

4441409 Pages: 1 of 7
 10/25/2018 02:38 PM R Fee: \$73.00
 Carly Kimes, Clerk and Recorder, Weld County, CO

FINAL DEVELOPMENT PLAN

ST. VRAIN RANCH SUBDIVISION FILING 5A

AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH SUBDIVISION, FILING V FINAL DEVELOPMENT PLAN

TOWN OF FIRESTONE
 WELD COUNTY
 STATE OF COLORADO
 SHEET 1 OF 7

LEGAL DESCRIPTION:

TRACT B, ST. VRAIN RANCH SUBDIVISION, FILING V, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2001 AT RECEPTION NO. 2837824, COUNTY OF WELD, STATE OF COLORADO.

AREA = 57,833 SQUARE FEET OR 1.33 ACRES, MORE OR LESS.

BASIS OF BEARING:

BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS N89°28'42"W, MONUMENTED ON EACH END BY FOUND 2.5" ALUMINUM CAPS IN RANGE BOXES, PLS 24305.

BENCHMARK:

TOWN OF FIRESTONE BENCHMARK "BM 25", A MARKED "+" ON NORTH END OF HEADWALL AT NORTHWEST CORNER OF INTERSECTION OF FIRESTONE BLVD AND COLORADO BLVD. ELEVATION 4848.265 (NGVD 29)

PROJECT CONCEPT:

THE PROPOSED PROJECT WILL SUBDIVIDE ST. VRAIN RANCH FILING NO. V TRACT B INTO 6 LOTS AND 1 TRACT. THIS PROPERTY WAS PREVIOUSLY USED FOR OIL AND GAS DRILLING ACTIVITIES. THE ONSITE WELL (WANDELL NO.2) WAS PLUGGED ON 05/21/2008 AND ABANDONED AND APPROVED BY THE COGCC ON 12/09/2009. ST. VRAIN RANCH FILING NO. V, TRACT B WAS ORIGINALLY PLANNED TO BE DEVELOPED INTO 7 LOTS, AS CAN BE SEEN ON THE APPROVED CONSTRUCTION PLANS BY NORTHERN ENGINEERING, DATED 03/06/2001. THE LOTTING CONFIGURATION HAS BEEN REVISED IN ORDER TO PLACE THE PLUGGED AND ABANDONED WELL WITHIN A TRACT RATHER THAN WITHIN A LOT. THESE LOTS HAVE BEEN IDENTIFIED TO HAVE AN ALLOWABLE LAND USE OF HOA/PRIVATE TRIALS, PARKS, AND OPEN SPACE, AND IS ZONED AS R-B PUD (RESIDENTIAL MEDIUM DENSITY, SF DETACHED AND ATTACHED). THIS PROJECT DOES NOT INTEND TO MODIFY THE CURRENT ZONING OF R-B AND THE LAND USE WILL BE RESIDENTIAL UNITS (SINGLE UNIT/LOT) UNDER A POA.

ENVIRONMENTAL IMPACT MITIGATION:

A PHASE 1 ENVIRONMENTAL SITE ASSESSMENT BY APEX CONSULTING SERVICES, INC., DATED FEBRUARY 2, 2018 WAS PREPARED FOR THE PROPOSED SITE. THE PHASE 1 ESA INDICATED THAT NO RECOGNIZED ENVIRONMENTAL CONDITIONS WERE REVEALED ON THE SITE, BUT THAT A VAPOR ENCRICHMENT CONDITION (VEC) WAS IDENTIFIED AT THE SITE. THE VEC IDENTIFIED WAS THE EXISTENCE OF FLOW LINES WITHIN THE SITE FROM THE PLUGGED ABANDONED WELL. AFTER THE PHASE 1 ESA WAS PERFORMED, THE FLOWLINES WERE CUT, CAPPED AND COVERED WITH AN ASPHALTIC COATING AT THE BACK OF WALK (BEYOND THE LOT LINE) AND THE REMAINING PORTION OF THE FLOWLINE WITHIN THE PROPERTY WAS REMOVED ON FEBRUARY 8, 2018 AS DOCUMENTED IN THE LETTER FROM APEX CONSULTING SERVICES, INC DATED FEBRUARY 19, 2018.

