

**FILING NO. 6 LEGAL DESCRIPTION:**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12 TO BEAR SOUTH 89°31'25" EAST;

THENCE NORTH 53°42'18" EAST, A DISTANCE OF 2259.21 FEET TO THE POINT OF BEGINNING;  
 THENCE NORTH 34°11'00" WEST, A DISTANCE OF 142.04 FEET;  
 THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 103°46'43", AN ARC DISTANCE OF 79.70 FEET (CHORD BEARS NORTH 24°46'24" WEST, 69.24 FEET);  
 THENCE NORTH 34°27'58" WEST, A DISTANCE OF 269.47 FEET;  
 THENCE NORTH 23°20'16" EAST, A DISTANCE OF 39.01 FEET;  
 THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 99°13'46", AN ARC DISTANCE OF 76.20 FEET (CHORD BEARS NORTH 03°54'39" WEST, 67.03 FEET);  
 THENCE NORTH 31°57'02" WEST, A DISTANCE OF 138.60 FEET;  
 THENCE NORTH 70°00'20" EAST, A DISTANCE OF 213.56 FEET;  
 THENCE NORTH 65°44'10" EAST, A DISTANCE OF 196.01 FEET;  
 THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 584.00 FEET AND A CENTRAL ANGLE OF 09°24'32", AN ARC DISTANCE OF 95.90 FEET (CHORD BEARS SOUTH 29°45'41" EAST, 95.80 FEET);  
 THENCE SOUTH 34°27'58" EAST, A DISTANCE OF 3.30 FEET;  
 THENCE NORTH 55°32'02" EAST, A DISTANCE OF 54.00 FEET;  
 THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET (CHORD BEARS SOUTH 79°27'58" EAST, 28.28 FEET);  
 THENCE NORTH 55°32'02" EAST, A DISTANCE OF 53.00 FEET;  
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 267.00 FEET AND A CENTRAL ANGLE OF 06°19'37", AN ARC DISTANCE OF 29.48 FEET (CHORD BEARS NORTH 58°41'51" EAST, 29.47 FEET);  
 THENCE NORTH 17°12'01" WEST, A DISTANCE OF 126.15 FEET;  
 THENCE NORTH 80°10'18" EAST, A DISTANCE OF 148.20 FEET;  
 THENCE NORTH 64°27'13" EAST, A DISTANCE OF 70.27 FEET;  
 THENCE SOUTH 55°06'24" EAST, A DISTANCE OF 59.68 FEET;  
 THENCE SOUTH 36°06'40" EAST, A DISTANCE OF 58.39 FEET;  
 THENCE SOUTH 05°49'26" EAST, A DISTANCE OF 53.23 FEET;  
 THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 213.00 FEET AND A CENTRAL ANGLE OF 18°28'31", AN ARC DISTANCE OF 68.68 FEET (CHORD BEARS NORTH 74°56'19" EAST, 68.39 FEET);  
 THENCE SOUTH 24°17'57" EAST, A DISTANCE OF 54.00 FEET;  
 THENCE SOUTH 11°00'06" EAST, A DISTANCE OF 77.68 FEET;  
 THENCE SOUTH 11°04'44" WEST, A DISTANCE OF 53.68 FEET;  
 THENCE SOUTH 27°59'05" WEST, A DISTANCE OF 82.46 FEET;  
 THENCE SOUTH 37°05'43" WEST, A DISTANCE OF 81.48 FEET;  
 THENCE SOUTH 17°20'40" EAST, A DISTANCE OF 68.10 FEET;  
 THENCE SOUTH 08°11'24" EAST, A DISTANCE OF 131.34 FEET;  
 THENCE SOUTH 85°30'59" WEST, A DISTANCE OF 78.12 FEET;  
 THENCE SOUTH 71°24'51" WEST, A DISTANCE OF 102.80 FEET;  
 THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 373.00 FEET AND A CENTRAL ANGLE OF 01°30'42", AN ARC DISTANCE OF 9.84 FEET (CHORD BEARS NORTH 19°20'30" WEST, 9.84 FEET);  
 THENCE SOUTH 60°10'57" WEST, A DISTANCE OF 139.73 FEET;  
 THENCE SOUTH 56°25'46" WEST, A DISTANCE OF 65.00 FEET;  
 THENCE SOUTH 49°40'55" WEST, A DISTANCE OF 141.59 FEET;  
 THENCE SOUTH 46°57'17" WEST, A DISTANCE OF 121.94 TO THE POINT OF BEGINNING;

CONTAINING 482,692 SQUARE FEET OR 11.081 ACRES, MORE OR LESS,

**OWNER'S ACCEPTANCE BLOCK**

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

OWNER: I&J PARTNERSHIP, LP  
 ISAAC MORADI  
 GENERAL PARTNER

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA )  
 COUNTY OF LOS ANGELES )

ON 06-08-2018, 2018 BEFORE ME, MAHSHID HOMAYONFAR KASHANI, A NOTARY PUBLIC, APPEARED ISAAC MORADI, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

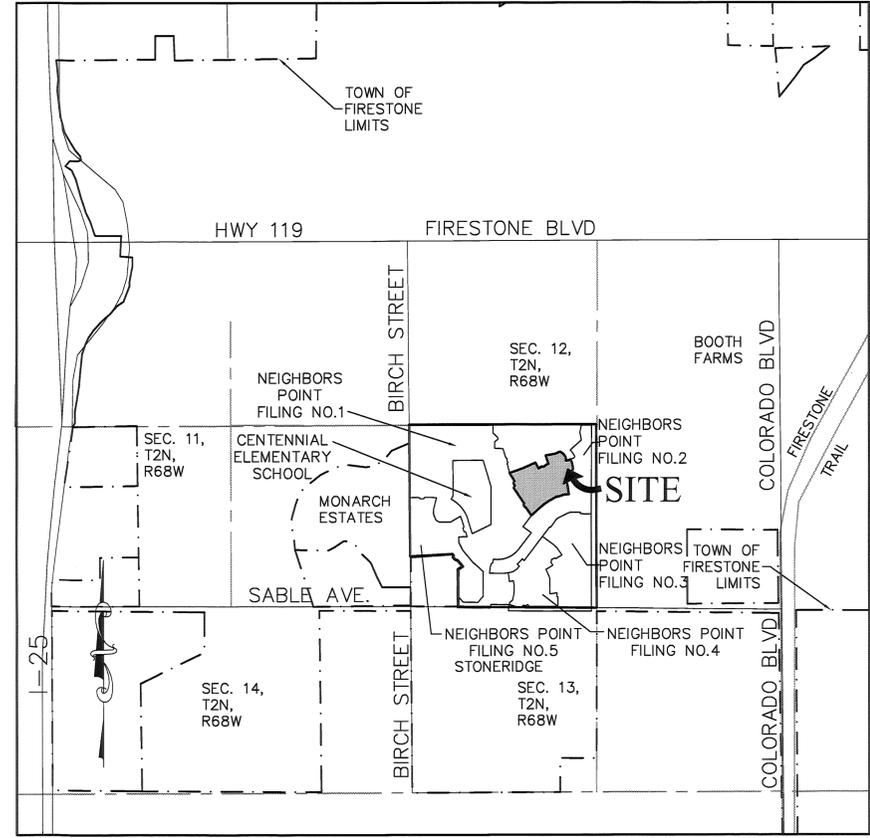
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE MAHSHID HOMAYONFAR KASHANI  
 SIGNATURE OF NOTARY PUBLIC

(SEAL)

**FINAL DEVELOPMENT PLAN**  
**NEIGHBORS POINT FILING NO. 6**  
**COVER SHEET**  
 TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO  
 SHEET 1 of 13



**VICINITY MAP**  
 1"=1200'

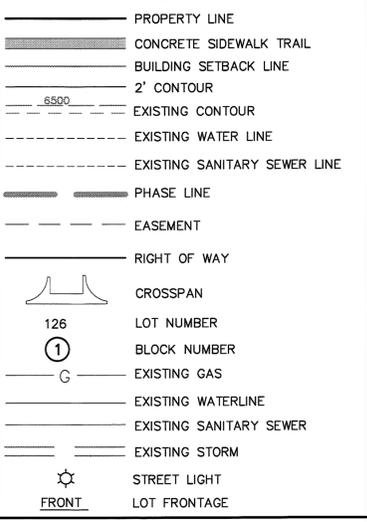
**NOTES:**

1) ALL LOTS AND STREET RIGHT-OF-WAYS IN THIS PROJECT ARE OUTSIDE THE 150' SETBACK RADIUS FOR EXISTING AND PLANNED OIL AND GAS FACILITIES.

**SHEET INDEX:**

- 1 COVER SHEET
- 2-4 FDP NOTES
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- 12 BUILDING ELEVATIONS
- 13 ADDRESS MAP

**LEGEND**



OWNER/DEVELOPER:  
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CONTACT: CHRIS McGRANAHAN

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES**

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, THIS 28<sup>th</sup> DAY OF March, 20 18; BY RESOLUTION NO. 18-17.

