

4441407 Pages: 1 of 7
 10/25/2018 02:38 PM R Fee: \$73.00
 Clerk and Recorder, Weld County, CO

FINAL DEVELOPMENT PLAN

ST. VRAIN RANCH SUBDIVISION FILING 3A

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

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

LEGAL DESCRIPTION:

TRACT D, ST. VRAIN RANCH SUBDIVISION, FILING III, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 2000 AT RECEPTION 2814788, COUNTY OF WELD, STATE OF COLORADO.

AREA = 41,820 SQUARE FEET OR 0.96 ACRES, MORE OR LESS

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. III TRACT D INTO 3 LOTS AND 1 TRACT. THIS PROPERTY WAS PREVIOUSLY USED FOR OIL AND GAS DRILLING ACTIVITIES. THE ONSITE WELL (WANDELL E UNIT #1) WAS PLUGGED ON 05/12/2008 AND ABANDONED AND APPROVED BY THE COGCC ON 02/01/2013. ST. VRAIN RANCH FILING NO. III, TRACT D WAS ORIGINALLY PLANNED TO BE DEVELOPED INTO 4 LOTS, AS CAN BE SEEN ON THE APPROVED CONSTRUCTION PLANS BY NORTHERN ENGINEERING, DATED 09/18/2000. 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 ENCROACHMENT 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 III 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 3 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. LOT 1 SHALL USE SOLID PVC PRIVACY FENCING AND 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:

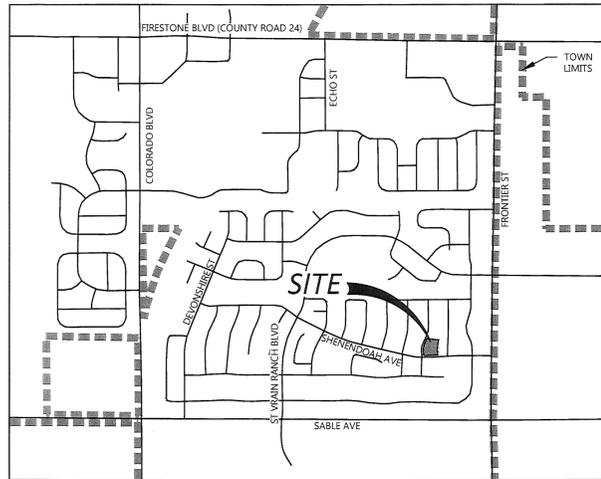
ST. VRAIN RANCH SUBDIVISION FILING 3A, TRACT A WILL BE CONSTRUCTED BY THE DEVELOPER AND OWNED AND MAINTAINED BY THE DEVELOPER, SUCCESSOR AND/OR ASSIGNS.

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 III 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)	3
NUMBER OF TRACTS	1
DEVELOPMENT AREA	41,820 SF
TOTAL AREA OF LOTS	29,390 SF
RESIDENTIAL DENSITY	3.125 DU/AC.
MAXIMUM LOT SIZE	9,985 SF
MINIMUM LOT SIZE	9,636 SF
TOTAL AREA OF TRACTS	12,430 SF

TRACT TABLE							
TRACT	AREA (SF)	AREA (AC.)	OWNERSHIP	MAINTAINED BY	IRRIGATED AREA (AC.)	PAVED / IMPERVIOUS AREA (AC.)	USE
TRACT A	12,430	0.285	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 = 3 LOTS @ 0.60 ACRE- FEET / LOT

DOMESTIC DEMAND = 1.8 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 1.8 ACRE-FEET SHALL BE TRANSFERRED TO THE TOWN PRIOR TO RECORDING THE FINAL DEVELOPMENT PLAN. THIS DEDICATION SHALL BE SATISFIED BY THE DEDICATION OF 3 CBT SHARES.

OWNER / DEVELOPER:
ST. VRAIN LAND HOLDINGS, LLC
14570 CLAY STREET
BROOMFIELD, CO 80023
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@PROOF-CIVIL.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.