PRIVATE MAINTENANCE AND ENFORCEMENT:

ALL REQUIREMENTS SET FORTH IN THE ST. VRAIN RANCH SUBDIVISION FILING V FDP ARE IN EFFECT WITH THIS FDP.

UTILITIES:

WATER, SANITARY SEWER AND STORM SEWER UTILITIES FOR THE OVERALL ST. VRAIN RANCH SUBDIVISION WERE INSTALLED AS A PART OF THE PREVIOUS PHASES OF THE OVERALL DEVELOPMENT AND WILL ADEQUATELY SERVE THIS DEVELOPMENT SINCE ONE FEWER LOT IS PROPOSED THAN WAS PREVIOUSLY ANTICIPATED WITH THE "FUTURE" LOTS SHOWN ON THE ST. VRAIN RANCH SUBDIVISION FILING V FDP. WATER AND SEWER SERVICES WERE INSTALLED AND STUBBED INTO THE CURRENTLY PROPOSED LOTS AS A PART OF THE PREVIOUS PHASES OF CONSTRUCTION. THE EXISTING UTILITY SERVICES WILL BE USED AND ONE WATER SERVICE AND ONE SEWER SERVICE WILL BE ABANDONED IN PLACE AS SHOWN ON THE UTILITY PLAN IN THIS FDP.

ALTHOUGH THE MAJORITY OF THE DRY UTILITIES WERE INSTALLED AS A PART OF THE PREVIOUS DEVELOPMENT, ADEQUATE DRY UTILITY EASEMENTS WILL BE PROVIDED WITH THIS PHASE TO SERVE THE PROPOSED LOTS.

SETBACKS:

1. DECKS MAY BE COVERED PROVIDED SUCH COVER DOES NOT EXTEND INTO THE BUILDING SETBACKS.
2. UNCOVERED DECKS ARE PERMITTED IF THEY MEET THE FOLLOWING STANDARDS:
 - 2.1. A DECK SHALL BE NO CLOSER THAN 14 FEET FROM THE REAR PROPERTY LINE. DECK SETBACKS SHALL BE MEASURED FROM THE LOT LINE TO ANY PORTION OF THE DECK.
 - 2.2. NO DECK SHALL BE CONSTRUCTED WITHIN THE SIDE SETBACKS OR UPON ANY ESTABLISHED EASEMENT.
 - 2.3. DECKS SHALL BE NO GREATER THAN 30 INCHES IN HEIGHT UNLESS THE DECK IS CONSTRUCTED WITHIN THE STANDARD BUILDING SETBACK.
3. FRONT SETBACK TO RESIDENTIAL STRUCTURE = 25'
4. REAR SETBACK TO RESIDENTIAL STRUCTURE = 15'
5. SIDE SETBACK TO RESIDENTIAL STRUCTURE = 5'

DEVELOPMENT SCHEDULE:

CONSTRUCTION IS ANTICIPATED TO BEGIN FOLLOWING FDP AND FINAL PLAT APPROVALS FOR THIS PROJECT. HOME CONSTRUCTION IS ANTICIPATED TO BE COMPLETED WITHIN 2 YEARS OF FDP AND FINAL PLAT APPROVAL. TRACT A WILL BE CONSTRUCTED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FINAL LOT.

THIS FDP EXPIRES IF THE CONSTRUCTION OF THE DEVELOPMENT HAS NOT COMMENCED WITHIN 3 YEARS OF THE FDP APPROVAL.

LANDSCAPING:

FENCING WITHIN THE FDP AREA SHALL BE PVC TWO RAIL OR SOLID PVC PRIVACY FENCING THAT IS CONSISTENT WITH THE PREVIOUS FDP'S FOR ST. VRAIN RANCH. LOTS 2 AND 3 SHALL USE PVC TWO RAIL FENCING ADJACENT TO TRACT A. REFER TO SHEET 5 OF THIS FDP FOR THE PROPOSED LANDSCAPING WITHIN TRACT A.

IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO INSTALL ALL FENCING SHOWN WITHIN THIS FDP SURROUNDING THE PROPOSED TRACT A. ALL FENCING ASSOCIATED WITH THE INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER WHEN PURCHASED.