Robbi Sindella  
 MAYOR



Heath Vorndall  
 ATTEST: TOWN CLERK

NEIGHBORS POINT FILING NO. 6	
COVER SHEET	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	6
Phase Number:	
Sheet Title:	Cover Sheet
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 5, 2018
Revision Date:	May 21, 2018
Revision Date:	
Sheet 1 of 13	

# FINAL DEVELOPMENT PLAN

## NEIGHBORS POINT FILING NO. 6

### COVER & NARRATIVE

#### TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

#### SHEET 2 of 13

#### PROJECT CONCEPT

The overall Neighbors Point development consists of approximately 157 acres. Filing 6 is a planned residential community of 11.08 acres ("Filing 6"), which will provide 40 single family detached lots. Neighbors Point consists of a portion of the southwest quarter of Section 12, located near the northeast corner of the intersection of Sable Avenue and Birch Street. Filing 6 is located directly east of the open space area contained in Tract C, Filing 1 and north and west of Filing 2. Filing 6 will have two vehicular entrances into the community; one from Chinook Street and one from Snowberry Ave. Prominent surrounding land uses include Filings 1, 2 and concurrent Filing 7 of Neighbors Point, the Monarch Estates Subdivision located west of the Neighbors Point across Birch Street, and the Stoneridge Subdivision located to the south across Sable Avenue. The Sable Glen property is located east of Neighbors Point and is annexed and zoned Planned Unit Development with Residential-A land uses (PUD R-A). The undeveloped Cambria Crossing property is located to the north of Neighbors Point, and is annexed and zoned R-A and R-B adjacent to future Filing No. 7.

Cul-de-sacs adjacent to the park will be 'open' to allow for pedestrian access and enhance the visual connection to the park and front-range from internal streets.

Architecture, signs, fencing and other design elements will be integrated into a common theme, creating a strong sense of community. Project amenities shall be designed in a manner consistent with the community theme and may be screened or protected with fencing or landscape treatment as appropriate.

The development will feature attractive residential architecture incorporating steep roof pitches, varying roof lines, and materials including wood, brick and stone. Attractive site design features include undulating buffer areas, strong pedestrian connectivity, and streets designed to take advantage of open space and mountain views.

In all cases where this FDP conflicts with the Firestone Municipal Code ("Code") the FDP shall control.

#### LAND USE TABLE

In the following table "PLD" means Public Land Dedication

Land Use	Acres	Du/Ac	Units	% of Total Acreage	% of Units
Residential (Incl. Local ROW)					
Single Family Lots – Min. 7,000 Sq. Ft.			18		45.0%
Single Family Lots – Min. 8,500 Sq. Ft.			15		37.5%
Single Family Lots – Min. 10,500 Sq. Ft.			7		17.5%
Subtotal	11.08	3.6	40	100.0%	100.0%
<b>TOTAL</b>	<b>11.08</b>	<b>3.6</b>	<b>40</b>	<b>100.0%</b>	<b>100.0%</b>

Filing	Area (AC)	Required PLD of 10% (AC)	Actual PLD (AC)	Difference/Credit Remaining for Future Filings (AC)	Description
1	62.44	6.24	27.87	21.63	
5	16.91	1.69	1.35	21.29	
2	16.8	1.68	1.53	21.14	
6	11.08	1.11	0.00	20.03	Direct access to the Filing No. 1 Tract C open space

#### RESIDENTIAL DENSITIES

Filing 6 will have a gross density of 3.6 Dwelling Unit/Acres equating to 40 lots (breakdown as follows):

FILING	MIN. LOT SIZE	NO. OF LOTS
6	7,000 Square Feet	18
	8,500 Square Feet	15
	10,500 Square Feet	7
		<b>Sub-total: 40</b>

#### ENVIRONMENTAL IMPACT MITIGATION

A Phase 1: Environmental Site Assessment report was undertaken as part of the planning process for the Neighbors Point development ("Phase 1 Environmental Site Assessment", by The ERO Resources Corp., August 1999). As part of this process, environmental concerns and issues were identified to determine both the opportunities and constraints of the site. The report consists of a review of historical information, federal, state, and local records; interviews with persons knowledgeable of the property; and a site reconnaissance. Identified issues were addressed as part of the development of Filings 1 and 5. There are no environmental issues on the Filing 6 property.

#### PRIVATE MAINTENANCE AND ENFORCEMENT

It is anticipated that Filing 6 will be governed by an HOA.

#### PARKS, TRAILS AND OPEN SPACE

The Public Land Dedication requirement of 10% minimum of gross site area as stated in the Annexation Agreement has been met with credits applied from previous Filings, see under Land Use Table section.

#### SERVICE REQUIREMENTS:

Telephone: Century Link  
 Cable: Comcast  
 Gas: Black Hills Energy  
 Schools: St. Vrain RE1J  
 Rec: Carbon Valley Rec.  
 Water: Town of Firestone  
 Fire: Frederick-Firestone Fire Protection District  
 Sanitation: St. Vrain Sanitation District  
 Electricity: United Power  
 Police: Town of Firestone

#### CONTROLS

Improvements shown within Filing 6 shall be completed with Filing 6. No tract dedications are proposed with Filing 6. The HOA will be governed by a set of bylaws and will enforce the CC&R's, which will be recorded by way of a Community Declaration.

#### DRAINAGE

The Neighbors Point subdivision consists of residential development including an Elementary School site and open space. The drainage system consists of streets, gutters, inlets, storm sewers, culverts, natural grass swales, and a detention pond. The onsite runoff from Filing 6 will flow to Detention Pond 2 designed to contain the developed runoff from this site as constructed with Filing 2. The pond will release flows at or below historical rates. Refer to the "Final Drainage Report for Neighbors Point, Town of Firestone Colorado" dated September 2005, prepared by Peak Civil Consultants, Inc.

A filing specific drainage description is outlined below.

FILING	DESCRIPTION
6	Drainage is conveyed to Filings No. 2 and 3 and then east to Detention Pond No. 2 located offsite in the Sable Glen Development.

#### UTILITIES

##### Circulation

The traffic study "Neighbors Point Traffic Impact Analysis, Firestone, Colorado", dated February 25, 2004, prepared by LSC Transportation Consultants, Inc. has been completed for this site. A supplemental traffic letter dated July 15, 2004 has also been prepared by LSC. There will not be an attached sidewalk constructed along streets in areas with an adjoining trail section. Street lights shall be downcast type consistent with the Town standards.

#### Water System

The Neighbors Point water distribution system consists of 8-inch and 12-inch water mains. A 12-inch water main extends through the project from Sable Avenue to the north property line. The connection points will be the existing 8-inch water mains located in Chinook Street north of Neighbors Parkway and Snowberry Ave., west of Stagecoach Avenue by the Central Weld County Water District. This water system will be looped within the site to provide adequate water supply and fire protection. Stub-outs for subsequent filings will be installed.

Quantity	Size	Type
40	5/8"	Residential, Single Family
0	-	Irrigation

#### Sanitary Sewer System

The Neighbors Point sanitary sewer system is entirely a gravity system. Approximately the east one-half of the site (including all of Filing 6) will connect to an existing manhole and trunk line located to the east of the site. The trunk line conveys flows north through the Cambria Crossing property and Booth Farms property to the existing 18-inch WCR 13 south trunk line. Wastewater will flow in District trunk lines to the District wastewater treatment facility. The sanitary sewer system has been designed according to the St. Vrain Sanitation Dist. Standards. Stub-outs for filings will be installed.

A filing specific utility description is outlined below:

FILING	DESCRIPTION
6	Internal waterline to be connected to stubs built with Filing No. 2. Internal sanitary to be connected to stubs built with Filing No. 2.

#### WATER DEDICATION

In conjunction with the approval of this Final Plat, Final Development Plan and Subdivision Agreement for Neighbors Point, Filing 6, the developer shall dedicate water rights to the Town in accordance with requirements adopted by the Town Board of Trustees. The Town Of Firestone Has Determined The Required Raw Water Dedication To Be: Residential Demand (Single Family)

# Lots 0 - 10,000 Sf	31 @ 0.60 Acre-Feet/Lot	=	18.60
# Lots 10,001 - 12,500 Sf	6 @ 0.75 Acre-Feet/Lot	=	4.50
# Lots 12,501 - 15,000 Sf	3 @ 0.90 Acre-Feet/Lot	=	2.70
Total Lots	40		
Total Domestic Demand		=	25.80 Acre-Feet
Irrigation Demand (Tracts)			
Irrigation Tract Area = 0.00 Acres x 2.20 Acre-Feet/Acre		=	0.00 Acre-Feet
Total Irrigation Demand		=	25.80 Acre-Feet
	Total Demand		

A total of 26 acre-feet shall be transferred to the town prior to recording the final development plan. This dedication shall be satisfied by applying 26 of the water dedication credits (each credit being 1.0 acre-foot) previously purchased in the water credit purchase agreement approved by resolution no. 18-09 for 75 water credits (credit no. 162-236) and by the water credit purchase agreement amendment no. 1 approved by resolution no. 18-13 for 45 water credits (credit no. 256-300) of which 94 credits remain in the water pool.

Prepared For:  
**I & J Partnership**  
 c/o Mr. Cameron Grant  
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 Longmont, CO 80502-0978  
 (303) 776-9900 Fax (303) 776-9100

Prepared By:



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Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	6
Phase Number:	
Sheet Title:	Cover & Narrative
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 5, 2018
Revision Date:	May 21, 2018
Revision Date:	June 15, 2018
Sheet 2 of 13	

**FINAL DEVELOPMENT PLAN**  
**NEIGHBORS POINT FILING NO. 6**  
**COVER & NARRATIVE**  
**TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO**  
**SHEET 3 of 13**

**PARKING**

Parking will meet all off-site parking requirements as outlined in the Town of Firestone Development Regulations, Code and as specified in this FDP. All parking areas and access drives will have an approved edge treatment and shall be paved and graded to assure proper drainage. Parking will also be provided along both sides of local streets.

**ARCHITECTURE INTENT (Refer to FDP Sheet 12 for Building Elevations)**

**Intent**

Architecture shall be of high quality design and construction. Architectural elements to be considered when assessing high quality are form and massing, materials, roofs, chimneys, windows, walls, lighting, decks and terraces.

