



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

June 20, 2019

7:00 PM

151 Grant Avenue
Firestone, CO 80520

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. Regular Meeting 6-06-19
5. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
6. **Public Hearings**
 - a. Resolution PC-19-08 - A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR BAREFOOT LAKES FILING NO. 1, 3RD REPLAT
7. **Staff Reports**
8. **Commissioner Comments**
9. **Adjournment**

* Individuals that desire to address the Planning and Zoning Commission 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 for each Public Comment noted on Agenda.

If you need special assistance in order to participate in a Planning and Zoning Commission meeting, please contact the Town Clerk'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
PLANNING AND ZONING COMMISSION
June 6, 2019**

1. CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met in regular session on June, 6, 2019, at the Town Hall, 151 Grant Avenue, Firestone, Colorado. Chairperson Scherneck called the meeting to order at 7:01 p.m.

The following were present upon the call of the roll:

Chairperson:	Steve Scherneck
Vice-Chairperson:	Tim Spiegelberg
Commissioners:	Kelly Deitman
	Jim Grahlmann - absent
	Troy McAllister
	Jaci Daggett
	Chris Gillard – arrived at 7:02 p.m.

Staff:	Todd Bjerkaas – Director – Planning & Development
	Marty Ostholthoff – Planning Manager
	Dave Lindsay – Town Engineer
	Lisa Bartley – PC Secretary/Town Clerk Pro-Tem

2. PLEDGE OF ALLEGIANCE

Chairperson Scherneck led the pledge of allegiance.

3. APPROVAL OF AGENDA

Commissioner Spiegelberg motioned and Commissioner McAllister seconded to approve the Agenda. Voice vote was taken. Motion carried unanimously.

4. APPROVAL OF MINUTES

a. May 16, 2019 – Regular Meeting

Commissioner McAllister motioned and Commissioner Gillard seconded to approve the meeting minutes of the May 16, 2019 - Regular Meeting. Voice vote was taken. Motion carried unanimously.

5.PUBLIC COMMENT

There were none.

6.PUBLIC HEARING

a. Resolution PC-19-05 – Firestone Complete Auto Care FDP

Chairperson Schernecké verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:05 p.m.

Marty Ostholthoff provided a general overview of the proposed application request and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. He also offered to answer any questions.

Jim Brzostowicz, 323 Fifth St, Frederick CO 80530, representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Chairperson Schernecké opened the Public Comment portion at 7:12 p.m. Those wishing to speak:
There were none.

The Town Staff PowerPoint presentation was entered into the record along with all application materials submitted by the applicant; all materials included in the Planning Commission packets; the PowerPoint presentations given tonight; all written referral and public comments received regarding the application; the proofs of public notice of the public hearing; and the Town's subdivision and zoning ordinances and development regulations. Chairperson Schernecké closed the Public Comment portion at 7:13 p.m.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Schernecké closed the Public Hearing at 7:14 p.m.

Commissioner Spiegelberg motioned and Commissioner Gillard seconded to approve **Resolution No. PC-19-05**, a Resolution Recommending Approval of a Final Development Plan for Firestone Complete Auto Care. Voting was as follows:

Yes: McAllister, Deitman, Spiegelberg, Gillard, Daggett

No: None

Absent: Grahlmann

Chairperson Schernecké declared the motion carried.

b. Resolution PC-19-07 – Centennial Lending Headquarters FDP

Chairperson Schernecké verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:16 p.m.

Marty Ostholthoff provided a general overview of the proposed application request and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. He also offered to answer any questions.

Lee Martin, 3521 W. Eisenhower Blvd, Loveland CO, 80537, representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Chairperson Schernecké opened the Public Comment portion at 7:28 p.m. Those wishing to speak:
There were none.

The Town Staff PowerPoint presentation was entered into the record along with all application materials submitted by the applicant; all materials included in the Planning Commission packets; the PowerPoint presentations given

tonight; all written referral and public comments received regarding the application; the proofs of public notice of the public hearing; and the Town's subdivision and zoning ordinances and development regulations. Chairperson Schernecké closed the Public Comment portion at 7:29 p.m.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Schernecké closed the Public Hearing at 7:35 p.m.

