

ADAM FARM

OUTLINE DEVELOPMENT PLAN

BEING A PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE
WELD COUNTY, STATE OF COLORADO
SHEET 1 OF 4

APPROVAL

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, THIS

17th DAY OF December, 2009 BY ORDINANCE NO. 227
Mayor: *Chad* Attest: *Audrey Hegwood*
TOWN CLERK



ACCEPTANCE

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

ADAM FARM PROPERTY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: *George C. Adam Jr.*
MANAGER

THOMAS W. AND SHERYL ANN ADAM

BY: *Thomas W. Adam*

BY: *Sheryl A. Adam*

STATE OF COLORADO)
COUNTY OF Weld)ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF December, 2009 A.D. BY George C. Adam Jr. AS Manager OF ADAM FARM PROPERTY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:
Barbara Brunk
NOTARY PUBLIC

BARBARA BRUNK
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/14/2012

MY COMMISSION EXPIRES: 10/14/2012

STATE OF COLORADO)
COUNTY OF Weld)ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF December, 2009 A.D. BY THOMAS W. ADAM.

WITNESS MY HAND AND OFFICIAL SEAL:
Barbara Brunk
NOTARY PUBLIC

BARBARA BRUNK
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/14/2012

MY COMMISSION EXPIRES: 10/14/2012

STATE OF COLORADO)
COUNTY OF Weld)ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF December, 2010 A.D. BY SHERYL ANN ADAM.

WITNESS MY HAND AND OFFICIAL SEAL:
Barbara Brunk
NOTARY PUBLIC

BARBARA BRUNK
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/14/2012

MY COMMISSION EXPIRES: 10/14/2012

LEGAL DESCRIPTION

A PORTION OF LOTS A AND B, RECORDED EXEMPTION NO. 1313-4-2-RE 1085, ACCORDING TO THE MAP RECORDED MAY 24, 1988 AT RECEPTION NO. 2142263 IN BOOK 1197, BEING LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 4, AS MONUMENTED BY A RECOVERED 3-1/4" ALUMINUM CAP; "LS 22098"; WHENCE THE NORTH QUARTER OF SAID SECTION 4 BY A RECOVERED 3-1/4" ALUMINUM CAP; "LS 22098" IS ASSUMED TO BEAR N 00°26'47" E, A MEASURED DISTANCE OF 2606.04 FEET, WITH ALL BEARINGS RELATIVE TO HEREON;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, S 89°22'52" W A DISTANCE OF 258.61 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 5-12; SAID POINT ALSO BEING 30.00 FEET EAST OF AND PARALLEL TO A LINE THAT IS 17.5 RODS WEST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND BEING PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, N 00°38'47" E, A DISTANCE OF 2576.65 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 26 AS DEDICATED BY BOOK 86 AT PAGE 273; SAID POINT ALSO BEING 30.00 FEET SOUTH OF AND PERPENDICULAR TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4;

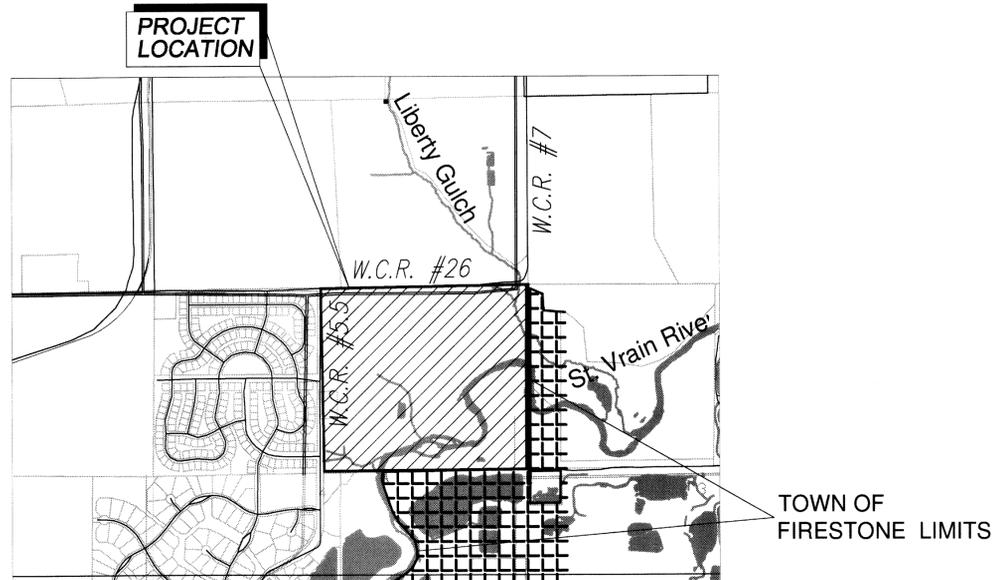
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND BEING PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, N 88°30'56" E, A DISTANCE OF 258.90 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND BEING PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, N 89°31'14" E, A DISTANCE OF 2624.85 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 7, AS DEDICATED BY BOOK 96 AT PAGE 273; SAID POINT ALSO BEING 30.00 FEET PERPENDICULAR TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 7, S 00°25'00" W, A DISTANCE OF 2567.47 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, S 89°20'15" W, A DISTANCE OF 2633.83 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

SAID PARCEL OF LAND CONTAINS 7,427,416 SQ. FT. OR 170,510 AC., MORE OR LESS.



