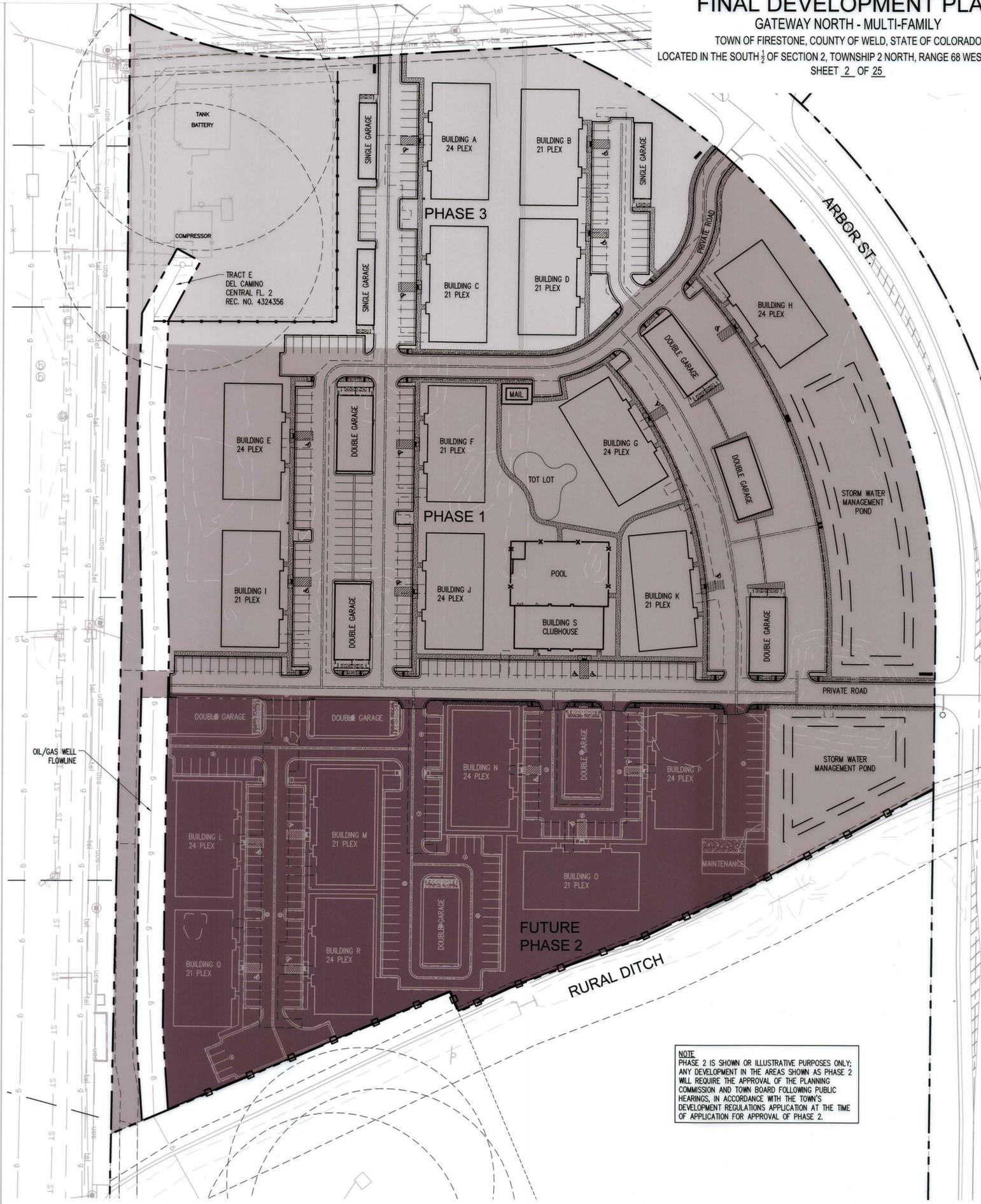


FINAL DEVELOPMENT PLAN
 GATEWAY NORTH - MULTI-FAMILY
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
 SHEET 2 OF 25



LEGEND

- PHASE 1
- FUTURE PHASE 2
- PHASE 3

PHASE DATA

PHASE	AREA SF	AREA AC
PHASE 1	402,856.33	9.25
FUTURE PHASE 2	249,656.57	5.73
PHASE 3	213,035.10	4.89
TOTALS:	±865,548.00	±19.87

PHASE BREAKDOWN

- PHASE 1**
- BOTH DRAINAGE PONDS AND OUTLETS
 - 12" MAIN WATER CONNECTION
 - 8" MAIN SEWER CONNECTION
 - 7 BUILDINGS
 - 5 DOUBLE GARAGES
 - CLUBHOUSE
 - POOL
 - MAIL KIOSK
 - 2 ACCESSSES
 - TOT LOT
- PHASE 3**
- 4 BUILDINGS
 - 3 SINGLE GARAGES

NOTE
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 COMMISSION AND TOWN BOARD FOLLOWING PUBLIC
 HEARINGS, IN ACCORDANCE WITH THE TOWN'S
 DEVELOPMENT REGULATIONS APPLICATION AT THE TIME
 OF APPLICATION FOR APPROVAL OF PHASE 2.



PROJECT TITLE
 GATEWAY NORTH MULTI-FAMILY

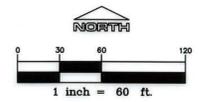
FIRESTONE, CO
 PREPARED FOR
CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET,
 L-101 B
 GREELEY, CO

SUBMITTAL
 FINAL DEVELOPMENT PLAN

DRAWN BY: BSA
CHECKED BY: MRB
PROJECT NO.: 16018001

REVISIONS	DATE



GATEWAY NORTH - MULTI FAMILY

PHASING PLAN	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	05/06/2016
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REVISION DATE:	07/03/2017 TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	07/31/2017 SITE PHASING
REVISION DATE:	08/30/2017 TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	

DATE
 08/30/2017

SHEET TITLE
 PHASING PLAN

SHEET INFORMATION
 PH-1.0

2 of 25



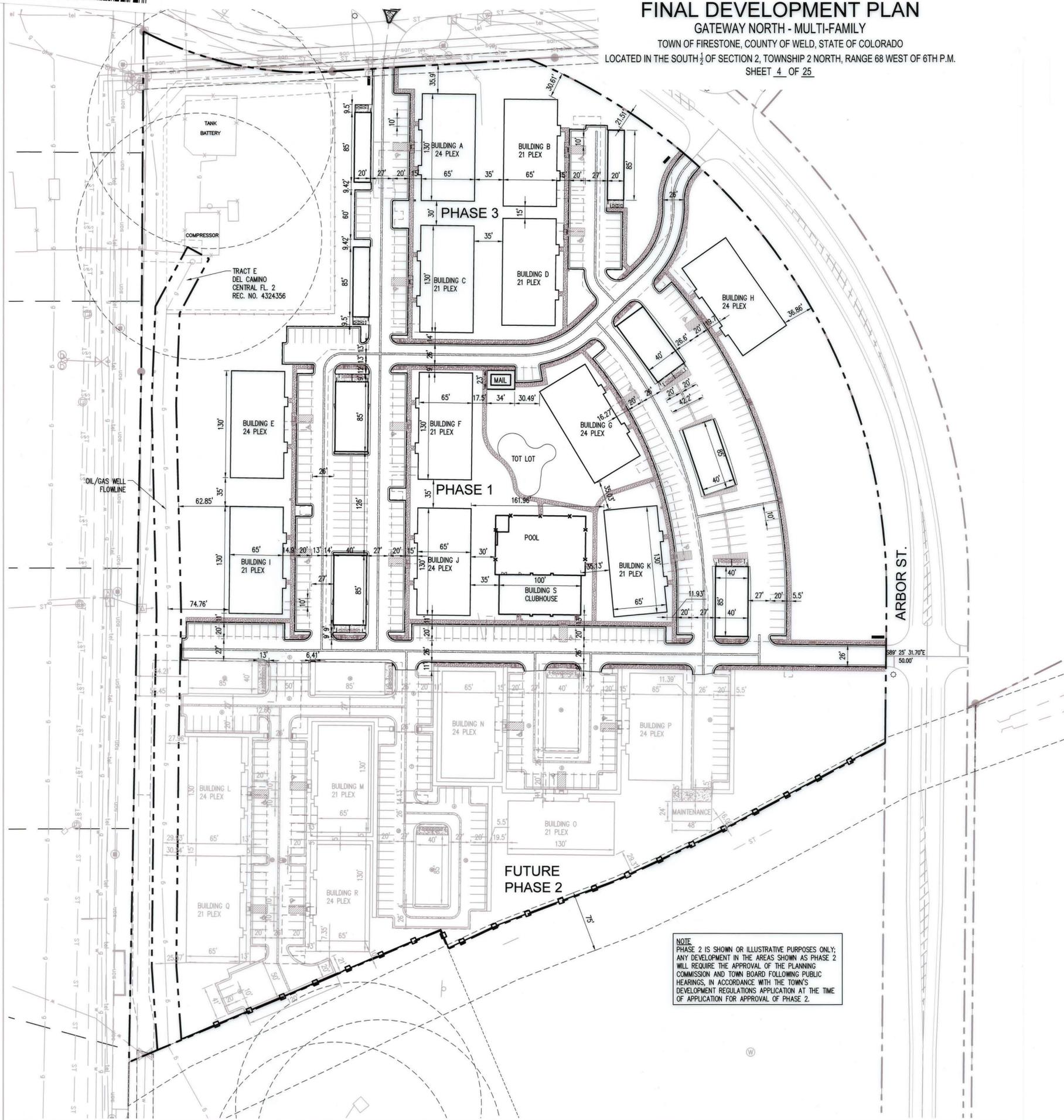
FINAL DEVELOPMENT PLAN

GATEWAY NORTH - MULTI-FAMILY

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.

SHEET 4 OF 25



LEGEND

- STD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK PAVEMENT
- STD DUTY CONCRETE
- PROPERTY LINE
- BUILDING LINE
- CONCRETE CURB AND GUTTER
- EASEMENT



5255 Ronald Reagan Blvd., T (303) 322-6480
 Ste. 210 W ridgepeng.com
 Johnstown, CO 80534



PROJECT TITLE
GATEWAY NORTH MULTI-FAMILY

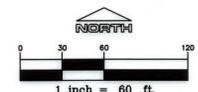
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GATEWAY NORTH - MULTI FAMILY

HORIZONTAL CONTROL PLAN	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
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REVISION DATE:	07/31/2017 SITE PHASING
REVISION DATE:	08/30/2017 TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	

DATE
08/30/2017

SHEET TITLE
HORIZONTAL CONTROL PLAN

SHEET INFORMATION
C-1.1

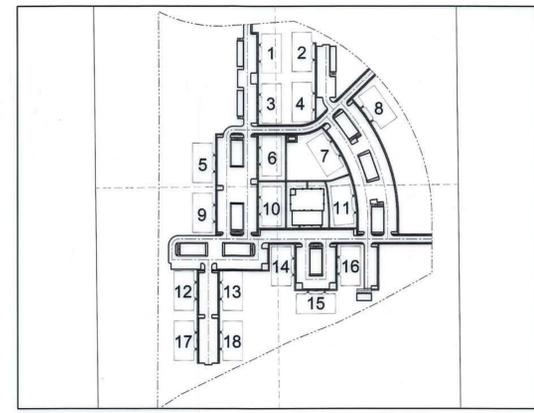
4 of 25



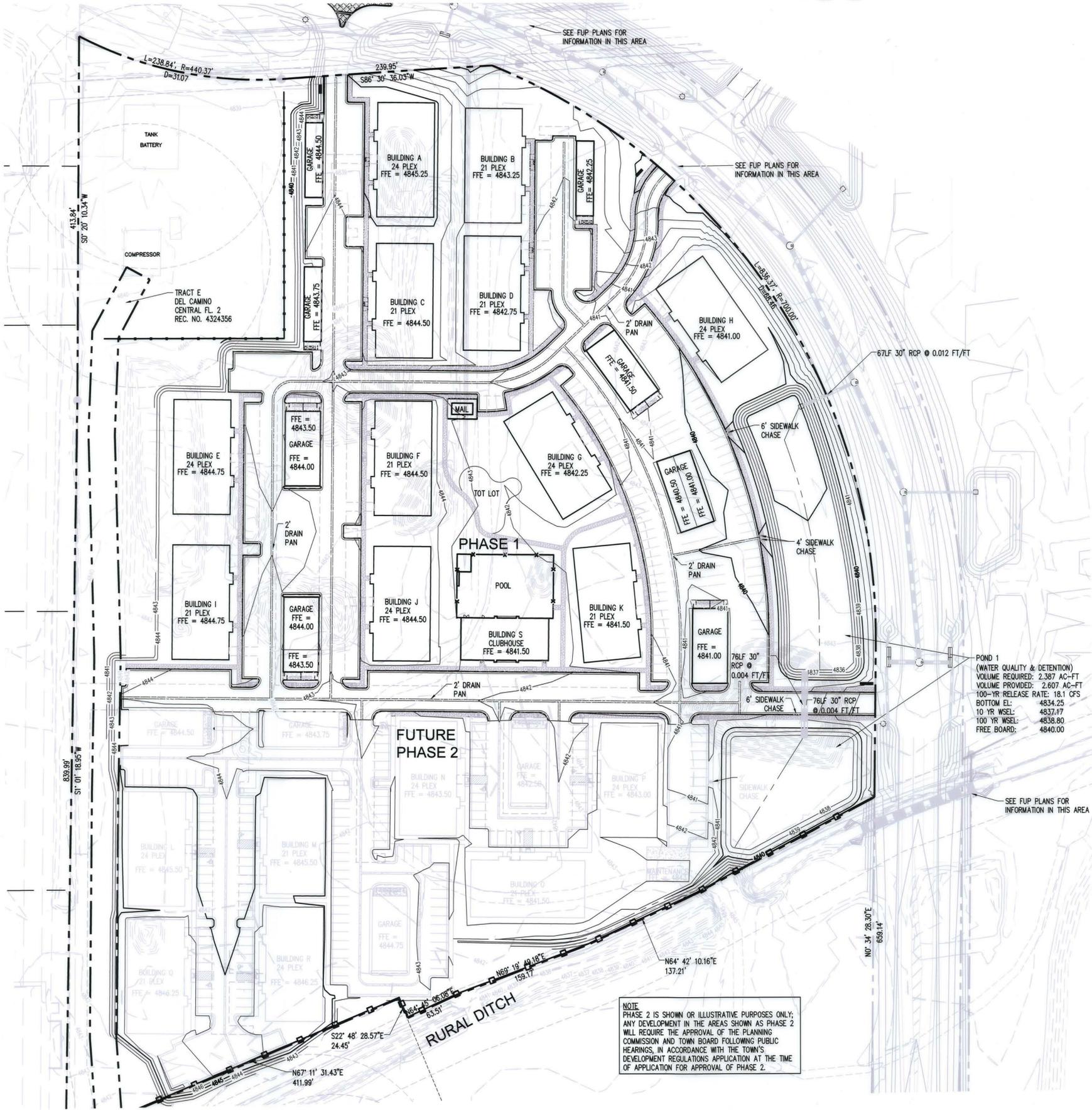
FINAL DEVELOPMENT PLAN

GATEWAY NORTH - MULTI-FAMILY

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
 SHEET 5 OF 25



KEY MAP



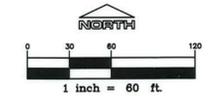
LEGEND

- EX. CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- TYPE I CATCH BASIN
- TYPE II CATCH BASIN
- STORM DRAIN PIPE
- 2' DRAIN PAN

NOTE:
 FINAL ELEVATIONS SHALL NOT EXCEED MINIMUM FFE BY MORE THAN 2 FEET.

