

# MEADOW FARM

## OUTLINE DEVELOPMENT PLAN

BEING A PART OF THE NORTHWEST QUARTER 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

### LEGAL DESCRIPTION

A PORTION OF LOT A RECORDED EXEMPTION NO. 1313-04-2-RE 2540, ACCORDING TO THE MAP RECORDED JANUARY 11, 2000 AT RECEPTION NO. 2743689, BEING A PART OF THE NORTHWEST QUARTER 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 NORTHWEST CORNER OF SAID SECTION 4 AS MONUMENTED BY A RECOVERED 3-1/4" ALUMINUM CAP, "LS 37945" AND AT THE NORTH QUARTER CORNER OF SAID SECTION 4 BY A RECOVERED 3-1/4" ALUMINUM CAP, "LS 22098" IS ASSUMED TO BEAR N 89°30'56" E, A MEASURED DISTANCE OF 2634.41 FEET, WITH ALL BEARINGS RELATIVE TO HEREON;

**THENCE** S 01°05'30" W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 30.01 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 AND PERPENDICULAR TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

**THENCE** N 89°30'56" E, ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY LINE AND BEING PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 300.11 FEET;

**THENCE** DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND BEING PARALLEL TO THE WEST LINE OF ON THE NORTHWEST QUARTER OF SAID SECTION 4, S 01°05'30" W, A DISTANCE OF 370.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

**THENCE** ALONG THE SOUTH LINE OF SAID LOT A AND BEING PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, S 89°30'56" W, A DISTANCE OF 300.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT A, SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4;

**THENCE** ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, N 01°05'30" E, A DISTANCE OF 370.14 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 111,040 SQ. FT. OR 2.549 AC., MORE OR LESS.



### PROJECT TEAM

#### OWNERS

RLSJ Properties, LLC  
P.O. Box 54  
Longmont, CO 80502-0054  
Phone: (303) 702-0708

Reginald V. Golden  
P.O. Box 54  
Longmont, CO 80502-0054  
Phone: (303) 702-0708

#### TECHNICAL CONSULTANTS

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Resource Conservation Partners, LLC  
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Email: barbb@dgmlc.com

### SHEET INDEX

- ODP01 COVER SHEET
- ODP02 ODP TEXT
- ODP03 OVERALL DEVELOPMENT PLAN MAP
- ODP04 CIRCULATION PLAN

### APPROVAL

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

11<sup>th</sup> DAY OF March, 2010 BY ORDINANCE NO. 741  
*Curt An* MAYOR *Judy Hegwood* ATTEST: TOWN CLERK

### ACCEPTANCE

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



*Reginald V. Golden*  
RLSJ PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY  
BY: REGINALD V. GOLDEN, MANAGER

STATE OF Colorado )  
COUNTY OF Boulder )

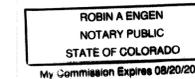
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF Dec., 2010

BY: *Reginald V. Golden, mgr.*

WITNESS MY HAND AND OFFICIAL SEAL

*Robin A. Engen*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/20/12



REGINALD V. GOLDEN  
BY: *Reginald V. Golden*

STATE OF Colorado )  
COUNTY OF Boulder )

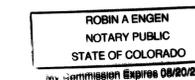
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REGINALD V. GOLDEN  
BY: *Reginald V. Golden*

### MEADOW FARM

### COVER SHEET

NAME OF APPLICATION:	MEADOW FARM
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	
PHASE NUMBER:	
PREPARATION DATE:	SEPTEMBER 28, 2009
REVISION DATE:	NOVEMBER 2, 2009
REVISION DATE:	MAY 19, 2010
REVISION DATE:	NOVEMBER 24, 2010
REVISION DATE:	
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**PROJECT CONCEPT**



A. MEADOW FARM OUTLINE DEVELOPMENT PLAN ("ODP") IS 2.54 ACRES IN SIZE. ZONING WITHIN THE ODP IS PLANNED UNIT DEVELOPMENT WITH THE RESIDENTIAL-B LAND USE CATEGORY (PUD). THE PUD PROVIDES FOR SINGLE FAMILY DETACHED AND ATTACHED RESIDENTIAL DEVELOPMENT AT 2.4 TO 6 DWELLING UNITS PER ACRE. ADDITIONAL DETAIL REGARDING THE CHARACTER AND SPECIFIC USES WILL BE PROVIDED AT THE TIME OF PRELIMINARY DEVELOPMENT PLAN FOR EACH PORTION OF THE SITE.

