

FINAL DEVELOPMENT PLAN, AMENDMENT NO.2

CIMARRON POINTE

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

SHEET 1 OF 12
COVER SHEET

PROJECT CONTROLS:

THE COMMON OPEN SPACE WITHIN THE PROJECT WILL BE BUILT BY THE DEVELOPER. AN IRRIGATION SYSTEM IS PROVIDED FOR PLANTING AREAS. THE HOA WILL OWN AND MAINTAIN THE COMMON OPEN SPACE.

LEGAL DESCRIPTION:

A PORTION OF OUTLOT I, CIMARRON POINTE, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, RECORDED NOVEMBER 5, 2004 AS RECEPTION NUMBER J233900 OF THE WELD COUNTY, CLERK AND RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT I, CIMARRON POINTE, FROM WHICH THE NORTH LINE OF SAID OUTLOT I BEARS N89°54'01"W, (BASIS OF BEARINGS) - GRID NORTH.

THENCE N89°54'01"W, 361.75 FEET ALONG THE NORTH LINE OF SAID OUTLOT I, CIMARRON POINTE TO THE NORTHEAST CORNER OF 2ND SUPPLEMENT - CIMARRON POINTE CONDOMINIUMS, A SUBDIVISION RECORDED JANUARY 10, 2007 AS RECEPTION NUMBER 3447289 OF THE WELD COUNTY, CLERK AND RECORDER'S OFFICE;
THENCE S00°05'59"W, 171.58 FEET ALONG THE EASTERLY LINE OF SAID 2ND SUPPLEMENT - CIMARRON POINTE CONDOMINIUMS;
THENCE S39°39'38"W, 22.49 FEET ALONG THE EASTERLY LINE OF SAID 2ND SUPPLEMENT - CIMARRON POINTE CONDOMINIUMS AND ALONG THE EASTERLY LINE OF THIRD SUPPLEMENT - CIMARRON POINTE CONDOMINIUMS, A SUBDIVISION RECORDED FEBRUARY 22, 2008 AS RECEPTION NUMBER 3536858 OF THE WELD COUNTY, CLERK AND RECORDER'S OFFICE;

THENCE S00°05'59"W, 177.27 FEET ALONG THE EASTERLY LINE OF SAID THIRD SUPPLEMENT - CIMARRON POINTE CONDOMINIUMS TO THE SOUTH LINE OF SAID OUTLOT I, CIMARRON POINTE;
THENCE S89°54'01"E, 255.37 FEET ALONG THE SOUTH LINE OF SAID OUTLOT I, CIMARRON POINTE;
THENCE N00°05'59"E, 28.50 FEET ALONG AN EASTERLY LINE OF SAID OUTLOT I, CIMARRON POINTE;
THENCE S89°54'01"E, 120.70 FEET ALONG THE SOUTH LINE OF SAID OUTLOT I, CIMARRON POINTE;
THENCE N00°05'59"E, 537.68 FEET ALONG THE EASTERLY LINE OF SAID OUTLOT I, CIMARRON POINTE TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

AREA = 3.023 ACRES, MORE OR LESS.

PROJECT CONCEPT

CIMARRON POINTE IS PART OF A PLANNED DEVELOPMENT COMMUNITY. IT IS THE MULTI-FAMILY PORTION OF THE MIXED-USE RESIDENTIAL/COMMERCIAL DEVELOPMENT COMMUNITY KNOWN AS BOOTH FARMS. THE PROJECT IS LOCATED SOUTHWEST OF THE INTERSECTION OF FIRESTONE BOULEVARD (COUNTY ROAD 24) AND COLORADO BOULEVARD (COUNTY ROAD 13). IT WILL COMPLETE THE RESIDENTIAL SIDE OF THE COMMUNITY DEVELOPMENT PLAN STARTED BY THE ORR/HALL GROUP. THIS PROJECT WILL PROVIDE THE APPROPRIATE TRANSITION FROM THE COMMERCIAL/RETAIL DEVELOPMENT ON THE CORNER TO THE SINGLE-FAMILY HOMES TO THE SOUTH.

CIMARRON POINTE IS DIVIDED BY THE COLLECTOR STREET CALLED "CIMARRON STREET". THIS STREET PROVIDES THE ACCESS FROM BOTH COLORADO BOULEVARD AND FIRESTONE BOULEVARD. IT ALSO PROVIDES ONE OF THE ACCESSES FOR THE SINGLE-FAMILY HOMES TO THE SOUTH OF CIMARRON POINTE.

CIMARRON POINTE IS A BEAUTIFULLY LANDSCAPED CONDOMINIUM HOUSING COMMUNITY THAT FEATURES A PARK WITH A PLAYGROUND AREA, AND A SWIMMING POOL WITH A POOL CABANA BUILDING, TWENTY-SIX AND EIGHT UNIT BUILDINGS CAREFULLY PLACED TO PROVIDE A SMOOTH TRAFFIC FLOW THROUGHOUT THE DEVELOPMENT, SURROUNDING THESE FEATURED AMENITIES. IT IS 142 UNITS GENEROUSLY SPREAD OUT OVER 12.94 ACRES OF LAND.

IT WILL BE AN HOA CONTROLLED COMMUNITY THAT WILL CREATE A CLEAN AND WELL-MAINTAINED CURB APPEAL TO ENHANCE THE COUNTRY SETTING TO THOSE IN THE AREA AS WELL AS PROVIDE FOR A MORE SECURE LIVING ENVIRONMENT THROUGH ITS GUIDELINES FOR THE COMMUNITY.

