

FINAL DEVELOPMENT PLAN

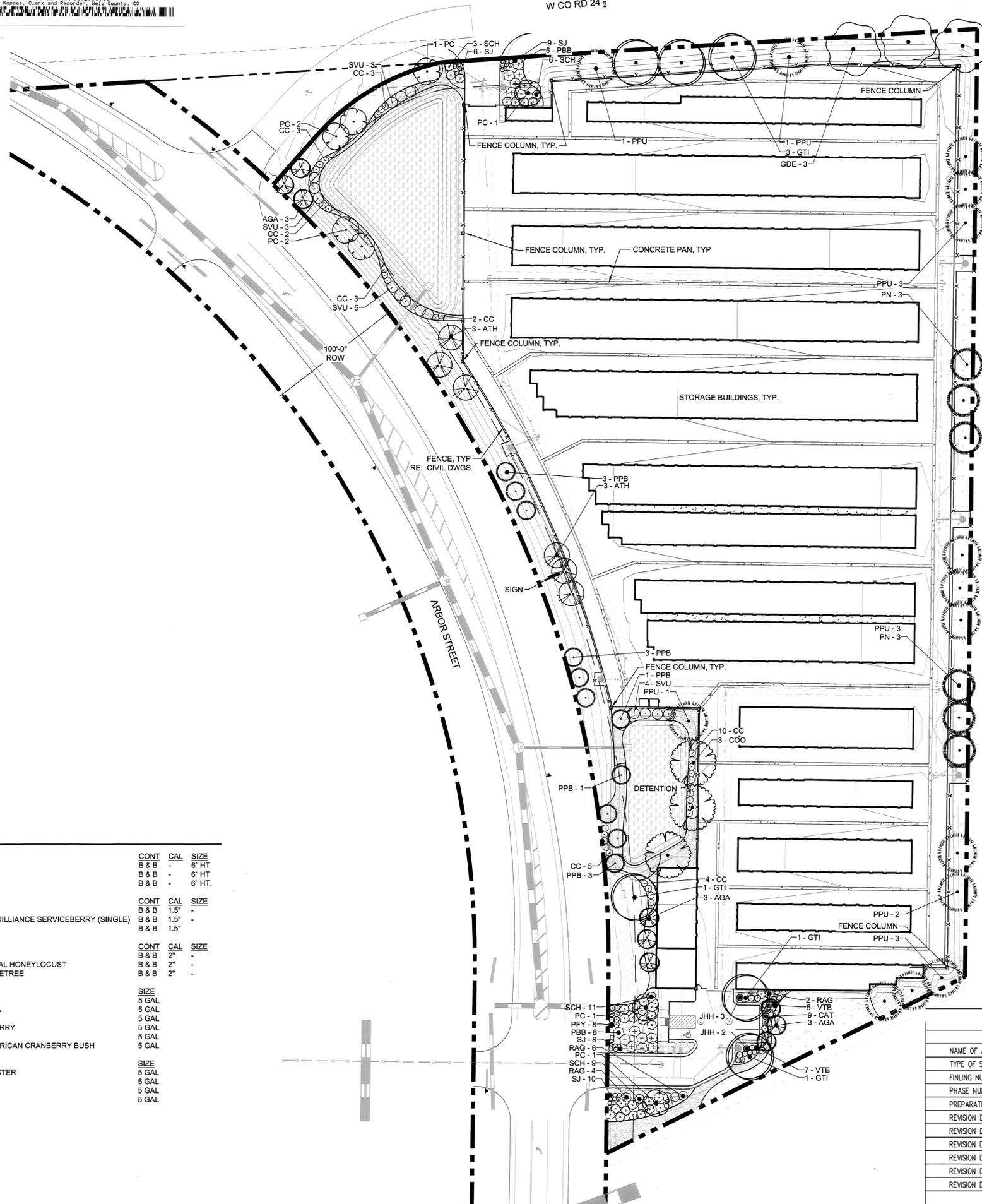
GATEWAY NORTH - SELF STORAGE

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 13

4358170 Pages: 7 of 13
12/07/2017 08:08 AM Plt Fee: 3133.00
Carly Koppenhaver, Clerk and Recorder, Weld County, CO

W CO RD 24 1/2



LEGEND

SYMBOL	DESCRIPTION
[Pattern]	WOOD MULCH
[Pattern]	WATER QUALITY SEED MIX
[Pattern]	NATIVE SEED MIX
[Pattern]	IRRIGATED TURF
[Pattern]	ROCK MULCH

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
PPU	14	PICEA PUNGENS / COLORADO SPRUCE	B & B	-	6' HT
PPB	11	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES SPRUCE	B & B	-	6' HT
PN	6	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	-	6' HT.
ORNAMENTAL TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
ATH	6	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	B & B	1.5"	-
AGA	9	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY (SINGLE)	B & B	1.5"	-
PC	8	PYRUS CALLERYANA / ORNAMENTAL PEAR 'CHANTICLEER'	B & B	1.5"	-
SHADE TREE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
COO	3	CELTIS OCCIDENTALIS / WESTERN HACKBERRY	B & B	2'	-
GTI	6	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL' / THORNLESS IMPERIAL HONEYLOCUST	B & B	2'	-
GDE	3	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE	B & B	2'	-
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE		
CC	32	CORNUS SANGUINEA 'ARCTIC FIRE' TM / ARCTIC FIRE DOGWOOD	5 GAL		
PFY	8	POTENTILLA FRUTICOSA 'YELLOW GEM' / YELLOW GEM POTENTILLA	5 GAL		
SJ	33	SPIRAEA JAPONICA 'ALPINA' / DAPHNE JAPANESE SPIREA	5 GAL		
SCH	29	SYMPHORICARPOS X CHENAULTII 'HANCOCK' / HANCOCK CORALBERRY	5 GAL		
SVU	15	SYRINGA VULGARIS / COMMON LILAC (PURPLE)	5 GAL		
VTB	12	VIBURNUM TRILOBUM 'BAILEY COMPACT' / BAILEY'S COMPACT AMERICAN CRANBERRY BUSH	5 GAL		
SPREADING SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE		
CAT	9	COTONEASTER ADPRESSUS 'TOM THUMB' / TOM THUMB COTONEASTER	5 GAL		
JHH	5	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER	5 GAL		
PBB	14	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL		
RAG	12	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL		

