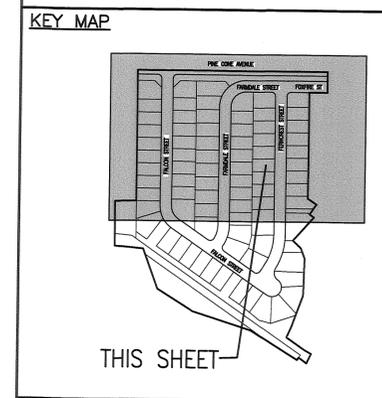
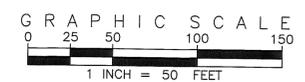


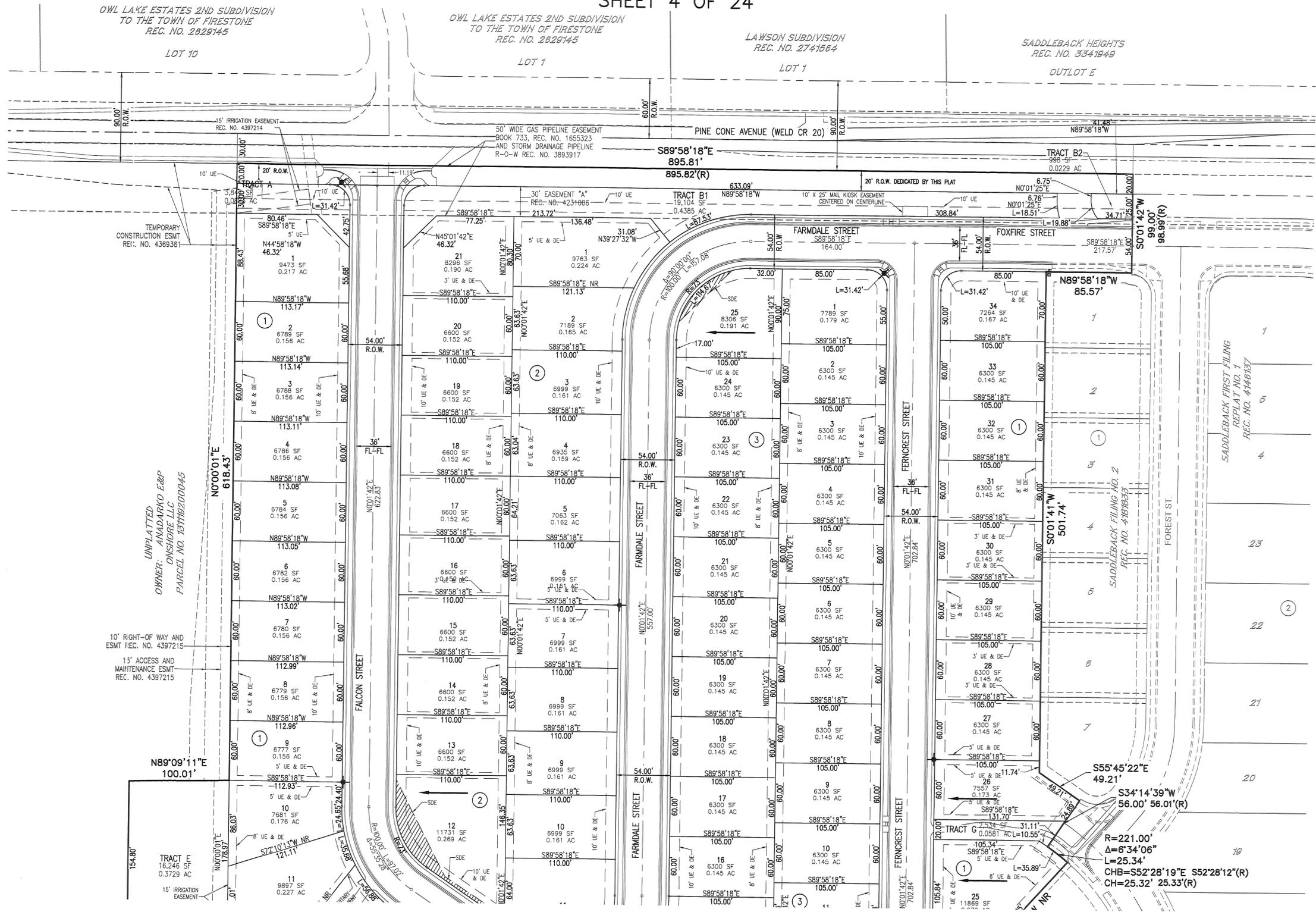
FINAL DEVELOPMENT PLAN SADDLEBACK FILING NO. 3 PLANNED UNIT DEVELOPMENT

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 4 OF 24

4440396 Pages: 4 of 24
10/22/2018 02:55 PM R Fee: \$243.00
Early Release Clerk and Recorder, Weld County, CO
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LAND DEVELOPMENT
ENGINEERING/SURVEYING
5006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
(303)694-1520
WWW.EMKCC.COM



LOT NUMBER	ENHANCED ELEVATION TABLE		
	ELEVATION AND OPTION NUMBER		
	LEFT	RIGHT	REAR
BLOCK 1			
1			1
2		1	1
3			1
4			1
5			1
6			1
7			1
8			1
9			1
10			1
11	1		1
12		1	1
13			1
14			1
15			1
16			1
17	1		1
18		1	1
19			1
20			1
21			1
22			1
23			1
24	2		2
25	2	2	2
26			2
BLOCK 2			
1			1
11	2		1
12		2	
21	1		2
BLOCK 3			
1			1
13	2		1
14		2	
25	1		1

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NO.	DESCRIPTION	DATE BY
DESIGNED BY:	DJO	
DRAWN BY:	DLL	
CHECKED BY:	GMW	
APPROVED BY:	ERM	

NOTE:
THE VARIABLE WIDTH SIGHT DISTANCE EASEMENT (SDE) IS A NO-BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL.

LEGEND:
HOUSE FACING DIRECTION

SADDLEBACK FILING NO. 3 SITE PLAN (NORTH)	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	06-26-18
REVISION DATE:	09-12-18

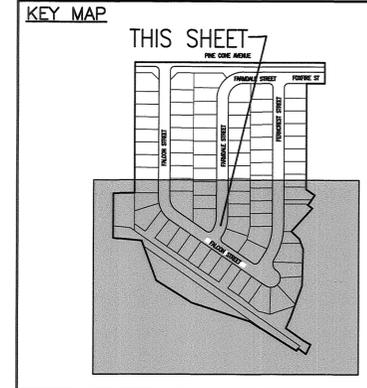
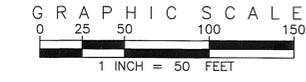
SADDLEBACK FILING NO. 3 SITE PLAN (NORTH)	
DATE:	APR. 7, 2017
JOB NO:	12982.00
SCALE:	HORIZONTAL 1"=50' VERTICAL N/A
SHEET 4 OF 24	4 of 24

FOR CONTINUATION SEE SHEET 5

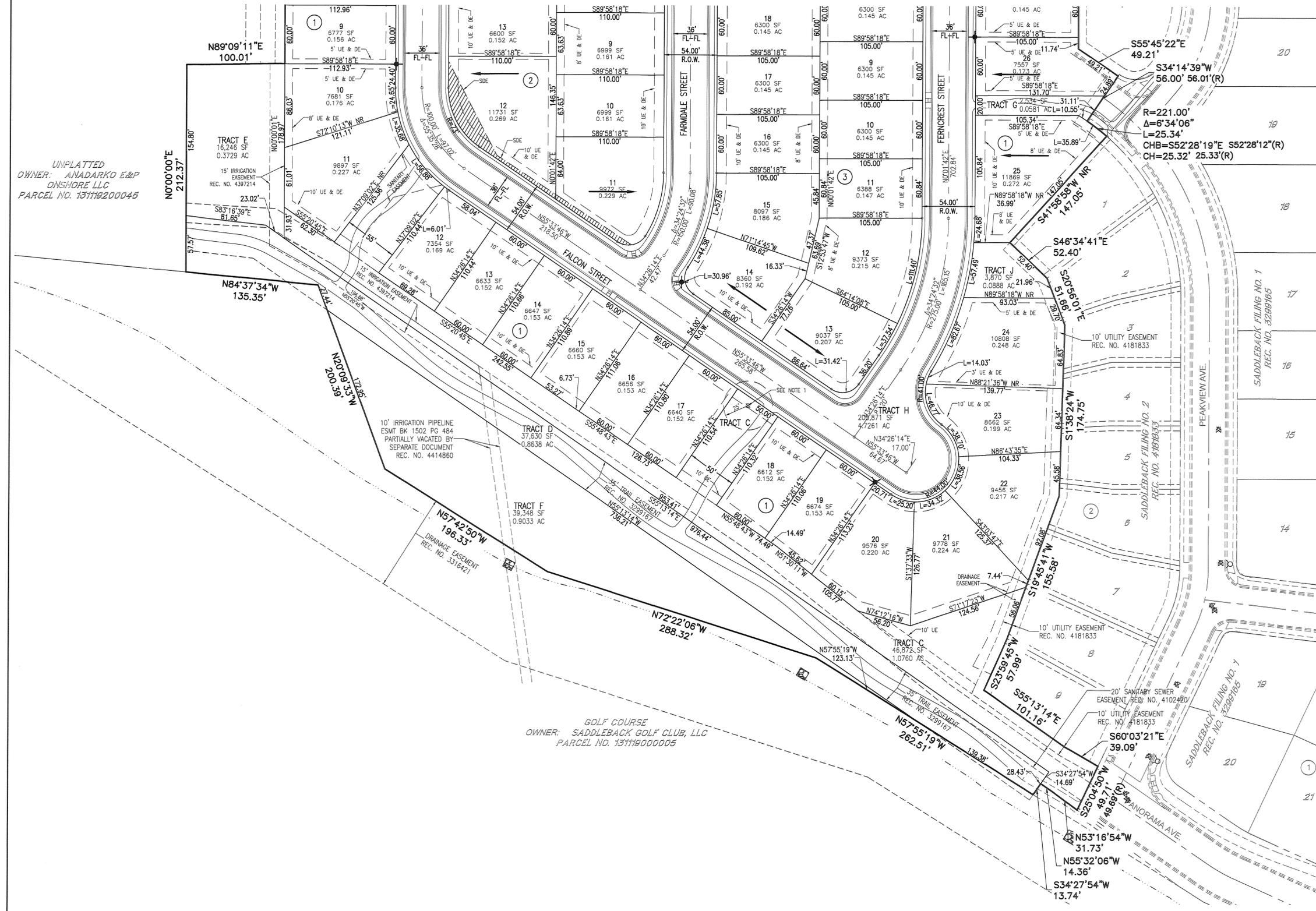
FINAL DEVELOPMENT PLAN SADDLEBACK FILING NO. 3

PLANNED UNIT DEVELOPMENT
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 5 OF 24

4440396 Pages: 5 of 24
10/22/2018 02:58 PM R Fee: \$243.00
Carly Koppen, Clerk and Recorder, Weld County, CO



FOR CONTINUATION SEE SHEET 4



UNPLATTED
OWNER: ANADARKO E&P
ONSHORE LLC
PARCEL NO. 131119200045

GOLF COURSE
OWNER: SADDLEBACK GOLF CLUB, LLC
PARCEL NO. 131119000005

ENHANCED ELEVATION TABLE			
LOT NUMBER	ELEVATION AND OPTION NUMBER		
	LEFT	RIGHT	REAR
BLOCK 1			
1			1
2			1
3			1
4			1
5			1
6			1
7			1
8			1
9			1
10			1
11	1		1
12		1	1
13			1
14			1
15			1
16			1
17	1		1
18		1	1
19			1
20			1
21			1
22			1
23			1
24	2		2
25	2	2	2
26		2	2
BLOCK 2			
1			1
11	2		1
12		2	2
21			1
BLOCK 3			
1			1
13	2		2
14			2
25	1		1

- NOTES:
- EXISTING PLUGGED AND ABANDONED OIL & GAS WELL API # 05-123-08514. WELL CAP ELEVATION = 4954.571. FINISHED GROUND ELEVATION = 4964.41. NO STRUCTURES, TEMPORARY OR PERMANENT, SHALL BE CONSTRUCTED WITHIN THE 25' SETBACK FOR THE PLUGGED AND ABANDONED WELL LOCATED ON TRACT C.
 - THE VARIABLE WIDTH SIGHT DISTANCE EASEMENT (SDE) IS A NO-BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL.

LEGEND: — HOUSE FACING DIRECTION

SADDLEBACK FILING NO. 3	
SITE PLAN (SOUTH)	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	06-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	06-26-18
REVISION DATE:	09-12-18

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
WWW.EMKCONS.COM

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NO.	REVISIONS	DATE	BY

DESIGNED BY: DJO
DRAWN BY: DLL
CHECKED BY: GAW
APPROVED BY: ERM

SADDLEBACK FILING NO. 3
SITE PLAN (SOUTH)

DATE: APR. 7, 2017
JOB NO: 12982.00
SCALE: HORIZONTAL 1"=50' VERTICAL N/A

5 of 24

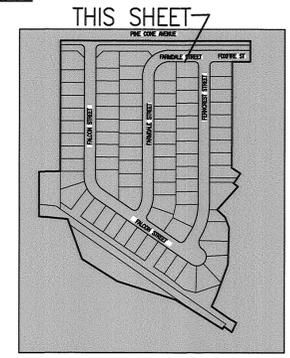
FINAL DEVELOPMENT PLAN SADDLEBACK FILING NO. 3 PLANNED UNIT DEVELOPMENT

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 6 OF 24

4440936 Pages: 6 of 24
15/22/2018 02:55 PM R Fee: \$243.00
City of Firestone, Clerk and Recorder, Weld County, CO
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KEY MAP



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ENGINEERING & SURVEYING
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CENTENNIAL, COLORADO 80112-2019
WWW.EMKCONS.COM
(303)694-1920



LEGEND

- PROPOSED STORM SEWER, INLET, MANHOLE, & FLARED END SECTION
- EXISTING STORM SEWER, INLET, MANHOLE, & FLARED END SECTION
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED WATER MAIN, FIRE HYDRANT, VALVE, REDUCER & BEND
- EXISTING WATER MAIN, FIRE HYDRANT, VALVE, & REDUCER
- PROPOSED STREET LIGHT LOCATION
- EXISTING STREET LIGHT
- IRRIGATION POINT OF CONNECTION NO. 1

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NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE TO THE BEST AVAILABLE INFORMATION PROVIDED WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL WATER CONSTRUCTION SHALL BE PER THE TOWN OF FIRESTONE STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
3. ALL SEWER CONSTRUCTION SHALL BE PER ST. VRAIN SANITATION DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS AND SERVICES.
5. ALL VALVES AND FITTINGS SHALL HAVE MECHANICAL JOINT RESTRAINTS (MEG-A-LUG OR APPROVED EQUAL).
6. EXISTING PLUGGED AND ABANDONED OIL & GAS WELL API # 05-123-08514. WELL CAP ELEVATION = 4954.571. FINISHED GROUND ELEVATION = 4964.41. NO STRUCTURES, TEMPORARY OR PERMANENT, SHALL BE CONSTRUCTED WITHIN THE 25' SETBACK FOR THE PLUGGED AND ABANDONED WELL LOCATED ON TRACT C.



NO.	REVISIONS	DATE	BY

DESIGNED BY: **DJO**
DRAWN BY: **DLL**
CHECKED BY: **CAW**
APPROVED BY: **ERM**

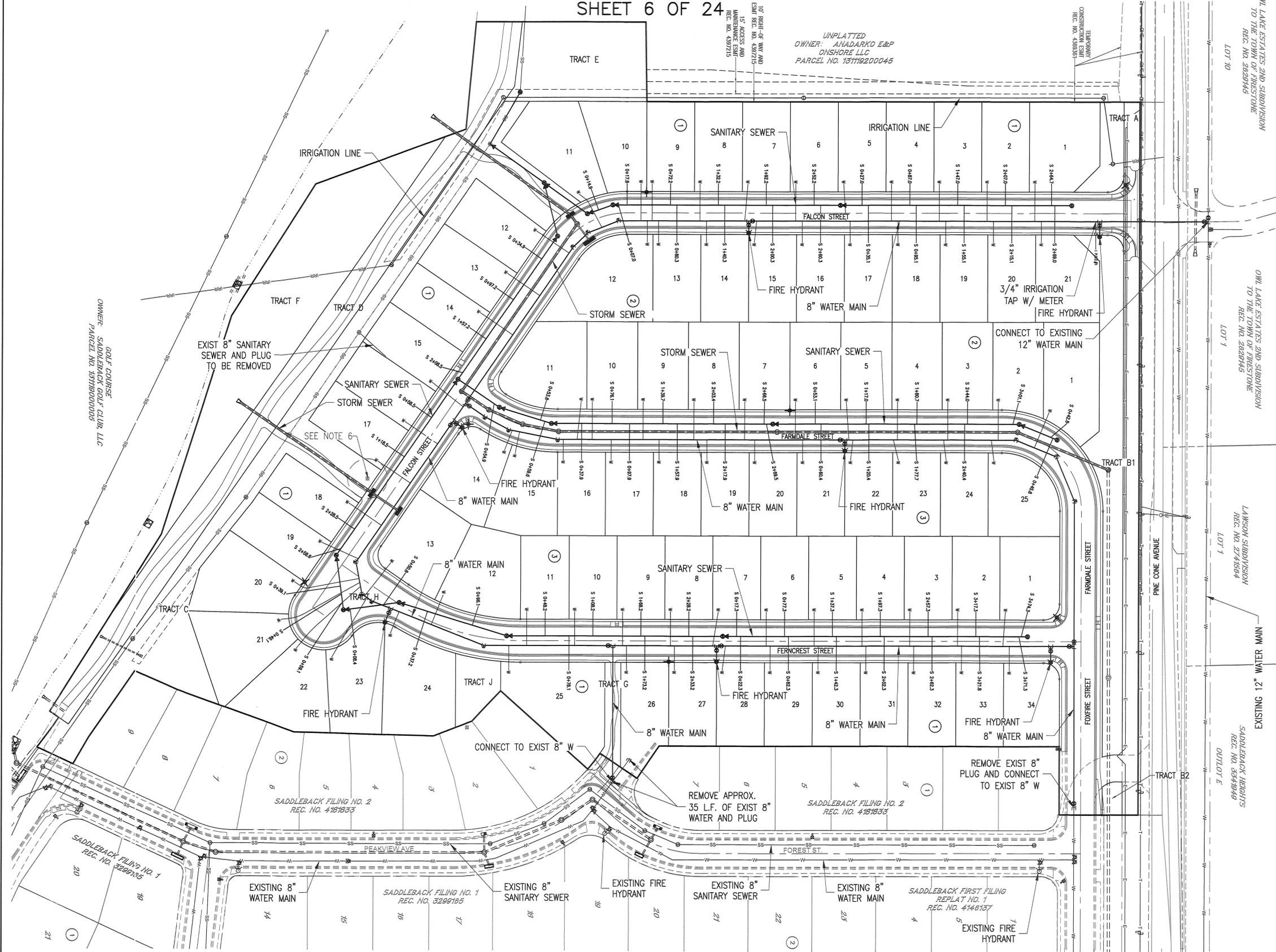
SADDLEBACK FILING NO. 3

OVERALL UTILITY PLAN

SADDLEBACK FILING NO. 3	
OVERALL UTILITY PLAN	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	06-26-18
REVISION DATE:	09-12-18