B. AN EXISTING FARMHOUSE AND SEVERAL OUTBUILDINGS ARE LOCATED ON THE PROPERTY. THE LANDOWNERS INTENDS TO CONTINUE TO USE THE PROPERTY WITH EXISTING LAND USES AS SPECIFIED IN THE ANNEXATION AGREEMENT UNTIL THE PROPERTY IS SUBDIVIDED AT SOME TIME IN THE FUTURE.

C. THE MEADOW FARM PUD IS COMPATIBLE WITH PRESENT AND FUTURE ADJACENT DEVELOPMENT AND WILL NOT HAVE A SIGNIFICANT, ADVERSE EFFECT ON THE SURROUNDING AREA. MEADOW FARM IS SURROUNDED BY PLANNED AND EXISTING URBAN DEVELOPMENT WITHIN THE TOWN OF FIRESTONE AND THE WELD COUNTY MIXED USE DEVELOPMENT (MUD). PROPOSED ADJACENT LAND USES INCLUDE: UNION MIXED USE PLANNED UNIT DEVELOPMENT TO THE WEST, EXISTING SINGLE FAMILY HOMES AND OPEN SPACE WITHIN THE ELMS AT MEADOWVALE TO THE EAST AND SOUTH, PLANNED OIL AND GAS DEVELOPMENT ON THE ADJACENT OPEN SPACE TO THE SOUTH. PROPERTY WITHIN THE WELD COUNTY MUD DESIGNATED AS RESIDENTIAL ON THE WELD COUNTY MUD STRUCTURAL LAND USE PLAN TO THE NORTH AND CITY OF LONGMONT OPEN SPACE TO THE NORTHWEST. THE PROPERTY IS LOCATED AT THE INTERSECTION OF TWO PLANNED ARTERIAL STREETS. EXISTING AND PLANNED TRANSPORTATION AND UTILITY EXTENSIONS CAN SERVE THE SITE.

D. SPECIFIC DETAILS REGARDING THE PLANNED STREET AND TRAILS NETWORK WILL BE DETERMINED AT THE TIME OF PRELIMINARY DEVELOPMENT PLAN. APPROPRIATE SETBACKS AND LANDSCAPING WILL PROVIDE BUFFERING FROM WELD COUNTY ROAD (WCR) 3 1/2 AND WCR 26. A COMBINATION OF BERMS AND LANDSCAPING WILL BUFFER THE USERS FROM THE ADJACENT ARTERIAL STREETS AND ENHANCE THE OVERALL APPEARANCE AND FUNCTION OF THE NEIGHBORHOOD.

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

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

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

**REGIONAL IMPACTS**

THIS SITE IS WITHIN THE FIRESTONE URBAN GROWTH BOUNDARY AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WCR 5 AND PLANNED WCR 3/12 AND WCR 26 (TWO ARTERIAL STREETS). THIS SITE CAN BE INTEGRATED INTO THE URBAN FABRIC OF THIS AREA. THE PERMITTED RESIDENTIAL LAND USES WILL PROVIDE OPPORTUNITIES FOR HOUSING FOR THE TOWN OF FIRESTONE.

**ENVIRONMENTAL INFORMATION**

THERE ARE NO SIGNIFICANT NATURAL OR ENVIRONMENTAL FEATURES ON THIS SITE. A PORTION OF AN OLIGARCHY DITCH IRRIGATION LATERAL RUNS PARALLEL TO THE WEST PROPERTY LINE AND ONLY CARRIES WATER DURING THE IRRIGATION SEASON. THIS SITE IS THE LOCATION OF ONE OF THE ORIGINAL FARMHOUSES AND OUTBUILDINGS AND HAS BEEN USED AS A RURAL RESIDENTIAL PROPERTY WITH LIMITED AGRICULTURAL USES FOR MANY YEARS. THERE ARE NO KNOWN ARCHAEOLOGICAL OR UNDERMINING ISSUES ASSOCIATED WITH THIS PROPERTY.

