



**FIRESTONE, COLORADO**

**MOUNTAIN SHADOWS SUBDIVISION**

**COMPLETION DATE:**

Phase I: June, 2004

Phase II: 3Q05

**CLIENT:**  
Best Buy Homes

**OBJECTIVE:**  
Design 120-acre, 260-lot single family residential property on partially developed land, including 19 acres of commercial development



Challenges	Solutions
Existing flat topography caused difficulty with sewer design	Unique grading and innovative layout; numerous detention ponds and one permanent lake were included in the plan
Gravel roadway	Improved roadway adjacent to site for better access
Gas wells were already in place prior to design development	Innovative site layout to weave roads and houses around wells
Creation of regional park and detention facilities	Streetscaping included trees, plants, irrigation, separated sidewalks, pathways, upscale signage and decorative lighting
Sensitive, extensive two-year approval process with numerous public hearings	Facilitated contract labor and planning commission/town council, continually modifying designs to accommodate dynamic code and policy issues

**RESULTS SUMMARY:**

Diplomacy and patience were the cornerstones of this project, as BenchMark played a lead role in many town meetings over a two-year period. Their insight, experience and sensitivity were critical in allaying the concerns of both neighboring property owners and environmentally-conscious citizens.

By incorporating “green” features, upscale design elements and a creative layout throughout the site, BME enhanced the topography and circumvented the existing mandatory gas wells. The final result not only proved to be an aesthetic and efficient residential property, but also one with the convenience of commercial services. By leveraging its professional contacts, BenchMark also went beyond the scope of the Civil Engineer’s role to secure lease commitments with some of the retail tenants.



**BenchMark**  
ENGINEERS PC