SHEET 6 OF 24

DATE: APR. 7, 2017
JOB NO: 12982.00
SCALE: HORIZONTAL 1"=60' VERTICAL N/A
6 of 24



OWNER: SADDLEBACK GOLF CLUB, LLC
PARCEL NO. 13718000005

UNPLATTED
OWNER: ANADARKO E&P
ONSHORE LLC
PARCEL NO. 137118200045

OWL LAKE ESTATES AND SUBDIVISION
TO THE TOWN OF FIRESTONE
REC. NO. 2828945

OWL LAKE ESTATES AND SUBDIVISION
TO THE TOWN OF FIRESTONE
REC. NO. 2828945

LAWSON SUBDIVISION
REC. NO. 2741664

SADDLEBACK HEIGHTS
REC. NO. 3344984

SADDLEBACK FILING NO. 2
REC. NO. 4181833

SADDLEBACK FILING NO. 2
REC. NO. 4181833

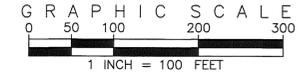
SADDLEBACK FILING NO. 1
REC. NO. 3289165

SADDLEBACK FIRST FILING
REPLAT NO. 1
REC. NO. 4148137

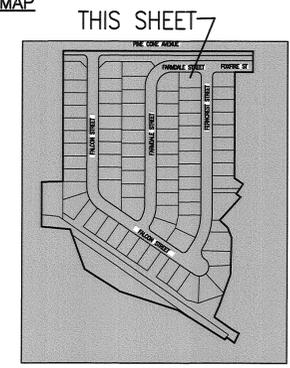
FINAL DEVELOPMENT PLAN SADDLEBACK FILING NO. 3 PLANNED UNIT DEVELOPMENT

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 7 OF 24

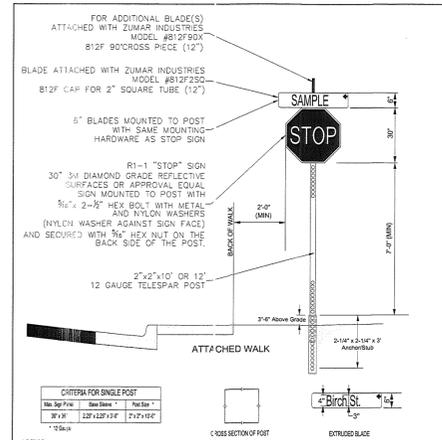
4440396 Pages: 7 of 24
10/22/2018 02:55 PM R Fee: \$243.00
Cary, Cooke, Clark and Recorder, Weld County, CO



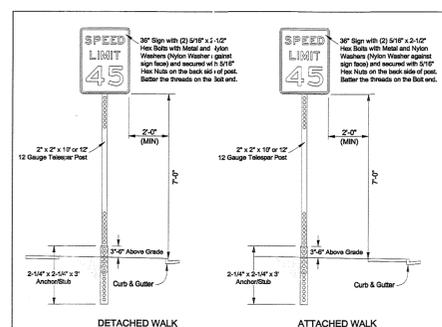
KEY MAP



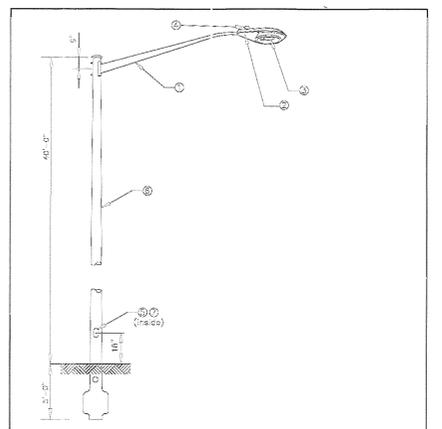
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LAND DEVELOPMENT
ENGINEERING & SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL, COLORADO 80112-2019
WWW.EMK.CO



RESIDENTIAL STOP SIGN AND ROAD NAME BLADE INSTALLATION DETAIL
STREET CONSTRUCTION DRAWINGS
BY: CCC
SCALE: M.T.S.
DATE: JAN 2014
DRAWING: ST-XX



RESIDENTIAL SIGN POST DETAIL
STREET CONSTRUCTION DRAWINGS
BY: CCC
SCALE: M.T.S.
DATE: JULY 2008



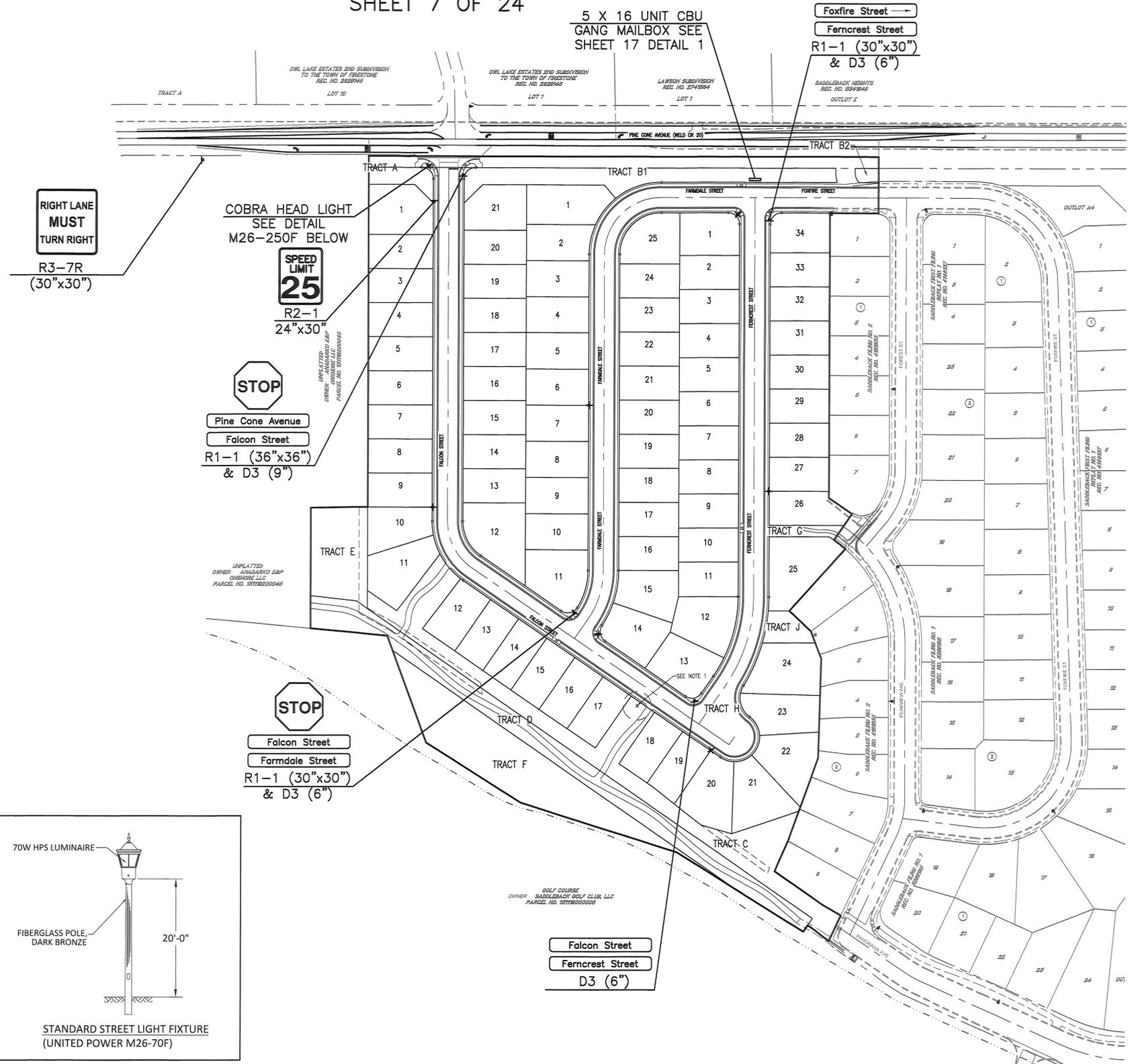
ITEM	QTY	MATERIAL	ITEM	QTY	MATERIAL
1	1	10' Arm	3	1	Fluorescent, in-line, #12-8 AWG
2	1	Luminaire, 250W HPS	6	1	Light pole, Fiberglass, 45'
3	1	70W HPS, 250W	7	1	Fiber, Tube-Type, Sec. 4-10 Amp
4	1	Photocell, Day			

REVISIONS

DATE	BY	DESCRIPTION
11/12/18	EMK	Final

UNITED POWER
P.O. BOX 929 • BRIGHTON, CO. 80601

ISSUED BY: FIBERGLASS LIGHTPOLE WITH 250W LUMINAIRE M26-250F



LEGEND

- ▲ PROPOSED SIGN LOCATION
- ▲ EXISTING STREET SIGN LOCATION
- ⊕ PROPOSED STREET LIGHT LOCATION
- ▲ EXISTING STREET LIGHT LOCATION
- ▬ TYPE III BARRICADE
- (TBR) TO BE REMOVED

NOTES:

- EXISTING PLUGGED AND ABANDONED OIL & GAS WELL API # 05-123-08514. WELL CAP ELEVATION = 4954.571. FINISHED GROUND ELEVATION = 4964.41. NO STRUCTURES, TEMPORARY OR PERMANENT, SHALL BE CONSTRUCTED WITHIN THE 25' SETBACK FOR THE PLUGGED AND ABANDONED WELL LOCATED ON TRACT C.

Know what's below.
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DESIGNED BY:	DATE:
DJO	
DRAWN BY:	DATE:
DLL	
CHECKED BY:	DATE:
CAW	
APPROVED BY:	DATE:
ERM	

SADDLEBACK FILING NO. 3
OVERALL SIGNAGE AND STREET LIGHTING PLAN
DATE: APR. 7, 2017
JOB NO: 12982.00
SCALE: HORIZONTAL 1"=100' VERTICAL N/A
7 of 24

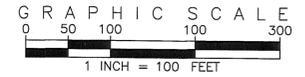
SADDLEBACK FILING NO. 3	
OVERALL SIGNAGE AND STREET LIGHTING PLAN	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	06-26-18
REVISION DATE:	09-12-18

FINAL DEVELOPMENT PLAN SADDLEBACK FILING NO. 3

PLANNED UNIT DEVELOPMENT

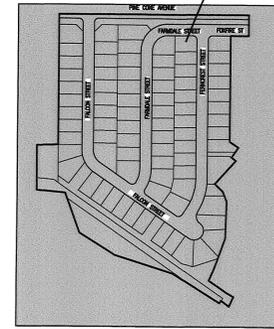
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 8 OF 24

4440396 Pages: 8 of 24
10/22/2018 02:55 PM R Fee: \$243.00
Curtly Krasner, Clerk and Recorder, Weld County, CO



KEY MAP

THIS SHEET



LEGEND

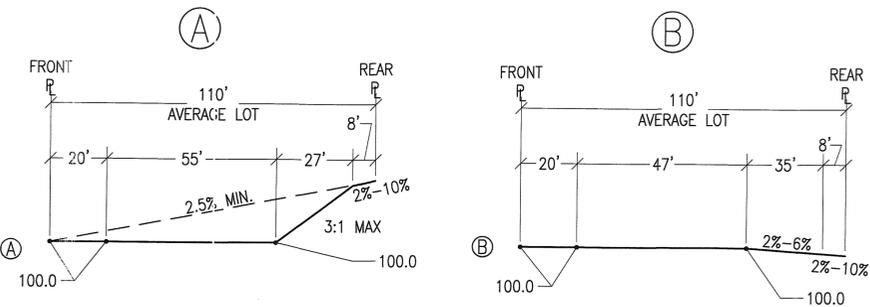
- (A) LOT TYPE
- FLOW ARROW
- (58.5) LOT CORNER ELEVATION
- PROPOSED MAJOR CONTOUR
- - - PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR

NOTES:

- EXISTING PLUGGED AND ABANDONED OIL & GAS WELL API # 05-123-08514. WELL CAP ELEVATION = 4954.571. FINISHED GROUND ELEVATION = 4964.41

ESTIMATED EARTHWORK QUANTITIES			
Saddleback Filing 3			
JOB NO.: 12982.00			
DATE: 05/01/18			
PROPOSED SURFACE: SB-FG			
EXISTING SURFACE: SB-EG			
DESCRIPTION	QUANTITIES (CUBIC YARDS)		NOTES
	CUT	FILL	
GROSS EXCAVATION (F NISH GRADE)	16,100	21,300	FROM CIVIL 3D; ROUNDED TO NEAREST 100 CY
ADJUSTMENTS	4,900	-2,300	
STRIPPINGS IN FILL AREA	5,500	5,500	
COMPACTION	12%	27,100	28,000 APPLIES TO FILL ONLY
TOTAL EARTHWORK	27,100	28,000	
SITE BALANCE ADJUSTMENT QUANTITY			
NET EXCESS (USABLE CUT EXPORT)			
NET FILL REQUIRED (IMPORT)	3.2%	900	
STRIPPINGS			
FILL AREAS	DEPTH	AREA	DEPTH IN INCHES; AREA IN ACRES
CUT AREAS	4	9.7	ADDED TO CUT AND FILL ABOVE
TOTAL STRIPPINGS		10,700	INCLUDED IN EXCAVATION ABOVE
ROADWAY CORE LENGTH			
LOCAL	IN/OUT	IN/FILL	CURB
COLLECTOR	0	0	4.4
ARTERIAL	0	0	5.7
TOTAL ROADWAY CORE	4,800	2,300	ADD TO CUT; SUBTRACT FROM FILL

NOTE: THE ABOVE EARTHWORK QUANTITIES ARE ESTIMATED AT PLUS OR MINUS 12%. THESE APPROXIMATE QUANTITIES ARE CALCULATED BY COMPARING THE EXISTING TOPOGRAPHY WITH THE PROPOSED GRADING, TAKING INTO ACCOUNT STRIPPINGS, ROADWAY EXCAVATION, AND COMPACTION FOR FILL AREAS. THE ENGINEER HAS NO CONTROL OVER THE CONTRACTOR'S EQUIPMENT OR METHOD OF CONSTRUCTION, INCLUDING ACTUAL COMPACTION PERCENTAGE. IF THE CONTRACTOR WISHES GREATER ASSURANCE AS TO THE ESTIMATED QUANTITIES, HE SHALL EMPLOY AN INDEPENDENT ESTIMATOR. IF THE CONTRACTOR HAS A DISPUTE WITH THE QUANTITIES SHOWN, EITHER BEFORE, DURING, OR AFTER THE EARTHWORK OPERATION, THE BURDEN OF PROOF FOR SUBSTANTIATING SUCH CLAIMS SHALL BE AT THE CONTRACTOR'S EXPENSE. "LOAD QUANTITIES" WILL NOT BE CONSIDERED AS PROOF.



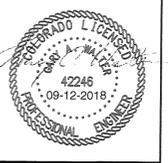
PROPOSED OVERLOT TEMPLATES

EMK CONSULTANTS, INC.
LAND DEVELOPMENT
ENGINEERING/SURVEYING
7006 SOUTH ALTON WAY, BLDG. F
CENTENNIAL COLORADO 80112-2019
(303)894-1520
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NO.	REVISIONS	DATE	BY

SADDLEBACK FILING NO. 3
OVERALL GRADING PLAN

SADDLEBACK FILING NO. 3 OVERALL GRADING PLAN	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	06-26-18
REVISION DATE:	09-12-18

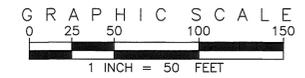
DATE: APR. 7, 2017
JOB NO: 12982.00
SCALE: HORIZONTAL 1"=100' VERTICAL N/A
8 of 24

FINAL DEVELOPMENT PLAN SADDLEBACK FILING NO. 3

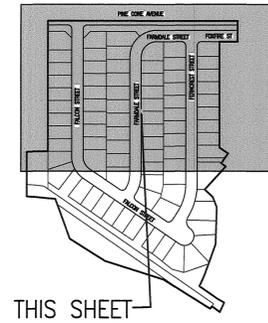
PLANNED UNIT DEVELOPMENT

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 9 OF 24

4440396 Pages: 9 of 24
10/22/2018 02:55 PM R Fee \$243.00
Cathy Kozick, Clerk and Recorder, Weld County, CO
www.emk.com



KEY MAP



THIS SHEET

LEGEND

- (A) LOT TYPE
- FLOW ARROW
- 58.5 LOT CORNER ELEVATION
- 48.45 PROPOSED MAJOR CONTOUR
- 48.45 PROPOSED MINOR CONTOUR
- 48.45 EXISTING MAJOR CONTOUR
- 48.45 EXISTING MINOR CONTOUR
- 0.50% FLOW DIRECTION AND PERCENT SLOPE
- LP=61.00 1.00%*1.00% LOW POINT LOCATION & ELEVATION
- HP=61.00 1.00%*1.00% HIGH POINT LOCATION & ELEVATION
- TOF=70.6 TOP OF FOUNDATION ELEVATION
- FG=69.9 FINISHED GRADE ELEVATION

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FOR CONTINUATION SEE SHEET 10

SADDLEBACK FILING NO. 3 FINISHED GRADING PLAN (NORTH)	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	06-26-18
REVISION DATE:	09-12-18

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: DVO
DRAWN BY: DLL
CHECKED BY: CAW
APPROVED BY: ERM

SADDLEBACK FILING NO. 3
FINISHED GRADING PLAN
(NORTH)

DATE: APR. 7, 2017
JOB NO: 12982.00
SCALE: HORIZONTAL 1"=50' VERTICAL N/A
9 of 24

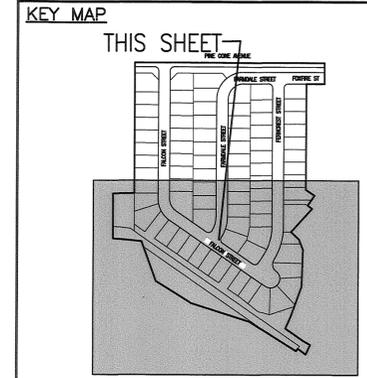
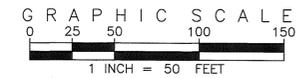
EMK CONSULTANTS, INC.
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(303)694-1520
WWW.EMK.COM



