FIRE ACCESS PLAN |
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| 6 | UTILITY PLAN |
| 7 | ELEVATIONS |
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| 11 | PHOTOMETRIC PLAN |
| 12 | LIGHTING DETAILS |

LAND USE TABLE

	SQUARE FEET	ACRES
LOT SIZE	64,440 SF	1.4793 AC
	PROPOSED USE	ZONE DISTRICT
LAND USE	CAR WASH	PUD RC
	ALLOWED	ACTUAL
BUILDING HEIGHT	45'	32'
	AREA	PERCENTAGE
BUILDING FOOTPRINT	4,972 SF	7.7%
PAVEMENT AND SIDEWALK COVERAGE	36,921 SF	57.3%
LANDSCAPE COVERAGE	22,547 SF	35.0%
PROPOSED GROSS FLOOR AREA	4,972 SF	

BENCHMARK

NAVD 1988 BASED ON THE CITY OF LONGMONT BENCHMARK 181, ELEVATION = 4927.01 (NAVD 1988)

BASIS OF BEARING

THE EAST LINE OF THE PLAT OF TURNER COMMONS FILING NO. 1 BEARS S02°04'30"E PER SAID PLAT, MONUMENTED BY A #4 REBAR & YELLOW CAP ON THE NORTH AND A #5 REBAR ON THE SOUTH.

WATER METER TABLE

QUANTITY	SIZE	TYPE
1	2"	COMMERCIAL
0	-	IRRIGATION

LEGAL DESCRIPTION

LOT 2, TURNER COMMONS FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

SAID LOT CONTAINS 1.48 ACRES, MORE OR LESS.

APPROVAL BLOCK

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

COLORADO THIS _____ DAY OF _____, 20__.

BY RESOLUTION NO. _____

MAYOR

ATTEST: TOWN CLERK

ACCEPTANCE BLOCK AND NOTARY

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

OWNER

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

COBBLESTONE FIRESTONE	
COVER SHEET	
NAME OF APPLICATION:	COBBLESTONE FIRESTONE
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARATION DATE:	SEPTEMBER 28, 2022
REVISION DATE:	JANUARY 20, 2023
REVISION DATE:	APRIL 07, 2023
REVISION DATE:	SEPTEMBER 06, 2023
REVISION DATE:	SEPTEMBER 22, 2023
REVISION DATE:	OCTOBER 12, 2023
SHEET 1 OF 11	



JANUARY 20, 2023

COVER SHEET

SHEET 1 OF 12

FINAL DEVELOPMENT PLAN
COBBLESTONE FIRESTONE
LOT 2, TURNER COMMONS FILING NO 1,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
FDP-22-045

PROJECT CONCEPT

LOT 2 OF TURNER COMMONS FILING NUMBER 1 IS A VACANT PROPERTY AT 3979 HIGHWAY 119. THE PURPOSE OF THIS DEVELOPMENT PLAN IS TO DEFINE IMPROVEMENTS ASSOCIATED WITH A NEW 4,972 SF CAR WASH BUILDING WITH VACUUM STATIONS, SITE CIRCULATION DRIVES, AND UTILITIES.

ENVIRONMENTAL IMPACT MITIGATION

THERE IS NO EVIDENCE OF RECOGNIZED ENVIRONMENTAL CONDITIONS IN CONNECTION WITH THIS SITE. THE PHASE 1 REPORT REFERENCED BELOW INDICATES "IN SUMMARY, THIS ASSESSMENT HAS DISCOVERED NO EVIDENCE OF CURRENT "RECOGNIZED ENVIRONMENTAL CONDITIONS", AS DEFINED BY ASTM 1527-13 THAT WARRANT ADDITIONAL ACTION OR INVESTIGATION". PLEASE REFER TO "PHASE 1 ENVIRONMENTAL SITE ASSESSMENT REPORT" PREPARED BY VIVID ENGINEERING AND DATED MARCH 28, 2022.

PRIVATE MAINTENANCE, CONTROLS AND ENFORCEMENT

THE LOT OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE IMPROVEMENTS WITHIN THE PROPERTY.

OPEN SPACE & LANDSCAPE

THE COBBLESTONE CAR WASH SITE WILL BE LANDSCAPED AS ILLUSTRATED IN THIS FINAL DEVELOPMENT PLAN. LANDSCAPE MATERIALS AND DESIGN WILL CONFORM TO THE THEME ESTABLISHED FOR THE OVERALL CENTER.

THE ON-SITE LANDSCAPING WILL BE MAINTAINED BY THE PROPERTY OWNER TO BE CONSISTENT WITH THE FDP.

A.D.A COMPLIANCE

THIS FINAL DEVELOPMENT PLAN HAS BEEN DESIGNED TO TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.

DRAINAGE

REFER TO THE PHASE III DRAINAGE REPORT PREPARED BY PERCEPTION DESIGN GROUP, INC. DATED SEPTEMBER 23, 2022, WHICH IS FILED WITH THIS FINAL DEVELOPMENT PLAN FOR A DESCRIPTION OF THE STORM DRAINAGE FOR THIS DEVELOPMENT PLAN. SITE DETENTION AND WATER QUALITY WILL BE PROVIDED IN AN EXPANDED POND LOCATED NORTH OF THE QUICK TRIP GAS STATION SITE. PROPOSED SURFACE IMPROVEMENTS WILL SURFACE DRAIN TO LOCALIZED LOW POINTS FOR COLLECTION IN AN UNDERGROUND STORM SEWER SYSTEM FOR CONVEYANCE TO THE DETENTION POND.

PARKING

PROVIDED USE:	CAR WASH
REQUIRED PARKING RATIO:	1 SPACE/EMPLOYEE MAX SHIFT + VEHICLE STACKING
A.D.A ACCESSIBLE SPACES PROVIDED	2
STANDARD SPACES PROVIDED:	25
TOTAL SPACES PROVIDED:	27
PARKING SPACES REQUIRED:	5 + STACKING

UTILITIES

THE FOLLOWING IS A GENERAL DESCRIPTION OF THE UTILITY SYSTEMS AND PUBLIC SERVICES INTENDED TO SERVE THE PROJECT. THE FOLLOWING ENTITIES WOULD PROVIDE THE FOLLOWING SERVICES:

POLICE PROTECTION	TOWN OF FIRESTONE
POTABLE WATER	LEFT HAND WATER DISTRICT
SANITARY SEWER	ST. VRAIN SANITATION DISTRICT
FIRE PROTECTION	FIRESTONE FREDERICK FIRE PROTECTION DISTRICT
ELECTRIC	UNITED POWER
NATURAL GAS	SOURCE GAS
TELEPHONE	CENTURY LINK

MAIN PUBLIC UTILITY LINES FOR WATER, SANITARY, STORM WATER, ELECTRIC, AND GAS SERVICES ARE AVAILABLE IN ADJACENT STREETS.

ARCHITECTURE

SINGLE STORY EXPRESS CAR WASH CONSTRUCTED WITH MASONRY, STUCCO, AND METAL PANEL.

SIGN PROGRAM

PROPOSED BUILDING AND MONUMENT SIGNAGE SHALL BE IN ACCORDANCE WITH TOWN OF FIRESTONE REGULATIONS.

BUILDING HEIGHT

THE BUILDING HEIGHT IS 32'-0" AS SHOWN ON THE ELEVATION SHEET.

SETBACKS

PRINCIPAL BUILDING SETBACKS ARE:

FRONT 50'
SIDE 10'
REAR20'

DEVELOPMENT SCHEDULE

APPROXIMATE CONSTRUCTION START DATE: MARCH 1, 2022
APPROXIMATE COMPLETION DATE: AUGUST 1, 2022.

CIRCULATION SYSTEMS

ACCESS TO THE SITE AS SHOWN ON THE SITE PLAN SHEET IS FROM AN EXISTING ACCESS ROAD OFF HIGHWAY 119. THREE NEW ACCESS POINTS ARE PROPOSED OFF THIS ACCESS ROAD. NO NEW ACCESS IS PROPOSED OFF HIGHWAY 119.

HOURS OF OPERATION

THE HOURS OF OPERATION OF THIS STORE WILL BE 8AM TO 10PM DAILY.

BUILDING ADDRESS

3979 HIGHWAY 119, FIRESTONE, COLORADO 80504.

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 IRRIGATED LANDSCAPE AREA AND ESTIMATED DOMESTIC 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 ADDITION CBT WATER IS TO BE DEDICATED, THE LOT OWNER SHALL PROVIDE THE WATER WITHIN 30 DAYS OF 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 THE REQUIRED CBT DEDICATION TO BE:

PROPOSED DEMAND: X SHARES

A TOTAL OF ONE (X) SHARE SHALL BE TRANSFERRED TO THE TOWN OR CASH IN-LIEU PAYMENT MADE PRIOR TO RECORDATION OF THE FINAL DEVELOPMENT PLAN.

ZONING AND ALLOWED USES

SITE IS ZONED PUD RC.

CAR WASH IS A USE ALLOWED WITH SPECIAL REVIEW USE.

COBBLESTONE FIRESTONE	
COVER SHEET	
NAME OF APPLICATION:	COBBLESTONE FIRESTONE
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARATION DATE:	SEPTEMBER 28, 2022
REVISION DATE:	JANUARY 20, 2023
REVISION DATE:	APRIL 07, 2023
REVISION DATE:	SEPTEMBER 06,2023
REVISION DATE:	SEPTEMBER 22,2023
REVISION DATE:	OCTOBER 12,2023
SHEET 2 OF 11	



JANUARY 20,2023

NARRATIVE TEXT

SHEET 2 OF 12

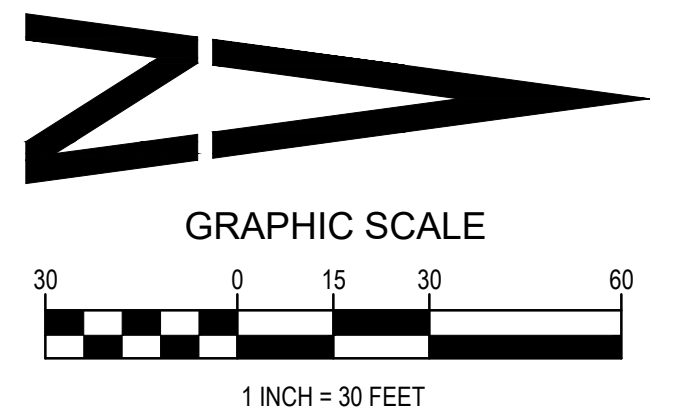
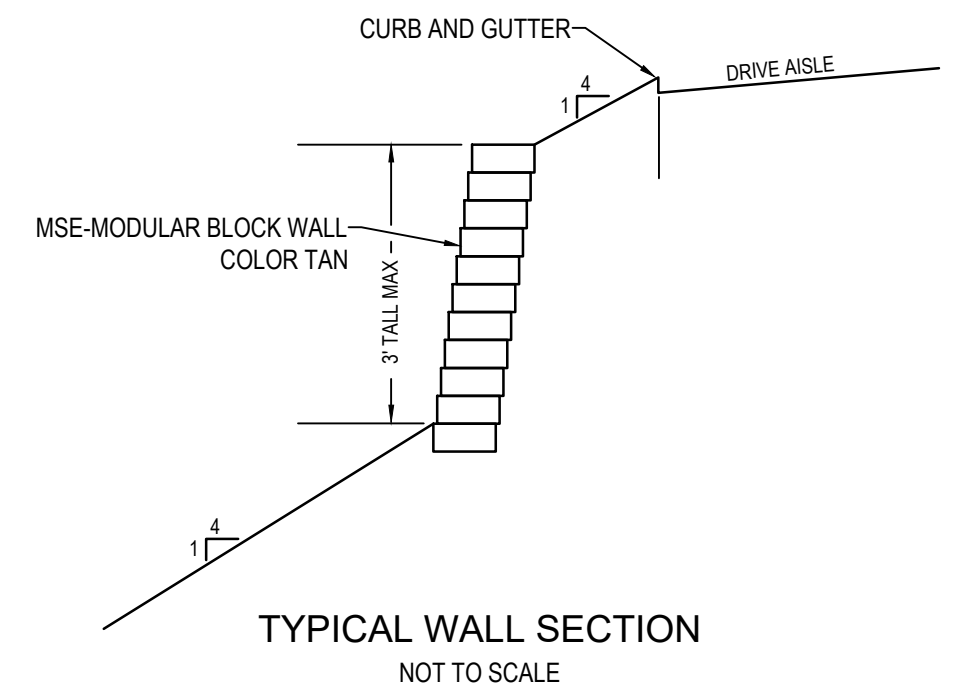
FINAL DEVELOPMENT PLAN
COBBLESTONE FIRESTONE
LOT 2, TURNER COMMONS FILING NO 1,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
FDP-22-045

