



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

November 16, 2023

6:00 PM

9900 Park Avenue

Firestone, CO 80504

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. 11-02-2023 Planning and Zoning Commission Meeting Minutes
5. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
6. **Public Hearings**
 - a. **PUBLIC HEARING: Resolution PC-23-07:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE BAREFOOT LAKES, FILING 7 PRELIMINARY SUBDIVISION PLAT
 - b. **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 CLUB CARWASH FACILITIES ON REAL PROPERTY LOCATED ON LOT 2, FIRELIGHT PARK, IN SOUTHWEST QUARTER OF SECTION 5, 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 16, 2023

Initiated By:

Dept: Town Clerk

AGENDA TITLE

11-02-2023 Planning and Zoning Commission Meeting Minutes

RECOMMENDATION

SUMMARY

11-02-2023 Planning and Zoning Commission Meeting

HISTORY AND PREVIOUS BOARD ACTION

ATTACHMENTS

1. 11-02-2023 Planning Commission Meeting Minutes DRAFT

TOWN OF FIRESTONE, COLORADO
Planning & Zoning Commission
MINUTES
November 2, 2023

1. Call to Order & Roll Call

The Planning and Zoning Commission of the Town of Firestone met for a Regular Meeting on November 2, 2023, at the Police Department & Municipal Court building, 9900 Park Avenue, Firestone, Colorado. Chairperson Sutton called the meeting to order at 6:00 PM

The following were present upon the call of the roll:

Chairperson: James Sutton

Vice Chairperson: Tim Spiegelberg

Commissioners: John Damsma
Amber Harper
Dennis Haney
Patrick Hanafin

Staff: Pam Howard, Acting Planning & Development Director
Missy Carranco, Secretary
Miriam Luna Gonzalez, Management Analyst

2. Pledge of Allegiance

Chairperson Sutton led the pledge of allegiance.

3. Approval of Agenda

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

4. Approval of Minutes

a. August 3, 2023, Planning and Zoning Commission Meeting Minutes

Motion by Commissioner Damsma, **second** by Commissioner Harper, to Approve August 3, 2023, Planning and Zoning Commission Meeting Minutes All in Favor, **Motion carried.**

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 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

Presentation by Pam Howard, Acting Planning Director who clarified the Resolution Number on the agenda is incorrect. The correct Resolution number is PC 23-09. Questions on Resolution PC23-09 were answered by Phil Walls of Hover Architecture.

Commissioner Damsma had questions pertaining to the material used as well as the access to Highway 119 directly.

Motion by Commissioner Haney, **second** by Commissioner Harper, to Approve **PUBLIC HEARING: 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**

Roll Call Vote:

Yes: Chairperson Sutton, Vice-Chairperson Spiegelberg, Commissioner Haney, Commissioner Damsma, Commissioner Harper, Commissioner Hanafin

No: None

Abstain: None

Motion carried

7. Staff Reports

Pam Howard, Acting Director of Planning and Development, stated that Items from the previously scheduled meeting will be rescheduled to the next meeting on 11/16/2023. Questions on the ramifications of not meeting Quarum include reposting the notices for each project. Also, with upcoming holidays and fewer Board of Trustees meetings, this delays it by about two months.

8. Commissioner Comments

9. Adjournment

Motion by Commissioner Haney, **second** by Commissioner Harper, to Adjourn, all in Favor,
Motion carried.

Introduced and Approved the _____ of _____, 2023,

TOWN OF FIRESTONE, COLORADO

ATTEST

James Sutton, Chair

Missy Carranco, Secretary

DRAFT

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 6.a

Public Hearings

Meeting Date: November 16, 2023

Initiated By: Matt Thompson

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution PC-23-07: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE BAREFOOT LAKES, FILING 7 PRELIMINARY SUBDIVISION PLAT

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-23-07, a resolution recommending approval of the Barefoot Lakes Filing 7 Preliminary Plat application to the Board of Trustees with the following conditions:

1. All remaining technical corrections to the Barefoot Lakes Filing 7 Preliminary Plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.
2. At the Final Plat stage, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

SUMMARY

The proposed preliminary plat includes 658 total lots composed of single-family detached, single-family attached, and duplex units. It also includes a lot for the future Frederick-Firestone Fire Station and a mixed-use amenity area. Public access for the proposed project will be the extension of Barefoot Lakes Parkway to the north off of Ronald Reagan Boulevard and two connections to Birch Street at the east boundary.

HISTORY AND PREVIOUS BOARD ACTION

Barefoot Lakes Subdivision was annexed into the Town of Firestone on May 27, 2015 by Ordinance 871. The Outline Development Plan (ODP) was approved by Ordinance 872 on May 27, 2015.

ATTACHMENTS

1. Staff Report
2. Reso PC-23-07 BFL F7 PP
3. Barefoot Lakes Filing 7 - Preliminary Plat



Staff Report

Barefoot Lakes, Filing 7

Preliminary Plat

PP-22-033

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

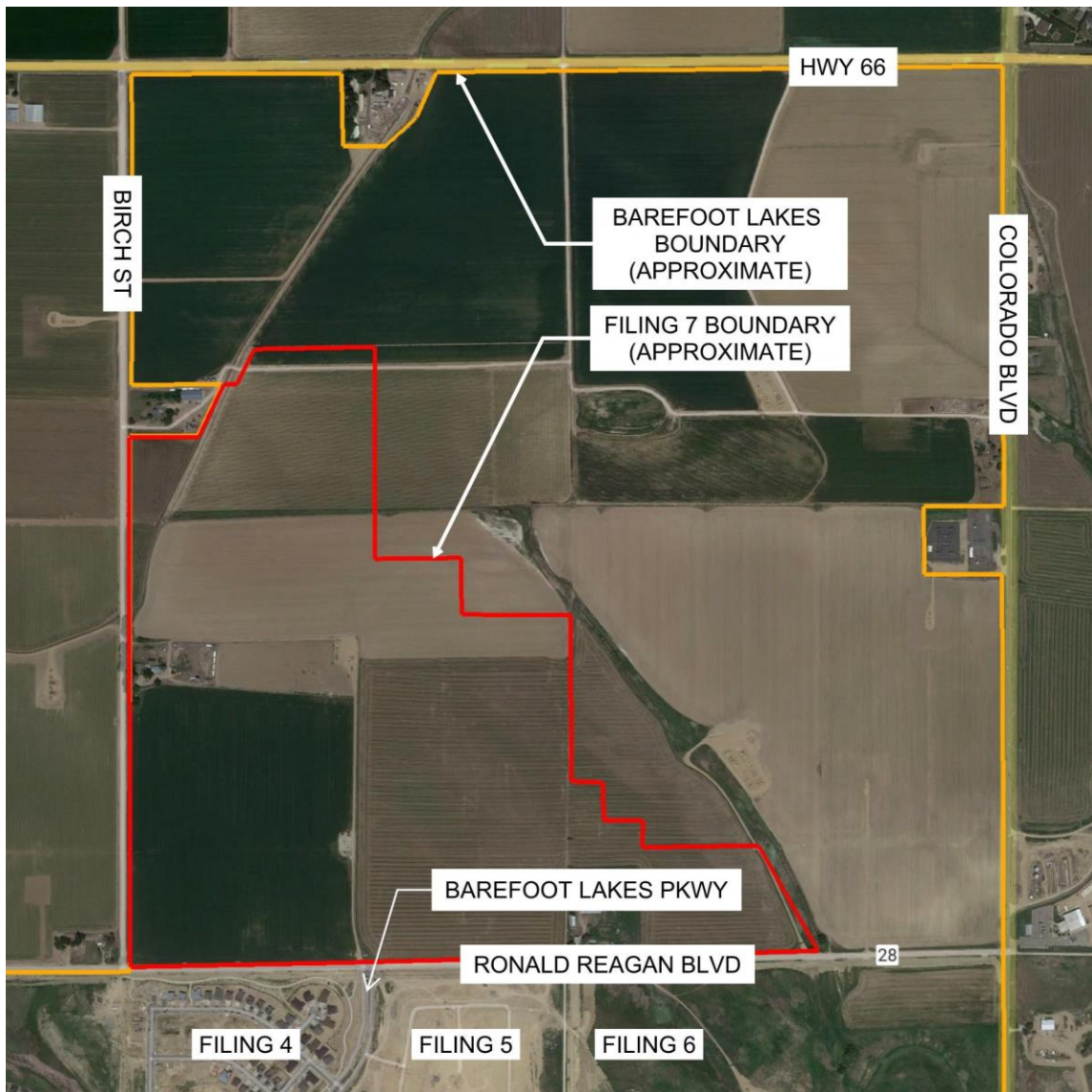
November 16, 2023

GENERAL INFORMATION

Purpose: This staff report is for the Barefoot Lakes, Filing 7, Preliminary Plat proposing 658 lots, 35 tracts, and 4 superblocks consisting of 433 single-family detached residential lots, and 225 single-family attached residential lots, including 88 duplex lots and 137 townhome units, on 195.11 acres.

Applicant: Barefoot, LLC
6465 Greenwood Plaza Blvd. Suite #700
Centennial, CO 80111

Location: The Barefoot Lakes, Filing 7, Preliminary Plat is located on the southwest corner of Birch Street (WCR 11) and Ronald Reagan Blvd.



Existing Conditions:

Existing Zoning: PUD, NC – Neighborhood Center, R-A Residential A, R-B Residential B, R-C Residential C
Existing Use: Vacant land, agriculture, agricultural out-buildings, single-family residential, and oil/gas facilities

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	AG (Weld County)	Agriculture use, single-family farmhouse, oil and gas facility
SOUTH	PUD, NC – Neighborhood Center, R-A Residential A, R-B Residential B, R-C Residential C	Barefoot Lakes Subdivision
EAST	AG (Weld County)	Vacant land, agriculture use, and oil/gas facility
WEST	Town of Mead, RSF - 4	Vacant land, agriculture use, and oil/gas facility

Barefoot Lakes Filing 7 Preliminary Plat - Plan Analysis

The subject property is located on the southwest corner of Birch Street (WCR 11) and Ronald Reagan Blvd. It includes the southwest quarter of section 25, township 3 north, range 68 west of the 6th principal meridian. The Site area is 195.11+ acres and is mostly vacant with multiple agricultural outbuildings, a single-family residence, and oil and gas facilities. The proposed preliminary plat includes 658 total lots composed of single-family detached, single-family attached, and duplex units. It also includes a lot for the future Frederick-Firestone Fire Station and a mixed-use amenity area. Public access for the proposed project will be the extension of Barefoot Lakes Parkway to the north off of Ronald Reagan Boulevard and two connections to Birch Street at the east boundary.

The gross density of the proposed subdivision is 3.37 dwelling units/acre in accordance with the Barefoot Lakes ODP PUD. The Barefoot Lakes PUD allows for a total of 5,131 dwelling units. Approximately 891 dwelling units have been built so far, hence the 658 proposed with Filing 7 are still well within the allowed number of dwelling units. Lot sizes range from 2,700 square feet in area to 7,475 square feet in area. The proposed density will be compatible with adjacent developments by having open space and larger residential lots on the exterior near the existing large lot residential developments, and higher densities towards the center of the subdivision and along Barefoot Lakes Parkway.

Parks and open space are generally located throughout the site. A trail network is proposed that will eventually provide access from all areas of the site to the park areas as well as access to the pedestrian underpass to cross under Ronald Reagan Blvd. into Barefoot Lakes Filing 6 and ultimately to the trail system around the lakes.

Open Space is provided in accordance with the FDC and the PUD. Approximately 20.9 acres of open space meeting FDC standards and .47 acres of parks are proposed with this filing. The total open space and parks for Barefoot Lakes will include the filings already built south of Ronald Reagan Blvd. and those provided in future filings.

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

APPROVAL CRITERIA AND STAFF ANALYSIS

Preliminary Plat Approval Criteria and Staff Analysis:

The Preliminary Plat application for Barefoot Lakes Filing 7 was reviewed for compliance with the Approval Criteria from Section 16.7.6.C of the FDC. The staff makes the following findings:

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

Staff: *The proposed preliminary plat is generally consistent with the MU (Mixed Use) land use designation as identified in the Town's Master Plan. The Town of Firestone is also working to replace the 2013 Comprehensive Master Plan. The applicant and consultants have worked closely with the Town to ensure the project meets the Town's vision for the new Comprehensive Master Plan as it is being developed and also to ensure the project remains in conformance with the approved Barefoot Lakes Outline Development Plan, which will be amended during the Final Plat process.*

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

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

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

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

The project is currently proposing to offer 6 different styles of residential units across a range of price points. The streets have been planned in a traffic-conscious design that will create easy access to the future central park, amenities, and future school site while also dispersing the traffic of future property owners on their way home.

Drainage facilities have been designed to be in conformance with all Town of Firestone Standards and Criteria, State statutes, and conform with previous and surrounding Master Drainage Studies.

Waterlines will be looped throughout the Site with connections to the Ronald Reagan waterlines, and a looped waterline through Birch Street. The Site is proposing 3 points of access and the use of adequately spaced fire hydrants meeting the standards and requirements of the Frederick-Firestone Fire Department. Sanitary sewer will run throughout the Site. The sanitary sewer for the Site will outfall to the south and into Pinnacle Street within Barefoot Lakes Filing 6. It will then flow and connect to an existing sanitary main located south of the Pelican Shores Subdivision. A small portion of sanitary will outfall to an existing stub located at Ronald Reagan Blvd. and Birch Street and flow through Barefoot Lakes Filing 4. Dry utilities will be provided by United Power and Black Hills Energy.

The small number of natural drainage ways and non-jurisdictional wetlands on the site, where feasible, will be left undisturbed as long as storm runoff can be safely conveyed in the historic pattern.

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

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

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

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

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

Staff: *The proposed preliminary plat will not have a significant impact on the identified environmental conditions. A Phase 1 ESA and Biological Assessment has been provided as part of the application to address wetland and wildlife concerns and concluded that no federal or state-listed species were found on the property and no recognized environmental conditions were identified except for the oil and gas operations on the Site. Since the study has been performed, the applicant has worked with the oil and gas companies to remove the oil and gas facility on site and plug and abandon all active wells.*

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

Staff: *The proposed preliminary plat is integrated and connected to major pedestrian and vehicular passageways; parks and open space are generally located throughout the site. A trail network is proposed that will eventually provide access from all areas of the Site to the park areas as well as access to*

the Pedestrian Underpass to cross Ronald Reagan Blvd. into Barefoot Lakes Filing 6 and ultimately to the trail system around the lakes.

A supplemental exhibit is provided that shows the overall Master Plan for the area north of Ronald Reagan Blvd. so that the context for streets, trails, parks, and open space is apparent.

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

Staff: *The proposed preliminary plat will not have significant adverse impacts on adjacent properties given that a large open space tract will provide a buffer to the existing properties in the county. Currently, adjacent properties are either part of the Barefoot Lakes ODP or are undeveloped farmland properties except for one parcel in the northwest corner of the Site. To accommodate this parcel a buffer of no less than 80' has been left around the property.*

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

Staff: *The proposed preliminary plat will provide sufficient transportation, utilities, and recreational facilities while maintaining existing levels of service to the development. As part of this application, a large lot of approximately 3.8 acres in size is being set aside for a future fire station to serve the community. Also, as part of the Barefoot Phase 3 and 4 Master Site Planning (not a part of this application) a large lot of approximately 25+ acres in size is being planned for future dedication to the St. Vrain Valley School District for a new school to serve the community.*

Of the total 195.11+ acres, the application proposes 20.9+ acres of open space of which 4.47+ acres are parks. The balance of parks and open space required by the Firestone Development Code will be provided in future filings. Parks and open space are generally located throughout the Site and will be connected by a trail network that will provide access from all areas of the Site to the park areas as well as access to the Pedestrian Underpass to cross Ronald Reagan Blvd.

Rather than a single pocket park, there are several pocket parks distributed with careful thought to the type of adjacent residential products and spreading the benefits of the amenity to both sides of Barefoot Lakes Parkway. The parks are strategically located for high visibility from the parkway, which will result in higher perceived value for the overall community, dispersing the psychological benefits that come from seeing parks to a larger number of residents and will have the side benefit of deterring vandalism.

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

Staff: *The phasing of the proposed preliminary plat is rational in terms of infrastructure capacities. The construction phasing of the project will be proposed with the final plat application and will be rational in terms of the available and required infrastructure to serve the project.*

NEIGHBORHOOD MEETING

As required by the Firestone Development Code, a Neighborhood Meeting was held on June 20, 2023, at 5:30 p.m. at The Cove at Barefoot Lakes. The required notice for the Neighborhood Meeting was provided.

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	November 1, 2023
Property Posted:	November 1, 2023
Letters to Adjacent Property Owners:	October 31, 2023

RECOMMENDATIONS

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-23-07, a resolution recommending approval of the Barefoot Lakes Filing 7 Preliminary Plat application to the Board of Trustees with the following conditions:

- a. All remaining technical corrections to the Barefoot Lakes Filing 7 Preliminary Plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.
- b. At the Final Plat stage, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC 23-07

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE BAREFOOT LAKES, FILING 7 PRELIMINARY SUBDIVISION PLAT

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

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

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

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

Section 1. The Town of Firestone Planning and Zoning Commission hereby recommends the Board of Trustees approve the Barefoot Lakes, Filing 7, Preliminary Plat, attached hereto as **Exhibit A** and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

1. All remaining technical corrections to the Barefoot Lakes, Filing 7, preliminary plat and construction drawings requested by Town staff shall be made to the Town staff’s satisfaction.
2. At the Final Plat stage, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

PASSED AND ADOPTED this ____ day of _____, 2023.

Chairperson

ATTEST:

Missy Carranco, Deputy Town Clerk

EXHIBIT A

Barefoot Lakes, Filing 7, Preliminary Plat

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CONTACT LIST

OWNER/ DEVELOPER

BAREFOOT, LLC.
6465 S. GREENWOOD PLAZA BLVD #700
CENTENNIAL, COLORADO 80111
TEL: (303) 790-6604
CONTACT: CHRIS BREMNER
EMAIL: CHRIS.BREMNER@BROOKFIELDPROPERTIESDEVELOPMENT.COM

ST. VRAIN LAKES METRO DISTRICT 1

6465 S. GREENWOOD PLAZA BLVD #700
CENTENNIAL, COLORADO 80111
TEL: (303) 790-6604
CONTACT: CHRIS BREMNER
EMAIL: CHRIS.BREMNER@BROOKFIELDPROPERTIESDEVELOPMENT.COM

CIVIL ENGINEER

REDLAND
1500 WEST CANAL COURT
LITTLETON, COLORADO 80120
TEL: (720) 283-6783
CONTACT: EVAN RUMNEY, P.E.
EMAIL: ERUMNEY@REDLAND.COM

LANDSCAPE ARCHITECT

DESIGN WORKSHOP
1390 LAWRENCE STREET, SUITE 200
DENVER, COLORADO 80204-2048
TEL: (303) 623-5186
FAX: (303) 623-2260
CONTACT: JAKE SIPPY
EMAIL: JSIPPY@DESIGNWORKSHOP.COM

AGENCY LIST

ERO RESOURCES CORP.

1842 CLARKSON ST.
DENVER, CO 80218
TEL: (303)830-1188
FAX: (303)830-1199
ATTN: DENISE LARSON

UNITED POWER

500 COOPERATIVE WAY
BRIGHTON, CO 80603
TEL: (303)637-1252
ATTN: BRYCE LANCKRIET

BLACK HILLS ENERGY

3766 EUREKA WAY, SUITE 1
FREDERICK, CO 80516
(719)332-5856
ATTN: BOB SWALEK

KERR McGEE OIL AND GAS ONSHORE LP

1999 BROADWAY
SUITE 3700
DENVER, COLORADO 80202
PHONE: 720-929-4371
ATTN: JOSEPH KEMOCK

TOWN OF FIRESTONE

9950 PARK AVENUE
FIRESTONE, CO 80504
PHONE: 970-278-0029, EXT. 108
ATTN: MATT WIEDERSPAHN

NUMBER 3 OUTLET DITCH COMPANY

P.O. BOX 646
MEAD, CO 80542
(720) 934-3726
ATTN: DALE RADEMACHER

COLORADO STATE DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT

4210 EAST 11TH AVENUE
DENVER, COLORADO 80222
(303) 761-1340
ATTN: GLEN BODNAR

UTILITY NOTIFICATION CENTER OF COLORADO

2801 SOUTH YOUNGFIELD STREET, SUITE 301
ENGLEWOOD, CO 80112
(800)-922-1987

FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT

8426 KOSMERL PLACE
FREDERICK, CO 80504
(303)833-2742

ST. VRAIN SANITATION DISTRICT

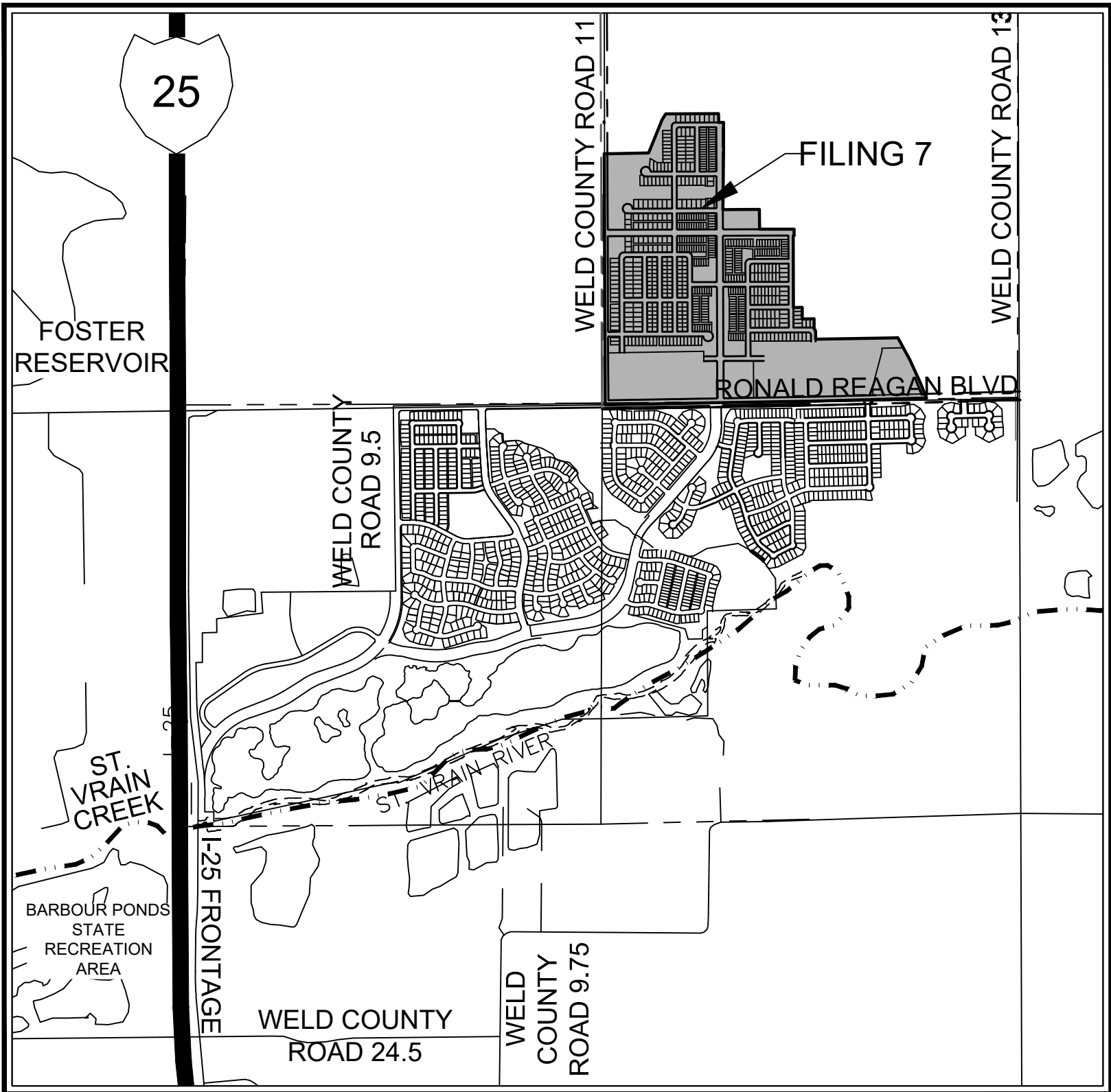
11307 BUSINESS PARK CIRCLE
LONGMONT, CO 80504
(303) 776-9570
ATTN: DAVE CROSS

LITTLE THOMPSON WATER DISTRICT

835 E. STATE HIGHWAY 56
BERTHOUD, CO 80513
970-532-2096
ATTN: AMBER KAUFFMAN

BAREFOOT LAKES - FILING 7
PRELIMINARY PLAT

THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
195.11 ACRES - 658 LOTS/ 35 TRACTS/ & 4 SUPERBLOCKS
PP 22-033



VICINITY MAP

1" = 2000'

LAND SUMMARY CHART		
TYPE	AREA (AC)	% OF TOTAL AREA
LOTS	114.78	58.94%
FIRE STATION	3.70	1.90%
SUPERBLOCKS	50.58	25.97%
RESIDENTIAL LOTS	60.11	30.87%
TRACTS	36.54	18.76%
PUBLIC R.OW.	43.43	22.30%
TOTAL	194.75	100.00%

TRACT SUMMARY CHART			
TRACT	AREA (AC)	USE	OWNERSHIP MAINTENANCE
TRACT A	7.92	OPEN SPACE, UTILITY, DRAINAGE	SLVMD SLVMD
TRACT B	1.74	LAND BUFFER, OPEN SPACE, DRAINAGE	SLVMD SLVMD
TRACT C	2.16	LAND BUFFER, OPEN SPACE, DRAINAGE, UTILITY	SLVMD SLVMD
TRACT D	0.26	OPEN SPACE	SLVMD SLVMD
TRACT E	1.88	LAND BUFFER, UTILITY, OPEN SPACE	SLVMD SLVMD
TRACT F	3.85	DRAINAGE, UTILITY, OPEN SPACE	SLVMD SLVMD
TRACT G	0.45	LAND BUFFER, UTILITY, OPEN SPACE	SLVMD SLVMD
TRACT H	2.48	LAND BUFFER, DRAINAGE, UTILITY, OPEN SPACE	SLVMD SLVMD
TRACT I	7.42	DRAINAGE, DETENTION	SLVMD SLVMD
TRACT J	0.02	UTILITY, OPEN SPACE	SLVMD SLVMD
TRACT K	0.08	LAND BUFFER, OPEN SPACE, UTILITY	SLVMD SLVMD
TRACT L	0.62	LAND BUFFER, OPEN SPACE, UTILITY	SLVMD SLVMD
TRACT M	0.27	LAND BUFFER, OPEN SPACE, UTILITY	SLVMD SLVMD
TRACT N	1.38	LAND BUFFER, OPEN SPACE, UTILITY	SLVMD SLVMD
TRACT O	0.08	LAND BUFFER, OPEN SPACE, UTILITY	SLVMD SLVMD
TRACT P	0.49	ALLEY ACCESS	SLVMD SLVMD
TRACT Q	0.52	ALLEY ACCESS	SLVMD SLVMD
TRACT R	0.45	ALLEY ACCESS	SLVMD SLVMD
TRACT S	0.36	ALLEY ACCESS	SLVMD SLVMD
TRACT T	0.43	ALLEY ACCESS	SLVMD SLVMD
TRACT U	0.08	ALLEY ACCESS	SLVMD SLVMD
TRACT V	0.08	ALLEY ACCESS	SLVMD SLVMD
TRACT W	0.35	ALLEY ACCESS	SLVMD SLVMD
TRACT X	0.53	ALLEY ACCESS	SLVMD SLVMD
TRACT Y	0.99	ALLEY ACCESS	SLVMD SLVMD
TRACT Z	0.35	LAND BUFFER, OPEN SPACE	SLVMD SLVMD
TRACT AA	0.17	LAND BUFFER, OPEN SPACE, UTILITY	SLVMD SLVMD
TRACT AB	0.17	LAND BUFFER, OPEN SPACE, UTILITY	SLVMD SLVMD
TRACT AC	0.11	LAND BUFFER, OPEN SPACE, UTILITY	SLVMD SLVMD
TRACT AD	0.11	LAND BUFFER, OPEN SPACE, UTILITY	SLVMD SLVMD
TRACT AE	0.11	LAND BUFFER, OPEN SPACE, UTILITY	SLVMD SLVMD
TRACT AF	0.11	LAND BUFFER, OPEN SPACE, UTILITY	SLVMD SLVMD
TRACT AG	0.11	LAND BUFFER, OPEN SPACE, UTILITY	SLVMD SLVMD
TRACT AH	0.11	LAND BUFFER, OPEN SPACE, UTILITY	SLVMD SLVMD
TRACT AI	0.30	LAND BUFFER, OPEN SPACE, UTILITY	SLVMD SLVMD
TOTAL TRACTS	36.54	LANDSCAPE BUFFER/ DRAINAGE/ UTILITY/ OPEN SPACE/ PARK/ & ALLEY	

	Provided (SF)	Provided (AC)	Required (SF)	Required (AC)	Difference (AC)
Passive Open Space (OS)	910,515	20.90	1,232,401	28.29	(7.39)
Pocket Park Space (PP)	194,830	4.47	44,014	1.01	3.46
Neighborhood Park Space (NP)	-	-	264,086	6.06	(6.06)

NOTE: The balance of Open Space and the Neighborhood Park are included in future filings. See supplemental Master Plan exhibit.

SUBDIVISION DATA TABLE	
	TOTALS
GROSS AREA	195.11 ACRES
GROSS DENSITY (RESIDENTIAL LOTS PER ACRE)	3.37 LOTS / ACRE
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	559
NUMBER OF SINGLE FAMILY ATTACHED RESIDENTIAL LOTS	96
NUMBER OF TRACTS	35
AREA OF TRACTS	36.54
AREA OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	53.53 ACRES
DENSITY (SINGLE FAMILY DETACHED RESIDENTIAL LOTS PER ACRE)	10.44 LOTS / ACRE
AREA OF SINGLE FAMILY ATTACHED RESIDENTIAL LOTS	6.58 ACRES
DENSITY (SINGLE FAMILY ATTACHED RESIDENTIAL LOTS PER ACRE)	104.59 LOTS / ACRE
MINIMUM SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	2700 SQ. FT.
MAXIMUM SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	7475 SQ. FT.
AVERAGE SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	4194 SQ. FT.
MINIMUM SINGLE FAMILY ATTACHED RESIDENTIAL LOT AREA	2700 SQ. FT.
MAXIMUM SINGLE FAMILY ATTACHED RESIDENTIAL LOT AREA	3600 SQ. FT.
AVERAGE SINGLE FAMILY ATTACHED RESIDENTIAL LOT AREA	2986 SQ. FT.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 88°30'51" EAST, 2634.08 FEET AND MONUMENTED AS SHOWN HEREON.

LEGAL DESCRIPTION - BAREFOOT LAKE FILING NO. 7

A PARCEL OF LAND BEING A PORTION OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 25;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, NORTH 00°12'43" WEST, A DISTANCE OF 2,654.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 25;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, NORTH 00°13'07" WEST, A DISTANCE OF 518.80 FEET TO THE SOUTHWEST CORNER OF LOT A, A RECORDED EXEMPTION NO. 1207-25-2 RE-4103 AS SHOWN IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 3303561;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID LOT A THE FOLLOWING 2 COURSES:

1)NORTH 88°54'53" EAST, A DISTANCE OF 480.00 FEET;

2)NORTH 23°22'49" EAST, A DISTANCE OF 282.43 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT A, NORTH 88°54'53" EAST, A DISTANCE OF 70.87 FEET;

THENCE DEPARTING SAID EASTERLY PROLONGATION, NORTH 23°02'11" EAST, A DISTANCE OF 181.56 FEET;

THENCE NORTH 32°57'14" EAST, A DISTANCE OF 87.88 FEET;

THENCE NORTH 89°47'17" EAST, A DISTANCE OF 663.86 FEET;

THENCE SOUTH 00°12'43" EAST, A DISTANCE OF 115.00 FEET;

THENCE NORTH 89°47'17" EAST, A DISTANCE OF 89.38 FEET;

THENCE SOUTH 00°12'43" EAST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 89°47'17" WEST, A DISTANCE OF 27.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 12.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 18.85 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°12'43" EAST, A DISTANCE OF 226.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 12.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 18.85 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°12'43" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 12.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°12'43" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 18.85 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°12'43" EAST, A DISTANCE OF 720.81;

THENCE NORTH 89°47'17" EAST, A DISTANCE OF 462.00 FEET;

THENCE SOUTH 00°12'43" EAST, A DISTANCE OF 250.05 FEET;

THENCE NORTH 89°47'17" EAST, A DISTANCE OF 474.28 FEET;

THENCE SOUTH 00°12'43" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 89°47'17" WEST, A DISTANCE OF 37.28 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 12.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 18.85 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°12'43" EAST, A DISTANCE OF 898.94 FEET;

THENCE NORTH 89°47'17" EAST, A DISTANCE OF 115.00 FEET;

THENCE SOUTH 00°12'43" EAST, A DISTANCE OF 140.00 FEET;

THENCE NORTH 89°47'17" EAST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 00°12'43" EAST, A DISTANCE OF 134.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 58.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 47°38'13" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°09'03", AN ARC LENGTH OF 42.67 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°12'43" EAST, A DISTANCE OF 89.36 FEET;

THENCE NORTH 88°59'54" EAST, A DISTANCE OF 1,026.58 FEET;

THENCE SOUTH 32°21'48" EAST, A DISTANCE OF 149.25 FEET;

THENCE SOUTH 29°54'22" EAST, A DISTANCE OF 106.25 FEET;

THENCE SOUTH 26°24'34" EAST, A DISTANCE OF 62.72 FEET;

THENCE SOUTH 24°36'27" EAST, A DISTANCE OF 341.63 FEET;

THENCE SOUTH 22°24'27" EAST, A DISTANCE OF 192.77 FEET TO THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 25;

THENCE ALONG SAID SOUTH LINE, SOUTH 88°30'51" WEST, A DISTANCE OF 1,422.27 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 25;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 88°58'33" WEST, A DISTANCE OF 2,643.03 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 8,498.868 SQUARE FEET OR 195.107 ACRES, MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

BENCHMARK DESCRIPTION

3 1/2" BRASS CAP IN CONCRETE STAMPED "P 329 1951" AT NORTHEAST CORNER OF HIGHWAY 66 AND WELD COUNTY ROAD 11, 34 FEET NORTH OF CENTERLINE OF HIGHWAY 66 AND 3 FEET EAST OF POWER POLE.

ELEVATION = 4953.57 NAVD88.

