TOWN OF FIRESTONE

Board of Adjustment

Regular Meeting Agenda

July 16, 2026
Immediately Following the 6:00 PM Planning & Zoning Commission Meeting
9900 Park Avenue, Firestone, CO 80504

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

1. **Meeting Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of Minutes**
   - **a.** Approval of October 17, 2024, Board of Adjustment Meeting Minutes
6. **Public Comment*** (maximum time permitted for all Public Comment is 30 minutes)
7. **Action/Discussion**
   - **a.** **RESOLUTION BOA-26-01:** A RESOLUTION OF THE TOWN OF FIRESTONE BOARD OF ADJUSTMENT, DENYING AN APPLICATION FOR A SIDEWALK VARIANCE REQUEST FOR REAL PROPERTY LOCATED AT 10300 E I-25 FRONTAGE RD
8. **Adjournment**

* Individuals that desire to address the Board of Adjustment 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 Board of Adjustment 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.

* 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.

TOWN OF FIRESTONE

Board of Adjustment

MINUTES
October 17, 2024

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1. Meeting Call to Order

The Board of Adjustment of the Town of Firestone met for a Regular Meeting on October 17, 2024, at the Police Department & Municipal Court building, 9900 Park Avenue, Firestone, Colorado. Vice Chair Spiegelberg called the meeting to order at 06:55 PM

2. Pledge of Allegiance

Vice Chair Spiegelberg led the pledge of allegiance.

3. Roll Call

The following were present upon the call of the roll:

Chair:	Jim Sutton, **Excused**
Vice-Chair:	Tim Spiegelberg
Members:	John Damsma, **Excused**
	Dennis Haney
	Amber Harper, **Absent**
	Pat Connor
	Pat Young

4. Approval of Agenda

Motion by Board of Adjustment Member Haney, **second** by Board of Adjustment Member Young, for Approval of Agenda All in Favor, **Motion carried**.

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

No public comments were made.

6. Public Hearings

a. **PUBLIC HEARING: RESOLUTION BOA-24-01:** A RESOLUTION OF THE TOWN OF FIRESTONE BOARD OF ADJUSTMENT, DENYING AN APPLICATION FOR A WALL SIGN VARIANCE REQUEST FOR REAL PROPERTY LOCATED AT 8308 COLORADO BOULEVARD

Vice Chair Spiegelberg opened the public hearing at 6:59 PM
Rachel Clyne, Planner with the Town of Firestone, provided a presentation on the item,

outlining a variance request by Adams Bank and Trust.
Marie Hashaw with DiVinci Sign Systems was present and provided additional information regarding the request.
The Board asked questions regarding the item, and the applicant and staff provided responses.
Vice Chair Spiegelberg opened the public comment portion of the hearing.
No members of the public came forward for public comment.
Vice Chair Spiegelberg closed the public comment portion of the hearing.
Vice Chair Spiegelberg closed the public hearing at 7:57 PM.
The Board discussed the item.

Motion by Board of Adjustment Member Young, **second** by Board of Adjustment Member Haney, to Approve **PUBLIC HEARING: RESOLUTION BOA-24-01:** A RESOLUTION OF THE TOWN OF FIRESTONE BOARD OF ADJUSTMENT, DENYING AN APPLICATION FOR A WALL SIGN VARIANCE REQUEST FOR REAL PROPERTY LOCATED AT 8308 COLORADO BOULEVARD
Roll Call Vote:

Yes:	Member Haney, Vice-Chairperson Spiegelberg, Member Young
No:	Member Connor
Abstain:	None

Motion carried.

7. Reports

a. Staff

Pam Howard, Planning Manager for the Town of Firestone, advised members that there would be no meetings in November or December.

b. Commissioner

8. Adjournment

Motion by Board of Adjustment Member Haney, **second** by Board of Adjustment Member Young, to Adjourn. 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 FIRESTONE BOARD OF TRUSTEES	**AIM No.:** 7.a **Action/Discussion** **Meeting Date:** July 16, 2026 **Initiated By:** Annika Risser **Department:** Planning & Development

AGENDA ITEM

RESOLUTION BOA-26-01: A RESOLUTION OF THE TOWN OF FIRESTONE BOARD OF ADJUSTMENT, DENYING AN APPLICATION FOR A SIDEWALK VARIANCE REQUEST FOR REAL PROPERTY LOCATED AT 10300 E I-25 FRONTAGE RD

RECOMMENDATION

Staff recommends that the Board of Adjustment approve draft Resolution BOA-26-01, a resolution denying the variance application.

APPROVAL/DENIAL OPTIONS

SUMMARY

This hearing is for the Windish RV Variance Request, which requests a variance from the Standards for Community Gateway Corridors set forth in Section 16.6.2.D of the Firestone Development Code (FDC). The applicant seeks relief from the requirement to construct a ten (10) foot sidewalk within the required thirty (30) foot landscape buffer.

FINANCIAL CONSIDERATIONS

HISTORY AND PREVIOUS BOARD ACTION

The New Vision Annexation was approved on January 13, 2013, through Ordinance No. 815. The New Vision – Johnson RV ODP was approved by the Board of Trustees of the Town of Firestone through Ordinance No. 816 on January 23, 2013, which implemented the zoning district PUD-RC (Regional Commercial). The ODP was amended on March 18, 2026, to formally include Recreational Vehicle Sales and Rentals, Recreational Vehicle Service, and Outdoor Recreational Vehicle Storage as permitted uses on this site.

BOARD STRATEGIC PLAN IMPACT

✓ This agenda item furthers the Board of Trustees' strategic goal:

ATTACHMENTS

1. BOA Staff Report
2. Resolution BOA-26-01
3. Applicant's Variance Request Letter
4. Proposed Windish RV FDP (not approved, 1st submittal)

Staff Report

Windish RV
Variance Request
VAR-26-014
July 16, 2026

Prepared by the Town of Firestone for the Board of Adjustment

GENERAL INFORMATION

Purpose:

This staff report is for the Windish RV Variance Request, which requests a variance from the Standards for Community Gateway Corridors set forth in Section 16.6.2.D of the Firestone Development Code (FDC).

Applicant/Owner:

Andrew D'Ambrosio & JCM, LLC

830 Dickens Street

Longmont, CO 80501

Owners' Representative:

Corey Shaw/Windish RV Center

11225 W. 6th Avenue

Lakewood, CO 80215

Location:

The subject property is located along the East I-25 Frontage Road between Sable Avenue and Firestone Boulevard.



Existing Zoning:

Regional Commercial Planned Unit Development (RC-PUD).

Existing Use:

RV sales, service, and rentals.

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	Weld County Business Commercial Zone District	General RV Dealership
SOUTH	Regional Commercial Planned Unit Development (RC-PUD)	Fowler Kia Automobile Sales and Service
EAST	Regional Commercial Planned Unit Development (RC-PUD)	Century RV Storage
WEST	Weld County Planned Unit Development Mixed Zoning (Business Commercial and Light Industrial)	Vacant, undeveloped

PROPERY DESCRIPTION

The subject property is located along the E I-25 Frontage Rd between Sable Ave and Firestone Blvd. General RV sales, storage, and automobile sales uses abut the property. Further east of the property is the future Cottonwood Hollow Filing No. 2 and the Monarch Estates subdivision.

PROPERTY HISTORY

The New Vision Annexation was approved on January 13, 2013, through Ordinance No. 815. The New Vision – Johnson RV ODP was approved by the Board of Trustees of the Town of Firestone through Ordinance No. 816 on January 23, 2013, which implemented the zoning district PUD-RC (Regional Commercial). The ODP was amended on March 18, 2026, to formally include Recreational Vehicle Sales and Rentals, Recreational Vehicle Service, and Outdoor Recreational Vehicle Storage as permitted uses on this site.

VARIANCE REQUEST

Town staff received an application for a Final Development Plan (FDP) on June 11, 2026, for the construction of a new commercial facility and associated site improvements. This variance request is regarding the site improvements required for FDP approval.

Previously, on March 30, 2026, Staff held a pre-application meeting with the applicant to discuss the requirements of the FDP submittal. At that time the applicant raised concerns about the Standards for Community Gateway Corridors, specifically the requirement of a ten (10) foot sidewalk within the required landscape buffer.

June 17, 2026, Staff received an application for a variance request seeking relief from Section 16.6.2.D.2.a.i, Standards for Community Gateway Corridors, of the FDC:

> *"**2. Standards for Community Gateway Corridors***
>
> *Along the following gateway corridors, the following additional standards shall apply to protect distinct entryways into the community:*
>
> ***a. Arterials and Section Line Roadways***
>
> *i. A minimum thirty (30) foot landscaped buffer shall be maintained on either side of the arterial or section line roadway and located in a tract when adjacent to residential subdivisions and within a tract or non-exclusive landscape easement when adjacent to non-residential subdivisions. This buffer should utilize a variety of live plant material and berming to provide year-round visual interest.* ***A minimum ten (10) foot wide sidewalk shall be incorporated as an integral component of the landscape buffer and landscape area within the right-of-way.****"*

The applicant seeks relief from the requirement to construct a ten (10) foot sidewalk within the required thirty (30) foot landscape buffer. The sidewalk is a requirement of all development along arterials and section line roadways in Firestone. The applicant discussed the sidewalk requirement and the possibility of a variance with Planning staff, who advised the applicant that the criteria for approving a variance was rigid, and the outcome was likely not favorable as there is no apparent hardship.

Fully informed, the applicant filed for a variance request from the above standard.

APPLICANT'S COMMENTS

For ease of review, some of the applicant's comments regarding the hardship and variance request are copied and pasted below. See the applicant's letter included in the packet for the full variance request.

> *"The basis for this request is the unique set of circumstances associated with this portion of the E. I-25 Frontage Road corridor. The subject property is located within a corridor that includes properties located within the Town of Firestone, the Town of Frederick, and unincorporated Weld County. Existing development extends both north and south along the frontage road, including adjacent commercial properties such as General RV. However, there are currently no sidewalk facilities located along this portion of the frontage road corridor. The proposed sidewalk would therefore terminate at both ends and would not connect to an existing or planned pedestrian network.*
>
> *Unlike traditional urban streets, the E. I-25 Frontage Road primarily serves interstate-oriented commercial and vehicular traffic. The corridor does not currently function as a pedestrian corridor and there are no existing pedestrian destinations or facilities that would reasonably utilize the proposed sidewalk. As a result, construction of the required sidewalk would create an isolated segment of pedestrian infrastructure without providing meaningful pedestrian connectivity, mobility, or safety benefits.*

The subject frontage is also uniquely constrained by existing utility infrastructure and easements located within the gateway corridor. Existing water, electric, fiber optic, and telecommunications facilities occupy portions of the corridor adjacent to the CDOT right-of-way. These existing facilities further distinguish the property from other gateway corridor locations and limit the practical use of the corridor while still requiring the applicant to preserve the required landscape buffer."

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	July 1, 2026
Signs Posted on the Property:	June 29, 2026
Letters to Adjacent Property Owners:	June 29, 2026

STAFF ANALYSIS OF THE APPROVAL CRITERIA

As stated in Section 16.7.8.C.3 of the FDC, The Board of Adjustment may approve a variance only if it finds that there is an **unnecessary hardship.** This is determined by reviewing the request against the first 3 criteria: a) Disability, b) Unusual Conditions, and c) Compatibility with Existing Neighborhood. In addition to the unnecessary hardship requirement, the request must satisfy the additional Review Criteria listed in paragraph d.

a) Disability.

i. There is a disability affecting the owners or tenants of the property or any member of the family of an owner or tenant who resides on the property, which impairs the ability of the disabled person to utilize or access the property;

Staff Response: The requested variance would not accommodate any disability that could be present.

b) Unusual Conditions.

i. There are unusual physical circumstances or conditions, including, without limitation: irregularity, narrowness or shallowness of the lot; or exceptional topographical or other physical conditions peculiar to the affected property; or unusual physical circumstances or conditions arising from an existing, nonconforming or compliant structure on the affected property; and

ii. The circumstances or conditions do not exist throughout the neighborhood or zone district in which the property is located, or the circumstances or conditions relate to drainage conditions and challenges found consistently throughout the neighborhood or zone district in which the property is located;

iii. The development or use of the property cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district; however loss of a financial advantage, hardship that is solely financial, or the fact that a more profitable use of the property might be had if a variance were granted are not grounds for a variance;

iv. The unusual physical circumstances or conditions have not been created by the applicant;

Staff Response: There are no unusual conditions on the property that prohibit the construction of a ten (10) foot sidewalk within the thirty (30) foot landscape buffer. The

existing utility infrastructure and easements located within the gateway corridor are not unique to the property and are present throughout the surrounding neighborhood.

c) *Compatibility with Existing Neighborhood.*
   i. *The property could be reasonably developed in conformity with the provisions of this FDC, but the proposed variance will result in a building form that is reasonable, customary and consistent with or more compatible, in terms of building height, siting, and design elements, with the existing neighborhood in which the subject property is located."*

Staff Response: The requested variance is unrelated to the building design.

d) *Review Criteria: Applicable to all variance requests. The Board of Adjustment may grant a variance only if the Board of Adjustment finds that:*
   i. *The hardship is not shared by many surrounding properties; and*

Staff Response: There is no hardship on the property.

   ii. *The variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property; and*

Staff Response: The requested variance would not alter the essential character of the neighborhood or impair adjacent properties. Adjacent properties with active development applications will also be required to construct a ten (10) foot sidewalk within the thirty (30) foot landscape buffer. This variance could result in a future gap in neighborhood infrastructure.

   iii. *The variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the provisions of this FDC which are in question; and*

Staff Response: As no hardship is present, the proposed modification is not justified.

   iv. *The Variance, if granted, would not grant a change to either (a) a condition attached to an approved rezoning or special use, or (b) an approved PUD District plan that would constitute an "amendment" under Subsection 16.2.5.D.7 or (c) a condition attached to an approved Final Development Plan; or (d) a condition attached to an approved Final Plat."*

Staff Response: The underlying ODP does not include any provisions allowing the property owner or applicant to delay the construction of public infrastructure, including sidewalks. The variance, if granted, would not grant a change to an approved rezoning, special use, or the approved ODP.

STAFF CONCLUSION

Based on analysis of the first three approval criteria, a hardship is not present. This alone makes the variance unapprovable. Additionally, the request does not comply with three of the four additional criteria of paragraph d.

RECOMMENDATION

Staff recommends that the Board of Adjustment approve draft Resolution BOA-26-01, a resolution denying the variance application.

RESOLUTION BOA-26-01

A RESOLUTION OF THE TOWN OF FIRESTONE BOARD OF ADJUSTMENT, DENYING AN APPLICATION FOR A SIDEWALK VARIANCE REQUEST FOR REAL PROPERTY LOCATED AT 10300 E I-25 FRONTAGE RD

WHEREAS, Corey Shaw/Windish RV Center, ("Applicant"), on behalf of the owner of certain real property located at 10300 E I-25 Frontage Rd, and legally described as Lot A, Recorded Exemption No. 1313-11-3 RE-1717, Recorded July 9th, 1995 at Reception Number 2447218 ("Property"), has submitted an application for approval of a variance from the requirement to build a ten (10) foot sidewalk within the required thirty (30) foot landscape buffer as set forth in Section 16.6.2.D.2.a.i of the Firestone Development Code ("FDC"), allowing for the construction of the thirty (30) foot landscape buffer without the ten (10) foot sidewalk (the "Variance"); and

WHEREAS, on July 16, 2026, the Board of Adjustment held a public hearing on the Variance in accordance with Section 16.7.8.C.2 of the FDC; and

WHEREAS, the Board of Adjustment, after reviewing the Variance and considering the testimony, evidence and argument presented at the public hearing, wishes to render a decision as to whether the Variance meets the criteria set forth in Section 16.7.8.C.3 (Step 9) of the FDC.

NOW, THEREFORE, BE IT RESOLVED BY THE FIRESTONE BOARD OF ADJUSTMENT:

Section 1. The Board of Adjustment makes the following findings and conclusions:

a. It is not intended that variances be granted merely to remove inconveniences or financial burdens that the requirements of the FDC may impose on property owners in general;

b. Rather, the variance process is intended to provide relief where the requirements of the FDC render the land difficult or impossible to use because of some unique physical attribute of the property itself or some other factor unique to the property for which the variance is requested;

c. The Property is not unusual in terms of physical circumstances or conditions, including, without limitation, irregularity, narrowness, or shallowness of the lot; or exceptional topographical, nor is the requested Variance of the type that will result in a building or structure form that is reasonable, customary, and consistent with or more compatible, in terms of building height, siting, and design elements, with the existing neighborhood in which the Property is located;

d. The Variance does not fall within any one (1) of the categories set forth in paragraphs (a), (b) or (c) of Section 16.7.8.C.3 (Step 9);

e. The sidewalk requirement is not unique and unusual to the Applicant; rather it is one shared by many surrounding properties and the general public;

f. Without the Variance, Applicant can still make reasonable use of the Property; if the Variance is denied, the development or use of the Property can still yield a reasonable return in service, use or income as compared to adjacent conforming property in the same zoning district; and

g. The Variance does not satisfy all the criteria of paragraph (d) of Section 16.7.8.C.3 (Step 9).

Section 2. Based upon the foregoing findings, the Board of Adjustment determines there is no exceptional, undue and unnecessary hardship and, therefore, the Board of Adjustment **DENIES** the application submitted by Corey Shaw/Windish RV Center for a variance.

PASSED AND ADOPTED this ____ day of _____, 2026.

_____
Chair

ATTEST:

_____
Missy Carranco, Secretary

June 17, 2026

Board of Adjustment
Town of Firestone
Planning & Development Department
9950 Park Avenue
Firestone, CO 80504

RE: Variance Request – Section 16.6.2.D.2.a.i
Windish RV – Firestone
10300 E. I-25 Frontage Road
Firestone, Colorado

Dear Members of the Board of Adjustment:

Please accept this letter as a formal application for a variance from Section 16.6.2.D.2.a.i, Standards for Community Gateway Corridors, of the Town of Firestone Development Code. The applicant requests relief from the requirement to construct a ten (10) foot wide sidewalk within the required thirty (30) foot Community Gateway Corridor buffer along the E. I-25 Frontage Road as part of the Windish RV Final Development Plan.

The applicant is not requesting relief from the required gateway corridor landscape buffer. All landscaping, buffering, and gateway corridor improvements will be installed in accordance with the approved Final Development Plan. The variance request is limited solely to the requirement to construct the ten (10) foot sidewalk within the buffer.

The basis for this request is the unique set of circumstances associated with this portion of the E. I-25 Frontage Road corridor. The subject property is located within a corridor that includes properties located within the Town of Firestone, the Town of Frederick, and unincorporated Weld County. Existing development extends both north and south along the frontage road, including adjacent commercial properties such as General RV. However, there are currently no sidewalk facilities located along this portion of the frontage road corridor. The proposed sidewalk would therefore terminate at both ends and would not connect to an existing or planned pedestrian network.

Unlike traditional urban streets, the E. I-25 Frontage Road primarily serves interstate-oriented commercial and vehicular traffic. The corridor does not currently function as a pedestrian corridor and there are no existing pedestrian destinations or facilities that would reasonably utilize the proposed sidewalk. As a result, construction of the required sidewalk would create an isolated segment of pedestrian infrastructure without providing meaningful pedestrian connectivity, mobility, or safety benefits.

The subject frontage is also uniquely constrained by existing utility infrastructure and easements located within the gateway corridor. Existing water, electric, fiber optic, and telecommunications facilities occupy portions of the corridor adjacent to the CDOT right-of-way. These existing facilities further distinguish the property from other gateway corridor locations and limit the practical use of the corridor while still requiring the applicant to preserve the required landscape buffer.

Additionally, construction of a ten-foot-wide concrete sidewalk within the gateway corridor would introduce additional impervious area into the site without a corresponding public benefit. Given the absence of existing sidewalk facilities to the north and south, the proposed sidewalk would remain disconnected from any larger pedestrian network while increasing hardscape area and associated stormwater runoff within the corridor.

The applicant believes the circumstances associated with this segment of the E. I-25 Frontage Road corridor constitute an unusual condition that does not exist throughout the surrounding neighborhood or zone district. The requested variance represents the minimum relief necessary, as the applicant is only requesting relief from the sidewalk requirement while continuing to provide all other required gateway corridor landscaping and buffering improvements. The variance will not alter the character of the area, negatively impact adjacent properties, or impair the health, safety, or welfare of the public.

Furthermore, granting the requested variance would not preclude future pedestrian improvements should a coordinated corridor improvement program be implemented in the future. The applicant is willing to preserve the corridor area necessary for future sidewalk construction if warranted as part of a comprehensive regional planning effort involving the Town of Firestone, Town of Frederick, Weld County, CDOT, and adjacent property owners.

For these reasons, the applicant respectfully requests approval of the variance from Section 16.6.2.D.2.a.i requiring construction of the ten (10) foot sidewalk within the Community Gateway Corridor buffer along E. I-25 Frontage Road.

Thank you for your consideration of this request. We would be pleased to provide any additional information requested by the Board.

Sincerely,

Permontes Group, Inc.



Melissa Leyba
President/Project Manager
P: 303-746-3530
E: mleyba@permontesgroup.com

CTB: PG_2017_MONO-COLOR.CTB
PLOT DATE: 6/10/2026 10:22 AM BY: DANNY KATZ

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX

LEGAL DESCRIPTION:

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

ADDRESS:

10300 EAST INTERSTATE 25 FRONTAGE ROAD
FIRESTONE, COLORADO 80504

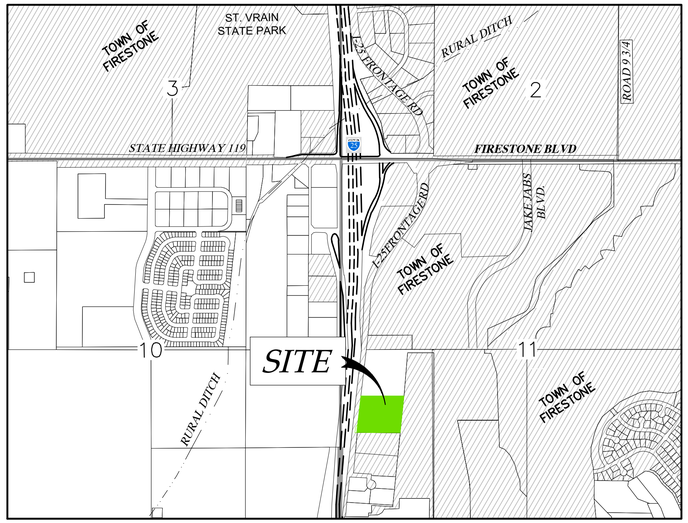
BENCHMARK INFORMATION:

NAVD 88 VERTICAL DATUM. PROJECT BENCHMARK: FIRESTONE BM 6, CHISL'D SQUARE ON SOUTH END HEAD WALL OF DITCH CROSSING UNDER I-25, NGVD 29 ELEVATION = 4856.97 FEET, NAVD 88 ELEVATION = 4860.39 FEET. 3.42' CONVERSION CALCULATED PER LONGMONT BENCHMARK 181, CAP IN HEADWALL, ELEVATION = 4927.01 FEET NAVD 88.

SITE BENCHMARK: SW PROPERTY CORNER, FOUND CDOT R.O.W. MONUMENT, ELEVATION 4861.26 FEET.

BASIS OF BEARINGS:

BASED ON NAD 83 COLORADO NORTH STATE PLANE COORDINATES (MODIFIED TO GROUND ELEVATION) AND THE NORTH LINE OF WEIBEL FINAL PLAT, BEARING S89°54'03"E, MONUMENTED BY A FOUND 3" CDOT R.O.W. MONUMENT STAMPED LS 25381 AT THE WEST END AND FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP (STAMPING ILLEGIBLE) AT THE EAST END, AS SHOWN HEREON.



NORTH

PROJECT VICINITY MAP

SCALE: 1"= 1000'

SHEET INDEX

SHEET NO.	DWG. ID	SHEET TITLE
CIVIL		
1	C1.1	COVER SHEET
2	C1.2	GENERAL NOTES
3	C1.3	LEGEND & ABBREVIATIONS
4	C2.1	EXISTING CONDITIONS & DEMOLITION PLAN
5	C3.1	FINAL DEVELOPMENT PLAN
6	C4.1	OVERALL GRADING PLAN
7	C4.2	GRADING SECTIONS
8	C4.3	DETAILED GRADING PLAN
9	C4.4	DETAILED GRADING PLAN
10	C4.5	DETAILED GRADING PLAN
11	C4.6	DETAILED GRADING PLAN
12	C5.1	EROSION CONTROL PLAN
13	C6.1	UTILITY PLAN
14	C6.2	STORM SEWER PLAN & PROFILE
15	C6.3	SANITARY SEWER PLAN & PROFILE
16	C7.1	DRAINAGE PLAN
17	C7.2	EDB A OUTLET STRUCTURE DETAILS
18	C7.3	EDB B OUTLET STRUCTURE DETAILS
19	C8.1	SITE DETAILS
20	C8.2	SITE DETAILS
21	C8.3	EROSION CONTROL DETAILS
22	C8.4	EROSION CONTROL DETAILS
23	C8.4	DRAINAGE DETAILS
24	C8.6	DRAINAGE DETAILS
25	C8.7	SANITARY DETAILS
26	C8.8	SANITARY DETAILS
LANDSCAPE		
27	L1.0	LANDSCAPE PLAN
28	L2.0	LANDSCAPE NOTES & DETAILS
ELECTRICAL		
29	E1.0	PHOTOMETRIC PLAN
30	E2.0	LIGHTING DETAILS
ARCHITECTURAL		
31	A1.0	EXTERIOR ELEVATIONS
32	A2.0	EXTERIOR ELEVATIONS

SITE DATA SUMMARY CHART

Zone District RC (Regional Commercial)

ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	302,498	100.0%
• Building Footprint	23,750	7.9%
• Parking/Roads (including planted interior parking islands)	137,894	45.6%
• Road Base (RV Parking)	88,701	29.3%
HARDSCAPE TOTAL	250,345	82.8%
• Planted area (excluding planted interior parking islands)	47,593	15.7%
• Existing Vegetation	0	0.0%
• Trails and sidewalks	4,560	1.5%
LANDSCAPE TOTAL	52,153	17.2%

ITEM	DESCRIPTION
BUILDING SIZE: 1 Story	
•Indoor Sales	5000 sf
• Office	5000 sf
• Service Bays	10 Bays
PARKING	
• Inoor Sales Area Parking Required (1 space per 250 sf)	20
• Office Area Parking Required (1 space per 300 sf)	17
• Vehicle Service Parking Required (1 space per bay)	10
• Total Required Parking	47
• Total Provided Parking (including handicap)	53
• Handicap Parking Provided	3

FINAL DEVELOPMENT PLAN APPROVAL CERTIFICATE

THIS FINAL DEVELOPMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH APPLICABLE TOWN OF FIRESTONE REGULATIONS

_____ _____
DIRECTOR OF PLANNING & DEVELOPMENT DATE

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN, HEREBY AGREE ON BEHALF OF HIMSELF/HERSELF, THEIR HEIRS, SUCCESSORS, AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREIN IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN AND IN COMPLIANCE WITH THE TOWN OF FIRESTONE UNIFIED DEVELOPMENT CODE AND MUNICIPAL CODE.

_____ _____
OWNER SIGNATURE OWNER NAME PRINTED

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023.

BY _____ AS _____.

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ST. VRAIN SANITATION DISTRICT

_____ _____
DISTRICT ENGINEER DATE

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY ST. VRAIN SANITATION DISTRICT FOR SANITARY SEWER IMPROVEMENTS ONLY. DISTRICT'S ACCEPTANCE OF THESE PLANS IS VALID FOR ONE (1) YEAR.

APPLICANT:

WINDISH RV CENTER
11225 W 6TH AVENUE
LAKEWOOD, CO 80215
CSHAW@WINDISHRV.COM
(303) 274-9009 TEL
CONTACT: COREY SHAW

OWNER:

ANDREW D'AMBROSIO & JMC,LLC
830 DICKENS CT
LONGMONT, CO 80501
DAMBROSIOANDY@GMAIL.COM
(303) 570-6257 TEL
CONTACT: ANDREW D'AMBROSIO

PLANNING/ENGINEERING:

PERMONTES GROUP, INC.
1715 IRON HORSE DR., UNIT 220
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PUBLIC SERVICE & UTILITIES:

WATER:	CENTRAL WELD COUNTY WATER DISTRICT
SEWER:	ST. VRAIN SANITATION DISTRICT
ELECTRIC:	UNITED POWER
GAS:	SOURCE GAS
TELEPHONE:	QWEST/CENTURY LINK
LAW ENFORCEMENT:	TOWN OF FIRESTONE
FIRE PROTECTION:	FREDERICK- FIRESTONE FIRE PROTECTION DISTRICT

REVISION BLOCK

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permontesgroup
1715 Iron Horse Drive, Unit 220
Longmont, CO 80501
T.: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
COVER SHEET

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C1.1

SHEET 1 OF 32

DRAWING FILE: Z:\327.002 WINDISH RV – FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 COVER SHEET.DWG

CTB: PG_2017_MONO-COLOR.CTB

PLOT DATE: 6/10/2026 10:22 AM BY: DANNY KATZ

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX

TOWN OF FIRESTONE GENERAL NOTES - CONSTRUCTION:

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST "DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS" BY THE TOWN OF FIRESTONE. COPIES OF THE STANDARDS AND SPECIFICATIONS MAY BE OBTAINED FROM THE TOWN WEB SITE. CONTRACTOR SHALL HAVE A SET ON SITE AT ALL TIMES.
2. THE OWNER SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF FIRESTONE ENGINEERING STAFF PRIOR TO THE START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE THE OWNER, HIS ENGINEER, THE TOWN ENGINEERING STAFF, REPRESENTATIVES OF THE CONTRACTORS AND OTHER AFFECTED AGENCIES. PLANS SIGNED AND ACCEPTED BY THE TOWN WILL BE DISTRIBUTED AT THE PRECONSTRUCTION MEETING. CONTRACTOR SHALL HAVE (1) COPY OF THE SIGNED PLANS ON SITE AT ALL TIMES.
3. THE TOWN OF FIRESTONE, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. THE OWNER AND DESIGN ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT. REPORT ALL DISCREPANCIES TO THE DESIGN ENGINEER IMMEDIATELY.
4. PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY/ALL WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK SITE FROM ADJACENT PRIVATE PROPERTY OWNERS. A COPY OF ALL AGREEMENTS SHALL BE PROVIDED TO THE TOWN. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN ENGINEERING STAFF. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO TOWN STANDARDS AND SPECIFICATIONS. INSPECTIONS AND ONSITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE BY THE TOWN ENGINEERING STAFF OF THE CONTRACTORS'' CONTRACTUAL COMMITMENT. REQUESTS FOR INSPECTION BY THE TOWN SHALL BE MADE BY THE CONTRACTOR A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE.
6. CONSTRUCTION WATER IS AVAILABLE TO THE CONTRACTOR AS ESTABLISHED IN THE TOWN STANDARDS AND SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE TOWN REGARDING CURRENT REGULATIONS, FEES AND REQUIRED AGREEMENTS RELATED TO THE PROVISION OF CONSTRUCTION WATER.
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 ARE APPROXIMATE ONLY. THEY HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS. 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 FIELD-LOCATED PRIOR TO CONSTRUCTION. IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE TOWNENGINEERING STAFF AND DESIGN ENGINEER PRIOR TO PROCEEDING.
9. THE CONTRACTOR SHALL NOTIFY TOWN ENGINEERING STAFF OF ANY PROBLEM IMPACTING WATER AND WASTE WATER FACILITIES THAT WOULD POTENTIALLY REQUIRE 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 PROPOSED WORK.
11. AS-BUILT DRAWINGS AS REQUIRED IN THE SPECIFICATIONS, 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 IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP. THE CONTRACTOR SHALL NOTIFY THE TOWN FORTY-EIGHT (48) HOURS PRIOR TO RESTART.
    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 FIRE HYDRANTS TAKEN OUT OF SERVICE 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. A CONSTRUCTION DEWATERING PERMIT MUST BE OBTAINED FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE). GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS OR EROSION OF ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. THE USE OF ANY SANITARY SEWER TO DISPOSE OF TRENCH WATER WILL 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 OCCURRENCE
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 DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. 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 CONTIGUOUS 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 CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.
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 SAFETY. 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, SCAFFOLDING, FORMS OR OTHER WORK AIDS USED IN OR ABOUT 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, OR ANY CONTRACTED ENGINEER, ARE NOT RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY OF ANY REGULATIONS RELATING THERETO.
18. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY SO AS TO PROVIDE 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, SUNDAY OR ANY LEGAL HOLIDAY WITHOUT RECEIVING 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 ACCEPTABLE 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 EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED DURING HIS OPERATION. RENEWAL 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, COUNTY OR TOWN DUST CONTROL ORDINANCE.
28. CONSTRUCTION VEHICLES SHALL USE TRUCK ROUTES DESIGNATED BY THE TOWN. OVERSIZE AND/OR OVERWEIGHT VEHICLES REQUIRE AN OVERWIEGHT 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 BY THE TOWN. 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 SOILS 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 SOILS ENGINEER'S PURVIEW.

