BOARD OF TRUSTEES

REGULAR MEETING AGENDA

August 8, 2018
7:00 PM
151 Grant Avenue
Firestone, CO 80520

1. **Call to Order & Roll Call**

2. **Pledge of Allegiance**

3. **Approval of Agenda**

4. **Public Comment** *(maximum time permitted for all Public Comment is 30 minutes)

5. **Consent Agenda**

   5.a. Approval of July 25, 2018 BOT Regular Meeting Minutes

   5.b. Approval of Accounts Payable for August 8, 2018

   5.c. Approval of the June 30, 2018 Financial Statements

   5.d. Approval of IGA with St Vrain Valley School District for a joint School Resource Officer Program

   5.e. McClure Avenue Widening Project Authorization to Make Payment to the Town of Frederick

6. **Presentation**

   6.a. E-Cigarette Use and Concerns in the Community - Weld County Health Dept - Corrie Groesbeck and Shaley Maher

7. **Public Hearing**

   7.a. **Resolution 18-27**: A RESOLUTION APPROVING FINAL PLATS AND FINAL DEVELOPMENT PLANS FOR NEIGHBORS POINT FILING NOS. 3 AND 4

* Individuals that desire to address the Board of Trustees are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to two minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes.

If you need special assistance in order to participate in a Board of Trustees meeting, please contact the Town Manager's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

7.b. **Resolution 18-28**: A RESOLUTION APPROVING A FINAL PLAT FOR BAREFOOT LAKES FILING NO. 1, SECOND REPLAT AND A FINAL DEVELOPMENT PLAN FOR BAREFOOT LAKES FILING NO. 1 FDP AMENDMENT NO. 3

Resolution 18-29: A RESOLUTION APPROVING A FINAL PLAT FOR A BAREFOOT LAKES FILING NO. 2 1ST REPLAT AND A FINAL DEVELOPMENT PLAN FOR BAREFOOT LAKES FILING NO. 2 FDP AMENDMENT NO. 1

8. Discussion/Action

8.a. Request For Proposals (RFP) to Provide Town Manager Recruitment Services to the Town of Firestone

8.b. Design Contract for Ramland Waterline Replacement

8.c. **Ordinance 941**: AN ORDINANCE APPROVING A LEASE-PURCHASE AGREEMENT FOR A NEW STREET SWEEPER

8.d. Planning Commission Appointment

8.e. Parks, Trails Advisory Board Appointment

9. Public Comment *(maximum time permitted for all Public Comment is 30 minutes)

10. Reports

11. Adjournment

* Individuals that desire to address the Board of Trustees are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to two minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes.

If you need special assistance in order to participate in a Board of Trustees meeting, please contact the Town Manager's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

TOWN OF FIRESTONE, COLORADO
Board of Trustees Regular Meeting
July 25, 2018

1. CALL TO ORDER & ROLL CALL

The Board of Trustees of the Town of Firestone met for a Regular Meeting on July 25, 2018, at the Town Hall, 151 Grant Avenue, Firestone, Colorado. Mayor Sindelar called the meeting to order at 7:02 p.m.

The following were present upon the call of the roll:

Mayor: Bobbi Sindelar
Mayor Pro-tem: Drew Peterson
Trustees: Don Conyac
George Heath
Samantha Meiring
Frank A. Jimenez
Doug Sharp

Staff: **Present**: Sam Light, Town Attorney; Dave Lindsay; Engineer; Marjorie Wickham, Deputy Director of Finance; Leah Vanarsdall, Town Clerk; Tracy Case, Senior Planner; Julie Pasillas, Director of Community Resources; David Montgomery, Police Chief; Jennifer Weinberger, Asst Town Manager & A. J. Krieger, Interim Town Manager

2. PLEDGE OF ALLEGIANCE

Mayor Sindelar led the Pledge of Allegiance.

3. APPROVAL OF AGENDA

Motion by Trustee Jimenez, **second** by Trustee Heath, to remove item 5h under Consent Agenda to a date to be determined for further discussion. **Roll Call Vote**: Trustee Heath – yes, Trustee Sharp – yes, Trustee Conyac – yes, Trustee Meiring – yes, Trustee Jimenez – yes, Mayor Pro-tem Peterson – yes. All in Favor, **Motion carried**.

Motion by Mayor Pro-tem Peterson, **second** by Trustee Conyac to approve the Agenda as amended. **Roll Call Vote**: Trustee Sharp – yes, Trustee Conyac – yes, Trustee Meiring – yes, Mayor pro-tem Peterson – yes, Trustee Heath – yes. All in Favor, **Motion carried.**

4. PUBLIC COMMENT

Becky Duckwirth – 6715 Tenderfoot Ave, Firestone, CO

5. CONSENT AGENDA

Motion by Trustee Conyac, **second** by Trustee Sharp, to approve the Consent Agenda with the above Agenda amended change. **Roll Call Vote**: Trustee Sharp – yes, Trustee Conyac - yes, Trustee Meiring – yes, Trustee Jimenez – yes, Mayor Pro-tem Peterson – yes, Trustee Heath – yes. All in Favor, **Motion carried**.

6. PRESENTATION

a. Call Before You Dig *811-SB18-167) Bill Signing Ceremony – Rep. Saine

b. Presentation of Design a Flag Contest Winner – Maggie Harnig

UNAPPROVED

7. **PUBLIC HEARING** Open:7:28 pm Closed: 7:48 pm

Drew Warot - King Soopers Division Manager, Carl Schmidtlein – Galoway & Co

a. Proposed Final Plat for high Plains Marketplace, Replat No. 1 and Final Development Plan for King Soopers Fueling Facility Expansion.

Motion by Mayor Pro-tem Peterson, **second** by Trustee Sharp to approve to include in the hearing record all materials included in Board packet, public comments received regarding the presentation and power point presentation presented this evening, all written comments for the application including emails or other correspondence that has been received from the public or has been referred, proofs of publication, notices and mailing of notices, additionally applicable criteria, which include the Town of Firestone's MasterPlan, zoning and sub-division development regulations and the Town of Firestone's Development Regulations. **Voice Vote**, All in Favor, **Motion carried**.

Resolution 18-26: A RESOLUTION APPROVING A FINAL PLAT FOR HIGHPLAINS MARKETPLACE, REPLAT NO. 1 AND A FINAL DEVELOPMENT PLAN FOR KING SOOPERS FUELING FACILITY EXPANSION. **Motion** by Trustee Meiring, **second** by Trustee Sharp to Adopt **Resolution 18-26**: A RESOLUTION APPROVING A FINAL PLAT FOR HIGHPLAINS MARKETPLACE, REPLAT NO. 1 AND A FINAL DEVELOPMENT PLAN FOR KING SOOPERS FUELING FACILITY EXPANSION. **Roll Call Vote**: Trustee Conyac - yes, Trustee Meiring – yes, Trustee Jimenez – yes, Mayor Pro-tem Peterson – yes, Trustee Heath – yes, Trustee Sharp – yes. All in Favor, **Motion carried**.

8. **DISCUSSTION/ACTION ITEMS**

a. Pine Cone Ave – Traffic Study and Update – Dave Lindsay

b. **Ordinance 939**: AN ORDINANCE APPROVING A LEASE AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND ADAMS BANK & TRUST FOR THELEASE OF OFFICE SPACE LOCATED AT 8308 COLORADO BOULEVARD. **Motion** by Mayor Pro-tem Peterson, **second** by Trustee Conyac, to Adopt **Ordinance 939**: AN ORDINANCE APPROVING A LEASE AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND ADAMS BANK & TRUST FOR THELEASE OF OFFICE SPACE LOCATED AT 8308 COLORADO BOULEVARD. **Roll Call Vote**: Trustee Jimenez – yes, Mayor Pro-tem Peterson – yes, Trustee Heath – yes, Trustee Sharp – yes, Trustee Conyac – yes, Trustee Meiring – yes. All in Favor, **Motion carried.**

c. **Ordinance 940**: AN ORDINANCE AMENDING SECTION 2.56.020 OF THE FIRESTONE MUNICIPAL CODE REGARDING ALTERNATE MEMBERS OF THE FIRESTONE PLANNING AND ZOINING COMMISSION. **Motion** by Trustee Jimenez, **second** by Trustee Conyac to amend the number of Alternate seats to state 'up to five' in lieu of three. All in Favor, **Motion carried**.

Motion by Trustee Jimenez, **second** by Trustee Conyac, to Adopt as amended above from three to five alternate members **Ordinance 940**: AN ORDINANCE AMENDING SECTION 2.56.020 OF THE FIRESTONE MUNICIPAL CODE REGARDING

UNAPPROVED

ALTERNATE MEMBERS OF THE FIRESTONE PLANNING AND ZOINING COMMISSION, to serve 3 years as regular members serve 6 years. **Roll Call Vote**: Trustee Meiring – yes, Trustee Jimenez – yes, Mayor Pro-tem Peterson – yes, Trustee Heath – yes, Trustee Sharp – yes, Trustee Conyac – yes. All in Favor, **Motion carried.**

i. Appointment of three Regular Planning Commissioners by Mayor Bobbi Sindelar:
Timothy Spiegelberg – Term until January 2023
Troy McAllister – Term up January 2023
William Schaefer – Term up January 2019

d. A Contract for Professional Consulting Services Between the Town of Firestone and Anfeald. **Motion** by Trustee Meiring, **second** by Trustee Conyac , to approve the Contract between the Town of Firestone and Anfeald for Professional Consulting Services in the amount of $ and to authorize the Mayor to execute said Contract on behalf of the Town. **Roll Call Vote**: Mayor Pro-tem Peterson – yes, Trustee Heath – yes, Trustee Sharp – yes, Trustee Conyac – yes, Trustee Meiring – yes, Trustee Jimenez – yes. All in Favor, **Motion carried.**

9. **PUBLIC COMMENT** * (maximum time permitted for all Public Comment is 30 minutes)
None

10. **REPORTS**

a. Staff – RFP for Audit - …..Lobbyists to come to October 10, 2018 Work Session, Police Ground Breaking, Wednesday, September 12 at 5:00 pm, NISP Tour – prior to winter – all day tour for a Tuesday or Wednesday for September.

b. Mayor – Transportation Task Force – for Work Session discussion

c. Trustees – McClure Ribbon Cutting – August 13, 2018 @ 4:00 pm

d. Committee Updates

11. **EXECUTIVE SESSION** Open: 9:03 pm Closed: 9:52 pm

a. Executive Session pursuant to C.R.S. 24-6-402(4)(b) and 24-6-402(4)(f), for consultation with Town Attorney regarding specific legal questions, and for discussion of a personnel matter – Town Manager Contract and Position Recruitment.
Motion by Trustee Heath, **second** by Trustee Conyac to adjourn into Executive Session pursuant to C.R.S. 24-6-402(4)(b) and 24-6-402(4)(f), for consultation with Town Attorney regarding specific legal questions, and for discussion of a personnel matter – Town Manager Contract and Position Recruitment. **Motion passed,** All in Favor.

Present for the Executive Session as stated above: Trustee Jimenez, Heath, Sharp, Conyac, Meiring, Mayor Pro-tem Peterson, Mayor Sindelar; Sam Light, Attorney and Jennifer Weinberger, Asst Town Manager..

UNAPPROVED

12. REPORT FROM EXECUTIVE SESSION

a. Discussion/Direction/Action – Town Manager Position

1) Staff to prepare an RFP for the Town Manager position for August 8, 2018

13. ADJOURNMENT

Motion by Trustee Jimenez, **second** by Mayor Pro-tem Peterson, to adjourn meeting at 10:21 pm. **Motion passed**, all in favor.

Introduced and Approved this 8th day of August, 2018.

TOWN OF FIRESTONE, COLORADO

_____

Bobbi Sindelar, Mayor

ATTEST

_____

Leah Vanarsdall, Town Clerk

UNAPPROVED

Vendor	Amount
Total 24/7 Networks, Inc.:	7,590.00
Total 4 RIVERS EQUIPMENT:	61.43
Total ACE HARDWARE OF FIRESTONE:	269.62
Total AGFINITY-MEAD:	892.00
Total AIMS JUNIOR COLLEGE DISTRICT:	32.42
Total AMERICAN WATER WORKS ASSOCIATION:	315.00
Total ANFELAD, LLC	1633.00
Total ANYTIME FITNESS:	707.50
Total APEX SHREDDING, INC.:	80.00
Total ASPHALT SPECIALTIES CO., INC.:	111.31
Total B K TIRE, INC:	143.00
Total CARBON VALLEY FLORIST LLC:	110.00
Total CARBON VALLEY RECREATION DISTRICT-FURA:	2,814.56
Total CASELLE, INC.:	80,250.55
Total CENTRAL WELD COUNTY WATER DISTRICT.-TREA:	85,670.62
Total CESARE, INC:	2,263.75
Total CHAIR RENTAL:	1,715.00
Total CHEMATOX LABORATORY INC:	460.00
Total CINTAS FIRST AID & SAFETY:	118.38
Total COLORADO CIVIL GROUP INC.:	50,980.88
Total COMCAST CABLE-0319130- SEATTLE.:	291.18
Total COMCAST-PHILADELPHIA:	260.43
Total COTTONWOOD HOLLOW COMMERCIAL METRO DISTR:	20.18
Total Cottonwood Hollow Residential Metro Dist:	201.35
Total CPS DISTRIBUTORS, INC.:	133.56
Total DANA KEPNER COMPANY, INC.:	51.40
Total DBC IRRIGATION SUPPLY:	693.29
Total DELTA DENTAL OF COLORADO, INC:	3,573.98
Total DRIVE TRAIN INDUSTRIES INC:	361.16
Total EDWARD ARAGONI:	600.00
Total ELDORADO ARTESIAN SPRINGS, INC.:	117.35
Total EMPLOYEE REIMBURSEMENTS & PER DIEMS:	1,024.02
Total ENVIROTECH SERVICES, INC.:	3,520.53
Total FERGUSON WATERWORKS #1116:	547.17
Total FREDERICK - FIRESTONE FIRE PROTECTION:	125.94
Total FREDERICK-FIRESTONE FIRE-FURA:	5,521.88
Total FRONT RANGE PORTABLE RESTROOMS, LLC:	320.00
Total FRONTIER BUSINESS PRODUCTS:	707.71
Total FRONTIER COMPUTER CORP.:	13,150.06

Vendor	Amount
Total G & G EQUIPMENT INC:	455.43
Total GRAINGER:	1,229.65
Total GREEN GIRL RECYCLING SERVICES:	228.50
Total HEALTHIEST YOU:	603.00
Total High Plains Library District - FURA:	1,582.67
Total HIGH PLAINS RACEWAY:	1,000.00
Total HIGHWAY 119 METRO DISTRICT #2:	413.42
Total HOT DOG CATERING CO dba QWEENIE'S WEENIE:	270.00
Total INTELLICHOICE INC:	6,545.00
Total INTERSTATE BATTERY OF THE ROCKIES:	232.90
Total INTERSTATE FORD:	151.57
Total JOHNSON AUTO PLAZA:	40.00-
Total KATHLEEN A. OATIS:	1,250.00
Total KG CLEAN, INC:	2,941.75
Total KINSCO, LLC:	907.44
Total KRISTA LYNN KUHN:	250.00
Total L G EVERIST INC:	909.21
Total LIFE STORIES:	250.00
Total LIGHT KELLY, P.C.:	9,552.15
Total MAIN STREET MAT COMPANY, INC:	227.31
Total MATCO TOOLS:	131.75
Total MCDONALD FARMS ENTERPRISES, INC:	308.70
Total MCI:	50.40
Total MISC VENDOR:	435.00
Total MUTUAL OF OMAHA INSURANCE CO:	9,899.86
Total NEXTERA HEALTHCARE:	2,900.00
Total Northern Colorado Water Cons. Dist.-FURA:	486.08
Total NP125 Metropolitan District - FURA:	11,969.99
Total OFFICE DEPOT INC:	104.52
Total O'REILLY AUTO PARTS:	131.97
Total ORKIN PEST CONTROL, INC:	191.52
Total PAUL D. BASSO:	1,000.00
Total PCS MOBILE:	294.00
Total PUBLIC AGENCY TRAINING COUNCIL:	1,020.00
Total ROSA LUCAS:	75.00
Total SBW GRAPHICS:	2,666.52
Total ST VRAIN VALLEY SCHOOL DIST RE-1J:	4,536.41
Total ST. VRAIN LAKES METRO DISTRICT #2 - FURA:	194.40
Total St. Vrain Sanitation District - FURA:	248.28

Vendor	Amount
Total STEVE BALCEROVICH:	1,250.00
Total STEVEN PHOENIX:	250.00
Total SUMMIT BODYWORKS, INC:	6,586.00
Total SUNRISE ENVIROMENTAL SCIENTIFIC:	289.77
Total SYMBOL ARTS:	750.00
Total THE SPRINGS METRO DISTRICT - FURA:	215.53
Total TIMBERLAN, INC:	10,855.25
Total UME CUSTOM EMBROIDERY:	5,377.98
Total UNITED POWER:	1,704.10
Total UNITED STATES TREASURY	320.26
Total VALLI INFORMATION SYSTEMS:	2,472.35
Total VERIZON WIRELESS:	50.80
Total VISION SERVICE PLAN - VSP:	527.25
Total WELD COUNTY ACCOUNTING DEPT.-FURA:	3,840.04
Total WELD COUNTY DETENTION CENTER:	107.28
Total WHITESIDE'S BOOTS & CLOTHING 2 - BRIGHTO:	719.86
Total WORKWELL OCCUPATIONAL MEDICINE LLC:	501.68
Total :	368,862.76
Grand Totals:	368,862.76

Payables Summary

Accounts Payable Report
August 8, 2018
# of Invoices - 251
$ 368,612.76

COMPANY NAME	DESCRIPTION	Pass-Through $	Total Amt.
Total of Invoices under $25,000.00		$ 12,746.00	$ 206,501.14
Caselle	Phase 3 of software		$ 76,441.00
Central Weld County Water District	July 2018 Water Treatment and Delivery		$ 85,670.62
Total Invoices, Current		$ 12,746.00	**$ 368,612.76**
AP Adjustments between Invoice Register, Unpaid Report, Paid Report			
Life Stories	Reissuing lost and voided check, previously approved May 2018		$ 250.00
Total (to match Board AP Detail Reports)			**$ 368,862.76**

For further detail please see Finance Department.
Please direct any questions to Judy Scott ext. 256.

AGENDA INFORMATION MEMORANDUM FIRESTONE TOWN BOARD OF TRUSTEES	**AIM#:** 5.c. **Consent Agenda** **Meeting Date:** August 8, 2018 **Initiated By:** **Dept:** Finance/Accounting

AGENDA TITLE

Approval of the June 30, 2018 Financial Statements

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

1. JUNE FINANCIAL COVER MEMO - 2018
2. Fund Financial Statements 2nd Qtr 2018

FINANCIAL CONSIDERATIONS

Finance Department

MEMORANDUM

Date: August 10, 2018 (Board meeting)

To: Town Board of Trustees

From: Marjorie Wickham, Deputy Finance Director

Re: 2nd Quarter 2018 Draft Financial Statements

1) **Sales Tax:**
   - **General Fund Sales Tax Collections** (through June 2018):
     The year to date general sales tax collections total $1,554,032, which is within approximately $10,000 of the total collections through June 2017 mainly due organic growth. The general sales tax revenues currently recorded for June 2018 have been estimated based on a 5% average increase in sales tax revenues from January through May, 2017 to January through May, 2018. The year to date general sales tax revenues of $1,849,849 also includes $295,817 in PIF share back revenues from AFW and THD, which was not included in the June 2017 revenues as it was only included at year end instead of quarterly in previous years.
   - **1% Sales Tax Collections** (through June 2018):
     The year to date 1% sales tax collections total $788,606, which is $22,356 or 2.92% higher than total collections through June 2017 due to organic growth. The 1% sales tax revenues currently recorded for June 2018 has been estimated based on a 3% average increase in 1% sales tax revenue from January through May, 2017 to January through May, 2018.
   - **.6% Sales Tax Collections** (through June 2018): The year to date .6% sales tax collections total $570,401, which includes estimated sales tax revenues for June, 2018 based on the average sales tax collections for January through May, 2018.

2) **Property Tax Collections**:
   As of June 2018, 99.9% of the budgeted property tax revenues have been collected for a total of $1,375,357, which is trending the same as pervious year collections at of June 2017. The majority of all property taxes will be remitted by the County Treasurer by July 10th. Included in property tax revenues is $59,398 in Tax Increment Financing (TIF) that has been shared back by both the Northern and Central Urban Renewal Authorities to the Town as of June 30, 2018.

3) **Building Permits**:
   Total building permit revenue at June 30 2018 was $679,382 compared to $353,224 as of June 30, 2017. As of June 2018, there were 73 single family home permits issued, 3 less than total single-family permits issued through June 2017. However, there have been 20 multi-family permits issued through June 2018 compared to 2 for the same time period in 2017.

4) **Impact Fees**:
   Total impact fee revenues through the month of June 2018 were $2,702,367 or 126.04% of the revenue estimated for 2018 of $2,144,112. Revenues for the same period for 2017 were $1,062,149, an increase of $1,640,218, which correlates to the increase in multi-family permits issued during 2018 compared to 2017 as noted in 3) above.

5) **Water Sales Revenue**:

Total water revenue charges through the month of June 2018 were $1,666,935 or 50.12% of the estimated revenues for 2018 of $3,325,900, compared to actual revenues received of $1,498,343 for the same period in 2017 which was 42.56% of actual revenues for 2017. This is not a weighted average because water sales tend to be cyclical with June through September being the highest consumption months. Year to date sales of water taps through June are at 70.46% of the annual budget, which also correlates to the increase in multi-family permits as noted in item 3).

6) **Cash Availability and Reserves:**

Total Cash and Investments on Hand (as of June 30, 2018) was approximately $56.6M of which $25.7M was restricted for the following purposes:

a) $7.6M impact fees collected for Roadway, Regional Parks, Municipal Facilities, Drainage, and Raw Water restricted for related capital projects.
b) $297K Conservation Trust funds restricted for future payments on maintenance and capital expenditures as allowed under state statutes.
c) $324K Open Space funds restricted for the purchase, development and maintenance of open space within the Town.
d) $15.9M PD Facility (.6%) restricted for the construction of the new police facility and associated debt service issuance/payments.
e) $1.6M Firestone Urban Renewal Authority funds restricted for improvements to mitigate blight in the Urban Renewal Authority boundaries.

Additionally, there were $6.8M designated for the following purposes:

f) $5.5M designated for future Northern Integrated Supply (NISP) water project costs.
g) $1.3M working reserve of 25% of current year General Fund operating expenditures.

$24.3M was unrestricted and undesignated at June 30th, of which $14.7M of that pertains to the Water Fund.

At June 30, 2018 cash and investments were held as follows:

Deposit accounts – FirstBank and Adams Bank	$7.8K
Savings accounts – FirstBank and Adams Bank	$6,2M
CSAFE	$34.0M (currently yielding 2.01%)
Restricted Deposits – UMB – 2018 COPS	$15.4M (currently yielding 2.16%)
Certificates of Deposit	$1.0M

$515K of certificates of deposits maturing in July 2018 will be transferred to Adams Bank Savings where the funds will yield a higher rate of return.

7) Debt and Bonds:

At June 30, 2018 the Town had the following long-term indebtedness outstanding:

1. 2005 Certificates of Participation $1,055,000 outstanding as of June 30, 2018. (Original issue by the Firestone Finance Authority in 2005 of $1,985,000 with interest at 3.5% to 6.75% per annum. Payments are due in annual installments through December 2025).
2. 2014 Sales Tax Revenue Bonds $3,187,000 outstanding as of June 30, 2018. (Original issued amount was $3,795,000 with interest at 2.0% to 3.65% per annum. Payments are due in annual installments through December 2033).
3. Colorado Water Conservation Board (CWCB) Loan $1,580,000 outstanding as of June 30, 2018. (Total loan approved of $10M. Interest accrued at a a rate of 2.35% as the loan funds are drawn down by the Town and will become payable when the project is substantially complete. The CWCB loan funds are being used to develop a non-potable water supply. The balance of $8,420,000 is expected to be drawn down in 2019.
4. 2018 Certificates of Participation $16,113,343 outstanding as of June 30, 2018, at an interest rate of 3.81% payable semi-annually on June 1 and December 1 commencing June 1, 2018. Principal related payment on the Certificates are due beginning December 1, 2018 and mature on December 1, 2042.

8) 2nd Quarter/Current Finance Projects:

1) Participated in the issuance of the Certificates of Participation, Series 2018 in the amount of $16,113,343 on April 18, 2018, to pay for the construction of the new police facility.
2) Issued the 2017 Comprehensive Annual Financial Report (CAFR) on June 13, 2018. Field work for the 2017 audit took place the week of May 14th.
3) Finance updated both the Purchasing and Investment policies along with drafting new policies for Debt and Capital Assets, which were reviewed by the Finance Committee and approved by the Board at the July 11, 2018 meeting.
4) Finance with the assistance of CliftonLarsonAllen updated the water cash flow model for the Northern Integrated Supply (NISP) project and other water projects.
5) Trained new finance staffed hired in January and May, 2018.
6) Implemented the Project Accounting and Asset Management modules in Finance as part of the Caselle 3rd phase software implementation in May and June, 2018.

9) 3rd Quarter Projects:

1) Audit RFP.
2) Put together draft of the 2019 budget.
3) Continue updating Finance policies and procedures.
4) Continue training new Finance staff recently hired.

Town of Firestone

Financial Statements

June 30, 2018

Town of Firestone

Financial Detail Report for June 30, 2018

Balance Sheet.....1-2

Statement of Revenue, Expenditures, and Changes in Fund Balance - Actual and Budget.....3-17

2018 Budget Key Assumptions 18

TOWN OF FIRESTONE
BALANCE SHEET
June 30, 2018

	GENERAL FUND	SALES TAX CAPITAL IMPROVEMENT FUND (1%)	SALES TAX CAPITAL IMPROVEMENT FUND (0.6%)	FIRESTONE FINANCE AUTHORITY FUND
ASSETS				
Cash and investments	$ 17,446,786	$ 449,451	$ 15,683,733	$ -
Receivables	956,125	291,058	197,173	-
Due from other funds	740,509	-	-	-
Prepaid expenses	4,210	-	-	-
Total Assets	$ 19,147,630	$ 740,509	$ 15,880,906	$ -
LIABILITIES				
Accounts payable	$ 819,125	$ -	$ -	$ -
Retainage payable	98,958	-	-	-
Accrued liabilities	21,003	-	-	-
Due to other funds	-	740,509	-	-
Customer deposits	-	-	-	-
Bond and Developer deposits	177,932	-	-	-
Total Liabilities	1,117,018	740,509	-	-
FUND BALANCE				
Restricted				
Impact Fees - Roadway	1,172,051	-	-	-
Impact Fees - Regional Parks	1,625,440	-	-	-
Impact Fees - Municipal Facilities	2,785,590	-	-	-
Impact Fees - Drainage	476,379	-	-	-
Impact Fees - Raw Water Irrigation	1,570,891	-	-	-
Conservation Trust Fund	296,921	-	-	-
Open Space	323,870	-	-	-
Capital improvements	-	-	15,880,906	-
FURA Improvements	-	-	-	-
Working Reserve	1,273,072	-	-	-
Assigned for NISP	-	-		-
Unassigned and Unrestricted	8,506,399	-		-
Total Fund Balance	18,030,613	-	15,880,906	-
Total Liabilities and Fund Balance	$ 19,147,630	$ 740,509	$ 15,880,906	$ -

FIRESTONE URBAN RENEWAL AUTHORITY - SOUTHERN	FIRESTONE URBAN RENEWAL AUTHORITY - NORTHERN	FIRESTONE URBAN RENEWAL AUTHORITY - CENTRAL	WATER FUND	STORMWATER FUND	TOTAL FUNDS
$ 464,738	$ 1,462,508	$ 11,424	$ 20,045,009	$ 1,027,525	$ 56,591,174
-	61,893	786	591,008	51,726	2,149,769
30,765	7,690	-	-	-	778,964
-	-	-	-	-	4,210
$ 495,503	$ 1,532,091	$ 12,210	$ 20,636,017	$ 1,079,251	$ 59,524,117
$ -	$ 385,826	$ 493	$ 319,709	$ 4,773	$ 1,529,926
-	-	-	-	-	98,958
-	-	-	-	-	21,003
-	-	38,456	-	-	778,965
-	-	-	170,850	1,736	172,586
-	-	-	-	-	177,932
-	385,826	38,949	490,559	6,509	2,779,371
-	-	-	-	-	1,172,051
-	-	-	-	-	1,625,440
-	-	-	-	-	2,785,590
-	-	-	-	-	476,379
-	-	-	-	-	1,570,891
-	-	-	-	-	296,921
-	-	-	-	-	323,870
-	-	-	-	-	15,880,906
495,503	1,146,265	(26,739)	-	-	1,615,029
-	-	-	-	-	1,273,072
-	-	-	5,469,708	-	5,469,708
-	-	-	14,675,750	1,072,742	24,254,891
495,503	1,146,265	(26,739)	20,145,458	1,072,742	56,744,748
$ 495,503	$ 1,532,091	$ 12,210	$ 20,636,017	$ 1,079,251	$ 59,524,117

TOWN OF FIRESTONE
STATEMENT OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - ACTUAL AND BUDGET
FOR THE SIX MONTHS ENDING JUNE 30, 2018

GENERAL FUND

	2nd QUARTER 2018	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR TO DATE VARIANCE
REVENUES				
Taxes				
Property taxes	$ 996,892	$ 1,434,755	$ 1,400,950	$ 33,805
Specific ownership taxes	27,248	51,738	87,966	(36,228)
Sales and use taxes - retail	989,032	1,849,849	4,445,570	(2,595,721)
Use taxes - construction materials	295,155	577,502	442,500	135,002
Lodging taxes	36,164	49,748	87,772	(38,024)
Total Taxes	2,344,491	3,963,592	6,464,758	(2,501,166)
Intergovernmental				
Highway users tax fund (HUTF)	108,518	208,454	397,952	(189,498)
County Road & Bridge shareback	96,358	144,537	197,886	(53,349)
Conservation Trust Fund - Lottery	19,065	33,502	61,146	(27,644)
Severance taxes	-	-	80,794	(80,794)
Cigarette taxes	3,612	8,753	15,400	(6,647)
Motor vehicle registration fees taxes	13,254	26,011	54,700	(28,689)
St. Vrain Valley School District reimbursement	-	-	39,004	(39,004)
Other	1,866	1,866	-	1,866
Total Intergovernmental	242,673	423,123	846,882	(423,759)
Licenses, fees and charges				
Business, sales and use tax license fees	3,725	10,029	15,800	(5,771)
Liquor license fees	1,050	1,578	7,250	(5,672)
Impact fees	1,251,778	2,702,367	2,144,112	558,255
Building permits - general	200,768	385,136	564,000	(178,864)
Building permits - new home permits	138,198	294,246	90,600	203,646
Planning fees	-	-	70,000	(70,000)
Developer chargebacks	97,964	177,762	380,940	(203,178)
Other	31,000	42,620	39,100	3,520
Total Licenses, fees and charges	1,724,483	3,613,738	3,311,802	301,936
Fines				
Fines	56,284	101,760	222,572	(120,812)
Total Fines	56,284	101,760	222,572	(120,812)
Grants				
PD - Click it or ticket	-	-	2,000	(2,000)
PD - High Visibility Enforcement	1,689	3,011	4,000	(989)
PD - DOLA grant	-	-	800,000	(800,000)
Total Grants	1,689	3,011	806,000	(802,989)

TOWN OF FIRESTONE
STATEMENT OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - ACTUAL AND BUDGET
FOR THE SIX MONTHS ENDING JUNE 30, 2018

GENERAL FUND

	2nd QUARTER 2018	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR TO DATE VARIANCE
Other				
Franchise fees	95,898	222,815	563,800	(340,985)
Fuel tax reimbursement	2,340	2,340	4,800	(2,460)
Street lighting fees	43,555	86,677	169,750	(83,073)
Oil and gas royalties/leases	21,892	56,016	100,000	(43,984)
Annual Town events fees & contributions	22,735	34,115	45,000	(10,885)
PD event sponorships & contributions	8,481	8,981	-	8,981
PILOT - St. Vrain	66,500	66,500	70,023	(3,523)
Interest earnings	48,770	92,122	125,000	(32,878)
Miscellaneous	12,591	57,961	75,000	(17,039)
Total Other	322,762	627,527	1,153,373	(525,846)
Total Revenues	$ 4,692,382	$ 8,732,751	$ 12,805,387	$ (4,072,636)
TRANSFERS IN				
Sales Tax Capital Improvement Fund (1%)	740,509	740,509	1,515,606	(775,097)
Sales and Use Tax - Police Facilities Capital Improvement Fund (.6%)	665,918	665,918	10,100,000	(9,434,082)
Firestone Urban Renewal Authority - Southern	-	-	495,503	(495,503)
Total Transfers In	1,406,427	1,406,427	12,111,109	(10,704,682)

TOWN OF FIRESTONE
STATEMENT OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - ACTUAL AND BUDGET
FOR THE SIX MONTHS ENDING JUNE 30, 2018

GENERAL FUND

	2nd QUARTER 2018	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR TO DATE VARIANCE
EXPENDITURES				
GENERAL GOVERNMENT				
Salaries and benefits	$ 266,449	$ 515,063	$ 1,215,600	$ 700,537
Board of Trustee expenditures	16,121	43,668	90,032	46,364
Legal - Contracted	46,803	121,732	221,155	99,423
Legal (Out of Scope) - Contracted	-	-	130,000	130,000
Legal (Special) - Contracted	-	-	50,000	50,000
Finance - Contracted	36,204	119,704	355,350	235,646
Finance (Out of Scope) - Contracted	6,020	27,513	50,000	22,487
Human resources	478	4,389	80,450	76,061
General consulting services	-	-	25,000	25,000
Dues and memberships	730	8,681	21,010	12,329
Town elections	25,304	25,314	60,000	34,686
Municipal code and publishing	2,561	3,098	16,000	12,902
County Treasurer's fees	9,376	13,757	21,014	7,257
Insurance	30,221	61,002	114,000	52,998
Audit	12,500	18,750	19,000	250
Vehicle purchases and leases	7,935	8,133	40,000	31,867
Vehicle repairs and maintenance	539	911	2,700	1,789
General office and administration	123,773	315,368	719,180	403,812
Annual Town events	77,339	83,850	130,000	46,150
Community communications	-	350	6,000	5,650
Public relations	23,265	60,964	50,000	(10,964)
Economic development	-	2,968	45,205	42,237
Emergency maintenance	-	-	5,000	5,000
Miscellaneous	10,385	25,314	155,360	130,046
Total General Government	696,003	1,460,529	3,622,056	2,161,527
MUNICIPAL COURT				
Salaries and benefits	32,725	54,053	117,800	63,747
Municipal judge	3,000	6,000	15,000	9,000
Legal - defense attorney	1,800	3,600	15,000	11,400
Court interpreter	405	758	1,400	642
Jury and trial fees	-	-	500	500
General office and administration	1,174	3,050	8,475	5,425
Miscellaneous	1,398	2,684	7,350	4,666
Total Municipal Court	40,502	70,145	165,525	95,380

TOWN OF FIRESTONE
STATEMENT OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - ACTUAL AND BUDGET
FOR THE SIX MONTHS ENDING JUNE 30, 2018

GENERAL FUND

	2nd QUARTER 2018	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR TO DATE VARIANCE
PLANNING				
Salaries and benefits	68,599	146,165	299,100	152,935
Planner - Contracted	21,845	51,330	83,000	31,670
Building review and inspections - Contracted	138,613	259,154	475,000	215,846
Developer chargebacks	97,818	177,604	380,940	203,336
General office and administration	2,348	6,850	11,125	4,275
Miscellaneous	3,508	6,938	4,150	(2,788)
Total Planning	332,731	648,041	1,253,315	605,274
PUBLIC SAFETY				
Salaries and benefits	704,301	1,552,015	3,238,300	1,686,285
Uniforms and cleaning	5,836	15,680	30,000	14,320
Training	1,148	6,117	25,000	18,883
Municipal and state code	515	844	5,500	4,656
Equipment	35,276	49,692	74,925	25,233
Vehicle purchases and leases	56,843	117,545	196,100	78,555
Vehicle repairs and maintenance	26,736	54,269	135,500	81,231
General office and administration	17,314	48,059	44,875	(3,184)
Community programs - County	-	10,227	11,000	773
Weld County dispatch services	475	24,023	41,850	17,827
Investigations	1,928	3,645	16,000	12,355
Police annual events	3,913	10,367	37,500	27,133
K-9 maintenance	1,621	3,718	6,000	2,282
Animal control	3,250	7,255	17,000	9,745
Miscellaneous	1,338	6,520	19,200	12,680
Total Public Safety	860,494	1,909,976	3,898,750	1,988,774

TOWN OF FIRESTONE
STATEMENT OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - ACTUAL AND BUDGET
FOR THE SIX MONTHS ENDING JUNE 30, 2018

GENERAL FUND

	2nd QUARTER 2018	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR TO DATE VARIANCE
PUBLIC WORKS				
Salaries and benefits	119,366	273,647	592,219	318,572
Engineering - Contracted	74,807	147,243	240,540	93,297
Road maintenance & repairs	6,188	16,175	793,500	777,325
Street signs	516	791	16,000	15,209
Traffic calming	-	-	12,000	12,000
Street lights	20,484	41,086	95,600	54,514
Signal lights	4,404	13,493	9,000	(4,493)
Snow removal	-	10,012	50,000	39,988
Vehicle and equipment purchases and leases	119,432	123,972	242,232	118,260
Vehicle maintenance and repairs	9,881	18,975	56,000	37,025
General office and administration	14,157	26,032	55,575	29,543
Miscellaneous	3,282	6,047	19,050	13,003
Total Public Works	372,517	677,473	2,181,716	1,504,243
PARKS AND RECREATION				
Salaries and benefits	85,995	169,766	558,600	388,834
Engineering - Contracted	1,458	2,323	6,690	4,367
Park maintenance	29,195	54,297	131,000	76,703
Park consulting	11,964	27,446	34,450	7,004
Vehicle and equipment purchases and leases	37,399	41,199	65,000	23,801
Vehicle maintenance and repairs	12,242	21,866	56,000	34,134
General park equipment	-	-	5,000	5,000
General office and administration	3,389	3,950	12,500	8,550
Miscellaneous	1,806	5,277	7,500	2,223
Total Parks and Recreation	183,448	326,124	876,740	550,616

TOWN OF FIRESTONE
STATEMENT OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - ACTUAL AND BUDGET
FOR THE SIX MONTHS ENDING JUNE 30, 2018

GENERAL FUND

	2nd QUARTER 2018	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR TO DATE VARIANCE
CAPITAL OUTLAY				
Capital projects				
Streets	1,305,846	2,146,586	3,376,500	1,229,914
Buildings	469,906	663,768	12,325,863	11,662,095
Parks and recreation	29,387	29,387	1,135,000	1,105,613
Other	1,587	13,837	20,000	6,163
Developer infrastructure shareback	201,279	295,817	667,921	372,104
Total Capital Outlay	2,008,005	3,149,395	17,525,284	14,375,889
Total Expenditures	4,493,700	8,241,683	29,523,386	21,281,703
TRANSFERS OUT				
Firestone Finance Authority	19,663	19,663	148,425	128,762
Water Fund	-	-	250,000	250,000
Total Transfers Out	19,663	19,663	398,425	378,762
Excess of revenue over (under) expenditures	1,585,446	1,877,832	(5,005,315)	$ 6,883,147
FUND BALANCE - BEGINNING	16,445,166	16,152,781	15,780,889	
FUND BALANCE - ENDING	$ 18,030,613	$ 18,030,613	$ 10,775,574	

TOWN OF FIRESTONE
STATEMENT OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - ACTUAL AND BUDGET
FOR THE SIX MONTHS ENDING JUNE 30, 2018

SALES TAX CAPITAL IMPROVEMENT FUND (1%)

	2nd QUARTER 2018	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR TO DATE VARIANCE
REVENUES				
Sales taxes	$ 423,370	$ 788,606	$ 1,768,824	$ (980,218)
Interest earnings	3,661	5,262	10,000	(4,738)
Total Revenue	427,031	793,868	1,778,824	(984,956)
EXPENDITURES				
2014 Revenue Bonds - Principal	-	-	155,000	155,000
2014 Revenue Bonds - Interest	53,359	53,359	106,718	53,359
Administrative fee	-	-	1,500	1,500
Total Expenditures	53,359	53,359	263,218	209,859
TRANSFERS OUT				
General Fund	740,509	740,509	1,515,606	775,097
Total Transfers Out	740,509	740,509	1,515,606	775,097
Excess of revenue over (under) expenditures	(366,837)	-	-	$ -
FUND BALANCE - BEGINNING	366,837	-	-	
FUND BALANCE - ENDING	$ -	$ -	$ -	

TOWN OF FIRESTONE
STATEMENT OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - ACTUAL AND BUDGET
FOR THE SIX MONTHS ENDING JUNE 30, 2018

SALES AND USE TAX - POLICE FACILITES CAPITAL IMPROVEMENT FUND (.6%)

	2nd QUARTER 2018	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR TO DATE VARIANCE
REVENUES				
Sales taxes	$ 384,882	$ 570,401	$ 1,061,295	$ (490,894)
Certificates of Participation	16,113,343	16,113,343	10,400,000	5,713,343
Interest earnings	59,419	59,566	8,000	51,566
Total Revenue	16,557,644	16,743,310	11,469,295	5,274,015
EXPENDITURES				
2018 Certificates of Participation - Principal	-	-	320,000	320,000
2018 Certificates of Participation - Interest	63,768	63,768	529,600	465,832
Certificates of Participation - issuance costs	125,316	125,316	300,000	174,684
Miscellaneous	7,402	7,402	-	(7,402)
Total Expenditures	196,486	196,486	1,149,600	953,114
TRANSFERS OUT				
General Fund	665,918	665,918	10,100,000	9,434,082
Total Transfers Out	665,918	665,918	10,100,000	9,434,082
Excess of revenue over (under) expenditures	15,695,240	15,880,906	219,695	$ 15,661,211
FUND BALANCE - BEGINNING	185,666	-	-	
FUND BALANCE - ENDING	$ 15,880,906	$ 15,880,906	$ 219,695	

TOWN OF FIRESTONE
STATEMENT OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - ACTUAL AND BUDGET
FOR THE SIX MONTHS ENDING JUNE 30, 2018

FIRESTONE FINANCE AUTHORITY

	2nd QUARTER 2018	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR TO DATE VARIANCE
TRANSFERS IN				
General Fund	$ 19,663	$ 19,663	$ 148,425	$ (128,762)
Total Transfers In	19,663	19,663	148,425	(128,762)
EXPENDITURES				
2005 COPs - Principal	-	-	110,000	110,000
2005 COPs - Interest	18,463	18,463	36,925	18,462
Administration Fee	1,200	1,200	1,500	300
Total Expenditures	19,663	19,663	148,425	128,762
Excess of revenue over (under) expenditures	-	-	-	$ -
FUND BALANCE - BEGINNING	-	-	-	
FUND BALANCE - ENDING	$ -	$ -	$ -	

TOWN OF FIRESTONE
STATEMENT OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - ACTUAL AND BUDGET
FOR THE SIX MONTHS ENDING JUNE 30, 2018

FIRESTONE URBAN RENEWAL AUTHORITY - SOUTHERN

	2nd QUARTER 2018	YEAR TO DATE ACTUAL	AMENDED ANNUAL BUDGET	YEAR TO DATE VARIANCE
TRANSFERS IN				
General fund	$ -	$ -	$ -	$ -
Total Transfers In	-	-	-	-
EXPENDITURES				
Property taxes - TIF shareback	-	-	-	-
County Treasurer's fees	-	-	-	-
Total Expenditures	-	-	-	-
Excess of revenue over (under) expenditures	-	-	-	$ -
FUND BALANCE - BEGINNING	495,503	495,503	495,503	
FUND BALANCE - ENDING	$ 495,503	$ 495,503	$ 495,503	

TOWN OF FIRESTONE
STATEMENT OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - ACTUAL AND BUDGET
FOR THE SIX MONTHS ENDING JUNE 30, 2018

FIRESTONE URBAN RENEWAL AUTHORITY - NORTHERN

	2nd QUARTER 2018	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR TO DATE VARIANCE
REVENUES				
Property taxes - TIF	$ 1,296,126	$ 1,398,811	$ 1,348,107	$ 50,704
Total Revenue	1,296,126	1,398,811	1,348,107	50,704
EXPENDITURES				
Property taxes - TIF shareback	763,408	810,398	765,775	(44,623)
Capital outlay	-	-	150,000	150,000
County Treasurer's fees	19,442	20,982	-	(20,982)
Total Expenditures	782,850	831,380	915,775	84,395
Excess of revenue over (under) expenditures	513,276	567,431	432,332	$ 135,099
FUND BALANCE - BEGINNING	632,990	578,834	633,843	
FUND BALANCE - ENDING	$ 1,146,265	$ 1,146,265	$ 1,066,175	

TOWN OF FIRESTONE
STATEMENT OF REVENUE, EXPENDITURES AND
CHANGES IN FUND BALANCE - ACTUAL AND BUDGET
FOR THE SIX MONTHS ENDING JUNE 30, 2018

FIRESTONE URBAN RENEWAL AUTHORITY - CENTRAL

	2nd QUARTER 2018	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR TO DATE VARIANCE
REVENUES				
Property taxes - TIF	$ 46,834	$ 49,966	$ 51,123	$ (1,157)
Total Revenue	46,834	49,966	51,123	(1,157)
EXPENDITURES				
Property taxes - TIF shareback	36,427	37,654	40,077	2,423
County Treasurer's fees	702	749	-	(749)
Total Expenditures	37,129	38,403	40,077	1,674
Excess of revenue over (under) expenditures	9,705	11,563	11,046	$ 517
FUND BALANCE - BEGINNING	(36,444)	(38,302)	(38,296)	
FUND BALANCE - ENDING	$ (26,739)	$ (26,739)	$ (27,250)	

TOWN OF FIRESTONE
STATEMENT OF REVENUE, EXPENDITURES AND
CHANGES IN FUNDS AVAILABLE - ACTUAL AND BUDGET
FOR THE SIX MONTHS ENDING JUNE 30, 2018

WATER FUND

	2nd QUARTER 2018	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR TO DATE VARIANCE
REVENUES				
Charges for services	$ 1,122,389	$ 1,666,931	$ 3,325,900	$ (1,658,969)
Tap fees - Residential	632,958	1,242,358	1,763,200	(520,842)
State and local grants	-	-	106,060	(106,060)
Meter and yoke fees	45,646	81,230	115,000	(33,770)
Water leases	28,000	28,000	22,500	5,500
CWCB Loan proceeds	-	-	8,420,000	(8,420,000)
Intergovernmental revenue	306	1,330	8,500	(7,170)
Water credit bidding	-	11,815,889	11,680,000	135,889
Property sale	-	-	689,000	(689,000)
Other	4	214	13,000	(12,786)
Interest earnings	130,813	186,805	30,000	156,805
Total Revenue	1,960,116	15,022,757	26,173,160	(11,150,403)
TRANSFERS IN				
General Fund	-	-	250,000	(250,000)
Total Transfers In	-	-	250,000	(250,000)
EXPENDITURES				
Operations				
Salaries and benefits	$ 30,003	$ 61,985	$ 129,500	$ 67,515
CWCWD water treatment	169,980	280,811	668,000	387,189
NOCOWT water assessments	435	1,088	250,000	248,912
Water line repairs and maintenance	3,184	9,718	32,100	22,382
Water testing	3,738	5,914	20,500	14,586
Equipment	59,307	82,778	161,000	78,222
Water master plan	-	1,392	-	(1,392)
Vehicle repairs and maintenance	3,862	8,454	28,000	19,546
Scada system maintenance	685	685	26,640	25,955
Utilities	1,619	2,825	4,700	1,875
Vehicle purchases and leases	-	4,540	-	(4,540)
Miscellaneous	377	3,973	11,625	7,652

TOWN OF FIRESTONE
STATEMENT OF REVENUE, EXPENDITURES AND
CHANGES IN FUNDS AVAILABLE - ACTUAL AND BUDGET
FOR THE SIX MONTHS ENDING JUNE 30, 2018

WATER FUND

	2nd QUARTER 2018	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR TO DATE VARIANCE
Administration				
Salaries and benefits	63,390	122,332	305,800	183,468
Conservation program	916	1,716	22,525	20,809
Legal - Contracted	-	33,612	140,500	106,888
Legal - Out of scope	-	-	100,000	100,000
General office and administration	7,706	9,174	26,975	17,801
Miscellaneous	20,551	39,205	115,100	75,895
Engineering - Contracted	26,065	49,809	97,130	47,321
Engineering - Special	124,884	201,709	723,100	521,391
CWCWD tap fees	461,221	891,321	1,291,200	399,879
Gould property sales commissions and expenses	1,189	5,056	39,000	33,944
Capital outlay	300,367	647,784	15,337,150	14,689,366
Total Expenditures	1,279,479	2,465,881	19,530,545	17,064,664
Excess of revenue over (under) expenditures	680,637	12,556,876	6,892,615	$ 5,664,261
FUNDS AVAILABLE - BEGINNING	19,464,821	7,588,582	7,949,255	
FUNDS AVAILABLE - ENDING	$ 20,145,458	$ 20,145,458	$ 14,841,870	

TOWN OF FIRESTONE
STATEMENT OF REVENUE, EXPENDITURES AND
CHANGES IN FUNDS AVAILABLE - ACTUAL AND BUDGET
FOR THE SIX MONTHS ENDING JUNE 30, 2018

STORMWATER FUND

	2nd QUARTER 2018	YEAR TO DATE ACTUAL	ANNUAL BUDGET	YEAR TO DATE VARIANCE
REVENUES				
Storm water fees	$ 138,659	$ 276,379	$ 534,000	$ (257,621)
Interest earnings	2,274	3,264	2,000	1,264
Total Revenue	140,933	279,643	536,000	(256,357)
EXPENDITURES				
Operations				
Salaries and benefits	$ 20,520	$ 41,818	$ 89,000	$ 47,182
Engineering - Contracted	3,702	9,574	28,498	18,924
Legal - Contracted	-	-	1,073	1,073
Repairs and maintenance	-	-	10,000	10,000
Miscellaneous	198	929	1,950	1,021
Administration				
Salaries and benefits	1,707	3,579	7,700	4,121
Miscellaneous	-	-	500	500
Capital outlay	2,669	2,669	250,000	247,331
Total Expenditures	28,796	58,569	388,721	330,152
Excess of revenue over (under) expenditures	112,137	221,074	147,279	$ 73,795
FUNDS AVAILABLE - BEGINNING	960,605	851,668	713,854	
FUNDS AVAILABLE - ENDING	$ 1,072,742	$ 1,072,742	$ 861,133	

Town of Firestone
2018 Budget Key Assumptions

Revenues

The Town anticipates collecting the following sources of significant revenues during fiscal year 2018:

- **Sales & Use Taxes -** The Town receives 3.6% from all taxable retail sales occurring within the Town limits and 2.6% use tax on half the total valuation of estimated building costs and is collected when a building permit is issued. Of the 3.6% the Town collects, 1% of that is used to pay for streets and parks capital and operational costs and .6% is used to for financing the construction of the new Firestone Police Station and the purchase of all the necessary land, equipment, furnishings, improvement and incidentals.
- **Property Taxes –** The Town anticipates collecting approximately $1.4M of ad valorem property taxes from the imposition of a 6.805 General Fund mill levy.
- **Franchise Taxes** – The Town projects approximately $564K of franchise taxes in 2018 related to electric, gas, telephone and cable television services.
- **Intergovernmental Revenues** – The Town anticipates collecting various revenues collected from the State or other governmental entities including but not limited to cigarette tax, Highway User Tax Funds, County Road and Bridge, and severance taxes.
- **Licenses, Fees and Permits** – The Town collects impact fees related to the future impact on development and necessary for future capital infrastructure needs related to streets, parks, storm drainage, buildings and water irrigation. Additionally the Town collects various other construction related revenues including building and other permits and developer chargebacks.
- **User Charges** – The Town charges various user fees for both its water and storm drainage services. The Town anticipates collecting approximately $3.9M in user charger fees during 2018.

Expenditures

Operational Expenditures

The Town provides various services to the public including public safety, community development and planning, municipal court, general government, public works, water, and storm drainage. The Town's 2018 budget includes projected operating expenditures based on historical and increased level of services along with the increase of additional personnel costs.

Capital Outlay

The Town has budgeted approximately $32.9M of capital outlay costs for 2018 related to streets, parks, water, storm drainage and municipal building infrastructure projects.

AGENDA INFORMATION MEMORANDUM 2018 FIRESTONE TOWN BOARD OF TRUSTEES	**AIM#:** 2018 - **Consent Agenda** ✓ **Discussion** **Action** **Meeting Date:** August 8, 2018 **Initiated By:** **/s/** Chief David Montgomery **Dept:** Police

Intergovernmental Agreement between the Town of Firestone and St. Vrain Valley School District RE-1J for a Joint School Resource Officer Program

SUMMARY

Attached is a draft agreement between the Town and the Saint Vrain Valley School District (SVVSD) for the 2018/2019 school year to provide a School Resource Officer program. This agreement has been reviewed by Town and SVVSD staff and is a cooperative effort to provide a public safety presence and outreach in the SVVD schools within the Town limits of Firestone.

HISTORY AND PREVIOUS BOARD ACTION

An IGA for a Joint School Resource Officer has been executed annually for the past several school years since 2009.

RECOMMENDATION

Staff recommends that the Board approve the attached Intergovernmental Agreement between the Town of Firestone and St. Vrain Valley School District RE-1J for a Joint School Resource Officer Program.

ALTERNATIVES

Provide staff with additional direction.

ATTACHMENTS

1. Intergovernmental Agreement Between the Town of Firestone and St. Vrain Valley School District RE-1J for a Joint School Resource Officer Program

FINANCIAL CONSIDERATIONS

The School District will pay one-half of the School Resource Officer's salary prorated for a nine (9) month school period. The Town will fund the remaining one-half.

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE TOWN OF FIRESTONE AND
ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J
FOR A JOINT SCHOOL RESOURCE OFFICER PROGRAM

THIS INTERGOVERNMENTAL AGREEMENT (Agreement) is made by and between the TOWN OF FIRESTONE (Town) and ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J (School District).

WHEREAS, the Town of Firestone, the School District, and the community are significantly impacted by the demands placed upon them to address incidents and situations directly or indirectly related to juveniles and the schools; and

WHEREAS, the problems of delinquency, alcohol and substance abuse, gang involvement, and other youth related problems which negatively affect the community and the schools can best be addressed in a proactive and preventive manner; and

WHEREAS, the Town of Firestone and the School District have jointly developed a school resource officer program to provide a school-based approach to the development of a positive relationship between students and the police and the prevention of delinquency, alcohol and substance abuse, and gang involvement by our community's young people; and

WHEREAS, such programs are recognized as being effective in the development of a positive relationship between law enforcement, faculty, and young people and in the prevention of delinquency;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the covenants and agreements below appearing, the parties agree as follows:

I.
SCOPE OF SERVICES

A. The School Resource Officer shall be assigned to work with the administration, faculty, and students of Coal Ridge Middle School, Prairie Ridge Elementary School and Centennial Elementary School, and may perform functions including, but not limited to, the following:

1. Assist in the prevention and control of crime, delinquency, truancy, and disorder on the campuses and in the immediate area of the schools if students are involved.

2. Conduct or assist in the investigation of offenses on campus.

3. Provide presentations and available educational resources in the following areas: alcohol and substance abuse, law-related education, criminal justice system orientation, delinquency prevention, gang involvement and awareness, and community responsibility, for students, parents, and other groups associated with the schools.

4. As requested by Schools' staff, provide instructional resources for classroom presentations, as time permits.

5. Enforce state statutes and municipal codes as appropriate.

6. Appear in court and assist in prosecution and other judicial processes as appropriate.

7. Assist in the coordination of efforts of other enforcement agencies on the campuses.

8. Provide visible presence on the campuses.

9. Assist campus monitors with appropriate monitoring and enforcement in the parking lots and other grounds of the schools.

10. Attend school-related functions during normal classroom hours. Officer may be asked to adjust his/her hours from time to time to attend social events such as school dances and sporting events, etc. This type of adjustment is generally reserved for the Middle School. This will not replace security and off-duty work already in place.

11. Contribute to the positive police-school-community relation efforts, especially as these efforts relate to students and parents.

12. Provide a monthly report of activities to the School District Security Director.

II.
PROGRAM ADMINISTRATION

A. **Employment**. The School Resource Officer shall be a regular employee and certified police officer of the Town of Firestone. The Officer will be subject to the ordinances, policies, procedures, rules, regulations, directives, and orders of the Town of Firestone. The Officer also will comply with the policies and regulations of the School District, to the extent that such policies and regulations are not in conflict with those of the Town of Firestone; are not in conflict with other terms contained herein or with direction of the Town of Firestone; and are not in conflict with federal, state or Town laws.

B. **Salary and Benefits**. The School Resource Officer will receive salary and employee benefits and normally issued equipment and supplies from and as determined by the Town of Firestone. The School Resource Officer Program is funded by the Town of Firestone and the School District. The School District agrees to pay $26,964.60 to the Town, which such amount is equal to one-half of the School Resource Officer's annual salary prorated for a nine (9) month school period and which such amount is payable not more than 30 days after this Agreement has been executed.

C. **Schedule**. The School Resource Officer will work a schedule that is established pursuant to and consistent with Town of Firestone policies and procedures, and subject to the Fair Labor Standards Act. Except as otherwise provided in this Agreement, during times when the Schools are in session, the School Resource Officer will devote such Officer's full shift to the School calendar day, except for required duties such as court appearances. During the Schools' summer vacation, spring break, holiday breaks, and on other days

when the Schools are not in session, and the Officer is not involved in assigned School-related activities, the School Resource Officer will be assigned to duties in the Police Department. In the event of an emergency, as determined by the Town of Firestone, the School Resource Officer may be required to perform general law enforcement duties. The School Resource Officer shall attend in-service training conducted by the Town of Firestone scheduled throughout the year.

D. **Supervision**. The School Resource Officer is subject to the Town of Firestone's chain of command and the supervision of the assigned Town of Firestone supervisors. Day-to-day supervision will be assigned to Town of Firestone supervisors. The assigned Town of Firestone supervisor will be responsible for maintaining contact with the principals, School administration, and their management staffs. The School Resource Officer will work closely with school administrators and faculty to determine the most effective use of the Officer's time and expertise, but shall not be subject to the supervision or direction by the School District, its officers, agents, or employees.

E. **Performance Appraisal**. The School Resource Officer's performance will be evaluated consistent with the Town of Firestone policy and procedures by the assigned supervisor. The supervisor will accept input from the Schools' principals or their designees, but the Town's supervisor(s) alone shall be responsible for appraisals per the Town's policy and procedures.

F. **Vehicle; Facilities**. As necessary to the duties of the position, and subject to availability, the School Resource Officer will be provided on-duty use of a Town of Firestone vehicle. The District shall provide the Officer with access to office facilities at the Schools appropriate to the conduct of their on-site duties.

G. **Liability Coverage**. The Town of Firestone and the School District shall exchange evidence of insurance showing general liability coverage for the School District and general liability and law enforcement liability coverages for the Town of Firestone in the minimum amounts of the per occurrence and aggregate liability limits of the Colorado Governmental Immunity Act, for protection from claims for bodily injury, death, property damage, or personal injury which may arise through the performance of this Agreement. Such evidence shall be approved by each recipient, through, respectively, the Town of Firestone's Town Administrator and School District Superintendent, prior to the commencement of this Agreement.

H. **Termination**. This Agreement may be terminated without cause by either the Town of Firestone or the School District upon 30 days' written notice. Upon termination, any funds provided by the School District shall be prorated and returned to the School District. Notice shall be given to the Town of Firestone Police Chief or the School District Superintendent as appropriate.

I. **Entire Agreement**. This Intergovernmental Agreement contains the entire agreement of the parties. Amendments of this Intergovernmental Agreement may be made only in writing and signed by all parties hereto.

J. **Relationship of the Parties**. It is mutually agreed and understood that nothing contained in this Intergovernmental Agreement is intended or shall be construed as in any way

establishing the relationship of co-partners or a joint venture between the Town of Firestone and the School District, or as construing the School District, including its officers, agents, volunteers and employees, as an agent of the Town of Firestone, or as construing the Town, including its officers, agents, volunteers and employees, as an agent of the School District. The School District shall not represent that the School Resource Officer is an employee or agent of the School District in any capacity. The School Resource Officer shall not represent that he/she is an employee or agent of School District in any capacity. The School Resource Officer shall remain solely an employee of the Town of Firestone.

K. **Third Party Beneficiaries**. None of the terms or conditions in this Intergovernmental Agreement gives or allows any claim, benefit, or right of action by any third person not a party hereto. Any person other than the Town of Firestone or School District receiving services or benefits under this Contract is only an incidental beneficiary. Nothing in this Intergovernmental Agreement shall be construed as or deemed to constitute a waiver by either party of any immunity, liability limits or other liability protections granted to the Town of Firestone or the School District, or their officers, employees or volunteers, under the Colorado Governmental Immunity Act, any other state or federal law, or common law.

III.
TERM OF CONTRACT

The terms of this Agreement shall be effective August 15, 2018 and shall continue through May 25, 2019 unless sooner terminated as provided herein.

PRESERVATION OF IMMUNITY. Nothing in this Agreement shall be construed: (i) as a waiver by either party of immunity provided by common law or by statute, specifically including the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*, C.R.S., as it may be amended from time to time; (ii) as creating an assumption of any duty or obligation with respect to any third party where no such duty previously existed; or (iii) as creating any rights enforceable by such third parties.

EXECUTED THIS _____ DAY OF _____, 2018

TOWN OF FIRESTONE	ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J
By: _____	By: _____
Bobbi Sindelar	Don Haddad, Ed.D.
Mayor	Superintendent of Schools

ATTEST:

_____
Town Clerk
Town of Firestone

AGENDA INFORMATION MEMORANDUM FIRESTONE TOWN BOARD OF TRUSTEES	**AIM#:** 5.e. **Consent Agenda** **Meeting Date:** August 8, 2018 **Initiated By:** Dave Lindsay **Dept:** Planning & Zoning/ Building and Engineering

AGENDA TITLE

McClure Avenue Widening Project Authorization to Make Payment to the Town of Frederick

SUMMARY

Staff has completed design and awarded the construction contract on the McClure Avenue Widening. The contractor will begin work on the project the week of August 6. In order to widen the roadway it is necessary to relocate three conflicting electrical power line poles that are owned by the Town of Frederick. Frederick has prepared an estimate to complete the relocation, along with a simple agreement for the work to be performed, and has requested payment in advance of the work being performed. The powerline is located in Frederick ROW and Weld County ROW. Staff is requesting the Board approve the agreement with the Town of Frederick, authorize the Mayor to execute the agreement on behalf of the Town, and authorization the advance payment to the Town of Frederick so that the work can be scheduled and completed as soon as possible.

HISTORY AND PREVIOUS BOARD ACTION

The Board of Trustees approved the construction contract for the widening of McClure Avenue from First Street to just east of Adams Way on July 11, 2018.

RECOMMENDATION

Staff recommends the Boards of Trustees authorize advance payment for the relocation of existing electrical facilities owned by the Town of Frederick in amount not to exceed $64,604.20.

ALTERNATIVES

Because of the location of the existing facilities there is no way to complete the roadway improvements without relocating them. However, the Board could choose to postpone or cancel the project.

ATTACHMENTS

1. AGREEMENT WITH THE TOWN OF FIRESTONE for Widening

FINANCIAL CONSIDERATIONS

This expense falls within the expenses for the project in the 2018 Budget and will be paid from revenues of the 2013 1% Sales Tax Initiative.

AGREEMENT WITH THE TOWN OF FIRESTONE, COLORADO FOR NECESSARY ELECTRICAL WORK IN ORDER TO WIDEN McCLURE AVENUE FROM DUNMIRE STREET GOING EAST.

Document Origin Date: July 24, 2018

THIS AGREEMENT is made and entered this_____day of_____, 2018, by and between the **TOWN of Frederick**, a Colorado municipal corporation, whose address is **401 Locust Street**, **P. O. Box 435, Frederick, Colorado,** and the **TOWN of Firestone,** a Colorado municipal corporation, whose address is **151 Grant Avenue, P.O. Box 100, Firestone, Colorado 80520.**

WITNESSETH:

WHEREAS, the **TOWN of Firestone** has requested the ***TOWN of Frederick*** to install underground, and relocate areas of its primary overhead electric facilities to enable a widening of McClure Avenue located in Firestone, Colorado, to Colorado Boulevard, located in Frederick, Colorado and Weld County, Colorado, and;

WHEREAS, the ***TOWN of Frederick*** is willing to relocate said electrical facilities in accordance with its codes, standards and policies.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements hereinafter contained, the parties hereby agree as follows:

1. Except as otherwise provided herein, the ***TOWN of Frederick*** shall install, own, operate and maintain the underground line to continue to provide electric service within the area of McClure Street and Colorado Boulevard.

2. The **TOWN of Firestone** hereby grants to the ***TOWN of Frederick*** the right to enter upon the land of the **TOWN of Firestone** described herein to construct, operate, and maintain the electrical distribution facilities, together with the full right of ingress and egress.

3. The ***TOWN of Frederick*** does not warrant or promise that the facilities will be relocated within a specific time period, but it shall use reasonable diligence to provide said facilities within a reasonable period of time. If said facilities cannot be relocated within an acceptable period of time, the ***TOWN of Frederick*** shall not be liable therefore or for damages caused thereby, particularly if the relocation is prevented by an act of God, Governmental Authority, action of the elements, accidents, strikes, labor trouble, inability to secure materials or equipment, or any cause beyond the reasonable control of the ***TOWN of Frederick***.

4. The ***TOWN of Frederick*** shall perform all trenching and backfilling, including any rock removal and backhoe work, in accordance with the ***TOWN of Frederick's*** specifications.

5. The **TOWN of Firestone** shall establish and stake all easements of rights-of-way prior to the relocation of the ***TOWN of Frederick's*** facilities. The **TOWN of Firestone** shall assume all responsibility for proper location thereof and shall

reimburse the ***TOWN of Frederick*** for any expense due to subsequent changes and for any damage claims against the ***TOWN of Frederick*****,** including full reimbursement for damages established and expenses incurred in regard thereto, plus reasonable attorney's fees and court costs.

6. The ***TOWN of Frederick*** shall relocate the facilities described herein in accordance with good engineering practice after the **TOWN of Firestone** has established said rights-of-way, cut streets, and easements to final grade, and after the construction of curbs and gutters. The **TOWN of Firestone** shall reimburse the ***TOWN of Frederick*** for any expense due to subsequent changes by the **TOWN of Firestone**.

7. The **TOWN of Firestone** shall be responsible for coordinating all other construction activities within the project, including but not limited to the relocation of telephone, gas and cable TV. The ***TOWN of Frederick*** will not leave any trench open overnight and will close it at the end of each working day. The **TOWN of Firestone** shall reimburse the ***TOWN of Frederick*** for any expenses incurred to repair damages to its facilities caused by the **TOWN of Firestone** or other parties during the construction period.

8. The ***TOWN of Frederick*** herewith sends an invoice for a non-refundable construction deposit in the amount of **$64,604.20** to the **TOWN of Firestone**; said deposit being the estimated total cost of the relocation of electric facilities described herein. Upon completion of the relocation of said electric facilities, the cost estimate shall be compared to the actual cost of said facility relocation as entered into the books of the ***TOWN of Frederick***. If the actual cost is less than the estimated cost, the ***TOWN of Frederick*** shall refund the difference to the **TOWN of Firestone.** If the actual cost to the ***TOWN of Frederick*** proves to have been greater than the construction deposit, the **TOWN of Firestone** may be required to pay the difference to the ***TOWN of Frederick*** within thirty (30) days following written notice of such excess amount.

9. The ***TOWN of Frederick*** reserves the right to revise said estimate and to require an increase in the non-refundable construction deposit from the **TOWN of Firestone** to cover any unforeseen costs to relocate its facilities. Such costs will be described on a change order and billed per incident according to the time, equipment and materials used.

10. The **TOWN of Firestone** may terminate this agreement at any time prior to or during the actual construction of electric facilities described herein by the ***TOWN of Frederick***. In such an event, a portion or all of the consideration paid by the **TOWN of Firestone** in advance to the ***TOWN of Frederick*** hereunder shall be used to reimburse and pay for all expenses or liabilities which may theretofore have been incurred by the ***TOWN of Frederick*** for engineering, for materials and equipment purchased or ordered, for labor costs, prior to date of termination; with the balance of the construction deposit, if any, to be refunded to the **TOWN of Firestone.** The estimate of the cost of electric facilities to be provided hereunder shall be valid until **August 31, 2018**.

11. This Agreement shall be binding upon and inure to the benefit of the successors, legal representative, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this _____ day of _____, 2018.

FREDERICK POWER & LIGHT

_____
Town Representative's Signature

Electric Utility Manager
_____
Title

_____
Town of Firestone Representative

_____
Representative's Signature

_____
Title*

Address_____

_____

AGENDA INFORMATION MEMORANDUM FIRESTONE TOWN BOARD OF TRUSTEES	**AIM#:** 6.a. **Presentation** **Meeting Date:** August 8, 2018 **Initiated By:** **Dept:** Council & Board

AGENDA TITLE

E-Cigarette Use and Concerns in the Community - Weld County Health Dept - Corrie Groesbeck and Shaley Maher

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

Staff Report

Neighbors Point Filing 3

Final Development Plan and Final Plat

and

Neighbors Point Filing 4

Final Development Plan and Final Plat

Prepared by the
Town of Firestone for the
Board of Trustees

August 8, 2018

Applications
This staff report is for Neighbors Point Filing 3 Final Development Plan and Final Plat (Filing 3) and Neighbors Point Filing 4 Final Development Plan and Final Plat (Filing 4). The applicant for Filing 3 & Filing 4 is I&J Partnership.

Notice
Pursuant to the Town Code and Development Regulations, proper notification of the public hearings was published. Proof of notification to owners of interest and surrounding property owners and a property posting log will be provided by the applicants prior to the hearings.

Location and Process
The approximate location of the Neighbors Point subdivision is north of Sable Avenue and east of Birch Street. Filing 3 and Filing 4 are the final steps in the Firestone Development Review process prior to the building permit process.

Site Analysis, Circulation and Parking
Filing 3 is a residential planned unit development (PUD R-A) of 19.14 acres, located in the southeast corner of the Neighbors Point development, south of Filing 2. Filing 4 is also zoned as PUD R-A, consisting of 10.27 acres and is located west of Filing 3. The property is generally flat and would be appropriate for the proposed usages. Filing 3 will have four vehicular entrances from Sandy Ridge Avenue, Cascade Street, Cedar Street, and Stagecoach Avenue. Filing 4 will also have 4 vehicular entrances, Sandy Ridge Avenue, Cascade Street, Cedar Street, and Carefree Street. These are all interior streets to the subdivision that connect to Neighbors Parkway and Sable Avenue via Buffalo Street. Parking is consistent with other similar developments in Firestone.

Plan Analysis
Filing 3 and Filing 4 are proposed residential developments that would complete the Neighbors Point subdivision, outlined in the recorded Neighbors Point ODP. Filing 3 will provide 57 single family lots, and Filing 4 will provide 36 single family lots, for a combined total of 93 units.

Building Height
Architectural standards for the single family homes will conform to town regulations and municipal code.

Fiscal Impacts
Filing 3 and Filing 4 provide for a significant number of potential residents for the Town of Firestone within an area zoned for residential use. The increase of residents will lead to increased property and sales tax revenues for the Town.

Utility and Services
Public infrastructure and utilities are generally available or will be extended to the site by the developer at the time of the development.

Planning and Zoning Commission and Board of Trustees Conditions and Standards for Approval

For your general reference, attached are the conditions and standards of approval for a PUD district that are stated in the Firestone Development Regulations.

Conditions and Standards for Approval

The Planning Commission and the Town Board of Trustees may approve a PUD application if it meets the intent of these Regulations and complies with the Town Code and other controlling regulations and documents, including the development standards specified herein. The Planning Commission and Town Board shall consider the following in making their decision for approval, approval with conditions, or denial of a PUD:

A. The proposed PUD district is compatible with present development in the surrounding area, and will not have a significant, adverse effect on the surrounding area;

B. The proposed PUD district is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

C. The proposed PUD district is consistent with the overall direction, intent of Titles 16 and 17 of the Town Code, and the intent and policies of the Town's comprehensive plan and other policy documents of the Town;

D. The proposed PUD district provides for a creative and innovative design which could not otherwise be achieved through other standard zoning districts;

E. The exceptions from the zoning regulations requested in the proposed PUD are warranted by virtue of innovative design and amenities incorporated in the PUD district;

F. The PUD provides adequate circulation in terms of internal street circulation system, designed for the type of traffic generated, for separate living areas, convenience, safety, access, and noise and exhaust control. Proper circulation in parking areas shall be provided in terms of safety, convenience, separation and screening. The PUD should provide for buffering from collector and arterial streets through earthen berms, landscaping, and other methods;

G. The PUD provides functional open space in terms of practical usability and accessibility, and optimum preservation of natural features, including trees and drainage areas, recreation, views, natural stream courses, bodies of water and wetlands;

H. To the extent practicable, the PUD provides variety in terms of housing types, housing size, densities, facilities and open space;

I. The PUD provides for pedestrian and bicycle traffic in terms of safety, separation, convenience, access, destination and attractiveness. If possible, there shall be an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels, parks, open space, or recreational facilities within the PUD as well as links to trail systems of the Town;

J. Building types in terms of appropriateness to density, site relationship and bulk;

K. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting;

L. Landscaping of the site in terms of purpose, such as screening, types and materials used, maintenance suitability, water demands and effect on the area;

M. Services including utilities, fire, police protection and other such services are available or can be made available to adequately serve the development;

N. No structures in the PUD shall encroach on a floodplain except as permitted by the Town's floodplain ordinance;

O. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved by the Town;

P. Visual relief and variety of visual sitings shall be located within the PUD through building placement, shortened or interrupted street vistas, visual access to open space and other design methods;

Q. The fiscal impacts on the Town, relative to expected service provision costs and anticipated revenue to the Town;

R. Compliance with the provisions of any applicable intergovernmental agreements;

S. The PUD incorporates a lighting plan and facilities to minimize of light drift outside the PUD in an effort to help preserve the night sky;

T. To the extent reasonably practicable, the PUD shall strive to incorporate "green" building standards and design guidelines for all residential and commercial development in an effort increase energy efficiency and reduce energy consumption;

U. To the extent reasonably practicable, the PUD shall strive to incorporate renewable energy technologies;

V. To the extent reasonably practicable, the PUD shall strive to incorporate best management practices in recycling, water conservation, soils preservation and sustainable development practices;

W. To the extent reasonably practicable, the PUD shall strive to incorporate Infrastructure design that emphasizes technology that will encourage the development of "knowledge workers" and will facilitate telecommuting.

Planning Commission or Board of Trustees Action

The Planning Commission or Board of Trustees has the following options relative to the action on applications in general. As necessary, additional information relative to continuances, etc. can be provided by the Town Attorney.

A. Make a decision and vote on the application, using the draft resolution previously prepared, as may be amended during the hearing; or

B. Make a decision and vote on the application, but request the Town Attorney to prepare findings of fact and conclusions for approval and adoption at the next regular meeting; or

C. Defer a decision and direct the Town Attorney to prepare findings of fact and conclusions to be submitted to the Board of Trustees at its next regular meeting,

with final deliberation, decision and adoption of the findings of fact and conclusion at that meeting; or

D. Defer a decision until a date certain, as is mutually agreed upon by the Applicant and the Board of Trustees, by which time the record and all evidence can be reviewed. At that time the Board of Trustees can either adopt findings of fact and conclusions or direct the Town Attorney to prepare findings of fact and conclusions for adoption at the next regular meeting after the meeting to which the matter has been deferred.

RECOMMENDATION

The Town staff recommends the Board of Trustees recommend approval of the application with a certain amount of conditions that will be provided in the form of a draft resolution prior to the Board of Trustees public hearing.

FINAL PLAT

NEIGHBORS POINT FILING NO. 3

A PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 3

OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED I & J PARTNERSHIP, LP BEING THE OWNER OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

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 SOUTH 89°31'25" EAST, A DISTANCE OF 1496.63 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°28'35" EAST, A DISTANCE OF 80.00 FEET;
THENCE NORTH 51°20'12" EAST, A DISTANCE OF 55.94 FEET;
THENCE SOUTH 57°37'41" EAST, A DISTANCE OF 66.83 FEET;
THENCE SOUTH 89°31'25" EAST, A DISTANCE OF 90.97 FEET;
THENCE NORTH 36°31'25" EAST, A DISTANCE OF 24.46 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 74°46'11", AN ARC DISTANCE OF 57.42 FEET (CHORD BEARS NORTH 89°08'19" EAST, 53.43 FEET);
THENCE NORTH 51°45'14" EAST, A DISTANCE OF 11.77 FEET;
THENCE SOUTH 38°14'46" EAST, A DISTANCE OF 36.39 FEET;
THENCE SOUTH 89°31'25" EAST, A DISTANCE OF 432.73 FEET;
THENCE NORTH 00°28'35" EAST, A DISTANCE OF 134.00 FEET;
THENCE NORTH 89°31'25" WEST, A DISTANCE OF 42.00 FEET;
THENCE NORTH 00°28'35" EAST, A DISTANCE OF 54.00 FEET;
THENCE NORTH 89°31'25" WEST, A DISTANCE OF 3.00 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 267.00 FEET AND A CENTRAL ANGLE OF 05°50'52", AN ARC DISTANCE OF 27.25 (CHORD BEARS SOUTH 87°33'09" WEST, 27.24 FEET);
THENCE SOUTH 84°37'42" WEST, A DISTANCE OF 72.50 FEET;
THENCE NORTH 00°00'54" EAST, A DISTANCE OF 212.95 FEET;
THENCE NORTH 13°48'44" WEST, A DISTANCE OF 23.67 FEET;
THENCE NORTH 22°22'36" WEST, A DISTANCE OF 112.24 FEET;
THENCE NORTH 59°23'19" EAST, A DISTANCE OF 110.57 FEET;
THENCE NORTH 30°36'41" WEST, 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 95°28'14", AN ARC DISTANCE OF 33.33 FEET (CHORD BEARS NORTH 11°39'12" EAST, 29.60 FEET);
THENCE NORTH 63°04'14" EAST, A DISTANCE OF 54.63 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 85°24'27", AN ARC DISTANCE OF 29.81 FEET (CHORD BEARS SOUTH 77°54'27" EAST, 27.13 FEET);
THENCE NORTH 59°23'19" EAST, A DISTANCE OF 88.11 FEET;
THENCE NORTH 33°24'16" WEST, A DISTANCE OF 116.57 FEET;
THENCE NORTH 46°09'42" WEST, A DISTANCE OF 65.00 FEET;
THENCE NORTH 52°34'21" WEST, A DISTANCE OF 195.00 FEET;
THENCE NORTH 37°25'39" EAST, A DISTANCE OF 167.00 FEET;
THENCE SOUTH 52°34'21" EAST, A DISTANCE OF 11.72 FEET;
THENCE NORTH 37°25'39" EAST, A DISTANCE OF 140.00 FEET;
THENCE NORTH 56°51'16" EAST, A DISTANCE OF 44.27 FEET;
THENCE NORTH 64°17'20" EAST, A DISTANCE OF 126.49 FEET;
THENCE NORTH 69°33'17" EAST, A DISTANCE OF 48.16 FEET;
THENCE SOUTH 89°59'08" EAST, A DISTANCE OF 140.01 FEET;
THENCE SOUTH 00°00'54" WEST, A DISTANCE OF 67.49 FEET;
THENCE SOUTH 89°59'06" EAST, A DISTANCE OF 179.00 FEET;
THENCE SOUTH 00°00'54" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 12, A DISTANCE OF 1325.67 FEET,
THENCE NORTH 89°31'25" WEST, A DISTANCE OF 1202.59 FEET, TO THE POINT OF BEGINNING,

CONTAINING 833,692 SQUARE FEET OR 19.139 ACRES, MORE OR LESS,

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER THE DRAWING HEREIN CONTAINED UNDER THE NAME AND STYLE OF THE NEIGHBORS POINT FILING NO. 3, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES AND TRACTS S AND V AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREES BY THE UNDERSIGNED THAT ALL EXPENSES AND COST INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY, CURBS, GUTTER, AND PAVEMENT AND ITEMS OWNED MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR CENTURY LINK, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURY LINK, INC., AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER: I & J PARTNERSHIP, L.P.

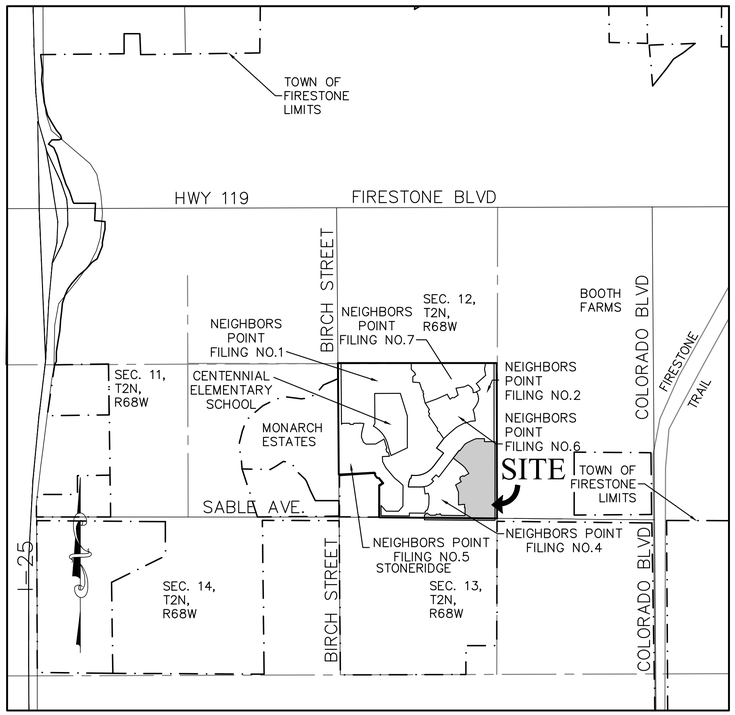
BY: _____
ISAAC MORADI
GENERAL PARTNER

STATE OF COLORADO)
} SS.
COUNTY OF_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____
BY _____
WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES



VICINITY MAP
1"=1200'

SURVEYOR'S CERTIFICATE:

I, JOHN E. KRATZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS _____ DAY OF _____, A.D. _____.

BY _____
JOHN E. KRATZ PLS# 20142

TOWN APPROVAL:

THIS IS TO CERTIFY THAT THE PLAT OF NEIGHBORS POINT FILING NO. 3 WAS APPROVED ON THIS ____DAY OF_____, 2_____, BY RESOLUTION NO._____
AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

_____ _____
MAYOR ATTEST: TOWN CLERK

NOTES:

1) BASIS OF BEARINGS: THE SOUTH LINE OF THE SW 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING ASSUMED TO BEAR SOUTH 89°31'25" EAST, AND IS MONUMENTED AS DEPICTED HEREON.

2) LAND TITLE GUARANTEE COMPANY. COMMITMENT NO. FCC25144731-7 DATED OCTOBER 12, 2017 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, EASEMENT OR OTHER MATTERS OF PUBLIC RECORD BY RED ROCKS LAND SURVEYS, INC.

3) REFER TO TRACT TABLE BELOW, FOR TRACT OWNERSHIP AND MAINTENANCE DESCRIPTIONS.

4) REFER TO SHEET 3 FOR LINE AND CURVE TABLES.

5) THIS PROJECT IS NOT LOCATED WITHIN ANY FEMA REGULATED FLOODPLAIN. REFERENCE FEMA FIRM NO. 08123C1890E PANEL 1890 of 2250, JANUARY 20, 2016.

6) BENCHMARK: ELEVATIONS ARE BASED UPON THE TOWN OF FIRESTONE BENCHMARK BM 22 WITH A PROJECT ELEVATION OF 4846.30 FEET NGVD 29. THIS POINT IS A CHISELED "X" MARKED ON THE SOUTH SIDE OF MANHOLE RIM CONCRETE LOCATED ON THE NORTH SIDE OF FIRESTONE BLVD NEAR N 1/4 CORNER SECTION 12 (THE TOWN OF FIRESTONE PUBLISHED ELEVATION IS 4846.095 FEET). THE PROJECT ELEVATION IS BASED UPON NGS BENCHMARK "P 329" & THE TOWN OF FIRESTONE BENCHMARK IS BASED UPON USGS BM "JR 46".

7) 20' UTILITY EASEMENT SHOWN ON TRACT S IS EXCLUSIVE TO THE TOWN OF FIRESTONE FOR WATERLINE CONSTRUCTION AND MAINTENANCE. NO FLATWORK OR STRUCTURES ARE ALLOWED WITHIN THE EASEMENT. FENCE CROSSINGS AND MINIMAL LANDSCAPING ARE ALLOWED. THE TOWN OF FIRESTONE SHALL NOT BE LIABLE FOR DAMAGES CAUSED BY MAINTENANCE OPERATIONS TO RE-ESTABLISH IMPROVEMENTS CONSTRUCTED WITHIN THIS EASEMENT INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, FENCING, STRUCTURES, AND FLATWORK.

8) ALLOWED USES IN UTILITY EASEMENTS INCLUDE THE INSTALLATION & MAINTENANCE OF ELECTRIC, PHONE, FIBER OPTIC, CABLE TV, WATER, SEWER, GAS, POSTAL FACILITIES, HIGH VOLTAGE TRANSMISSION, DRAINAGE AND STORM DRAINS. SERVICE PROVIDERS FOR THE LINES WITHIN THESE EASEMENTS WILL INCLUDE, BUT ARE NOT LIMITED TO, CENTURY LINK FOR TELEPHONE, COMCAST FOR CABLE, UNITED POWER FOR ELECTRIC, AND BLACK HILLS ENERGY FOR GAS.

9) THE UTILITY & DRAINAGE EASEMENTS SHOWN HEREIN ARE DEDICATED TO THE TOWN OF FIRESTONE FOR THE INSTALLATION, MAINTENANCE, AND CONVEYANCE OF UTILITIES AND STORM DRAINAGE FACILITIES.

10) THE SIGHT LINE EASEMENT SHOWN ON LOT 191 IS NO-BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES TO NO MORE THAN THREE FEET TALL.

TRACT	ACRES	LAND USE	OWNER	MAINTENANCE RESPONSIBILITY
S	0.97	OPEN SPACE	HOA	HOA
V	1.38	RIGHT-OF-WAY	TOWN	TOWN
* W	0.15	FUTURE RESIDENTIAL	OWNER	OWNER
* X	0.07	FUTURE RESIDENTIAL	OWNER	OWNER

* TRACTS W AND X ARE INTENDED TO BE RE-PLATTED IN THE FUTURE TO CREATE RESIDENTIAL LOTS. THESE TRACTS WILL NOT BE ELIGIBLE TO RECEIVE BUILDING PERMITS.

