



PLANNING AND ZONING COMMISSION

SPECIAL MEETING AGENDA

July 11, 2019

7:01 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 6-20-19
- 5. Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
- 6. Public Hearings**
 - a. Resolution PC-19-09 - A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR BAREFOOT LAKES FILING NO. 4
- 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 20, 2019**

1. CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met in regular session on June, 20, 2019, at the Town Hall, 151 Grant Avenue, Firestone, Colorado. Chairperson Scherneck called the meeting to order at 7:00 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

Staff:	Todd Bjerkaas – Director – Planning & Development
	Marty Ostholtzoff – Planning Manager
	Tracy Case – Senior Planner
	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. June 6, 2019 – Regular Meeting

Commissioner McAllister motioned and Commissioner Gillard seconded to approve the meeting minutes of the June 6, 2019 - Regular Meeting. Voice vote was taken. Motion carried unanimously.

5.PUBLIC COMMENT

There were none.

6.PUBLIC HEARING

a. Resolution PC-19-08 – Final Plat and Final Development Plan for Barefoot Lakes Filing No. 1, 3rd Replat

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.

Jake Sippy, Design Workshop, 1390 Lawrence St, Ste 100, Denver, CO 80204, David Carro, Brookfield Residential, 6465 Greenwood Plaza Blvd, Ste 700, Centennial, CO 80111 and Cameron Grant, Lyons Gaddis, 515 Kimbark St, Longmont, CO 80501, 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 7:24 p.m. Those wishing to speak:

John Tate, 12832 River Rock Way, Firestone
Molly Brandon, 12817 Park Creek Way, Firestone
Don Griffith, 12786 River Rock Way, Firestone
Robin Intribus, 12679 Stone Creek Ct, Firestone
Robert Murway, 12725 Eagle River Rd, Firestone
Peter Cobb, 12603 Stone Creek Ct, Firestone
Montey Brunk, 12715 Eagle River Rd, Firestone
Paul Adams, 12654 Stone Creek Ct, Firestone
Erin Bee, 12673 Stone Creek Ct, Firestone
Adam Pelican, 12735 Eagle River Rd, Firestone
Dan Wilcox, 12640 Sandstone Ct, Firestone

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 8:09 p.m.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Schernecké closed the Public Hearing at 8:24 p.m.

Commissioner McAllister motioned and Commissioner Spiegelberg seconded to approve **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

Voting was as follows:

Yes: McAllister, Deitman, Spiegelberg, Gillard, Daggett

No: None

Absent: Grahlmann

Chairperson Schernecké declared the motion carried.

7. STAFF REPORTS

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

8. COMMISSIONER COMMENTS

Chairperson Spiegelberg thanked the Chairperson Scherneck for his many years serving on the Planning and Zoning Commission.

9. ADJOURNMENT

A motion was made and seconded to adjourn. Voice vote was taken. Chairperson Scherneck declared the motion carried. The meeting was adjourned at 8:35 p.m.

Introduced and Approved this 11th day of July, 2019.

TOWN OF FIRESTONE, COLORADO

Chairperson

ATTEST

Secretary/Town Clerk Pro-Tem



Staff Report

Barefoot Lakes Filing No. 4

Final Plat and Final Development Plan

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

July 11, 2019

Applications

This staff report is for the Barefoot Lakes Filing No. 4, Final Plat ("Final Plat") and Final Development Plan ("FDP"). The applicant for the Final Plat and FDP is Barefoot, LLC.

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 east of the intersection of Birch Street (WCR 11) and Ronald Reagan Boulevard (WCR 28). 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 139.3 acres in size. The proposed development is a replat of Tracts C and E of Barefoot Lakes Filing No. 2, 1st Replat, Tract D of Barefoot Lakes Filing No. 3, and an unplatted parcel of land.

The property is located in an area characterized by rolling terrain, generally sloping from north to south, towards St. Vrain Creek. The property lies north and east of the Filings 2 and 3 which are currently developing. There are two vehicular access points into Filing 4, both are off of the extended Barefoot Lakes Parkway. Barefoot Lakes Parkway is being extended from the current terminus at Filing 3 to Ronald Reagan Boulevard. Parking is consistent with other similar developments in Firestone. Pedestrian access is provided via detached sidewalks along interior residential streets, consistent with previous filings. Pedestrian access is also available via trails which are designed as part of a larger network, promoting connectivity in the neighborhood beyond Filing 4. This includes the continuation of the undulating detached regional trail that runs along Barefoot Lakes Parkway.

Tract D is proposed as a park with seating and lawn area. This tract has a plugged and abandoned oil and gas well located thereon. The well has been plugged and abandoned in accordance with Colorado Oil and Gas Conversation Commission regulations. Associated facilities, including pipelines have been removed from the site.

There are two tracts, Tracts A and G within Filing 4 that are for future development. Tract A (12.2 acres) is a potential future school site for St. Vrain Valley School District. In the event the school district does not utilize this tract, the tract may be re-platted for future residential development. Tract G (73.6 acres) will be re-platted in the future for residential development.

Plan Analysis

The Final Plat and FDP propose 112 single family residential lots for detached homes. 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.

RECOMMENDATION

Town staff recommends the Planning Commission approve draft Resolution PC-19-09, a resolution recommending approval of the application to the Board of Trustees with conditions.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-19-09

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND
FINAL DEVELOPMENT PLAN FOR BAREFOOT LAKES FILING NO. 4.**

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. 4; 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. 4, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of July, 2019.

Chairperson

ATTEST:

Secretary

EXHIBIT A
Barefoot Lakes Filing No. 4
Final Plat and Final Development Plan
Conditions of Approval

General

1. Modify plans and application materials pursuant to comments of the Town Engineer set forth in a memoranda dated May 23, 2019, to the Town's satisfaction.
2. Modify plans and application materials pursuant to comments of the Consultant Town Planner set forth in a memoranda dated July 3, 2019, to the Town's satisfaction.
3. Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
4. Execute a subdivision agreement, in a form to be approved by the Town Attorney.
5. Technical corrections to the Barefoot Lakes Filing No. 4 final plat and final development plan shall be made to the Town's satisfaction.

FINAL PLAT

BAREFOOT LAKES FILING NO. 4

A REPLAT OF TRACTS C AND E BAREFOOT LAKES FILING NO. 2, 1ST REPLAT, AND TRACT D BAREFOOT LAKES FILING NO. 3, AND AN UNPLATTED PARCEL OF LAND, 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

SHEET 1 OF 7

CERTIFICATION OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE SOLE OWNER OF THE LAND SHOWN IN THIS PLAT AND DESCRIBED AS FOLLOWS:

TRACTS C AND E, BAREFOOT LAKES FILING NO. 2, 1ST REPLAT AS RECORDED ON OCTOBER 12, 2018 UNDER RECEPTION NO. 4438301 AND TRACT D, BAREFOOT LAKES FILING NO. 3 AS RECORDED ON AUGUST 13, 2018 UNDER RECEPTION NO. 4422565 OF THE RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER AND A PARCEL OF UNPLATTED LAND, SITUATED IN 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, ALL MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 BEARS SOUTH 89°16'34" WEST, A DISTANCE OF 2,655.85 FEET WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO.

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, SOUTH 00°15'20" EAST, A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER OF WELD COUNTY ROAD 28 AS SHOWN ON ST. VRAIN LAKES FILING NO. 1 FINAL PLAT AS RECORDED ON APRIL 04, 2007 UNDER RECEPTION NO. 3467131, IN SAID RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 28 AS RECORDED UNDER RECEPTION NO. _____, NORTH 88°58'33" EAST, A DISTANCE OF 2643.09 FEET TO EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36;

THENCE ALONG SAID EAST LINE, SOUTH 00°19'03" EAST, A DISTANCE OF 1,271.41 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 36;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, SOUTH 00°19'03" EAST, A DISTANCE OF 1,326.34 FEET TO THE CENTER OF SAID SECTION 36;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, SOUTH 88°29'44" WEST, A DISTANCE OF 1,270.66 FEET TO THE SOUTHWEST CORNER OF SAID TRACT D;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT D THE FOLLOWING EIGHT (8) COURSES;

1. NORTH 01°30'16" WEST, A DISTANCE OF 70.84 FEET;
2. NORTH 12°05'48" EAST, A DISTANCE OF 220.00 FEET;
3. NORTH 22°09'52" EAST, A DISTANCE OF 111.72 FEET;
4. NORTH 17°27'09" EAST, A DISTANCE OF 54.72 FEET;
5. NORTH 08°52'41" WEST, A DISTANCE OF 70.64 FEET;
6. NORTH 35°12'31" WEST, A DISTANCE OF 70.64 FEET;
7. NORTH 61°32'21" WEST, A DISTANCE OF 54.06 FEET;
8. NORTH 71°14'04" WEST, A DISTANCE OF 306.75 FEET TO THE NORTHERLY BOUNDARY OF SAID BAREFOOT LAKES FILING NO. 3;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES;

1. CONTINUING NORTH 71°14'04" WEST, A DISTANCE OF 244.45 FEET;
2. NORTH 85°34'54" WEST, A DISTANCE OF 172.27;
3. NORTH 69°09'19" WEST, A DISTANCE OF 53.98 FEET;
4. NORTH 52°10'29" WEST, A DISTANCE OF 238.10 FEET;

5. NORTH 69°35'07" WEST, A DISTANCE OF 53.59 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT D, BAREFOOT LAKES FILING NO. 2, 1ST REPLAT, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 685.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 66°09'20" EAST;

THENCE ALONG THE EASTERLY BOUNDARY OF TRACTS D AND A OF SAID BAREFOOT LAKES FILING NO. 2, 1ST REPLAT, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°53'53", AN ARC LENGTH OF 202.02 FEET;

THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID TRACT A, NORTH 40°44'33" EAST, A DISTANCE OF 66.39 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT A;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING ELEVEN (11) COURSES;

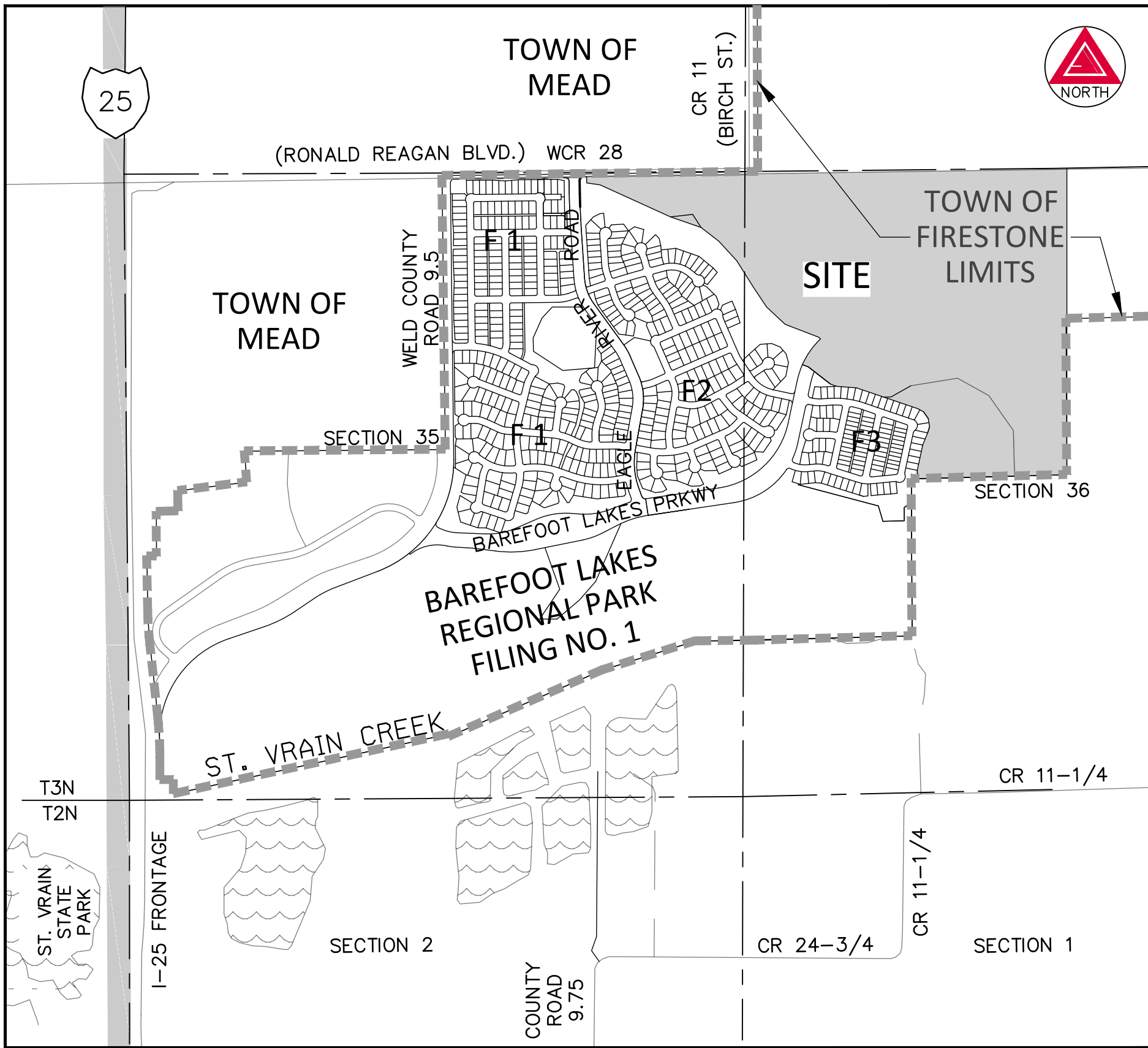
1. NORTH 43°43'19" WEST, A DISTANCE OF 16.79 FEET;
2. NORTH 68°53'21" WEST, A DISTANCE OF 306.56 FEET;
3. NORTH 46°55'52" WEST, A DISTANCE OF 215.87 FEET;
4. NORTH 33°41'04" WEST, A DISTANCE OF 205.11 FEET;
5. NORTH 32°10'48" WEST, A DISTANCE OF 263.07 FEET;
6. NORTH 42°35'00" WEST, A DISTANCE OF 225.21 FEET;
7. NORTH 52°15'34" WEST, A DISTANCE OF 190.48 FEET;
8. NORTH 70°58'30" WEST, A DISTANCE OF 274.11 FEET;
9. NORTH 65°33'14" WEST, A DISTANCE OF 657.81 FEET;
10. NORTH 81°38'23" WEST, A DISTANCE OF 115.49 FEET;
11. NORTH 00°43'40" WEST, A DISTANCE OF 51.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 28 AS SHOWN ON SAID ST. VRAIN LAKES FILING NO. 1 FINAL PLAT;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 28, NORTH 89°16'34" EAST, A DISTANCE OF 1426.22 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 139.334 ACRES (6,069,376 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. 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, 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.



VICINITY MAP

SCALE: 1" = 1000'

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

BY: _____
NAME: _____
TITLE: _____
EXECUTED THIS ____ DAY OF _____, A.D., 201__.

STATE OF COLORADO }
COUNTY OF _____ } SS.
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 201__.

BY _____ AS _____
OF BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY
MY COMMISSION EXPIRES _____
WITNESS MY HAND AND SEAL. _____
NOTARY PUBLIC

BY: _____
NAME: _____
TITLE: _____
EXECUTED THIS ____ DAY OF _____, A.D., 201__.

STATE OF COLORADO }
COUNTY OF _____ } SS.
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 201__.

BY _____ AS _____
OF BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY
MY COMMISSION EXPIRES _____
WITNESS MY HAND AND SEAL. _____
NOTARY PUBLIC

OWNER:
ST. VRAIN LAKES METROPOLITAN DISTRICT
6465 S. GREENWOOD PLAZA BLVD., STE. 700
CENTENNIAL, CO. 80111

BY: _____
NAME: _____
TITLE: _____
EXECUTED THIS ____ DAY OF _____, A.D., 201__.

STATE OF COLORADO }
COUNTY OF _____ } SS.
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 201__.

BY _____ AS _____
OF BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY
MY COMMISSION EXPIRES _____
WITNESS MY HAND AND SEAL. _____
NOTARY PUBLIC

LITTLE THOMPSON WATER DISTRICT ACCEPTANCE CERTIFICATE

THE DEDICATION OF THE WATER EASEMENTS AS SHOWN HEREON ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LITTLE THOMPSON WATER DISTRICT

LITTLE THOMPSON WATER DISTRICT
BY: _____
PRESIDENT
STATE OF COLORADO }
COUNTY OF _____ } SS.
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__.

BY _____ AS _____
OF LITTLE THOMPSON WATER DISTRICT
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

SHEET INDEX

SHEET 1 — DEDICATION, APPROVALS, , VICINITY MAP, LEGAL DESCRIPTION
SHEET 2 — GENERAL NOTES AND SUBDIVISION DATA
SHEET 3 — OVERALL BOUNDARY, LARGE PARCEL GRAPHICS AND DETAILS
SHEET 4-6 — TRACTS, LOTS, BLOCKS AND RIGHTS-OF-WAY GRAPHICS AND DIMENSIONS
SHEET 7 — EASEMENT 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, PROFESSIONAL ARCHITECTS AND PROFESSIONAL LAND SURVEYORS, AND THE TOWN OF FIRESTONE.



BY: ANTHONY K. PEALL, P.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. 4** WAS APPROVED ON THIS ____ DAY OF ____ 20__, 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:
BAREFOOT LLC
6465 S. GREENWOOD
PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
303-790-6605
CONTACT: SHANNON ROBBINS
SHANNON.ROBBINS@BROOKFIELDRDP.COM

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
303-713-1898
CONTACT: TONY PEALL
TPEALL@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: SHANNON ROBBINS
SHANNON.ROBBINS@BROOKFIELDRDP.COM

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 4
Phase Number	N/A
Preparation Date	12-07-2018
Revision Date	06-10-2019
Revision Date	

COVER PAGE ~ SHEET 1 of 7



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

AzTec Proj. No.: 54818-46

Drawn By: RBA

DEVELOPER
BROOKFIELD RESIDENTIAL

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

DATE OF
PREPARATION:

2018-12-07

SCALE:

N/A

SHEET 1 OF 7

BAREFOOT LAKES FILING NO. 4

A REPLAT OF TRACTS C AND E BAREFOOT LAKES FILING NO. 2, 1ST REPLAT, AND TRACT D BAREFOOT LAKES FILING NO. 3, AND AN UNPLATTED PARCEL OF LAND, 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

SHEET 2 OF 7

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 SOUTH 89°16'34" WEST, 2655.85 FEET AND MONUMENTED AS SHOWN HEREON.
- TITLE COMMITMENT:** LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER ORDER NUMBER _____ DATED _____, 20____ AT _____:00 _____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:** 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.
- ALL PREVIOUSLY PLATTED EASEMENTS SHOWN ON THE PLAT OF BAREFOOT LAKES FILING NO. 2, 1ST REPLAT AS RECORDED ON OCTOBER 12, 2018 UNDER RECEPTION NO. 4438301 WITHIN THE BOUNDARIES OF THIS PLAT ARE HEREBY ABANDONED UNLESS OTHERWISE SHOWN OR NOTED HEREON.
- THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE TOWN OF FIRESTONE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND STORM DRAINAGE FACILITIES AND CONVEYANCE OF STORM DRAINAGE.
- 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.
- A BLANKET PEDESTRIAN EASEMENT OVER AND ACROSS TRACTS B THROUGH E, INCLUSIVE, IS DEDICATED TO THE TOWN OF FIRESTONE FOR THE INSTALLATION, MAINTENANCE, AND USE OF WALKS AND TRAILS.
- A BLANKET DRAINAGE EASEMENT OVER AND ACROSS TRACTS B THROUGH F, INCLUSIVE, AND TRACTS H AND I ARE DEDICATED TO THE TOWN OF FIRESTONE FOR THE INSTALLATION AND MAINTENANCE OF STORM DRAINAGE FACILITIES AND CONVEYANCE OF STORM DRAINAGE.
- 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.
- TRACT A IS TO BE DEDICATED TO THE ST. VRAIN VALLEY SCHOOL DISTRICT FOR A FUTURE SCHOOL.
- THE SEWER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE ST. VRAIN SANITATION DISTRICT FOR INSTALLATION AND MAINTENANCE OF DISTRICT SANITARY SEWER FACILITIES.
- THE WATER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE LITTLE THOMPSON WATER DISTRICT FOR THE INSTALLATION AND MAINTENANCE OF DISTRICT WATER FACILITIES.
- THE VARIABLE WIDTH SIGHT DISTANCE EASEMENT(S) SHOWN HEREON ARE NO-BUILD AREAS AND RESTRICT VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL. TREES WITH A BOTTOM OF CANOPY HEIGHT OF 13- FEET SHALL BE ALLOWED.
- LOT 20, BLOCK 1 SHALL BE RESERVED FOR FUTURE RIGHT-OF-WAY FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF APPROVAL OF THIS SUBDIVISION PLAT. IF THE TOWN OF FIRESTONE (TOWN) DETERMINES THAT, DUE TO ADJACENT DEVELOPMENT, FUTURE RIGHT-OF-WAY CONNECTION IS NECESSARY, THE DEVELOPER AND OR ASSIGNS SHALL DEDICATE THE LOT BY DEED TO THE TOWN OF FIRESTONE FIR RIGHT-OF-WAY. IF THE TOWN OF FIRESTONE DETERMINES THAT THE RIGHT-OF-WAY IS NOT REQUIRED OR TEN (10) YEARS HAVE LAPSED WITHOUT NOTICE FROM THE TOWN OF FIRESTONE, WHICHEVER OCCURS FIRST, THEN THE RESERVATION SHALL BE LIFTED AND THE LOT WILL BE AVAILABLE FOR RESIDENTIAL DEVELOPMENT SUBJECT TO THE BAREFOOT LAKES FILING NO. 4 FINAL DEVELOPMENT PLAN.
- TRACT H SHALL BE RESERVED FOR FUTURE RIGHT-OF-WAY FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF APPROVAL OF THIS SUBDIVISION PLAT. IF THE TOWN OF FIRESTONE (TOWN) DETERMINES THAT, DUE TO ADJACENT DEVELOPMENT, FUTURE RIGHT-OF-WAY CONNECTION IS NECESSARY, THE DEVELOPER AND OR ASSIGNS SHALL DEDICATE THE TRACT BY DEED TO THE TOWN OF FIRESTONE FOR RIGHT-OF-WAY. IF THE TOWN OF FIRESTONE DETERMINES THAT THE RIGHT-OF-WAY IS NOT REQUIRED OR TEN (10) YEARS HAVE LAPSED WITHOUT NOTICE FROM THE TOWN OF FIRESTONE, WHICHEVER OCCURS FIRST, THEN THIS RESERVATION SHALL BE LIFTED AND THE TRACT WILL BE AVAILABLE FOR LANDSCAPING, IRRIGATION, OPEN SPACE, PEDESTRIAN ACCESS, AND DRAINAGE USE SUBJECT TO THE BAREFOOT LAKES FILING NO. 4 FINAL DEVELOPMENT PLAN.
- PEDESTRIAN EASEMENTS ARE DEDICATED TO THE TOWN OF FIRESTONE FOR THE INSTALLATION, MAINTENANCE, AND USE OF WALKS AND TRAILS.

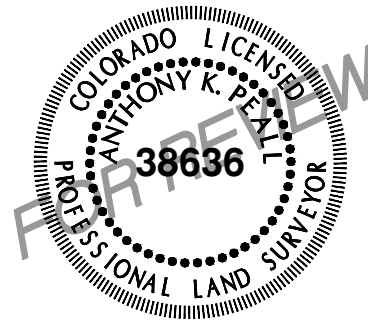
SUBDIVISION DATA TABLE	
	TOTALS
GROSS AREA	139.334 ACRES
GROSS DENSITY (RESIDENTIAL LOTS PER ACRE)	1.24 LOTS / ACRE
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	112
NUMBER OF TRACTS	9
AREA OF TRACTS	105.765 ACRES
AREA OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	21.016 ACRES
DENSITY (SINGLE FAMILY DETACHED RESIDENTIAL LOTS PER ACRE)	5.33 LOTS / ACRE
MINIMUM SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	6,720 SQUARE FEET
MAXIMUM SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	18,124 SQUARE FEET
AVERAGE SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	8,165 SQUARE FEET

TRACT USE SUMMARY TABLE					
TRACT	AREA (S.F. ±)	AREA (A.C. ±)	USE	OWNER	MAINTAINED BY
A	532,740	12.230	FUTURE DEVELOPEMENT	BAREFOOT, LLC	BAREFOOT, LLC
B	154,347	3.543	OPEN SPACE	SVLMD	SVLMD
C	70,355	1.615	OPEN SPACE	SVLMD	SVLMD
D	15,657	0.359	OPEN SPACE	SVLMD	SVLMD
E	15,412	0.354	OPEN SPACE	SVLMD	SVLMD
F	597,172	13.709	OPEN SPACE, DRAINAGE	SVLMD	SVLMD
G	3,206,954	73.622	FUTURE DEVELOPEMENT	BAREFOOT, LLC	BAREFOOT, LLC
H	8,400	0.193	OPEN SPACE (SEE NOTE 18)	SVLMD	SVLMD
I	6,100	0.140	OPEN SPACE	SVLMD	SVLMD
TOTAL	4,607,137	105.765	SVLMD = ST. VRAIN LAKES METROPOLITAN DISTRICT		

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 4
Phase Number	N/A
Preparation Date	12-07-2018
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COVER PAGE ~ SHEET 2 of 7



FOR AND ON BEHALF OF
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.: 54818-46

Drawn By: RBA

DEVELOPER
BROOKFIELD RESIDENTIAL

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

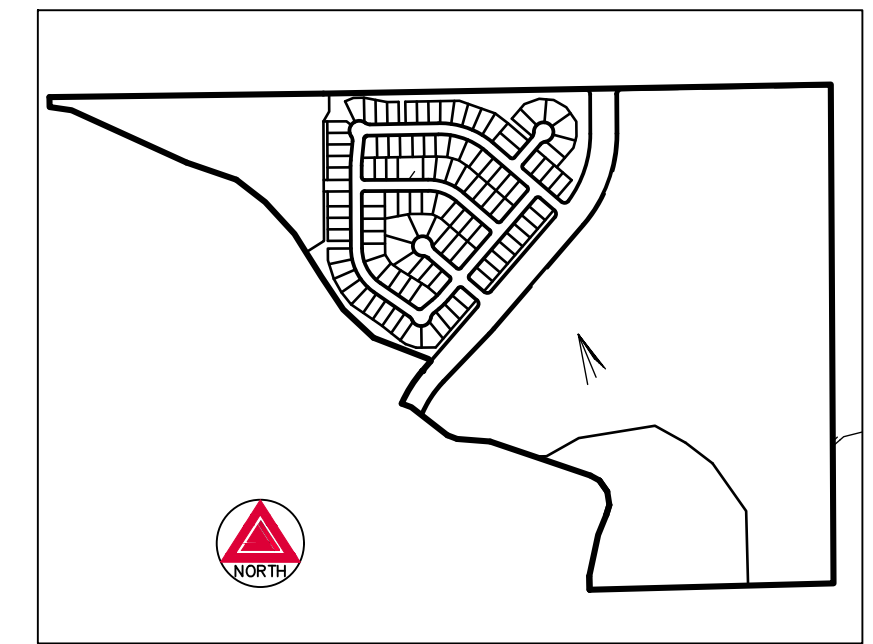
DATE OF PREPARATION: 2018-12-07

SCALE: N/A

SHEET 2 OF 7

BAREFOOT LAKES FILING NO. 4

A REPLAT OF TRACTS C AND E BAREFOOT LAKES FILING NO. 2, 1ST REPLAT, AND TRACT D BAREFOOT LAKES FILING NO. 3, AND AN UNPLATTED PARCEL OF LAND, 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
SHEET 3 OF 7



KEY MAP
SCALE = 1" = 1000'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°30'16"W	70.84'
L2	N12°05'48"E	220.00'
L3	N22°09'52"E	111.72'
L4	N17°27'09"E	54.72'
L5	N08°52'41"W	70.64'
L6	N35°12'31"W	70.64'
L7	N61°32'21"W	54.06'
L8	N85°34'54"W	172.27'
L9	N69°09'19"W	53.98'
L10	N52°10'29"W	238.10'
L11	N69°35'07"W	53.59'
L12	N40°44'33"E	66.39'
L13	N43°43'19"W	16.79'
L14	N68°53'21"W	306.56'
L15	N46°55'52"W	215.87'
L16	N33°41'04"W	205.11'
L17	N32°10'48"W	263.07'
L18	N42°35'00"W	225.21'
L19	N52°15'34"W	190.48'
L20	N70°58'30"W	274.11'
L21	N81°38'23"W	115.49'
L22	N00°43'40"W	51.90'

LEGEND

- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
S.D.E. = SIGHT DISTANCE EASEMENT
ROW = RIGHT-OF-WAY
⊙ = EXISTING WELL

FIRESTONE INFORMATION BLOCK

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Phase Number	N/A
Preparation Date	12-07-2018
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Revision Date	

OVERALL PAGE ~ SHEET 3 of 7



AzTec Proj. No.: 54818-46

Drawn By: RBA

DEVELOPER
BROOKFIELD RESIDENTIAL

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

DATE OF PREPARATION: 2018-12-07

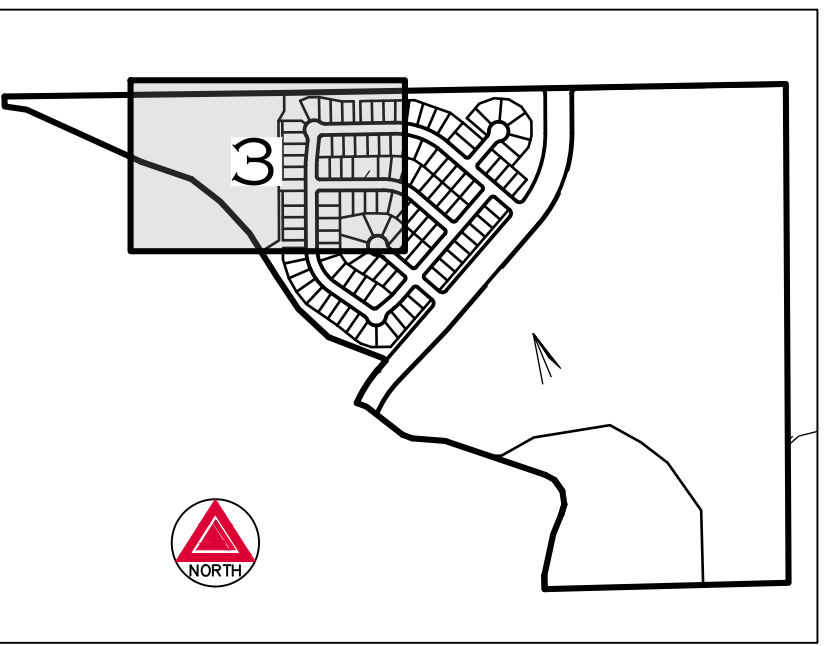
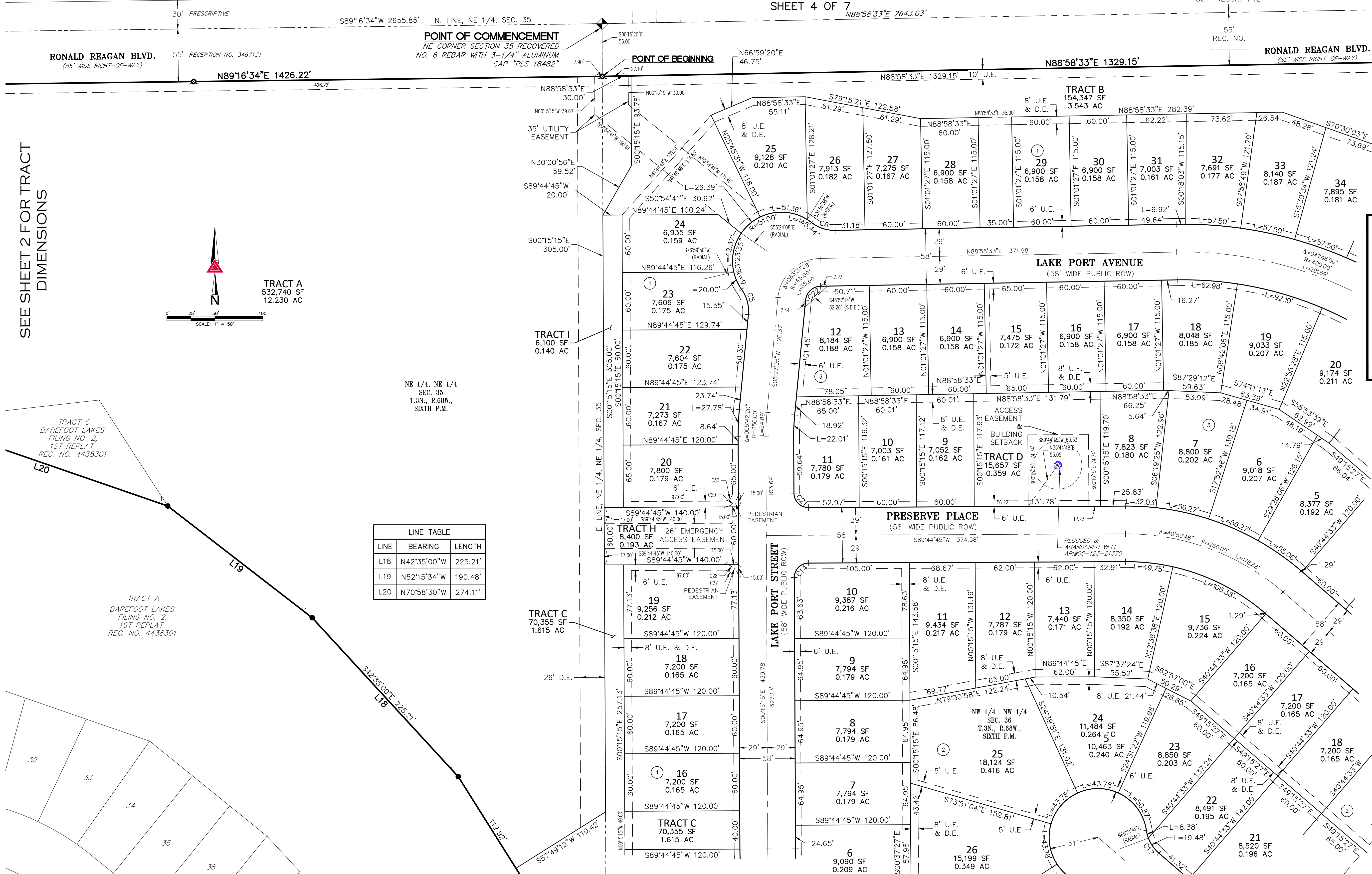
SCALE: 1" = 200'

SHEET 3 OF 7

BAREFOOT LAKES FILING NO. 4

A REPLAT OF TRACTS C AND E BAREFOOT LAKES FILING NO. 2, 1ST REPLAT, AND TRACT D BAREFOOT LAKES FILING NO. 3, AND AN UNPLATTED PARCEL OF LAND, 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

SHEET 4 OF 7



KEY MAP
SCALE = 1" = 1000'

LEGEND

- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
 - RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
S.D.E. = SIGHT DISTANCE EASEMENT
ROW = RIGHT-OF-WAY
W = EXISTING WELL

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C5	40°55'34"	39.00'	27.86'
C6	38°56'33"	39.00'	26.51'
C14	90°00'00"	15.00'	23.56'
C17	40°55'34"	39.00'	27.86'
C21	90°00'00"	15.00'	23.56'
C22	83°31'28"	16.00'	23.32'
C27	90°00'00"	9.00'	14.14'
C28	90°00'00"	15.00'	23.56'
C29	90°00'00"	15.00'	23.56'
C30	90°00'00"	9.00'	14.14'

LINE TABLE		
LINE	BEARING	LENGTH
L18	N42°35'00"W	225.21'
L19	N52°15'34"W	190.48'
L20	N70°58'30"W	274.11'



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 4
Phase Number	N/A
Preparation Date	12-07-2018
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LOT DETAIL PAGE ~ SHEET 4 of 7

SEE SHEET 5

Aztec
CONSULTANTS, INC.

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) 706-9451

DATE OF PREPARATION: 2018-12-07

SCALE: 1" = 50'

SHEET 4 OF 7

BAREFOOT LAKES FILING NO. 4

FINAL PLAT

A REPLAT OF TRACTS C AND E BAREFOOT LAKES FILING NO. 2, 1ST REPLAT, AND TRACT D BAREFOOT LAKES FILING NO. 3, AND AN UNPLATTED PARCEL OF LAND, 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

SHEET 5 OF 7

N88°58'33"E 2643.09'

RONALD REAGAN BLVD.

(85' WIDE RIGHT-OF-WAY)

30' PRESCRIP
55'
REC. NO.

1329.15'

10' U.E.

30' ACCESS EASEMENT
REC. NO. 2330175

10' U.E.

71.40'

54.00'

70.62'

10' U.E.

203.45'

54'

41'

206.27'

10' U.E.

76.36'

62.44'

10' U.E.

10' U.E.

10' U.E.

10' U.E.

10' U.E.

TRACT B
154,347 SF
3.543 AC

NW 1/4
NW 1/4
SEC. 36
T.3N., R.68W.,
SIXTH P.M.

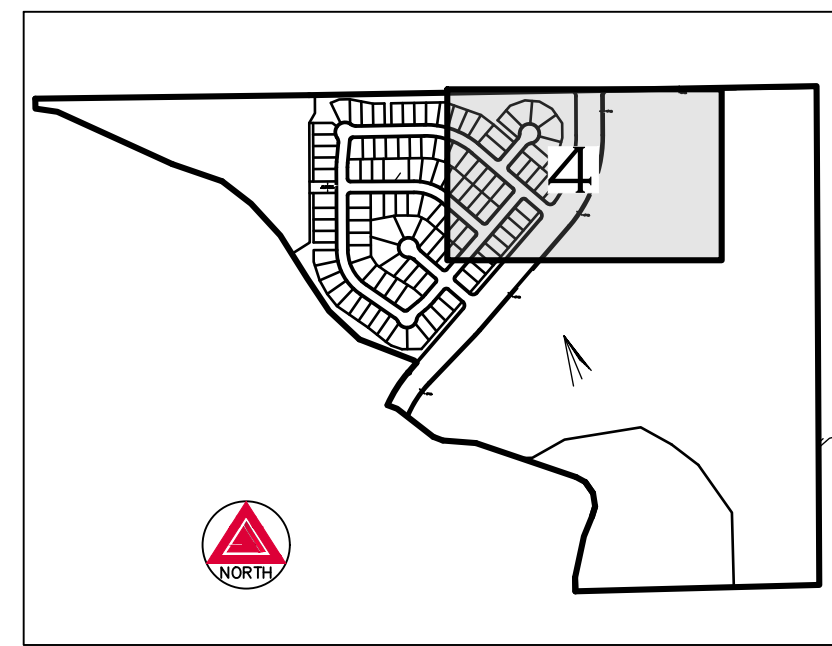
TRACT C
11,888 SF
0.273 AC

TRACT D
11,828 SF
0.272 AC

TRACT E
11,923 SF
0.274 AC

TRACT F
9,696 SF
0.223 AC

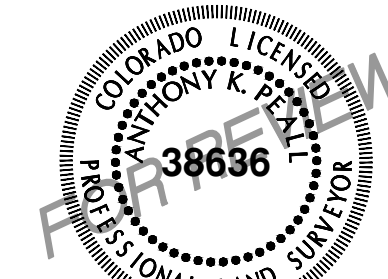
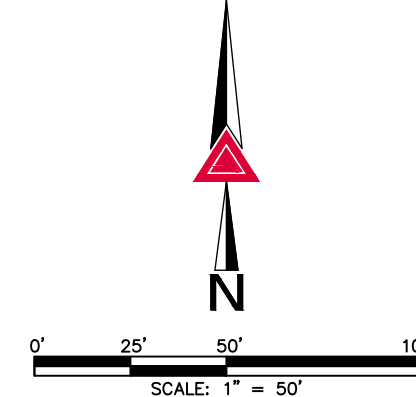
TRACT G
3,206,954 SF
73.622 AC



KEY MAP
SCALE = 1" = 1000'

LEGEND

- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- S.D.E. = SIGHT DISTANCE EASEMENT
- ROW = RIGHT-OF-WAY
- ⊙ = EXISTING WELL



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	90°00'00"	15.00'	23.56'
C8	40°55'34"	39.00'	27.86'
C9	40°55'34"	39.00'	27.86'
C10	90°00'00"	15.00'	23.56'
C11	94°18'18"	25.00'	41.15'
C15	90°00'00"	15.00'	23.56'
C19	90°00'00"	15.00'	23.56'
C20	90°00'00"	15.00'	23.56'
C23	90°00'00"	25.00'	39.27'
C26	90°00'00"	15.00'	23.56'

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
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Phase Number	N/A
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LOT DETAIL PAGE ~ SHEET 5 of 7



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

DEVELOPER
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(303) 706-9451

DATE OF PREPARATION: 2018-12-07

SCALE: 1" = 50'

SHEET 5 OF 7

AzTec Proj. No.: 54818-46

Drawn By: RBA

SEE SHEET 3

SEE SHEET 3

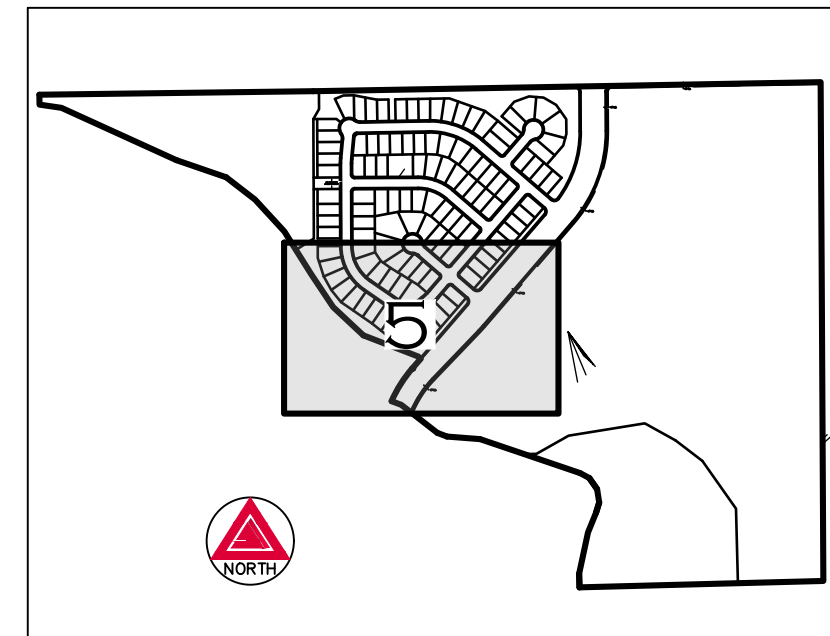
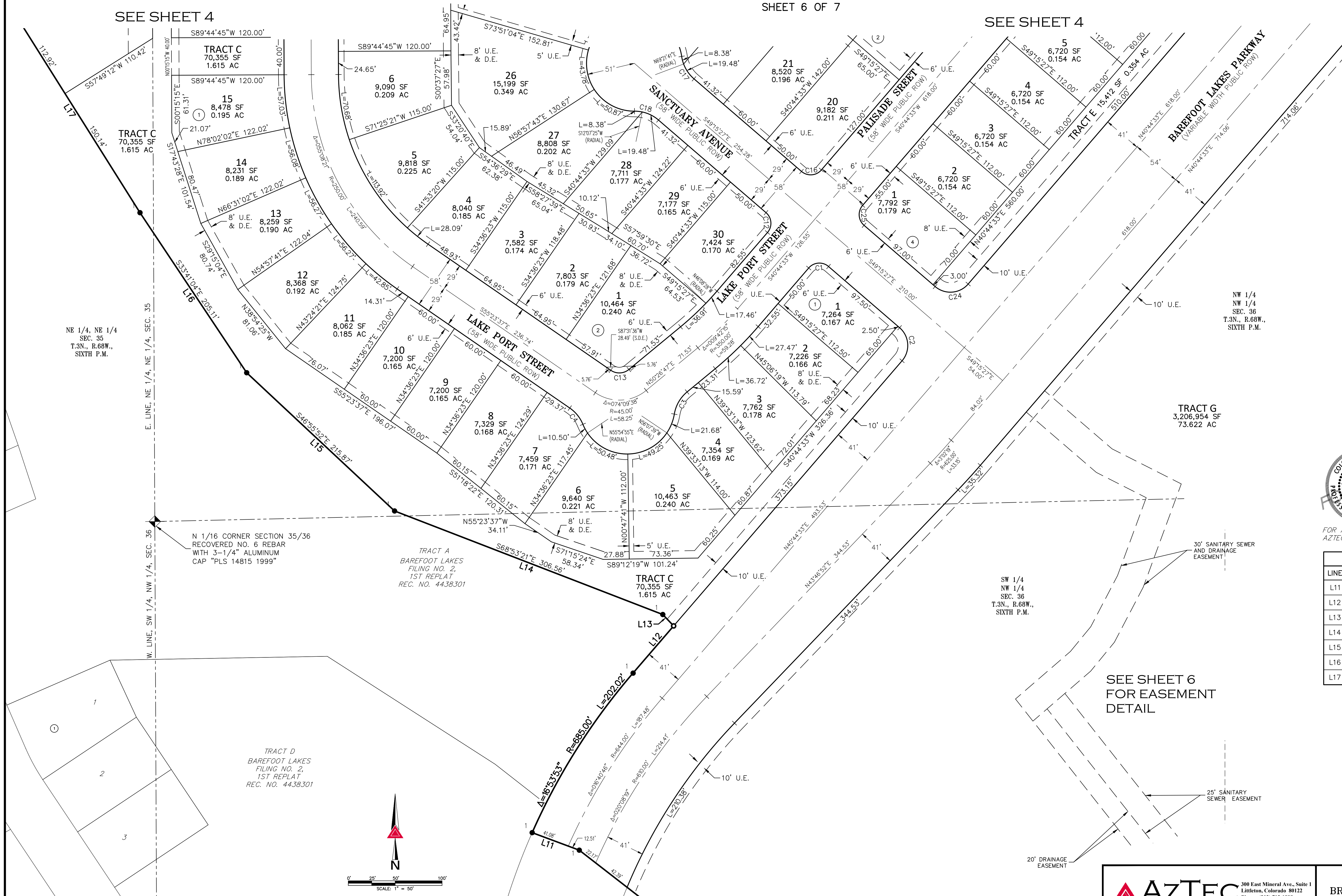
SEE SHEET 5

BAREFOOT LAKES FILING NO. 4

A REPLAT OF TRACTS C AND E BAREFOOT LAKES FILING NO. 2, 1ST REPLAT, AND TRACT D BAREFOOT LAKES FILING NO. 3, AND AN UNPLATTED PARCEL OF LAND, 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

FINAL PLAT

SHEET 6 OF 7



KEY MAP
SCALE = 1" = 1000'

LEGEND

- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- S.D.E. = SIGHT DISTANCE EASEMENT
- ROW = RIGHT-OF-WAY
- EXISTING WELL



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

LINE TABLE		
LINE	BEARING	LENGTH
L11	N69°35'07"W	53.59'
L12	N40°44'33"E	66.39'
L13	N43°43'19"W	16.79'
L14	N68°53'21"W	306.56'
L15	N46°55'52"W	215.87'
L16	N33°41'04"W	205.11'
L17	N32°10'48"W	263.07'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	90°00'00"	25.00'	39.27'
C3	40°55'34"	39.00'	27.86'
C4	33°06'32"	39.00'	22.54'
C12	90°00'00"	15.00'	23.56'
C13	74°09'36"	16.00'	20.71'
C16	90°00'00"	15.00'	23.56'
C17	40°55'34"	39.00'	27.86'
C18	40°55'33"	39.00'	27.86'
C24	90°00'00"	25.00'	39.27'
C25	90°00'00"	15.00'	23.56'

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 4
Phase Number	N/A
Preparation Date	12-07-2018
Revision Date	06-10-2019
Revision Date	

LOT DETAIL PAGE ~ SHEET 6 of 7

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.: 54818-46

Drawn By: RBA

DEVELOPER
BROOKFIELD RESIDENTIAL

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

DATE OF PREPARATION: 2018-12-07

SCALE: 1" = 50'

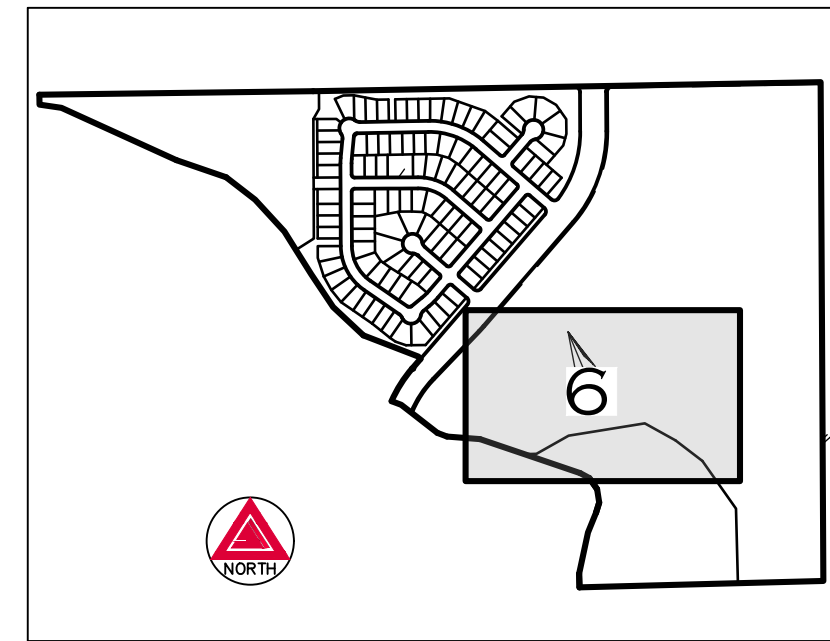
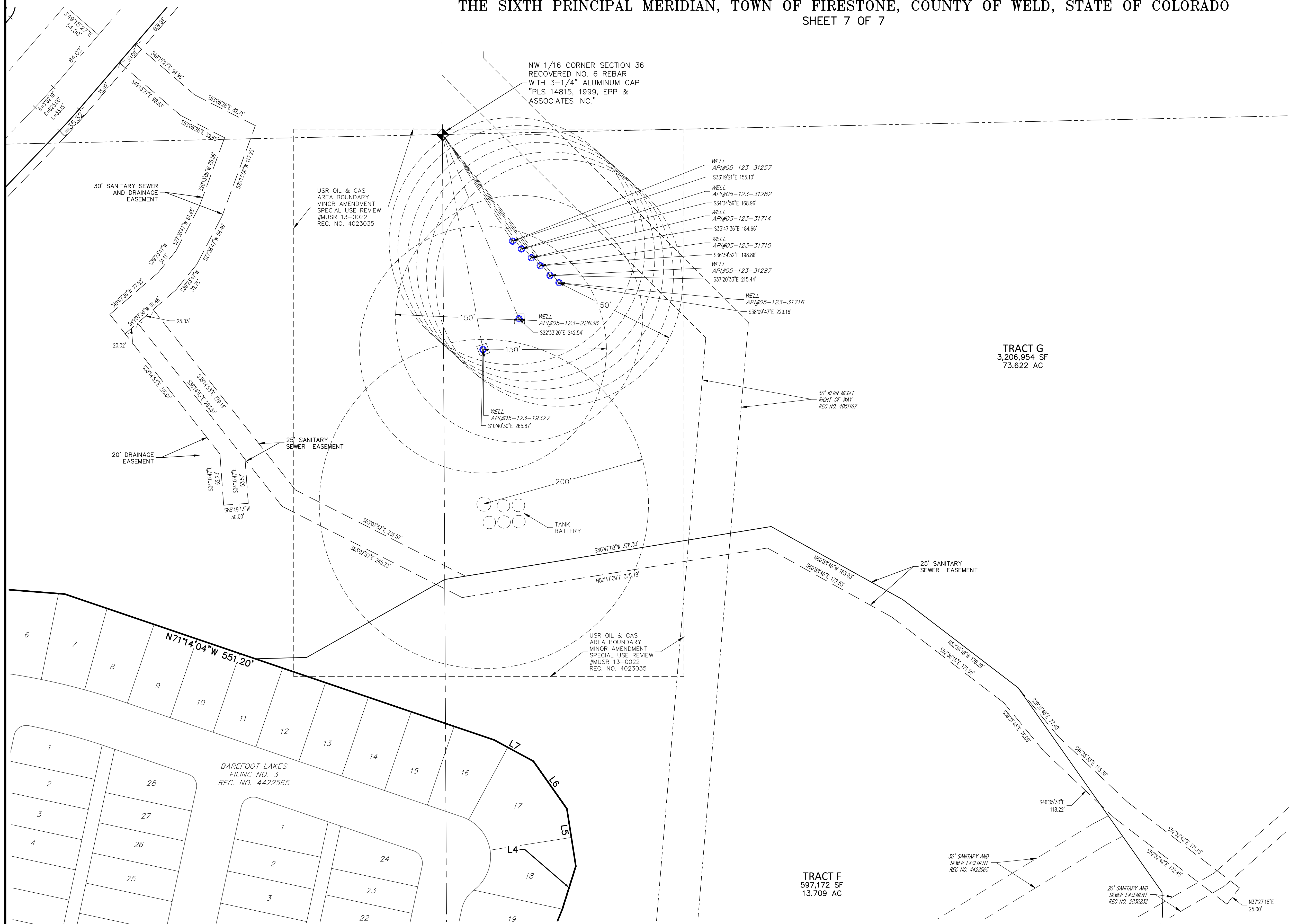
SHEET 6 OF 7

FINAL PLAT

BAREFOOT LAKES FILING NO. 4

A REPLAT OF TRACTS C AND E BAREFOOT LAKES FILING NO. 2, 1ST REPLAT, AND TRACT D BAREFOOT LAKES FILING NO. 3, AND AN UNPLATTED PARCEL OF LAND, 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

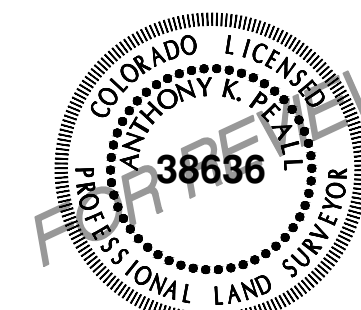
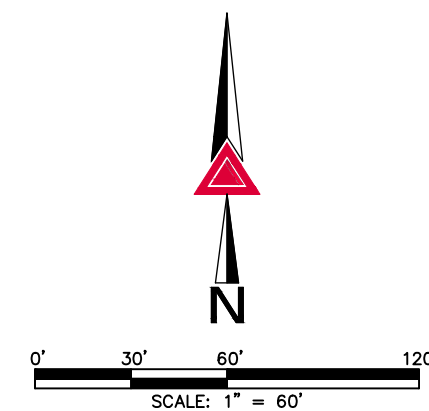
SHEET 7 OF 7



KEY MAP
SCALE = 1" = 1000'

LEGEND

- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
 - RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
S.D.E. = SIGHT DISTANCE EASEMENT
ROW = RIGHT-OF-WAY
⊙ = EXISTING WELL



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 4
Phase Number	N/A
Preparation Date	12-07-2018
Revision Date	06-10-2019
Revision Date	
Revision Date	

EASEMENT PAGE ~ SHEET 7 of 7



AzTec Proj. No.: 54818-46

Drawn By: RBA

DEVELOPER
BROOKFIELD RESIDENTIAL

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

DATE OF PREPARATION:

2018-12-07

SCALE:

1" = 60'

SHEET 7 OF 7

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

ACCEPTANCE BLOCK

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO)
) SS
)
 _____)

My commission expires

STATE OF COLORADO)
) SS
)
 _____)

My commission expires

Jan 11, 2016 - 4:57pm
F:\PROJECTS_AL\0311-Barefoot Lakes Site Design\0-CAD Phase 202 Sheet F.dwg-0311-F4-FDP-Cover.dwg

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
PROJECT NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 2 of 58

PROJECT NARRATIVE

Project Concept

Barefoot Lakes development (the “Development”) is an approximately 1,306-acre master-planned community that is intended to be developed as an asset to the Town of Firestone and the region. The Barefoot Lakes Filing No. 4 Final Development Plan (FDP) for a portion of Planning Area 4 (PA 4) is within the second phase of the Barefoot Lakes Outline Development Plan (ODP).

This FDP provides more detailed planning and technical utility information, includes a variety of single family housing types and will continue the landscape character of previous filings. The signature monumentation, distinctive fencing, walking trails, and open space network are all components of how the community is realizing its founding principles: being a distinctive place, encouraging stewardship of nature, supporting wellness, and providing recreation opportunities for all ages and abilities through inclusive design.

This FDP is consistent with the ODP for this property, which describes the residential developments as complementary to the region, and provides a necessary residential base for the Town of Firestone and Firestone's expanding regional commercial and employment centers. Filing 4 is zoned Planned Unit Development (PUD) with a flexible application of the PUD land use categories. The ODP allows for the following Firestone PUD Land Use Categories: Mixed Use, Neighborhood Center , Residential A, Residential B, Residential C, Open Space.

Filing 4 FDP Land-Use Table			
Land Use	Square Feet	Acres	% of Total
Single Family Residential	915,452	21.016	53%
Tract B, C, D, E, H, I *	270,271	6.205	16%
Road ROW	546,787	12.553	32%
Totals*	1,732,510	39.773	100%

(See tract use summary table for tract land uses.)

* Note: Tracts A, F, G not included in Filing 4 land-use calculations.

Density and Lot Size Information	
Lot Size Distribution	
0 - 10,000 sf:	105 Lots
10,001 - 12,500 sf:	5 Lots
12,501 - 15,000 sf:	0 Lots
> 15,000 sf:	2 Lots
Min. Single Family Residential Lot (sf):	6,720
Max. Single Family Residential Lot (sf):	18,124
Mean Single Family Residential Lot (sf):	8,165
Density	
Gross Area (Acres)*:	39.773
Gross Density (Residential Lots / Acre)*:	1.24 Lots/Ac
Number of Single Family Residential Lots:	112
Number of Tracts*:	6
Area of Tracts (Acres)*:	6.205
Area of Street Right -of-Way (Acres):	12.553
Area of Single Family Attached Residential Lots (Acres):	21.016
Density (Single Family Attached Residential Lots / Acres):	5.33 Lots /Ac
Zoning:	PUD Mixed Use
Approved Land Uses:	R-A, R-B, R-C, NC, OS

* Note: Tracts A, F, G not included in Filing 4 land-use calculations.

Water Dedication

The water service to the entire Barefoot Lakes Filing No. 4 Subdivision is provided by Little Thompson Water District. The Owner has satisfied the water dedication requirement by a separate agreement with the Water District.

Private Maintenance and Enforcement

St. Vrain Lakes Metropolitan District 1 (SVL Metro) and Bayshore Homeowner's Association (Association) have been established to serve the development. SVL Metro will be governed by a Service Plan and the Association will be governed by Covenant's Conditions and Restrictions. SVL Metro and/or the Association(s) will be responsible for the maintenance of all common elements as set forth in the FDP. Any private roads, trails, open space and parks system within the FDP shall be maintained by a special district or Association. Please see Tract Use Summary table for more information on maintenance and controls.

Parks, Trails, and Open Space

Parks and trails in this filing are primarily concerned with complementing the existing and planned amenities of Barefoot Lakes. The public landscape and open space surrounding the single-family residences will be low water use, naturalistic in style, and favoring native and adaptive species. Sufficient park dedication for the entire site was planned as part of the ODP, and the overall community amenity plan drives the program and theming of individual neighborhood parks.

A neighborhood park is included in this FDP, most clearly seen on the landscape plans on Sheet 28 in Tract D. This park is stylized as the “neighborhood's back yard”, and features a grand farmers table for large picnic gatherings, as well as a game lawn for socializing. Trails run along the southwest drainage (bordering Filing No. 2) and along the Parkway, linking to the pool facility and eventually to Peninsula Park. This is in keeping with the overall philosophy at Barefoot Lakes, where open space and park amenities are planned for community-wide use. Starting with this Filing, running totals of open space relative to developed areas will be tracked across all proposed filings to track across overlapping filings and large open space amenities. (Refer to provided chart titled: " Open Space Calculations: Running Totals for Barefoot Lakes to Date".)

Open Space Calculations: Running Totals for Barefoot Lakes to Date									
	Filing No. 1	F1 - 1st Amend	F1 - 2nd Amend	F1 - 5th Amend	Filing No. 2	F2 - 1st Amend	Filing No. 3	F1 - 3rd Amend	Filing No. 4
	Area (ac)	Area (ac)	Area (ac)	Area (ac)	Area (ac)	Area (ac)	Area (ac)	Area (ac)	Area (ac)
Single Family Residential	50.000	49.999	50.380	52.685	90.830	90.564	103.457	-	124.638
Open Space (O.S.) Tracts	33.200	33.201	32.820	33.527	63.378	63.995	69.112	-	88.860
Lake Tract	180.725	180.725	180.725	180.725	180.725	180.725	180.725	180.725	180.725
Road ROW	42.980	42.980	42.980	42.980	55.600	55.248	67.033	-	78.816
Areas that do not count toward O.S. due to use	6.483	6.483	6.102	2.348	10.640	10.640	11.016	-	11.016
1/2 of Lake SF cannot count toward O.S. per Annexation Agreement	50.363	50.363	50.363	50.363	50.363	50.363	50.363	50.363	50.363
Net Area	306.904	306.904	306.904	309.917	390.533	390.531	420.327	180.725	473.040
Net O.S.	157.078	157.079	157.079	161.540	183.100	183.716	188.457	130.361	208.206
% O.S. of Total Area	51.18%	51.18%	51.18%	52.12%	46.88%	47.04%	44.84%	72.13%	44.01%

This Filing continues the regional trail along Barefoot Lakes Parkway, where it will eventually connect to future development in the north. Tract trails primarily serve as links between the community and the Regional trail, especially to the loop around the lake to the southwest. Trails for the proposed area are shown with the FDP Site Plans on Sheets 6 through 9. Tract trails are designed as part of a larger network of trails promoting connectivity beyond the boundary of the FDP. Neighborhood sidewalks are detached and tree lawns shall be maintained by the homeowner.

This FDP allows for two optional trail connections to Filing No. 2. Trail Connection Option 1 is located along Barefoot Lakes Parkway. Trail Connection Option 2 is separated from Barefoot Lakes Parkway, further to the west. The Developer is allowed to implement both options but is only required to provide one of them. It is up to the Developer's discretion which option is chosen for implementation. Character imagery of the crossing is included on Sheet 25.

This Filing continues the regional trail along Barefoot Lakes Parkway, where it will eventually connect to future development in the north. Tract trails primarily serve as links between the community and the Regional trail, especially to the loop around the lake to the southwest. Trails for the proposed area are shown with the FDP Site Plans on Sheets 6 through 8. Tract trails are designed as part of a larger network of trails promoting connectivity beyond the boundary of the FDP. Neighborhood sidewalks are detached and tree lawns shall be maintained by the homeowner.

Tract Land Use

As defined by Town of Firestone Development Regulations, PUD land use categories of Open Space can include active and passive open space uses and landscape enhancements of developed areas. Active open space uses can include tot lots, playgrounds, sports fields, and trails. Passive open space uses can include naturalized areas, greenbelts, trails, and gardens. Drainage improvements, monumentation, signage, pedestrian access and utilities are permitted in Barefoot Lakes open space.

Tract A "Future Development" allows for future residential development or the future development of a school site. Tract H is reserved for future development, access to future development in Tract A, or emergency access to a school located in Tract A (if needed).

Tract Use Summary Table							
Tract	Area (sf)	Area (ac)	Impervious Area (sf)	% Impervious	Use	Owner	Maintained By
A	532,740	12.230	10,655	2%	FUTURE DEVELOPMENT	BAREFOOT LLC	BAREFOOT LLC
B	154,347	3.543	20,065	13%	O, PA, D	SVLMD	SVLMD
C	70,355	1.615	5,628	8%	O, PA, D	SVLMD	SVLMD
D	15,657	0.359	5,167	33%	O, P, PA, D	SVLMD	SVLMD
E	15,412	0.354	1,541	10%	O, PA, D	SVLMD	SVLMD
F	597,172	13.709	11,943	2%	O, D	SVLMD	SVLMD
G	3,206,954	73.622	64,139	2%	FUTURE DEVELOPMENT	BAREFOOT LLC	BAREFOOT LLC
H	8,400	0.193	168	2%	O, D, OR FUTURE DEVELOPMENT	SVLMD	SVLMD
I	6,100	0.140	122	2%	O, D	SVLMD	SVLMD
Totals	4,607,137	105.765	119,428	3%			

TRACT USE LEGEND

- O OPEN SPACE
- P PARK
- PA PEDESTRIAN ACCESS
- D DRAINAGE

OWNER LEGEND

- SVVSD ST. VRAIN VALLEY SCHOOL DISTRICT
- SVLMD ST. VRAIN LAKES METROPOLITAN DISTRICT

Environmental Impact Mitigation

The Environmental Site Assessment prepared by ERO Resources identified no known wetlands, streams, or predominately tree-covered areas in the FDP. There are wetlands along the southwest edge, within the Filing 3 boundary.

The site had been used for agriculture for many preceding years, and there has been no observation of additional wetlands, underlying historical or archeological sites, or significant trees (based on visual observation of the property).

Controls

Please refer to the Private Maintenance and Enforcement and Tract Use Summary Table in the prior section.

Drainage

Drainage improvements for the proposed Development 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

The Development is planned to be served by the following:

- Metro Districts -Saint Vrain Lakes Metropolitan District No. 1 (SVL Metro)
- Gas - Black Hills Energy
- Electric - United Power
- Telephone - Comcast
- Recreation - Town of Firestone, Carbon Valley Park and Recreation District, and/or SVL Metro
- Police Protection - Town of Firestone
- Fire Protection - Frederick-Firestone Fire Protection District
- Potable Water - Little Thompson Water District
- Sanitary Sewer - St. Vrain Sanitation District
- Schools - St. Vrain Valley School District, RE-1J
- Street Maintenance of Town Owned Public Streets - Town of Firestone
- Stormwater Facility Maintenance (except operation of the lakes) - Town of Firestone
- Lake Management - SVL Metro and/or Little Thompson Water District
- Raw Water Irrigation System (if developed in the future) - SVL Metro and/or Little Thompson Water District

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

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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.10.2019
Revision 3:	

Sheet 2 of 58

PROJECT NUMBER: 5311

PROJECT
NARRATIVE

SHEET NUMBER

L0-1

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Jun 11, 2016 - 4:02pm
F:\PROJECTS_AL\0311-Barefoot Lakes Site Design\CD Phase 202 Sheet F.dwg-0311-F-4-FDP-Cover.dwg

PROJECT NARRATIVE, CONTINUED

Parking
No additional parking spaces are required other than on-street parking and private single-family home driveways. There is a driveway restriction on Lot 1, Block 2: the driveway must be located on the short side (southwest facing) of the lot, and must be located outside of the site distance triangle.

A final street layout is shown in the FDP Site Plans Sheets 6 through 9. The final layout involves the following connections to tie in with adjacent future development:

- Ronald Reagan Blvd will extend to Barefoot Lakes Parkway.
- The Filing No. 4 neighborhood will be connected to Barefoot Lakes Parkway at two points.
- Barefoot Lakes Parkway will continue from the wetland crossing in the southwest to Ronald Reagan Blvd. in the northeast.

Lighting

Street lights shall be located, at a minimum, at intersections and pedestrian crossings as shown on Sheet 57 of this FDP. Street lights in Filing 4 match the street lights from previous Filings.

Fencing Standards

Barefoot Lakes Filing No. 4 makes use of signature fencing to establish a consistent aesthetic throughout the development. Filing 4 varies slightly from previous filings in order to distinguish between the different neighborhoods, but are similar enough to still be cohesive with previous filings. For fencing standards, refer to Sheets 46 through 50.

Adjacent Road Right of Way

Any development within portions of Ronald Regan Boulevard (CR 28) adjacent to the property encompassed by this FDP shall be governed by the provisions of the FDP, including but not limited to, signage, street cross sections, landscaping and lighting.

Architecture Design Standards

General Standards

Architectural standards will conform to Town regulations and municipal code as they may be amended from time to time. Firestone's rules and regulations for architecture shall be in full force and effect unless specifically superseded herein.

All homes developed in this FDP shall be in keeping with the quality of the homes shown on the Residential Character Elevations page of this FDP (Sheet 58).

Elevations

Sample architectural elevations indicating the general architectural style and quality of homes are shown on Sheet 58. All homebuilders shall submit plans that are generally consistent with the quality of the sample elevations and meets the architectural and development standards noted below:

- 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).
- Rock means rock, brick, stone or cultured stone.
- Building orientation: This FDP provides for either the short side or the long side of a structure to be facing the street.
- All homes shall meet the following architectural standards:
 - All lap siding shall be no less than 8-inches with no less than a 7-inch exposure unless different dimensions are deliberately used to achieve an architectural effect in keeping with the proposed elevations.
 - Where used, trim board at windows and building corners will be sized and placed in keeping with the architectural style.
 - Roof materials shall be of high-quality composite, tile, or similar, preferably designed to provide increased contrast and shadows.
 - Similar house elevations shall not be placed next to or directly across from one another.
 - Detached garages are permitted.
 - There are no minimum floor areas for any residence within this FDP.

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
PROJECT NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 3 of 58

Enhanced Elevation Table:

Lot No.	Enhancement Location		
	Left	Right	Rear
Block 1			
1	X		X
2			X
3			X
4			X
5			X
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25		X	
26	X		X
27			X
28			X
29			X
30			X
31			X
32			X
33			X
34			X
35			X
36			X
37			X
38	X		
39			
40			X
41			X
42			X
43			X
44			X
45			X
46	X		
47			
48			X
49			X

Lot No.	Enhancement Location		
	Left	Right	Rear
Block 2			
1		X	
2			
3			
4			
5			
6			
7			
8			
9			
10	X		
11			
12			
13			
14			
15			
16			
17			
18			
19	X		
20		X	
21			
22			
23			
24			
25			
26			
27			
28			
29			
30	X		

Lot No.	Enhancement Location		
	Left	Right	Rear
Block 3			
1		X	
2			
3			
4			
5			
6			
7			
8			
9			
10			
11	X		
12		X	
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25	X		

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

- c. Example Enhanced Elevation Options may include, but are not limited to:
- Wrap masonry that exists on the front elevation to the enhanced side/rear. Masonry shall terminate at an inside corner or a location that works with the architectural style of the home.
 - Window grids that appear on the front elevation carry around to the enhanced side/rear.
 - Shutters found on the front elevation are included in key locations on the enhanced side/rear.
 - Additional design elements featured on the front elevations of the home that are carried to the enhanced side/rear.
 - Optional extended living spaces, fireplaces, covered patios that create plane articulation become standard on the enhanced side/rear.
 - Decorative gable end detailing wraps to the enhanced side/rear.
 - dditional landscaping at exposed rear and corner lots requiring enhancement at the side/rear.

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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.10.2019
Revision 3:	

Sheet 3 of 58

PROJECT NUMBER: 5311

PROJECT
NARRATIVE

SHEET NUMBER

L0-2

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PROJECT NARRATIVE, CONTINUED

7. Exterior wall materials include the following, or similar quality materials:
- a. Acceptable materials include cementitious hardboard siding panels and shingles, stained cedar shingles, painted wood siding, and stucco.
 - b. Brick and stone are in accordance with the architectural style.
 - c. The number of materials used in a wall elevation must compliment the architectural style.
 - d. Material changes should generally occur along a horizontal line, typically at a floor line or a gable end. Vertical changes must occur at logical articulations of the building wall, and at inside corners. Generally, lighter materials should be placed above those of heavier weight.
 - e. Encouraged siding patterns include: clapboard, shiplap, drop siding, tongue-and-groove (vertical and horizontal), board and batten, and shingle coursing.
 - f. When appropriate for the architectural style, all elevations of a building shall be designed using the same (one or two) materials in similar configurations.
8. Architecture color:
- a. The overall color scheme for a residence shall be of a unified palette. As a counterpoint to the diversity found throughout neighborhood, a single color composition may also be appropriate for certain block faces or streets.
 - b. It is preferred that colors of residences on blocks are in harmony together.
 - c. Residences should generally limit color its palette to 5 colors, including the trim color, front door color, and the color of the masonry (if any).
 - d. Local landscape characteristics provide good clues for appropriate color palettes. For example, blue reflects sky, ochre reflects native grasses, green reflects trees, terra cotta reflects earth. Colors may be bold or muted, but should be grounded in earth tones and landscape colors. Bright colors are discouraged except in limited capacities as feature enhancements, and fluorescents are prohibited.
 - e. The roof color should be coordinated with the building's wall colors and architectural style.

Roof forms

- 1. The roof form and slope shall be consistent with the specific architectural style of the house, as in the examples on sheet 58; however, there is no specific limit on the number of roof planes.

Foundation Walls

- 1. The maximum amount of bare foundation wall permitted to be exposed above finished grade is 8-inches.

Address Signs

- 1. Street addresses are to be prominently displayed, plainly visible from the street.

Accessory Structures

- 1. Each lot will be allowed a maximum of one accessory structure, which shall be set back at least five feet from any property line. Accessory structures 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 structures 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 shed shall not be permitted to run off onto the property of another nor shall it run off into the foundation of the main structure.

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
PROJECT NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 4 of 58

Accessory Structures (Continued)

- 2. All accessory structures shall be constructed of appropriate and compatible materials taken from residential architecture and color schemes. No plastic structures are allowed.

Freestanding Garage

- 1. One garage is permitted per lot; it may be either attached or freestanding. A freestanding garage is not considered to be an accessory structure. Freestanding garages are subject to the same setback requirements as primary structures, unless otherwise described in the setback table. The square footage of the freestanding garage shall not exceed 900 square feet of floor area and may not exceed allowable building heights. Construction materials and color scheme shall be similar to the primary building. Freestanding garages siding a street be constructed with enhanced side elevations. Freestanding garages are not permitted as habitable structures.
- 2. Where two detached garages (of adjacent properties) are on the same property line, the faces of the garages shall be offset a minimum of 6 feet so they do not form a continuous wall along the street. Areas between adjacent garages must be well-maintained, and are not permitted to be lawn.
- 3. Where two swing loaded garages are adjacent on a shared property line, one of those garages is allowed a decreased front setback of 9 feet.
- 4. The configuration of garage and driveway must allow vehicles parked in the driveway to not extend into the front or side right-of-way.

Landscape Design Standards

Barefoot Lakes Filing No. 4 makes use of a consistent landscape aesthetic to establish a consistent quality and character with previous Filings. For landscape standards, refer to Sheet 20.

Barefoot Lakes Signage Standards

Barefoot Lakes makes use of signature monumentation and a consistent aesthetic for all signs. For signage standards, refer to Sheets 51 through 56.