TOWN OF FIRESTONE 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 COMMON PLAN OF DEVELOPMENT, MUST COMPLY WITH BOTH LOCAL AND STATE REGULATIONS 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, SEDIMENT, 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 EVENT THAT CAUSES SURFACE RUNOFF.
    D. MAINTAIN INSPECTION AND MAINTENANCE RECORDS OF BMPS ONSITE WITH THE SWMP. COPIES OF THESE REPORTS SHALL BE PROVIDED TO THE TOWN ENGINEERING STAFF.
    E. BASED ON INSPECTIONS PERFORMED BY THE PERMIT HOLDER OR BY TOWN PERSONNEL, MODIFICATIONS TO THE SWMP WILL BENECESSARY IF AT ANY TIME THE SPECIFIED 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.
    F. THE OPERATOR SHALL AMEND THE SWMP WHENEVER THERE IS A MINOR CHANGE TO ADDRESS A SPECIFIED 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 GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, A REVISED SWMP SHALL BE SUMITTED TO THE TOWN ENGINEER.
    G. 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 SOILS INVESTIGATION 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 EROSIVE 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 MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
8. FILL SLOPES SHALL BE COMPACTED BY MEANS OF SHEEPSFOOT COMPACTOR OR OTHER SUITABLE 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 SOILS 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. OUTLET SIDES OF ALL STORM PIPES 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 WHEN THE PERMITTEE IS READY 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, BUT BEFORE FILL IS PLACED.
    C. EXCAVATION INSPECTION AFTER 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 SEEDED OR SODDED.

TOWN OF FIRESTONE GENERAL NOTES - ROADWAY:

1. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL PREPARE THE SUBGRADE BY SCARIFYING THE UPPER ONE (1) FOOT OF THE SUBGRADE IN CUT AREAS OR AREAS WITH LITTLE OR NO FILL, UNLESS SPECIFIED IN THE SOILS REPORT. THE WORK SHALL CONFORM TO THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
3. PAVEMENT SHALL NOT BE CONSTRUCTED UNTIL ALL UNDERGROUND UTILITIES HAVE BEEN INSTALLED, TESTED AND ACCEPTED BY THE TOWN OF FIRESTONE ENGINEERING STAFF.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO SUPERVISE AND CERTIFY THAT PROPER COMPACTION HAS BEEN OBTAINED BY SUBCONTRACTORS AND AGENCIES CONCERNING UTILITY LINE BACKFILL INCLUDING, BUT NOT LIMITED TO, SEWER, WATER, ELECTRICAL, GAS AND LANDSCAPE IRRIGATION LINES AND ACCEPTED BY THE TOWN ENGINEERING STAFF AND THE SOILS ENGINEER.
5. STREET PAVING SHALL NOT START UNTIL:
    A. A SOILS REPORT AND PAVEMENT DESIGN IS ACCEPTED BY THE TOWN ENGINEERING STAFF.
    B. ALL STREETS ARE COMPACTED IN ACCORDANCE WITH THE SOILS REPORT AND THE TOWN SPECIFICATIONS.
    C. ALL COMPACTION TEST REPORTS HAVE BEEN SUBMITTED TO THE TOWN ENGINEERING STAFF PRIOR TO PROOF ROLLS.
    D. PROOF ROLLS ARE PERFORMED USING A LOADED SINGLE AXLE 2000 GALLON WATER TRUCK AND MONITORED BY THE 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 CUTS AND EXISTING STRUCTURES. CONTROL JOINTS SHALL BE INSTALLED PER THE TOWN STANDARDS AND 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 SX (1/2" NOMINAL) FOR ALL TOP LIFTS AND OVERLAYS.
12. TACK COAT SHALL BE USED PRIOR TO OVERLAY, (CSS-1H), 50:50 DILUTION, 0.10 GAL/SY. ALL EDGES ABUTTING NEW PAVEMENT SHALL BE TACKED.
13. WHEN IT IS REQUIRED TO MATCH EXISTING PAVEMENT, EXISTING PAVEMENT SHALL BE SAW CUT IN A MANNER TO AFFECT A SMOOTH, VERTICAL STRAIGHT CUT EDGE. T PATCH MILLING MUST BE DONE PER STANDARD DETAILS.
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 STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF TRANSPORTATION M&S STANDARDS, AND THE TOWN STANDARDS.
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. ALL NEW ROADWAY SECTIONS SHALL HAVE SUBGRADE PREPARATION AND INITIAL ASPHALT PAVEMENT PLACED WITH A 1% FINAL OVERLAY IS TO BE PLACED WITH A 2% CROWN. SEE DETAIL ST7 IN THE "STANDARD DETAILS-STREET" FOR MORE INFORMATION.
19. DETERMINATION OF CROWN FOR CUL DE SAC PAVING SHALL BE EVALUATED ON A CASE BY CASE BASIS.

TOWN OF FIRESTONE GENERAL NOTES - STORM:

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 GASKETED JOINTS AND SHALL CONFORM TO REQUIREMENTS OF ASTM C443, AND SHALL PROVIDE WATERTIGHT PERFORMANCE CHARACTERISTICS.
2. TONGUE AND GROOVE JOINTS SHALL NOT BE ALLOWED.
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.
4. WATER, SANITARY SEWER STORM SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. WHEN A TEN (10) FOOT SEPARATION IS NOT PROVIDED OR WHEN SEWER AND STORM SEWER LINES CROSS WATER LINES WITH LESS THAN ONE AND ONE-HALF (1½) FEET OF VERTICAL SEPARATION, SEWER AND STORM 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.
5. BEDDING MATERIAL SHALL CONFORM TO TOWN OF FIRESTONE STANDARDS AND SPECIFICATIONS.
6. ALL MANHOLES SHALL BE CONCRETE AND CONFORM TO CDOT STANDARD M-604-20.
7. THE MINIMUM MANHOLE DIAMETER SHALL BE AS SPECIFIED BELOW:

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

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

REVISION BLOCK

REV.	DATE	DESCRIPTION

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
811 Know what's Below. Call before you dig.

permontesgroup
1715 Iron Horse Drive, Unit 220
Longmont, CO 80501
T.: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
GENERAL NOTES

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C1.2

DRAWING FILE: Z:\327.002 WINDISH RV – FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 COVER SHEET.DWG

CTB: PG_2017_MONO-COLOR.CTB
PLOT DATE: 6/11/2026 1:06 PM BY: THOMAS DINGWALL

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND THEIR CONTRACTORS TO BUILD THE PROJECT ACCORDING TO APPROVED PLANS AND CITY DETAILS AND IN ACCORDANCE WITH CURRENT CITY STANDARDS AND SPECIFICATIONS. FIELD CHANGES TO THESE PLANS ARE TO BE APPROVED BY THE CITY PARKS AND FORESTRY SERVICES PRIOR TO ANY WORK. FIELD CONDITIONS THAT CONFLICT WITH OR JEOPARDIZE THE LONGEVITY OF THE PROPOSED IMPROVEMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY PARKS AND FORESTRY SERVICES FOR RESOLUTION. FAILURE TO BRING SUCH MATTERS TO THE CITY'S ATTENTION OR TO OBTAIN APPROVAL OF REMEDIAL MEASURES WILL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR OBLIGATION TO RESOLVE THE MATTER TO THE SATISFACTION OF THE CITY PARKS AND FORESTRY SERVICES.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY PARKS AND FORESTRY SERVICES PRIOR TO ANY WORK COMMENCEMENT. FAILURE TO SCHEDULE THIS MEETING OR PERFORM NECESSARY FIELD INSPECTIONS DURING THE COURSE OF CONSTRUCTION SHALL IN NO WAY RELIEVE THE CONTRACTOR OF ANY OBLIGATIONS, PERFORMANCE STANDARDS OR CONSTRUCTION SPECIFICATIONS AS OUTLINED IN THE LONGMONT STANDARDS AND CONSTRUCTION SPECIFICATIONS. ANY WORK THAT PROCEEDS WITHOUT THE APPROVED INSPECTION OF PARKS AND FORESTRY SHALL BE CORRECTED AT NO COST TO THE CITY.
3. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO BUILD THE PROJECT IN A TIME FRAME NECESSARY TO OBTAIN CONSTRUCTION ACCEPTANCE AND FINAL ACCEPTANCE DURING THE GROWING SEASON.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THE MOST CURRENT CITY STANDARDS AND SPECIFICATIONS ON SITE AT ALL TIMES. ALL IMPROVEMENTS WITHIN THE RIGHT-OF-WAY SHALL BE INSTALLED PER THESE STANDARDS AND DETAILS. THE STANDARDS SHALL BE AVAILABLE TO THE CONTRACTOR AT ALL SITE MEETINGS/INSPECTIONS. ANY WORK THAT PROCEEDS WITHIN THE GREENWAY OR RIGHT-OF-WAY THAT DOES NOT ADHERE TO CURRENT STANDARDS AND SPECIFICATIONS AND/OR WITHOUT THE APPROVED INSPECTION OF PARKS & FORESTRY SHALL BE CORRECTED AT NO COST TO THE CITY.
5. ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND THE APPROVED PUBLIC IMPROVEMENT PLANS, OR ANY DESIGN ERRORS NOTED BY THE CONTRACTOR DURING CONSTRUCTION WILL REQUIRE THE CONTRACTOR TO SUBMIT AN RFI TO THE ENGINEER OF RECORD. THE CITY SHALL REVIEW AND APPROVE ANY CHANGES TO THE APPROVED PLAN SET.

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO THE CITY OF LONGMONT'S MOST RECENT DEVELOPMENT STANDARDS AND SPECIFICATIONS GOVERNING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS. A COPY SHALL REMAIN ON SITE FOR REFERENCE AT ALL TIMES.
2. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH COMPANY, CENTRAL WELD WATER DISTRICT, ST. VRAIN SANITATION DISTRICT) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION ND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED. REPAIR OF DAMAGED UTILITIES SHALL BE AT THE CONTRACTORS EXPENSE, INCLUDING UNKNOWN UNDERGROUND UTILITIES.
4. DURING CONSTRUCTION AND UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.
5. THE CONTRACTOR SHALL CONFORM TO ALL SAFETY PRECAUTIONS DURING CONSTRUCTION AS SET FORTH BY BOTH OSHA PUBLICATION 2226 FOR EXCAVATING AND TRENCHING OPERATIONS, AND INCLUDING ALL STATE AND FEDERAL REGULATIONS SET FORTH IN CFR (CODE OF FEDERAL REGULATIONS) 29, ALL PARTS.
6. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED SET OF PLANS, THE PROJECT MANUAL, AND THE LONGMONT PUBLIC IMPROVEMENT DESIGN STANDARDS AND CONSTRUCTION SPECIFICAITONS MANUAL ON-SITE AT ALL TIMES.
7. EXISTING FENCES, TREES, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
8. A COLORADO DEPARTMENT OF HEALTH CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED TO INSTALL UTILITIES AND WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
9. ALL DISTURBED SOIL, ON- OR OFF-SITE, AND RELATED TO WORK AT THIS PROJECT SITE, IS REQUIRED TO BE PROTECTED FROM WIND AND STORM WATER EROSION.
10. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN.
11. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION.
12. ANY DISRUPTION OF UTILITY SERVICE THAT IS REQUIRED TO ADJUST, EXTEND, RELOCATE OR OTHERWISE MODIFY ANY UTILITY WITHIN THE PROJECT AREA SHALL BE COORDINATED IN ADVANCE WITH THE AFFECTED UTILITY ENTITY AND CUSTOMERS SHALL BE NOTIFIED 48 HRS PRIOR TO THE START OF DISRUPTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL OTHER APPLICABLE PERMITS NOT SPECIFICALLY REQUIRED BY THE CITY OF LONGMONT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED IMMEDIATELY BY AN APPROPRIATE METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, HANDWORK, ETC.) AND APPROVED BY THE INSPECTOR. THE FREQUENCY AND EFFORT OF STREET CLEANING OPERATIONS SHALL BE DIRECTLY RELATED TO THE AMOUNT OF CONSTRUCTION TRAFFIC AND WEATHER CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY ADDRESS ANY STREET CLEANING PROBLEMS IDENTIFIED BY THE CITY.
15. AFTER ACCEPTANCE BY THE CITY, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
16. CONSTRUCTION HOURS SHALL COMPLY WITH CDOT ACCESS PERMIT REQUIREMENTS AND CITY OF LONGMONT REGULATIONS.
17. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CONFLICTS WITH PROPOSED UTILITIES AND IMPROVEMENTS WITHIN THE FIRST TWO WEEKS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL EXISTING UTILITY INFORMATION.
18. IT SHALL BE THE DESIGN ENGINEER'S RESPONSIBILITY TO RESOLVE CONSTRUCTION PROBLEMS WITH THE CITY DUE TO CHANGED CONDITIONS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. IF, IN THE OPINION OF THE CITY, PROPOSED ALTERATIONS TO THE SIGNED CONSTRUCTION PLANS INVOLVES SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE TOWN FOR REVIEW PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.

GEOTECHNICAL NOTE:

ALL GEOTECHNICAL SUBSURFACE, GROUNDWATER, AND PAVEMENT DESIGNS ARE TO FOLLOW THE DESIGN CRITERIA AND RECOMMENDATIONS ADDRESSED IN THE REPORT "PRELIMINARY GEOTECHNICAL STUDY WINDISH RV CENTER FIRESTONE, COLORADO DATED MARCH 6, 2023; PREPARED BY A.G. WASSENAAR, INC.

THE PRELIMINARY PAVEMENT RECOMMENDATIONS ARE INCLUDED IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORTS NOTED ABOVE. FINAL PAVEMENT SECTIONS SHOULD BE DETERMINED BY THE GEOTECHNICAL ENGINEER BASED ON A DESIGN LEVEL GEOTECHNICAL INVESTIGATION AND ANTICIPATED FREQUENCY OF LOAD APPLICATIONS ON THE PAVEMENT DURING THE DESIRED DESIGN LIFE. PERMONTES GROUP, INC. MAKES NO WARRANTIES OR CERTIFICATIONS OF PAVEMENT PERFORMANCE.

DRAWING LEGEND

	EXISTING	PROPOSED
SITE BOUNDARY LINE		
ROW OR PROPERTY LINE		
SECTION LINE		
CENTER LINE		
EASEMENT LINE		
CONTOURS	4685 / 4684	4685 / 4684
SANITARY SEWER LINE	S/L	
SANITARY SERVICE LINE	SS	SS
STORM DRAIN LINE		
IRRIGATION LINE		
STORM UNDERDRAIN LINE		UD
STORM ROOF DRAIN LINE		RD
WATER LINE	W/L	W/L
WATER SERVICE LINE	WS	WS
ELECTRIC LINE	E	E
OVERHEAD ELEC LINE	OHE	OHE
UNDERGROUND ELEC LINE	UGE	UGE
HIGH VOLTAGE ELEC LINE	HVE	UGE
GAS LINE	GAS	GAS
TELEPHONE LINE	T	T
OVERHEAD TEL LINE	OHT	OHT
UNDERGROUND TEL LINE	UGT	UGT
FIBER OPTIC LINE	FO	FO
SANITARY MANHOLE	S	
STORM DRAIN MANHOLE	D	
IRRIGATION MANHOLE	D	
DRAINAGE SWALE		
TRAPEZOIDAL SWALE	TRPZ	TRPZ
CURB & GUTTER (SPILL)		
CURB & GUTTER (CATCH)		
CURB & GUTTER (TRANSITION)		
BARB-WIRE FENCE	X	X
CHAIN-LINK FENCE		
WOOD FENCE		
SITE/RETAINING WALL		
RR TRACKS		
ROAD SIGHT DISTANCE		

	EXISTING	PROPOSED
SANITARY CLEANOUT		
STORM DRAIN INLET (TYPE "R")		
STORM DRAIN INLET (TYPE "C")		
STORM DRAIN INLET (DRAIN BASIN)		
STORM DRAIN INLET (AREA INLET)		
STORM DRAIN INLET (SQUARE INLET)		
STORM DRAIN INLET (CURB INLET)		
STORM FLARED END SECTION (RCP)		
STORM FLARED END SECTION (CMP)		
WATER METER	W	W
SUMP PIT		
GATE VALVE		
GATE VALVE		
FIRE HYDRANT		
REDUCER		
TEMPORARY BLOWOFF VALVE		
IRRIGATION BACKFLOW PREVENTER		
CURB STOP VALVE W/ BOX		
DOWNSPOUT DRAIN		
ELECTRIC TRANSFORMER		
ELECTRIC JUNCTION BOX		
TELEPHONE PEDESTAL	T	T
UTILITY POLE		
LIGHT POLE (OFFSITE LIGHTING)		
LIGHT POLE (ONSITE LIGHTING)		
LIGHT POLE (BOLLARD LIGHTING)		
LANDSCAPE TREE - CONIFEROUS		
LANDSCAPE TREE - DECIDUOUS		
SECTION CORNER		
SURVEY MARKER/MONUMENT		
SIGNAGE		
REMOVABLE BOLLARD W/ CHAIN		
ASPHALT PAVING		
ASPHALT PAVING - LIGHT DUTY		
CONCRETE PAVEMENT		
RIPRAP/ GRAVEL DRIVE		
BUILDING		
GRASS PAVERS		
BRICK PAVERS		
PAVEMENT SAWCUT AND REMOVAL		

DETAIL/SECTION REFERENCE — A / C2 — DETAIL OR SECT # / SHEET #
TYPICAL SECTION REFERENCE — 1 — DETAIL OR SECT #
BLOCK NUMBER — 1
LOT NUMBER — 1
UTILITY CROSSING — 1

ABBREVIATIONS:

Ø or DIA	DIAMETER
APPROX	APPROXIMATE
AVE	AVENUE
ABND	ABANDONED
BFP	BACKFLOW PREVENTER
BW	BACK OF WALK
BOP	BOTTOM OF PIPE
BOW	BOTTOM OF WALL
BFG	BOTTOM FINISH GRADE
BOV	BLOWOFF VALVE
BM	BENCHMARK
BO	BLOWOFF
CC	CENTER TO CENTER
CFM	CUBIC FEET PER MINUTE
CI	CAST IRON
CLR	CLEAR, CLEARANCE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTINUOUS
CVR	COVER
° or DEG	DEGREE
DBL	DOUBLE
DIP	DUCTILE IRON PIPE
DIST	DISTANCE
DIAG	DIAGONAL
DWL	DOWEL
DR	DRAINAGE
EA	EACH
EL, ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
ESMT	EASEMENT
EW	EACH WAY
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
EX, EXIST	EXISTING
FG	FINISH GRADE
FIN	FINISH
FL	FLOWLINE
FLR	FLOOR
FT	FOOT
FTG	FOOTING
GA	GAGE, GAUGE
GALV	GALVANIZED
GB	GRADE BREAK
GR	GRADE
G	GROUND
GPM	GALLONS PER MINUTE
GM	GAS METER
GV	GAS VALVE, GATE VALVE
HBP	HOT BITUMINOUS PAVEMENT
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH-PERFORMANCE POLYPROPYLENE PIPE
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HVY	HEAVY
HGL	HYDRAULIC GRADE LINE
ID	INSIDE DIAMETER
IN	INCH
INV	INVERT
IP	INLET PROTECTION
IRR	IRRIGATION
JT	JOINT
L	LENGTH
LB	POUND
LF	LINEAR FEET
LONG	LONGITUDINAL
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
N/A	NOT APPLICABLE
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NIC	NOT IN CONTRACT
NRCP	NON-REINFORCED CONCRETE PIPE
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OHE	OVERHEAD ELECTRIC
PUD	PERFORATED UNDERDRAIN
PC	POINT OF CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE OR PLATE
POC	POINT OF CONNECTION
PR	PROPOSED
PRC	POINT ON REVERSE CURVATURE
PREFAB	PREFABRICATED
PRV	PRESSURE REGULATING VALVE
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REINF	REINFORCING
REQ'D	REQUIRED
REV	REVISION
ROW	RIGHT-OF-WAY
RT	RIGHT
S	SOUTH
S/L	SANITARY LINE
SAN	SANITARY
SCH	SCHEDULE
SDP	SITE DEVELOPMENT PLAN
SE	SEWER EASEMENT
SEC	SECTION
SHT	SHEET
SF	SILT FENCE, SQUARE FEET
SIM	SIMILAR
SL	SECTION LINE
SQ	SQUARE
SPEC	SPECIFICATION
SS	SANITARY SEWER SERVICE
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STM	STORM
SVC	SERVICE
SW	SIDEWALK
SYM	SYMMETRICAL
TAN	LENGTH OF TANGENT
TB	THRUST BLOCK
TEMP	TEMPORARY
THK	THICK
T&B	TOP AND BOTTOM
TBC	TOP BACK OF CURB
TFG	TOP FINISH GRADE
TOF	TOP OF FOUNDATION
TOP	TOP OF PIPE
TOPO	TOPOGRAPHY
TOW	TOP OF WALL
TYP	TYPICAL
UD	UNDERDRAIN
UT	UTILITY
VERT	VERTICAL
W	WEST
WE	WATER EASEMENT
W/L	WATER LINE
WS	WATER SERVICE
W/	WITH
W/O	WITHOUT
WWF	WELDED WIRE FABRIC
YD	YARD

REV.	DATE	DESCRIPTION
		REVISION BLOCK

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
811 Know what's Below. Call before you dig

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

PREPARED FOR: WINDISH RV
SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
LEGEND & ABBREVIATIONS

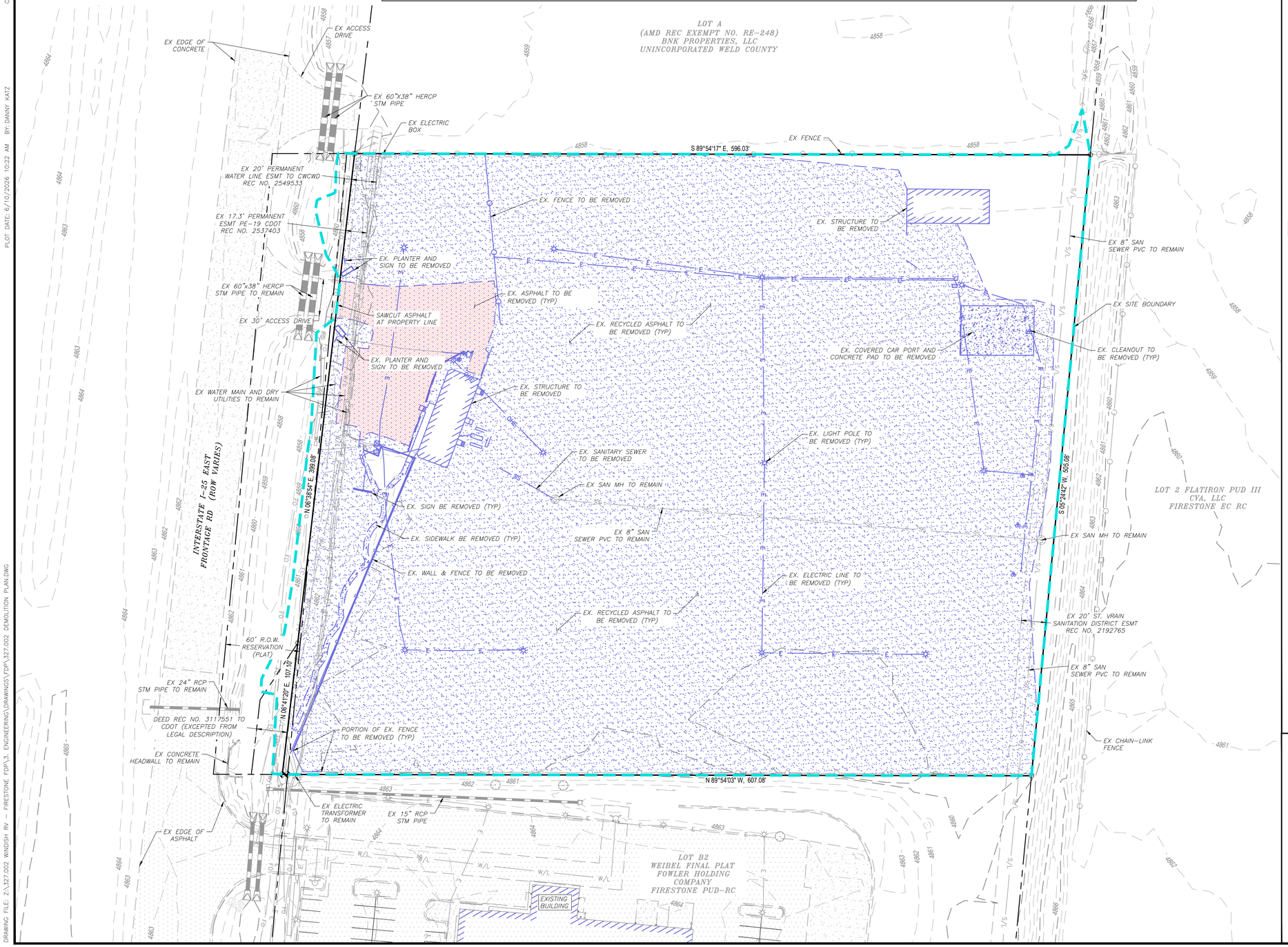
DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C1.3
SHEET 3 OF 32

DRAWING FILE: Z:\SHARED\327.002 WINDISH RV - FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 COVER SHEET.DWG

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX



GENERAL DEMOLITION NOTES:

1. COORDINATE DEMOLITION REQUIREMENTS, LIMITS OF DEMOLITION, SALVAGE ITEMS, PROTECTION OF ITEMS TO REMAIN, TREES, FENCING, ETC. WITH OWNER, ARCHITECT, ENGINEER, AND RELEVANT CONSTRUCTION AND PHASING PLANS. ADDITIONAL DEMOLITION OF PAVING, TREES, UTILITIES, STRUCTURES, ETC. TO BE PERFORMED AS REQUIRED.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES PRIOR TO EXCAVATION. CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. REPLACE EXISTING PAVEMENT AT UTILITY TRENCHES AS REQUIRED.
4. ALL SAWCUTTING AND PAVEMENT REMOVAL SHOULD BE TO THE NEAREST JOINT.
5. COORDINATE SITE LIGHTING AND ELECTRIC SERVICE ROUTING, DEMOLITION, RELOCATIONS, AND MODIFICATIONS WITH THE ELECTRICAL ENGINEER, ARCHITECT, AND OWNER.
6. ALL WEATHER ACCESS AND TRAFFIC CONTROL TO ADJACENT PROPERTIES TO BE PROVIDED DURING CONSTRUCTION. ACCESS AND TRAFFIC CONTROL TO BE PER TOWN OF FIRESTONE AND FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT STANDARDS.