PROJECT TEAM

OWNERS

Adam Farm Property, LLC Thomas W. & Sheryl Ann Adam
11684 CR 5 1/2 11684 CR 5 1/2
Longmont, CO 80504 Longmont, CO 80504
303.447.0450 303.447.0450

APPLICANT

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ENGINEER

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SHEET INDEX

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ADAM FARM

COVER SHEET

NAME OF APPLICATION:	ADAM FARM
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	OCTOBER 6, 2009
REVISION DATE:	NOVEMBER 13, 2009
REVISION DATE:	MAY 19, 2010
REVISION DATE:	NOVEMBER 23, 2010
REVISION DATE:	
REVISION DATE:	



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PROJECT CONCEPT

A. THE ADAM FARM ("ADAM") OUTLINE DEVELOPMENT PLAN ("ODP") IS LOCATED IN THE TOWN OF FIRESTONE ("FIRESTONE") AT THE SOUTHEAST CORNER OF WELD COUNTY ROAD 7 ("WCR 7") AND WELD COUNTY ROAD 26 ("WCR 26"). THE FUNDAMENTAL CONCEPT FOR THIS ODP IS TO ESTABLISH A PREDOMINATELY RESIDENTIAL MIXED-USE COMMUNITY CONSISTING OF VARYING USES AND DENSITIES ALONG WITH THE POTENTIAL FOR COMMERCIAL USES INCORPORATING THE FOLLOWING COMPONENTS:

- A NEIGHBORHOOD ATMOSPHERE THAT WILL PROVIDE SERVICES, AMENITIES, RECREATION AND A SENSE OF PLACE;
- SINGLE FAMILY AND ATTACHED RESIDENTIAL NEIGHBORHOODS THAT WILL COMPLIMENT THE POTENTIAL FOR A MIXED-USE VILLAGE;
- AN INTEGRATED NETWORK OF STREETS, BIKE PATHS AND PEDESTRIAN WAYS THAT WILL ACCOMMODATE THE VARIOUS TRANSPORTATION NEEDS FOR THIS PART OF FIRESTONE;
- FACILITATE REGIONAL TRANSPORTATION IMPROVEMENTS THROUGH FUTURE ROADWAY IMPROVEMENTS TO WELD COUNTY ROAD 5.5 ("WCR 5.5") AND OTHER FIRESTONE STREETS IMPACTED BY THIS DEVELOPMENT AT THE TIME OF DEVELOPMENT;
- AND- OPEN SPACE AND CONSERVATION OPPORTUNITIES ALONG THE ST. VRAIN CREEK FLOODWAY.

B. THERE IS CURRENTLY ONE (1) OIL/GAS WELL ON THE PROPERTY AND SEVEN (7) OIL AND GAS PRODUCTION WELLS (AS SHOWN ON SHEET 3 OF THIS ODP) UNDER CONSTRUCTION AS OF THE DATE OF THIS ODP LOCATED WITHIN PA-2 OF THE ODP PURSUANT TO A SURFACE USE AGREEMENT RECORDED APRIL 6, 2009 AT RECEPTION NO. 3614808.

C. THE ODP IS GENERALLY COMPATIBLE WITH PRESENT AND FUTURE ADJACENT DEVELOPMENTS AND WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON THE SURROUNDING AREA. ADAM IS LOCATED ADJACENT TO PLANNED AND EXISTING URBAN DEVELOPMENT TO THE NORTH AND WEST AND BY OPEN SPACE/RECREATIONAL USES TO THE SOUTH AND EAST. THE PROPERTY IS LOCATED AT THE INTERSECTION OF TWO FUTURE ARTERIAL OR COLLECTOR STREETS. SITE ACCESS AND TRAIL CONNECTIONS ARE PLANNED TO CONNECT TO ADJACENT PROPERTIES. EXISTING OR PLANNED TRANSPORTATION AND UTILITY CONNECTIONS CAN SERVE THIS SITE.

D. THE PLANNED STREET AND TRAILS NETWORK WILL PROVIDE APPROPRIATE INTERNAL STREET CIRCULATION, DESIGNED FOR THE TYPE AND AMOUNT OF TRAFFIC GENERATED AND THE ANTICIPATED MIX OF USES WITHIN THE ODP. APPROPRIATE SETBACKS AND LANDSCAPING WILL PROVIDE BUFFERING FROM WCR 26 AND WCR 5.5. A COMBINATION OF BERMS AND LANDSCAPING WILL BUFFER THE USERS FROM THE ADJACENT ARTERIAL OR COLLECTOR STREETS AND ENHANCE THE OVERALL APPEARANCE AND FUNCTION OF THE DIFFERENT NEIGHBORHOODS.

E. ALL LIGHTING FACILITIES WILL BE DESIGNED TO MINIMIZE LIGHT DRIFT OUTSIDE THE ODP. IN AN EFFORT TO HELP PRESERVE THE NIGHT SKY.

F. TO THE EXTENT REASONABLY PRACTICABLE, THE ADAM FARM PUD WILL STRIVE TO INCORPORATE "GREEN" BUILDING STANDARDS AND DESIGN GUIDELINES FOR ALL RESIDENTIAL AND COMMERCIAL DEVELOPMENT.

G. TO THE EXTENT REASONABLY PRACTICABLE, ADAM FARM THE PUD WILL STRIVE TO INCORPORATE RENEWABLE ENERGY TECHNOLOGIES AND BEST MANAGEMENT PRACTICES IN RECYCLING, WATER CONSERVATION, SOILS PRESERVATION AND SUSTAINABLE DEVELOPMENT PRACTICES.