Blake Carlson
BLAKE CARLSON AS MANAGER OF ST. VRAIN LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

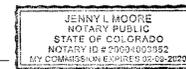
STATE OF COLORADO)
COUNTY OF *Adams*)SS

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

October, 2018, BY *Blake Carlson*

WITNESS MY HAND AND OFFICIAL SEAL

Jenny L Moore
NOTARY PUBLIC



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*

Bobbi Sindler
MAYOR



Leah Vanarsdall
ATTEST: TOWN CLERK

ST. VRAIN RANCH SUBDIVISION FILING 3A	
COVER SHEET	
NAME OF APPLICATION:	ST. VRAIN RANCH SUBDIVISION FILING 3A
TYPE OF SUBMITTAL:	FDP
FILING NUMBER:	3A
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:	



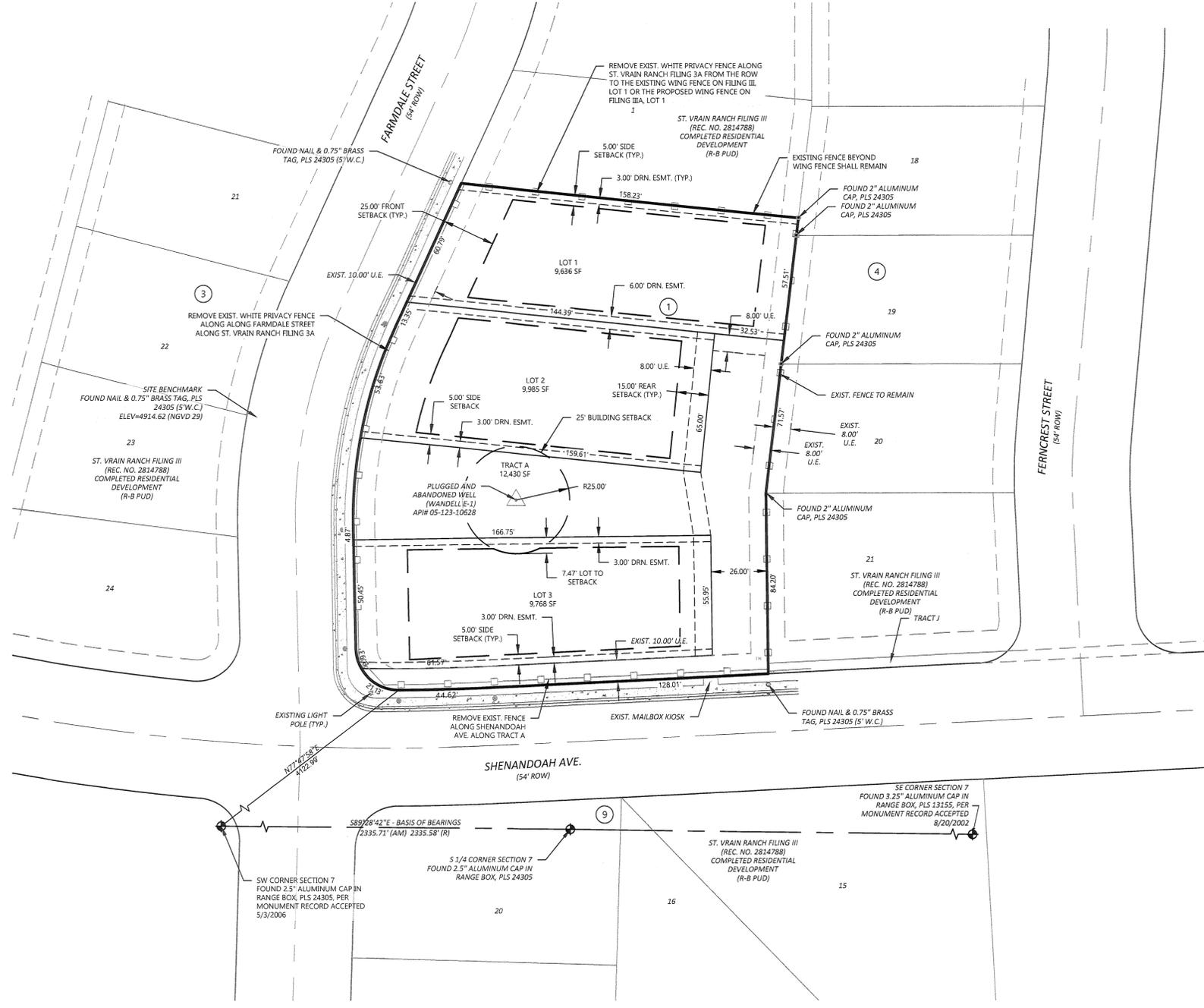
SEAL:
FOR AND ON BEHALF OF PROOF CIVIL CO.