BAREFOOT LAKES

FILING 7

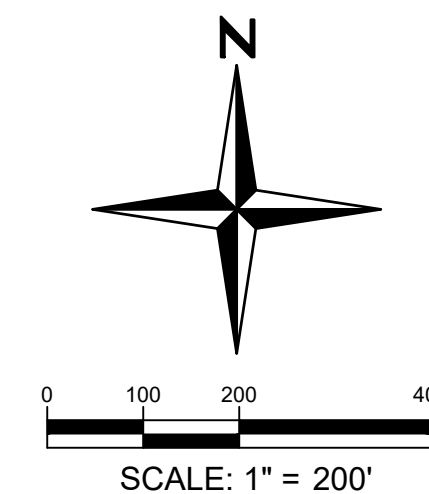
COVER SHEET

SHEET

C1.0

15 YEARS
WHERE GREAT PLACES BEGIN

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Civil Engineering
Construction Management

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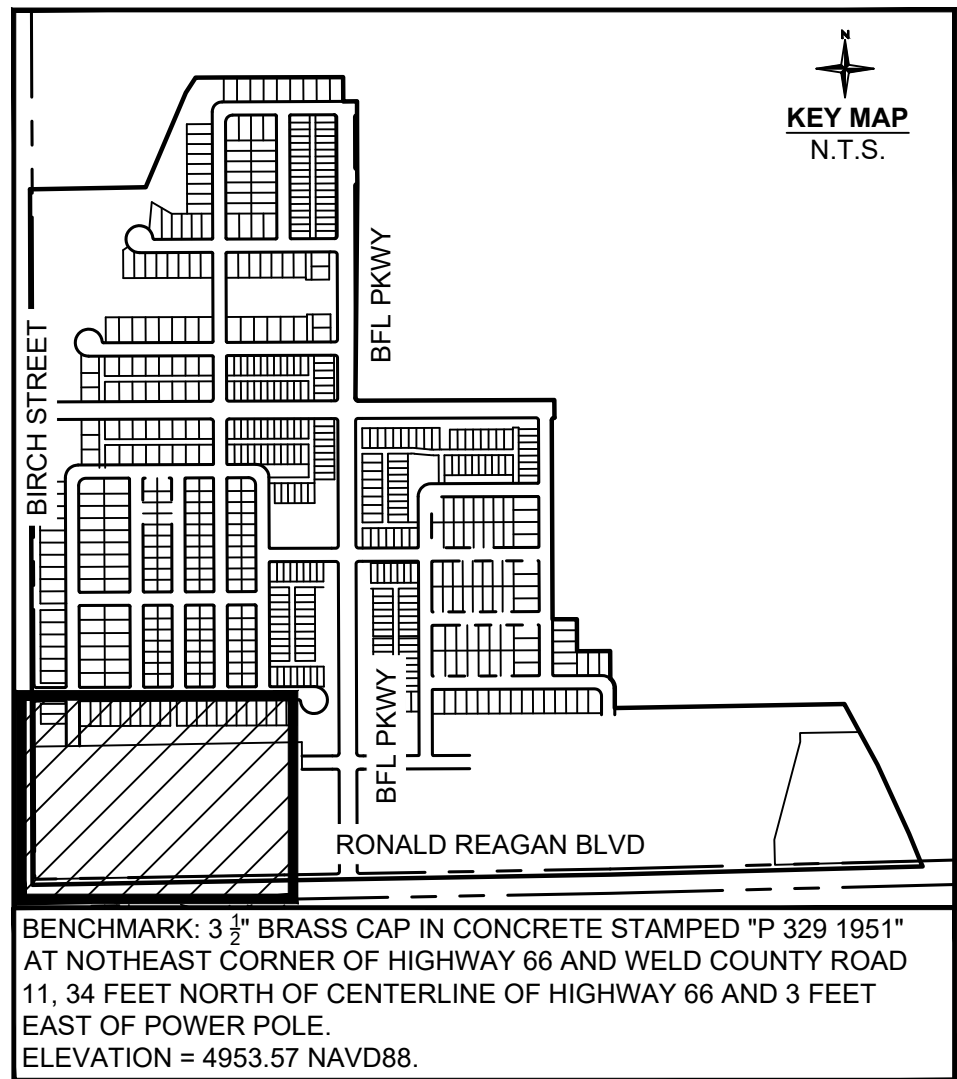
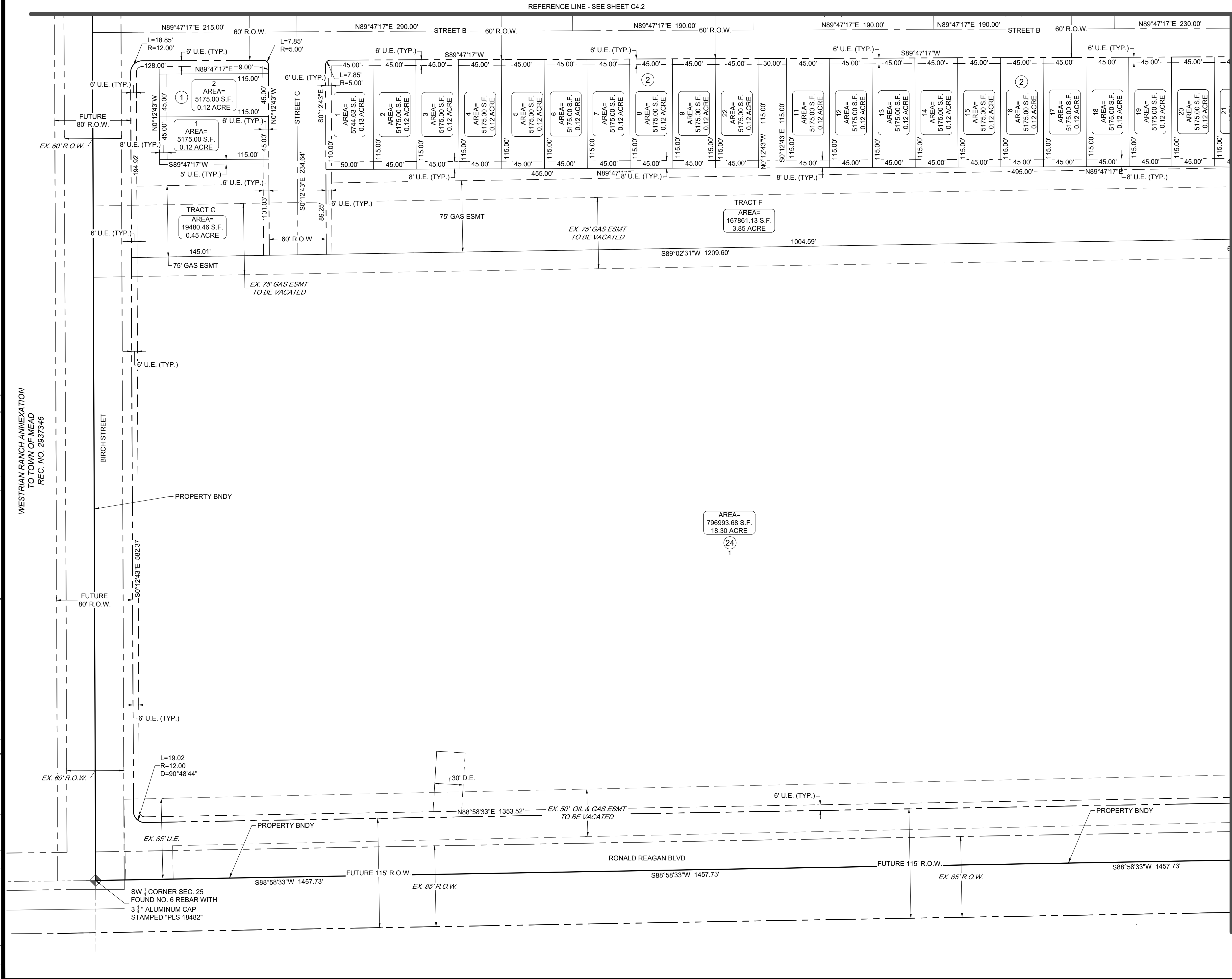
BAREFOOT LAKES
FILING 7
OVERALL PLAT EXHIBIT

SHEET

C4.0

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WESTRIAN RANCH ANNEXATION
TO TOWN OF MEAD
REC. NO. 2937346

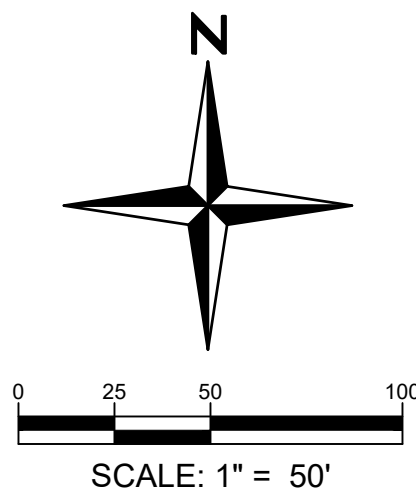


PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE



You MUST CALL 811 (or 1-800-922-1987) for utility locates BEFORE DIGGING. This includes even small projects such as, but not limited to, planting trees or shrubs, sidewalk removal/installation, or fence post installation. Digging without calling can disrupt service to the surrounding neighborhoods. It may harm you and those around you, and potentially result in fines and repair costs.

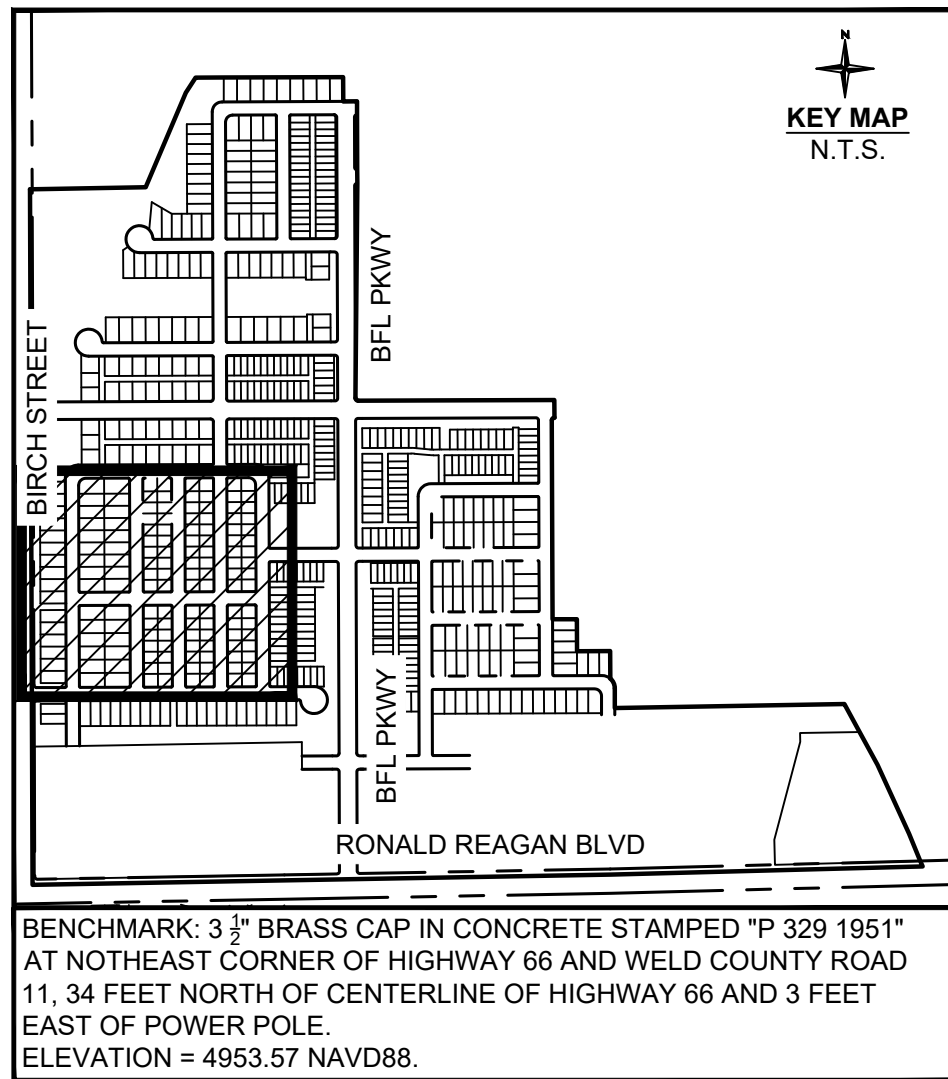
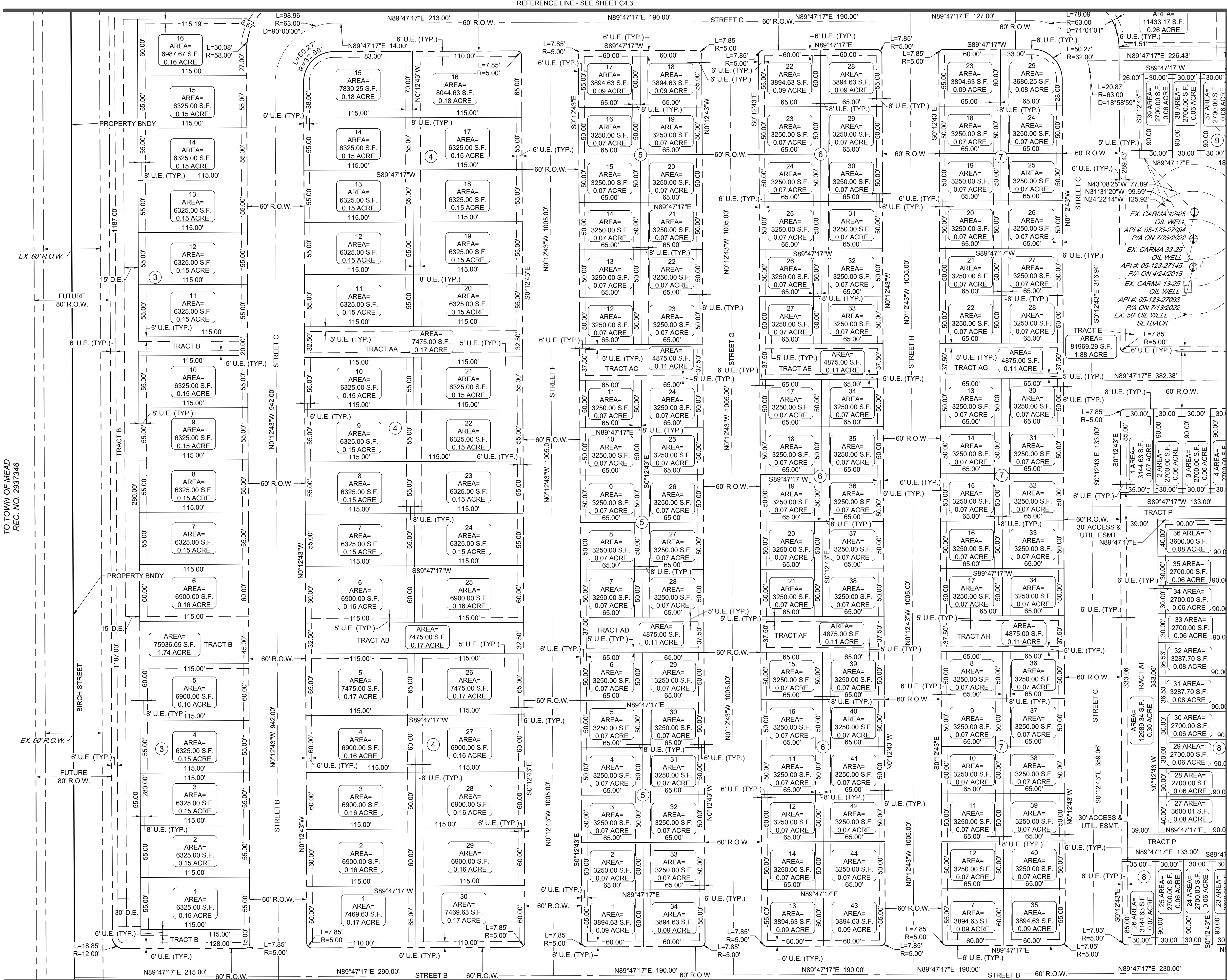
BAREFOOT LAKES
FILING 7
PRELIMINARY PLAT

SHEET

C4.1

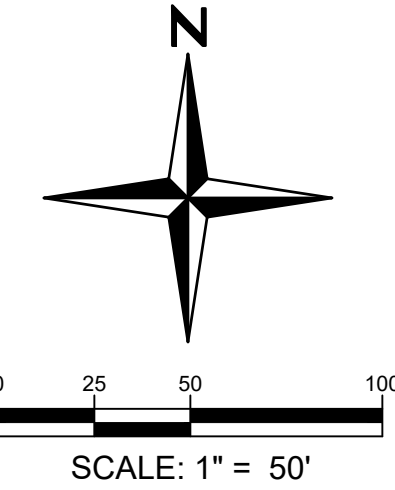
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- PROPOSED LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED R.O.W.
 - PROPOSED LOT LINE
 - PROPOSED EASEMENT
 - PROPOSED ROAD CENTERLINE
- EXISTING LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING R.O.W.
 - EXISTING LOT LINE
 - EXISTING EASEMENT
 - SECTION LINE
 - ROAD CENTERLINE

REFERENCE LINE - SEE SHEET C4.6



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YEARS
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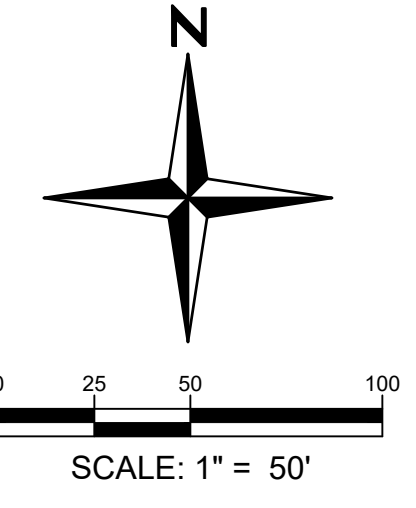
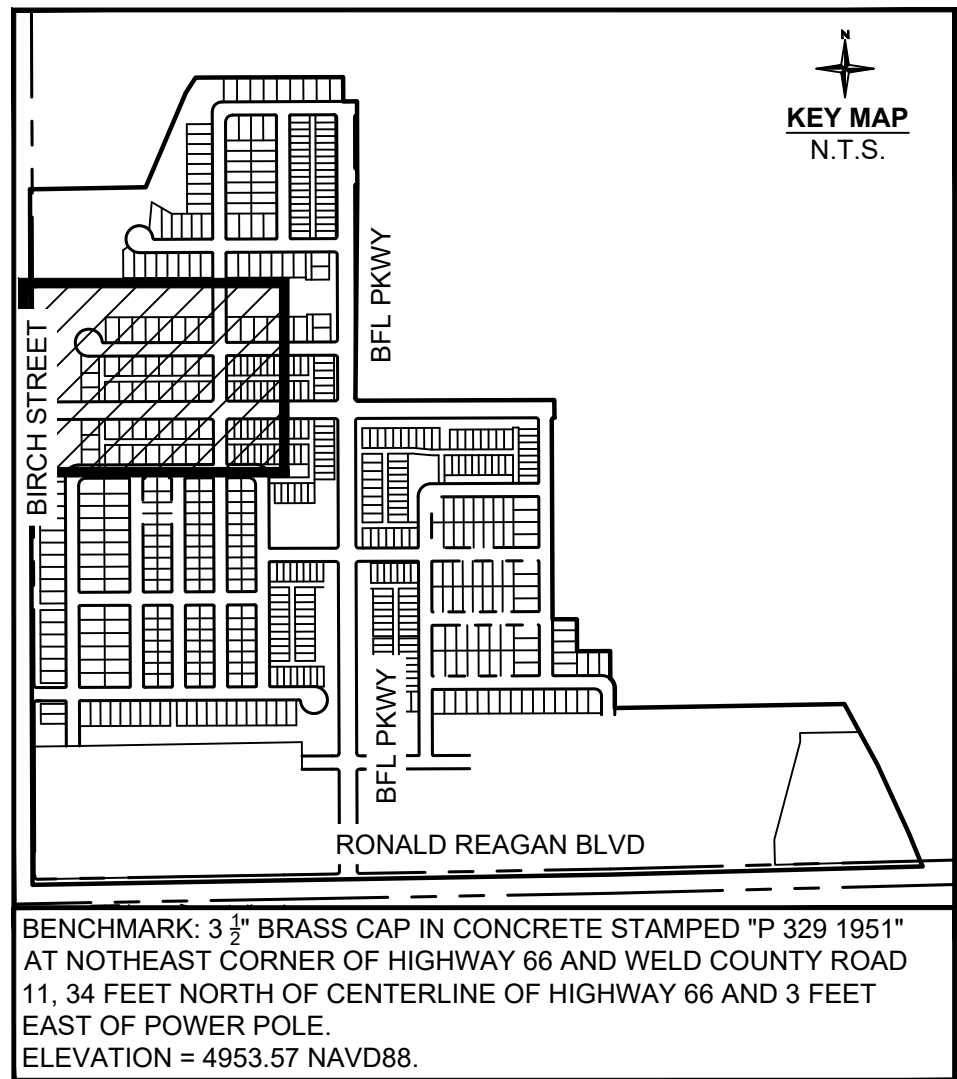
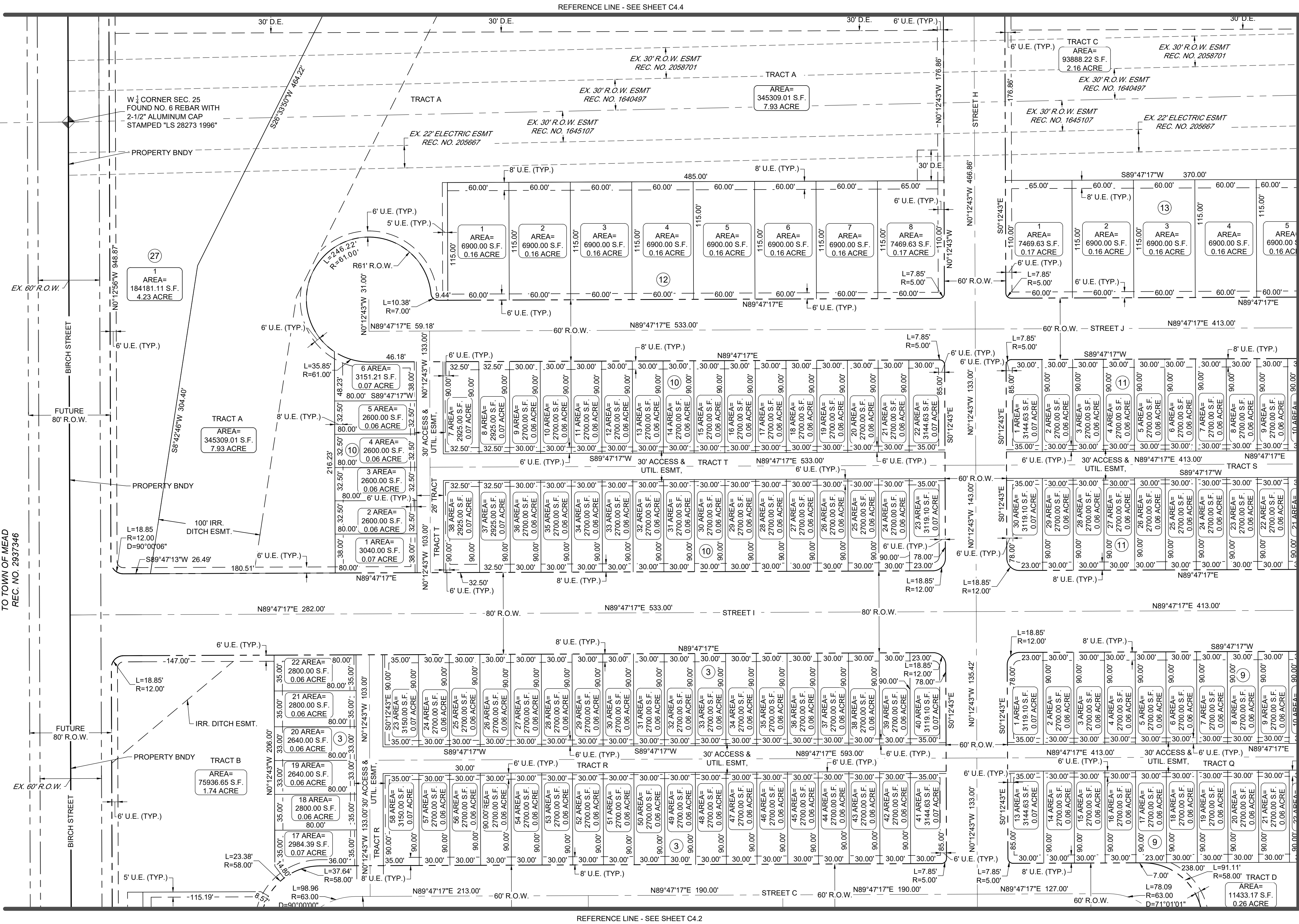
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BAREFOOT LAKES
FILING 7
PRELIMINARY PLAT

SHEET

C4.2

WESTRIAN RANCH ANNEXATION
TO TOWN OF MEAD
REC. NO. 2937346



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BAREFOOT LAKES
FILING 7
PRELIMINARY PLAT

SHEET

C4.3

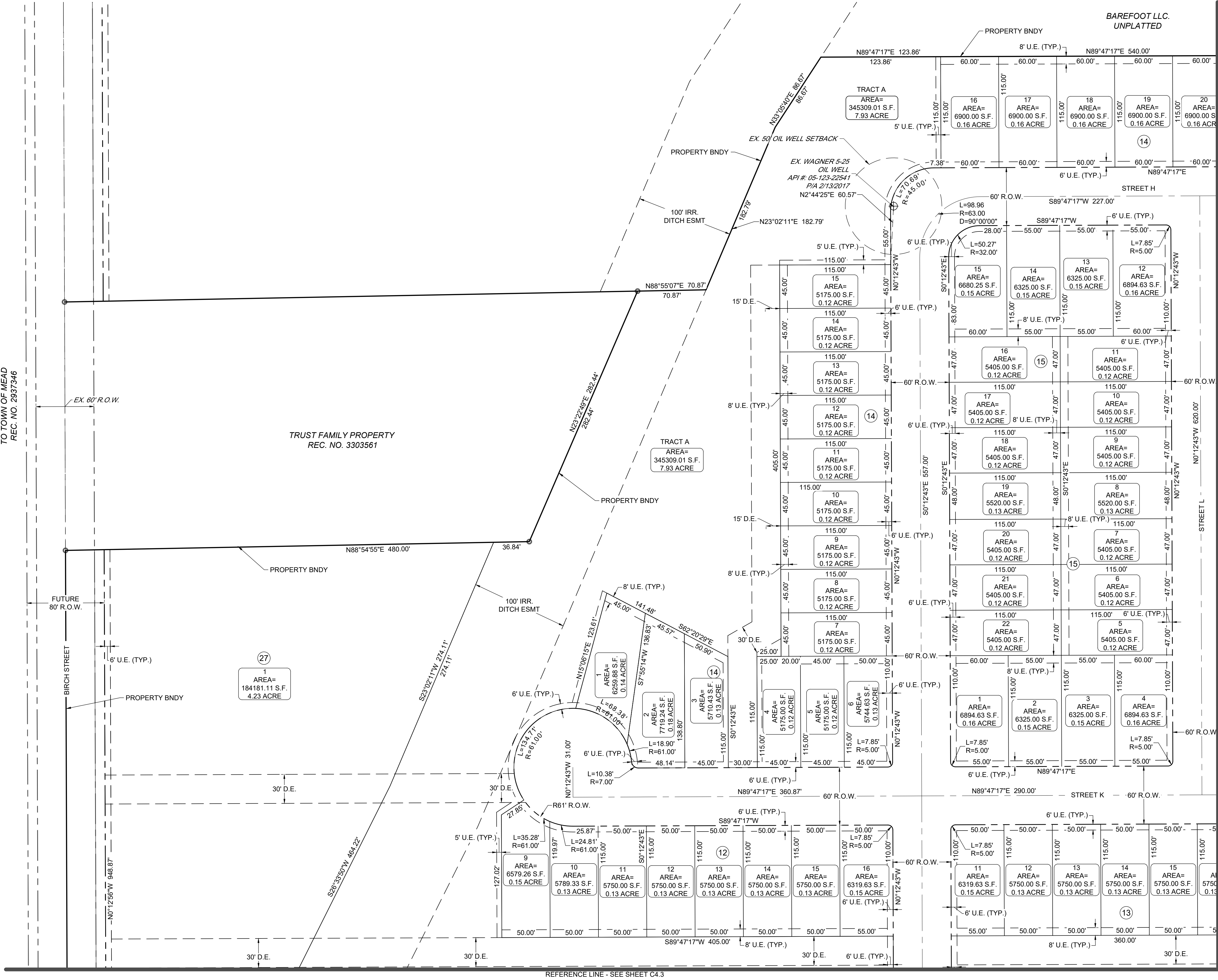
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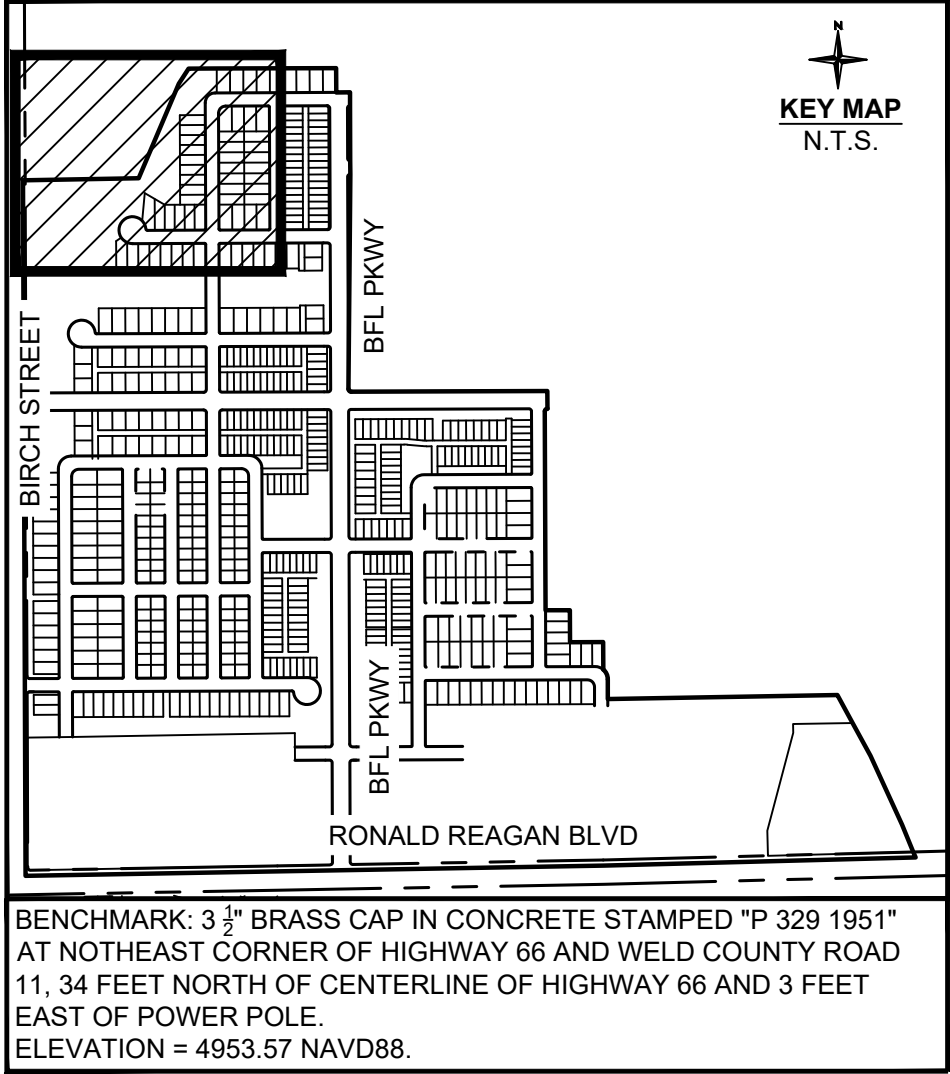
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- Construction Management

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WESTRIAN RANCH ANNEXATION
TO TOWN OF MEAD
REC. NO. 2937346



REFERENCE LINE - SEE SHEET C4.8

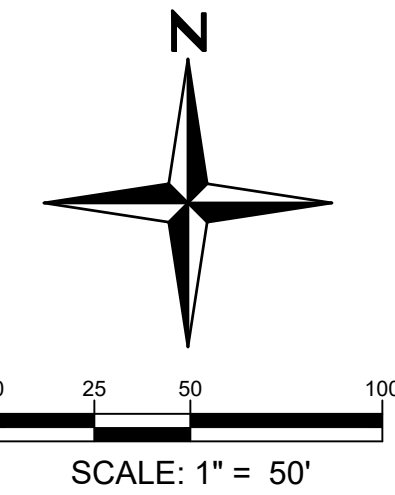


PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE

EXISTING LEGEND

- EXISTING PROPERTY LINE
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BAREFOOT LAKES
FILING 7
PRELIMINARY PLAT

SHEET

C4.4

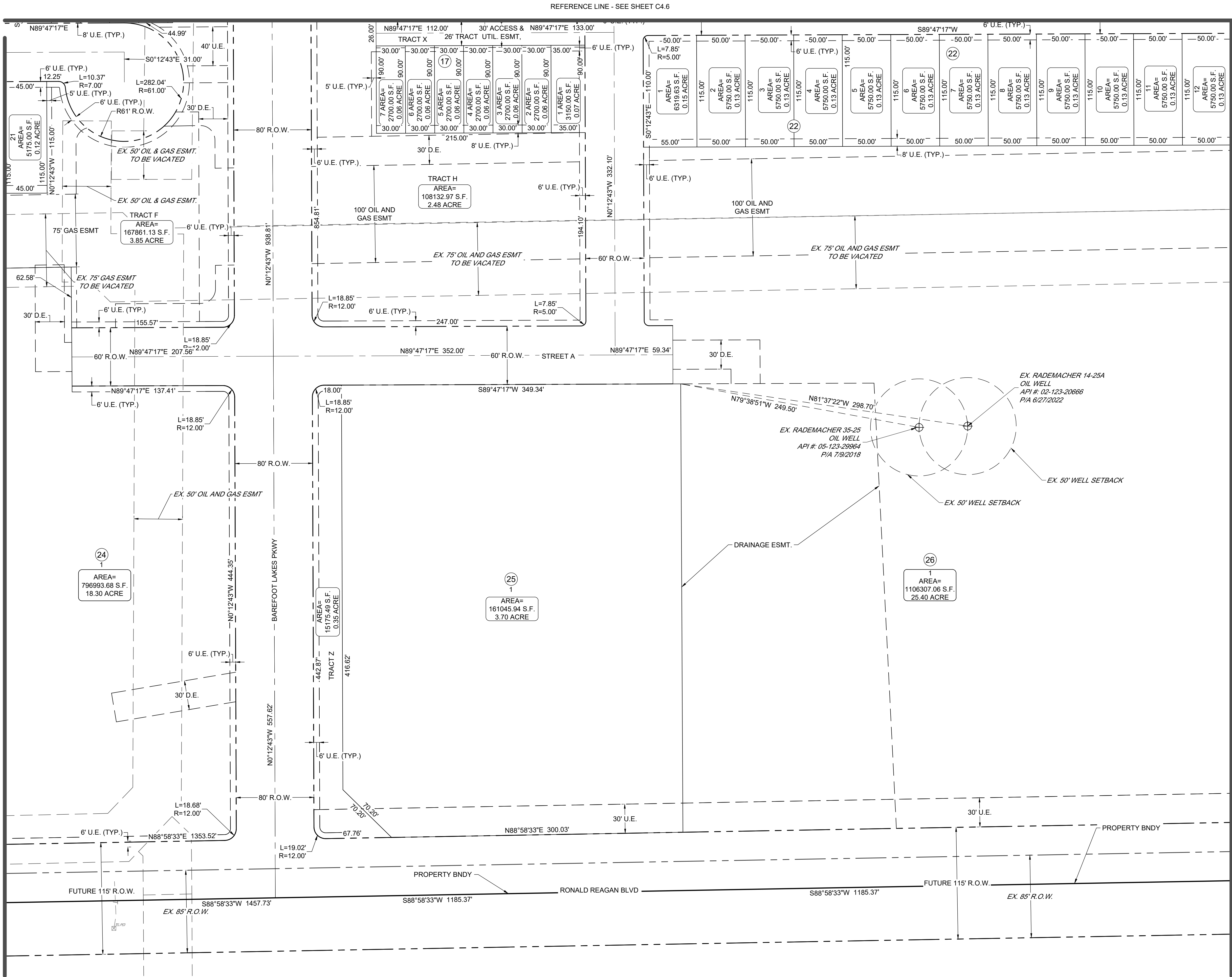
15 Years
Redland
WHERE GREAT PLACES BEGIN

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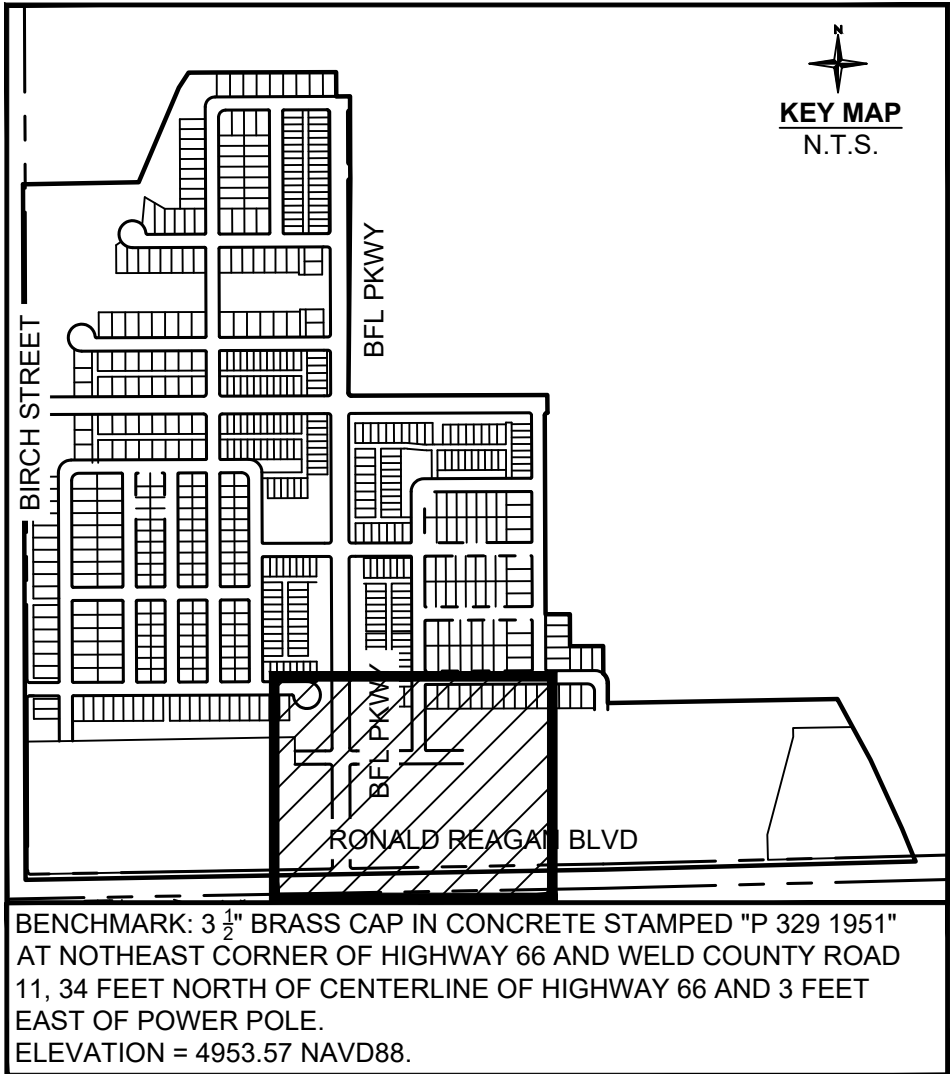
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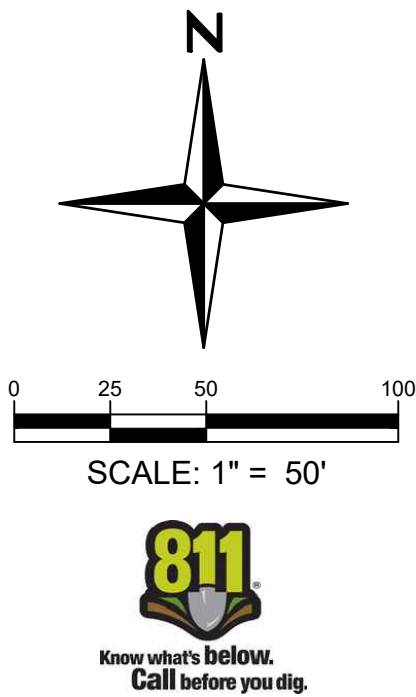
REFERENCE LINE - SEE SHEET C4.1



REFERENCE LINE - SEE SHEET C4.9



- PROPOSED LEGEND**
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FILING 7
PRELIMINARY PLAT