**Form and Massing**

- The use of porches, decks, and inviting and attractive entries in conjunction with slope and grade variations are encouraged.
- No "mother-in-law" units shall be permitted within Neighbors Point
- No detached garages are permitted
- Garage cannot encroach into minimum building setbacks

**Materials**

- Materials chosen for the architecture within Neighbors Point shall be of high quality.
- Eighty-five percent of the exterior color treatment for all residential dwellings and accessory uses shall be muted (excluding glass treatment), unless otherwise approved by the Town Planner based on the unique architectural design of the home.

**Roofs**

- Flat, mansard and A-frame roofs are prohibited.
- Roof pitches shall be in conformance with the Firestone Municipal Code (to include 5/12 and 6/12).
- Solar collectors shall lie flat on pitched roofs.
- Skylights shall be placed as a low profile against the roof and shall not be of a distinctive contrasting color.
- Asphalt shingles are allowed.

**Windows**

Reflective or mirrored window materials are prohibited.

**Lighting**

Light sources shall be shielded and directional. Sconce type lights and up-lighting are acceptable in the entry and community monumentation provided such lighting does not project into homes or oncoming traffic.

**Grade Retention**

Grading required in the development of a lot must be completed within the lot boundaries. Finished Floor elevations shall not exceed the approved finished floor elevation shown on the utility plans by more than one foot in height.

**Building Design & Placement**

The following siting standards and architectural intent shall apply.

1. The intent for home placement is to reduce the linear building planes for the constructed housing. A building plane shall be defined as a portion of straight roadway where five (5) or more homes in a row may have the same setback and elevations as viewed from the adjacent roadway. Housing in these locations and adjacent to public areas shall minimize the planar look for the housing by varying the building setback and varying the elevation of the home such that the same elevation is not used next to one another or across the street from one another.

2. A variety of shapes and forms, including architectural projections and detailing such as roof overhangs, bay and box windows, chimneys, stepped foundations, porches, dormers, gables, trims, window mullions and muntins and roof line changes should be incorporated in the design. Buildings should also be designed with a variety of materials with texture and depth including a mixture siding, stucco and masonry. A sufficient number of windows, fenestration, trims, multiple plans and design details shall be provided to add relief to the building facades.
3. Roof materials shall be dimensional asphalt shingle treatment roofs designed to provide increased contrast and shadows. The roof colors shall coordinate with or complement the main color of the structure.
4. The color and material palette shall be designed to ensure that the color of the housing roof, walls and other materials shall be earth tones that blend with the natural site conditions and minimize light reflective qualities.

**ARCHITECTURE SPECIFIC**

**General Standards**

Architectural standards will conform to town regulations and municipal code as they may be amended from time to time.

**Elevations**

Sample architectural elevations indicating the general architectural style homes are shown on Sheet 12. All homebuilders shall submit plans that are generally consistent with the noted sample elevations and meets the architectural and development standards noted below:

1. Generally, when looking at the Front of any lot, the Right Elevation is to the right of the Front, the Left Elevation is to the left of the Front and the Rear Elevation is opposite the Front of the lot (i.e. the Front Elevation).
2. Rock means rock, brick, stone or cultured stone.
3. All homes shall have a minimum of 25% of the entire front elevation (with the area of the garage also included in the calculation) in rock. The Town Planner in his sole discretion may reduce the requirement to 20%, if it can be demonstrated that the elevation does not need 25% to be aesthetically pleasing or to avoid a situation where rock would be required on the second story.
4. All homes shall meet the following architectural standards:
  - a. All lap siding shall be no less than 8-inches with no less than a 7-inch exposure.
  - b. All windows and building corners must have a minimum of a 4-inch trim board.
  - c. Roof materials shall be dimensional asphalt shingle treatment designed to provide increased contrast and shadows. The roof colors shall coordinate with or complement the main color of the structure.
  - d. Similar house elevations shall not be placed next to or directly across from one another.
  - e. Detached garages are not permitted.
  - f. All residential homes shall be "stick built" and have a minimum of a two car garage.
  - g. All homes shall have a minimum floor area of 1200 square feet for ranch plans (single story) and 1700 square feet for multi-level plans. Notwithstanding the foregoing, all homes on lots in excess of 10,000 square feet shall have a minimum floor area of 1800 square feet for multi-level plans. A minimum floor area of 1500 square feet for ranch plans is acceptable on such lots. In all cases the calculation of floor area does not include the floor area of any part of the garage, basement, attic, deck, patio or other similar accessory area.
  - h. All homes shall have a basement where technically feasible as determined by the Town Engineer. Where a basement is not feasible, the homes shall have "crawl spaces".

- i. Any elevation that has rock, brick or cultured stone at the base of the elevation, such material shall wrap around at least 2-feet on to the adjoining elevation.
5. Enhanced Elevation Option 1 shall mean the elevation shall have a minimum of 25% rock or cultured stone, with at least one window. All windows shall have shutters. The Town Planner in his sole discretion may, on a case by case basis, waive the requirement for a window, if it can be demonstrated that the window would conflict with the interior architecture or conflict with windows on an adjoining home. The following items shall also be included in with Option 1:
  - i. The enhanced elevation must include at least two windows or one window and one doorway.
  - j. The enhanced elevation shall have a minimum of two roof breaks to create a variation in roof massing (may include rear covered patio).
  - k. The enhanced wall shall include at least one of the following elements.
    - i. Angled or box bay.
    - ii. Deck or balcony.
6. Enhanced Elevation Option 2 shall mean the elevation shall have at least one window. All windows shall have shutters. The Town Planner may on a case by case basis, in his sole discretion waive the requirement for a window on any elevation, if it can be demonstrated that the window would conflict with the interior architecture or conflict with windows on an adjoining home. The following items shall also be included in with Option 2:
  - i. The enhanced elevation shall have a minimum of two roof breaks to create a variation in roof massing (may include rear covered patio).
  - j. Decorative gable end vent or vents.
  - k. The enhanced wall shall include at least one of the following elements.
    - i. Angled or box bay.
    - ii. Deck or balcony.

Prepared For:  
**I & J Partnership**  
 c/o Mr. Cameron Grant  
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<b>NEIGHBORS POINT FILING NO. 6</b>	
<b>COVER &amp; NARRATIVE</b>	
Name of Submittal:	Neighbors Point
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FINAL DEVELOPMENT PLAN  
**NEIGHBORS POINT FILING NO. 6**  
 COVER & NARRATIVE  
 TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO  
 SHEET 4 of 13

4434066 Pages: 4 of 13  
 08/26/2018 03:17 PM R Fee: \$133.00  
 Carly Kopas, Clerk and Recorder, Weld County, CO

7. The Final Development Plan's filing specific enhanced elevations table provided below identifies the architectural treatments required on the noted lots in this FDP Filing No. 6.

Lot Number	Elevations and Option Number		
	Right	Left	Rear
289	1		
294		2	
295	2		
301		2	
302	2		
308		2	
309	2		
315		1	
334		2	
338	2		
339	1		

**Foundation Walls**

Maximum amount of foundation wall permitted to be exposed above finished grade is 8".

**Address Signs**

Street addresses are to be prominently displayed in contrasting color plainly visible from the street.

**Accessory Buildings**

Each lot will be allowed a maximum of one accessory building that shall be set back at least five feet from any property line. Accessory buildings are not permitted in the front yards, side yards that face a public street, within utility easements or within oil and gas well setbacks. The square footage of the accessory building located on the ground shall be no larger than 200 square feet of floor area and may not exceed a height of twelve feet. Construction materials shall be similar to the primary building and must be constructed of durable, low maintenance materials, architecturally compatible and integrated with existing buildings and structures. Accessory buildings and facilities are to be screened, to the extent possible, from public streets and sidewalks, either by screening, landscaping, location or other techniques deemed sufficient. Drainage from the roof of the accessory building shall not be permitted to run off onto the property of another nor shall it run off into the foundation of the main structure.

**SETBACKS**

Residential front and side loaded garages will be setback a minimum of 15-feet from the street right-of-way ("ROW"); side yards will have a setback minimum of 7-feet; rear yards shall be a setback minimum of 15-feet; corner lots shall be setback a total of 15-feet from street ROW. Minimum front setbacks to residences shall be 20-feet. No buildings shall be allowed to obstruct easements.

Refer to the table below for specific setback information.

Filing No. 6	
Minimum Building Setback	Feet
Front	20
Rear	15
Side	7
Corner	15

- Architectural features such as eaves, fireplaces, bay windows, and cantilevers may encroach up to 30" into setbacks and building separation areas.
- Decks may be covered provided such cover does not extend into the building setbacks, however covered decks or patios 30" or less above grade may encroach into the rear setback by 8'.
- Uncovered decks or patios are permitted if they meet the following standards:
  - A deck or patio shall be no closer than 10 feet from the rear property line. Deck and patio setbacks shall be measured from the lot line to any portion of the deck or patio.
  - No deck or patio shall be constructed within the side setbacks or upon any established easement.
  - Decks shall be no greater than 30 inches in height unless the deck is constructed within the standard building setback.