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
COVER SHEET
ST. VRAIN RANCH SUBDIVISION FILING 3A
FINAL DEVELOPMENT PLAN
FIRESTONE
DRAWING NO. 1
1 OF 7
SHEET 1 OF 7

FINAL DEVELOPMENT PLAN
ST. VRAIN RANCH SUBDIVISION FILING 3A
 AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
 SUBDIVISION, FILING III FINAL DEVELOPMENT PLAN
 TOWN OF FIRESTONE
 WELD COUNTY
 STATE OF COLORADO
 SHEET 2 OF 7

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 City & County: Firestone and 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



SEAL:
 FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

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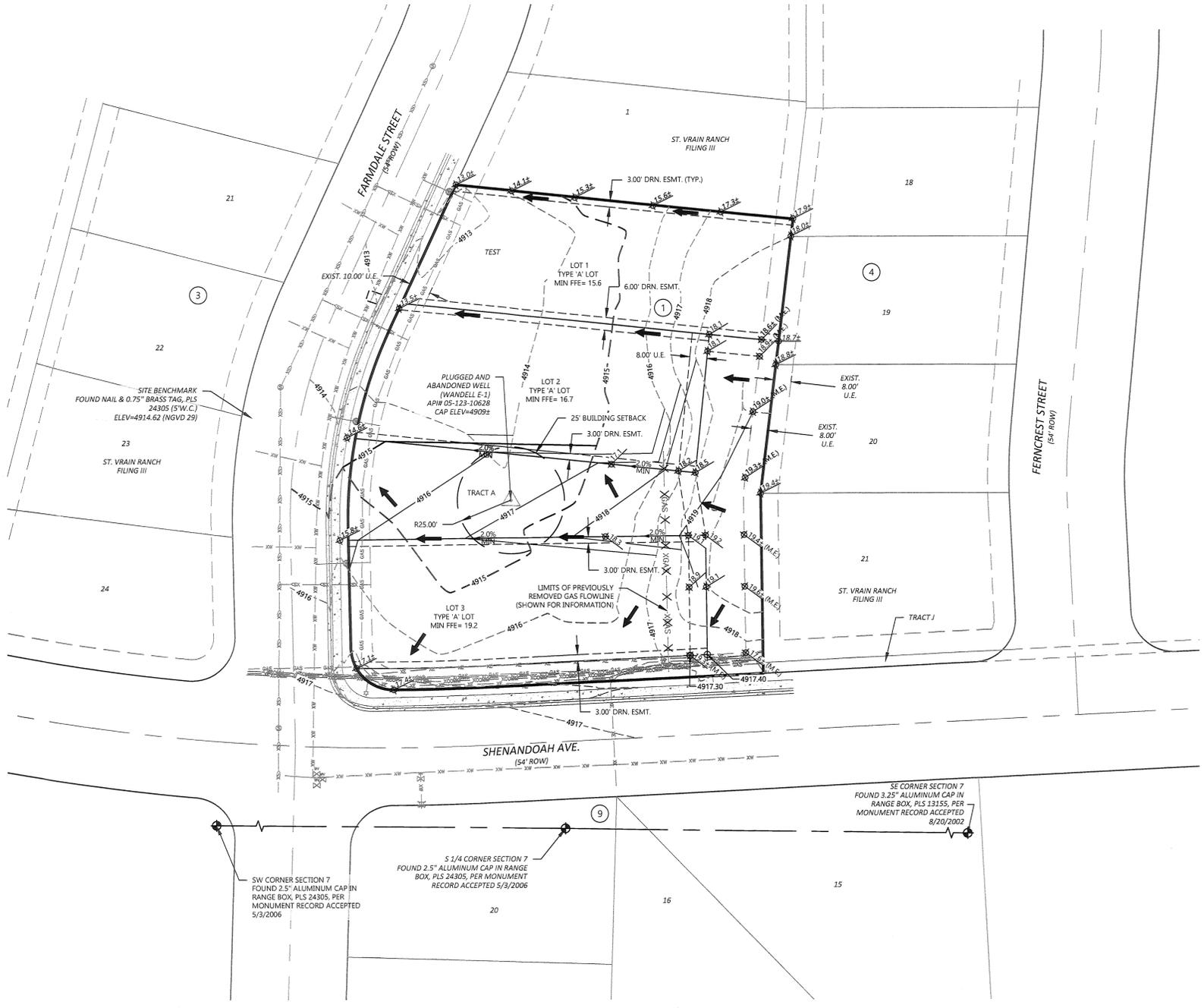
SITE PLAN
 ST. VRAIN RANCH SUBDIVISION FILING 3A
 FINAL DEVELOPMENT PLAN
 CO

