



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

June 18, 2020

7:00 PM

2 Park Avenue

Firestone, CO 80504

1. Access Information

1.a. Firestone Planning is inviting you to a scheduled Zoom meeting.

Topic: PC Meeting 6-18-20

Time: Jun 18, 2020 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85844718429?pwd=VTIyNEtnOUtLTmZoeW5hOFN6d3F2dz09>

Meeting ID: 858 4471 8429

Password: 555266

One tap mobile

+12532158782,,85844718429#,,,0#,,555266# US (Tacoma)

+13462487799,,85844718429#,,,0#,,555266# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 858 4471 8429

Find your local number: <https://us02web.zoom.us/j/85844718429>

2. Call to Order & Roll Call

3. Pledge of Allegiance

4. Approval of Agenda

5. Approval of Minutes

* 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.

a. Regular Meeting 5-21-20

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

7. Public Hearings

- a. **Resolution PC-20-08: A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR BAREFOOT LAKES FILING NO. 5**
- b. **Resolution PC-20-09: A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE LOT 1 BOOTH FARM SUBDIVISION OUTLINE DEVELOPMENT PLAN TO ALLOW FOR THE DEVELOPMENT OF A SENIOR LIVING FACILITY**
- c. **Resolution PC-20-10: A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY PLAT AND PRELIMINARY DEVELOPMENT PLAN FOR COTTONWOOD HOLLOW FILING NO. 4**

8. Staff Reports

9. Commissioner Comments

10. Adjournment

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

**TOWN OF FIRESTONE, COLORADO
PLANNING AND ZONING COMMISSION
Regular Meeting
May 21, 2020**

1.CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met on May 21, 2020, at 2 Park Avenue, Firestone, Colorado. Chairperson Gillard called the meeting to order at 7:11 p.m.

The following were present upon the call of the roll:

Chairperson:	Chris Gillard
Vice-Chairperson:	Tim Spiegelberg
Commissioners:	Kelly Deitman
	John Damsma
	Jaci Daggett
	Dennis Haney

Staff:	Marty Ostholthoff – Planning Manager
	Matt Thompson – Sr. Planner
	Todd Bjerkaas – Director, Planning and Development
	Lisa Bartley – PC Secretary

2.PLEDGE OF ALLEGIANCE

Chairperson Gillard led the pledge of allegiance.

3.APPROVAL OF AGENDA

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

4.APPROVAL OF MINUTES

a. May 7, 2020 – Regular Meeting

Commissioner Damsma motioned and Commissioner Daggett seconded to approve the meeting minutes of the May 7, 2020 Regular Meeting. Voice vote was taken. Motion carried unanimously.

5.PUBLIC COMMENT

None

6. PUBLIC HEARING

a. Resolution PC-20-07 – A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN FIRESTONE CROSSING FILING NO. 1

Chairperson Gillard verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:15 p.m.

Vice-Chairperson Spiegelberg recused himself.

Matt Thompson, Sr. Planner, provided a general overview of the proposed application request and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. She also offered to answer any questions.

Ricky Morton, 6140 Saddleback Ave, Firestone, CO 80504, representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Chairperson Gillard opened the Public Comment portion at 7:34 p.m. Those wishing to speak:

Arik McGathey – 6245 Oak Meadows Blvd, Firestone

Scott Morton, 10471 Bountiful St, Firestone

Arlys Carlson, 5205 Sandy Ridge Ave, Firestone

Robin Monthei, Office Manager – Carbon Valley Help Center, email read into the record

Carol & John Freimark, 5407 Bobcat St, Frederick, via email read into the record

Chairperson Gillard closed the Public Comment portion at 7:44 p.m.

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.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Gillard closed the Public Hearing at 8:03 p.m.

Commissioner Haney motioned and Vice-Chairperson Spiegelberg seconded to approve **Resolution PC-20-07 – A RESOLUTION RECOMMENDING APPROVAL OF A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN FIRESTONE CROSSING FILING NO. 1**

Voting was as follows:

Yes: Daggett, Deitman, Haney, Damsma

No: None

Absent: None

Chairperson Gillard declared the motion carried.

b. Resolution PC-20-06 – A RESOLUTION OF THE FIRESTONE PLANNING AND ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE REPEALING TITLES 16 AND 17 OF THE REGULATIONS IN THEIR ENTIRETY AND REENACTING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE ADOPTING AND ESTABLISHING THE FIRESTONE DEVELOPMENT CODE AS THE OFFICIAL ZONING CODE FOR THE TOWN OF FIRESTONE

Chairperson Gillard verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 8:05 p.m.

Todd Bjerkaas, Director – Planning and Development, provided a general overview of the proposed Municipal Code Updates. He also offered to answer any questions.

Chairperson Gillard opened and closed the Public Comment portion at 8:56 p.m. Those wishing to speak: None

The Town Staff PowerPoint presentation was entered into the record.

The Commissioners held a general discussion with staff and questioned Mr. Bjerkaas regarding the Municipal Code changes.

Vice-Chairperson Spiegelberg motioned and Commissioner Deitman seconded to approve **Resolution PC-20-06** – A RESOLUTION OF THE FIRESTONE PLANNING AND ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE REPEALING TITLES 16 AND 17 OF THE REGULATIONS IN THEIR ENTIRETY AND REENACTING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE ADOPTING AND ESTABLISHING THE FIRESTONE DEVELOPMENT CODE AS THE OFFICIAL ZONING CODE FOR THE TOWN OF FIRESTONE

Voting was as follows:

Yes: Daggett, Deitman, Spiegelberg, Haney, Damsma

No: None

Absent: None

Chairperson Gillard declared the motion to carried

7. STAFF REPORTS

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8. COMMISSIONER COMMENTS

None

9. ADJOURNMENT

Chairperson Gillard adjourned the meeting at 9:01 p.m.

Introduced and Approved this _____ day of _____, 2020.

TOWN OF FIRESTONE, COLORADO

Chairperson

ATTEST

Lisa Bartley, Secretary

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 6.a

Public Hearings

Meeting Date: June 18, 2020

Initiated By: Millissa Berry

Dept: Planning & Development

AGENDA TITLE

Resolution PC-20-08: A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR BAREFOOT LAKES FILING NO. 5

SUMMARY

Review and decision for Barefoot Lakes Filing 5 Final Plat - a 184 single-family lot, 13 track subdivision - and the associated Final Development Plan.

The plat shows a Weld County Use By Special Review oil and gas area boundary. (Please see sheets 7 and 9 of the plat.) Staff is concerned that the boundary may be an encumbrance on the 6 lots on which the boundary crosses. Therefore, staff has added the condition of approval that the USR boundary is removed from the plat prior to the recording of the plat.

HISTORY AND PREVIOUS BOARD ACTION

Barefoot Lakes area was annexed into the town in May 2015. Development of the overall residential neighborhood has been on-going since. Barefoot Lakes Filing 4 was approved by the Town Board in late 2019. Revisions to Filing 3 were reviewed and approved in early 2020. This is the Planning and Zoning Commission's first review of Filing 5.

RECOMMENDATION

Town staff recommends that the Planning and Zoning Commission approve Resolution 20-08, a resolution forwarding a recommendation of approval - with conditions - of the Barefoot Lakes Filing 5 Final Plat and Final Development Plan to the Town Board of Trustees.

ATTACHMENTS

1. 6.a Resolution PC 20-08 Barefoot Lakes F5
2. 6.a Barefoot Lakes F5_Final Plat
3. 6.a Barefoot Lakes F5_FDP
4. 6.a Barefoot Lakes F5 PC Staff Report
5. 6.a Barefoot Lakes F5 PC Presentation
6. 6.a Barefoot Lakes F5-Applicant Presentation
7. 6.a Pelican Shores Public Comment
8. 6.a Barefoot Lakes F5 FP&FDP Telephone Participation Letter

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-08

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT AND
FINAL DEVELOPMENT PLAN FOR BAREFOOT LAKES FILING NO. 5**

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. 5; 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. 5, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 18th day of June, 2020.

Chairperson

ATTEST:

Secretary

EXHIBIT A
Barefoot Lakes Filing No. 5
Final Plat and Final Development Plan
Conditions of Approval

General

1. All remaining technical corrections to the Barefoot Lakes Filing No. 5 final plat and final development plan requested by Town staff shall be made to the Town staff's satisfaction.
2. The applicant shall remove the Weld County Use By Special Review (USR) oil and gas area (R #4023035) boundary line from the Barefoot Lakes Filing 5 Final Plat prior to recordation of the plat.
3. The Applicant provides an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
4. The Town and the Applicant execute a subdivision agreement, in a form to be approved by the Town Attorney.
5. The Town and the Applicant execute a revocable license agreement for signage and landscaping within the right-of-way, in a form to be approved by the Town Attorney.

BAREFOOT LAKES FILING NO. 5

A REPLAT OF TRACT G, BAREFOOT LAKES FILING NO. 4
LOCATED WITHIN 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
73.622 ACRES - 184 RESIDENTIAL LOTS - 13 TRACTS

FINAL PLAT

SHEET 1 OF 9

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:

TRACT G, BAREFOOT LAKES FILING NO. 4, AS RECORDED ON NOVEMBER 23, 2019 UNDER RECEPTION NO. 4544503, SITUATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 73.622 ACRES (3,206,954 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. 5, 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 SUBDIVISOR OR ARRANGEMENTS MADE BY THE SUBDIVISOR THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAYS CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR CENTURILINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURILINK AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

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., 20____

STATE OF COLORADO } ss.
COUNTY OF _____
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 20____.

BY: _____ AS _____
OF BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY
MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL, _____
NOTARY PUBLIC

BY: _____
NAME: _____
TITLE: _____
EXECUTED THIS ____ DAY OF _____, A.D., 20____

STATE OF COLORADO } ss.
COUNTY OF _____
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 20____.

BY: _____ AS _____
OF BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY
MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL, _____
NOTARY PUBLIC

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 } ss.
COUNTY OF _____

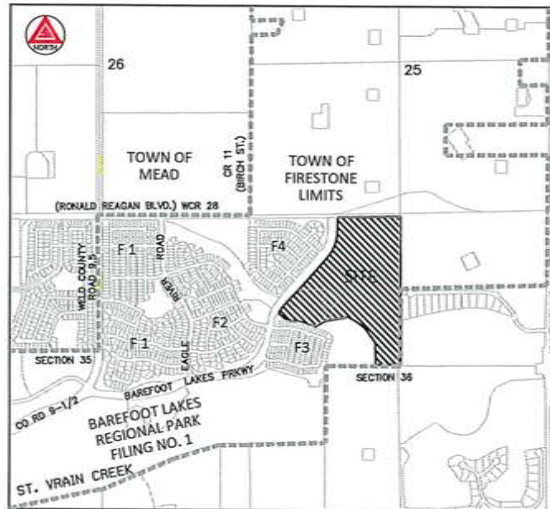
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____.

BY: _____ AS _____
OF LITTLE THOMPSON WATER DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL, _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC, _____



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

SHEET 1 - DEDICATION, APPROVALS, VIGNET MAP, LEGAL DESCRIPTION
SHEET 2 - GENERAL NOTES AND SUBDIVISION DATA
SHEET 3 - OVERALL BOUNDARY, LARGE PARCEL GRAPHICS AND DETAILS
SHEET 4-8 - TRACTS, LOTS, BLOCKS AND RIGHTS-OF-WAY GRAPHS AND DIMENSIONS
SHEET 9 - OIL AND GAS AREA DETAIL

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 CHARGE. 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 1.8.8.2 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. 5 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
303-706-9450
CONTACT: SHANNON ROBBINS
SHANNON.ROBBINS@BROOKFIELD.RP.COM

SURVEYOR:
AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
303-713-1818
CONTACT: TONY PEALL
TPEALL@AZTECCONSULTANTS.COM

ENGINEER:
REDLAND
1500 WEST CANAL COURT
LITTLETON, COLORADO 80120
720-593-5783
CONTACT: FRED BAFOVA, P.E.
FBAFOVA@REDLAND.COM

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

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 5
Phase Number	N/A
Preparation Date	05-17-2019
Revision Date	11-20-2019
Revision Date	3-23-2020
Revision Date	6-1-2020
Revision Date	

COVER PAGE - SHEET 1 of 9



Aztec Proj. No. 8429-28

218 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: 303.713.1818
Fax: 303.713.1817
www.aztecinc.com

Drawn By: BAW

DEVELOPER
BROOKFIELD RESIDENTIAL

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

DATE OF PREPARATION
2019-05-17

SCALE: N/A
SHEET 1 OF 1

FINAL PLAT BAREFOOT LAKES FILING NO. 5

A REPLAT OF TRACT G, BAREFOOT LAKES FILING NO. 4
LOCATED WITHIN 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
73.622 ACRES - 184 RESIDENTIAL LOTS - 13 TRACTS
SHEET 2 OF 9

GENERAL NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMEVIDE 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 COMEVIDE 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 COMEVIDE A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-506, 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.
- BASES OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 88°58'33" EAST, 2843.03 FEET AND MONUMENTED AS SHOWN HEREON.
- TITLE COMMITMENTS: LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER ORDER NUMBER ABC255540, DATED MARCH 17, 2020 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- FLOODPLAIN: BASED ON GRAPHICAL REPRESENTATION, A PORTION OF THE SUBJECT PROPERTY LIES IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE OF FLOOD, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08123C1890, PANEL 1890 OF 2250, WITH A REVISED DATE OF JANUARY 29, 2016. FLOOD ZONE LINE SHOWN ON SHEETS 3 AND 8.
- 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, CENTURYLINK FOR CABLE AND TELEPHONE, UNITED POWER FOR ELECTRICAL AND SOURCE GAS FOR GAS.
- A BLANKET PEDESTRIAN EASEMENT OVER AND ACROSS TRACTS A, B, C, D, E, F, G, H, I AND M, INCLUSIVE, IS DEDICATED TO THE TOWN OF FIRESTONE FOR THE INSTALLATION, MAINTENANCE, AND USE OF WALKS AND TRAILS.
- THE WATER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE UTILE THOMPSON WATER DISTRICT FOR THE INSTALLATION AND MAINTENANCE OF DISTRICT WATER FACILITIES.
- THE VARIABLE WIDTH RIGHT DISTANCE EASEMENT(S) SHOWN HEREON ARE HO-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.
- TRACTS B, J AND K MAY BE DEVELOPED FOR ANY PURPOSE ALLOWED BY THE BAREFOOT LAKES FILING NO. 5 FINAL DEVELOPMENT PLAN OR OTHERWISE APPROVED BY THE TOWN OF FIRESTONE, INCLUDING, WITHOUT LIMITATION, FUTURE DEVELOPMENT AND/OR PUBLIC RIGHT-OF-WAY.
- A BLANKET DRAINAGE EASEMENT OVER TRACTS B, C, H, J, L AND M 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'-0") WIDE DRAINAGE EASEMENT ALONG THE INTERIOR SIDE OF EACH LOT, UNLESS AS OTHERWISE SHOWN HEREON, IS FOR THE PERPETUAL CONVEYANCE OF STORM DRAINAGE.

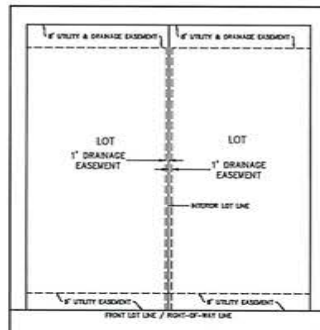
LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S88°29'44"W	445.20'	L9	N01°14'04"E	244.45'
L2	N01°30'16"W	388.59'	L10	N85°34'54"W	172.23'
L3	N35°09'15"W	303.50'	L11	N59°09'19"W	53.98'
L4	N52°36'18"W	176.29'	L12	N52°10'29"W	123.55'
L5	N00°58'46"W	183.03'	L13	N43°46'52"E	344.53'
L6	S00°47'09"W	401.77'	L14	N40°44'33"E	714.06'
L7	S60°34'02"W	192.59'	L15	N00°16'48"W	206.00'
L8	S88°29'02"E	62.59'			

CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	21°11'04"	569.00'	210.38'	C18	81°35'11"	15.00'	21.35'	C35	88°47'31"	15.00'	23.25'
C2	3°02'19"	668.00'	35.32'	C19	90°00'00"	15.00'	23.58'	C36	81°05'14"	15.00'	21.23'
C3	41°01'20"	720.00'	515.50'	C20	81°23'34"	15.00'	21.31'	C37	95°25'13"	15.00'	23.37'
C4	89°15'19"	30.00'	46.73'	C21	81°23'34"	15.00'	21.31'	C38	102°58'22"	15.00'	28.99'
C5	90°00'00"	25.00'	39.27'	C22	83°36'39"	25.00'	36.48'	C39	85°07'22"	16.00'	18.19'
C6	102°19'59"	15.00'	28.79'	C23	74°16'50"	34.00'	44.08'	C40	82°35'24"	16.00'	17.49'
C7	35°05'49"	39.00'	23.89'	C24	90°00'00"	15.00'	23.58'	C41	83°36'39"	25.00'	36.48'
C8	102°19'59"	15.00'	28.79'	C25	90°00'00"	15.00'	23.58'	C42	34°04'31"	39.00'	23.19'
C9	90°00'00"	15.00'	23.58'	C26	90°00'00"	15.00'	23.58'	C43	34°04'31"	39.00'	23.19'
C10	90°00'00"	15.00'	23.58'	C27	86°55'22"	15.00'	23.28'	C44	40°55'34"	39.00'	27.86'
C11	85°50'38"	25.00'	37.48'	C28	85°00'00"	15.00'	22.25'	C45	40°55'34"	39.00'	27.86'
C12	85°50'38"	25.00'	37.48'	C29	91°06'33"	15.00'	23.88'	C46	33°28'22"	39.00'	22.78'
C13	90°00'00"	15.00'	23.58'	C30	94°59'58"	15.00'	24.87'	C47	33°28'22"	39.00'	22.78'
C14	90°12'31"	15.00'	23.62'	C31	90°00'00"	15.00'	23.58'	C50	49°57'47"	39.00'	34.01'
C15	18°24'49"	15.00'	25.76'	C32	81°35'11"	15.00'	21.35'	C51	35°05'23"	39.00'	23.88'
C16	0°19'26"	529.00'	2.99'	C33	90°00'00"	15.00'	23.58'				
C17	0°19'26"	471.00'	2.68'	C34	88°24'49"	15.00'	25.76'				

SUBDIVISION DATA TABLE	
	TOTALS
GROSS AREA	73.622 ACRES
GROSS DENSITY (RESIDENTIAL LOTS PER ACRE)	2.50 LOTS / ACRE
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	184
NUMBER OF TRACTS	13
AREA OF TRACTS	32.113 ACRES
AREA OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	30.474 ACRES
AREA OF FUTURE DEVELOPMENT TRACT B, J & K	13.182 ACRES
DENSITY (SINGLE FAMILY DETACHED RESIDENTIAL LOTS PER ACRE)	6.041 LOTS / ACRE
MINIMUM SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	5,658 SQUARE FEET
MAXIMUM SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	12,096 SQUARE FEET
AVERAGE SINGLE FAMILY DETACHED RESIDENTIAL LOT AREA	7,210 SQUARE FEET

TRACT USE SUMMARY TABLE					
TRACT	AREA (S.F. ±)	AREA (A.C. ±)	USE	OWNER*	MAINTAINED BY
A	50,863	1.163	OPEN SPACE, UTILITIES	SLWD	SLWD
B	265,225	6.112	FUTURE DEVELOPMENT, DRAINAGE	BAREFOOT LLC	BAREFOOT LLC
C	15,889	0.365	OPEN SPACE, UTILITIES	SLWD	SLWD
D	96,839	2.223	OPEN SPACE, UTILITIES	SLWD	SLWD
E	36,459	0.838	OPEN SPACE, UTILITIES	SLWD	SLWD
F	42,804	0.983	OPEN SPACE	SLWD	SLWD
G	107,803	2.470	OPEN SPACE, UTILITIES, DRAINAGE	SLWD	SLWD
H	155,877	3.531	OPEN SPACE, UTILITIES, DRAINAGE	SLWD	SLWD
I	5,494	0.126	OPEN SPACE, UTILITIES	SLWD	SLWD
J	265,502	6.118	FUTURE DEVELOPMENT, DRAINAGE	BAREFOOT LLC	BAREFOOT LLC
K	41,480	0.952	FUTURE DEVELOPMENT	BAREFOOT LLC	BAREFOOT LLC
L	295,541	6.785	OPEN SPACE, UTILITIES, DRAINAGE	SLWD	SLWD
M	6,413	0.147	OPEN SPACE, UTILITIES, DRAINAGE	SLWD	SLWD
TOTAL	1,398,819	32.113	SLWD = ST. VRAIN LAKES METROPOLITAN DISTRICT		

* TRACTS WITH OWNER SHOWN AS SLWD ARE TO BE DEEDED TO SLWD FOLLOWING RECORDATION OF THE PLAT



TYPICAL LOT DETAIL
(UNLESS OTHERWISE NOTED)



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



Aztec Proj. No. 9479-25

Drawn By: BAW

FIRESTONE INFORMATION BLOCK

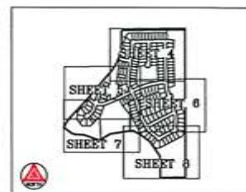
Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 5
Phase Number	N/A
Preparation Date	05-17-2019
Revision Date	11-20-2019
Revision Date	3-23-2020
Revision Date	6-1-2020
Revision Date	

GENERAL NOTES ~ SHEET 2 of 9

DEVELOPER BROOKFIELD RESIDENTIAL	DATE OF PREPARATION	2019-05-07
	SCALE	N/A
	SHEET 2 OF 9	

BAREFOOT LAKES FILING NO. 5

A REPEAT OF TRACT G, BAREFOOT LAKES FILING NO. 4
LOCATED WITHIN 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
73.622 ACRES - 184 RESIDENTIAL LOTS - 13 TRACTS
SHEET 3 OF 9



KEY MAP
SCALE = 1" = 1000'

- LEGEND**
- Recovered Section Corner as Noted
 - NW 1/4 Corner Section 36
Recovered No. 6 Rebar with 3-1/4" Aluminum Cap
Stamped "PLS 14815, 1999, EPP & ASSOCIATES INC."
 - Set No. 5 Rebar with 1-1/4" Pink Plastic Cap
Stamped "AZTEC LS 38830"
 - Recovered No. 5 Rebar with 1-1/4" Orange
Plastic Cap Stamped "AZTEC PLS 38064"
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - W.E. = WATER EASEMENT
 - S.D.E. = SIGHT-DISTANCE EASEMENT
 - ROW = RIGHT-OF-WAY
 - Plugged and Abandoned Well
 - Shut in Well

SEE SHEET 2
FOR LINE &
CURVE TABLES

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 5
Phase Number	N/A
Preparation Date	05-17-2019
Revision Date	11-20-2019
Revision Date	3-23-2020
Revision Date	6-1-2020
Revision Date	

OVERALL PAGE ~ SHEET 3 of 9



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



DEVELOPER
BROOKFIELD RESIDENTIAL

DATE OF PREPARATION 2019-08-17
SCALE 1" = 200'
SHEET 3 OF 9



BAREFOOT LAKES FILING NO. 5

A REPLAT OF TRACT G, BAREFOOT LAKES FILING NO. 4
LOCATED WITHIN 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
73.622 ACRES - 184 RESIDENTIAL LOTS - 13 TRACTS
SHEET 4 OF 9

SEE SHEET 2
FOR LINE &
CURVE TABLES



KEY MAP
SCALE = 1" = 1000'

LEGEND

- ★ RECOVERED SECTION CORNER AS NOTED
- ★ NW 1/4 CORNER SECTION 36
- ★ RECOVERED NO. 8 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 1401A, 1999, EPP & ASSOCIATES INC."
- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 36836"
- 1 RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 36864"
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- S.D.E. = SIGHT DISTANCE EASEMENT
- ROW = RIGHT-OF-WAY
- ⊕ = PLUGGED AND ABANDONED WELL
- ⊙ = SHUT IN WELL



DETAIL "A"
SCALE: 1" = 20'



DETAIL "B"
SCALE: 1" = 20'



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

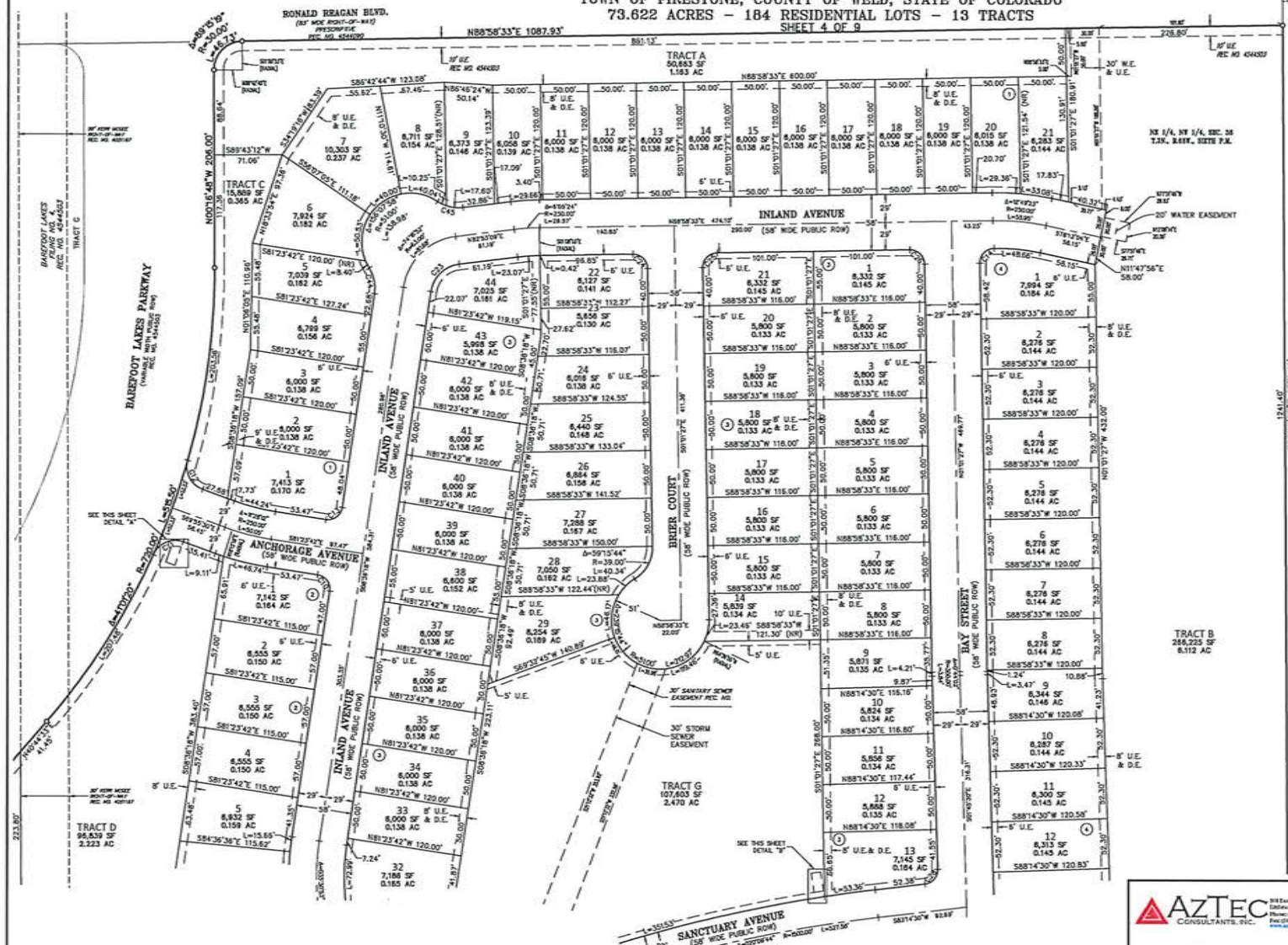
FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 5
Phase Number	N/A
Preparation Date	05-17-2019
Revision Date	11-20-2019
Revision Date	3-23-2020
Revision Date	6-1-2020
Revision Date	

LOT DETAIL PAGE - SHEET 4 of 9



DEVELOPER	DATE OF PREPARATION
BROOKFIELD RESIDENTIAL	2019-08-07
3465 S. GREENWOOD PLAZA BLVD., SUITE 700	SCALE
CENTENNIAL, COLORADO 80111	1" = 30'
(303) 708-9451	SHEET 4 OF 9



A REPLAT OF TRACT G, BAREFOOT LAKES FILING NO. 4
LOCATED WITHIN 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
73.622 ACRES - 184 RESIDENTIAL LOTS - 13 TRACTS

FINAL PLAT

SHEET 5 OF 9

SEE SHEET 4

SEE SHEET 4

SEE SHEET 333

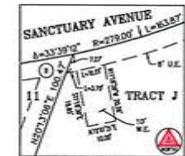
SEE SHEET 2
FOR LINE &
CURVE TABLES



KEY MAP
SCALE = 1" = 1000'

LEGEND

- ◆ RECOVERED SECTION CORNER AS NOTED
- ◆ NW 1/4 CORNER SECTION 36
- ◆ RECOVERED NO. 5 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 1483LS 1959, EPP & ASSOCIATES INC."
- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 30636"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 30064"
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- S.D.E. = SIGHT DISTANCE EASEMENT
- ROW = RIGHT-OF-WAY
- ⊕ = PLUGGED AND ABANDONED WELL
- ⊙ = SHAFT IN WELL



DETAIL "C"
SCALE: 1" = 20'



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. 5
Phase Number	N/A
Preparation Date	05-17-2019
Revision Date	11-20-2019
Revision Date	3-23-2020
Revision Date	6-1-2020
Revision Date	

LOT DETAIL PAGE ~ SHEET 5 of 9

DEVELOPER HOOKFIELD RESIDENTIAL	DATE OF PREPARATION	2019-05-17
	SCALE	1" = 30'
SHEET 5 OF 9		

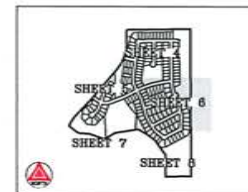


AzTec Proj. No.: 0409-23

Drawn By: BAW

BAREFOOT LAKES FILING NO. 5

A REPLAT OF TRACT G, BAREFOOT LAKES FILING NO. 4
 LOCATED WITHIN 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
 73.622 ACRES - 184 RESIDENTIAL LOTS - 13 TRACTS



KEY MAP
 SCALE = 1" = 1000'

LEGEND	
	RECOVERED SECTION CORNER AS NOTED
	NW 1/4 CORNER SECTION 36
	RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 14815, 1999, EPP & ASSOCIATES INC."
	SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 3600"
	RECOVERED NO. 3 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 23500 1999 A.K. HASSELL"
	U.E. = UTILITY EASEMENT
	G.E. = GRASS EASEMENT
	W.E. = WATER EASEMENT
	S.D.E. = SIGHT DISTANCE EASEMENT
	ROW = RIGHT-OF-WAY
	⊕ = PLUGGED AND ABANDONED WELL
	⊖ = SHUT IN WELL



SEE SHEET 2
 FOR LINE &
 CURVE TABLES

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 5
Phase Number	N/A
Preparation Date	05-17-2019
Revision Date	11-20-2019
Revision Date	3-23-2020
Revision Date	6-1-2020
Revision Date	

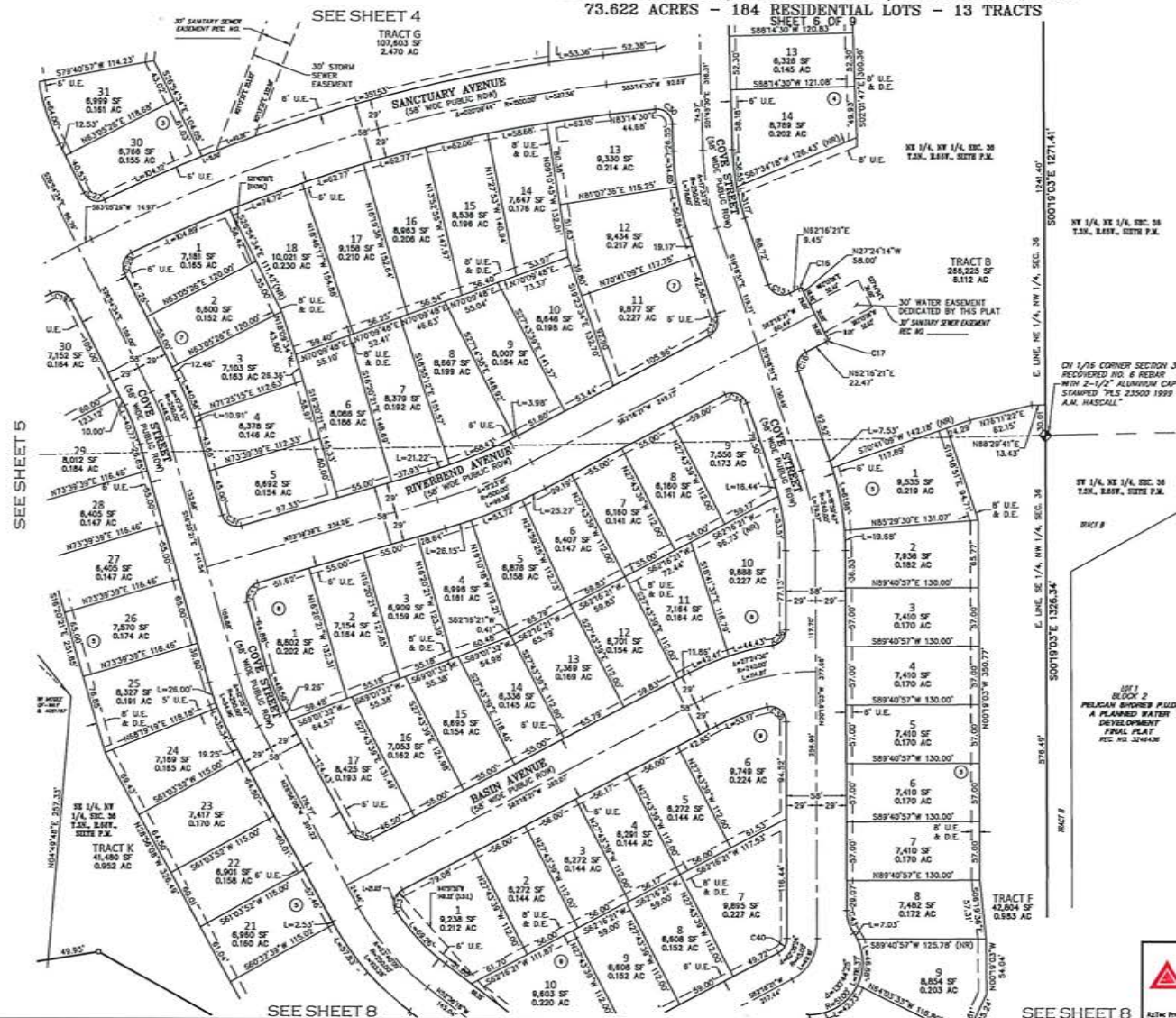
LOT DETAIL PAGE - SHEET 6 of 9

DEVELOPER	DATE OF PREPARATION	2019-05-17
BROOKFIELD RESIDENTIAL	SCALE	1" = 30'
8465 S. GREENWOOD PLAZA BLVD., SUITE 700		
CENTRAL, COLORADO 80011		
(303) 708-9451	SHEET 6 OF 9	