Development Schedule

At this time, development is scheduled to begin after approval of the Final Plat and FDP. It is expected that construction of all utility and street infrastructure will begin in 2019. Refer to the phasing plans on Sheets 11 through 15. Home construction will be dependent upon current market conditions, but is expected to start after substantial completion of utility and street infrastructure. This FDP is set to expire 12/31/2030

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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.10.2019
Revision 3:	
Sheet <u>4</u> of <u>58</u>	

PROJECT NUMBER: 5311

PROJECT
NARRATIVE

SHEET NUMBER

L0-3

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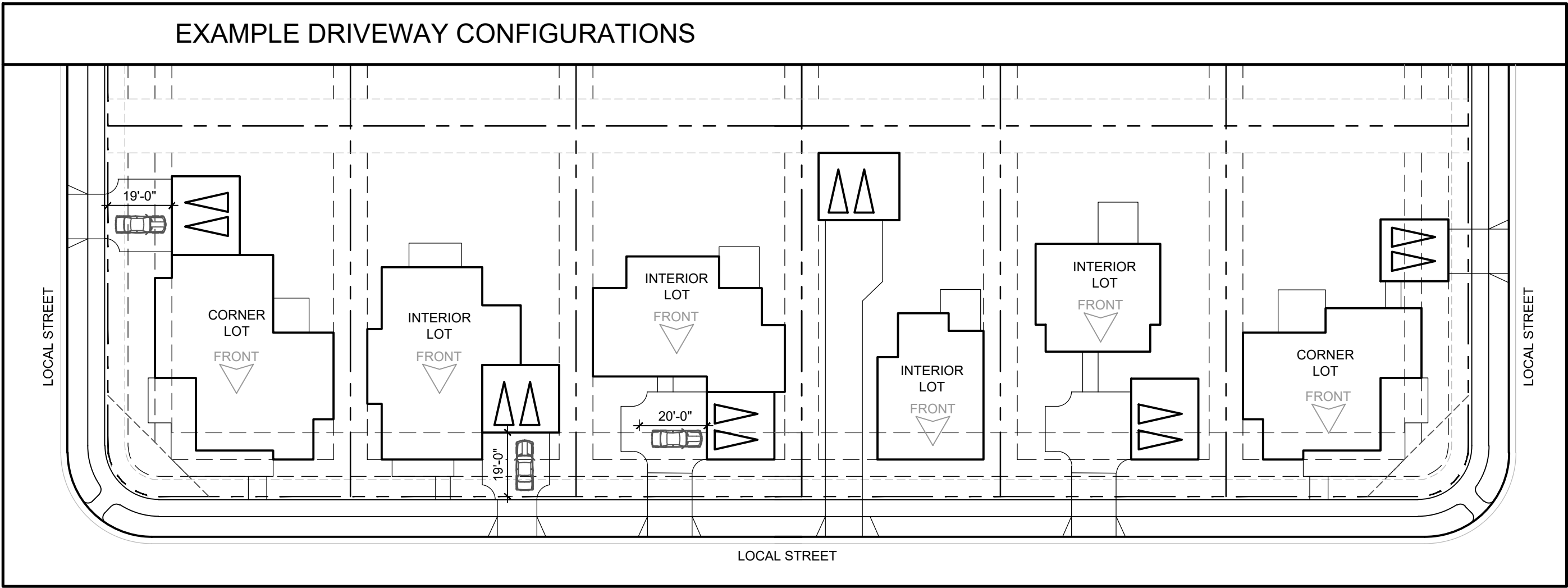
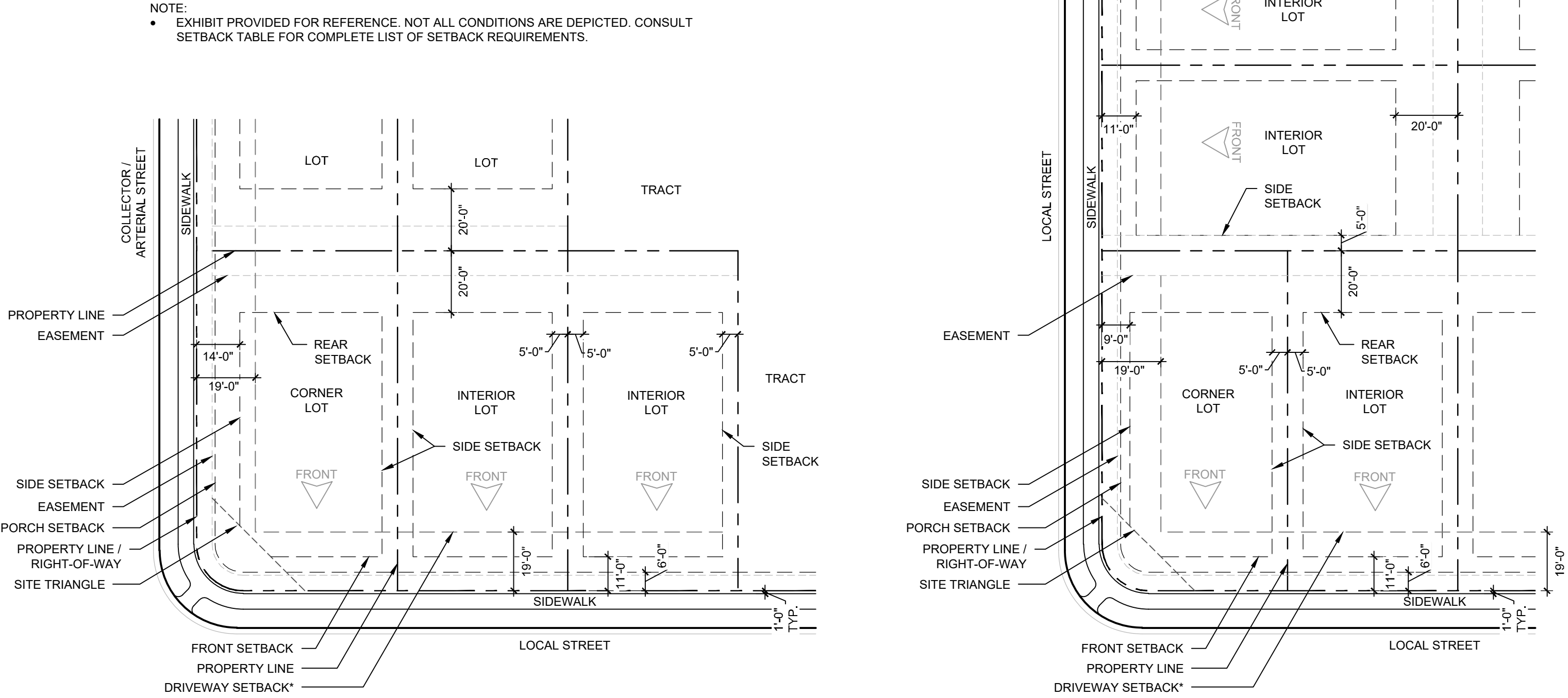
PROJECT NARRATIVE, CONTINUED

BUILDING SETBACK TABLE:

REQUIREMENT DESCRIPTION	STANDARD (Feet)
Minimum Setbacks for Primary Structure (Setback to Right-of-Way, Feet)	
Front	11
Side – Interior (at Adjacent Lot or Tract)	5
Side – at Local Street	9
Side – at Collector/Arterial Street	14
Rear – Interior (at Adjacent Lot or Tract)	20
Rear – Tract	20
Attached Garage - Front and Side	
For any driveway there is a minimum setback of 19 feet between the garage and the right-of-way line, to prevent vehicles parking in the driveway from extending beyond the right-of-way line.	19 *
* The 19 foot garage setback shall not be required if the configuration of the garage and driveway allows vehicles parked in the driveway to not extend into the right-of-way, as in the example diagrams.	
Freestanding Garage – Front	19 **
Freestanding Garage – Side Interior (at Adjacent Lot or Tract)	3
Freestanding Garage – Side (at Local Street)	6
Freestanding Garage – Side (at Collector/Arterial Street)	11
Freestanding Garage – Rear, at interior lot	8
** The 19 foot garage setback shall not be required if the configuration of the garage and driveway allows vehicles parked in the driveway to not extend into the right-of-way, as in the example diagrams. In the event that two detached garages are adjacent on a shared property line, one of those garages is allowed a decreased front setback as described in the "Freestanding Garage" section of the Architectural Design Standards.	
Minimum Setback for detached Accessory Structures (Feet)	
Side – Interior (at Adjacent Lot or Tract)	5
Side – at Local Street	14
Side – at Collector/Arterial Street	19
Rear	8
Minimum Setback for decks and balconies (Feet)	
Front Yard – Porch	6
Front Yard – Balcony	6
Rear Yard – Decks greater than 30 inches above finish grade (distance given from rear property line)	12
Rear Yard – Decks less than 30 inches above finish grade	Up to utility easement
Rear Yard – Patios at grade	0
Side Yard – Decks of any height	Same as building setbacks
* Notes regarding Decks:	
• Deck setbacks shall be measured from the lot line to any portion of the deck.	
• No deck shall be constructed within the side setbacks or upon any established easement, except as noted in the encroachments / projections table below.	
• Decks may be covered provided such cover does not extend into the building side setbacks.	
• All covered decks must meet the same setbacks as the building (15' rear setback).	
• All uncovered decks greater than 30" above grade are allowed a reduced rear setback (12').	
• Eaves and stairs for both covered and uncovered decks are allowed the 3' encroachment beyond the deck setback.	
• Covers over patios must meet the same setbacks as covered decks, in that their cover may not extend into building setbacks.	
Encroachments/Projections into setbacks (Feet)	
No encroachments are permitted into easements	-
Eaves and Awnings	3
Window Well opening (not including frame)	3
Fireplaces, Chimneys, Bay Windows and Building Projections	2
Side Balconies	2
Rear Staircases	4
Freestanding Garage - Eave at side of lot	6 inches

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
PROJECT NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 5 of 58

TYPICAL LOT SETBACK DIAGRAMS



OTHER BUILDING REQUIREMENTS:

REQUIREMENT DESCRIPTION	STANDARD (Feet)
Building Height* Limitations (Feet)	35
* The maximum building heights are based on the difference between the maximum first floor finished floor elevation (as described on the FDP) and the highest point of the roof.	
Building Height Limitation for a Freestanding Garage *	25
Maximum Lot Coverage (%) (Measured by the footprint of the building, accessory structures, garage, freestanding garage, porches, decks and balconies.)	70

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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.10.2019
Revision 3:	

Sheet 5 of 58

PROJECT NUMBER: 5311

PROJECT
NARRATIVE

SHEET NUMBER

L0-4

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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development

Town of Firestone
Weld County
State of Colorado
Sheet 6 of 58

LEGEND

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



FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 4
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER 08001.21

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

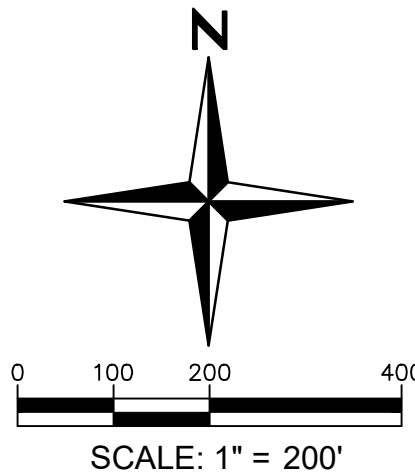
OVERALL
SITE PLAN

Name of application:	Barefoot Lakes Filing No. 4
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Revision 3:	

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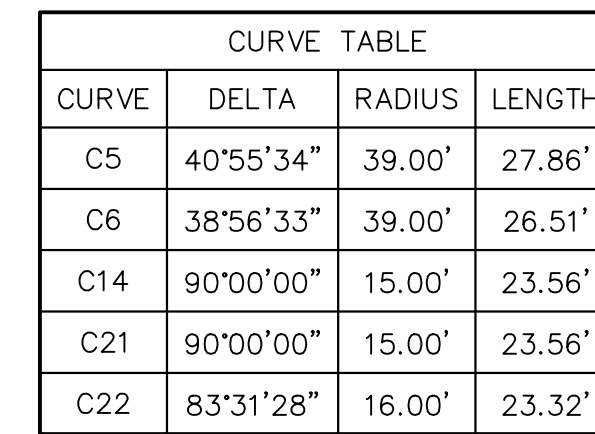
LINE	BEARING	LENGTH
L1	N01°30'16"W	70.84'
L2	N12°05'48"E	220.00'
L3	N22°09'52"E	111.72'
L4	N17°27'09"E	54.72'
L5	N08°52'41"W	70.64'
L6	N35°12'31"W	70.64'
L7	N61°32'21"W	54.06'
L8	N85°34'54"W	172.27'
L9	N69°09'19"W	53.98'
L10	N52°10'29"W	238.10'
L11	N69°35'07"W	53.59'
L12	N40°44'33"E	66.39'
L13	N43°43'19"W	16.79'
L14	N68°53'21"W	306.56'
L15	N46°55'52"W	215.87'
L16	N33°41'04"W	205.11'
L17	N32°10'48"W	263.07'
L18	N42°35'00"W	225.21'
L19	N52°15'34"W	190.48'
L20	N70°58'30"W	274.11'
L21	N81°38'23"W	115.49'
L22	N00°43'40"W	51.90'



Town of Firestone
Weld County
State of Colorado
Sheet 7 of 58



**TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO**

REDLAND PROJECT NUMBER 08001.21

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

SITE PLAN

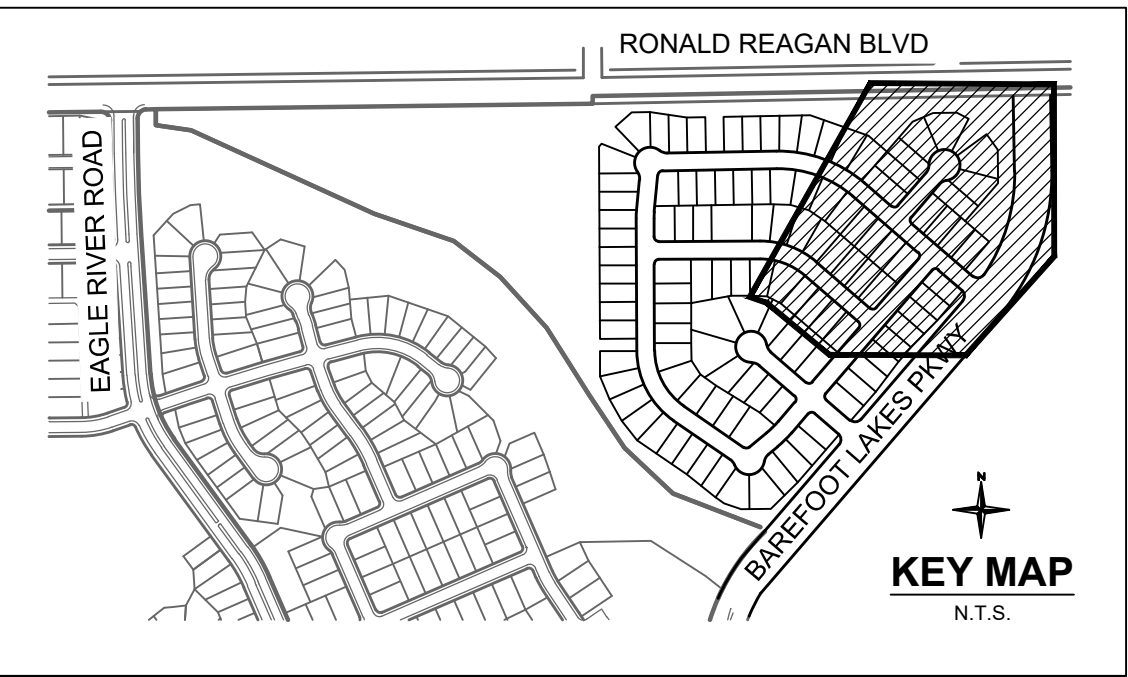
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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development

Town of Firestone
Weld County
State of Colorado
Sheet 8 of 58



FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 4
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER 08001.21

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

SITE PLAN

Name of application:	Barefoot Lakes Filing No. 4
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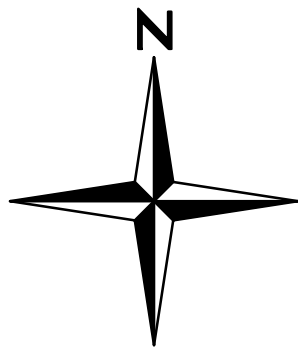
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LEGEND

	FDP BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING SETBACK
	PROPOSED CORNER SIGHT LINE
	PROPOSED CENTERLINE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	LOT NUMBER
	BLOCK NUMBER
	SIGHT DISTANCE EASEMENT
	MAILBOX PAD

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	90°00'00"	15.00'	23.56'
C8	40°55'34"	39.00'	27.86'
C9	40°55'34"	39.00'	27.86'
C10	90°00'00"	15.00'	23.56'
C11	94°18'18"	25.00'	41.15'
C15	90°00'00"	15.00'	23.56'
C19	90°00'00"	15.00'	23.56'
C20	90°00'00"	15.00'	23.56'
C23	90°00'00"	25.00'	39.27'
C26	90°00'00"	15.00'	23.56'



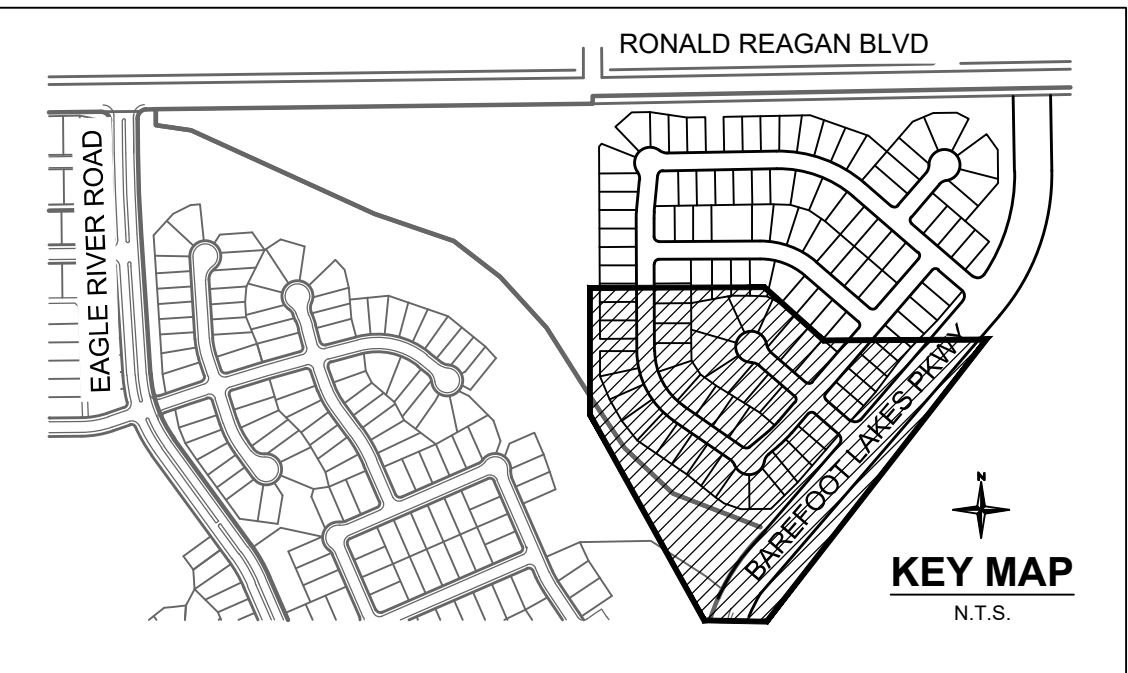
SCALE: 1" = 50'

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development

Town of Firestone
Weld County
State of Colorado
Sheet 9 of 58

LEGEND

- FDP BOUNDARY
PROPOSED RIGHT-OF-WAY
PROPOSED LOT LINE
PROPOSED EASEMENT LINE
PROPOSED BUILDING SETBACK
PROPOSED CORNER SIGHT LINE
PROPOSED CENTERLINE
PROPOSED FIRE HYDRANT
PROPOSED STREET LIGHT
LOT NUMBER
BLOCK NUMBER
SIGHT DISTANCE EASEMENT
MAILBOX PAD



FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 4
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

LINE TABLE		
LINE	BEARING	LENGTH
L11	N69°35'07"W	53.59'
L12	N40°44'33"E	66.39'
L13	N43°43'19"W	16.79'
L14	N68°53'21"W	306.56'
L15	N46°55'52"W	215.87'
L16	N33°41'04"W	205.11'
L17	N32°10'48"W	263.07'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	90°00'00"	25.00'	39.27'
C3	40°55'34"	39.00'	27.86'
C4	33°06'32"	39.00'	22.54'
C12	90°00'00"	15.00'	23.56'
C13	74°09'36"	16.00'	20.71'
C16	90°00'00"	15.00'	23.56'
C17	40°55'34"	39.00'	27.86'
C18	40°55'33"	39.00'	27.86'
C24	90°00'00"	25.00'	39.27'
C25	90°00'00"	15.00'	23.56'

- NOTE:
- THIS FDP ALLOWS FOR TWO OPTIONAL TRAIL CONNECTIONS TO FILING NO. 2. TRAIL CONNECTION OPTION 1 IS LOCATED ALONG BAREFOOT LAKES PARKWAY. TRAIL CONNECTION OPTION 2 IS SEPARATED FROM BAREFOOT LAKES PARKWAY, FURTHER TO THE WEST. THE DEVELOPER IS ALLOWED TO IMPLEMENT BOTH OPTIONS BUT IS ONLY REQUIRED TO PROVIDE ONE OF THEM. IT IS UP TO THE DEVELOPER'S DISCRETION WHICH OPTION IS CHOSEN FOR IMPLEMENTATION AND THE CONNECTION WILL BE COMPLETED WITH THE PHASE 1 INFRASTRUCTURE.
 - THE DRIVEWAY FOR LOT 1, BLOCK 2 SHALL ONLY BE ALLOWED WITHIN THE FIRST 24 - FT OF LAKEPORT STREET FRONTAGE AS MEASURED FROM THE COMMON LOT LINE BETWEEN LOTS 1 AND 2, BLOCK 2.

REDLAND PROJECT NUMBER 08001.21

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

SITE PLAN

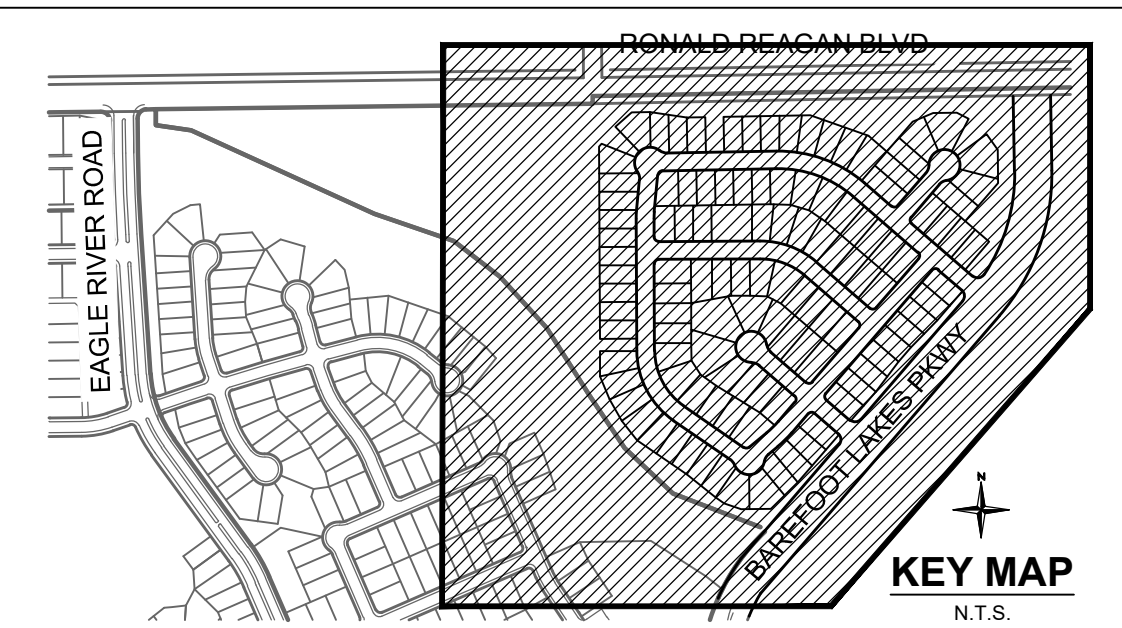
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Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
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Revision 3:	

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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development

Town of Firestone
Weld County
State of Colorado
Sheet 10 of 58



FINAL DEVELOPMENT PLAN BAREFOOT LAKES FILING NO. 4

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

BLOCK 1- FILING NO. 4		
LOT	ADDRESS	STREET NAME
1	12691	LAKE PORT STREET
2	12695	LAKE PORT STREET
3	12697	LAKE PORT STREET
4	12699	LAKE PORT STREET
5	12701	LAKE PORT STREET
6	12725	LAKE PORT STREET
7	12735	LAKE PORT STREET
8	12747	LAKE PORT STREET
9	12757	LAKE PORT STREET
10	12769	LAKE PORT STREET
11	12779	LAKE PORT STREET
12	12791	LAKE PORT STREET
13	12801	LAKE PORT STREET
14	12813	LAKE PORT STREET
15	12819	LAKE PORT STREET
16	12829	LAKE PORT STREET
17	12841	LAKE PORT STREET
18	12855	LAKE PORT STREET
19	12867	LAKE PORT STREET
20	5013	LAKE PORT AVENUE
21	5015	LAKE PORT AVENUE
22	5017	LAKE PORT AVENUE
23	5019	LAKE PORT AVENUE
24	5021	LAKE PORT AVENUE
25	5027	LAKE PORT AVENUE
26	5041	LAKE PORT AVENUE
27	5053	LAKE PORT AVENUE
28	5063	LAKE PORT AVENUE
29	5087	LAKE PORT AVENUE
30	5097	LAKE PORT AVENUE
31	5109	LAKE PORT AVENUE
32	5121	LAKE PORT AVENUE
33	5131	LAKE PORT AVENUE
34	5143	LAKE PORT AVENUE
35	5151	LAKE PORT AVENUE
36	5161	LAKE PORT AVENUE
37	12925	HAVENS COURT
38	12935	HAVENS COURT
39	12949	HAVENS COURT
40	12957	HAVENS COURT
41	12967	HAVENS COURT
42	12964	HAVENS COURT
43	12952	HAVENS COURT
44	12938	HAVENS COURT
45	5199	LAKE PORT AVENUE
46	5209	LAKE PORT AVENUE
47	5217	LAKE PORT AVENUE
48	5227	LAKE PORT AVENUE

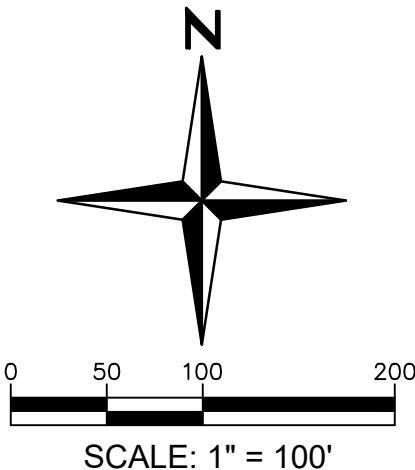
BLOCK 2- FILING NO. 4		
1	12738	LAKE PORT STREET
2	12750	LAKE PORT STREET
3	12762	LAKE PORT STREET
4	12776	LAKE PORT STREET
5	12800	LAKE PORT STREET
6	12822	LAKE PORT STREET
7	12826	LAKE PORT STREET
8	12838	LAKE PORT STREET
9	12850	LAKE PORT STREET
10	12862	LAKE PORT STREET
11	5064	PRESERVE PLACE
12	5076	PRESERVE PLACE
13	5090	PRESERVE PLACE
14	5106	PRESERVE PLACE
15	5128	PRESERVE PLACE
16	5138	PRESERVE PLACE
17	5148	PRESERVE PLACE
18	5156	PRESERVE PLACE
19	5164	PRESERVE PLACE
20	5127	SANCTUARY AVENUE
21	5119	SANCTUARY AVENUE
22	5111	SANCTUARY AVENUE
23	5105	SANCTUARY AVENUE
24	5097	SANCTUARY AVENUE
25	5089	SANCTUARY AVENUE
26	5086	SANCTUARY AVENUE
27	5094	SANCTUARY AVENUE
28	5102	SANCTUARY AVENUE
29	5112	SANCTUARY AVENUE
30	5122	SANCTUARY AVENUE

BLOCK 3- FILING NO. 4		
LOT	ADDRESS	STREET NAME
1	5167	PRESERVE PLACE
2	5159	PRESERVE PLACE
3	5151	PRESERVE PLACE
4	5143	PRESERVE PLACE
5	5133	PRESERVE PLACE
6	5125	PRESERVE PLACE
7	5113	PRESERVE PLACE
8	5103	PRESERVE PLACE
9	5067	PRESERVE PLACE
10	5055	PRESERVE PLACE
11	5045	PRESERVE PLACE
12	5048	LAKE PORT AVENUE
13	5058	LAKE PORT AVENUE
14	5072	LAKE PORT AVENUE
15	5082	LAKE PORT AVENUE
16	5092	LAKE PORT AVENUE
17	5104	LAKE PORT AVENUE
18	5114	LAKE PORT AVENUE
19	5138	LAKE PORT AVENUE
20	5156	LAKE PORT AVENUE
21	5164	LAKE PORT AVENUE
22	5172	LAKE PORT AVENUE
23	5180	LAKE PORT AVENUE
24	5188	LAKE PORT AVENUE
25	5204	LAKE PORT AVENUE

BLOCK 4- FILING NO. 4		
1	12812	PALISADE STREET
2	12820	PALISADE STREET
3	12828	PALISADE STREET
4	12838	PALISADE STREET
5	12846	PALISADE STREET
6	12854	PALISADE STREET
7	12862	PALISADE STREET
8	12870	PALISADE STREET
9	12880	PALISADE STREET

LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- PROPOSED FILING 4 BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- LOT NUMBER
- BLOCK NUMBER
- ADDRESS NUMBER
- CORNER LOT ORIENTATION



REDLAND PROJECT NUMBER 08001.21

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

ADDRESS PLAN

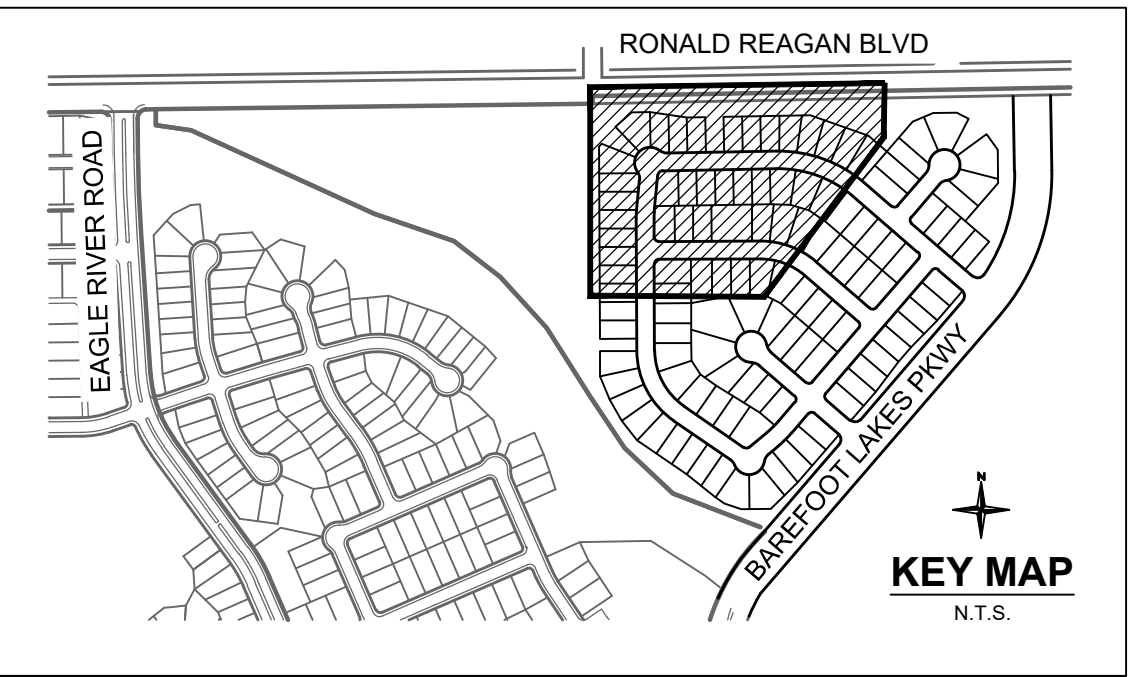
Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
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Revision 3:	

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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development

Town of Firestone
Weld County
State of Colorado
Sheet 11 of 58



FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 4
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER 08001.21

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

TRACT, UTILITY,
AND PHASING
PLAN

Name of application: Barefoot Lakes Filing No. 4

Type of Submittal: FDP
Filing #: 4

Phase #: First
Submittal: 12.21.2018

Revision 1: 03.14.2019

Revision 2: 06.10.2019

Revision 3:

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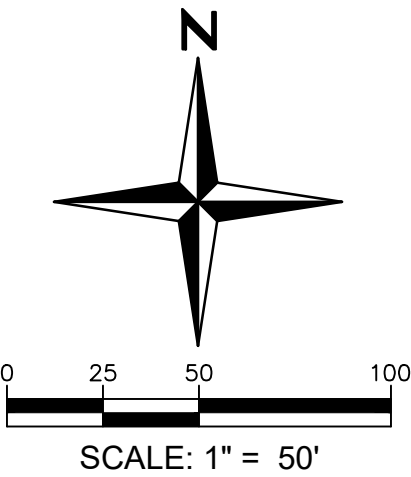
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EXISTING LEGEND

- 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 SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER 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
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED TRENCH DRAIN
- PROPOSED WATER LINE
- PROPOSED IRRIGATION LINE
- PROPOSED NONPOTABLE LINE
- PROPOSED RAW WATER LINE
- PROPOSED MANHOLE
- 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
- PROPOSED SANITARY SEWER SERVICE (* INDICATES NON-TYPICAL LOCATION)
- PROPOSED WATER SERVICE (* INDICATES NON-TYPICAL LOCATION)



Tract	Area (sf)	Area (ac)	Impervious %		Use	Owner	Mainted By
			Area (sf)	Impervious			
A	532,740	12.230	10,655	2%	FUTURE SCHOOL	BAREFOOT LLC	BAREFOOT LLC
B	154,347	3.543	20,065	13%	O, P, A, D	SVLMD	SVLMD
C	70,355	1.615	5,628	8%	O, P, A, D	SVLMD	SVLMD
D	15,657	0.359	5,167	33%	O, P, P, A, D	SVLMD	SVLMD
E	15,412	0.354	1,541	10%	O, P, A, D	SVLMD	SVLMD
F	597,172	13.709	11,943	2%	O, D	SVLMD	SVLMD
G	3,206,954	73.622	64,139	2%	FUTURE DEVELOPMENT	BAREFOOT LLC	BAREFOOT LLC
H	8,400	0.193	168	2%	O, D	SVLMD	SVLMD
I	6,100	0.140	122	2%	O, D	SVLMD	SVLMD
TOTAL	4,607,137	105.765					

TRACT SUMMARY LEGEND

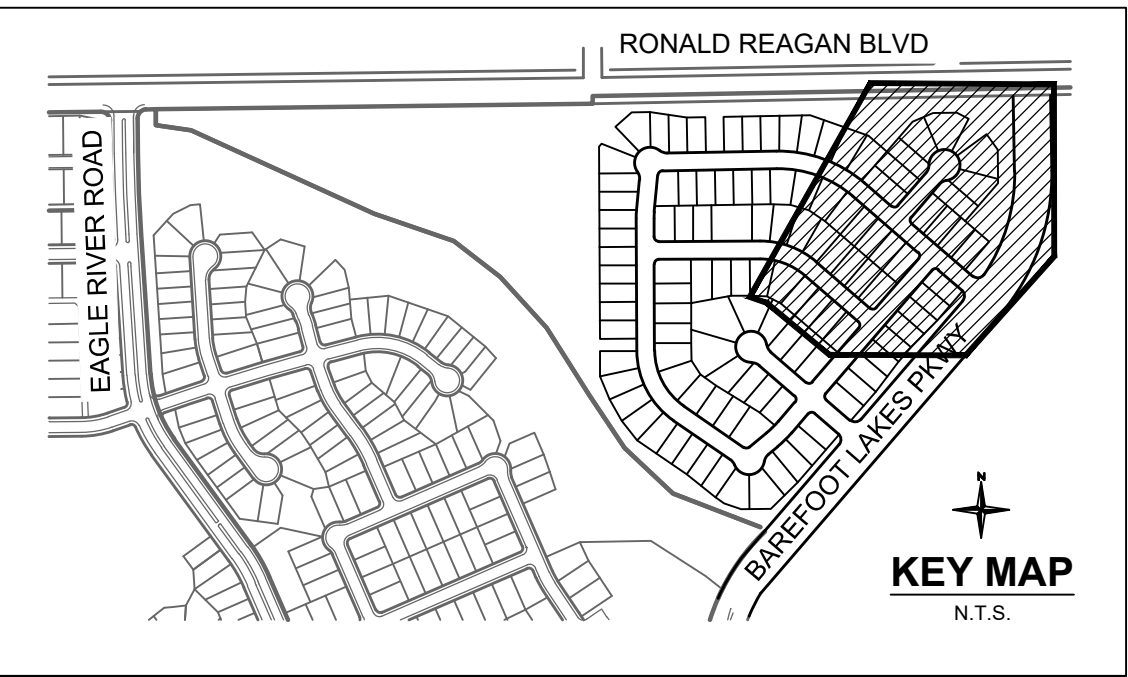
O OPEN SPACE
P PARK

OWNER LEGEND

SVLMD ST. VRAIN LAKES METROPOLITAN DISTRICT

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development

Town of Firestone
Weld County
State of Colorado
Sheet 12 of 58



FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 4
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER 08001.21

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

TRACT, UTILITY,
AND PHASING
PLAN

Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.10.2019
Revision 3:	

Sheet 12 of 58

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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 SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

PROPOSED LEGEND

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- PROPOSED WATER LINE
- PROPOSED IRRIGATION LINE
- PROPOSED NONPOTABLE LINE
- PROPOSED RAW WATER LINE
- PROPOSED MANHOLE
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED WATER BEND
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- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP
- PROPOSED SANITARY SEWER SERVICE (* INDICATES NON-TYPICAL LOCATION)
- PROPOSED WATER SERVICE (* INDICATES NON-TYPICAL LOCATION)

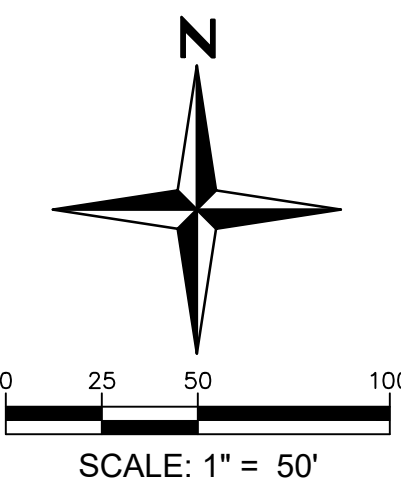
Tract	Area (sf)	Area (ac)	Impervious		Use	Owner	Mainted By
			Area (sf)	%			
A	532,740	12.230	10,655	2%	FUTURE SCHOOL	BAREFOOT LLC	BAREFOOT LLC
B	154,347	3.543	20,065	13%	O, PA, D	SVLMD	SVLMD
C	70,355	1.615	5,628	8%	O, PA, D	SVLMD	SVLMD
D	15,657	0.359	5,167	33%	O, P, PA, D	SVLMD	SVLMD
E	15,412	0.354	1,541	10%	O, PA, D	SVLMD	SVLMD
F	597,172	13.709	11,943	2%	O, D	SVLMD	SVLMD
G	3,206,954	73.622	64,139	2%	FUTURE DEVELOPMENT	BAREFOOT LLC	BAREFOOT LLC
H	8,400	0.193	168	2%	O, D	SVLMD	SVLMD
I	6,100	0.140	122	2%	O, D	SVLMD	SVLMD
TOTAL	4,607,137	105.765					

TRACT SUMMARY LEGEND

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- P PARK

OWNER LEGEND

- SVLMD ST. VRAIN LAKES METROPOLITAN DISTRICT

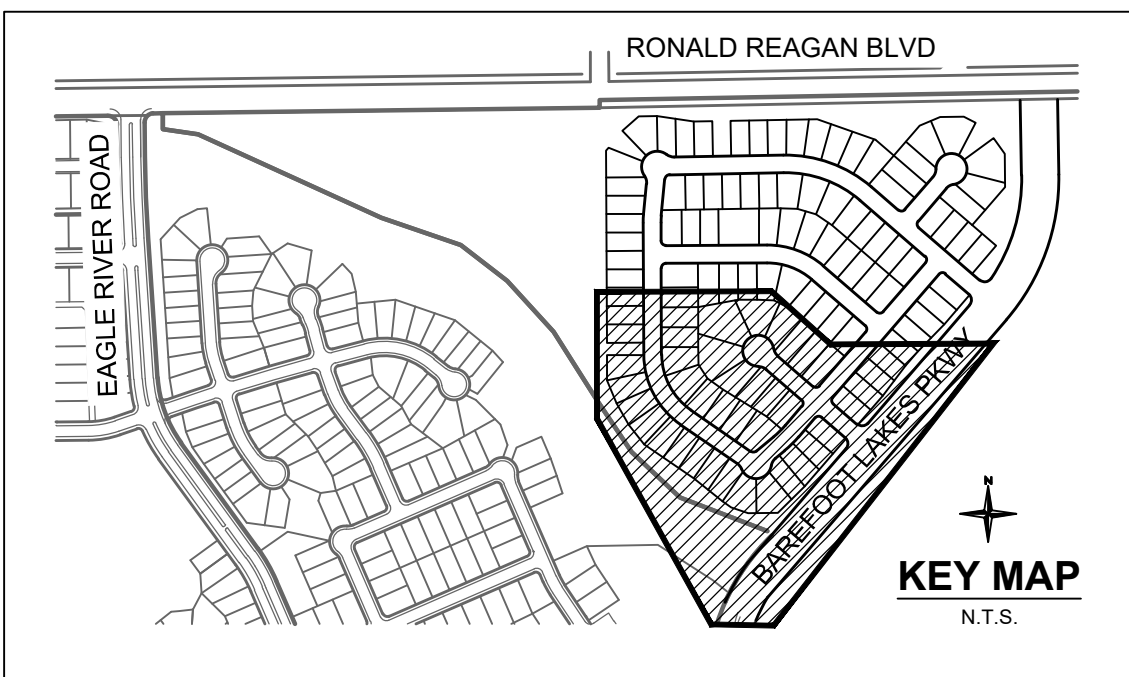


Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development

Town of Firestone
Weld County
State of Colorado
Sheet 13 of 58

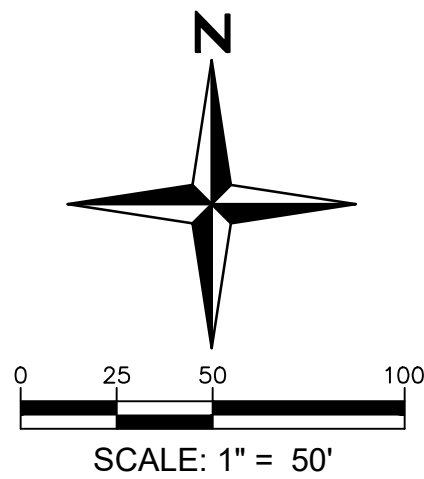
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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 4

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO



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NOTE:

THIS FDP ALLOWS FOR TWO OPTIONAL TRAIL CONNECTIONS TO FILING NO. 2. TRAIL CONNECTION OPTION 1 IS LOCATED ALONG BAREFOOT LAKES PARKWAY. TRAIL CONNECTION OPTION 2 IS SEPARATED FROM BAREFOOT LAKES PARKWAY, FURTHER TO THE WEST. THE DEVELOPER IS ALLOWED TO IMPLEMENT BOTH OPTIONS BUT IS ONLY REQUIRED TO PROVIDE ONE OF THEM. IT IS UP TO THE DEVELOPER'S DISCRETION WHICH OPTION IS CHOSEN FOR IMPLEMENTATION. THE CONNECTION WILL BE COMPLETED WITH THE PHASE 1 INFRASTRUCTURE.

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O OPEN SPACE
P PARK

OWNER LEGEND

SVLMD ST. VRAIN LAKES METROPOLITAN DISTRICT

REDLAND PROJECT NUMBER 08001.21

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

TRACT, UTILITY,
AND PHASING
PLAN

Name of application: Barefoot Lakes Filing No. 4

Type of Submittal: FDP
Filing #: 4

Phase #: First
Submittal: 12.21.2018

Revision 1: 03.14.2019

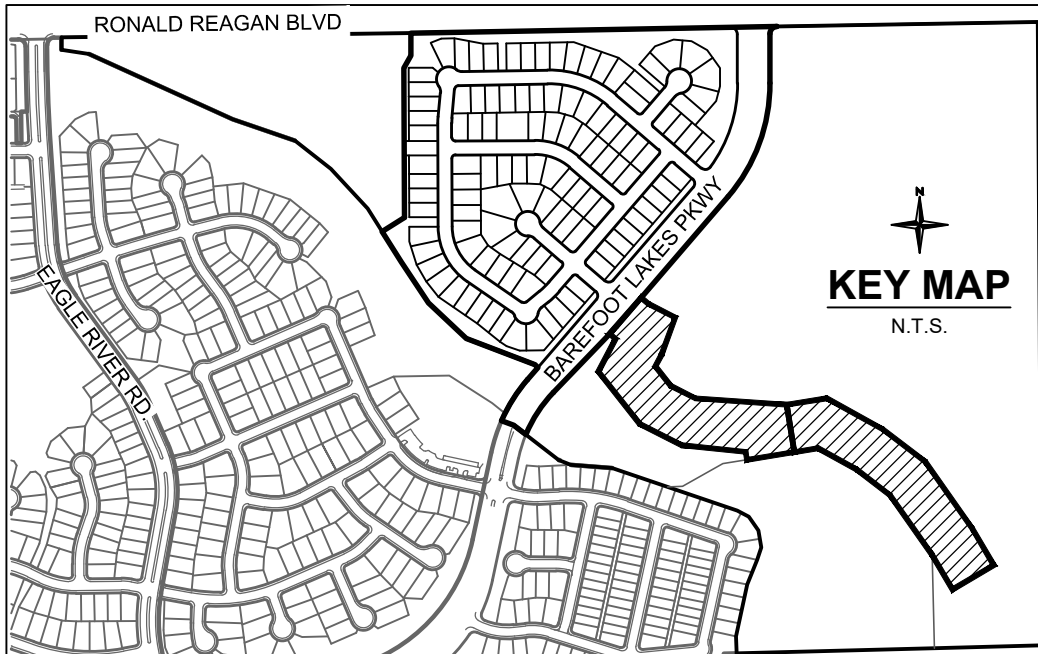
Revision 2: 06.10.2019

Revision 3:

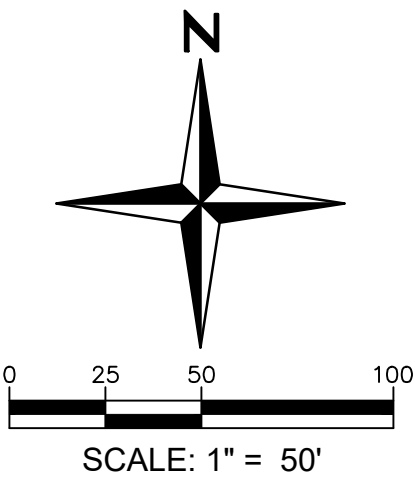
Sheet 13 of 58

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development

Town of Firestone
Weld County
State of Colorado
Sheet 14 of 58



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.



FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 4
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER 08001.21

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

TRACT, UTILITY,
AND PHASING
PLAN

Name of application: Barefoot Lakes Filing No. 4
Type of Submittal: FDP
Filing #: 4
Phase #: 4

First Submittal: 12.21.2018
Revision 1: 03.14.2019
Revision 2: 06.10.2019
Revision 3:

Sheet 14 of 58

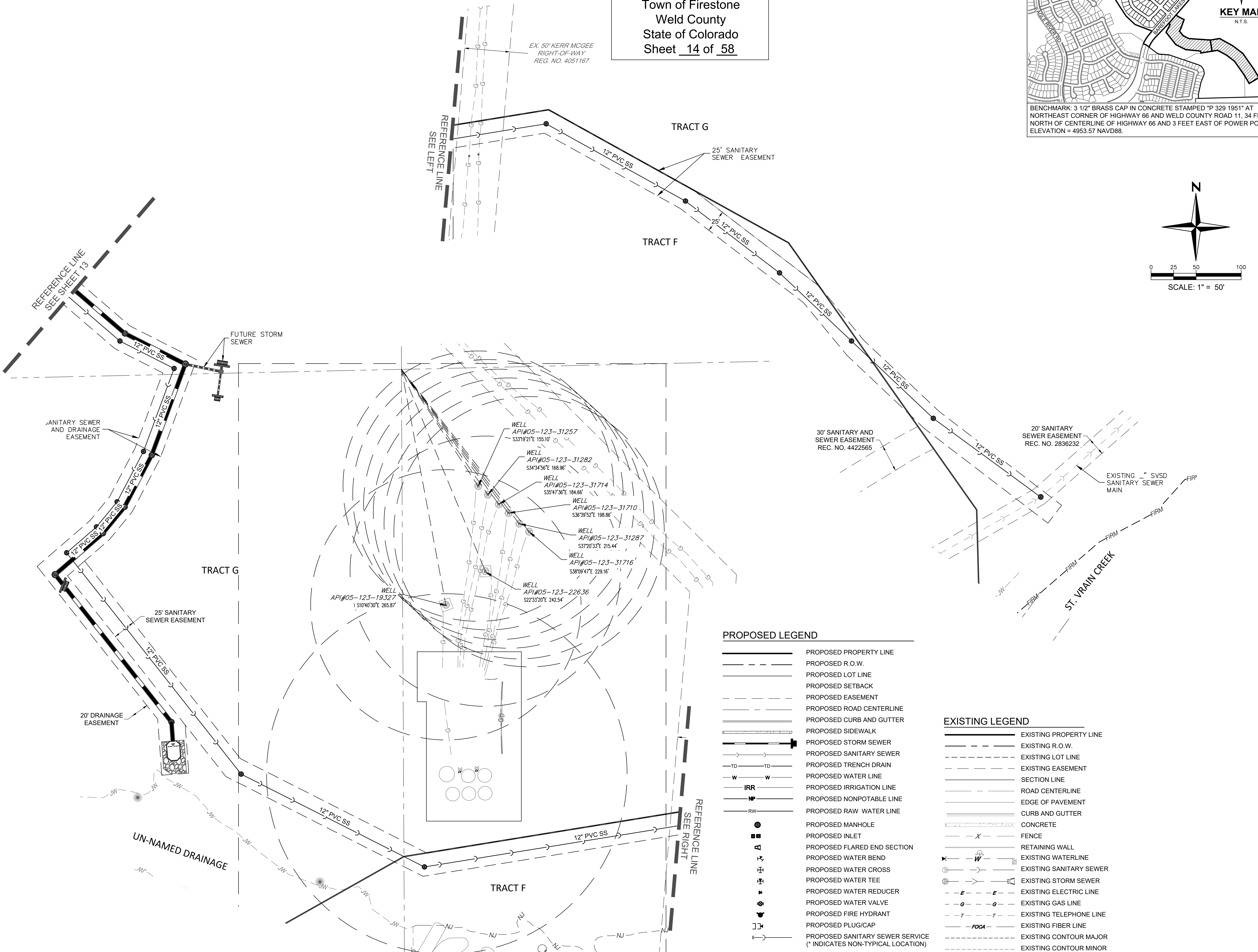
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PROPOSED LEGEND

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- PROPOSED LOT LINE
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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN

**TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO**

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.10.2019
Revision 3:	

Sheet 15 of 58

PROJECT NUMBER: 5311

LANDSCAPE PHASING

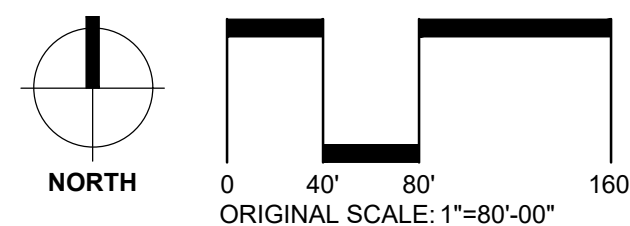
SHEET NUMBER

L1-01

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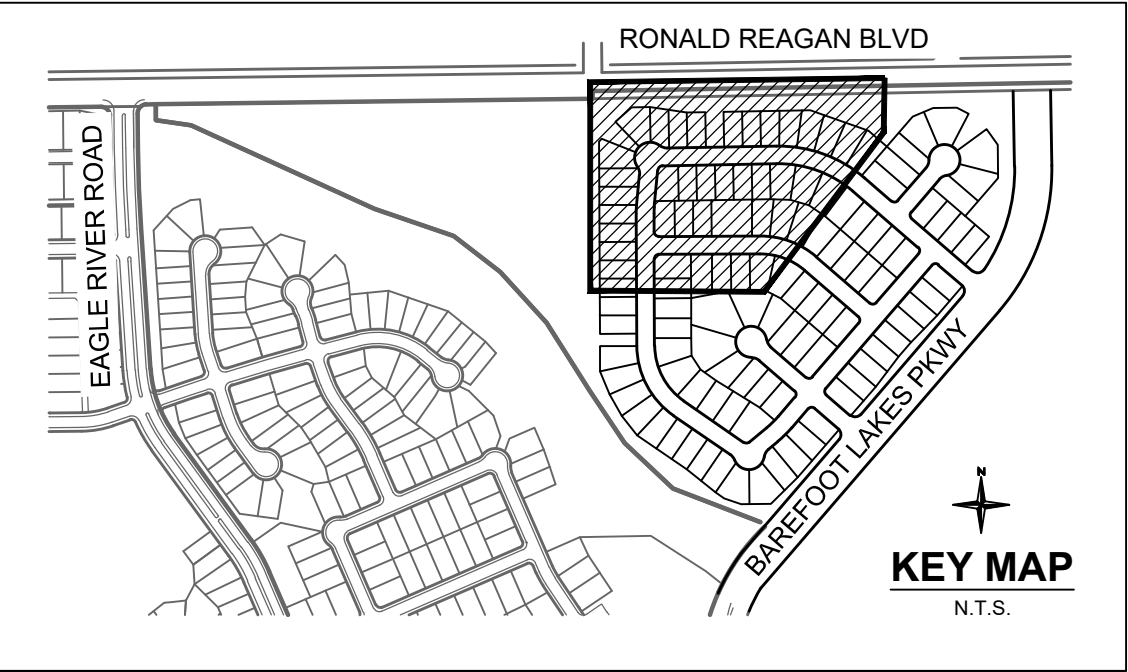


1. LANDSCAPE CONSTRUCTION WILL GENERALLY FOLLOW THE IMPLEMENTATION OF THE UTILITIES AND STREETS. TIMING IS DEPENDENT UPON THE COMPLETION OF STREETS AND UTILITIES. LANDSCAPE WILL BE COMPLETED INSTALLED IN EACH PHASE, IT IS NOT THE INTENTION TO HAVE PARTIAL CONSTRUCTION COMPLETION WITHIN A PHASE.
2. THE IRRIGATION TAP IS LOCATED IN THE SOUTH CORNER TO ENABLE PHASING OF THE IRRIGATION SYSTEM IF NECESSARY.
3. SEE SHEET 2 FOR DESCRIPTION OF THE TWO OPTIONS FOR TRAIL CONNECTIONS TO FILING NO. 2. WHICHEVER OPTION IS SELECTED TO BE CONSTRUCTED, AT LEAST ONE WILL BE COMPLETED AS PART OF THE PHASE 1 INFRASTRUCTURE.



Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development

Town of Firestone
Weld County
State of Colorado
Sheet 16 of 58



FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 4
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER 08001.21

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

GRADING AND
DRAINAGE PLAN

Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.10.2019
Revision 3:	

Sheet 16 of 58

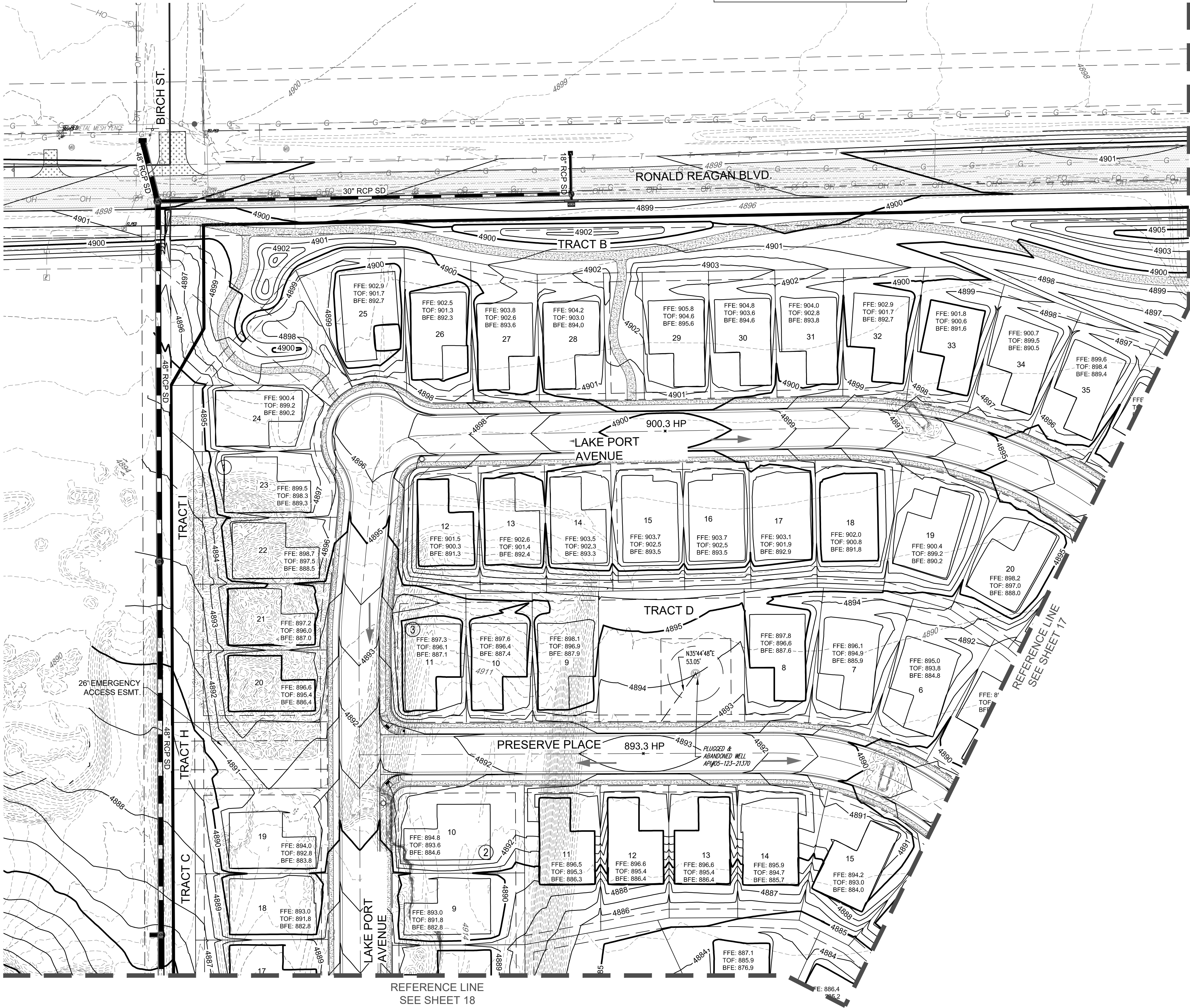
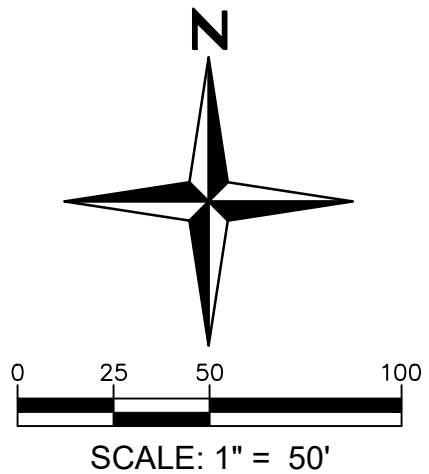
© COPYRIGHT DESIGNWORKSHOP, INC.

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- EXISTING STORM SEWER
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING WETLAND LIMITS
- GRADING LOT TYPES

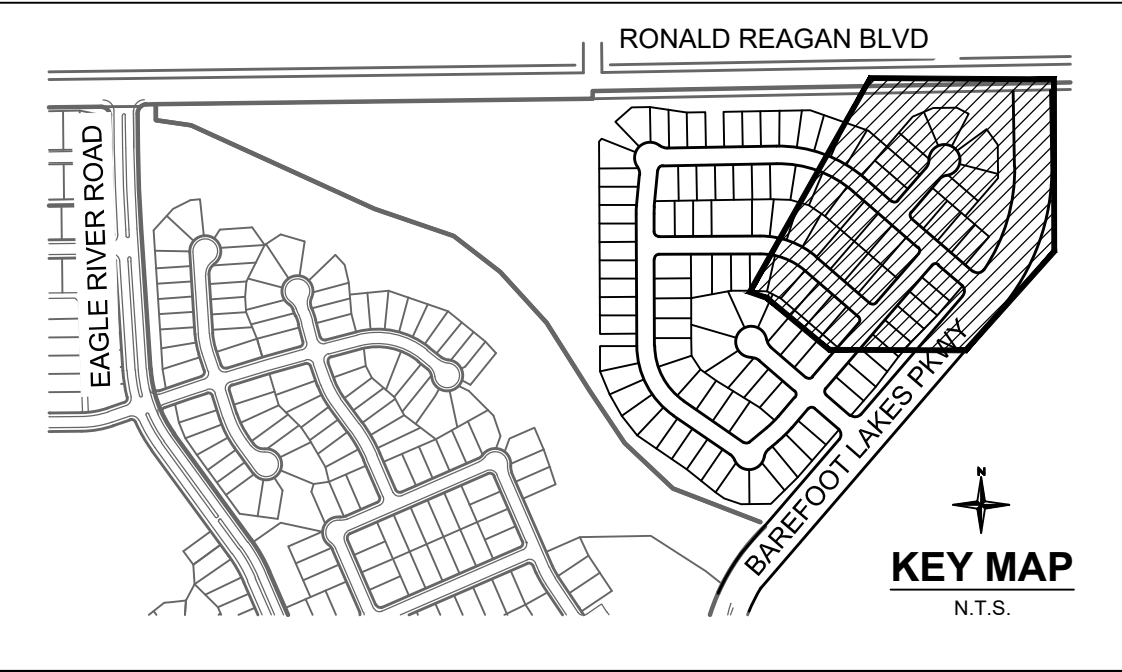
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- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR



Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development

Town of Firestone
Weld County
State of Colorado
Sheet 17 of 58



FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 4
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER 08001.21

FIRESTONE
INFORMATION BLOCK

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Name of application:	Barefoot Lakes Filing No. 4
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Sheet 17 of 58

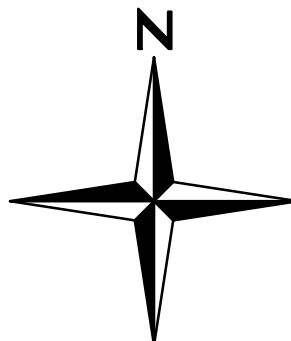
© COPYRIGHT DESIGNWORKSHOP, INC.

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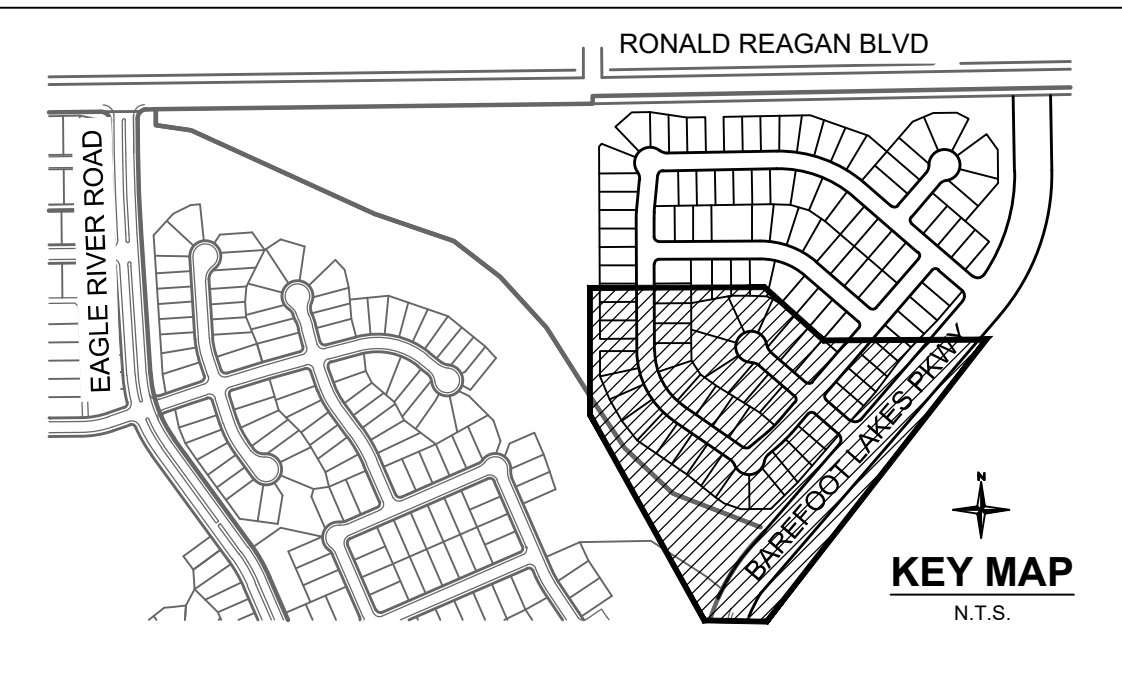
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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development

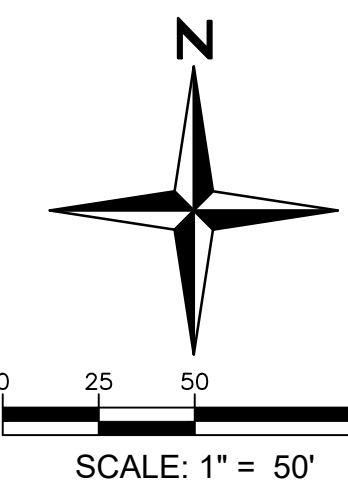
Town of Firestone
Weld County
State of Colorado
Sheet 18 of 58

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 4
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO



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PROPOSED CONTOUR MAJOR
PROPOSED CONTOUR MINOR

REFERENCE LINE
SEE SHEET 16

REFERENCE LINE
SEE SHEET 17

REFERENCE LINE
SEE SHEET 19

REFERENCE LINE
SEE LEFT

NOTE:
THIS FDP ALLOWS FOR TWO OPTIONAL TRAIL CONNECTIONS TO FILING NO. 2. TRAIL CONNECTION OPTION 1 IS LOCATED ALONG BAREFOOT LAKES PARKWAY. TRAIL CONNECTION OPTION 2 IS SEPARATED FROM BAREFOOT LAKES PARKWAY, FURTHER TO THE WEST. THE DEVELOPER IS ALLOWED TO IMPLEMENT BOTH OPTIONS BUT IS ONLY REQUIRED TO PROVIDE ONE OF THEM. IT IS UP TO THE DEVELOPER'S DISCRETION WHICH OPTION IS CHOSEN FOR IMPLEMENTATION.

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BAREFOOT LAKES

GRADING AND
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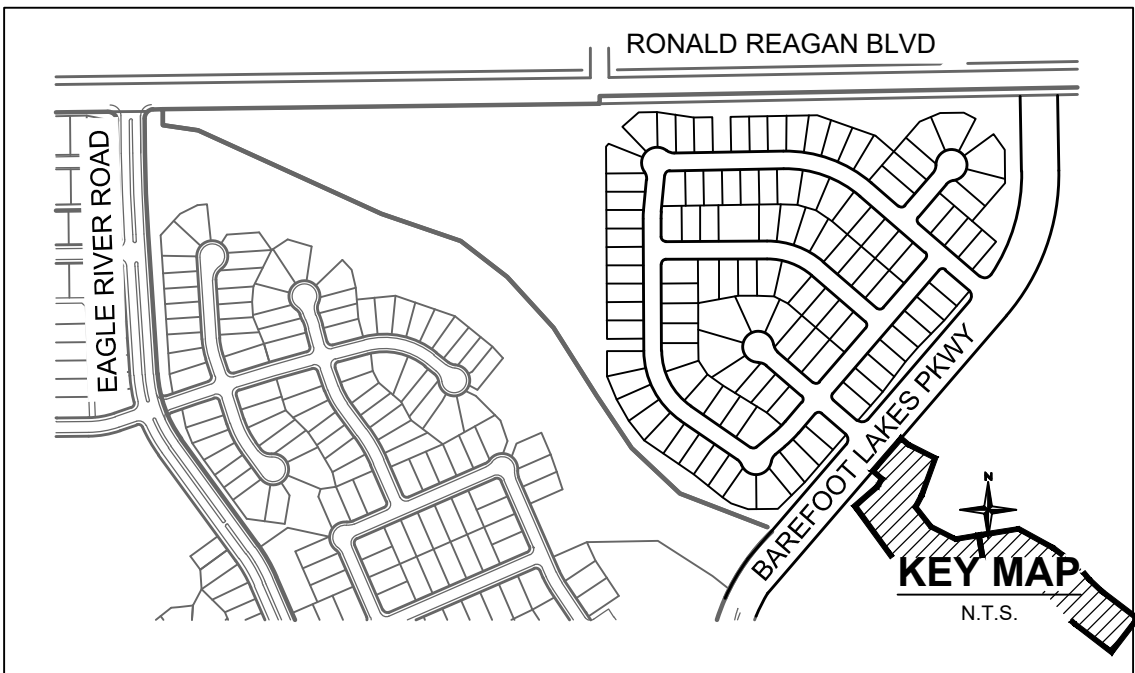
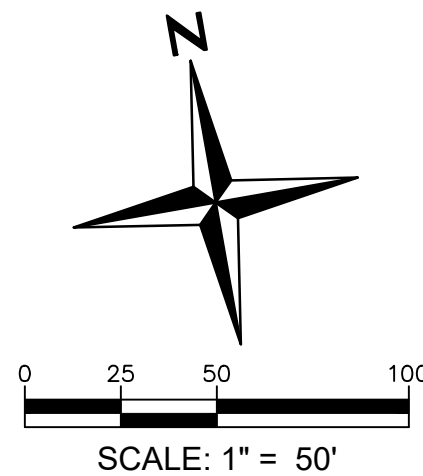
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Sheet 18 of 58

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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development

Town of Firestone
Weld County
State of Colorado
Sheet 19 of 58



EXISTING LEGEND

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 4
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER 08001.21

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

GRADING AND
DRAINAGE PLAN

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Sheet 19 of 58

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BAREFOOT LAKES - FILING NO. 4

FINAL DEVELOPMENT PLAN

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 4
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Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.10.2019
Revision 3:	
Sheet <u>20</u> of <u>58</u>	
PROJECT NUMBER: 5311	
LANDSCAPE STANDARDS	
SHEET NUMBER	
L4-00	
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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
LANDSCAPE STANDARDS
Town of Firestone
Weld County
State of Colorado
Sheet 20 of 58

LANDSCAPE DESIGN STANDARDS

General Standards

Landscape design standards will conform to Town regulations and municipal code as they may be amended from time to time. Firestone's rules and regulations for landscaping shall be in full force and effect unless specifically superseded by more stringent criteria herein.

The general residential landscapes at Barefoot Lakes should reflect the front range plains landscape by making use of drought-tolerant, native and adaptive plants that thrive in this semi-arid climate. The community's open space areas use large masses of native and adaptive species with special plantings of wildflowers, shrubs, and trees to highlight views, to frame recreation and walking opportunities, and to provide seasonal color and interest. Barefoot Lakes should have a visual continuity from residence to tracts to the surrounding open space landscape. The following shall guide individual landscapes so that the overall community can achieve this goal:

1. **Stewardship** - The conservation of water and use of native or adaptive plants is important for stewardship of resources and support of habitat for birds, bees, butterflies, and wildlife.

2. **Visual Unity** - The landscape should transition seamlessly between lots, between lots and streetscape, and between lots and open space. Residential and commercial landscape improvements can achieve this transition with the following techniques: using complementary materials, developing complementary plant palettes and planting arrangements, and/or using a continuum with more formal plantings near residences transitioning to less formal, more prairie-style planting design to blend into open spaces.

3. **Support of Wellness** - Trees and ornamental plantings provide shade, habitat, and visual interest. These in turn support human comfort and encourage wellness activities like walking and recreating in nature. Appropriate amounts of native and/or adaptive plantings of grasses, perennials, shrubs, and trees are incorporated, as shown in the landscape plan on Sheets 21 through 28.

4. **Site Awareness** - The proposed landscape improvements will be sited to take advantage of existing views and microclimatic conditions while respecting existing terrain, vegetation, view corridors, and adjacent land uses.

Guiding Principals

1. The edges of landscapes between lots and/or tracts shall be seamless, in that the edge of one landscaped space shall blend into the beginning of another to avoid abrupt changes in plant materials and hardscapes.

2. Quality of plant material:

2.1. (Item Removed)

2.2. All plant material shall comply with recommendations of American Standard for Nursery Stock (ANSI Z60.1), and with the most current version of the Colorado Nursery Act. At least half of the material must meet the American Associate of Nurseryman (AAN) for number 1 grade, and all plant material must meet or exceed number 1.5 grade.

3. Front & Rear Yard Landscape Planting:

a. Shrubs and ground cover plantings shall comprise no less than twenty percent of the landscaped area of the front yard. Xeric alternatives with no sod can be proposed as an alternative in all instances in front and rear yards. In such cases no more than forty percent of front yard may be inorganic (mulch, rock, sand, etc.).

- b. Areas of inorganic mulch in front yard must have one plant for every nine square feet, or a carpet of an acceptable alternative (fescue or feather reed grass, etc.)

c. Turf grass shall not exceed 80 percent of the yard. Xeric alternatives with no turf grass can be proposed as an alternative in all instances in front and rear yards. In such cases no more than forty percent of front yard may be inorganic (mulch, rock, sand, etc.).

d. On corner lots, the yard on all street frontages must meet minimum standards for front yards.

e. The tree lawn between a lot and the street shall be installed by builder and shall be maintained by homeowner. On corner lots this includes tree lawns to the side of the lot.
4. Front Yard Tree Planting/Tree Lawn Planting

a. A minimum of one 2-inch caliper tree in a tree lawn is required per dwelling. In those areas where driveway and/or utility easements prevent placement in the tree lawn, trees shall be placed in the front yard no more than 12 feet from back of sidewalk.

b. On corner lots, the yard on all street frontages must meet minimum standards for front yards.

c. The tree lawn shall be installed by the home builder and shall be maintained by homeowner.
5. Median Lawns - Where used, turf grass in medians shall have the following characteristics:

a. Attractive appearance that blends in well with the native vegetation in the open spaces of the development

b. Drought tolerance

c. Low maintenance

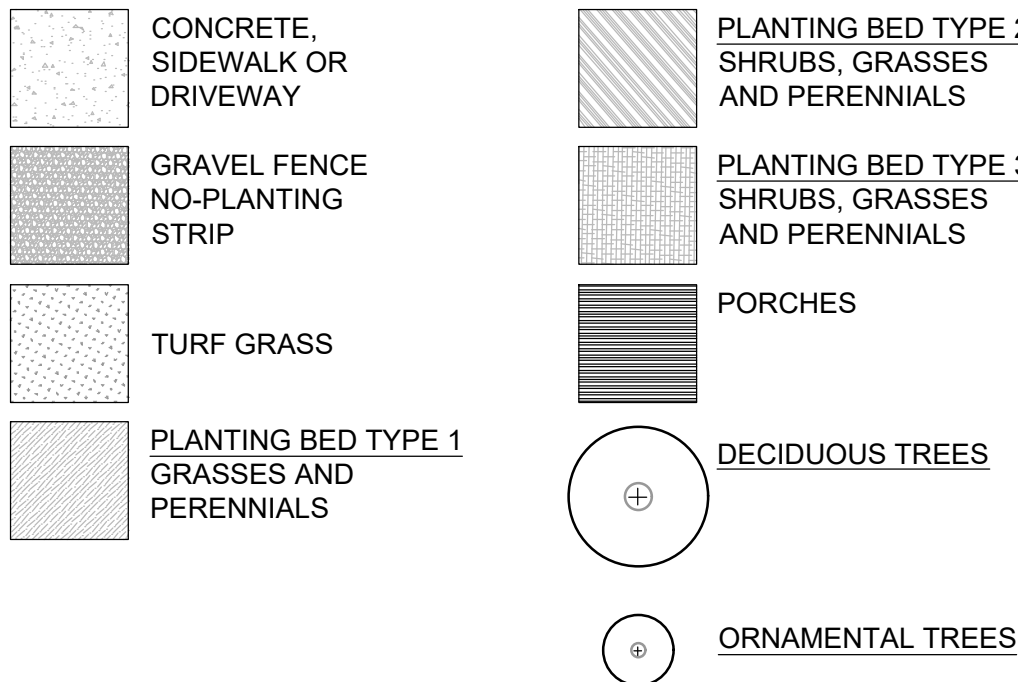
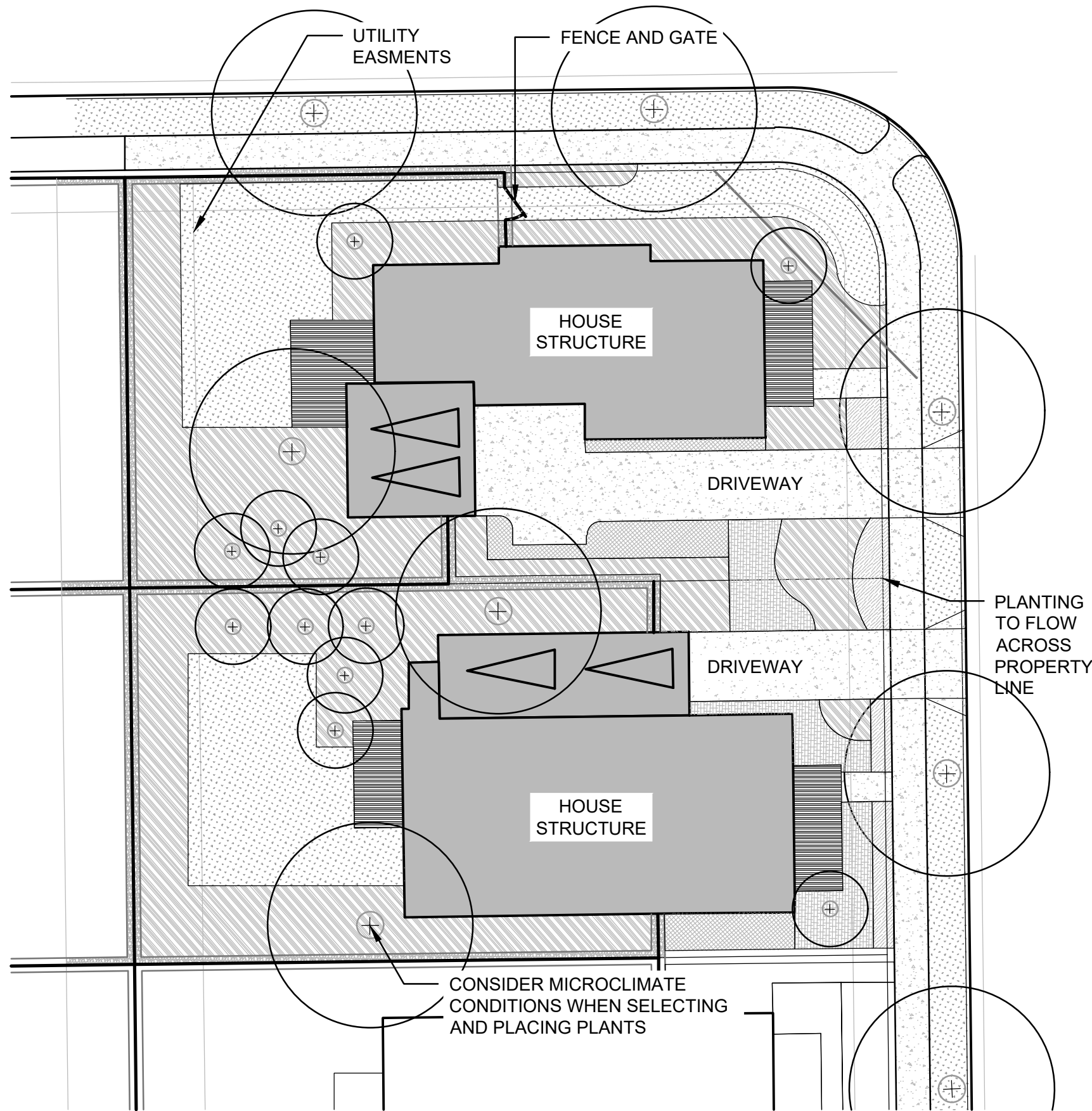
d. A commercial blend that is tolerant of reduced irrigation and poorer soils, that will result in an attractive turf, require little maintenance and provide excellent erosion control and cover. A suggested mix would include a variety of fescues or Texas Hybrid Bluegrasses. The goals with the turf are to minimize water requirements and resist weed invasion when established, without sacrificing a strong and extensive root system, that helps control erosion and resists damage from light to moderate equipment traffic. No more than 30% of a turf blend may be pure Kentucky Bluegrass.
6. Open Space Landscape Native Grass

a. Refer to the planting schedule for the variety of seed mixes for open space areas.
7. Irrigation

a. The use of drip irrigation for shrub and perennial areas is recommended.

b. Permanent irrigation will be installed in open space tracts for growing in seeded areas, and for periods of extended drought.
9. Fencing

a. Refer to fence series (sheets 46 through 50) for approved fence details and Fence Standards.



Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 21 of 58

SITE KEYNOTES:			DETAIL / SHEET	RELATED DETAILS
9.0	PLANTING AND LANDSCAPE			
9.1	Deciduous Tree	1 / L5-01		
9.2	Deciduous Tree on slope	2 / L5-01		
9.3	Evergreen Tree	1 / L5-02		
9.4	Evergreen Tree on slope	2 / L5-02		
9.5	Ornamental Tree Type 1	1 / L5-03		
9.6	Ornamental Tree on slope	2 / L5-03		
9.7	Deciduous Tree Guy Wire	3 / L5-03		
9.8	Shrub Type 1	1 / L5-04	3 / L5-02	
9.9	Shrub Type 2 (slope)	2 / L5-04	3 / L5-02	
9.10	Perennials and Groundcover	3 / L5-04	3 / L5-02	
9.11	Turf	4 / L5-04		
9.12	Steel Edging	5 / L5-04		
9.13	Mulch	6 / L5-04		

Abb	Scientific Name	Common Name	Size	Spacing	Detail
TREES					
AFA	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	3" CAL.	PER PLANS	9.1; 9.2
ANS	<i>Acer Negundo</i> 'Sensation'	Boxelder Sensation	2" CAL.	PER PLANS	9.1; 9.2
CAT	<i>Catalpa speciosa</i>	Catalpa	3" CAL.	PER PLANS	9.1; 9.2
JUS	<i>Juniperus scopulorum</i> 'Woodward'	Woodward Rocky Mountain Juniper	10" HT.	PER PLANS	9.3; 9.4
PNI-1	<i>Pinus nigra</i>	Austrian Pine	8" HT.	PER PLANS	9.3; 9.4
PNI-2	<i>Pinus nigra</i>	Austrian Pine	7" HT.	PER PLANS	9.3; 9.4
PPA	<i>Populus x acuminata</i>	Lanceleaf Cottonwood	3" CAL.	PER PLANS	9.1; 9.2
PPC	<i>Pinus pungens</i>	Colorado Blue Spruce	8" HT.	PER PLANS	9.3; 9.4
PPN	<i>Populus angustifolia</i>	Narrowleaf Cottonwood	3" CAL.	PER PLANS	9.1; 9.2
PPP	<i>Pinus ponderosa</i>	Ponderosa Pine	20" HT.	PER PLANS	9.3; 9.4
PVC	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	6" CAL.	PER PLANS	9.1; 9.5
QUM-1	<i>Quercus macrocarpa</i>	Bur Oak	3" CAL.	PER PLANS	9.1; 9.2
QUM-2	<i>Quercus macrocarpa</i>	Bur Oak	6" CAL.	PER PLANS	9.1; 9.2

USM6 - UNDERSTORY SUMMER MIX					
ART	<i>Artemisia tridentata</i>	W. Sagebrush	5 GAL.	MIN 18" MAX 96"	9.10
ERN	<i>Ericameria nauseosa</i> ssp. var. <i>speciosa</i>	Rubber Rabbitbrush	3 GAL.	MIN 18" MAX 96"	9.10
ABF	<i>Blue Fortune</i> Hyssop	Blue Fortune Hyssop	1 GAL.	MIN 18" MAX 96"	9.10
LSA	<i>Leucanthemum x superbum</i> 'Alaska'	Shasta Daisy	1 GAL.	MIN 18" MAX 96"	9.10
		SMM Grass Mix			

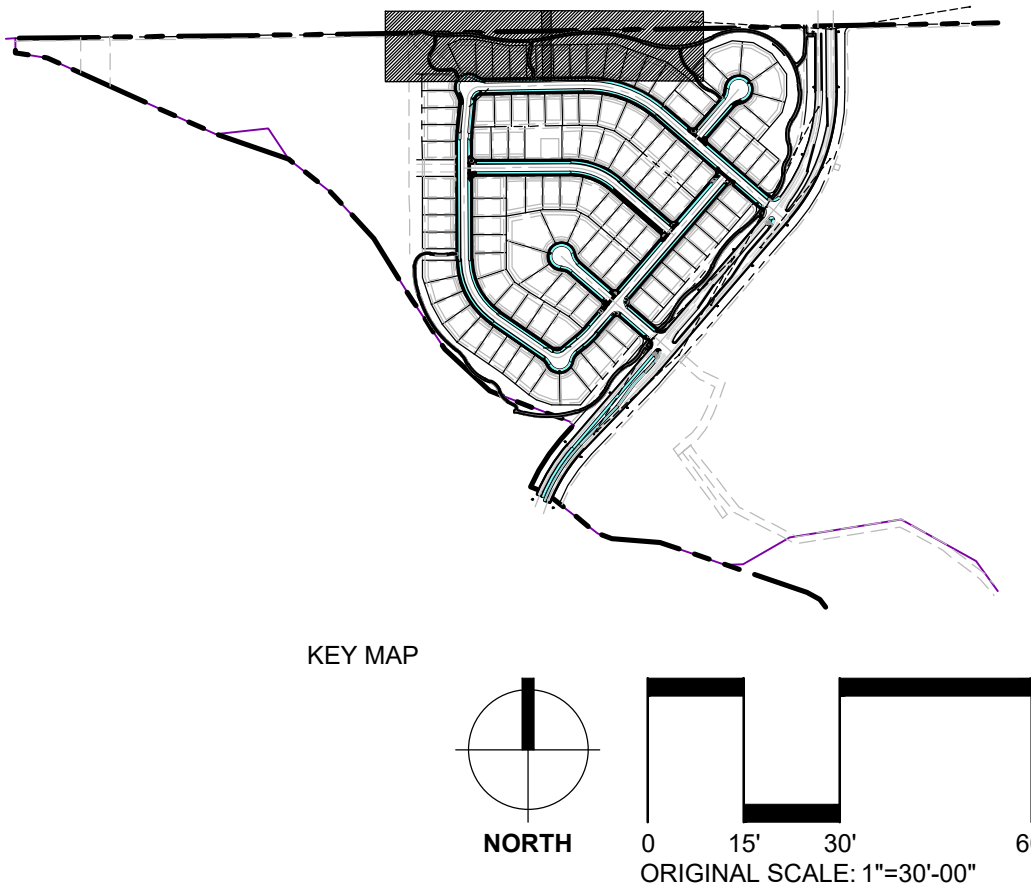
UFM10 - UNDERSTORY FALL MIX					
RIIT	<i>Rhus triboata</i>	Sumac	5 GAL.	MIN 18" MAX 96"	9.10
GBG	<i>Blonde Ambition</i> Grama Grass	Grama Grass	3 GAL.	MIN 18" MAX 96"	9.10
ABF	<i>Agastache</i> 'Blue Fortune'	Blue Fortune Hyssop	1 GAL.	MIN 18" MAX 96"	9.10
AMI	<i>Achillea millefolium</i>	White Yarrow	5 GAL.	MIN 18" MAX 96"	9.10
AGL	<i>Globermaster</i> Allium	Allium	1 GAL.	MIN 18" MAX 96"	9.10
UFM10		SMM Grass Mix			

UWM13 - UNDERSTORY WINTER MIX					
RIIT	<i>Rhus triboata</i>	Sumac	6 GAL.	MIN 18" MAX 96"	9.10
YUG	<i>Yucca glauca</i>	Soapweed Yucca	5 GAL.	MIN 18" MAX 96"	9.10
AMI	<i>Achillea millefolium</i>	White Yarrow	3 GAL.	MIN 18" MAX 96"	9.10
		SMM Grass Mix			

USPM2 - UNDERSTORY SPRING MIX					
ERN	<i>Ericameria nauseosa</i> ssp. var. <i>speciosa</i>	Rubber Rabbitbrush	5 GAL.	MIN 18" MAX 96"	9.10
PEA	<i>Perovskia atriplicifolia</i>	Russian Sage	5 GAL.	MIN 18" MAX 96"	9.10
GBG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Grama Grass	3 GAL.	MIN 18" MAX 96"	9.10
LSA	<i>Leucanthemum x superbum</i> 'Alaska'	Shasta Daisy	2 GAL.	MIN 18" MAX 96"	9.10
		SMM Grass Mix			

SEED MIXES					
SMM	Shortgrass Meadow Mix (Includes: Western Wheat Grass, Blue Gramma, Sideoats Gramma, Green needlegrass, Buffalo Grass, Thick Spike Wheat Grass, Switchgrass, Hard Fescue, Sheep Fescue, Chewing Fescue, Creeping Red Fescue)	Shortgrass Meadow Mix	Seed	REF SPEC	
GME	Erosion Control Mix (Includes: Western Wheat Grass, Sideoats Grama Grass, Annual Rye Grass)	Erosion Control Mix	Seed	REF SPEC	
TFF	Turf Grass Mix (Kentucky Blue Grass, Perennial Rye Grass, Creeping Red Fescue)	Turf Lawn Mix	Seed	REF SPEC	

PLANTING LEGEND					
9.14 9.15	USM6	TFF	WATER METER		
9.16 9.17	UFM10	SMM	SIGHT TRIANGLE		
9.18 9.19	UWM13	GME			
9.20 9.21	USPM2				



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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application: Barefoot Lakes
Filing No. 4

Type of Submittal: FDP

Filing #: 4

Phase #:

First Submittal: 12.21.2018

Revision 1: 03.14.2019

Revision 2: 06.10.2019

Revision 3:

Sheet 21 of 58

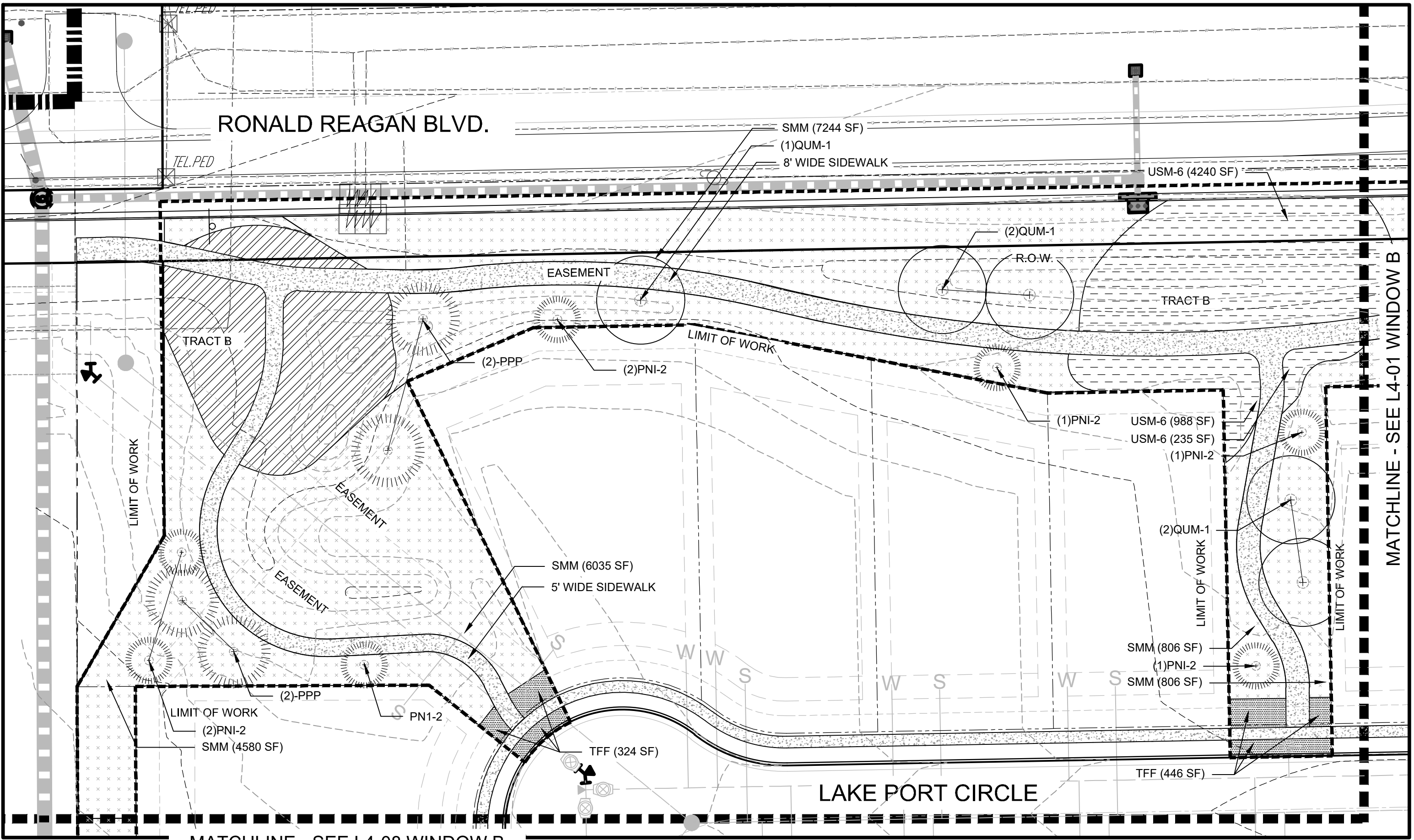
PROJECT NUMBER: 5311

PLANTING

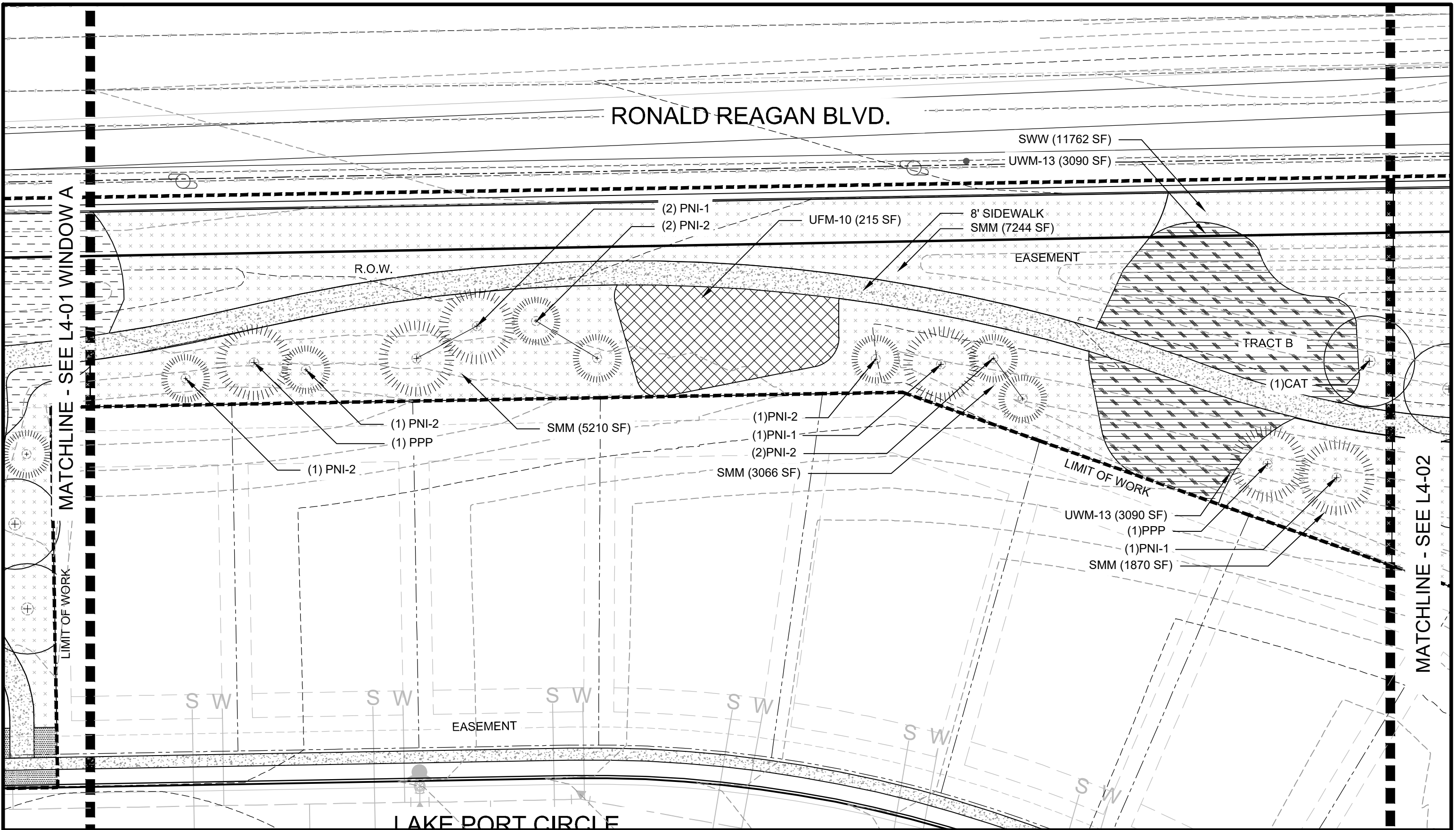
SHEET NUMBER

L4-01

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WINDOW A



WINDOW B

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 22 of 58

SITE KEYNOTES:

9.0 PLANTING AND LANDSCAPE

		DETAIL / SHEET	RELATED DETAILS
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9.2	Deciduous Tree on slope	2 / L5-01	
9.3	Evergreen Tree	1 / L5-02	
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9.5	Ornamental Tree Type 1	1 / L5-03	
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9.8	Shrub Type 1	1 / L5-04	3 / L5-02
9.9	Shrub Type 2 (slope)	2 / L5-04	3 / L5-02
9.10	Perennials and Groundcover	3 / L5-04	3 / L5-02
9.11	Turf	4 / L5-04	
9.12	Steel Edging	5 / L5-04	
9.13	Mulch	6 / L5-04	

Abb	Scientific Name	Common Name	Size	Spacing	Detail
TREES					
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ANS	<i>Acer Negundo</i> 'Sensation'	Boxelder Sensation	2" CAL.	PER PLANS	9.1; 9.2
CAT	<i>Catalpa speciosa</i>	Catalpa	3" CAL.	PER PLANS	9.1; 9.2
JUS	<i>Juniperus scopulorum</i> 'Woodward'	Woodward Rocky Mountain Juniper	10' HT.	PER PLANS	9.3; 9.4
PNH-1	<i>Pinus nigra</i>	Austrian Pine	8' HT.	PER PLANS	9.3; 9.4
PNH-2	<i>Pinus nigra</i>	Austrian Pine	7' HT.	PER PLANS	9.3; 9.4
PPA	<i>Populus x acuminata</i>	Lanceleaf Cottonwood	3" CAL.	PER PLANS	9.1; 9.2
PPC	<i>Pinus pungens</i>	Colorado Blue Spruce	8' HT.	PER PLANS	9.3; 9.4
PPN	<i>Populus angustifolia</i>	Narrowleaf Cottonwood	3" CAL.	PER PLANS	9.1; 9.2
PPP	<i>Pinus ponderosa</i>	Ponderosa Pine	20' HT.	PER PLANS	9.3; 9.4
PVC	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	6" CAL.	PER PLANS	9.1; 9.5
QUM-1	<i>Quercus macrocarpa</i>	Bur Oak	3" CAL.	PER PLANS	9.1; 9.2
QUM-2	<i>Quercus macrocarpa</i>	Bur Oak	6" CAL.	PER PLANS	9.1; 9.2

USM6 - UNDERSTORY SUMMER MIX					
ART	<i>Artemisia tridentata</i>	W. Sagebrush	5 GAL.	MIN 18" MAX 96"	9.10
ERN	<i>Ericameria nauseosa</i> ssp. var. <i>speciosa</i>	Rubber Rabbitbrush	3 GAL.	MIN 18" MAX 96"	9.10
ABF	<i>Blue Fortune</i> Hyssop	Blue Fortune Hyssop	1 GAL.	MIN 18" MAX 96"	9.10
LSA	<i>Leucanthemum x superbum</i> 'Alaska'	Shasta Daisy	1 GAL.	MIN 18" MAX 96"	9.10
		SMM Grass Mix			

UFM10 - UNDERSTORY FALL MIX					
RHT	<i>Rhus typhota</i>	Sumac	5 GAL.	MIN 18" MAX 96"	9.10
GBG	<i>Blonde Ambition</i> Grama Grass	Grama Grass	3 GAL.	MIN 18" MAX 96"	9.10
ABF	<i>Agastache</i> 'Blue Fortune'	Blue Fortune Hyssop	1 GAL.	MIN 18" MAX 96"	9.10
AMH	<i>Achillea millefolium</i>	White Yarrow	5 GAL.	MIN 18" MAX 96"	9.10
AGL	<i>Globermaster</i> Allium	Allium	1 GAL.	MIN 18" MAX 96"	9.10
UFM10		SMM Grass Mix			

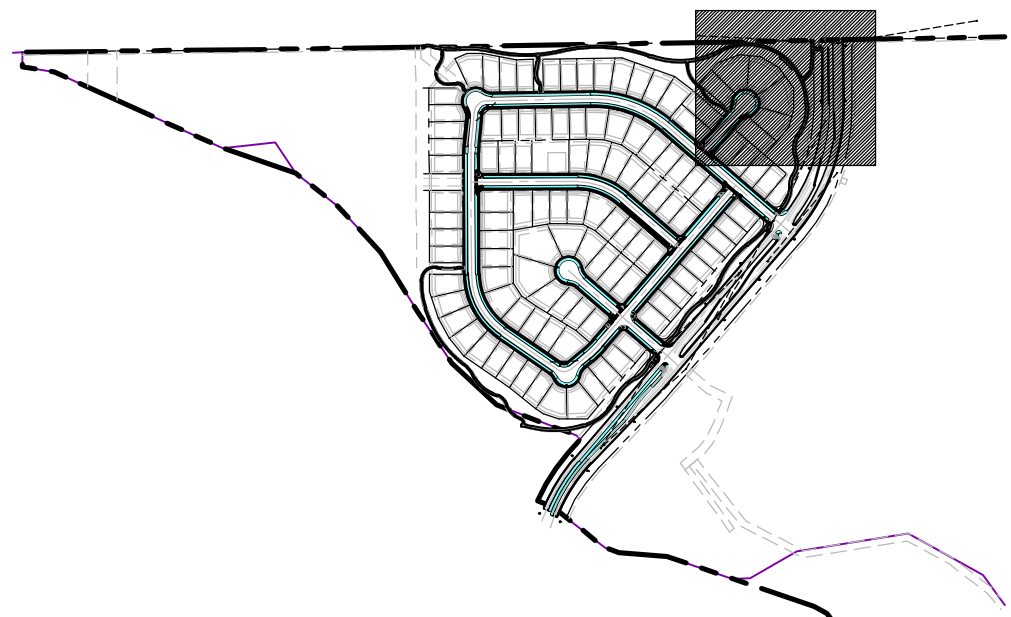
UWM13 - UNDERSTORY WINTER MIX					
RHT	<i>Rhus typhota</i>	Sumac	6 GAL.	MIN 18" MAX 96"	9.10
YUG	<i>Yucca glauca</i>	Sage Yucca	5 GAL.	MIN 18" MAX 96"	9.10
AMH	<i>Achillea millefolium</i>	White Yarrow	3 GAL.	MIN 18" MAX 96"	9.10
		SMM Grass Mix			

USPM2 - UNDERSTORY SPRING MIX					
ERN	<i>Ericameria nauseosa</i> ssp. var. <i>speciosa</i>	Rubber Rabbitbrush	5 GAL.	MIN 18" MAX 96"	9.10
PEA	<i>Perovskia atriplicifolia</i>	Russian Sage	5 GAL.	MIN 18" MAX 96"	9.10
GBG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Grama Grass	3 GAL.	MIN 18" MAX 96"	9.10
LSA	<i>Leucanthemum x superbum</i> 'Alaska'	Shasta Daisy	2 GAL.	MIN 18" MAX 96"	9.10
		SMM Grass Mix			

SEED MIXES					
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PLANTING LEGEND

9.14 9.15	USM6	TFF	WATER METER
9.16 9.17	UFM10	SMM	SIGHT TRIANGLE
9.18 9.19	UWM13	GME	
9.20 9.21	USPM2		



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BAREFOOT LAKES - FILING NO. 4

FINAL DEVELOPMENT PLAN

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application: Barefoot Lakes Filing No. 4

Type of Submittal: FDP

Filing #: 4

Phase #:

First Submittal: 12.21.2018

Revision 1: 03.14.2019

Revision 2: 06.10.2019

Revision 3:

Sheet 22 of 58

PROJECT NUMBER: 5311

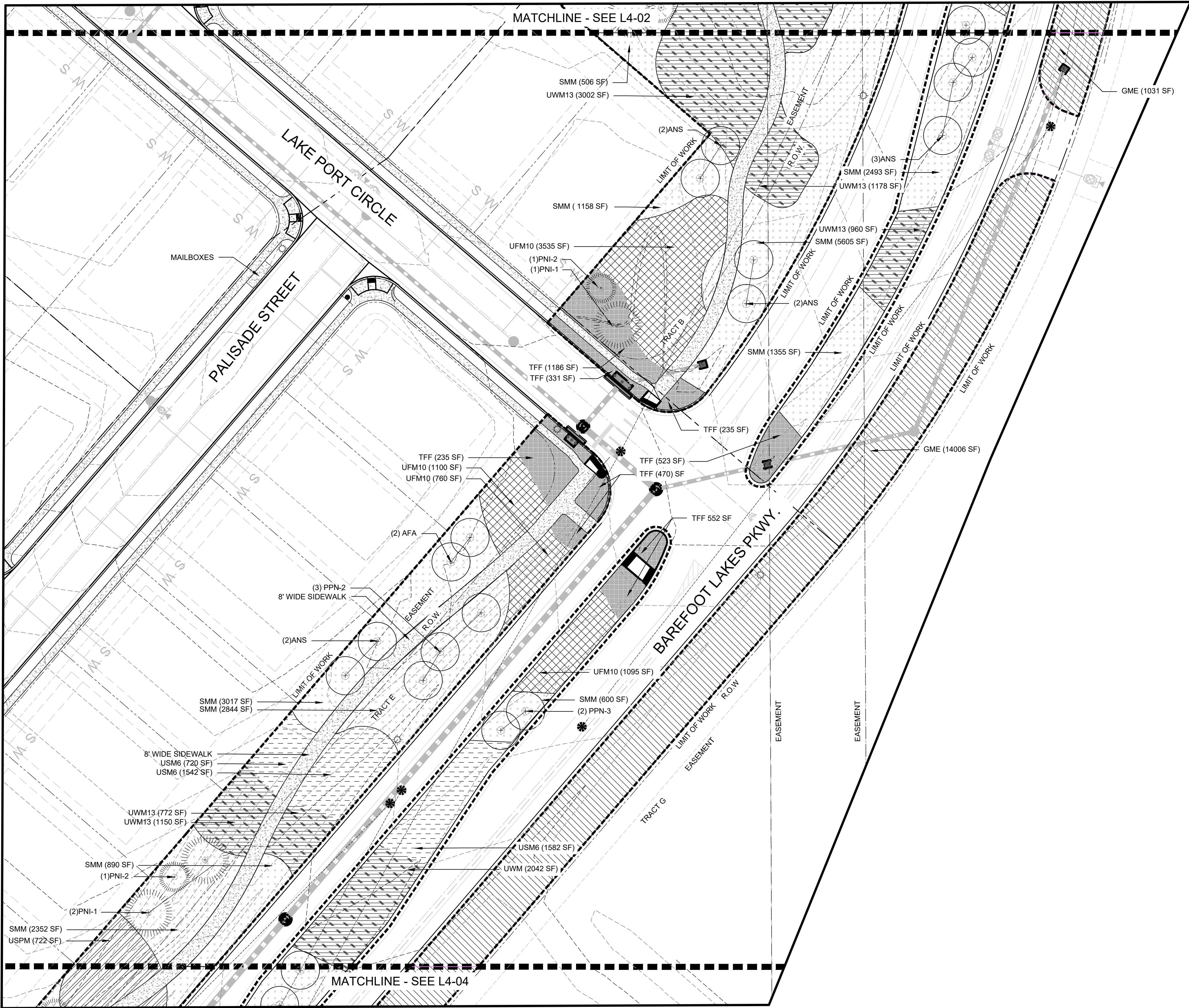
PLANTING

SHEET NUMBER

L4-02

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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 23 of 58



SITE KEYNOTES:			DETAIL / SHEET	RELATED DETAILS
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ABF	<i>Blue Fortune</i> Hyssop	Blue Fortune Hyssop	1 GAL.	MIN 18" MAX 96"	9.10
LSA	<i>Leucanthemum x superbum</i> 'Alaska'	Shasta Daisy	1 GAL.	MIN 18" MAX 96"	9.10
		SMV Grass Mix			

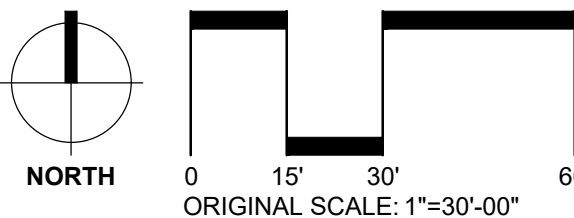
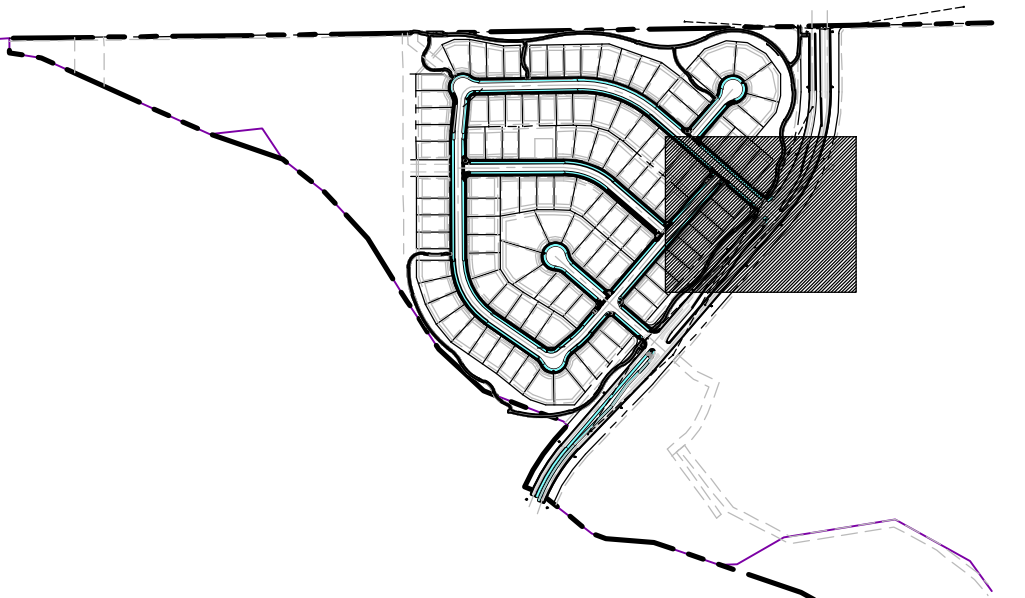
UFM10 - UNDERSTORY FALL MIX					
RIIT	<i>Rhus triborta</i>	Sumac	5 GAL.	MIN 18" MAX 96"	9.10
GBG	<i>Blonde Ambition</i> Grama Grass	Grama Grass	3 GAL.	MIN 18" MAX 96"	9.10
ABF	<i>Agastache</i> 'Blue Fortune'	Blue Fortune Hyssop	1 GAL.	MIN 18" MAX 96"	9.10
AMI	<i>Achillea millefolium</i>	White Yarrow	5 GAL.	MIN 18" MAX 96"	9.10
AGL	<i>Globermaster</i> Allium	Allium	1 GAL.	MIN 18" MAX 96"	9.10
UFM10		SMV Grass Mix			

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AMI	<i>Achillea millefolium</i>	White Yarrow	3 GAL.	MIN 18" MAX 96"	9.10
		SMV Grass Mix			

USPM2 - UNDERSTORY SPRING MIX					
ERN	<i>Ericameria nauseosa</i> ssp. var. <i>speciosa</i>	Rubber Rabbitbrush	5 GAL.	MIN 18" MAX 96"	9.10
PEA	<i>Perovskia atriplicifolia</i>	Russian Sage	5 GAL.	MIN 18" MAX 96"	9.10
GBG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Grama Grass	3 GAL.	MIN 18" MAX 96"	9.10
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PLANTING LEGEND					
9.14, 9.15	USM6	TFF	WATER METER		
9.16, 9.17	UFM10	SMM	SIGHT TRIANGLE		
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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application: Barefoot Lakes Filing No. 4

Type of Submittal: FDP

Filing #: 4

Phase #:

First Submittal: 12.21.2018

Revision 1: 03.14.2019

Revision 2: 06.10.2019

Revision 3:

Sheet 23 of 58

PROJECT NUMBER: 5311

PLANTING

SHEET NUMBER

L4-03

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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 24 of 58

SITE KEYNOTES:

9.0 PLANTING AND LANDSCAPE

9.1	Deciduous Tree	1 / L5-01
9.2	Deciduous Tree on slope	2 / L5-01
9.3	Evergreen Tree	1 / L5-02
9.4	Evergreen Tree on slope	2 / L5-02
9.5	Ornamental Tree Type 1	1 / L5-03
9.6	Ornamental Tree on slope	2 / L5-03
9.7	Deciduous Tree Guy Wire	3 / L5-03
9.8	Shrub Type 1	1 / L5-04 3 / L5-02
9.9	Shrub Type 2 (slope)	2 / L5-04 3 / L5-02
9.10	Perennials and Groundcover	3 / L5-04 3 / L5-02
9.11	Turf	4 / L5-04
9.12	Steel Edging	5 / L5-04
9.13	Mulch	6 / L5-04

Abb	Scientific Name	Common Name	Size	Spacing	Detail
TREES					
AFA	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	3" CAL.	PER PLANS	9.1; 9.2
ANS	<i>Acer Negundo</i> 'Sensation'	Boxelder Sensation	2" CAL.	PER PLANS	9.1; 9.2
CAT	<i>Catalpa speciosa</i>	Catalpa	3" CAL.	PER PLANS	9.1; 9.2
JUS	<i>Juniperus scopulorum</i> 'Woodward'	Woodward Rocky Mountain Juniper	10" HT.	PER PLANS	9.3; 9.4
PNI-1	<i>Pinus nigra</i>	Austrian Pine	8" HT.	PER PLANS	9.3; 9.4
PNI-2	<i>Pinus nigra</i>	Austrian Pine	7" HT.	PER PLANS	9.3; 9.4
PPA	<i>Populus x acuminata</i>	Lanceleaf Cottonwood	3" CAL.	PER PLANS	9.1; 9.2
PPC	<i>Pinus pungens</i>	Colorado Blue Spruce	8" HT.	PER PLANS	9.3; 9.4
PPN	<i>Populus angustifolia</i>	Narrowleaf Cottonwood	3" CAL.	PER PLANS	9.1; 9.2
PPP	<i>Pinus ponderosa</i>	Ponderosa Pine	20" HT.	PER PLANS	9.3; 9.4
PVC	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	6" CAL.	PER PLANS	9.1; 9.2
QUM-1	<i>Quercus macrocarpa</i>	Bur Oak	3" CAL.	PER PLANS	9.1; 9.2
QUM-2	<i>Quercus macrocarpa</i>	Bur Oak	6" CAL.	PER PLANS	9.1; 9.2

USM6 - UNDERSTORY SUMMER MIX					
ART	<i>Artemisia tridentata</i>	W. Sagebrush	5 GAL.	MIN 18" MAX 96"	9.10
ERN	<i>Ericameria nauseosa</i> ssp. var. <i>speciosa</i>	Rubber Rabbitbrush	3 GAL.	MIN 18" MAX 96"	9.10
ABF	<i>Blue Fortune</i> Hyssop	Blue Fortune Hyssop	1 GAL.	MIN 18" MAX 96"	9.10
LSA	<i>Leucanthemum x superbum</i> 'Alaska'	Shasta Daisy	1 GAL.	MIN 18" MAX 96"	9.10
		SMV Grass Mix			

UFM10 - UNDERSTORY FALL MIX					
RIT	<i>Rhus trilobata</i>	Sumac	5 GAL.	MIN 18" MAX 96"	9.10
GBG	<i>Blonde Ambition</i> Grama Grass	Grama Grass	3 GAL.	MIN 18" MAX 96"	9.10
ABF	<i>Agastache</i> 'Blue Fortune'	Blue Fortune Hyssop	1 GAL.	MIN 18" MAX 96"	9.10
AMH	<i>Achillea millefolium</i>	White Yarrow	5 GAL.	MIN 18" MAX 96"	9.10
AGL	<i>Globermaster</i> Allium	Allium	1 GAL.	MIN 18" MAX 96"	9.10
UFM10		SMV Grass Mix			

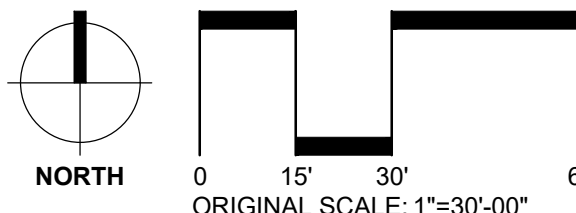
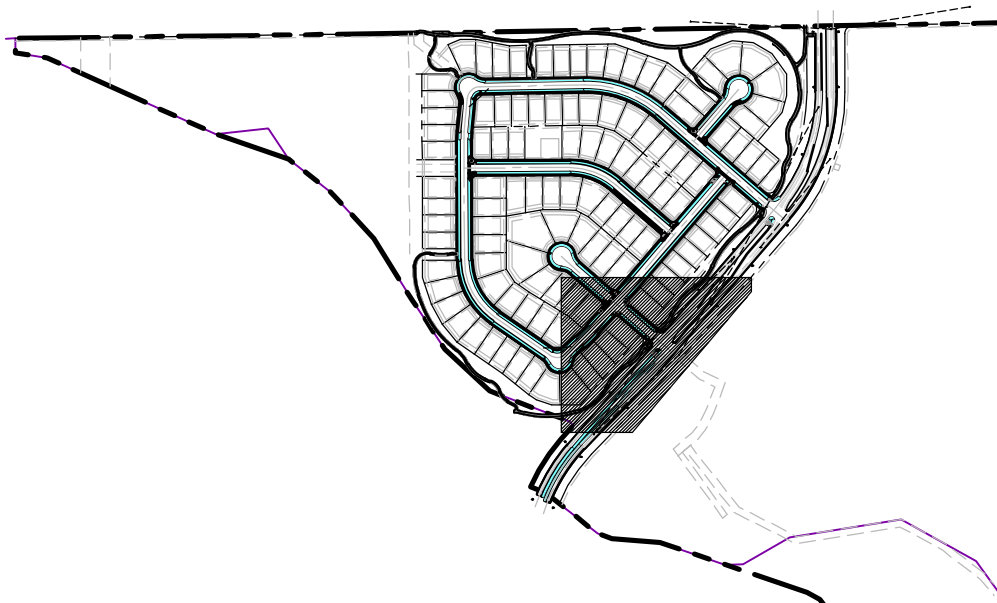
UWM13 - UNDERSTORY WINTER MIX					
RIT	<i>Rhus trilobata</i>	Sumac	6 GAL.	MIN 18" MAX 96"	9.10
YUG	<i>Yucca glauca</i>	Sageweed Yucca	5 GAL.	MIN 18" MAX 96"	9.10
AMH	<i>Achillea millefolium</i>	White Yarrow	3 GAL.	MIN 18" MAX 96"	9.10
		SMV Grass Mix			

USPM2 - UNDERSTORY SPRING MIX					
ERN	<i>Ericameria nauseosa</i> ssp. var. <i>speciosa</i>	Rubber Rabbitbrush	5 GAL.	MIN 18" MAX 96"	9.10
PEA	<i>Perovskia atriplicifolia</i>	Russian Sage	5 GAL.	MIN 18" MAX 96"	9.10
GBG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Grama Grass	3 GAL.	MIN 18" MAX 96"	9.10
LSA	<i>Leucanthemum x superbum</i> 'Alaska'	Shasta Daisy	2 GAL.	MIN 18" MAX 96"	9.10
		SMV Grass Mix			

SEED MIXES					
SMV	Shortgrass Meadow Mix (Includes: Western Wheat Grass, Blue Gramma, Sideoats Gramma, Green needlegrass, Buffalo Grass, Thick Spike Wheat Grass, Switchgrass, Hard Fescue, Sheep Fescue, Chewing Fescue, Creeping Red Fescue)	Shortgrass Meadow Mix	Seed	REF SPEC	
GME	Erosion Control Mix (Includes: Western Wheat Grass, Sideoats Grama Grass, Annual Rye Grass)	Erosion Control Mix	Seed	REF SPEC	
TFF	Turf Grass Mix (Kentucky Blue Grass, Perennial Rye Grass, Creeping Red Fescue)	Turf Lawn Mix	Seed	REF SPEC	

PLANTING LEGEND

9.14 9.15	USM6	TFF	WATER METER
9.16 9.17	UFM10	SMM	SIGHT TRIANGLE
9.18 9.19	UWM13	GME	
9.20 9.21	USPM2		



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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application: Barefoot Lakes Filing No. 4

Type of Submittal: FDP

Filing #: 4

Phase #:

First Submittal: 12.21.2018

Revision 1: 03.14.2019

Revision 2: 06.10.2019

Revision 3:

Sheet 24 of 58

PROJECT NUMBER: 5311

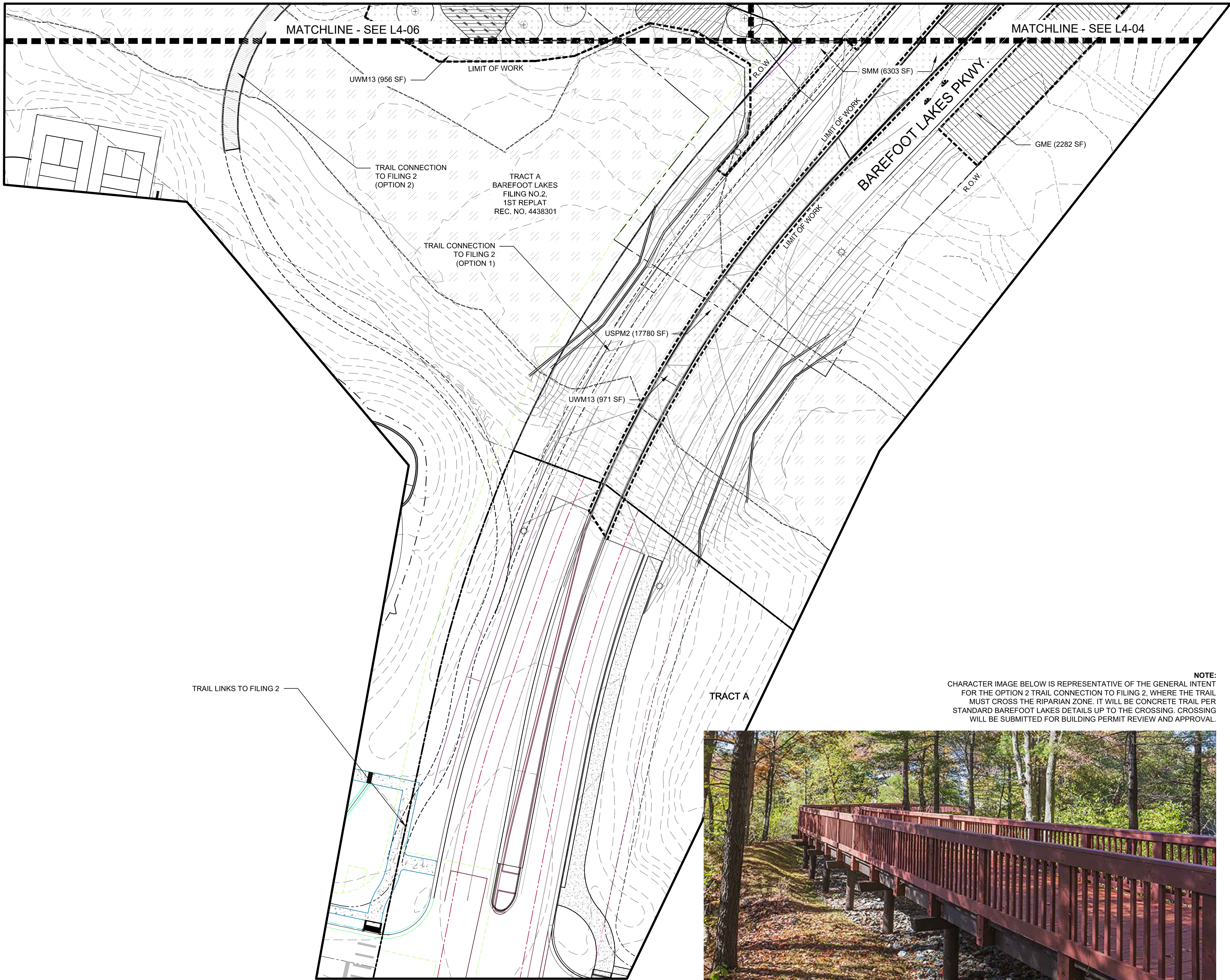
PLANTING

SHEET NUMBER

L4-04

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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 25 of 58



NOTE:
CHARACTER IMAGE BELOW IS REPRESENTATIVE OF THE GENERAL INTENT
FOR THE OPTION 2 TRAIL CONNECTION TO FILING 2. WHERE THE TRAIL
MUST CROSS THE RIPARIAN ZONE. IT WILL BE CONCRETE TRAIL PER
STANDARD BAREFOOT LAKES DETAILS UP TO THE CROSSING. CROSSING
WILL BE SUBMITTED FOR BUILDING PERMIT REVIEW AND APPROVAL.

SITE KEYNOTES:			DETAIL / SHEET	RELATED DETAILS
9.0	PLANTING AND LANDSCAPE			
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PVC	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Pear	6" CAL.	PER PLANS	9.1; 9.5
QUIM-1	<i>Quercus macrocarpa</i>	Bur Oak	3" CAL.	PER PLANS	9.1; 9.2
QUIM-2	<i>Quercus macrocarpa</i>	Bur Oak	6" CAL.	PER PLANS	9.1; 9.2

USM6 - UNDERSTORY SUMMER MIX					
ART	<i>Artemisia tridentata</i>	W. Sagebrush	5 GAL.	MIN 18" MAX 96"	9.10
ERN	<i>Ericameria nauseosa</i> ssp. var. <i>speciosa</i>	Rubber Rabbitbrush	3 GAL.	MIN 18" MAX 96"	9.10
ABF	<i>Blue Fortune</i> Hyssop	Blue Fortune Hyssop	1 GAL.	MIN 18" MAX 96"	9.10
LSA	<i>Leucanthemum x superbum</i> 'Alaska'	Shasta Daisy	1 GAL.	MIN 18" MAX 96"	9.10
		SMM Grass Mix			

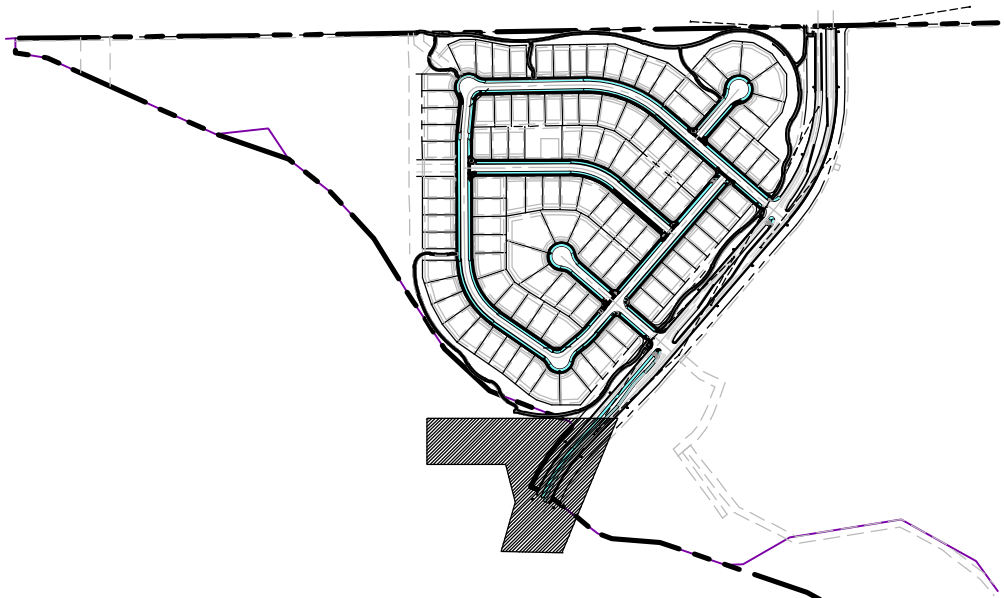
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RIIT	<i>Rhus trilobata</i>	Sumac	5 GAL.	MIN 18" MAX 96"	9.10
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AMI	<i>Achillea millefolium</i>	White Yarrow	5 GAL.	MIN 18" MAX 96"	9.10
AGL	<i>Globermaster</i> Allium	Allium	1 GAL.	MIN 18" MAX 96"	9.10
UFM10		SMM Grass Mix			

UWM13 - UNDERSTORY WINTER MIX					
RIIT	<i>Rhus trilobata</i>	Sumac	6 GAL.	MIN 18" MAX 96"	9.10
YUG	<i>Yucca glauca</i>	Soapweed Yucca	5 GAL.	MIN 18" MAX 96"	9.10
AMI	<i>Achillea millefolium</i>	White Yarrow	3 GAL.	MIN 18" MAX 96"	9.10
		SMM Grass Mix			

USPM2 - UNDERSTORY SPRING MIX					
ERN	<i>Ericameria nauseosa</i> ssp. var. <i>speciosa</i>	Rubber Rabbitbrush	5 GAL.	MIN 18" MAX 96"	9.10
PEA	<i>Perovskia atriplicifolia</i>	Russian Sage	5 GAL.	MIN 18" MAX 96"	9.10
GBG	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Grama Grass	3 GAL.	MIN 18" MAX 96"	9.10
LSA	<i>Leucanthemum x superbum</i> 'Alaska'	Shasta Daisy	2 GAL.	MIN 18" MAX 96"	9.10
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PLANTING LEGEND					
9.14	9.15	USM6	TFF	WATER METER	
9.16	9.17	UFM10	SMM	SIGHT TRIANGLE	
9.18	9.19	UWM13	GME		
9.20	9.21	USPM2			



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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.10.2019
Revision 3:	
Sheet <u>25</u> of <u>58</u>	

PROJECT NUMBER: 5311

PLANTING

SHEET NUMBER

L4-05

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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 26 of 58

SITE KEYNOTES:

9.0 PLANTING AND LANDSCAPE

		DETAIL / SHEET	RELATED DETAILS
9.1	Deciduous Tree	1 / L5-01	
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9.10	Perennials and Groundcover	3 / L5-04	3 / L5-02
9.11	Turf	4 / L5-04	
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Abb	Scientific Name	Common Name	Size	Spacing	Detail
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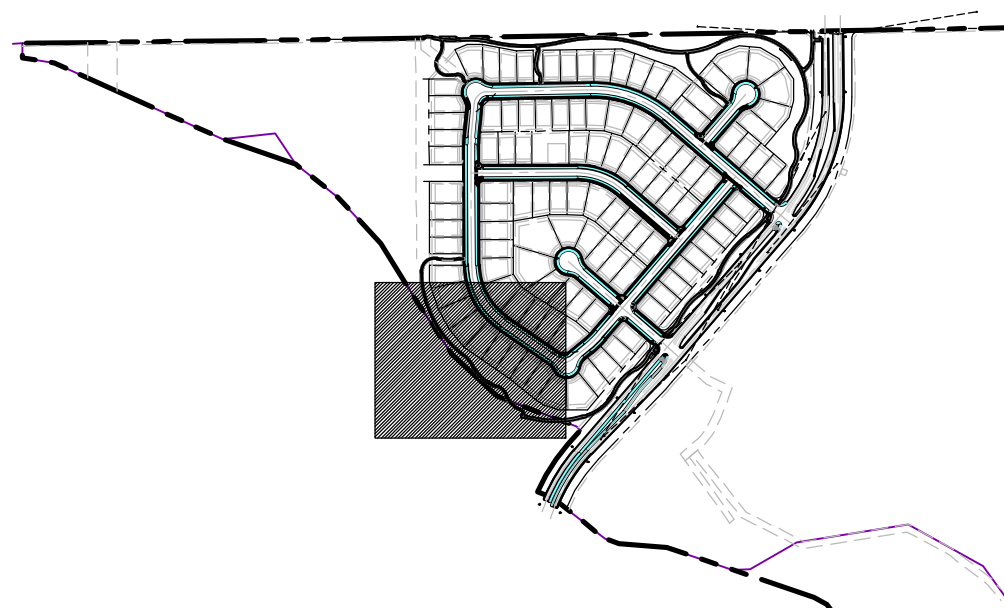
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PLANTING LEGEND

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9.16 9.17	UFM10	SMM	SIGHT TRIANGLE
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TOWN OF FIRESTONE
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Type of Submittal: FDP

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Revision 1: 03.14.2019

Revision 2: 06.10.2019

Revision 3:

Sheet 26 of 58

PROJECT NUMBER: 5311

PLANTING

SHEET NUMBER

L4-06

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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
PLANTING
Town of Firestone
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State of Colorado
Sheet 27 of 58

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QUV1-1	<i>Quercus macrocarpa</i>	Bur Oak	3" CAL.	PER PLANS	9.1, 9.2
QUV1-2	<i>Quercus macrocarpa</i>	Bur Oak	5" CAL.	PER PLANS	9.1, 9.2

USM6 - UNDERSTORY SUMMER MIX					
ART	<i>Artemisia tridentata</i>	W. Sagebrush	5 GAL.	MIN 18" MAX 96"	9.10
ERN	<i>Ericameria nauseosa</i> ssp. var. <i>spaciola</i>	Rubber Rabbitbrush	3 GAL.	MIN 18" MAX 96"	9.10
ABF	<i>Blue Fortune Hyssop</i>	Blue Fortune Hyssop	1 GAL.	MIN 18" MAX 96"	9.10
LSA	<i>Leucanthemum x superbum</i> 'Alaska'	Shasta Daisy	1 GAL.	MIN 18" MAX 96"	9.10
SMMVGrass Mix					

UFM10 - UNDERSTORY FALL MIX					
RHT	<i>Rhus trilobata</i>	Sumac	5 GAL.	MIN 18" MAX 96"	9.10
BGR	<i>Blonde Ambition Gramma Grass</i>	Gramma Grass	8 GAL.	MIN 18" MAX 96"	9.10
ABF	<i>Agastache 'Blue Fortune'</i>	Blue Fortune Hyssop	1 GAL.	MIN 18" MAX 96"	9.10
AMN	<i>Achillea millefolium</i>	White Yarrow	5 GAL.	MIN 18" MAX 96"	9.10
AQL	<i>Globeaster Allium</i>	Allium	1 GAL.	MIN 18" MAX 96"	9.10
SMMVGrass Mix					

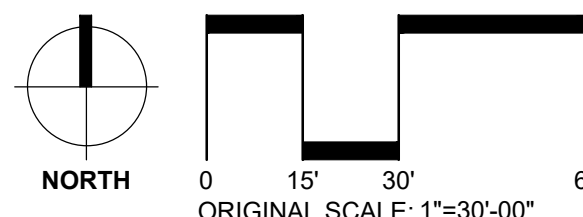
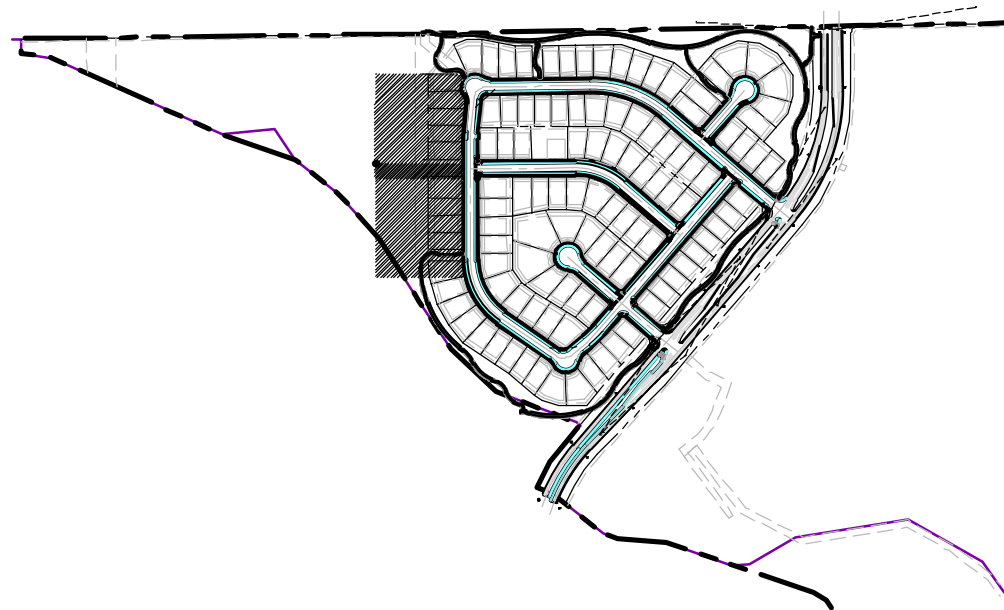
UWM13 - UNDERSTORY WINTER MIX					
RHT	<i>Rhus trilobata</i>	Sumac	5 GAL.	MIN 18" MAX 96"	9.10
YUG	<i>Yucca glauca</i>	Soapweed Yucca	5 GAL.	MIN 18" MAX 96"	9.10
AMN	<i>Achillea millefolium</i>	White Yarrow	3 GAL.	MIN 18" MAX 96"	9.10
SMMVGrass Mix					

USPM2 - UNDERSTORY SPRING MIX					
ERN	<i>Ericameria nauseosa</i> ssp. var. <i>spaciola</i>	Rubber Rabbitbrush	5 GAL.	MIN 18" MAX 96"	9.10
PEA	<i>Perovskia atriplicifolia</i>	Russian Sage	5 GAL.	MIN 18" MAX 96"	9.10
BGR	<i>Blonde Ambition Gramma Grass</i>	Blonde Ambition Gramma Grass	8 GAL.	MIN 18" MAX 96"	9.10
LSA	<i>Leucanthemum x superbum</i> 'Alaska'	Shasta Daisy	2 GAL.	MIN 18" MAX 96"	9.10
SMMVGrass Mix					

SEED MIXES					
SMM	Shortgrass Meadow Mix (includes: Western Wheat Grass, Blue Gramma, Sidecoats Gramma, Green Needlegrass, Buffalo Grass, Thick Spike Wheat Grass, Switchgrass, Hard Fescue, Sheep Fescue, Chewing Fescue, Creeping Red Fescue)	Shortgrass Meadow Mix	Seed	REF SPEC	
GME	Erosion Control Mix (includes: Western Wheat Grass, Sidecoats Gramma Grass, Annual Rye Grass)	Erosion Control Mix	Seed	REF SPEC	
TFF	Turf Grass Mix (Kentucky Blue Grass, Perennial Rye Grass, Creeping Red Fescue)	Turf Lawn Mix	Seed	REF SPEC	

PLANTING LEGEND

9.14, 9.15	USM6	TFF	WATER METER
9.16, 9.17	UFM10	SMM	SIGHT TRIANGLE
9.18, 9.19	UWM13	GME	
9.20, 9.21	USPM2		



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BAREFOOT LAKES - FILING NO. 4

FINAL DEVELOPMENT PLAN

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application: Barefoot Lakes Filing No. 4

Type of Submittal: FDP

Filing #: 4

Phase #:

First Submittal: 12.21.2018

Revision 1: 03.14.2019

Revision 2: 06.10.2019

Revision 3:

Sheet 27 of 58

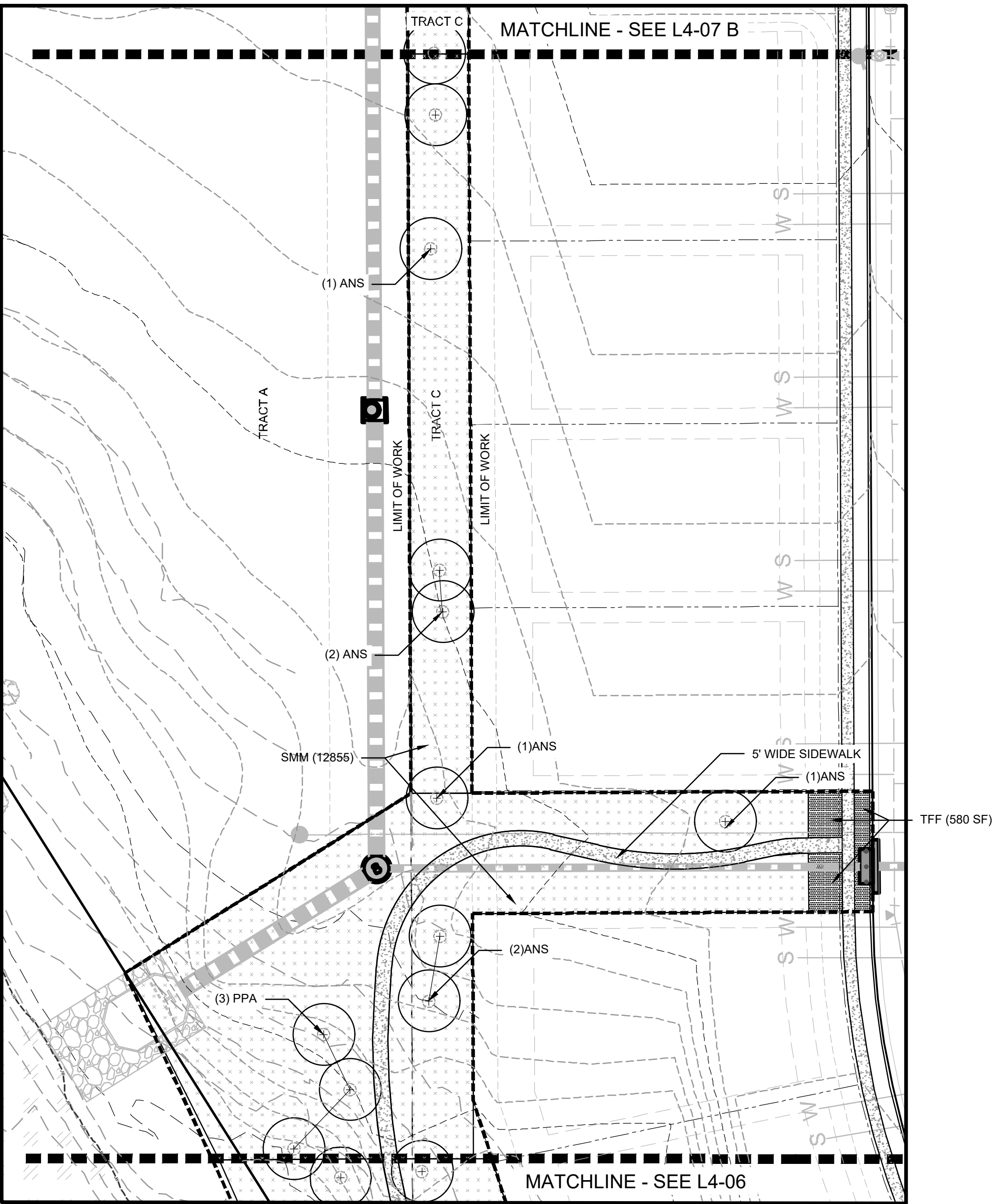
PROJECT NUMBER: 5311

PLANTING

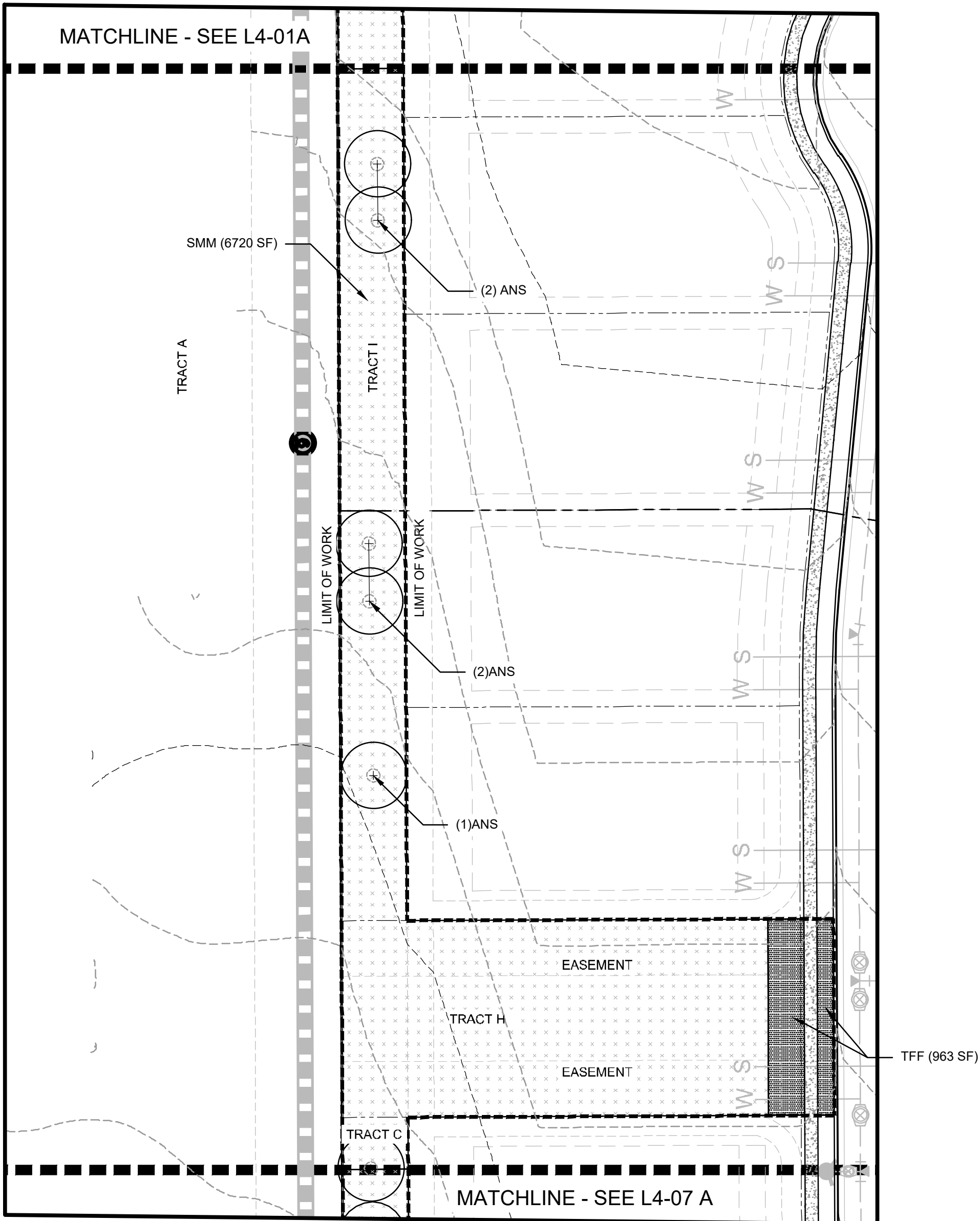
SHEET NUMBER

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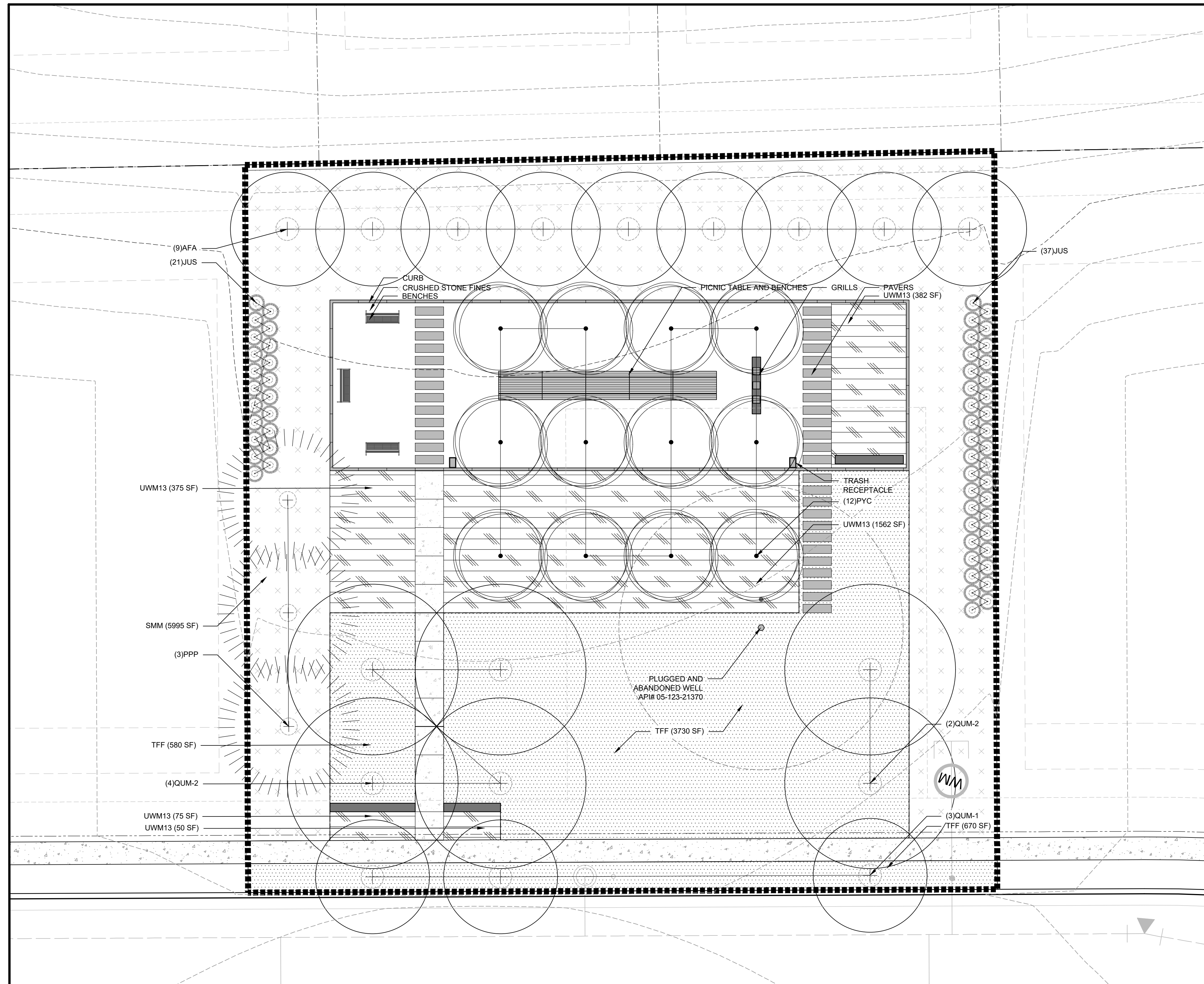


WINDOW A



WINDOW B

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 28 of 58



SITE KEYNOTES:

9.0	PLANTING AND LANDSCAPE	
9.1	Deciduous Tree	1 / L5-01
9.2	Deciduous Tree on slope	2 / L5-01
9.3	Evergreen Tree	1 / L5-02
9.4	Evergreen Tree on slope	2 / L5-02
9.5	Ornamental Tree Type 1	1 / L5-03
9.6	Ornamental Tree on slope	2 / L5-03
9.7	Deciduous Tree Guy Wire	3 / L5-03
9.8	Shrub Type 1	1 / L5-04 3 / L5-02
9.9	Shrub Type 2 (slope)	2 / L5-04 3 / L5-02
9.10	Perennials and Groundcover	3 / L5-04 3 / L5-02
9.11	Turf	4 / L5-04
9.12	Steel Edging	5 / L5-04
9.13	Mulch	6 / L5-04

Abb	Scientific Name	Common Name	Size	Spacing	Details
TREES					
AFM	<i>Acer x freemanii 'Autumn Blaze'</i>	Autumn Blaze Maple	3' CAL	PER PLANS	9.1; 9.2
ANS	<i>Acer x nemorosum 'Sentation'</i>	Boveldi Sensation	2' CAL	PER PLANS	9.1; 9.2
JAT	<i>Catalpa speciosa</i>	Catalpa	3' CAL	PER PLANS	9.1; 9.2
CUS	<i>Juniperus scopulorum 'Woodward'</i>	Woodward Rocky Mountain Juniper	10' HT.	PER PLANS	9.3; 9.4
PN1-P	<i>Pinus nigra</i>	Austrian Pine	8' HT.	PER PLANS	9.3; 9.4
PN1-P	<i>Pinus nigra</i>	Austrian Pine	7' HT.	PER PLANS	9.3; 9.4
PPA	<i>Populus x aluminata</i>	Lanceleaf Cottonwood	3' CAL	PER PLANS	9.1; 9.2
PPC	<i>Pinus pungens</i>	Colorado Blue Spruce	8' HT.	PER PLANS	9.3; 9.4
PNT	<i>Populus nigra italica</i>	Narrowleaf Cottonwood	3' CAL	PER PLANS	9.1; 9.2
PYP	<i>Pinus ponderosa</i>	Ponderosa Pine	20' HT.	PER PLANS	9.3; 9.4
PVC	<i>Pyrus calleryana 'Chanticleer'</i>	Chanticleer Pear	6' CAL	PER PLANS	9.1; 9.2
QUM-1	<i>Quercus macrocarpa</i>	Bur Oak	3' CAL	PER PLANS	9.1; 9.2
QUM-2	<i>Quercus macrocarpa</i>	Bur Oak	6' CAL	PER PLANS	9.1; 9.2

USM6 - UNDERSTORY SUMMER MIX					
ART	<i>Artemisia tridentata</i>	W. Sagebrush	5 GAL.	MIN 18" MAX 96"	9.10
ERN	<i>Eriocaulon nauseosum</i> sp. var. <i>speciosum</i>	Rubber Rabbitbrush	3 GAL.	MIN 18" MAX 96"	9.10
ABF	<i>Blue Fortune Hyssop</i>	Blue Fortune Hyssop	1 GAL.	MIN 18" MAX 96"	9.10
LSA	<i>Leucanthemum x superbum</i> 'Alaska'	Shasta Daisy	1 GAL.	MIN 18" MAX 96"	9.10
		SMM Grass Mix			