LEGEND

- ● FOUND MONUMENT, AS NOTED
- ◉ FOUND #5 REBAR WITH PLASTIC CAP PLS# 17477
- ▲ SET #5 REBAR WITH PLASTIC CAP PLS# 20142
- ⌖ ALIQUOT CORNER, AS NOTED ON PLAN

ABBREVIATIONS

U.D. ESMT – UTILITY & DRAINAGE EASEMENT

SAN. SEW. ESMT – SANITARY SEWER EASEMENT

UTIL ESMT – UTILITY EASEMENT

SHEET INDEX:

1 COVER SHEET
2 FINAL PLAT
3 FINAL PLAT

OWNER/DEVELOPER:

I & J PARTNERSHIP, LP
c/o LYONS GADDIS
PO BOX 978
LONGMONT, CO 80502-0978

(303) 776-9900
CGRANT@LYONSGADDIS.COM

CONTACT: CAMERON GRANT

ENGINEER:
RK ENTERPRISES, INC.
15800 W. 13TH AVE.
GOLDEN, CO 80401

(303) 332-4977
BKNGNR@GMAIL.COM

CONTACT: BOB KELSEY

SURVEYOR:
RED ROCK LAND SURVEYS, INC.
7865 W. ONTARIO PLACE
LITTLETON, CO 80128

(303) 994-6300
JKRATZ@REDROCKLANDSURVEYS.COM

CONTACT: JOHN KRATZ

RED ROCK LAND SURVEYS 303.994.6300
7865 W. ONTARIO PLACE
LITTLETON, CO 80128

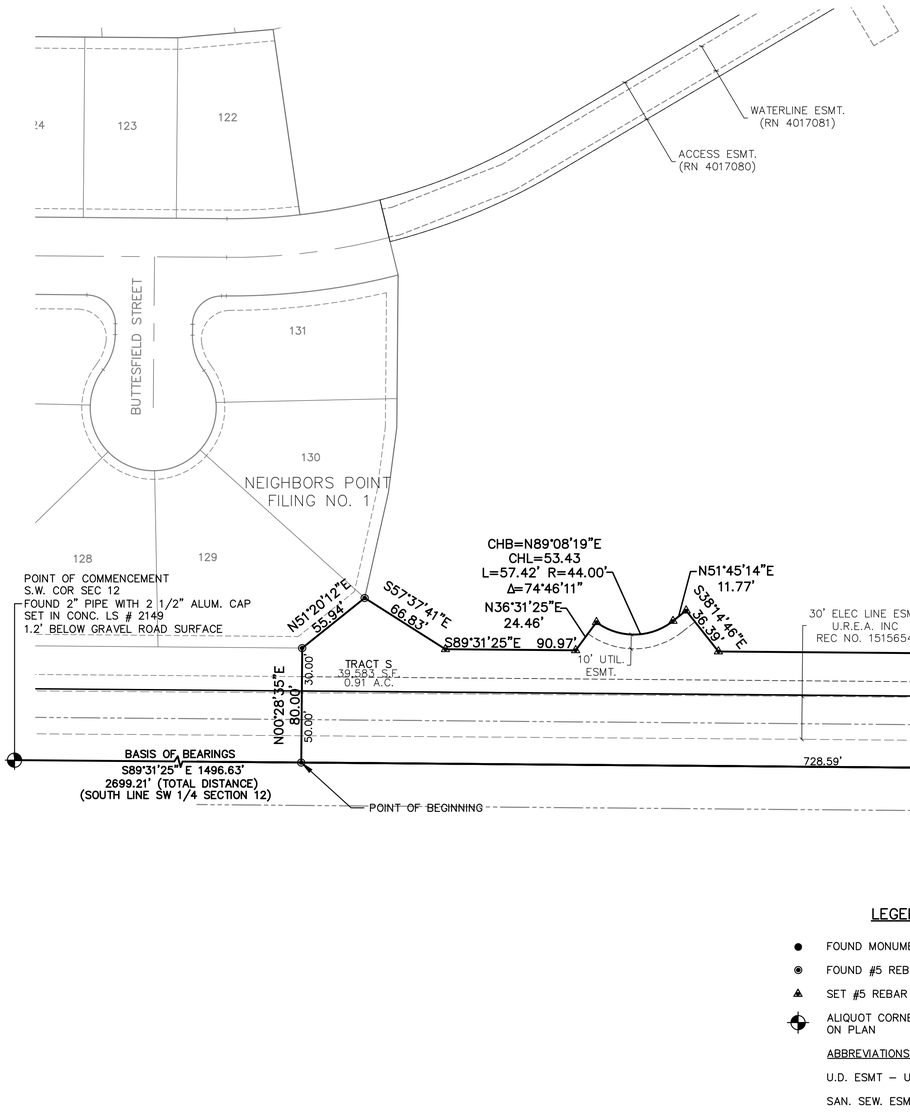
RK ENTERPRISES, INC.
CONTACT: BOB KELSEY, P.E.
PHONE: 303-332-4977
EMAIL: BKNGNR@GMAIL.COM

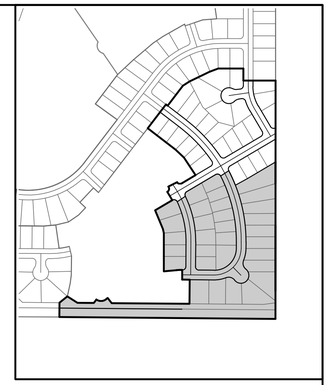
NEIGHBORS POINT FILING NO. 3	
COVER SHEET	
Name of Application:	Neighbors Point
Type of Submittal:	Final Plat
Filing Number:	3
Phase Number:	
Sheet Title:	Cover Sheet
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	

FINAL PLAT

NEIGHBORS POINT FILING NO. 3

A PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE,
COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 3





KEY MAP
NTS

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND #5 REBAR WITH PLASTIC CAP PLS# 17477
- SET #5 REBAR WITH PLASTIC CAP PLS# 20142
- ALIQUOT CORNER, AS NOTED ON PLAN

ABBREVIATIONS

U.D. ESMT – UTILITY & DRAINAGE EASEMENT

SAN. SEW. ESMT – SANITARY SEWER EASEMENT

UTIL ESMT – UTILITY EASEMENT

50 0 50 100
(IN FEET)
1 inch = 50 ft.

REED ROCK LAND SURVEYS 303.994.6300

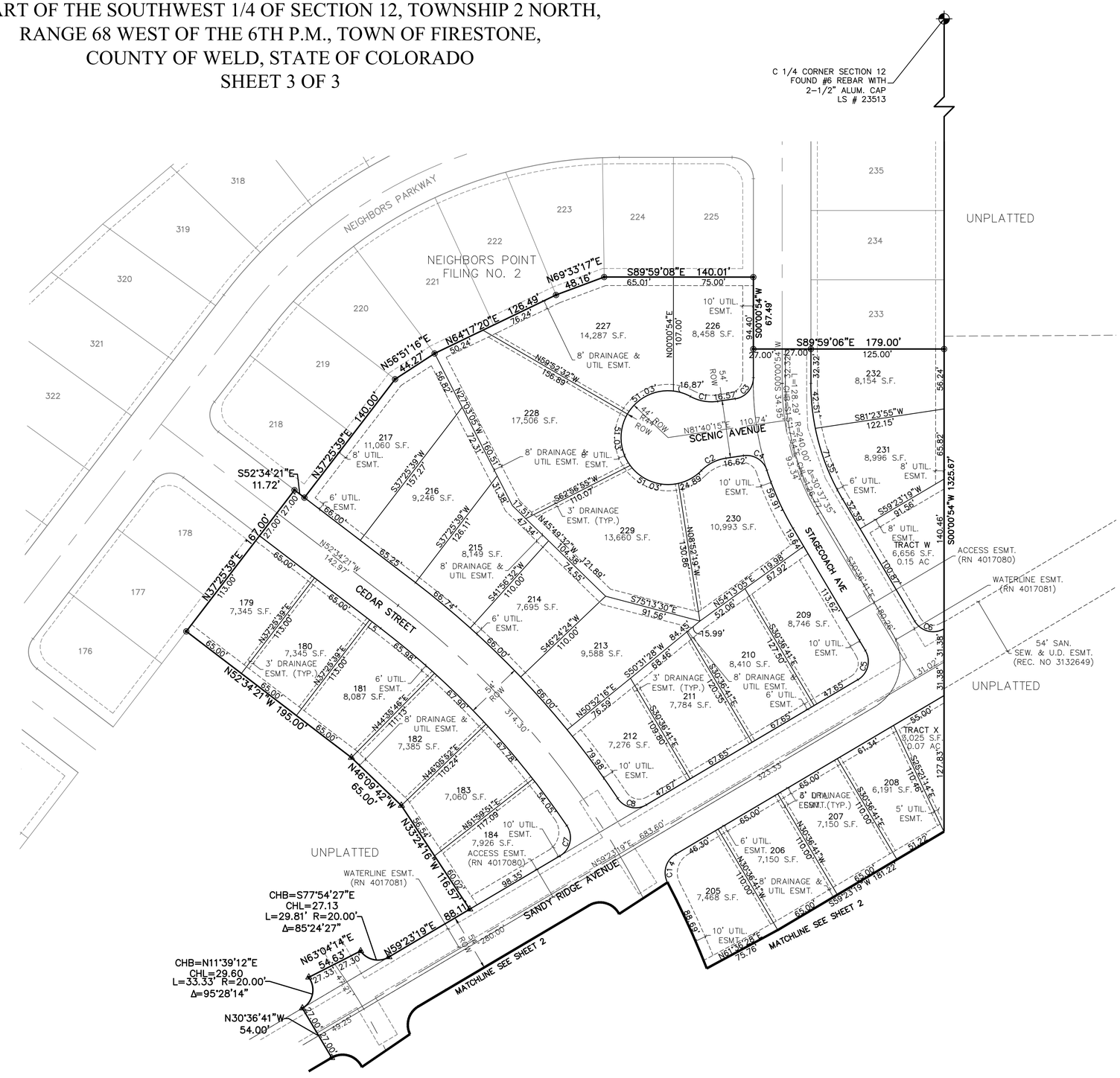
RK ENTERPRISES, INC.
CONTACT: BOB KELSEY, P.E.
PHONE: 303-332-4977
EMAIL: BKNGNR@GMAIL.COM

NEIGHBORS POINT FILING NO. 3	
FINAL PLAT	
Name of Application:	Neighbors Point
Type of Submittal:	Final Plat
Filing Number:	3
Phase Number:	
Sheet Title:	FINAL PLAT
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	

FINAL PLAT

NEIGHBORS POINT FILING NO. 3

A PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE,
COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 3


C 1/4 CORNER SECTION 12
FOUND #6 REBAR WITH
2-1/2" ALUM. CAP
LS # 23513
UNPLATTED
NEIGHBORS PARKWAY
NEIGHBORS POINT
FILING NO. 2
S89°59'08"E 140.01'
65.01'
75.00'
N69°33'17"E
48.16'
N64°17'20"E 126.49'
N56°51'16"E
44.27'
N37°25'39"E 140.00'
S52°34'21"E
11.72'
N37°25'39"E 161.00'
N52°34'21"W
142.97'
CEDAR STREET
N52°34'21"W 195.00'
N46°09'42"W
65.00'
N33°24'16"W 116.57'
CHB=S77°54'27"E
CHL=27.13
L=29.81' R=20.00'
Δ=85°24'27"
N59°23'19"E
88.11'
CHB=N11°39'12"E
CHL=29.60
L=33.33' R=20.00'
Δ=95°28'14"
N30°36'41"W
54.00'
MATCHLINE SEE SHEET 2
SANDY RIDGE AVENUE
N59°23'19"E 683.60'
SCENIC AVENUE
N81°40'15"E 110.74'
S81°23'55"W
122.15'
S59°23'19"W
91.56'
S59°23'19"W 181.22'
STAGECOACH AVE
S00°00'54"W 1325.67'
S00°00'54"W
67.49'
S89°59'06"E 179.00'
125.00'
ACCESS ESMT.
(RN 4017080)
WATERLINE ESMT.
(RN 4017081)
54' SAN.
SEW. & U.D. ESMT.
(REC. NO 3132649)
UNPLATTED
TRACT W
6,656 S.F.
0.15 AC
TRACT X
3,025 S.F.
0.07 AC
WATERLINE ESMT.
(RN 4017081)
ACCESS ESMT.
(RN 4017080)
10' UTIL. ESMT.
8' DRAINAGE & UTIL ESMT.
3' DRAINAGE ESMT. (TYP.)
6' UTIL. ESMT.
8' UTIL. ESMT.
5' UTIL. ESMT.
54' ROW
44' PER ROW
314.30'
R=240.00'
L=128.29'
CH=N83°51'55"E
93.34'
Δ=30°37'35"
R=240.00'
L=146.27'
CH=S66°04'41"E
144.06'
Δ=30°37'35"
R=240.00'
L=32.32'
CH=S00°00'54"W
32.32'
Δ=7°42'55"
R=240.00'
L=32.32'
CH=S15°21'42"E
32.30'
Δ=7°42'55"
R=240.00'
L=27.00'
CH=S00°00'54"W
27.00'
Δ=6°26'27"
R=240.00'
L=27.00'
CH=S06°34'55"E
27.00'
Δ=6°26'27"
R=240.00'
L=27.00'
CH=S12°48'08"E
27.00'
Δ=6°26'27"
R=240.00'
L=27.00'
CH=S19°01'21"E
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Δ=6°26'27"
R=240.00'
L=27.00'
CH=S25°14'35"E
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Δ=6°26'27"
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L=27.00'
CH=S31°27'48"E
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CH=S50°07'29"E
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L=27.00'
CH=S56°20'42"E
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L=27.00'
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FINAL PLAT

NEIGHBORS POINT FILING NO. 4

A PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 2

OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED I & J PARTNERSHIP, LP BEING THE OWNER OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST CORNER 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 86°11'39" EAST, A DISTANCE OF 1544.33 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 12°41'20" EAST, A DISTANCE OF 75.28 FEET;
THENCE NORTH 07°21'26" EAST, A DISTANCE OF 46.14 FEET;
THENCE NORTH 00°28'35" EAST, A DISTANCE OF 106.46 FEET;
THENCE NORTH 13°30'29" WEST, A DISTANCE OF 54.01 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 415.00 FEET AND A CENTRAL ANGLE OF 07°51'49", AN ARC DISTANCE OF 56.96 FEET (CHORD BEARS SOUTH 79°29'16" WEST, 56.91 FEET);
THENCE NORTH 08°14'53" WEST, A DISTANCE OF 130.90 FEET;
THENCE NORTH 76°23'49" EAST, A DISTANCE OF 72.29 FEET;
THENCE NORTH 55°54'17" EAST, A DISTANCE OF 69.31 FEET;
THENCE NORTH 43°24'45" EAST, A DISTANCE OF 55.95 FEET;
THENCE NORTH 46°35'15" WEST, A DISTANCE OF 43.79 FEET;
THENCE NORTH 43°24'45" EAST, A DISTANCE OF 110.00 FEET;
THENCE SOUTH 46°35'15" EAST, A DISTANCE OF 38.04 FEET;
THENCE NORTH 37°25'39" EAST, A DISTANCE OF 450.84 FEET;
THENCE SOUTH 52°34'21" EAST, A DISTANCE OF 195.00 FEET;
THENCE SOUTH 46°09'42" EAST, A DISTANCE OF 65.00 FEET;
THENCE SOUTH 33°24'16" EAST, A DISTANCE OF 116.57 FEET;
THENCE SOUTH 59°23'19" WEST, A DISTANCE OF 88.11 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 85°24'27", AN ARC DISTANCE OF 29.81 FEET (CHORD BEARS NORTH 77°54'27" WEST, 27.13 FEET);
THENCE SOUTH 63°04'14" WEST, A DISTANCE OF 54.63 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 95°28'14", AN ARC DISTANCE OF 33.33 FEET (CHORD BEARS SOUTH 11°39'12" WEST, 29.60 FEET);
THENCE SOUTH 30°36'41" EAST, A DISTANCE OF 54.00 FEET;
THENCE SOUTH 59°23'19" WEST, A DISTANCE OF 110.57 FEET;
THENCE SOUTH 22°22'36" EAST, A DISTANCE OF 112.24 FEET;
THENCE SOUTH 13°48'44" EAST, A DISTANCE OF 23.67 FEET;
THENCE SOUTH 00°00'54" WEST, A DISTANCE OF 212.95 FEET;
THENCE NORTH 84°37'42" EAST, A DISTANCE OF 72.50 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 267.00 FEET AND A CENTRAL ANGLE OF 05°50'52", AN ARC DISTANCE OF 27.25 FEET (CHORD BEARS NORTH 87°33'09" EAST, 27.24 FEET);
THENCE SOUTH 89°31'25" EAST, A DISTANCE OF 3.00 FEET;
THENCE SOUTH 00°28'35" WEST, A DISTANCE OF 54.00 FEET;
THENCE SOUTH 89°31'25" EAST, A DISTANCE OF 42.00 FEET;
THENCE SOUTH 00°28'35" WEST, A DISTANCE OF 134.00 FEET;
THENCE NORTH 89°31'25" WEST, A DISTANCE OF 432.73 FEET;
THENCE NORTH 38°14'46" WEST, A DISTANCE OF 36.39 FEET;
THENCE SOUTH 51°45'14" WEST, A DISTANCE OF 11.77 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 74°46'11", AN ARC DISTANCE OF 57.42 FEET (CHORD BEARS SOUTH 89°08'19" WEST, 53.43 FEET);
THENCE SOUTH 36°31'25" WEST, A DISTANCE OF 24.46 FEET;
THENCE NORTH 89°31'25" WEST, A DISTANCE OF 90.97 FEET;
THENCE NORTH 57°37'41" WEST, A DISTANCE OF 66.83 FEET TO THE POINT OF BEGINNING,

CONTAINING 447,309 SQUARE FEET OR 10.269 ACRES, MORE OR LESS,

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER THE DRAWING HEREIN CONTAINED UNDER THE NAME AND STYLE OF THE NEIGHBORS POINT FILING NO. 4, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS AND AVENUES AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREES BY THE UNDERSIGNED THAT ALL EXPENSES AND COST INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY, CURBS, GUTTER, AND PAVEMENT AND ITEMS OWNED MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR CENTURY LINK, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURY LINK, INC., AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER: I & J PARTNERSHIP, L.P.

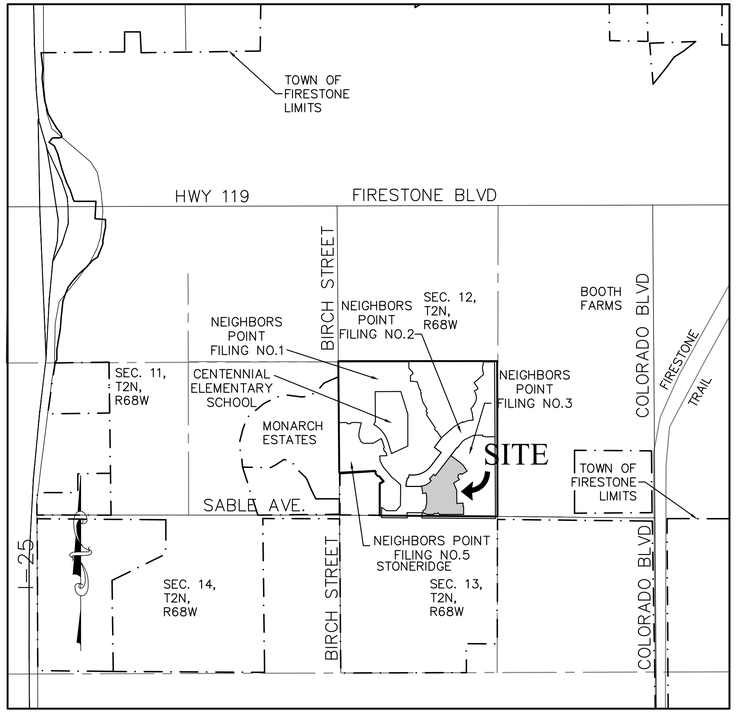
BY: _____
ISAAC MORADI
GENERAL PARTNER

STATE OF COLORADO)
) SS.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____
BY _____
WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

_____
MY COMMISSION EXPIRES



VICINITY MAP
1"=1200'

SURVEYOR'S CERTIFICATE:

I, JOHN E. KRATZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS FINAL PLAT AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS _____DAY OF _____, A.D. _____.

BY _____
JOHN E. KRATZ PLS# 20142

NOTES:

1) BASIS OF BEARINGS: THE SOUTH LINE OF THE SW 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING ASSUMED TO BEAR SOUTH 89°31'25" EAST, AND IS MONUMENTED AS SHOWN HEREON.

2) LAND TITLE GUARANTEE COMPANY. COMMITMENT NO. FCIF25150329 DATED OCTOBER 12, 2017 WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH TO DETERMINE OWNERSHIP, EASEMENT OR OTHER MATTERS OF PUBLIC RECORD BY RED ROCK LAND SURVEYS, INC.

3) REFER TO SHEET 2 FOR LINE AND CURVE TABLES.

4) THIS PROJECT IS NOT LOCATED WITHIN ANY FEMA REGULATED FLOODPLAIN. REFERENCE FEMA FIRM NO. 08123C1890E PANEL 1890 of 2250, JANUARY 20, 2016.

5) BENCHMARK: ELEVATIONS ARE BASED UPON THE TOWN OF FIRESTONE BENCHMARK BM 22 WITH A PROJECT ELEVATION OF 4846.30 FEET NGVD 29. THIS POINT IS A CHISELED "X" MARKED ON THE SOUTH SIDE OF MANHOLE RIM CONCRETE LOCATED ON THE NORTH SIDE OF FIRESTONE BLVD NEAR N 1/4 CORNER SECTION 12 (THE TOWN OF FIRESTONE PUBLISHED ELEVATION IS 4846.095 FEET). THE PROJECT ELEVATION IS BASED UPON NGS BENCHMARK "P 329" & THE TOWN OF FIRESTONE BENCHMARK IS BASED UPON USGS BM "JR 46".

6) ALLOWED USES IN UTILITY EASEMENTS INCLUDE THE INSTALLATION & MAINTENANCE OF ELECTRIC, PHONE, FIBER OPTIC, CABLE TV, WATER, SEWER, GAS, POSTAL FACILITIES, HIGH VOLTAGE TRANSMISSION, DRAINAGE AND STORM DRAINS. SERVICE PROVIDERS FOR THE LINES WITHIN THESE EASEMENTS WILL INCLUDE, BUT ARE NOT LIMITED TO, CENTURY LINK FOR TELEPHONE, COMCAST FOR CABLE, UNITED POWER FOR ELECTRIC, AND BLACK HILLS ENERGY FOR GAS.

LEGEND

- ● FOUND MONUMENT, AS NOTED
- ◉ FOUND #5 REBAR WITH PLASTIC CAP PLS# 17477
- ⌖ ALIQUOT CORNER, AS NOTED ON PLAN

ABBREVIATIONS

U.D. ESMT – UTILITY & DRAINAGE EASEMENT

SAN. SEW. ESMT – SANITARY SEWER EASEMENT

UTIL ESMT – UTILITY EASEMENT

SHEET INDEX:

1 COVER SHEET
2 FINAL PLAT

TOWN APPROVAL:

THIS IS TO CERTIFY THAT THE PLAT OF NEIGHBORS POINT FILING NO. 4 WAS APPROVED ON THIS ____DAY OF_____, 2_____, BY RESOLUTION NO._____
AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

_____ _____
MAYOR ATTEST: TOWN CLERK

OWNER/DEVELOPER:
I & J PARTNERSHIP, LP
c/o LYONS GADDIS
PO BOX 978
LONGMONT, CO 80502-0978

(303) 776-9900
CGRANT@LYONSGADDIS.COM

CONTACT: CAMERON GRANT

ENGINEER:
RK ENTERPRISES, INC.
15800 W. 13TH AVE.
GOLDEN, CO 80401

(303) 332-4977
BKNGNR@GMAIL.COM

CONTACT: BOB KELSEY

SURVEYOR:
RED ROCK LAND SURVEYS, INC.
7865 W. ONTARIO PLACE
LITTLETON, CO 80128

(303) 994-6300
JKRATZ@REDROCKLANDSURVEYS.COM

CONTACT: JOHN KRATZ

RED ROCK LAND SURVEYS 303.994.6300
7865 W. ONTARIO PLACE
LITTLETON, CO 80128

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

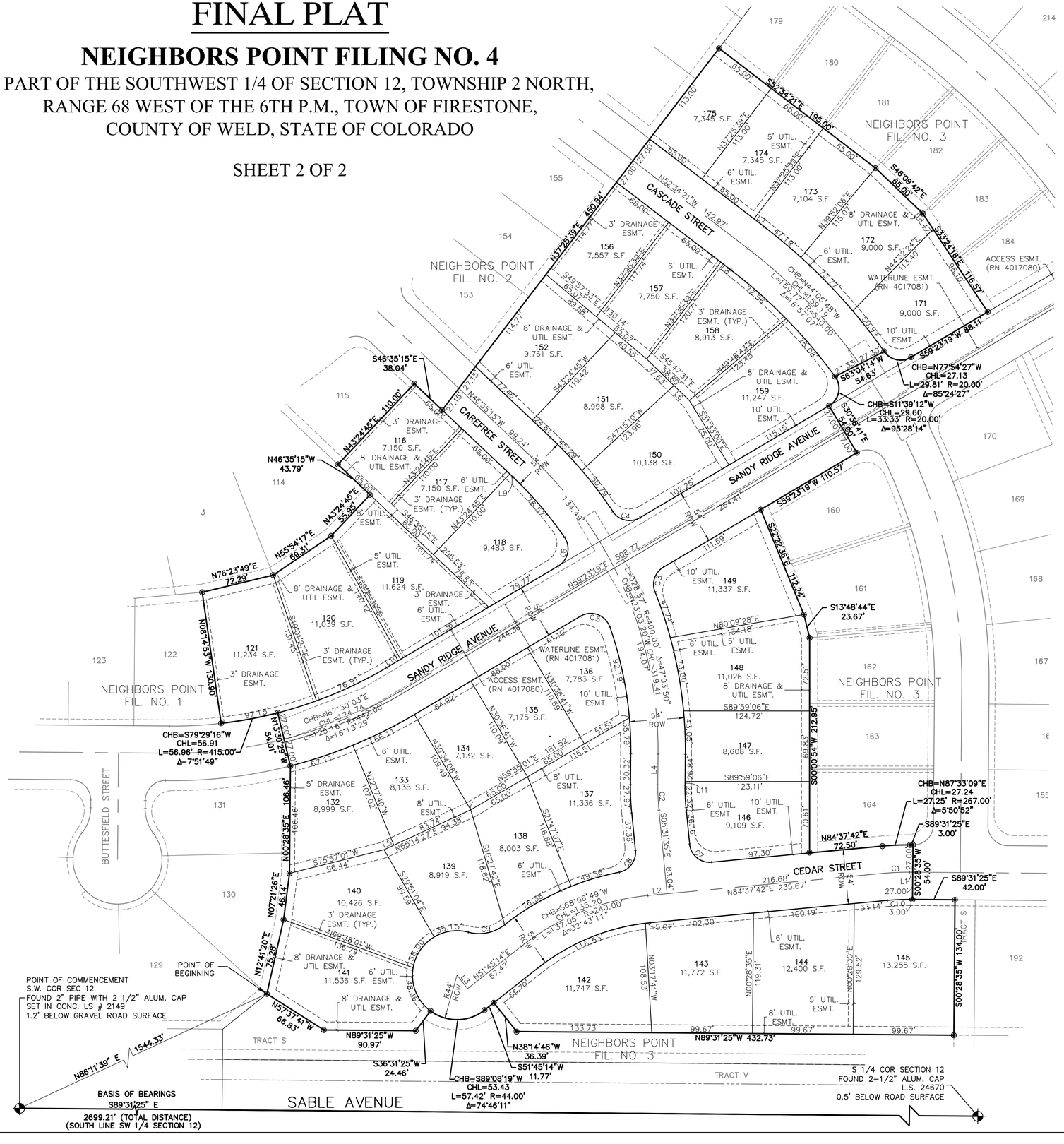
NEIGHBORS POINT FILING NO. 4	
COVER SHEET	
Name of Application:I:	Neighbors Point
Type of Submittal:	Final Plat
Filing Number:	4
Phase Number:	
Sheet Title:	Cover Sheet
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	

FINAL PLAT

NEIGHBORS POINT FILING NO. 4

A PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.00'	N89°31'25"W
L2	18.99'	N84°37'42"E
L3	17.00'	N38°14'46"W
L4	30.32'	S00°28'35"W
L5	10.64'	S65°14'27"W
L6	21.17'	S45°47'31"E
L7	12.97'	S52°34'21"E
L8	12.97'	S52°34'21"E
L9	4.45'	S46°35'15"E
L10	16.06'	S59°23'19"W
L11	3.49'	S00°28'35"W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHB	CHL
C1	5°50'52"	24.50'	240.00'	S87°33'09"W	24.48
C2	6°00'10"	25.14'	240.00'	S02°31'30"E	25.13
C3	80°59'50"	28.27'	20.00'	S18°53'24"W	25.98
C4	86°54'55"	30.34'	20.00'	S77°09'13"E	27.51
C5	101°25'44"	35.41'	20.00'	N69°53'49"W	30.96
C6	93°54'26"	32.78'	20.00'	N12°26'06"E	29.23
C7	89°50'42"	31.36'	20.00'	S50°26'56"E	28.25
C8	84°23'58"	29.46'	20.00'	N36°40'24"E	26.87
C9	53°01'58"	37.95'	41.00'	N78°22'05"E	36.61
C10	5°50'52"	21.74'	213.00'	S87°33'09"W	21.73

LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND #5 REBAR WITH PLASTIC CAP PLS# 17477
- ALIQUOT CORNER, AS NOTED ON PLAN

ABBREVIATIONS

U.D. ESMT – UTILITY & DRAINAGE EASEMENT

SAN. SEW. ESMT – SANITARY SEWER EASEMENT

UTIL ESMT – UTILITY EASEMENT

RED ROCK LAND SURVEYS 303.994.6300

RK ENTERPRISES, INC.

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

NEIGHBORS POINT FILING NO. 4	
FINAL PLAT	
Name of Application:	Neighbors Point
Type of Submittal:	Final Plat
Filing Number:	4
Phase Number:	
Sheet Title:	FINAL PLAT
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 2 of 2	

FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 3

COVER SHEET

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 1 of 22

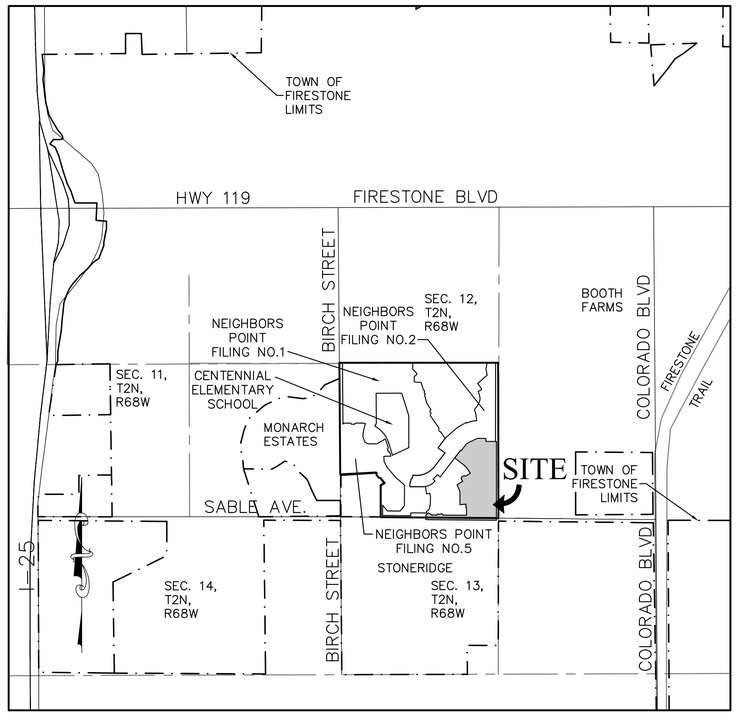
FILING NO. 3 LEGAL DESCRIPTION:

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 QUARTER 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 SOUTH 89°31'25" EAST, A DISTANCE OF 1496.63 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°28'35" EAST, A DISTANCE OF 80.00 FEET;
THENCE NORTH 51°20'12' EAST, A DISTANCE OF 55.94 FEET;
THENCE SOUTH 57°37'41" EAST, A DISTANCE OF 66.83 FEET;
THENCE SOUTH 89°31'25" EAST, A DISTANCE OF 90.97 FEET;
THENCE NORTH 36°31'25" EAST, A DISTANCE OF 24.46' FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 44.00 FEET AND A CENTRAL ANGLE OF 74°46'11", AN ARC DISTANCE OF 57.42 FEET (CHORD BEARS NORTH 89°08'19" EAST, 53.43 FEET);
THENCE NORTH 51°45'14" EAST, A DISTANCE OF 11.77 FEET;
THENCE SOUTH 38°14'46" EAST, A DISTANCE OF 36.39 FEET;
THENCE SOUTH 89°31'25" EAST, A DISTANCE OF 432.73 FEET;
THENCE NORTH 00°28'35" EAST, A DISTANCE OF 134.00 FEET;
THENCE NORTH 89°31'25" WEST, A DISTANCE OF 42.00 FEET;
THENCE NORTH 00°28'35" EAST, A DISTANCE OF 54.00 FEET;
THENCE NORTH 89°31'25" WEST, A DISTANCE OF 3.00 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 267.00 FEET AND A CENTRAL ANGLE OF 05°50'52", AN ARC DISTANCE OF 27.25 (CHORD BEARS SOUTH 87°33'09" WEST, 27.24 FEET);
THENCE SOUTH 84°37'42" WEST, A DISTANCE OF 72.50 FEET;
THENCE NORTH 00°00'54" EAST, A DISTANCE OF 212.95 FEET;
THENCE NORTH 13°48'44" WEST, A DISTANCE OF 23.67 FEET;
THENCE NORTH 22°22'36" WEST, A DISTANCE OF 112.24 FEET;
THENCE NORTH 59°23'19" EAST, A DISTANCE OF 110.57 FEET;
THENCE NORTH 30°36'41" WEST, 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 95°28'14", AN ARC DISTANCE OF 33.33 FEET (CHORD BEARS NORTH 11°39'12" EAST, 29.60 FEET);
THENCE NORTH 63°04'14" EAST, A DISTANCE OF 54.63 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 85°24'27", AN ARC DISTANCE OF 29.81 FEET (CHORD BEARS SOUTH 77°54'27" EAST, 27.13 FEET);
THENCE NORTH 59°23'19" EAST, A DISTANCE OF 88.11 FEET;
THENCE NORTH 33°24'16" WEST, A DISTANCE OF 116.57 FEET;
THENCE NORTH 46°09'42" WEST, A DISTANCE OF 65.00 FEET;
THENCE NORTH 52°34'21" WEST, A DISTANCE OF 195.00 FEET;
THENCE NORTH 37°25'39" EAST, A DISTANCE OF 167.00 FEET;
THENCE NORTH 52°34'21" EAST, A DISTANCE OF 11.72 FEET;
THENCE NORTH 37°25'39" EAST, A DISTANCE OF 140.00 FEET;
THENCE NORTH 56°51'16" EAST, A DISTANCE OF 44.27 FEET;
THENCE NORTH 64°17'20" EAST, A DISTANCE OF 126.49 FEET;
THENCE NORTH 69°33'17" EAST, A DISTANCE OF 48.16 FEET;
THENCE SOUTH 89°59'08" EAST, A DISTANCE OF 140.01 FEET;
THENCE SOUTH 00°00'54" WEST, A DISTANCE OF 67.49 FEET;
THENCE SOUTH 89°59'06" EAST, A DISTANCE OF 179.00 FEET;
THENCE SOUTH 00°00'54" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 12, A DISTANCE OF 1325.67 FEET,
THENCE NORTH 89°31'25" WEST, A DISTANCE OF 1202.59 FEET, TO THE POINT OF BEGINNING

CONTAINING 833,692 SQUARE FEET OR 19.139 ACRES, MORE OR LESS.



VICINITY MAP

1"=1200'

SHEET INDEX:

1 COVER SHEET
2–4 FDP NOTES
5 OVERALL PLAN
6–7 SITE PLAN
8–9 UTILITY PLAN
10–11 GRADING PLAN
12 SIGNAGE & LIGHTING PLAN
13 LANDSCAPE COVER
14–15 LANDSCAPE PLANS
16 FENCING PLAN
17 LANDSCAPE DETAILS
18 IRRIGATION PLAN
19–20 IRRIGATION DETAILS
21 BUILDING ELEVATIONS
22 ADDRESS MAP

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK TRAIL
- BUILDING SETBACK LINE
- 2' CONTOUR
- 6500 EXISTING CONTOUR
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PHASE LINE
- EASEMENT
- RIGHT OF WAY
- CROSSPAN
- 126 LOT NUMBER
- (1) BLOCK NUMBER
- G EXISTING GAS
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- EXISTING STORM
- STREET LIGHT
- FRONT LOT FRONTAGE

OWNER/DEVELOPER:
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PO BOX 978
LONGMONT, CO 80502–0978

(303) 776–9900
CGRANT@LYONSGADDIS.COM

CONTACT: CAMERON GRANT

PLANNER:
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6201 SO. HUDSON COURT WEST
CENTENNIAL, CO 80121

(303) 694–9484
(303) 694–9272 fax
KSAKIRBY@AOL.COM

CONTACT: KIRBY SMITH

ENGINEER:
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15800 W. 13TH AVE.
GOLDEN, CO 80401

(303) 332–4977
BKNGNR@GMAIL.COM

CONTACT: BOB KELSEY

TRAFFIC ENGINEER:
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1889 YORK STREET
DENVER, CO 80206

(303) 333–1105
CSMCGRANAHAN@LSCTRANS.COM

CONTACT: CHRIS McGRANAHAN

SURVEYOR:
RED ROCK LAND SURVEYS, INC.
7865 W. ONTARIO PLACE
LITTLETON, CO 80128

(303) 994–6300
JKRATZ@REDROCKLANDSURVEYS.COM

CONTACT: JOHN KRATZ

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

STATE OF COLORADO)
)SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___ , 2 __ , BY _____ .
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTES:

1) REFER TO TRACT TABLE (SHEET 2) FOR TRACT OWNERSHIP AND MAINTENANCE DESCRIPTIONS.

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

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO,
THIS _____ DAY OF _____ , 20 ___ ;
BY RESOLUTION NO. _____

MAYOR

ATTEST: TOWN CLERK

NEIGHBORS POINT FILING NO. 3	
COVER SHEET	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Cover Sheet
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 1 of 22	

FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 3

COVER & NARRATIVE

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

PROJECT CONCEPT

The overall Neighbors Point development consists of approximately 157 acres. Filing 3 is a planned residential community of 19.14 acres ("Filing 3"), which will provide 57 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 3 is located in the southeast corner of Neighbors Point, directly south of Filing 2. Filing 3 will have four vehicular entrances into the community; one from Sandy Ridge Ave., one from Cascade Street, one from Cedar Street, and one from Stagecoach Avenue. Prominent surrounding land uses include Filing 2 and concurrent Filing 4 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.

Sandy Ridge Avenue is planned to connect into the adjacent Sable Glen property, which is also planned for single family residential uses. Due to the diagonal direction that Sandy Ridge Ave. crosses the east property line, Tracts W & X have been created to ultimately be re-platted as residential lots when combined with additional land during the future subdivision of Sable Glen.

Pedestrian connectivity will be encouraged throughout the development. Trails are to be provided within the central park, such trail connections to the school site and surrounding areas will be provided in the future. 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	% Total Acreage	% of Units
Residential (Incl. Local ROW)					
Single Family Lots – 0-10,000 Sq. Ft.			37		64.9%
Single Family Lots – 10,001-12,500 Sq. Ft.			10		17.6%
Single Family Lots – 12,501-15,000 Sq. Ft.			6		10.5%
Single Family Lots – 15,001-17,500 Sq. Ft.			2		3.5%
Single Family Lots – 17,501-20,500 Sq. Ft.			2		3.5%
Single Family Lots – Total	16.63	3.4	57	86.9%	100.0%
Subtotal	16.63	3.4	57	86.9%	100.0%
Reserved Tracts W and X	0.22			1.1%	
Public Land Dedication (Tract S)	0.91			4.7%	
Sable Ave. R.O.W (Tract V)	1.38			7.2%	
Subtotal	2.51			13.1%	
TOTAL	**19.14**	**3.0**	**57**	**100.0%**	**100.0%**

Public Land Dedication Table

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	
7	14.61	1.46	0.00	18.57	Direct access to the Filing No. 1 Tract C open space
3	19.14	1.91	0.97	17.63	

RESIDENTIAL DENSITIES

Filing 3 will have a gross density of 3.0 Dwellings/Acre equating to 57 lots (breakdown as follows):

FILING	MIN. LOT SIZE	NO. OF LOTS
3	6,000 Square Feet	1
	7,000 Square Feet	25
	8,500 Square Feet	11
	10,500 Square Feet	20
		Sub-total: 57

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 3 property.

PRIVATE MAINTENANCE AND ENFORCEMENT

It is anticipated that Filing 3 will be governed by an HOA

PARKS, TRAILS AND OPEN SPACE

Filing No. 3 contains open space along Sable Avenue (Tract S). This contains a total of 0.91 acres to be dedicated to the Town for open space. The developer shall install all improvements as shown on this plan. Prior to construction, all park improvements shall be submitted in writing by the owner/developer to the Town Planner and Engineer and such construction shall not commence until approved by the Town Planner and Engineer in writing. The Public Land Dedication requirement of 10% minimum of gross site area as stated in the Annexation Agreement has been met with Tract S and credits applied from previous Filings, see under Land Use Table section.

The network of pedestrian trails links the project's major public land use areas (residential and school) to the Town's existing and planned regional trail system. The hierarchy of trails and walks includes local and regional concrete trails, and sidewalks along local streets. See the Land Use Table section for further open space information and the Landscape Plan Map Sheets for a graphic description. See the Controls section for tract use, ownership and maintenance responsibilities.

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 3 shall be completed with Filing 3. A tract adjacent to Sable Avenue will also be dedicated to the Town. The remaining open space will be owned/maintained by the Town and/or the HOA as shown in the Tract Table. 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. Filing Specific tracts and controls are outlined below:

TRACT	ACRES	LAND USE	OWNER	MAINTENANCE RESPONSIBILITY
S	0.97	OPEN SPACE.	HOA	HOA
V	1.38	RIGHT-OF-WAY	TOWN	TOWN
W	0.15	RESIDENTIAL	OWNER	OWNER
X	0.07	RESIDENTIAL	OWNER	OWNER

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 two detention ponds. The onsite runoff from Filing 3 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
3	Drainage is conveyed to Sandy Ridge Avenue 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 Sandy Ridge Ave. and Stagecoach Ave., at Cedar Street and Cascade Street - north and south of Sandy Ridge Avenue, and at Cedar St. south of Neighbors Parkway; and to the existing 12" water main in Sable Ave. (south of Lot 192)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.

Water Meter Table		
Quantity	Size	Type
57	5/8"	Residential, Single Family
1	3/4"	0.9 Ac. Irrigated native seed

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 3) 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 District Standards. Stub-outs for filings will be installed.

A filing specific utility description is outlined below:

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

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

NEIGHBORS POINT FILING NO. 3	
Cover & Narrative	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Cover & Narrative
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	

FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 3

COVER & NARRATIVE

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

WATER DEDICATION

In conjunction with the approval of this Final Plat, Final Development Plan and Subdivision Agreement for Neighbors Point, Filing 3, 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	37 @ 0.60 Acre-Feet/Lot	=	22.20
# Lots 10,001 - 12,500 Sf	10 @ 0.75 Acre-Feet/Lot	=	7.50
# Lots 12,501 - 15,000 Sf	6 @ 0.90 Acre-Feet/Lot	=	5.40
# Lots 15,001 - 17,500 Sf	2 @ 1.05 Acre-Feet/Lot	=	2.10
# Lots 17,501 - 20,500 Sf	2 @ 1.20 Acre-Feet/Lot	=	2.40
Total Lots	56		
Total Domestic Demand		=	39.60 Acre-Feet

Tract Irrigation Demand
Irrigated Area (Acres) = 0.97 Acres
Irrigation Demand = 0.97 Acres x 2.20 Acre-Feet/Acre
Tract Irrigation Demand = 2.13 Acre-Feet

Total Demand = 41.73 Acre-Feet

A Total Of 42 Acre-Feet Shall Be Transferred To The Town Prior To Recording The Final Development Plan.

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.

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 sitting 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 21. 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:

   a. The enhanced elevation must include at least two windows or one window and one doorway.

   b. The enhanced elevation shall have a minimum of two roof breaks to create a variation in roof massing (may include rear covered patio).

   c. 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:

   a. The enhanced elevation shall have a minimum of two roof breaks to create a variation in roof massing (may include rear covered patio).

   b. Decorative gable end vent or vents.

   c. The enhanced wall shall include at least one of the following elements.

      i. Angled or box bay.

      ii. Deck or balcony.

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c/o Mr. Cameron Grant
P.O. Box 978
Longmont, CO 80502-0978
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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. 3	
Cover & Narrative	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Cover & Narrative
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 3 of 22	

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. 3.

	Elevations and Option Number		
Lot Number	**Right**	**Left**	**Rear**
160	**1**		
164		**2**	
165	**1**		
170		**2**	
184	**2**		
185		**1**	
191		**2**	
192			**1**
193			**1**
194			**1**
195			**1**
196			**1**
197			**2**
198			**2**
199			**2**
200			**2**
201			**2**
202			**2**
203			**2**
204			**2**
205	**2**		
208		**1**	
209	**1**		
212		**1**	
226	**1**		
230		**2**	
231			**2**
232	**2**		**2**

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.

Buildings along Sable Avenue shall have varying front setbacks to provide a variation of front and rear building planes. Areas with long straight street sections will have variations in front building setbacks. Residential buildings will be setback an minimum of 45 feet from Sable Avenue, as specified in the Firestone Development Regulations. Also, other building setbacks in Neighbors Point will comply with the guidelines specified in the Firestone Development Regulations Section 16.1.3 unless otherwise specified herein.

Refer to the table below for specific setback information.

Filing No. 3

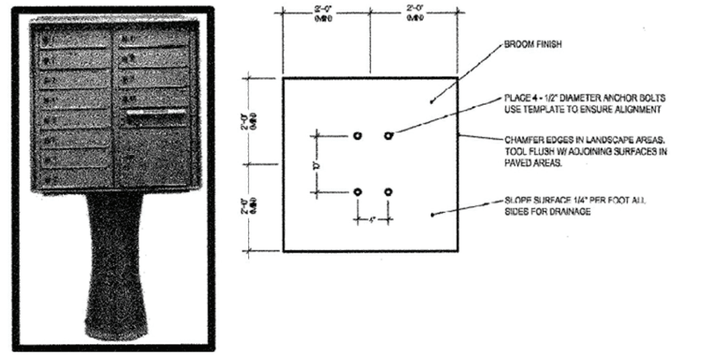
Minimum Building Setback	**Feet**
Front	20
Rear	15
Side	7
Corner	15
From Sable Avenue ROW	45

- 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 3 is expected to occur from the spring of 2018 to 2019. This is to include the development of open space Tract S. All fencing to be installed by the Builder/Developer must be completed prior to issuance of the C.O. for the adjacent lot.

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.

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Filing Number:	3
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Sheet Title:	Cover & Narrative
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 4 of 22	

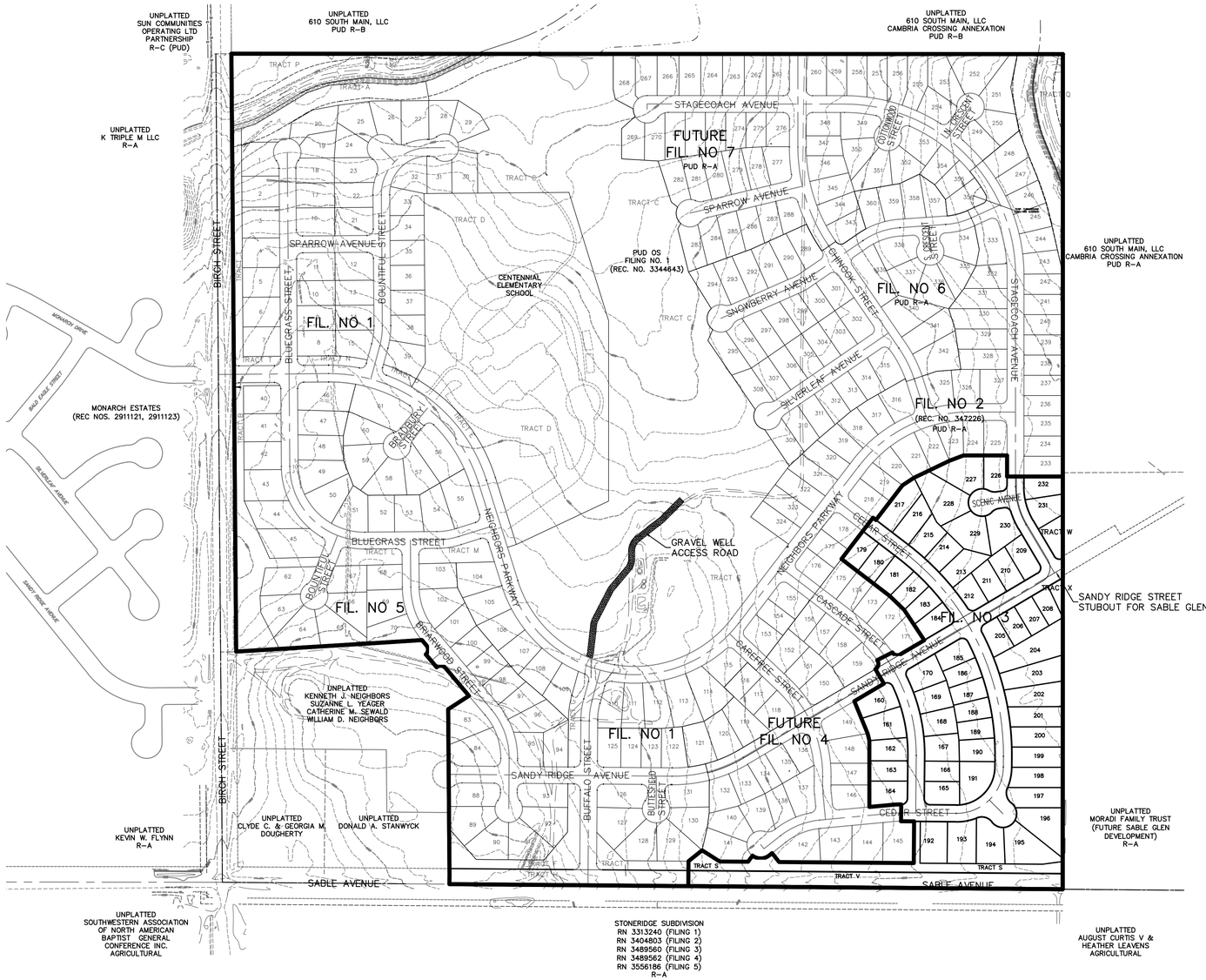
FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 3

OVERALL PLAN

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 5 of 22



NEIGHBORS POINT FILING NO. 3	
OVERALL PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Overall Plan
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
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FINAL DEVELOPMENT PLAN

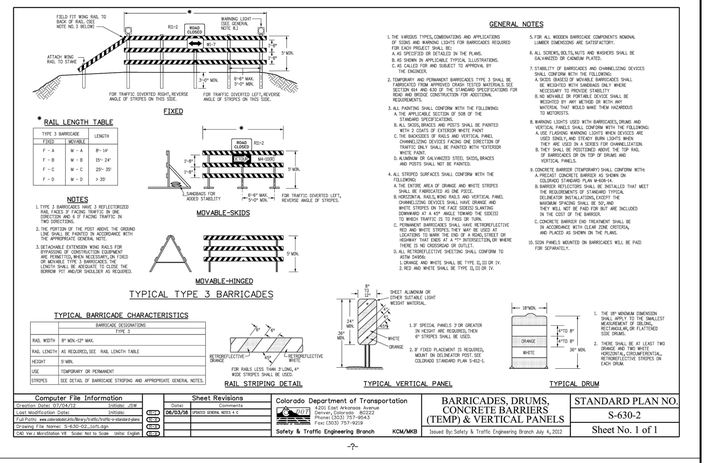
NEIGHBORS POINT FILING NO. 3

SITE PLAN

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 6 of **22**





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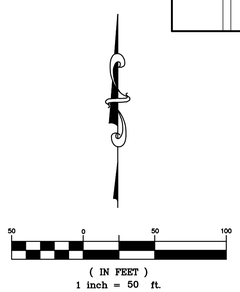
Creation Area: 4/1/2010 Initials: JDW		Date	Comments		4201 East Arkansas Avenue, Denver, Colorado 80222 Phone: (303) 757-9543 Fax: (303) 757-9656		S-630-2
Last Modification Date: 3/2006		06/03/08	PRINTED SIGNING NOTES 4 C				
Full Path: www.coloradodot.info/library/traffic/traffic-standardplans							
Drawing File Name: S-630-02_(refs).dgn							
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English					Safety & Traffic Engineering Branch KCW/MKB	Issued By: Safety & Traffic Engineering Branch July 4, 2012	Sheet No. 1 of 1



KEY MAP
NTS



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SITE PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Site Plan
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
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Revision Date:	
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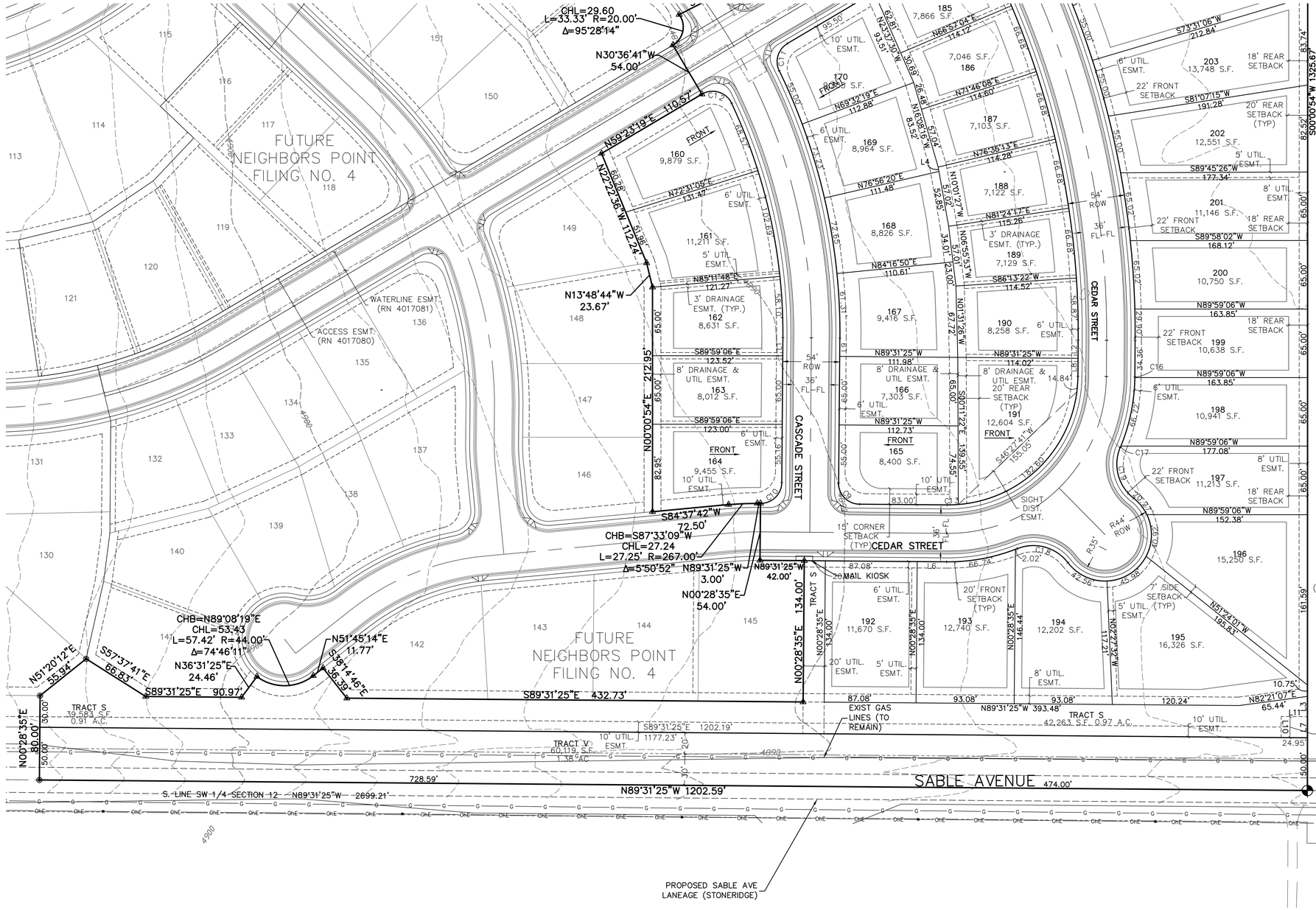
FINAL DEVELOPMENT PLAN

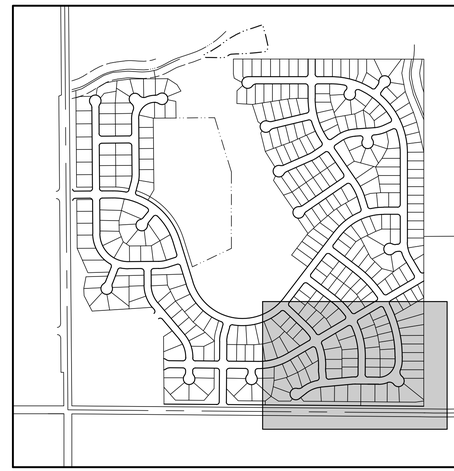
NEIGHBORS POINT FILING NO. 3

SITE PLAN

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET **7** of **22**





KEY MAP
NTS

NEIGHBORS POINT FILING NO. 3	
SITE PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
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Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
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Revision Date:	
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RK ENTERPRISES, INC.

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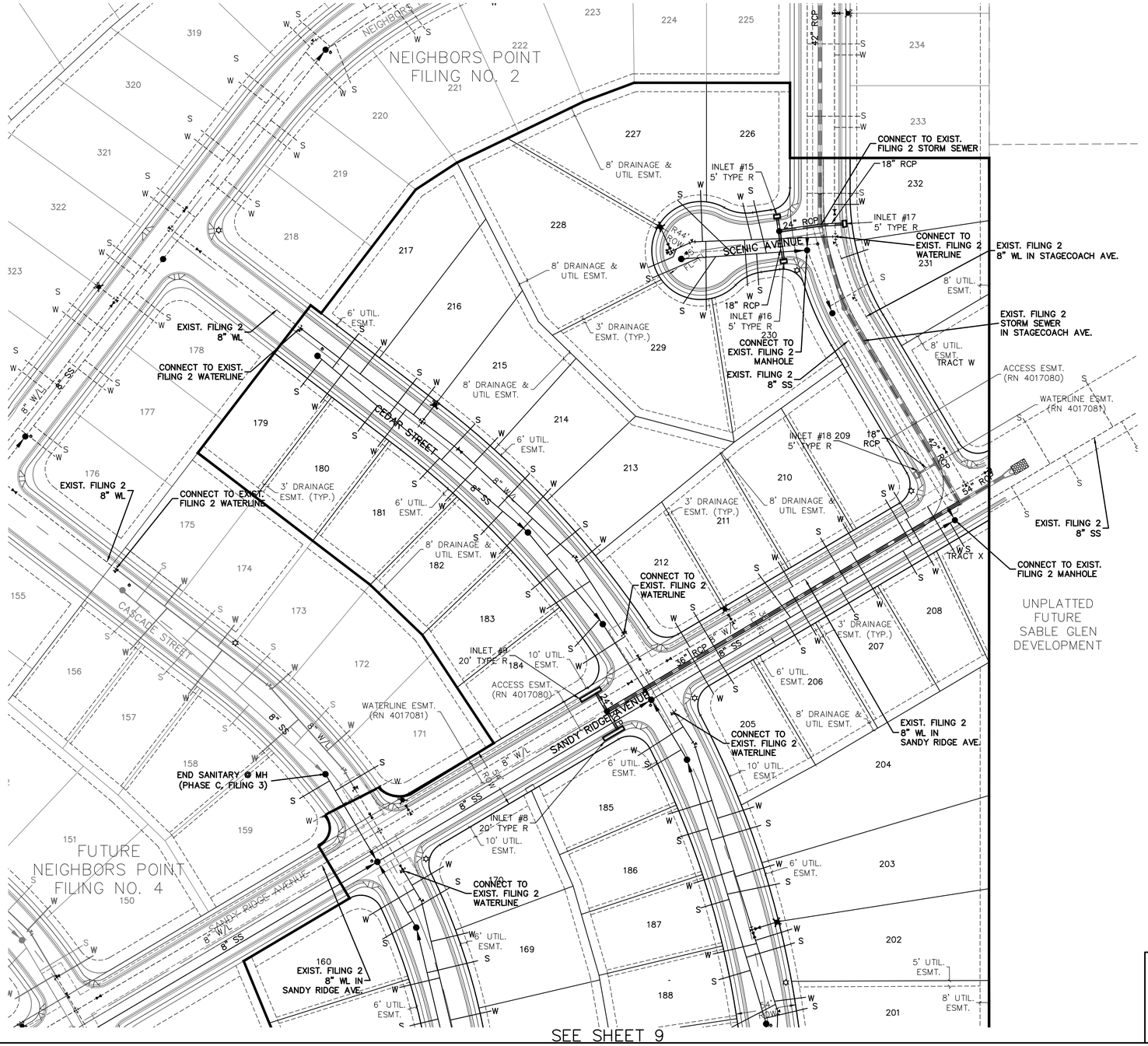
FINAL DEVELOPMENT PLAN

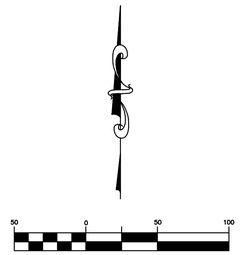
NEIGHBORS POINT FILING NO. 3

UTILITY PLAN

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

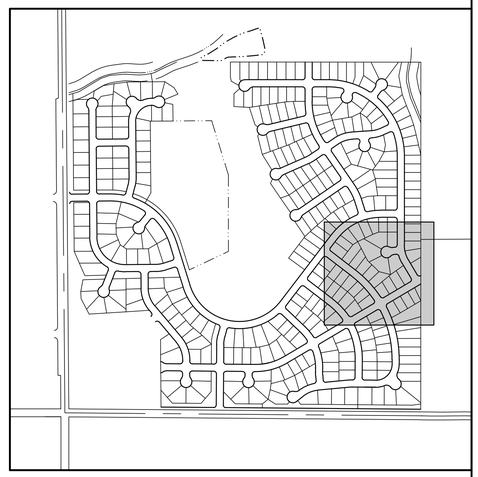
SHEET 8 of **22**





LEGEND

- FILING PROPERTY LINE
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- W PROPOSED WATER SERVICE
- S PROPOSED SANITARY SERVICE
- PROPOSED FIRE HYDRANT
- EASEMENT
- RIGHT OF WAY
- CROSSPAN
- G EXISTING GAS
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM
- STREET LIGHT
- FUTURE WATER
- FUTURE SANITARY SEWER
- EXISTING STORM SEWER



KEY MAP
NTS

NEIGHBORS POINT FILING NO. 3	
UTILITY PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Utility Plan
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 8 of 22	

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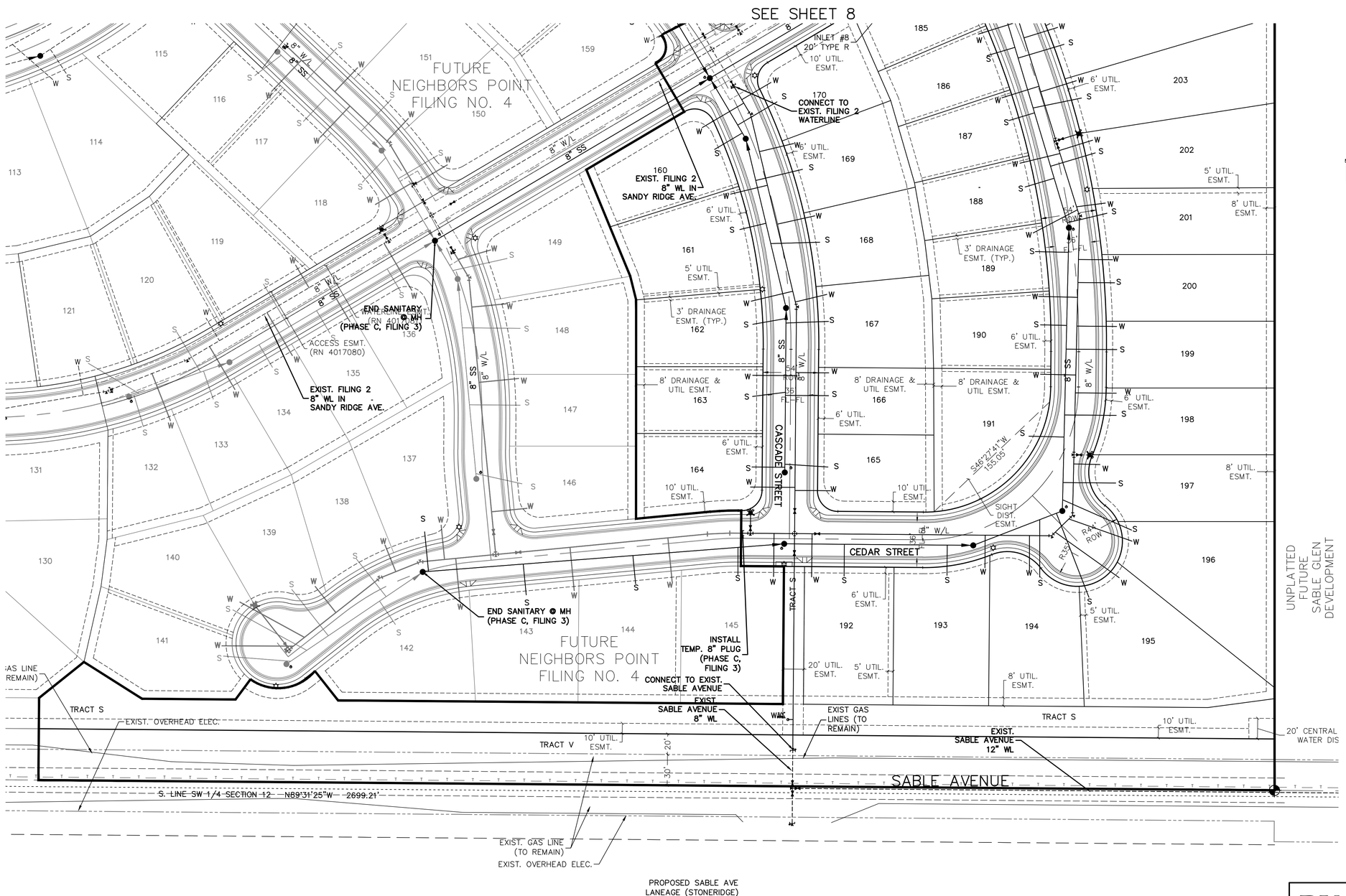
FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 3

UTILITY PLAN

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET **9** of **22**

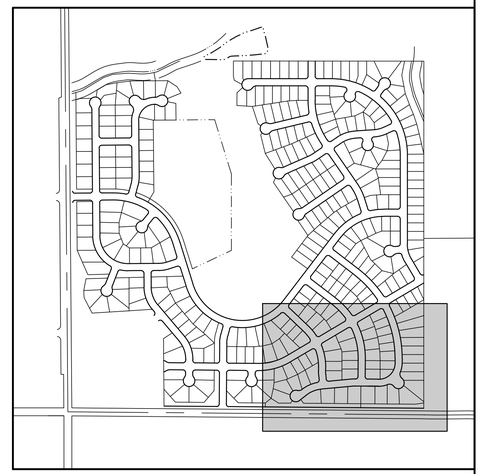


LEGEND

- FILING PROPERTY LINE
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- W PROPOSED WATER SERVICE
- S PROPOSED SANITARY SERVICE
- PROPOSED FIRE HYDRANT
- EASEMENT
- RIGHT OF WAY
- CROSSPAN
- G EXISTING GAS
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM
- STREET LIGHT
- FUTURE WATER
- FUTURE SANITARY SEWER

50 0 50 100

(IN FEET)
1 inch = 50 ft.



KEY MAP
NTS

NEIGHBORS POINT FILING NO. 3	
UTILITY PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Utility Plan
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
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RK ENTERPRISES, INC.

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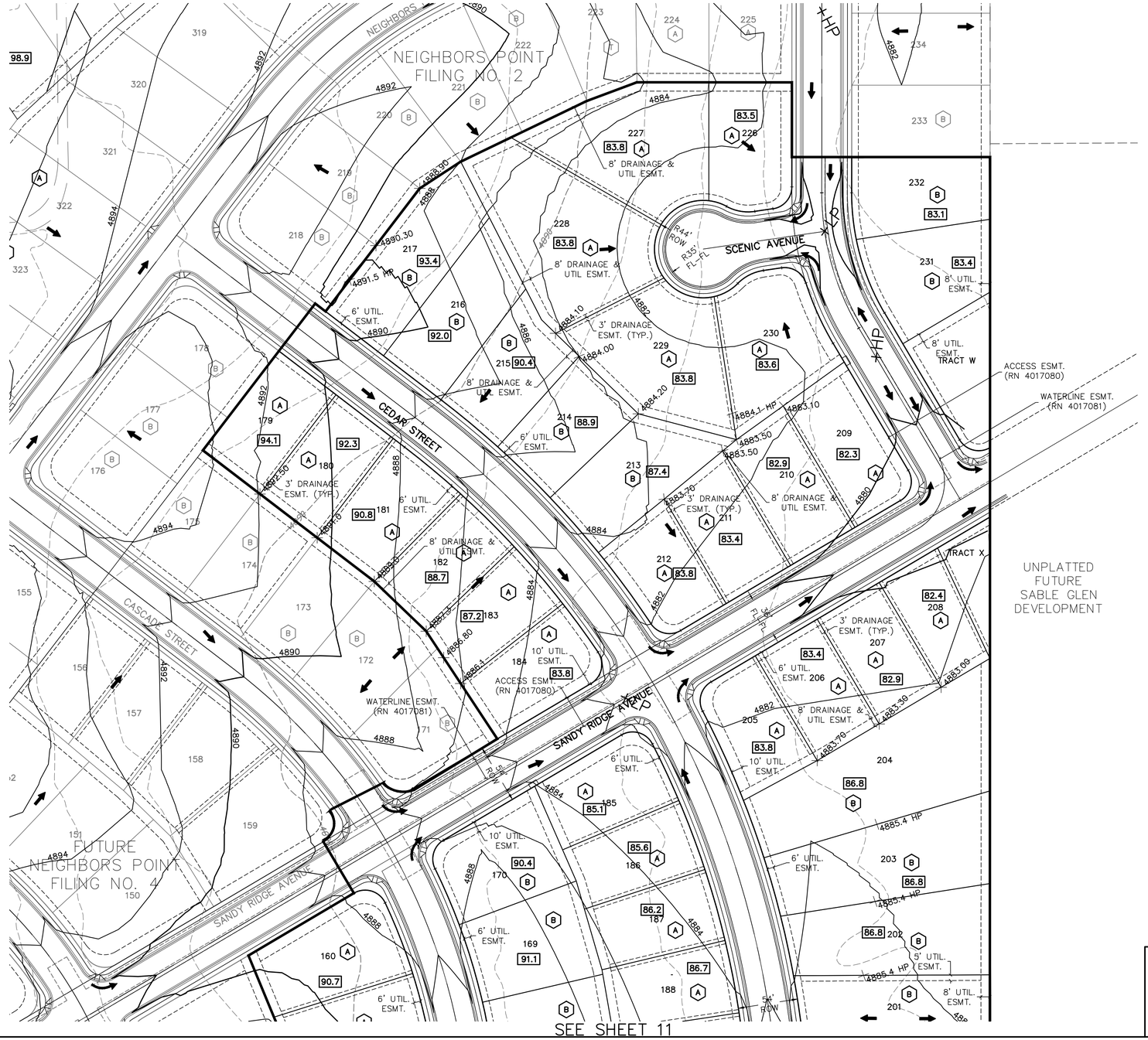
FINAL DEVELOPMENT PLAN

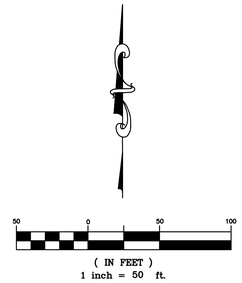
NEIGHBORS POINT FILING NO. 3

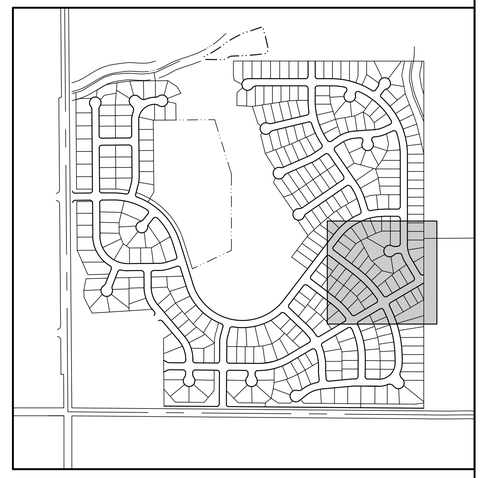
GRADING PLAN

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 10 of **22**







KEY MAP
NTS

LEGEND

5488	PROPOSED CONTOURS
5488	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. 3	
GRADING PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Grading Plan
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
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FINAL DEVELOPMENT PLAN

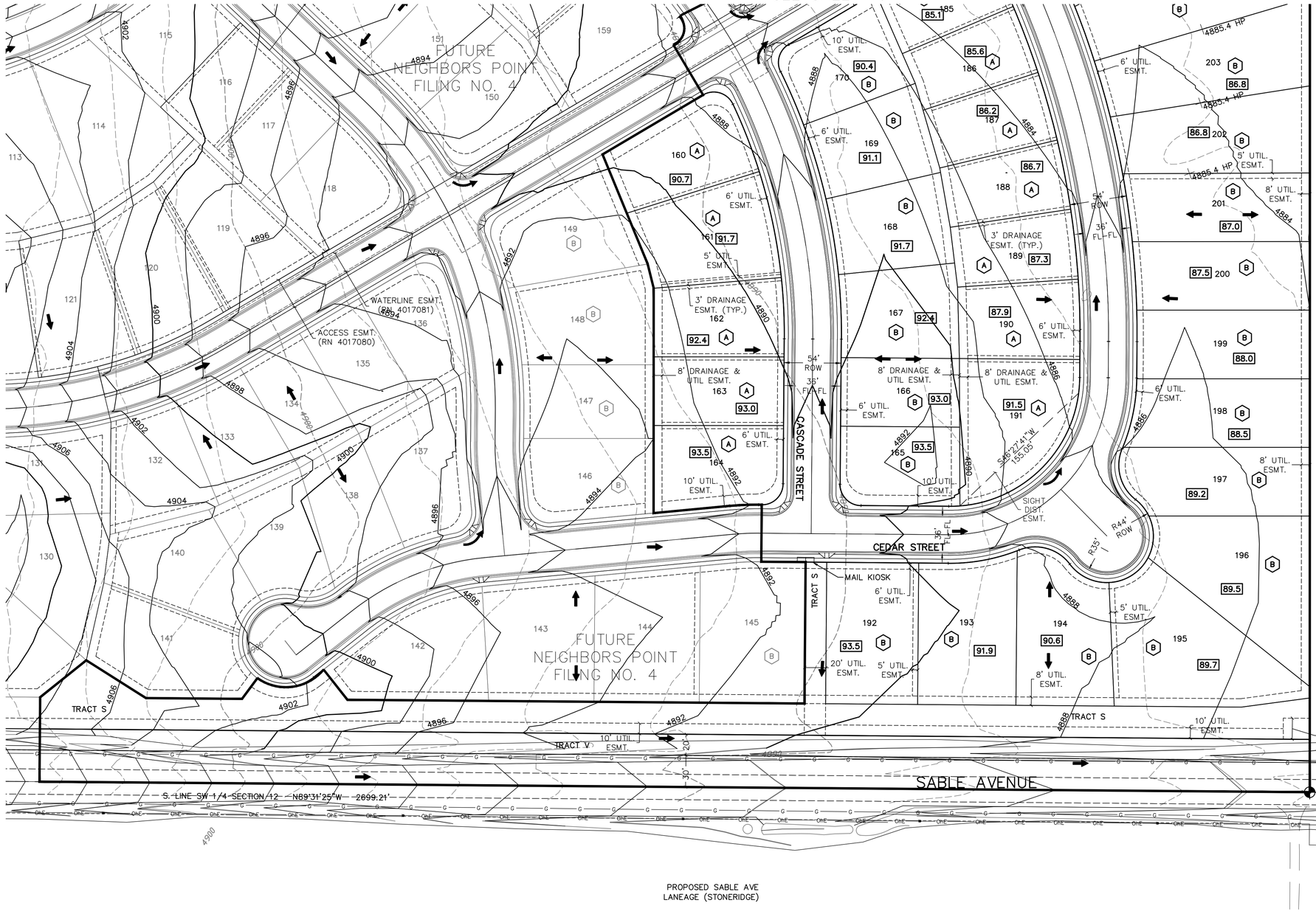
NEIGHBORS POINT FILING NO. 3

GRADING PLAN

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET **11** of **22**

SEE SHEET 10



LEGEND

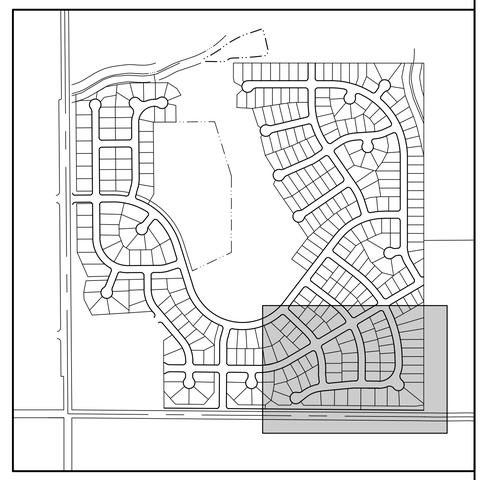
- 5488 — PROPOSED CONTOURS
- 5488 — EXISTING CONTOURS
- 95.1 — PROPOSED TOP OF FOUNDATION ELEVATION
- A — PROPOSED LOT GRADING TYPE

NOTES

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

50 0 50 100

(IN FEET)
1 inch = 50 ft.



KEY MAP
NTS

NEIGHBORS POINT FILING NO. 3	
GRADING PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
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Sheet Title:	Grading Plan
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
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Revision Date:	
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RK ENTERPRISES, INC.

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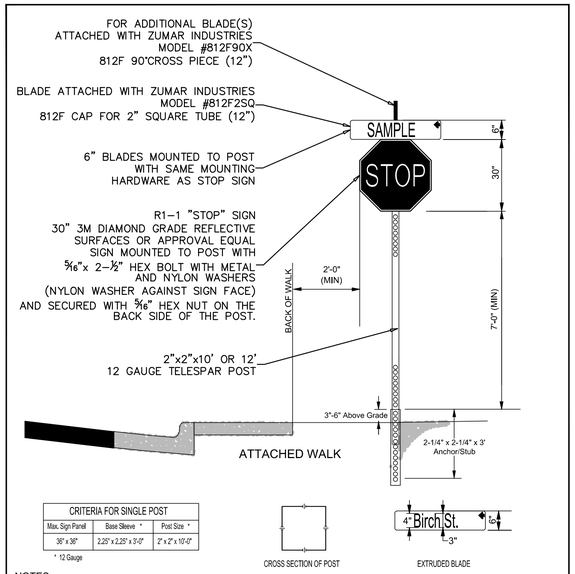

NOTES:

1. FOR DETACHED WALK THE EDGE OF THE SIGN SHALL BE SET A MINIMUM OF 2' FROM THE FLOWLINE.
2. ATTACH THE SIGN PANELS TIGHTLY TO THE POST AND USE OVERSIZED WASHERS TO KEEP THE SIGN FROM BREAKING LOOSE FROM THE POST IF HIT BY A VEHICLE.
3. SIGN PANELS SHOULD BE MOUNTED A MINIMUM OF 7 FEET ABOVE THE PAVEMENT OR GROUND.
4. SIGNS LARGER THAN 36 INCHES IN LENGTH OR WIDTH REQUIRE WIND BRACING AND SPECIAL POST DESIGN.
5. ANCHOR STUB AND POST ARE SQUARE STEEL TUBE (PERFORATED).
6. CAPITIAL LETTERS ON ROAD NAME BLADE SHALL BE 4" TALL AND LOWERCASE LETTERS SHALL BE 3" TALL.

RESIDENTIAL STOP SIGN AND ROAD NAME BLADE INSTALLATION DETAIL

	STREET CONSTRUCTION DRAWINGS	BY: CCG SCALE: N.T.S. DATE: JAN 2014	DRAWING ST-XX

FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 3

SIGNAGE & LIGHTING PLAN

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 12 of 22



NOTES:
1. THIS PLAN SHOWS APPROXIMATE STREET LIGHT LOCATIONS. ALL STREET LIGHTS SHALL BE DOWNCAST AND PER TOWN OF FIRESTONE CRITERIA.

2. REFER TO SHEET 4 FOR MAIL KIOSK INFORMATION

200 0 200 400
(IN FEET)
1 inch = 200 ft.

LEGEND

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

RK ENTERPRISES, INC.
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NEIGHBORS POINT FILING NO. 3	
SIGNAGE & LIGHTING PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Signage & Lighting
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
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FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 3

LANDSCAPE PLAN & NOTES

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 13 of 22

TREE LEGEND

APA	WESTERN HACKBERRY	CELTIS OCCIDENTALIS.	2" CAL. B&B
SA.	WHITE OAK	QUERCUS ALBA	2" CA. B&B
LC	LANCELEAF COTTONWOOD	POPULUS ACUMINATA	2" CAL. B&B
RO	RED OAK	QUERCUS RUBRA	2" CAL. B&B
PC	PLAINS COTTONLESS COTTONWOOD	POPULUS SARGENTII	2" CAL. B&B
CKM	CRIMSON KING MAPLE	ACER PLATANOIDES 'CRIMSON KING'	2" CAL. B&B
SBH	SUNBURST HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SUNCOLE'	2" CAL. B&B
PP	PINYON PINE	PINUS EDULIS	6' HT.
PCP	BRISTLECONE PINE	PINUS ARISTATA	6' HT.
AP	AUSTRIAN PINE	PINUS NIGRA	6' HT.
CS	COLORADO SPRUCE	PICEA PUNGENS	6' HT.
CHC	CANADA RED CHERRY	P. VIRGINIANA MELANCARPA 'SHUBERT'	1.5" CAL., B&B
TCH	THORNLESS COCKSPUR	CRATAEGUS CRUS-GALLI INERMIS	6-8' CLUMP
SSC	SPRING SNOW CRAB	MALUS 'SPRING SNOW	1.5" CAL., B&B
AM	AMUR MAPLE	ACER GINNALA	6-8' CLUMP
GR	GOLDEN RAINTREE	KOELREUTERIA PANICULATA	1.5" CAL., B&B
CHP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	1.5" CAL., B&B

SHRUB LEGEND

GFS	GOLD FLAME SPIREA	SPIRAEA BUMALDA 'GOLDFLAME'	5 GAL. CONT.
BMS	BLUE MIST SPIREA	SPIREA CARYOPTERIS INCANA	5 GAL. CONT.
RTD	BAILEY REDTWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GAL. CONT.
DRB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	5 GAL. CONT.
RGB	ROSY GLOW BARBERRY	BERBERUS THUNBERGII 'ROSY GLOW'	5 GAL. CONT.
CP	CISTENA PLUM	PRUNUS CISTENA	5 GAL. CONT.
DN	DART'S GOLD NINEBARK	PHYSOCARPOS OPULIFOIUS 'DARTS GOLD'	5 GAL. CONT.
DKL	DWARF KOREAN LILAC	SYRINGA MEYERI	5 GAL. CONT.
GDF	GOLD FINGER POTENTILLA	POTENTILLA FRUTICOSA 'GOLD DROP'	5 GAL. CONT.
PEC	PEKING COTONEASTER	COTONEASTER ACUSTIFOLIUS	5 GAL. CONT.
CL	COMMON LILAC	SYRINGA VULGARIS	5 GAL. CONT.
YTD	YELLOWTWIG DOGWOOD	CORNUS SERICEA	5 GAL. CONT.
DAW	DWARF ANTHC BLUE WILLOW	SALIX PURPUREA 'NANA'	5 GAL. CONT.
ACO	AMERICAN COMPACT CRANBERRY	VIBURNUM TRILOBUM 'COMPACTUM'	5 GAL. CONT.
FM	MEADOWLARK FORSYTHIA	FORSYTHIA 'MEADOWLARK'	5 GAL. CONT.
ROS	ROSE OF SHARON	HIBISCUS SYRIACUS	5 GAL. CONT.
GP	GNOME PYRACANTHA	PYRACANTHA ATALANTOIDES 'GNOME'	5 GAL. CONT.
ADF	ARNOLD DWARF FORSYTHIA	FORSYTHIA 'ARNOLD DWARF'	5 GAL. CONT.
GLS	GRO-LOW SUMAC	RHUS AROMATICA 'GROW-LOW'	5 GAL. CONT.
BLR	BABY LOVE SHRUB ROSE	ROSA 'BABY LOVE'	5 GAL. CONT.
NOR	KNOCK OUT ROSE	ROSA 'KNOCK OUT'	5 GAL. CONT.
GTR	GRAHAM THOMAS ROSE	ROSA 'GRAHAM THOMAS'	5 GAL. CONT.
RS	REGENT SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'	5 GAL. CONT.
GH	COMPACT GRAPE HOLLY	MAHONIA AQUIFOLIUM 'COMPACTA'	5 GAL. CONT.
EM	EUONYMUS MANHATTAN	EUONYMUS	5 GAL. CONT.
GS	GLOBE SPRUCE	PICEA PUNGENS 'GLAUCA GLOBOSA'	5 GAL. CONT.
BSJ	BLUE STAR JUNIPER	JUNIPERUS SQUAMATA 'BLUE STAR'	5 GAL. CONT.
BJ	BUFFALO JUNIPER	JUNIPERUS SARINA 'BUFFALO'	5 GAL. CONT.
HJ	HUGHES JUNIPER	JUNIPERUS SABINA 'HUGHES'	5 GAL. CONT.
TJ	TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	5 GAL. CONT.
MP	MUGO PINE	PINUS MUGO	5 GAL. CONT.

FILING KEY



NORTH

SCALE: 1"=300'

INTERMITTENTLY IRRIGATED NATIVE GRASS SEED MIX

COMMON NAME	% OF TOTAL	LBS. PER ACRE
CRESTED WHEATGRASS	15%	3.7 LBS.
STREAMBANK WHEATGRASS, SODAR	15%	3.7 LBS.
ANNUAL RYEGRASS	15%	3.7 LBS.
SLENDER WHEATGRASS	10%	2.5 LBS.
CANADA BLUEGRASS	10%	2.5 LBS.
HARD FESCUE, DURAR	10%	2.5 LBS.
PUBESCENT WHEATGRASS	10%	2.5 LBS.
SHERMAN BIG BLUEGRASS	5%	1.25 LBS.
BLUE GRAMA	5%	1.25 LBS.
SWITCHGRASS	5%	1.25 LBS.
	100%	25.0 LBS / AC

ARKANSAS VALLEY "FOOTHILLS MIX"
APPLICATION RATE: 25 LBS. / ACRE

LANDSCAPE STATEMENT OF INTENT

The landscaping of Sable Glen will occur in such a manner as to provide appropriate, asthetically pleasing outdoor spaces, enhance unique and outstanding Front-Range views, and to buffer as necessary. A variety of plant and appropriate man-made materials will be used to create an attractive streetscape, frame mountain views, and/or screen views. Particular landscape attention will be provided along Sable Avenue.

FILING NO. 3 includes landscaping along the Sable Ave. frontage. This area is to be landscaped with native grasses, and a variety of informal tree plantings.

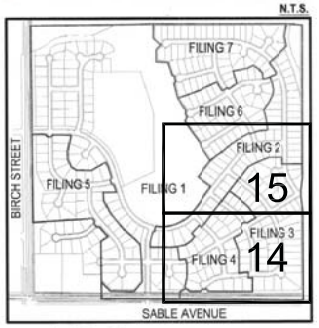
IRRIGATION

1. The irrigation system shall consist of a fully automatic, underground system.
2. Turf grass areas will be irrigated by pop-up and rotor spray heads.
3. Irrigation heads for turf grass areas will be laid out so as to provide fully overlapping, head to head coverage.
4. Native seeded areas will be temporarily irrigated. The native seeded areas will be temporarily irrigated for an establishment period of 2 years at the rate outlined on Sheet 19 under Irrigation Construction Notes, #8".
5. Planting beds shall be irrigated by a drip irrigation system.
6. Landscape micro climates shall be considered when designing individual irrigation zones.
7. All trees and shrubs in remote locations (including those in irrigated native seed areas) are to be irrigated with an automatic drip irrigation system.

