4339758 Pages: 1 of 21
09/26/2017 11:52 AM R Fee:$213.00
Carly Koppes, Clerk and Recorder, Weld County, CO

CTB: ----- PLOT DATE: 6/22/2017 9:46 AM BY: STEPHEN WILLIAMS

FINAL DEVELOPMENT PLAN

CENTURY RV STORAGE

LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 21

ACCEPTANCE BLOCK AND NOTARY:

BY SIGNING THIS FDP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

BY: STEVE HATANAKA, CVA, LLC., A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
)SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF JUNE, 2017 BY STEVE HATANAKA, MANAGER OF CVA, LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MAGDA M HATANAKA
Notary Public
State of Colorado
Notary ID # 20044042416
My Commission Expires 11-23-2020

NOV 23 2020
MY COMMISSION EXPIRES

TOWN APPROVAL BLOCK:

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS 27th DAY OF September, 2017 BY RESOLUTION NO. 17-12

MAYOR

ATTEST: TOWN CLERK

LEGAL DESCRIPTION:

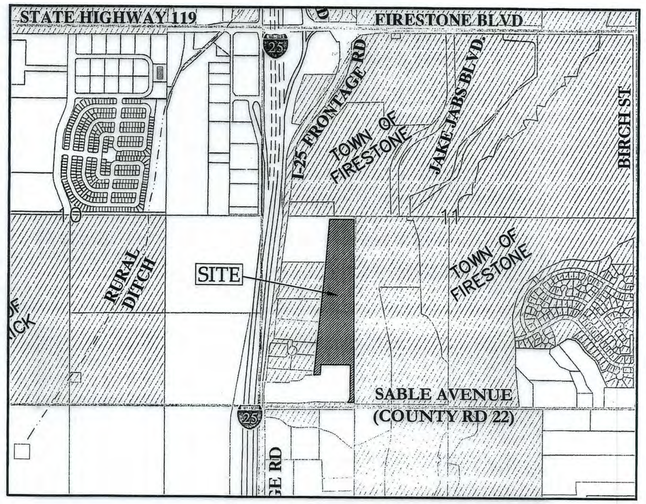
ALL OF LOT 2, FLATIRON PLANNED UNIT DEVELOPMENT III, CONTAINING 21.657 ACRES, MORE OR LESS, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. AS MORE PARTICULARLY DESCRIBED ON THE PLAT RECORDED WITH THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 4008583 ON APRIL 14, 2014.

BASIS OF BEARINGS:

ALL BEARINGS CONTAINED HEREIN ARE BASED UPON THE ASSUMPTION THAT THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS NORTH 89°40' 09" EAST BETWEEN THE FOUND MONUMENTS SHOWN AND DESCRIBED ON THE FIRESTONE RETAIL CENTER FINAL PLAT, AS RECORDED AT THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 3204316 ON JULY 30, 2004.

BENCHMARK INFORMATION:

SITE BENCHMARK IS TOWN OF FIRESTONE BENCHMARK NO. 30, BEING A CHISELED "X" IN THE NORTHEAST TOP BONNET BOLT ON FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF INTERSECTION OF 3RD STREET AND GRANT AVENUE. ELEVATION 4964.48 FEET.



VICINITY MAP
1"= 1000'

DRAWING LEGEND

	EXISTING	PROPOSED
ROW OR PROPERTY LINE		
SECTION LINE		
CENTER LINE		
EASEMENT LINE		
CONTOURS	4685 / 4684	4685 / 4684
SANITARY SEWER LINE	S/L	S/L
SANITARY SERVICE LINE	SS	SS
STORM DRAIN LINE		
WATER LINE	W/L	W/L
WATER SERVICE LINE	W/S	WS
ELECTRIC LINE	E	E
OVERHEAD ELEC LINE	OHE	OHE
UNDERGROUND ELEC LINE	UGE	UGE
GAS LINE	G	G
TELEPHONE LINE	T	T
OVERHEAD TEL LINE	OHT	OHT
UNDERGROUND TEL LINE	UGT	UGT
FIBER OPTIC LINE	FO	FO
SANITARY MANHOLE	S	
STORM DRAIN MANHOLE	D	
DRAINAGE SWALE		
CURB & GUTTER		
BARB-WIRE FENCE	X	X
CHAIN-LINK FENCE		
WOOD FENCE		
RR TRACKS		

	EXISTING	PROPOSED
SANITARY CLEANOUT		
STORM DRAIN INLET (TYPE "R")		
STORM DRAIN INLET (TYPE "C")		
WATER METER	M	M
SUMP PIT		
GATE VALVE		
FIRE HYDRANT		
DOWNSPOUT DRAIN		
ELECTRIC TRANSFORMER		
TELEPHONE PEDESTAL	T	T
UTILITY POLE		
LIGHT POLE (EXTERIOR LIGHTING)		
SECTION CORNER		
SURVEY MARKER/MONUMENT		
ASPHALT PAVING		
GRAVEL DRIVE		
CONCRETE PAVEMENT		
RIPRAP		
BUILDING		
NO PARKING AREA (NON PAVED/ STRIPED)		
PEDESTAL POLE & MASTARM		
PEDESTAL POLE & SIGNAL HEADS		
RECORDED BRG/DIST PER PLAT	(P)	
MEASURED BRG/DIST	(M)	
DETAIL/SECTION REFERENCE	A / C16 (DETAIL OR SECT # / SHEET #)	
TRAFFIC FLOW ARROW		

OWNER

CVA, LLC, A COLORADO LIMITED LIABILITY COMPANY
1911 N GARFIELD AVE
LOVELAND, CO 80538-3847
PHONE: (303) 453-1111
CONTACT: STEVE HATANAKA
JEN@CENTURYRV.COM

APPLICANT

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10500 E. I-25 FRONTAGE ROAD
FIRESTONE, CO 80504
PHONE: 303-453-1111
CONTACT: STEVE HATANAKA
JEN@CENTURYRV.COM

ADDRESS:

10200 E. I-25 FRONTAGE ROAD
FIRESTONE, CO 80504

TECHNICAL CONSULTANTS

SURVEYING
INTERMIL LAND SURVEYING
1301 NORTH CLEVELAND AVE.
LOVELAND, CO 80537
PHONE: (970) 669-0516

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

IRRIGATION
SMITH IRRIGATION
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HIGHLANDS RANCH, CO 80129
PHONE: (303) 471-7377
CONTACT: DOUG SMITH
DSMITH@SMITH-IRRIGATION.COM

ARCHITECT
BRAY ARCHITECTURE
1300-C YELLOW PINE
BOULDER, CO 80304
PHONE: (303) 579-1598
CONTACT: JIM BRAY
BRAYARCH@COMCAST.NET

SHEET INDEX

C1	COVER SHEET
C2	TEXT NARRATIVE
C3	OVERALL SITE & PHASING PLAN
C4	PHASE I SITE PLAN (SOUTH)
C5	PHASE I SITE PLAN (NORTH)
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C19	STORM & EROSION CONTROL DETAILS
C20	OUTLET STRUCTURE DETAILS
C21	SPECIFIED PHOTOMETRICS PLAN

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

FIRESTONE INFORMATION BLOCK

COVER SHEET

Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	9/23/16
Revisions Date:	11/14/16
Revisions Date:	2/1/17
Revisions Date:	4/3/17
Revisions Date:	6/7/17

SHEET 1 of 21

REV.	DATE	DESCRIPTION
REV. 4	06/7/2017	RESPONSE COMMENTS
REV. 3	03/30/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS

REVISION BLOCK

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

PREPARED FOR: CENTURY RV

SHEET TITLE: CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
COVER SHEET

permontesgroup
625 Main Street T: (720) 684-4981
Longmont, CO 80501 F: (866) 563-9212
www.permontesgroup.com

PROJECT NO.:	166.006	DATE:	9/21/2016
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C1
CHECKED BY:	ML	SHEET 1 OF 21	
APPROVED BY:			

DRAWING FILE: E:\SVPROJECTS\166.006 NOVA\FDP\166.006 CS.DWG

4339758 Pages: 2 of 21
09/28/2017 11:52 AM R Fee:$213.00
Carly Koppes, Clerk and Recorder, Weld County, CO

CTB: ----
PLOT DATE: 9/21/2017 10:40 AM BY: MICKEY EVERS FARNSWORTH
DRAWING FILE: S:\PROJECTS\166.006 LOT 2 FLATIRON PUD III\3. ENGINEERING\DRAWINGS\FDP\166.006 CS-NARRATIVE.DWG

FINAL DEVELOPMENT PLAN
CENTURY RV STORAGE
LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 21

PROJECT CONCEPT:

THE CENTURY RV STORAGE FACILITY IS A 21.66-ACRE PROPERTY LOCATED ON LOT 2 OF THE FLATIRON PLANNED UNIT DEVELOPMENT III SUBDIVISION. THE INTENT FOR REDEVELOPMENT INCLUDES CONSTRUCTION OF A TRUCK WASH AND R.V. DUMP STATION, SITE LIGHTING, CHAIN LINK FENCING, GATES, PAVED ENTRANCE AND EXIT ACCESS ROADS, REGRADING THE DETENTION POND AND UPDATING THE OUTLET STRUCTURE, AND ASSOCIATED SITE UTILITIES. IN ADDITION, THE PROPOSED RV PARKING AREAS WILL BE IMPROVED WITH COMPACTED GRAVEL BASE MATERIALS. PHASE 2 CONSTRUCTION WILL INVOLVE THE INSTALLATION OF TWO NEW RV COVERED STORAGE BUILDINGS WITH AREAS OF 18,540 AND 11,242 SQUARE FEET AND AN OFFICE BUILDING WITH AN AREA OF 1,140 SQUARE FEET.

THE FINAL DEVELOPMENT PLAN DESCRIBES THE PROPOSED OFFICE, STORAGE BUILDINGS, COMMERCIAL, AND LIGHT INDUSTRIAL USES FOR CENTURY RV. THE CENTURY RV BUSINESS PROVIDES SALES, SERVICE, AND STORAGE RENTAL SERVICES FOR RECREATIONAL VEHICLES.

PROPOSED LAND USE TABLE:

PHASE 2 OFFICE BLDG.	1,140 SF	(0.026 AC.)	0.12%
PHASE 2 - RV STORAGE BLDG. A	18,550 SF	(0.426 AC.)	1.97%
PHASE 2 - RV STORAGE BLDG. B	11,250 SF	(0.258 AC.)	1.19%
EXISTING SERVICE/REPAIR BLDG.	9,679 SF	(0.222 AC.)	1.03%
CONCRETE AREAS	17,259 SF	(0.396 AC.)	1.83%
ASPHALT AREA	35,395 SF	(0.813 AC.)	3.75%
CLASS V ROAD BASE (PARKING AND ACCESS ROADS)	498,223 SF	(11.438 AC.)	52.81%
LANDSCAPE,/FLOODPLAIN/GROUND COVER	351,901 SF	(8.078 AC.)	37.30%
TOTAL SITE AREA:	**943,397 SF**	**21.657 AC.**	**100.0%**

THE EXISTING LAND USE FOR THIS PROPERTY IS R.V. SALES, SERVICE, AND RENTALS. THERE IS AN ENCANA OIL WELL SITE IN OPERATION ON THIS PROPERTY. THE EXISTING ZONING FOR THIS 21.66-ACRE PROPERTY IN THE TOWN OF FIRESTONE IS PLANNED UNIT DEVELOPMENT WITH REGIONAL COMMERCIAL LAND USES (PUD-RC).

THE PROPERTY WILL BE APPORTIONED INTO THREE SEPARATE AREAS (USING CHAIN LINK FENCING) BY TYPE OF LAND USE/OPERATIONS:

1) RV SERVICE & MAINTENANCE AREA	(SOUTH = 4.21 AC.)	19.4 %
2) RV STORAGE AREA	(MIDDLE = 13.54 AC.)	62.5 %
3) STORAGE OVERFLOW AREA	(NORTH = 3.91 AC.)	18.1%
TOTAL SITE AREA:	**21.66 AC.**	**100.0 %**

IT SHOULD BE NOTED THAT THE ENTRANCE AND EXIT ACCESS ROAD CORRIDORS HAVE BEEN INCLUDED WITHIN THE RV STORAGE AREA.

REGIONAL IMPACTS:

BASED UPON EXISTING ECONOMIC CHARACTERISTICS FOR THIS TYPE OF BUSINESS IN UNINCORPORATED WELD COUNTY, IT IS ANTICIPATED THAT CENTURY R.V. WILL HAVE POSITIVE ECONOMIC IMPACTS TO THE TOWN OF FIRESTONE.

SERVICE REQUIREMENTS:

THIS DEVELOPMENT WILL BE SERVED BY THE FOLLOWING UTILITY COMPANIES:

POTABLE WATER - CENTRAL WELD COUNTY WATER DISTRICT
SANITARY SEWER - ST. VRAIN SANITATION DISTRICT
NATURAL GAS - BLACK HILL ENERGY
POWER - UNITED POWER
POLICE PROTECTION - TOWN OF FIRESTONE
FIRE PROTECTION - FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT
TELEPHONE - CENTURYLINK
RECREATION - CARBON VALLEY RECREATION DISTRICT

CIRCULATION & SITE ACCESS:

PRIMARY ACCESS TO THE PROPERTY WILL UTILIZE A ONE-WAY CIRCULATION PATTERN FOR TYPICAL CUSTOMER AND EMPLOYEE TRAFFIC. THE PROPOSED ENTRANCE ROAD WILL UTILIZE AN EXISTING ASPHALT-PAVED ROAD NEAR THE CRESTONE PEAK RESOURCES, LLC BUILDING, AND THEN EXTEND THIS PAVED ACCESS ROAD EASTWARD PAST THE PROPOSED OFFICE BUILDING AND THEN INTO THE PROPERTY. THE PROPOSED TYPICAL EGRESS ROAD WILL BE SITUATED AT THE SOUTHERN END OF THE PROPERTY AND BE A ONE WAY EXIT ONTO SABLE AVENUE. THE EGRESS ONTO SABLE WILL ALLOW LEFT OR RIGHT TURNS CURRENTLY, BUT MAY BE RESTRICTED TO RIGHT-OUT ONLY IN THE FUTURE BY THE TOWN OF FIRESTONE. THIS EXIT ACCESS ROAD WILL UTILIZE AN EXISTING ASPHALT ROAD CORRIDOR, WITH ADDITIONAL PAVING IMPROVEMENTS.

THERE ARE TWO EXISTING SECONDARY SITE ACCESS ROADS ON THIS PROPERTY. THESE SECONDARY ROADS HAVE GATE-CONTROLLED ACCESS AND ARE TYPICALLY UTILIZED BY CENTURY RV FOR INTERNAL CIRCULATION ONLY. THESE TWO SECONDARY ACCESS ROADS PROVIDE A CONNECTION BETWEEN THE SUBJECT PROPERTY AND THE CENTURY RV SALES DEALERSHIP (JUST TO NORTHWEST), AS WELL AS THE CENTURY RV SERVICE & REPAIR PROPERTY (JUST TO SOUTHWEST).

ENVIRONMENTAL IMPACT MITIGATION:

AN ENVIRONMENTAL SITE ASSESSMENT IS NOT REQUIRED FOR THIS PROPOSED DEVELOPMENT SITE, SINCE THERE IS NO DEDICATION OF PUBLIC LAND BEING ANTICIPATED IN CONJUNCTION WITH THIS PROJECT.

PRIVATE MAINTENANCE AND ENFORCEMENT:

THIS PROPERTY WILL CONTINUE TO BE PRIVATELY MAINTAINED.

PARKS, TRAILS, AND OPEN SPACE:

THERE ARE NO PUBLIC OR PRIVATE OPEN SPACES, TRAILS, OR COMMON AREAS BEING PROPOSED WITH THIS DEVELOPMENT PLAN.

CONTROLS:

ONGOING MAINTENANCE OF THE DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THERE ARE NO PROPOSED COMMON AREAS OR JOINT OWNERSHIP AREAS. THE FACILITY IS TO BE USED FOR RECREATIONAL VEHICLE STORAGE ONLY. NO HABITATION OF ANY VEHICLE SHALL BE PERMITTED.
*OTHER THAN THE EXISTING SERVICE REPAIR BUILDING, MAINTENANCE, SERVICE, AND/ OR REPAIR OF ANY VEHICLE IS PROHIBITED.
**THREE SIGNS SHALL BE PLACED AROUND THE RV STORAGE AREA, EACH STATING THAT NO WORKING ON OR REPAIR OF VEHICLES MAY BE CONDUCTED OTHER THAN AT THE SERVICE REPAIR BUILDING.

LANDSCAPING:

THE PROPERTY CURRENTLY HAS APPROXIMATELY 3.6 ACRES OF LANDSCAPING. THE ON-SITE LANDSCAPING WILL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.

THE GODDING HOLLOW DITCH & WETLANDS AREAS LOCATED IMMEDIATELY TO THE NORTH AND NORTHEAST OF THE CENTURY RV PROPERTY ARE DENSELY VEGETATED, AND MAKE AN EXCELLENT NATURAL PLANT/HABITAT BUFFER FROM THE ADJACENT PROPERTY (AMERICAN FURNITURE WAREHOUSE). THERE IS AN EXISTING PERIMETER TREE BUFFER LOCATED ALONG MOST OF THE EASTERN PROPERTY LINE (BORDERING AGRICULTURAL LANDS), AND ANOTHER EXISTING LANDSCAPED AREA ON THE EARTH BERM NEAR THE SOUTHWEST PROPERTY CORNER. THE EXISTING ON-SITE LANDSCAPE AREAS WILL BE MAINTAINED IN MOST LOCATIONS, UNLESS THERE IS A DIRECT CONFLICT WITH PROPOSED SITE CONSTRUCTION. FOR EVERY THREE RUSSIAN OLIVE TREES REMOVED, ONE COMMON HACKBERRY TREE SHALL BE PLANTED WITHIN THE SAME GENERAL AREA AS THE TREE REMOVED.

DRAINAGE:

REFER TO THE FINAL DRAINAGE REPORT (PERMONTES GROUP, INC. SEPTEMBER 2016) WHICH IS FILED AS PART OF THIS FINAL DEVELOPMENT PLAN. A DETAILED DESCRIPTION OF THE EXISTING AND PROPOSED DRAINAGE CONDITIONS FOR THIS PROPERTY IS PROVIDED WITHIN THAT REPORT. THE GENERAL CONCEPT OF THE PROJECT IS THAT DEVELOPED FLOWS FOLLOW THE HISTORIC DRAINAGE PATTERNS, WHICH FLOW NORTH. THE EXISTING SWALE WILL BE REALIGNED AND WILL CONTINUE TO CONVEY THE SITE AND OFFSITE RUNOFF INTO AN EXISTING ON-SITE DETENTION POND. THIS DETENTION POND IS SITUATED IN THE NORTH END OF PROPERTY AND LOCATED JUST WITHIN THE FEMA-DEFINED "ZONE A" PORTION OF THE PROJECT SITE (REFER TO FINAL DEVELOPMENT PLANS).

THE EXISTING DETENTION POND WILL BE REGRADED TO DETAIN THE 100 YEAR ONSITE DETENTION WHILE ALLOWING THE OFFSITE TO CONTINUE TO LEAVE THE SITE UNDETAINED. THE EXISTING OUTLET STRUCTURE WILL BE MODIFIED TO RESTRICT RELEASE RATES TO THE 10 YEAR AND 100 YEAR ALLOWABLE RELEASE RATES, AS DEFINED BY THE TOWN OF FIRESTONE. FROM THE OUTLET STRUCTURE RUNOFF WILL CONTINUE TO OUTFALL INTO THE GODDING HOLLOW DITCH, WHICH IS LOCATED ALONG THE NORTH PROPERTY LINE.

THE STORM DRAINAGE SYSTEM WILL BE MODIFIED TO BE IN ACCORDANCE WITH THE TOWN OF FIRESTONE REQUIREMENTS.

UTILITIES:

UTILITY SERVICES FOR WATER, SANITARY SEWER, AND ELECTRIC WILL BE CONSTRUCTED AS PART OF THIS SITE DEVELOPMENT. THE EXISTING SITE UTILITY SERVICES WILL TYPICALLY REMAIN IN PLACE, AND WILL ONLY BE MODIFIED AS NECESSARY TO FACILITATE NEW CONSTRUCTION OR UTILITY PROVIDER REGULATIONS. SANITARY SEWER WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF THE ST. VRAIN SANITATION DISTRICT (SVSD).

THE PROPERTY WILL BE SERVED BY THE CWCWD WITH A 1 INCH SERVICE LINE AND A 6 INCH FIRE LINE. THE POTABLE WATER SERVICE AND METER WILL BE CONSIDERED A MASTER METER CONNECTION. CBT WATER DEDICATION WILL BE REQUIRED AT THIS TIME. THE OWNER WILL BE BILLED MONTHLY AS A FIRESTONE CUSTOMER. THE SERVICE MAY CONTINUE UNTIL THE FACILITY IS REDEVELOPED OR REQUIRED TO CONNECT TO THE TOWN'S POTABLE WATER SYSTEM, IF THE TOWN'S DISTRIBUTION SYSTEM HAS BEEN EXTENDED TO ANY OF THE ADJACENT PROPERTY.

WATER DEDICATION:

WATER FOR THE DEVELOPMENT WILL BE PROVIDED TO CENTRAL WELD COUNTY WATER DISTRICT, AND THEREFORE NO TOWN OF FIRESTONE WATER DEDICATION SHALL BE REQUIRED FOR THIS PROJECT AT THIS TIME.