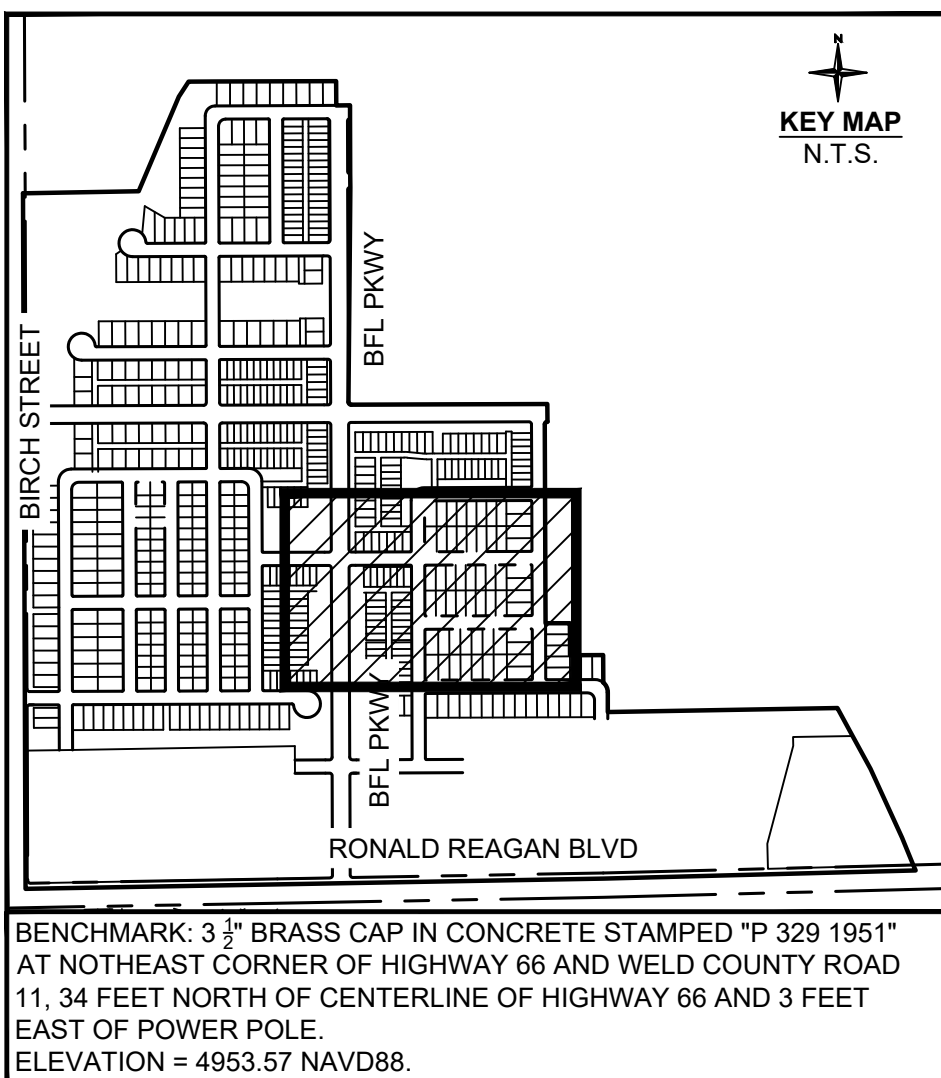
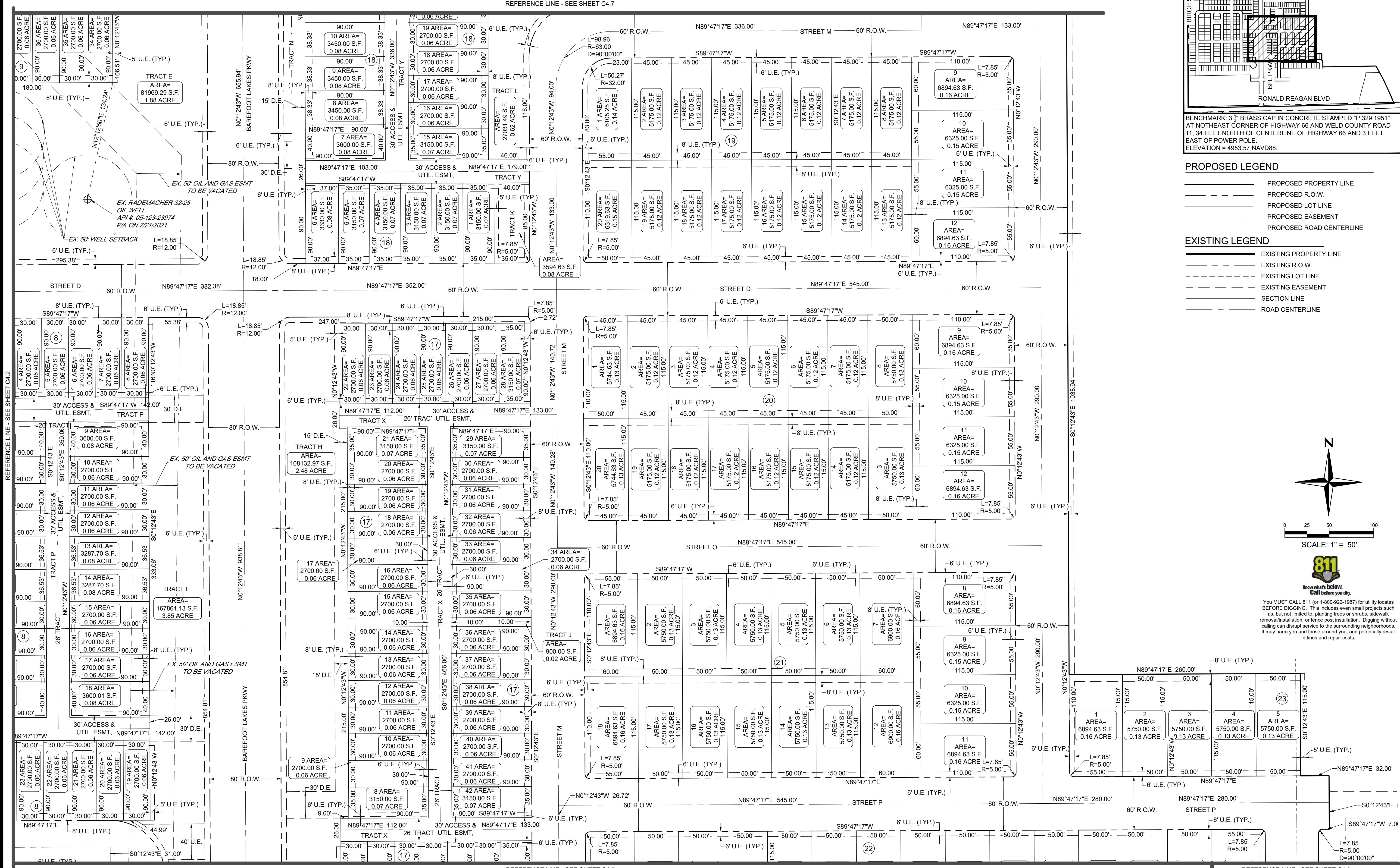
SHEET

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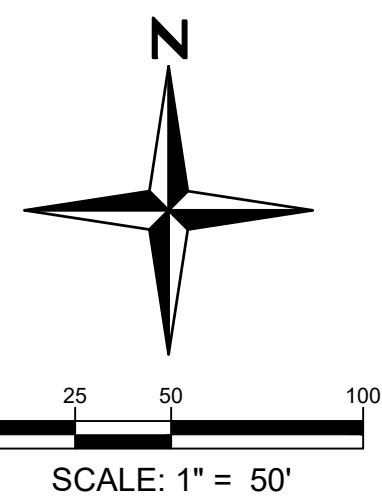


PROPOSED LEGEND

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EXISTING LEGEND

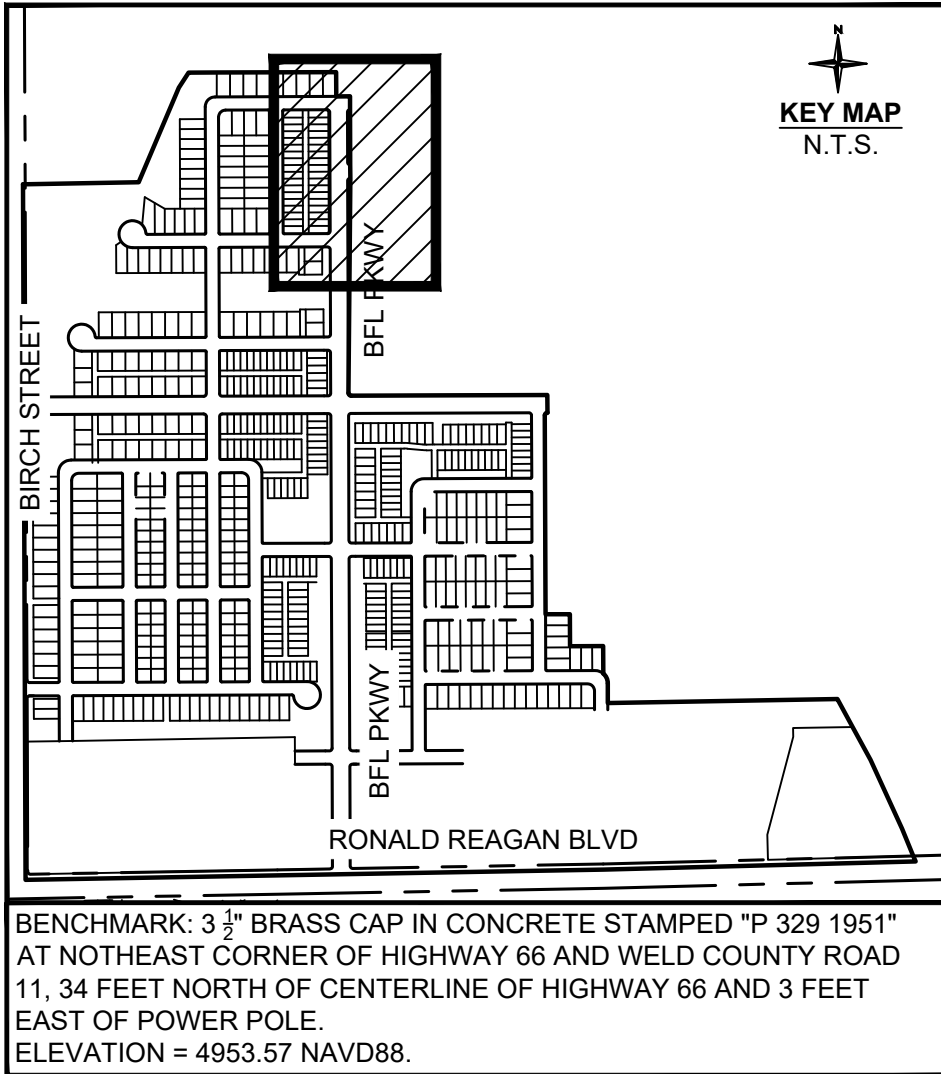
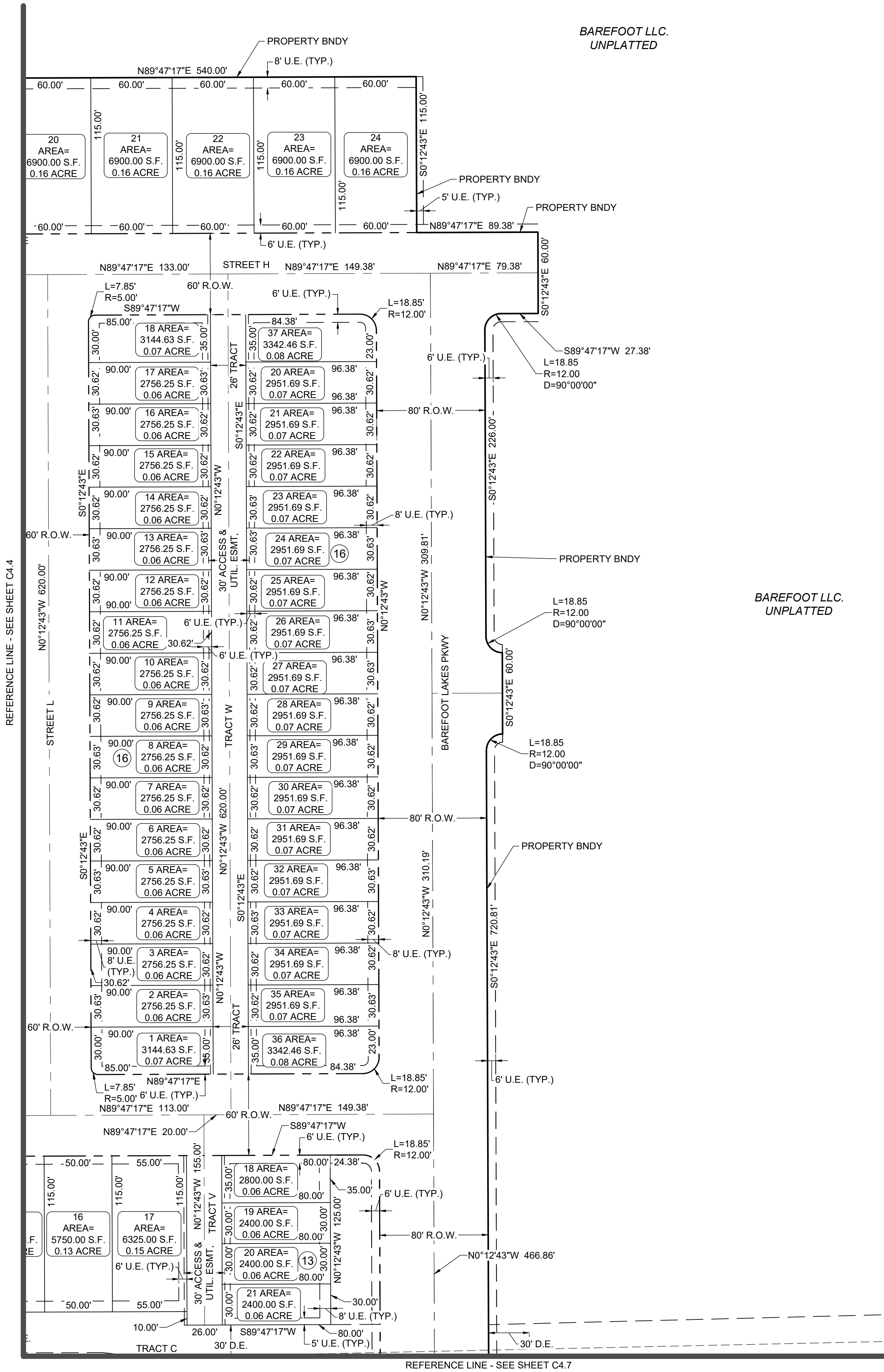
- _____ EXISTING PROPERTY LINE
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 - - - - - EXISTING LOT LINE
 - - - - - EXISTING EASEMENT
 _____ SECTION LINE
 _____ ROAD CENTERLINE



Know what's below.
Call before you dig.

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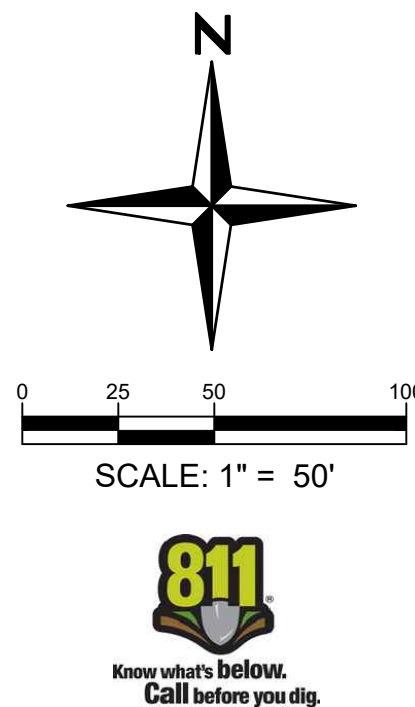


PROPOSED LEGEND

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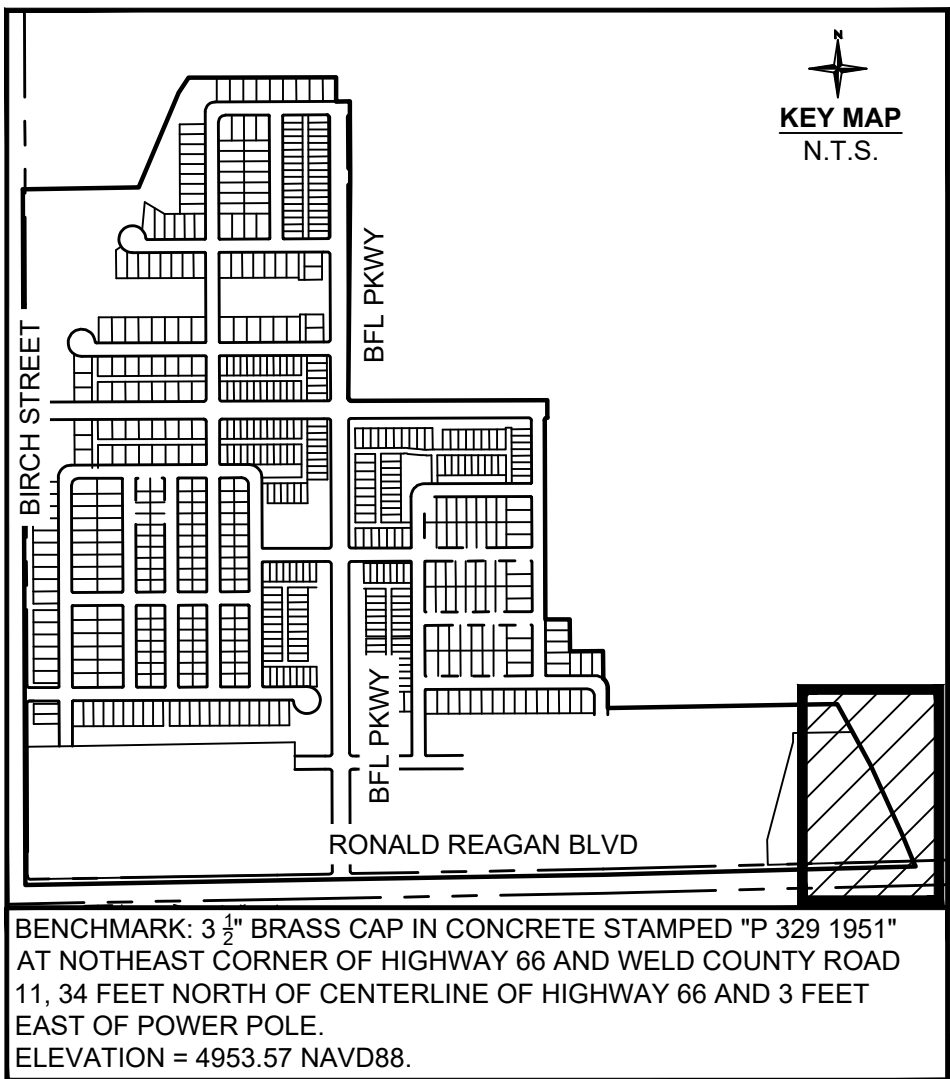
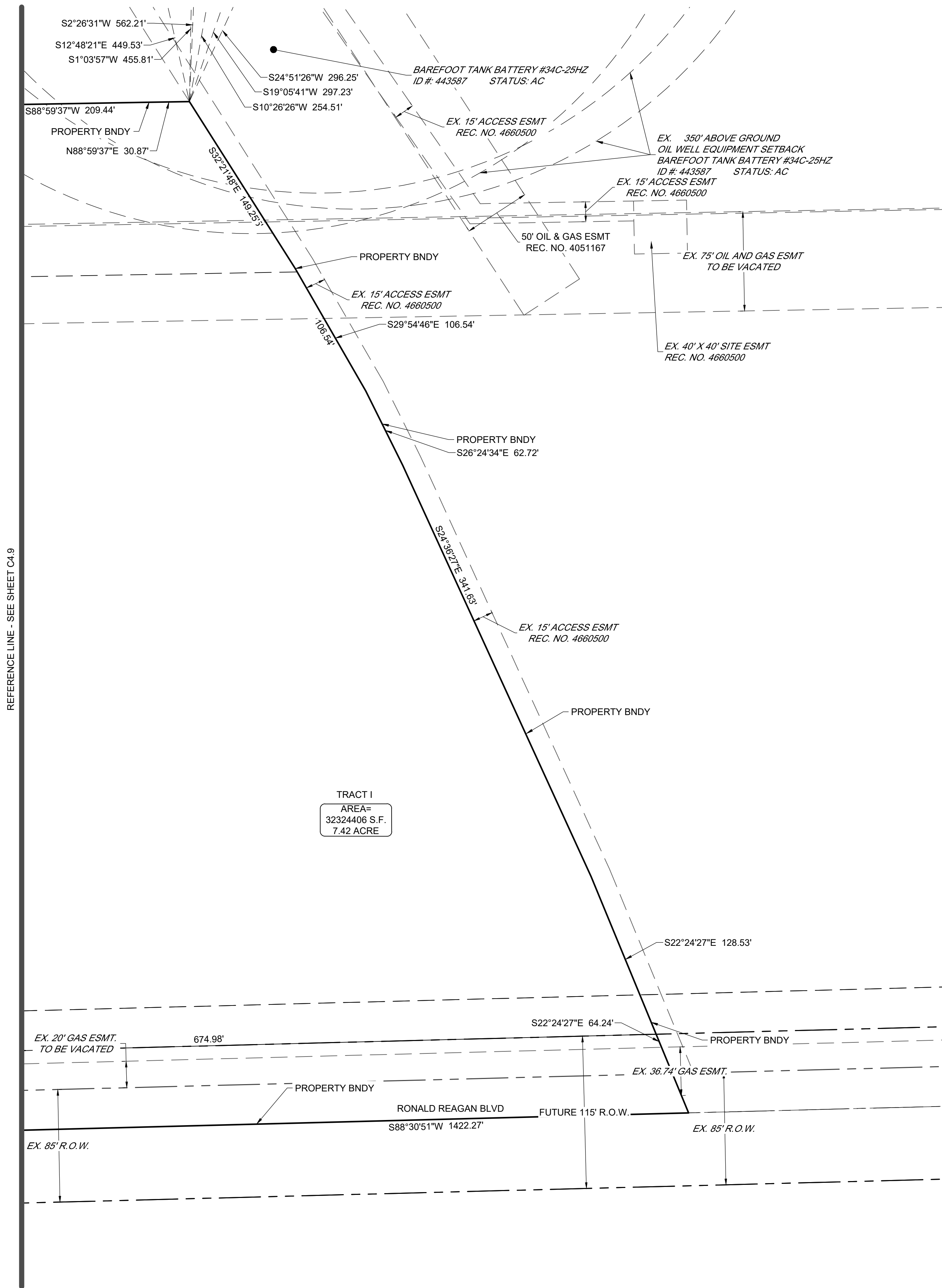
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BAREFOOT LAKES
FILING 7
PRELIMINARY PLAT

SHEET

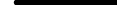
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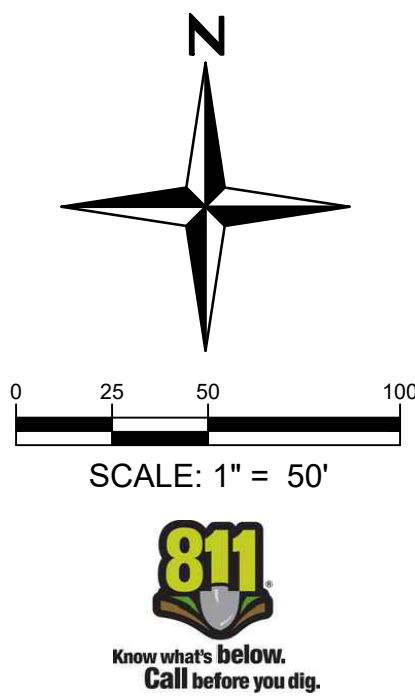


PROPOSED LEGEND

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FILING 7
PRELIMINARY PLAT

SHEET

C4.10

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 6.b

Public Hearings

Meeting Date: November 16, 2023

Initiated By: Matt Thompson

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 CLUB CARWASH FACILITIES ON REAL PROPERTY LOCATED ON LOT 2, FIRELIGHT PARK, IN SOUTHWEST QUARTER OF SECTION 5, 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-23-08, a resolution recommending approval of the Final Development Plan application to the Board of Trustees with conditions:

Final Development Plan:

1. All minor, technical corrections to Lot 2, Firelight Park, SRU-23-002, FDP-23-001, and Special Review Use/Final Development Plan application materials shall be made to the Town's satisfaction.
2. 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.
3. 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.
4. Prior to the commencement of any site work, the Firelight Park Minor Subdivision Plat shall be recorded.

Special Review Use:

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-23-08, a resolution recommending approval of the Special Review Use application to the Board of Trustees with the following conditions:

1. All minor, technical corrections to Lot 2, Firelight Park, SRU-23-002, FDP-23-001, and Special Review Use/Final Development Plan application materials shall be made to the Town's satisfaction.
2. 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.
3. 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.
4. Prior to the commencement of any site work, the Firelight Park Minor Subdivision Plat shall be recorded.

SUMMARY

The proposed development of a carwash facility consists of a single tunnel that is approximately 146' in length with an area of 5,164 SF with twenty-three (23) outdoor vacuum stalls and four (4) on-site employee parking spaces with one (1) ADA space. The building will include a small office area for employees and a lobby area for customers to purchase vehicle-related merchandise.

HISTORY AND PREVIOUS BOARD ACTION

On March 10, 2021, the Board of Trustees approved Ordinance 990, which approved the Firelight Outline Development Plan (ODP). On July 13, 2022, the Board of Trustees approved Firelight Park Minor Subdivision.

ATTACHMENTS

1. Staff Report
2. Reso PC-23-07 Club Carwash SRU and FDP
3. FDP



Staff Report

Lot 2, Firelight Park Subdivision

**Special Review Use
and
Final Development Plan**

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

November 16, 2023

GENERAL INFORMATION

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

Applicant: Aaron McLean/Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111

Property Owner: Firelight Development, Inc.
1425 Onyx Circle
Longmont, CO 80504

Location: NEC of Fairview Street and Highway 119



Existing Conditions:

Existing Zoning: RC (Regional Commercial)
Existing Use: Vacant land and oil/gas operations

**Adjacent Land Use/Zoning:**

	ZONING	LAND USE
NORTH	Z-437 PUD Weld County	Agriculture + single-family residential
SOUTH	Z-465 PUD Weld County	Commercial
EAST	Z-439 PUD Weld County	Single-family residential
WEST	N-PE Non-Residential Primary Employment City of Longmont	Vacant land

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 carwash facility consists of a single tunnel that is approximately 146' in length with an area of 5,403 SF with twenty-two (22) outdoor vacuum stalls and three (3) standard parking spaces with one (1) ADA space. The building will include a small office area for employees and a lobby area for customers to purchase vehicle-related merchandise. The carwash tunnel itself can accommodate several vehicles at a time with approximately thirty (30) additional vehicles in queue during peak demands. The landscaping proposed will provide screening and visual appeal from public streets. A 10' regional trail will be built and related landscaping along CO 119 while Club Carwash is providing a 10' trail to the eastern property line to connect the internal private drive and sidewalks to the regional trail network. Building architecture integrates an 8" ivory spec-brick block with an architectural black CMU split face block to provide depth and character to break up massing along with tower elements as end caps for horizontal and vertical visual relief.

Access to the subject property is provided via a shared drive to the west with the proposed Ziggy's Coffee on Lot 1 of the Firelight Park Minor Subdivision; which will connect to a proposed internal private drive constructed by the Developer. This private drive will connect to the west with the existing Fairview Street, where a right-in/right-out, additional access drives, and connections to Fairview will be made as new 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/ PUD 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 carwash 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 carwash 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 CO 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 proposed carwash is situated in an east/west design so not have the tunnel bay openings facing a public street, that being CO 119 to the south. In addition, this site design is achieved with the internal private access drive to the north as well.*

- 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: *The proposed landscape plan will have a 20' landscape buffer along the north property line, between the internal private drive and the vacuum bays. Similar to the south, there is a 30' landscape buffer between the proposed use and the public street, CO 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, it was determined during the design process with staff that the impacts associated with the proposed carwash use should be mitigated towards the south, where CO 119 is located. There is adequate landscape screening and buffering along the northern portion of the property to mitigate the impacts of the internal private drive and vacuuming facilities.*

- 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 immediate vicinity will be other commercial land uses to serve the regional market between Firestone and Longmont; making the proposed carwash use compatible with the character of the surrounding area. However, at this time, there is only a drive-thru coffee shop proposed in the immediate vicinity, and adjacent to the subject property. Being that these are both auto-oriented land uses, 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 carwash 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 subject property is within the Firelight Commercial Metropolitan District which will provide maintenance of internal private drives.*

- 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 PUD allows for regional-scaled commercial land uses, of which the proposed carwash 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 Firelight Park Minor Subdivision Plat created the subject lot for the proposed carwash facility. As part of the subdivision process, infrastructure will be provided by the overall Developer, allowing the carwash to connect with the infrastructure that is installed by the developer.*

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

Staff: *No buildings or structures proposed on the FDP will 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 north side of the property, facing away from CO 119 to the south. The tunnel carwash is situated in an east/west manner to avoid having the bay doors open towards the public street. Together with the proposed on-site landscaping, any adverse impacts associated with the proposed use will be mitigated.*

- 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: *At full build-out, the immediate vicinity will be other commercial land uses to serve the regional market between Firestone and Longmont; making the proposed carwash use compatible with the character of the surrounding area.*

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	November 1, 2023
Property Posted:	October 31, 2023
Letters to Adjacent Property Owners:	November 1, 2023

RECOMMENDATIONS

Special Review Use:

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-23-08, a resolution recommending approval of the Special Review Use application to the Board of Trustees with the following conditions:

- a. All minor, technical corrections to Lot 2, Firelight Park, SRU-23-002, FDP-23-001, and Special Review Use/Final Development Plan application materials shall be made to the Town's satisfaction.
- b. 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.
- c. 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.
- d. Prior to the commencement of any site work, the Firelight Park Minor Subdivision Plat shall be recorded.

Final Development Plan:

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-23-08, a resolution recommending approval of the Final Development Plan application to the Board of Trustees with conditions:

- a. All minor, technical corrections to Lot 2, Firelight Park, SRU-23-002, FDP-23-001, and Special Review Use/Final Development Plan application materials shall be made to the Town's satisfaction.
- b. 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.
- c. 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.
- d. Prior to the commencement of any site work, the Firelight Park Minor Subdivision Plat shall be recorded.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-23-07

A RESOLUTION OF THE FIRESTONE PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL WITH CONDITIONS OF A SPECIAL REVIEW USE APPLICATION TO OPERATE CLUB CARWASH FACILITIES ON REAL PROPERTY LOCATED ON LOT 2, FIRELIGHT PARK, IN SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WITHIN THE TOWN OF FIRESTONE AND AN ACCOMPANYING SITE PLAN PERTAINING THERETO

WHEREAS, Club Car Wash Firestone Pratt, LLC (“Applicant”), on behalf of Firelight Development, Inc., who is the owner of certain real property located in the Town of Firestone, having a legal description of Lot 2, Firelight Park, located in the Southwest Quarter of Section 5, 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 carwash, including 5,403 SF building and associated vacuums and parking, to be known as the “Club Carwash” 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. 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.
 - c. 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.

- d. 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

LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
FDP-23-002

1

LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

GENERAL NOTES – CONSTRUCTION

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST "DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" BY THE TOWN OF FRESTONE. COPIES OF THE STANDARDS AND SPECIFICATIONS MAY BE OBTAINED FROM THE TOWN WEB SITE. THE OWNER SHALL HAVE ACCESS TO ALL PLANS AND SPECIFICATIONS.
2. THE OWNER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF FRESTONE ENGINEERING STAFF PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE THE OWNER, HIS ENGINEER, THE TOWN ENGINEERING STAFF, REPRESENTATIVES OF THE "CITY" AND OTHERS WHO MAY BE REQUIRED TO MAKE ADJUSTMENTS. THE TOWN WILL BE DISTRIBUTED AT THE PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL HAVE (1) COPY OF THE SIGNED PLANS ON SITE AT ALL TIMES.
3. THE TOWN OF FRESTONE, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. THE OWNER AND DESIGN ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE UTILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHO STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT. REPORT ALL DISCREPANCIES TO THE DESIGN ENGINEER IMMEDIATELY.
4. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY ALL WRITTEN PERMISSIONS FOR ACCESS AND EGRESS TO AND FROM THE PROPERTY. THE CONTRACTOR SHALL OBTAIN ACCESS TO ANY ADJACENT PRIVATE PROPERTY OWNERS. A COPY OF ALL AGREEMENTS SHALL BE PROVIDED TO THE TOWN. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN ENGINEERING STAFF. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO TOWN STANDARDS AND SPECIFICATIONS. INSPECTIONS AND ONSITE VISITS ARE NOT TO BE CONSIDERED AS A GUARANTEE BY THE TOWN ENGINEERING STAFF OF THE CONTRACTORS CONTRACTUAL OBLIGATION. REQUESTS FOR INSPECTION SHALL BE MADE BY THE CONTRACTOR A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE.
6. CONSTRUCTION WATER IS AVAILABLE TO THE CONTRACTOR AS ESTABLISHED IN THE TOWN STANDARDS AND SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE TOWN REGARDING CURRENT REGULATIONS, FEES AND REQUIRED AGREEMENTS REGARDING THE PROVISION OF CONSTRUCTION WATER.
7. THE CONTRACTOR SHALL COORDINATE HIS ACTIVITIES WITH THE AFFECTED UTILITY COMPANIES AND SHALL NOTIFY THE UTILITY NOTIFICATION CENTER, PHONE NUMBER 811, THREE (3) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.
8. UTILITIES IN THE AREA OF CONSTRUCTION MAY BE AFFECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL CONTACT ALL RESPECTIVE UTILITIES AND HAVE ALL UTILITIES LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE TOWN ENGINEERING STAFF AND DESIGN ENGINEER PRIOR TO PROCEEDING.
9. THE CONTRACTOR SHALL NOTIFY TOWN ENGINEERING STAFF OF ANY PROBLEM IMPACTING WATER AND WATER FACILITIES. THE CONTRACTOR SHALL REQUEST A VARIANCE FROM THE APPROVED PLANS AND SPECIFICATIONS, ANY VARIANCE FROM THE APPROVED DOCUMENTS SHALL BE AT THE SOLE DISCRETION OF THE TOWN ENGINEERING STAFF.
10. CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE SPECIFICATIONS AND PERMITS NECESSARY TO PERFORM THE PROJECT WORK.
11. AS-BUILT DRAWINGS AS REQUIRES, ARE TO BE SUBMITTED BY THE OWNER/DEVELOPER PRIOR TO INITIAL ACCEPTANCE OF THE CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING SIGNS, STRUCTURES, FENCES, ETC., ENCOUNTERED ON THE JOB AND RESTORING THEM TO THEIR ORIGINAL CONDITION.
13. THE CONTRACTOR IS RESPONSIBLE FOR:
 - A. NOTIFYING THE TOWN UTILITY CUSTOMERS OF POTENTIAL SERVICE OUTAGES, AND COORDINATE WITH THE TOWN FOR DETERMINATION OF MINIMUM TIME REQUIREMENT.
 - B. NOTIFYING THE TOWN ENGINEERING STAFF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP OF CONSTRUCTION SHALL NOTIFY THE TOWN FORTY-EIGHT (48) HOURS PRIOR TO RESUMACY.
 - C. IN THE EVENT OF AN AFTER HOURS EMERGENCY, CALL 720-652-4222.
 - D. NOTIFYING THE FREDERICK FIRESTONE FIRE PROTECTION DISTRICT OF ALL STREET CLOSURES AND EXISTING TRAFFIC PATTERNS. A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
14. PRIOR TO INSTALLATION OF UTILITY MAINS, ROAD CONSTRUCTION MUST HAVE COMPLETED THE OVER LOT GRADING STAGE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. CONSTRUCTION DETERMINING PERMIT MUST BE OBTAINED FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (COPHE). GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STRIPS OR EROSION OF ADJUTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN HEREON. THE USE OF ANY TYPE OF EXHAUSTOR OR PUMPING OF GROUNDWATER WATER SHALL NOT BE PERMITTED. NO CONCRETE SHALL BE PLACED WHERE GROUNDWATER IS VISIBLE OR UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUNDWATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE TOWN, AND THE DESIGN ENGINEER AT THE TIME OF THE OCCURENCE.
16. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN ENGINEER TO RESOLVE CONSTRUCTION PROBLEMS WITH THE TOWN DUE TO CHANGED CONDITIONS ENCOUNTERED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF, IF, IN THE OPINION OF THE TOWN, PROPOSED ALTERATIONS TO THE SIGNED CONSTRUCTION PLANS INVOLVES SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONSIDERABLE PUBLIC OR PRIVATE IMPROVEMENTS, THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE TOWN FOR REVIEW AND ACCEPTANCE, PRIOR TO ANY FURTHER WORK RELATED TO THAT PORTION OF THE PROJECT.
17. DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS. THE TOWN OR THE DESIGN ENGINEER EXERCISE NO CONTROLS OVER THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENTS OR MATERIALS OR OTHER WORK AREAS USED IN THE PROJECT, OR IN THE SUPERINTENDING OF THE SAME. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE DESIGN ENGINEER OR THE TOWN. THE TOWN ENGINEERING STAFF WILL NOT BE HELD RESPONSIBLE FOR THE SAFETY OF THE WORK, IN, ON OR ABOUT THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY OF ANY REGULATIONS RELATED THERO FOR.
18. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PREVENT MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
19. REGULAR WORK HOURS ARE SEVEN (7) A.M. UNTIL SEVEN (7) P.M. OR DUSK (WHICHEVER OCCURS FIRST) OF THE SAME DAY, MONDAY THROUGH FRIDAY. THE CONTRACTOR WILL NOT PERMIT OVERTIME WORK OUTSIDE OF REGULAR WORKING HOURS OR THE PERFORMANCE OF WORK ON SATURDAY. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN WRITTEN CONSENT FROM THE TOWN ENGINEER. REQUESTS FOR WEEKEND WORK APPROVAL MUST BE SUBMITTED, IN WRITING TO THE TOWN NO LATER THAN WEDNESDAYS AT 3:30PM FOR SUBSEQUENT WEEKEND AND REQUESTS FOR HOLIDAY WORK APPROVAL MUST BE SUBMITTED, IN WRITING TO THE TOWN NO LATER THAN 7:00AM-2 BUSINESS DAYS PRIOR TO THE HOLIDAY. ALL EXPENSES INCURRED BY THE TOWN SHALL BE REIMBURSED AT A RATE TO BE DETERMINED BY DIRECTOR OF FINANCE.
20. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING A STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FOR ANY PROJECT DISTURBING OVER ONE ACRE FROM BOTH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND THE TOWN.
21. EACH TYPE OF CONSTRUCTION SHALL BE COMPLETED BY A CONTRACTOR THAT HAS DEMONSTRATED ADEQUATE QUALIFICATIONS TO THE TOWN AND IS A LICENSED CONTRACTOR IN THE TOWN.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION. ALL TRAFFIC CONTROLS SHALL CONFORM TO THE TOWN STANDARDS AND SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) LATEST EDITIONS. A PLAN SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND ACCEPTANCE PRIOR TO CONSTRUCTION.
23. ALL BACKFILL SHALL CONFORM TO THE TRENCH DETAIL LOCATED IN THE TOWN STANDARDS & SPECIFICATIONS.
24. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS.
25. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.
26. THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS, WHICH HAVE BEEN EFFECTED BY THE EFFECTS OF THE PROJECT, WHICH HAS BEEN REDUCED DURING HIS OPERATION. RENAISSANCE OF PAVEMENT STRIPING AND MARKING SHALL BE DONE IN CONFORMANCE WITH THE TOWN STANDARD SPECIFICATIONS.
27. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY MEASURE NECESSARY TO COMPLY WITH ANY STATE OR LOCAL DUST CONTROL ORDINANCES.
28. CONSTRUCTION VEHICLES SHALL USE TRUCK ROUTES DESIGNATED BY THE TOWN. OVERSIZE AND/OR OVERWEIGHT VEHICLES REQUIRE AN OVERWEIGHT VEHICLE PERMIT FROM THE TOWN PRIOR TO TRAVELLING ON TOWN STREETS.
29. THE OWNER/DEVELOPER WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE IMPROVEMENTS FOR A MINIMUM OF TWO (2) YEARS FROM THE DATE OF INITIAL ACCEPTANCE OF THE IMPROVEMENTS.
 - A. "ANY FAILURE DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE OWNER/CONTRACTOR TO THE SATISFACTION OF THE TOWN AT NO EXPENSE TO THE TOWN."
30. THE SOLS ENGINEER SHALL PERFORM SUFFICIENT INSPECTIONS DURING GRADING AND CONSTRUCTION SO THAT AN OPINION CAN BE RENDERED AND VERIFIED IN WRITING AS TO COMPLIANCE WITH THE PLANS AND CODES WITHIN THE SOLS ENGINEER'S PUPURV.