DEMOLITION PLAN LEGEND

- TREE TO BE REMOVED
- TO BE REMOVED
- ASPHALT SAW CUT & REMOVAL
- LIMITS OF DISTURBANCE

N

0 40' 80'

SCALE: 1" = 40'

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

REVISION BLOCK

REV.	DATE	DESCRIPTION

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
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T.: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
EXISTING CONDITIONS & DEMOLITION PLAN

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C2.1

SHEET 4 OF 32

CTB: PG_2017_MONO-COLOR.CTB
PLOT DATE: 6/10/2026 10:22 AM BY: DANNY KATZ
DRAWING FILE: Z:\327.002 WINDISH RV - FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 DEMOLITION PLAN.DWG

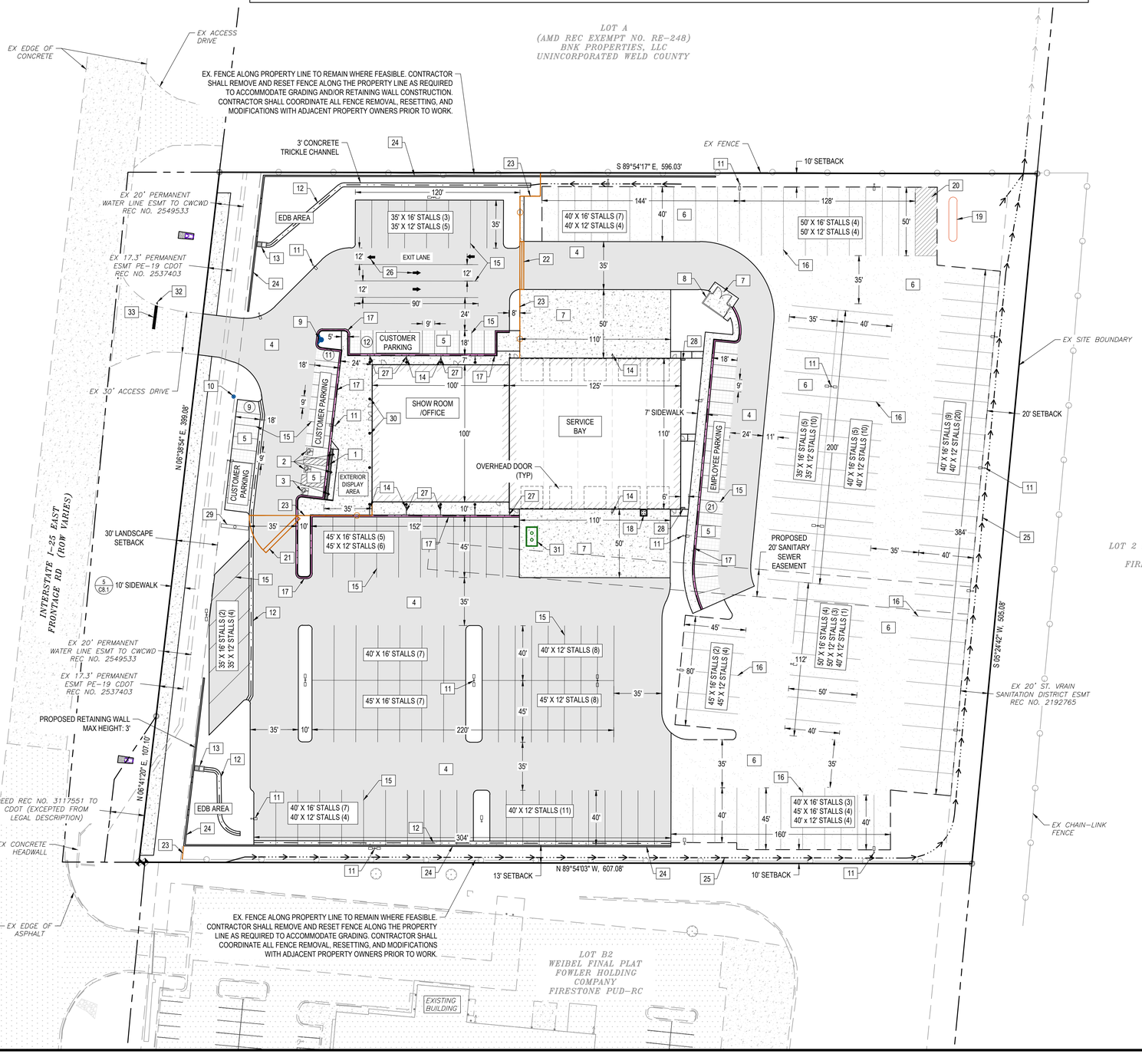
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DRAWING FILE: Z:\327.002 WINDISH RV – FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 SITE PLAN.DWG

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX

PARKING INFORMATION:

STANDARD PARKING	
PARKING TYPE	SPACES
CUSTOMER PARKING (INCLUDING HANDICAP)	32
EMPLOYEE PARKING	21
HANDICAP PARKING	3
SUBTOTAL	53
RV PARKING STALLS	
PARKING STALLS DIMENSIONS	SPACES
50' X 16'	8
50' X 12'	7
45' X 16'	13
45' X 12'	18
40' X 16'	43
40' X 12'	62
35' X 16'	10
35' X 12'	19
SUBTOTAL	180



NOTES:

1. GATES TO BE ACCESSIBLE TO FIRE DEPARTMENT AND ALL EMERGENCY VEHICLES AT ALL TIMES.

FLAG NOTES:

1. HANDICAP RAMP (1/C4.3) & (2/C8.1)
2. HANDICAP PARKING SYMBOL & SIGNAGE (4/C8.1)
3. HANDICAP PARKING SYMBOL & SIGNAGE (VAN ACCESSIBLE) (4/C8.1)
4. ASPHALT PAVEMENT
5. ASPHALT PAVEMENT - LIGHT DUTY
6. AGGREGATE ROAD BASE
7. CONCRETE PAVEMENT
8. TRASH ENCLOSURE (5/C8.2)
9. FIRE HYDRANT
10. WATER METER
11. LIGHT POLE (TYP) - REFER TO ELECTRICAL PLANS
12. 3' CONCRETE DRAINAGE PAN (3/C8.6)
13. EXTENDED DETENTION BASIN OUTLET STRUCTURE
14. DOWNSPOUT DRAIN (TYP)
15. 4" WHITE PARKING STRIPING (TYP)
16. RV PARKING DELINEATION (FOR REFERENCE, NOT STRIPED)
17. 1' SPILL CURB (3/C8.1)
18. DUMP STATION - REFER TO PLUMBING PLANS
19. PROPANE TANK
20. PROPANE LOADING STALL (NO ACTUAL STRIPING)
21. SWING GATE (2/C8.2)
22. SLIDE GATE (1/C8.2)
23. FENCE (3&4/C8.2)
24. SOLID CONCRETE RETAINING WALL - 4' MAX HEIGHT (DESIGN BY OTHERS)
25. DRAINAGE SWALE WITH UNDERDRAIN (6/C8.6)
26. WHITE DIRECTIONAL ARROW (TYP)
27. NDS CHANNEL DRAIN (TYP) (1&2/C8.6)
28. SPLASH BLOCK (5/C8.6)
29. PYLON SIGN (6/C8.1)
30. BUILDING COLUMN (TYP) - REFER TO ARCHITECTURAL PLANS
31. 1,200 GALLON SAND OIL INTERCEPTOR - REFER TO PLUMBING PLANS
32. STOP SIGN (R1-1)
33. 17' LONG X 2' WIDE WHITE STOP BAR

PARKING LEGEND

(33) NO. OF PARKING SPACES PROVIDED

PAVING LEGEND

- DRIVE AISLE ASPHALT PAVEMENT — REFER TO PRELIMINARY GEOTECHNICAL STUDY PREPARED BY AGW, DATED 3/6/23 FOR SECTION
- PARKING ASPHALT PAVEMENT — REFER TO PRELIMINARY GEOTECHNICAL STUDY PREPARED BY AGW, DATED 3/6/23 FOR SECTION
- CONCRETE PAVEMENT/SIDEWALK — REFER TO FINAL GEOTECHNICAL STUDY - TO BE COMPLETED PRIOR TO CONSTRUCTION
- AGGREGATE ROAD BASE FOR RV INVENTORY PARKING — REFER TO FINAL GEOTECHNICAL STUDY - TO BE COMPLETED PRIOR TO CONSTRUCTION

N

0 40' 80'

SCALE: 1" = 40'

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

REV.	DATE	DESCRIPTION
		REVISION BLOCK

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
811 Know what's Below. Call before you dig.

permontesgroup
1715 Iron Horse Drive, Unit 220
Longmont, CO 80501
T: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C3.1

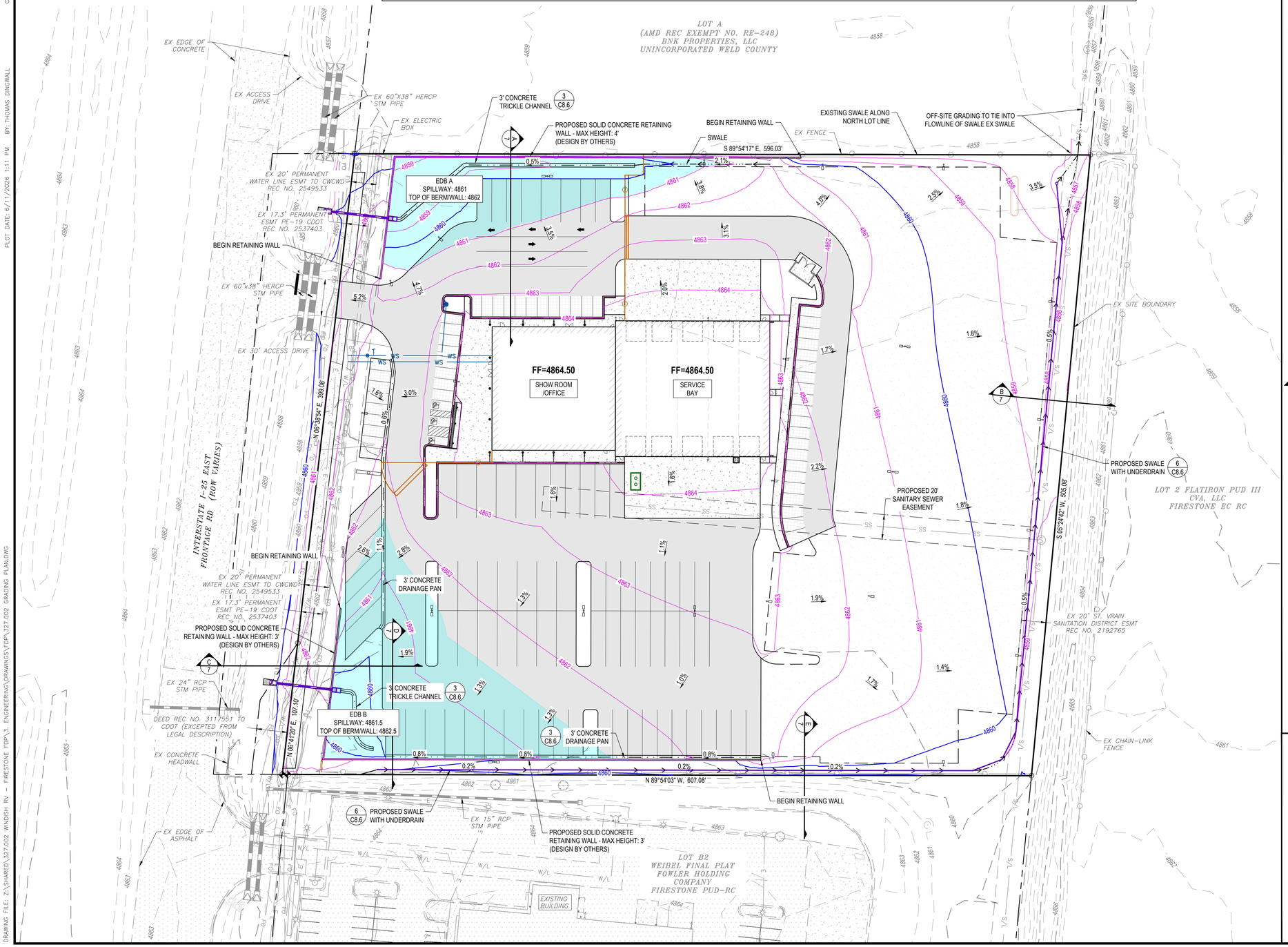
SHEET 5 OF 32

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

6.94 ACRES

FINAL DEVELOPMENT PLAN - FDP-XX - XXX



NOTES

1. ALL WALKWAYS TO COMPLY WITH CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS, INCLUDING LONGITUDINAL GRADES TO NOT EXCEED 5.0% AND TRANSVERSE GRADE NOT TO EXCEED 2.0% EXCEPT RAMPS IN CONFORMANCE WITH ADA.
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3. ALL PROPOSE STORM PIPE AND STRUCTURES ARE PRIVATE UNLESS OTHERWISE NOTED. ANYTHING IDENTIFIED AS PRIVATE SHALL BE MAINTAINED BY THE OWNER.
4. EG SPOT ELEVATION ALONG PROPERTY BOUNDARIES INDICATES TIE INTO AND MATCH EXISTING GRADES.
5. ANY AREAS DISTURBED DURING CONSTRUCTION ARE TO BE RE-ESTABLISHED IN A TIMELY MANNER.

GEOTECHNICAL NOTE:

ALL GEOTECHNICAL SUBSURFACE, GROUNDWATER, AND PAVEMENT DESIGNS ARE TO FOLLOW THE DESIGN CRITERIA AND RECOMMENDATIONS ADDRESSED IN THE REPORT "PRELIMINARY GEOTECHNICAL STUDY WINDISH RV CENTER FIRESTONE, COLORADO DATED MARCH 6, 2023; PREPARED BY A.G. WASSENAAR, INC.

THE PRELIMINARY PAVEMENT RECOMMENDATIONS ARE INCLUDED IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORTS NOTED ABOVE. FINAL PAVEMENT SECTIONS SHOULD BE DETERMINED BY THE GEOTECHNICAL ENGINEER BASED ON A DESIGN LEVEL GEOTECHNICAL INVESTIGATION AND ANTICIPATED FREQUENCY OF LOAD APPLICATIONS ON THE PAVEMENT DURING THE DESIRED DESIGN LIFE. PERMONTES GROUP, INC. MAKES NO WARRANTIES OR CERTIFICATIONS OF PAVEMENT PERFORMANCE.

GRADING LEGEND:

4860	EXISTING MAJOR CONTOURS
4861	EXISTING MINOR CONTOURS
4860	PROPOSED MAJOR CONTOURS
4861	PROPOSED MINOR CONTOURS
1.5%	FINISHED GRADE SLOPE
	EXISTING GRADE FLOW ARROW
	FINISHED GRADE FLOW ARROW
4998.0 FG	FINISHED GRADE SPOT ELEVATION
4998.0 EG	EXISTING GRADE SPOT ELEVATION
A / C2 — SHEET #	DETAIL/SECTION REFERENCE

ELEVATION ABBREVIATIONS:

BOW	BOTTOM OF WALL	TBC	TOP BACK OF CURB
BFG	BOTTOM FINISH GRADE	TFG	TOP FINISH GRADE
EOA	EDGE OF ASPHALT	TOW	TOP OF WALL
EOC	EDGE OF CONCRETE		
FL	FLOW LINE		
FG	FINISHED GRADE		
EG	EXISTING GRADE		
GB	GRADE BREAK		
HP	HIGH POINT		
LP	LOW POINT		

N

0 40' 80'

SCALE: 1" = 40'

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

REVISION BLOCK

REV.	DATE	DESCRIPTION

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

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
OVERALL GRADING PLAN

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C4.1

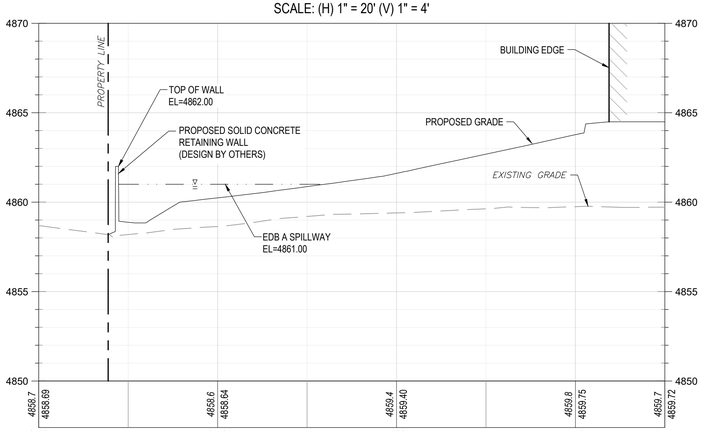
SHEET 6 OF 32

CTB: PG_2017_MONO_COLOR.CTB
PLOT DATE: 6/11/2026 1:11 PM BY: THOMAS DINGWALL
DRAWING FILE: Z:\SHARED\327.002 WINDISH RV - FIRESTONE FDP\3_ENGINEERING\DRAWINGS\FDP\327.002 GRADING PLAN.DWG

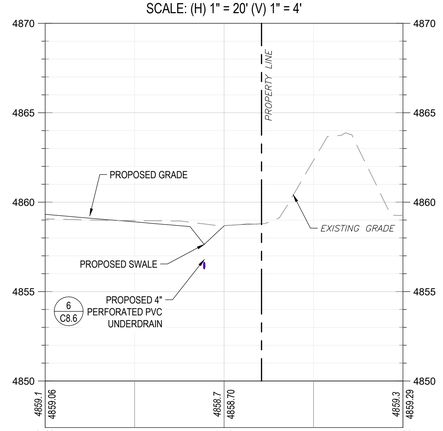
WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX

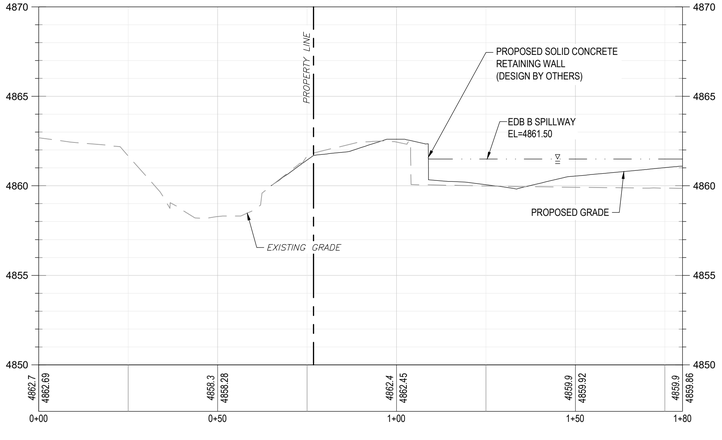
GRADING SECTION A
SCALE: (H) 1" = 20' (V) 1" = 4'



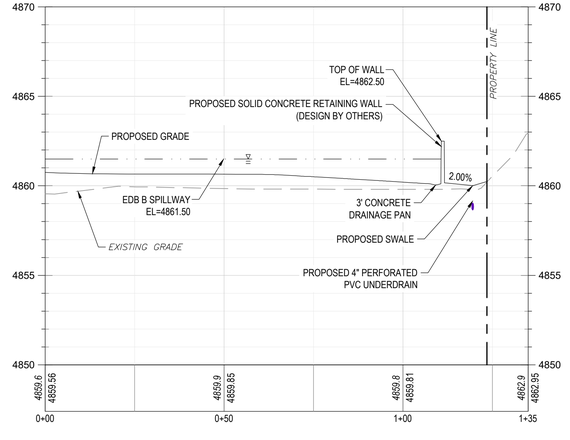
GRADING SECTION B
SCALE: (H) 1" = 20' (V) 1" = 4'



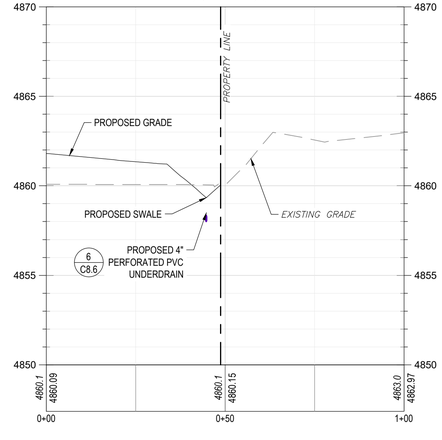
GRADING SECTION C
SCALE: (H) 1" = 20' (V) 1" = 4'



GRADING SECTION D
SCALE: (H) 1" = 20' (V) 1" = 4'



GRADING SECTION E
SCALE: (H) 1" = 20' (V) 1" = 4'



NOTES

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4. EG SPOT ELEVATION ALONG PROPERTY BOUNDARIES INDICATES TIE INTO AND MATCH EXISTING GRADES.
5. ANY AREAS DISTURBED DURING CONSTRUCTION ARE TO BE RE-ESTABLISHED IN A TIMELY MANNER.

GRADING LEGEND:

- 4860 — EXISTING MAJOR CONTOURS
- 4861 — EXISTING MINOR CONTOURS
- 4860 — PROPOSED MAJOR CONTOURS
- 4861 — PROPOSED MINOR CONTOURS
- 1.5% — FINISHED GRADE SLOPE
- EXISTING GRADE FLOW ARROW
- FINISHED GRADE FLOW ARROW
- 4998.0 FG — FINISHED GRADE SPOT ELEVATION
- 4998.0 EG — EXISTING GRADE SPOT ELEVATION
- A / C2 — DETAIL OR SECT # / SHEET # — DETAIL/SECTION REFERENCE
- XX — RAMP ID

ELEVATION ABBREVIATIONS:

BOW	BOTTOM OF WALL	TBC	TOP BACK OF CURB
BFG	BOTTOM FINISH GRADE	TFG	TOP FINISH GRADE
EOA	EDGE OF ASPHALT	TOW	TOP OF WALL
EOC	EDGE OF CONCRETE		
FL	FLOW LINE		
FG	FINISHED GRADE		
EG	EXISTING GRADE		
GB	GRADE BREAK		
HP	HIGH POINT		
LP	LOW POINT		

N

0 20' 40'

SCALE: 1" = 20'

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

REVISION BLOCK

REV.	DATE	DESCRIPTION

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
811 Know what's Below. Call before you dig.

permontesgroup
1715 Iron Horse Drive, Unit 220
Longmont, CO 80501
T: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
GRADING SECTIONS

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

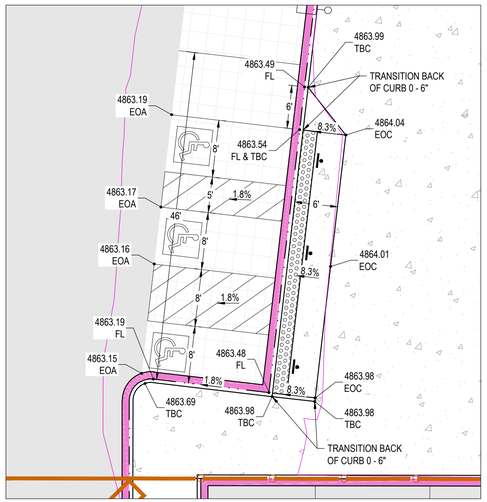
C4.2

SHEET 7 OF 32

CTB: FG_2017_MONO-COLOR.CTB
PLOT DATE: 6/10/2026 10:23 AM BY: DANNY KATZ
DRAWING FILE: Z:\327.002 WINDISH RV – FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 GRADING PLAN.DWG

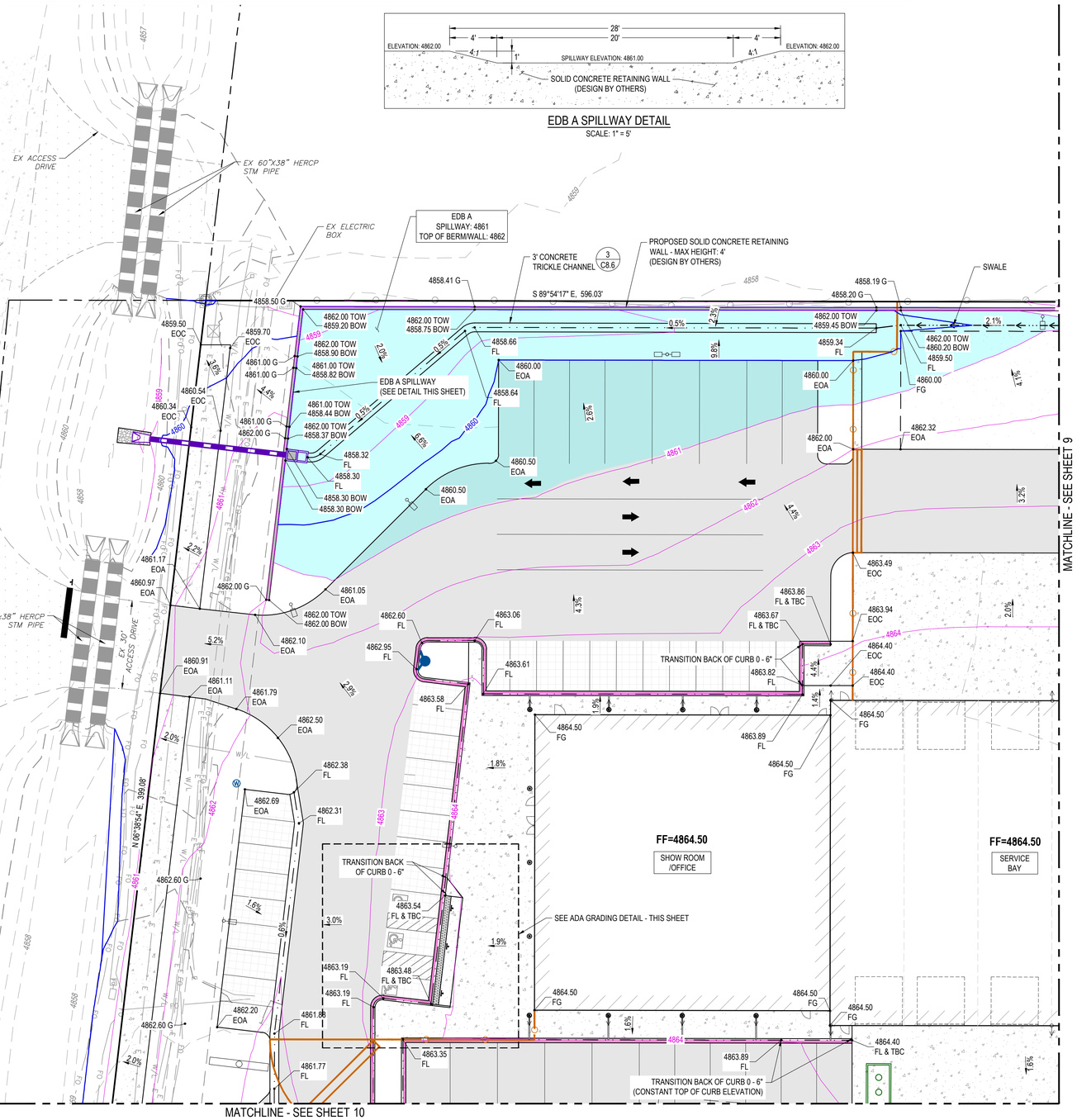
WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX

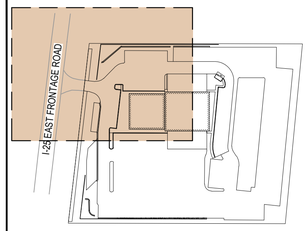


ADA GRADING DETAIL 1
SCALE: 1" = 10'

EDB A SPILLWAY DETAIL
SCALE: 1" = 5'



KEYMAP



NOTES

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GRADING LEGEND:

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- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- FINISHED GRADE SLOPE
- EXISTING GRADE FLOW ARROW
- FINISHED GRADE FLOW ARROW
- 4998.0 FG — FINISHED GRADE SPOT ELEVATION
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FL	FLOW LINE	TS	TOP OF STEP
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HP	HIGH POINT		
LP	LOW POINT		

N

0 20' 40'
SCALE: 1" = 20'

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

REV.	DATE	DESCRIPTION
		REVISION BLOCK

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permontesgroup
1715 Iron Horse Drive, Unit 220
Longmont, CO 80501
T: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
DETAILED GRADING PLAN

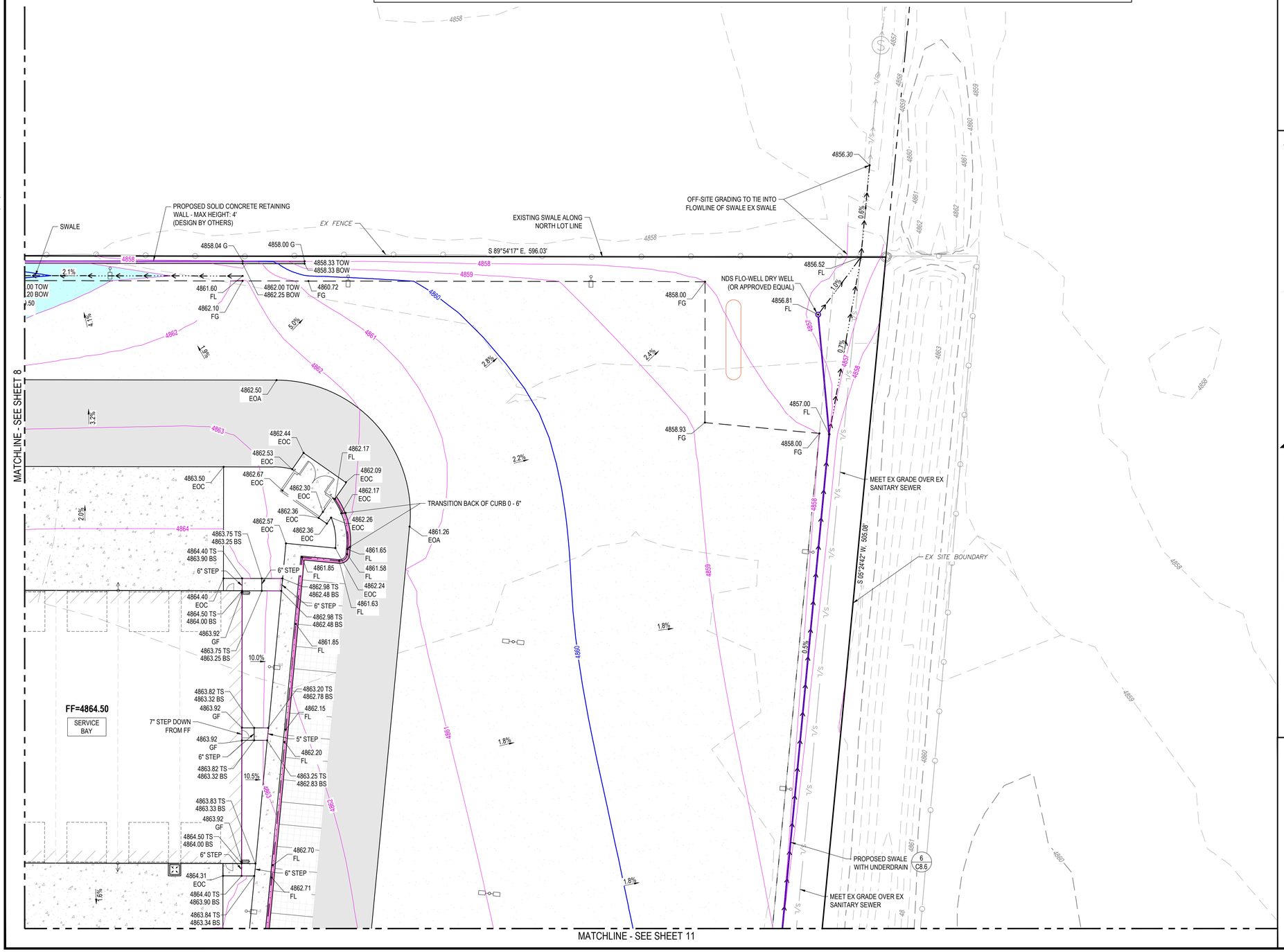
DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C4.3
SHEET 8 OF 32

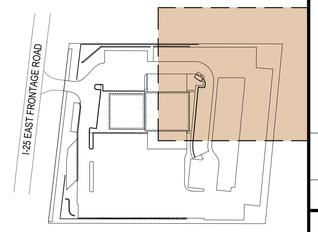
CTB: PG_2017_MONO--COLOR.CTB
PLOT DATE: 6/10/2026 10:23 AM BY: DANNY KATZ
DRAWING FILE: Z:\327.002 WINDISH RV – FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 DETAILED GRADING PLAN.DWG

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX



KEYMAP



NOTES

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GRADING LEGEND:

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4861	EXISTING MINOR CONTOURS
4860	PROPOSED MAJOR CONTOURS
4861	PROPOSED MINOR CONTOURS
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	EXISTING GRADE FLOW ARROW
	FINISHED GRADE FLOW ARROW
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A / C2	DETAIL OR SECT # / SHEET # — DETAIL/SECTION REFERENCE

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EG	EXISTING GRADE		
GB	GRADE BREAK		
HP	HIGH POINT		
LP	LOW POINT		

N

0 20' 40'

SCALE: 1" = 20'

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

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		REVISION BLOCK

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T: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
DETAILED GRADING PLAN