UFM10 - UNDERSTORY FALL MIX				
RIFT	<i>Rhus triboota</i>	Sumac	5 GAL	MIN 18" MAX 96"
BGB	<i>Blonde Ambition Grama Grass</i>	Grama Grass	MIN 18"	9.10
ABF	<i>Agastache 'Blue Fortune'</i>	Blue Fortune Hyssop	1 GAL	MIN 18" MAX 96"
AMI	<i>Achillea millefolium</i>	White Yarrow	5 GAL	MIN 18" MAX 96"
AGL	<i>Gloebemaster Allium</i>	Allium	1 GAL	MIN 18" MAX 96"
UFM10		SMM Grass Mix		

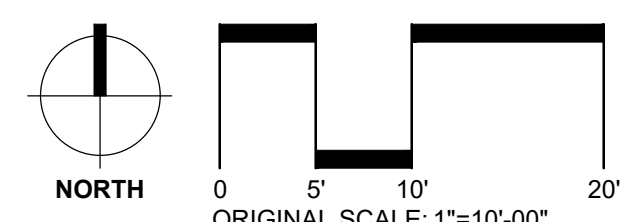
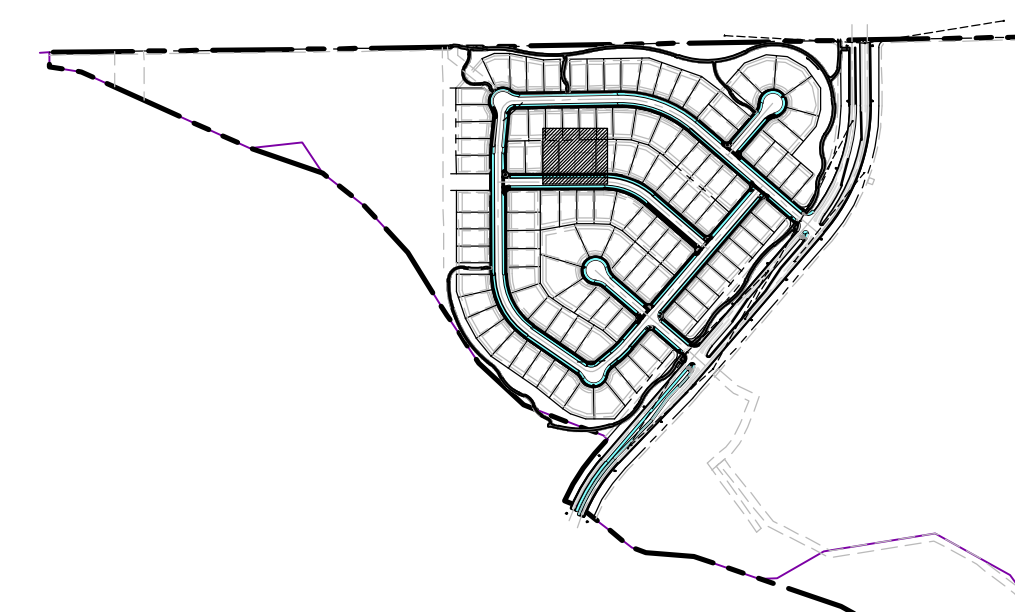
UWM13 - UNDERSTORY WINTER MIX					
RIT	<i>Rhus trilobata</i>	Sumac	6 GAL	MIN 18" MAX 96"	9.10
YUG	<i>Yucca glauca</i>	Soapweed Yucca	5 GAL	MIN 18" MAX 96"	9.10
AMI	<i>Achillea millefolium</i>	White Yarrow	3 GAL	MIN 18" MAX 96"	9.10
		SMM Grass Mix			

USPM2 - UNDERSTORY SPRING MIX					
ERN	<i>Ericameria nauseosa</i> ssp. var. <i>speciosa</i>	Rubber Rabbitbush	5 GAL	MIN 18" MAX 96"	9.10
PER	<i>Perovskia atriplicifolia</i>	Russian Sage	5 GAL	MIN 96" MAX 96"	9.10
BGB	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Grama Grass	3 GAL	MIN 18" MAX 96"	9.10
LSA	<i>Leucanthemum x superbum</i> 'Alaska'	Shasta Daisy	2 GAL	MIN 18" MAX 96"	9.10
		SMM Grass Mix			

SEED MIXES				
SMM	Shortgrass Meadow Mix <i>(Includes: Western Wheat Grass, Blue Gramma, Sideoats Gramma, Green needlegrass, Buffalo Grass, Thick Spike Wheat Grass, Switchgrass, Hard Fescue, Sheep Fescue, Chewing Fescue, Creeping Red Fescue)</i>	Shortgrass Meadow Mix	Seed	REF SPEC
GME	Erosion Control Mix <i>(Includes: Western Wheat Grass, Sideoats Grama Grass, Annual Rye Grass)</i>	Erosion Control Mix	Seed	REF SPEC
TFF	Turf Grass Mix <i>(Kentucky Blue Grass, Perennial Rye Grass, Creeping Red</i>	Turf Lawn Mix	Seed	REF SPEC

PLANTING LEGEND

9.14	9.15		USM6		TFF		WATER METER
9.16	9.17		UFM10		SMM		SIGHT TRIANGLE
9.18	9.19		UWM13		GME		
9.20	9.21		USPM2				



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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN

**TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO**

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.10.2019
Revision 3:	

Sheet 28 of 58

PROJECT NUMBER: 5311

PLANTING

SHEET NUMBER

L4-08

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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
PLANTING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 29 of 58

SITE KEYNOTES:

9.0	PLANTING AND LANDSCAPE	DETAIL / SHEET	RELATED DETAILS
9.1	Deciduous Tree	1 / L5-01	
9.2	Deciduous Tree on slope	2 / L5-01	
9.3	Evergreen Tree	1 / L5-02	
9.4	Evergreen Tree on slope	2 / L5-02	
9.5	Ornamental Tree Type 1	1 / L5-03	
9.6	Ornamental Tree on slope	2 / L5-03	
9.7	Deciduous Tree Guy Wire	3 / L5-03	
9.8	Shrub Type 1	1 / L5-04	3 / L5-02
9.9	Shrub Type 2 (slope)	2 / L5-04	3 / L5-02
9.10	Perennials and Groundcover	3 / L5-04	3 / L5-02
9.11	Turf	4 / L5-04	
9.12	Steel Edging	5 / L5-04	
9.13	Mulch	6 / L5-04	

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FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

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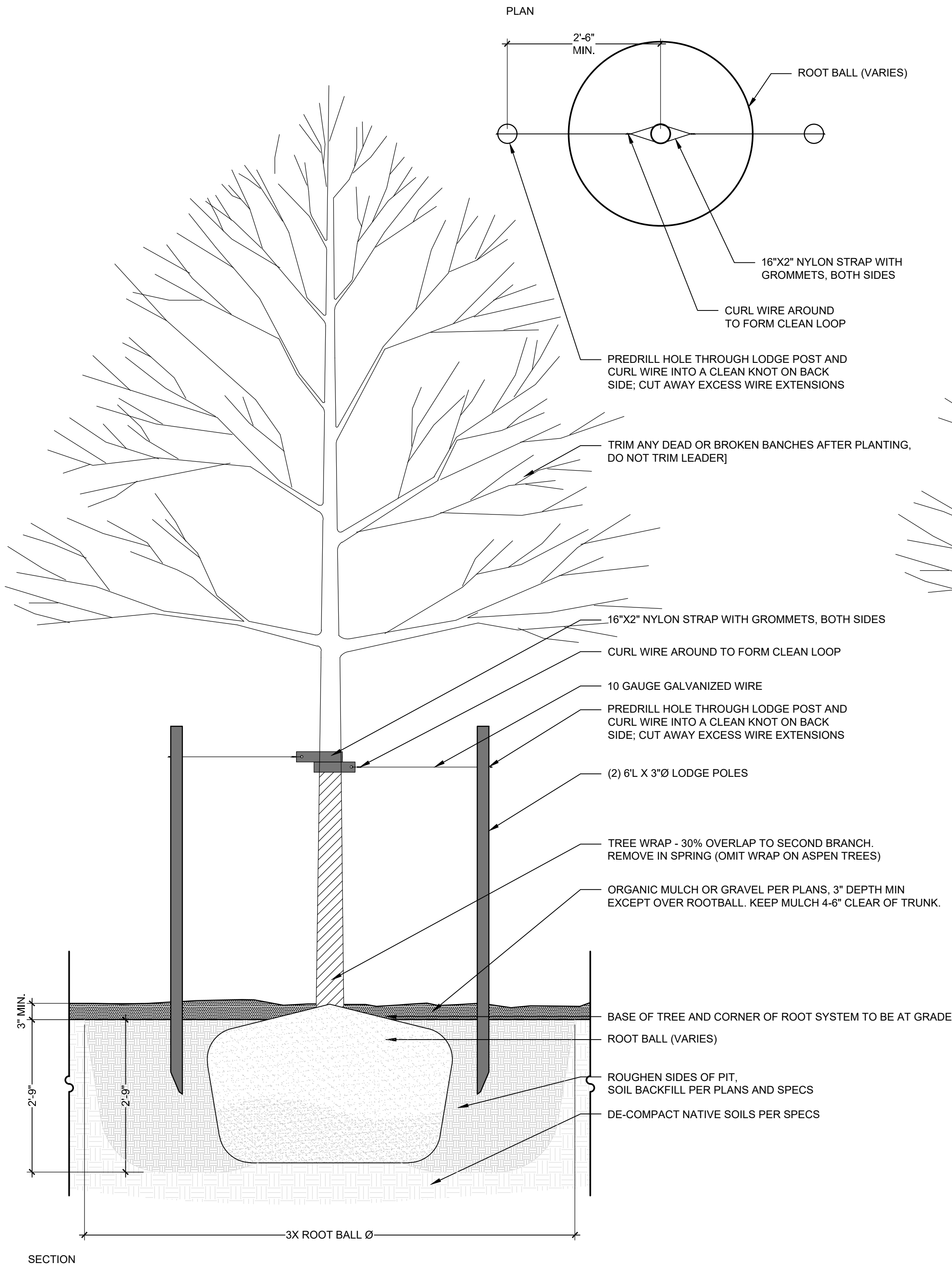
PROJECT NUMBER: 5311

PLANTING
DETAILS

SHEET NUMBER

L5-01

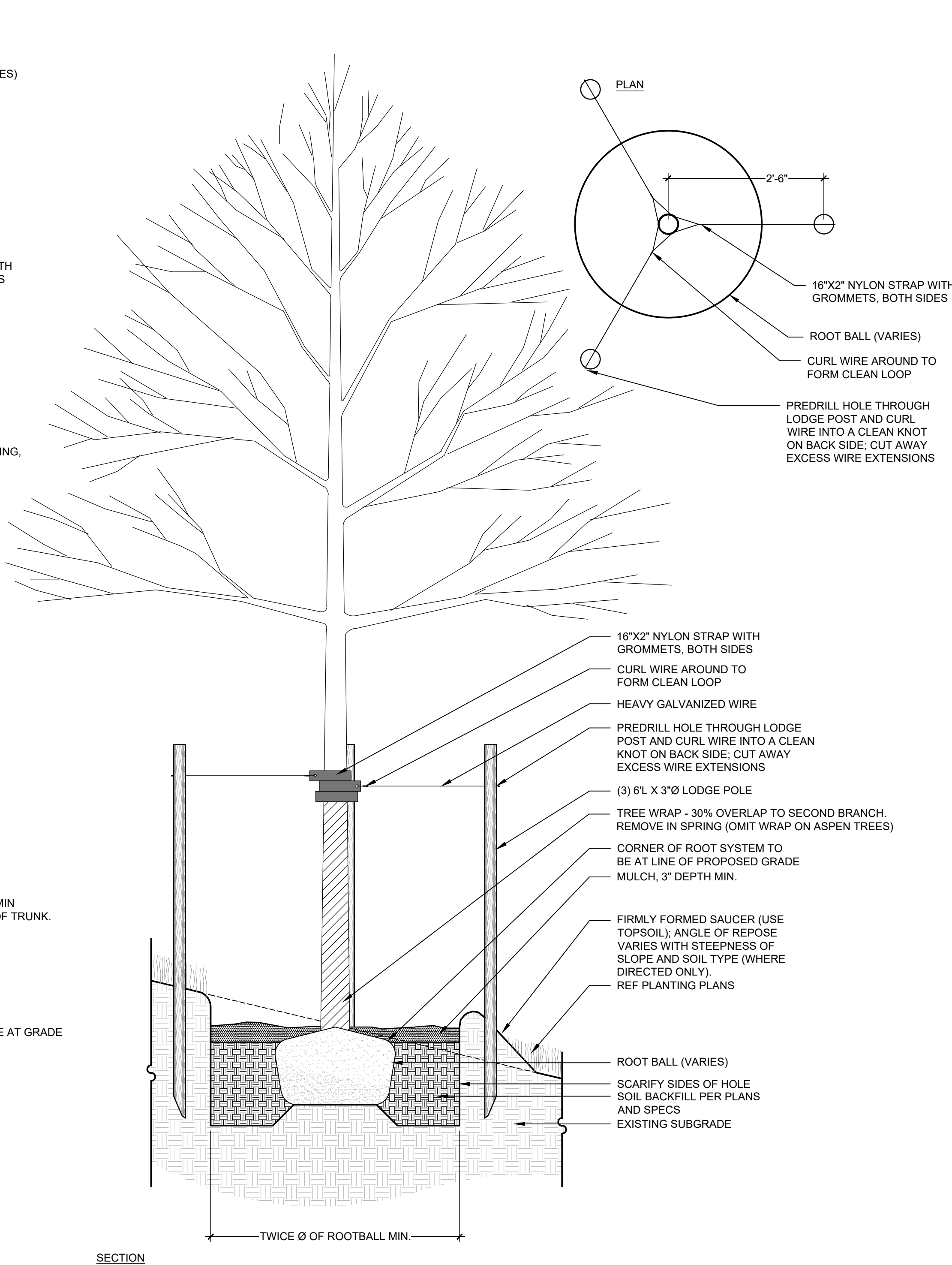
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1 DECIDUOUS TREE PLANTING

SCALE: 3/4" = 1'-0"

9.1



2 DECIDUOUS TREE PLANTING ON SLOPE

SCALE: 3/4" = 1'-0"

9.2

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
PLANTING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 30 of 59

SITE KEYNOTES:

9.0	PLANTING AND LANDSCAPE	DETAIL / SHEET	RELATED DETAILS
9.1	Deciduous Tree	1 / L5-01	
9.2	Deciduous Tree on slope	2 / L5-01	
9.3	Evergreen Tree	1 / L5-02	
9.4	Evergreen Tree on slope	2 / L5-02	
9.5	Ornamental Tree Type 1	1 / L5-03	
9.6	Ornamental Tree on slope	2 / L5-03	
9.7	Deciduous Tree Guy Wire	3 / L5-03	
9.8	Shrub Type 1	1 / L5-04	3 / L5-02
9.9	Shrub Type 2 (slope)	2 / L5-04	3 / L5-02
9.10	Perennials and Groundcover	3 / L5-04	3 / L5-02
9.11	Turf	4 / L5-04	
9.12	Steel Edging	5 / L5-04	
9.13	Mulch	6 / L5-04	

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FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 4
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Sheet 30 of 59

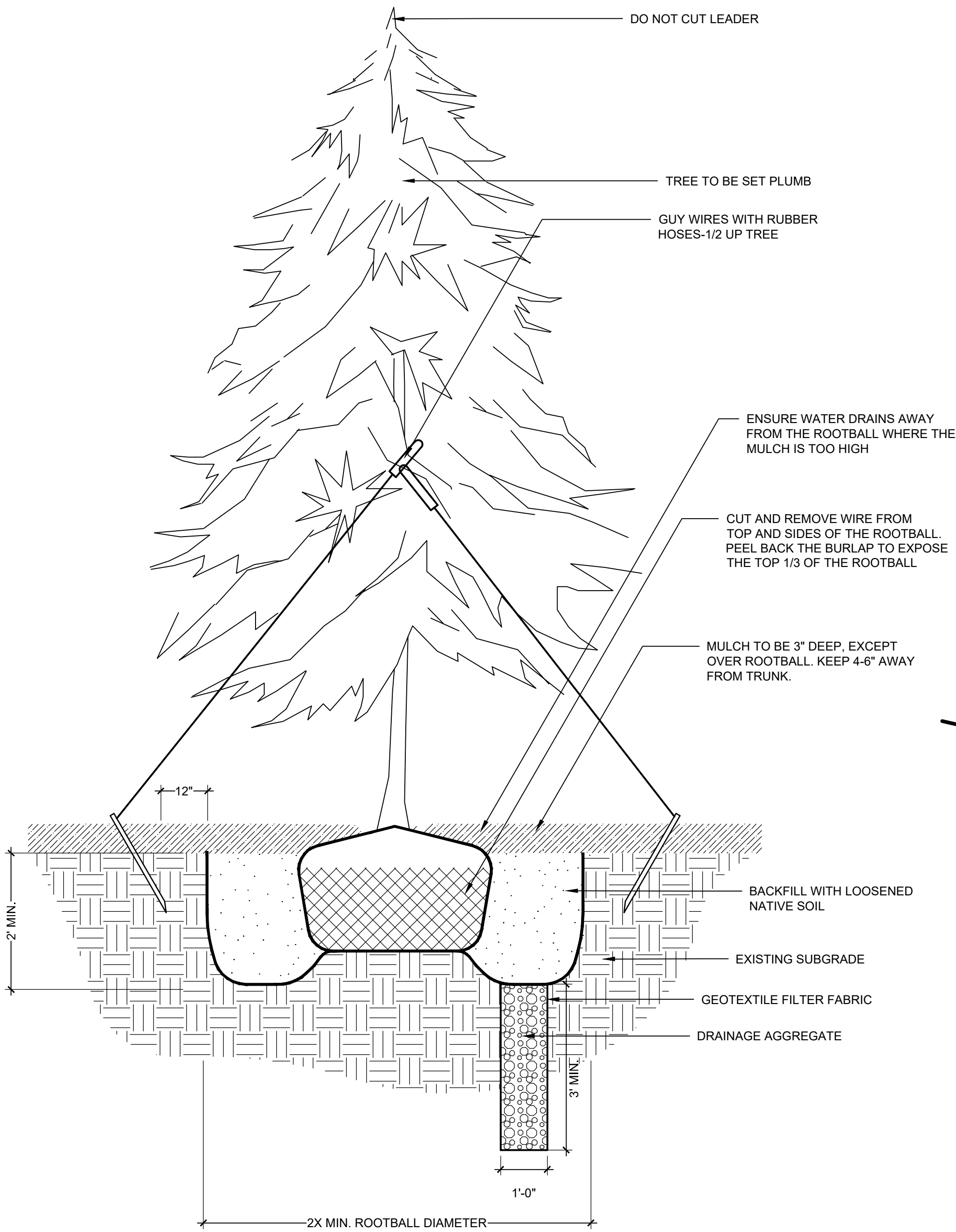
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PLANTING
DETAILS

SHEET NUMBER

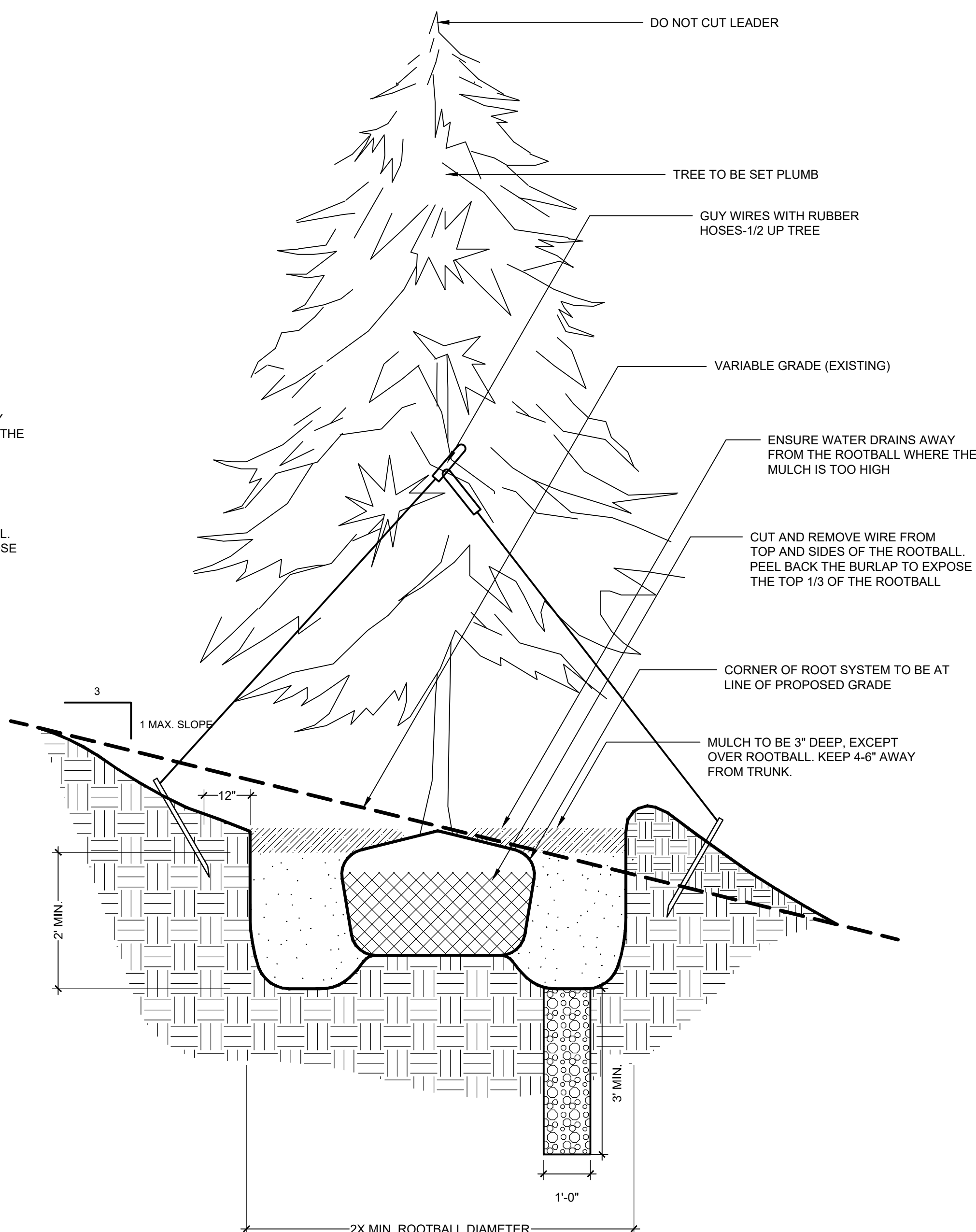
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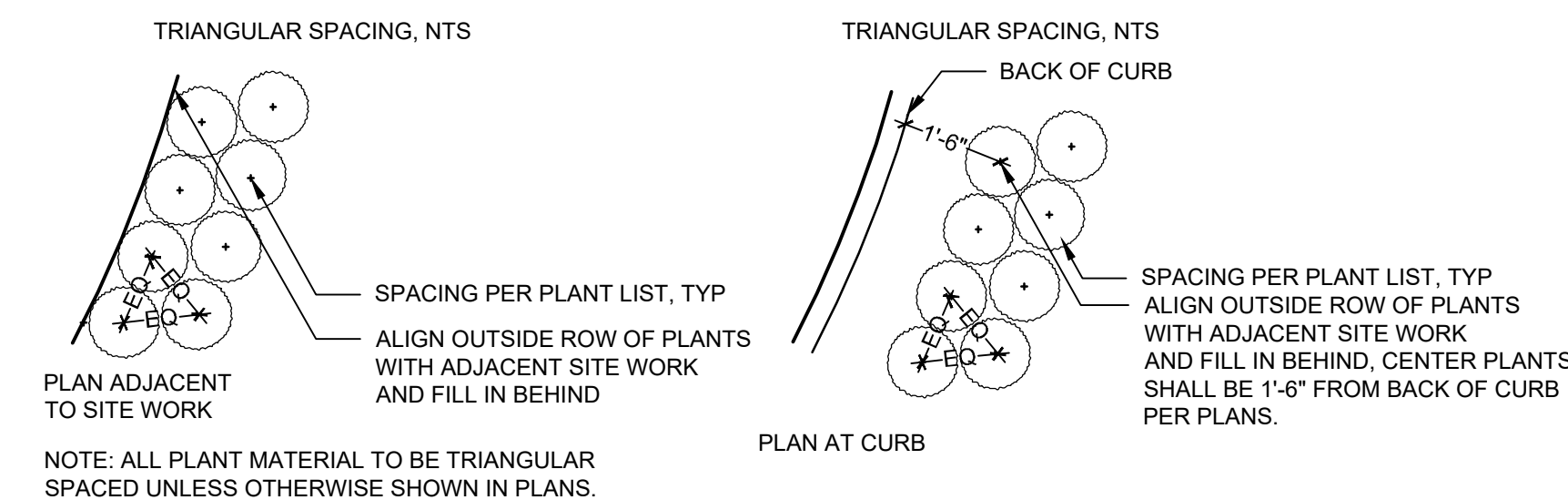
1 EVERGREEN TREE PLANTING

SCALE: 3/4" = 1'-0"



2 EVERGREEN TREE PLANTING ON SLOPE

SCALE: 3/4" = 1'-0"



3 SHRUB, PERENNIAL, GRASS AND GROUND COVER LAYOUT

NOT TO SCALE

**TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO**

PROJECT NUMBER: 5311

SHEET NUMBER

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RELATED DETAILS

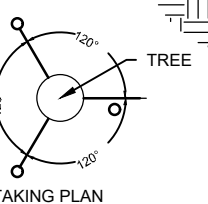
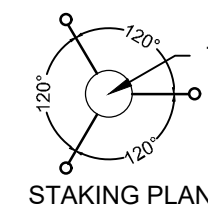
9.1	Deciduous Tree	1 / L5-01	
9.2	Deciduous Tree on slope	2 / L5-01	
9.3	Evergreen Tree	1 / L5-02	
9.4	Evergreen Tree on slope	2 / L5-02	
9.5	Ornamental Tree Type 1	1 / L5-03	
9.6	Ornamental Tree on slope	2 / L5-03	
9.7	Deciduous Tree Guy Wire	3 / L5-03	
9.8	Shrub Type 1	1 / L5-04	3 / L5-02
9.9	Shrub Type 2 (slope)	2 / L5-04	3 / L5-02
9.10	Perennials and Groundcover	3 / L5-04	3 / L5-02
9.11	Turf	4 / L5-04	
9.12	Steel Edging	5 / L5-04	
9.13	Mulch	6 / L5-04	

PLANTING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 31 of 59

9.5

9.6

9.7



NOTE: CONTRACTOR TO PROVIDE SUBMITTAL PRIOR TO INSTALLATION. TREE ANCHORING SYSTEM SHOULD OCCUR COMPLETELY BELOW GRADE AND BE SOURCED FROM A REPUTABLE MANUFACTURE.

BASE BID = PLATIPUS ROOTBALL FIXING SYSTEM - PLATI-MAT
BID ALTERNATE = DUCKBILL ROOTBALL SYSTEM

SITE KEYNOTES:

KEYNOTES:		DETAIL / SHEET	RELATED DETAILS
PLANTING AND LANDSCAPE			
9.1	Deciduous Tree	1 / L5-01	
9.2	Deciduous Tree on slope	2 / L5-01	
9.3	Evergreen Tree	1 / L5-02	
9.4	Evergreen Tree on slope	2 / L5-02	
9.5	Ornamental Tree Type 1	1 / L5-03	
9.6	Ornamental Tree on slope	2 / L5-03	
9.7	Deciduous Tree Guy Wire	3 / L5-03	
9.8	Shrub Type 1	1 / L5-04	3 / L5-02
9.9	Shrub Type 2 (slope)	2 / L5-04	3 / L5-02
9.10	Perennials and Groundcover	3 / L5-04	3 / L5-02
9.11	Turf	4 / L5-04	
9.12	Steel Edging	5 / L5-04	
9.13	Mulch	6 / L5-04	

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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

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Type of Submittal:	FDP
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Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.10.2019
Revision 3:	

Sheet 32 of 59

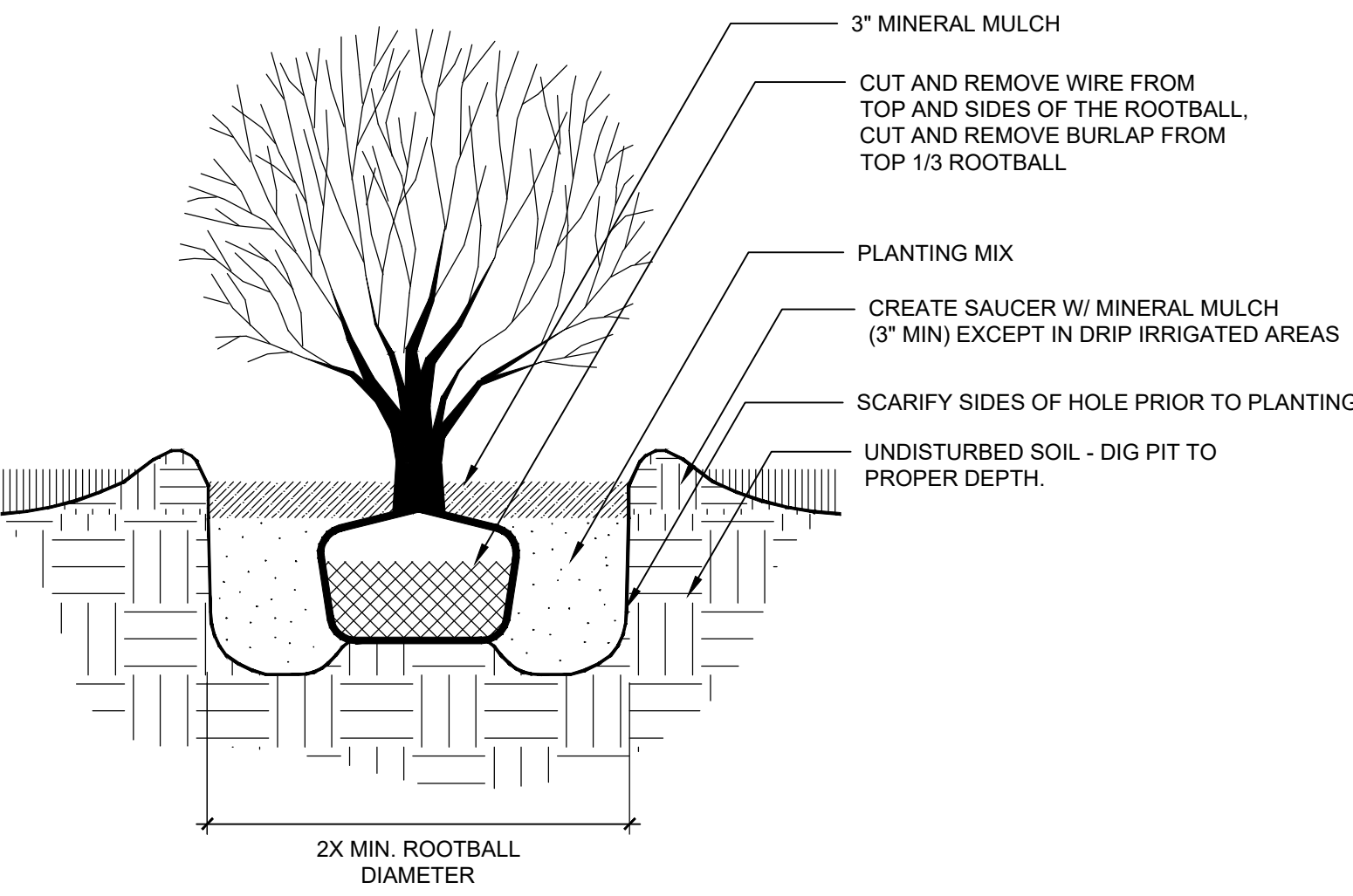
PROJECT NUMBER: 5311

PLANTING DETAILS

SHEET NUMBER

L5-04

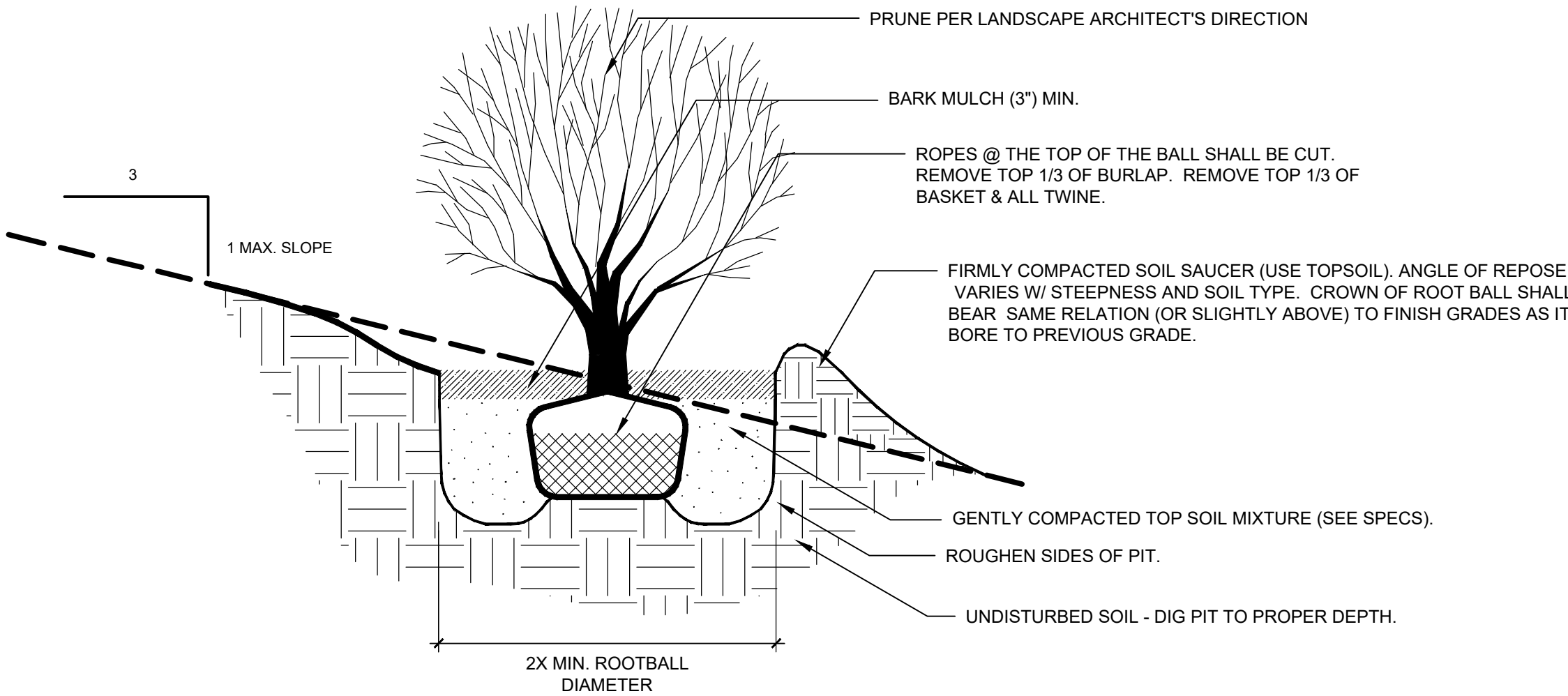
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1 SHRUB PLANTING

SCALE: 3/4" = 1'-0"

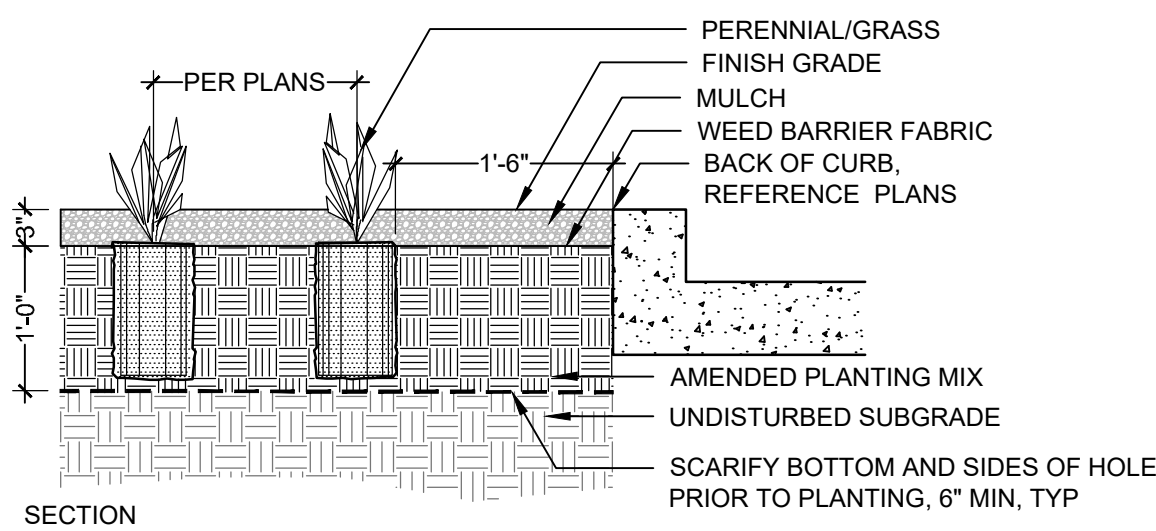
SCALE: 3/4" = 1'-



2 SHRUB PLANTING SLOPE

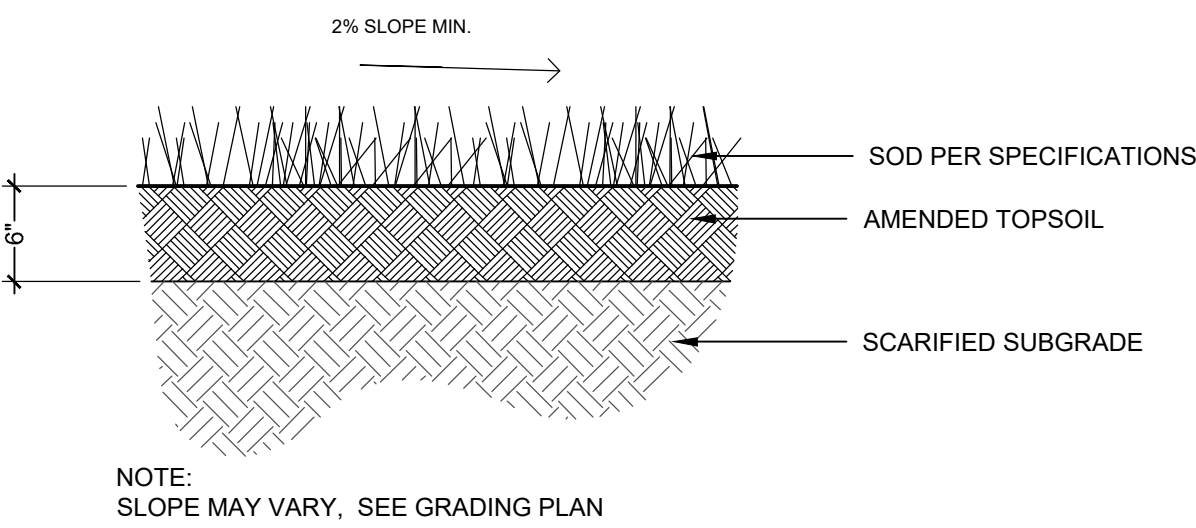
SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"



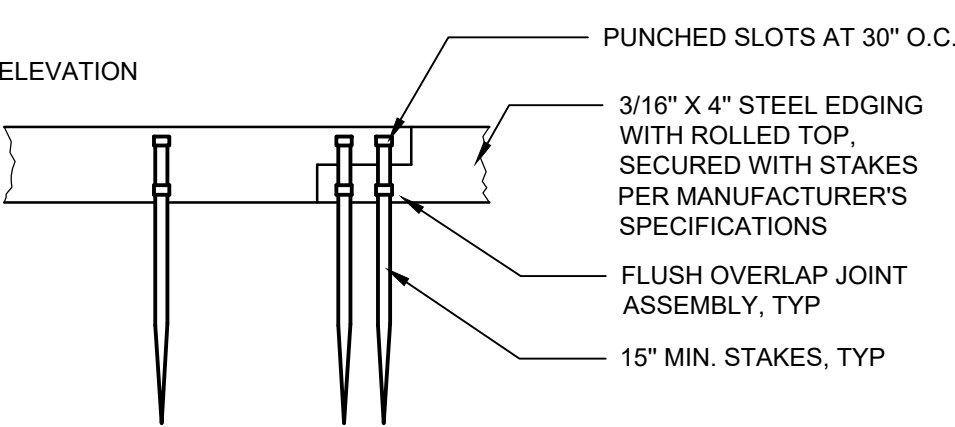
3 PERENNIAL/GROUNDCOVER PLANTING

SCALE: 3/4" = 1'-



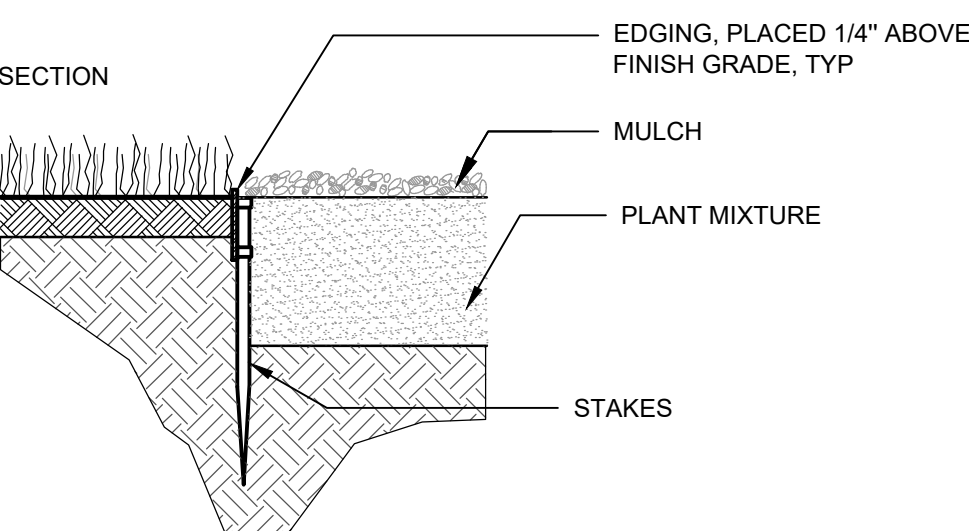
4 TURF PLANTING

SCALE: 3/4" = 1'-



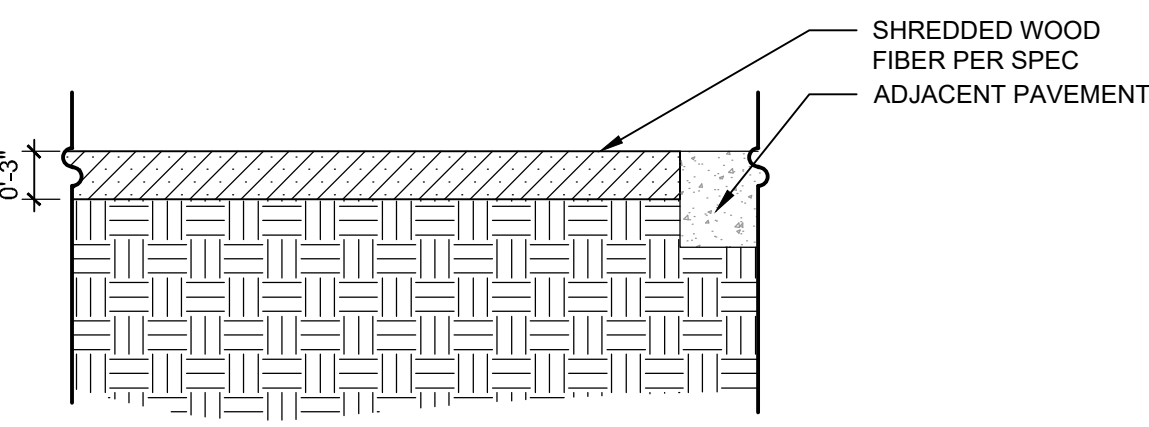
5 STEEL EDGER

SCALE: 3/4" = 1'-0"



6 MULCH

SCALE: $\frac{3}{4}" = 1'$



9.1

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
PLANTING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet ____ of 59

SITE KEYNOTES:

KEY NOTES:		DETAIL / SHEET	RELATED DETAILS
PLANTING AND LANDSCAPE			
9.1	Deciduous Tree	1 / L5-01	
9.2	Deciduous Tree on slope	2 / L5-01	
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9.7	Deciduous Tree Guy Wire	3 / L5-03	
9.8	Shrub Type 1	1 / L5-04	3 / L5-02
9.9	Shrub Type 2 (slope)	2 / L5-04	3 / L5-02
9.10	Perennials and Groundcover	3 / L5-04	3 / L5-02
9.11	Turf	4 / L5-04	
9.12	Steel Edging	5 / L5-04	
9.13	Mulch	6 / L5-04	

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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN

**TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO**

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.10.2019
Revision 3:	

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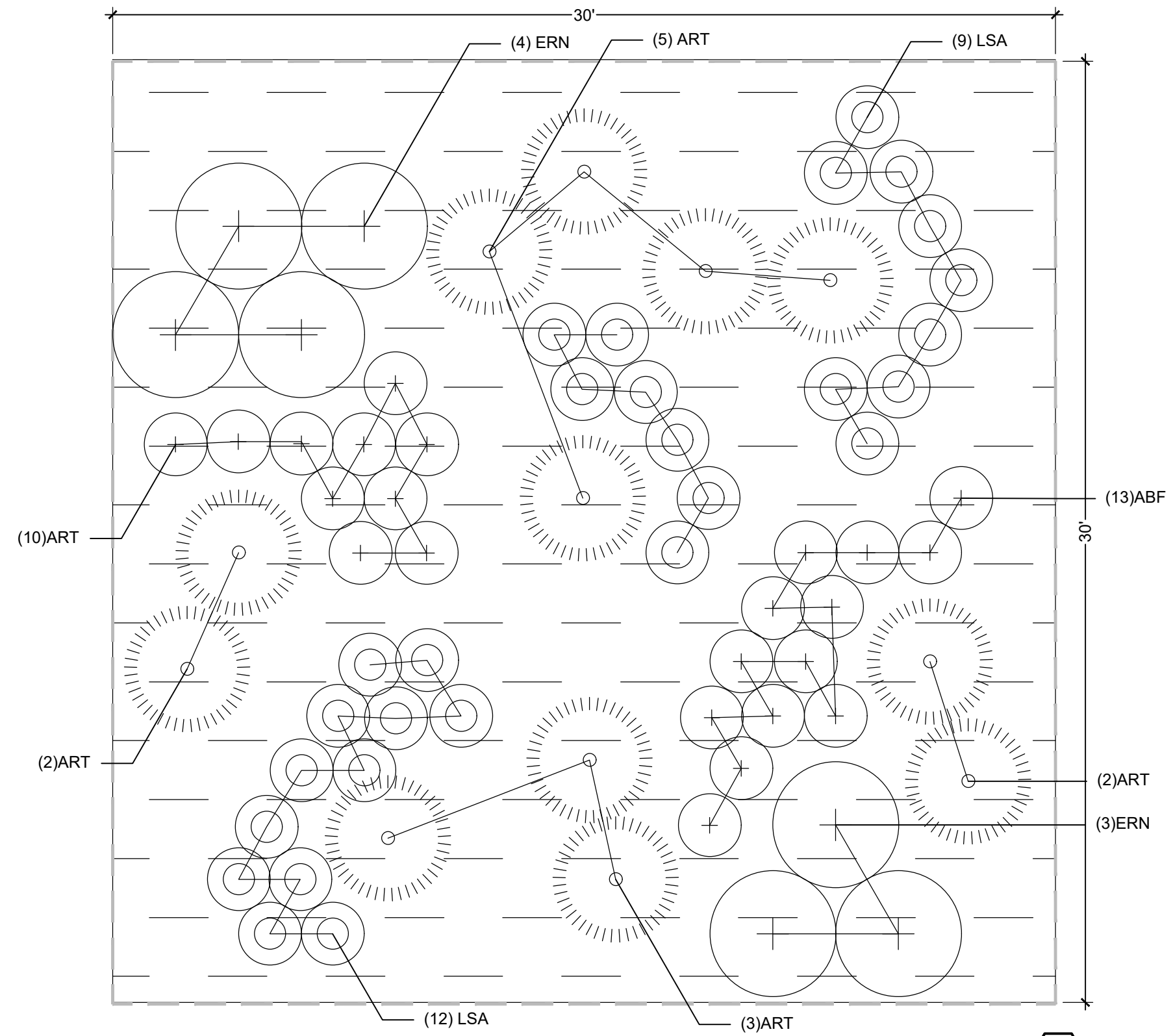
PROJECT NUMBER: 5311

PLANTING DETAILS

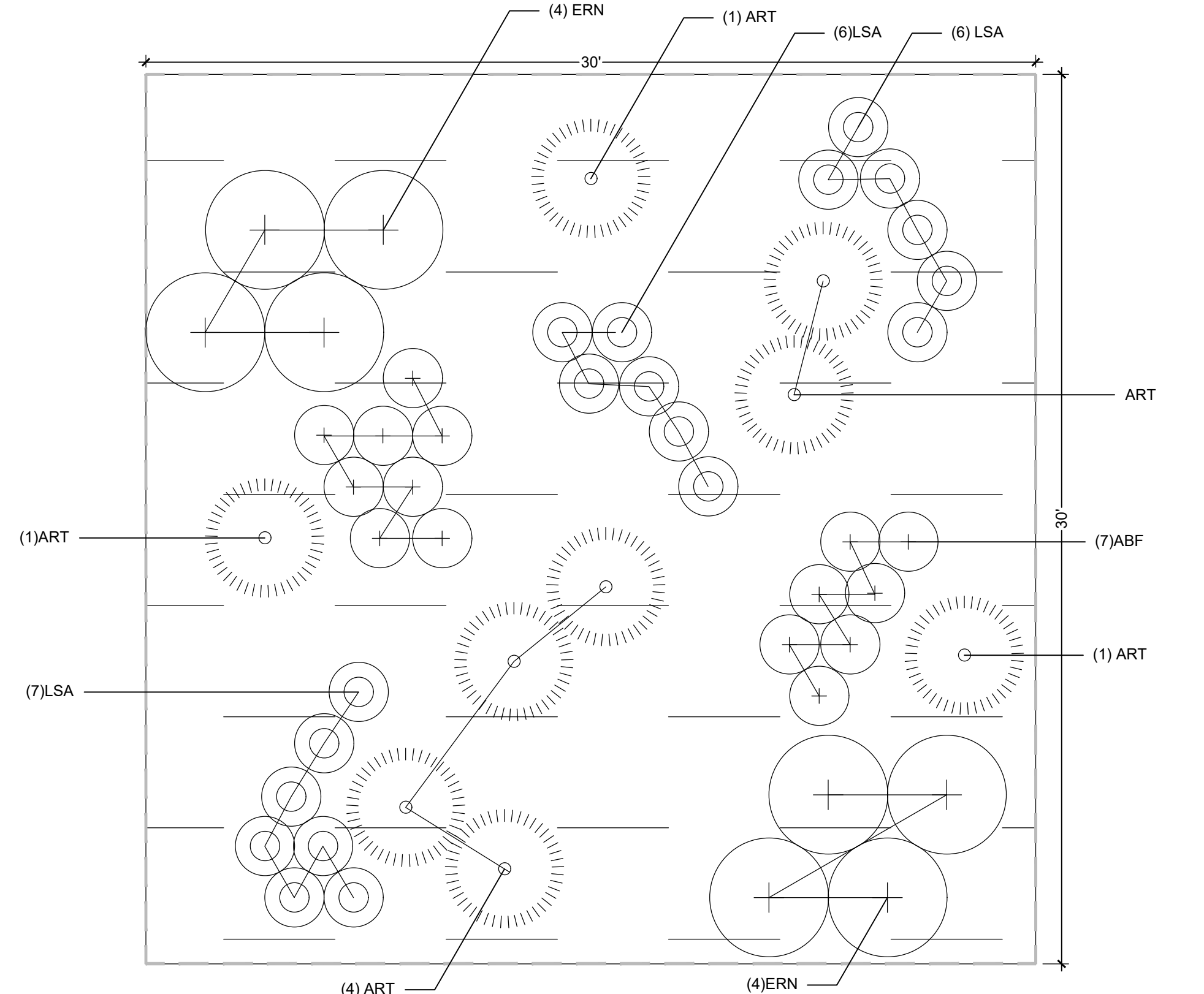
SHEET NUMBER

L5-05

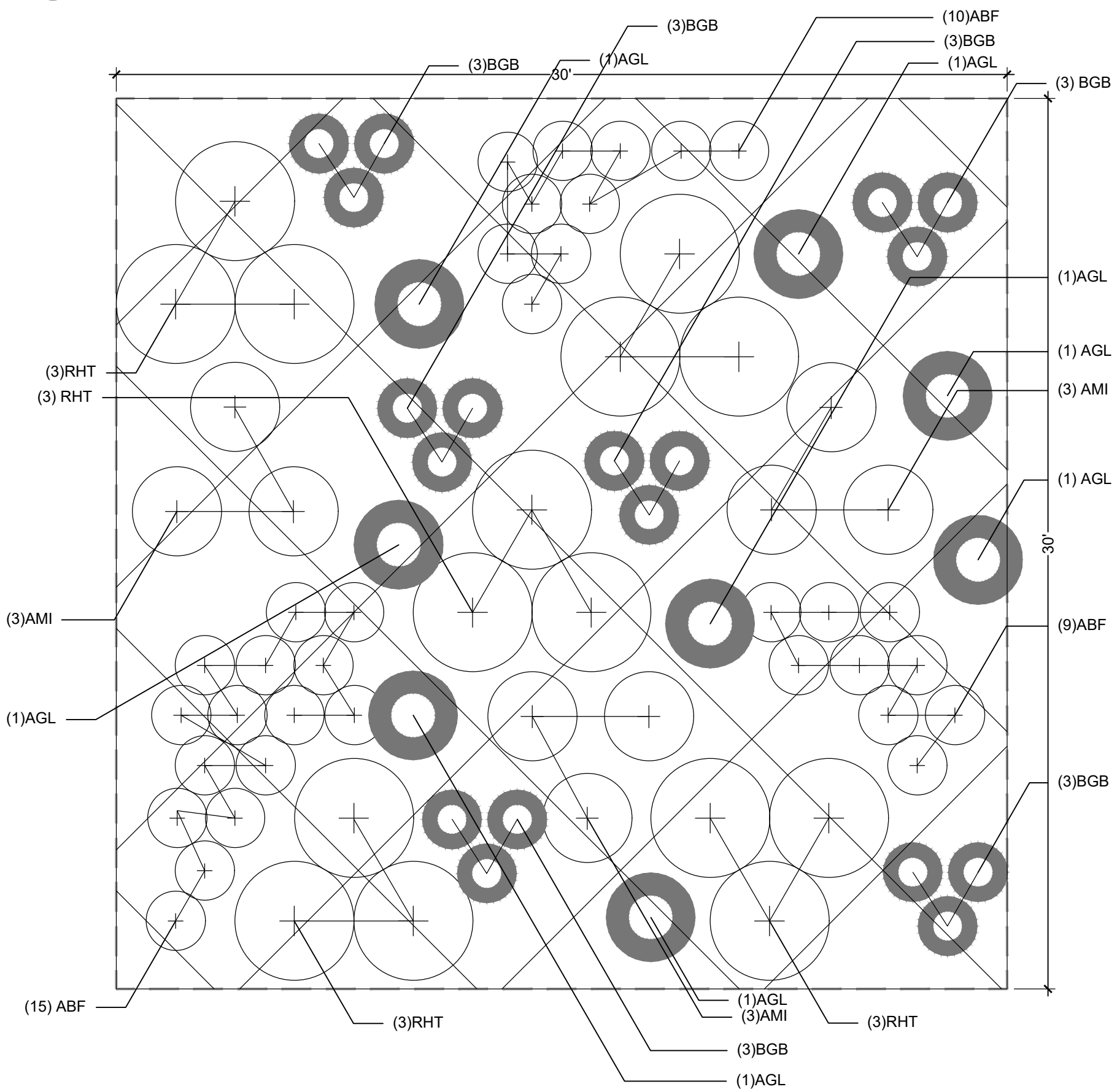
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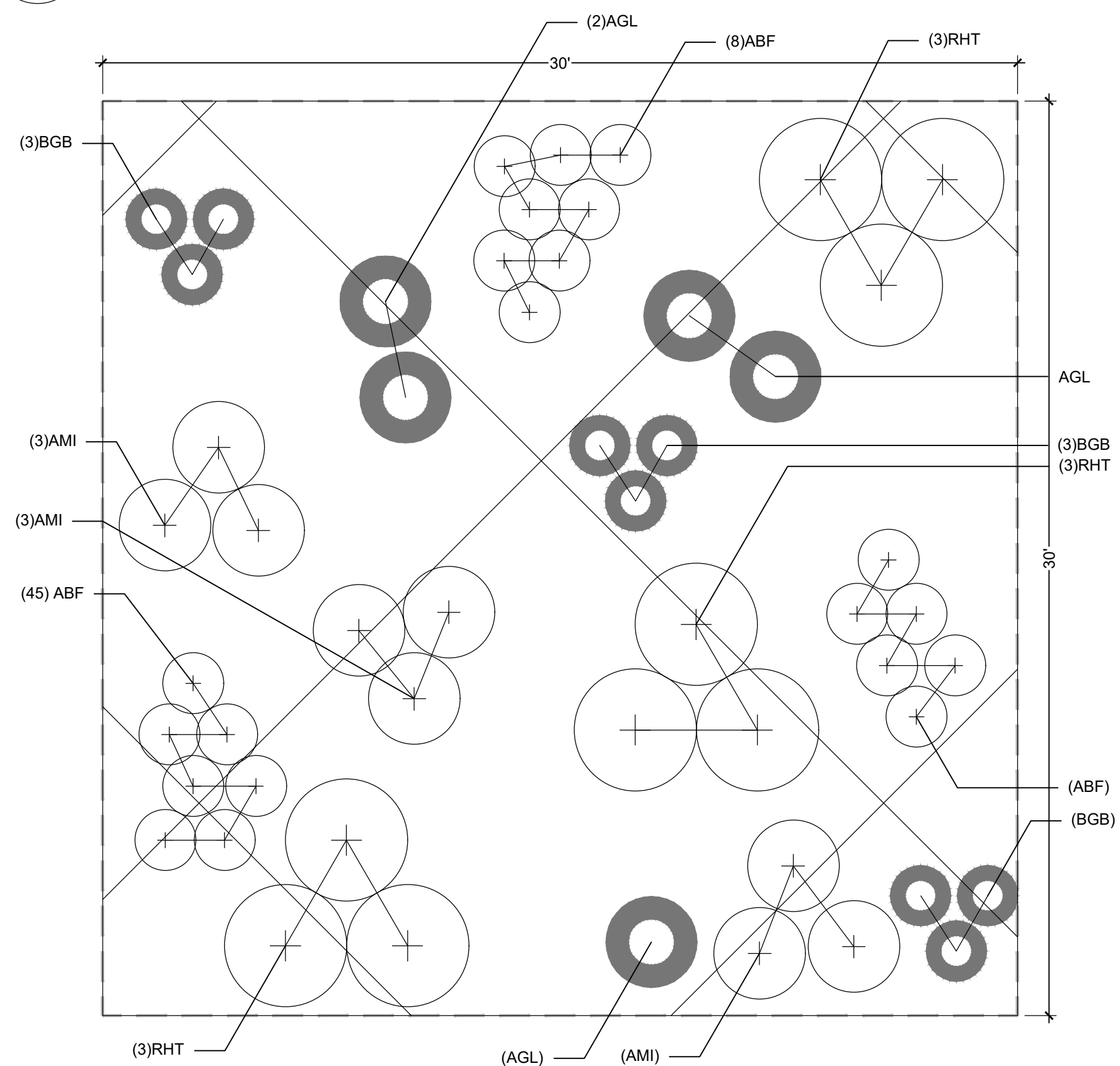
1 USM6 - A
1/4" = 1'-0"



2 **USM6-B**
1/4" = 1'-0"



3 UFM10 - A



4 **UFM10-B**
1/4"=1'-0"

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
PLANTING DETAILS
Town of Firestone
Weld County
State of Colorado
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SITE KEYNOTES:

9.0	PLANTING AND LANDSCAPE	DETAIL / SHEET	RELATED DETAILS
9.1	Deciduous Tree	1 / L5-01	
9.2	Deciduous Tree on slope	2 / L5-01	
9.3	Evergreen Tree	1 / L5-02	
9.4	Evergreen Tree on slope	2 / L5-02	
9.5	Ornamental Tree Type 1	1 / L5-03	
9.6	Ornamental Tree on slope	2 / L5-03	
9.7	Deciduous Tree Guy Wire	3 / L5-03	
9.8	Shrub Type 1	1 / L5-04	3 / L5-02
9.9	Shrub Type 2 (slope)	2 / L5-04	3 / L5-02
9.10	Perennials and Groundcover	3 / L5-04	3 / L5-02
9.11	Turf	4 / L5-04	
9.12	Steel Edging	5 / L5-04	
9.13	Mulch	6 / L5-04	

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TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

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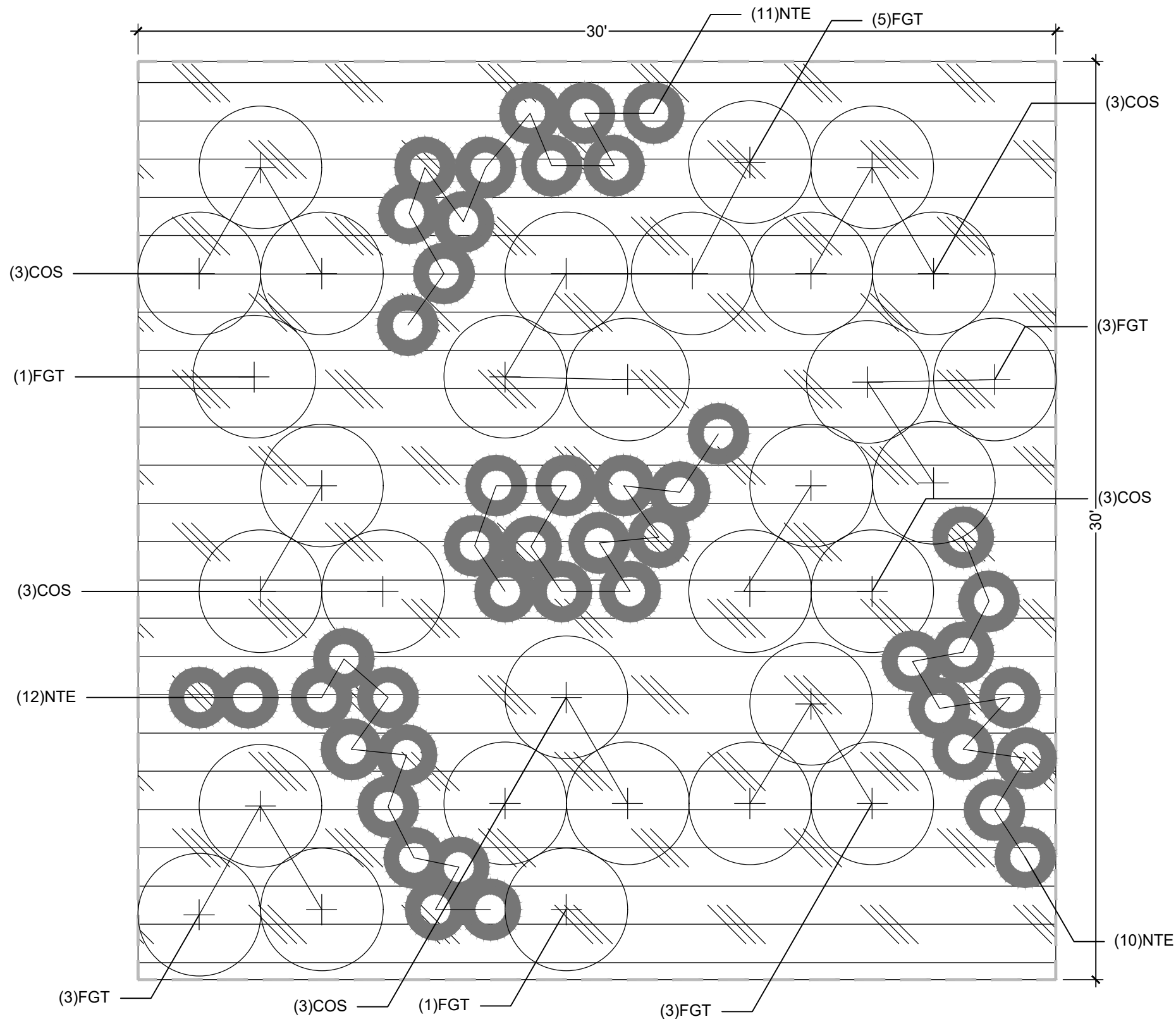
PROJECT NUMBER: 5311

PLANTING
DETAILS

SHEET NUMBER

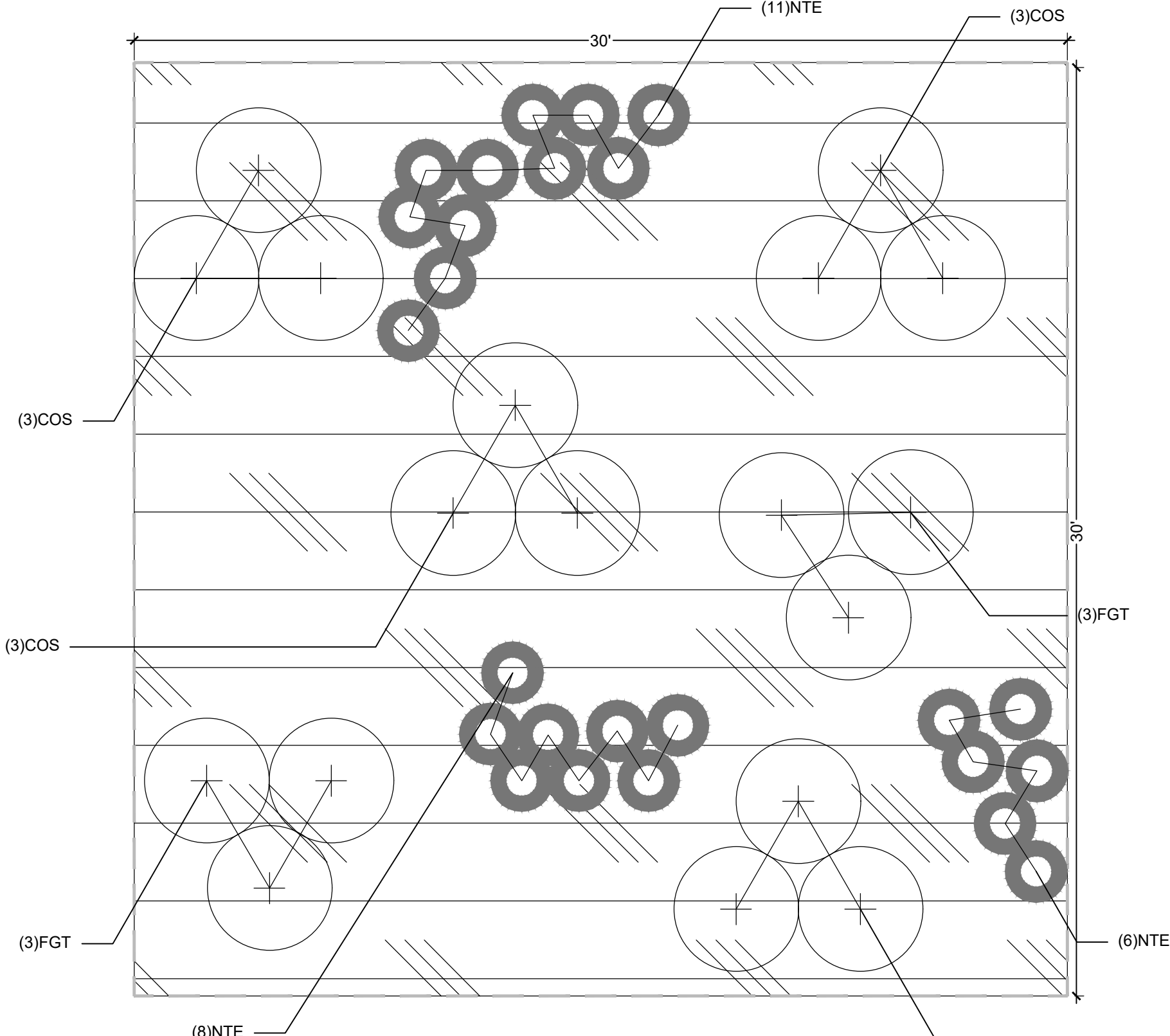
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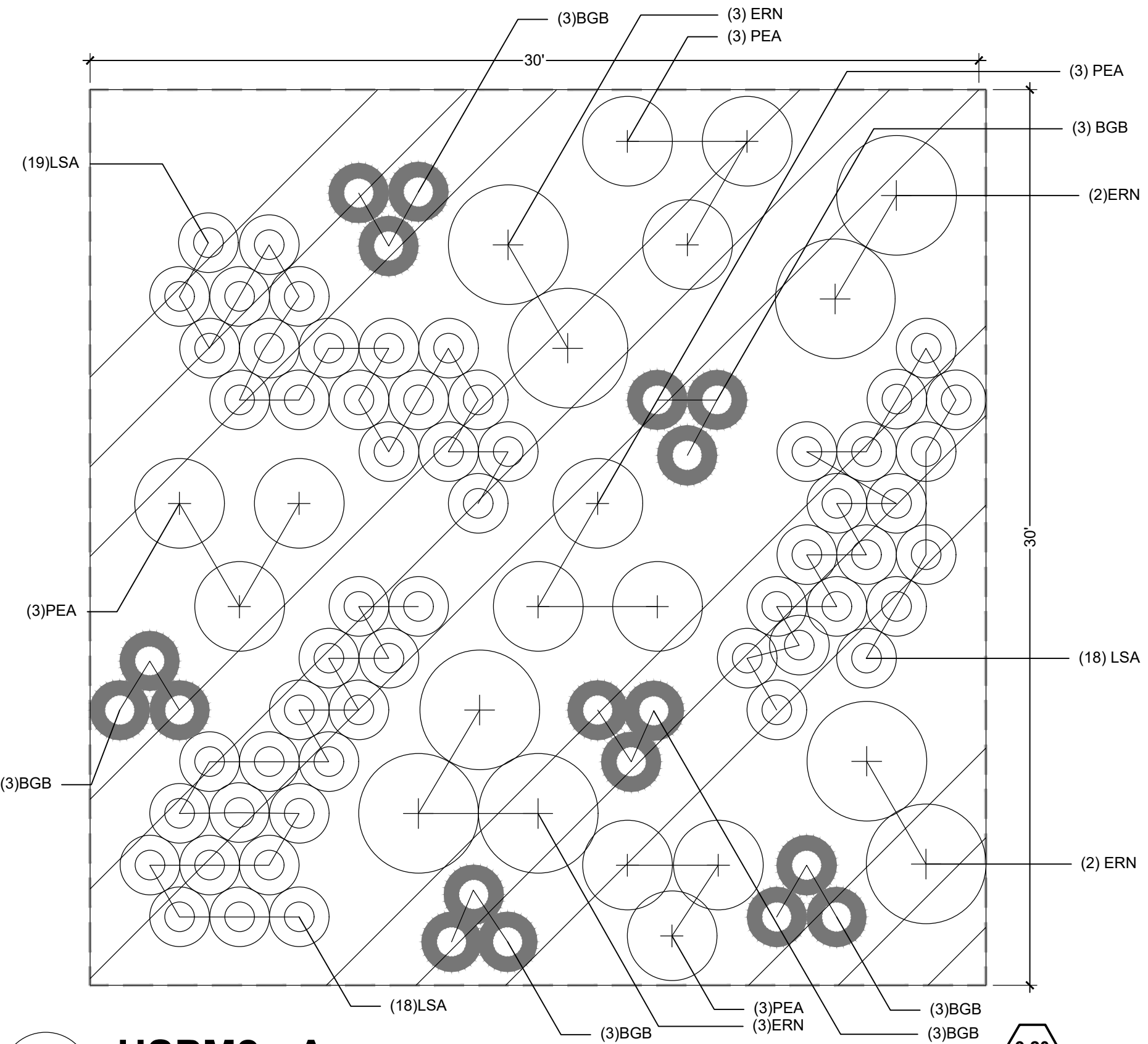
1 UWM13 - A
1/4"=1'-0"

9.18



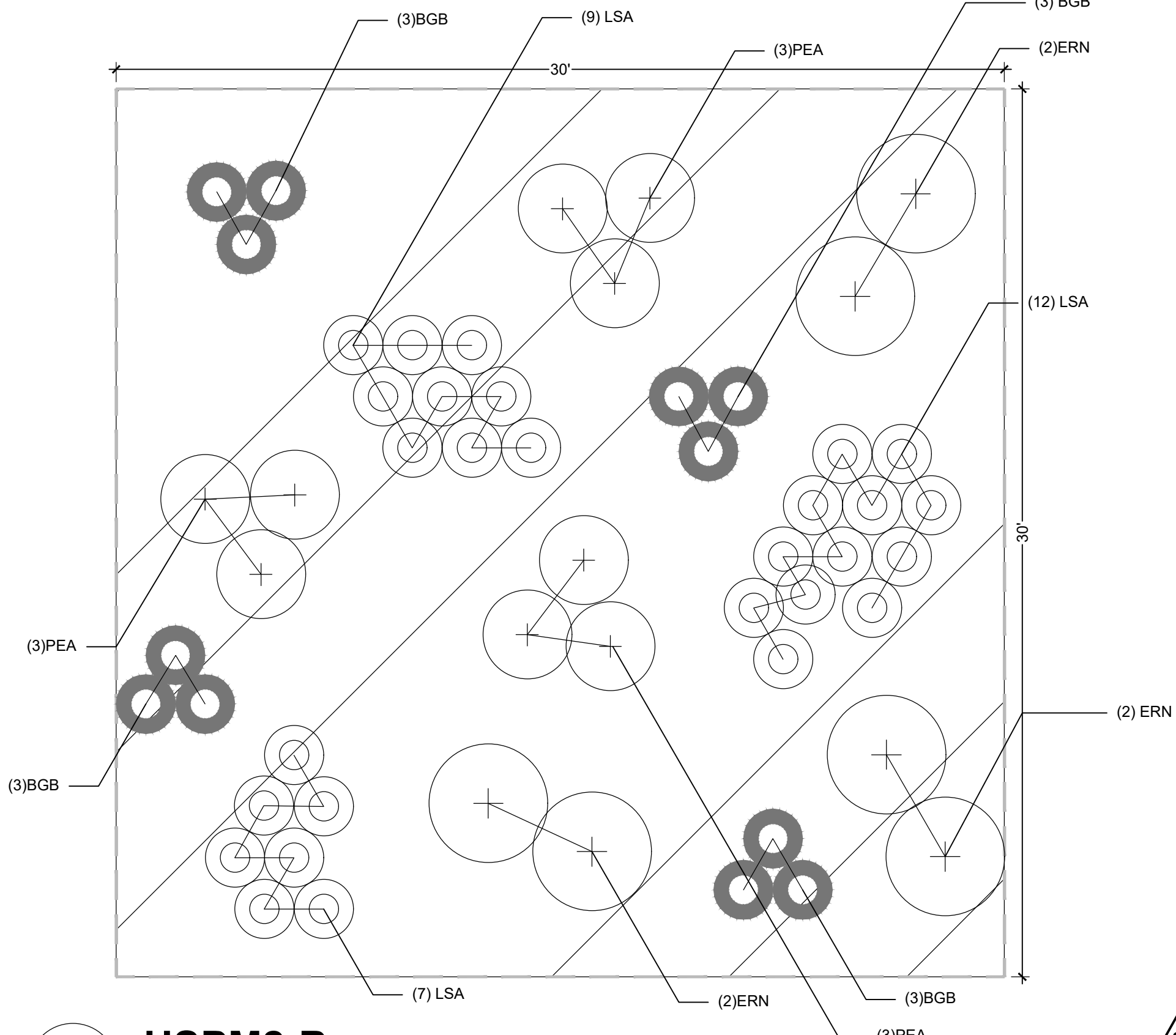
2 UFM13-B
1/4"=1'-0"

9.19



3 USPM2 - A
1/4" = 1'

9.20



4 USPM2-B
1/4" = 1'

9.21

NOTES:
MANUFACTURER: STREETLIFE
PRODUCT: STANDARD PICNIC SET
MATERIAL: CUMARU HARDWOOD TOP, GALVANIZED STEEL BASE
FINISH: NATURAL
COLOR: NATURAL



1 PICNIC TABLE AND BENCH

NOT TO SCALE

NOTES:
MANUFACTURER: MMCITE
PRODUCT: VERA BACKED BENCH
MATERIAL: STEEL
FINISH: POWDERCOAT
COLOR: SILVER
SIZE: 70"L X 27"W



2 BACKED BENCH

NOT TO SCALE

NOTES:
MANUFACTURER: MMCITE
PRODUCT: PRAX LITTER BIN
MATERIAL: STEEL
FINISH: POWDERCOAT
COLOR: SILVER
SIZE: 36"T X 30"W



3 TRASH RECEPTACLE

NOT TO SCALE

NOTES:
MANUFACTURER: DUMOR OR EQUAL
PRODUCT: PARK GRILL 21
MATERIAL: STEEL
FINISH: HEAT RESISTANT ENAMEL
COLOR: BLACK
SIZE: 33"T X 20"L X 15"W



4 GRILLS

NOT TO SCALE



Dark Bronze (DB)

NOTES:
BASIS-OF-DESIGN PRODUCT:
• MANUFACTURER: AF FLORENCE MANUFACTURING
• MODEL: VITAL CLUSTER BOX UNITS
• COLOR: DARK BRONZE

PROVIDE ADEQUATE NUMBER OF MAILBOXES PER USPS REQUIREMENTS. MAILBOX UNITS TO BE BASIS-OF-DESIGN PRODUCT DESCRIBED ABOVE (OR AN APPROVED EQUAL) TO MATCH FILING NO. 1, 2 AND 3.