FINAL DEVELOPMENT PLAN SADDLEBACK FILING NO. 3 PLANNED UNIT DEVELOPMENT

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 10 OF 24

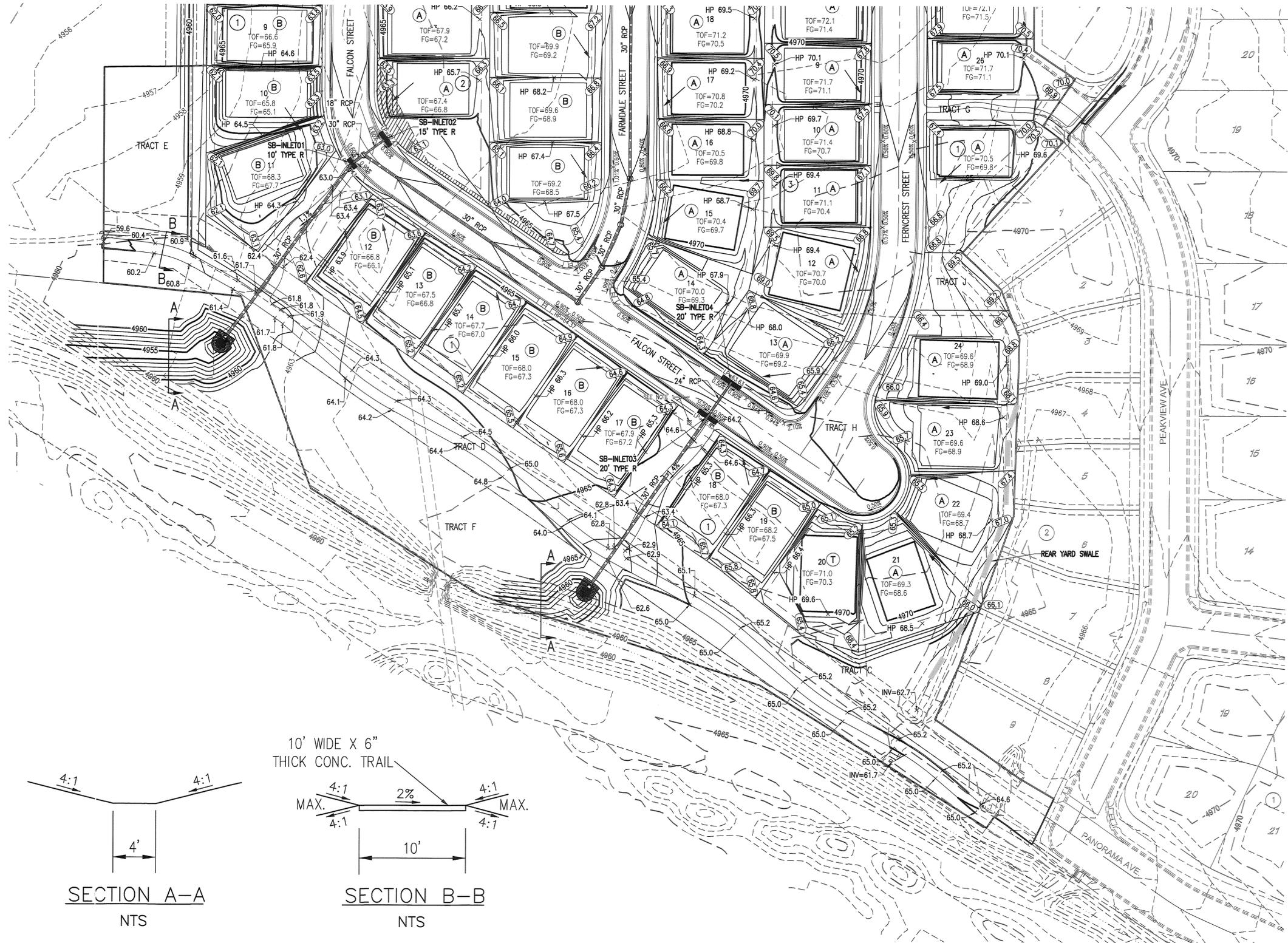
4440396 Pages: 10 of 24
10/22/2018 02:55 PM R Fee \$243.00
Carly Kopas, Clerk and Recorder, Weld County, CO
www.weldco.org



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FOR CONTINUATION SEE SHEET 9



LEGEND

	LOT TYPE
	FLOW ARROW
	LOT CORNER ELEVATION
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	SWALE LOCATION
	FLOW DIRECTION AND PERCENT SLOPE
	LOW POINT LOCATION & ELEVATION
	HIGH POINT LOCATION & ELEVATION
	TOP OF FOUNDATION ELEVATION
	FINISHED GRADE ELEVATION

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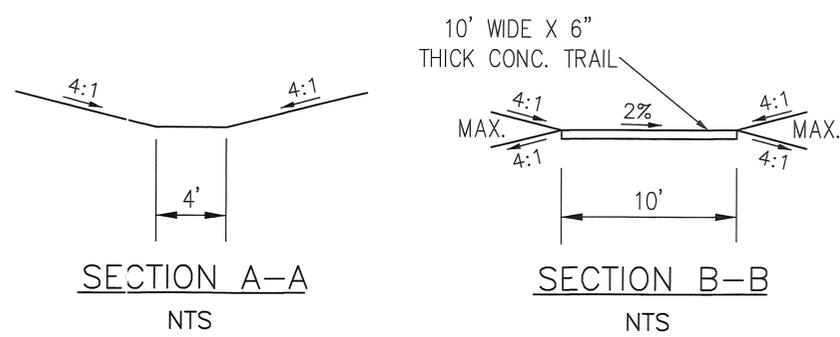


NO.	REVISIONS	DATE	BY

NOTES:

- EXISTING PLUGGED AND ABANDONED OIL & GAS WELL API # 05-123-08514. WELL CAP ELEVATION = 4954.571. FINISHED GROUND ELEVATION = 4964.41

DESIGNED BY: <i>DJO</i>	DRAWN BY: <i>DLL</i>	CHECKED BY: <i>GMW</i>	APPROVED BY: <i>ERM</i>
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SADDLEBACK FILING NO. 3 FINISHED GRADING PLAN (SOUTH)	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	06-26-18
REVISION DATE:	09-12-18

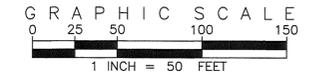
SADDLEBACK FILING NO. 3

FINISHED GRADING PLAN (SOUTH)

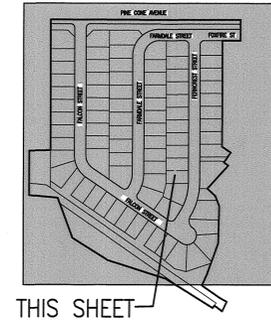
DATE: APR. 7, 2017
JOB NO: 12982.00
SCALE: HORIZONTAL 1"=50' VERTICAL N/A
10 of 24

FINAL DEVELOPMENT PLAN SADDLEBACK FILING NO. 3 PLANNED UNIT DEVELOPMENT

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO SHEET 11 OF 24



KEY MAP



THIS SHEET

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CENTENNIAL, COLORADO 80112-2019
(303)694-1520
WWW.EMK.CO



BLOCK 1		
LOT NO.	ADDRESS NUMBER	STREET NAME
1	8973	FALCON STREET
2	8963	FALCON STREET
3	8953	FALCON STREET
4	8943	FALCON STREET
5	8935	FALCON STREET
6	8923	FALCON STREET
7	8911	FALCON STREET
8	8899	FALCON STREET
9	8887	FALCON STREET
10	8875	FALCON STREET
11	8865	FALCON STREET
12	8851	FALCON STREET
13	8843	FALCON STREET
14	8837	FALCON STREET
15	8831	FALCON STREET
16	8825	FALCON STREET
17	8817	FALCON STREET
18	8807	FALCON STREET
19	8801	FALCON STREET
20	8794	FERNCREST STREET
21	8796	FERNCREST STREET
22	8798	FERNCREST STREET
23	8810	FERNCREST STREET
24	8830	FERNCREST STREET
25	8856	FERNCREST STREET
26	8878	FERNCREST STREET
27	8890	FERNCREST STREET
28	8902	FERNCREST STREET
29	8920	FERNCREST STREET
30	8932	FERNCREST STREET
31	8938	FERNCREST STREET
32	8946	FERNCREST STREET
33	8958	FERNCREST STREET
34	8970	FERNCREST STREET

BLOCK 2		
LOT NO.	ADDRESS NUMBER	STREET NAME
1	8975	FARMDALE STREET
2	8967	FARMDALE STREET
3	8955	FARMDALE STREET
4	8943	FARMDALE STREET
5	8935	FARMDALE STREET
6	8923	FARMDALE STREET
7	8911	FARMDALE STREET
8	8899	FARMDALE STREET
9	8887	FARMDALE STREET
10	8865	FARMDALE STREET
11	8853	FARMDALE STREET
12	8872	FALCON STREET
13	8888	FALCON STREET
14	8900	FALCON STREET
15	8912	FALCON STREET
16	8924	FALCON STREET
17	8936	FALCON STREET
18	8944	FALCON STREET
19	8954	FALCON STREET
20	8964	FALCON STREET
21	8974	FALCON STREET



SADDLEBACK FILING NO. 3
BLOCK 3

LOT NO.	ADDRESS NUMBER	STREET NAME
1	8969	FERNCREST STREET
2	8957	FERNCREST STREET
3	8945	FERNCREST STREET
4	8937	FERNCREST STREET
5	8931	FERNCREST STREET
6	8919	FERNCREST STREET
7	8901	FERNCREST STREET
8	8889	FERNCREST STREET
9	8877	FERNCREST STREET
10	8865	FERNCREST STREET
11	8855	FERNCREST STREET
12	8835	FERNCREST STREET
13	8819	FERNCREST STREET
14	8840	FARMDALE STREET
15	8852	FARMDALE STREET
16	8864	FARMDALE STREET
17	8876	FARMDALE STREET
18	8888	FARMDALE STREET
19	8900	FARMDALE STREET
20	8912	FARMDALE STREET
21	8924	FARMDALE STREET
22	8936	FARMDALE STREET
23	8944	FARMDALE STREET
24	8954	FARMDALE STREET
25	8968	FARMDALE STREET

LEGEND: HOUSE FACING DIRECTION

SADDLEBACK FILING NO. 3 ADDRESSING PLAN	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	06-26-18
REVISION DATE:	09-12-18

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NO.		
DESCRIPTION		

SADDLEBACK FILING NO. 3
ADDRESSING PLAN
DATE: APR. 7, 2017
JOB NO: 12982.00
SCALE: HORIZONTAL 1"=50' VERTICAL N/A
11 of 24

FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
 PLANNED UNIT DEVELOPMENT
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 SHEET 12 OF 24

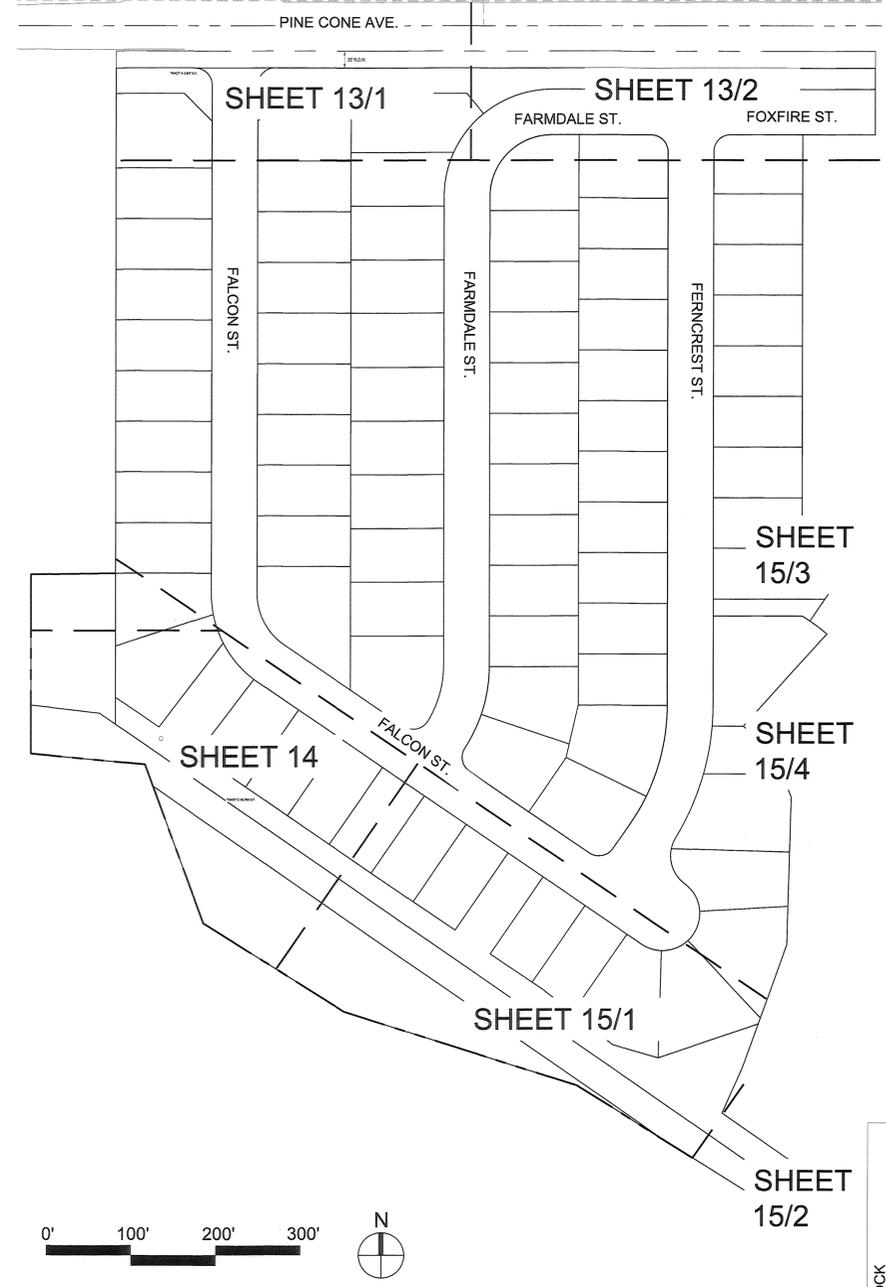
4440396 Pages: 12 of 24
 10/22/2018 02:58 PM R Fee: \$243.00
 City of Firestone, Clerk and Recorder, Weld County, CO

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO FEDERAL, STATE, CITY, AND COUNTY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE OWNER/DEVELOPER FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
2. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS.
4. RECIPIENTS OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
5. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
6. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. OWNER/DEVELOPER SHALL VERIFY (CALL FOR UTILITY LOCATES) LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO EXCAVATION OF, TRENCHING. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
8. OWNER/DEVELOPER IS RESPONSIBLE FOR THE REPAIR OF ANY SETTLING DUE TO EXCAVATION AND TRENCHING.
9. OWNER/DEVELOPER SHALL PROTECT AND PRESERVE ALL EXISTING ADJACENT PROPERTY'S AMENITIES/IMPROVEMENTS, UNLESS OTHERWISE NOTED.
10. OWNER/DEVELOPER SHALL REMOVE ALL DEBRIS FROM THE RIGHT-OF-WAY AND/OR PUBLIC PROPERTY AT THE END OF EACH WORK DAY.
11. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DAMAGE DUE TO PROJECT'S CONSTRUCTION. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF REPAIR TO UTILITIES, ADJACENT LANDSCAPE, AND THE SUBCONTRACTOR'S OPERATIONS DURING CONSTRUCTION AND/OR THE SPECIFIED MAINTENANCE PERIOD.
12. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT.
13. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTED BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
14. THE OWNER/DEVELOPER SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
15. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED IN RELATION TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
16. OWNER/DEVELOPER IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
17. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE OWNER/DEVELOPER'S EXPENSE. IN THE EVENT A MODIFICATION TO THE CONSTRUCTION LIMITS IS REQUIRED, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
18. SITE TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
19. COORDINATE SITE ACCESS, STAGING, STORAGE, AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
20. OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
21. OWNER/DEVELOPER WILL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
22. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE OWNER/DEVELOPER SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THEIR COURSE OF WORK.
23. THE OWNER/DEVELOPER SHALL PREVENT SEDIMENT, DEBRIS, AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
24. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES RELATING TO THESE STANDARDS DURING THEIR COURSE OF WORK.
25. THE OWNER/DEVELOPER AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES RELATING TO THESE REQUIREMENTS.
26. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
27. THE CLEANING OF CONCRETE IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
28. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE OWNER/DEVELOPER SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE OWNER/DEVELOPER SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.

LANDSCAPE NOTES

1. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS.
2. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
3. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
4. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATION. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIAL DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
5. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
6. ALL EXISTING TREES SHALL BE SAVED AND PROTECTED (TRANSPLANTED IF NECESSARY), UNLESS OTHERWISE NOTED.
7. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED PRIOR TO CONSTRUCTION SHALL BE COLLECTED, SAVED, AND PROTECTED FOR LATER USE ON AREAS REQUIRING REVEGETATION (SEED) AND/OR LANDSCAPING.
8. ALL TURF AND BED AREAS SHALL RECEIVE ORGANIC SOIL PREPARATION AT A RATE OF (4) FOUR CUBIC YARDS PER 1000 SQUARE FEET TILLED TO A DEPTH OF 6 INCHES OR AS NOTED IN THE TECHNICAL SPECIFICATIONS. ALL SEEDED AREAS SHALL RECEIVE ORGANIC SOIL PREPARATION AT A RATE OF (4) FOUR CUBIC YARDS PER 1000 SQUARE FEET TILLED TO A DEPTH OF 6 INCHES OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
9. PRIOR TO INSTALLING OF PLANT MATERIALS, ALL AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED, REPAIRED AND SEEDED IF NECESSARY. SEE SPECIFIED SEED MIX INFORMATION.
10. STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF AREAS AND BETWEEN TURF AREAS AND SEEDED AREAS. NO EDGER IS REQUIRED BETWEEN ORNAMENTAL SEED AREAS AND NATIVE SEED AREAS. EDGER SHALL BE 4"x14 GAUGE GALVANIZED STEEL, ROLLED TOP, INTERLOCKING TYPE EDGER, RYERSON, OR EQUAL. EDGER IS NOT REQUIRED ADJACENTLY-PARALLEL TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON PLANS.
11. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
12. THE OWNER/DEVELOPER IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY'S SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE (SPECIFICATIONS AND DETAILS PROVIDED WITH THE PLANS VERSUS THE CITY AND COUNTY'S SPECIFICATIONS AND DETAILS).
13. ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK."
14. THE OWNER/DEVELOPER IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC SYMBOLS ON LANDSCAPE DRAWINGS TAKES PRECEDENCE OVER WRITTEN PLANT QUANTITIES.
15. ALL PLANTS SHALL BE PLANTED USING AN EQUALLY SPACED TRIANGULAR PATTERN, UNLESS OTHERWISE NOTED AND/OR SHOWN ON THE LANDSCAPE DRAWINGS.
16. ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE ON THE APPROVED LANDSCAPE DRAWINGS. SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
17. OWNER/DEVELOPER SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE OWNER/DEVELOPER LIABILITY TO RELOCATE OR REPAIR.
18. THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
19. OWNER/DEVELOPER SHALL PROVIDE AT LEAST A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
20. ALL PLANTS SHALL BE WATERED, CARED FOR, AND PROTECTED FROM DAMAGING WEATHER EFFECTS WHEN NECESSARY.
21. ALL PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO THE PROJECT SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEEL IN AND WATERED TO HELP PREVENT ANY DAMAGE.
22. FOR SEED/ SOD TYPE AND INSTALLATION SEE THE PLANT SCHEDULE AND LANDSCAPE DRAWINGS.
23. ALL TURF AREAS (SOD) SHALL BE SPRAY IRRIGATED. ALL PLANTING BEDS AND TREES SHALL BE DRIP IRRIGATED. ALL LANDSCAPING SHOWN ON SHEETS 13 AND 14 OF THIS SET WILL NOT BE IRRIGATED. ALL IRRIGATION SHALL BE AN AUTOMATIC UNDERGROUND SYSTEM, UNLESS OTHERWISE NOTED.
24. ALL TREES ARE TO BE STAKED WITH WOOD STAKES AND GUYED FOR A PERIOD OF ONE YEAR PER THE DETAILS. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR REMOVING WOOD STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION
25. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
26. TREE WRAP SHALL BE APPLIED IN LATE FALL AFTER INSTALLATION AND REMOVED THE FOLLOWING SPRING. TREES GREATER THAN 4" IN CALIPER MAY NOT REQUIRE TREE WRAP IF BARK IS SUFFICIENTLY DEVELOPED. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE WRAPPED.
27. OWNER/DEVELOPER SHALL OBTAIN SOIL SAMPLES FROM A MINIMUM OF 5 SUITABLE LOCATIONS AND SUBMIT SAMPLES TO A STATE-LICENSED SOIL TESTING LABORATORY, SUCH AS COLORADO ANALYTICAL OR COLORADO STATE UNIVERSITY SOILS LAB, SPECIALIZING IN THE ANALYSIS OF SOIL AND IN MAKING RECOMMENDATIONS FOR THE INTRODUCTION OF ORGANIC AMENDMENTS IN LANDSCAPE PLANTING AREAS. THE RESULTS OF THE SOIL ANALYSIS AND RECOMMENDATIONS SHALL BE FORWARDED TO THE OWNER'S REPRESENTATIVE ALONG WITH THE CONTRACTOR'S RECOMMENDATIONS FOR SOIL AMENDMENT MATERIALS AND QUANTITIES.
28. LANDSCAPING WILL BE INSTALLED DURING THE SPRING/SUMMER OF 2019.



