



TOWN OF FIRESTONE
Planning and Zoning Commission
Regular Meeting Agenda

April 4, 2024
6:00 PM

9900 Park Avenue, Firestone, CO 80504

Town of Firestone Board and Commission meetings can be viewed live online at www.firestoneco.gov/Agendas

- 1. Call to Order & Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
 - a. January 18, 2024, 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: PC RESOLUTION 24-02:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FRONTIER ESTATES FILING NO. 2 PRELIMINARY SUBDIVISION PLAT
- 7. Staff Reports**
- 8. Commissioner Comments**
- 9. Adjournment**

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

If you need special assistance in order to participate in a Planning and Zoning Commission meeting, please contact the Town Clerk's Office at 303-531-6264 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 No.: 4.a

Approval of Minutes

Meeting Date: April 4, 2024

Initiated By:

Department: Town Clerk

AGENDA ITEM

January 18, 2024, Planning and Zoning Commission Meeting Minutes

RECOMMENDATION

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

ATTACHMENTS

1. Planning Commission Meeting Minutes 01-18-2024



TOWN OF FIRESTONE
Planning & Zoning Commission
MINUTES
January 18, 2024

1. Call to Order & Roll Call

The Planning Commission of the Town of Firestone met for a Regular Meeting on January 18, 2024, at the Police Department & Municipal Court building, 9900 Park Avenue, Firestone, Colorado. Chairperson Sutton called the meeting to order at 6:24 pm.

The following were present upon the call of the roll:

Chairperson: Jim Sutton

Vice Chairperson: Tim Spiegelberg

Commissioners: John Damsma
Amber Harper, absent
Patrick Hanafin
Dennis Haney
Pate Connor

Staff: **Present:** Todd Bjerkaas, Director of Planning & Development; Pam Howard, Planning Manager; Matt Thompson, Senior Planner; Missy Carranco, Deputy Town Clerk; Eric DeBolt, IT Manager, Mary Lynn Macsalka, Town Attorney

2. Pledge of Allegiance

Chairperson Sutton led the pledge of allegiance.

3. Approval of Agenda

Motion by Commissioner Damsma, **second** by Commissioner Haney, for Approval of the Agenda

Roll Call Vote:

Yes: Commissioner Haney, Vice-Chairperson Spiegelberg, Commissioner Damsma, Commissioner Hanafin, Commissioner Connor.

No: None

Abstain: None

Motion carried

4. Approval of Minutes

Motion by Commissioner Hanafin, **second** by Commissioner Haney, to approve Minutes

Roll Call Vote:

Yes: Commissioner Haney, Vice-Chairperson Spiegelberg, Commissioner Damsma, Patrick Hanafin, Commissioner Connor, Chair Sutton

No: None

Abstain: None

Motion carried

- a. November 16, 2023, Planning and Zoning Commission Meeting Minutes

5. Election of Officers

Chairperson Sutton welcomed new Commissioner Pat Connor to the Planning Commission.

Commissioner Haney nominated Jim Sutton for Chair for 2024.

Roll Call Vote:

Yes: Commissioner Haney, Vice-Chairperson Spiegelberg, Commissioner Damsma, Commissioner Hanafin, Commissioner Connor

No: None

Abstain: None

Motion carried

Commissioner Damsma nominated Tim Spiegelberg for Vice-Chair for 2024

Roll Call Vote:

Yes: Commissioner Haney, Chairperson Sutton, Commissioner Damsma, Commissioner Hanafin, Commissioner Connor

No: None

Abstain: None

Motion carried

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

No public comment.

7. Public Hearings

- a. **PUBLIC HEARING: Resolution PC-24-01:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO,

RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN
LAND FROM PUD RESIDENTIAL 1 (R-1), PUD NEIGHBORHOOD CENTER (NC)
AND PUD RESIDENTIAL C (R-C) TO THE RESIDENTIAL A (R-A) ZONE DISTRICT
AND NEIGHBORHOOD CENTER (NC) ZONE DISTRICT

The presentation was given by Matt Thompson, Senior Planner, and Susan Wade, with Redland. The property's new name will be Hamilton Heights, after the owner.

Chairperson Sutton opened public comment.

Gregg Zadel, Firestone Resident spoke in regards to the Public Hearing for Resolution PC 24-01.

Motion by Commissioner Haney, **second** by Vice Chair Spiegelberg, to approve **PUBLIC HEARING: Resolution PC-24-01:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION TO REZONE CERTAIN LAND FROM PUD RESIDENTIAL 1 (R-1), PUD NEIGHBORHOOD CENTER (NC) AND PUD RESIDENTIAL C (R-C) TO THE RESIDENTIAL A (R-A) ZONE DISTRICT AND NEIGHBORHOOD CENTER (NC) ZONE DISTRICT

Roll Call Vote:

Yes: Commissioner Damsma, Commissioner Haney, Vice Chair Spiegelberg, Commissioner Connor, Commissioner Hanafin

No: None

Abstain: None

Motion carried

8. Staff Reports

Todd, explained the process around preliminary plat through to final plat.

9. Commissioner Comments

10. Adjournment

Motion by Commissioner Haney, **second** by Commissioner Hanafin, to adjourn Adjournment All in Favor. **Motion carried.**

Introduced and Approved the _____ of _____, 2024

TOWN OF FIRESTONE, COLORADO

ATTEST

James Sutton, Chair

Missy Carranco, Secretary

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM No.: 6.a

Public Hearings

Meeting Date: April 4, 2024

Initiated By: Matt Thompson

Department: Planning & Development

AGENDA ITEM

PUBLIC HEARING: PC RESOLUTION 24-02: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FRONTIER ESTATES FILING NO. 2 PRELIMINARY SUBDIVISION PLAT

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-24-02, a resolution recommending approval of the Frontier Estates Filing No. 2 Preliminary Plat application to the Board of Trustees with the following conditions:

1. All remaining technical corrections to the Frontier Estates Filing No. 2 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

This application is for Frontier Estates Filing No. 2, Preliminary Plat, proposing 189 single-family detached lots and 13 tracts on 39.169 acres.

HISTORY AND PREVIOUS BOARD ACTION

The Farnsworth Annexation was approved on March 28, 2002, by Ordinance No. 495. The Outline Development Plan for the FFC Development was approved by the Board of Trustees on March 28, 2005 (now expired). Frontier Estates Final Plat Filing No. 1 was approved on February 22, 2017, by Resolution No. 17-11, and was recorded on February 15, 2018.

ATTACHMENTS

1. Frontier Estates Filing No. 2 Preliminary Plat PC Staff Report
2. Reso PC-24-02 Frontier Estates PP
3. Preliminary Plat Exhibit - Frontier Estates F2 - 03.28.2024
4. Landscape Prelim CD - Frontier Estates F2 - 03.28.2024



Staff Report

Frontier Estates Filing No. 2

Preliminary Plat

PP-22-009

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

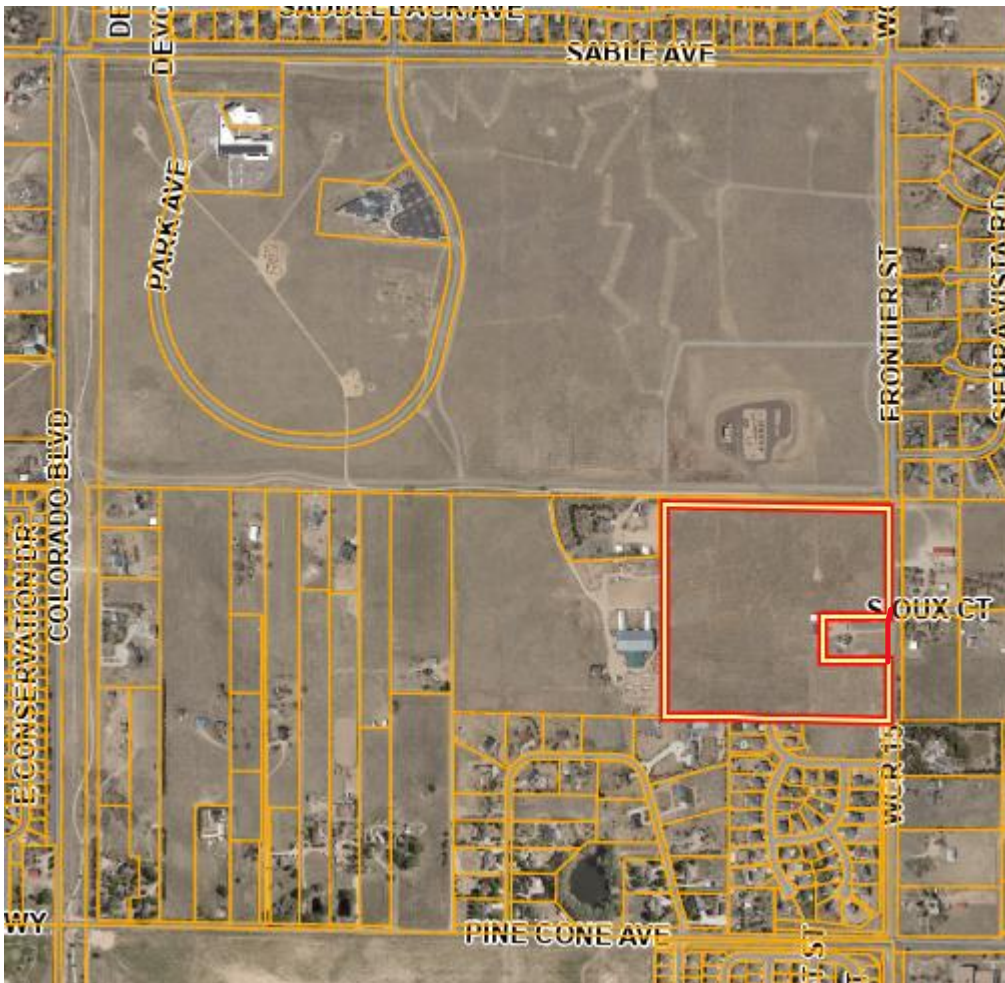
April 4, 2024

GENERAL INFORMATION

Purpose: This staff report is for the Frontier Estates Filing No. 2, Preliminary Plat, proposing 189 single-family detached lots and 13 tracts on 39.169 acres.

Applicant: Permontes Group, Inc.
105 S. Sunset Street, Unit H
Longmont, CO 80501

Location: The Frontier Estates Filing No. 2, Preliminary Plat is located on the west side of Frontier Street between Sable Avenue and Pine Cone Avenue



Existing Conditions:

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

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	OS – Open Space	Town of Firestone Central Park, Town Hall, Library
SOUTH	R-1 – Residential 1	Saddleback Heights Subdivision
EAST	AG (Weld County)	Casagrande Estates Subdivision
WEST	R-A – Residential A	Single-family residential, agriculture use, and oil/gas facility

Frontier Estates Filing No. 2 Preliminary Plat - Plan Analysis

The subject property is 39.169 acres in size and is located on the west side of Frontier Street between Sable Avenue and Pine Cone Avenue. The existing legal description is Lot 1 and Tract A Frontier Estates Final Plat Subdivision Filing No. 1. Tract A is mostly vacant with agricultural outbuildings and oil and gas facilities; and Lot 1 has a single-family residence, a detached garage, and an agricultural outbuilding. The proposed preliminary plat includes 189 total lots composed of single-family detached units.

The gross density of the proposed subdivision is 4.83 dwelling units/acre in accordance with the Firestone Development Code (FDC). The proposed density will be compatible with adjacent developments by having an open space buffer and placing the larger residential lots on the southern perimeter of the subdivision near the existing larger lots in Saddleback Heights Subdivision.

Recreational amenities include a 0.33-acre Pocket Park in Tract C, a 1.85-acre Neighborhood Park in Tract I, a perimeter trail network connecting to the Town's Central Park to the north, and through-block connections providing additional connectivity to the various elements.

In total, approximately 1.68 acres of open space and 1.719 acres of parks are proposed with this subdivision. A cash-in-lieu payment will be required to cover the additional required acreage, in accordance with the FDC.

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 Frontier Estates Filing No. 2 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 R-L (Residential Low) land use designation as identified in the Town's Master Plan.*

- 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 zone district as outlined in the FDC.*

- C. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety 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 streets have been planned in a traffic-conscientious design that will create easy access to the subdivision while 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 Frontier Street waterlines. The Site is proposing 2 points of access and the use of adequately spaced fire hydrants meeting the standards and requirements of the Frederick-Firestone Fire Protection District. Sanitary sewer will run throughout the Site. The sanitary sewer for the Site will outfall to the north. It will then flow and connect to an existing sanitary main located north of Frontier Estates crossing the Town of Firestone property to reach an existing St. Vrain Sanitation line. Dry utilities will be provided by United Power and Black Hills Energy.