PROVIDE CONCRETE PAD PER MANUFACTURERS INSTRUCTIONS TO ANCHOR THE MAILBOXES. CONCRETE PADS TO BE LOCATED IN THE TREE LAWNS WHERE INDICATED, WITH CONCRETE PAD EXTENDING FULLY FROM TOP BACK OF CURB TO EDGE OF SIDEWALK, AND EXTENDING 2 FEET BEYOND SIDES OF MAILBOX UNITS. ORIENT MAILBOXES TO FACE THE SIDEWALK AND INSTALL PER MANUFACTURER'S INSTRUCTIONS.



5 MAILBOXES

NOT TO SCALE

SITE KEYNOTES:		DETAIL / SHEET
1.0	PAVEMENTS, RAMPS, CURBS	
1.1	Concrete Type 1	1 / L3-01
1.2	Crushed Aggregate	2 / L3-01
1.3	Concrete Steppers	7 / L3-01
1.4	Landscape Curb	8 / L3-01
1.5	Reserved	5 / L0-01
2.0	JOINTING	
2.1	Control Joint	3 / L3-01
2.2	Expansion Joint	4 / L3-01
2.3	Planted Joint	5 / L3-01
2.4	Cold Joint	6 / L3-01
3.0	STEPS	
Not Used At This Time		
4.0	SITE WALLS/ EMBANKMENTS	
4.1	CIP Wall Type 1 (Seatwall)	1 / L2-02
4.2	CIP Wall Type 2 (Grills)	1 / L3-01
4.3	Gabion Wall	9 / L3-01
5.0	SITE FURNITURE	
5.1	Picnic Table	1 / L3-04
5.2	Bench	2 / L3-02
5.3	Trash Receptacle	2 / L3-04
5.4	Game Piece Type 1 (Ladder Golf)	4 / L3-04
5.5	Game Piece Type 2 (Kan Jam)	5 / L3-04
5.6	Game Piece Type 3 (Cornhole)	3 / L3-04
5.7	Game Piece Type 4 (Washer Pits)	6 / L3-04
6.0	RAILINGS, BARRIERS, FENCING	
Not Used At This Time		
7.0	SITE LIGHTING	
Not Used At This Time		
8.0	DRAINAGE	
8.1	Drain Pipe	0 / L0-01
8.2	Dry Well	0 / L0-01
9.0	PLANTING AND LANDSCAPE	
Refer to Tree Planting and Shrub and Groundcover Series Drawings		
10.0	MISCELLANEOUS ELEMENTS	
10.1	Marker at Gas Well	0 / L0-01
10.2	Gas Well Offset Marker	0 / L0-01

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BAREFOOT LAKES - FILING NO. 4 FINAL DEVELOPMENT PLAN

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

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PROJECT NUMBER: 5311

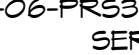
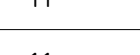
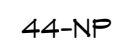
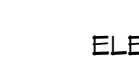
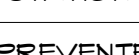
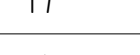
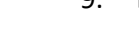
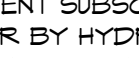
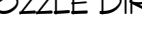
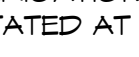
SITE DETAILS

SHEET NUMBER

L3-01

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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
IRRIGATION
Town of Firestone
Weld County
State of Colorado
Sheet 34 of 58

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER / TORO	PRO5-06-PR530-CV-R W/ O PRECISION SERIES NOZZLE	POPUF SPRAY HEAD	8
	HUNTER / TORO	PRO5-06-PR530-CV-R W/ O PRECISION SST 4 CORNER NOZZLE	POPUF SPRAY HEAD	8
	HUNTER / TORO	PRO5-12-PR530-CV-R W/ O PRECISION SERIES NOZZLE	HI-POP SPRAY HEAD	9
	HUNTER / TORO	PRO5-12-PR530-CV-R W/ O PRECISION SST 4 CORNER NOZZLE	HI-POP SPRAY HEAD	9
	HUNTER	PRO5-12-PR540-CV-R W/ M1000 SERIES NOZZLE	HI-POP SPRAY HEAD	9
	HUNTER	PRO5-12-PR540-CV-R W/ M2000 SERIES NOZZLE	HI-POP SPRAY HEAD	9
	HUNTER	PRO5-12-PR540-CV-R W/ M3000 SERIES NOZZLE	HI-POP SPRAY HEAD	9
	HUNTER	PRO5-12-PR540-CV-R W/ M3500 SERIES NOZZLE	HI-POP SPRAY HEAD	9
	HUNTER	I-20-06-SS-R W/ # NOZZLE	GEAR DRIVEN ROTOR	10
	HUNTER	I-20-12-R W/ # NOZZLE	HI-POP GEAR DRIVEN ROTOR	11
	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
	WEATHERMATIC	QUOTE #11564 WITH SLPED-ENG & SMARTLINK AIRCARD WITH FLOW	ELECTRIC CONTROLLER	3 & 4
	WEATHERMATIC	QUOTE #11565 WITH SLPED-ENG & SMARTLINK AIRCARD WITH FLOW	ELECTRIC CONTROLLER	3 & 4
	WEATHERMATIC	SLIMS (WIRELESS)	WEATHER STATION	5
	FEBCO	825YA	BACKFLOW PREVENTER	1
N/S	STRONG BOX	SBBC-40ALHP	BACKFLOW PREVENTER ENCLOSURE	2
N/S	MATCO	201X	MANUAL DRAIN VALVE	16
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	17
	WEATHERMATIC	MAX 11000-NP SERIES (2") W/ SLDEC1	MASTER CONTROL VALVE	7
	WEATHERMATIC	SLSFI-520 - 2" CONTACT JOHN KEESSEN AT HYDROSYSTEMS*KDI (303) 980-5327 FOR SYSTEM AND FLOW SENSOR START-UP INITIALIZATION	FLOW SENSOR	6
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE	21
		CLASS 200 BE	PVC LATERAL	21
		CLASS 160	PVC SLEEVE	22
	TORO	BLUE STRIPE	POLY DRIP TUBING - 3/4" MIN. WIDTH	18 - 20
	RAIN BIRD / WEATHERMATIC	XGZ-100-COM W/ SLDEC1	DRIP VALVE ASSEMBLY W/ DECODER	18 & 13
			DRIP LINE BLOW-OUT STUB	19
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	20
N/S	WEATHERMATIC	SLDEC1	VALVE DECODER	12, 13 & 18
N/S	WEATHERMATIC	SLWIRE122 - 1000	2-WIRE DECODER CABLE	12, 13 & 18
	WEATHERMATIC	SL6DT LIGHTNING ARRESTOR	GROUNDING LOCATION	14
			WATER METER	BY OTHERS
	HUNTER / TORO	PRO5-06-PR530-CV W/ O PRECISION SERIES NOZZLE	POPUF SPRAY HEAD (POTABLE)	25
	HUNTER / TORO	PRO5-12-PR530-CV W/ O PRECISION SERIES NOZZLE	HI-POPUP SPRAY HEAD (POTABLE)	25
	HUNTER	PRO5-12-PR540-CV W/ M1000 SERIES NOZZLE	HI-POP SPRAY HEAD (POTABLE)	26
	HUNTER	PRO5-12-PR540-CV W/ M2000 SERIES NOZZLE	HI-POP SPRAY HEAD (POTABLE)	26
	HUNTER	PRO5-12-PR540-CV W/ M3000 SERIES NOZZLE	HI-POP SPRAY HEAD (POTABLE)	26
	HUNTER	PRO5-12-PR540-CV W/ M3500 SERIES NOZZLE	HI-POP SPRAY HEAD (POTABLE)	26
	HUNTER	I-20-06-SS W/ # NOZZLE	GEAR DRIVEN ROTOR (POTABLE)	27
	WEATHERMATIC	MAX 11000-NP SERIES W/ SLDEC1	ELECTRIC CONTROL VALVE W/ DECODER (POTABLE)	28 & 13
	RAIN BIRD / WEATHERMATIC	XGZ-100-COM W/ SLDEC1	DRIP VALVE ASSEMBLY W/ DECODER (POTABLE)	29 & 13
	WEATHERMATIC	SLSFI-510 - 1" CONTACT JOHN KEESSEN AT HYDROSYSTEMS*KDI (303) 980-5327 FOR SYSTEM AND FLOW SENSOR START-UP INITIALIZATION	FLOW SENSOR (POTABLE)	23
	WEATHERMATIC	MAX 11000-NP SERIES W/ SLDEC1	MASTER CONTROL VALVE (POTABLE)	24
	RAIN BIRD	44-LRG	QUICK COUPLING VALVE (POTABLE)	30
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE (POTABLE)	32
			DRIP LINE BLOW-OUT STUB (POTABLE)	33
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE (POTABLE)	34
N/S	MATCO	201X	MANUAL DRAIN VALVE (POTABLE)	31
			CONTROLLER & STATION NO. CONTROL VALVE SIZE	

IRRIGATION CONSTRUCTION NOTES

- 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.
- 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 TBD. 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**.
- 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	1.76" 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.
- 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.
- 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
3/4" - 1 1/4" PIPING	2" FVC (1)
1 1/2" - 2" PIPING	4" FVC (1)
2 1/2" - 3" PIPING	6" FVC (1)
4" PIPING	8" FVC (1)
2-WIRE CABLE	2" FVC (1)
COMMUNICATION CABLE	2" FVC (1)
- 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.
- 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 5G 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.
- 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.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
- 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 KEESSEN AT HYDROSYSTEMS*KDI (303) 980-5327 FOR CONTROL WIRE 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.
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW STATED AT EACH POC LOCATION.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- 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).
 - CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE WIRE (SEE SCHEDULE FOR SPECIFIC WIRE).
 - USE DIFFERENT COLOR 2-WIRE CABLE FOR EACH CONTROLLER.
 - ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
 - LOOP 5' OF 2-WIRE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
 - 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.
 - INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.

DIRECTORY

IRRIGATION NOTES IR1.1
IRRIGATION SCHEDULE IR1.1
IRRIGATION PLANS IR2.1 - IR2.8
IRRIGATION DETAILS IR3.1 - IR3.3



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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.07.2019
Revision 3:	
Sheet <u>34</u> of <u>58</u>	

PROJECT NUMBER: 5311

IRRIGATION NOTES
& SCHEDULE

SHEET NUMBER

IR1.1

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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
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Revision 3:	
Sheet <u>35</u> of <u>58</u>	

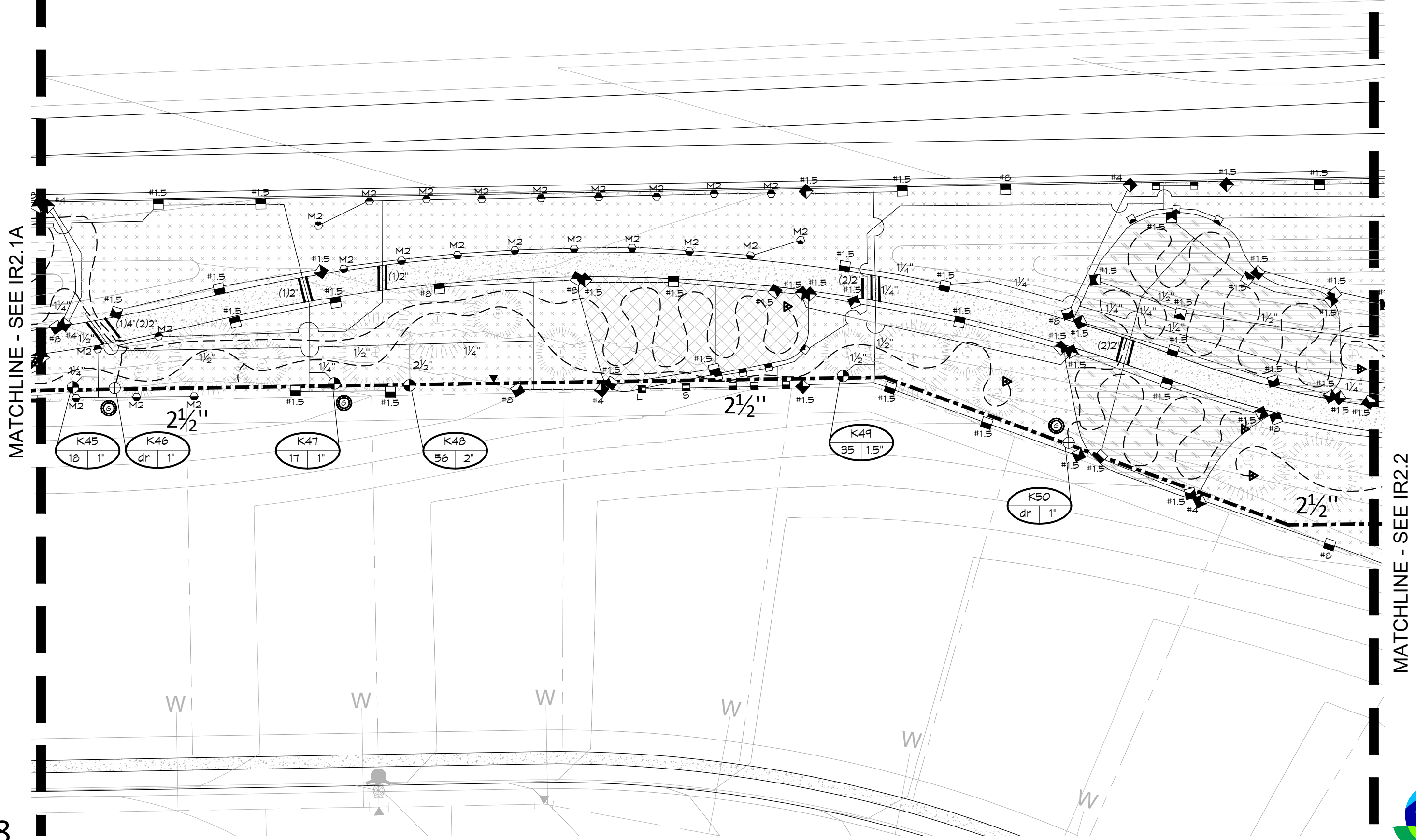
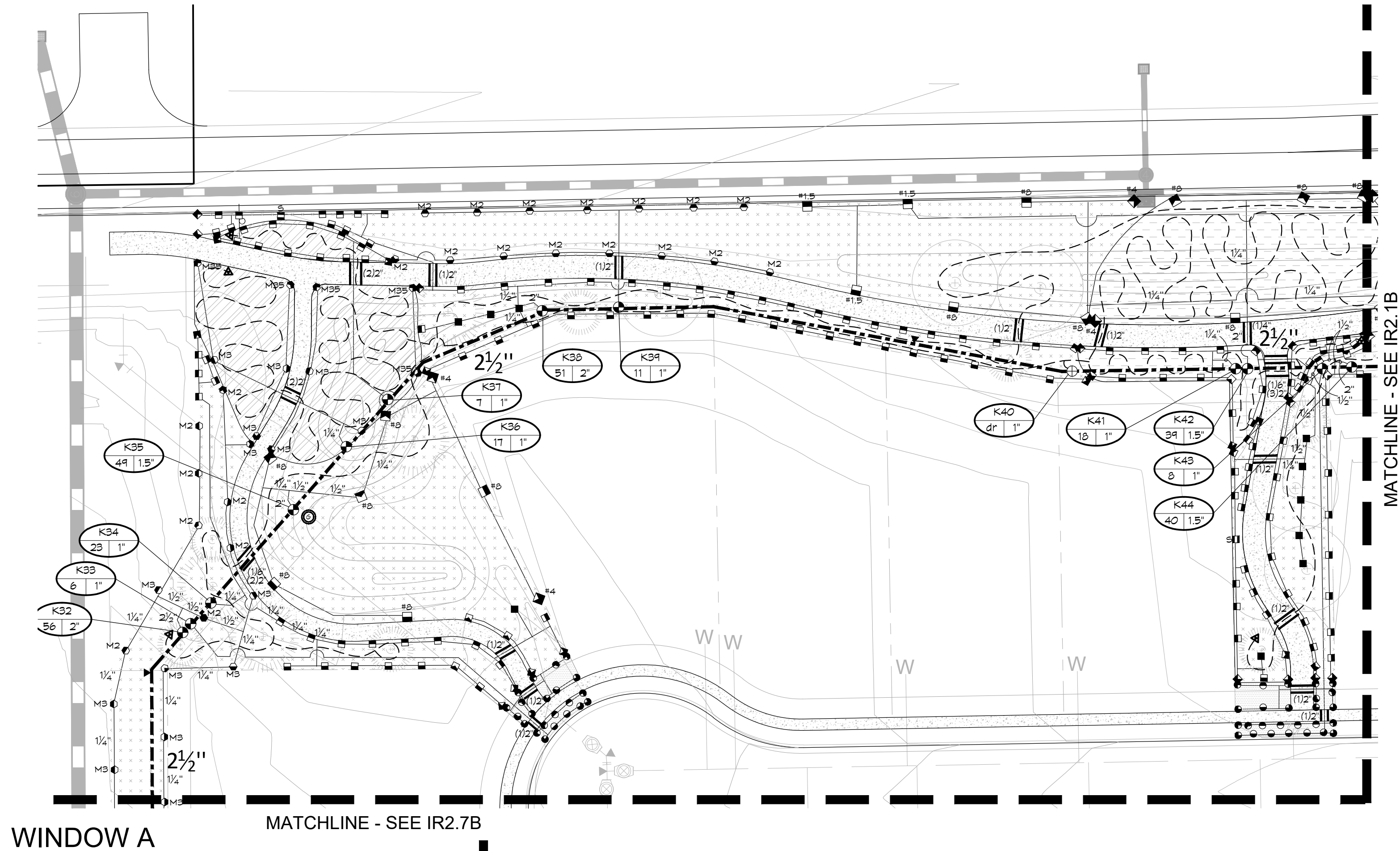
PROJECT NUMBER: 5311

IRRIGATION PLAN

SHEET NUMBER

IR2.1

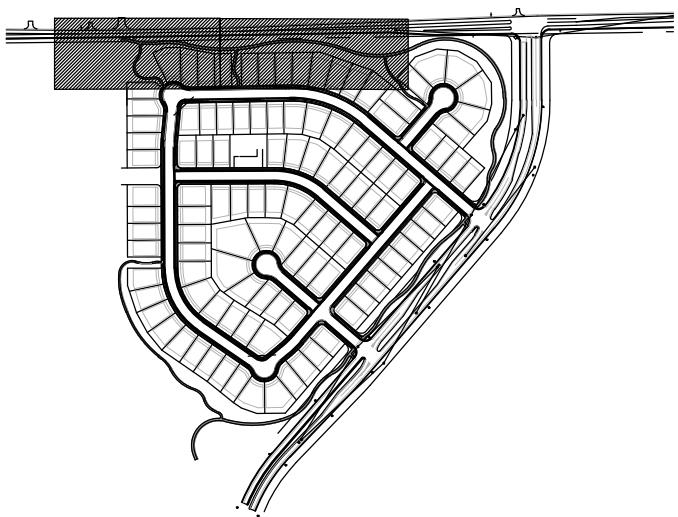
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DIRECTORY	
IRRIGATION NOTES	IR1.1
IRRIGATION SCHEDULE	IR1.1
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WINDOW B

BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
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Revision 1:	03.14.2019
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Revision 3:	
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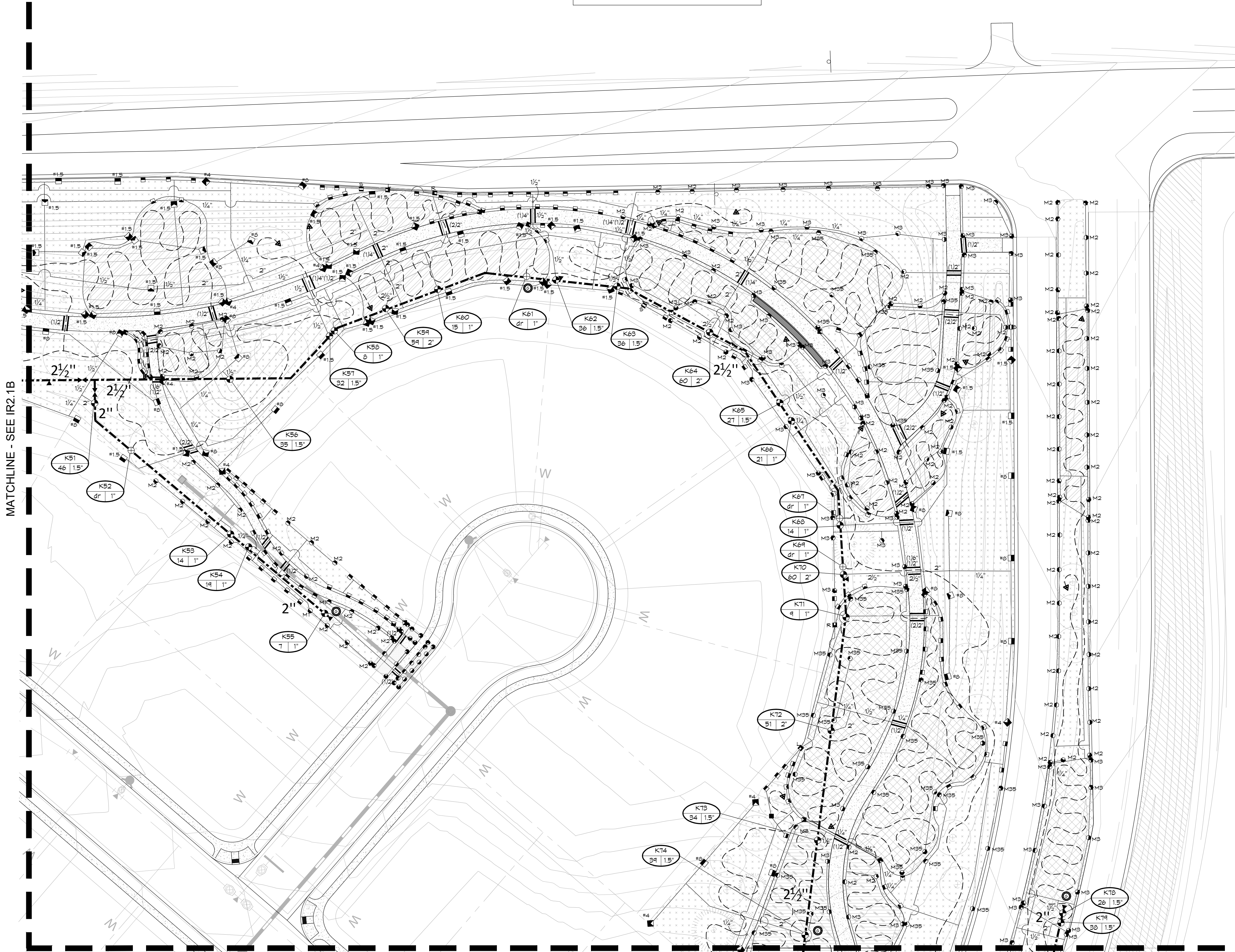
PROJECT NUMBER: 5311

IRRIGATION PLAN

SHEET NUMBER

IR2.2

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FINAL DEVELOPMENT PLAN

**TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO**

FIRESTONE

INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
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Revision 3:	

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PROJECT NUMBER: 5311

IRRIGATION PLAN

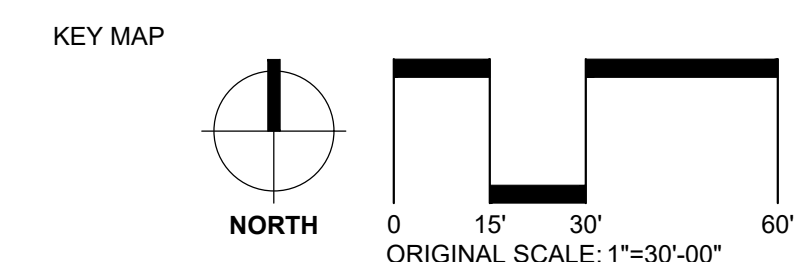
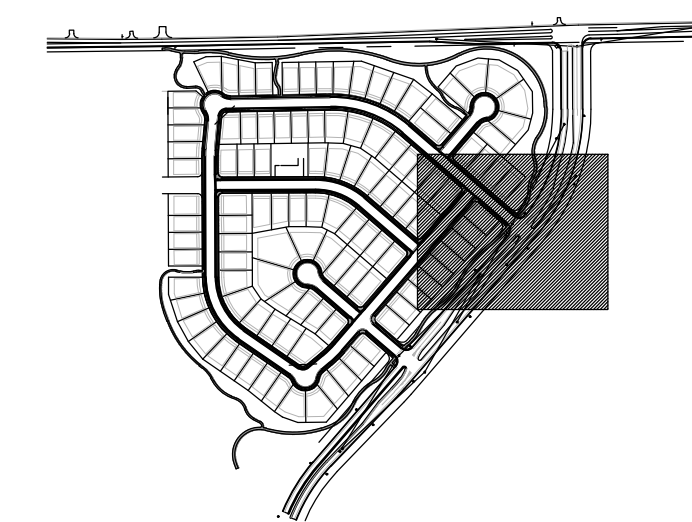
SHEET NUMBER

IR2.3

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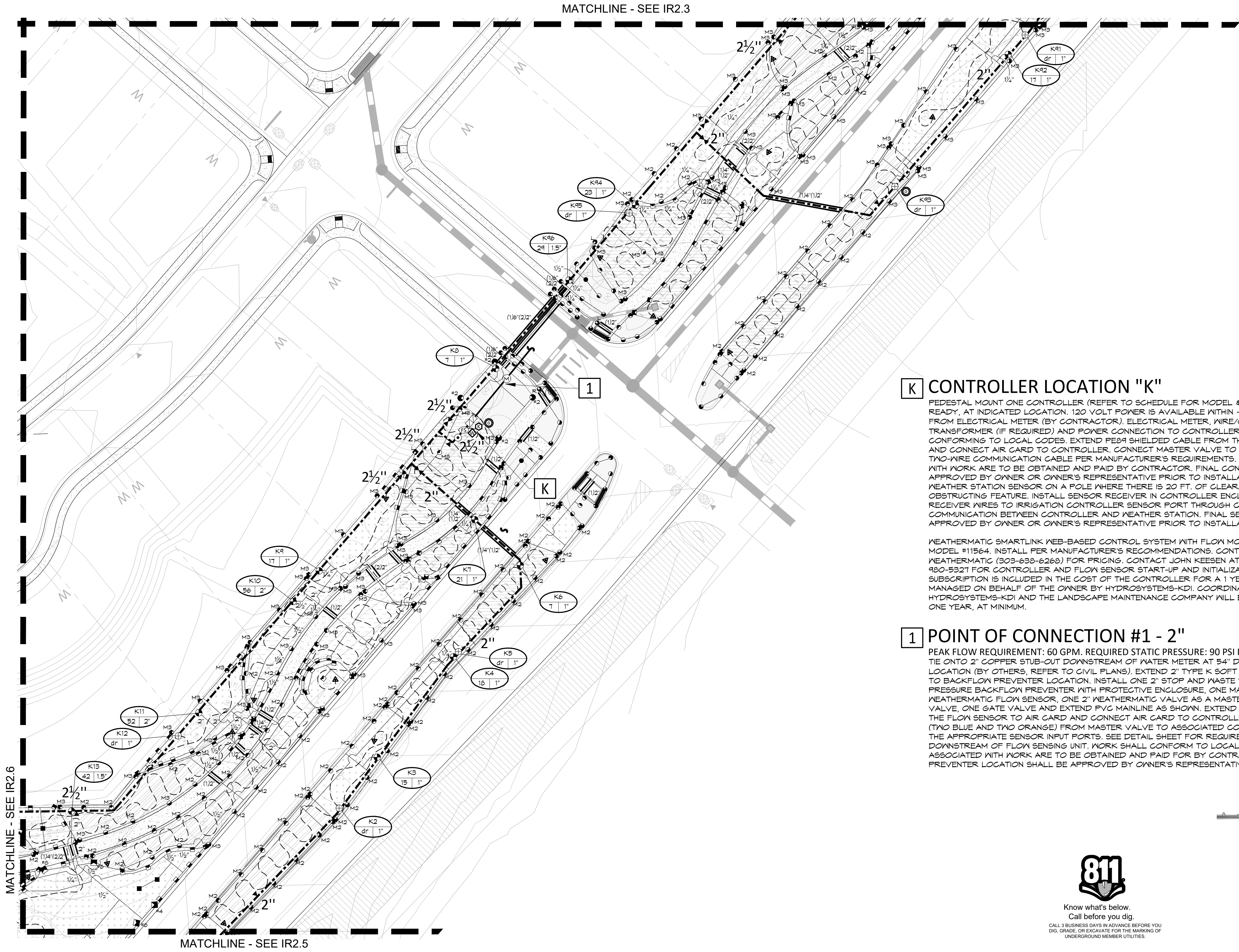
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IRRIGATION NOTES
IRRIGATION SCHEDULE
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IRRIGATION DETAILS

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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO



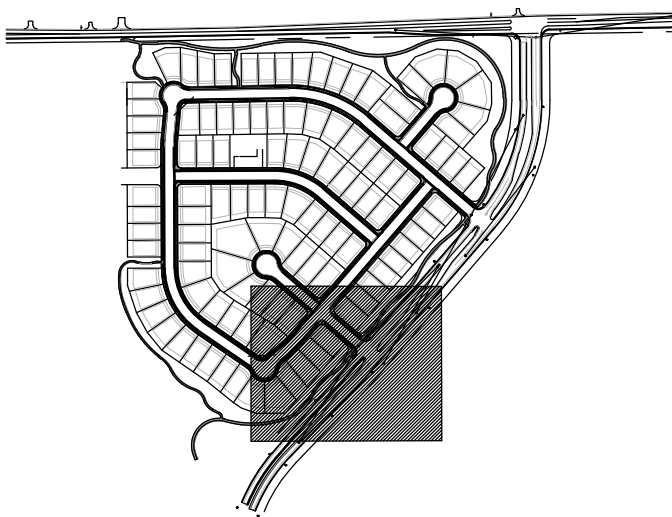
K CONTROLLER LOCATION "K"
PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN -- LF. OF CONTROLLER LOCATION FROM ELECTRICAL METER (BY CONTRACTOR). ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND PE89 SHIELDED CABLE FROM THE FLOW SENSOR TO AIR CARD AND CONNECT AIR CARD TO CONTROLLER. CONNECT MASTER VALVE TO ASSOCIATED CONTROLLER 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 OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHERMATIC WEATHER STATION SENSOR ON A POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL SENSOR RECEIVER IN CONTROLLER ENCLOSURE. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH CONDUIT. CONFIRM THERE IS COMMUNICATION BETWEEN CONTROLLER AND WEATHER STATION. FINAL SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

WEATHERMATIC SMARTLINK WEB-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING MODEL #11564. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTACT PARRY WEBB AT WEATHERMATIC (303-638-6266) FOR PRICING. CONTACT JOHN KEESER AT HYDROSYSTEMS-KDI (303) 490-5321 FOR CONTROLLER AND FLOW SENSOR START-UP AND INITIALIZATION. WATER MANAGEMENT SUBSCRIPTION IS INCLUDED IN THE COST OF THE CONTROLLER FOR A 1 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 ONE YEAR, AT MINIMUM.

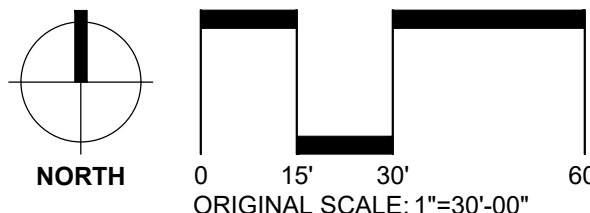
1 POINT OF CONNECTION #1 - 2"
PEAK FLOW REQUIREMENT: 60 GPM. REQUIRED STATIC PRESSURE: 90 PSI MIN.
TIE ONTO 2" COPPER STUB-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION (BY OTHERS, REFER TO CIVIL PLANS). EXTEND 2" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 2" STOP AND WASTE VALVE, ONE 2" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 2" WEATHERMATIC FLOW SENSOR, ONE 2" WEATHERMATIC VALVE AS A MASTER VALVE, ONE QUICK COUPLING VALVE, ONE GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. EXTEND PE89 SHIELDED CABLE FROM THE FLOW SENSOR TO AIR CARD AND CONNECT AIR CARD TO CONTROLLER. INSTALL 4 #14 UFIL WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO ASSOCIATED CONTROLLER. CONNECT WIRES TO THE APPROPRIATE SENSOR INPUT PORTS. 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 APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



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KEY MAP



DIRECTORY	
IRRIGATION NOTES	IR1.1
IRRIGATION SCHEDULE	IR1.1
IRRIGATION PLANS	IR2.1 - IR2.8
IRRIGATION DETAILS	IR3.1 - IR3.3

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
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PROJECT NUMBER: 5311

IRRIGATION PLAN

SHEET NUMBER

IR2.4

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Planned Unit Development
IRRIGATION
Town of Firestone
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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
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Revision 3:	
Sheet <u>39</u> of <u>58</u>	

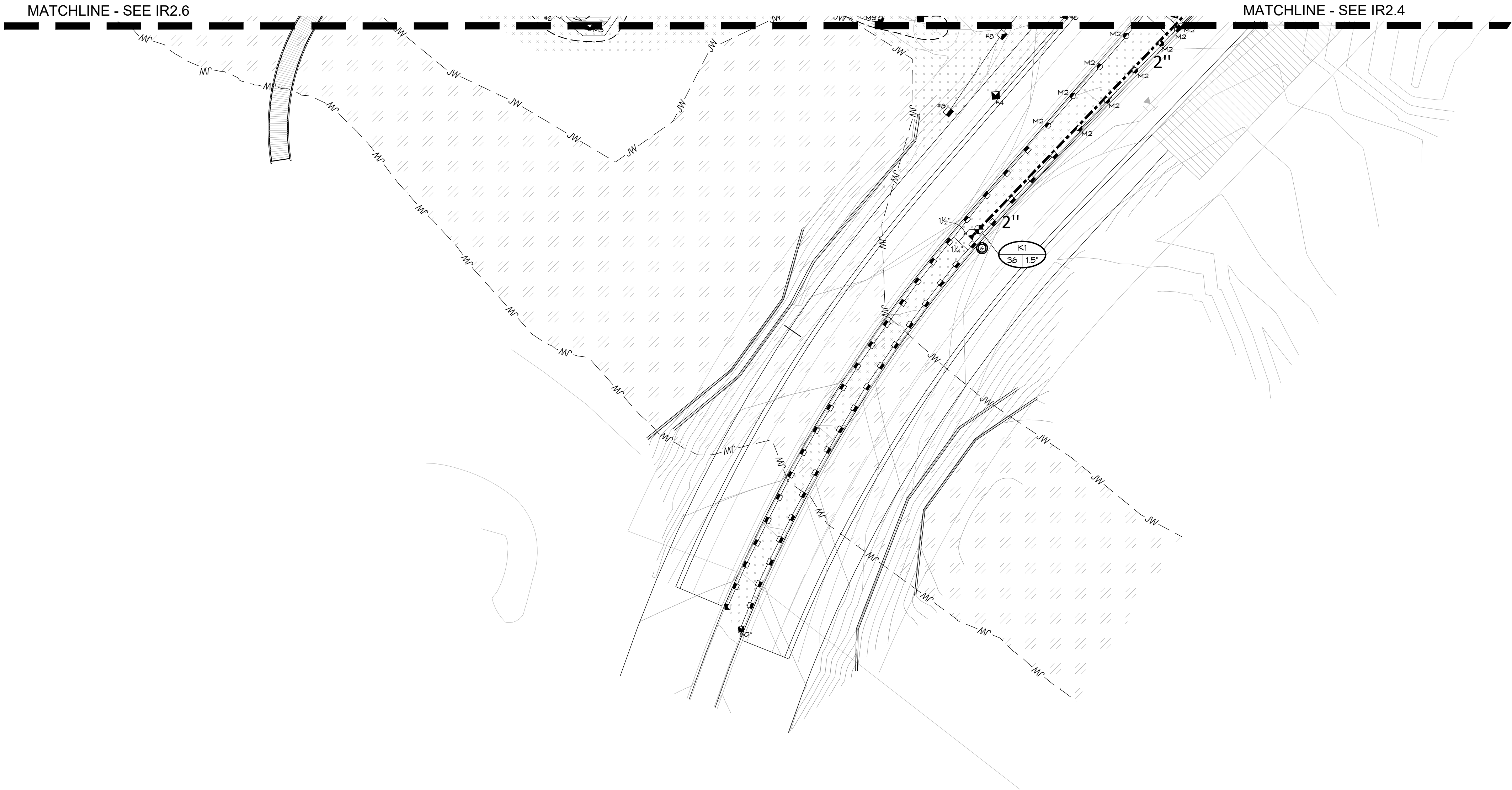
PROJECT NUMBER: 5311

IRRIGATION PLAN

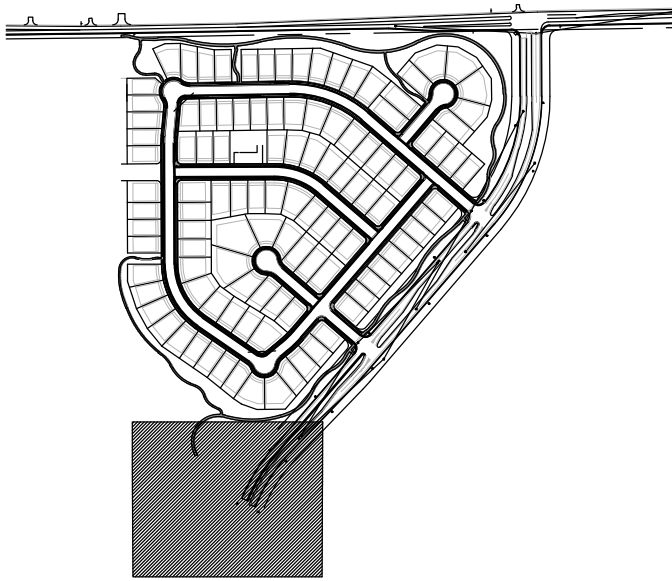
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IRRIGATION NOTES	IR1.1
IRRIGATION SCHEDULE	IR1.1
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IRRIGATION DETAILS	IR3.1 - IR3.3

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
IRRIGATION
Town of Firestone
Weld County
State of Colorado
Sheet 40 of 58

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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
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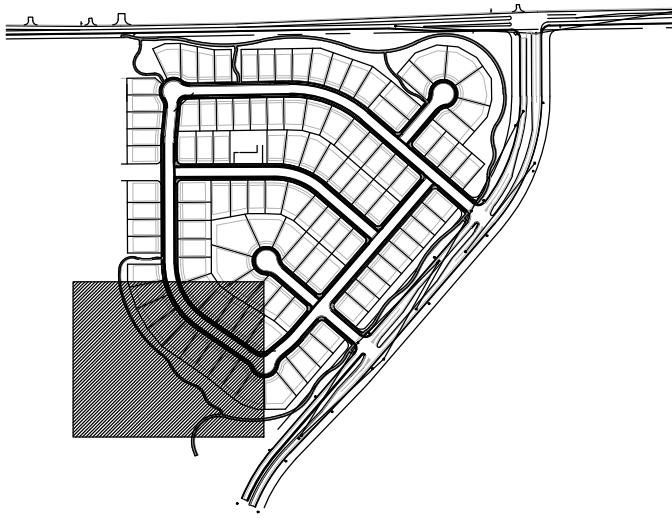
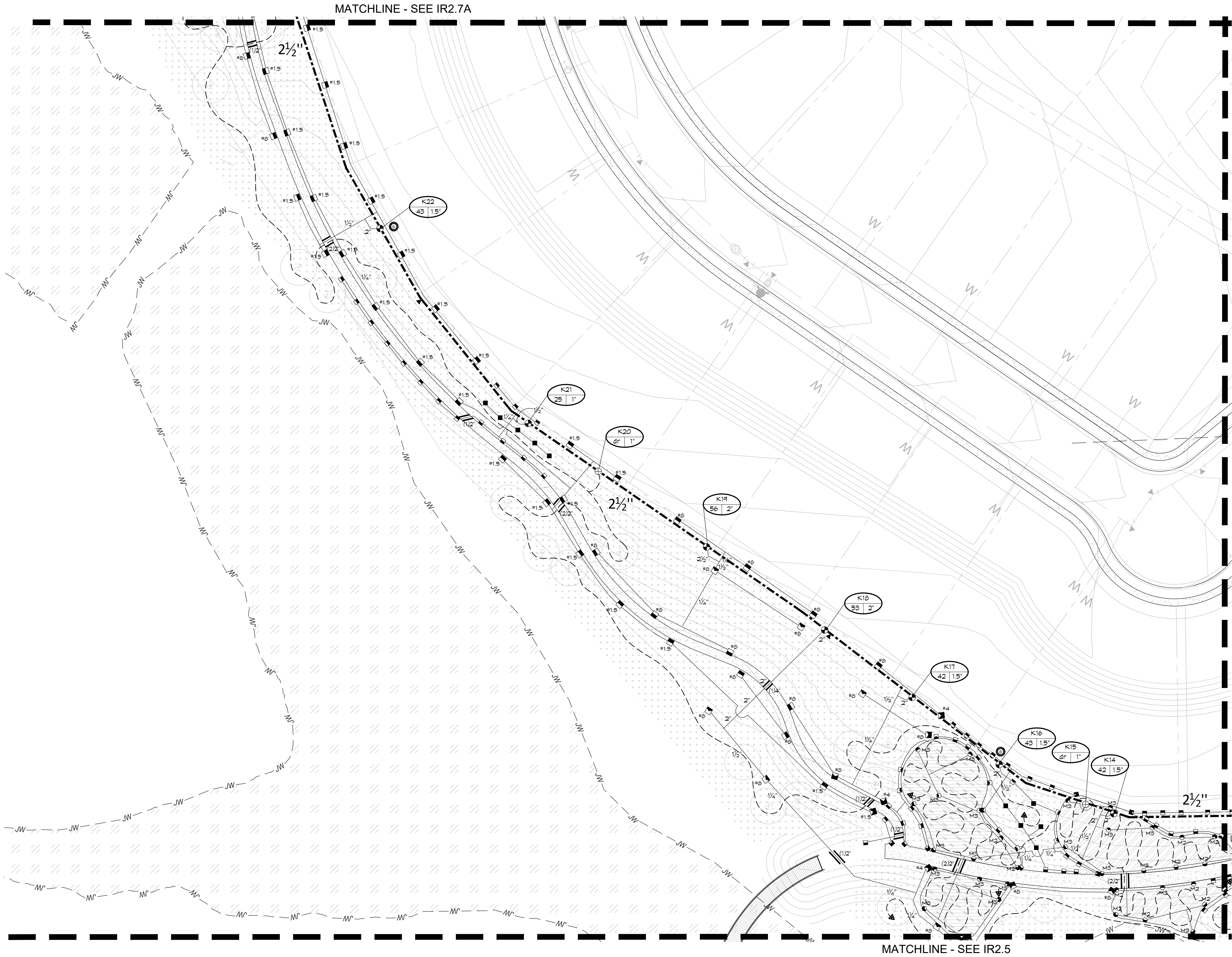
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IRRIGATION PLAN

SHEET NUMBER

IR2.6

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DIRECTORY	
IRRIGATION NOTES	IR1.1
IRRIGATION SCHEDULE	IR1.1
IRRIGATION PLANS	IR2.1 - IR2.8
IRRIGATION DETAILS	IR3.1 - IR3.3

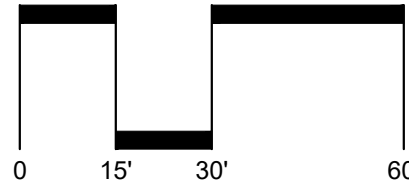
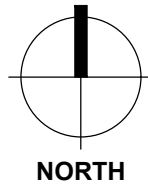


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KEY MAP



Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
IRRIGATION
Town of Firestone
Weld County
State of Colorado
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TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

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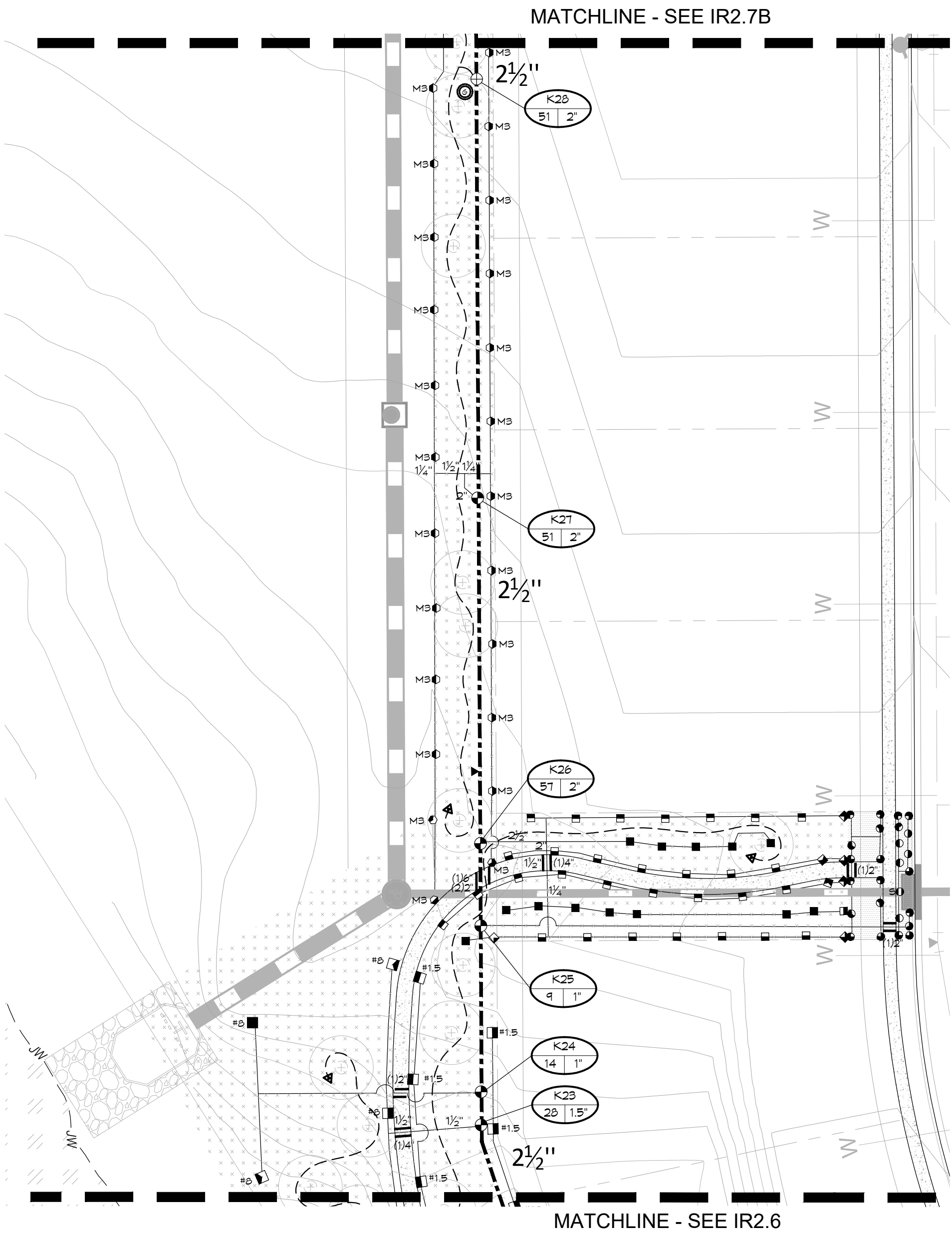
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IRRIGATION PLAN

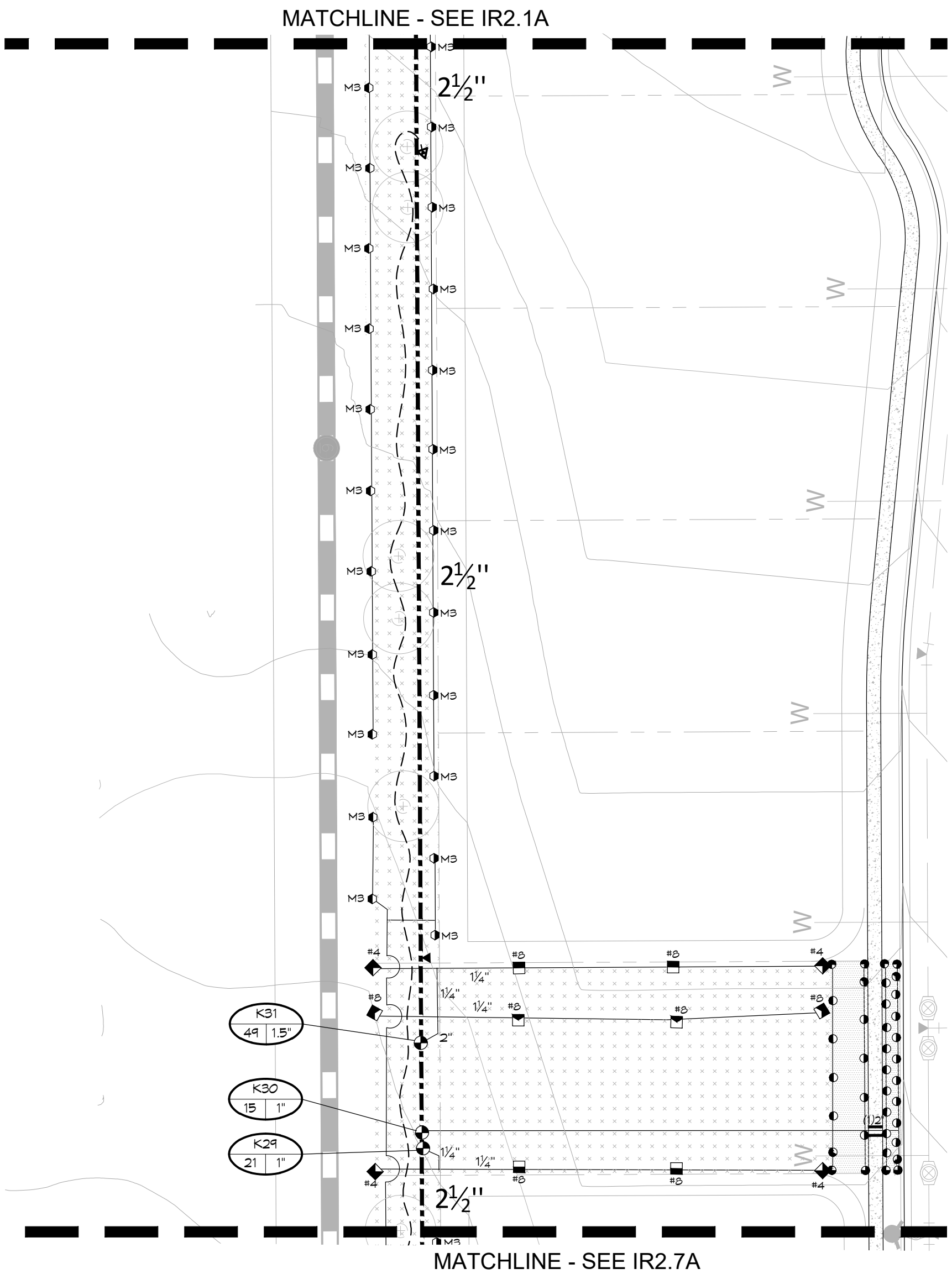
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WINDOW A



WINDOW B

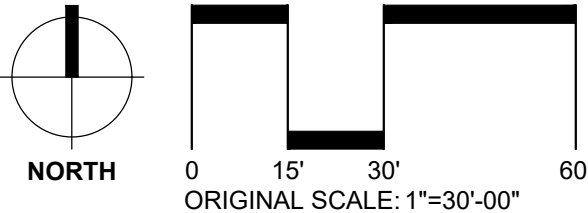
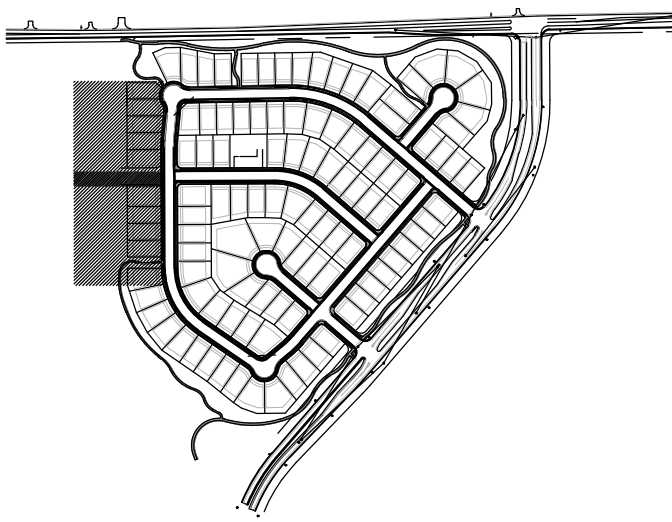


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KEY MAP



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Final Development Plan
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IRRIGATION
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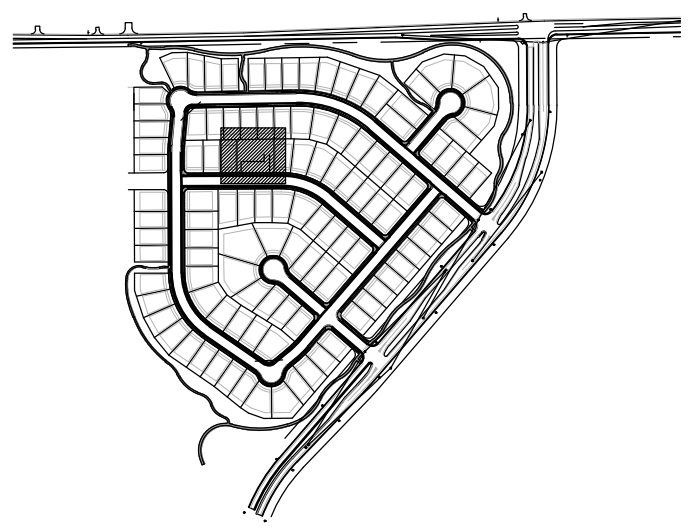
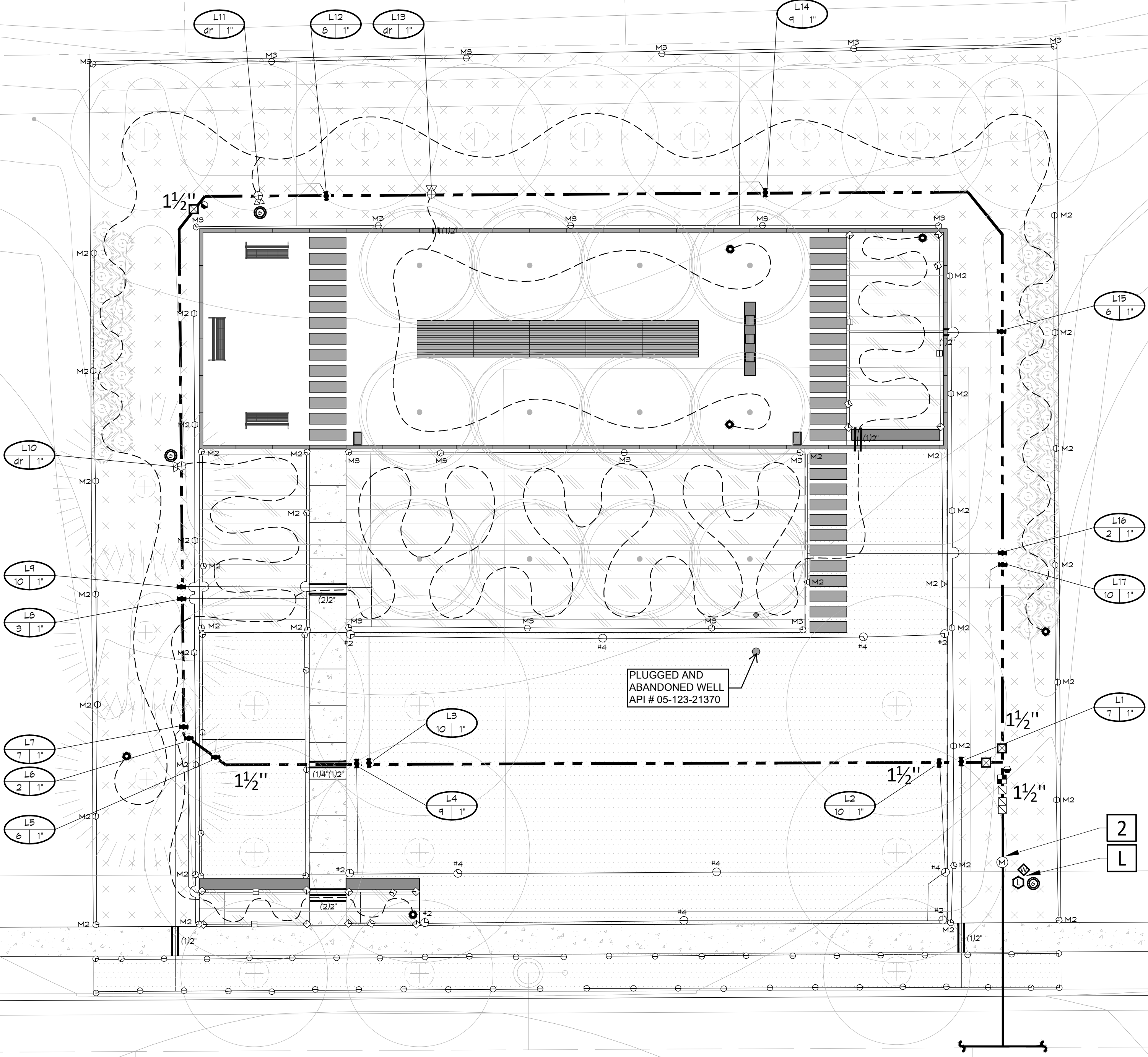
L CONTROLLER LOCATION "L"

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT). REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 5' LF. OF CONTROLLER LOCATION FROM ELECTRICAL METER (BY CONTRACTOR). ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND PE89 SHIELDED CABLE FROM THE FLOW SENSOR TO AIR CARD AND CONNECT AIR CARD TO CONTROLLER. CONNECT MASTER VALVE TO ASSOCIATED CONTROLLER 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 OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHERMATIC WEATHER STATION SENSOR ON A POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL SENSOR RECEIVER IN CONTROLLER ENCLOSURE. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH CONDUIT. CONFIRM THERE IS COMMUNICATION BETWEEN CONTROLLER AND WEATHER STATION. FINAL SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

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2 POINT OF CONNECTION #2 - 3/4"

PEAK FLOW REQUIREMENT: 10 GPM. REQUIRED STATIC PRESSURE: 80 PSI MIN.
TIE ONTO 3/4" COPPER STUB-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION (BY OTHERS, REFER TO CIVIL PLANS). EXTEND 3/4" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3/4" STOP AND WASTE VALVE, ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 1" WEATHERMATIC FLOW SENSOR, ONE 1" WEATHERMATIC VALVE AS A MASTER VALVE, ONE QUICK COUPLING VALVE, ONE GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. EXTEND PE89 SHIELDED CABLE FROM THE FLOW SENSOR TO AIR CARD AND CONNECT AIR CARD TO CONTROLLER. INSTALL 4 #14 UFPL WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO ASSOCIATED CONTROLLER. CONNECT WIRES TO THE APPROPRIATE SENSOR INPUT PORTS. 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 APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



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IRRIGATION SCHEDULE	IR2.1 - IR2.8
IRRIGATION PLANS	IR3.1 - IR3.3
IRRIGATION DETAILS	



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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.07.2019
Revision 3:	
Sheet <u>42</u> of <u>58</u>	

PROJECT NUMBER: 5311

IRRIGATION PLAN

SHEET NUMBER

IR2.8

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Jun 06 2019 5:26am
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DIRECTORY

IRRIGATION NOTES

IR1.1

IRRIGATION SCHEDULE

IR1.1

IRRIGATION PLANS

IR2.1 - IR2.8

IRRIGATION DETAILS

IR3.1 - IR3.3

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
IRRIGATION
Town of Firestone
Weld County
State of Colorado
Sheet 43 of 58



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Sheet 43 of 58

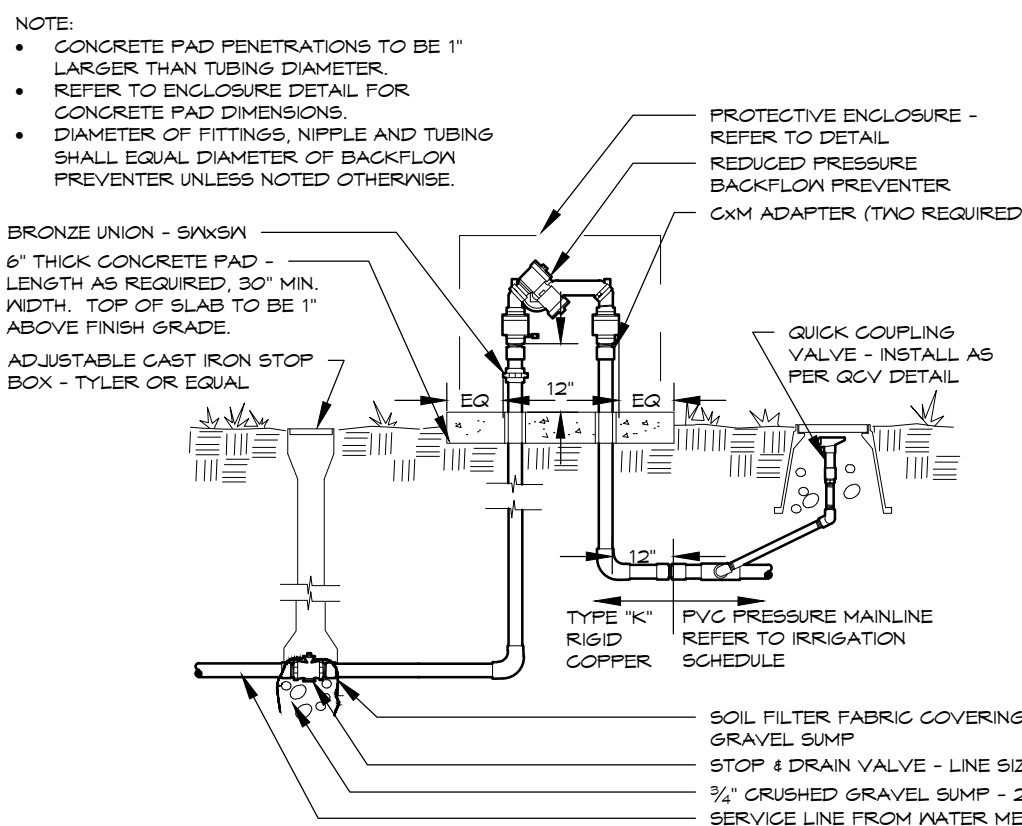
PROJECT NUMBER: 5311

IRRIGATION
DETAILS

SHEET NUMBER

IR3.1

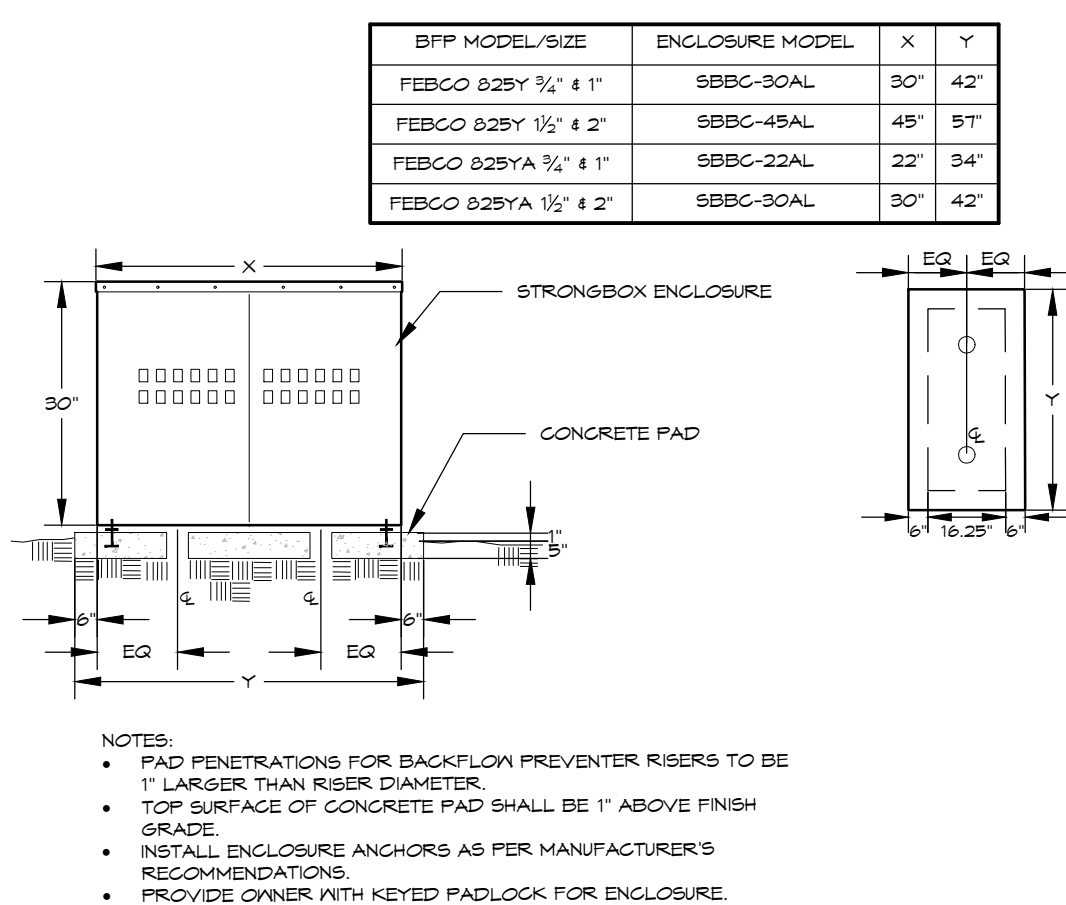
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BACKFLOW PREVENTER

3/4" - 2" SYSTEMS WITH PVC CONNECTION

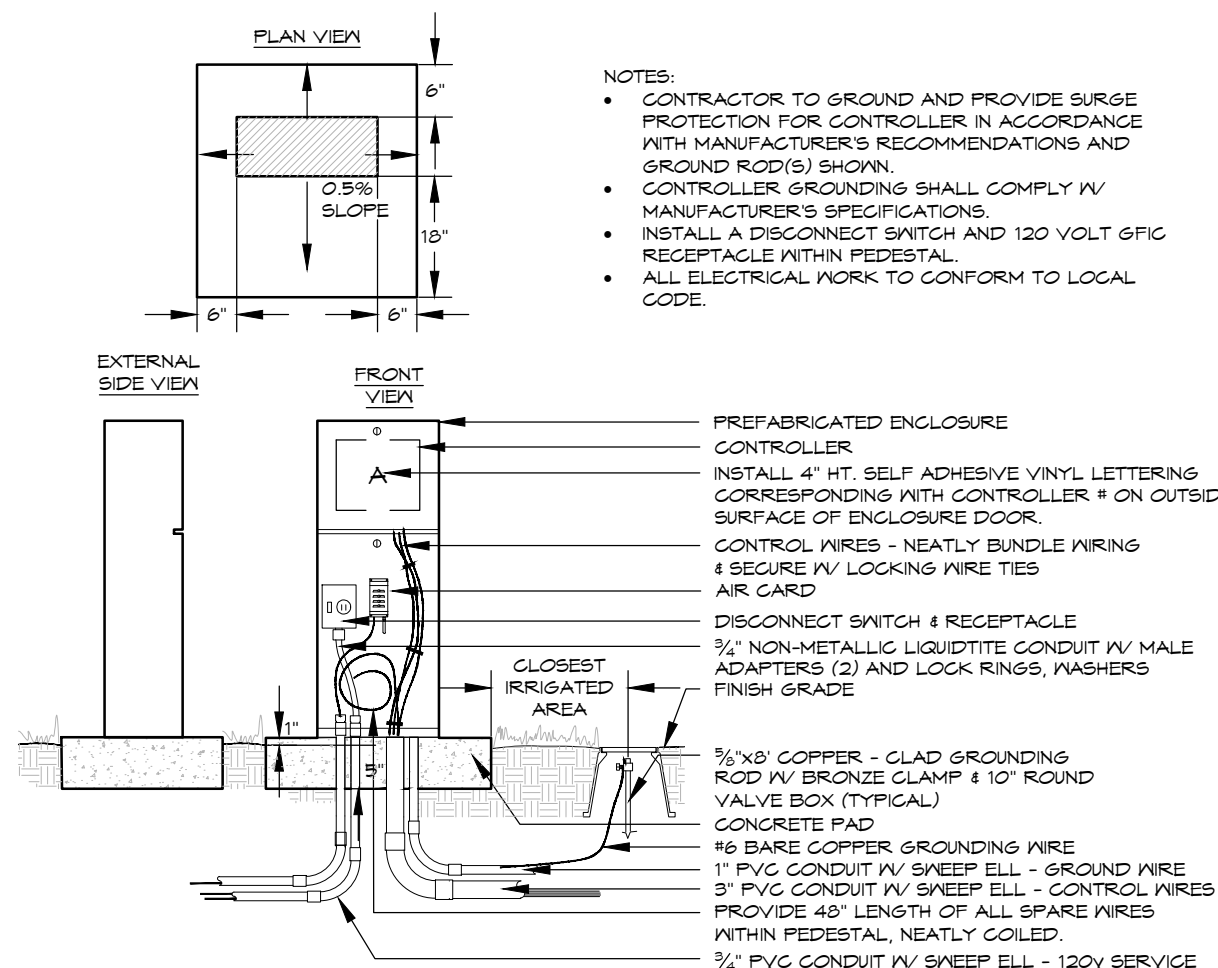
1



BACKFLOW PREVENTER

STRONGBOX - 3/4" - 2" SYSTEMS

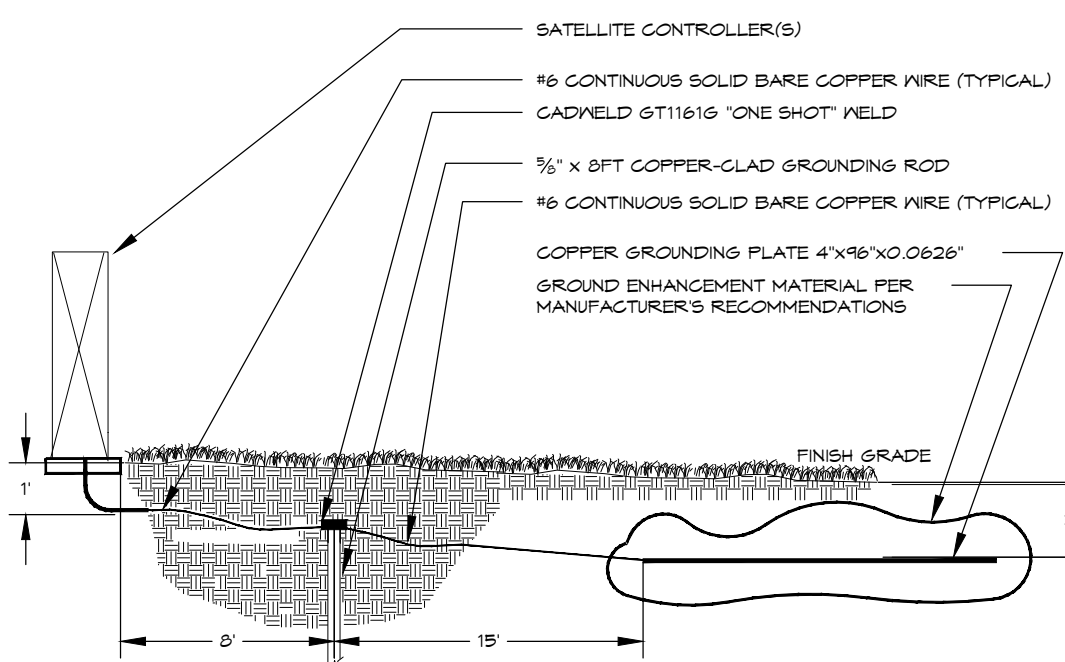
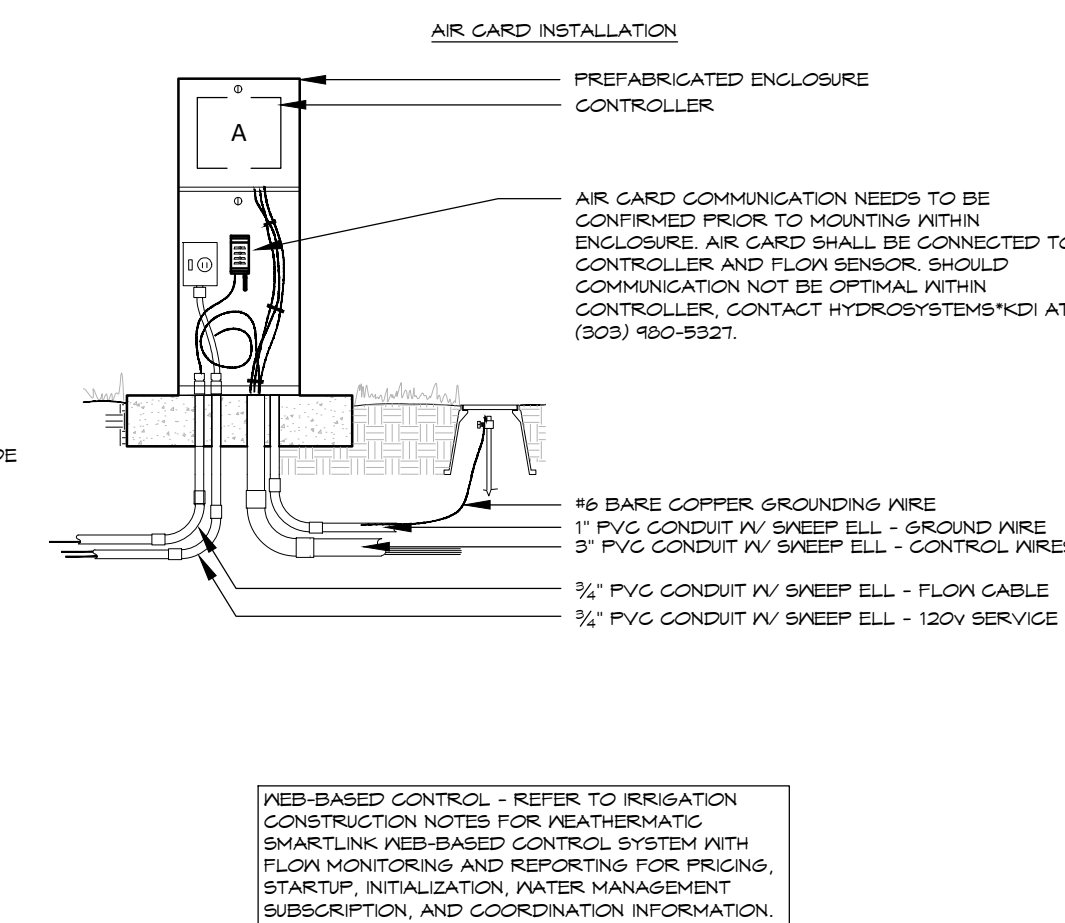
2



ELECTRIC CONTROLLER

PEDESTAL

3

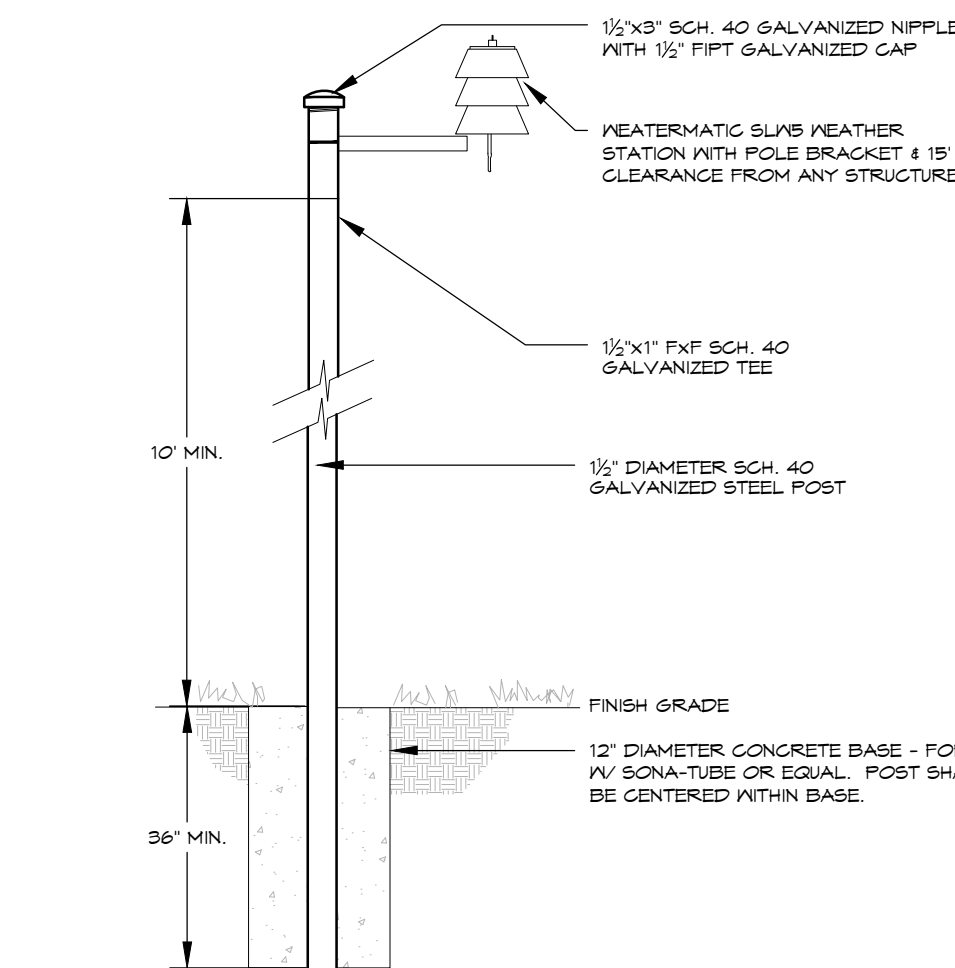


GROUNDING PLATE DESIGN CONSISTS OF ONE VERTICAL 8-FOOT COPPER GLAD GROUNDING ROD (AT LEAST EIGHT FEET FROM THE EQUIPMENT), AND ONE COPPER GROUNDING PLATE PER 40 STATIONS REQUIRING GROUNDING. INSTALL GROUNDING PLATE HORIZONTALLY, THREE FEET DEEP AND 18" FROM THE GROUNDING ROD. SHOULD MULTIPLE RODS/PLATES BE REQUIRED, THEY SHALL BE PLACED AT A MINIMUM OF 3 LINEAR FEET FROM EACH OTHER. REFER TO ASIC STANDARDS FOR MORE INFORMATION.