ENVIRONMENTAL IMPACT MITIGATION STATEMENT

THIS SITE DOES NOT CONTAIN ANY ENVIRONMENTALLY SIGNIFICANT AREA, HAZARD OR FEATURE, INCLUDING SCENIC CORRIDORS, ARCHAEOLOGICAL SITES, WILDLIFE MIGRATION ROUTES OR CROSSINGS FOR LARGE MAMMALS.

THIS PROPERTY ADJOINS ACTIVE AGRICULTURAL LAND USES.

DRAINAGE

ALL STORMWATER RUNOFF FROM THIS SITE WILL BE CONVEYED TO THE REGIONAL DETENTION POND (DESIGN AND CONSTRUCTION BY OTHERS) LOCATED NORTH OF THE OUTLOT "H". STORM FLOWS FROM OUTLOT I WILL SURFACE FLOW TO EITHER THE PROPOSED COMMERCIAL SITE OR TO CIMARRON ROAD. SURFACE RUNOFF FROM THE COMMERCIAL SITE WILL BE COLLECTED BY STORM SEWER AND CONVEYED TO THE REGIONAL DETENTION POND. SURFACE RUNOFF ON CIMARRON WILL BE INTERCEPTED BY INLETS NEAR THE INTERSECTION OF CIMARRON AND COUNTY ROAD 24, AND CONVEYED TO THE REGIONAL DETENTION POND. REFER TO THE DRAINAGE LETTER PREPARED BY JLB ENGINEERING CONSULTANTS, DATED APRIL 21, 2014 FOR ADDITIONAL INFORMATION.

PRIVATE MAINTENANCE AND ENFORCEMENT

THE COMMON OPEN SPACE IN THE DEVELOPMENT WILL BE LANDSCAPED BY THE DEVELOPER AND MAINTAINED BY THE HOA. THE CORRESPONDING IRRIGATION SYSTEM WILL ALSO BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE HOA. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE UP TO THE FOUNDATION OF EACH UNIT, PATIO OR DECK OF EACH UNIT. INDIVIDUAL HOME OWNERS WILL NOT BE PERMITTED TO MAKE CHANGES TO THE LANDSCAPE AS INSTALLED.

UTILITIES

THIS PROJECT IS WITHIN THE ST. VRAIN SANITATION DISTRICT BOUNDARIES. ALL PROPOSED SANITARY SEWER INFRASTRUCTURE WILL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CRITERIA. SANITARY MAINLINE EXTENSIONS WILL BE EIGHT-INCH PVC. ALL PROPOSED SANITARY MAINS WILL EXTEND FROM EXISTING SANITARY INFRASTRUCTURE WITHIN CIMARRON STREET RIGHT-OF-WAY.

THIS PROJECT WILL BE SERVED DOMESTIC AND IRRIGATION WATER FROM THE TOWN OF FIRESTONE SYSTEM. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH APPLICABLE CRITERIA. ALL PROPOSED WATER EXTENSIONS WILL BE EIGHT-INCH PVC. ALL PROPOSED WATER MAINS WILL EXTEND FROM EXISTING WATER LINE INFRASTRUCTURE WITHIN CIMARRON STREET ROW.

ARCHITECTURAL TREATMENTS:

ARCHITECTURAL STANDARDS CONFORM TO THE TOWN REGULATIONS AND MUNICIPAL CODE AS MAY BE AMENDED FROM TIME TO TIME.

SIDEWALKS MAY BE DECREASED THROUGHOUT TO A MINIMUM OF 4'6" AS NEEDED TO CONFORM WITH THE FFFPD REQUIREMENT OF 26" DRIVES.

SAMPLE ARCHITECTURAL ELEVATIONS ARE PROVIDED IN THIS FDP AND DEPICT THE STYLE OF THE UNITS. ALL BUILDERS MUST SUBMIT PLANS THAT ARE GENERALLY CONSISTENT WITH THE NOTED SAMPLE ELEVATIONS AND MEET THE ARCHITECTURAL AND DEVELOPMENT STANDARDS NOTED IN THE FIRESTONE DEVELOPMENT REGULATIONS.

BUILDINGS WILL BE A COMBINATION OF PAINTED 8" MINIMUM SMART SIDING AND ROCK VENEER. WINDOWS AND BUILDING CORNERS SHALL HAVE A MINIMUM 4" TRIM ALL AROUND. ROOF MATERIALS SHALL BE DIMENSIONAL ASPHALT SHINGLES COLOR COORDINATED TO THE MAIN STRUCTURE. THE FRONT ENTRY WAY INCLUDES A COVERED PATIO. THE REAR OF THE UNITS INCLUDES A CONCRETE PATIO. THE HOMES SIT ON A POURED IN PLACE FOUNDATION WITH A CRAWL SPACE.

BETWEEN 701 AND 606, SIDEWALK MAY BE SHIFTED TO ALLOW FOR A GARDENING STRUCTURE. ALL LIGHTING WILL BE DOWNCAST. SIDING AND TRIM SHALL MATCH THAT OF THE RESIDENTIAL UNITS AS WILL THE ROOF SHINGLES. MINIMUM SETBACK WILL BE 6' FROM PROPERTY LINE AND MAXIMUM HEIGHT WILL BE 20'.

TRASH ENCLOSURES INCLUDE PARTIAL SIDES, FULL HEIGHT REAR, OPEN FRONT AND ROOF. THE SIDING AND TRIM SHALL MATCH THAT OF THE RESIDENTIAL UNITS AS WILL THE ROOF SHINGLES.