GATEWAY NORTH

NAME OF APPLICATION:	GATEWAY NORTH - SELF STORAGE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FINING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	05/06/2016
REVISION DATE:	06/27/2016 TOWN COMMENTS-RESUBMITTAL
REVISION DATE:	09/30/2016 TOWN COMMENTS-RESUBMITTAL
REVISION DATE:	03/29/2016 TOWN COMMENTS-RESUBMITTAL
REVISION DATE:	06/12/2017 TOWN COMMENTS-RESUBMITTAL
REVISION DATE:	08/29/2017 TOWN COMMENTS-RESUBMITTAL
REVISION DATE:	10/06/2017 TOWN COMMENTS-RESUBMITTAL

GATEWAY NORTH SELF STORAGE

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 970.225.6657 | www.ripleydesigninc.com

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OWNER

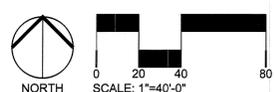
VARRA COMPANIES
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SURVEYOR

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No.	DESCRIPTION	DATE
01	SDP	7/11/16
02	SDP RESUBMITTAL	09/30/16
03	SDP RESUBMITTAL	03/17/17
04	SDP RESUBMITTAL	06/06/17
05	SDP RESUBMITTAL	08/29/17
06	SDP RESUBMITTAL	10/06/17

LANDSCAPE PLAN

SEAL:

PROJECT No.: R16-005

DRAWN BY: KR

REVIEWED BY: SC

DRAWING NUMBER:

Plotted By: Sam Coultis Layout: 7 LANDSCAPE PLAN Printed On: 10/4/2017 1:40 PM File Name: 1 LANDSCAPE PLAN.dwg

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ORIGINAL SIZE 24X36

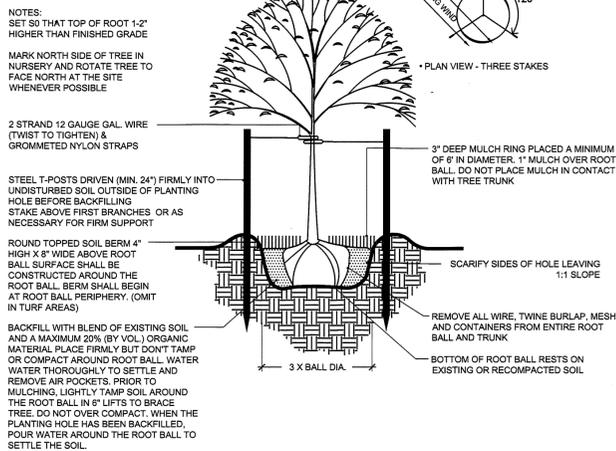
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REVISIONS		
No.	DESCRIPTION	DATE

LANDSCAPE DETAILS

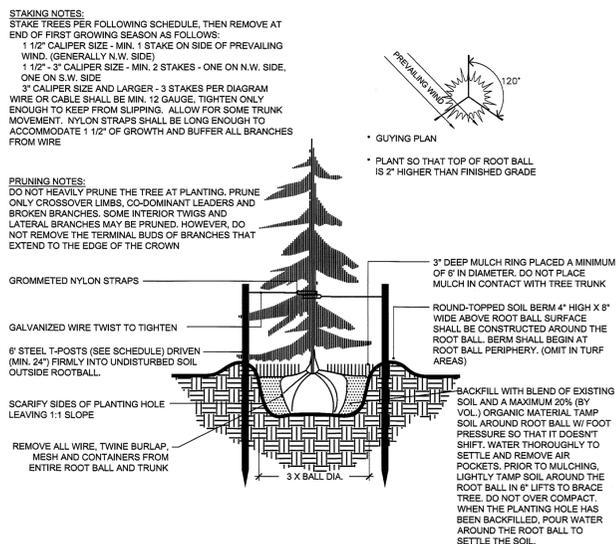
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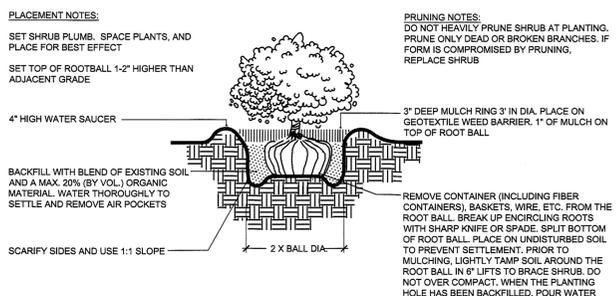
PROJECT No.: R16-005
 DRAWN BY: KR
 REVIEWED BY: SC
DRAWING NUMBER:



1 TREE PLANTING DETAIL - STEEL POSTS
 SCALE: NTS L-PL-12



2 CONIFER TREE PLANTING DETAIL - STEEL POSTS
 SCALE: NTS L-PL-13



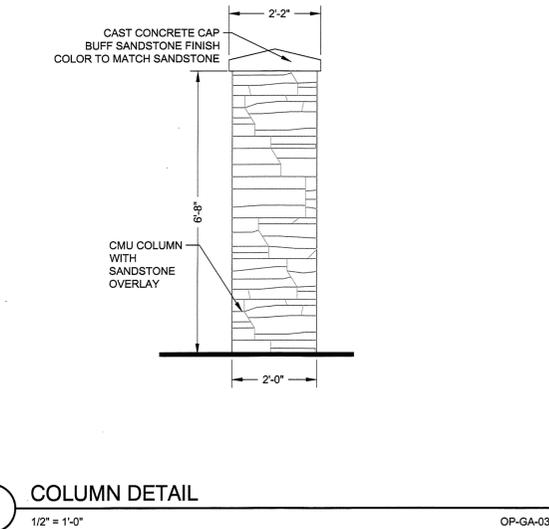
3 SHRUB PLANTING DETAIL
 SCALE: NTS L-PL-14