RE-VEGETATION PLAN:

Prior to the issuance of the first Filing No.1 building permit the Revegetation Plan prepared by Cedar Creek Associates, Inc. Dated _____, shall be modified to address all comments of the Town Planner, and shall be subject to final review and written approval by the Planner. Such comments and required modifications shall address by example and not limitation the type, quantity and installation techniques for soil amendments, methods to assure establishment of the native grass areas(including potential temporary irrigation), techniques for how the Town can account for the materials installed, weed management program, and maintenance program.

LANDSCAPE SHEET LOCATION KEY



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(303) 694-9484 FAX (303) 694-9272

NEIGHBORS POINT FILING NO. 3	
LANDSCAPE PLANS & NOTES	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Landscape Plan & Notes
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Sheet 13 of 22	

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FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 3

LANDSCAPE PLANS

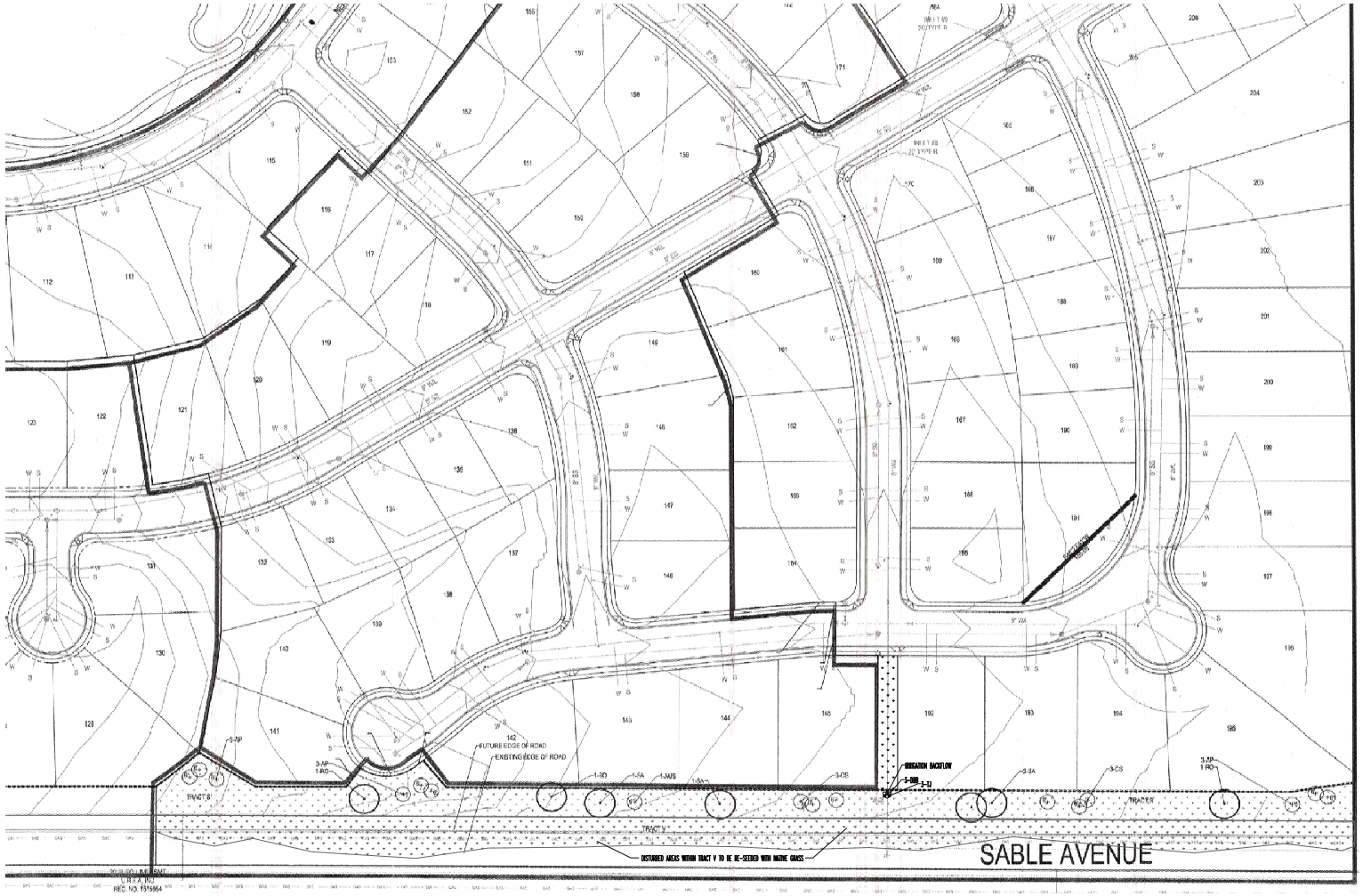
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 14 of 22

KEY MAP N.T.S.



SEE SHEET 15



Legend

- Deciduous Tree
- Evergreen Tree
- Ornamental Tree
- Deciduous Shrubs
- Evergreen Shrubs
- Ornamental Grasses
- Perennials
- Native Grass Seed
- Irrigated Tall Fescue Blend Turf (seed or sod)
- Landscape Filing Line
- 10' Wide Concrete Trail
- 8' Wide Concrete Trail
- 2 Rail Vinyl Fence
- 5' Height Privacy Fence
- 3 Rail Vinyl Fence

NORTH SCALE: 1"=50'

NEIGHBORS POINT FILING NO. 3	
LANDSCAPE PLANS	
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FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 3

LANDSCAPE PLANS

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 15 of 22

KEY MAP N.T.S.





SEE SHEET 15

Legend

- Deciduous Tree
- Evergreen Tree
- Ornamental Tree
- Deciduous Shrubs
- Evergreen Shrubs
- Ornamental Grasses
- Perennials
- Native Grass Seed
- Irrigated Tall Fescue Blend Turf (seed or sod)
- Landscape Filing Line
- 10' Wide Concrete Trail
- 8' Wide Concrete Trail
- 2 Rail Vinyl Fence
- 5' Height Privacy Fence
- 3 Rail Vinly Fence

NORTH

SCALE: 1"=50'

NEIGHBORS POINT FILING NO. 3	
LANDSCAPE PLANS	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
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FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 3

FENCING PLAN & DETAILS

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET16 of 22

FENCING PLAN

NORTH

SCALE: 1"=200'

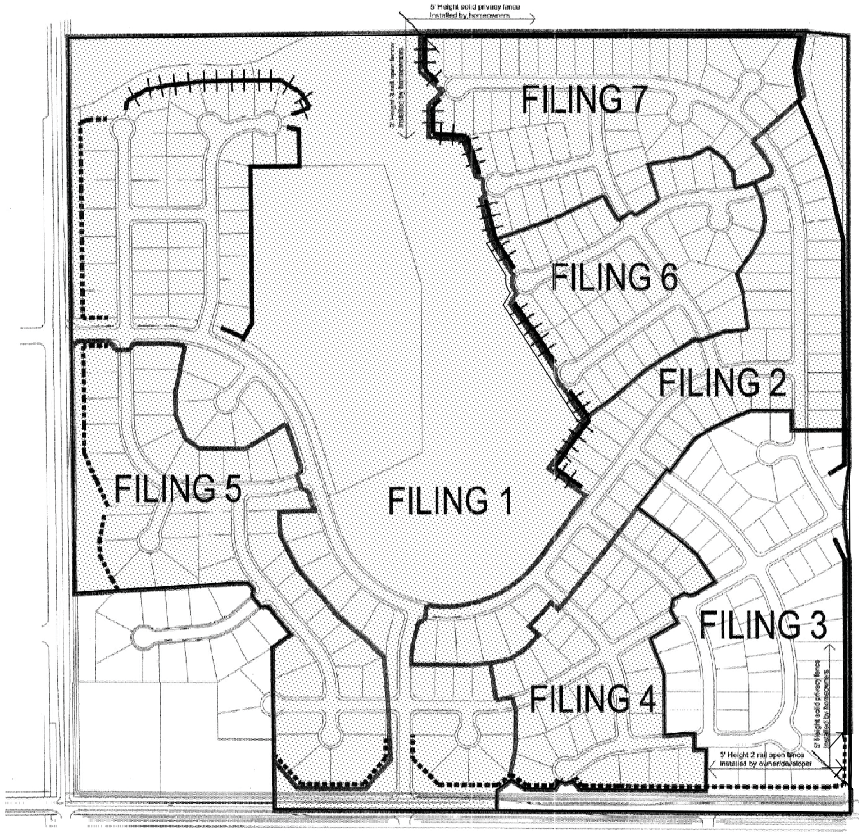
FILING PHASE LINE

FENCING LEGEND

5' Height solid privacy fence Installed by homeowners

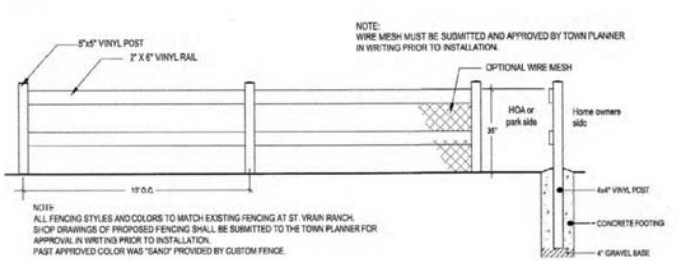
3' Height 3 rail open fence Installed by owner/developer

3' Height 2 rail open fence Installed by owner/developer



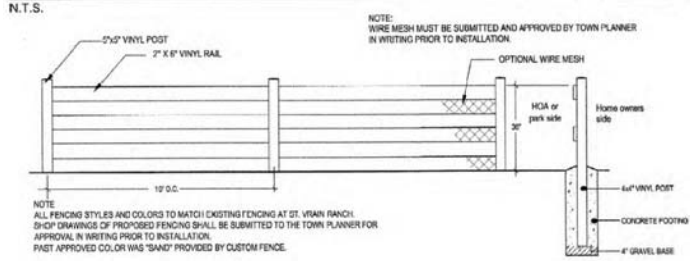
2 RAIL VINYL FENCE DETAIL

N.T.S.

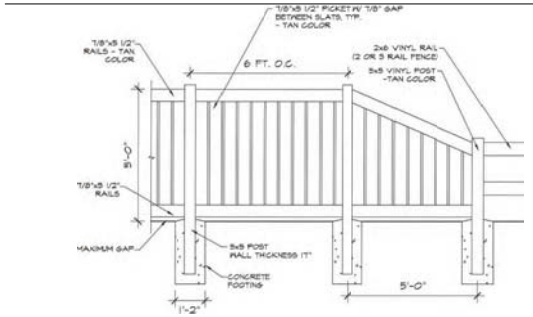


3 RAIL VINYL FENCE DETAIL

N.T.S.



5' HEIGHT SEMI-PRIVACY FENCE DETAIL WITH TRANSITION DETAIL



NOTE
ALL FENCING STYLES AND COLORS TO MATCH EXISTING FENCING AT ST. VRAIN RANCH.
SHOP DRAWINGS OF PROPOSED FENCING SHALL BE SUBMITTED TO THE TOWN PLANNER FOR APPROVAL IN WRITING PRIOR TO INSTALLATION.
PAST APPROVED COLOR WAS "SAND" PROVIDED BY CUSTOM FENCE.

FENCING NOTES

Perimeter fencing shall be vinyl, and shall be open rail fencing or 5-feet 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 solid 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.

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NEIGHBORS POINT FILING NO. 3	
FENCING PLAN & DETAILS	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Fencing Plan & Details
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Sheet 16 of 22	

FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 3

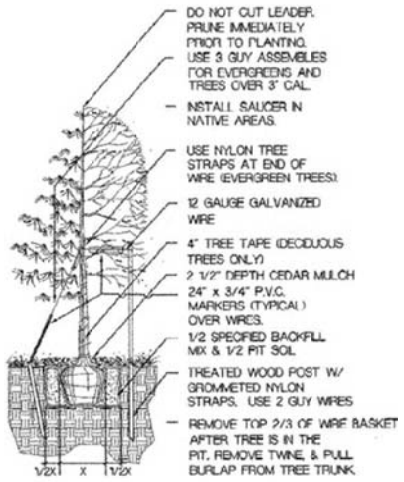
LANDSCAPE DETAILS

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 17 of 22

TREE PLANTING DETAIL

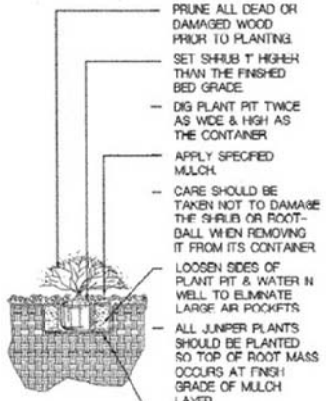
N.T.S.



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

SHRUB PLANTING DETAIL

N.T.S.



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

MULCH LEGEND

TURF

ROLL TOP STEEL EDGER

1 1/2" RIVER ROCK



2" DECIDUOUS TREE



1 ½" ORNAMENTAL TREE

#5 DECIDUOUS SHRUBS

5' VINYL PRIVACY FENCE

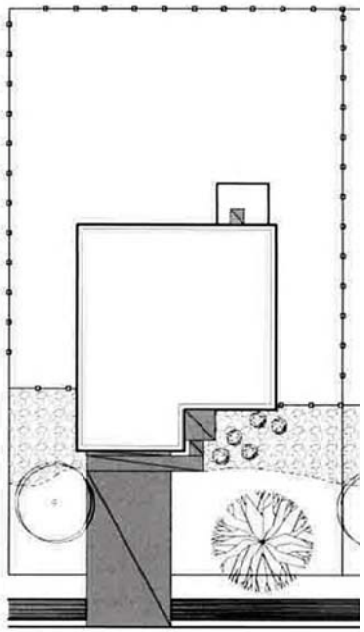
LANDSCAPE NOTES:

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.

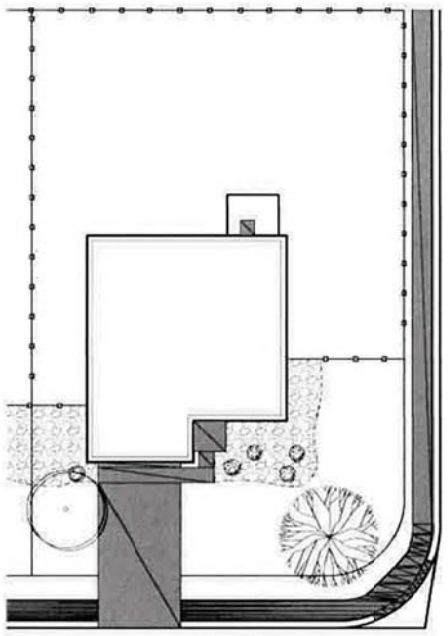
TYPICAL LOT LANDSCAPE PLAN

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.

TYPICAL INTERIOR LOT LANDSCAPE PLAN



TYPICAL CORNER LOT LANDSCAPE PLAN



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NEIGHBORS POINT FILING NO. 3	
LANDSCAPE DETAILS	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Landscape Details
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 11, 2018
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Sheet 17 of 22	

Prepared For:

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FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 3

IRRIGATION PLAN

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

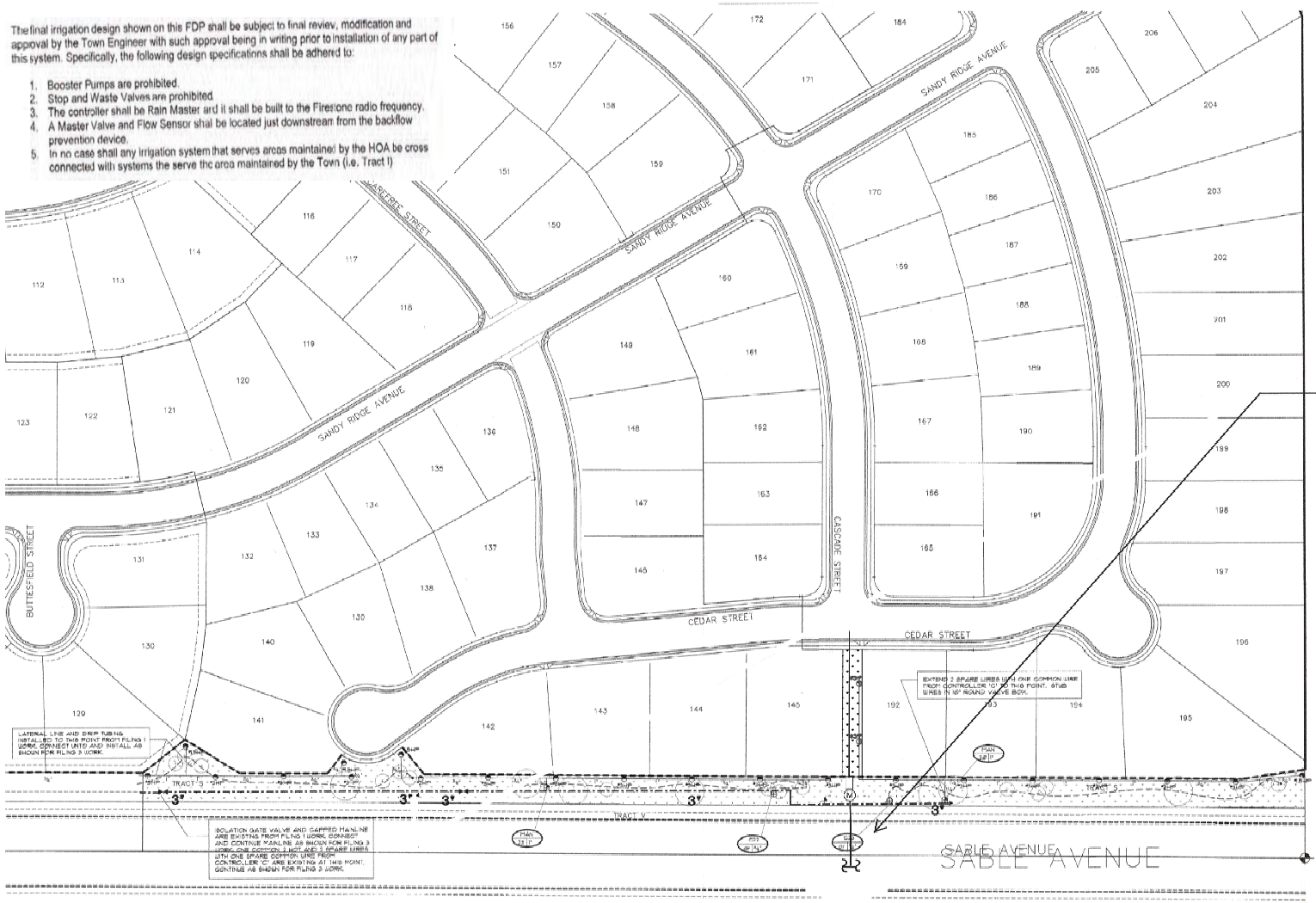
SHEET 18 of 22

KEY MAP N.T.S.



The final irrigation design shown on this FDP shall be subject to final review, modification and approval by the Town Engineer with such approval being in writing prior to installation of any part of this system. Specifically, the following design specifications shall be adhered to:

1. Booster Pumps are prohibited.
2. Stop and Waste Valves are prohibited.
3. The controller shall be Rain Master and it shall be built to the Firestone radio frequency.
4. A Master Valve and Flow Sensor shall be located just downstream from the backflow prevention device.
5. In no case shall any irrigation system that serves areas maintained by the HOA be cross connected with systems the serve the area maintained by the Town (i.e. Tract I)



POINT OF CONNECTION #1 - 3/4"

TIE ONTO 3/4" COPPER IRRIGATION STUB-OUT AT 24" DEPTH AT INDICATED LOCATION. EXTEND 3/4" K COPPER AT 24" DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" WATER METER PER FIRESTONE WATER STANDARDS ONE 3/4" STOP + WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER AND ENCLOSURE. ONE MANUAL DRAIN VALVE, ONE QUICK COUPLING VALVE AND EXTEND CLASS 200 PVC MAINLINE AS SHOWN. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL LOCATION OF BACKFLOW PREVENTER SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.

HydroSystems-KDI, Inc.
Water Consulting
300 Union Blvd Suite 400
Lakewood, Colorado 80228
Phone: 303-980-9828
Fax: 303-980-9886

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
303-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

NORTH SCALE: 1"=50'

NEIGHBORS POINT FILING NO. 3	
IRRIGATION PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Irrigation Plan
Preparation Date:	July 13, 2017
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Revision Date:	
Sheet 18 of 22	

FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 3

IRRIGATION DETAILS

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 19 of 22

Irrigation Schedule

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	RAIN BIRD	1804 SAM PRS W/NOZZ	POP-UP SPRAY HEAD	2
	RAIN BIRD	1806 SAM PRS W/STRN NOZZ	POP-UP SPRAY HEAD	2
	HUNTER	I-20-ADV-HN W/ NOZZLE	GEAR DRIVEN ROTOR	1
	HUNTER	I-25-ADV-HN W/ NOZZLE	GEAR DRIVEN ROTOR	1
	HUNTER	I-35-ADV-LNN-8 NOZZLE	GEAR DRIVEN ROTOR	1
	HUNTER	I-40-ADV-HN W/I-8 NOZZLE	GEAR DRIVEN ROTOR	1
	RAIN BIRD	44 LRC	QUICK COUPLING VALVE	5
	RAIN BIRD	PEB SERIES	ELECTRIC CONTROL VALVE	3
	IRRITROL	ICC-8-PLUS SER 8S	ELECTRIC CONTROLLER	9
		LINE SIZE	GATE VALVE	10 & 13
	RAINBIRD	XCZ-100	DRIP VALVE ASSEMBLY	7
		LINE SIZE	DRIP LINE BLOW-OUT STUB	6
	TORO	BLUE STRIPE	POLY DRIP TUBING-3/4" MIN.	4
	(3" AND LARGER)	CLASS 200 GASKET	PVC MAIN LINE	9 & 12
	(1½" AND SMALLER)	CLASS 200 SDR	PVC MAIN LINE	11
		CLASS 200 SDR	PVC LATERAL	11
		CLASS 160	PVC SLEEVING	-
	WILKINS	825YA	BACKFLOW PREVENTER	14 & 15
			WATER METER	-
	HUNTER	PRO-CLOCK-I	RAIN SENSOR	5
			CONTROLLER / STATION NO. CONTROL VALVE SIZE	

Irrigation Construction Notes

1. **DRAWINGS AND BASE INFORMATION** - ALL BASE AND PLANTING INFORMATION HAVE BEEN PREPARED BY NORRIS DESIGN. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS-KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS-KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.

2. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS, ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 24" FROM EDGE OF ANY PAVED SURFACES. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 2'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE.

3. **SYSTEM PRESSURE** - HYDROSYSTEMS-KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE **65 PSI MIN.** THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS-KDI OF ANY VARIANCE FROM THE STATED PRESSURE. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS-KDI OF ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF **65 PSI MIN.**

4. **SLEEVING** - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW:

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE AND (QUANTITY)
¾" + 1½" PIPING	2" PVC (1)
1½" + 2" PIPING	4" PVC (1)
2½" + 3" PIPING	6" PVC (1)
4" PIPING	8" PVC (1)
6" PIPING	10" PVC (1)
8" PIPING	12" PVC (1)
1 - #12 CONTROL WIRES	3" PVC (1)
2 - #12 CONTROL WIRES	3" PVC (2)

5. **DRIP IRRIGATION** - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.

6. **POP-UP SPRAY NOZZLES** - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 15' TO 16'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 9' TO 10'. INSTALL 5 SERIES NOZZLES ON ALL HEADS SPACED LESS THAN 8'. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR NON ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE.

7. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE.

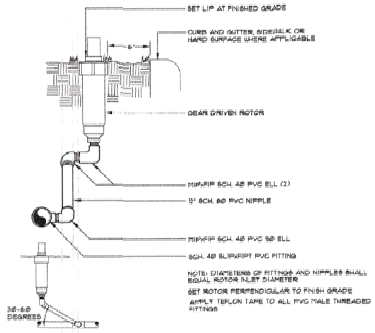
8. **IRRIGATION SYSTEM OPERATION INTENT** - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

BLUEGRASS TURF	**1.75" PER WEEK PEAK SEASON**
FESCUE TURF	**1.50" PER WEEK PEAK SEASON**
NATIVE SEED MIXES	**1.00" PER WEEK PEAK SEASON (TWO SEASONS)**

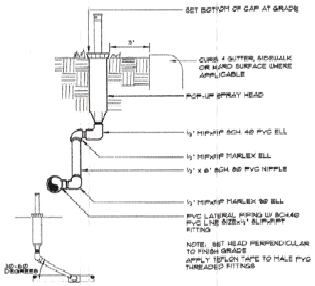
9. ALL NATIVE AREAS ARE TO HAVE MANUAL CONTROL VALVES LOCATED AND NOTED ON PLAN ARE APPROXIMATE LOCATIONS. CONTRACTOR TO LOCATE MANUAL VALVES AT LOCATIONS FOR THE USER TO TURN ON IT WITHOUT GETTING WET IF POSSIBLE.

   THE HEAD SPACING IN THE NATIVE AREAS SHALL BE RADIUS TO RADIUS, NO OVERLAP. THIS WAS REQUESTED BY THE OWNER AND APPROVED BY THE CITY.

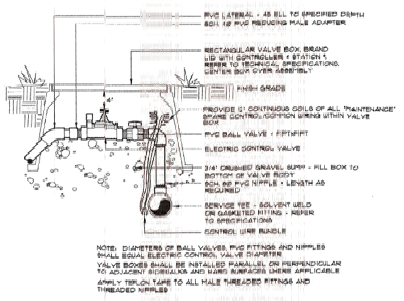
10. THE TOWN WOULD PREFER THAT THE NATIVE GRASS SEED BE WATERED WITH A TRUCK INSTEAD OF TEMPORARY IRRIGATION SYSTEM INSTALLED.



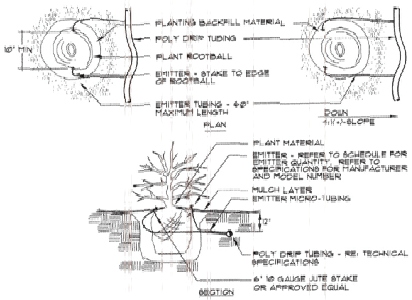
GEAR DRIVEN ROTOR 1



POP-UP SPRAY HEAD 2



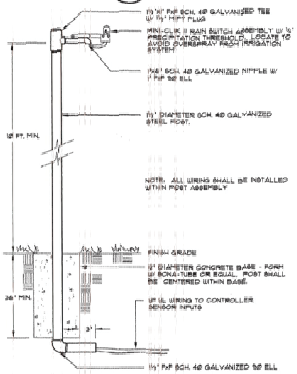
ELECTRIC CONTROL VALVE 3



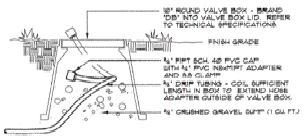
PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 GALLON MATERIAL	.05 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	.05 GPH	TWO EACH	TWO EACH
½" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2½" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT GPH	TEN EACH
3½" CALIPER TREE	1.0 GPH	NINE GPH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

NOTES:
INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 9" AND A MAXIMUM OF 21".
FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

DRIP EMITTER 4



RAIN SENSOR 5



DRIP LINE BLOW-OUT STUB 6

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:

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

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534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

NEIGHBORS POINT FILING NO. 3	
IRRIGATION DETAILS	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Irrigation Details
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Sheet 19 of 22	

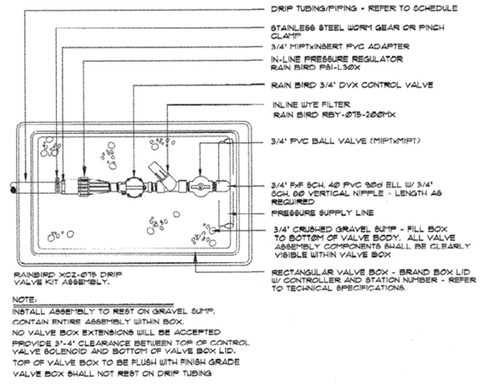
FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 3

IRRIGATION DETAILS

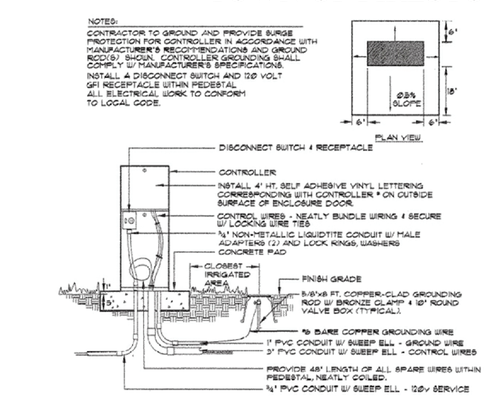
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 20 of 22

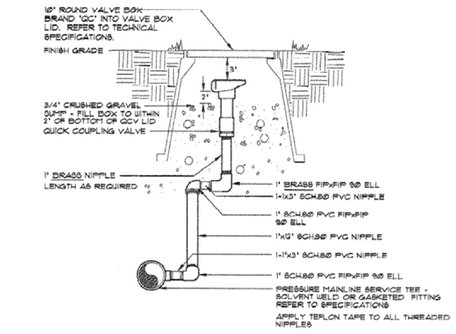


NOTE:
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP.
CONTAIN ENTIRE ASSEMBLY WITHIN BOX.
NO VALVE BOX EXTENSIONS WILL BE ACCEPTED
PROVIDE 3"-4" CLEARANCE BETWEEN TOP OF CONTROL VALVE SOLENOID AND BOTTOM OF VALVE BOX LID.
TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE
VALVE BOX SHALL NOT REST ON DRIP TUBING

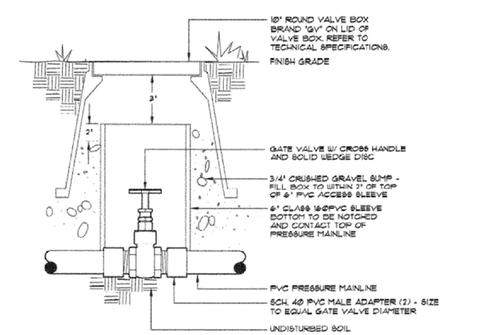
DRIP VALVE ASSEMBLY — 7



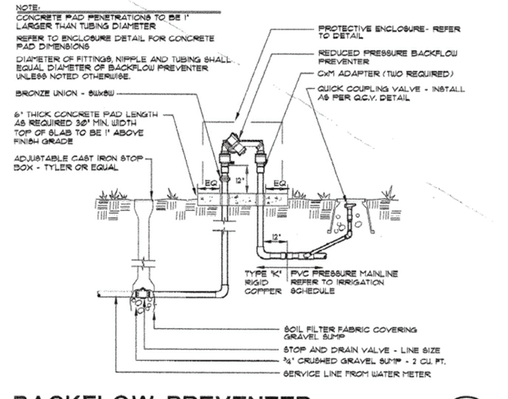
ELECTRIC CONTROLLER — 8



QUICK COUPLING VALVE — 9

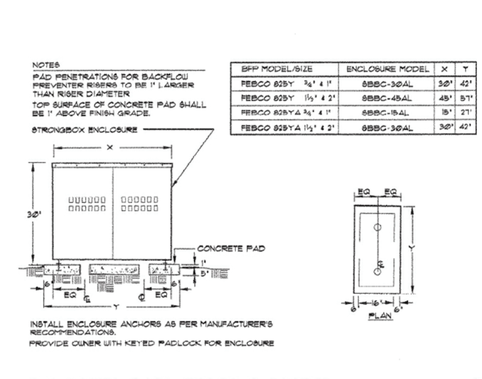


GATE VALVE — 10



NOTE: REFER TO TECHNICAL SPECIFICATIONS FOR MINIMUM TRENCH WIDTHS.

TRENCH — 11



THRUST BLOCKING — 12



GATE VALVE - 3" and LARGER — 13

BACKFLOW PREVENTER — 14

BFP MODEL/SIZE	ENCLOSURE MODEL	X	Y
FEBCO 825Y 3/4" & 1"	SSBC-30AL	30"	42"
FEBCO 825Y 1 1/2" & 2"	SSBC-48AL	48"	57"
FEBCO 825YA 3/4" & 1"	SSBC-15AL	15"	27"
FEBCO 825YA 1 1/2" & 2"	SSBC-30AL	30"	42"

BACKFLOW ENCLOSURE — 15

Prepared For:
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c/o Mr. Cameron Grant
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NEIGHBORS POINT FILING NO. 3	
IRRIGATION DETAILS	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Irrigation Details
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Sheet 20 of 22	

FINAL DEVELOPMENT PLAN

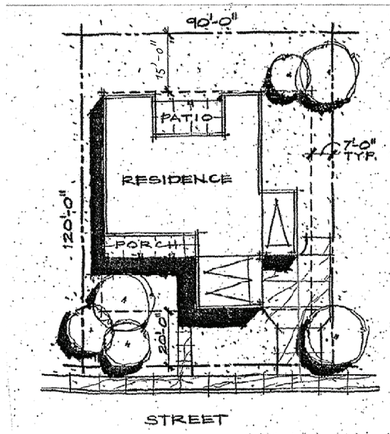
NEIGHBORS POINT FILING NO. 3

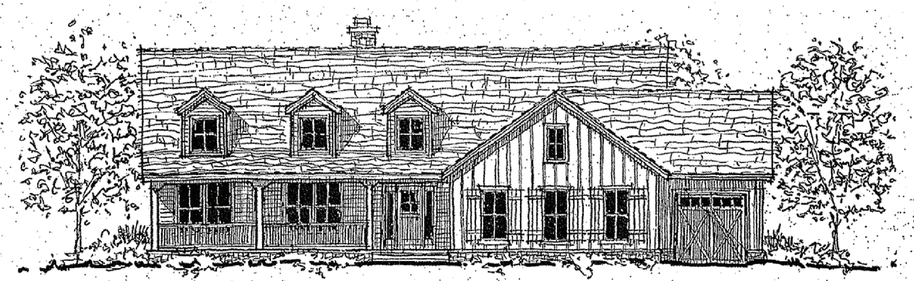
TYPICAL BULDING ELEVATIONS

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

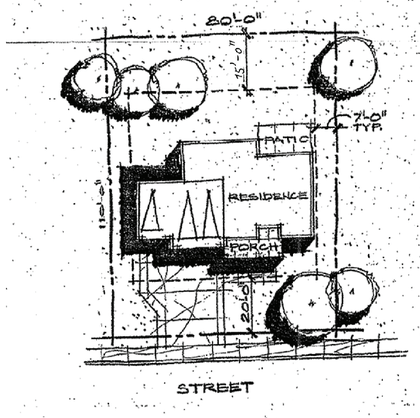
SHEET 21 of 22

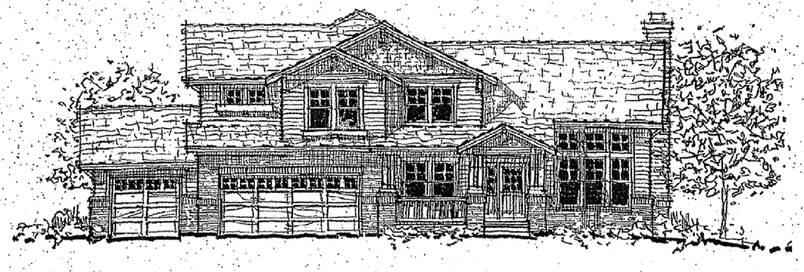
For Illustrative Purposes Only



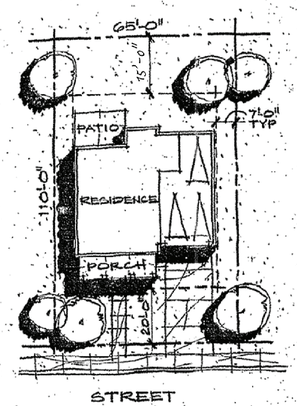


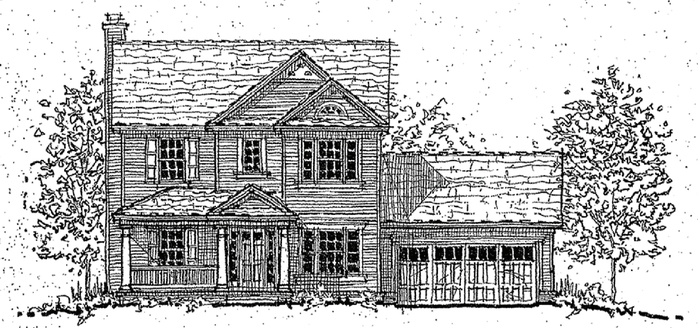
90'-0"x120'-0"





80'-0"x110'-0"





65'-0"x110'-0"

01.30.03

THE NEIGHBORS POINT
FIRESTONE, COLORADO
0 10 20 40

01.30.03

THE NEIGHBORS POINT
FIRESTONE, COLORADO
0 4 8 16

ARED BLAKIN & ASSOCIATES
ARCHITECTURE + PLANNING

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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(303) 694-9484 FAX (303) 694-9272

NEIGHBORS POINT FILING NO. 3	
TYPICAL BUILDING ELEVATIONS	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Typ. Building Elevations
Preparation Date:	July 13, 2017
Revision Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Sheet 21 of 22	

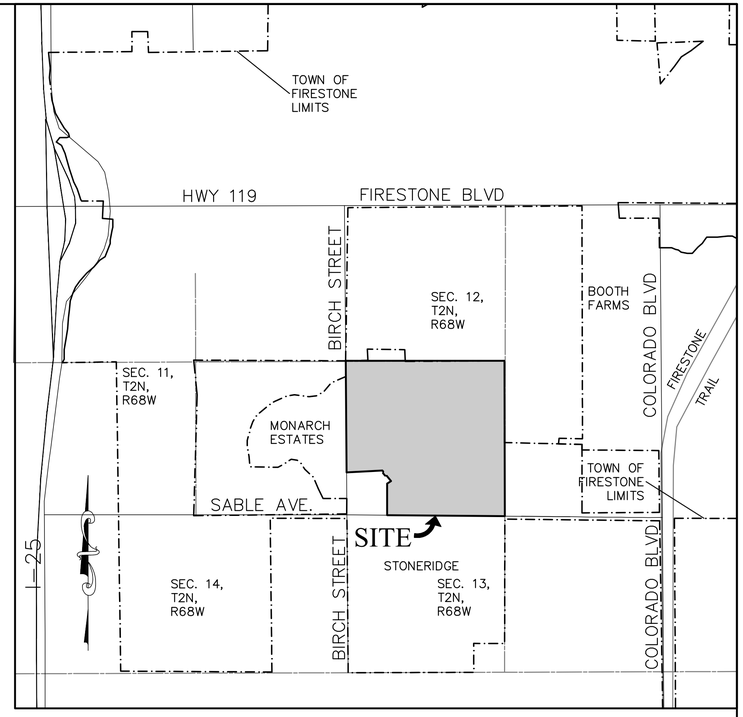
FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 3

ADDRESS MAP

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 22 of 22



VICINITY MAP

1"=1200'



FILING 3 ADDRESSES

LOT NO.	ADDRESS
160	10117
161	10099
162	10081
163	10071
164	10059
165	10060
166	10072
167	10082
168	10096
169	10110
170	10124
179	10211
180	10205
181	10197
182	10189
183	10177
184	10169
185	10145
186	10134
187	10123
188	10111
189	10097
190	10083
191	10065
192	5436
193	5450
194	5464
195	5478
196	10046
197	10056
198	10068
199	10080
200	10092
201	10104
202	10114
203	10126
204	10136
205	5462
206	5476
207	5488
208	5496
209	5791
210	5479
211	5465
212	5461
213	10180
214	10190
215	10200
216	10206
217	10210
226	5471
227	5455
228	5451
229	5460
230	5470
231	10238
232	10252

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.

200 0 200 400

(IN FEET)

1 inch = 200 ft.

NEIGHBORS POINT FILING NO. 3	
ADDRESS MAP	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	3
Phase Number:	
Sheet Title:	Address Map
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 22 of 22	

RK ENTERPRISES, INC.

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

FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 4

COVER SHEET

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 1 of 16

SHEET INDEX:

1 COVER SHEET
2–4 FDP NOTES
5 OVERALL PLAN
6–7 SITE PLAN
8–9 UTILITY PLAN
10–11 GRADING PLAN
12 SIGNAGE & LIGHTING PLAN
13 FENCING PLAN
14 LANDSCAPE DETAILS
15 BUILDING ELEVATIONS
16 ADDRESS MAP

LEGEND

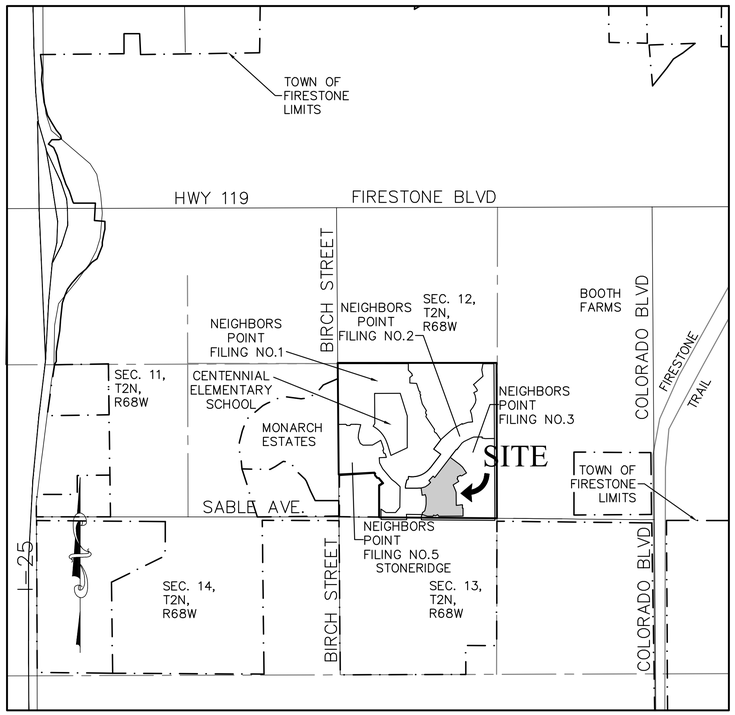
- PROPERTY LINE
- CONCRETE SIDEWALK TRAIL
- BUILDING SETBACK LINE
- 2' CONTOUR
- 6500 EXISTING CONTOUR
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PHASE LINE
- EASEMENT
- RIGHT OF WAY
- CROSSPAN
- 126 LOT NUMBER
- (1) BLOCK NUMBER
- G EXISTING GAS
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- EXISTING STORM
- STREET LIGHT
- FRONT LOT FRONTAGE

FILING NO. 4 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 QUARTER 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 86°11'39" EAST, A DISTANCE OF 1544.33 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 12°41'20" EAST, A DISTANCE OF 75.28 FEET;
THENCE NORTH 07°21'26" EAST, A DISTANCE OF 46.14 FEET;
THENCE NORTH 00°28'35" EAST, A DISTANCE OF 106.46 FEET;
THENCE NORTH 13°30'29" WEST, A DISTANCE OF 54.01 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 415.00 FEET AND A CENTRAL ANGLE OF 07°51'49", AN ARC DISTANCE OF 56.96 FEET (CHORD BEARS SOUTH 79°29'16 WEST, 56.91 FEET);
THENCE NORTH 08°14'53" WEST, A DISTANCE OF 130.90 FEET;
THENCE NORTH 76°23'49" EAST, A DISTANCE OF 72.29 FEET;
THENCE NORTH 55°54'17" EAST, A DISTANCE OF 69.31 FEET;
THENCE NORTH 43°24'45" EAST, A DISTANCE OF 55.95 FEET;
THENCE NORTH 46°35'15" WEST, A DISTANCE OF 43.79 FEET;
THENCE NORTH 43°24'45" EAST, A DISTANCE OF 110.00 FEET;
THENCE SOUTH 46°35'15" EAST, A DISTANCE OF 38.04 FEET;
THENCE NORTH 37°25'39" EAST, A DISTANCE OF 450.84 FEET;
THENCE SOUTH 52°34'21" EAST, A DISTANCE OF 195.00 FEET;
THENCE SOUTH 46°09'42" EAST, A DISTANCE OF 65.00 FEET;
THENCE SOUTH 33°24'16" EAST, A DISTANCE OF 116.57 FEET;
THENCE SOUTH 59°23'19" WEST, A DISTANCE OF 88.11 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 85°24'27", AN ARC DISTANCE OF 29.81 FEET (CHORD BEARS NORTH 77°54'27" WEST, 27.13 FEET);
THENCE SOUTH 63°04'14" WEST, A DISTANCE OF 54.63 FEET;
THENCE ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 95°28'14", AN ARC DISTANCE OF 33.33 FEET (CHORD BEARS SOUTH 11°39'12" WEST, 29.60 FEET);
THENCE SOUTH 30°36'41" EAST, A DISTANCE OF 54.00 FEET;
THENCE SOUTH 59°23'19" WEST, A DISTANCE OF 110.57 FEET;
THENCE SOUTH 22°22'36" EAST, A DISTANCE OF 112.24 FEET;
THENCE SOUTH 13°48'44" EAST, A DISTANCE OF 23.67 FEET;
THENCE SOUTH 00°00'54" WEST, A DISTANCE OF 212.95 FEET;
THENCE NORTH 84°37'42" EAST, A DISTANCE OF 72.50 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 267.00 FEET AND A CENTRAL ANGLE OF 05°50'52", AN ARC DISTANCE OF 27.25 FEET (CHORD BEARS NORTH 87°33'09" EAST, 27.24 FEET);
THENCE SOUTH 89°31'25" EAST, A DISTANCE OF 3.00 FEET;
THENCE SOUTH 00°28'35" WEST, A DISTANCE OF 54.00 FEET;
THENCE SOUTH 89°31'25" EAST, A DISTANCE OF 42.00 FEET;
THENCE SOUTH 00°28'35" WEST, A DISTANCE OF 134.00 FEET;
THENCE NORTH 89°31'25" WEST, A DISTANCE OF 432.73 FEET;
THENCE NORTH 38°14'46" WEST, A DISTANCE OF 36.39 FEET;
THENCE SOUTH 51°45'14" WEST, A DISTANCE OF 11.77 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET, AND A CENTRAL ANGLE OF 74°46'11", AND ARC DISTANCE OF 57.42 FEET (CHORD BEARS SOUTH 89°08'19" WEST, 53.43 FEET);
THENCE SOUTH 36°31'25" WEST, A DISTANCE OF 24.46 FEET;
THENCE NORTH 89°31'25" WEST, A DISTANCE OF 90.97 FEET;
THENCE NORTH 57°37'41" WEST, A DISTANCE OF 66.83 FEET, TO THE POINT OF BEGINNING.

CONTAINING 447,309 SQUARE FEET OR 10.269 ACRES, MORE OR LESS.



VICINITY MAP
1"=1200'

OWNER/DEVELOPER:
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LONGMONT, CO 80502–0978

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CONTACT: BOB KELSEY

TRAFFIC ENGINEER:
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CONTACT: CHRIS McGRANAHAN

SURVEYOR:
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7865 W. ONTARIO PLACE
LITTLETON, CO 80128

(303) 994–6300
JKRATZ@REDROCKLANDSURVEYS.COM

CONTACT: JOHN KRATZ

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

STATE OF COLORADO)
)SS
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___ , 2 __ , BY _____ .
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

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.

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO,
THIS _____ DAY OF _____ , 20 __ ;
BY RESOLUTION NO. _____

MAYOR

ATTEST: TOWN CLERK

NEIGHBORS POINT FILING NO. 4	
COVER SHEET	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	4
Phase Number:	
Sheet Title:	Cover Sheet
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 1 of 16	

FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 4

COVER & NARRATIVE

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

PROJECT CONCEPT

The overall Neighbors Point development consists of approximately 157 acres. Filing 4 is a planned residential community of 10.27 acres ("Filing 4"), which will provide 36 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 4 is located in the southeast portion of Neighbors Point, directly west of Filing 3. Filing 4 will have four vehicular entrances into the community; one from Sandy Ridge Ave., one from Cascade Street, one from Cedar Street, and one from Carefree Street. Prominent surrounding land uses include Filings No. 1& 2 and concurrent Filing No. 3 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.

Pedestrian connectivity will be encouraged throughout the development. Trails are to be provided within the central park, such trail connections to the school site and surrounding areas will be provided in the future. 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 – 0-10,000 Sq. Ft.			22		61.1%
Single Family Lots – 10,001-12,500 Sq. Ft.			12		33.3%
Single Family Lots – 12,501-15,000 Sq. Ft.					
Single Family Lots – 15,001-20,000- Sq. Ft.			2		5.6%
Subtotal	10.27	3.5	36	100.0%	100.0%
TOTAL	**10.27**	**3.5**	**36**	**100.0%**	**100.0%**

Public Land Dedication Table

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	
7	14.61	1.46	0.00	18.57	Direct access to the Filing No. 1 Tract C open space
3	19.14	1.91	0.97	17.63	
4	10.27	1.03	0.00	16.60	

RESIDENTIAL DENSITIES

Filing 4 will have a gross density of 3.5 Dwelling Unit/Acres equating to 36 lots (breakdown as follows):

FILING	MIN. LOT SIZE	NO. OF LOTS
4	7,000 Square Feet	11
	8,500 Square Feet	13
	10,500 Square Feet	12
		Sub-total: 36

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 4 property.

PRIVATE MAINTENANCE AND ENFORCEMENT

It is anticipated that Filing 4 will be governed by an HOA.

PARKS, TRAILS AND OPEN SPACE

The developer shall install all improvements as shown on this plan. Prior to construction, all park improvements shall be submitted in writing by the owner/developer to the Town Planner and Engineer and such construction shall not commence until approved by the Town Planner and Engineer in writing. 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.

The network of pedestrian trails links the project's major public land use areas (residential and school) to the Town's existing and planned regional trail system. The hierarchy of trails and walks includes local and regional concrete trails, and sidewalks along local streets. See the Land Use Table section for further open space information and the Landscape Plan Map Sheets for a graphic description. See the Controls section for tract use, ownership and maintenance responsibilities.

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 4 shall be completed with Filing 4. No tract dedications are proposed with filing 4. 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 two detention ponds. The onsite runoff from Filing 4 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
4	Drainage is conveyed to Sandy Ridge Avenue 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 main located in Sandy Ridge Ave. at Carefree St. north, and Cascade St. north & south; at Carefree St. and Cascade St., south of Neighbors Parkway; and at the intersection of Cedar St. & Cascade St.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.

Water Meter Table		
Quantity	Size	Type
36	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 4) 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
4	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 3, 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	22 @ 0.60 Acre-Feet/Lot	=	13.20
# Lots 10,001 - 12,500 Sf	13 @ 0.75 Acre-Feet/Lot	=	9.75
# Lots 12,501 - 15,000 Sf	1 @ 0.90 Acre-Feet/Lot	=	0.90
Total Lots	36		
Total Domestic Demand		=	23.85 Acre-Feet
Tract Irrigation Demand			
Irrigated Area (Acres)		=	0.00 Acres
Irrigation Demand = 0.00 Acres x 2.20 Acre-Feet/Acre			
Tract Irrigation Demand		=	0.00 Acre-Feet
Total Demand		=	23.85 Acre-Feet

A Total Of 24 Acre-Feet Shall Be Transferred To The Town Prior To Recording The Final Development Plan.

Prepared For:
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c/o Mr. Cameron Grant
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Prepared By:
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(303) 694-9484 FAX (303) 694-9272

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

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 15 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.

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 sitting 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 15. 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:

   a. The enhanced elevation must include at least two windows or one window and one doorway.

   b. The enhanced elevation shall have a minimum of two roof breaks to create a variation in roof massing (may include rear covered patio).

   c. 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:

   a. The enhanced elevation shall have a minimum of two roof breaks to create a variation in roof massing (may include rear covered patio).

   b. Decorative gable end vent or vents.

   c. The enhanced wall shall include at least one of the following elements.

      i. Angled or box bay.

      ii. Deck or balcony.

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c/o Mr. Cameron Grant
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NEIGHBORS POINT FILING NO. 4	
COVER & NARRATIVE	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	4
Phase Number:	
Sheet Title:	Cover & Narrative
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 3 of 16	

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. 4.

	Elevations and Option Number		
Lot Number	Right	Left	Rear
118		1	
136		2	
137	1		
141		1	
142	1		
143	1		
144	1		
145	1		
146	2		
149		1	
150	2		
159		1	
171	2		

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.

Buildings along Sable Avenue shall have varying front setbacks to provide a variation of front and rear building planes. Areas with long straight street sections will have variations in front building setbacks. Residential buildings will be setback an minimum of 45 feet from Sable Avenue, as specified in the Firestone Development Regulations. Also, other building setbacks in Neighbors Point will comply with the guidelines specified in the Firestone Development Regulations Section 16 1.3 unless otherwise specified herein.

Refer to the table below for specific setback information.

Filing No. 4

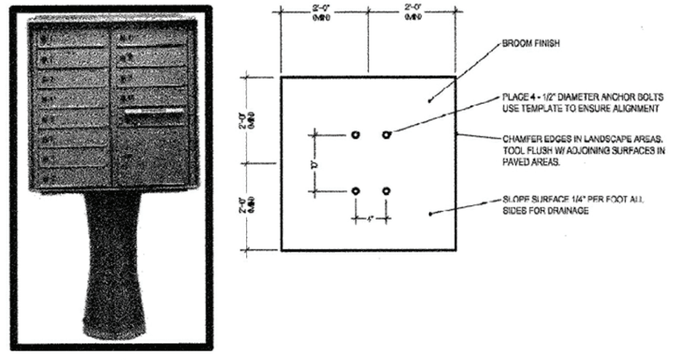
Minimum Building Setback	Feet
Front	20
Rear	15
Side	7
Corner	15
From Sable Avenue ROW	45

- 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 4 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.

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.

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NEIGHBORS POINT FILING NO. 4	
COVER & NARRATIVE	
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Sheet 4 of 16	

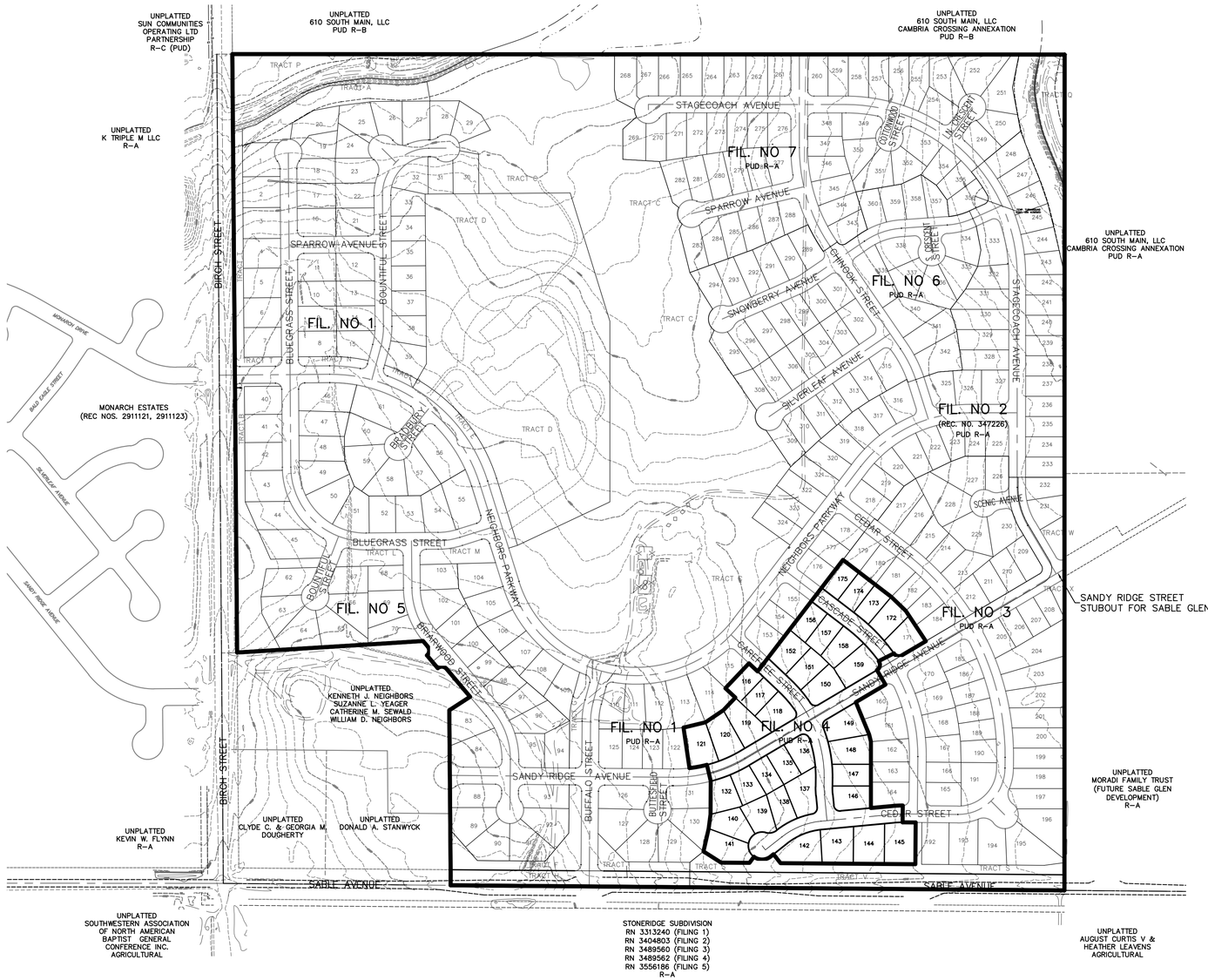
FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 4

OVERALL PLAN

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 5 of 16



NEIGHBORS POINT FILING NO. 4	
OVERALL PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	4
Phase Number:	
Sheet Title:	Overall Plan
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 5 of 16	

RK ENTERPRISES, INC.

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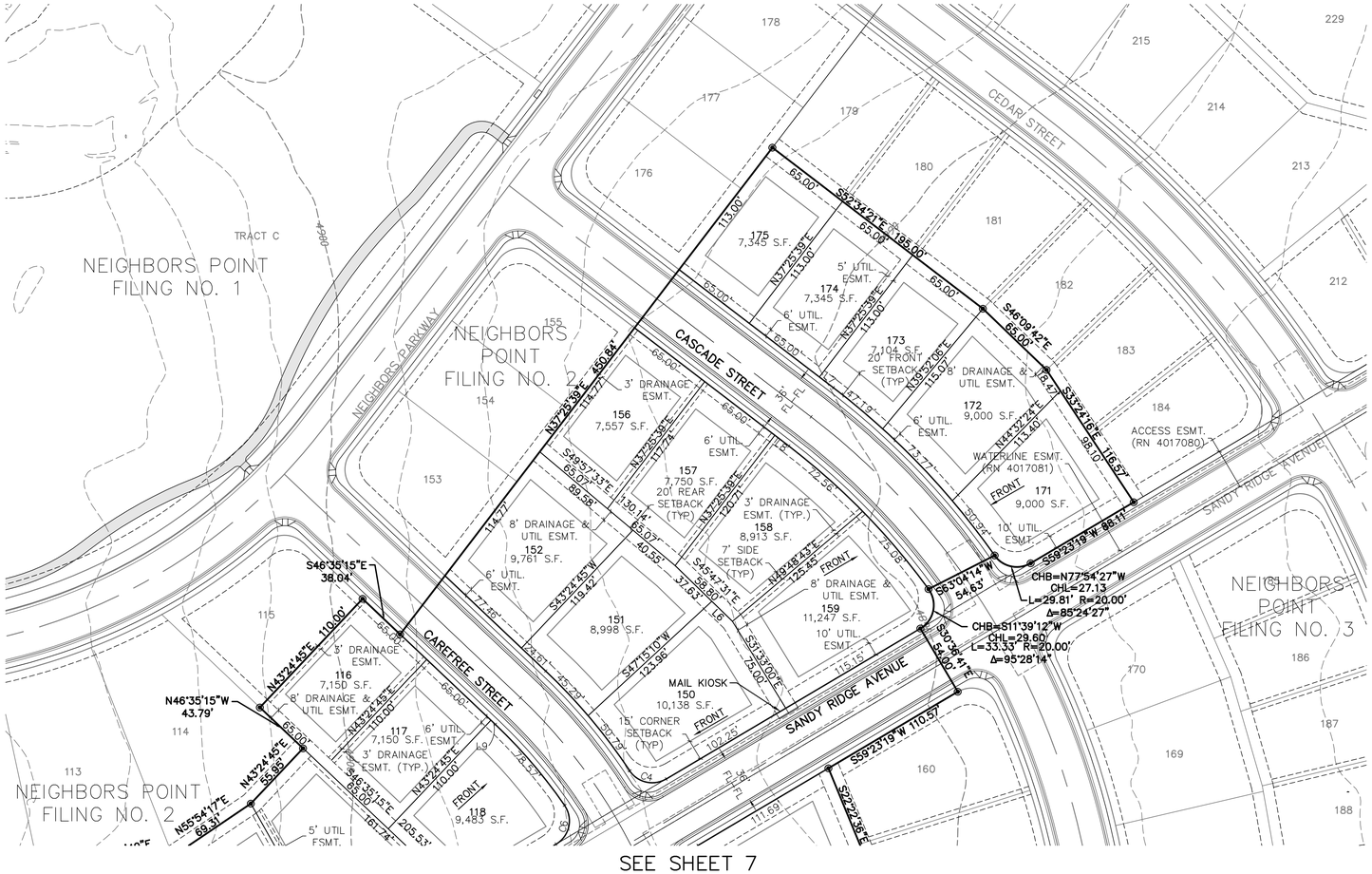
FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 4

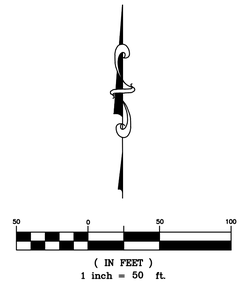
SITE PLAN

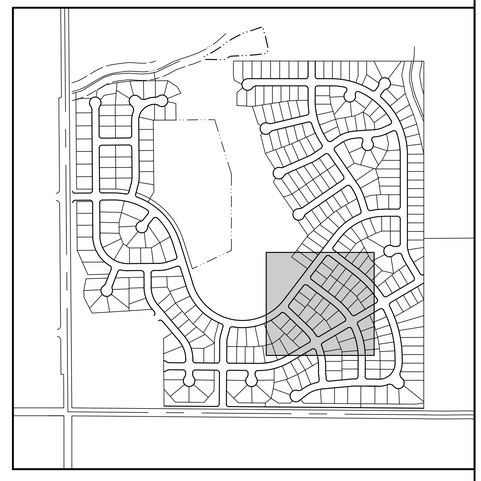
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET **6** of **16**



SEE SHEET 7





KEY MAP
NTS

NEIGHBORS POINT FILING NO. 4	
SITE PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	4
Phase Number:	
Sheet Title:	Site Plan
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 6 of 16	

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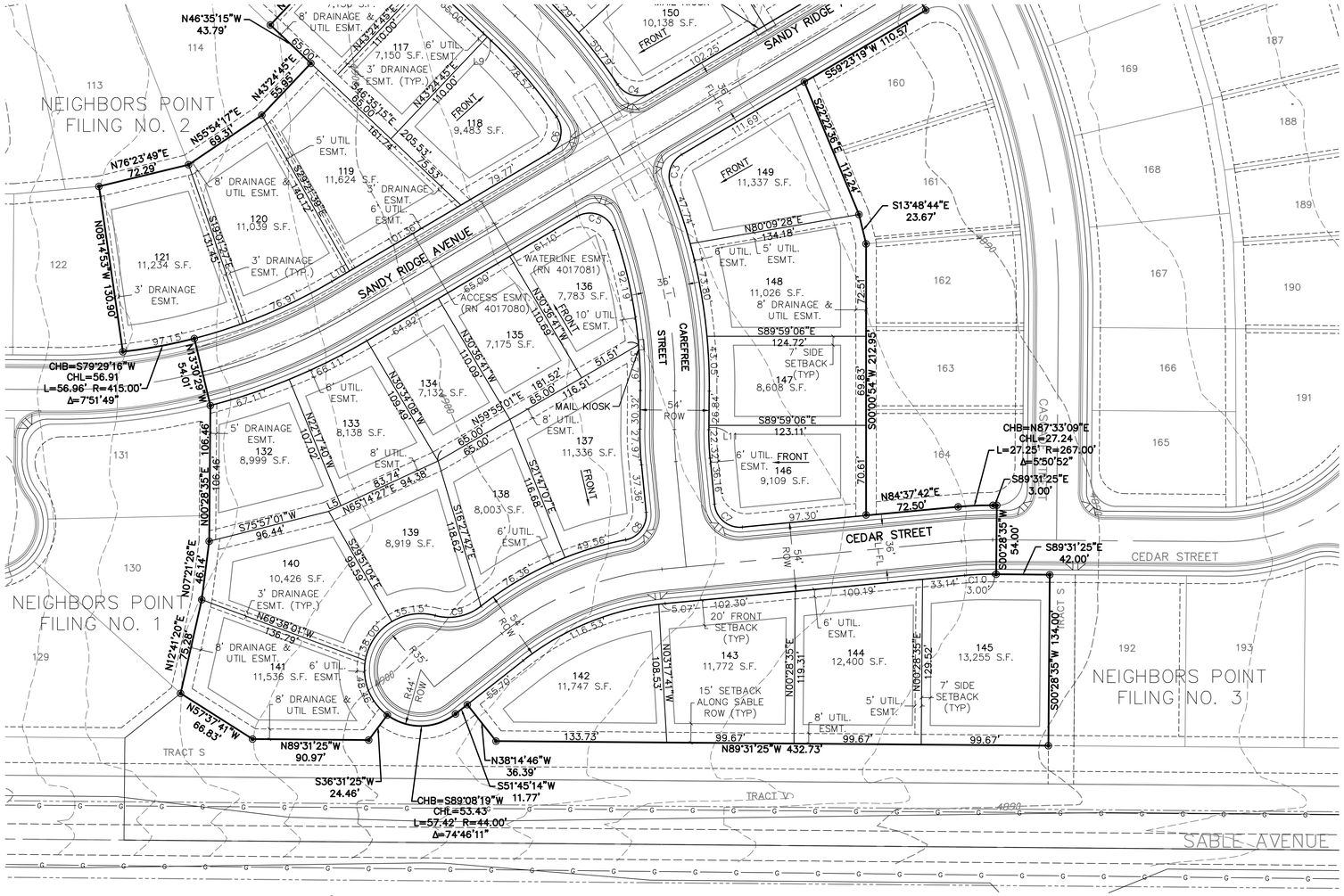
FINAL DEVELOPMENT PLAN

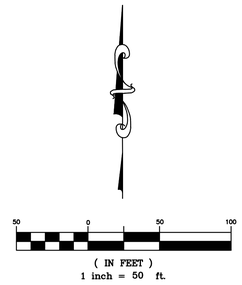
NEIGHBORS POINT FILING NO. 4

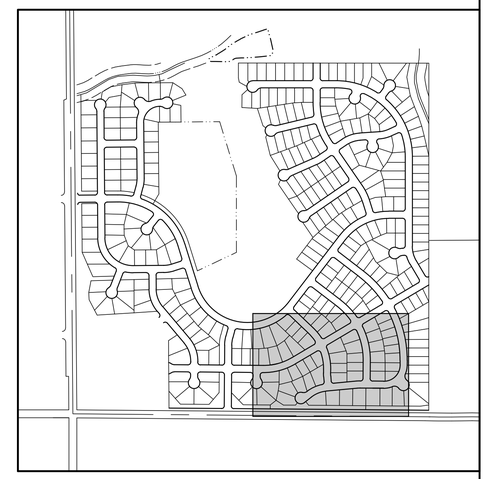
SITE PLAN

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET **7** of **16**







KEY MAP
NTS

NEIGHBORS POINT FILING NO. 4	
SITE PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	4
Phase Number:	
Sheet Title:	Site Plan
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
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Revision Date:	
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RK ENTERPRISES, INC.
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FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 4

UTILITY PLAN

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

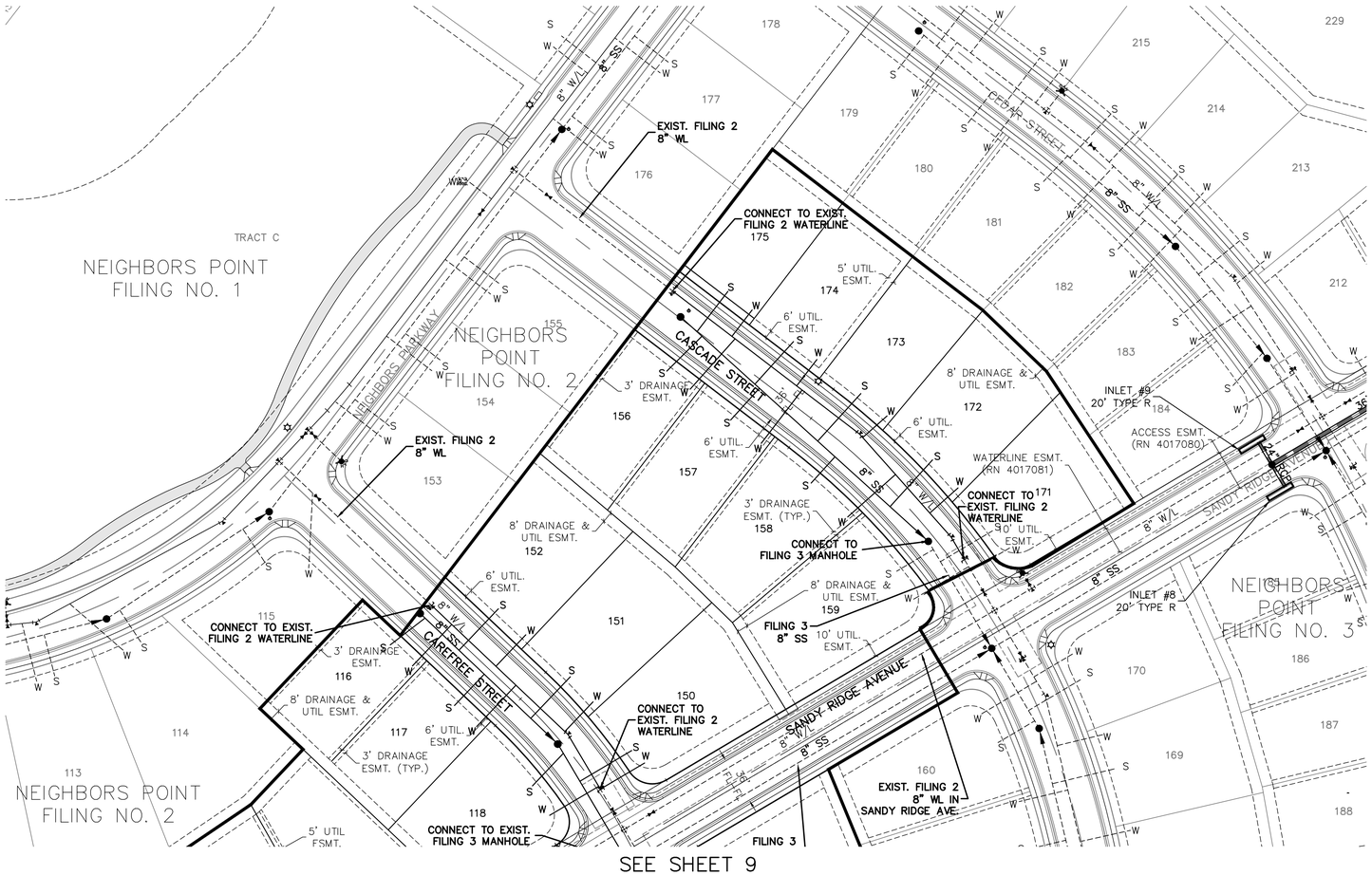
SHEET **8** of **16**

LEGEND

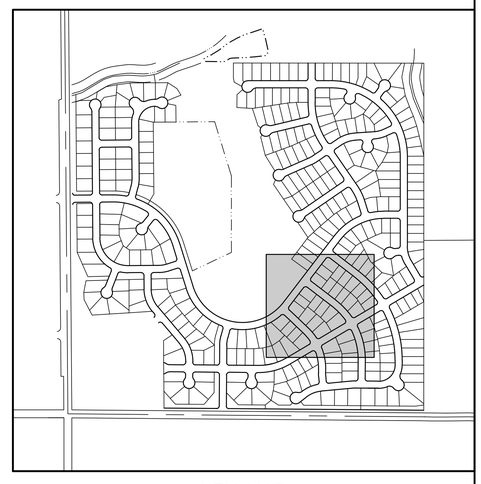
- FILING PROPERTY LINE
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- W PROPOSED WATER SERVICE
- S PROPOSED SANITARY SERVICE
- PROPOSED FIRE HYDRANT
- EASEMENT
- RIGHT OF WAY
- CROSSPAN
- G EXISTING GAS
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM
- STREET LIGHT

50 0 50 100

(IN FEET)
1 inch = 50 ft.



SEE SHEET 9



KEY MAP
NTS

NEIGHBORS POINT FILING NO. 4	
UTILITY PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	4
Phase Number:	
Sheet Title:	Utility Plan
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
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FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 4

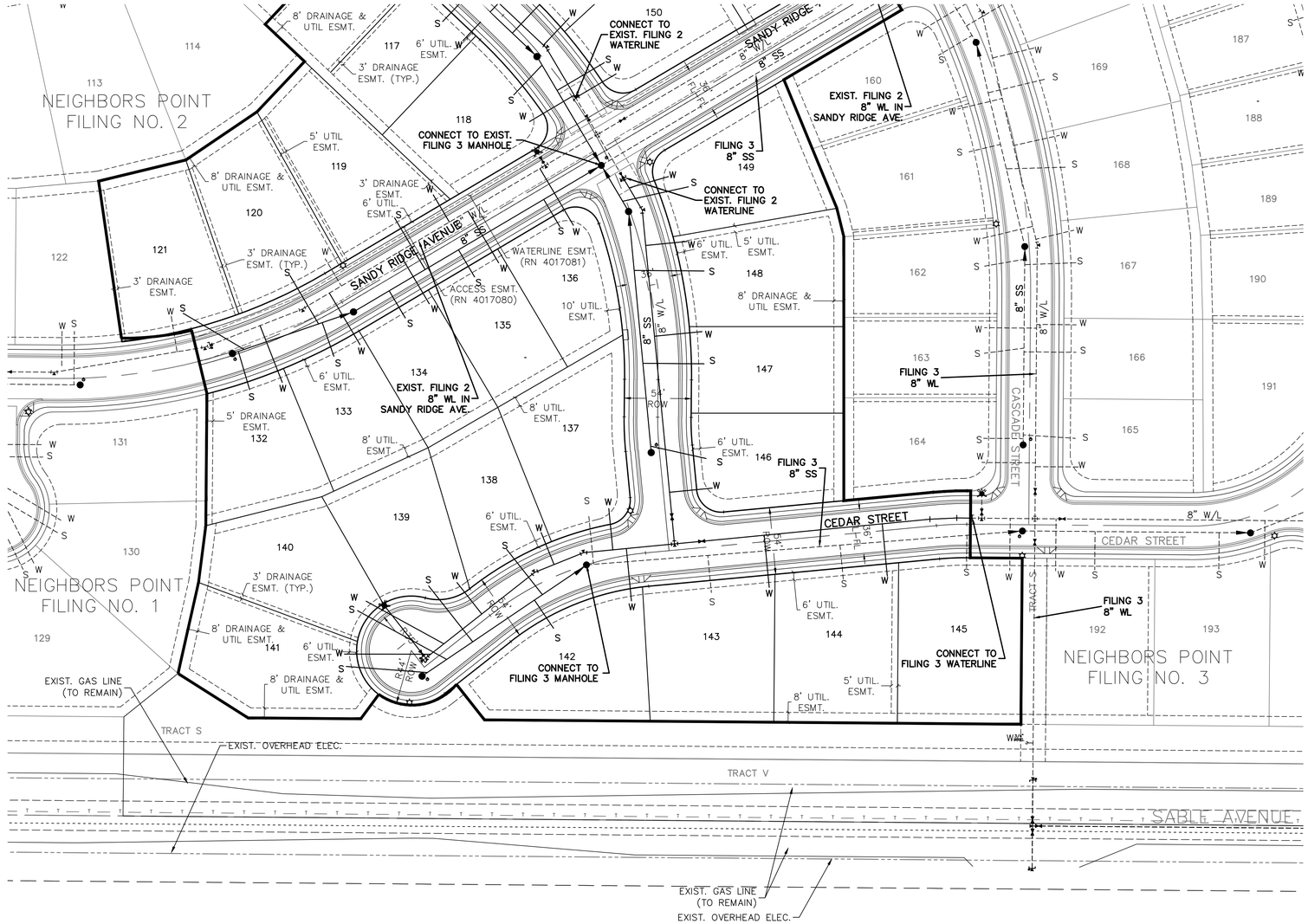
UTILITY PLAN

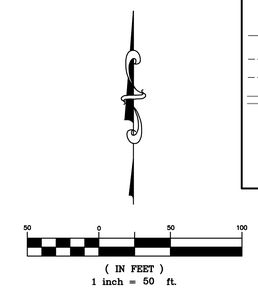
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

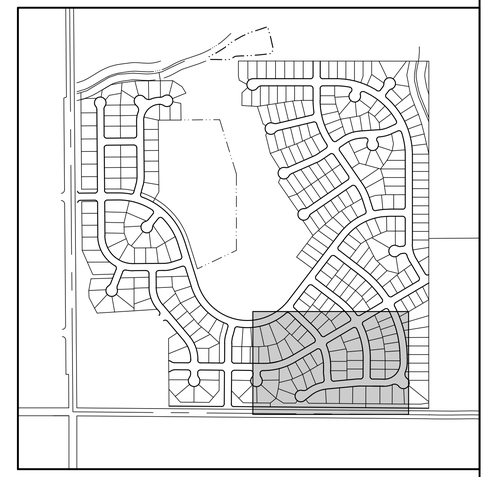
SHEET **9** of **16**

LEGEND

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







KEY MAP
NTS

NEIGHBORS POINT FILING NO. 4	
UTILITY PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	4
Phase Number:	
Sheet Title:	Utility Plan
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
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FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 4

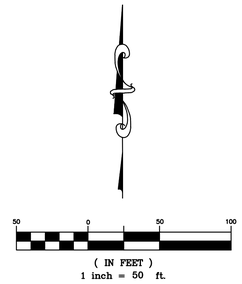
GRADING PLAN

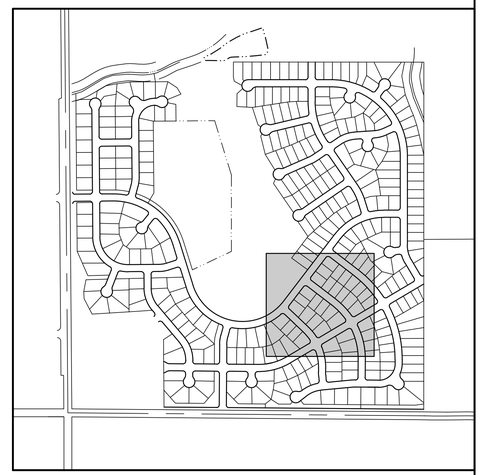
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET **10** of **16**



SEE SHEET 11





KEY MAP
NTS

LEGEND

5488	PROPOSED CONTOURS
5488	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.

RK ENTERPRISES, INC.

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NEIGHBORS POINT FILING NO. 4	
GRADING PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	4
Phase Number:	
Sheet Title:	Grading Plan
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
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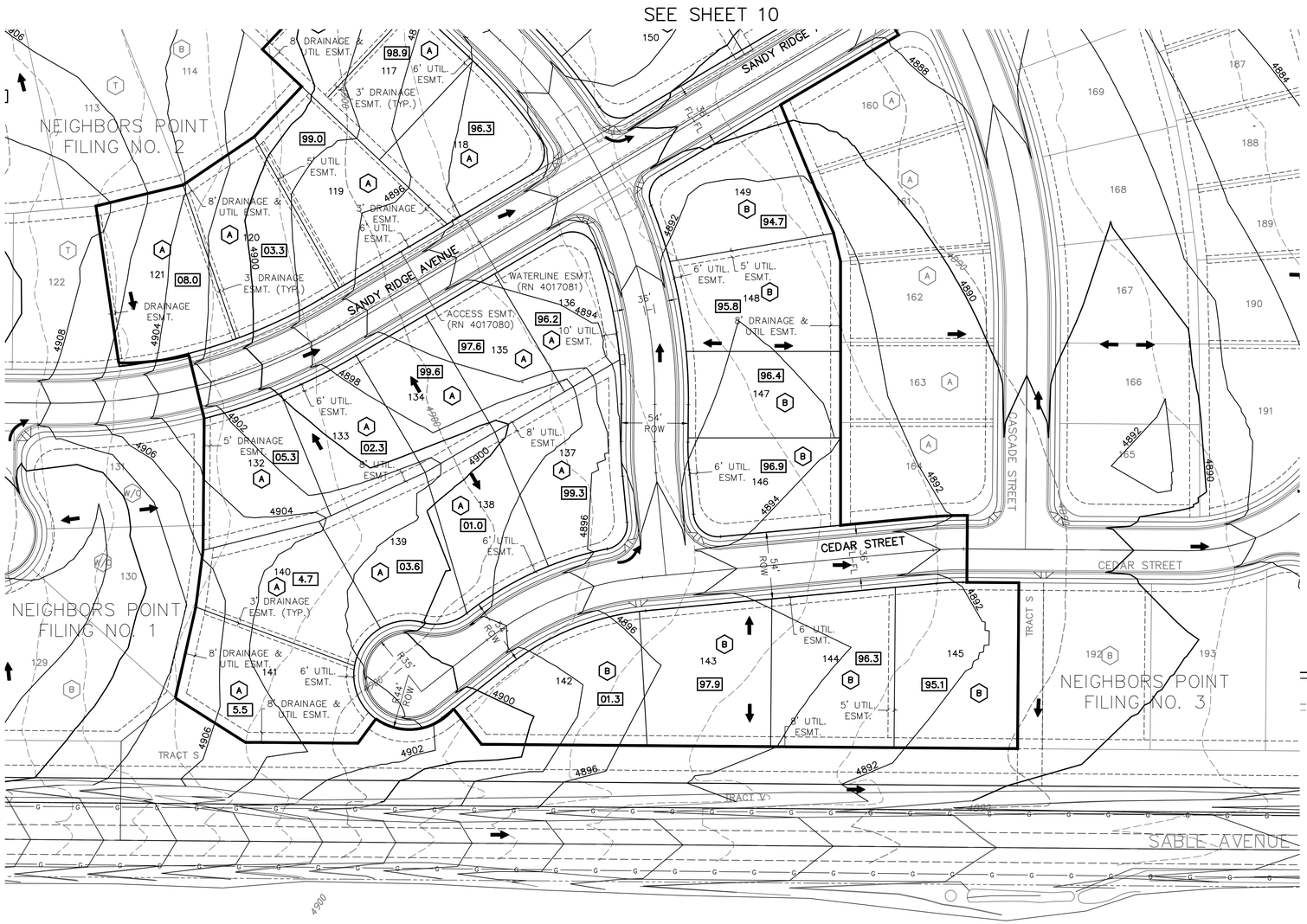
FINAL DEVELOPMENT PLAN

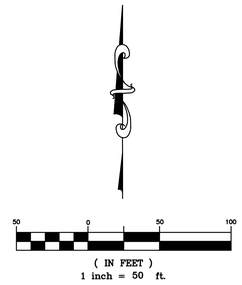
NEIGHBORS POINT FILING NO. 4

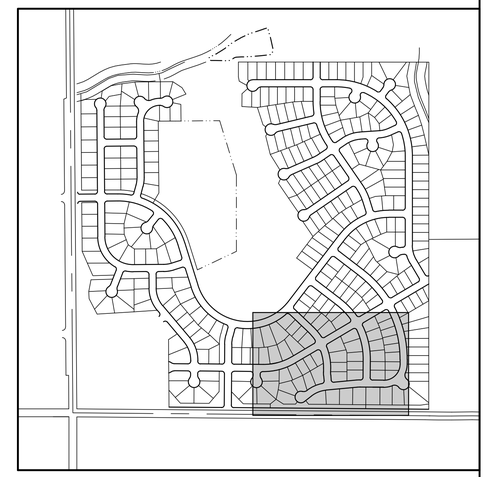
GRADING PLAN

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET **11** of **16**







KEY MAP
NTS

LEGEND

5488	PROPOSED CONTOURS
5488	EXISTING CONTOURS
95.1	PROPOSED TOP OF FOUNDATION ELEVATION
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GRADING PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	4
Phase Number:	
Sheet Title:	Grading Plan
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
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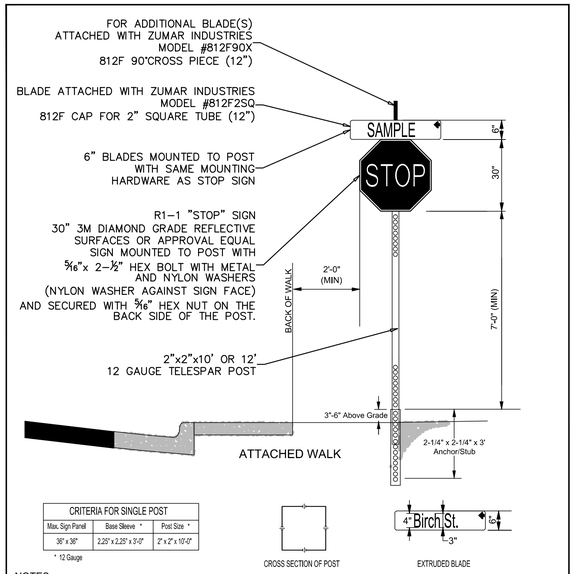
Sheet 11 of 16	



NOTES:

1. FOR DETACHED WALK THE EDGE OF THE SIGN SHALL BE SET A MINIMUM OF 2' FROM THE FLOWLINE.
2. ATTACH THE SIGN PANELS TIGHTLY TO THE POST AND USE OVERSIZED WASHERS TO KEEP THE SIGN FROM BREAKING LOOSE FROM THE POST IF HIT BY A VEHICLE.
3. SIGN PANELS SHOULD BE MOUNTED A MINIMUM OF 7 FEET ABOVE THE PAVEMENT OR GROUND.
4. SIGNS LARGER THAN 36 INCHES IN LENGTH OR WIDTH REQUIRE WIND BRACING AND SPECIAL POST DESIGN.
5. ANCHOR STUB AND POST ARE SQUARE STEEL TUBE (PERFORATED).
6. CAPITIAL LETTERS ON ROAD NAME BLADE SHALL BE 4" TALL AND LOWERCASE LETTERS SHALL BE 3" TALL.

RESIDENTIAL STOP SIGN AND ROAD NAME BLADE INSTALLATION DETAIL

	STREET CONSTRUCTION DRAWINGS	BY: CCG SCALE: N.T.S. DATE: JAN 2014	DRAWING ST-XX

FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 4

SIGNAGE & LIGHTING PLAN

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 12 of 16



NOTES:
1. THIS PLAN SHOWS APPROXIMATE STREET LIGHT LOCATIONS. ALL STREET LIGHTS SHALL BE DOWNCAST AND PER TOWN OF FIRESTONE CRITERIA.

2. REFER TO SHEET 4 FOR MAIL KIOSK INFORMATION

LEGEND

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

200 0 200 400

(IN FEET)
1 inch = 200 ft.