SIGNS

NO MONUMENT SIGNS ARE INCORPORATED INTO THIS PROJECT. INTERNAL SIGNS FOR FIRE LANES AND PARKING RESTRICTIONS ARE LOCATED INSIDE THE SITE AND ALONG THE PARKING LOT AREAS. VISITOR PARKING IS LOCATED ALONG THE COMMON DRIVE ENTERING THE SITE. BUILDING OWNER PARKING IS WITHIN THE PARKING AREAS BETWEEN THE STRUCTURES ALONG THE LOCAL DRIVES OFF THE COMMON DRIVE.

FENCES

THERE ARE NO FENCES WITH THIS PROJECT.

DEVELOPMENT SCHEDULE/PHASING

CONSTRUCTION OF CIMARRON POINTE IS ANTICIPATED TO COMMENCE AND PROCEED AS INDICATED IN THE TABLE BELOW. DEVELOPMENT WILL BE PHASED AS DETAILED BELOW. CONSTRUCTION OF EACH PHASE WILL BE EXPEDITED AND WILL CONTINUE UNTIL ALL ASPECTS OF THE PLAN ARE COMPLETED.

CONSTRUCTION SCHEDULE	START DATE*	END DATE*
APPLY/RECEIVE BUILDING PERMITS	JULY 2017	SEPTEMBER 2018
CONSTRUCT EROSION CONTROL MEASURES	APRIL 2017	APRIL 2017
SITE GRADING	MAY 2017	JUNE 2017
UTILITY CONSTRUCTION	JUNE 2017	AUGUST 2017
CURB AND GUTTER	JULY 2017	SEPTEMBER 2017
PAVING	JULY 2017	OCTOBER 2018
BUILDING CONSTRUCTION	AUGUST 2017	DECEMBER 2018
LANDSCAPING *ANTICIPATED	SEPTEMBER 2017	DECEMBER 2018

PROJECT CONTACTS

CIVIL ENGINEER:	FLATIRONS, INC. 655 FOURTH AVE LONGMONT, CO 80501 303.776.1733	OWNER:	COALRIDGELAND COMPANY LLC 6400 RABBIT MOUNTAIN ROAD LONGMONT, CO 80503 THOMAS DUNN 303.875.1741
SURVEYOR:	DAVID EVANS AND ASSOC., INC. MICHAEL KERWIN, PLS 1331 17TH ST., SUITE 900 DENVER, COLORADO 80202 720.946.0969	TOWN:	TOWN OF FIRESTONE PUBLIC WORKS DEPARTMENT 151 GRANT AVENUE FIRESTONE, COLORADO 80520 303.833.3544
SANITARY SEWER:	ST VRAIN SANITATION DISTRICT MR. ROB FLECK 11307 BUSINESS PARK CIRCLE FIRESTONE, COLORADO 80504 303.776.9570	POTABLE WATER:	TOWN OF FIRESTONE PUBLIC WORKS DEPARTMENT 151 GRANT AVENUE FIRESTONE, COLORADO 80520 303.833.3544

SHEET INDEX:

1	COVER SHEET
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3*	
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7*	
8	UTILITY PLAN
9*	
10*	
11	ELEVATIONS - DUPLEX
12	ELEVATIONS - FOURPLEX

*SHEET INTENTIONALLY OMITTED. REFER TO AMENDMENT NO. 1 RECORDED AT REC NO. 4107040

WATER DEDICATION

WATER DEDICATION WAS DETERMINED BASED ON INFORMATION PROVIDED BY THE APPLICANT. THE TOTAL AMOUNT OF WATER TO BE DEDICATED TO THE TOWN WAS CALCULATED BASED ON ACRES OF IRRIGATED LANDSCAPING ON THE SITE. THE TOWN SHALL AT ALL TIMES HAVE THE RIGHT TO REQUIRE ADDITIONAL WATER DEDICATION IF ACTUAL CONSUMPTION EXCEEDS THIS CALCULATED ESTIMATE. IF THE TOWN DETERMINES THAT ADDITIONAL CBT WATER IS TO BE DEDICATED THE LOT OWNER SHALL PROVIDE THE WATER WITHIN 30 DAYS WRITTEN NOTICE BY THE TOWN. THE ADDITIONAL DEDICATION SHALL BE BASED ON THE TOWN'S THEN CURRENT WATER DEDICATION POLICIES.

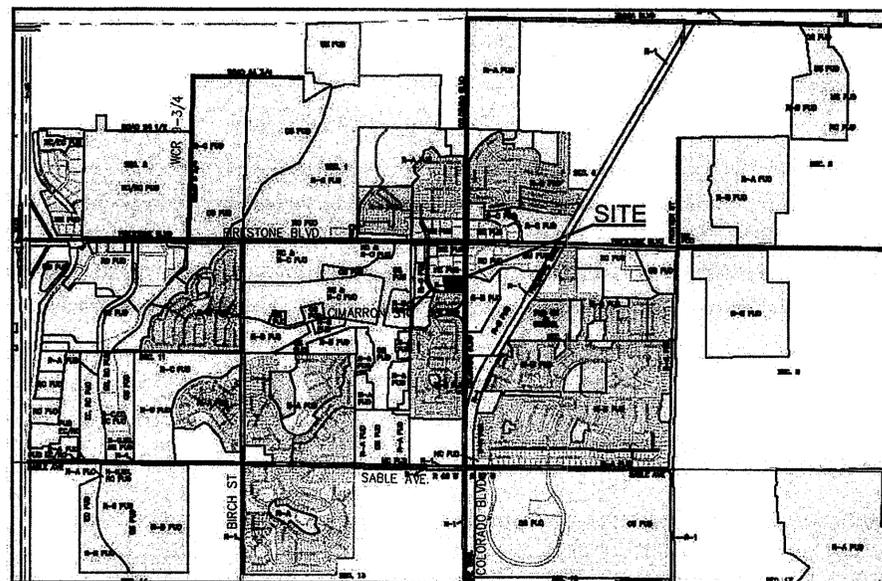
THE TOWN OF FIRESTONE HAS DETERMINED THAT THE REQUIRED CBT DEDICATION TO BE:

RESIDENTIAL DEMAND (MULTI-FAMILY)
OF DWELLING UNITS = 38 @ 0.50 SHARES/UNIT = 19
TOTAL DOMESTIC DEMAND = 19 SHARES

IRRIGATION DEMAND (PARKS AND OPEN SPACE)
IRRIGATED TURF AREA = 1.38 ACRES @ 2.5 SHARES/ACRE = 3.4
TOTAL IRRIGATION DEMAND = 3.4 SHARES

A TOTAL OF 22.4 CBT SHARES SHALL BE TRANSFERRED TO THE TOWN OF FIRESTONE.

A TOTAL OF 22.2 CBT SHARES HAVE PREVIOUSLY BEEN CONVEYED TO THE TOWN FOR THIS PORTION OF OUTLOT I TO FULLY SATISFY THE WATER DEDICATION REQUIREMENTS FOR THIS FDP AMENDMENT NO. 1



VICINITY MAP
1" = 2000'

ADMINISTRATIVE AMENDMENT

THIS ADMINISTRATIVE AMENDMENT IS TO CORRECT DEVELOPMENT ISSUES THAT WERE UNFORSEEN AT THE TIME OF ORIGINAL APPROVAL. SPECIFICALLY, GARAGES HAVE BEEN ADDED WHICH HAVE MINIMAL DESIGN EFFECT ON THE ARCHITECTURAL STYLE OF THE BUILDINGS. MOREOVER, THE ADMINISTRATIVE AMENDMENT PROVIDES FOR ADDITIONAL OFF-STREET PARKING BECAUSE OF THE ADDED GARAGES.

APPROVED BY THE TOWN OF FIRESTONE THIS 15TH DAY OF September 2017 BY:

Thomas L. Dunn
TOWN MANAGER/ACTING TOWN MANAGER

ACCEPTANCE BLOCK AND NOTARY:

COALRIDGE LAND COMPANY LLC
A COLORADO LIMITED LIABILITY COMPANY
BY SIGNING THIS AMENDMENT, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

Thomas L. Dunn, Manager
AUTHORIZED REPRESENTATIVE TITLE:

STATE OF COLORADO)
COUNTY OF WELD) SS
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

25 DAY OF July 2017

BY *Thomas L. Dunn*

WITNESS MY HAND AND OFFICIAL SEAL
Thomas L. Dunn
NOTARY PUBLIC
8-31-18
MY COMMISSION EXPIRES

LAND USE TABLE:

	SQUARE FEET	ACRE	% OF TOTAL*
PROJECT AREA	131,682	3.02	100
BUILDING COVERAGE (FOOTPRINT)	26,560	0.61	20.2
GROSS BUILDING FLOOR AREA (LIVING)			
DUPLEX BUILDING = 2560 SQ. FT. PER BUILDING	38,400	N/A	N/A
FOURPLEX BUILDING = 5,120 SQ. FT. PER BUILDING	10,240	N/A	N/A
TOTAL GFA (LIVING)	14,080		
PAVED AREA	45,754	1.05	34.7
OPEN SPACE	59,360	1.36	45.1
IRRIGATED AREA**			

**INCLUDED IN OPEN SPACE.

THE APPROVED CIMARRON POINTE FDP FOR THIS PORTION OF OUTLOT I HAS 1.28 ACRES OF IRRIGATED LANDSCAPING.

RESIDENTIAL DENSITY

	QUANTITY	TOTAL UNITS
DUPLEX	15	30
FOUR PLEX	2	8
TOTAL	17	38
DENSITY (D.U. / ACRE)		11.31

PARKING

ITEM	QUANTITY
SURFACE PARKING SPACES	81
STANDARD ACCESSIBLE	2
VAN ACCESSIBLE	2
GARAGE SPACES	38
TOTAL SPACES	123

SITE STATISTICS

SETBACKS

SETBACK REFERENCE	BUILDING SETBACK
CIMARRON STREET	20'
COLORADO BOULEVARD	45'
COMMERCIAL PARCEL	10'
SOUTH PROPERTY LINE AT OUTLOT A	5'
WEST PROPERTY LINE	5'
SOUTH PROPERTY LINE	10'
NORTH PROPERTY LINE	10'

*5' FROM OUTLOT A WHICH IS LANDSCAPING AND SIGNS. STILL MAINTAINS 36.9' SETBACK FROM THE CIMARRON STREET RIGHT-OF-WAY.

SETBACKS ARE FOR THE EXTERNAL BOUNDARY ONLY. BUILDING TO BUILDING CLEARANCES ARE DIMENSIONED ON THE SITE PLAN. THERE IS A ZERO SETBACK FROM THE TOWNHOME LOT LINES, EXCEPT WHEN A TOWNHOME LOT LINE COINCIDES WITH AN EXTERIOR BOUNDARY LINE, AT WHICH TIME THE SITE SETBACKS SHALL APPLY.