STATEMENT OF INTENT

THE INTENT OF THE LANDSCAPE DESIGN IS TO APPROPRIATELY SCREEN THE FENCE AND PARKING LOT OF THE STORAGE FACILITY. THE ON-SITE DETENTION AREAS ARE VEGETATED TO GIVE BOTH A NATURAL APPEARANCE AND AESTHETIC VALUE. THE PERIMETER TREATMENT OF THE STORAGE FACILITY WAS DESIGNED AS TO PROVIDE VISIBILITY INTO THE LOT FROM THE STREET, SATISFYING SECURITY NEEDS.

SEED MIXES

NATIVE SEED MIX					
SPECIES	PREFERRED VARIETIES	SEEDED RATE LBS./ACRE (DRILLED)	PLS SEEDED / ACRE	TOTAL: -51 SEEDS / SF	
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		
PASCOPYRUM SMITHII WESTERN WHEATGRASS	ARRIBA, BARTON	4	504000		
			15		2239500
WATER QUALITY SEED MIX					
SPECIES	PREFERRED VARIETIES	SEEDED RATE LBS./ACRE (DRILLED)	PLS SEEDED / ACRE		TOTAL: -58 SEEDS / SF
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		
PASCOPYRUM SMITHII WESTERN WHEATGRASS	ARRIBA, BARTON	4	504000		
SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	BLAZE	3	285000		
			18	2524500	



4 COLUMN DETAIL
 1/2" = 1'-0" OP-GA-03

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IRRIGATION SCHEDULE

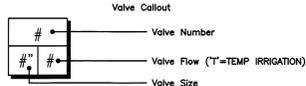
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE & SERIES TURF SPRAY, 30 PSI REGULATED 6.0' POP-UP. WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-06-PRS30-CV WITH 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 PROS-06-PRS30-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 PROS-06-PRS30-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 PROS-06-PRS30-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 PROS-06-PRS40-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 PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	30
	HUNTER MP2000 PROS-06-PRS40-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 PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	30
	HUNTER MP3000 PROS-06-PRS40-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 PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	30
	HUNTER MP3500 PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	30
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	30

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER, AT THE APPROXIMATE LOCATION SHOWN (RE: UTILITY PLANS). 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. CONTRACTOR TO INSTALL BACKFLOW PER NATIONAL PLUMBERS CODE AND PER LOCAL CODE. BACKFLOW SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER.
2	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 SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD XGZ-PRB-100-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. FLOW RANGE 36GPM TO 20GPM.
	DRIPLINE FLUSH CAP AGRIFIM FLUSH CAP. 3/4" DRIPLENE COMPRESSION END CAP WITH SCREW ON END.
	REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL ICV 1-INCH PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION
	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-SRC: 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-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).
	PEDESTAL MOUNT CONTROL SYSTEM HUNTER ACC MODEL A2C-1200-55 12 STATION BASE UNIT CONTROLLER, EXPANDS TO 54 STATIONS. UTILIZE THREE (3) A2M-600 EXPANSION MODULES. OUTDOOR MODULAR CONTROLLER. STAINLESS STEEL PEDESTAL. CONVENTIONAL WIRES.
	WEATHER STATION HUNTER WIRELESS RAIN SENSOR MWS-FR WEATHER STATION WITH RAIN SENSOR, WIND SENSOR AND FREEZE SENSOR, 120 VAC, 5 AMP, 5 YEAR WARRANTY.
	CREATIVE SENSOR TECHNOLOGY FSI-T 1-INCH PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE WALL IRRIGATION CONTROLLERS. FLOW RANGE: .86-52 GPM.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1-INCH 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.
	IRRIGATION LATERAL LINE TO TEMPORARY ABOVE GRADE NATIVE SPRINKLERS PVC CLASS 200 SDR 21 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 1.25-INCH UNLESS OTHERWISE NOTED.
	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. REFER TO SPECIFICATIONS.



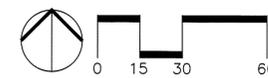
EMITTER SCHEDULE

PLANT TYPE	EMITTER TYPE	GPH/OUTLET	NO. OF EMITTERS	TOTAL FLOW
GROUNDCOVER	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:
- MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.
 - REFER TO LEGEND AND DETAILS FOR INLINE DRIP TOTALS.

INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PER ENGINEER) OF 65 PSI, AT A MINIMUM FLOW OF 10 GPM AT THE 3/4-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. ('811-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 BOLLERS 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.
 - INSTALL THREE (3) #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE FOR USE AS SPARES IN CASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.
 - 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 AN ABOVE GRADE SYSTEM. THE SYSTEM IS NOT INTENDED TO OPERATE BEYOND ESTABLISHMENT AND SHALL BE PHYSICALLY DISCONNECTED NO LATER THAN OCTOBER 1, 2019. CONTACT PUBLIC WORKS AT 303-833-3544 TO WITNESS THE DISCONNECTION. ZONES DENOTED WITH 'N' DESIGNATOR.
 - NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.