**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 REIJ SCHOOL DISTRICT PUBLIC
SANITARY SEWER:	ST. VRAIN SANITATION DISTRICT

A PETITION FOR INCLUSION OF THE PROPERTY INTO THE FREDERICK FIRESTONE FIRE PROTECTION DISTRICT WILL BE FILED WITH THE DISTRICT. POLICE PROTECTION WILL BE PROVIDED BY THE TOWN OF FIRESTONE. STUDENTS WITHIN THE MEADOW FARM PUD WILL ATTEND SAINT VRAIN VALLEY REIJ SCHOOLS. RECREATION AMENITIES WILL BE PROVIDED BY THE CARBON VALLEY RECREATION DISTRICT.

**GRADING CONCEPT**

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

**CIRCULATION SYSTEMS**

THE STREET AND TRAILS NETWORK WITHIN MEADOW FARM WILL PROVIDE FOR PEDESTRIAN AND BICYCLE TRAFFIC, DESIGNED TO CONSIDER SAFETY, SEPARATION, CONVENIENCE, ACCESS, DESTINATION AND ATTRACTIVENESS. AN INTERNAL PEDESTRIAN CIRCULATION SYSTEM WILL CONNECT TO THE PLANNED REGIONAL TRAIL CORRIDOR ON ADJACENT PROPERTIES AND ARTERIAL STREET SIDEWALKS AND BIKE LANES WILL BE PROVIDED ON WCR 3 1/2 AND WCR 26. THESE TRAILS WILL LINK TO REGIONAL RECREATION FACILITIES AT SANDSTONE RANCH UNION RESERVOIR AND THE ST. VRAIN GREENWAY. THE PLANNED ST. VRAIN GREENWAY WILL ALSO CONNECT TO ST. VRAIN STATE PARK AND THE LEGACY TRAIL SYSTEM AND PROVIDE LINKS TO FIRESTONE'S TRAILS AND PARKS NETWORK. APPROXIMATE ACCESS TO THE SITE WILL BE DETERMINED AT THE TIME OF PRELIMINARY DEVELOPMENT PLAN.

**MEADOW FARM  
OUTLINE DEVELOPMENT PLAN**

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WELD COUNTY, STATE OF COLORADO  
SHEET 2 OF 4

**LAND USE AND ZONING**

THE MEADOW FARM PUD RESIDENTIAL-B WILL PROVIDE FOR RESIDENTIAL LAND USES. THE LOCATION OF THIS SITE IN PROXIMITY TO PLANNED USES ON ADJACENT PROPERTIES WILL ENCOURAGE A MORE EFFICIENT USE OF LAND AND PUBLIC SERVICES.

**PERMITTED USES WITHIN MEADOW FARM PUD**

THE STANDARDS IN THIS SECTION CONTROL LAND USES WITHIN THE PUD. THE FOLLOWING LAND USES ARE PERMITTED TO BE LOCATED IN MEADOW FARM PUD.

- PUD RESIDENTIAL
- A. RESIDENTIAL - B (R-B)

**RESIDENTIAL PLANNED UNIT DEVELOPMENT ZONE  
- ALLOWED USES**

SPECIFIC DETAILS FOR THE RESIDENTIAL USES WILL BE SHOWN ON THE PRELIMINARY AND FINAL DEVELOPMENT PLANS. OVERALL DENSITY WITHIN THE MEADOW FARM PUD IS BASED ON A GROSS DENSITY OF 2.4 TO 6 DWELLING UNITS PER ACRE. SPECIFICS REGARDING OPEN SPACE, TRAILS, AND ARCHITECTURAL CHARACTER WILL BE PROVIDED AT THE TIME OF PRELIMINARY DEVELOPMENT PLAN. THE INTENTION IS TO DEVELOP A SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD THAT MAY INCLUDE ATTACHED AND DETACHED SINGLE FAMILY HOMES. THE LAND USES PERMITTED IN THE MEADOW FARM PUD ARE AS SPECIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS FOR THE RESIDENTIAL-B LAND USE CATEGORY.

**BUILDING HEIGHT**

MAXIMUM BUILDING HEIGHTS WITHIN THE RESIDENTIAL PORTION OF THE PUD WILL BE 35 FEET.

**LAND USE TABLE**

LAND USE CATEGORY	GROSS ACRES	% OF TOTAL AREA	POTENTIAL DU'S PER ACRE	POTENTIAL DU'S
PUD			2.4-6	6 to 15
RESIDENTIAL B	2.549	100%	DU/Acre	total units
TOTAL	2.549	100%		

**DEVELOPMENT SCHEDULE**

IT IS ANTICIPATED THAT THE SITE WILL DEVELOP IN PHASES OVER A 7 TO 10 YEAR PERIOD.