AZTEC Proj No. 1907-20

Drawn By: BAK



SEE SHEET 5

SEE SHEET 8

SEE SHEET 8

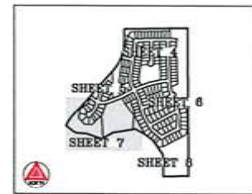
BAREFOOT LAKES FILING NO. 5

A REPLAT OF TRACT G, BAREFOOT LAKES FILING NO. 4
LOCATED WITHIN 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
73.622 ACRES - 184 RESIDENTIAL LOTS - 13 TRACTS
SHEET 7 OF 9

FINAL PLAT

SEE SHEET 5

SEE SHEET 5



KEY MAP
SCALE = 1" = 1000'

LEGEND

- ★ RECOVERED SECTION CORNER AS NOTED
- ★ NW 1/4 CORNER SECTION 36
- ★ RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 14815, 1959, EPP & ASSOCIATES INC."
- 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
- W.E. = WATER EASEMENT
- S.D.E. = SIGHT DISTANCE EASEMENT
- ROW = RIGHT-OF-WAY
- ⊕ = PLUGGED AND ABANDONED WELL
- ⊖ = SHUT IN WELL



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

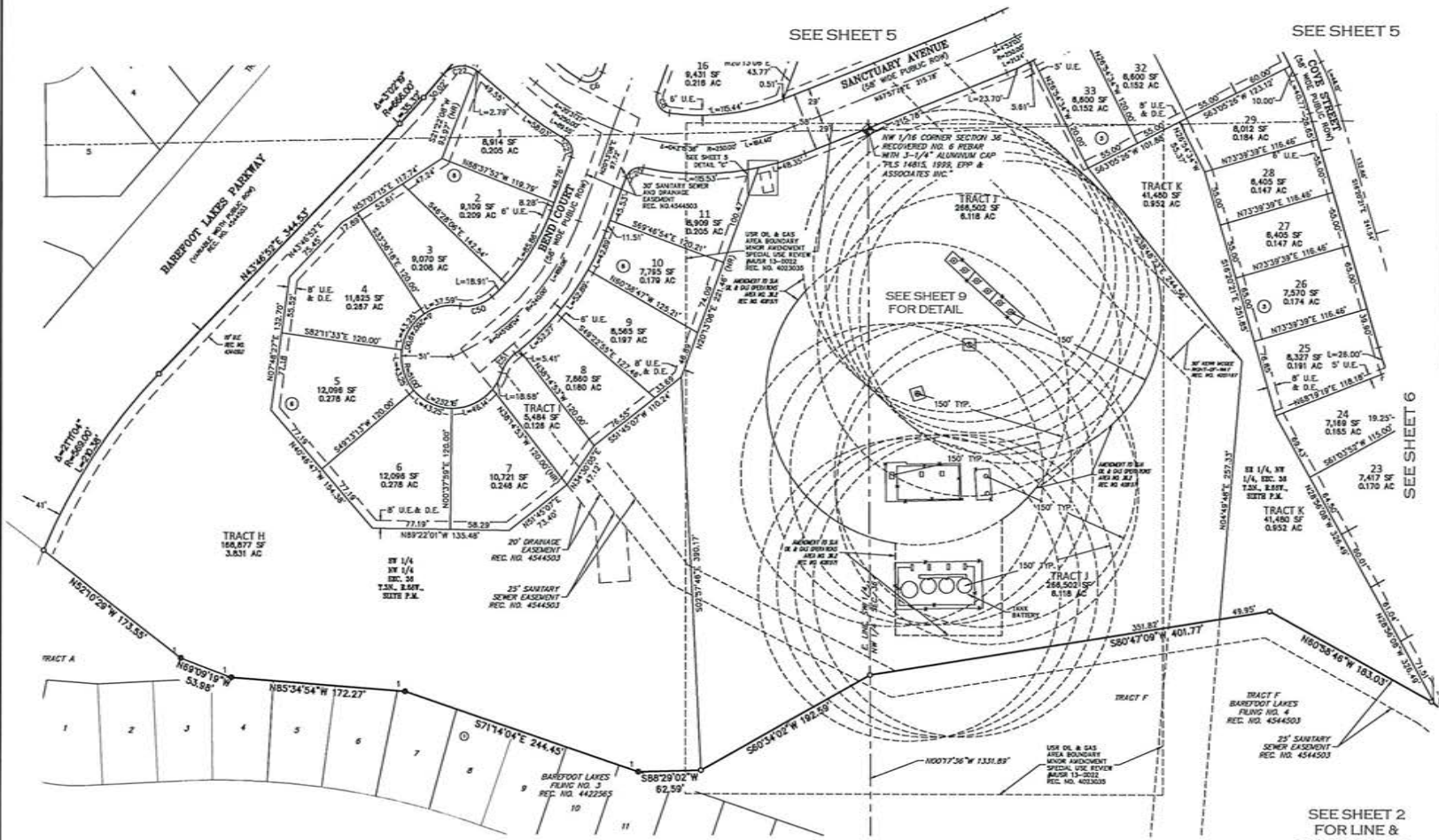
FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 5
Phase Number	N/A
Preparation Date	05-17-2019
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Revision Date	3-23-2020
Revision Date	6-1-2020
Revision Date	

LOT DETAIL PAGE - SHEET 7 of 9



DEVELOPER	DATE OF PREPARATION	2019-05-07
BROOKFIELD RESIDENTIAL	SCALE	1" = 50'
5463 S. GREENWOOD PLAZA BLVD., SUITE 700 CENTENNIAL, COLORADO 80111 (303) 708-9451	SHEET 7 OF 9	



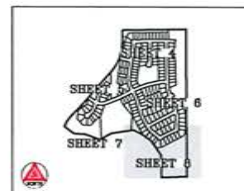
SEE SHEET 2
FOR LINE &
CURVE TABLES

BAREFOOT LAKES FILING NO. 5

A REPEAT OF TRACT G, BAREFOOT LAKES FILING NO. 4
LOCATED WITHIN 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
73.622 ACRES - 184 RESIDENTIAL LOTS - 13 TRACTS

FINAL PLAT

SHEET 8 OF 9



KEY MAP
SCALE = 1" = 1000'

LEGEND	
◆	RECOVERED SECTION CORNER AS NOTED
▲	NW 1/4 CORNER SECTION 36 RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 14815, 1999, EPP & ASSOCIATES INC."
○	SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 36650"
●	RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 36654"
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
ROW	RIGHT-OF-WAY
⊕	PLUGGED AND ABANDONED WELL
⊖	SHUT IN WELL

SEE SHEET 2
FOR LINE &
CURVE TABLES

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 5
Phase Number	N/A
Preparation Date	05-17-2019
Revision Date	11-20-2019
Revision Date	3-23-2020
Revision Date	6-1-2020
Revision Date	

LOT DETAIL PAGE - SHEET 8 of 9



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



Aztec Proj No: 5479-23

Drawn By: BAW

DEVELOPER
BROOKFIELD RESIDENTIAL

5455 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
(303) 706-9451

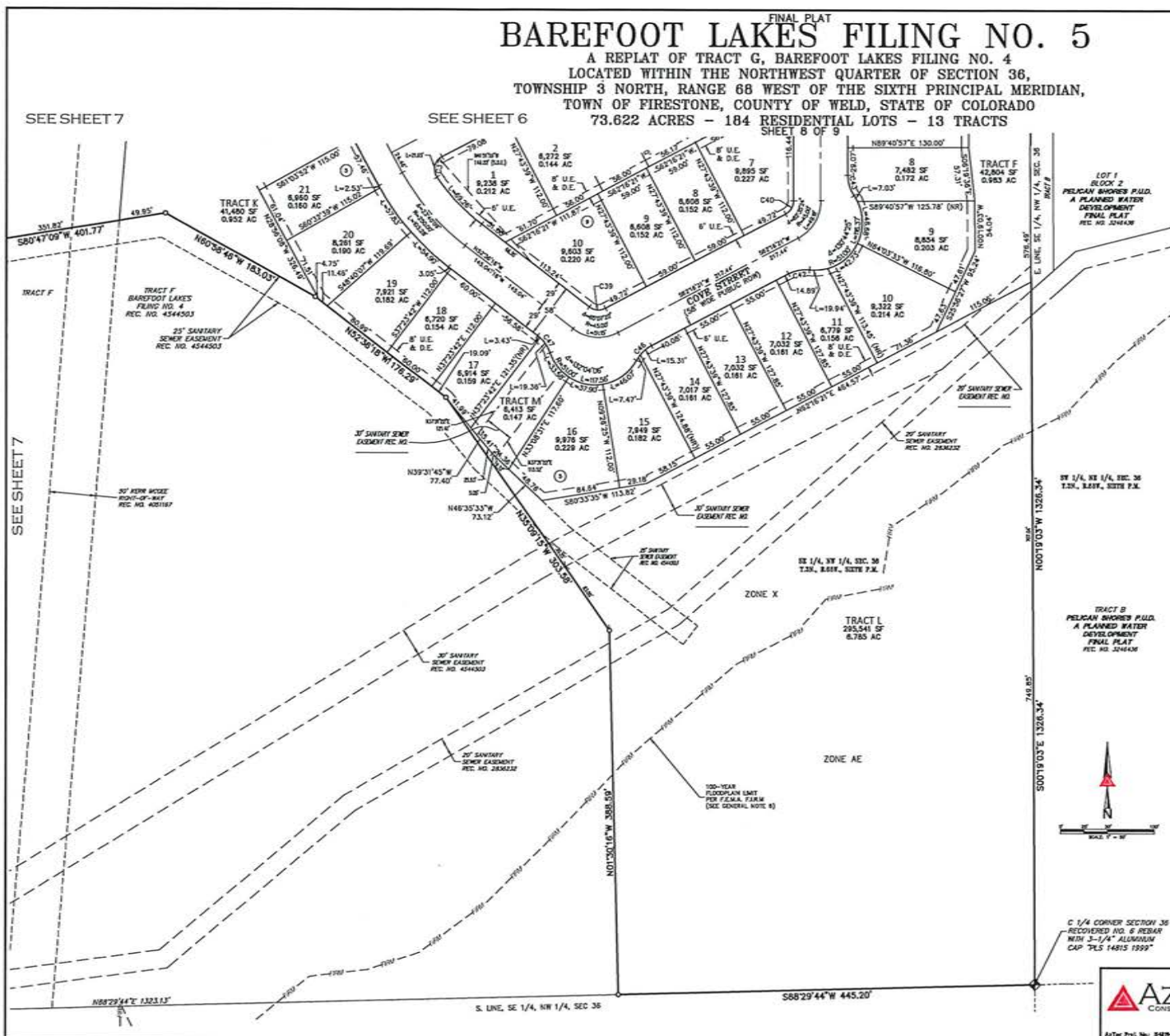
DATE OF
PREPARATION

2019-05-17
SCALE: 1" = 30'
SHEET 8 OF 9

SEE SHEET 7

SEE SHEET 6

SEE SHEET 7



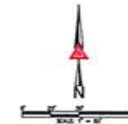
BAREFOOT LAKES FILING NO. 5

A REPLAT OF TRACT G, BAREFOOT LAKES FILING NO. 4
 LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 36,
 TOWNSHIP 3 NORTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
 73.622 ACRES - 184 RESIDENTIAL LOTS - 13 TRACTS
 SHEET 9 OF 9

FINAL PLAT

LEGEND

- ★ RECOVERED SECTION CORNER AS NOTED
- ▲ NW 1/16 CORNER SECTION 36
- ▲ RECOVERED NO. 5 REBAR WITH 3-1/4" ALUMINUM CAP
 STAMPED "PLS 14815, 1999, EPP & ASSOCIATES INC."
- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP
 STAMPED "AZTEC LS 38639"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE
 PLASTIC CAP STAMPED "AZTEC PLS 38064"
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER EASEMENT
- S.D.E. = SIGHT DISTANCE EASEMENT
- ROW = RIGHT-OF-WAY
- ⊕ = PLUGGED AND ABANDONED WELL
- ⊖ = SHUT IN WELL



FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
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Filing Number	FILING NO. 5
Phase Number	N/A
Preparation Date	05-17-2019
Revision Date	11-20-2019
Revision Date	3-23-2020
Revision Date	6-1-2020
Revision Date	

LOT DETAIL PAGE ~ SHEET 9 of 9

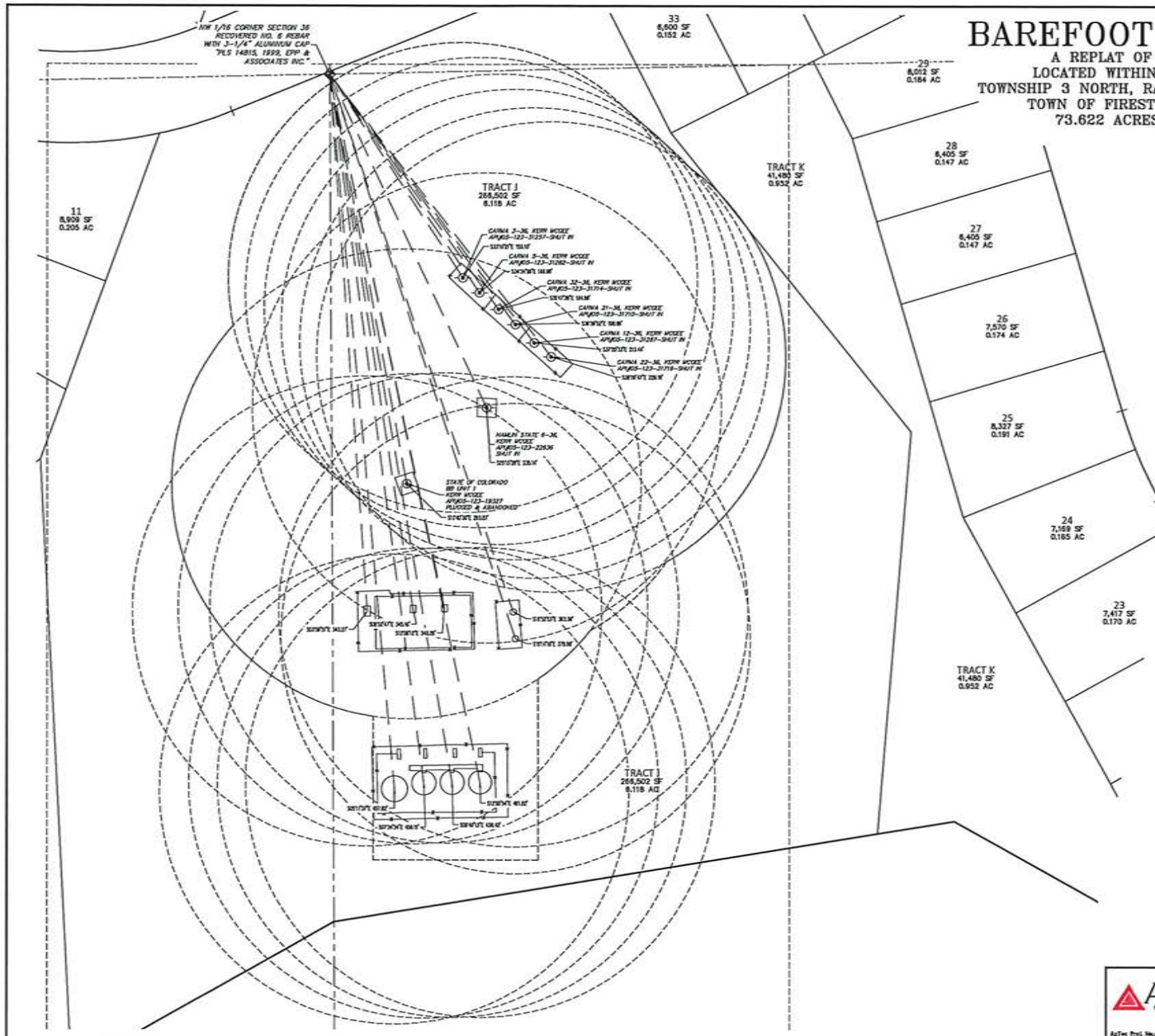


FOR AND ON BEHALF OF
 AZTEC CONSULTANTS, INC.



DEVELOPER
 BROOKFIELD RESIDENTIAL
 8405 S. GREENWOOD PLAZA BLVD., SUITE 100
 CENTENNIAL, COLORADO 80111
 (303) 706-9451

DATE OF PREPARATION	2019-08-07
SCALE	1" = 80'
SHEET # OF #	



APPROVAL BLOCK

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

Mayor _____

ATTEST: Town Clerk _____

ACCEPTANCE BLOCK

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

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

Name, Title (printed) _____

Name, Title (printed) _____

STATE OF COLORADO)
) SS
)

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

Witness my hand and official seal

Notary Public _____

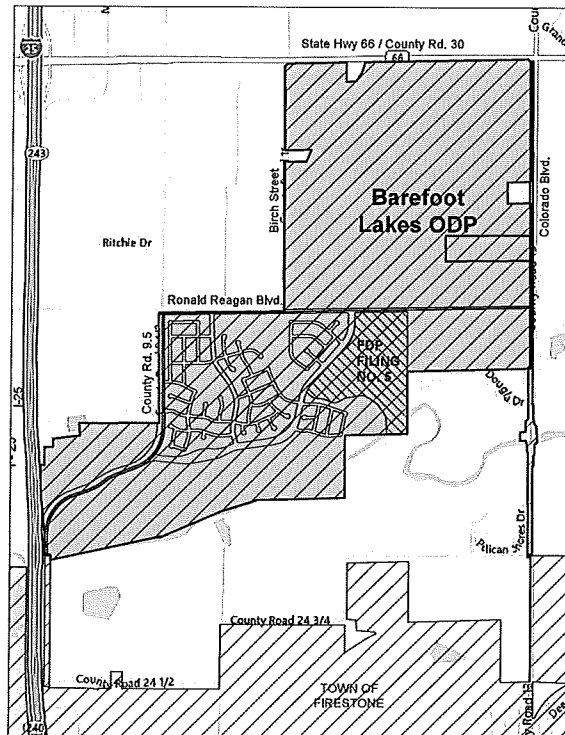
My commission expires _____

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
COVER AND NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 1 of 62

SHEET INDEX

Sheet No.	Sheet Title
01	Cover and Narrative
02	Narrative
03	Narrative (continued)
04	Narrative (continued)
05	Narrative (continued)
06	Overall Site Plan
07	Site Plan
08	Site Plan
09	Site Plan
10	Site Plan
11	Site Plan
12	Address Plan
13	Address Plan
14	Tract and Phasing Plan
15	Landscape Phasing Plan
16	Utility Plan
17	Utility Plan
18	Utility Plan
19	Utility Plan
20	Utility Plan
21	Grading and Drainage Plan
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23	Grading and Drainage Plan
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25	Grading and Drainage Plan
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46	Irrigation Plan
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51	Fencing Plan and Standards
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55	Signage Standards
56	Temporary Sign Types
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58	Signage General Information, Types A and J
59	Sign Types D and F
60	Sign Types G and H
61	Overall Lighting Plan
62	Residential Character Elevations

LOCATION MAP



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LEGAL DESCRIPTION

BAREFOOT LAKES FILING NO. 5 - FINAL DEVELOPMENT PLAN

BAREFOOT LAKES FILING NO. 5, AS RECORDED ON _____, 20____, UNDER RECEPTION NO. _____, SITUATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 73.622 ACRES (3,206,954 SQUARE FEET), MORE OR LESS.

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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	

Sheet 1 of 62

PROJECT NUMBER: 5111

COVER AND NARRATIVE

SHEET NUMBER

L0-0

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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. 5 Final Development Plan (FDP) for a portion of Planning Areas 4 (PA 4) and 6 (PA 6) 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 5 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 5 FDP Land-Use Table			
Land Use	Square Feet	Acres	% of Total
Single Family Residential	1,327,447	30.474	41%
Future Development Tracts (B,J,K)	574,208	13.182	18%
Tracts	824,634	18.931	28%
Road ROW	480,685	11.035	15%
Totals	3,206,974	73.622	100%

(See tract use summary table for tract land uses)

Density and Lot Size Information	
Lot Size Distribution	
0 - 10,000 sf:	176 Lots
10,001 - 12,500 sf:	8 Lots
12,501 - 15,000 sf:	0 Lots
> 15,000 sf:	0 Lots
Min. Single Family Residential Lot (sf):	5,656
Max. Single Family Residential Lot (sf):	12,096
Mean Single Family Residential Lot (sf):	7,210
Density	
Gross Area (Acres):	73.622
Gross Density (Residential Lots / Acre):	2.50 Lots/Ac
Number of Single Family Residential Lots:	184
Number of Tracts:	13
Area of Tracts (Acres):	32.113
Area of Street Right-of-Way (Acres):	11.035
Area of Single Family Detached Residential Lots (Acres):	30.474
Density (Single Family Detached Residential Lots / Acres):	6.041 Lots/Ac
Zoning:	PUD Mixed Use
Approved Land Uses:	R-A, R-B, R-C, NC, OS

Water Dedication

The water service to the entire Barefoot Lakes Filing No. 5 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.

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Parks, Trails, and Open Space (Continued)

A neighborhood park is included in this FDP, most clearly seen on the landscape plans on Sheet 28 in Tract G. This park provides a multi-purpose lawn flat enough and large enough for a wide variety of sports and games. It provides slopes oriented for an audience to overlook the lawn area, and also provides a tot lot with play equipment. Tract D provides for a passive park space designed as an overlook down the length of Barefoot Lakes Parkway toward the lakes and towards the mountains. The parklet at the entrance of Tract E provides an auxiliary gathering space and celebrates the entrance to the Filing.

A trail runs along Barefoot Lakes Parkway, connecting to Filing No. 3. Trail trails primarily serve as links between the community and the regional trail, which connects to a larger network of existing trails beyond the boundary of the FDP. Proposed trails are shown on the Site Plans, Sheets 6 through 11. Neighborhood sidewalks are detached and tree lawns shall be maintained by the homeowner.

This filing continues tracking the overall running total of open space relative to developed areas in Barefoot Lakes. (Refer to provided chart titled: "Open Space Calculations: Running Totals for Barefoot Lakes to Date.") Note that the calculations for Filing 5 in the chart of running totals do not include areas considered to be undevelopable, such as wetlands, the Saint Vrain Creek, or oil and gas operations, as shown in the table at right. As Tracts B, J, and K allow for future development, they are not included as open space.

Parks and Open Space Land Use Calculations for Filing No. 6

	Ac	% of Total
Single Family Residential	30.474	41.4%
Future Development Tracts (B,J,K)	13.182	17.9%
Tracts	18.931	25.7%
Road ROW	11.035	15.0%
Total	73.622	100.0%
Open Space Tracts		
Undevelopable portion of Tract L (St. Vrain Creek and wetlands)	4.841	6.6%
Total Parks and Open Space Provided (Deduct "undevelopable" portion of Open Space)	14.090	19.1%
Total Parks and Open Space Required	7.362	10.0%
Excess Parks and Open Space Provided	6.728	9.1%

Open Space Calculations: Running Totals for Barefoot Lakes to Date

	Filing No. 1	F1-1st Amend	F1-2nd Amend	F1-6th Amend	Filing No. 2	F2-1st Amend	Filing No. 3	Filing No. 4	Filing No. 5
	Area (ac)	Area (ac)	Area (ac)	Area (ac)	Area (ac)	Area (ac)	Area (ac)	Area (ac)	Area (ac)
Single Family Residential	20.000	49.899	32.680	32.680	30.010	10.057	12.242	66.000	108.000
Open Space (0.8) Tracts	33.200	33.201	38.820	33.527	63.378	63.995	69.112	69.105	108.000
Lake Tract	180.725	180.725	180.725	180.725	180.725	180.725	180.725	180.725	180.725
Road ROW	42.950	42.950	42.950	42.950	55.600	65.248	67.033	78.818	69.885
Areas that do not count toward 0.8, due to 1/2 of Lake 8B cannot count toward 0.8, per Annexation Agreement	6.463	6.463	6.102	2.346	10.640	10.640	11.016	11.016	15.855
	50.363	50.363	50.363	50.363	50.363	50.363	50.363	50.363	60.363
Net Area	306.904	306.904	306.904	309.917	390.633	390.631	420.327	478.888	533.221
Net Total	197.078	197.079	197.079	161.940	183.100	153.718	188.457	208.451	222.544
% 0.8 of Total Area	51.16%	51.16%	51.16%	52.18%	46.86%	46.84%	44.84%	44.04%	41.27%

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

Parking

No additional parking spaces are required other than on-street parking and private single-family home driveways. A final street layout is shown in the FDP Site Plans Sheets 6 through 11. The final layout of Inland Avenue and Riverbend Avenue will connect to adjacent future development parcels.

Lighting

Street lights shall be located, at a minimum, at intersections and pedestrian crossings as shown on Sheet 61 of this FDP. Street lights in Filing 5 match the street lights from previous Filings.

Fencing Standards

Barefoot Lakes Filing No. 5 makes use of signature fencing to establish a consistent aesthetic throughout the development. Filing No. 5 matches the details and intention of fencing in Filing No. 4. For fencing standards, refer to Sheets 51 through 54.

Adjacent Road Right of Way

Any development within portions of Ronald Reagan Boulevard (CR 28) adjacent to the property encompassed by this FDP shall be governed by the provisions of the FDP landscaping plans.

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 62).

Elevations

Sample architectural elevations indicating the general architectural style and quality of homes are shown on Sheet 62. 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.

5. General Character: The general architectural character for Barefoot Lakes is unassuming, light, quiet, and timeless. Such an architectural character may be achieved by utilizing lighter materials and simpler detailing.

6. Enhanced Elevations: Lots identified in the Enhanced Elevation Table will receive enhanced architectural treatments on identified elevations, as described in this section.

- Refer to the Enhanced Elevation Table below.
- The Enhanced Elevation Table identifies which elevations in specific lots must employ architectural techniques to "enhance" their appearance. The goal is to create well-articulated elevations that reinforce the architectural character of the home on all exposed elevations. Enhancements will be achieved using techniques and materials that are appropriate for, and consistent with, the architectural style of the home.
- Elevations indicated with a double X will not be required if lots abutting those property lines are platted prior to issuance of building permits.

ENHANCED ELEVATION TABLES

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

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

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

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

Lot No.	Enhancement Location			
	Left	Right	Rear	
Block 5				
1	XX		X	
2			X	
3			X	
4			X	
5			X	
6			X	
7			X	
8			X	
9			X	
10			X	
11			X	
12			X	
13			X	
14			X	
15			X	
16			X	
17	X		X	
18			X	
19			X	
20			XX	
21			XX	
22			XX	
23			XX	
24			XX	
25			XX	
26			XX	
27			XX	
28			XX	
29			XX	
30	X			
31				
32			X	XX
33			X	XX

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

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

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

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

- 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.
 - Additional landscaping at exposed rear and corner lots requiring enhancement at the side/rear.

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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet	<u>3</u> of <u>62</u>

PROJECT NUMBER 6311

PROJECT NARRATIVE

SHEET NUMBER

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PROJECT NARRATIVE, CONTINUED

7. Exterior wall materials include the following, or similar quality materials:

- Acceptable materials include cementitious hardboard siding panels and shingles, stained cedar shingles, painted wood siding, and stucco.
- Brick and stone are in accordance with the architectural style.
- The number of materials used in a wall elevation must compliment the architectural style.
- 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.
- Encouraged siding patterns include: clapboard, shiplap, drop siding, tongue-and-groove (vertical and horizontal), board and batten, and shingle coursing.
- 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:

- 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.
- It is preferred that colors of residences on blocks are in harmony together.
- 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).
- 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.
- The roof color should be coordinated with the building's wall colors and architectural style.

Roof forms

- The roof form and slope shall be consistent with the specific architectural style of the house, as in the examples on sheet 62; however, there is no specific limit on the number of roof planes.

Foundation Walls

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

Address Signs

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

Accessory Structures

- 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.

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Barefoot Lakes Filing No. 5
Planned Unit Development
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Town of Firestone
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Accessory Structures (Continued)

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

Garage

- 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.
- 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.
- 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.
- 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. 5 makes use of a consistent landscape aesthetic to establish a consistent quality and character with previous Filings. For landscape standards, refer to Sheet 26.

Barefoot Lakes Signage Standards

Barefoot Lakes makes use of signature monumentation and a consistent aesthetic for all signs. For signage standards, refer to Sheets 55 through 60.

Development Schedule

At this time, development is scheduled to begin after approval of the Final Plat and FDP. It is expected that grading could start in the final quarter of 2020, with the construction of all utility and street infrastructure to begin in 2021. Refer to the phasing plans on Sheets 14 and 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. 5 FINAL DEVELOPMENT PLAN TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet	<u>4</u> of <u>62</u>

PROJECT NUMBER: 0311

PROJECT NARRATIVE

SHEET NUMBER

L0-3

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PROJECT NARRATIVE, CONTINUED

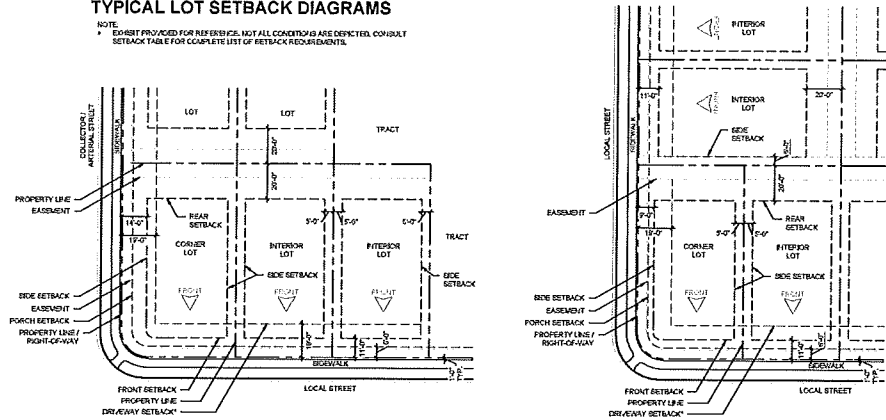
BUILDING SETBACK TABLE:

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

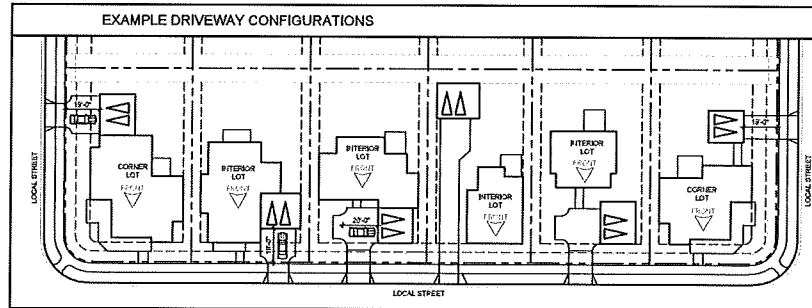
Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
PROJECT NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 5 of 62

TYPICAL LOT SETBACK DIAGRAMS

NOTE: SETBACK PROVIDED FOR REFERENCE. NOT ALL CONDITIONS ARE DETECTED. CONSULT SETBACK TABLE FOR COMPLETE LIST OF SETBACK REQUIREMENTS.