GATEWAY NORTH

IRRIGATION LEGEND & NOTES	
NAME OF APPLICATION:	GATEWAY NORTH - SELF STORAGE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	05/06/2016
REVISION DATE:	06/27/2016 TOWN COMMENTS-RESUBMITTAL
REVISION DATE:	09/30/2016 TOWN COMMENTS-RESUBMITTAL
REVISION DATE:	03/29/2017 TOWN COMMENTS-RESUBMITTAL
REVISION DATE:	06/12/2017 TOWN COMMENTS-RESUBMITTAL
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REVISION DATE:	10/06/2017 TOWN COMMENTS-RESUBMITTAL

GATEWAY NORTH - SELF STORAGE

11370 ARBOR ST.
 FIRESTONE, CO

CROW CREEK CONSTRUCTION, LLC

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

FINAL DEVELOPMENT PLAN

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

REVISIONS	DATE

10/06/2017

IRRIGATION LEGEND & NOTES

SHEET INFORMATION
IR1.0
 9 Of 13

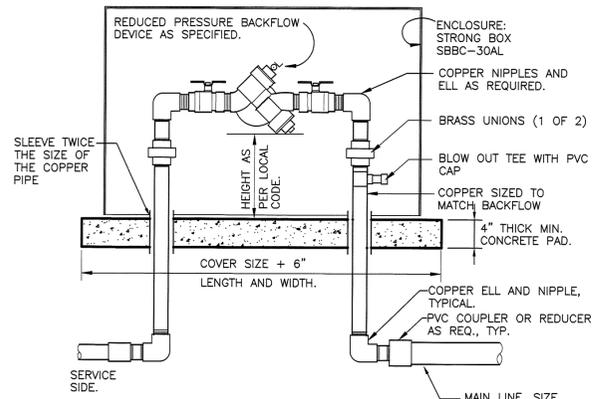
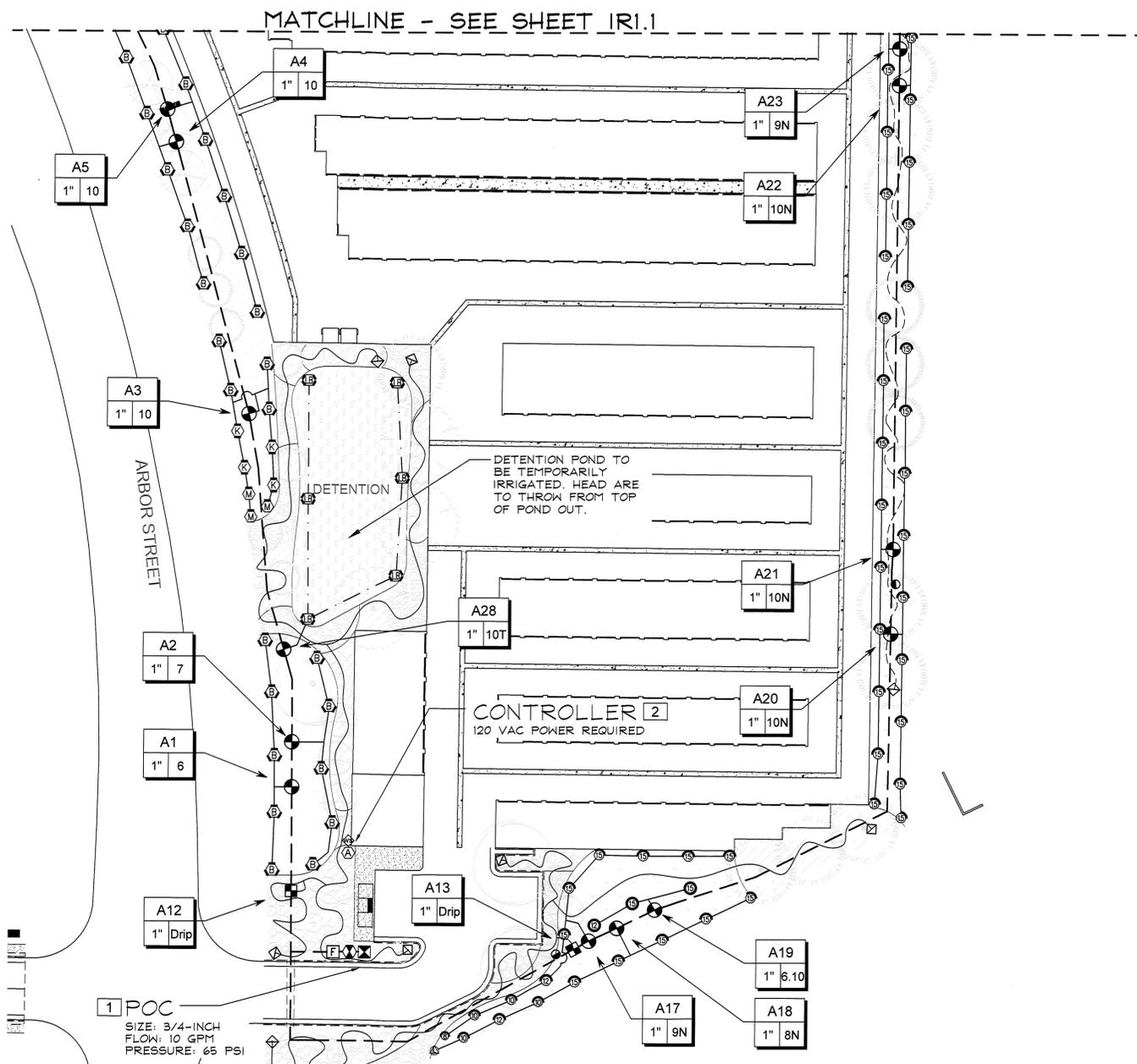


FINAL DEVELOPMENT PLAN

GATEWAY NORTH - SELF STORAGE

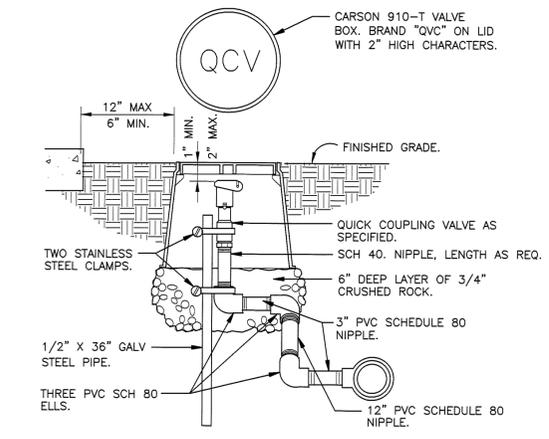
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 LOCATED IN THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 68 WEST OF 6TH P.M.
 SHEET 11 OF 13