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

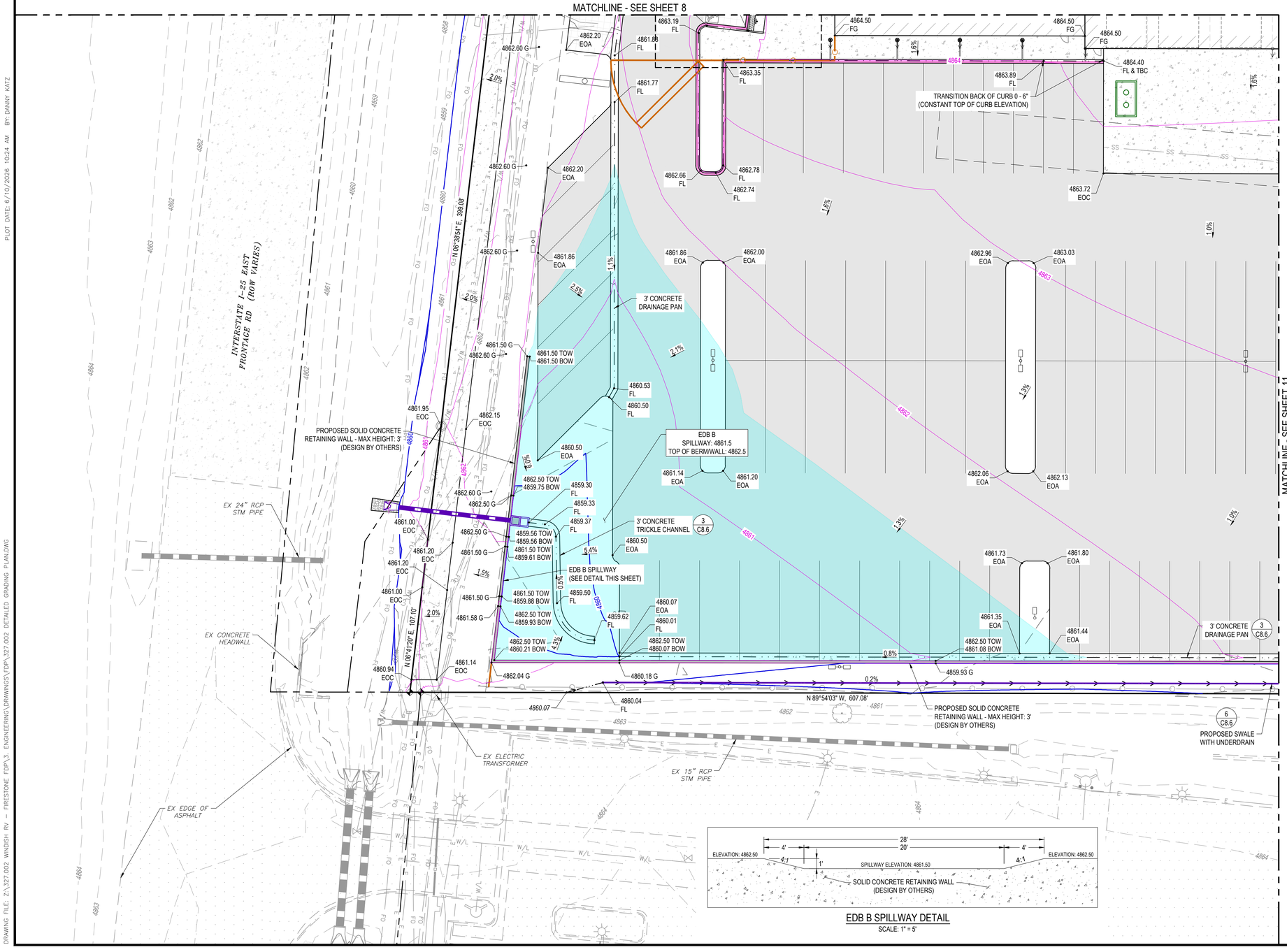
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SHEET 9 OF 32

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PLOT DATE: 6/10/2026 10:24 AM BY: DANNY KATZ
DRAWING FILE: Z:\327.002 WINDISH RV – FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 DETAILED GRADING PLAN.DWG

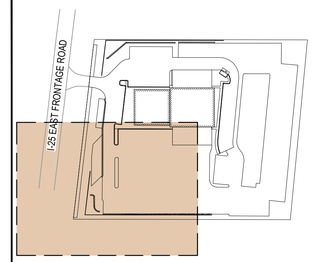
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6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX



EDB B SPILLWAY DETAIL
SCALE: 1" = 5'

KEYMAP



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N

0 20' 40'

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REVISION BLOCK	DATE	DESCRIPTION

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PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
DETAILED GRADING PLAN

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

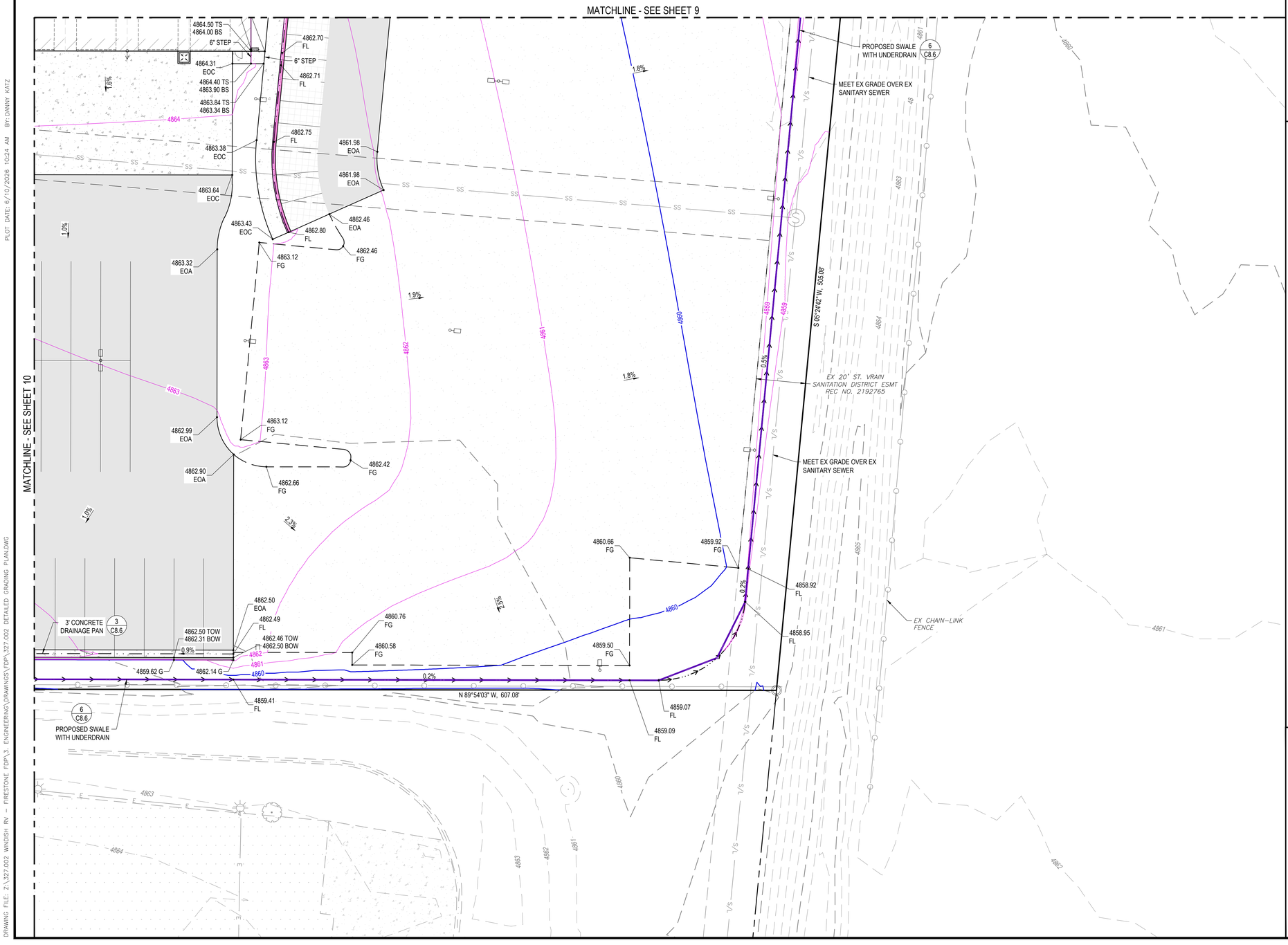
C4.5

SHEET 10 OF 32

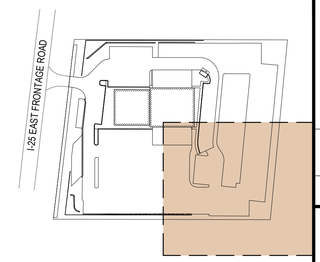
CTB: PG_2017_MONO-COLOR.CTB
PLOT DATE: 6/10/2026 10:24 AM BY: DANNY KATZ
DRAWING FILE: Z:\327.002 WINDISH RV - FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 DETAILED GRADING PLAN.DWG

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX



KEYMAP



NOTES

1. ALL WALKWAYS TO COMPLY WITH CURRENT AMERICANS WITH DISABILITIES ACT REQUIREMENTS, INCLUDING LONGITUDINAL GRADES TO NOT EXCEED 5.0% AND TRANSVERSE GRADE NOT TO EXCEED 2.0% EXCEPT RAMPS IN CONFORMANCE WITH ADA.
2. THIS DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE DEVELOPMENT CODE REQUIREMENTS OF THE TOWN OF FIRESTONE, COLORADO.
3. ALL PROPOSE STORM PIPE AND STRUCTURES ARE PRIVATE UNLESS OTHERWISE NOTED. ANYTHING IDENTIFIED AS PRIVATE SHALL BE MAINTAINED BY THE OWNER.
4. EG SPOT ELEVATION ALONG PROPERTY BOUNDARIES INDICATES TIE INTO AND MATCH EXISTING GRADES.
5. ANY AREAS DISTURBED DURING CONSTRUCTION ARE TO BE RE-ESTABLISHED IN A TIMELY MANNER.

GRADING LEGEND:

4860	EXISTING MAJOR CONTOURS
4861	EXISTING MINOR CONTOURS
4860	PROPOSED MAJOR CONTOURS
4861	PROPOSED MINOR CONTOURS
1.5%	FINISHED GRADE SLOPE
	EXISTING GRADE FLOW ARROW
	FINISHED GRADE FLOW ARROW
4998.0 FG	FINISHED GRADE SPOT ELEVATION
4998.0 EG	EXISTING GRADE SPOT ELEVATION
A1 C2	DETAIL OR SECT # / SHEET # — DETAIL/SECTION REFERENCE

ELEVATION ABBREVIATIONS:

BOW	BOTTOM OF WALL	TBC	TOP BACK OF CURB
BFG	BOTTOM FINISH GRADE	TFG	TOP FINISH GRADE
EOA	EDGE OF ASPHALT	TOW	TOP OF WALL
EOC	EDGE OF CONCRETE	GF	GRADE AT FOUNDATION
FL	FLOW LINE	TS	TOP OF STEP
FG	FINISHED GRADE	BS	BOTTOM OF STEP
EG	EXISTING GRADE		
GB	GRADE BREAK		
HP	HIGH POINT		
LP	LOW POINT		

N

0 20' 40'

SCALE: 1" = 20'

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

REV.	DATE	DESCRIPTION
		REVISION BLOCK

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
811 Know what's Below. Call before you dig.

permontesgroup
1715 Iron Horse Drive, Unit 220
Longmont, CO 80501
T: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
DETAILED GRADING PLAN

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C4.6

SHEET 11 OF 32

CTB: PG_2017_MONO-COLOR.CTB
PLOT DATE: 6/10/2026 10:24 AM BY: DANNY KATZ
DRAWING FILE: Z:\327.002 WINDISH RV - FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 DETAILED GRADING PLAN.DWG

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX



EROSION CONTROL LEGEND

2 C8.3	SILT FENCE	SF	
1,2 C8.4	CONCRETE WASHOUT	CWA	
4,5,6 C8.3	SEDIMENT CONTROL LOG	SCL	
1 C8.3	OUTLET PROTECTION	OP	
3 C8.3	CONSTRUCTION ENTRANCE	CE	
7,8 C8.3	ROCK SOCKS	RS	
	TEMPORARY & PERMANENT SEEDING	S	
4,5,6 C8.3	SEDIMENT CONTROL LOG	SCL	
	LIMITS OF DISTURBANCE	LOD	

REV.	DATE	DESCRIPTION
		REVISION BLOCK

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
811 Know what's Below. Call before you dig.

permontesgroup
1715 Iron Horse Drive, Unit 220
Longmont, CO 80501
T: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
EROSION CONTROL PLAN

N

0 40' 80'
SCALE: 1" = 40'

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

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

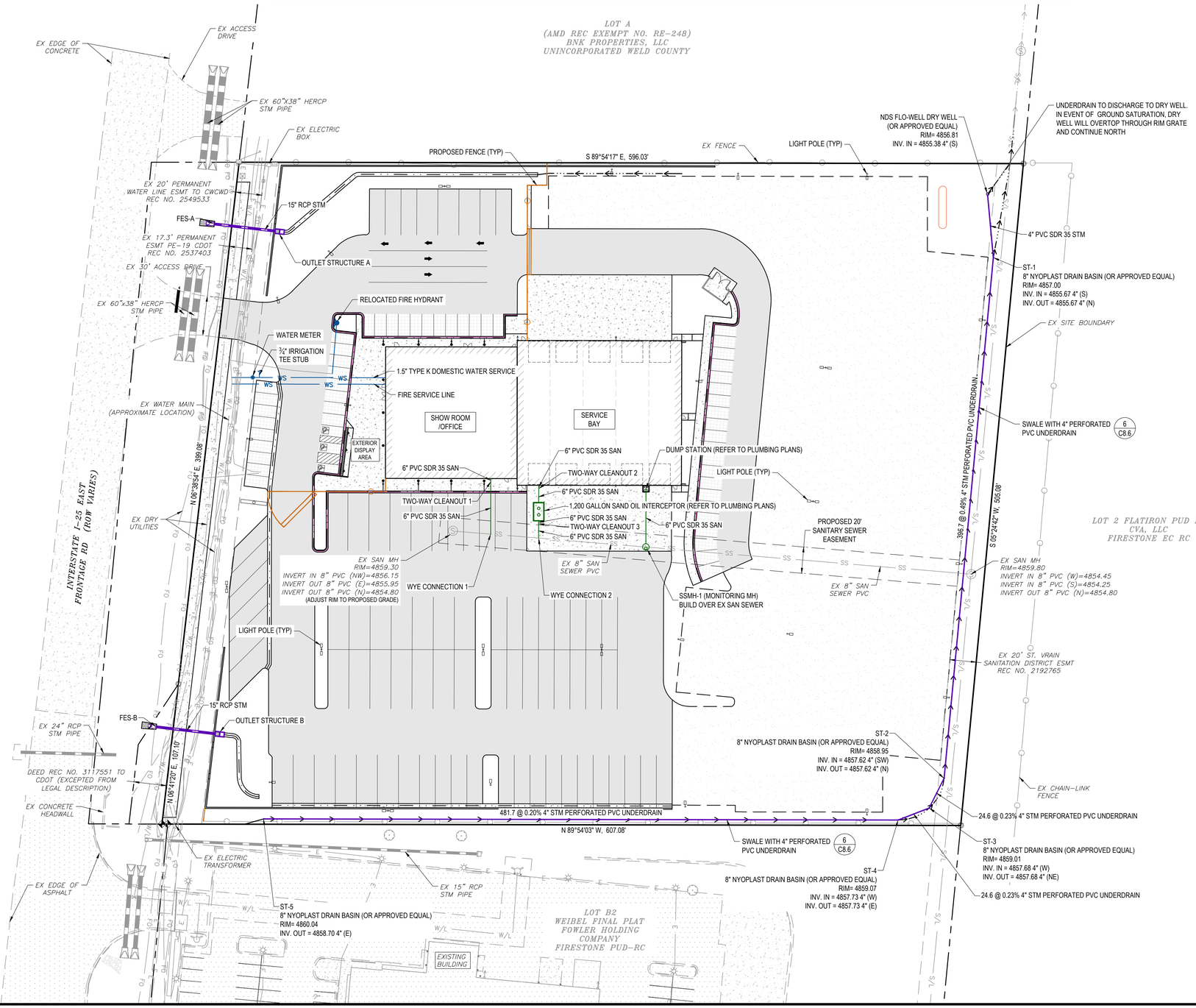
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SHEET 12 OF 32

CTB: PG_2017_MONO-COLOR.CTB
PLOT DATE: 6/10/2026 10:24 AM BY: DANNY KATZ
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CTB: PG_2017_MONO-COLOR.CTB
PLOT DATE: 6/10/2026 10:24 AM BY: DANNY KATZ
DRAWING FILE: Z:\327.002 WINDISH RV - FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 UTILITY PLAN.DWG

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX



NOTES

1. FIRE HYDRANT LINES SHALL BE 6-INCH DIAMETER. FIRE HYDRANT FLANGE ELEVATION SHALL BE 6" ABOVE FINISH GRADE.
2. ALL PROPOSED SANITARY SEWER SERVICE LINES ARE 4" PVC OR 6" PVC, INSTALLED AT THE SLOPES INDICATED ON THE PLAN
3. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITY LINES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES PRIOR TO COMMENCING CONSTRUCTION. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811.

LEGEND

1 — UTILITY CROSSING LOCATION AND NUMBER

N

0 40' 80'

SCALE: 1" = 40'

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

REV.	DATE	DESCRIPTION

REVISION BLOCK

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
811 Know what's Below. Call before you dig.

permontesgroup
1715 Iron Horse Drive, Unit 220
Longmont, CO 80501
T: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
UTILITY PLAN

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

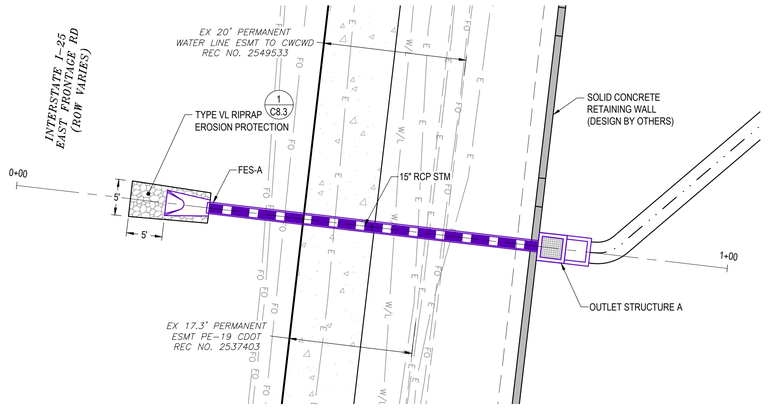
C6.1

SHEET 13 OF 32

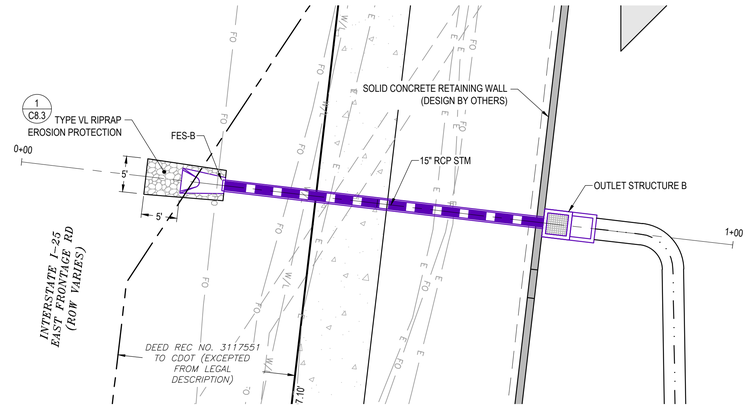
CTB: PG_2017_MONO-COLOR.CTB
PLOT DATE: 6/10/2026 10:24 AM BY: DANNY KATZ
DRAWING FILE: Z:\327.002 WINDISH RV - FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 STORM PLAN & PROFILE.DWG

WINDISH RV - FIRESTONE

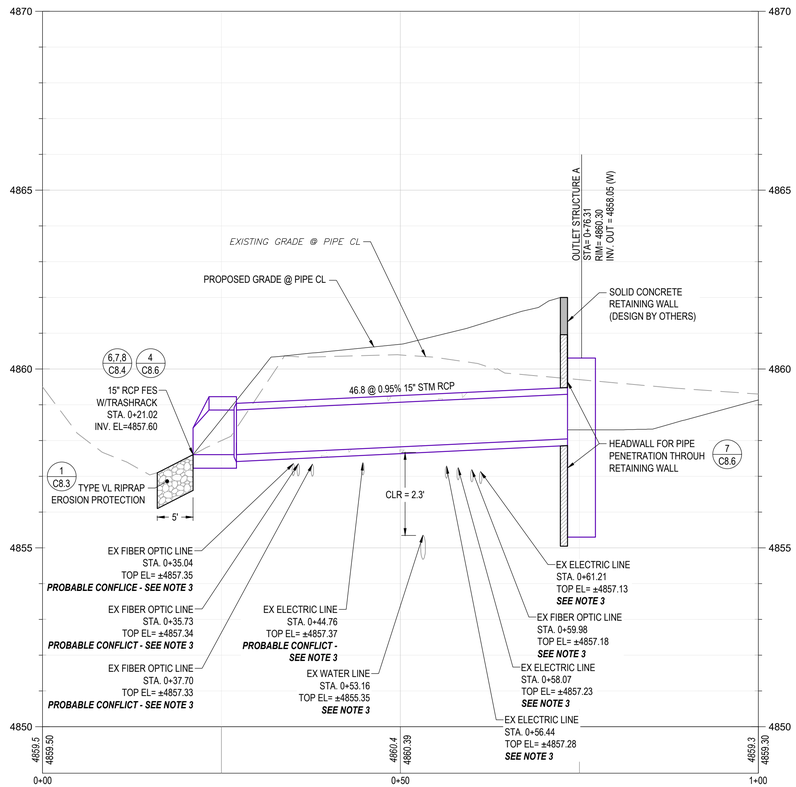
LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX



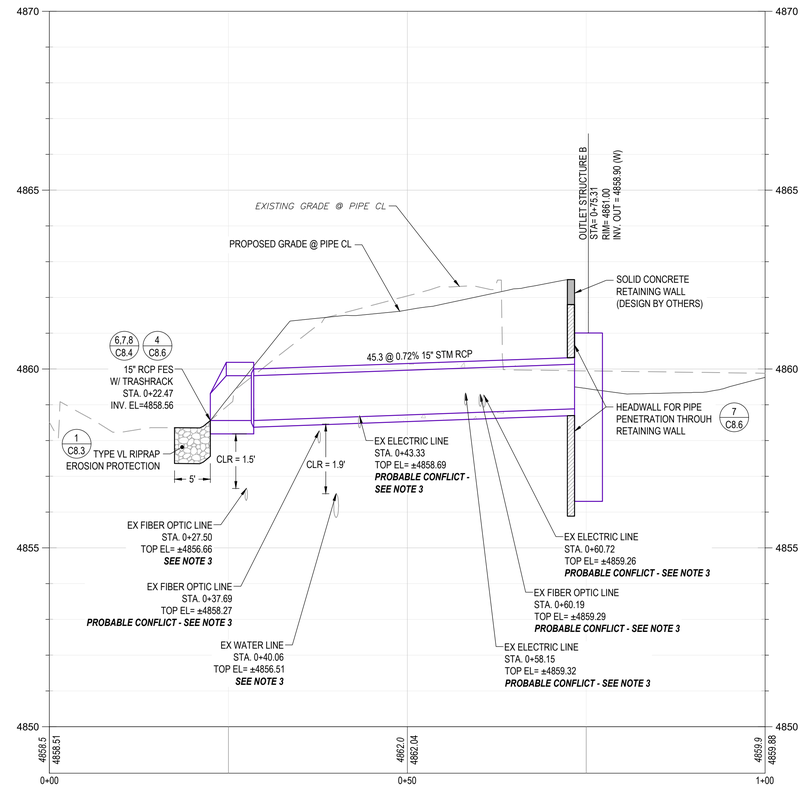
PLAN VIEW - EDB A OUTFALL PIPE



PLAN VIEW - EDB B OUTFALL PIPE

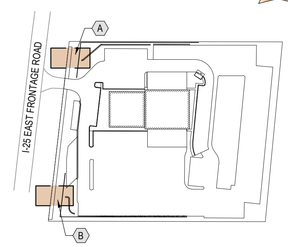


PROFILE - EDB A OUTFALL PIPE
HORIZ. SCALE: 1" = 10'
VERT. SCALE: 1" = 2'



PROFILE - EDB B OUTFALL PIPE
HORIZ. SCALE: 1" = 10'
VERT. SCALE: 1" = 2'

KEYMAP

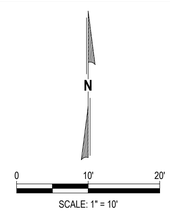


NOTES

1. ALL ROOF DRAIN IS PRIVATE UNLESS OTHERWISE NOTED.
2. ALL FLARED END SECTIONS TO HAVE TRASH RACKS
3. ***CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES TO DETERMINE LOCATION, DEPTH, CONDITION, TYPE, SIZE, AND ANY SPECIAL CONDITIONS, AND SHALL REPORT FINDINGS TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION. VERTICAL LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE. UNLESS OTHERWISE NOTED, WATER UTILITIES ARE ASSUMED TO HAVE A DEPTH OF 5 FEET TO TOP OF PIPE AND DRY UTILITIES ARE ASSUMED TO HAVE A DEPTH OF 3 FEET. IF LESS THAN 18 INCHES OF VERTICAL OR HORIZONTAL SEPARATION IS IDENTIFIED BETWEEN PROPOSED AND EXISTING UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE CONTRACTOR SHALL COORDINATE ANY REQUIRED UTILITY RELOCATIONS WITH THE RESPECTIVE UTILITY OWNERS TO ACHIEVE REQUIRED CLEARANCES.***
4. REFER TO SHEETS 23 & 24 FOR STORM DETAILS.

LEGEND

1 — UTILITY CROSSING LOCATION AND NUMBER



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

REVISION BLOCK	DATE	DESCRIPTION
REV.		

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
Know what's Below. Call before you dig. 811

permontesgroup
1715 Iron Horse Drive, Unit 220
Longmont, CO 80501
T.: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
STORM SEWER PLAN & PROFILE

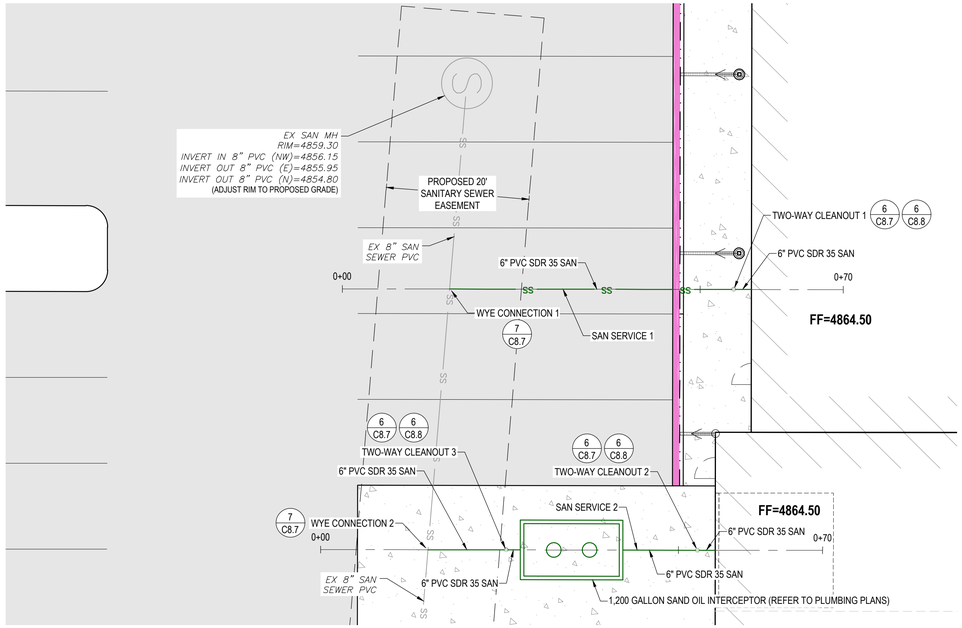
DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C6.2

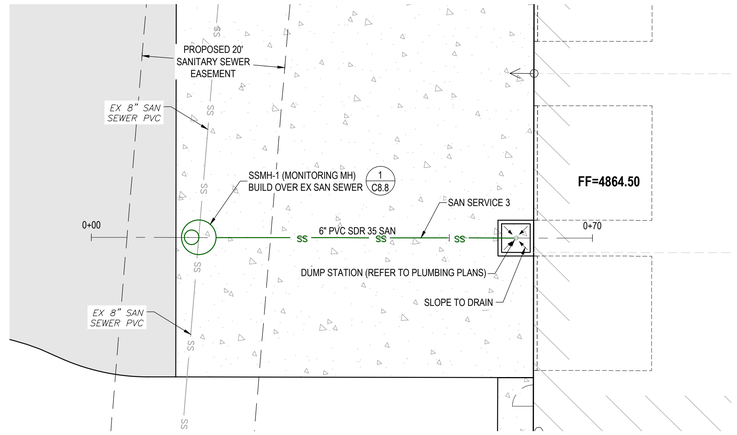
CTB: PG_2017_MONO-COLOR.CTB
PLOT DATE: 6/10/2026 10:25 AM BY: DANNY KATZ
DRAWING FILE: Z:\327.002 WINDISH RV - FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 SANITARY PLAN & PROFILE.DWG

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX

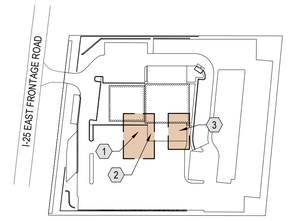


PLAN VIEW - SANITARY SEWER SERVICES 1 & 2



PLAN VIEW - SANITARY SEWER SERVICE 3

KEYMAP

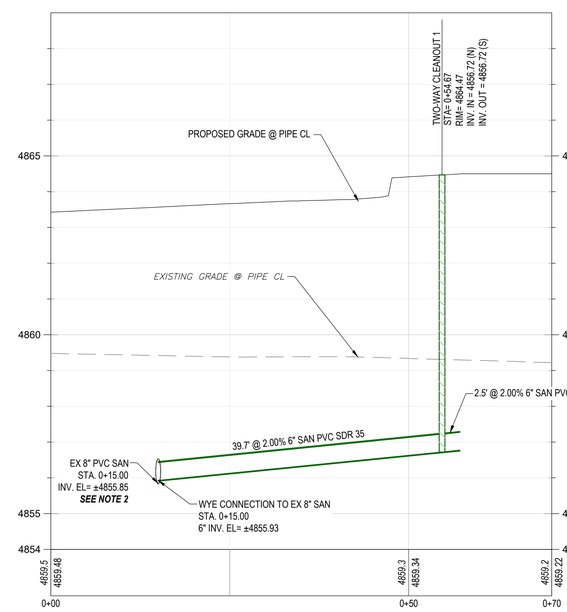


NOTES

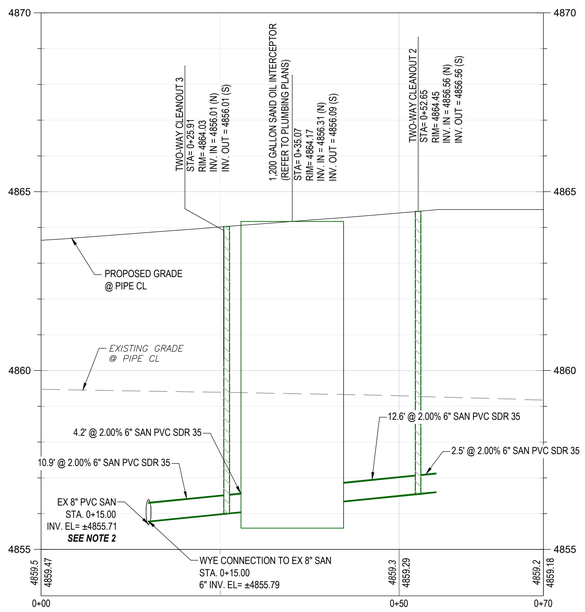
1. ALL SANITARY SEWER SERVICES ARE PRIVATE UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AND DETERMINE LOCATION, DEPTH, CONDITION, TYPE, SIZE AND ANY SPECIAL CONDITIONS AND REPORT TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
3. REFER TO SHEETS 25 & 26 FOR SANITARY DETAILS.