CONTROLS:

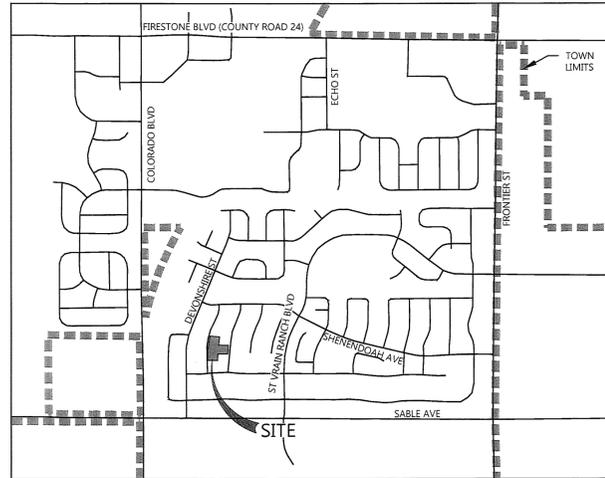
ST. VRAIN RANCH SUBDIVISION FILING 5A, TRACT A WILL BE CONSTRUCTED BY THE DEVELOPER AND OWNED AND MAINTAINED BY THE DEVELOPER, SUCCESSOR AND/OR ASSIGNS.

ARCHITECTURE:

THE ARCHITECTURE STYLE AND DETAILING FOR A HOME CONSTRUCTED WITHIN THE FDP SHALL BE CONSISTENT WITH THE TYPICALS SHOWN ON THE FDP PLANS, SHEET 7.

PARKING:

ALL REQUIREMENTS SET FORTH IN THE ST. VRAIN RANCH SUBDIVISION FILING V FDP ARE IN EFFECT WITH THIS FDP.



VICINITY MAP
 1" = 1,200'

LAND USE TABLE

DESCRIPTION	QUANTITY / AREA
NUMBER OF LOTS (0-10,000 SF)	6
NUMBER OF TRACTS	1
DEVELOPMENT AREA	57,833 SF
TOTAL AREA OF LOTS	52,985 SF
RESIDENTIAL DENSITY	3.125 DU/AC.
MAXIMUM LOT SIZE	10,000 SF
MINIMUM LOT SIZE	7,389 SF
TOTAL AREA OF TRACTS	4,848 SF

TRACT TABLE

TRACT	AREA (SF)	AREA (AC.)	OWNERSHIP	MAINTAINED BY	IRRIGATED AREA (AC.)	PAVED / IMPERVIOUS AREA (AC.)	USE
TRACT A	4,848	0.111	DEVELOPER, SUCCESSOR AND/OR ASSIGNS	DEVELOPER, SUCCESSOR AND/OR ASSIGNS	0.0	0.0	LANDSCAPE

WATER DEDICATION:

THE TOWN OF FIRESTONE HAS DETERMINED THE REQUIRED RAW WATER DEDICATION TO BE:

RESIDENTIAL DEMAND (SINGLE FAMILY):
 # OF LOTS 0-10,000 SF = 6 LOTS @ 0.60 ACRE-FEET / LOT

DOMESTIC DEMAND = 3.6 ACRE-FEET

IRRIGATION DEMAND (TRACT A)
 IRRIGATION TRACT AREA = 0.0 ACRES @ 2.2 ACRE-FEET/ACRE
 IRRIGATION DEMAND = 0.0 ACRE-FEET

A TOTAL OF 3.6 ACRE-FEET SHALL BE TRANSFERRED TO THE TOWN PRIOR TO RECORDING THE FINAL DEVELOPMENT PLAN. THIS DEDICATION SHALL BE SATISFIED BY THE DEDICATION OF 6 CBT SHARES.