NO.	DESCRIPTION	DATE

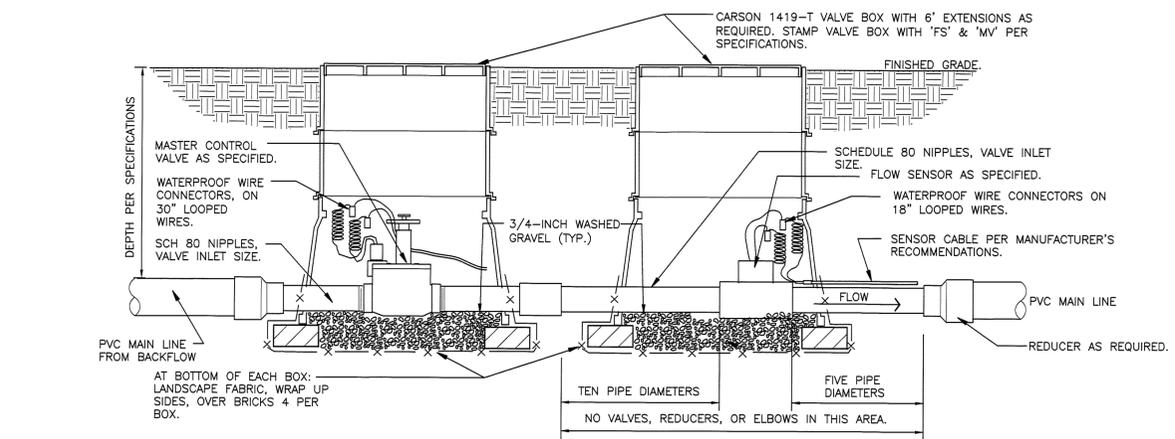


- NOTES:**
1. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.
 2. SLOPE TOP SURFACE OF PAD AT 0.5 % WITH BROOM FINISH. MAKE PIPE SLEEVES WITH 1-1/2 INCH LARGER DIAMETER PIPE THAN PENETRATING PIPE SIZE.
 3. ALL HINGED CONNECTION LOCATIONS AND HARDWARE TO BE TAMPER PROOF.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

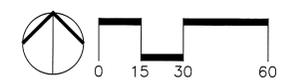
1 RP BACKFLOW W/ ENCLOSURE
 1" = 1'-0" 328409.46-03



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



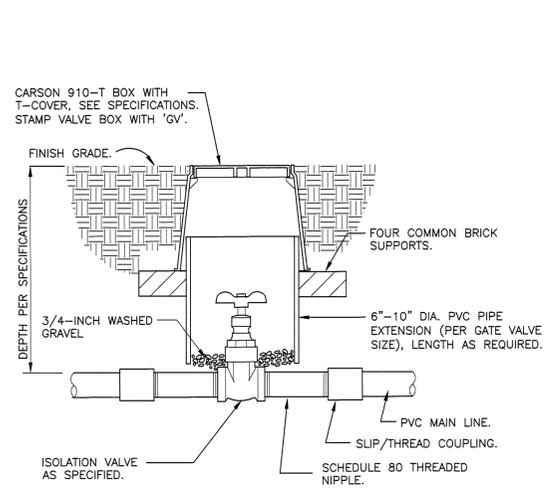
3 MASTER VALVE/FLOW SENSOR ASSEMBLY
 1 1/2" = 1'-0" 328406.23-10



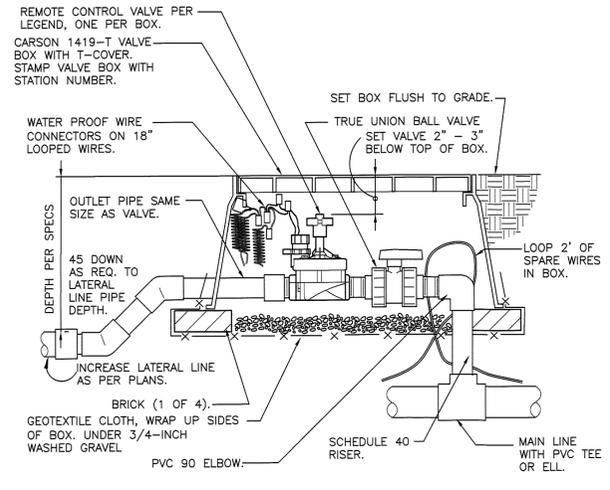
GATEWAY NORTH	
IRRIGATION PLAN	
NAME OF APPLICATION:	GATEWAY NORTH - SELF STORAGE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILE NUMBER:	
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REVISION DATE:	10/06/2017 TOWN COMMENTS-RESUBMITTAL
SHEET 11 OF 13	