LEGEND

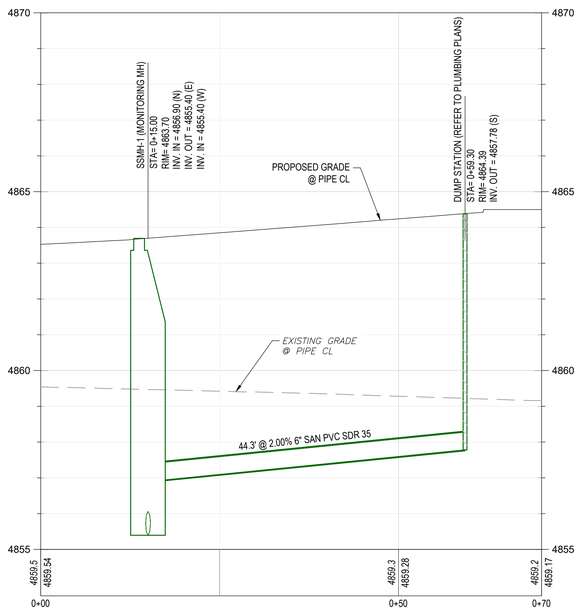
1 — UTILITY CROSSING LOCATION AND NUMBER



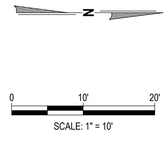
PROFILE - SAN SERVICE 1
HORIZ. SCALE: 1" = 10'
VERT. SCALE: 1" = 2'



PROFILE - SAN SERVICE 2
HORIZ. SCALE: 1" = 10'
VERT. SCALE: 1" = 2'



PROFILE - SAN SERVICE 3
HORIZ. SCALE: 1" = 10'
VERT. SCALE: 1" = 2'



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

REV.	DATE	DESCRIPTION
		REVISION BLOCK

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
811 Know what's Below. Call before you dig.

permontesgroup
1715 Iron Horse Drive, Unit 220
Longmont, CO 80501
T: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
SANITARY SEWER PLAN & PROFILE

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C6.3

SHEET 15 OF 32

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX



DRAINAGE LEGEND

- DP — DEVELOPED DESIGN POINT
- D1 — BASIN DESIGNATION
- C5 — RUNOFF COEFFICIENT (MINOR 5-YEAR)
- C100 — RUNOFF COEFFICIENT (MAJOR 100-YEAR)
- DA — AREA (ACRES)
- DEVELOPED SLOPE 1.0%
- DEVELOPED FLOW ARROW
- HIGH POINT HP
- LOW POINT LP
- DEVELOPED DRAINAGE BASIN
- DEVELOPED SUB BASIN
- OFFSITE DRAINAGE BASIN
- PROPOSED STORM DRAIN LINE
- EXISTING STORM
- EXISTING CONTOURS 4685 / 4684
- PROPOSED CONTOURS 4685 / 4684
- PROPOSED STORM STRUCTURE
- EXISTING STORM STRUCTURE

DEVELOPED BASIN SUMMARY TABLE

Basin Designation	Area (ac)	Q_5 (cfs)	Q_{100} (cfs)
A1	1.25	2.56	7.45
B1	2.50	4.80	13.61
C1	0.36	0.51	1.82
C2	2.12	3.01	9.48
C3	0.40	0.55	1.80
UD1	0.32	0.52	1.97
OS1	0.33	0.19	1.36
OS2	1.14	0.41	2.89

N

0 50' 100'

SCALE: 1" = 50'

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

REV.	DATE	DESCRIPTION
		REVISION BLOCK

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
811 Know what's Below. Call before you dig.

permontesgroup
1715 Iron Horse Drive, Unit 220
Longmont, CO 80501
T: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
DRAINAGE PLAN

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C7.1

SHEET 16 OF 32

CTB: PG_2017_MONO-COLOR.CTB
PLOT DATE: 6/10/2026 10:25 AM BY: DANNY KATZ
DRAWING FILE: Z:\327.002 WINDISH RV - FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 DRAINAGE PLAN.DWG

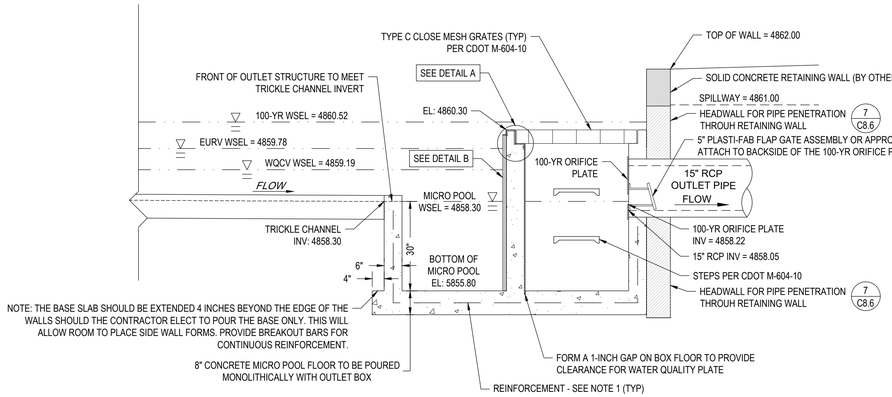
CTB: PG_2017_MONO-COLOR.CTB
PLOT DATE: 6/10/2026 10:25 AM BY: DANNY KATZ
DRAWING FILE: Z:\327.002 WINDISH RV - FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 OUTLET STRUCTURE DETAILS.DWG

WINDISH RV - FIRESTONE

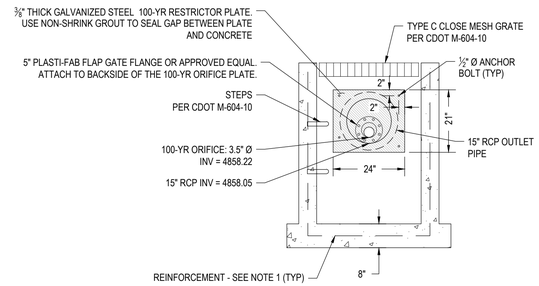
LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX

NOTES:

1. THE STRUCTURAL DESIGN FOR THE POND OUTLET STRUCTURE IS NOT A PART OF THIS DESIGN. THE CONTRACTOR SHALL SUBMIT THE STRUCTURAL DESIGN PREPARED BY A COLORADO-LICENSED STRUCTURAL ENGINEER TO THE CITY OR DESIGN ENGINEER AS REQUIRED FOR THEIR REVIEW AND APPROVAL.

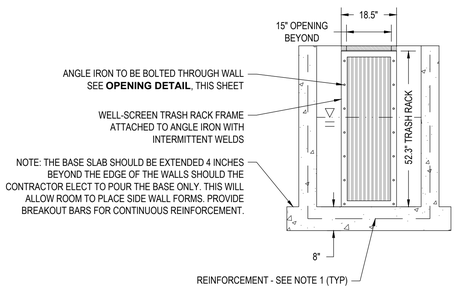


SECTION A - EDB A OUTLET STRUCTURE
1"=2'

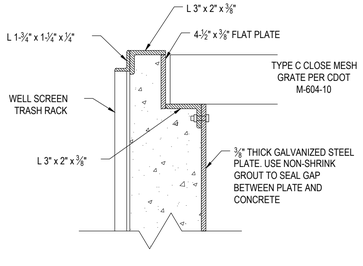


SECTION B - 100-YR ORIFICE
1"=2'

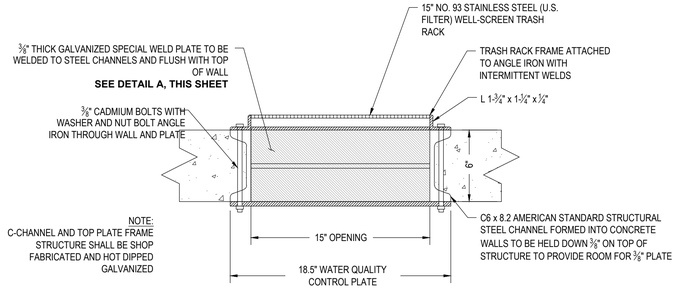
EDB A OUTLET STRUCTURE
1"=2'



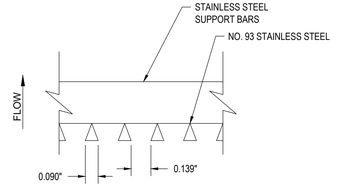
SECTION C
1"=2'



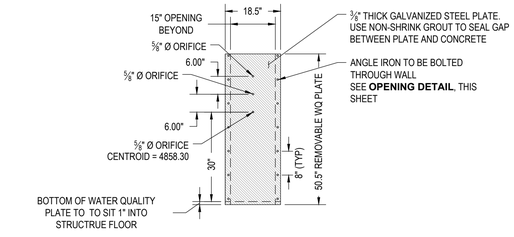
DETAIL A
1"=0.5'



OPENING DETAIL
1"=0.5'



DETAIL B
1"=0.5'



WATER QUALITY CONTROL PLATE DETAIL
1"=2'

REVISION BLOCK

REV.	DATE	DESCRIPTION

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
811 Know what's Below. Call before you dig.

permontesgroup
1715 Iron Horse Drive, Unit 220
Longmont, CO 80501
T.: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
EDB A OUTLET STRUCTURE DETAILS

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

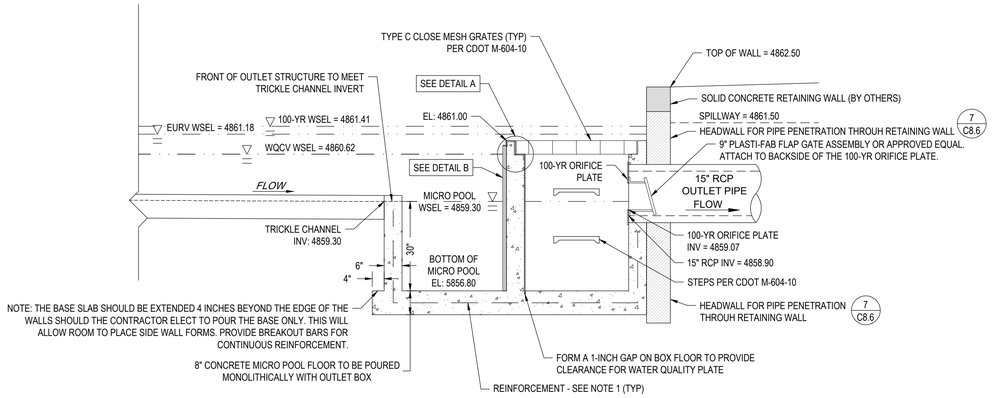
C7.2

WINDISH RV - FIRESTONE

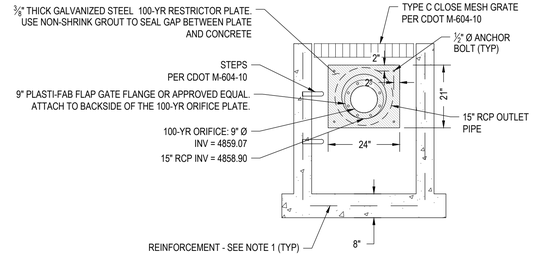
LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX

NOTES:

1. THE STRUCTURAL DESIGN FOR THE POND OUTLET STRUCTURE IS NOT A PART OF THIS DESIGN. THE CONTRACTOR SHALL SUBMIT THE STRUCTURAL DESIGN PREPARED BY A COLORADO-LICENSED STRUCTURAL ENGINEER TO THE CITY OR DESIGN ENGINEER AS REQUIRED FOR THEIR REVIEW AND APPROVAL.

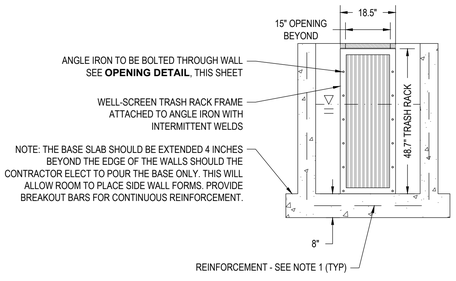


SECTION A - EDB B OUTLET STRUCTURE
1"=2'

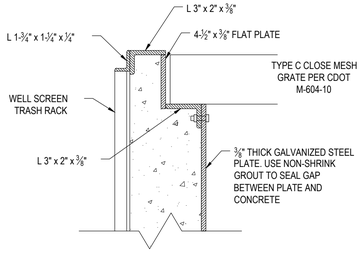


SECTION B - 100-YR ORIFICE
1"=2'

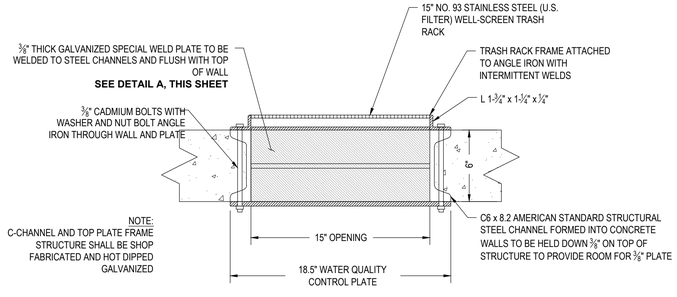
EDB B OUTLET STRUCTURE
1"=2'



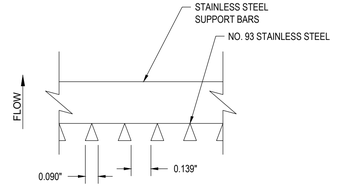
SECTION C
1"=2'



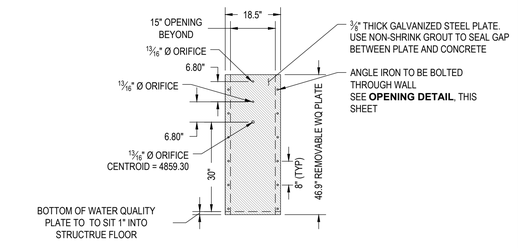
DETAIL A
1"=0.5'



OPENING DETAIL
1"=0.5'



DETAIL B
1"=0.5'



WATER QUALITY CONTROL PLATE DETAIL
1"=2'

REVISION BLOCK

REV.	DATE	DESCRIPTION

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PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
EDB B OUTLET STRUCTURE DETAILS

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C7.3

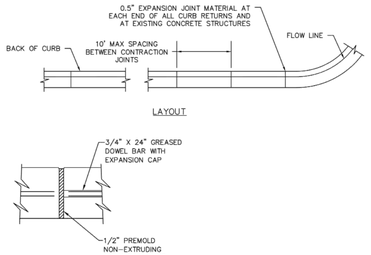
SHEET 18 OF 32

CTB: PG_2017_MONO-COLOR.CTB
PLOT DATE: 6/10/2026 10:25 AM BY: DANNY KATZ
DRAWING FILE: Z:\327.002 WINDISH RV - FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 OUTLET STRUCTURE DETAILS.DWG

CTB: FG_2017_MONO-COLOR.CTB
PLOT DATE: 6/10/2026 10:25 AM BY: DANNY KATZ

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX

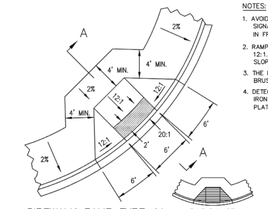


NOTES:
1. EXPANSION JOINT MATERIAL SHALL BE NON-EXTRUDING AND RESILIENT TYPE TO MEET AASHTO SPEC. M-213.
2. ANY OVER-EXCAVATION SHALL BE REPLACED BY GRANULAR BACKFILL COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698.

CURB AND GUTTER JOINT DETAIL

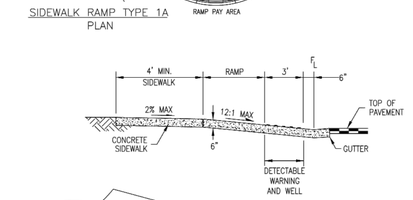
FIRESTONE COLORADO	CURB, GUTTER AND SIDEWALK CONSTRUCTION DRAWINGS	BY: JME SCALE: NTS DATE: 1/2020	DRAWING: SW1

1

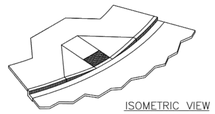


SIDEWALK RAMP TYPE 1A
PLAN

NOTES:
1. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS
2. RAMP SLOPES SHALL NOT BE STEEPER THAN 12:1. THE DETECTABLE WARNING AND WELL AREA SLOPES SHALL NOT BE STEEPER THAN 20:1.
3. THE RAMP AREA SHALL RECEIVE A COARSER BRUSH TREATMENT THAN THE SIDEWALK.
4. DETECTABLE WARNINGS SHALL BE EAST JORDON IRON WORKS 7005 SERIES DETECTABLE WARNING PLATES OR APPROVED EQUAL.



SECTION A-A

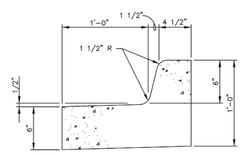


ISOMETRIC VIEW

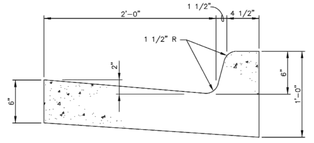
CURB RAMP TYPE 1 ATTACHED WALK

FIRESTONE COLORADO	CURB, GUTTER AND SIDEWALK CONSTRUCTION DRAWINGS	BY: NLH SCALE: NTS DATE: 07/2025	DRAWING: SW5

2



MEDIAN CURB & GUTTER
SPILL



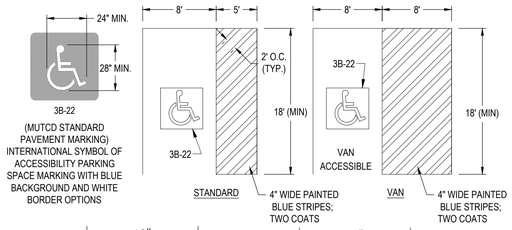
VERTICAL CURB & GUTTER
CATCH

NOTE:
1. SUBGRADE TO BE COMPACTED TO 95% MODIFIED PROCTOR.
2. INSTALL (3) #4 REBAR AT CURB RETURN FILLETS AND CURB PATCHES SPACED EQUIDISTANTLY OR AS REQUIRED.

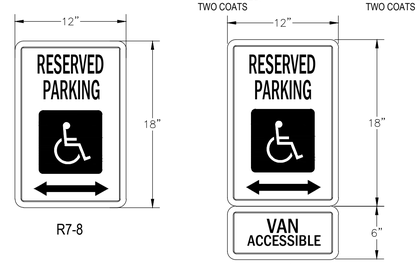
VERTICAL CURB SECTION

FIRESTONE COLORADO	CURB, GUTTER AND SIDEWALK CONSTRUCTION DRAWINGS	BY: NLH SCALE: NTS DATE: 07/2025	DRAWING: SW11

3



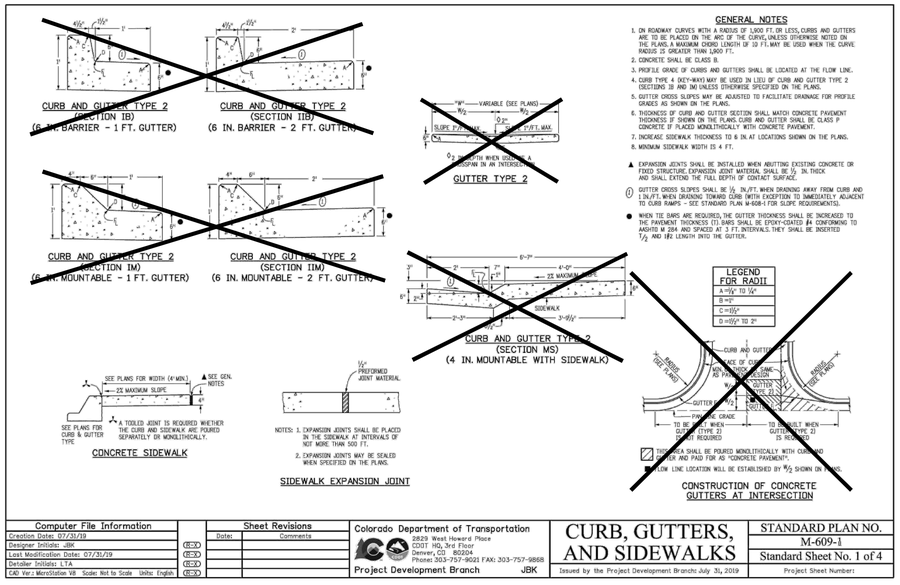
(MUTCD STANDARD PAVEMENT MARKING) INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING WITH BLUE BACKGROUND AND WHITE BORDER OPTIONS



NOTES:
1. HANDICAP PARKING SIGN TO CONFORM TO CURRENT STATE AND LOCAL CODE AND REGULATIONS
2. GALVANIZED STEEL POST. SET 3'-0" MINIMUM, BELOW GRADE AND INTO MINIMUM 12" DIA. CONCRETE PIER, FULL DEPTH.
3. ACCESSIBLE SPACES AND AISLES SHALL NOT EXCEED 2% IN ALL DIRECTIONS.
4. BOTTOM OF PARKING SIGNS MUST BE AT LEAST 7'-0" FROM FINISH GRADE.

ADA PARKING STRIPING AND SIGNAGE DETAIL
NOT TO SCALE

4



GENERAL NOTES
1. ON ROADWAY CURVES WITH A RADIUS OF 1,900 FT. OR LESS, CURBS AND GUTTERS ARE TO BE PLACED ON THE ARC OF THE CURVE, UNLESS OTHERWISE NOTED ON THE PLANS. A MAXIMUM CHORD LENGTH OF 10 FT. MAY BE USED WHEN THE CURVE RADIUS IS GREATER THAN 1,900 FT.
2. CONCRETE SHALL BE CLASS B.
3. PROFILE GRADE OF CURBS AND GUTTERS SHALL BE LOCATED AT THE FLOW LINE.
4. CURB TYPE 4 (KEY-WAY) MAY BE USED IN LIEU OF CURB AND GUTTER TYPE 2 (SECTIONS IB AND IM) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
5. GUTTER CROSS SLOPES MAY BE ADJUSTED TO FACILITATE DRAINAGE FOR PROFILE GRADES AS SHOWN ON THE PLANS.
6. THICKNESS OF CURB AND GUTTER SECTION SHALL MATCH CONCRETE PAVEMENT THICKNESS IF SHOWN ON THE PLANS. CURB AND GUTTER SHALL BE CLASS P CONCRETE IF PLACED MONOLITHICALLY WITH CONCRETE PAVEMENT.
7. INCREASE SIDEWALK THICKNESS TO 6 IN. AT LOCATIONS SHOWN ON THE PLANS.
8. MINIMUM SIDEWALK WIDTH IS 4 FT.

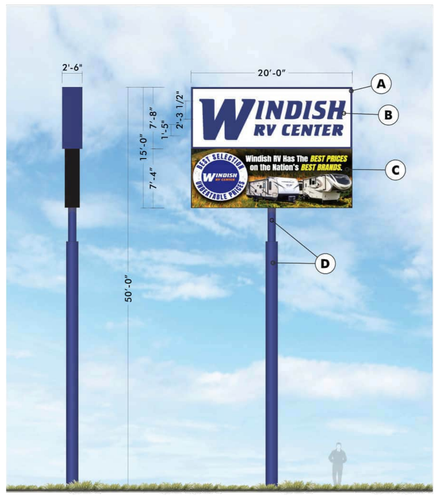
▲ EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE ½" IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.

(1) GUTTER CROSS SLOPES SHALL BE ½" IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB (WITH EXCEPTION TO IMMEDIATELY ADJACENT TO CURB RAMPS – SEE STANDARD PLAN M-608-1 FOR SLOPE REQUIREMENTS).

● WHEN TIE BARS ARE REQUIRED, THE GUTTER THICKNESS SHALL BE INCREASED TO THE PAVEMENT THICKNESS (T). BARS SHALL BE EPOXY-COATED #4 CONFORMING TO AASHTO M 284 AND SPACED AT 3 FT. INTERVALS. THEY SHALL BE INSERTED ½ AND 1#2 LENGTH INTO THE GUTTER.

Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB, GUTTERS, AND SIDEWALKS	STANDARD PLAN NO.
Creation Date: 07/31/19		Date:	Comments	3829 West Howard Place, CDOT HQ, 3rd Floor, Denver, CO 80204, Phone: 303-757-9021 FAX: 303-757-9868		M-609-1
Designer Initials: JBK						Standard Sheet No. 1 of 4
Last Modification Date: 07/31/19				Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number
Detailer Initials: LTA						
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						

5





ILLUMINATED NIGHT TIME RENDERING

SIGN SPECIFICATIONS

- (A) +/- 30" DEEP, EXTRUDED ALUMINUM SIGN CABINET WITH 2-1/2" RETAINERS, ALL PAINTED BLUE OR APPROVED COLOR; MOUNTED ONTO STEEL SUPPORT TUBE.
- (B) DIGITALLY PRINTED FLEX FACE, ILLUMINATED WITH 6500K WHITE LED'S.
- (C) **ELECTRONIC MESSAGE UNIT**
  MANUFACTURER: THINKSIGN
  PITCH: 10MM, FULL COLOR
  COMMUNICATION: WIRELESS/CLOUD-BASED
- (D) STEEL SUPPORT TUBE, INSTALLED INTO CONCRETE FILLED CAISSON *(TO BE VERIFIED AND STAMPED BY LICENSED ENGINEER.)*



EXISTING CONDITIONS REMOVE & DISPOSE EXISTING SIGN



6 PYLON SIGN DETAIL
SCALE: N.T.S.

REVISION BLOCK

REV.	DATE	DESCRIPTION

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PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
SITE DETAILS

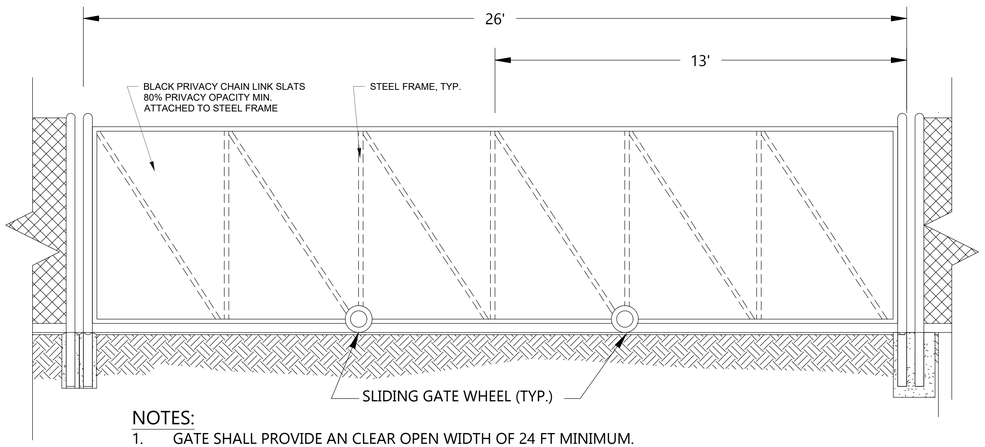
DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C8.1
SHEET 19 OF 32

DRAWING FILE: Z:\327.002 WINDISH RV - FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 CONSTRUCTION DETAILS.DWG

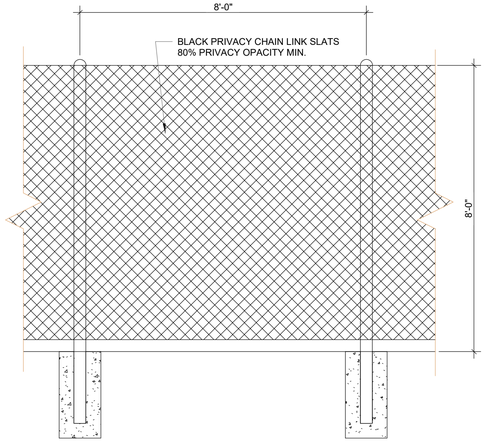
WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX

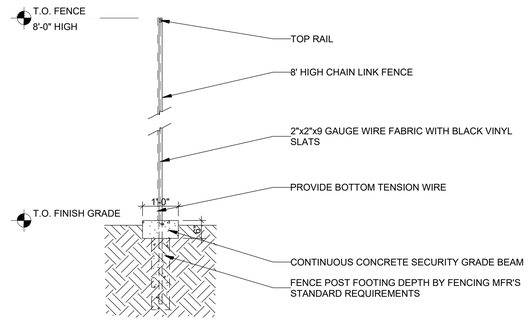


NOTES:
1. GATE SHALL PROVIDE AN CLEAR OPEN WIDTH OF 24 FT MINIMUM.
2. AN APPROVED KNOX KEY SHALL BE PROVIDED.

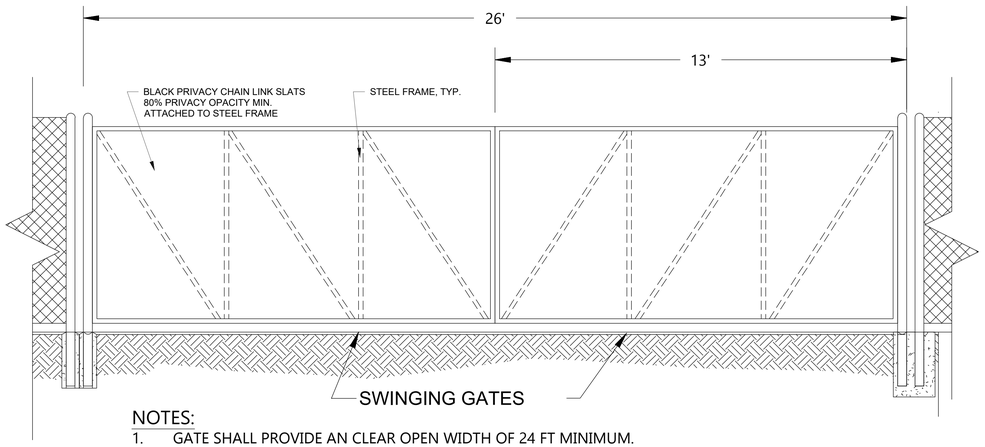
1 SLIDING GATE DETAIL
SCALE: 3/8" = 1'-0"



3 BLACK PRIVACY CHAIN LINK FENCE
SCALE: 1/2" = 1'-0"

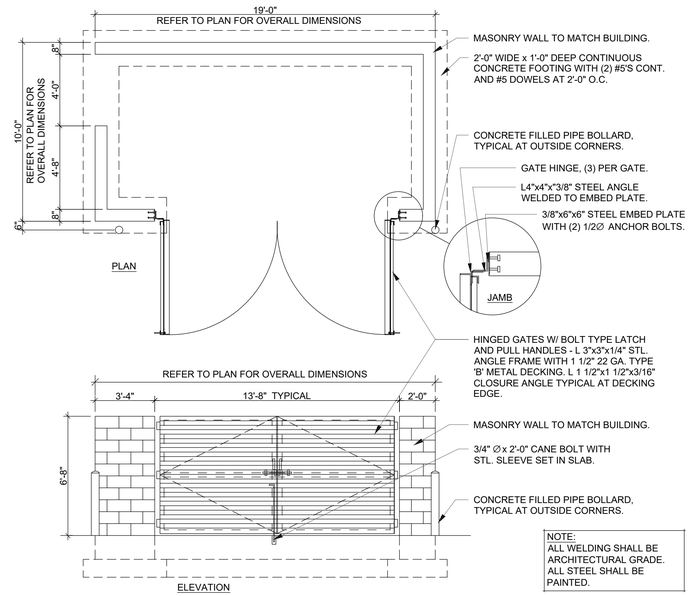


4 FENCE DETAIL
SCALE: 1/2" = 1'-0"



NOTES:
1. GATE SHALL PROVIDE AN CLEAR OPEN WIDTH OF 24 FT MINIMUM.
2. AN APPROVED KNOX KEY SHALL BE PROVIDED.