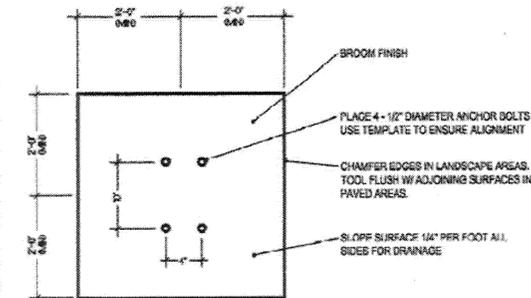
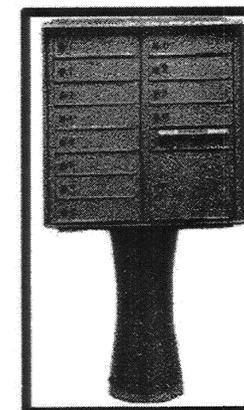
**DEVELOPMENT SCHEDULE**

Development of Neighbors Point, Filing 6 is expected to occur from the spring of 2018 to 2019. All fencing to be installed by the Builder/Developer must be completed prior to issuance of the C.O. for the adjacent lot. If development has not yet occurred this FDP will expire ten years from the date of recordation.

**SIGN PROGRAM**

The sign program is as specified herein for signs installed by the Owner/Developer. Individual residential lots shall conform to the Code.

**12 UNIT MAILBOX**



**NOTES:**

1. LOCATIONS TO BE DETERMINED BY THE US POST OFFICE.
2. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @28 DAYS. CONTAIN 4% MIN- 6% MAX AIR ENTRAINMENT AND BE PLACED WITH A 3 1/2"- 4 1/2" SLUMP IN ACCORDANCE WITH ACI 301.
3. ANCHOR BOLTS SHALL CONFORM TO ASTM A193.

Prepared For:

I & J Partnership

c/o Mr. Cameron Grant  
 P.O. Box 978  
 Longmont, CO 80502-0978  
 (303) 776-9900 Fax (303) 776-9100

Prepared By:



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 Land Planning • Site Design • Landscape Architecture  
 6201 So. Hudson Ct. Centennial, CO 80121  
 (303) 694-9484 FAX (303) 694-9272

NEIGHBORS POINT FILING NO. 6 COVER & NARRATIVE	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	6
Phase Number:	
Sheet Title:	Cover & Narrative
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 5, 2018
Revision Date:	May 21, 2018
Revision Date:	
Sheet 4 of 13	

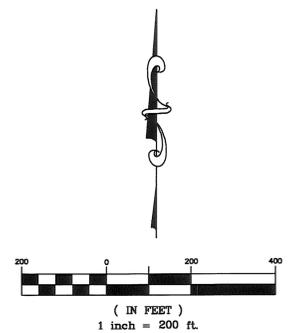
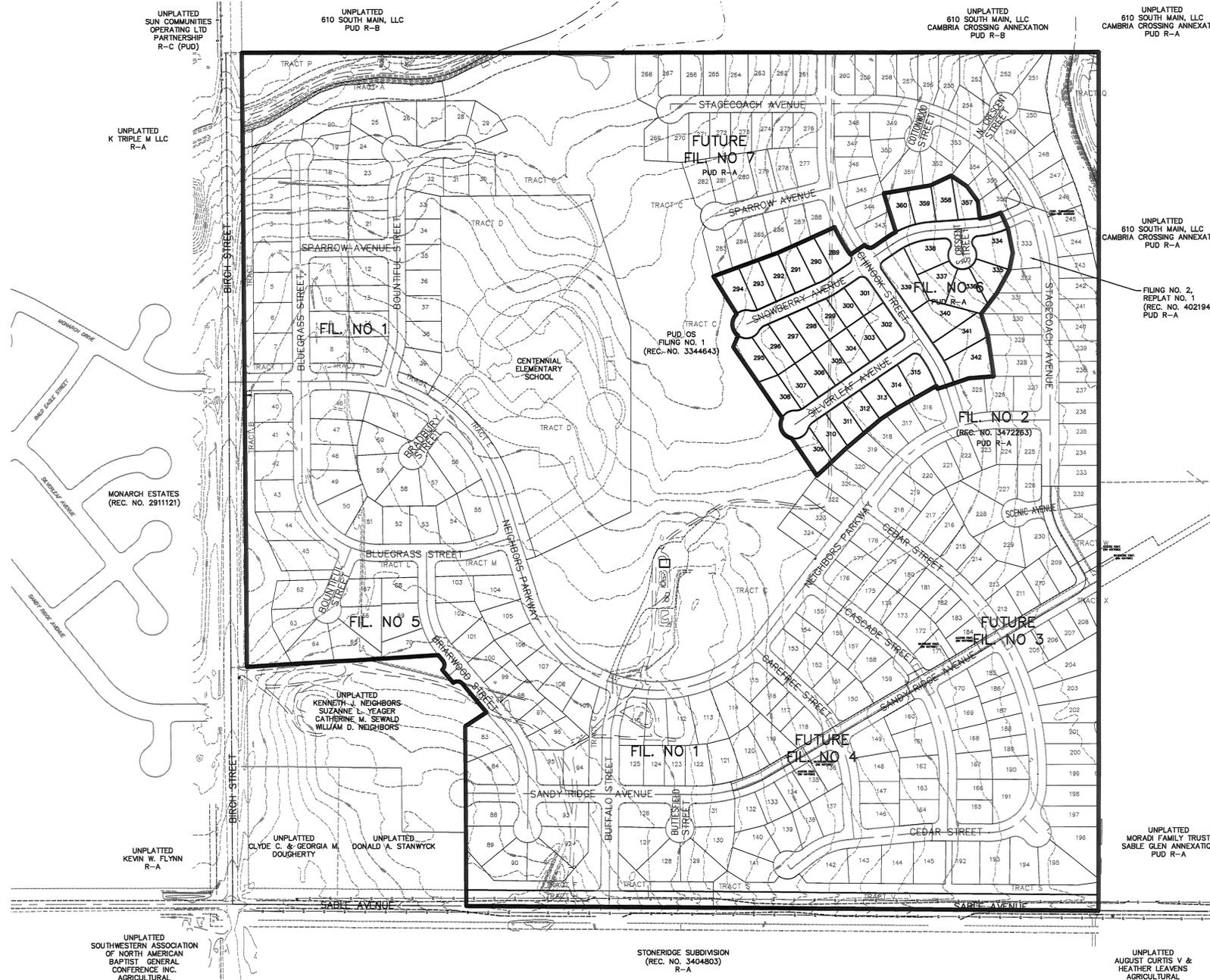
# FINAL DEVELOPMENT PLAN

## NEIGHBORS POINT FILING NO. 6

### OVERALL PLAN

#### TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

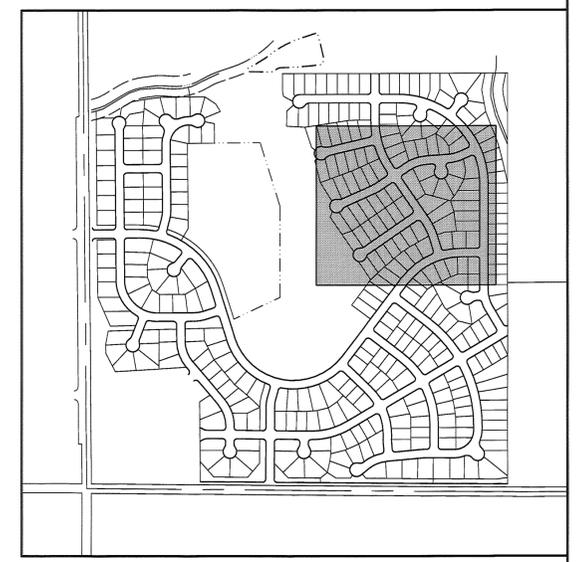
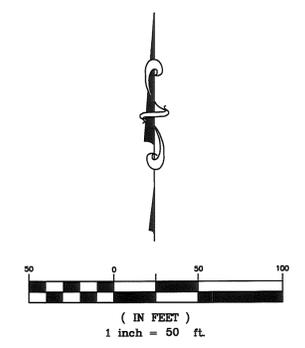
#### SHEET 5 of 13



<b>NEIGHBORS POINT FILING NO. 6</b>	
<b>OVERALL PLAN</b>	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	6
Phase Number:	
Sheet Title:	Overall Plan
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 5, 2018
Revision Date:	May 21, 2018
Revision Date:	

**RK** ENTERPRISES, INC.  
 CONTACT: BOB KELSEY, P.E.  
 PHONE: 303-332-4977  
 EMAIL: BKNGNR@GMAIL.COM

FINAL DEVELOPMENT PLAN  
**NEIGHBORS POINT FILING NO. 6**  
 SITE PLAN  
 TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO  
 SHEET 6 of 13



KEY MAP  
 NTS

NEIGHBORS POINT FILING NO. 6	
SITE PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	6
Phase Number:	
Sheet Title:	Site Plan
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 5, 2018
Revision Date:	May 21, 2018
Revision Date:	

**RK** ENTERPRISES, INC.  
 CONTACT: BOB KELSEY, P.E.  
 PHONE: 303-332-4977  
 EMAIL: BKNGNR@GMAIL.COM

4434068 Pages: 7 of 13  
 09/26/2018 03:17 PM R Page: 133.00  
 Carly Kopas, Clerk and Recorder, Weld County, CO

# FINAL DEVELOPMENT PLAN

## NEIGHBORS POINT FILING NO. 6

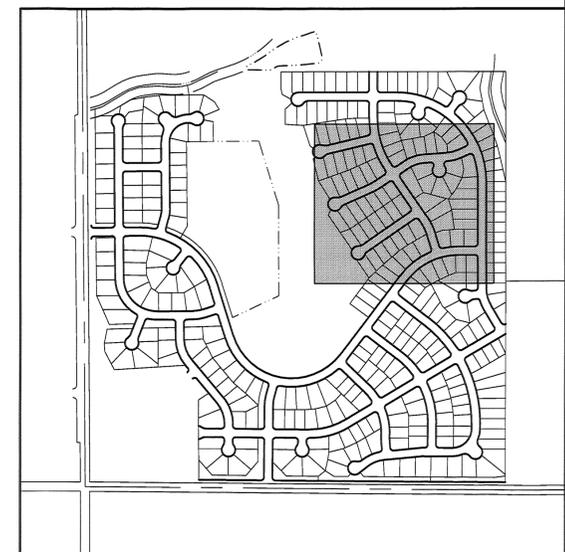
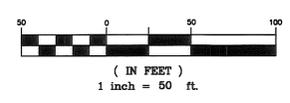
### UTILITY PLAN