Commissioner Spiegelberg motioned and Commissioner Gillard seconded to approve **Resolution No. PC-19-07**, a Resolution Recommending Approval of a Final Development Plan for Centennial Lending Headquarters

Voting was as follows:

Yes: McAllister, Deitman, Spiegelberg, Gillard, Daggett

No: None

Absent: Grahlmann

Chairperson Schernecké declared the motion carried

8. STAFF REPORTS

Todd Bjerkaas – general follow up from hearings

Marty Ostholthoff – notified the Commissioners we would not have a meeting on July 4th due to the holiday. A special meeting will be scheduled for July 11.

9. COMMISSIONER COMMENTS

Chairperson Schernecké notified the Commission that his last meeting will be June 20.

10. ADJOURNMENT

A motion was made and seconded to adjourn. Voice vote was taken. Chairperson Schernecké declared the motion carried. The meeting was adjourned at 7:44 p.m.

Introduced and Approved this 20th day of June, 2019.

TOWN OF FIRESTONE, COLORADO

Chairperson

ATTEST

Secretary/Town Clerk Pro-Tem



Staff Report

Barefoot Lakes Filing No. 1, 3rd Replat

Final Plat and Final Development Plan

**Prepared by the
Town of Firestone for the
Planning and Zoning Commission**

June 20, 2019

Applications

This staff report is for the Barefoot Lakes Filing No. 1, 3rd Replat, Final Plat ("Final Plat") and Final Development Plan ("FDP"). The applicant for the Final Plat and FDP is St. Vrain Lakes Metropolitan District No. 1.

Notice

Pursuant to the Town of Firestone Municipal Code ("Code") and Town of Firestone Development Regulations ("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 Final Plat and FDP is south and west of the intersection of Eagle River Road and St. Vrain Road. The Final Plat and FDP are the final steps in the Firestone Development Review process prior to the building permit process.

Site Analysis

The Final Plat and FDP are zoned as a residential planned unit development (R-A / R-B PUD) and is approximately 9.575 acres in size. The proposed development is a replat of Tracts N, T and U of Barefoot Lakes Filing No. 1. These tracts were part of an oil and gas operations area that included nine wells and associated production facilities. The wells have been plugged and abandoned in accordance with Colorado Oil and Gas Conversation Commission regulations. Associated facilities, including pipelines have been removed from the area subject to this replat to accommodate the development.

Parking is consistent with other similar developments in Firestone. Pedestrian access is available via detached sidewalks along the proposed cul-de-sac, consistent with previous filings.

Plan Analysis

The Final Plat and FDP propose 16 single family residential lots for detached homes. Five lots are added along Eagle River Road, while the remaining 11 lots are being added through a new cul-de-sac off of St. Vrain Road. The project will be consistent with adjacent development and will complement the overall Barefoot Lakes development. Furthermore, the development will comply with applicable landscape, lighting, architecture and signage requirements.

Building Height

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

Fiscal Impacts

The Final Plat and FDP will provide more rooftops for the community of Firestone and promote the livability and walkability of the Town of Firestone within an area zoned for residential use. The proximity of these homes to I-25 and Colorado Boulevard are ideal for homeowners to shop and commute in the Town of Firestone. The increase of residential options in this area will lead to increased property tax revenues for the Town.

Utility and Services

Public infrastructure and utilities are generally available or will be extended to the property 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 Board 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.
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RECOMMENDATION

Town staff recommends the Planning Commission approve draft Resolution PC-19-08, a resolution recommending approval of the application to the Board of Trustees with conditions.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-19-08

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND
FINAL DEVELOPMENT PLAN FOR BAREFOOT LAKES FILING NO. 1,
3RD REPLAT.**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Firestone a request for approval of a final plat and final development plan for Barefoot Lakes Filing No. 1, 3rd Replat; and

WHEREAS, all materials related to the 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, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds the application to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies and should therefore be approved, subject to those conditions set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed final plat and final development plan for Barefoot Lakes Filing No. 1, 3rd Replat, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 20th day of June, 2019.