ST. VRAIN RANCH SUBDIVISION FILING 3A	
SITE PLAN	
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FINAL DEVELOPMENT PLAN
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 AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
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 TOWN OF FIRESTONE
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 Carly Kimes, Clerk and Recorder, Weld County, CO



- LEGEND**
- - - 1001 - - - EXISTING CONTOURS
 - - - 1000 - - - PROPOSED CONTOURS
 - PROPERTY BOUNDARY
 - X—X—X—X—X— EXISTING WATER
 - S—S—S—S—S— EXISTING SANITARY SEWER
 - O—O—O—O—O— EXISTING OVERHEAD ELECTRIC
 - T—T—T—T—T— EXISTING TELECOM
 - E—E—E—E—E— EXISTING ELECTRIC
 - X · X · X · EXISTING REMOVED GAS (BY OTHERS)

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



SEAL:
 FOR AND ON BEHALF OF PROOF CIVIL, CO.

REVISIONS	
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GRADING PLAN
 ST. VRAIN RANCH SUBDIVISION FILING 3A
 FINAL DEVELOPMENT PLAN
 FIRESTONE CO

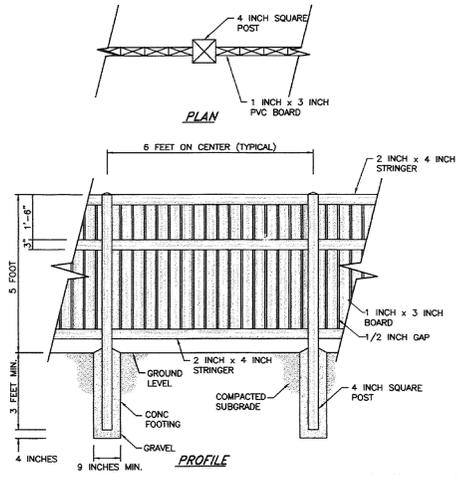


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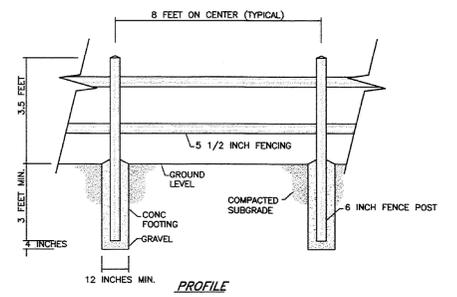
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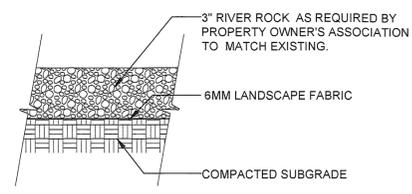
FINAL DEVELOPMENT PLAN
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 AN AMENDMENT OF A PORTION OF THE ST. VRAIN RANCH
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 TOWN OF FIRESTONE
 WELD COUNTY
 STATE OF COLORADO
 SHEET 5 OF 7