POND 1 (WATER QUALITY & DETENTION)
 VOLUME REQUIRED: 2.387 AC-FT
 VOLUME PROVIDED: 2.607 AC-FT
 100-YR RELEASE RATE: 18.1 CFS
 BOTTOM EL: 4834.25
 10 YR WSEL: 4837.17
 100 YR WSEL: 4838.80
 FREE BOARD: 4840.00

NOTE:
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GATEWAY NORTH - MULTI FAMILY	
OVERALL GRADING PLAN	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
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REVISION DATE:	07/31/2017 SITE PHASING
REVISION DATE:	08/30/2017 TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	
SHEET 5 OF 25	



PROJECT TITLE
GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO
 PREPARED FOR
CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET,
 L-101 B
 GREELEY, CO

SUBMITTAL
FINAL DEVELOPMENT PLAN

DRAWN BY: BSA
 CHECKED BY: MRB
 PROJECT NO.: 16018001

REVISIONS	DATE

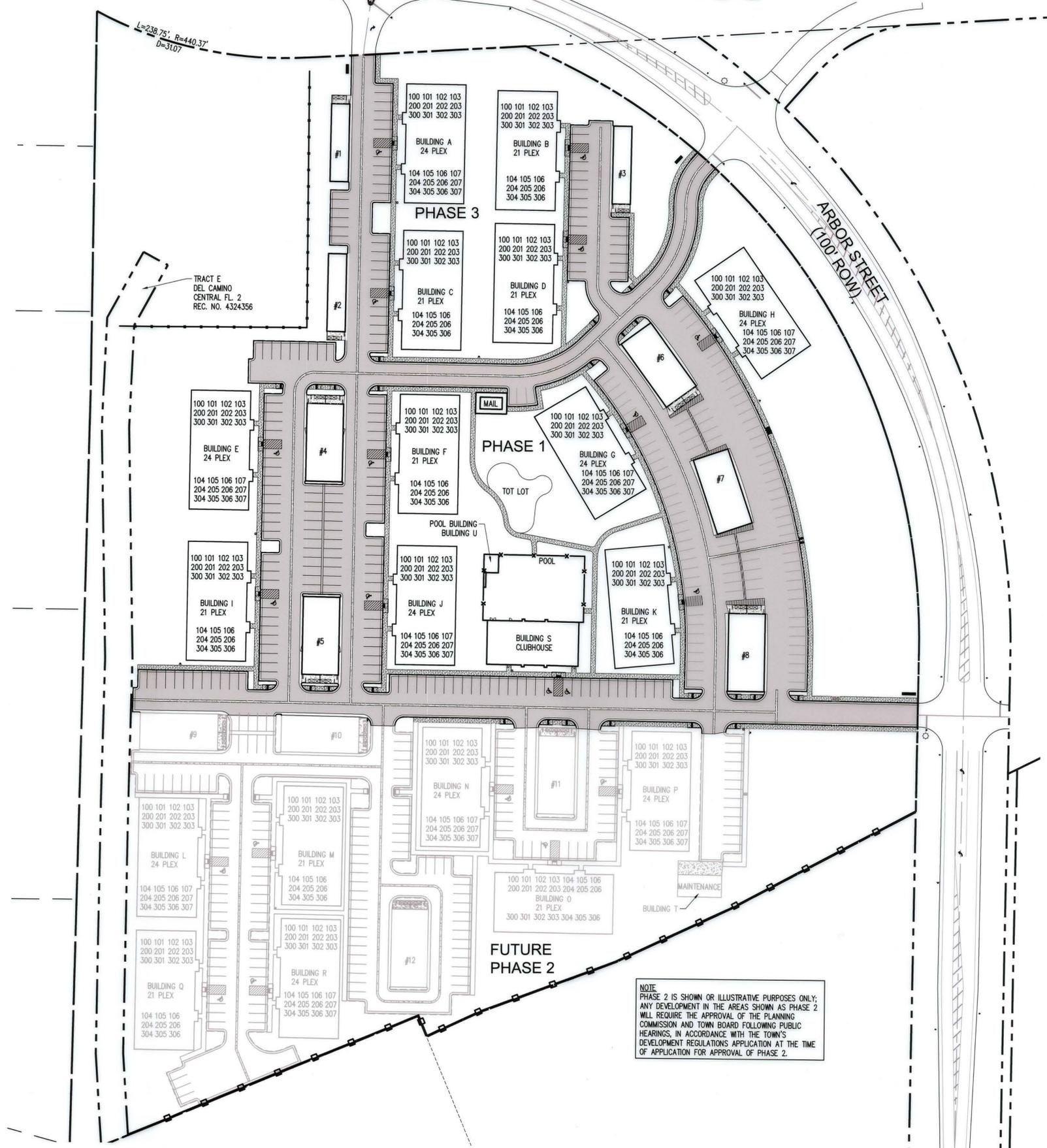
DATE
08/30/2017

SHEET TITLE
OVERALL GRADING PLAN

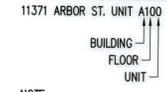
SHEET INFORMATION
C-2.0

5 OF 25

FINAL DEVELOPMENT PLAN
 GATEWAY NORTH - MULTI-FAMILY
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
 SHEET 7 OF 25

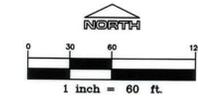
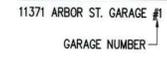


BUILDING ADDRESS



NOTE:
 1. ALL NUMBER AND ALPHA INDICATORS SHALL BE 6" MINIMUM HEIGHT AND SHALL BE VISIBLE FROM THE ACCESS ROADWAY.

GARAGE ADDRESS



Know what's below.
 Call before you dig.

GATEWAY NORTH - MULTI FAMILY		
ADDRESS PLAN		
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY	
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN	
FILING NUMBER:		
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REVISION DATE:	07/31/2017	SITE PHASING
REVISION DATE:	08/30/2017	TOWN COMMENTS - RESUBMITTAL
REVISION DATE:		

RIDGE TOP
 ENGINEERING & CONSULTING
 5255 Ronald Reagan Blvd., T (303) 322-6480
 Ste. 210 W ridgepeng.com
 Johnston, CO 80534



PROJECT TITLE
GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO
 PREPARED FOR
CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET,
 L-101 B
 GREELEY, CO

SUBMITTAL
FINAL DEVELOPMENT PLAN

DRAWN BY: BSA
 CHECKED BY: MRB
 PROJECT NO.: 16018001

REVISIONS	DATE

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SHEET TITLE
ADDRESS PLAN

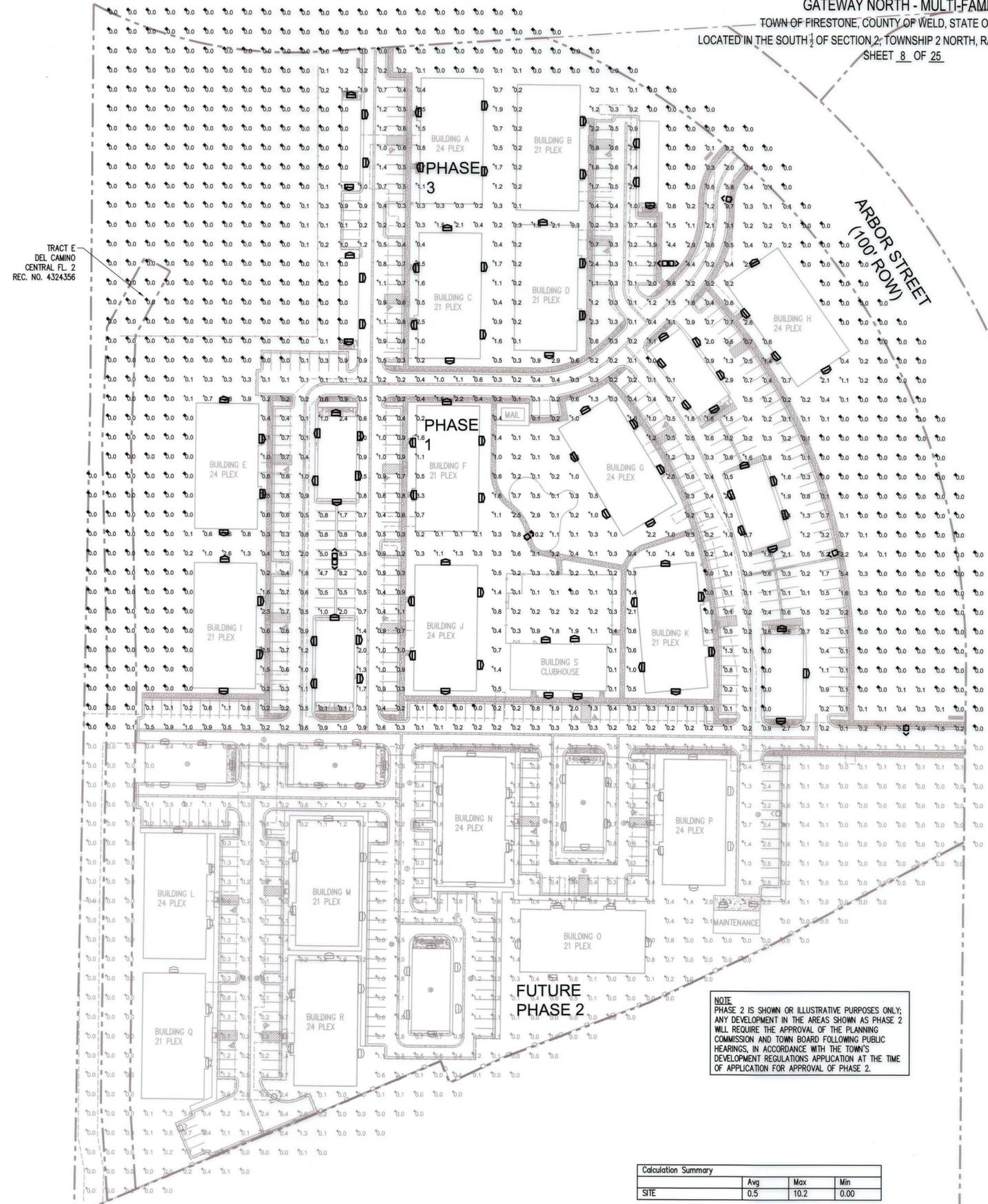
SHEET INFORMATION
C-4.0

FINAL DEVELOPMENT PLAN

GATEWAY NORTH - MULTI-FAMILY

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.

SHEET 8 OF 25



Eco 824 Low Profile Gladestino Luminaire



Job Information	
Table:	
Contract #:	
Project:	
Comments:	
Prepared by:	

Length with Mount (L)	
Pole Mount (PM):	19.3"
Wall Bracket (WB):	15.81"
Large Yoke (LYM):	18"
Yoke (YM):	20.81"
Slip Mount (SM):	22.45"
Pole Mount Arm (PMA):	19.1"

Description
 Style combined with elegance, the Eco824 Luminaire provides an aesthetically pleasing addition to any roadway or parking lot with its smooth, defined curves and highly functional optics that provide maximum lumen output while ensuring beam uniformity. The combination of form and function blend together to make Eco824 the premier outdoor lighting fixture.

Ordering Information Example: (EC0824-LED-120-40-UNV-LP-T5-PM-BZ)

Order Code	Quantity	Unit Price	Total Price
EC0824-LED-120-40-UNV-LP-T5-PM-BZ	60	30.00	1800.00

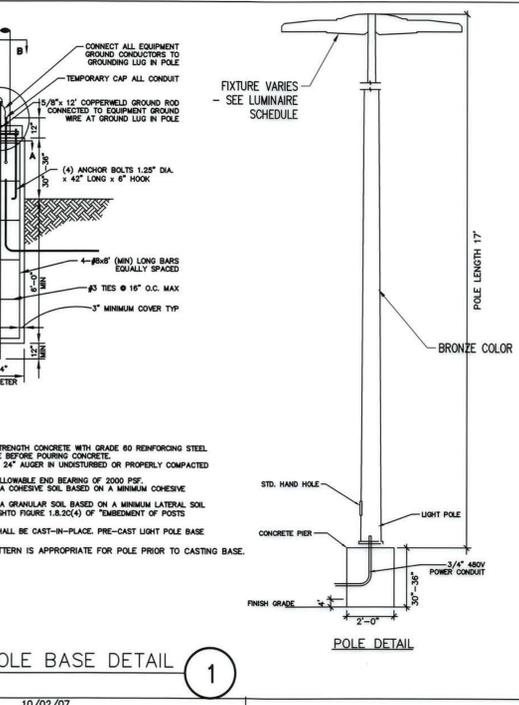
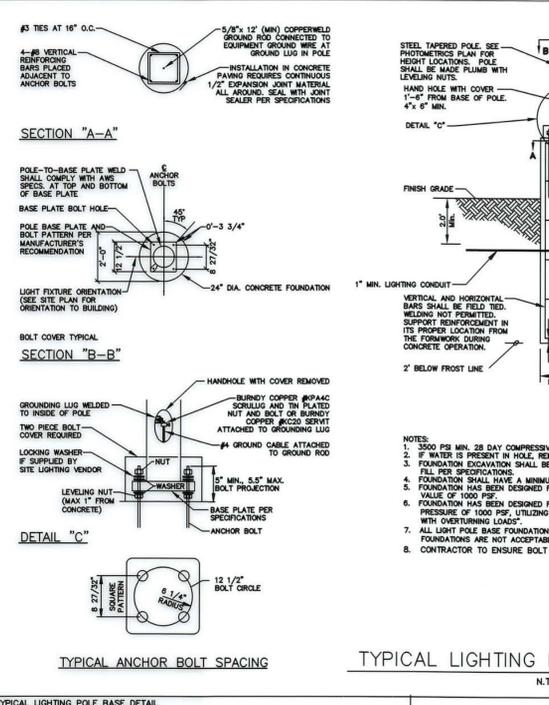
52129 State Route 933 South Bend, IN 46637 | 266-340-9075 | info@americangreentechnology.com | www.americangreentechnology.com

D-Series Size 1 LED Wall Luminaire

Specifications	
Width:	13.34"
Depth:	10"
Height:	6.38"
Weight:	12 lbs
Back Box (BBW, ELWCW):	13.34" x 10" x 6.38"
BBW Weight:	5 lbs
ELWCW Weight:	10 lbs

Ordering Information								
DSW1 LED	100	200	400	800	1600	3200	6400	12800

Accessories	
DSW1-PI	Photometric PI
DSW1-PI-100	Photometric PI - 100' range
DSW1-PI-200	Photometric PI - 200' range
DSW1-PI-400	Photometric PI - 400' range
DSW1-PI-800	Photometric PI - 800' range
DSW1-PI-1600	Photometric PI - 1600' range
DSW1-PI-3200	Photometric PI - 3200' range
DSW1-PI-6400	Photometric PI - 6400' range
DSW1-PI-12800	Photometric PI - 12800' range

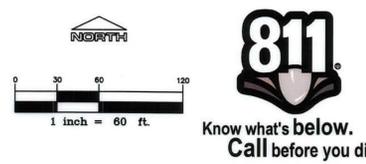


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Calculation Summary			
SITE	Avg	Max	Min
	0.5	10.2	0.00

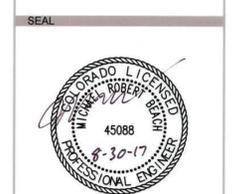
Luminaire Schedule					
Symbol	Qty	Manufacturer	Arrangement	Description - File Name	MOUNTING HEIGHT
<D>	2 (NEW)*	DECO LIGHTING	DOUBLE	D824-LED-80-50-UNV-LP-T4A	148
•	92 (NEW)	LITHONIA LIGHTING	SINGLE	DSKW1 LED 100 700 50K T2M MVOLT DDL	26.2
<D>	4 (NEW)*	DECO LIGHTING	SINGLE	D824-LED-80-50-UNV-LP-T4A	74.00

* LIGHT POLE TO BE BRONZE COLOR



GATEWAY NORTH - MULTI FAMILY

PHOTOMETRIC PLAN	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
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GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO

CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET, L-101 B GREELEY, CO

FINAL DEVELOPMENT PLAN

DRAWN BY: BSA
 CHECKED BY: MRB
 PROJECT NO.: 16018001

REVISIONS	DATE

DATE: 08/30/2017

PHOTOMETRIC PLAN

SHEET INFORMATION: C-5.0

FINAL DEVELOPMENT PLAN

GATEWAY NORTH - MULTI-FAMILY
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
 SHEET 9 OF 25



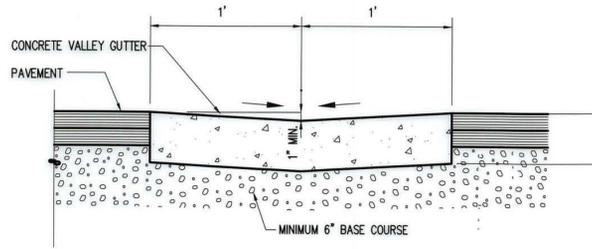
- NOTES:
 1. INSTALL STEEL POST, SIGN, AND DISPENSER
 2. POST SHALL BE GREEN COLOR

PET WASTE STATION
 NTS



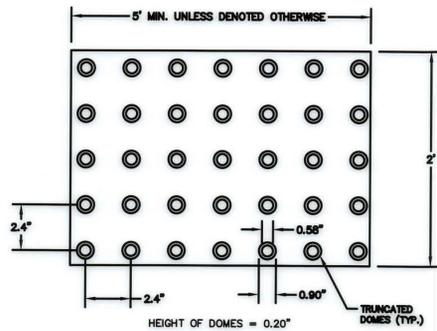
- NOTES:
 1. INSTALL BLACK 35 GALLON SIDE OPENING STEEL OUTDOOR WASTE RECEPTACLE MF3304 OR EQUIVALENT

OUTDOOR TRASH RECEPTACLE
 NTS



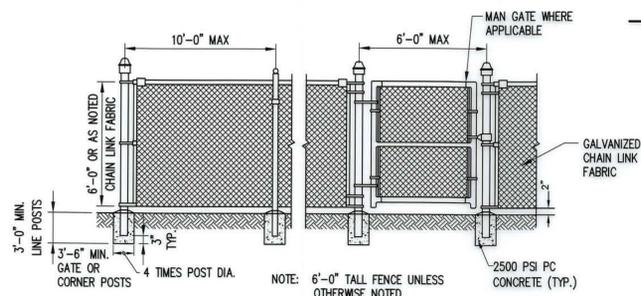
- NOTES:
 1. MINIMUM OF 0.5% LONGITUDINAL SLOPE FOR DRAINAGE PAN.
 2. MAXIMUM SPACE OF CONTRACTION JOINT - TEN (10) FEET
 3. CONCRETE SHALL BE POURED MONOLITHICALLY WITH CURB AND SHALL BE 6" THICK MINIMUM.