Chairperson

ATTEST:

Secretary

EXHIBIT A
Barefoot Lakes Filing No. 1, 3rd Replat
Final Plat and Final Development Plan
Conditions of Approval

1. Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
2. Execute a subdivision agreement, in a form to be approved by the Town Attorney.
3. The plugged and abandoned wells identified on Tract A shall be surveyed and tied to the coordinate grid on the final plat and final development plan.
4. Technical corrections to the Barefoot Lakes Filing No. 1, 3rd Replat final plat and final development plan shall be made to the Town's satisfaction.

BAREFOOT LAKES FILING NO. 1 FINAL PLAT, THIRD REPLAT

A REPLAT OF TRACTS N, T, AND U BAREFOOT LAKES FILING NO. 1 , WITHIN 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 1 OF 3

CERTIFICATION OF DEDICATION, OWNERSHIP AND MAINTENANCE

KNOW ALL MEN BY THESE PRESENTS DISTRICT NO. 1, BEING THE SOLE OWNERS OF THE LAND SHOWN IN THIS PLAT AND DESCRIBED AS FOLLOWS:

TRACTS N, T, AND U, 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 9.575 ACRES (417,101 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, THIRD 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 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 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:

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 }
COUNTY OF _____ } SS.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____.

BY _____ AS _____ OF _____.

MY COMMISSION EXPIRES _____.

WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

ST. VRAIN SANITATION DISTRICT ACCEPTANCE CERTIFICATE

THE DEDICATION OF THE SEWER EASEMENTS AS SHOWN HEREON ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE ST. VRAIN SANITATION DISTRICT

ST. VRAIN SANITATION DISTRICT

BY: _____
PRESIDENT

STATE OF COLORADO }
COUNTY OF _____ } SS.