- 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. The dominant existing land use on the project site is formerly tilled farmland. The vegetation is currently dominated by volunteer wheat, and weedy plants (cheatgrass, mullen, Russian thistle, sunflower, musk thistle). The site is fallow farmland with weedy species now dominating. There are no native plant communities on the site. There is a small stand of cottonwood trees (8-20 feet in height) in the southeastern section of the site along Frontier Street. Wildland Consultants, Inc. (WCI) completed the Ecological Assessment of the site. Eric Berg of WCI completed a field review and literature review to complete the assessment. Mr. Berg is a certified Wildlife Biologist and Certified Professional Wetland Scientist with over 20 years of experience working in Colorado. WCI did a field review of the site to determine if wetlands were present. Based on the field review there were no wetlands on the site. There are no Threatened or Endangered Species and Wildlife on the site. The site provides no habitat to Ute ladies tresses orchid, Preble's meadow jumping mouse, or Eastern black-rail. There are no black-tailed prairie dogs on the site. There are no key or unique wildlife habitats on the site.*

The applicant is working with the oil and gas companies to remove the oil and gas facility on the Owen's Quarter Horse property that is creating the 350' setback in the southwest corner of the property and to plug and abandon all active wells on the site. No lots located within an oil and gas setback can be created by a Final Plat process.

- 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 allow pedestrians to walk around the perimeter of the site and provide access to the Pocket Park, and connect to the Town's Central Park to the north.*

- 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 an open space tract will provide a buffer to the surrounding properties. The proposed density will be compatible with adjacent developments by having an open space buffer and placing the larger residential lots on the southern perimeter of the subdivision near the existing larger lots in Saddleback Heights Subdivision.*

- 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 development is located within the St. Vrain Valley School District and a referral was sent to the district. The school district indicated there is sufficient capacity at the local schools to serve the subdivision. The property is within the Frederick-Firestone Fire Protection District and the referral response indicates the site plan for the subdivision is acceptable as submitted. Sanitary sewer is provided by St. Vrain Sanitation, a petition for inclusion was submitted on January 21, 2022. Parks and open space requirements are being met, as described in the Plan Analysis section of this report.*

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

Staff: *The primary access to the development will be from Frontier Street, a north-south collector roadway having an 80-foot roadway section at full build-out. The local roadway connection from Frontier Street will be aligned with the existing Weld County Sioux Court to the east. A future local roadway connection to the west has been identified for future development. Similarly, local roadway access to the north has been identified within the Preliminary Plat as a future connection to the Town's Master Planned east-west collector roadway. The southern local roadway access will connect to the existing Purdue Avenue right-of-way within Saddleback Heights Subdivision.*

The proposed Frontier Estates water supply network will connect to the Town supply at an existing 8-inch water line stub within Purdue Avenue at the southern side of the development. Frontier Estates' sanitary sewer network will connect to the existing St. Vrain Sanitation District network at an existing manhole near the northwest corner of the intersection of Sable Avenue and Frontier Street.

Parks and open space requirements are being met, as described in the Plan Analysis section of this report.

- K. 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 May 5, 2022. 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:	March 20, 2024
Property Posted:	March 20, 2024
Letters to Adjacent Property Owners:	March 20, 2024

RECOMMENDATIONS

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-24-02, a resolution recommending approval of the Frontier Estates Filing No. 2 Preliminary Plat application to the Board of Trustees with the following conditions:

- a. All remaining technical corrections to the Frontier Estates Filing No. 2 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 24-02

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF
THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING
APPROVAL OF THE FRONTIER ESTATES FILING NO. 2
PRELIMINARY SUBDIVISION PLAT**

WHEREAS, Melissa Leyba, Kip Farnsworth, and Michael Farnsworth (together, the “Applicant”), as the owners of certain real property located within the Town of Firestone, Colorado (the “Property”), have 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 Frontier Estates Filing No. 2, 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 Frontier Estates Filing No. 2, 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 _____, 2024.

Chairperson

ATTEST:

Miriam Luna Gonzalez, Interim Town Clerk

EXHIBIT A

Frontier Estates Filing No. 2 Preliminary Plat

OWNERSHIP AND DEDICATION STATEMENT:

THE UNDERSIGNED, BEING THE OWNERS OF CERTAIN LANDS IN THE TOWN OF FIRESTONE, COUNTY OF WELD, COLORADO, DESCRIBED AS FOLLOWS:

LOT 1 AND TRACT A, FRONTIER ESTATES FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,

CONTAINING 1,706,444 SQUARE FEET OR 39.17 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS, AS SHOWN HEREON AND DESIGNATE THE SAME UNDER THE NAME AND SUBDIVISION OF FRONTIER ESTATES FILING NO. 2, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN OF FIRESTONE, COLORADO THE STREETS AND RIGHTS-OF-WAY FOR PUBLIC USES, TRACTS FOR SUCH PURPOSES AS INDICATED HEREON, THE UTILITY EASEMENTS FOR UTILITY PURPOSES AS SHOWN HEREON.

EXECUTED THIS DAY OF THE MONTH OF A.D. 20

OWNERS:

KIP FARNSWORTH

MICHAEL FARNSWORTH

MELISSA LEYBA

NOTARY PUBLIC:

STATE OF COLORADO)
COUNTY OF)ss

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED

BEFORE ME THIS DAY OF THE MONTH OF A.D., 20

MY COMMISSION EXPIRES WITNESS MY HAND AND SEAL

NOTARY PUBLIC

TITLE VERIFICATION CERTIFICATE:

WE, FIDELITY NATIONAL TITLE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR'S FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, AND THAT THE LAND AND/OR PROPERTY INTERESTS BEING DEDICATED TO THE TOWN ARE FREE AND CLEAR ALL LIENS AND ENCUMBRANCES, EXCEPT AS MAY BE SHOW ON THE PLAT.

FIDELITY NATIONAL TITLE COMPANY

BY: AUTHORIZED REPRESENTATIVE

TITLE:

NOTARY:

STATE OF COLORADO)
COUNTY OF)ss

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED

BEFORE ME THIS DAY OF THE MONTH OF A.D., 20

MY COMMISSION EXPIRES WITNESS MY HAND AND SEAL

NOTARY PUBLIC

LENDER'S CONSENT:

FIRST BANK AND ELEVATIONS CREDIT UNION HEREBY CONSENT TO THE RECORDING OF THE FRONTIER ESTATES FILING NO. 2 FINAL PLAT AND JOIN IN THE DEDICATION MADE HEREON TO THE EXTENT OF THEIR INTEREST THEREIN.

LENDER:
FIRST BANK

BY: AUTHORIZED REPRESENTATIVE

LENDER:
ELEVATIONS CREDIT UNION

AUTHORIZED REPRESENTATIVE

OWNERS:

MELISSA LEYBA
625 MAIN STREET
LONGMONT, CO 80501
CONTACT: MICKEY LEYBA
MLEYBA@PERMONTESGROUP.COM
(720) 684-4981

KIP FARNSWORTH
9385 COUNTY ROAD 15
FIRESTONE, CO 80550

MICHAEL FARNSWORTH
25 COLLEGE COURT
LONGMONT, CO 80503

APPLICANT:

PERMONTES GROUP, INC.
625 MAIN STREET
LONGMONT, CO 80501
CONTACT: MICKEY LEYBA
MLEYBA@PERMONTESGROUP.COM
(720) 684-4981

SURVEYOR:

EHRHART LAND SURVEYING, LLC
77 ERIE VILLAGE SQUARE
ERIE, CO 80516
CONTACT: JOHN EHRHART
JOHN@COLORADOLS.COM
(303) 828-3340

LAND USE SUMMARY CHART

TYPE	AREA (AC.)	% OF TOTAL AREA
RESIDENTIAL LOTS (189)	20.748	53%
TRACTS (14)	7.415	19%
PUBLIC ROW	11.006	28%
TOTAL	39.169	100%

FRONTIER ESTATES FILING NO. 2

A REPLAT OF LOT 1 AND TRACT A, FRONTIER ESTATES FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, T2N, R67W OF THE 6TH P.M.

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

39.169 ACRE – 189 LOTS/ 14 TRACTS

PP-22-009



VICINITY MAP

SCALE 1" = 2000'

TRACT SUMMARY CHART				
TRACT	AREA (SQ. FT.)	USE	OWNERSHIP	MAINTENANCE
A	91,388	COMMON AREA/DRAINAGE EASEMENT/UTILITY EASEMENT/SIGNAGE EASEMENT	HOA	HOA
B	12,262	COMMON AREA/PUBLIC ACCESS/DRAINAGE EASEMENT/UTILITY EASEMENT	HOA	HOA
C	15,556	COMMON AREA/PUBLIC ACCESS/DRAINAGE EASEMENT/UTILITY EASEMENT POCKET PARK	HOA	HOA
D	14,745	LANDSCAPE & IRRIGATION/UTILITY & SIGNAGE EASEMENT	HOA	HOA
E	20,366	LANDSCAPE & IRRIGATION/UTILITY & SIGNAGE EASEMENT	HOA	HOA
F	34,455	COMMON AREA/PUBLIC ACCESS/DRAINAGE EASEMENT/UTILITY EASEMENT	HOA	HOA
G	3,084	COMMON AREA/PUBLIC ACCESS/DRAINAGE EASEMENT/UTILITY EASEMENT	HOA	HOA
H	9,455	COMMON AREA/PUBLIC ACCESS/DRAINAGE EASEMENT/UTILITY EASEMENT	HOA	HOA
I	80,382	COMMON AREA/PUBLIC ACCESS/DRAINAGE EASEMENT/UTILITY EASEMENT NEIGHBORHOOD PARK	HOA	HOA
J	23,214	COMMON AREA/PUBLIC ACCESS/DRAINAGE EASEMENT/UTILITY EASEMENT	HOA	HOA
K	5,436	COMMON AREA/PUBLIC ACCESS/DRAINAGE EASEMENT/UTILITY EASEMENT	HOA	HOA
L	1,474	COMMON AREA/PUBLIC ACCESS/DRAINAGE EASEMENT/UTILITY EASEMENT	HOA	HOA
M	4,973	COMMON AREA/PUBLIC ACCESS/DRAINAGE EASEMENT/UTILITY EASEMENT	HOA	HOA
N	6,200	COMMON AREA/PUBLIC ACCESS/DRAINAGE EASEMENT/UTILITY EASEMENT	HOA	HOA
TOTAL	323,008			

TOWN APPROVAL:

THIS IS TO CERTIFY THAT THE PLAT OF FRONTIER ESTATES FILING NO. 2 WAS APPROVED ON

THIS DAY OF 20, BY RESOLUTION NO. AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

TOWN CLERK

DEVELOPMENT NOTES:

- ALL OR PORTIONS OF THE PROPERTY DESCRIBED HEREON MAY BE SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED CONTEMPORANEOUSLY HERewith IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO.
- TRACTS A THROUGH M PLATTED AND SHOWN HEREON SHALL BE CONVEYED BY SEPARATE INSTRUMENT, AND WILL BE OWNED AND MAINTAINED BY AN ASSOCIATION ESTABLISHED AND ORGANIZED UNDER THE COLORADO COMMON INTEREST COMMUNITY ACT, CRS SEC. 38-33.3-101 ET SEQ. BY THE OWNER.
- ALL PLATTED LOTS AS DEPICTED ON THIS PLAT ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AND ARE REQUIRED TO PAY MANDATORY ASSESSMENTS, AS MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DECLARATION OF [INSERT DECLARATION TITLE] RECORDED CONTEMPORANEOUSLY HERewith IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE.
- TRACTS A-M ARE NOT INTENDED FOR BUILDING OR FUTURE DEVELOPMENT AND NO PORTION OF ANY SUCH TRACTS SHALL BE DIVIDED OR CONVEYED AS DEVELOPABLE LOTS.
- OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 100' OF THE PLUGGED AND ABANDONED WELL OF THE LOCATION OF THE PLUGGED AND ABANDONED WELL.
- OWNER HEREBY DEDICATES AND CONVEYS TO THE TOWN A PERPETUAL EASEMENT OVER AND ACROSS ALL SIDEWALKS, PEDESTRIAN PATHS, WALKWAYS, TRAILS, PARKS, PARK EQUIPMENT, PARK FACILITIES AND ASSOCIATED PARK ELEMENTS, INCLUDING VEHICULAR PARKING STALLS, INSTALLED UPON, ACROSS, OVER AND WITHIN ANY TRACTS FOR THE PURPOSE OF PUBLIC ACCESS TO AND USE OF SUCH IMPROVEMENTS, AT ANY TIME AND FROM TIME TO TIME, FOR ACTIVE AND PASSIVE RECREATIONAL USES.
- THE OWNER(S) OF EACH TRACT, OUTLOT AND LOT WILL MAINTAIN ANY AND ALL GRADING AND APPROVED PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES LOCATED WITHIN THEIR RESPECTIVE LOT OR OUTLOT. THE DRAINAGE EASEMENTS DEDICATED TO THE TOWN ACROSS SUCH AREAS ARE FOR USE, OPERATION AND MAINTENANCE OF ANY AND ALL DRAINAGE IMPROVEMENTS INSTALLED WITHIN SUCH AREAS AND FOR ACCESS, MAINTENANCE AND REPAIR SERVICES ONLY IN THE EVENT THAT THE OWNER(S) OF THE LOT(S), TRACT(S), OR OUTLOT(S) FAIL OR REFUSE TO PERFORM ANY MAINTENANCE OF PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES REQUIRED TO SERVE THE SUBDIVISION OR A PARTICULAR LOT. IN THE EVENT THAT THE OWNER(S) FAIL OR REFUSE TO PERFORM ANY REQUIRED MAINTENANCE, THE TOWN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID EASEMENT AND PERFORM ANY NECESSARY WORK, AND SHALL BILL THE OWNER(S) FOR THE COSTS OF ANY MAINTENANCE OR REPAIR WORK. IN THE EVENT THE TOWN IS NOT FULLY REIMBURSED FOR ALL SUCH COSTS INCURRED WITHIN 30 DAYS AFTER MAILING OF THE BILL, THE TOWN SHALL HAVE THE RIGHT TO PLACE LIENS AGAINST THE PROPERTY TO THE FULL EXTENT OF ALL COSTS INCURRED. THE TOWN'S ACCEPTANCE OF THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT SHALL NOT OBLIGATE THE TOWN TO CONSTRUCT OR MAINTAIN ANY DRAINAGE IMPROVEMENTS, NOR RELIEVE THE OWNER(S) OF ANY LOT(S), TRACT(S), OR OUTLOT(S) OF ITS/THEIR OBLIGATION AND PRIMARY RESPONSIBILITY TO CONSTRUCT OR MAINTAIN ANY PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES REQUIRED TO SERVE THE SUBDIVISION OR EACH LOT.
- OWNER HEREBY DEDICATES AND CONVEYS TO THE TOWN A PERPETUAL EASEMENT OVER AND ACROSS ALL STORM DRAINS, STORM SEWER PIPES, CONCRETE PANS, CHASE DRAINS, DRAINAGE SWALES, DETENTION PONDS AND ASSOCIATED OUTLET STRUCTURES INSTALLED UPON, ACROSS, OVER, AND WITHIN ANY TRACTS FOR THE PURPOSES DESCRIBED IN NOTE 7
- THE DECLARATION OF [INSERT DECLARATION TITLE] RECORDED CONTEMPORANEOUSLY HERewith IN THE WELD COUNTY CLERK AND RECORDER'S OFFICE GRANTS CERTAIN EASEMENT RIGHTS APPURTENANT TO AND FOR THE BENEFIT OF THE ST. VRAIN SANITATION DISTRICT ACROSS TRACTS D AND E. THE TERMS AND CONDITIONS APPLICABLE TO SUCH EASEMENT RIGHTS ARE SET FORTH IN THE DECLARATION.
- LOTS WITHIN THE 350-FOOT SETBACKS FROM OIL AND GAS FACILITIES WILL NOT BE ISSUED BUILDING PERMITS, SOLD, CONVEYED, OR TRANSFERRED UNTIL THE DEVELOPER HAS FURNISHED THE TOWN PROOF OF APPROVAL AND ACCEPTANCE OF A WELL ABANDONMENT AND NO SURFACE OCCUPANCY USE AGREEMENT BETWEEN THE OWNER AND THE WELL INTEREST OWNER, OR OTHER DOCUMENTATION ACCEPTABLE TO THE TOWN, INDICATING THE WELL HAS BEEN PLUGGED AND ABANDONED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO OIL AND GAS CONSERVATION AND COMMISSION. UPON ACCEPTANCE BY THE TOWN OF FIRESTONE, THE ABOVE STATED PLAT RESTRICTION SHALL BE REMOVED. LOTS WITHIN THE 350-FOOT SETBACK INCLUDE: LOTS 7-9 BLOCK 3, LOTS 23-33 BLOCK 4, LOTS 1-3 AND 16-18 BLOCK 5, LOTS 1-3 AND 15-16 BLOCK 6, LOTS 1-32 BLOCK 9, LOTS 2-9 BLOCK 10.

SURVEYOR'S NOTES:

- FIDELITY NATIONAL TITLE COMPANY, FILE NUMBER 598-F0727649-171-6EK, DATED OCTOBER 1, 2021 & FILE NUMBER 598-F0727653-171-6EK DATED OCTOBER 11, 2021 WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENTS.

- LINEAL UNITS USED ARE U.S. SURVEY FEET
- BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, BEARING S00°23'53"E (ASSUMED), A DISTANCE OF 2643.65 FEET, MONUMENTED AS SHOWN HEREON.
- ALL RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF FRONTIER ESTATES FINAL PLAT FILING NO. 1 RECORDED FEBRUARY 15, 2018 AT RECEPTION NO. 4375614.
- FLOOD ZONE INFORMATION: SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR WELD COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08123C1895EE, EFFECTIVE JANUARY 20, 2016.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY MADE ON OCTOBER 1, 2021.

JOHN P. EHRHART
COLORADO P.L.S. #29414
EHRHART LAND SURVEYING, LLC
PO BOX 930, ERIE, CO 80516
PHONE: 303-828-3340



P.O. Box 930 Erie, Colorado 80516, (303) 828-3340
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DATE: 3/27/24

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PROJECT: S215022

FRONTIER ESTATES FILING NO. 2

A REPLAT OF LOT 1 AND TRACT A, FRONTIER ESTATES FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, T2N, R67W OF THE 6TH P.M.

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

39.169 ACRE – 189 LOTS/ 14 TRACTS

PP-22-009

KEY MAP



PARK LAND & OPEN SPACE DEDICATION TABLE					
PARK LAND DEDICATION*	CODE REQUIREMENT	REQUIRED AREA (ACRES)	PROVIDED AREA (ACRES)	TRACTS INCLUDED	REMAINING ACRES FOR CASH-IN-LIEU
POCKET PARKS	0.5 ACRES/1,000 RESIDENTS	0.316	0.331	C	0.0
NEIGHBORHOOD PARK	3 ACRES/1,000 RESIDENTS	1.894	1.845	I	0.049
COMMUNITY PARK	5 ACRES/1,000 RESIDENTS	3.156	0.000		3.156
OPEN SPACE DEDICATION	14 ACRES/1,000 RESIDENTS	8.838	1.683	F, H, J, N	7.155
TOTAL PARKS & OPEN SPACE		14.204	3.885		10.360
TOTAL NO. OF UNITS: 189 LOTS					
RESIDENTS PER UNIT: 3.34					

SUBDIVISION DATA TABLE	
	TOTALS
GROSS AREA	39.17 ACRES
GROSS DENSITY	4.83 LOTS/ACRE
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	189
NUMBER OF TRACTS	14
AREA OF TRACTS	7.42 ACRES
AREA OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	20.75 ACRES
DENSITY (SINGLE FAMILY DETACHED RESIDENTIAL LOTS PER ACRE)	9.11 LOTS/ACRE
MINIMUM SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	4,500 SQ. FT.
MAXIMUM SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	6,586 SQ. FT.
AVERAGE SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	4,804 SQ. FT.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	7.85'	5.00'	90°00'00"	N44°36'12"E	7.07'
C2	35.55'	58.00'	35°07'21"	N17°09'52"E	35.00'
C4	36.06'	58.00'	35°37'15"	N52°32'10"E	35.48'
C5	19.49'	58.00'	19°15'24"	N79°58'30"E	19.40'
C6	7.85'	5.00'	90°00'00"	N44°36'12"E	7.07'
C7	7.85'	5.00'	90°00'00"	S45°23'48"E	7.07'
C8	91.11'	58.00'	90°00'00"	S45°23'48"E	82.02'
C9	7.85'	5.00'	90°00'00"	S45°23'48"E	7.07'
C10	7.85'	5.00'	90°00'00"	S44°36'12"W	7.07'
C11	7.85'	5.00'	90°00'00"	N45°23'48"W	7.07'
C12	7.85'	5.00'	90°00'00"	N44°36'12"E	7.07'
C13	50.27'	32.00'	90°00'00"	S45°23'48"E	45.25'
C14	7.85'	5.00'	90°00'00"	N44°36'12"E	7.07'
C15	7.85'	5.00'	90°00'00"	S45°23'48"E	7.07'
C16	8.87'	145.00'	3°30'12"	S1°21'18"W	8.86'
C17	64.59'	145.00'	25°31'19"	S15°52'03"W	64.06'
C18	6.97'	145.00'	2°45'09"	S30°00'17"W	6.97'
C19	78.53'	205.00'	21°56'51"	S20°24'26"W	78.05'
C20	35.17'	205.00'	9°49'49"	S4°31'06"W	35.13'
C21	7.85'	5.00'	90°00'00"	S44°36'12"W	7.07'
C22	7.85'	5.00'	90°00'00"	N45°23'48"W	7.07'
C23	7.85'	5.00'	90°00'00"	N44°36'12"E	7.07'
C24	7.85'	5.00'	90°00'00"	S45°23'48"E	7.07'
C25	7.85'	5.00'	90°00'00"	S44°36'12"W	7.07'
C26	7.85'	5.00'	90°00'00"	N45°23'48"W	7.07'
C27	23.13'	145.00'	9°08'30"	N4°10'26"E	23.11'
C28	47.68'	145.00'	18°50'31"	N18°09'57"E	47.47'
C29	9.60'	145.00'	3°47'39"	N29°29'02"E	9.60'
C30	40.90'	205.00'	11°25'48"	N25°39'58"E	40.83'
C31	46.45'	205.00'	12°58'55"	N13°27'37"E	46.35'
C32	26.36'	205.00'	7°21'58"	N3°17'11"E	26.34'
C33	7.85'	5.00'	90°00'00"	S44°36'12"W	7.07'
C34	7.85'	5.00'	90°00'00"	N45°23'48"W	7.07'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C35	50.27'	32.00'	90°00'00"	N44°36'12"E	45.25'
C36	7.85'	5.00'	90°00'00"	S45°23'48"E	7.07'
C37	7.85'	5.00'	90°00'00"	S44°36'12"W	7.07'
C38	26.40'	58.00'	26°04'48"	S12°38'35"W	26.17'
C39	36.25'	58.00'	35°48'46"	S43°35'23"W	35.67'
C40	28.45'	58.00'	28°06'26"	S75°32'59"W	28.17'
C41	7.85'	5.00'	90°00'00"	S44°36'12"W	7.07'
C42	50.27'	32.00'	90°00'00"	N44°36'12"E	45.25'
C43	7.85'	5.00'	90°00'00"	S45°23'48"E	7.07'
C44	7.85'	5.00'	90°00'00"	S44°36'12"W	7.07'
C45	7.85'	5.00'	90°00'00"	N45°23'48"W	7.07'
C46	7.85'	5.00'	90°00'00"	S44°36'12"W	7.07'
C47	7.85'	5.00'	90°00'00"	N45°23'48"W	7.07'
C48	6.82'	7.00'	55°50'04"	N56°37'26"E	6.55'
C49	225.42'	61.00'	211°43'49"	N21°19'26"W	117.35'
C50	35.56'	61.00'	33°24'03"	S36°06'38"W	35.06'
C51	21.09'	61.00'	19°48'25"	S9°30'24"W	20.98'
C52	7.85'	5.00'	90°00'00"	S44°36'12"W	7.07'
C53	50.27'	32.00'	90°00'00"	N45°23'48"W	45.25'
C54	7.85'	5.00'	90°00'00"	N44°36'12"E	7.07'
C55	7.85'	5.00'	90°00'00"	S45°23'48"E	7.07'
C56	7.85'	5.00'	90°00'00"	N45°23'48"W	7.07'
C57	91.11'	58.00'	90°00'00"	N45°23'48"W	82.02'
C58	7.85'	5.00'	90°00'00"	N45°23'48"W	7.07'
C59	98.96'	63.00'	90°00'00"	N44°36'12"E	89.10'
C60	98.96'	63.00'	90°00'00"	S45°23'48"E	89.10'
C61	98.96'	63.00'	90°00'00"	S44°36'12"W	89.10'
C62	98.96'	63.00'	90°00'00"	N45°23'48"W	89.10'
C63	97.06'	175.00'	31°46'40"	N15°29'32"E	95.82'
C64	97.06'	175.00'	31°46'40"	N15°29'32"E	95.82'
C65	3.56'	7.00'	29°06'12"	N14°09'18"E	3.52'
C66	17.41'	350.00'	2°51'02"	S25°02'22"E	17.41'