2' DRAIN PAN
 NTS

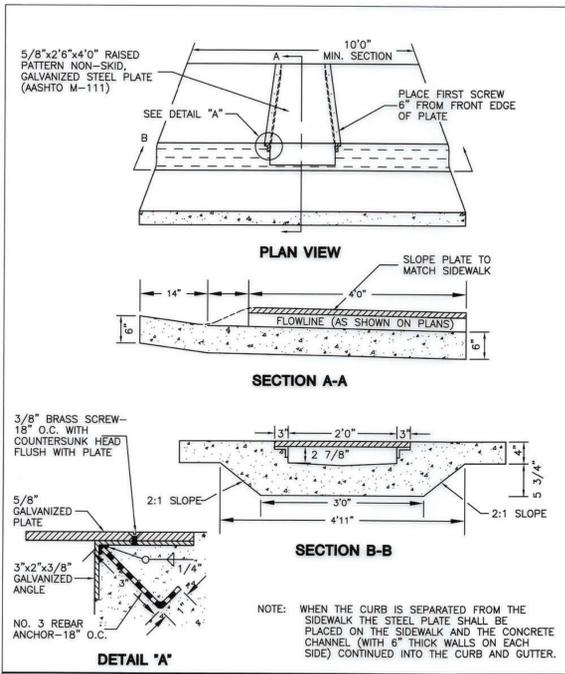


- NOTES:
 1. COLOR SHALL BE APPROVED BY THE CITY BUT IN ALL CASES THE COLOR SHALL CONTRAST WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
 2. ADA DETECTABLE WARNINGS SHALL BE INSTALLED 6" TO 8" FROM FLOWLINE USING APPROVED MATERIAL.

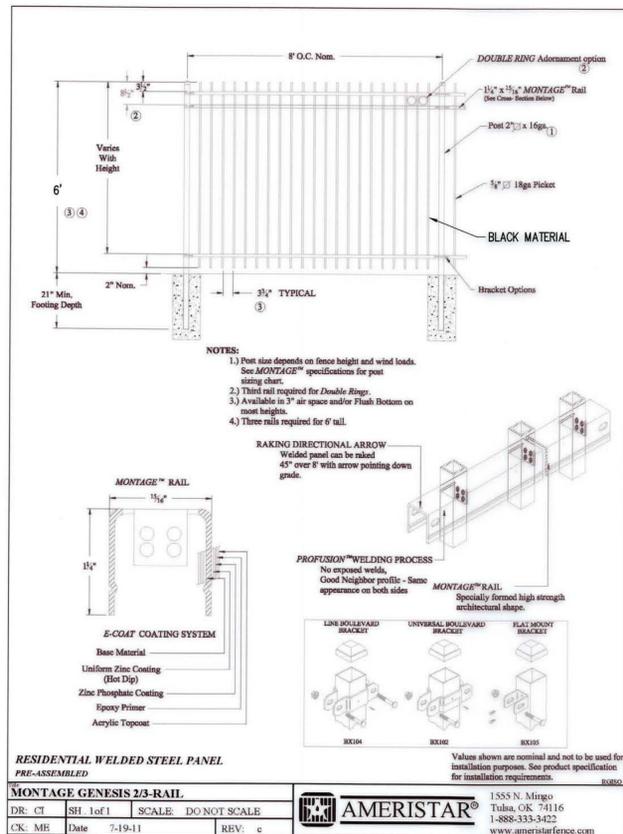
DETECTABLE WARNINGS
 NTS



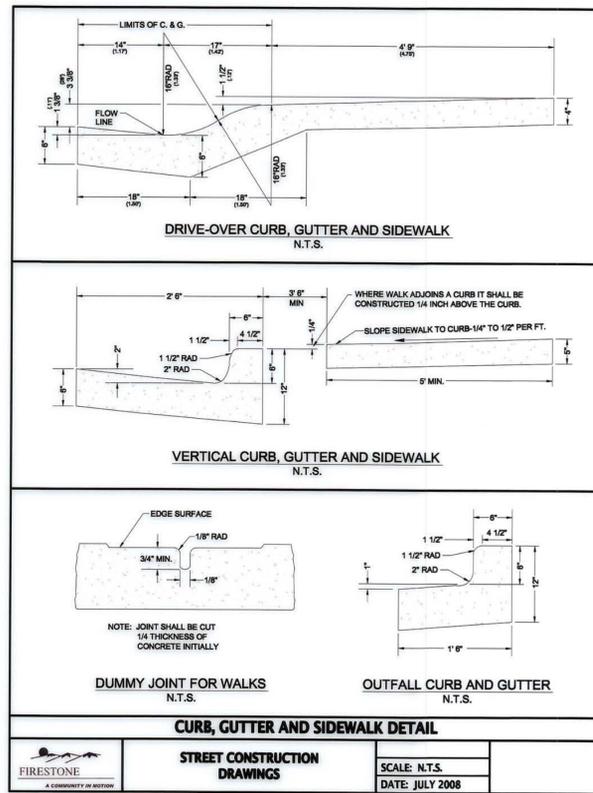
CHAIN LINK FENCE
 NTS



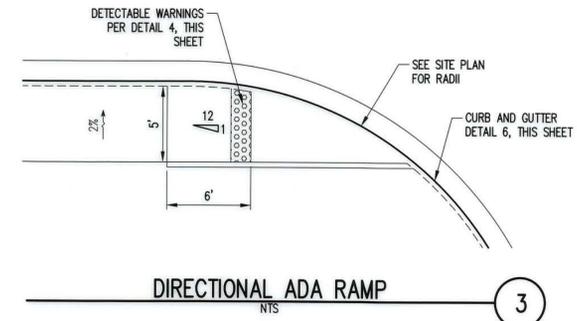
SIDEWALK CHASE
 NTS



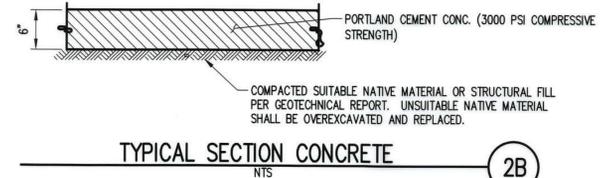
BARRIER FENCE
 NTS



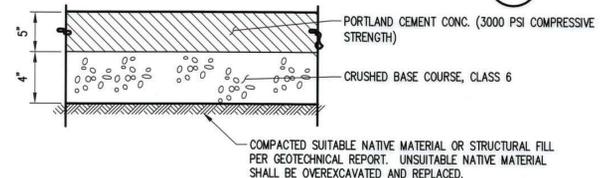
CURB AND GUTTER
 NTS



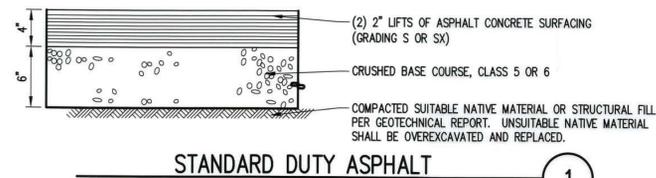
- PAVEMENT NOTES
- MATERIAL THICKNESS IS COMPACTED DEPTH. APPLIES TO ALL SECTIONS.
 - SUITABLE ON-SITE SOILS SHALL BE FREE OF DELETERIOUS MATERIALS AND MAY BE USED FOR SUBBASE PROVIDED SOILS MEET REQUIREMENTS IN THE PROJECTS SPECIFICATIONS.
 - AFTER PROOFROLLING WITH A LOADED TANDUM AXLE DUMP TRUCK AND REPAIRING SUBGRADE DEFICIENCIES, THE ENTIRE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 9 INCHES AND UNIFORMLY COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR.
 - AGGREGATE BASE COURSE MATERIALS SHALL CONFORM TO THE CDOT CLASS 5 OR CLASS 6 GRADATION AND DURABILITY REQUIREMENTS, AND BE PLACED IN LOOSE LIFTS NOT TO EXCEED 9" THICK AND COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
 - ASPHALTIC SURFACE COURSE MIXTURES SHALL CONSIST OF BITUMINOUS PLANT MIX COMPOSED OF A MIXTURE OF AGGREGATE, FILLER, BINDERS AND ADDITIVES, IF REQUIRED, MEETING THE DESIGN REQUIREMENTS OF THE TOWN OF FIRESTONE.
 - THE PORTLAND CEMENT CONCRETE PAVEMENT MIXTURE SHALL BE IN ACCORDANCE WITH TYPE I OR TYPE I/II STANDARDS FOR PCOP. THE MIXTURE SHALL BE DESIGNED TO DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4,200 PSI AT 28 DAYS WITH A 4 INCH MAXIMUM SLUMP AND 4% TO 8% ENTRAINED AIR.
 - CONTRACTOR SHALL PROVIDE A PRIME COAT AND TACK COAT TO FACE OF CURB WHERE CURB CONTACTS ASPHALT.
 - ADDITIONAL REQUIREMENTS HAVE BEEN SET FORTH WITHIN THE GEOTECHNICAL REPORT. REFER TO THE GEOTECHNICAL REPORT FOR ALTERNATIVE PAVEMENT SECTIONS AND FLY ASH SUBGRADE STABILIZATION, IF REQUIRED.



TYPICAL SECTION CONCRETE
 NTS



TYPICAL SECTION CONCRETE SIDEWALK
 NTS



STANDARD DUTY ASPHALT
 NTS

GATEWAY NORTH - MULTI FAMILY	
MF DETAIL SHEET	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILE NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	05/06/2016
REVISION DATE:	06/24/2016 TOWN COMMENTS - RESUBMITTAL
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REVISION DATE:	



PROJECT TITLE
GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO
 PREPARED FOR
CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET,
 L-101 B
 GREELEY, CO

SUBMITTAL
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DRAWN BY: BSA
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DATE
08/30/2017

SHEET TITLE
MF DETAIL SHEET

SHEET INFORMATION
C-6.0

9 of 25

FINAL DEVELOPMENT PLAN

GATEWAY NORTH - MULTI-FAMILY

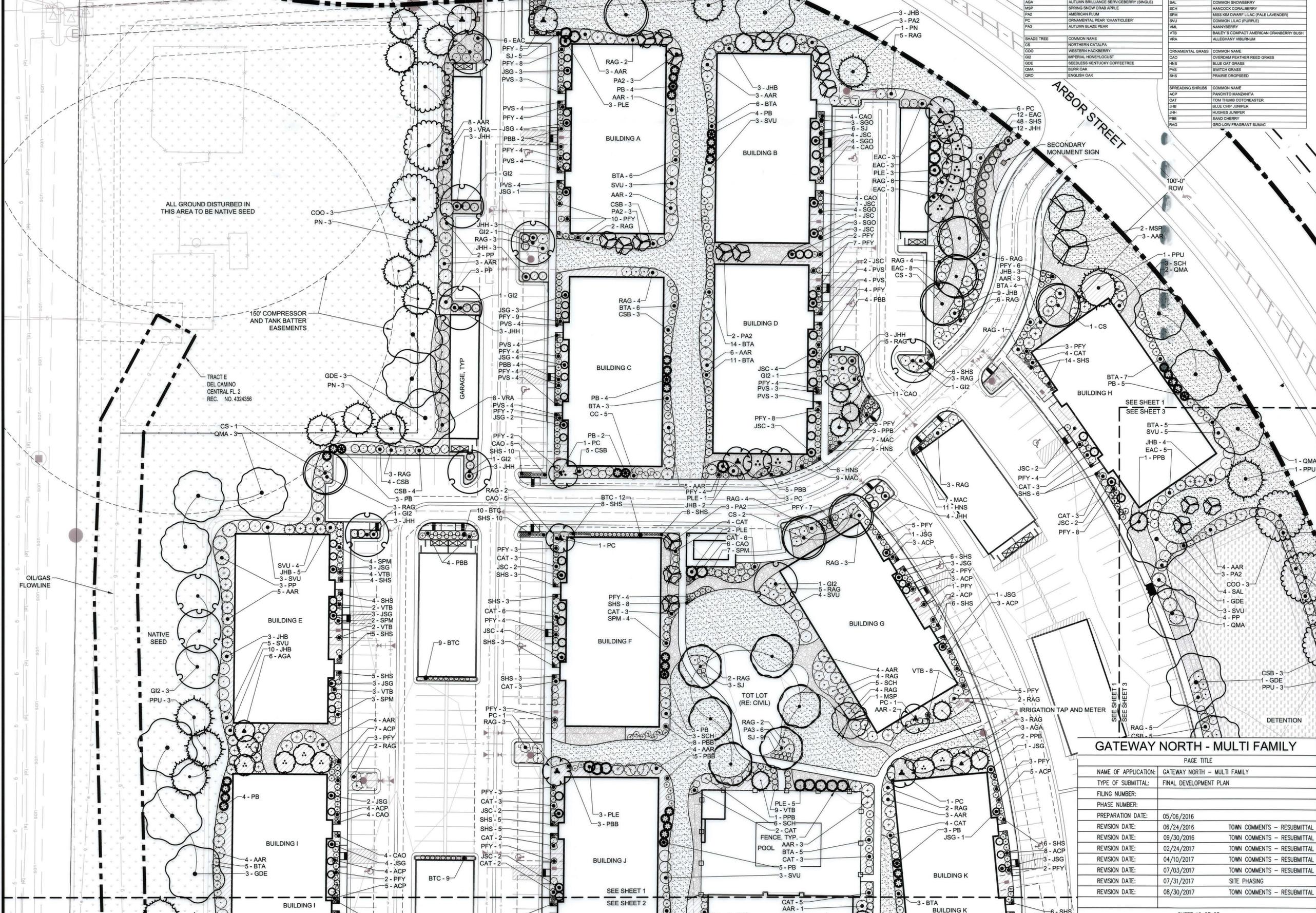
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.

SHEET 10 OF 25

WCR 24 1/2

PLANT KEY	
EVERGREEN TREES	COMMON NAME
JSC	COLOGREEN JUNIPER
JSG	GRAY GLAUM JUNIPER
CSB	COLOGREEN SPRUCE
PBB	BABY BLUE EYES SPRUCE
PLE	EMERALD ARROW BORNANIAN PINE
PN	MOUNTAIN PINE
PC	AUSTRIAN BLACK PINE
ORNAMENTAL TREE	COMMON NAME
ATH	HOT WINGS MAPLE
CAO	AUTUMN BRILLIANCE SERVICEBERRY (SINGLE)
MSP	SPRING SNOW CRAB APPLE
PAZ	AMERICAN PLUM
SVU	COMMON LILAC (PURPLE)
PA3	ORNAMENTAL PEAR 'CHANTICLEER'
PN	AUTUMN BLAZE PEAR
SHADE TREE	COMMON NAME
CS	NORTHERN CATALPA
COO	WESTERN HUCKLEBERRY
GI2	IMPERIAL HONEYLOCUST
GDE	SEEDLESS KENTUCKY COFFEETREE
QMA	BURR OAK
GRD	ENGLISH OAK
SHRUBS	COMMON NAME
AAR	REGENT SERVICEBERRY
BTA	RELEAF JAPANESE BARBERRY
BTC	CRIMSON PYGMY JAPANESE BARBERRY
CC	ARCTIC FIRE DOGWOOD
CSB	BAILEY DOGWOOD
EAC	DWARF BURNING BUSH
MAC	COMPACT OREGON GRAPE
PFJ	JACKMAN POTENTILLA
PFY	YELLOW GISM POTENTILLA
PP	SAND CHERRY
SJ	DAPHNE JAPANESE SPIREA
SGD	GOLDMOUND SPIREA
SCH	COMMON SNOWBERRY
SCH	HANCOCK CORALBERRY
SPM	MISS KIM DWARF LILAC (PALE LAVENDER)
SVU	COMMON LILAC (PURPLE)
VTB	HANNYBERRY
VVB	BAILEY'S COMPACT AMERICAN CRANBERRY BUSH
VRA	ALLEGHANY VIBURNUM
ORNAMENTAL GRASS	COMMON NAME
CAO	OVERDAM FEATHER REED GRASS
HNS	BLUE OAT GRASS
PVS	SWITCH GRASS
SHS	PRairie DROPSEED
SPREADING SHRUBS	COMMON NAME
ACP	PANCHO MANTAZITA
CAT	TOM THUMB COTONEASTER
JHB	BLUE CHIP JUNIPER
JHH	HUGHES JUNIPER
PBB	SAND CHERRY
RAG	GREY-LOW FRAGRANT SUMAC



GATEWAY NORTH MULTI-FAMILY

SITE DEVELOPMENT PLAN

FIRESTONE, CO
 PREPARED BY:
RIPLEY DESIGN INC.
 ■ land planning ■ landscape architecture ■ urban design ■ entitlement ■

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
 phone 970.224.5828 | fax 970.225.6857 | www.ripleydesigninc.com

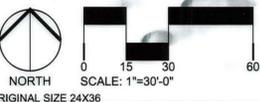
APPLICANT
 CROW CREEK CONSTRUCTION, LLC
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CIVIL ENGINEER
 RIDGETOP ENGINEERING
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 p. 303.322.6480

SURVEYOR
 PLS GROUP
 Bryan Short
 6843 North Franklin Ave.,
 Loveland, CO 80538
 p. 970.669.2100