NOTE: PERFORM CADDYWELD CONNECTION TO GROUNDING ROD(S) AND PLACEMENT OF GROUNDING PLATE(S) IN OWNER'S PRESENCE PRIOR TO BACKFILL.

CONTROLLER GROUNDING

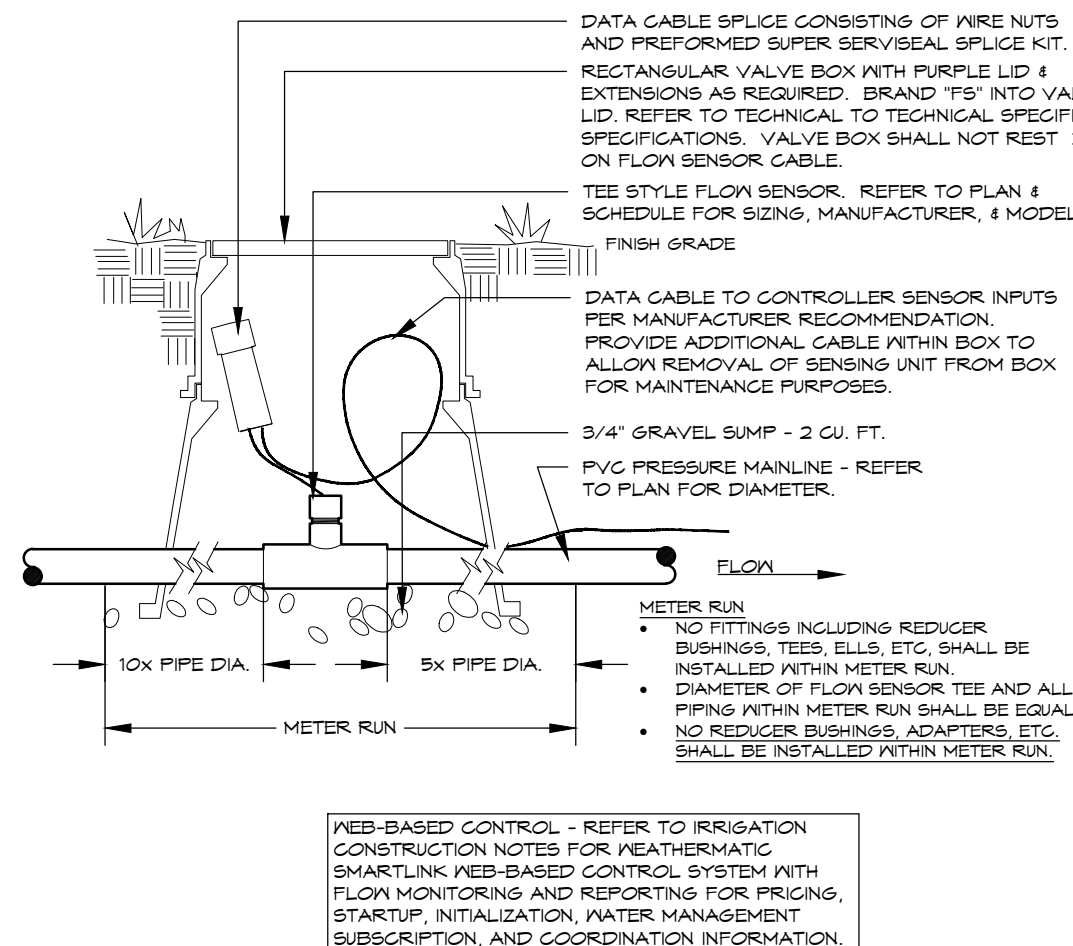
4



WEATHER SENSOR

Pole Mounted - Wireless

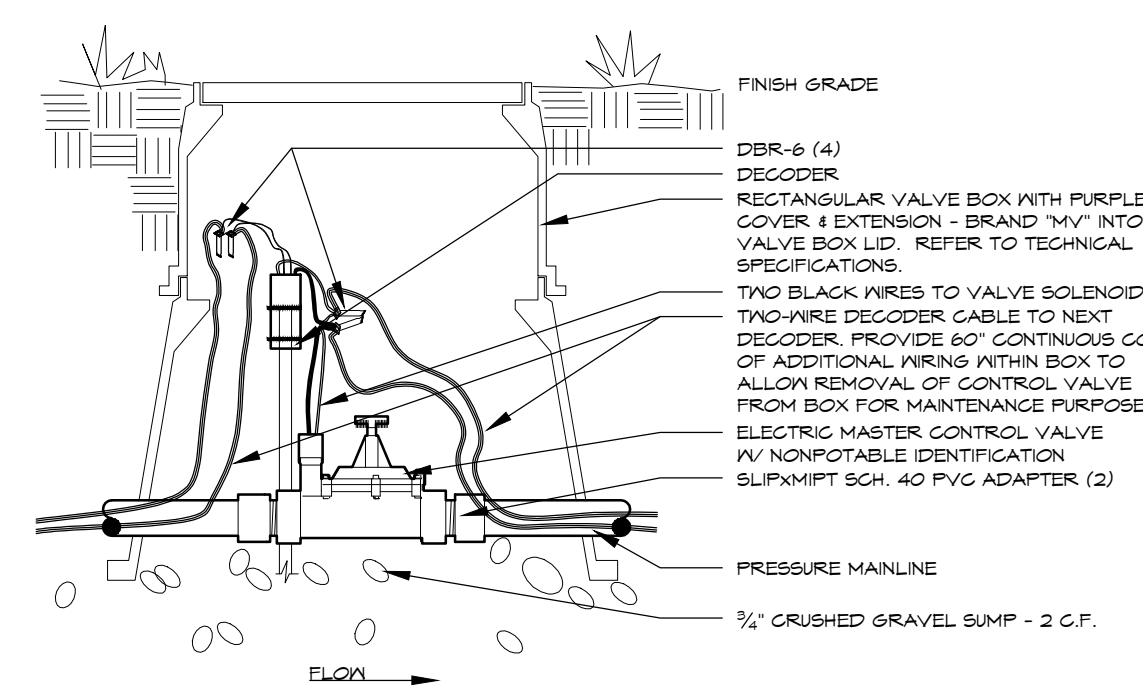
5



FLOW SENSOR

TEE STYLE - NON-POTABLE

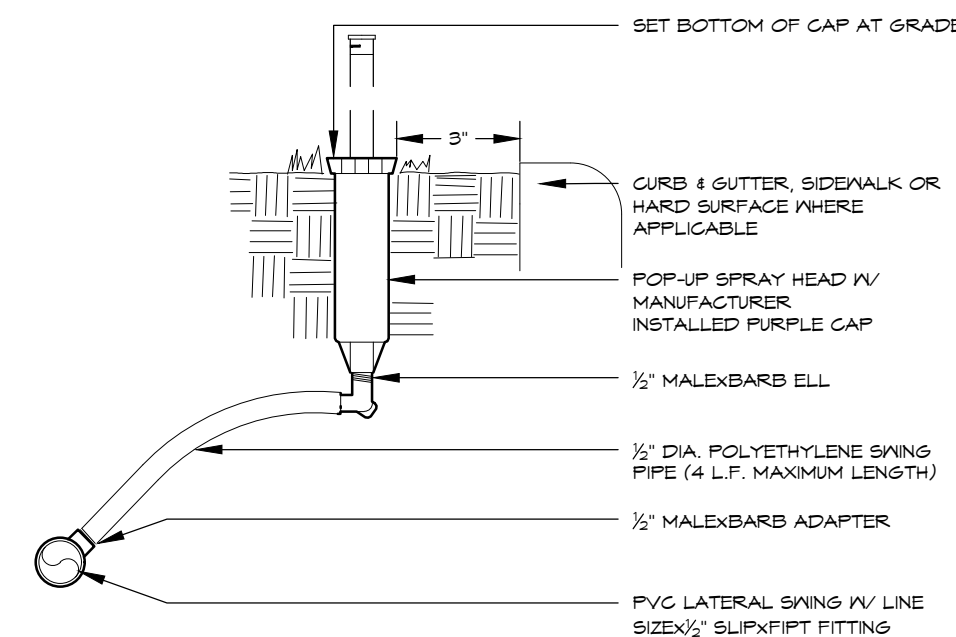
6



MASTER VALVE

VIA DECODER - TAPS 2" & SMALLER - NON-POTABLE

7

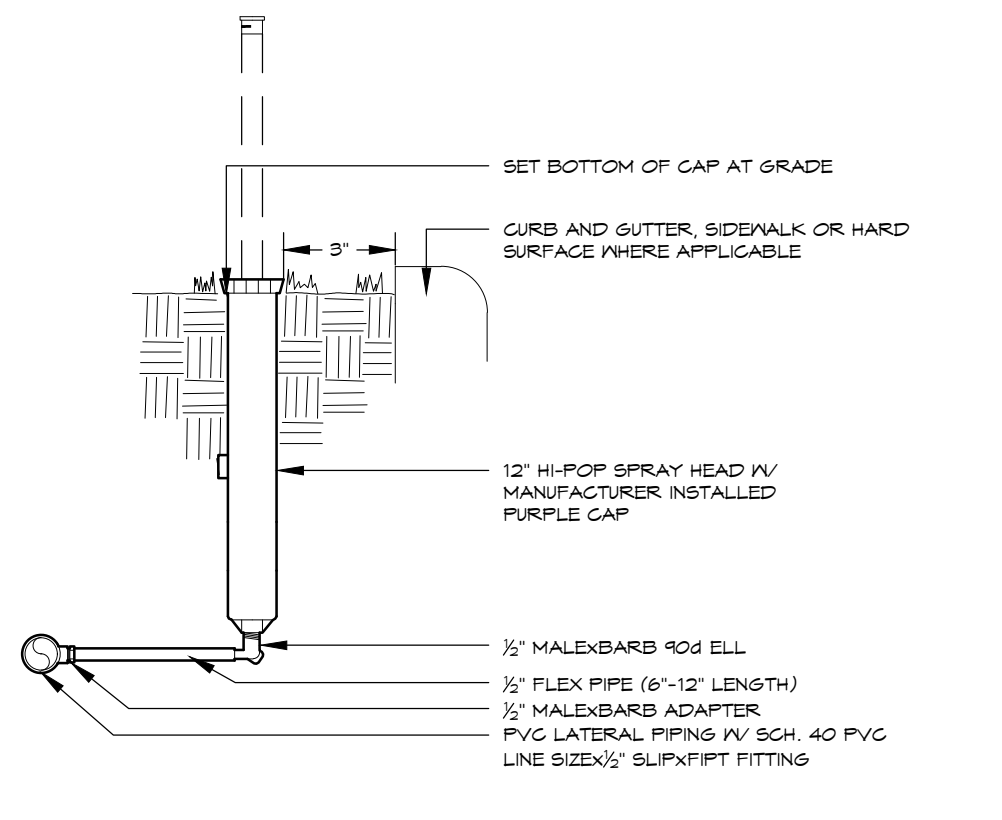


NOTE:

- SET HEAD PERPENDICULAR TO FINISH GRADE.
- APPLY TEFLON TAPE TO MALE PVC THREADED FITTINGS.
- DOUBLE CLAMP 1/2" & 2" DIAMETER FITTINGS.

POP-UP SPRAY HEAD

8

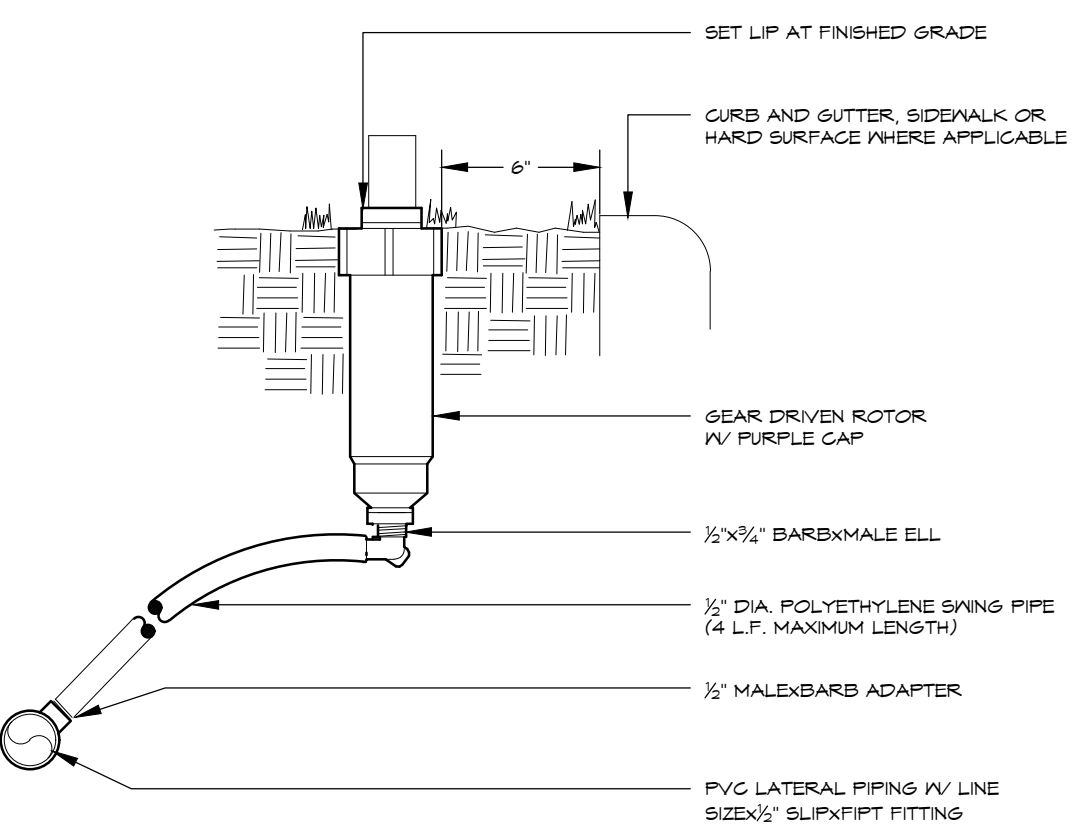


NOTE:

- SET HEAD PERPENDICULAR TO FINISH GRADE SINK.
- FLEX PIPE SHALL BE ATTACHED TO BOTTOM SPRAY HEAD INLET ONLY.
- APPLY TEFLON TAPE TO ALL MALE PVC THREADED FITTINGS AND NIPPLES.

HI-POP SPRAY HEAD

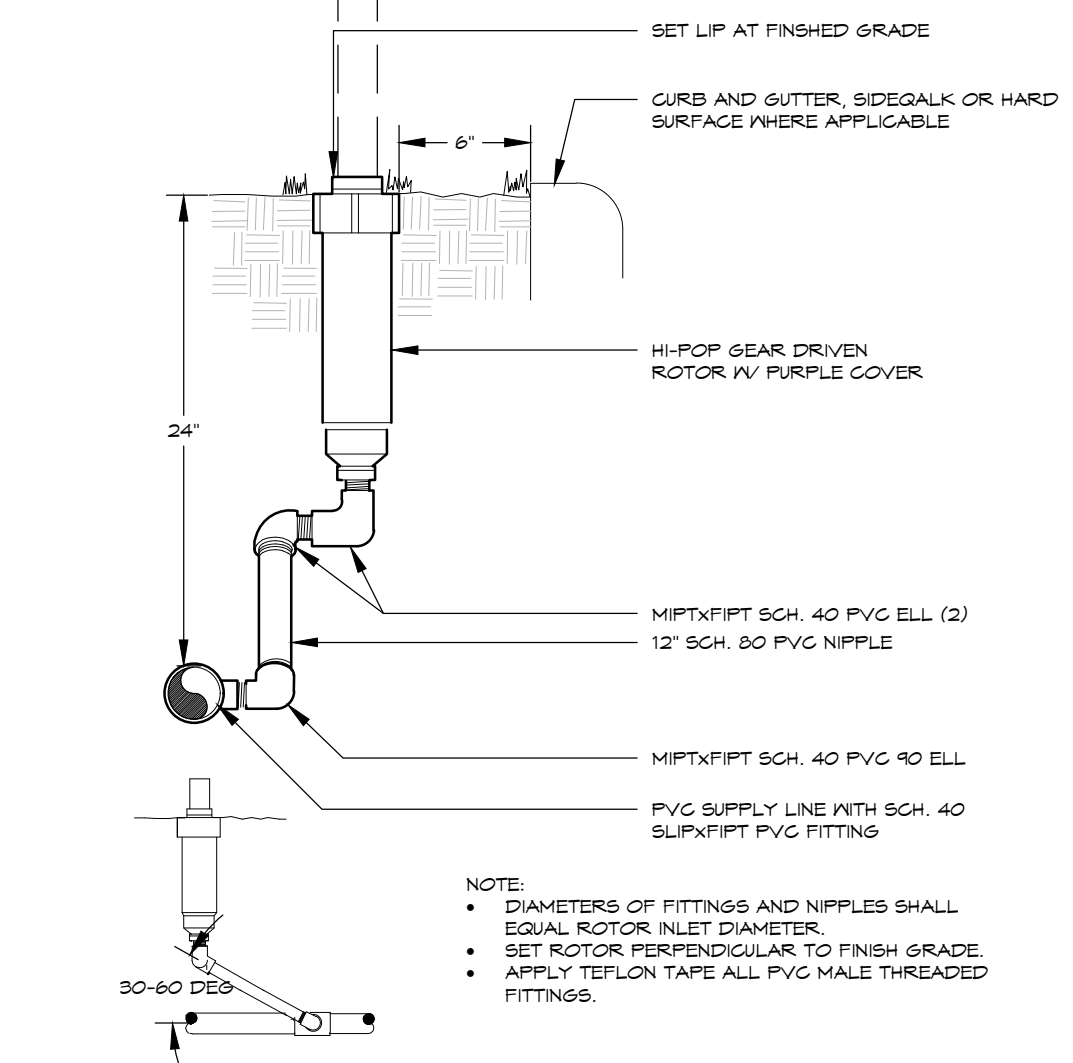
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SET HEAD PERPENDICULAR TO FINISH GRADE

GEAR DRIVEN ROTOR

10



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

DIRECTORY

IRRIGATION NOTES

IR1.1

IRRIGATION SCHEDULE

IR1.1

IRRIGATION PLANS

IR2.1 - IR2.8

IRRIGATION DETAILS

IR3.1 - IR3.3

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
IRRIGATION
Town of Firestone
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State of Colorado
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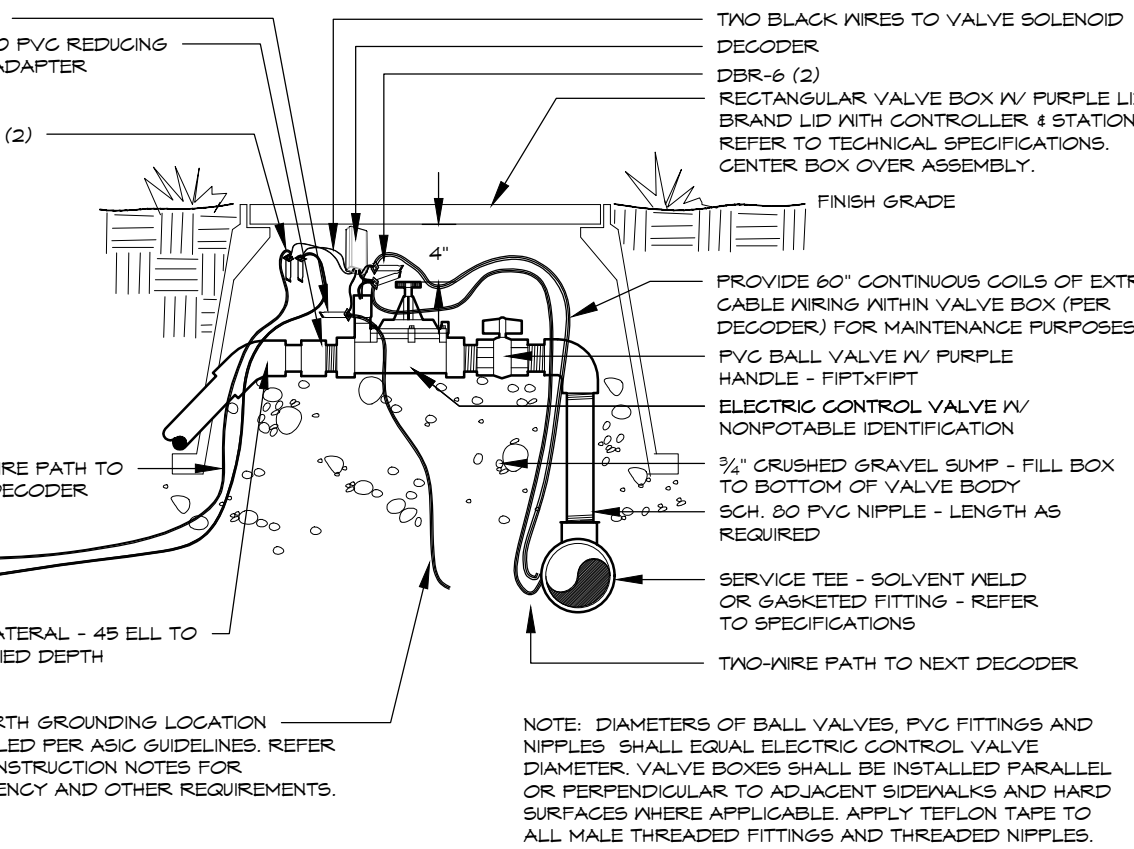
PROJECT NUMBER: 5311

IRRIGATION
DETAILS

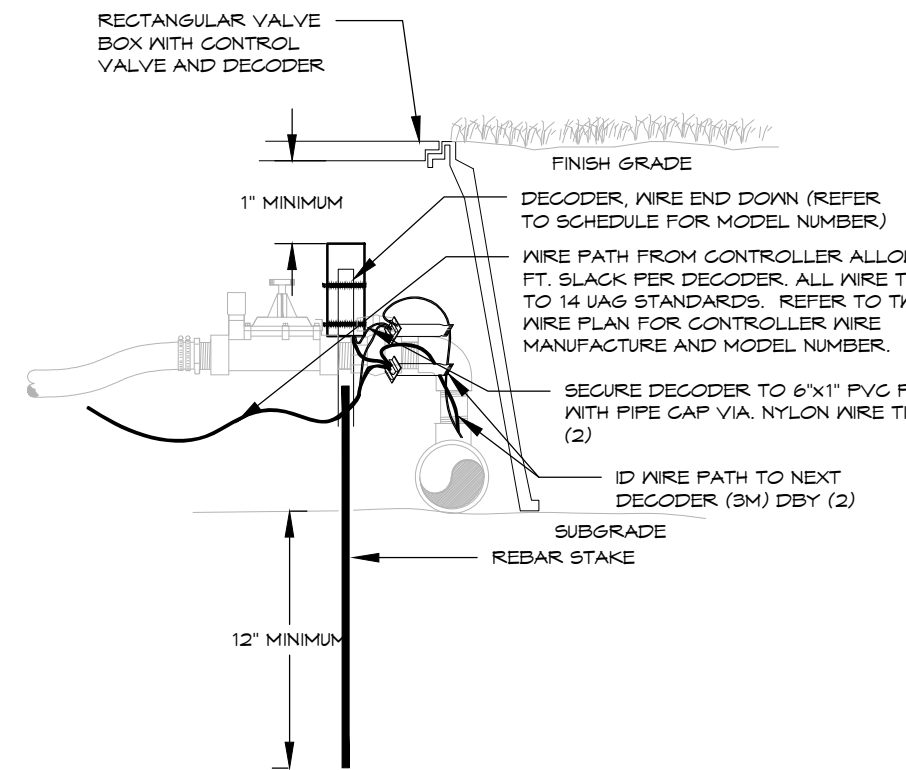
SHEET NUMBER

IR3.2

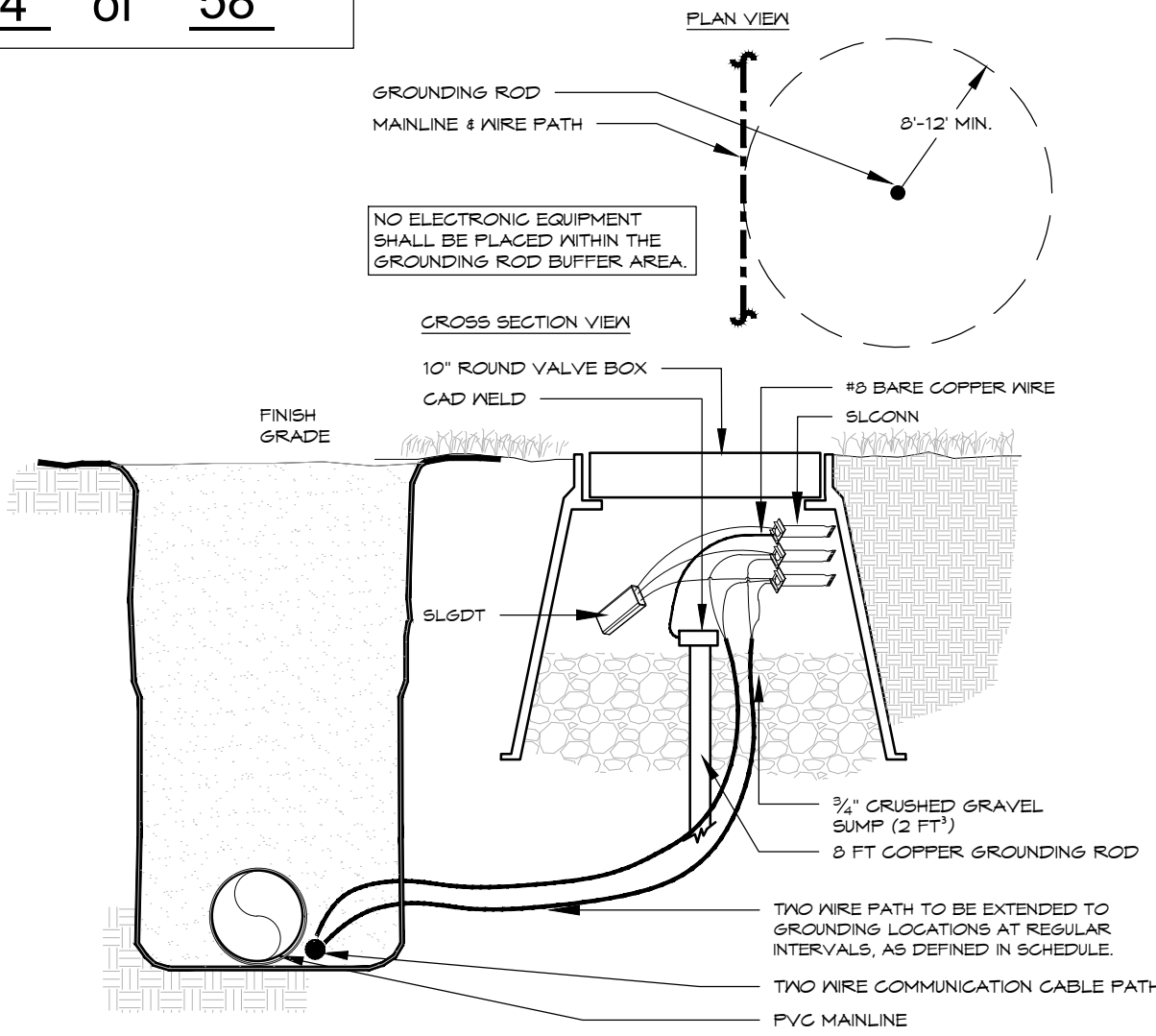
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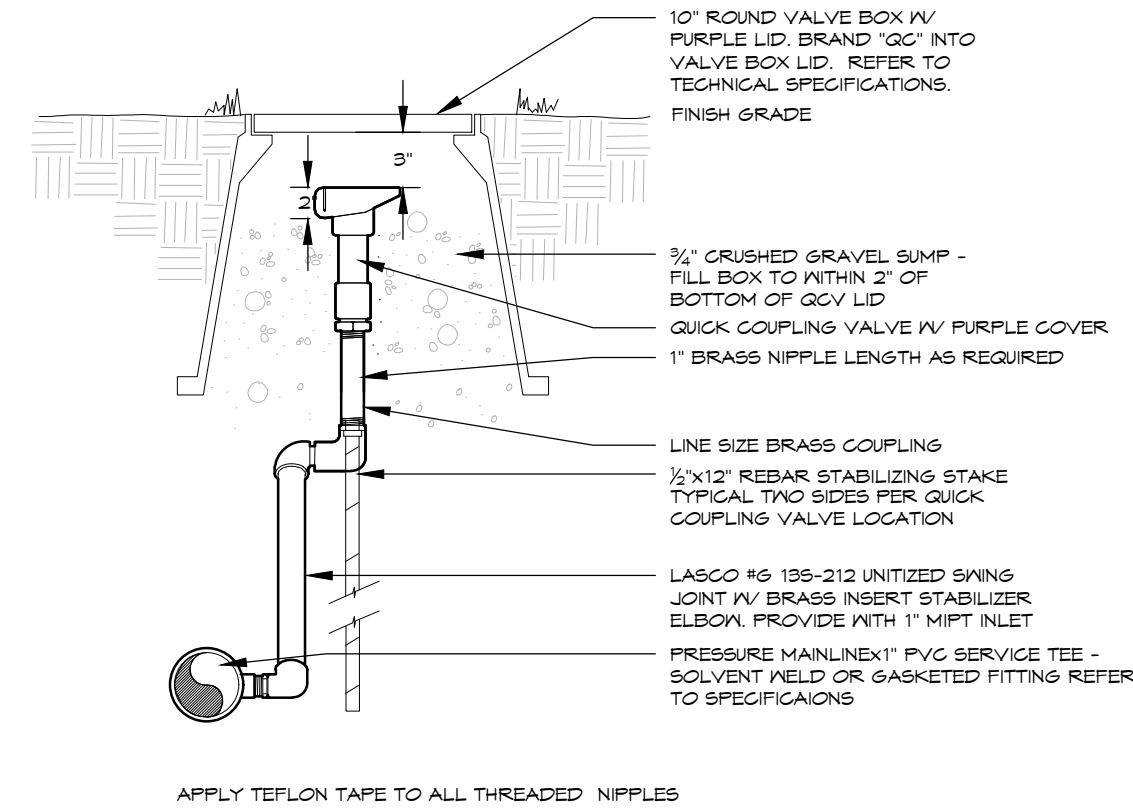
ELECTRIC CONTROL VALVE
TWO-WIRE SYSTEM - PVC PIPE - NON-POTABLE



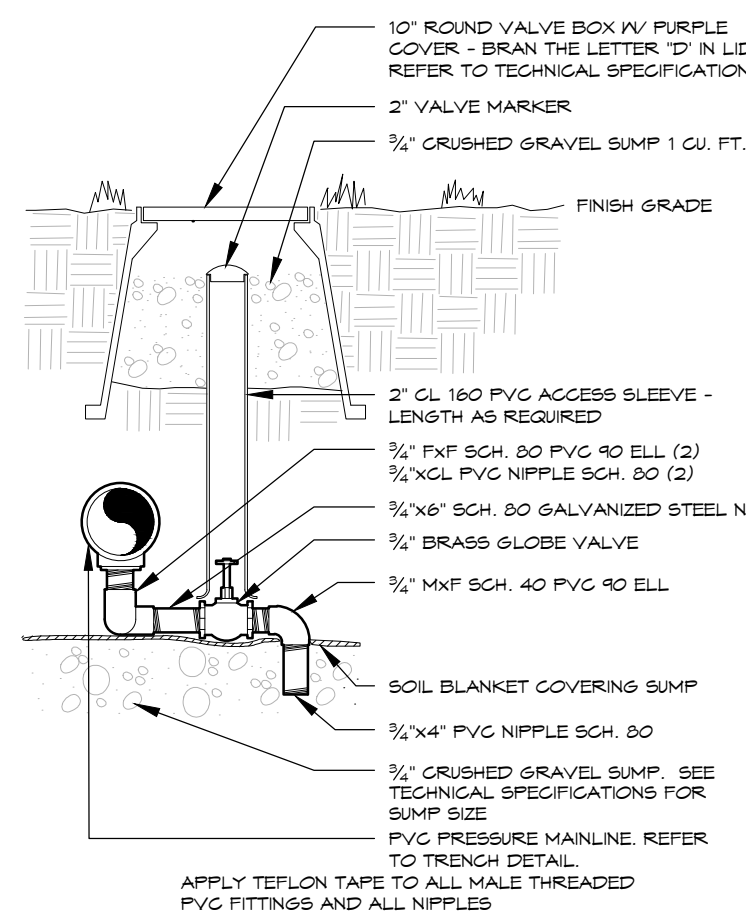
DECODER INSTALLATION
TWO-WIRE SYSTEM



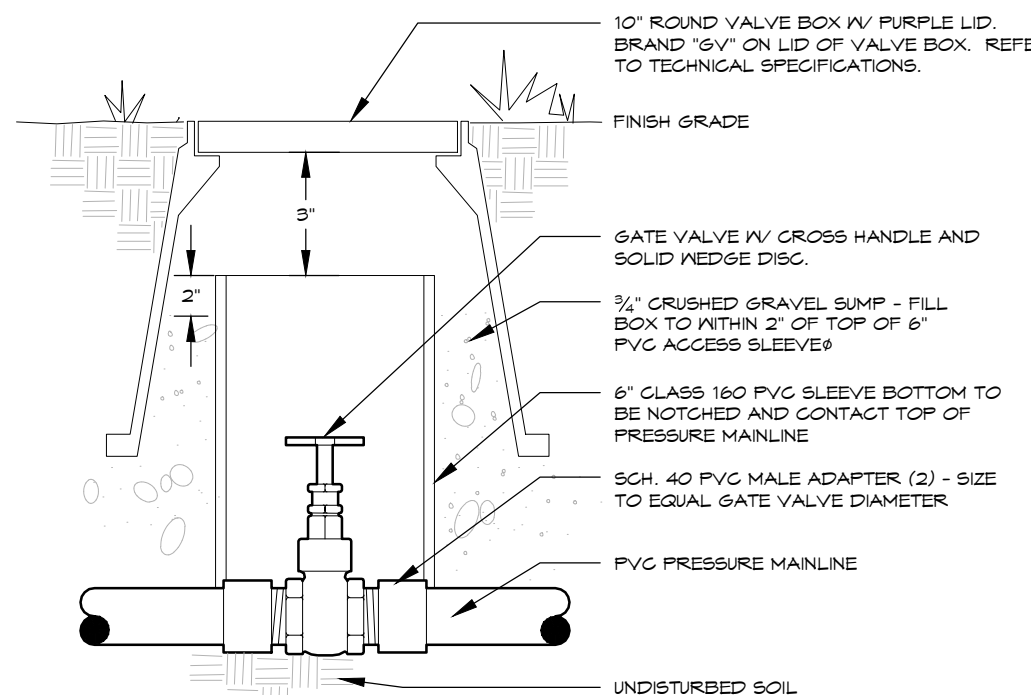
DECODER GROUNDING
VIA GROUNDING ROD



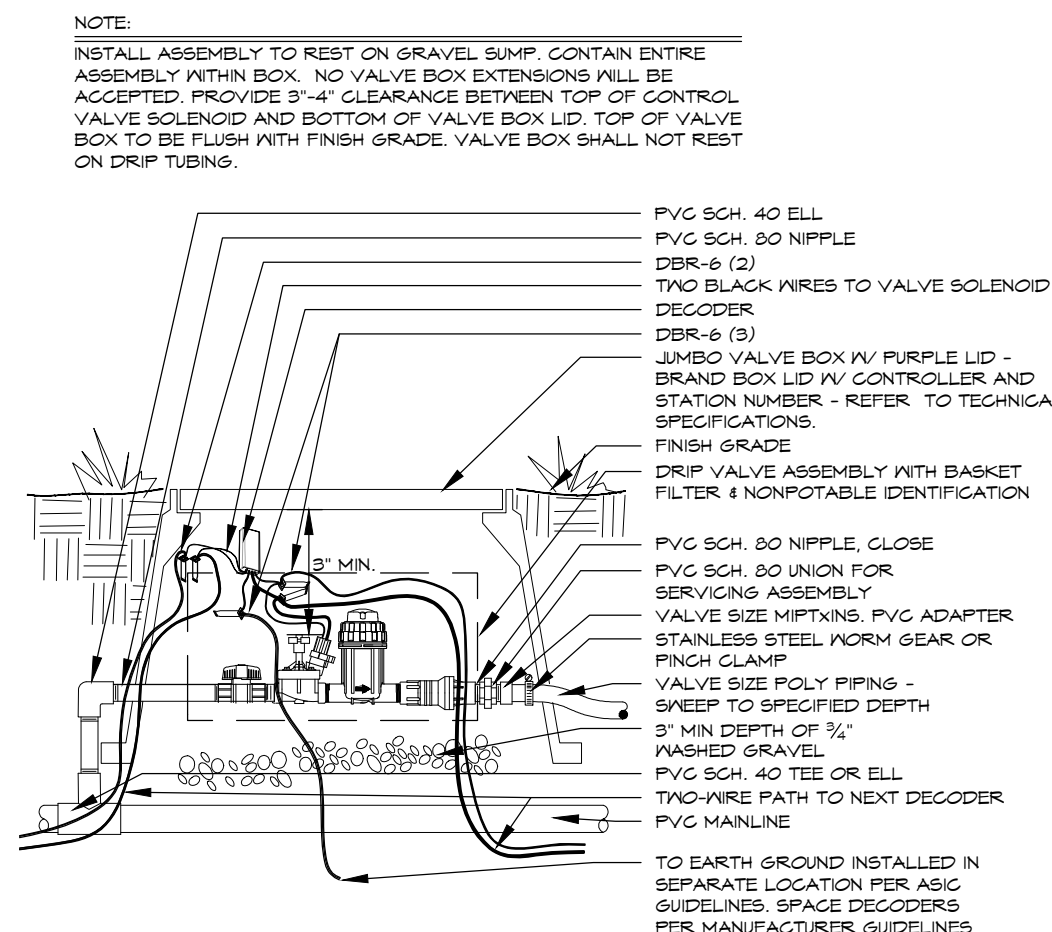
QUICK COUPLING VALVE



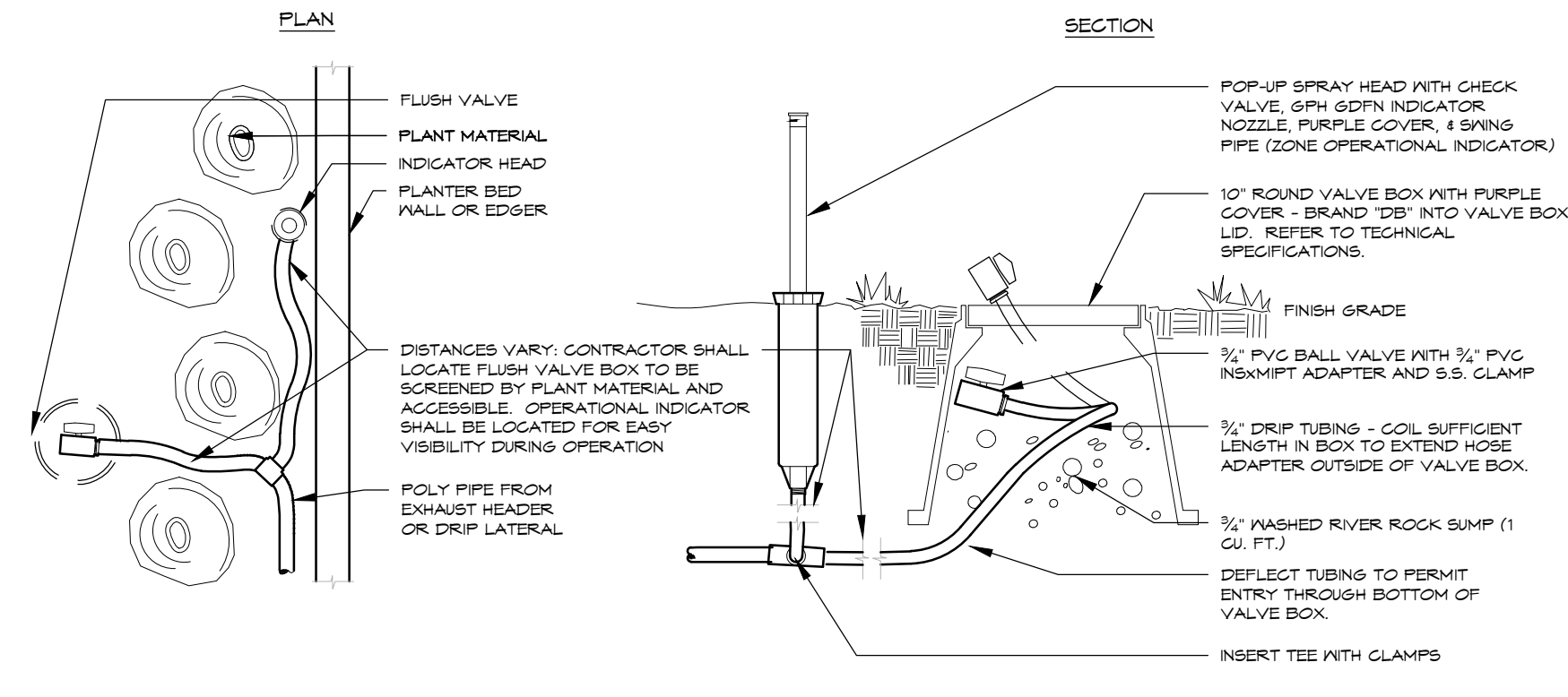
MANUAL DRAIN VALVE



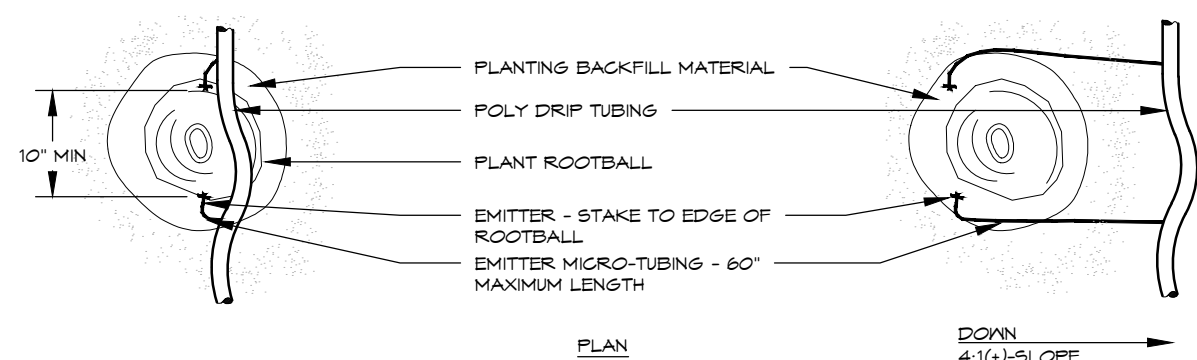
GATE VALVE



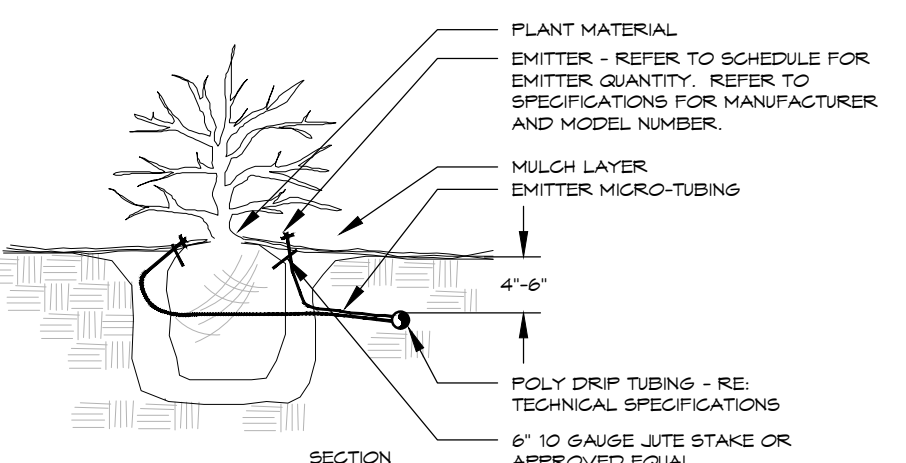
DRIP VALVE
TWO-WIRE SYSTEM - BASKET - POLY PIPE -
NON-POTABLE



DRIP FLUSH VALVE
WITH OPERATIONAL INDICATOR - NONPOTABLE

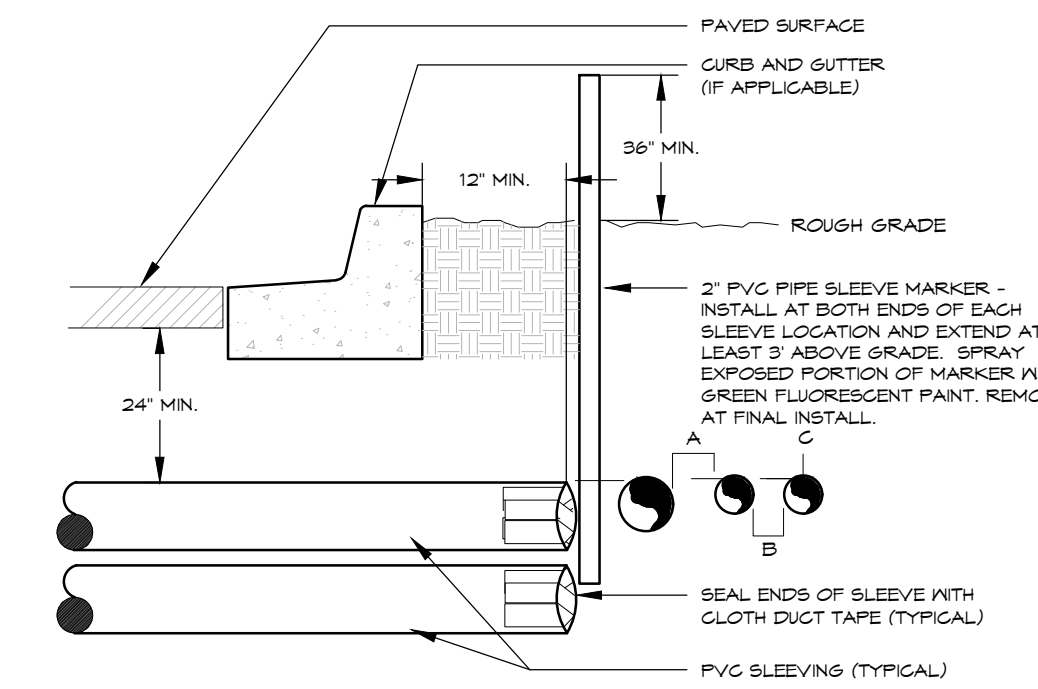
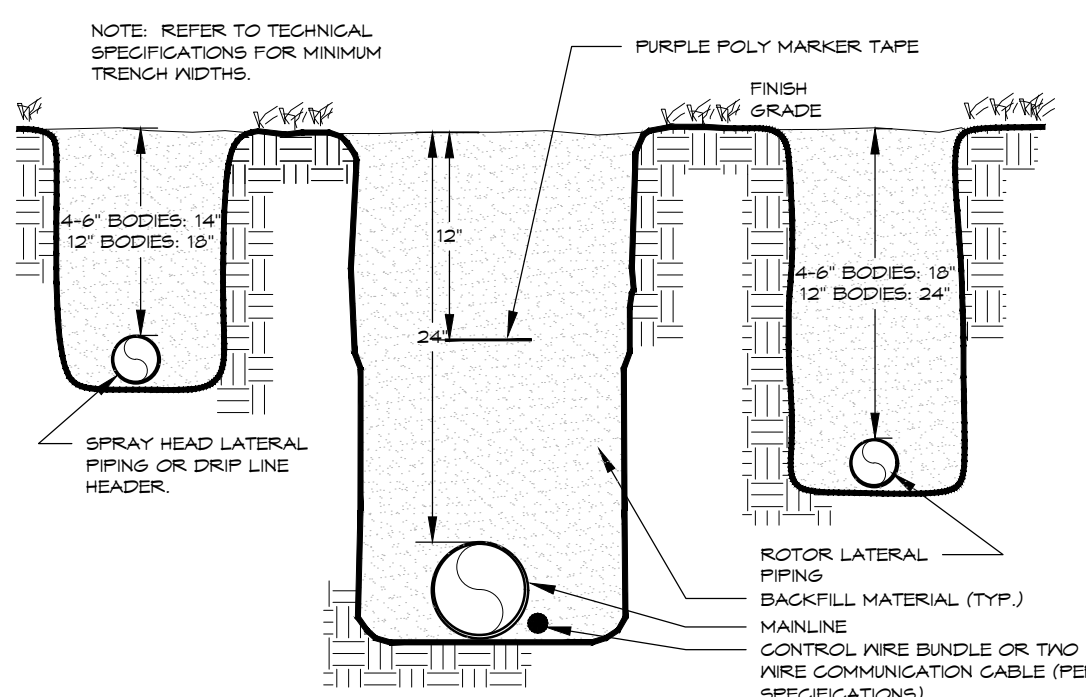


DRIP EMITTER
BELOW GRADE



NOTES:
• INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS
SHALL BE EQUALLY SPACED AROUND ROOTBALL.
• 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 PROCESS. 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.

TRENCH
24" MAINLINE - PURPLE TAPE



IRRIGATION SLEEVING

22

20

21

16

17

18

19

12

13

14

15

DIRECTORY
IRRIGATION NOTES IR1.1
IRRIGATION SCHEDULE IR1.1
IRRIGATION PLANS IR2.1 - IR2.8
IRRIGATION DETAILS IR3.1 - IR3.3

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
IRRIGATION
Town of Firestone
Weld County
State of Colorado
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TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK

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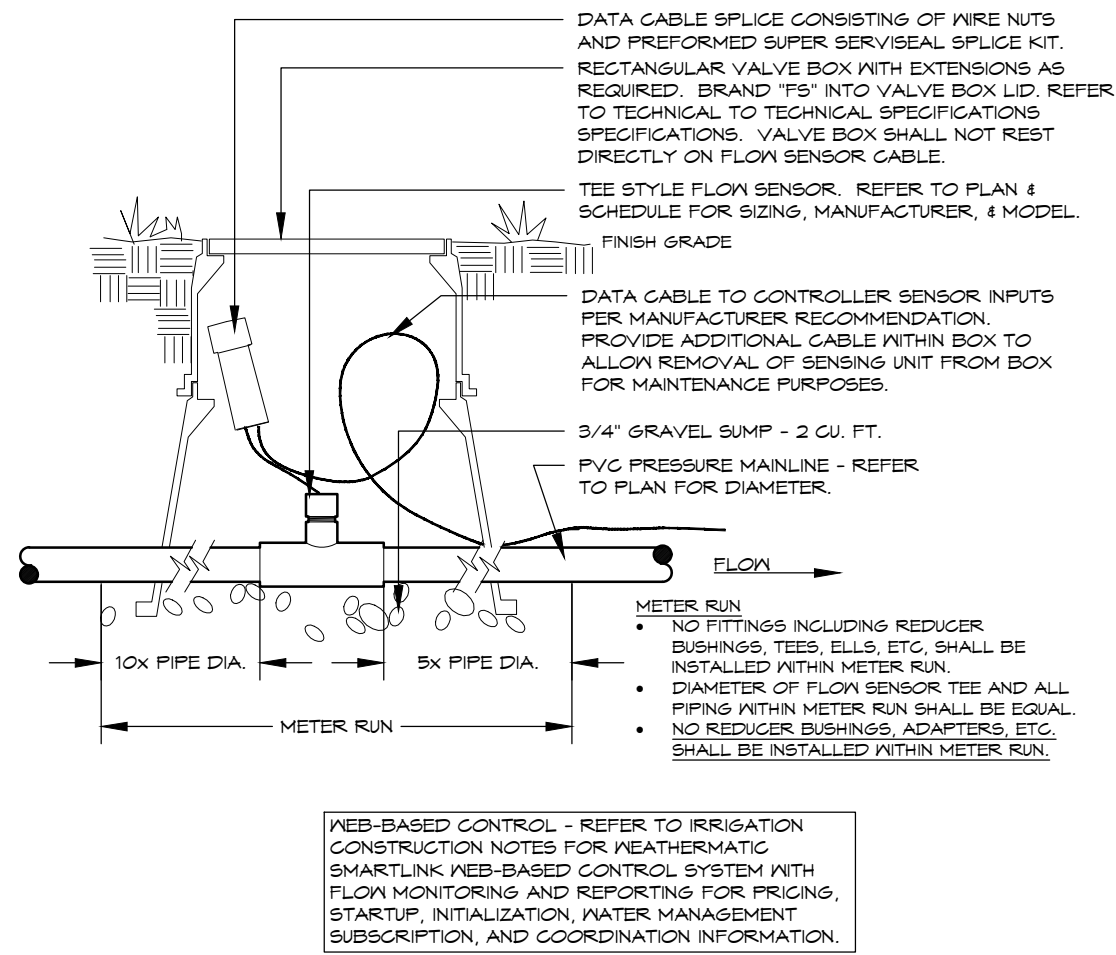
PROJECT NUMBER: 5311

IRRIGATION DETAILS

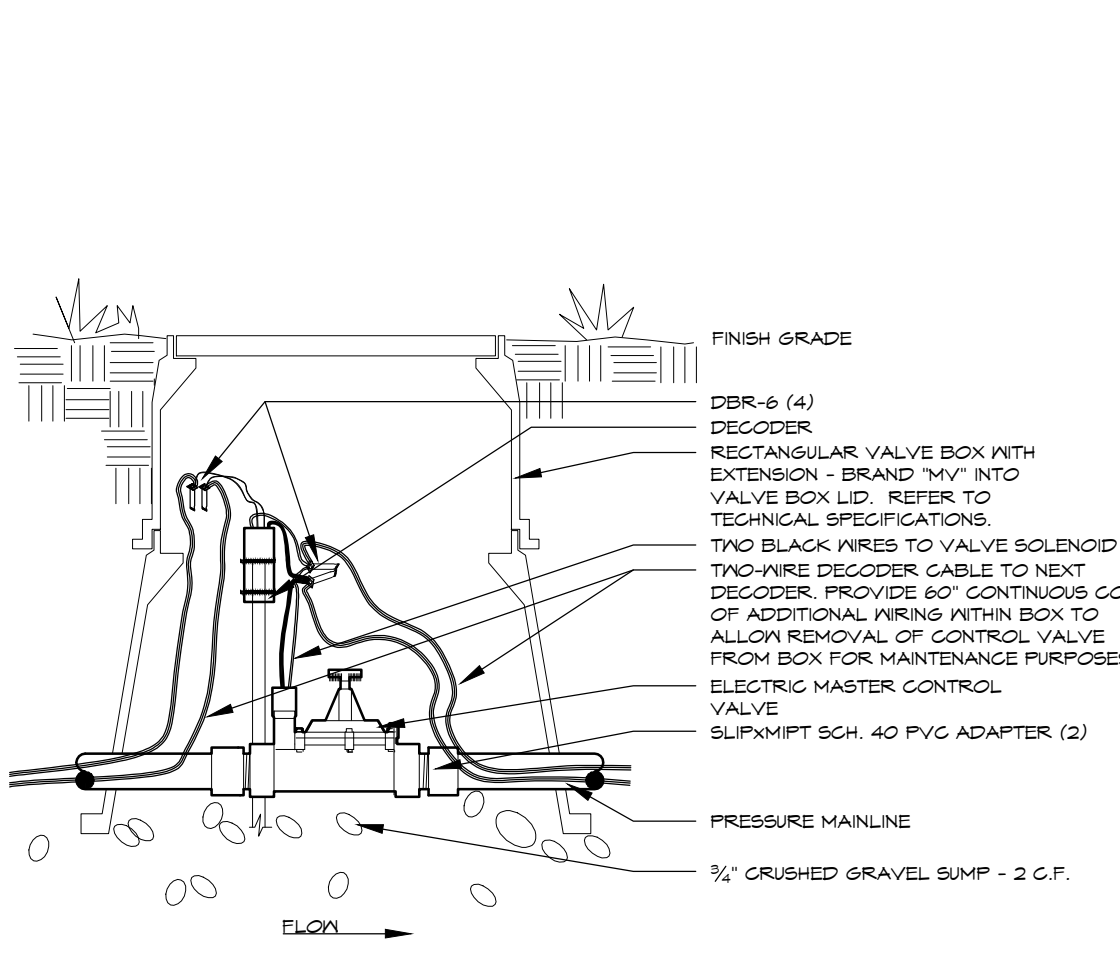
SHEET NUMBER

IR3.3

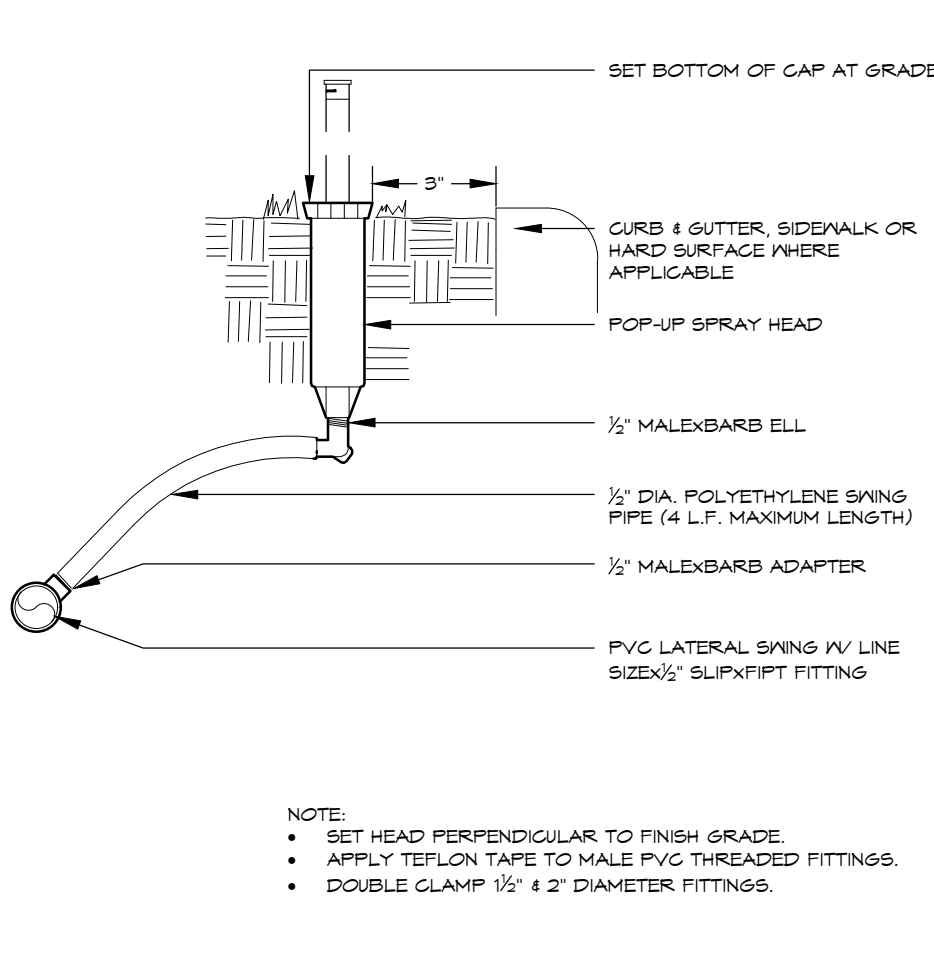
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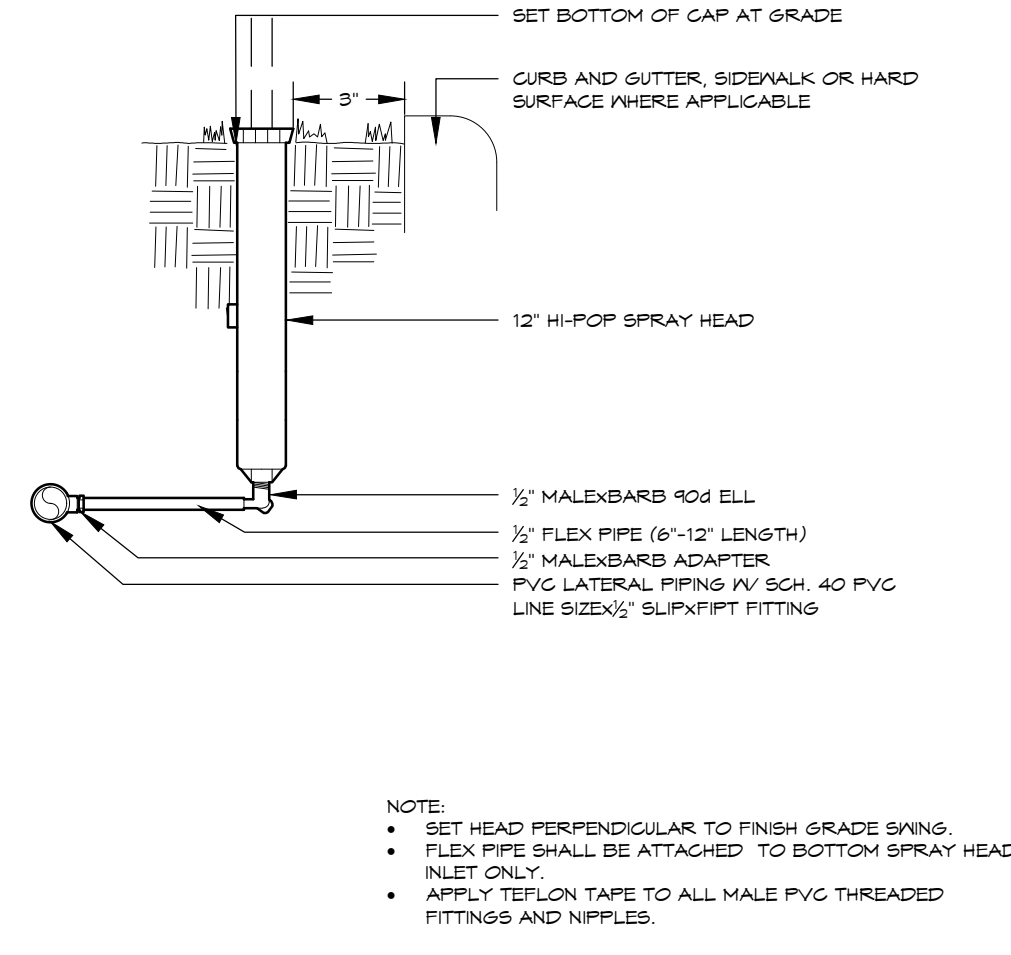
FLOW SENSOR
TEE STYLE



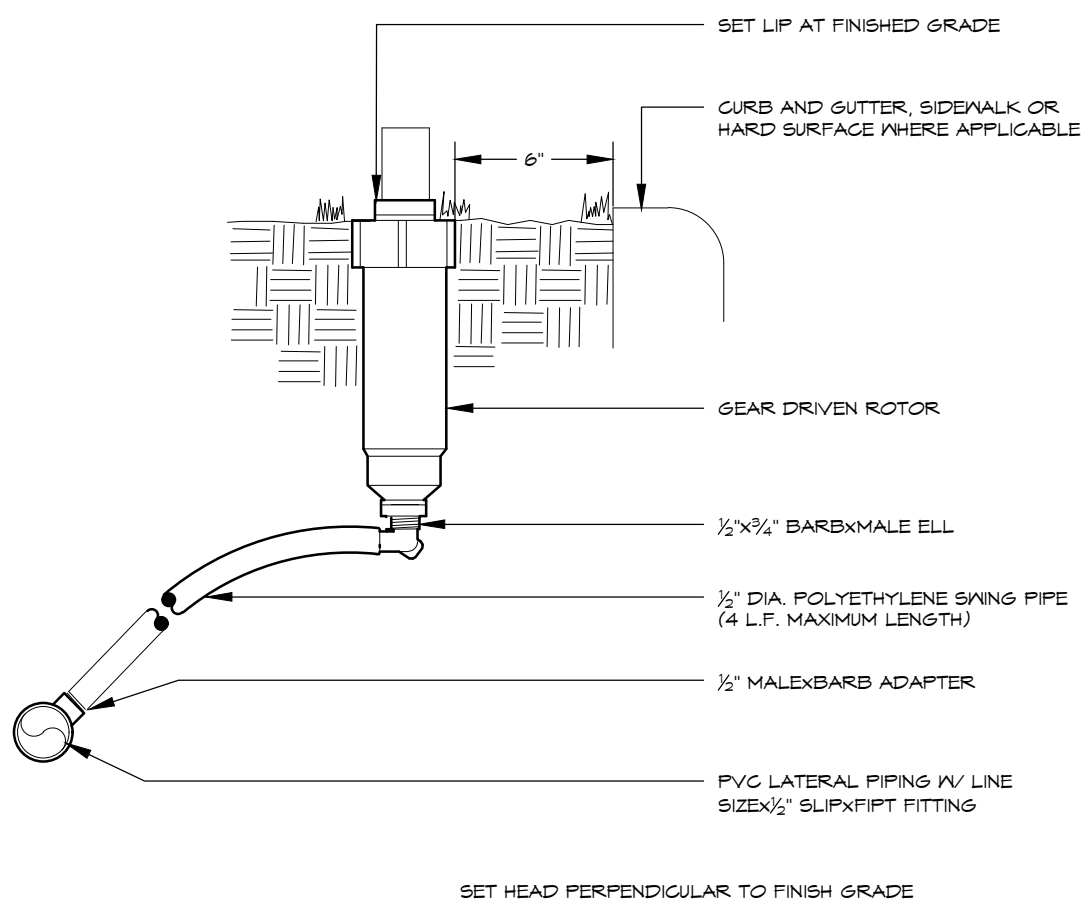
MASTER VALVE
VIA DECODER - TAPS 2" & SMALLER



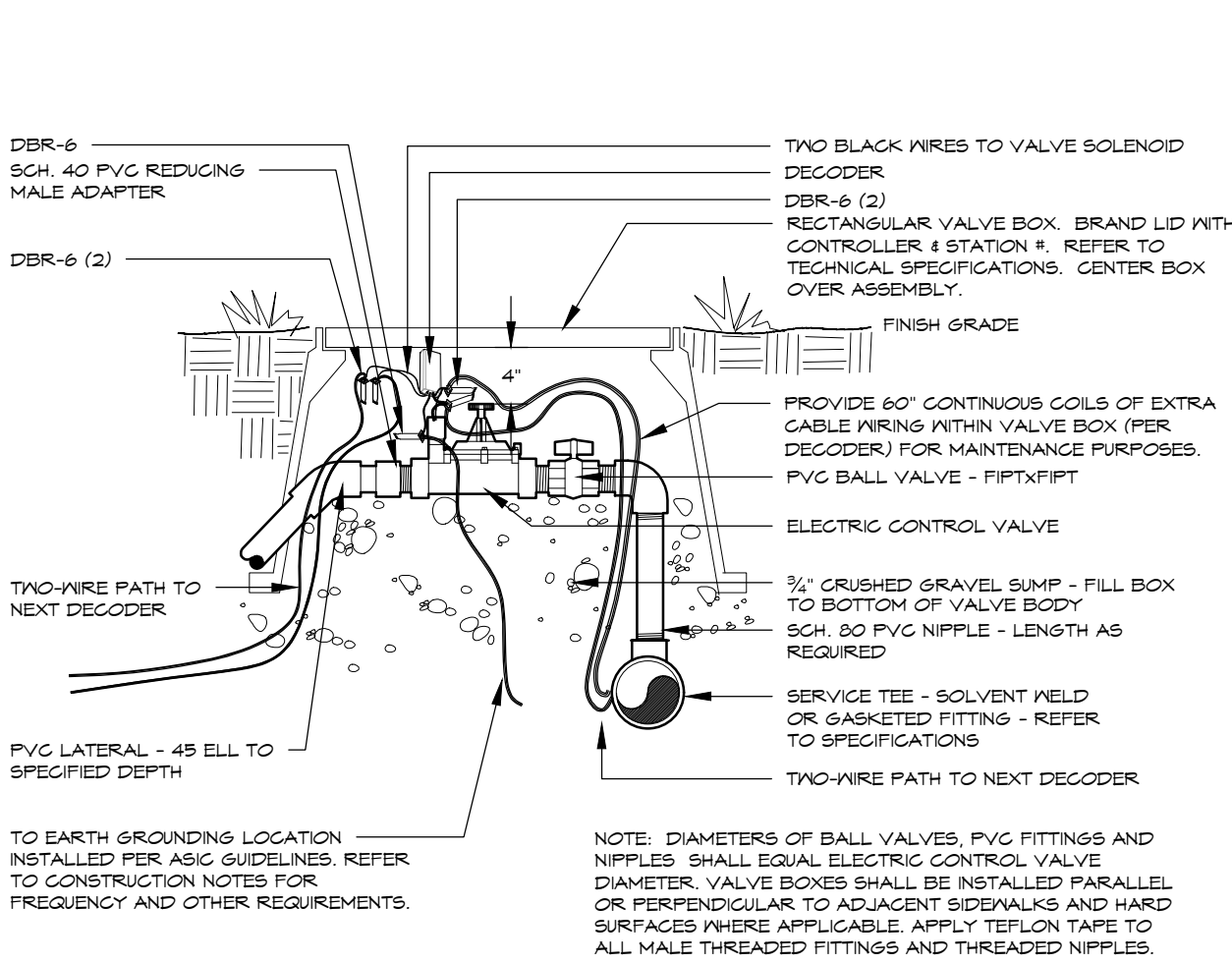
POP-UP SPRAY HEAD



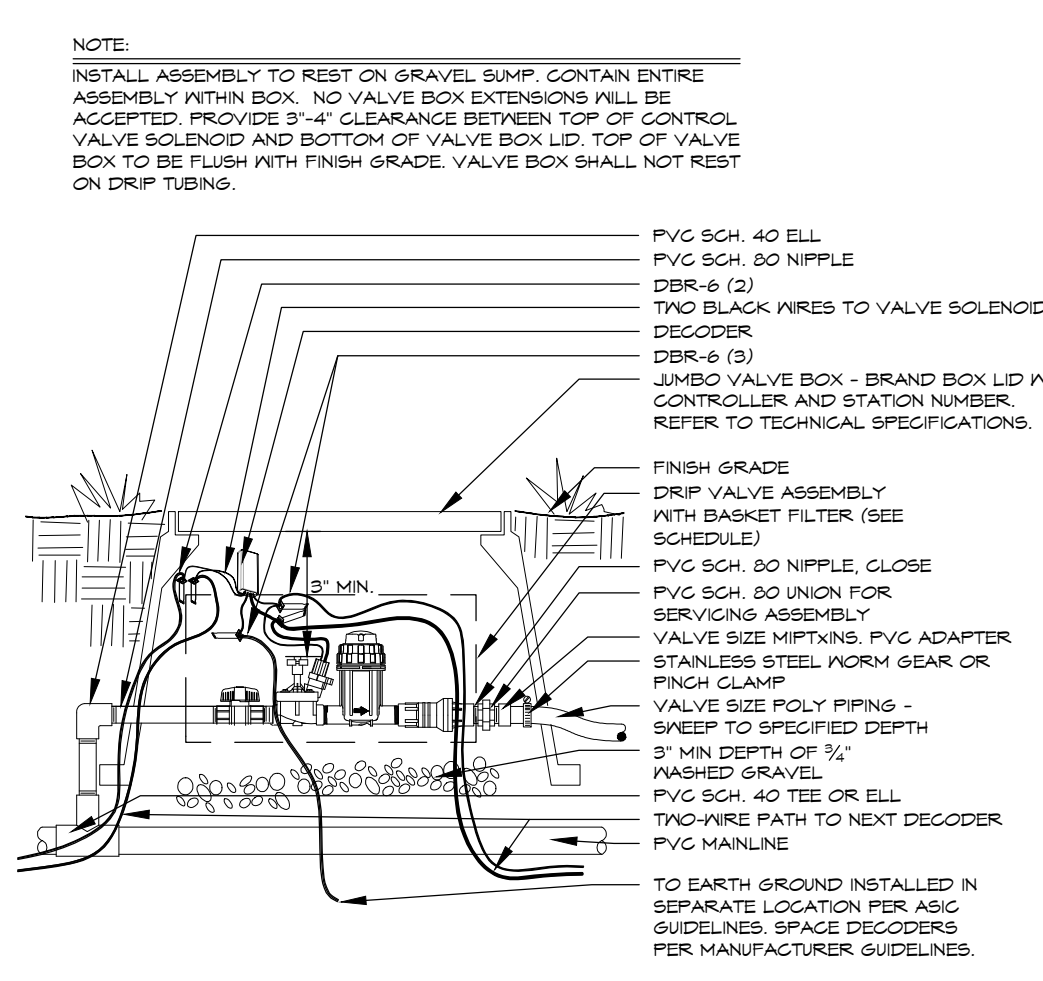
HI-POP SPRAY HEAD



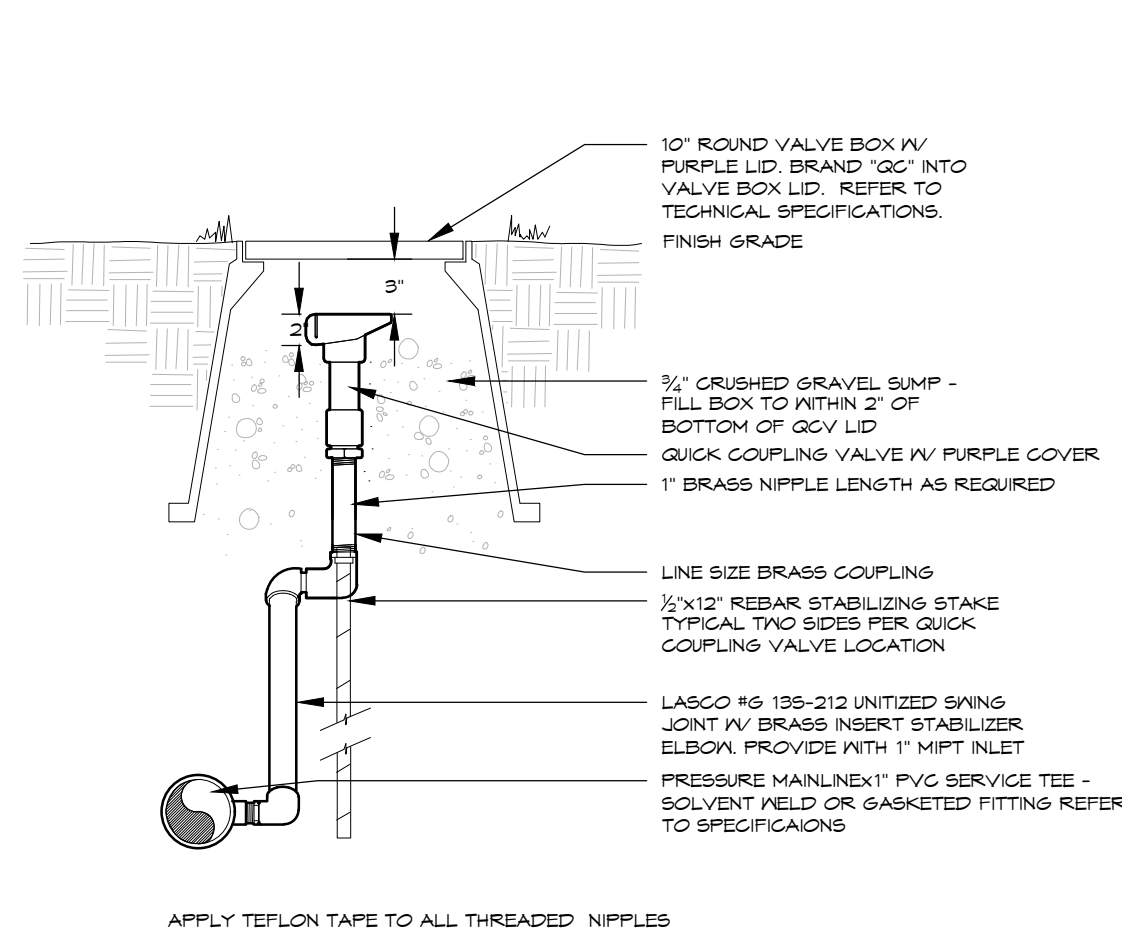
GEAR DRIVEN ROTOR



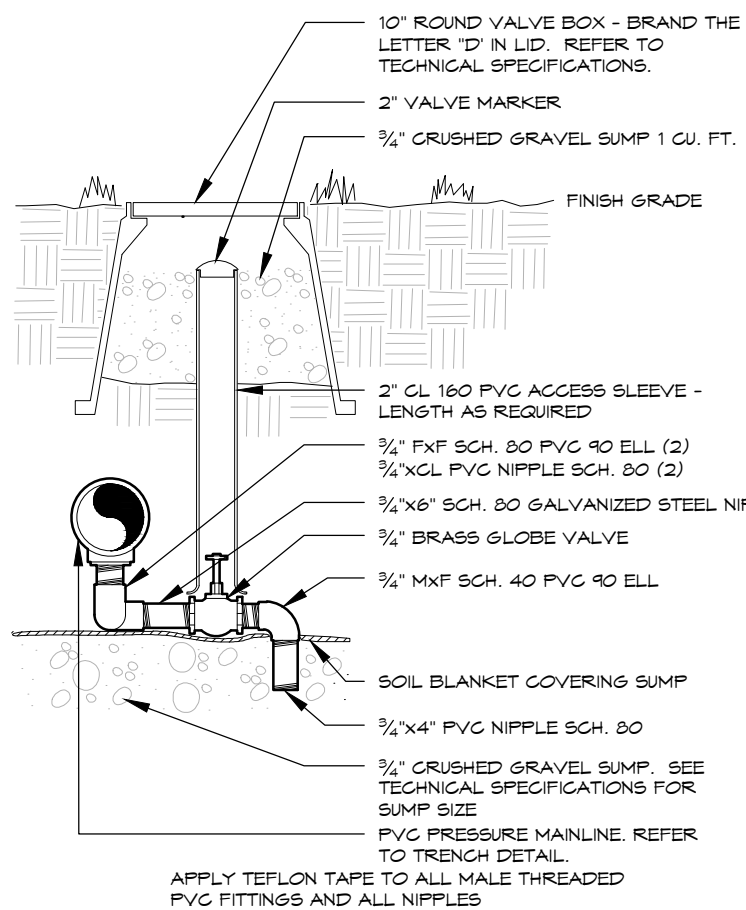
ELECTRIC CONTROL VALVE
TWO-WIRE SYSTEM - PVC PIPE