**PARK DEVELOPMENT**

THE SITE WILL BE DESIGNED TO INCLUDE FUNCTIONAL OPEN SPACE AND TRAIL CONNECTIONS FOR FUTURE RESIDENTS. OPEN SPACE AND TRAILS WILL BE PROVIDED AS REQUIRED BY THE TOWN OF FIRESTONE IN CONJUNCTION WITH EACH PHASE OF THE DEVELOPMENT. PRIVATE OPEN SPACE AND LANDSCAPE BUFFERS WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

**PRIVATE MAINTENANCE AND ENFORCEMENT**

DESIGN GUIDELINES AND COVENANTS WILL BE DEVELOPED FOR THE MEADOW FARM PUD THAT WILL GOVERN THE USE, MAINTENANCE AND CONTINUED PROTECTION OF THE PUD AND ANY OF ITS PARKS, OPEN SPACE, COMMON AREA OR JOINT OWNERSHIP AREAS.

MEADOW FARM	
ODP TEXT	
NAME OF APPLICATION:	MEADOW FARM
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN
FILING NUMBER:	
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PREPARATION DATE:	SEPTEMBER 28, 2009
REVISION DATE:	NOVEMBER 2, 2009
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**PA-1 LEGAL DESCRIPTION (PUD R-B)**



A PORTION OF LOT A RECORDED EXEMPTION NO. 1313-04-2-RE 2540, ACCORDING TO THE MAP RECORDED JANUARY 11, 2000 AT RECEPTION NO. 2743689, BEING A PART OF THE NORTHWEST QUARTER 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 NORTHWEST CORNER OF SAID SECTION 4 AS MONUMENTED BY A RECOVERED 3-1/4" ALUMINUM CAP, "LS 37945" AND AT THE NORTH QUARTER CORNER OF SAID SECTION 4 BY A RECOVERED 3-1/4" ALUMINUM CAP, "LS 22098" IS ASSUMED TO BEAR N 89°30'56" E, A MEASURED DISTANCE OF 2634.41 FEET, WITH ALL BEARINGS RELATIVE TO HEREON;

**THENCE** S 01°05'30" W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 30.01 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 AND PERPENDICULAR TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 AND THE **POINT OF BEGINNING**;

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**THENCE** DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND BEING PARALLEL TO THE WEST LINE OF ON THE NORTHWEST QUARTER OF SAID SECTION 4, S 01°05'30" W, A DISTANCE OF 370.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