FINAL DEVELOPMENT PLAN
GATEWAY NORTH - SELF STORAGE
 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 13

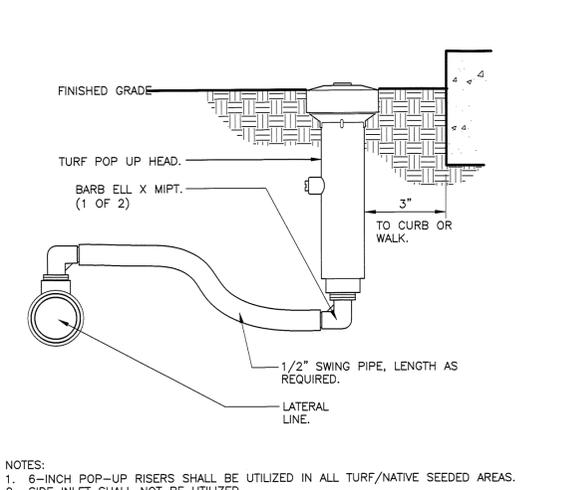
REVISIONS	DATE



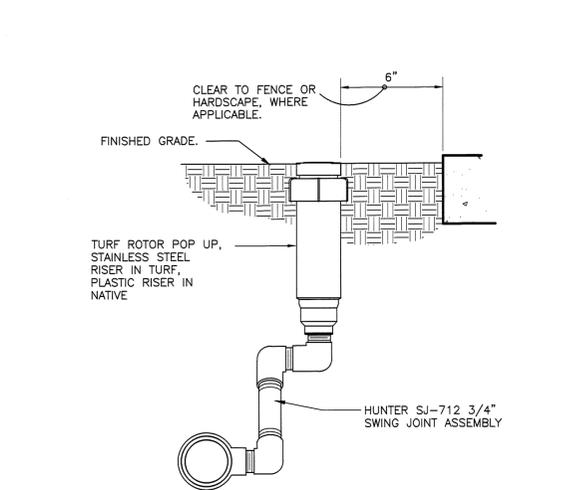
4 ISOLATION GATE VALVE
 1 1/2" = 1'-0" 328406.33-01



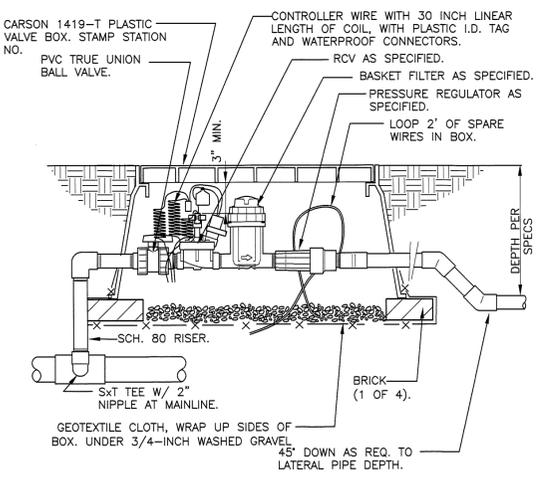
5 REMOTE CONTROL TURF VALVE
 1 1/2" = 1'-0" 328406.13-04



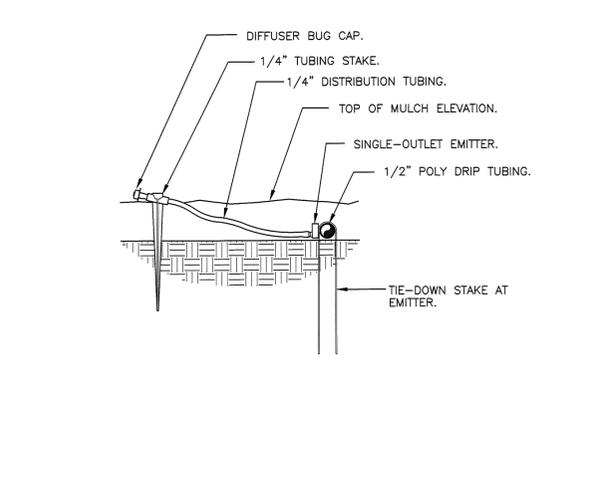
6 6-INCH POP-UP SPRAY
 3" = 1'-0" 328403.13-02



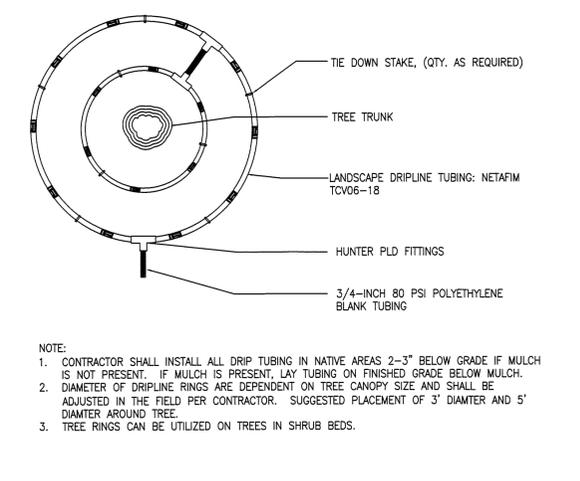
7 GEAR-DRIVEN ROTOR ASSEMBLY
 3" = 1'-0" 328403.16-01



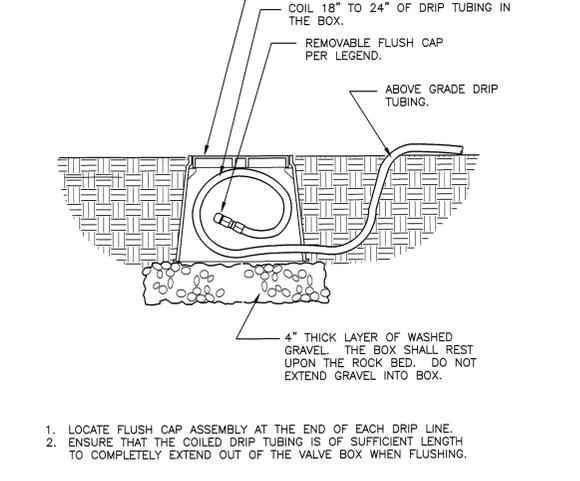
8 1" DRIP VALVE W/ BASKET FILTER
 1 1/2" = 1'-0" 328413.76-26



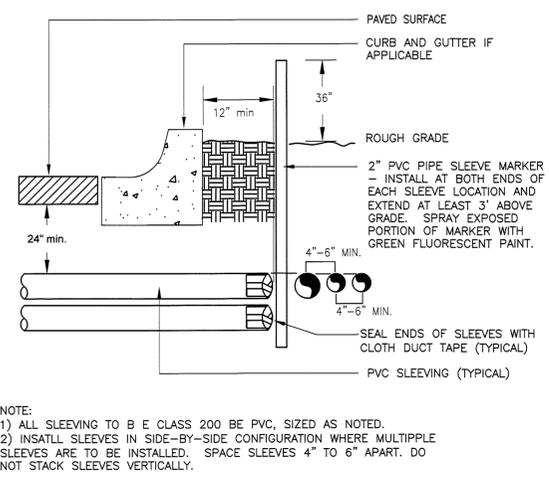
9 DRIP EMITTER AT 1/4" TUBING
 3" = 1'-0" 328413.13-03