PARKING:

OFF STREET PARKING FOR THE SITE DEVELOPMENT WILL BE PROVIDED AS SHOWN ON THE FINAL DEVELOPMENT PLAN (FDP) AND IN THE DEVELOPMENT TABLE. THERE WILL BE APPROXIMATELY 261 R.V. PARKING SPACES PROVIDED WITH THE RV RENTED STORAGE AREA. THERE WILL BE ADDITIONAL AREAS AVAILABLE FOR AUTOMOBILE AND R.V. PARKING WITHIN THE RV SERVICE/REPAIR AND INVENTORY OVERFLOW AREAS. R.V. PARKING AREAS WILL TYPICALLY BE GRAVEL SURFACED.

CUSTOMER AND EMPLOYEE PARKING AREAS INCLUDE 4 REGULAR AUTO PARKING SPACES, AND ONE A.D.A. COMPLIANT SPACE, LOCATED ADJACENT TO THE OFFICE BUILDING. THE SERVICE & REPAIR BUILDING PROVIDES ENOUGH ROOM FOR ANOTHER 18 AUTO PARKING SPACES ALONG ITS EASTERN SIDE. PARKING LOTS AT BOTH THE OFFICE AND SERVICE/REPAIR BUILDINGS WILL BE CONCRETE-PAVED AND SATISFY A.D.A. STANDARDS WHERE APPLICABLE.

ARCHITECTURE:

THE EXISTING BUILDING LOCATED ON THIS PROPERTY CONFORMS TO THE TOWN OF FIRESTONE DEVELOPMENT STANDARDS. ARCHITECTURAL STANDARDS FOR FUTURE BUILDINGS WILL ALSO CONFORM TO FIRESTONE DEVELOPMENT REGULATIONS, AS THEY MAY BE AMENDED FROM TIME TO TIME. THE APPLICABLE BUILDING AREAS ARE INDICATED ON THE PROPOSED LAND USE TABLE, AND BUILDING DESIGNS ARE COMPATIBLE WITH THE SURROUNDING AREA. ARCHITECTURAL COLORS AND MATERIALS SHALL BE CONSISTENT WITH THOSE AS NOTED HEREIN.

SETBACKS:

BUILDING DESCRIPTION	NORTH	EAST	SOUTH	WEST
PHASE 2 – OFFICE BLDG.	-	-	-	42.6'
PHASE 2 – RV STORAGE BLDG. A	-	50.0'	-	-
PHASE 2 – RV STORAGE BLDG. B	-	50.0'	-	-
EXISTING SERVICE/REPAIR BLDG.	-	93.8'	-	-

DEVELOPMENT SCHEDULE:

PHASE 1 WILL CONSIST OF CONSTRUCTION OF THE PAVED ENTRANCE/EXIT ACCESS ROADS, GRAVEL PARKING AREAS, TRUCK WASH AND R.V. DUMP STATION, SITE LIGHTING, CHAIN LINK FENCING, GATES, MODIFICATIONS TO THE DETENTION POND AND OUTLET STRUCTURE, ALONG WITH ASSOCIATED SITE UTILITIES. PHASE 1 CONSTRUCTION IS EXPECTED TO BE BETWEEN THREE TO FIVE MONTHS BEGINNING IN MAY 2017 AND COMPLETED IN OCTOBER 2017.

PHASE 2 WILL CONSIST OF THE CONSTRUCTION OF TWO COVERED R.V. STORAGE BUILDINGS AND THE OFFICE BUILDING. PHASE 2 CONSTRUCTION IS EXPECTED TO TAKE THREE MONTHS. THE ANTICIPATED CONSTRUCTION TIMELINE FOR PHASE 2 WILL BE SUMMER OF 2018.

THE IMPROVEMENTS SHOWN IN THIS FINAL DEVELOPMENT PLAN FOR CENTURY RV STORAGE SHALL BE COMPLETED WITHIN THREE YEARS FROM THE DATE OF TOWN APPROVAL, OR THIS FINAL DEVELOPMENT PLAN SHALL EXPIRE AND THEREAFTER BE OF NO FURTHER FORCE AND EFFECT.

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

FIRESTONE INFORMATION BLOCK

TEXT NARRATIVE

Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	8/30/16
Revisions Date:	11/14/16
Revisions Date:	2/2/17
Revisions Date:	4/3/17
Revisions Date:	6/7/17

SHEET 2 of 21

REV.	DATE	DESCRIPTION
REV. 5	09/18/2017	RESPONSE COMMENTS FOLLOWING MYLARS (DEVELOPMENT SCHEDULE) - 07/20/2017
REV. 4	06/7/2017	RESPONSE COMMENTS
REV. 3	4/3/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS

REVISION BLOCK

811 Know what's below. Call before you

UNCC UTILITY NOTIFICATION CENTER OF COLORADO

PREPARED FOR: CENTURY RV

SHEET TITLE: CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
TEXT NARRATIVE

permontesgroup
625 Main Street T: (720) 684-4981
Longmont, CO 80501 F: (866) 563-9212
www.permontesgroup.com

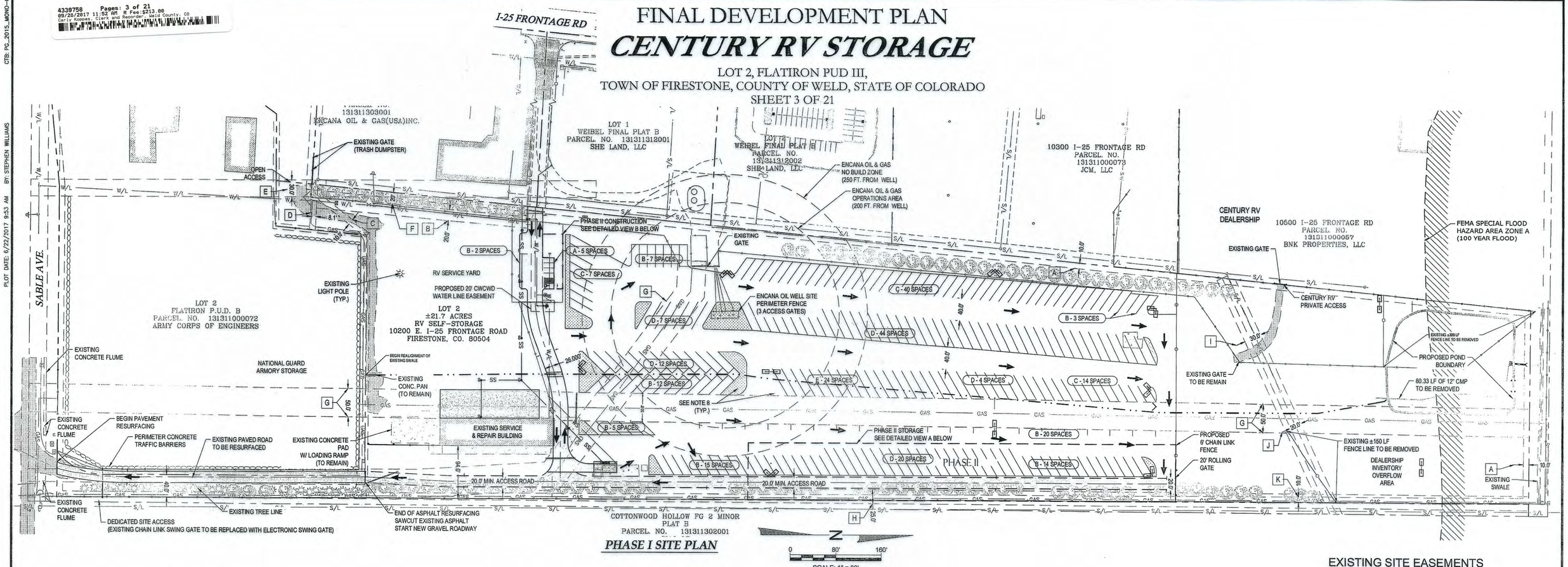
PROJECT NO.:	166.006	DATE:	9/21/2016
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C2
CHECKED BY:	ML		
APPROVED BY:		SHEET 2 OF 21	

4339758 Pages: 3 of 21
09/28/2017 11:52 AM R Fee:$213.00
Carly Koppes, Clerk and Recorder, Weld County, CO

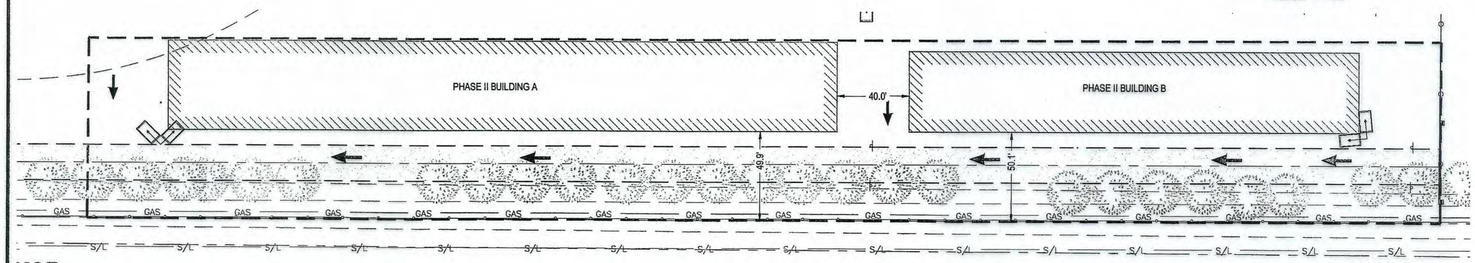
FINAL DEVELOPMENT PLAN

CENTURY RV STORAGE

LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 21

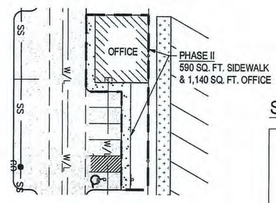


PHASE I SITE PLAN



PHASE II - STORAGE BUILDINGS DETAILED VIEW A

SCALE: 1" = 40'



PHASE II - OFFICE BUILDING DETAILED VIEW B

SCALE: 1" = 40'

EXISTING SITE EASEMENTS

- A — EXISTING 10' UTILITY EASEMENT (FLATIRON REC. NO. 2273563)
- B — FLATIRONS C. WELD WATER LINE EASEMENT(FLATIRON REC. NO. 2429862-2429863)
- C — 10' ELEC. EASEMENT (FLATIRON P.U.D. II FINAL PLAT 2606946)
- D — 10' GAS EASEMENT EASEMENT(FLATIRON P.U.D. II FINAL PLAT 2606946)
- E — EXISTING 30' UTILITY EASEMENT (TYP.)(FLATIRON P.U.D. REC. NO. 2273563)
- F — 20' ROW EASEMENT EASEMENT TO C. WELD WATER DISTRICT(REC. NO. 1867500)
- G — PANHANDLE EASTERN PIPE CO. EASEMENT REC. NO. 2252291
- H — 25' WIDE "RIGHT TO ENTER" ROCKY MOUNTAIN NATURAL GAS REC. NO. 2049449
- I — EXISTING ST VRAIN SANITARY DISTRICT UTILITY EASEMENT REC. NO. 2234351
- J — EXISTING ST VRAIN SANITARY DISTRICT UTILITY EASEMENT REC. NO. 2198122
- K — 10' EASEMENT TO ROCKY MOUNTAIN NATURAL GAS CO. INC. REC. NO. 2049449

SITE SUMMARY TABLE

1.	SITE AREA:	943,397 S.F. (21.66 AC)	100.0 %
2.	BUILDING COVERAGE: OFFICE/STORAGE/ EX. SHOP:	40,619 S.F.	4.3%
3.	BUILDING HEIGHTS: OFFICE	13'-8"	
	STORAGE	24'-0"	
4.	PARKING AREAS: PARKING/DRIVE AISLES:	498,223 S.F.	52.8%
	ASPHALT/CONCRETE:	52,654 S.F.	5.6%
	TOTAL:	550,877 S.F.	58.4%
5.	LANDSCAPING: TREE LINE (EX. WIND BREAK):	85,146 S.F.	9.0%
	TOTAL:	85,146 S.F.	9.0 %
6.	GROUND COVER (NON-LANDSCAPE):	266,755 S.F.	28.3%
	NATIVE SEED:	229,171	24.3%
	SEEDED DETENTION POND:	37,584 S.F.	4.0%
7.	PARKING PROVIDED: REGULAR PARKING SPACES:	4 SPACES	
	HANDICAP PARKING SPACES:	1 SPACES	
	TOTAL PROVIDED:	5 SPACES	

PHASE II RV STORAGE & OFFICE BUILDING

SITE STORAGE BUILDINGS			
BUILDING ID	NO. OF BUILDINGS	DIMENSIONS	AREA (SF)
A	1	50' x 371'	18,550
B (NORTH)	1	45' x 250'	11,250
OFFICE	1	38' x 30'	1,140
		TOTAL SF	30,940

PHASE I PARKING TABLE

PARKING STALLS*			
DESIGNATION	SIZE	TOTAL	TYPE
A	9'x18'	5	PASSENGER CAR/ 1 HANDICAP STALL
B	14'x40'	80	RV/ TRAILER PARKING
C	14'x45'	51	RV/ TRAILER PARKING
D	14'x55'	87	RV/ TRAILER PARKING
E	14'x59'	24	RV/ TRAILER PARKING
	TOTAL	247	

*ALL PARKING & ISLAND CONFIGURATIONS ARE CONCEPTUAL ONLY

SITE PLAN NOTES:

1. SEE SHEETS C17 THROUGH C19 FOR SITE DETAILS.
2. ALL ASPHALT AND CONCRETE DEPTHS AND MATERIALS SHALL BE PER THE RECOMMENDATIONS GIVEN BY GEOTECHNICAL ENGINEERING REPORT. REFER TO THE NOTES AND DETAIL SHEET C10 FOR GRADING DESIGN ALTERNATIVES.
3. REFER TO SITE LIGHTING PHOTOMETRICS SHEET C21 FOR LIGHTING & SIGNAGE DETAILS.
4. ALL PARKING STALLS & ISLAND CONFIGURATIONS ARE CONCEPTUAL ONLY
5. ADDITIONAL GRAVEL TO BE CDOT CLASS V ROADBASE.
6. OTHER THAN THE EXISTING SERVICE REPAIR BUILDING, MAINTENANCE, SERVICE, AND/ OR REPAIR OF ANY VEHICLE IS PROHIBITED.
7. THREE SIGNS SHALL BE PLACED AROUND THE RV STORAGE AREA, EACH STATING THAT NO WORKING ON OR REPAIR OF VEHICLES MAY BE CONDUCTED OTHER THAN AT THE SERVICE REPAIR BUILDING.
8. ALL PARKING STALLS & ISLAND CONFIGURATIONS ARE FOR LEASING ONLY. ISLANDS AREAS DISPLAYED ARE NON-PARKING AREAS (NON-PAINTED/ PAVED).

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

FIRESTONE INFORMATION BLOCK	
OVERALL SITE & PHASING PLAN	
Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	9/28/16
Revisions Date:	2/2/17
Revisions Date:	6/7/17
Revisions Date:	
Revisions Date:	
SHEET	3 of 21

REV. 4	06/07/2017	RESPONSE COMMENTS
REV. 3	03/30/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS
REV.	DATE	DESCRIPTION

REVISION BLOCK

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

PREPARED FOR: CENTURY RV

SHEET TITLE:

CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
OVERALL SITE & PHASING PLAN

permontesgroup
625 Main Street T: (720) 684-4981
Longmont, CO 80501 F: (866) 563-9212
www.permontesgroup.com

PROJECT NO.:	166.006	DATE:	9/21/2016
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C3
CHECKED BY:	ML	SHEET 3 OF 21	
APPROVED BY:			

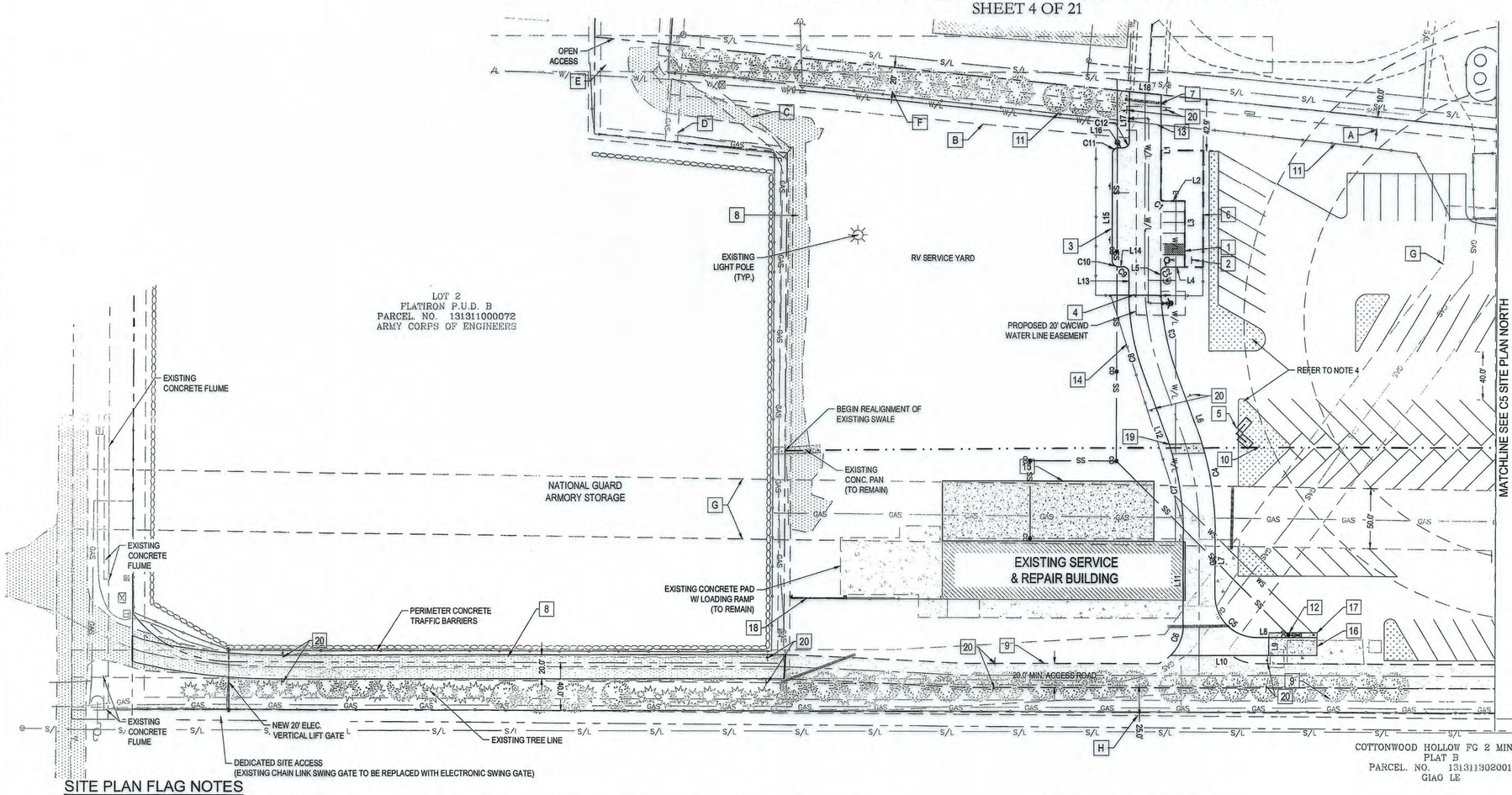
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PLOT DATE: 6/22/2017 9:53 AM BY: STEPHEN WILLIAMS
DRAWING FILE: E:\SV\PROJECTS\166.006 NOVA\PDP\166.006 SITE PLAN.DWG

4339758 Pages: 4 of 21
09/28/2017 11:52 AM R Fee:$213.00
Carly Koppes, Clerk and Recorder, Weld County, CO

FINAL DEVELOPMENT PLAN

CENTURY RV STORAGE

LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 4 OF 21



PROPOSED WEST - EAST PAVED ACCESS ROAD

ROAD LINE TABLE				
LINE #	LENGTH	DIRECTION	START POINT (N,E)	END POINT (N,E)
L1	86.42	N90°00'00"W	(100830.93, 80356.37)	(100830.93, 80269.96)
L2	17.00	S00°00'00"E	(100850.93, 80359.37)	(100833.93, 80359.37)
L3	55.00	N90°00'00"W	(100850.93, 80414.37)	(100850.93, 80359.37)
L4	15.00	N00°00'00"E	(100835.93, 80414.37)	(100850.93, 80414.37)
L5	6.51	N90°00'00"W	(100830.93, 80425.88)	(100830.93, 80419.37)
L6	46.08	S70°00'00"W	(100860.32, 80546.48)	(100844.56, 80503.18)
L7	51.37	N89°54'44"W	(100876.10, 80688.10)	(100876.18, 80636.73)
L8	10.00	S00°00'00"E	(100921.11, 80723.15)	(100911.10, 80723.15)
L9	15.00	S89°37'05"W	(100921.21, 80738.15)	(100921.11, 80723.15)
L10	81.50	N00°00'00"E	(100839.70, 80738.15)	(100921.21, 80738.15)
L11	76.48	N90°00'00"E	(100850.18, 80636.70)	(100850.18, 80713.18)
L12	55.25	N70°00'00"E	(100816.99, 80503.46)	(100835.89, 80555.37)
L13	15.68	N90°00'00"E	(100804.93, 80419.37)	(100804.93, 80435.05)
L14	3.94	N00°00'00"E	(100795.99, 80414.37)	(100799.93, 80414.37)
L15	90.00	N90°00'00"E	(100790.99, 80319.37)	(100790.99, 80409.37)
L16	3.93	S00°00'00"E	(100799.92, 80314.37)	(100795.99, 80314.37)
L17	41.95	S89°54'07"E	(100804.99, 80267.43)	(100804.92, 80309.38)
L18	26.06	S05°33'58"W	(100830.93, 80269.96)	(100804.99, 80267.43)