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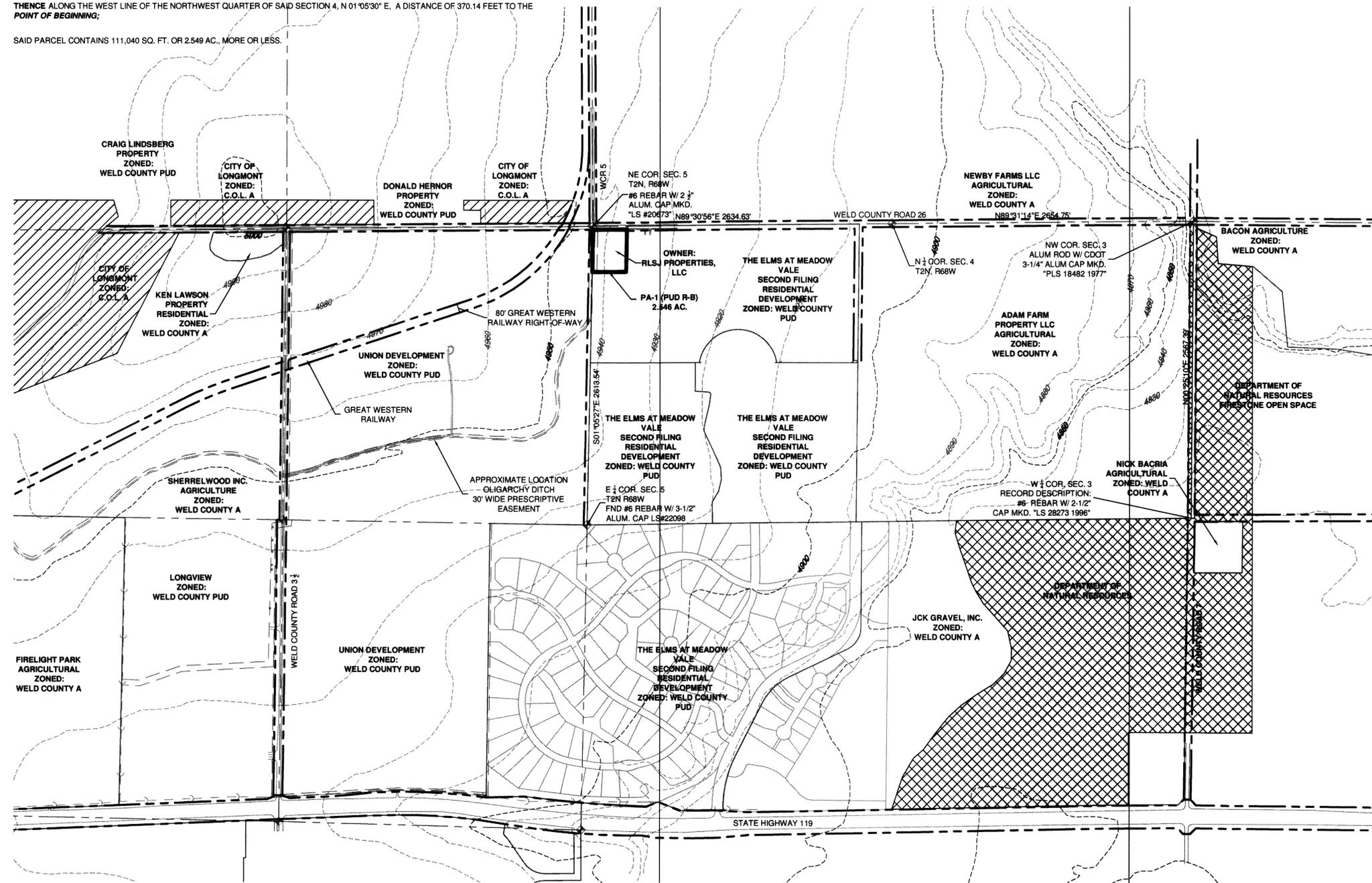
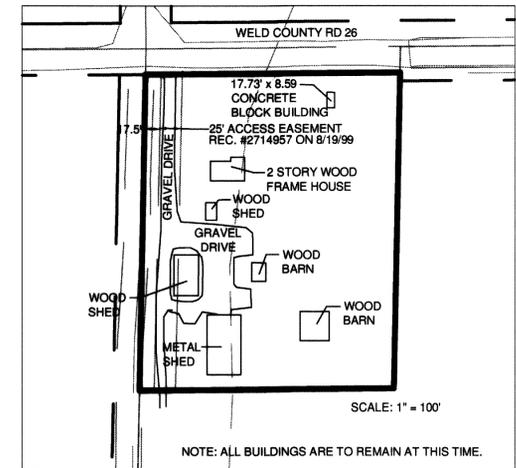
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**MEADOW FARM  
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SHEET 3 OF 4

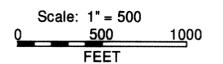
PERMITTED USES WITHIN MEADOW FARM ODP					
AREA	LAND USE CATEGORY	GROSS ACRES	% OF TOTAL AREA	POTENTIAL DU'S PER ACRE	POTENTIAL DU'S
PA-1	MULTI-FAMILY RESIDENTIAL (PUD R-B)	2.549	100%	3-6	7-15

**LOT DETAIL**



**LEGEND**

- EXISTING PROPERTY LINE
- - - EXISTING R.O.W. LINE
- PROPOSED ANNEXATION BOUNDARY
- - - EXISTING EASEMENT
- - - SECTION LINE
- ✦ SECTION CORNER
- [Hatched Box] CITY OF LONGMONT
- [Cross-hatched Box] CITY OF FIRESTONE