GENERAL NOTES – GRADING

1. ALL CONSTRUCTION ACTIVITIES THAT DISTURBS ONE OR MORE ACRES OF LAND, AS WELL AS ACTIVITIES THAT DISTURB LESS THAN ONE ACRE OF LAND, BUT IS PART OF A LARGER CHAINWAY PLAN OR DEVELOPMENT PLAN, MUST OBTAIN A STATE REVENUE PERMIT REGARDING STORMWATER DRAINAGE ON CONSTRUCTION SITES. OWNERS OR CONTRACTORS MUST OBTAIN A COLORADO STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) AND A STORMWATER QUALITY PERMIT FROM THE TOWN OF FIRESTONE. OWNERS AND OPERATORS SHALL:
 - A. MAINTAIN A COPY OF THE STORM WATER MANAGEMENT PLAN (SWMP) ONSITE AT ALL TIMES, THOUGH A DIGITAL COPY WILL SUFFICE. THE SWMP MUST BE MAINTAINED AND MADE AVAILABLE TO TOWN INSPECTORS UPON REQUEST.
 - B. INSTALL AND MAINTAIN EROSION CONTROL, AND MATERIALS MANAGEMENT CONTROL BMPs AS SPECIFIED IN THE SWMP.
 - C. INSPECT ALL BEST MANAGEMENT PRACTICES (BMPs) AT LEAST EVERY SEVEN (7) DAYS OR EVERY FOURTEEN (14) DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER ANY PRECIPITATION OR SNOWMELT. THE TOWN OF FIRESTONE WILL CONDUCT INSPECTIONS.
 - D. MAINTAIN INSPECTION AND MAINTENANCE RECORDS OF BMPs ONSITE WITH THE SWMP. COPIES OF THESE REPORTS SHALL BE PROVIDED TO THE TOWN ENGINEERING STAFF. BASED ON INSPECTIONS PERFORMED BY THE PERMIT HOLDER OR BY TOWN PERSONNEL, ADDITIONAL ACTIONS TO BE TAKEN TO ACHIEVE THE SPECIFIC PURPOSES OF THE SWMP. BMPs DO NOT MEET THE OBJECTIVES OF THE PERMIT, ALL MODIFICATIONS SHALL BE COMPLETED AS SOON AS PRACTICABLE AFTER THE REFERENCED INSPECTION, AND SHALL BE RECORDED ON THE OWNER'S COPY OF THE SWMP.
 - E. THE OPERATOR SHALL ADVISE THE TOWN ENGINEER WHEN THERE IS A MINOR CHANGE TO ADDRESS A SPECIFIC CONTROL MEASURE THAT DOES NOT MEET THE REQUIREMENTS OF THE STORMWATER QUALITY PERMIT. SIGNIFICANT CHANGES IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO THE RECEIVING WATERS, OR IF THE SWMP PROVES TO BE INEFFECTIVE IN ACHIEVING THE SPECIFIC PURPOSES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, A REVISED SWMP SHALL BE SUBMITTED TO THE TOWN ENGINEERING STAFF.
 - F. INSTALLATION AND MAINTENANCE OF BMPs SHALL BE SUPERVISED BY PERSONNEL CERTIFIED IN EROSION AND SEDIMENT CONTROL.
2. ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SLOPE STABILIZATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF FIRESTONE DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS OF PUBLIC IMPROVEMENTS', LATEST EDITION
3. ALL GRADING AND FILLING OPERATIONS SHALL BE OBSERVED, INSPECTED AND TESTED BY A LICENSED SOILS ENGINEER. ALL TEST RESULTS SHALL BE SUBMITTED TO THE TOWN ENGINEERING STAFF.
4. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID ANY DAMAGE TO EXISTING FOLIAGE THAT LIES IN THE PROJECT AREA UNLESS DESIGNATED FOR REMOVAL AND SHALL BE LIABLE FOR SUCH DAMAGE AT HIS/HER EXPENSE.
5. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS.
6. TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR IMMEDIATE INSTALLATION. SEEDING WILL BE DONE ACROSS THE SLOPE FOLLOWING THE CONTOURS; VEGETATION SHALL CONFORM TO THE TOWN STANDARDS AND SPECIFICATIONS. PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION. SEEDED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH THE TOWN STANDARDS AND SPECIFICATIONS.
7. AT ALL TIMES, A WATER TRUCK SHALL BE ON-SITE AND THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATION MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY. FILL SLOPES SHALL BE COMPACTED BY MEANS OF SHEEPSFOOT COMPACTOR OR OTHER STABLE EQUIPMENT. COMPACTING SHALL CONTINUE UNTIL SLOPES ARE STABLE AND THERE IS NOT AN APPRECIABLE AMOUNT OF LOOSE SOIL ON THE SLOPES.
9. TEMPORARY CUT/FILL SLOPES SHALL ABIDE BY THE SOLS REPORT. PERMANENT SLOPES SHALL BE AS SHOWN ON PLANS.
10. DEPTH OF MOISTURE-DENSITY CONTROL SHALL BE FULL DEPTH ON ALL EMBANKMENT AND SIX (6) INCHES ON THE BASE OF CUTS AND FILLS.
11. ALL CUT SLOES OF ALL VEGETABLE TYPES SHALL BE GRADED TO DRAIN AND SHALL HAVE SUFFICIENT EROSION PROTECTION.
12. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE SITE GEOTECHNICAL ENGINEER WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:
 - A. INITIAL INSPECTION OF THE PERMITTEE TO BEGIN WORK, BUT NOT LESS THAN TWO (2) DAYS BEFORE ANY GRADING OR GRUBBING IS STARTED.
 - B. AFTER THE NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BEFORE THE FILL IS PLACED.
 - C. EXCAVATION INSPECTION OF THE EXCAVATION IS STARTED BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN (10) FEET.
 - D. FILL INSPECTION AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE FILL EXCEEDS TEN (10) FEET.
13. TEMPORARY CUT/FILL SLOPES SHALL NOT BE STEEPER THAN 2:1 (2H:1V). PERMANENT SLOPES SHALL NOT BE STEEPER THAN 4:1 (4H:1V) IN AREAS TO BE SEEDD OR SODDED.

GENERAL NOTES - ROADWAY

1. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL PREPARE THE SUBGRADE BY SCARPING THE UPPER ONE (1) FOOT OF THE SUBGRADE IN CUT AREAS OR AREAS WITH LITTLE OR NO FILL, UNLESS SPECIFIED IN THE SOLS REPORT. THE WORK SHALL CONFORM TO THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
3. PAVEMENT SHALL NOT BE CONSTRUCTED UNTIL ALL UNDERGROUND UTILITIES HAVE BEEN INSTALLED, TESTED AND ACCEPTED BY THE TOWN OF FORTSTONE ENGINEERING STAFF. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO SUPERVISE AND CERTIFY THAT PROPER COMPACTATION HAS BEEN OBTAINED BY SUBCONTRACTORS AND AGENCIES CONCERNING UTILITY LINE BACKFILL INCLUDING, BUT NOT LIMITED TO, SEWER, WATER, ELECTRICAL, GAS AND LANDSCAPE IRRIGATION LINES AND ACCEPTED BY THE TOWN ENGINEERING STAFF AND THE SOLS ENGINEER.
5. STREET PAVING SHALL NOT START UNTIL:
 - a. A SOLS REPORT AND PAVEMENT DESIGN IS ACCEPTED BY THE TOWN ENGINEERING STAFF.
 - b. ALL STREETS ARE COMPACTED IN ACCORDANCE WITH THE SOLS REPORT AND THE TOWN SPECIFICATIONS.
 - c. ALL COMPACTION TEST REPORTS HAVE BEEN SUBMITTED TO THE TOWN ENGINEERING STAFF PRIOR TO POOR FILLS.
 - d. PROFILES ARE PERFORMED USING A LOADED SINGLE AXLE 2000 GALLON WATER TRUCK AND MONITORED BY TOWN ENGINEERING STAFF.
6. THE OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY MANHOLE COVERS AND ACCESS LIDS TO GRADE.
7. ALL CONCRETE SHALL BE A MINIMUM OF CLASS B, IN CONFORMANCE WITH CDOT STANDARDS.
8. ALL CONCRETE EDGES MUST BE ROUNDED TO A FOURTH (1/4) INCH RADIUS, EXCEPT WHERE SHOWN OTHERWISE ON DRAWINGS.
9. ONE HALF (1/2) INCH EXPANSION JOINTS SHALL BE INSTALLED AT ALL CURB RETURNS, CURB OUTS AND EXISTING STRUCTURES. CONTROL JOINTS SHALL BE INSTALLED PER THE STANDARD SPECIFICATIONS.
10. BEFORE PLACING OF ASPHALT THE SUBGRADE SHALL RECEIVE A GROUND STERILANT APPLIED AT A RATE IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS.
11. THE GRADATION OF THE MINERAL AGGREGATE WILL BE GRADING 5X (1/2 NOMINAL) FOR ALL TOP LIFTS AND OVERLAYS.
12. TACK COAT SHALL BE USED PRIOR TO OVERLAY. (CSS-H, 50:50 DILUTION, 0.10 GAL/SY. ALL EDGES ADJUTING NEW PAVEMENT SHALL BE TACKED).
13. WHEN IT IS REQUIRED TO MATCH EXISTING PAVEMENT, EXISTING PAVEMENT SHALL BE SAW CUT IN A MANNER TO APPROX A SMOOTH, VERTICAL STRAIGHT EDGE. A PATCH MILLING MUST BE DONE OVER STANDARD DETAILS.
14. ALL SAWCUT EDGES OF EXISTING PAVEMENT SHALL BE CLEAN AND COATED WITH TACK COAT PRIOR TO PLACING NEW PAVEMENT ADJACENT TO THE EXISTING PAVEMENT.
15. ALL ASPHALT SHALL BE ONE FOURTH (1/4) INCH ABOVE CONCRETE EDGES, MANHOLE COVERS AND ACCESS LIDS.
16. SIGNAGE AND STRIPPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF TRANSPORTATION MA STANDARDS, AND THE TOWN STANDARDS.
17. THE PURCHASE AND INSTALLATION OF STREET NAME SIGNS SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR. THE OWNER/CONTRACTOR SHALL SECURE THE APPROVAL OF THE TOWN ENGINEERING STAFF FOR TYPE AND LOCATION OF THE STREET NAME SIGNS PRIOR TO INSTALLATION.
18. ALL NEW ROADWAY SECTIONS SHALL HAVE SUBGRADE PREPARATION AND INITIAL ASPHALT PAVEMENT PLACED WITH A 1% CROWN. PAVEMENT OVERLAY IS TO BE PLACED WITH A 2% CROWN. SEE DETAIL S17 IN THE STANDARD DETAILS--STREET FOR MORE INFORMATION.
1. DISTRICT SHALL REFER TO THE ST. VRAN SANITATION DISTRICT IN THESE NOTES.
2. DISTRICT'S ACCEPTANCE OF THESE PLANS IS VALID FOR ONE YEAR.
3. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE DISTRICT STANDARDS.
4. CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION OR PRIOR TO RESUMING CONSTRUCTION AFTER A BREAK.
6. SANITARY SEWER SHALL BE POLYVINYL CHLORIDE (PVC) PIPE, ASTM D3034-SDR35 OR AS INDICATED ON THE PLANS.
7. ALL CONCRETE SHALL BE MINIMUM 4000 PSI AT 28 DAY STRENGTH.
8. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION OUTSIDE DIAMETER TO OUTSIDE DIAMETER BETWEEN WATER LINES AND ALL SEWER LINES AND MANHOLES.
9. ALL SEWER MAINS CROSSING WATER MAINS WITH LESS THAN 18 INCHES OF SEPARATION SHALL BE ENCASED IN CONCRETE.
10. RM 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 E SET SO THAT THE RIM IS 0.5' ABOVE FINISHED GRADE.
11. INVERT DATA SHALL BE COLLECTED BY A LICENSED SURVEYOR ON EACH PIPE INVERT IN A MANHOLE. CENTER OF MANHOLE SURVEYING IS NOT ACCEPTABLE FOR SLOPE CALCULATIONS. RECORD DRAWINGS (ASBUILTS) MUST DEMONSTRATE CONFORMANCE TO DISTRICT STANDARDS.
12. 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 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.
13. BEFORE ANY CONSTRUCTION COMMENCES, A PLUG SHALL BE INSTALLED TO PREVENT DRAINAGE THROUGH THE NEW ENER LINE FORM 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.
14. UNDERDRAINS, IF INSTALLED, ARE THE RESPONSIBILITY OF THE DEVELOPER. DISTRICT ASSUMES NO LIABILITY FOR ANY PORTION OF OR ANY DAMAGE CAUSED BY UNDERDRAINS. EXCEPTED NO PART OF ANY UNDERDRAN 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.
15. NO SERVICE LATERALS SMALLER THAN 8 INCH IN DIAMETER SHALL ENTER MANHOLES.
16. SERVICE CROSSINGS OF CURB SHALL BE MARKED WITH AT "S" IN CURB FACE. PAINT IS NOT REQUIRED.

TOWN OF FIRESTONE STORM SEWER GENERAL NOTES

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| 1. | EXCEPT WHERE NOTED, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE, CLASS III AND SHALL CONFORM TO REQUIREMENTS OF ASTM C76. ALL RCP SHALL HAVE RUBBER GASKETS, JOINTS AND SHALL CONFORM TO REQUIREMENTS OF ASTM C443, AND SHALL PROVIDE WATERTIGHT PERFORMANCE CHARACTERISTICS. | 18. | ALL PIPES SHALL HAVE SQUEEGE (CDOT #8 BEDDING) UNLESS OTHERWISE SHOWN OR THE DISTRICT MAY APPROVE ALTERNATE BEDDING IN SPECIAL CASES. |
| 2. | TONGUE AND GROOVE JOINTS SHALL NOT BE ALLOWED. | 19. | CUT OFF WALLS WILL BE INSTALLED 10' DOWN STREAM OF EACH MANHOLE WHERE THE SUBDIVISION LINE CONNECTS TO THE EXISTING SANITARY SEWER MAIN LINE. |
| 3. | THE MINIMUM COVERAGE FOR ALL STORM DRAINAGE PIPES SHALL BE 1.5 FEET FOR CLASS III PIPE AND 1 FOOT FOR CLASS IV PIPE. | 20. | THE WARRANTY BOND SHALL BE IN THE AMOUNT OF \$5,000.00 OF 15% OF THE TOTAL COST OF THE SEWER, WHICHEVER IS GREATER. |
| 4. | BEDDING MATERIAL SHALL CONFORM TO TOWN OF FIRESTONE STANDARDS AND SPECIFICATIONS. | 21. | PRIOR TO APPROVAL, ALL SANITARY SEWER PIPES SHALL BE PRESSURE-TESTED PER ASTM C924. ALL MANHOLES SHALL BE VACUUM-TESTED PER UNI-B-98. |
| 5. | ALL MANHOLES SHALL BE CONCRETE AND CONFORM TO CDOT STANDARD M-604--20. | 22. | 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, INSPECTION, PLUGS MAY ONLY REMOVED AFTER INITIAL |
| 6. | THE MINIMUM MANHOLE DIAMETER SHALL AS BE SPECIFIED BELOW: | | |

<u>PIPE DIAMETER</u>	<u>MANHOLE SIZE</u>
15" TO 18"	4' DIAMETER
21" TO 42"	5' DIAMETER
48" TO 54"	6' DIAMETER
60" AND LARGER	BOX BASE MANHOLE

6. ALL STREET INLETS SHALL BE CURB OPENING TYPE R CONFORMING TO CDOT STANDARD M-604-12, EXCEPT WHERE OTHERWISE NOTED.
 7. ALL INLET ACCESS COVERS SHALL HAVE THE WORDS "NO DUMPING - DRAINS TO RIVERS" AND "STORM SEWER" CAST INTO THE COVER PER TOWN STANDARD DETAIL.
 9. ALL END SECTIONS SHALL CONFORM TO CDOT STANDARD M-603-10
 10. WHERE RIPRAP OR GROUDED BOULDERS ARE CALLED FOR ON THE PLANS FOR EROSION CONTROL, IT SHALL CONFORM TO THE URBAN STORM DRAINAGE CRITERIA MANUAL SPECIFICATIONS (LATEST REVISION).

ST. VRAIN SANITATION DISTRICT GENERAL CONSTRUCTION NOTES:

1. DISTRICT SHALL REFER TO THE ST. VRAN SANTARIAN DISTRICT IN THESE NOTES.
2. DISTRICT'S ACCEPTANCE OF THESE PLANS IS VALID FOR ONE YEAR.
3. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE DISTRICT STANDARDS.
4. CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION OR PRIOR TO RESUMING CONSTRUCTION AFTER A BREAK.
6. SANITARY SEWER SHALL BE POLYVINYL CHLORIDE (PVC) PIPE, ASTM D3034-SDR35 OR AS INDICATED ON THE PLANS.
7. ALL CONCRETE SHALL BE MINIMUM 4000 PSI AT 28 DAY STRENGTH.
8. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION OUTSIDE DIAMETER TO OUTSIDE DIAMETER BETWEEN WATER LINES AND ALL SEWER LINES AND MANHOLES.
9. ALL SEWER MAINS CROSSING WATER MAINS WITH LESS THAN 18 INCHES OF SEPARATION SHALL BE ENCASED IN CONCRETE.
10. RIM ELEVATIONS SHOWN ARE APPROXIMATE AND SHOULD NOT BE TAKEN AS FINAL. ALL RIM HIGHS 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.
11. INVERT DATA SHALL BE COLLECTED BY A LICENSED SURVEYOR ON EACH PIPE INVERT IN A MANHOLE. CENTER OF MANHOLE SURVEYING IS NOT ACCEPTABLE FOR SLOPE CALCULATIONS. RECORD DRAWINGS (ASBUILTS) MUST DEMONSTRATE CONFORMANCE TO DISTRICT STANDARDS.
12. 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 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.
13. BEFORE ANY CONSTRUCTION COMMENCES, A PLUG SHALL BE INSTALLED TO PREVENT DRAINAGE THROUGH THE NEW EWER LINE FORM 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.
14. UNDERDRAINS, IF INSTALLED, ARE THE RESPONSIBILITY OF THE DEVELOPER. UNDERDRAINS ASSUMES NO LIABILITY FOR ANY PORTION OF OR ANY DAMAGE CAUSED BY UNDERDRAINS. ABSOLUTELY NO PART OF AN UNDERDRAIN MAIN, 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.
15. NO SERVICE LATERALS SMALLER THAN 8 INCH IN DIAMETER SHALL ENTER MANHOLES.
16. SERVICE CROSSINGS OF CURB SHALL BE MARKED WITH AT "S" IN CURB FACE. PAINT IS NOT ACCEPTABLE. SERVICE SHALL BE EXTENDED INTO THE LOT A MINIMUM OF 10' FEET.
17. 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.
18. ALL PIPES SHALL HAVE SQUEEGE (COTD @ BEDDING) UNLESS OTHERWISE SHOWN OR THE DISTRICT MAY APPROVE ALTERNATE BEDDING IN SPECIAL CASES.
19. CUT OFF WALLS WILL BE INSTALLED 1' DOWN STREAM OF EACH MANHOLE WHERE THE SUBDIVISION LINE CONNECTS TO THE EXISTING SANITARY SEWER MAIN LINE.
20. THE WARRANTY BOND SHALL BE IN THE AMOUNT OF \$5,000.00 OF 15% OF THE TOTAL COST OF THE SEWER, WHICHEVER IS GREATER.
21. PRIOR TO APPROVAL, ALL SANITARY SEWER PIPES SHALL BE PRESSURE-TESTED PER ASTM C924. ALL MANHOLES SHALL BE VACUUM-TESTED PER UNI-B-90.
22. PRIOR TO REMOVAL OF PLUGS AT MANHOLES, PIPE SHALL BE JET-CLEANED AND VACUUMED TO REMOVE DEBRIS AND VENDING. NOTICE SHALL BE GIVEN TO THE DISTRICT INSPECTOR ONE (1) WEEK PRIOR TO CLEANING. INSPECTOR, PLUGS MAY ONLY REMOVED AFTER INITIAL ACCEPTANCE BY THE DISTRICT.
23. THE FINAL RECORDED PLAT AND RECORDED ADDRESS PLAT SHALL BE PROVIDED TO THE DISTRICT BEFORE INITIAL ACCEPTANCE.
24. 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.
25. AT ALL POINTS OF CONNECTION OF NEW WATER MAINS TO EXISTING MAINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING AND VERIFYING LOCATION OF THE EXISTING LINES PRIOR TO ANY CONSTRUCTION.
26. EXCEPT IN CASE OF AN EMERGENCY, VALVES ON THE TOWN OF FIRESTONE WATER SYSTEM SHALL BE OPERATED BY OR UNDER THE DIRECTION OF THE APPROPRIATE TOWN PERSONNEL. THE CONTRACTOR SHALL GIVE THE TOWN ENGINEERING STAFF 48 HOURS NOTICE TO ARRANGE FOR OPERATING VALVES. BOTH THE CONTRACTOR AND THE APPROPRIATE TOWN PERSONNEL SHALL BE PRESENT WHEN THE VALVES ARE OPERATED.
27. WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. WHEN A TEN (10) FOOT SEPARATION IS NOT PROVIDED OR WHEN SEWER LINES CROSS WATER LINES WITH LESS THAN ONE AND ONE-HALF (1½) FEET OF VERTICAL SEPARATION, SEWER LINE JOINTS SHALL BE CONCRETE ENCASED. FOR PERPENDICULAR CROSSINGS, ENCASED JOINTS SHALL EXTEND TEN (10) FEET, PERPENDICULAR TO THE WATER LINE IN BOTH DIRECTIONS.
28. ALL WATER LINES SHALL HAVE A MINIMUM OF FOUR AND ONE-HALF (4½) FEET OF COVER AND BE LOCATED A MINIMUM OF TEN (10) FEET FROM THE SANITARY SEWER AND THREE (3) FEET FROM THE EDGE OF CONCRETE CURB AND GUTTER PAN.
29. CHANGES IN DIRECTION OF WATERLINE PIPE SHALL REQUIRE BENDS IN ALL INSTANCES. AXIAL DEFLECTION AT THE JOINTS SHALL NOT BE ALLOWED.
30. WHEN IT IS NECESSARY TO DEPRESS WATER LINES AT UTILITY CROSSINGS, A MINIMUM CLEARANCE OF ONE AND ONE-HALF (1-1/2) FEET SHALL BE MAINTAINED BETWEEN OUTSIDES OF PIPE.
31. DISTANCES FOR WATER LINES ARE THE HORIZONTAL DISTANCE BETWEEN THE CENTERS OF THE FITTINGS. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
32. ALL WATER LINE VALVES SHALL BE SET ADJACENT TO THE TEE, EXCEPT FOR POINTS THAT FALL IN THE FLOW LINE OF A CONCRETE CROSS PAN, IN WHICH CASE, THE VALVE SHALL BE LOCATED SO THAT SURFACE DRAINAGE DOES NOT INFILTRATE THE VALVE BOX. VALVE BOXES SHALL BE SET AT AN ELEVATION IN ACCORDANCE WITH TOWN PAVING REQUIREMENTS.
33. ALL WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC) PRESSURE PIPE UNLESS SPECIFIED OTHERWISE. NOMINAL PVC PIPE SIZES 8- inch THROUGH 12-INCH SHALL CONFORM TO ALL REQUIREMENTS OF AWWA STANDARD C-900, PRESSURE CLASS 150 (DR18). NOMINAL PVC PIPE SIZES 16-INCH THROUGH 24-INCH SHALL CONFORM TO ALL REQUIREMENTS OF AWWA STANDARD C-905, PRESSURE CLASS 165 (DR25). ALL PVC PIPES SHALL HAVE OUTSIDE DIAMETERS EQUIVALENT TO CAST IRON PIPE.
34. FIRE HYDRANT ASSEMBLY INCLUDES THE FIRE HYDRANT, SIX (6) INCH VALVE, AND SIX (6) INCH PIPE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE TOWN STANDARDS AND SPECIFICATIONS.
35. ALL FITTINGS SHALL BE MADE FROM DUCTILE IRON, FURNISHED WITH MECHANICAL JOINT ENDS OR INTEGRAL RESTRAINED JOINTS, AND SHALL HAVE A PRESSURE RATING OF 350 PSI.
36. POLYETHYLENE WRAPPING SHALL BE INSTALLED AROUND ALL DUCTILE IRON PIPES, FITTINGS, VALVES, FIRE HYDRANT BARRELS AND RODS AND CLAMPS. THE POLYETHYLENE SHALL HAVE A MINIMUM THICKNESS OF EIGHT (8) MILS, IN ACCORDANCE WITH AWWA STANDARD C-105.
37. ALL WATER LINE PIPE SHALL BE PROVIDED WITH A MINIMUM GAGE SIZE OF 12 SINGLE STRAND INSULATED COPPER WIRE. SPLICES IN TRACER WIRE SHALL BE CAPPED IN WATER PROOF GEL CAP TYPE CONNECTORS SUITED FOR DIRECT BURY APPLICATION (3M TYPE DRYG LOW VOLTAGE OR EQUAL). WIRE SHALL BE ATTACHED TO TOP OF WATER LINE WITH 2-INCH WIDE PVC TAPE @ 5-FIT INTERVALS ALONG PIPE. TRACER WIRE SHALL EXTEND TO THE SURFACE AND BE COILED IN A LOCATE BOX AT THE BACKSIDE OF EITHER EACH FIRE HYDRANT OR VALVE. UNDER THE SUPERVISION OF TOWN ENGINEERING STAFF, TEST SHALL BE MADE BY THE CONTRACTOR @ THE COMPLETION OF CONSTRUCTION TO INSURE THAT THE TRACER WIRES CARRY A CONTINUOUS CURRENT BETWEEN ALL ACCESS POINTS.
38. WARNING TAPE SHALL BE INSTALLED 12" MINIMUM AND 18" MAXIMUM ABOVE WATER PIPE.
39. BEDDING MATERIAL SHALL CONFORM TO TOWN STANDARDS AND SPECIFICATIONS.
40. VALVES SHALL OPEN COUNTER CLOCKWISE. VALVES 12-INCH AND SMALLER SHALL BE RESILIENT SEAT GATE VALVES. LARGER VALVES SHALL BE BUTTERFLY VALVES.
41. VALVE BOXES SHALL BE RAISED TO ONE-FOURTH (1/4) INCH BELOW GRADE AFTER COMPLETION OF SURFACE PAVING OR FINAL GRADING. VALVE BOXES IN NON-PAVED AREAS SHALL HAVE A CONCRETE COLLAR AROUND THE VALVE LID CONFORMING WITH THE DETAIL.
42. ALL SERVICE LINE TAPS SHALL HAVE DOUBLE STRAP BRASS TAPPING SADDLES. (ROMAC 202B OR APPROVED EQUAL).
43. ALL RESIDENTIAL WATER TAPS SHALL BE FIVE-DIGITS (5/8) INCH OR AS REQUIRED BY THE CURRENT BUILDING CODE.
44. WATER SERVICE LATERALS SHALL EXTEND FIVE (5) FEET BEYOND RIGHT OF WAY OR UTILITY EASEMENTS, WHICHEVER IS GREATER. THE ENDS SHALL BE MARKED BY A BLUE PAINTED WOOD POST UNTIL CURB AND GUTTER IS IN PLACE. WHEN CURB AND GUTTER IS IN PLACE THE LATERALS SHALL BE MARKED ON THE CONCRETE CURB FACE WITH A "V" OR "W".
45. CONCRETE THRUST BLOCKS AND/OR "MEGA-LUG" MECHANICAL RESTRAINTS ARE REQUIRED AT ALL MECHANICAL FITTINGS. THRUST BLOCKS MAY NOT BE REQUIRED IF PIPE RESTRAINT IS PROVIDED IN ACCORDANCE WITH RESTRAINED PIPE DETAIL.
46. NO WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY TOWN ENGINEERING STAFF.
47. ONLY ONE CONNECTION TO THE EXISTING WATER DISTRIBUTION SYSTEM SHALL BE MADE UNTIL ALL HYDROSTATIC TESTING, CHLORINATION AND FLUSHING HAS BEEN COMPLETED.
48. DISINFECTION AND HYDROSTATIC TESTING SHALL BE DONE IN THE PRESENCE OF A TOWN ENGINEERING STAFF. CONTACT THE TOWN ENGINEERING DIVISION FORTY-EIGHT (48) HOURS PRIOR TO DISINFECTING AND/OR TESTING.
49. 25. DISINFECTION AND FLUSHING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF HEALTH AND THE PROCEDURE SET FORTH IN AWWA C651, "STANDARD FOR DISINFECTING WATER MAINS". THE CHLORINATION OF THE WATER LINE SHALL BE PERFORMED PRIOR TO THE HYDROSTATIC TESTING. ALL VALVES, FIRE HYDRANTS AND OTHER APPLIANCES SHALL BE OPERATED WHILE PIPELINE IS FILLED WITH THE CHLORINATING AGENT TO INSURE THAT HIGH CHLORINE CONTACT IS MADE WITH ALL INTERNAL SURFACES.
50. 26. TWO TWENTY-FOUR (24) HOUR BACTERIOLOGICAL TESTS, FROM MULTIPLE POINTS TO BE DETERMINED BY THE TOWN ENGINEER, FOR TOTAL COLIFORM BACTERIA SHALL BE PERFORMED BY THE TOWN A MINIMUM OF 24 HOURS APART. IF EITHER OF THESE TESTS FAIL, THE LINE SHALL BE RE-CHLORINATED, RE-FLUSHED AND THEN RETESTED. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR REIMBURSING THE TOWN FOR ALL COSTS ASSOCIATED WITH THE WATER QUALITY TESTING.
51. ALL WATER LINES SHALL BE HYDROSTATIC TESTED. PRESSURE AND LEAKAGE TESTS SHALL BE CONDUCTED ACCORDING TO THE APPLICABLE SECTIONS OF AWWA

TOWN OF FIRESTONE GENERAL NOTES – SANITARY SEWER

- TOWN OF FIRESTONE SEWER SERVICE IS UNDER THE JURISDICTION OF THE ST. VINCENT SANITATION DISTRICT (SVSD). ALL SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH SVSD STANDARDS AND CRITERIA IN ADDITION TO THE TOWN STANDARDS AND SPECIFICATIONS.

 2. MINIMUM VERTICAL SEPARATIONS BETWEEN ALL UTILITY PIPES SHALL BE EIGHTEEN (18) INCHES. IF VERTICAL SEPARATIONS ARE LESS THAN EIGHTEEN (18) INCHES, THE UTILITY PIPES SHALL BE REINFORCED AND PROTECTED AS REQUIRED BY CURRENT TOWN STANDARD SPECIFICATIONS.
 3. WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. WHEN A TEN (10) FOOT SEPARATION IS NOT PROVIDED OR WHEN SEWER LINES CROSS WATER LINES WITH LESS THAN ONE AND ONE-HALF (1 1/2) FEET OF VERTICAL SEPARATION, SEWER LINE JOINTS SHALL BE CONCRETE ENCASED. FOR PERPENDICULAR CROSSINGS, ENCASED JOINTS SHALL EXTEND TEN (10) FEET, PERPENDICULAR TO THE WATER LINE IN BOTH DIRECTIONS.
 4. ALL SANITARY SEWER SERVICES AND WATER SERVICES ARE TO BE TEN (10) FEET APART.
 5. SERVICE LATERALS SHALL EXTEND FIVE (5) FEET BEYOND RIGHTS OF WAY OR UTILITY EASEMENT, WHICHEVER IS GREATER. THE ENDS SHALL BE MARKED BY A GREEN PAINTED WOOD POST UNTIL CURB AND GUTTER IS IN PLACE. WHEN CURB AND GUTTER IS IN PLACE, THE LATERALS SHALL BE MARKED ON THE CONCRETE CURB FACE WITH AN "S" OR "W".
 6. BEDDING MATERIAL SHALL CONFORM TO SVSD AND TOWN STANDARDS AND SPECIFICATIONS.
 7. WARNING TAPE SHALL BE INSTALLED 12" MINIMUM AND 18" MAXIMUM ABOVE SEWER PIPE. PRECAST CONCRETE MANHOLE SECTIONS SHALL BE IN ACCORDANCE WITH ASTM C-478.
 8. CAST IRON RING AND COVER SHALL CONFORM TO ASTM A-48.
 9. MANHOLES SHALL BE A MINIMUM FOUR (4) FOOT DIAMETER AND CONSTRUCTED PER THE STANDARDS AND SPECIFICATIONS.
 10. MANHOLE RIMS SHALL BE SET AT AN ELEVATION RELATIVE TO THE PAVEMENT, IN ACCORDANCE WITH THE TOWN STANDARDS. WHETHER THE MANHOLE IS AT PAVED OR UNPAVED GRADE, A MINIMUM OF (1) AND A MAXIMUM OF FOUR (4) CONCRETE RINGS SHALL BE USED TO ADJUST THE RIM ELEVATION TO FINAL GRADE. THE MAXIMUM ACCEPTABLE VERTICAL ADJUSTMENT UTILIZING CONCRETE RINGS IS EIGHTEEN (18) INCHES.

28. INITIAL ACCEPTANCE OF THE NEW WATER LINES ARE CONTINGENT UPON RECEIVING COPIES OF:

 - A. WATER TRENCH COMPLETION TEST RESULTS
 - B. HYDRO STATIC TESTING OF 100% OF THE SYSTEM
 - C. HEALTH DEPARTMENT TESTS. (CHLORINE AND/OR CLEAR WATER AS REQUIRED)

29. ALL METER PITS AND CURB STOPS SHALL BE PROTECTED AT THE TIME OF INSTALLATION WITH A MINIMUM OF THREE (3) T-POSTS AND ORANGE SAFETY FENCE. THE T-POST AND SAFETY FENCE SHALL REMAIN IN PLACE AND IN GOOD CONDITION UNTIL THE LANDSCAPING IS INSTALLED.

30. ALL WATER VAULTS SHALL BE WATER TIGHT. CONTRACTOR SHALL SEAL VAULTS TO ENSURE SURFACE WATER DOES NOT INFILTRATE INTO THE VAULTS. VAULT LIDS SHALL BE PLACED TO ENSURE THAT SURFACE WATER DOES NOT FLOW INTO THE VAULTS.