NEIGHBORS POINT FILING NO. 4	
SIGNAGE & LIGHTING PLAN	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	4
Phase Number:	
Sheet Title:	Signage & Lighting
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 12 of 16	

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FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 4

FENCING PLAN & DETAILS

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 13 of 16

FENCING PLAN

NORTH

0 100' 200' 400'

SCALE: 1"=200'

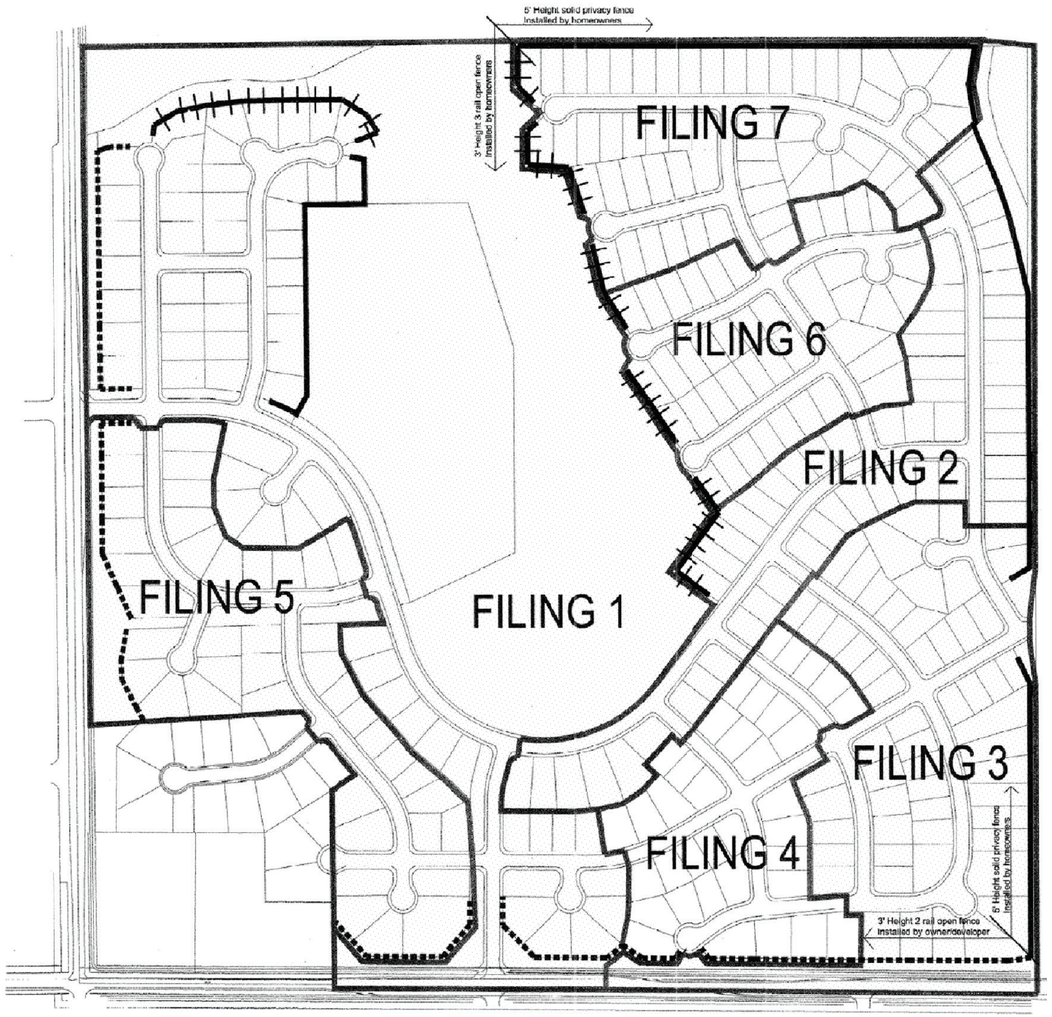
FILING PHASE LINE

FENCING LEGEND

5' Height solid privacy fence
Installed by homeowners

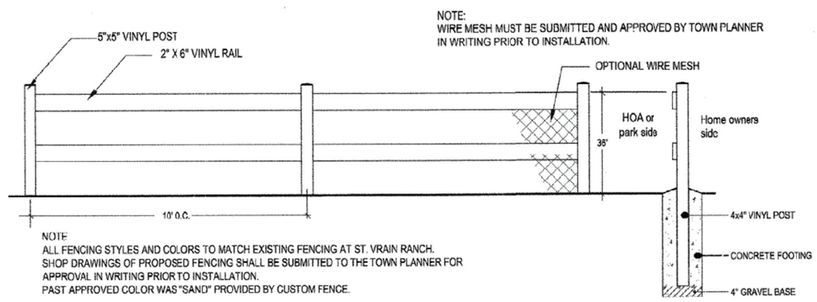
3' Height 3 rail open fence
Installed by owner/developer

3' Height 2 rail open fence
Installed by owner/developer



2 RAIL VINYL FENCE DETAIL

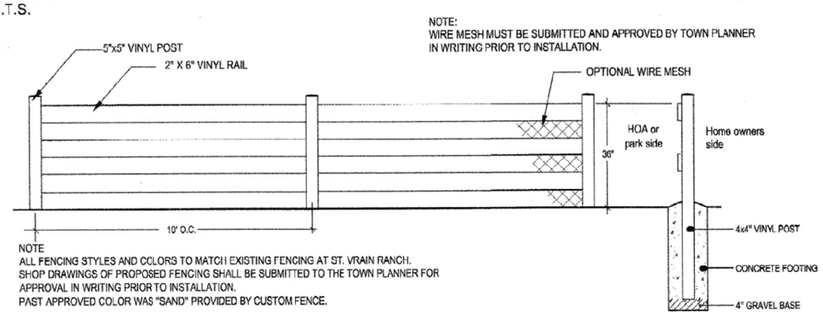
N.T.S.



NOTE
ALL FENCING STYLES AND COLORS TO MATCH EXISTING FENCING AT ST. VRAIN RANCH.
SHOP DRAWINGS OF PROPOSED FENCING SHALL BE SUBMITTED TO THE TOWN PLANNER FOR APPROVAL IN WRITING PRIOR TO INSTALLATION.
PAST APPROVED COLOR WAS "SAND" PROVIDED BY CUSTOM FENCE.

3 RAIL VINYL FENCE DETAIL

N.T.S.



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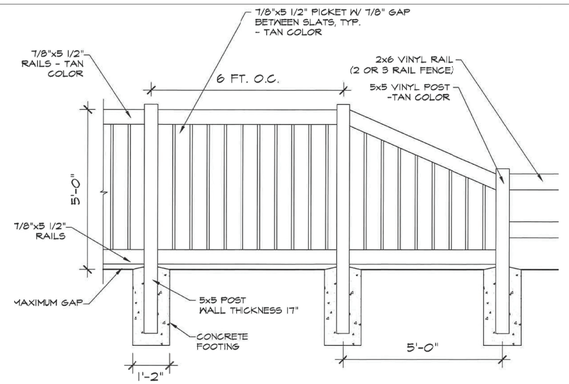
PAST APPROVED COLOR WAS "SAND" PROVIDED BY CUSTOM FENCE.

5' HEIGHT SEMI-PRIVACY FENCE DETAIL WITH TRANSITION DETAIL



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PAST APPROVED COLOR WAS "SAND" PROVIDED BY CUSTOM FENCE.

FENCING NOTES

Perimeter fencing shall be vinyl, and shall be open rail fencing or 5-feet 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 solid 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.
Land Planning•Site Design•Landscape Architecture
6201 So. Hudson Ct. Centennial, CO 80121
(303) 694-9484 FAX (303) 694-9272

NEIGHBORS POINT FILING NO. 4	
FENCING PLAN & DETAILS	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	4
Phase Number:	
Sheet Title:	Fencing Plan & Details
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
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FINAL DEVELOPMENT PLAN

NEIGHBORS POINT FILING NO. 4

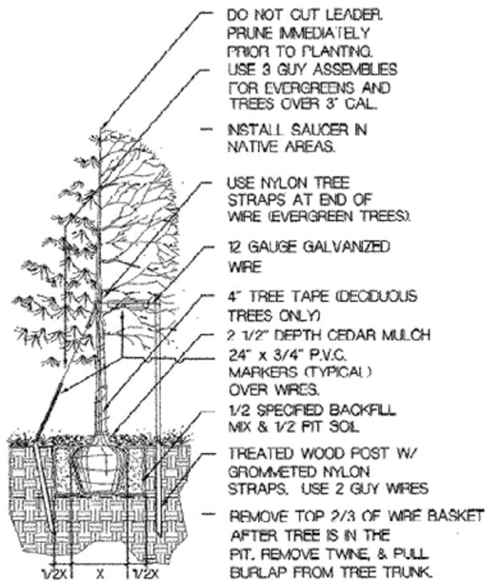
LANDSCAPE DETAILS

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 14 of 16

TREE PLANTING DETAIL

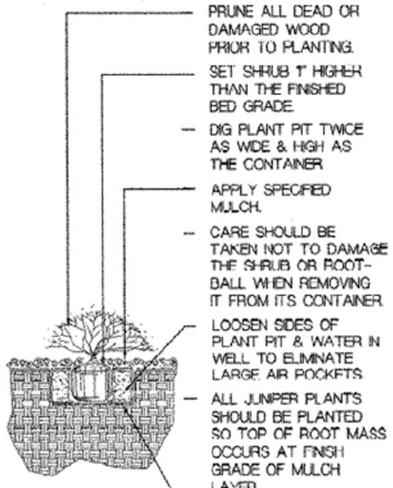
N.T.S.



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

SHRUB PLANTING DETAIL

N.T.S.



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

MULCH LEGEND

TURF

ROLL TOP STEEL EDGER

1 1/2" RIVER ROCK



2" DECIDUOUS TREE



1 ½" ORNAMENTAL TREE

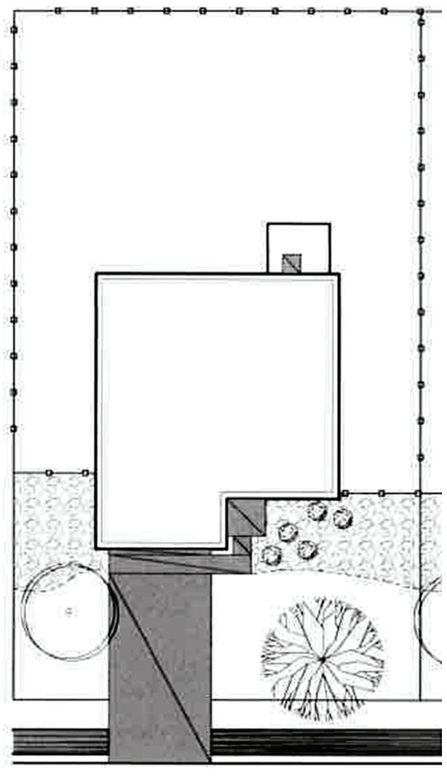
#5 DECIDUOUS SHRUBS

5' VINYL PRIVACY FENCE

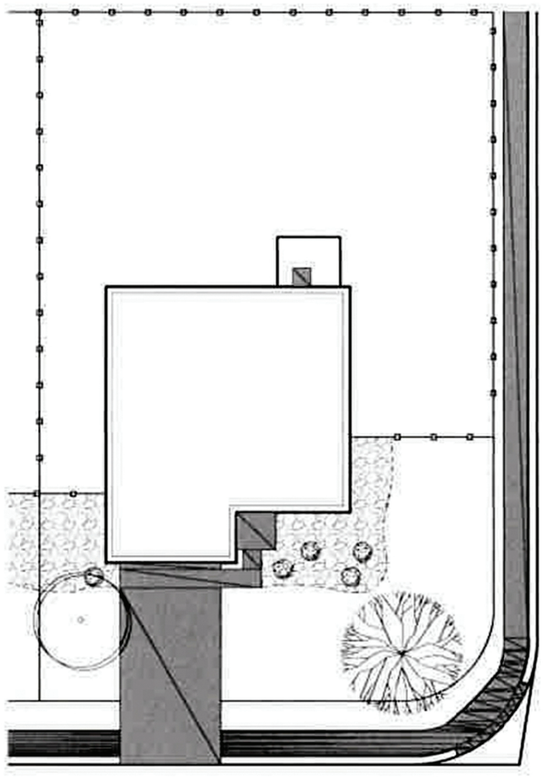
LANDSCAPE NOTES:

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 INTERIOR LOT LANDSCAPE PLAN



TYPICAL CORNER LOT LANDSCAPE PLAN



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.

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

NEIGHBORS POINT FILING NO. 4	
LANDSCAPE DETAILS	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	4
Phase Number:	
Sheet Title:	Landscape Details
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 14 of 16	

FINAL DEVELOPMENT PLAN

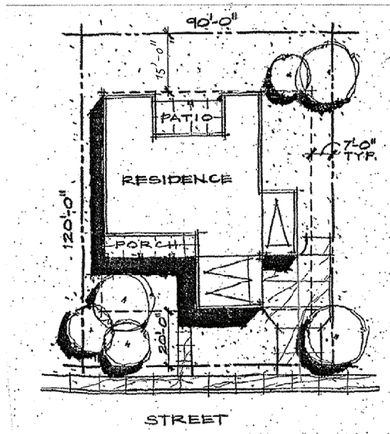
NEIGHBORS POINT FILING NO. 4

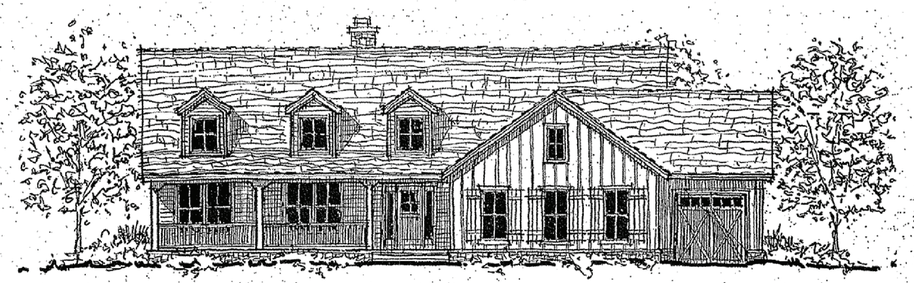
TYPICAL BULDING ELEVATIONS

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

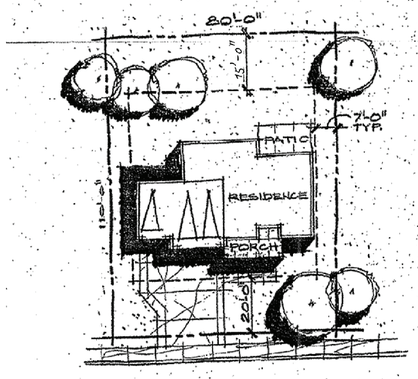
SHEET 15 of 16

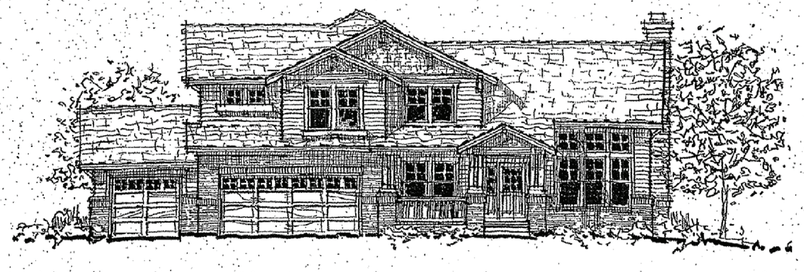
For Illustrative Purposes Only



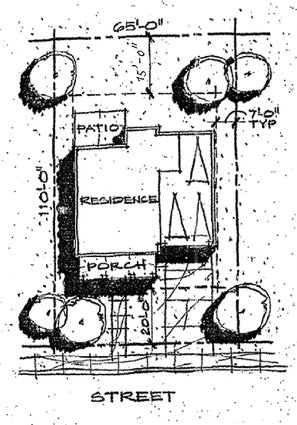


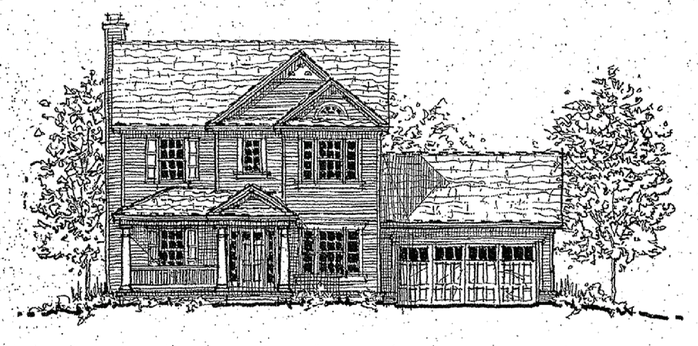
90'-0"x120'-0"





80'-0"x110'-0"





65'-0"x110'-0"

THE NEIGHBORS POINT
FIRESTONE, COLORADO
01.30.03
0 10 20 40

THE NEIGHBORS POINT
FIRESTONE, COLORADO
01.30.03
0 4 8 16
ARED BLAKIN & ASSOCIATES ARCHITECTURE + PLANNING

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

NEIGHBORS POINT FILING NO. 4	
TYPICAL BUILDING ELEVATIONS	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	4
Phase Number:	
Sheet Title:	Typ. Building Elevations
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 15 of 16	

FINAL DEVELOPMENT PLAN

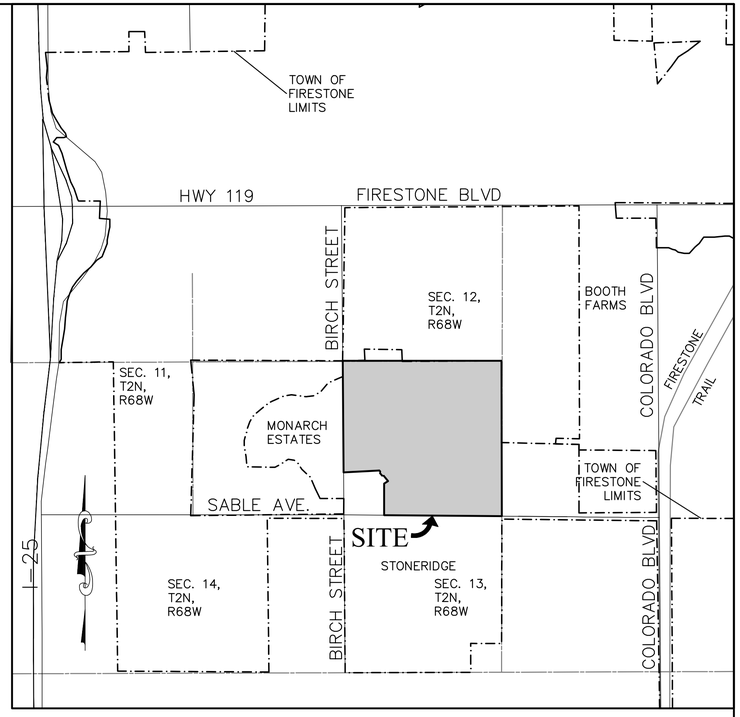
NEIGHBORS POINT FILING NO. 4

ADDRESS MAP

TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 16 of 16





VICINITY MAP

1"=1200'

FILING 4 ADDRESSES

LOT NO.	ADDRESS
116	10133
117	10121
118	10113
119	5325
120	5309
121	5291
132	5300
133	5308
134	5322
135	5334
136	5346
137	5353
138	5339
139	5323
140	5319
141	5317
142	5372
143	5282
144	5394
145	5406
146	10054
147	10066
148	10082
149	10094
150	10114
151	10124
152	10134
156	10171
157	10163
158	10151
159	10143
171	10146
172	10154
173	10162
174	10170
175	10178

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.

200 0 200 400

(IN FEET)
1 inch = 200 ft.

LEGEND

5488 ADDRESS NUMBER

RK ENTERPRISES, INC.

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

NEIGHBORS POINT FILING NO. 4	
ADDRESS MAP	
Name of Submittal:	Neighbors Point
Type of Submittal:	Final Development Plan
Filing Number:	4
Phase Number:	
Sheet Title:	Address Map
Preparation Date:	November 10, 2017
Revision Date:	April 11, 2018
Revision Date:	
Revision Date:	
Revision Date:	
Sheet 16 of 16	

RESOLUTION NO. 18-27

A RESOLUTION APPROVING FINAL PLATS AND FINAL DEVELOPMENT PLANS FOR NEIGHBORS POINT FILING NOS. 3 AND 4

WHEREAS, there has been submitted to the Planning and Zoning Commission and Board of Trustees of the Town of Firestone a request for approval of final plats and final development plans for Neighbors Point Filing Nos. 3 and 4; and

WHEREAS, all materials related to this application have been reviewed by Town Staff and found with conditions to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies; and

WHEREAS, the Firestone Planning and Zoning Commission held a properly noticed public hearing on the application, and has forwarded to the Board of Trustees a recommendation of approval with conditions; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Board of Trustees finds the proposed final plats and final development plans should be approved, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Final Plat for Neighbors Point Filing No. 3, the Final Development Plan for Neighbors Point Filing No. 3, the Final Plat for Neighbors Point Filing No. 4 and the Final Development Plan for Neighbors Point Filing No. 4 are hereby approved, subject to the conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED this 8th day of August, 2018.

_____
Bobbi Sindelar, Mayor

ATTEST:

_____
Leah Vanarsdall, Town Clerk

EXHIBIT A
Final Plats and Final Development Plans
Neighbors Point Filing Nos. 3 and 4
Conditions of Approval

General

1. Provide a title commitment dated no later than thirty (30) days prior to submitting mylars for recording.

2. The Access Easement (RN 4017080) and Waterline Easement (RN 14017081) will be vacated by separate instrument in a form to be approved by the Town Attorney.

3. Execute a subdivision agreement for each filing, in a form to be approved by the Town Attorney.

Filing 3 Final Plat – Sheet 1 (Cover Sheet)

4. Delete the reference to Tract S from the Ownership and Dedication statement. (Tract S will be owned by the HOA.)

5. Add a new Note 11, advising the Access Easement (RN 4017080) and Waterline Easement (RN 14017081) will be vacated by separate instrument.

Filing 3 Final Plat – Sheet 3

6. Separate the Lot 207 Utility and Drainage Easement notes for clarity.

Filing 3 FDP – Sheet 2 (Cover & Narrative)

7. Revise "Public Land Dedication (Tract S)" to read "Open Space (Tract S) and correct areas and percentages as noted in Town Engineer redlines.

8. Revise the Public Land Dedication Table to accurately reflect Filing 3.

9. In the Parks, Trails and Open Space section, replace the sentence reading "This contains a total of 0.91 acres to be dedicated to the Town for open space" with "This contains a total of 0.97 acres owned by the HOA as open space."

10. Replace the Water Dedication language as directed by the Town Engineer.

11. Revise the Land Use Table to use the lot size categories approved in the ODP Amendment. Reference the correct lot size categories used in the Residential Densities table.

Filing 3 FDP – Sheets 6, 7 and 9 (Site Plan and Utility Plan)

12. Separate overlapping notes for clarity.

Filing 3 FDP – Sheet 13 (Landscape Plan)

13. Remove "future" from the graphic labels for Filings 6 and 7.

Filing 3 FDP – Sheets 13-21

14. In the Firestone Information Block, revise the preparation date to read November 10, 2017 and the revision date to read April 11, 2018.

Filing 4 FDP – Sheet 2 (Cover & Narrative)

15. Revise the Land Use Table to use the lot size categories approved in the ODP Amendment. Reference the correct lot size categories used in the Residential Densities table. Verify lot counts in each category.

16. Revise the Public Land Dedication Table to accurately reflect Filing 3.

17. Update Water System narrative to indicate correct connection point locations.

18. Replace the Water Dedication language as directed by the Town Engineer.

19. Update the Residential Densities table to reflect the correct number of lots per size category as directed by the Town's planning department.

Staff Report

Barefoot Lakes Filing No. 1
Third Final Development Plan Amendment and
Second Replat

Prepared by the
Town of Firestone for the
Board of Trustees

August 8, 2018

Applications
This staff report is for the Barefoot Lakes Filing No. 1 Third Final Development Plan Amendment ("FDP Amendment") and the Barefoot Lakes Filing No. 1 Second Replat ("Replat"). The applicant for the FDP Amendment and Replat is Barefoot, LLC.

Notice
Pursuant to the Town Code and Development Regulations, proper notification of the public hearings was published. Proof of notification to owners of interest and surrounding property owners and a property posting log will be provided by the applicants prior to the hearings.

Location and Process
The FDP Amendment and Replat ("Amendment Area") encompass the same area within Filing 1. The Amendment Area is interior to the Barefoot Lakes Filing 1 development comprised of Block 2 and Block 3 of the original Barefoot Lakes Filing 1 Final Development Plan. The FDP and Final Plat are the final steps in the Firestone Development Review process prior to the building permit process.

Plan Analysis
The Amendment Area proposes the modification to Block 2 and Block 3 of the original Barefoot Lakes Filing 1 Final Development Plan by eliminating the alleys and their associated tracts within these blocks. The Amendment Area project will remain consistent with the approved Filing 1 and adjacent developments and will complement the overall PUD. The number of lots and lot lines remain the same, while the property lines are extended to the former alley tracts.

Site Analysis, Circulation and Parking
The Amendment Area remains zoned as a residential planned unit development (R-A/R-B PUD). Access and Parking remain consistent with the approved Barefoot Lakes Filing 1.

Building Height
The maximum building height for the proposed residential buildings remains 35 feet which is in accordance with Firestone development standards.

———

Planning and Zoning Commission and Board of Trustees Conditions and Standards for Approval

For your general reference, attached are the conditions and standards of approval for a PUD district that are stated in the Firestone Development Regulations.

Conditions and Standards for Approval
The Planning Commission and the Town Board of Trustees may approve a PUD application if it meets the intent of these Regulations and complies with the Town Code and other controlling regulations and documents, including the development standards specified herein. The Planning Commission and Town Board shall consider the following in making their decision for approval, approval with conditions, or denial of a PUD:

A. The proposed PUD district is compatible with present development in the surrounding area, and will not have a significant, adverse effect on the surrounding area;

B. The proposed PUD district is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

C. The proposed PUD district is consistent with the overall direction, intent of Titles 16 and 17 of the Town Code, and the intent and policies of the Town's comprehensive plan and other policy documents of the Town;

D. The proposed PUD district provides for a creative and innovative design which could not otherwise be achieved through other standard zoning districts;

E. The exceptions from the zoning regulations requested in the proposed PUD are warranted by virtue of innovative design and amenities incorporated in the PUD district;

F. The PUD provides adequate circulation in terms of internal street circulation system, designed for the type of traffic generated, for separate living areas, convenience, safety, access, and noise and exhaust control. Proper circulation in parking areas shall be provided in terms of safety, convenience, separation and screening. The PUD should provide for buffering from collector and arterial streets through earthen berms, landscaping, and other methods;

G. The PUD provides functional open space in terms of practical usability and accessibility, and optimum preservation of natural features, including trees and drainage areas, recreation, views, natural stream courses, bodies of water and wetlands;

H. To the extent practicable, the PUD provides variety in terms of housing types, housing size, densities, facilities and open space;

I. The PUD provides for pedestrian and bicycle traffic in terms of safety, separation, convenience, access, destination and attractiveness. If possible, there shall be an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels, parks, open space, or recreational facilities within the PUD as well as links to trail systems of the Town;

J. Building types in terms of appropriateness to density, site relationship and bulk;

K. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting;

L. Landscaping of the site in terms of purpose, such as screening, types and materials used, maintenance suitability, water demands and effect on the area;

M. Services including utilities, fire, police protection and other such services are available or can be made available to adequately serve the development;

N. No structures in the PUD shall encroach on a floodplain except as permitted by the Town's floodplain ordinance;

O. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved by the Town;

P. Visual relief and variety of visual sitings shall be located within the PUD through building placement, shortened or interrupted street vistas, visual access to open space and other design methods;

Q. The fiscal impacts on the Town, relative to expected service provision costs and anticipated revenue to the Town;

R. Compliance with the provisions of any applicable intergovernmental agreements;

S. The PUD incorporates a lighting plan and facilities to minimize of light drift outside the PUD in an effort to help preserve the night sky;

T. To the extent reasonably practicable, the PUD shall strive to incorporate "green" building standards and design guidelines for all residential and commercial development in an effort increase energy efficiency and reduce energy consumption;

U. To the extent reasonably practicable, the PUD shall strive to incorporate renewable energy technologies;

V. To the extent reasonably practicable, the PUD shall strive to incorporate best management practices in recycling, water conservation, soils preservation and sustainable development practices;

W. To the extent reasonably practicable, the PUD shall strive to incorporate Infrastructure design that emphasizes technology that will encourage the development of "knowledge workers" and will facilitate telecommuting.

Planning Commission or Board of Trustees Action

The Planning Commission or Board of Trustees has the following options relative to the action on applications in general. As necessary, additional information relative to continuances, etc. can be provided by the Town Attorney.

A. Make a decision and vote on the application, using the draft resolution previously prepared, as may be amended during the hearing; or

B. Make a decision and vote on the application, but request the Town Attorney to prepare findings of fact and conclusions for approval and adoption at the next regular meeting; or

C. Defer a decision and direct the Town Attorney to prepare findings of fact and conclusions to be submitted to the Board of Trustees at its next regular meeting, with final deliberation, decision and adoption of the findings of fact and conclusion at that meeting; or

D. Defer a decision until a date certain, as is mutually agreed upon by the Applicant and the Board of Trustees, by which time the record and all evidence can be reviewed. At that time the Board of Trustees can either adopt findings of fact and conclusions or direct the Town Attorney to prepare findings of fact and conclusions for adoption at the next regular meeting after the meeting to which the matter has been deferred.

RECOMMENDATION

The Town staff recommends the Board of Trustees recommend approval of the application with a certain amount of conditions that will be provided in the form of a draft resolution prior to the Board of Trustees public hearing.

BAREFOOT LAKES FILING NO. 1, SECOND REPLAT

A REPLAT OF LOTS 1-18, BLOCK 2, LOTS 1-18, BLOCK 3, AND TRACTS F & H, BAREFOOT LAKES FILING NO. 1
LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

CERTIFICATION OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY, AND ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1, BEING THE SOLE OWNERS OF THE LAND SHOWN IN THIS PLAT AND DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 18, INCLUSIVE, BLOCK 2; LOTS 1 THROUGH 18, INCLUSIVE, BLOCK 3; AND TRACTS F AND H, BAREFOOT LAKES FILING NO. 1, AS RECORDED ON 9/24/2015 UNDER RECEPTION NO. 4145010, WELD COUNTY PUBLIC RECORDS, LYING IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 5.659 ACRES (246,476 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **BAREFOOT LAKES FILING NO. 1, SECOND REPLAT**, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES (AND OTHER PUBLIC PLACES, TRACTS/OUTLOTS) AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN..

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THERE OF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAYS CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR CENTURY LINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURY LINK AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER:

BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY
6465 GREENWOOD PLAZA BLVD, STE 700
CENTENNIAL CO 80111

BY: _____

NAME: _____

TITLE: _____

EXECUTED THIS ___ DAY OF _____, A.D., 20____,

STATE OF COLORADO)
) SS.
COUNTY OF_____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____ 20_____,

BY _____ AS _____ OF **BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY.**

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL.

_____
NOTARY PUBLIC

AND

BY: _____

NAME: _____

TITLE: _____

EXECUTED THIS ___ DAY OF _____, A.D., 20____,

STATE OF COLORADO)
) SS.
COUNTY OF_____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____ 20_____,

BY _____ AS _____ OF _____.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL.

_____
NOTARY PUBLIC

AND

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111

BY: _____

NAME: _____

TITLE: _____

EXECUTED THIS ___ DAY OF _____, A.D., 20____,

STATE OF COLORADO)
) SS.
COUNTY OF_____)

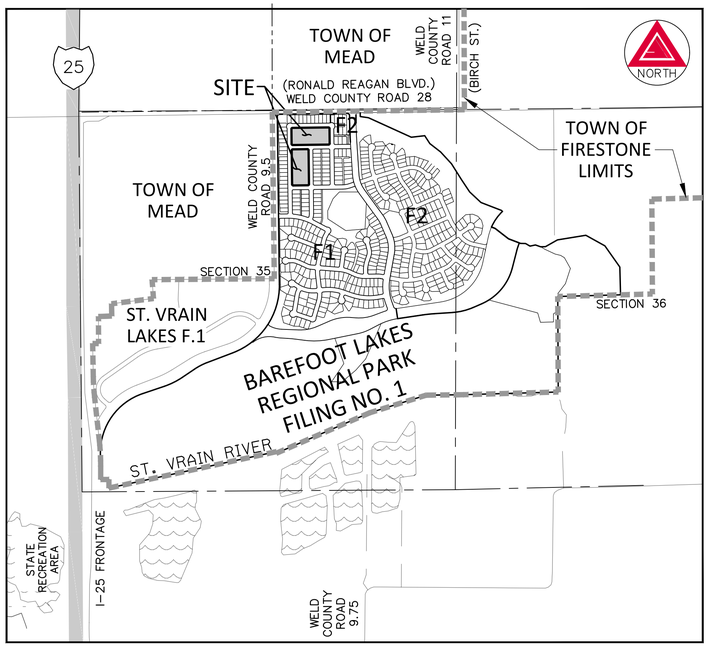
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____ 20_____,

BY _____ AS _____ OF _____.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL.

_____
NOTARY PUBLIC



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

1. **NOTICE:** ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
3. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS
4. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°42'02" WEST, 2676.11 FEET AND MONUMENTED AS SHOWN HEREON.
5. **TITLE COMMITMENT:** LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER ORDER NUMBER ABC25155851, DATED MARCH 6,, 2018 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
6. **FLOODPLAIN:** THE SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08123C1890E, PANEL 1890 OF 2250, WITH A REVISED DATE OF JANUARY 20, 2016.
7. ALL PREVIOUSLY PLATTED EASEMENTS SHOWN ON THE BAREFOOT LAKES FILING NO. 1 FINAL PLAT RECORDED UNDER RECEPTION NO. 4145010 WITHIN THE BOUNDARIES OF THIS PLAT ARE HEREBY ABANDONED UNLESS OTHERWISE SHOWN OR NOTED HEREON.
8. THE PLATTED PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING:

A. USE BY SPECIAL REVIEW #1653 RECORDED 11/25/2009 AT RECEPTION NO. 3661820
B. SURFACE USE AGREEMENT RECORDED 08/15/2013 AT RECEPTION NO. 3956309
C. MINOR AMENDMENT, SPECIAL USE REVIEW #MUSR 13-0022 RECORDED 06/12/2014 AT RECEPTION NO. 4023035
D. AMENDMENT TO SURFACE USE AGREEMENT AND GRANT OF RIGHT-OF-WAY EASEMENT RECORDED 02/09/2015 AT RECEPTION NO. 4081971.

9. A BLANKET OIL AND GAS PIPELINE RIGHT-OF-WAY AS DESCRIBED IN THAT RIGHT OF WAY CONVEYANCE RECORDED IN BOOK 1199 AT PAGE 425 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE IS LOCATED ACROSS THE WEST HALF OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

SHEET INDEX

SHEET 1 – DEDICATION, APPROVALS, SUBDIVISION DATA, VICINITY MAP, LEGAL DESCRIPTION, GENERAL NOTES
SHEET 2 – TRACTS, LOTS, AND BLOCK GRAPHICS AND DETAILS

SURVEYING CERTIFICATE:

I, DEREK S. BROWN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND TOWN OF FIRESTONE.

COLORADO LICENSED DEREK S. BROWN 38064 PROFESSIONAL LAND SURVEYOR
FOR REVIEW

BY: DEREK S. BROWN, L.S. NO. 38064
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF **BAREFOOT LAKES FILING NO. 1, SECOND REPLAT** WAS APPROVED ON THIS _____ DAY OF _____, 2018 BY RESOLUTION NO. _____ AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

_____ MAYOR

_____ ATTEST: TOWN CLERK

OWNER:

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
303-790-6605
CONTACT: MARC SAVELA
MARC.SAVELA@BROOKFIELDRP.COM

OWNER:

BAREFOOT LLC
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
303-790-6605
CONTACT: DAVE CARRO
DAVE.CARRO@BROOKFIELDRP.COM

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
303-713-1898
CONTACT: DEREK BROWN
DBROWN@AZTECCONSULTANTS.COM

ENGINEER:

REDLAND
1500 WEST CANAL COURT
LITTLETON, COLORADO 80120
720-283-6783
CONTACT: FRED TAFOYA, P.E.
FTAFOYA@REDLAND.COM

DEVELOPER:

BROOKFIELD RESIDENTIAL
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
303-706-9451
CONTACT: DAVID CARRO
DAVID.CARRO@BROOKFIELDRP.COM

FIRESTONE INFORMATION BLOCK	
Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	1, 2ND REPLAT
Phase Number	N/A
Preparation Date	02/19/2018
Revision Date	07/09/2018
Revision Date	
Revision Date	

COVER PAGE ~ SHEET 1 of 2

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

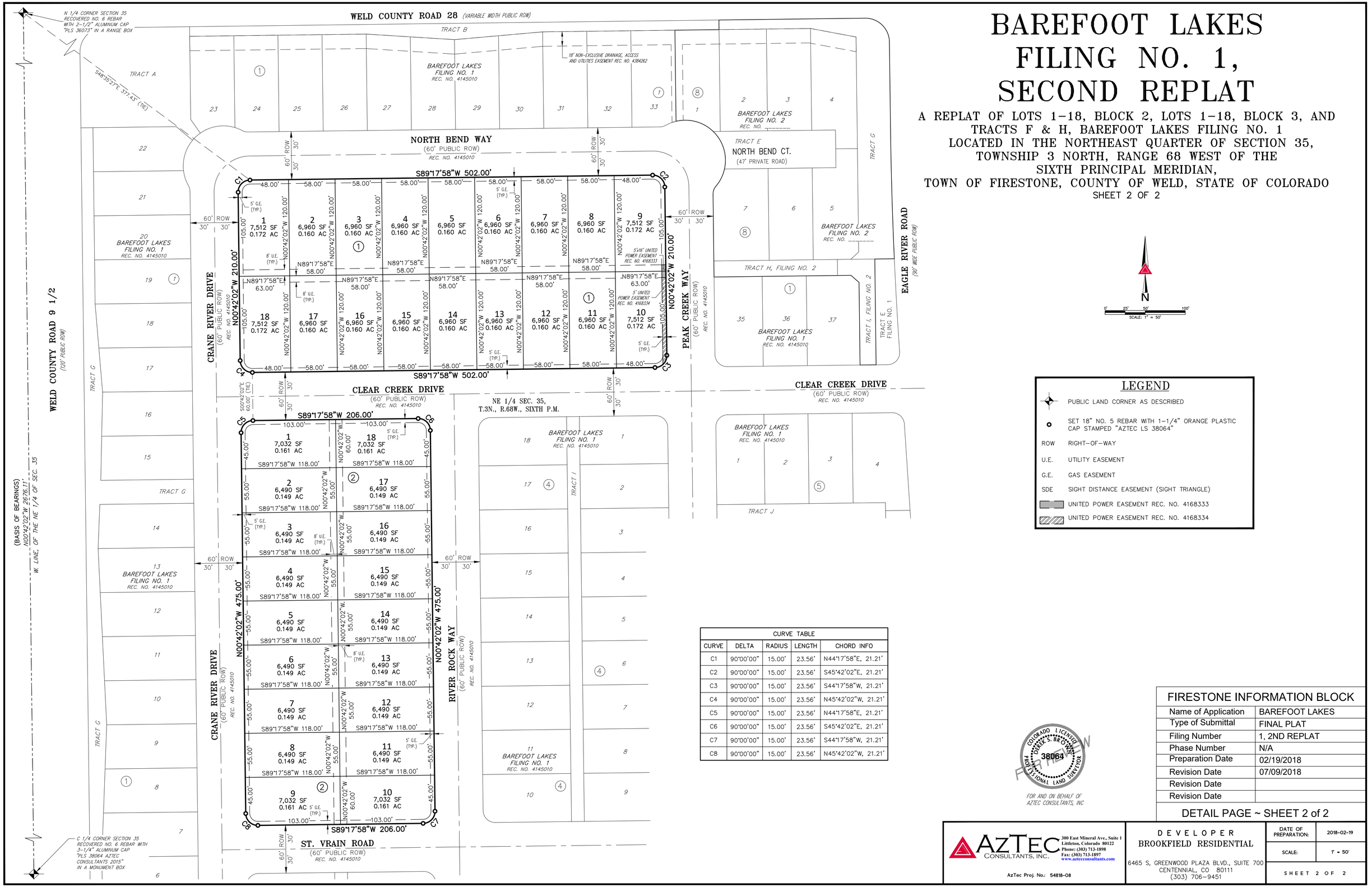
AzTec Proj. No.: 54818-08

DEVELOPER
BROOKFIELD RESIDENTIAL
6465 S, GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, CO 80111
(303) 706-9451

DATE OF PREPARATION:	2018-02-19
SCALE:	NA

BAREFOOT LAKES FILING NO. 1, SECOND REPLAT

A REPLAT OF LOTS 1–18, BLOCK 2, LOTS 1–18, BLOCK 3, AND TRACTS F & H, BAREFOOT LAKES FILING NO. 1
LOCATED IN THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE
SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 2



LEGEND

✦	PUBLIC LAND CORNER AS DESCRIBED
o	SET 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38064"
ROW	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
SDE	SIGHT DISTANCE EASEMENT (SIGHT TRIANGLE)
▨	UNITED POWER EASEMENT REC. NO. 4168333
▨	UNITED POWER EASEMENT REC. NO. 4168334

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD INFO
C1	90°00'00"	15.00'	23.56'	N44°17'58"E, 21.21'
C2	90°00'00"	15.00'	23.56'	S45°42'02"E, 21.21'
C3	90°00'00"	15.00'	23.56'	S44°17'58"W, 21.21'
C4	90°00'00"	15.00'	23.56'	N45°42'02"W, 21.21'
C5	90°00'00"	15.00'	23.56'	N44°17'58"E, 21.21'
C6	90°00'00"	15.00'	23.56'	S45°42'02"E, 21.21'
C7	90°00'00"	15.00'	23.56'	S44°17'58"W, 21.21'
C8	90°00'00"	15.00'	23.56'	N45°42'02"W, 21.21'

COLORADO LICENSED DAVID S. BROWN 38064 PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

FIRESTONE INFORMATION BLOCK	
Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	1, 2ND REPLAT
Phase Number	N/A
Preparation Date	02/19/2018
Revision Date	07/09/2018
Revision Date	
Revision Date	

DETAIL PAGE ~ SHEET 2 of 2

AzTec Consultants, Inc.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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www.aztecconsultants.com
AzTec Proj. No.: 54818-08

DEVELOPER
BROOKFIELD RESIDENTIAL
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, CO 80111
(303) 706-9451

DATE OF PREPARATION:	2018-02-19
SCALE:	1" = 50'
SHEET 2 OF 2	

APPROVAL BLOCK

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this _____ day of _____, 20____, by Resolution No. _____.

_____ _____
Mayor ATTEST: Town Clerk

ACCEPTANCE BLOCK

By signing this FDP, the owners acknowledge and accept all of the requirements and intent set forth herein.

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1

_____
Name, Title (printed)

STATE OF COLORADO)
) SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ of St. Vrain Lakes Metropolitan District No. 1.

Witness my hand and official seal
My commission expires _____

_____
Notary Public

BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY
FKA CARMA BAYSHORE LLC, A COLORADO LIMITED LIABILITY COMPANY

_____
Name, Title (printed)

STATE OF COLORADO)
) SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ and _____ as _____ of Barefoot LLC, a Colorado Limited Liability Company.

Witness my hand and official seal
My commission expires _____

_____
Notary Public

AND

_____
Name, Title (printed)

STATE OF COLORADO)
) SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ and _____ as _____ of Barefoot LLC, a Colorado Limited Liability Company.

Witness my hand and official seal
My commission expires _____

_____
Notary Public

OWNER / DEVELOPERS

St. Vrain Lakes Metro District 1
6465 S. Greenwood Plaza Blvd,
Suite 700
Centennial, CO 80111
Tel: (303) 790-6605
Facsimile: (303) 706-9453
Email: Marc Savela
Marc.Savela@brookfieldrp.com

Barefoot, LLC.
6465 S. Greenwood Plaza Blvd,
Suite 700
Centennial, CO 80111
*Tel: (303) 790-*6311
Facsimile: (303) 706-9453
Email: Dave Carro
David.Carro@brookfieldrp.com

TECHNICAL CONSULTANTS

CIVIL ENGINEER:
Redland
1500 West Canal Court
Littleton, CO 80120
Tel: (720) 283-6783
Email: Fred Tafoya
ftafoya@redland.com

LANDSCAPE ARCHITECT:
DESIGNWORKSHOP
1390 Lawrence Street
Suite100
Denver, CO 80204-2048
Tel: (303) 623-5186
Email: Jake Sippy
jsippy@designworkshop.com

FDP - Amendment No. 3
Barefoot Lakes Filing No. 1
Planned Unit Development
COVER AND NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 1 of 5

SHEET INDEX

Sheet No.	Sheet Title
1.	Cover and Narrative
2.	Site Plan
3.	Tract, Address and Phasing Plan
4.	Grading and Drainage
5.	Signage

LEGAL DESCRIPTION

BAREFOOT LAKES FILING NO. 1, AMENDMENT 3 - FINAL DEVELOPMENT PLAN

ALL OF BAREFOOT LAKES FILING NO. 1, SECOND REPLAT, RECORDED ON _____ AT RECEPTION NO. _____ AT THE OFFICE OF WELD COUNTY CLERK AND RECORDER.

CONTAINING AN AREA OF 5.659 ACRES (246,476 SQUARE FEET), MORE OR LESS.

PROJECT NARRATIVE

This document is an Amendment to Barefoot Lakes Filing No. 1 FDP, recorded on 3/21/2016 at Rec. #4185100 at the office of Weld County Clerk and Recorder.

The purpose of this Amendment No. 3 is to eliminate the alleys within two of the blocks in Filing 1. The primary impact to the approved FDP is the elimination of two alleys and their associated tracts. Overall lot count and lot lines are unchanged, except to extend existing property lines to the mid-point of the former alley tracts. Area formerly within the alley tracts is now incorporated into the adjacent single family lots. These lots will now have front loaded garages and driveways to the street rather than alley loaded garages. See below and right for updates to the *Land-Use Table* and the *Tract Use Summary Table*.

All standards previously adopted by the Filing 1 FDP, Amendment 1 and Amendment 2 remain unchanged.

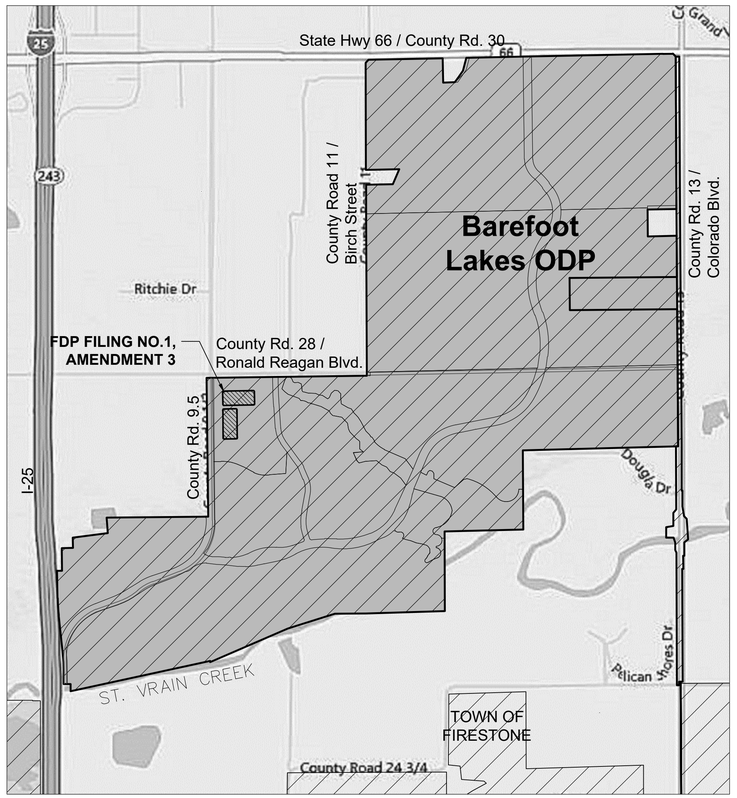
Filing 1 FDP Land-Use Table

Land Use	Square Feet	Acres	% of Total
Single Family Residential	2,194,592	50.38	37%
Non-Single Family Residential (East of Eagle River Road)	101,930	2.34	2%
Oil/Gas Setback Areas (Tract N)	239,678	5.50	4%
Tracts A to U (except N)	1,580,230	36.28	26%
Road ROW	1,872,209	42.98	31%
Totals*	5,988,639	137.48	100%
Paved Areas	*728,284*	*16.72*	*12%*

Density & Lot Size Information
0 – 10,000 sf: 269 Lots
10,001 – 12,500 sf: 17 Lots
12,501 – 15,000 sf: 7 Lots
293 Total Residential Lots in PA 1 & 2
Average Residential Lot Size is 7,433 square feet
Minimum Residential Lot Size is 5,550 square feet
Maximum Residential Lot Size is 14,826 square feet
PA 1 & 2 Density 3.0 to 3.5 DU/Acre
Total Acreage PA 1 & PA 2 = 100.3 acres

LOCATION MAP

1" = 1,200'



FIRESTONE TOWN LIMITS | BAREFOOT LAKES ODP | FILING NO. 1, AMEND. 3

Tract Use Summary Table

Tract	Area (sf)	Area (ac)	Impervious Area (sf)	% Impervious	Use	Owner	Maintained By
A	17,148	0.394	2,847	17%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
B	8,834	0.203	0	0%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
C	64,712	1.486	0	0%	RESIDENTIAL	BAREFOOT LLC	BAREFOOT LLC
D	6,299	0.145	6,299	100%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
E	3,521	0.081	0	0%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
F					(TRACT ELIMINATED, FDP AMENDMENT 3)		
G	29,488	0.677	4,107	14%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
H					(TRACT ELIMINATED, FDP AMENDMENT 3)		
I	8,080	0.185	8,080	100%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
J	11,760	0.270	11,760	100%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
K	5,757	0.132	5,757	100%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
L	7,756	0.178	7,756	100%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
M	7,275	0.167	0	0%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
N	239,678	5.502	6,127	3%	O, D, M, SI, U, P.R.U., *	SVLMD	SVLMD
O	17,390	0.399	3,336	19%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
P	214,973	4.935	22,025	10%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
R	993,681	22.812	44,581	4%	O, D, M, SI, U, A.R.U.	SVLMD	SVLMD
S	6,133	0.141	1,427	23%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
T	157,456	3.615	10,938	7%	O, D, M, SI, U, A.R.U.	SVLMD	SVLMD
U	19,967	0.458	4,148	21%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
Totals*	1,819,908	41.779	139,188	8%			

TRACT SUMMARY LEGEND

O	OPEN SPACE
D	DRAINAGE
M	MONUMENTATION
SI	SIGNAGE
SVLMD	ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1
U	UTILITIES
A.R.U.	ACTIVE RECREATIONAL USE
P.R.U	PASSIVE RECREATIONAL USE
*	SURFACE USE AGREEMENT IN PLACE OF ENTIRETY OF TRACT

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Denver, CO 80204-2048
(303) 623-5186
Facsimile (303) 623-2260

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FDP - AMENDMENT NO. 3
BAREFOOT LAKES FILING NO. 1

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

COVER AND NARRATIVE

Name of application:	Barefoot Lakes Filing No. 1
Type of Submittal:	FDP - Amendment No. 3
Filing #:	1
Phase #:	
First Submittal:	3.15.2018
Revision 1:	7.10.2018
Revision 2:	
Revision 3:	

Sheet 1 of 5

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Jul 10, 2018 - 1:01pm
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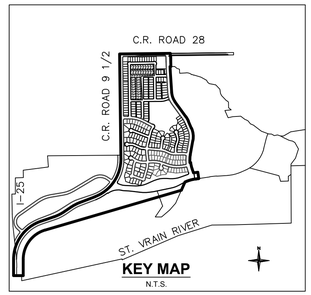
FDP - Amendment No. 3
Barefoot Lakes Filing No. 1
Planned Unit Development
SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 2 of 5





KEY MAP
N.T.S.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD INFO
C1	90°00'00"	15.00'	23.56'	N44°17'58"E, 21.21'
C2	90°00'00"	15.00'	23.56'	S45°42'02"E, 21.21'
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C8	90°00'00"	15.00'	23.56'	N45°42'02"W, 21.21'

LEGEND

- FDP 3RD AMENDMENT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK
- PROPOSED CENTERLINE

NOTES

1. REFER TO BAREFOOT LAKES FILING NO. 1 FINAL DEVELOPMENT PLAN RECORDED UNDER RECEPTION NO. 4185100 FOR BUILDING SETBACKS AND TYPICAL LOT SETBACK DIAGRAMS.
2. REFER TO SHEET 3 AND FOR CORNER LOT ORIENTATION.

N

0 25 50 100
SCALE: 1" = 50'

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Where Great Places Begin
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

FDP - AMENDMENT NO. 3
BAREFOOT LAKES FILING NO. 1

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
SITE PLAN	
Name of application:	Barefoot Lakes Filing No. 1
Type of Submittal:	FDP - Amendment No. 3
Filing #:	1
Phase #:	
First Submittal:	03.13.2018
Revision 1:	07.10.2018
Revision 2:	
Revision 3:	
Sheet 2 of 5	

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Jul 13, 2018 - 6:09pm
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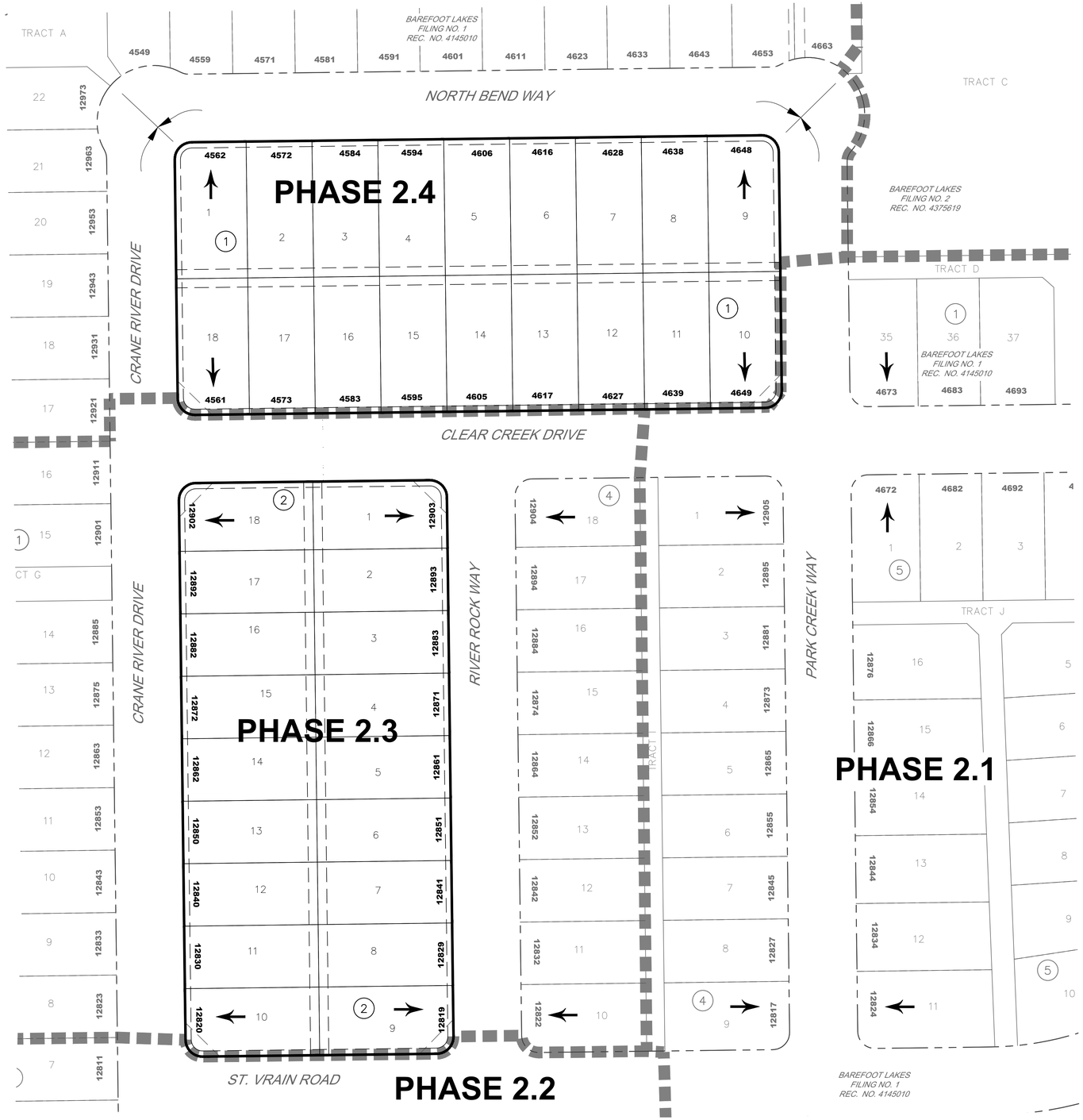
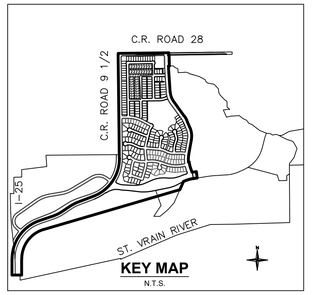
FDP - Amendment No. 3
Barefoot Lakes Filing No. 1
Planned Unit Development
TRACT, ADDRESS AND PHASING PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 3 of 5



BLOCK 1 - FILING NO. 1, SECOND REPLAT		
LOT	ADDRESS	STREET NAME
1	4562	NORTH BEND WAY
2	4572	NORTH BEND WAY
3	4584	NORTH BEND WAY
4	4594	NORTH BEND WAY
5	4606	NORTH BEND WAY
6	4616	NORTH BEND WAY
7	4628	NORTH BEND WAY
8	4638	NORTH BEND WAY
9	4648	NORTH BEND WAY
10	4649	CLEAR CREEK DRIVE
11	4639	CLEAR CREEK DRIVE
12	4627	CLEAR CREEK DRIVE
13	4617	CLEAR CREEK DRIVE
14	4605	CLEAR CREEK DRIVE
15	4595	CLEAR CREEK DRIVE
16	4583	CLEAR CREEK DRIVE
17	4573	CLEAR CREEK DRIVE
18	4561	CLEAR CREEK DRIVE

BLOCK 2 - FILING NO. 1, SECOND REPLAT		
LOT	ADDRESS	STREET NAME
1	12903	RIVER ROCK WAY
2	12893	RIVER ROCK WAY
3	12883	RIVER ROCK WAY
4	12871	RIVER ROCK WAY
5	12861	RIVER ROCK WAY
6	12851	RIVER ROCK WAY
7	12841	RIVER ROCK WAY
8	12829	RIVER ROCK WAY
9	12819	RIVER ROCK WAY
10	12820	CRANE RIVER DRIVE
11	12830	CRANE RIVER DRIVE
12	12840	CRANE RIVER DRIVE
13	12850	CRANE RIVER DRIVE
14	12862	CRANE RIVER DRIVE
15	12872	CRANE RIVER DRIVE
16	12882	CRANE RIVER DRIVE
17	12892	CRANE RIVER DRIVE
18	12902	CRANE RIVER DRIVE

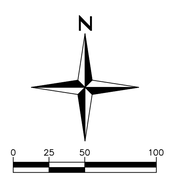


LEGEND

- PHASE LINE
- PROPERTY LINE
- 15 — LOT NUMBER
- (12) — BLOCK NUMBER
- 4702 — ADDRESS NUMBER
- → — CORNER LOT ORIENTATION
- * — IRRIGATION TAP ADDRESS

NOTES

1. PHASING IS SHOWN FOR REFERENCE ONLY AND IS NOT BEING CHANGED WITH THIS 3RD AMENDMENT.



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720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
R REDLAND.COM

FDP - AMENDMENT NO. 3
BAREFOOT LAKES FILING NO. 1

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
TRACT, ADDRESS AND PHASING PLAN	
Name of application:	Barefoot Lakes Filing No. 1
Type of Submittal:	FDP - Amendment No. 3
Filing #:	1
Phase #:	
First Submittal:	03.13.2018
Revision 1:	07.10.2018
Revision 2:	
Revision 3:	
Sheet 3 of 5	

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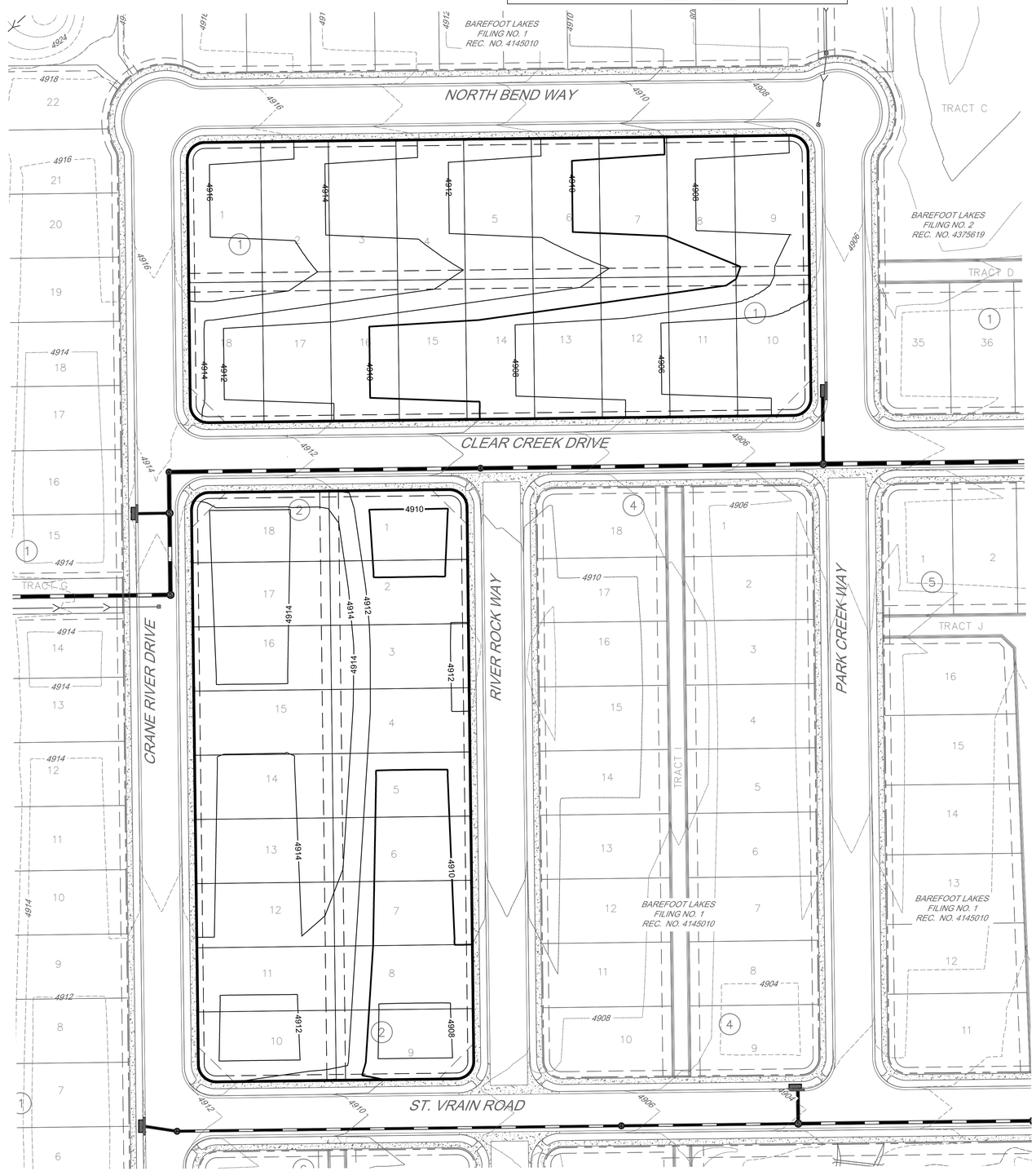
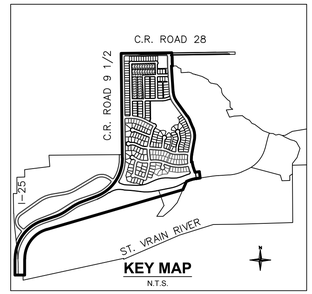
FDP - Amendment No. 3
Barefoot Lakes Filing No. 1
Planned Unit Development
GRADING AND DRAINAGE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 4 of 5





LEGEND

- PROPERTY LINE
- 5468 EXISTING MINOR CONTOUR (2' INTERVAL)
- 5470 EXISTING MAJOR CONTOUR (10' INTERVAL)
- 5468 PROPOSED MINOR CONTOUR (2' INTERVAL)
- 5440 PROPOSED MAJOR CONTOUR (10' INTERVAL)
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE

NOTES

1) THE MINIMUM FIRST FLOOR TOP-OF-FOUNDATION ELEVATION FOR RESIDENTIAL LOTS SHALL BE 1.5-FT ABOVE THE FRONT PROPERTY CORNER ELEVATION AT THE HIGH SIDE OF THE LOT.

2) FINISH FIRST FLOOR ELEVATION FOR RESIDENTIAL LOTS SHALL BE 0 TO 15-INCHES ABOVE TOP-OF-FOUNDATION ELEVATION.

N

0 25 50 100

SCALE: 1" = 50'

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FDP - AMENDMENT NO. 3
BAREFOOT LAKES FILING NO. 1

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
GRADING AND DRAINAGE PLAN	
Name of application:	Barefoot Lakes Filing No. 1
Type of Submittal:	FDP - Amendment No. 3
Filing #:	1
Phase #:	
First Submittal:	03.13.2018
Revision 1:	07.10.2018
Revision 2:	
Revision 3:	
Sheet 4 of 5	

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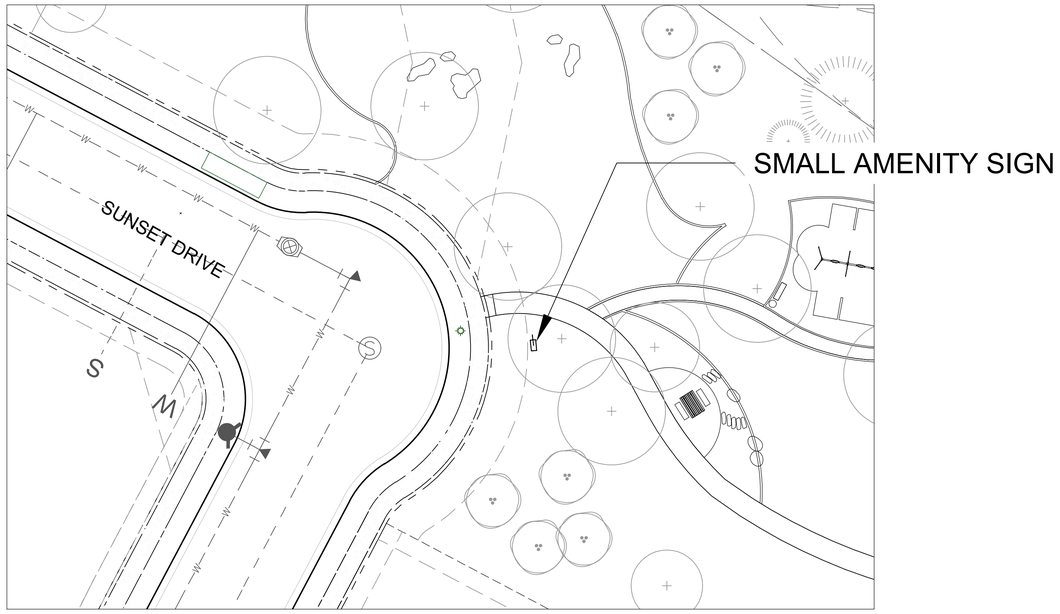
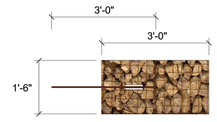
Jul 13, 2018 - 6:13pm
I:\2005\05001 - Barefoot Lakes\Civil\Sheet Sets\05001-11 SR1, Filing 1\FDP\FDP Amnd 3\Barefoot Lakes F1 FDP Amnd 3 Grading & Drainage Plan.dwg

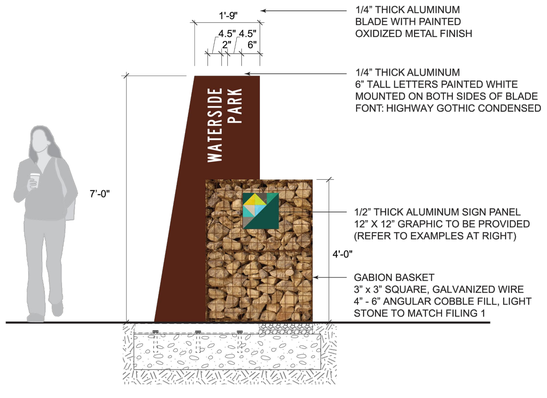
FDP - Amendment No. 3
Barefoot Lakes Filing No. 1
Planned Unit Development
SIGNAGE
Town of Firestone
Weld County
State of Colorado
Sheet 5 of 5



LOCATION PLAN



PLAN VIEW



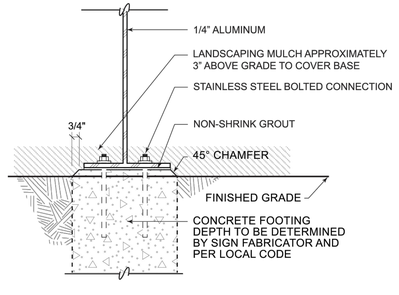
ELEVATION



SIDE

NOTE:

1) FABRICATOR TO PROVIDE STRUCTURAL ENGINEERING (BY A LISCENSED COLORADO ENGINEER) AND SHOP DRAWINGS FOR SIGNS AND CONTCRETE FOOTINGS.



INSTALLATION DETAILS

NOT TO SCALE



EXAMPLE DECORATIVE PANELS

12" X 12" X 1/2"
SECURE TO BASKETE FROM REAL
MATCH FILING 1 CONSTRUCTION
ARTWORK TO BE PROVIDED DURING SHOP DRAWING PROCESS

1 SMALL AMENITY SIGN

1/2" = 1'-0"

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Facsimile (303) 623-2260

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FDP - AMENDMENT NO. 3
BAREFOOT LAKES FILING NO. 1

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

SIGNAGE

Name of application:	Barefoot Lakes Filing No. 1
Type of Submittal:	FDP - Amendment No. 3
Filing #:	1
Phase #:	
First Submittal:	3.15.2018
Revision 1:	7.10.2018
Revision 2:	
Revision 3:	

Sheet 5 of 5

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Jul 10, 2018 - 1:01pm
F:\PROJECTS_A-L\5311-Barefoot Lakes Site Design\D-CAD\02. Sheets\Filing 1 FDP\dw-5311-F1-FDP ADDENDUM 3-Submittal 1.dwg

Staff Report

Barefoot Lakes Filing No. 2
First Final Development Plan Amendment
and First Replat

Prepared by the
Town of Firestone for the
Board of Trustees

August 8, 2018

Applications
This staff report is for the Barefoot Lakes Filing No. 2 Final Development Plan First Final Development Plan Amendment ("FDP Amendment") and First Replat ("Replat"). The applicant for the FDP Amendment and Replat is Barefoot, LLC.

Notice
Pursuant to the Town Code and Development Regulations, proper notification of the public hearings was published. Proof of notification to owners of interest and surrounding property owners and a property posting log will be provided by the applicants prior to the hearings.

Location and Process
The FDP Amendment and Replat ("Amendment Area") encompass the same approximate area within Filing 2. The Amendment Area is comprised of Block 1, 3, and 8 as well as Tract A and B of the original Barefoot Lakes Filing 2 Final Development Plan. The FDP and Final Plat are the final steps in the Firestone Development Review process prior to the building permit process.

Plan Analysis
The Amendment Area proposes the removal of the Block 1 cul-de-sac and of 5 lots and the addition of 3 lots within the Tract B open space. The Amendment Area also proposes a modification of the layout of Block 3 and the addition of 2 lots and a modification to the lot sizes of Block 8, Lots 1 and 2. The Amendment Area also proposes the addition of a Community Facility building and outdoor pool adjacent to Tract A at the northeast corner of Lake Terrace Street and Barefoot Lakes Parkway. The Amendment Area project will remain consistent with the approved Filing 2 and adjacent developments and will complement the overall PUD. Furthermore, the development will comply with applicable landscape, lighting, architectural, and signage requirements.

Site Analysis, Circulation and Parking
The Amendment Area remains zoned as a residential planned unit development (R-A/R-B PUD). Access and Parking remain consistent with the approved Barefoot Lakes Filing 2 and the off-street parking lot provides adequate parking for the new Community Facility.

Building Height
The maximum building height for the proposed residential buildings remains 35 feet which is in accordance with Firestone development standards. The proposed Community Facility building height is 45 feet and is complimentary to the surrounding neighborhood.

Fiscal Impacts
The addition of the new Community Facility will be an asset to Filing 2, as well as the greater Barefoot Lakes community, especially because it is highly accessible via Barefoot Lakes Pkwy, and the various pedestrian trails to the south.

Utility and Services
Public infrastructure and utilities are generally available or will be extended to the Amendment Area by the developer at the time of the development.

Planning and Zoning Commission and Board of Trustees Conditions and Standards for Approval

For your general reference, attached are the conditions and standards of approval for a PUD district that are stated in the Firestone Development Regulations.

Conditions and Standards for Approval
The Planning Commission and the Town Board of Trustees may approve a PUD application if it meets the intent of these Regulations and complies with the Town Code and other controlling regulations and documents, including the development standards specified herein. The Planning Commission and Town Board shall consider the following in making their decision for approval, approval with conditions, or denial of a PUD:

A. The proposed PUD district is compatible with present development in the surrounding area, and will not have a significant, adverse effect on the surrounding area;

B. The proposed PUD district is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

C. The proposed PUD district is consistent with the overall direction, intent of Titles 16 and 17 of the Town Code, and the intent and policies of the Town's comprehensive plan and other policy documents of the Town;

D. The proposed PUD district provides for a creative and innovative design which could not otherwise be achieved through other standard zoning districts;

E. The exceptions from the zoning regulations requested in the proposed PUD are warranted by virtue of innovative design and amenities incorporated in the PUD district;

F. The PUD provides adequate circulation in terms of internal street circulation system, designed for the type of traffic generated, for separate living areas, convenience, safety, access, and noise and exhaust control. Proper circulation in parking areas shall be provided in terms of safety, convenience, separation and screening. The PUD should provide for buffering from collector and arterial streets through earthen berms, landscaping, and other methods;

G. The PUD provides functional open space in terms of practical usability and accessibility, and optimum preservation of natural features, including trees and drainage areas, recreation, views, natural stream courses, bodies of water and wetlands;

H. To the extent practicable, the PUD provides variety in terms of housing types, housing size, densities, facilities and open space;

I. The PUD provides for pedestrian and bicycle traffic in terms of safety, separation, convenience, access, destination and attractiveness. If possible, there shall be an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels, parks, open space, or recreational facilities within the PUD as well as links to trail systems of the Town;

J. Building types in terms of appropriateness to density, site relationship and bulk;

K. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting;

L. Landscaping of the site in terms of purpose, such as screening, types and materials used, maintenance suitability, water demands and effect on the area;

M. Services including utilities, fire, police protection and other such services are available or can be made available to adequately serve the development;

N. No structures in the PUD shall encroach on a floodplain except as permitted by the Town's floodplain ordinance;

O. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved by the Town;

P. Visual relief and variety of visual sitings shall be located within the PUD through building placement, shortened or interrupted street vistas, visual access to open space and other design methods;

Q. The fiscal impacts on the Town, relative to expected service provision costs and anticipated revenue to the Town;

R. Compliance with the provisions of any applicable intergovernmental agreements;

S. The PUD incorporates a lighting plan and facilities to minimize of light drift outside the PUD in an effort to help preserve the night sky;

T. To the extent reasonably practicable, the PUD shall strive to incorporate "green" building standards and design guidelines for all residential and commercial development in an effort increase energy efficiency and reduce energy consumption;

U. To the extent reasonably practicable, the PUD shall strive to incorporate renewable energy technologies;

V. To the extent reasonably practicable, the PUD shall strive to incorporate best management practices in recycling, water conservation, soils preservation and sustainable development practices;

W. To the extent reasonably practicable, the PUD shall strive to incorporate Infrastructure design that emphasizes technology that will encourage the development of "knowledge workers" and will facilitate telecommuting.

Planning Commission or Board of Trustees Action

The Planning Commission or Board of Trustees has the following options relative to the action on applications in general. As necessary, additional information relative to continuances, etc. can be provided by the Town Attorney.

A. Make a decision and vote on the application, using the draft resolution previously prepared, as may be amended during the hearing; or

B. Make a decision and vote on the application, but request the Town Attorney to prepare findings of fact and conclusions for approval and adoption at the next regular meeting; or

C. Defer a decision and direct the Town Attorney to prepare findings of fact and conclusions to be submitted to the Board of Trustees at its next regular meeting,

with final deliberation, decision and adoption of the findings of fact and conclusion at that meeting; or

D. Defer a decision until a date certain, as is mutually agreed upon by the Applicant and the Board of Trustees, by which time the record and all evidence can be reviewed. At that time the Board of Trustees can either adopt findings of fact and conclusions or direct the Town Attorney to prepare findings of fact and conclusions for adoption at the next regular meeting after the meeting to which the matter has been deferred.

RECOMMENDATION

The Town staff recommends the Board of Trustees recommend approval of the application with a certain amount of conditions that will be provided in the form of a draft resolution prior to the Board of Trustees public hearing.

FINAL PLAT

BAREFOOT LAKES FILING NO. 2 1ST REPLAT

A REPLAT OF A PORTION OF BAREFOOT LAKES FILING NO. 2 WITHIN THE EAST HALF OF SECTION 35 AND THE WEST HALF OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 4

CERTIFICATION OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY, AND ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1, BEING THE SOLE OWNERS OF THE LAND SHOWN IN THIS PLAT AND DESCRIBED AS FOLLOWS:

TRACTS A AND B, LOTS 60–67, BLOCK 1, ALL OF THE BROOK CREEK AVENUE PUBLIC RIGHT–OF–WAY ADJACENT TO LOTS 60–67, BLOCK 1, LOTS 1–16, BLOCK 3 AND LOTS 1–2, BLOCK 8, BAREFOOT LAKES FILING NO. 2 AS RECORDED ON 2/15/2018 UNDER RECEPTION NO. 4375619 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE AND BEING LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

CONTAINING AN AREA OF 24.241 ACRES (1,055,950 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **BAREFOOT LAKES FILING NO. 2, 1ST REPLAT,** A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES (AND OTHER PUBLIC PLACES, TRACTS/OUTLOTS) AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THERE OF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAYS CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR CENTURY LINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURY LINK AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER:

BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY
6465 GREENWOOD PLAZA BLVD, STE 700
CENTENNIAL CO 80111

BY: _____

NAME: _____

TITLE: _____

EXECUTED THIS ___ DAY OF _____, A.D., 20____,

STATE OF COLORADO)
) SS.
COUNTY OF_____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____ 20_____,

BY _____ AS _____ OF **BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY.**

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL.

_____
NOTARY PUBLIC

AND

BY: _____

NAME: _____

TITLE: _____

EXECUTED THIS ___ DAY OF _____, A.D., 20____,

STATE OF COLORADO)
) SS.
COUNTY OF_____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____ 20_____,

BY _____ AS _____ OF _____.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL.

_____
NOTARY PUBLIC

AND

THE TOWN OF FIRESTONE

BY: _____

NAME: _____

TITLE: _____

EXECUTED THIS ___ DAY OF _____, A.D., 20____,

STATE OF COLORADO)
) SS.
COUNTY OF_____)

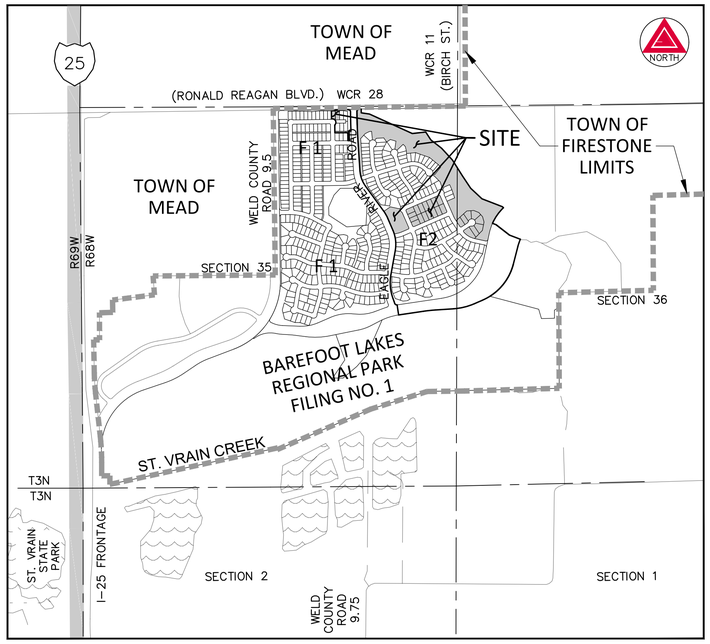
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____ 20_____,

BY _____ AS _____ OF _____.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL.

_____
NOTARY PUBLIC



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

1. **NOTICE:** ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, COLORADO REVISED STATUTE.
3. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS
4. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR SOUTH 89°16'34" WEST, 2655.85 FEET AND MONUMENTED AS SHOWN HEREON.
5. **TITLE COMMITMENT:** LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER ORDER NUMBER ABC25155849, DATED JUNE 29, 2018 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS–OF–WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS–OF–WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
6. **FLOODPLAIN:** BASED ON GRAPHICAL REPRESENTATION THE SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08123C1890E, PANEL 1890 OF 2250, WITH A REVISED DATE OF JANUARY 20, 2016.
7. ALL PREVIOUSLY PLATTED EASEMENTS SHOWN ON THE BAREFOOT LAKES FILING NO. 2 FINAL PLAT RECORDED UNDER RECEPTION NO. 4375619 WITHIN THE BOUNDARIES OF THIS PLAT ARE HEREBY ABANDONED UNLESS OTHERWISE SHOWN OR NOTED HEREON.
8. A BLANKET DRAINAGE EASEMENT OVER AND ACROSS TRACTS A AND C IS HEREBY DEDICATED TO THE TOWN OF FIRESTONE FOR THE INSTALLATION AND MAINTENANCE OF STORM DRAINAGE FACILITIES AND CONVEYANCE OF STORM DRAINAGE.
9. A BLANKET PEDESTRIAN ACCESS EASEMENT OVER AND ACROSS TRACTS A AND C ARE FOR THE INSTALLATION, MAINTENANCE, AND USE OF WALKS AND TRAILS.
10. A BLANKET OIL AND GAS PIPELINE RIGHT–OF–WAY AS DESCRIBED IN THAT RIGHT OF WAY CONVEYANCE RECORDED IN BOOK 1199 AT PAGE 425 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE IS LOCATED ACROSS THE WEST HALF OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
11. THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE TOWN OF FIRESTONE AND APPROPRIATE UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND STORM DRAINAGE FACILITIES.\
12. ALLOWED USES IN UTILITY EASEMENTS INCLUDE FOR INSTALLATION AND MAINTENANCE OF ELECTRICAL, PHONE, FIBER OPTIC, CABLE TV, WATER, SEWER, GAS, POSTAL FACILITIES, DRAINAGE AND STORM DRAINS. SERVICE PROVIDERS FOR THE FACILITIES WITHIN THESE EASEMENTS WILL INCLUDE, BUT NOT LIMITED TO CENTURY LINK FOR CABLE AND TELEPHONE, UNITED POWER FOR ELECTRICAL AND SOURCE GAS FOR GAS.
13. A ONE FOOT (1–FT) WIDE DRAINAGE EASEMENT ALONG THE INTERIOR SIDE OF EACH LOT, UNLESS AS OTHERWISE SHOWN HEREIN, ARE FOR THE INSTALLATION, MAINTENANCE AND CONVEYANCE OF STORM DRAINAGE

SHEET INDEX

SHEET 1 — DEDICATION, APPROVALS, , VICINITY MAP, LEGAL DESCRIPTION, GENERAL NOTES
SHEET 2 — SUBDIVISION DATA, SECTION BREAKDOWN, OVERALL BOUNDARY, LARGE PARCEL GRAPHICS AND DETAILS
SHEET 3–4 — TRACTS, LOTS, BLOCKS AND RIGHTS–OF–WAY GRAPHICS AND DETAILS

SURVEYING CERTIFICATE:

I, DEREK S. BROWN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND TOWN OF FIRESTONE.