ISSUED		
No.	DESCRIPTION	DATE
01	SDP	07/11/16
02	SDP RESUBMITTAL	09/30/16
03	FDP	02/24/17
04	FDP RESUBMITTAL	04/10/17
05	FDP RESUBMITTAL	06/30/17
06	FDP RESUBMITTAL	08/30/17

LANDSCAPE PLAN 1

SEAL:

REVISIONS		
No.	DESCRIPTION	DATE

GATEWAY NORTH - MULTI FAMILY	
PAGE TITLE	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	05/06/2016
REVISION DATE:	06/24/2016 TOWN COMMENTS - RESUBMITTAL
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REVISION DATE:	07/31/2017 SITE PHASING
REVISION DATE:	08/30/2017 TOWN COMMENTS - RESUBMITTAL

Plotted By: Sam Coultis Layout: 10 LANDSCAPE PLAN 1 Printed On: 8/30/2017 2:35 PM File Name: 1 LANDSCAPE PLAN.dwg

FINAL DEVELOPMENT PLAN

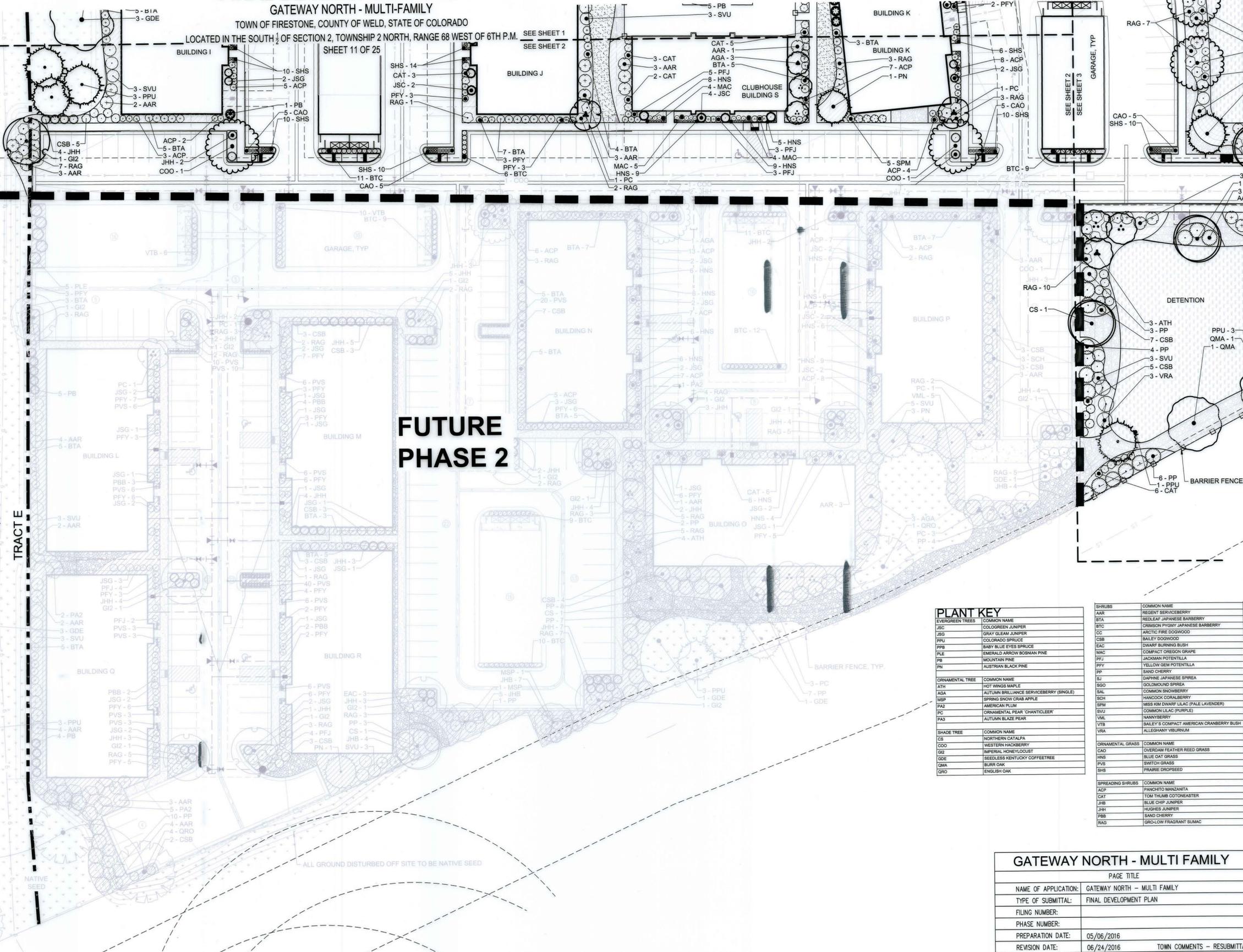
GATEWAY NORTH - MULTI-FAMILY

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.

SEE SHEET 1
SEE SHEET 2

SHEET 11 OF 25



FUTURE PHASE 2

TRACT E

OILIGAS FLOWLINE

PLANT KEY

COMMON NAME	COMMON NAME
EVERGREEN TREES	SHRUBS
JSC COLUGREEN JUNIPER	AAR REDLEAF SERVICEBERRY
PPU GRAY GLEAM JUNIPER	BTA REDLEAF JAPANESE BARBERRY
PPU COLORADO SPRUCE	BTC CRIMSON PYGMY JAPANESE BARBERRY
PWB BAY BLUE EYED SPRUCE	CC ARCTIC FIRE DOGWOOD
PLE EMERALD ARROW BOSNIAN PINE	CSB BAILEY DOGWOOD
PB MOUNTAIN PINE	EAC DWARF BURNING BUSH
PN AUSTRIAN BLACK PINE	MAC COMPACT OREGON GRAPE
ORNAMENTAL TREE	PFJ JACKMAN POTENTILLA
ATH HOT WINGS MAPLE	PFY YELLOW GEM POTENTILLA
AGA AUTUMN BRILLIANCE SERVICEBERRY (SINGLE)	PP SAND CHERRY
MSP SPRING SNOW GRAB APPLE	BJ DAPHNE JAPANESE SPIREA
PAZ AMERICAN PLUM	BSO GOLDMOUND SPIREA
PC ORNAMENTAL PEAR 'CHANTICLEER'	SKL COMMON SNOWBERRY
PA3 AUTUMN BLAZE PEAR	BCH HANCOCK CORALBERRY
SHADE TREE	SVU MISS KIM DWARF LILAC (PALE LAVENDER)
CS NORTHERN CATALPA	BVL COMMON LILAC (PURPLE)
COO WESTERN HICKORY	VSE NANNYBERRY
GI2 IMPERIAL HONEYLOCUST	VTB BAILEY'S COMPACT AMERICAN CRANBERRY BUSH
GDE SEEDLESS KENTUCKY COFFEE TREE	VRA ALLEGHANY VIBURNUM
QMA BURR OAK	ORNAMENTAL GRASS
QRO ENGLISH OAK	CAO OVERDAM FEATHER REED GRASS
	HNS BLUE OAT GRASS
	PVS SWITCH GRASS
	SHS PRAIRIE DROPSEED
	SPREADING SHRUBS
	ACP PANCHITO MANGONITA
	CAT TOM TUMBO COTONEASTER
	JHB BLUE CHIP JUNIPER
	JHH HUGHES JUNIPER
	PBB SAND CHERRY
	RAG GROUND COVER FRAGRANT SUMAC

GATEWAY NORTH - MULTI FAMILY

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GATEWAY NORTH MULTI-FAMILY

SITE DEVELOPMENT PLAN

FIRESTONE, CO
PREPARED BY:



land planning ■ landscape architecture ■
urban design ■ entitlement ■
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6842 North Franklin Ave.,
Loveland, CO 80538
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ORIGINAL SIZE 24X36

ISSUED		
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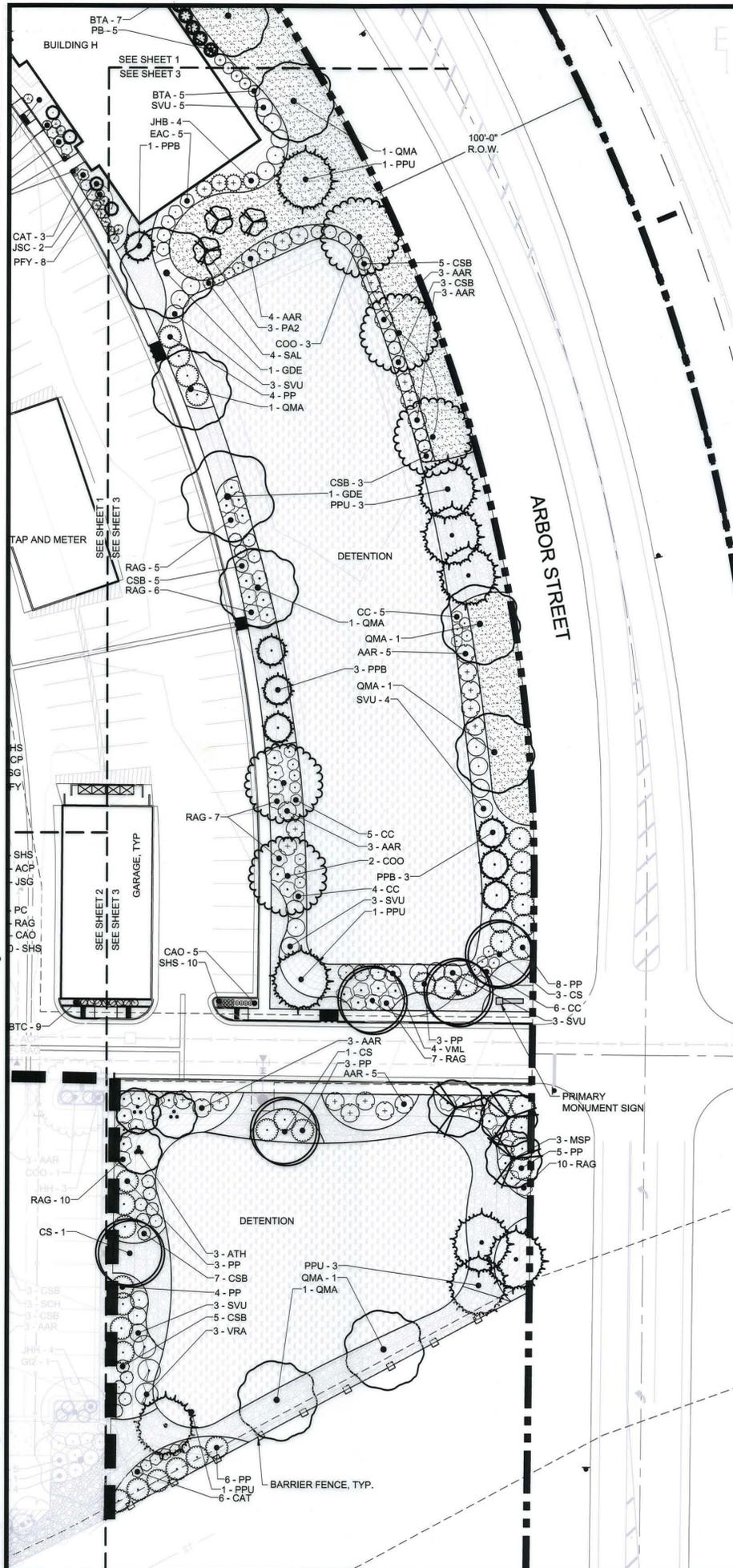
REVISIONS		
No.	DESCRIPTION	DATE

LANDSCAPE PLAN 2

SEAL:

PROJECT No.: R16-006
DRAWN BY: KR
REVIEWED BY: SC
DRAWING NUMBER:

FINAL DEVELOPMENT PLAN
GATEWAY NORTH - MULTI-FAMILY
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
 SHEET 12 OF 25



PLANT KEY

EVERGREEN TREES	COMMON NAME
JSC	COLOGREEN JUNIPER
JSG	GRAY GLEAM JUNIPER
PPU	COLORADO SPRUCE
PPB	BABY BLUE EYES SPRUCE
PLE	EMERALD ARROW BOSNIAN PINE
PB	MOUNTAIN PINE
PN	AUSTRIAN BLACK PINE

ORNAMENTAL TREE	COMMON NAME
ATH	HOT WINGS MAPLE
AGA	AUTUMN BRILLIANCE SERVICEBERRY (SINGLE)
MSP	SPRING SNOW CRAB APPLE
PA2	AMERICAN PLUM
PC	ORNAMENTAL PEAR 'CHANTICLEER'
PA3	AUTUMN BLAZE PEAR

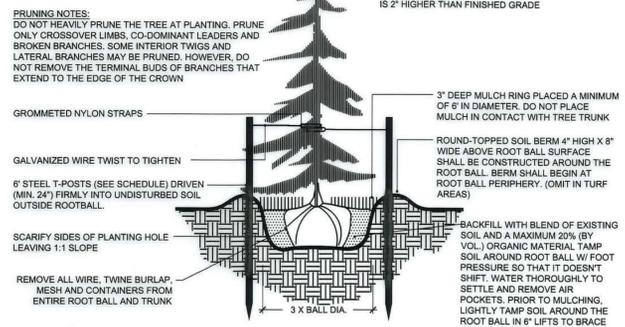
SHADE TREE	COMMON NAME
CS	NORTHERN CATALPA
COO	WESTERN HACKBERRY
GI2	IMPERIAL HONEYLOCUST
GDE	SEEDLESS KENTUCKY COFFEETREE
QMA	BURR OAK
QRO	ENGLISH OAK

SHRUBS	COMMON NAME
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BTC	CRIMSON PYGMY JAPANESE BARBERRY
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CSB	BAILEY DOGWOOD
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MAC	COMPACT OREGON GRAPE
PFJ	JACKMAN POTENTILLA
PFY	YELLOW GEM POTENTILLA
PP	SAND CHERRY
SJ	DAPHNE JAPANESE SPIREA
SGO	GOLDMOUND SPIREA
SAL	COMMON SNOWBERRY
SCH	HANCOCK CORALBERRY
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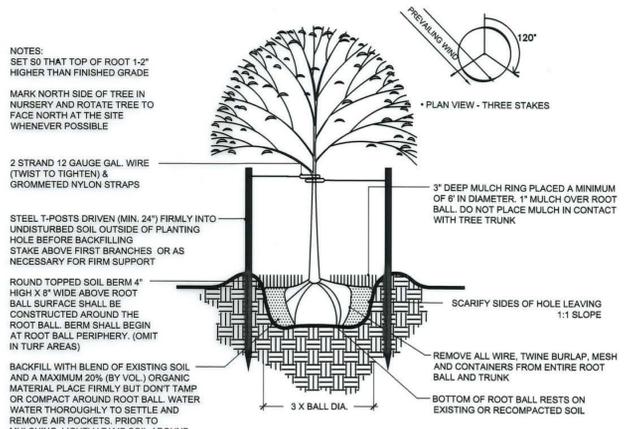
ORNAMENTAL GRASS	COMMON NAME
CAO	OVERDAM FEATHER REED GRASS
HNS	BLUE OAT GRASS
PVS	SWITCH GRASS
SHS	PRAIRIE DROPSSEED

SPREADING SHRUBS	COMMON NAME
ACP	PANCHITO MANZANITA
CAT	TOM THUMB COTONEASTER
JHB	BLUE CHIP JUNIPER
JHH	HUGHES JUNIPER
PBB	SAND CHERRY
RAG	GRO-LOW FRAGRANT SUMAC

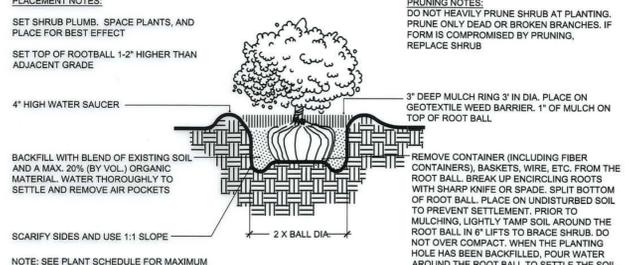
STAKING NOTES:
 STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON AS FOLLOWS:
 1 1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND. (GENERALLY N.W. SIDE)
 1 1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE
 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
 WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1 1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE



1 CONIFER TREE PLANTING DETAIL - STEEL POSTS
 SCALE: NTS L-CO1-PLA-13



2 TREE PLANTING DETAIL - STEEL POSTS
 SCALE: NTS L-CO1-PLA-12



3 SHRUB/ORNAMENTAL GRASS PLANTING DETAIL
 SCALE: NTS OP-GA-02

GATEWAY NORTH MULTI-FAMILY

SITE DEVELOPMENT PLAN

FIRESTONE, CO

PREPARED BY:



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OWNER

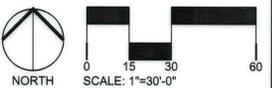
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06	FDP RESUBMITTAL	08/30/17

No.	DESCRIPTION	DATE

LANDSCAPE PLAN 3

SEAL:

GATEWAY NORTH - MULTI FAMILY

PAGE TITLE	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FLING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	05/06/2016
REVISION DATE:	06/24/2016 TOWN COMMENTS - RESUBMITTAL
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REVISION DATE:	07/31/2017 SITE PHASING
REVISION DATE:	08/30/2017 TOWN COMMENTS - RESUBMITTAL

PROJECT No.: R16-006

DRAWN BY: KR

REVIEWED BY: SC

DRAWING NUMBER:

Plotted By: Sam Coultis Layout: 12 LANDSCAPE PLAN 3 Printed On: 8/30/2017 2:38 PM File Name: 1 LANDSCAPE PLAN.dwg

OVERALL PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	2017-08-30 11:15
JSC	38	JUNIPERUS SCOPULORUM 'COLOGREEN' / COLOGREEN JUNIPER	B & B	6' HT.
JSG	46	JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER	B & B	6' HT.
PPU	16	PICEA PUNGENS / COLORADO SPRUCE	B & B	6' HT.
PPB	16	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES SPRUCE	B & B	6' HT.
PLE	17	PINUS LEUCODERMIS 'EMERALD ARROW' / EMERALD ARROW BOSNIAN PINE	B & B	6' HT.
PB	38	PINUS MUGO 'BIG TUNA' / MOUNTAIN PINE	B & B	6' HT.
PN	12	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6' HT.