OWNER / DEVELOPER:
 GILLIANS LAND HOLDINGS, LLC
 14570 CLAY STREET
 BROOMFIELD, CO 80006
 ATTN: BLAKE CARLSON
 BLAKE@CARLSONLD.COM
 303.809.7930

ENGINEER:
 PROOF CIVIL CO.
 800 W. 8TH AVE., SUITE 104
 DENVER, CO 80204
 ATTN: TODD LYON, PE
 TLYON@PROOFCIVIL.COM
 303.325.5709

SURVEYOR:
 GILLIANS LAND CONSULTANTS
 P.O. BOX 746358
 ARVADA, CO 80006
 ATTN: ROBERT E. HARRIS, PLS
 RHARRIS@GILLIANS.LC.COM
 303.972.6640

LANDSCAPE ARCHITECT:
 TCK DESIGN AND PLANNING
 2809 LARIMER ST.
 DENVER, CO 80205
 ATTN: CHRIS MARCH, PLA
 CMARCH@TCKDESIGNANDPLANNING.COM
 303.883.3278

SHEET INDEX:

- 1 - COVER SHEET
- 2 - SITE PLAN
- 3 - UTILITY PLAN
- 4 - GRADING PLAN
- 5 - LANDSCAPE AND FENCING PLAN
- 6 - ADDRESS PLAN
- 7 - BUILDING ELEVATIONS

ACCEPTANCE BLOCK AND NOTARY:

BY SIGNING THIS FDP, ST. VRAIN LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

[Signature]
 BLAKE CARLSON AS MANAGER OF ST. VRAIN LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

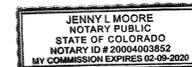
STATE OF COLORADO)
) SS
 COUNTY OF Adams)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF

October, 2018, BY Blake Carlson

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
 NOTARY PUBLIC
02/09/2020
 MY COMMISSION EXPIRES



APPROVAL BLOCK:

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS 12th DAY OF

September, 2018, BY RESOLUTION NO. 18-34

MAYOR *[Signature]*



[Signature]
 ATTEST: TOWN CLERK

ST. VRAIN RANCH SUBDIVISION FILING 5A	
COVER SHEET	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 5A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	5A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	09/11/2018
REVISION DATE:	10/11/2018
REVISION DATE:	
REVISION DATE:	

PROOFCIVIL
 consulting engineers
 800 W. 8th Ave | Ste 104 | Denver, CO | 80204

FOR AND ON BEHALF OF PROOF CIVIL CO.

NO.	DATE	DESCRIPTION
1	06/06/2018	TOWN COMMENTS
2	09/11/2018	TOWN COMMENTS
3	10/11/2018	TOWN COMMENTS

REVISIONS

PROJ. NO.: 17011
 DATE: 06/06/2018
 DRAWN BY: TAL
 CHECKED BY: JGD

COVER SHEET

ST. VRAIN RANCH SUBDIVISION FILING 5A
 FINAL DEVELOPMENT PLAN
 FIRESTONE CO

DRAWING NO. **1**
 1 OF 7

SHEET 1 OF 7

FINAL DEVELOPMENT PLAN
ST. VRAIN RANCH SUBDIVISION FILING 5A
 AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
 SUBDIVISION, FILING V FINAL DEVELOPMENT PLAN
 TOWN OF FIRESTONE
 WELD COUNTY
 STATE OF COLORADO
 SHEET 2 OF 7

4441409 Pages: 2 of 7
 10/25/2018 02:35 PM R Fee: \$73.00
 Carly Koppen, Clerk and Recorder, Weld County, CO



LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING ROW
- EXISTING LOT LINE
- EXISTING FENCE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- BLOCK NUMBER

NOTES:
 1. NO BUILDING STRUCTURES, TEMPORARY OR PERMANENT, SHALL BE CONSTRUCTED WITHIN THE SETBACK FOR THE PLUGGED AND ABANDONED WELL LOCATED ON TRACT A.



Scale: 1"=30'
 0 30 60
 FEET

ST. VRAIN RANCH SUBDIVISION FILING 5A	
SITE PLAN	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 5A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	5A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	09/11/2018
REVISION DATE:	10/11/2018
REVISION DATE:	
REVISION DATE:	

REVISIONS	
NO.	DESCRIPTION
1	06/06/2018 TOWN COMMENTS
2	09/11/2018 TOWN COMMENTS
3	10/11/2018 TOWN COMMENTS

SITE PLAN	
PROJ. NO.:	17011
DATE:	06/06/2018
DRAWN BY:	TAL
CHECKED BY:	JGD

ST. VRAIN RANCH SUBDIVISION FILING 5A FINAL DEVELOPMENT PLAN	
DRAWING NO.	2
	2 OF 7

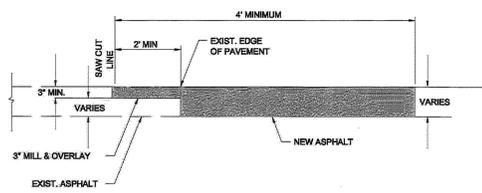


SEAL:

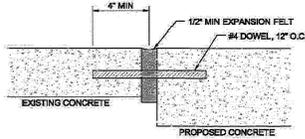
FOR AND ON BEHALF OF PROOF CIVIL CO.