EXAMPLE DRIVEWAY CONFIGURATIONS



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

DESIGNWORKSHOP

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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet	<u>5</u> of <u>62</u>

PROJECT NUMBER: 9311

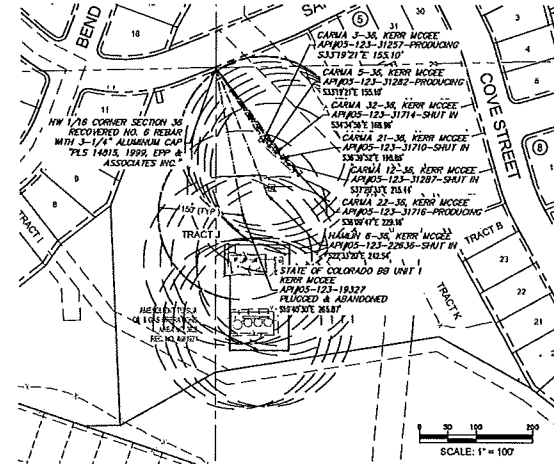
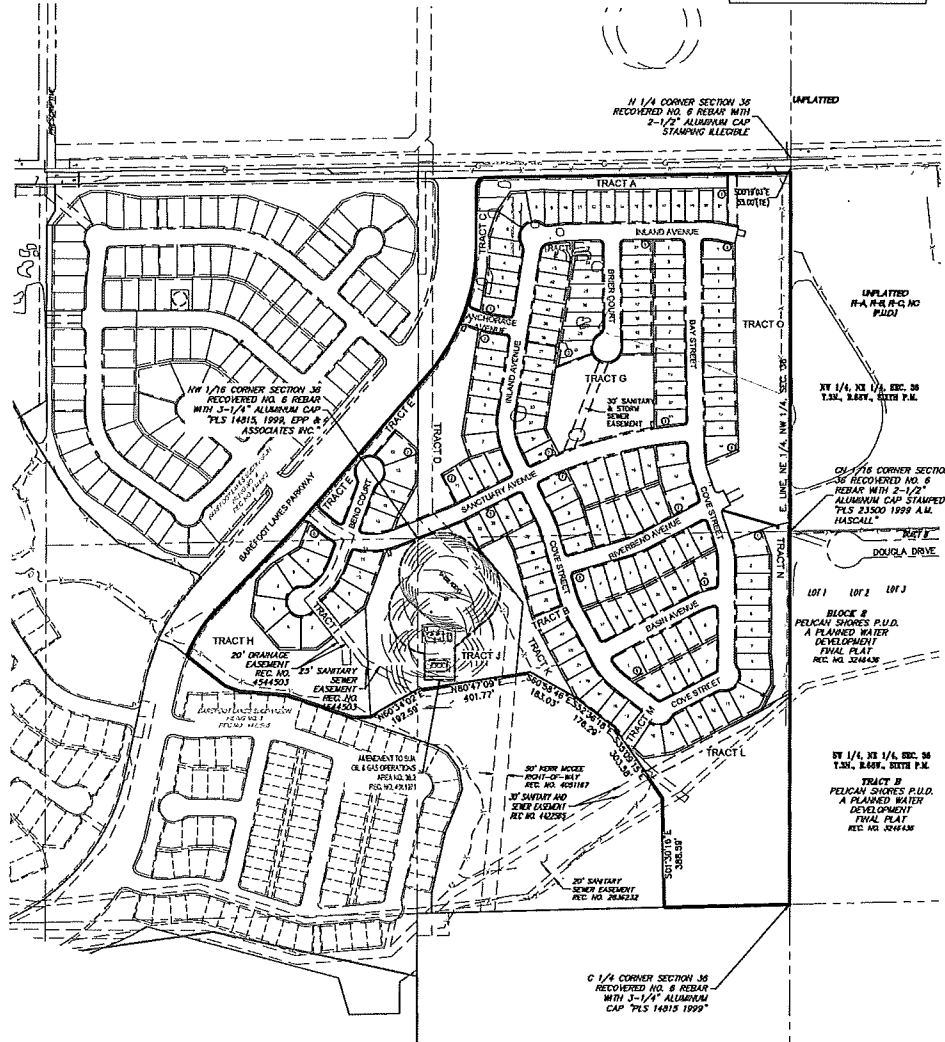
PROJECT NARRATIVE

SHEET NUMBER

L0-4

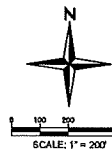
DESIGNED BY: LEROY HOPKINS, INC.

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
OVERALL SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 6 of 62



LEGEND

- FDP BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK
- PROPOSED CENTERLINE
- PROPOSED FIREHYDRANT
- PROPOSED STREET LIGHT
- ▲ LOT NUMBER
- ◆ BLOCK NUMBER
- ⊙ LOT NUMBER



FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 5
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER GR02124

FIRESTONE
INFORMATION BLOCK
BAREFOOT LAKES

OVERALL SITE
PLAN

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
SITE PLAN
Town of Firestone
Weld County
State of Colorado
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RONALD REAGAN BLVD.

TRACT A
50,893 SF
1.163 AC

TRACT B
256,225 SF
5.912 AC

TRACT G
107,603 SF
2.470 AC

BAREFOOT LAKES PARKWAY

ANCHORAGE AVENUE

INLAND AVENUE

BAY STREET

SANCTUARY AVENUE

BRIER COURT

10-FT WATER EASEMENT

30' SANITARY SEWER EASEMENT

30' STORM SEWER EASEMENT

10-FT WATER EASEMENT

30' SANITARY SEWER EASEMENT

30' STORM SEWER EASEMENT

REFERENCE LINE SEE SHEET 6

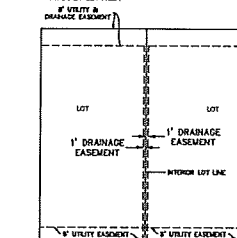
REFERENCE LINE SEE SHEET 10



- | | |
|--|----------------------------|
| | FOP 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 |
| | SHUT IN WELL |
| | PLUGGED AND ABANDONED WELL |

NOTES

1. REFER TO SHEET 5 FOR BUILDING SETBACKS AND TYPICAL LOT SETBACK DIMENSIONS.
2. THE VARIABLE WIDTH RIGHT OF WAY 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.



TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTE



Know what's below.
Call before you dig.



SCALE: 1" = 8'

Redland
WHERE GREAT PLACES BEGIN
323.273.4713 Office
1502 West Central Court
Longhorns, Dallas, TX 75245
REDLAND.COM

**FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 5**

REDLAND PROJECT NUMBER 0603128

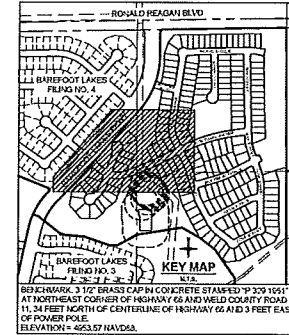
FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

SITE PLAN

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
SITE PLAN
Town of Firestone
Weld County
State of Colorado
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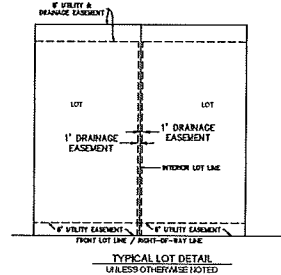


LEGEND

- FOP 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
- ⊙ SHUT IN WELL
- ⊙ PLUGGED AND ABANDONED WELL

NOTES

1. REFER TO SHEET 5 FOR BUILDING SETBACKS AND TYPICAL LOT SETBACK DIAGRAMS.
2. THE VARIABLE WIDTH RIGHT DISTANCE EASEMENTS SHOWN HEREON ARE FOR BUILD AREAS AND RESTRICT VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL TREES WITH A BOTTOM OF CANOPY HEIGHT OF 15 FEET SHALL BE ALLOWED.



FINAL DEVELOPMENT PLAN BAREFOOT LAKES FILING NO. 5 TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

REDLAND PROJECT NUMBER 0600124

FIRESTONE INFORMATION BLOCK BAREFOOT LAKES

SITE PLAN

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
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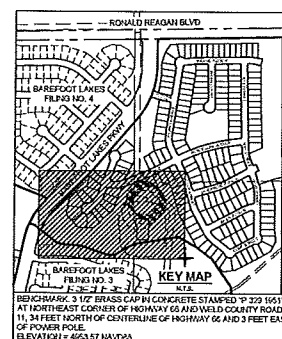
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 9 of 62

	FCP 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
	SHUT IN WELL
	PLUGGED AND ABANDONED WELL

1. REFER TO SHEET 5 FOR BUILDING SETBACKS AND TYPICAL LOT SETBACK DIAGRAMS.
2. 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.


Redland
 WHERE GREAT PLACES BEGIN

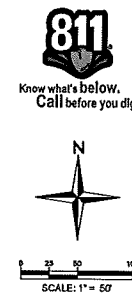
**FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 5**

REDLAND PROJECT NUMBER 0800124

FIRESTONE
INFORMATION BLOCK
BAREFOOT LAKES

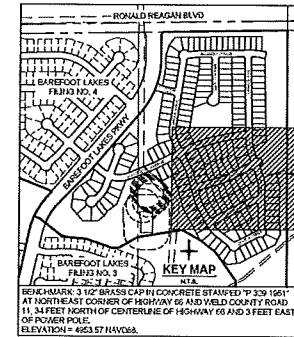
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Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
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Revision 2:	6/5/2020
Revision 3:	
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
SITE PLAN
Town of Firestone
Weld County
State of Colorado
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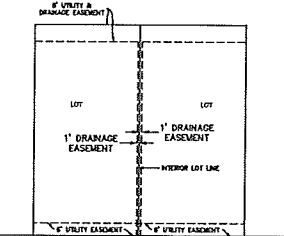


LEGEND

- FOP 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
- SHUT IN WELL
- PLUGGED AND ABANDONED WELL

NOTES

1. REFER TO SHEET 5 FOR BUILDING SETBACKS AND TYPICAL LOT SETBACK DIAGRAMS.
2. THE VARIABLE WIDTH RIGHT DISTANCE EASEMENTS SHOWN HEREON ARE HO-BUILD AREAS AND RESTRICT VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL. TREES WITH A BOTTOM OF CANOPY HEIGHT OF 15 FEET SHALL BE ALLOWED.



TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED



SCALE: 1" = 50'



FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 5
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

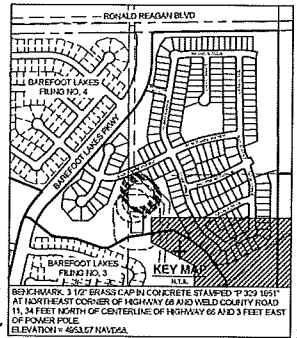
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BAREFOOT LAKES	
SITE PLAN	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/23/2020
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 11 of 62

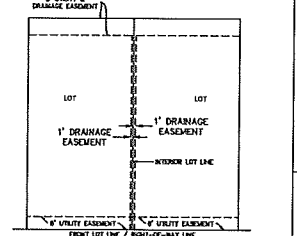


**FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 5**
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO



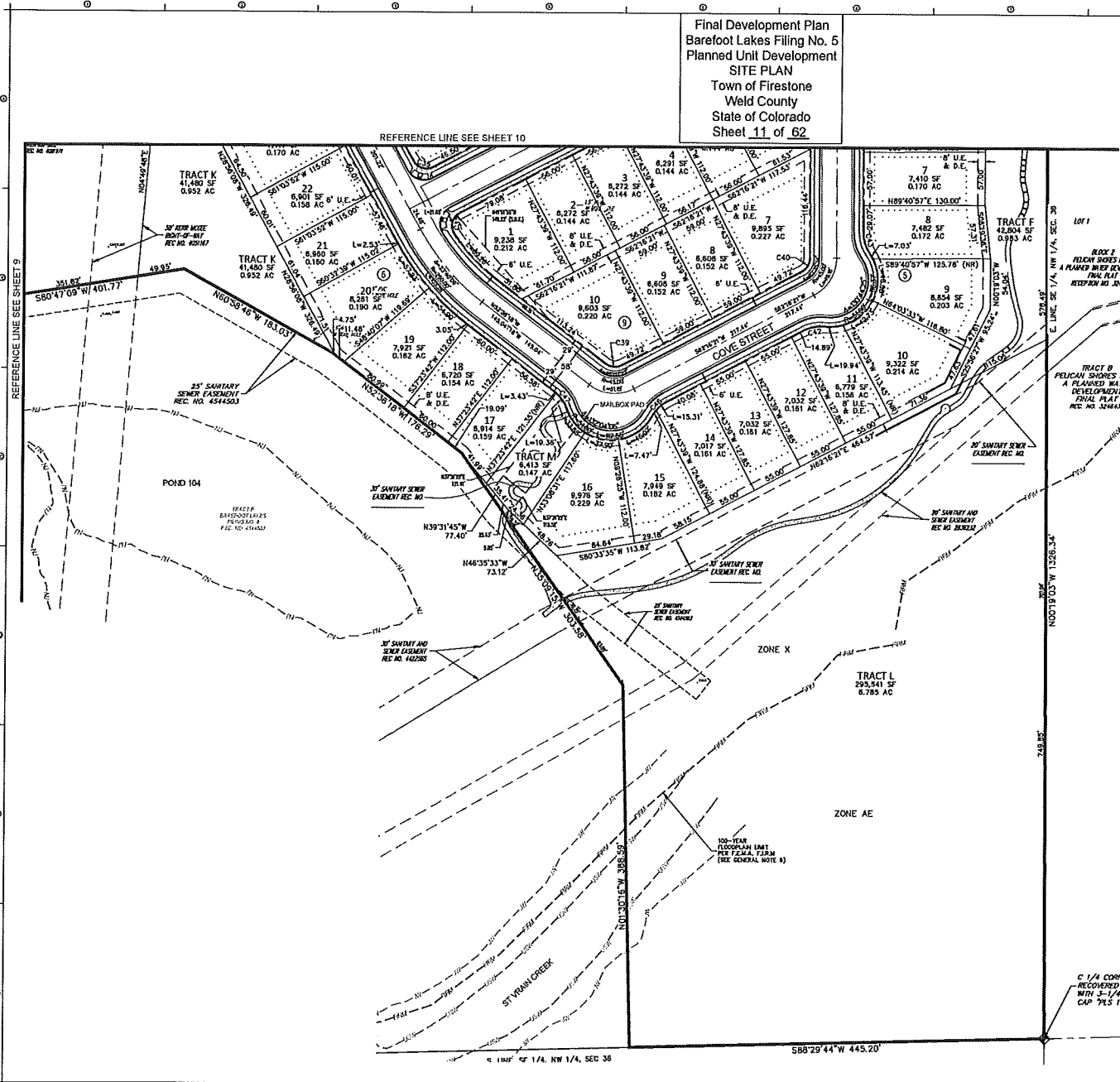
- LEGEND**
- FOP BOUNDARY
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED LOT LINE
 - PROPOSED EASEMENT LINE
 - PROPOSED BUILDING SETBACK
 - PROPOSED CENTERLINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED STREET LIGHT
 - LOT NUMBER
 - BLOCK NUMBER
 - SHUT IN WELL
 - PLUGGED AND ABANDONED WELL

- NOTES**
- REFER TO SHEET 8 FOR BUILDING SETBACKS AND TYPICAL LOT SETBACK DIAGRAMS.
 - THE VARIOUS WIDTH RIGHT DISTANCE EASEMENTS SHOWN HEREON ARE TO BUILD AREAS AND RESTRICT VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET FROM THE EASEMENT LINE.

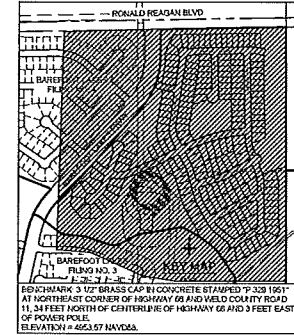


REDLAND PROJECT NUMBER 06031-24
**FIRESTONE
INFORMATION BLOCK**
BAREFOOT LAKES

SITE PLAN	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
ADDRESS PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 12 of 62



- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING ROW
 - EXISTING LOT LINE
 - EXISTING EASEMENT
 - PROPOSED FILING 2 BOUNDARY
 - PROPOSED PROPERTY LINE
 - PROPOSED ROW
 - PROPOSED LOT LINE
 - LOT NUMBER
 - BLOCK NUMBER
 - ADDRESS NUMBER
 - CORNER LOT ORIENTATION

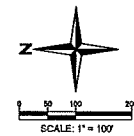
**FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 5**
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER 060124

**FIRESTONE
INFORMATION BLOCK**
BAREFOOT LAKES

**ADDRESS
PLAN**

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
ADDRESS PLAN
Town of Firestone
Weld County
State of Colorado
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**FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 5**
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FEDLAND PROJECT NUMBER 0601124

**FIRESTONE
INFORMATION BLOCK**
BAREFOOT LAKES

**ADDRESS
PLAN**

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	First
Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet <u>13</u> of <u>62</u>	

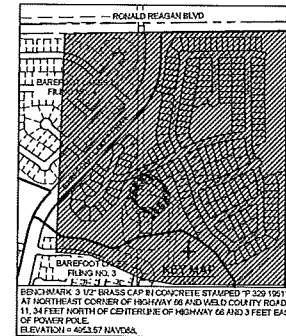
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LOT	ADDRESS	STREET NAME
1	5273	INLAND AVENUE
2	5281	INLAND AVENUE
3	5289	INLAND AVENUE
4	5297	INLAND AVENUE
5	5305	INLAND AVENUE
6	5313	INLAND AVENUE
7	5321	INLAND AVENUE
8	5329	INLAND AVENUE
9	5337	INLAND AVENUE
10	5345	INLAND AVENUE
11	5353	INLAND AVENUE
12	5361	INLAND AVENUE
13	5369	INLAND AVENUE
14	5377	INLAND AVENUE
15	5385	INLAND AVENUE
16	5393	INLAND AVENUE
17	5401	INLAND AVENUE
18	5409	INLAND AVENUE
19	5417	INLAND AVENUE
20	5425	INLAND AVENUE
21	5433	INLAND AVENUE

LOT	ADDRESS	STREET NAME
1	12531	BAY STREET
2	12522	BAY STREET
3	12513	BAY STREET
4	12504	BAY STREET
5	12495	BAY STREET
6	12486	BAY STREET
7	12477	BAY STREET
8	12468	BAY STREET
9	12459	BAY STREET
10	12450	BAY STREET
11	12441	BAY STREET
12	12432	BAY STREET
13	12423	BAY STREET
14	12414	BAY STREET

BLOCK 5 - PILING ROAD		
LOT	ADDRESS	STREET NAME
1	12760	COVE STREET
2	12751	COVE STREET
3	12742	COVE STREET
4	12733	COVE STREET
5	12724	COVE STREET
6	12715	COVE STREET
7	12706	COVE STREET
8	12697	COVE STREET
9	12688	COVE STREET
10	12679	COVE STREET
11	12670	COVE STREET
12	12661	COVE STREET
13	12652	COVE STREET
14	12643	COVE STREET
15	12634	COVE STREET
16	12625	COVE STREET
17	12616	COVE STREET
18	12607	COVE STREET
19	12598	COVE STREET
20	12589	COVE STREET
21	12580	COVE STREET
22	12571	COVE STREET
23	12562	COVE STREET
24	12553	COVE STREET
25	12544	COVE STREET
26	12535	COVE STREET
27	12526	COVE STREET
28	12517	COVE STREET
29	12508	COVE STREET
30	12499	COVE STREET
31	12490	COVE STREET
32	12481	COVE STREET
33	12472	COVE STREET
34	12463	COVE STREET
35	12454	COVE STREET
36	12445	COVE STREET
37	12436	COVE STREET
38	12427	COVE STREET
39	12418	COVE STREET
40	12409	COVE STREET
41	12400	COVE STREET
42	12391	COVE STREET
43	12382	COVE STREET
44	12373	COVE STREET
45	12364	COVE STREET
46	12355	COVE STREET
47	12346	COVE STREET
48	12337	COVE STREET
49	12328	COVE STREET
50	12319	COVE STREET
51	12310	COVE STREET
52	12301	COVE STREET
53	12292	COVE STREET
54	12283	COVE STREET
55	12274	COVE STREET
56	12265	COVE STREET
57	12256	COVE STREET
58	12247	COVE STREET
59	12238	COVE STREET
60	12229	COVE STREET
61	12220	COVE STREET
62	12211	COVE STREET
63	12202	COVE STREET
64	12193	COVE STREET
65	12184	COVE STREET
66	12175	COVE STREET
67	12166	COVE STREET
68	12157	COVE STREET
69	12148	COVE STREET
70	12139	COVE STREET
71	12130	COVE STREET
72	12121	COVE STREET
73	12112	COVE STREET
74	12103	COVE STREET
75	12094	COVE STREET
76	12085	COVE STREET
77	12076	COVE STREET
78	12067	COVE STREET
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82	12031	COVE STREET
83	12022	COVE STREET
84	12013	COVE STREET
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112	11761	COVE STREET
113	11752	COVE STREET
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115	11734	COVE STREET
116	11725	COVE STREET
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139	11518	COVE STREET
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144	11473	COVE STREET
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158	11347	COVE STREET
159	11338	COVE STREET
160	11329	COVE STREET
161	11320	COVE STREET
162	11311	COVE STREET
163	11302	COVE STREET
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419	8998	

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
TRACT AND PHASING PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 14 of 62



PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED ROW
- 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 PILET
- PROPOSED FLARED END SECTION
- PROPOSED WATER BOND
- PROPOSED WATER CROSS
- PROPOSED WATER TREE
- PROPOSED WATER REDUCER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP
- BLOCK NUMBER

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING ROW
- 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



SCALE: 1" = 100'
NOTE: PLEASE REFER TO THE BAREFOOT LAKES FILING NO. 5 FINAL CONSTRUCTION PLANS FOR DETAILED PHASING INFORMATION.



FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 5
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER 0802124

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

TRACT AND
PHASING PLAN

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
LANDSCAPE PHASING
Town of Firestone
Weld County
State of Colorado
Sheet 15 of 62



DESIGNWORKSHOP
Landscape Architecture
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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet 15 of 62	

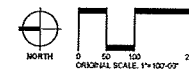
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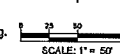
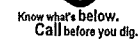
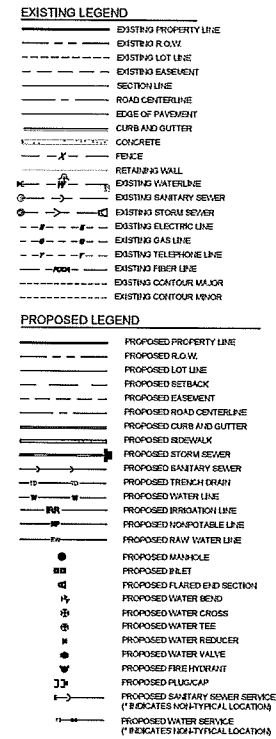
LANDSCAPE
PHASING

SHEET NUMBER

L1-01

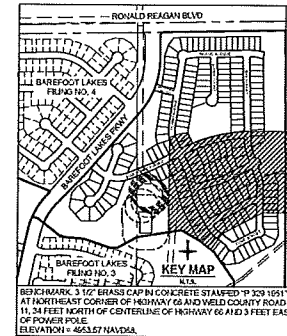
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Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
UTILITY PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 17 of 62



FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 5
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

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
- POLE
- 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 HIGH POTABLE LINE
- PROPOSED RAW WATER LINE
- PROPOSED MANHOLE
- PROPOSED RILET
- PROPOSED FLARED END SECTION
- PROPOSED WATER BEND
- PROPOSED WATER CROSS
- PROPOSED WATER TEE
- PROPOSED WATER REDUCER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/STOP
- PROPOSED SANITARY SEWER SERVICE (INDICATES NON-TYPICAL LOCATION)
- PROPOSED WATER SERVICE (INDICATES NON-TYPICAL LOCATION)



REDLAND PROJECT NUMBER 0602124

FIRESTONE
INFORMATION BLOCK

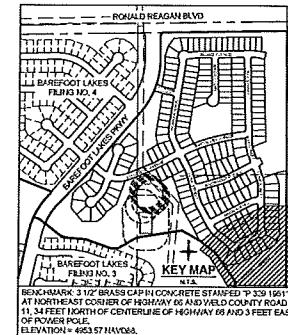
BAREFOOT LAKES

UTILITY PLAN

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	First
Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
UTILITY PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 18 of 62



FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 5
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.V.
- 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.V.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED FRENCH DRAIN
- PROPOSED WATER LINE
- PROPOSED IRRIGATION LINE
- PROPOSED NONPOTABLE LINE
- PROPOSED RAW WATER LINE
- PROPOSED MANHOLE
- PROPOSED RILET
- PROPOSED FLARED END SECTION
- PROPOSED WATER BEND
- PROPOSED WATER CROSS
- PROPOSED WATER TEE
- PROPOSED WATER REDUCER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CLAP
- PROPOSED SANITARY SEWER SERVICE (INDICATES NON-TYPICAL LOCATION)
- PROPOSED WATER SERVICE (INDICATES NON-TYPICAL LOCATION)



SCALE: 1" = 50'

REDLAND PROJECT NUMBER 00021.24

FIRESTONE
INFORMATION BLOCK

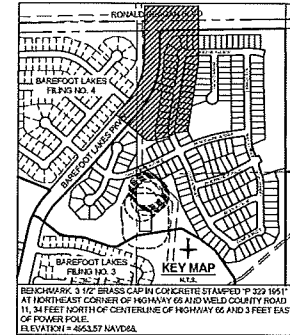
BAREFOOT LAKES

UTILITY PLAN

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet 18 of 62	

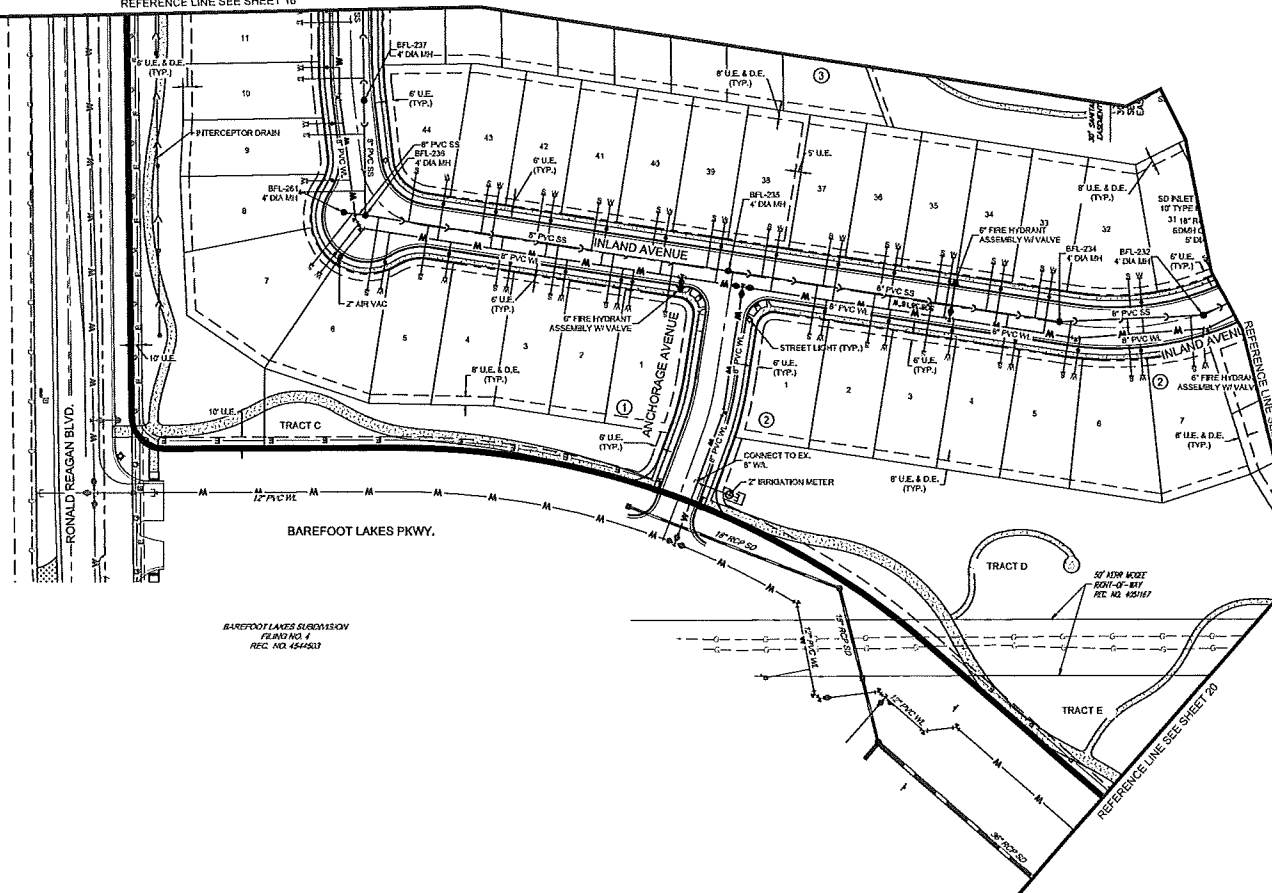
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
UTILITY PLAN
Town of Firestone
Weld County
State of Colorado
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**FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 5**
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REFERENCE LINE SEE SHEET 16



BAREFOOT LAKES SUBDIVISION
FILING NO. 4
REC. NO. 454583

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 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 RAINY WATER LINE
- PROPOSED MANHOLE
- PROPOSED PILE
- PROPOSED FLARED END SECTION
- PROPOSED WATER BEND
- PROPOSED WATER CROSS
- PROPOSED WATER TEE
- PROPOSED WATER REDUCER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CA
- PROPOSED SANITARY SEWER SERVICE (1" INDICATES NON-TYPICAL LOCATIONS)
- PROPOSED WATER SERVICE (1" INDICATES NON-TYPICAL LOCATIONS)



REDLAND PROJECT NUMBER 080124

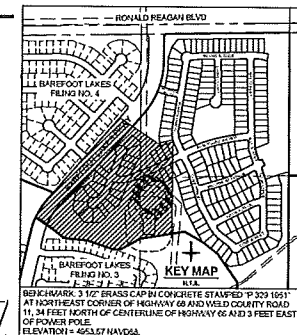
**FIRESTONE
INFORMATION BLOCK**
BAREFOOT LAKES

UTILITY PLAN

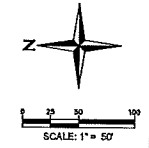
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Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
UTILITY PLAN
Town of Firestone
Weld County
State of Colorado
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- EXISTING LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING R.O.V.
 - 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 CANTON MAJOR
 - EXISTING CANTON MINOR
- PROPOSED LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED R.O.V.
 - PROPOSED LOT LINE
 - 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 RILET
 - PROPOSED PLANNED EX-ED SECTION
 - PROPOSED WATER BEND
 - PROPOSED WATER CROSS
 - PROPOSED WATER TEE
 - PROPOSED WATER REDUCER
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED PLUG/CAIP
 - PROPOSED SANITARY SEWER SERVICE
 - PROPOSED WATER SERVICE

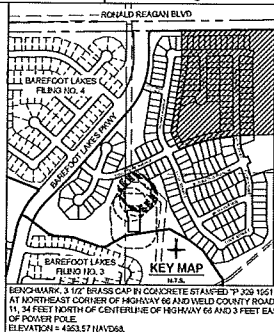


FINAL DEVELOPMENT PLAN BAREFOOT LAKES FILING NO. 5

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER 08031.24	
FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
UTILITY PLAN	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet	20 of 62

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
GRADING AND DRAINAGE PLAN
Town of Firestone
Weld County
State of Colorado
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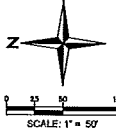


PROPOSED LEGEND

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| | PROPOSED PROPERTY LINE |
| | PROPOSED R.O.W. |
| | PROPOSED LOT LINE |
| | PROPOSED SETBACK |
| | PROPOSED EASEMENT |
| | PROPOSED ROAD CENTERLINE |
| | PROPOSED CURB AND GUTTER (CATCHMENT) |
| | PROPOSED ROADWAY |
| | PROPOSED STORM SEWER |
| | PROPOSED SANITARY SEWER |
| | PROPOSED TRENCH DRAIN |
| | PROPOSED MANHOLE W/VAL. (P.T.) |
| | PROPOSED INLET |
| | PROPOSED FLARED END SECTION |
| | PROPOSED RETAINING WALL |
| | PROPOSED CONTOUR MAJOR |
| | PROPOSED CONTOUR MINOR |

EXISTING LEGEND

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| | EXISTING PROPERTY LINE |
| | EXISTING LOT LINE |
| | EXISTING EASEMENT |
| | SECTION LINE |
| | ROAD CENTERLINE |
| | EDGE OF PAVEMENT |
| | CURB AND GUTTER |
| | CONCRETE |
| | RETAINING WALL |
| | EXISTING WATERLINE |
| | EXISTING RAW WATERLINE |
| | EXISTING SANITARY SEWER |
| | EXISTING STORM SEWER |
| | EXISTING ELECTRICAL LINE |
| | EXISTING GAS LINE |
| | EXISTING TELEPHONE LINE |
| | EXISTING CABLE LINE |
| | EXISTING OVERHEAD ELECTRICAL LINE |
| | EXISTING CABLE TELEVISION LINE |
| | EXISTING IRRIGATION LINE |
| | EXISTING CONTOUR MARKER |
| | EXISTING CONTROL MINOR |
| | EXISTING WETLAND AND LAGOON |



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**FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 5**

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

REDUVED PROJECT NUMBER 09001.24

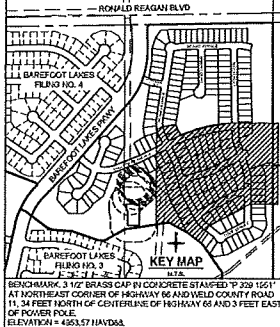
FIRESTONE INFORMATION BLOCK
BAREFOOT LAKES

GRADING AND DRAINAGE PLAN

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet <u>21</u> of <u>62</u>	

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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
GRADING AND DRAINAGE PLAN
Town of Firestone
Weld County
State of Colorado
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PROPOSED LEGEND

- | | |
|---|--|
|  | PROPOSED PROPERTY LINE |
|  | PROPOSED R.O.W. |
|  | PROPOSED LOT LINE |
|  | PROPOSED SETBACK |
|  | PROPOSED EASEMENT |
|  | PROPOSED ROAD CENTERLINE |
|  | PROPOSED CURB AND GUTTER (CATCH BASIN) |
|  | PROPOSED SIDEWALK |
|  | PROPOSED STORM SEWER |
|  | PROPOSED SANITARY SEWER |
|  | PROPOSED TRENCH DRAIN |
|  | PROPOSED MANHOLE (DIA. (FT.)) |
|  | PROPOSED RILET |
|  | PROPOSED FLARED END SECTION |
|  | PROPOSED RETAINING WALL |
|  | PROPOSED CONTOUR MAJOR |
|  | PROPOSED CONTOUR MINOR |

EXISTING LEGEND

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| | EXISTING PROPERTY LINE |
| | EXISTING R.O.W. |
| | EXISTING LOT LINE |
| | SECTION LINE |
| | ROAD CENTERLINE |
| | EDGE OF PAVEMENT |
| | CURB AND GUTTER |
| | CONCRETE |
| | FENCE |
| | RETAINING WALL |
| | EXISTING WATER PIPE |
| | EXISTING RAW WATER LINE |
| | EXISTING STORM SEWER |
| | EXISTING ELECTRIC LINE |
| | EXISTING GAS LINE |
| | EXISTING TELEPHONE LINE |
| | EXISTING FIBER LINE |
| | EXISTING OVERHEAD ELECTRIC LINE |
| | EXISTING CABLE TELEVISION |
| | EXISTING IRRIGATION LINE |
| | EXISTING CONTOUR MAJOR |
| | EXISTING CONTOUR MINOR |
| | EXISTING VENTED AND UNVENTED |

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**FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 5**

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

REDAID PROJECT NUMBER 0800124

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

GRADING AND DRAINAGE PLAN

Name of application:	Barefoot Lakes Filing No. 5
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Type of Submittal:	FDP
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Filing #:	5
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Phase #:	
First	

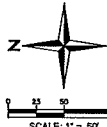
Submittal:	11/20/2019
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Revision 1:	3/23/2020
Revision 2:	6/5/2020