REC NO. 3361152
OWNER: KARMA, LLC

LEGEND

- PROPERTY LINE
- ADA PARKING STALL
- PARKING COUNT PER ROW
- LANDSCAPED AREA
- SIDEWALK
- HANDICAP RAMP
- FIRE HYDRANT
- SITE SIGNAGE
- CONCRETE PAVEMENT
- EXISTING CURB AND GUTTER
- CONCRETE CURB
- MOUNTABLE CONCRETE CURB
- EXISTING SITE LIGHTING
- SITE LIGHTING

REC NO. 4807534
OWNER: FOWLER
HOLDING COMPANY



COBBLESTONE FIRESTONE	
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SHEET 3 OF 11	

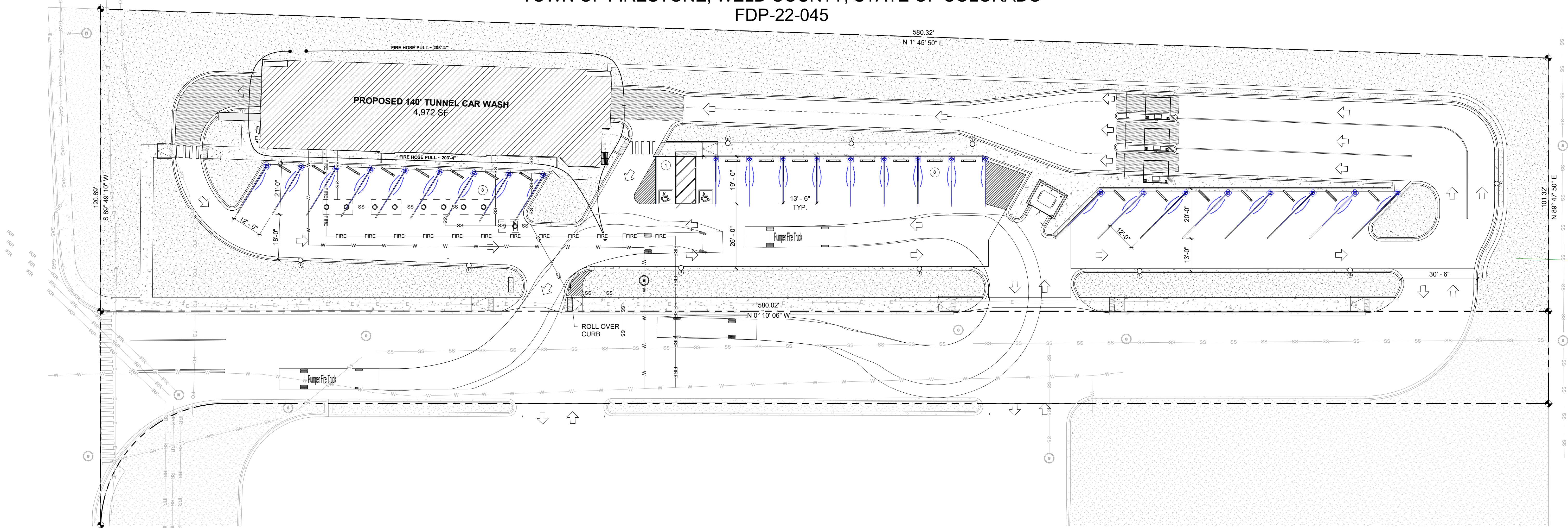


JANUARY 20, 2023

SITE PLAN

SHEET 3 OF 12

FINAL DEVELOPMENT PLAN
COBBLESTONE FIRESTONE
LOT 2, TURNER COMMONS FILING NO 1,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
FDP-22-045



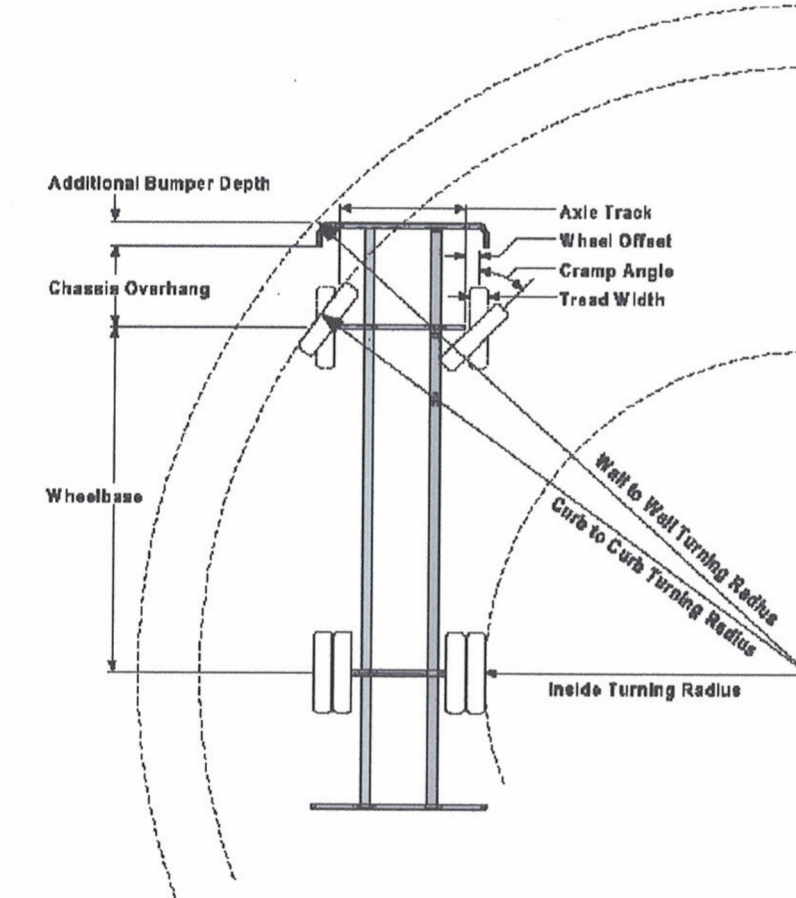
1 FIRE ACCESS PLAN
4 1" = 20'-0"



Turning Performance Analysis

9/22/2005

Bid Number: Frederick Firestone Fire Protection District
Department: 1000
Chassis: Dash-2000, Chassis, P/AP/SkyArm/Midmount
Body: Aerial, Platform 100', Alum Body



Parameters:	
Inside Cramp Angle:	45°
Axle Track:	82.92 in.
Wheel Offset:	4.68 in.
Tread Width:	17.30 in.
Chassis Overhang:	65.99 in.
Additional Bumper Depth:	16.00 in.
Front Overhang:	143.60 in.
Wheelbase:	260.00 in.

Calculated Turning Radii:	
Inside Turn:	20 ft. 7 in.
Curb to Curb:	37 ft. 0 in.
Wall to Wall:	44 ft. 10 in.

Comments:

Components	PRIDE #	Description
Bumpers	0012244	Bumper, 16" extended - all chassis
Tires, Front	0001609	Tires, Bridgestone 425/65R22.5 20PR, All Season M844
Aerial Devices	0022160	Aerial, 100' Pierce Platform
Wheels, Front	0019611	Wheels, Frt. Alum, Acon, 22.50" x 12.25" (425/ & 385/)
Axle, Front, Custom	0018453	Axle, Front, Oshkosh TAK-4, Non Drive, 22,800 lb, DLX/EnfQm/AXT

Notes:

Actual Inside Cramp Angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for a 9.00 inch curb.



COBBLESTONE FIRESTONE FIRE ACCESS PLAN	
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SHEET 4 OF 13



SEPTEMBER 22, 2023

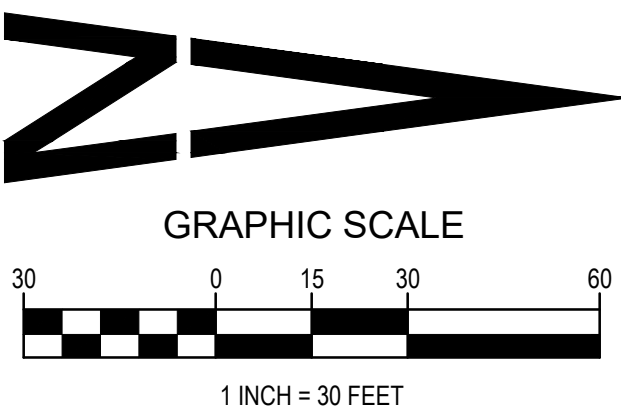
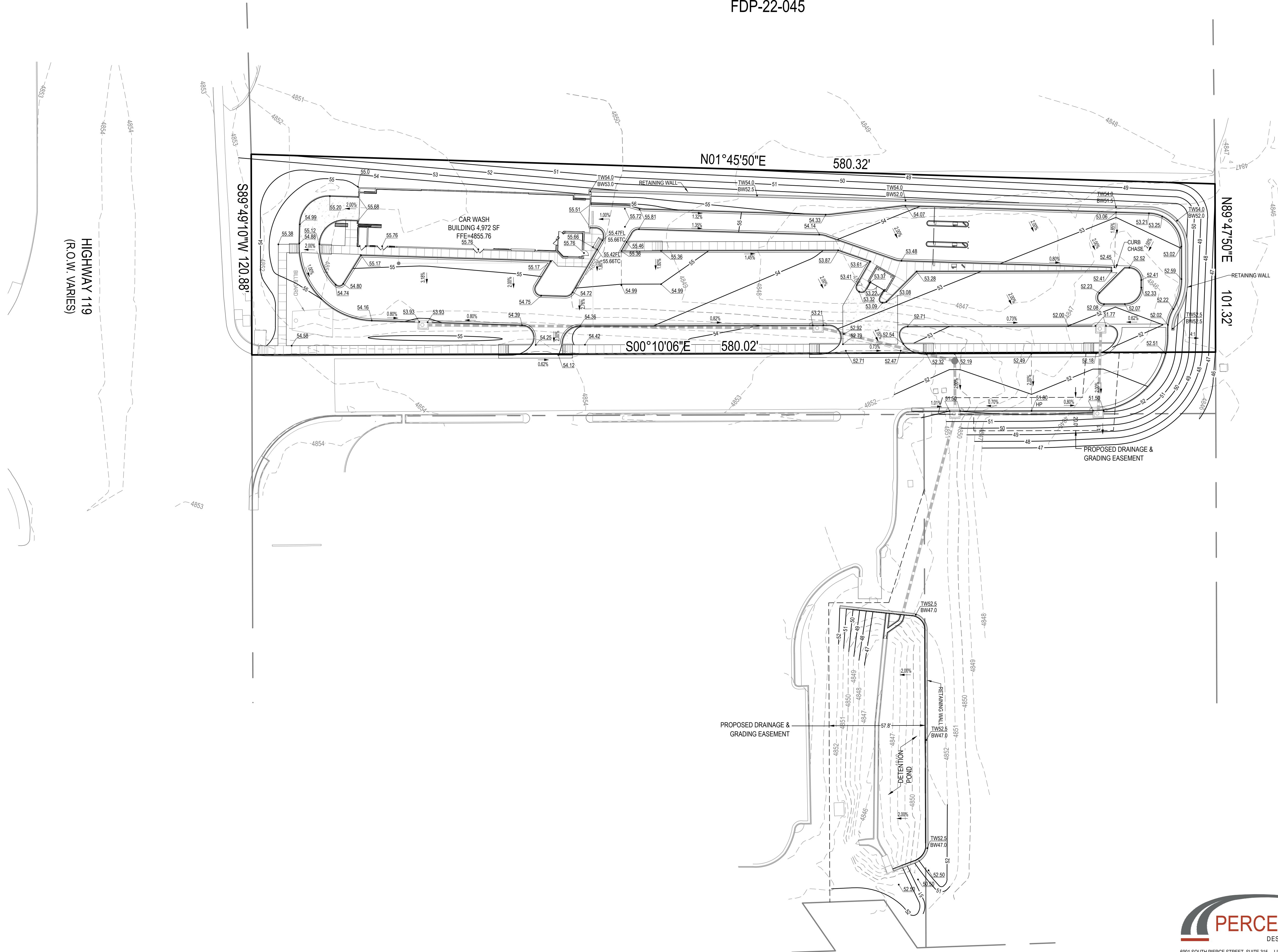
FIRE ACCESS PLAN

SHEET 4 OF 13

FINAL DEVELOPMENT PLAN
COBBLESTONE FIRESTONE
LOT 2, TURNER COMMONS FILING NO 1,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
FDP-22-045