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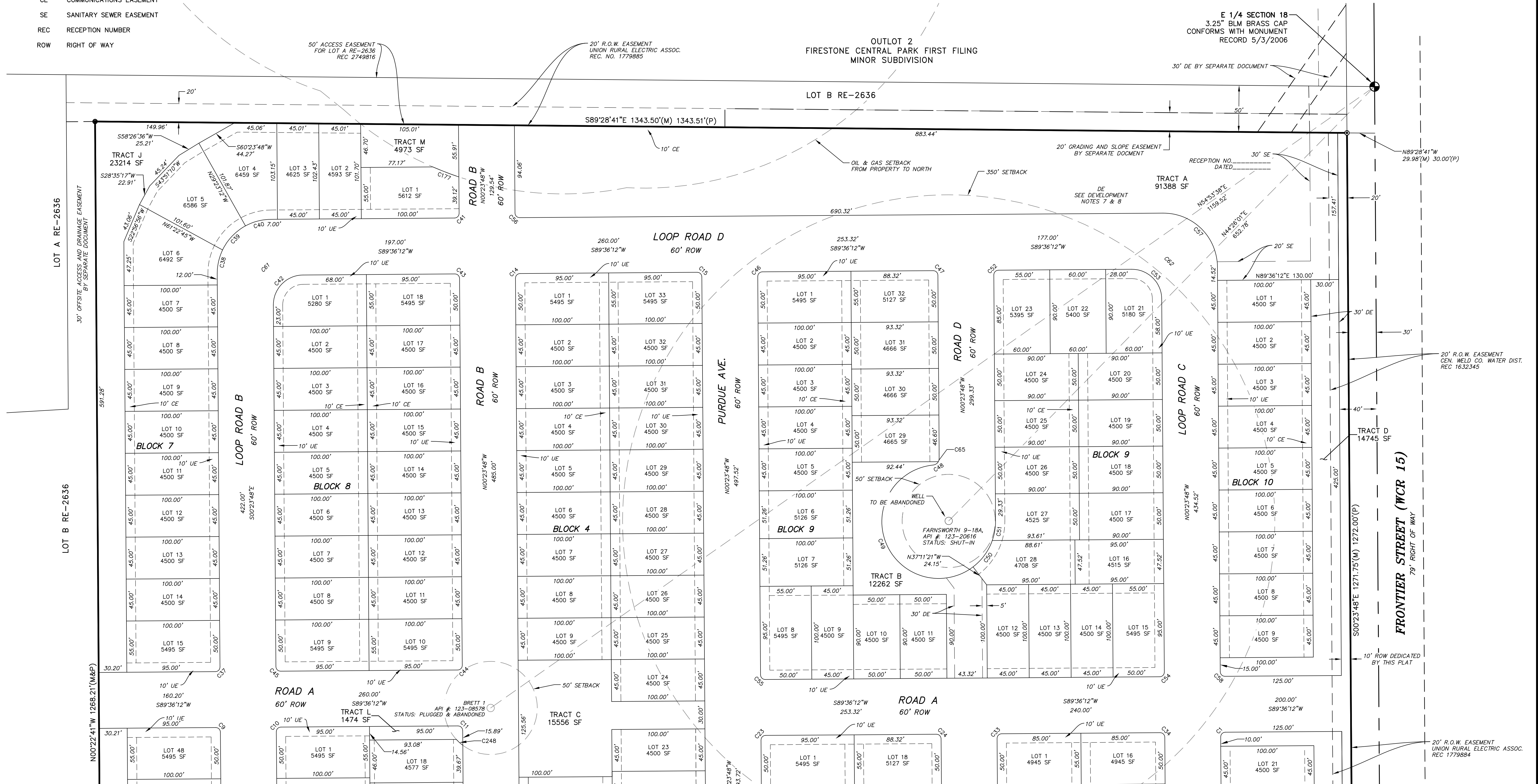
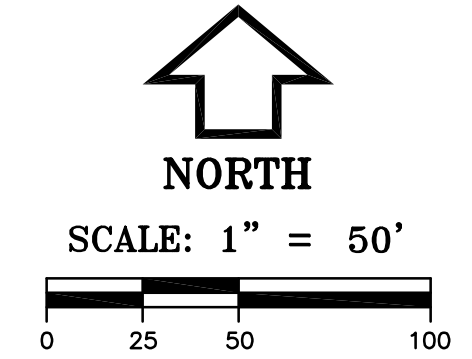
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PROJECT: S215022

LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP, LS 18982
- FOUND 1.5" ALUMINUM CAP LS 3112
- FOUND #4 REBAR WITH 1" PLASTIC CAP PLS 29414
- MEASURED DISTANCE
- PLATTED DISTANCE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- COMMUNICATIONS EASEMENT
- SANITARY SEWER EASEMENT
- RECEPTION NUMBER
- RIGHT OF WAY

FRONTIER ESTATES FILING NO. 2 A REPLAT OF LOT 1 AND TRACT A, FRONTIER ESTATES FILING NO. 1 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, T2N, R67W OF THE 6TH P.M. TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO 39.169 ACRE - 190 LOTS / 14 TRACTS PP-22-009



SEE SHEET 4 OF 4

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FRONTIER ESTATES FILING NO. 2

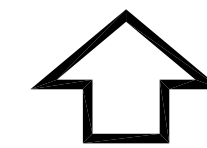
A REPLAT OF LOT 1 AND TRACT A, FRONTIER ESTATES FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, T2N, R67W OF THE 6TH P.M.

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

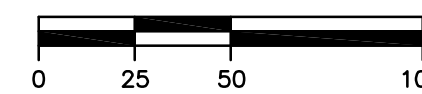
39.169 ACRE – 189 LOTS/ 14 TRACTS

PP-22-009

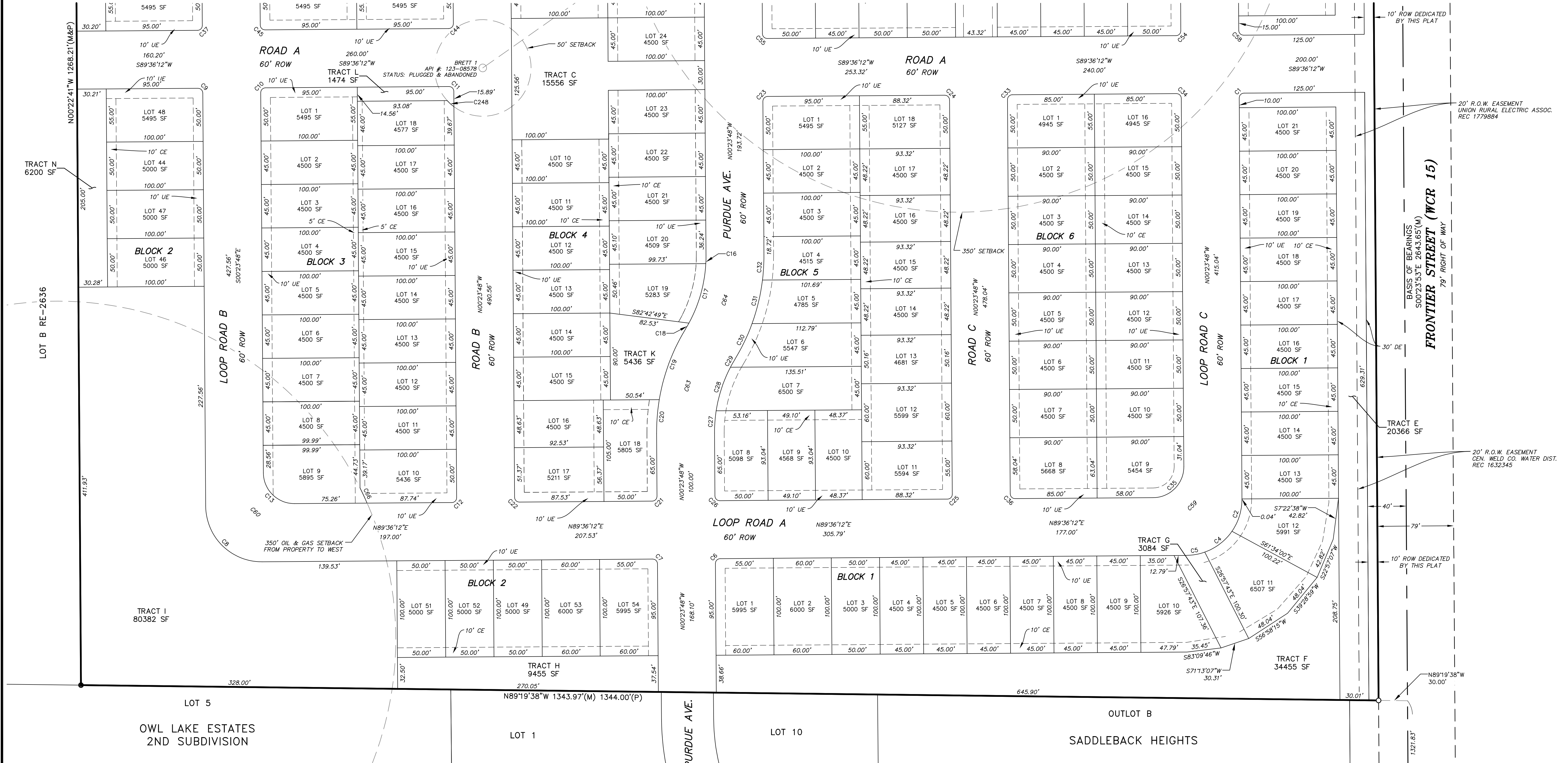


NORTH

SCALE: 1" = 50'



SEE SHEET 3 OF 4



LEGEND

- | | | | |
|-----|---|-----|-------------------------|
| ● | FOUND SECTION CORNER AS DESCRIBED | DE | DRAINAGE EASEMENT |
| ● | FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP, LS 18982 | CE | COMMUNICATIONS EASEMENT |
| ⊙ | FOUND 1.5" ALUMINUM CAP LS 3112 | SE | SANITARY SEWER EASEMENT |
| ○ | FOUND #4 REBAR WITH 1" PLASTIC CAP PLS 29414 | REC | RECEPTION NUMBER |
| (M) | MEASURED DISTANCE | ROW | RIGHT OF WAY |
| (P) | PLATTED DISTANCE | | |
| UE | UTILITY EASEMENT | | |

SE CORNER SECTION 18
2" ALUMINUM CAP ILLEGIBLE
CONFORMS WITH MONUMENT RECORD 3/31/2017

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LANDSCAPE CONSTRUCTION DOCUMENT

FRONTIER ESTATES FILING 2

TRACT A AND LOT 1, FRONTIER ESTATES FINAL PLAT SUBDIVISION FILING NO. 1, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

PROJECT TEAM

OWNER/DEVELOPER:

FRONTIER ESTATES, LLC
105 S. SUNSET ST. UNIT H
LONGMONT, CO 80501
PHONE: (720) 684-4981
CONTACT: MELISSA LEYBA

CIVIL ENGINEERING/PLANNING:

PERMONTES GROUP
105 S. SUNSET STREET, UNIT H
LONGMONT, CO 80501
PHONE: (720) 684-4981
CONTACT: MICKEY LEYBA

SURVEYOR:

EHRHART LAND SURVEYING LLC
P.O. BOX 930
ERIE, CO 80516
PHONE: (303) 551-5856
CONTACT: JOHN EHRHART

LANDSCAPE DESIGN:

NATURAL DESIGN SOLUTIONS
5539 COLT DRIVE
LONGMONT, CO 80503
PHONE: (303) 443-0388
CONTACT: NEIL MCCLANE

TOWN OF FIRESTONE:

PLANNING & DEVELOPMENT
9950 PARK AVENUE
FIRESTONE, CO. 80504
PHONE: (303)-833-3291



PROJECT VICINITY MAP
SCALE: 1"= 2000'

LANDSCAPE STATEMENT OF INTENT:
THE LANDSCAPING FOR FRONTIER ESTATES WILL PROVIDE AESTHETICALLY PLEASING OUTDOOR SPACES, CONSISTENT WITH THE REGIONAL CHARACTER. PLEASING VIEWS WILL BE ENHANCED, AND SCREENING AND BUFFERING WILL BE PROVIDED ,AS NEEDED, TO SCREEN UNDESIRABLE VIEWS AND PROVIDE WIND CONTROL. SHADE TREES WILL BE PROVIDED IN TREE LAWNS ALONG ROADWAYS TO CREATE AN ATTRACTIVE STREETScape. ENHANCED LANDSCAPING, CONSISTING OF NATIVE, DROUGHT TOLERANT TREES AND SHRUBS WILL BE PROVIDED IN POCKET PARKS AND OPEN SPACES. PHASING OF IMPROVEMENTS WILL OCCUR CONCURRENTLY WITH THE FDP PROCESS.