FINAL DEVELOPMENT PLAN
ST. VRAIN RANCH SUBDIVISION FILING 5A
 AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
 SUBDIVISION, FILING V FINAL DEVELOPMENT PLAN
 TOWN OF FIRESTONE
 WELD COUNTY
 STATE OF COLORADO
 SHEET 3 OF 7

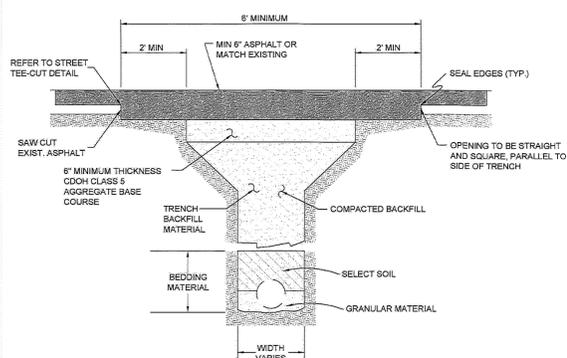
4441409 Pages: 3 of 7
 10/25/2018 02:39 PM \$ Fee=573.00
 Clerk and Recorder, Weld County, CO
 Carly Koppenhaver



STREET TEE-CUT DETAIL
N.T.S.

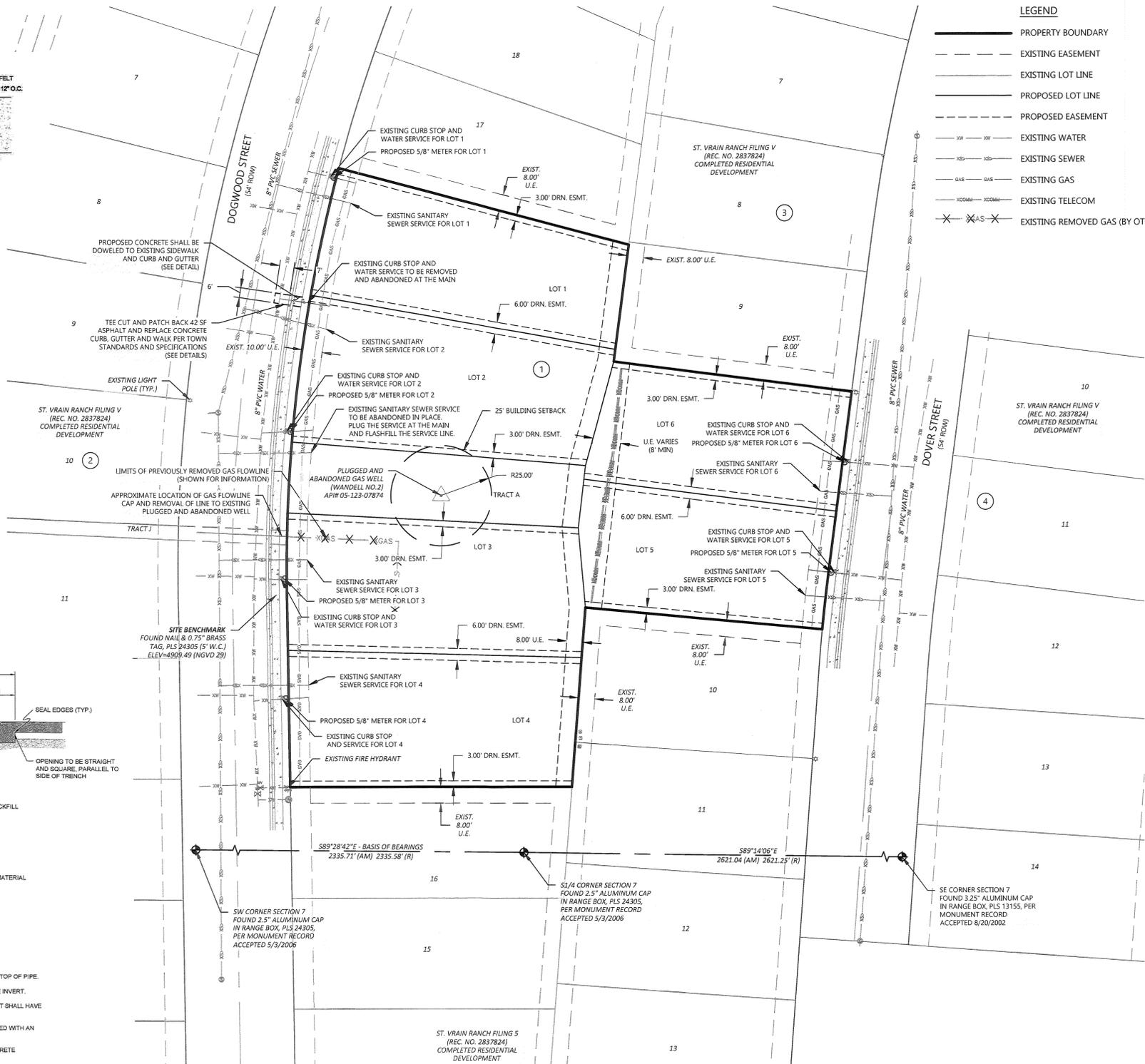


DOWEL JOINT DETAIL
N.T.S.



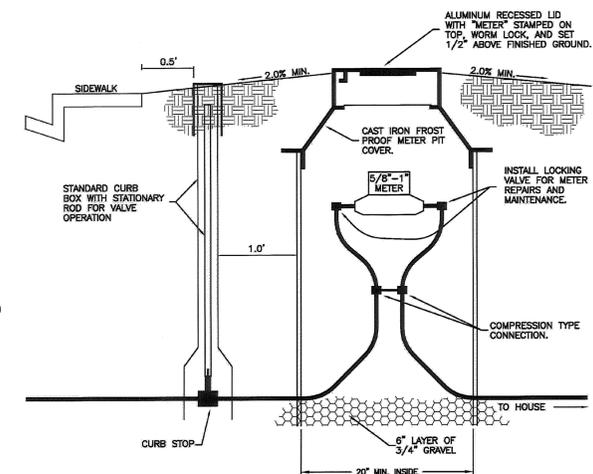
STREET CUT UTILITY TRENCH DETAIL
N.T.S.

- BEDDING MATERIAL SHALL EXTEND A MINIMUM OF 12-INCHES ABOVE TOP OF PIPE.
- GRANULAR MATERIAL SHALL BE A MINIMUM OF 4-INCHES BELOW PIPE INVERT.
- PRIOR TO INSTALLATION OF PATCH, ALL EDGES OF EXISTING ASPHALT SHALL HAVE A TACK COAT APPLIED.
- ALL GAPS BETWEEN NEW AND EXISTING PAVEMENT SHALL BE SEALED WITH AN ASPHALT TACK COAT.
- PAVEMENT SECTION SHALL MATCH EXISTING OR 6\"/>



LEGEND

- PROPERTY BOUNDARY
- - - EXISTING EASEMENT
- - - EXISTING LOT LINE
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT
- EXISTING WATER
- EXISTING SEWER
- EXISTING GAS
- EXISTING TELECOM
- ✕ ✕ ✕ EXISTING REMOVED GAS (BY OTHERS)



5/8\"/>

NOTES:

- METER PIT AND CURB STOP ARE NOT TO BE INSTALLED IN ANY STREET, ALLEY, DRIVEWAY, SIDEWALK, OR PARKING AREA.
- 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\"/>

GENERAL METER NOTES:

- LOCATION OF THE METER TO BE ESTABLISHED BY THE DEVELOPMENT ENGINEER.
- ALL SETTINGS MUST BE INSPECTED BY THE TOWN'S REPRESENTATIVE.
- 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.
- LEADED JOINTS AND GALVANIZED PIPING SHALL NOT BE ALLOWED INSIDE THE METER VAULT S.
- A BYPASS IS TO BE INSTALLED ON 1 1/2\"/>