ROAD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	STARTING POINT (N,E)	END POINT (N,E)
C1	3.00	4.71	90°0'00"	(100830.93, 80359.37)	(100830.93, 80356.37)
C2	5.00	7.85	90°0'00"	(100830.93, 80419.37)	(100835.93, 80414.37)
C3	226.00	78.88	20°0'00"	(100844.56, 80503.18)	(100830.93, 80425.88)
C4	263.00	92.10	20°03'49"	(100876.18, 80636.73)	(100860.32, 80546.48)
C5	35.00	55.03	90°05'16"	(100911.10, 80723.15)	(100876.10, 80688.10)
C6	35.00	27.81	45°31'20"	(100850.18, 80713.18)	(100839.70, 80738.15)
C7	237.00	82.99	20°03'49"	(100835.89, 80555.37)	(100850.18, 80636.70)
C8	200.00	69.81	20°00'00"	(100804.93, 80435.05)	(100816.99, 80503.46)
C9	5.00	7.85	90°00'00"	(100799.93, 80414.37)	(100804.93, 80419.37)
C10	5.00	7.85	90°00'00"	(100790.99, 80409.37)	(100795.99, 80414.37)
C11	5.00	7.85	90°00'00"	(100795.99, 80314.37)	(100790.99, 80319.37)
C12	5.00	7.85	89°54'07"	(100804.92, 80309.38)	(100799.92, 80314.37)

SITE PLAN FLAG NOTES

1. HANDICAP RAMP
2. HANDICAP PARKING WITH SIGNS
3. VAN/RV ACCESSIBLE PARKING SPACE WITH SIGN
4. NEW 40' ROLLING GATE
5. PROPOSED LIGHT POLE (SEE C20)
6. PHASE II CONSTRUCTION LIMITS
7. PROPOSED PAVEMENT
8. EX. ASPHALT PAVEMENT TO BE RESURFACED
9. PROPOSED ONE-WAY GRAVEL ROAD (MIN. 20' WIDE)
10. PROPOSED SWALE
11. EXISTING CHAINLINK FENCE TO REMAIN
12. RV/ TRAILER DUMP STATION
13. SERVICE YARD / DUMPSTER ACCESS GATE
14. 6' HIGH CHAIN LINK FENCE
15. NEW 150' x 50' CONCRETE PAD
16. NEW 15' x 4' CONCRETE PAD (DUMP STATION)
17. NEW 40' x 4' CONCRETE ISLAND FOR DUMP STATION
18. NEW 40' SWING GATE
19. NEW 26' LONG X 8' WIDE CONCRETE FLUME
20. NO PARKING / FIRE LANE SIGN

NO PARKING FIRE LANE

SITE PLAN NOTES:

1. SEE DETAIL SHEETS C17 THROUGH C19 FOR SITE DETAILS.
2. ALL ASPHALT AND CONCRETE DEPTHS AND MATERIALS SHALL BE PER THE RECOMMENDATIONS GIVEN BY GEOTECHNICAL ENGINEERING REPORT. REFER TO THE NOTES AND DETAIL SHEET C10 FOR PAVEMENT DESIGN ALTERNATIVES.
3. REFER TO SITE LIGHTING PHOTOMETRICS SHEET C21 FOR LIGHTING & SIGNAGE DETAILS.
4. ALL PARKING STALLS & ISLAND CONFIGURATIONS ARE FOR LEASING ONLY. ISLANDS AREAS DISPLAYED ARE NON-PARKING AREAS (NON-PAINTED/ PAVED)

EXISTING SITE EASEMENTS

- A EXISTING 10' UTILITY EASEMENT (FLATIRON REC. NO. 2273563)
- B FLATIRONS C. WELD WATER LINE EASEMENT(FLATIRON REC. NO. 2429862-2429863)
- C 10' ELEC. EASEMENT (FLATIRON P.U.D. II FINAL PLAT 2606946)
- D 10' GAS EASEMENT EASEMENT(FLATIRON P.U.D. II FINAL PLAT 2606946)
- E EXISTING 30' UTILITY EASEMENT (TYP.)(FLATIRON P.U.D. REC. NO. 2273563)
- F 20' ROW EASEMENT EASEMENT TO C. WELD WATER DISTRICT(REC. NO. 1867500)
- G PANHANDLE EASTERN PIPE CO. EASEMENT REC. NO. 2252291
- H 25' WIDE "RIGHT TO ENTER" ROCKY MOUNTAIN NATURAL GAS REC. NO. 2049449
- I EXISTING ST VRAIN SANITARY DISTRICT UTILITY EASEMENT REC. NO. 2234351
- J EXISTING ST VRAIN SANITARY DISTRICT UTILITY EASEMENT REC. NO. 2198122
- K 10' EASEMENT TO ROCKY MOUNTAIN NATURAL GAS CO. INC. REC. NO. 2049449

N

0 50' 100'

SCALE: 1" = 50'

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

FIRESTONE INFORMATION BLOCK	
PHASE I SITE PLAN (SOUTH)	
Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	9/28/16
Revisions Date:	2/2/17
Revisions Date:	6/7/17
Revisions Date:	
Revisions Date:	
SHEET	4 of 21

REVISION BLOCK		
REV.	DATE	DESCRIPTION
REV. 4	05/07/2017	RESPONSE COMMENTS
REV. 3	03/30/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS

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

PREPARED FOR: CENTURY RV

SHEET TITLE: CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
PHASE I SITE PLAN (SOUTH)

permontesgroup
625 Main Street T: (720) 684-4981
Longmont, CO 80501 F: (866) 563-9212
www.permontesgroup.com

PROJECT NO.:	166.006	DATE:	6/5/2017
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C4
CHECKED BY:	ML		
APPROVED BY:		SHEET 4 OF 21	

CTB: PG_2015_MONO-COLOR.CTB
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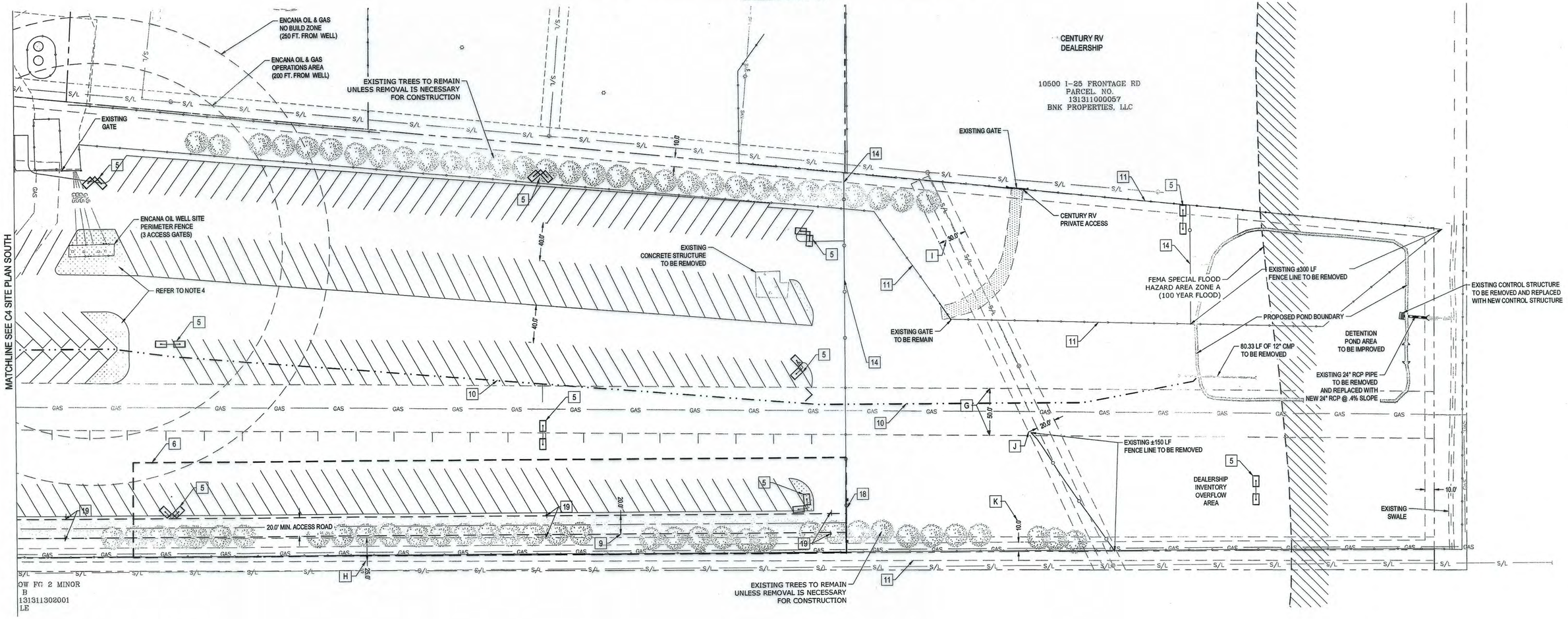
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Carly Koppes - Clerk and Recorder, Weld County, CO

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FINAL DEVELOPMENT PLAN

CENTURY RV STORAGE

LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 5 OF 21



SITE PLAN FLAG NOTES

1. HANDICAP RAMP
2. HANDICAP PARKING WITH SIGNS
3. VAN/RV ACCESSIBLE PARKING SPACE WITH SIGN
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6. PHASE II CONSTRUCTION LIMITS
7. PROPOSED PAVEMENT
8. EX. ASPHALT PAVEMENT TO BE RESURFACED
9. PROPOSED ONE-WAY GRAVEL ROAD (MIN. 20' WIDE)
10. PROPOSED SWALE
11. EXISTING CHAINLINK FENCE TO REMAIN
12. RV/ TRAILER DUMP STATION
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16. NEW 15' x 4' CONCRETE PAD (DUMP STATION)
17. NEW 40' x 4' CONCRETE ISLAND FOR DUMP STATION
18. NEW 40' SWING GATE
19. NO PARKING / FIRE LANE SIGN

NO PARKING FIRE LANE

SITE PLAN NOTES:

1. SEE DETAIL SHEETS C17 THROUGH C19 FOR SITE DETAILS.
2. ALL ASPHALT AND CONCRETE DEPTHS AND MATERIALS SHALL BE PER THE RECOMMENDATIONS GIVEN BY GEOTECHNICAL ENGINEERING REPORT. REFER TO THE NOTES AND DETAIL SHEET C10 FOR PAVEMENT DESIGN ALTERNATIVES.
3. REFER TO SITE LIGHTING PHOTOMETRICS SHEET C21 FOR LIGHTING & SIGNAGE DETAILS.
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- F 20' ROW EASEMENT EASEMENT TO C. WELD WATER DISTRICT(REC. NO. 1867500)
- G PANHANDLE EASTERN PIPE CO. EASEMENT REC. NO. 2252291
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- K 10' EASEMENT TO ROCKY MOUNTAIN NATURAL GAS CO. INC. REC. NO. 2049449

N
0 50' 100'
SCALE: 1" = 50'

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

FIRESTONE INFORMATION BLOCK	
PHASE I SITE PLAN (NORTH)	
Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	8/31/16
Revisions Date:	2/2/17
Revisions Date:	6/7/17
Revisions Date:	#
Revisions Date:	#
SHEET	5 of 21

REV.	DATE	DESCRIPTION
REV. 4	06/07/2017	RESPONSE COMMENTS
REV. 3	03/30/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS

REVISION BLOCK

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

PREPARED FOR: CENTURY RV

SHEET TITLE:

CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
PHASE I SITE PLAN (NORTH)

permontesgroup
625 Main Street
Longmont, CO 80501
T: (720) 684-4981
F: (866) 563-9212
www.permontesgroup.com

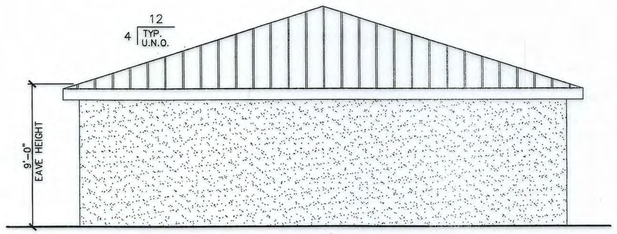
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DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C5
CHECKED BY:	ML	SHEET 5 OF 21	
APPROVED BY:			

4339756 Pages: 6 of 21
09/28/2017 11:52 AM R Fee:$213.00
Carly Koppes Clerk and Recorder, Weld County, CO

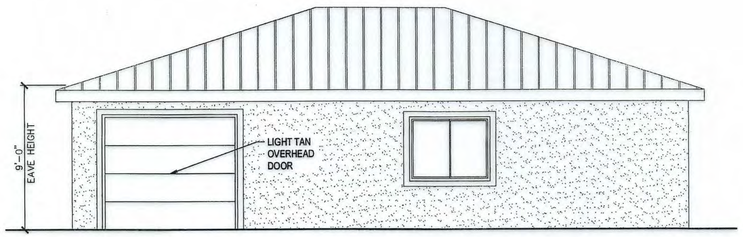
FINAL DEVELOPMENT PLAN

CENTURY RV STORAGE

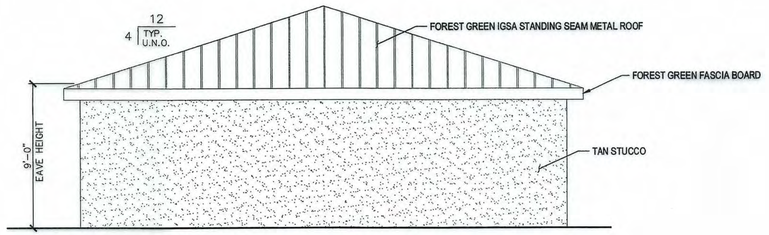
LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 6 OF 21



EAST ELEVATION
NOT TO SCALE



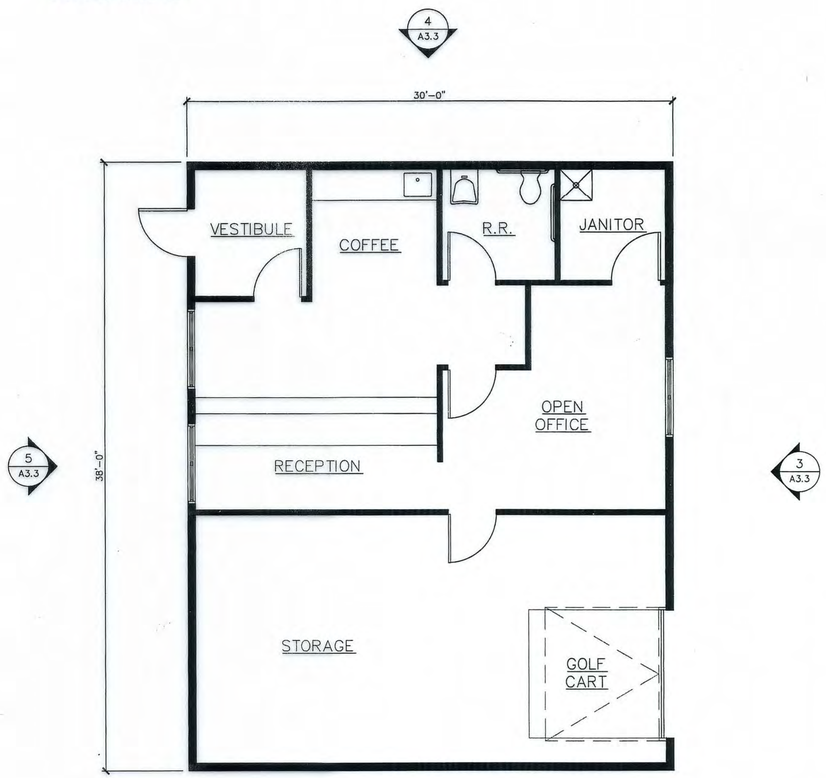
NORTH ELEVATION
NOT TO SCALE



WEST ELEVATION
NOT TO SCALE



SOUTH ELEVATION
NOT TO SCALE



RV STORAGE OFFICE
NOT TO SCALE

RV STORAGE OFFICE ELEVATIONS
NOT TO SCALE

FIRESTONE INFORMATION BLOCK	
OFFICE ELEVATIONS	
Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	8/31/16
Revisions Date:	2/2/17
Revisions Date:	6/22/2017
Revisions Date:	#
Revisions Date:	#

SHEET 6 of 21

REV.	DATE	DESCRIPTION
REV. 3	03/30/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS

REVISION BLOCK

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

PREPARED FOR: BNK PROPERTIES, LLC

SHEET TITLE:
CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
OFFICE ELEVATIONS

permontesgroup
625 Main Street T: (720) 684-4981
Longmont, CO 80501 F: (866) 563-9212
www.permontesgroup.com

PROJECT NO.:	166.006	DATE:	9/21/2016
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C6
CHECKED BY:	ML	SHEET 6 OF 21	
APPROVED BY:			

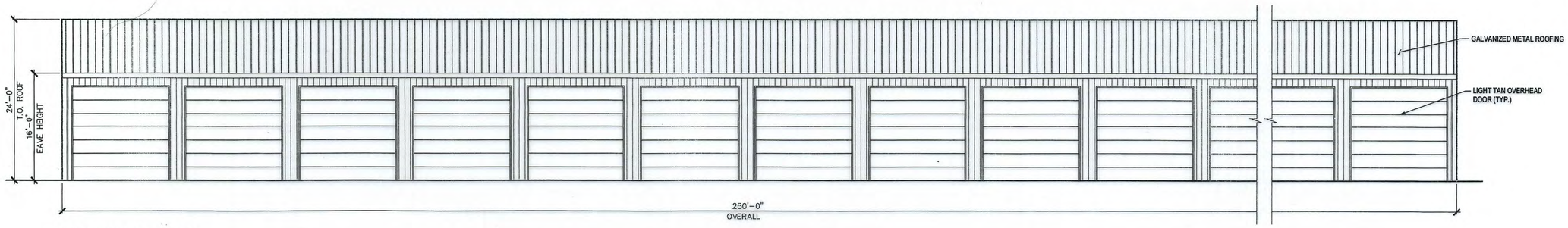
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09/28/2017 11:52 AM R Fee:$213.00
Carly Koppes Clerk and Recorder, Weld County, CO

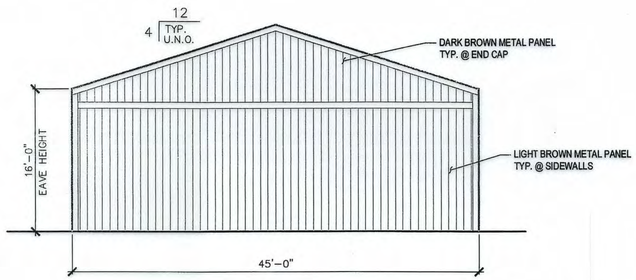
FINAL DEVELOPMENT PLAN

CENTURY RV STORAGE

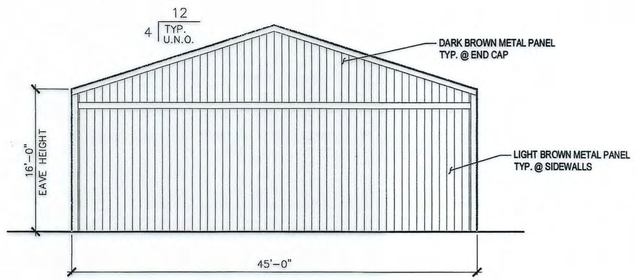
LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 7 OF 21



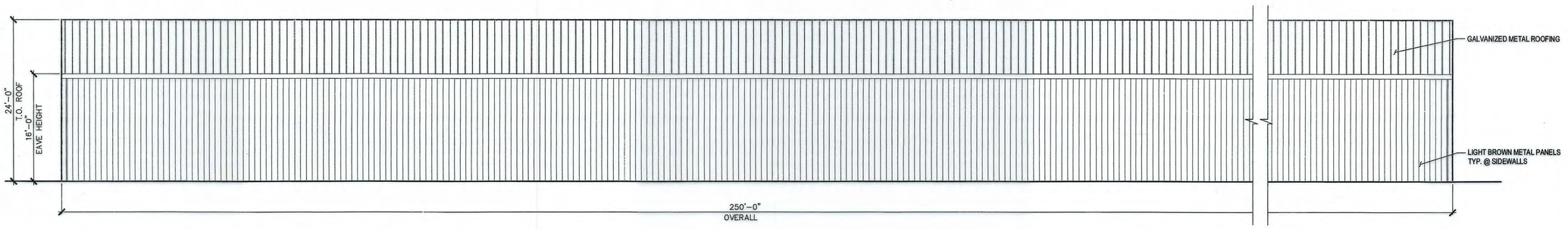
WEST ELEVATIONS
NOT TO SCALE



SOUTH ELEVATIONS
NOT TO SCALE



NORTH ELEVATIONS
NOT TO SCALE



EAST ELEVATIONS
NOT TO SCALE

PHASE II RV NORTH STORAGE ELEVATIONS
NOT TO SCALE

FIRESTONE INFORMATION BLOCK	
PHASE II N. STORAGE ELEV.	
Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	8/31/16
Revisions Date:	2/2/17
Revisions Date:	6/22/2017
Revisions Date:	#
Revisions Date:	#
SHEET	7 of 21