COLORADO LICENSED DEREK S. BROWN 38064 PROFESSIONAL LAND SURVEYOR

FOR REVIEW

BY: DEREK S. BROWN, L.S. NO. 38064
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF **BAREFOOT LAKES FILING NO. 2, 1ST REPLAT** WAS APPROVED ON THIS _____ DAY OF _____, 2018, BY RESOLUTION NO. _____ AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

_____ MAYOR

_____ ATTEST: TOWN CLERK

OWNER:

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
303–790–6605
CONTACT: MARC SAVELA
MARC.SAVELA@BROOKFIELDRP.COM

OWNER:

BAREFOOT LLC
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
303–790–6605
CONTACT: DAVE CARRO
DAVE.CARRO@BROOKFIELDRP.COM

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
303–713–1898
CONTACT: DEREK BROWN
DBROWN@AZTECCONSULTANTS.COM

ENGINEER:

REDLAND
1500 WEST CANAL COURT
LITTLETON, COLORADO 80120
720–283–6783
CONTACT: FRED TAFOYA, P.E.
FTAFOYA@REDLAND.COM

DEVELOPER:

BROOKFIELD RESIDENTIAL
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
303–706–9451
CONTACT: DAVID CARRO
DAVID.CARRO@BROOKFIELDRP.COM

FIRESTONE INFORMATION BLOCK	
Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	SECOND - 1ST REPLAT
Phase Number	N/A
Preparation Date	02-19-2018
Revision Date	07-10-2018
Revision Date	
Revision Date	

COVER PAGE ~ SHEET 1 of 4

AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

Drawn By: JThompson
AzTec Proj. No.: 54818-09

DEVELOPER
BROOKFIELD RESIDENTIAL
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
(303) 706–9451

DATE OF PREPARATION:	2018-02-19
SCALE:	NA

SHEET 1 OF 4

FINAL PLAT

BAREFOOT LAKES FILING NO. 2 1ST REPLAT

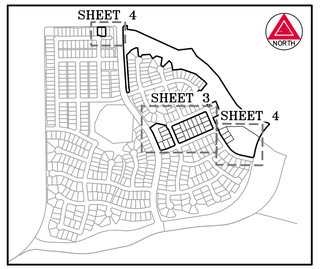
A REPLAT OF A PORTION OF BAREFOOT LAKES FILING NO. 2 WITHIN THE EAST HALF OF SECTION 35 AND THE WEST HALF OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°05'48"W	96.22'
L2	S43°43'19"E	20.00'
L3	S81°38'23"E	115.49'
L4	S00°43'40"E	51.81'
L5	N89°16'20"E	32.40'
L6	N00°43'26"W	111.66'
L7	S71°05'40"W	23.58'
L8	S09°16'20"E	63.61'
L9	S03°47'13"E	68.80'
L10	S42°33'42"W	95.07'
L11	S63°29'11"W	63.15'
L12	S84°24'40"W	31.58'
L13	N05°35'20"W	120.00'
L14	S33°58'59"W	35.23'
L15	S86°13'44"W	105.05'
L16	N35°21'09"W	70.43'
L17	S56°28'09"W	62.31'
L18	N73°31'08"W	81.75'
L19	S08°19'08"W	113.67'
L20	S46°11'17"W	121.14'
L21	N43°48'43"W	44.04'
L22	N13°01'02"W	60.66'
L23	N04°56'58"W	38.76'
L24	S83°58'26"W	126.35'
L25	N70°52'57"W	206.28'
L26	N50°59'04"W	157.51'
L27	N42°44'20"W	50.52'

LINE TABLE		
LINE	BEARING	LENGTH
L28	N39°00'56"E	132.96'
L29	S63°26'37"E	30.90'
L30	N63°26'37"W	36.35'
L31	N45°16'03"W	114.11'
L32	N19°06'32"W	70.42'
L33	N20°19'33"E	43.51'
L34	S20°19'33"W	45.33'
L35	S66°29'13"W	89.02'
L36	N23°16'57"W	77.00'
L37	N19°16'51"W	60.16'
L38	N18°10'33"W	60.26'
L39	N66°29'13"E	116.00'
L40	N23°30'47"W	189.20'
L41	N33°42'31"W	71.00'
L42	N77°54'12"W	160.26'
L43	N23°30'47"W	62.00'
L44	S23°30'47"E	62.00'
L45	S77°42'49"E	139.31'
L46	S23°30'47"E	60.00'
L47	S66°29'13"W	58.98'
L48	N76°28'30"E	51.90'
L49	N23°25'35"W	129.66'
L50	N54°57'57"E	110.93'
L51	S89°17'58"W	55.00'
L52	S00°42'02"E	126.97'
L53	N89°16'34"E	59.00'
L54	N00°42'02"W	113.64'



TYPICAL LOT DETAIL
(UNLESS OTHERWISE NOTED)



KEY MAP
SCALE: 1" =1000'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHD BRG	CHD DIST.
C1	34°10'53"	685.00'	408.66'	S29°11'14"W	402.62'
C2	85°25'08"	30.00'	44.73'	N41°59'07"E	40.70'
C3	3°02'50"	4955.00'	263.52'	N02°14'51"W	263.49'
C4	8°39'23"	405.00'	61.19'	N08°05'58"W	61.13'
C5	96°28'41"	15.00'	25.26'	N60°40'00"W	22.38'
C6	39°34'18"	51.00'	35.22'	N75°48'10"W	34.53'
C7	37°52'09"	51.00'	33.71'	N62°44'48"W	33.10'
C8	23°48'30"	51.00'	21.19'	N30°05'47"E	21.04'
C9	34°12'33"	51.00'	30.45'	N69°40'27"W	30.00'
C10	10°11'43"	211.00'	37.55'	N28°36'39"W	37.50'
C11	44°11'41"	271.00'	209.03'	N55°48'21"W	203.89'
C12	90°00'00"	25.00'	39.27'	S57°05'48"W	35.36'
C13	90°00'00"	16.00'	25.13'	N68°30'47"W	22.63'
C14	90°00'00"	16.00'	25.13'	S21°29'13"W	22.63'
C15	90°00'00"	15.00'	23.56'	S68°30'47"E	21.21'
C16	90°00'00"	15.00'	23.56'	N21°29'13"E	21.21'
C17	56°42'15"	51.00'	50.47'	S25°32'17"E	48.44'
C18	18°20'41"	39.00'	12.49'	S44°43'04"E	12.43'
C19	90°00'00"	15.00'	23.56'	S21°29'13"W	21.21'
C20	6°33'03"	211.00'	24.12'	S69°45'44"W	24.11'
C21	85°02'59"	15.00'	22.27'	S61°00'01"E	20.28'
C22	4°57'07"	495.00'	42.78'	N20°57'01"W	42.77'
C23	11°36'28"	545.00'	110.41'	N29°13'49"W	110.22'
C24	57°28'27"	50.00'	50.16'	N74°40'21"W	48.08'

LEGEND

- PUBLIC LAND CORNER AS DESCRIBED
- SET 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- RECOVERED #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- ROW — RIGHT-OF-WAY
- AREA OF BAREFOOT LAKES FILING NO. 2-1ST REPLAT
- WCR — WELD COUNTY ROAD

SUBDIVISION DATA TABLE	
	TOTALS
GROSS AREA	24.241 ACRES
GROSS DENSITY (RESIDENTIAL LOTS PER ACRE)	0.84 LOTS / ACRE
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	29
AREA OF DEDICATED RIGHT-OF-WAY	0.002 ACRES
NUMBER OF TRACTS	3
AREA OF TRACTS	15.912 ACRES
AREA OF NON-RESIDENTIAL LOT (LOT 1, BLOCK 5)	3.161 ACRES
AREA OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	5.166 ACRES
DENSITY (SINGLE FAMILY DETACHED RESIDENTIAL LOTS PER ACRE)	5.61 LOTS / ACRE
MINIMUM SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	6,820 SQUARE FEET
MAXIMUM SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	9,372 SQUARE FEET
AVERAGE SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	7,759 SQUARE FEET

TRACT USE SUMMARY TABLE					
TRACT	AREA (S.F. ±)	AREA (A.C. ±)	USE	OWNER	MAINTAINED BY
A	653,751	15.008	OPEN SPACE, PA	SVLMD	SVLMD
B	28,290	0.649	PARK, PA	SVLMD	SVLMD
C	11,131	0.255	OPEN SPACE, PA	SVLMD	SVLMD
TOTAL	693,172	15.912			

SVLMD = ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1
PA = PEDESTRIAN ACCESS
ROW = RIGHT-OF-WAY

FIRESTONE INFORMATION BLOCK	
Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	SECOND - 1ST REPLAT
Phase Number	N/A
Preparation Date	02-19-2018
Revision Date	07-10-2018
Revision Date	
Revision Date	

OVERALL BOUNDARY ~ SHEET 2 of 4

AZTEC CONSULTANTS, INC.
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www.aztecconsultants.com

Drawn By: JThompson
AzTec Proj. No.: 54818-09

DEVELOPER
BROOKFIELD RESIDENTIAL
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
(303) 706-9451

DATE OF PREPARATION:	2018-02-19
SCALE:	1"=200'
SHEET 2 OF 4	

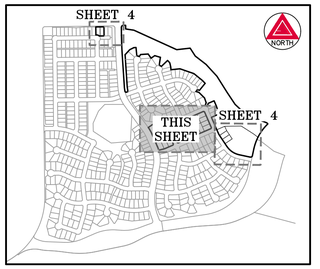
FINAL PLAT

BAREFOOT LAKES FILING NO. 2 1ST REPLAT

A REPLAT OF A PORTION OF BAREFOOT LAKES FILING NO. 2 WITHIN THE EAST HALF OF SECTION 35 AND THE WEST HALF OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHD BRG	CHD DIST.
C13	90°00'00"	16.00'	25.13'	N68°30'47"W	22.63'
C14	90°00'00"	16.00'	25.13'	S21°29'13"W	22.63'
C15	90°00'00"	15.00'	23.56'	S68°30'47"E	21.21'
C16	90°00'00"	15.00'	23.56'	N21°29'13"E	21.21'
C17	56°42'15"	51.00'	50.47'	S25°32'17"E	48.44'
C18	30°22'36"	39.00'	20.68'	S38°42'06"E	20.44'
C19	90°00'00"	15.00'	23.56'	S21°29'13"W	21.21'
C20	9°59'17"	211.00'	36.78'	S71°28'51"W	36.74'
C21	85°03'03"	15.00'	22.27'	S60°59'59"E	20.28'
C22	5°01'34"	495.00'	42.78'	N20°57'01"W	42.77'
C23	11°36'28"	545.00'	110.41'	N29°13'49"W	110.22'





KEY MAP
SCALE: 1" =1000'

N
0' 25' 50' 100'
SCALE: 1" = 50'

LEGEND

- ○ SET 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- ● RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"

U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
D.E.	DRAINAGE EASEMENT
SDE	SIGHT DISTANCE EASEMENT (SIGHT TRIANGLE)
(NR)	NON-RADIAL
ROW	RIGHT-OF-WAY

COLORADO LICENSED DEREK S. BROWN 38064 PROFESSIONAL LAND SURVEYOR

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

FIRESTONE INFORMATION BLOCK	
Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	SECOND - 1ST REPLAT
Phase Number	N/A
Preparation Date	02-19-2018
Revision Date	07-10-2018
Revision Date	
Revision Date	

PLAT GRAPHICS ~ SHEET 3 of 4

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AzTec Proj. No.: 54818-09

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CENTENNIAL, COLORADO 80111
(303) 706-9451

DATE OF PREPARATION:	2018-02-19
SCALE:	1"=50'
SHEET 3 OF 4	

FINAL PLAT

BAREFOOT LAKES FILING NO. 2 1ST REPLAT

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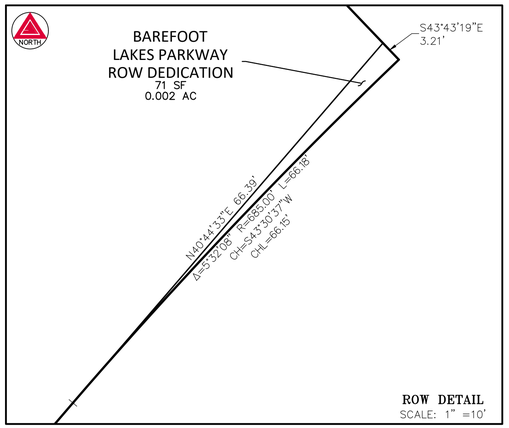
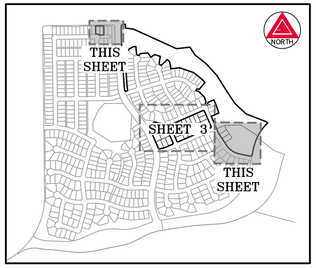
SHEET 4 OF 4



ROW DETAIL
SCALE: 1" =10'



KEY MAP
SCALE: 1" =1000'

LEGEND

○	SET 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
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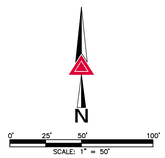

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHD BRG	CHD DIST.
C10	10°11'45"	211.00'	37.55'	N28°36'39"W	37.50'
C12	90°00'00"	25.00'	39.27'	S57°05'48"W	35.36'
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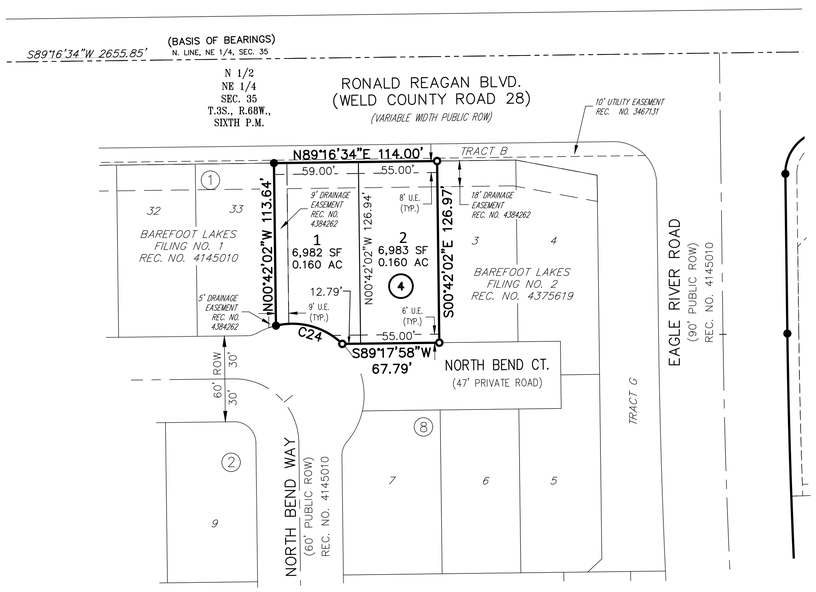

COLORADO LICENSED BRENT S. BROWN PROFESSIONAL LAND SURVEYOR 38064

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

FIRESTONE INFORMATION BLOCK	
Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	SECOND - 1ST REPLAT
Phase Number	N/A
Preparation Date	02-19-2018
Revision Date	07-10-2018
Revision Date	
Revision Date	

PLAT GRAPHICS ~ SHEET 4 of 4

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Drawn By: JThompson

AzTec Proj. No.: 54818-09

DEVELOPER
BROOKFIELD RESIDENTIAL
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
(303) 706-9451

DATE OF PREPARATION:	2018-02-19
SCALE:	1"=50'
SHEET 4 OF 4	

APPROVAL BLOCK

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this _____ day of _____, 20____, by Resolution No. _____.

_____ _____

Mayor ATTEST: Town Clerk

ACCEPTANCE BLOCK

By signing this FDP, the owners acknowledge and accept all of the requirements and intent set forth herein.

BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY
FKA CARMA BAYSHORE LLC, A COLORADO LIMITED LIABILITY COMPANY

_____ _____
Name, Title (printed)

STATE OF COLORADO)
) SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ and _____ as _____ of Barefoot LLC, a Colorado Limited Liability Company.

Witness my hand and official seal
My commission expires _____ _____
Notary Public

AND

_____ _____
Name, Title (printed)

STATE OF COLORADO)
) SS
COUNTY OF WELD)

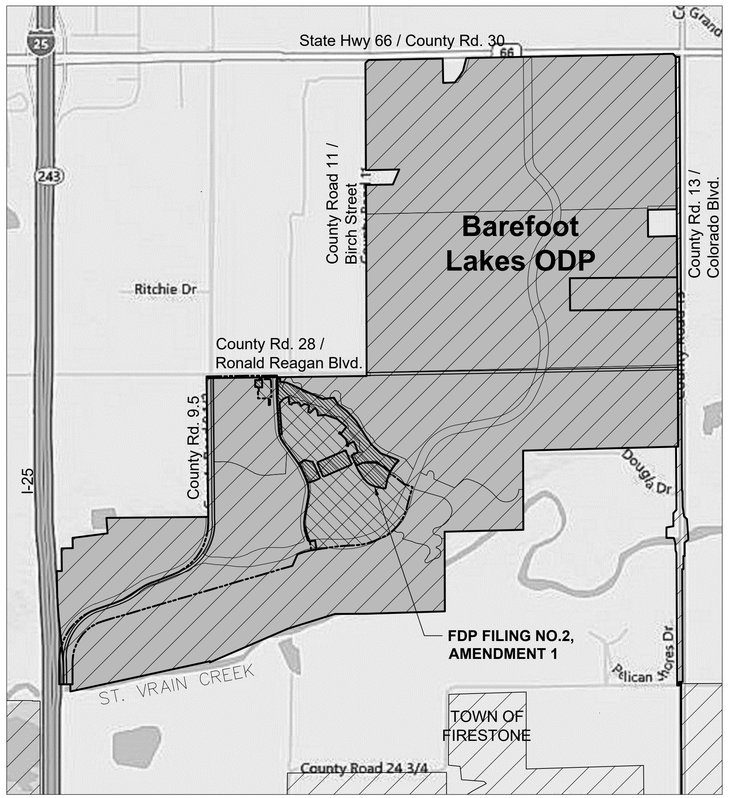
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ and _____ as _____ of Barefoot LLC, a Colorado Limited Liability Company.

Witness my hand and official seal
My commission expires _____ _____
Notary Public

FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development
COVER AND NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 1 of 34

LOCATION MAP

1" = 1,200'



SHEET INDEX

Sheet No.	Sheet Title
1.	Cover and Narrative
2.	Narrative Continued
3.	Overall Project Plan
4.	Tract and Address Plan
5.	Site Plan
6.	Site Plan
7.	Site Plan
8.	Tract, Utility and Phasing Plan
9.	Landscape Phasing
10.	Grading and Drainage Plan
11.	Grading and Drainage Plan
12.	Fine Grading and Drainage Plan
13.	Fine Grading and Drainage Plan
14.	Landscape - Planting Plan
15.	Landscape - Planting Plan
16.	Landscape - Planting Plan
17.	Landscape - Planting Plan
18.	Fencing Plan and Details
19.	Architecture Elevations
20.	Architecture Plan
21.	Site Details
22.	Sign Location Plan and Detail
23.	Irrigation Notes and Schedule
24.	Irrigation Overall key
25.	Irrigation Plan
26.	Irrigation Plan
27.	Irrigation Plan
28.	Irrigation Plan
29.	Irrigation Plan
30.	Irrigation Plan
31.	Irrigation Details
32.	Irrigation Details
33.	Irrigation Details
34.	Irrigation Details

LEGAL DESCRIPTION

BAREFOOT LAKES FILING NO. 2, AMENDMENT 1 - FINAL DEVELOPMENT PLAN

ALL OF BAREFOOT LAKES FILING NO. 2, 1ST REPLAT, RECORDED ON _____ AT RECEPTION NO. _____ AT THE OFFICE OF WELD COUNTY CLERK AND RECORDER.

CONTAINING AN AREA OF 24.241 ACRES (1,055,950 SQUARE FEET), MORE OR LESS.

PROJECT NARRATIVE

Project Concept

This document is an Amendment to Barefoot Lakes Filing No. 2 FDP, recorded on 2/15/2018 at Rec. #4375621 at the office of Weld County Clerk and Recorder.

The purpose of this First Amendment is to make adjustments that allow for a new community pool facility. Single Family lots have been reconfigured as part of this amendment in order to accommodate the land required for this new facility. After careful analysis of the overall Barefoot Lakes development, and the distribution of planned and existing amenities, this location has been selected for the new pool facility as it is centrally located to the parcels that are and will be located south of Ronald Reagan Blvd. Its location just off Barefoot Lakes Parkway makes it readily accessible to both the existing filings as well as to planned filings to the east.

Other changes include a reconfigured Tract B to accommodate the relocated lots from the new pool facility location, but the park program and play equipment remain unchanged. 8 lots have been removed and three have been added in Block 1 next to the pool facility on Lake Terrace Street. Lots in Block 3 are being adjusted for size (being reduced from 67' width lots to 60' width lots) which allows the creation of two new lots. Two lots in block 4 have minor lot line adjustments made to accommodate a side lot underdrain easement. Signage, lighting, grading, planting and fencing have all been adjusted to accommodate the new facility, and remain in effect unless specifically modified by this Amendment.

This FDP Amendment remains consistent with the ODP for this property, and with the recorded FDP for this Filing. Existing standards defined in the recorded FDP remain in effect unless specifically modified in this amendment.

OWNER / DEVELOPERS

St. Vrain Lakes Metro District 1
6465 S. Greenwood Plaza Blvd,
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Centennial, CO 80111
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Email: Marc Savela
Marc.Savela@brookfieldrp.com

Barefoot, LLC.
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*Tel: (303) 790-*6311
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Email: Dave Carro
David.Carro@brookfieldrp.com

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ftafoya@redland.com

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Email: Jake Sippy
jsippy@designworkshop.com

ARCHITECTURE:
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Tel: (303) 949-8184
Email: Dave Boyle
dboyle@locusdg.com

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Asheville • Aspen • Austin • Denver
Salt Lake City • Lake Tahoe

1390 Lawrence Street, Suite 100
Denver, CO 80204-2048
(303) 623-5186
Facsimile (303) 623-2260

WWW.DESIGNWORKSHOP.COM

FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
COVER AND NARRATIVE	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3.23.2018
Revision 1:	7.13.2018
Revision 2:	
Revision 3:	
Sheet 1 of 34	

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Jul 10, 2018 - 10:50am
F:\PROJECTS_A-L\5311-Barefoot Lakes Site Design\D-CAD\02 Sheets\Filing 2 Amendy FDP\dwt-5311-FDP-Cover.dwg

PROJECT NARRATIVE (CONTINUED)

Private Maintenance and Enforcement

St. Vrain Lakes Metropolitan District (SVL Metro) will serve the community of Barefoot Lakes. SVL Metro is governed by a Service Plan and has recorded Covenants, Conditions, and Restrictions with the Weld County Clerk and Recorder. SVL Metro is responsible for the maintenance of all common elements as set forth in the FDP. All private roads and alleys, trails, open spaces, and parks systems with the FDP shall be maintained by SVL Metro. Please see the Tract Use Summary table for more information on maintenance and control.

Land Use and Density

The provided density and lot size table is for this amendment only:

Density and Lot Size Information, Filing 2 including Amendment No. 1	
Lot Size Distribution	
Min. Single Family Detached Residential Lot (sf):	5,650 sf
Max. Single Family Detached Residential Lot (sf):	13,567 sf
Mean Single Family Detached Residential Lot (sf):	7,971 sf
Density	
Gross Area (Ac.):	78.02
Gross Density (Residential Lots / Ac.):	2.36 Lots/Ac
Number of Single Family Detached Residential Lots 0-10,000 sf:	207
Number of Non-Residential Lots:	1
Number of Tracts:	9
Area of Tracts:	21.067 Ac
Area of Non-residential lot (Lot 1, Block 5):	3.161 Ac
Area of Single Family Detached Residential Lots:	41.522 Ac
Density (Single Family Detached Residential Lots / Ac.):	4.99 Lots/Ac

The Land-Use table below includes revised amounts for all of Filing 2, not just this amendment. Note that because Tract A borders a future filing to the east, and the purpose of the new pool facility will be to serve multiple filings beyond Filing 2, the project would like to take the 6.58 acres of parks and open space area in excess of the minimum required as credit towards future filings. A second land-use table has been provided that shows the land uses for all of Filing 2 with Amendment 1, that eliminates non open-space tracts and Tract D (as this tract is allocated in Filing 3, currently under review).
The land use summary has been updated for the entire Filing 2 FDP:

FDP Land-Use Table, Filing No. 2, including Amendment No. 1				
Land Use	**Square Feet**	**Acres**	**% of Total**	**Impervious Area (sf)**
Single Family Residential	1,808,698	41.522	53.2%	N/A
Tract A - I	917,696	21.067	27.0%	See Tract Use Table
Nonresidential Lot (Lot 1, Block 5)	137,689	3.161	4.1%	39,662
Road ROW	534,481	12.270	15.7%	N/A
Totals*	3,398,565	78.020	100%	

** See tract use summary table below for tract land uses.*
Note: Within the Road ROW and Tracts, there is 55,639 sf (1.28 ac) of paving, which is less than 1% of the total area. Paved areas within residential lots is not included.

Parks, Trails, and Open Space

The neighborhood park located in Tract B remains and will retain the play equipment and boulder field as in the recorded FDP, just shifted to the west. We have reconfigured the turf lawn in order to accommodate new lots; this lawn is still large enough and flat enough to accommodate multiple uses. These lots are being added to offset those relocated to accommodate the new community pool facility on the open space corridor in Tract A. With these revisions to the open space amenities, Filing No. 2 is providing an excess of 7.544 ac of open space beyond what is required. Given that the Pool Facility will serve residents outside of Filing No. 2, this excess will be applied as a credit toward future filings' open space.

Parks and Open Space Land Use Calculations for Filing No. 2 (incl. Amendment No. 1)		
	ac	**% of total**
Single Family	41.522	53.2%
Road ROW	12.270	15.7%
Tract A - I (Not including former Tract D)	21.067	27.0%
Nonresidential Lot (Lot 1, Block 5)	3.161	4.1%
Total	78.020	100.0%
(Non open space tracts)		
Tract E (Private Alley) - Deduct	0.152	0.2%
Tract H (Private Road) - Deduct	0.071	0.1%
Subtotal Parks and Open Space Provided *(Incl. Tracts A, B, C, F, G, I, Lot 1 of Block 5)*	24.005	30.8%
Area required for drainage in Tract A	8.659	11.1%
Total Parks and Open Space Provided *(Deduct "unusable" portion of Open Space)*	**15.346**	19.7%
Total Parks and Open Space Required	**7.802**	10.0%
Excess Parks and Open Space Provided	**7.544**	9.7%

The new pool facility is intended to serve an area within Barefoot Lakes beyond Filing No. 2, which this location on Barefoot Lakes Parkway facilitates. The building includes fitness, lockers and restrooms, as well as various multi-purpose rooms. It will serve as a community meeting facility and recreation space even when the pool is closed for the season. Additionally, outside of the pool fencing this site will include a multi-purpose court, two pickle ball courts and a large flat lawn for events.

FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development
PROJECT NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 2 of 34

Water Dedication

The water service to the entire Barefoot Lakes Filing No. 2 Subdivision, including this Amendment, is provided by Little Thompson Water District. The Owner has satisfied the water dedication requirement by a separate agreement with the Water District.

Tract Land Use

The tract use summary has been updated for the entire Filing 2 FDP:

Tract Use Summary Table							
Tract	**Area (sf)**	**Area (ac)**	**Impervious Area (sf)**	**% Impervious**	**Use**	**Owner**	**Maintained By**
A*	664,953	15.27	15,136	2%	O, PA	SVLMD	SVLMD
B*	28,290	0.65	24,875	88%	P, PA	SVLMD	SVLMD
C	158,708	3.64	18,668	12%	O, PA	SVLMD	SVLMD
D	581,984	13.36	0	0%	FUTURE ROW / DEVELOPMENT	BAREFOOT LLC	BAREFOOT LLC
E	6,636	0.15	6,636	100%	PRIVATE ROAD	SVLMD	SVLMD
F	37,945	0.87	2,380	6%	O, PA	SVLMD	SVLMD
G	14,865	0.34	0	0%	O, PA	SVLMD	SVLMD
H	3,080	0.07	3,080	100%	PRIVATE ALLEY	SVLMD	SVLMD
I	3,219	0.07	0	0%	O, PA	SVLMD	SVLMD
Totals*	1,499,680	34.43	55,639	4%			

TRACT SUMMARY LEGEND

O	OPEN SPACE
P	PARK
PA	PEDESTRIAN ACCESS

Environmental Impact Mitigation

There are no impacts to delineated wetlands in this Amendment.

Drainage

Drainage improvements for the proposed facilities consist of landscaped swales, roads, storm sewer, and water quality/detention facilities. Improvements will be phased to coincide with each anticipated development phase.

Utilities and Service Requirements

There are no changes to the utilities and service providers with this Amendment. Utilities have been updated and revised according to the changes to the residential lots and the new pool facility.

Parking

Access points and connections to Eagle River Road and Barefoot Lakes Parkway remain unchanged. The new pool facility is accessed off of Lake Terrace Street, and provides for 49 dedicated off-street parking spaces (including 3 accessible spaces). This amounts to 1 space per 157 square feet of building square feet, which is comparable to similar facilities in the region. Furthermore, there are approximately 129 on-street parking spaces available within 600 feet of the facility, and more than 300 on-street parking spaces within 1,000 feet (approximately a 4 minute walk) of the facility. This would provide adequate overflow parking for infrequent large events or swim meets.

Lighting

The overall lighting approach remains unchanged. The new pool facility will have some additional lighting for safety and aesthetics.

Fencing Standards

Fencing standards and details remain unchanged. The fencing plans are adjusted here for the changes to lot perimeters at the neighborhood park and adjacent to the new pool facility. A pool fence detail is added.

Architecture Design Standards

There are no revisions to the Architectural Design Standards. The Enhanced Elevation Table is revised for lots that have been added and removed. Because it is not a residence, the new pool facility is specifically designed, and the character elevations are included in this Amendment on sheets 19 and 20.

Revisions to the Enhanced Elevation Table:

Revisions to lots, per Barefoot Lakes Filing No. 2 Final Plat:

Lot No.	Enhancement Location		
	Left	Right	Rear
Block 1			
1 - 59	(Unchanged)		
60	(Lot eliminated)		
61	(Lot eliminated)		
62	(Lot eliminated)		
63	(Lot eliminated)		
64	(Lot eliminated)		
65	(Lot eliminated)		
66	(Lot eliminated)		
67	(Lot eliminated)		

Lot No.	Enhancement Location		
	Left	Right	Rear
Block 3			
1 - 16	Replaced by Block 2 in Replat		

Revisions to lots, per Barefoot Lakes Filing No. 2 Final Plat, Amendment 1:

Lot No.	Enhancement Location		
	Left	Right	Rear
Block 1			
1	X		X
2			X
3		X	X

Lot No.	Enhancement Location		
	Left	Right	Rear
Block 2			
1		X	
2			
3			
4			
5			
6			
7	X		
8			
9			
10		X	
11			
12			
13			
14			
15			
16	X		
17			
18			

Lot No.	Enhancement Location		
	Left	Right	Rear
Block 3			
1	X		X
2			
3		X	
4			X
5			X
6		X	X

Lot No.	Enhancement Location		
	Left	Right	Rear
Block 4			
1			X
2			X

Landscape Design Standards

The Landscape Design Standards remain unchanged. Refer to sheets 14-17 for revised landscape planting and materials plans.

Barefoot Lakes Signage Standards

The Signage Standards remain unchanged, with the exception of one new sign type that is added at the new pool facility. Regulatory signage for the parking lot and an identity sign will be added at the new pool facility, as identified on sheet 22. Since the cul-de-sac at the end of Brook Creek Avenue has been removed, it will no longer need a street name and stop sign at the northeast corner of the intersection.

Development Schedule

Filing 2 construction is already underway, based on the recorded FDP and FUP. It is desired that construction of the revised park and new pool facility would commence immediately upon approval of this Amendment, and would continue through approximately 2019. (This includes the associated landscape, irrigation, signage and fencing within this Amendment.) The rest of Filing 2 is expected to continue for 2 to 10 years.

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FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
PROJECT NARRATIVE	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3.23.2018
Revision 1:	7.13.2018
Revision 2:	
Revision 3:	
Sheet 2 of 34	

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Jul 17, 2018 - 9:40am
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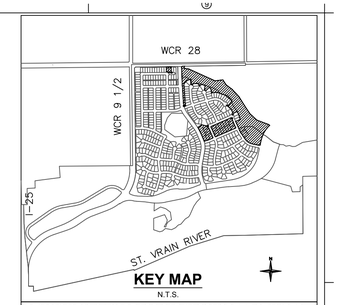
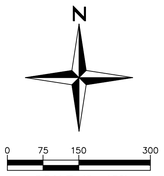
FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development
OVERALL SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 3 of 34





BENCHMARK: 3 1/2" BRASS CAP IN CONCRETE STAMPED "P 329 1951" AT NORTHEAST CORNER OF HIGHWAY 66 AND WELD COUNTY ROAD 11, 34 FEET NORTH OF CENTERLINE OF HIGHWAY 66 AND 3 FEET EAST OF POWER POLE. ELEVATION = 4953.57 NAVD88.



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FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER: 08001.13

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
OVERALL SITE PLAN	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3/23/2018
Revision 1:	7/13/2018
Revision 2:	
Revision 3:	
Sheet 3 of 34	

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FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development
TRACT & ADDRESS PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 4 of 34

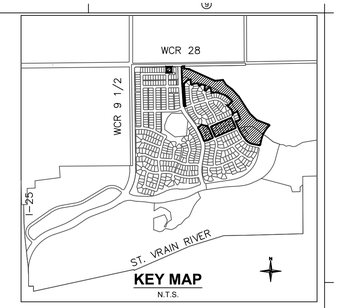
LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- PROPOSED FILING 2 BOUNDARY
- PROPOSED FDP BOUNDARY
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- 15 LOT NUMBER
- (12) BLOCK NUMBER
- 4702 ADDRESS NUMBER
- CORNER LOT ORIENTATION

N

0 50 100 200

SCALE: 1" = 100'



KEY MAP
N.T.S.

FDP AMENDMENT 1 ADDRESS PLAN		
BLOCK 1 - FILING NO. 2		
LOT	ADDRESS	STREET NAME
1	12696	LAKE TERRACE STREET
2	12686	LAKE TERRACE STREET
3	12676	LAKE TERRACE STREET
BLOCK 2 - FILING NO. 2		
LOT	ADDRESS	STREET NAME
1	4910	RIVER LANDING AVENUE
2	4904	RIVER LANDING AVENUE
3	4894	RIVER LANDING AVENUE
4	4884	RIVER LANDING AVENUE
5	4880	RIVER LANDING AVENUE
6	12732	CANOE STREET
7	12722	CANOE STREET
8	12712	CANOE STREET
9	12700	CANOE STREET
10	4889	OLD RIVER AVENUE
11	4903	OLD RIVER AVENUE
12	4923	OLD RIVER AVENUE
13	4933	OLD RIVER AVENUE
14	4939	OLD RIVER AVENUE
15	12735	LAKE TERRACE STREET
16	12745	LAKE TERRACE STREET
17	12761	LAKE TERRACE STREET
18	12771	LAKE TERRACE STREET
BLOCK 3 - FILING NO. 2		
LOT	ADDRESS	STREET NAME
1	12737	CANOE STREET
2	12727	CANOE STREET
3	12717	CANOE STREET
4	4877	OLD RIVER AVENUE
5	4867	OLD RIVER AVENUE
6	4857	OLD RIVER AVENUE
BLOCK 4 - FILING NO. 2		
LOT	ADDRESS	STREET NAME
1	4663	NORTH BEND COURT
2	4673	NORTH BEND COURT
BLOCK 5 - FILING NO. 2		
LOT	ADDRESS	STREET NAME
1	12636	LAKE TERRACE STREET

TRACT USE SUMMARY TABLE

TRACT	AREA (S.F. ±)	AREA (A.C. ±)	USE	OWNER	MAINTAINED BY
A	653,751	15.008	OPEN SPACE, PA	SVLMD	SVLMD
B	28,290	0.649	PARK, PA	SVLMD	SVLMD
C	11,131	0.256	OPEN SPACE, PA	SVLMD	SVLMD
TOTAL	693,172	15.913			

SVLMD = ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1
TOWN = TOWN OF FIRESTONE
PA = PEDESTRIAN ACCESS

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FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER: 08001.13

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
TRACT & ADDRESS PLAN	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3/23/2018
Revision 1:	7/13/2018
Revision 2:	
Revision 3:	
Sheet 4 of 34	

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NOTES

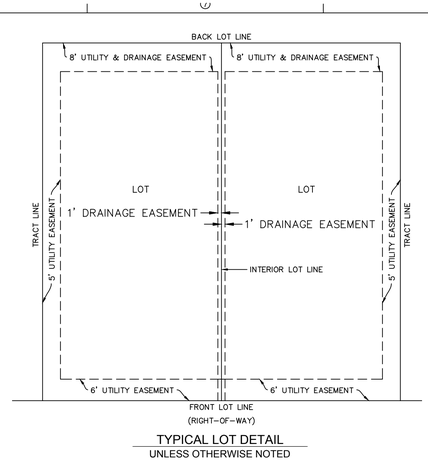
1. REFER TO BAREFOOT LAKES FILING NO. 2 FDP SHEET 5 FOR BUILDING SETBACKS AND TYPICAL LOT SETBACK DIAGRAMS.

LEGEND

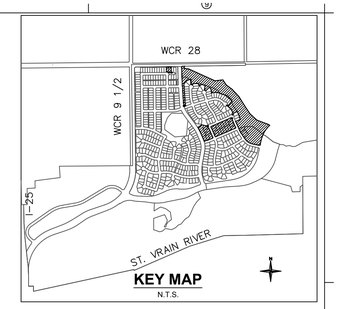
- FDP BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK
- PROPOSED CENTERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- 15 — LOT NUMBER
- BLOCK NUMBER

FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development
SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 5 of 34

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHD BRG	CHD DIST.
C25	90°00'00"	15.00'	23.56'	N21°29'13"E	21.21'
C26	90°00'00"	16.00'	25.13'	N68°30'47"W	22.63'
C27	90°00'00"	16.00'	25.13'	S21°29'13"W	22.63'
C28	90°00'00"	15.00'	23.56'	S68°30'47"E	21.21'
C29	56°42'15"	51.00'	50.47'	S25°32'17"E	48.44'
C30	30°22'36"	39.00'	20.68'	S38°42'06"E	20.44'
C31	90°00'00"	15.00'	23.56'	S21°29'13"W	21.21'
C32	9°59'17"	211.00'	36.78'	S71°28'51"W	36.74'
C33	85°02'59"	15.00'	22.27'	S61°00'01"E	20.28'
C34	4°57'07"	495.00'	42.78'	N20°57'01"W	42.77'
C35	11°36'28"	545.00'	110.41'	N29°13'49"W	110.22'



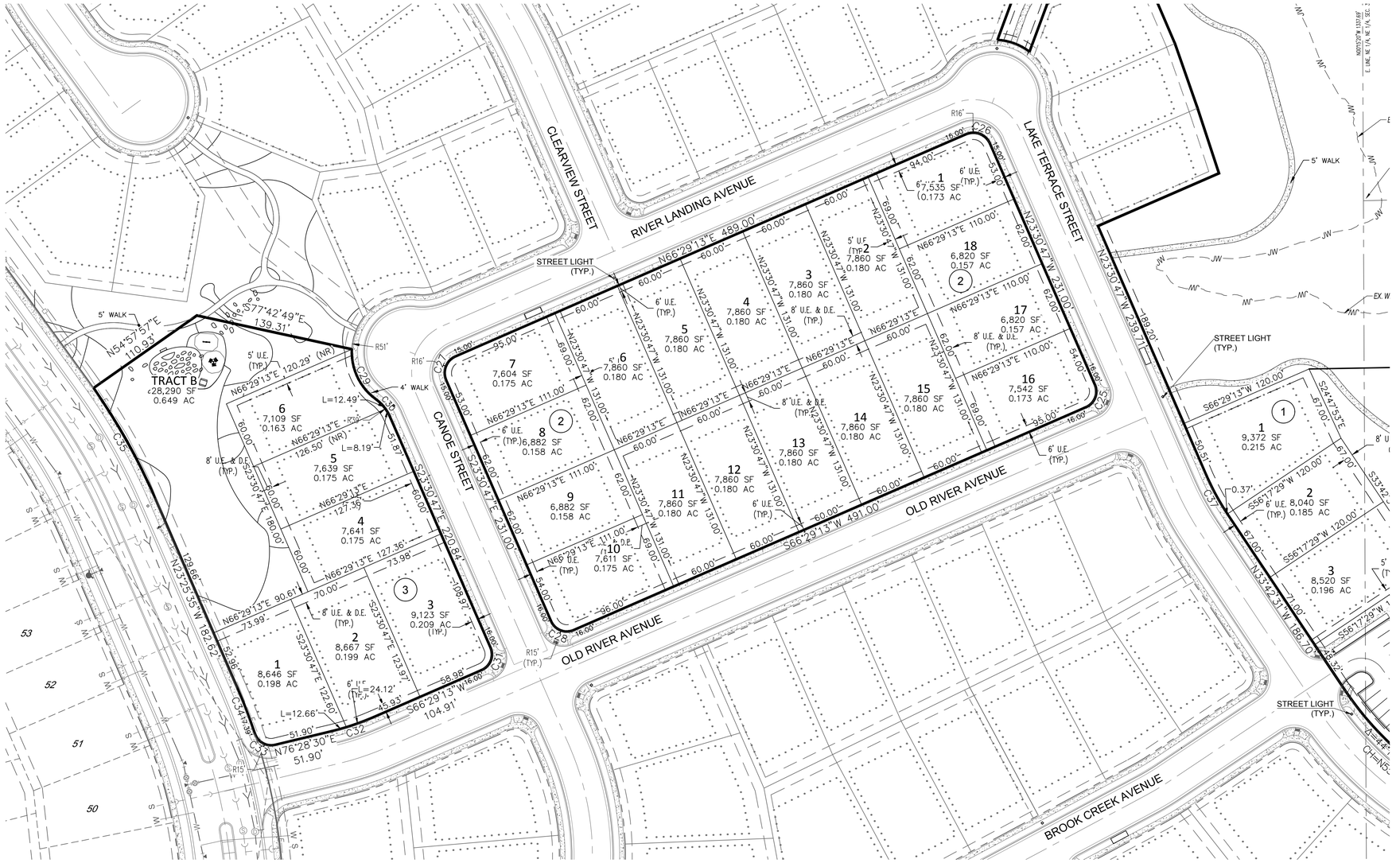
TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED



KEY MAP
N.T.S.



SCALE: 1" = 50'



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BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER: 08001.13

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
SITE PLAN	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3/23/2018
Revision 1:	7/13/2018
Revision 2:	
Revision 3:	
Sheet 5 of 34	

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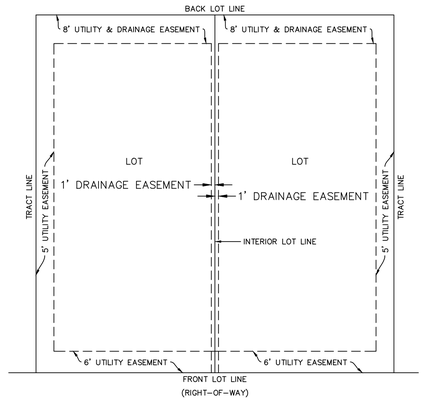
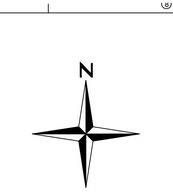
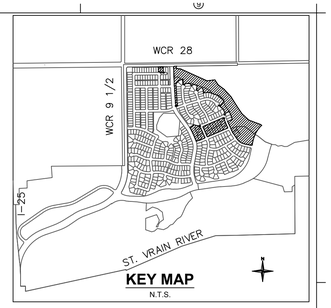
FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development
SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 6 of 34

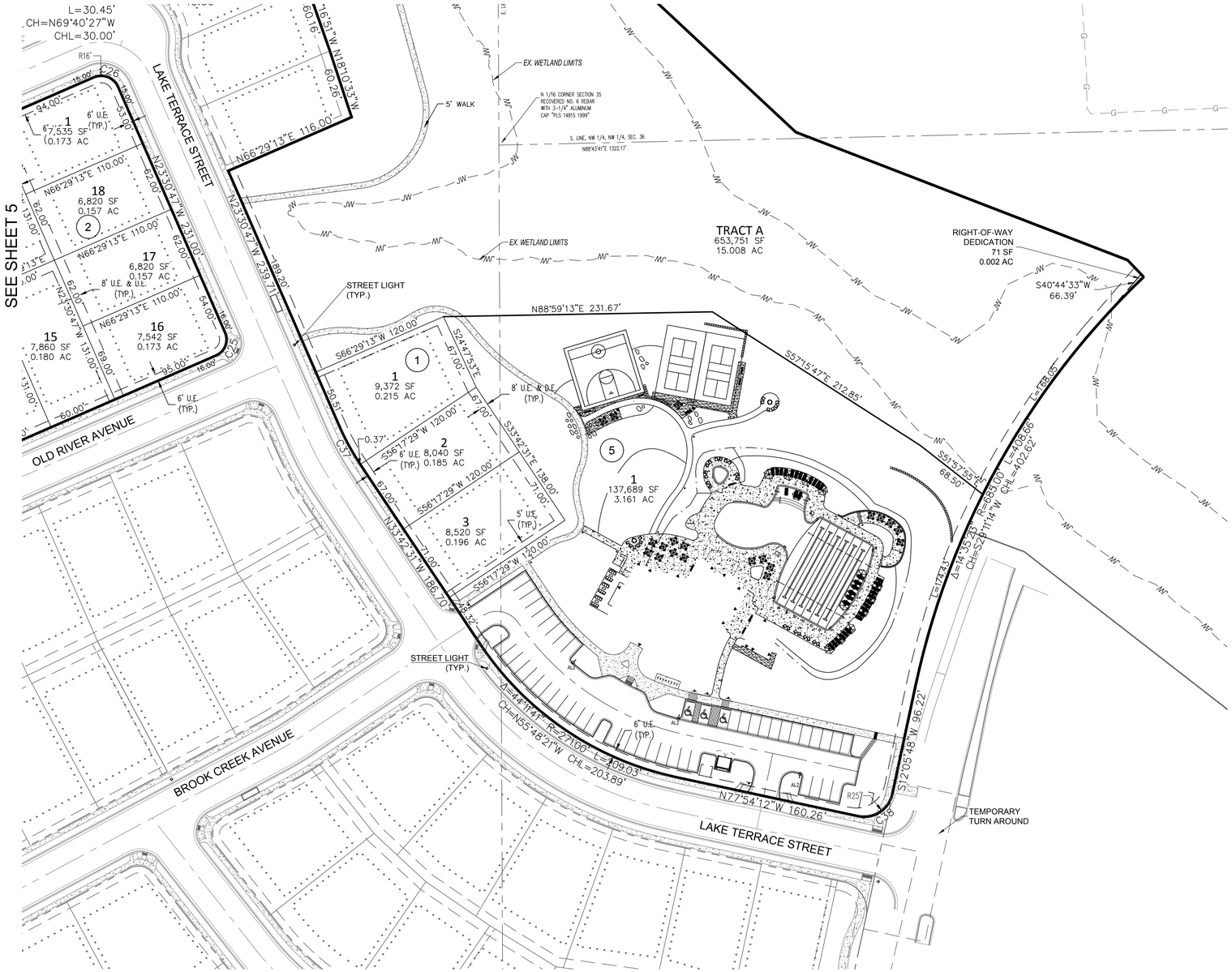


TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHD BRG	CHD DIST.
C36	57°28'27"	50.00'	50.16'	N74°40'21"W	48.08'
C37	10°11'43"	211.00'	37.55'	N28°36'39"W	37.50'
C38	90°00'00"	25.00'	39.27'	S57°05'48"W	35.36'







NOTES

1. REFER TO BAREFOOT LAKES FILING NO. 2 FDP SHEET 5 FOR BUILDING SETBACKS AND TYPICAL LOT SETBACK DIAGRAMS.

LEGEND

- FDP BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK
- PROPOSED CENTERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- 15 LOT NUMBER
- (1) BLOCK NUMBER

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FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER: 08001.13

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
SITE PLAN	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3/23/2018
Revision 1:	7/13/2018
Revision 2:	
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Sheet 6 of 34	

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FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development
SITE PLAN
Town of Firestone
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Sheet 7 of 34

LEGEND

- FDP BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK
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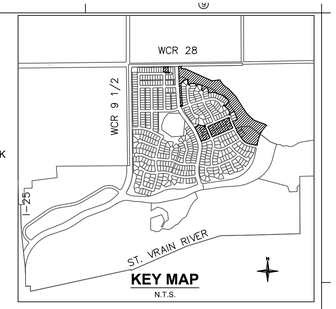
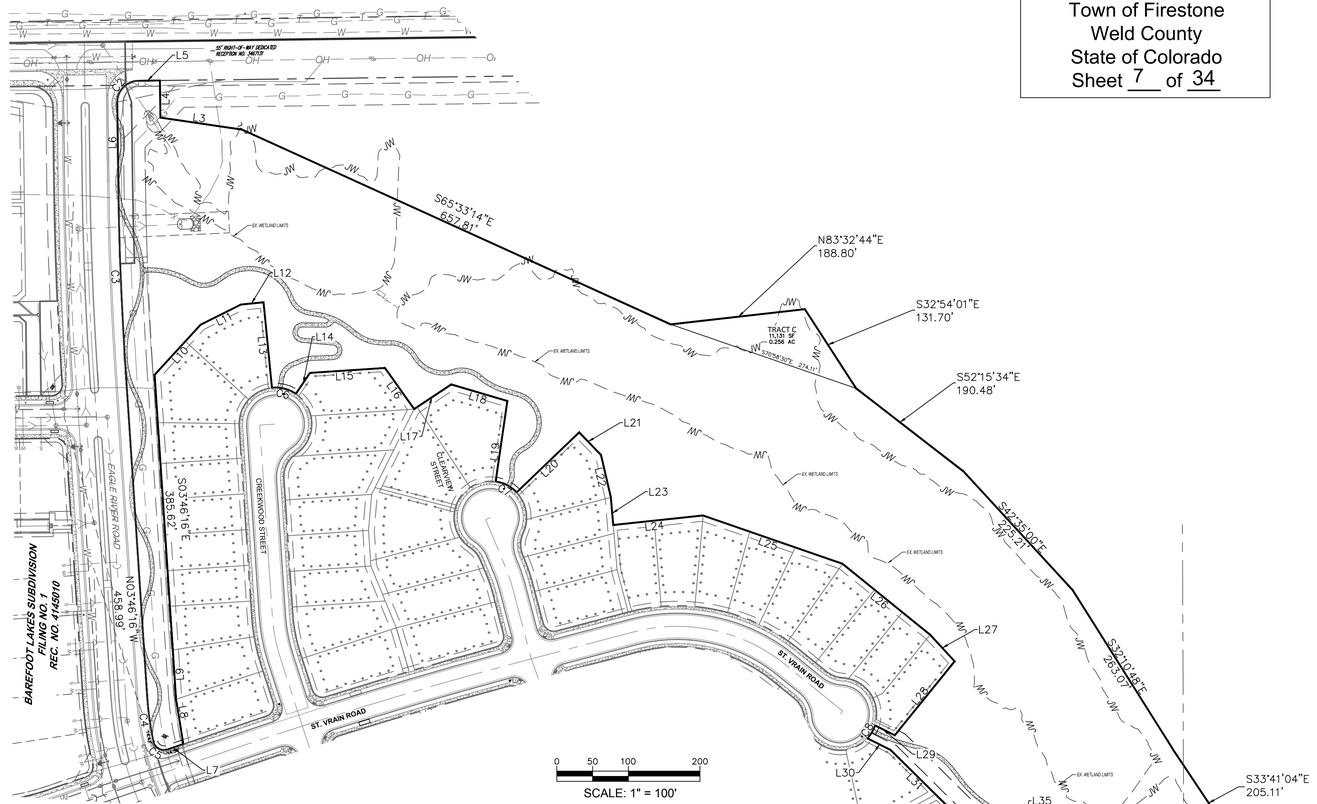
- PROPOSED STREET LIGHT
- 15 — LOT NUMBER
- BLOCK NUMBER

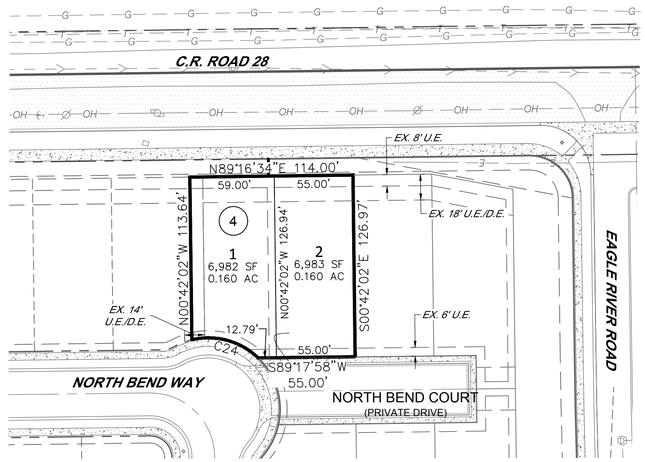
NOTES

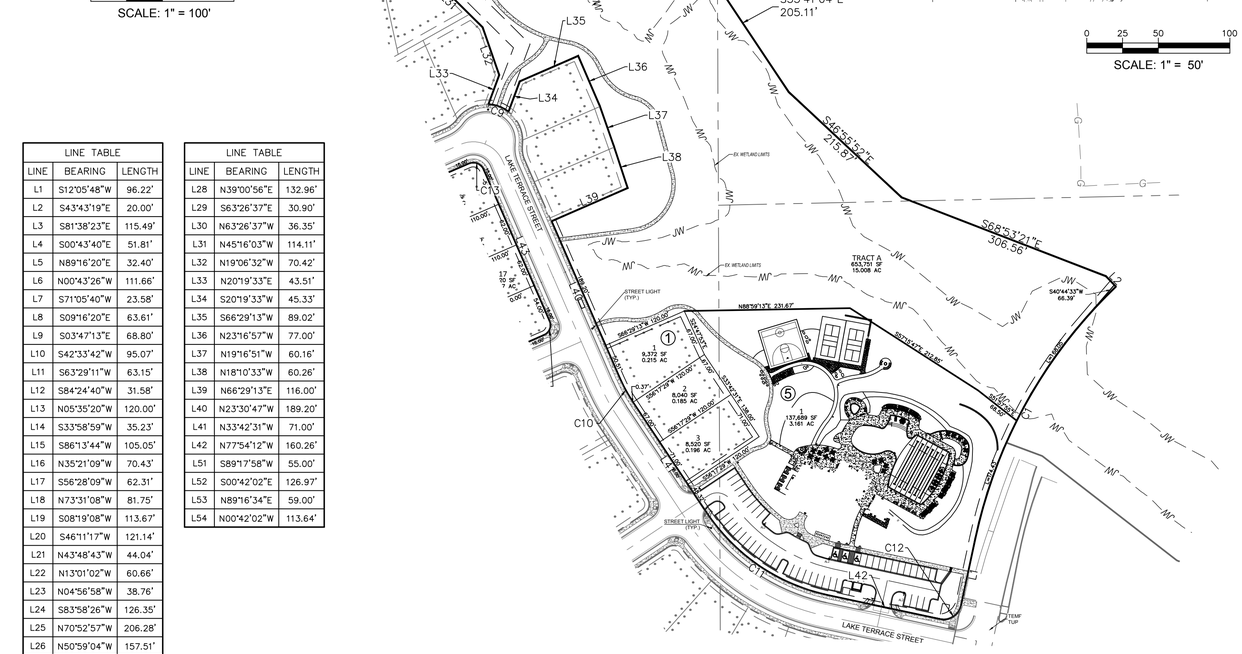
1. REFER TO SHEET 5 FOR BUILDING SETBACKS AND TYPICAL LOT SETBACK DIAGRAMS.



KEY MAP
N.T.S.







CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHD BRG	CHD DIST.
C1	19°35'30"	685.00'	234.23'	S36°28'56"W	233.09'
C2	85°25'08"	30.00'	44.73'	N41°59'07"E	40.70'
C3	3°02'50"	4955.00'	263.52'	N02°14'51"W	263.49'
C4	8°39'23"	405.00'	61.19'	N08°05'58"W	61.13'
C5	96°28'41"	15.00'	25.26'	N60°40'00"W	22.38'
C6	39°34'18"	51.00'	35.22'	N75°48'10"W	34.53'
C7	37°52'09"	51.00'	33.71'	N62°44'48"W	33.10'
C8	23°48'30"	51.00'	21.19'	N30°05'47"E	21.04'
C9	34°12'33"	51.00'	30.45'	N69°40'27"W	30.00'
C10	10°11'43"	211.00'	37.55'	N28°36'39"W	37.50'
C11	44°11'41"	271.00'	209.03'	N55°48'21"W	203.89'
C12	90°00'00"	25.00'	39.27'	S57°05'48"W	35.36'
C24	57°28'27"	50.00'	50.16'	N74°40'21"W	48.08'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°05'48"W	96.22'
L2	S43°43'19"E	20.00'
L3	S81°38'23"E	115.49'
L4	S00°43'40"E	51.81'
L5	N89°16'20"E	32.40'
L6	N00°43'26"W	111.66'
L7	S71°05'40"W	23.58'
L8	S09°16'20"E	63.61'
L9	S03°47'13"E	68.80'
L10	S42°33'42"W	95.07'
L11	S63°29'11"W	63.15'
L12	S84°24'40"W	31.58'
L13	N05°35'20"W	120.00'
L14	S33°58'59"W	35.23'
L15	S86°13'44"W	105.05'
L16	N35°21'09"W	70.43'
L17	S56°28'09"W	62.31'
L18	N73°31'08"W	81.75'
L19	S08°19'08"W	113.67'
L20	S46°11'17"W	121.14'
L21	N43°48'43"W	44.04'
L22	N13°01'02"W	60.66'
L23	N04°56'58"W	38.76'
L24	S83°58'26"W	126.35'
L25	N70°52'57"W	206.28'
L26	N50°59'04"W	157.51'
L27	N42°44'20"W	50.52'

LINE TABLE		
LINE	BEARING	LENGTH
L28	N39°00'56"E	132.96'
L29	S63°26'37"E	30.90'
L30	N63°26'37"W	36.35'
L31	N45°16'03"W	114.11'
L32	N19°06'32"W	70.42'
L33	N20°19'33"E	43.51'
L34	S20°19'33"W	45.33'
L35	S66°29'13"W	89.02'
L36	N23°16'57"W	77.00'
L37	N19°16'51"W	60.16'
L38	N18°10'33"W	60.26'
L39	N66°29'13"E	116.00'
L40	N23°30'47"W	189.20'
L41	N33°42'31"W	71.00'
L42	N77°54'12"W	160.26'
L51	S89°17'58"W	55.00'
L52	S00°42'02"E	126.97'
L53	N89°16'34"E	59.00'
L54	N00°42'02"W	113.64'

FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER: 08001.13

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

SITE PLAN

Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3/23/2018
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FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development
TRACT, UTILITY, AND PHASING PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 8 of 34

NOTE:

1. REFER TO LANDSCAPE PHASING PLANS PREPARED BY DESIGN WORKSHOP (THIS SET) FOR LANDSCAPE AND TRACT TRAIL PHASING.

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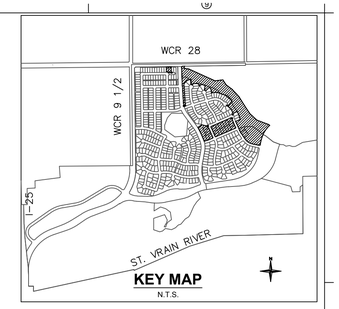
SCALE: 1" = 100'



TRACT USE SUMMARY TABLE					
TRACT	AREA (S.F. ±)	AREA (A.C. ±)	USE	OWNER	MAINTAINED BY
A	664,953	15.265	OPEN SPACE, PA	SVLMD	SVLMD
B	28,290	0.649	PARK, PA	SVLMD	SVLMD
TOTAL	693,243	15.914			

SVLMD = ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1
TOWN = TOWN OF FIRESTONE
PA = PEDESTRIAN ACCESS

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING WATERLINE
- EXISTING RAW WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING CABLE TELEVISION
- EXISTING IRRIGATION LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED TRENCH DRAIN
- PROPOSED WATER LINE
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED WATER BEND
- PROPOSED WATER CROSS
- PROPOSED WATER TEE
- PROPOSED WATER REDUCER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP

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TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER: 08001.13

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
TRACT, UTILITY, AND PHASING PLAN	
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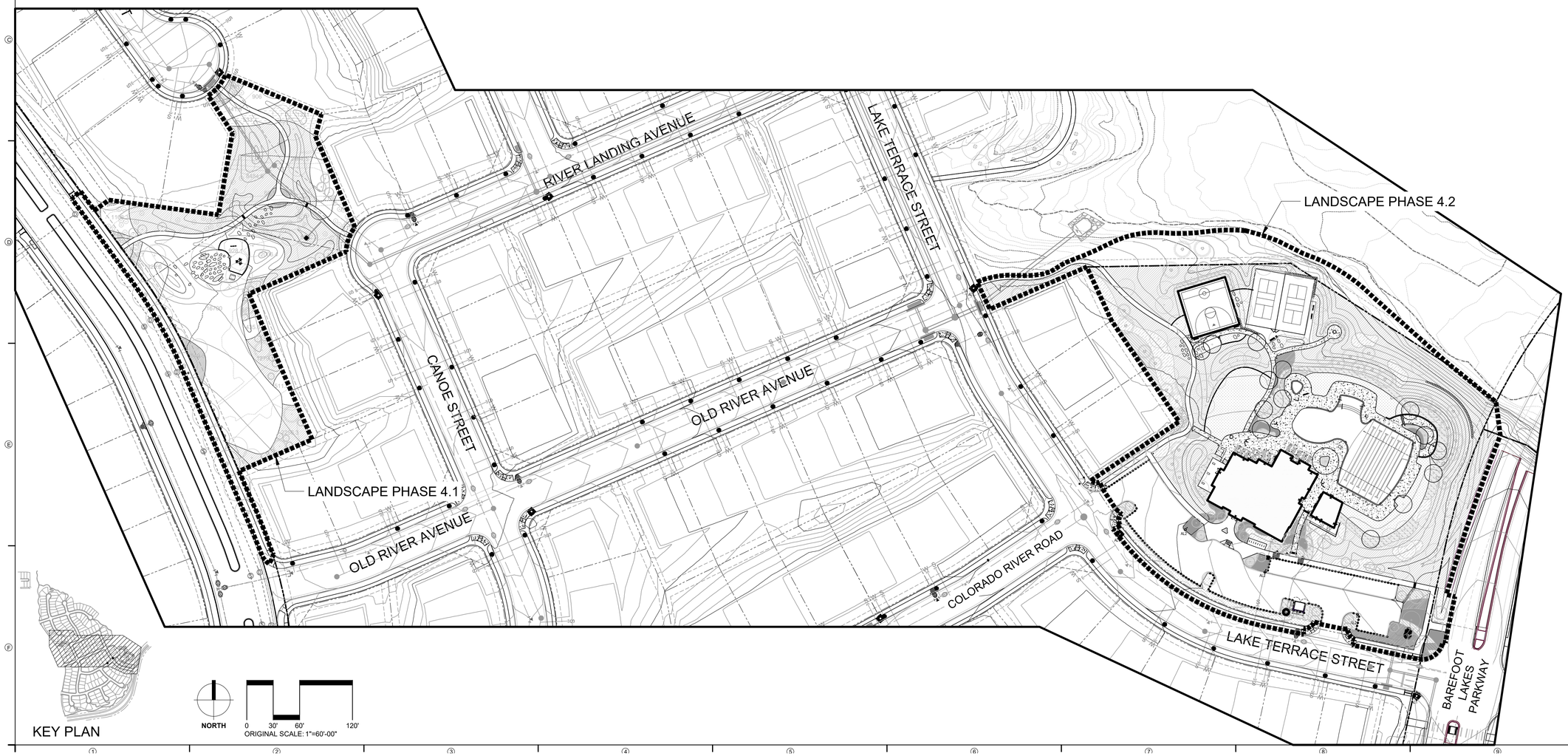
Barefoot Lakes Filing No. 2
Planned Unit Development
LANDSCAPE PHASING
Town of Firestone
Weld County
State of Colorado
Sheet 9 of 34



KEY PLAN

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TOWN OF FIRESTONE
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STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

LANDSCAPE PHASING

Name of application:	Barefoot Lakes Filing No. 2
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Barefoot Lakes Filing No. 2
Planned Unit Development
GRADING AND DRAINAGE PLAN
Town of Firestone
Weld County
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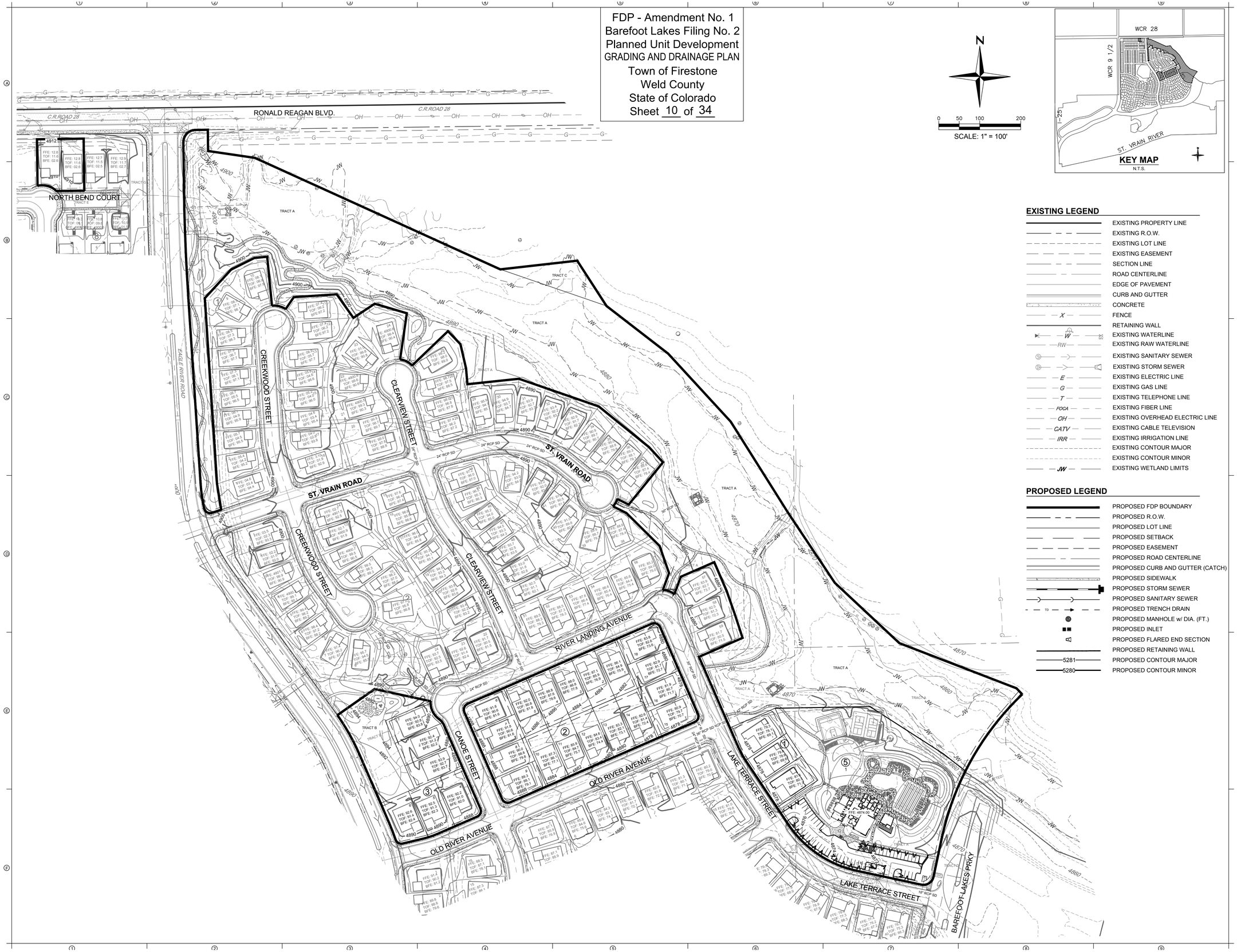

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SCALE: 1" = 100'

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
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- EXISTING TELEPHONE LINE
- EXISTING FIBER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING CABLE TELEVISION
- EXISTING IRRIGATION LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING WETLAND LIMITS

PROPOSED LEGEND

- PROPOSED FDP BOUNDARY
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
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- PROPOSED TRENCH DRAIN
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- PROPOSED RETAINING WALL
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR

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TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER: 08001.13

FIRESTONE INFORMATION BLOCK	
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GRADING AND DRAINAGE PLAN	
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Barefoot Lakes Filing No. 2
Planned Unit Development
GRADING AND DRAINAGE PLAN
Town of Firestone
Weld County
State of Colorado
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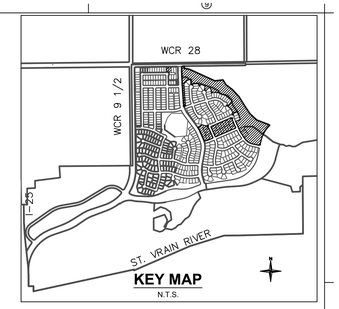

KEY MAP
N.T.S.



EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- X — FENCE
- RETAINING WALL
- W — EXISTING WATERLINE
- RW — EXISTING RAW WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- E — EXISTING ELECTRIC LINE
- G — EXISTING GAS LINE
- T — EXISTING TELEPHONE LINE
- FOCA — EXISTING FIBER LINE
- OH — EXISTING OVERHEAD ELECTRIC LINE
- CATV — EXISTING CABLE TELEVISION
- IRR — EXISTING IRRIGATION LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- JW — EXISTING WETLAND LIMITS

PROPOSED LEGEND

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- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- TD — PROPOSED TRENCH DRAIN
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED RETAINING WALL
- 5281 — PROPOSED CONTOUR MAJOR
- 5280 — PROPOSED CONTOUR MINOR

N

0 15 30 60
SCALE: 1" = 30'

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STATE OF COLORADO

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BAREFOOT LAKES	
GRADING AND DRAINAGE PLAN	
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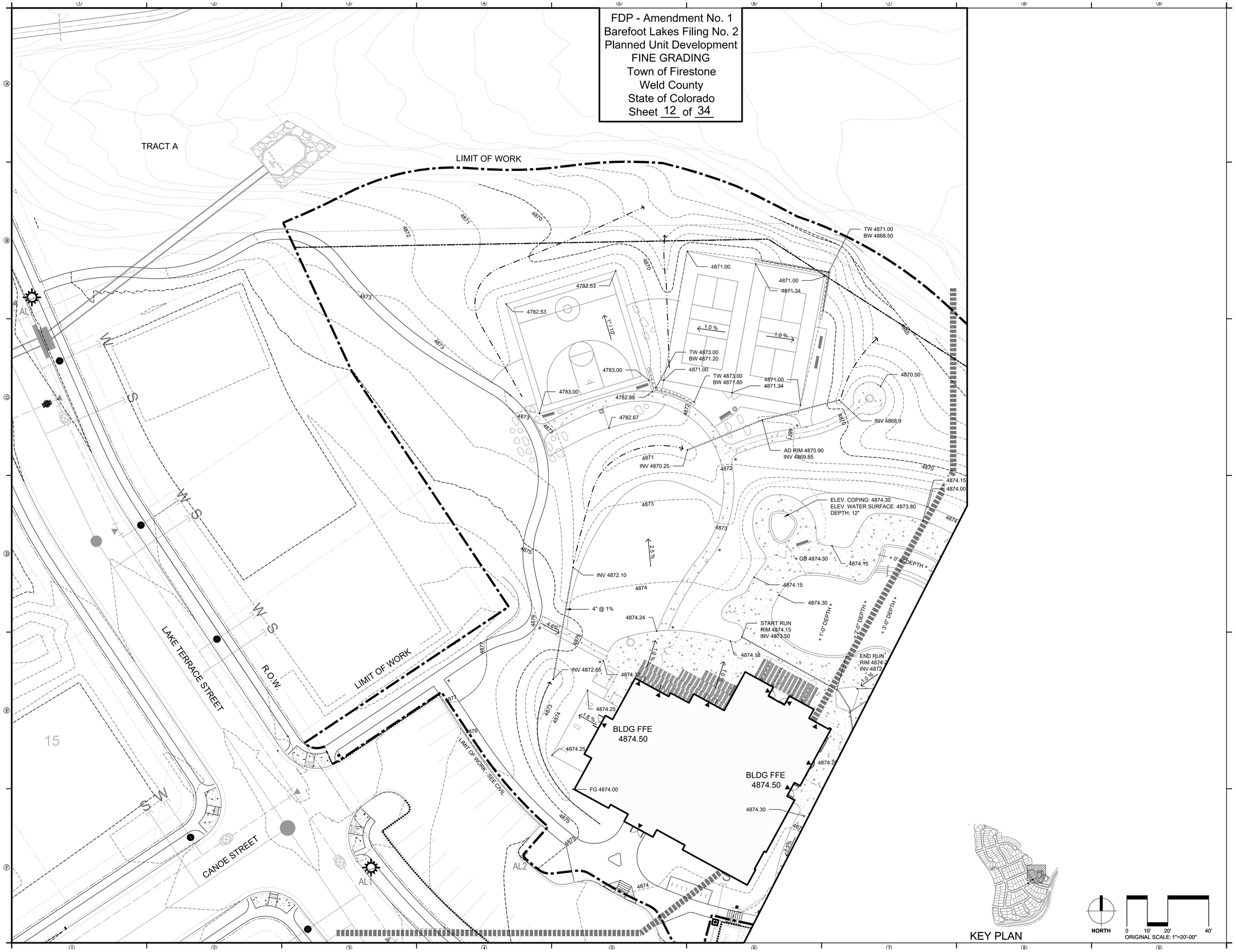
Barefoot Lakes Filing No. 2
Planned Unit Development
FINE GRADING
Town of Firestone
Weld County
State of Colorado
Sheet 12 of 34



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FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

FINE GRADING

Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
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Planned Unit Development
FINE GRADING
Town of Firestone
Weld County
State of Colorado
Sheet 13 of 34

TRACT A

LIMIT OF WORK

BLDG FFE 4874.50

BLDG FFE 4874.50

LIMIT OF WORK - SEE CIVIL

LIMIT OF WORK

R.O.W.

LAKE TERRACE STREET

AL2

AL2

KEY PLAN

NORTH

0 10' 20' 40'
ORIGINAL SCALE: 1"=20'-00"

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FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
FINE GRADING	
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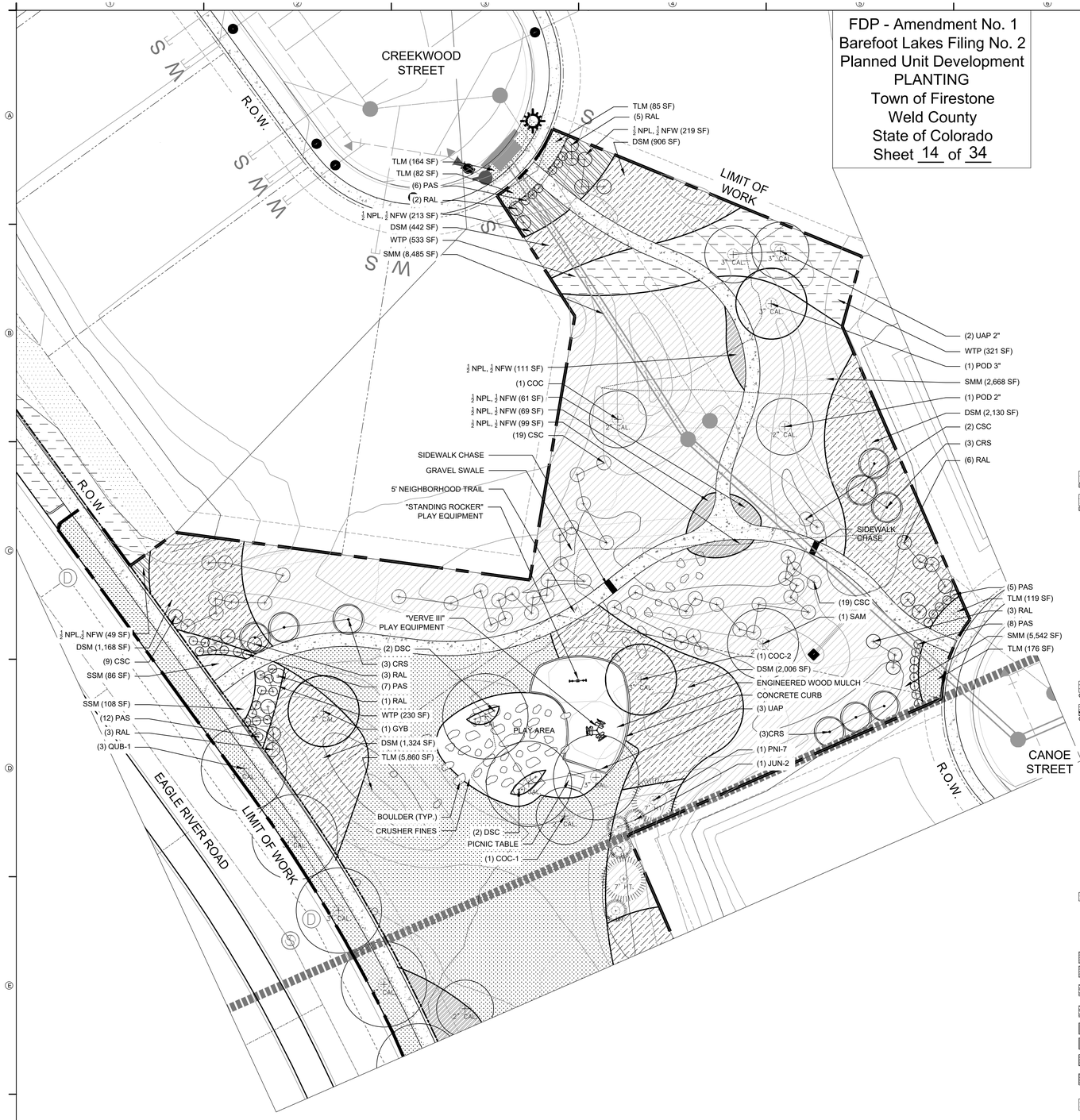



KEY PLAN

NORTH

0 10' 20' 40'

ORIGINAL SCALE: 1"=20'-00"

FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 14 of 34

SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAIL(S)
9.0	**PLANTING AND LANDSCAPE**		
9.1	Deciduous Tree Planting	1 / L.37	
9.2	Deciduous Multi-Trunk Tree Planting	2 / L.37	
9.3	Shrub Planting	1 / L.38	
9.4	Evergreen Tree Planting	2 / L.38	
9.5	Ground Cover Planting	3 / L.37	5 / L.37
9.6	Lawn	5 / L.38	
9.7	Plant Spacing	5 / L.37	
9.8	Perennial Planting	4 / L.37	5 / L.37
9.9	Clump Grass Planting	4 / L.38	5 / L.37
9.10	Native Shrub Stand Modules	3 / L.38	

MASTER PLANT LIST

Abbreviation/ Groupings	Scientific Name	Common Name	Size	Spacing	Detail	Notes
Trees						
CAT-2	*Catalpa speciosa*	Catalpa	2" CAL.			
CAT-3	*Catalps speciosa*	Catalpa	3" CAL.			
COC-2	*Corylus colurna*	Turkish Filbert	2" CAL.			
COC-3	*Corylus colurna*	Turkish Filbert	3" CAL.			
CRS	*Malus 'Spring Snow'*	Spring Snow Crabapple	2" CAL.			
GYB-2	*Ginkgo biloba 'Autumn Gold'*	Autumn Gold Ginkgo	2" CAL.			
GYB-3	*Ginkgo biloba 'Autumn Gold'*	Autumn Gold Ginkgo	3" CAL.			
JUN-2	*Juniperus scopulorum 'Wichita Blue'*	Wichita Blue Juniper	8' HT.			
PNI-7	*Pinus nigra*	Austrian Pine	7' HT.			
PNI-8	*Pinus nigra*	Austrian Pine	8' HT.			
POD-2	*Populus deltoides 'Siouxland'*	Cottonless Eastern Cottonwood	2" CAL.			
POD-3	*Populus deltoides 'Siouxland'*	Cottonless Eastern Cottonwood	3" CAL.			
PYP	*Pinus edulis*	Pinyon Pine	8' HT.			
PYC	*Pyrus calleryana 'Cleveland Select'*	Cleveland Select Pear	2" CAL.			
UAV	*Ulmus american 'Valley Forge'*	Valley Forge Elm	3" CAL.			
UAP	*Ulmus american 'Princeton'*	Princeton Elm	2" CAL.			
SAM	*Salix amygdaloides*	Peachleaf Willow	2" CAL.			
Shrubs						
DSM-1 OR DSM-2	*Chrysothamnus nauseosus*	Rubber Rabbit Brush	1 Gal	5' min	9.4	Mix: ref 1/L10-4
DSM-1 OR DSM-2	*Chrysothamnus nauseosus*	Rubber Rabbit Brush	5 Gal	5' min	9.4	Mix: ref 1/L10-4
DSM-1 OR DSM-2	*Atriplex canescens*	Four Wing Salt Bush	1 Gal	5' min	9.4	Mix: ref 1/L10-4
DSM-1 OR DSM-2	*Atriplex canescens*	Four Wing Salt Bush	5 Gal	5' min	9.4	Mix: ref 1/L10-4
DSM-1 OR DSM-2	*Pyspcarpus monogynus*	Moutain Ninebark	3 Gal	5' min	9.4	Mix: ref 1/L10-4
DSM-1 OR DSM-2	*Rhus trilobata*	Three Leaf Sumac	5 gal	4' o.c.	9.4	Mix: ref 1/L10-4
DSM-1 OR DSM-2	*Rhus trilobata*	Three Leaf Sumac	3 Gal	4' o.c.	9.4	Mix: ref 1/L10-4
DSM-1 OR DSM-2	*Yucca sp.*	Yucca	1 Gal	5' min	9.4	Mix: ref 1/L10-4
CSC	*Cornus sericea 'Cardinal'*	Red Twig Dogwood	5 Gal		9.4	Mix: ref 1/L10-5
DSC	*Diervilla sessilifolia 'Cool Splash'*	Cool Splash Dwarf Bush Honeysuckle			9.4	Mix: ref 1/L10-6
RAL	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	5 Gal	4' o.c.	9.4	Mix: ref 1/L10-7
JCA	*Juniperus communis 'Alpine Carpet'*	Carpet Juniper	3 Gal	4'-6'	9.4	Mix: ref 1/L10-8
GSM-1 OR GSM-2	*Berberis thunbergii 'Monomb'*	Cherry Bomb Barberry	5 Gal	Per Plan	9.4	Mix: ref 1/L10-9
GSM-1 OR GSM-2	*Chrysanthemum x hybridum '95-169-8'*	Mammoth Daisy (Chrysanthemum)	5 Gal	Per Plan	9.4	Mix: ref 1/L10-10
GSM-1 OR GSM-2	*Cornus sericea 'Isanti'*	Isanti Dogwood	5 Gal	Per Plan	9.4	Mix: ref 1/L10-11
GSM-1 OR GSM-2	*Diervilla sessilifolia 'Cool Splash'*	Cool Splash Dwarf Bush Honeysuckle	5 Gal	Per Plan	9.4	Mix: ref 1/L10-12
GSM-1 OR GSM-2	*Juniperus sabina 'Broadmoor'*	Broadmoor Juniper	5 Gal	Per Plan	9.4	Mix: ref 1/L10-13
GSM-1 OR GSM-2	*Prunus besseyi 'Pawnee Buttes'*	Pawnee Buttes Sand Cherry	5 Gal	Per Plan	9.4	Mix: ref 1/L10-14
GSM-1 OR GSM-2	*Spirea x bumalda 'Denistar'*	Superstar Spirea	5 Gal	Per Plan	9.4	Mix: ref 1/L10-15
GSM-1 OR GSM-2	*Symphoricarpos x chenault 'Hancock'*	Hancock Coralberry	5 Gal	Per Plan	9.4	Mix: ref 1/L10-16
Grasses (Ornamental)						
CKF	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass	1 Gal	4' o.c.	9.7	
Perrenials						
PAS	*Perovskia atriplicifolia*	Russian Sage	3 Gal	30" o.c.	9.8	Per Plan
SNC	*Salvia nemorosa 'Caradonna'*	Cardonna Salvia	1 Gal	24" o.c.	9.8	Triangular spacing
SSM	*Salvia sylvestris x 'Mainact'*	May Night Salvia	1 Gal	24" o.c.	9.8	Triangular spacing
NPL	*Nepeta 'Psfike'*	Little Trudy Catmint	F 15	18" o.c.	9.8	Qty per Flat; Triangular spacing
NFW	*Nepeta faassennii 'Walker's Low'*	Walker's Low Catmint	1 Gal	30" o.c.	9.8	Triangular spacing
ECH	*Echinacea purpurea*	Eastern Purple Coneflower	1 Gal	30" o.c.	9.8	Triangular spacing
ABF	*Agastache Blue Fortune*	Blue Fortune Hybrid Hyssop	1 Gal	24" o.c.	9.8	Triangular spacing
SNP	*Symphyotrichum novae-angliae 'Purple Dome'*	Purple Dome Aster	1 Gal	30" o.c.	9.8	Triangular spacing
SAN	*Salvia nemorosa*	Sensation Rose	1 Gal	30" o.c.	9.8	Triangular spacing
DIC	*Dianthus cruentus*	Pink	1 Gal	24" o.c.	9.8	Triangular spacing
Seed Mixes						
SMM	*(Shortgrass Meadow Mix)*	REF SPEC	Seed	REF SPEC		Weastern Wheat Grass, Blue Gramma, Sideoats Gramma, Green needlegrass, Buffalo Grass, ThickSpike Wheat Grass, Switchgrass
SMM at DSM 1 and 2	*(Shortgrass Meadow Mix matrix for DSM areas)*		Seed			Same
TLM	*(Tree Lawn Mix)*	REF SPEC	Seed	REF SPEC		Kentucky Bluegrass, Perennial Ryegrass, Creeping Red Fescue

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FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

PLANTING

Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3.23.2018
Revision 1:	7.13.2018
Revision 2:	
Revision 3:	
Sheet 14 of 34	

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Jul 16, 2018 - 3:15am
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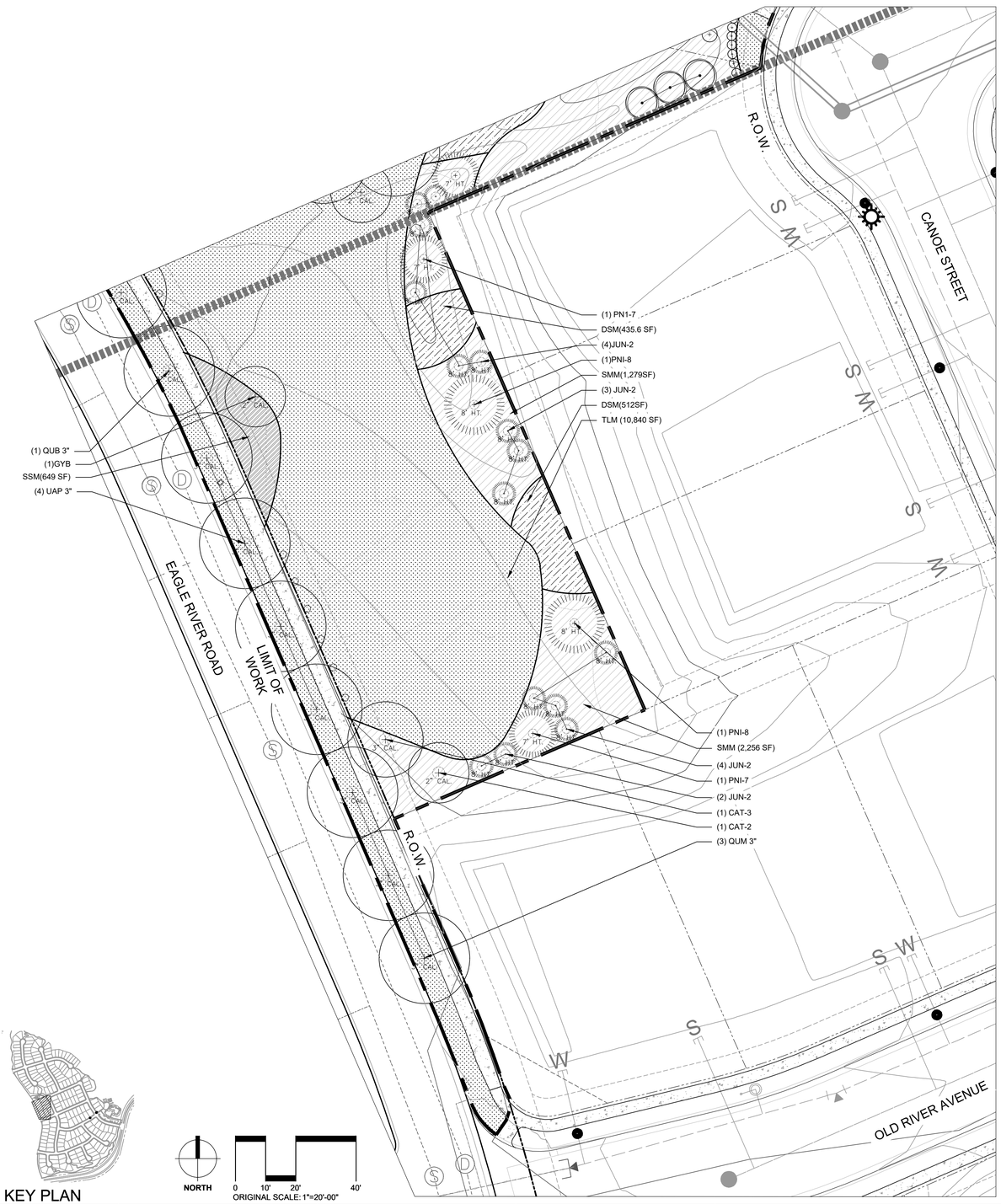
FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 15 of 34



KEY PLAN

NORTH
0 10' 20' 40'
ORIGINAL SCALE: 1"=20'-00"

SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAIL(S)
9.0	**PLANTING AND LANDSCAPE**		
9.1	Deciduous Tree Planting	1 / L.37	
9.2	Deciduous Multi-Trunk Tree Planting	2 / L.37	
9.3	Shrub Planting	1 / L.38	
9.4	Evergreen Tree Planting	2 / L.38	
9.5	Ground Cover Planting	3 / L.37	5 / L.37
9.6	Lawn	5 / L.38	
9.7	Plant Spacing	5 / L.37	
9.8	Perennial Planting	4 / L.37	5 / L.37
9.9	Clump Grass Planting	4 / L.38	5 / L.37
9.10	Native Shrub Stand Modules	3 / L.38	

Abbreviation/ Groupings	Scientific Name	Common Name
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JUN-2	*Juniperus scopulorum 'Wichita Blue'*	Wichita Blue Juniper
PNI-7	*Pinus nigra*	Austrian Pine
PNI-8	*Pinus nigra*	Austrian Pine
POD-2	*Populus deltoides 'Siouxland'*	Cottonless Eastern Cottonwood
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PYC	*Pyrus calleryana 'Cleveland Select'*	Cleveland Select Pear
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UAP	*Ulmus american 'Princeton'*	Princeton Elm
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Perrenials		
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FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
PLANTING	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
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Revision 3:	
Sheet 15 of 34	

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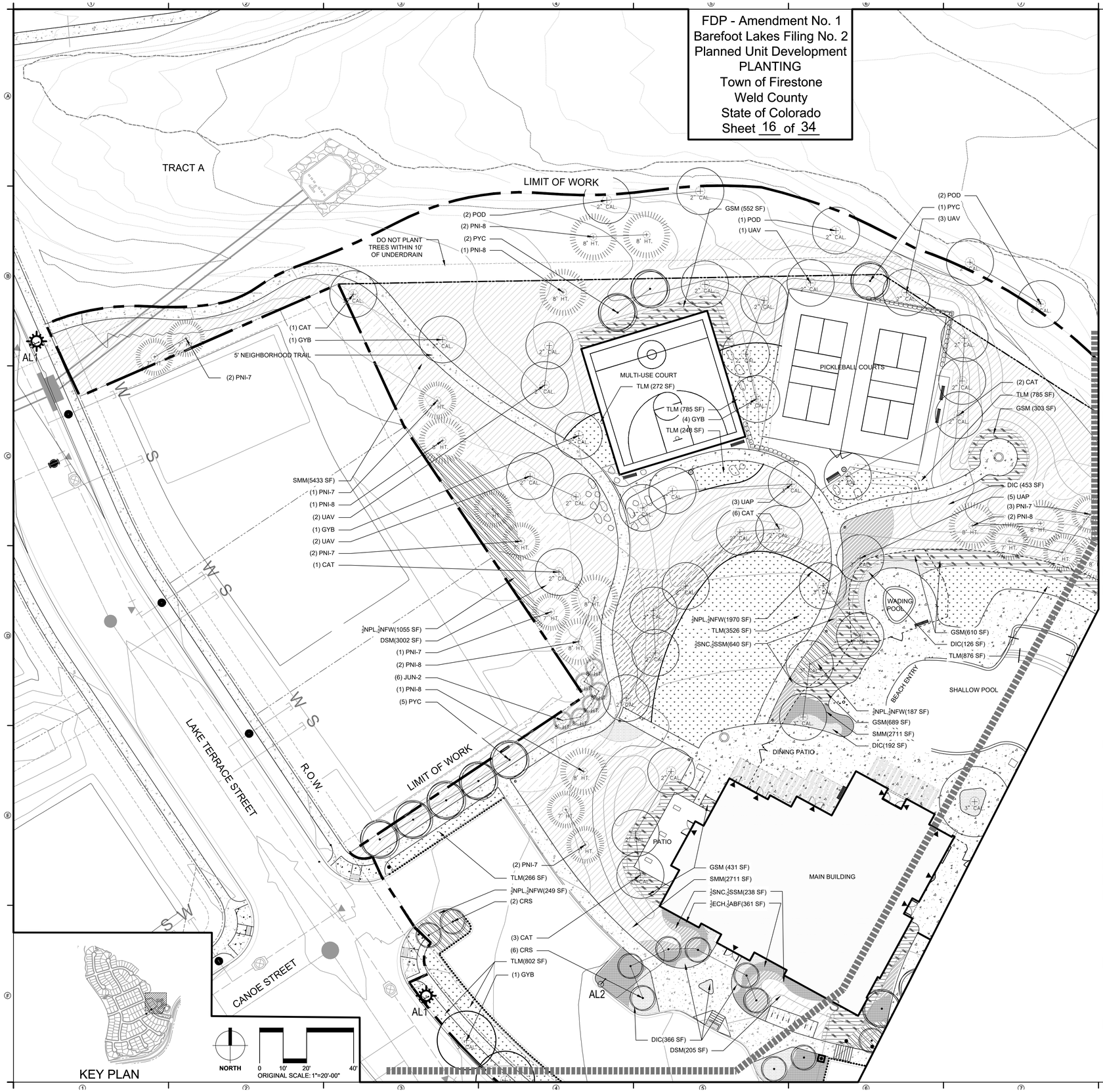
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 16 of 34



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FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

PLANTING

Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3.23.2018
Revision 1:	7.13.2018
Revision 2:	
Revision 3:	
Sheet 16 of 34	

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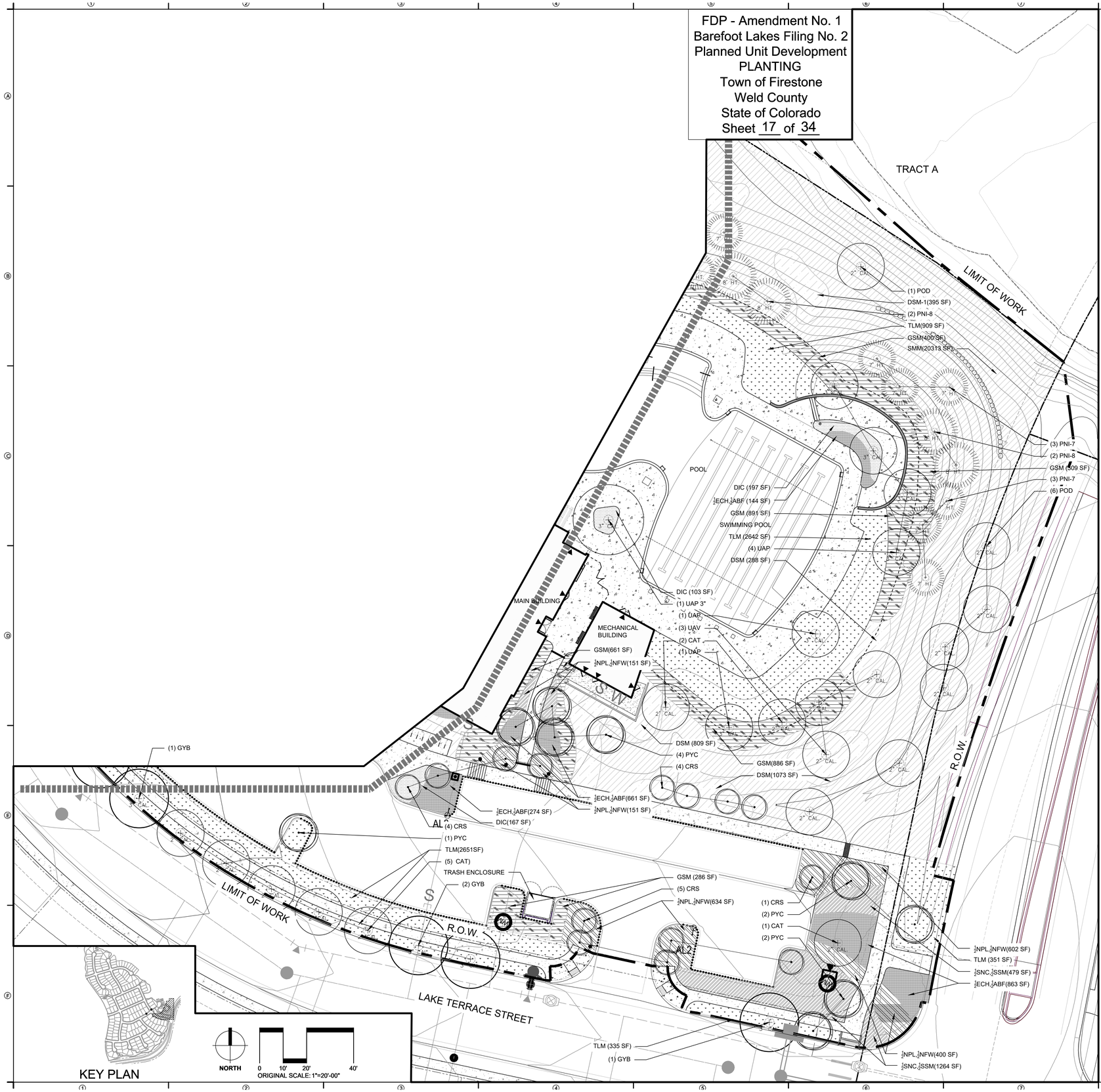
FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 17 of 34



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FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
PLANTING	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3.23.2018
Revision 1:	7.13.2018
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Sheet 17 of 34	

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FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development
FENCING
Town of Firestone
Weld County
State of Colorado
Sheet 18 of 34

SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAIL(S)
6.0	**RAILINGS, BARRIERS AND FENCING**		
6.1	(Not Used)		
6.2	Fence Type 1 - Open	2 / L2.2	1 / L2.2
	Gate Retrofit in Fence Type 1 - Open	3 / L2.2	1 / L2.2, 2 / L2.2
6.3	Fence Type 2 - Open with Crosstie	1 / L2.3	1 / L2.2, 2 / L2.2
6.4	Fence Type 3 - Privacy	2 / L2.3	1 / L2.2, 3 / L2.3
6.5	Pickleball Fence		
	Gate Retrofit in Fence Type 3 - Privacy	3 / L2.3	1 / L2.2, 2 / L2.3
	Residential Fence Type 1 - Open	1 / L2.4	2, 3, 4 / L2.4
	Residential Fence Type 3 - Privacy	2 / L2.4	1, 3, 4 / L2.4
	Residential Fence Gates	3 / L2.4	1, 2, 4 / L2.4

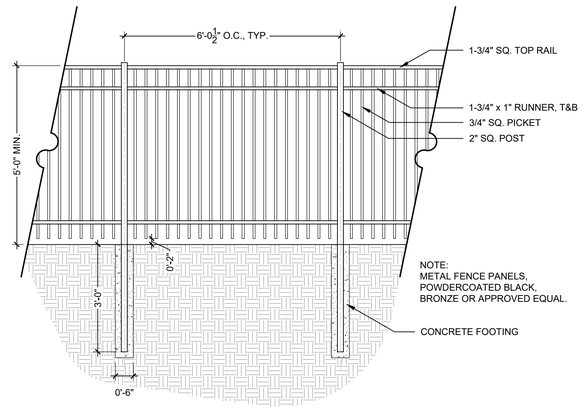
SYMBOL LEGEND

—x—x—	Pool Fence	6.1
	Fence Type 1 - Open	6.2
	Fence Type 2 - Open with Cross-Tie	6.3
	Fence Type 3 - Privacy	6.4
	Pickleball fence	6.5

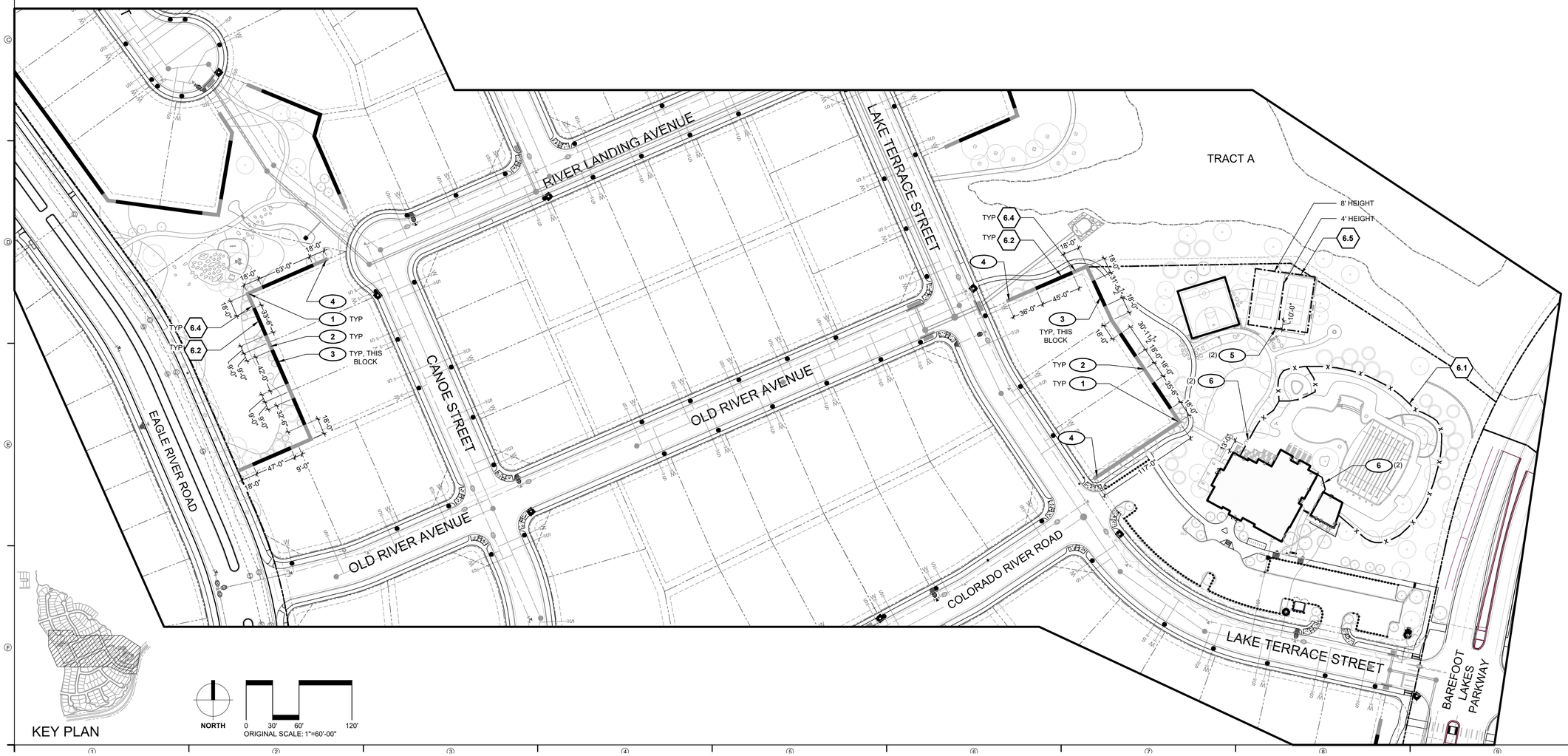
NOTE:
1. Refer to detail at right for [6.1] Pool Fence.
2. Pickleball fence is black chain link with windscreen.
   - 2.1. Refer to plan notes for fence height.
   - 2.2. Secure windscreen to perimeter fence per manufacturer's recommendations.
   - 2.3. Windscreen product: *500 Series 80% MAXFlex PVC Mesh* by FenceScreen® (or approved equal.) Windscreen color: Forest Green.
3. Refer to associated details in the recorded Filing 2 FDP for the other fence types.