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 7 of 13

### LEGEND

- FILING PROPERTY LINE
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED FIRE HYDRANT
- EASEMENT
- RIGHT OF WAY
- CROSSSPAN
- EXISTING GAS
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM
- STREET LIGHT



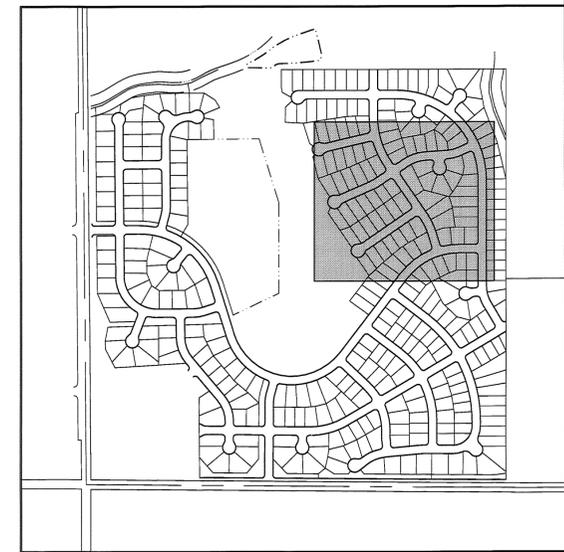
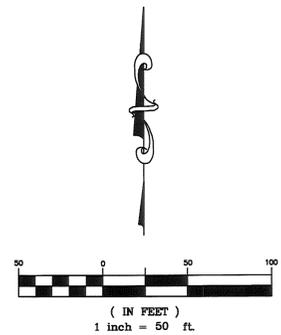
**KEY MAP**  
NTS



NEIGHBORS POINT FILING NO. 6 UTILITY PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	6
Phase Number:	
Sheet Title:	Utility Plan
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 5, 2018
Revision Date:	May 21, 2018
Revision Date:	

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 EMAIL: BKNGNR@GMAIL.COM

**FINAL DEVELOPMENT PLAN**  
**NEIGHBORS POINT FILING NO. 6**  
**GRADING PLAN**  
 TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO  
 SHEET 8 of 13



- LEGEND**
- 5488 PROPOSED CONTOURS
  - 4888 EXISTING CONTOURS
  - 95.1 PROPOSED TOP OF FOUNDATION ELEVATION
  - A PROPOSED LOT GRADING TYPE

**NOTES**

1. GRADING AND ELEVATION INFORMATION IS SHOWN FOR REFERENCE ONLY. REFER TO THE APPROVED CONSTRUCTION PLANS FOR MORE INFORMATION.

NEIGHBORS POINT FILING NO. 6 GRADING PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	6
Phase Number:	
Sheet Title:	Grading Plan
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 5, 2018
Revision Date:	May 21, 2018
Revision Date:	

**RK** ENTERPRISES, INC.  
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 PHONE: 303-332-4977  
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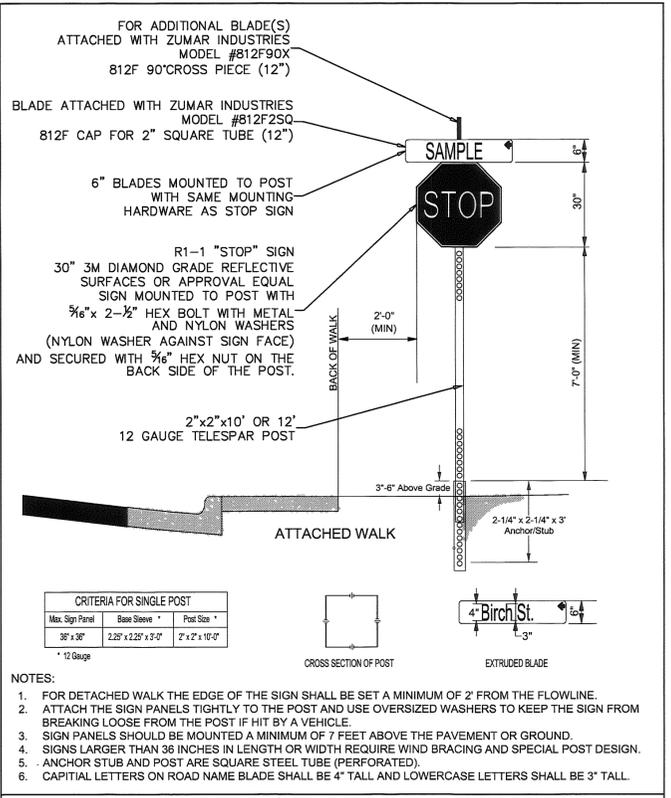
# FINAL DEVELOPMENT PLAN

## NEIGHBORS POINT FILING NO. 6

### SIGNAGE & LIGHTING PLAN

#### TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

#### SHEET 9 of 13



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

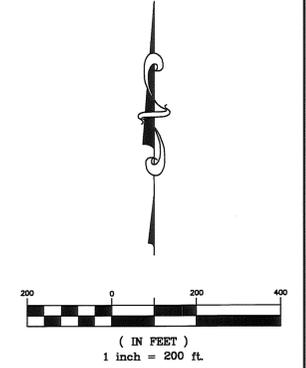


NOTES:

- THIS PLAN SHOWS APPROXIMATE STREET LIGHT LOCATIONS. ALL STREET LIGHTS SHALL BE DOWNCAST AND PER TOWN OF FIRESTONE CRITERIA.
- REFER TO SHEET 4 FOR MAIL KIOSK INFORMATION

**LEGEND**

- ☆ STREET LIGHT LOCATION
- STOP SIGN (R1-1) & STREET SIGN (D3) LOCATION
- MAIL KIOSK LOCATION



NEIGHBORS POINT FILING NO. 6 SIGNAGE & LIGHTING PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	6
Phase Number:	
Sheet Title:	Signage & Lighting
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 5, 2018
Revision Date:	May 21, 2018
Revision Date:	

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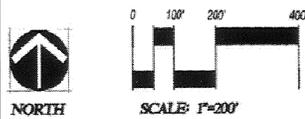
# FINAL DEVELOPMENT PLAN