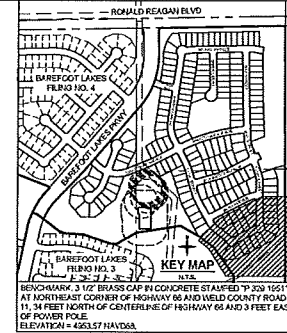
Revision 3:	
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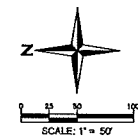


Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
Grading and Drainage Plan
Town of Firestone
Weld County
State of Colorado
Sheet 23 of 62



- PROPOSED LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED R.O.W.
 - PROPOSED LOT LINE
 - PROPOSED SEWER
 - PROPOSED EASEMENT
 - PROPOSED ROAD CENTERLINE
 - PROPOSED CURB AND GUTTER (CATCH)
 - PROPOSED SIDEWALK
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED TRENCH DRAIN
 - PROPOSED MANHOLE w/ G.A. (FT.)
 - PROPOSED PALET
 - PROPOSED FLARED END SECTION
 - PROPOSED RETAINING WALL
 - PROPOSED CONTOUR MAJOR
 - PROPOSED CONTOUR MINOR

- 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
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 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING CABLE TELEVISION
 - EXISTING IRRIGATION LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - EXISTING WETLAND LIMITS

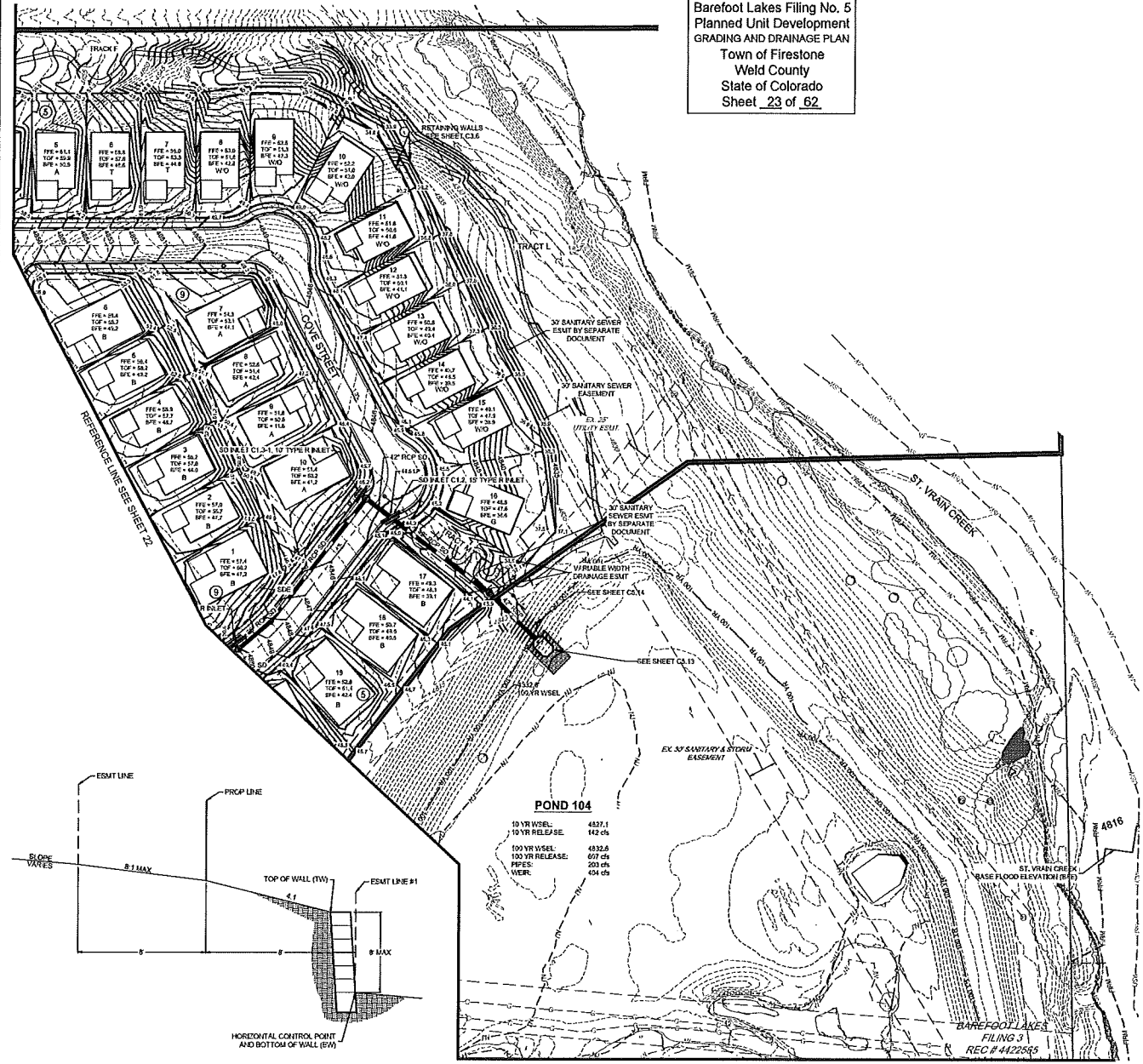


**FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 5**
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER 060124
**FIRESTONE
INFORMATION BLOCK**
BAREFOOT LAKES
**GRADING AND
DRAINAGE PLAN**

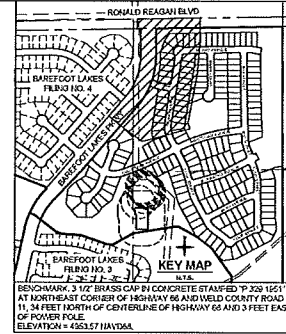
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet	23 of 62

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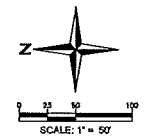
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
GRADING AND DRAINAGE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 24 of 62



- PROPOSED LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED R.O.W.
 - PROPOSED LOT LINE
 - PROPOSED EASEMENT
 - PROPOSED ROAD CENTERLINE
 - PROPOSED CURB AND GUTTER (CATCH)
 - PROPOSED SIDEWALK
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED TREEDRAIN
 - PROPOSED MANHOLE W/ D.A. (FT.)
 - PROPOSED PILEY
 - PROPOSED FLARED END SECTION
 - PROPOSED RETAINING WALL
 - PROPOSED CONTOUR MAJOR
 - PROPOSED CONTOUR MINOR

- EXISTING LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING R.O.W.
 - EXISTING LOT LINE
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 - SECTION LINE
 - ROAD CENTERLINE
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 - CURB AND GUTTER
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 - RETAINING WALL
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 - EXISTING SANITARY SEWER
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 - EXISTING ELECTRICAL LINE
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 - EXISTING OVERHEAD ELECTRICAL LINE
 - EXISTING CABLE TELEVISION
 - EXISTING IRRIGATION LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - EXISTING WETLAND LIMITS



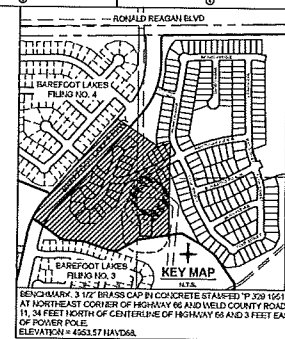
FINAL DEVELOPMENT PLAN BAREFOOT LAKES FILING NO. 5

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER 0801.24	
FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
GRADING AND DRAINAGE PLAN	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
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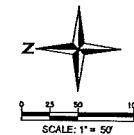
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
Grading and Drainage Plan
Town of Firestone
Weld County
State of Colorado
Sheet 25 of 62



- PROPOSED LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED R.O.W.
 - PROPOSED LOT LINE
 - PROPOSED SETBACK
 - PROPOSED FENCE
 - PROPOSED ROAD CENTERLINE
 - PROPOSED CURB AND GUTTER (CATCH)
 - PROPOSED SIDEWALK
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED TREESHED DRAIN
 - PROPOSED MANHOLE W/ DIA. (FT.)
 - PROPOSED RILEY
 - PROPOSED FLARED END SECTION
 - PROPOSED RETAINING WALL
 - PROPOSED CONTOUR MAJOR
 - PROPOSED CONTOUR MINOR

- 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
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 - RETAINING WALL
 - EXISTING WATERLINE
 - EXISTING RAW WATERLINE
 - EXISTING SANITARY SEWER
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 - EXISTING ELECTRIC LINE
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 - EXISTING TELEPHONE LINE
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 - EXISTING CABLE TELEVISION
 - EXISTING FIBER LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING RAILROAD LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - EXISTING WETLAND LIMITS



**FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 5**
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER 000124

**FIRESTONE
INFORMATION BLOCK**

BAREFOOT LAKES

**GRADING AND
DRAINAGE PLAN**

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
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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:

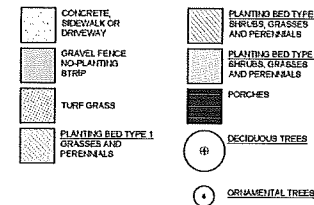
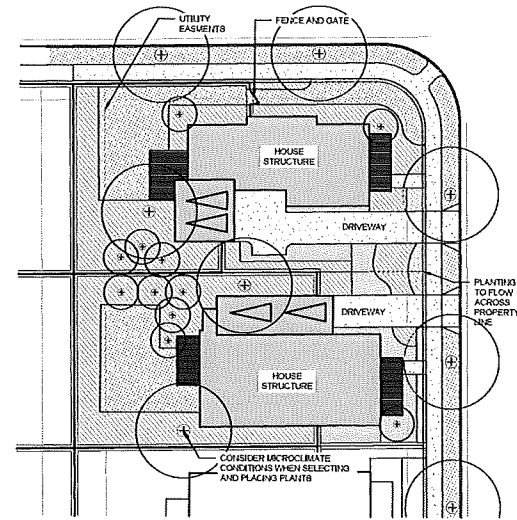
1. **Stewardship** - The conservation of water and use of native or adaptive plants is important for stewardship of resources and support of habitat for birds, bees, butterflies, and wildlife.
2. **Visual Unity** - The landscape should transition seamlessly between lots, between lots and streetscape, 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 27 through 33.
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 Principles

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. 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 Association of Nurserymen (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.) without vegetated groundcover.

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
LANDSCAPE STANDARDS
Town of Firestone
Weld County
State of Colorado
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- 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 51 through 54) for approved fence details and Fence Standards.



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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
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PROJECT NUMBER 5311

LANDSCAPE STANDARDS

SHEET NUMBER

L4-00

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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
OVERALL PLANTING PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 27 of 62

SITE KEYNOTES:

1A PLANTING AND LANDSCAPE

Item	Scientific Name	Common Name	Size	Spacing	Detail
1.1	Deciduous Tree		11/LS01		
2.1	Deciduous Tree on slope		2/LS01		
3.1	Evergreen Tree		1/LS02		
4.1	Evergreen Tree on slope		2/LS02		
5.1	Ornamental Tree Type 1		1/LS03		
6.1	Ornamental Tree on slope		2/LS03		
7.1	Deciduous Tree Guy Wire		3/LS03		
8.1	Shrub Type 1		1/LS04	3/LS02	
9.1	Shrub Type 2 (404)		2/LS04	3/LS02	
10.1	Flowering and Groundcover		3/LS04	3/LS02	
11.1	Turf		4/LS04		
12.1	Spill Edging		6/LS04		
13.1	Blank		6/LS04		

Job	Scientific Name	Common Name	Size	Spacing	Detail
TR1.1	Acacia gerrardii	Antennaria	8" CAL	REF PLANT	8.1/2
TR1.2	Acacia gerrardii	Antennaria	8" CAL	REF PLANT	8.1/2
TR1.3	Acacia gerrardii	Antennaria	8" CAL	REF PLANT	8.1/2
TR1.4	Acacia gerrardii	Antennaria	8" CAL	REF PLANT	8.1/2
TR1.5	Acacia gerrardii	Antennaria	8" CAL	REF PLANT	8.1/2
TR1.6	Acacia gerrardii	Antennaria	8" CAL	REF PLANT	8.1/2
TR1.7	Acacia gerrardii	Antennaria	8" CAL	REF PLANT	8.1/2
TR1.8	Acacia gerrardii	Antennaria	8" CAL	REF PLANT	8.1/2
TR1.9	Acacia gerrardii	Antennaria	8" CAL	REF PLANT	8.1/2
TR1.10	Acacia gerrardii	Antennaria	8" CAL	REF PLANT	8.1/2

USM6 - UNDERSTORY SUMMER MIX	Scientific Name	Common Name	Size	Spacing	Detail
USM6.1	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM6.2	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM6.3	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM6.4	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM6.5	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2

USM10 - UNDERSTORY FALL MIX	Scientific Name	Common Name	Size	Spacing	Detail
USM10.1	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM10.2	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM10.3	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM10.4	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM10.5	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2

USM13 - UNDERSTORY WINTER MIX	Scientific Name	Common Name	Size	Spacing	Detail
USM13.1	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM13.2	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM13.3	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM13.4	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM13.5	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2

USM17 - UNDERSTORY SPRING MIX	Scientific Name	Common Name	Size	Spacing	Detail
USM17.1	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM17.2	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM17.3	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM17.4	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM17.5	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2

SEED MIXES	Scientific Name	Common Name	Size	Spacing	Detail
SEED.1	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
SEED.2	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
SEED.3	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
SEED.4	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
SEED.5	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2

USM11 - UNDERSTORY SPRING MIX	Scientific Name	Common Name	Size	Spacing	Detail
USM11.1	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM11.2	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM11.3	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM11.4	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM11.5	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2

USM12 - UNDERSTORY SPRING MIX	Scientific Name	Common Name	Size	Spacing	Detail
USM12.1	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM12.2	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM12.3	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM12.4	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM12.5	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2

USM14 - UNDERSTORY SPRING MIX	Scientific Name	Common Name	Size	Spacing	Detail
USM14.1	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM14.2	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM14.3	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM14.4	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM14.5	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2

USM15 - UNDERSTORY SPRING MIX	Scientific Name	Common Name	Size	Spacing	Detail
USM15.1	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM15.2	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM15.3	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM15.4	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM15.5	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2

USM16 - UNDERSTORY SPRING MIX	Scientific Name	Common Name	Size	Spacing	Detail
USM16.1	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM16.2	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM16.3	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM16.4	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM16.5	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2

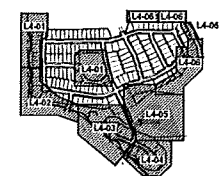
USM18 - UNDERSTORY SPRING MIX	Scientific Name	Common Name	Size	Spacing	Detail
USM18.1	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM18.2	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM18.3	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM18.4	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM18.5	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2

USM19 - UNDERSTORY SPRING MIX	Scientific Name	Common Name	Size	Spacing	Detail
USM19.1	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM19.2	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM19.3	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM19.4	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM19.5	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2

USM20 - UNDERSTORY SPRING MIX	Scientific Name	Common Name	Size	Spacing	Detail
USM20.1	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM20.2	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM20.3	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM20.4	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2
USM20.5	Antennaria	Antennaria	8" CAL	REF PLANT	8.1/2

PLANTING LEGEND

6.10 6.15	USM6	TFF	WATER METER
6.10 6.17	UFM10	SMM	SIGHT TRIANGLE
6.10 6.19	UWM13	GME	
6.20 6.21	USPM2		



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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet 27 of 62	

PROJECT NUMBER: 5311

OVERALL PLANTING PLAN

SHEET NUMBER
L4-00

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Site plan showing lots 13 through 21, including Ronald Reagan Blvd., Inland Avenue, and a 50-foot wide trail. The plan includes various lot areas and specific features like USP42 (1783 SF), BINA (2559 SF), and UAM13 (1142 SF). A matchline at the bottom indicates the plan continues on sheet L4-02.

[illegible]

6.0	PLANTING AND LANDSCAPE	
9.1	Deciduous Tree	1/15-01
9.2	Deciduous Tree on slope	2/15-01
9.3	Evergreen Tree	1/15-02
9.4	Evergreen Tree on slope	2/15-02
9.5	Ornamental Tree Type 1	1/15-03
9.6	Ornamental Tree on slope	2/15-03
9.7	Deciduous Tree (City Wide)	3/15-03
9.8	Shrub Type 1	1/15-04
9.9	Shrub Type 2 (slope)	2/15-04
9.10	Perennials and Groundcover	3/15-04
9.11	Edging	4/15-04
9.12	Soil Erosion	5/15-04
9.13	Mulch	6/15-04

Abb	Scientific Name	Common Name	Size	Spacing	Details
Trees					
ABA	<i>Acer Freemanii</i> "Autumn Blaze"	Autumn Blaze Maple	3' CAL	PEN PLANS	0.10
ANS	<i>Aster Karpisii</i> "Sutton Blue"	Sutton Blue Spirea	2' CAL	PEN PLANS	0.10
CAT	<i>Catalpa speciosa</i>	Catalpa	3' CAL	PEN PLANS	0.10
FIN2	<i>Ficus</i>	Australian Ficus	7' HT	PEN PLANS	0.10
FIN2	<i>Ficus alga</i>	Australian Ficus	8' HT	PEN PLANS	0.20
PPA	<i>Populus x aluminata</i>	Lanceol Cedar Spruce	2' CAL	PEN PLANS	0.10
PVC	<i>Pinus pungens</i>	Colorado Blue Spruce	8' HT	PEN PLANS	0.20
PTN	<i>Pinus strobus</i>	Norwesterl Cedar Spruce	2' CAL	PEN PLANS	0.10
QUM3	<i>Quercus macrocarpa</i>	Bur Oak	3' CAL	PEN PLANS	0.10

ART	Artemisia tridentata	W. Sagebrush	5 GAL	1/24 IN 1/24	9.10
EPH	Eriogonum fasciculatum var. speciosum	Redbud / Rubusbrush	3 GAL	1/24 IN 1/24	9.10
ASF	Blue Fortune Myrtop	Blue Fortune Myrtop	1 GAL	1/24 IN 1/24	9.10
LSA	Leucostemum x superbum "Alaska"	Shasta Daisy	1 GAL	1/24 IN 1/24	9.10

AcT	Plant Species	Sumat	6 Cal	W-11*	6.10
SG8	Blonde Ardhan Gomo Grass	Grass Grass	3.0L	W-11*	6.10
AB1	Agave-like 'Blue Fortune'	Blue Fortune Hyacinth	1.6L	W-11*	6.10
AM5	Achras melleifolium	White Yarn	6.0L	W-11*	6.10
AC1	Gleichenia Ailuro	Ailuro	1.6L	W-11*	6.10

ENT	<i>Alnus incana</i>	Sunrise	3 GAL	15N 11"	0.10
ENT	<i>Yucca glauca</i>	Sunscreened Plaza	3 GAL	15N 11"	0.10
ENT	<i>Adiantum pedatum</i>	White Flower	3 GAL	15N 11"	0.10

170	<i>Eriocoma nanosoma</i> Muhl. var. <i>speciosum</i>	Rubber Rabbitbush	5 GAL	SEA 11"	9.10
				SEA 9"	
FEA	<i>Perovskia atriplicifolia</i>	Russian Sage	5 GAL	SEA 11"	9.10
				SEA 9"	
360	<i>Bouteloua gracilis</i> "Blonde Ambition"	Blonde Ambition Grass	3 GAL	SEA 11"	9.10
				SEA 9"	
USA	<i>Leucanthemum c. superbum</i> "Alba"	Shasta Daisy	2 GAL	SEA 11"	9.10
		Shasta Grass, 1 lb		SEA 6 1/2"	

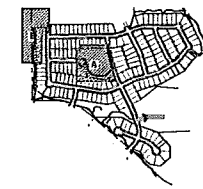
	Shoregrass like adobe life (fructes)		
S&B	Wetland Shrub, Blue Grama, Salicoid Gramma, Green Anemone, Reddish Grass, Thick Spire Wheat Grass, Yellowgrass, Hard Fencing, Sheep Fescue, Cheviot Fescue, Creeping Red Fescue	Shoregrass like adobe life	Seed RES SPEC
G&E	Eriogon Control Life (Red Yucca: Wheat Grass, Salicoid Grama Grass, Arrow Weed)	Eriogon Control Life	Seed RES SPEC
TF	Tuft Grass like (fructes) Blue Grass, Pseudotsuga Grass, Creeping Red Fescue	Tuft Grass like	Seed RES SPEC

 USM6
 TFF
 SMM
 WATER METER

 UFM10
 GME
 SIGHT TRIANGLE

 UWM13

 USPM2



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BAREFOOT LAKES - FILING NO. 5
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet <u>28</u> of <u>62</u>	

PROJECT NUMBER: 6311

PLANTING

PILOT NUMBER

L4-01

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SITE KEYNOTES:

DETAIL / THICK	RELATIVE DETAIL
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Abb	Scientific Name	Common Name	Site	Spacing	Detail
-----	-----------------	-------------	------	---------	--------

LSMB - LINDERSTORY SUMMER MIX

INTEL - UNDERSTORY FALL AWAY

UWM13 - UNDERSTORY WINTER MIX

USPM2 - UNDERSTORY SPRING MIX					
TEN	SPERMATOPHYTES	GYMNOSPERMATOPHYTES	Angiosperms	Grasses	Others
10	10	10	10	10	10

SEED MIXES

Mrs

PLANTING LEGEND

PLANTING

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KEY MAP

0 15 30 60
ORIGINAL SCALE 1"=30'-00"

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 31 of 62

SITE KEYNOTES:

PLANTING AND LANDSCAPE

Area	Scientific Name	Common Name	Size	Spacing	Detail
1	Quercus Tree		1/16-01		
2	Quercus Tree on slope		2/16-01		
3	Evergreen Tree		1/16-02		
4	Evergreen Tree on slope		2/16-02		
5	Ornamental Tree Type 1		1/16-03		
6	Ornamental Tree on slope		2/16-03		
7	Quercus Tree Out Wk		3/16-03		
8	Shrub Type 1		1/16-04	3/16-02	
9	Shrub Type 2 (slope)		2/16-04	3/16-02	
10	Flowering and Groundcover		3/16-04	3/16-02	
11	Turf		4/16-04		
12	Grass Edging		6/16-04		
13	Grass		6/16-04		

Area	Scientific Name	Common Name	Size	Spacing	Detail
14	Acacia	Acacia	1/16-05		
15	Acacia	Acacia	2/16-05		
16	Acacia	Acacia	3/16-05		
17	Acacia	Acacia	4/16-05		
18	Acacia	Acacia	5/16-05		
19	Acacia	Acacia	6/16-05		
20	Acacia	Acacia	7/16-05		
21	Acacia	Acacia	8/16-05		
22	Acacia	Acacia	9/16-05		
23	Acacia	Acacia	10/16-05		
24	Acacia	Acacia	11/16-05		
25	Acacia	Acacia	12/16-05		

Area	Scientific Name	Common Name	Size	Spacing	Detail
26	Acacia	Acacia	1/16-06		
27	Acacia	Acacia	2/16-06		
28	Acacia	Acacia	3/16-06		
29	Acacia	Acacia	4/16-06		
30	Acacia	Acacia	5/16-06		
31	Acacia	Acacia	6/16-06		
32	Acacia	Acacia	7/16-06		
33	Acacia	Acacia	8/16-06		
34	Acacia	Acacia	9/16-06		
35	Acacia	Acacia	10/16-06		
36	Acacia	Acacia	11/16-06		
37	Acacia	Acacia	12/16-06		

Area	Scientific Name	Common Name	Size	Spacing	Detail
38	Acacia	Acacia	1/16-07		
39	Acacia	Acacia	2/16-07		
40	Acacia	Acacia	3/16-07		
41	Acacia	Acacia	4/16-07		
42	Acacia	Acacia	5/16-07		
43	Acacia	Acacia	6/16-07		
44	Acacia	Acacia	7/16-07		
45	Acacia	Acacia	8/16-07		
46	Acacia	Acacia	9/16-07		
47	Acacia	Acacia	10/16-07		
48	Acacia	Acacia	11/16-07		
49	Acacia	Acacia	12/16-07		

Area	Scientific Name	Common Name	Size	Spacing	Detail
50	Acacia	Acacia	1/16-08		
51	Acacia	Acacia	2/16-08		
52	Acacia	Acacia	3/16-08		
53	Acacia	Acacia	4/16-08		
54	Acacia	Acacia	5/16-08		
55	Acacia	Acacia	6/16-08		
56	Acacia	Acacia	7/16-08		
57	Acacia	Acacia	8/16-08		
58	Acacia	Acacia	9/16-08		
59	Acacia	Acacia	10/16-08		
60	Acacia	Acacia	11/16-08		
61	Acacia	Acacia	12/16-08		

Area	Scientific Name	Common Name	Size	Spacing	Detail
62	Acacia	Acacia	1/16-09		
63	Acacia	Acacia	2/16-09		
64	Acacia	Acacia	3/16-09		
65	Acacia	Acacia	4/16-09		
66	Acacia	Acacia	5/16-09		
67	Acacia	Acacia	6/16-09		
68	Acacia	Acacia	7/16-09		
69	Acacia	Acacia	8/16-09		
70	Acacia	Acacia	9/16-09		
71	Acacia	Acacia	10/16-09		
72	Acacia	Acacia	11/16-09		
73	Acacia	Acacia	12/16-09		

Area	Scientific Name	Common Name	Size	Spacing	Detail
74	Acacia	Acacia	1/16-10		
75	Acacia	Acacia	2/16-10		
76	Acacia	Acacia	3/16-10		
77	Acacia	Acacia	4/16-10		
78	Acacia	Acacia	5/16-10		
79	Acacia	Acacia	6/16-10		
80	Acacia	Acacia	7/16-10		
81	Acacia	Acacia	8/16-10		
82	Acacia	Acacia	9/16-10		
83	Acacia	Acacia	10/16-10		
84	Acacia	Acacia	11/16-10		
85	Acacia	Acacia	12/16-10		

Area	Scientific Name	Common Name	Size	Spacing	Detail
86	Acacia	Acacia	1/16-11		
87	Acacia	Acacia	2/16-11		
88	Acacia	Acacia	3/16-11		
89	Acacia	Acacia	4/16-11		
90	Acacia	Acacia	5/16-11		
91	Acacia	Acacia	6/16-11		
92	Acacia	Acacia	7/16-11		
93	Acacia	Acacia	8/16-11		
94	Acacia	Acacia	9/16-11		
95	Acacia	Acacia	10/16-11		
96	Acacia	Acacia	11/16-11		
97	Acacia	Acacia	12/16-11		

Area	Scientific Name	Common Name	Size	Spacing	Detail
98	Acacia	Acacia	1/16-12		
99	Acacia	Acacia	2/16-12		
100	Acacia	Acacia	3/16-12		
101	Acacia	Acacia	4/16-12		
102	Acacia	Acacia	5/16-12		
103	Acacia	Acacia	6/16-12		
104	Acacia	Acacia	7/16-12		
105	Acacia	Acacia	8/16-12		
106	Acacia	Acacia	9/16-12		
107	Acacia	Acacia	10/16-12		
108	Acacia	Acacia	11/16-12		
109	Acacia	Acacia	12/16-12		

Area	Scientific Name	Common Name	Size	Spacing	Detail
110	Acacia	Acacia	1/16-13		
111	Acacia	Acacia	2/16-13		
112	Acacia	Acacia	3/16-13		
113	Acacia	Acacia	4/16-13		
114	Acacia	Acacia	5/16-13		
115	Acacia	Acacia	6/16-13		
116	Acacia	Acacia	7/16-13		
117	Acacia	Acacia	8/16-13		
118	Acacia	Acacia	9/16-13		
119	Acacia	Acacia	10/16-13		
120	Acacia	Acacia	11/16-13		
121	Acacia	Acacia	12/16-13		

Area	Scientific Name	Common Name	Size	Spacing	Detail
122	Acacia	Acacia	1/16-14		
123	Acacia	Acacia	2/16-14		
124	Acacia	Acacia	3/16-14		
125	Acacia	Acacia	4/16-14		
126	Acacia	Acacia	5/16-14		
127	Acacia	Acacia	6/16-14		
128	Acacia	Acacia	7/16-14		
129	Acacia	Acacia	8/16-14		
130	Acacia	Acacia	9/16-14		
131	Acacia	Acacia	10/16-14		
132	Acacia	Acacia	11/16-14		
133	Acacia	Acacia	12/16-14		

Area	Scientific Name	Common Name	Size	Spacing	Detail
134	Acacia	Acacia	1/16-15		
135	Acacia	Acacia	2/16-15		
136	Acacia	Acacia	3/16-15		
137	Acacia	Acacia	4/16-15		
138	Acacia	Acacia	5/16-15		
139	Acacia	Acacia	6/16-15		
140	Acacia	Acacia	7/16-15		
141	Acacia	Acacia	8/16-15		
142	Acacia	Acacia	9/16-15		
143	Acacia	Acacia	10/16-15		
144	Acacia	Acacia	11/16-15		
145	Acacia	Acacia	12/16-15		

Area	Scientific Name	Common Name	Size	Spacing	Detail
146	Acacia	Acacia	1/16-16		
147	Acacia	Acacia	2/16-16		
148	Acacia	Acacia	3/16-16		
149	Acacia	Acacia	4/16-16		
150	Acacia	Acacia	5/16-16		
151	Acacia	Acacia	6/16-16		
152	Acacia	Acacia	7/16-16		
153	Acacia	Acacia	8/16-16		
154	Acacia	Acacia	9/16-16		
155	Acacia	Acacia	10/16-16		
156	Acacia	Acacia	11/16-16		
157	Acacia	Acacia	12/16-16		

Area	Scientific Name	Common Name	Size	Spacing	Detail
158	Acacia	Acacia	1/16-17		
159	Acacia	Acacia	2/16-17		
160	Acacia	Acacia	3/16-17		
161	Acacia	Acacia	4/16-17		
162	Acacia	Acacia	5/16-17		
163	Acacia	Acacia	6/16-17		
164	Acacia	Acacia	7/16-17		
165	Acacia	Acacia	8/16-17		
166	Acacia	Acacia	9/16-17		
167	Acacia	Acacia	10/16-17		
168	Acacia	Acacia	11/16-17		
169	Acacia	Acacia	12/16-17		

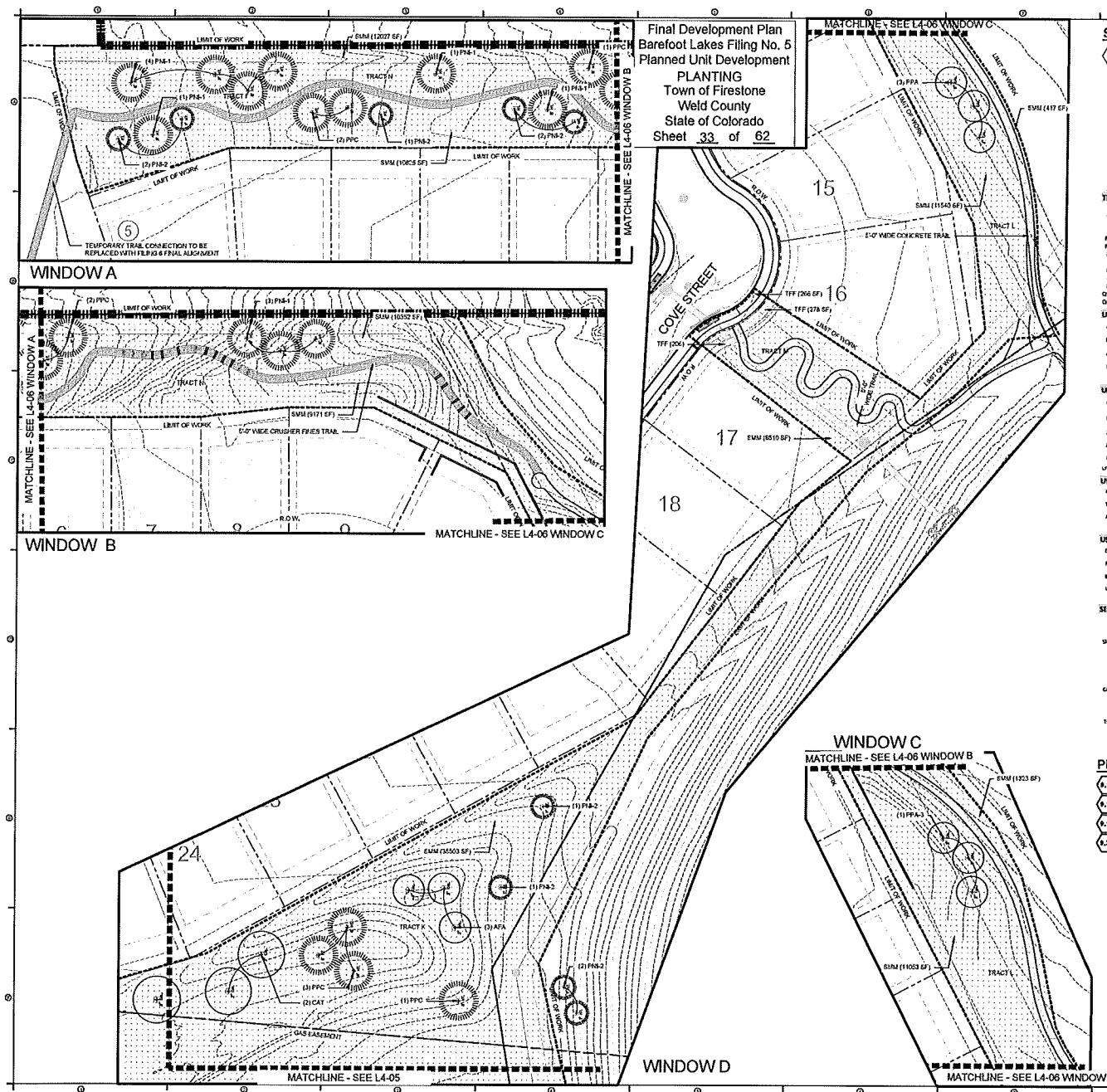
Area	Scientific Name	Common Name	Size	Spacing	Detail
170	Acacia	Acacia	1/16-18		
171	Acacia	Acacia	2/16-18		
172	Acacia	Acacia	3/16-18		
173	Acacia	Acacia	4/16-18		
174	Acacia	Acacia	5/16-18		
175	Acacia	Acacia	6/16-18		
176	Acacia	Acacia	7/16-18		
177	Acacia	Acacia	8/16-18		
178	Acacia	Acacia	9/16-18		
179	Acacia	Acacia	10/16-18		
180	Acacia	Acacia	11/16-18		
181	Acacia	Acacia	12/16-18		