FIRESTONE INFORMATION BLOCK

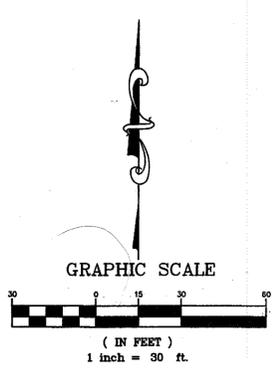
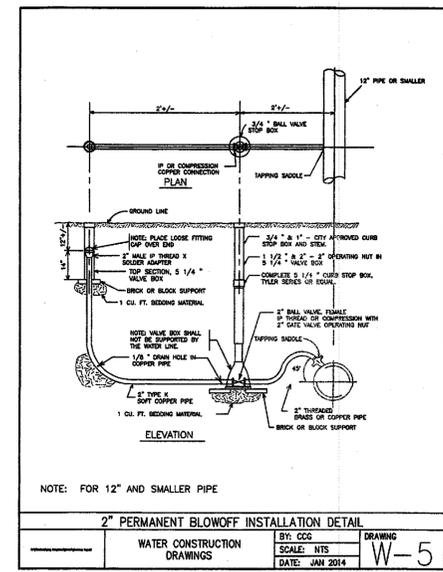
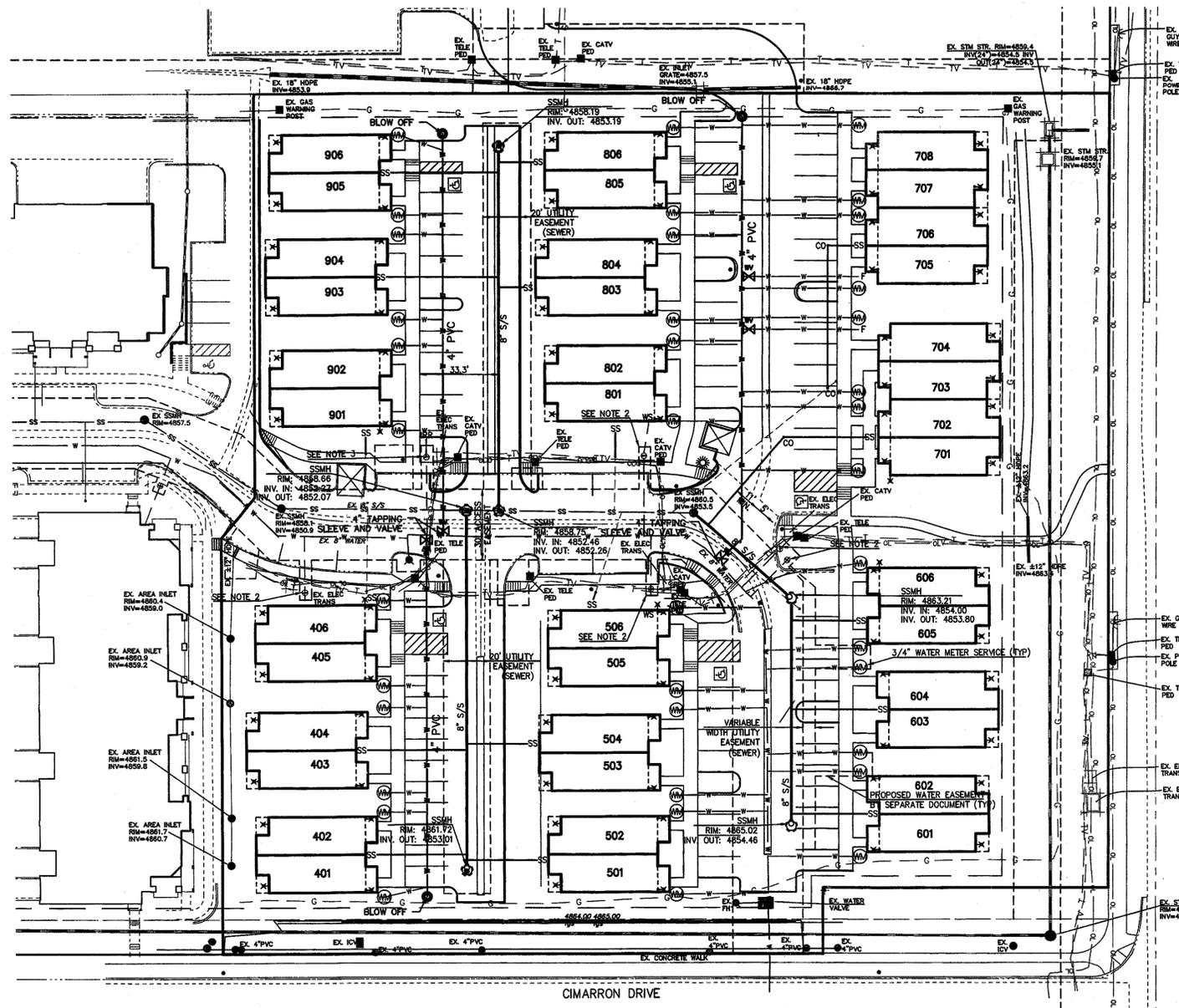
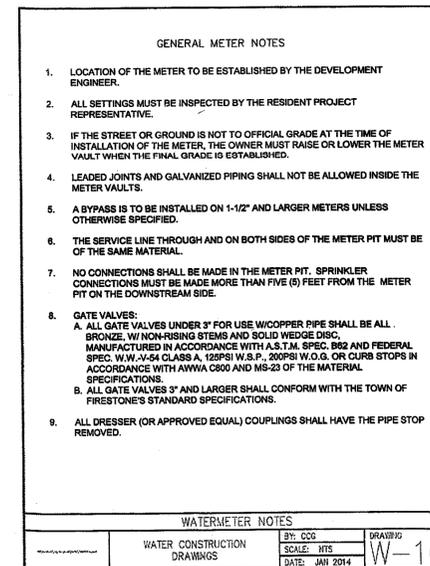
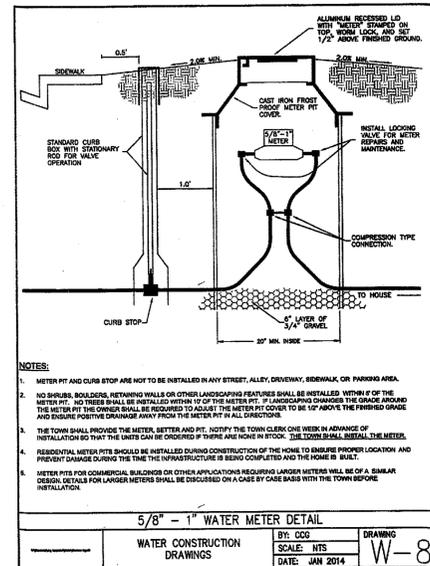
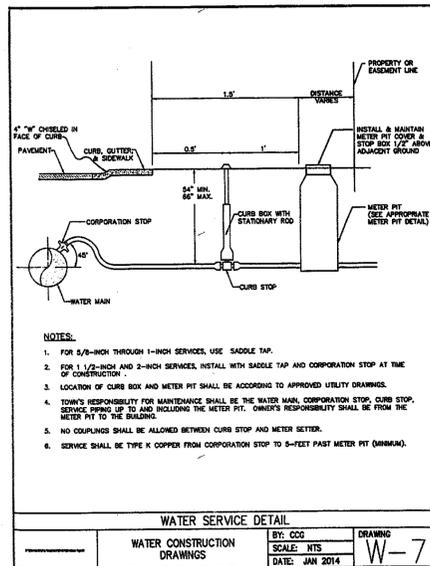
NAME OF SUBMITTAL:	CIMARRON POINTE
TYPE OF SUBMITTAL:	FDP AMENDMENT NO.2
FLING NUMBER:	N/A
PHASE NUMBER:	N/A
SHEET TITLE:	COVER SHEET
PREPARATION DATE:	SEPTEMBER 9, 2013
REVISION:	FEBRUARY 14, 2014
REVISION:	MAY 7, 2014
REVISION:	OCTOBER 8, 2014
REVISION:	APRIL 12, 2017
REVISION:	