ORNAMENTAL TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
ATH	3	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	B & B	1.5'	-
AGA	12	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY (SINGLE)	B & B	1.5'	-
MSP	6	MALUS 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B & B	1.5'	-
PA2	17	PRUNUS AMERICANA / AMERICAN PLUM	B & B	1.5'	-
PC	18	PYRUS CALLERYANA / ORNAMENTAL PEAR 'CHANTICLEER'	B & B	1.5'	-
PA3	6	PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE PEAR	B & B	1.5'	-

SHADE TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
CS	13	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2"	-
COO	10	CELTIS OCCIDENTALIS / WESTERN HACKBERRY	B & B	2"	-
GI2	13	GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	B & B	2"	-
GDE	9	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2"	-
QMA	12	QUERCUS MACROCARPA / BURR OAK	B & B	2"	-

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
AAR	104	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	5 GAL
BTA	96	BERBERIS THUNBERGII 'ATROPURPUREA' / REDLEAF JAPANESE BARBERRY	5 GAL
BTC	66	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY	5 GAL
CC	25	CORNUS SANGUINEA 'ARCTIC FIRE' TM / ARCTIC FIRE DOGWOOD	5 GAL
CSB	52	CORNUS SERICEA 'BAILEY' / BAILEY DOGWOOD	5 GAL
EAC	40	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL
MAC	36	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	5 GAL
PFJ	11	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN POTENTILLA	5 GAL
PFY	169	POTENTILLA FRUTICOSA 'YELLOW GEM' / YELLOW GEM POTENTILLA	5 GAL
PP	44	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL
SJ	23	SPIRAEA JAPONICA 'ALPINA' / DAPHNE JAPANESE SPIREA	5 GAL
SGO	23	SPIRAEA X 'GOLDMOUND' / GOLDMOUND SPIREA	5 GAL
SAL	4	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	5 GAL
SCH	17	SYMPHORICARPOS X CHENAULTII 'HANCOCK' / HANCOCK CORALBERRY	5 GAL
SPM	25	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC (PALE LAVENDER)	5 GAL
SVU	49	SYRINGA VULGARIS / COMMON LILAC (PURPLE)	5 GAL
VML	4	VIBURNUM LENTAGO / NANNYBERRY	5 GAL
VTB	28	VIBURNUM TRILOBUM 'BAILEY COMPACT' / BAILEY'S COMPACT AMERICAN CRANBERRY BUSH	5 GAL
VRA	14	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' / ALLEGHANY VIBURNUM	5 GAL

ORNAMENTAL GRASS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
CAO	74	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' / OVERDAM FEATHER REED GRASS	1 GAL
HNS	57	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL
PVS	45	PANICUM VIRGATUM 'SHENANDOAH' / SWITCH GRASS	1 GAL
SHS	246	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL

SPREADING SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
ACP	73	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO' / PANCHITO MANZANITA	5 GAL
CAT	70	COTONEASTER ADDRESSUS 'TOM THUMB' / TOM THUMB COTONEASTER	5 GAL
JHB	42	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	5 GAL
JHH	45	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL
PBB	35	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL
RAG	154	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL

PHASE 1 PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
JSC	38	JUNIPERUS SCOPULORUM 'COLOGREEN' / COLOGREEN JUNIPER	B & B	6' HT.	
JSG	46	JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER	B & B	6' HT.	
PPU	16	PICEA PUNGENS / COLORADO SPRUCE	B & B	6' HT.	
PPB	16	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES SPRUCE	B & B	6' HT.	
PLE	17	PINUS LEUCODERMIS 'EMERALD ARROW' / EMERALD ARROW BOSNIAN PINE	B & B	6' HT.	
PB	38	PINUS MUGO 'BIG TUNA' / MOUNTAIN PINE	B & B	6' HT.	
PN	12	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6' HT.	

ORNAMENTAL TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
ATH	3	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	B & B	1.5'	-
AGA	12	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY (SINGLE)	B & B	1.5'	-
MSP	6	MALUS 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B & B	1.5'	-
PA2	17	PRUNUS AMERICANA / AMERICAN PLUM	B & B	1.5'	-
PC	18	PYRUS CALLERYANA / ORNAMENTAL PEAR 'CHANTICLEER'	B & B	1.5'	-
PA3	6	PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE PEAR	B & B	1.5'	-

SHADE TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
CS	13	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2"	-
COO	10	CELTIS OCCIDENTALIS / WESTERN HACKBERRY	B & B	2"	-
GI2	13	GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	B & B	2"	-
GDE	9	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2"	-
QMA	12	QUERCUS MACROCARPA / BURR OAK	B & B	2"	-

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
AAR	104	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	5 GAL
BTA	96	BERBERIS THUNBERGII 'ATROPURPUREA' / REDLEAF JAPANESE BARBERRY	5 GAL
BTC	66	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY	5 GAL
CC	25	CORNUS SANGUINEA 'ARCTIC FIRE' TM / ARCTIC FIRE DOGWOOD	5 GAL
CSB	52	CORNUS SERICEA 'BAILEY' / BAILEY DOGWOOD	5 GAL
EAC	40	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL
MAC	36	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	5 GAL
PFJ	11	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN POTENTILLA	5 GAL
PFY	169	POTENTILLA FRUTICOSA 'YELLOW GEM' / YELLOW GEM POTENTILLA	5 GAL
PP	44	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL
SJ	23	SPIRAEA JAPONICA 'ALPINA' / DAPHNE JAPANESE SPIREA	5 GAL
SGO	23	SPIRAEA X 'GOLDMOUND' / GOLDMOUND SPIREA	5 GAL
SAL	4	SYMPHORICARPOS ALBUS / COMMON SNOWBERRY	5 GAL
SCH	17	SYMPHORICARPOS X CHENAULTII 'HANCOCK' / HANCOCK CORALBERRY	5 GAL
SPM	25	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC (PALE LAVENDER)	5 GAL
SVU	49	SYRINGA VULGARIS / COMMON LILAC (PURPLE)	5 GAL
VML	4	VIBURNUM LENTAGO / NANNYBERRY	5 GAL
VTB	28	VIBURNUM TRILOBUM 'BAILEY COMPACT' / BAILEY'S COMPACT AMERICAN CRANBERRY BUSH	5 GAL
VRA	14	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' / ALLEGHANY VIBURNUM	5 GAL

ORNAMENTAL GRASS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
CAO	74	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' / OVERDAM FEATHER REED GRASS	1 GAL
HNS	57	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL
PVS	45	PANICUM VIRGATUM 'SHENANDOAH' / SWITCH GRASS	1 GAL
SHS	246	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL

SPREADING SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
ACP	73	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO' / PANCHITO MANZANITA	5 GAL
CAT	70	COTONEASTER ADDRESSUS 'TOM THUMB' / TOM THUMB COTONEASTER	5 GAL
JHB	42	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	5 GAL
JHH	45	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL
PBB	35	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL
RAG	154	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL

FINAL DEVELOPMENT PLAN
GATEWAY NORTH - MULTI-FAMILY

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
SHEET 13 OF 25

PHASE 2 PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
JSC	6	JUNIPERUS SCOPULORUM 'COLOGREEN' / COLOGREEN JUNIPER	B & B	6' HT.	
JSG	38	JUNIPERUS SCOPULORUM 'GRAY GLEAM' / GRAY GLEAM JUNIPER	B & B	6' HT.	
PPU	6	PICEA PUNGENS / COLORADO SPRUCE	B & B	6' HT.	
PLE	5	PINUS LEUCODERMIS 'EMERALD ARROW' / EMERALD ARROW BOSNIAN PINE	B & B	6' HT.	
PB	9	PINUS MUGO 'BIG TUNA' / MOUNTAIN PINE	B & B	6' HT.	
PN	4	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6' HT.	

ORNAMENTAL TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
ATH	4	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	B & B	1.5'	-
AGA	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY (SINGLE)	B & B	1.5'	-
MSP	2	MALUS 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B & B	1.5'	-
PA2	8	PRUNUS AMERICANA / AMERICAN PLUM	B & B	1.5'	-
PC	10	PYRUS CALLERYANA / ORNAMENTAL PEAR 'CHANTICLEER'	B & B	1.5'	-

SHADE TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
CS	2	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2"	-
COO	3	CELTIS OCCIDENTALIS / WESTERN HACKBERRY	B & B	2"	-
GI2	13	GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	B & B	2"	-
GDE	5	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2"	-
QRO	5	QUERCUS ROBUR / ENGLISH OAK	B & B	2"	-

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
AAR	25	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	5 GAL
BTA	5	BERBERIS THUNBERGII 'ATROPURPUREA' / REDLEAF JAPANESE BARBERRY	5 GAL
BTC	51	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY JAPANESE BARBERRY	5 GAL
CSB	34	CORNUS SERICEA 'BAILEY' / BAILEY DOGWOOD	5 GAL
EAC	3	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL
PFJ	10	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN POTENTILLA	5 GAL
PFY	83	POTENTILLA FRUTICOSA 'YELLOW GEM' / YELLOW GEM POTENTILLA	5 GAL
PP	42	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL
SCH	3	SYMPHORICARPOS X CHENAULTII 'HANCOCK' / HANCOCK CORALBERRY	5 GAL
SVU	14	SYRINGA VULGARIS / COMMON LILAC (PURPLE)	5 GAL
VML	5	VIBURNUM LENTAGO / NANNYBERRY	5 GAL
VTB	16	VIBURNUM TRILOBUM 'BAILEY COMPACT' / BAILEY'S COMPACT AMERICAN CRANBERRY BUSH	5 GAL

ORNAMENTAL GRASS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
HNS	61	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL
PVS	128	PANICUM VIRGATUM 'SHENANDOAH' / SWITCH GRASS	1 GAL

SPREADING SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE
ACP	65	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO' / PANCHITO MANZANITA	5 GAL
CAT	6	COTONEASTER ADDRESSUS 'TOM THUMB' / TOM THUMB COTONEASTER	5 GAL
JHB	20	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	5 GAL
JHH	68	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL
PBB	11	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL
RAG	69	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL

SEED MIXES

NATIVE SEED MIX				
SPECIES	PREFERRED VARIETIES	SEEDED RATE LBS./ACRE (DRILLED)	PLS SEEDED / ACRE	
LEYMUS CINEREUS / GREAT BASIN WILDRYE	MANGAR	3	285000	
NASSELLA VIRIDULA / GREEN NEEDLE GRASS	LODROM	2	362000	
ACHNATHERUM HYMENOIDES / INDIAN RICEGRASS	PALOMA, NEZPAR	1	188000	
ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS	PRIMAR, REVENUE	2	320000	
ELYMUS LANCEOLATUS / THICKSPIKE WHEATGRASS	CRITANA	3	580500	
PASCOPIRYUM SMITHII WESTERN WHEATGRASS	ARRIBA, BARTON	4	504000	
TOTAL: ~51 SEEDS / SF		15	2239500	

WATER QUALITY SEED MIX				
SPECIES	PREFERRED VARIETIES	SEEDED RATE LBS./ACRE (DRILLED)	PLS SEEDED / ACRE	
LEYMUS CINEREUS / GREAT BASIN WILDRYE	MANGAR	3	285000	
NASSELLA VIRIDULA / GREEN NEEDLE GRASS	LODROM	2	362000	
ACHNATHERUM HYMENOIDES / INDIAN RICEGRASS	PALOMA, NEZPAR	1	188000	
ELYMUS TRACHYCAULUS / SLENDER WHEATGRASS	PRIMAR, REVENUE	2	320000	
ELYMUS LANCEOLATUS / THICKSPIKE WHEATGRASS	CRITANA	3	580500	
PASCOPIRYUM SMITHII WESTERN WHEATGRASS	ARRIBA, BARTON	4	504000	
SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	BLAZE	3	285000	
TOTAL: ~58 SEEDS / SF		18	2524500	

PERIMETER TREATMENT

PERIMETER TREATMENT FOR GATEWAY MULTIFAMILY (MEDIUM INTENSITY RESIDENTIAL)			
PERIMETER SIDE	LENGTH (FT)	REQUIRED TREATMENT	PROVIDED TREATMENT
A	454	5 SHADE	5
		5 EVERGREEN	5
		15 L. SHRUBS*	22
B	1037	11 SHADE	20
		11 EVERGREEN	12
		33 L. SHRUBS*	47
C	1011	11 SHADE	16
		11 EVERGREEN	11
		33 L. SHRUBS*	61
D	1314	14 SHADE	24
		14 EVERGREEN	18
		42 L. SHRUBS*	110

STATEMENT OF INTENT

THE INTENT OF THE LANDSCAPE DESIGN IS TO ADEQUATELY BUFFER AND SCREEN THE DEVELOPMENT FROM ADJACENT USES; PROMOTE WATER CONSERVATION THROUGH LOW WATER ADAPTIVE VEGETATION; PROVIDE AN AESTHETIC COMPONENT TO THE NEW DEVELOPMENT; MINIMIZE ALL FORMS OF VISUAL POLLUTION; AND PROVIDE RECREATIONAL SPACES FOR FUTURE USERS AND RESIDENTS.

GENERAL LANDSCAPE NOTES

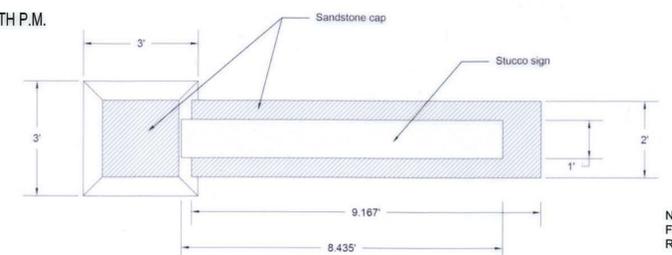
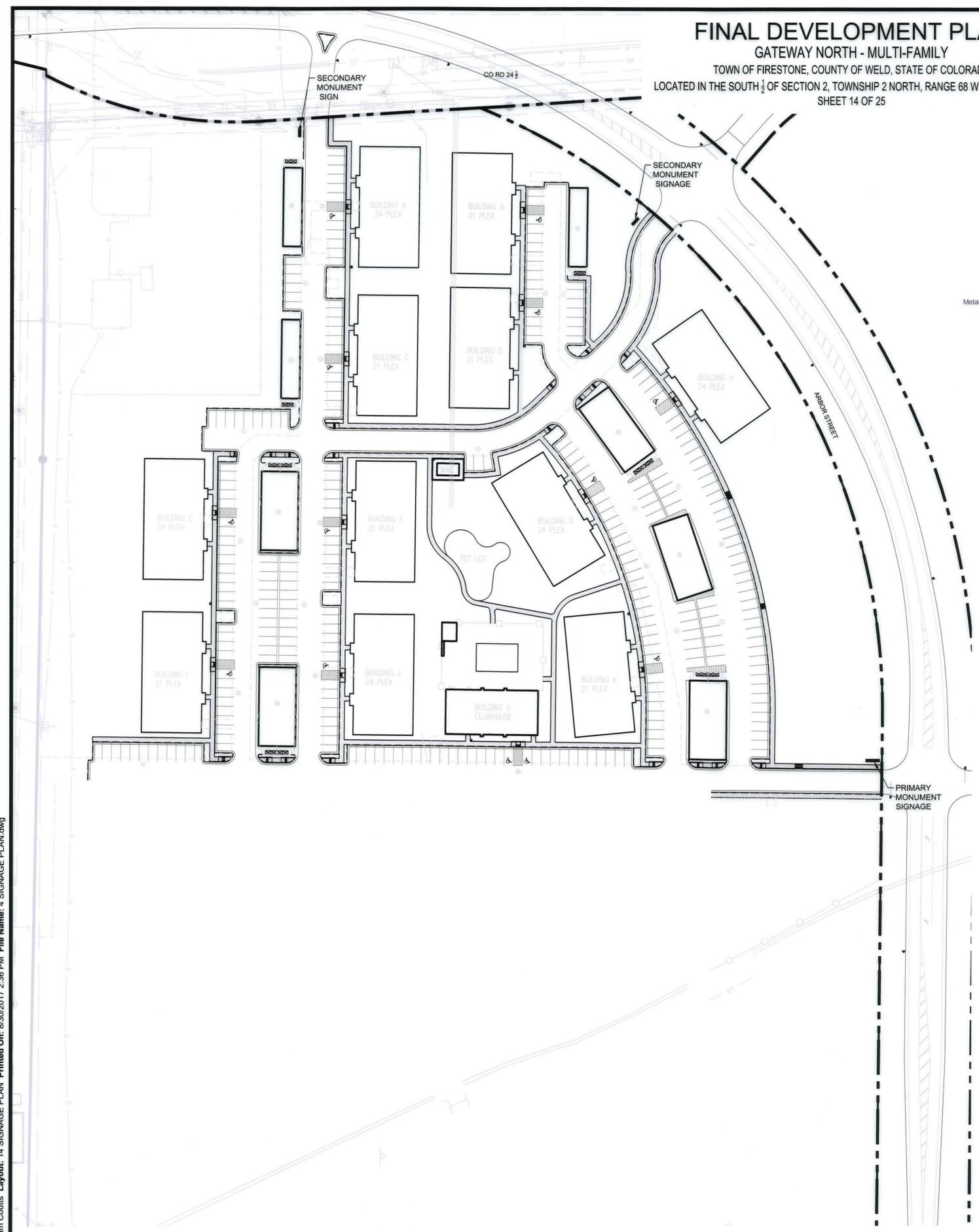
- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT. THE QUALITY AND QUANTITY OF PLANT MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE COLORADO NURSERY ACT, 1973 C.R.S., TITLE 35, ARTICLE 26, AS AMENDED.
- IRRIGATION: LANDSCAPE SHALL BE IRRIGATED PER IRRIGATION PLANS APPROVED BY TOWN OF FIRESTONE.
- TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- SOIL AMENDMENTS: THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENOED TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA.
- INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.