1 SHEET LAYOUT PLAN
 SCALE: 1"=100'

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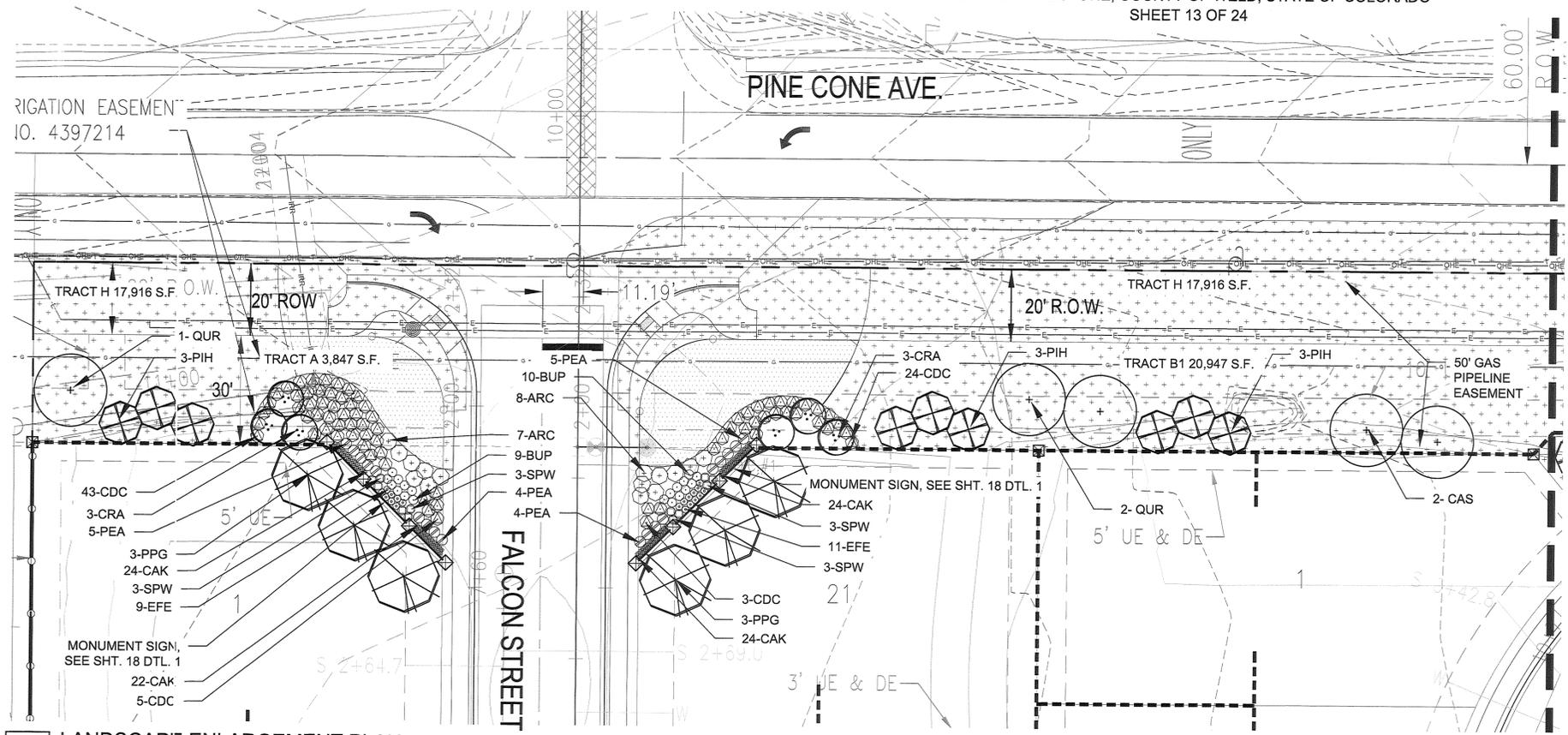

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FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
PLANNED UNIT DEVELOPMENT
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
SHEET TITLE	NOTES AND SHEET LAYOUT PLAN
NAME OF SUBMITTAL	SADDLEBACK
TYPE OF SUBMITTAL	FDP
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE	4-27-2017
REVISION DATE	8-15-2017
REVISION DATE	1-15-2018
REVISION DATE	4-13-2018
REVISION DATE	5-2-2018
REVISION DATE	7-2-2018
REVISION DATE	9-12-2018

FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
 PLANNED UNIT DEVELOPMENT
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 SHEET 13 OF 24

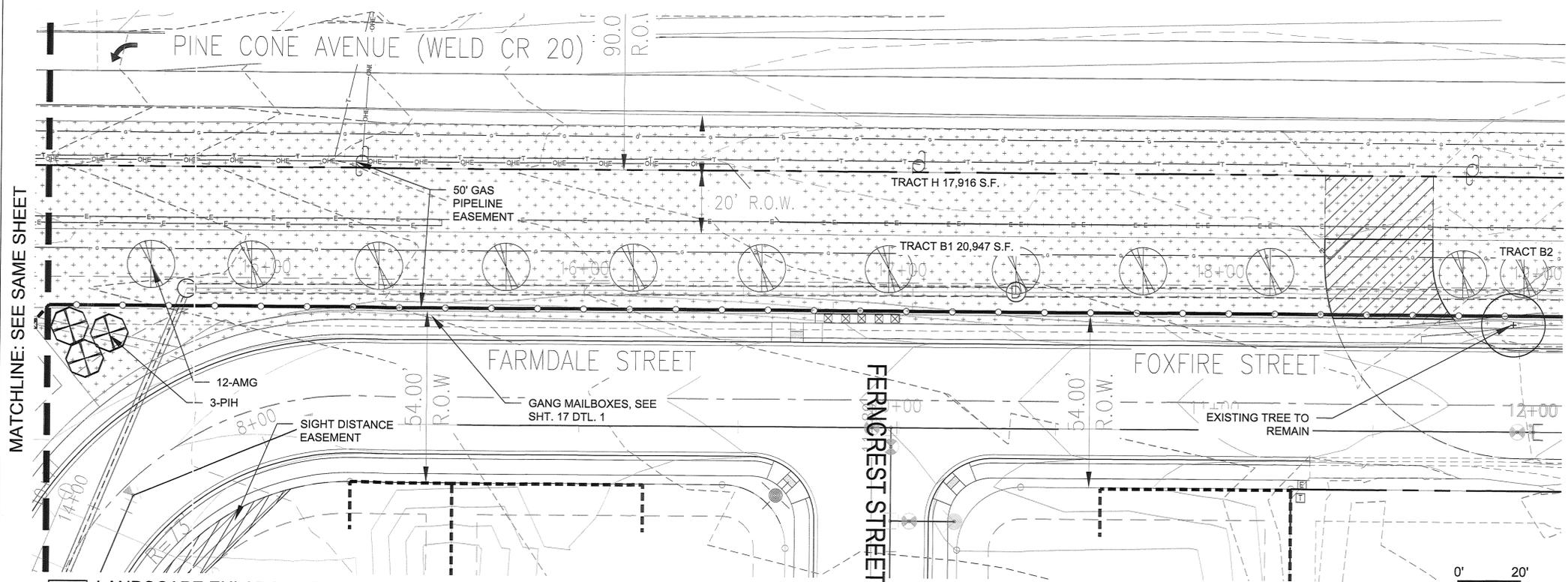
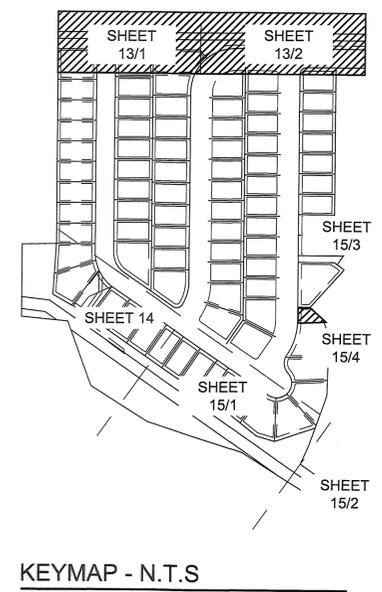
4440398 Pages: 13 of 24
 10/22/2018 02:55 PM R Fee: \$243.00
 Carly Kopas, Clerk and Recorder, Weld County, CO



1 LANDSCAPE ENLARGEMENT PLAN
 SCALE: 1" = 20'

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS OVERSTORY TREES		
CAS	Catalpa speciosa	WESTERN CATALPA
CEO	Celtis occidentalis	HACKBERRY
QUR	Quercus robur	ENGLISH OAK
EVERGREEN TREES		
PPG	Picea pungens glauca	COLORADO BLUE SPRUCE
PIH	Pinus heldreichii	BOSNIAN PINE
ORNAMENTAL TREES		
CRA	Crataegus ambigua	RUSSIAN HAWTHORN
EVERGREEN SHRUBS		
ARC	Arctostaphylos x coloradoensis	PANCHITO MANZANITA
CDC	Cotoneaster dammeri 'Coral Beauty'	CORAL BEAUTY COTONEASTER
EFE	Euonymus fortunei 'Emerald Gaiety'	EMERALD GAIEITY EUONYMUS
DECIDUOUS SHRUBS		
AMG	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE APPLE SERVICEBERRY
BUP	Buddleia x 'Purple Haze'	PURPLE HAZE BUTTERFLY BUSH
PEA	Perovskia artiplicifolia	RUSSIAN SAGE
ORNAMENTAL GRASS		
CAK	Calmagrostis acutiflora 'Karl Foerster'	FEATHER REED GRASS
SPW	Sporobolus wrightii	GIANT SACATON GRASS
		SEED MIX 1 - NATIVE PRAIRIE MIX
		SOD
		ROCK MULCH

NOTE: SEE SHEET 17 FOR FULL PLANT SCHEDULE AND SEED LIST



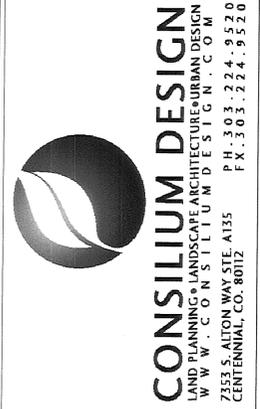
2 LANDSCAPE ENLARGEMENT PLAN
 SCALE: 1" = 20'

LEGEND

- — — — — PROPERTY BOUNDARY
- — — — — SITE EDGER
- — — — — 2-RAIL FENCE - SEE SHT. 18 DTL. 5
- — — — — PRIVACY FENCE - SEE SHT. 18 DTL. 6
- — — — — PRIVACY FENCE WITH STONE COLUMN - SEE SHT. 18 DTL. 4



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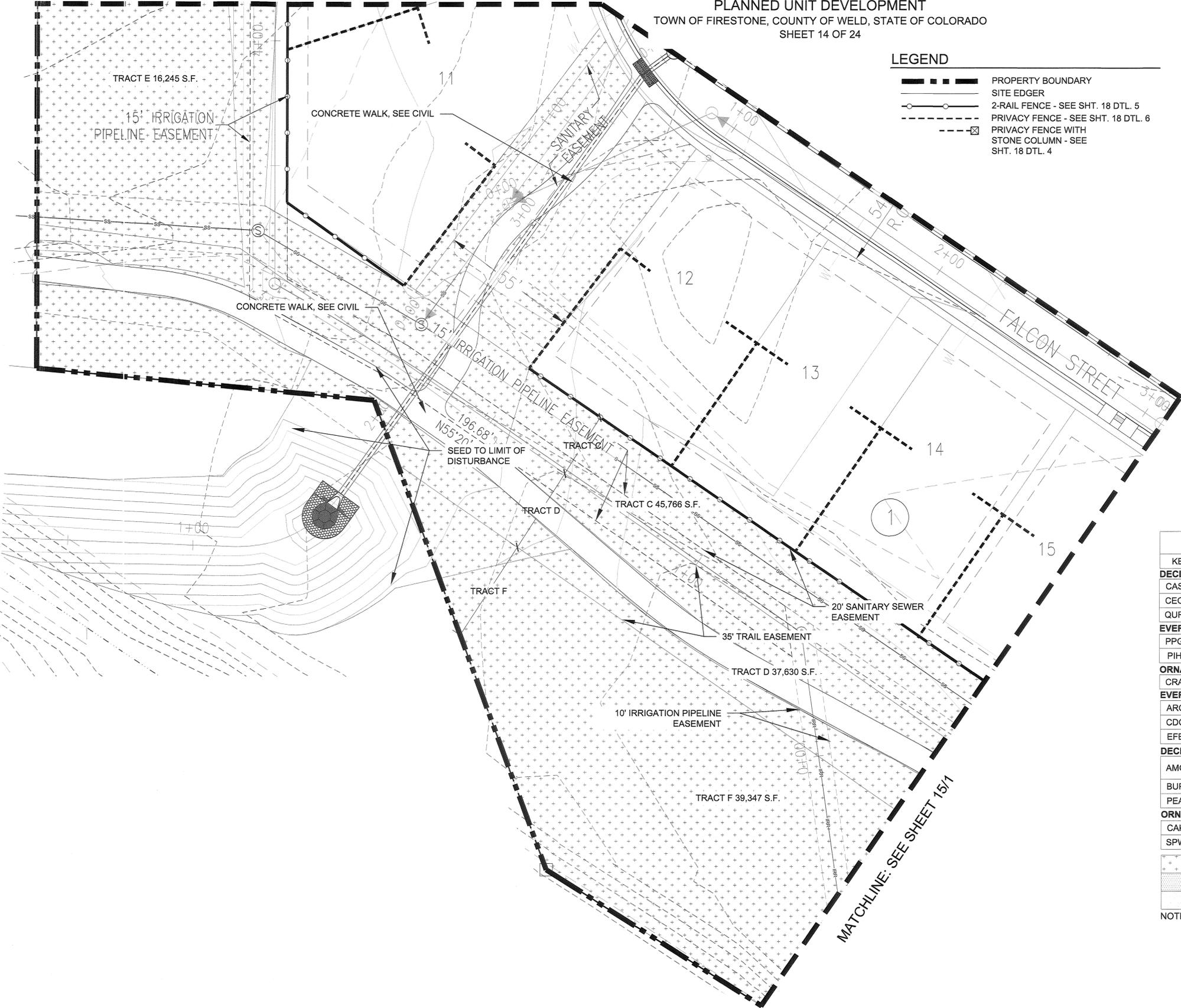


FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
 PLANNED UNIT DEVELOPMENT
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
SHEET TITLE	LANDSCAPE ENLARGEMENT SADDLEBACK
NAME OF SUBMITTAL	FDP
TYPE OF SUBMITTAL	3
FILING NUMBER:	N/A
PHASE NUMBER:	4-27-2017
PREPARATION DATE	8-15-2017
REVISION DATE	1-15-2018
REVISION DATE	4-13-2018
REVISION DATE	5-2-2018
REVISION DATE	7-2-2018
REVISION DATE	9-12-2018

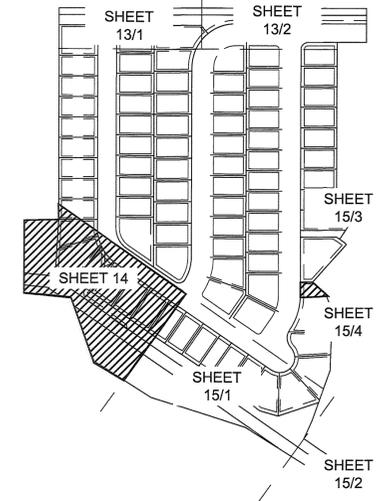
FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
 PLANNED UNIT DEVELOPMENT
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 SHEET 14 OF 24

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 10/22/2016 02:55 PM R Fee: \$243.00
 Carly Kopas, Planner and Recorder, Weld County, CO



LEGEND

	PROPERTY BOUNDARY
	SITE EDGER
	2-RAIL FENCE - SEE SHT. 18 DTL. 5
	PRIVACY FENCE - SEE SHT. 18 DTL. 6
	PRIVACY FENCE WITH STONE COLUMN - SEE SHT. 18 DTL. 4



KEYMAP - N.T.S

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS OVERSTORY TREES		
CAS	Catalpa speciosa	WESTERN CATALPA
CEO	Celtis occidentalis	HACKBERRY
QUR	Quercus robur	ENGLISH OAK
EVERGREEN TREES		
PPG	Picea pungens glauca	COLORADO BLUE SPRUCE
PIH	Pinus heldreichii	BOSNIAN PINE
ORNAMENTAL TREES		
CRA	Crataegus ambigua	RUSSIAN HAWTHORN
EVERGREEN SHRUBS		
ARC	Arctostaphylos x coloradoensis	PANCHITO MANZANITA
CDC	Cotoneaster dammeri 'Coral Beauty'	CORAL BEAUTY COTONEASTER
EFE	Euonymus fortunei 'Emerald Gaiety'	EMERALD GAIETY EUONYMUS
DECIDUOUS SHRUBS		
AMG	Amelanchier x grandiflora 'Autumn Brilliance'	AUTUMN BRILLIANCE APPLE SERVICEBERRY
BUP	Buddleia x 'Purple Haze'	PURPLE HAZE BUTTERFLY BUSH
PEA	Perovskia artiplicifolia	RUSSIAN SAGE
ORNAMENTAL GRASS		
CAK	Calmagrostis acutiflora 'Karl Foerster'	FEATHER REED GRASS
SPW	Sporobolus wrightii	GIANT SACATON GRASS
		SEED MIX 1 - NATIVE PRAIRIE MIX
		SOD
		ROCK MULCH

NOTE: SEE SHEET 17 FOR FULL PLANT SCHEDULE AND SEED LIST

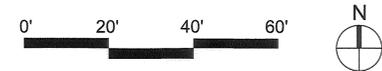
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**FINAL DEVELOPMENT PLAN
 SADDLEBACK FILING NO. 3**
 PLANNED UNIT DEVELOPMENT
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

FIRESTONE INFORMATION BLOCK		LANDSCAPE ENLARGEMENT	
SHEET TITLE	LANDSCAPE ENLARGEMENT	SADDLEBACK	
NAME OF SUBMITTAL	FDP		
TYPE OF SUBMITTAL	3		
FILING NUMBER:	N/A		
PHASE NUMBER:	4-27-2017		
PREPARATION DATE	8-15-2018		
REVISION DATE	1-15-2018		
REVISION DATE	4-13-2018		
REVISION DATE	5-2-2018		
REVISION DATE	7-2-2018		
REVISION DATE	9-12-2018		

1 **LANDSCAPE ENLARGEMENT PLAN**
 SCALE: 1" = 20'



FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
 PLANNED UNIT DEVELOPMENT
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 SHEET 15 OF 24