FINAL DEVELOPMENT PLAN, AMENDMENT NO. 2

CIMARRON POINTE

TOWN OF FIRESTONE
 COUNTY OF WELD
 STATE OF COLORADO

SHEET 8 OF 12



OWNER/DEVELOPER
 CIMARRON VENTURES, LLC
 6400 RABBIT MOUNTAIN ROAD
 LONGMONT, CO 80503
 THOMAS DUNN
 (303) 875-1741

PROJECT DESCRIPTION
 APPROXIMATE EAST 1/2 OF OUTLOT 1, CIMARRON POINTE
 131,682 SQUARE FEET
 3.02 ACRES

UTILITY EASEMENTS (SEWER)
 THERE ARE NEW UTILITY EASEMENTS AND THE EXPANSION OF THE EXISTING UTILITY EASEMENT SHOWN ON THIS PLAN. THESE EASEMENTS ARE PROVIDED FOR THE EXTENSION OF SANITARY SEWER MAINS TO SERVE THE AMENDED DEVELOPMENT PLANS. THE EASEMENTS ARE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE ST. VRAIN SANITATION DISTRICT AND WILL BE RECORDED BY SEPARATE INSTRUMENT UPON ACCEPTANCE BY THE DISTRICT.

Flatirons, Inc.
 Surveying, Engineering & Geomatics
 655 FOURTH AVE
 LONGMONT, CO 80501
 PH: (303) 776-1733
 FAX: (303) 776-4355