REGIONAL IMPACTS

ADAM IS LOCATED WITHIN THE FIRESTONE URBAN GROWTH BOUNDARY AS DEPICTED ON THE FIRESTONE MASTER PLAN. THE MASTER PLAN DESIGNATES THE ADAM PROPERTY FOR LOW DENSITY RESIDENTIAL DEVELOPMENT. THE MAXIMUM RESIDENTIAL DWELLING UNITS PERMITTED WOULD BE LESS THAN FOUR DWELLING UNITS PER ACRE AND THIS BE IN THE LOWER RESIDENTIAL DENSITY RANGE. THIS ODP PERMITS A MIX OF RESIDENTIAL, POTENTIAL COMMERCIAL, AND RECREATIONAL USES, INCLUDING MULTI-FAMILY RESIDENTIAL USES. THE COMMERCIAL AND RECREATIONAL USES, INCLUDING MULTI-FAMILY RESIDENTIAL USES, THE COMMERCIAL AND RECREATIONAL USES, INCLUDING MULTI-FAMILY RESIDENTIAL USES, THE COMMERCIAL AND RECREATIONAL USES, INCLUDING MULTI-FAMILY RESIDENTIAL USES, AS SHOWN ON THE LAND USE TABLE, PLANNED COMMERCIAL LAND USES, IF DEVELOPED, ARE LIMITED TO 15 ACRES AS SHOWN AT THE NORTHWEST CORNER OF THE PROPERTY ADJACENT TO WCR 26 AND WCR 5.5 AND WOULD, IF DEVELOPED, PROVIDE A SOURCE OF SALES TAX AND COMMERCIAL VALUED PROPERTY TAX REVENUES TO THE TOWN.

ENVIRONMENTAL INFORMATION

THIS SITE HAS BEEN USED AS A RURAL RESIDENTIAL PROPERTY WITH AGRICULTURAL USES FOR MANY YEARS. THERE ARE NO KNOWN ARCHAEOLOGICAL OR UNDERMINING ISSUES ASSOCIATED WITH THIS PROPERTY. THE ST. VRAIN RIVER RUNS THROUGH THE SOUTHEASTERN PORTION OF THE PROPERTY AND WILL SERVE AS A MAJOR PORTION OF THE OPEN SPACE TO BE PRESERVED, PROTECTED, AND SERVE AS A PEDESTRIAN TRAIL CONNECTION TO LINK FIRESTONE OPEN SPACE ADJACENT TO THE EASTERN AND SOUTHERN BORDERS OF THE PROPERTY. PURSUANT TO THE FIRESTONE DEVELOPMENT REGULATIONS, AN ENVIRONMENTAL ASSESSMENT IS REQUIRED TO BE SUBMITTED FOR BOTH THE PRELIMINARY AND FINAL DEVELOPMENT PLANS.

UTILITIES

IT IS ANTICIPATED THAT A WATER MAIN WILL BE EXTENDED FROM AN EXISTING FIRESTONE WATER MAIN, WHICH IS CURRENTLY LOCATED JUST EAST OF I-25. SANITARY SEWER SERVICE WILL BE EXTENDED TO THE SITE FROM EXISTING SEWER SERVICE THAT IS IN CLOSE PROXIMITY. ADDITIONAL IMPROVEMENTS MAY BE REQUIRED AND WILL BE DETERMINED AT THE TIME OF PRELIMINARY DEVELOPMENT PLAN.

SERVICE REQUIREMENTS

SERVICE PROVIDER

ELECTRICAL: UNITED POWER
 FIRE AND AMBULANCE: FREDERICK FIRESTONE FIRE PROTECTION DISTRICT
 NATURAL GAS: XCEL ENERGY
 POLICE: TOWN OF FIRESTONE
 POTABLE WATER: TOWN OF FIRESTONE
 PUBLIC SCHOOLS: ST. VRAIN VALLEY RE-1J SCHOOL DISTRICT PUBLIC
 SANITARY SEWER: ST. VRAIN SANITATION DISTRICT

GRADING CONCEPT

CONSISTENT WITH THE HISTORIC PATTERN ON THE SITE, THE SITE WILL GENERALLY DRAIN FROM NORTH TO SOUTH. OVERLOT GRADING WILL STRIVE TO BALANCE THE AMOUNT OF CUT AND FILL ON THE SITE.

CIRCULATION SYSTEMS

VEHICULAR ACCESS TO THE ADAM ODP IS PROVIDED BY WCR 26 AND WCR 5.5. ADAM IS ACCESSIBLE FROM THE NORTH, EAST AND WEST WITHOUT TRAVELING THROUGH ADJACENT NEIGHBORHOODS. THE STREETS AND TRAIL SYSTEMS WILL BE DESIGNED IN CONJUNCTION WITH FUTURE PRELIMINARY AND FINAL DEVELOPMENT PLANS.

ADAM FARM OUTLINE DEVELOPMENT PLAN

BEING A PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE
WELD COUNTY, STATE OF COLORADO
SHEET 2 OF 4

PERMITTED LAND USES

THE LAND USES PERMITTED WITHIN THE LAND USE CATEGORIES SHOWN ON THE ADAM DEVELOPMENT ODP MAP SHALL BE AS SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS.

THE ANNEXTION AGREEMENT BETWEEN ADAM AND THE TOWN, PROVIDES FOR CONTINUATION OF ALL EXISTING FARMING, DAIRY FARMING, RANCHING USES AND OTHER SPECIFIED LAND USES FOR ALL UNPLATTED AREAS WITHIN THE ODP.