1. LANDSCAPING IS CONCEPTUAL AND WILL BE FURTHER DEFINED AT THE TIME OF THE FDP.
2. OPEN SPACE OWNERSHIP WILL BE DETERMINED WITH THE RECORDING OF THE FINAL DEVELOPMENT PLANS FOR EACH FILING.
3. SPECIFIC LANDSCAPE PARK PLANS WILL BE PROVIDED AT THE TIME OF THE FDP FOR ALL PARKS.
4. ALL WELL SETBACK AREAS WILL BE SEEDED. DISTURBED AREAS FROM DRILLING OPERATIONS WILL BE RE-SEEDED.
5. FINAL TRAIL LOCATIONS WILL BE DETERMINED AT THE TIME OF THE FDP.
6. STREET TREES WILL BE PROVIDED BY THE DEVELOPER FOR FRONTIER ST. ALL OTHER STREET TREES ARE TO BE PROVIDED BY THE INDIVIDUAL LOT OWNERS AS EACH LOT IS BUILT.

LAND SUMMARY TABLE		
TYPE	AREA (AC.)	% OF TOTAL AREA
RESIDENTIAL LOTS	20.784	53.06
TRACTS	7.415	18.93
TRACT A	2.098	5.36
TRACT B	0.281	0.72
TRACT C	0.357	0.91
TRACT D	0.338	0.86
TRACT E	0.468	1.19
TRACT F	0.791	2.02
TRACT G	0.071	0.18
TRACT H	0.217	0.55
TRACT I	1.845	4.71
TRACT J	0.533	1.36
TRACT K	0.125	0.32
TRACT L	0.034	0.09
TRACT M	0.114	0.29
TRACT N	0.142	0.36
PUBLIC ROW	10.979	28.01
TOTAL	39.169	100

PARK LAND & OPEN SPACE DEDICATION TABLE					
PARK LAND DEDICATION*	CODE REQUIREMENT	REQUIRED AREA (ACRES)	PROVIDED AREA (ACRES)	TRACTS INCLUDED	REMAINING ACRES FOR CASH-IN-LIEU
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TOTAL PARKS & OPEN SPACE		14.204	3.885		10.360
TOTAL NO. OF UNITS: 189 LOTS					
RESIDENTS PER UNIT: 3.34					

LANDSCAPE IRRIGATION TYPE	UNIT
IRRIGATED LAWN AREA	41620
NON-IRRIGATED NATIVE SEED	224511
TREES	385 EA
SHRUB BEDS	33292

LOT SUMMARY TABLE	
SINGLE FAMILY DETACHED LOTS	
LOT SIZE	
4,500	124 LOTS
4,501 - 6,600	65 LOTS

LEGAL DESCRIPTION:

LOT 1 AND TRACT A, FRONTIER ESTATES FILING NO.1, AS RECORDED FEBRUARY 15, 2018 AT RECEPTION NO. 4375614, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING 1,706,260 SQUARE FEET OR 39.169 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, BEARING S00°23'53"E (ASSUMED), A DISTANCE OF 2643.65 FEET.

BENCHMARK INFORMATION:

CP-99, 2" ALUMINUM CAP, ELEV = 4952.95 - SMARTNET GNSS CORRECTION NETWORK (NAVD88 - GEOID18)

ZONING INFORMATION:

R-A RESIDENTIAL - LOW DENSITY, SF DETACHED

FLOODPLAIN INFORMATION:

PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR WELD COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08123C1895E, DATED JANUARY 20, 2016.

SHEET DESCRIPTION

- L1.0 LANDSCAPE COVER SHEET
- L1.1 OVERALL LANDSCAPE
- L1.2 LANDSCAPE ENLARGEMENT
- L1.3 LANDSCAPE ENLARGEMENT
- L1.4 LANDSCAPE ENLARGEMENT
- L1.5 LANDSCAPE ENLARGEMENT
- L2.0 LANDSCAPE DETAILS & NOTES

LANDSCAPE REQUIREMENTS

LANDSCAPE AREA				
Total Site area per plattd documents	Total Landscape Area Required			
71,023	14,376 sf (20%)			

STREET BUFFER LANDSCAPE				
Street Name or Zone Boundary (elev.)	Street Classification	Linear Footage	Tree/Lf Required	No. of Trees Req. / Prov.
Frontier St - East	Collector	1,165	1 / 40 lf	28 / 28

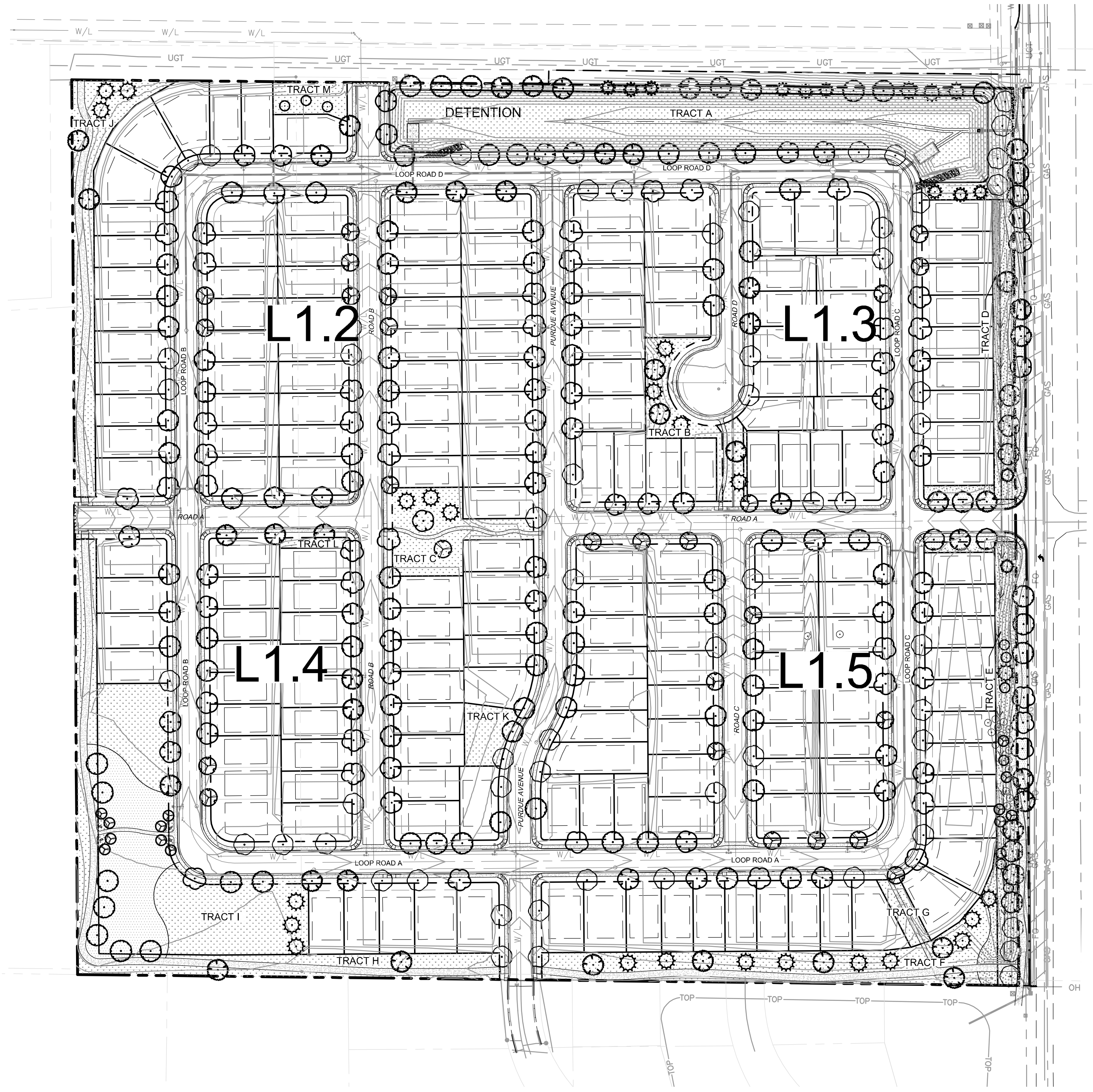
FRONTIER ESTATES
FIRESTONE, CO

LANDSCAPE COVER SHEET

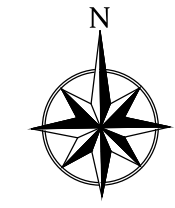
LANDSCAPE CONSTRUCTION DOCUMENT

FRONTIER ESTATES FILING 2

TRACT A AND LOT 1, FRONTIER ESTATES FINAL PLAT SUBDIVISION FILING NO. 1, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.



OVERALL LANDSCAPE PLAN
SCALE: 1" = 100'



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES					
	AG	42	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	B & B	2" CAL
	AH	13	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL
	CS	67	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2" CAL
	CO	45	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2" CAL
	GTS	36	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	2.5" CAL
	PNI	26	PINUS PONDEROSA / PONDEROSA PINE	6' B&B	
	PA	2	PINUS ARISTATA / BRISTLECONE PINE	6' B&B	
	PE	10	PINUS EDULIS / PINON PINE	6' B&B	
	PFV	9	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	B & B	6' HT
	PCA	26	PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE PEAR	B & B	1.5" CAL
	QM	49	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	2" CAL
	EX-REM	18	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED RECOMMENDATION	EX	
	UWI	59	ULMUS AMERICANA 'PRINCETON' / PRINCETON ELM	B & B	1.5" CAL
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
SHRUBS					
	AC	39	ARCTOSTAPHYLOS X COLORADOENSIS 'CHEIFTAIN' / MANZANITA	5 GAL	
	BB2	11	BUDDLEJA DAVIDII 'BLACK KNIGHT' / BLACK KNIGHT BUTTERFLY BUSH	5 GAL	
	CMF	49	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL	
	FM	39	FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET	4' HT	
	PAP	10	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	1 GAL	
	PAL	41	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / DWARF RUSSIAN SAGE	5 GAL	
	POD	73	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	5 GAL	
	PF	7	POTENTILLA FRUTICOSA 'ABBOTTWOOD' / POTENTILLA	5 GAL	
	PBP	6	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL	
	RG	59	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	
GRASSES					
	BB	57	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL	
	SW	65	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
MULCHES					
	RM	33,036 SF	ROCK MULCH / RIVER ROCK 1"-2" PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3" OVER PERMEABLE WEED BARRIER FABRIC.	MULCH	
SOD/SEED					
	LAWN	41,173 SF	IRRIGATED LAWN AREA / FESCUE BLEND	SEED	
	LGS	232,165 SF	LOW GROW NATIVE SEED MIX / PAWNEE BUTTES SEED CO 5 LBS / 1000 SF	SEED	

Low Grow Native Mix (PBSI)

Arizona Fescue
Sandberg Bluegrass
Rocky Mountain Fescue

Seeding Rate: 5 pound (PLS) per 1,000 square feet

SEED MAINTENANCE: MOW NATIVE LOW GROW MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED, HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.