Area	Scientific Name	Common Name	Size	Spacing	Detail
182	Acacia	Acacia	1/16-19		
183	Acacia	Acacia	2/16-19		
184	Acacia	Acacia	3/16-19		
185	Acacia	Acacia	4/16-19		
186	Acacia	Acacia	5/16-19		
187	Acacia	Acacia	6/16-19		
188	Acacia	Acacia	7/16-19		
189	Acacia	Acacia	8/16-19		
190	Acacia	Acacia	9/16-19		
191	Acacia	Acacia	10/16-19		
192	Acacia	Acacia	11/16-19		
193	Acacia	Acacia	12/16-19		

Area	Scientific Name	Common Name	Size	Spacing	Detail
194	Acacia	Acacia	1/16-20		
195	Acacia	Acacia	2/16-20		
196	Acacia	Acacia	3/16-20		
197	Acacia	Acacia	4/16-20		
198	Acacia	Acacia	5/16-20		
199	Acacia	Acacia	6/16-20		
200	Acacia	Acacia	7/16-20		
201	Acacia	Acacia	8/16-20		
202	Acacia	Acacia	9/16-20		
203	Acacia	Acacia	10/16-20		
204	Acacia	Acacia	11/16-20		
205	Acacia	Acacia	12/16-20		

Area	Scientific Name	Common Name	Size	Spacing	Detail
206	Acacia	Acacia	1/16-21		
207	Acacia	Acacia	2/16-21		
208	Acacia	Acacia	3/16-21		
209	Acacia	Acacia	4/16-21		
210	Acacia	Acacia	5/16-21		
211	Acacia	Acacia	6/16-21		
212	Acacia	Acacia	7/16-21		
213	Acacia	Acacia	8/16-21		
214	Acacia	Acacia	9/16-21		
215	Acacia	Acacia	10/16-21		
216	Acacia	Acacia	11/16-21		
217	Acacia	Acacia	12/16-21		

Area	Scientific Name	Common Name	Size	Spacing	Detail
218	Acacia	Acacia	1/16-22		
219	Acacia	Acacia	2/16-22		
220	Acacia	Acacia	3/16-22		
221	Acacia	Acacia	4/16-22		
222	Acacia	Acacia	5/16-22		



SITE KEYNOTES:

PLANTING AND LANDSCAPE

PLANT	Scientific Name	Common Name	Size	Spacing	Detail
1.1	Deciduous Tree		1/15-21		
1.2	Deciduous Tree on slope		2/15-21		
1.3	Evergreen Tree		1/15-21		
1.4	Evergreen Tree on slope		2/15-21		
1.5	Ornamental Tree Type 1		1/15-21		
1.6	Ornamental Tree on slope		2/15-21		
1.7	Deciduous Tree Dry Vale		1/15-21		
1.8	Shrub Type 1		1/15-21		
1.9	Shrub Type 2 (dry)		2/15-21		
1.10	Flowering and Groundcover		3/15-21		
1.11	Turf		4/15-21		
1.12	Dead Edging		5/15-21		
1.13	Grass		6/15-21		

PLANT	Scientific Name	Common Name	Size	Spacing	Detail
2.1	Acacia (Acacia)	Acacia	1/15-21		
2.2	Acacia (Acacia)	Acacia	2/15-21		
2.3	Acacia (Acacia)	Acacia	3/15-21		
2.4	Acacia (Acacia)	Acacia	4/15-21		
2.5	Acacia (Acacia)	Acacia	5/15-21		
2.6	Acacia (Acacia)	Acacia	6/15-21		
2.7	Acacia (Acacia)	Acacia	7/15-21		
2.8	Acacia (Acacia)	Acacia	8/15-21		
2.9	Acacia (Acacia)	Acacia	9/15-21		
2.10	Acacia (Acacia)	Acacia	10/15-21		

PLANT	Scientific Name	Common Name	Size	Spacing	Detail
3.1	USM6 - UNDERSTORY SUMMER MIX		1/15-21		
3.2	USM6 - UNDERSTORY SUMMER MIX		2/15-21		
3.3	USM6 - UNDERSTORY SUMMER MIX		3/15-21		
3.4	USM6 - UNDERSTORY SUMMER MIX		4/15-21		
3.5	USM6 - UNDERSTORY SUMMER MIX		5/15-21		

PLANT	Scientific Name	Common Name	Size	Spacing	Detail
4.1	USM10 - UNDERSTORY FALL MIX		1/15-21		
4.2	USM10 - UNDERSTORY FALL MIX		2/15-21		
4.3	USM10 - UNDERSTORY FALL MIX		3/15-21		
4.4	USM10 - UNDERSTORY FALL MIX		4/15-21		
4.5	USM10 - UNDERSTORY FALL MIX		5/15-21		

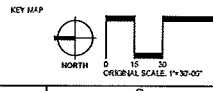
PLANT	Scientific Name	Common Name	Size	Spacing	Detail
5.1	USM13 - UNDERSTORY WINTER MIX		1/15-21		
5.2	USM13 - UNDERSTORY WINTER MIX		2/15-21		
5.3	USM13 - UNDERSTORY WINTER MIX		3/15-21		
5.4	USM13 - UNDERSTORY WINTER MIX		4/15-21		
5.5	USM13 - UNDERSTORY WINTER MIX		5/15-21		

PLANT	Scientific Name	Common Name	Size	Spacing	Detail
6.1	USPM2 - UNDERSTORY SPRING MIX		1/15-21		
6.2	USPM2 - UNDERSTORY SPRING MIX		2/15-21		
6.3	USPM2 - UNDERSTORY SPRING MIX		3/15-21		
6.4	USPM2 - UNDERSTORY SPRING MIX		4/15-21		
6.5	USPM2 - UNDERSTORY SPRING MIX		5/15-21		

PLANT	Scientific Name	Common Name	Size	Spacing	Detail
7.1	SEED MIXES				
7.2	SEED MIXES				
7.3	SEED MIXES				
7.4	SEED MIXES				
7.5	SEED MIXES				

PLANTING LEGEND

PLANT	Scientific Name	Common Name	Size	Spacing	Detail
8.1	USM6		1/15-21		
8.2	USM10		2/15-21		
8.3	USM13		3/15-21		
8.4	USPM2		4/15-21		
8.5	USPM2		5/15-21		



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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet	33 of 62

PROJECT NUMBER: 0311

PLANTING

SHEET NUMBER
L4-06
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
PLANTING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 34 of 62

SITE KEYNOTES:

8A PLANTING AND LANDSCAPE

DETAIL / SHEET	RELATED DETAILS
8.1 Deciduous Tree	1/15-01
8.2 Deciduous Tree on slope	2/15-01
8.3 Evergreen Tree	1/15-02
8.4 Evergreen Tree on slope	2/15-02
8.5 Ornamental Tree Type 1	1/15-03
8.6 Ornamental Tree on slope	2/15-03
8.7 Deciduous Tree Only Wire	3/15-03
8.8 Shrub Type 1	1/15-04 3/15-02
8.9 Shrub Type 2 (slope)	2/15-04 3/15-02
8.10 Perennials and Groundcover	3/15-04 3/15-02
8.11 Turf	4/15-04
8.12 Steel Edging	5/15-04
8.13 Mulch	6/15-04

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FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

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INFORMATION BLOCK

BAREFOOT LAKES

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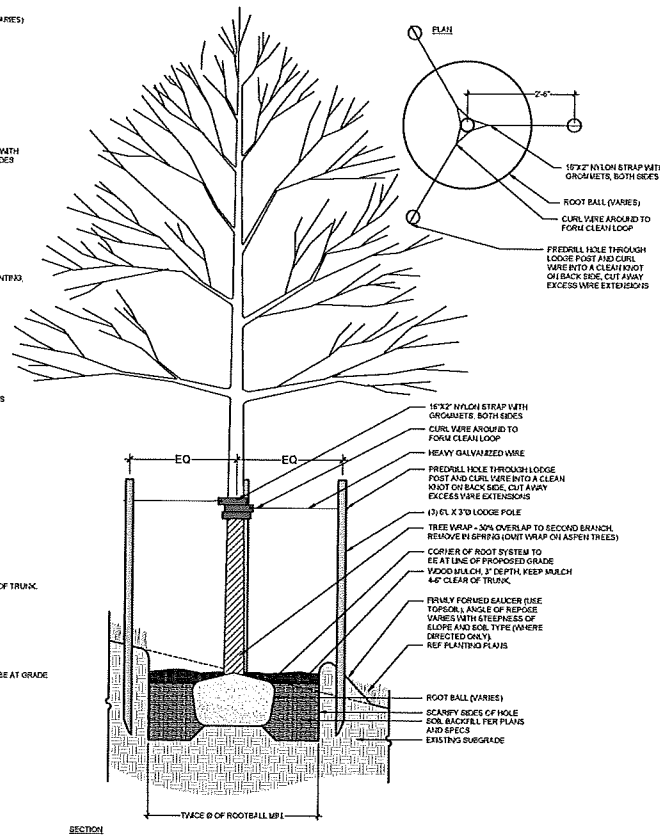
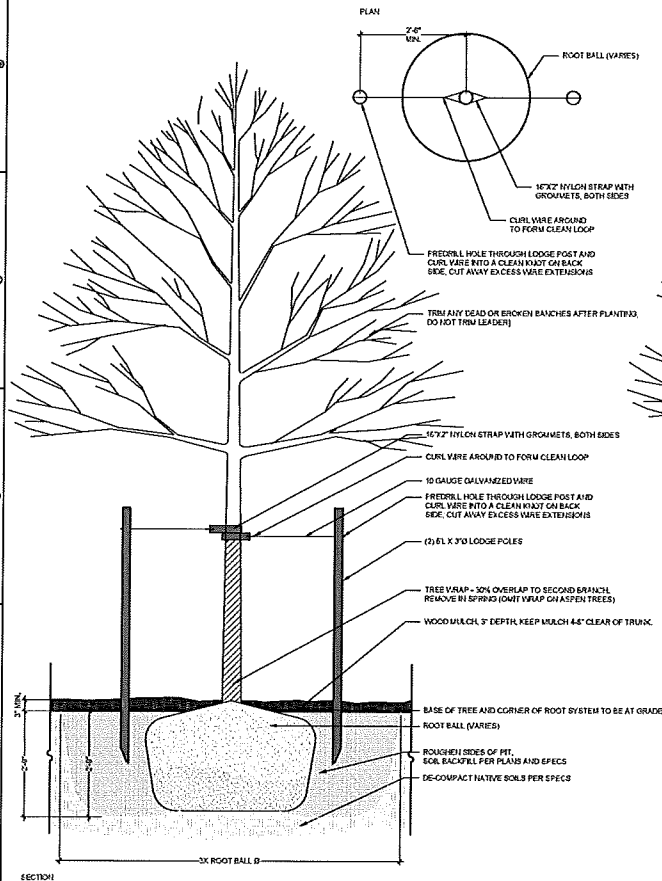
PROJECT NUMBER: 5311

PLANTING
DETAILS

SHEET NUMBER

L5-01

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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
PLANTING DETAILS
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SITE KEYNOTES:

8.A PLANTING AND LANDSCAPE

KEY	DETAIL / SHEET	RELATED DETAILS
8.1	Deciduous Tree	1/15-01
8.2	Deciduous Tree on slope	2/15-01
8.3	Evergreen Tree	1/15-02
8.4	Evergreen Tree on slope	2/15-02
8.5	Ornamental Tree Type 1	1/15-03
8.6	Ornamental Tree on slope	2/15-03
8.7	Deciduous Tree Dry Wire	3/15-03
8.8	Shrub Type 1	1/15-04
8.9	Shrub Type 2 (Alone)	2/15-04
8.10	Perennials and Groundcover	3/15-04
8.11	Turf	4/15-04
8.12	Steel Edging	5/15-04
8.13	Block	6/15-04

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FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

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Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
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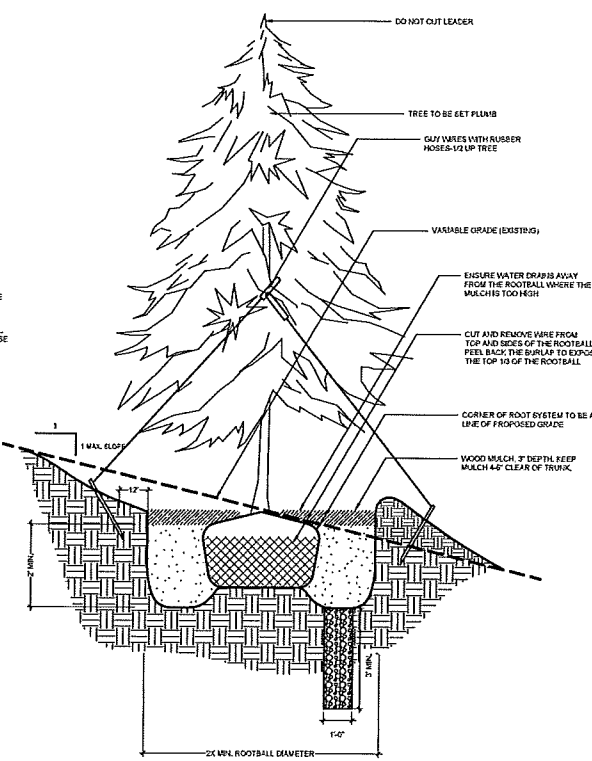
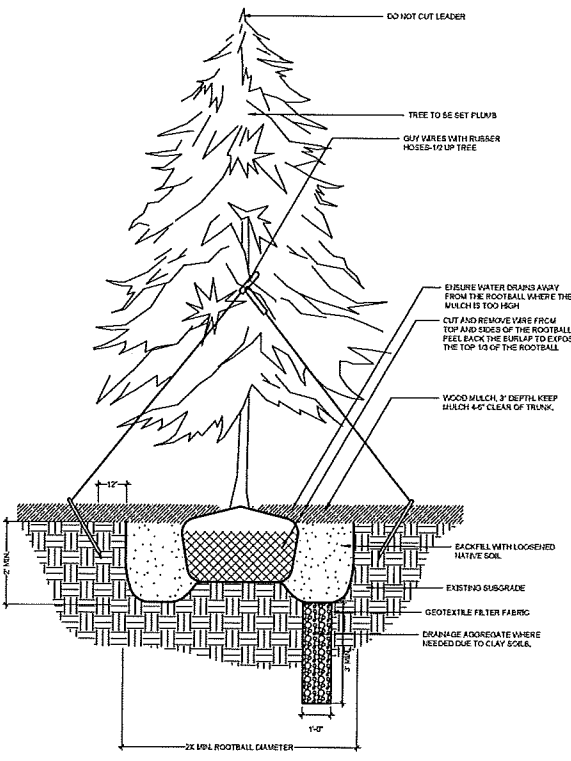
PROJECT NUMBER: 5311

PLANTING
DETAILS

SHEET NUMBER

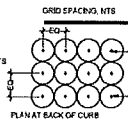
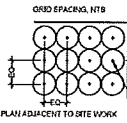
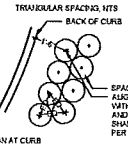
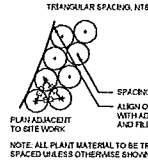
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1 EVERGREEN TREE PLANTING
SCALE: 3/4" = 1'-0"

2 EVERGREEN TREE PLANTING ON SLOPE
SCALE: 3/4" = 1'-0"



3 SHRUB, PERENNIAL, GRASS AND GROUND COVER LAYOUT
NOT TO SCALE

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
PLANTING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 36 of 62

SITE KEYNOTES:

PLANTING AND LANDSCAPE

ITEM	DETAIL	DATE
8.1	Deciduous Tree	1/15/01
8.2	Deciduous Tree on slope	2/15/01
8.3	Evergreen Tree	1/15/02
8.4	Evergreen Tree on slope	2/15/02
8.5	Ornamental Tree Type 1	1/15/03
8.6	Ornamental Tree on slope	2/15/03
8.7	Deciduous Tree Guy Wire	3/15/03
8.8	Shrub Type 1	1/15/04
8.9	Shrub Type 2 (slope)	2/15/04
8.10	Perennials and Groundcover	3/15/04
8.11	Turf	4/15/04
8.12	Steel Edging	5/15/04
8.13	Mulch	6/15/04

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BAREFOOT LAKES - FILING NO. 5
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:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
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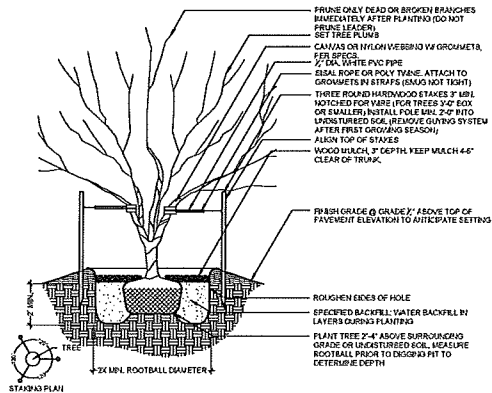
PROJECT NUMBER: 5311

PLANTING
DETAILS

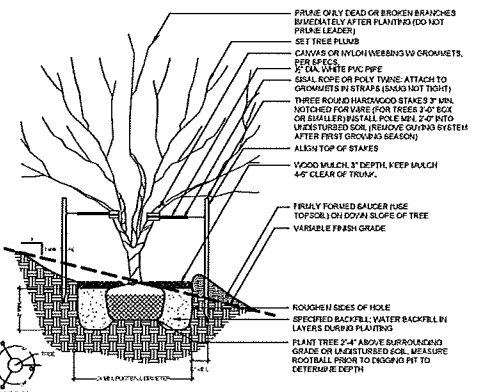
SHEET NUMBER

L5-03

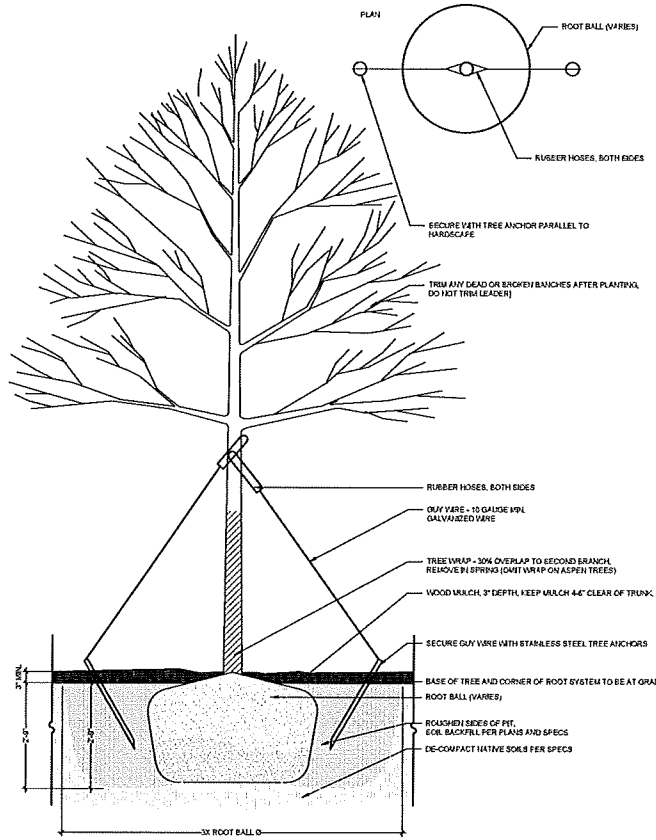
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1 ORNAMENTAL TREE PLANTING
SCALE: 1/4" = 1'-0"



2 ORNAMENTAL PLANTING ON SLOPE
SCALE: 1/4" = 1'-0"



3 DECIDUOUS PLANTING - GUY WIRE
SCALE: 1/4" = 1'-0"

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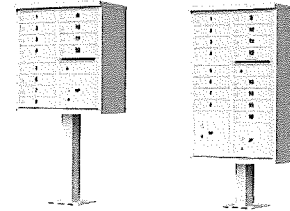


Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
SITE DETAILS
Town of Firestone
Weld County
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Dark Bronze (DB)

NOTES:
BASIC-DESIGN PRODUCT:
• MANUFACTURER: AFFORDABLE MANUFACTURING
• MODEL: VITAL CLUSTER BOX UNITS
• COLOR: DARK BRONZE
PROVIDE ADEQUATE NUMBER OF MAILBOXES PER USFS REQUIREMENTS. MAILBOX UNITS TO BE BASED ON DESIGN PROJECT DESCRIBED ABOVE (ON AN APPROVED EQUAL) TO MATCH FILING NO. 1, 2 AND 3.
PROVIDE CONCRETE PAD PER MANUFACTURER'S INSTRUCTIONS TO ANCHOR THE MAILBOXES. CONCRETE PADS TO BE LOCATED IN THE TREE LANS WHERE INDICATED, WITH CONCRETE PAD EXTENDING FULLY FROM TOP BACK OF CURB TO EDGE OF RECEIVABLE, AND EXTENDING 2 FEET BEYOND SIDES OF MAILBOX UNITS. ORIENT MAILBOXES TO FACE THE SIDEWALK AND NOT TALL PER MANUFACTURER'S INSTRUCTIONS.



5 MAILBOXES
NOT TO SCALE

1 PICNIC TABLE AND BENCH
NOT TO SCALE

NOTES:
MANUFACTURER: KACITE
PRODUCT: VERA BACKED BENCH
MATERIAL: STEEL
FINISH: POWDERCOAT
COLOR: SILVER
SIZE: 10' X 27" W

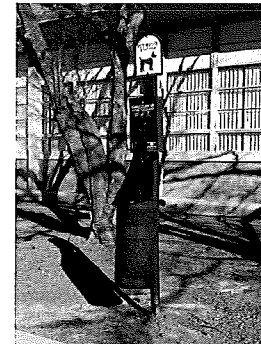


2 BACKED BENCH
NOT TO SCALE

NOTES:
MANUFACTURER: KACITE
PRODUCT: FRAL LITTER BIN
MATERIAL: STEEL
FINISH: POWDERCOAT
COLOR: SILVER
SIZE: 30" X 30" W

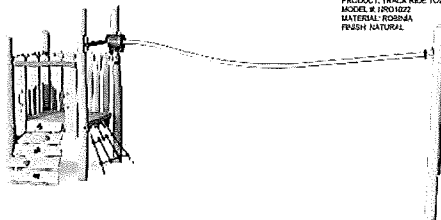


3 TRASH RECEPTACLE
NOT TO SCALE



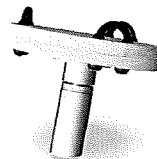
4 PET WASTE STATION
NOT TO SCALE

NOTES:
MANUFACTURER: KOMPAN
PRODUCT: TRACK RIDE TOWER
MODEL: K 1101010
MATERIAL: ROSSIA
FINISH: NATURAL



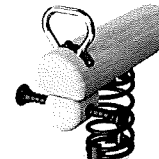
6 TRACK RIDE TOWER
NOT TO SCALE

NOTES:
MANUFACTURER: KOMPAN
PRODUCT: EPRAER PLATE
MODEL: K 1101010
MATERIAL: ROSSIA
FINISH: NATURAL



7 SPINNER PLATE
NOT TO SCALE

NOTES:
MANUFACTURER: KOMPAN
PRODUCT: MULE SPRINGER
MODEL: K 1101010
MATERIAL: ROSSIA
FINISH: NATURAL



8 MULE
NOT TO SCALE

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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
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PROJECT NUMBER: 5311

SITE DETAILS

SHEET NUMBER

L3-01

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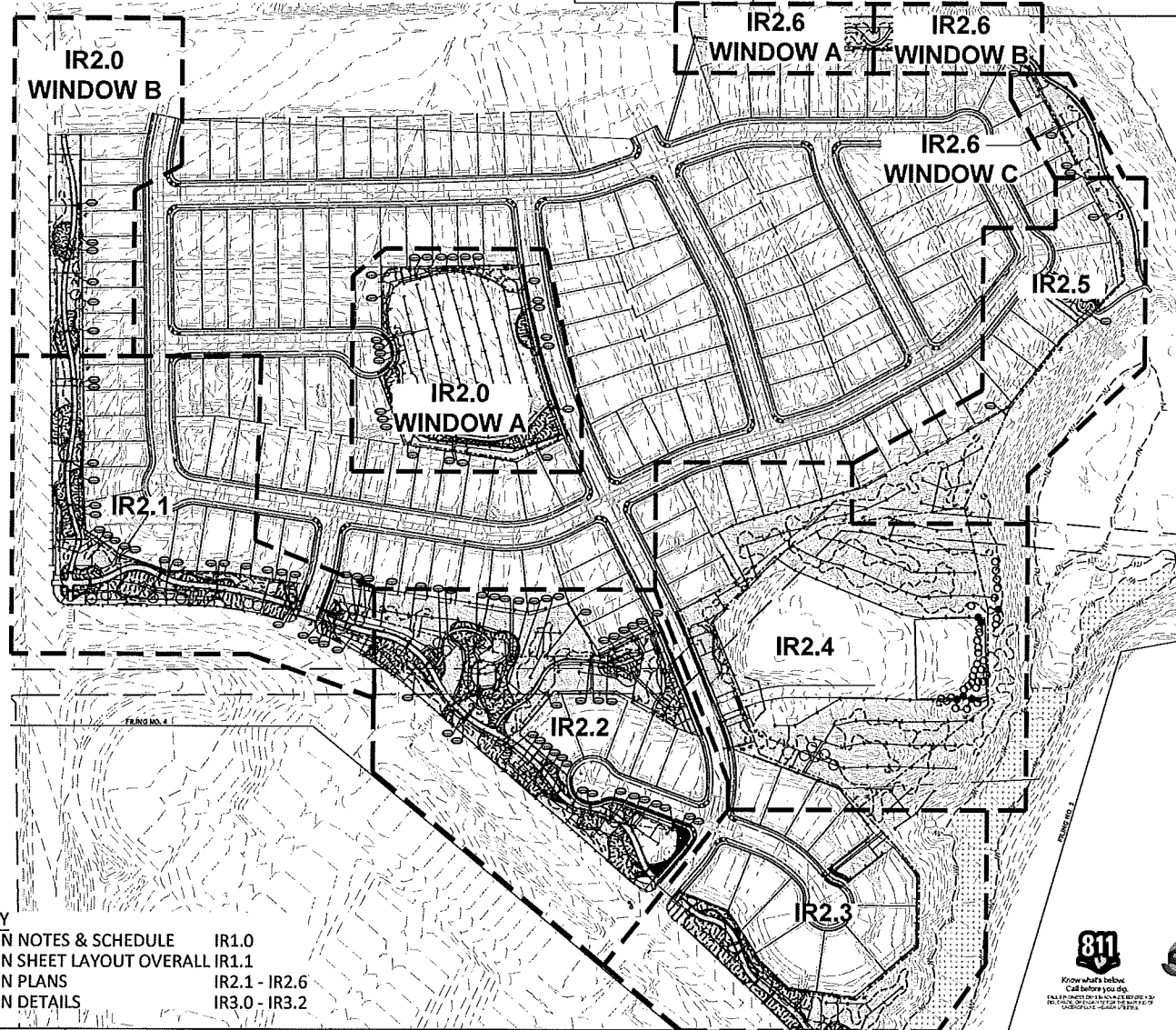
IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HANTER / TORO	PROS-06-PR530-CV-R IV O PRECISION SERIES NOZZLE	POPUP SPRAY HEAD	8
	HANTER / TORO	PROS-06-PR530-CV-R IV O PRECISION 55T 1 CORNER NOZZLE	POPUP SPRAY HEAD	8
		PROS-12-PR530-CV-R IV O PRECISION SERIES NOZZLE	12-POPC SPRAY HEAD	4
	HANTER / TORO	PROS-12-PR530-CV-R IV O PRECISION 55T 1 CORNER NOZZLE	12-POPC SPRAY HEAD	4
	HANTER	PROS-12-PR540-CV-R IV H1000 SERIES NOZZLE	12-POPC SPRAY HEAD	4
	HANTER	PROS-12-PR540-CV-R IV H2000 SERIES NOZZLE	12-POPC SPRAY HEAD	4
	HANTER	PROS-12-PR540-CV-R IV H3000 SERIES NOZZLE	12-POPC SPRAY HEAD	4
	HANTER	PROS-12-PR540-CV-R IV H5000 SERIES NOZZLE	12-POPC SPRAY HEAD	4
	HANTER	1-20-06-55-R IV 1 NOZZLE	GEAR DRIVEN ROTOR	10
	HANTER	1-20-12-R IV 1 NOZZLE	12-POPC GEAR DRIVEN ROTOR	11
	HANTER	1-20-12-R IV 1 NOZZLE	11-POPC GEAR DRIVEN ROTOR	11
	FEATHERHATIC	HAX 1000-H SERIES IV SLDEG1	ELECTRIC CONTROL VALVE IV DECODER	12 & 13
	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
	RAN BRD	44-RP	QUICK COUPLING VALVE	15
	FEATHERHATIC	QUOTE H1564-L WITH SLFED-ENG 1 SHARTLINK ARCATED PATH FLOW	ELECTRIC CONTROLLER	9 & 4
	FEATHERHATIC	QUOTE H1564-L WITH SLFED-ENG 1 SHARTLINK ARCATED PATH FLOW	ELECTRIC CONTROLLER	9 & 4
	FEATHERHATIC	QUOTE H1564-H WITH SLFED-ENG 1 SHARTLINK ARCATED PATH FLOW	ELECTRIC CONTROLLER	9 & 4
	FEATHERHATIC	SLF6 (WIRELESS)	WEATHER STATION	5
	FEIGO	825VA	BACKFLOW PREVENTER	1
	N/S	STRONG BOX	BACKFLOW PREVENTER ENCLOSURE	2
	HATCO	201K	MANUAL DRAIN VALVE	16
		LIRE SIZE - 2" AND SMALLER	GATE VALVE	17
	FEATHERHATIC	HAX 1000-H SERIES (2) IV SLDEG1	MASTER CONTROL VALVE	1
	FEATHERHATIC	SLF5H-520 - 2" CONTACT JOHN KERSEH AT HYDROS-51TH-51TH (203) HAO-532T FOR SYSTEM AND FLOW SENSOR START-UP INITIALIZATION	FLOW SENSOR	6
		CLASS 300 BE - 2" & SMALLER	PVC MANIFOLD	21
		CLASS 160	PVC LATERAL	21
		CLASS 160	PVC ELBOWS	21
	TORO	BLUE STRIPE	POLY DRIP TUBING - 3/4" I.D. WIDTH	18 - 20
	RAN BRD / FEATHERHATIC	XCZ-100-COH IV SLDEG1	DRIP VALVE ASSEMBLY IV DECODER	16 & 15
			DRIP LINE BLOW-OUT STUB	14
	N/S	XERH-BUS	DRIP EMITTERS	20
	N/S	SLDEG1	VALVE DECODER	12, 15 & 16
	FEATHERHATIC	SLVRE122 - 1000	2-WIRE DECODER	12, 15 & 16
	FEATHERHATIC	SLDET LIGHTNING ARRESTOR	GROUNDING LOCATION	14
			WATER METER	BY OTHERS
	HANTER / TORO	PROS-06-PR530-CV-R IV O PRECISION SERIES NOZZLE	POPUP SPRAY HEAD (POTABLE)	25
	HANTER / TORO	PROS-12-PR530-CV-R IV O PRECISION SERIES NOZZLE	12-POPC SPRAY HEAD (POTABLE)	26
	HANTER	PROS-12-PR540-CV-R IV H1000 SERIES NOZZLE	12-POPC SPRAY HEAD (POTABLE)	26
	HANTER	PROS-12-PR540-CV-R IV H2000 SERIES NOZZLE	12-POPC SPRAY HEAD (POTABLE)	26
	HANTER	PROS-12-PR540-CV-R IV H3000 SERIES NOZZLE	12-POPC SPRAY HEAD (POTABLE)	26
	HANTER	PROS-12-PR540-CV-R IV H5000 SERIES NOZZLE	12-POPC SPRAY HEAD (POTABLE)	26
	HANTER	1-20-06-55-R IV 1 NOZZLE	GEAR DRIVEN ROTOR (POTABLE)	27
	FEATHERHATIC	HAX 1000-H SERIES IV SLDEG1	ELECTRIC CONTROL VALVE IV DECODER (POTABLE)	28 & 13
	RAN BRD / FEATHERHATIC	XCZ-100-COH IV SLDEG1	DRIP VALVE ASSEMBLY IV DECODER (POTABLE)	24 & 13
	FEATHERHATIC	SLF5H-520 - 2" CONTACT JOHN KERSEH AT HYDROS-51TH-51TH (203) HAO-532T FOR SYSTEM AND FLOW SENSOR START-UP INITIALIZATION	FLOW SENSOR (POTABLE)	29
	FEATHERHATIC	HAX 1000-H SERIES IV SLDEG1	MASTER CONTROL VALVE (POTABLE)	24
	RAN BRD	44-LRC	QUICK COUPLING VALVE (POTABLE)	50
		LIRE SIZE - 2" AND SMALLER	GATE VALVE (POTABLE)	52
			DRIP LINE BLOW-OUT STUB (POTABLE)	53
		CLASS 300 BE - 2" & SMALLER	PVC MANIFOLD (POTABLE)	54
	N/S	201K	MANUAL DRAIN VALVE (POTABLE)	51
			WEATHER STATION NO. CONTROL VALVE BOX	

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
IRRIGATION
Town of Firestone
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DIRECTORY
IRRIGATION NOTES & SCHEDULE IR1.0
IRRIGATION SHEET LAYOUT OVERALL IR1.1
IRRIGATION PLANS IR2.1 - IR2.6
IRRIGATION DETAILS IR3.0 - IR3.2

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11.20.2019
Revision 1:	03.25.2020
Revision 2:	06.09.2020
Revision 3:	
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PROJECT NUMBER: 5311

IRRIGATION SHEET LAYOUT OVERALL

SHEET NUMBER

IR1.1



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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
IRRIGATION
Town of Firestone
Weld County
State of Colorado
Sheet 41 of 62