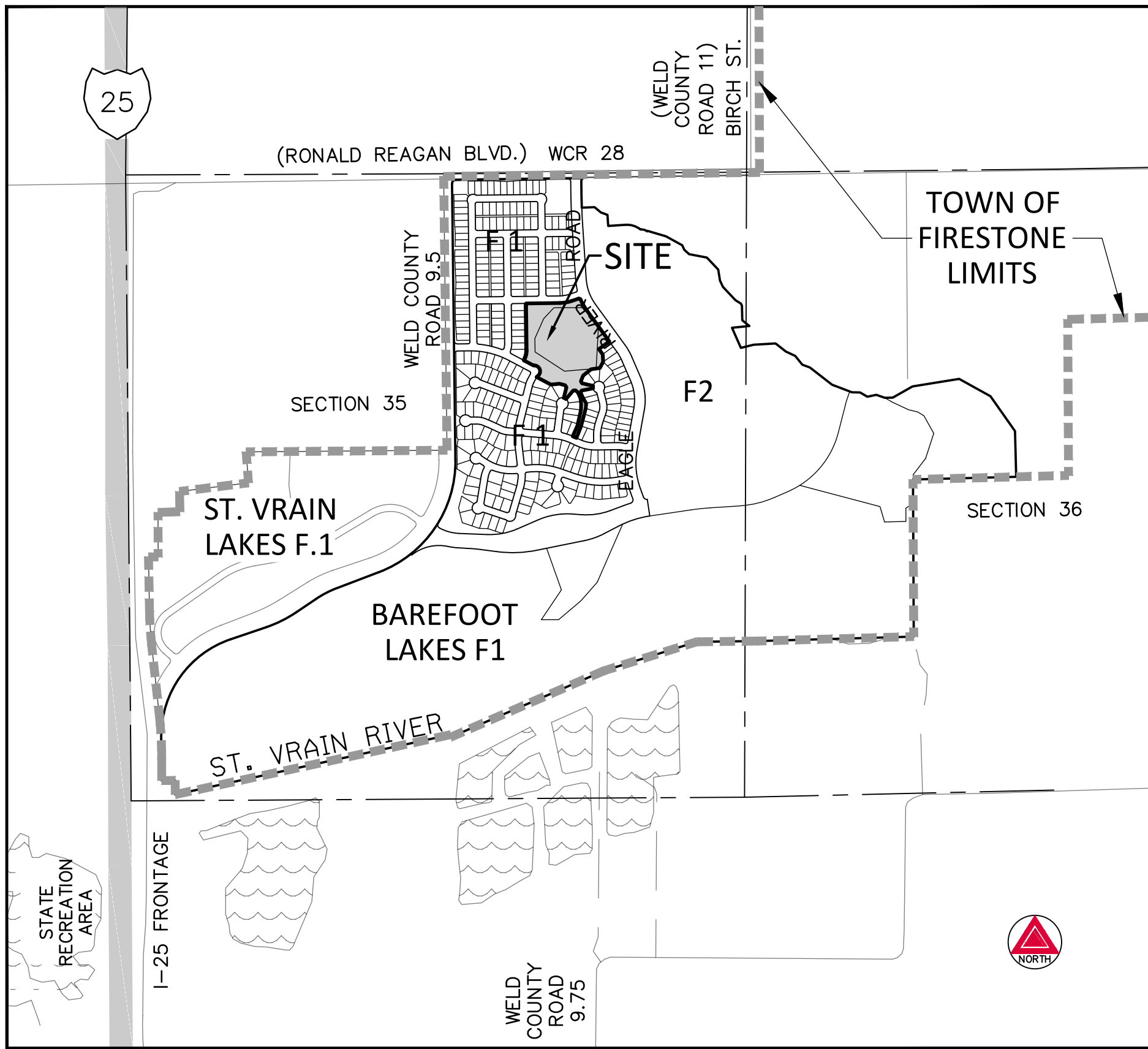
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 201____.

BY _____ AS _____
OF ST. VRAIN SANITATION DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC _____.



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

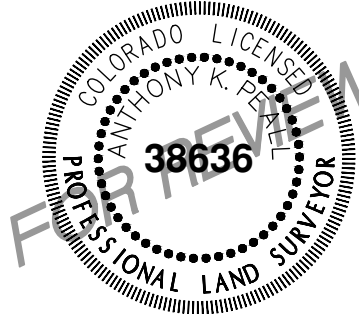
- NOTICE:** ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 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.
- 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.
- 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 NORTH 89°16'34" EAST, 2655.85 FEET AND MONUMENTED AS SHOWN HEREON.
- TITLE COMMITMENT:** LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER ORDER NUMBER PIB25162345.954084, DATED DECEMBER 17, 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.
- 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.
- THE PLATTED PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE FOLLOWING:
 - USE BY SPECIAL REVIEW #1653 RECORDED 11/25/2009 AT RECEPTION NO. 3661820
 - SURFACE USE AGREEMENT RECORDED 08/15/2013 AT RECEPTION NO. 3956309
 - MINOR AMENDMENT, SPECIAL USE REVIEW #MUSR 13-0022 RECORDED 06/12/2014 AT RECEPTION NO. 4023035
 - AMENDMENT TO SURFACE USE AGREEMENT AND GRANT OF RIGHT-OF-WAY EASEMENT RECORDED 02/09/2015 AT RECEPTION NO. 4081971.
- A BLANKET DRAINAGE EASEMENT ACROSS THE ENTIRETY OF TRACTS A AND B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF FIRESTONE.
- A BLANKET OIL AND GAS PIPELINE RIGHT-OF-WAY 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 LOCATED ACROSS THE WEST HALF SECTION 35, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- A ONE FOOT (1-FT) WIDE DRAINAGE EASEMENT ALONG THE INTERIOR SIDE OF EACH LOT, UNLESS AS OTHERWISE SHOWN HEREIN, IS FOR THE PERPETUAL CONVEYANCE OF STORM DRAINAGE.