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FINAL DEVELOPMENT PLAN

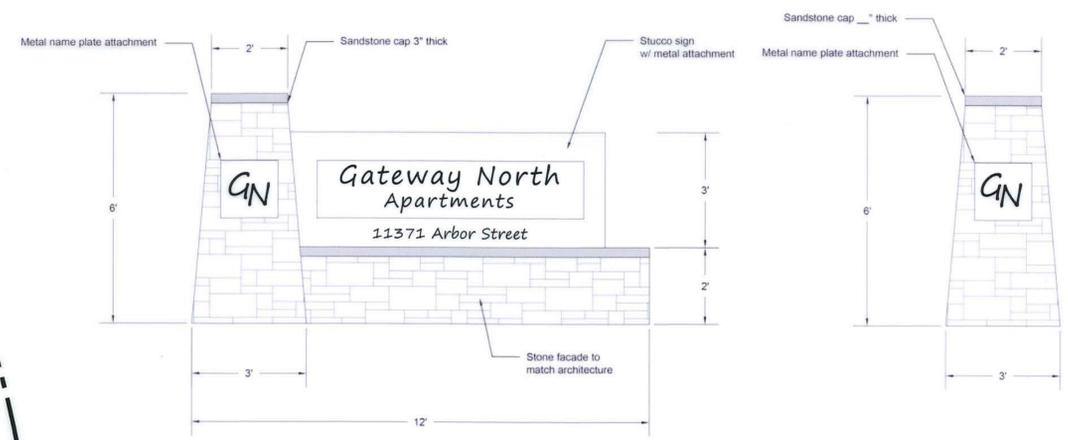
GATEWAY NORTH - MULTI-FAMILY

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
 SHEET 14 OF 25



PRIMARY MONUMENT SIGN PLAN

NOTE: ALL SIGN ELEMENTS, INCLUDING FOUNDATION / FOOTINGS SHALL NOT ENCROACH IN ANY RIGHT-OF-WAYS OR EASEMENTS.
 FOUNDATION SHALL BE DESIGN BUILD BY CONTRACTOR AND APPROVED BY STRUCTURAL ENGINEER

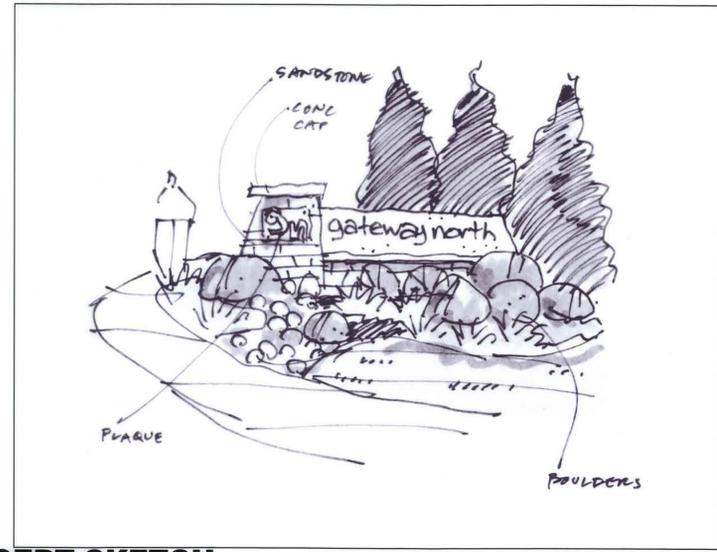


PRIMARY MONUMENT SIGN ELEVATION

SECONDARY MONUMENT SIGN ELEVATION

ENTRY SIGNAGE

NTS



CONCEPT SKETCH

NOTE: SIGN PERMITS FOR MONUMENT SIGNS SHALL BE APPLIED FOR AND ISSUED BEFORE CONSTRUCTION COMMENCES.

GATEWAY NORTH - MULTI FAMILY		
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY	
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN	
FILING NUMBER:		
PHASE NUMBER:		
PREPARATION DATE:	05/06/2016	
REVISION DATE:	06/24/2016	TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	09/30/2016	TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	02/24/2017	TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	04/10/2017	TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	06/30/2017	TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	08/30/2017	TOWN COMMENTS - RESUBMITTAL

SIGNAGE PLAN

GATEWAY NORTH MULTI-FAMILY

SITE DEVELOPMENT PLAN

FIRESTONE, CO

PREPARED BY:



land planning ■ landscape architecture ■
 urban design ■ entitlement ■
 419 Canyon Ave. Suite 200 Fort Collins, CO 80521
 phone 970.224.5828 | fax 970.225.8687 | www.ripleydesign.com

APPLICANT

CROW CREEK CONSTRUCTION, LLC
 Joe Schumacher
 7251 W. 20th Street, L-200
 Greeley, CO 80634
 p. 970.330.5070

LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
 Stephanie Van Dyken, P.L.A.
 419 Canyon Ave. Suite 200
 Fort Collins, CO 80521
 p. 970.224.5828

OWNER

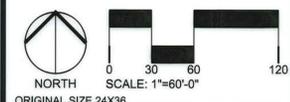
VARRA COMPANIES
 8120 Gage Street
 Frederick, CO 80534
 p. 303.666.6657

CIVIL ENGINEER

RIDGETOP ENGINEERING
 Mike Beach, P.E.
 5255 Ronald Reagan Blvd, Suite 210
 Johnstown, CO 80534
 p. 303.322.6480

SURVEYOR

PLS GROUP
 Bryan Short
 6843 North Franklin Ave.,
 Loveland, CO 80538
 p. 970.669.2100



ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	SDP	07/11/16
02	SDP RESUBMITTAL	09/30/16
03	FDP	02/24/17
04	FDP RESUBMITTAL	04/10/17
05	FDP RESUBMITTAL	06/30/17
06	FDP RESUBMITTAL	08/30/17
REVISIONS		
No.	DESCRIPTION	DATE

SIGNAGE PLAN

SEAL:

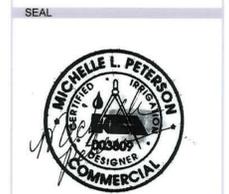
PROJECT No.: R16-006
 DRAWN BY: KR
 REVIEWED BY: SC
 DRAWING NUMBER:

Plotted By: Sam Coultis Layout: 14 SIGNAGE PLAN Printed On: 8/30/2017 2:36 PM File Name: 4 SIGNAGE PLAN.dwg

FINAL DEVELOPMENT PLAN

GATEWAY NORTH - MULTI-FAMILY

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
 SHEET 15 OF 25

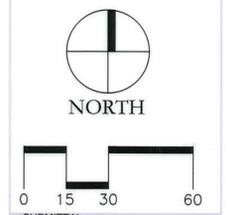


PROJECT TITLE
GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO
 PREPARED FOR
CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET,
 L-101 B
 GREELEY, CO

MPI Designs
 P.O. BOX 345
 Windsor, CO 80550
 970.402.3047
 irrigationlady@gmail.com



SUBMITTAL
FINAL DEVELOPMENT PLAN

DRAWN BY:
 CHECKED BY: MRB
 PROJECT NO.: 16018001
 REVISIONS DATE

DATE
08/30/2017

SHEET TITLE
IRRIGATION LEGEND & NOTES

SHEET INFORMATION
IR1.0

15 of 25

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE 8 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30		
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE 10 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30		
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE 12 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30		
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE 15 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30		
	HUNTER PRO5-06-PR530-CV WITH TORO NOZZLE 4X STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30		
	HUNTER MP1000 PRO5-06-PR540-CV TURF ROTATOR, 6" (1.5-2.4 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40		
	HUNTER MP2000 PRO5-06-PR540-CV TURF ROTATOR, 6" (1.5-2.4 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40		
	HUNTER MP3000 PRO5-06-PR540-CV TURF ROTATOR, 6" (1.5-2.4 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40		
	HUNTER MP3500 PRO5-06-PR540-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40		
	HUNTER MP CORNER PRO5-06-PR540-CV TURF ROTATOR, 6" (1.5-2.4CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. T=TURQUOISE ADJ ARC 45-105.	40		
	HUNTER MP STRIP PRO5-06-PR540-CV TURF ROTATOR, 6" (1.5-2.4 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PR540 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40		
	HUNTER 1-20-06-55 TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	1.50	31'
	HUNTER 1-20-06-55 TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	2.00	34'
	HUNTER 1-20-06-55 TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	2.50	35'
	HUNTER 1-20-06-55 TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	3.00	38'
	HUNTER 1-20-06-55 TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	4.00	40'
	HUNTER 1-20-06-55 TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	5.00	42'
	HUNTER 1-20-06-55 TURF ROTOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	6.00	43'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XCZ-PRB-100-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. FLOW RANGE 3GPM TO 20GPM.
	DRIPLINE FLUSH CAP AGRIFIM FLUSH CAP. 3/4" DRIPLINE COMPRESSION END CAP WITH SCREW ON END.
	REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL ICV 1" AND 1-1/2", PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION
	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-5RC: VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	MASTER VALVE ASSEMBLY HUNTER ICV 1.5-INCH PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION.
	REDUCED PRESSURE BACKFLOW PREVENTER WILKINS 375B: BACKFLOW PREVENTER WITH BLOW OUT/FLUSH FITTING. REINFORCED NYLON HOUSING AND CAST BRONZE BALL VALVES. SIZED TO MATCH TAP & METER (RE: POC NOTE).
	IRRIGATION CONTROLLER AND WEATHER STATION WEATHERMATIC CONTROLLER: SL1600 W/SLM48DM TWO-WIRE CONTROL SYSTEM. INCLUDES SMARTLINK AIRCARD WITH FLOW, SLWS WEATHER STATION, AND 3-YR WARRANTY SERVICES PACKAGE (SL-AIRCARD/SLWS/SLWS-GSM). UTILIZE STAINLESS STEEL PEDESTAL, MODEL 5LPEP-ENC.
	WEATHERMATIC SLWS WIRELESS WEATHER STATION INCLUDING RAIN SENSOR AND FREEZE SENSOR.
	CREATIVE SENSOR TECHNOLOGY FSI-T 1.5-INCH, PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT. FLOW RANGE 1.8-108 GPM.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL. TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.
	DRIP IRRIGATION LATERAL LINE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE PIPE, 3/4-INCH UNLESS OTHERWISE SPECIFIED.
	DRIP IRRIGATION LATERAL LINE TO EMITTERS IN NATIVE SEED: 3/4-INCH UV RADIATION RESISTANT POLYETHYLENE PIPE TO NETAFIM INLINE DRIP TUBING TREE RINGS (RE: DETAILS).
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 2-INCH UNLESS OTHERWISE NOTED.
	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. REFER TO SPECIFICATIONS.
	Valve Callout # - Valve Number # - Valve Flow # - Valve Size

INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER ENGINEER) OF 65 PSI, AT A MINIMUM FLOW OF 40 GPM AT THE 1.5-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
 - IRRIGATION DEMAND IS BASED ON 0.55 ACRES OF IRRIGATED SOD AND 0.29 ACRES OF IRRIGATION SHRUB BED WETTED AREA. NATIVE AREA OF 0.50 ACRES WAS NOT INCLUDED IN WATER DEMAND AS NATIVE SEED IS NON-IRRIGATED BEYOND ESTABLISHMENT.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. (#1 I-CALL BEFORE YOU DIG).
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
- ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.
- CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
- MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.
 - TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.
 - TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEFICENT ON PLANS.
- TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.
- VALVES FOR NATIVE SEEDED AREAS SHALL BE ON A SEPARATE PROGRAM.
- NATIVE SEEDED AREAS ARE TO BE IRRIGATED WITH A BELOW GRADE SYSTEM BUT UTILIZED FOR ESTABLISHMENT OF SEED. SYSTEM IS NOT INTENDED TO OPERATE BEYOND ESTABLISHMENT AND SHALL BE PHYSICALLY DISCONNECTED NO LATER THAN OCTOBER OF 2019. CONTACT PUBLIC WORKS DEPARTMENT TO WITNESS PHYSICAL DISCONNECT.
- NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE EXISTING IRRIGATION WATER TAP AND METER, AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT, MASTER VALVE ASSEMBLY, AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. INSTALL PER NATIONAL ELECTRIC CODE (NEC).
	IRRIGATION SHOWN IN HARDSCAPE FOR CLARITY ONLY. ALL IRRIGATION SHALL BE INSTALLED IN LANDSCAPED AREA. ANY IRRIGATION TO BE INSTALLED UNDER HARDSCAPE SHALL BE SLEEVED.

EMITTER SCHEDULE

PLANT TYPE	EMITTER TYPE	GPH/OUTLET	NO. OF EMITTERS	TOTAL FLOW
GROUND COVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH
TREE IN NATIVE SEED	INLINE DRIP*	0.6 GPH	N/A	N/A

- NOTES:
 1. MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.
 2. REFER TO LEGEND AND DETAILS FOR INLINE DRIP TOTALS.