TOWN OF FIRESTONE WATER NOTES

1. AT ALL POINTS OF CONNECTION OF NEW WATER MAINS TO EXISTING MAINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING AND VERIFYING LOCATION OF THE EXISTING LINES PRIOR TO ANY CONSTRUCTION.
2. EXCEPT IN CASE OF AN EMERGENCY, VALVES ON THE TOWN OF FIRESTONE WATER SYSTEM SHALL BE OPERATED BY OR UNDER THE DIRECTION OF THE APPROPRIATE TOWN PERSONNEL. THE CONTRACTOR SHALL GIVE THE TOWN ENGINEERING STAFF 48 HOURS NOTICE TO ARRANGE FOR OPERATING VALVES. BOTH THE CONTRACTOR AND THE APPROPRIATE TOWN PERSONNEL SHALL BE PRESENT WHEN THE VALVES ARE OPERATED.
3. WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. WHEN A TEN (10) FOOT SEPARATION IS NOT PROVIDED OR WHEN SEWER LINES CROSS WATER LINES WITH LESS THAN ONE AND ONE-HALF (1½) FEET OF VERTICAL SEPARATION, SEWER LINE JOINTS SHALL BE CONCRETE ENCASED. FOR PERPENDICULAR CROSSINGS, ENCASED JOINTS SHALL EXTEND TEN (10) FEET, PERPENDICULAR TO THE WATER LINE IN BOTH DIRECTIONS.
4. ALL WATER LINES SHALL HAVE A MINIMUM OF FOUR AND ONE-HALF (4½) FEET OF COVER AND BE LOCATED A MINIMUM OF TEN (10) FEET FROM THE SANITARY SEWER AND THREE (3) FEET FROM THE EDGE OF CONCRETE CURB AND GUTTER PAN.
5. CHANGES IN DIRECTION OF WATERLINE PIPE SHALL REQUIRE BENDS IN ALL INSTANCES. AXIAL DEFLECTION AT THE JOINTS SHALL NOT BE ALLOWED.
6. WHEN IT IS NECESSARY TO DEPRESS WATER LINES AT UTILITY CROSSINGS, A MINIMUM CLEARANCE OF ONE AND ONE-HALF (1-1/2) FEET SHALL BE MAINTAINED BETWEEN OUTSIDES OF PIPE.
7. DISTANCES FOR WATER LINES ARE THE HORIZONTAL DISTANCES BETWEEN THE CENTERS OF THE FITTINGS. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND MAY VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
8. ALL WATER LINE VALVES SHALL BE SET ADJACENT TO THE TEE, EXCEPT FOR POINTS THAT FALL IN THE FLOW LINE OF A CONCRETE CROSS PAN. IN WHICH CASE, THE VALVE SHALL BE LOCATED SO THAT SURFACE DRAINAGE DOES NOT INFILTRATE THE VALVE BOX. VALVE BOXES SHALL BE SET AT AN ELEVATION IN ACCORDANCE WITH TOWN PAVING REQUIREMENTS.
9. ALL WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC) PRESSURE PIPE UNLESS SPECIFIED OTHERWISE. NOMINAL PVC PIPE SIZES 8- INCH THROUGH 24-INCH SHALL CONFORM TO ALL REQUIREMENTS OF AWWA STANDARD C-900, PRESSURE CLASS 150 (DR18). NOMINAL PVC PIPE SHALL EXTEND 16-INCH THROUGH 24-INCH SHALL CONFORM TO ALL REQUIREMENTS OF AWWA STANDARD C-905, PRESSURE CLASS 165 (DR25). ALL PVC PIPES SHALL HAVE OUTSIDE DIAMETERS EQUIVALENT TO CAST IRON PIPE.
10. FIRE HYDRANT ASSEMBLY INCLUDES THE FIRE HYDRANT, SIX (6) INCH VALVE, AND SIX (6) INCH PIPE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE TOWN STANDARDS AND SPECIFICATIONS.
11. ALL FITTINGS SHALL BE MADE FROM DUCTILE IRON, FURNISHED WITH MECHANICAL JOINT ENDS OR INTEGRAL RESTRAINED JOINTS, AND SHALL HAVE A PRESSURE RATING OF 350 PSI.
12. POLYETHYLENE WRAPPING SHALL BE INSTALLED ON ALL DUCTILE IRON PIPES, FITTINGS, VALVES, FIRE HYDRANT BARRELS AND ROD AND CLAMPS. THE POLYETHYLENE PIPE SHALL HAVE A MINIMUM THICKNESS OF EIGHT (8) MILS. IN ACCORDANCE WITH AWWA STANDARD C-105.
13. ALL WATER LINE PIPE SHALL BE PROVIDED WITH A MINIMUM GAUGE OF 12 SINGLE STRAND INSULATED COPPER WIRE. SPLICES IN TRACER WIRE SHALL BE CAPPED IN WATER PROOF GEL CAP TYPE CONNECTORS SUITED FOR DIRECT BURRY APPLICATION (3M TYPE DRYLO LOW VOLTAGE OR EQUAL). WIRE SHALL BE ATTACHED TO TOP OF WATER LINE WITH 2-INCH WIDE PVC TAPE @ 5-FT INTERVALS ALONG PIPE. TRACER WIRE SHALL EXTEND TO THE SURFACE AND BE COILED IN A LOCATE BOX AT THE BACKSIDE OF EITHER EACH FIRE HYDRANT OR VALVE. UNDER THE SUPERVISION OF TOWN ENGINEERING STAFF, TEST SHALL BE MADE BY THE CONTRACTOR @ THE COMPLETION OF CONSTRUCTION TO INSURE THAT THE TRACER WIRES CARRY A CONTINUOUS CURRENT BETWEEN ALL ACCESS POINTS.
14. WARNING TAPE SHALL BE INSTALLED 12" MINIMUM AND 18" MAXIMUM ABOVE WATER PIPE.
15. BEDDING MATERIAL SHALL CONFORM TO TOWN STANDARDS AND SPECIFICATIONS.
16. VALVES SHALL OPEN COUNTER CLOCKWISE. VALVES 12-INCH AND SMALLER SHALL BE RESILIENT SEAT GATE VALVES. LARGER VALVES SHALL BE BUTTERFLY VALVES.
17. VALVE BOXES SHALL BE RAISED TO ONE-FOURTH (1/4) INCH BELOW GRADE AFTER COMPLETION OF SURFACE PAVING OR FINAL GRADING. VALVE BOXES IN NON-PAVED AREAS SHALL HAVE A CONCRETE COLLAR AROUND THE VALVE LID IN ACCORDANCE WITH THE DETAIL.
18. SERVICE LINE TAPS SHALL HAVE DOUBLE STRAP BRASS TAPPING SADDLES. (ROMAC 202B OR APPROVED EQUAL).
19. ALL RESIDENTIAL WATER TAPS SHALL BE FIVE-EIGHTHS (5/8) INCH OR AS REQUIRED BY THE CURRENT BUILDING CODE.
20. ALL WATER SERVICE LATERALS SHALL EXTEND FIVE (5) FEET BEYOND RIGHT OF WAY OR UTILITY EASEMENTS, WHICHEVER IS GREATER. THE ENDS SHALL BE MARKED BY A BLUE PAINTED WOOD POST UNTIL CURB AND GUTTER IS IN PLACE. WHEN CURB AND GUTTER IS IN PLACE THE LATERALS SHALL BE MARKED ON THE CONCRETE CURB FACE WITH A "12" OR "18".
21. CONCRETE THRUST BLOCKS AND/OR "MEGA-LOK" MECHANICAL RESTRAINTS ARE REQUIRED AT ALL MECHANICAL FITTINGS. THRUST BLOCKS MAY NOT BE REQUIRED IF PIPE RESTRAINT IS PROVIDED IN ACCORDANCE WITH RESTRAINED PIPE DETAIL.
22. NO WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY TOWN ENGINEERING STAFF.
23. ONLY ONE CONNECTION TO THE EXISTING WATER DISTRIBUTION SYSTEM SHALL BE MADE UNTIL ALL HYDROSTATIC TESTING, CHLORINATION AND FLUSHING HAS BEEN COMPLETED.
24. DISINFECTING AND HYDROSTATIC TESTING SHALL BE DONE IN THE PRESENCE OF A TOWN ENGINEERING STAFF. CONTACT THE TOWN ENGINEERING DIVISION FORTY-EIGHT (48) HOURS PRIOR TO DISINFECTING AND/OR TESTING.
25. DISINFECTING AND FLUSHING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF HEALTH AND THE PROCEDURE SET FORTH IN AWWA C651, "STANDARD FOR DISINFECTING WATER MAINS". THE CHLORINATION OF THE WATER LINE SHALL BE PERFORMED PRIOR TO THE HYDROSTATIC TESTING. ALL VALVES, FIRE HYDRANTS AND OTHER APPURTEANCES SHALL BE OPERATED WHILE PIPELINE IS FILLED WITH THE CHLORINATING AGENT TO INSURE THAT HIGH CHLORINE CONTACT IS MADE WITH ALL INTERNAL SURFACES.
26. TWO TWENTY-FOUR (24) HOUR BACTERIOLOGICAL TESTS, FROM MULTIPLE POINTS TO BE DETERMINED BY THE TOWN ENGINEER, FOR TOTAL COLI-FORM BACTERIA SHALL BE PERFORMED BY THE TOWN A MINIMUM OF 24 HOURS APART. IF EITHER OF THESE TESTS FAIL, THE LINE SHALL BE RE-CHLORINATED, RE-FLUSHED AND THEN RETESTED. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR REIMBURSING THE TOWN FOR ALL COSTS ASSOCIATED WITH THE WATER QUALITY TESTING.
27. ALL WATER LINES SHALL BE HYDROSTATIC TESTED. PRESSURE AND LEAKAGE TESTS SHALL BE CONDUCTED ACCORDING TO THE APPLICABLE SECTIONS OF AWWA C600/605 TO A MINIMUM PRESSURE OF ONE HUNDRED AND FIFTY (150) POUNDS PER SQUARE (PSI) INCH AT THE LOW POINT OF THE SECTION BEING TESTED FOR THE DURATION OF TWO (2) HOURS. THE MAXIMUM LENGTH OF LINE TO BE TESTED SHALL BE ONE THOUSAND (1,000) FEET. ALL JOINTS IN CONNECTIONS ARE TO BE WATER TIGHT WITHIN TOLERANCES ALLOWED BY THE SPECIFICATIONS IN AWWA C600/605. ANY LEAKAGE THAT IS DISCOVERED BY OBSERVATION OR TESTS SHALL BE LOCATED AND MADE WATER TIGHT BY THE CONTRACTOR. PRESSURE AND LEAKAGE TESTS SHALL NOT BE CONDUCTED UNTIL THE LINE HAS PASSED ALL REQUIRED DISINFECTING TESTS.
28. INITIAL ACCEPTANCE OF THE NEW WATER LINES ARE CONTINGENT UPON RECEIVING COPIES OF:
 - A. WATER TRENCH COMPACTION TEST RESULTS
 - B. HYDRO STATIC TESTING OF 100% OF THE SYSTEM
 - C. HEALTH RELATED TESTS. (CHLORINE AND/OR CLEAR WATER AS REQUIRED)
29. ALL METER PITS AND CURB STOPS SHALL BE PROTECTED AT THE TIME OF INSTALLATION WITH A MINIMUM OF THREE (3) T-POSTS AND ORANGE SAFETY FENCE. THE T-POST SAFETY FENCE SHALL REMAIN IN PLACE AND IN GOOD CONDITION UNTIL THE LANDSCAPING IS INSTALLED.
30. ALL WATER VAULTS SHALL BE WATER TIGHT. CONTRACTOR SHALL SEAL VAULTS TO ENSURE SURFACE WATER DOES NOT INFILTRATE INTO THE VAULTS. VAULT LIDS SHALL BE PLACED TO ENSURE THAT SURFACE WATER DOES NOT FLOW INTO THE VAULTS.

Galloway

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CLUB CARWASH
FDP-23-002

STATE HIGHWAY 119 & FAIRVIEW ST
FIRESTONE, CO

[illegible]

Project No:	CCW000016
Drawn By:	MSJ
Checked By:	JRR
Date:	01/11/2023

GENERAL NOTES

CLUB CARWASH - FIRESTONE	
GENERAL NOTES	
NAME OF APPLICATION:	CLUB CARWASH - FIRESTONE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	JANUARY 11, 2023
REVISION DATE:	MAY 4, 2023
REVISION DATE:	JUNE 30, 2023
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET <u>2</u> OF <u>29</u>	

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL REPORT CLUB CARWASH - FIRESTONE.

GEOTECHNICAL ENGINEER: SCI ENGINEERING, INC.

PROJECT NO: 05322426 DATE: DECEMBER 16, 2022

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
FDP-23-002

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. COMMENCING AT THE WEST QUARTER CORNER FOR SAID SECTION 5 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO HAVE AN ASSUMED BEARING OF S 0°04'33" W, MONUMENTED AT THE NORTH END OF SAID LINE BY A NO. 6 BEARING OF UNKNOWN LENGTH WITH AN ATTACHED 2" ALUMINUM CAP STAMPED "LS 25937, 1994" AND MONUMENTED AT THE SOUTH END OF SAID LINE BY A NO. 6 BEARING OF UNKNOWN LENGTH WITH AN ATTACHED ILLEGIBLE 3-1/4" ALUMINUM CAP, AND WITH ALL OTHER BEARINGS RELATIVE THERETO.

BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT 181 LOCATED SOUTHWEST CORNER HWY 119 & SANDSTONE DR, +/- 238' SOUTH OF S EDGE OF HWY 199 & +/- 81' WEST OF BACK OF DETACHED WALK WEST OF SANDSTONE DR AT CENTERLINE OF EAST HEADWALL OF DRAINAGE STRUCTURE.

BM#181 NAVD 88, ELEVATION = 4927.01'

1. ALL CURB AND GUTTER IS CATCH CURB UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE MEASURED FROM THE FLOWLINE UNLESS NOTED OTHERWISE.
3. ALL ON-SITE CURB AND GUTTER SHALL BE 6" VERTICAL WITH 12" GUTTER, UNLESS OTHERWISE NOTED.
4. ALL IMPROVEMENTS SHALL BE PERFORMED IN A SINGLE PHASE OF CONSTRUCTION.
5. THE PROPOSED STORM SYSTEM ON-SITE IS PRIVATELY OWNED AND MAINTAINED.
6. SIGNS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ALL SIGNS MUST MEET THE FIRESTONE LAND DEVELOPMENT CODE. A SIGN PERMIT MUST BE OBTAINED FROM TOWN OF FIRESTONE PRIOR TO INSTALLATION.
7. THE DEVELOPER IS REQUIRED TO REPLACE ANY BROKEN, CRACKED, SETTLED, RAISED, OR DAMAGED CURB, GUTTER, AND SIDEWALK THAT FRONTS THE SITE (PUBLIC OR PRIVATE) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

	PROPERTY BOUNDARY LINE
	SECTION LINE
	EXISTING ADJACENT LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE
	EXISTING TO REMAIN
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	ADA PATH OF TRAVEL
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED ADA PARKING SYMBOL
	PROPOSED WHEEL STOP
	PARKING CUNT
	PROPOSED SITE LIGHTING
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	VEHICLE STACKING SPACE

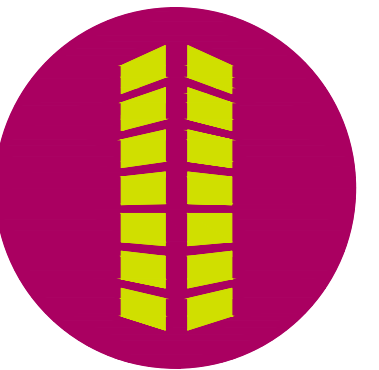
- 1 SITE STAIRS TO BE COMPLETED BY PROJECT START BY OTHERS
- 2 EXISTING FIRE HYDRANT TO REMAIN
- 3 RETAINING WALL TO BE INSTALLED BY OTHERS
- 4 10' WIDE TRAIL TO BE INSTALLED BY OTHERS
- 5 CONCRETE CROSS PAN, SEE DETAIL SHEET 4
- 6 PROPOSED WATER RECLAMATION TANKS AND ASSOCIATED PIPING. SEE PLUMBING PLANS FOR DETAILS
- 7 PROPOSED TRANSFORMER. PAINT TO MATCH BUILDING COLOR (SLATE)
- 8 PROPOSED FLUSH CURB
- 9 PROPOSED ADA RAMP, SEE DETAILS SHEET 4
- 10 PROPOSED LIGHT POLE, SEE DETAIL SHEET 5 FOR FOUNDATION DETAILS
- 11 PROPOSED ADA PARKING, SEE DETAIL SHEET 5
- 12 PROPOSED TRASH ENCLOSURE
- 13 PROPOSED HEAVY DUTY CONCRETE PAVING PER GEOTECHNICAL RECOMMENDATIONS
- 14 PROPOSED ADA ACCESSIBLE PATHWAY TO BUILDING ENTRY
- 15 PROPOSED CURB AND GUTTER PER DETAIL SHEET 4
- 16 PROPOSED 4" THICK CONCRETE SIDEWALK, SEE DETAIL SHEET 5
- 17 PROPOSED OWNER PROVIDED SIGNAGE PAD (TYP)
- 18 PROPOSED ADA PARKING SIGN, SEE DETAILS SHEET 5
- 19 PROVIDE STOP SIGN. SEE DETAIL SHEET 5
- 20 PROPOSED DIRECTIONAL ARROW. SEE DETAIL SHEET 5
- 21 PROPOSED 2' CROSS PAN, SEE DETAIL SHEET 4
- 22 PROPOSED STORM MANHOLE
- 23 PROPOSED FIRE HYDRANT
- 24 PROPOSED 30 FT WIDE ACCESS POINT FOR ADJACENT PROPERTY
- 25 PROPOSED TRENCH DRAIN, ZURN Z866-HD. SEE DETAIL SHEET 6
- 26 PROPOSED LANE SEPARATION STRIPING
- 27 PROPOSED 2' WIDE CROSSWALK STRIPING. MATCH SIDEWALK WIDTH. SEE DETAIL SHEET 5
- 28 CURB AND GUTTER TO BE INSTALLED BY OTHERS
- 29 STORM SEWER MANHOLE BY OTHERS
- 30 SIDEWALK BY OTHERS
- 31 PROPOSED STOP BAR, DETAIL SHEET 5
- 32 PROPOSED SANITARY SEWER MANHOLE

SITE PLAN		
NAME OF APPLICATION:		CLUB CARWASH - FIRESTONE
TYPE OF SUBMITTAL:		FINAL DEVELOPMENT PLAN
FILING NUMBER:		
PHASE NUMBER:		
PREPARATION DATE:		JANUARY 11, 2023
REVISION DATE:		MAY 4, 2023
REVISION DATE:		JUNE 30, 2023
REVISION DATE:		
REVISION DATE:		
REVISION DATE:		
		SHEET 3 OF 29

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CLUB CARWASH
FDP-23-002

STATE HIGHWAY 119 & FAIRVIEW ST
FIRESTONE, CO

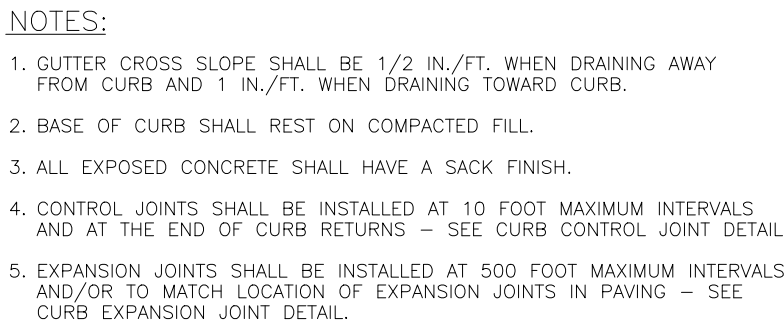
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Project No:	CCW000016
Drawn By:	MSJ
Checked By:	JRR
Date:	01/11/2023

SITE PLAN

3

LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
FDP-23-002



NOTES:

1. GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.
2. BASE OF CURB SHALL REST ON COMPACTED FILL.
3. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
4. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS - SEE CURB CONTROL JOINT DETAIL.
5. EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM INTERVALS AND/OR TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING - SEE CURB EXPANSION JOINT DETAIL.

Diagram illustrating the cross-section of a bridge deck. The total width is 2'-0". The deck is composed of concrete (top layer) and compacted fill (bottom layer). The height of the concrete is 1'-0". The height of the compacted fill is 1'-0". The bottom of the compacted fill is 3" clearance from the ground. The reinforcement consists of WW 6x6x4 or #4 @ 18" EW.

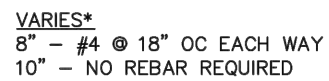
NOTES:

1. CROSS PAN SHALL BE CDOT CLASS B CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS, 5-8% AIR CONTENT, +/- 2" SLUMP.
2. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
3. PROVIDE EXPANSION JOINTS ONLY WHERE CONCRETE PAVEMENT ABUTS FIXED OBJECTS, CURB AND GUTTER, AND OTHER PAVEMENT TYPES.

NOTES:

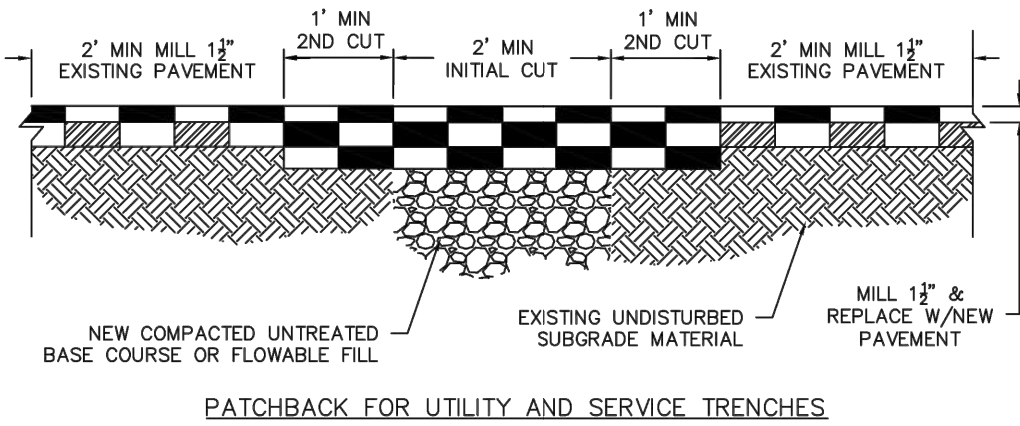
CONTRACTION JOINT

1. EXPANSION JOINT MATERIAL SHALL BE NON-EXTRUDING AND RESILIENT TYPE TO MEET AASHTO SPEC. M-213.
2. ANY OVER-EXCAVATION SHALL BE REPLACED BY GRANULAR BACKFILL COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698.

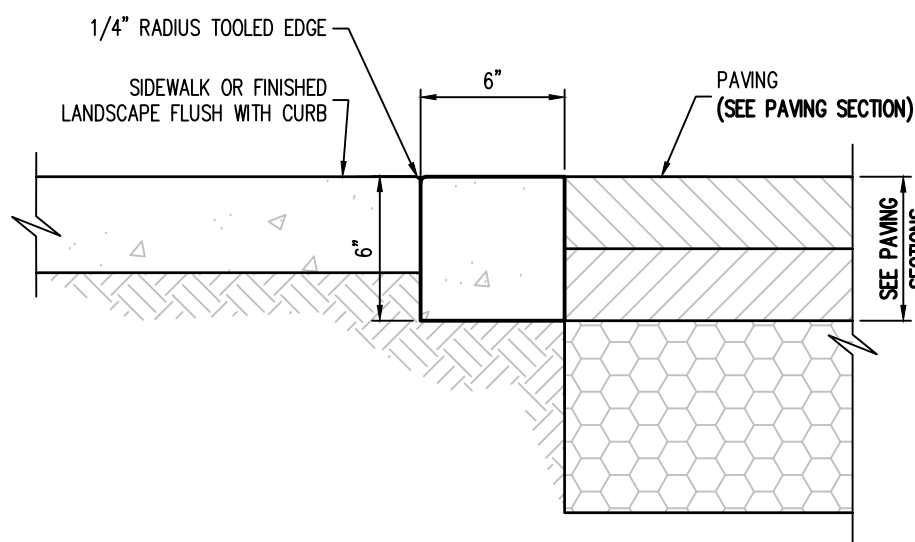


NOTE:

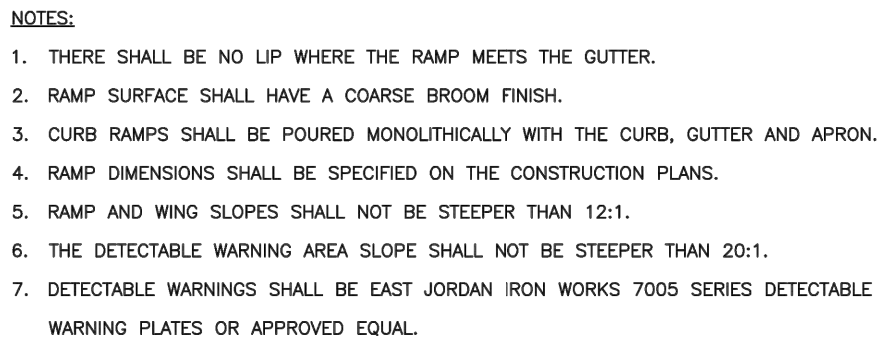
1. IF ASPHALT PATCH THICKNESS IS NOT IDENTIFIED ON PLANS USE 6" MIN ASPHALT PATCH OR EXISTING THICKNESS PLUS 1", WHICH EVER THICKNESS IS GREATER.
2. MINIMUM DEPTH OF WEARING COURSE SHALL BE 1" AND SHALL BE GRADING 5S ASPHALT.
3. MINIMUM DEPTH OF INTERMEDIATE COURSE SHALL BE 5" AND BE INSTALLED IN 2 LIFTS. INTERMEDIATE COURSE SHALL BE 5S-TACK COAT OR 6S ASPHALT.
4. PATCH SHALL BE PLACED AND COMPACTED IN LIFTS A MAXIMUM OF 3" IN DEPTH.
5. APPLY 5S-TACK COAT TO EXISTING ASPHALT AND/OR CONCRETE VERTICAL SURFACES.
6. TRENCHES LESS THAN 2' IN WIDTH MUST RECEIVE PRIOR APPROVAL FROM THE TOWN OF FIRESTONE ENGINEERING DEPARTMENT AND SHALL BE FLOW-FILLED.
7. PROVIDE 28 DAY 60 PSI CONTROLLED LOW STRENGTH FLOWABLE FILL AS SPECIFIED. USE FILL THAT FLOWS EASILY AND VIBRATION IS NOT REQUIRED. CURB TO INITIAL SET BEFORE PLACING NEW TREATED BASE COURSE. NEW FILL SHALL BE 12" WIDE OF EACH SIDE OF THE PATCH TO ALLOW FOR THE TOO NARROW TO RECEIVE COMPACTION EQUIPMENT.
8. REMOVE PAVEMENT TO A PAINTED LANE STRIPE, A UP OF GUTTER, A CURB, AN EXISTING PAVEMENT PATCH, OR AN EDGE OF THE PAVEMENT IF SUCH STREET FEATURE IS WITHIN TWO FEET OF THE SECOND SAW CUT.
9. UNPAVED UNTREATED BASE COURSE MATERIAL. DO NOT USE GRAVEL OR WASHED ROCK. PLACE NEW MATERIAL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER.
10. STRUT SAWCUT OR BLADECUT THE EXISTING ASPHALT PAVEMENT WHEN JOINING WITH NEW ASPHALT PAVEMENT.



TRENCH & CURB PATCH



FLUSH CURB DETAIL
SCALE: 1 1/2" = 1' - 0"



CURB RAMP MID BLOCK TYPE 1 DETACHED WALK

CURB, GUTTER AND DEWALK CONSTRUCTION DRAWINGS	BY: JME
	SCALE: NTS
	DATE: 1/2020

DRAWING:
SW9A

	CURB, GUTTER AND SIDEWALK CONSTRUCTION DRAWINGS	BY: JME	DRAWING: SW3
		SCALE: NTS	
		DATE: 1/2020	

Galloway

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CLUB CARWASH
FDP-23-002

STATE HIGHWAY 119 & FAIRVIEW ST
FIRESTONE, CO

[illegible]

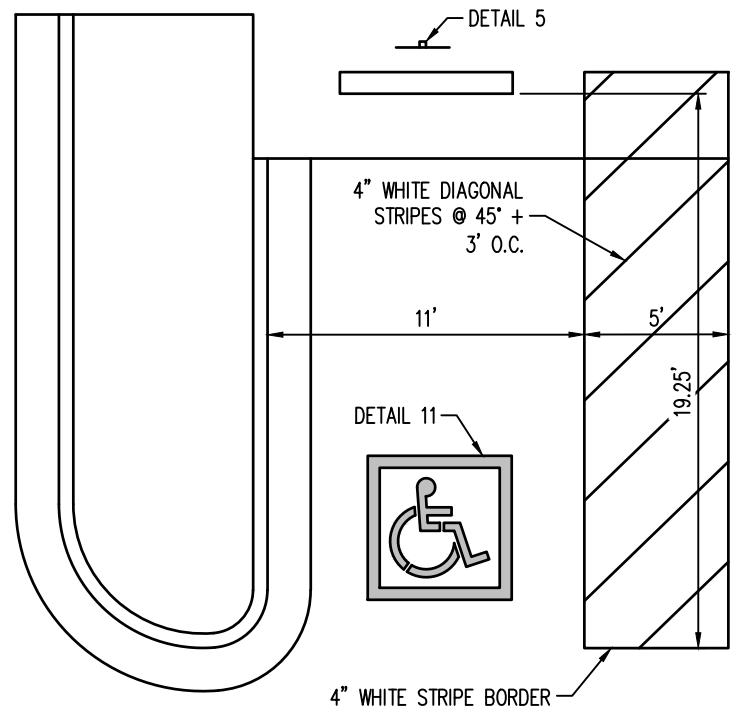
Project No:	CCW000016
Drawn By:	MSJ
Checked By:	JRR
Date:	01/11/2023

SITE DETAILS

CLUB CARWASH - FIRESTONE	
SITE DETAILS	
NAME OF APPLICATION:	CLUB CARWASH - FIRESTONE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	JANUARY 11, 2023
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REVISION DATE:	
SHEET 4 OF 29	

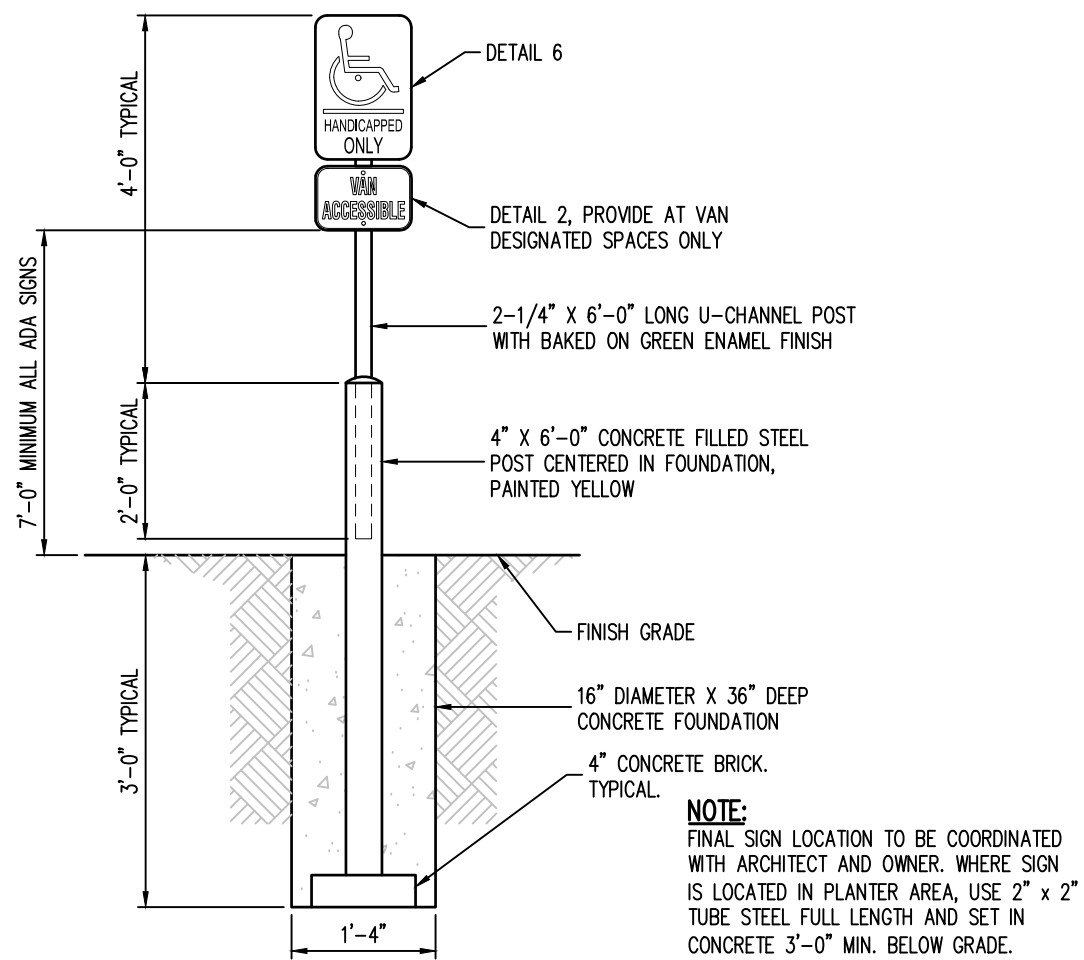
CLUB CARWASH

LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
FDP-23-002

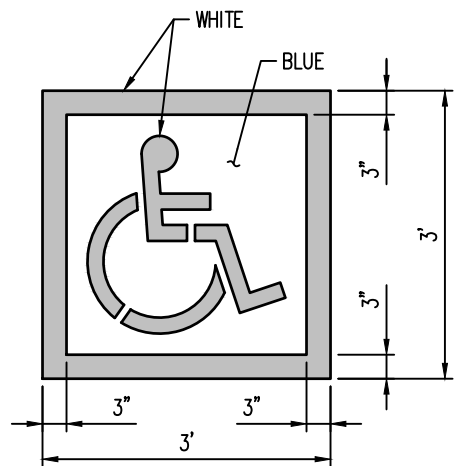


NOTE:
ALL STRIPING SHALL BE SHERWIN WILLIAMS TRAFFIC MARKING PAINT OR EQUIVALENT.

ADA PARKING DETAIL
NOT TO SCALE

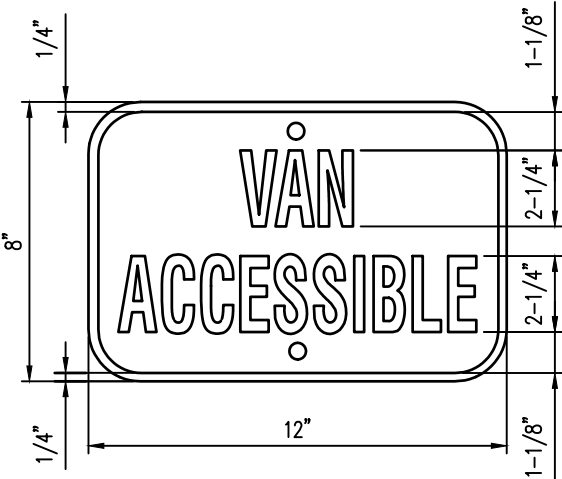


HANDICAP PARKING SIGN POST
NOT TO SCALE



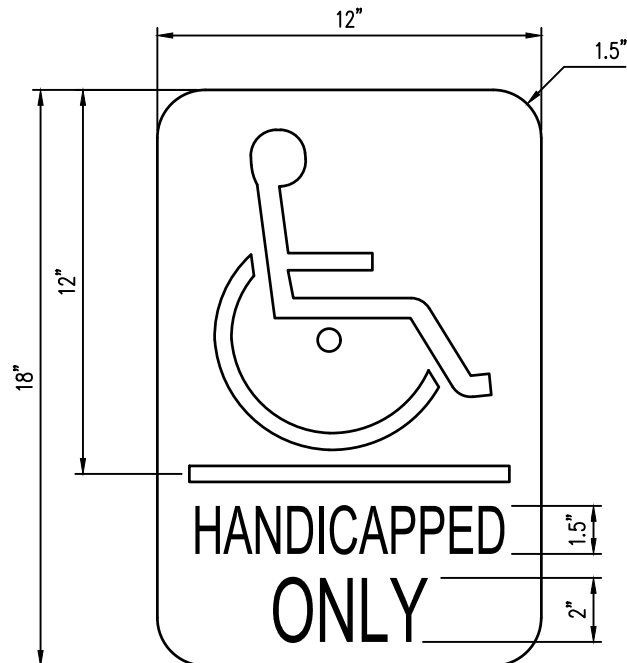
NOTES:
1. PROVIDE TWO COATS OF PAINT
2. BLUE BACKGROUND WITH WHITE SYMBOL

PAINTED ADA PARKING SYMBOL
NOT TO SCALE

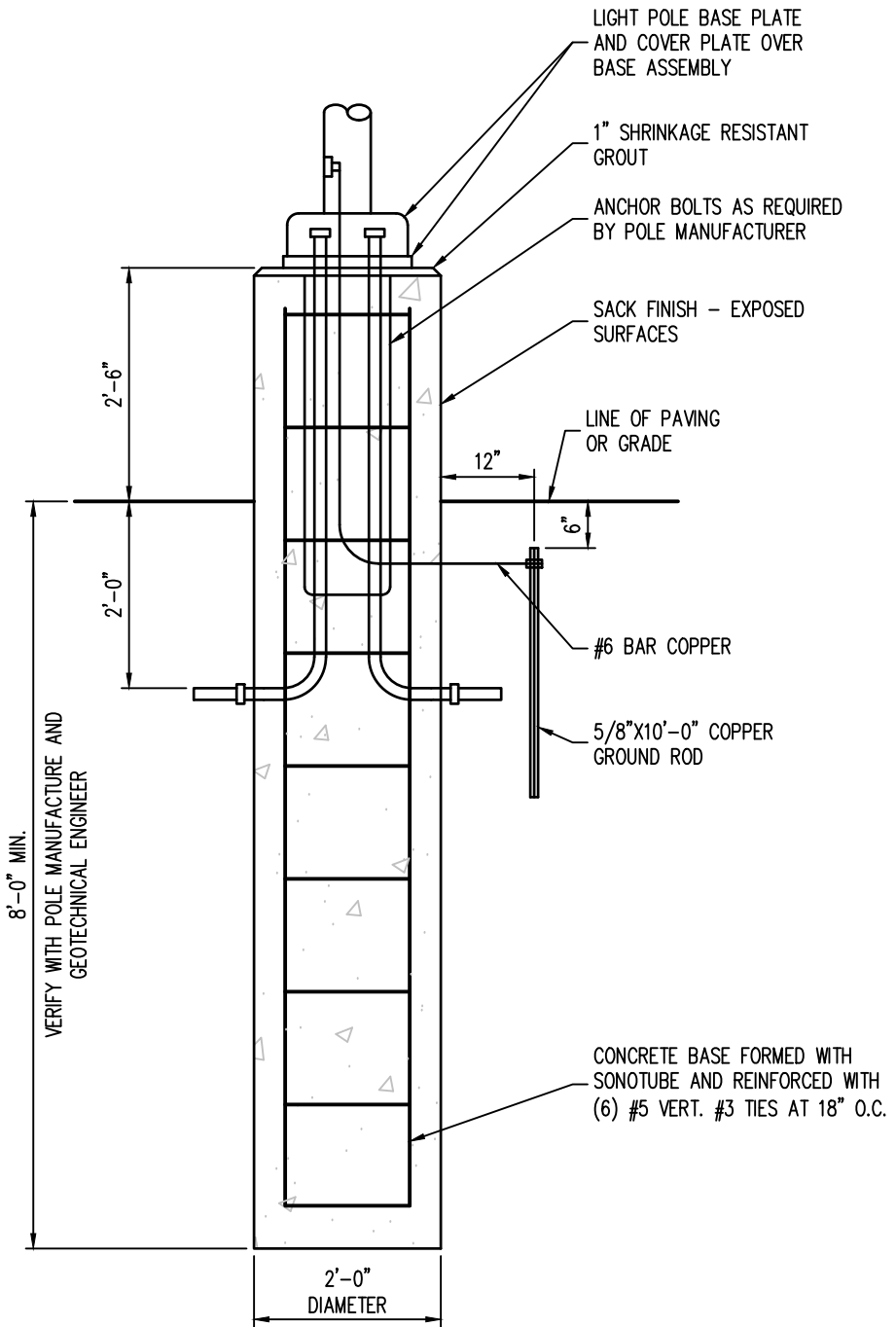


MATERIAL:
1. 0.060 ALUMINUM - BLUE BACKGROUND WITH WHITE COPY AND BORDER, 1-1/2" RADIUS CORNERS, WHITE, 2 MOUNTING HOLES.
2. SIGN USED WITH CORRESPONDING VAN SPACE.

"VAN ACCESSIBLE" SIGN
NOT TO SCALE

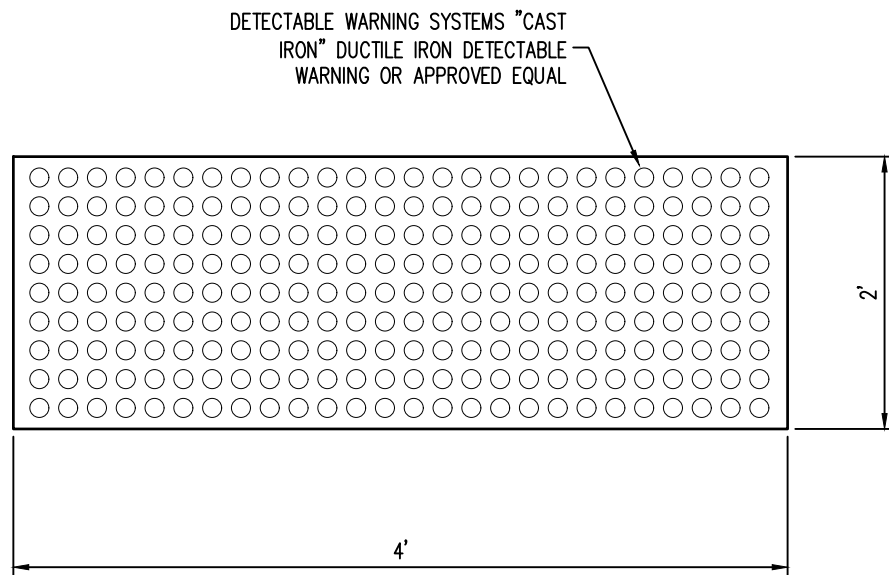


HANDICAP PARKING SIGN
NOT TO SCALE

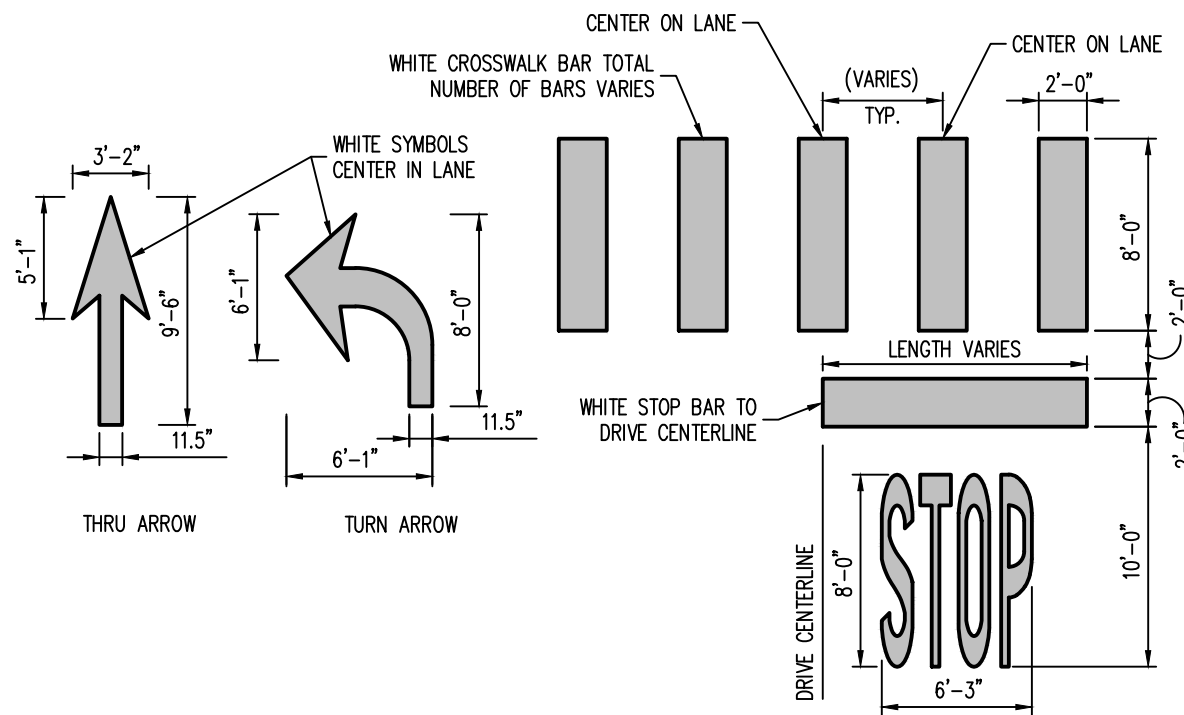


NOTE:
1. APPLY (2) COATS TRAFFIC YELLOW PAINT TO EXPOSED CONCRETE SURFACES OF POLE BASE IF LOCATED IN PARKING LOT.