FENCING REFERENCE NOTES

1. Center Post to Lot lines
2. Starting from Lot lines, install fence type as indicated in 9' segments.
3. Locate Segments not equal to 9' as indicated. Where not possible to make up the difference in a single segment, split equally among two or three segments.
4. Step down at end segment as shown in Keynote 6.2.
5. Pedestrian Gate: 7' high x 4' wide chain link gate with welded frames and lockable latches. Match adjacent fence material and finish. Include transom above gate.
6. Access Gate: 5' wide, match fence height. Match adjacent fence material and finish. Include lockable latch and drop rod.



1 **POOL FENCE** 6.1
SCALE: 1/2" = 1'-0"



KEY PLAN

NORTH
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Weld County
State of Colorado
Sheet 19 of 21

FINISH LEGEND

- BOARD AND BATTEN
- 8" LAP SIDING
- SMOOTH PANEL WITH REVEALS
- WOOD PANEL OR TRIM
- FIBER CEMENT PANEL
- STONE VENEER
- CORRUGATED METAL PANEL
- STOREFRONT/ GLAZING



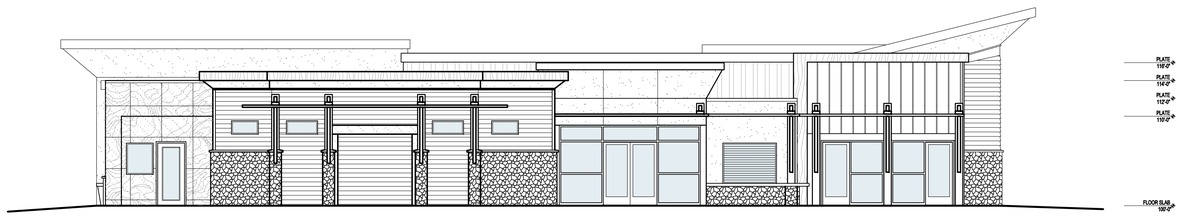
SOUTH ELEVATION

0 8' 16' 24'



WEST ELEVATION

0 8' 16' 24'



EAST ELEVATION

0 8' 16' 24'



NORTH ELEVATION

0 8' 16' 24'

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Brookfield Residential Barefoot Lakes Community Recreation Center
Firestone, Colorado 7,500 S.F.
ARCHITECTURAL ELEVATIONS
SCHEMATIC DESIGN

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FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
ARCHITECTURAL ELEVATIONS	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3/23/2018
Revision 1:	7/13/2018
Revision 2:	
Revision 3:	
Sheet 19 of 21	

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FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development
ARCHITECTURAL ELEVATIONS
Town of Firestone
Weld County
State of Colorado
Sheet 20 of 21

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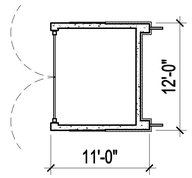
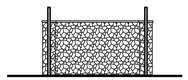


PLAN



REAR ELEVATION

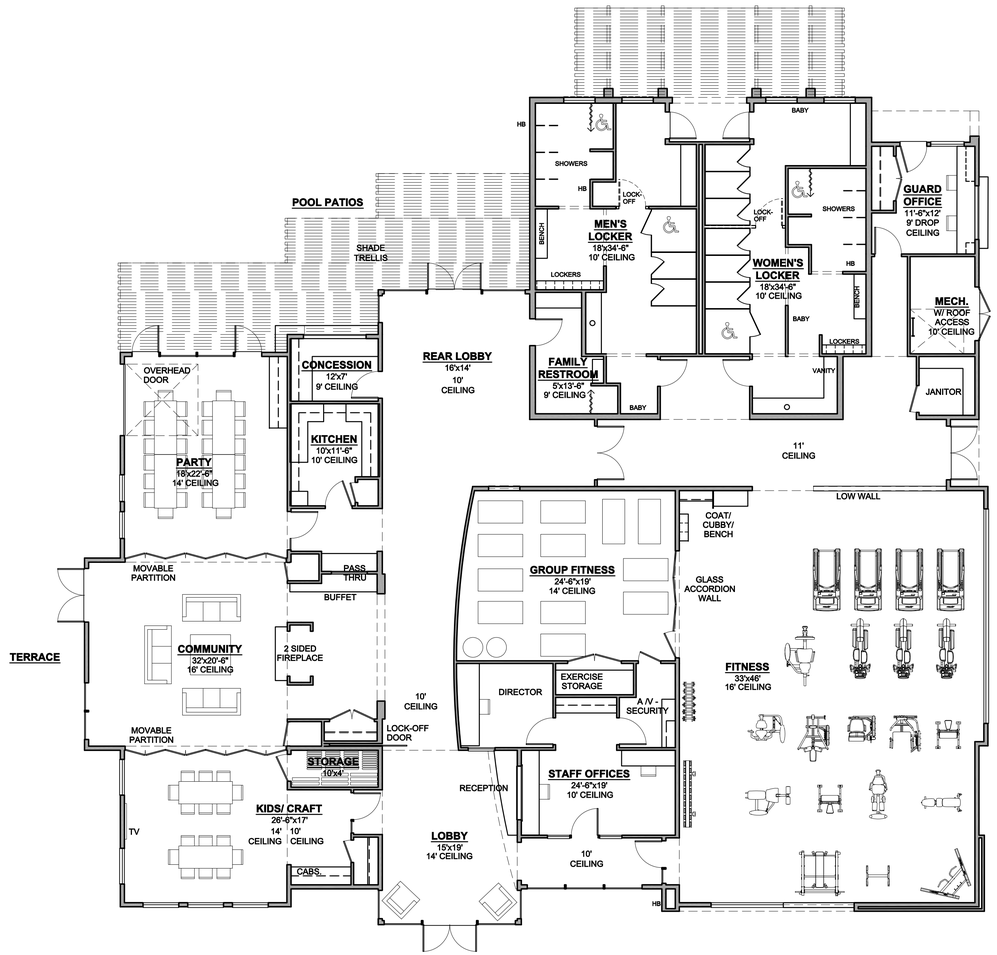


FRONT ELEVATION

TYP. SIDE ELEVATION

TRASH ENCLOSURE

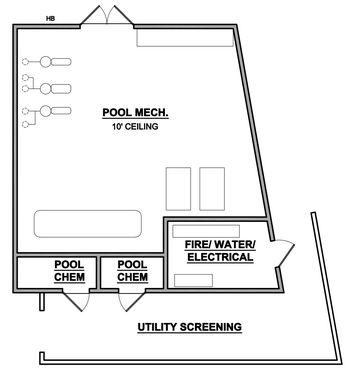
0 8' 16' 24'



FLOOR PLAN

0 8' 16' 24'

QRUWK



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Brookfield Residential
Barefoot Lakes Community Recreation Center
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ARCHITECTURAL FLOOR PLAN
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ARCHITECTURAL FLOOR PLAN	
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Revision 2:	
Revision 3:	
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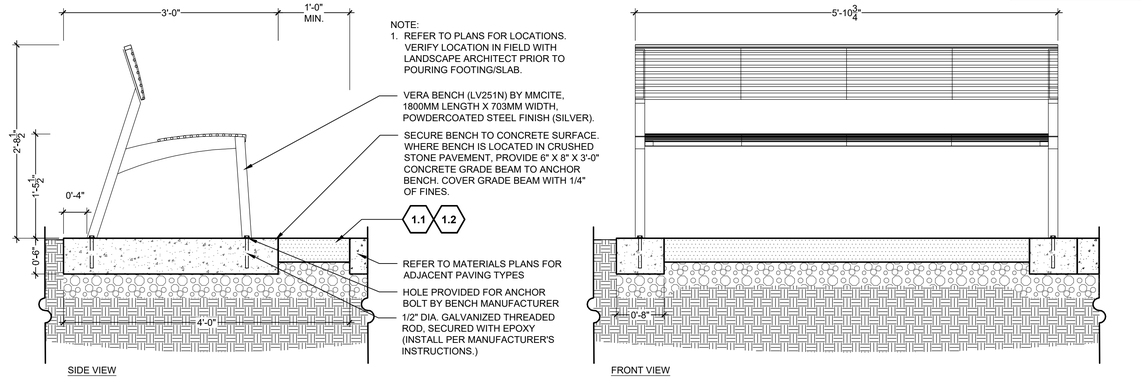
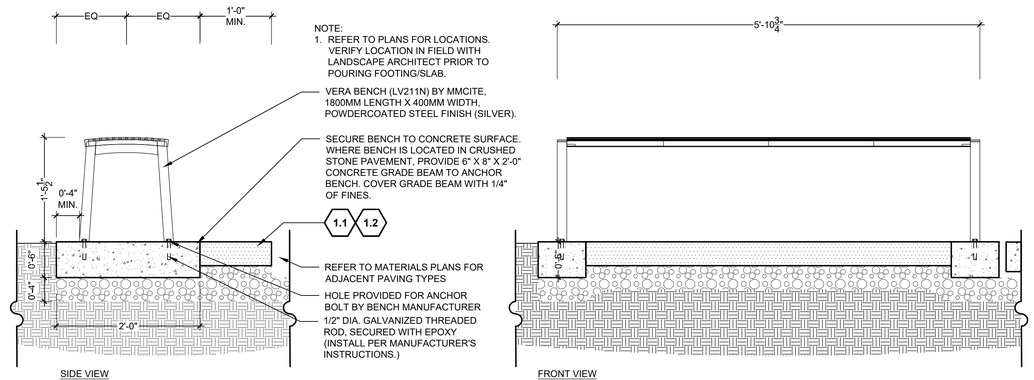
FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development
SITE PLAN DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 21 of 34



1 BENCH TYPE 1 (BACKED)

SCALE: 1" = 1'-0"

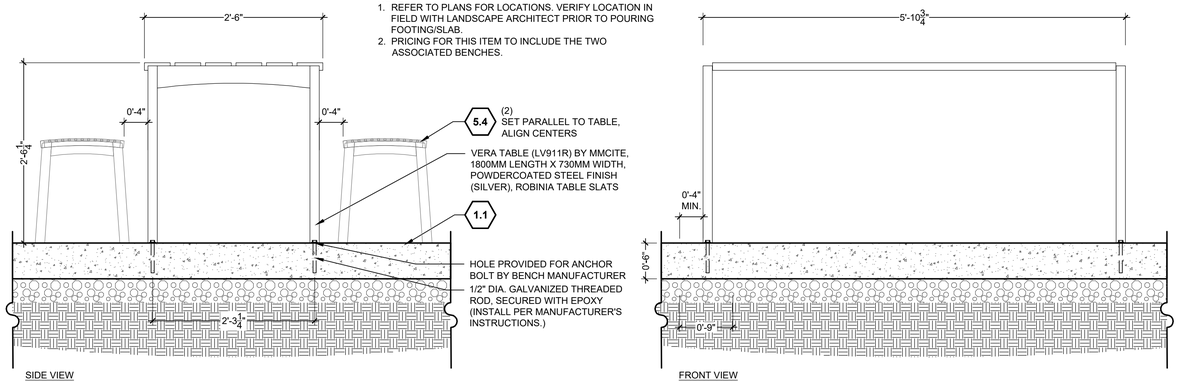
5.3



2 BENCH TYPE 1 (BACKLESS)

SCALE: 1" = 1'-0"

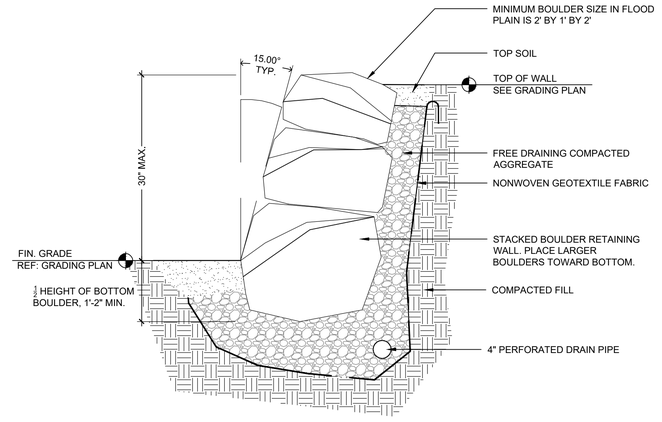
5.4



3 PICNIC TABLE

SCALE: 1" = 1'-0"

5.5



6 STACKED BOULDER WALL

SCALE: 1/2" = 1'-0"

4.2



NOTE:
1. REPRESENTATIVE IMAGE OF EXAMPLE CMU RETAINING WALL: *PAVESTONE ROCKWALL*, PECAN COLOR BLEND (OR EQUAL).
2. TO BE INSTALLED PER MANUFACTURER'S DETAILED INSTRUCTIONS, INCLUDING FOOTINGS (AS NEEDED), DRAINAGE AND WALL CAP.
3. WALL HEIGHT NOT TO EXCEED 3 FEET FROM FINISH GRADE TO TOP OF WALL.

7 PRECAST MASONRY RETAINING WALL

NTS

4.1



NOTE:
1. EQUIPMENT DETAILS:
   MANUFACTURER: BURKE
   MODEL: VERVE III (560-2580)
   COLOR: LIME GREEN
2. ALL FITNESS AND PLAY EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S DETAILED INSTRUCTIONS. PROVIDE SHOP DRAWINGS FOR FOOTINGS.
3. CONFIRM FALL ZONE CLEARANCES PRIOR TO INSTALLATION OF EQUIPMENT.
4. ALL PLAYGROUND EQUIPMENT, EXERCISE EQUIPMENT, SURFACING & STRUCTURES TO MEET THE CURRENT ASTM STANDARDS, NATIONAL RECREATION & PARK ASSOCIATION STANDARDS. ADA CODE & TOWN OF FIRESTONE BUILDING CODES.

4 PLAY EQUIPMENT - VERVE III

NTS

5.1



NOTE:
1. EQUIPMENT DETAILS:
   MANUFACTURER: BURKE
   MODEL: STANDING ROCKER (570-0054)
   COLOR: LIME GREEN
2. ALL FITNESS AND PLAY EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S DETAILED INSTRUCTIONS. PROVIDE SHOP DRAWINGS FOR FOOTINGS.
3. CONFIRM FALL ZONE CLEARANCES PRIOR TO INSTALLATION OF EQUIPMENT.
4. ALL PLAYGROUND EQUIPMENT, EXERCISE EQUIPMENT, SURFACING & STRUCTURES TO MEET THE CURRENT ASTM STANDARDS, NATIONAL RECREATION & PARK ASSOCIATION STANDARDS. ADA CODE & TOWN OF FIRESTONE BUILDING CODES.

5 PLAY EQUIPMENT - STANDING ROCKER

NTS

5.2

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FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
SITE DETAILS	
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Revision 1:	7.13.2018
Revision 2:	
Revision 3:	
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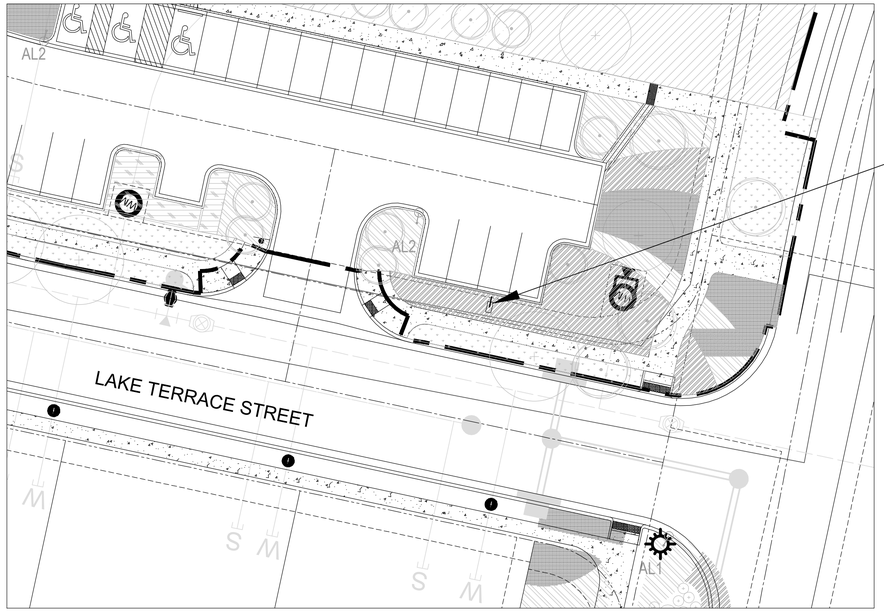
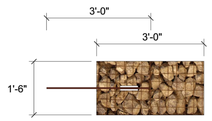
FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development
SIGNAGE
Town of Firestone
Weld County
State of Colorado
Sheet 22 of 34

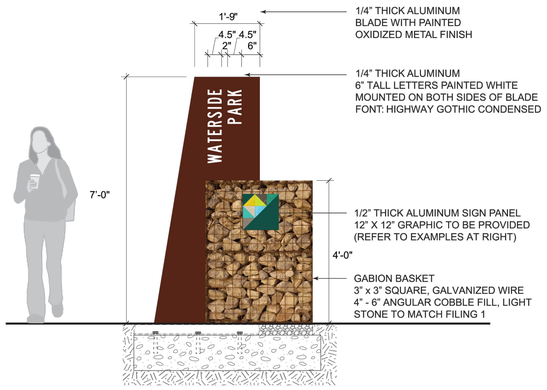


SMALL AMENITY SIGN

LOCATION PLAN



PLAN VIEW

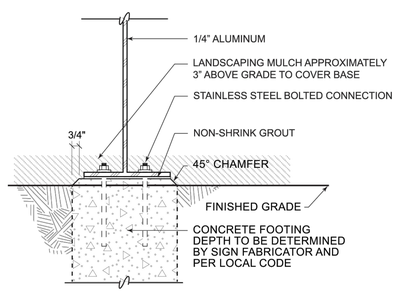


ELEVATION

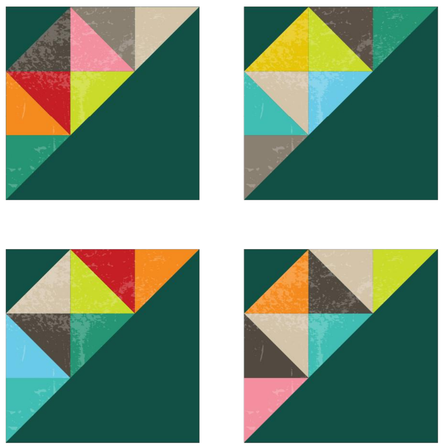


SIDE

NOTE:
1) FABRICATOR TO PROVIDE STRUCTURAL ENGINEERING (BY A LISCENSED COLORADO ENGINEER) AND SHOP DRAWINGS FOR SIGNS AND CONTCRETE FOOTINGS.



INSTALLATION DETAILS
NOT TO SCALE



EXAMPLE DECORATIVE PANELS
12" X 12" X 1/2"
SECURE TO BASKETE FROM REAL
MATCH FILING 1 CONSTRUCTION
ARTWORK TO BE PROVIDED DURING SHOP DRAWING PROCESS

1 SMALL AMENITY SIGN
1/2" = 1'-0"

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FDP - AMENDMENT NO. 1
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TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

SIGNAGE

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER / TORO	PROS-06-PRS30-CV-R W/ O PRECISION SERIES NOZZLE	POPUP SPRAY HEAD	8
L R S	HUNTER / TORO	PROS-06-PRS30-CV-R W/ O PRECISION SST & CORNER NOZZLE	POPUP SPRAY HEAD	8
	HUNTER / TORO	PROS-12-PRS30-CV-R W/ O PRECISION SERIES NOZZLE	HI-POP SPRAY HEAD	9
L S R	HUNTER / TORO	PROS-12-PRS30-CV-R W/ O PRECISION SST & CORNER NOZZLE	HI-POP SPRAY HEAD	9
	HUNTER / TORO	PROS-12-PRS30-CV-R W/ O PRECISION SERIES NOZZLE	HI-POP SPRAY HEAD	9
L R S	HUNTER / TORO	PROS-12-PRS30-CV-R W/ O PRECISION SST & CORNER NOZZLE	HI-POP SPRAY HEAD	9
M2 M3 M2 M2	HUNTER	PROS-12-PRS40-CV-R W/ M2000 SERIES NOZZLE	HI-POP SPRAY HEAD	9
#4 #6 #6 #6	HUNTER	I-20-06-55-R W/ # NOZZLE	GEAR DRIVEN ROTOR	10
#1.5 #1.5 #1.5 #1.5	HUNTER	I-20-12-R W/ # NOZZLE	HI-POP GEAR DRIVEN ROTOR	11
#1.5 #3 #3 #3	HUNTER	I-20-12-R W/ # NOZZLE	HI-POP GEAR DRIVEN ROTOR	11
#4 #6 #6 #6	HUNTER	I-20-12-R W/ # NOZZLE	HI-POP GEAR DRIVEN ROTOR	11
	WEATHERMATIC	MAX 11000-NP SERIES W/ SLDEC1	ELECTRIC CONTROL VALVE W/ DECODER	12 & 13
N/S	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
▼	RAIN BIRD	44-NP	QUICK COUPLING VALVE	15
F	WEATHERMATIC	QUOTE #10843-F WITH SLPED-ENC & SMARTLINK AIRGARD WITH FLOW	ELECTRIC CONTROLLER	3 & 4
G	WEATHERMATIC	QUOTE #10843-G WITH SLPED-ENC & SMARTLINK AIRGARD WITH FLOW	ELECTRIC CONTROLLER	3 & 4
H	WEATHERMATIC	QUOTE #10843-H WITH SLPED-ENC & SMARTLINK AIRGARD WITH FLOW	ELECTRIC CONTROLLER	3 & 4
W	WEATHERMATIC	SLW5 (WIRELESS)	WEATHER STATION	5
	FEBCO	825YA	BACKFLOW PREVENTER	1
N/S	STRONG BOX	SSBC-40ALHP	BACKFLOW PREVENTER ENCLOSURE	2
N/S	MATCO	201X	MANUAL DRAIN VALVE	16
▶◀		LINE SIZE - 2½" AND SMALLER	GATE VALVE	17
◪	WEATHERMATIC	SLF-ISOFLOW-1	FLOW SENSOR RELAY	37
⦿	WEATHERMATIC	MAX 11000-NP SERIES (2") W/ SLDEC1	MASTER CONTROL VALVE	6
FS	WEATHERMATIC	SLSFI-520 - 2"- CONTACT JOHN KEESEN AT HYDROSYSTEMS*KDI (303) 980-5327 FOR SYSTEM AND FLOW SENSOR START-UP INITIALIZATION	FLOW SENSOR	7
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE	21
		CLASS 200 BE	PVC LATERAL	21
		CLASS 160	PVC SLEEVING	22
	TORO	BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH	18 - 20
⊕	RAIN BIRD / WEATHERMATIC	XCZ-100-COM W/ SLDEC1	DRIP VALVE ASSEMBLY W/ DECODER	19 & 13
			DRIP LINE BLOW-OUT STUB	18
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	20
N/S	WEATHERMATIC	SLDEC1	VALVE DECODER	12, 13, 19, 30 & 31
N/S	WEATHERMATIC	SLWIRE122 - 1000	2-WIRE DECODER CABLE	12, 13, 14, 19, 30 & 31
A	WEATHERMATIC	SLGDT LIGHTNING ARRESTOR	GROUNDING LOCATION	14
M			WATER METER	BY OTHERS
A	WEATHERMATIC	QUOTE #10843-A WITH SMARTLINK AIRGARD WITH FLOW	ELECTRIC CONTROLLER	23 & 4
W	WEATHERMATIC	SLW5 (WIRELESS)	WEATHER STATION	24
	HUNTER / TORO	PROS-06-PRS30-CV W/ O PRECISION SERIES NOZZLE	POPUP SPRAY HEAD (POTABLE)	27
#1.5 #1.5 #1.5 #1.5	HUNTER	I-20-06-55 W/ # NOZZLE	GEAR DRIVEN ROTOR (POTABLE)	28
#6 #6 #6 #6	HUNTER	I-20-12 W/ # NOZZLE	HI-POP GEAR DRIVEN ROTOR (POTABLE)	29
	WEATHERMATIC	MAX 11000-NP SERIES W/ SLDEC1	ELECTRIC CONTROL VALVE W/ DECODER (POTABLE)	30 & 13
	RAIN BIRD / WEATHERMATIC	XCZ-100-COM W/ SLDEC1	DRIP VALVE ASSEMBLY W/ DECODER (POTABLE)	31 & 13
	WEATHERMATIC	SLSFI-510 - 1"- CONTACT JOHN KEESEN AT HYDROSYSTEMS*KDI (303) 980-5327 FOR SYSTEM AND FLOW SENSOR START-UP INITIALIZATION	FLOW SENSOR (POTABLE)	26
	WEATHERMATIC	MAX 11000-NP SERIES W/ SLDEC1	MASTER CONTROL VALVE (POTABLE)	25
	RAIN BIRD	44-LRC	QUICK COUPLING VALVE (POTABLE)	33
		LINE SIZE - 2½" AND SMALLER	GATE VALVE (POTABLE)	34
			DRIP LINE BLOW-OUT STUB (POTABLE)	32
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE (POTABLE)	36
N/S	MATCO	201X	MANUAL DRAIN VALVE (POTABLE)	35
			EXISTING QUICK COUPLER VALVE	
			EXISTING CONTROL VALVE	
			EXISTING DRIP VALVE ASSEMBLY	
			EXISTING PVC MAINLINE	

CONTROLLER & STATION NO.
CONTROL VALVE SIZE

FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development

Town of Firestone
Weld County
State of Colorado
Sheet 23 of 34

IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY DESIGN WORKSHOP. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.

2. SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE **110 PSI AT POC #1 & 86 PSI AT POC #2**. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF **STATED AT EACH POC LOCATION.**

3. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SEVEN HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

BLUEGRASS TURF	1.76" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	0.62" PER WEEK PEAK SEASON
WILDFLOWER MIXES	1.00" PER WEEK PEAK SEASON
NATIVE SEED MIXES	0.60" PER WEEK PEAK SEASON (TWO SEASONS)

NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT.

4. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE.

5. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & (QUANTITY)
¾" - 1¼" PIPING	2" PVC (1)
1½" - 2" PIPING	4" PVC (1)
2½" - 3" PIPING	6" PVC (1)
4" PIPING	8" PVC (1)
2-WIRE CABLE	3" PVC (1)
COMMUNICATION CABLE	3" PVC (1)

6. MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO INSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.

7. POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL 5' NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. WHERE INDICATED, INSTALL LOW FLOW SQ SERIES SQUARE NOZZLES AT SPACING SHOWN. HIGH EFFICIENCY PRECISION O NOZZLES HAVE BEEN SELECTED FOR THEIR DISTRIBUTION UNIFORMITY AND FLOW CHARACTERISTICS. NO SUBSTITUTION WILL BE ALLOWED.

8. ROTARY SPRAY NOZZLES - HUNTER AT 40 PSI: CONTRACTOR TO INSTALL PLASTIC ROTARY NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL M2000 SERIES NOZZLES ON ALL HEADS SPACED 14' TO 18'. UTILIZE MP CORNER SERIES FOR IRRIGATED AREAS THAT NARROW TO AN ANGLE OF LESS THAN 75 DEGREES. VARIABLE ARC SHOULD BE UTILIZED TO AVOID OVERSPRAY ONTO HARD SERVICES OR BEYOND IRRIGATED AREA.

9. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.

10. WEB-BASED CONTROL NOTE - WEATHERMATIC SMARTLINK WEB-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING MODEL (PER SCHEDULE). INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTACT PARRY WEBB AT WEATHERMATIC (303) 638-6268 FOR PRICING. CONTACT JOHN KEESEN AT HYDROSYSTEMS*KDI (303) 980-5327 FOR CONTROLLER AND FLOW SENSOR START-UP AND INITIALIZATION. WATER MANAGEMENT SUBSCRIPTION IS INCLUDED IN THE COST OF THE CONTROLLER FOR A 2 YEAR PERIOD AND WILL BE MANAGED ON BEHALF OF THE OWNER BY HYDROSYSTEMS*KDI. COORDINATION BETWEEN HYDROSYSTEMS*KDI AND THE LANDSCAPE MAINTENANCE COMPANY WILL BE REQUIRED FOR A PERIOD OF TWO YEARS, AT MINIMUM.

11. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.

12. SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW STATED AT EACH POC LOCATION.

13. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

14. 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL GROUND ALL DECODERS AND DECODER WIRE PER MANUFACTURES RECOMMENDATIONS AND STANDARDS. (MINIMUM OF EVERY 500' OF WIRE AND AT ALL ENDS OF WIRE RUN).
    A. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE WIRE (SEE SCHEDULE FOR SPECIFIC WIRE).
    B. USE DIFFERENT COLOR 2-WIRE CABLE FOR EACH CONTROLLER.
    C. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
    D. LOOP 5' OF 2-WIRE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
    E. USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
    F. INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.

REFER TO SHEET

23	IRRIGATION NOTES & SCHEDULE
25	IRRIGATION OVERALL KEY
25 - 30	IRRIGATION PLANS
31 - 34	IRRIGATION DETAILS

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FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

IRRIGATION NOTES & SCHEDULE

Name of application:	Barefoot Lakes Filing No. 2
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FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
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Weld County
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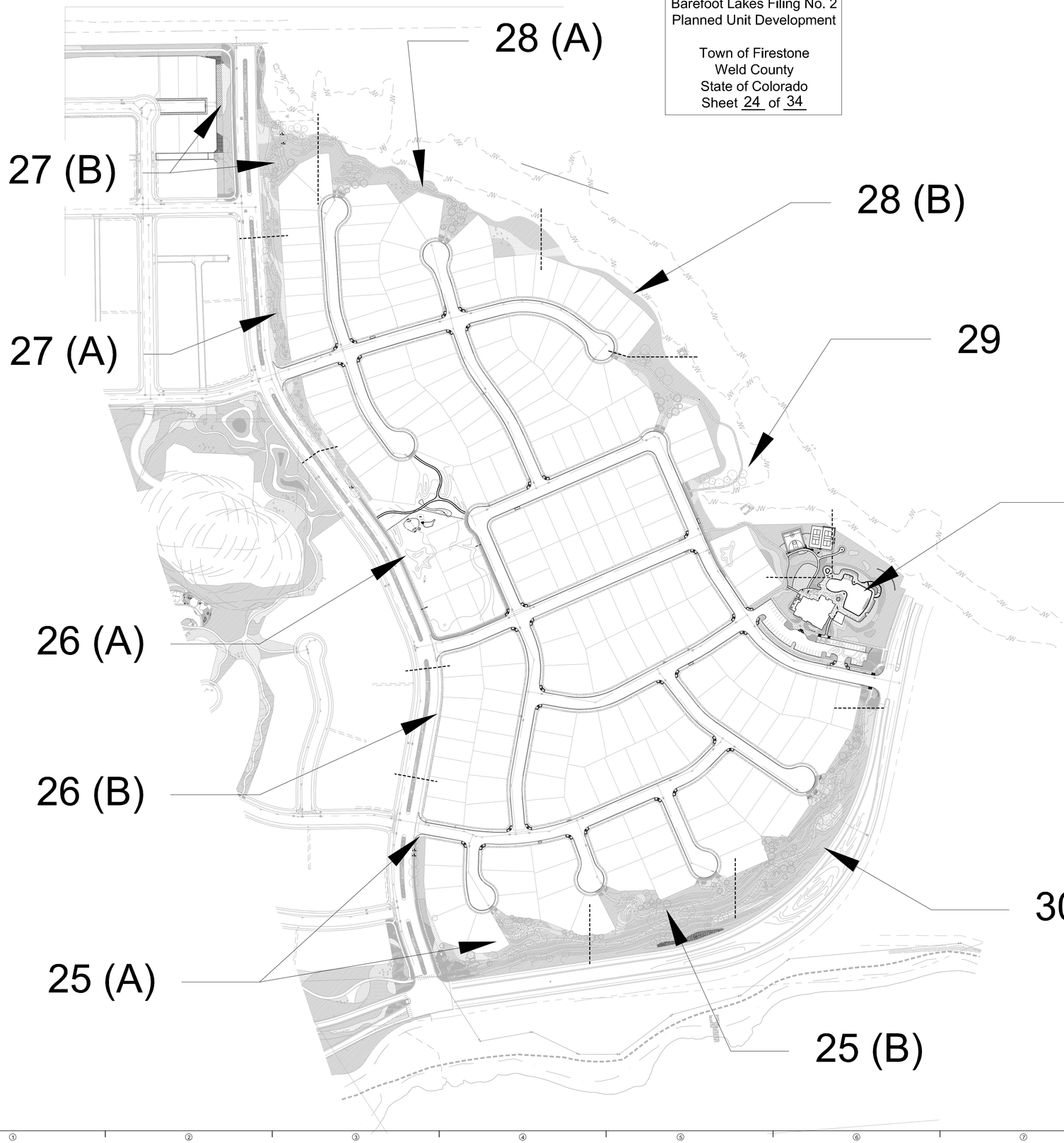

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23	IRRIGATION NOTES & SCHEDULE
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25 - 30	IRRIGATION PLANS
31 - 34	IRRIGATION DETAILS

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NORTH
0 75' 150' 300'
ORIGINAL SCALE: 1"=150'

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BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
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1 POINT OF CONNECTION #1 - 1 1/2"

PEAK FLOW REQUIREMENT: 35 GPM.
REQUIRED STATIC PRESSURE: 110 PSI
TIE ONTO EXISTING 2" COPPER STUB-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION. EXTEND 2" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 2" STOP VALVE WITH A DRAIN, ONE 2" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE QUICK COUPLING VALVE, ONE 2" WEATHERMATIC SLF5I-T20 FLOW SENSOR, ONE 2" WEATHERMATIC MAX 11000-NP VALVE AS A MASTER VALVE, ONE 2½" GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE PE54 SHIELDED CABLE FROM FLOW SENSOR TO SMARTLINK AIRCARD WITH FLOW LOCATED IN CONTROLLER "F". CONNECT MASTER VALVE TO CONTROLLER "F" VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE OR CONSULTANT PRIOR TO INSTALLATION.

F CONTROLLER LOCATION "F"

PEDESTAL MOUNT ONE 96 STATION WEATHERMATIC CONTROLLER, REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN TBD LF. OF CONTROLLER LOCATION FROM TO BE COORDINATED AT A LATER DATE. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND ONE PE54 SHIELDED CABLE FROM FLOW SENSOR TO SMARTLINK AIRCARD WITH FLOW LOCATED IN CONTROLLER "F". CONNECT MASTER VALVE TO CONTROLLER "F" VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION. MOUNT ONE WEATHERMATIC WEATHER STATION DEVICE ON A POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER STATION RECEIVER IN CONTROLLER ENCLOSURE. CONFIRM THERE IS COMMUNICATION BETWEEN CONTROLLER AND WEATHER STATION. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

NOTE: WEATHERMATIC SMARTLINK WEB-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING MODEL #10843F. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTACT JOHN BISANT AT WEATHERMATIC (303) 710-2351 FOR PRICING. CONTACT PARRY WEBB AT WEATHERMATIC (303) 638-6268 FOR PRICING. CONTACT JOHN KEESEN AT HYDROSYSTEMS-KDI (303) 980-5327 FOR CONTROLLER AND FLOW SENSOR START-UP AND INITIALIZATION. WATER MANAGEMENT SUBSCRIPTION IS INCLUDED IN THE COST OF THE CONTROLLER FOR A 2 YEAR PERIOD AND WILL BE MANAGED ON BEHALF OF THE OWNER BY HYDROSYSTEMS-KDI. COORDINATION BETWEEN HYDROSYSTEMS-KDI AND THE LANDSCAPE MAINTENANCE COMPANY WILL BE REQUIRED FOR A PERIOD OF TWO YEARS, AT MINIMUM.

REFER TO SHEET 26

EAGLE RIVER ROAD

COLORADO RIVER DRIVE

LAKESIDE DRIVE

SHORE POINT STREET

CREEKSIDE STREET

REFER TO SHEET 30

REFER TO WINDOW A

REFER TO WINDOW B

BAREFOOT LAKES FILING NO. 1

BAREFOOT LAKES PARKWAY

BAREFOOT LAKES PARKWAY (FUTURE FILING)

CONTRACTOR TO LOCATE EXISTING VALVES AT THIS APPROXIMATE LOCATION AND EXTEND NEW IRRIGATION AS SHOWN.

CONTRACTOR TO EXTEND NEW DRIP TUBING FROM VALVE H9 TO PERENNIALS WITHIN SHRUB BED AREA.

CONTRACTOR TO REFER TO FILING 1 IRRIGATION PLANS FOR EXISTING IRRIGATION.

CONTRACTOR TO EXTEND NEW DRIP TUBING FROM VALVE E52 TO ANNUALS WITHIN SHRUB BED AREA.

INSTALL ONE 2½" GATE VALVE AND CAP THE MAINLINE 5' DOWNSTREAM OF THE GATE VALVE. EXTEND 2-WIRE CABLE TO THIS POINT FOR FUTURE EXPANSION FROM CONTROLLER 'H'. COIL WIRE IN 10" ROUND VALVE BOX.

WINDOW A

WINDOW B

REFER TO SHEET	
23	IRRIGATION NOTES & SCHEDULE
25	IRRIGATION OVERALL KEY
25 - 30	IRRIGATION PLANS
31 - 34	IRRIGATION DETAILS

KEY PLAN

NORTH

0 15' 30' 60'
ORIGINAL SCALE: 1"=30'-00"

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BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

IRRIGATION PLAN

Name of application:	Barefoot Lakes Filing No. 2
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REFER TO SHEET 27

CREEKWOOD STREET

RIVER LANDING AVENUE

CANOE STREET

EAGLE RIVER ROAD

OLD RIVER AVENUE

BAREFOOT LAKES FILING NO. 1

REFER TO WINDOW B

WINDOW A

REFER TO WINDOW A

REFER TO SHEET 25

WINDOW B

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KEY PLAN

NORTH

0 15' 30' 60'
ORIGINAL SCALE: 1"=30'-00"

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TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

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REFER TO WINDOW B

WELD COUNTY ROAD 28

CONTRACTOR TO EXTEND NEW DRIP TUBING FROM VALVE D79 TO ANNUALS WITHIN SHRUB BED AREA.

CONTRACTOR TO EXTEND NEW DRIP TUBING FROM VALVE D80 TO PERENNIALS WITHIN SHRUB BED AREA.

CONTRACTOR TO LOCATE EXISTING 3" MAINLINE AND 2-WIRE CABLE (FROM EXISTING CONTROLLER D) AT THIS APPROXIMATE LOCATION, TIE ONTO AND EXTEND NEW 3" MAINLINE AND NEW 2-WIRE CABLE TO NEW IRRIGATION AS SHOWN. CONTRACTOR TO REFER TO FILING 1 IRRIGATION PLANS FOR EXISTING IRRIGATION.

CONTRACTOR TO EXTEND NEW DRIP TUBING FROM VALVE F53 TO ANNUALS WITHIN SHRUB BED AREA.

CONTRACTOR TO EXTEND NEW DRIP TUBING FROM VALVE F52 TO PERENNIALS WITHIN SHRUB BED AREA.

ST. VRAIN ROAD

EAGLE RIVER ROAD

BAREFOOT LAKES FILING NO. 1

WINDOW A

REFER TO SHEET 26

CLEAR CREEK DRIVE

WINDOW B

REFER TO SHEET 28

REFER TO WINDOW A

REFER TO SHEET

23	IRRIGATION NOTES & SCHEDULE
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KEY PLAN

NORTH

0 15' 30' 60'
ORIGINAL SCALE: 1"=30'-00"

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KEY PLAN

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ORIGINAL SCALE: 1"=30'-00"

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Weld County
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3 POINT OF CONNECTION #3 - 3/4"

PEAK FLOW REQUIREMENT: 10 GPM. REQUIRED STATIC PRESSURE: 86 PSI

TIE ONTO ¾" COPPER STUB-OUT AT THIS APPROXIMATE LOCATION, BY OTHERS (REFER TO PLUMBING PLANS). INSTALL ONE MANUAL DRAIN VALVE, ONE 1" WEATHERMATIC SLFSI-T10 FLOW SENSOR, ONE 1" WEATHERMATIC MAX 11000-NP VALVE AS A MASTER VALVE, ONE QUICK COUPLING VALVE, ONE GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE PE54 SHIELDED CABLE FROM FLOW SENSOR TO SMARTLINK AIRGARD WITH FLOW LOCATED IN CONTROLLER "A". CONNECT MASTER VALVE TO CONTROLLER "A" VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR.

K CONTROLLER LOCATION "K"

WALL MOUNT ONE 48 STATION WEATHERMATIC CONTROLLER, REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN TBD LF. OF CONTROLLER LOCATION FROM TO BE COORDINATED AT A LATER DATE. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND ONE PE54 SHIELDED CABLE FROM FLOW SENSOR TO SMARTLINK AIRGARD WITH FLOW LOCATED IN CONTROLLER "A". CONNECT MASTER VALVE TO CONTROLLER "A" VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION. MOUNT ONE WEATHERMATIC WEATHER STATION DEVICE ON A POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER STATION RECEIVER IN CONTROLLER ENCLOSURE. CONFIRM THERE IS COMMUNICATION BETWEEN CONTROLLER AND WEATHER STATION. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

NOTE: WEATHERMATIC SMARTLINK WEB-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING MODEL #10843-K. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTACT JOHN BISANT AT WEATHERMATIC (303) 710-2357 FOR PRICING. CONTACT PARRY WEBB AT WEATHERMATIC (303) 638-6268 FOR PRICING. CONTACT JOHN KEESEN AT HYDROSYSTEMS*KDI (303) 980-5327 FOR CONTROLLER AND FLOW SENSOR START-UP AND INITIALIZATION. WATER MANAGEMENT SUBSCRIPTION IS INCLUDED IN THE COST OF THE CONTROLLER FOR A 2 YEAR PERIOD AND WILL BE MANAGED ON BEHALF OF THE OWNER BY HYDROSYSTEMS-KDI. COORDINATION BETWEEN HYDROSYSTEMS-KDI AND THE LANDSCAPE MAINTENANCE COMPANY WILL BE REQUIRED FOR A PERIOD OF TWO YEARS, AT MINIMUM.

REFER TO WINDOW B

REFER TO SHEET 39

REFER TO SHEET 39

BAYSHORE STREET

REFER TO SHEET 25

BAREFOOT LAKES PARKWAY (FUTURE FILING)

LAKE TERRACE STREET

BAREFOOT LAKES PARKWAY (FUTURE FILING)

INSTALL ONE 2½" GATE VALVE AND CAP THE MAINLINE 5' DOWNSTREAM OF THE GATE VALVE. EXTEND 2-WIRE CABLE TO THIS POINT FOR FUTURE EXPANSION FROM CONTROLLER 'H'. COIL WIRE IN 10" ROUND VALVE BOX.

CONTRACTOR TO EXTEND NEW DRIP TUBING FROM VALVE G26 TO PERENNIALS WITHIN SHRUB BED AREA.

CONTRACTOR TO EXTEND NEW DRIP TUBING FROM VALVE G21 TO ANNUALS WITHIN SHRUB BED AREA.

Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

HydroSystems-KDI, Inc. Irrigation Consulting
860 Tabor Street, Suite 200
Lakewood, Colorado 80401
303-980-5327
303-980-5384 (fax)

2 POINT OF CONNECTION #1 - 1 1/2"

PEAK FLOW REQUIREMENT: 50 GPM. REQUIRED STATIC PRESSURE: 86 PSI

TIE ONTO EXISTING 2" COPPER STUB-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION. EXTEND 2" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 2" STOP VALVE WITH A DRAIN, ONE 2" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE QUICK COUPLING VALVE, ONE 2" WEATHERMATIC SLF5I-T20 FLOW SENSOR, ONE 2" WEATHERMATIC MAX 11000-NP VALVE AS A MASTER VALVE, ONE 2½" GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. EXTEND ONE PE54 SHIELDED CABLE FROM FLOW SENSOR TO SLF-ISOFLOW-1 THEN FROM THE SLF-ISOFLOW-1 TO THE SMARTLINK AIRGARD WITH FLOW LOCATED IN CONTROLLER "G" THEN PIGTAIL FROM CONTROLLER "G" TO CONTROLLER "H" WITH 2-WIRE CABLE. CONNECT MASTER VALVE TO CONTROLLER "G" VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE OR CONSULTANT PRIOR TO INSTALLATION.

G CONTROLLER LOCATION "G" & "H"

PEDESTAL MOUNT TWO 48 STATION WEATHERMATIC CONTROLLERS, REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN TBD LF. OF CONTROLLER LOCATION FROM TO BE COORDINATED AT A LATER DATE. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND ONE PE54 SHIELDED CABLE FROM FLOW SENSOR TO SLF-ISOFLOW-1 THEN FROM THE SLF-ISOFLOW-1 TO THE SMARTLINK AIRGARD WITH FLOW LOCATED IN CONTROLLER "G" THEN PIGTAIL FROM CONTROLLER "G" TO CONTROLLER "H" WITH 2-WIRE CABLE. CONNECT MASTER VALVE TO CONTROLLER "G" VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION. MOUNT ONE WEATHERMATIC WEATHER STATION DEVICE ON A POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER STATION RECEIVER IN CONTROLLER ENCLOSURE. CONFIRM THERE IS COMMUNICATION BETWEEN CONTROLLER AND WEATHER STATION. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

NOTE: WEATHERMATIC SMARTLINK WEB-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING MODEL #10843-G & 10843-H. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTACT PARRY WEBB AT WEATHERMATIC (303) 638-6268 FOR PRICING. CONTACT JOHN KEESEN AT HYDROSYSTEMS*KDI (303) 980-5327 FOR CONTROLLER AND FLOW SENSOR START-UP AND INITIALIZATION. WATER MANAGEMENT SUBSCRIPTION IS INCLUDED IN THE COST OF THE CONTROLLER FOR A 2 YEAR PERIOD AND WILL BE MANAGED ON BEHALF OF THE OWNER BY HYDROSYSTEMS-KDI. COORDINATION BETWEEN HYDROSYSTEMS-KDI AND THE LANDSCAPE MAINTENANCE COMPANY WILL BE REQUIRED FOR A PERIOD OF TWO YEARS, AT MINIMUM.

REFER TO SHEET

23	IRRIGATION NOTES & SCHEDULE
25	IRRIGATION OVERALL KEY
25 - 30	IRRIGATION PLANS
31 - 34	IRRIGATION DETAILS

WINDOW A

REFER TO WINDOW A

WINDOW B

KEY PLAN

NORTH

0 15' 30' 60'

ORIGINAL SCALE: 1"=30'-00"

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FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
IRRIGATION PLAN	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3.23.2018
Revision 1:	7.13.2018
Revision 2:	
Revision 3:	
Sheet 30 of 34	

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Jul 16, 2018 - 4:28pm
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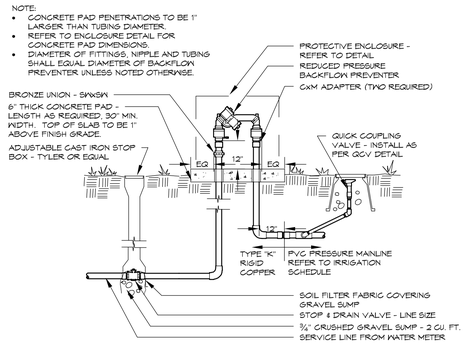
FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development

Town of Firestone
Weld County
State of Colorado
Sheet 31 of 34

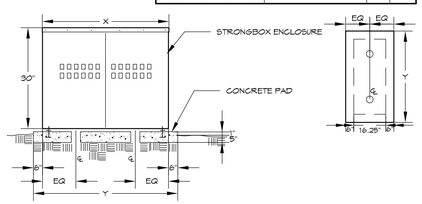
NOTE:
- CONCRETE PAD PENETRATIONS TO BE 1" LARGER THAN TUBING DIAMETER.
- REFER TO ENCLOSURE DETAIL FOR CONCRETE PAD DIMENSIONS.
- DIAMETER OF FITTINGS, NIPPLE AND TUBING SHALL EQUAL DIAMETER OF BACKFLOW PREVENTER UNLESS NOTED OTHERWISE.



BACKFLOW PREVENTER
3/4" - 2" SYSTEMS WITH PVC CONNECTION

1

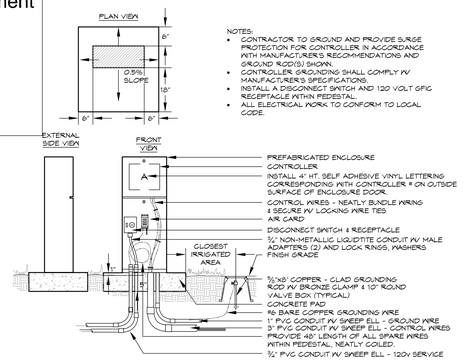
BFP MODEL/SIZE	ENCLOSURE MODEL	X	Y
FEBCO 825Y ¾" & 1"	SBBC-30AL	30"	42"
FEBCO 825Y 1½" & 2"	SBBC-45AL	45"	57"
FEBCO 825YA ¾" & 1"	SBBC-15AL	15"	27"
FEBCO 825YA 1½" & 2"	SBBC-30AL	30"	42"



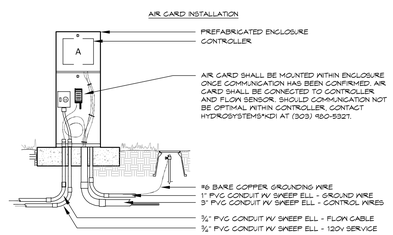
NOTES:
- PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER DIAMETER.
- TOP SURFACE OF CONCRETE PAD SHALL BE 1" ABOVE FINISH GRADE.
- INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE OWNER WITH KEYED PADLOCK FOR ENCLOSURE.

BACKFLOW ENCLOSURE
STRONGBOX - 3/4" - 2" SYSTEMS

2



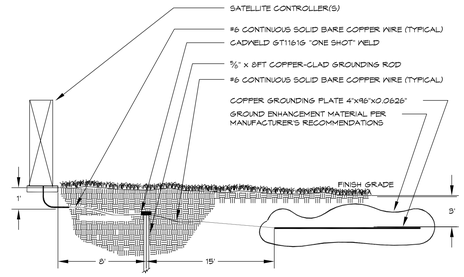
NOTES:
- CONTRACTOR TO GROUND AND PROVIDE SURGE PROTECTION FOR CONTROLLER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND GROUND RODS(S) SHOWN.
- CONTROLLER GROUNDING SHALL COMPLY W/ MANUFACTURER'S SPECIFICATIONS.
- INSTALL A DISCONNECT SWITCH AND 120 VOLT GFIC RECEPTACLE WITHIN PEDESTAL.
- ALL ELECTRICAL WORK TO CONFORM TO LOCAL CODE.



WEB-BASED CONTROL - REFER TO IRRIGATION CONSTRUCTION NOTES FOR WEATHERMATIC SMARTLINK WEB-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING FOR PRICING, STARTUP, INITIALIZATION, WATER MANAGEMENT SUBSCRIPTION, AND COORDINATION INFORMATION.

ELECTRIC CONTROLLER
PEDESTAL

3

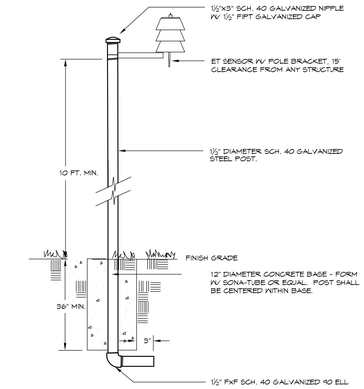


GROUNDING PLATE DESIGN CONSISTS OF ONE VERTICAL 8-FOOT COPPER CLAD GROUNDING ROD (AT LEAST EIGHT FEET FROM THE EQUIPMENT), AND ONE COPPER GROUNDING PLATE PER 40 STATIONS REQUIRING GROUNDING. INSTALL GROUNDING PLATE HORIZONTALLY, THREE FEET DEEP AND 15' FROM THE GROUNDING ROD. SHOULD MULTIPLE RODS/PLATES BE REQUIRED, THEY SHALL BE PLACED A MINIMUM OF 3 LINEAR FEET FROM EACH OTHER. REFER TO ASIC STANDARDS FOR MORE INFORMATION.

NOTE: PERFORM CADWELD CONNECTION TO GROUNDING ROD(S) AND PLACEMENT OF GROUNDING PLATE(S) IN OWNER'S PRESENCE PRIOR TO BACKFILL.

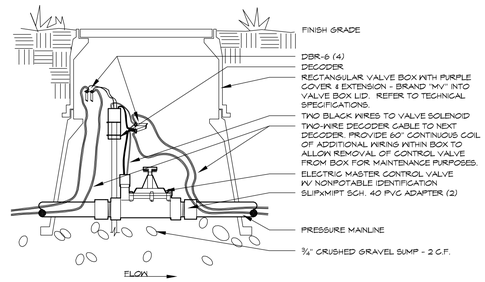
CONTROLLER GROUNDING

4



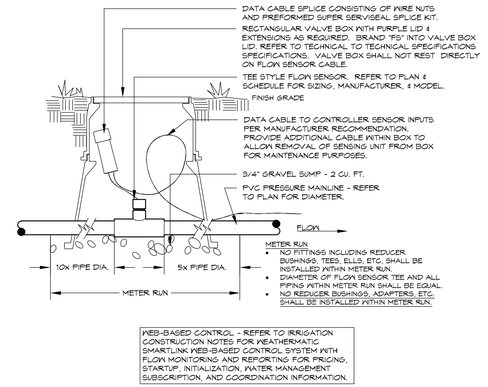
WEATHER SENSOR

5



MASTER VALVE
VIA DECODER - TAPS 2" & SMALLER - NON-POTABLE

6

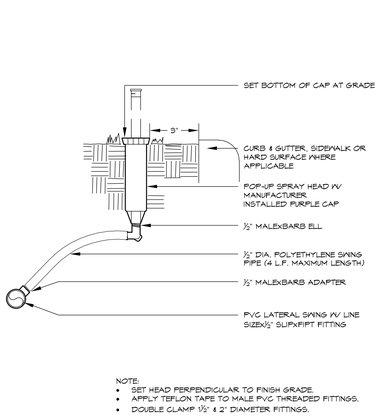


- NO FITTINGS INCLUDING REDUCER BUSHINGS, TEES, ELLS, ETC, SHALL BE INSTALLED WITHIN METER RUN.
- DIAMETER OF FLOW SENSOR TEE AND ALL PIPING WITHIN METER RUN SHALL BE EQUAL.
- NO REDUCER BUSHINGS, ADAPTERS, ETC, SHALL BE INSTALLED WITHIN METER RUN.

WEB-BASED CONTROL - REFER TO IRRIGATION CONSTRUCTION NOTES FOR WEATHERMATIC SMARTLINK WEB-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING FOR PRICING, STARTUP, INITIALIZATION, WATER MANAGEMENT SUBSCRIPTION, AND COORDINATION INFORMATION.

FLOW SENSOR
TEE STYLE - NON-POTABLE

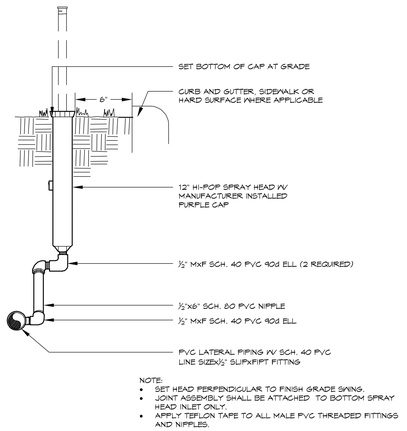
7



NOTE:
- SET HEAD PERPENDICULAR TO FINISH GRADE.
- APPLY TEFLON TAPE TO MALE PVC THREADED FITTINGS.
- DOUBLE CLAMP 1½" & 2" DIAMETER FITTINGS.

POP-UP SPRAY HEAD

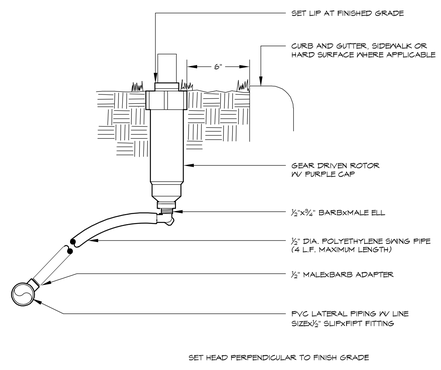
8



NOTE:
- SET HEAD PERPENDICULAR TO FINISH GRADE SWING.
- JOINT ASSEMBLY SHALL BE ATTACHED TO BOTTOM SPRAY HEAD INLET ONLY.
- APPLY TEFLON TAPE TO ALL MALE PVC THREADED FITTINGS AND NIPPLES.

HI-POP SPRAY HEAD

9



SET HEAD PERPENDICULAR TO FINISH GRADE

GEAR DRIVEN ROTOR

10

REFER TO SHEET

23	IRRIGATION NOTES & SCHEDULE
25	IRRIGATION OVERALL KEY
25 - 30	IRRIGATION PLANS
31 - 34	IRRIGATION DETAILS

811 Know what's below. Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
IRRIGATION DETAILS	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3.23.2018
Revision 1:	7.13.2018
Revision 2:	
Revision 3:	
Sheet 31 of 34	

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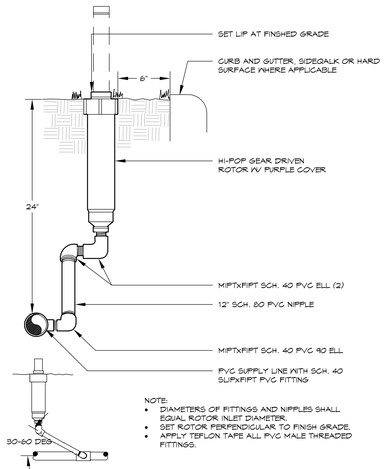
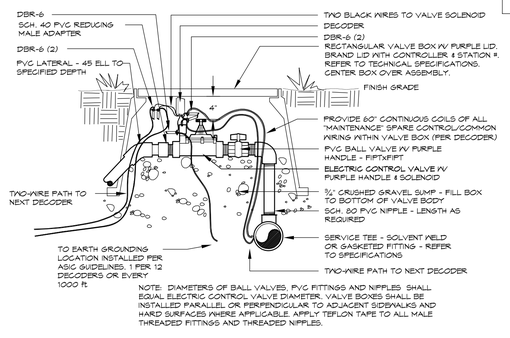
FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development

Town of Firestone
Weld County
State of Colorado
Sheet 32 of 34



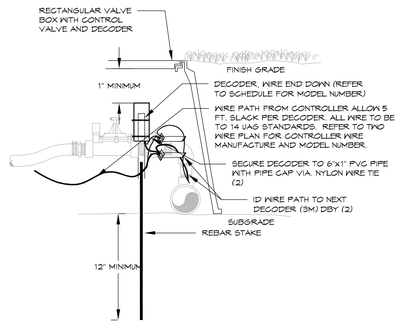
NOTE:
- DIAMETERS OF FITTINGS AND NIPPLES SHALL EQUAL ROTOR INLET DIAMETER.
- SET ROTOR PERPENDICULAR TO FINISH GRADE.
- APPLY TEFLON TAPE ALL PVC MALE THREADED FITTINGS.

HI-POP GEAR DRIVEN ROTOR — 11

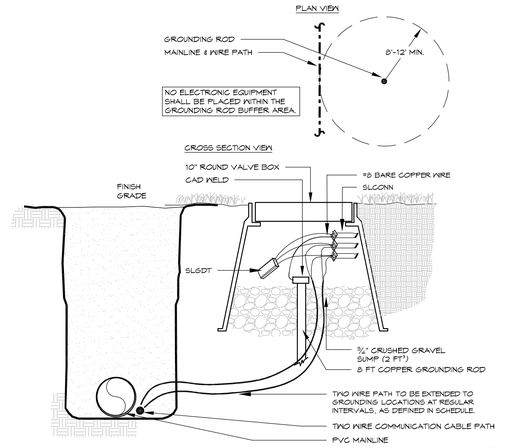


NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES.

ELECTRIC CONTROL VALVE — 12
TWO WIRE SYSTEM



DECODER INSTALLATION — 13
TWO-WIRE SYSTEM



DECODER GROUNDING — 14
VIA GROUNDING ROD

APPLY TEFLON TAPE TO ALL THREADED NIPPLES

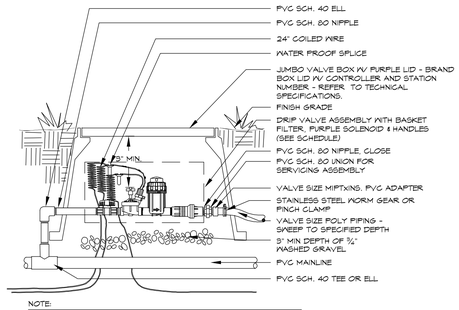
QUICK COUPLING VALVE — 15

APPLY TEFLON TAPE TO ALL MALE THREADED PVC FITTINGS AND ALL NIPPLES

MANUAL DRAIN VALVE — 16

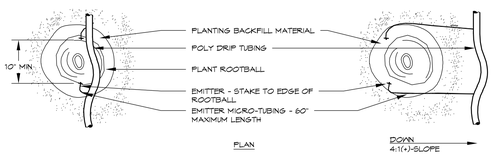
GATE VALVE — 17
2 1/2" and SMALLER

DRIP FLUSH VALVE — 18
WITH OPERATIONAL INDICATOR

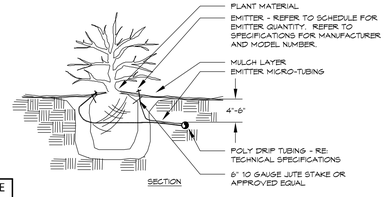


NOTE:
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX. NO VALVE BOX EXTENSIONS WILL BE ACCEPTED. PROVIDE 3"-4" CLEARANCE BETWEEN TOP OF CONTROL VALVE SOLENOID AND BOTTOM OF VALVE BOX LID. TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE. VALVE BOX SHALL NOT REST ON DRIP TUBING.

DRIP VALVE — 19
TWO-WIRE SYSTEM



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1½" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2½" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3½" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH



NOTES:
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
- EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
- FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
- IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
- EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
- DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
- CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
- SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROGESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
  - ** EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
  - ** EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
  - ** PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.

DRIP EMITTER — 20
BELOW GRADE

REFER TO SHEET

23	IRRIGATION NOTES & SCHEDULE
25	IRRIGATION OVERALL KEY
25 - 30	IRRIGATION PLANS
31 - 34	IRRIGATION DETAILS

Know what's below.
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Lakewood, Colorado 80401
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FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
IRRIGATION DETAILS	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3.23.2018
Revision 1:	7.13.2018
Revision 2:	
Revision 3:	
Sheet 32 of 34	

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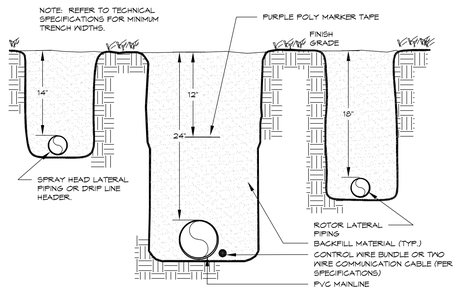
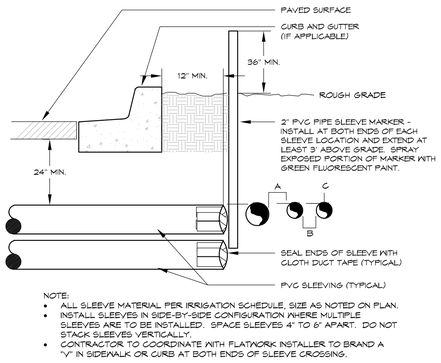
FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development

Town of Firestone
Weld County
State of Colorado
Sheet 33 of 34



TRENCH
2 1/2" & SMALLER

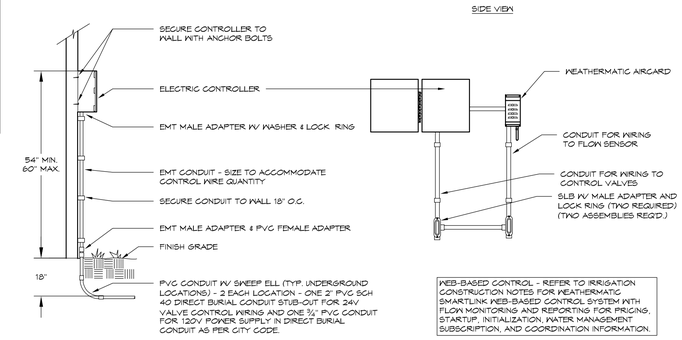
21



NOTE:
- ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE, SIZE AS NOTED ON PLAN.
- INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
- CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A "V" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.

IRRIGATION SLEEVING

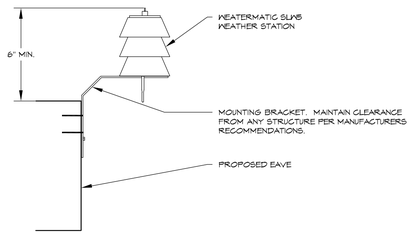
22



WEB-BASED CONTROL - REFER TO IRRIGATION CONSTRUCTION NOTES FOR WEATHERMATIC SMARTLINK WEB-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING FOR PRICING, STARTUP, INITIALIZATION, WATER MANAGEMENT SUBSCRIPTION, AND COORDINATION INFORMATION.

ELECTRIC CONTROLLER
EXTERIOR WALL MOUNT

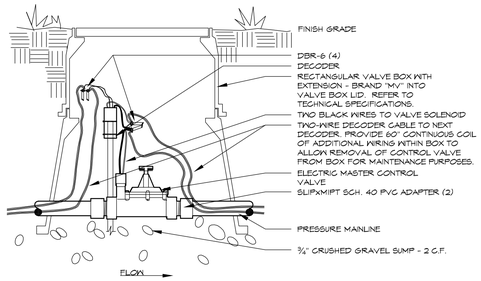
23



NOTE: MOUNT ET SENSOR RECEIVER PER CONTROLLER DETAIL.

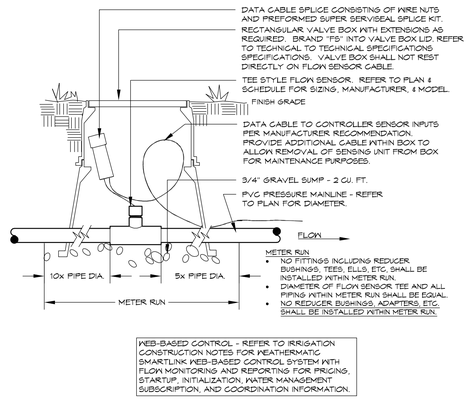
WEATHER SENSOR
Eave Mounted - Wireless

24



MASTER VALVE
VIA DECODER - TAPS 2" & SMALLER

25

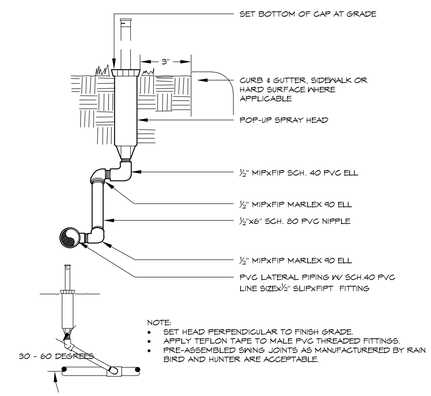


METER RUN
- NO FITTINGS INCLUDING REDUCER BUSHINGS, TEES, ELLS, ETC, SHALL BE INSTALLED WITHIN METER RUN.
- DIAMETER OF FLOW SENSOR, TEE AND ALL PIPING WITHIN METER RUN SHALL BE EQUAL.
- NO REDUCER BUSHINGS, ADAPTERS, ETC. SHALL BE INSTALLED WITHIN METER RUN.

WEB-BASED CONTROL - REFER TO IRRIGATION CONSTRUCTION NOTES FOR WEATHERMATIC SMARTLINK WEB-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING FOR PRICING, STARTUP, INITIALIZATION, WATER MANAGEMENT SUBSCRIPTION, AND COORDINATION INFORMATION.

FLOW SENSOR
TEE STYLE

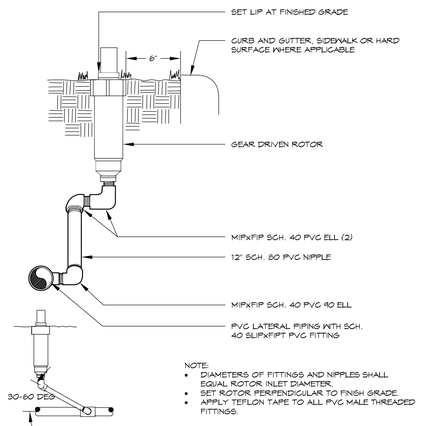
26



NOTE:
- SET HEAD PERPENDICULAR TO FINISH GRADE.
- APPLY TEFLON TAPE TO MALE PVC THREADED FITTINGS.
- PRE-ASSEMBLED SWING JOINTS AS MANUFACTURERED BY RAIN BIRD AND HUNTER ARE ACCEPTABLE.

POP-UP SPRAY HEAD

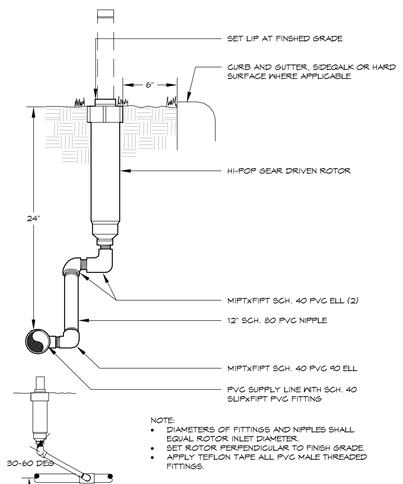
27



NOTE:
- DIAMETERS OF FITTINGS AND NIPPLES SHALL EQUAL ROTOR INLET DIAMETER.
- SET ROTOR PERPENDICULAR TO FINISH GRADE.
- APPLY TEFLON TAPE TO ALL PVC MALE THREADED FITTINGS.

GEAR DRIVEN ROTOR

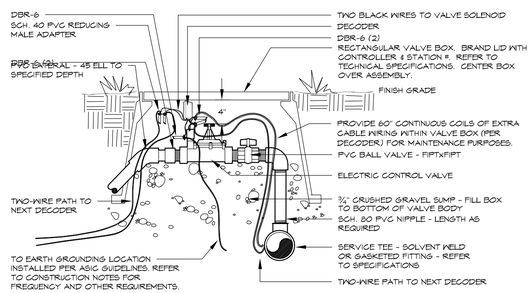
28



NOTE:
- DIAMETERS OF FITTINGS AND NIPPLES SHALL EQUAL ROTOR INLET DIAMETER.
- SET ROTOR PERPENDICULAR TO FINISH GRADE.
- APPLY TEFLON TAPE ALL PVC MALE THREADED FITTINGS.

HI-POP GEAR DRIVEN ROTOR

29



NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES.

ELECTRIC CONTROL VALVE
TWO-WIRE SYSTEM - PVC PIPE

30

REFER TO SHEET

23	IRRIGATION NOTES & SCHEDULE
25	IRRIGATION OVERALL KEY
25 - 30	IRRIGATION PLANS
31 - 34	IRRIGATION DETAILS

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FDP - AMENDMENT NO. 1
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
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Revision 3:	
Sheet 33 of 34	

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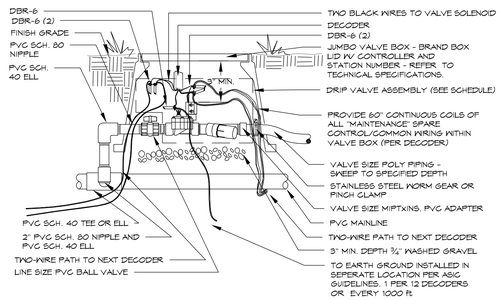
FDP - Amendment No. 1
Barefoot Lakes Filing No. 2
Planned Unit Development

Town of Firestone
Weld County
State of Colorado
Sheet 34 of 34

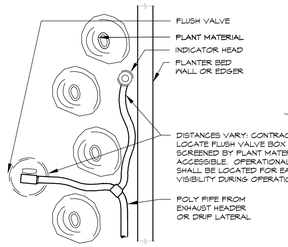
NOTE:
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX. NO VALVE BOX EXTENSIONS WILL BE ACCEPTED. PROVIDE 3"-4" CLEARANCE BETWEEN TOP OF CONTROL VALVE SOLENOID AND BOTTOM OF VALVE BOX LID. TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE. VALVE BOX SHALL NOT REST ON DRIP TUBING.



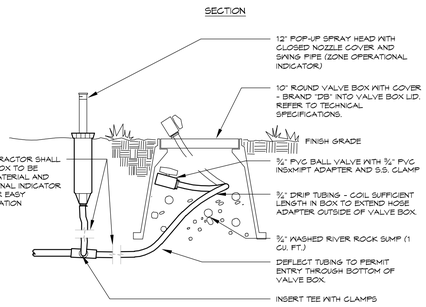
DRIP VALVE
TWO-WIRE SYSTEM - KIT - POLY PIPE

31

PLAN

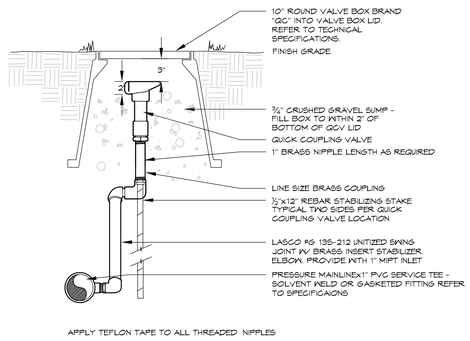


SECTION



DRIP FLUSH VALVE
WITH OPERATIONAL INDICATOR

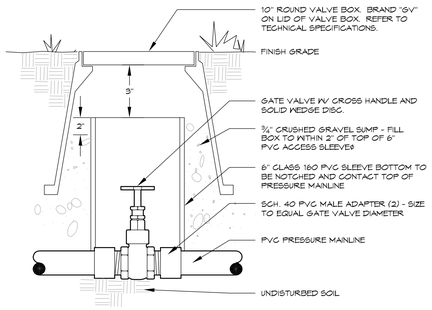
32



APPLY TEFLON TAPE TO ALL THREADED NIPPLES

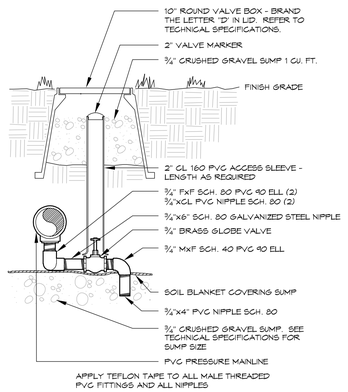
QUICK COUPLING VALVE

33



GATE VALVE
2 1/2" and SMALLER

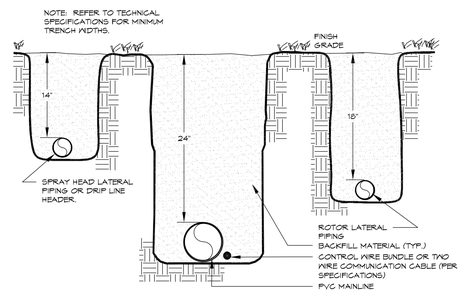
34



APPLY TEFLON TAPE TO ALL MALE THREADED PVC FITTINGS AND ALL NIPPLES

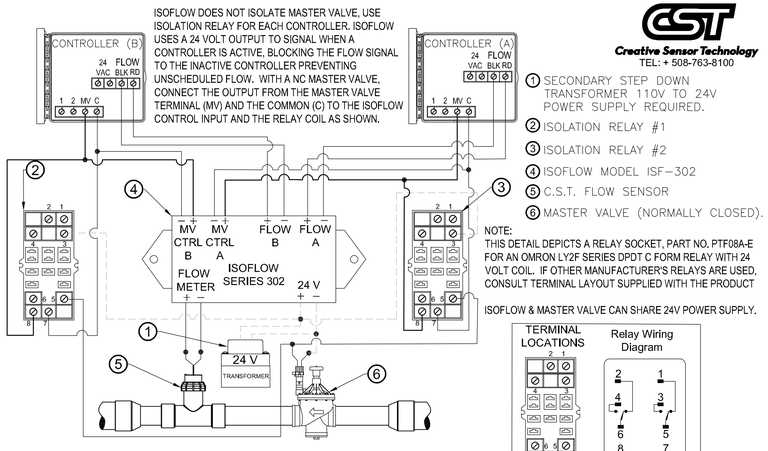
MANUAL DRAIN VALVE

35



TRENCH
2 1/2" & SMALLER

36



Creative Sensor Technology
TEL: + 508-763-8100

1. SECONDARY STEP DOWN TRANSFORMER 110V TO 24V POWER SUPPLY REQUIRED.
2. ISOLATION RELAY #1
3. ISOLATION RELAY #2
4. ISOFLOW MODEL ISF-302
5. C.S.T. FLOW SENSOR
6. MASTER VALVE (NORMALLY CLOSED).