REV.	DATE	DESCRIPTION
REV. 3	03/30/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS

REVISION BLOCK

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PREPARED FOR: BNK PROPERTIES, LLC

SHEET TITLE:
CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
PHASE II N. STORAGE ELEV.

permontesgroup
625 Main Street T: (720) 684-4981
Longmont, CO 80501 F: (866) 563-9212
www.permontesgroup.com

PROJECT NO.:	166.006	DATE:	9/21/2016
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C7
CHECKED BY:	ML	SHEET 7 OF 21	
APPROVED BY:			

PLOT DATE: 6/22/2017 9:57 AM BY: STEPHEN WILLIAMS CTB: ------
DRAWING FILE: E:\S\PROJECTS\166.006 NOVA\FDP\166.006 ELEVATIONS.DWG

4339758 Pages: 8 of 21
08/28/2017 11:52 AM R Fee:$213.00
Carly Koppes, Clerk and Recorder, Weld County, CO

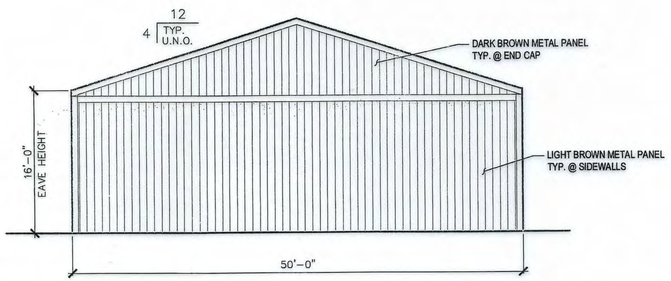
FINAL DEVELOPMENT PLAN

CENTURY RV STORAGE

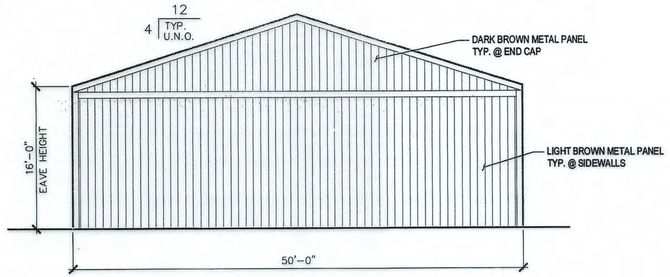
LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 8 OF 21



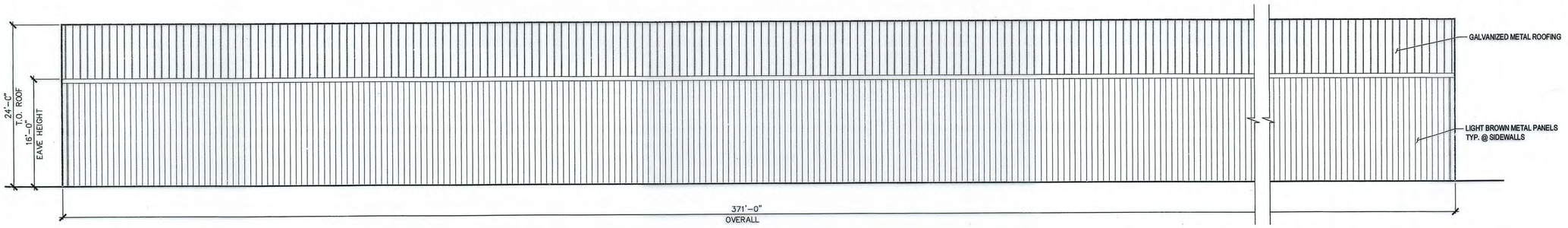
WEST ELEVATIONS
NOT TO SCALE



SOUTH ELEVATIONS
NOT TO SCALE



NORTH ELEVATIONS
NOT TO SCALE



EAST ELEVATIONS
NOT TO SCALE

PHASE II RV SOUTH STORAGE ELEVATIONS
NOT TO SCALE

FIRESTONE INFORMATION BLOCK	
PHASE II S. STORAGE ELEV.	
Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	8/31/16
Revisions Date:	2/2/17
Revisions Date:	6/22/2017
Revisions Date:	#
Revisions Date:	#
SHEET	8 of 21

REV.	DATE	DESCRIPTION
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REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS

REVISION BLOCK

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PREPARED FOR: BNK PROPERTIES, LLC

SHEET TITLE:
CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
PHASE II S. STORAGE ELEV.

permontesgroup
625 Main Street T: (720) 684-4981
Longmont, CO 80501 F: (866) 563-9212
www.permontesgroup.com

PROJECT NO.:	166.006	DATE:	9/21/2016
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C8
CHECKED BY:	ML	SHEET 8 OF 21	
APPROVED BY:			

CTB: ----- PLOT DATE: 6/22/2017 9:57 AM BY: STEPHEN WILLIAMS
DRAWING FILE: E:\S\PROJECTS\166.006 NOVA\FDP\166.006 ELEVATIONS.DWG

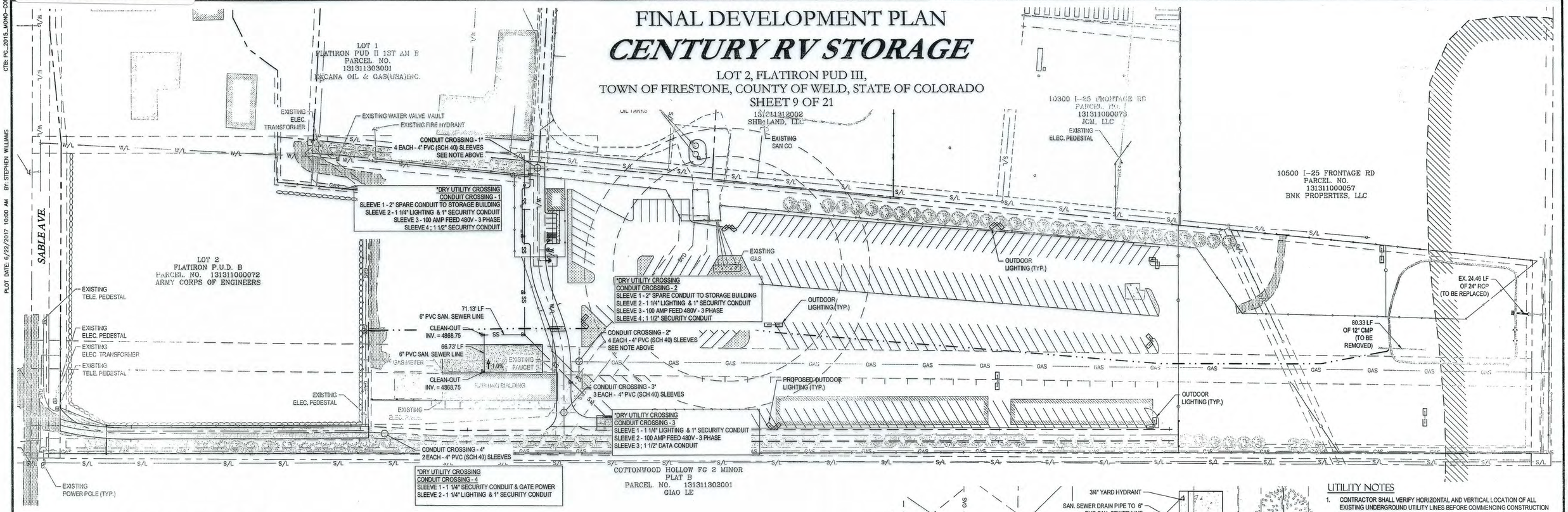
4339758 Pages: 9 of 21
09/28/2017 11:52 AM R Fee:$213.00
Carly Koppes, Clerk and Recorder, Weld County, CO

CTB: PG_2015_MONO-COLOR.CTB
PLOT DATE: 6/22/2017 10:00 AM BY: STEPHEN WILLIAMS
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FINAL DEVELOPMENT PLAN

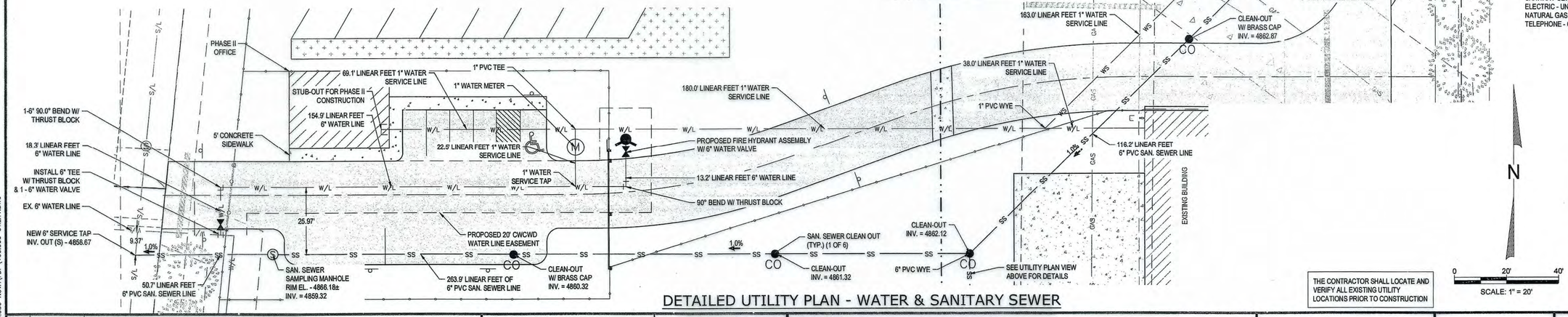
CENTURY RV STORAGE

LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 9 OF 21



OVERALL UTILITY PLAN

0 100' 200'
SCALE: 1" = 100'



DETAILED UTILITY PLAN - WATER & SANITARY SEWER

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

UTILITY NOTES

1. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND UTILITY LINES BEFORE COMMENCING CONSTRUCTION ACTIVITIES.
2. THE CONTRACTOR SHALL CONFIRM ALL EXISTING UTILITY EASEMENTS AND THEIR APPLICABLE REGULATIONS PRIOR TO INITIATING CONSTRUCTION.
3. ALL CONSTRUCTION SHALL BE PERFORMED PER TOWN OF FIRESTONE CONSTRUCTION STANDARDS AND SPECIFICATIONS, AS WELL AS THE APPLICABLE UTILITY PROVIDER REQUIREMENTS.
4. THE FUTURE PHASE 2 BUILDINGS WILL NOT BE CONNECTED TO WATER & SEWER SERVICES; ONLY ELECTRIC POWER IS PLANNED FOR SERVICE CONNECTIONS TO THESE PHASE 2 BUILDINGS.
5. THE DEVELOPMENT PROPERTY IS CURRENTLY SERVED BY THE FOLLOWING UTILITY COMPANIES:

POTABLE WATER - CENTRAL WELD COUNTY WATER DISTRICT
SANITARY SEWER - ST. VRAIN SANITATION DISTRICT
ELECTRIC - UNITED POWER
NATURAL GAS - BLACK HILLS ENERGY
TELEPHONE - CENTURY LINK

FIRESTONE INFORMATION BLOCK	
Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	8/31/16
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Revisions Date:	#
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SHEET 9 of 21

REV.	DATE	DESCRIPTION
REV. 3	03/30/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS

REVISION BLOCK

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

PREPARED FOR: CENTURY RV

SHEET TITLE: CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
UTILITY PLAN

permontesgroup
625 Main Street
Longmont, CO 80501
T: (720) 684-4981
F: (866) 563-9212
www.permontesgroup.com

PROJECT NO.:	166.006	DATE:	9/21/2016
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C9
CHECKED BY:	ML	SHEET 9 OF 21	
APPROVED BY:			

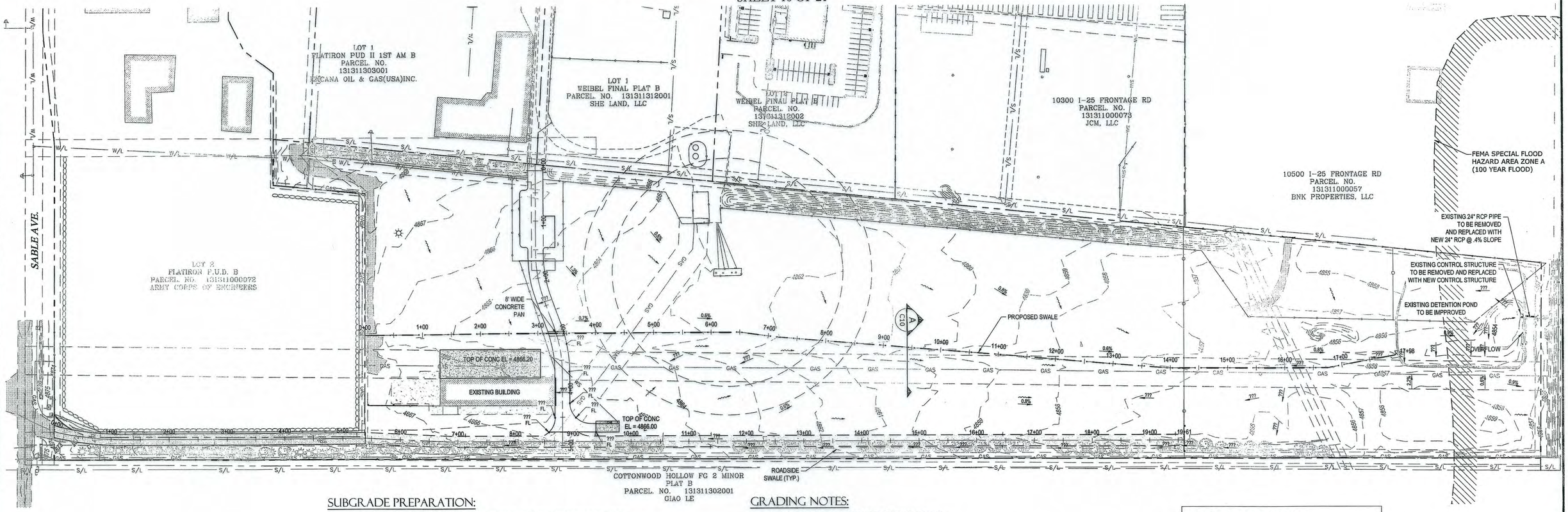
4339758 Pages: 10 of 21
09/26/2017 11:52 AM R Fee:$213.00
Carly Koppes, Clerk and Recorder, Weld County, CO

CTB: PG_2015_MONO-COLOR.CTB
PLOT DATE: 6/22/2017 10:03 AM BY: STEPHEN WILLIAMS
DRAWING FILE: E:\S\PROJECTS\166.006 NOVA\FDP\166.006 GRADING PLAN.DWG

FINAL DEVELOPMENT PLAN

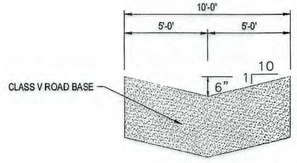
CENTURY RV STORAGE

LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 10 OF 21



SUBGRADE PREPARATION:

1. ALL FILL PLACED BELOW PAVEMENTS SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY WITHIN ±2 PERCENT OF THE OPTIMUM MOISTURE CONTENT. IN CUT AND FILL AREAS, THE SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES OR AS DESCRIBED IN THE APPROPRIATE OPTION, ADJUSTED TO NEAR OPTIMUM MOISTURE CONTENT AND RECOMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698. PRIOR TO PLACEMENT OF THE PAVEMENT, THE SUBGRADE SHOULD BE PROOF ROLLED WITH A HEAVY, PNEUMATIC TIRED VEHICLE WHILE BEING OBSERVED BY THE GEOTECHNICAL ENGINEER. AREAS WHICH DEFORM UNDER WHEEL LOADS SHOULD BE REMOVED AND REPLACED.
2. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE TOWN BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN CONFORMANCE WITH THE TOWN OF FIRESTONE CURRENT STREET REPAIR REQUIREMENTS. PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. SEE TEE CUT DETAIL FOR CONSTRUCTION.



A SWALE SECTION A
NTS

GRADING NOTES:

1. ALL SPOT ELEVATIONS ARE TO FL UNLESS OTHERWISE SPECIFIED.
2. ADA PARKING SPACES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE AT ANY POINT.
3. SITE LIES WITHIN ZONE "A" 100-YR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP WELD COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08123C1890E, PANEL 1890 OF 2250, EFFECTIVE DATE JANUARY 20, 2016.
4. COMPACT ALL FILL PER SOILS ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUND WATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUND WATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. NO CONCRETE SHALL BE PLACED WHERE GROUND WATER IS VISIBLE OR UNTIL THE GROUND WATER TABLE HAS BEEN LOWERED BELOW THE IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUND WATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE TOWN, AND THE DESIGN ENGINEER AT THE TIME OF THEIR OCCURRENCE.
6. IF GROUNDWATER NEEDS TO BE DISCHARGED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE GROUNDWATER DISCHARGE PERMIT FROM THE APPROPRIATE AUTHORITY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND REPAIR OF UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR SHALL CONTACT REPRESENTATIVES OF THE RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL LOCATIONS OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE DRAWINGS, TO ASCERTAIN WHETHER ANY STRUCTURES AND UTILITIES MAY EXIST, AND REPAIR AND/OR REPLACE ANY STRUCTURES AND/OR UTILITIES THAT ARE DAMAGED BY THE CONTRACTOR.
8. ALL FILL MATERIAL AND PLACEMENT OF FILL BELOW THE BUILDINGS TO BE REVIEWED AND APPROVED BY SOILS ENGINEER PRIOR TO/DURING PLACEMENT. COMPACTION TO BE IN ACCORDANCE WITH SOILS REPORT DESIGN STANDARDS.
9. ALL GRADES SHOWN ON THIS PLAN ARE TO FINISHED GRADE.
10. OVERLOT GRADING SHALL BE TO SUBGRADE OF THE BUILDINGS AND ASPHALT PARKING LOT.
11. FINAL FINISHED FLOOR ELEVATION SHALL BE AT FINISHED GRADE.
12. PERFORM LOCAL GRADING AROUND OUTLET STRUCTURE AND PIPE AS NEEDED.