SHEET INDEX

SHEET 1 - DEDICATION, APPROVALS, SUBDIVISION DATA, VICINITY MAP, LEGAL DESCRIPTION, GENERAL NOTES
SHEET 2 - OVERALL BOUNDARY
SHEET 3 - LOT DETAILS

SURVEYING CERTIFICATE

I, ANTHONY K. PEALL, 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 THE TOWN OF FIRESTONE.



BY: ANTHONY K. PEALL, L.S. NO. 38636
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, THIRD REPLAT** WAS APPROVED ON THIS ____ DAY OF _____, 201____, 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: SHANNON ROBBINS
SHANNON.ROBBINS@BROOKFIELDRP.COM

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
303-327-7483
CONTACT: TONY PEALL, PLS
TPEALL@AZTECCONSULTANTS.COM

ENGINEER:

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

DEVELOPER:

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

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	1, 3RD REPLAT
Phase Number	N/A
Preparation Date	12-28-2018
Revision Date	5-29-2019
Revision Date	

COVER PAGE ~ SHEET 1 of 3



AzTec Proj. No.: 54818-44

Drawn By: RBA

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

DEVELOPER
BROOKFIELD RESIDENTIAL

6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
(303) 688-6868

DATE OF PREPARATION:

11-27-2018

SCALE:

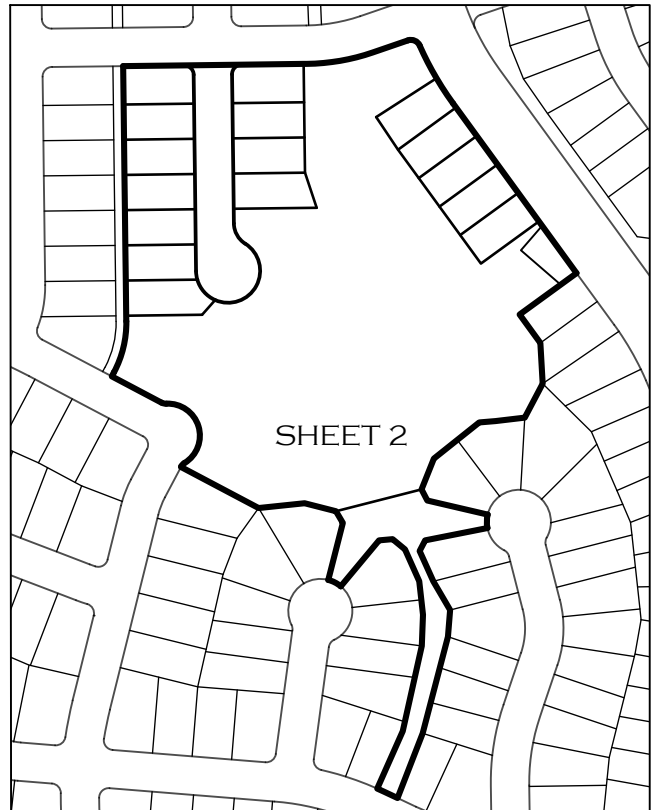
N/A

SHEET 1 OF 3

BAREFOOT LAKES FILING NO. 1

FINAL PLAT, THIRD REPLAT

A REPLAT OF TRACTS N, T, AND U BAREFOOT LAKES FILING NO. 1, WITHIN
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 3



KEY MAP
SCALE = 1" = 300'

SUBDIVISION DATA TABLE	
	TOTALS
GROSS AREA	9.575 ACRES
GROSS DENSITY	1.67 DU / ACRE
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	16
NUMBER OF NON-SINGLE FAMILY DETACHED RESIDENTIAL LOTS	0
NUMBER OF TRACTS	2
AREA OF NON-SINGLE FAMILY DETACHED RESIDENTIAL LOTS	0 ACRES
AREA OF TRACTS	6.699 ACRES
AREA OF STREET RIGHT-OF-WAY	0.571 ACRES
AREA OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	2.305 ACRES
DENSITY (SINGLE FAMILY DETACHED RESIDENTIAL LOTS)	6.94 DU / ACRE
AVERAGE SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	6,276 SQUARE FEET