REVISIONS:
Agency Comment: 09.15.23
Agency Comment: 11.20.23
Agency Comment: 12.05.23
Agency Comment: 03.04.24
Agency Comment: 03.27.24

NDS
NATURAL DESIGN SOLUTIONS
Land Planning - Irrigation Design
8559 Cole Drive, Longmont, CO 80503
(303) 443-0360 nrd@naturaldesigns.com

FRONTIER ESTATES
FIRESTONE, CO

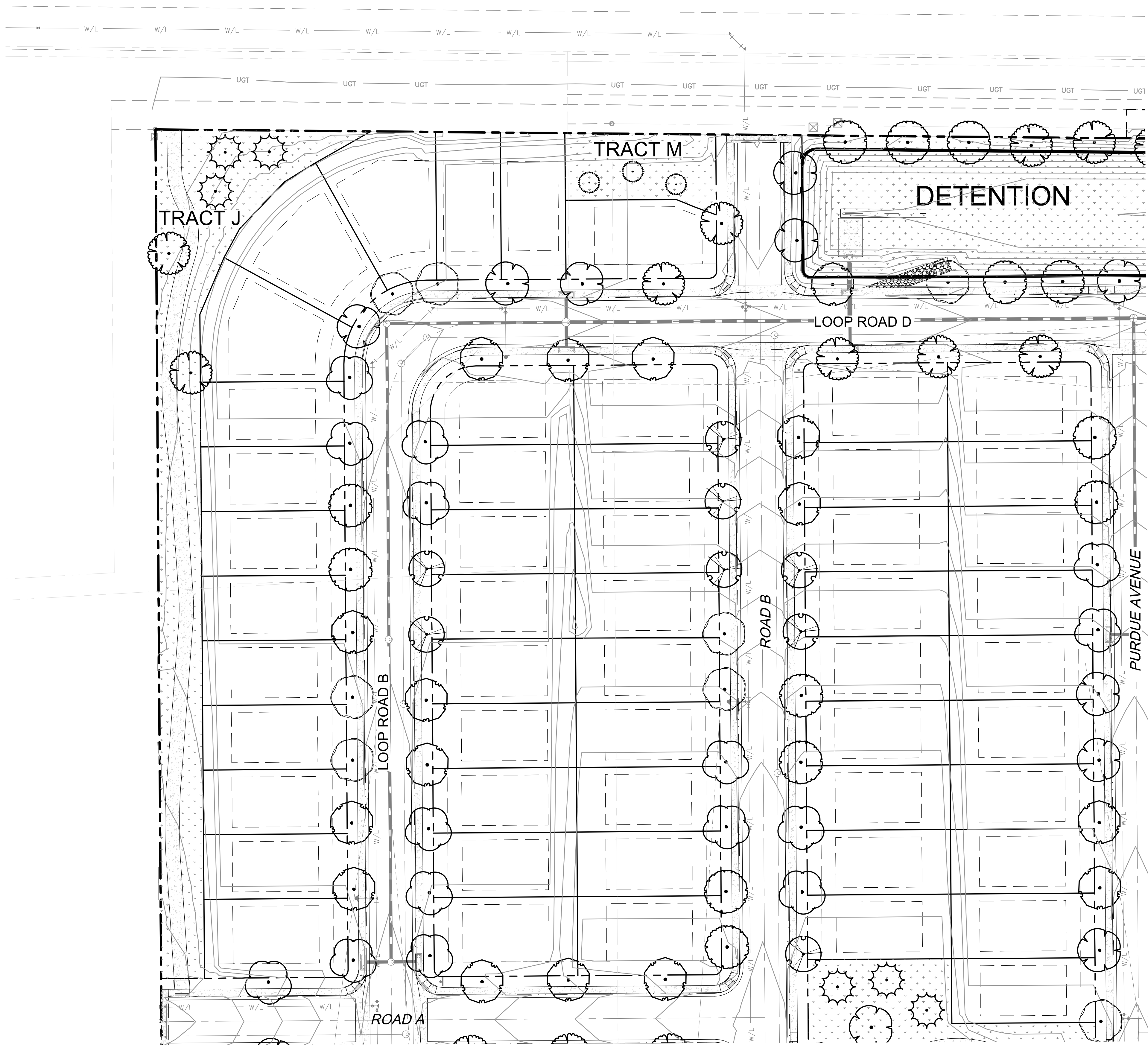
LANDSCAPE PLAN

PROJ. NO.:
DATE: 03.13.23
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET L1.1
2 of 7

LANDSCAPE CONSTRUCTION DOCUMENT

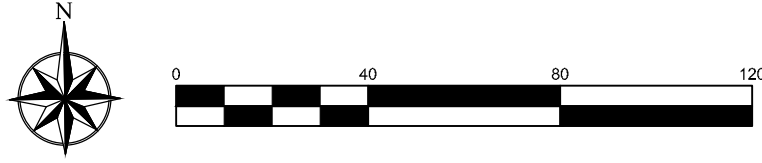
FRONTIER ESTATES FILING 2

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LANDSCAPE PLAN ENLARGEMENT

SCALE: 1" = 40'



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER GRANDIDENTATUM / BIGTOOTH MAPLE
	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE
	CATALPA SPECIOSA / NORTHERN CATALPA
	CELTIS OCCIDENTALIS / COMMON HACKBERRY
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST
	PINUS PONDEROSA / PONDEROSA PINE
	PINUS ARISTATA / BRISTLEcone PINE
	PINUS EDULIS / PINON PINE
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE
	PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE PEAR
	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED
	ULMUS AMERICANA 'PRINCETON' / PRINCETON ELM
SHRUBS	
	ARCTOSTAPHYLOS X COLORADOENSIS 'CHEIFTAIN' / MANZANITA
	BUDDLEJA DAVIDII 'BLACK KNIGHT' / BLACK KNIGHT BUTTERFLY BUSH
	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH
	FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET
	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE
	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / DWARF RUSSIAN SAGE
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	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA
	SPOROBOLUS WRIGHTII / BIG SACATON
MULCHES	
	ROCK MULCH / RIVER ROCK 1"-2"
SOD/SEED	
	IRRIGATED LAWN AREA / FESCUE BLEND
	LOW GROW NATIVE SEED MIX / PAWNEE BUTTES SEED CO

FRONTIER ESTATES
FIRESTONE, CO

LANDSCAPE PLAN

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CHKD BY: NAM

SHEET L12
3 of 7

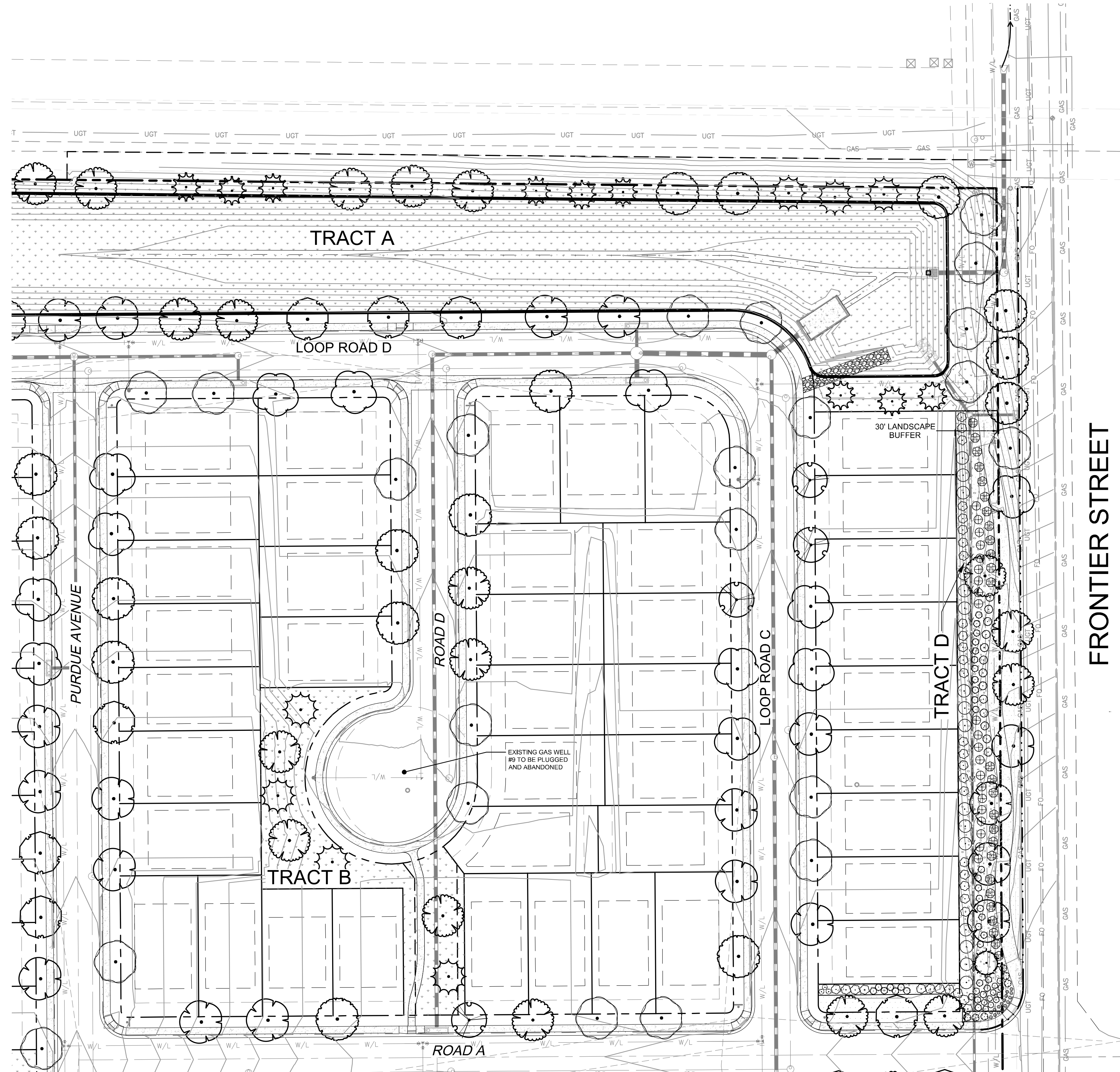
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LANDSCAPE PLAN ENLARGEMENT
SCALE: 1" = 40'

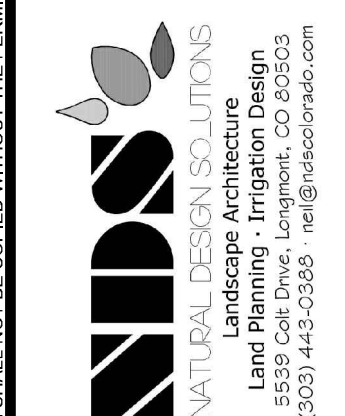
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FRONTIER ESTATES
FIRESTONE, CO

LANDSCAPE PLAN

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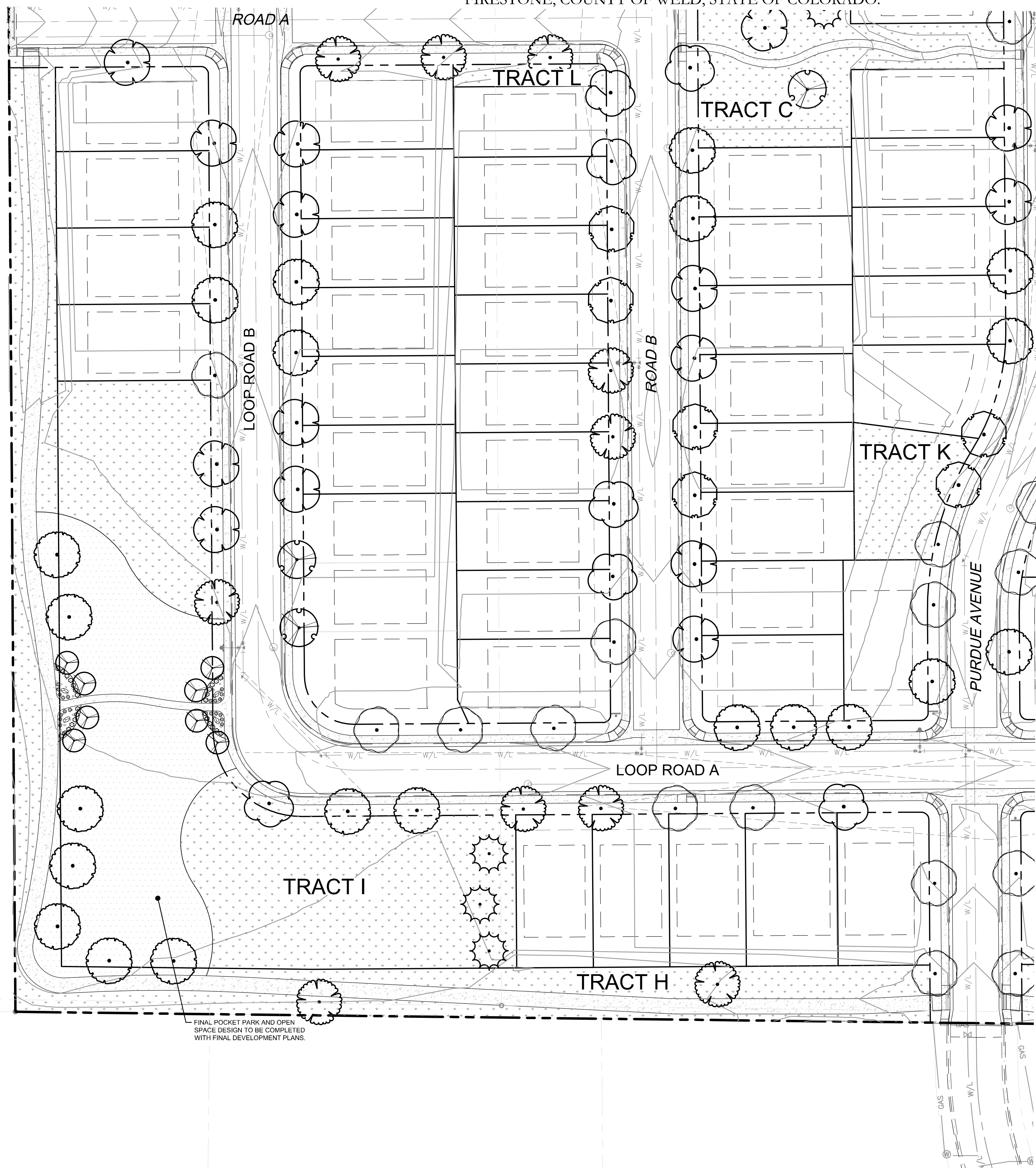


PROJ. NO.:	03.13.23
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DRAWN BY:	NAM
CHKD BY:	
SHEET	L13 4 of 7

LANDSCAPE CONSTRUCTION DOCUMENT

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TRACT A AND LOT 1, FRONTIER ESTATES FINAL PLAT SUBDIVISION FILING NO. 1, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.