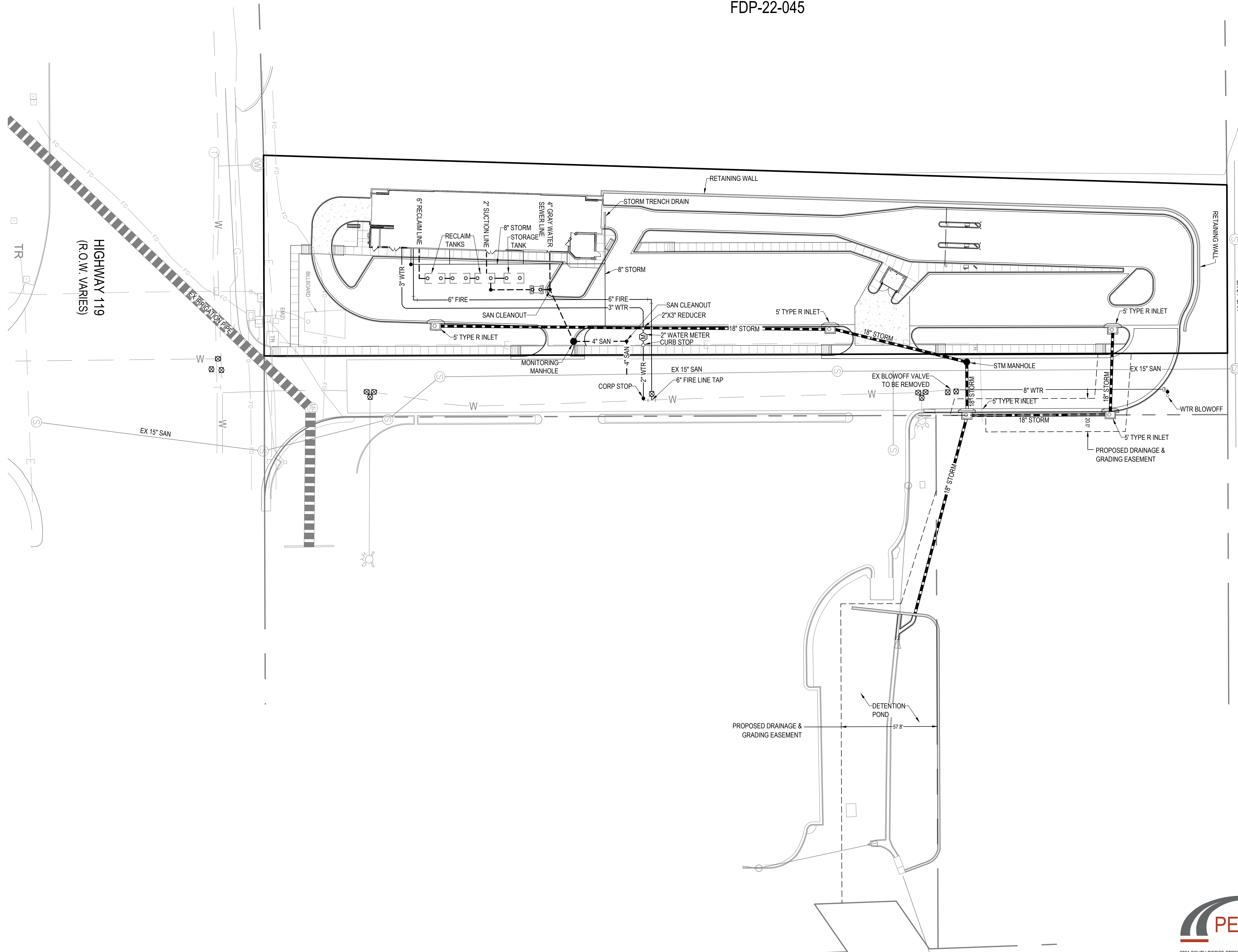
LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- CONCRETE CURB
- MOUNTABLE CONCRETE CURB
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING STORM SEWER WITH MANHOLE
- PROPOSED STORM SEWER WITH MANHOLE AND INLET

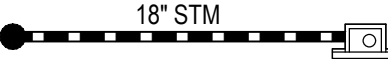
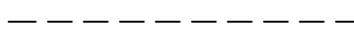
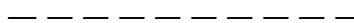


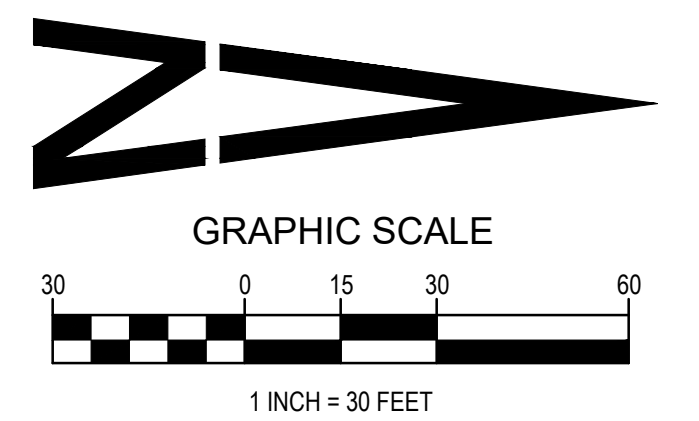
COBBLESTONE FIRESTONE	
COVER SHEET	
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SHEET 5 OF 11	

FINAL DEVELOPMENT PLAN COBBLESTONE FIRESTONE



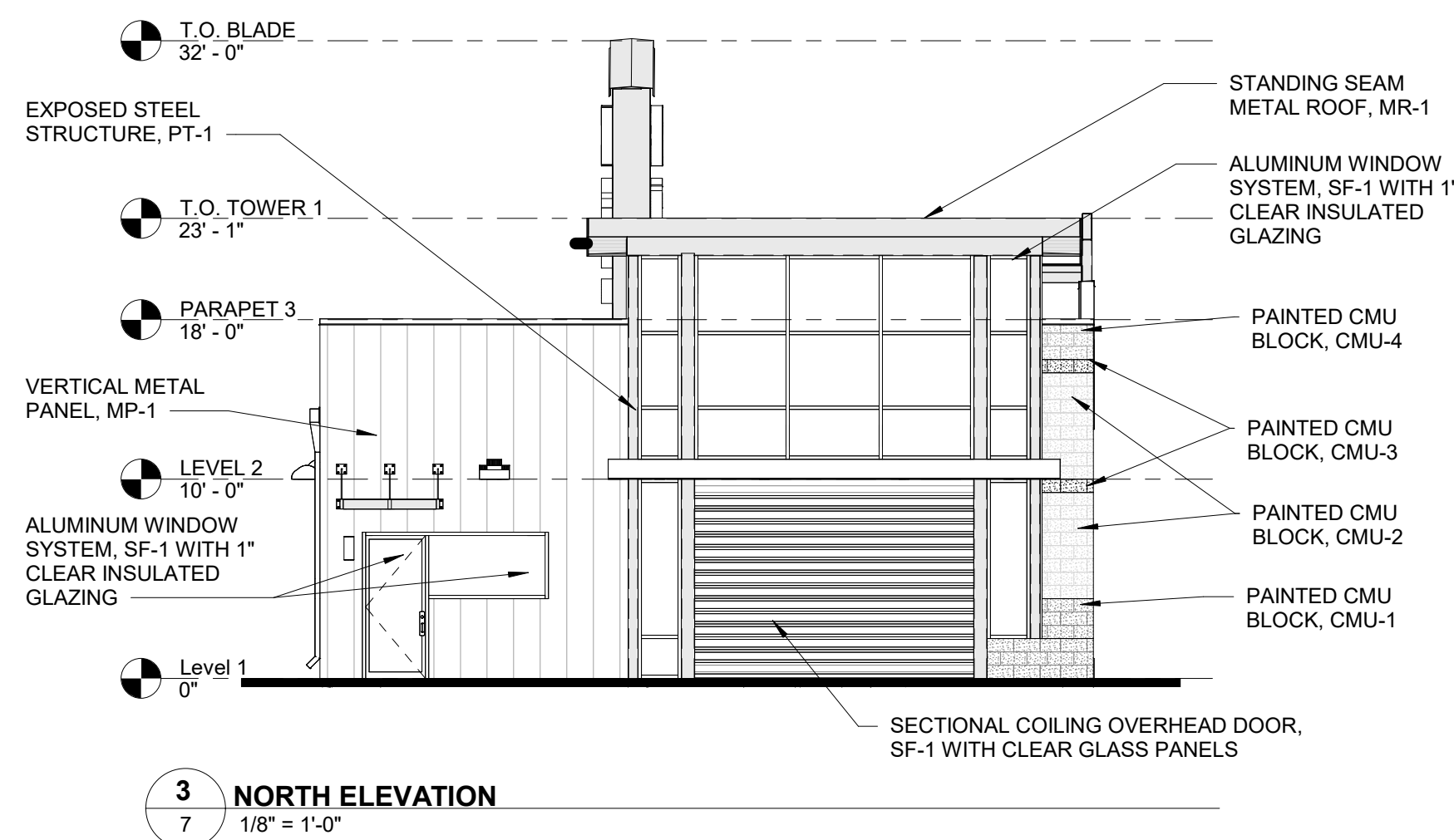
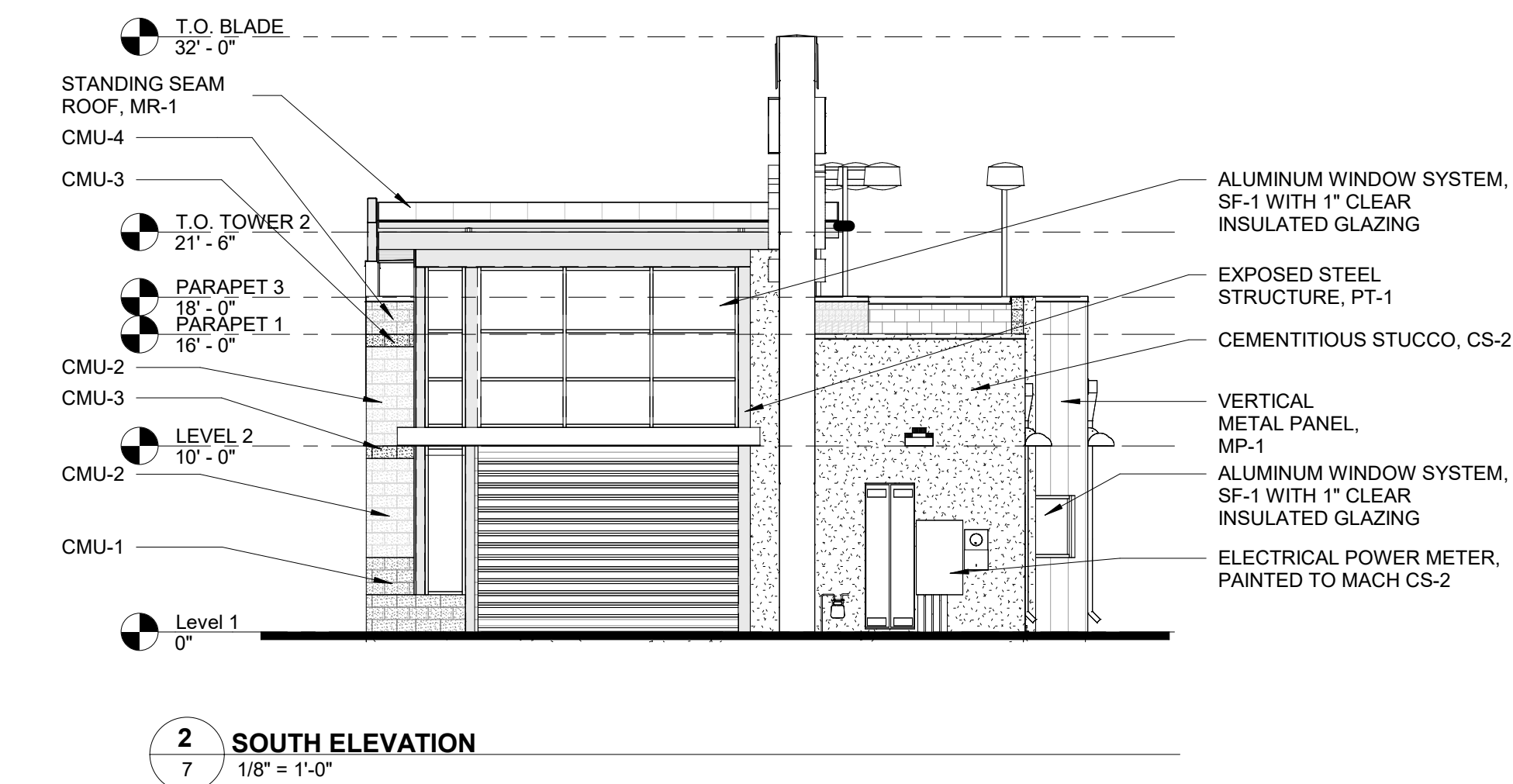
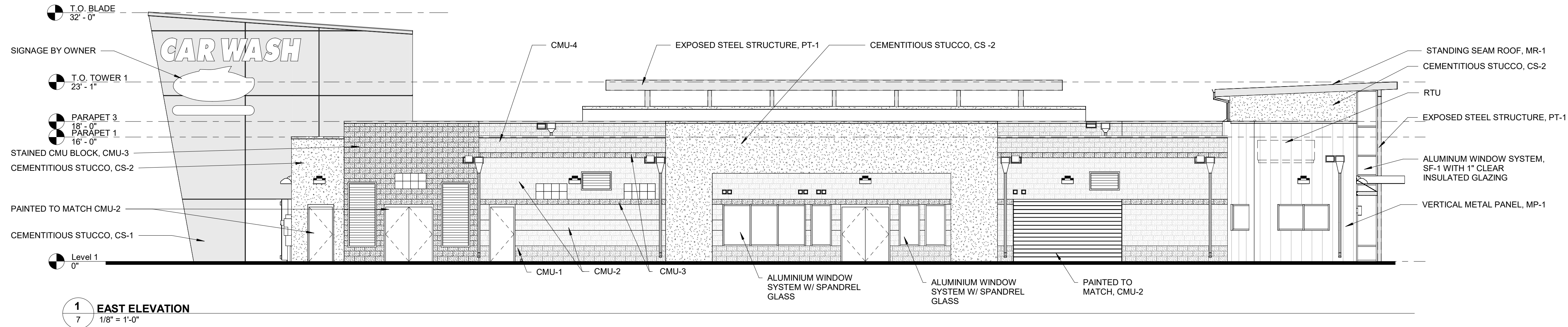
LEGEND