TRACT USE SUMMARY TABLE					
TRACT	AREA (S.F. ±)	AREA (A.C. ±)	USE	OWNER	MAINTAINED BY
A	262,933	6.036	OPEN SPACE	SVLMD	SVLMD
B	28,867	0.663	OPEN SPACE	SVLMD	SVLMD
TOTAL	291,800	6.699			

LEGEND

- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- FOUND SECTION CORNER AS SHOWN HEREON
- DRAINAGE EASEMENT PER BAREFOOT LAKES FILING NO. 1 PLAT RECORDED UNDER RECEPTION NO. 4145010 HEREBY ABANDONED BY THIS PLAT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°05'40"E	58.08'
L2	S53°57'33"W	110.00'
L3	S36°02'27"E	55.00'
L4	S03°20'21"E	63.58'
L5	S27°49'03"W	60.02'
L6	S83°18'50"W	45.94'
L7	S85°12'11"W	25.55'
L8	S51°23'47"W	90.71'
L9	S21°54'36"W	51.79'
L10	S27°28'34"E	19.53'
L11	S76°51'44"E	96.89'
L12	S78°49'59"W	99.21'
L13	S27°19'45"W	18.67'
L14	S24°10'29"E	51.98'
L15	S30°19'54"E	52.00'
L16	S04°35'52"W	41.78'
L17	S14°40'50"W	156.02'
L18	S21°11'26"W	108.51'

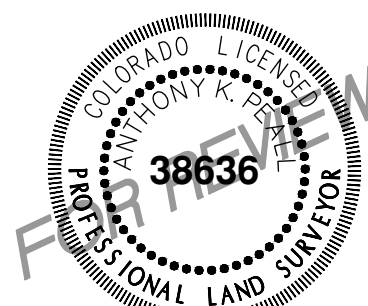
LINE TABLE		
LINE	BEARING	LENGTH
L19	N64°40'11"W	22.93'
L20	N23°53'36"E	98.14'
L21	N12°38'27"E	136.35'
L22	N02°07'51"E	48.88'
L23	N06°20'04"W	52.60'
L24	N24°10'29"W	54.54'
L25	N50°12'51"W	25.08'
L26	S84°47'09"W	21.21'
L27	S39°47'09"W	93.54'
L28	N14°22'03"E	92.01'
L29	N30°37'57"W	21.21'
L30	N75°37'57"W	50.58'
L31	S84°00'25"W	72.24'
L32	N62°08'46"W	137.17'
L33	N27°51'14"E	0.70'
L34	N62°08'46"W	87.78'
L35	N27°51'14"E	7.36'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C1	18°12'18"	330.00'	104.85'	N80°11'49"E	104.41
C2	84°56'16"	15.00'	22.24'	N66°26'12"W	20.26
C3	12°04'23"	495.00'	104.30'	S30°00'15"E	104.11
C4	24°18'18"	50.00'	21.21'	S00°59'08"W	21.05
C5	1°26'13"	480.00'	12.04'	N65°23'17"W	12.04
C6	25°25'05"	50.00'	22.18'	N62°55'24"W	22.00
C7	30°28'44"	15.00'	7.98'	S43°05'36"W	7.89
C8	150°57'29"	50.00'	131.74'	N17°08'46"W	96.81
C9	30°28'44"	15.00'	7.98'	S77°23'08"E	7.89
C10	28°33'16"	166.00'	82.73'	N13°34'36"E	81.88

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	1, 3RD REPLAT
Phase Number	N/A
Preparation Date	12-28-2018
Revision Date	5-29-2019
Revision Date	
Revision Date	