GRADING LEGEND:

4860	EXISTING CONTOURS
4860	PROPOSED CONTOURS
1.5%	FINISHED GRADE SLOPE
	EXISTING GRADE FLOW
4860.71 EOA	PROPOSED SURFACE ELEVATION SPOT GRADE DESCRIPTIONS:

EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
TOW	TOP OF WALL
FF	FINISHED FLOOR
FG	FINISHED GRADE
EG	EXISTING GROUND
FL	FLOW LINE
HP	HIGH POINT

N
0 80' 160'
SCALE: 1" = 80'

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

REV.	DATE	DESCRIPTION
REV. 4	04/07/2017	RESPONSE COMMENTS
REV. 3	03/30/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS

REVISION BLOCK

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

PREPARED FOR: CENTURY RV

SHEET TITLE:
CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
GRADING PLAN

permontesgroup
625 Main Street T: (720) 684-4981
Longmont, CO 80501 F: (866) 563-9212
www.permontesgroup.com

FIRESTONE INFORMATION BLOCK

GRADING PLAN

Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	8/31/16
Revisions Date:	2/2/17
Revisions Date:	6/21/2017
Revisions Date:	#
Revisions Date:	#

SHEET 10 of 21

PROJECT NO.:	166.006	DATE:	9/21/2016
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C10
CHECKED BY:	ML		
APPROVED BY:		SHEET 10 OF 21	

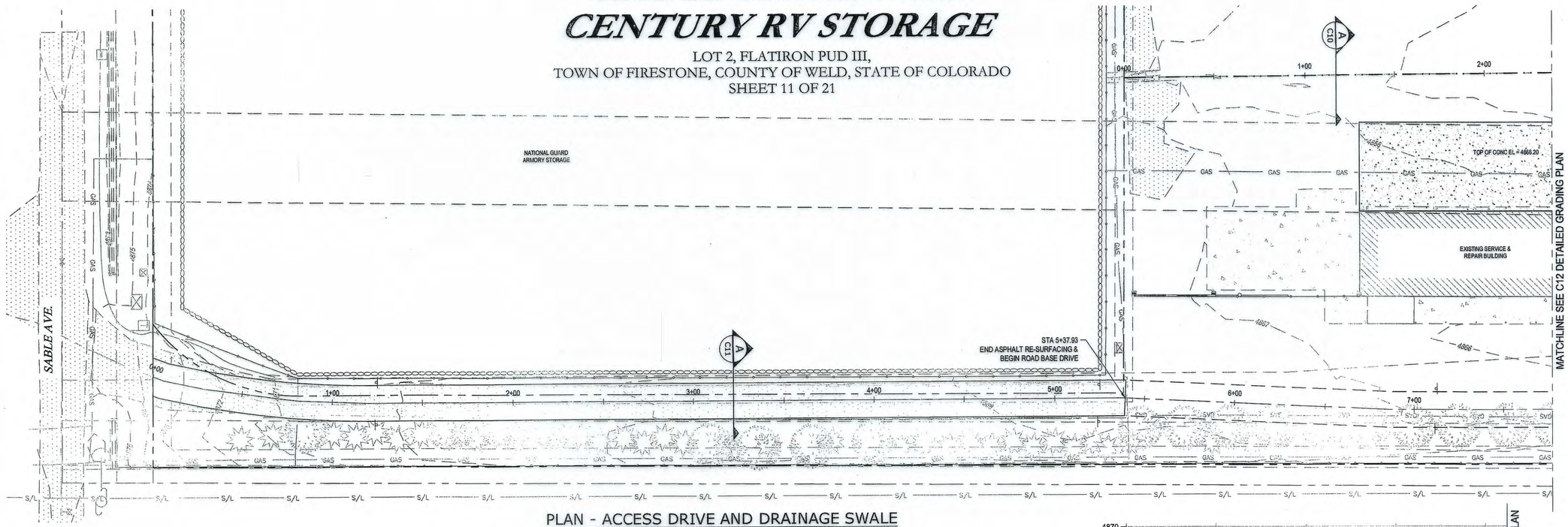
4339758 Pages: 11 of 21
05/26/2017 11:52 AM R Fee:$13.00
Carly Koppes Clerk and Recorder, Weld County, CO

CTB: PC_2015_MONO-COLOR.CTB
PLOT DATE: 6/22/2017 10:03 AM BY: STEPHEN WILLIAMS
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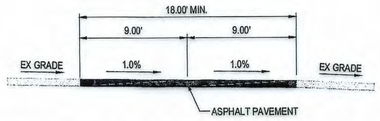
FINAL DEVELOPMENT PLAN

CENTURY RV STORAGE

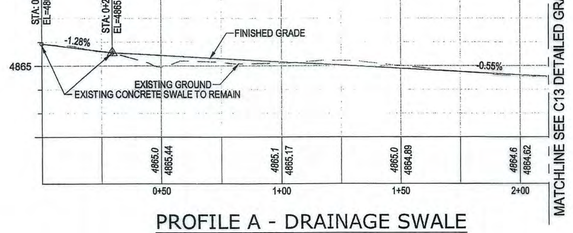
LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 11 OF 21



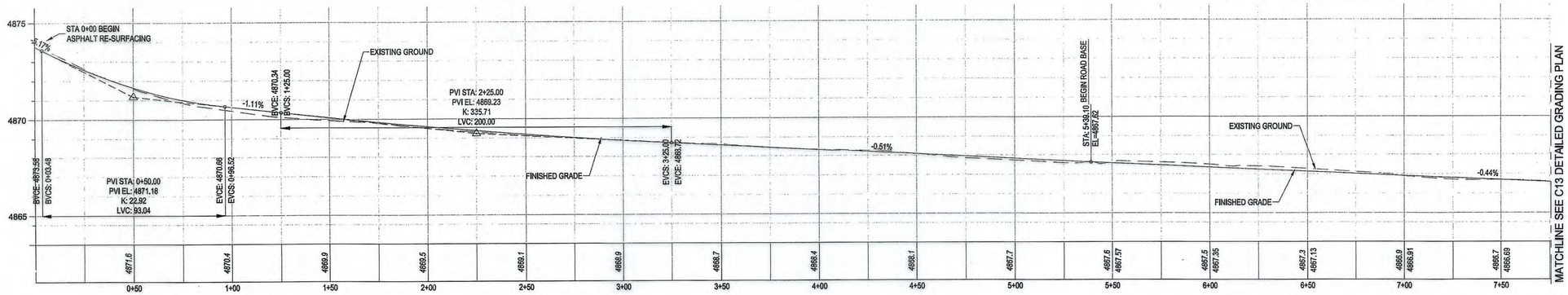
PLAN - ACCESS DRIVE AND DRAINAGE SWALE



SECTION A - EXISTING ASPHALT DRIVE



PROFILE A - DRAINAGE SWALE



PROFILE B - ACCESS DRIVE





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

FIRESTONE INFORMATION BLOCK	
DETAILED GRADING	
Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	8/31/16
Revisions Date:	2/2/17
Revisions Date:	6/21/2017
Revisions Date:	4/7/2017
Revisions Date:	#
SHEET	11 of 21

REV.	DATE	DESCRIPTION
REV. 4	04/07/2017	RESPONSE COMMENTS
REV. 3	03/30/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS

REVISION BLOCK

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PREPARED FOR: CENTURY RV

SHEET TITLE:
CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
DETAILED GRADING AND PLAN & PROFILE

permontesgroup
625 Main Street T: (720) 684-4981
Longmont, CO 80501 F: (866) 563-9212
www.permontesgroup.com

PROJECT NO.:	166.006	DATE:	9/21/2016
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C11
CHECKED BY:	ML	SHEET 11 OF 21	
APPROVED BY:			

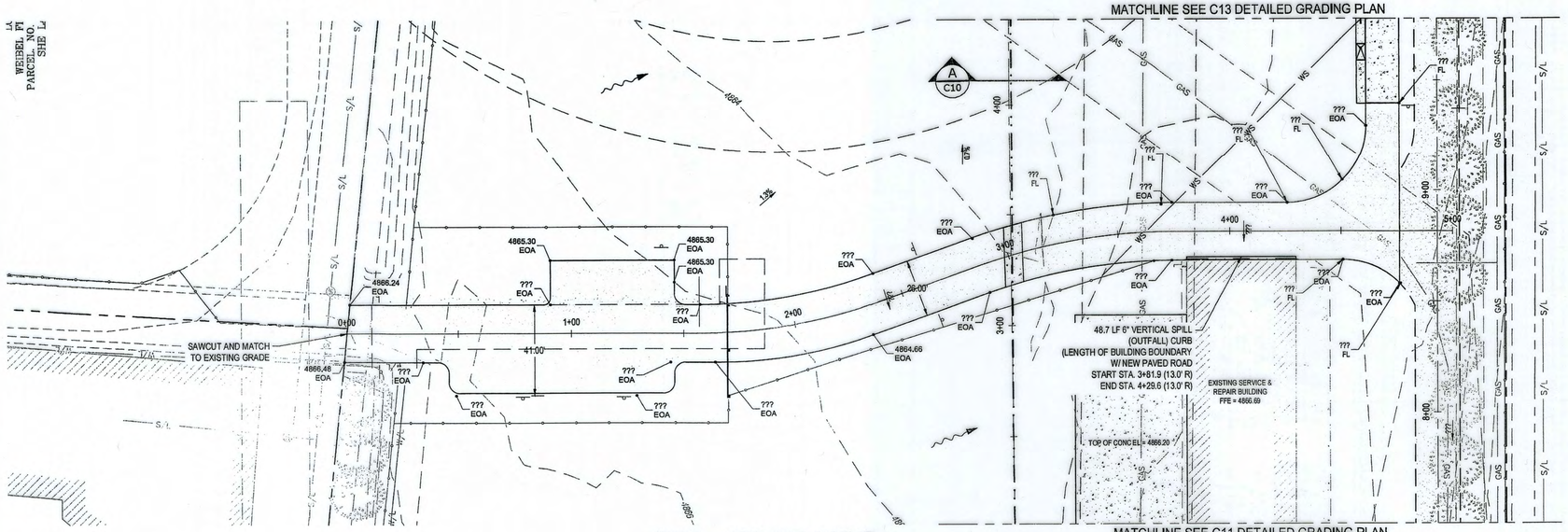
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09/20/2017 11:52 AM R Fee:$213.00
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PLOT DATE: 6/22/2017 10:04 AM BY: STEPHEN WILLIAMS CTB: PG_2015_MONO-COLOR.CTB

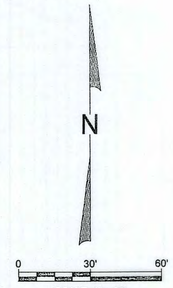
FINAL DEVELOPMENT PLAN

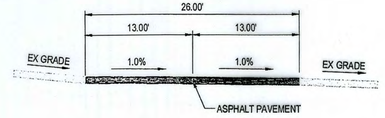
CENTURY RV STORAGE

LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 12 OF 21

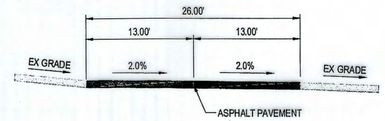


PLAN - ASPHALT DRIVE

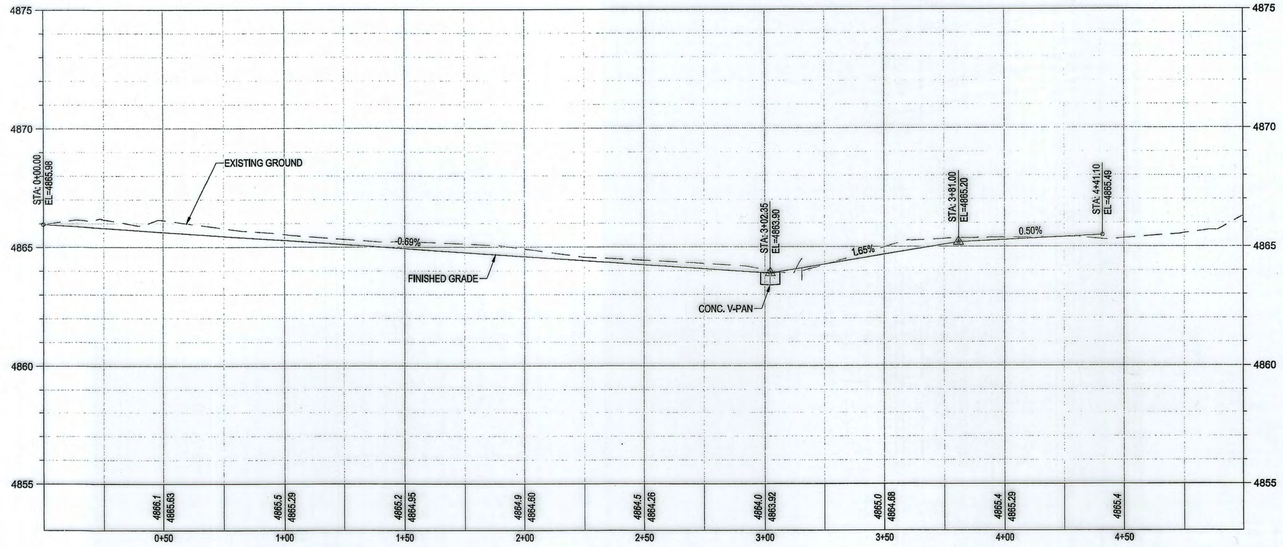




SECTION - ASPHALT DRIVE



SECTION - ASPHALT DRIVE
START STA. 3+75.0 END STA. 4+30.0



PROFILE A - ASPHALT DRIVE

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

FIRESTONE INFORMATION BLOCK	
DETAILED GRADING	
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Type of Submittal:	FDP
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DETAILED GRADING AND PLAN & PROFILE

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625 Main Street T: (720) 684-4981
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PROJECT NO.:	166.006	DATE:	9/21/2016
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C12
CHECKED BY:	ML	SHEET 12 OF 21	
APPROVED BY:			

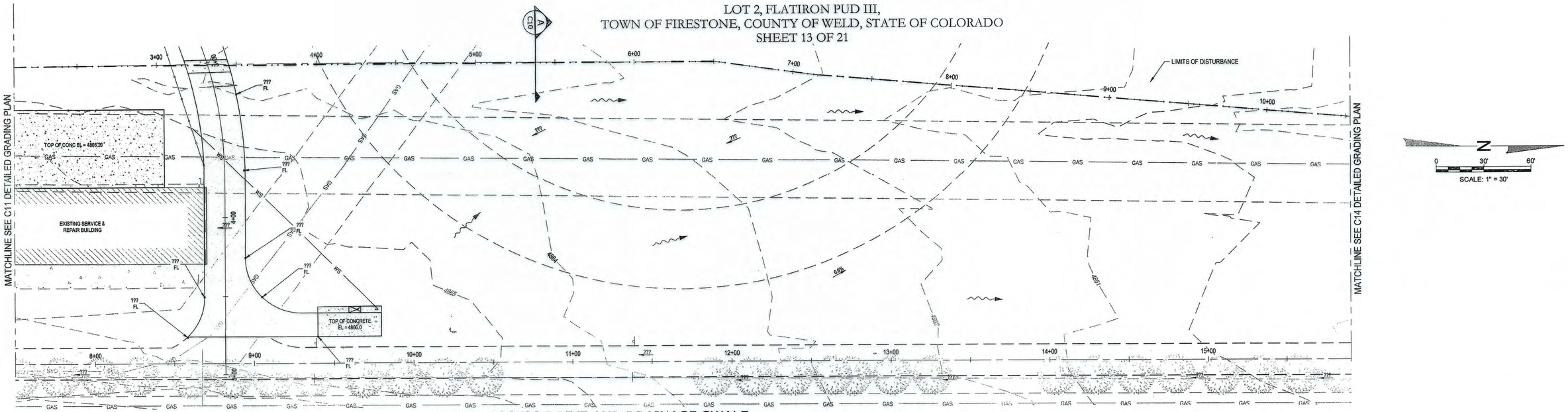
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09/28/2017 11:52 AM R Fee:$213.00
Carly Koppes, Clerk and Recorder, Weld County, CO

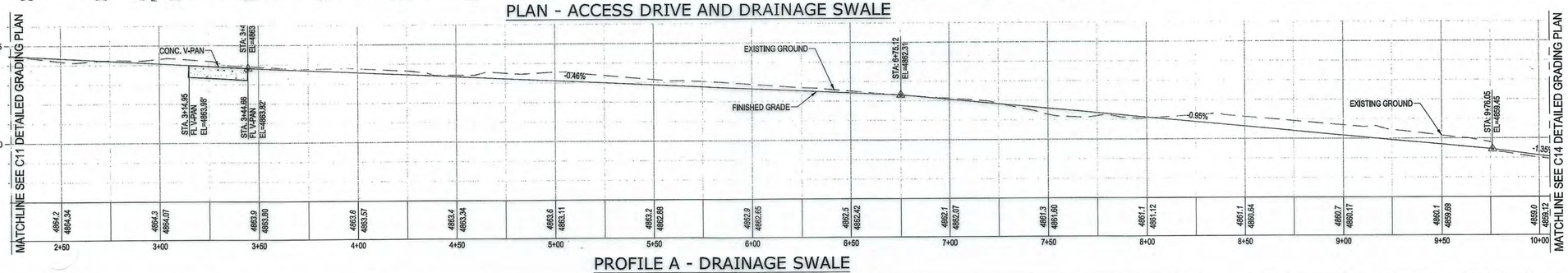
FINAL DEVELOPMENT PLAN

CENTURY RV STORAGE

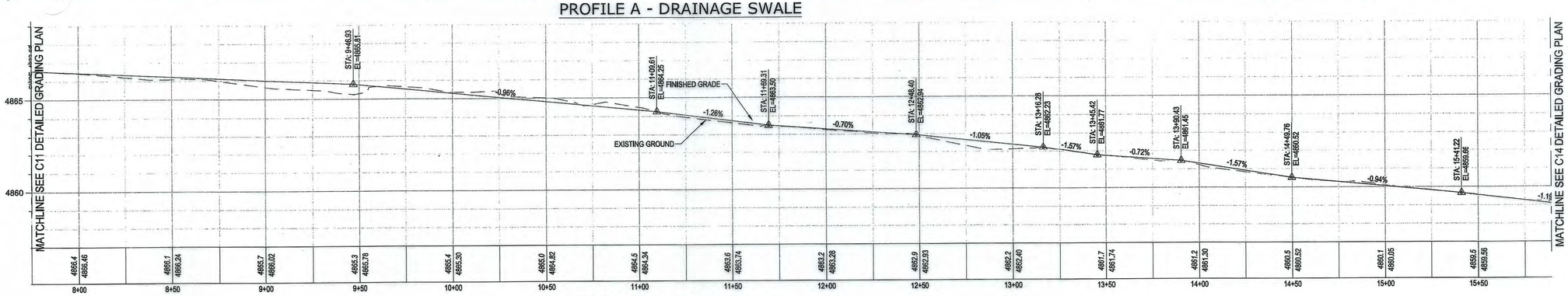
LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 13 OF 21



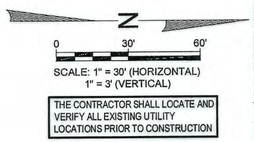
PLAN - ACCESS DRIVE AND DRAINAGE SWALE



PROFILE A - DRAINAGE SWALE



PROFILE B - ACCESS DRIVE



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

FIRESTONE INFORMATION BLOCK	
DETAILED GRADING	
Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	8/31/16
Revisions Date:	#
Revisions Date:	2/2/17
Revisions Date:	4/3/2017
Revisions Date:	#

SHEET 13 of 21

REV.	DATE	DESCRIPTION
REV. 4	04/07/2017	RESPONSE COMMENTS
REV. 3	03/30/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS

REVISION BLOCK

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

PREPARED FOR: CENTUTRY RV

SHEET TITLE:

CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
DETAILED GRADING AND PLAN & PROFILE

permontesgroup
625 Main Street T: (720) 684-4981
Longmont, CO 80501 F: (866) 563-9212
www.permontesgroup.com

PROJECT NO.:	166.006	DATE:	9/21/2016
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C13
CHECKED BY:	ML	SHEET 13 OF 21	
APPROVED BY:			

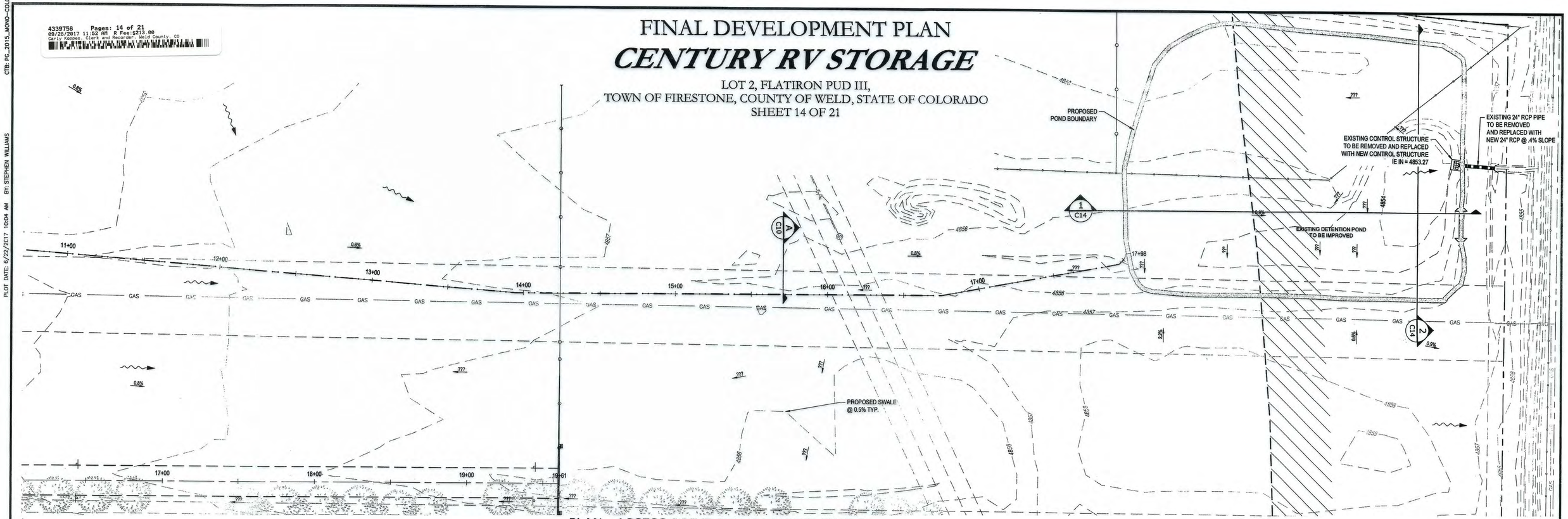
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PLOT DATE: 6/22/2017 10:01 AM BY: STEPHEN WILLIAMS
DRAWING FILE: E:\S\PROJECTS\166.006 NOVA FDP\166.006 GRADING PLAN.DWG

4338758 Pages: 14 of 21
09/28/2017 11:52 AM R Fee:$213.00
Carly Koppes, Clerk and Recorder, Weld County, CO

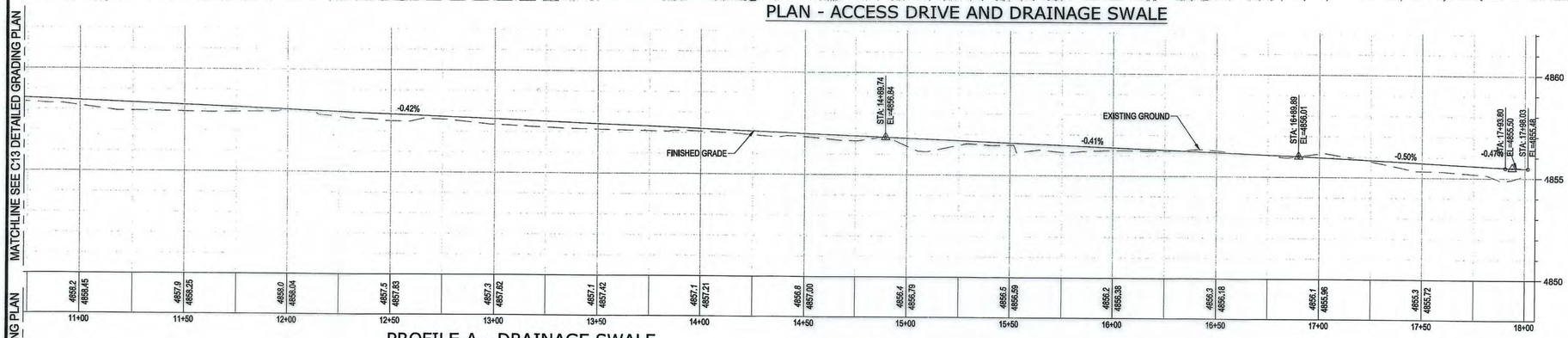
FINAL DEVELOPMENT PLAN

CENTURY RV STORAGE

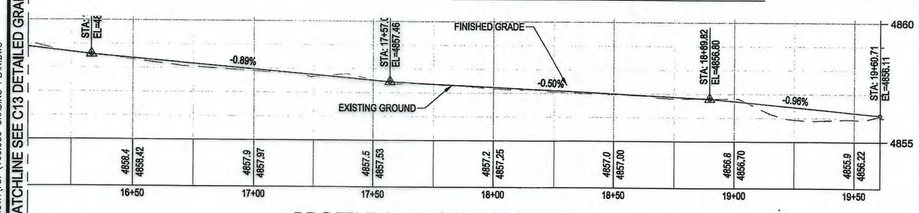
LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 14 OF 21