LEGEND

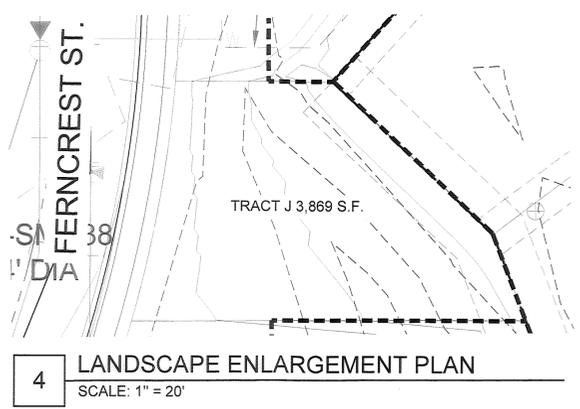
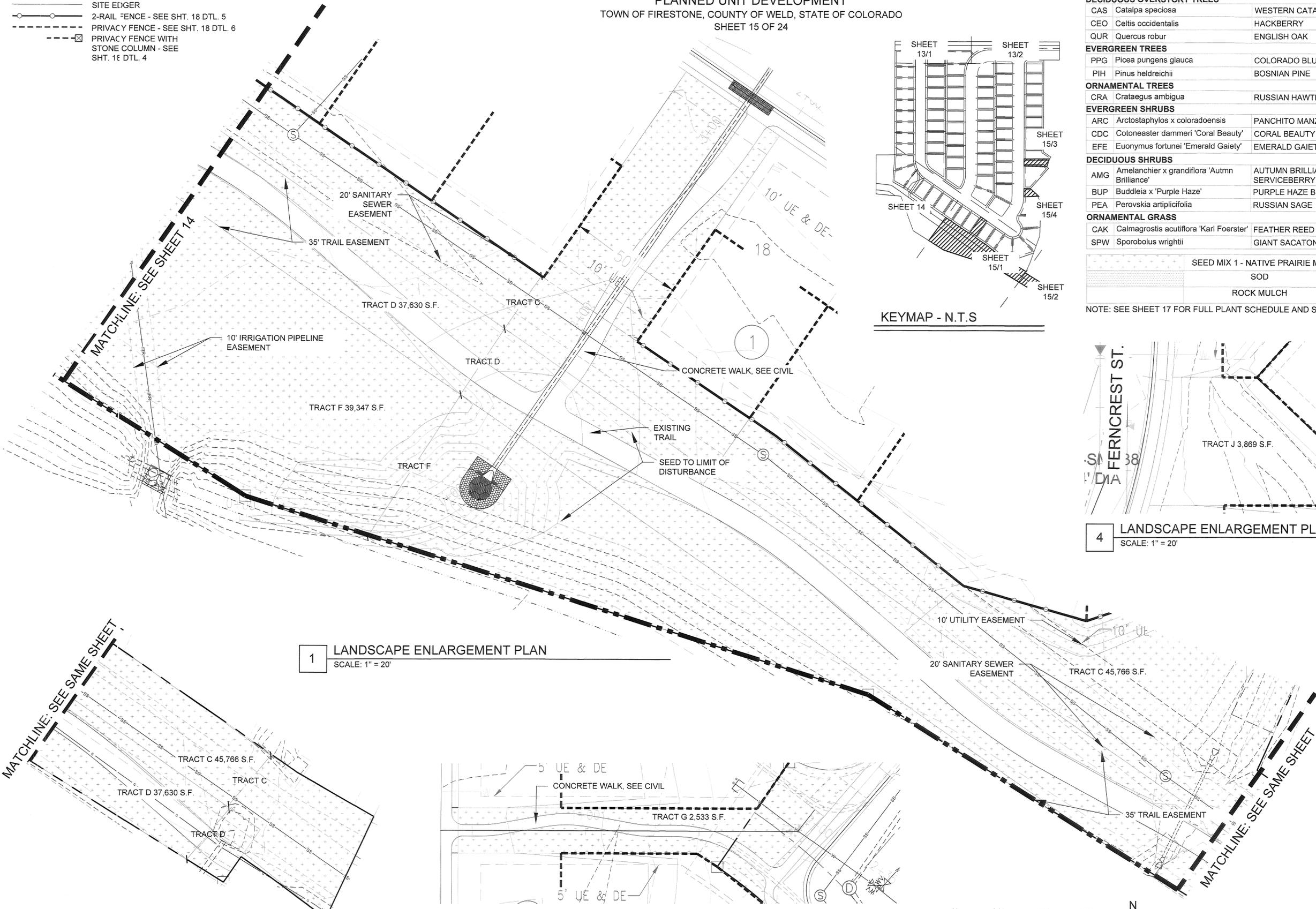
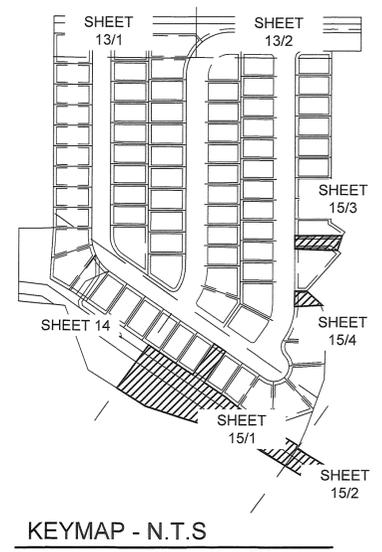
	PROPERTY BOUNDARY
	SITE EDGER
	2-RAIL FENCE - SEE SHT. 18 DTL. 5
	PRIVACY FENCE - SEE SHT. 18 DTL. 6
	PRIVACY FENCE WITH STONE COLUMN - SEE SHT. 18 DTL. 4

PLANT SCHEDULE

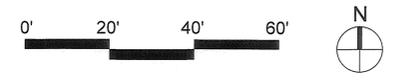
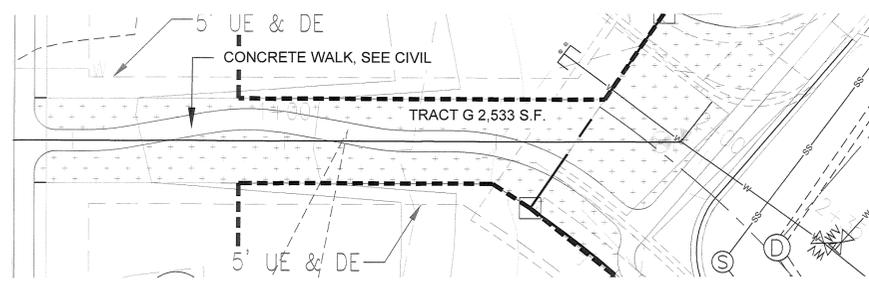
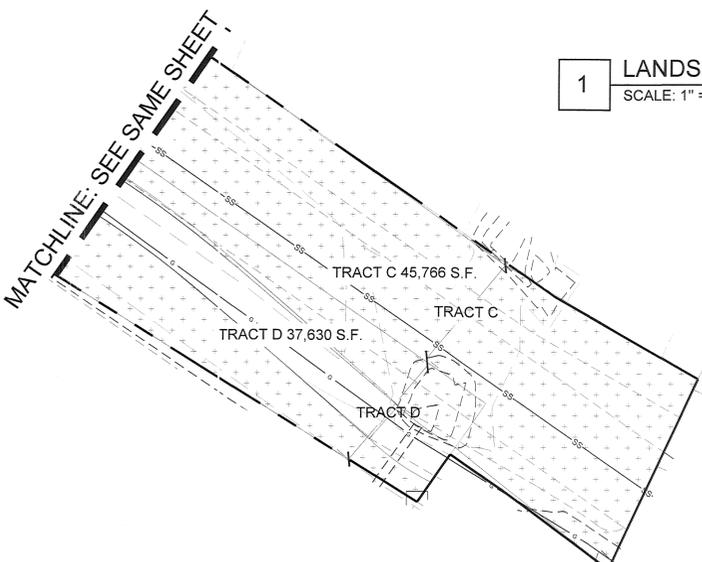
KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS OVERSTORY TREES		
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ORNAMENTAL TREES		
CRA	Crataegus ambigua	RUSSIAN HAWTHORN
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SPW	Sporobolus wrightii	GIANT SACATON GRASS

	SEED MIX 1 - NATIVE PRAIRIE MIX
	SOD
	ROCK MULCH

NOTE: SEE SHEET 17 FOR FULL PLANT SCHEDULE AND SEED LIST



1 LANDSCAPE ENLARGEMENT PLAN
 SCALE: 1" = 20'



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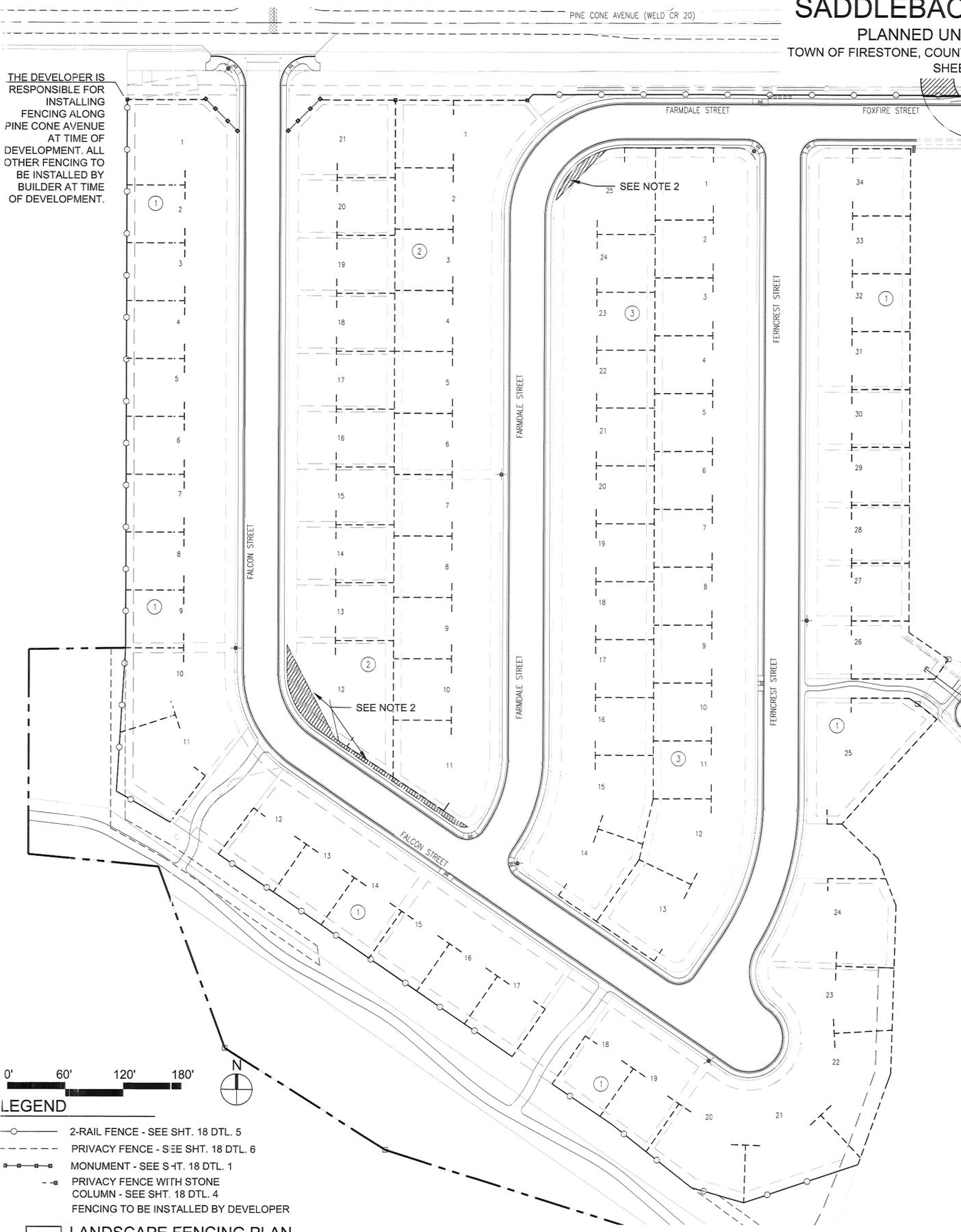
**FINAL DEVELOPMENT PLAN
 SADDLEBACK FILING NO. 3**
 PLANNED UNIT DEVELOPMENT
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

FIRESTONE INFORMATION BLOCK

SHEET TITLE	LANDSCAPE ENLARGEMENT
NAME OF SUBMITTAL	SADDLEBACK
TYPE OF SUBMITTAL	FDP
FILING NUMBER	3
PHASE NUMBER	N/A
PREPARATION DATE	4-27-2017
REVISION DATE	8-15-2017
REVISION DATE	1-15-2018
REVISION DATE	4-13-2018
REVISION DATE	5-2-2018
REVISION DATE	7-2-2018
REVISION DATE	9-12-2018

FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
 PLANNED UNIT DEVELOPMENT
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 SHEET 16 OF 24

4440396 Pages: 16 of 24
 10/22/2018 02:55 PM R Fee: \$243.00
 City of Firestone, Planning and Zoning Department, Weld County, CO



THE DEVELOPER IS RESPONSIBLE FOR INSTALLING FENCING ALONG PINE CONE AVENUE AT TIME OF DEVELOPMENT. ALL OTHER FENCING TO BE INSTALLED BY BUILDER AT TIME OF DEVELOPMENT.



- LEGEND**
- 2-RAIL FENCE - SEE SHT. 18 DTL. 5
 - - - - - PRIVACY FENCE - SEE SHT. 18 DTL. 6
 - MONUMENT - SEE SHT. 18 DTL. 1
 - - - - - PRIVACY FENCE WITH STONE COLUMN - SEE SHT. 18 DTL. 4
 - - - - - FENCING TO BE INSTALLED BY DEVELOPER

1 LANDSCAPE FENCING PLAN
 SCALE: 1" = 60'

FENCE SCHEDULE TYPE BY LOT

BLOCK 1 FI. 3

LOT NO.	STREET NAME	SIDE PROP. LINE FENCE TYPE	REAR PROP. LINE FENCE TYPE
1	FALCON ST.	SHT. 18 DTL. 4	SHT. 18 DTL. 5
2	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
3	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
4	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
5	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
6	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
7	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
8	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
9	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
10	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
11	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
12	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
13	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
14	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
15	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
16	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
17	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
18	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
19	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
20	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
21	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 5
22	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
23	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
24	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
25	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
26	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
27	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
28	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
29	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
30	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
31	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
32	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
33	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
34	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6

FENCE SCHEDULE TYPE BY LOT

BLOCK 2 FI. 3

LOT NO.	STREET NAME	SIDE PROP. LINE FENCE TYPE	REAR PROP. LINE FENCE TYPE
1	FARMDALE ST	SHT. 18 DTL. 4	SHT. 18 DTL. 6
2	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
3	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
4	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
5	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
6	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
7	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
8	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
9	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
10	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
11	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
12	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
13	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
14	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
15	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
16	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
17	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
18	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
19	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
20	FALCON ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
21	FALCON ST	SHT. 18 DTL. 4	SHT. 18 DTL. 6

FENCE SCHEDULE TYPE BY LOT

BLOCK 3 FI. 3

LOT NO.	STREET NAME	SIDE PROP. LINE FENCE TYPE	REAR PROP. LINE FENCE TYPE
1	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
2	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
3	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
4	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
5	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
6	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
7	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
8	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
9	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
10	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
11	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
12	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
13	FERNCREST ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
14	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
15	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
16	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
17	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
18	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
19	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
20	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
21	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
22	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
23	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
24	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6
25	FARMDALE ST	SHT. 18 DTL. 6	SHT. 18 DTL. 6

NOTE 1: USE SAME FENCING MATERIALS, COLOR AND DETAILS CONSISTENT WITH FENCING IN SADDLEBACK FILINGS 1 AND 2

NOTE 2: THE VARIABLE WIDTH SIGHT DISTANCE EASEMENT IS A NO-BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL.

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 CENTENNIAL, CO. 80112 P.H. 303.722.9320

FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
 PLANNED UNIT DEVELOPMENT
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

FIRESTONE INFORMATION BLOCK

SHEET TITLE	LANDSCAPE FENCING PLAN
NAME OF SUBMITTAL	SADDLEBACK
TYPE OF SUBMITTAL	FDP
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE	4-27-2017
REVISION DATE	8-15-2017
REVISION DATE	1-15-2018
REVISION DATE	4-13-2018
REVISION DATE	5-2-2018
REVISION DATE	7-2-2018
REVISION DATE	9-12-2018

FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
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 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 SHEET 17 OF 24

PLANT SCHEDULE

TOTAL QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
Deciduous Overstory Trees						
2	CAS	Catalpa speciosa	WESTERN CATALPA	2" CAL.	SEE PLANS	B&B
11	CEO	Celtis occidentalis	HACKBERRY	2" CAL.	SEE PLANS	B&B
3	QUR	Quercus robur	ENGLISH OAK	2" CAL.	SEE PLANS	B&B
Evergreen Trees						
6	PPG	Picea pungens glauca	COLORADO BLUE SPRUCE	6' HT.	SEE PLANS	B&B
12	PIH	Pinus heldreichii	BOSNIAN PINE	6' HT.	SEE PLANS	B&B
Ornamental Trees						
6	CRA	Crataegus ambigua	RUSSIAN HAWTHORN	1 1/2" CAL.	SEE PLANS	B&B
Evergreen Shrubs						
15	ARC	Arctostaphylos x coloradoensis	PANCHITO MANZANITA	5 GAL.	SEE PLANS	CONTAINER
75	CDC	Cotoneaster dammeri 'Coral Beauty'	CORAL BEAUTY COTONEASTER	5 GAL.	SEE PLANS	CONTAINER
19	EFE	Euonymus fortunei 'Emerald Gaiety'	EMERALD GAIETY EUONYMUS	5 GAL.	SEE PLANS	CONTAINER
Deciduous Shrubs						
19	BUP	Buddleia x 'Purple Haze'	PURPLE HAZE BUTTERFLY BUSH	5 GAL.	SEE PLANS	CONTAINER
28	PEA	Perovskia artipicifolia	RUSSIAN SAGE	5 GAL.	SEE PLANS	CONTAINER
Ornamental Grass						
94	CAK	Calamagrostis acutiflora 'Karl Foerster'	FEATHER REED GRASS	1 GAL.	SEE PLANS	CONTAINER
12	SPW	Sporobolus wrightii	GIANT SACATON GRASS	1 GAL.	SEE PLANS	CONTAINER

SEED MIX 1 - PBSI NATIVE PRAIRIE MIX - 67,773 SQ. FT.

KEY	% OF MIX	BOTANICAL NAME	COMMON NAME	APPLICATION RATE
+	20	Bouteloua curtipendula	SIDEOATS GRAMA	15 lbs./1 AC.
	25	Bouteloua dactyloides	BUFFALOGRASS	
	29	Bouteloua gracilis	BLUE GRAMA	
	5	Nassella viridula	GREEN NEEDLEGRASS	
	20	Pascopyrum smithii	WESTERN WHEATGRASS	
	1	Sporobolus cryptandrus	SAND DROPSEED	

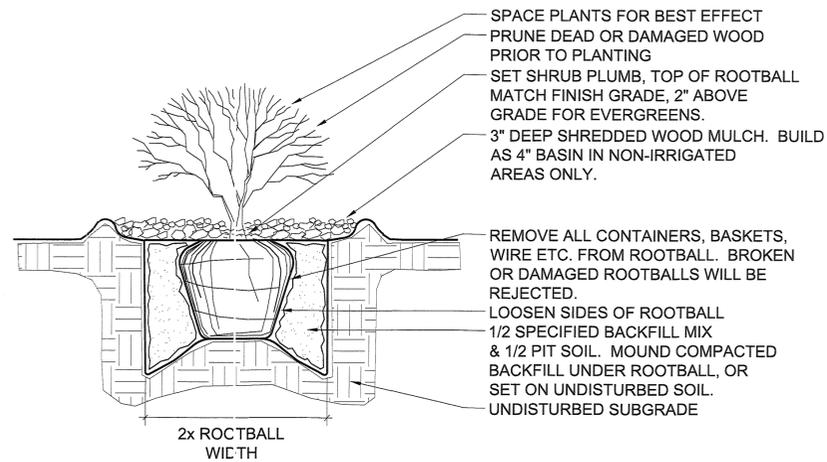
SOD - 4,789 SQ. FT.