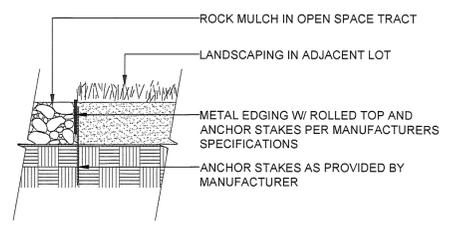
1 5' PVC PRIVACY FENCE DETAIL
 3/8" = 1'-0"



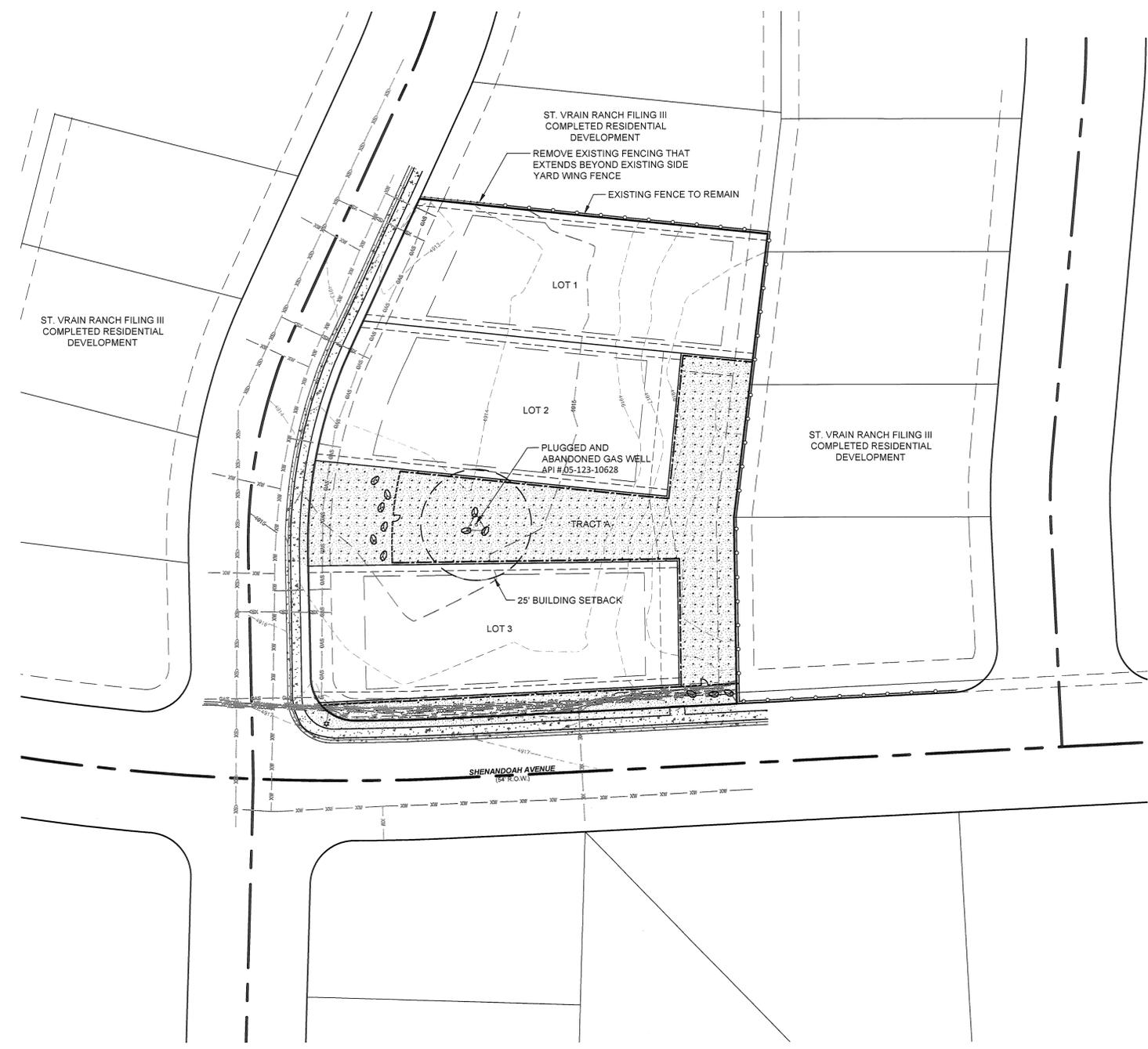
2 3.5' PVC TWO RAIL FENCE DETAIL
 3/8" = 1'-0"