- | | |
|--|---|
|  | EXISTING CURB AND GUTTER |
|  | CONCRETE CURB |
|  | MOUNTABLE CONCRETE CURB |
|  EX 15" STM | EXISTING STORM SEWER
WITH MANHOLE |
|  EX 15" SAN | EXISTING SANITARY SEWER
WITH MANHOLE |
|  EX 15" WTR | EXISTING WATERLINE
W/ HYDRANT AND VALVE |
|  18" STM | PROPOSED STORM SEWER
W/ MANHOLE AND INLET |
|  8" SAN | PROPOSED SANITARY SEWER
WITH CLEANOUT |
|  3" WTR | PROPOSED WATERLINE |
|  | EXISTING EASEMENT |
|  | EXISTING ELECTRIC, GAS,
TELEPHONE, FIBER OPTIC |

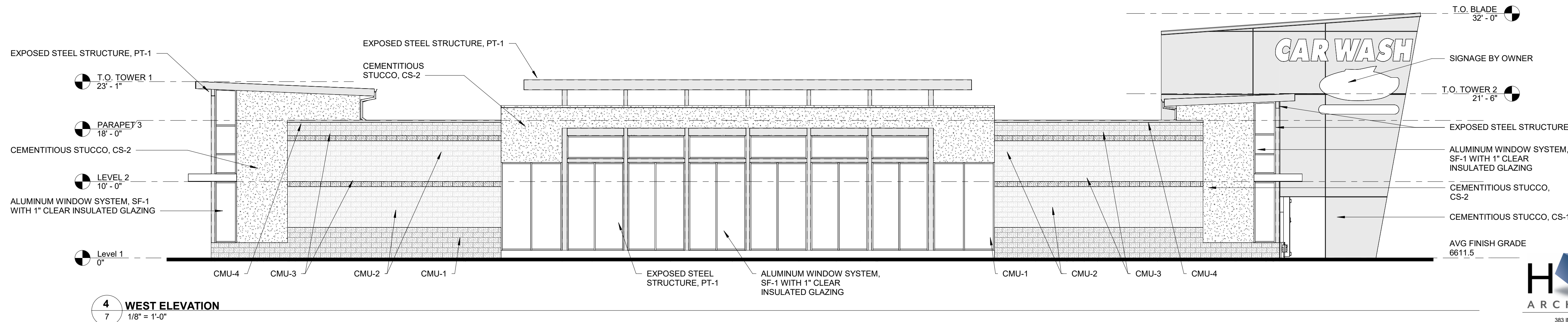


COBBLESTONE FIRESTONE	
COVER SHEET	
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SHEET 6 OF 11	

FINAL DEVELOPMENT PLAN
COBBLESTONE FIRESTONE
LOT 2, TURNER COMMONS FILING NO 1,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
FDP-22-045

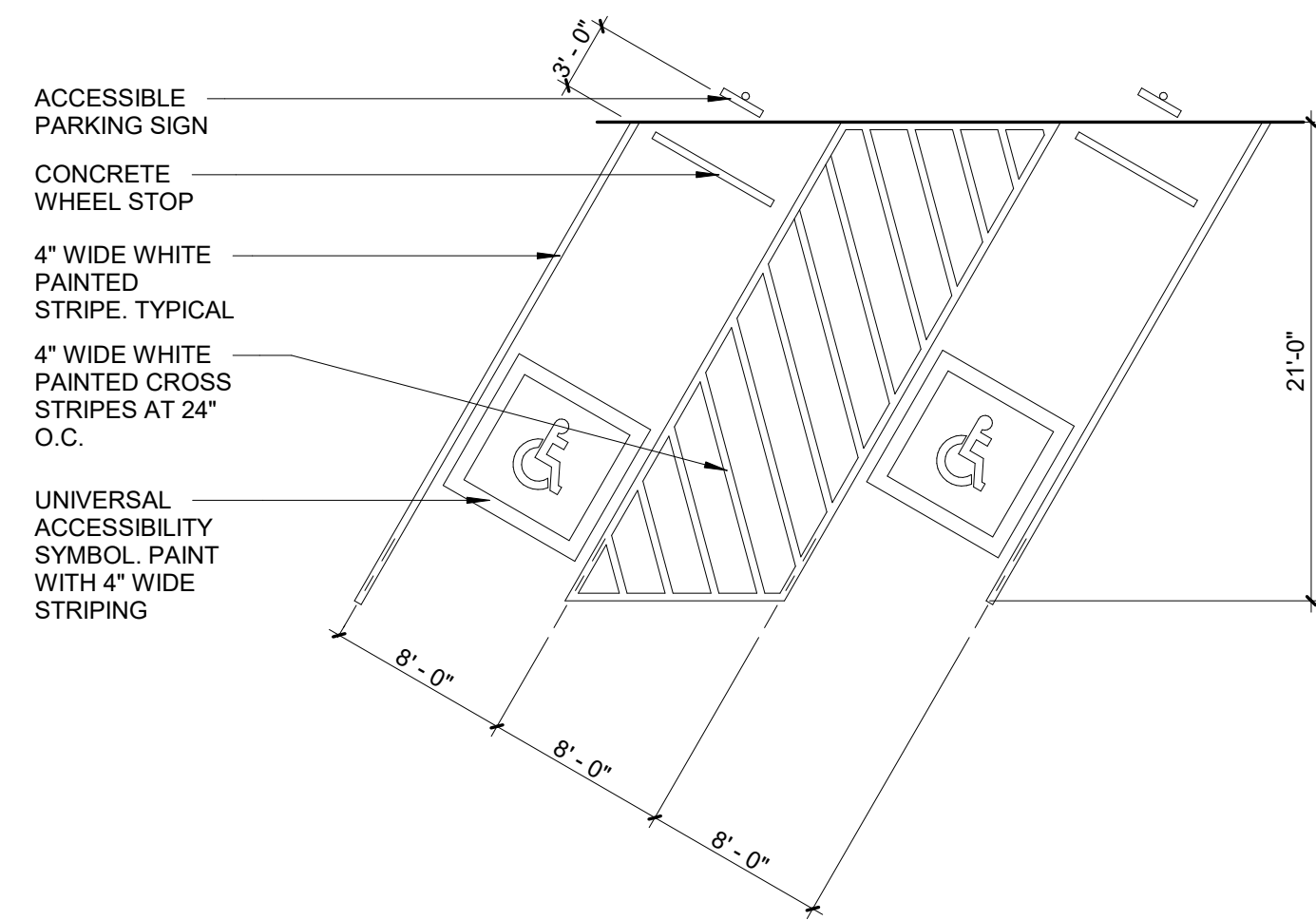


EXTERIOR FINISH SCHEDULE				
REF.	DESCRIPTION	MANUFACTURER	MODEL / COLOR	REMARKS
PAINT				
PT-1	PAINT	SHERWIN WILLIAMS	RED BARN #7591	EXPOSED STEEL STRUCTURES, FRAMES, OVERHANGS
WALL				
CS-1	CEMENTITIOUS STUCCO	DRYVIT	STUCCO FINISH, COLOR EQUIVALENT TO "RED BARN #7591"	STUCCO FINISH ON FIN
CS-2	CEMENTITIOUS STUCCO	DRYVIT	STUCCO FINISH, COLOR EQUIVALENT TO "COBBLESTONE BLUE"	WALL STUCCO FINISH
CMU-1	CMU BLOCK	BASALITE	8X16" NOMINAL, BENJAMIN MOORE DAVENPORT TAN, HC-76	CMU SPLIT-FACE FINISH
CMU-2	CMU BLOCK	BASALITE	8X16" NOMINAL, STAINED GREY	CMU SMOOTH-FACE FINISH
CMU-3	CMU BLOCK	BASALITE	8X16" NOMINAL, STAINED CHARCOAL	CMU SPLIT-FACE FINISH
CMU-4	CMU BLOCK	BASALITE	8X16" NOMINAL, BENJAMIN MOORE PISMO DUNES, AC-32	CMU SMOOTH- FACE FINISH
MP-1	VERTICAL METAL PANEL	MBCI	MBCI - FW-120, BROWNSTONE	
ROOFING				
MR-1	METAL ROOF	MBCI	ULTRA-DEK, RUSTIC RED	STANDING SEAM ROOF
R-1	ROOFING	FIRESTONE	60 MIL TPO MEMBRANE	FLAT ROOF SYSTEM
WINDOWS				
SF-1	ALUMINIUM WINDOW SYSTEM	KAWNEER	451T - CLEAR ANODIZED - CLEAR GLAZING	STOREFRONT WINDOW SYSTEM