## NEIGHBORS POINT FILING NO. 6

### FENCING PLAN & DETAILS

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO  
 SHEET 10 of 13

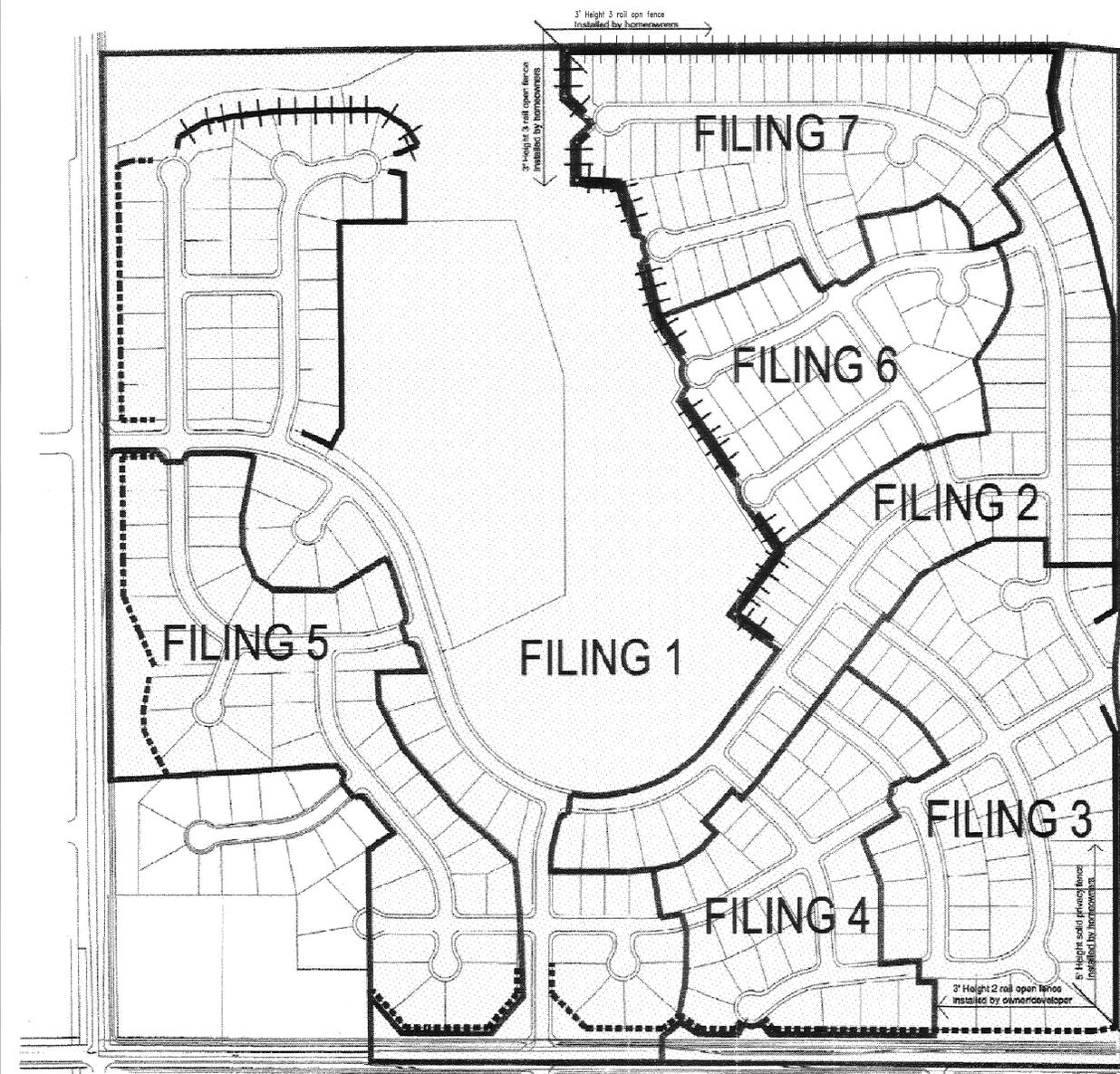
#### FENCING PLAN



**FILING PHASE LINE**

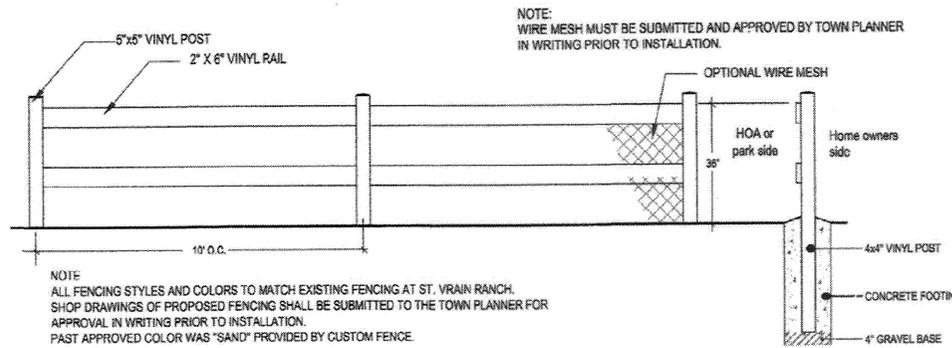
#### FENCING LEGEND

- 5' Height semi-privacy fence  
Installed by homeowners
- 3' Height 3 rail open fence  
Installed by owner/developer
- 3' Height 2 rail open fence  
Installed by owner/developer



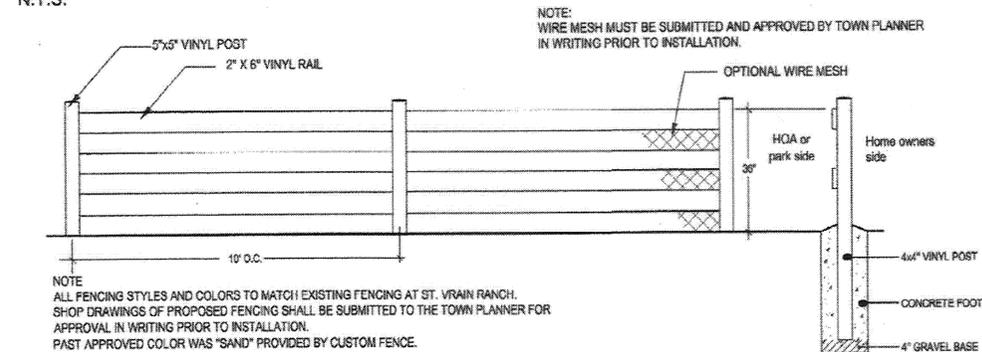
#### 2 RAIL VINYL FENCE DETAIL

N.T.S.

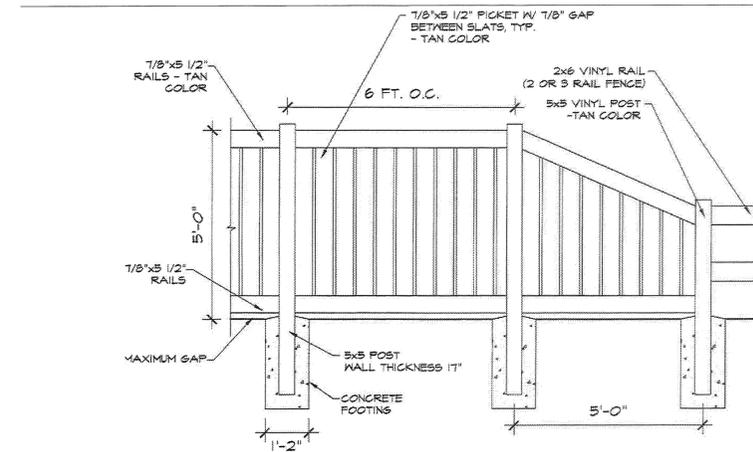


#### 3 RAIL VINYL FENCE DETAIL

N.T.S.



#### 5' HEIGHT SEMI-PRIVACY FENCE DETAIL WITH TRANSITION DETAIL



#### FENCING NOTES

Perimeter fencing shall be vinyl, and shall be open rail fencing or 5-foot height semi-privacy of consistent design. Fencing along Sable Ave. and Birch St. shall be installed by the builder/developer concurrent with the landscape construction of each filing. 3-rail fencing along Tract C shall be installed by builder/developer.

Interior fencing for individual single family lots shall also be vinyl and of a consistent design. Open 2-rail fencing shown on this sheet will be installed by the builder/developer, and may include optional wire mesh of a type approved by the Town Planner. Such fencing shall be installed prior to issuance of a Certificate of Occupancy for the adjoining lot. 5' height semi-privacy perimeter and rail open space fencing shall be installed by the builder/developer. Internal fencing will be installed by the homeowner.

The height of a semi-private perimeter and internal fencing shall be 5'. The height of open rail fencing shall be 3'. Where semi-private 5' height fence meets open 3' height fence, a tapered transition shall be installed.

All fencing shall be of an "off-white color" and final fencing material shall be reviewed and approved by the Town Planner in writing.

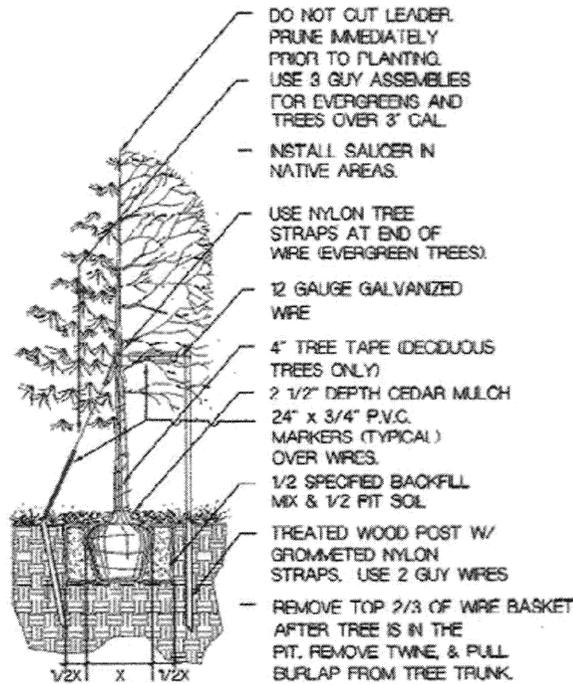
Prepared For:  
**I & J Partnership**  
 c/o Mr. Cameron Grant  
 P.O. Box 978  
 Longmont, CO 80502-0978  
 (303) 776-9900 Fax (303) 776-9100

Prepared By:  
  
**Kirby Smith & Associates, Inc.**  
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NEIGHBORS POINT FILING NO. 6 FENCING PLAN & DETAILS	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	6
Phase Number:	
Sheet Title:	Fencing Plan & Details
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 5, 2018
Revision Date:	May 21, 2018

# TREE PLANTING DETAIL

N.T.S.