3 ROCK MULCH
 3/4" = 1'-0" P-STVR-01



4 LANDSCAPE EDGING
 3/4" = 1'-0" P-STVR-02



LANDSCAPE PLAN
 SCALE: 1"=30'-0"

LEGEND

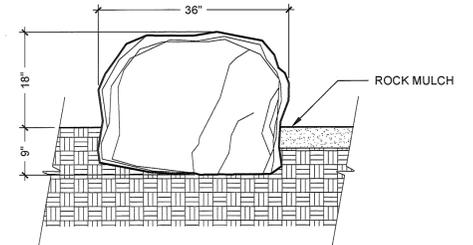
- SYMBOL DESCRIPTION**
- ROCK MULCH - 3" RIVER ROCK
 - EXISTING PRIVACY FENCE (TO REMAIN)
 - EXISTING PRIVACY FENCE (TO BE REMOVED)
 - PROPOSED PRIVACY FENCE
 - PROPOSED TWO RAIL FENCE
 - LANDSCAPE BOULDERS

FENCE NOTES

EXTENT OF TWO RAIL FENCING WILL VARY BASED UPON LOCATION OF SIDE YARD WING FENCE.

LANDSCAPE INTENT

PROVIDE AN IRRIGATION FREE AND LOW MAINTENANCE GROUND COVER THAT, THROUGH MATERIAL SELECTION, WILL INTEGRATE INTO THE EXISTING NEIGHBORHOOD.



- NOTES:**
1. ALL BOULDERS TO BE PAWNEE RIVER GRANITE.
 2. KNOCK OFF OR SMOOTH ALL SHARP EDGES.
 3. BOULDERS TO BE STABILIZED.
 4. BOULDER TO BE TO BE FIELD LOCATED BY OWNER'S REPRESENTATIVE
 5. ENSURE APPROXIMATELY 1/3 OF BOULDER IS BURIED BELOW TOP OF ADJACENT LANDSCAPE. SET BOULDER AS SHOWN IN ELEVATION.
 6. DIMENSIONS OF BOULDER ARE APPROXIMATE AND PROVIDED FOR PRICING. BOULDER TO BE SELECTED BY OWNER'S REPRESENTATIVE.

5 LANDSCAPE BOULDER
 3/4" = 1'-0" P-STVR-03

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LANDSCAPE AND FENCING PLAN	
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REVISION DATE:	

PROJ. NO.: 1723

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

DATE: 06/06/2018
 DRAWN BY:
 CHECKED BY:

LANDSCAPE AND FENCING PLAN
 ST. VRAIN RANCH SUBDIVISION FILING 3A
 FINAL DEVELOPMENT PLAN
 FIRESTONE CO

DRAWING NO. **5**
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 SHEET 6 OF 7



BLOCK 1		
LOT #	ADDRESS #	STREET
1	10214	FARMDALE STREET
2	10200	FARMDALE STREET
3	10180	FARMDALE STREET



Scale: 1"=30'
 0 30 60
 FEET

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ADDRESS PLAN

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 FIRESTONE CO

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ST. VRAIN RANCH SUBDIVISION FILING 3A	
BUILDING ELEVATIONS SHEET	
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ST. VRAIN RANCH SUBDIVISION FILING 3A
 FINAL DEVELOPMENT PLAN
 FIRESTONE CO

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 OF
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PROOF CIVIL
 consulting engineers
 800 W. 8th Ave | Ste. 104 | Denver, CO | 80204

FOR AND ON BEHALF OF PROOF CIVIL CO.