OVERALL PAGE ~ SHEET 2 of 3



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



AzTec Proj. No.: 54818-44

Drawn By: RBA

DEVELOPER
BROOKFIELD RESIDENTIAL

6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
(303) 688-6868

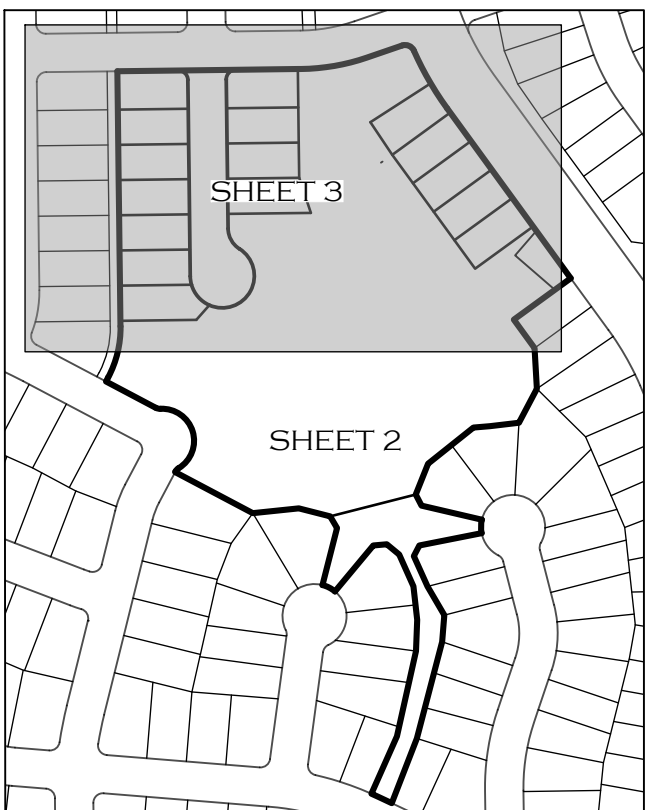
DATE OF PREPARATION: 11-27-2018

SCALE: 1" = 60'

SHEET 2 OF 3

BAREFOOT LAKES FILING NO. 1 FINAL PLAT, THIRD REPLAT

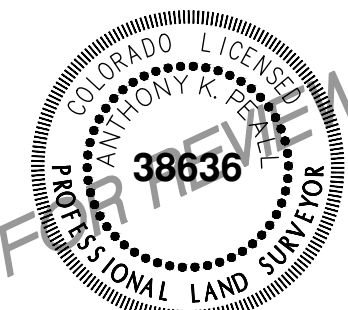
A REPLAT OF TRACTS N, T, AND U BAREFOOT LAKES FILING NO. 1, WITHIN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 3



KEY MAP
SCALE = 1" = 300'

LEGEND

- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- U.E. = UTILITY EASEMENT, (GAS, ELECTRIC, TELEPHONE, CABLE)



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	1, 3RD REPLAT
Phase Number	N/A
Preparation Date	12-28-2018
Revision Date	5-29-2019
Revision Date	
Revision Date	