GATEWAY NORTH - MULTI FAMILY	
IRRIGATION LEGEND & NOTES	
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FILE NUMBER:	
PHASE NUMBER:	
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REVISION DATE:	

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FINAL DEVELOPMENT PLAN
 GATEWAY NORTH - MULTI-FAMILY
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
 SHEET 16 OF 25
 WCR 24 1/2

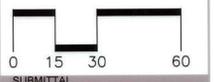


PROJECT TITLE
GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO
 PREPARED FOR
CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET,
 L-101 B
 GREELEY, CO

MP Designs
 P.O. BOX 345
 Windsor, CO 80550
 970.402.3047
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SUBMITTAL
FINAL DEVELOPMENT PLAN

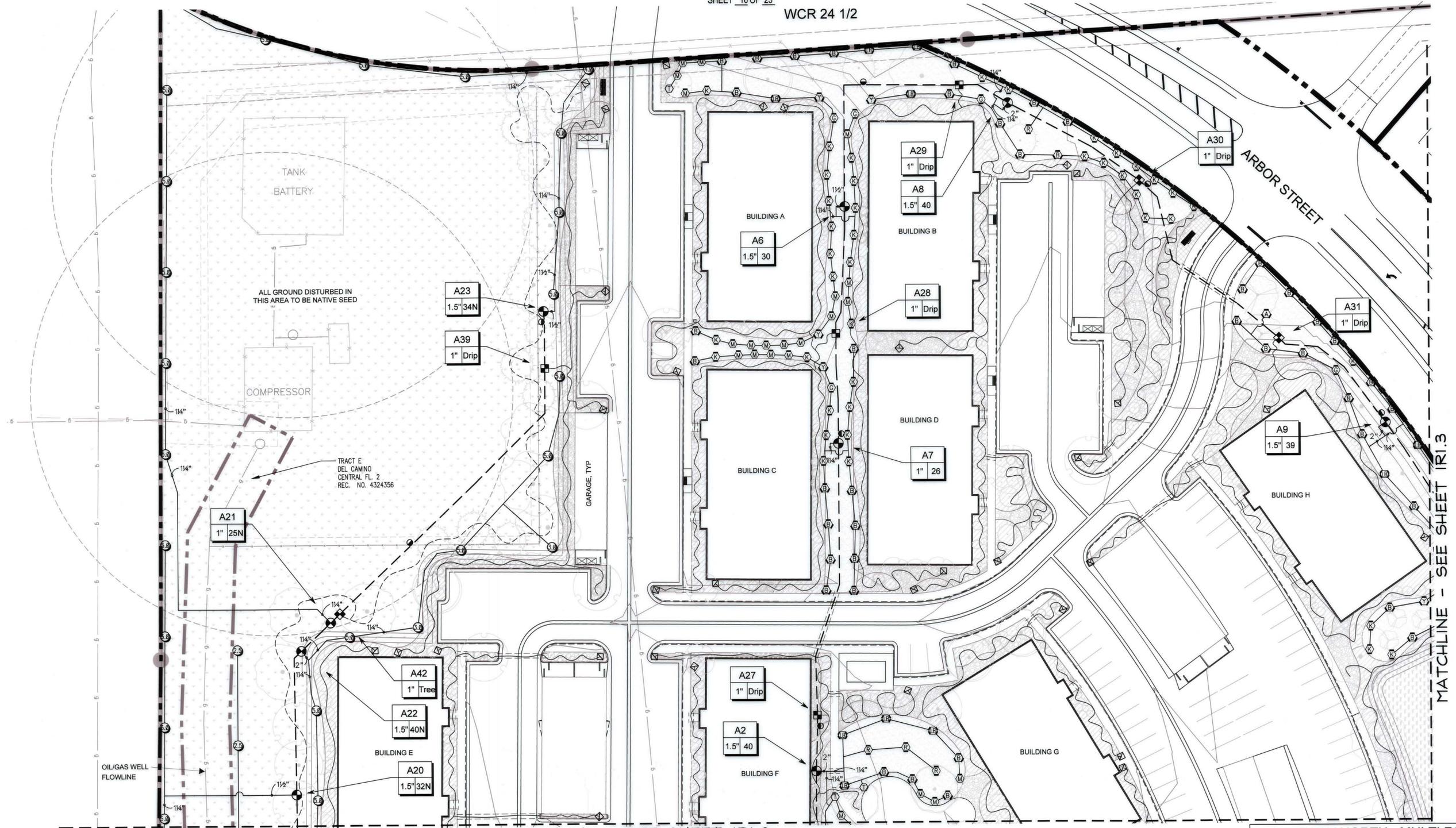
DRAWN BY:
 CHECKED BY: MRB
 PROJECT NO.: 16018001
 REVISIONS DATE

REVISIONS	DATE

DATE
08/30/2017

SHEET TITLE
IRRIGATION DESIGN

SHEET INFORMATION
IR1.1



MATCHLINE - SEE SHEET IRI.2

MATCHLINE - SEE SHEET IRI.3

GATEWAY NORTH - MULTI FAMILY	
IRRIGATION DESIGN	
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FINAL DEVELOPMENT PLAN
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 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
 SHEET 17 OF 25

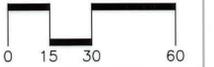


PROJECT TITLE
GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO
 PREPARED FOR
CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET,
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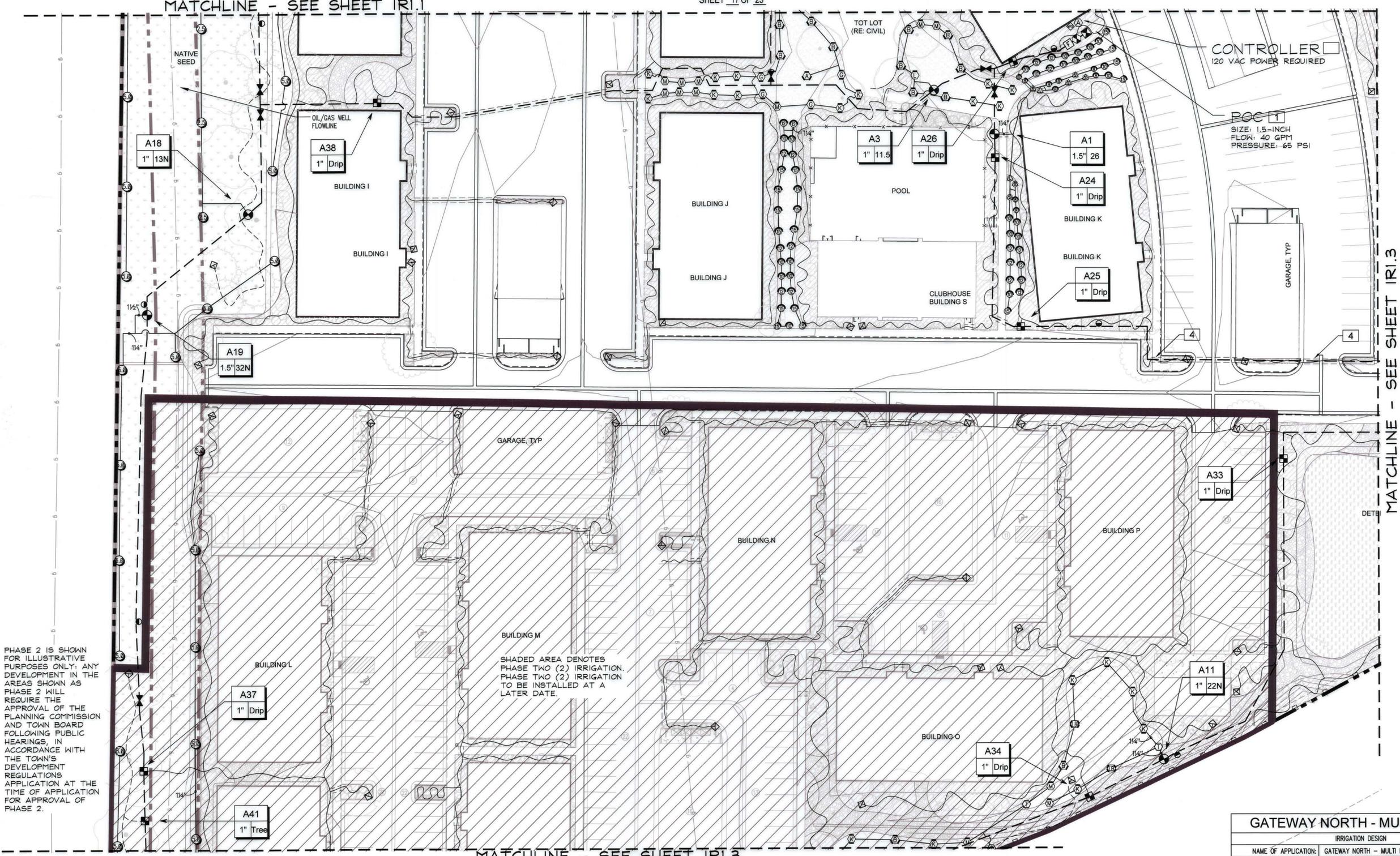
REVISIONS	DATE

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08/30/2017

SHEET TITLE
IRRIGATION DESIGN

SHEET INFORMATION
IR1.2

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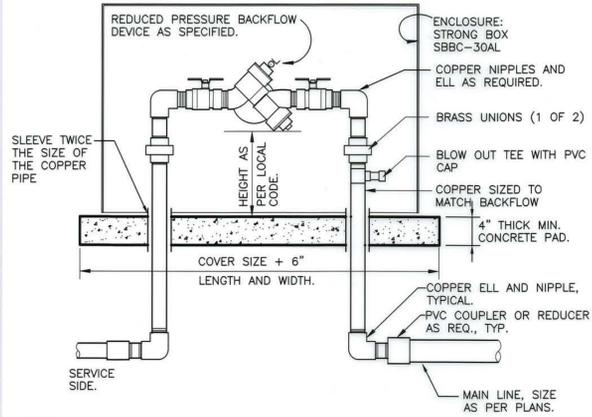
PHASE 2 IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ANY DEVELOPMENT IN THE AREAS SHOWN AS PHASE 2 WILL REQUIRE THE APPROVAL OF THE PLANNING COMMISSION AND TOWN BOARD FOLLOWING PUBLIC HEARINGS, IN ACCORDANCE WITH THE TOWN'S DEVELOPMENT REGULATIONS APPLICATION AT THE TIME OF APPLICATION FOR APPROVAL OF PHASE 2.

SHADED AREA DENOTES PHASE TWO (2) IRRIGATION. PHASE TWO (2) IRRIGATION TO BE INSTALLED AT A LATER DATE.

GATEWAY NORTH - MULTI FAMILY	
IRRIGATION DESIGN	
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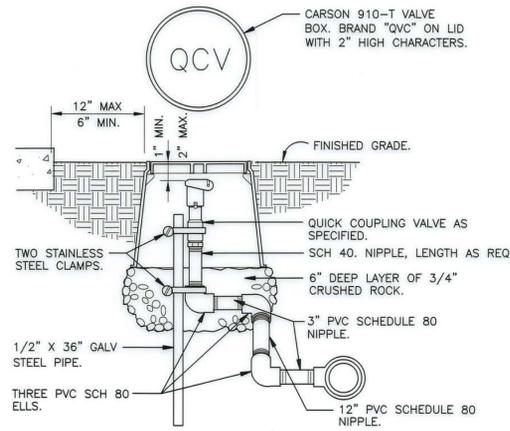


FINAL DEVELOPMENT PLAN
GATEWAY NORTH - MULTI-FAMILY
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
 SHEET 19 OF 25



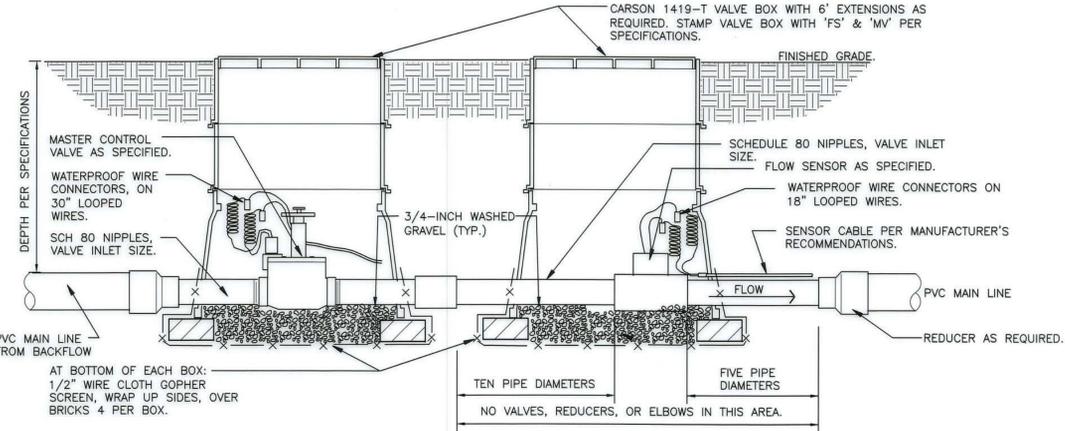
- NOTES:**
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 2. SLOPE TOP SURFACE OF PAD AT 0.5% WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.
 4. ALL WELD JOINTS SHALL BE CONTINUOUS AND GROUND SMOOTH.

1 RP BACKFLOW W/ ENCLOSURE
 1" = 1'-0" 328409.46-03



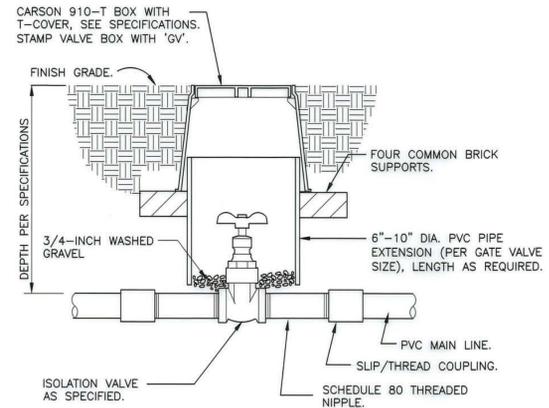
NOTE: PRE-FABRICATED SWING JOINT ASSEMBLY MAY BE UTILIZED.

2 QUICK COUPLING VALVE IN BOX
 1 1/2" = 1'-0" 328406.43-02



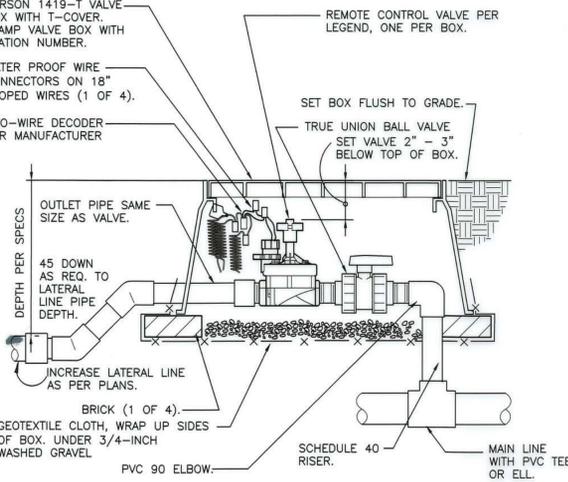
- NOTE:**
1. DIRECT BURIAL 1 PAIR, TWISTED SHIELDED CABLE--MINIMUM CONDUCTOR SIZE 20 AWG. DO NOT EXCEED 2,000 FEET IN LAYING DISTANCE FROM FLOW SENSOR TO IRRIGATION CONTROLLER.
 2. SIZE FLOW SENSOR BASED ON REQUIRED GPM NEEDED ON PROJECT.
 3. MINIMUM DISTANCES BETWEEN ANY FITTING OR VALVE AND FLOW SENSOR ARE NOTED ABOVE.

3 MASTER VALVE/FLOW SENSOR-WEATHERMATIC
 1 1/2" = 1'-0" 328406.23-13



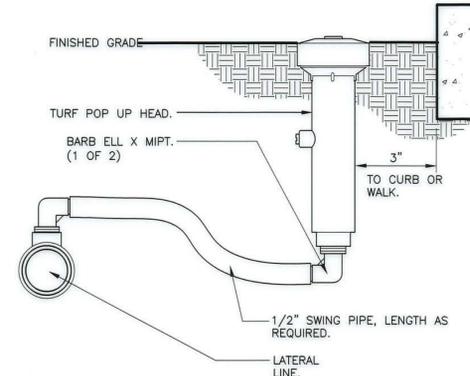
NOTE: VALVE SHALL HAVE CROSS HANDLE FOR EASE OF MAINTENANCE

4 ISOLATION GATE VALVE
 1 1/2" = 1'-0" 328406.33-01



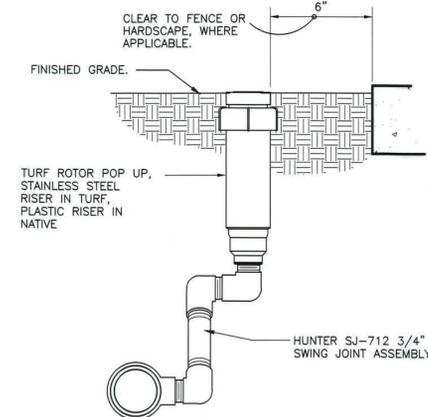
NOTE: LEAVE 2 FOOT LOOP OF 2-WIRE CABLE IN EACH BOX. ADD SURGE DECODER AT VALVE AS RECOMMENDED BY MANUFACTURER.

5 REMOTE CONTROL TURF VALVE W/DECODER
 1 1/2" = 1'-0" 328406.13-06

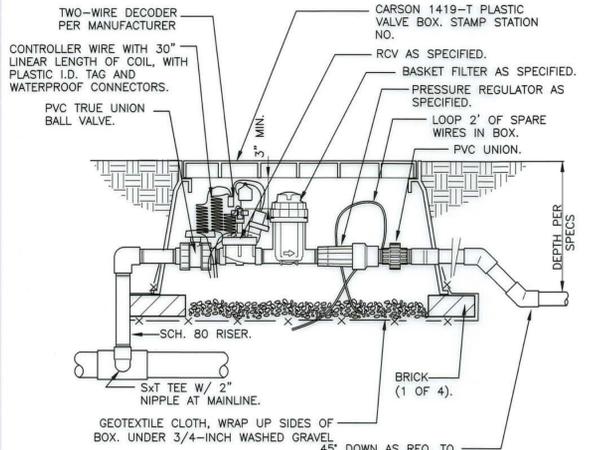


- NOTES:**
1. 6-INCH POP-UP RISERS SHALL BE UTILIZED IN ALL TURF/NATIVE SEEDED AREAS.
 2. SIDE INLET SHALL NOT BE UTILIZED.

6 6-INCH POP-UP SPRAY
 3" = 1'-0" 328403.13-02

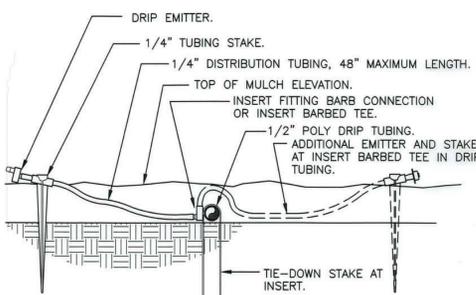


7 GEAR-DRIVEN ROTOR ASSEMBLY
 3" = 1'-0" 328403.16-01



NOTE: LEAVE 2 FOOT LOOP OF 2-WIRE CABLE IN EACH BOX. ADD SURGE DECODER AT VALVE AS RECOMMENDED BY MANUFACTURER.