LIGHT POLE BASE
1/2" = 1'-0"

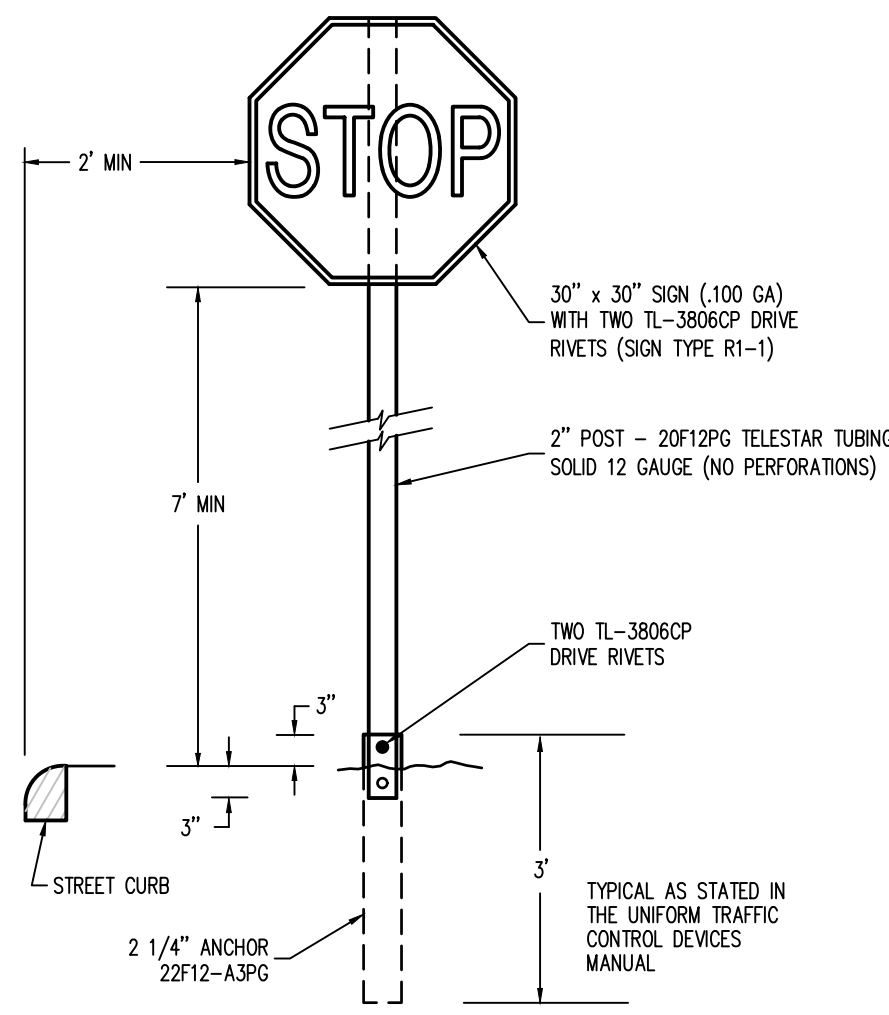


TRUNCATED DOMES
NOT TO SCALE

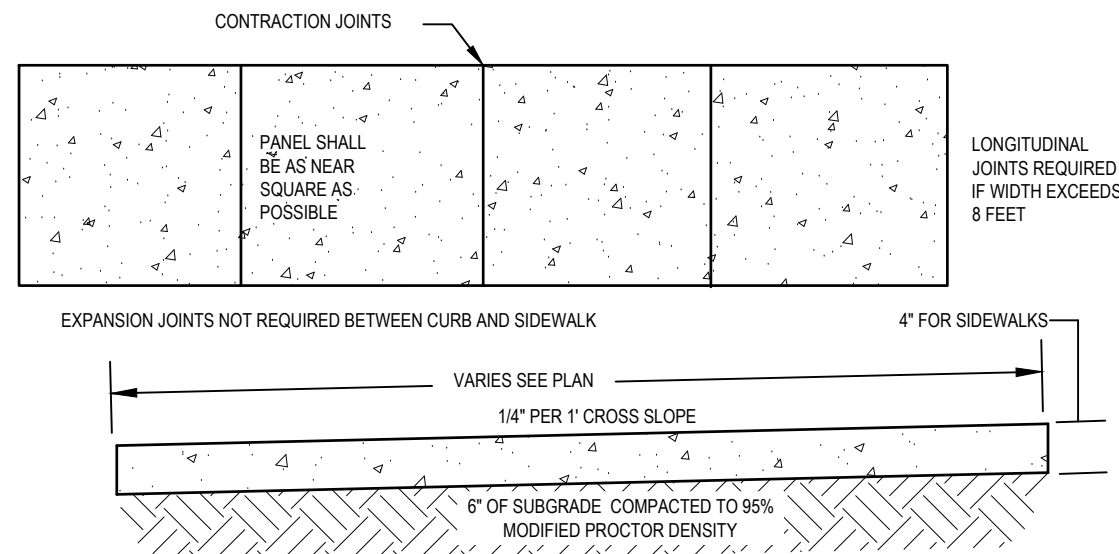


NOTES:
ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE.

LANE STRIPING DETAILS
NOT TO SCALE

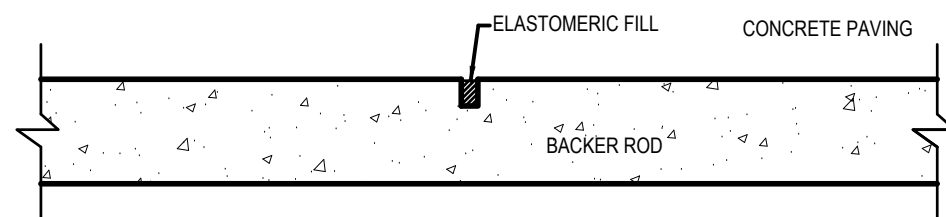


STOP SIGN DETAIL
NOT TO SCALE

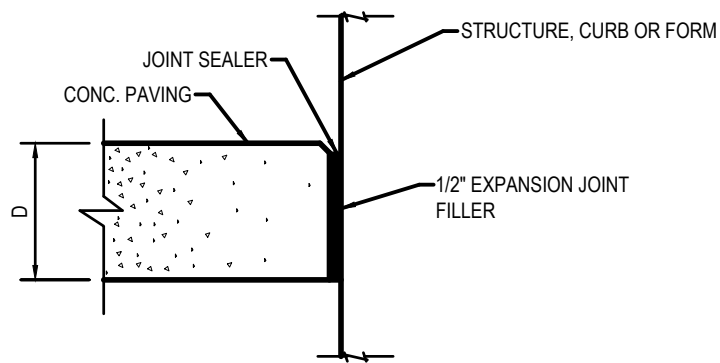


- CONTRACTION JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANEL AS POSSIBLE. NO SINGLE PANEL SHALL EXCEED 8' ON ANY SIDE. CONTRACTION JOINTS SHALL BE 3/4" DEEP.
- EXPANSION JOINTS OF 1/2" MASTIC MATERIAL SHALL BE PLACED AT THE FOLLOWING LOCATIONS:
P.C.S AND P.T.S OF CURVES
GRADE BREAKS
AT DRIVEWAYS
AT OTHER LOCATIONS AS SPECIFIED BY ENGINEER
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING TOWN AND STATE STANDARD SPECIFICATIONS.
- SEE DETAIL 8 FOR JOINT DETAILS

CONCRETE SIDEWALK
NOT TO SCALE



CONTROL JOINT DETAIL
NOT TO SCALE



ISOLATION JOINT DETAIL
NOT TO SCALE

CONCRETE JOINTING
NOT TO SCALE

CLUB CARWASH - FIRESTONE	
SITE DETAILS	
NAME OF APPLICATION:	CLUB CARWASH - FIRESTONE
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CLUB CARWASH
FDP-23-002

STATE HIGHWAY 119 & FAIRVIEW ST
FIRESTONE, CO

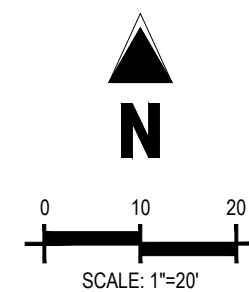
#	Date	Issue / Description	Init.
1	5/4/23	2ND FDP SUBMITTAL	MSJ
2	6/30/23	3RD FDP SUBMITTAL	MSJ
3	8/16/23	FDP CHECK SET	MSJ

Project No:	CCW000016
Drawn By:	MSJ
Checked By:	JRR
Date:	01/11/2023

SITE DETAILS

LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
FDP-23-002

1. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO BID.
2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL STATE AND LOCAL STORMWATER DISCHARGE AND EROSION CONTROL PERMITS ON SITE PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
3. THIS DESIGN IS BASED ON A SOIL AND FOUNDATION INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
4. ALL LANDSCAPING AREAS SHALL BE GRADED 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 2' DEPTH.
5. ALL SPOT GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ON-SITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION. REFER TO EROSION CONTROL PLANS AND DETAILS FOR INFORMATION.
7. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
8. SEE THE SITE SURVEY FOR SURVEY INFORMATION AND LEGAL DESCRIPTION.
9. THE PROPOSED STORM SYSTEM ON-SITE IS PRIVATELY OWNED AND MAINTAINED.
10. IN LANDSCAPING AREAS ADJACENT TO PROPOSED BUILDING, MINIMUM SLOPE SHALL BE 5% FOR THE FIRST 5'.
11. EXCAVATION AND EMBANKMENT SHALL MEET SECTION 203 OF CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OR REQUIREMENTS OTHERWISE SET FORTH IN THE APPROVED SLOES REPORT.
12. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
13. MATCH EXISTING GRADES AT SOUTH EDGE OF LOT REPRESENT GRADE AT BOTTOM OF WALL BY OTHERS. WALL UNDER SEPARATE PERMIT.
14. GRADING BASED ON DESIGN DOCUMENTS FOR OVERALL FIRELIGHT PARK DEVELOPMENT. GRADES IN FIELD TO BE CONFIRMED PRIOR TO THE START OF CONSTRUCTION.
15. ADD 4900' TO ALL SPOT ELEVATIONS



5460	EXISTING MAJOR CONTOUR
52	EXISTING MINOR CONTOUR
5450	PROPOSED MAJOR CONTOUR
50	PROPOSED MINOR CONTOUR
15.00	PROPOSED SPOT ELEVATION
TC	PROPOSED TOP OF CURB ELEVATION
FL	PROPOSED FLOWLINE ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
ME	MATCH EXISTING
TBC	CURB TOP BACK
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
LP	LOW POINT
HP	HIGH POINT
SW	SIDEWALK

	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED RIDGELINE/GRADE BREAK
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED DITCH FLOWLINE BY OTHERS
	EXISTING STORM SEWER (LESS THAN 12")
	PROPOSED STORM SEWER (LESS THAN 12")
	EXISTING STORM SEWER (12" AND LARGER)
	PROPOSED STORM SEWER (12" AND LARGER)
	EXISTING STORM SEWER MANHOLE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED TYPE R COMBINATION STORM INLET

- ① PROPOSED 2 FT CONCRETE CROSS PAN
- ② EXISTING GRASS LINED SWALE
- ③ EXISTING SITE WALL
- ④ PROPOSED STORM INLET
- ⑤ PROPOSED STORM MANHOLE
- ⑥ PROPOSED STORM SEWER
- ⑦ STORM SEWER BY OTHERS
- ⑧ PROPOSED ADA RAMP
- ⑨ PROPOSED 8' WIDE CONCRETE CROSS PAN
- ⑩ TRANSITION FROM FLUSH TO 6" VERTICAL CURB
- ⑪ PROPOSED 6" TRENCH DRAIN CONNECTION TO BUILDING

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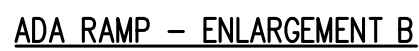


STATE HIGHWAY 119 & FAIRVIEW ST
FIRESTONE, CO

Project No:	CCW000016
Drawn By:	MSJ
Checked By:	JRR
Date:	01/11/2023

7

LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
FDP-23-002



GRADING LEGEND	
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-----52-----	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SPOT ELEVATION
TC	PROPOSED TOP OF CURB ELEVATION
FL	PROPOSED FLOWLINE ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
EG	EXISTING GRADE
ME	MATCH EXISTING
CO	CURB OPENING
TBC	CURB TOP BACK
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
LP	LOW POINT
HP	HIGH POINT

SITE LEGEND

	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED FLOWLINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	EXISTING STORM SEWER MANHOLE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM INLET

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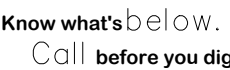
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Know what's below.
Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY EITHER THROUGH POT-HOLE OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT 181 LOCATED SOUTHWEST CORNER HWY 119 & SANDSTONE DR, +/- 238' SOUTH OF S EDGE OF HWY 199 & +/- 81' WEST OF BACK OF DETACHED WALK WEST OF SANDSTONE DR AT CENTERLINE OF EAST HEADWALL OF DRAINAGE STRUCTURE.

BM#181 NAVD 88, ELEVATION = 4927.01'



CLUB CARWASH - FIRESTONE	
GRADING ENLARGEMENTS	
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TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
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SHEET 8 OF 29	

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CLUB CARWASH
FDP-23-002

STATE HIGHWAY 119 & FAIRVIEW ST
FIRESTONE, CO

[illegible]

Project No:	CCW000016
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GRADING ENLARGEMENTS

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RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
FDP-23-002

[illegible]

EROSION CONTROL DETAILS

12

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

November 2010 Urban Drainage and Flood Control District SP-5
Urban Storm Drainage Criteria Manual Volume 3

SP-6
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3
November 2010

ST-2 Urban Drainage and Flood Control District November 2010
 Urban Storm Drainage Criteria Manual Volume 3

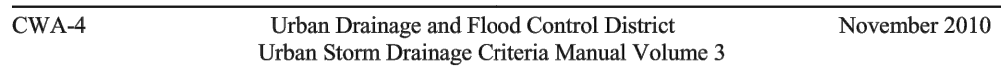
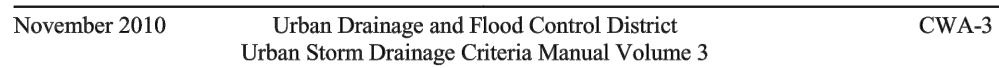
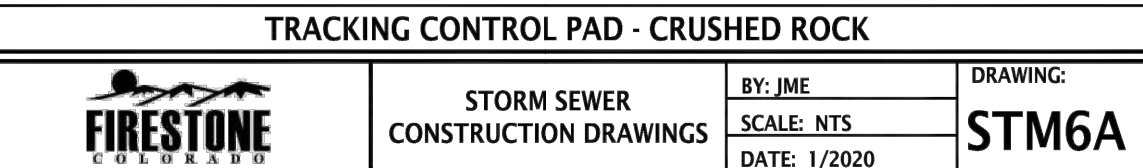
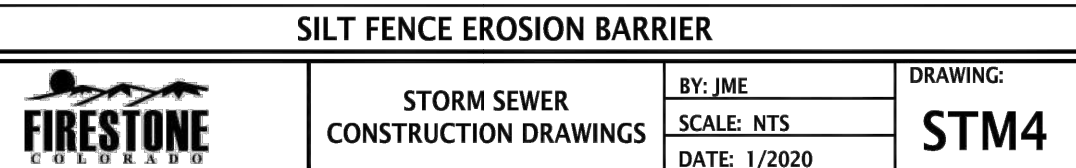
November 2010 Urban Drainage and Flood Control District ST-3
Urban Storm Drainage Criteria Manual Volume 3

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

CLUB CARWASH - FIRESTONE	
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SHEET **12** OF 29

LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
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FDP-23-002



13

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

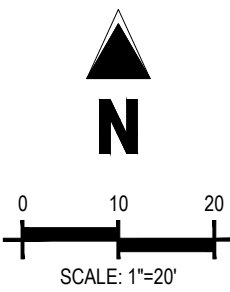
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ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. COMMENCING AT THE WEST QUARTER CORNER FOR SAID SECTION 5 AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO HAVE AN ASSUMED BEARING OF S 0°04'43" W, MONUMENTED AT THE NORTH END OF SAID LINE BY A NO. 6 BEAR OF UNKNOWN LENGTH WITH AN ATTACHED 2" ALUMINUM CAP STAMPED "LS 25937, 1994" AND MONUMENTED AT THE SOUTH END OF SAID LINE BY A NO. 6 BEAR OF UNKNOWN LENGTH WITH AN ATTACHED ILLEGIBLE 3-1/4" ALUMINUM CAP, AND WITH ALL OTHER BEARINGS RELATIVE THERETO.

BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT 181 LOCATED SOUTHWEST CORNER HWY 119 & SANDSTONE DR, +/- 238' SOUTH OF S EDGE OF HWY 199 & +/- 81' WEST OF BACK OF DETACHED WALK WEST OF SANDSTONE DR AT CENTERLINE OF EAST HEADWALL OF DRAINAGE STRUCTURE.

BM#181 NAVD 88, ELEVATION = 4927.01'

1. UTILITIES SHOWN WITHIN PRIVATE DRIVE TO NORTH ARE BASED ON LATEST AVAILABLE DESIGN INFORMATION FROM FRIELIGHT PARK DEVELOPER. ALL EXISTING UTILITIES TO BE VERIFIED PRIOR TO CONSTRUCTION.
2. GAS SERVICE TO BUILDING – REFERENCE BUILDING MECHANICAL PLANS. GC TO COORDINATE INSTALLATION OF SERVICE LINES, METERS, AND SERVICE ENTRIES WITH XCEL ENERGY.
3. ELECTRICAL SERVICE TO BUILDING – REFERENCE BUILDING ELECTRICAL PLANS. GC TO INSTALL (2) 2" SCHEDULE 40 PVC CONDUIT FOR SECONDARY SERVICE FROM EXISTING TRANSFORMER TO BUILDING AND INSTALLATION AND MATERIALS BY GC. GC TO COORDINATE INSTALLATION OF SECONDARY ELECTRICAL SERVICES, METERS, AND OTHER APPURTENANCES WITH UNITY COMPANY.
4. CAUTION – UTILITY CROSSING FOR ALL DRY UTILITY AND WET UTILITY CROSSINGS, GC TO COORDINATE WITH DRY UTILITY PROVIDER TO ASSURE ADEQUATE CLEARANCES BETWEEN EXISTING/PROPOSED DRY UTILITY AND DRY OR WET UTILITY INSTALLATION. FOR WET UTILITY AND WET UTILITY CROSSINGS GC TO CONFIRM INVERTS AND MINIMUM 18" VERTICAL CLEARANCE PRIOR TO INSTALLATION.
5. ALL PROPOSED STORM SEWER AND APPURTENANCES SHOWN ARE PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
6. THE MINIMUM REQUIRED FRIE FLOW IS 1,500 GALLONS PER MINUTE.



	PROPERTY BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER VALVE
	PROPOSED WATER GATE VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING STORM SEWER (LESS THAN 12")
	PROPOSED STORM SEWER (LESS THAN 12")
	EXISTING STORM SEWER (12" AND LARGER)
	PROPOSED STORM SEWER (12" AND LARGER)
	EXISTING STORM SEWER MANHOLE
	PROPOSED STORM SEWER MANHOLE
	PROPOSED TRANSFORMER
	PROPOSED FIRE HYDRANT
	PROPOSED STORM INLET

- (1) EXISTING FIRE HYDRANT TO REMAIN
- (2) EXISTING 2" WATER STUB PROVIDED BY DEVELOPER
- (3) PROPOSED 2" CURB STOP PER LEFT HAND WATER DISTRICT SPEC II N.4
- (4) PROPOSED WATER RECLAMATION SYSTEM. REFER TO MEP PLANS FOR DETAIL
- (5) UTILITY CROSSING. PROVIDE 18" CLEAR
- (6) PROPOSED TELECOM CONNECTION TO BUILDING. CONTRACTOR TO COORDINATE WITH OWNER AND UTILITY PROVIDER
- (7) PROPOSED FIRE HYDRANT. SEE DETAIL SHEET 16
- (8) PROPOSED 2" DOMESTIC WATER BUILDING CONNECTION. METER EXTERNAL TO BUILDING PER DETAIL SHEET 15. SEE PLUMBING PLANS FOR CONTINUATION
- (9) PROPOSED 2" DOMESTIC WATER SERVICE LINE. TYPE K SEAMLESS COPPER. METER AND BACKFLOW PREVENTER INTERNAL TO BUILDING. SEE DETAIL SHEET 16 AND PLUMBING PLANS.
- (10) PROPOSED ELECTRICAL TRANSFORMER
- (11) PROPOSED 4' DIAMETER SAMPLING MANHOLE. SEE DETAILS SHEET 17
- (12) PROPOSED GAS METER AND BUILDING POINT OF CONNECTION
- (13) PROPOSED ELECTRICAL SERVICE METER
- (14) PROPOSED SITE LIGHT
- (15) PROPOSED ELECTRIC LINE (PRIMARY). CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER
- (16) PROPOSED ELECTRIC LINE (SECONDARY)
- (17) PROPOSED STORM SEWER TO BE INSTALLED PER DETAIL SHEET 16
- (18) PROPOSED GAS LINE
- (19) 2" SADDLE TAP AND WATER SERVICE STUB BY DEVELOPER
- (20) PROPOSED STORM SEWER MANHOLE
- (21) PROPOSED STORM SEWER INLET
- (22) TELECOM CONNECTION TO EXISTING COORDINATE WITH UTILITY PROVIDER
- (23) GAS CONNECTION TO EXISTING. COORDINATE WITH UTILITY PROVIDER. FIELD LOCATE EXISTING GAS LINE PRIOR TO CONSTRUCTION
- (24) PROPOSED 6" TRENCH DRAIN. SLOPE 0.5% TO 6" OUTLET PIPE
- (25) PROPOSED 6" STORM SEWER PIPE ROUTED INTERNAL TO BUILDING SANITARY SYSTEM

CLUB CARWASH - FIRESTONE	
UTILITY PLAN	
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CLUB CARWASH
FDP-23-002

STATE HIGHWAY 119 & FAIRVIEW ST
FIRESTONE, CO

[illegible]

Project No:	CCW000016
Drawn By:	MSJ
Checked By:	JRR
Date:	01/11/2023

UTILITY PLAN

LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
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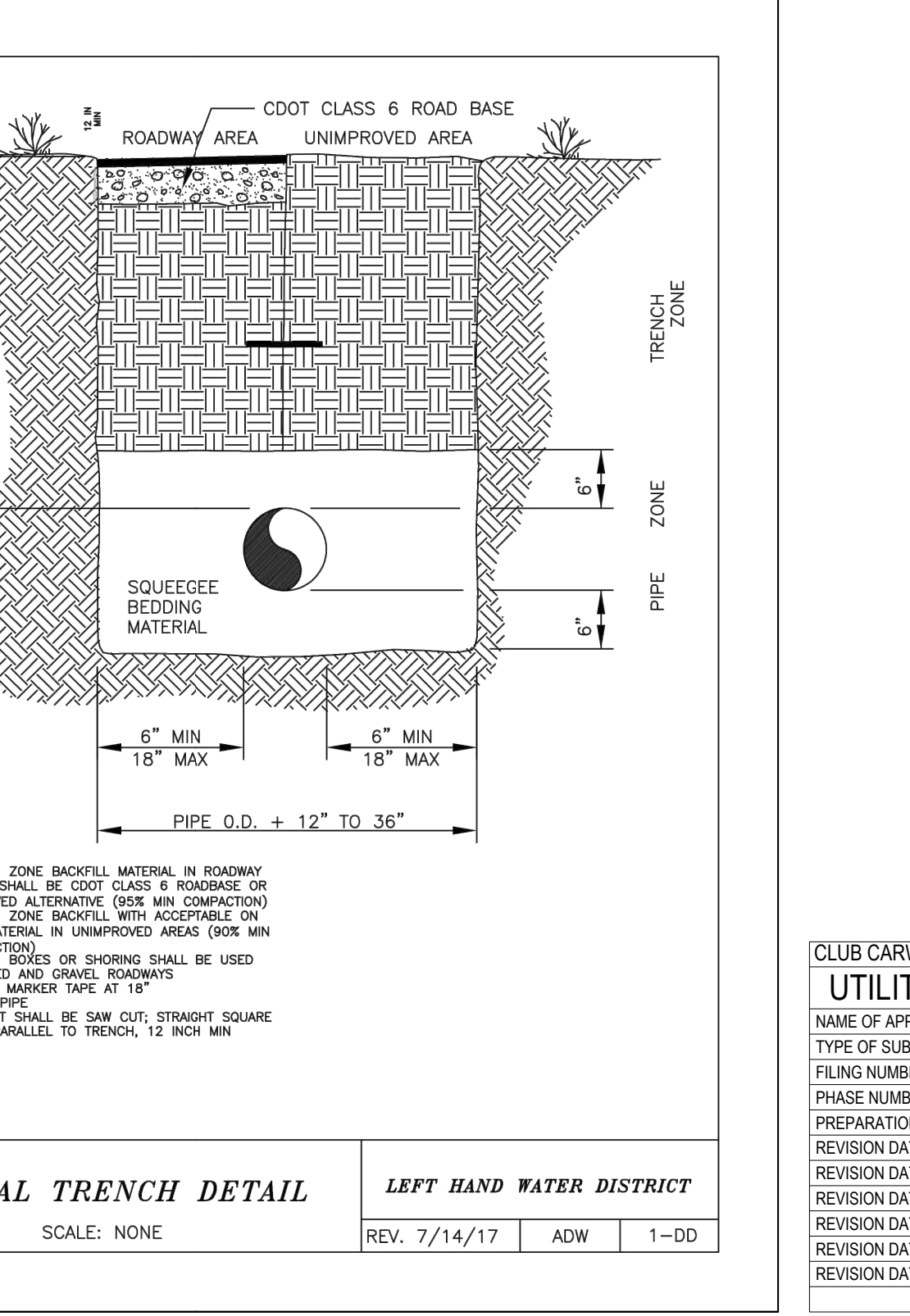
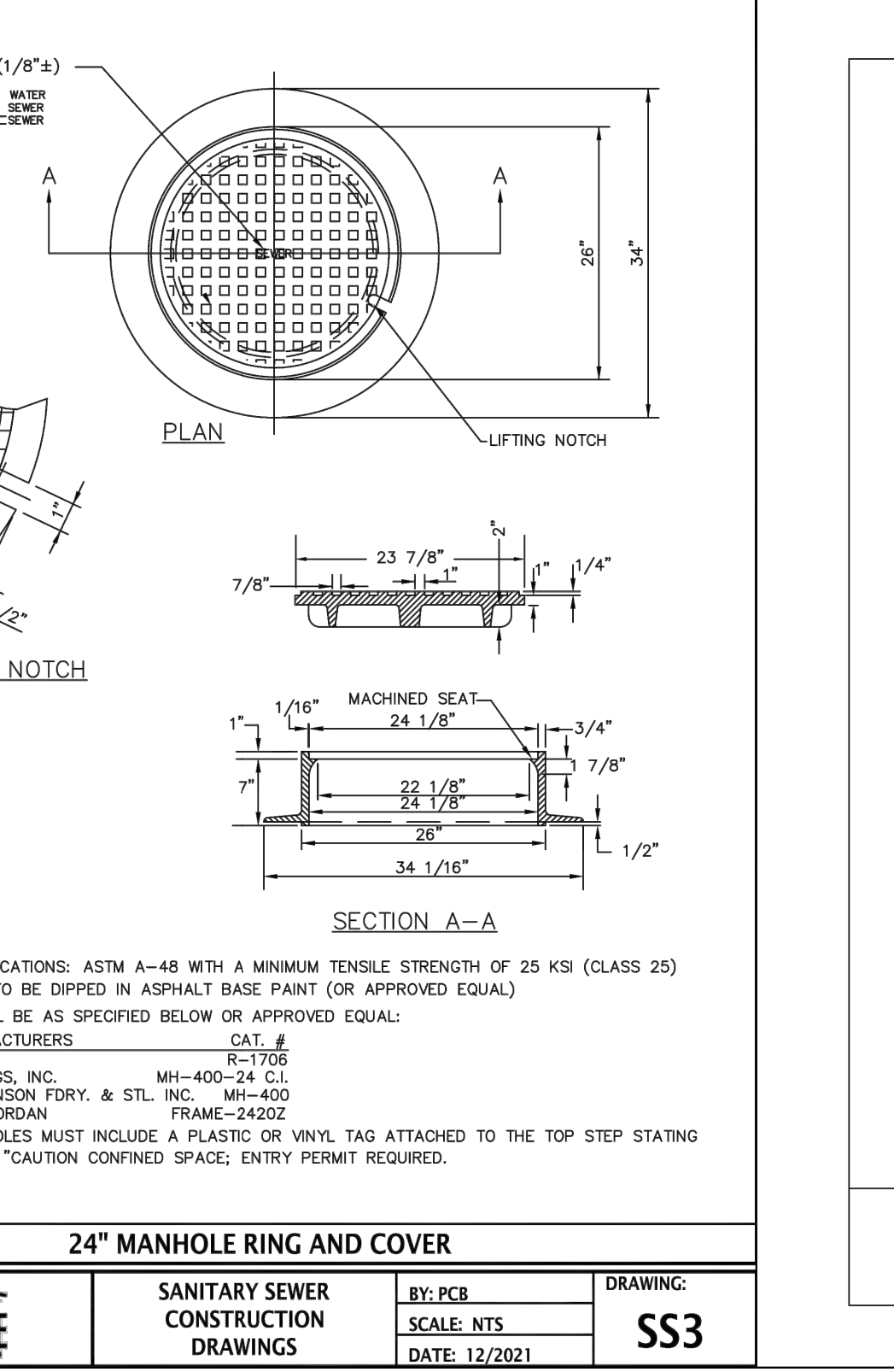
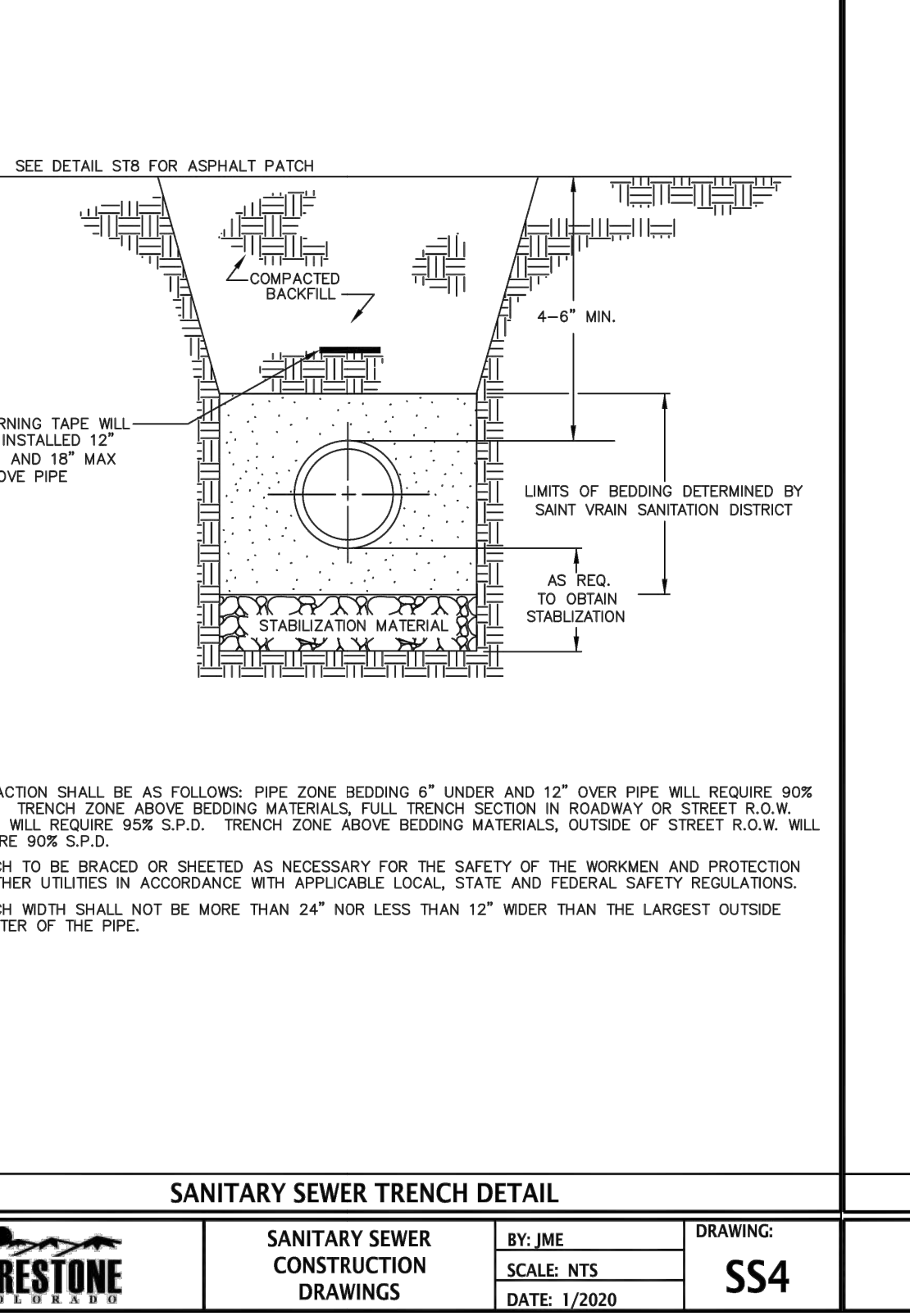
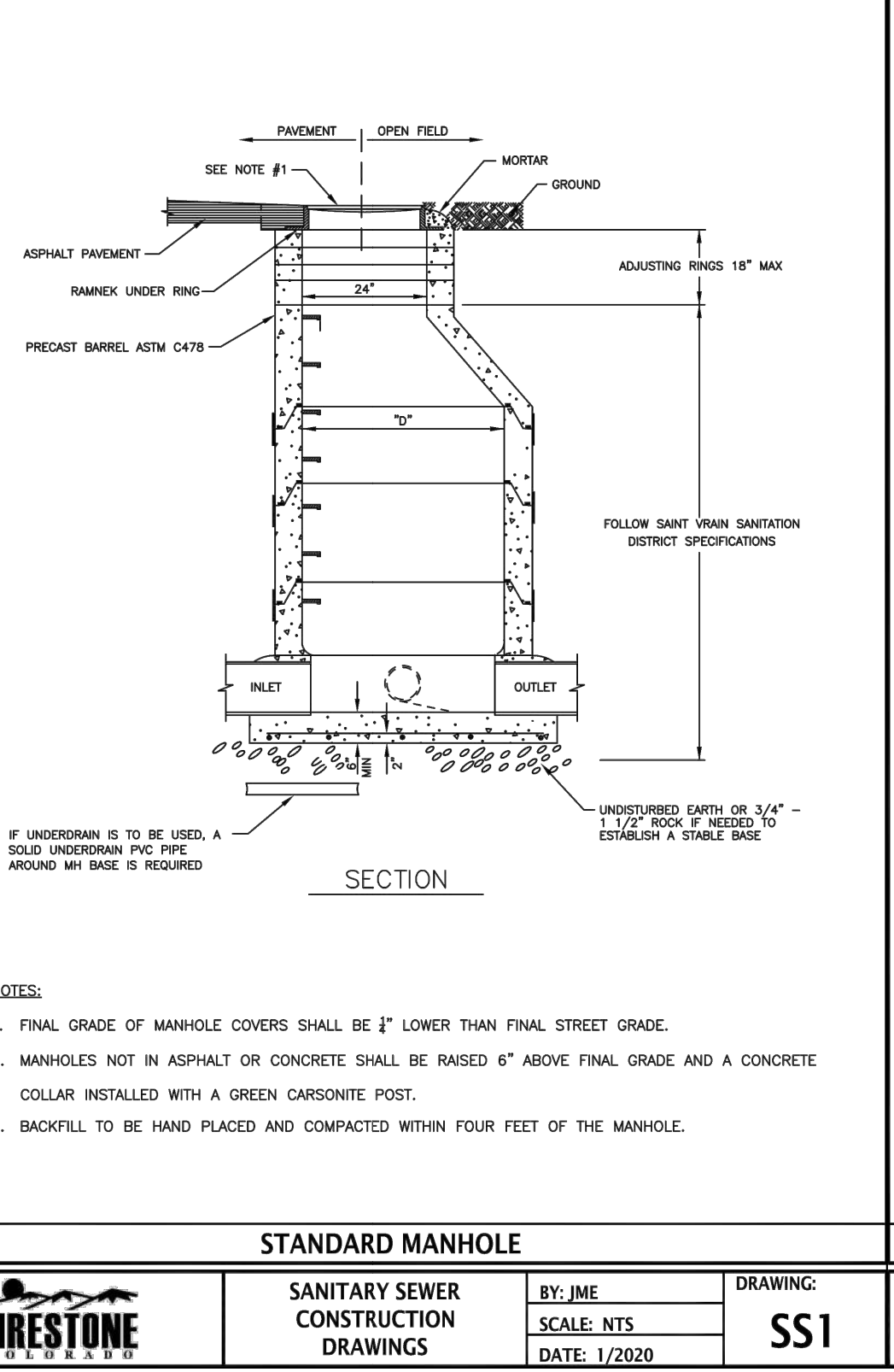
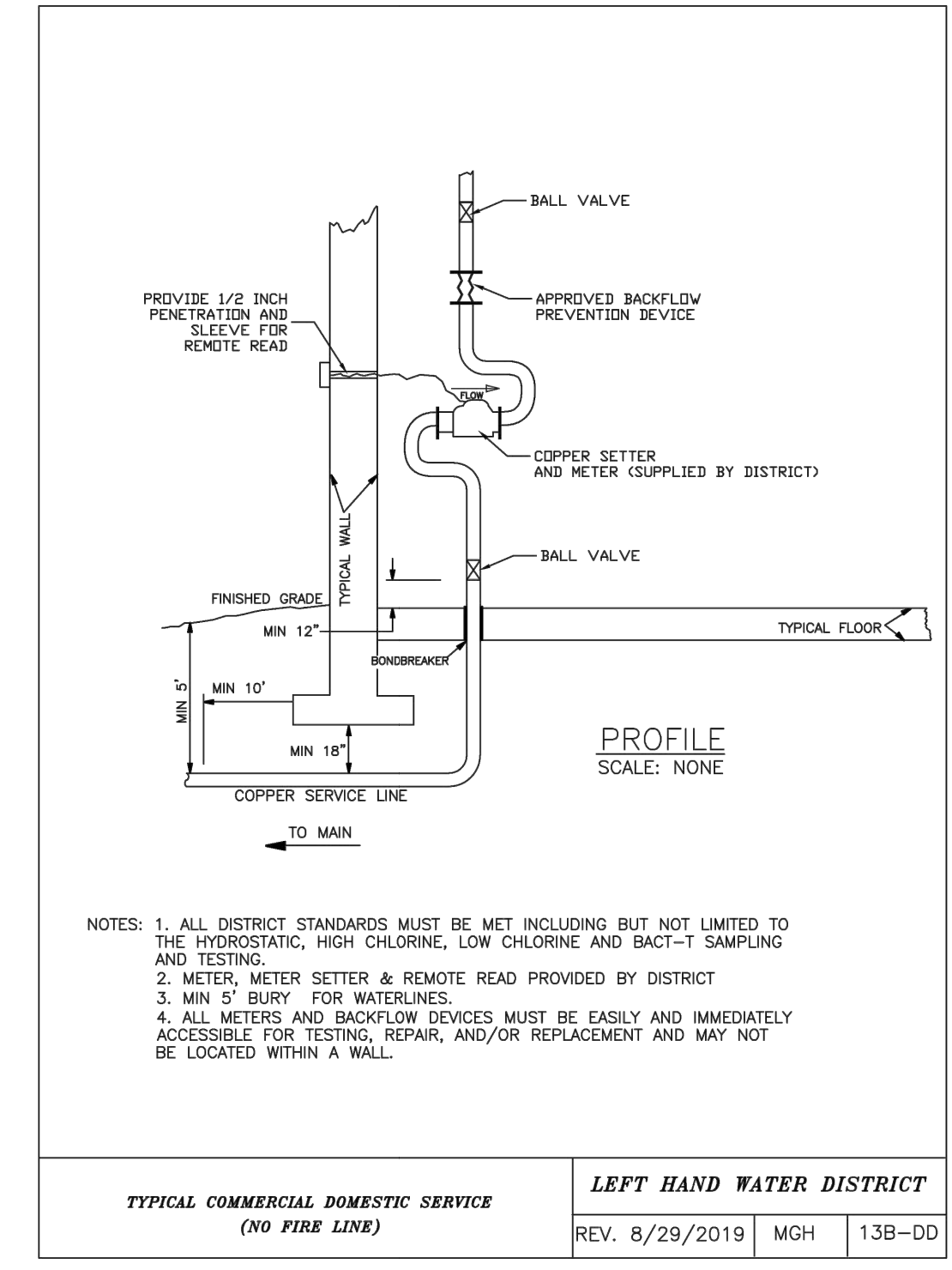
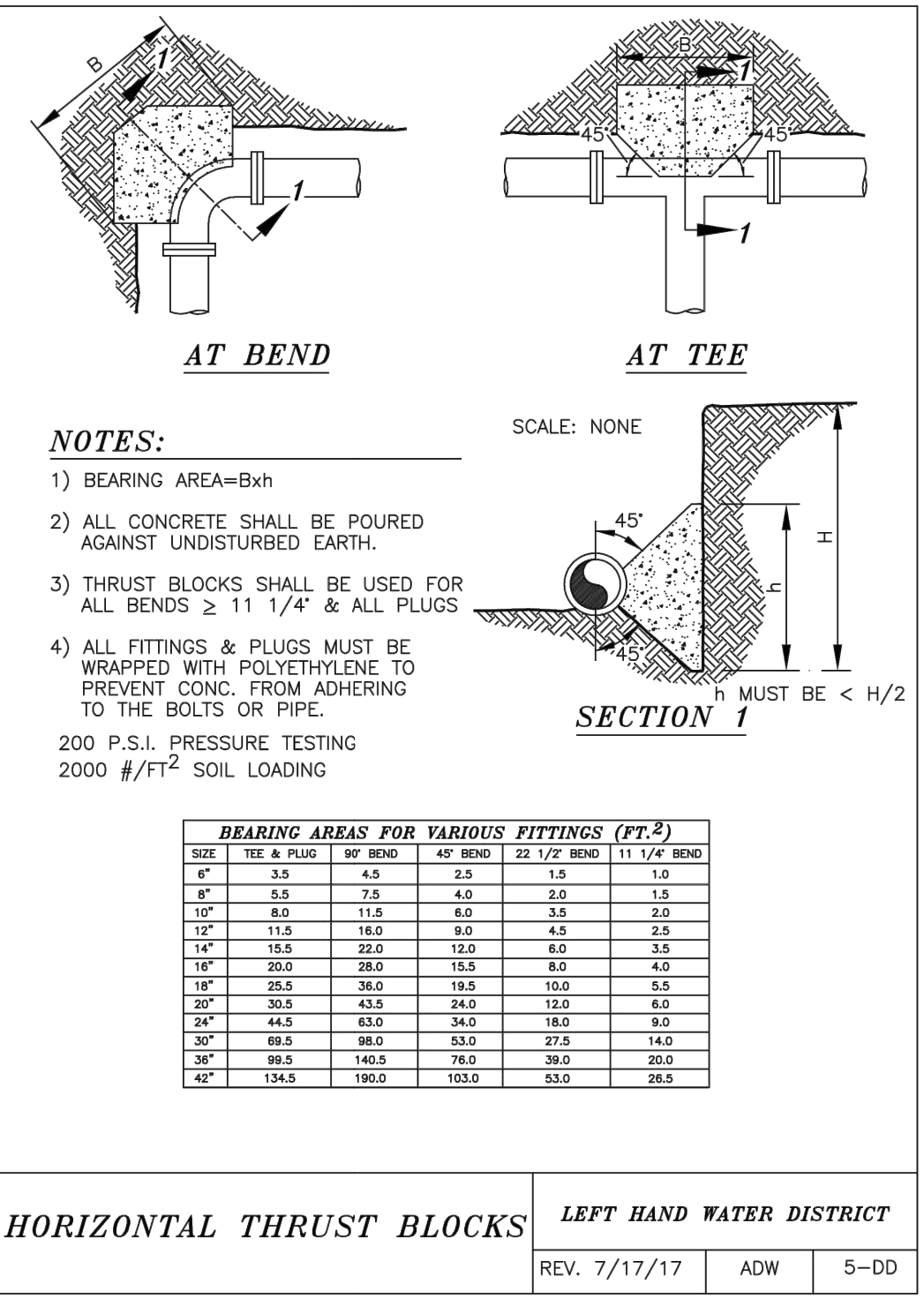
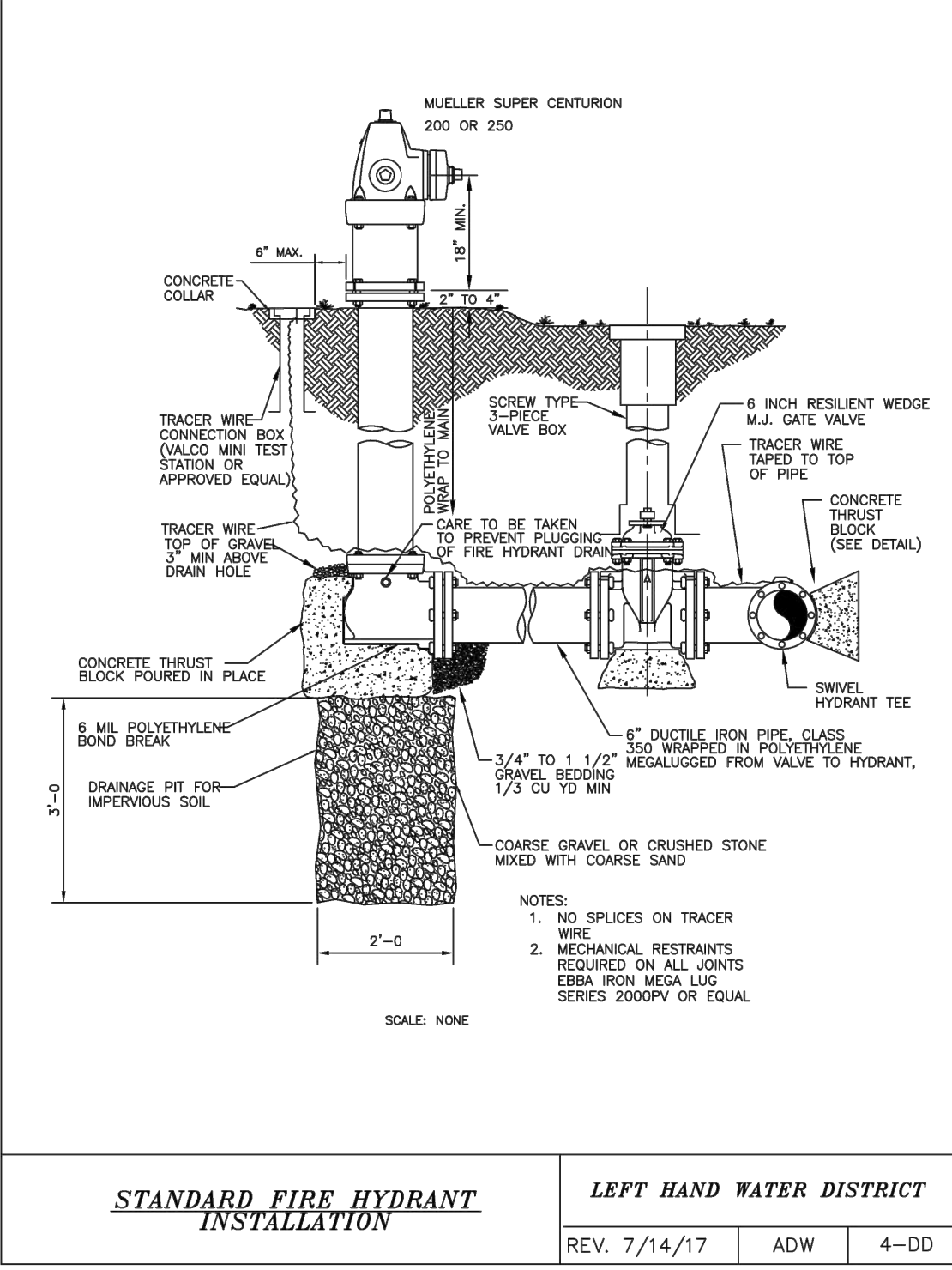
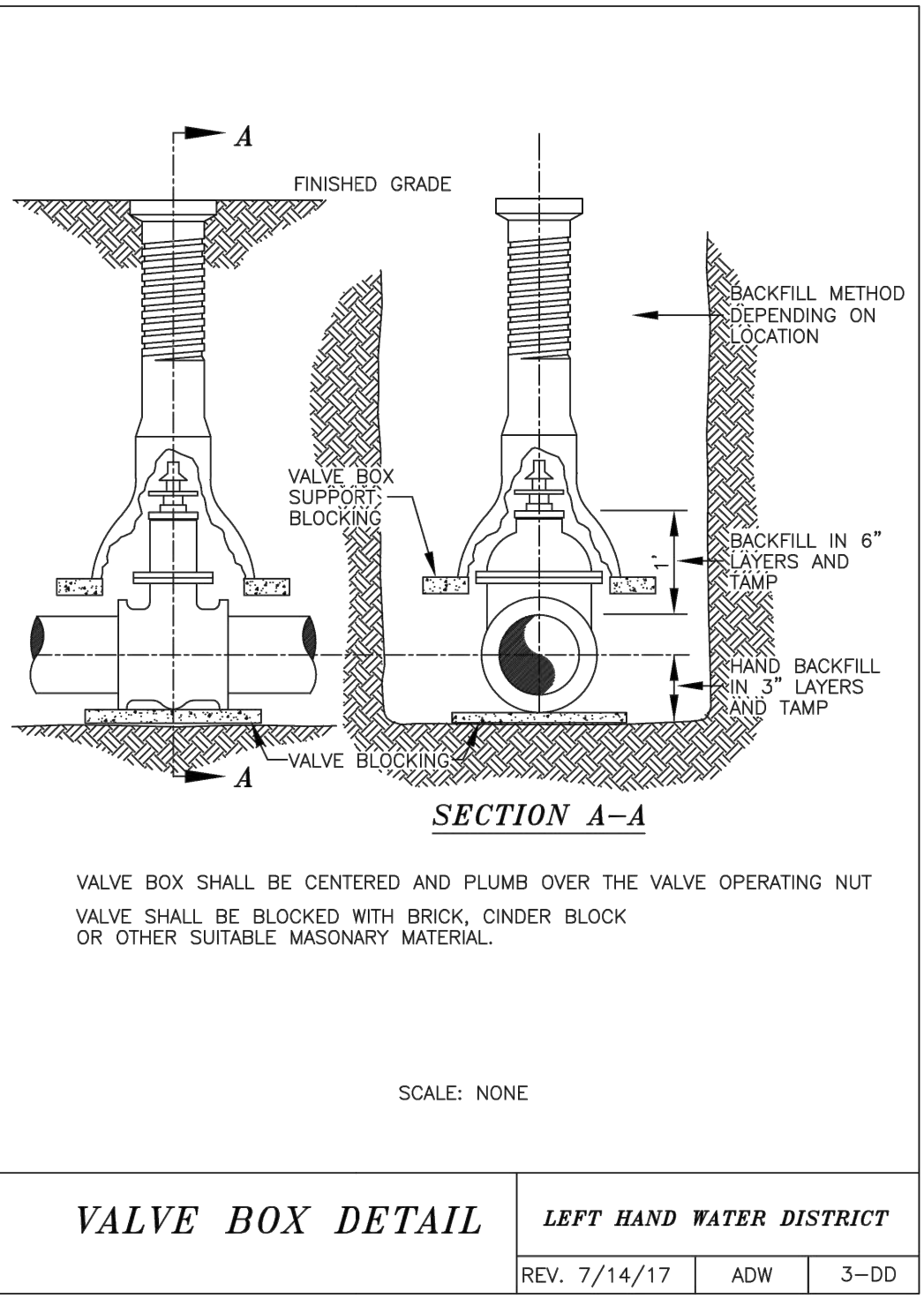
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UTILITY DETAILS