KEY	BOTANICAL NAME	COMMON NAME
■	Poa pretensis	KENTUCKY BLUEGRASS

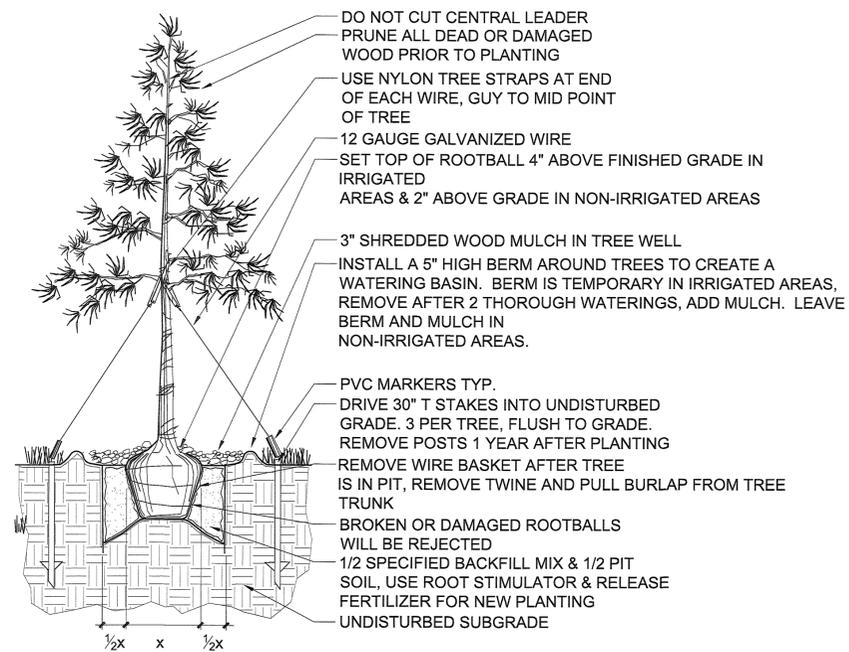
ROCK MULCH - 3,876 SQ. FT.

KEY	TYPE
■	3/4" ROCK MULCH - COLOR TO BE NATURAL IN COLOR

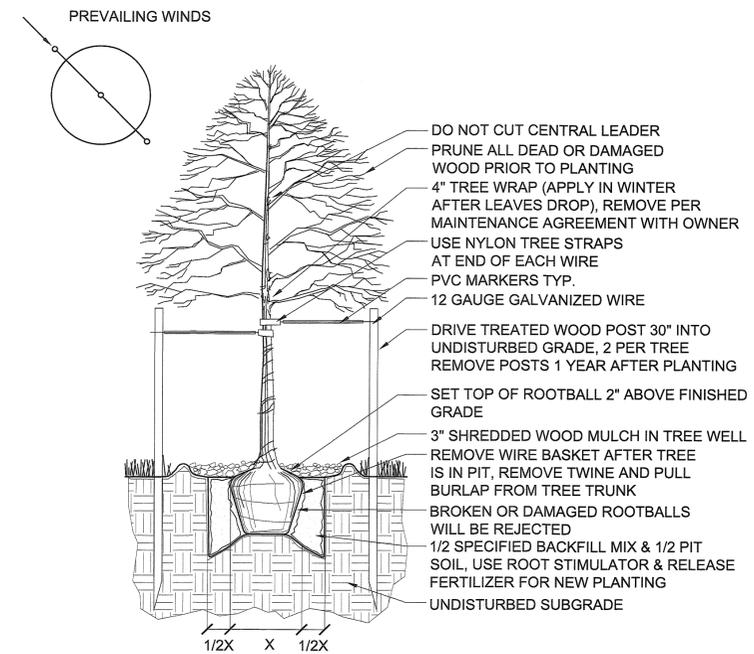
1 GANG MAILBOX - U.S.P.S. APPROVED
 NOT TO SCALE



2 PLANTING - SHRUB
 SCALE: 1/2" = 1' - 0"



3 PLANTING - EVERGREEN TREE
 SCALE: 1/2" = 1' - 0"



4 PLANTING - DECIDUOUS TREE
 SCALE: 1/2" = 1' - 0"

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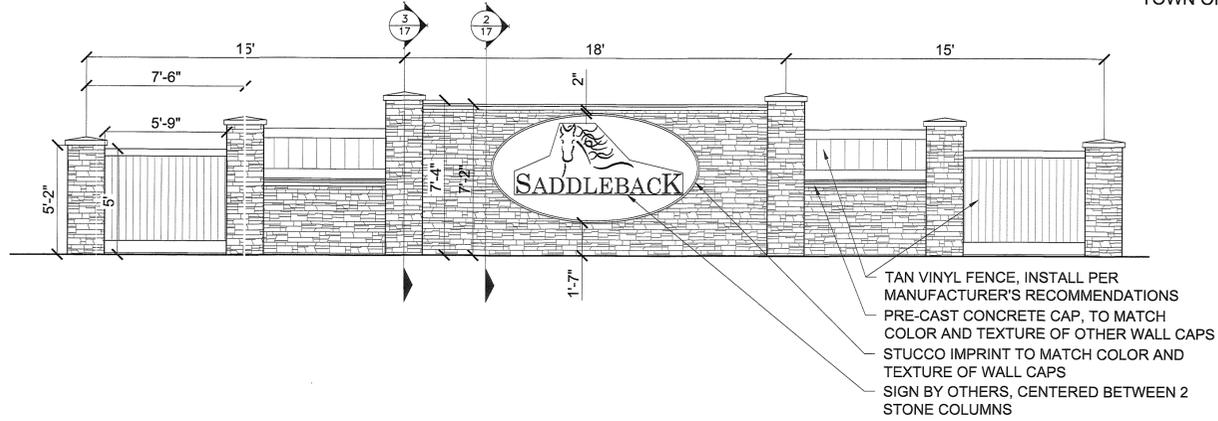
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 1100 W. CO. PLANSITE BLVD. SUITE 1100
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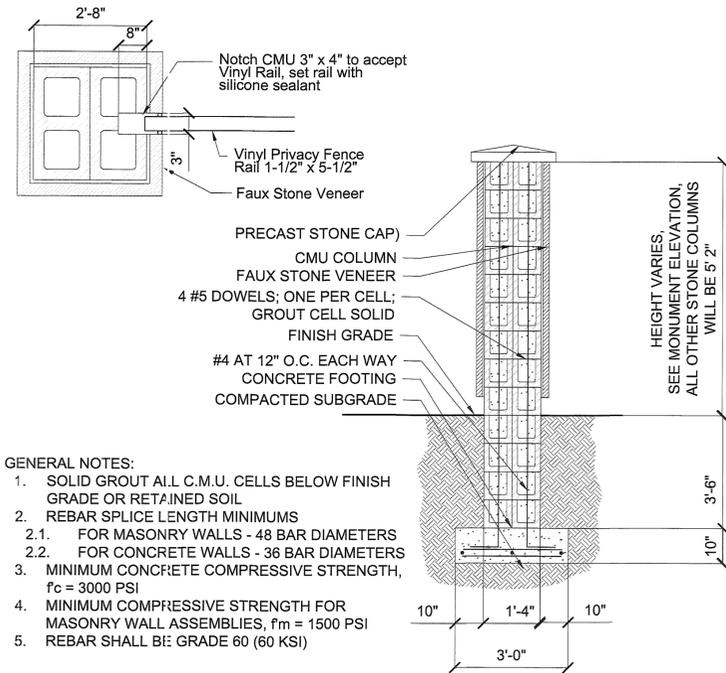
FIRESTONE INFORMATION BLOCK		PLANT SCHEDULE AND DETAILS	
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FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
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 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 SHEET 18 OF 24

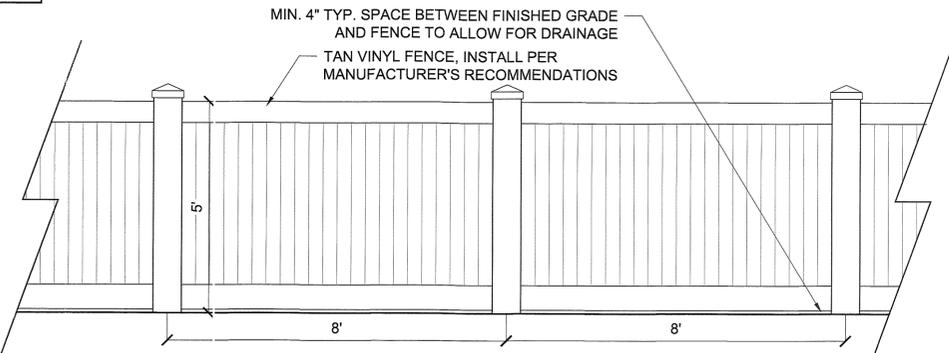
4440396 Pages: 18 of 24
 10/22/2018 02:55 PM R Fee: \$243.00
 Carly Kooms, Clark and Remond, Weld County, CO
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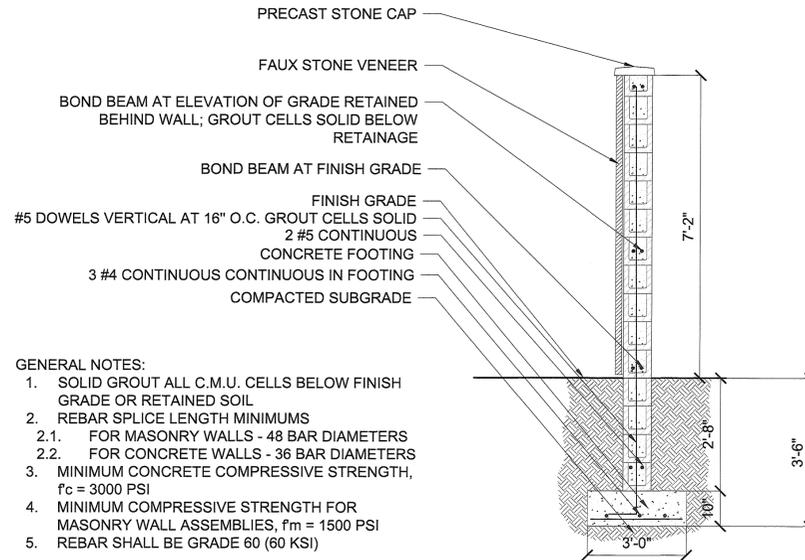
1 MONUMENT SIGN
 SCALE: 1/4" = 1'-0"



3 MONUMENT SIGN COLUMN AND STONE COLUMN CROSS SECTION
 SCALE: 1/2" = 1'-0"

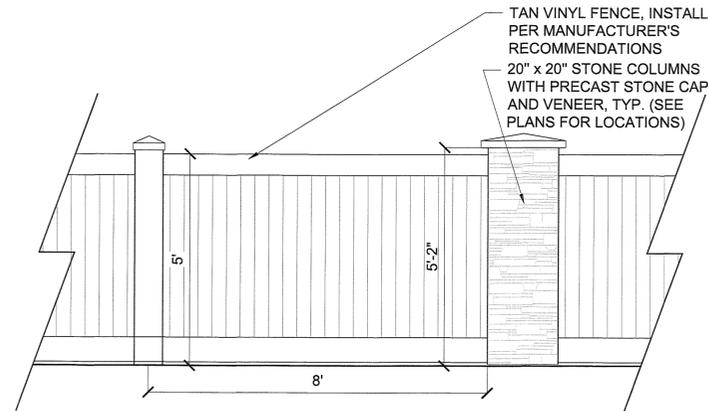


6 PRIVACY FENCE
 SCALE: 1/2" = 1'-0"

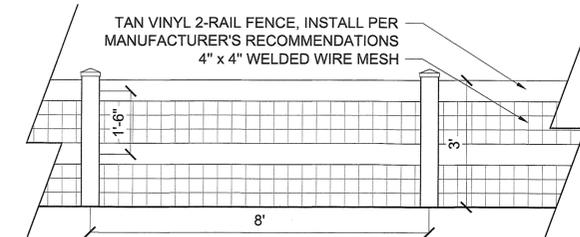


- GENERAL NOTES:
- SOLID GROUT ALL C.M.U. CELLS BELOW FINISH GRADE OR RETAINED SOIL
 - REBAR SPLICE LENGTH MINIMUMS
 - FOR MASONRY WALLS - 48 BAR DIAMETERS
 - FOR CONCRETE WALLS - 36 BAR DIAMETERS
 - MINIMUM CONCRETE COMPRESSIVE STRENGTH, $f_c = 3000$ PSI
 - MINIMUM COMPRESSIVE STRENGTH FOR MASONRY WALL ASSEMBLIES, $f_m = 1500$ PSI
 - REBAR SHALL BE GRADE 60 (60 KSI)

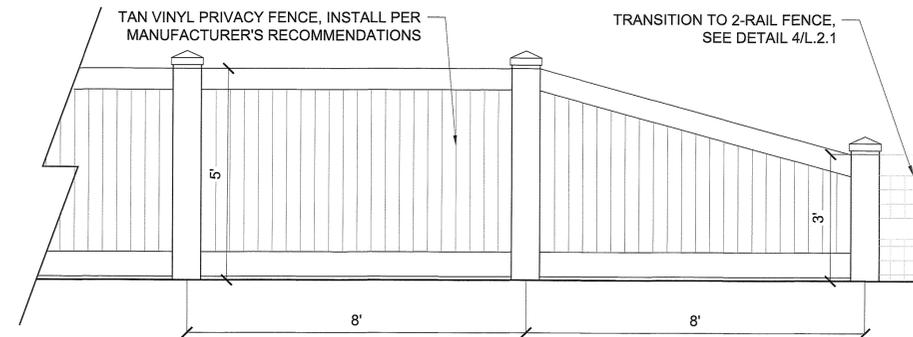
2 MONUMENT SIGN CROSS SECTION, TYP.
 SCALE: 1/4" = 1'-0"



4 PRIVACY FENCE WITH STONE COLUMN
 SCALE: 1/2" = 1'-0"



5 2-RAIL FENCE
 SCALE: 1/2" = 1'-0"



7 PRIVACY FENCE TRANSITION
 SCALE: 1/2" = 1'-0"

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SHEET 19 OF 24

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Clerk and Recorder, Weld County, CO
Carly Koppen

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY CONSILIUM DESIGN. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
- SYSTEM PRESSURE - HYDROSYS*EMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 56 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 56 PSI MINIMUM.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.
BLUEGRASS TURF 2.23" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS .89" PER WEEK PEAK SEASON
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW. IF ALONG HIGH TRAFFIC AREAS, ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER.
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12 TO 14". INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10 TO 11". INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8 TO 9". INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6 TO 7". INSTALL 5" NOZZLES ON ALL HEADS SPACED AT 5". INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 3/4" MINIMUM UNLESS OTHERWISE NOTED.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.
SLEEVED PIPE SIZE/WIRE QUANTITY REQUIRED SLEEVE SIZE & QUANTITY
3/4" - 1 1/4" PIPING 2" PVC (1)
1 1/2" - 2" PIPING 4" PVC (1)
1-50 CONTROL WIRES 3" PVC (1)
- SPARE CONTROL WIRES - CONTRACTOR SHALL EXTEND THREE SPARE WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM EACH CONTROLLER TO THE END OF THE MAINLINE SERVING THAT CONTROLLER OR AS SHOWN ON THE PLANS. INSTALL SPARE WIRES IN 10" ROUND VALVE BOX WITH QUICK COUPLING VALVE. REFER TO SPECIFICATIONS FOR WIRE COLOR. SEE IRRIGATION SCHEDULE FOR ADDITIONAL INFORMATION.
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. WHERE REQUIRED BY CITY, CONTRACTOR SHALL CONSTRUCT ONLY OFF CITY STAMPED PLANS. REVISIONS TO CITY STAMPED PLANS SHALL CONFORM TO CITY FIELD CHANGE PROCEDURES AND DOCUMENTATION.
- SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	1806-SAM-PRS WITH MPR SERIES NOZZLE	POPUP SPRAY HEAD	13
	HUNTER	ICV-SERIES	ELECTRIC CONTROL VALVE	9
	HUNTER	HQ-44	QUICK COUPLING VALVE	6
	HUNTER	I-CORE-M - 18 STATION MODEL	ELECTRIC CONTROLLER	3
	HUNTER	SOLAR SYNC - MS5	WEATHER SENSOR DEVICE	5
	FEBCO	825YA	RP BACKFLOW PREVENTER	2
N/S	STRONG BOX	5BBC-(15)AL	BACKFLOW PREVENTER ENCLOSURE	1
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	7
	HUNTER	ICV-1"	MASTER CONTROL VALVE	8
	CST	F91-T10-001 - 1"	FLOW SENSOR	4
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE	15
		CLASS 200 BE	PVC LATERAL	15
		CLASS 180	PVC SLEEVING	12
N/S	MATCO	201X	MANUAL DRAIN VALVE	11
	TORO	BLUE STRIPE	POLY DRIP TUBING - 3/8" MIN. WIDTH	10, 14, 16
	HUNTER	ICZ-101-25	DRIP VALVE ASSEMBLY	10
	HUNTER	XERI-BUG	DRIP LINE BLOW-OUT STUB	14
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	16
			WATER METER	BY OTHERS
CONTROLLER & STATION NO. CONTROL VALVE SIZE NUMBER OF SPARE WIRES - 2 CONTROL AND 1 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES				

THE OWNER/DEVELOPER OR HOA SHALL USE SUPPLEMENTAL IRRIGATION FOR A MINIMUM OF A 2 YEAR ESTABLISHMENT PERIOD, AND UNTIL THE AREA OF TURF MEETS THE 75 PERCENT COVERAGE REQUIREMENTS FOR ESTABLISHMENT. SUPPLEMENTAL IRRIGATION WILL BE PROVIDED AT THE NATIVE SEED LOCATIONS WHERE NO PERMANENT UNDERGROUND IRRIGATION SYSTEM IS PROPOSED. SUPPLEMENTAL IRRIGATION WILL BE PROVIDED BY HAND WATERING OR WATERING BY TRUCK.