ADAM ODP AREA PA-1, MIXED-USE

PLANNING AREA 1 (PA-1) IS INTENDED TO INCLUDE A MIXTURE OF LAND USES FOR THE PROJECT AND IS THE MOST FLEXIBLE IN TERMS OF PERMITTED USES. THIS AREA PRESERVES THE ABILITY TO INCLUDE COMMERCIAL USES WITHIN THE PROJECT, BUT IS NOT A REQUIREMENT. COMMERCIAL USES SHALL ONLY BE INCLUDED WITHIN THE PROJECT IF SUCH USES WILL COMPLIMENT THE PROPOSED RESIDENTIAL USES AND IF THE MARKET DICTATES SUCH USES ARE NECESSARY AND DESIRABLE. IT IS ANTICIPATED THAT THE RESIDENTIAL USES WITHIN PA-1 WILL CONSIST OF HIGHER DENSITIES WITH A NATURAL TRANSITION INTO LOWER DENSITIES THROUGHOUT OTHER AREAS OF THE PROJECT IF APPLICABLE. IN PA-1, THE FOLLOWING LAND USE CATEGORIES ARE PERMITTED: NEIGHBORHOOD CENTER (NC), RESIDENTIAL-C (R-C), RESIDENTIAL-B (R-B) AND RESIDENTIAL-A (R-A). IF PA-1 DEVELOPS WITH MORE THAN ONE LAND USE CATEGORY, THE DIFFERENT LAND USE TRANSITIONS AND COMPATIBILITY BETWEEN LAND USES SHALL BE DEMONSTRATED AT THE TIME OF PRELIMINARY DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN.

ADAM ODP AREA PA-2, RESIDENTIAL

IN PA-2 THE FOLLOWING LAND USE CATEGORIES ARE PERMITTED: RESIDENTIAL-C (R-C), RESIDENTIAL-B (R-B) AND RESIDENTIAL-A (R-A). PA-2 IS DESIGNED TO ALLOW FOR MULTI-FAMILY RESIDENTIAL USES IN ACCORDANCE WITH THE APPLICABLE DENSITY STANDARDS SET FORTH IN THIS ODP. NOTHING IN THIS ODP SHALL BE CONSTRUED TO PROHIBIT PA-2 TO BE DEVELOPED FOR ONLY SINGLE-FAMILY USES WITH LOWER DENSITIES IF APPROPRIATE. IN NO CASE SHALL THE RESIDENTIAL LAND USES WITHIN PA-2 EXCEED THE APPLICABLE DENSITY STANDARDS SET FORTH IN THIS ODP. THE OBJECTIVE FOR PA-2 IS TO INTEGRATE APPLICABLE DENSITIES IN A COHESIVE MANNER AS PART OF A WELL PLANNED COMMUNITY. THESE PLANNING AREAS SHALL BE DEVELOPED TO OPTIMIZE AND HARMONIZE WITH THE NATURAL TOPOGRAPHY OF THE PROPERTY. IF PA-2 DEVELOPS WITH MORE THAN ONE LAND USE CATEGORY, THE DIFFERENT LAND USE TRANSITIONS AND COMPATIBILITY BETWEEN LAND USES SHALL BE DEMONSTRATED AT THE TIME OF PRELIMINARY DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN.

LAND USES SUBJECT TO SPECIAL CONDITIONS

THE FOLLOWING USES ARE PERMITTED IN ALL LAND USE CATEGORIES, IF THEY MEET THE SPECIAL CONDITIONS SPECIFIED IN THE FIRESTONE MUNICIPAL CODE AND DEVELOPMENT REGULATIONS AND ANY PERMITTING OR APPROVAL REQUIREMENTS OF THE UNITED STATES, STATE OF COLORADO, WELD COUNTY OR TOWN OF FIRESTONE, AS APPROPRIATE:

- A. BORROW PIT
- B. OIL AND GAS WELLS PRODUCTION FACILITIES.
- C. RESERVOIRS*

*IF RESERVOIR CONSTRUCTION INVOLVES THE COMMERCIAL OPERATION AND EXTRACTION OF MINERAL DEPOSITS, THEN IT SHALL BE SUBJECT TO ALL THE STANDARDS RELATED TO MINING.

PROHIBITED LAND USES

PROHIBITED LAND USES ARE AS SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS FOR THE LAND USE CATEGORIES SHOWN ON THE ODP MAP SHEET.

DENSITY

DENSITY WITHIN ADAM ODP SHALL BE CALCULATED ON A GROSS ACREAGE BASIS WITH A MAXIMUM OF 300 SINGLE-FAMILY DWELLING UNITS, 200 MULTIFAMILY DWELLING UNITS AND 15-ACRES OF MIXED USE AREA ALLOWING FOR AN ADDITIONAL MAXIMUM 150 DWELLING UNITS (SINGLE AND/OR MULTIFAMILY) AND 202,554 SQUARE FEET OF COMMERCIAL SPACE. THE ODP WILL CONTAIN A MINIMUM OF TEN PERCENT (10%) PUBLIC LAND DEDICATION.

R-A LAND USES SHALL COMPLY WITH THE FOLLOWING DENSITY SCHEDULE:

- A. MINIMUM LOT AREA PER DWELLING, SIX THOUSAND SQUARE FEET;
- B. MINIMUM LOT WIDTH PER DWELLING, SIXTY FEET;
- C. MINIMUM FRONT YARD, TWENTY FEET;
- D. MINIMUM SIDE YARD, FIVE FEET;
- E. MINIMUM REAR YARD, TWENTY FEET;
- F. MINIMUM FLOOR AREA PER DWELLING, ONE THOUSAND SQUARE FEET.