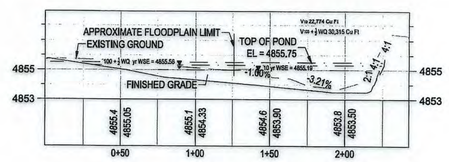
PLAN - ACCESS DRIVE AND DRAINAGE SWALE



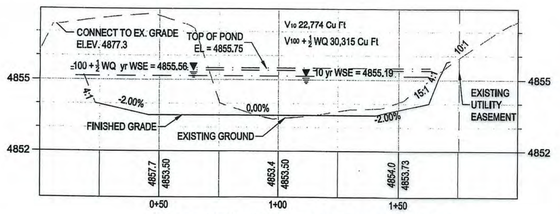
PROFILE A - DRAINAGE SWALE



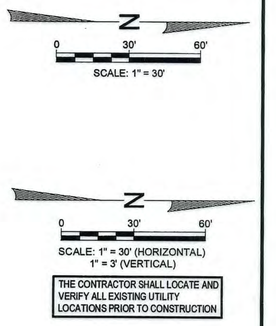
PROFILE B - ACCESS DRIVE



SECTION 1 - POND SECTION



SECTION 2 - POND SECTION



FIRESTONE INFORMATION BLOCK	
DETAILED GRADING	
Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	8/31/16
Revisions Date:	2/2/17
Revisions Date:	4/3/2017
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SHEET	14 of 21

REVISION BLOCK		
REV. 4	04/07/2017	RESPONSE COMMENTS
REV. 3	03/30/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS
REV.	DATE	DESCRIPTION

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

PREPARED FOR: CENTURY RV

SHEET TITLE:
CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
DETAILED GRADING AND PLAN & PROFILE

permontesgroup
625 Main Street T: (720) 684-4981
Longmont, CO 80501 F: (866) 563-9212
www.permontesgroup.com

PROJECT NO.:	166.006	DATE:	9/21/2016
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C14
CHECKED BY:	ML	SHEET 14 OF 21	
APPROVED BY:			

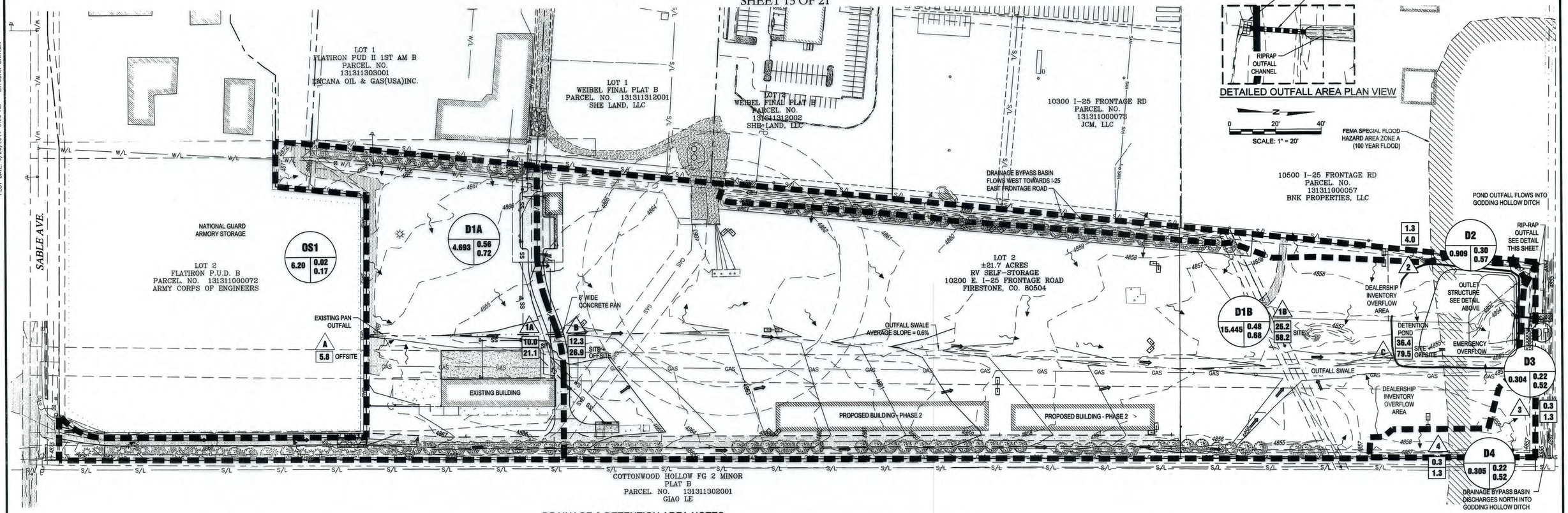
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4339758 Pages: 15 of 21
09/26/2017 11:52 AM R Fee:$213.00
Carly Koppes, Clerk and Recorder, Weld County, CO

FINAL DEVELOPMENT PLAN

CENTURY RV STORAGE

LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 15 OF 21



DRAINAGE & DETENTION AREA NOTES:

1. NO BUILDING, STRUCTURE, OR FILL WILL BE PLACED IN THE DETENTION AREAS AND NO CHANGES OR ALTERATIONS AFFECTING THE HYDRAULIC CHARACTERISTICS OF THE DETENTION AREAS WILL BE MADE WITHOUT THE APPROVAL OF THE TOWN.
2. MAINTENANCE AND OPERATION OF THE DETENTION AND WATER QUALITY AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OWNER FAILS IN THIS RESPONSIBILITY, THE TOWN HAS THE RIGHT TO ENTER THE PROPERTY, MAINTAIN THE DETENTION AREAS, AND BE REIMBURSED FOR COSTS INCURRED.
3. DETENTION POND VOLUMES, ALL DRAINAGE APPURTENANCES, AND BASIN BOUNDARIES SHALL BE VERIFIED. AS-BUILT DRAWINGS SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY STRUCTURE WITHIN THE DEVELOPMENT.
4. PERMISSION TO REPRODUCE THESE PLANS IS HEREBY GIVEN TO THE TOWN FOR PURPOSES ASSOCIATED WITH PLAN REVIEW, APPROVAL, PERMITTING, INSPECTION AND CONSTRUCTION OF WORK.
5. SITE LIES WITHIN ZONE "A" 100-YR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP WELD COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08123C1890E, PANEL 1890 OF 2250, EFFECTIVE DATE JANUARY 20, 2016.
6. OWNER/CONTRACTOR MUST OBTAIN PERMITS FROM THE COLORADO DEPT. OF HEALTH, WATER QUALITY CONTROL DIVISION PERMIT ENFORCEMENT SECTION, AND THE TOWN OF FIRESTONE PRIOR TO CLEARING, GRADING, OR EXCAVATION.

DEVELOPED RUNOFF SUMMARY TABLE

DESIGN POINT	AREA DESIG.	AREA (Acres)	RUNOFF COEFFICIENTS C2	C10	C100	INTENSITY I-2 (IN/HR)	I-10 (IN/HR)	I-100 (IN/HR)	TOTAL RUNOFF Q2 (CFS)	Q10 (CFS)	Q100 (CFS)	COMMENTS
1A	D1A	4.69	0.43	0.56	0.72	2.20	3.80	6.21	4.4	10.0	21.1	To Design Pnt B
1B	D1B	15.45	0.33	0.48	0.68	1.97	3.41	5.57	10.2	25.2	58.2	To Pond
2	D2	0.91	0.12	0.30	0.57	2.72	4.70	7.69	0.3	1.3	4.0	Offsite West
3	D3	0.30	0.02	0.22	0.52	2.88	4.97	8.12	0.0	0.3	1.3	Offsite North
4	D4	0.31	0.02	0.22	0.52	2.81	4.84	7.91	0.0	0.3	1.3	Offsite East
TOTAL AREA		21.66						TOTAL RUNOFF:	**15.0**	**37.1**	**85.9**	
OS1	A	6.2	0.02	0.02	0.17	1.94	3.35	5.47	0.2	0.4	5.8	* Historic Offsite Flows - Rational Method
B	D1A+OS1	4.69	2.0	2.6	3.4	2.2	3.8	6.2	6.7	12.3	26.9	Design Point B
C	B+D1B	20.14	7.2	10.0	13.9	2.0	3.4	5.6	16.5	36.4	79.5	to Pond

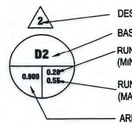
TABLE 2 - POND VOLUME / WATER SURFACE ELEVATIONS

Bottom of Pond (cu-ft) =	0	WS (ft)=	4853.27
WQCV (cu-ft) =	13,606	WQCV W.S. (ft)=	4854.84
10-yr Vol (cu-ft) =	22,774	10-yr W.S. (ft)=	4855.19
100-yr Vol (cu-ft)=	23,512	100-yr W.S. (ft)=	4855.22
100 Yr + 1/2 WQ (cu-ft) =	30,315	WSEL (ft)=	4855.56
Top of Pond (cu-ft) =	36,498	Top of Pond (ft)=	4855.75
Invert at Outlet Structure			4853.27
Invert at Outlet Pipe			4853.15

10 Year and 100 Year Actual Release Rates and Pond Volumes

	Area	10 Year Vol	10 Year ARR	100 Year Vol	100 Year ARR
	(ac)	(cu-ft)	(cfs)	(cu-ft)	(cfs)
Historic Release Rate	21.66		15.3		59.1
Developed Undetained	1.52	-	2.0	-	6.5
***Developed Detained	20.14	22,774	13.3	23,512	52.6

DRAINAGE LEGEND



EXISTING FLOW ARROW
DEVELOPED FLOW ARROW
DEVELOPED SLOPE 1.0%
PEAK MINOR STORM DISCHARGE FOR 10 YEAR EVENT (IN CFS) 1.3
PEAK MAJOR STORM DISCHARGE FOR 100 YEAR EVENT (IN CFS) 4.1
DEVELOPED DRAINAGE BASIN

SCALE: 1" = 80'

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

FIRESTONE INFORMATION BLOCK

DRAINAGE PLAN

Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	9/23/16
Revisions Date:	11/22/16
Revisions Date:	2/2/17
Revisions Date:	6/7/2017
Revisions Date:	9/20/2017

SHEET 15 of 21

REV.	DATE	DESCRIPTION
REV. 6	09/20/2017	UPDATED SUMMARY TABLE
REV. 5	09/15/2017	FINAL COMMENTS FROM TOWN ENGINEER
REV. 4	06/07/2017	RESPONSE COMMENTS
REV. 3	03/30/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS

REVISION BLOCK

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PREPARED FOR: CENTURY RV

SHEET TITLE: CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
DRAINAGE PLAN

permontesgroup
625 Main Street T: (720) 684-4981
Longmont, CO 80501 F: (866) 563-9212
www.permontesgroup.com

PROJECT NO.:	166.006	DATE:	9/20/2017
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C15
CHECKED BY:	ML		
APPROVED BY:		SHEET 15 OF 21	

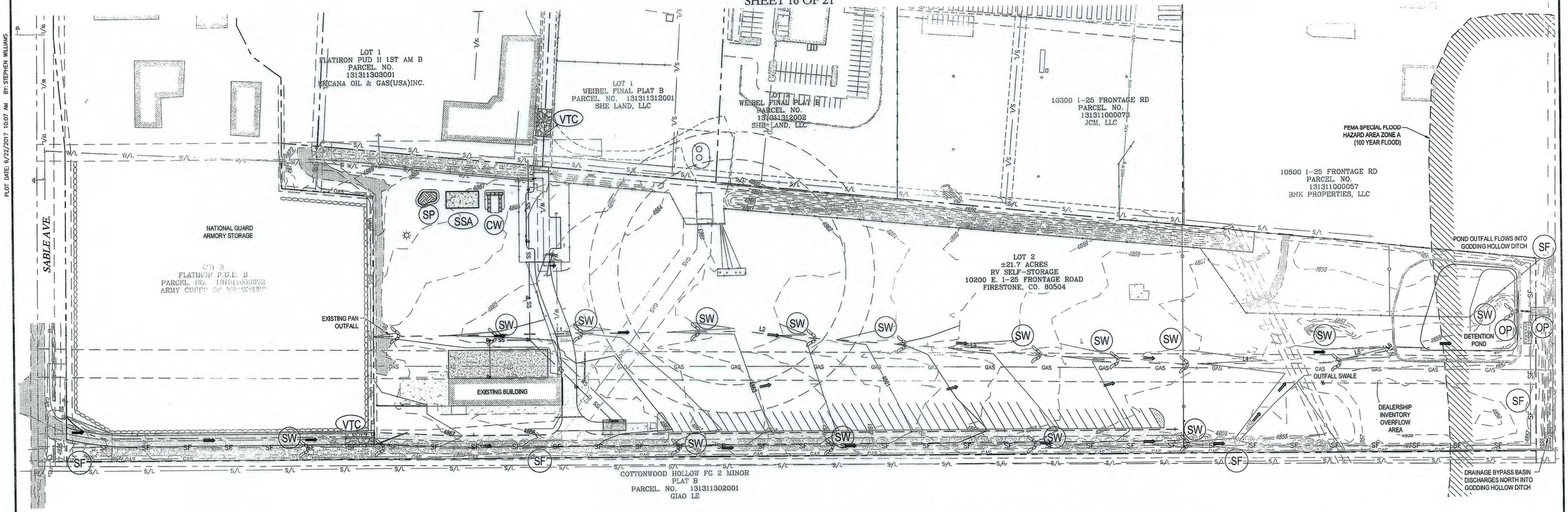
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DRAWING FILE: S:\PROJECTS\166.006 LOT 2 FLATIRON PUD III\3. ENGINEERING\DRAWINGS\FDP\166.006 DRAINAGE & EROSION CONTROL.DWG

4339758 Pages: 16 of 21
09/28/2017 11:52 AM R Fee:$13.00
Carly Koppes, Clerk and Recorder, Weld County, CO

FINAL DEVELOPMENT PLAN

CENTURY RV STORAGE

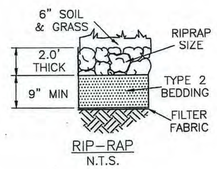
LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 16 OF 21



PROPOSED DRAINAGE SWALE

PROPOSED SWALE LINE TABLE				
LINE #	LENGTH	DIRECTION	START POINT (N,E)	END POINT (N,E)
L1	650.71	N00°21'11"W	(100521.05, 80568.02)	(101171.75, 80564.01)
L2	61.55	N07°56'56"E	(101171.75, 80564.01)	(101232.71, 80572.53)
L3	682.46	N04°43'05"E	(101232.71, 80572.53)	(101912.85, 80628.66)
L4	280.27	N00°00'00"E	(101912.85, 80628.66)	(102193.13, 80628.66)
L5	118.80	N10°35'53"W	(102193.13, 80628.66)	(102309.90, 80606.81)
L6	4.23	N44°24'26"W	(102309.90, 80606.81)	(102312.92, 80603.85)

RIPRAP DIMENSIONS				
LOCATION	RIPRAP SIZE	THICKNESS	LENGTH	WIDTH
24" RCP Outlet Pipe	12" TYPE "M"	1.50'	8'	6'
Emergency Overflow	12" TYPE "M"	1.50	17'	15'



RIP-RAP
N.T.S.

EROSION CONTROL LEGEND

SILT FENCE	SF	1/C19
VEHICLE TRACKING CONTROL	VTC	2/C19
CONCRETE WASHOUT BASIN	CW	3/C19
CONTOUR STRAW WATTLE	SW	4/C19
STAGING AREA	SSA	5/C19
OUTLET PROTECTION	OP	6/C19
STOCK PILE AREA	SP	

NOTE:
VEHICLE TRACKING CONTROL (VTC) SHALL BE USED DURING ALL PHASES OF CONSTRUCTION AT CONTRACTOR'S AND TOWN OF FIRESTONE INSPECTOR'S DISCRETION.

EROSION CONTROL CONSTRUCTION NOTES:

1. AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT, EROSION AND SEDIMENT CONTROL SYSTEMS SHALL BE MAINTAINED TO PREVENT DAMAGING FLOWS ON THE SITE AND IN THE WATERSHED BELOW THE SITE. CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES. CONTROL SYSTEMS SHALL INCLUDE, AS A MINIMUM, STRAW BALE SEDIMENT TRAPS (OR EQUIVALENT) ALONG NATURAL DRAINAGE-WAYS PRIOR TO GRADING, AND UTILIZATION OF DESIGNED STORM DETENTION BASINS PRIOR TO FINAL GRADING REVEGETATION. AS AN AVERAGE, SEDIMENT TRAPS WITH A CAPACITY OF 15 CUBIC YARDS SHALL BE PROVIDED FOR EACH ACRE OF DISTURBED SOIL (APPROXIMATELY 200' BY 200' SQUARE).
2. ALL SEDIMENT TRAPS WILL BE CLEANED AND MAINTAINED TO PROVIDE ADEQUATE PROTECTION FROM SOIL LOSS UNTIL A TIME WHEN THE TOWN DETERMINES THEY ARE NO LONGER NEEDED.
3. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO PREVENT EROSION OF DISTURBED SOIL BY WINDS.
4. CONTRACTOR SHALL OBTAIN PERMITS FROM THE COLORADO DEPT. OF HEALTH, WATER QUALITY CONTROL DIVISION PERMIT ENFORCEMENT SECTION, AND THE TOWN OF FIRESTONE PRIOR TO CLEARING, GRADING, OR EXCAVATION.
5. THE CONSTRUCTION EROSION SEDIMENT CONTROL PLAN MAY BE MODIFIED BY THE STATE OF COLORADO HEALTH DEPARTMENT OR AUTHORIZED REPRESENTATIVE AS FIELD CONDITIONS WARRANT.
6. CONTRACTOR TO MONITOR AND MAINTAIN VEHICLE TRACKING CONTROL PAD. IF MUD AND DIRT BECOMES A PROBLEM ON THE ROADWAY MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, ADDITIONAL AGGREGATE AND CLEANING OF STREETS.
7. WHERE AREAS ARE TO BE LEFT BARE FOR EXTENDED PERIODS, SEED WITH FOOTHILL SEED MIXTURE.
8. ALL EROSION CONTROL METHODS NEED TO BE INSTALLED AND APPROVED BY THE TOWN OF FIRESTONE INSPECTOR PRIOR TO ANY CONSTRUCTION.
9. CONCRETE WASHOUT SHOULD BE PROPERLY DISPOSED OF OFF-SITE.
10. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

N
0 80' 160'
SCALE: 1" = 80'

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

FIRESTONE INFORMATION BLOCK

EROSION CONTROL PLAN

Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	9/23/16
Revisions Date:	2/2/17
Revisions Date:	6/7/2017
Revisions Date:	
Revisions Date:	

SHEET 16 of 21

REV.	DATE	DESCRIPTION
REV. 4	06/07/2017	RESPONSE COMMENTS
REV. 3	03/30/2017	RESPONSE COMMENTS
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REVISION BLOCK

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PREPARED FOR: CENTURY RV

SHEET TITLE:
CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
EROSION CONTROL PLAN

permontesgroup
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www.permontesgroup.com

PROJECT NO.:	166.006	DATE:	09/21/2016
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C16
CHECKED BY:	ML	SHEET 16 OF 21	
APPROVED BY:			

CTB: PG_2015_MONO-COLOR.CTB
PLOT DATE: 6/22/2017 10:07 AM BY: STEPHEN WILLIAMS
DRAWING FILE: E:\S\PROJECTS\166.006 NOVA\FDP\166.006 DRAINAGE & EROSION CONTROL.DWG

4339758 Pages: 17 of 21
09/28/2017 11:52 AM R Fee:$213.00
Carly Koppes, Clerk and Recorder, Weld County, CO

PLOT DATE: 6/22/2017 10:09 AM BY: STEPHEN WILLIAMS CTB: ----

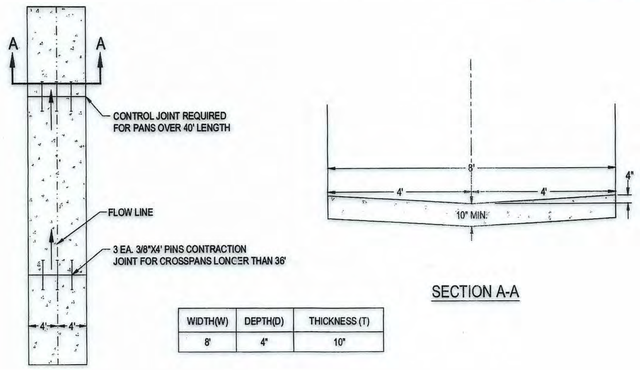
FINAL DEVELOPMENT PLAN

CENTURY RV STORAGE

LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 17 OF 21

GENERAL CONSTRUCTION NOTES:

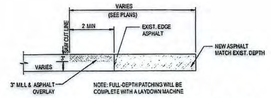
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF FIRESTONE'S MOST RECENT DEVELOPMENT STANDARDS AND SPECIFICATIONS GOVERNING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS. A COPY SHALL REMAIN ON SITE FOR REFERENCE AT ALL TIMES.
2. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO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



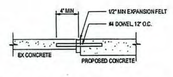
SECTION A-A

WIDTH(W)	DEPTH(D)	THICKNESS (T)
8'	4"	10"

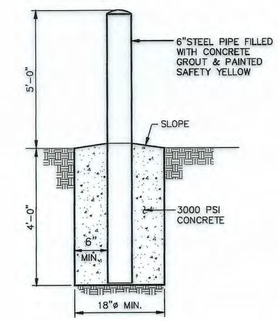
1 / C15 8' MODIFIED CROSSPAN



2 / C15 SAWCUT DETAIL - TEE CUT N.T.S.