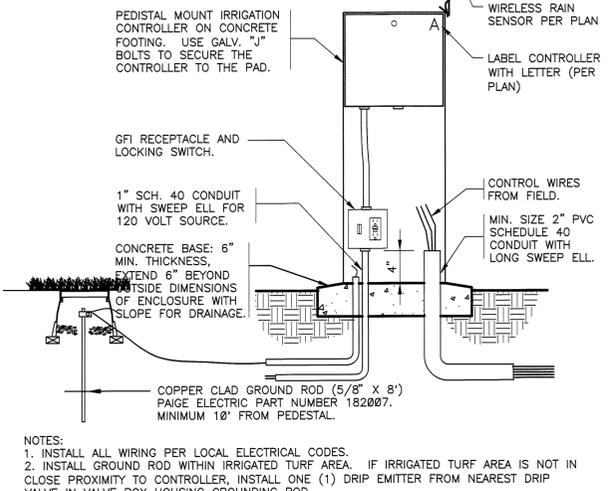
10 TREE RING FOR TREES IN NATIVE
 N.T.S. 328413.56-40



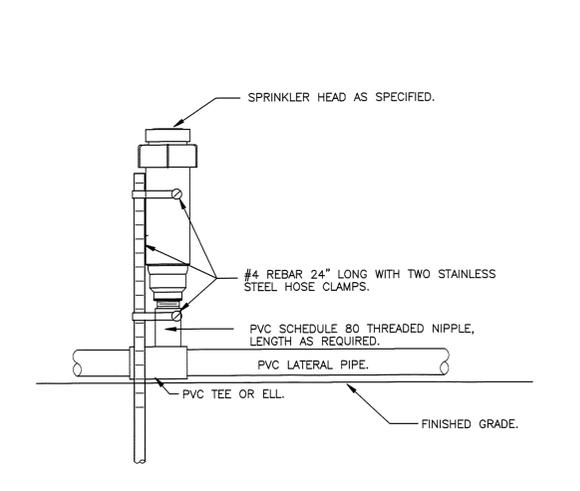
11 DRIP FLUSH CAP ASSEMBLY
 1 1/2" = 1'-0" 328413.49-06



12 TYPICAL SLEEVE
 N.T.S. 328409.76-21



13 PEDESTAL MOUNT CONTROLLER
 N.T.S. 328409.16-03



14 TEMPORARY ROTOR ABOVE-GRADE INSTALL
 N.T.S. 328409.10-03

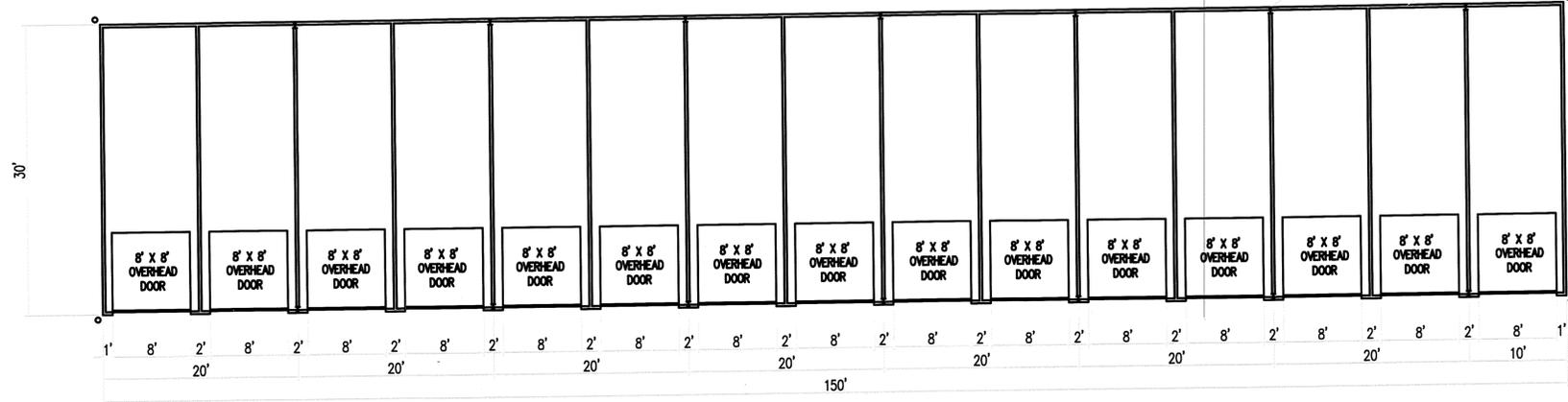


GATEWAY NORTH	
IRRIGATION DETAILS	
NAME OF APPLICATION:	GATEWAY NORTH - SELF STORAGE
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
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REVISION DATE:	10/06/2017 TOWN COMMENTS-RESUBMITTAL
SHEET 12 OF 13	

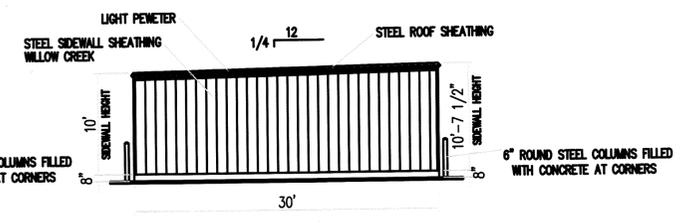
FINAL DEVELOPMENT PLAN

GATEWAY NORTH - SELF STORAGE

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 13 STEEL COLUMNS 2X4'S AT 16" O.C. AROUND PERIMETER