8 1" DRIP VALVE W/BASKET FILTER & DECODER
 1 1/2" = 1'-0" 328413.76-30



9 DRIP EMITTER AT 1/4" TUBING
 3" = 1'-0" 328413.13-13

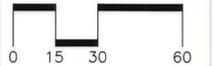


PROJECT TITLE
GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO
 PREPARED FOR
CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET,
 L-101 B
 GREELEY, CO

MPI Designs
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 970.402.3047
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SUBMITTAL
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DRAWN BY:
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SHEET TITLE
IRRIGATION DETAILS

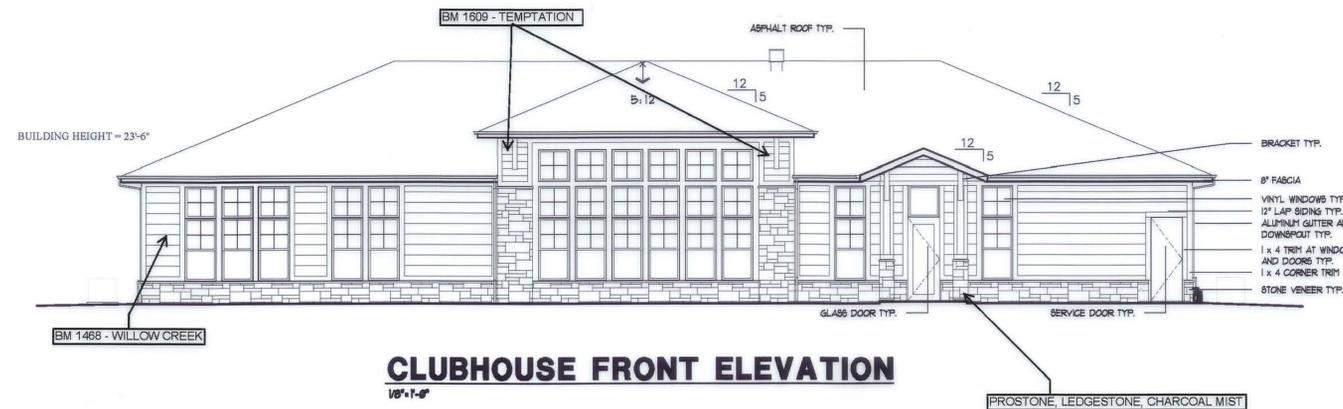
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GATEWAY NORTH - MULTI FAMILY	
IRRIGATION DETAILS	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY
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FINAL DEVELOPMENT PLAN
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 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
 SHEET 23 OF 25



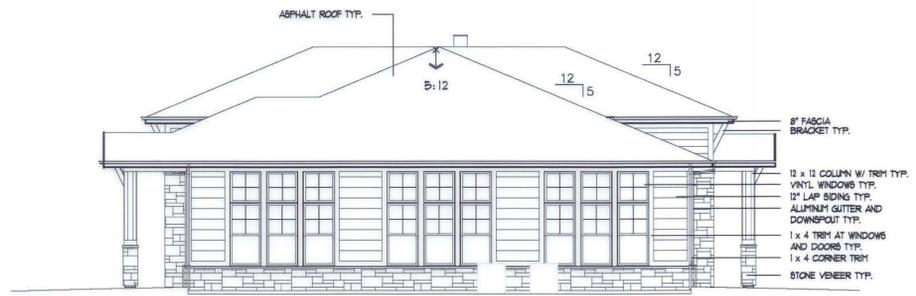
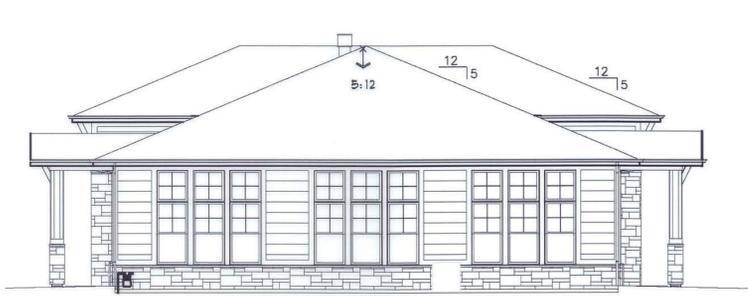
MATERIAL SCHEME

- STONE
 BORAL PROSTONE
 LEDGESTONE, CHARCOAL MIST
- BOARD AND BATTEN SIDING
 BENJAMIN MOORE 1609-TEMPTATION
- 8" AND 12" LAP SIDING
 BENJAMIN MOORE 1468-WILLOW CREEK
- DECORATIVE TRIM AND BRACKETS
 BENJAMIN MOORE 1464-LIGHT PEWTER

PROJECT TITLE
GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO
 PREPARED FOR
CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET,
 L-101 B
 GREELEY, CO



SUBMITTAL
FINAL DEVELOPMENT PLAN

DRAWN BY: BSA
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GATEWAY NORTH - MULTI FAMILY	
CLUBHOUSE ELEVATIONS	
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SHEET TITLE
CLUBHOUSE ELEVATIONS

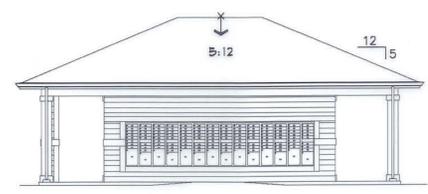
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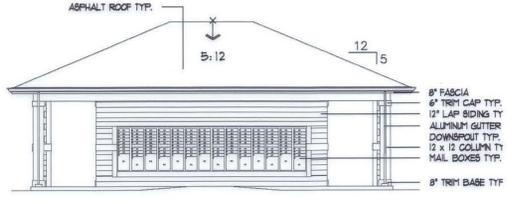
FINAL DEVELOPMENT PLAN
 GATEWAY NORTH - MULTI-FAMILY
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
 SHEET 24 OF 25



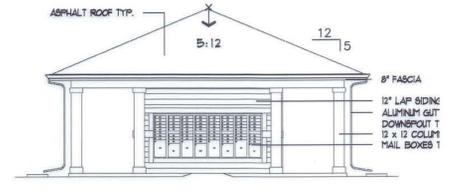
MAIL KIOSK REAR ELEVATION
 1/8"=1'-0"



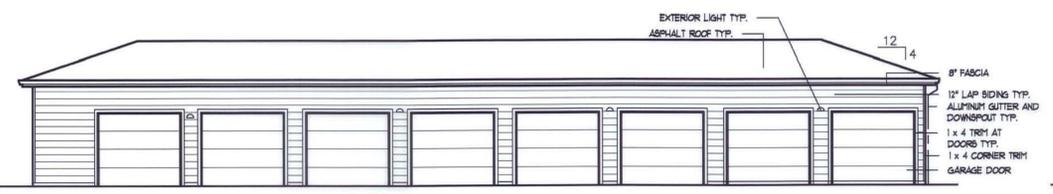
MAIL KIOSK LEFT ELEVATION
 1/8"=1'-0"



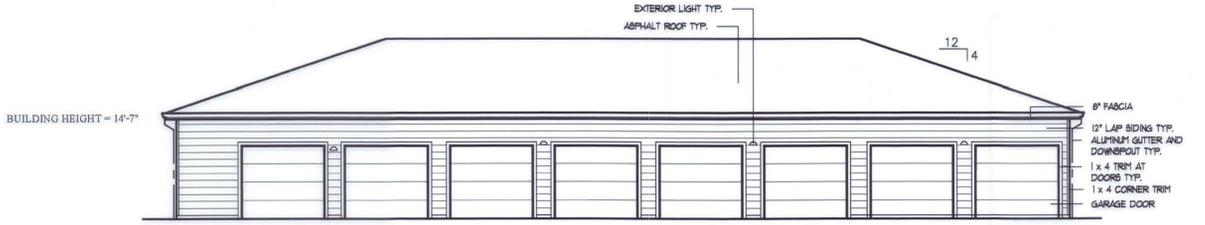
MAIL KIOSK FRONT ELEVATION
 1/8"=1'-0"



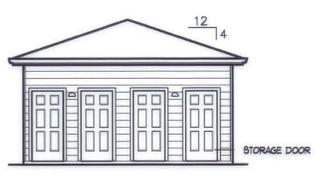
MAIL KIOSK RIGHT ELEVATION
 1/8"=1'-0"



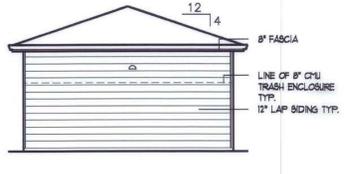
SINGLE GARAGE FRONT ELEVATION
 1/8"=1'-0"



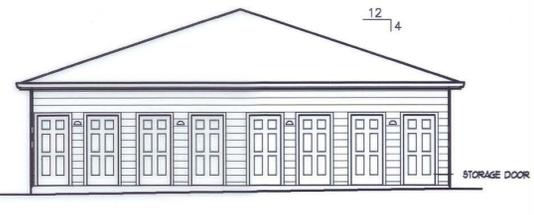
DOUBLE GARAGE FRONT ELEVATION
 1/8"=1'-0"



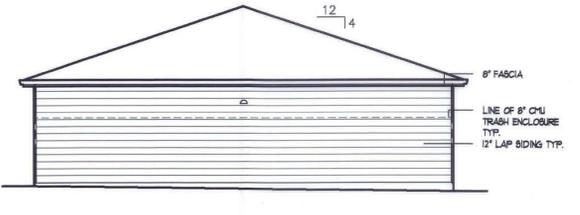
SINGLE GARAGE LEFT ELEVATION
 1/8"=1'-0"



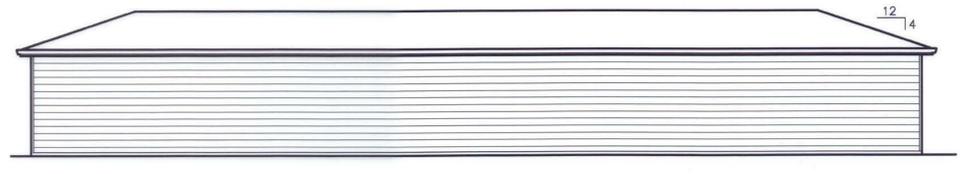
SINGLE GARAGE RIGHT ELEVATION
 1/8"=1'-0"



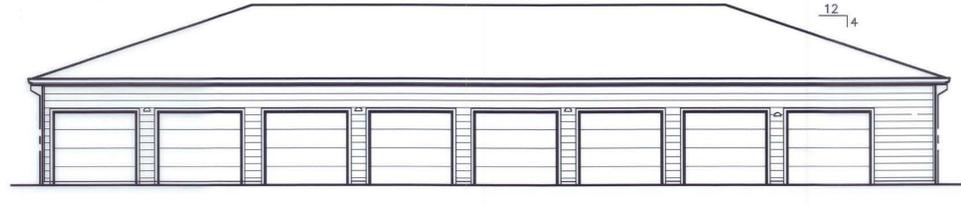
DOUBLE GARAGE LEFT ELEVATION
 1/8"=1'-0"



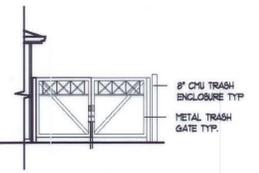
DOUBLE GARAGE RIGHT ELEVATION
 1/8"=1'-0"



SINGLE GARAGE REAR ELEVATION
 1/8"=1'-0"



DOUBLE GARAGE REAR ELEVATION
 1/8"=1'-0"



TRASH GATE ELEVATION
 1/8"=1'-0"

PROJECT TITLE
GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO
 PREPARED FOR
CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET,
 L-101 B
 GREELEY, CO

SUBMITTAL
FINAL DEVELOPMENT PLAN

DRAWN BY: BSA
 CHECKED BY: MRB
 PROJECT NO.: 16018001

REVISIONS	DATE

DATE
08/30/2017

GATEWAY NORTH - MULTI FAMILY	
MAIL KIOSK AND GARAGE ELEVATIONS	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	05/06/2016
REVISION DATE:	06/24/2016 TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	09/30/2016 TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	02/24/2017 TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	04/10/2017 TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	07/03/2017 TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	07/31/2017 SITE PHASING
REVISION DATE:	08/30/2017 TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	

SHEET 24 OF 25

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811
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SHEET TITLE
MAIL KIOSK AND GARAGE ELEVATIONS

SHEET INFORMATION
A4

24 of 25

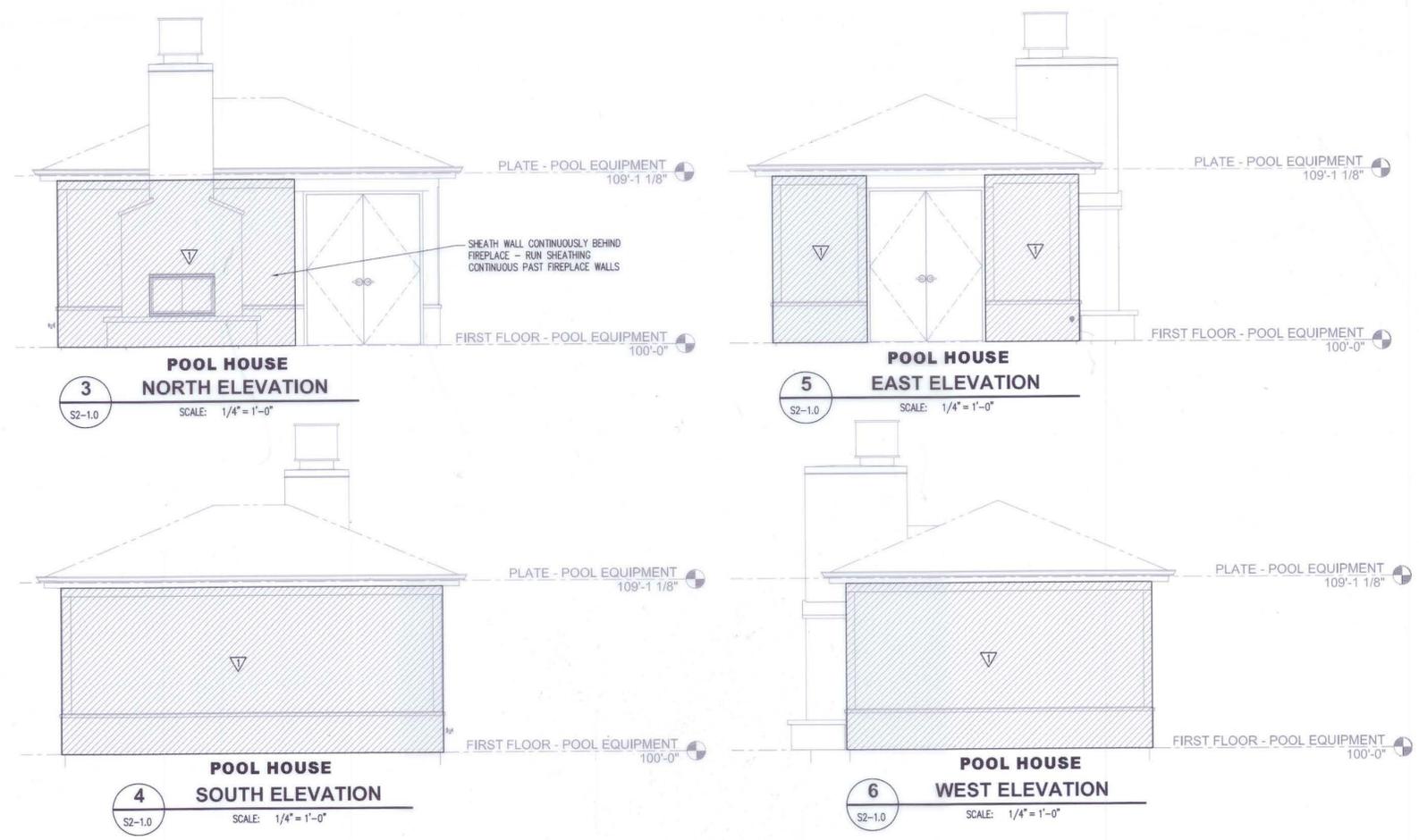
FINAL DEVELOPMENT PLAN
 GATEWAY NORTH - MULTI-FAMILY
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
 SHEET 25 OF 25

SEAL

PROJECT TITLE
GATEWAY NORTH MULTI-FAMILY

FIRESTONE, CO
 PREPARED FOR
CROW CREEK CONSTRUCTION, LLC

7251 W. 20TH STREET,
 L-101 B
 GREELEY, CO



SUBMITTAL
FINAL DEVELOPMENT PLAN

DRAWN BY: BSA
 CHECKED BY: MRB
 PROJECT NO.: 16018001

REVISIONS	DATE

DATE
08/30/2017

SHEET TITLE
POOLHOUSE ELVATIONS

SHEET INFORMATION
A5

GATEWAY NORTH - MULTI FAMILY	
MAINTENANCE/POOLHOUSE ELEVATIONS	
NAME OF APPLICATION:	GATEWAY NORTH - MULTI FAMILY
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	05/06/2016
REVISION DATE:	06/24/2016 TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	09/30/2016 TOWN COMMENTS - RESUBMITTAL
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REVISION DATE:	07/31/2017 SITE PHASING
REVISION DATE:	08/30/2017 TOWN COMMENTS - RESUBMITTAL
REVISION DATE:	
SHEET 25 OF 25	