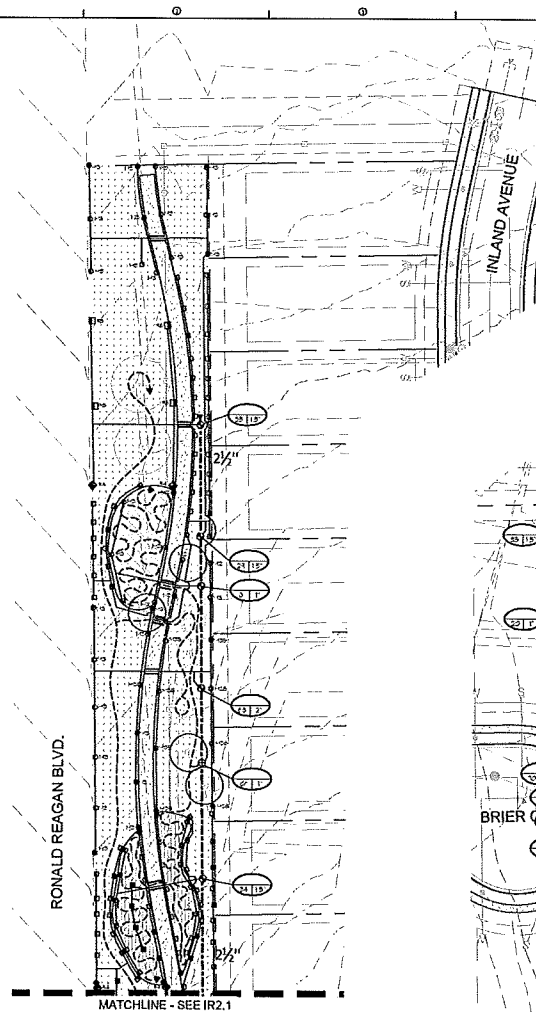
P CONTROLLER LOCATION "P"

FEDERAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL, 1 STATION COUNT), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN (TO BE COORDINATED) UP OF CONTROLLER LOCATION FROM ELECTRICAL METER (BY CONTRACTOR). ELECTRICAL METER, PERMISSIBLE, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH FLOW CONFORMING TO LOCAL CODES. EXTEND PERM SHIELDED CABLE FROM THE FLOW SENSOR TO AIR GARD AND CONNECT AIR GARD TO CONTROLLER. CONNECT MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-PAIR COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHERMATIC FEATHER STATION SENSOR ON A POLE WHERE THERE IS 30 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTIVE FEATURE. INSTALL SENSOR RECEIVER IN CONTROLLER ENCLOSURE. CONNECT SENSOR RECEIVER WIRES TO RADIATION CONTROLLER SENSOR PORT THROUGH CONDUIT. CONFIRM THERE IS COMMUNICATION BETWEEN CONTROLLER AND FEATHER STATION. FINAL SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

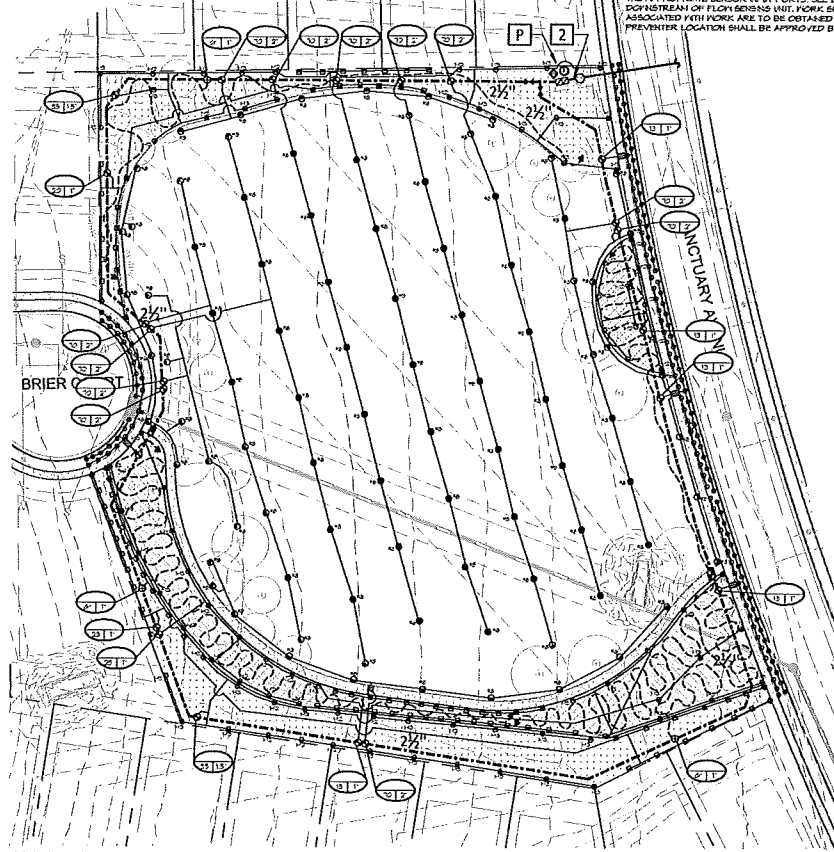
WEATHERMATIC SMARTLINK KEY-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING MODEL #1555-P. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTACT PARSONS AT (303) 440-5523 FOR PRICING, CONTACT JOHN KEESE AT HYDROSISTEMS@KDI.COM (303) 440-5523 FOR CONTROLLER AND FLOW SENSOR STARTUP AND INITIALIZATION. 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 HYDROSISTEMS-KDI. COORDINATION BETWEEN HYDROSISTEMS-KDI AND THE LANDSCAPE MAINTENANCE COMPANY WILL BE REQUIRED FOR A PERIOD OF ONE YEAR, AT MINIMUM.

2 POINT OF CONNECTION #2 - 2"

PEAK FLOW REQUIREMENT: 70 GPM. REQUIRED STATIC PRESSURE: 87 PSI MIN. TIE ONTO 2" COPPER SUB-OUT DOWNSIDE 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" 90° AND PASTE 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 CLOSING VALVE, ONE GATE VALVE AND EXTEND P/C MANHOLE AS SHOWN. EXTEND PERM SHIELDED CABLE FROM THE FLOW SENSOR TO AIR GARD AND CONNECT AIR GARD TO CONTROLLER. INSTALL 4 #14 UPFL 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 DOWNSIDE 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.

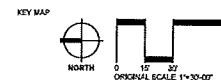
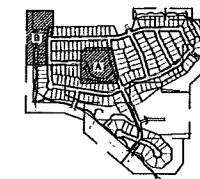


WINDOW B



WINDOW A

DIRECTORY
IRRIGATION NOTES & SCHEDULE IR1.0
IRRIGATION SHEET LAYOUT OVERALL IR1.1
IRRIGATION PLANS IR2.1 - IR2.6
IRRIGATION DETAILS IR3.0 - IR3.2



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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11.20.2019
Revision 1:	03.25.2020
Revision 2:	06.09.2020
Revision 3:	
Sheet 41 of 62	

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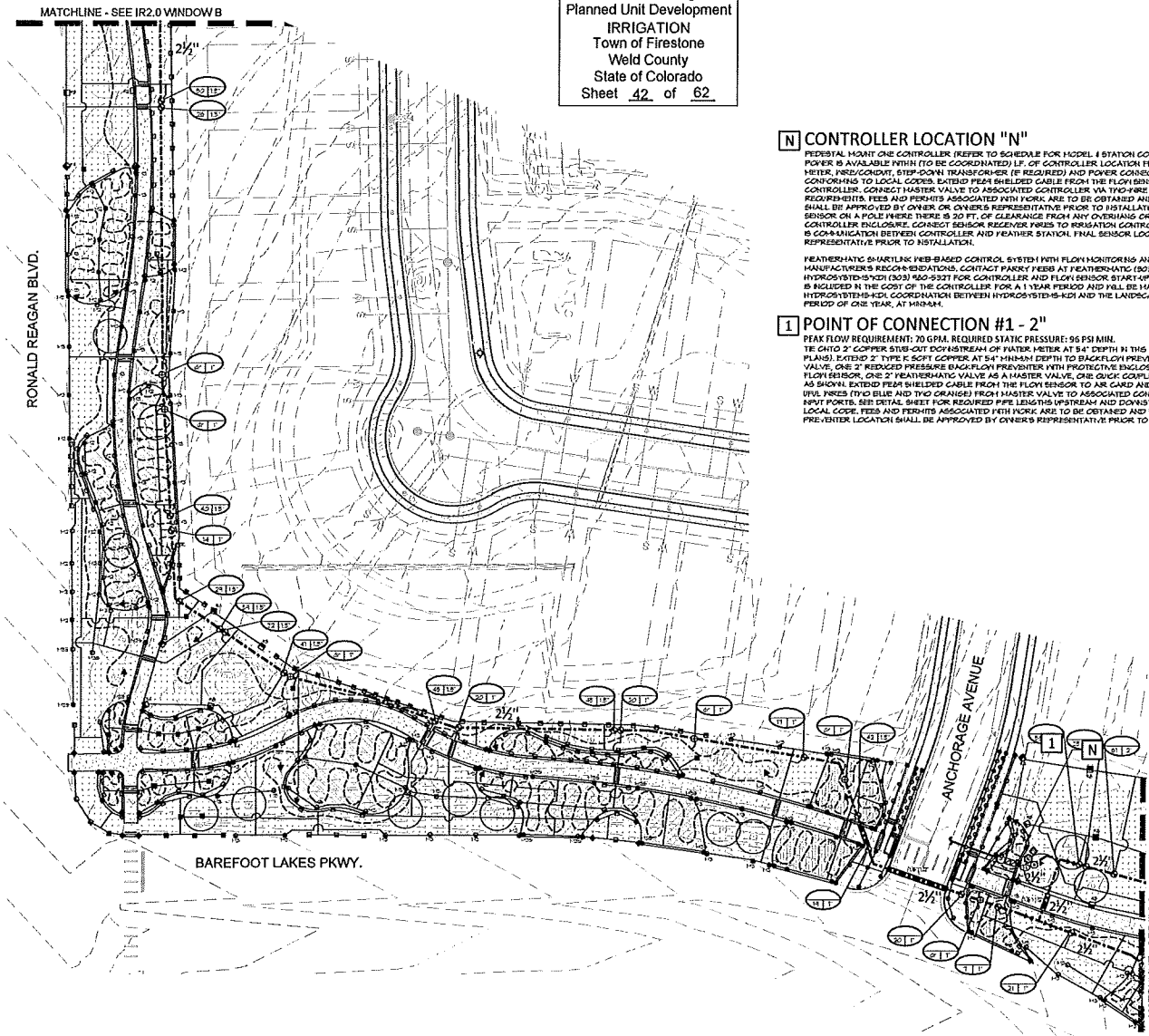
IRRIGATION PLAN

SHEET NUMBER

IR2.0

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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
IRRIGATION
Town of Firestone
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[N] CONTROLLER LOCATION "N"

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT). REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 10' OF CONTROLLER LOCATION FROM ELECTRICAL METER (BY CONTRACTOR). ELECTRICAL METER, MISC/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND FIBER SHIELDED CABLE FROM THE FLOW SENSOR TO AIR CARD AND CONNECT AIR CARD TO CONTROLLER. CONNECT MASTER VALVE TO ASSOCIATED CONTROLLER VIA FIBER SHIELDED CABLE FOR 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.

[1] POINT OF CONNECTION #1 - 2"

WEATHERMATIC SMARTLINK FIBER-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING MODEL H1845-N. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTACT PARKY FEES AT WEATHERMATIC (303-433-6366) FOR PRICING. CONTACT JOHN KEESER AT HYDROSYSTEMS (303) 600-9337 FOR CONTROLLER AND FLOW SENSOR START-UP AND INSTALLATION. WATER MANAGED IRRIGATION 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.

PEAK FLOW REQUIREMENT: 70 GPM. REQUIRED STATIC PRESSURE: 95 PSI MIN.
EXTEND 2" COPPER STEP-DOWN DOWNSTREAM OF WATER METER AT 8" 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 1/2" PVC HAILLINE AS SHOWN. EXTEND FIBER SHIELDED CABLE FROM THE FLOW SENSOR TO AIR CARD AND CONNECT AIR CARD TO CONTROLLER. INSTALL 4 1/4" O.D. PIPES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO ASSOCIATED CONTROLLER. CONNECT PIPES TO THE APPROPRIATE SENSOR INPUT PORTS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. PIPES 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.

DIRECTORY	
IRRIGATION NOTES & SCHEDULE	IR1.0
IRRIGATION SHEET LAYOUT OVERALL	IR1.1
IRRIGATION PLANS	IR2.1 - IR2.6
IRRIGATION DETAILS	IR3.0 - IR3.2

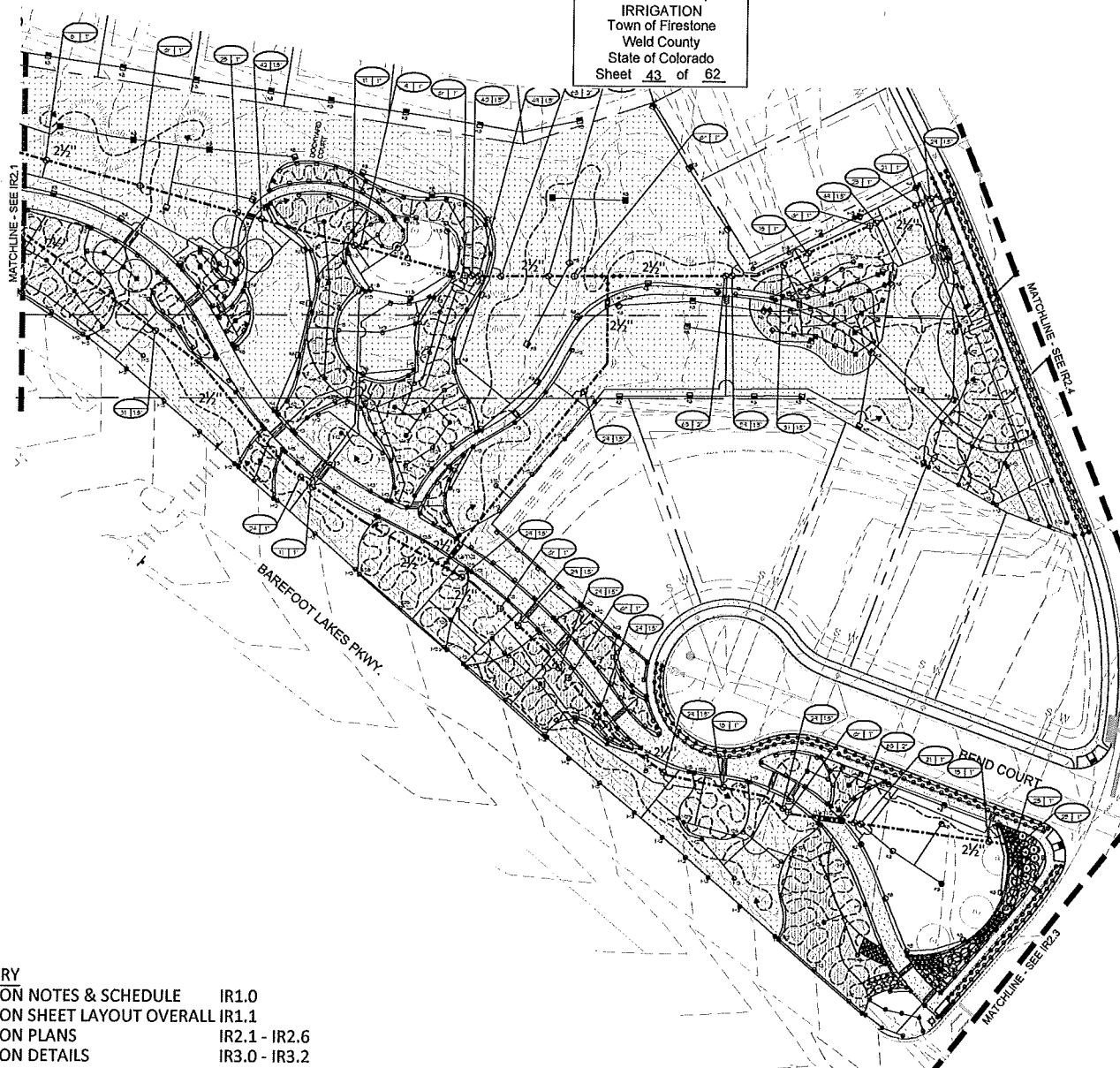
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**BAREFOOT LAKES - FILING NO. 5
FINAL DEVELOPMENT PLAN**
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11.20.2019
Revision 1:	03.25.2020
Revision 2:	06.09.2020
Revision 3:	
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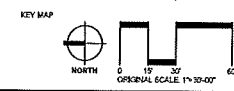
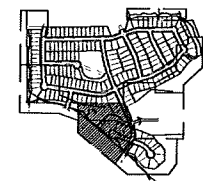
PROJECT NUMBER 9311
IRRIGATION PLAN
SHEET NUMBER
IR2.1
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
IRRIGATION
Town of Firestone
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State of Colorado
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BAREFOOT LAKES - FILING NO. 5 **FINAL DEVELOPMENT PLAN** TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11.20.2019
Revision 1:	03.25.2020
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PROJECT NUMBER 5311
IRRIGATION PLAN
SHEET NUMBER
IR2.2

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IRRIGATION
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State of Colorado
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MATCHLINE - SEE IR2.4

MATCHLINE - SEE IR2.2

BEND COURT

BEND COURT

BAREFOOT LAKES PKWY.

SANCTUARY AVENUE

DIRECTORY

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IRRIGATION SHEET LAYOUT OVERALL	IR1.1
IRRIGATION PLANS	IR2.1 - IR2.6
IRRIGATION DETAILS	IR3.0 - IR3.2

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Littleton, Colorado 80121
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KEY MAP



NORTH

ORIGINAL SCALE 1"=30'-00"

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BAREFOOT LAKES - FILING NO. 5
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11.20.2019
Revision 1:	03.25.2020
Revision 2:	06.09.2020
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PROJECT NUMBER: 5311

IRRIGATION PLAN

SHEET NUMBER

IR2.3

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Barefoot Lakes Filing No. 5
Planned Unit Development
IRRIGATION
Town of Firestone
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IRRIGATION DETAILS IR3.0 - IR3.2

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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
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First Submittal:	11.20.2019
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Revision 3:	
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PROJECT NUMBER: 5311

IRRIGATION PLAN

SHEET NUMBER

IR2.4

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3 POINT OF CONNECTION #3 - 2"
PEAK FLOW REQUIREMENT: 70 GPM.
REQUIRED STATIC PRESSURE: 92 PSI MIN.
THE 2" 20' COPPER SUB-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION (BY OTHERS, REFER TO CIVIL PLANS). EXTEND 2" TYPE K SCOT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 2" STOP AND FLANGE 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 2" 1/2" GPM. GPM. VALVE, ONE GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. EXTEND FROM SHIELDED CABLE FROM THE FLOW SENSOR TO AIR CARD AND CONNECT AIR CARD TO CONTROLLER. INSTALL A 1/4" IPEX PIPES (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 PIPING 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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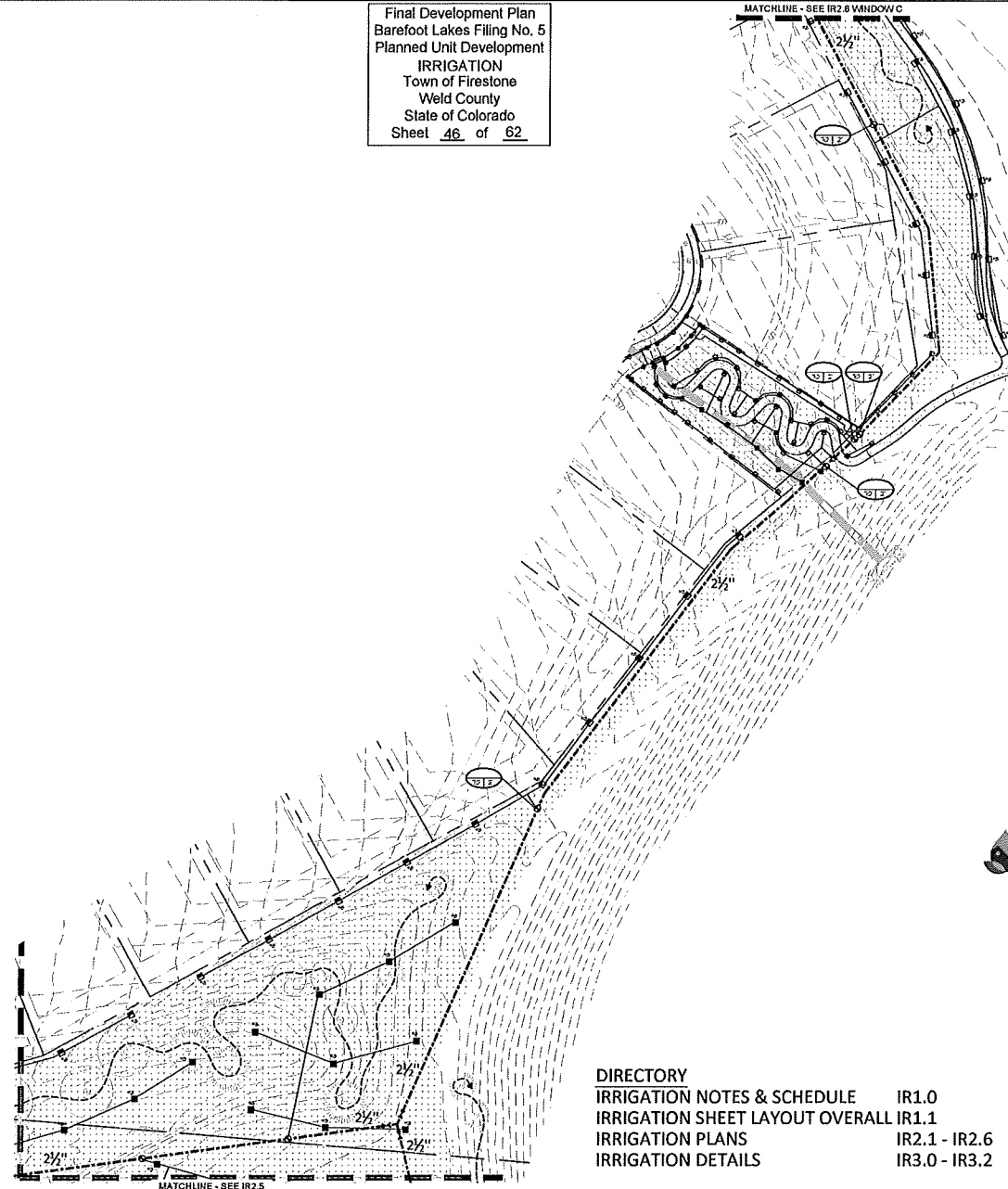
Q CONTROLLER LOCATION "Q"
PREDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION CODE). REDUCED READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 10' TO BE COORDINATED W/ OF CONTROLLER LOCATION FROM ELECTRICAL METER (BY CONTRACTOR). ELECTRICAL METER, PRE-CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND 7/8" 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 PIPING 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 OVERHANGS 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 MONITORS AND REPORTING MODEL HTB65-Q. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTACT FARRI WEB AT WEATHERMATIC (303-630-6264) FOR PRICING. CONTACT JOHN KETSEN AT HYDROSYSTEMS (303) 663-5327 FOR CONTROLLER AND FLOW SENSOR START-UP AND INSTALLATION. WATER MANAGEMENT SUBSCRIPTION IS INCLUDED IN THE COST OF THE CONTROLLER FOR A 1 YEAR PERIOD AND WILL BE MAINTAINED ON BEHALF OF THE OWNER BY HYDROSYSTEMS. COORDINATION BETWEEN HYDROSYSTEMS-IR2 AND THE LANDSCAPE MAINTENANCE COMPANY WILL BE REQUIRED FOR A PERIOD OF ONE YEAR, AT MINIMUM.

MATCHLINE - SEE IR2.3

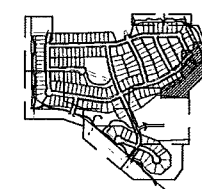
MATCHLINE - SEE IR2.5

MATCHLINE - SEE IR2.2

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
IRRIGATION
Town of Firestone
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IRRIGATION PLANS IR2.1 - IR2.6
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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11.20.2019
Revision 1:	03.25.2020
Revision 2:	06.09.2020
Revision 3:	
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PROJECT NUMBER: 5311

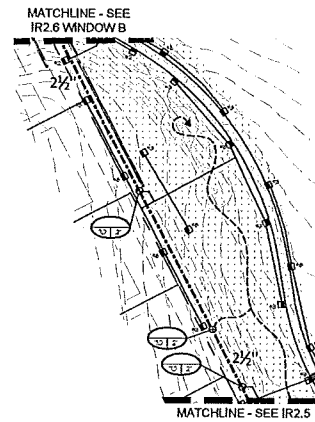
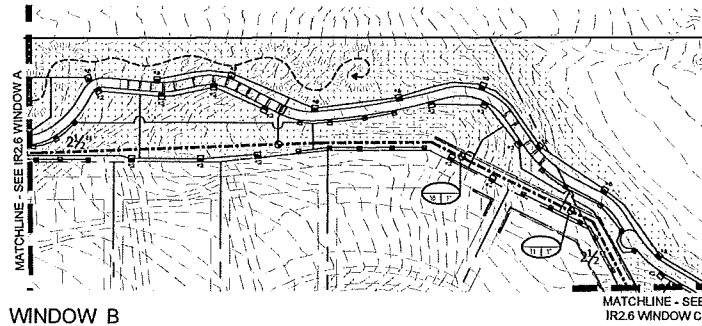
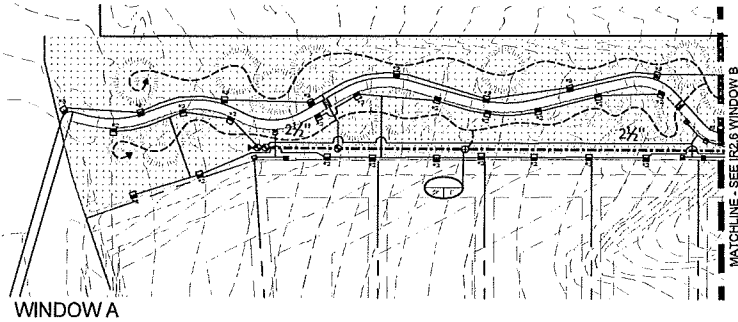
IRRIGATION PLAN

SHEET NUMBER

IR2.5

ONLY THE DESIGNER'S SEAL IS REQUIRED

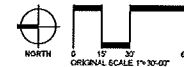
Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
IRRIGATION
Town of Firestone
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State of Colorado
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WINDOW C

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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11.20.2019
Revision 1:	03.25.2020
Revision 2:	06.09.2020
Revision 3:	
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PROJECT NUMBER: 511

IRRIGATION PLAN

DISTRICT

IR2.6

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Final Development Plan
 Barefoot Lakes Filing No. 5
 Planned Unit Development
 IRRIGATION
 Town of Firestone
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 State of Colorado
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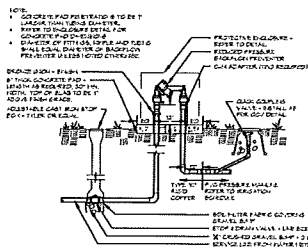


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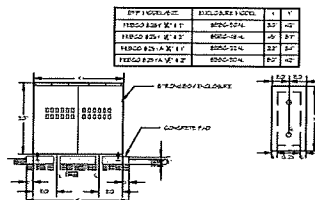
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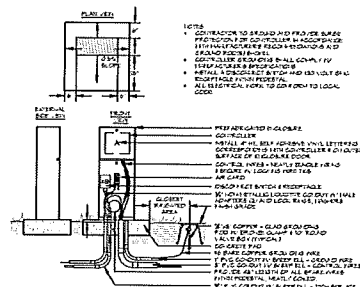
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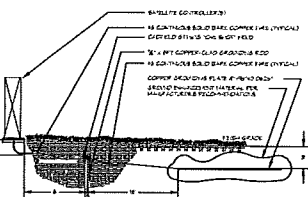
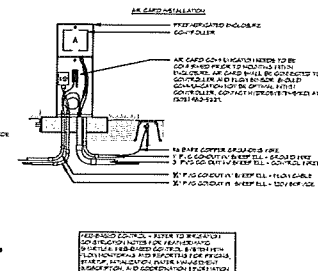
BACKFLOW PREVENTER
 3/4" - 2" SYSTEMS WITH PVC CONNECTION



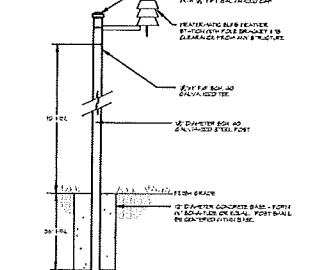
BACKFLOW ENCLOSURE
 STRONGBOX - 3/4" - 2" SYSTEMS



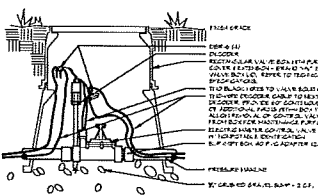
ELECTRIC CONTROLLER
 PEDESTAL



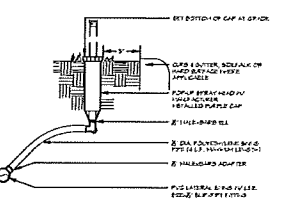
CONTROLLER GROUNDING



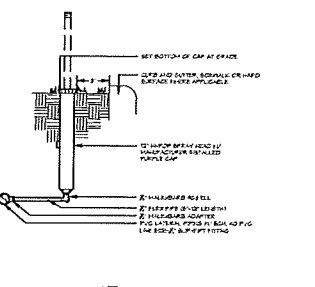
FLOW SENSOR
 TEE STYLE - NON-POTABLE



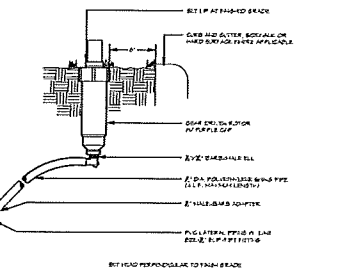
MASTER VALVE
 VIA DECODER - TAPS 2" & SMALLER - NON-POTABLE



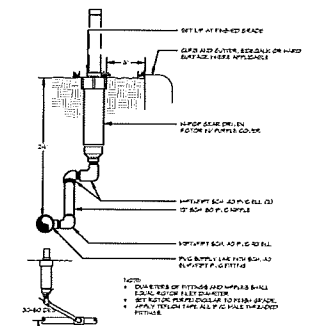
POP-UP SPRAY HEAD



HI-POP SPRAY HEAD



GEAR DRIVEN ROTOR



HI-POP GEAR DRIVEN ROTOR

BAREFOOT LAKES - FILING NO. 5
FINAL DEVELOPMENT PLAN
 TOWN OF FIRESTONE
 WELD COUNTY
 STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11.20.2019
Revision 1:	03.25.2020
Revision 2:	06.09.2020
Revision 3:	
Sheet 48 of 62	

PROJECT NUMBER 5311

IRRIGATION DETAILS

SHEET NUMBER
IR3.0

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IRRIGATION NOTES & SCHEDULE
IRRIGATION SHEET LAYOUT OVERALL
IRRIGATION PLANS
IRRIGATION DETAILS

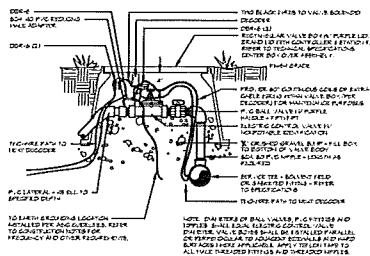
IR1.0
 IR2.1 - IR2.6
 IR3.0 - IR3.2

Final Development Plan
 Barefoot Lakes Filing No. 5
 Planned Unit Development
 IRRIGATION
 Town of Firestone
 Weld County
 State of Colorado
 Sheet 49 of 62

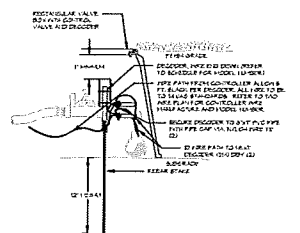


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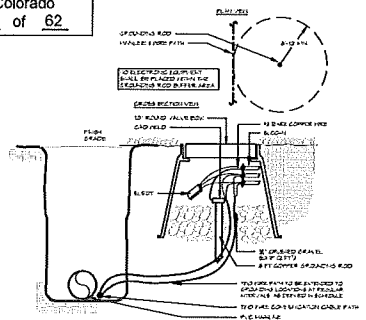
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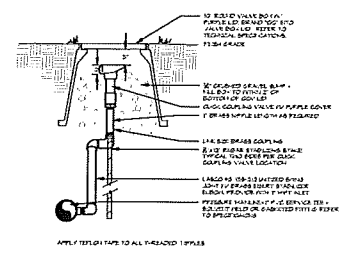
ELECTRIC CONTROL VALVE
 TWO-WIRE SYSTEM - PVC PIPE - NON-POTABLE



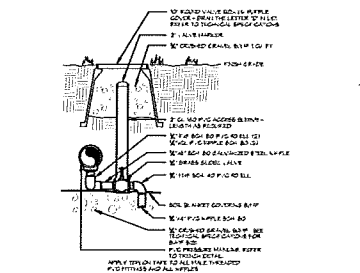
DECODER INSTALLATION
 TWO-WIRE SYSTEM



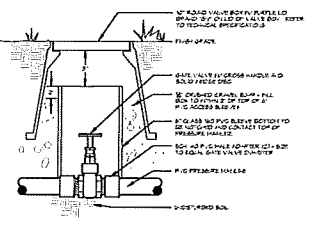
DECODER GROUNDING
 VIA GROUNDING ROD



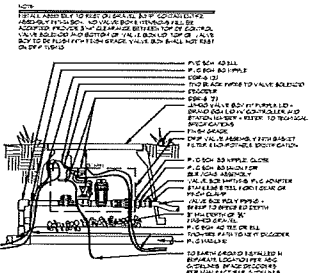
QUICK COUPLING VALVE



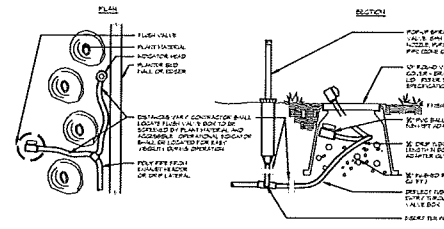
MANUAL DRAIN VALVE



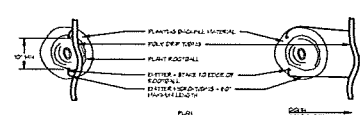
GATE VALVE



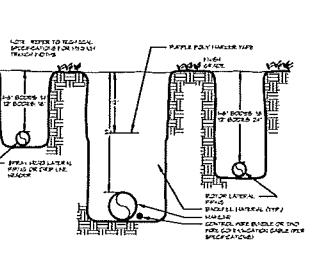
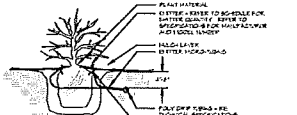
DRIFT VALVE
 TWO-WIRE SYSTEM - BASKET - POLY PIPE - NON-POTABLE