UTILITY PLAN NOTES

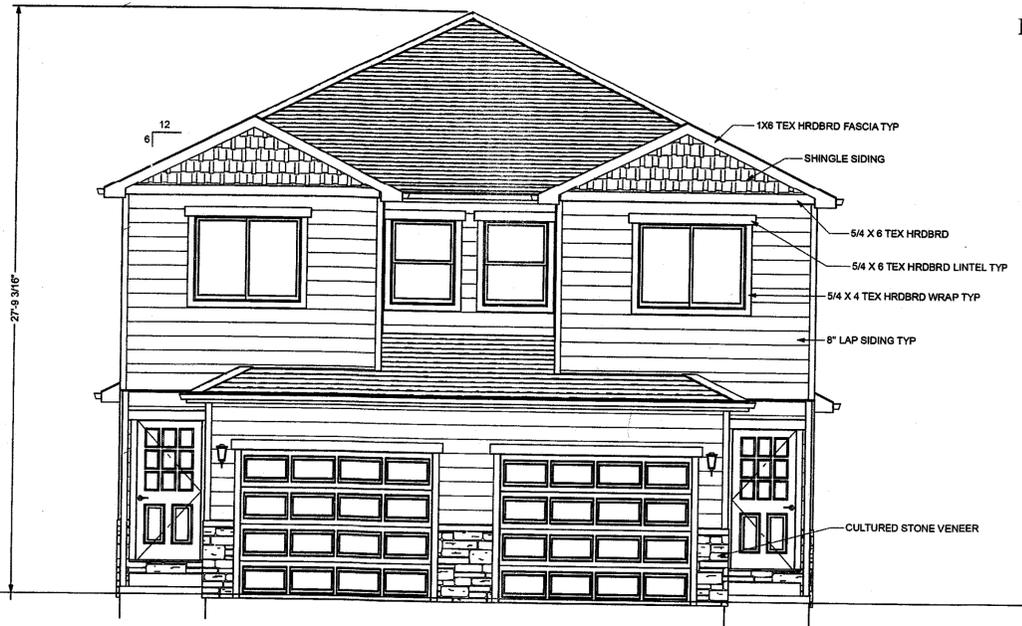
- FLATRONS, INC. PREPARED THE WATER LATERAL, WATER SERVICE, AND FIRE LINE LAYOUT ONLY. ALL OTHER UTILITIES, INCLUDING BUT NOT LIMITED TO, SANITARY SEWER, GAS, ELECTRIC, AND CABLE TV WAS PREPARED BY JLB ENGINEERING CONSULTANTS.
- FOUR (4) EXISTING 1-INCH WATER SERVICE LINES AND METERS TO BE ABANDONED.
- EXISTING WATER METER TO BE CONVERTED TO 1" IRRIGATION SERVICE. EASEMENTS WILL BE PROVIDED FOR UTILITIES BY SEPARATE DOCUMENT.
- CONNECT PROPOSED FIRE LINES TO THE PROPOSED 4" WATER SERVICE LATERAL. BUILDING DESIGN WILL INCLUDE FINAL CALCULATIONS FOR SIZE OF THE LINE AND PROVIDE DETAILS FOR THE METHOD OF CONNECTING TO EACH UNIT. ALL FIRE LINES SHALL BE IN ACCORDANCE WITH THE TOWN OF FIRESTONE AND THE FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT RULES AND REQUIREMENTS.
- EACH UNIT SHALL HAVE AN STANDARD 5/8" DOMESTIC WATER SERVICE (3/8" TOTAL) BUT SHALL ONLY BE CHARGED TAP FEES FOR 17-3/4" SERVICES AS PREVIOUSLY APPROVED.

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	CIMARRON POINTE
TYPE OF SUBMITTAL:	FDP AMENDMENT NO. 2
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
SHEET TITLE:	UTILITY PLAN
PREPARATION DATE:	SEPTEMBER 9, 2013
REVISION:	FEBRUARY 14, 2014
REVISION:	MAY 7, 2014
REVISION:	AUGUST 22, 2014
REVISION:	OCTOBER 8, 2014
REVISION:	APRIL 12, 2017 (BY FLATRONS, INC.)