Scale: 1"=30'

ST. VRAIN RANCH SUBDIVISION FILING 5A	
UTILITY PLAN	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 5A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	5A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	09/11/2018
REVISION DATE:	10/11/2018
REVISION DATE:	
REVISION DATE:	

REVISIONS	
NO.	DATE
1	06/06/2018
2	09/11/2018
3	10/11/2018

UTILITY PLAN	
PROJ. NO.:	17011
DATE:	06/06/2018
DRAWN BY:	TAL
CHECKED BY:	JGD

ST. VRAIN RANCH SUBDIVISION FILING 5A	
FINAL DEVELOPMENT PLAN	
DRAWING NO.	3
	3 OF 7



4441408 Pages: 4 of 7
 10/25/2018 02:33 PM R Fee: \$73.00
 Early Release Plans and Records, Weld County, CO

FINAL DEVELOPMENT PLAN
 ST. VRAIN RANCH SUBDIVISION FILING 5A
 AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
 SUBDIVISION, FILING V FINAL DEVELOPMENT PLAN
 TOWN OF FIRESTONE
 WELD COUNTY
 STATE OF COLORADO
 SHEET 4 OF 7



LEGEND

	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPERTY BOUNDARY
	EXISTING WATER
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING TELECOM
	EXISTING ELECTRIC
	EXISTING REMOVED GAS (BY OTHERS)

- NOTES:**
- PROPOSED GRADING REPRESENTS FINISHED GRADING WITHIN TRACT A. GRADING WITHIN THE LOTS WILL BE DETERMINED WITH INDIVIDUAL PLOT PLANS BY OTHERS.
 - NO GRADING IS PROPOSED WITHIN EXISTING EASEMENTS OR RIGHT-OF-WAY.
 - FINAL FINISH FLOOR ELEVATION SHALL NOT EXCEED MINIMUM FINISH FLOOR ELEVATION SHOWN BY MORE THAN 2 FEET.
 - ALL LOTS ARE TYPE 'A' LOTS, THEREFORE DRAINAGE WILL BE DIRECTED TO THE FRONT (STREET) SIDE OF THE LOTS.



Scale: 1"=30'
 0 30 60
 FEET

ST. VRAIN RANCH SUBDIVISION FILING 5A	
GRADING PLAN	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 5A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	5A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	09/11/2018
REVISION DATE:	10/11/2018
REVISION DATE:	
REVISION DATE:	

REVISIONS

NO.	DATE	DESCRIPTION
1	06/06/2018	TOWN COMMENTS
2	09/11/2018	TOWN COMMENTS
3	10/11/2018	TOWN COMMENTS

GRADING PLAN
 ST. VRAIN RANCH SUBDIVISION FILING 5A
 FINAL DEVELOPMENT PLAN
 FIRESTONE CO

DRAWING NO.
4
 4 OF 7



P:\031711\011 - St Vrain Ranch\CD\Plan\Grading\5A\5A_Grading_Plan.dwg User: FRANK.MCD. Date: 12/12/2018 1:00:00 PM

4441408 Pages: 6 of 7
 19/05/2018 02:38 PM R Fee: \$73.00
 Carly Koppen, Clerk and Recorder, Weld County, CO

FINAL DEVELOPMENT PLAN
 ST. VRAIN RANCH SUBDIVISION FILING 5A
 AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
 SUBDIVISION, FILING V FINAL DEVELOPMENT PLAN
 TOWN OF FIRESTONE
 WELD COUNTY
 STATE OF COLORADO
 SHEET 6 OF 7



BLOCK 1		
LOT #	ADDRESS #	STREET
1	10214	DOGWOOD STREET
2	10204	DOGWOOD STREET
3	10174	DOGWOOD STREET
4	10164	DOGWOOD STREET
5	10187	DOVER STREET
6	10177	DOVER STREET



ST. VRAIN RANCH SUBDIVISION FILING 5A	
ADDRESS PLAN	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 5A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	5A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	09/11/2018
REVISION DATE:	10/11/2018
REVISION DATE:	
REVISION DATE:	