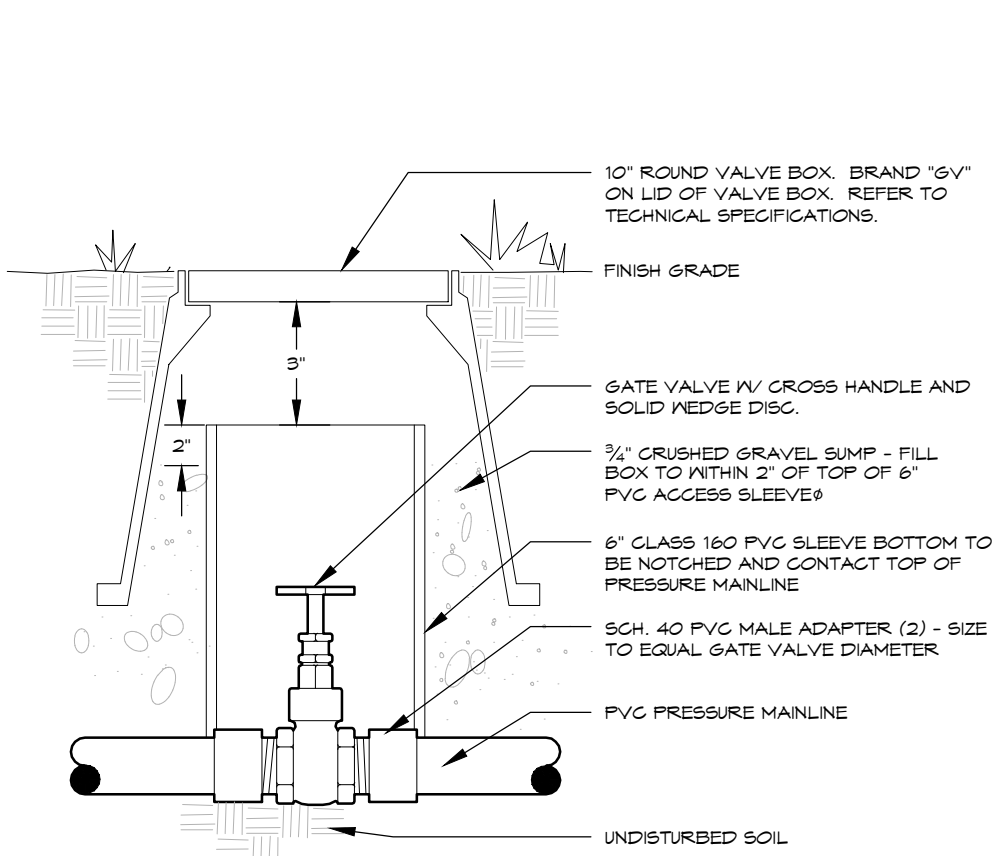
DRIP VALVE
TWO-WIRE SYSTEM - BASKET - POLY PIPE



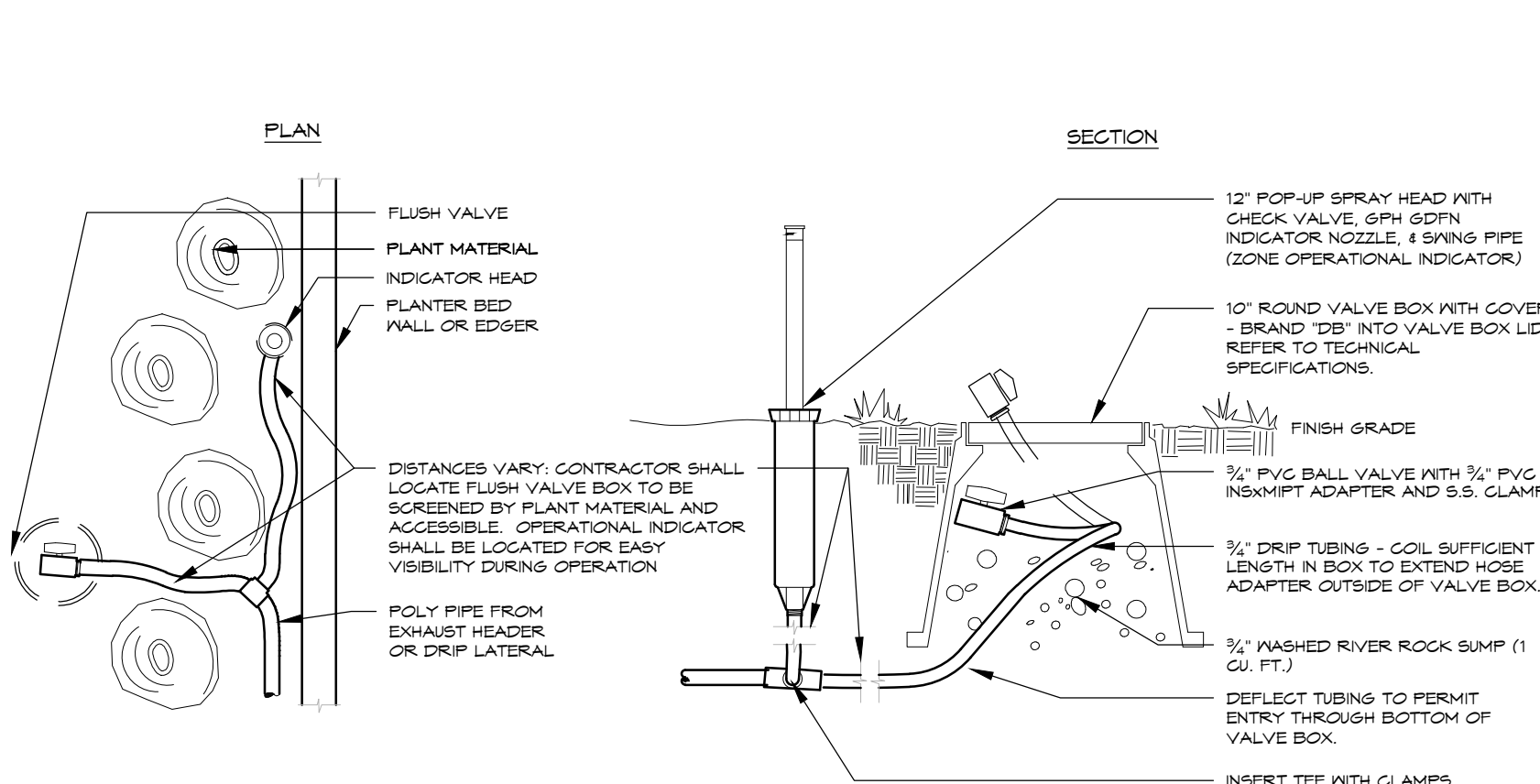
QUICK COUPLING VALVE



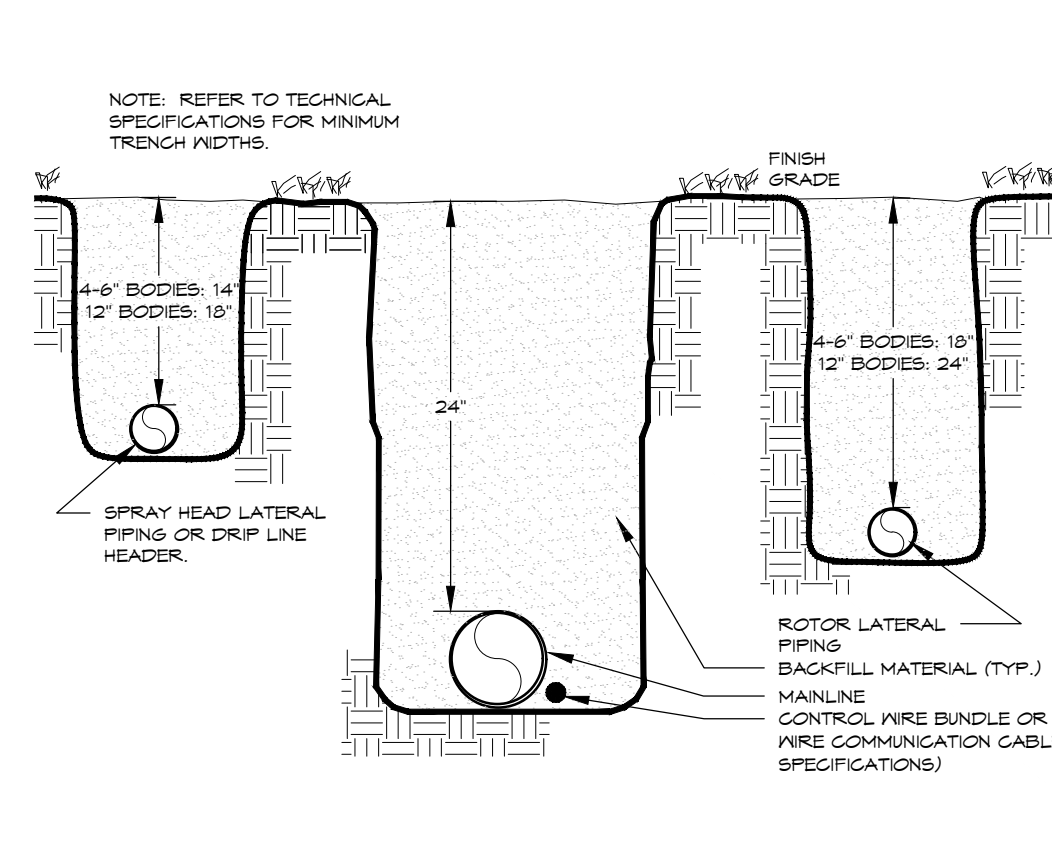
MANUAL DRAIN VALVE



GATE VALVE



DRIP FLUSH VALVE
WITH OPERATIONAL INDICATOR



TRENCH
24" MAINLINE

34

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 Center post at grade break, ref. detail 3/LG-02.

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
FENCING PLAN
Town of Firestone
Weld County
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SITE KEYNOTES:

6.0	RAILINGS, BARRIERS, FENCING	DETAIL / SHEET	RELATED DETAILS
6.1	Fence Type 1 - Short Privacy	1 / L6-03	1,2,3 / L6-01
6.2	Fence Type 2 - Short Open	2 / L6-03	1,2,3 / L6-01
6.3	Fence Type 3 - Short Specialty	1 / L6-04	1,2,3 / L6-01
6.4	Fence Type 4 - Tall Privacy	1 / L6-05	1,2,3 / L6-01
6.5	Fence Type 5 - Tall Open	2 / L6-05	1,2,3 / L6-01

SYMBOL LEGEND

	Fence Type 1 - Short - Privacy	6.1
	Fence Type 2 - Short - Open	6.2
	Fence Type 3 - Short - Specialty	6.3
	Fence Type 4 - Tall - Privacy	6.4
	Fence Type 5 - Tall - Open	6.5

FENCE STANDARDS

General Principles

Firestone's rules and regulations for fences shall be in full force and effect unless specifically superseded by more stringent criteria herein.

Fence Construction Permits are required to be obtained from the Town for all fencing.

All fencing in the FDP is outside of the Town's Public right-of-way. Any fencing proposed in the Town's Public right-of-way must be approved in writing by the Town's Engineer, and a license agreement obtained from the Town.

Fence Types

There are two locations for fences: perimeter and residential. Perimeter fencing is located within public spaces/tracts, typically to provide separation from adjacent lots. Residential fencing is located between private lots, and is similar in quality and detailing to the perimeter fencing, but smaller in scale.

Fence types include an "open rail" fence type made of wood that may have a dark stain. The "privacy" fence type features horizontal slats that align with the open rail sections, but provide a more solid separation. Both the open rail and privacy types have tall and short versions used for different applications. The third fence type embellishes the privacy fence type with a pair of crossed steel rods and open segments. There will be a square mesh infill on the open rail type to match the gabion basket walls of the monuments.

Fence Standards

Fences will comply with the following standards:

- Wing fences (fences that separate a lot's front yard from rear yard) must be a minimum of six feet behind the front face of the structure and a minimum of six feet behind the edge of a porch that wraps around the corner of the structure. At Corner lots, these indicated six foot dimensions shall be increased to ten feet.
- Side yard fencing between residential lots may not extend past the wing fence unless it connects to an adjacent wing fence closer to the street. Side yard fencing between residential lots may not extend past the wing fence closest to the street. Fenced-in front yards are prohibited.
- Where a fence exists a second fence may not be installed along the same property edge, as determined by the Town; there shall be only one fence separating two private lots and/or tracts. Where a fence exists, a parallel fence, as determined by the Town, may not be installed on the same property within 10-feet of the existing fence.
- The preservative treatment for all fences shall be applied to new sections of fence after all installation, repair and replacement work is completed. The wood material, finish, stain, and sealant for fences, whether new fencing or repairs to existing fencing, must match the original fencing as described in this FDP.
- All approved fencing dimensions and materials shall be as described in the associated details on Sheets 47 through 50.
 - Fencing in between private lots is allowed but not required; however if a fence is installed it must conform to these associated details.
 - Where fencing is not installed along a rear lot line by the Subdivider, a fence is allowed but not required. However if a fence is installed it must conform to these associated details, and must be installed within the owner's property line.
 - Fencing not installed by the Subdivider will generally make use of the short versions of the open and privacy fence types.
 - The Subdivider shall install the perimeter fencing (between lots and tracts) where shown on this sheet as part of the Filing 4 improvements.
- Gates
 - At least one gate must be installed in the wing separating the front and rear yard.
 - Gates are permitted to be retrofitted in the tract fencing, as long as the materials and construction conform to the associated details on Sheets 46 through 49. The preservative treatment must be applied so the gate matches the existing tract fencing.
 - Open gates may not obstruct the sidewalk or encroach on neighboring property.
- Preservative treatment:** The wood components of the fence shall not be stained or painted, but may be treated with one of the following product types per the manufacturer's recommendations. These treatments provide a natural, rustic-weathered appearance that enhances the life of the wood.
 - LifeTime® Wood Treatment,
 - Manufactured by Valhalla Wood Preservatives Ltd, www.valhalco.com
 - Color: Clear
 - Eco Wood Treatment
 - Manufactured by Int. Eco Wood Treatment, http://ecowoodtreatment.com/index
 - Color: Clear

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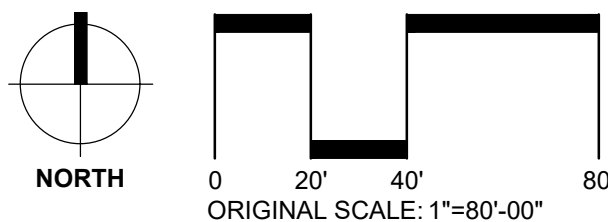
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FENCING

SHEET NUMBER

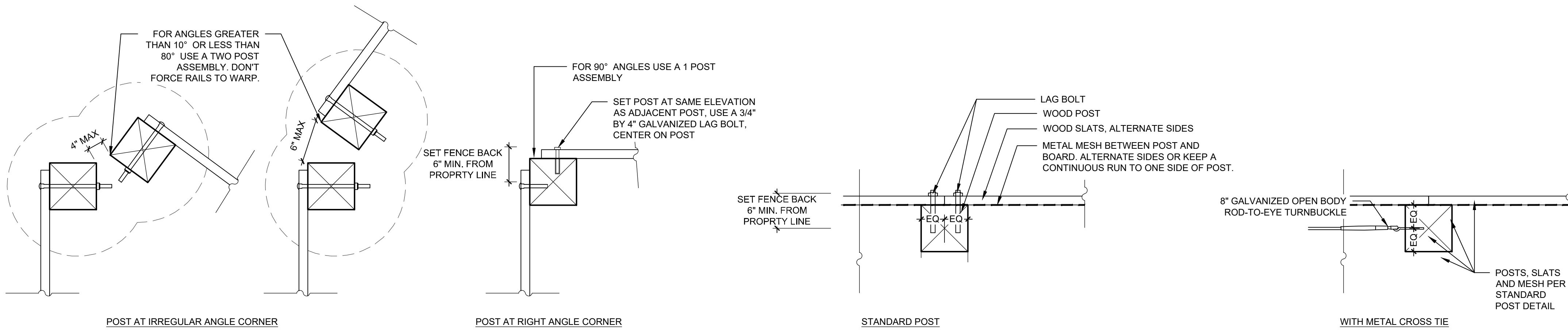
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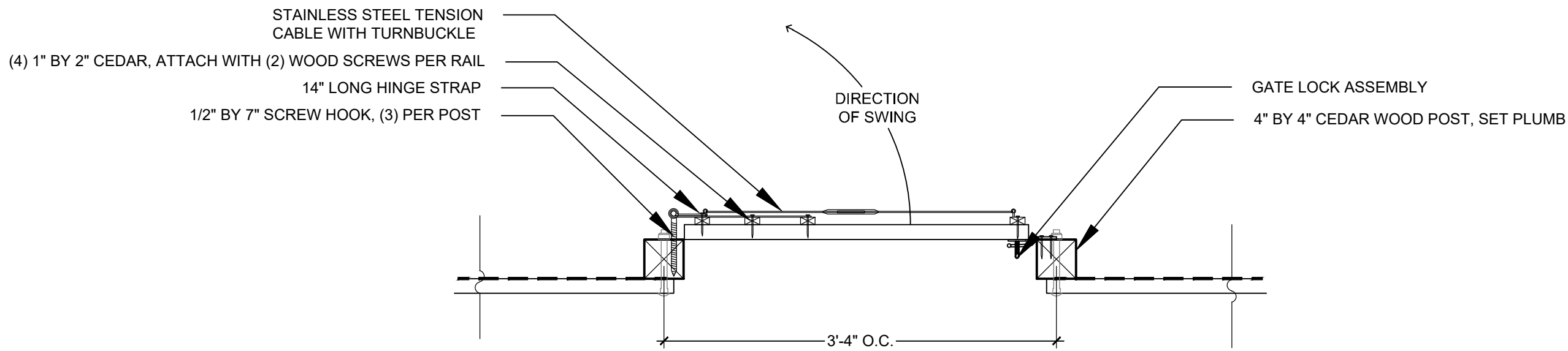
Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
FENCING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 47 of 58

- NOTE:
1. ALL FENCE COMPONENTS MUST BE INSTALLED WITHIN THE APPROPRIATE PROPERTY OR TRACT.
 2. NO PORTION OF FENCING INSTALLED BY THE DEVELOPER IN THE DISTRACT TRACTS MAY ENCR OACH ON TO PRIVATE LOTS.
 3. PRIVATE FENCES INSTALLED BY DEVELOPER, BUILDER, OR HOMEOWNER ARE TO BE LOCATED ON PRIVATE RESIDENTIAL LOT. NO PORTION MAY ENCR OACH ON TO TRACT.



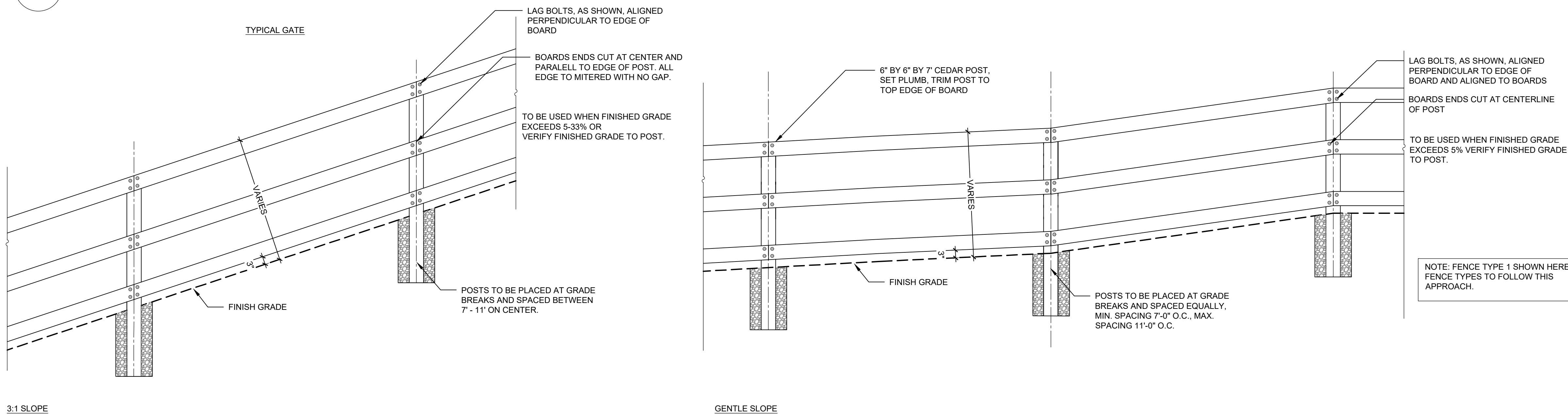
1 TYPICAL POST CONNECTIONS

SCALE: 1" = 1'



2 TYPICAL GATE POST CONNECTION

SCALE: 1" = 1'



3 TYPICAL FENCE ON A SLOPED CONDITION

SCALE: 1/2" = 1'

SITE KEYNOTES:

6.0	RAILINGS, BARRIERS, FENCING	DETAIL / SHEET	RELATED DETAILS
6.1	Fence Type 1 - Short Privacy	1 / L6-03	1,2,3 / L6-01
6.2	Fence Type 2 - Short Open	2 / L6-03	1,2,3 / L6-01
6.3	Fence Type 3 - Short Specialty	1 / L6-04	1,2,3 / L6-01
6.4	Fence Type 4 - Tall Privacy	1 / L6-05	1,2,3 / L6-01
6.5	Fence Type 5 - Tall Open	2 / L6-05	1,2,3 / L6-01

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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.10.2019
Revision 3:	

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PROJECT NUMBER: 5311

FENCING
DETAILS

SHEET NUMBER

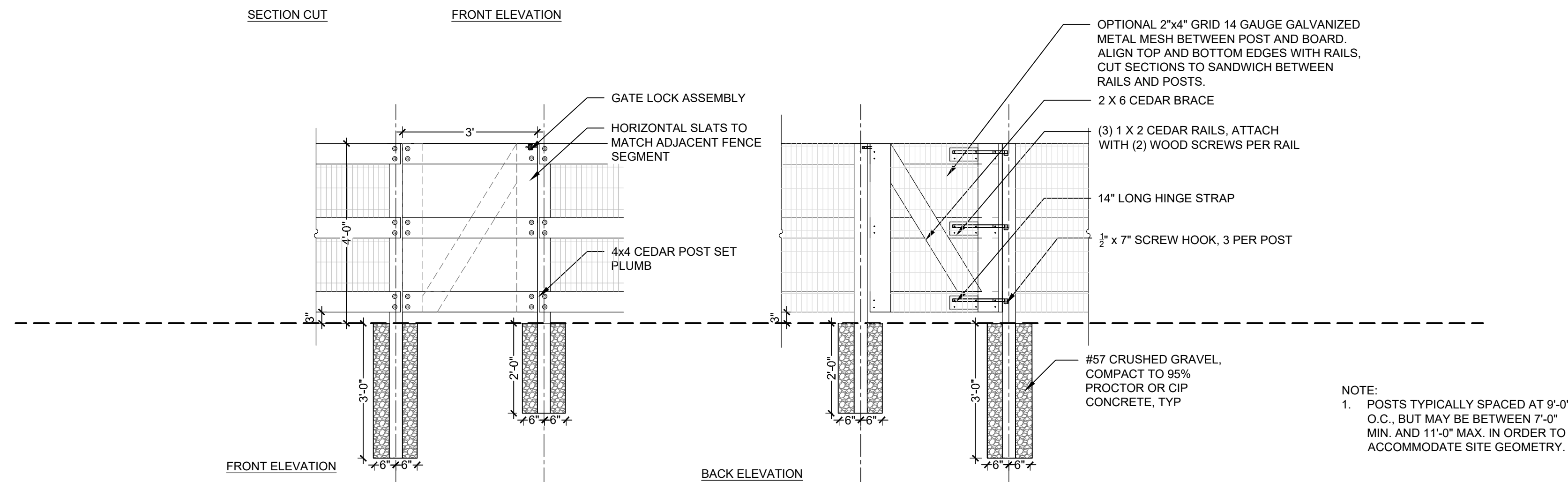
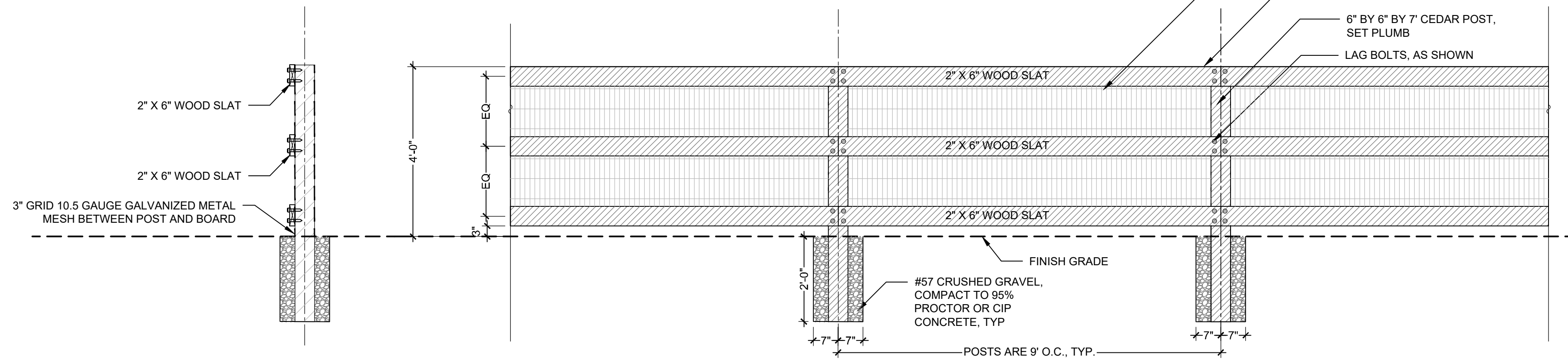
L6-02

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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
FENCING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 48 of 58

SITE KEYNOTES:

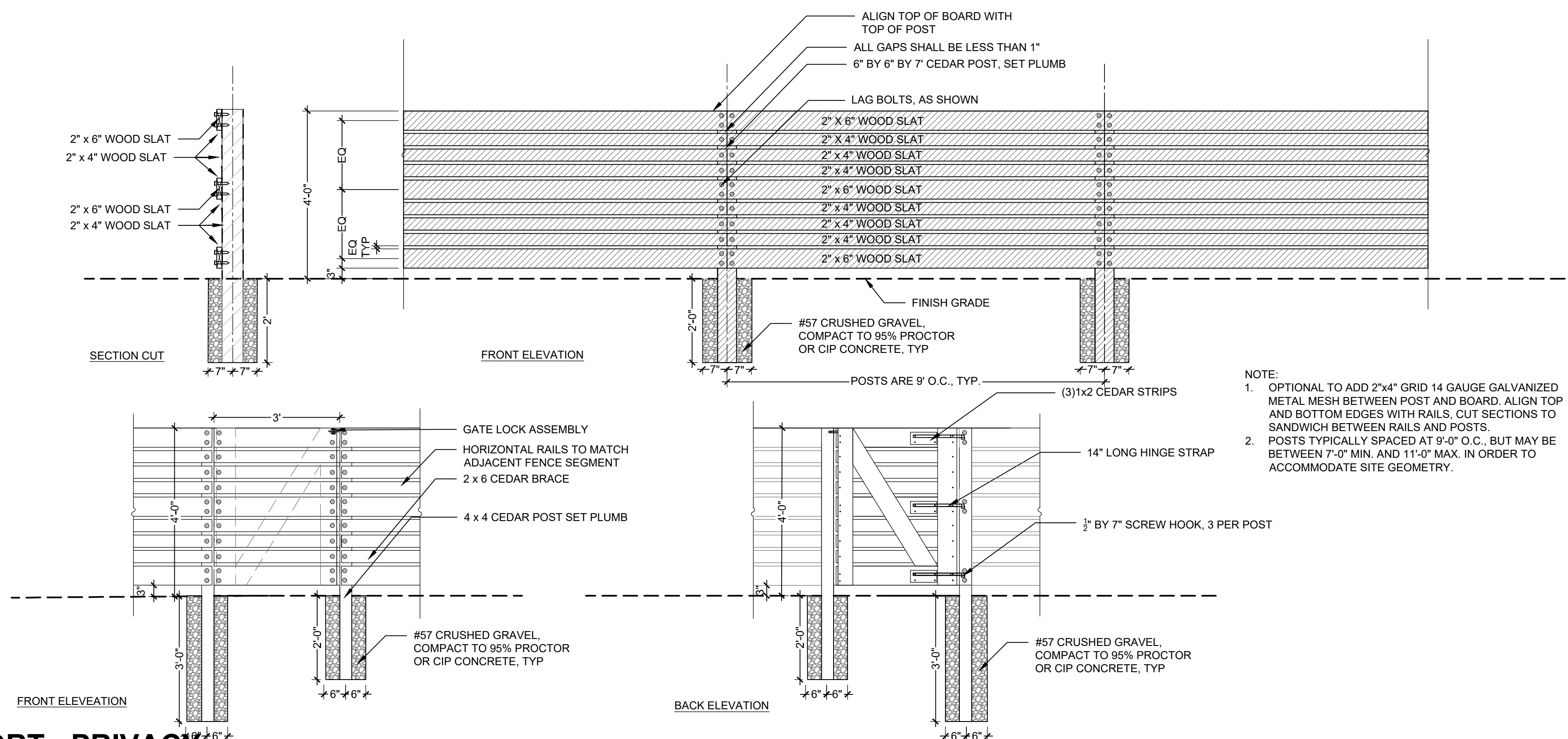
6.0	RAILINGS, BARRIERS, FENCING	
6.1	Fence Type 1 - Short Privacy	1 / L6-03 1,2,3 / L6-01
6.2	Fence Type 2 - Short Open	2 / L6-03 1,2,3 / L6-01
6.3	Fence Type 3 - Short Specialty	1 / L6-04 1,2,3 / L6-01
6.4	Fence Type 4 - Tall Privacy	1 / L6-05 1,2,3 / L6-01
6.5	Fence Type 5 - Tall Open	2 / L6-05 1,2,3 / L6-01



2 FENCE TYPE 2 - SHORT - OPEN

SCALE: 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"



1 FENCE TYPE 1 - SHORT - PRIVACY

SCALE: 1/2" = 1'-0"

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TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK

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Type of Submittal:	FDP
Filing #:	4
Phase #:	
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Revision 2:	06.10.2019
Revision 3:	

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PROJECT NUMBER: 5311

FENCING

SHEET NUMBER

L6-03

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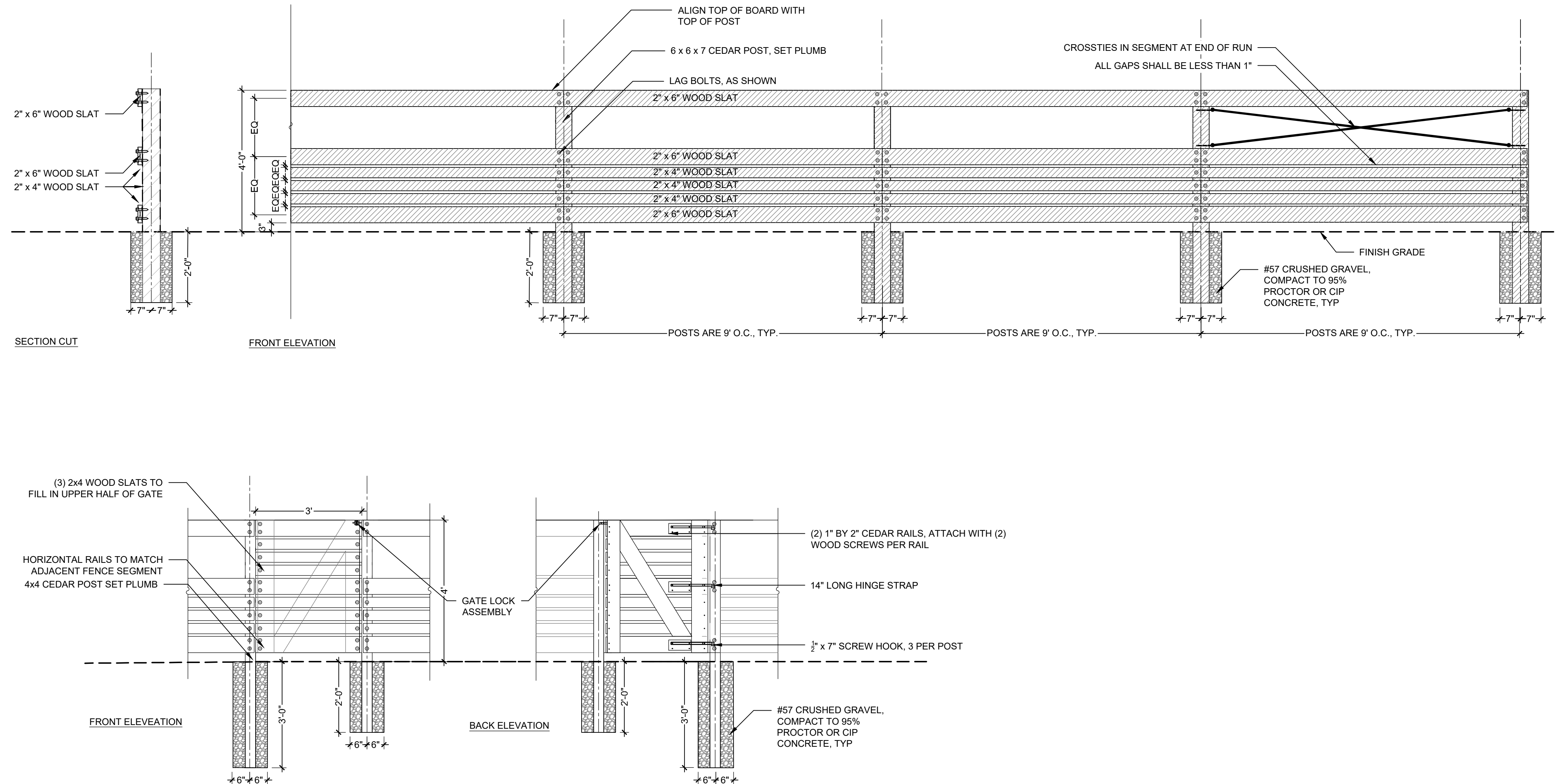
Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
FENCING DETAILS
Town of Firestone
Weld County
State of Colorado
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SITE KEYNOTES:

6.0	<u>RAILINGS, BARRIERS, FENCING</u>	
6.1	Fence Type 1 - Short Privacy	1 / L6-03 1,2,3 / L6-01
6.2	Fence Type 2 - Short Open	2 / L6-03 1,2,3 / L6-01
6.3	Fence Type 3 - Short Specialty	1 / L6-04 1,2,3 / L6-01
6.4	Fence Type 4 - Tall Privacy	1 / L6-05 1,2,3 / L6-01
6.5	Fence Type 5 - Tall Open	2 / L6-05 1,2,3 / L6-01

NOTE:

1. OPTIONAL TO ADD 2"x4" GRID 14 GAUGE GALVANIZED METAL MESH BETWEEN POST AND BOARD. ALIGN TOP AND BOTTOM EDGES WITH RAILS, CUT SECTIONS TO SANDWICH BETWEEN RAILS AND POSTS.
2. POSTS TYPICALLY SPACED AT 9'-0" O.C., BUT MAY BE BETWEEN 7'-0" MIN. AND 11'-0" MAX. IN ORDER TO ACCOMMODATE SITE GEOMETRY.



1 FENCE TYPE 3 -SHORT- SPECIALITY

SCALE: 1/2" = 1'-0"

6.3

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FINAL DEVELOPMENT PLAN

**TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO**

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

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Phase #:	
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Revision 1:	03.14.2019
Revision 2:	06.10.2019
Revision 3:	

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PROJECT NUMBER: 5311

FENCING

SHEET NUMBER

L6-04

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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
FENCING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 50 of 58

SITE KEYNOTES:

6.0

RAILINGS, BARRIERS, FENCING

	DETAIL / SHEET	RELATED DETAILS
6.1	Fence Type 1 - Short Privacy	1 / L6-03 1,2,3 / L6-01
6.2	Fence Type 2 - Short Open	2 / L6-03 1,2,3 / L6-01
6.3	Fence Type 3 - Short Specialty	1 / L6-04 1,2,3 / L6-01
6.4	Fence Type 4 - Tall Privacy	1 / L6-05 1,2,3 / L6-01
6.5	Fence Type 5 - Tall Open	2 / L6-05 1,2,3 / L6-01

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FINAL DEVELOPMENT PLAN

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE

INFORMATION BLOCK

BAREFOOT LAKES

Name of application: Barefoot Lakes Filing No. 4

Type of Submittal: FDP

Filing #: 4

Phase #:

First Submittal: 12.21.2018

Revision 1: 03.14.2019

Revision 2: 06.10.2019

Revision 3:

Sheet 50 of 58

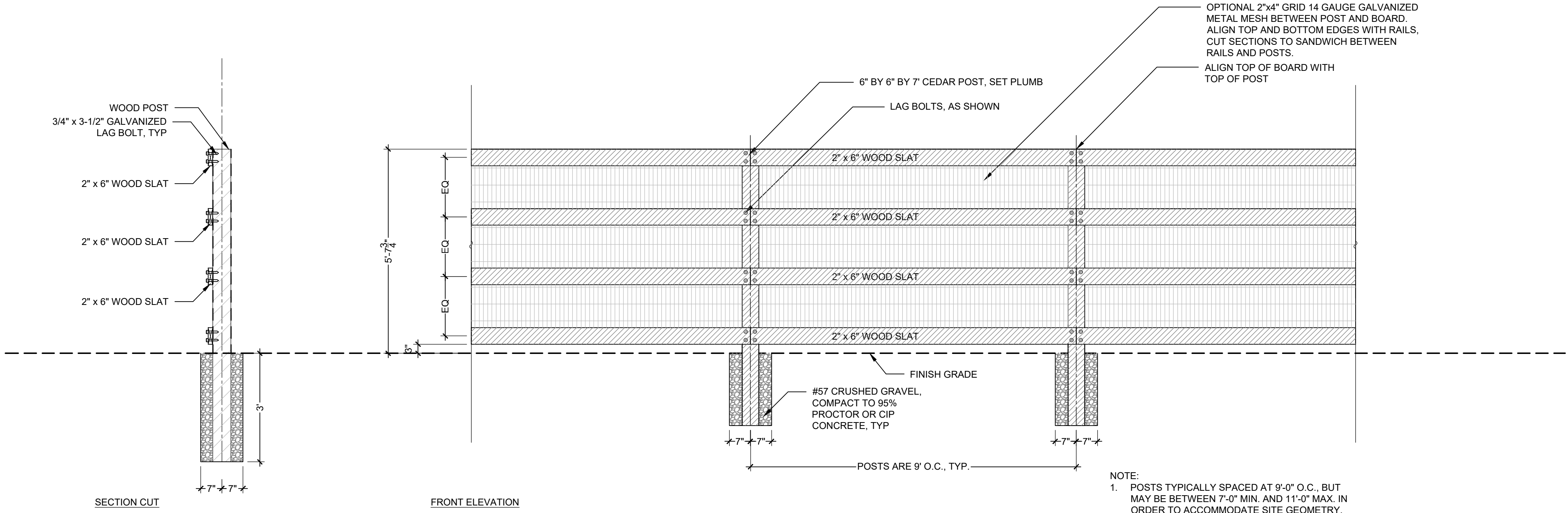
PROJECT NUMBER: 5311

FENCING

SHEET NUMBER

L6-05

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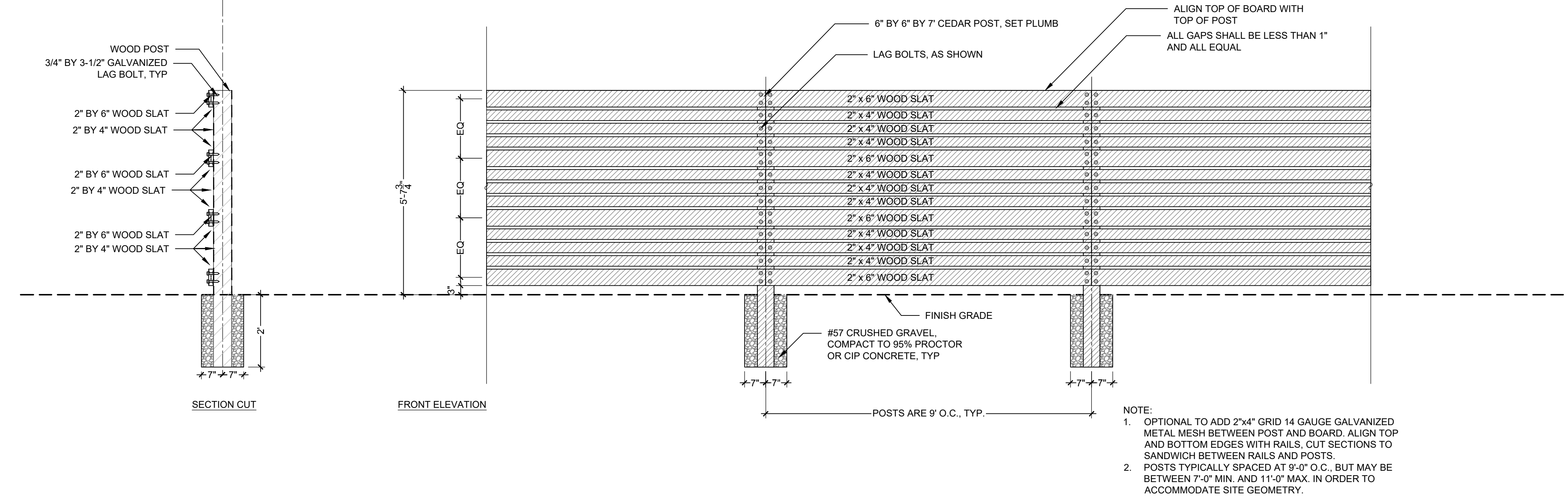


2

FENCE TYPE 5 - TALL - OPEN

SCALE: 1/2" = 1'-0"

6.5



1

FENCE TYPE 4 - TALL - PRIVACY

SCALE: 1/2" = 1'-0"

6.4

SITE KEYNOTES:

DETAIL /
SHEET

RELATED
DETAILS

SIGNAGE AND WAYFINDING

A	Sign Type A - Community Monument	4 / L7-02
D	Sign Type D - Neighborhood Park	1 / L7-03
E	Sign Type E - Neighborhood Monument and Identity	2 / L7-03
G	Sign Type G - Street Identification & Regulatory Signs	1 / L7-04
H	Sign Type H - Traffic Regulatory Signs	2 / L7-04
J	Sign Type J - Bicycle Regulatory Signs	5 / L7-02
?	Sign Type ? - Game Rules Sign	1 / L7-05
?	Sign Type ? - Park Rules Sign	2 / L7-05

14. See exhibits on sheet 51 for details of the Temporary Sign Types.

- Temporary Freestanding Large (ROAD)
- Temporary Freestanding Medium (ROAD)
- Temporary Freestanding Medium (LOT)
- Temporary Freestanding Small (LOT)
- Temporary Road Barrier (ROAD)

Permissible Temporary Signs per Location					
Locations	Arterial Road	Collector Road	Local Road	Model Home Lot/Complex	Individual Lot
Freestanding Signs - Large	Allowed			Not allowed	
Number of Signs Allowed	Up to one sign can be located on each block length			None	
Maximum Sign Area	96 square feet			None	
Maximum Sign Height	12 feet			None	
Minimum Setback	10 feet			None	
Lighting	Not Allowed			None	
Freestanding Signs - Medium	Allowed				Not allowed
Number of Signs Allowed	Three per block length			One per model complex	None
Maximum Sign Area	40 square feet				None
Maximum Sign Height	8 feet				None
Minimum Setback	1 foot behind sidewalk				None
Lighting	Allowed				None
Freestanding Signs - Small	Not allowed			Allowed	
Number of Signs Allowed	None			One per model lot	One per lot
Maximum Sign Area	None			6 square feet	
Maximum Sign Height	None			3 feet	
Minimum Setback	None			1 foot behind sidewalk	
Lighting	None			Not allowed	
Flag Pole/Flag	Not allowed			One per model complex	Not allowed
Number of Flag Poles Allowed	None			One per model complex	None
Maximum Flag Area	None			90 square feet	None
Maximum Flag Pole Height	None			40 feet	None
Minimum Setback	None			1 foot behind sidewalk	None
Lighting	None			Allowed	None
Banners	Allowed			Allowed	
Number of Signs Allowed	One per 5 miles	One per mile	One per model lot		
Maximum Sign Area	300 square feet	60 square feet	24 square feet		
Maximum Sign Height	6 feet			4 feet	
Minimum Setback	None			1 foot behind sidewalk	
Lighting	Not Allowed			Not allowed	

Sidewalk Signs	Not Allowed	Allowed
Number of Signs Allowed	None	One per model lot
Maximum Sign Area	None	9 square feet
Maximum Sign Height	None	3 feet
Minimum Setback	None	None
Lighting	None	Not allowed

6. Placement & Setbacks: Community entry monuments, neighborhood identity monuments, and wayfinding signs are allowed within road right of way landscape improvements as long as they do not cause visual obstruction or interference with vehicle traffic. They must be located at least one foot (1') behind sight triangles. These signs have a five foot (5') min. setback from the back of nearest curb.

7. All temporary signs shall be maintained to be in good condition. Finishes, position, and messages shall be repaired in a timely manner or removed.

Temporary Sign Standards:

- Temporary Sign Permits:
 - Large and Medium Temporary Freestanding signs shall obtain a Sign Permit from the Town of Firestone.
 - Small Temporary Freestanding signs, Banners, and Sidewalk Signs do not require a permit.
 - Any temporary sign that will use electricity shall obtain a Sign Permit from the Town of Firestone
 - Permits for Temporary signs identified in this FDP shall be valid until the final Certificate of Occupancy is issued for the final filing within Barefoot Lakes.
- Temporary signs shall be governed by the Town's temporary signage requirements, unless otherwise provided for in this FDP.
- All temporary signs shall be maintained to be in good condition. Finishes, position, and messages shall be repaired in a timely manner or removed.
- All temporary Large and Medium Freestanding signs shall be removed by the sign owner when the final Certificate of Occupancy is issued for the final filing within Barefoot Lakes.

5. All temporary Small Freestanding signs, Banners and Sidewalk signs shall be removed by the sign owner when the final Certificate of Occupancy is issued for the associated filing, or within 48 hours of the conclusion of the event being advertised by that sign.

6. All temporary signs may be placed on landscaped areas or on sidewalks as long as they are not compromising the safety of pedestrians or motorists. Temporary signs of any kind, as defined above, are prohibited within medians.

7. If a temporary sign is located in Town of Firestone right-of-way then the sign must be reviewed and approved via written permission by the Firestone Building Department with comments from the Public Works, Engineering and Planning Departments.

8. Freestanding-Large and Freestanding-Medium signs are made with solid wood square timber posts and panels made of medium-density fiber board or medium-density overlay.

9. Freestanding-Small signs are made with wood or metal stakes that are less than 2 inches wide and panels made of corrugated or similar light weight material.

10. Banner signs are made of professional grade vinyl, mesh or fabric, secured to either fence material or durable posts. All corners must be securely attached.

11. Sidewalk signs are made of molded plastic or metal frames with panels made of Coroplast or similar material. Sidewalk signs cannot block pedestrian use and may not be placed within a street.

12. Temporary Road Barrier signs are per standard CDOT "Type 3" barriers, standard drawing No. S-630-2. The Barefoot Lakes logo may be incorporated into the signs.

13. "Maximum Sign Area" in the Permissible Temporary Signs table at right is equivalent to the "Message Face Area" as defined and measured above in the Permanent Residential Identity Sign Standards.

Signage Standards

General Standards

Firestone's rules and regulations for signs shall be in full force and effect unless specifically superseded by more stringent criteria herein.

Permitting

Permitted signs are generally shown herein. Signs not clearly identified by this FDP may be approved in writing by the Building Department.

All permanent signs shall obtain a Sign Permit from the Town of Firestone. Flag poles also require a sign permit.

Any sign to be located in the Town's right-of-way must first be approved in writing by the Town's Engineer, and shall require a revocable License Agreement with the Town.

Residential Identity Signs

The Barefoot Lakes residential identity sign program is comprised of community entry monuments, neighborhood identity monuments, vehicular wayfinding signs, and pedestrian wayfinding bollards. Signs and monuments in Filing No. 1 established a thematic identity and a material palette that has been continued on into successive filings. The recurring theme throughout all of these sign types is the use of repeated materials (corten steel, gabion walls with stone infill, and wood posts), which has created a visual vocabulary that echoes and supports the architectural composition of landscape structures and fencing.

Within Barefoot Lakes Filing No. 4 there are several types of freestanding residential signs that follow a scale hierarchy. There will be neighborhood identity monuments, vehicular wayfinding signs, and pedestrian wayfinding bollards. These residential signs incorporate the Barefoot Lakes identity into the entire community, while preserving the natural views and vistas of the area.

Residential Identity Sign Standards:

- 1. Messaging:** Signage messaging (type, logos, and characters) can be accomplished through carving, illumination, or by painted or mounted dimensional type.
- 2. Maximum Messaging Face Area:** Messaging face area is the total surface area of type and characters; the total face area can be comprised of multiple pieces.
 1. Messaging face area shall not exceed 100 square feet for primary community entry monument(s) at Barefoot Lakes Parkway.
 2. Secondary community entry monuments messaging face area shall not exceed 75 square feet.
- 3. Message Face Area Measurement:** Messaging face area is the total surface area of type and characters. The structure or bracing of a sign shall be omitted. If a non-structural background is integral to the messaging (i.e. billboard) the messaging face area will also include that background in the total measurement.

The sum of the face areas that creates the smallest continuous perimeter enclosing the extreme limits of the sign messaging shall be the measurement. This area can be composed of square, rectangle, triangle, portion of a circle, or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of each signage message.

Message face area is only measured on one side of sign. Signs can be two sided.
- 4. Illumination:** Illumination via uplighting, internal lighting, and downcast lighting is permitted. However, neon signs are not allowed in residential areas (PUD land use categories R-A, R-B, and R-C). Illumination and lighting will be coordinated with the temperature and hierarchy of the lighting found throughout the project.
- 5. Maximum Height Above Grade:** Community entry monuments are restricted to a fifteen-foot (15') maximum height above grade. Neighborhood identity monuments and wayfinding signs are restricted to a ten-foot (10') maximum height above grade. This height includes the sign and any structural element (i.e. wall) and is measured from the tallest point above the finished grade upon which the structure is located.

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FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application: Barefoot Lakes Filing No. 4

Type of Submittal: FDP

Filing #: 4

Phase #:

First Submittal: 12.21.2018

Revision 1: 03.14.2019

Revision 2: 06.10.2019

Revision 3:

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PROJECT NUMBER: 5311

SIGNAGE
STANDARDS

SHEET NUMBER

L7-00A

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SITE KEYNOTES:

SIGNAGE AND WAYFINDING

DETAIL / SHEET	RELATED DETAILS
A	Sign Type A - Community Monument 4 / L7-02
D	Sign Type D - Neighborhood Park 1 / L7-03
E	Sign Type E - Neighborhood Monument and Identity 2 / L7-03
G	Sign Type G - Street Identification & Regulatory Signs 1 / L7-04
H	Sign Type H - Traffic Regulatory Signs 2 / L7-04
J	Sign Type J - Bicycle Regulatory Signs 5 / L7-02
?	Sign Type ? - Game Rules Sign 1 / L7-05
?	Sign Type ? - Park Rules Sign 2 / L7-05

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Revision 3:	

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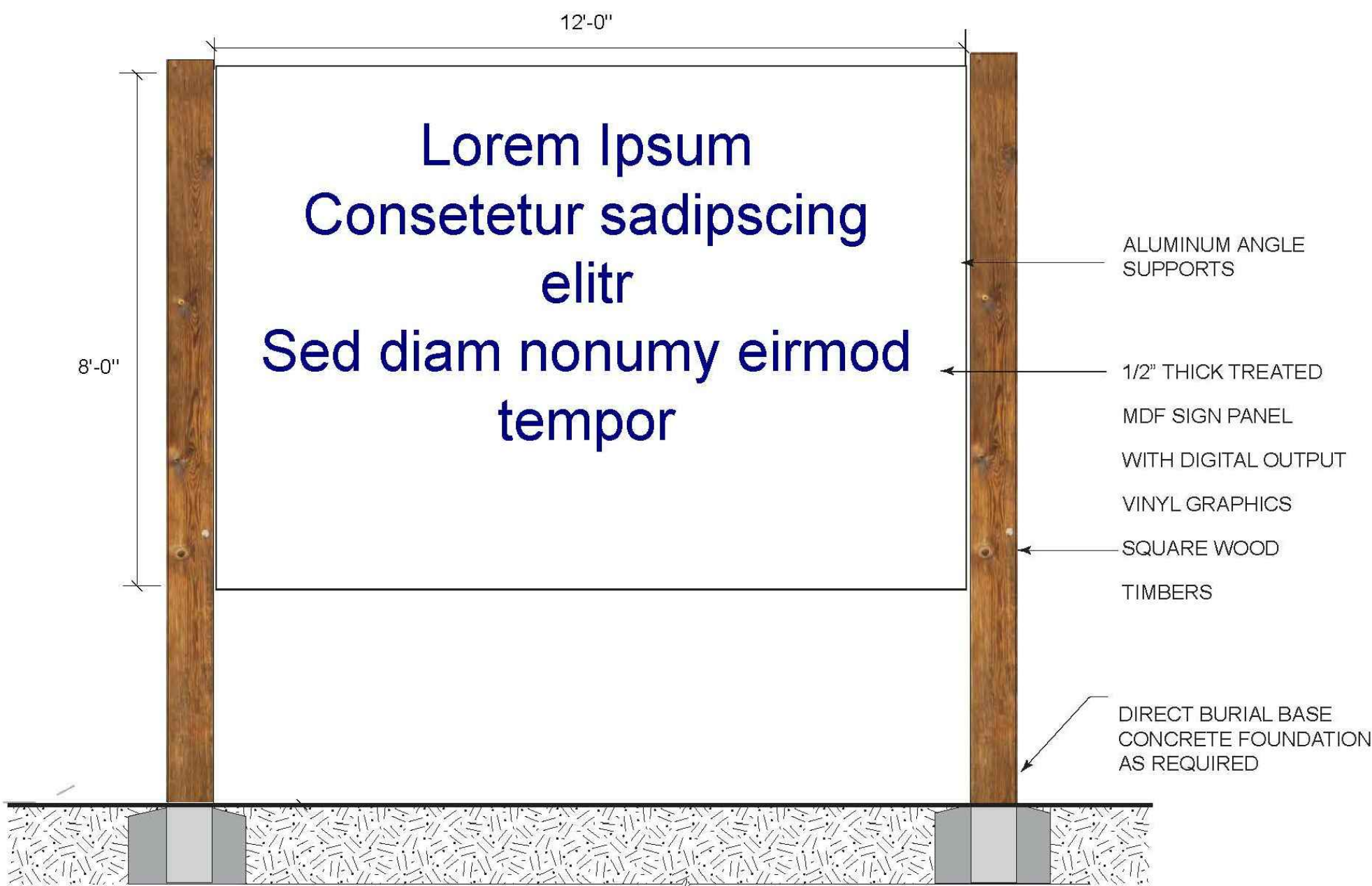
PROJECT NUMBER: 5311

SIGNAGE
STANDARDS

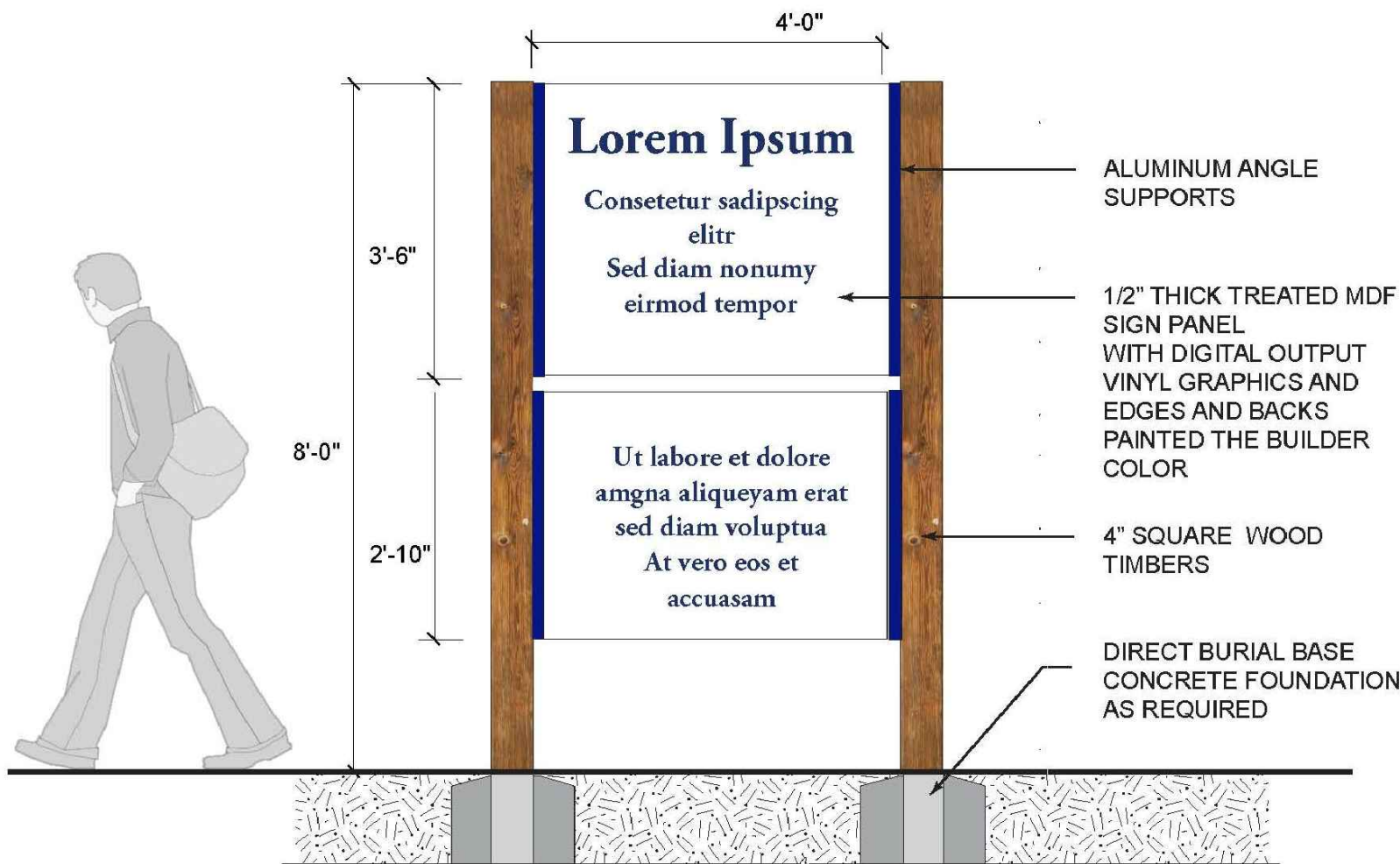
SHEET NUMBER

L7-00B

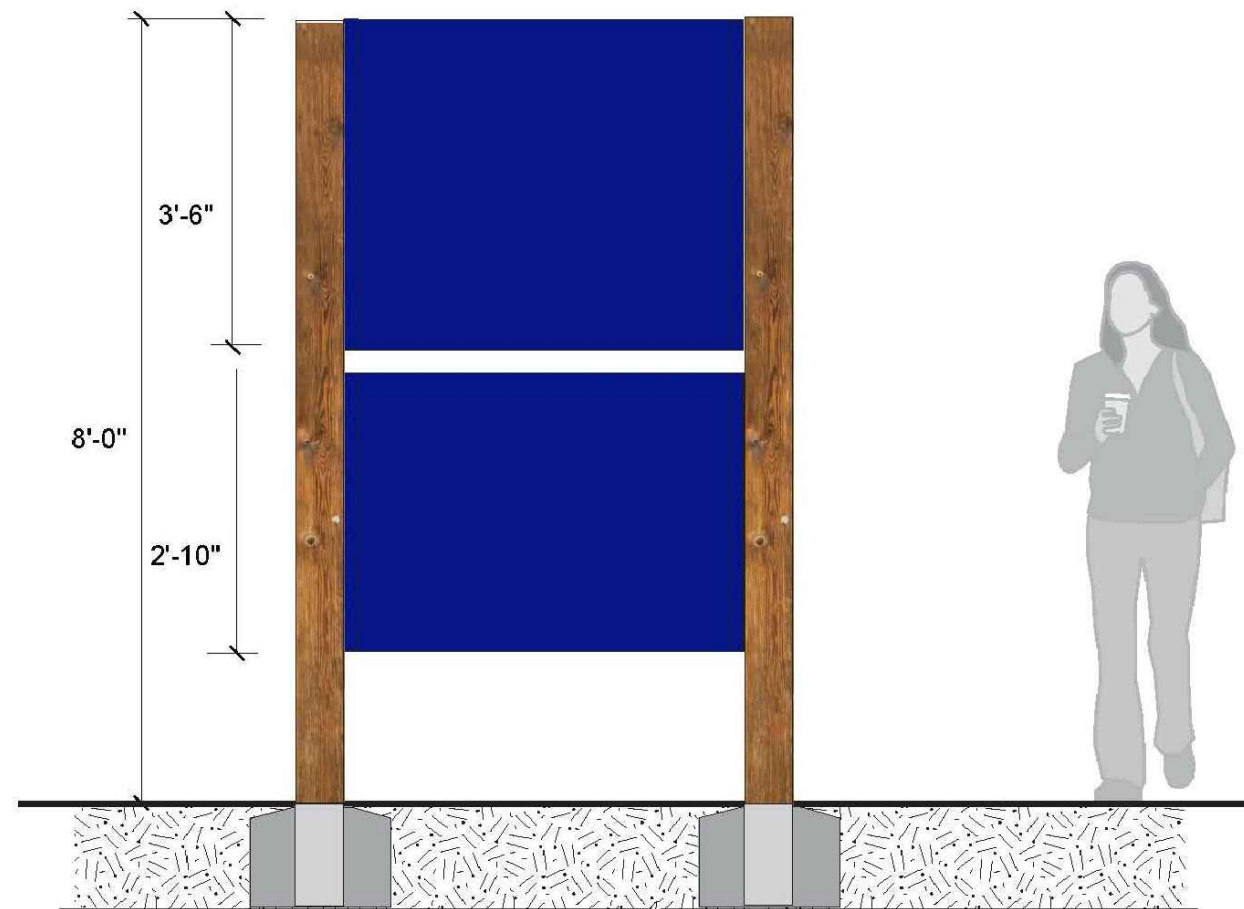
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ELEVATION



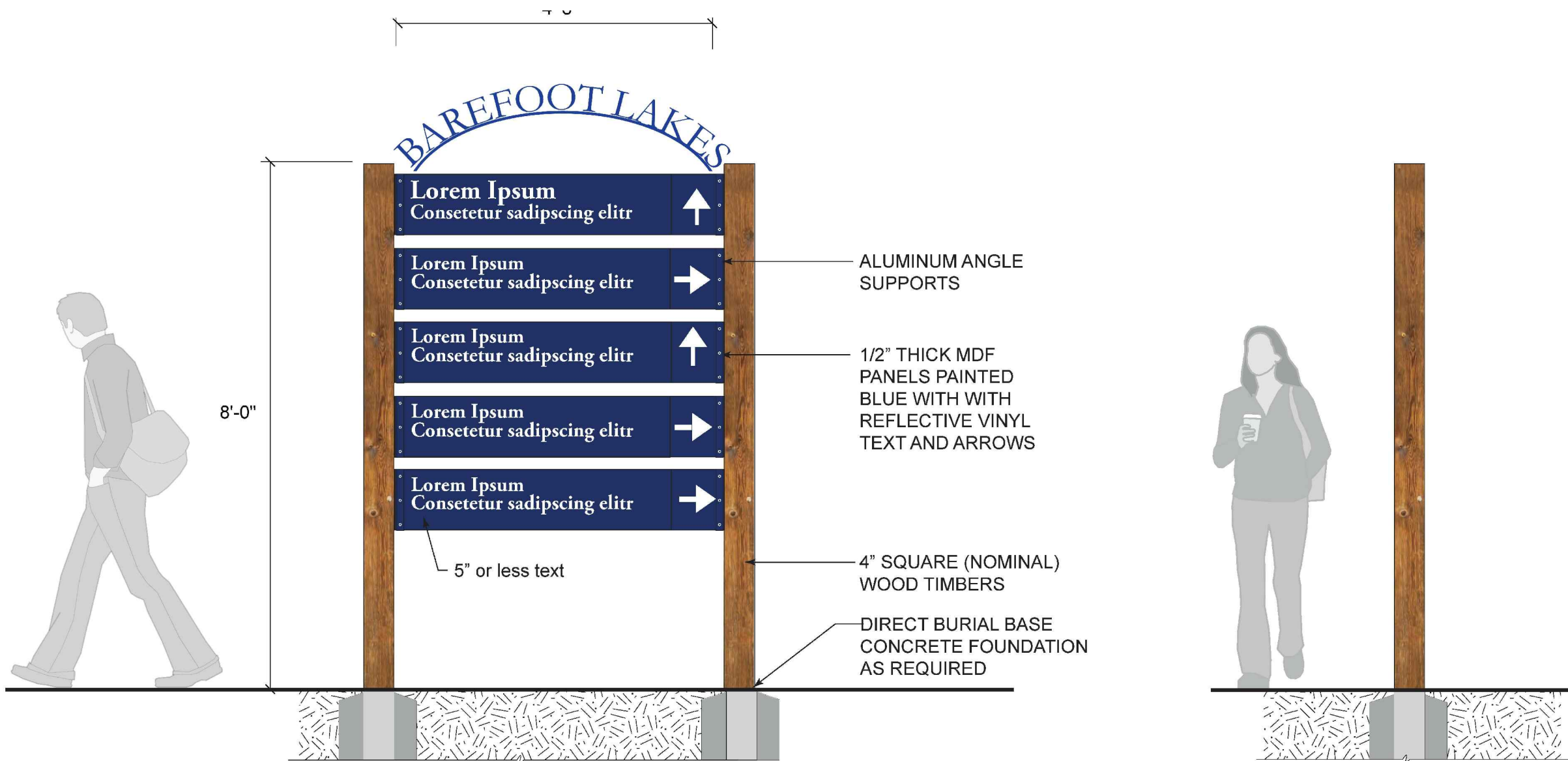
ELEVATION



BACK

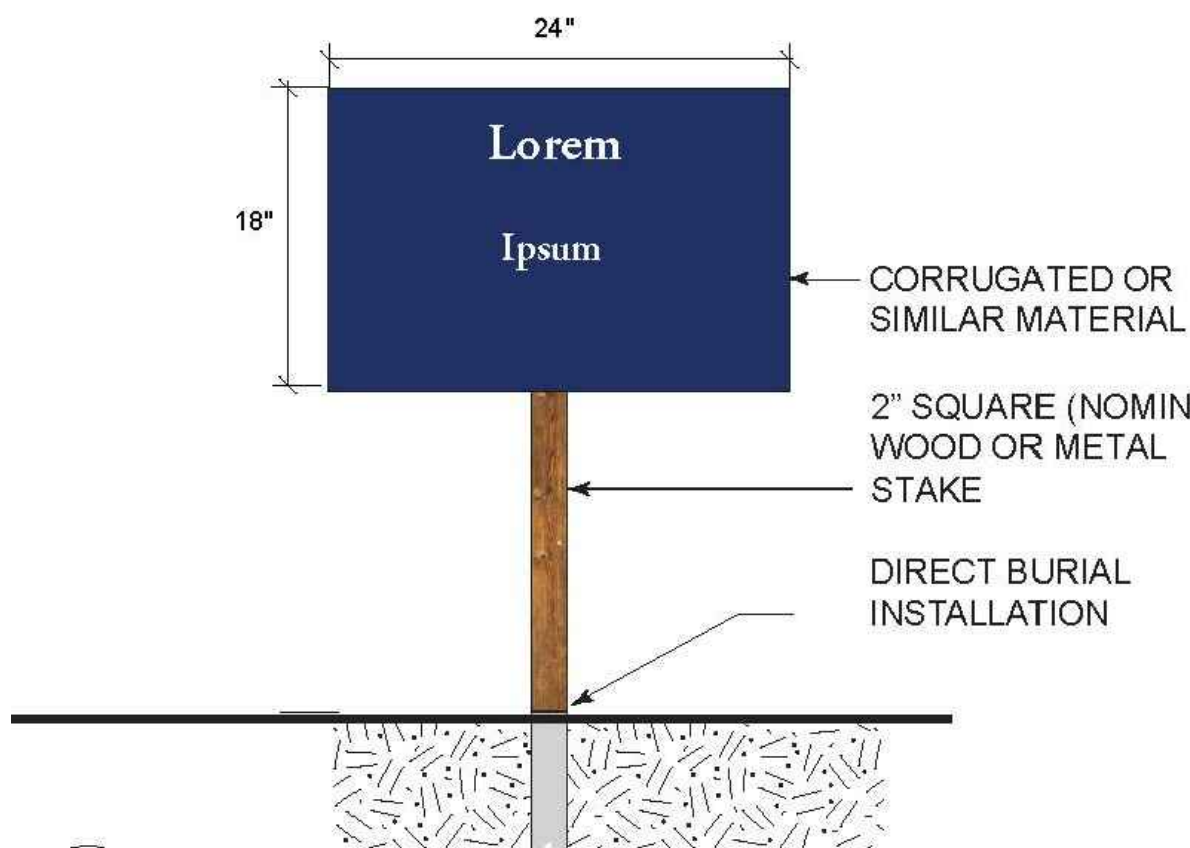
1 SIGNTYPE - TEMPORARY FREESTANDING LARGE (ROAD)

3 SIGNTYPE - TEMPORARY FREESTANDING MEDIUM (LOT)
SCALE: 1/2" = 1'-0"



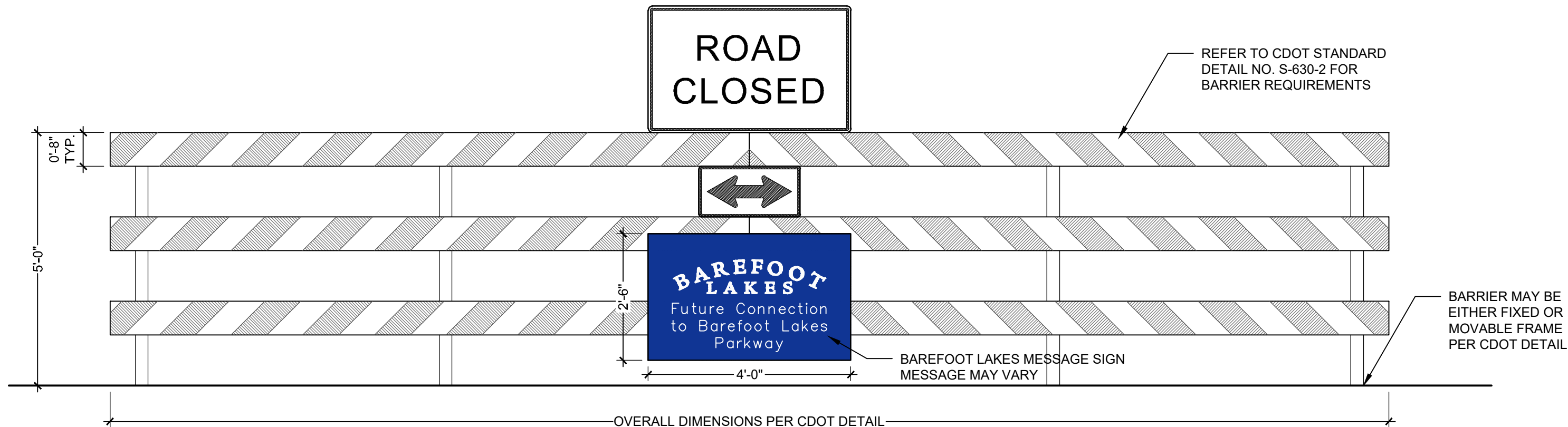
ELEVATION

SIDE



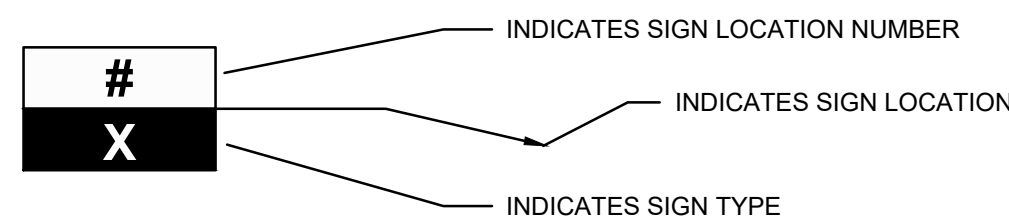
4 SIGNTYPE - TEMPORARY FREESTANDING SMALL(LOT)

2 SIGNTYPE - TEMPORARY FREESTANDING MEDIUM (ROAD)



5 TEMPORARY ROAD BARRIER

SIGN LOCATION PLAN NOTES:



NOTE:
REFER TO THE SIGN MESSAGE SCHEDULE IN THE TECHNICAL SPECIFICATIONS,
SECTION 101400, FOR MESSAGE CONTENT AT EACH SIGN LOCATION.
FINAL LOCATION OF EACH SIGN TO BE REVIEWED AND APPROVED BY
LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