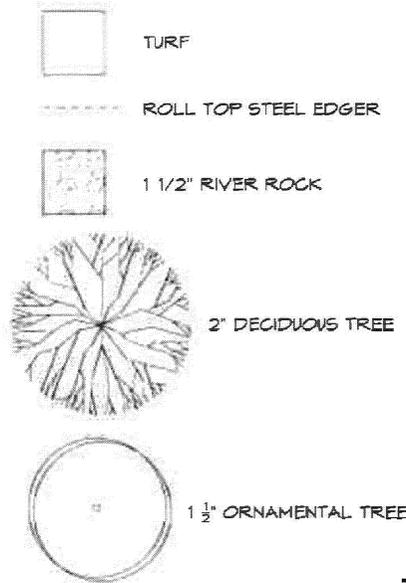
NOTE SET TOP OF ROOT BALL 2" TO 3" ABOVE SURROUNDING FINISH GRADE

# FINAL DEVELOPMENT PLAN NEIGHBORS POINT FILING NO. 6

## LANDSCAPE DETAILS

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO  
 SHEET 11 of 13

### MULCH LEGEND



### LANDSCAPE NOTES:

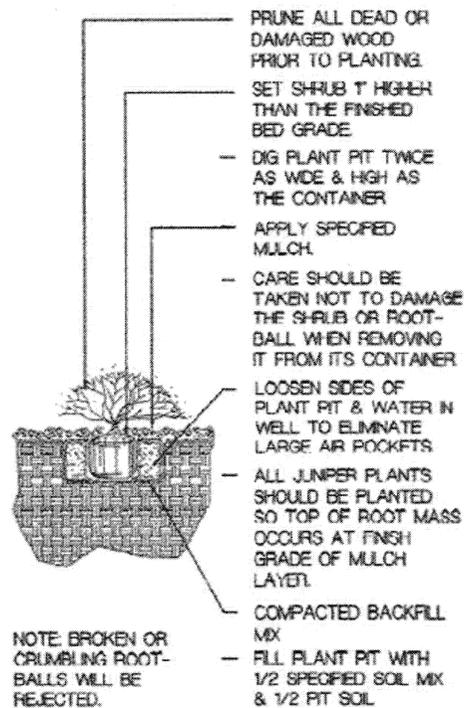
1. LANDSCAPE AND IRRIGATION TO COMPLY WITH APPLICABLE MUNICIPAL CODES, SPECIFICATIONS AND/OR DEVELOPMENT AGREEMENTS.
2. ALL TURF AREAS TO BE BLUEGRASS SODMIX SUCH AS ENVIROTURF OR OTHER LOW WATER BLEND.
3. (3) CUBIC YARDS OF SOIL AMENDMENT PER 1,000 SF OF LANDSCAPE AREA TILLED TO A DEPTH OF 6". ALL BEDS TO BE MULCHED WITH 3" LAYER OF MULCH OVER WEED BARRIER FABRIC. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A PERMANENT UNDERGROUND SYSTEM.
4. NON-SOD LANDSCAPE WILL BE DRIP IRRIGATED AND PLACED ON A SEPARATE ZONE FROM THE TURF AREAS.
5. EACH IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR.
6. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN (AAN) SPECIFICATIONS FOR NUMBER ONE GRADE.
7. EDGING TO BE 4" ROLLED TOP. HOLE PUNCHED. GALVANIZED STEEL.
8. LANDSCAPE BERMS TO BE 24" - 36" IN HEIGHT. BERMS WILL NOT EFFECT EXISTING DRAINAGE PATTERNS OF LOT OR ADJACENT LOTS.
9. ALL BASE INFORMATION PROVIDED BY BUILDER. ANY SITE DISCREPANCIES TO BE ADDRESSED WITH BUILDER.
10. BACK YARDS, BY HOMEOWNERS OR BUILDER WITH APPROVED ARCHITECTURAL DESIGN APPLICATION.

### TYPICAL LOT LANDSCAPE PLAN

1. Minimum of 2 trees and 5 shrubs shall be provided.
2. All deciduous trees shall be minimum 2.0" caliper; Evergreens shall be minimum 6' height; and Shrubs shall be minimum 5 gallon containers.
3. All front and rear yards of single family residential developments shall be irrigated and seeded or sodded with bluegrass blend turf, and may also include irrigated shrub beds with rock or wood mulch types around the shrub/tree plantings.

# SHRUB PLANTING DETAIL

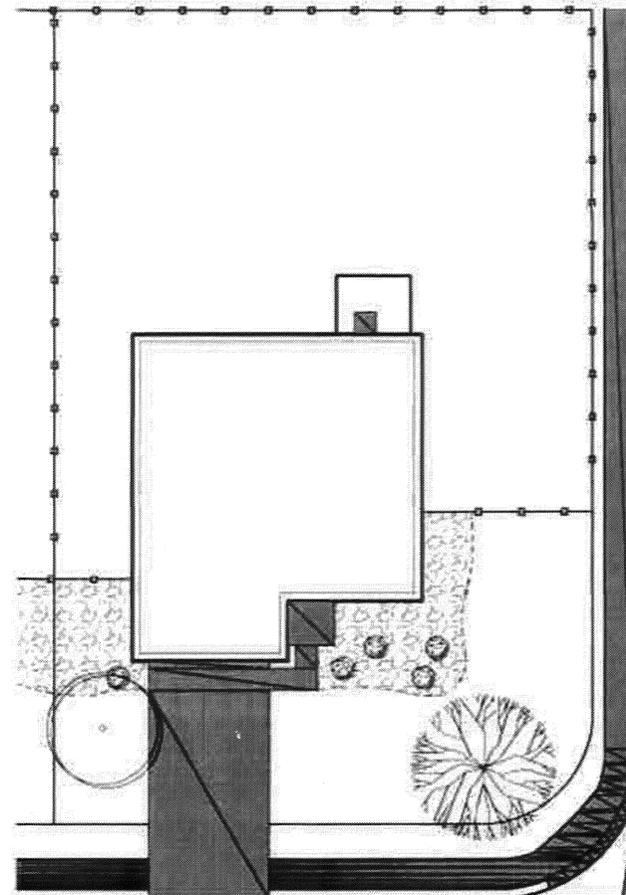
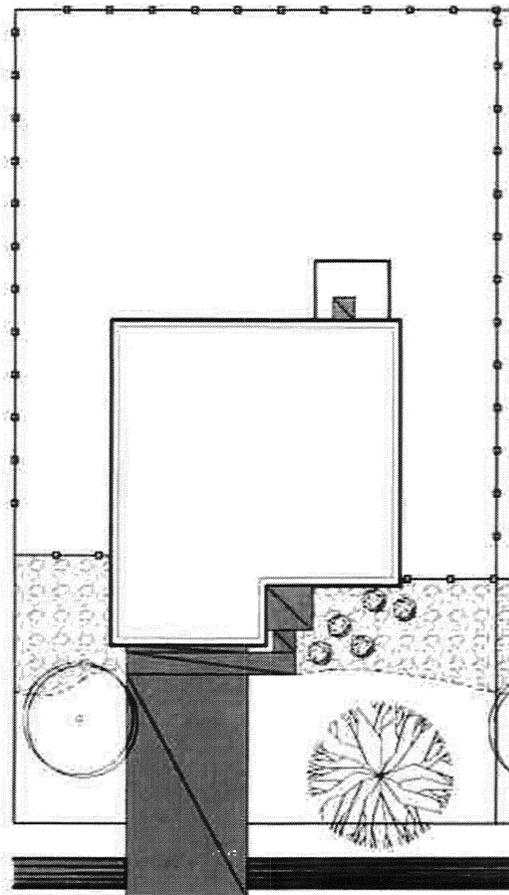
N.T.S.



NOTE: BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.

### TYPICAL INTERIOR LOT LANDSCAPE PLAN

### TYPICAL CORNER LOT LANDSCAPE PLAN



Prepared For:  
 I & J Partnership  
 c/o Mr. Cameron Grant  
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Prepared By:



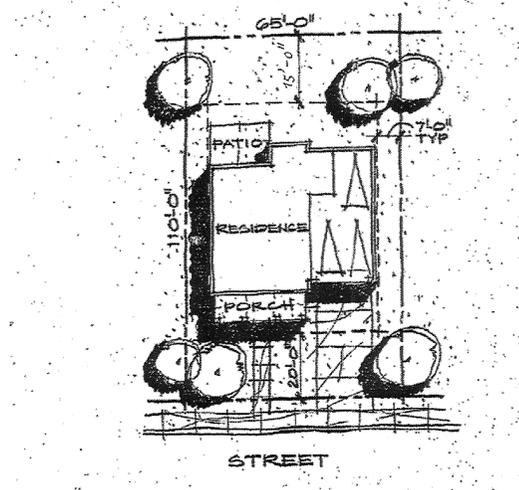
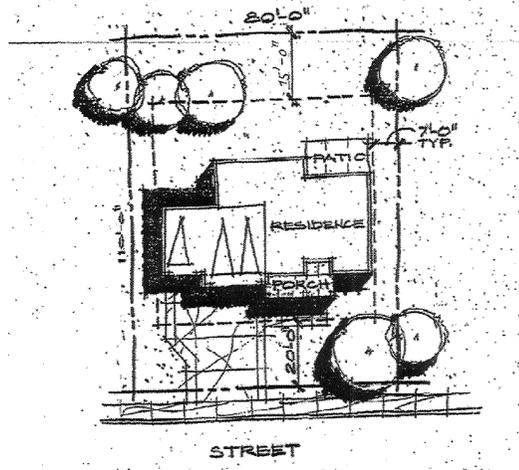
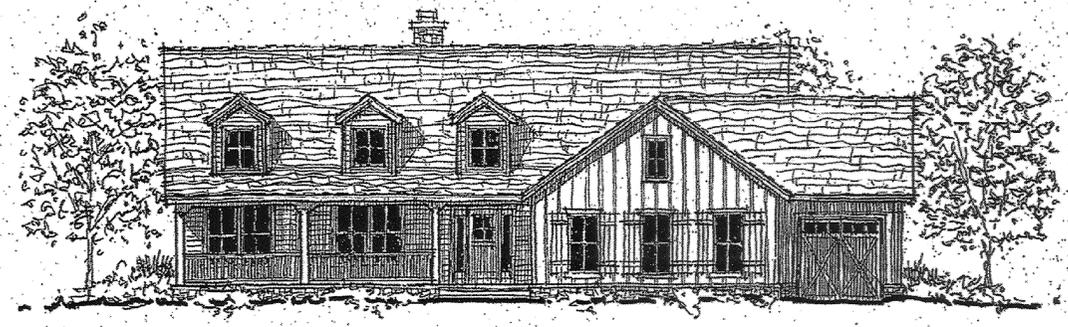
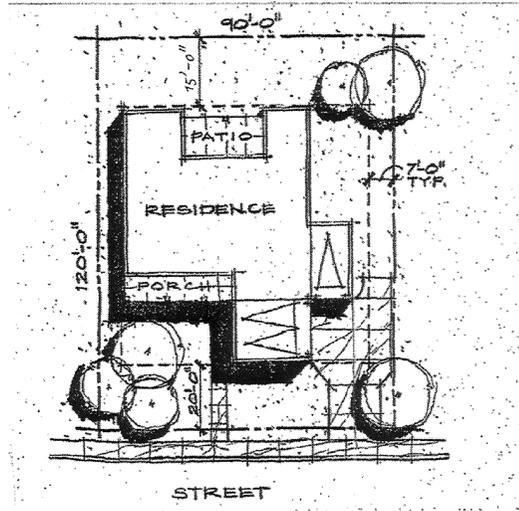
Kirby Smith & Associates, Inc.  
 Land Planning • Site Design • Landscape Architecture  
 6201 So. Hudson Ct. Centennial, CO 80121  
 (303) 694-9484 FAX (303) 694-9272