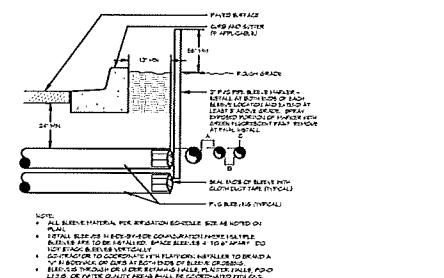
DRIFT FLUSH VALVE
 WITH OPERATIONAL INDICATOR - NON-POTABLE



DRIFT EMITTER
 BELOW GRADE



TRENCH
 24\"/>



IRRIGATION SLEEVE

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1-5 GALLON MATERIAL	0.8 GPH	0-2 EACH	0-2 EACH
6-20 GALLON MATERIAL	0.9 GPH	1 EACH	1-2 EACH
25 GALLON TREE	1.0 GPH	1-2 EACH	1-2 EACH
3-5 GALLON TREE	1.2 GPH	1 EACH	1 EACH
3-5 GALLON TREE	1.0 GPH	1 EACH	1 EACH
3-5 GALLON TREE	1.0 GPH	1 EACH	1 EACH
3-5 GALLON TREE	1.0 GPH	1 EACH	1 EACH
3-5 GALLON TREE	1.0 GPH	1 EACH	1 EACH
4 GALLON TREE	1.0 GPH	1 EACH	1 EACH
4 GALLON TREE	1.0 GPH	1 EACH	1 EACH
4 GALLON TREE	1.0 GPH	1 EACH	1 EACH
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BAREFOOT LAKES - FILING NO. 5
FINAL DEVELOPMENT PLAN
 TOWN OF FIRESTONE
 WELD COUNTY
 STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11.20.2019
Revision 1:	03.25.2020
Revision 2:	06.09.2020
Revision 3:	
Sheet	49 of 62

PROJECT NUMBER: 5311

IRRIGATION DETAILS

SHEET NUMBER

IR3.1

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IRRIGATION SHEET LAYOUT OVERALL IR1.1
IRRIGATION PLANS IR2.1 - IR2.2
IRRIGATION DETAILS IR3.0 - IR3.2

Final Development Plan
 Barefoot Lakes Filing No. 5
 Planned Unit Development
 IRRIGATION
 Town of Firestone
 Weld County
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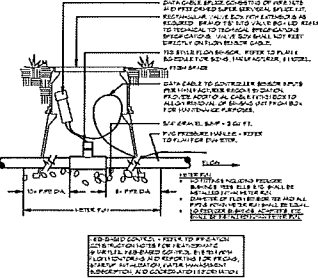
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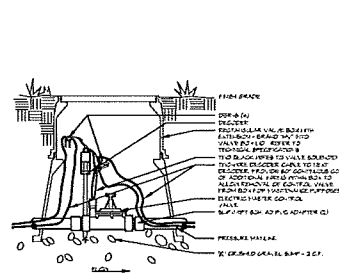
BAREFOOT LAKES - FILING NO. 5
FINAL DEVELOPMENT PLAN
 TOWN OF FIRESTONE
 WELD COUNTY
 STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11.20.2019
Revision 1:	03.25.2020
Revision 2:	06.09.2020
Revision 3:	
Sheet	50 of 62

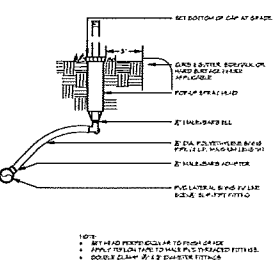
PROJECT NUMBER: 5311
IRRIGATION DETAILS
 SHEET NUMBER
IR3.2



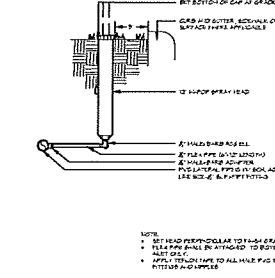
FLOW SENSOR TEE STYLE



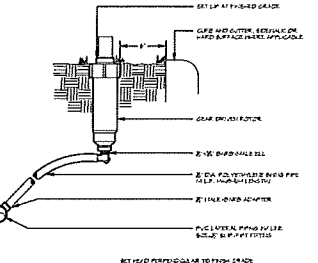
MASTER VALVE VIA DECODER - TAPS 2" & SMALLER



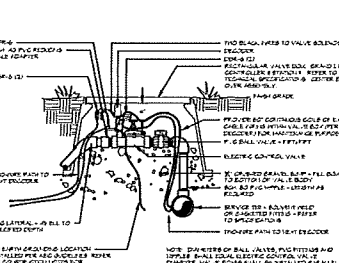
POP-UP SPRAY HEAD



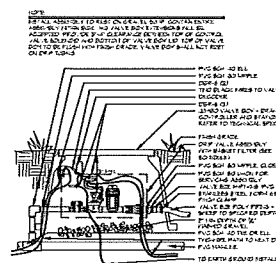
HI-POP SPRAY HEAD



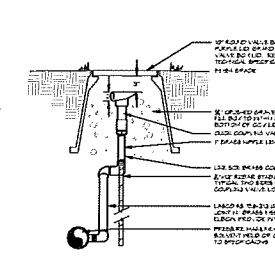
GEAR DRIVEN ROTOR



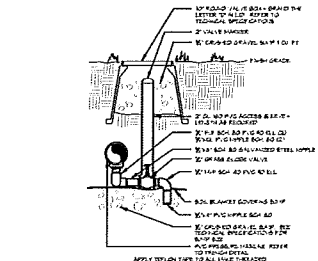
ELECTRIC CONTROL VALVE TWO-WIRE SYSTEM - PVC PIPE



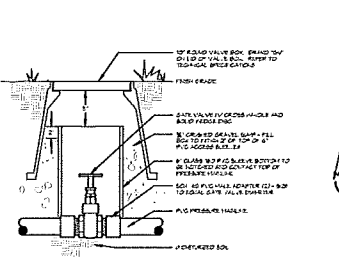
DRIP VALVE TWO-WIRE SYSTEM - BASKET - POLY PIPE



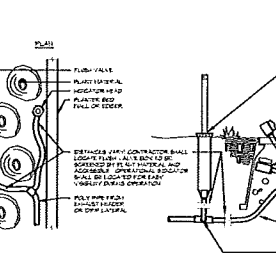
QUICK COUPLING VALVE



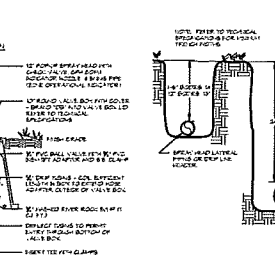
MANUAL DRAIN VALVE



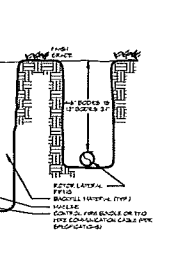
GATE VALVE



DRIP FLUSH VALVE WITH OPERATIONAL INDICATOR



TRENCH 24" MAINLINE



TRENCH 24" MAINLINE

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
FENCING PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 51 of 62

SITE KEYNOTES:

6.0 RAILINGS, BARRIERS, FENCING

6.1	Fence Type 1 - Short Privacy	1/16/03	12/31/601
6.2	Fence Type 2 - Short Open	2/16/03	12/31/602
6.3	Fence Type 4 - Tall Privacy	1/16/05	12/31/602
6.4	Fence Type 5 - Tall Open	2/16/05	12/31/602

SYMBOL LEGEND

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

FENCE STANDARDS

General Provisions

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

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

All fencing in the FDP is subject to 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 easements, 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 encompasses the privacy fence type with a pair of crossed steel ends and open segments. There will be a square mesh fill on the open rail type to match the galvanized steel ends of the monuments.

Fence Standards

Fences will comply with the following standards:

- Wing fences (fences that separate a lot from a road) 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 closer to the street. Fences between front yards are prohibited.
- Where a fence such as 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 51 through 54.
 - 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 48. The preservative treatment must be applied so the gate matches the existing tract fencing.
 - Open gates may not obstruct the sidewalks 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.valhalla.com
 - Color: Clear
 - Eco Wood Treatment
 - Manufactured by Eco Wood Treatment, <http://ecowoodtreatment.com/index>
 - Color: Clear

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BAREFOOT LAKES - FILING NO. 5
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	

Sheet 51 of 62

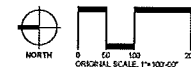
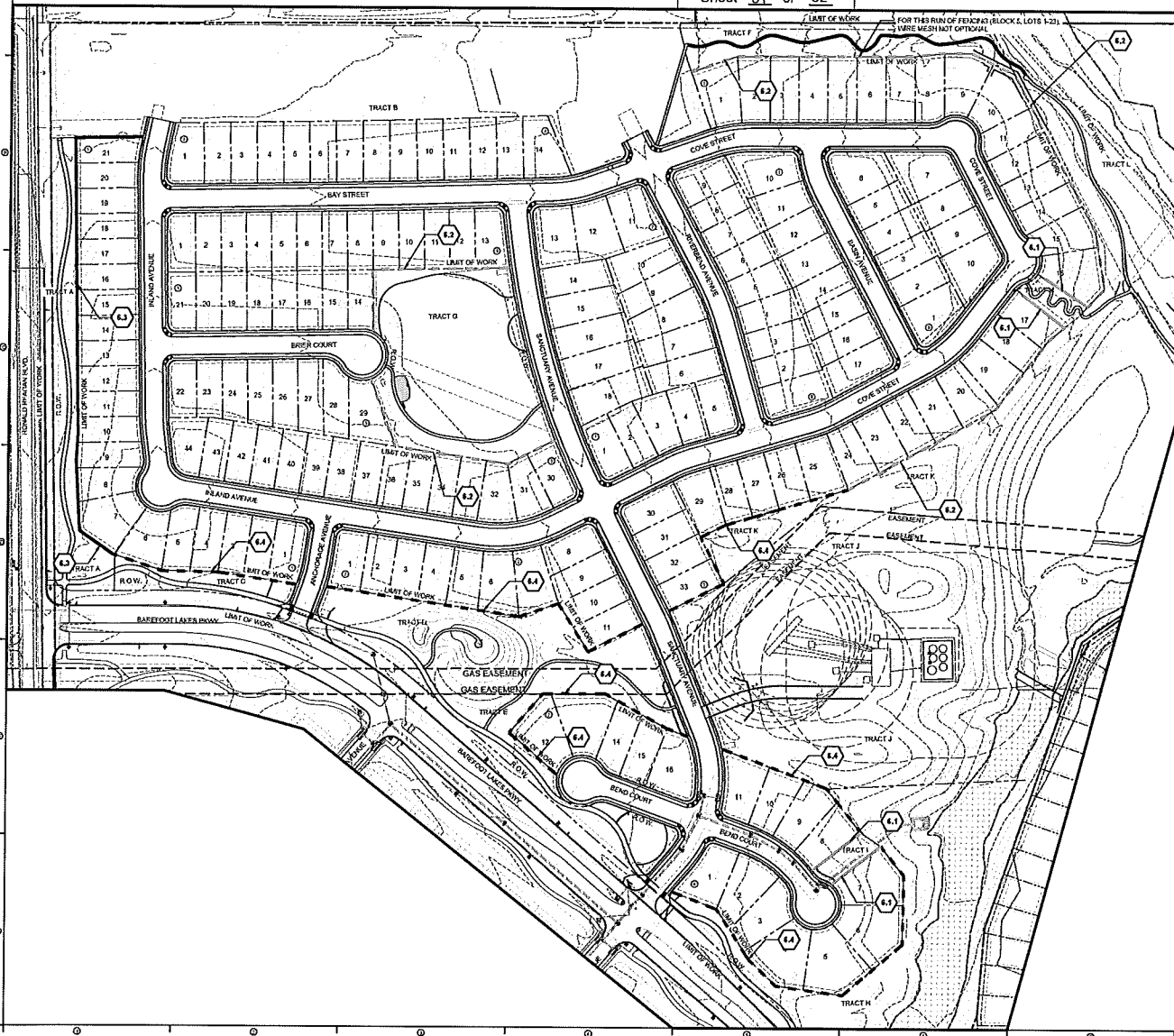
PROJECT NUMBER: 6311

PLAN

SHEET NUMBER

L6-01

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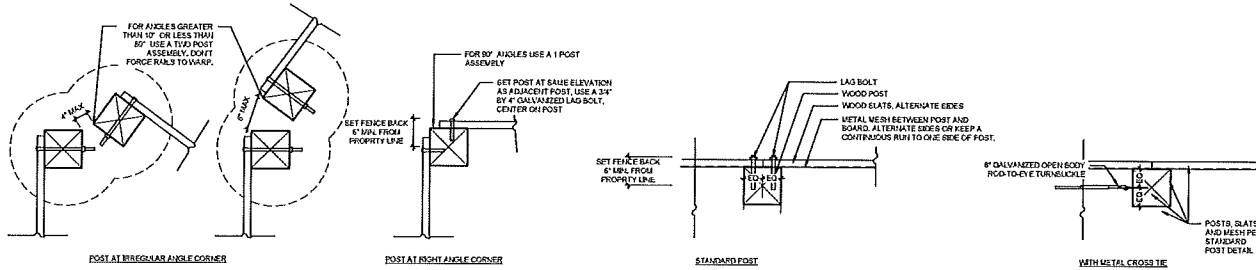
Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
FENCING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 52 of 62

SITE KEYNOTES:

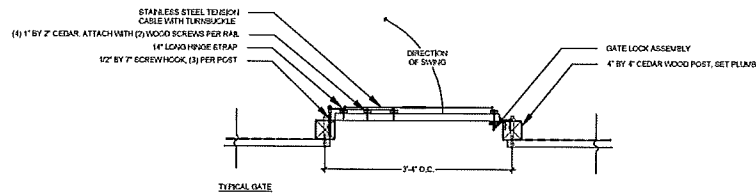
6.0 RAILINGS, BARRIERS, FENCING

DETAIL / SHEET	RELATED DETAIL
6.1 Fence Type 1 - Short Privacy	1/16-03 1.2.3/16-01
6.2 Fence Type 2 - Short Open	2/16-03 1.2.3/16-02
6.3 Fence Type 4 - Tall Privacy	1/16-06 1.2.3/16-02
6.4 Fence Type 5 - Tall Open	2/16-05 1.2.3/16-02

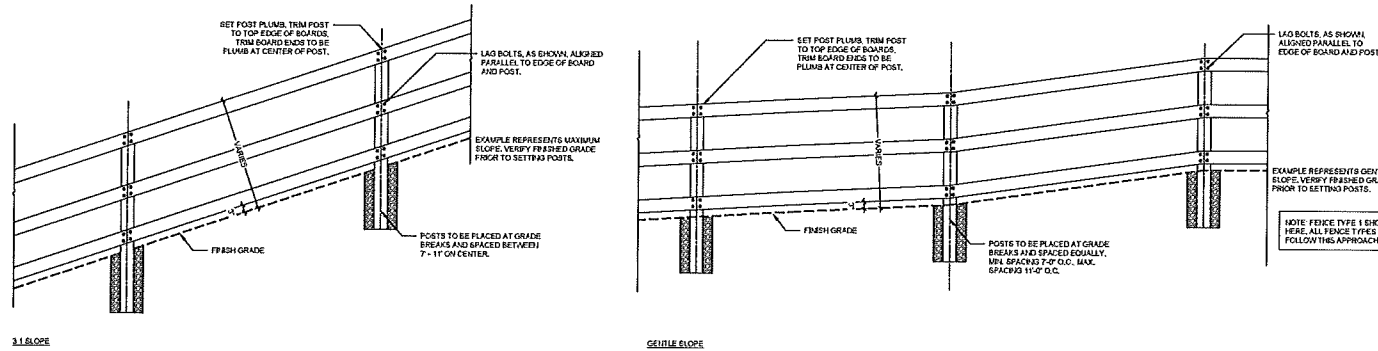
- NOTE:
1. ALL FENCE COMPONENTS MUST BE INSTALLED WITHIN THE APPROPRIATE PROPERTY OR TRACT.
 2. NO PORTION OF FENCING INSTALLED BY THE DEVELOPER OR THE DEDUCT TRACTS MAY ENCRoACH ON TO PRIVATE LOTS.
 3. PRIVATE FENCES INSTALLED BY DEVELOPER, HOMEOWNER, OR HOMEOWNER ARE TO BE LOCATED ON PRIVATE RESIDENTIAL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

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BAREFOOT LAKES - FILING NO. 5
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes
Filing #:	Filing No. 5
Type of Submittal:	FDP
Phase #:	5
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	

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PROJECT NUMBER: 5311

DETAILS

SHEET NUMBER

L6-02

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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
FENCING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 53 of 62

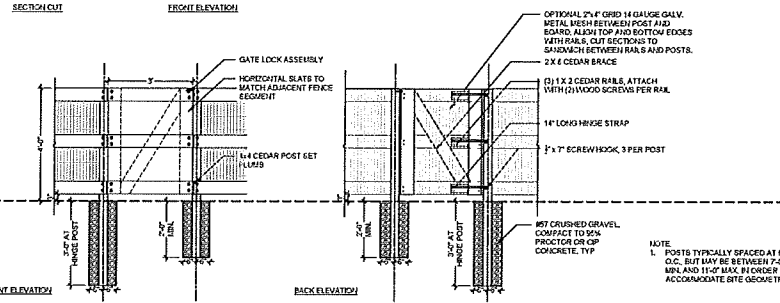
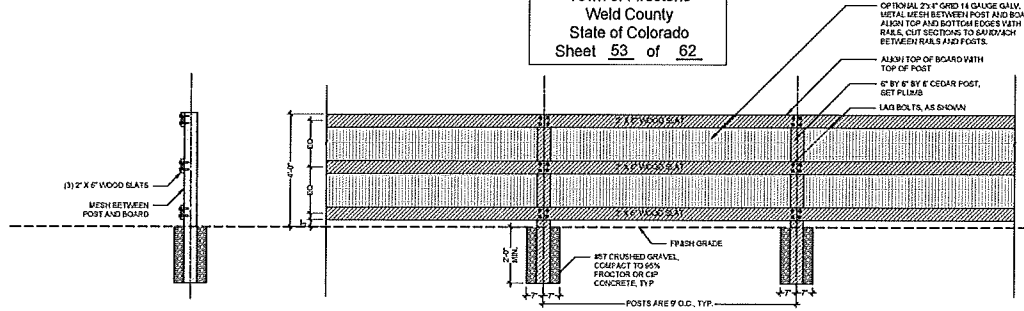
SITE KEYNOTES:

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/L6-02
6.3 Fence Type 4 - Tall Privacy	1/L6-05	1,2,3/L6-02
6.4 Fence Type 5 - Tall Open	2/L6-05	1,2,3/L6-02

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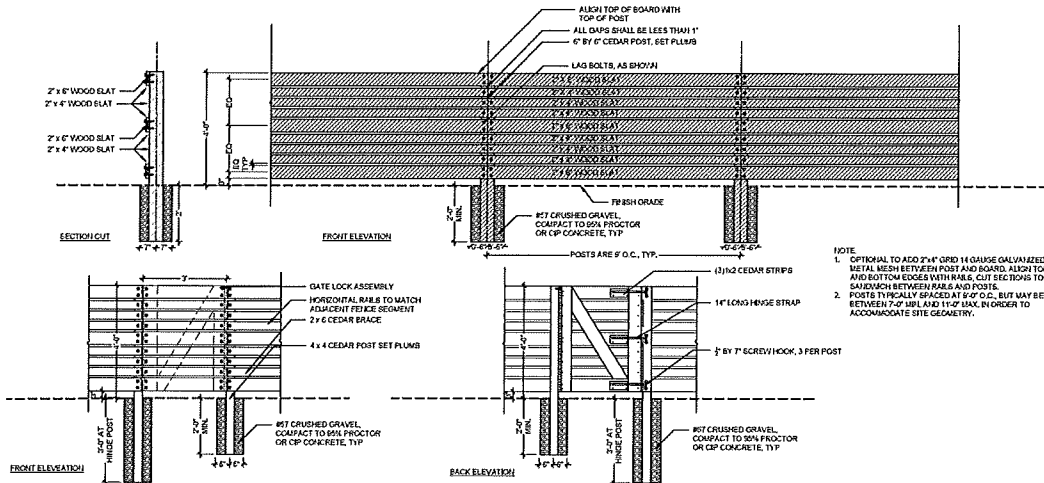
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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO



6.2

2 FENCE TYPE 2 - SHORT - OPEN SCALE: 1/2" = 1'-0"



NOTE:
1. OPTIONAL TO ADD 2x4 GRID 14 GAUGE GALVANIZED METAL MESH BETWEEN POST AND BOARD, ALIGN TOP AND BOTTOM EDGES WITH RAILS, CUT SECTIONS TO MATCH BETWEEN RAILS AND POSTS.
2. POSTS TYPICALLY SPACED AT 8'-0\"/>

6.1

1 FENCE TYPE 1 - SHORT - PRIVACY SCALE: 1/2" = 1'-0"

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	8/5/2020
Revision 3:	
Sheet	<u>53</u> of <u>62</u>

PROJECT NUMBER: 5311

DETAILS

SHEET NUMBER

L6-03

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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
FENCING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 54 of 62

SITE KEYNOTES:

6.0 RAILINGS, BARRIERS, FENCING

KEYNOTE	DETAIL / SHEET	REVISION
6.1	Fence Type 1 - Short Privacy	1/16/03 1.23/16.01
6.2	Fence Type 2 - Short Open	2/16/03 1.23/16.02
6.3	Fence Type 3 - Tall Privacy	1/16/05 1.23/16.02
6.4	Fence Type 5 - Tall Open	2/16/05 1.23/16.02

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BAREFOOT LAKES - FILING NO. 5
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

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Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
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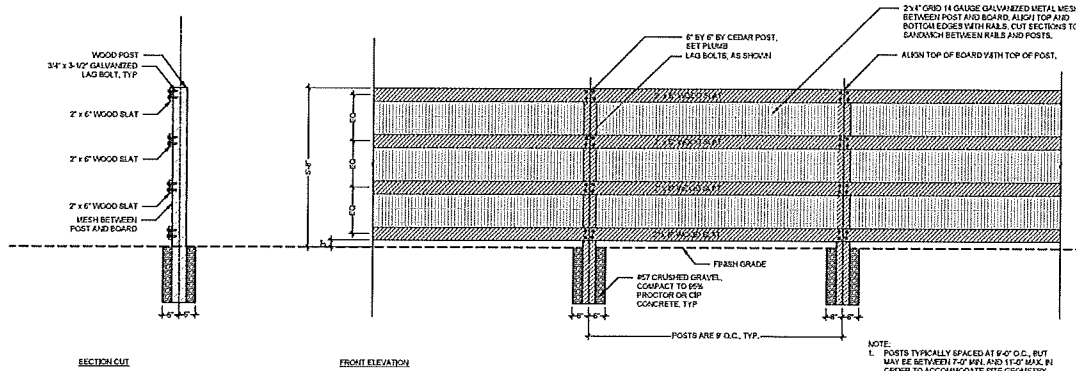
PROJECT NUMBER: 5311

DETAILS

SHEET NUMBER

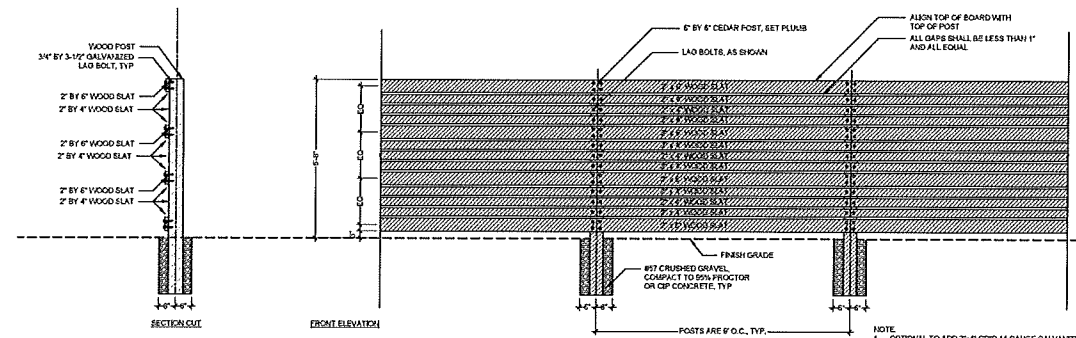
L6-04

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2 FENCE TYPE 5 - TALL - OPEN

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



1 FENCE TYPE 4 - TALL - PRIVACY

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

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 signs. 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. 5 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:

- Messaging:** Signage messaging (type, logos, and characters) can be accomplished through carving, illumination, or by painted or mounted dimensional type.
 - 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.
 - Messaging face area shall not exceed 100 square feet for primary community entry monument(s) at Barefoot Lakes Parkway.
 - Secondary community entry monuments messaging face area shall not exceed 75 square feet.
 - 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.
- 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.
 - 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.

- 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.

- 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.
- 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 final filing within the associated filing, or within 48 hours of the conclusion of the event being advertised by that sign.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- "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.

SITE KEYNOTES:

SIGNAGE AND WAYFINDING

Sign Type	Location	Sheet
A	Sign Type A - Community Monument	4/1/20
B	Sign Type B - Neighborhood Park	1/1/20
C	Sign Type C - Neighborhood Monument and Identity	2/1/20
D	Sign Type D - Street Identification & Regulatory Signs	1/1/20
E	Sign Type E - Traffic Regulatory Signs	2/1/20
F	Sign Type F - Bicycle Regulatory Signs	4/1/20
G	Sign Type G - Park Rules and Trail Signs	2/1/20

- See exhibits on sheet 56 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
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	90 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		9 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 Sign Area	None		90 square feet	
Maximum Sign Height	None		40 feet	
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	One per lot
Maximum Sign Area	None	9 square feet	
Maximum Sign Height	None	3 feet	
Minimum Setback	None	None	
Lighting	None	Not allowed	

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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

FIRESTONE INFORMATION BLOCK BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet 55 of 62	

PROJECT NUMBER: 5331

SIGN STANDARDS

SHEET NUMBER

L7-00A

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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
SIGN STANDARDS
Town of Firestone
Weld County
State of Colorado
Sheet 56 of 62

SITE KEYNOTES:

SIGNAGE AND WAYFINDING

DETAIL / SHEET	RELATED DETAILS
A Sign Type A - Community Monument	4/13/20
D Sign Type D - Neighborhood Park	4/13/20
E Sign Type E - Neighborhood Monument and Identity	2/13/20
G Sign Type G - Street Identification & Regulatory Signs	1/13/20
H Sign Type H - Traffic Regulatory Signs	2/13/20
J Sign Type J - Bicycle Regulatory Signs	4/13/20
K Sign Type K - Park Rules and Trail Signs	5/13/20

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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

FIRESTONE INFORMATION BLOCK

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Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet 56 of 62	

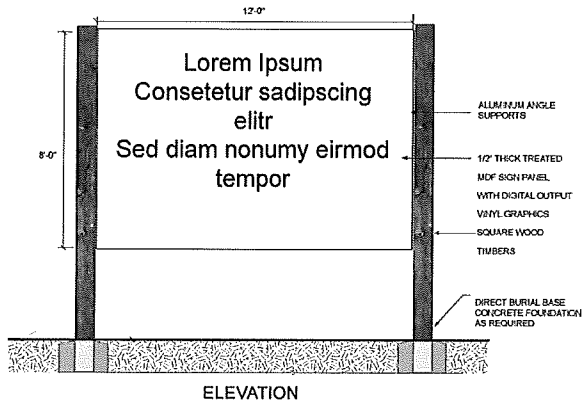
PROJECT NUMBER: 8311

SIGN STANDARDS

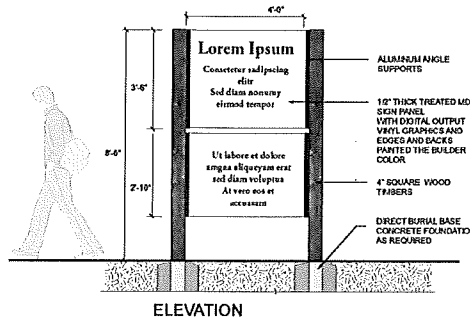
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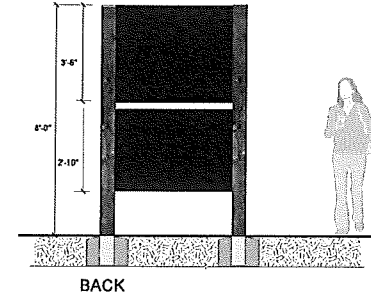
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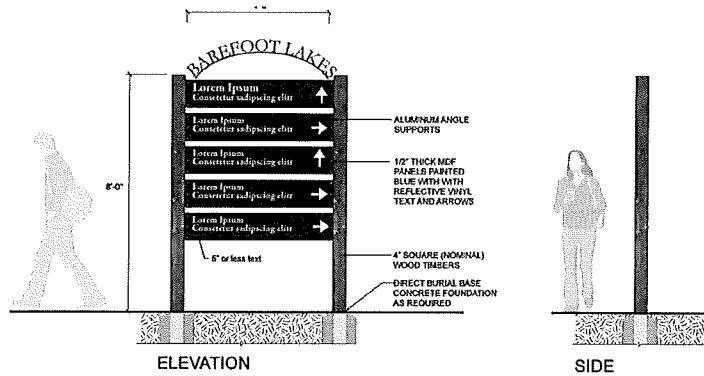
1 SIGNTYPE - TEMPORARY FREESTANDING LARGE (ROAD)



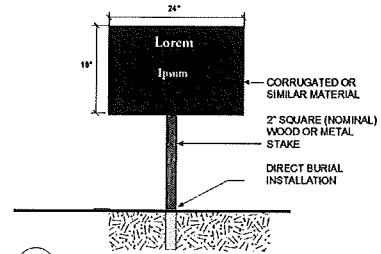
3 SIGNTYPE - TEMPORARY FREESTANDING MEDIUM (LOT)
SCALE: 1/2" = 1'-0"



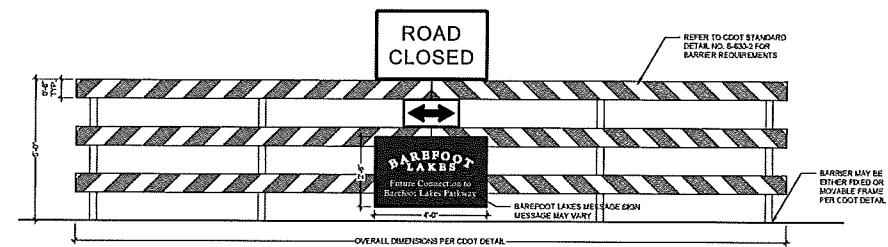
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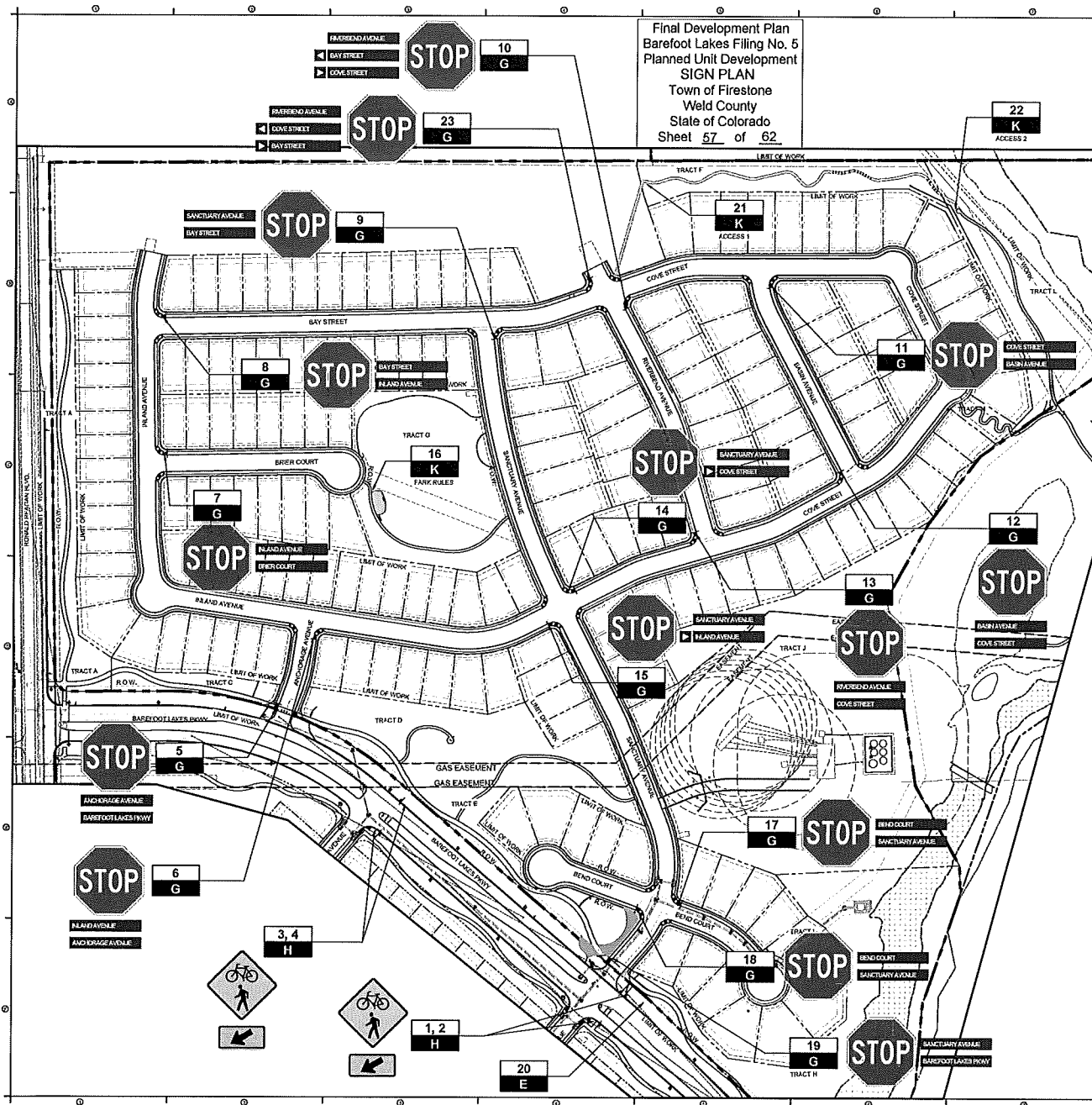
2 SIGNTYPE - TEMPORARY FREESTANDING MEDIUM (ROAD)



4 SIGNTYPE - TEMPORARY FREESTANDING SMALL (LOT)



5 TEMPORARY ROAD BARRIER



SITE KEYNOTES:

SIGNAGE AND WAYFINDING

DETAIL	RELATES
A	Sign Type A - Community Monument
D	Sign Type D - Neighborhood Park
E	Sign Type E - Neighborhood Monument and Identity
G	Sign Type G - Street Identification & Regulatory Signs
H	Sign Type H - Traffic Regulatory Signs
J	Sign Type J - Bicycle Regulatory Signs
K	Sign Type K - Park Rules and Trail Signs

SIGN LOCATION PLAN NOTES:

#	INDICATES SIGN LOCATION NUMBER
X	INDICATES SIGN LOCATION
	INDICATES SIGN TYPE

NOTE:
REFER TO THE SIGN MESSAGE SCHEDULE IN THE TECHNICAL SPECIFICATIONS, SECTION 10400, FOR MESSAGE CONTENT AT EACH SIGN LOCATION.
FINAL LOCATION OF EACH SIGN TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

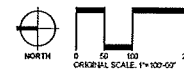
FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet	57 of 62

PROJECT NUMBER: 5311

SIGN STANDARDS

SHEET NUMBER

L7-01



Highway Gothic Condensed
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789!@#\$%^&*()

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
SIGN DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 58 of 62

P1 - Rusted Metal P2 - Green (PMS 561C) P3 - White

BAREFOOT LAKES

Technical drawings of the 4x4x8 Post-Top Sign System showing front, back, and side elevations with various sign options and dimensions.