16

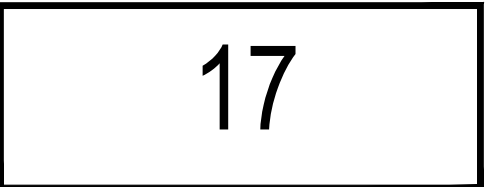


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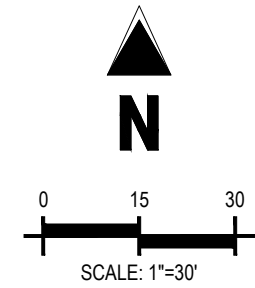
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UTILITY DETAILS

CLUB CARWASH - FIRESTONE	
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BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT 181 LOCATED SOUTHWEST CORNER HWY 119 & SANDSTONE DR, +/- 238' SOUTH OF S EDGE OF HWY 199 & +/- 81' WEST OF BACK OF DETACHED WALK WEST OF SANDSTONE DR AT CENTERLINE OF EAST HEADWALL OF DRAINAGE STRUCTURE.

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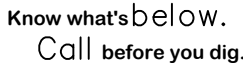
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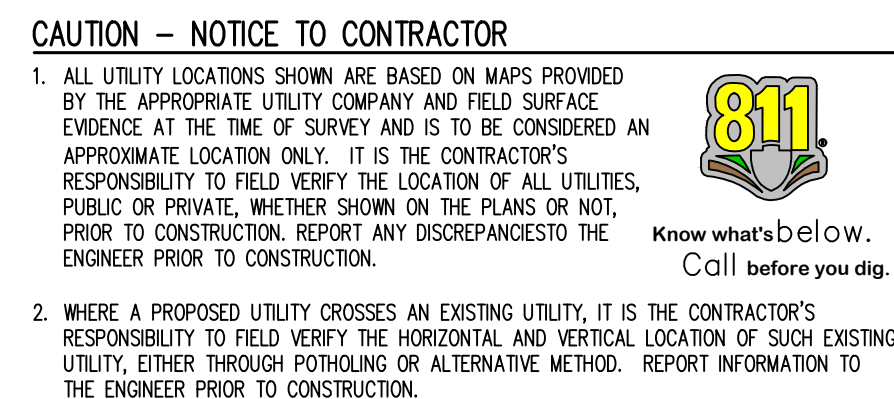
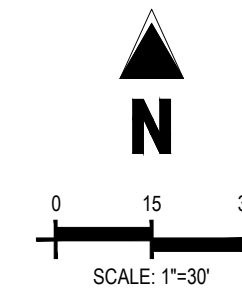
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[illegible]

Project No:	CCW000016
Drawn By:	MSJ
Checked By:	JRR
Date:	01/11/2023

STORM PLAN AND PROFILE

LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
FDP-23-002



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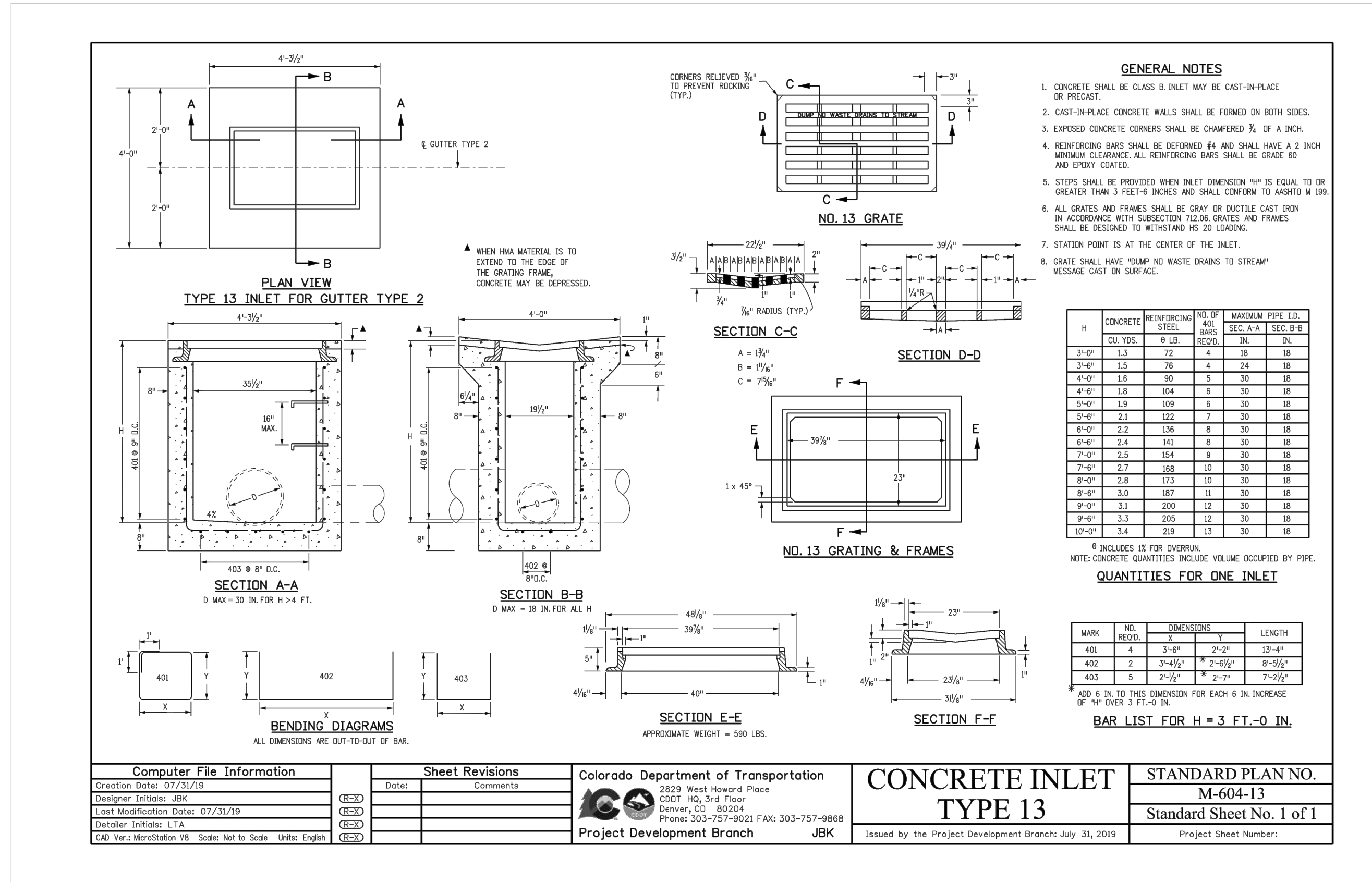
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FDP-23-002

BM#181 NAVD 88, ELEVATION = 4927.01

Know what's below.
Call before you dig

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5460	EXISTING MAJOR CONTOUR
52	EXISTING MINOR CONTOUR
5460	PROPOSED MAJOR CONTOUR
66	PROPOSED MINOR CONTOUR
15.00	PROPOSED SPOT ELEVATION
TC	PROPOSED TOP OF CURB ELEVATION
FL	PROPOSED FLOWLINE ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
EG	EXISTING GRADE
ME	MATCH EXISTING
CO	CURB OPENING
CBC	CURB TOP BACK

_____ PROPERTY BOUNDARY LINE
 _____ ADJACENT PROPERTY BOUNDARY LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - PROPOSED EASEMENT LINE
 - - - - - PROPOSED FLOWLINE
 ===== PROPOSED CURB AND GUTTER
 ===== EXISTING CURB AND GUTTER
 — SD — EXISTING STORM SEWER (LESS THAN 12")
 — SD — PROPOSED STORM SEWER (LESS THAN 12")
 [---] PROPOSED STORM SEWER (12" & LARGER)
 (SD) EXISTING STORM SEWER MANHOLE
 (C) PROPOSED STORM SEWER MANHOLE
 → DRAINAGE FLOW ARROW
 ⚠ DRAINAGE DESIGN POINT
 100 BASIN DESIGNATION
 0.00 5-YEAR RUNOFF COEFFICIENT
 0.00 100-YEAR RUNOFF COEFFICIENT
 BASIN AREA IN ACRES

1. RUNOFF FROM BASIN R-1 WILL CONVERGE TO BASIN A-1. THE RUNOFF WILL FLOW INTO THE TYPE 13 INLET, DESIGNATED AS DESIGN POINT 1, AND FROM THERE BE CONVEYED TO THE DETENTION POND EAST OF THE SITE.

BASIN SUMMARY TABLE						
Tributary Sub-basin	Area (acres)	C _s	C ₁₀₀	t _c (min)	Q _s (cfs)	Q ₁₀₀ (cfs)
A-1	0.24	0.43	0.68	11.98	0.3	1.1
A-2	0.12	0.64	0.79	6.85	0.3	0.8
A-3	0.18	0.84	0.89	5.57	0.5	1.4
A-4	0.42	0.65	0.79	9.14	0.8	2.5
B	0.11	0.29	0.58	11.61	0.4	0.7
C	0.13	0.59	0.76	9.73	0.2	0.8
D	0.24	0.27	0.60	11.69	0.2	1.0
R	0.12	0.85	0.89	5.00	0.4	1.0

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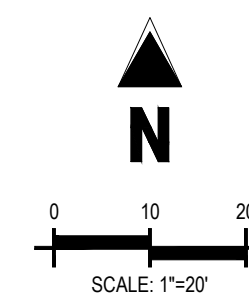
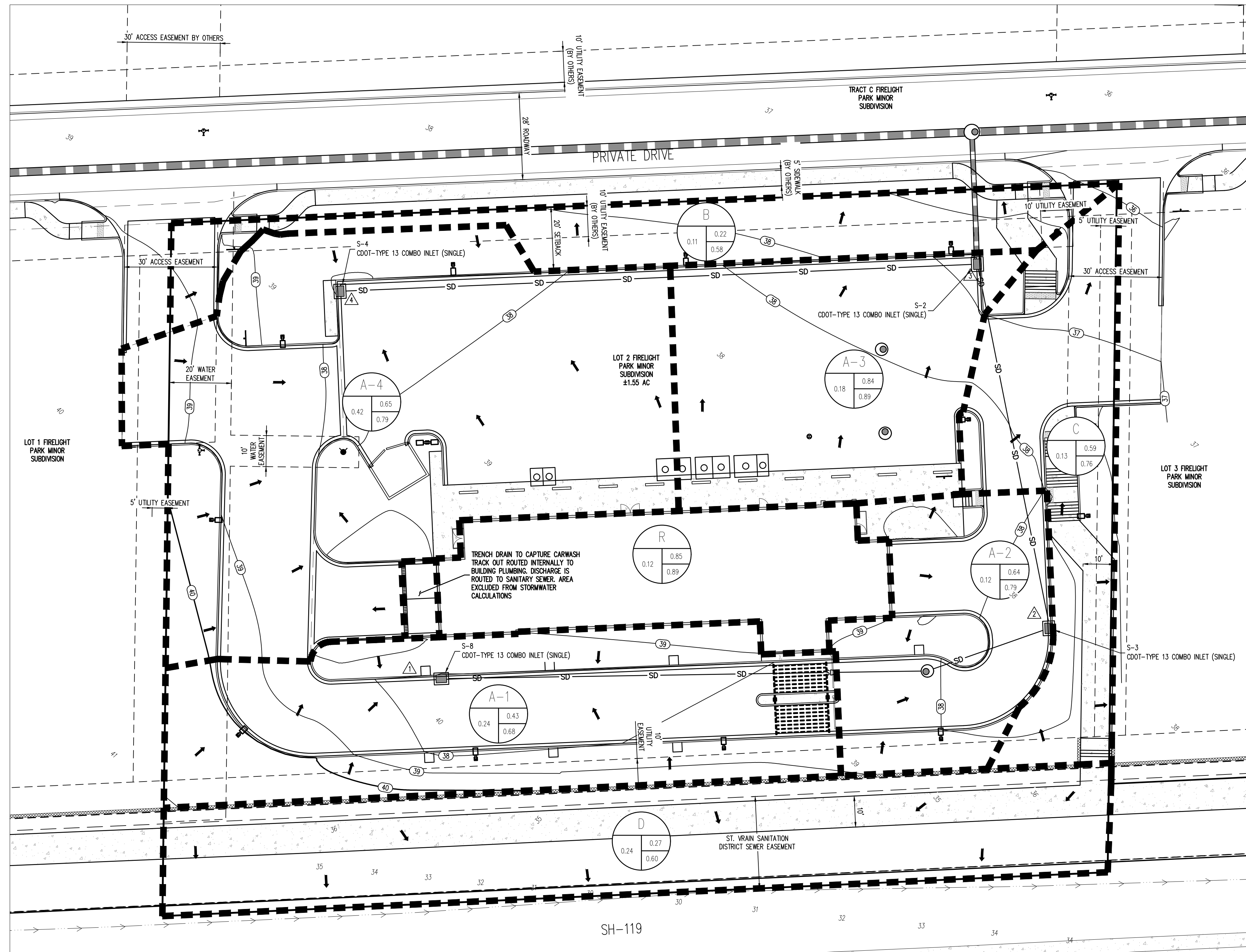
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FIRESTONE, CO

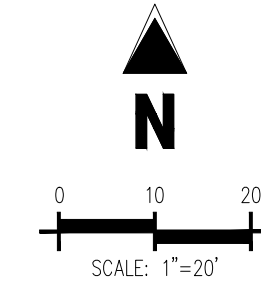
Project No:	CCW000016
Drawn By:	
Checked By:	
Date:	01/11/2023

21



CLUB CARWASH - FIRESTONE	
PROPOSED DRAINAGE PLAN	
NAME OF APPLICATION:	CLUB CARWASH - FIRESTONE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	JANUARY 11, 2023
REVISION DATE:	MAY 4, 2023
REVISION DATE:	JUNE 30, 2023
REVISION DATE:	
REVISION DATE:	
	SHEET 21 OF 29

LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
FDP-23-002



20'-0" (TOTAL ASSEMBLY HEIGHT)

18'-0" (POLE HEIGHT)

2'-0"

FULL CUT-OUT LED AREA LUMINAIRE,
DARK BRONZE COLOR

NOTE: POLE LIGHTS AND BUILDING LIGHTS SHALL BE
DOWN CAST FIXTURES. LIGHTS TO BE SHIELDED OR
INSTALLED AS TO NOT IMPACT ADJACENT PROPERTIES.
(TYP. ALL LIGHTS)

DARK BRONZE POLE AND FIXTURE

CONCRETE LIGHT POLE BASE

FINISHED GRADE

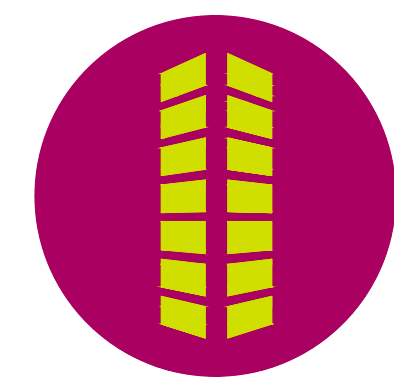
2 AREA LIGHT DETAIL

SCALE: NOT TO SCALE

CALCULATION SUMMARY				
LABEL	UNITS	AVG	MAX	MIN
PARKING, DRIVES, TRASH AREA	FC	2.28	11.4	0.9
BUILDING SURROUNDS	FC	2.80	5.9	1.0

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CLUB CARWASH
FDP-23-002

STATE HIGHWAY 119 & FAIRVIEW ST
FIRESTONE, CO

[illegible]

Project No:	CCW000016
Drawn By:	MSJ
Checked By:	JRR
Date:	01/11/2023

PHOTOMETRIC SITE PLAN

LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
FDP-23-002

4425 120V								
Specification & Ordering								
Model #	Dimensions (H x W x D)	Watt	Lumens (diffused)	Lumens (source)	Color Temp			
		13W	845lm	1280lm	3K 3000K			
		17W	1105lm	1710lm	4K 4000K			
		27W	1755lm	2570lm				
4425	8-3/4" x 4-1/4" x 6-11/16"							
ORDERING								
Model #	Finish	Watts	Example: 4425BK-30-3K CCT					
4425								
4425	BK : Black BA : Brushed Aluminum OB : Oil Rubbed Bronze	-13 : 13W -17 : 17W -27 : 27W	-3K : 3000K -4K : 4000K					
TEL: 800.937.6925 Fax: 800.207.9509 www.rplighting.com								
RP LIGHTING								

XTOR CROSSBOW LED

page 3

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PCL

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately) ⁴
XTOR2B-Small-Dual: 12W XTOR2B-Small-Dual: 18W XTOR2B-Small-Dual: 24W	[Black]-Bright White [Silver]-Silver [White]-Warm White	[Black]-Carbon Bronze (Standard) WT-Carbon White	[PCL]Recessed: 12W/ PCL-Recessed: 208-277V+1 347V-347V+1 AA-65°C High Ambient +	XTOR2B-Wire Guard ² XTOR2B-KNC-Knecks Floodlight Kit ³ XTOR2B-TBN-Turnon Floodlight Kit ³ XTOR2B-KNC-WT-Knecks Floodlight Kit, Summit White ³ XTOR2B-TBN-WT-Turnon Floodlight Kit, Summit White ³ EWYXTOR-Leuchtenhof Wall Plate, Carbon Bronze EWYXTOR-WT-Leuchtenhof Wall Plate, Summit White
TAA-XTOR2B-Medium-Dual: 18W		AP-Grey GEM-Sparkling Metallic DP-Dark Platinum		
BAA-XTOR2B-Small-Dual: 12W, 18W, by American Act Company ¹				
XTOR2B-Small-Dual: 12W Trade Agreements Not Completed ¹				
BAA-XTOR2B-Small-Dual: 18W, 24W, by American Act Company ¹				
TAA-XTOR2B-Small-Dual: 18W, Trade Agreements Not Completed ¹				
BAA-XTOR2B-Small-Dual: 20W, 24W, by American Act Company ¹				
TAA-XTOR2B-Small-Dual: 20W, Trade Agreements Not Completed ¹				
BAA-XTOR2B-Medium-Dual: 20W, 24W, by American Act Company ¹				
XTOR2B-Medium-Dual: 20W, Trade Agreements Not Completed ¹				
TAA-XTOR2B-Medium-Dual: 20W, Trade Agreements Not Completed ¹				

NOTES:
1. Designlights Conversion? Qualified and classified for both DCL Standard and DCL Premium, refer to www.designlights.org for details.

- 2. Required for wire-free operation.
- 3. Order PCL for 347V models.
- 4. The track-crook wiring terminals with W options or with 347V, XTOR2B are available with AA and 347V - VLT combination.
- 5. Wire guard for wall-mount recess. Not for use with floodlight kit accessory.
- 6. Floodlight kit accessory supplied with knuckle (KNC) or turn-on (TBN) base, and long top wires and small end and large input threads.
- 7. Only product configurations with these designated prefix are built to be compliant with the UL listing of ETL (ETL USA Trade Agreement Act of 1929 ITAA), respectively. Please refer to CODELIST_112122222222 website for more information. Components shipped separately may be separately evaluated under domestic performance requirements.
- 8. Accessories and separately will be separately evaluated under domestic performance requirements. Contact factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences ¹	12W Series	18W Series	20W Series	24W Series
[Black]-Standard	XTOR2B-W-12W, 5000K, Carbon Bronze	XTOR2B-W-18W, 5000K, Carbon Bronze	XTOR2B-W-20W, 5000K, Carbon Bronze	XTOR2B-W-24W, 5000K, Carbon Bronze
[AA]-by American Act	XTOR2B-W-12W, 5000K, Summit White	XTOR2B-W-18W, 4000K, Carbon Bronze	XTOR2B-W-20W, 4000K, Carbon Bronze	XTOR2B-W-24W, 4000K, Carbon Bronze
TAA-Trade Agreements Act	XTOR2B-PCL-12W, 5000K, 120V PCL, Carbon Bronze	XTOR2B-W-18W, 5000K, Summit White	XTOR2B-W-20W, 5000K, Summit White	XTOR2B-W-24W, 5000K, Summit White
	XTOR2B-W-12W, 4000K, Carbon Bronze	XTOR2B-PCL-18W, 5000K, 120V PCL, Carbon Bronze	XTOR2B-PCL-20W, 5000K, 120V PCL, Carbon Bronze	XTOR2B-PCL-24W, 5000K, 120V PCL, Carbon Bronze
		XTOR2B-W-PCL-18W, 4000K, 120V PCL, Carbon Bronze	XTOR2B-W-PCL-20W, 4000K, 120V PCL, Carbon Bronze	XTOR2B-W-PCL-24W, 4000K, 120V PCL, Carbon Bronze
		XTOR2B-347V-W-18W, 5000K, Carbon Bronze, 347V	XTOR2B-347V-20W, 5000K, Carbon Bronze, 347V	XTOR2B-347V-24W, 5000K, Carbon Bronze, 347V
		XTOR2B-W-PCL-18W, 5000K, 120V PCL, Summit White	XTOR2B-PCL-20W, 5000K, 208-277V PCL, Carbon Bronze	

NOTES:

- 1. Only product configurations with these designated prefix are built to be compliant with the UL listing of ETL (ETL USA Trade Agreement Act of 1929 ITAA), respectively. Please refer to CODELIST_112122222222 website for more information. Components shipped separately may be separately evaluated under domestic performance requirements.



Cooper Lighting Solutions
121 Highway 96 South
Phoenix AZ, 85028
J 770-680-0000
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

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December 14, 2021 5:21 PM

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CLUB CARWASH - FIRESTONE	
PHOTOMETRIC DETAILS	
NAME OF APPLICATION:	C
TYPE OF SUBMITTAL:	
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	
REVISION DATE:	
REVISION DATE:	
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CLUB CARWASH
FDP-23-002

STATE HIGHWAY 119 & FAIRVIEW ST
FIRESTONE, CO

[illegible]

Project No:	CCW0000016
Drawn By:	MSJ
Checked By:	JRR
Date:	01/11/2023

PHOTOMETRIC DETAILS

23

LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
FDP-23-002

[illegible]

PLANT SCHEDULE										
	<u>DECIDUOUS TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT.</u>	<u>CAL / SIZE</u>	<u>HT. X SPD.</u>	<u>WATER USE</u>	<u>LIGHT REQ.</u>
		ACGR	2	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	B&B	2" CAL 30' X30'		MODERATE	SUN/PART SHADE
		CASP	4	NORTHERN CATALPA	CATALPA SPECIOSA	B&B	2" CAL 50' X30'	LOW		SUN
		GLIS	3	SKYLINE HONEY LOCUST	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE'	B&B	2" CAL 50' X30'	LOW		SUN
		GYDE	1	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2" CAL 50' X35'	LOW		SUN
		TICO	3	LITTLELEAF LINDEN	TILIA CORDATA	B&B	2" CAL 40' X30'	MODERATE		SUN/PART SHADE
	<u>EVERGREEN TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT.</u>	<u>CAL / SIZE</u>	<u>HT. X SPD.</u>	<u>WATER USE</u>	<u>LIGHT REQ.</u>
		PIGL	8	BLACK HILLS WHITE SPRUCE	PICEA GLAUCA 'DENSATA'	B&B	2" CAL 20' X10'		MODERATE	SUN
		PIFL	4	VANDERWOLF'S PYRAMID LIMBER PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	B&B	6" HT 50' X30'	LOW		SUN/PART SHADE
	<u>UPRIGHT JUNIPERS</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT.</u>	<u>HT. X SPD.</u>	<u>WATER USE</u>	<u>LIGHT REQ.</u>	
		JUMB	6	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	#5 CONT.	20' X5'	VERY LOW		SUN
	<u>DECIDUOUS SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT.</u>	<u>HT. X SPD.</u>	<u>WATER USE</u>	<u>LIGHT REQ.</u>	
		POFT	35	TANGERINE POTENTILLA	POTENTILLA FRUTICOSA 'TANGERINE'	#5 CONT.	2' X3'	LOW		SUN/PART SHADE
		PBEP	14	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P0115' TM	#5 CONT.	1.5' X6'	VERY LOW		SUN
		RIAL	6	ALPINE CURRANT	RIBES ALPINUM	#5 CONT.	5' X5'	LOW		SUN/PART SHADE
		SPUG	11	GOLDFLAME JAPANESE SPIREA	SPIRAEA JAPONICA 'GOLDFLAME'	#5 CONT.	3' X2'	LOW		SUN/PART SHADE
		SYPA	27	MISS KIM KOREAN LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	5' X5'	VERY LOW		SUN/PART SHADE
	<u>EVERGREEN SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT.</u>	<u>HT. X SPD.</u>	<u>WATER USE</u>	<u>LIGHT REQ.</u>	
		CYSC	17	MOONLIGHT BROOM	CYTISUS SCOPARIUS 'MOONLIGHT'	#5 CONT.	5' X6'	VERY LOW		SUN/PART SHADE
		JNHC	51	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.	10' X6'	VERY LOW		SUN/PART SHADE
	<u>ORNAMENTAL GRASSES</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT.</u>	<u>HT. X SPD.</u>	<u>WATER USE</u>	<u>LIGHT REQ.</u>	
		HESE	9	BLUE AVENA	HELICTOTRICHON SEMPERVIRENS	#1 CONT.	2.5' X2.5'	VERY LOW		SUN/PART SHADE
	<u>MULCH</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>TYPE</u>				
		RMULCH	15,012 SF	3/4" ROCK COBBLE MULCH	3/4" ROCK COBBLE MULCH	MULCH				
	<u>SOD/SEED</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>TYPE</u>				
		SOD4	4,623 SF	COLORADO BLUE BUFFALO SOD	COLORADO BLUE BUFFALO SOD	SOD				

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS SET OF PLANS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR ANY UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN THE EVENT THE CONTRACTOR LOSES ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERRING THE ABOVE MENTIONED DOCUMENTS.