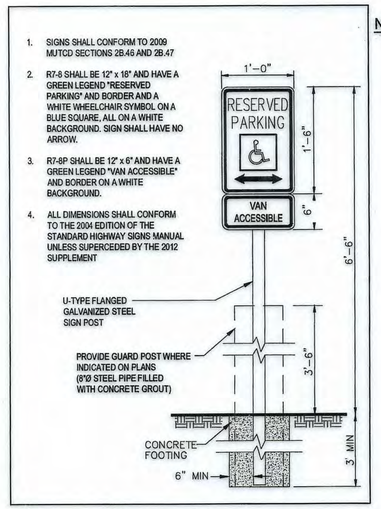
3 / C15 DOWEL JOINT DETAIL N.T.S.



4 / C15 BOLLARD N.T.S.

NOTES:

1. SIGNS SHALL CONFORM TO 2009 MUTCD SECTIONS 2B.46 AND 2B.47
2. R7-8 SHALL BE 12" x 18" AND HAVE A GREEN LEGEND "RESERVED PARKING" AND BORDER AND A WHITE WHEELCHAIR SYMBOL ON A BLUE SQUARE, ALL ON A WHITE BACKGROUND. SIGN SHALL HAVE NO ARROW.
3. R7-8P SHALL BE 12" x 6" AND HAVE A GREEN LEGEND "VAN ACCESSIBLE" AND BORDER ON A WHITE BACKGROUND.
4. ALL DIMENSIONS SHALL CONFORM TO THE 2004 EDITION OF THE STANDARD HIGHWAY SIGNS MANUAL UNLESS SUPERCEDED BY THE 2012 SUPPLEMENT



5 / C15 ADA SIGN N. T. S.

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

FIRESTONE INFORMATION BLOCK	
CIVIL DETAILS	
Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	8/31/16
Revisions Date:	2/2/17
Revisions Date:	6/22/2017
Revisions Date:	#
Revisions Date:	#
SHEET	17 of 21

REV.	DATE	DESCRIPTION
REV. 5	06/07/2017	RESPONSE COMMENTS
REV. 4	04/07/2017	RESPONSE COMMENTS
REV. 3	03/30/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS

REVISION BLOCK

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

PREPARED FOR: CENTURY RV

SHEET TITLE: CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
CIVIL DETAILS

permontesgroup
625 Main Street T: (720) 684-4981
Longmont, CO 80501 F: (866) 563-9212
www.permontesgroup.com

PROJECT NO.:	166.006	DATE:	9/21/2016
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C17
CHECKED BY:	ML	SHEET 17 OF 21	
APPROVED BY:			

DRAWING FILE: E:\S\PROJECTS\166.006 NOVA\DP\166.006 DETAILS.DWG

4339758 Pages: 18 of 21
09/26/2017 11:52 AM R Fee:$213.00
Carly Koppes, Clerk and Recorder, Weld County, CO

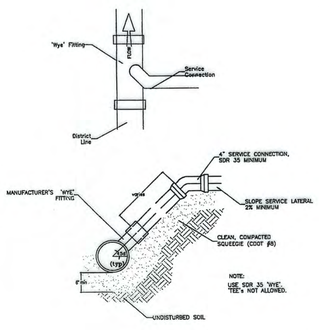
CTB: ----- PLOT DATE: 6/22/2017 10:09 AM BY: STEPHEN WILLIAMS

FINAL DEVELOPMENT PLAN

CENTURY RV STORAGE

LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 18 OF 21

ST. VRAIN SANITATION DISTRICT TYPICAL SERVICE CONNECTION



Detail Number: 9
REVISED: 3/2015

ST. VRAIN SANITATION DISTRICT MONITORING MANHOLE DETAIL TOP VIEW DIAGRAMS

CORRECT INSTALLATION
NO SCALE/PICTORIAL ONLY

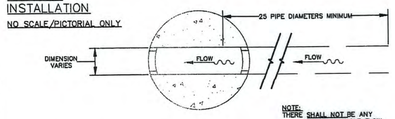
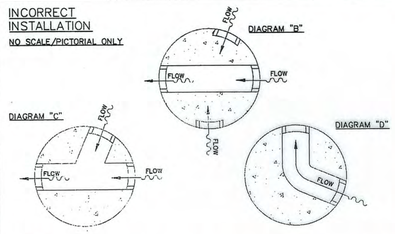


DIAGRAM "A"

NOTE: THERE SHALL NOT BE ANY BENDS, DROP MANHOLE FLOW JUNCTIONS, CHANGES IN PIPE DIAMETER, ETC., WITHIN 25 PIPE DIAMETERS UPSTREAM OR DOWNSTREAM OF THE MANHOLE

INCORRECT INSTALLATION
NO SCALE/PICTORIAL ONLY

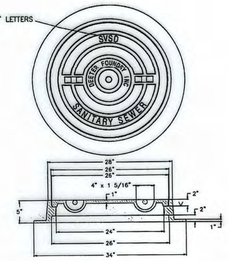


NOTES:
DIAGRAM "A" IS COMPATIBLE FOR THE INSTALLATION OF A FLOWMETER OR FLUME IN THE INVERT.

DIAGRAMS "B", "C", "D" ARE NOT SUITABLE FOR THE INSTALLATION OF A FLOW MEASURING DEVICE DUE TO THE LOCATION OF THE SIDE SEWERS OR A BEND IN THE INVERT CHANNEL.

Detail Number: 16
REVISED: 3/2015

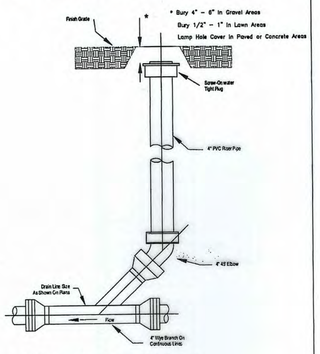
ST. VRAIN SANITATION DISTRICT MANHOLE RING AND COVER



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

Detail Number: 2
REVISED: 3/2015

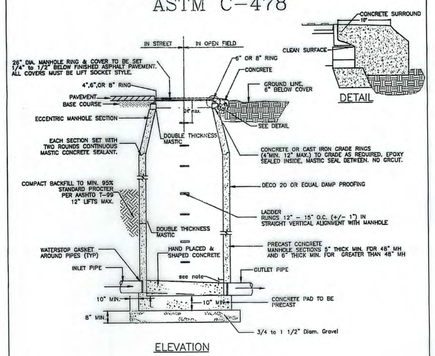
ST. VRAIN SANITATION DISTRICT SEWER SERVICE CLEANOUT



NOTES:
1. Cleanout shall be constructed so that surface load will not be transfered to main.
2. Service line cleanout may be installed approximately 5 feet outside the building foundation.
3. A cleanout is required on all service lines every 100 feet, at every Y or after a combined total of 135 degrees of bend.

Detail Number: 8
REVISED: 3/2015

ST. VRAIN SANITATION DISTRICT MONITORING MANHOLE ASTM C-478

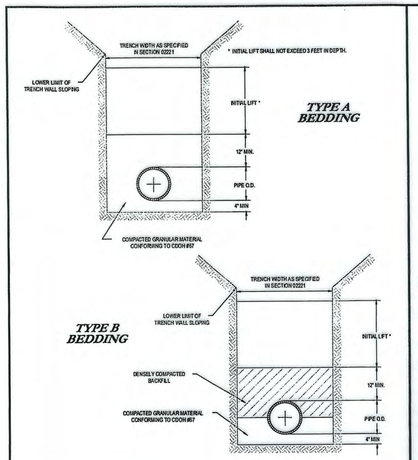


DETAIL

ELEVATION

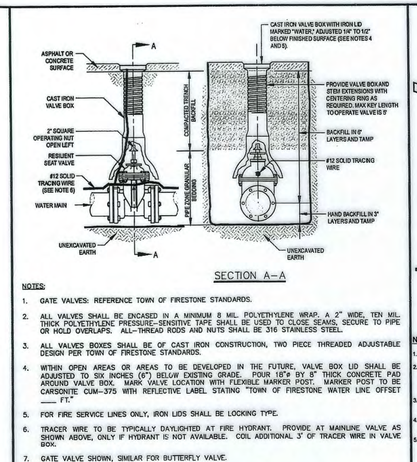
NOTE:
1. MANHOLES SHALL BE SEALED WATERTIGHT. NO GROUT ALLOWED EXCEPT AT PIPE PENETRATIONS. MANHOLE EXTERIORS SHALL BE DAMP-PROOFED.
2. DROP THROUGH MANHOLE TO BE EQUAL TO SLOPE OF SURROUNDING PIPE. FOR FLUME INSTALLATIONS, FLUME MUST BE SET LEVEL.
3. MONITORING MANHOLE TO BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY, ON DISCHARGER'S PROPERTY. THE MANHOLE MUST BE SAFELY AND INDEPENDENTLY ACCESSIBLE FOR DISTRICT USE AT ALL TIMES.
4. FOR MANHOLE DEPTHS LESS THAN FOUR (4) FEET FROM RIM TO TOP OF BENCH, VERTICAL MANHOLE BARRELS OR MINIMUM 30-INCH BY 30-INCH PRECAST BOX WITH PRECAST FLAT TOP SECTONS ARE REQUIRED.
5. DESIGN AND LOCATION OF MONITORING MANHOLE SUBJECT TO DISTRICT APPROVAL.

Detail Number: 15
REVISED: 3/2015



PIPE BEDDING DETAIL

FIRESTONE | WATER CONSTRUCTION DRAWINGS | BY: CCG | SCALE: NTS | DATE: JAN 2014 | DRAWING W-1

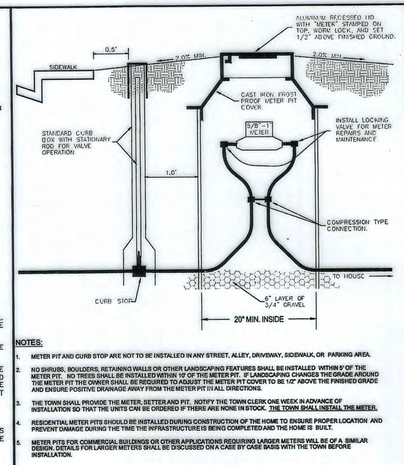


SECTION A–A

NOTES:
1. GATE VALVES: REFERENCE TOWN OF FIRESTONE STANDARDS.
2. ALL VALVES SHALL BE ENCASED IN A MINIMUM 8 MIL. POLYETHYLENE WRAP, A 2" WIDE, TEN MIL. THICK POLYETHYLENE PRESSURE-SENSITIVE TAPE SHALL BE USED TO CLOSE SEAMS, SECURE TO PIPE OR HOLD OVERLAPS. ALL THREAD RODS AND NUTS SHALL BE 316 STAINLESS STEEL.
3. ALL VALVES BOXES SHALL BE OF CAST IRON CONSTRUCTION, TWO PIECE THREADED ADJUSTABLE DESIGN PER TOWN OF FIRESTONE STANDARDS.
4. WITHIN OPEN AREAS OR AREAS TO BE DEVELOPED IN THE FUTURE, VALVE BOX LID SHALL BE ADJUSTED TO SIX INCHES (6") BELOW EXISTING GRADE. POUR 18"ø BY 8" THICK CONCRETE PAD AROUND VALVE BOX. MARK VALVE LOCATION WITH FLEXIBLE MARKER POST. MARKER POST TO BE CARSONITE CUM-375 WITH REFLECTIVE LABEL STATING "TOWN OF FIRESTONE WATER LINE OFFSET ____ FT."
5. FOR FIRE SERVICE LINES ONLY, IRON LIDS SHALL BE LOCKING TYPE.
6. TRACER WIRE TO BE TYPICALLY DAYLIGHTED AT FIRE HYDRANT. PROVIDE AT MAINLINE VALVE AS SHOWN ABOVE, ONLY IF HYDRANT IS NOT AVAILABLE. COIL ADDITIONAL 3' OF TRACER WIRE IN VALVE BOX.
7. GATE VALVE SHOWN, SIMILAR FOR BUTTERFLY VALVE.

VALVE BOX ASSEMBLY DETAIL OR GATE VALVE DETAIL

FIRESTONE | WATER CONSTRUCTION DRAWINGS | BY: CCG | SCALE: NTS | DATE: JAN 2014 | DRAWING W-2



NOTES:
1. METER PIT AND CURB STOP ARE NOT TO BE INSTALLED IN ANY STREET, ALLEY, DRIVEWAY, SIDEWALK, OR PARKING AREA.
2. NO SHRUBS, BOULDERS, RETAINING WALLS OR OTHER LANDSCAPING FEATURES SHALL BE INSTALLED WITHIN 5' OF THE METER PIT. NO TREES SHALL BE INSTALLED WITHIN 10' OF THE METER PIT. IF LANDSCAPING CHANGES THE GRADE AROUND THE METER PIT THE OWNER SHALL BE REQUIRED TO ADJUST THE METER PIT COVER TO BE 1/2" ABOVE THE FINISHED GRADE AND ENSURE POSITIVE DRAINAGE AWAY FROM THE METER PIT IN ALL DIRECTIONS.
3. THE TOWN SHALL PROVIDE THE METER, SETTER AND PIT. NOTIFY THE TOWN CLERK ONE WEEK IN ADVANCE OF INSTALLATION SO THAT THE UNITS CAN BE ORDERED IF THERE ARE NONE IN STOCK. THE TOWN SHALL INSTALL THE METER.
4. RESIDENTIAL METER PITS SHOULD BE INSTALLED DURING CONSTRUCTION OF THE HOME TO ENSURE PROPER LOCATION AND PREVENT DAMAGE DURING THE TIME THE HFRASTRUCTURE IS BEING COMPLETED AND THE HOME IS BUILT.
5. METER PITS FOR COMMERCIAL BUILDINGS OR OTHER APPLICATIONS REQUIRING LARGER METERS WILL BE OF A SIMILAR DESIGN. DETAILS FOR LARGER METERS SHALL BE DISCUSSED ON A CASE BY CASE BASIS WITH THE TOWN BEFORE INSTALLATION.

5/8" – 1" WATER METER DETAIL

FIRESTONE | WATER CONSTRUCTION DRAWINGS | BY: CCG | SCALE: NTS | DATE: JAN 2014 | DRAWING W-8

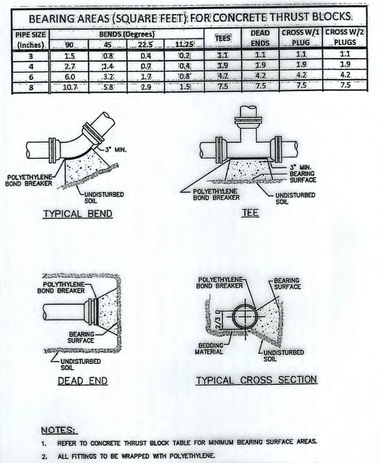
GENERAL METER NOTES

1. LOCATION OF THE METER TO BE ESTABLISHED BY THE DEVELOPMENT ENGINEER.
2. ALL SETTINGS MUST BE INSPECTED BY THE RESIDENT PROJECT REPRESENTATIVE.
3. IF THE STREET OR GROUND IS NOT TO OFFICIAL GRADE AT THE TIME OF INSTALLATION OF THE METER, THE OWNER MUST RAISE OR LOWER THE METER VAULT WHEN THE FINAL GRADE IS ESTABLISHED.
4. LEADED JOINTS AND GALVANIZED PIPING SHALL NOT BE ALLOWED INSIDE THE METER VAULTS.
5. A BYPASS IS TO BE INSTALLED ON 1-1/2" AND LARGER METERS UNLESS OTHERWISE SPECIFIED.
6. THE SERVICE LINE THROUGH AND ON BOTH SIDES OF THE METER PIT MUST BE OF THE SAME MATERIAL.
7. NO CONNECTIONS SHALL BE MADE IN THE METER PIT. SPRINKLER CONNECTIONS MUST BE MADE MORE THAN FIVE (5) FEET FROM THE METER PIT ON THE DOWNSTREAM SIDE.
8. GATE VALVES:
   A. ALL GATE VALVES UNDER 3" FOR USE W/COPPER PIPE SHALL BE ALL BRONZE, W/ NON-RISING STEMS AND SOLID WEDGE DISC, MANUFACTURED IN ACCORDANCE WITH A.S.T.M. SPEC. B62 AND FEDERAL SPEC. W.W.-V-54 CLASS A, 125PSI W.S.P., 200PSI W.O.G. OR CURB STOPS IN ACCORDANCE WITH AWWA C800 AND MS-23 OF THE MATERIAL SPECIFICATIONS.
   B. ALL GATE VALVES 3" AND LARGER SHALL CONFORM WITH THE TOWN OF FIRESTONE'S STANDARD SPECIFICATIONS.
9. ALL DRESSER (OR APPROVED EQUAL) COUPLINGS SHALL HAVE THE PIPE STOP REMOVED.

WATERMETER NOTES

FIRESTONE | WATER CONSTRUCTION DRAWINGS | BY: CCG | SCALE: NTS | DATE: JAN 2014 | DRAWING W-10

BEARING AREAS (SQUARE FEET) FOR CONCRETE THRUST BLOCKS.							
PIPE SIZE (inches)	BENDS (Degrees) 90	45	22.5	11.25	TEES	DEAD ENDS	CROSS W/1 PLUG	CROSS W/2 PLUGS
3	1.5	0.8	0.4	0.2	1.1	1.1	1.1	1.1
4	2.7	1.4	0.7	0.4	1.9	1.9	1.9	1.9
6	6.0	3.2	1.7	0.8	4.2	4.2	4.2	4.2
8	10.7	5.8	2.9	1.5	7.5	7.5	7.5	7.5



NOTES:
1. REFER TO CONCRETE THRUST BLOCK TABLE FOR MINIMUM BEARING SURFACE AREAS.
2. ALL FITTINGS TO BE WRAPPED WITH POLYETHYLENE.
3. PIPE INSTALLED UNDER CONDITIONS DIFFERENT FROM THOSE NORMALLY ENCOUNTERED SHALL REQUIRE THRUST BLOCKS DESIGNED FOR THOSE PARTICULAR CONDITIONS.
4. THRUST BLOCKS ON PIPE LARGER THAN 12" SHALL BE DESIGNED FOR CONDITIONS EXISTING AT THE INSTALLATION SITE.
5. REFER TO SECTION 03300 FOR CONCRETE REQUIREMENTS.

CONCRETE THRUST BLOCK DETAIL

FIRESTONE | WATER CONSTRUCTION DRAWINGS | BY: CCG | SCALE: NTS | DATE: JAN 2014 | DRAWING W-16

WATER LINE CONSTRUCTION NOTES:

1. ALL WATER LINE CONSTRUCTION AND STREET REPAIR WORK SHALL CONFORM TO THE TOWN OF FIRESTONE DESIGN CRITERIA AND CONSTRUCTION REGULATIONS MANUAL CURRENT AT THE TIME THE WORK COMMENCES.
2. THE CONTRACTOR SHALL COORDINATE CONNECTION TO EXISTING WATER LINES WITH THE TOWN MAINTENANCE SUPERINTENDENT (THEO ABKES) AND THE TOWN ENGINEER (DAVE LINDSAY). UNLESS EXPRESSLY GIVEN PERMISSION OTHERWISE ONLY THE TOWNS MAINTENANCE SUPERINTENDENT SHALL OPERATE EXISTING WATER VALVES OWNED BY THE TOWN.