2 SWINGING GATE DETAIL
SCALE: 3/8" = 1'-0"



5 TRASH ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"

REVISION BLOCK

REV.	DATE	DESCRIPTION

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

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
SITE DETAILS

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C8.2

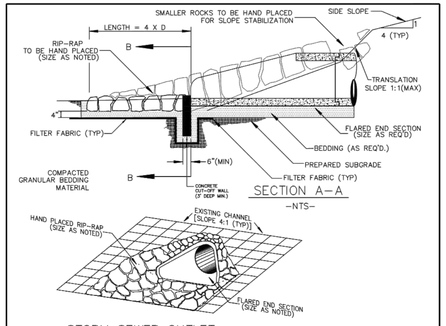
SHEET 20 OF 32

CTB: PG_2017_MONO-COLOR.CTB
PLOT DATE: 6/10/2026 10:26 AM BY: DANNY KATZ
DRAWING FILE: Z:\327.002 WINDISH RV — FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 CONSTRUCTION DETAILS.DWG

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PLOT DATE: 6/10/2026 10:26 AM BY: DANNY KATZ
DRAWING FILE: Z:\327.002 WINDISH RV - FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 CONSTRUCTION DETAILS.DWG

WINDISH RV - FIRESTONE

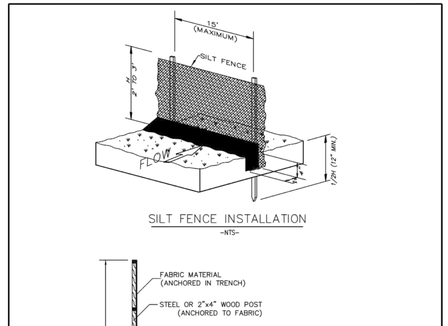
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6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX



FLARED END SECTION OUTLET

FIRESTONE COLORADO	STORM SEWER CONSTRUCTION DRAWINGS	BY: JME SCALE: NTS DATE: 1/2020	DRAWING: STM2

1



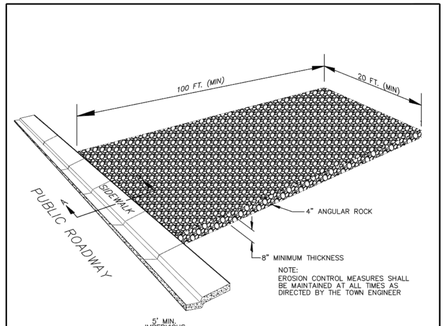
NOTES:
1. INSTALL SILT FENCE PARALLEL TO THE CONTOUR OF THE LAND.
2. EXTEND ENDS UPSLOPE TO ALLOW WATER TO POND BEHIND FENCE.
3. EXCAVATE A TRENCH 4 INCHES WIDE AND 4 INCHES DEEP.
4. INSTALL FENCE WITH POSTS ON THE DOWNSLOPE SIDE.
5. PLACE 8 INCHES OF FABRIC IN THE TRENCH, EXTENDING THE BOTTOM 4 INCHES TOWARD THE UPSLOPE SIDE.
6. JOIN SILT FENCE SECTIONS BY USING A WRAP JOINT.
7. BACKFILL TRENCH WITH SOIL MATERIALS AND COMPACT.
8. INSPECT AT LEAST WEEKLY AND AFTER EACH STORM EVENT, REPAIRING AS NEEDED AND REMOVING SEDIMENT DEPOSITS WHEN THEY REACH ONE-HALF THE FENCE HEIGHT.

FOR SINGLE LOT EROSION CONTROL SEE SHEET STM8

SILT FENCE EROSION BARRIER

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

2



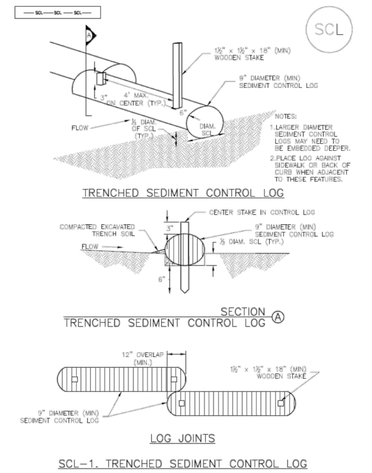
NOTES:
1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION
2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES

TRACKING CONTROL PAD - CRUSHED ROCK

FIRESTONE COLORADO	STORM SEWER CONSTRUCTION DRAWINGS	BY: JME SCALE: NTS DATE: 1/2020	DRAWING: STM6A

3

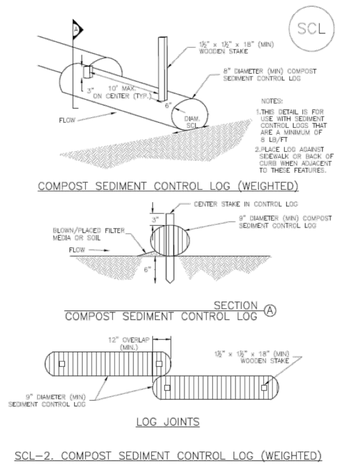
Sediment Control Log (SCL) SC-2



SCL-1. TRENCHED SEDIMENT CONTROL LOG

4

SC-2 Sediment Control Log (SCL)



SCL-2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

5

SC-2 Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.

5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ⅓ OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.

6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.

7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

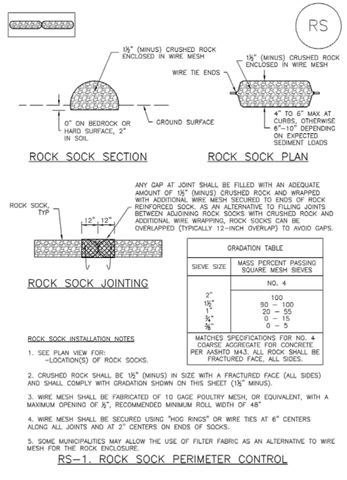
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION.COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

6

SC-5 Rock Sock (RS)



GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¾"	0 – 15
⅜"	0 – 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
-LOCATION(S) OF ROCK SOCKS.

2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).

3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 3", RECOMMENDED MINIMUM ROLL WIDTH OF 48".

4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2' CENTERS ON ENDS OF SOCKS.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS-1. ROCK SOCK PERIMETER CONTROL

7

Rock Sock (RS) SC-5

ROCK SOCK MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.

5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE ROCK SOCK.

6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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

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

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

8

REV.	DATE	DESCRIPTION
		REVISION BLOCK

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T: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
EROSION CONTROL DETAILS

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

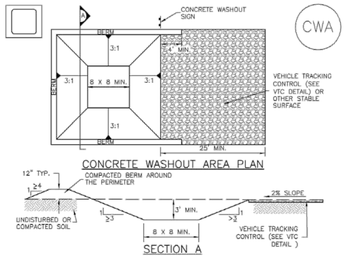
C8.3

SHEET 21 OF 32

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX

Concrete Washout Area (CWA) MM-1



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

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

1

MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

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

2

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PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
EROSION CONTROL DETAILS

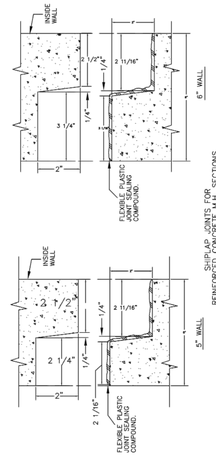
DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C8.4

CTB: PG_2017_MONO-COLOR.CTB
PLOT DATE: 6/10/2026 10:26 AM BY: DANNY KATZ
DRAWING FILE: Z:\327.002 WINDISH RV – FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 CONSTRUCTION DETAILS.DWG

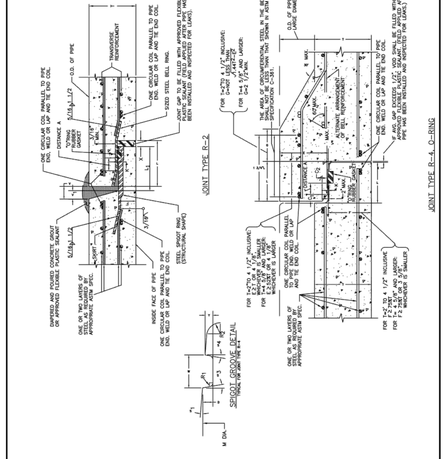
WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX

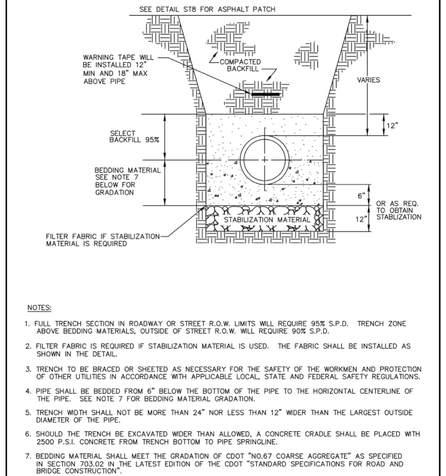


NOTES:
1. T= WALL THICKNESS OF PIPE FURNISHED.
2. THE CONTRACTOR SHALL SUBMIT ALL RELEVANTS AND DIMENSIONS, REQUIRED BY THE SPECIFIC PIPE JOINT DESIGN, TO THE ENGINEER FOR APPROVAL PRIOR TO MANUFACTURE.
3. ALL DIMENSIONS SHALL BE GIVEN IN INCHES, UNLESS OTHERWISE NOTED, AND ARE FOR BELL AND SPIGOT IN CONCRETE POSITION. EFFECTIVE PIPE JOINT TOLERANCES & DIMENSIONS SHALL ALSO BE FURNISHED.
4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
5. THESE JOINT CONFIGURATIONS ARE IN ACCORDANCE WITH BUREAU OF RECLAMATION'S "TYPE 'A' JOINT DETAILS.
6. RUBBER "O" RING GASKET SHALL BE IN CONFORMANCE W/ASTM C-443 OR C-361.
7. APPLICABLE CONCRETE PIPE JOINT SPECIFICATIONS:
   A. AASHTO M-170
   B. ASTM C-361
8. STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE APPROPRIATE ASTM SPECIFICATION FOR THE PIPE SIZE AND STRENGTH CLASS AS SPECIFIED ON PLAN/PROFILE DRAWINGS.

CONCRETE PIPE JOINTS - SHIPLAP

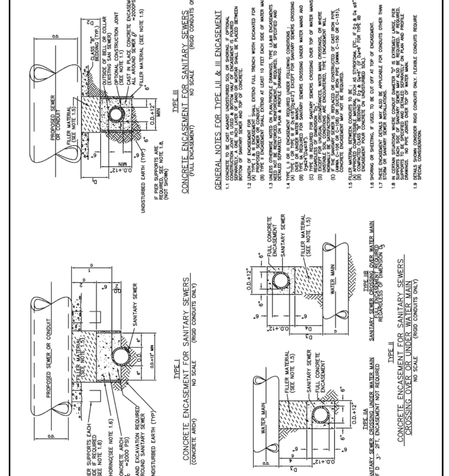


CONCRETE PIPE JOINTS - TYPE 'R'

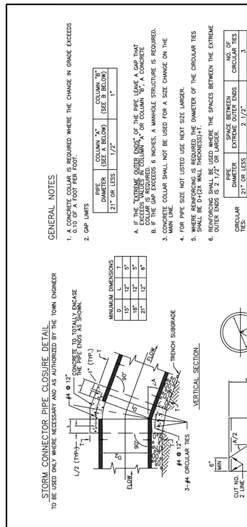


NOTES:
1. FULL TRENCH SECTION IN ROADWAY OR STREET R.O.W. LIMITS WILL REQUIRE 95% S.P.D. TRENCH ZONE ABOVE BEDDING MATERIALS, OUTSIDE OF STREET R.O.W. WILL REQUIRE 90% S.P.D.
2. FILTER FABRIC IS REQUIRED IF STABILIZATION MATERIAL IS USED. THE FABRIC SHALL BE INSTALLED AS SHOWN IN THE DETAIL.
3. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
4. PIPE SHALL BE BEDDED FROM 6" BELOW THE BOTTOM OF THE PIPE TO THE HORIZONTAL CENTERLINE OF THE PIPE. SEE NOTE 7 FOR BEDDING MATERIAL GRADATION.
5. TRENCH WIDTH SHALL NOT BE MORE THAN 24" NOR LESS THAN 12" WIDER THAN THE LARGEST OUTSIDE DIAMETER OF THE PIPE.
6. SHOULD THE TRENCH BE EXCAVATED WIDER THAN ALLOWED, A CONCRETE CRADLE SHALL BE PLACED WITH 2500 P.S.I. CONCRETE FROM TRENCH BOTTOM TO PIPE SPRINGLINE.
7. BEDDING MATERIAL SHALL MEET THE GRADATION OF CDOT "NO.67 COARSE AGGREGATE" AS SPECIFIED IN SECTION 703.02 IN THE LATEST EDITION OF THE CDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

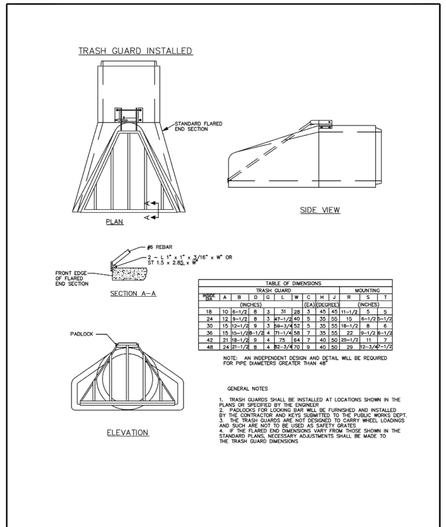
STORM SEWER TRENCH DETAIL



CONCRETE ENCASEMENT OF RIGID CONDUITS (1 OF 2)

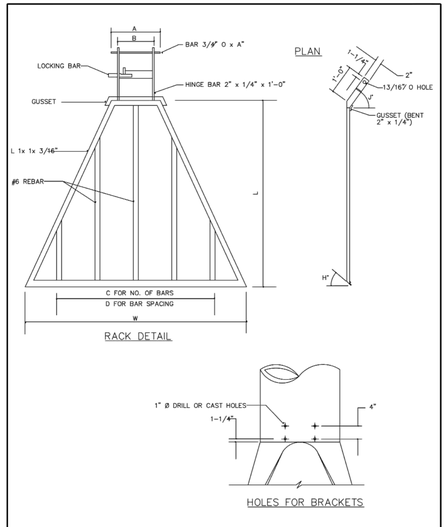


CONCRETE ENCASEMENT OF RIGID CONDUITS (2 OF 2)

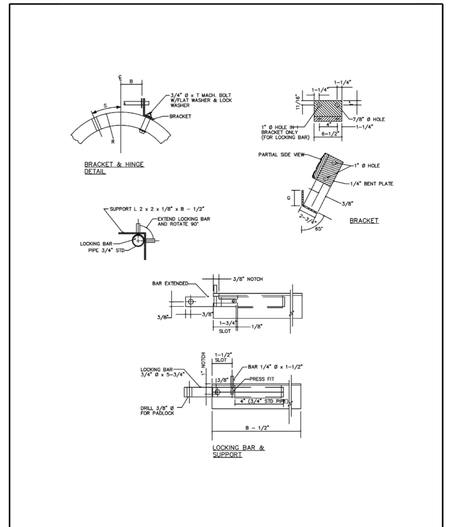


GENERAL NOTES
1. TRASH GUARDS SHALL BE INSTALLED AT LOCATIONS SHOWN IN THE PLANS OR SPECIFIED BY THE ENGINEER
2. PADLOCKS FOR LOCKING BAR WILL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AND KEYS SUBMITTED TO THE PUBLIC WORKS DEPT. THE TRASH GUARDS ARE DESIGNED TO WITHSTAND 100 PSF WHEEL LOADINGS AND SUCH ARE NOT TO BE USED AS SAFETY GRATES
4. IF THE FLARED END DIMENSIONS VARY FROM THOSE SHOWN IN THE STANDARD PLANS, NECESSARY ADJUSTMENTS SHALL BE MADE TO THE TRASH GUARD DIMENSIONS

TRASH GUARD FOR CONDUIT (1 OF 3)



TRASH GUARD FOR CONDUIT (2 OF 3)



TRASH GUARD FOR CONDUIT (3 OF 3)

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C8.4
SHEET 23 OF 32

REV.	DATE	DESCRIPTION
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PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
DRAINAGE DETAILS

FIRESTONE COLORADO	STORM SEWER CONSTRUCTION DRAWINGS	BY: JME / SCALE: NTS / DATE: 1/2020	DRAWING: STM11A
FIRESTONE COLORADO	STORM SEWER CONSTRUCTION DRAWINGS	BY: JME / SCALE: NTS / DATE: 1/2020	DRAWING: STM11B
FIRESTONE COLORADO	STORM SEWER CONSTRUCTION DRAWINGS	BY: JME / SCALE: NTS / DATE: 1/2020	DRAWING: STM12
FIRESTONE COLORADO	STORM SEWER CONSTRUCTION DRAWINGS	BY: JME / SCALE: NTS / DATE: 1/2020	DRAWING: STM13A
FIRESTONE COLORADO	STORM SEWER CONSTRUCTION DRAWINGS	BY: JME / SCALE: NTS / DATE: 1/2020	DRAWING: STM13B
FIRESTONE COLORADO	STORM SEWER CONSTRUCTION DRAWINGS	BY: JME / SCALE: NTS / DATE: 1/2020	DRAWING: STM15A
FIRESTONE COLORADO	STORM SEWER CONSTRUCTION DRAWINGS	BY: JME / SCALE: NTS / DATE: 1/2020	DRAWING: STM15B
FIRESTONE COLORADO	STORM SEWER CONSTRUCTION DRAWINGS	BY: JME / SCALE: NTS / DATE: 1/2020	DRAWING: STM15C

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PLOT DATE: 6/10/2026 10:26 AM BY: DANNY KATZ CTB: PG_2017_MONO-COLOR.CTB
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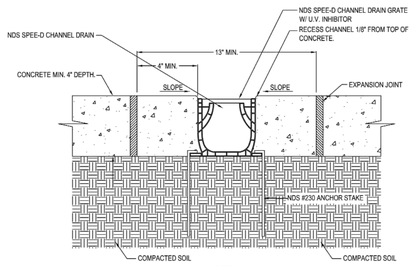
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WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX

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LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com



SECTION

NOTES:
1. EXISTING SOILS SHOULD BE EVALUATED TO ENSURE PROPER STRUCTURAL AND PERMEABILITY PROPERTIES.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

SPEE-D CHANNEL DRAIN
TYPICAL PEDESTRIAN TRAFFIC INSTALLATION

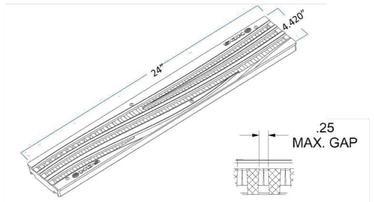
NDS S5 KEY COMPONENT www.ndspro.com/s5

REVISION DATE 8-24-2015

1

NDS WE PUT WATER IN ITS PLACE — TECHNICAL SPECIFICATIONS

SPEE-D CHANNEL 24" WAVE DECORATIVE GRATE



WEIGHT = 1.84 LBS
HEIGHT = 0.925
ADA COMPLIANT
HEEL PROOF

Material: High Density Polyethylene (HDPE)
Colors: Black (253), Gray (253GY), Green (253GR), Sand (253S)
Fits: Use with NDS Spee-D Channel
Opening: 15.56 in² open space
Will accommodate 47.60 gallons per minute with 1/2" of head

ADA Compliance

NDS provides a wide selection of grates that are compliant with the Americans with Disabilities Act. The ADA Accessibility Guidelines For Buildings and Facilities Section 4.5.4 specifies that ground and floor grates "shall have spaces no greater than 1/2 in (13 mm) wide in one direction."

We are pleased to provide grates that comply with these requirements, so that no individual need be limited from accessing the area safely and confidently.

To see if a grate is ADA compliant, please check the description of the product in our NDS Drainage Catalog; products that meet these requirements are marked "ADA compliant."

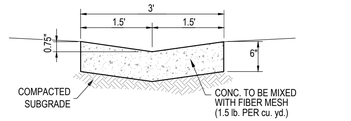
Like to find out more about ADA compliance and NDS? Send us your question and we'll be happy to help.

851 N. Harvard Avenue
Lindsay, CA 93247
800-726-1994

Visit ndspro.com/decorativegrates for specs, detail drawings, and case studies

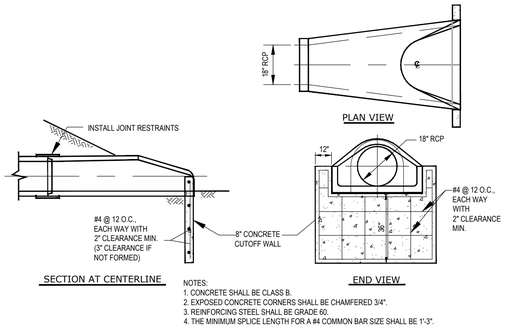
NDS WE PUT WATER IN ITS PLACE

2



3' CONCRETE DRAINAGE PAN
NTS

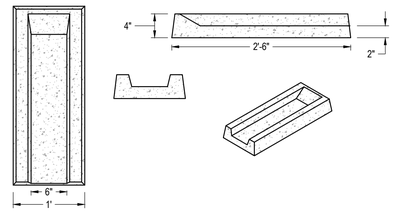
3



NOTES:
1. CONCRETE SHALL BE CLASS B.
2. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
3. REINFORCING STEEL SHALL BE GRADE 60.
4. THE MINIMUM SPLICE LENGTH FOR A #4 COMMON BAR SIZE SHALL BE 1'-3".

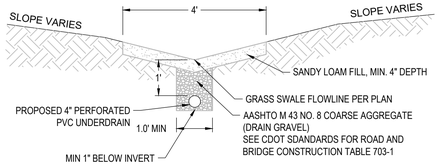
CONCRETE FLARED END SECTION WITH TOE WALL

4



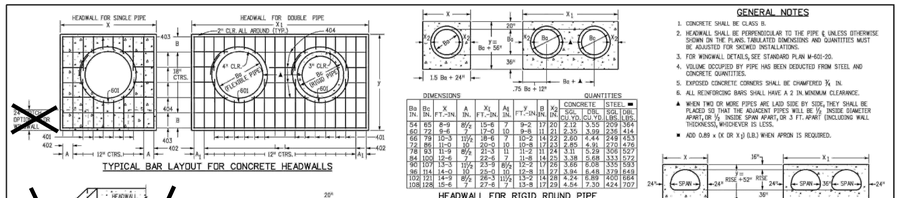
SPLASH BLOCK DETAIL
N.T.S.

5



SWALE UNDERDRAIN DETAIL
N.T.S.

6

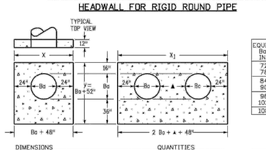


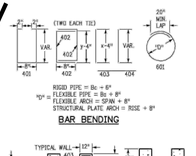
TYPICAL BAR LAYOUT FOR CONCRETE HEADWALLS

GENERAL NOTES
1. CONCRETE SHALL BE CLASS B.
2. HEADWALL SHALL BE PERPENDICULAR TO THE PIPE ℄ UNLESS OTHERWISE SHOWN ON THE PLANS. TABULATED DIMENSIONS AND QUANTITIES MUST BE ADJUSTED FOR SKEWED INSTALLATIONS.
3. FOR WINGWALL DETAILS, SEE STANDARD PLAN M-601-20.
4. VOLUME OCCUPIED BY PIPE HAS BEEN DEDUCTED FROM STEEL AND CONCRETE QUANTITIES.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN.
6. ALL REINFORCING BARS SHALL HAVE A 2 IN MINIMUM CLEARANCE.
▲ WHEN TWO OR MORE PIPES ARE LAID SIDE BY SIDE, THEY SHALL BE PLACED SO THAT THE ADJACENT PIPES WILL BE ½ INSIDE DIAMETER APART, OR ½ INSIDE SPAN APART, OR 3 FT. APART (INCLUDING WALL THICKNESS), WHICHEVER IS LESS.
■ ADD 0.89 x (X OR X₁) (LB.) WHEN APRON IS REQUIRED.

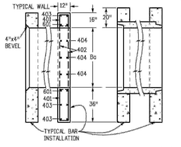
DIMENSIONS									QUANTITIES			
Bo IN.	Bo FT.-IN.	X FT.-IN.	A IN.	X₁ FT.-IN.	A₁ IN.	Y FT.-IN.	B IN.	K₁ IN.	CONCRETE SQ. CU. YD.	CONCRETE DBL. CU. YD.	STEEL ■ SGL. LBS.	STEEL ■ DBL. LBS.
54	8'-5	8'-9	8½	15'-6	7	9'-2	17	20	2.12	3.55	209	364
60	9'-2	9'-5	7	17'-0	10	9'-5	17	21	2.30	3.99	226	415
66	9'-10	10'-3	11½	18'-6	7	10'-2	17	22	2.60	4.44	248	453
72	10'-7	11'-0	10	20'-0	10	10'-8	17	23	2.87	4.91	262	509
78	11'-3	11'-5	8½	21'-6	7	11'-3	17	24	3.15	5.40	302	529
84	10'-0	12'-6	7	23'-0	1	11'-8	14	24	3.38	5.68	333	572
90	10'-7	12'-3	11½	23'-9	8½	12'-3	17	30	3.66	6.08	335	593
96	11'-4	14'-0	8½	25'-3	11½	12'-8	17	32	3.96	6.48	379	649
102	12'-1	14'-3	8½	26'-3	11½	13'-2	17	34	4.24	6.88	407	664
108	12'-8	15'-6	7	27'-6	7	13'-8	17	29	4.54	7.30	424	707

HEADWALL FOR RIGID ROUND PIPE





BAR BENDING



HEADWALL FOR FLEXIBLE PIPE ARCH

DIMENSIONS										QUANTITIES			
EQUIV Bo IN.	SPAN IN.	RISE IN.	X FT.-IN.	A IN.	X₁ FT.-IN.	A₁ IN.	Y FT.-IN.	B IN.	K₁ IN.	CONCRETE SQ. CU. YD.	CONCRETE DBL. CU. YD.	STEEL ■ SGL. LBS.	STEEL ■ DBL. LBS.
72	81	59	10'-9	8½	20'-6	7	9'-3	17½	24	2.72	5.10	250	467
78	87	63	11'-3	11½	21'-6	7	9'-7	16½	24	2.85	5.34	275	531
84	95	67	11'-9	8½	23'-10	9	9'-11	12½	24	3.08	5.79	290	547
90	103	71	12'-7	7½	24'-2	11	10'-3	13	33	3.30	6.21	321	591
96	112	75	13'-4	10	25'-8	8	10'-7	16½	32	3.52	6.65	314	606
102	117	79	13'-9	8½	26'-6	7	10'-11	9½	33	3.63	6.86	358	672
108	128	83	14'-8	8	28'-4	12	11'-3	11½	32	3.96	7.51	376	699

HEADWALL FOR FLEXIBLE ROUND PIPE

DIMENSIONS									QUANTITIES			
Bo IN.	X FT.-IN.	A IN.	X₁ FT.-IN.	A₁ IN.	Y FT.-IN.	B IN.	K₁ IN.		CONCRETE SQ. CU. YD.	CONCRETE DBL. CU. YD.	STEEL ■ SGL. LBS.	STEEL ■ DBL. LBS.
54	8'-5	7	15'-3	11½	8'-10	15	2.19	3.81	211	358
60	9'-2	10	16'-6	7	9'-4	18	2.38	4.20	217	398
66	9'-6	7	17'-9	8½	9'-10	12	2.58	4.79	252	454
72	10'-0	10	18'-0	10	10'-4	15	2.78	5.17	255	472
78	10'-6	7	20'-0	10	10'-10	18	2.98	5.56	276	499
84	11'-0	10	21'-0	10	11'-4	12	3.19	5.95	297	553
90	11'-5	7	22'-0	10	11'-10	15	3.40	6.36	317	517
96	12'-0	10	23'-0	10	12'-4	18	3.62	6.79	321	597
102	13'-0	7	24'-0	10	12'-10	12	3.84	7.23	364	653
108	13'-0	10	25'-0	10	13'-4	15	4.08	7.63	362	678

HEADWALL FOR FLEXIBLE ROUND PIPE

HEADWALL FOR STRUCTURAL PLATE ARCH

DIMENSIONS										QUANTITIES			
EQUIV Bo IN.	SPAN FT.-IN.	RISE FT.-IN.	X FT.-IN.	A IN.	X₁ FT.-IN.	A₁ IN.	Y FT.-IN.	B IN.	K₁ IN.	CONCRETE SQ. CU. YD.	CONCRETE DBL. CU. YD.	STEEL ■ SGL. LBS.	STEEL ■ DBL. LBS.
66	6'-1	4'-7	10'-1	10½	19'-2	11	8'-11	15½	24	2.52	4.70	232	424
75	7'-0	5'-1	11'-1	10	21'-0	10	9'-5	9½	24	2.80	5.23	282	509
84	7'-11	5'-7	11'-11	9½	22'-10	9	9'-11	12½	24	3.08	5.79	291	540
93	8'-10	6'-1	12'-10	9	24'-8	8	10'-5	15½	24	3.36	6.33	309	622
102	8'-9	6'-7	13'-9	8½	26'-6	7	10'-11	9½	33	3.63	6.86	379	673
111	10'-11	7'-1	14'-11	9½	28'-10	9	11'-5	12½	24	4.05	7.67	377	711
120	11'-10	7'-7	15'-10	9	30'-8	8	11'-11	15½	24	4.36	8.28	395	731
132	12'-10	8'-4	18'-10	9	32'-8	8	12'-8	11	24	4.75	9.03	441	839
141	14'-1	8'-9	18'-1	10½	35'-2	11	13'-1	13½	24	5.17	9.86	448	931
150	15'-4	9'-3	19'-4	12	37'-8	8	13'-7	16½	24	5.69	10.88	490	953
159	15'-10	9'-10	19'-10	9	38'-8	8	14'-2	11	24	5.89	11.25	534	1019

WHEN APRON IS REQUIRED

SKEW FACTOR TABLE

SKEW ANGLE A°	90	85	80	75	70	65	60	55	50	45	40	35	30
FACTOR (cosecA°)	1.000	1.004	1.015	1.035	1.064	1.103	1.155	1.221	1.305	1.414	1.556	1.743	2.000

7

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	
Last Modification Date: 07/31/19	
Detailer Initials: LTA	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

Sheet Revisions		
	Dates	Comments

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phones 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

HEADWALL FOR PIPES
Issued by the Project Development Branch July 31, 2019

STANDARD PLAN NO.
M-601-10
Standard Sheet No. 1 of 1
Project Sheet Number

REV.	DATE	DESCRIPTION
		REVISION BLOCK

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1715 Iron Horse Drive, Unit 220
Longmont, CO 80501
T.: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
DRAINAGE DETAILS

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C8.6
SHEET 24 OF 32

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX

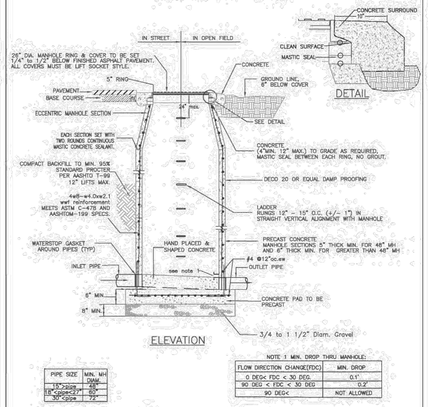
ST. VRAIN SANITATION DISTRICT APPENDIX B GENERAL CONSTRUCTION NOTES

1. District shall refer to the St. Vrain Sanitation District in these notes.
2. District's acceptance of these plans is valid for one year.
3. All materials and construction shall conform to the District standards.
4. Contractor to verify locations and elevations of existing utilities prior to commencing any construction.
5. The contractor shall notify the District a minimum of 48 hours and a maximum of 96 hours prior to starting construction or prior to resuming construction after a break.
6. Sanitary sewer shall be polyvinyl chloride (PVC) pipe, ASTM D3034–SDR35 or as indicated on the plans.
7. All concrete shall be minimum 4000 psi at 28 day strength.
8. Maintain a minimum of 10 feet horizontal separation outside diameter to outside diameter between water lines and all sewer lines and manholes.
9. All sewer mains crossing water mains with less than 18 inches of separation shall be encased in concrete.
10. Rim elevations shown are approximate and should not be taken as final. All manholes shall be final adjusted after paving such that the rim is ¼ to ½ inch below finished asphalt. Manholes in unpaved areas shall be set so that the rim is 0.5' above finished grade.
11. Invert data shall be collected by a licensed surveyor on each pipe invert in a manhole. Center of manhole surveying is not acceptable for slope calculations. Record drawings (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 well as service locations on these plans and submitting them to the engineer for preparation of record drawings. These drawings shall be kept current at all times.
13. Before any construction commences, a plug shall be installed to prevent drainage through the new sewer line from entering the existing sewer line. This plug will be installed in the manhole, which connects new work with the existing and not be removed until initial acceptance.
14. Underdrains, if installed, are the responsibility of the developer. District assumes no liability for any portion of or any damage caused by underdrains. Absolutely no part of an underdrain system, including clean outs, will be allowed inside of sanitary sewer manholes. All underdrains shall be installed below the sanitary sewer and offset to the side. Pipe material shall be different color than sanitary sewer.
15. No service laterals smaller than 8 inch in diameter shall enter manholes.
16. Service crossings of curb shall be marked with a cut "S" in curb face. Paint is not acceptable. Service shall be extended into the lot a minimum of 10 feet.
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 squeegie (CDOT #8 bedding) unless otherwise shown or the District may approve an alternate bedding in special cases.
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.
20. The warranty bond shall be in the amount of $5,000.00 or 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–98.
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. Inspector must be present during the operation. Once approval has been given by Inspector, plugs may only be removed after initial acceptance by the District.
23. The final recorded plat, and recorded address plat shall be provided to the District for 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.