LANDSCAPE PLAN ENLARGEMENT
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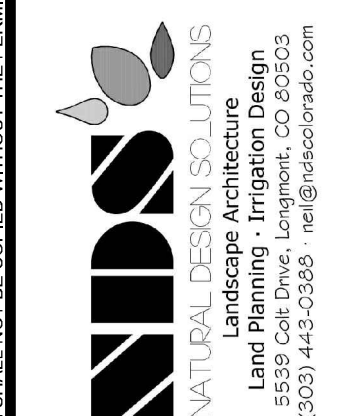
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	LOW GROW NATIVE SEED MIX / PAWNEE BUTTES SEED CO

FRONTIER ESTATES
FIRESTONE, CO

LANDSCAPE PLAN

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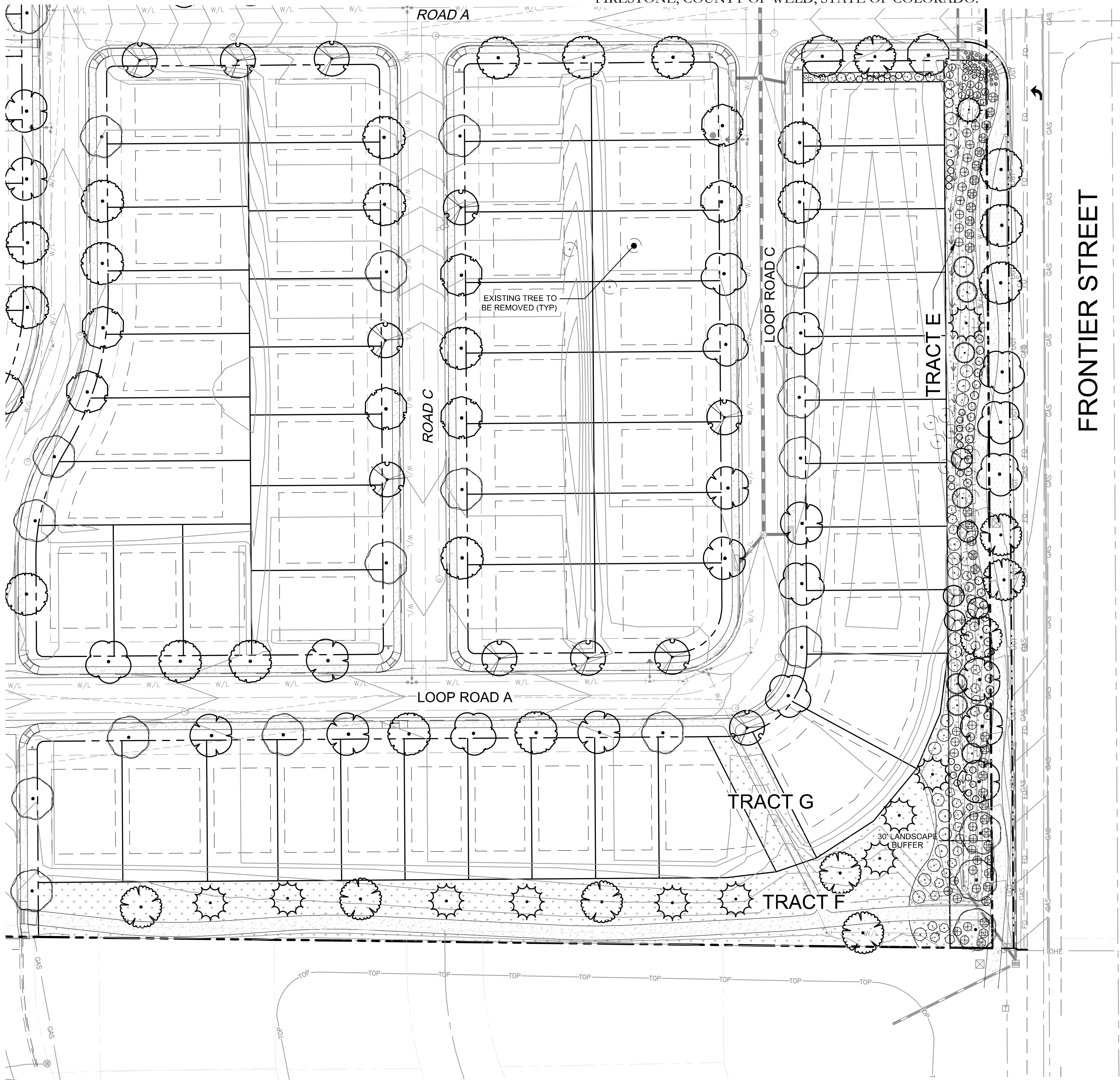


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SHEET	L14
	5 of 7

LANDSCAPE CONSTRUCTION DOCUMENT

FRONTIER ESTATES FILING 2

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FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.



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LANDSCAPE PLAN ENLARGEMENT

SCALE: 1" = 40'



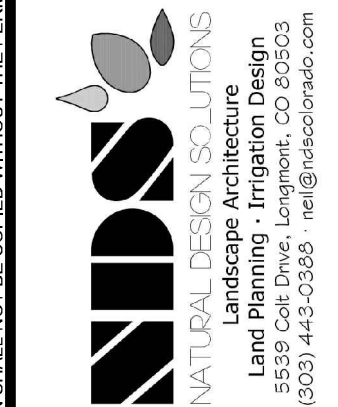
FRONTIER ESTATES
FIRESTONE, CO

LANDSCAPE PLAN

PROJ. NO.:
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SCALE: See Sheet
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CHKD BY: NAM

SHEET L15
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REVISIONS:
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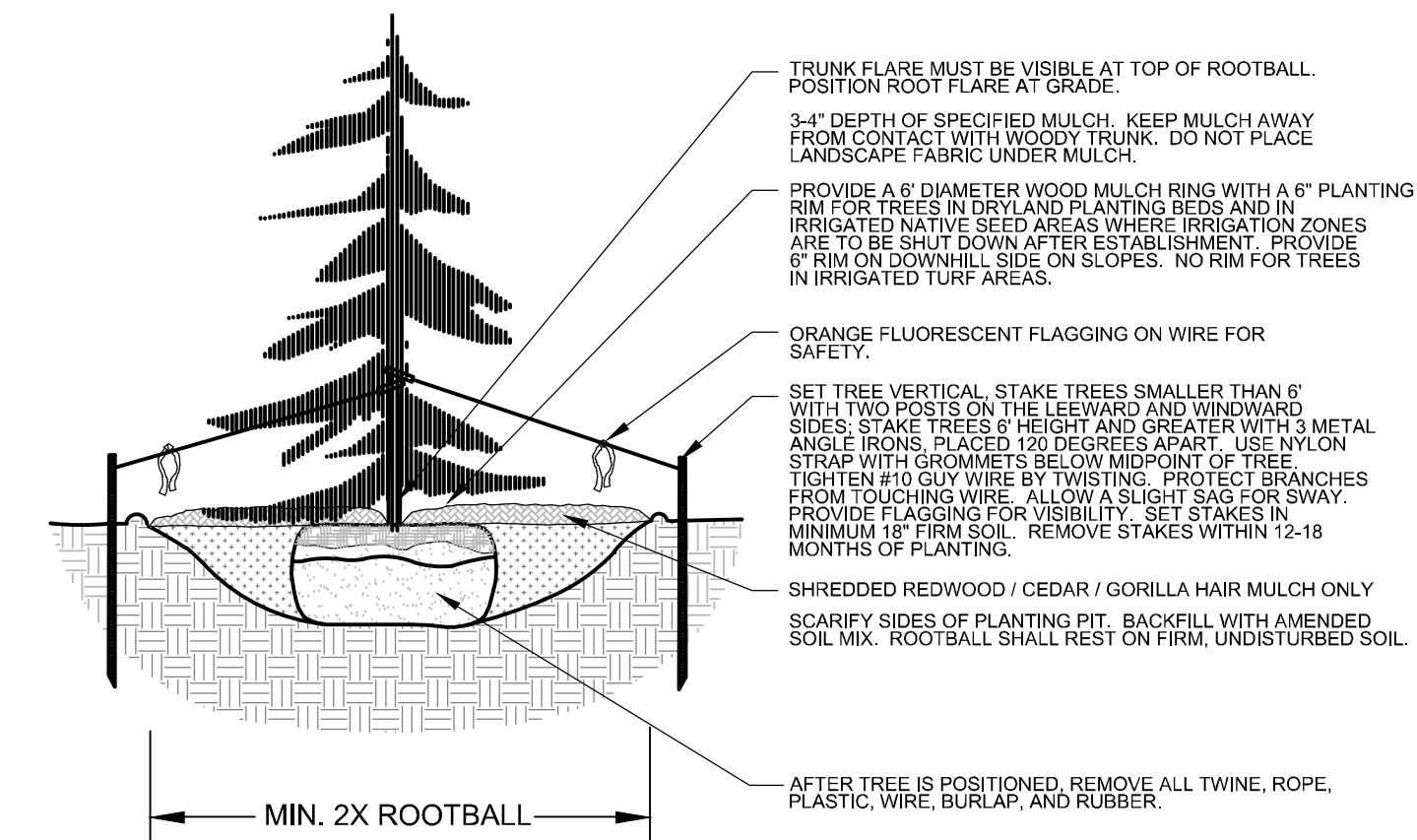
GENERAL NOTES

- (Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
 - EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
 - GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
A. 1" BELOW CURB FOR ALL SEEDED AREAS.
B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
 - CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
 - AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
 - FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS ½" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½"AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
 - MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD OR ROCK MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