NOTE:
THIS DETAIL DEPICTS A RELAY SOCKET, PART NO. PTF08A-E FOR AN OMRON LY2F SERIES DPDT C FORM RELAY WITH 24 VOLT COIL. IF OTHER MANUFACTURER'S RELAYS ARE USED, CONSULT TERMINAL LAYOUT SUPPLIED WITH THE PRODUCT

ISOFLOW & MASTER VALVE CAN SHARE 24V POWER SUPPLY.

ISOFLOW (N/C)MASTER VALVE ISOLATION RELAY

37

N.T.S. NORMALLY CLOSED MASTER VALVE WITH ONE FLOW SENSOR AND TWO CONTROLLERS

32 8485-50

REFER TO SHEET

23	IRRIGATION NOTES & SCHEDULE
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BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
IRRIGATION DETAILS	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3.23.2018
Revision 1:	7.13.2018
Revision 2:	
Revision 3:	
Sheet 34 of 34	

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FDP - Amendment No. 1
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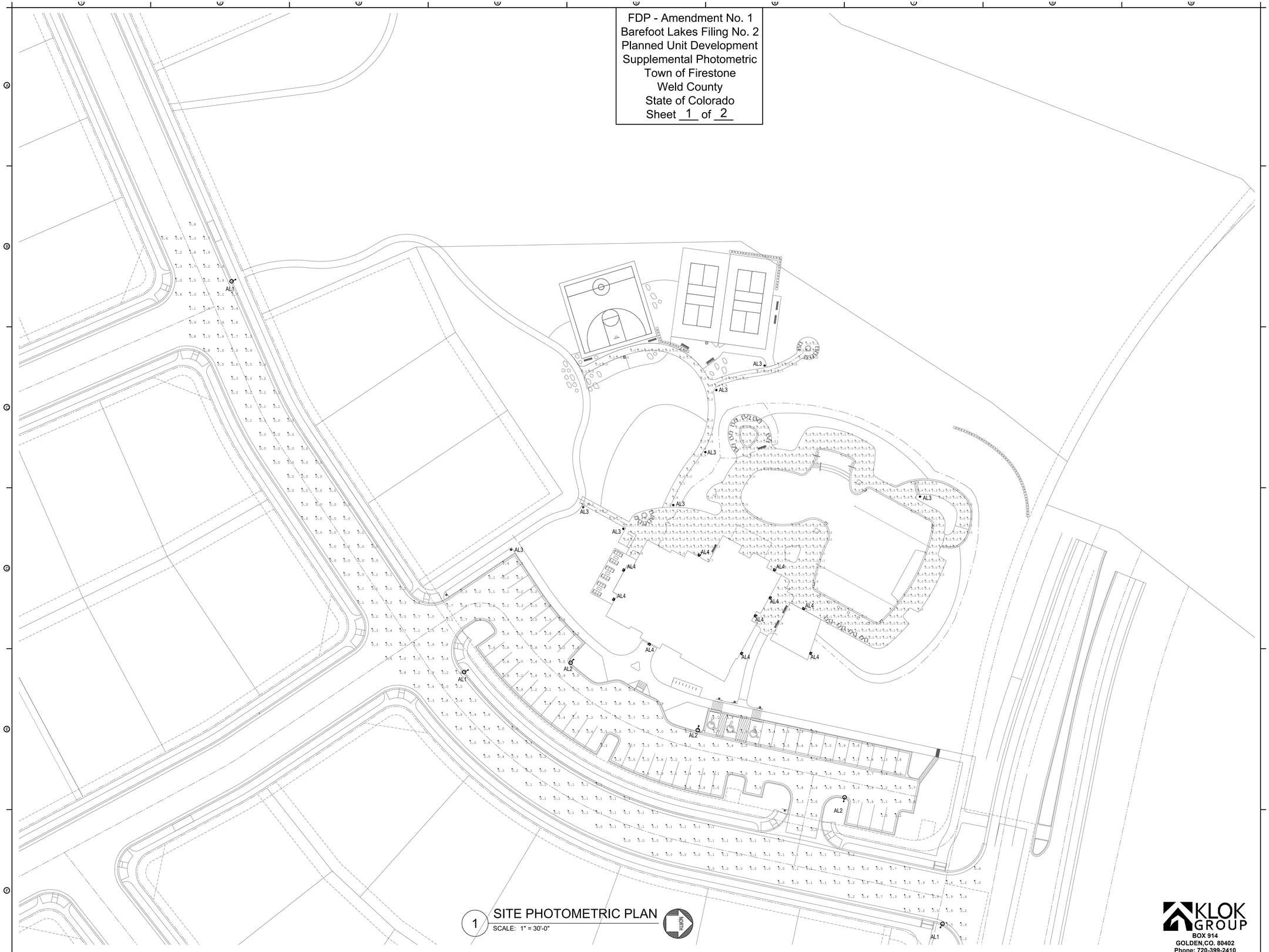
Planned Unit Development
Supplemental Photometric
Town of Firestone
Weld County
State of Colorado
Sheet 1 of 2



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

NORTH

KLOK GROUP
BOX 914
GOLDEN,CO. 80402
Phone: 720-399-2410
KG@KLOKGROUP.COM

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TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
SUPPLEMENTAL SHEET: SITE PHOTOMETRIC PLAN	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3.23.2018
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Supplemental Photometric
Town of Firestone
Weld County
State of Colorado
Sheet 2 of 2

LUMINAIRE SCHEDULE

TYPE	LAMPS/KELVIN	DESCRIPTION	LLF	INTIAL LUMENS	MOUNTING HEIGHT	WATTS, VA	VOLTS	MANUFACTURER/CAT. NO.	NOTES
AL1	LED-4000K	TOWN OF FIRESTONE STANDARD STREETLIGHT	1.0	12,500	25'-0"	130	120	AAL UCL-ANG-T3-56LED-4K-700-BLT + SAL17(5)-BLT + VALMONT DS340-R5006250-P9-FPBK-FBC-AB (POLE)	PHOTOCELL CONTROL
AL2	LED-3000K	PARKING LOT LIGHT ON 18'-0" POLE	1.0	12,500	18'-0"	130	120	AAL UCL-ANG-T3-56LED-3K-700-BLT + SAL17(5)-BLT + VALMONT DS340-R400V180-P9-FPBK-FBC-	TIMECLOCK CONTROL
AL3	LED-4000K	ARCHITECTURAL BOLLARD	1.0	1780	3'-6"	21	120	CREE PWY-EDG-5M-P4-02-E-UL-BK-350-40K	TIMECLOCK CONTROL
AL4	LED-4000K	ARCHITECTURAL WALL SCONCE	1.0	2100	10'-0"	24	120	LITHONIA - WSR-LED-1-10A700/40K-SR3-MVOLT-PE-ELCW-20-FINISH	TIMECLOCK CONTROL

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WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

SUPPLEMENTAL SHEET: PHOTOMETRIC CUT SHEETS

Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP - Amendment No. 1
Filing #:	2
Phase #:	
Submittal 1:	3.23.2018
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Sheet 2 of 2	

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Universe® Collection Large LED – UCL

TYPE

FEATURES

- DLC QPL Listed
- Reliable, uniform, glare free illumination
- Types II, III, IV, V and custom distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- LifeShield™ thermal protection
- 13 standard powder coat finishes
- Upgrade Kits

SPECIFICATIONS

The first dimension is the height of fixtures with LEDs or horizontal reflectors.
EPA for horizontal configuration only.

HOOD	NO LUMINOUS	4 LUMINOUS WINDOW (WND)	SOLID RINGS (SR)	VERTICAL SLOTS (VSL)	LUMINOUS RINGS (LUM)
Angled (ANG)					
DIA: 30"/760 mm	HT: 21.4"/454 mm WT: 47 lbs EPA: 1.12	HT: 26.7"/680 mm WT: 28.55 lbs EPA: .90	HT: 26.7"/680 mm WT: 55 lbs EPA: 1.38	HT: 26.7"/680 mm WT: 48 lbs EPA: 1.35	HT: 26.7"/680 mm WT:50 lbs EPA: 1.36
Bell (BEL)					
DIA: 30"/760 mm	HT: 27.560 mm WT: 47 lbs EPA: 1.16	HT: 26.7"/680 mm WT: 48 lbs EPA: 1.38	HT: 26.7"/680 mm WT: 55 lbs EPA: 1.38	HT: 26.7"/680 mm WT: 48 lbs EPA: 1.38	HT: 26.7"/680 mm WT: 50 lbs EPA: 1.39
Flared (FLR)					
DIA: 32"/810 mm	HT: 211535 mm WT: 47 lbs EPA: 1.05	HT: 26.7"/680 mm WT: 48 lbs EPA: 1.27	HT: 26.7"/680 mm WT: 55 lbs EPA: 1.28	HT: 26.7"/680 mm WT: 48 lbs EPA: 1.27	HT: 26.7"/680 mm WT: 50 lbs EPA: 1.28
Skirted Bell (SKB)					
DIA: 32"/810 mm	HT: 27.27/693 mm WT: 48 lbs EPA: 1.72	HT: 32.1/826 mm WT: 49 lbs EPA: 1.95	HT: 32.25"/820 mm WT: 56 lbs EPA: 1.96	HT: 32.1/826 mm WT: 49 lbs EPA: 1.95	HT: 32.25"/820 mm WT: 50 lbs EPA: 1.96

architectural area lighting
ARCHITECTURAL AREA LIGHTING
17760 Rowland Street I City of Industry I CA 91748
P 626.968.5666 I F 626.369.2695 I www.aal.net

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JOB
TYPE
NOTES

I 1 I

Universe® Collection Large LED – UCL

TYPE

ORDERING INFORMATION

MODEL: UCL | 1 Luminous/Hood | 2 Distribution | 3 CCT | 4 Drive Current | 5 Color | 6 Options | 7 Controls | 8 Mounting

1. LUMINOUS ELEMENTS/HOOD

HOOD ONLY
ANG Angled
BEL Bell
FLR Flared
SKB Skirted Bell

LUMINOUS & HOOD
Four Luminous Windows
WND-ANG
WND-BEL
WND-FLR
WND-SKB

Solid Rings
SR-ANG
SR-BEL
SR-FLR
SR-SKB

Vertical Slots
VSL-ANG
VSL-BEL
VSL-FLR
VSL-SKB

Luminous Rings
LUM-ANG
LUM-BEL
LUM-FLR
LUM-SKB

Luminous Rings Color Option
BLU *(Blue inner lens)*
RD *(Red inner lens)*
GRN *(Green inner lens)*

2. DISTRIBUTION

MicroCore *Precision aimed optics*
T2-56LED
T3-56LED
T4-56LED
T5-56LED
TL-56LED
TR-56LED

3. COLOR TEMPERATURE
3K 4K 5K

4. DRIVE CURRENT
700 450

5. **COLOR**Standard Color

WH	*Arctic White*
BL	*Black*
BLT	*Matte Black*
DB	*Dark Bronze*
DGN	*Dark Green*
TT	*Titanium*
WDB	*Weathered Bronze*
MDB	*Bronze Metallic*
VBU	*Verde Blue*
CRT	*Corten*
MAL	*Matte Aluminum*
MG	*Medium Grey*
AGN	*Antique Green*
LG	*Light Grey*

Premium Color

SHK	*Shamrock*
SPP	*Salt and Pepper*
SPM	*Stallcam*
WCP	*Weathered Copper*
RAL	*RAL 4 digit Color*
CUSTOM	*Custom Color*

6. OPTIONS

HOOD OPTIONS – *May choose one*
(The natural copper and stainless steel hoods are unfinished to develop a patina over time.
COP *(Copper)*
STS *(Stainless steel)*

LENS OPTIONS – *May choose one*
FTG *(Clear flat glass lens)*
HDS *(House Side shield for Type 4)*
FLD *(Lightly diffused finish on flat glass lens)*

OTHERS
SLC *(Luminous element remains unlit during normal operation)*

7. CONTROL
PCA-C *(Rotatable photocell-Contemporary)*

SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24. For complete spec sheet and ordering information, visit *www.aal.net/-products/sensor_control_programmable/*

8. MOUNTING – *Must choose one*
POLE MOUNT

SLA3	SLA4
SLA4-2	SLA7
SLA7-2	SLA7(5)
SLA7(5)-2	SLA8D
SLA9	SLA9-2
SLA10	SLA10-2
SLA16	SLA16-2
SLA17	SLA17-2
SLA17(5)	SLA17(5)-2
SLA18	SLA18-2
SLA20	SLA20-2
SLA20A	SLA20A-2
SLA20B	SLA20B-2
SLA20C	SLA20C-2
SLA20D	SLA20D-2
SLA22D	SLA24
SLA24-2	SLA24(5)
SLA24(5)-2	TRA4
TRA7	TRA7-2
TRA8	TRA8-2
TRA9	TRA9-2

WALL MOUNT

WMA4	WMA5
WMA6	WMA8
WMA9D	WMA10
WMA11	WMA12
WMA16	WMA17
WMA18	WMA20
WMA22D	WMA24
WMA37	WMA38
WMA39	

Visit www.aal.net for Arms, Poles & Accessories Specification Guide

architectural area lighting
ARCHITECTURAL AREA LIGHTING
17760 Rowland Street I City of Industry I CA 91748
P 626.968.5666 I F 626.369.2695 I www.aal.net

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JOB
TYPE
NOTES

I 2 I

Cree Edge™ Series

LED Pathway Luminaire

Product Description

Durable die-cast aluminum luminaire housing mounts directly to 4" (102mm) diameter pole (included) without visible mounting hardware for clean appearance. Pole mounts to rugged die cast aluminum internal flange secured by three 3/8" - 16x6" anchor bolts with 1-1/4" hook (provided). **Note:** T45 Torx 3/8" socket required for head installation. Top mounted LEDs for superior optical performance and light control.
Applications: Landscape, walk-ways and general site lighting

Performance Summary

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard

Limited Warranty[1]: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

[1]See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed
Upgrade Kit – Used for replacement of existing bollards with a bolt hole circle of 5.75" (144mm) XA-XSPWDV XA-XSPWMV XA-XSPWBK XA-XSPWRD2

Model	Dim. "A"	Weight*
Landscape (PE)	19" (320mm)	12.7 lbs. (5.8kg)
Landscape (PT)	18" (457mm)	13.3 lbs. (6.0kg)
Pathway (PD)	36" (914mm)	17.9 lbs. (8.1kg)
Pathway (PA)	42" (1066mm)	18.4 lbs. (8.4kg)
Pedestrian (PB)	96" (2438mm)	28.6 lbs (12.9kg)

* Add 4.5 lbs. (2.0kg) for 347-480V

Ordering Information

Example: PWY-EDG-2M-P6-02-E-UL-SV-350

PWY-EDG			02	E				
Product	Optic	Mounting	LED Count (x1)	Series	Voltage	Color Options	Drive Current	Options
PWY-EDG	2M Type II Medium 3M Type III Medium 5M Type V Medium TG Type V Short	P0 13" (330mm) landscape P1 18" (457mm) landscape P2 32' (914mm) pathway P4 42' (1067mm) pathway P8 96" (2438mm) pedestrian	02	E	UL Universal 105-277V UNV Universal 347-480V - Available with P5, P6, and P8 mounts only 120 120V 27 277V	BK Black BZ Bronze SV Silver WH White	350 350mA 525 525mA *525mA available with P1, P2, P4, and P8 mounts only	F Fuse - When code dictates fusing, use time delay fuse - Refer to ML spec sheet for availability with ML options ML MLVLuv (Dual Circuit Input) - Available with 12 or 27 voltages only - Refer to ML spec sheet for details - Sensor not included TL Two-Level (175/525 w/integrated sensor control) - Available with 12 or 27 voltages only - Refer to TL spec sheet for details TL2 Two-Level (50/525 w/integrated sensor control) - Available with 12 or 27 voltages only - Refer to TL spec sheet for details WB Welded Base Plate - Standard on P8 mount option, available with P3 and P4 mounts - Includes welded base cover xxK xxxK Color Temperature - Minimum 70 CRI - Color temperature per luminaire

* 347-480V utilizes magnetic step-down transformer. For input power for 347-480V refer to the Electrical Data table

US: lighting.cree.com/lighting T (800) 236-4800 F (262) 504-5415
Rev. Date: V5 08/11/2016
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

WSR LED

Architectural Wall Sconce

Catalog Number
Notes
Type

*Hit the Tab key or mouse over the page to see all interactive elements.

Inverted available with WLU option only.

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WSR LED is ideal for replacing existing 50 – 175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Specifications

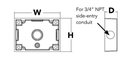
Luminaire

Height: 7-1/4" (18.4 cm)
Width: 18" (45.7 cm)
Depth: 9" (22.8 cm)
Weight: 17 lbs (7.7 kg)



Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Ordering Information EXAMPLE: WSR LED 2 10A700/40K SR3 MVOLT DDBTXD

WSR LED										
Series	Light Engines	Performance Package		Distribution		Voltage	Mounting	Options		Finish (required)
WSR LED	1 One engine (10 LEDs) 2 Two engines (20 LEDs)	700 mA options: 10A700/30K 3000K 10A700/40K 4000K 10A700/50K 5000K		SR2 Type II SR3 Type III SR4 Type IV		MVOLT 120-277V[1] 120 120V[1] 208 208V[1] 240 240V[1] 277 277V[1] 347 347V[1] 480 480V[1]	Shipped included SHANI Surface mount QTS Quick-T-Strips Shipped separately[2] BBW Surface-mounted back box	Shipped installed PE Photoelectric cell, button type[3,4,5] SF Single fuse (120, 277, 347V)[5] DF Double fuse (208, 240, 480V)[5] DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup, non CEC compliant[6,7] WLU Wet location door for up orientation[8] PIR Motion/ambient light sensor[9] DS Dual switching[10] SPD Separate surge protection[11] Shipped separately WG Vandal guard WG Wire guard		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered as separate catalog number.

WSBBW DDBXD U Surface mounted back box

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 Single fuse (SF) requires 120V, 277V or 347V options. Double fuse (DF) requires 208V, 240V or 480V options, 3 Must be ordered with fixture; cannot be field installed.
4 Specify 120, 208, 240 or 277 options only ordering with photocell.
5 Not available with 480V option. Not available with motion/ambient light sensor (PIR).
6 Integral battery backup. Not for use in 40°C operating temperature. BLCW warranty is 3-year period. Not available with 347V or 480V. Not available with DMG.
7 Cannot be used in California. Not qualified under CEC T20 requirements.
8 WLU not available with PIR or ELCW.
9 See PIR Table.
10 Provides 50/50 luminaire operation via two independent drivers and light engines on two separate circuits. Not available with one engine, MVOLT, ELCW, WLU, SF, or DF. Must specify voltage; voltage must be the same for both drivers. Not recommended with photocell (PE) or motion sensor (PIR), only the primary power source leads will be controlled.
11 See electrical section on page 2 for more details.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com

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WSR-LED
Rev. 11/01/17

FIXTURE TYPE AL1/AL2

FIXTURE TYPE AL3

FIXTURE TYPE AL4

KLOK GROUP
BOX 914
GOLDEN,CO. 80402
Phone: 720-399-2410
KG@KLOKGROUP.COM

RESOLUTION NO. 18-28

A RESOLUTION APPROVING A FINAL PLAT FOR BAREFOOT LAKES FILING NO. 1, SECOND REPLAT AND A FINAL DEVELOPMENT PLAN FOR BAREFOOT LAKES FILING NO. 1 FDP AMENDMENT NO. 3

WHEREAS, there has been submitted to the Planning and Zoning Commission and Board of Trustees of the Town of Firestone a request for approval of a final plat for Barefoot Lakes Filing No. 1 Second Replat and a final development plan for Barefoot Lakes Filing No. 1 FDP Amendment No. 3; and

WHEREAS, all materials related to this application have been reviewed by Town Staff and found with conditions to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies; and

WHEREAS, the Firestone Planning and Zoning Commission held a properly noticed public hearing on the application, and has forwarded to the Board of Trustees a recommendation of approval with conditions; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Board of Trustees finds the proposed final plat and final development plan should be approved, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Final Plat for Barefoot Lakes Filing No. 1, Second Replat and the Final Development Plan for Barefoot Lakes Filing No. 1 FDP Amendment No. 3 are hereby approved, subject to the conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED this 8th day of August, 2018.

_____
Bobbi Sindelar, Mayor

ATTEST:

_____
Leah Vanarsdall, Town Clerk

EXHIBIT A
Final Plat, Barefoot Lakes Filing No. 1, Second Replat
FDP, Barefoot Lakes Filing No. 1 FDP Amendment No. 3
Conditions of Approval

General – Replat and FDP

1. Provide a title commitment dated no later than thirty (30) days prior to submitting mylars for recording.

2. Revise legal descriptions on plat and FDP as directed by the Town Engineer.

3. Revise plat and FDP to address Town Engineer redlines.

Replat – Sheet 1

4. Add the Firestone street names (Ronald Reagan Boulevard and Birch Street) to the vicinity map.

5. Update the Town Approval block to reflect the year 2018 and add a line for the Town Board Resolution number.

6. In General Note number 5, complete the reference to the title commitment.

Replat – Sheet 2

7. Confirm all existing easements are shown.

FDP – Sheet 2 (Site Plan)

8. Revise building setbacks so that only the new setbacks are shown.

9. Correct the address table as shown in Town Engineer redlines.

10. In the Grading Plan, correct the block numbers to match the Filing No. 1 Second Replat.

Final Utility Plan

11. On the Filing 1 as-builts, ensure the block numbers are correct and match the block numbers on Filing No. 1 Second Replat. Label "Barefoot Lakes Filing No. 1, Second Replat Rec. # _____" where necessary.

RESOLUTION NO. 18-29

A RESOLUTION APPROVING A FINAL PLAT FOR BAREFOOT LAKES FILING NO. 2 1ST REPLAT AND A FINAL DEVELOPMENT PLAN FOR BAREFOOT LAKES FILING NO. 2 FDP AMENDMENT NO. 1

WHEREAS, there has been submitted to the Planning and Zoning Commission and Board of Trustees of the Town of Firestone a request for approval of a final plat for Barefoot Lakes Filing No. 2 1st Replat and a final development plan for Barefoot Lakes Filing No. 2 FDP Amendment No. 1; and

WHEREAS, all materials related to this application have been reviewed by Town Staff and found with conditions to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies; and

WHEREAS, the Firestone Planning and Zoning Commission held a properly noticed public hearing on the application, and has forwarded to the Board of Trustees a recommendation of approval with conditions; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Board of Trustees finds the proposed final plat and final development plan should be approved, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Final Plat for Barefoot Lakes Filing No. 2 1st Replat and the Final Development Plan for Barefoot Lakes Filing No. 2 FDP Amendment No. 1 are hereby approved, subject to the conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

PASSED AND ADOPTED this 8th day of August, 2018.

_____
Bobbi Sindelar, Mayor

ATTEST:

_____
Leah Vanarsdall, Town Clerk

EXHIBIT A
Final Plat, Barefoot Lakes Filing No. 2 1st Replat
FDP, Barefoot Lakes Filing No. 2 FDP Amendment No. 1
Conditions of Approval

General – Replat and FDP

1. On both the plat and FDP, revise Block 5, Lot 1 (the site of the new community pool facility) to be designated Tract C and update all references throughout both the plat and FDP to reflect Tract C.

2. On both the plat and FDP, revise legal description as directed by the Town Engineer.

3. Verify and revise as necessary the outer boundary curves for C1, C30, C32 and C33 on Sheet 2 of the plat, and Sheets 4-7 of the FDP.

4. Provide an updated estimate of the cost of public improvements, including the pool facility and Tract B play area, and execute an amendment to the subdivision agreement for Barefoot Lakes Filing No. 2 in a form to be approved by the Town Attorney.

5. Submit a drainage report for the pool facility improvements, for review and approval by the Town Engineer.

6. Provide a title commitment dated no later than thirty (30) days prior to submitting mylars for recording.

7. Revise plat and FDP to address redlines from the Town Engineer.

Replat – Sheet 1

8. In the General Notes, add all pertinent easement notes and the 1' side lot drainage easement note from the Filing No. 2 final plat.

9. Update the Town Approval block to reflect the year 2018 and add a line for the Town Board Resolution number.

Replat – Sheets 3-4

10. Insert the Barefoot Lakes Filing No. 2 final plat reception number (4375619) throughout.

FDP – General

11. Provide irrigation plans for the amended landscape areas of Filing 2.

12. Add a legend to applicable map sheets identifying the line types used, specifically the JW line type.

13. Revise proposed major and minor contours in all applicable legends.

FDP – Sheet 1 (Cover and Narrative)

14. Include the Architect name, address, phone number and email with the other technical consultant information.

15. Add information about the changes to Block 4 (originally Block 8), Lots 1 and 2, to the Project Narrative section.

16. Add information about the modifications to Block 1 (originally Block 1) to the Project Narrative section.

17. Add a hatch for the proposed Block 4 and hatch all of Tract A.

FDP – Sheet 2 (Project Narrative)

18. Provide the correct sheet number within the Firestone Information Block and Title Block.

19. Do not include Tract D in the density calculation within the Land Use and Density section, as that has already been calculated as part of Filing 3.

20. Provide the Park and Open Space Land Use Calculations table and the narrative regarding the Park and Open Space credits within the Parks, Trails and Open Space section.

21. Provide information regarding the amended water dedication.

22. In the Development Schedule section, provide information regarding the phasing of Filing 2, specific development schedule for the community pool facility and Tract B, development schedule for all fencing, and a plan expiration statement.

23. In the Development Schedule section, delete the first portion of the last sentence (regarding FUP submittal not coinciding with this FDP review process). Final utility plans must be submitted to the Town with the next submittal.

24. Revise "Landscape Design" to read "Signage" under the Barefoot Lakes Signage Standards heading.

25. Revise the enhanced elevation tables as directed by the Town's planning department.

26. Add the impervious area for Tract C (community pool facility) to the land use table.

27. Revise the utilities statement as directed by the Town Engineer.

FDP – Sheet 3 (Overall Site Plan)

28. Revise addresses as shown on Town Engineer redlines to keep the numbering sequential with existing and adjacent addresses.

FDP – Sheet 11 (Grading and Drainage Plan)

29. Revise all grading discrepancies between overall grading concept and fine grading (for example, contour 4870 near the pickle ball courts).

30. Show all chases and drainage devices on overall grading plan for reference information.

FDP – Sheets 12-13 (Fine Grading)

31. Provide invert elevations for all pipes, or remove for consistency.

FDP – Sheets 14-17 (Planting Plans)

32. Revise spelling on scientific name for the Cottonless Eastern Cottonwood.

33. Revise Feather Reed Grass hatch to look different than the Shortgrass Meadow Mix.

34. Revise to show no shrubs will be planed within 5' of storm, sanitary or water lines.

35. On Sheets 16 and 17, remove trees on Lake Terrace Street near the pool parking lot to preserve sightlines, as shown on Town Engineer redlines.

FDP – Sheet 19 (Fencing)

36. Correct missing key map.

FDP – Sheet 21 (Site Details)

37. Provide details related to the new community pool facility signage.

AGENDA INFORMATION MEMORANDUM FIRESTONE TOWN BOARD OF TRUSTEES	**AIM#:** 8.a. **Discussion/Action** **Meeting Date:** August 8, 2018 **Initiated By:** Jennifer Weinberger **Dept:** Administration

AGENDA TITLE

Request For Proposals (RFP) to Provide Town Manager Recruitment Services to the Town of Firestone

SUMMARY

Staff has been working with the working group on a Request for Proposal (RFP) for the Town Manager Recruitment. The RFP contains four sections as well as the Agreement for professional services exhibits.
There are fourteen identified firms that the RFP will be directly distributed to, however, other firms will not be precluded from submitting a proposal for services.
Included in the RFP are detailed minimum services, and tasks identified by the working group as deliverables for the Town Manager Recruitment process.
The Tasks identify seventeen deliverables, and also identify which will be done by the working group with the consultants, and which will be the entire Board with the consultants.
The proposals are due on August 23, 2018, at 5:00 P.M. The Consultant presentation, selection and contract execution, will be done in late August, September, 2018.
In the Standard Terms and Conditions it states that the Town reserves the right to reject any and all proposals, to consider alternatives, to waive informalities and irregularities, and to abandon the RFP process at any time at its discretion.

HISTORY AND PREVIOUS BOARD ACTION

The Board requested the identified working group to create an RFP for the Town Manager Recruitment.

RECOMMENDATION

Staff recommends the Board of Trustees approve the RFP document and begin the distribution and posting on August 9, 2018.

"I make a motion to approve the Request for Proposals to provide Town Manager Recruitment Services to the Town of Firestone."

ALTERNATIVES

The Board can not approve the Request for Proposals to Provide Town Manager Recruitment Services to the Town of Firestone, and give staff and the working group further direction.

ATTACHMENTS

1. RFP FIRESTONE - Town Mgr Recruitment Services draft

FINANCIAL CONSIDERATIONS

The Board can give direction to staff and the working group a dollar amount not-to-exceed.

REQUEST FOR PROPOSALS

TO PROVIDE

TOWN MANAGER RECRUITMENT SERVICES

TO

THE TOWN OF FIRESTONE

August 9, 2018

TABLE OF CONTENTS

I. INVITATION TO SUBMIT PROPOSALS

II. PROJECT BACKGROUND, DESCRIPTION AND MINIMUM SCOPE OF SERVICES

III. SPECIAL INSTRUCTIONS TO SUBMITTERS

IV. INSTRUCTIONS AND PROPOSAL REQUIREMENTS

EXHIBITS

Exhibit A — Town Form of Agreement for Professional Services

Exhibit B — Proposer's Certification Page ***(Form to be completed and submitted with Proposal)***

I. INVITATION TO SUBMIT PROPOSALS

Date of Request: August 9, 2018

Due Date for Proposals: August 23, 2018

The Town of Firestone, Colorado requests proposals for **Town Manager Recruitment Services** from qualified consultants ("Consultants"). The selected Consultant will assist the Town's Board of Trustees and assigned staff on the Recruitment Project that is discussed further in this request for proposals (the "RFP").

One (1) original and three (3) copies of each proposal must be submitted and be received by 5:00 p.m. local time ("our clock") on Thursday, August 23, 2018. The original copy of the proposal shall be clearly labeled **"Original"**. Proposals shall be in a sealed envelope plainly marked with the project name "Town Manager Recruitment Services", and shall be addressed as follows:

Town Manager Recruitment Services
Town of Firestone
151 Grant Avenue
P.O. Box 100
Firestone, CO 80520
Attention: Jennifer Weinberger, Assistant Town Manager

Submit an additional electronic copy of proposal via email to JWeinberger@firestoneco.gov, with subject line Town Manager Recruitment Services.

No proposals received after the due date and time will be considered, and any proposals so received shall be discarded. Sole responsibility rests with the Consultant to see that its proposal is received on time at the stated location.

Proposals must meet or exceed requirements contained in this RFP. The material shall be complete, organized, and easy to follow and cross-referenced to the requirements of the RFP.

This RFP will be distributed directly to the following firms. Other firms will not be precluded from submitting proposals and may be considered. To request a copy of the RFP, please contact Jennifer Weinberger.

Ralph Andersen & Associates
5800 Stanford Ranch Road, Suite 410
Rocklin, CA 95765

Brimeyer Fursman
1666 Village Trail East, Suite 7
Maplewood, MN 55109

Colin Baenziger & Associates
2055 South Atlantic Ave, Suite 504
Daytona Beach Shores, FL 32118

Gans, Gans & Associates
7445 Quail Meadow Rd.
Plant City, FL 33565

KRW Associates
P.O. Box 62550
Colorado Springs, CO 80962

Management Partners
3152 Red Hill Ave, Suite 210
Costa Mesa, CA 92626

The Mercer Group
164 Goose Lane
Carbondale, CO 81623

Bob Murray & Associates
1677 Eureka Road, Suite 202
Roseville, CA 95661

The Novak Consulting Group
1776 Mentor Ave
Cincinnati, Ohio 45212

Peckham & McKenney
300 Harding Blvd. #106-E
Roseville, CA 95678

Prothman Company
371 NE Gilman Blvd., Suite 350
Issaquah, WA 98027

Slavin Management Consulting
3040 Holcomb Bridge Road, Suite A-1
Norcross, Georgia 30071

Strategic Government Resources
PO Box 1642
Keller, TX 76244

Waters & Company Executive Recruitment
14285 Midway Road, Suite 340
Addison, TX 75001

This RFP will also be available through the Town's homepage: https://www.firestoneco.gov.

II. PROJECT BACKGROUND, DESCRIPTION AND MINIMUM SCOPE OF SERVICES

A. Project Background and Description

The Town of Firestone is seeking full service consulting services to assist with the recruitment, evaluation and selection of a new qualified and experienced Town Manager. A working group of Town Trustees and assigned Town staff will work with the consultant on developing for Town Board approval the criteria for the position, marketing strategy, review and evaluation methodology, and a process for evaluation and selection of qualified and experienced finalists ("Working Group"). The Town Board, with input from the Working Group, will determine a process to evaluate the finalists, to include on-site selection steps, and the Town Board will utilize all input leading to the selection and appointment of a new qualified and experienced Town Manager. Consultant will work with Town Board to negotiate a successful compensation package, and the Town reserves the right to negotiate compensation and scope of work with any selected Consultant. Estimated timeframe for appointment of a new Town Manager is December ,2018.

B. Minimum Scope of Services

Included with the RFP are the detailed minimum scope of services and tasks to be completed by the Consultant. It is not the intent of the Town to outline a rigid scope of tasks as part of this RFP. The Consultant is encouraged to develop a comprehensive approach with Town Board throughout the Project that includes step-by-step interim deliverables and workshops. That being stated, the minimum scope of services is provided to help further define the Town's expectations and goals for this Project.

III. SPECIAL INSTRUCTIONS TO SUBMITTERS

The Town of Firestone will be accepting proposals for consulting services for the recruitment of a Town Manager.

The Town is interested in retaining services of a company, or an individual, that has executive recruitment expertise relative to Town government executive positions, has considerable knowledge of how to conduct an executive recruitment (again specific to Town government positions), has the ability and capacity to recruit a diverse set of qualified applicants with respect to minorities and women, and can successfully conduct an effective, timely nationwide recruitment.

The Consultant selected for this Project is expected to be responsible for the following:

1. Working with the Working Group to develop characteristics and attributes of the successful candidate and selection criteria.
2. Working with the Working Group to write a job description for the Town Manager position.
3. Development of recruitment strategies and timelines with Working Group.
4. Development of a custom brochure describing the Town Manager position, the Town organization and the community working in conjunction with the Working Group.
5. Creating a Community Profile of the Town for recruitment.
6. Conducting a recruitment, including but not limited to development of print and other ads to be placed in ICMA Newsletter and Colorado Municipal League (CML) Job Finder; the Consultant

will also use available social media, on-line job listing services, and a direct national mailing to Municipal Management professionals.

7. Conducting targeted recruitment of qualified and experienced individuals.
8. Acknowledging receipt of candidates' application materials.
9. Providing initial screening of all candidates' applications through means including but not limited to written questionnaires, telephone screening and review of background and experience.
   Developing a list of semifinalists in conjunction with Working Group. The Interim Town Manager will be included in the list of semifinalist, should he/she choose to apply for the position.
10. Conducting preliminary telephone, Skype, Facetime, or video-conferencing or in-person interviews of all qualified and experienced semifinalists either with the Working Group or reviewing the results of these interviews with Working Group. Assisting Town Board in the selection of finalists.
11. Credential verification and background referencing prior to on-site process.
12. Setting up the final on-site selection process steps which should occur over a two-day period as determined at a time designated by the Town Board. Exercises included during this period should include the formal interviews with the Town Board, question and answer sessions for all the candidates with employee representatives, Open House for citizen groups, tours of Town facilities conducted by Town staff, and a reception for candidates.
13. Making arrangements for the on-site portion of the process including scheduling the interviews and other activities for the two days, and making travel and lodging arrangements per Town specifications.
14. Conducting all background and reference checks on the final candidate(s).
15. If requested by the Town, arranging for visits to one or more finalists' municipality (ies) for the Consultant and, if desired by the Town, representatives from the Town. (Note – the required pricing information described below should provide an estimated cost per visit for the Consultant.)
16. Providing timely notification to candidates identified as potential semifinalists and potential finalists, and provide timely notification and necessary follow up and feedback to all candidates not selected for the position.
17. In conjunction with Town Board negotiating final employment agreement/compensation package.

The Consultant must provide progress reports to the Working Group. Periodic meetings are required to discuss progress and to determine the process for screening candidates (i.e. written tests, videotape presentations, etc.). The Working Group will monitor the Consultant's services to assure that quality work is being performed and that the Project schedule is being met. The scope of work for the Successful Consultant will be as determined in the contract signed with the Town.

Proposals must include the following:

- Recommendations and insight into the process of a proposed timeline, with a selection of the final candidate occurring in 2018.
- A cost for all of the services listed above including a not-to-exceed total cost fee.
- A list of any additional activities and techniques that might be useful to incorporate into the recruitment and selection process and the cost for adding such services.
- An hourly rate at which the Town would be billed for any services that the Town might request outside the scope of the items listed in this RFP.
- Specific information concerning the firm's experience with recent similar recruitments, general experience and a list of five references.

No extensions for submittal of an RFP will be granted on an individual basis. If the Town determines, in its sole discretion, that the response time it has provided is inadequate for the preparation of complete proposals, or if amendments issued have materially changed the proposal requirements, the Town may, at its option, extend the opening or response dates to all firms.

All consultants agree that their proposals are a firm offer to provide the requested services to the Town. Once submitted, all offers must remain valid for 120 days from submission deadline date for proposals.

A copy of the Town's Agreement for Professional Services is attached. Any questions or concerns regarding the agreement must be included with the proposal.

It is currently anticipated that finalists for the executive search consultant services will be scheduled for interviews by the Working Group, and that selection of a consultant will occur at a Town Board meeting in late August or September 2018.

IV. INSTRUCTIONS AND PROPOSAL REQUIREMENTS

August 9, 2018

Project: Town Manager Recruitment Services

Jennifer Weinberger
Assistant Town Manager
Town of Firestone
151 Grant Avenue
P.O. Box 100
Firestone, CO 80520
Email: JWeinberger@firestoneco.gov
Phone: 303.531.6283

Planned Proposal Schedule:

- RFP Issued to Consultants: August 9, 2018
- Proposal Due Date: August 23, 2018 at 5:00 PM "our clock"
- Town Review Period: August 24, 2018 through September 5, 2018
- Consultant Presentation and Selection: September, 2018
- Execution of Contract and Project Initiation: September, 2018

PART 1 – STANDARD TERMS AND CONDITIONS

When preparing a proposal for submission to the Town in response to this RFP, Consultants are advised of the following terms and conditions which have been established by the Town:

1.01 The RFP is a solicitation and not an offer of contract. The Town reserves the right to reject any and all proposals, to consider alternatives, to waive any informalities and irregularities, to re-solicit proposals and terminate or abandon the RFP process at any time in its discretion.

1.02 The Town reserves the right to conduct such investigations of and discussions with those who have submitted proposals or other entities as it deems necessary or appropriate to assist in the evaluation of any proposal or to secure maximum clarification and completeness of any proposal.

1.03 All proposals submitted must be valid for a period of 120 days after the date of the proposal deadline.

1.04 The Town reserves the right to select the proposal that it determines best meets the Town's interests, needs and desires.

1.05 The Town assumes no responsibility for payment of any expenses incurred by any consultant as part of the RFP process.

1.06 The Agreement to be entered into between the Town and the Successful Consultant will obligate the Consultant to indemnify and hold harmless the Town, and will require the Consultant to maintain the following insurance coverages throughout the term of the contract: (i) workers' compensation insurance to cover obligations imposed by applicable laws for any employee of consultant engaged in the performance of work under this Agreement; and (ii) comprehensive general liability insurance with limits of liability not less than One Million Dollars ($1,000,000) per occurrence and One Million Dollars ($1,000,000) aggregate. The Town shall be named as an additional insured on the specified liability insurance policies and certificates of insurance. Insurance certificates required for this Project shall be sent or delivered to Jennifer Weinberger.

1.07 The final form of Agreement to be entered into between the Town and the Successful Consultant shall be subject to the final review and approval of the Town Attorney.

PART 2 - DEFINED TERMS

When used in this RFP, the following terms shall have the following meaning:

2.01 "Agreement" means the Agreement for Professional Services, which is included as **Exhibit A** to this request for proposal.

2.02 "Consultant" or "Consultants" means entities responding to this RFP.

2.03 "Project" means comprehensive recruitment and selection consulting services of the Town Manager position for the Town of Firestone as more specifically described in Section II of this RFP.

2.04 "RFP" means this request for proposal, dated August 9, 2018, the Town Manager Recruitment Services Project.

2.05 "Successful Consultant" means the best qualified, responsible Consultant whom the Town in its discretion selects and enters an Agreement for the Project on the basis of the Town's evaluations as hereinafter provided.

PART 3 - CONTRACT DOCUMENTS

3.01 Project Background, Description and Minimum Scope of Services are included in Section II of this RFP. Please specifically note any proposed deviations or exceptions from these requirements. If no deviations or exceptions are noted, Consultants will be expected to provide the Project requirements set forth therein.

3.02 **The Consultant will be expected to sign the Agreement in the same form as presented in Exhibit A of this RFP packet**, except that the Agreement will be modified to reflect the actual

scope of services being provided. **A request for changes or modifications to the Agreement may result in a disqualification of the Consultant.** The submission of a proposal constitutes Consultant's indication that it will execute an Agreement with all of the terms and conditions of the Town's form of Agreement that is included with this RFP. The Town reserves the right to negotiate compensation, the scope of work and any optional scope of work items with the Successful Consultant.

3.03 Payment shall be according to Section IV of the Agreement. The Town will not reimburse the Successful Consultant or other Consultants for any expenses incurred in preparing proposals in response to this RFP.

3.04 The Town, in making the Agreement available on the above terms, does so only for the purpose of obtaining proposals on the Project and does not confer a license or grant for any other use.

PART 4 - QUALIFICATIONS OF CONSULTANTS

4.01 Provide the name and home office address of your organization. Describe what type of a business entity your organization is (corporation, general partnership, Limited Liability Company, etc.). Indicate the state in which your business entity was incorporated or formed.

4.02 Provide a brief history of your business including years of operation, general business description, and number of clients serviced, types of services generally offered, size of firm, and a statement of philosophy of customer service levels provided to clients.

4.03 Detail qualifications and previous executive search experiences, especially for local governmental entities, and especially for the position of chief executive of the organization.

4.04 Identify the key personnel of the business who will be assigned to perform services for the Town, and who will provide continuing support throughout the term of the Agreement. Provide resumes stating qualifications for key personnel and provide a statement as to the availability, continuity, and accessibility of the individuals who would be assigned to the Project.

4.05 Provide your recruitment work plan.

4.06 List three current clients (municipal/government/Colorado or Rocky Mountain States communities preferred) for whom you provided executive search services for in the last 36 months. For each client, the list must specify The type of work performed by your company, the size of the client's organization and period of time retained as a client. Provide telephone numbers and contact names for references.

4.07 Provide fee structure including services, fee payment schedule, proposed total, not-to-exceed costs, and cost guarantees, if available. Include an hourly rate for services performed beyond the normal scope of services that would be included in an Agreement. All reasonable and necessary airline and hotel expenses for candidates will be paid directly by the Town of Firestone. Any additional reimbursable expenses including but not limited to advertising, recruitment brochures, postage, and estimated additional travel expenses should be listed in the proposal.

4.08 Complete the attached Disclosure Statement and return with your proposal.

4.09 If an entity, provide certificate of good standing or similar evidence of Consultant's qualification to do business in the State of Colorado.

4.10 Consultants will be required to establish to the satisfaction of the Town the reliability and responsibility of all proposed subcontractors and suppliers pursuant to the criteria set forth in these Instructions and Proposal Requirements. Prior to completion of the Contract, the Town will notify Consultant in writing if the Town has reasonable objection to any proposed subcontractor. In such event, Consultant may, at its option, (1) withdraw its proposal, or (2) submit a substitute sub-consultant acceptable to the Town with an adjustment in the proposal to cover any difference in cost. The Town may, at its discretion, accept the adjusted proposal.

PART 5 - INTERPRETATIONS AND GOVERNING LAW

5.01 All questions regarding the meaning or intent of this RFP must be submitted **IN WRITING ONLY VIA EMAIL** to Jennifer Weinberger. Only questions answered by formal written Addenda to this RFP will be binding. Oral and other interpretations or clarifications will be without legal effect and will NOT be considered. Addenda will be mailed or delivered to all parties recorded by the Town as having received the RFP. It shall be each Consultant's responsibility to make inquiry as to Addenda that have been issued. All Addenda shall become part of this RFP, and all Consultants shall be bound by such Addenda, whether or not received by the Consultant.

5.02 All applicable State of Colorado and Federal laws, Town ordinances, and licenses and regulations of all agencies having jurisdiction shall apply to the Consultant and Project throughout the Project and are incorporated herein by reference. The Agreement with the selected Consultant, and all questions concerning the execution, validity or invalidity, capacity of the parties, and the performance of the Agreement, shall be interpreted in all respects in accordance with the Municipal Code of the Town of Firestone and the laws of the State of Colorado.

PART 6 - BASIS FOR EVALUATION OF PROPOSALS

The Town does not discriminate on the grounds of race, religion, color, age, sex, disability, or national origin or other status protected by federal or state law. Disadvantaged business enterprises are afforded a full opportunity to submit proposals. Proposals will be evaluated on the Consultant's qualifications, experience, Project understanding and approach.

Based on the preliminary review of the proposals, Consultants may then be interviewed prior to selection.

The Town will select for the Project the Consultant who Town Board determines best meets the Town's interests, needs and desires. In making such determination, Town Board shall consider but not be limited to the following factors:

1. The Consultant's skill, ability, and capacity to perform the services required;
2. The Consultant's interest in the services which are the subject of this RFP, as well as their understanding of the scope of such services and the specific requirements of the Town;
3. Whether the Consultant can perform the services within the time period specified, without delay or interference;
4. The Consultant's character, integrity, reputation, judgment, experience and efficiency;
5. The Consultant's previous and current compliance with statutes, ordinances and rules relating to the Project;

6. The sufficiency of the Consultant's financial resources necessary for the performance of the Project;
7. The number and nature of any conditions attached to the proposal;
8. The general organization of the proposal: Special consideration will be given to submittals which appropriately address the goals; and provide in a clear and concise format the requested information;
9. The scope, responsiveness, efficiency and quality of the Consultant's administrative services.
10. Other selection factors within this RFP or the Town's Purchasing Policies that Town determines are relevant to consideration of the best interests of the Town.

The Town makes no commitments to any Consultant until such time as the Town approves the negotiated contract. The Town Board may reject all proposals when it determines that such action is in the public interest.

PART 7 - CONTRACT TIME

7.01 The number of days within which the Project is to be completed shall be negotiated prior to execution of the Agreement and made part thereof. The Town anticipates the Agreement to require completion of services by December 31, 2018

PART 8 - SUBMISSION OF PROPOSAL

8.01 If the proposal is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "PROPOSAL ENCLOSED" on the face thereof.

8.02 Proposals shall be submitted prior to the time and date set for receipt of proposals as indicated in these Instructions and Proposal Requirements, or the modified time and date as indicated by any Addendum. Proposals received after the time and date set for receipt of proposals will not be considered. Consultant shall assume full responsibility for timely delivery at the location designated for receipt of proposals; Consultants must allow adequate time for delivery of their proposal either by hand delivery, postal service, or other delivery service.

8.03 No Consultant may submit more than one proposal. Multiple proposals under different names will not be accepted from one firm or association. Evidence of collusion among Consultants shall be grounds for exclusion of any Consultant who is a participant in any such collusion.

8.04 All information submitted to the Town by the Consultant is a public record, and may be subject to disclosure under the Colorado Open Records Act, Colorado Revised Statutes § 24-72-201, et seq. **The Consultant shall clearly identify any portion(s) of its proposal that it believes constitutes trade secrets, privileged information, and/or confidential commercial, financial, geological or geophysical data which shall not be subject to disclosure under the Colorado Open Records Act**.

8.05 To the extent required by Illegal Aliens Public Contracts for Services C.R.S. § 8-17.5-102(1), by submitting a proposal, the Consultant certifies that at the time of proposal submission it does not knowingly employ or contract with an illegal alien who will perform work under its proposal, and that the Consultant will participate in the E-verify program administered by the United States Department of Homeland Security and the Social Security Administration, or the employment verification program administered by the Colorado Department of Labor and Employment in

order to verify the employment eligibility of all employees who are newly hired for employment to perform work under its proposal.

PART 9 CONFIDENITALITY

9.01 The Consultant may be provided confidential information by the Town. Complete confidentiality must be maintained regarding confidential Town information and data. Signing of a confidentiality agreement may be required by the Successful Consultant.

The information included in this RFP is for Consultant's exclusive use in preparing a proposal and must not be shared, whether written or oral, with any other person or entity or used for any other purpose. The use of the Town's name in any way as a potential client is strictly prohibited.

PART 10 - MODIFICATION AND WITHDRAWAL OF PROPOSAL

10.01 Proposals submitted early may be modified or withdrawn, subject to the Project Manager's discretion. Withdrawn proposals may be resubmitted until the deadline for submission of proposals.

PART 11 - SIGNING OF AGREEMENT

11.01 When the Town gives a notice of selection, it will be accompanied by unsigned counterparts of the Agreement and this RFP. The selected Consultant shall execute the Agreement and deliver it, together with evidence of insurance to the Town within seven (7) calendar days from the date of the notice of selection, unless the Town designates a later time. Failure to execute an agreement within the time required by the Town will be adequate and just cause for cessation of negotiations.

PART 12 - PROPOSAL BECOMES TOWN PROPERTY

12.01 Once submitted, a proposal becomes Town property. The Town reserves the right to retain all proposals submitted and to use any ideas in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the Consultant of the conditions contained in this RFP.

EXHIBIT A TO REQUEST FOR PROPOSAL

AGREEMENT TO FURNISH EXECUTIVE SEARCH SERVICES TO THE TOWN OF FIRESTONE FOR RECRUITMENT AND SELECTION OF A TOWN MANAGER

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT is made and entered into the ____ day of _____ 2018, by and between THE TOWN OF FIRESTONE (hereinafter referred to as "FIRESTONE") and _____ (hereinafter referred to as "CONSULTANT").

W I T N E S S E T H :

WHEREAS, FIRESTONE requires professional services for the search and selection of a qualified and experienced Town Manager_____;

WHEREAS, CONSULTANT has represented to FIRESTONE that it has the requisite expertise and experience to perform the required work.

THEREFORE, for and in consideration of the promises and covenants herein, the parties agree as follows:

I. SCOPE OF SERVICES.

CONSULTANT agrees to provide the services set forth in its proposal, which proposal is attached hereto and made a part of this Agreement (Exhibit A). In the event of a conflict between Exhibit A and this Agreement, the provisions of the Agreement shall prevail.

II. FIRESTONE OBLIGATIONS/CONFIDENTIALITY.

FIRESTONE shall provide CONSULTANT with data, information, reports and such other documentation as may be available to FIRESTONE, and reasonably required by CONSULTANT to perform services under this Agreement. No information shall, unless as required by law, be disclosed by CONSULTANT to third parties without prior written consent of FIRESTONE. All documents provided by FIRESTONE to CONSULTANT shall be returned to FIRESTONE. CONSULTANT is authorized by FIRESTONE to retain copies of such data and materials at CONSULTANT'S expense.

III. OWNERSHIP OF WORK PRODUCT.

All work, data, reports, graphs, charts, computer programs (nonproprietary), computer input and output, or any and all other materials, including electronic files, developed for this Agreement, are and shall be the sole and exclusive property of FIRESTONE. However, any reuse of the documents by FIRESTONE without prior written authorization by CONSULTANT other than for the specific intended purpose of this Agreement will be at FIRESTONE's sole risk.

Nothing in this Agreement will prevent CONSULTANT from retaining copies of documents for the lawful use in its own business purposes. CONSULTANT will provide FIRESTONE with a sixty (60) day written notice prior to disposal of documents it has retained, during which time FIRESTONE may take physical possession of same at the storage site.

IV. COMPENSATION.

A. In consideration of the completion of the services specified herein by CONSULTANT, FIRESTONE shall pay CONSULTANT an amount not to exceed $_____, which amount shall be based upon a [time and materials or fixed fee basis; to be determined] pursuant to the rate schedule attached hereto as Exhibit A.

CONSULTANT shall submit monthly invoices to FIRESTONE which shall be due and payable thirty (30) days after receipt.

B. FIRESTONE will make payment due to CONSULTANT for compensation for completed work within thirty (30) days after invoices submitted by CONSULTANT, which invoice(s) may not be submitted more frequently than monthly. Invoices shall include the basis upon which payment is requested, such as percentage of the Project completed, or actual time, materials and expenses. FIRESTONE shall submit invoice disputes, if any, to CONSULTANT within thirty (30) days for resolution by mutual consent.

C. In addition to any other rights FIRESTONE has under this Agreement to indemnification or recoupment, CONSULTANT agrees that FIRESTONE is entitled to set off any amounts it may owe CONSULTANT under this Agreement against such claims for indemnity or recoupment.

D. Nothing herein shall constitute a multiple fiscal year obligation pursuant to Colorado Constitution Article X, Section 20. Notwithstanding any other provision of this Agreement, FIRESTONE's obligations under this Agreement are subject to annual appropriation by the Town Board of Trustees of the Town of Firestone. Any failure of the Town Board of Trustees annually to appropriate adequate monies to finance FIRESTONE's obligations under this Agreement shall terminate this Agreement at such time as such then-existing appropriations are to be depleted. Notice shall be given promptly to CONSULTANT of any failure to appropriate such adequate monies.

V. COMMENCEMENT OF WORK.

Upon providing proof of insurance as provided herein, CONSULTANT shall upon the parties' execution of the Agreement, commence work on all of its obligations in accordance with the Scope of Services.

VI. CHANGES IN SCOPE OF SERVICES.

A change in the Scope of Services shall constitute any change or amendment of services or work, which is different from or additional to that specified in the Scope of Services. No such change, including any additional compensation, shall be effective, or paid unless authorized by

written amendment executed by FIRESTONE. If CONSULTANT proceeds without such written authorization, then CONSULTANT shall be deemed to have waived any claim for additional compensation, including any claims based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee or representative of FIRESTONE shall have the authority to enter into any changes or modifications, either directly or implied by a course of action, relating to the terms and scope of this Agreement.

VII. PROFESSIONAL RESPONSIBILITY.

CONSULTANT hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and professional licenses in good standing, required by law.

The work performed by CONSULTANT shall be timely performed in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professionals in the same or similar type of work in the applicable community.

VIII. TERM AND TERMINATION.

The term of this Agreement shall commence on the ____ day of _____, 2018, and shall terminate on the ____ day of _____, 20___.

A. In the event of a breach by CONSULTANT of the terms and conditions of this Agreement, FIRESTONE may give notice to CONSULTANT stating such breach has occurred and giving CONSULTANT 14 days to cure such breach. If the breach is not cured within the stated timeframe, FIRESTONE may terminate this Agreement and pay CONSULTANT the proportionate part of CONSULTANT's compensation as shall actually have been earned, less any damages suffered by FIRESTONE.

B. This Agreement may be terminated by FIRESTONE without cause upon seven (7) days written notice to the CONSULTANT. In the event of termination, FIRESTONE will pay CONSULTANT for all services satisfactorily performed to date of termination. If payment is otherwise due in a fixed sum, FIRESTONE will pay CONSULTANT for the pro rata value of the completed portion of the Project. If, however, CONSULTANT has substantially or materially breached the standards or terms of this Agreement, FIRESTONE shall have any remedy or right to set off available at law and equity.

C. If applicable, this Agreement also may be terminated by FIRESTONE if there are insufficient registrations for a class or program described in the scope of services, as determined by the appropriate FIRESTONE department.

IX. COMPLIANCE WITH LAW.

The work and services to be performed by CONSULTANT hereunder shall be done in compliance with all applicable federal, state, county and local laws, ordinances, rules and regulations.

X. INSURANCE.

A. CONSULTANT agrees to procure and maintain in force during the term of this Agreement, at its own cost, the following coverages:

1. Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers' Liability Insurance.

2. Commercial General or Business Liability Insurance with minimum combined single limits of ONE MILLION DOLLARS ($1,000,000.00) each occurrence and ONE MILLION DOLLARS ($1,000,000.00) general aggregate.

3. Automobile Liability Insurance with minimum combined single limits for bodily injury and property damage of not less than SIX HUNDRED THOUSAND DOLLARS ($600,000) for any one occurrence, with respect to each of the CONSULTANT'S owned, hired or non-owned vehicles assigned to or used in performance of the services. In the event that the CONSULTANT'S insurance does not cover non-owned automobiles, the requirements of this paragraph shall be met by each employee of the CONSULTANT who utilizes an automobile in providing services to FIRESTONE under this Agreement.

B. If approved by FIRESTONE, evidence of qualified self-insured status may be substituted for one or more of the foregoing insurance coverages.

C. CONSULTANT shall procure and maintain, and shall cause any subcontractor of the CONSULTANT to procure and maintain, the minimum insurance coverages listed herein. Such coverages shall be procured and maintained with forms and insurers acceptable to FIRESTONE. All coverages shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the CONSULTANT pursuant to this Agreement. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

D. A Certificate of Insurance shall be completed by the CONSULTANT'S insurance agent(s) as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by FIRESTONE prior to commencement of any services under this Agreement. The Certificate shall identify this Agreement and shall provide that the coverages afforded under the policies shall not be canceled, terminated or materially changed until at least 30 days prior written notice has been given to FIRESTONE. The completed Certificate of Insurance shall be sent to:

Town of Firestone
Attn: Jennifer Weinberger, Assistant Town Manager
151 Grant Avenue
P.O. Box 100
Firestone, CO 80520

E. Failure on the part of the CONSULTANT to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of this Agreement upon which FIRESTONE may immediately terminate this Agreement, or at its discretion, may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by FIRESTONE shall be repaid by the CONSULTANT to FIRESTONE upon demand, or FIRESTONE may offset the cost of the premiums against any monies due to CONSULTANT from FIRESTONE.

F. FIRESTONE shall have the right to request and receive a certified copy of any policy and any endorsement thereto.

G. The parties hereto understand and agree that FIRESTONE, its officer and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, Section 24-10-101, *et seq.*, C.R.S., as from time to time amended, or otherwise available to FIRESTONE, its officers, officials, or employees.

XI. INDEMNIFICATION.

CONSULTANT shall defend, indemnify and hold harmless FIRESTONE and its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from this Agreement, to the extent that such claim, damage, loss or expense is caused, or alleged to be caused, in whole or in part, by any negligent, reckless or intentional act or omission of CONSULTANT or anyone directly employed by CONSULTANT or anyone for whose acts CONSULTANT may be liable.

XII. BINDING EFFECT/NON-ASSIGNABILITY.

FIRESTONE and CONSULTANT each binds itself, its successors, and assigns to the other party to this Agreement with respect to all rights and obligations under this Agreement. Neither this Agreement, nor any of the rights or obligations of the parties hereto, shall be assigned by either party without the written consent of the other.

XIII. DEFAULT/ATTORNEY FEES.

In the event of default of any of the provisions herein, the defaulting party shall be liable to the non-defaulting party for all reasonable attorney fees, legal expenses and costs incurred as a result of the default.

XIV. VENUE.

This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in the courts of the County of Weld, State of Colorado, and in no other court.

XV. INDEPENDENT CONTRACTOR.

CONSULTANT is an independent contractor. Notwithstanding any provision appearing in this Agreement, all personnel assigned by CONSULTANT to perform work under the terms of this Agreement shall be, and remain at all times, employees or agent of CONSULTANT for all purposes. CONSULTANT shall make no representation that it is the employee, officer or official of FIRESTONE for any purposes. **As an independent contractor, CONSULTANT and persons employed by CONSULTANT are not entitled to workers' compensation benefits except as may be provided by the CONSULTANT nor to unemployment insurance benefits unless unemployment compensation coverage is provided by the CONSULTANT or some other entity. The CONSULTANT is obligated to pay all federal and state income tax on any moneys earned or paid pursuant to this contract.**

XVI. NO WAIVER.

Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by FIRESTONE shall not constitute a waiver of any of the other terms or obligations of this Agreement.

XVII. ENTIRE AGREEMENT.

This Agreement and the attached Exhibit constitute the entire Agreement between CONSULTANT and FIRESTONE, superseding all prior oral or written communications. None of the provisions of this Agreement may be amended, modified or changed, except as agreed to in writing by the parties.

XVIII. NOTICE.

Any notice or communication between CONSULTANT and FIRESTONE which may be required, or which may be given, under the terms of this Agreement shall be in writing, and shall be deemed to have been sufficiently given when personally presented or sent pre-paid, first class United States Mail, addressed as follows:

FIRESTONE	CONSULTANT
Town of Firestone	_____
Attn: Jennifer Weinberger	_____
151 Grant Avenue	_____
P.O. Box 100	_____
Firestone, CO 80520	_____

XIX. IMMIGRATION STATUS OBLIGATIONS

A. CONSULTANT certifies, through signature of its authorized representative executing this Contract, that it does not knowingly employ or contract with an illegal alien who will perform work under the public contract for services and that the CONSULTANT will participate in the United States Government's E-Verify Program or the State of Colorado Department of Labor and Employment Program ("Department Program") in order to confirm the employment eligibility of

all employees who are newly hired for employment to perform work under the public contract for services.

B. CONSULTANT shall not:

1) Knowingly employ or contract with an illegal alien to perform work under this Contract; or

2) Enter into a contract with a subcontractor that fails to certify to the CONSULTANT that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under the public contract for services.

C. CONSULTANT shall affirm as required by C.R.S. § 8-17.5-102 (c) (II) the employment eligibility of all employees who are newly hired for employment to perform work under the public contract for services through participation in either the E-Verify Program or the Department Program.

D. CONSULTANT is prohibited from using the E-Verify Program or Department Program procedures to undertake pre-employment screening of job applicants while the public contract for services is being performed.

E. If CONSULTANT obtains actual knowledge that a subcontractor performing work under the public contract for services knowingly employs or contracts with an illegal alien, CONSULTANT shall be required to:

1) Notify the subcontractor and FIRESTONE within three days that the CONSULTANT has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and

2) Terminate the subcontract with the subcontractor if within three days of receiving the certification required pursuant to sub-subparagraph (B) (2) the subcontractor does not stop employing or contracting with the illegal alien; except that the CONSULTANT shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

F. CONSULTANT shall comply with all rules and regulations and any reasonable request by the State Department of Labor and Employment made in the course of the Department's performance of its lawful duties pursuant to C.R.S. 8-17.5-101 et. seq., as amended from time to time.

G. If CONSULTANT violates any of the provisions set forth in this section, FIRESTONE may terminate the Contract and CONSULTANT shall be liable for all actual and consequential damages incurred by the Town.

XX. SEVERABILITY.

If any term, covenant, or condition of this Agreement is deemed by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall be binding upon the parties.

IN WITNESS WHEREOF, the below parties have executed this contract.

THE TOWN OF FIRESTONE	**CONSULTANT**
By: _____	**By:** _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

ATTEST:

_____
Leah Vanarsdall
Town Clerk

EXHIBIT B TO REQUEST FOR PROPOSAL

DISCLOSURE STATEMENT

As a condition for consideration vendor must disclose any conflict of interest with the Town of Firestone, including, but not limited to, any relationship with any Town of Firestone elected official or employee. Your response must disclose if a known relationship exists between any principal of your firm and any Town of Firestone elected official or employee. If, to your knowledge, no relationship exists, this should also be stated in your response. Failure to disclose a conflict may result in disqualification. This form must be completed and returned in order for your proposal to be eligible for consideration.

NO KNOWN RELATIONSHIP EXISTS _____

RELATIONSHIP EXISTS (Please explain relationship)

_____

_____

I CERTIFY THAT:

1. I, as an officer of this organization, or per the attached letter of authorization, am duly authorized to certify the information provided herein is accurate and true as of the date; and

2. My organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.

_____ _____

Printed or Typed Name Title

_____

Signature

AGENDA INFORMATION MEMORANDUM FIRESTONE TOWN BOARD OF TRUSTEES	**AIM#:** 8.b. **Discussion/Action** **Meeting Date:** August 8, 2018 **Initiated By:** Dave Lindsay **Dept:** Public Works/ Parks & Rec

AGENDA TITLE

Design Contract for Ramland Waterline Replacement

SUMMARY

Public Works has requested a design be completed to replace the existing potable waterline in the Ramland development. Public Works has had to complete several repairs on this existing ductile iron pipe over the past couple years because of corrosion caused line breaks. The existing line is extremely deep and it is difficult to maintain and repair efficiently.

Public Works requested a scope of services and fee from Colorado Civil Group, Inc. to perform this design services, prepare bidding documents, and to bid the construction work without a competitive proposals from other engineers in the interest of time and anticipated savings from institutional knowledge of the waterline system. Attached is a contract with Colorado Civil Group, Inc. to provide professional civil engineering services for the completion of this project for consideration by the Board of Trustees.

HISTORY AND PREVIOUS BOARD ACTION

N/A

RECOMMENDATION

Staff recommends the design services contract be awarded to Colorado Civil Group, Inc. for a lump sum fee amount of $25,100.00 and authorize the Mayor to execute the contract on behalf of the Town

ALTERNATIVES

The Board could direct staff to postpone the project, modify the scope, or seek further proposals for the design services contract.

ATTACHMENTS

1. 0668.0191.00 CONTRACT

FINANCIAL CONSIDERATIONS

Public Works has included this project in their 2018 Budget

AGREEMENT

for

PROFESSIONAL ENGINEERING SERVICES

for

THE TOWN OF FIRESTONE

RAMLAND WATERLINE REPLACEMENT DESIGN

Project No. 0668.0191.00

This is an *AGREEMENT* made between THE TOWN OF FIRESTONE, a Colorado statutory Town (TOWN) and COLORADO CIVIL GROUP, INC., a Colorado Corporation (ENGINEER).

Whereas, TOWN desires to have certain engineering services performed by ENGINEER relative to the design and bidding of the Ramland Waterline in the Town of Firestone, Weld County, Colorado.

Whereas, the ENGINEER is duly accredited and this *AGREEMENT* provides for said professional engineering services.

Therefore, TOWN and ENGINEER, in consideration of their mutual covenants herein, agree in respect of the performance of professional engineering services provided by ENGINEER and the payment for those services by TOWN as set forth in Sections 1 through 4 below.

SECTION 1 - Basic Services

For the purposes of this *AGREEMENT*, the Basic Services shall include professional civil engineering design and bidding services, as further described herein, relative to the Ramland Water Line. The project limits generally include the waterline from the master meter along the I-25 Frontage Road at Firestone Boulevard routing through the Ramland Development. The Specific tasks to be performed shall be:

1.1 Base Material

The ENGINEER will prepare base mapping of the project area and collect information regarding existing property and facilities along the route of the work. Existing conditions in the project area will be assessed both on and below the surface. This effort shall include:

1.1.1 Digital aerial photography and some planimetrics will be obtained using DRCOG Aerial Photography (2016 images).

1.1.2 Planimetrics and topography will be obtained from a field survey and used as the basis of the project mapping and construction plans.

1.1.3 Existing utilities and structures within the survey corridor will be located and evaluated. Existing utility conflicts will be evaluated, and relocation requirements will be identified.

1.1.4 The ENGINEER shall retain the services of a utility locating service to aid in identification of existing utilities within the project area.

1.1.5 The ENGINEER shall retain the services of a utility potholing company to pothole any existing utilities that may conflict with the proposed improvements and for the existing waterline at the point of connection in Third Street.

1.1.6 It is recognized that in performing its services, including but not limited to the identification, location and evaluation of existing facilities and property ownership rights ENGINEER will rely on records, documentation and observations, some of which may not be capable of confirmation without expending substantial sums of money and/or destroying or damaging serviceable facilities or structures. Accordingly, ENGINEER shall not be liable for any, loss, damage, cost or expense resulting from actual conditions which differ from the records, documents and observations relied upon by ENGINEER unless and to the extent such loss, damage, cost or expense is directly attributable to ENGINEER'S sole negligence.

1.2 Design

The ENGINEER shall evaluate the existing waterline alignment, waterline depth and utility conflicts in order to determine the best alignment for the new waterline. Specific design elements shall include:

1.2.1 The ENGINEER shall prepare a demolition plan at a minimum scale of 1"=50' that will identify removal of existing asphalt, concrete, landscaping, etc. It will also identify the removal of existing fire hydrants and valve boxes associated with the in-place abandonment of the existing asbestos cement waterline.

1.2.2 The ENGINEER shall prepare a plan and profile of the proposed waterline at a minimum scale of 1"=50'.

1.2.3 The ENGINEER shall provide necessary details for the temporary roadway patch and temporary curb-gutter-sidewalk patches.

1.2.4 The ENGINEER shall provide details and direction related to the in-place abandonment of the existing waterline.

1.2.5 The ENGINEER shall provide standard details for the other portions of the work.

1.2.6 The ENGINEER shall prepare a public improvements opinion of cost.

1.2.7 ENGINEER shall render its services in accordance with generally accepted engineering standards and practices as such standards and practices are normally exercised in the performance of professional standards of a similar nature in the Denver metropolitan area.

1.3 Construction Documents

The ENGINEER shall prepare construction documents including bidding materials, construction contract, construction drawings, and construction specifications. These documents shall conform to the form and format of the Engineers Joint Contract Documents Committee General Conditions, as previously utilized by the TOWN and ENGINEER on previous projects.

1.4 Construction Bidding

The ENGINEER shall conduct bidding for the proposed construction work. Specific design elements shall include:

1.4.1 The ENGINEER shall issue an invitation to bid to the Town's select bidders list. Bidding documents will be made available to bidders via electronic files that can be accessed by invited contractors on a data storage site.

1.4.2 The ENGINEER shall conduct a pre-bid meeting to further present the project and to respond to bidder questions. The Engineer shall field and respond to all questions and requests for clarification.

1.4.3 The ENGINEER shall open and tabulate bids for the project. A formal recommendation regarding award of the construction contract will be provided to the Town.

SECTION 2 - Additional Services

Services not contemplated in Section 1 may be required of ENGINEER by the TOWN. If such work is to be performed a change order to the *AGREEMENT* will be prepared and presented to the TOWN prior to initiation of said work. Descriptions of additional services, compensation, and period-of-services adjustments will be presented in the change order, prior to starting any additional services.

Specific services not included in this *AGREEMENT* include, but are not limited to:

2.1 Negotiation of property or easement acquisition.

2.2 Coordination or scheduling of neighborhood or other public meetings.

2.3 Construction observation.

2.4 Geotechnical Engineering/Materials Testing.

SECTION 3 - Period of Service

The Period of Service for this work shall commence upon the signing of this contract by TOWN and shall end at the completion of Basic Services. Work shall progress in a timely manner to support the schedule established by TOWN and ENGINEER.

SECTION 4 - Compensation

4.1 Methods of Payment for Services and Expenses of Engineer

4.1.1 TOWN shall pay ENGINEER for Basic Services rendered under Section 1 a lump sum fee of $25,100.00. Such amount shall be inclusive of all costs of whatsoever nature associated with ENGINEER's efforts, including but not limited to salaries, benefits, expenses, overhead, administration and profits

4.1.2 Services authorized and provided under Section 2 - Additional Services, will be based on hourly rates plus expenses according to ENGINEERS's then current Schedule of Fees (Exhibit A).

4.2 Times of Payments

ENGINEER shall submit monthly invoices for a portion of the lump sum fee based upon ENGINEER's estimate of the proportion of the services actually completed at the time of billing.

4.3 Other Provisions Concerning Payments

4.3.1 If TOWN fails to make any payment due ENGINEER for services and expenses within forty-five days after receipt of ENGINEER's invoice, the amounts due ENGINEER will be increased at the rate of 1½% per month from said forty fifth day, and in addition, ENGINEER may, after giving seven days' written notice to TOWN, suspend services under this *AGREEMENT* until ENGINEER has been paid in full all amounts due for services, expenses, and charges.

4.3.2 In the event of termination by TOWN under paragraph 6.1.2 upon the completion of any phase of the Basic Services, progress payments due ENGINEER for services rendered through such phase shall constitute total payment for such services. In the event of such termination by the TOWN during any phase of the Basic Services, ENGINEER will be paid for services rendered during that phase on the basis of ENGINEER's hourly rates based on the current Schedule of Fees for services rendered during that phase to date of termination by ENGINEER's principals and employees engaged directly in work for the TOWN. In the event of any such termination, ENGINEER also will be reimbursed for the charges of independent professional associates, consultants and subcontractors employed by ENGINEER and authorized by the TOWN to render Basic Services through ENGINEER and for all unpaid Additional Services and unpaid Reimbursable

Expenses, plus all termination expenses. Termination expenses mean Reimbursable Expenses directly attributable to termination.

4.3.3 It is understood and agreed that the TOWN, and not any landowner subject to a reimbursement agreement with the TOWN, is responsible for all payments under this *AGREEMENT*.

SECTION 5 - TOWN's Responsibilities

TOWN shall do the following in a timely manner so as not to delay the services of ENGINEER:

5.1 As appropriate, designate responsible representatives to provide direction to the ENGINEER with respect to services provided pursuant to this *AGREEMENT*. The TOWN Board of Trustees or its delegatee shall transmit instructions, receive information, interpret and define TOWN's policies and decisions with respect to ENGINEER's services provided pursuant to this *AGREEMENT*.

5.2 Provide all criteria and full information as to TOWN's requirements as necessary for performance of ENGINEER's services, including, with respect to TOWN projects, design or project objectives and constraints, space capacity and performance requirements, flexibility and expendability, and any budgetary limitations.

5.3 Assist ENGINEER by placing at ENGINEER's disposal all available information pertinent to this project.

5.4 Unless otherwise agreed by the TOWN and ENGINEER, the TOWN shall be responsible for negotiating and acquiring all required properties and/or easements necessary for any TOWN projects.

SECTION 6 - General Considerations

6.1 Termination

6.1.1 The obligation to provide further services under this *AGREEMENT* may be terminated by either party upon thirty days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. Upon receipt of the written notice to terminate the defaulting party shall have ten days to cure the default to the satisfaction of the terminating party.

6.1.2 Termination for convenience: The TOWN Board of Trustees shall, at its sole option and absolute discretion, have the right to terminate this *AGREEMENT* and remove ENGINEER from the position of TOWN ENGINEER for any reason whatsoever by providing ENGINEER with a written notice to terminate to be effective upon five (5) days after notifying ENGINEER by registered mail, return receipt requested. ENGINEER hereby waives any rights to a charge in writing or an opportunity to be heard prior to removal.

6.1.3 At the time of any termination, ENGINEER shall promptly deliver to the Town or its designee all documents and materials, including but not limited to reports, plans, drawings, specifications, computer input and output, analyses, data, electronic files, and other materials of any kind, prepared or furnished by ENGINEER (and ENGINEER's independent professional associates, consultants and subcontractors) pursuant to this *AGREEMENT*. The delivery of such materials shall be without further charge or expense to the Town other than Termination expenses.

6.2 Reuse of Documents

All documents and materials, including but not limited to reports, plans, drawings, specifications, computer input and output, analyses, data, electronic files, and other materials of any kind, prepared or furnished by ENGINEER (and ENGINEER's independent professional associates, consultants and subcontractors) pursuant to this *AGREEMENT,* are documents and property of the TOWN. The TOWN acknowledges that documents provided by ENGINEER for specific projects are not intended or represented to be suitable for reuse by TOWN or others on extensions of such projects or on any other projects; any such reuse without written verification or adaptation by ENGINEER for the specific purpose intended will be at the TOWN's sole risk and without liability or legal exposure to ENGINEER. Any such verification or adaptation requested by the TOWN will entitle ENGINEER to further compensation at rates to be agreed upon by TOWN and ENGINEER.

6.3 Insurance and Indemnification

6.3.1 ENGINEER shall procure and maintain insurance for protection from claims under workers' compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees or of any person other than such employees, and from claims or damages because of injury to or destruction of property including loss of use resulting therefrom. The workers' compensation insurance carried by ENGINEER shall be in accordance with statutory law and include employers' liability insurance with a limit of not less than $100,000 per accident, $500,000 disease, policy limit and $100,000 disease limit each employee. The general liability insurance carried by ENGINEER shall have minimum combined single limits of $1,000,000 each occurrence and $1,000,000 aggregate, shall include the TOWN as additional insured, with primary coverage as respects the TOWN, and shall contain a severability of interests provision. ENGINEER shall also procure and maintain professional liability insurance with minimum combined single limits of $1,000,000 each occurrence and $1,000,000 aggregate. All required insurances shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by ENGINEER pursuant to this *AGREEMENT.* In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured by the ENGINEER to maintain such continuous coverage. Certificates of insurance evidencing such coverages shall be provided to the TOWN upon request.

6.3.2 ENGINEER shall also procure and maintain continuously comprehensive automobile liability insurance with minimum combined single limits for bodily injury and property damage of not less than $150,000 per person in any one occurrence and $500,000 for two or more persons in any one occurrence, and auto property damage insurance of at least $50,000 per claim, with respect to each of ENGINEER's, hired or non-owned vehicles assigned to or used in performance of the services under this *AGREEMENT*. The policy shall include the TOWN as additional insured with primary coverage as respects the TOWN and shall contain a severability of interests provision.

6.3.3 ENGINEER shall indemnify and hold the TOWN harmless against (1) claims by any employee of ENGINEER for compensation, fringe benefits of any kind whatsoever (including without limitation, pension rights or payments, insurance of any kind, reimbursement of medical expenses, vacation pay, sick leave or sick pay), or indemnification for tort claim damages or similar claims for damages (e.g. Section 1983 claims); and (2) claims by any other party for injury, loss or damage which arise out of or are connected with the services hereunder, if such injury, loss or damages is caused by the negligent, unlawful, or willful and wanton act or omission on the part of any ENGINEER employee acting pursuant to this *AGREEMENT.*

6.3.4 The ENGINEER or its employees shall not be deemed to assume any liability for intentional or negligent acts or omissions of the Town or any officer, agent, or employee thereof. The Town shall be responsible for such acts or omissions in the manner and to the extent provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 et. seq. (CGIA).

6.3.5 The parties hereto understand and agree that the Town is relying on, and does not waive or intend to waive by any provision of this *AGREEMENT*, the monetary limitations (presently $350,000 per person and $990,000 per occurrence) or any other rights, immunities, and protections provided by the CGIA, as from time to time amended, or otherwise available to the TOWN, its officers, or its employees.

6.4 Limitation of Liability

TOWN, in consideration of the fees negotiated hereunder, specifically agrees to limit the liability of ENGINEER and its officers, directors, shareholders, partners, agents and employees for all damages of any kind or nature associated with errors or omissions of the ENGINEER for services rendered under this *AGREEMENT*, to the sum of $250,000.00 annual aggregate.

6.5 Controlling Law

This *AGREEMENT* is to be governed by the law of the State of Colorado.

6.6 Successors and Assigns

6.6.1 TOWN and ENGINEER each is hereby bound, and the partners, successors, executors, administrators, assigns, and legal representatives of TOWN and

ENGINEER are hereby bound to the other party to this *AGREEMENT* and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements and obligations of this *AGREEMENT*.

6.6.2 Neither TOWN nor ENGINEER shall assign, sublet or transfer any rights under or interest in (including, but without limitation, moneys that may become due or moneys that are due) this *AGREEMENT* without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this *AGREEMENT.* Nothing contained in this paragraph shall prevent ENGINEER from employing such independent professional associates, consultants and subcontractors as ENGINEER may deem appropriate to assist in the performance of services hereunder; provided, however, that proposed use of any such associates, consultants and independent contractors, and the costs and fees for the services thereof, shall be subject to the prior written approval of the Town, which may be granted or withheld by the Town in its sole discretion. ENGINEER shall cause any associate, consultant or subcontractor providing services hereunder to procure and maintain those insurance coverages required by Section 6.3 above.

6.6.3 Nothing under this *AGREEMENT* shall be construed to give any rights or benefits in this *AGREEMENT* to anyone other than TOWN and ENGINEER, and all duties and responsibilities undertaken pursuant to this *AGREEMENT* will be for the sole and exclusive benefit of TOWN and ENGINEER and not for the benefit of any other party.

6.7 Enforcement

In the event that suit is brought upon this *AGREEMENT* to enforce its terms, the prevailing party shall be entitled to its reasonable attorneys' fees and related court costs.

6.8 Quality of Work

ENGINEER'S professional services shall be in accordance with the prevailing standard of practice normally exercised in the performance of professional services of a similar nature in the Denver metropolitan area.

6.9 Inspection

The Town and its duly authorized representatives shall have access to any books, documents, papers, and records of the ENGINEER and its subcontractors that are related to this *AGREEMENT* for the purpose of making audit, examination, excerpts, and transcriptions.

6.10 Compliance with laws; Work by Illegal Aliens Prohibited

6.10.1 ENGINEER shall be solely responsible for compliance with all applicable federal, state, and local laws concerning its performance of services under this AGREEMENT; for payment of all applicable taxes; and obtaining and keeping in force all applicable licenses and certificates.

6.10.2 Exhibit B, the "Town of Firestone Public Services Contract Addendum-Prohibition Against Employing Illegal Aliens", is attached hereto and incorporated herein by reference. There is also attached hereto a copy of ENGINEER's Pre-Contract Certification which Engineer has executed and delivered to the TOWN prior to ENGINEER's execution of this Agreement.

SECTION 7 - EXTENT OF AGREEMENT

This *AGREEMENT* (consisting of pages 1 to 10, inclusive), and the attached Exhibits A and B, constitute the entire *AGREEMENT* between TOWN and ENGINEER and supersede all prior written or oral understandings. This *AGREEMENT* and said Exhibits may only be amended, supplemented, modified, or canceled by duly executed written instrument.

In witness whereof, the parties hereto have made and executed this *AGREEMENT* as of the day and year signed by the TOWN.

TOWN OF FIRESTONE
(TOWN)

By: _____
Bobbi Sindelar, Mayor

Date: _____

Attest: _____
Town Clerk

COLORADO CIVIL GROUP, INC.
(ENGINEER)

By: _____
David B. Lindsay, President

Date: _____

Attest: _____

Exhibit A
2018 Summary of Fees

ENGINEERS ($/hr)

Senior Project Engineer	$105 - $125
Project Engineer	$95 - $120
Design Engineer	$85 - $115

CONSTRUCTION INSPECTION ($/hr)

Senior Inspector	$80 - $100
Inspector	$65 - $85

DESIGNER/CAD TECH ($/hr)

Senior Designer/Tech	$75 - $100
Designer/CAD Tech	$50 - $80

ADMINISTRATION/SUPPORT SERVICES ($/hr)

Secretarial/Clerical	$35 - $50

REIMBURSABLES

Mileage	$0.50/mi.
Copies (standard in-house)	Labor Rate
Copies (standard out-sourced)	Cost + 5%
Copies (24x36 in-house)	Labor Rate
Copies (24x36 out-sourced)	Cost + 5%
Miscellaneous Expenses	Cost + 5%
Sub-Consultants	Cost + 5%

Exhibit B

Town of Firestone Public Services Contract Addendum
Prohibition Against Employing Illegal Aliens

Prohibition Against Employing Illegal Aliens. Colorado Civil Group, Inc. (ENGINEER) shall not knowingly employ or contract with an illegal alien to perform work under this contract. ENGINEER shall not enter into a contract with a subcontractor that fails to certify to the ENGINEER that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this contract.

ENGINEER has verified or attempted to verify through participating in the basic pilot program as defined in C.R.S. Section 8-17.5-101(1) ("Program") that ENGINEER does not employ any illegal aliens and, if ENGINEER is not accepted into the Program prior to entering into this contract, that ENGINEER shall apply to participate in the Program every three months until ENGINEER is accepted or the contract has been completed, whichever is earlier. This provision shall not be required or effective if the Program is discontinued. ENGINEER is prohibited from using the Program procedures to undertake pre-employment screening of job applicants while this contract is being performed.

If ENGINEER obtains actual knowledge that a subcontractor performing work under this contract for services knowingly employs or contracts with an illegal alien, ENGINEER shall:

a. Notify the subcontractor and the TOWN within three days that the ENGINEER has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and
b. Terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to this paragraph the subcontractor does not stop employing or contracting with the illegal alien; except that the ENGINEER shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

ENGINEER shall comply with any reasonable request by the Department of Labor and Employment made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. Section 8-17.5-102(5).

If ENGINEER violates a provision of this Contract required pursuant to C.R.S. Section 8-17.5-102, the TOWN may terminate the contract for breach of contract. If the contract is so terminated, the ENGINEER shall be liable for actual and consequential damages to the TOWN.

Town of Firestone
Contractor's Pre-Contract Certification
Regarding Employing Illegal Aliens

The proposer of public services to the Town of Firestone identified below (hereafter "the Proposer"), hereby certifies as follows:

That at the time of providing this certification, Proposer does not knowingly employ or contract with an illegal alien; and that Proposer has participated in or attempted to participate in the Basic Pilot Program administered by the United States Department of Homeland Security in order to verify that it does not employ any illegal aliens.

Dated this _____ day of _____, 20____.

Proposer:
Colorado Civil Group, Inc.

By:_____

Title: President

AGENDA INFORMATION MEMORANDUM 2017

FIRESTONE
TOWN BOARD OF TRUSTEES

FIRESTONE
COLORADO
A COMMUNITY IN MOTION

AIM#: 2018-8-8

Consent Agenda _____
Discussion _____
Action X

Meeting Date: 8/8/18

Initiated By:
/s/ Theo Abkes

Dept: Public Works

AGENDA TITLE

Lease purchase for a new street sweeper

SUMMARY

The current sweeper is 18 years old & is overdue for replacement.

HISTORY AND PREVIOUS BOARD ACTION

The board approved the purchase of the current sweeper in 2000

RECOMMENDATION

Staff recommends the board approves the lease agreement for a new Dulevo street sweeper & allow the mayor to execute the contract.

ALTERNATIVES

Continue to use the current street sweeper.

ATTACHMENTS

Two other quotes for sweepers & when we did the demo the lower priced sweeper did not pick-up
Photos of new sweeper.
Lease agreement

FINANCIAL CONSIDERATIONS

In the 2018 budget there is $48,000.00 & the annual payment for sweeper is $47,038.15.

RECORD OF BOARD ACTION (for Town Clerk)

Motion by: _____ **Second by:** _____

Date: _____

AIM # 2017- _____

Jimenez	**Heath**	**Meiring**	**Peterson**	**Sharp**	**Conyac**
Yes ☐	Yes ☐	Yes ☐	Yes ☐	Yes ☐	Yes ☐
No ☐	No ☐	No ☐	No ☐	No ☐	No ☐
Abstain ☐	Abstain ☐	Abstain ☐	Abstain ☐	Abstain ☐	Abstain ☐

Pass: _____ Fail: _____ Tie: _____

Sindelar

Yes ☐ No ☐

INDUSTRIAL AND CLEANING EQUIPMENT

$225,000.00

DULEVO INTERNATIONAL

6000



INDUSTRIAL AND CLEANING EQUIPMENT





Concept

Design, innovative and robust constructions, effective solutions for all applications and the unique large waste hopper make the Dulevo 6000 the perfect working tool for all seasons – everywhere and at any time - regardless of high or low temperatures, sun, rain or snow. Up to date technology and top-quality components ensure the high standards demanded by the market – a guaranty of longevity.





ort

tors comfort and ergonomics are our priority together with application specifications. Effective axle suspensions and ideal weight ution insure a balanced and safe drive ability. The powerful drive transmission guarantees the use in difficult conditions and on slopes he hydraulically assisted and the synchronized four-wheel-steering greatly simplifies complex manoeuvres.







nerous interior space of the cabin and the quality seats make the machine an extremely comfortable workplace. An additional ion and springs protect the operator from noise emissions and vibrations.
ge window surfaces of the cab allow the all-round view of the working area. The standard equipment includes heated mirrors, dition and a charging plug for mobile devises.