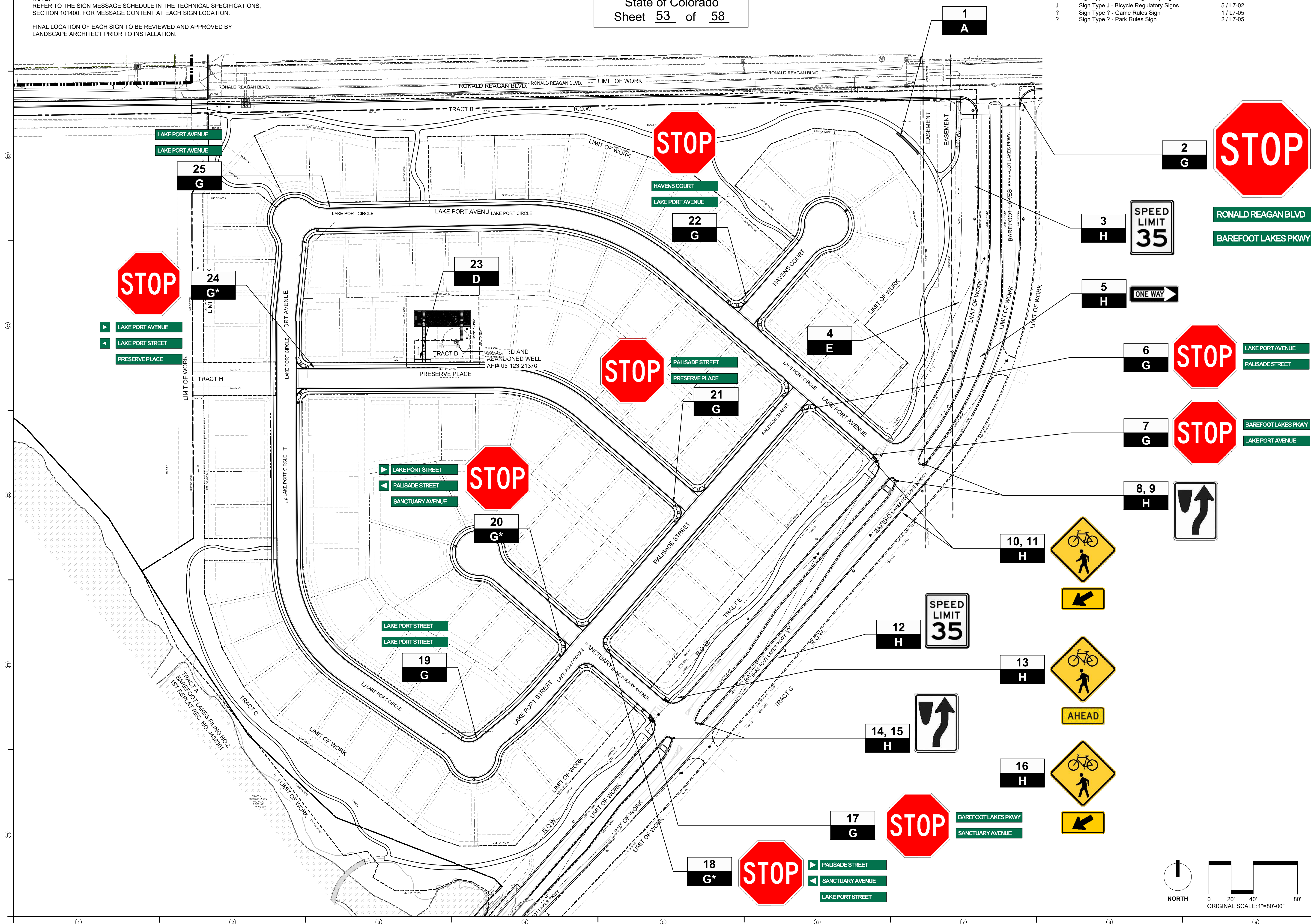
Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
SIGN PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 53 of 58

SITE KEYNOTES:

DETAIL /
SHEET
RELATED
DETAILS

SIGNAGE AND WAYFINDING

A	Sign Type A - Community Monument	4 / L7-02
D	Sign Type D - Neighborhood Park	1 / L7-03
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G	Sign Type G - Street Identification & Regulatory Signs	1 / L7-04
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J	Sign Type J - Bicycle Regulatory Signs	5 / L7-02
?	Sign Type ? - Game Rules Sign	1 / L7-05
?	Sign Type ? - Park Rules Sign	2 / L7-05



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PROJECT NUMBER: 5311

SIGNAGE
SIGN PLAN

SHEET NUMBER

L7-01

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STANDARD SIGN TYPEFACE AND COLORS:

Highway Gothic Condensed

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

0123456789!@#\$%^&*()

1 STANDARD TYPEFACE FOR STREET SIGNS

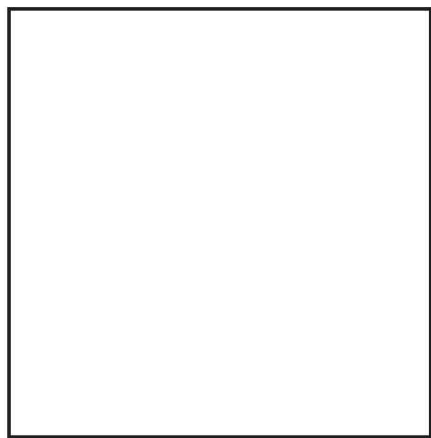
NOT TO SCALE



P1 - Rusted Metal



P2 - Green (PMS 561C)



P3 - White

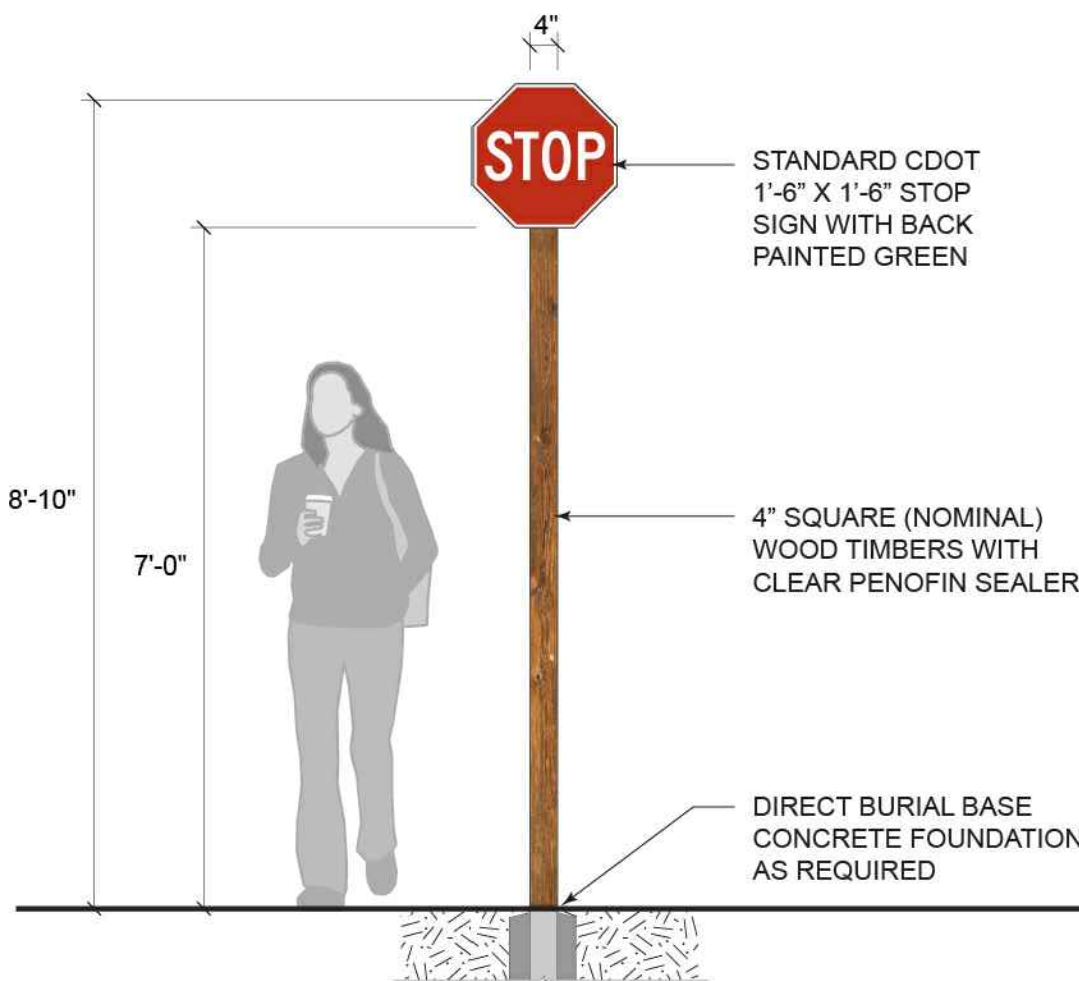
2 STANDARD COLOR PALETTE KEY

NOT TO SCALE

BAREFOOT LAKES

3 STANDARD LOGOTYPE

NOT TO SCALE



FRONT ELEVATION



BACK



ELEVATION



ELEVATION

5 SIGN TYPE J - BICYCLE REGULATORY SIGNS

ORIGINAL SCALE: 1/2" = 1'-0"

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
SIGN DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 54 of 58

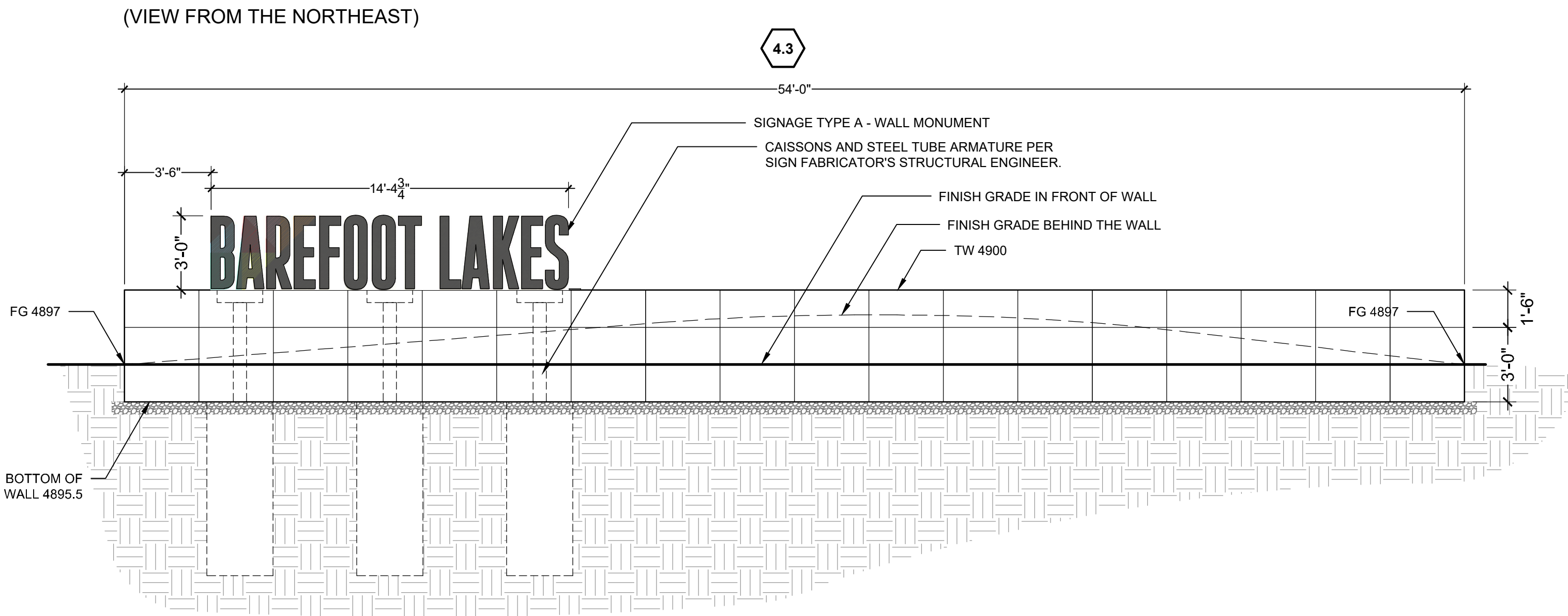
SITE KEYNOTES:

DETAIL /
SHEET

RELATED
DETAILS

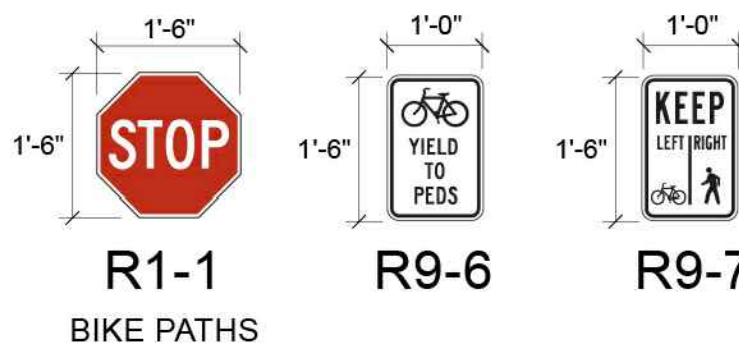
SIGNAGE AND WAYFINDING

A	Sign Type A - Community Monument	4 / L7-02
D	Sign Type D - Neighborhood Park	1 / L7-03
E	Sign Type E - Neighborhood Monument and Identity	2 / L7-03
G	Sign Type G - Street Identification & Regulatory Signs	1 / L7-04
H	Sign Type H - Traffic Regulatory Signs	2 / L7-04
J	Sign Type J - Bicycle Regulatory Signs	5 / L7-02
?	Sign Type ? - Game Rules Sign	1 / L7-05
?	Sign Type ? - Park Rules Sign	2 / L7-05



4 SIGN TYPE A - COMMUNITY MONUMENT

NOT TO SCALE



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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application: Barefoot Lakes
Filing No. 4

Type of Submittal: FDP

Filing #: 4

Phase #:

First Submittal: 12.21.2018

Revision 1: 03.14.2019

Revision 2: 06.10.2019

Revision 3:

Sheet 54 of 58

PROJECT NUMBER: 5311

SIGNAGE

SHEET NUMBER

L7-02

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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
SIGN DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 55 of 58

SITE KEYNOTES:

SIGNAGE AND WAYFINDING

	DETAIL / SHEET	RELATED DETAILS
A	Sign Type A - Community Monument	4 / L7-02
D	Sign Type D - Neighborhood Park	1 / L7-03
E	Sign Type E - Neighborhood Monument and Identity	2 / L7-03
G	Sign Type G - Street Identification & Regulatory Signs	1 / L7-04
H	Sign Type H - Traffic Regulatory Signs	2 / L7-04
J	Sign Type J - Bicycle Regulatory Signs	5 / L7-02
?	Sign Type ? - Game Rules Sign	1 / L7-05
?	Sign Type ? - Park Rules Sign	2 / L7-05

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FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.10.2019
Revision 3:	

Sheet 55 of 58

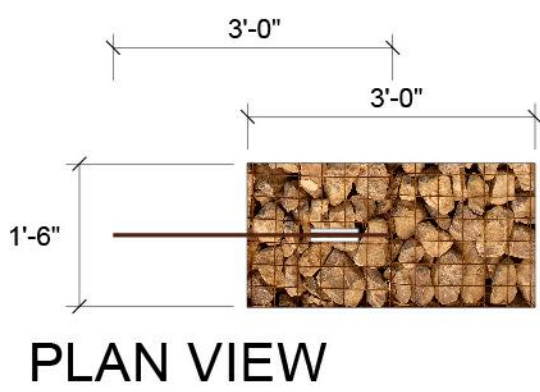
PROJECT NUMBER: 5311

SIGNAGE

SHEET NUMBER

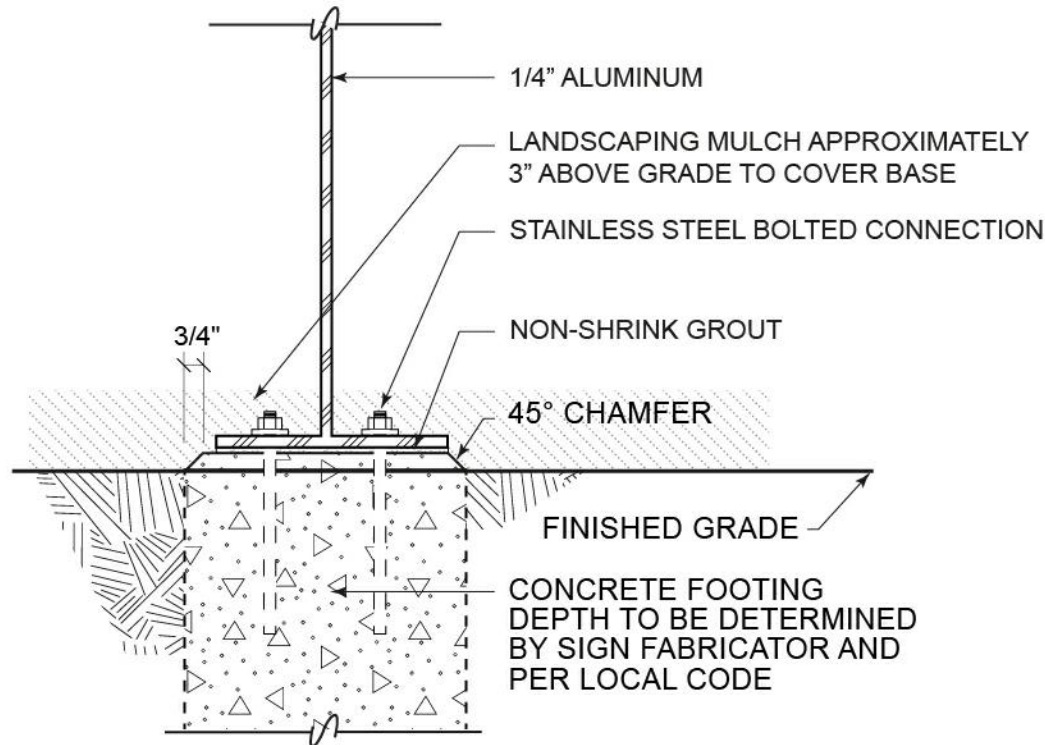
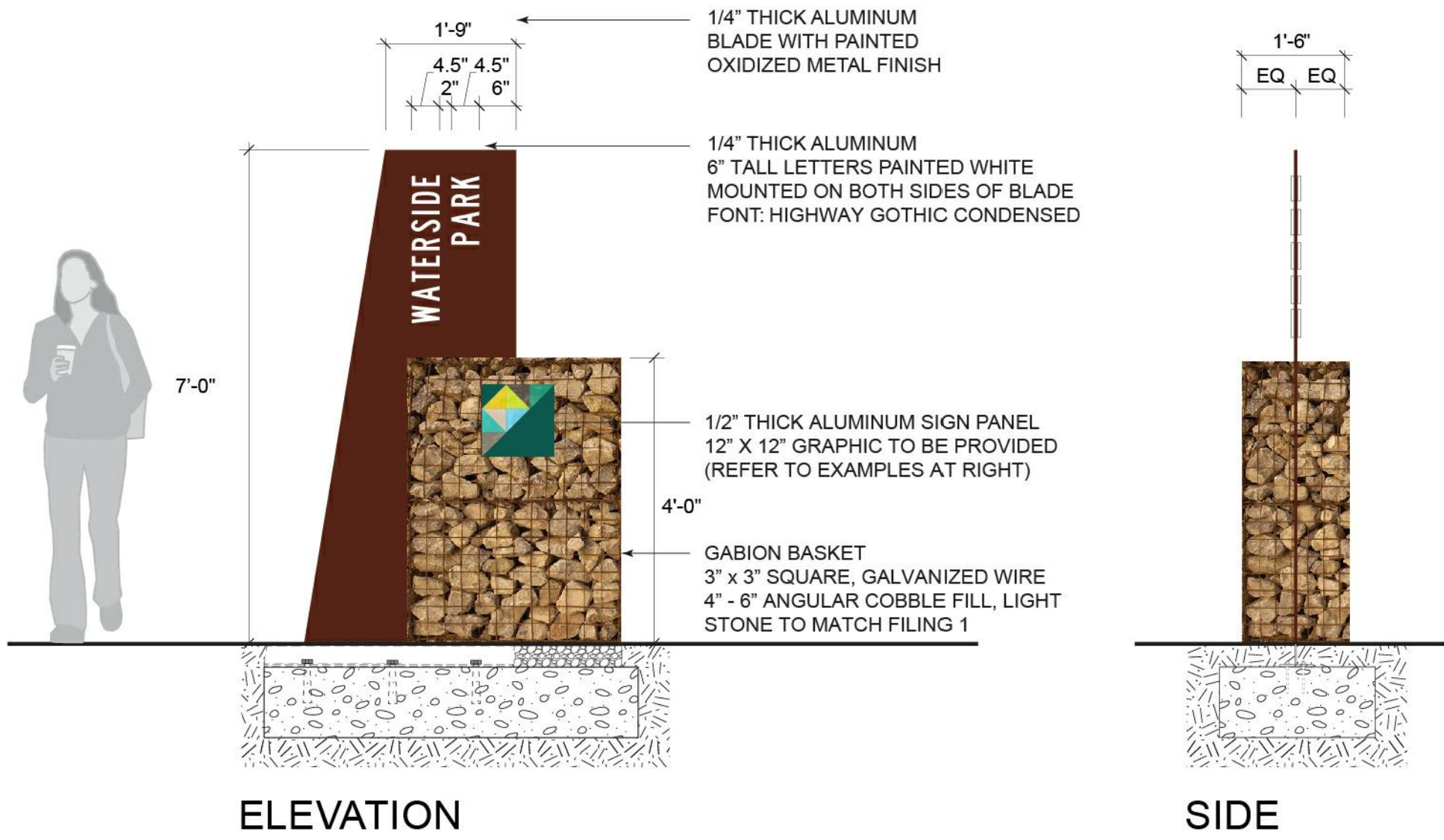
L7-03

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NOTE:

- 1) FABRICATOR TO PROVIDE STRUCTURAL ENGINEERING (BY A LICENSED COLORADO ENGINEER) FOR SIGNS AND CONCRETE FOOTINGS.
- 2) FABRICATOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- 3) SIGNS TO CONFORM TO LOCAL CODES AND ORDINANCES.



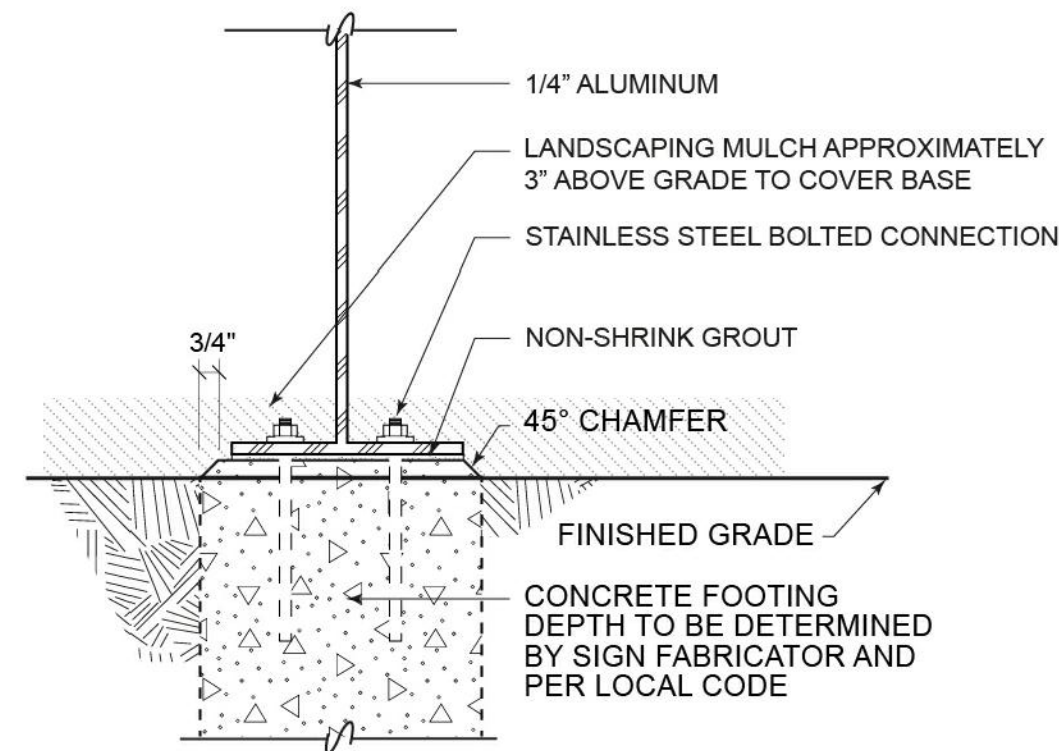
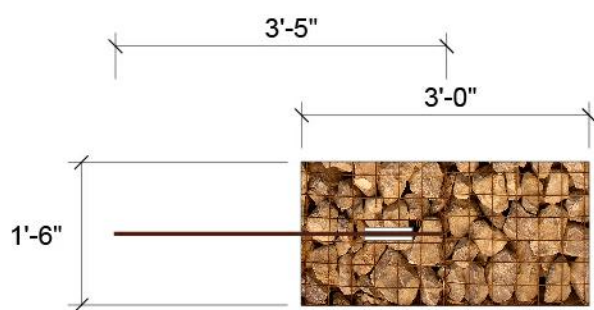
INSTALLATION DETAILS

NOT TO SCALE

1

SIGN TYPE D - NEIGHBORHOOD PARK

ORIGINAL SCALE: 1/2" = 1'-0"

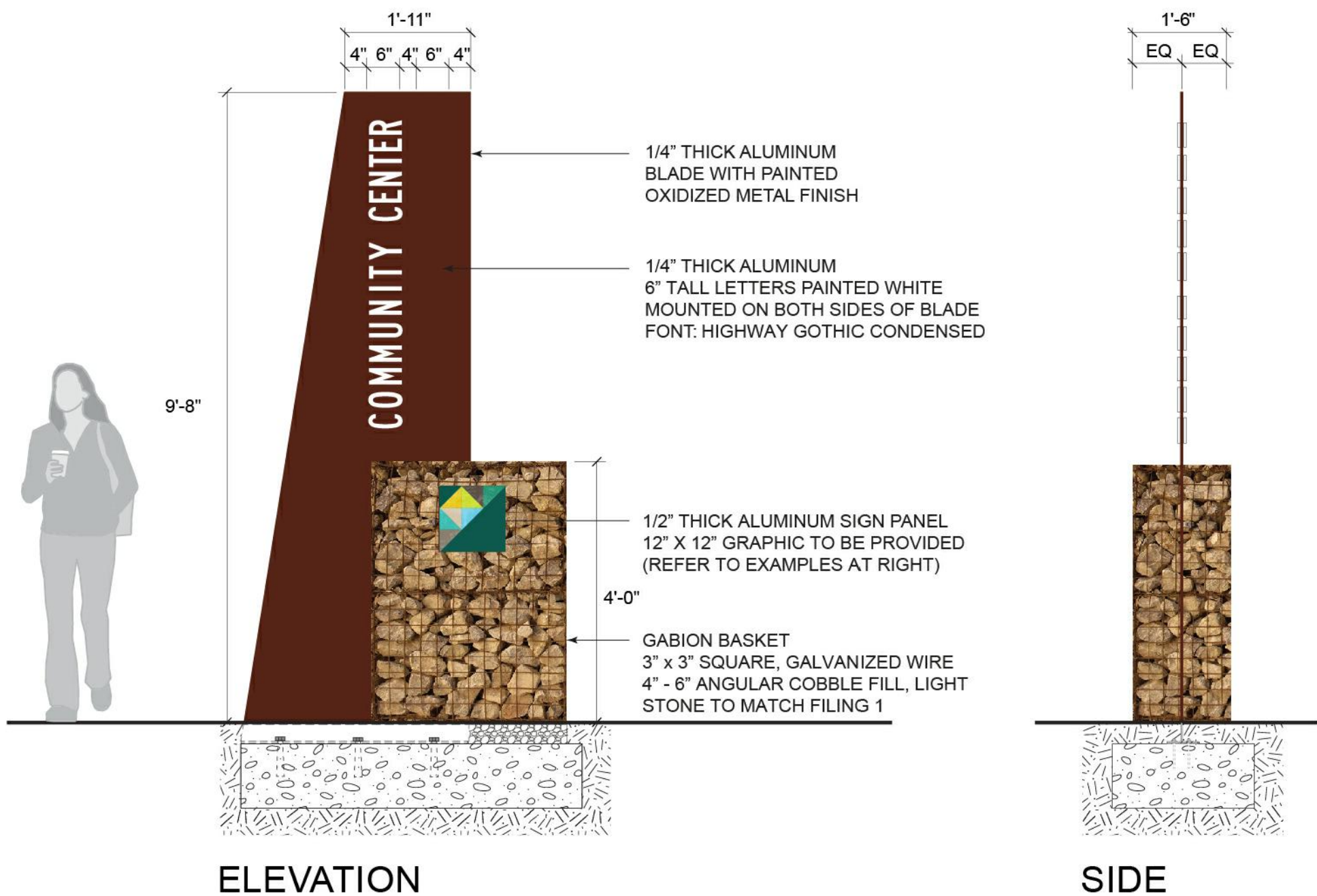


INSTALLATION DETAILS

NOT TO SCALE

NOTE:

- 1) FABRICATOR TO PROVIDE STRUCTURAL ENGINEERING (BY A LICENSED COLORADO ENGINEER) FOR SIGNS AND CONCRETE FOOTINGS.
- 2) FABRICATOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- 3) SIGNS TO CONFORM TO LOCAL CODES AND ORDINANCES.



MESSAGE LAYOUT OPTIONS



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

2

SIGN TYPE E - NEIGHBORHOOD IDENTITY AND AMENITY SIGNS

ORIGINAL SCALE: 1/2" = 1'-0"

SITE KEYNOTES:

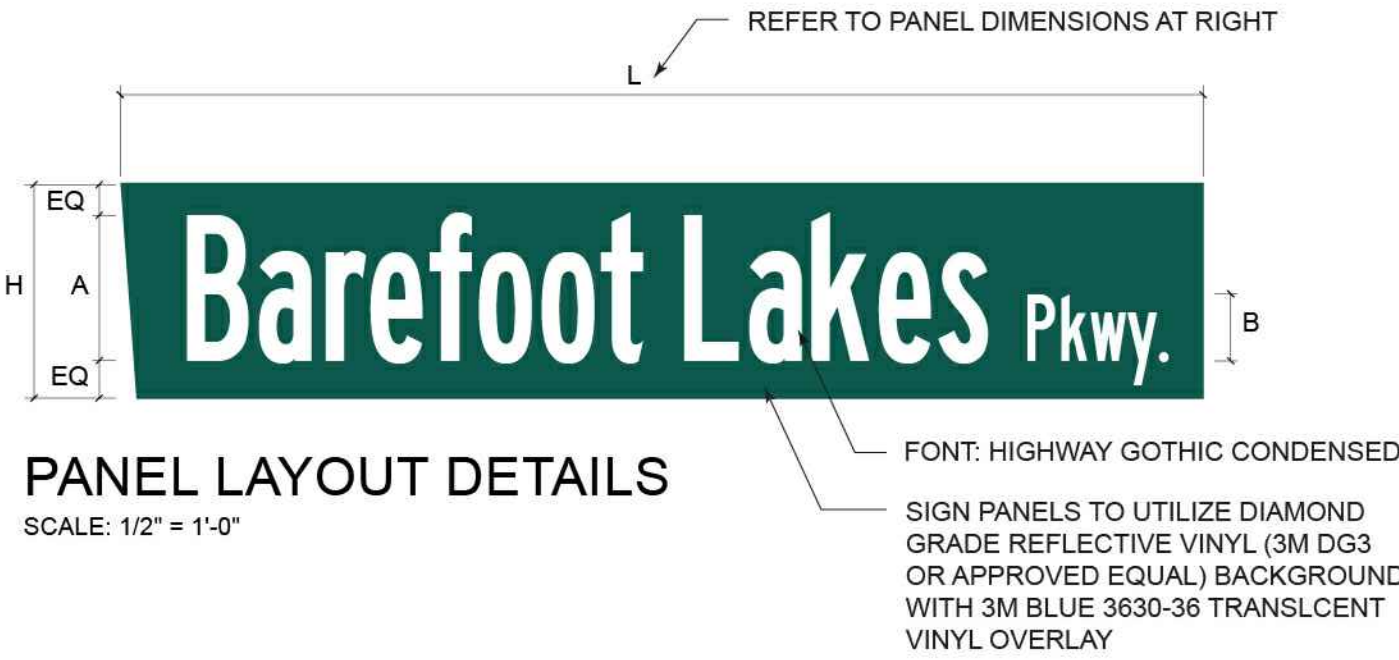
SIGNAGE AND WAYFINDING

	DETAIL / SHEET	RELATED DETAILS
A	Sign Type A - Community Monument	4 / L7-02
D	Sign Type D - Neighborhood Park	1 / L7-03
E	Sign Type E - Neighborhood Monument and Identity	2 / L7-03
G	Sign Type G - Street Identification & Regulatory Signs	1 / L7-04
H	Sign Type H - Traffic Regulatory Signs	2 / L7-04
J	Sign Type J - Bicycle Regulatory Signs	5 / L7-02
?	Sign Type ? - Game Rules Sign	1 / L7-05
?	Sign Type ? - Park Rules Sign	2 / L7-05

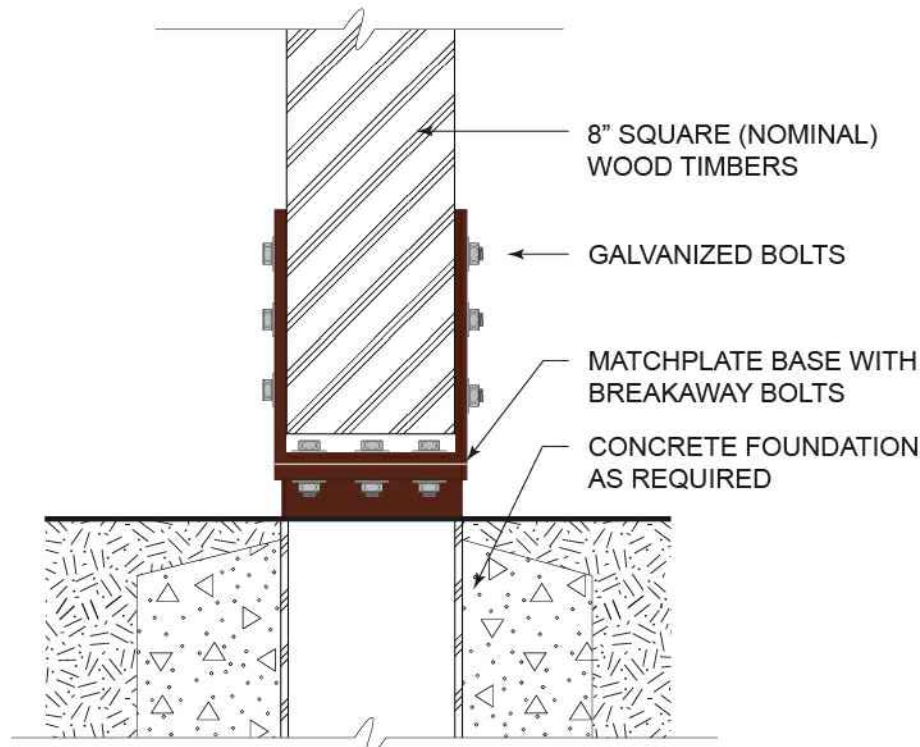
PANEL LAYOUT DIMENSIONS

PANEL DIMENSIONS VARY PER MUTCD FONT SIZE REQUIREMENTS:

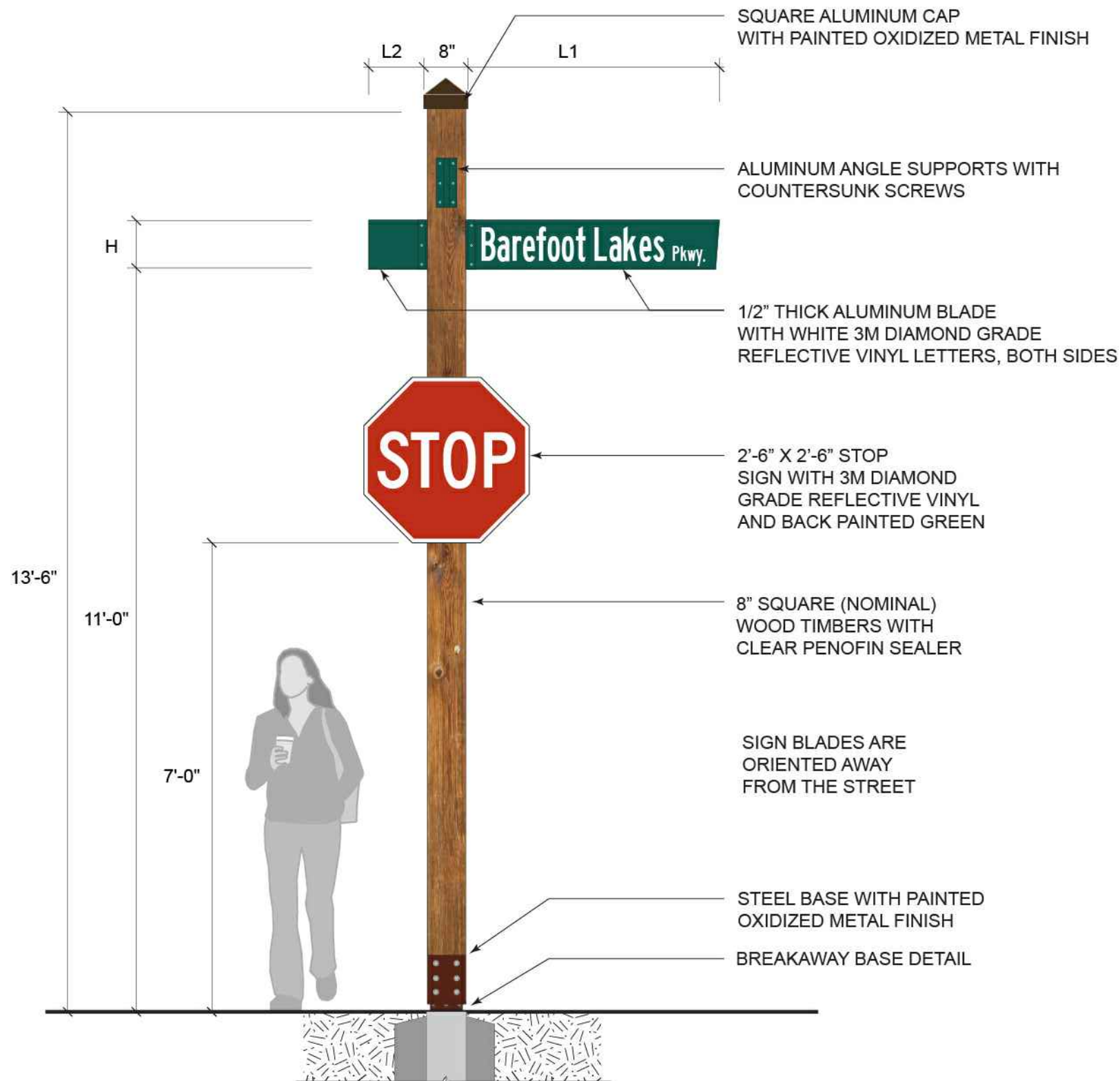
STANDARD SIZE:	LARGE SIZE:
A (UPPER CASE) = 4"	A (UPPER CASE) = 6"
A (LOWER CASE) = 3"	A (LOWER CASE) = 4 1/2"
B = 4 7/8"	B = 4 7/8"
H = 7"	H = 10 1/2"
L1 = 3'-8 1/2"	L1 = 5'-0"
L2 = 8 7/8"	L2 = 1'-0"



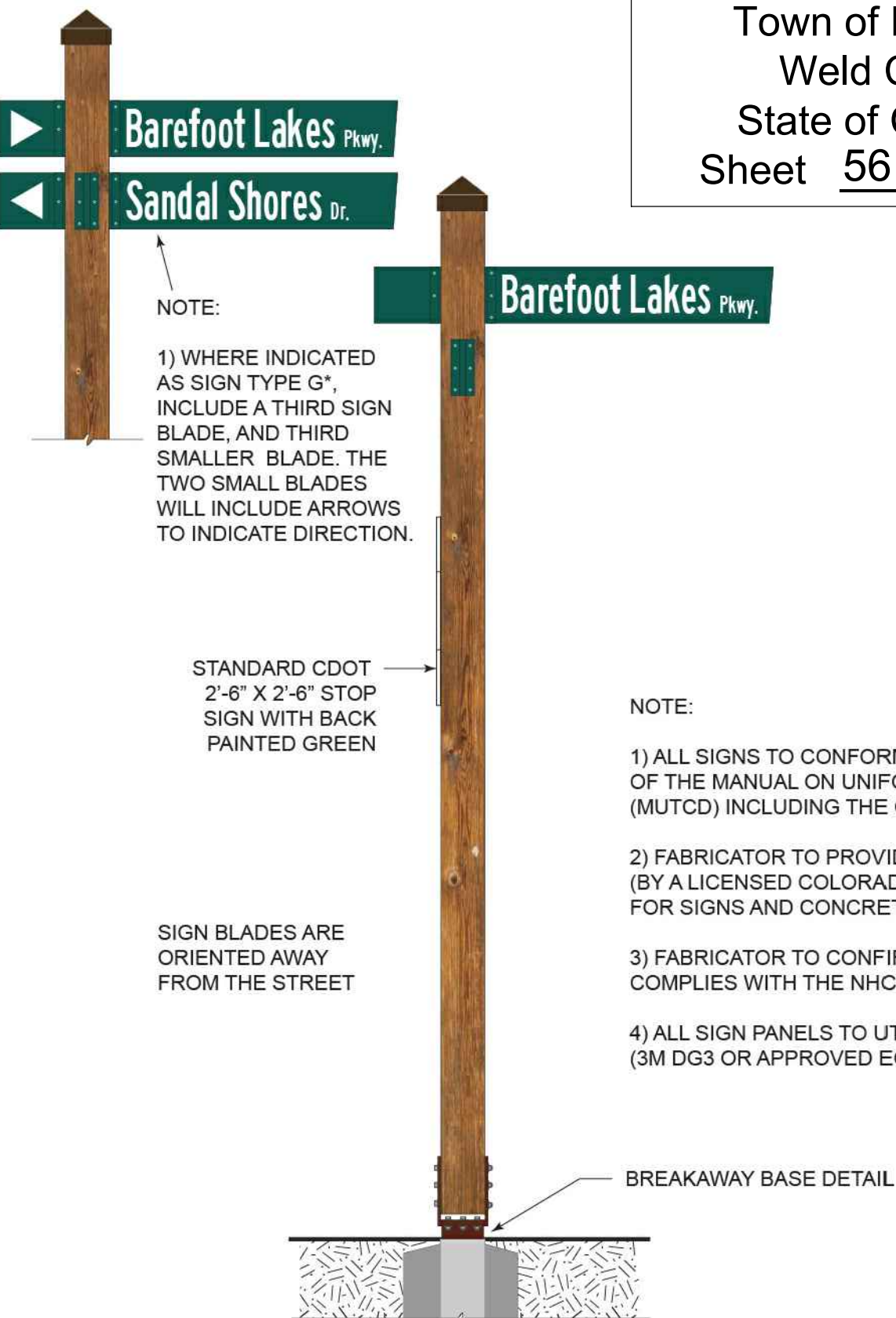
PANEL LAYOUT DETAILS
SCALE: 1/2" = 1'-0"



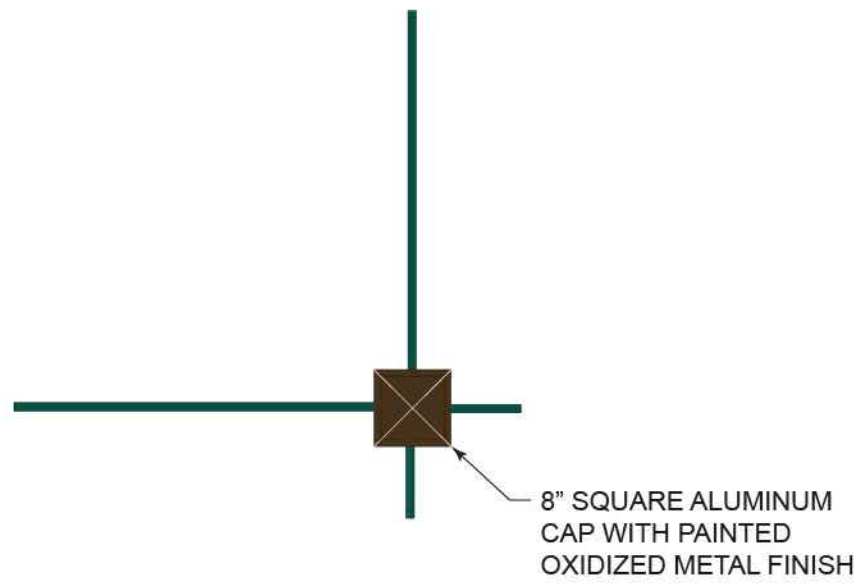
INSTALLATION DETAILS
SCALE: 1 1/2" = 1'-0"



ELEVATION



SIDE, TYP.



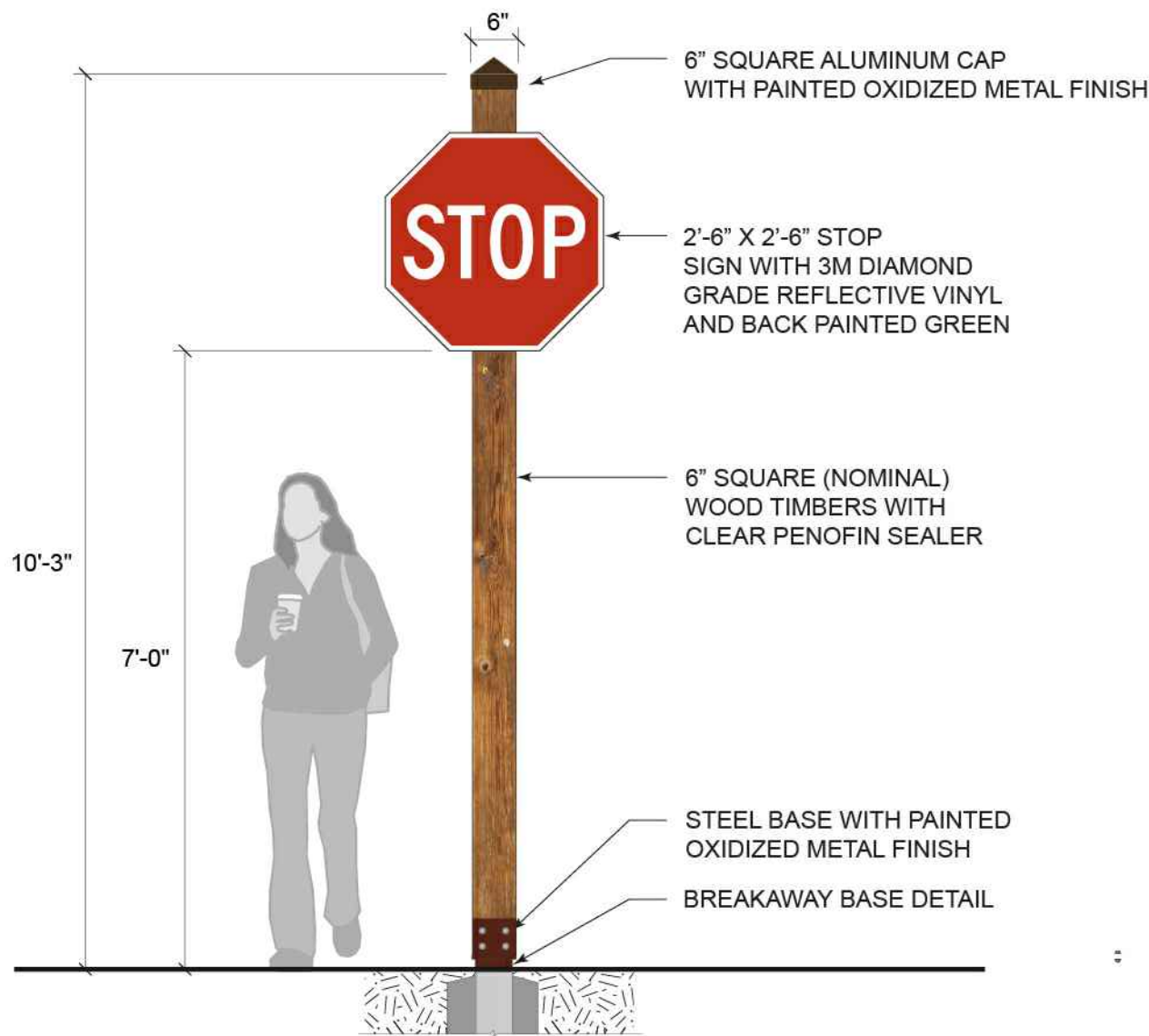
PLAN VIEW

- NOTE:
- 1) ALL SIGNS TO CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) INCLUDING THE COLORADO SUPPLEMENT.
 - 2) FABRICATOR TO PROVIDE STRUCTURAL ENGINEERING (BY A LICENSED COLORADO ENGINEER) AND SHOP DRAWINGS FOR SIGNS AND CONCRETE FOOTINGS.
 - 3) FABRICATOR TO CONFIRM THAT BREAKAWAY BASE DESIGN COMPLIES WITH THE NHCD CRASH 350 TEST.
 - 4) ALL SIGN PANELS TO UTILIZE DIAMOND GRADE REFLECTIVE VINYL (3M DG3 OR APPROVED EQUAL)

1 SIGN TYPE G - STREET IDENTIFICATION AND REGULATORY SIGNS

ORIGINAL SCALE: 1/2" = 1'-0"

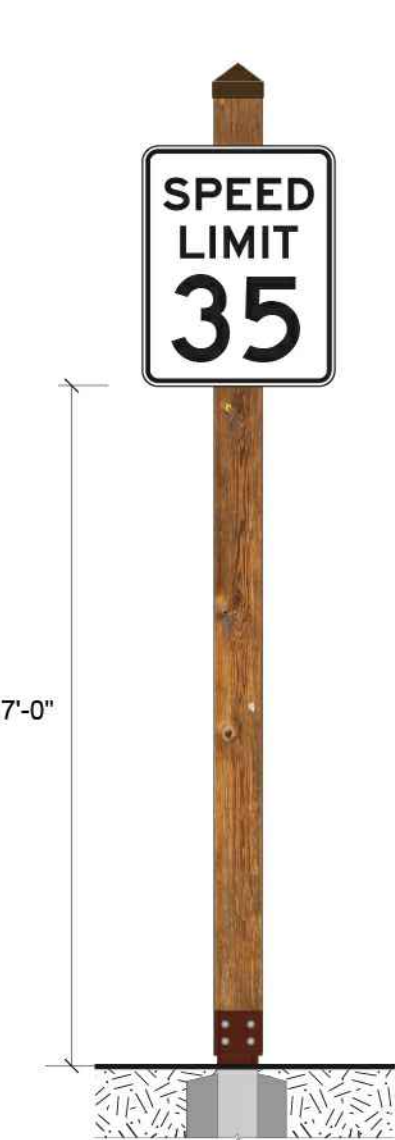
- NOTE:
- 1) ALL SIGNS TO CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) INCLUDING THE COLORADO SUPPLEMENT.
 - 2) FABRICATOR TO PROVIDE STRUCTURAL ENGINEERING (BY A LICENSED COLORADO ENGINEER) AND SHOP DRAWINGS FOR SIGNS AND CONCRETE FOOTINGS.
 - 3) FABRICATOR TO CONFIRM THAT BREAKAWAY BASE DESIGN COMPLIES WITH THE NHCD CRASH 350 TEST.
 - 4) ALL SIGN PANELS TO UTILIZE DIAMOND GRADE REFLECTIVE VINYL (3M DG3 OR APPROVED EQUAL)



FRONT ELEVATION



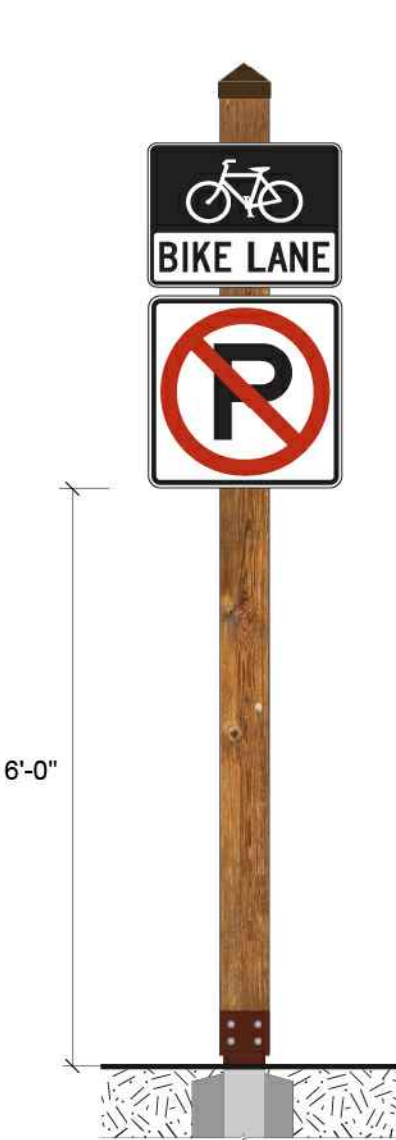
BACK



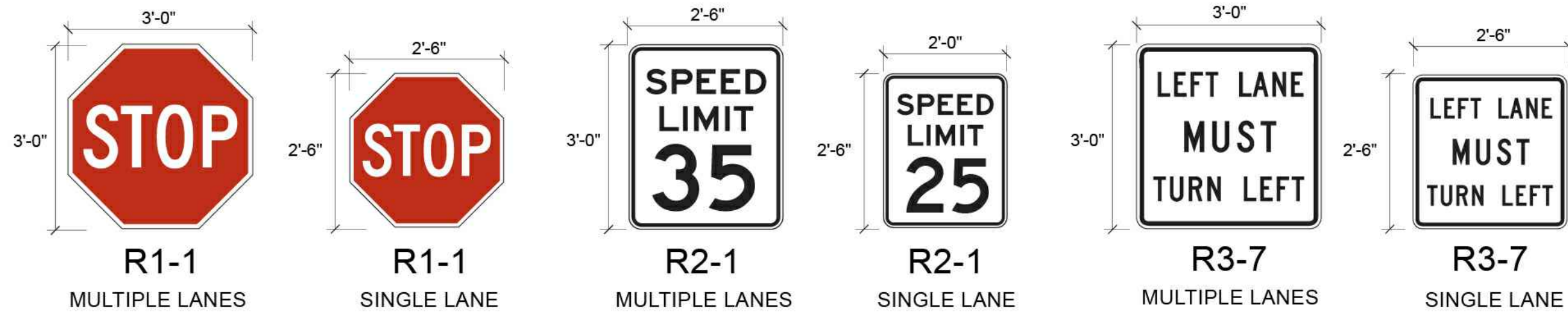
ELEVATION



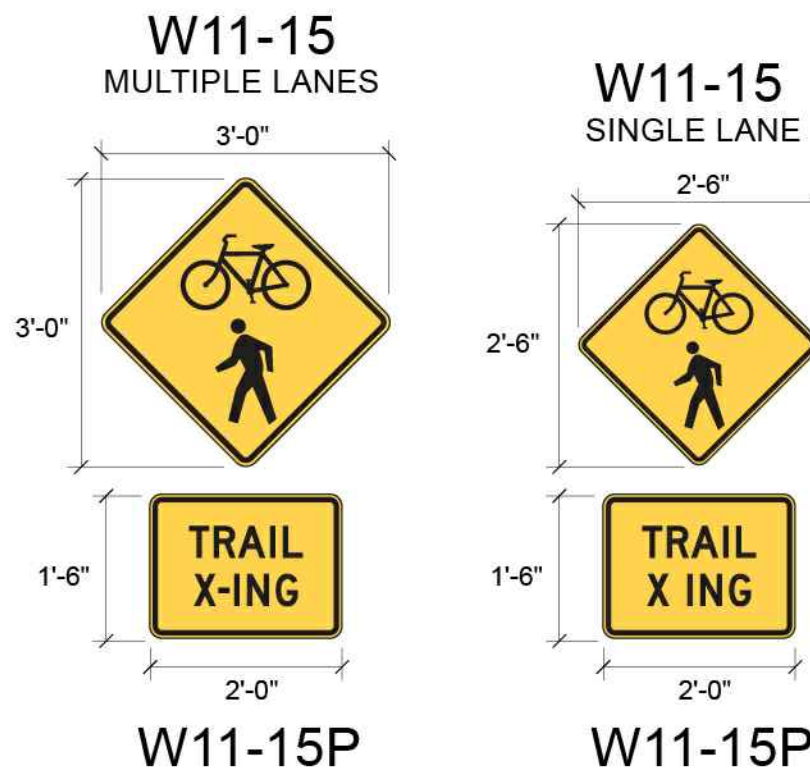
ELEVATION



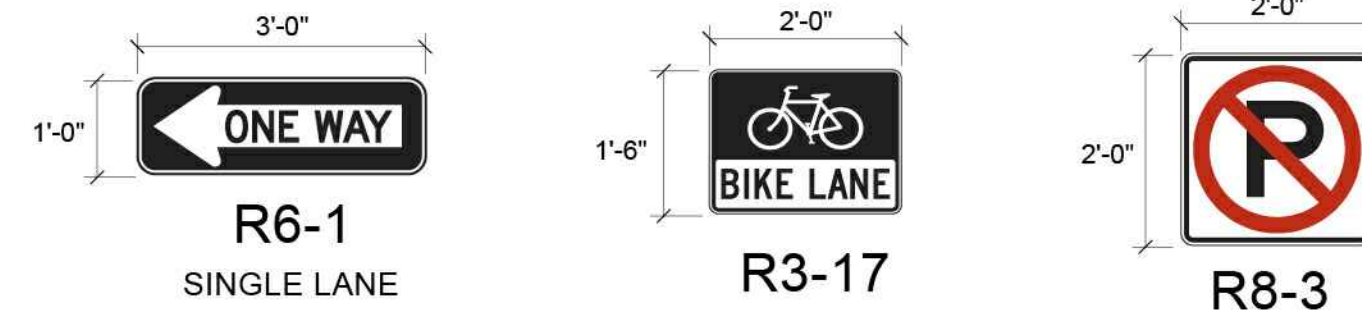
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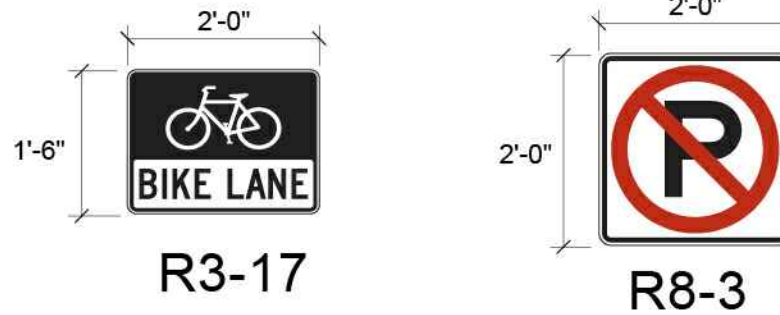
PLAN VIEW



PLAN VIEW



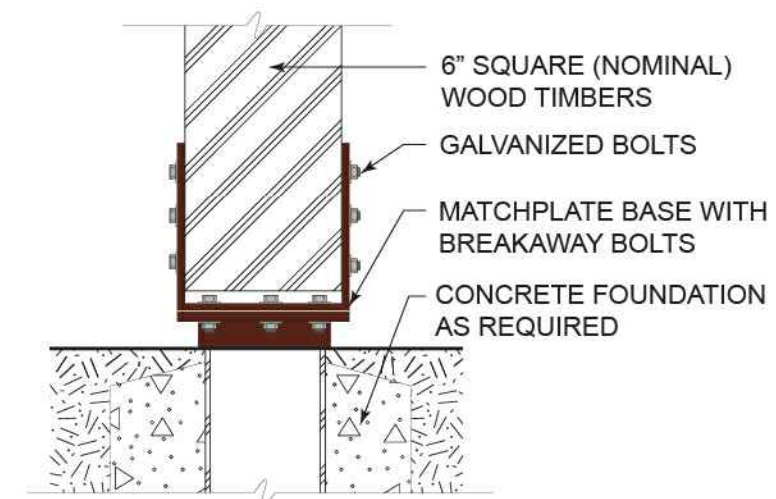
R6-1
SINGLE LANE



R3-17



R8-3



INSTALLATION DETAILS
SCALE: 1 1/2" = 1'-0"

2 SIGN TYPE H - TRAFFIC REGULATORY SIGNS

ORIGINAL SCALE: 1/2" = 1'-0"

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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
Revision 1:	03.14.2019
Revision 2:	06.10.2019
Revision 3:	

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PROJECT NUMBER: 5311

SIGNAGE

SHEET NUMBER

L7-04

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Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
LIGHTING PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 57 of 58

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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

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Revision 1:	03.14.2019
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Revision 3:	

Sheet 57 of 58

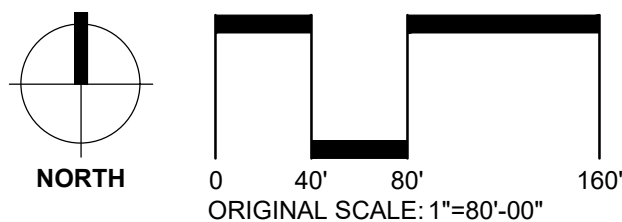
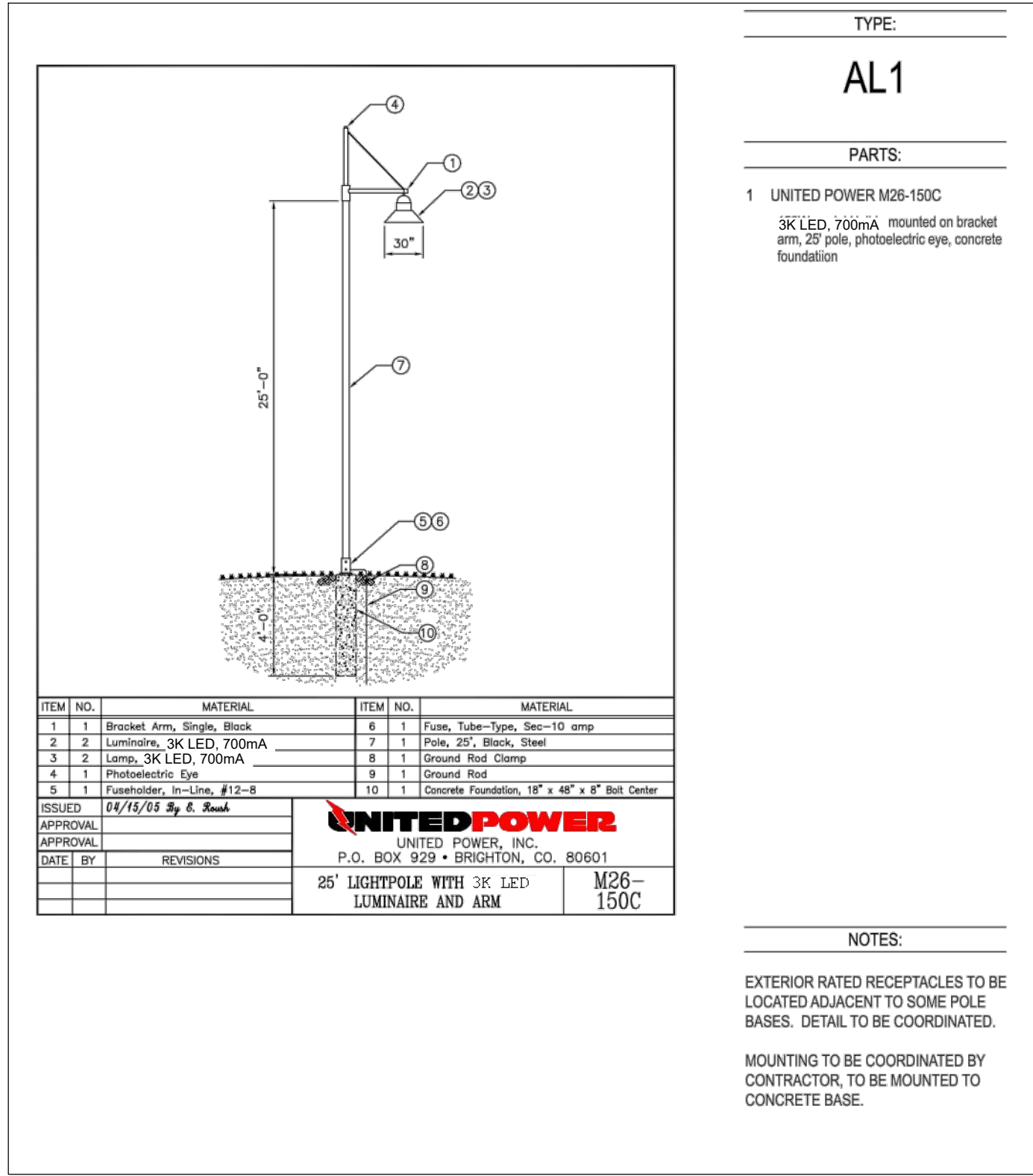
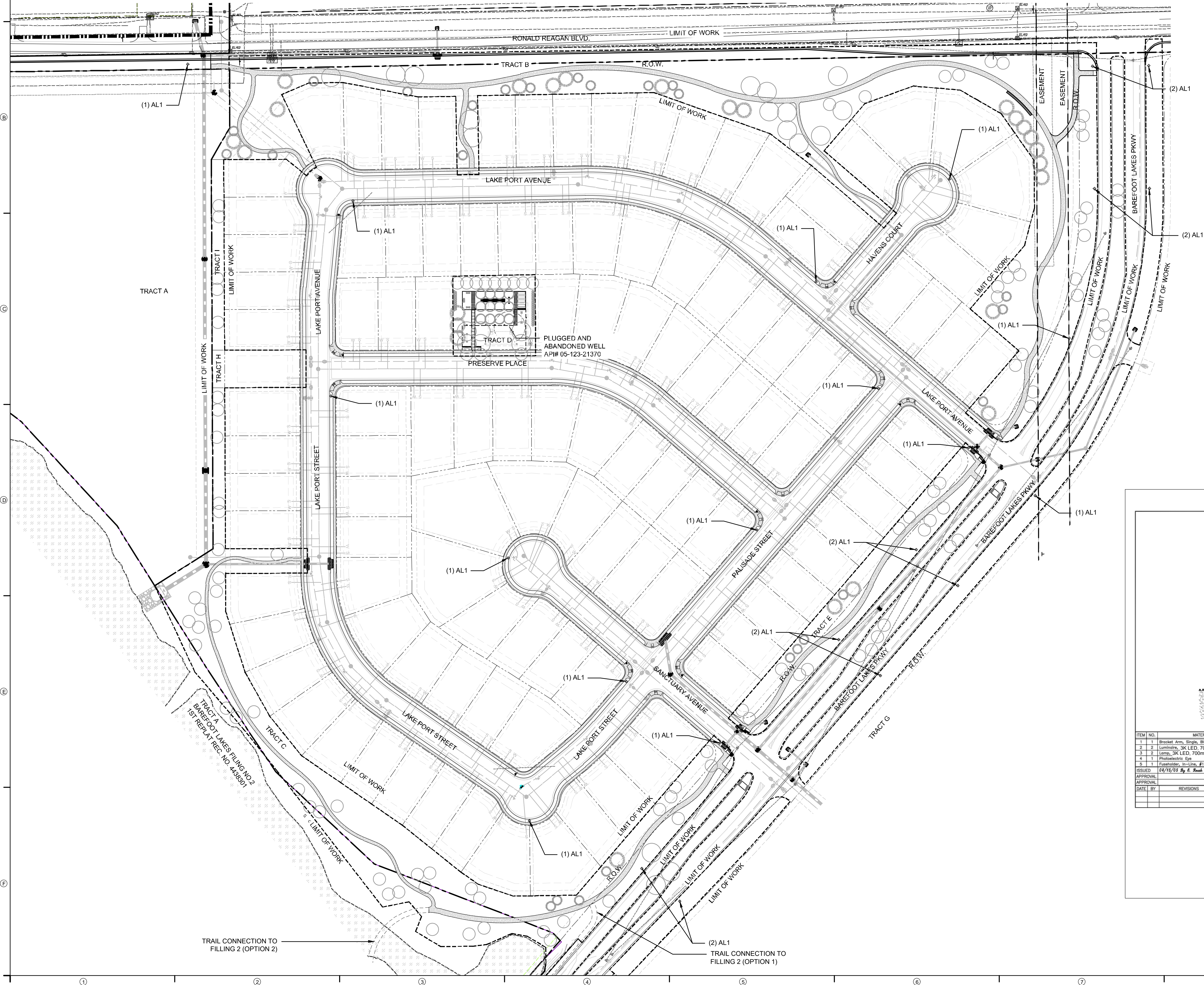
PROJECT NUMBER: 5311

LIGHTING
PLAN

SHEET NUMBER

L8-01

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Jun 07 2019 - 2:27pm
\\na\med\dev\proj\PROJECTS_A\0311-Barefoot Lakes Site Design\CD\DW\Sheet 57 of 58 - Overall sheets.dwg

Final Development Plan
Barefoot Lakes Filing No. 4
Planned Unit Development
CHARACTER ELEVATIONS
Town of Firestone
Weld County
State of Colorado
Sheet 58 of 58

Note:
• Architecture must be similar to the character depicted in these elevations.
• Elevations are representative of quality of residences at Barefoot Lakes.

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BAREFOOT LAKES - FILING NO. 4
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 4
Type of Submittal:	FDP
Filing #:	4
Phase #:	
First Submittal:	12.21.2018
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Revision 3:	
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PROJECT NUMBER: 5311

RESIDENTIAL
CHARACTER
ELEVATIONS

SHEET NUMBER

L9-1

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Craftsman



Farmhouse



Modern Farmhouse



Modern Prairie



Prairie

Date: May 30, 2019

To: Barefoot LLC

c/o David Carro
Barefoot LLC
6465 Greenwood Plaza Blvd, Ste 700
Centennial, CO 80111

From: Schedio Group LLC

Timothy A. McCarthy, P.E., Owner
808 9th Street
Greeley, CO 80631

Subject: Plug and Abandon Well Report | Hamlin State 4-36A

Mr. Carro

Per your request, Schedio Group LLC (Schedio Group) has prepared this Plug and Abandon Well Report for the Hamlin State 4-36A well (Well) located in Section 06 of Township 03N, Range: 68W, Weld County, Colorado. More specifically, the well is located just south of County Road 28 and east of Eagle River Road at Latitude 40.188516, Longitude -104.958990. The operator of record is Kerr McGee Oil & Gas Onshore LP (Kerr McGee) with operator number 47120.

The purpose of this Plug and Abandon Well Report is to:

- I. Demonstrate that requisite documentation associated with Plugging and Abandoning process for the Well has been submitted to Colorado Oil and Gas Conservation Commission (COGCC)
- II. State that a representative from Schedio Group observed that the well was Plugged and Abandoned and that the associated flowline was removed

If you have any questions about the attached, please do not hesitate to call or email.

Thank you for choosing Schedio Group LLC.

Respectfully



Timothy A. McCarthy, P.E.
Owner Schedio Group LLC

Plug and Abandon Well Report

Hamlin State 4-36A | API 05-123-21370-00

Operator: Kerr McGee Oil & Gas Onshore LP

PREPARED FOR

BAREFOOT LLC

6465 GREENWOOD PLAZA BLVD, STE 700

CENTENNIAL, CO 80111

PREPARED BY

SCHEDIO GROUP LLC

808 9TH STREET GREELEY

CO, 80631

DATE PREPARED

May 30, 2019

LICENSED PROFESSIONAL ENGINEER

TIMOTHY A. MCCARTHY

STATE OF COLORADO

LICENSE NO. 44349



TABLE OF CONTENTS

ENGINEER'S REPORT

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Operator Information	1
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ENGINEER'S VERIFICATION

Plug and Abandon Well Verification.....	5
--	----------

ENGINEER'S REPORT

PLUG AND ABANDON WELL REPORT | HAMLIN STATE 4-36A

I. Purpose

The purpose of this Plug and Abandon Well Report is to:

- a. Demonstrate that all requisite documentation associated with Plugging and Abandoning process for the Well has been submitted to Colorado Oil and Gas Conservation Commission (COGCC)
- b. State that a representative from Schedio Group observed that the Well was Plugged and Abandoned and that associated flowline was removed

II. Operator Information

Name of Operator: Kerr McGee Oil & Gas Onshore LP (Kerr McGee)

Operator Number: 47120

III. Well Information

Well Name: Hamlin State

Well Number: 4-36A

API Number: 05-123-21370-00

Location: Qtr/Qtr: NWNW

Latitude 40.188516, Longitude -104.958990

Township: 3N Range: 68W Section: 36 Meridian: 6

County: Weld

IV. Narrative

Schedio Group was engaged by Barefoot LLC to both observe the Plugging and Abandoning process for the Well, including the removal of the well's associated flowline, and verify that all requisite documentation was submitted to and approved by COGCC.

Schedio Group LLC (Schedio Group) was onsite December 3, 2018 and observed Kerr McGee setting up to commence the Plugging and Abandoning process (See Figure 1 below). Schedio Group was onsite again on December 19, 2018 and observed the completed Plugging and Abandoning process (See Figure 2 below). Subsequent to the Plugging and Abandoning of the Well, Kerr McGee commenced removal of the Well's associated flowline. Schedio Group was on site on January 9, 2019 to observe Kerr McGee commencing the removal of the Well's

associated flowline (See Figure 3 below). Schedio Group was on site on January 10, 2019 to observe the removal of the Well's associated flowline (See Figure 4 below).

Associated with the Plugging and Abandoning process, Kerr McGee submitted various requisite forms to COGCC. These forms are publicly available at the following url:

<https://cogcc.state.co.us/weblink/results.aspx?id=12321370>

For a complete list of documents submitted to COGCC by Kerr McGee, see section VI List of Documents Reviewed below.

In addition to Schedio Group's on-site observations of the Plugging and Abandoning process and removal of the associated flowline, Schedio group received an email from Kerr McGee on March 19, 2019 stating the following:

"The Form 6 subsequent report (SR) was submitted to the state on 1/22/2019 showing a plugging date of 12/26/2018. The Form 42 was submitted 1/15/2019 to show the on-location flowline removal on 1/9/2019. The Hamlin State 4-36A P&A is complete. The well head was cut and capped on 12/26/2018. The entire flow line (2,084 feet) was removed on 1/9/2019."

V. Photographs



Figure 1- Hamlin 4-36A Anadarko Setting Up to P&A Well (December 3, 2018)



Figure 2- Hamlin 4-36A Well P&A Completed (December 19, 2018)



Figure 3 - Hamlin 4-36A Flowline Removal (January 9, 2019)



Figure 4 - Hamlin 4-36A Flowline Being Hauled Away (January 10, 2019)

VI. List of Documents Reviewed

Form 42 – Field Operations Notice, Document 401334241 Date Received 07/07/2017

This form is a notice stating that flowlines were abandoned on 05/25/2017.

Form 6 – Well Abandonment Report, Document No. 401615931 Date Received 04/22/2018

This form is a Notice of Intent to Abandon the well due to Production being Sub-economic.

Form 42 – Field Operations Notice, Document 401904732 Date Received 01/15/2019

This form is a notice stating that flowlines were abandoned on 01/09/2019.

Form 42 – Field Operations Notice, Document 401857101 Date Received 11/30/2018

This form is a notice stating that plugging operations started on 12/04/2018.

Form 42 – Field Operations Notice, Document 401857101 Date Received 11/30/2018

This form is a notice stating that plugging operations started on 12/04/2018.

Form 17 – Bradenhead Test Report, Document 401810551 Date Run 10/25/2018

This form states that before plugging the well, “Surface casing produced no fluids. Surface casing shut in for 15 min ended with 0 PSI”.

Form 6 – Well Abandonment Report, Document No. 401615931 Date Received 04/22/2018

This form is a Subsequent Report of Abandonment which states that the Well was plugged on 12/26/2018. This form states, “Based on the information provided herein, this Well



Abandonment Report (Form 6) complies with COGCC Rules and applicable orders and is hereby approved.” This form was approved on March 18, 2019.

ENGINEER'S VERIFICATION

PLUG AND ABANDON WELL VERIFICATION | HAMLIN STATE 4-36A

Timothy A. McCarthy, P.E. / Schedio Group LLC (the Independent Consulting Engineer) states as follows:

1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the processes of similar type and function as those described in the above Engineer's Report.

2. The Independent Consulting Engineer has performed a site visit and reviewed applicable documents related to the processes under consideration and hereby verifies:

Requisite documentation associated with the Plugging and Abandoning process for the Well has been submitted to Colorado Oil and Gas Conservation Commission (COGCC) and is publicly available.

A representative from Schedio Group observed that the Well was Plugged and Abandoned and that the associated flowline was removed.



Timothy A. McCarthy, P.E.

Colorado License No. 44349

May 30, 2019

Date