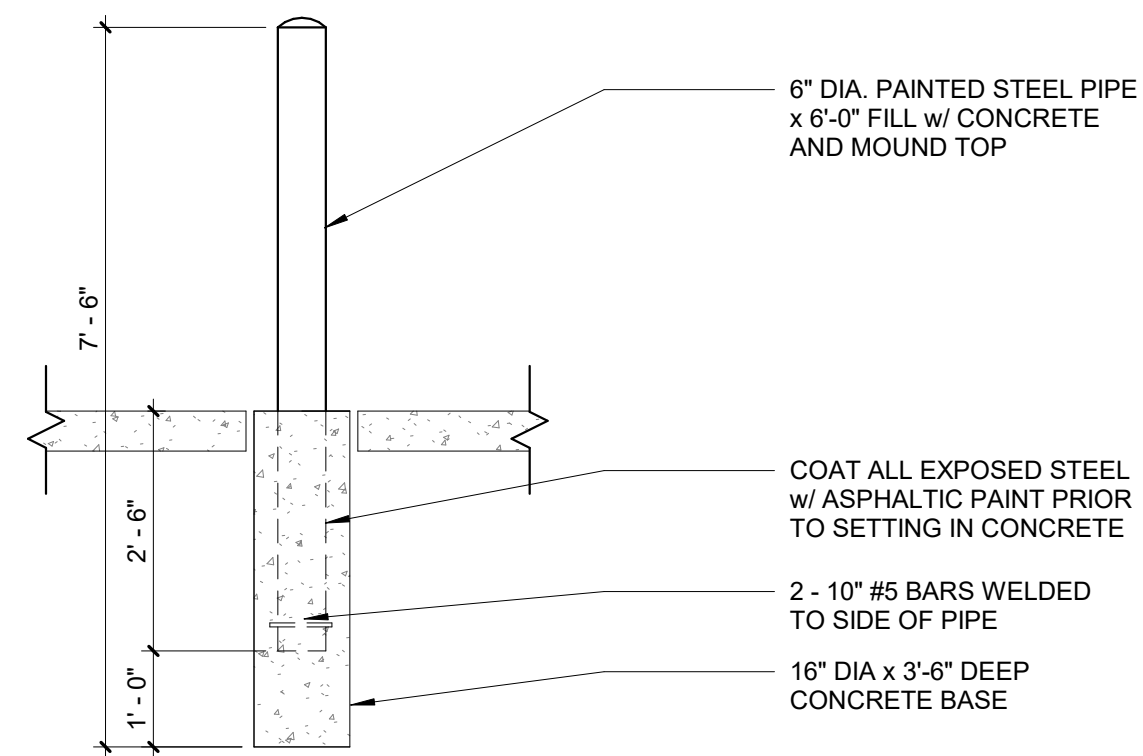


COBBLESTONE FIRESTONE ELEVATIONS	
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SHEET 7 OF 13	

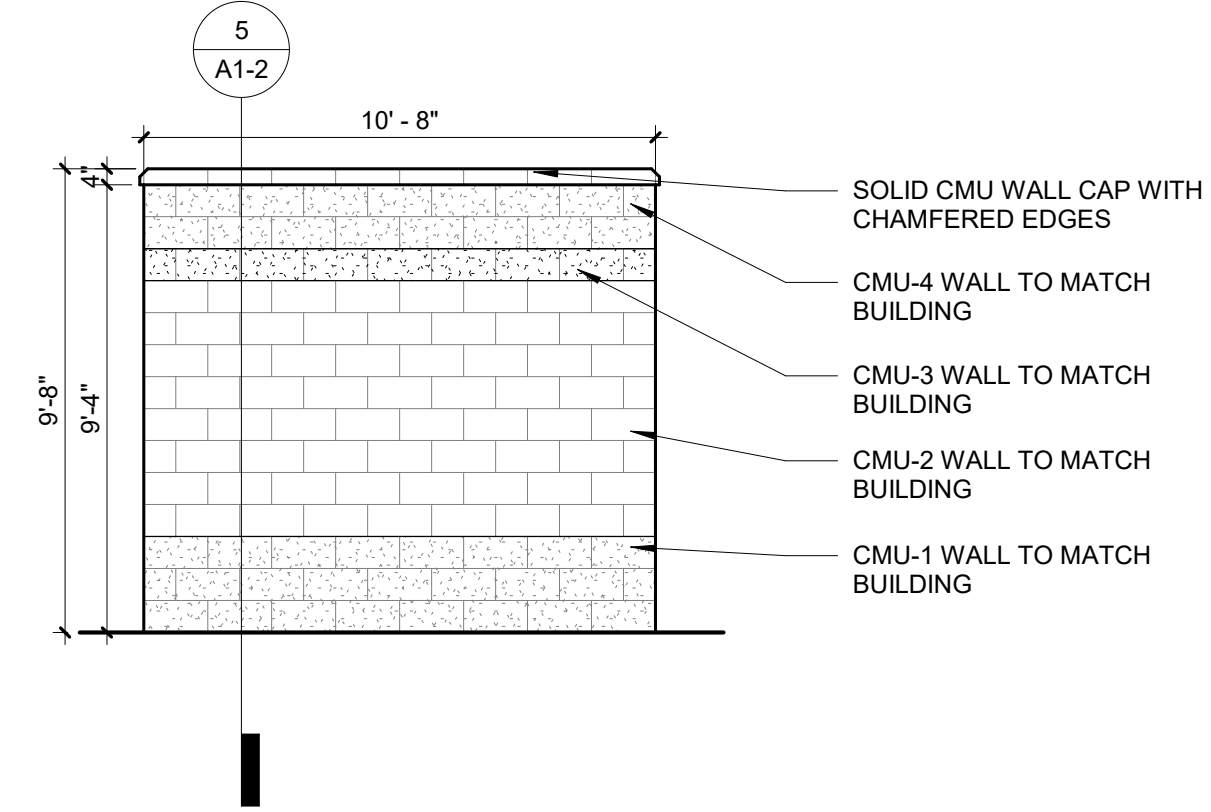
FINAL DEVELOPMENT PLAN
COBBLESTONE FIRESTONE
LOT 2, TURNER COMMONS FILING NO 1,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
FDP-22-045



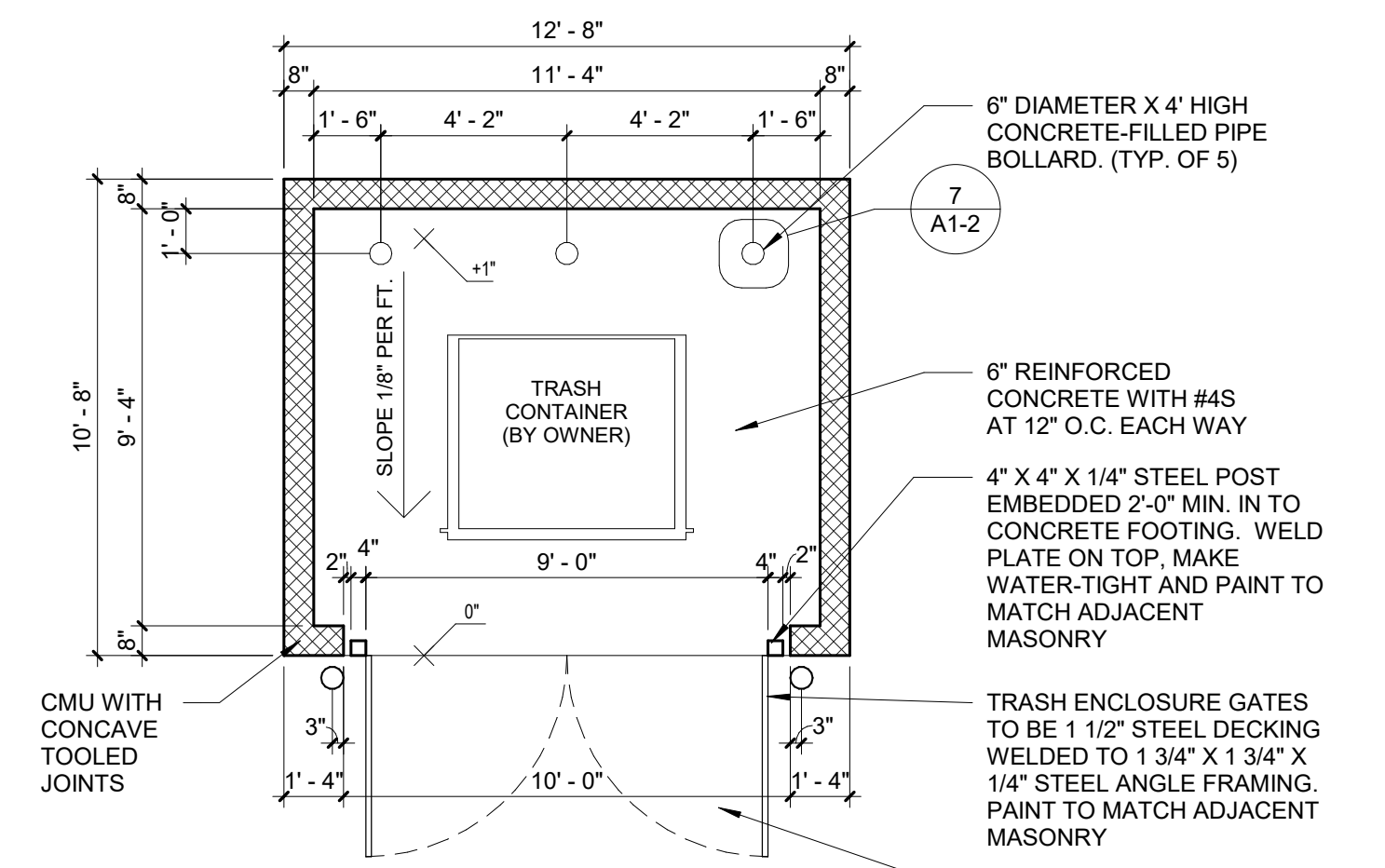
7
8
ACCESSIBLE PARKING STALL - WIDE
1/8" = 1'-0"



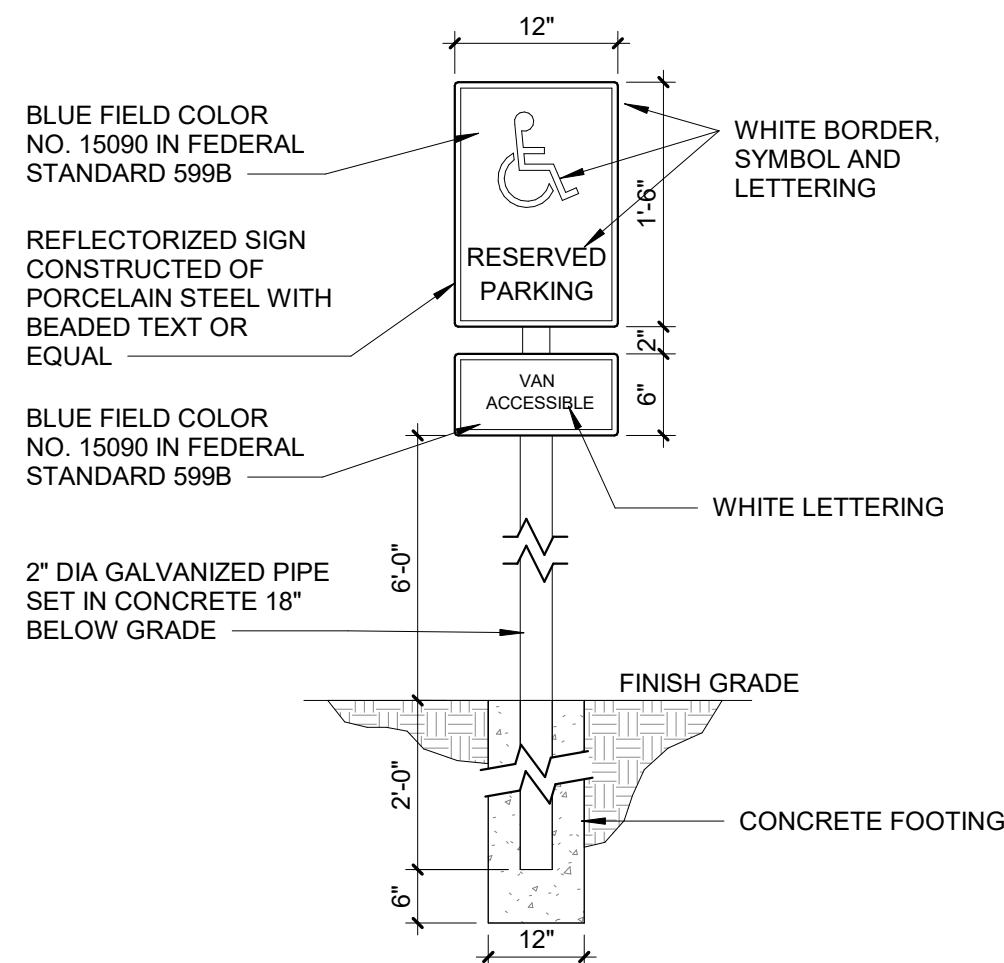
5
8
PIPE BOLLARD
1/2" = 1'-0"



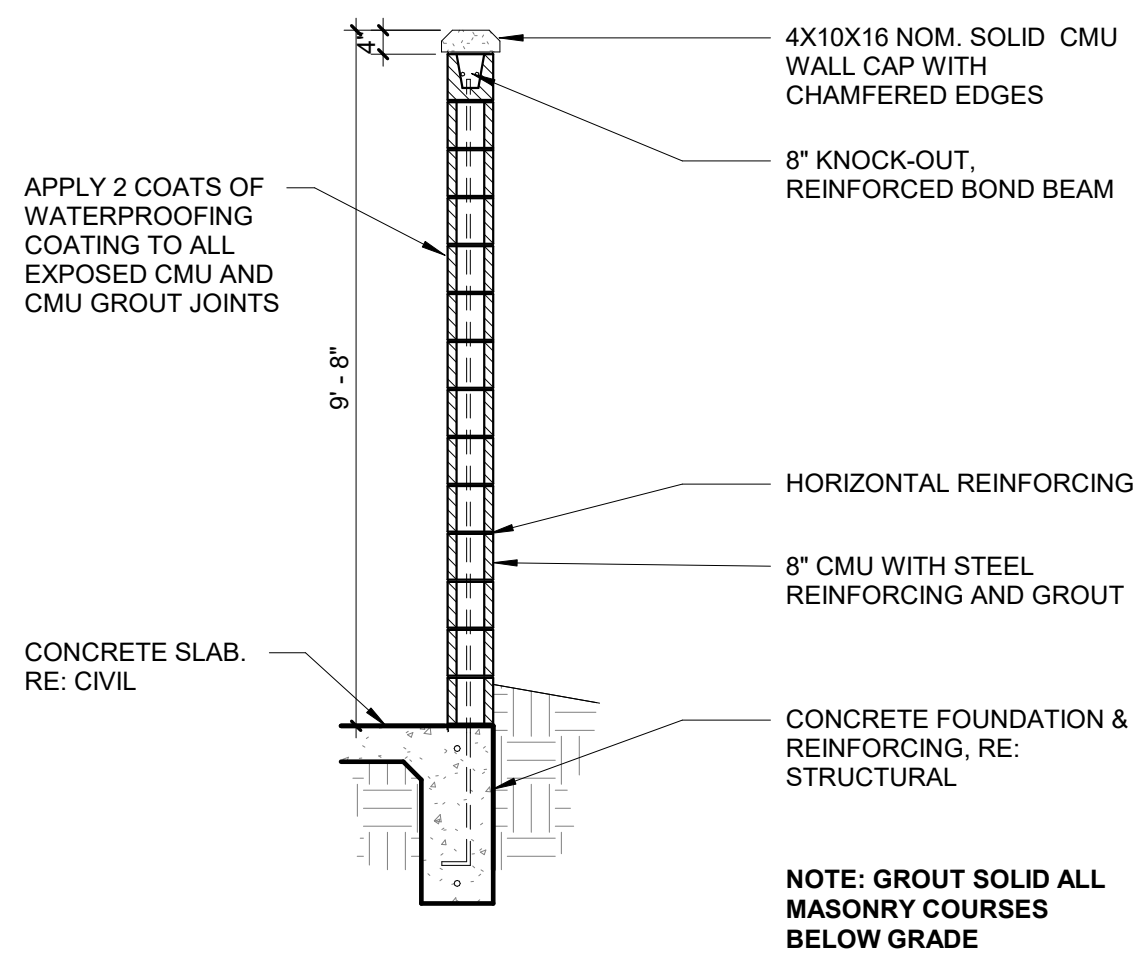
3
8
TRASH ENCLOSURE SIDE ELEVATION - CMU
1/4" = 1'-0"