R-B AND R-C MULTI-FAMILY LAND USES SHALL COMPLY WITH THE FOLLOWING DENSITY SCHEDULE:

- A. MINIMUM LOT AREA PER TWO-FAMILY DWELLING UNIT SHALL BE THREE THOUSAND SQUARE FEET, LOT AREA FOR MULTI-FAMILY DWELLINGS SHALL BE BASED ON AN APPROVED PDP;
- B. MINIMUM FRONT YARD, TWENTY-FIVE FEET;
- C. MINIMUM SIDE YARD, ONE FOOT FOR EVERY TWO AND ONE-HALF FEET OR FRACTION THEREOF OF BUILDING HEIGHT, EXCEPT NO SIDE YARD SHALL BE LESS THAN FIVE FEET;
- D. MINIMUM REAR YARD, TWENTY FEET;
- E. MINIMUM FLOOR AREA PER TWO-FAMILY AND MULTI-FAMILY DWELLING UNIT, FIVE HUNDRED SQUARE FEET.

ADDITIONAL LAND USE DEVELOPMENT STANDARDS

A. ONLY ONE ACCESSORY BUILDING, NOT INCLUDING A FREESTANDING GARAGE, IS PERMITTED PER LOT AND SHALL BE SET BACK AT LEAST FIVE FEET FROM ANY PROPERTY LINE. ACCESSORY BUILDINGS ARE NOT PERMITTED IN THE FRONT YARDS OR SIDE YARDS THAT FACE A PUBLIC STREET. ACCESSORY BUILDINGS SHALL BE OF A SIMILAR COLOR AS THE PRIMARY BUILDING. MAY NOT EXCEED A HEIGHT OF TWELVE FEET AND SHALL NOT EXCEED ONE HUNDRED SIXTY SQUARE FEET OF FLOOR AREA. CONSTRUCTION MATERIALS SHALL BE SIMILAR TO THE PRIMARY BUILDING, EXCEPT THAT PRE-MANUFACTURED METAL OR PLASTIC ACCESSORY BUILDINGS ARE PERMITTED.

B. THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES SHALL BE AS FOLLOWS:

- 1. ONE SPACE FOR EACH SINGLE FAMILY DWELLING UNIT, IN ADDITION TO GARAGE SPACES; AND, TWO AND ONE-QUARTER SPACES FOR EACH MULTI-FAMILY DWELLING UNIT;
- 2. COMMERCIAL USE IN PA-1, (E.G. CHURCHES, DAY CARE, MUNICIPAL BUILDINGS), ONE SPACE FOR EVERY TWO HUNDRED SQUARE FEET OF FLOOR AREA;
- 3. HANDICAPPED SPACES SHALL BE PROVIDED AS REQUIRED BY APPLICABLE FEDERAL LAW, INCLUDING THE AMERICANS WITH DISABILITIES ACT.

C. FOR ANY NEW SUBDIVISION FILING, ALL SINGLE-FAMILY DWELLINGS DEVELOPED SHALL HAVE TWO CAR GARAGES.

BUILDING HEIGHT

MAXIMUM HEIGHT OF BUILDINGS SHALL BE:

- A. FOUR STORIES OR SIXTY FEET FOR MULTI-FAMILY RESIDENTIAL AND COMMERCIAL LAND USES.
- B. THIRTY FIVE FEET FOR SINGLE-FAMILY RESIDENCES.

DEVELOPMENT SCHEDULE

THE PROJECT IS ANTICIPATED TO BE DEVELOPED IN PHASES OVER A 10 TO 40-YEAR PERIOD.

PARK DEVELOPMENT

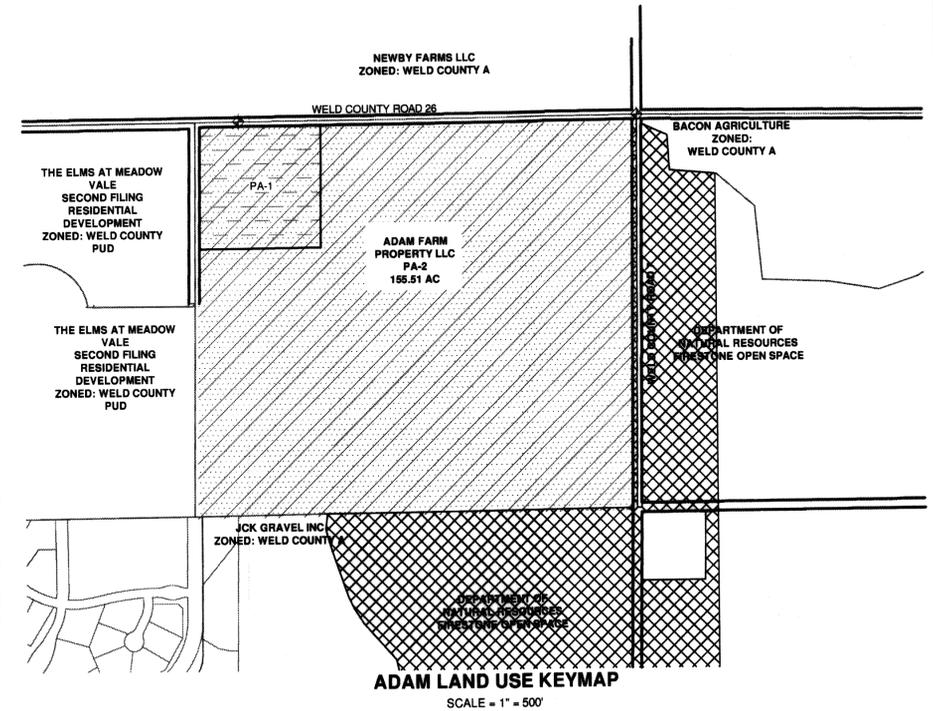
THE SITE WILL BE DESIGNED TO INCLUDE A MINIMUM OF TEN PERCENT (10%) OPEN SPACE ALONG WITH TRAIL CONNECTIONS FOR FUTURE RESIDENTS. OPEN SPACE AND TRAILS WILL BE PROVIDED AS REQUIRED BY THE TOWN IN CONJUNCTION WITH EACH PHASE OF THE DEVELOPMENT. PRIVATE OPEN SPACE AND LANDSCAPE BUFFERS WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS (OR BUSINESS OWNERS) ASSOCIATION OR OTHER ENTITY APPROVED BY THE TOWN. IF A PORTION OF A REGIONAL TRAIL CORRIDOR IS DEVELOPED ON THIS SITE IT MAY BE DEDICATED TO THE TOWN BASED ON EACH PHASE CONSTRUCTED AS MAY BE APPROVED BY THE TOWN. IF A CONSERVATION EASEMENT IS GRANTED OVER A PORTION OF THE PROPERTY, SUCH AREA MAY BE INCLUDED WITHIN THE OPEN SPACE REQUIREMENTS FOR THE PROPERTY IF APPROVED BY THE TOWN.