LOT DETAIL PAGE ~ SHEET 3 of 3



AzTec Proj. No.: 54818-44

Drawn By: RBA

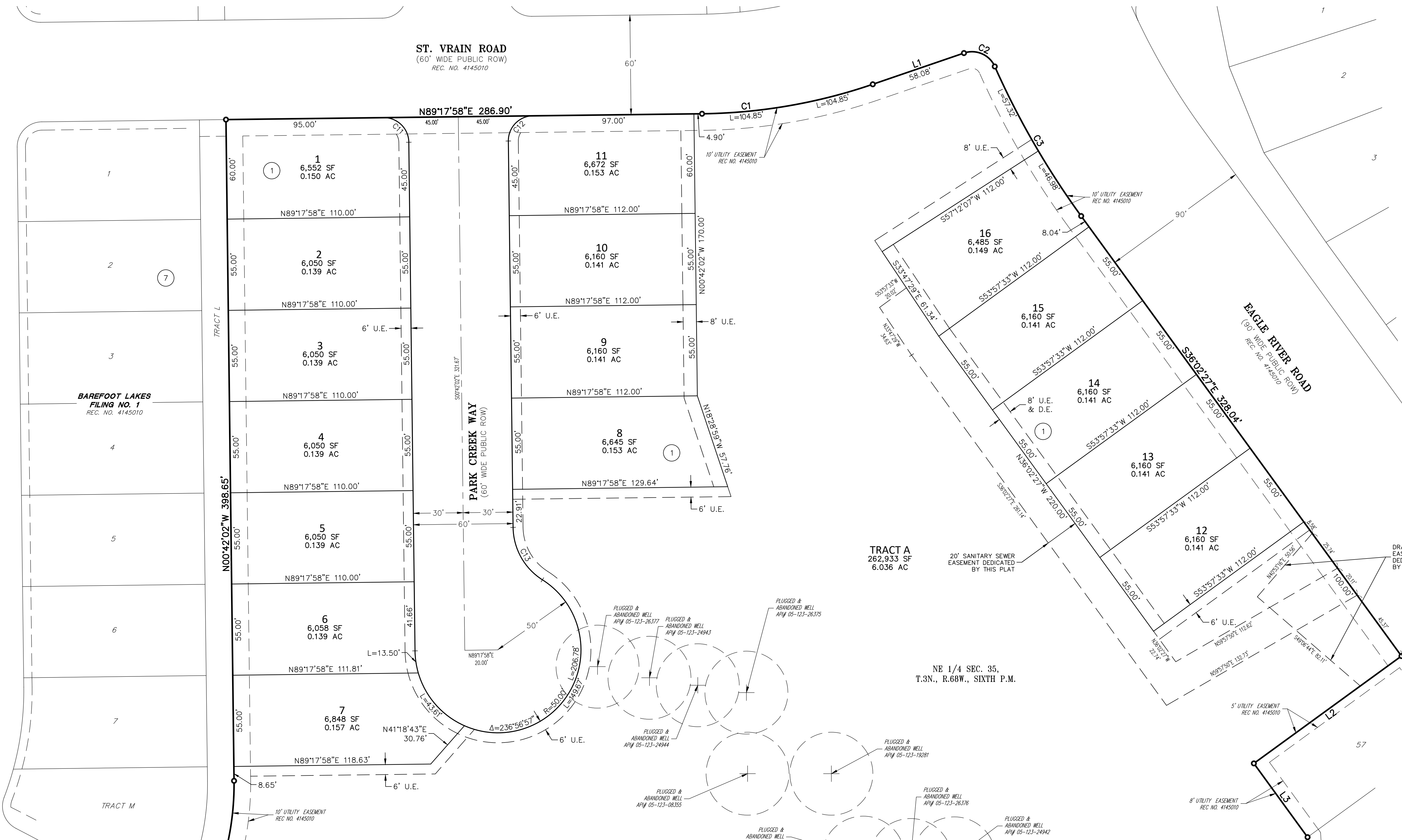
DEVELOPER
BROOKFIELD RESIDENTIAL

6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
(303) 688-6868

DATE OF PREPARATION: 11-27-2018

SCALE: 1" = 30'

SHEET 3 OF 3



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C1	18°12'18"	330.00'	104.85'	N80°11'49"E	104.41
C2	84°56'16"	15.00'	22.24'	N66°26'12"W	20.26
C3	12°04'23"	495.00'	104.30'	S30°00'15"E	104.11
C11	90°00'00"	15.00'	23.56'	N45°42'02"W	21.21
C12	90°00'00"	15.00'	23.56'	S44°17'58"W	21.21
C13	56°56'39"	38.00'	37.77'	S29°10'21"E	36.23

LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°05'40"E	58.08'
L2	S53°57'33"W	110.00'
L3	S36°02'27"E	55.00'

SEE SHEET 2

(OIL AND GAS OPERATIONS)