REVISED 1/2017

(1)

ST. VRAIN SANITATION DISTRICT STANDARD MANHOLE ASTM C–478



PIPE SIZE	MIN. MH DIA.
4"–12"DIA	48"
15"–24"DIA	60"
27"–30"DIA	72"

NOTE 1 MIN. DROP THRU MANHOLE:

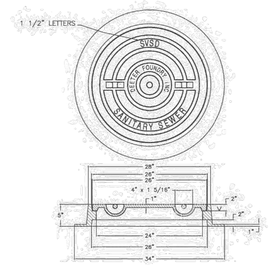
FLOW DIRECTION CHANGE(FDC)	MIN. DROP
0 DEG< FDC < 30 DEG	0.1'
90 DEG < FDC < 30 DEG	0.2'
90 DEG<	NOT ALLOWED

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

Detail Number: 1
REVISED: 12/2021

(2)

ST. VRAIN SANITATION DISTRICT MANHOLE RING AND COVER

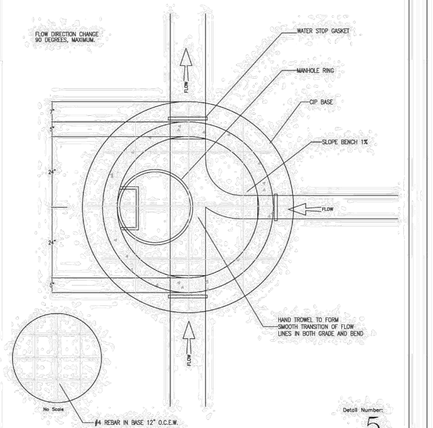


NOTES:
1. RING AND COVER SHALL BE IRON (AS MANUFACTURED FOR CURRENT AWWA STANDARD).
2. SANITARY SEWER MANHOLE COVERS SHALL BE NONPERFORATED WITH "SVSD SANITARY SEWER" FORGED ON THE TOP OF THE LID AS SHOWN ABOVE.
3. COVER SHALL BE BOLTED, WATER RESISTANT IF LOCATED IN 100 YEAR FLOOD PLAIN, BACK TAPER,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

Detail Number: 2
REVISED: 1/2017

(3)

ST. VRAIN SANITATION DISTRICT MANHOLE BASE USED FOR TIE–IN SITUATIONS

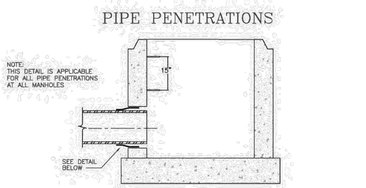


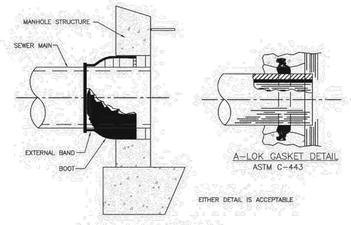
Detail Number: 5
REVISED: 1/2017

(4)

ST. VRAIN SANITATION DISTRICT ALL BASE SECTIONS

PIPE PENETRATIONS



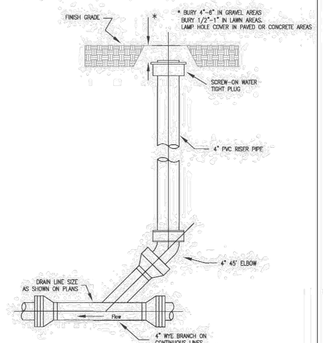


FLEXIBLE JOINT CONNECTION
ASTM C–443

Detail Number: 7
REVISED: 1/2017

(5)

ST. VRAIN SANITATION DISTRICT SEWER SERVICE CLEANOUT

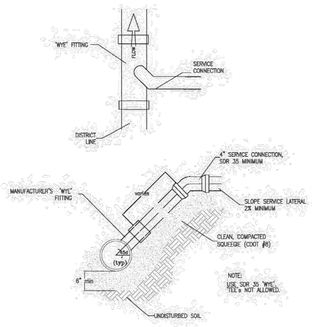


NOTES:
1. CLEANOUT SHALL BE CONSTRUCTED SO THAT SURFACE LOAD WILL NOT BE TRANSFERED TO MAIN.
2. SERVICE LINE CLEANOUT MAY BE INSTALLED APPROXIMATELY 5 FEET OUTSIDE THE BUILDING FOUNDATION.
3. A CLEANOUT IS REQUIRED ON ALL SERVICE LINES EVERY 100 FEET, AT EVERY "Y" OR AFTER A COMBINED TOTAL 135 DEGREES OF BEND.

Detail Number: 8
REVISED: 1/2017

(6)

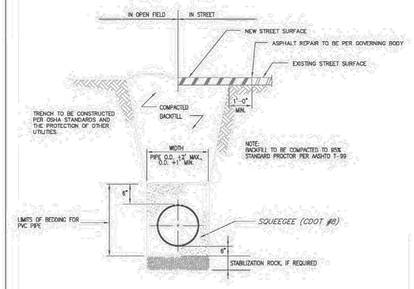
ST. VRAIN SANITATION DISTRICT TYPICAL SERVICE CONNECTION



Detail Number: 9
REVISED: 1/2017

(7)

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



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

Detail Number: 11
REVISED: 12/2021

(8)

REVISION BLOCK

REV.	DATE	DESCRIPTION

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permontesgroup
1715 Iron Horse Drive, Unit 220
Longmont, CO 80501
T.: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
SANITARY DETAILS

DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C8.7

SHEET 25 OF 32

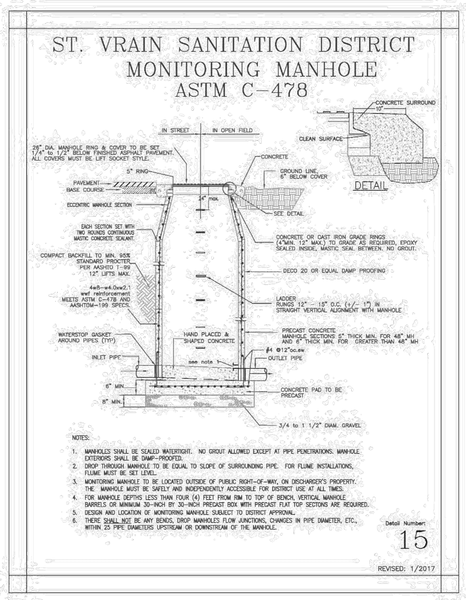
CTB: PG_2017_MONO–COLOR.CTB
PLOT DATE: 6/10/2026 10:26 AM BY: DANNY KATZ
DRAWING FILE: Z:\327.002 WINDISH RV – FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 CONSTRUCTION DETAILS.DWG

WINDISH RV - FIRESTONE

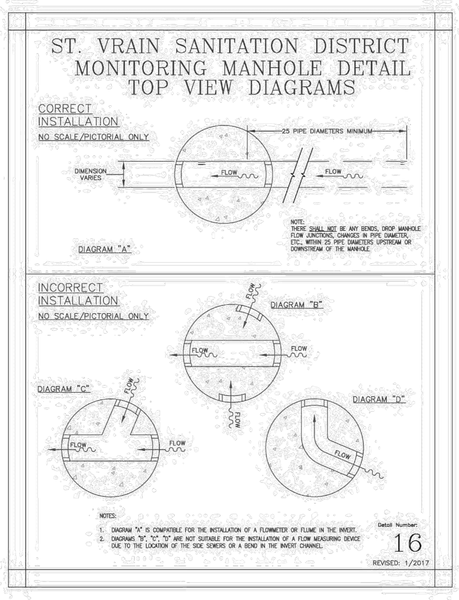
LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

6.94 ACRES

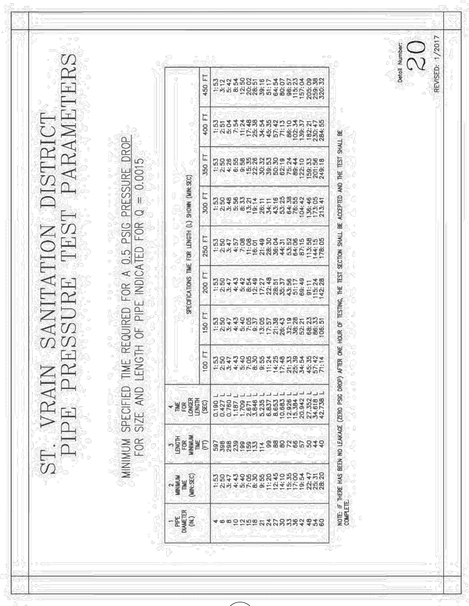
FINAL DEVELOPMENT PLAN - FDP-XX - XXX



1

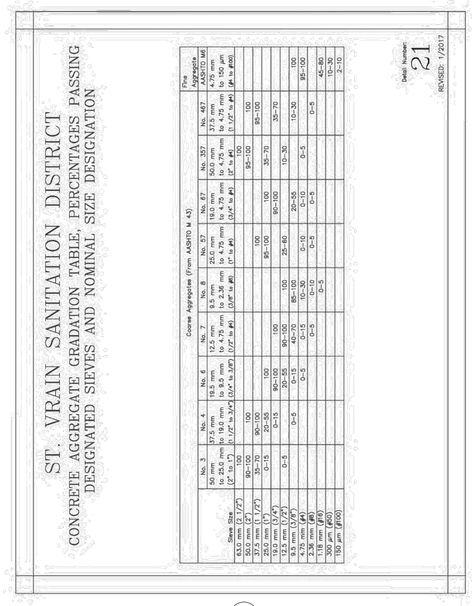


2



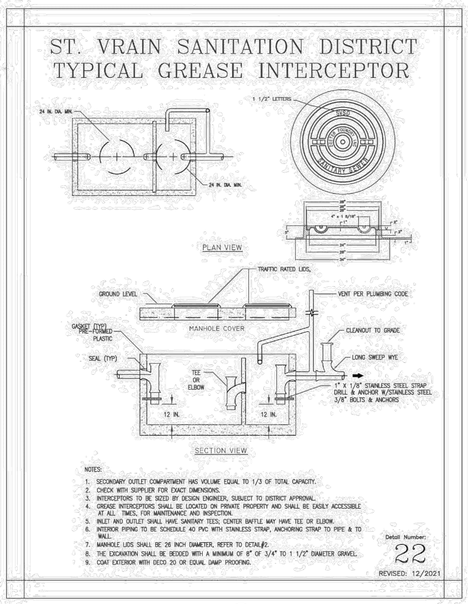
1 PIPE DIAMETER (IN.)	2 MINIMUM TIME (MIN:SEC)	3 LENGTH FOR MINIMUM TIME (FT)	4 TIME FOR LONGER LENGTH (SEC)	SPECIFICATIONS TIME FOR LENGTH (L) SHOWN (MIN:SEC) 100 FT	150 FT	200 FT	250 FT	300 FT	350 FT	400 FT	450 FT
4	1:53	398	0.427 L	1:53	2:50	3:47	4:43	5:40	6:37	7:33	8:30
6	2:50	398	0.427 L	2:50	4:15	5:40	7:05	8:30	9:55	11:20	12:45
8	3:47	299	0.747 L	3:47	5:40	7:33	9:26	11:20	13:13	15:06	16:59
10	4:43	239	1.067 L	4:43	7:05	9:26	11:48	14:10	16:31	18:53	21:14
12	5:40	199	1.494 L	5:40	8:30	11:20	14:10	17:00	19:49	22:39	25:29
15	7:05	159	2.134 L	7:05	10:38	14:10	17:43	21:15	24:48	28:20	31:53
18	8:30	133	2.987 L	8:30	12:45	17:00	21:15	25:30	29:45	34:00	38:15
21	9:55	114	4.054 L	9:55	14:53	19:50	24:48	29:45	34:43	39:40	44:38
24	11:20	99	5.121 L	11:20	17:00	22:40	28:20	34:00	39:40	45:20	50:59
27	12:45	88	6.401 L	12:45	19:08	25:30	31:53	38:15	44:38	51:00	57:23
30	14:10	80	7.680 L	14:10	21:15	28:20	35:25	42:30	49:35	56:40	63:45
33	15:35	72	9.173 L	15:35	23:23	31:10	38:58	46:45	54:33	62:20	70:08
36	17:00	67	10.453 L	17:00	25:30	34:00	42:30	51:00	59:30	68:00	76:30
42	19:50	57	13.226 L	19:50	29:45	39:40	49:35	59:30	69:25	79:20	89:15
48	22:40	50	15.999 L	22:40	34:00	45:20	56:40	68:00	79:20	90:40	102:00
54	25:30	44	19.199 L	25:30	38:15	51:00	63:45	76:30	89:15	102:00	114:45
60	28:20	40	21.865 L	28:20	42:30	56:40	70:50	85:00	99:10	113:20	127:30

3

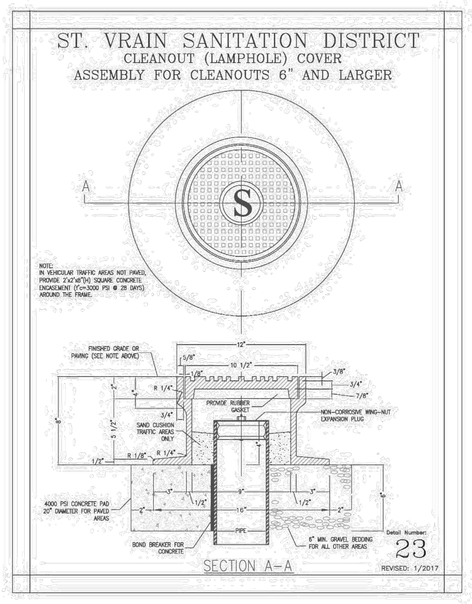


Sieve Size	Coarse Aggregate (From AASHTO M 43) No. 3 50 mm (2" to 1 1/2")	No. 4 37.5 mm (1 1/2" to 1")	No. 6 19.5 mm (1" to 3/4")	No. 7 12.5 mm (1/2" to 3/4")	No. 8 9.5 mm (3/8" to #4)	No. 57 25.0 mm (1" to #4)	No. 67 19.0 mm (3/4" to #4)	No. 357 50.0 mm (2" to #4)	No. 467 37.5 mm (1 1/2" to #4)	Fine Aggregate (From AASHTO M 43) Fine Aggregate (#4 to #200)
63.0 mm (2 1/2")	100							95-100		100
50.0 mm (2")	90-100								95-100	
37.5 mm (1 1/2")	35-70	90-100				100				95-100
25.0 mm (1")	0-15	20-55	100			95-100	100	35-70	35-70	
19.0 mm (3/4")		0-15	90-100	100			90-100			
12.5 mm (1/2")	0-5	0-5	20-55	90-100	100	25-60		10-30	10-30	
9.5 mm (3/8")		0-5	0-15	40-70	85-100		20-55	0-5	0-5	100
4.75 mm (#4)			0-5	0-15	10-30	0-10	0-10	0-5	0-5	95-100
2.36 mm (#8)				0-5	0-10	0-5	0-5			45-80
1.18 mm (#16)					0-5					25-55
300 µm (#50)										2-10
150 µm (#100)										

4



5



6

DRAWING FILE: Z:\327.002 WINDISH RV - FIRESTONE FDP\3. ENGINEERING\DRAWINGS\FDP\327.002 CONSTRUCTION DETAILS.DWG

CTB: PG_2017_MONO-COLOR.CTB

PLOT DATE: 6/10/2026 10:26 AM BY: DANNY KATZ

REV.	DATE	DESCRIPTION
		REVISION BLOCK

UNCC UTILITY NOTIFICATION CENTER OF COLORADO
811 Know what's Below. Call before you dig.

permontesgroup
1715 Iron Horse Drive, Unit 220
Longmont, CO 80501
T: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
FINAL DEVELOPMENT PLAN
SANITARY DETAILS

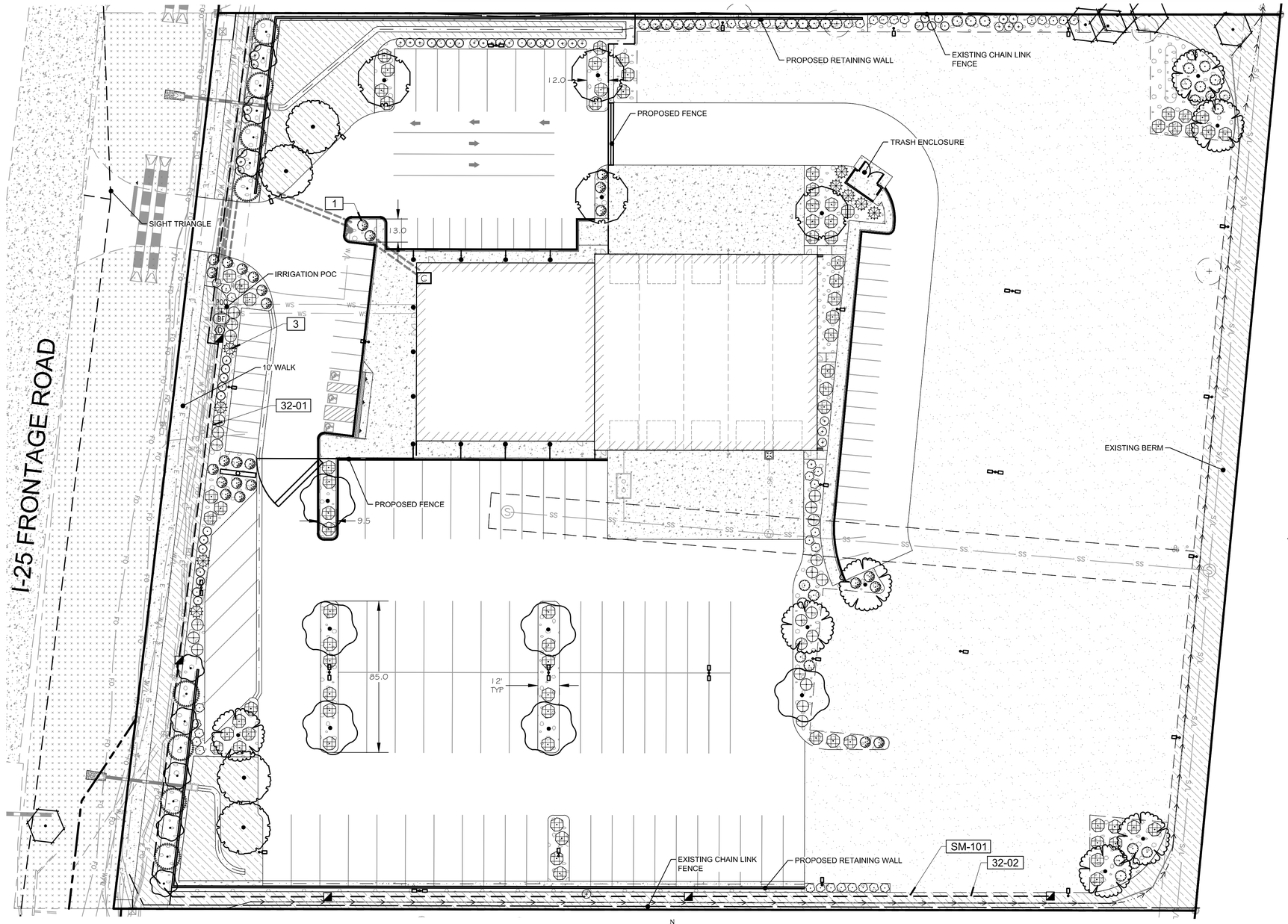
DESIGNED BY:	DDK
DRAWN BY:	DDK
CHECKED BY:	ML
APPROVED BY:	ML
PROJECT NO.:	327.002
DATE:	6/10/2026
SCALE:	AS SHOWN

C8.8

SHEET 26 OF 32

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX



LANDSCAPE PLAN
SCALE: 1" = 30'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES				
	EX-REM	4	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED	EX
	EX-RET	6	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EX
EVERGREEN TREES				
	PE	8	PINUS EDULIS / PINON PINE	6' B&B
ORNAMENTAL TREES				
	CA	8	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN	1.5" B&B
SHADE TREES				
	CS	4	CATALPA SPECIOSA / NORTHERN CATALPA	2" B&B
	CO	7	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" B&B
	GTS	4	GLEDITSIA TRIACANTHOS INERMIS `SKYLINE' / SHADEMASTER LOCUST	2" B&B
	UC	6	ULMUS X `NEW HORIZON' / HYBRID ELM	2" B&B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS				
	CPM	29	CARAGANA PYGMAEA / PYGMY PEASHRUB	5 GAL
	CIT	25	CERCOCARPUS INTRICATUS / LITTLE LEAF MOUNTAIN MAHOGONY	5 GAL
	CMF	23	CHAMAEBATIARIA MILLEFOLIUM `FERNBUSH' / FERNBUSH	5 GAL
	EN	35	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	5 GAL
	FA	39	FALLUGIA PARADOXA / APACHE PLUME	5 GAL
	JSMG	9	JUNIPERUS SCOPULORUM 'MOONGLOW' / UPRIGHT JUNIPER	10 GAL
	PBP	26	PRUNUS BESSEYI `PAWNEE BUTTES' / SAND CHERRY	5 GAL
	RG	80	RHUS AROMATICA `GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS				
	EXNR	27,855 SF	EXISTING NATIVE TO REMAIN / OFF-SITE	EX
MULCHES				
	RM	25,453 SF	ROCK MULCH / RIVER ROCK 1"-2"	MULCH
SOD/SEED				
	LGS	30,974 SF	NATIVE LOW GROW SEED MIX / PBSI SEED MIX	SEED

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 5-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	5
D	MANUAL DRAIN VALVE PROVIDE 10" ROUND BOX WITH 2" VALVE MARKER, PVC ACCESS SLEEVE, AND MINIMUM 6" DEPTH 3/4" WASHED RIVER ROCK SUMP FOR DRAINAGE. PROVIDE 3/4" MXF SCH 40 PVC 90 ELL AND 3/4" X 4" SCH 80 PVC NIPPLE TO SUMP FOR DRAINAGE. USE TEFLON TAPE ON ALL MALE THREADED PVC AND AND ALL NIPPLES	1
BF	FEBCO 825YA 1\" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESP4ME3 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1
POC 1"	POINT OF CONNECTION 1\" CONNECT TO STUB OUT IN GENERAL LCOATION SHOWN. COORDINATE WITH CIVIL/MECHANICAL	1
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	1,013 LF
	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. SLEEVES TO BE MINIMUM 2X PIPE DIAMETER UNLESS OTHERWISE NOTED.EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	139.8 LF

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PLANTS IN ROCK MULCH AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP).
3	PLACE PLANTS TO PROVIDE MIN. 2` CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.
32 LANDSCAPE IMPROVEMENTS	
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.
32-02	SEED ALL DISTURBED AREAS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED.
ROCK	
SM-101	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

REVISIONS:

THESE PLANS SHALL NOT BE COPIED WITHOUT THE PERMISSION OF NDS INC.

NDS NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning | Irrigation Design
3539 Colt Drive, Longmont, CO 80503
(303) 443-2385 nel@ndscolorado.com

WINDISH RV
FIRESTONE, CO

LANDSCAPE PLAN

PROJ. NO.:	
DATE:	06.11.26
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L1.0

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

6.94 ACRES

FINAL DEVELOPMENT PLAN - FDP-XX - XXX

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

1. 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.
2. 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.
3. 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.
4. 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.
5. CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
6. 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.
7. FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ¼"AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
8. 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.
9. 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.
10. SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
11. REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

    ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
13. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
14. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
15. CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
17. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
19. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

    REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
20. 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- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

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 FROMM 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 STREET, AS WELL AS THE CONNECTING BOULEVARD. ALL OTHER STREET TREES ARE TO BE PROVIDED BY THE INVIVIDUAL LOT OWNERS AS EACH LOT IS BUILT.

SITE CATEGORY REQUIREMENTS

OVERALL LANDSCAPE

Total Site area per platted documents	Total Landscape Area Required (15%)	Total Landscape Area Provided (On-site)	No. of Trees Req / Prov. (1/1000 SF)	Shrubs Req/Prov (1 / 150 SF)
302,516	45,377	56,691 sf (18.74%)	45 / 45	266

PARKING LOT INTERIOR

Total Number of Spaces Provided	Vehicle Lot Frontage (s)	No. of Islands Provided	No. of Trees Req / Prov. (1/1000 SF)	Shrubs Req/Prov (3 / island)
181	N, S, E, W	16	16 / 16	48 / 48

PARKING LOT EXTERIOR

Vehicle Lot Frontage (s)	Linear Footage	Shrubs Req/Prov (1 / space)
N, S, E, W	475	181 / 181 shrubs & grasses

ROW TREES *EXISTING DITCH AND INFRASTRUCTURE

Street Name or Zone Boundary (elev.)	Linear Frontage	Trees Required	Trees Provided
I-25 Frontage	475 lf	12	12 (on lot)*

Low Grow Native Mix

Rocky Mountain Fescue
Sandberg Bluegrass
Canby Bluegrass

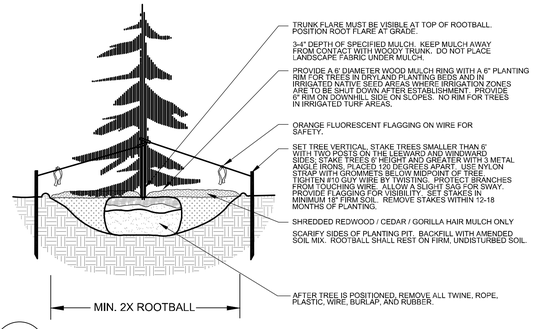
Seed @ 5lbs/1000 S.F

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

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

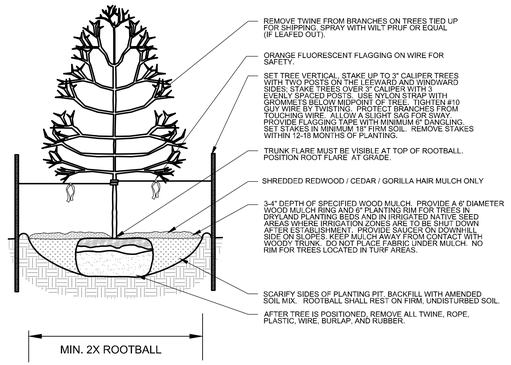
TYPE	PLANT REPLACEMENT WITHIN	
	1 YEAR	2+ YEARS
Tree – Deciduous	Increase the caliper by 1"	Increase caliper by 1.5"
Tree – Coniferous	Increase height by 1.5'	Increase height by 2'
Shrub	Replace with plants of at least ½ mature size	Replace with plants of at least ½ mature size

NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. 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.
8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



L2.0 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
SECTION

NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



L2.0 DECIDUOUS TREE PLANTING DETAIL
SECTION

EXISTING TREE PROTECTION DIRECTIONS:

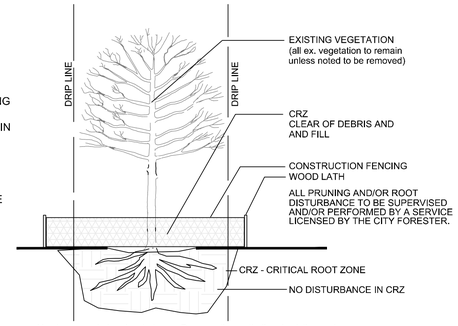
PROTECTIVE FENCING:

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.

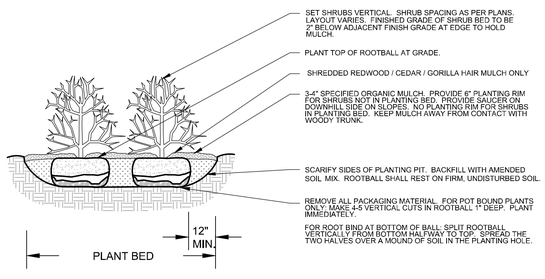
WATERING, MULCHING, AND FERTILIZATION:

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).



Use trees spade to relocate trees. Preserve the rootball and existing roots.
Deep water for three months, provide drip irrigation thereafter.

L2.0 TREE PROTECTION DETAIL
NOT TO SCALE



L2.0 SHRUB PLANTING DETAIL
NOT TO SCALE
SECTION

THIS PLAN SHALL NOT BE REPRODUCED WITHOUT THE PERMISSION OF NDS, INC.