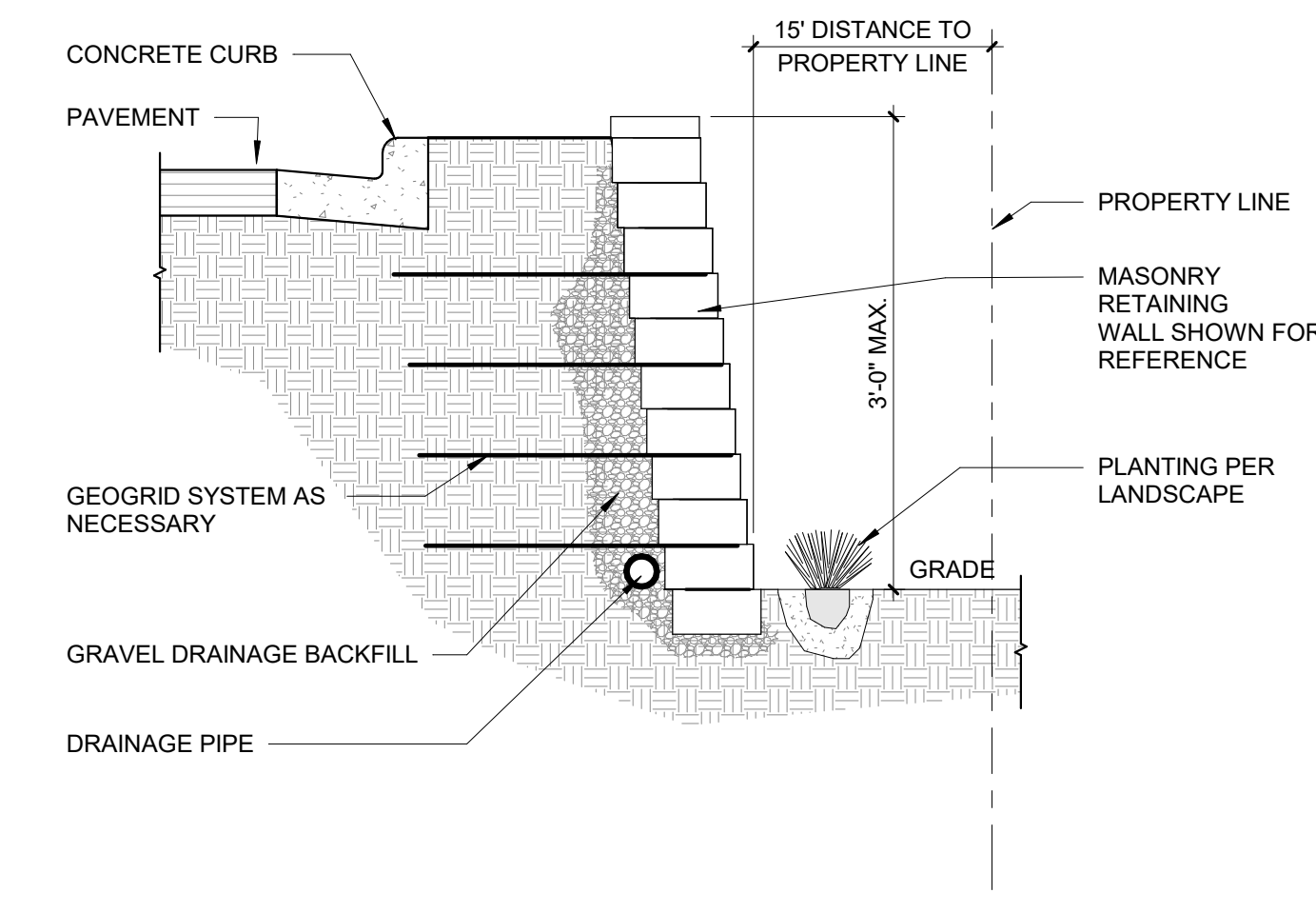
1
8
TRASH ENCLOSURE PLAN - CMU
1/4" = 1'-0"



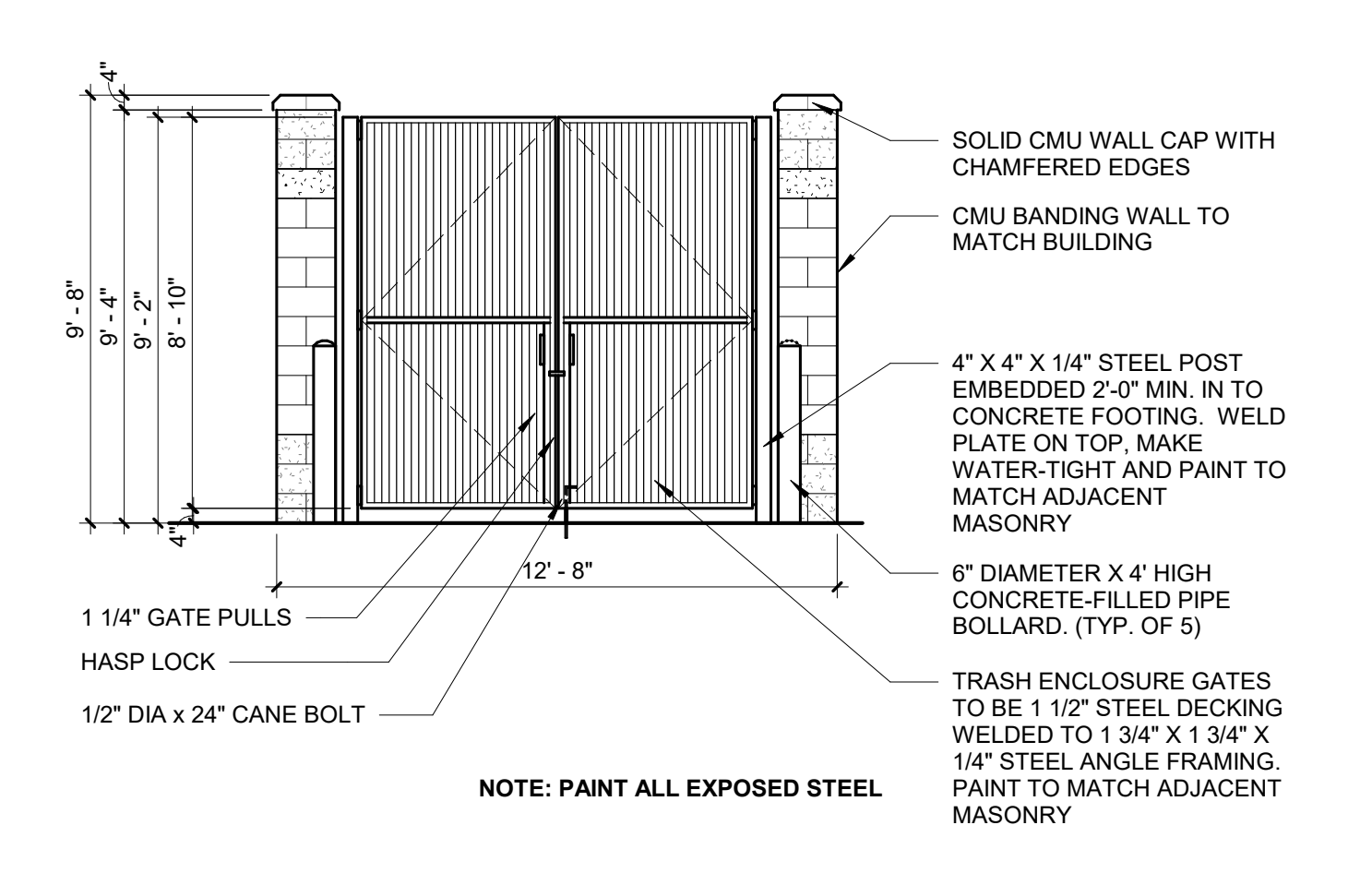
8
8
ACCESSIBLE PARKING SIGN
1/2" = 1'-0"



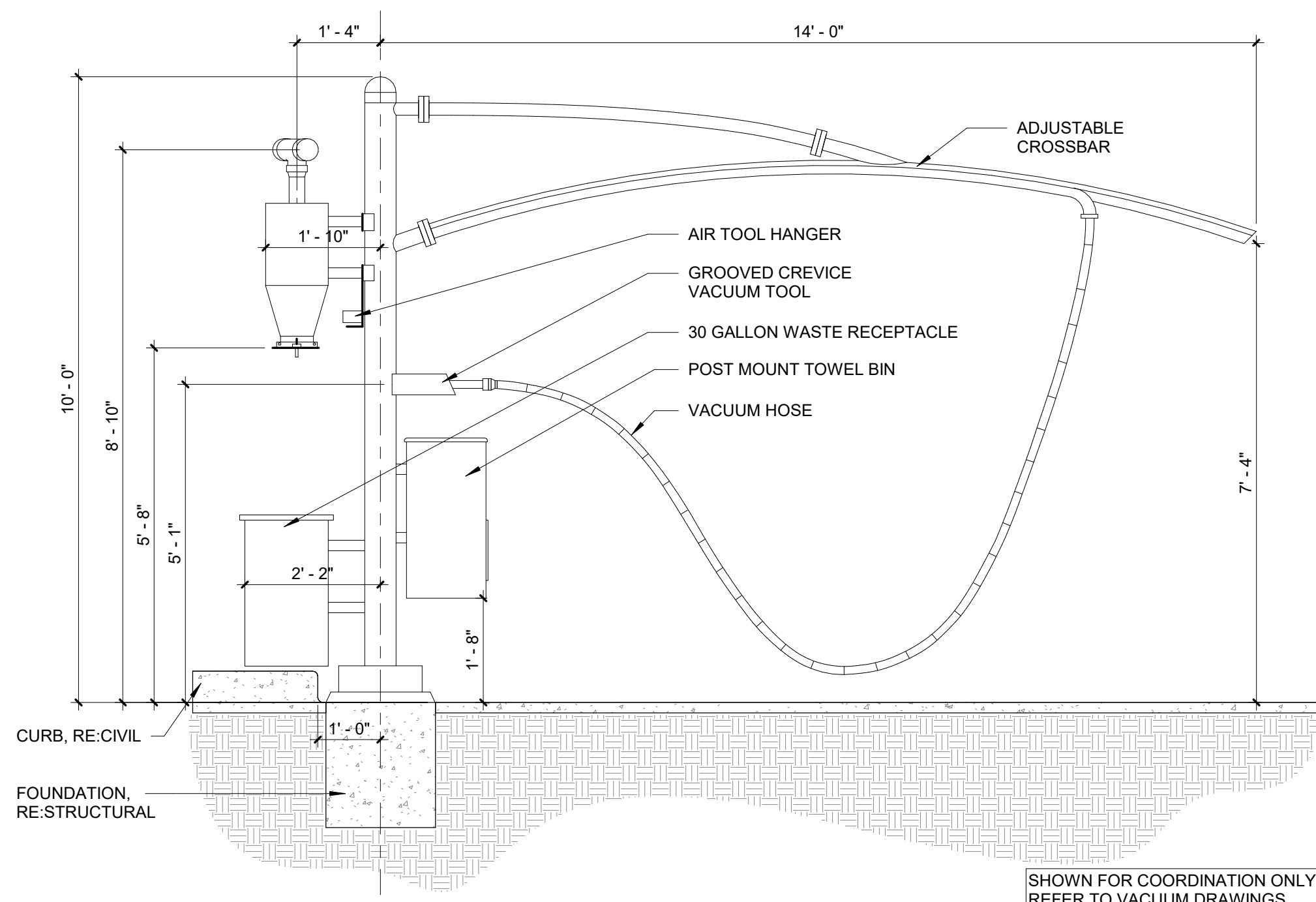
6
8
ENCLOSURE WALL SECTION
3/8" = 1'-0"