### NEIGHBORS POINT FILING NO. 6 LANDSCAPE DETAILS

Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	6
Phase Number:	
Sheet Title:	Landscape Details
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 5, 2018
Revision Date:	May 21, 2018
Revision Date:	

**FINAL DEVELOPMENT PLAN**  
**NEIGHBORS POINT FILING NO. 6**  
**TYPICAL BUILDING ELEVATIONS**  
 TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO  
 SHEET 12 of 13

For Illustrative  
 Purposes Only



01.30.03  
 THE NEIGHBORS POINT  
 FIRESTONE, COLORADO  
 0 10 20

01.30.03  
 THE NEIGHBORS POINT  
 FIRESTONE, COLORADO  
 0 4 8 16



Prepared For:  
**I & J Partnership**  
 c/o Mr. Cameron Grant  
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 Longmont, CO 80502-0978  
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<b>NEIGHBORS POINT FILING NO. 6</b>	
<b>TYPICAL BUILDING ELEVATIONS</b>	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	6
Phase Number:	
Sheet Title:	Typ. Building Elevations
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 5, 2018
Revision Date:	May 21, 2018
Revision Date:	
Sheet 12 of 13	

# FINAL DEVELOPMENT PLAN

## NEIGHBORS POINT FILING NO. 6

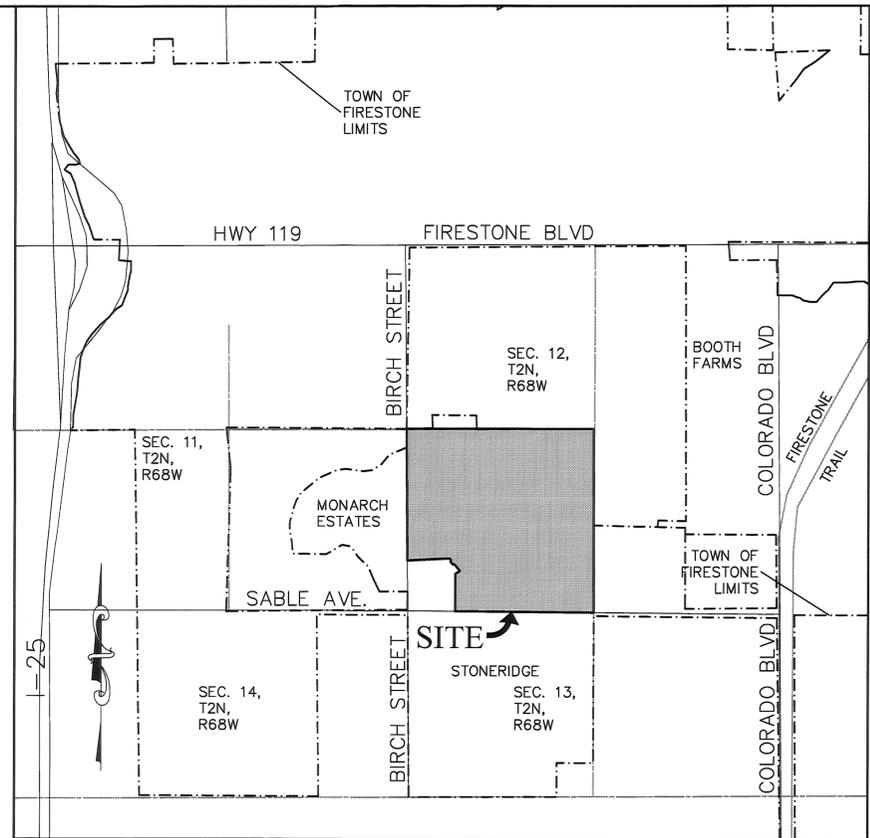
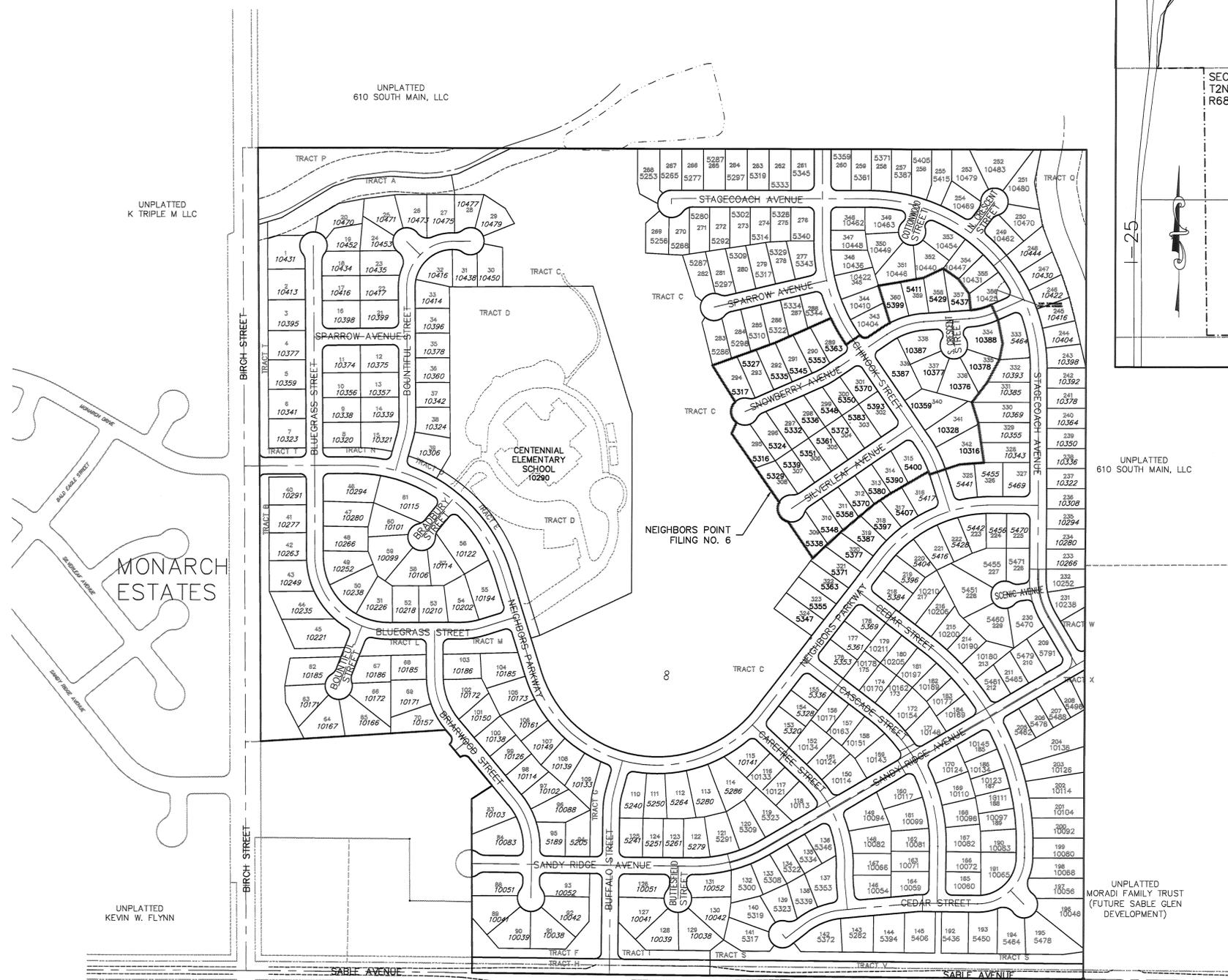
### ADDRESS MAP

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 13 of 13

**FILING 6 ADDRESSES**

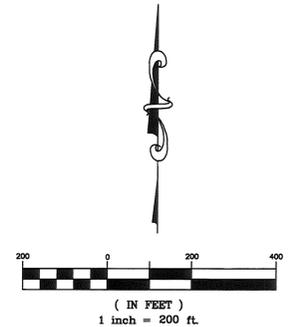
LOT NO.	ADDRESS
288	5363
290	5353
291	5345
292	5335
293	5327
294	5317
295	5316
296	5324
297	5332
298	5336
299	5348
300	5350
301	5370
302	5363
303	5383
304	5373
305	5361
306	5351
307	5339
308	5329
309	5338
310	5348
311	5358
312	5370
313	5380
314	5390
315	5400
334	10388
335	10378
336	10376
337	10377
338	10367
339	5387
340	10359
341	10328
342	10316
357	5437
358	5429
359	5411
360	5399



**VICINITY MAP**  
1"=1200'

- LEGEND**
- 5488 PROPOSED FILING ADDRESS NUMBER
  - 5488 EXISTING FILING ADDRESS NUMBER
  - 5488 FUTURE FILING ADDRESS NUMBER

- NOTES**
1. EXISTING AND FUTURE FILING ADDRESSES ARE SHOWN FOR REFERENCE ONLY.



NEIGHBORS POINT FILING NO. 6 ADDRESS MAP	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	6
Phase Number:	
Sheet Title:	Address Map
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 5, 2018
Revision Date:	May 21, 2018
Revision Date:	

**RK** ENTERPRISES, INC.  
 CONTACT: BOB KELSEY, P.E.  
 PHONE: 303-332-4977  
 EMAIL: BKNGNR@GMAIL.COM

**LEGEND**  
5488 ADDRESS NUMBER