REFER TO SHEET

- 19 IRRIGATION NOTES
- 19 IRRIGATION SCHEDULE
- 20 IRRIGATION PLANS
- 21-22 IRRIGATION DETAILS

HydroSystems-KDI, Inc. Irrigation Consulting
860 Tabor Street, Suite 200
Lakewood, Colorado 80401
303-980-5327
303-980-5384 (fax)

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE OR EXCAVATE FOR THE MARKING
OF UNDERGROUND MEMBER UTILITIES

FIRESTONE INFORMATION BLOCK		IRRIGATION SCHEDULE & NOTES	
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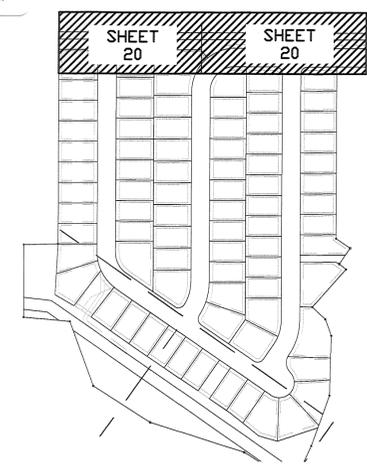
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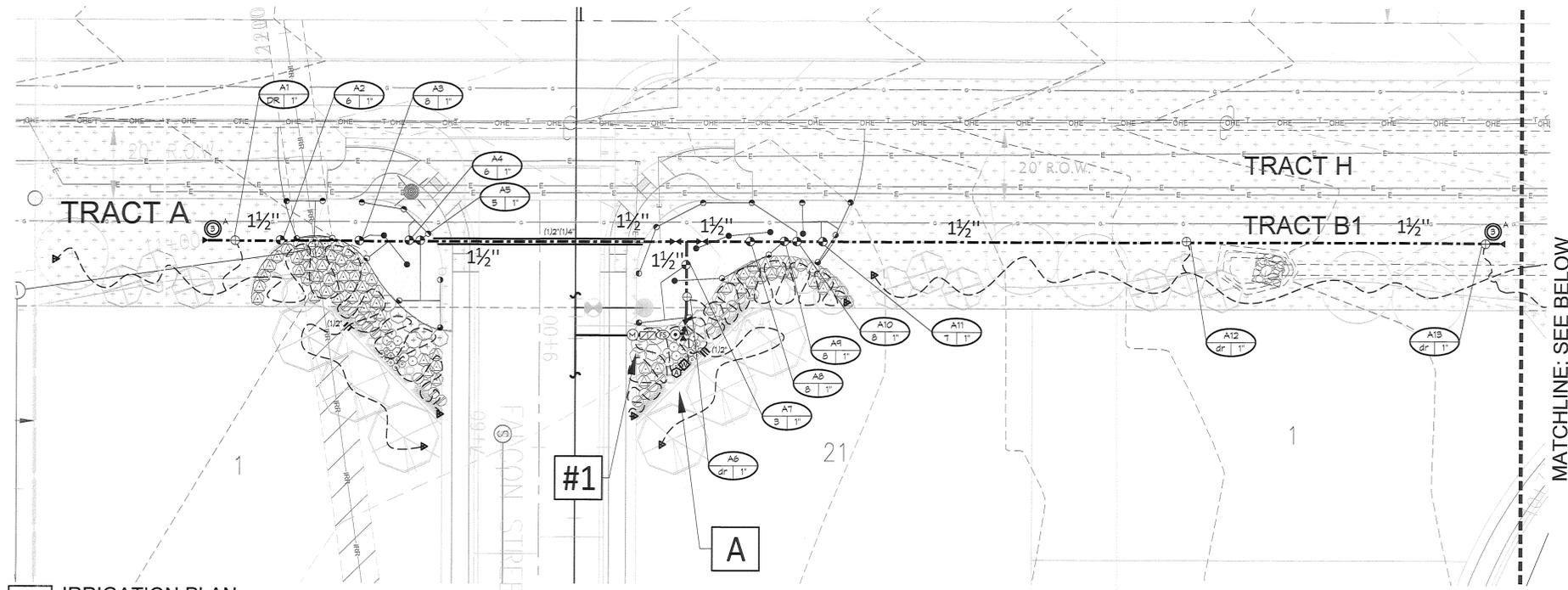
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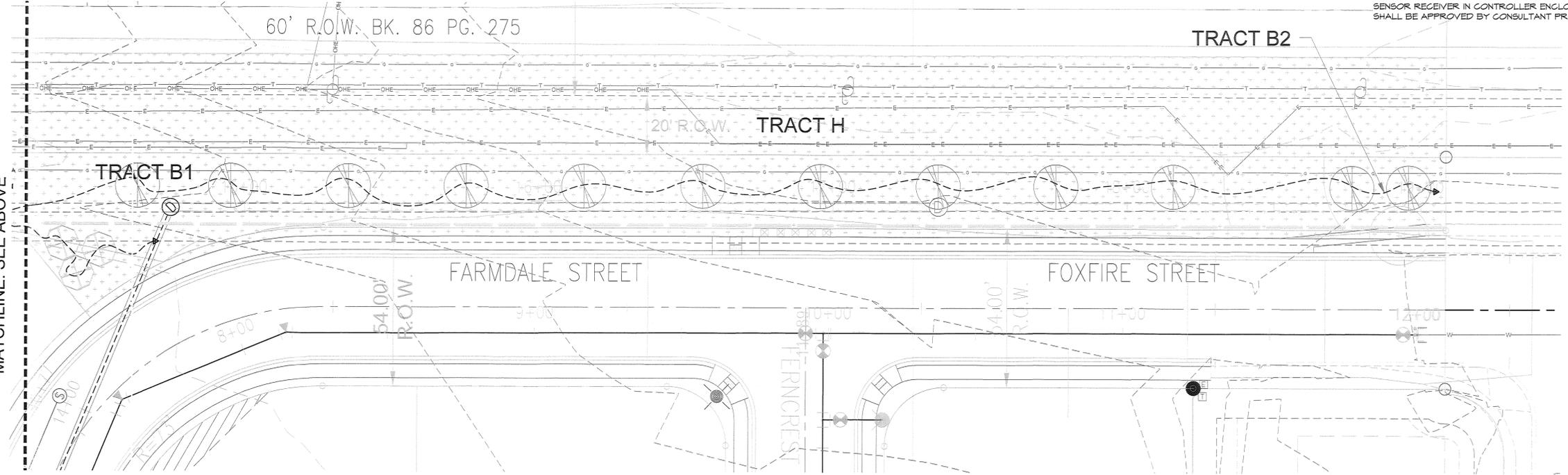
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MATCHLINE: SEE BELOW

- #1** POINT OF CONNECTION #1 - 3/4"
 PEAK FLOW REQUIREMENT: 8 GPM. REQUIRED STATIC PRESSURE: 56 PSI
 TIE ONTO 3/4" COPPER STUB-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION. BY OTHERS RE: EMK CONSULTANTS INC. EXTEND 3/4" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP AND WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE FLOW SENSOR, ONE MASTER VALVE, ONE QUICK COUPLING VALVE, ONE GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- A** CONTROLLER LOCATION "A"
 PEDISTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 40 LF. OF CONTROLLER LOCATION FROM TO BE COORDINATED. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND FE89 SHIELDED CABLE FROM THE FLOW SENSOR AND 4 #14 UFUL WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO ASSOCIATED CONTROLLER. CONNECT WIRES TO THE APPROPRIATE SENSOR INPUT PORTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

1 IRRIGATION PLAN
 SCALE: 1" = 20'

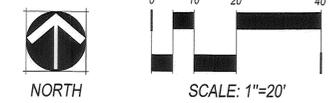


MATCHLINE: SEE ABOVE

1 IRRIGATION PLAN
 SCALE: 1" = 20'

THE OWNER/DEVELOPER OR HOA SHALL USE SUPPLEMENTAL IRRIGATION FOR A MINIMUM OF A 2 YEAR ESTABLISHMENT PERIOD, AND UNTIL THE AREA OF TURF MEETS THE 75 PERCENT COVERAGE REQUIREMENTS FOR ESTABLISHMENT. SUPPLEMENTAL IRRIGATION WILL BE PROVIDED AT THE NATIVE SEED LOCATIONS WHERE NO PERMANENT UNDERGROUND IRRIGATION SYSTEM IS PROPOSED. SUPPLEMENTAL IRRIGATION WILL BE PROVIDED BY HAND WATERING OR WATERING BY TRUCK.

- REFER TO SHEET
- 19 IRRIGATION NOTES
 - 19 IRRIGATION SCHEDULE
 - 20 IRRIGATION PLANS
 - 21-22 IRRIGATION DETAILS



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 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE
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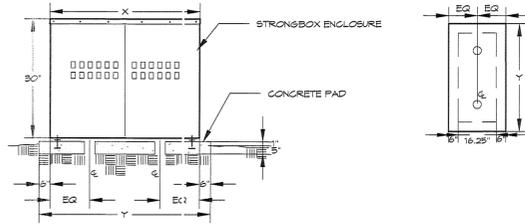
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SHEET TITLE	IRRIGATION PLAN
NAME OF SUBMITTAL	SADDLEBACK
TYPE OF SUBMITTAL	FDP
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE	4-27-2017
REVISION DATE	8-15-2017
REVISION DATE	1-15-2018
REVISION DATE	4-13-2018
REVISION DATE	5-2-2018
REVISION DATE	7-2-2018
REVISION DATE	9-12-2018

FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
 PLANNED UNIT DEVELOPMENT
 TOWN OF FIRESTONE, COUNTY OF
 WELD, STATE OF COLORADO

-PLANNED UNIT DEVELOPMENT-
FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
 PLANNED UNIT DEVELOPMENT
 TOWN OF FIRESTONE, COUNTY OF
 WELD, STATE OF COLORADO
 SHEET 21 OF 24

4440396 Pages: 21 of 24
 10/22/2018 02:55 PM File: S243.dwg
 City: Firestone, State: CO, County: Weld, Project: SADDLEBACK FILING NO. 3

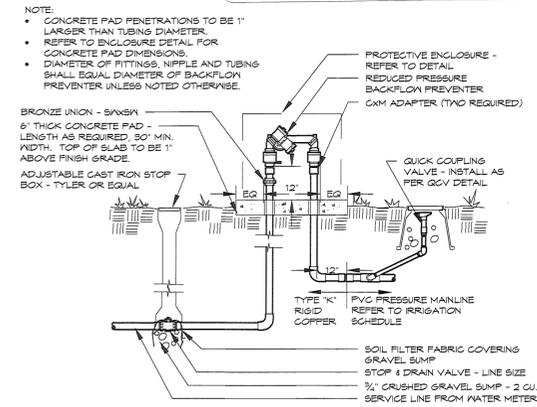
BFP MODEL/SIZE	ENCLOSURE MODEL	X	Y
FEBCO 825Y 3/4" x 1"	SBBC-30AL	30"	42"
FEBCO 825Y 1/2" x 2"	SBBC-45AL	45"	51"
FEBCO 825YA 3/4" x 1"	SBBC-15AL	15"	21"
FEBCO 825YA 1/2" x 2"	SBBC-30AL	30"	42"



- NOTES:
- PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER DIAMETER.
 - TOP SURFACE OF CONCRETE PAD SHALL BE 1" ABOVE FINISH GRADE.
 - INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS.
 - PROVIDE OWNER WITH KEYPAD LOCK FOR ENCLOSURE.

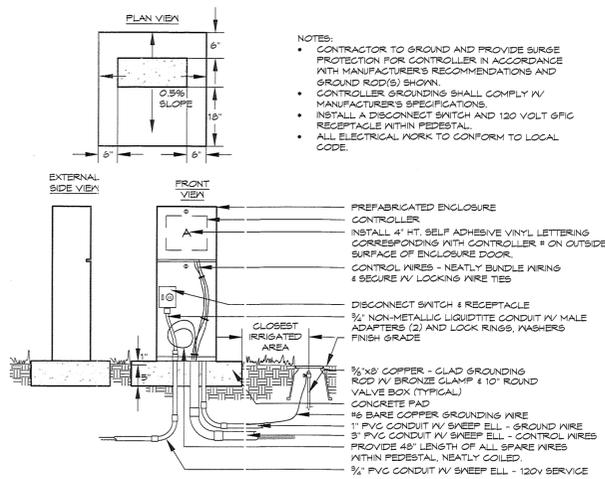
BACKFLOW ENCLOSURE
 STRONGBOX - 3/4" - 2" SYSTEMS

1



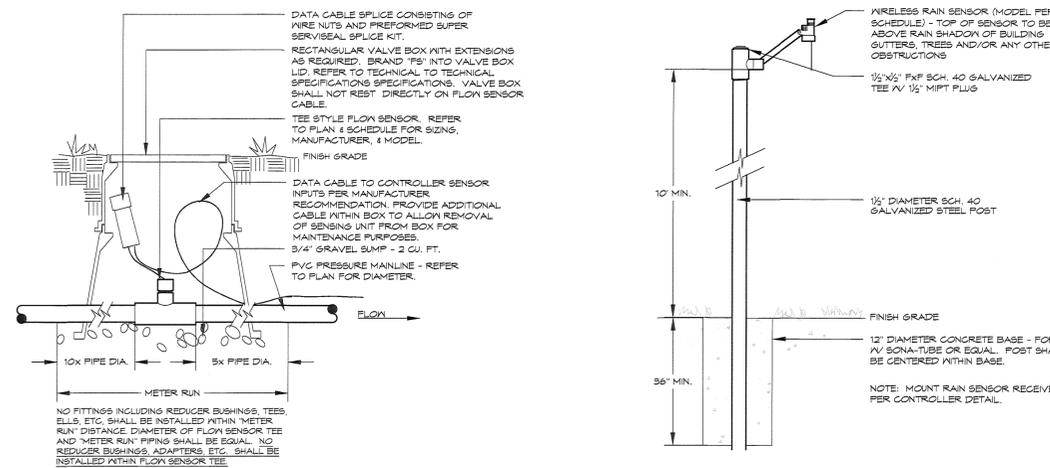
BACKFLOW PREVENTER
 3/4" - 2" SYSTEMS WITH PVC CONNECTION

2



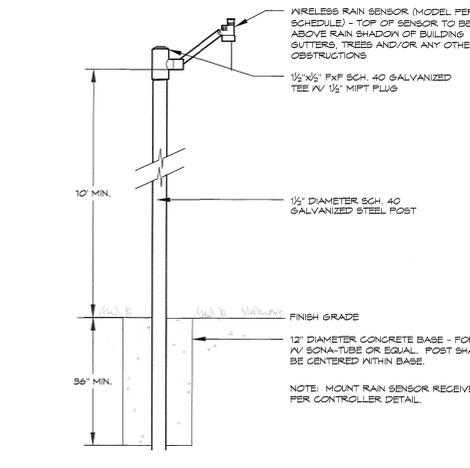
ELECTRIC CONTROLLER
 PEDESTAL

3



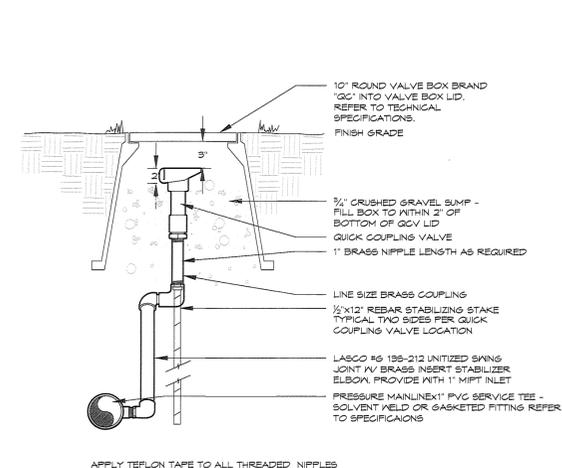
FLOW SENSOR
 TEE STYLE

4



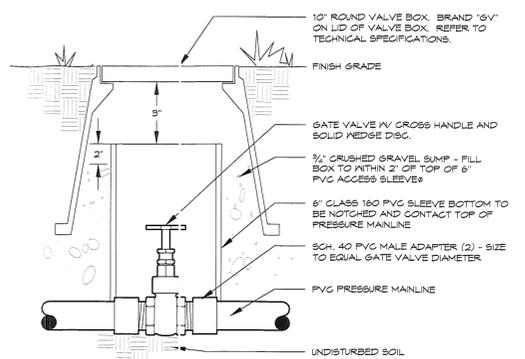
WEATHER SENSOR
 POLE MOUNTED - Wireless

5



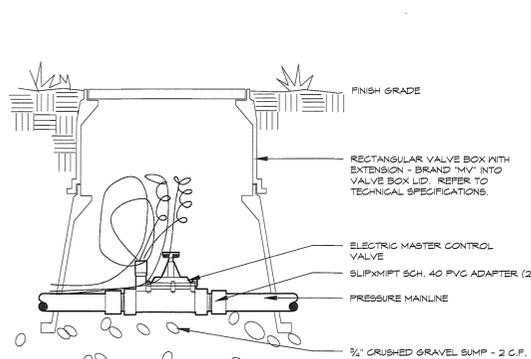
QUICK COUPLING VALVE

6



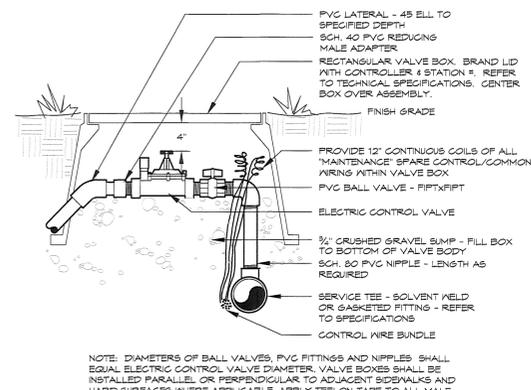
GATE VALVE

7



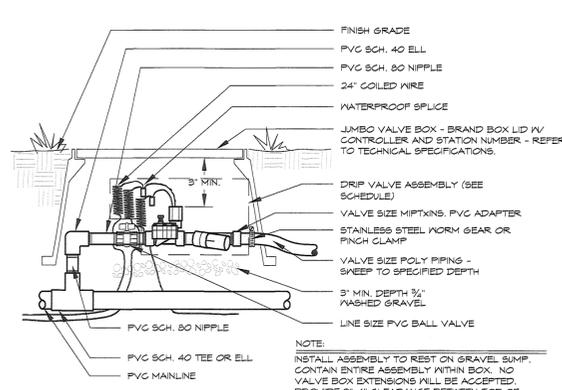
MASTER VALVE
 24V - Small - Typical

8



ELECTRIC CONTROL VALVE
 24V - PVC Lateral

9



DRIP VALVE
 24V - POLY LATERAL

10

- REFER TO SHEET
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 303-980-5384 (fax)

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FINAL DEVELOPMENT PLAN
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 PLANNED UNIT DEVELOPMENT
 TOWN OF FIRESTONE, COUNTY OF
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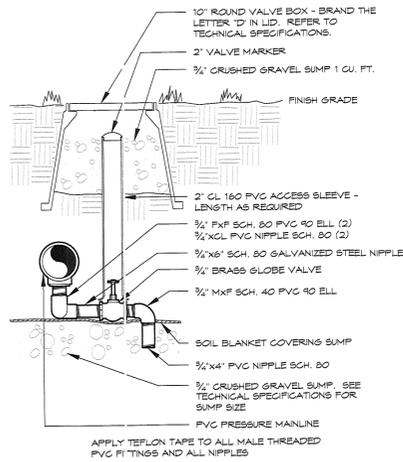
PLANNED UNIT DEVELOPMENT
FINAL DEVELOPMENT PLAN
SADDLEBACK FILING NO. 3
 PLANNED UNIT DEVELOPMENT
 TOWN OF FIRESTONE, COUNTY OF
 WELD, STATE OF COLORADO
 SHEET 22 OF 24

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 10/22/2018 02:55 PM R Fee: \$243.00
 City of Firestone, Clerk and Recorder, Weld County, CO

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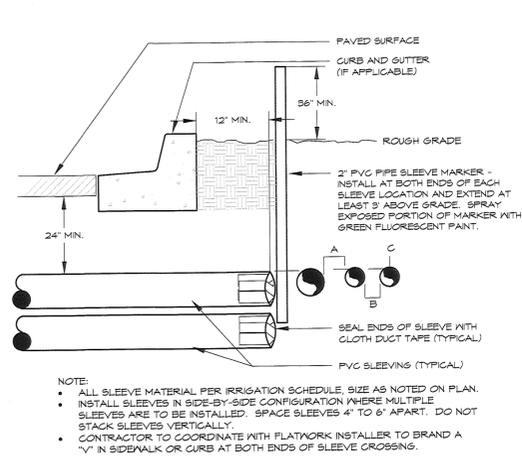