PRIVATE MAINTENANCE AND ENFORCEMENT

DESIGN GUIDELINES AND COVENANTS WILL BE DEVELOPED FOR ANY FUTURE DEVELOPMENT THAT WILL GOVERN THE USE, MAINTENANCE AND CONTINUED PROTECTION OF ANY PARKS, OPEN SPACE, COMMON AREAS AND JOINT OWNERSHIP AREAS.

ODP NOTES

- PORTIONS OF THE SITE ARE LOCATED WITHIN FLOOD ZONE C (AREAS OUTSIDE THE SPECIAL FLOOD HAZARD AREAS) ACCORDING TO FLOOD INSURANCE MAP N. 0802860805C, DATED SEPTEMBER 28, 1982.
- ALL ACTIVITIES WITHIN THE SITE SHALL MEET APPLICABLE FIRESTONE NOISE STANDARDS FOR THE APPROPRIATE DISTRICT AT THE BOUNDARY OF THE SITE.
- ALL LIGHTING SHALL COMPLY WITH APPLICABLE TOWN OF FIRESTONE STANDARDS IN EFFECT AS OF THE DATE OF THIS ODP.
- LANDSCAPE BUFFERS AND SETBACKS WILL BE PROVIDED AROUND THE PERIMETER OF THE ODP AS MAY BE REQUIRED BY THE TOWN DEVELOPMENT STANDARDS.
- BUILDING HEIGHT IS AS DEFINED IN THE BUILDING CODE ADOPTED BY THE TOWN.
- A MASTER SIGNAGE PLAN FOR THIS ODP AREA WILL BE PROVIDED IN CONJUNCTION WITH THE FIRST PRELIMINARY DEVELOPMENT PLAN.
- THIS ODP IS GENERALLY CONSISTENT WITH THE FIRESTONE MASTER PLAN.
- NO BUILDING ENVELOPE, BUILDING, STRUCTURE, OR IMPROVEMENTS, SHALL BE LOCATED WITHIN 150 FEET OF ANY EXISTING OR FUTURE WELL LOCATION PURSUANT TO A SURFACE USE AGREEMENT RECORDED APRIL 6, 2009 AS RECEPTION NO. 3614808.
- APPROVAL OF THIS OUTLINE DEVELOPMENT PLAN CREATES A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24 C.R.S., FOR A PERIOD OF 20 YEARS FROM THE DATE APPROVED.



LAND USE TABLE							
AREA	LAND USE CATEGORY	GROSS ACRES	% OF TOTAL AREA	MAX DU'S PER ACRE	MAX DU'S	MAXIMUM FLOOR AREA RATIO	MAXIMUM FLOOR AREA (SF)
PA-1	MIXED-USE (NC, R-C, R-B, R-A)	15.00	8.6%	30	150	31%	202,554
PA-2	SINGLE-FAMILY RESIDENTIAL MULTI-FAMILY RESIDENTIAL (R-A, R-B, R-C)	155.51	91.4%	5	300	-----	-----
				30	200	-----	-----
TOTAL		170.51	100%	-----	650	-----	202,554

NOTES TO THE LAND USE TABLE

- LAND USES PERMITTED IN THE OPEN SPACE LAND USE CATEGORY ARE PERMITTED IN ALL OTHER LAND USE CATEGORIES.
- DENSITY STANDARDS ARE AS STATED IN THIS ODP.
- FOR THOSE PLANNING AREAS THAT PROVIDE BOTH RESIDENTIAL AND COMMERCIAL LAND USES (PA-1), RESIDENTIAL USES ARE PERMITTED TO BE MIXED WITH COMMERCIAL LAND USES, PROVIDED THERE ARE CONTROLS SPECIFIED ON THE PRELIMINARY AND FINAL DEVELOPMENT PLANS TO ASSURE A WELL PLANNED AND APPROPRIATELY INTEGRATED RELATIONSHIP BETWEEN THE DIFFERENT TYPE OF LAND USES.
- FOR LAND USE (PA-2), THE FOLLOWING ADDITIONAL USES SHALL BE PERMITTED, PROVIDED THERE ARE CONTROLS SPECIFIED ON THE PRELIMINARY AND FINAL DEVELOPMENT PLANS TO ASSURE A WELL PLANNED AND APPROPRIATELY INTEGRATED RELATIONSHIP BETWEEN THE DIFFERENT TYPE OF LAND USES: DAY-CARE HOME, ESSENTIAL MUNICIPAL, PRIVATE AND PUBLIC UTILITY USES FACILITIES, SERVICES AND STRUCTURES AND SCHOOLS FOR KINDERGARTEN, ELEMENTARY, OR SECONDARY EDUCATION THAT MEET ALL APPLICABLE PRESCRIBED COLORADO STATE STANDARDS.