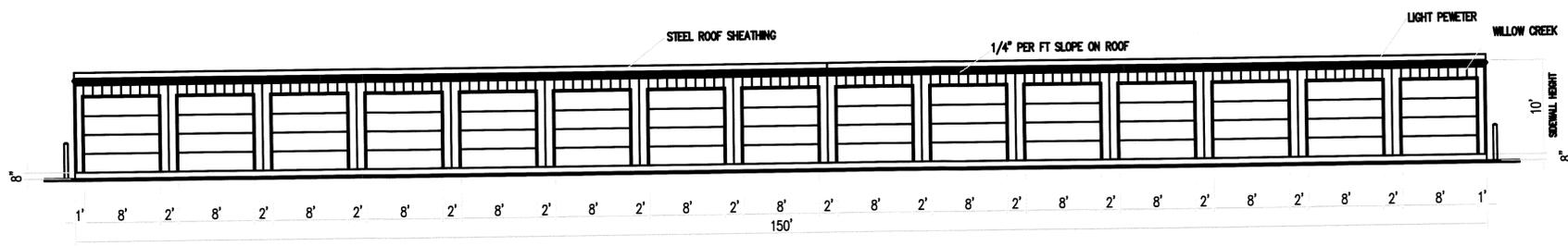


STORAGE UNIT FLOOR PLAN
 1/8" = 1'-0"

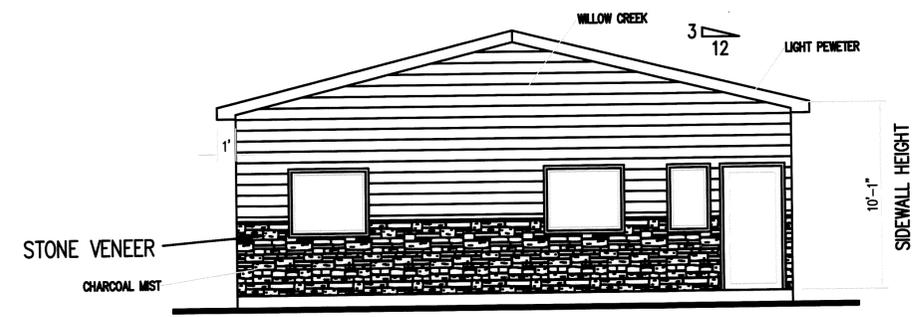


STORAGE UNIT LEFT & RIGHT ELEVATION
 1/8" = 1'-0"

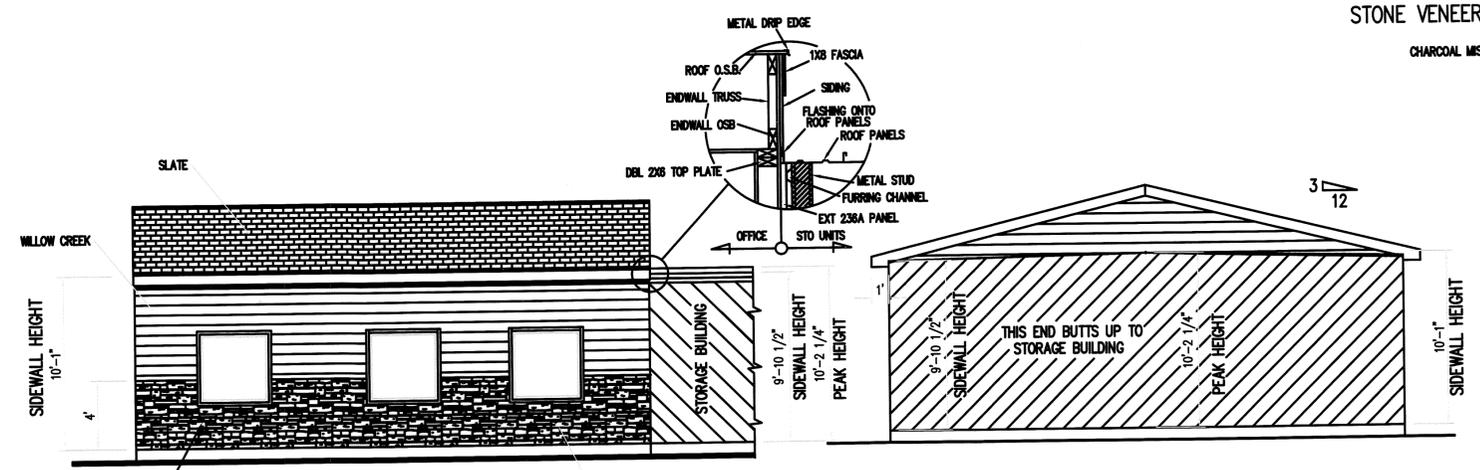
NOTE: STORAGE UNIT BUILDING ELEVATIONS, STYLE, COLOR OF WALL FINISH, ROOFING STAIRS, ARCHITECTURAL APPENDAGES AND OTHER DESIGN FEATURES ARE TYPICAL TO ALL STORAGE UNIT SIZES.



STORAGE UNIT FRONT & REAR ELEVATION
 1/8" = 1'-0"



OFFICE SOUTH ELEVATION
 1/4" = 1'-0"



OFFICE WEST/EAST ELEVATION
 1/4" = 1'-0"

OFFICE NORTH ELEVATION
 1/4" = 1'-0"

PROJECT TITLE
GATEWAY NORTH - SELF STORAGE

11370 ARBOR ST.
 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

NO.	DATE	DESCRIPTION

GATEWAY NORTH		10/06/2017
ARCHITECTURAL ELEVATIONS		
NAME OF APPLICATION:	GATEWAY NORTH - SELF STORAGE	
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN	
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REVISION DATE:	10/06/2017	TOWN COMMENTS-RESUBMITTAL
SHEET 13 OF 13		

SHEET TITLE
ARCHITECTURAL ELEVATIONS

SHEET INFORMATION
A-1.0

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