CLUB CARWASH - FIRESTONE	
LANDSCAPE PLAN	
NAME OF APPLICATION:	CLUB CARWASH - FIRESTONE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	JANUARY 11, 2023
REVISION DATE:	MAY 4, 2023
REVISION DATE:	JUNE 30, 2023
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 24 OF 29	

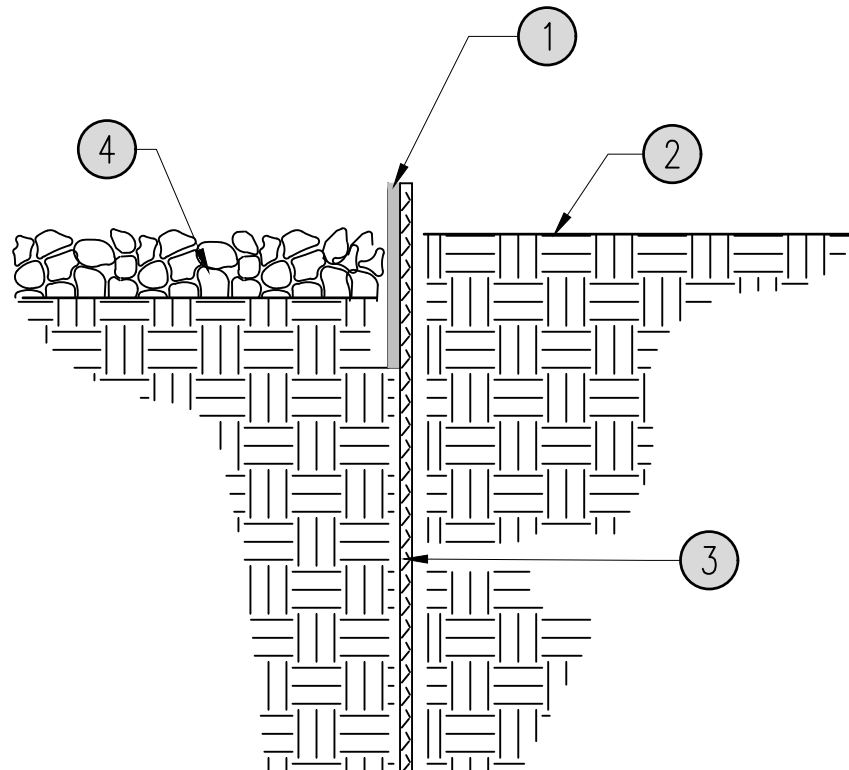
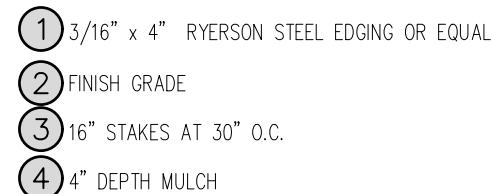
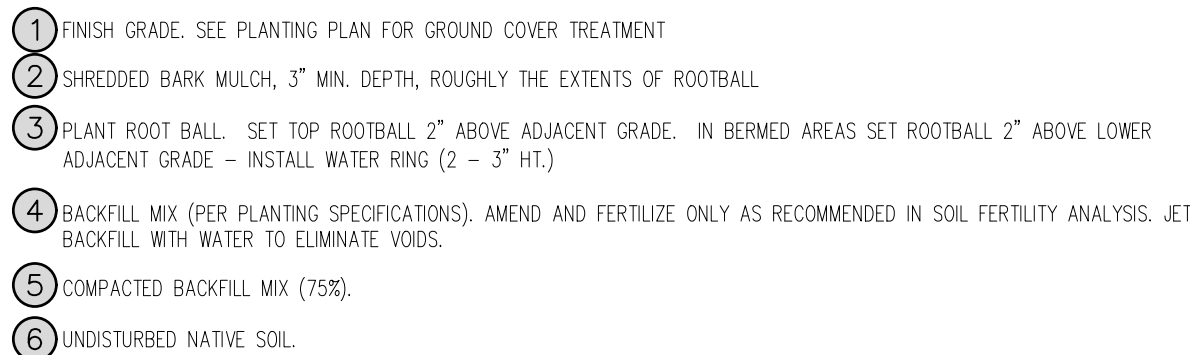
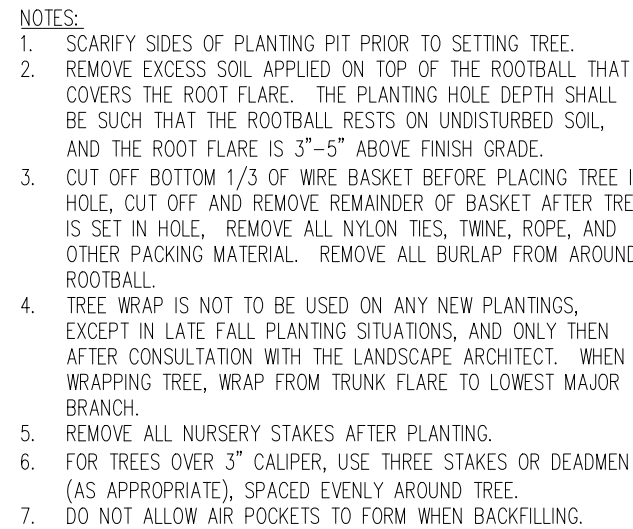


STATE HIGHWAY 119 & FAIRVIEW ST
FIRESTONE, CO

Project No:	CCW000016
Drawn By:	KES
Checked By:	EN
Date:	01/11/2023

LANDSCAPE PLAN

LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
FDP-23-002



STEEL EDGE
N.T.S.

GENERAL

- ## FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND TO PROVIDE PONDING CAPACITY TO ACCOMMODATE ANY DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (GEC), LIM, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN TESTING BASED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-4 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLAGE AFTER

CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8" NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TRE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
24. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10-FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
25. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIAL TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E.: MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL. IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS, WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
30. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
32. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE WCT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-TIME PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. IF THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTING WHICH DIES OR IS DAMAGED, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE TIME OF SITE PREP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTIVE
LIMITS. CONTRACTOR IS RESPONSIBLE
FOR IDENTIFYING THEIR LOCATION

CLUB CARWASH - FIRESTONE	
LANDSCAPE NOTES AND DETAILS	
NAME OF APPLICATION:	CLUB CARWASH - FIRESTONE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	JANUARY 11, 2023
REVISION DATE:	MAY 4, 2023
REVISION DATE:	JUNE 30, 2023
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
SHEET 25 OF 29	

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS SET OF PLANS. UTILITIES EXIST THROUGHTOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANS, MATERIAL, AND UNDER ANY CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERRING THE ABOVE MENTIONED DOCUMENTS.

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CLUB CARWASH
FDP-23-002

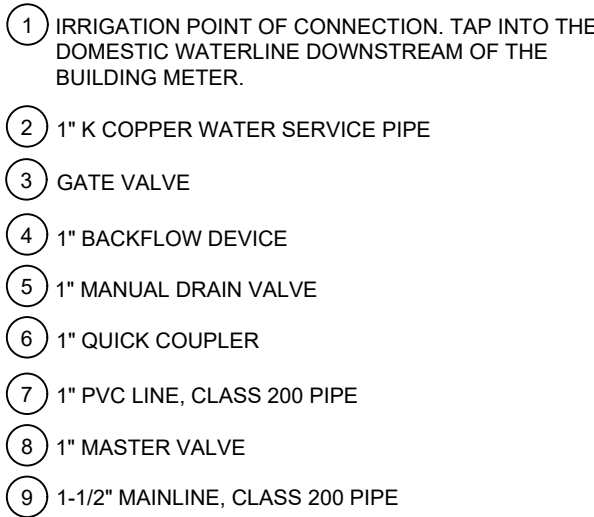
STATE HIGHWAY 119 & FAIRVIEW ST
FIRESTONE, CO

[illegible]

Project No:	CCW000016
Drawn By:	KES
Checked By:	EN
Date:	01/11/2023

LANDSCAPE NOTES AND
DETAILS

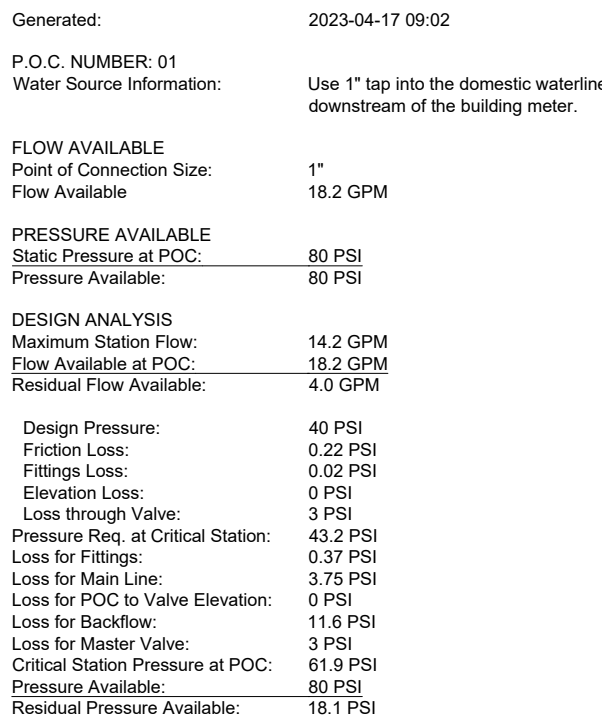
LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
FDP-23-002



WINTERIZATION PROCEDURES:
TURN OFF SYSTEM AT THE GATE VALVE DOWNSTREAM OF THE IRRIGATION METER. OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE SLOWLY OPEN BLOW OUT VALVE. REPEAT PROCEDURE FOR ALL BLOW OUT VALVES ALONG IRRIGATION MAINLINE.

1. CONTRACTOR SHALL INSTALL MAINLINES $\geq 12"$ FROM PAVEMENT EDGE IN PLANTING AREAS, ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR IN PROPOSED DRIVEWAYS OR DRIVEWAYS ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
2. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND /OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE IN ACCORDANCE WITH THE CITY OF ANAHEIM'S REQUIREMENTS. TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
3. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
4. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. ADDITIONAL REQUIREMENTS MAY BE LISTED IN THE GEOTECHNICAL REPORT. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO ABIDE BY THE 5' MINIMUM DISTANCE AND/OR THE GEOTECHNICAL REPORT REQUIREMENTS, IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
5. REFER TO SHEET 26 & 27 FOR IRRIGATION NOTES AND IRRIGATION DETAILS.

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE TOWN PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ALL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT RECORD HEREIN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REGISTERED PROFESSIONAL ENGINEER. THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.



NUMBER	MODEL	SIZE	TYPE	GPM
A1	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	2.56
A2	HUNTER ICV-G-FS	1"	TURF ROTARY	14.2
A3	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	2.54
A4	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	2.2
A5	HUNTER ICV-G-FS	1"	TURF ROTARY	8.8
A6	HUNTER ICV-G-FS	1"	TURF ROTARY	13.08

- USE 1" TAP AND SADDLE INTO THE DOMESTIC WATER LINE AFTER THE METER.
- 1" TYPE K HYDRO SECTIONS FROM THE TAP THROUGH THE IRRIGATION BACKFLOW, TO THE MASTER VALVE.
- CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT, IN FIELD WITH OWNER OR OWNERS' AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- SEE PAGE 10 FOR CONNECTION DIAGRAM, THIS SHEET, FOR THE IRRIGATION SYSTEM EQUIPMENT CONFIGURATION.
- THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE SHOWN ABOVE PRIOR TO CONSTRUCTION. IF PRESSURE IS UNKNOWN, THE CONTRACTOR MUST TEST WATER PRESSURE AND CONTACT THE LANDSCAPE ARCHITECT WITH THE RESULTS TO ENSURE SYSTEM WILL BE OPERATIONAL. SEE GENERAL IRRIGATION NOTES.
- WHEN WATER PRESSURE TO THE IRRIGATION SYSTEM EXCEEDS 100 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A PRESSURE REDUCING / REGULATING VALVE (PRV) TO LIMIT THE WATER TO 80 PSI MAXIMUM. WHEN PRESSURE IS 20 PSI BELOW OR BELOW THE IRRIGATION CONTRACTOR SHALL INSTALL A BOOSTER PUMP TO A MINIMUM PRESSURE OF 80 PSI.

- ONE (1) 12 STATION CONTROLLER. SEE LEGEND.
- SIX (6) OPEN STATIONS FOR FUTURE EXPANSION.
- STATION RUN ORDER SHALL MATCH PLANS.
- LOCATE CONTROLLER IN THE UTILITY CLOSET AS SPECIFIED ON THE BUILDING PLANS. VERIFY LOCATION WITH OWNER OR REPRESENTATIVE.
- 120 VAC POWER TO CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLERS TO 120 VAC SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- CONDUIT FROM INSIDE THE BUILDING TO EXTERIOR IRRIGATION SYSTEM SHALL BE PROVIDED BY OTHERS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER MP STRIP PROS-06-PRS40-CV TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 10 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, LST-FAVORY LEFT STRIP, SST-BROWN SIDE STRIP, RST-COPPER RIGHT STRIP.	DETAIL 1 SHEET 26
	HUNTER MP815 PROS-06-PRS40-CV TURF ROTATOR, 6IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, M-MARCON AND GRAY ADU ARC 90 TO 210, L-LIGHT BLUE AND GRAY 210 TO 270 ARC, O-OLIVE AND GRAY 360 ARC.	DETAIL 1 SHEET 26
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER IC2 101-25 LF 1" DIRT CONTROL ZONE, 1IN. ICV GLOBE VALVE WITH 1IN. WY100 FILTER SYSTEM, PRESSURE REGULATION, 25 PSI, FLOW RANGE: 5 GPM - 15 GPM, 150 MESH STAINLESS STEEL SCREEN.	DETAIL 2 SHEET 26
	NIBCO 4660-T 3/4" SCHEDULE 40 MANUAL FLUSH VALVE. CONNECT TO DRIP POLYETHYLENE FOR WINTERIZATION/BLOWOUT.	DETAIL 3 SHEET 26
	AREA TO RECEIVE DRIP EMITTERS HUNTER HEB POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. CAN BE INSERTED INTO 1/2IN. AND 3/4IN. TUBING AND HAVE PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE.	DETAIL 4 SHEET 26
	<i>Emitter schedule:</i> - 1 gallon and smaller: 1, HEB-10-B Emitter per plant (1 GPH total) - 5 gallon, 2, HEB-10-B Emitters per plant (2 GPH total) - 10-15 gallons & Upgrnt/Jumpers: 3, HEB-10-B Emitters per plant (3 GPH total) - 1" to 1-1/2" caliper trees: 4, HEB-10-B Emitters per plant (4 GPH total) - 3" to 4" caliper trees: 6, HEB-10-B Emitters per plant (6 GPH total)	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICV G-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE, WITH FILTER SCREEN.	DETAIL 5 SHEET 26
	HUNTER HO-44LCR 1" QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	DETAIL 6 SHEET 26
	NIBCO 4660-S SCHEDULE 40 MANUAL BALL VALVE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE: 3/4"-3"	DETAIL 7 SHEET 26
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE: 1/4IN. - 3IN.	DETAIL 8 SHEET 26
	HUNTER BV-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE, WITH FILTER SCREEN FACTORY INSTALLED OPTION.	DETAIL 9 SHEET 26
	1" NIBCO T-113-K CLASS 125 BRONZE MANUAL DRAIN VALVE WITH CROSS HANDLE.	DETAIL 10 SHEET 26
	FEBC 825V 1" REDUCED PRESSURE BACKFLOW PREVENTER	DETAIL 11 SHEET 26
	HUNTER IC2-1600-M 16 STATION OUTDOOR MODULAR CONTROLLER, WITH ONE ICM-800 MODULE, COMMERCIAL USE. METAL CABINET.	DETAIL 12 SHEET 26
	HUNTER WS5 WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCP, PRO-C, AND I-CORE CONTROLLERS, INSTALLED AS NOTED, INCLUDES 1 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	DETAIL 13 SHEET 26
	POINT OF CONNECTION 1" USE 1" TAP INTO THE DOMESTIC WATERLINE DOWNSTREAM OF THE BUILDING METER.	N/A
	IRRIGATION LATERAL LINE: CLASS 200 PVC SIZE: 1" UNLESS OTHERWISE NOTED ON PLAN	DETAIL 14 SHEET 26
	IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 3/4" IRRIGATION DRIP SUPPLY TUBING: POLYETHYLENE PIPE SIZE: 3/4"	DETAIL 14 SHEET 26
	IRRIGATION MAINLINE: CLASS 200 PVC SIZE: 1-1/2" UNLESS OTHERWISE NOTED ON THE PLAN	DETAIL 14 SHEET 26
	IRRIGATION SERVICE LINE: TYPE K COPPER PIPE SIZE: 3/4" UNLESS OTHERWISE NOTED ON PLAN	DETAIL 14 SHEET 26
	WIRE SLEEVE SIZE: 1"	DETAIL 14 SHEET 26
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: DOUBLE THE SIZE OF PIPE INSERTED	DETAIL 14 SHEET 26
	VALVE CALLOUT # _____ VALVE NUMBER # _____ VALVE FLOW # _____ VALVE SIZE	

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 1-1/2" DIA.

CLUB CARWASH - FIRESTONE	
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REVISION DATE:	
SHEET _____ OF 29	

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION
LIMITS. CONTRACTOR IS RESPONSIBLE FOR
IDENTIFYING THEIR LOCATION PRIOR TO
CONSTRUCTION.

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Greenwood Village, CO 80111
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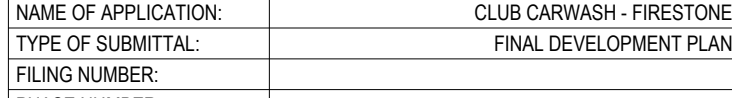
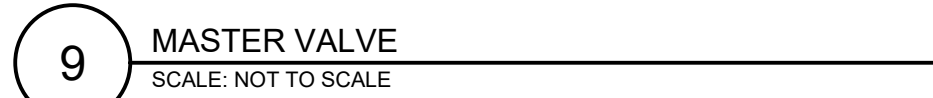
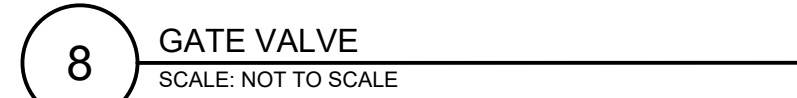
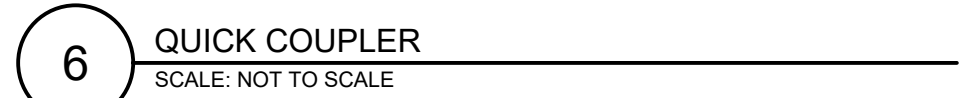
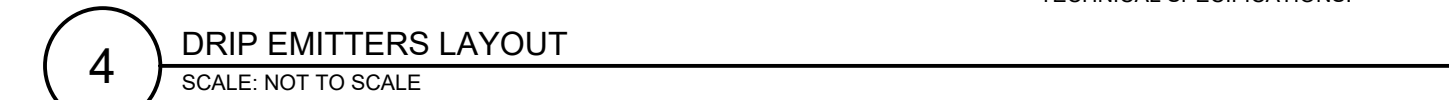
STATE HIGHWAY 119 & FAIRVIEW ST
FIRESTONE CO

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Project No:	CCW000016
Drawn By:	EDN
Checked By:	JRW
Date:	01/11/2023

IRRIGATION PLAN

LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
FDP-23-002



Project No:	CCW000016
Drawn By:	EDN
Checked By:	JRW
Date:	01/11/2023

IRRIGATION DETAILS

LOT 2, FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
FDP-23-002

1. REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
2. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS TO REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS, GRADE DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY REVISIONS NECESSARY FOR BRINGING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.
5. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
6. SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
7. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS
8. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND

9. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.

12. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNERS REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.

15. THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.

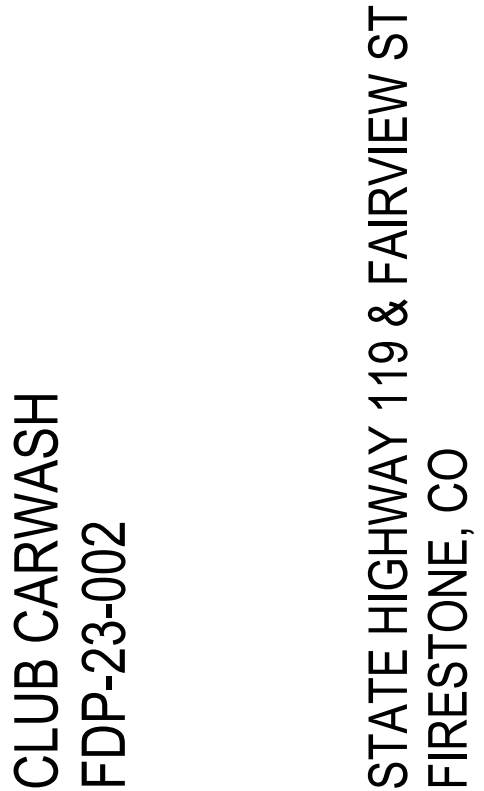
25. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.

35. B. LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.

44. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR

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Project No:	CCW000016
Drawn By:	EDN
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CLUB CARWASH - FIRESTONE	
NAME OF APPLICATION:	CLUB CARWASH - FIRESTONE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
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CLUB CARWASH FIRESTONE

LOT 2 FIRELIGHT PARK, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH,
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FDP-23-002

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

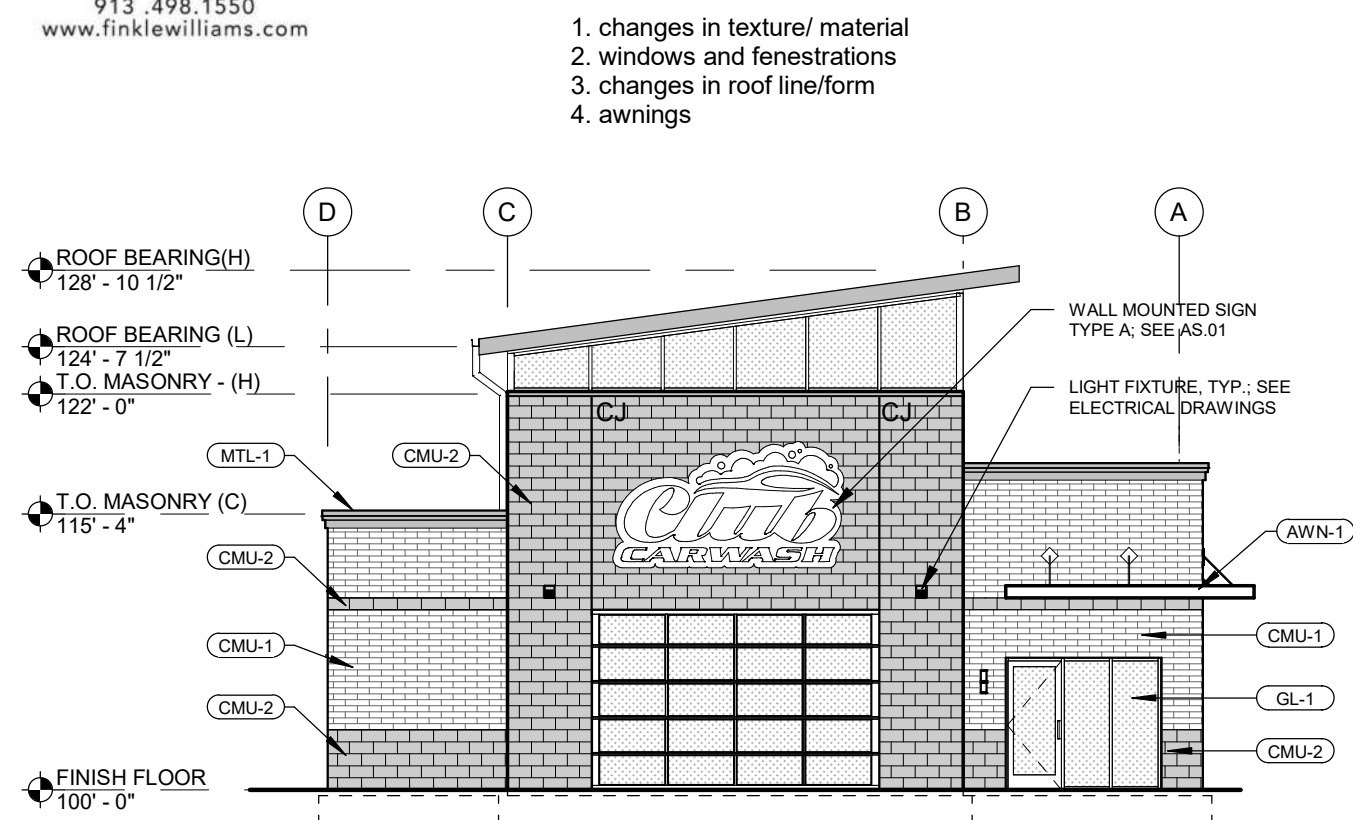
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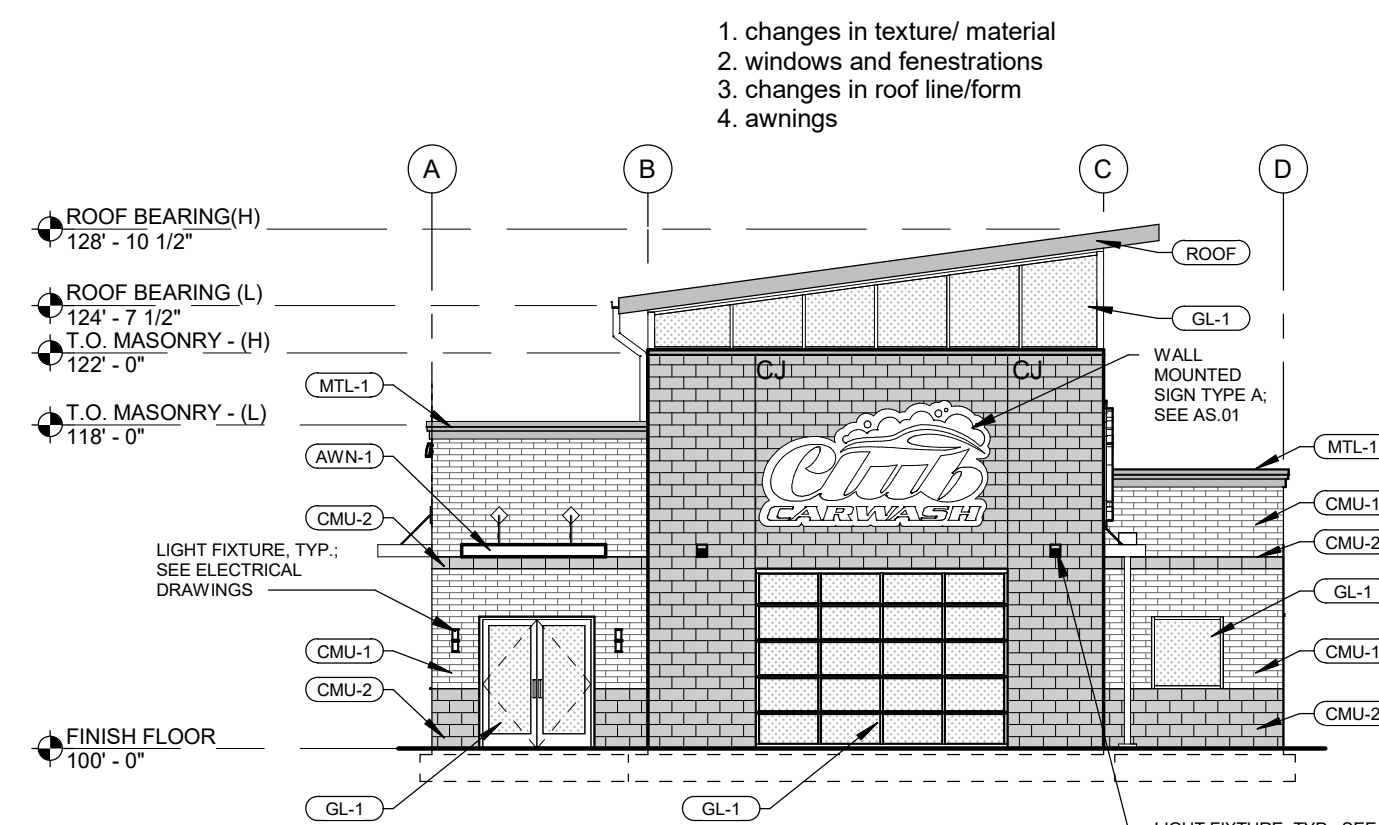
4 | EAST ELEVATION

A4.01	SCALE : 3/32" = 1'-0"
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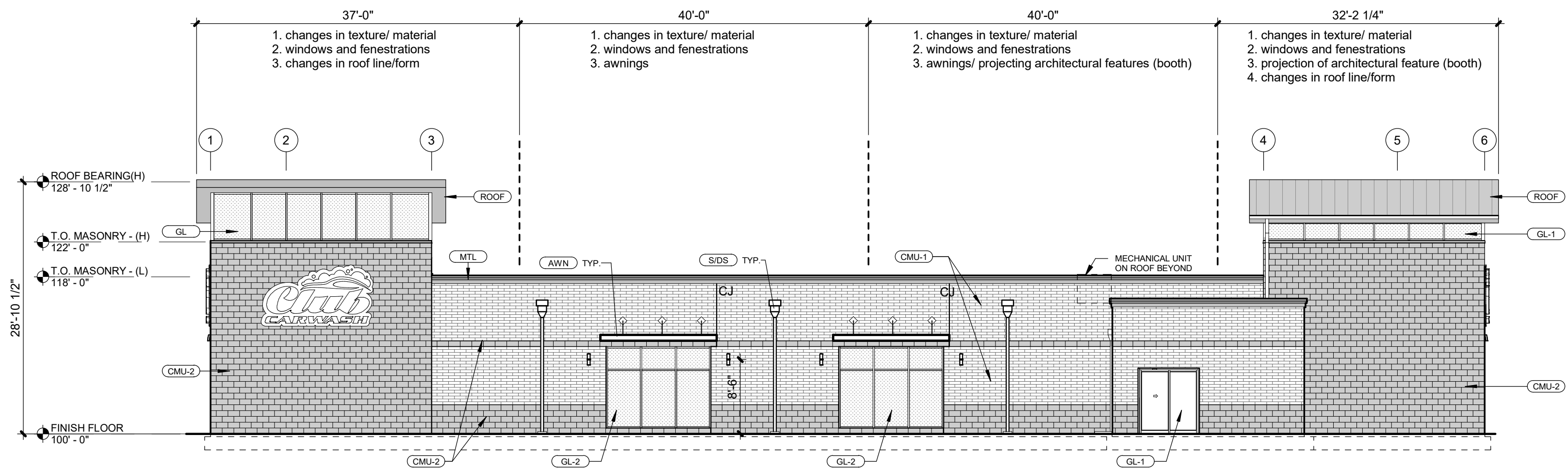
3 WEST ELEVATION

A4.01	SCALE : 3/32" = 1'-0"
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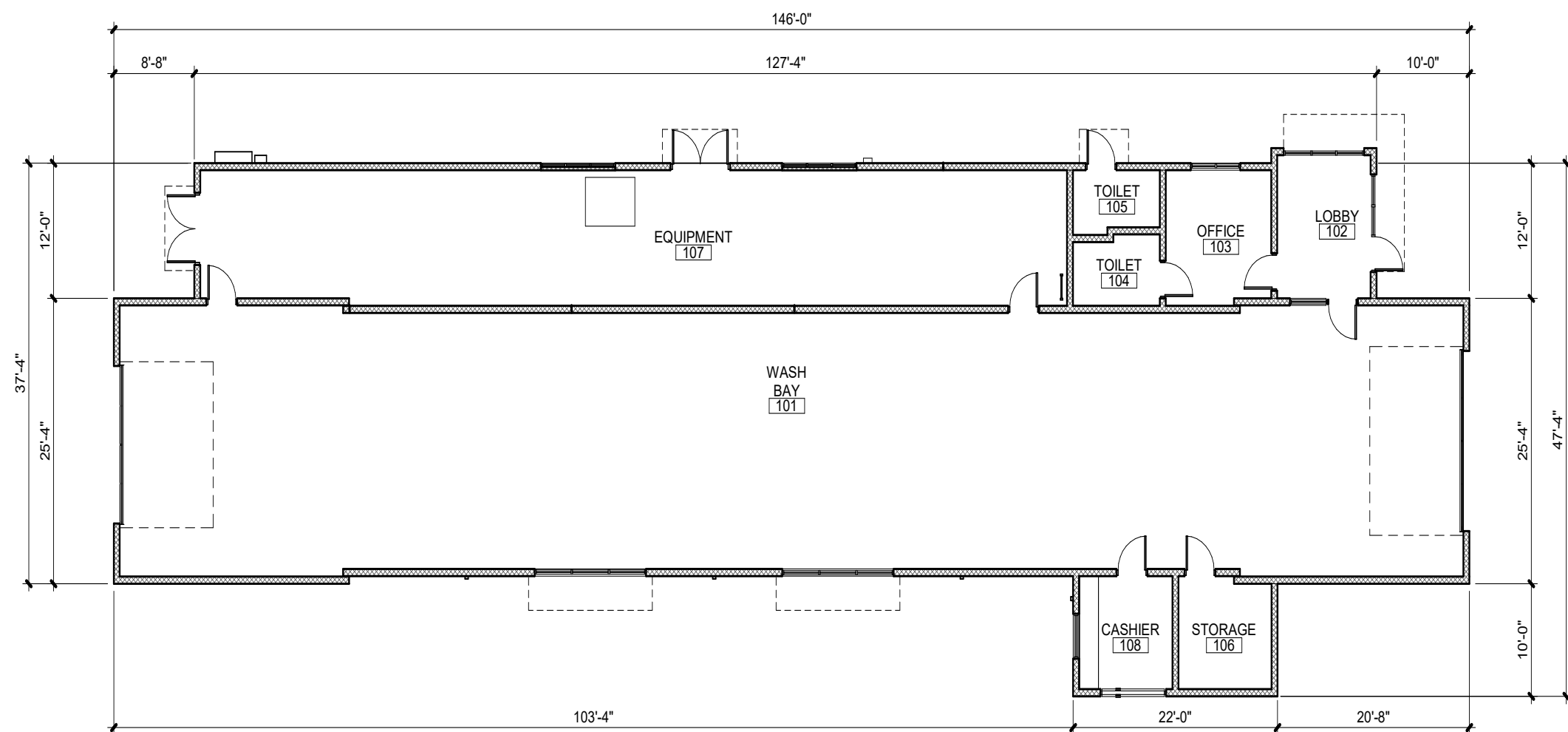
2 | NORTH ELEVATION

A4.01	SCALE : 3/32" = 1'-0"
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1 | SOUTH ELEVATION

A4.01	SCALE : 3/32" = 1'-0"
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FLOOR PLAN



POINT OF SALE METAL CANOPY- EXAMPLE PHOTO

EXTERIOR MATERIAL LEGEND

GENERAL NOTE: HM DOORS PNT-3: SHERWIN WILLIAMS, BLACK MAGIC, SW6991, SEMI-GLOSS LATEX COATING

CMU-1 ARCHITECTURAL SPEC-BRIK BLOCK W/ COLORED MORTAR
(COLOR: Ivory)

CMU-2 ARCHITECTURAL CMU SPLIT FACE BLOCK
(COLOR: Slate)

GL-1 ALUMINUM STOREFRONT GLAZING SYSTEM
BASIS OF DESIGN: Exterior Glazed System, Kawneer 451T or Approved EQ.
w/ 1" Insulated LOW-E Glazing Unit (Solarban 70XL Solar Control Optigray +
Clear) Provide tempered glazing as required per IBC.
COLOR: Black Painted Aluminum

AWN-1 PREFABRICATED FLAT METAL AWNING PROVIDED AND INSTALLED BY OWNER
COLOR: Red

S/DS KYNAR-COATED SHEET METAL GUTTER, SCUPPER AND DOWNSPOUTS
BASIS OF DESIGN: SMACNA Style 1 Gutter, and Rectangular downspouts,
size per detail
COLOR: Matte Black

MTL-1 KYNAR COATED METAL COPING
COLOR: Matte Black

MTL-2 STANDING SEAM METAL ROOF
BASIS OF DESIGN: Firestone Una-Clad UC-3 double-lock architectural metal
roof w/ 30 year warranty
COLOR: Motte Black

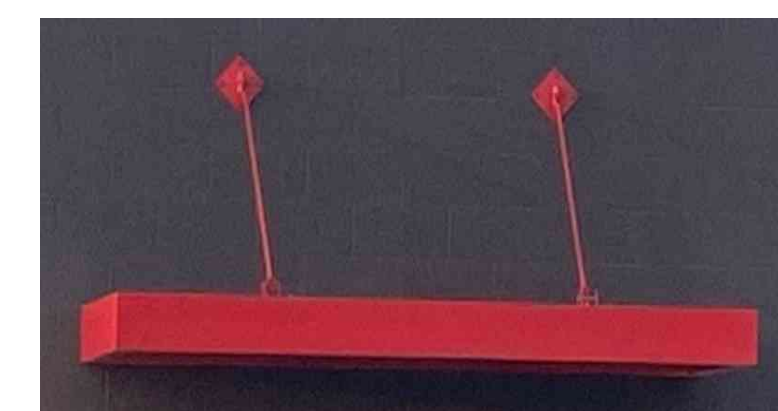
MTL-3 FLUSH LOCK METAL SOFFIT PANEL
BASIS OF DESIGN: Firestone UC-500 1" Flush Panel System
COLOR: Matte Black



CMU - 2



CMU - 1



AWN

CLUB CARWASH - FIRESTONE	
NAME OF APPLICATION:	CLUB CARWASH - FIRESTONE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	JANUARY 11, 2023
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
	SHEET OF 78

CLUB CARWASH - FIRESTONE
FDP-23-002

STATE HIGHWAY 119 & FAIRVIEW ST
FIRESTONE, CO

[illegible]

Project No:	CCW000016
Drawn By:	
Checked By:	
Date:	06/26/2023

ARCHITECTURAL DRAWINGS