V
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ADAM FARM	
ODP TEXT	
NAME OF APPLICATION:	ADAM FARM
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	OCTOBER 6, 2009
REVISION DATE:	NOVEMBER 13, 2009
REVISION DATE:	MAY 18, 2010
REVISION DATE:	NOVEMBER 23, 2010
REVISION DATE:	
REVISION DATE:	

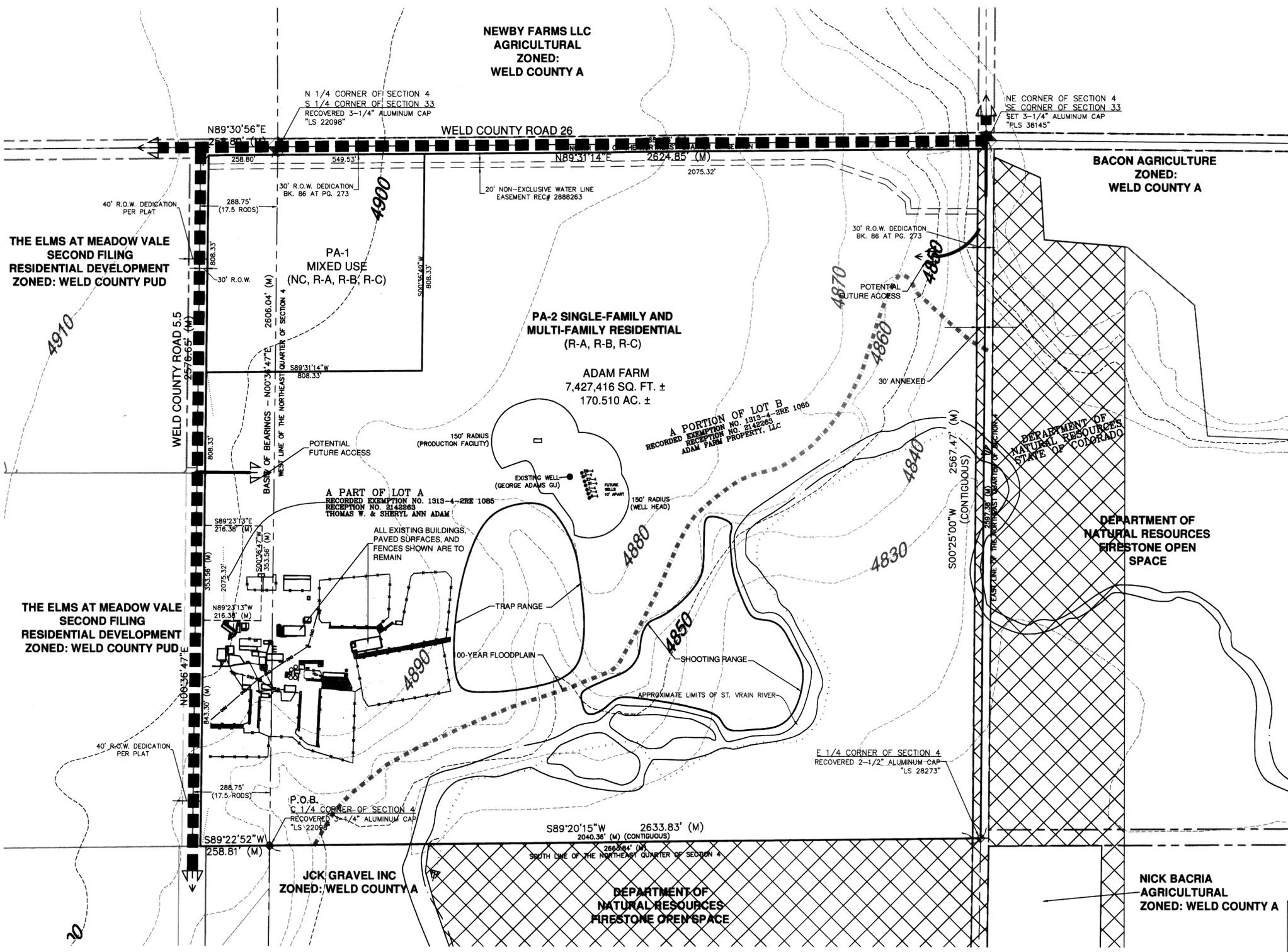
3755773 03/14/2011 11:44A Weld County, CO
 3 of 4 R 41.00 D 0.00 Steve Moreno Clerk & Recorder

ADAM FARM

OUTLINE DEVELOPMENT PLAN

BEING A PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 2 NORTH,
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE
 WELD COUNTY, STATE OF COLORADO
 SHEET 3 OF 4

Project No. 10-000000-0000
 Town of Firestone
 P.O. Box 1000
 Firestone, CO 80504



LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING R.O.W. LINE
- - - FUTURE R.O.W. LINE
- PROPOSED ANNEXATION BOUNDARY
- - - EXISTING EASEMENT
- - - SECTION LINE
- ◆ SECTION CORNER
- EXISTING/FUTURE WELL LOCATION
- ▨ CITY OF LONGMONT
- ▩ CITY OF FIRESTONE
- FUTURE COLLECTOR STREET
- ... FUTURE OFF-STREET TRAIL/SIDEWALK



Scale: 1" = 200
 0 200 400
 FEET

ADAM FARM	
EXISTING CONDITONS	
NAME OF APPLICATION:	ADAM FARM
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	OCTOBER 6, 2009
REVISION DATE:	NOVEMBER 13, 2009
REVISION DATE:	MAY 19, 2010
REVISION DATE:	NOVEMBER 23, 2010
REVISION DATE:	
REVISION DATE:	

V3 Engineers
 Surveyors
 Scientists
 Construction
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 COMPANIES OF COLORADO, LTD.