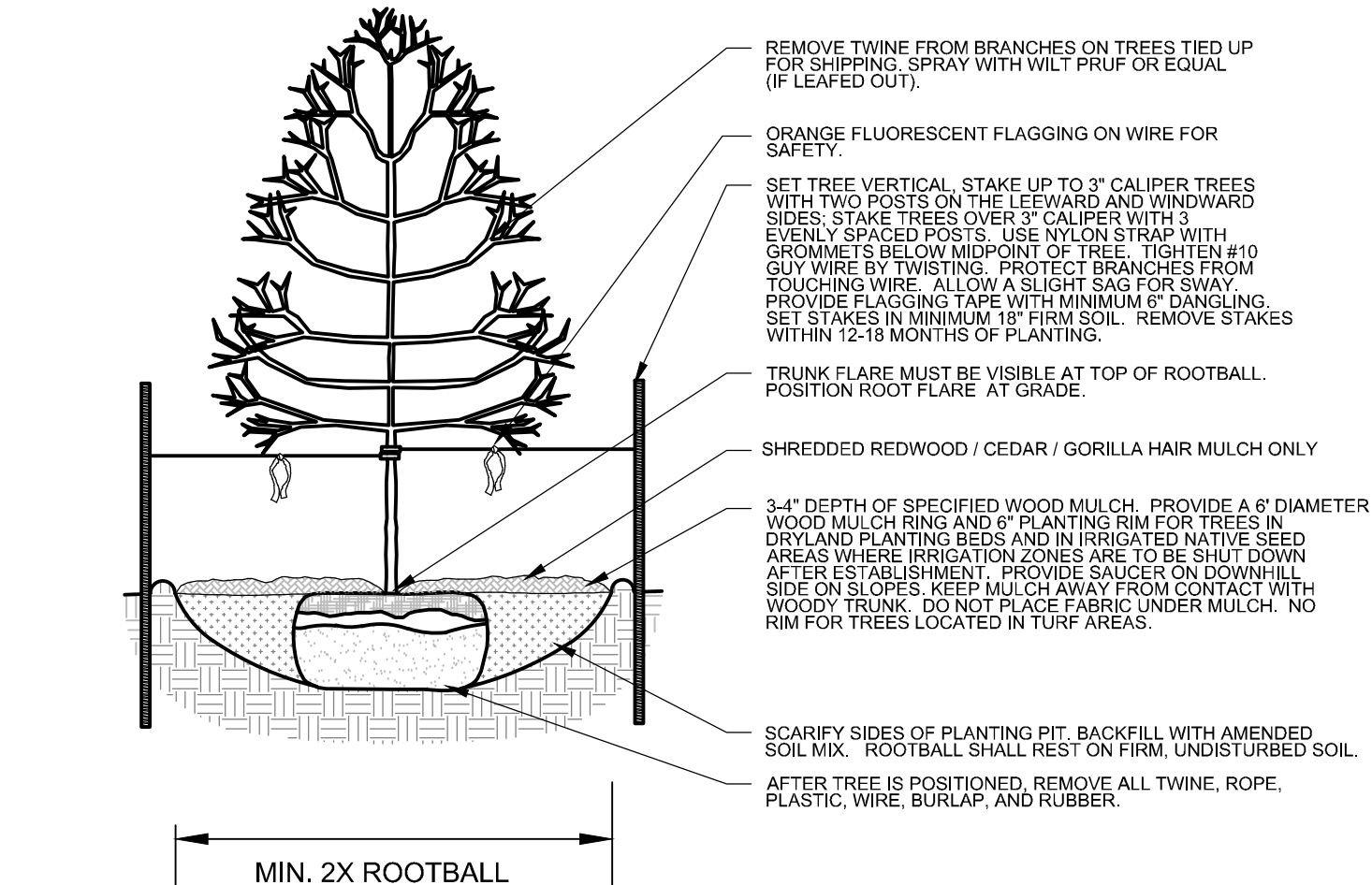
ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.

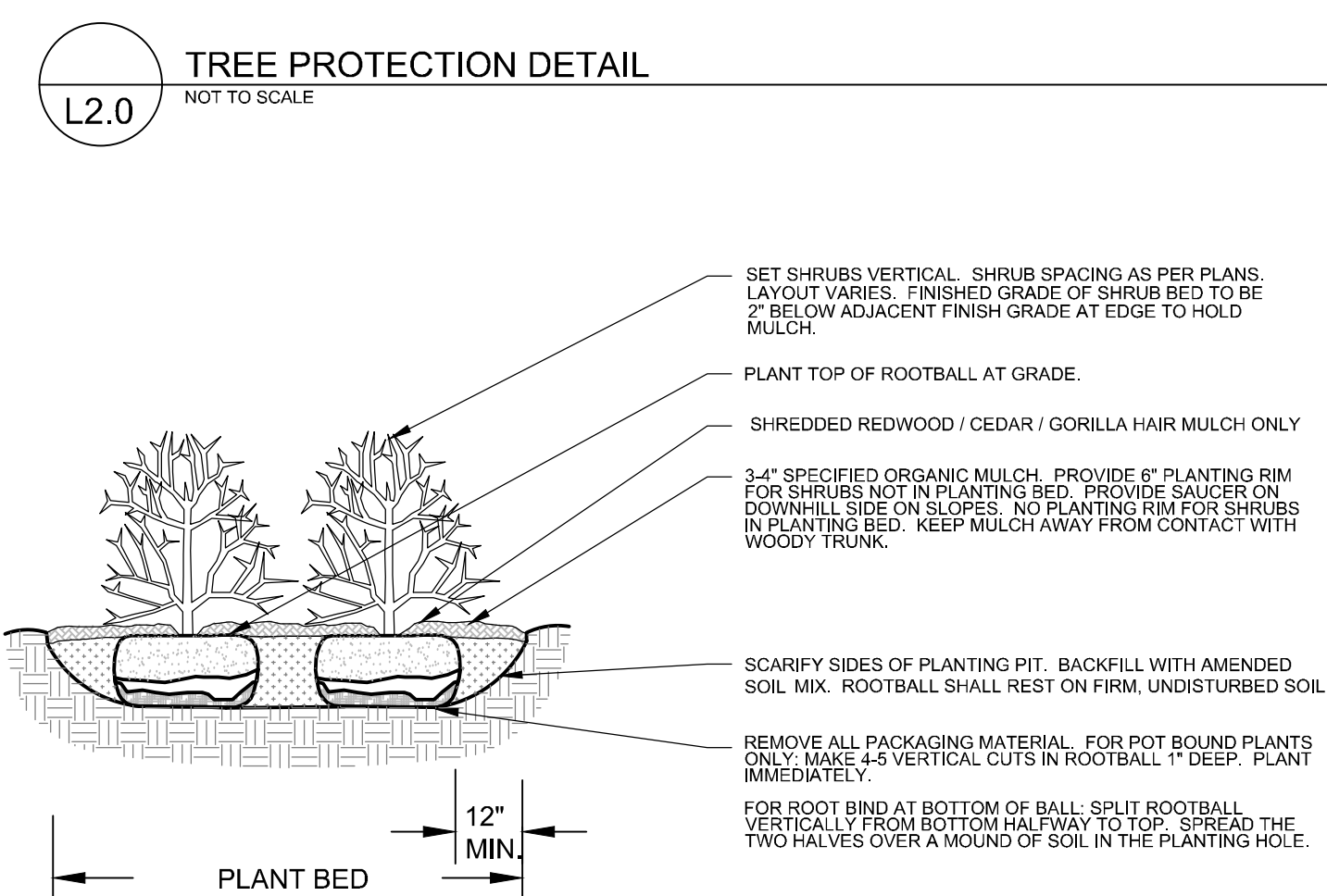
- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
 - MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY.
 - FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



EVERGREEN TREE PLANTING DETAIL
L2.0 NOT TO SCALE SECTION



DECIDUOUS TREE PLANTING DETAIL
L2.0 NOT TO SCALE SECTION



SHRUB PLANTING DETAIL
L2.0 NOT TO SCALE SECTION

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FRONTIER ESTATES FILING 2

TRACT A AND LOT 1, FRONTIER ESTATES FINAL PLAT SUBDIVISION FILING NO. 1, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION: 1998. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

- LANDSCAPING IS CONCEPTUAL AND WILL BE FURTHER DEFINED AT THE TIME OF THE FDP.
- OPEN SPACE OWNERSHIP WILL BE DETERMINED WITH THE RECORDING OF THE FINAL DEVELOPMENT PLANS FOR EACH FILING.
- SPECIFIC LANDSCAPE PARK PLANS WILL BE PROVIDED AT THE TIME OF THE FDP FOR ALL PARKS.
- ALL WELL SETBACK AREAS WILL BE SEEDED. DISTURBED AREAS FROMM DRILLING OPERATIONS WILL BE RE-SEEDED.
- FINAL TRAIL LOCATIONS WILL BE DETERMINED AT THE TIME OF THE FDP.
- STREET TREES WILL BE PROVIDED BY THE DEVELOPER FOR FRONTIER STREET, AS WELL AS THE CONNECTING BOULEVARD. ALL OTHER STREET TREES ARE TO BE PROVIDED BY THE INDIVIDUAL LOT OWNERS AS EACH LOT IS BUILT.

EXISTING TREE PROTECTION DIRECTIONS:

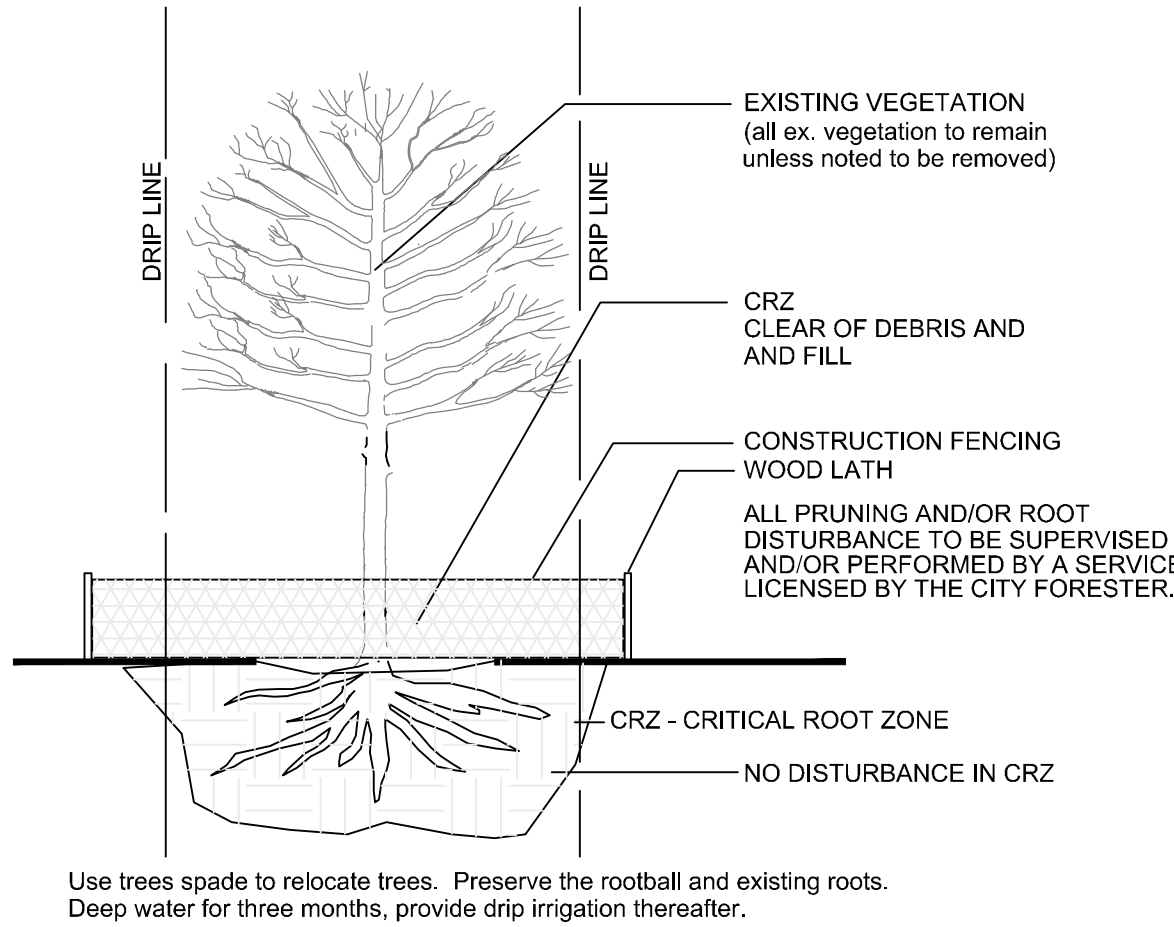
PROTECTIVE FENCING:

FOUR FOOT HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

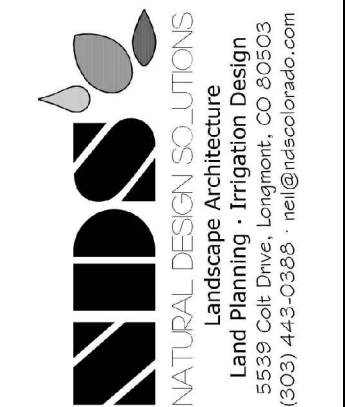
WATERING, MULCHING, AND FERTILIZATION:

PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).



TREE PROTECTION DETAIL
L2.0 NOT TO SCALE

REVISIONS:	
Agency Comment: 09.15.23	
Agency Comment: 11.20.23	
Agency Comment: 12.05.23	
Agency Comment: 03.04.24	
Agency Comment: 03.27.24	



FRONTIER ESTATES
FIRESTONE, CO
LANDSCAPE PLAN

PROJ. NO.:	
DATE:	03.13.23
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L2.0 7 of 7