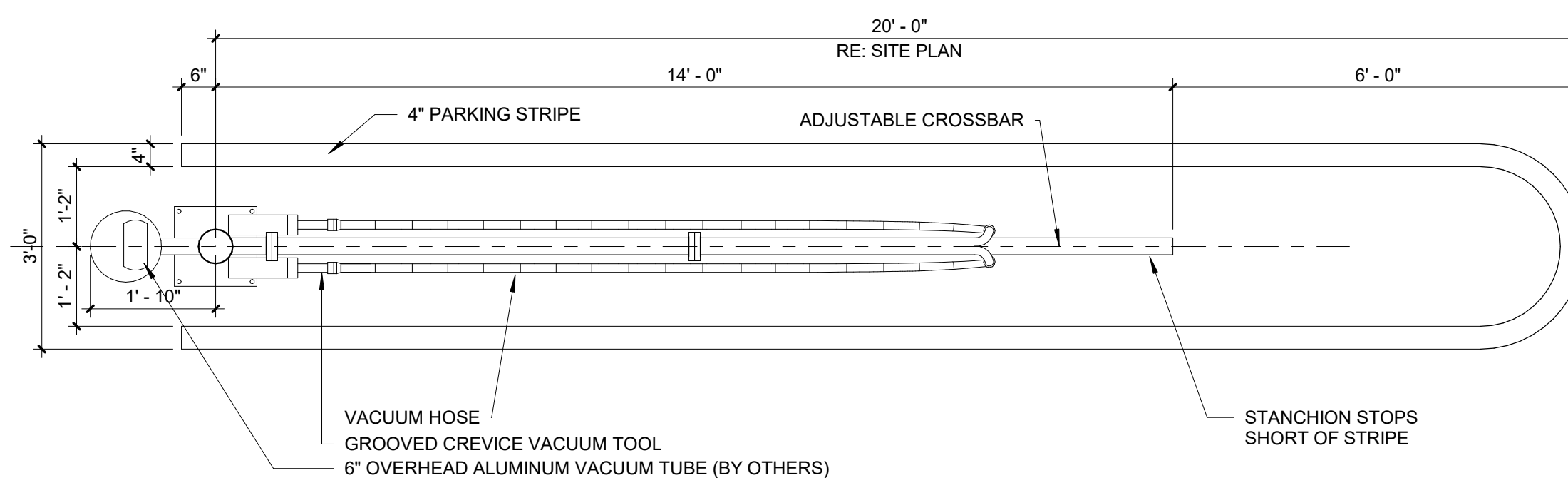
4
8
DTL-RETAINING WALL
1/2" = 1'-0"



2
8
TRASH ENCLOSURE FRONT ELEVATION - CMU
1/4" = 1'-0"



10
8
DTL-VACUUM STANCHION - PALM ARCH
1/2" = 1'-0"



9
8
DTL-PALM ARCH STANCHION PLAN
1/2" = 1'-0"

COBBLESTONE FIRESTONE	
SITE DETAILS	
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SHEET 8 OF 13	

LOT 2, TURNER COMMONS FILING NO 1,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
FDP-22-045



COBBLESTONE FIRESTONE	
LANDSCAPE PLAN	
NAME OF APPLICATION:	COBBLESTONE FIRESTONE
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARATION DATE:	SEPTEMBER 28, 2022
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SHEET 9 OF 13	

FINAL DEVELOPMENT PLAN
COBBLESTONE FIRESTONE
LOT 2, TURNER COMMONS FILING NO 1,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
FDP-22-045

LANDSCAPE REQUIREMENTS

SITE AREA = 64,440 SF
LANDSCAPE AREA = 14,927 SF (23.1%)
TOTAL IRRIGATED AREA = 22,955 SF (INCLUDES ROW)
TOTAL XERIC PLANT IRRIGATED AREA = 20,761 SF
TREES IN NATIVE AREAS = 0

DESCRIPTION	CODE REQUIREMENT	QUANTITY	PLANTS REQUIRED	PLANTS PROVIDED
RIGHT-OF-WAY (HIGHWAY 119)	1 TREE / 40 LF	120 LF	3 TREES	3 TREES
NON-RESIDENTIAL LOT	1 TREE / 1000 SF 1 SHRUB / 150 SF	14,927 SF	15 TREES 100 SHRUBS	11 TREES ⁽¹⁾ 140 SHRUBS ⁽¹⁾
PARKING LOT	1 TREE / ISLAND 1 SHRUB / STALL	4 ISLANDS 29 STALLS	4 TREES 29 SHRUBS	3 TREES ⁽¹⁾ 39 SHRUBS ⁽¹⁾
			22 TREES 129 SHRUBS	17 TREES 181 SHRUBS

NOTES

1. SHRUB QUANTITY OVERAGES ARE PROVIDED AS TREE EQUIVALENTS (T.E.'S) TO MAKE UP FOR DEFICIENCIES IN THE TREE REQUIREMENTS DUE TO CONFLICTS WITH UNDERGROUND UTILITIES AND EASEMENT LOCATIONS. THE OVERAGES PROVIDED INCLUDE SHRUBS AND ORNAMENTAL GRASSES CALCULATED AS TEN (10) 5 GALLON SHRUB/ORNAMENTAL GRASS ARE EQUAL TO ONE (1) 2" CALIPER TREE. AN ADDITIONAL 50 SHRUBS HAVE BEEN PROVIDED TO MEET THE TREE PLANTING REQUIREMENT

LANDSCAPE NOTES

IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPING/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

IRRIGATION NOTES

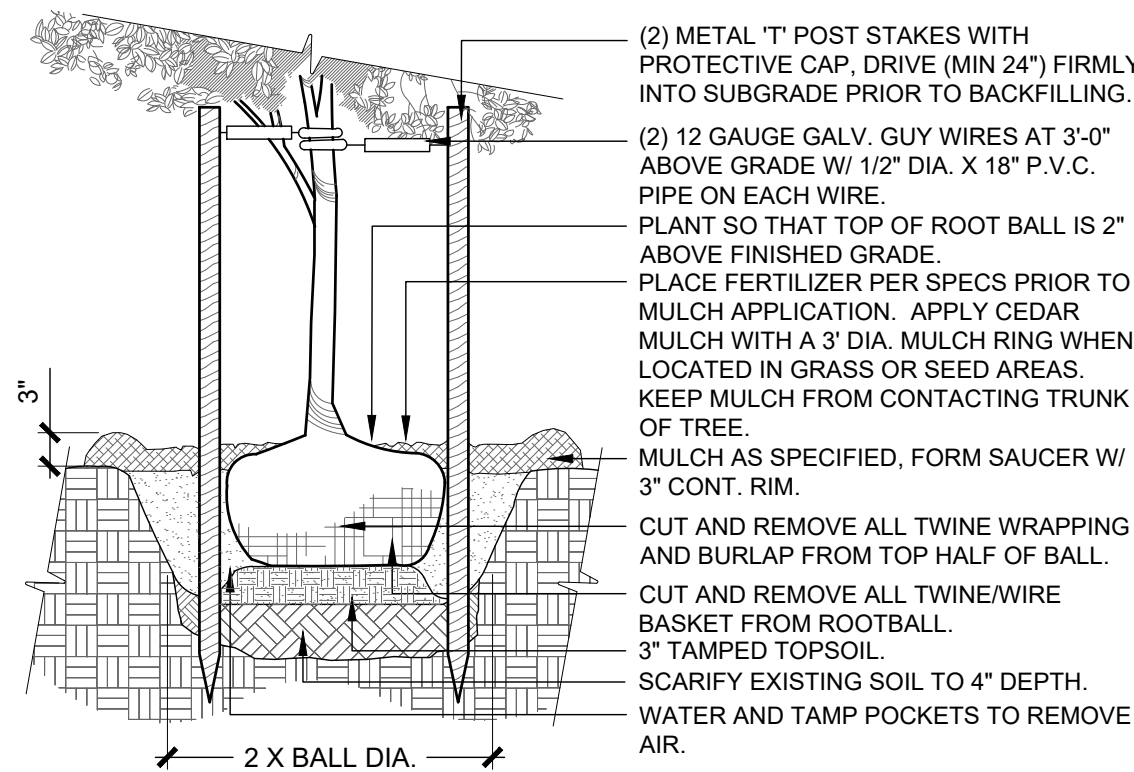
LANDSCAPE AREAS SHALL BE IRRIGATED WITH AND AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH INDIVIDUAL ZONES FOR TURF AND NON-TURF AREAS. SYSTEM MUST INCLUDE A MOISTURE DETECTION DEVICE TO PREVENT OPERATION DURING RAINY PERIODS. TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. PLANTING BEDS SHALL HAVE DRIP IRRIGATION.

MAINTENANCE NOTE

LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, REPLACEMENT OF MULCH, WEEDING, REMOVAL OF LITTER AND THE REGULAR WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED TO MINIMIZE WATER CONSUMPTION. SHOULD ANY PLANT MATERIAL DIE, THE OWNER, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT(S) WITHIN ONE PLANTING SEASON. REPLACEMENT OF PLANT MATERIALS SHALL OCCUR AT THE FOLLOWING RATE.

PLANT REPLACEMENT CHART

PLANT REPLACEMENT WITHIN		
TYPE	1 YEAR	2+ YEARS
TREE - DECIDUOUS	INCREASE CALIPER BY 1"	INCREASE CALIPER BY 1.5"
TREE - CONIFEROUS	INCREASE HEIGHT BY 1.5'	INCREASE HEIGHT BY 2'
SHRUB	REPLACE WITH PLANTS OF AT LEAST ½ MATURE SIZE	REPLACE WITH PLANTS OF AT LEAST ½ MATURE SIZE

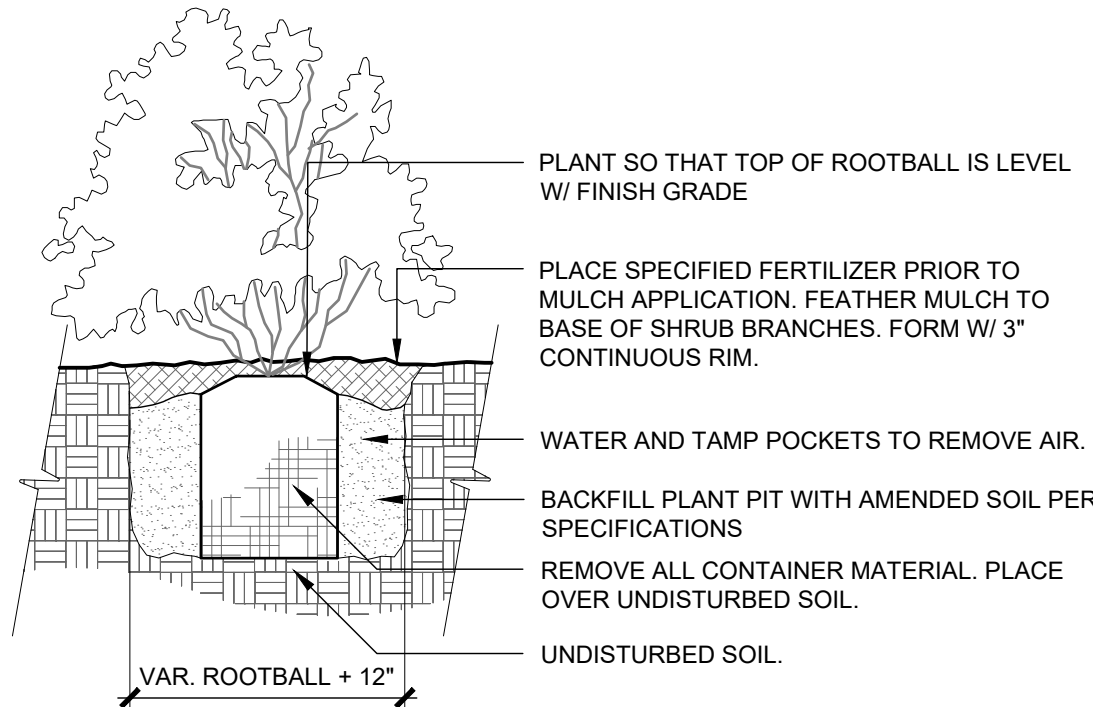


- NOTES:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING & MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
4. REFER TO PLANTING SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

1 DECIDUOUS TREE

1/2" = 1'-0"

329300-02



- NOTES:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING & MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
4. REFER TO PLANTING SPECIFICATIONS FOR FULL DESCRIPTION OF INSTALLATION PROCEDURES TO BE FOLLOWED.