2399 Blake Street, Suite 130
 Denver, CO 80205
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 303.989.9932 fax
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3755773 03/14/2011 11:44A Weld County, CO
 4 of 4 R 41.00 D 0.00 Steve Moreno Clerk & Recorder

Please Return To:
 Town of Firestone
 P.O. Box 100
 Firestone, CO 80520

ADAM FARM

OUTLINE DEVELOPMENT PLAN

BEING A PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 2 NORTH,
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE
 WELD COUNTY, STATE OF COLORADO
 SHEET 4 OF 4

ADAM ODP AREA PA-1, MIXED-USE ^{N-C} (NA, R-A, R-B, R-C)

LEGAL DESCRIPTION

A PORTION OF LOTS A AND B, RECORDED EXEMPTION NO. 1313-4-2-RE 1085, ACCORDING TO THE MAP RECORDED MAY 24, 1988 AT RECEPTION NO. 2142263 IN BOOK 1197, BEING LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 4, AS MONUMENTED BY A RECOVERED 3-1/4" ALUMINUM CAP, "LS 22098", WHENCE THE NORTH QUARTER OF SAID SECTION 4 BY A RECOVERED 3-1/4" ALUMINUM CAP, "LS 22098" IS ASSUMED TO BEAR N 00°36'47" E, A MEASURED DISTANCE OF 2606.04 FEET, WITH ALL BEARINGS RELATIVE TO HEREON;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, S 89°22'52"W A DISTANCE OF 258.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 5-1/2. SAID POINT ALSO BEING 30.00 FEET EAST OF AND PARALLEL TO A LINE THAT IS 17.5 RODS WEST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND BEING PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, N 00°36'47" E, A DISTANCE OF 1768.32 FEET TO THE **POINT OF BEGINNING** ;

THENCE ALONG CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND BEING PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, N 00°36'47" E, A DISTANCE OF 808.33 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 26 AS DEDICATED BY BOOK 86 AT PAGE 273, SAID POINT ALSO BEING 30.00 FEET SOUTH PERPENDICULAR TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND BEING PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, N 89°30'56" E, A DISTANCE OF 258.80 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND BEING PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, N 89°31'14" E, A DISTANCE OF 549.53 FEET;

THENCE S 00°36'47" W, A DISTANCE OF 808.33 FEET;

THENCE S 89°31'14" W, A DISTANCE OF 808.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 5-1/2 AND THE **POINT OF BEGINNING** ;

SAID PARCEL OF LAND CONTAINS 653,400 SQ. FT. OR 15.00 AC., MORE OR LESS.

ADAM ODP AREA PA-2, RESIDENTIAL (R-A, R-B, R-C)

LEGAL DESCRIPTION

A PORTION OF LOTS A AND B, RECORDED EXEMPTION NO. 1313-4-2-RE 1085, ACCORDING TO THE MAP RECORDED MAY 24, 1988 AT RECEPTION NO. 2142263 IN BOOK 1197, BEING LOCATED IN THE NORTH 1/2 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 4, AS MONUMENTED BY A RECOVERED 3-1/4" ALUMINUM CAP, "LS 22098", WHENCE THE NORTH QUARTER OF SAID SECTION 4 BY A RECOVERED 3-1/4" ALUMINUM CAP, "LS 22098" IS ASSUMED TO BEAR N 00°36'47" E, A MEASURED DISTANCE OF 2606.04 FEET, WITH ALL BEARINGS RELATIVE TO HEREON;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, S 89°22'52"W A DISTANCE OF 258.81 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 5-1/2. SAID POINT ALSO BEING 30.00 FEET EAST OF AND PARALLEL TO A LINE THAT IS 17.5 RODS WEST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND BEING PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, N 00°36'47" E, A DISTANCE OF 1768.32 FEET ;

THENCE N 89°31'14" E, A DISTANCE OF 808.33 FEET;

THENCE N 00°36'47" E, A DISTANCE OF 808.33 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 26 AS DEDICATED BY BOOK 86 AT PAGE 273, SAID POINT ALSO BEING 30.00 FEET SOUTH PERPENDICULAR TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND BEING PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, N 89°31'14" E, A DISTANCE OF 2075.32 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 7, AS DEDICATED BY BOOK 86 AT PAGE 273, SAID POINT ALSO BEING 30.00 FEET PERPENDICULAR TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 7, S 00°25'00" W, A DISTANCE OF 2567.47 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, S 89°20'15" W, A DISTANCE OF 2633.83 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 4 AND THE **POINT OF BEGINNING** ;

SAID PARCEL OF LAND CONTAINS 6,774,016 SQ. FT. OR 155.510 AC., MORE OR LESS.

ADAM FARM	
ZONING LEGALS	
NAME OF APPLICATION:	ADAM FARM
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	OCTOBER 6, 2009
REVISION DATE:	NOVEMBER 13, 2009
REVISION DATE:	MAY 19, 2010
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