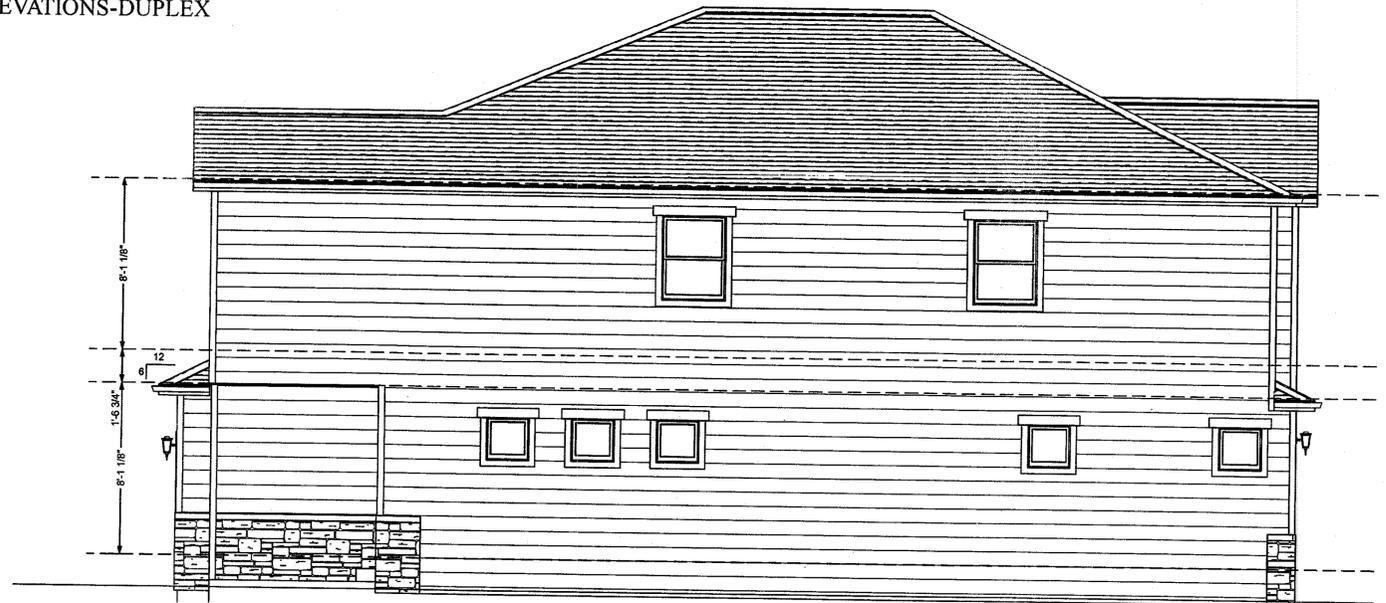
FINAL DEVELOPMENT PLAN, AMENDMENT NO. 2

CIMMARRON POINTE

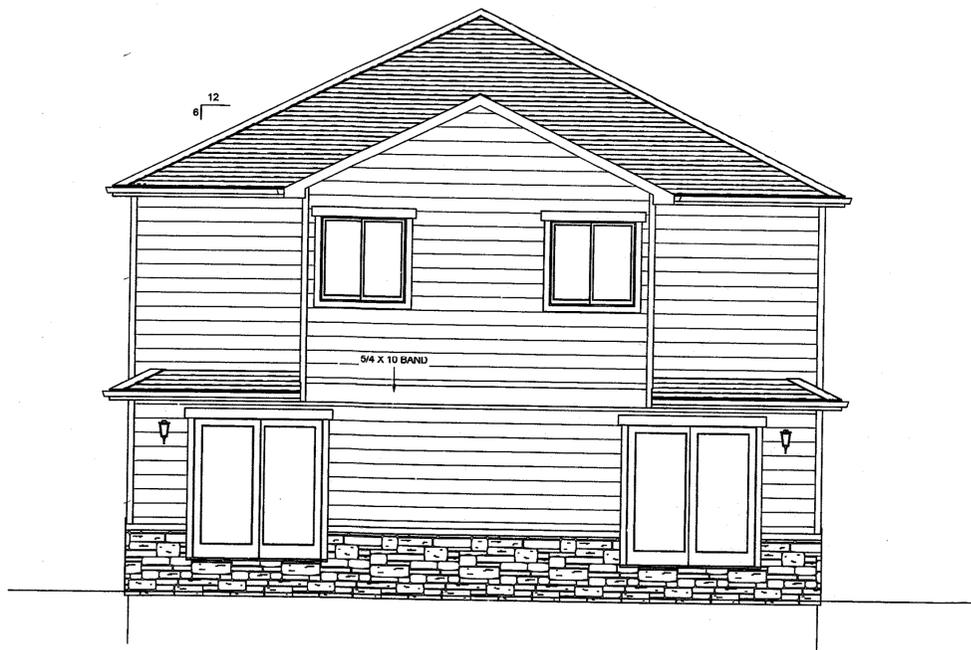
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 12 OF 12
BUILDING ELEVATIONS-DUPLEX



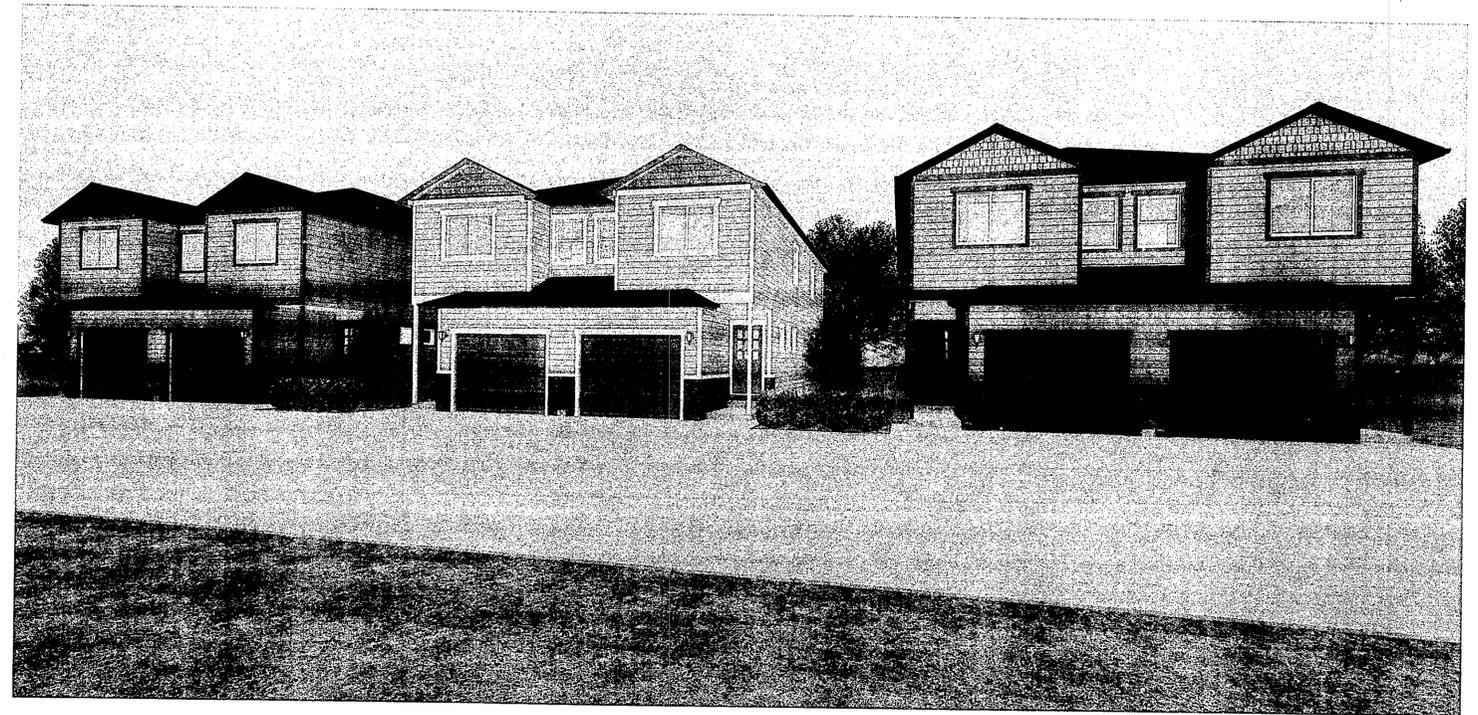
FRONT VIEW



SIDE VIEW



REAR VIEW



ROW VIEW

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CIMMARRON POINTE

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 12 OF 12
BUILDING ELEVATIONS-FOURPLEX



FRONT VIEW



REAR VIEW



SIDE VIEW

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