REVISIONS:

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning / Irrigation Design
5530 Manhattan Circle, Suite 205
Boulder, Colorado 80303
(303) 443-2355 neil@ndscolorado.com

WINDISH RV
FIRESTONE, CO

LANDSCAPE NOTES & DETAILS

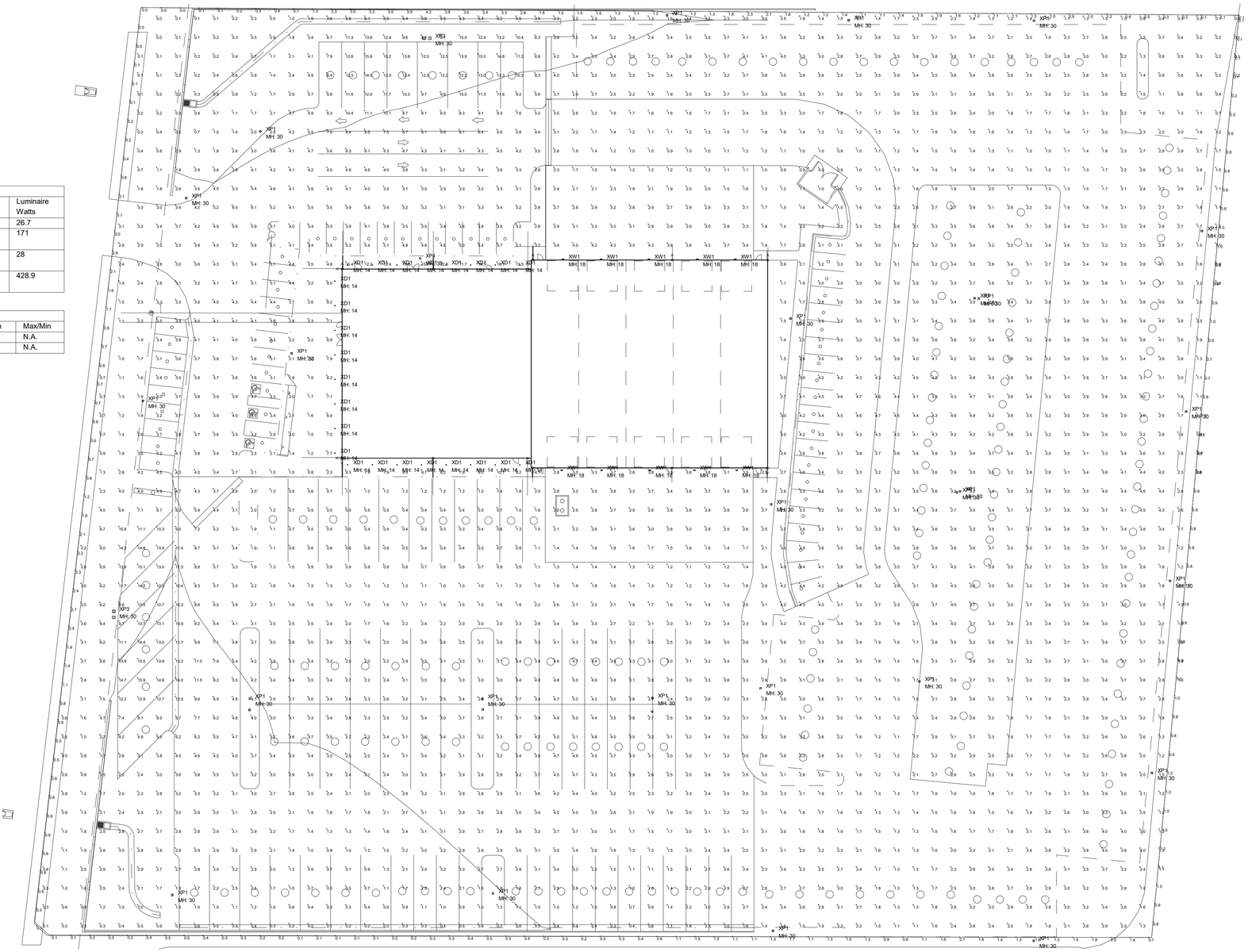
PROJ. NO.:
DATE: 06.11.26
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET L2.0
SHEET 28 of 32

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES
FINAL DEVELOPMENT PLAN - FDP-XX - XXX

Luminaire Schedule				
Label	Description	LLF	Luminaire Lumens	Luminaire Watts
XW1	BEACON VPW2-80L-25-4K-4F	1.000	3780	26.7
XP1	BEACON VP-2-320L-170-4K7-4W-HSS-90-B	1.000	19936	171
XD1	DMF 4CP-R-08-C-C-W-D-20-WF-0-00-00-40-BZ-O-0-00-S	1.000	2117	28
XP3	BEACON VP-4-720L-435-4K7-4W-HSS-90-B	1.000	49084	428.9

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground_Planar	Illuminance	Fc	3.08	16.1	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	1.02	4.3	0.0	N.A.	N.A.



1 ELECTRICAL SITE PHOTOMETRIC
1 1" = 30'-0"

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

REVISION BLOCK		
REV.	DATE	DESCRIPTION
1	06/11/26	FDP

permontesgroup
1715 Iron Horse Drive, Unit 220
Longmont, CO 80501
T.: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
PHOTOMETRIC PLAN

DESIGNED BY:	CB
DRAWN BY:	CB
CHECKED BY:	RS
APPROVED BY:	RS
PROJECT NO.:	327.002
DATE:	06/11/26
SCALE:	AS SHOWN

E1.0

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

6.94 ACRES

FINAL DEVELOPMENT PLAN - FDP-XX - XXX

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE | SILICONE STRIKE | OPTICS STRIKE



FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID® and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

IP65 IP66 IK10

CONTROL TECHNOLOGY

NX | NX | NX LIGHTGRID®

SERVICE PROGRAMS

STOCK | QS10

SPECIFICATIONS

CONSTRUCTION

- One-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to minimize the glare appearance. Catalog logic found on page 3
- Strike Optics (96, 72, 108, or 162 LED counts) provide best in class distribution and maximum pole spacing in new applications with high powered LEDs. Strike optics are twist in place with a polycarbonate bezel to mimic the appearance of Micro Strike Optics. Micro Strike Optics can be combined on the same application. Catalog logic found on page 3
- Silicone Strike Optics (40, 80, 120, or 180 LED counts) maximize uniformity in applications and provides the highest LPW. These include an integral gasket allowing for IP66 rating. Catalog logic found on page 4
- All optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional house-side control is available with internal shields that can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting options for each arm can be found on page 3
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQA) or accessory for square and round poles.
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto-recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41 (NEMA) photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard. Select CD option to have dimming leads extended outside the luminaire. Must specify if wiring leads are to be greater than the 6" standard.

CONTROLS (CONTINUED)

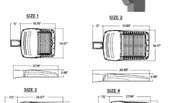
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration.

CERTIFICATIONS

- DLC 5.1 Premium Lights Consortium Qualified), with exceptions. Please check DLC website for most up-to-date qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics
- Meets EIA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/americasolutions)
- FCC CFR Title 47 Part 15, Class A
- IK10 (Silicone Strike Optics Only)

WARRANTY

- 5 year warranty



EPA

Weight (Lbs)	VPV (Size 1)	VPV (Size 2)	VPV (Size 3)	VPV (Size 4)	Config.
Weight (Lbs)	0.454	0.695	0.855	0.936	
Tenon Mount	0.908	1.110	1.310	1.336	DM-4D
Tenon Mount	0.963	1.219	1.857	1.945	
Pole Mount	1.037	1.256	1.702	1.946	
Pole Mount	1.040	1.195	1.392	1.680	
Pole Mount	1.166	1.422	1.714	1.896	

Mounting	
A	Arm mount for square pole/flat surface (90 Drill Pattern) (Does not include round pole adapter)
A_U	Arm mount for round pole [1]
ASQU	Universal arm mount for square pole. Can be used with (E1 or S2 Drill Pattern
A_U	Universal arm mount for round pole [1]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [1]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [1]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DB	Dual Driver
TE	Tooless Entry
BC	Backlight Control [4]
TB	Terminal Block
CD	Customer Dimming

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-MO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming [5,6]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-MO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming [5,6]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [6]
WR	LightGRID® In Fixture Module [5,6]
WRSC	LightGRID® Module and Occupancy Sensor [5,6]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMPL-MO PIR Occupancy Sensor with Automatic Dimming Protocol and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMH-MO PIR Occupancy Sensor with Automatic Dimming Protocol and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMH-OMNI-O PIR Occupancy Sensor with Automatic Dimming Protocol and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCB with photocontrol [4]
3PR	3-Pin twist-lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCB with photocontrol [4]
Programmed Controls	
SCP_F	Sensor Control Programmable, 8F or 40F [7]
ADD	AutoDim Timer Based Dimming [8]
ADT	AutoDim Time of Day Dimming [8]

CCT/CRI	
AP	AP=Amber Phosphor Converted
27K8	2700K, 80 CRI
30K	3000K, 70 CRI
3K8	3000K, 80 CRI
35K8	3500K, 80 CRI
3K9	3000K, 90 CRI
4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QW	Type 5 Square Wide

Option Rotation	
BLANK	No Rotation
L	Optic rotation left
R	Optic rotation right

Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

[1] – Items with a grey background can be done as a custom order. Contact brand representative for more information.
[2] – Replace (*_with "3" for 270°-410° OD pole, "4" for 411°-5.25" OD pole, "5" for 5.5"-6.5" OD pole
[3] – Networked Controls cannot be combined with other control options
[4] – Not available with 2PF option
[5] – Not available with Dual Driver option
[6] – Some voltage restrictions may apply when combined with controls
[7] – Not available with 480V
[8] – BC not available on 4F and type 5 distributions
[9] – At least one SCPREMOTE required to program SCP motion sensor. Must select 8R or 40R.
[10] – Please refer to page 8 for AutoDim ordering guide

Current

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BEA_VIPERSPEC

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

Drop Shipping | = Service Program Limit of 15 luminaires | QS10

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP–2–320L–145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP													
Series		Optic Platform		Size		Light Engine		CCT/CRI		Distribution		Option Rotation	Voltage
VP	Viper	Micro Strike		1	Size 1	160L-35 [1]	5500 lumens	AP	AP=Amber Phosphor Converted	2	Type 2	BLANK No Rotation	UNV 120-277V
						160L-50 [1]	7500 lumens	27K8	2700K, 80 CRI	3	Type 3	L Optic rotation left	120 120V
						160L-75	10000 lumens	30K	3000K, 70 CRI	4F	Type 4 Forward	R Optic rotation right	208 208V
						160L-100	12500 lumens	3K8	3000K, 80 CRI	4W	Type 4 Wide		240 240V
						160L-115	15000 lumens	3K7	3000K, 70 CRI	5QW	Type 5 Square Wide		277 277V
						160L-135	18000 lumens						347 347V
						160L-160	21000 lumens						480 480V
				2	Size 2	320L-145	25000 lumens						
						320L-170	24000 lumens	35K8	3500K, 80 CRI				
						320L-195	27000 lumens						
						320L-210	30000 lumens	3K9	3000K, 90 CRI				
						320L-235	33000 lumens						
						320L-255	36000 lumens	4K7	4000K, 70 CRI				
						320L-315 *	45000 lumens						
				3	Size 3	480L-285	40000 lumens	4K8	4000K, 80 CRI				
						480L-320	44000 lumens						
						480L-340	48000 lumens	4K9	4000K, 90 CRI				
						480L-390	52000 lumens						
						480L-425	55000 lumens	5K7	5000K, 70 CRI				
						480L-475 *	60000 lumens						
				4	Size 4	720L-435	60000 lumens	5K8	5000K, 80 CRI				
						720L-475	65000 lumens						
						720L-515	70000 lumens						
						720L-565 *	75000 lumens						
						720L-600 *	80000 lumens						
						CLO	Custom Lumen Output *						

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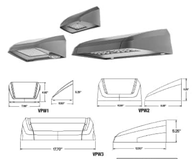
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Rev. 01/16/26
BEA_VIPERSPEC

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

MICROSTRIKE | SILICONE STRIKE



	Weight
VPW1	41 lbs / 18.6 kg
VPW2	715 lbs / 32.4 kg
VPW3	571 lbs / 780 kg

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Silicone Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual Comfort - Option for Size 2 and Size 3
- Control options including photo control, occupancy sensing, and NX Distributed Intelligence™
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada

IP65 IP66

CONTROL TECHNOLOGY

NX | NX

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 2700K, 3000K, 3500K, 4000K and 5000K CCTs
- Zero uplight distributions
- LED optics provide IES type I, II, and IV distributions
- Silicone Strike Optics (20, 40 LED counts) Maximizes uniformity in applications, provides the highest LPW, and meets IK10 impact rating an integral gasket allowing for IP66 rating. Catalog logic found on page 3

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V input is available in most wattage, 480V is available for 55W and above
- Ambient operating temperature -40°C to 40°C
- Driver RoHS and IP66
- 10kV Surge Protector optional
- Drivers have greater than 90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard. Select CD (Customer Dimming) for the dimming wires to be extended outside the fixture.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

WARRANTY

- 5 year limited warranty

Current

currentlighting.com/beacon

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BEA_ViperWall_Spec_Sheet_R16

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

ORDERING GUIDE

Example: VPW1-24L-10-3K7-2-UNV-BLS

CATALOG #

Series	Optic Platform	Size	#LEDs – Wattage						CCT/CRI		Distribution		Voltage		Color	
VPW Viper Wall	(blank) Microstrike	1	24L-10	1000 Lumens					27K8	2700K, 80 CRI*	2	Type 2	UNV	120-277V	BLT	Black Matte Textured
			24L-15	2000 Lumens					30K	3000K, 70 CRI*	3	Type 3	120	120V	BLS	Black Gloss Smooth
			24L-20	3,000 Lumens					3K7	3000K, 70 CRI	4	Type 4	208	208V	DBT	Dark Bronze Matte Textured
		2	40L-15	2,000 Lumens					3K8	3000K, 80 CRI	5	Type 5	240	240V	DBS	Dark Bronze Gloss Smooth
			40L-20	3,000 Lumens					35K8	3500K, 80 CRI			277	277V	GTT	Graphite Matte Textured
			40L-30	4,000 Lumens					4K8	4000K, 80 CRI			347	347V	LGT	Light Grey Matte Textured
			40L-35	5,000 Lumens					5K8	5000K, 80 CRI			480	480V	PSS	Platinum Silver Smooth
			48L-45	6,000 Lumens					AP	Phosphor Converted Amber					WHT	White Matte Textured
			60L-30	3,000 Lumens											WHS	White Gloss Smooth
			80L-25	4,000 Lumens											VGT	Verde Green Textured
			80L-35	5,000 Lumens											Color Option	
			80L-45	6,000 Lumens											CC	Custom Color
			80L-55	7,000 Lumens												
			80L-65	8,000 Lumens												
			80L-70	8,500 Lumens												
		3	160L-45	5,000 Lumens												
			160L-70	10,000 Lumens												
			160L-95	12,000 Lumens												
			160L-105	15,000 Lumens												
			160L-135	17,000 Lumens												
			160L-155	20,000 Lumens												

Control Options Network[1,2,3,4]	
NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming[5,6]
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-MO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming[5,6]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-MO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming[5,6]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor
Stand Alone Sensors[3,4,6]	
BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor[7,8]
BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor[7,8]
BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height[7,8]
Photocontrol[9]	
PC	Button Photocontrol for 120-277V

Options	
F	Fusing[10]
E	Battery[11,12]
EH	Battery with Heater[11,12]
CS	Comfort Shield[13]
SP	10kA Surge Protector
2PF	Dual Power Feed[14,15]
2DR	Dual Driver[14,15]
CD	Customer Dimming[16]
DTS	Dimming Transfer Switch[17]

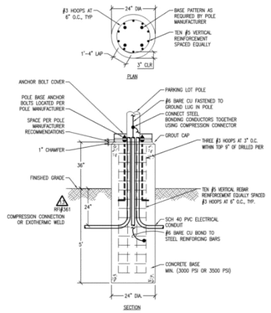
Notes:
1 Available with Micro Strike Optics only
2 Not available with 480V in Size 1 and Size 2
3 Networked controls cannot be combined with other control options
4 Not available with 347V or 480V
5 Must specify voltage (UNV) & VPW1 120-277V or VPW2/VPW3 208-277V, 347V or 480V
6 See page 13 for wired Strike configurations
7 Not available in VPW1
8 2PF cannot be combined with E or EH. 2DR can be combined with E or EH in VPW2
9 Not available with Micro Strike Optics
10 Not available with Micro Strike 2-8, and -48L. Not available with Strike 1B, and 3XL
11 Not available with 2PF
12 Not available with Network Control options or Stand Alone Sensors
13 Not available in 480V in VPW3. Only available in 480V in VPW2 in 160K, 120K, 135K and 155K
14 2PF and 2DR not available with 347V or 480V
15 Available with Strike Optics only (8L or 16L)
16 Centrally approved with 5000K CCT or warmer
17 Not available in Size 2 XXL

Current

currentlighting.com/beacon

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Page 2 of 12
Rev. 03/27/26
BEA_ViperWall_Spec_Sheet_R16



4" Cylinder

(Formerly M Series Cylinder)

Project:	Type:
Product Code:	Date:

V032426



Pendant Mount

- Embedded Drivers allow for down to 0.1% dimming options within the pendant and no need to locate anything above the canopy
- Customize your cylinder with over one million configurations, allowing for easy maintenance and on-site modifications
- Shadowless pendant uplight allows for direct and indirect lighting from a single cylinder
- Die-cast aluminum trims with no visible hardware for a sleek, symmetrical design

CYLINDER

Mount
Cord, Stem

Size
Diameter: 4"
Height: 4", 8", 12"

Suspension Length
Standard: 24" or 48"
Custom: Up to 156" (Cord) or 96" (Stem)

Canopy
Standard

Trims
Standard, Decorative, Low Profile, Snoot, Wall Wash

Finish
Standard: White, Black, Bronze
Premium: Brushed Aluminum, Custom Color

EMERGENCY LIGHTING

Optional Remote Emergency LED Driver for lighting up to 90 minutes in event of power failure

MAINTENANCE

Driver and LED chip are embedded within the cylinder module featuring touch-safe connections and replacement following trim removal

LIGHT OUTPUT & DISTRIBUTION

Lumens (Power)
750 lm (9.5W), 1000 lm (12.5W), 1250 lm (14.3W), 1500 lm (14.3W), 2000 lm (24.5W), 2500 lm (27.5W), 3000 lm (34W)

Color Quality
93 CRI, 2-step SDCM

Color Temperature
2400K 2700K 3000K
3500K 4000K
Warm Dim (3000K–1800K)
Tunable White (4000K–1800K)
Tunable White (6500K–2700K)

Beam Spread
15° Narrow Spot
25° Spot
40° Flood
60° Wide Flood
90° General

Lighting Type
Downlight | Up and downlight | Adjustable

POWER & CONTROLS

Input Voltage
120 / 277V

Dimming
0-10V (120/277V): 1%
TRIAC/ELV (120V): 1%
DALI-2 (120/277V): 0.1%

SPECIALTY LENS

Hexcell Louver

RATINGS

Wet Location / IP65 Rated Configurations Available
NSF Listed (White Finish Only)
DarkSky Approved (Downlight with non-decorative trims only; CCT less than or equal to 3000K)

WARRANTY

5 year limited warranty; 50,000 hours

DLC | DLC PREMIUM | UL | Declare | NSF | DARKSKY APPROVED

DMF LIGHTING 1118 E 223rd Street, Carson, CA 90745 323.934.7779 info@dmflighting.com dmflighting.com

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dmf

DMF LightSpeed
Standard Colors: 5-10 days
Wet Location & Emergency Applications: 10-15 days
Custom Color: 10 weeks

4" Cylinder

Pendant Mount

PRODUCT BUILDER

EXAMPLE: 4CPR04C2SSD07NS0000027WHT00S

CYLINDER	4CP	4CP 4" Pendant Mount Cylinder						
SHAPE	R	R Round						
SIZE		04 4 Inch (2000 lm Max)	08 9 Inch (4000 lm Max)	12 12 Inch (8000 lm Max)				
SUSPENSION		C Cord	S Stem ⓢ					
LENGTH		2 24"	4 48"	C Custom *				
MOISTURE RATING		S Standard (Damp Location)	W Wet * (IP65 Location)					
LIGHT OPTIONS		D Downlight ⓓ	A Adjustable *					
LUMENS DOWN *		07 750 lm ⓓ	10 1000 lm ⓓ	12 1250 lm * ⓓ	15 1500 lm * ⓓ			
		20 2000 lm * ⓓ	25 2500 lm * [1]	30 3000 lm * [1]				
BEAM SPREAD DOWN		NS Narrow Spot (15°) * [2]	SP Spot (25°)	FL Flood (40°)				
		WF Wide Flood (60°) *	GA General Ambient (90°+)* [2]					
SPECIALTY LENS (Adjustable Only)		0 None ⓓ	H Hex Louver *					
LUMENS UP * [3] (8" or 12" Only)		00 None ⓓⓦ	07 750 lm	10 1000 lm	12 1250 lm			
		15 1500 lm	20 2000 lm *					
BEAM SPREAD UP * (8" or 12" Only)		00 None ⓓⓦ	NS Narrow Spot (15°) * [2]	SP Spot (25°)	FL Flood (40°)			
		WF Wide Flood (60°)	GA General Ambient (90°+)*					
CCT		24 2400K * [4]	27 2700K ⓦ	30 3000K ⓦ	35 3500K (2000 lm Max)			
		40 4000K	3W Warm Dim * [4] (1800K–3000K)	T1 Tunable White * [5] (2000K–4000K)	T7 Tunable White * [5] (2000K–6500K)			
STANDARD FINISH		WH White ⓓ	BK Black ⓓ	BZ Bronze ⓓ				
PREMIUM FINISH		BA Brushed Aluminum ⓓ	CC Custom Color ⓓ					
DIMMING		T TRIAC/ELV (1%)	O 0-10V (1%)	D DALI 2 (0.1%) * [6]				
WIRELESS coming soon (Downlight Only)		0 None	A Athena Node *					
EMERGENCY		00 None	EO EM, Remote Test Switch * [1]					
TRIM DOWN		S Standard Trim ⓦ	N Snoot Trim (Black Only)	D Decorative Trim * [1]				
		L Low Profile Decorative Trim * [1] ⓓ	W Wall Wash Trim * [1]					

ⓦ Required for Wet Location/IP65 rating
ⓓ Required for Dark Sky Compliance

* Custom Length Cord/Stem must be specified on PO, minimum length 3", maximum length 156" (Cord) 96" (Stem)
[1] Only available in 750-2000lm; Requires Round Standard, Decorative, or Low Profile Trim. Not available with Uplight
[2] Only available in 750 or 1000 lm; Damp Location rated with Standard Round Trim only; Not available for Uplight
[3] Combined lumens cannot be greater than 2000 lm for 4" or 8" size and 3000 lm for 12" size
[4] Not available in Adjustable
[5] Only available with 0-10V
[6] Not available with Warm Dim or Tunable White
[7] Lumen Range Limited to 750-2000lm
[8] Adjustable Only; Not available with DALI-2
[9] Lumen Range Limited to 750 or 1000lm
[10] Only available in 1000 lm; not available in Narrow Spot
[11] Only available in 1000 lm downlight/750 lm adjustable; requires DALI-2; not available in Narrow Spot
[12] Only available in 1000 lm Warm Dim/Tunable White) or 1250 lm (Static) for Downlight; 750lm and 1000 lm Warm Dim or Static CCT and 750 lm (Tunable White) or 1000 lm (Static)Warm Dim) for Adjustable
[13] Emergency uses a remote mounted EM kit with driver and remote test switch
[14] Lumen range limited to 750–1500 lm; General Ambient beam spread only
[15] Only available with WF Optic; not available in Custom Colors

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Page 2 of 15

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

N

NO.	DATE	DESCRIPTION
1	06/11/26	FDP
REV.	DATE	REVISION BLOCK

permontesgroup
1715 Ute Horse Drive, Unit 220
Longmont, CO 80501
T.: (720) 684-4981
www.permontesgroup.com

PREPARED FOR: WINDISH RV

SHEET TITLE: WINDISH RV - FIRESTONE
LIGHTING DETAILS

DESIGNED BY:	CB
DRAWN BY:	CB
CHECKED BY:	RS
APPROVED BY:	RS
PROJECT NO.:	327.002
DATE:	06/11/26
SCALE:	AS SHOWN

E2.0

SHEET 30 OF 32

WINDISH RV - FIRESTONE

LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES

FINAL DEVELOPMENT PLAN - FDP-XX-XXX



NORTH ELEVATION
SCALE: 1" = 10'-0"



WEST ELEVATION
SCALE: 1" = 10'-0"

KEYNOTES:

01.06 STEEL ENTRY CANOPY SUPPORT COLUMN BELOW WITH CONCRETE BASE.
01.08 PREFINISHED METAL DOWNSPOUT. DOWNSPOUT TO DRAIN INTO LANDSCAPE OR SIDEWALK CHASE WITH STEEL COVER.
01.10 INSULATED TINTED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM, SEE FINISH LEGEND.
01.12 INSULATED H.M. MAN DOOR, PAINT TO MATCH ADJACENT WALL SURFACE COLOR, U.N.O.
01.13 INSULATED STEEL O.H. DOOR, PAINTED - SEE FINISH LEGEND.
01.14 O.H. GLASS & ALUMINUM FRAMED DOOR.

EXTERIOR FINISH LEGEND

KEY	DESCRIPTION	IMAGE	MANUFACTURER	REMARKS / COMMENTS
MP1	TEXTURED INSULATED METAL PANELS		METL-SPAN TUFF COAT "TEXTURED WHITE"	
MP2	TEXTURED INSULATED METAL PANELS		METL-SPAN TUFF COAT "LIGHT GRAY"	
MR	INSULATED STANDING SEAM		METL-SPAN CFR "ROYAL BLUE"	
STN	MASONRY STONE VENEER		ELDORADO STONE FIELDLEDGE "RANCHERS RIDGE"	
P1	EXTERIOR PAINT		WINDISH LOGO ORANGE MATCH	
G	GLAZING		VITRO GLASS "SOLEXIA"	
AL	ALUMINUM STOREFRONT MULLION		KAWNEER "CLEAR ANODIZED"	

REV.	DATE	DESCRIPTION
1	06/11/26	1ST SUBMITTAL

REVISION BLOCK

INTERGROUP ARCHITECTS
■ architecture
■ planning
■ interiors
2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738.8877 F. 303.738.2294
www.igarch.com

PREPARED FOR: WINDISH R.V.

SHEET TITLE: EXTERIOR ELEVATIONS

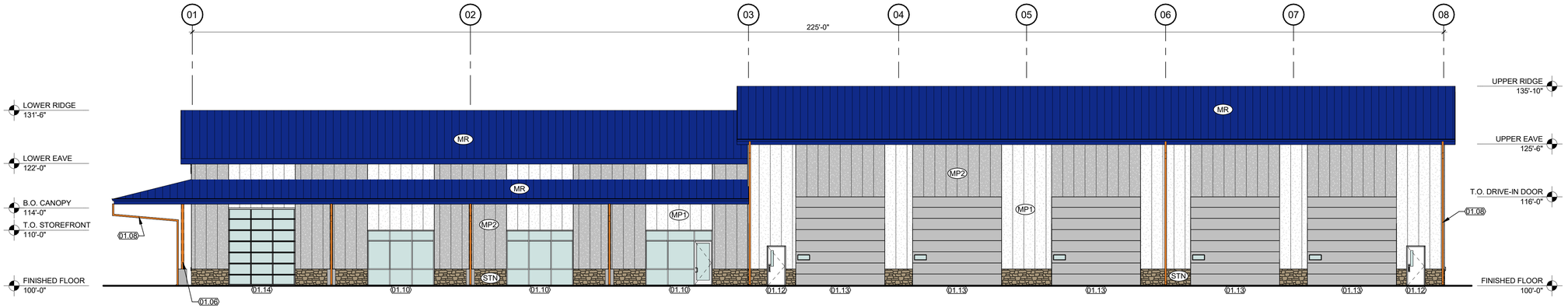
DESIGNED BY:	CBW
DRAWN BY:	CBW
CHECKED BY:	CBW
APPROVED BY:	BS
PROJECT NO.:	BS11837
DATE:	06/11/26
SCALE:	AS SHOWN

A1.0

WINDISH RV - FIRESTONE

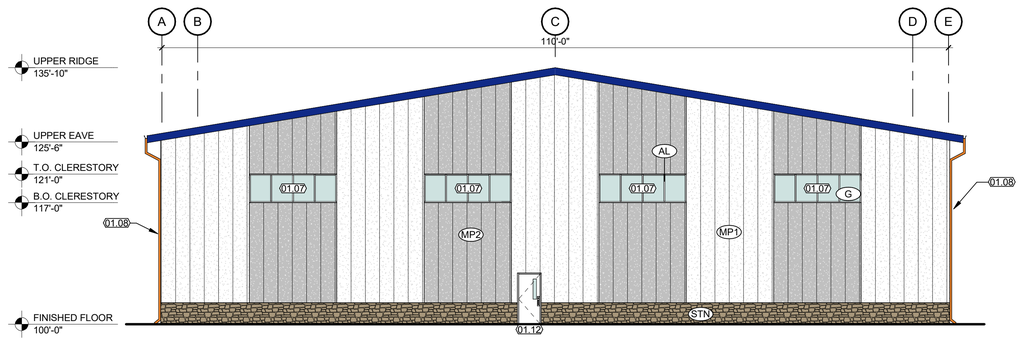
LOT A, WINDISH RV - FIRESTONE MINOR SUBDIVISION PLAT, BEING A PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.
6.94 ACRES

FINAL DEVELOPMENT PLAN - FDP-XX-XXX



SOUTH ELEVATION

SCALE: 1" = 10'-0"



EAST ELEVATION

SCALE: 1" = 10'-0"

KEYNOTES:

01.06 STEEL ENTRY CANOPY SUPPORT COLUMN BELOW WITH CONCRETE BASE.
01.07 CLERESTORY INSULATED TINTED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM, SEE FINISH LEGEND.
01.08 PREFINISHED METAL DOWNSPOUT. DOWNSPOUT TO DRAIN INTO LANDSCAPE OR SIDEWALK CHASE WITH STEEL COVER.
01.10 INSULATED TINTED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM, SEE FINISH LEGEND.
01.12 INSULATED H.M. MAN DOOR, PAINT TO MATCH ADJACENT WALL SURFACE COLOR, U.N.O.
01.13 INSULATED STEEL O.H. DOOR, PAINTED - SEE FINISH LEGEND.
01.14 O.H. GLASS & ALUMINUM FRAMED DOOR.

EXTERIOR FINISH LEGEND

KEY	DESCRIPTION	IMAGE	MANUFACTURER	REMARKS / COMMENTS
MP1	TEXTURED INSULATED METAL PANELS		METL-SPAN TUFF COAT "TEXTURED WHITE"	
MP2	TEXTURED INSULATED METAL PANELS		METL-SPAN TUFF COAT "LIGHT GRAY"	
MR	INSULATED STANDING SEAM		METL-SPAN CFR "ROYAL BLUE"	
STN	MASONRY STONE VENEER		ELDORADO STONE FIELDLEDGE "RANCHERS RIDGE"	
P1	EXTERIOR PAINT		WINDISH LOGO ORANGE MATCH	
G	GLAZING		VITRO GLASS "SOLEXIA"	
AL	ALUMINUM STOREFRONT MULLION		KAWNEER "CLEAR ANODIZED"	

REV.	DATE	DESCRIPTION
1	06/11/26	1ST SUBMITTAL

REVISION BLOCK

INTERGROUP ARCHITECTS
■ architecture
■ planning
■ interiors
2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.738.8877 F. 303.738.2294
www.igarch.com

PREPARED FOR: WINDISH R.V.

SHEET TITLE: EXTERIOR ELEVATIONS

DESIGNED BY:	CBW
DRAWN BY:	CBW
CHECKED BY:	CBW
APPROVED BY:	BS
PROJECT NO.:	BS11837
DATE:	06/11/26
SCALE:	AS SHOWN

A2.0