**MEADOW FARM**

**ODP MAP**

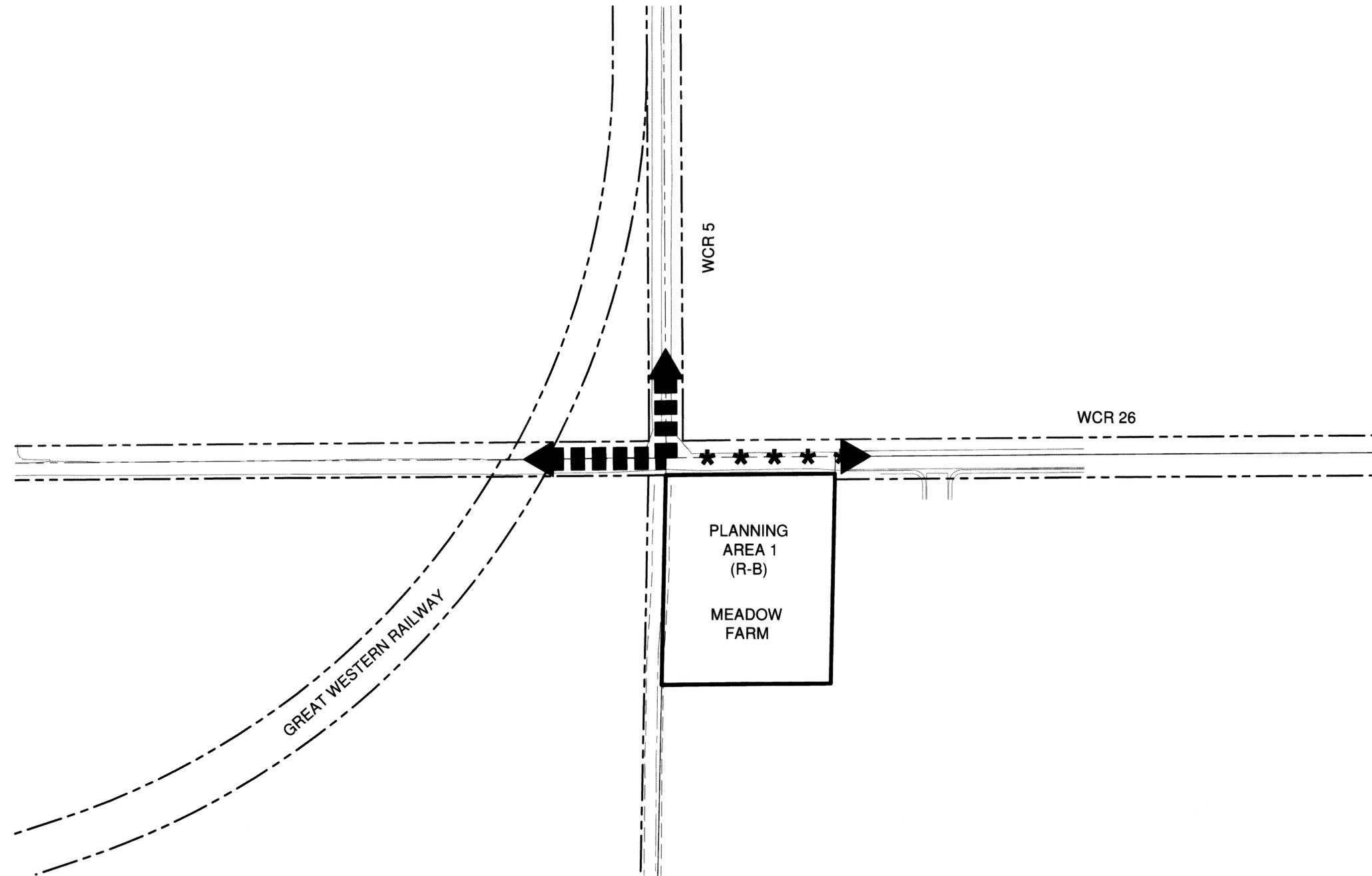
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3755785 03/14/2011 11:44A Weld County, CO  
 4 of 4 R 41.00 D 0.00 Steve Moreno Clerk & Recorder

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BEING A PART OF THE NORTHWEST QUARTER 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



### LEGEND

- EXISTING PROPERTY LINE
- - - - - EXISTING R.O.W. LINE
- PROPOSED ANNEXATION BOUNDARY
- █████████ EXISTING ARTERIAL STREET
- \* \* \* PROPOSED COLLECTOR STREET



Scale: 1" = 100  
 0 100 200  
 FEET

<b>MEADOW FARM</b>	
<b>CIRCULATION PLAN</b>	
NAME OF APPLICATION:	MEADOW FARM
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**V**  
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