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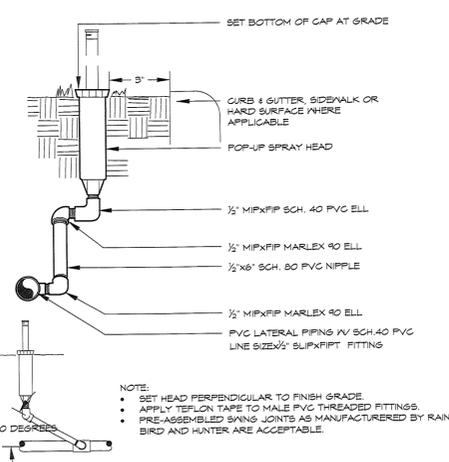
MANUAL DRAIN VALVE

11



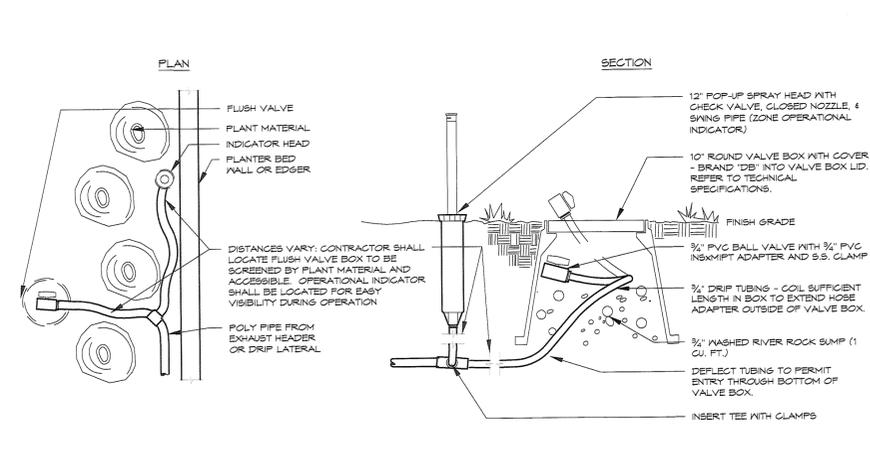
IRRIGATION SLEEVING

12



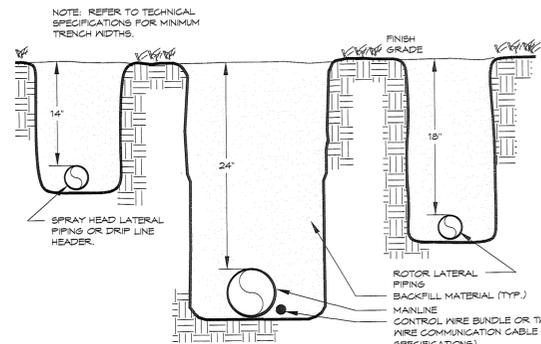
POP-UP SPRAY HEAD

13



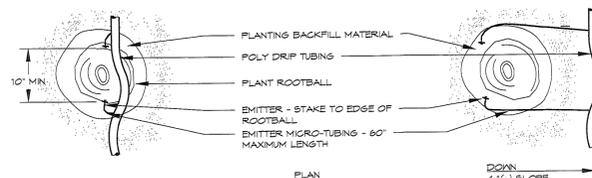
DRIP FLUSH VALVE WITH OPERATIONAL INDICATOR

14



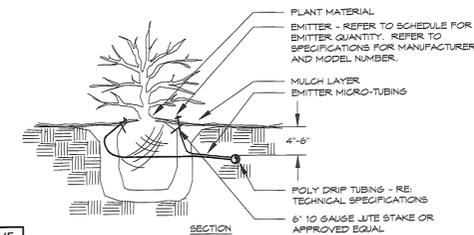
TRENCH
 24" TYPICAL

15



DRIP EMITTER BELOW GRADE

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1 1/2" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2 1/2" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3 1/2" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH



- NOTES:
 • INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
 • EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
 • FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
 • IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
 • EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
 • DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
 • CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
 • SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
 • EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
 • EMITTER QUANTITIES AND GALLONAGES SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
 • PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.

16

REFER TO SHEET

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FINAL DEVELOPMENT PLAN SADDLEBACK FILING NO. 3

PLANNED UNIT DEVELOPMENT

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 23 OF 24

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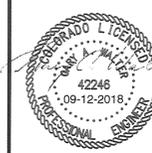
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0" = 1"
IF NOT ONE INCH ON THIS SHEET,
IF ADJUST SCALES ACCORDINGLY

811 Know what's below. Call before you dig.

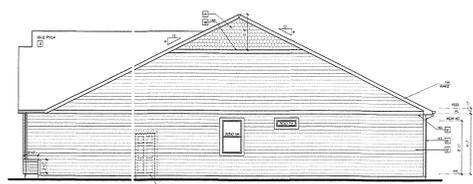
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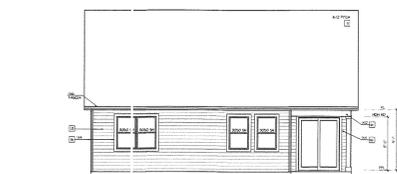
NO.	REVISIONS	DATE	BY

DESIGNED BY: DJO
DRAWN BY: DLL
CHECKED BY: GAW
APPROVED BY: ERM

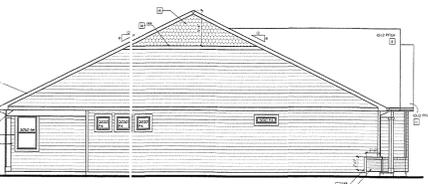
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TYPICAL ARCHITECTURAL ELEVATIONS
NAME OF APPLICATION: SADDLEBACK
TYPE OF SUBMITTAL: FINAL DEVELOPMENT PLAN
FILING NUMBER: 3
PHASE NUMBER: N/A
PREPARATION DATE: 04-07-17
REVISION DATE: 06-07-17
REVISION DATE: 01-19-18
REVISION DATE: 05-01-18
REVISION DATE: 06-26-18
REVISION DATE: 09-12-18
HORIZONTAL SCALE: N/A
VERTICAL SCALE: N/A
DATE: APR. 7, 2017
JOB NO: 12982.00
23 of 24



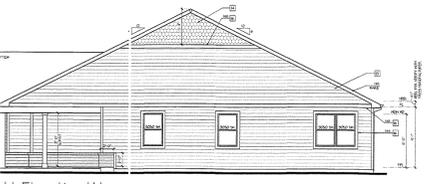
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Rear Elevation 'A'



Left Elevation 'A'



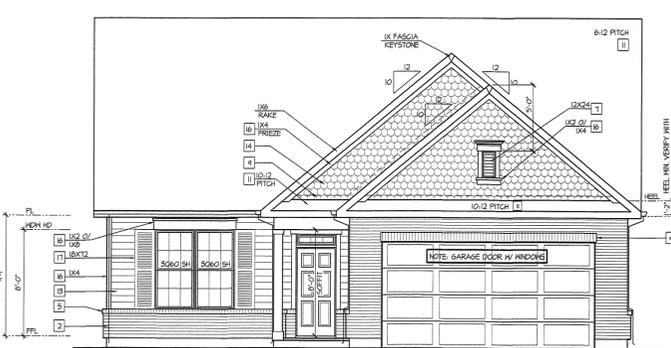
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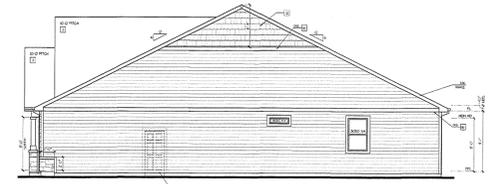
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SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

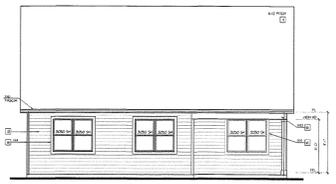
VENER CALCULATIONS:
HARDWOOD = 20 50 FT
MASONRY = 10 50 FT
FASCIY = 5

GARAGE DOOR OPENING & STRUCTURE LINEAL FT = 34 LINEAL FT
GARAGE DOOR LINEAL FT = 16 LINEAL FT
GARAGE = 5

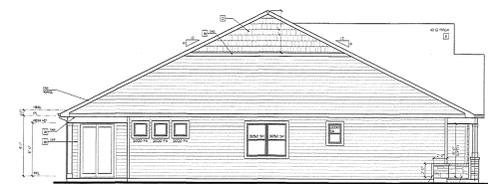
ARLINGTON



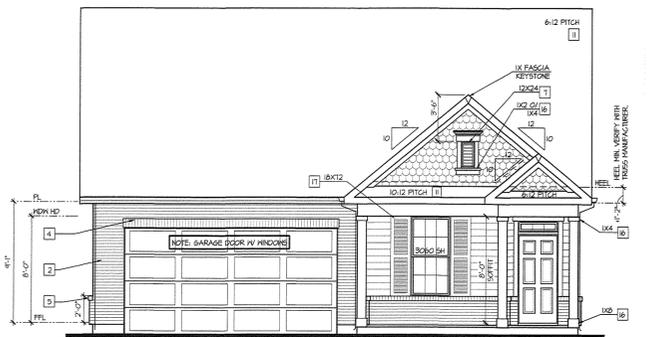
Right Elevation 'B'



Rear Elevation 'B'



Left Elevation 'B'



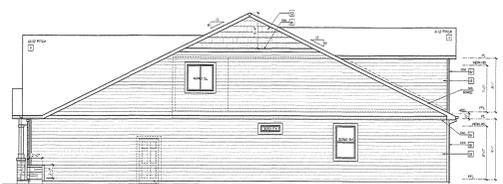
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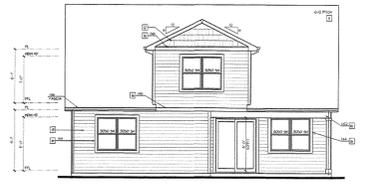
VENER CALCULATIONS:
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MASONRY = 10 50 FT
FASCIY = 5

GARAGE DOOR OPENING & STRUCTURE LINEAL FT = 31 LINEAL FT
GARAGE DOOR LINEAL FT = 16 LINEAL FT
GARAGE = 5

ASTER



Right Elevation 'B' w/ Opt 2nd Floor

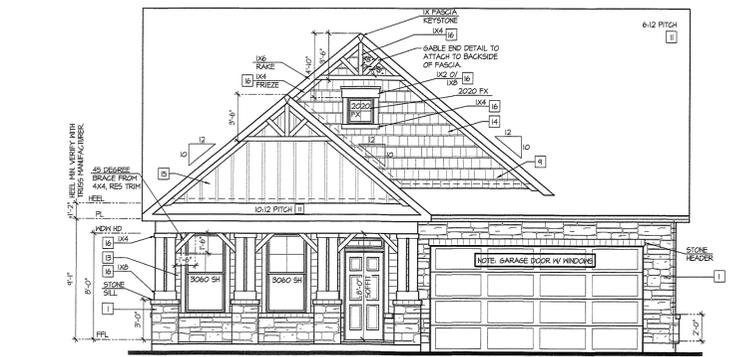


Rear Elevation 'B' w/ Opt 2nd Floor



Left Elevation 'B' w/ Opt 2nd Floor

BRISTOL



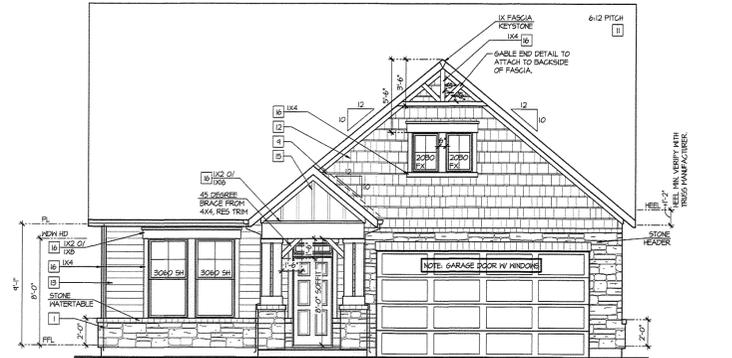
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GARAGE = 5

CLIFTON



Front Elevation 'B'

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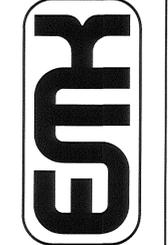
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SADDLEBACK FILING NO. 3	
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SHEET 23 OF 24	

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 SHEET 24 OF 24

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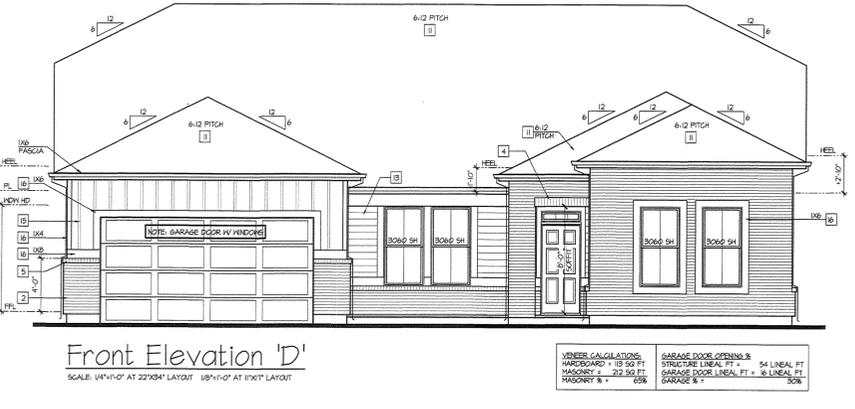
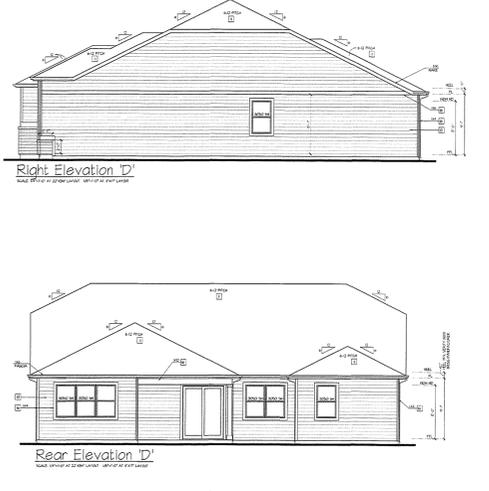
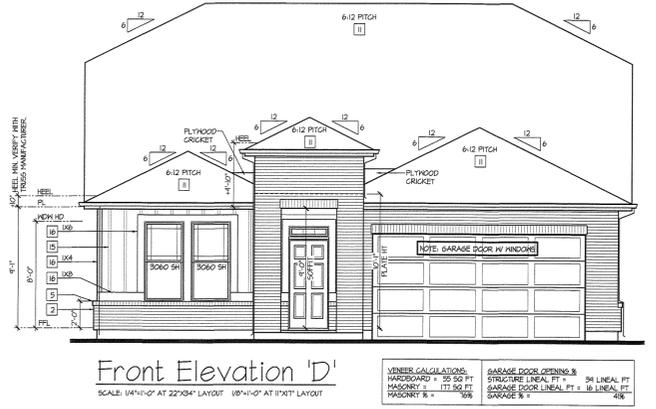
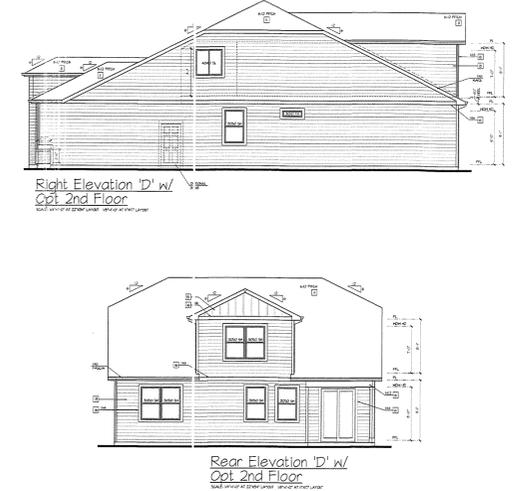


SCALE VERIFICATION BAR IS ONE INCH
 ORIGINAL DRAWING
 IF ADJUST SCALES ACCORDINGLY
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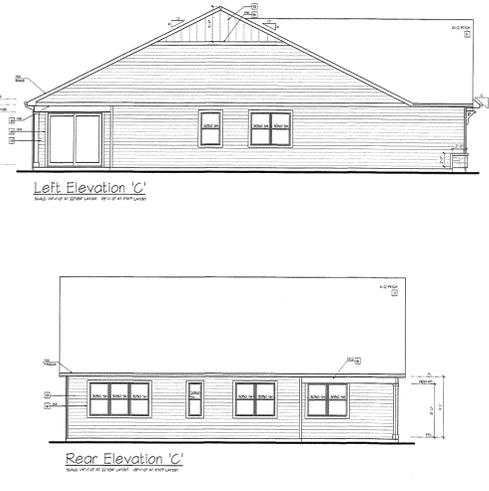
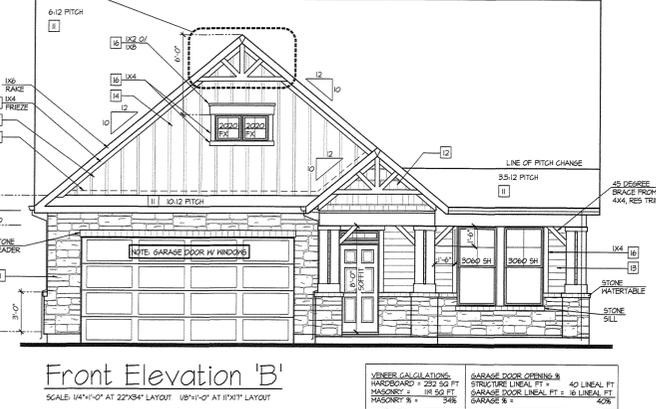
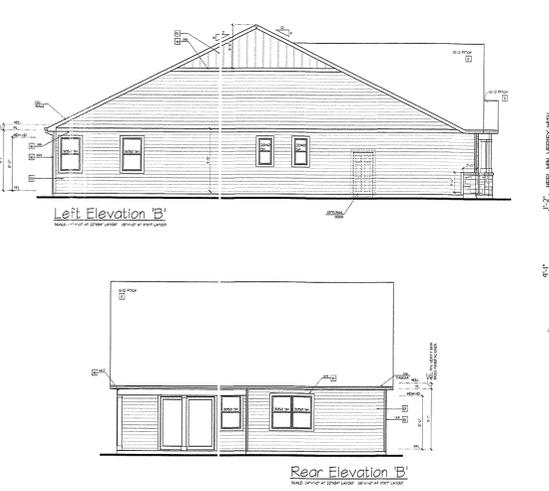
NO.	REVISIONS	DATE	BY

DESIGNED BY:	DAJ
DRAWN BY:	DLL
CHECKED BY:	GMW
APPROVED BY:	ERM



DOVER

PRIMROSE



POPPY

SAGE

SADDLEBACK FILING NO. 3	
TYPICAL ARCHITECTURAL ELEVATIONS	
NAME OF APPLICATION:	SADDLEBACK
TYPE OF SUBMITTAL:	FINAL DEVELOPMENT PLAN
FILING NUMBER:	3
PHASE NUMBER:	N/A
PREPARATION DATE:	04-07-17
REVISION DATE:	08-07-17
REVISION DATE:	01-19-18
REVISION DATE:	05-01-18
REVISION DATE:	06-26-18
REVISION DATE:	09-12-18