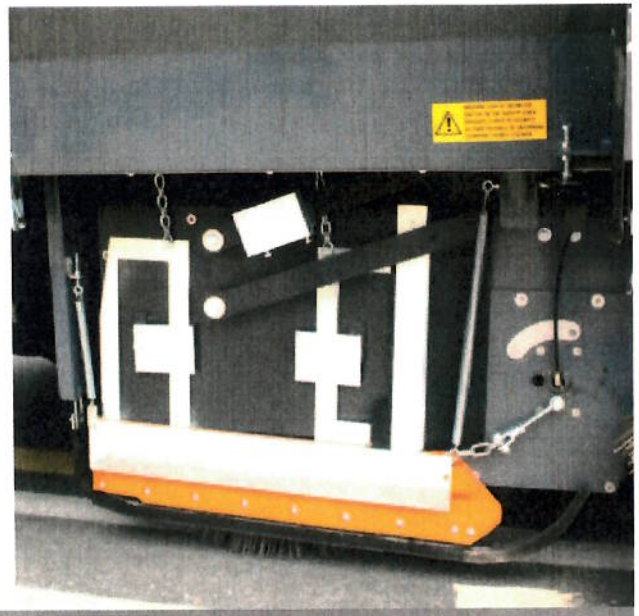




Access & Service

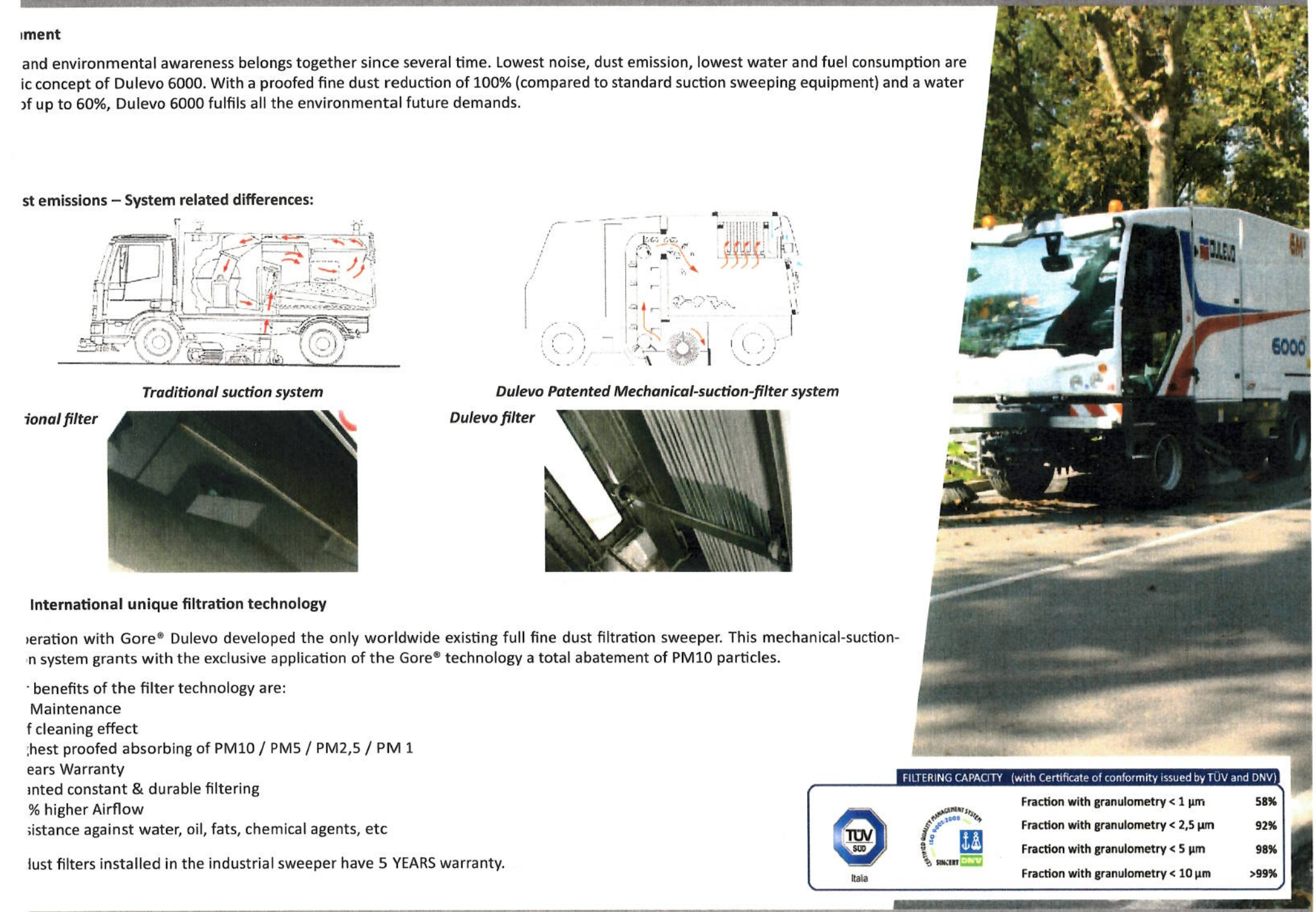
The innovative, modular structure with the unique tiltable cabin and the on-top-centred position of all main components allow the most simple access to all important components for service and maintenance. Dulevo 6000 is fully hydrostatic driven without the use of any electronic components.





ıment

and environmental awareness belongs together since several time. Lowest noise, dust emission, lowest water and fuel consumption are ic concept of Dulevo 6000. With a proofed fine dust reduction of 100% (compared to standard suction sweeping equipment) and a water of up to 60%, Dulevo 6000 fulfils all the environmental future demands.



st emissions – System related differences:

Traditional suction system

Dulevo Patented Mechanical-suction-filter system

ional filter

Dulevo filter

International unique filtration technology

peration with Gore® Dulevo developed the only worldwide existing full fine dust filtration sweeper. This mechanical-suction-n system grants with the exclusive application of the Gore® technology a total abatement of PM10 particles.

· benefits of the filter technology are:
Maintenance
f cleaning effect
hest proofed absorbing of PM10 / PM5 / PM2,5 / PM 1
ears Warranty
nted constant & durable filtering
% higher Airflow
sistance against water, oil, fats, chemical agents, etc

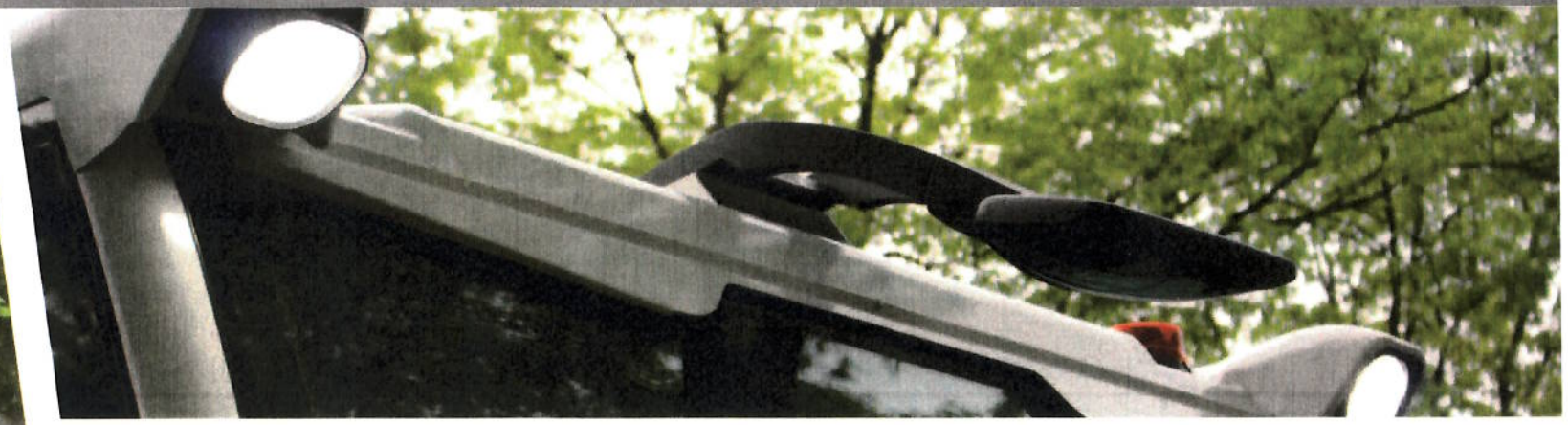
lust filters installed in the industrial sweeper have 5 YEARS warranty.

FILTERING CAPACITY (with Certificate of conformity issued by TÜV and DNV)

Fraction with granulometry < 1 µm	58%
Fraction with granulometry < 2,5 µm	92%
Fraction with granulometry < 5 µm	98%
Fraction with granulometry < 10 µm	>99%

Italia





Application

The 180-degree full motion massive front brush is an indispensable auxiliary tool for sweeping corners, gutters and for increasing working width.

Dumping Height – USA standards

For the American market, Dulevo designed a specific optional in order to accomplish US standards for street sweepers. Dumping height can vary from 45.3 inches to up to 118.11 inches, facilitating therefore the unload of the collected debris in a high-capacity container.







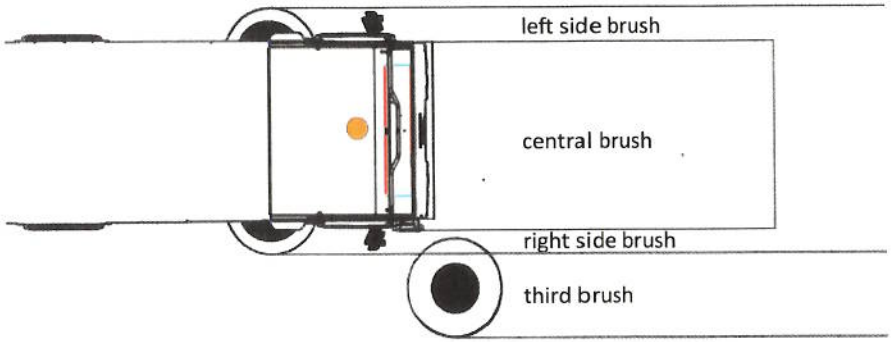
Security

One of Dulevo priority has always been the safety in the working environment of the machine. Dulevo 6000 is equipped with a reverse camera with a colour screen in the cabin next to an acoustical warning.



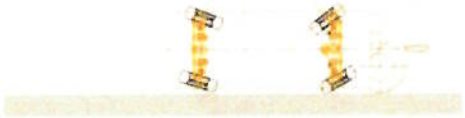








curb to curb
31.6 ft



TECHNICAL DATA		6000
Sweeping width		
- With central brush	in	51.2
- With side brushes	in	102.4
- With third brush	in	137.8
Waste container capacity	yd^3	8.2
Dumping height	in	45.3
Dumping height (opt)	in	90.6 - 118.2
Seats in the cabin	n°	2 o 3 (opt)
Cleaning performance	ft^2/h	1,129,800
Maximum speed	mph	20
PM 10 filtration	%	99
Engine Brand		CUMMINS
Fuel		DIESEL
Length	in	233.1
Width	in	92.6
Height	in	117.8

DULEVO INTERNATIONAL S.P.A.
Via G.Guareschi,1 - 43012 - Fontanellato (Parma) Italia
ph: +39 0521 827711 - Fax: +39 0521 827795
info@dulevo.com - www.dulevo.com

CERTIFICAZIONE DI SISTEMA AMBIENTALE DNV·GL ISO 14001

CERTIFICAZIONE DI SISTEMA QUALITÀ DNV·GL ISO 9001

DULEVO FRANCE



DULEVO MEXICO



DULEVO INDIA



KREFELD DDV REINIGUNGSTECHNIK



asc DULEVO



C (copyright) 2014 Dulevo International S.p.a.

Specifications are not binding for our company and subject to change at any time without notice

DOCUMENTATION INSTRUCTIONS

The instructions listed below should be followed when completing the enclosed documentation. ***Please print on single sided paper only.*** Documentation completed improperly will delay funding. If you have any questions regarding the Conditions to Funding, instructions or the documentation, please call us at (877) 587-4054.

I. Attached Documentation

1. **Government Obligation Contract**
   - An authorized individual that is with the Obligor should sign on the first space provided.
2. **Exhibit A – Description of Equipment**
   - Review equipment description. Complete serial number/VIN if applicable.
   - List the location where the equipment will be located after delivery/installation.
3. **Exhibit B – Payment Schedule**
   - Sign and print name and title
4. **Exhibit C - Acceptance of Obligation**
   - Sign and print name and title
5. **Exhibit D - Obligor Resolution**
   - Type in the date of the meeting in which the purchase was approved.
   - Print or type the name and title of the individual(s) who is authorized to execute the Contract.
   - The secretary, chairman or other authorized board member of the Obligor must sign the Resolution where indicated.
   - A second authorized individual that is with the Obligor should attest the Resolution where indicated.
6. **Exhibit E - Officer's Certificate**
   - Sign and print name and title
   - Please list the Source of Funds for the Contract Payments.
7. **Exhibit F - Payment Request & Equipment Acceptance Form**
   - Do Not Return until you need to request funds from the Vendor Payable Account.
8. **Exhibit G - Signature Card**
   - Sign and print name and title
   - An additional individual may sign as an authorized individual, if desired.
9. **Exhibit H - Obligor Acknowledgement**
   - Complete information as indicated.
10. **Insurance Requirements**
    - Complete insurance company contact information where indicated.
11. **Debit Authorization – (Preferred)**
    - Complete form and attach a voided check
12. **8038G IRS Form**
    - Please read 8038 Review Form
    - In Box 2, type Employer Identification Number
    - Sign and print name and title

II. Additional Documentation Required

1. First payment check as stated on attached invoice

III. Condition to Funding

If, for any reason: (i) the required documentation is not returned by September 26, 2018, is incomplete, or has unresolved issues relating thereto, or (ii) on, or prior to the return of the documentation, there is a change of circumstance, including but not limited to changes in the federal corporate income tax rate or reducing/capping the tax-exempt interest benefit, which adversely affects the expectations, rights or security of the Obligee or its assignees; then Obligee or its assignees reserve the right to withdraw/void its offer to fund this transaction in its entirety. *Neither KS StateBank nor Baystone Government Finance is acting as an advisor to the municipal entity/obligated person and neither owes a fiduciary duty pursuant to Section 15B of the Exchange Act of 1934.*

All documentation should be returned to:

KS StateBank
2627 KFB Plaza STE 202E
Manhattan, Kansas 66503

GOVERNMENT OBLIGATION CONTRACT

Obligor
Town of Firestone, Colorado
151 Grant Avenue
Firestone, Colorado 80520

Obligee
KS StateBank
1010 Westloop; P.O. Box 69
Manhattan, Kansas 66505-0069

Dated as of August 7, 2018

This Government Obligation Contract dated as of the date listed above is between Obligee and Obligor listed directly above. Obligee desires to finance the purchase of the Equipment described in Exhibit A to Obligor and Obligor desires to have Obligee finance the purchase of the Equipment subject to the terms and conditions of this Contract which are set forth below.

I. Definitions

Section 1.01 Definitions. The following terms will have the meanings indicated below unless the context clearly requires otherwise:
"Additional Schedule" refers to the proper execution of additional schedules to Exhibit A and Exhibit B, as well as other exhibits or documents that may be required by the Obligee all of which relate to the financing of additional Equipment.
"Budget Year" means the Obligor's fiscal year.
"Commencement Date" is the date when Obligor's obligation to pay Contract Payments begins.
"Contract" means this Government Obligation Contract and all Exhibits attached hereto, all addenda, modifications, schedules, refinancings, guarantees and all documents relied upon by Obligee prior to execution of this Contract.
"Contract Payments" means the payments Obligor is required to make under this Contract as set forth on Exhibit B.
"Contract Term" means the Original Term and all Renewal Terms.
"Exhibit" includes the Exhibits attached hereto, and any "Additional Schedule", whether now existing or subsequently created.
"Equipment" means all of the items of Equipment listed on Exhibit A and any Additional Schedule, whether now existing or subsequently created, and all replacements, restorations, modifications and improvements.
"Government" as used in the title hereof means a State or a political subdivision of the State within the meaning of Section 103(a) of the Internal Revenue Code of 1986, as amended ("Code"), or a constituted authority or district authorized to issue obligations on behalf of the State or political subdivision of the State within the meaning of Treasury Regulation 1.103-1(b), or a qualified volunteer fire company within the meaning of section 150(e)(1) of the Code.
"Obligee" means the entity originally listed above as Obligee or any of its assignees.
"Obligor" means the entity listed above as Obligor and which is financing the Equipment through Obligee under the provisions of this Contract.
"Original Term" means the period from the Commencement Date until the end of the Budget Year of Obligor.
"Partial Prepayment Date" means the first Contract Payment date that occurs on or after the earlier of (a) the twenty-four month (24) anniversary of the Commencement Date or (b) the date on which Obligor has accepted all the Equipment and all amounts have been disbursed from the Vendor Payable Account to pay for the Equipment.
"Purchase Price" means the total cost of the Equipment, including all delivery charges, installation charges, legal fees, financing costs, recording and filing fees and other costs necessary to vest full, clear legal title to the Equipment in Obligor, subject to the security interest granted to and retained by Obligee as set forth in this Contract, and otherwise incurred in connection with the financing of this Equipment.
"Renewal Term" means the annual term which begins at the end of the Original Term and which is simultaneous with Obligor's Budget Year and each succeeding Budget Year for the number of Budget Years necessary to comprise the Contract Term.
"State" means the state which Obligor is located.
"Surplus Amount" means any amount on deposit in the Vendor Payable Account on the Partial Prepayment Date.
"Vendor Payable Account" means the separate account of that name established pursuant to Section X of this Contract.

II. Obligor Warranties

Section 2.01 Obligor represents, warrants and covenants as follows for the benefit of Obligee or its assignees:

(a) Obligor is an "issuer of tax exempt obligations" because Obligor is the State or a political subdivision of the State within the meaning of Section 103(a) of the Internal Revenue Code of 1986, as amended, (the "Code") or because Obligor is a constituted authority or district authorized to issue obligations on behalf of the State or political subdivision of the State within the meaning of Treasury Regulation 1.103-1(b), or a qualified volunteer fire company within the meaning of section 150(e)(1) of the Code.
(b) Obligor has complied with any requirement for a referendum and/or competitive bidding.
(c) Obligor has complied with all statutory laws and regulations that may be applicable to the execution of this Contract; Obligor, and its officer executing this Contract, are authorized under the Constitution and laws of the State to enter into this Contract and have used and followed all proper procedures of its governing body in executing and delivering this Contract. The officer of Obligor executing this Contract has the authority to execute and deliver this Contract. This Contract constitutes a legal, valid, binding and enforceable obligation of the Obligor in accordance with its terms.
(d) Obligor shall use the Equipment only for essential, traditional government purposes.
(e) Should the IRS disallow the tax-exempt status of the interest portion of the Contract Payments as a result of the failure of the Obligor to use the Equipment for governmental purposes, or should the Obligor cease to be an issuer of tax exempt obligations, or should the obligation of Obligor created under this Contract cease to be a tax exempt obligation for any reason, then Obligor shall be required to pay additional sums to the Obligee or its assignees so as to bring the after tax yield on this Contract to the same level as the Obligee or its assignees would attain if the transaction continued to be tax-exempt.
(f) Obligor has never non-renewed funds under a contract similar to this Contract.
(g) Obligor will submit to the Secretary of the Treasury an information reporting statement as required by the Code.
(h) Upon request by Obligee, Obligor will provide Obligee with current financial statements, reports, budgets or other relevant fiscal information.
(i) Obligor shall retain the Equipment free of any hazardous substances as defined in the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. 9601 et. seq. as amended and supplemented.
(j) Obligor hereby warrants the General Fund of the Obligor is the primary source of funds or a backup source of funds from which the Contract Payments will be made.
(k) Obligor presently intends to continue this Contract for the Original Term and all Renewal Terms as set forth on Exhibit B hereto. The official of Obligor responsible for budget preparation will include in the budget request for each Budget Year the Contract Payments to become due in such Budget Year, and will use all reasonable and lawful means available to secure the appropriation of money for such Budget Year sufficient to pay the Contract Payments coming due therein. Obligor reasonably believes that moneys can and will lawfully be appropriated and made available for this purpose.
(l) Obligor has selected both the Equipment and the vendor(s) from whom the Equipment is to be purchased upon its own judgment and without reliance on any manufacturer, merchant, vendor or distributor, or agent thereof, of such equipment to the public.
(m) Obligor owns free and clear of any liens any additional collateral pledged, subject only to the lien described herein; Obligor has not and will not, during the Contract Term, create, permit, incur or assume any levies, liens or encumbrances of any kind with respect to the Equipment and any additional collateral except those created by this Contract.

Section 2.02 Escrow Agreement. In the event both Obligee and Obligor mutually agree to utilize an Escrow Account, then immediately following the execution and delivery of this Contract, Obligee and Obligor agree to execute and deliver and to cause Escrow Agent to execute and deliver the Escrow Agreement. This Contract shall take effect only upon execution and delivery of the Escrow Agreement by the parties thereto. Obligee shall deposit or cause to be deposited with the Escrow Agent for credit to the Equipment Acquisition Fund the sum of N/A, which shall be held, invested and disbursed in accordance with the Escrow Agreement.

III. Acquisition of Equipment, Contract Payments and the Purchase Option Price

Section 3.01 Acquisition and Acceptance. Obligor shall be solely responsible for the ordering of the Equipment and for the delivery and installation of the Equipment. The Payment Request and Equipment Acceptance Form must be signed by the same authorized individual(s) who signed the Signature Card, Exhibit G. By making a Contract Payment after its receipt of the Equipment pursuant to this Contract, Obligor shall be deemed to have accepted the Equipment on the date of such Contract Payment for purposes of this Contract. All Contract Payments paid prior to delivery of the Payment Request and Equipment Acceptance Form shall be credited to Contract Payments as they become due as shown on the Contract Payment Schedule attached as Exhibit B hereto.

Section 3.02 Contract Payments. Obligor shall pay Contract Payments exclusively to Obligee or its assignees in lawful, legally available money of the United States of America. The Contract Payments shall be sent to the location specified by the Obligee or its assignees. The Contract Payments shall constitute a current expense of the Obligor and shall not constitute an indebtedness of the Obligor. The Contract Payments, payable without notice or demand, are due as set forth on Exhibit B. Obligee shall have the option to charge interest at the highest lawful rate on any Contract Payment received later than the due date for the number of days that the Contract Payment(s) were late, plus any additional accrual on the outstanding balance for the number of days that the Contract Payment(s) were late. Obligee shall also have the option, on monthly payments only, to charge a late fee of up to 10% of the monthly Contract Payment that is past due. Furthermore, Obligor agrees to pay any fees associated with the use of a payment system other than check, wire transfer, or ACH. Once all amounts due Obligee hereunder have been received, Obligee will release any and all of its rights, title and interest in the Equipment.

SECTION 3.03 CONTRACT PAYMENTS UNCONDITIONAL. Except as provided under Section 4.01,THE OBLIGATIONS OF OBLIGOR TO MAKE CONTRACT PAYMENTS AND TO PERFORM AND OBSERVE THE OTHER COVENANTS CONTAINED IN THIS CONTRACT SHALL BE ABSOLUTE AND UNCONDITIONAL IN ALL EVENTS WITHOUT ABATEMENT, DIMINUTION, DEDUCTION, SET-OFF, OR SUBJECT TO DEFENSE OR COUNTERCLAIM.

Section 3.04 Purchase Option Price. Upon thirty (30) days written notice, Obligor shall have the option to pay, in addition to the Contract Payment, the corresponding Purchase Option Price which is listed on the same line on Exhibit B. This option is only available to the Obligor on the Contract Payment date and no partial prepayments are allowed. If Obligor chooses this option and pays the Purchase Option Price to Obligee then Obligee will transfer any and all of its rights, title and interest in the Equipment to Obligor.

Section 3.05 Contract Term. The Contract Term shall be the Original Term and all Renewal Terms until all the Contract Payments are paid as set forth on Exhibit B except as provided under Section 4.01 and Section 9.01 below. If, after the end of the budgeting process which occurs at the end of the Original Term or any Renewal Term, Obligor has renewed as provided for in this Contract then the Contract Term shall be extended into the next Renewal Term and the Obligor shall be obligated to make all the Contract Payments that come due during such Renewal Term.

Section 3.06 Disclaimer of Warranties. OBLIGEE MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, MERCHANTABILITY, FITNESS FOR PARTICULAR PURPOSE OR ANY OTHER WARRANTY WITH RESPECT TO THE EQUIPMENT. OBLIGEE IS NOT A MANUFACTURER, SELLER, VENDOR OR DISTRIBUTOR, OR AGENT THEREOF, OF SUCH EQUIPMENT; NOR IS OBLIGEE A MERCHANT OR IN THE BUSINESS OF DISTRIBUTING SUCH EQUIPMENT TO THE PUBLIC. OBLIGEE SHALL NOT BE LIABLE FOR ANY INCIDENTAL, INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGE ARISING OUT OF THE INSTALLATION, OPERATION, POSSESSION, STORAGE OR USE OF THE EQUIPMENT BY OBLIGOR.

IV. Non-Appropriation

Section 4.01 Non-Appropriation. Nothing in this Contract is intended or shall be deemed or construed as creating any multiple-fiscal year direct or indirect debt or financial obligation on the part of Obligor within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision. All financial obligations of Obligor under this Contract are subject to annual budgeting and appropriation by the Firestone Board of Trustees, in its sole discretion. Notwithstanding anything in this Contract to the contrary, in the event of non-appropriation, this Contract shall terminate effective the last day of the then-current Budget Year. Obligor shall immediately notify Obligee of a non-appropriation, and Obligor shall deliver the Equipment to Obligee as provided below in Section 9.04 prior to termination of the Contract pursuant to this Section. If Obligor fails to deliver the Equipment to Obligee as provided in this Section, then Obligee may enter the premises where the Equipment is located and take possession of the Equipment.

V. Insurance, Damage, Insufficiency of Proceeds

Section 5.01 Insurance. Obligor shall maintain both property insurance and liability insurance at its own expense with respect to the Equipment. Obligor shall be solely responsible for selecting the insurer(s) and for making all premium payments and ensuring that all policies are continuously kept in effect during the period when Obligor is required to make Contract Payments. Obligor shall provide Obligee with a certificate of insurance which lists the Obligee and/or assigns as a loss payee and an additional insured on the policies with respect to the Equipment.

(a) Obligor shall insure the Equipment against any loss or damage by fire and all other risks covered by the standard extended coverage endorsement then in use in the State and any other risks reasonably required by Obligee in an amount at least equal to the then applicable Purchase Option Price of the Equipment. Alternatively, Obligor may insure the Equipment under a blanket insurance policy or policies.

(b) The liability insurance shall insure Obligee from liability and property damage in any form and amount satisfactory to Obligee.

(c) Obligor may self-insure against the casualty risks and liability risks described above. If Obligor chooses this option, Obligor must furnish Obligee with a certificate and/or other documents which evidences such coverage.

(d) All insurance policies issued or affected by this Section shall be so written or endorsed such that the Obligee and its assignees are named additional insureds and loss payees and that all losses are payable to Obligor and Obligee or its assignees as their interests may appear. Each policy issued or affected by this Section shall contain a provision that the insurance company shall not cancel or materially modify the policy without first giving thirty (30) days advance notice to Obligee or its assignees. Obligor shall furnish to Obligee certificates evidencing such coverage throughout the Contract Term.

Section 5.02 Damage to or Destruction of Equipment. Obligor assumes the risk of loss or damage to the Equipment. If the Equipment or any portion thereof is lost, stolen, damaged, or destroyed by fire or other casualty, Obligor will immediately report all such losses to all possible insurers and take the proper procedures to obtain all insurance proceeds. At the option of Obligee, Obligor shall either (1) apply the Net Proceeds to replace, repair or restore the Equipment or (2) apply the Net Proceeds to the applicable Purchase Option Price. For purposes of this Section and Section 5.03, the term Net Proceeds shall mean the amount of insurance proceeds collected from all applicable insurance policies after deducting all expenses incurred in the collection thereof.

Section 5.03 Insufficiency of Net Proceeds. If there are no Net Proceeds for whatever reason or if the Net Proceeds are insufficient to pay in full the cost of any replacement, repair, restoration, modification or improvement of the Equipment, then Obligor shall, at the option of Obligee, either (1) complete such replacement, repair, restoration, modification or improvement and pay any costs thereof in excess of the amount of the Net Proceeds or (2) apply the Net Proceeds to the Purchase Option Price and pay the deficiency, if any, to the Obligee.

Section 5.04 Obligor Negligence. Obligor assumes all risks and liabilities, whether or not covered by insurance, for loss or damage to the Equipment and for injury to or death of any person or damage to any property whether such injury or death be with respect to agents or employees of Obligor or of third parties, and whether such property damage be to Obligor's property or the property of others (including, without limitation, liabilities for loss or damage related to the release or threatened release of hazardous substances under the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act or similar or successor law or any State or local equivalent now existing or hereinafter enacted which in any manner arise out of or are incident to any possession, use, operation, condition or storage of any Equipment by Obligor), which is proximately caused by the negligent conduct of Obligor, its officers, employees and agents.

Section 5.05 Reimbursement. Obligor hereby assumes responsibility for and agrees to reimburse Obligee for all liabilities, obligations, losses, damages, penalties, claims, actions, costs and expenses (including reasonable attorneys' fees) of whatsoever kind and nature, imposed on, incurred by or asserted against Obligee that in any way relate to or arise out of a claim, suit or proceeding, based in whole or in part upon the negligent conduct of Obligor, its officers, employees and agents, or arose out of installation, operation, possession, storage or use of any item of the Equipment, to the maximum extent permitted by law.

VI. Title and Security Interest

Section 6.01 Title. Title to the Equipment shall vest in Obligor when Obligor acquires and accepts the Equipment. Title to the Equipment will automatically transfer to the Obligee in the event Obligor chooses to not renew under Section 4.01 or in the event Obligor defaults under Section 9.01. In such event, Obligor shall execute and deliver to Obligee such documents as Obligee may request to evidence the passage of legal title to the Equipment to Obligee.

Section 6.02 Security Interest. To secure the payment of all Obligor's obligations under this Contract, as well as all other obligations, debts and liabilities, plus interest thereon, whether now existing or subsequently created, Obligor hereby grants to Obligee a security interest under the Uniform Commercial Code constituting a first lien on the Equipment described more fully on Exhibit A. Furthermore, Obligor agrees that any other collateral securing any other obligation(s) to Obligee, whether offered prior to or subsequent hereto, also secures this obligation. The security interest established by this section includes not only all additions, attachments, repairs and replacements to the Equipment but also all proceeds therefrom. Obligor authorizes Obligee to prepare and record any Financing Statement required under the Uniform Commercial Code to perfect the security interest created hereunder. Obligor agrees that any Equipment listed on Exhibit A is and will remain personal property and will not be considered a fixture even if attached to real property.

VII. Assignment

Section 7.01 Assignment by Obligee. All of Obligee's rights, title and/or interest in and to this Contract may be assigned and reassigned in whole or in part to one or more assignees or sub-assignees by Obligee at any time without the consent of Obligor. No such assignment shall be effective as against Obligor until the assignor shall have filed with Obligor written notice of assignment identifying the assignee. Obligor shall pay all Contract Payments due hereunder relating to such Equipment to or at the direction of Obligee or the assignee named in the notice of assignment. Obligor shall keep a complete and accurate record of all such assignments.

Section 7.02 Assignment by Obligor. None of Obligor's right, title and interest under this Contract and in the Equipment may be assigned by Obligor unless Obligee approves of such assignment in writing before such assignment occurs and only after Obligor first obtains an opinion from nationally recognized counsel stating that such assignment will not jeopardize the tax-exempt status of the obligation.

VIII. Maintenance of Equipment

Section 8.01 Equipment. Obligor shall keep the Equipment in good repair and working order, and as required by manufacturer's and warranty specifications. If Equipment consists of copiers, Obligor is required to enter into a copier maintenance/service agreement. Obligee shall have no obligation to inspect, test, service, maintain, repair or make improvements or additions to the Equipment under any circumstances. Obligor will be liable for all damage to the Equipment, other than normal wear and tear, caused by Obligor, its employees or its agents. Obligor shall pay for and obtain all permits, licenses and taxes related to the ownership, installation, operation, possession, storage or use of the Equipment. If the Equipment includes any titled vehicle(s), then Obligor is responsible for obtaining such title(s) from the State and also for ensuring that Obligee is listed as First Lienholder on all of the title(s). Obligor shall not use the Equipment to haul, convey or transport hazardous waste as defined in the Resource Conservation and Recovery Act, 42 U.S.C. 6901 et. seq. Obligor agrees that Obligee or its Assignee may execute any additional documents including financing statements, affidavits, notices, and similar instruments, for and on behalf of Obligor which Obligee deems necessary or appropriate to protect Obligee's interest in the Equipment and in this Contract. Obligor shall allow Obligee to examine and inspect the Equipment at all reasonable times.

IX. Default

Section 9.01 Events of Default defined. The following events shall constitute an "Event of Default" under this Contract:

(a) Failure by Obligor to pay any Contract Payment listed on Exhibit B for fifteen (15) days after such payment is due according to the Payment Date listed on Exhibit B .

(b) Failure to pay any other payment required to be paid under this Contract at the time specified herein and a continuation of said failure for a period of fifteen (15) days after written notice by Obligee that such payment must be made. If Obligor continues to fail to pay any payment after such period, then Obligee may, but will not be obligated to, make such payments and charge Obligor for all costs incurred plus interest at the highest lawful rate.

(c) Failure by Obligor to observe and perform any warranty, covenant, condition, promise or duty under this Contract for a period of thirty (30) days after written notice specifying such failure is given to Obligor by Obligee, unless Obligee agrees in writing to an extension of time. Obligee will not unreasonably withhold its consent to an extension of time if corrective action is instituted by Obligor. Subsection (c) does not apply to Contract Payments and other payments discussed above.

(d) Any statement, material omission, representation or warranty made by Obligor in or pursuant to this Contract which proves to be false, incorrect or misleading on the date when made regardless of Obligor's intent and which materially adversely affects the rights or security of Obligee under this Contract.

(e) Any provision of this Contract which ceases to be valid for whatever reason and the loss of such provision would materially adversely affect the rights or security of Obligee.

(f) Except as provided in Section 4.01 above, Obligor admits in writing its inability to pay its obligations.

(g) Obligor defaults on one or more of its other obligations.

(h) Obligor becomes insolvent, is unable to pay its debts as they become due, makes an assignment for the benefit of creditors, applies for or consents to the appointment of a receiver, trustee, conservator, custodian, or liquidator of Obligor, or all or substantially all of its assets, or a petition for relief is filed by Obligor under federal bankruptcy, insolvency or similar laws, or is filed against Obligor and is not dismissed within thirty (30) days thereafter.

Section 9.02 Remedies on Default . Whenever any Event of Default exists, Obligee shall have the right to take one or any combination of the following remedial steps:

(a) With or without terminating this Contract, Obligee may declare all Contract Payments and other amounts payable by Obligor hereunder to the end of the then current Budget Year to be immediately due and payable.

(b) With or without terminating this Contract, Obligee may require Obligor at Obligor's expense to redeliver any or all of the Equipment and any additional collateral to Obligee as provided below in Section 9.04. Such delivery shall take place within fifteen (15) days after the Event of Default occurs. If Obligor fails to deliver the Equipment and any additional collateral, Obligee may enter the premises where the Equipment and any additional collateral is located and take possession of the Equipment and any additional collateral and charge Obligor for costs incurred. Notwithstanding that Obligee has taken possession of the Equipment and any additional collateral, Obligor shall still be obligated to pay the remaining Contract Payments due up until the end of the then current Original Term or Renewal Term. Obligor will be liable for any damage to the Equipment and any additional collateral caused by Obligor or its employees or agents.

(c) Obligee may take whatever action at law or in equity that may appear necessary or desirable to enforce its rights. Obligor shall be responsible to Obligee for all costs incurred by Obligee in the enforcement of its rights under this Contract including, but not limited to, reasonable attorney fees.

Section 9.03 No Remedy Exclusive. No remedy herein conferred upon or reserved to Obligee is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Contract now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or shall be construed to be a waiver thereof.

Section 9.04 Return of Equipment and Storage.

(a) Surrender: The Obligor shall, at its own expense, surrender the Equipment, any additional collateral and all required documentation to evidence transfer of title from Obligor to the Obligee in the event of a default or a non-appropriation by delivering the Equipment and any additional collateral to the Obligee to a location accessible by common carrier and designated by Obligee. In the case that any of the Equipment and any additional collateral consists of software, Obligor shall destroy all intangible items constituting such software and shall deliver to Obligee all tangible items constituting such software. At Obligee's request, Obligor shall also certify in a form acceptable to Obligee that Obligor has complied with the above software return provisions and that they will immediately cease using the software and that they shall permit Obligee and/or the vendor of the software to inspect Obligor's locations to verify compliance with the terms hereto.

(b) Delivery: The Equipment and any additional collateral shall be delivered to the location designated by the Obligee by a common carrier unless the Obligee agrees in writing that a common carrier is not needed. When the Equipment and any additional collateral is delivered into the custody of a common carrier, the Obligor shall arrange for the shipping of the item and its insurance in transit in accordance with the Obligee's instructions and at the Obligor's sole expense. Obligor at its expense shall completely sever and disconnect the Equipment and any additional collateral or its component parts from the Obligor's property all without liability to the Obligee. Obligor shall pack or crate the Equipment and any additional collateral and all of the component parts of the Equipment and any additional collateral carefully and in accordance with any recommendations of the manufacturer. The Obligor shall deliver to the Obligee the plans, specifications, operation manuals or other warranties and documents furnished by the manufacturer or vendor on the Equipment and any additional collateral and such other documents in the Obligor's possession relating to the maintenance and methods of operation of such Equipment and any additional collateral.

(c) Condition: When the Equipment is surrendered to the Obligee it shall be in the condition and repair required to be maintained under this Contract. It will also meet all legal regulatory conditions necessary for the Obligee to sell or lease it to a third party and be free of all liens. If Obligee reasonably determines that the Equipment or an item of the Equipment, once it is returned, is not in the condition required hereby, Obligee may cause the repair, service, upgrade, modification or overhaul of the Equipment or an item of the Equipment to achieve such condition and upon demand, Obligor shall promptly reimburse Obligee for all amounts reasonably expended in connection with the foregoing.

(d) Storage: Upon written request by the Obligee, the Obligor shall provide free storage for the Equipment and any additional collateral for a period not to exceed 60 days after the expiration of the Contract Term before returning it to the Obligee. The Obligor shall arrange for the insurance described to continue in full force and effect with respect to such item during its storage period and the Obligee shall reimburse the Obligor on demand for the incremental premium cost of providing such insurance.

X. **Vendor Payable Account**

Section 10.01 Establishment of Vendor Payable Account. On the date that the Obligee executed this Contract, which is on or after the date that the Obligor executes this Contract, Obligee agrees to (i) make available to Obligor an amount sufficient to pay the total Purchase Price for the Equipment by establishing a separate, non-interest bearing account (the "Vendor Payable Account"), as agent for Obligor's account, with a financial institution that Obligee selects that is acceptable to Obligor (including Obligee or any of its affiliates) and (ii) to deposit an amount equal to such Purchase Price as reflected on Exhibit B in the Vendor Payable Account. Obligor hereby further agrees to make the representations, warranties and covenants relating to the Vendor Payable Account as set forth in Exhibit C attached hereto. Upon Obligor's delivery to Obligee of a Payment Request and Equipment Acceptance Form in the form set forth in Exhibit F attached hereto, Obligor authorizes Obligee to withdraw funds from the Vendor Payable Account from time to time to pay the Purchase Price, or a portion thereof, for each item of Equipment as it is delivered to Obligor. The Payment Request and Equipment Acceptance Form must be signed by an authorized individual acting on behalf of Obligor. The authorized individual or individuals designated by the Obligor must sign the Signature Card which will be kept in the possession of the Obligee.

Section 10.02 Down Payment. Prior to the disbursement of any funds from the Vendor Payable Account, the Obligor must either (1) deposit all the down payment funds that the Obligor has committed towards the purchase of the Equipment into the Vendor Payable Account or (2) Obligor must provide written verification to the satisfaction of the Obligee that all the down payment funds Obligor has committed towards the purchase of the Equipment have already been spent or are simultaneously being spent with the funds requested from the initial Payment Request and Equipment Acceptance Form. For purposes of this Section, the down payment funds committed towards the Equipment from the Obligor are the down payment funds that were represented to the Obligee at the time this transaction was submitted for credit approval by the Obligor to the Obligee.

Section 10.03 Disbursement upon Non-Appropriation or Default. If an event of non-appropriation or default occurs prior to the Partial Prepayment Date, the amount then on deposit in the Vendor Payable Account shall be retained by the Obligee and Obligor will have no interest therein.

Section 10.04 Surplus Amount. Any Surplus Amount then on deposit in the Vendor Payable Account on the Partial Prepayment Date shall be applied to pay on such Partial Prepayment Date a portion of the Purchase Option Price then applicable.

Section 10.05 Recalculation of Contract Payments. Upon payment of a portion of the Purchase Option Price as provided in Section 10.04 above, each Contract Payment thereafter shall be reduced by an amount calculated by Obligee based upon a fraction the numerator of which is the Surplus Amount and the denominator of which is the Purchase Option Price on such Partial Prepayment Date. Within 15 days after such Partial Prepayment Date, Obligee shall provide to Obligor a revised Exhibit B to this Contract, which shall take into account such payment of a portion of the Purchase Option Price thereafter and shall be and become thereafter Exhibit B to this Contract. Notwithstanding any other provision of this Section 10, this Contract shall remain in full force and effect with respect to all or the portion of the Equipment accepted by Obligor as provided in this Contract, and the portion of the principal component of Contract Payments remaining unpaid after the Partial Prepayment Date plus accrued interest thereon shall remain payable in accordance with the terms of this Contract, including revised Exhibit B hereto which shall be binding and conclusive upon Obligee and Obligor.

XI. **Miscellaneous**

Section 11.01 Notices. All notices shall be sufficiently given and shall be deemed given when delivered or mailed by registered mail, postage prepaid, to the parties at their respective places of business as first set forth herein or as the parties shall designate hereafter in writing.

Section 11.02 Binding Effect. Obligor acknowledges this Contract is not binding upon the Obligee or its assignees unless the Conditions to Funding listed on the Documentation Instructions have been met to Obligee's satisfaction, and Obligee has executed the Contract. Thereafter, this Contract shall inure to the benefit of and shall be binding upon Obligee and Obligor and their respective successors and assigns.

Section 11.03 Severability. In the event any provision of this Contract shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 11.04 Amendments, Addenda, Changes or Modifications. This Contract may be amended, added to, changed or modified by written agreement duly executed by Obligee and Obligor. Furthermore, Obligee reserves the right to directly charge or amortize into the remaining balance due from Obligor, a reasonable fee, to be determined at that time, as compensation to Obligee for the additional administrative expense resulting from such amendment, addenda, change or modification requested by Obligor.

Section 11.05 Execution in Counterparts. This Contract may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 11.06 Captions. The captions or headings in this Contract do not define, limit or describe the scope or intent of any provisions or sections of this Contract.

Section 11.07 Master Contract. This Contract can be utilized as a Master Contract. This means that the Obligee and the Obligor may agree to the financing of additional Equipment under this Contract at some point in the future by executing one or more Additional Schedules to Exhibit A and Exhibit B, as well as other exhibits or documents that may be required by Obligee. Additional Schedules will be consecutively numbered on each of the exhibits which make up the Additional Schedule and all the terms and conditions of the Contract shall govern each Additional Schedule.

Section 11.08 Entire Writing. This Contract constitutes the entire writing between Obligee and Obligor. No waiver, consent, modification or change of terms of this Contract shall bind either party unless in writing and signed by both parties, and then such waiver, consent, modification or change shall be effective only in the specific instance and for the specific purpose given. There are no understandings, agreements, representations, conditions, or warranties, express or implied, which are not specified herein regarding this Contract, the Equipment or any additional collateral, financed hereunder. Any terms and conditions of any purchase order or other documents submitted by Obligor in connection with this Contract which are in addition to or inconsistent with the terms and conditions of this Contract will not be binding on Obligee and will not apply to this Contract.

Obligee and Obligor have caused this Contract to be executed in their names by their duly authorized representatives listed below.

Town of Firestone, Colorado

Signature

Printed Name and Title

KS StateBank

Signature

Marsha Jarvis, Senior Vice President

Printed Name and Title

Schedule (01)

EXHIBIT A

DESCRIPTION OF EQUIPMENT

RE: Government Obligation Contract dated as of August 7, 2018, between KS StateBank (Obligee) and Town of Firestone, Colorado (Obligor)

Below is a detailed description of all the items of Equipment including quantity, model number and serial number where applicable:

One (1) Duelvo 6000 Vacuum Assisted Mechanical Sweeper

Physical Address of Equipment after Delivery : 7500 Rd. 20, Firestone, CO 50520

Schedule (01)

EXHIBIT B

PAYMENT SCHEDULE

RE: Government Obligation Contract dated as of August 7, 2018, between KS StateBank (Obligee) and Town of Firestone, Colorado (Obligor)

Date of First Payment:	At Closing
Original Balance:	$250,688.70
Total Number of Payments:	Six (6)
Number of Payments Per Year:	One (1)

Pmt No.	Due Date	Contract Payment	Applied to Interest	Applied to Principal	*Purchase Option Price
1	At Closing	$47,038.15	$0.00	$47,038.15	$210,350.06
2	07-Aug-19	$47,038.15	$10,182.54	$36,855.61	$171,389.35
3	07-Aug-20	$47,038.15	$8,339.75	$38,698.40	$130,932.55
4	07-Aug-21	$47,038.15	$6,404.83	$40,633.32	$88,922.21
5	07-Aug-22	$47,038.15	$4,373.16	$42,664.99	$45,298.67
6	07-Aug-23	$47,038.15	$2,239.92	$44,798.23	$0.00

Town of Firestone, Colorado

Signature

Printed Name and Title

*Assumes all Contract Payments due to date are paid

EXHIBIT C

ACCEPTANCE OF OBLIGATION
TO COMMENCE CONTRACT PAYMENTS UNDER EXHIBIT B

RE: Government Obligation Contract dated as of August 7, 2018, between KS StateBank (Obligee) and Town of Firestone, Colorado (Obligor)

I, the undersigned, hereby certify that I am a duly qualified representative of Obligor and that I have been given the authority by the governing body of Obligor to sign this Acceptance of Obligation to commence Contract Payments with respect to the above referenced Contract. I hereby certify that:

1. The Equipment described on Exhibit A has not been delivered, installed or available for use as of the Commencement date of this Contract.
2. Obligor acknowledges that Obligee has agreed to deposit into a Vendor Payable Account an amount sufficient to pay the total purchase price (the "Purchase Price") for the Equipment so identified in such Exhibit A;
3. The principal amount of the Contract Payments in the Exhibit B accurately reflects the Purchase Price;
4. Obligor agrees to execute a Payment Request and Equipment Acceptance Form authorizing payment of the Purchase Price, or a portion thereof, for each withdrawal of funds from the Vendor Payable Account.

Notwithstanding that the Equipment has not been delivered to or accepted by Obligor on the date of execution of the Contract, Obligor hereby warrants that:

(a) Obligor's obligation to commence Contract Payments as set forth in Exhibit B is absolute and unconditional as of the Commencement Date and on each date set forth in Exhibit B thereafter, subject to the terms and conditions of the Contract;
(b) immediately upon delivery and acceptance of all the Equipment, Obligor will notify Obligee of Obligor's final acceptance of the Equipment by delivering to Obligee the "Payment Request and Equipment Acceptance Form" in the form set forth in Exhibit F attached to the Contract;
(c) in the event that any Surplus Amount is on deposit in the Vendor Payable Account when an event of non-appropriation or default under the Contract occurs, then those amounts shall be applied as provided in Section 10 of the Contract;
(d) regardless of whether Obligor delivers a final Payment Request and Equipment Acceptance Form, all Contract Payments paid prior to delivery of all the Equipment shall be credited to Contract Payments as they become due under the Contract as set forth in Exhibit B.

Town of Firestone, Colorado

_____
Signature

_____
Printed Name and Title

EXHIBIT D

OBLIGOR RESOLUTION

RE: Government Obligation Contract dated as of August 7, 2018, between KS StateBank (Obligee) and Town of Firestone, Colorado (Obligor)

At a duly called meeting of the Governing Body of the Obligor (as defined in the Contract) held on _____ the following resolution was introduced and adopted:

BE IT RESOLVED by the Governing Body of Obligor as follows:

1. **Determination of Need.** The Governing Body of Obligor has determined that a true and very real need exists for the acquisition of the Equipment described on Exhibit A of the Government Obligation Contract dated as of August 7, 2018, between Town of Firestone, Colorado (Obligor) and KS StateBank (Obligee).

2. **Approval and Authorization.** The Governing Body of Obligor has determined that the Contract, substantially in the form presented to this meeting, is in the best interests of the Obligor for the acquisition of such Equipment, and the Governing Body hereby approves the entering into of the Contract by the Obligor and hereby designates and authorizes the following person(s) to execute and deliver the Contract on Obligor's behalf with such changes thereto as such person(s) deem(s) appropriate, and any related documents, including any Escrow Agreement, necessary to the consummation of the transaction contemplated by the Contract.

   Authorized Individual(s): _____
   (Typed or Printed Name and Title of individual(s) authorized to execute the Contract)

3. **Adoption of Resolution.** The signatures below from the designated individuals from the Governing Body of the Obligor evidence the adoption by the Governing Body of this Resolution.

Signature: _____
(Signature of Secretary, Board Chairman or other member of the Governing Body)

Printed Name & Title: _____
(Printed Name and Title of individual who signed directly above)

Attested By: _____
(Signature of one additional person who can witness the passage of this Resolution)

Printed Name & Title: _____
(Printed Name of individual who signed directly above)

Schedule (01)

EXHIBIT E

OFFICER'S CERTIFICATE

RE: Government Obligation Contract dated as of August 7, 2018, between KS StateBank (Obligee) and Town of Firestone, Colorado (Obligor)

I, the undersigned, hereby certify that I am a duly qualified representative of Obligor and that I have been given the authority by the governing body of Obligor to sign this Officer's Certificate with respect to the above referenced Contract. I hereby certify that:

1. Obligor has appropriated and/or taken other lawful actions necessary to provide moneys sufficient to pay all Contract Payments required to be paid under the Contract during the current Budget Year of Obligor, and such moneys will be applied in payment of all Contract Payments due and payable during such current Budget Year.
2. Obligor has obtained insurance coverage as required under the Contract from an insurer qualified to do business in the State.
3. No event or condition that constitutes or would constitute an Event of Default exists as of the date hereof.
4. The governing body of Obligor has approved the authorization, execution and delivery of this Contract on its behalf by the authorized representative of Obligor who signed the Contract.
5. Please list the Source of Funds (Fund Item in Budget) for the Contract Payments that come due under Exhibit B of this Contract.

Source of Funds : _____

By signing below, Obligor hereby authorizes the General Fund of the Obligor as a backup source of funds from which the Contract Payments can be made.

Town of Firestone, Colorado

_____
Signature

_____
Printed Name and Title

EXHIBIT F

PAYMENT REQUEST AND EQUIPMENT ACCEPTANCE FORM

RE: Government Obligation Contract dated as of August 7, 2018, between KS StateBank (Obligee) and Town of Firestone, Colorado (Obligor)

In accordance with Section 10.01, by executing this Payment Request and Equipment Acceptance Form the Obligor hereby represents that the Payee or Payees listed below who are requesting payment have delivered the Equipment or a portion of the Equipment or performed the services to the satisfaction of the Obligor and that the amounts requested below by the Payee or Payees are proportionate with the value of the Equipment delivered or services rendered by the Payee or Payees. The Obligor hereby represents and warrants for all purposes that:

1. Pursuant to the invoice attached hereto, the amount to be disbursed is $_____ and this amount is consistent with the Contract between Obligor and Vendor.
2. Payment is to be made to: Payee: _____

_____

3. The undersigned certifies that the following documents are attached to this Payment Request and Equipment Acceptance Form when there is a request for a release of funds from the Vendor Payable Account to pay for a portion, or all, of the Equipment: (1) Invoice from the Vendor, (2) copy of the Contract between Obligor and Vendor (if requested by the Obligee), (3) Insurance Certificate (if applicable), (4) front and back copy of the original MSO/Title listing KS StateBank and/or its assigns as the first lien holder (if applicable). By executing this Payment Request and Equipment Acceptance Form and attaching the documents as required above, the Obligor shall be deemed to have accepted this portion of the Equipment for all purposes under the Contract, including, without limitation, the obligation of Obligor to make the Contract Payments with respect thereto in a proportionate amount of the total Contract Payment.
4. No amount listed in this exhibit was included in any such exhibit previously submitted.
5. Each disbursement hereby requested has been incurred and is a proper charge against the Vendor Payable Account. No amount hereby requested to be disbursed will be paid to Obligor as reimbursement for any expenditure paid by Obligor more than 60 days prior to the date of execution and delivery of the Contract.
6. The Equipment referenced in the attached has been delivered, installed, inspected and tested as necessary and in accordance with Obligor's specifications and accepted for all purposes.
7. That Obligor is or will be the title owner to the Equipment referenced in the attached, and that in the event that any third party makes a claim to such title that Obligor will take all measures necessary to secure title including, without limitation, the appropriation of additional funds to secure title to such Equipment, or a portion thereof, and keep the Contract in full force and effect. Furthermore, Obligor has obtained insurance coverage as required under the Contract from an insurer qualified to do business in the State.
8. Obligor has appropriated and/or taken other lawful actions necessary to provide moneys sufficient to pay all Contract Payments required to be paid under the Contract during the current Budget Year of Obligor, and such moneys will be applied in payment of all Contract Payments due and payable during such current Budget Year.
9. No event or condition that constitutes or would constitute an Event of Default exists as of the date hereof.

I, the undersigned, hereby certify that I am a duly qualified representative of Obligor and that I have been given the authority by the governing body of Obligor to sign this Payment Request and Equipment Acceptance Form.

Please forward this document and any correspondence relating to vendor payment to:

Email: kbellinder@ksstate.bank
or
Fax: (785) 587-4016

Please call (877) 587-4054 if you have any questions.

Town of Firestone, Colorado

_____
Signature

_____
Printed Name and Title

Schedule (01)

EXHIBIT G

SIGNATURE CARD

RE: Government Obligation Contract dated as of August 7, 2018, between KS StateBank (Obligee) and Town of Firestone, Colorado (Obligor)

The below signatures will be used for purposes of verifying the signature on a Payment Request and Equipment Acceptance Form prior to making payments from the Equipment Acquisition Fund or Vendor Payable Account. By signing below, the undersigned represents and warrants that s/he has received all appropriate authority from Town of Firestone, Colorado.

Town of Firestone, Colorado

_____
Signature

_____
Printed Name and Title

Signature of additional authorized individual (optional) of Obligor

_____
Signature

_____
Printed Name and Title

EXHIBIT H

OBLIGOR ACKNOWLEDGEMENT

RE: Government Obligation Contract dated as of August 7, 2018, between KS StateBank (Obligee) and Town of Firestone, Colorado (Obligor)

Obligor hereby acknowledges that it has ordered or caused to be ordered the equipment that is the subject of the above-mentioned Contract.

Please complete the below information, attach another page if necessary

Vendor Name: _____

Equipment: _____

Cost of Equipment: _____

Vendor Name: _____

Equipment: _____

Cost of Equipment: _____

Vendor Name: _____

Equipment: _____

Cost of Equipment: _____

Vendor Name: _____

Equipment: _____

Cost of Equipment: _____

Vendor Name: _____

Equipment: _____

Cost of Equipment: _____

Obligor will immediately notify Obligee if any of the information listed above is changed.

INSURANCE REQUIREMENTS

Pursuant to Article V of the Government Obligation Contract, you have agreed to provide us evidence of insurance covering the Equipment.

A Certificate of Insurance listing the information stated below should be sent to us no later than the date on which the equipment is delivered.

Insured:	**Certificate Holder:**
Town of Firestone, Colorado	KS StateBank
151 Grant Avenue	1010 Westloop, P.O. Box 69
Firestone, Colorado 80520	Manhattan, Kansas 66505-0069

1. **Equipment Description**
   - One (1) Duelvo 6000 Vacuum Assisted Mechanical Sweeper
   - Please include all applicable VIN's, serial numbers, etc.
2. **Deductible**
   - The deductible amounts on the insurance policy should not exceed $25,000.00.
3. **Physical Damage**
   - All risk coverage to guarantee proceeds of at least $250,688.70.
4. **Liability**
   - Minimum Combined Single Limit of $1,000,000.00 on bodily injury and property damage.
5. **Additional Insured and Loss Payee**
   - KS StateBank AOIA (and/or its Assigns) MUST be listed as additional insured and loss payee.

Please forward certificate as soon as possible to: Email: kbellinder@ksstate.bank
or
Fax: (785) 587-4016

Please complete the information below and return this form along with the Contract.

Town of Firestone, Colorado

Insurance Company: _____

Agent's Name: _____

Telephone #: _____

Fax #: _____

Address: _____

City, State Zip: _____

Email: _____

PREFERRED

*As an additional payment option for Obligor, we are now providing the option of ACH (Automatic Clearing House). By completing this form, Obligor is authorizing Obligee to withdraw said payment amount on said date.

DEBIT AUTHORIZATION

I hereby authorize KS StateBank Government Finance Department to initiate debit entries, and, if necessary, to reinitiate returned entries up to two additional times, to the account indicated below at the financial institution named below and to debit the same to such account for:

Contract Number	**Payment Amount**	**Frequency of Payments**
3354021	$47,038.15	Annual
Beginning _____ Month _____ Year		**Day of Month** 5th

I acknowledge that the origination of ACH transactions to this account must comply with the provisions of U.S. law.

Financial Institution Name		**Branch**	
Address	**City**	**State**	**Zip**
Routing Number		**Account Number**	

Type of Account ☐ Checking ☐ Savings

This authority is to remain in full force and effect until KS StateBank has received written notification from any authorized signer of the account of its termination in such time and manner as to afford KS StateBank a reasonable opportunity to act on it.

Obligor Name on Contract Town of Firestone, Colorado	
Signature	**Printed Name and Title**
Tax ID Number 84-0736777	**Date**

PLEASE ATTACH COPY OF A VOIDED CHECK TO THIS FORM!

USA Patriot Act

USA Patriot Act requires identity verification for all new accounts. This means that we may require information from you to allow us to make a proper identification.

INVOICE

DATE SENT: 07-27-2018

BILL TO:
TOWN OF FIRESTONE, COLORADO
ATTN: ACCOUNTS PAYABLE
151 GRANT AVENUE
FIRESTONE, COLORADO 80520

REMIT TO:
KS STATEBANK
GOVERNMENT FINANCE DEPARTMENT
PO BOX 69
MANHATTAN, KS 66505-0069
FOR INQUIRIES: (877) 587-4054

ACCOUNT NUMBER	PAYMENT DATE	PAYMENT DUE DATE	TOTAL AMOUNT DUE
3354021	At Closing	At Closing	$47,038.15

DESCRIPTION		AMOUNT
GOVERNMENT OBLIGATION CONTRACT DATED AS OF AUGUST 7, 2018	PAYMENT AMOUNT:	$47,038.15
ONE (1) DUELVO 6000 VACUUM ASSISTED MECHANICAL SWEEPER		
Additional interest will be assessed on any payment received after the due date.		
		$47,038.15
		TOTAL DUE

8038 REVIEW FORM

The 8038 form attached hereto is an important part of the documentation package and must be properly filled out and submitted to the Department of the Treasury in order for you to receive the lower tax-exempt rate. Unless you instruct us otherwise, we have engaged a Paid Preparer to assist in the filling out of this form. The Paid Preparer has filled out the relevant portions of this form based on the current understanding of what is required by the Department of the Treasury. The responses on this 8038 form are based on the dates and amounts which you have requested (structure of the transaction) and which are on the Payment Schedule.

1. Please review our responses for accuracy. If anything is inaccurate, please contact our office so that we can make proper revisions.
2. If the information provided to you on this form is accurate, please sign where indicated and return with the document package.
3. If there are any changes to the structure of the transaction that occur prior to funding which require a change to the 8038 form, we will make such changes and provide notification to you.
4. We will return to you a copy of the 8038 form that was mailed to the Department of the Treasury.

Important Note:
The IRS is now requesting information regarding tax-exempt issuers' and borrowers' written policies and procedures designed to monitor post-issuance compliance with the federal tax rules applicable to tax-exempt obligations (boxes 43 and 44). Do not check items 43 and 44 on the 8038 form unless you have established written procedures in accordance with the instructions referenced directly below. If you choose to "check" items 43 and/or 44, please be prepared to provide copies of such written procedures to the Paid Preparer or any representatives of the IRS upon request. Written procedures should contain certain key characteristics, including making provisions for:

- Due diligence review at regular intervals;
- Identifying the official or employee responsible for review;
- Training of the responsible official/employee;
- Retention of adequate records to substantiate compliance (e.g., records relating to expenditure of proceeds);
- Procedures reasonably expected to timely identify noncompliance; and
- Procedures ensuring that the issuer will take steps to timely correct noncompliance.

For additional guidance on this 8038 form, you can refer to the Documentation Instructions located on the following government website: http://www.irs.gov/app/picklist/list/formsInstructions.html, or contact your local IRS office.

Form **8038-G**
(Rev. September 2011)

Department of the Treasury
Internal Revenue Service

Information Return for Tax-Exempt Governmental Obligations

▶ Under Internal Revenue Code section 149(e)
▶ See separate instructions.
Caution: *If the issue price is under $100,000, use Form 8038-GC.*

OMB No. 1545-0720

Part I Reporting Authority

If **Amended Return**, check here ▶ ☐

1	Issuer's name **Town of Firestone, Colorado**	2	Issuer's employer identification number (EIN) **84-0736777**
3a	Name of person (other than issuer) with whom the IRS may communicate about this return (see instructions)	3b	Telephone number of other person shown on 3a
4	Number and street (or P.O. box if mail is not delivered to street address) Room/suite **151 Grant Avenue**	5	Report number (For IRS Use Only) 3
6	City, town, or post office, state, and ZIP code **Firestone, Colorado 80520**	7	Date of issue **08/07/2018**
8	Name of issue **Government Obligation Contract**	9	CUSIP number **None**
10a	Name and title of officer or other employee of the issuer whom the IRS may call for more information (see instructions) **Ms. Marjorie Wickham, Deputy Director of Finance**	10b	Telephone number of officer or other employee shown on 10a **(303) 531-6279**

Part II Type of Issue (enter the issue price). See the instructions and attach schedule.

11	Education	11		
12	Health and hospital	12		
13	Transportation	13		
14	Public safety	14		
15	Environment (including sewage bonds)	15		
16	Housing	16		
17	Utilities	17		
18	Other. Describe ▶ One (1) Duelvo 6000 Vacuum Assisted Mechanical Sweeper	18	254,458	48
19	If obligations are TANs or RANs, check only box 19a ▶ ☐ If obligations are BANs, check only box 19b ▶ ☐			
20	If obligations are in the form of a lease or installment sale, check box ▶ ☐			

Part III Description of Obligations. Complete for the entire issue for which this form is being filed.

	(a) Final maturity date	(b) Issue price	(c) Stated redemption price at maturity	(d) Weighted average maturity	(e) Yield
21	08/07/2023	$ 254,458.48	$ 250,688.70	3.516 years	4.939 %

Part IV Uses of Proceeds of Bond Issue (including underwriters' discount)

22	Proceeds used for accrued interest			22		
23	Issue price of entire issue (enter amount from line 21, column (b))			23	254,458	48
24	Proceeds used for bond issuance costs (including underwriters' discount)	24	3,769 78			
25	Proceeds used for credit enhancement	25				
26	Proceeds allocated to reasonably required reserve or replacement fund	26				
27	Proceeds used to currently refund prior issues	27				
28	Proceeds used to advance refund prior issues	28				
29	Total (add lines 24 through 28)			29	3,769	78
30	Nonrefunding proceeds of the issue (subtract line 29 from line 23 and enter amount here)			30	250,688	70

Part V Description of Refunded Bonds. Complete this part only for refunding bonds.

31	Enter the remaining weighted average maturity of the bonds to be currently refunded ▶	years
32	Enter the remaining weighted average maturity of the bonds to be advance refunded ▶	years
33	Enter the last date on which the refunded bonds will be called (MM/DD/YYYY) ▶	
34	Enter the date(s) the refunded bonds were issued ▶ (MM/DD/YYYY)	

Part VI Miscellaneous

35	Enter the amount of the state volume cap allocated to the issue under section 141(b)(5)	35		
36a	Enter the amount of gross proceeds invested or to be invested in a guaranteed investment contract (GIC) (see instructions)	36a		
b	Enter the final maturity date of the GIC ▶			
c	Enter the name of the GIC provider ▶			
37	Pooled financings: Enter the amount of the proceeds of this issue that are to be used to make loans to other governmental units	37		

38a If this issue is a loan made from the proceeds of another tax-exempt issue, check box ▶ ☐ and enter the following information:

b Enter the date of the master pool obligation ▶

c Enter the EIN of the issuer of the master pool obligation ▶

d Enter the name of the issuer of the master pool obligation ▶

39 If the issuer has designated the issue under section 265(b)(3)(B)(i)(III) (small issuer exception), check box ▶ ☐

40 If the issuer has elected to pay a penalty in lieu of arbitrage rebate, check box ▶ ☐

41a If the issuer has identified a hedge, check here ▶ ☐ and enter the following information:

b Name of hedge provider ▶

c Type of hedge ▶

d Term of hedge ▶

42 If the issuer has superintegrated the hedge, check box ▶ ☐

43 If the issuer has established written procedures to ensure that all nonqualified bonds of this issue are remediated according to the requirements under the Code and Regulations (see instructions), check box ▶ ☐

44 If the issuer has established written procedures to monitor the requirements of section 148, check box ▶ ☐

45a If some portion of the proceeds was used to reimburse expenditures, check here ▶ ☐ and enter the amount of reimbursement. ▶

b Enter the date the official intent was adopted ▶

Signature and Consent

Under penalties of perjury, I declare that I have examined this return and accompanying schedules and statements, and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that I consent to the IRS's disclosure of the issuer's return information, as necessary to process this return, to the person that I have authorized above.

▶ Signature of issuer's authorized representative Date ▶ Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
H. Evan Howe	H. Evan Howe Digitally signed by H. Evan Howe Date: 2018.08.01 10:37:25 -05'00'	07/27/2018		P01438994

Firm's Name ▶	Baystone Financial LLC	Firm's EIN ▶	48-1223987
Firm's Address ▶	12980 Metcalf, Suite 310, Overland Park, KS 66213	Phone no.	(800) 752-3562

O.J. Watson Company, Inc.
5335 Franklin Street
Denver, Colorado 80216
303-295-2885 or 800-332-2124
Fax: 303-296-8049
www.ojwatson.com

Quotation

FIREST
Customer: Town of Firestone
151 Grant Ave.
P.O. Box 100
Firestone CO 80520

Contact: Theo Abkes
Phone: 303-833-3291
2nd:
Fax: 303-833-4863

Salesperson: Chris Campbell

Quote Number: **GCC544**
Quote Date: 10/31/2017
Quote valid until: 11/30/2017
Revision Number: **0**

Work Order:
PO Number:

Vehicle Information:

Year, Make & Model	**2017 Freightliner M2106 Diesel**	**Key #**	
VIN #	**1FVACXDT1HHJD6076**	**Unit #**	

Quoted Items:

Description of Work

Furnish -1- new Schwarze M-6 Avalanche demonstrator built per specifications requested in City of Colorado Springs Solicitation #R16-039MZ to include-

Sweeper Engine:

- A Tier IVi auxiliary diesel turbo charged engine to be provided to power the sweeper
- The engine is a four-cylinder Deutz model BFL2011 with a horsepower rating of not less than 75 hp at 2600 RPM and a peak torque rating of not less than 184 ft/lb at 1600 RPM
- Displacement is 221 cubic inches
- Engine has an integrated cooling system and is cooled and lubricated by oil
- For ease of maintenance, all services are done on one engine side
- Remote oil drain plug is provided
- Engine is equipped with a full flow spin-on oil filter and fuel filter
- Unit has a heavy-duty dry type Donaldson air cleaner with safety element and centrifugal pre-cleaner
- Engine is equipped with engine shutdown system that shuts down engine for low oil pressure and high oil temperature
- Engine is equipped with a 12-volt ignition system, electric starter and a 60-amp alternator
- Sweeper engine and chassis engine do not share chassis batteries
- Sweeper auxiliary engine shares 50-gallon fuel tank with chassis engine
- Auxiliary engine is protected from the elements by a fully enclosed compartment to include top and sides. Compartment sis also be designed to reduce auxiliary engine noise

Hydraulic System:

- Hydraulic oil reservoir capacity is 35 gallons and is equipped with a tank mounted combination temperature and sight level gauge
- The hydraulic cooler shall has a BTU rating of 120,000 at an ambient temperature of 100 degrees Fahrenheit. The cooler has dual fans. The cooler measures 24" by 24" and is mounted at the upper rear corner of compartment to minimize dust and dirt in the radiator
- The entire oil supply passes through oil cooler and a 10 micron return filter
- The hydraulic oil reservoirs pump supply port is routed through a 100 mesh suction strainer
- The hydraulic pump is a variable displacement piston-type with load sensing capabilities to provide power on demand to all sweeping functions including gutter brooms, conveyer and the main broom. In addition, the pump supplies power for hopper raise/lower and dump
- All hydraulic directional control valves have a manual override
- Valve banks are enclosed in a rear lockable compartment for protection
- All valves include LED lighted DIN connectors for trouble shooting
- All hydraulic connections are SAE O-ring or O-ring Face Seal type. No pipe fitting type connections except on the hydraulic reservoir suction strainer, tank plugs and low pressure connections
- The sweeper hydraulic circuit is equipped with quick disconnect pressure check ports

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Description of Work

Conveyor:

- The conveyer is a 58" wide at broom opening
- Conveyer is hydraulically driven by high torque direct coupled motor
- Conveyer is high strength full width belt type with molded rubber cleats capable of conveying all types of materials into the sweeper hopper
- System shall has a minimum of 12 cleats
- Conveyer cartridge can be easily removed for service or replacement
- Belt conveyer cartridge system has the ability to swap to a squeegee type conveyer if desired
- Conveyer has a built-in flushing system using high flow fan jet nozzles on a galvanized spray bar, for increased efficiency, powered by hydrant water
- System also includes high performance blast nozzle for cleaning lower roller
- Flush is controlled by 3-way valve connected to water tank fill circuit
- Conveyer is capable of reverse operations to clear conveyer jams and to clean conveyer, controlled in-cab
- Upper and lower conveyer shafts are 1-15/16" diameter with belt roller diameter 5-1/2”
- An in-cab alarm and light are provided to alert the operator if the conveyer should jam
- Conveyer is equipped with in cab variable speed controls, allowing it to rotate at a speed independent of any other functions and engine RPM

Hopper:

- The hopper has a volumetric capacity of five (5) cubic yards with a minimum useable capacity of (4.3) cubic yards
- Dumping is to the right side of the sweeper
- The hopper is a variable high dump capable of being raised for a dump height of between 16" to 138" measured from the ground to the bottom edge of a 48" hopper door in the dump position
- Lifting hopper is by use of scissors lift mechanism
- Single hopper dump door is 48" long as measured in the dump position, by at 47” wide
- The scissors mechanism is capable of lifting 14,000 pounds or 7 tons while maintaining a 3:1 design factor on all critical components
- Scissors are constructed of 3" x 6" rectangular tubing
- Scissors also incorporate self-lubricating slides in the frame channels
- Hopper is made of 10 gauge welded steel construction
- Hopper floor is made of 3/16” steel plate
- The hopper raise cylinders are equipped with integral counter balance valves for safety
- Operator is capable of controlling and viewing dump process from inside the cab
- Hopper has a Plexiglas inspection window in front of the hopper for easy viewing
- Hopper also has two windows to allow light into the hopper and a sealed LED flood light for easier viewing of debris inside
- The hopper dump angle is 52 degrees
- The chassis park brake has an interlock switch to allow hopper movement only when brake is set
- Hopper safety props are provided and have a storage location under the scissors lift
- An in-cab alarm and light, with redundant sensors, are provided to alert the operator if the hopper is not seated

Main Pickup Broom:

- Main pickup broom is hydraulically driven by high torque direct coupled motor
- The broom is 36" in diameter and 58" in length and shall be of polypropylene material
- Strip-type main broom per specifications
- Main broom has in-cab controls for pneumatic suspension for instant adjustment of broom down pressure
- Pneumatic broom cylinders are sized to allow for instant adaptation to road conditions
- Main broom uses same pneumatic cylinders used for suspension, to lift and hold the main broom for travel
- Pneumatic cylinders are equipped with a positive mechanical lock to hold broom up without the use of air pressure
- Main broom is mounted on self-aligning friction bearings and utilizes 1 ½" diameter broom shaft
- Broom is shielded by an impact resident polymer hinged broom hood that is designed to prevent material from being thrown into following traffic
- The hinged broom hood is held open by dual gas springs to allow access to broom bristles from the top providing easy washout of the main broom assembly
- Main broom has two LED work lights for night operations mounted on the rear of the sweeper

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Description of Work

- Main broom is equipped with in cab variable speed controls, allowing broom to rotate at a speed independent of any other function and engine RPM

Gutter Brooms:

- Dual gutter brooms are 49" diameter, 26" wire filled, lateral swing arm digger type broom
- Gutter brooms are direct hydraulic drive
- Each gutter broom is pneumatically retractable for a travel width of 8 feet
- Gutter brooms have in-cab controls for pneumatic suspension for instant adjustment of broom down pressure
- Pneumatic cylinders are 4" in diameter
- Dual gutter broom sweeping path is 134”
- Each gutter broom incorporates a hydraulically actuated tilt capability of 27 degrees, remotely controlled from the operators seat to allow instant adjustment for debris removal from deep gutters (such as those resulting from multiple overlays of blacktop)
- A center deflector is provided to direct debris thrown by the gutter brooms into the path of the main broom
- The deflector is positioned under the sweeper and in between the gutter brooms and consists of easy to replace poly strip brush
- Deflector raises and lowers with the main broom and conveyer
- Gutter brooms have the ability of infinite lateral positioning from inter most to the outer most position
- Gutter brooms are pneumatically raised and lowered from the cab
- Each gutter broom is equipped with an LED work light for night operations
- Gutter brooms are equipped with in cab variable speed controls, allowing brooms to rotate at a speed independent of any other function and engine RPM
- A gutter broom hour meter is incorporated into the main control console

Dust Control System:

- Water spray is supplied by an electric diaphragm water pump
- The water pump produces 50 PSI, with a minimum 5.88 gpm
- The water pump automatically disengages when the water supply is depleted
- Water tank capacity is 200 gallons on a conventional chassis
- Water tank is constructed of polyethylene for strength and corrosion resistance
- A 25-foot long, double jacket, fire hydrant fill hose shall be provided with a 2.5" NST coupling and a 2” cam-lock connector to fill water tank
- A 2" air gap is provided between water fill tube and water tank
- Hydrant hose includes a hydrant wrench and hose storage rack located behind right rear tire
- Water system is filtered by a 200-mesh cleanable filter located between tank and water pump
- For ease of cleaning, water filter is at ground level
- Water system incorporates a filter capable of removing sediment and rust with a filter rating of 5 micron at no less than 20 GPM
- (4) each brass spray nozzles with tip filters are located each gutter broom
- A spray bar is located at the main broom and has (5) brass nozzles with tip filters and have quick-disconnect pins for easy maintenance
- A spray bar is located at the front bumper and has (7) brass nozzles with tip filters
- Each water function has its own independent on/off cab controlled solenoid valve
- An in-cab water level gauge shows water level and warns operator when water supply is near depletion
- The water system incorporates an air purge system for flushing water lines during freezing conditions
- Water flow from the reservoir is controlled by a shut-off valve with an accessible water strainer
- The reservoir is equipped with dual removable manhole covers for tank clean out

Operating Controls:

- Sweeper is equipped with dual steering and controls for left or right hand operations
- Center mounted swivel base console has independent switches for operating left gutter, left gutter broom tilt, left gutter broom speed, left gutter broom down pressure, right gutter broom, right gutter broom tilt, right gutter broom speed, right gutter broom down pressure, main broom, main broom speed, main broom down pressure, conveyer forward/reverse rotation, conveyer speed, and raise/lower
- All switches are lighted and have both international symbols and text for easy identification
- Console has independent water control switches for left gutter broom, right gutter broom, main broom spray bar, and front spray bar

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Description of Work

- All switches are lighted and have both international symbols and text for easy identification
- Console has independent switches for each gutter broom light, main broom lights, dump lights and beacons
- Console has a warning light and alarm for low water level
- Warning alarm and light are provided for conveyer jam
- Sweeper has a "standby" switch, allowing the operator to use one switch to engage/disengage all sweeping functions including: gutter brooms, main broom, conveyer and water functions while sweeping
- When transmission is put in reverse, sweeper will automatically go into standby, stopping and lifting sweeping functions. All shall restart with the push of one switch
- Controls include six (6) memory switches to store operation or condition settings such as brooms used, water nozzles used, down pressure settings and speeds of brooms and conveyer

Electrical System:

- All wires are both color coded and hot stamped with function every 6" for ease of identification
- All main electrical systems are separately fused
- The wiring junction box is located in a lockable compartment and allows for easy access
- Enclosure shell is sealed and has a minimum environmental rating of IP67

Pneumatic System:

- Sweeper includes a pneumatic system for operation of the in-cab gutter broom and main broom down pressure, elevator leaf latch operation and main broom raise and lower
- Pneumatic system includes a separate air tank for the sweeper pneumatic system and include DOT fittings
- Sweeper pneumatic system incorporates and a PR4 type pressure protector to protect the chassis air system

Safety Equipment:

- Sweeper meets (FMVSS) Federal Motor Vehicle Safety Standards
- All Sweeper lighting is LED
- Sweeper is equipped with -2- top-mounted LED warning lights and protectors, -1- LED warning light to be mounted on the rear of the unit and -1- LED warning light to be mounted rear of cab, but NOT on cab itself
- -2- flush-mounted AMBER/WHITE LED strobe lights will be installed in the bottom corners of the tailgate/bumper
- LED Arrow Board installed on the rear of the unit
- Backup alarm
- A hopper safety prop is provided
- The chassis park brake has an interlock switch to allow hopper movement only when brake is set
- Transmission automatically shifts to neutral when park brake is set
- Sweeper is equipped with cab-mounted fire extinguisher, Slow Moving Vehicle emblem and a warning triangle kit
- Sweeper has rear LED taillights and an integral 3rd, center high mounted, LED stoplight
- For safety of operator, no sweeper hydraulic or water lines to run into or through the cab
- Warning decals are provided at all hazard areas
- Sweeper standby is provided, allowing the operator to use one switch to engage/disengage all sweeping functions including: gutter brooms, main broom, conveyer and water functions while sweeping
- When transmission is put in reverse, sweeper will automatically go into standby
- Sweeper is equipped with rear view camera and 7" cab-mounted color flat screen monitor with sound
- System capable of night vision with auto dimming monitor, and is capable of continuous viewing or activated when chassis is shifted into reverse
- 12" parabolic mirrors mounted to front fenders

Paint Color:

- The sweeper is painted with 1 coat of sealer/primer and 2 coats of DuPont Imron Elite polyurethane paint in the manufacturer's standard white color
- Paint is lead free
- Gutter brooms and sweeper frame to be painted a polyurethane textured semi-gloss black

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Description of Work

Sweeper Warranty:

- Per manufacturer's stated warranty, sweeper is warranted to be free of defective materials and workmanship for a period of 12 months or 1,200 hours from date of delivery
- Auxiliary engine has a 24 month 2000 hours unlimited warranty
- Sweeper hydraulic system includes a 5 year / 6000 hour limited hydraulic system warranty on pumps, valves and motors

Total Price not including Options or Taxes: $230,528.00

Notes:

Sweeper Serial # 17M6TE176

This pricing is valid on this unit only.
This unit is currently in stock and available for immediate sale on a first come-first served basis.

Accepted By: _____ Quoted By: Chris Campbell

Date: _____ Date: November 1, 2017

COLORADO
Department of Transportation

\NOTICE OF AWARD RENEWAL
COLORADO DEPARTMENT OF TRANSPORTATION

AWARD NUMBER 311000500 (THIS IS NOT A PURCHASE ORDER, SEE NOTE BELOW)	**Re: Invitation For Bid # HAA IFB 14-021 MM** **Period Covered: 8/20/13 through 8/31/18** NO possible renewal options remaining
VENDOR NO. 1000158 **VENDOR NAME: Faris Machinery** **ADDRESS: 5770 E. 77th Ave.** **Commerce City, CO 80022** **CONTACT David Barthel** **PHONE: 303-289-5743** **FAX NO: 303-287-9273** **Email David.Barthel@farismachinery.com** **DELIVERY: 90 to 120 days, ARO**	**INVOICE TO:** Invoice address on Purchase Order for Colorado State Agencies, Institutions and political subdivisions
	COMMODITY NUMBERS: 76577– Sweepers and drag brooms

This award is for Street Sweepers, Truck Mounted, Side Dump, per the specifications, terms and conditions of CDOT bid HAA IFB 14-021 MM and this award

The selected base unit (PM 10 compliant) is an Elgin Eagle (Freightliner Chassis)	
Award price, base unit before options	$273,535.00
Options Available:	
Orange Paint	7,060.00
Electric Retarder (requires approx. 14" additional wheel base)	15,000.00
Additional operators manual	170.00
Additional parts manual	625.00
Additional service manual	625.00
Optional PM 2.5 compliant unit, Elgin Waterless Eagle (Autocar chassis)	$319,700.00
Retarder not avail. This model. Includes Exhaust brake as standard equip.	
Selection of this unit, and options subject to CDOT Equip. Manager approval.	

Conditions of Award: Award is made to above referenced vendor for supplying the commodity/service specified above and on any attached supplementary pages per bid specifications to be ordered on an "as needed" basis, Four (4) possible one year renewal periods, at CDOT option. This agreement is in year FIVE of five possible years total. **Requests for any proposed price changes must be submitted along with supporting documentation, to CDOT Purchasing, a minimum of sixty (60) days** prior to the proposed effective date of such change. A new award notice will be issued for each additional renewal year that CDOT selects. EITHER PARTY MAY CANCEL ON 30 DAYS WRITTEN NOTICE.

NOTE: THIS AWARD IS A NOTICE OF INTENT TO PURCHASE ONLY. MATERIALS WILL BE ORDERED BY VARIOUS CDOT PERSONNEL AS NEEDED. MATERIAL ORDERED BY CDOT THAT COST $5000.00 OR MORE PER ITEM, OR AGGREGATE, MUST BE ORDERED VIA PURCHASE ORDER. OTHER COLORADO STATE AGENCIES, INSTITUTIONS OR POLITICAL SUBDIVISIONS ORDERING MATERIAL BASED ON THIS AWARD MUST ORDER VIA THEIR OWN PURCHASE ORDER SYSTEM. CDOT WILL ONLY BE RESPONSIBLE FOR MATERIAL ORDERED AND RECEIVED BY IT. NO QUANTITIES ARE GUARANTEED AS A RESULT OF THIS AWARD. QUANTITIES ORDERED WILL BE BASED UPON ACTUAL REQUIREMENTS.

Please direct inquiries on this award to CDOT Purchasing, phone: (303) 512-5511 FAX (303) 512-5552 Email: MikeL.Moore@state.co.us	Approved By: Michael Moore Michael Moore, CPPB, Purchasing Agent

ORDINANCE NO. 941

AN ORDINANCE APPROVING A LEASE-PURCHASE AGREEMENT
FOR A NEW STREET SWEEPER

WHEREAS, the Town is authorized by applicable law, including but not limited to C.R.S. § 31-15-801 et seq., to acquire equipment and to enter into leases for the same, which leases may include an option to purchase and acquire title to the leased property; and

WHEREAS, the Board of Trustees deems it necessary and desirable for the efficient and proper functioning of the Town and for the health and safety of the Town's inhabitants to acquire a new street sweeper; and

WHEREAS, the Board of Trustees has determined it is in the best interest of the Town and its inhabitants to enter into the lease contemplated herein for the lease with option to purchase of a Dulevo 6000 Vacuum Assisted Mechanical Sweeper to be used by the Town public works department;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Government Obligation Contract between the Town and KS State Bank (the "Lease") for lease and acquisition of a Dulevo 6000 Vacuum Assisted Mechanical Sweeper ("Equipment"), which Lease includes an option to purchase and acquire title to the Equipment, is hereby approved in essentially the same form as the copy of such Lease accompanying this ordinance.

Section 2. The Mayor and Town Clerk are authorized to execute the Lease on behalf of the Town, except that the Mayor is further hereby granted the authority to negotiate and approve such revisions to said Lease as determined necessary or desirable for the protection of the Town, so long as the essential terms and conditions of the Lease are not altered. The Lease shall be in a principal amount not to exceed $250,688.70, will bear interest at a rate not to exceed _____ per annum and the aggregate of the initial term and all renewal terms shall not exceed five years. The Lease shall contain an option to purchase by the Town as therein set forth.

Section 3. The Mayor and Town Clerk are authorized to execute the Lease on behalf of the Town. The Mayor, Town Clerk, Town Attorney, and Town staff are further authorized to execute such other documents as are necessary to implement the Lease, and Town staff is authorized and directed to make payments under the Lease for which funds are legally available.

Section 4. All financial obligations of the Town under the Lease shall be subject to annual budgeting and appropriation, and nothing herein shall be deemed to authorize, or construed to authorize, any multiple-fiscal year direct or indirect obligation whatsoever.

Section 5. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect

the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declares it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 6. All actions heretofore taken by Town employees, officers and members of the Town Board of Trustees, not inconsistent with the provisions of this ordinance, are hereby ratified, approved and confirmed.

Section 7. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this 8th day of August, 2018.

TOWN OF FIRESTONE, COLORADO

_____
Bobbi Sindelar, Mayor

ATTEST:

_____
Leah Vanarsdall, Town Clerk

AGENDA INFORMATION MEMORANDUM

FIRESTONE
TOWN BOARD OF TRUSTEES

AIM#: 8.d.

Discussion/Action

Meeting Date: August 8, 2018

Initiated By:

Dept: Council & Board

AGENDA TITLE
Planning Commission Appointment

SUMMARY
Regular Commission Member appointment to replace member resignation dated August 2, 2018.

HISTORY AND PREVIOUS BOARD ACTION
Due to recent resignation, the need for a new appointed member is needed.

RECOMMENDATION
Multiple Applications have been submitted.

ALTERNATIVES
Re-open interest for submittals.

Give Staff further direction.

ATTACHMENTS
None

FINANCIAL CONSIDERATIONS
n/a

AGENDA INFORMATION MEMORANDUM

FIRESTONE
TOWN BOARD OF TRUSTEES

AIM#: 8.e.

Discussion/Action

Meeting Date: August 8, 2018

Initiated By:

Dept: Council & Board

AGENDA TITLE
Parks, Trails Advisory Board Appointment

SUMMARY
Based on a member resignation, a new member needs to be appointed to replace.

At this time, we have one applicant, Brandon Dewey.

HISTORY AND PREVIOUS BOARD ACTION
Applicants appointed as needed.

RECOMMENDATION
To appoint Brandon Dewey to the Parks & Trails Advisory Board.

ALTERNATIVES
To give Staff further direction.

Re-open interest for applications on Town Website.

ATTACHMENTS
None

FINANCIAL CONSIDERATIONS
n/a