2 SHRUB / ORNAMENTAL GRASS PLANTING

1 1/2" = 1'-0"

329300-05

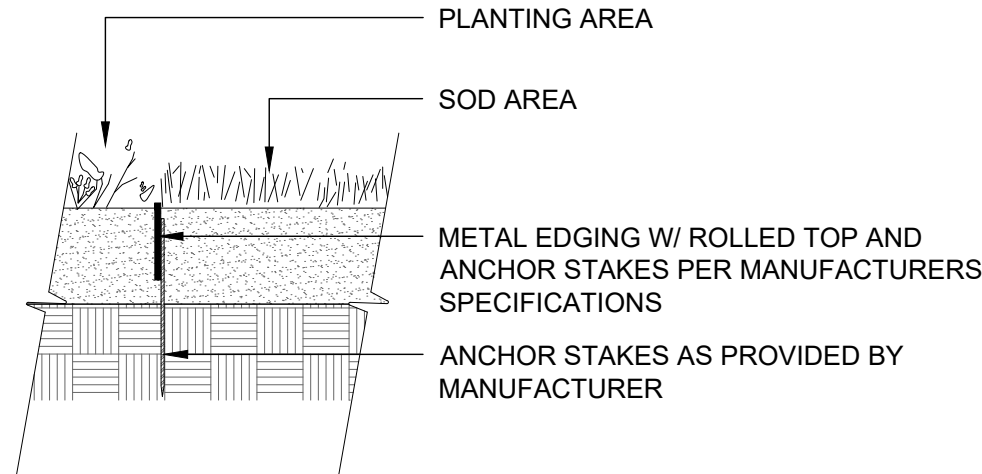
PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
ACJR	2	ACER X FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	B & B	2"	CAL
GLSK	3	GLEDITSIA INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	B & B	2"	CAL
QUBU	3	QUERCUS BUCKLEYI	TEXAS RED OAK	B & B	2"	CAL
ULAC	2	ULMUS X 'ACCOLADE'	ACCOLADE ELM	B & B	2"	CAL
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
PINI	5	PINUS NIGRA	AUSTRIAN PINE	B & B	6-8'	
PIOG	2	PINUS NIGRA 'OREGON GREEN'	OREGON GREEN AUSTRIAN PINE	B & B	6-8'	
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
AMGR	2	AMELANCHIER X 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5 GAL		
COSE	27	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GAL		
PEAT	5	PEROVSKIA ATRIPICIFOLIA	RUSSIAN SAGE	5 GAL		
PHOM	8	PHYSOCARPUS OPULIFOLIUS 'MONIO'	DIABLO NINEBARK	5 GAL		
PRPB	5	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL		
RHAR	5	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL		
SFTF	5	SPIRAEA FRITSCHIANA	FRITCH SPIREA	5 GAL		
SYHA	9	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	HANCOCK CORALBERRY	5 GAL		
SYVU	6	SYRINGA VULGARIS	COMMON PURPLE LILAC	5 GAL		
VIMM	3	VIBURNUM BUREJAETICUM 'P017S'	MINI MAN VIBURNUM	5 GAL		
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
JUBU	24	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL		
JUCC	6	JUNIPERUS SABINA 'MONNA'	CALGARY CARPET JUNIPER	5 GAL		
PIRH	2	PICEA PUNGENS 'RH MONTGOMERY'	RH MONTGOMERY SPRUCE	5 GAL		
PIGL	1	PICEA PUNGENS 'GLOBOSA'	GLOBE SPRUCE	5 GAL		
PIMS	10	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL		
THEM	3	THUJA OCCIDENTALIS 'EMERALD'	EMERALD ARBORVITAE	5 GAL		
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
CAKF	12	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL		
MIGR	29	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL		
MIST	19	MISCANTHUS SINENSIS 'STRICTUS'	ZEBRA GRASS	5 GAL		

SIZE NOTE: ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.

NATIVE SEED MIX

BOTANICAL NAME	COMMON NAME	VARIETY	PLS LBS / ACRE
PASCOPIRUM SMITHII	WESTERN WHEATGRASS	ARRIBA OR ROSANA	7.0
AGROPYRON CRISTATUM	CRESTED WHEATGRASS	EPHRIM	4.0
ELYMUS LANCEOLATUS	STREAMBANK WHEATGRASS	SODAR	4.0
BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA	BUTTE, NINER OR EL RENO	2.0
BOUTELOUA GRACILIS	BLUE GRAMA	LOVINGTON, ALMA, NATIVE OR HACHITA	5.0
BOUTELOUA DACTYLOIDES	BUFFALOGRASS	NATIVE, BISON OR TEXOKA	3.0
SPOROBOLIS CRYPTANDRUS	SAND DROPSEED	COMMON	1.0
LOELERIA MACRANTHA	PRAIRIE JUNEGRASS	COMMON	3.0
FESTUCA BREVIPILA	HARD FESCUE	'DURAR'	3.0
SEEDING RATE POUNDS PLS/ACRE			32.0



- NOTE:
1. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS AT PERPENDICULAR ANGLE AND FLUSH W/ GRADES OF CONCRETE. ALL OVERLAPPING JOINTS TO BE SECURELY STAKED

3 LANDSCAPE EDGING

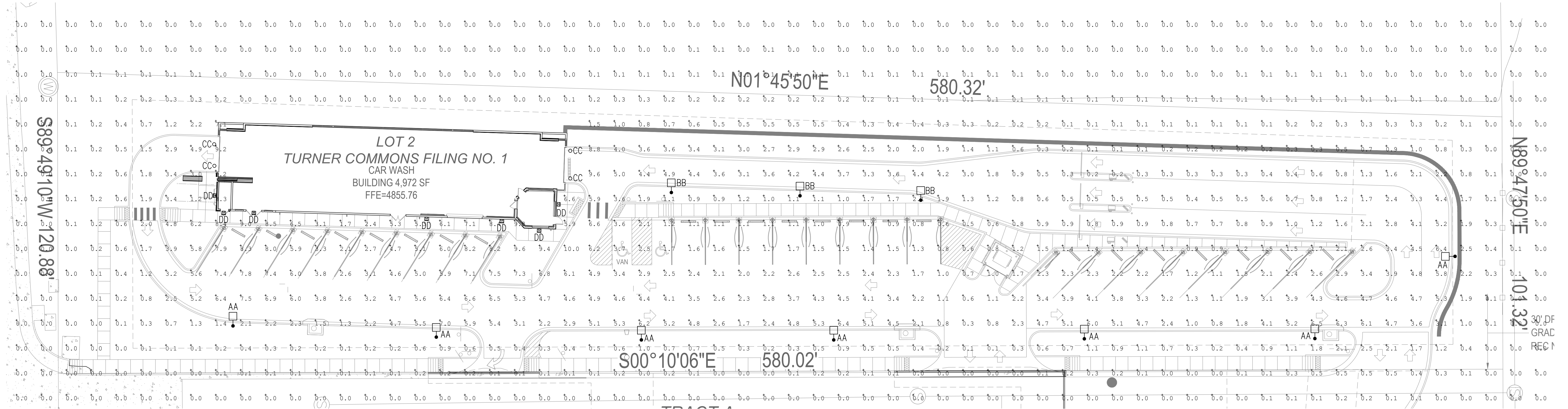
3/4" = 1'-0"

329300-07

COBBLESTONE FIRESTONE LANDSCAPE NOTES & DETAILS	
NAME OF APPLICATION:	COBBLESTONE FIRESTONE
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARATION DATE:	SEPTEMBER 28, 2022
REVISION DATE:	JANUARY 27, 2023
REVISION DATE:	APRIL 12, 2023
REVISION DATE:	SEPTEMBER 8, 2023
REVISION DATE:	OCTOBER 13, 2023
SHEET 10 OF 13	



FINAL DEVELOPMENT PLAN
COBBLESTONE FIRESTONE
LOT 2, TURNER COMMONS FILING NO 1,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
FDP-22-045

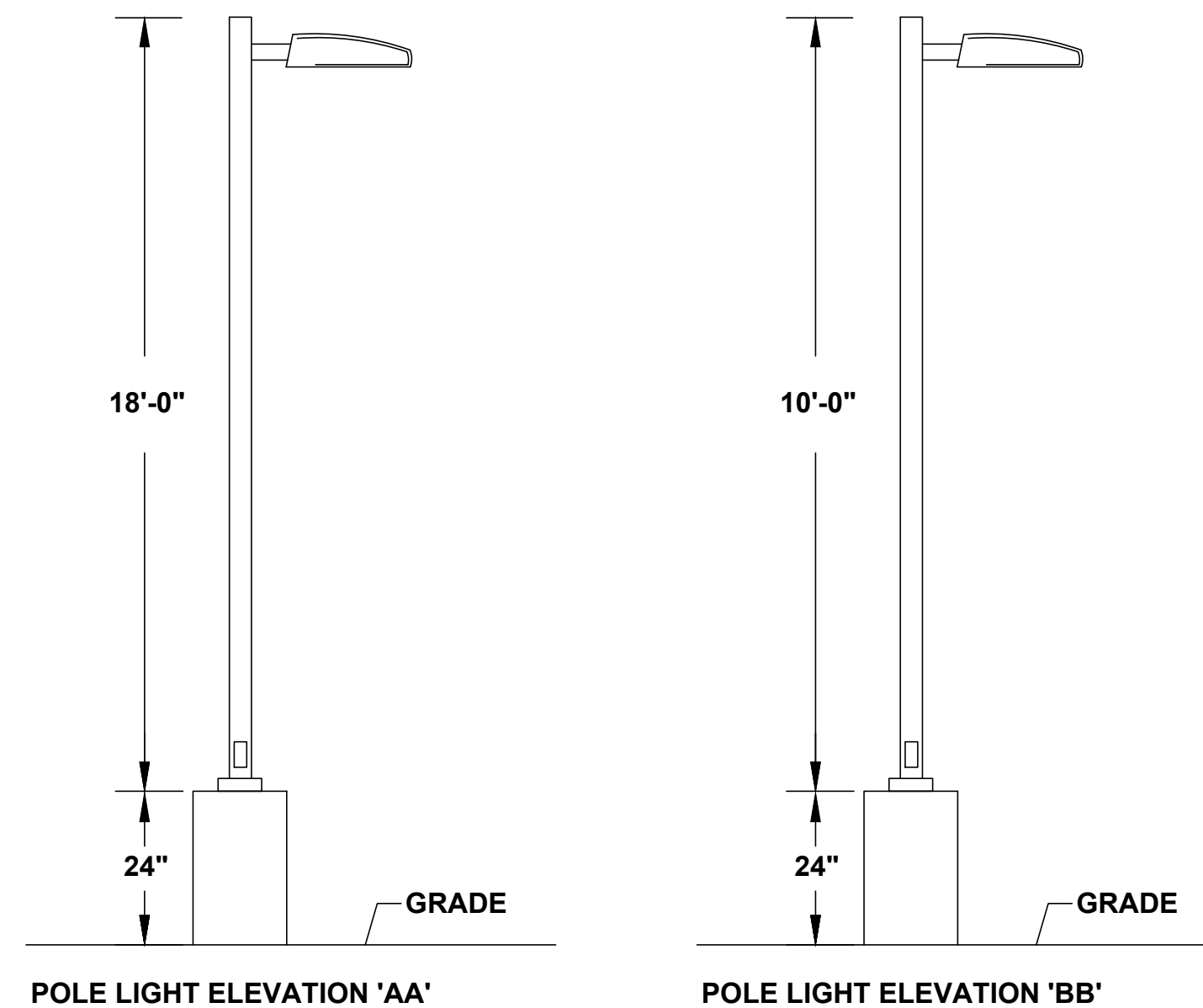


1 PHOTOMETRIC PLAN
11 1" = 20'

Luminaire Schedule								
Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	M.H.	COLOR	Catalog
●	7	AA	108	11629	1.000	20'-0"	BLACK	COOPER - GALN-SA2C-740-U-SL4-HSS
●	3	BB	216	4041	1.000	12'-0"	BLACK	COOPER - GAN-SA1A-740-U-T4FT-HSS
■	7	CC	66.1	5514	1.000	11'-0"	BLACK	COOPER - ENT-SA1F-740-U-T4FT-HSS
○	4	DD	20.8	2687	1.000	12'-0"	ALZAK	COOPER - LD6B20D010 EU6B10208040 6LBSLI1

*ALL LIGHT FIXTURES SPECIFIED ARE FULL-CUT OFF.

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	1.22	9.8	0.0	0.0	0.0



COBBLESTONE FIRESTONE	
VEHICLE TURNING	
NAME OF APPLICATION:	COBBLESTONE FIRESTONE
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARATION DATE:	SEPTEMBER 28, 2022
REVISION DATE:	JANUARY 27, 2023
REVISION DATE:	APRIL 07, 2023
REVISION DATE:	SEPTEMBER 06, 2023
REVISION DATE:	SEPTEMBER 22, 2023
REVISION DATE:	OCTOBER 13, 2023

SHEET 13 OF 13



LOT 2, TURNER COMMONS FILING NO 1,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
FDP-22-045

1 TYPE 'AA' - COOPER - GALN-SA2C-740-U-SL4-HSS
12 NTS FULL CUT-OFF

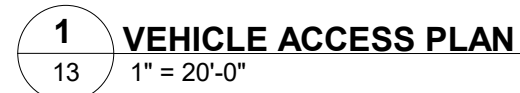
2 TYPE 'BB' - COOPER - GAN-SA1A-740-U-T4FT-HSS
12 NTS FULL CUT-OFF

3 TYPE 'CC' -COOPER - ENT-SA1F-740-U-T4FT-HSS
12 NTS FULL CUT-OFF

4 TYPE 'DD' - COOPER - LD6B20D010 EU6B10208040 6LBSLI1
12 NTS FULL CUT-OFF

COBBLESTONE FIRESTONE	
VEHICLE TURNING	
NAME OF APPLICATION:	COBBLESTONE FIRESTONE
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	N/A
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PREPARATION DATE:	SEPTEMBER 28, 2022
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SHEET 13 OF 13	

LOT 2, TURNER COMMONS FILING NO 1,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
FDP-22-045



SEPTEMBER 22, 2023
VEHICLE TURNING
SHEET 13 OF 13