REVISIONS

NO.	DATE	DESCRIPTION
1	06/06/2018	TOWN COMMENTS
2	09/11/2018	TOWN COMMENTS
3	10/11/2018	TOWN COMMENTS

PROJ. NO.:	17011
DATE:	06/06/2018
DRAWN BY:	TAL
CHECKED BY:	JGD

ADDRESS PLAN

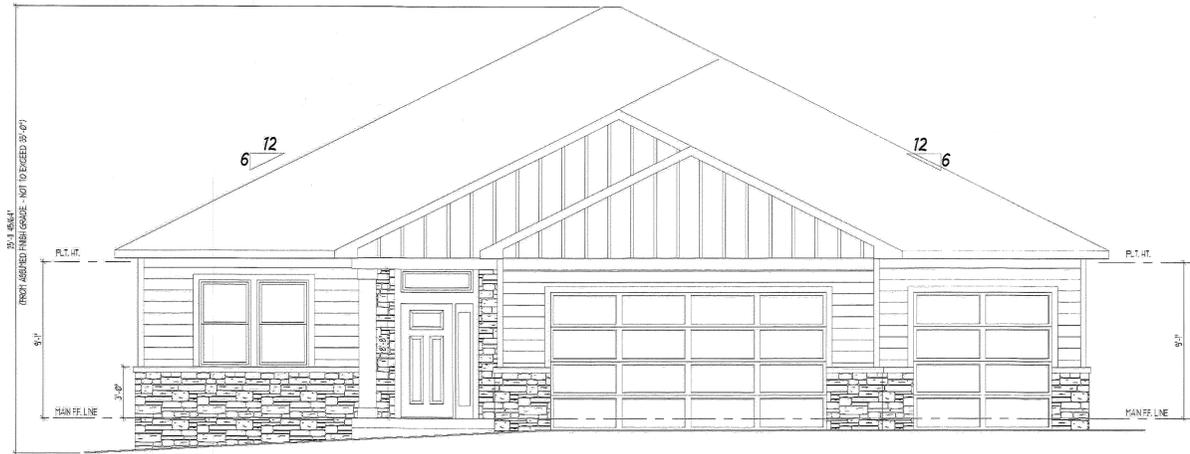
ST. VRAIN RANCH SUBDIVISION FILING 5A
 FINAL DEVELOPMENT PLAN
 FIRESTONE CO

DRAWING NO.	6
	6 OF 7



4441489 Pages: 7 of 7
 10/25/2018 02:39 PM R Fee: \$73.00
 Carly Kosmos, Clerk and Recorder, Weld County, CO

FINAL DEVELOPMENT PLAN
ST. VRAIN RANCH SUBDIVISION FILING 5A
 AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
 SUBDIVISION, FILING V FINAL DEVELOPMENT PLAN
 TOWN OF FIRESTONE
 WELD COUNTY
 STATE OF COLORADO
 SHEET 7 OF 7



ST. VRAIN RANCH SUBDIVISION FILING 5A	
BUILDING ELEVATIONS SHEET	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 5A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	5A
PHASE NUMBER:	N/A
PREPARATION DATE:	02/02/2018
REVISION DATE:	06/06/2018
REVISION DATE:	09/11/2018
REVISION DATE:	10/11/2018
REVISION DATE:	
REVISION DATE:	

REVISIONS		
NO.	DATE	DESCRIPTION
1	06/06/2018	TOWN COMMENTS
2	09/11/2018	TOWN COMMENTS
3	10/11/2018	TOWN COMMENTS

PROOFCIVIL
 consulting engineers
 800 W. 8th Ave | Ste 104 | Denver, CO 180204

SEAL:
 FOR AND ON BEHALF OF PROOF CIVIL CO.

PROJ. NO.:	17011
DATE:	06/06/2018
DRAWN BY:	TAL
CHECKED BY:	JGD

BUILDING ELEVATIONS SHEET
ST. VRAIN RANCH SUBDIVISION FILING 5A
 FINAL DEVELOPMENT PLAN
 FIRESTONE CO

DRAWING NO.
7
 OF 7

P:\2017\17011 - St. Vrain Ranch\CD\Rev\mym\DWG\Filing 5A\Filing 5A Building Elevation.dwg, 10/11/2018, 10:08am, akbar