   THEO ABKES (303) 838-3291
   DAVE LINDSAY (970) 276-0029

3. ALL NEW VALVES AND FITTINGS TO BE INSTALLED SHALL HAVE MECHANICAL JOINTS WITH JOINT RESTRAINTS AND SHALL BE WRAPPED WITH 8 MIL POLYETHYLENE. ALL NEW FITTINGS TO BE INSTALLED SHALL BE DUCTILE IRON FITTINGS.
4. ALL VALVES TO BE MECHANICALLY RESTRAINED OR INSTALLED WITH FOSTER ADAPTER COUPLINGS TO ELIMINATE THE NEED FOR LONG SPOOL PIPE PIECES BETWEEN FITTINGS AND VALVES.
5. ALL NEW PVC WATER LINES TO BE INSTALLED SHALL CONFORM TO AWWA C900 AND C905, DR18 150 PSI PRESSURE CLASS. ALL WATER LINES SHALL BE INSTALLED WITH TRACER WIRE OF A MINIMUM OR 14 GA., INSULATED WIRE.
6. ALL BACKFILL SHALL BE COMPACTED PER TOWN OF FIRESTONE SPECIFICATION. THE TOWN WILL PROVIDE THE GEOTECHNICAL TESTING FIRM, AND THE CONTRACTOR SHALL COORDINATE TESTING.
7. ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM COVER FROM FINISHED GRADE TO THE TOP OF PIPE OF 5 FEET. MAXIMUM COVER SHALL BE 6 FEET UNLESS APPROVED BY THE TOWN ENGINEER.

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

FIRESTONE INFORMATION BLOCK	
UTILITY DETAILS	
Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	8/31/16
Revisions Date:	2/2/17
Revisions Date:	6/7/2017
Revisions Date:	#
Revisions Date:	#

SHEET 18 of 21

REVISION BLOCK		
REV. 4	06/07/2017	RESPONSE COMMENTS
REV. 3	03/30/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS
REV.	DATE	DESCRIPTION

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

PREPARED FOR: CENTURY RV

SHEET TITLE:
CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
UTILITY DETAILS

permontesgroup
625 Main Street T: (720) 684-4981
Longmont, CO 80501 F: (866) 563-9212
www.permontesgroup.com

PROJECT NO.:	166.006
DESIGNED BY:	ML
DRAWN BY:	SDW
CHECKED BY:	ML
APPROVED BY:	
DATE:	9/21/2016
SCALE:	AS SHOWN
SHEET NO.	C18
	SHEET 18 OF 21

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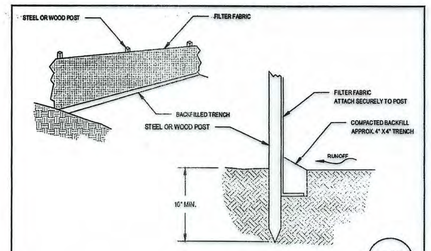
4339758 Pages: 19 of 21
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Carly Koppes, Clerk and Recorder, Weld County, CO

CTB: ----
PLOT DATE: 6/22/2017 10:09 AM BY: STEPHEN WILLIAMS

FINAL DEVELOPMENT PLAN

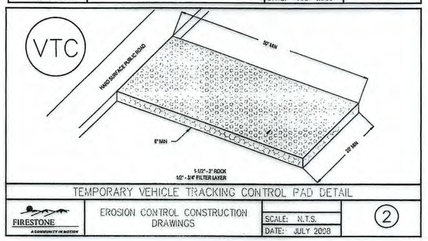
CENTURY RV STORAGE

LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 19 OF 21



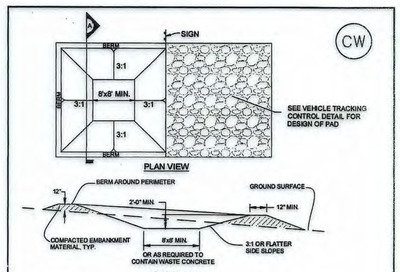
SILT FENCE DETAIL

FIRESTONE — EROSION CONTROL CONSTRUCTION DRAWINGS — SCALE: N.T.S. — DATE: JULY 2008 — 1



TEMPORARY VEHICLE TRACKING CONTROL PAD DETAIL

FIRESTONE — EROSION CONTROL CONSTRUCTION DRAWINGS — SCALE: N.T.S. — DATE: JULY 2008 — 2



CONCRETE WASHOUT AREA INSTALLATION NOTES

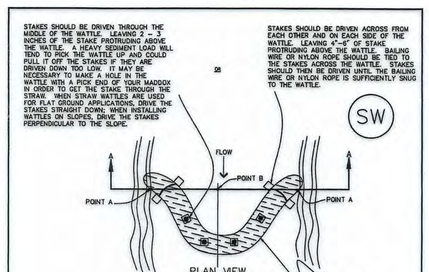
1. SEE PLAN VIEW FOR LOCATIONS OF CONCRETE WASHOUT AREA.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIALS SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT AREA MAINTENANCE NOTES

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, DRILL SEED AND CRIMP MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.

CONCRETE WASHOUT AREA

FIRESTONE — EROSION CONTROL CONSTRUCTION DRAWINGS — SCALE: N.T.S. — DATE: MAY 2009 — 3



WATTLE DIKE DITCH INSTALLATION

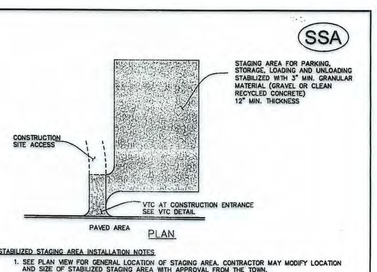
CONSTRUCTED OR INSTALLED — SW

MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL INSPECT DIKES EVERY TWO WEEKS AND AFTER SIGNIFICANT STORM EVENTS AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF DIKES SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT REACHES 1/2 OF THE DESIGN DEPTH.
3. DIKES ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE TOWN.
4. WHEN REINFORCED ROCK BERMS ARE REMOVED, ANY DISTURBED AREA SHALL BE SEEDED, CRIMPED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE TOWN.

STRAW WATTLE DIKE DETAIL

FIRESTONE — EROSION CONTROL CONSTRUCTION DRAWINGS — SCALE: N.T.S. — DATE: JUNE 2009 — 4



STABILIZED STAGING AREA INSTALLATION NOTES

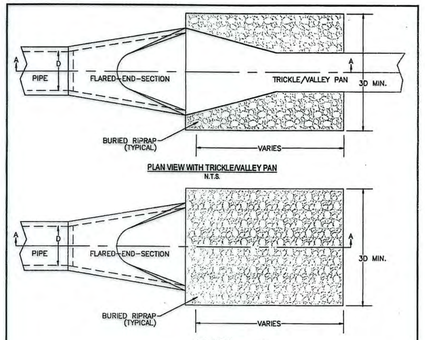
1. SEE PLAN VIEW FOR GENERAL LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH APPROVAL FROM THE TOWN.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
3. IF REQUIRED BY THE LOCAL JURISDICTION, SITE ACCESS ROADS SHALL BE STABILIZED IN THE SAME MANNER AS THE STAGING AREA.
4. STAGING AREA SHALL BE STABILIZED PRIOR TO ANY OTHER OPERATIONS ON THE SITE.
5. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" OF GRANULAR MATERIAL (GRAVEL OR CLEAN RECYCLED CONCRETE).

STABILIZED STAGING AREA MAINTENANCE NOTES

1. THE CONSTRUCTION SITE OPERATOR SHALL INSPECT THE STABILIZED STAGING AREA WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. THE CONSTRUCTION SITE OPERATOR SHALL PROVIDE ADDITIONAL THICKNESS OF GRANULAR MATERIAL IF ANY RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
3. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
4. ANY ACCUMULATED DIRT OR MUD SHALL BE REMOVED FROM THE SURFACE OF THE STABILIZED STAGING AREA.
5. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE TOWN, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.

STABILIZED STAGING AREA

FIRESTONE — EROSION CONTROL CONSTRUCTION DRAWINGS — SCALE: N.T.S. — DATE: MAY 2009 — 5



RIPRAP DETAIL

FIRESTONE — EROSION CONTROL CONSTRUCTION DRAWINGS — SCALE: N.T.S. — DATE: JULY 2008 — 6

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

FIRESTONE INFORMATION BLOCK	
STORM & EROSION CONTROL DETAILS	
Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	9/23/16
Revisions Date:	2/2/17
Revisions Date:	6/7/2017
Revisions Date:	#
Revisions Date:	#

SHEET 19 of 21

REV.	DATE	DESCRIPTION
REV. 4	04/07/2017	RESPONSE COMMENTS
REV. 3	03/30/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS

REVISION BLOCK

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

PREPARED FOR: CENTURY RV

SHEET TITLE:

CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
STORM & EROSION CONTROL DETAILS

permontesgroup
625 Main Street T: (720) 684-4981
Longmont, CO 80501 F: (866) 563-9212
www.permontesgroup.com

PROJECT NO.:	166.006	DATE:	9/21/2016
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C19
CHECKED BY:	ML	SHEET 19 OF 21	
APPROVED BY:			

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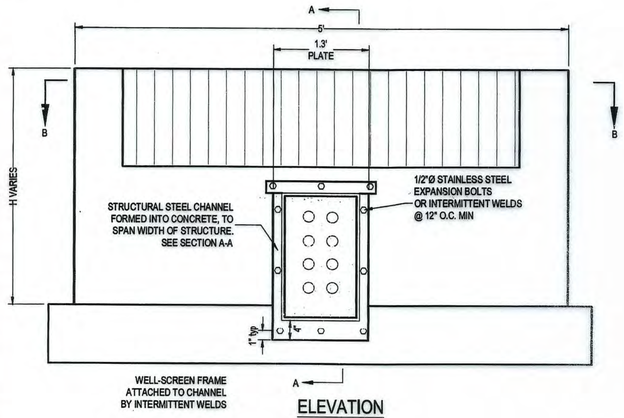
4339758 Pages: 20 of 21
09/28/2017 11:52 AM R Fee:$213.00
Carly Koppes, Clerk and Recorder, Weld County, CO

CTB: PG_2015_MONO-COLOR.CTB
PLOT DATE: 6/22/2017 10:11 AM BY: STEPHEN WILLIAMS

FINAL DEVELOPMENT PLAN

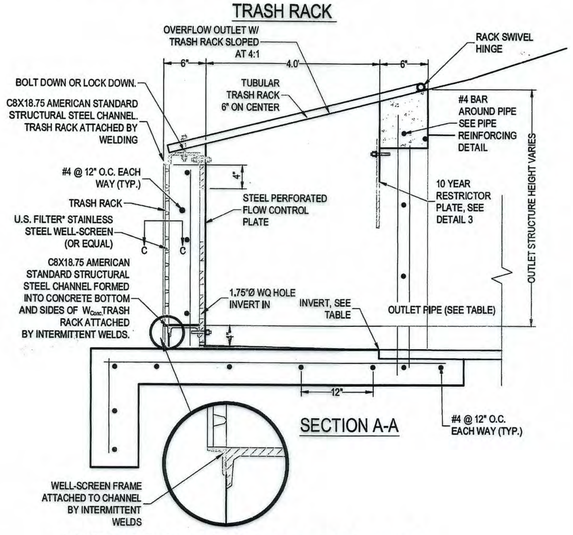
CENTURY RV STORAGE

LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 20 OF 21



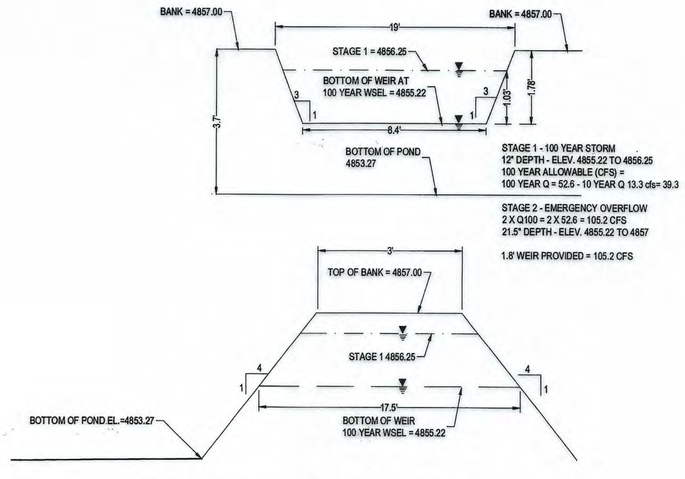
ELEVATION

TRASH RACK

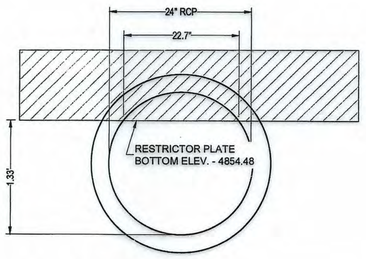


SECTION A-A

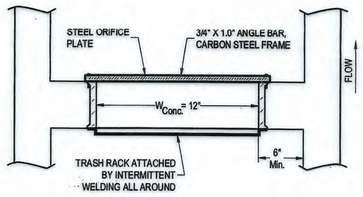
OUTLET STRUCTURE PROFILE



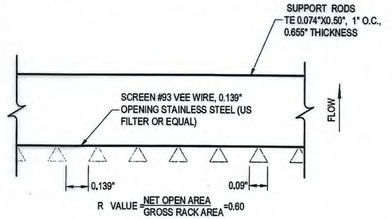
3 100YR OVERFLOW WEIR
NTS



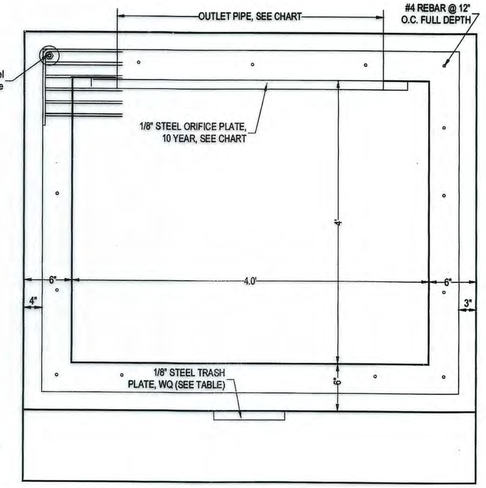
2 10YR RESTRICTOR
NTS



SECTION B-B - PLAN VIEW



SECTION C-C

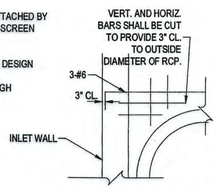


DETENTION POND - OUTLET PLAN VIEW
N.T.S.

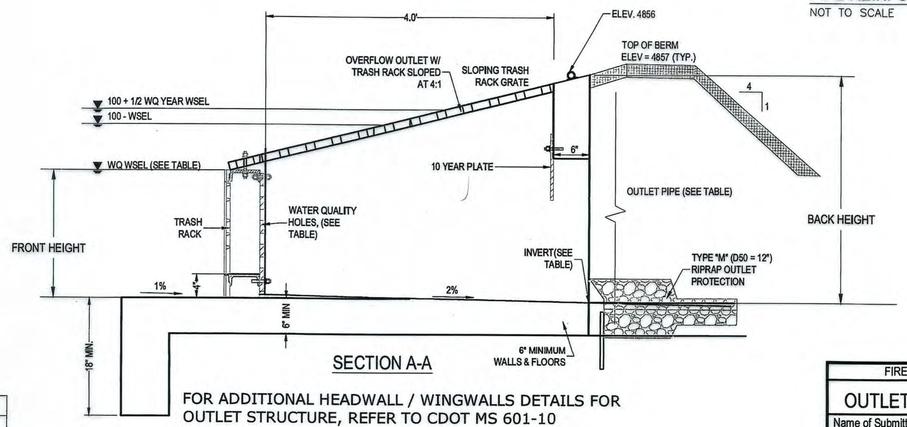
WQCV TRASH RACK:

1. WELL-SCREEN FRAME ATTACHED TO CHANNEL BY INTERMITTENT WELDS
2. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME. WELL-SCREEN TRASH RACK SPECIFICATIONS ARE:

US FILTER TM STAINLESS STEEL WELL-SCREEN TRASH RACK DIMENSIONS & DESIGN SPECIFICATIONS:
- TRASH RACK DIMENSIONS WITH THE MOUNTING FRAME = 15" WIDE X 19" HIGH
- SCREEN #93 VEE WIRE SLOT OPENING = 0.139
- SUPPORT ROD TYPE = #156 VEE
- SUPPORT ROD, ON-CENTER SPACING = 3"
- TOTAL SCREEN THICKNESS = 0.31'
- CARBON STEEL FRAME TYPE = 3" X 1" FLAT BAR



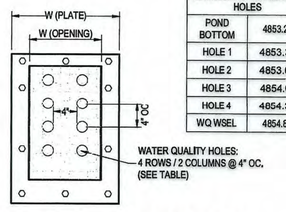
PIPE REINFORCING DETAIL
NOT TO SCALE



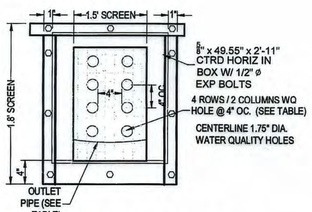
SECTION A-A

FOR ADDITIONAL HEADWALL / WINGWALLS DETAILS FOR OUTLET STRUCTURE, REFER TO CDOT MS 601-10

WQCV HOLES	
CENTERLINE 1.75" DIAMETER WATER QUALITY HOLES	
POND BOTTOM	4853.27
HOLE 1	4853.34
HOLE 2	4853.68
HOLE 3	4854.01
HOLE 4	4854.34
WQ WSEL	4854.84



1 WQ HOLES DETAILS
NTS



OUTLET STRUCTURE SCREEN

POND CHARACTERISTICS											
PIPE SIZE	PIPE	WQCV	10 YR	100 YR	100 YR + 1/2 WQ	POND BOTTOM	TOP OF BANK	OUTLET PIPE INV IN	BOTTOM OF RESTRICTOR PLATE	PIPE SLOPE	FL DITCH
(ft)	(material)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	%	(ft)
2.0	RCP	4854.84	4855.19	4855.22	4855.56	4,853.27	4857.00	4853.15	4854.48	0.40	4852.92

FIRESTONE INFORMATION BLOCK	
OUTLET STRUCTURE DETAILS	
Name of Submittal:	CENTURY RV LOT 2 FLATIRON P.U.D.III
Type of Submittal:	FDP
Filing Number:	N/A
Preparation Date:	12/28/16
Revisions Date:	4/4/2017
Revisions Date:	6/7/2017
Revisions Date:	#
Revisions Date:	#
SHEET	20 of 21

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

REV. 3	04/7/2017	RESPONSE COMMENTS
REV. 2	02/01/2017	RESPONSE COMMENTS
REV. 1	11/14/16	RESPONSE COMMENTS
REV.	DATE	DESCRIPTION
REVISION BLOCK		

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

PREPARED FOR: CENTURY RV

SHEET TITLE:
CENTURY RV STORAGE
FINAL DEVELOPMENT PLAN
CIVIL DETAILS

permontesgroup
625 Main Street T: (720) 684-4981
Longmont, CO 80501 F: (866) 563-9212
www.permontesgroup.com

PROJECT NO.:	166.006	DATE:	2/2/2017
DESIGNED BY:	ML	SCALE:	AS SHOWN
DRAWN BY:	SDW	SHEET NO.	C20
CHECKED BY:	ML	SHEET 20 OF 21	
APPROVED BY:			

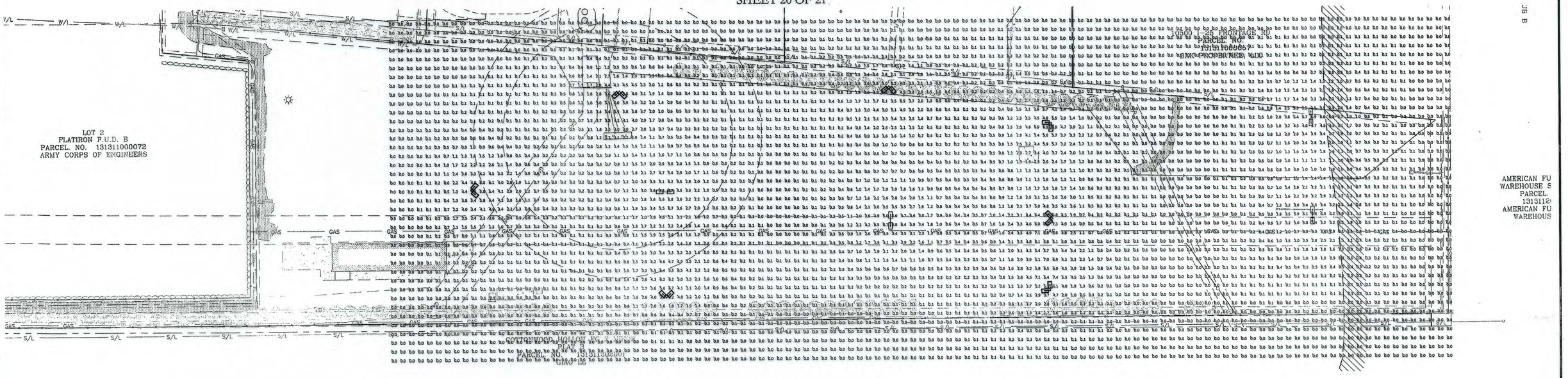
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4339758 Pages: 21 of 21
09/26/2017 11:52 AM R Fee:$13.00
Carly Koppes, Clerk and Recorder, Weld County, CO

FINAL DEVELOPMENT PLAN

CENTURY RV STORAGE

LOT 2, FLATIRON PUD III,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 20 OF 21


LOT 2
FLATIRON P.U.D. B
PARCEL. NO. 1313110000072
ARMY CORPS OF ENGINEERS
10500 I-25 FRONTAGE RD
PARCEL NO.
PARCEL NO. 1313113302001
COTTONWOOD HOLLOW INC
PLAT B
AMERICAN FU
WAREHOUSE S
PARCEL
1313112
AMERICAN FU
WAREHOUS
W/L
S/L
GAS
GAS
GAS