FRONT ELEVATION

- STANDARD COOT 1'-4" X 1'-4" STOP SIGN WITH BACK PAINTED GREEN
- 4" SQUARE (NOMINAL) WOOD TIMBERS WITH CLEAR PRESERVATIVE TREATMENT
- DIRECT BURIAL BASE CONCRETE FOUNDATION AS REQUIRED
- Dimensions: 8'-10" total height, 7'-0" from ground to sign face.

BACK ELEVATION

ELEVATION (with BICYCLE SIGN)

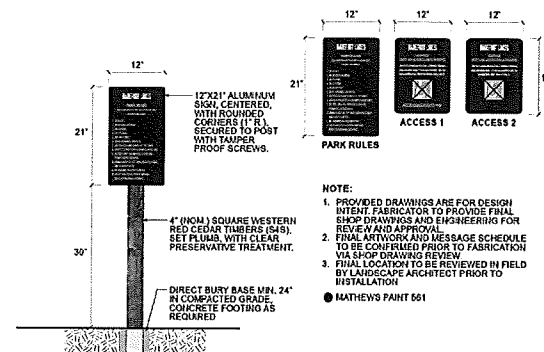
ELEVATION (with KEEP RIGHT SIGN)

ELEVATION (with 4x4x8 SIGN)

NOTE: 044-2 IS INSTALLED ON A SHORTER POST. CONFORM REQUIREMENTS PER MUTCD FOR EACH SPECIFIC LOCATION PRIOR TO SHOP DRAWING SUBMITTAL.

Dimensions for side elevations: 5'-10" total height, 4'-0" from ground to sign face.

SIGNAGE AND WAYFINDING		
A	Sign Type A - Community Monument	4 / 17-0
D	Sign Type D - Neighborhood Park	1 / 17-0
E	Sign Type E - Neighborhood Monument and Identity	2 / 17-0
G	Sign Type G - Street Identification & Regulatory Signs	1 / 17-0
H	Sign Type H - Traffic Regulatory Signs	2 / 17-0
J	Sign Type J - Bicycle Regulatory Signs	4 / 17-0
K	Sign Type K - Park Rules and Trail Signs	5 / 17-0



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BAREFOOT LAKES - FILING NO. 5
FINAL DEVELOPMENT PLAN

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
----------------------	--------------------------------

Type of Submission	FDP
-----------------------	-----

Filing #:	5
-----------	---

Phase #:

First Submitted:	11/20/2019
------------------	------------

Revision 1:	3/25/2020
-------------	-----------

Revision 2:	6/5/2020
-------------	----------

Revision 3:	

Sheet 58 of 62

PROJECT NUMBER: 5311

SIGN DETAILS

SHEET NUMBER

L7-02

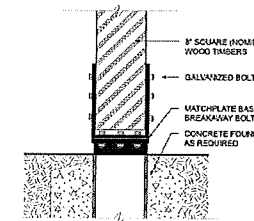
Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
SIGN DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 60 of 62

SITE KEYNOTES:

DETAIL	REVISION
1	2/1/20
2	2/1/20
3	2/1/20
4	2/1/20
5	2/1/20
6	2/1/20
7	2/1/20
8	2/1/20
9	2/1/20
10	2/1/20
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61	2/1/20
62	2/1/20

PANEL LAYOUT DIMENSIONS

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



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

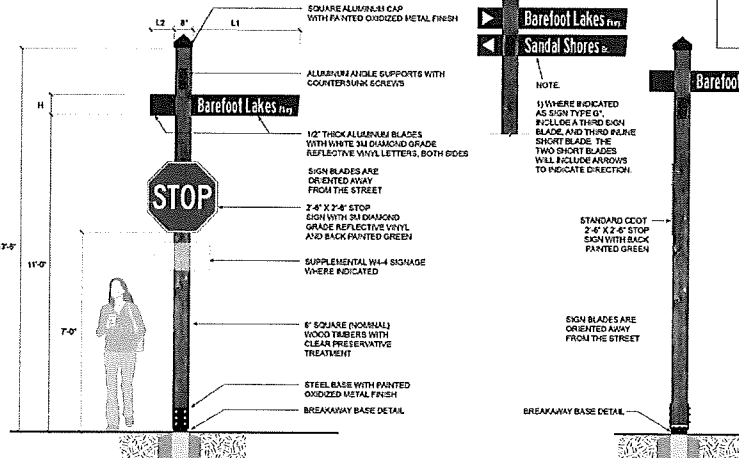


PANEL LAYOUT DETAILS
SCALE: 1/2" = 1'-0"

- NOTE:
- 1) ALL SIGNS TO CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) INCLUDING THE COLORADO SUPPLEMENT. SIGNS TO CONFORM TO LOCAL CODES AND ORDINANCES. NOTIFY LANDSCAPE ARCHITECT OF POTENTIAL CONFLICTS.
 - 2) FABRICATOR TO PROVIDE STRUCTURAL ENGINEERING (BY A LICENSED COLORADO ENGINEER) FOR SIGNS AND CONCRETE FOOTINGS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
 - 3) FABRICATOR TO CONFIRM THAT BREAKAWAY BASE DESIGN COMPLIES WITH THE NCHD CRASH 350 TEST.
 - 4) ALL SIGN PANELS TO UTILIZE DIAMOND GRADE REFLECTIVE VINYL (DM D33 OR APPROVED EQUAL).

PLAN VIEW

W4-4bP W4-4aP W4-4aP



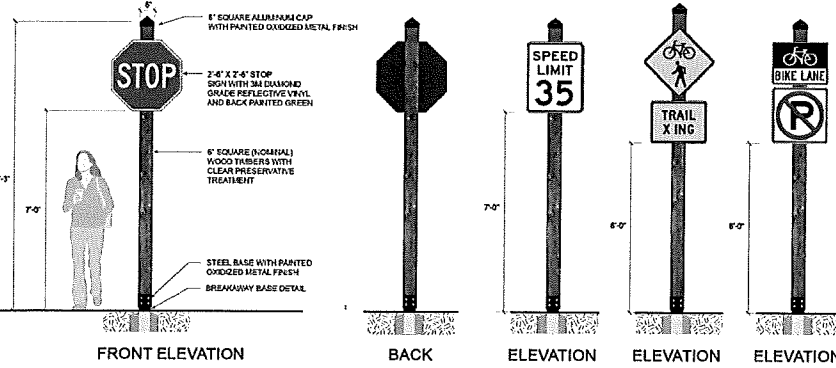
ELEVATION

SIDE, TYP.

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. SIGNS TO CONFORM TO LOCAL CODES AND ORDINANCES. NOTIFY LANDSCAPE ARCHITECT OF POTENTIAL CONFLICTS.
 - 2) FABRICATOR TO PROVIDE STRUCTURAL ENGINEERING (BY A LICENSED COLORADO ENGINEER) FOR SIGNS AND CONCRETE FOOTINGS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
 - 3) FABRICATOR TO CONFIRM THAT BREAKAWAY BASE DESIGN COMPLIES WITH THE NCHD CRASH 350 TEST.
 - 4) ALL SIGN PANELS TO UTILIZE DIAMOND GRADE REFLECTIVE VINYL (DM D33 OR APPROVED EQUAL).



FRONT ELEVATION

BACK

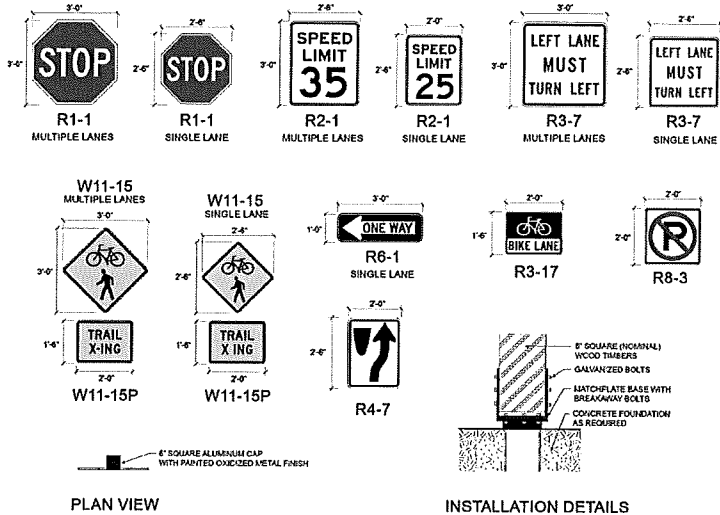
ELEVATION

ELEVATION

ELEVATION

2 SIGN TYPE H - TRAFFIC REGULATORY SIGNS

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



PLAN VIEW

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

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BAREFOOT LAKES - FILING NO. 5
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet 60 of 62	

PROJECT NUMBER: 5311

SIGN
DETAILS

DESIGNER

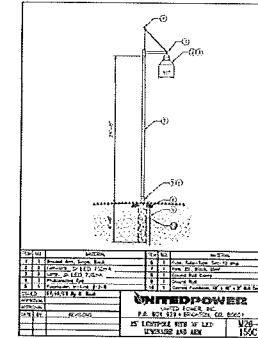
L7-04

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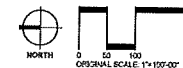
Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
LIGHTING PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 61 of 62



AL1



NOTES:
1. STREET LIGHTS TO BE PROVIDED AND NOT ALLOWED BY UNITS.
2. ELECTRICAL AND STRUCTURAL DETAILS AS SHOWN ON SHEET 62.
3. LIGHTS TO BE PLACED BY FIELD PERSONNEL.



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BAREFOOT LAKES - FILING NO. 5 **FINAL DEVELOPMENT PLAN** TOWN OF FIRESTONE WELD COUNTY STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet 61 of 62	

PROJECT NUMBER: 6311

LIGHTING PLAN

SHEET NUMBER

L8-01

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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
CHARACTER ELEVATIONS
Town of Firestone
Weld County
State of Colorado
Sheet 62 of 62

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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Craftsman



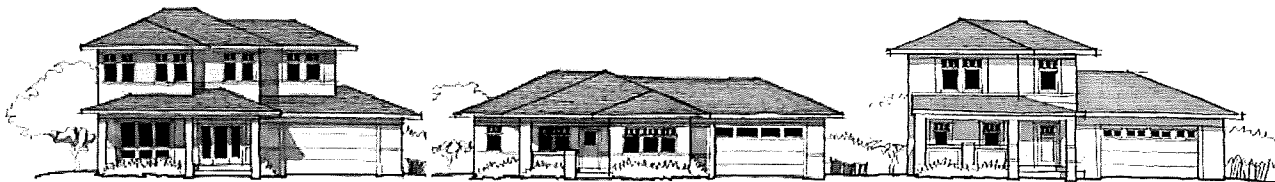
Farmhouse



Modern Farmhouse



Modern Prairie



Prairie

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	

Sheet 62 of 62

PROJECT NUMBER 6311

RESIDENTIAL CHARACTER ELEVATIONS

DIST NUMBER

L9-1

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Staff Report

Barefoot Lakes Filing No. 5

Final Plat and Final Development Plan

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

June 18, 2020

Applications

This staff report is for the Barefoot Lakes Filing No. 5, Final Plat ("Final Plat") and Final Development Plan ("FDP"). The applicant for the Final Plat and FDP is Barefoot, LLC.

The Applicant has submitted a letter acknowledging and accepting the Town's Telephonic Town's Orientation Telephonic Participation Policy. This letter is include in the meeting packet materials.

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.

Process

The Final Plat and FDP are the final steps in the Firestone Development Review process prior to the building permit process.

Location

The approximate location of the Final Plat and FDP is north and east of the intersection of Barefoot Lakes Parkway and Lake Terrance Lane (in Barefoot Lakes Filing 3) and south east of the intersection of Barefoot Lakes Parkway and Ronald Reagan Boulevard (WCR 28).

Site Analysis

The Final Plat and FDP are zoned as a residential planned unit development (R-A / R-B PUD) and is approximately 73.62 acres in size. The proposed development is a replat of Tract G of Barefoot Lakes Filing No. 4.

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 of Filing 3 and east of Filing 4, both which are currently developing.

Plan Analysis

The Final Plat and FDP propose 184 single-family residential lots for detached homes and 13 tracts for parks, open space, and future development. 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, parking and signage requirements.

There are two vehicular access points into Filing 5, 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.

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 5. This includes the continuation of the undulating detached regional trail that runs along Barefoot Lakes Parkway, a trail along Ronald Reagan Boulevard and interior trail connections.

The tracts are a mix of open space, parks, future development and oil and gas operations.

- Tract G is proposed as a park with seating, play equipment, and lawn area. Tract D also has a grass area with seating.
- Tracts along Barefoot Lakes Parkway and Ronald Reagan Boulevard act as perimeter landscaping and open space.
- Tract F acts as a trail corridor and an open space buffer between the filing and the neighborhood (Pelican Shores) to the east.
- Tract B has been identified for future residential development.
- Tract J has operating oil and gas wells and the associated facilities, including pipelines, located thereon. When and if the wells are plugged and abandoned, additional future development may occur in the immediate area of the wells (Tracts J and K).

The plat shows a Weld County Use By Special Review oil and gas area boundary. (Please see sheets 7 and 9 of the plat.) Staff is concerned that the boundary may be an encumbrance on the 6 lots on which the boundary crosses. Therefore, staff has added the condition of approval that the USR boundary is removed from the plat prior to the recordation of the plat.

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.

Public Comment

Staff has received public comment on the project from residents of the adjacent subdivision to the east, Pelican Shores. There is concern on the proximity of the planned lots in Filing 5 to the Pelican Shores properties and also concern that residents of Barefoot Lakes would trespass onto the Pelican Shores property – particularly to use the lakes. Comments received are included in the packet materials.

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 Resolution PC-20-08, a resolution recommending approval – with conditions - of the application to the Board of Trustees with conditions.

BAREFOOT LAKES FILING NO.5

FINAL PLAT

FINAL DEVELOPMENT PLAN



Planning & Zoning Commission – June 18, 2020

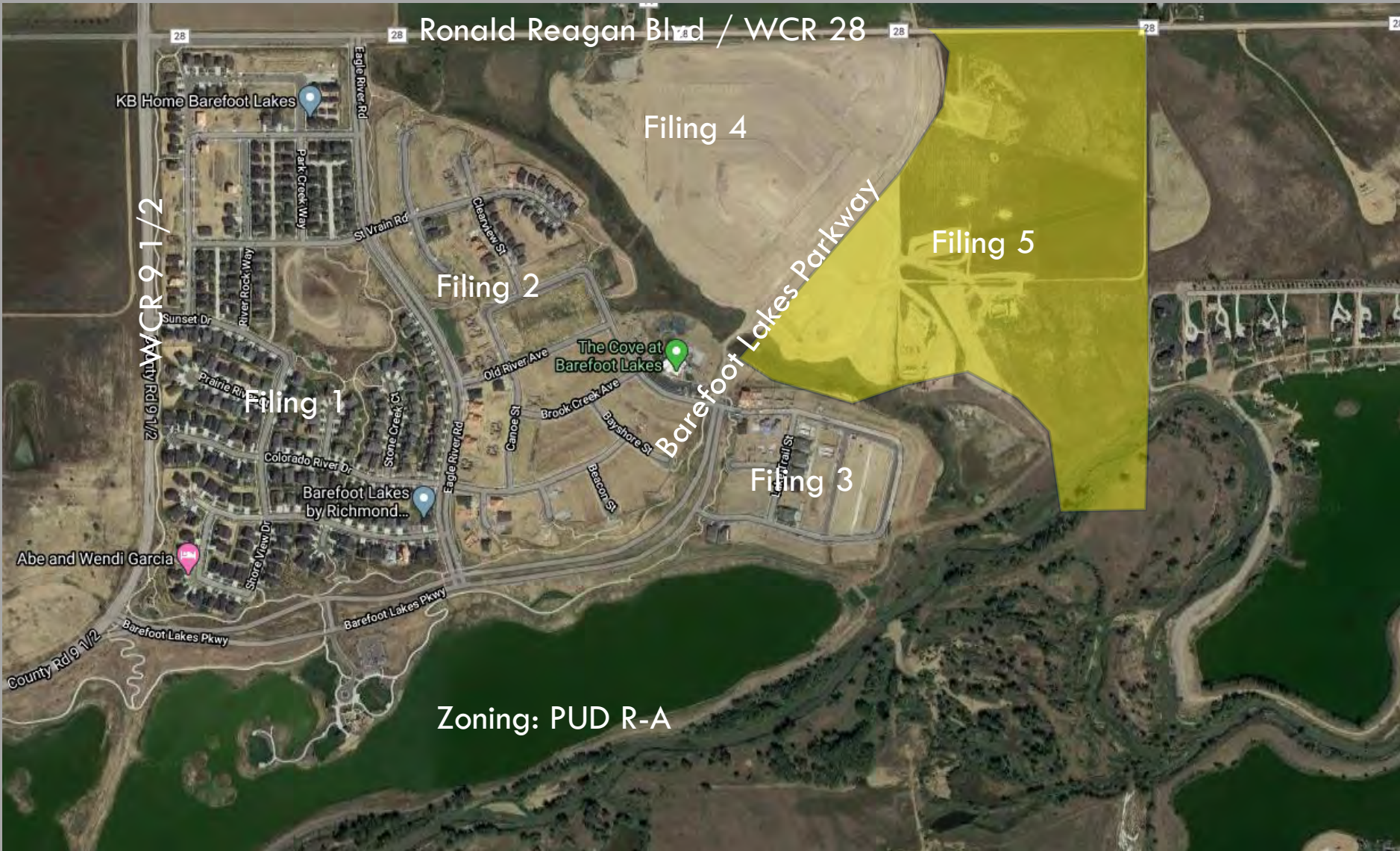
Process



Development Flow Chart | Firestone PUD Zoning



Location



Final Plat



FINAL PLAT BAREFOOT LAKES FILING NO. 5

A REPLAT OF TRACT G, BAREFOOT LAKES FILING NO. 4
LOCATED WITHIN 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
73.622 ACRES - 184 RESIDENTIAL LOTS - 13 TRACTS
SHEET 3 OF 9



KEY MAP
SCALE = 1" = 1000'



LEGEND	
★	RECOVERED SECTION CORNER AS NOTED
✱	1/4 CORNER SECTION 36 RECOVERED NO. 8 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 14815, 1899, EPP & ASSOCIATES INC"
○	1/4 CORNER SECTION 36 RECOVERED NO. 5 REBAR WITH 1-1/4" ALUMINUM CAP STAMPED "TATZEL L.S. 1984"
●	RECOVERED NO. 5 REBAR WITH 1-1/4" ALUMINUM CAP STAMPED "TATZEL L.S. 1984"
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
S.D.W.	SIGHT-OF-WAY
⊕	PLUMBED AND ABANDONED WELL
⊙	SHUT IN WELL

SEE SHEET 2
FOR LINE &
CURVE TABLES

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submission	FINAL PLAT
Filing Number	FILING NO. 5
Phase Number	N/A
Preparation Date	05-17-2019
Revision Date	11-20-2019
Revision Date	3-23-2020
Revision Date	6-1-2020

OVERALL PAGE - SHEET 3 of 9

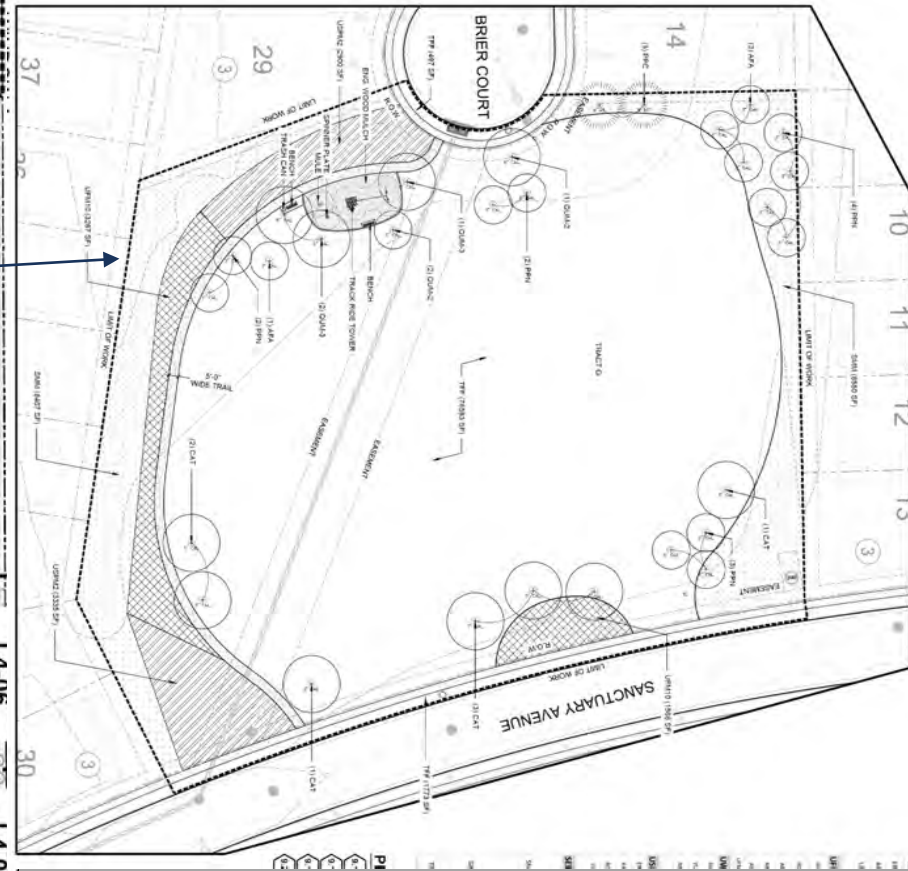
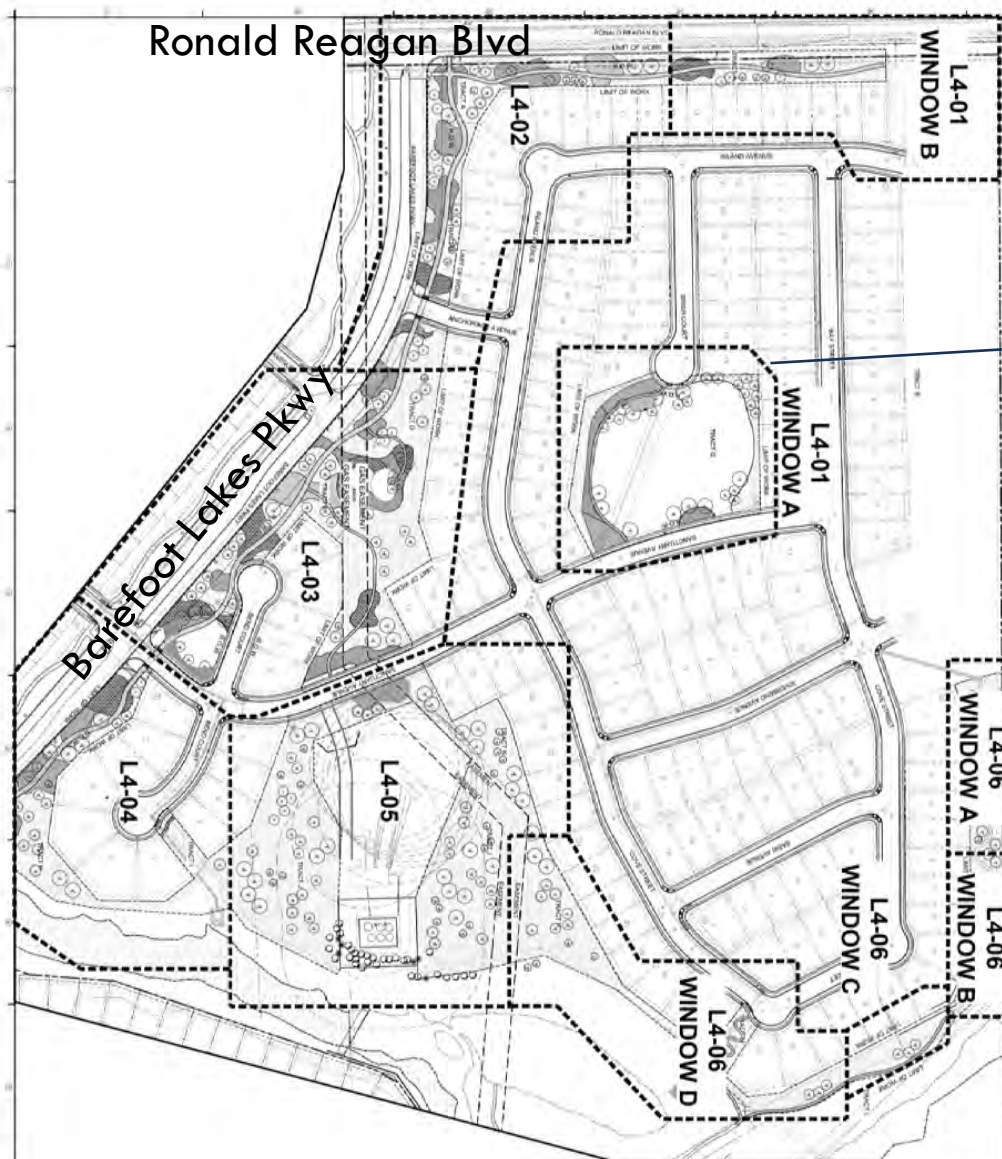


DEVELOPER		DATE OF PREPARATION	2019-05-17
BROOKFIELD RESIDENTIAL		SHEET	1 of 300
6485 S. GREENWOOD PLAZA BLVD., SUITE 300 CENTENNIAL, COLORADO 80111 (303) 708-6485		DATE	6-1-2020

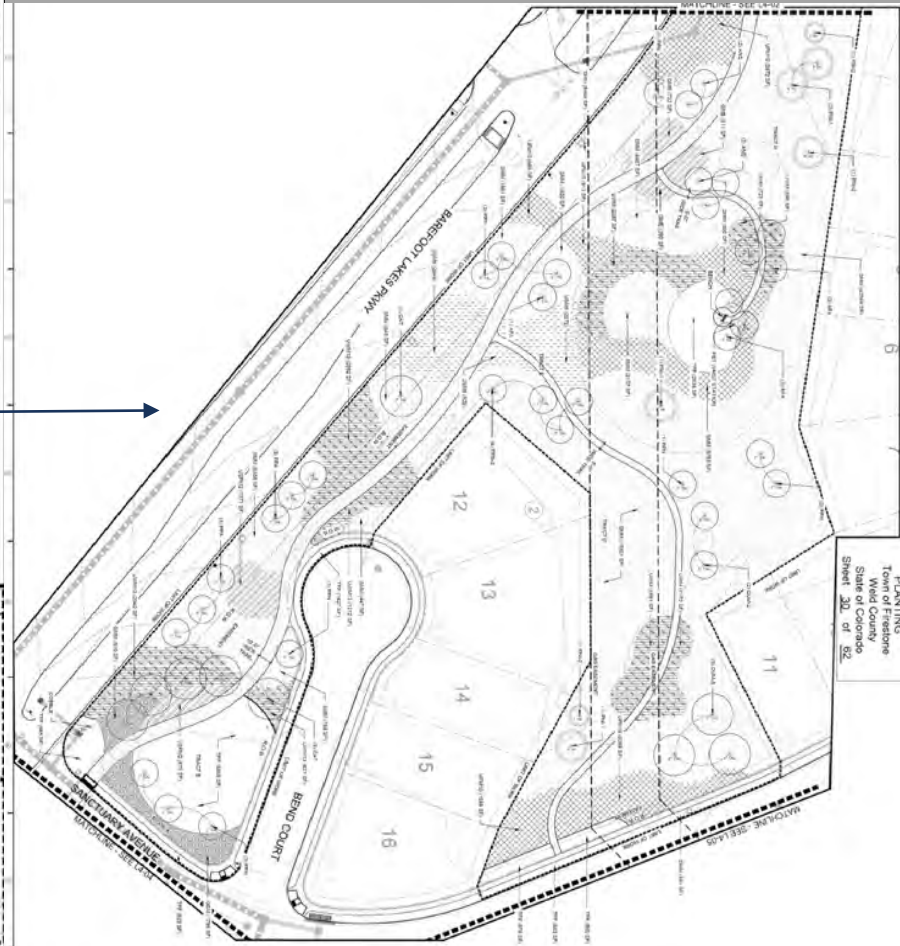
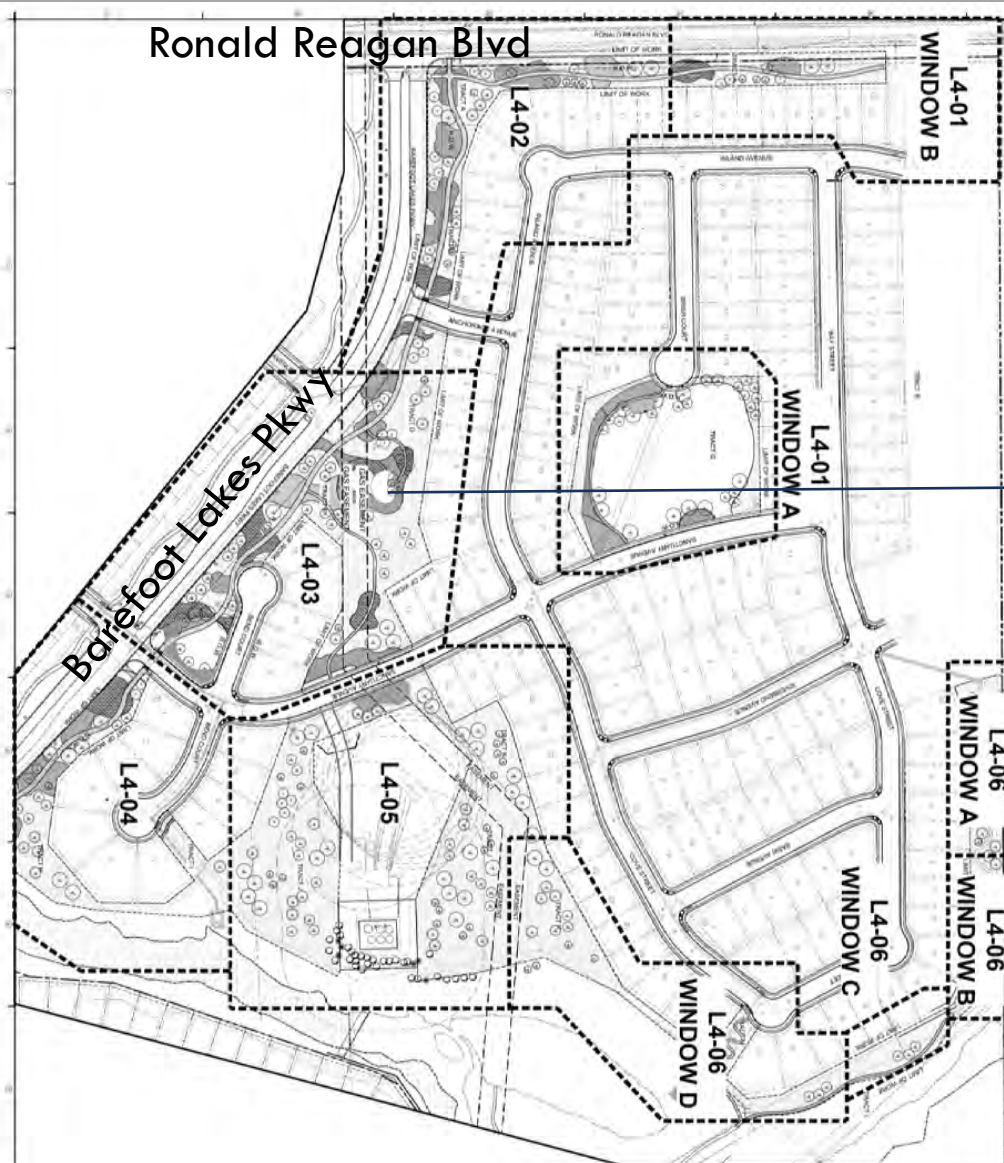
Final Development Plan



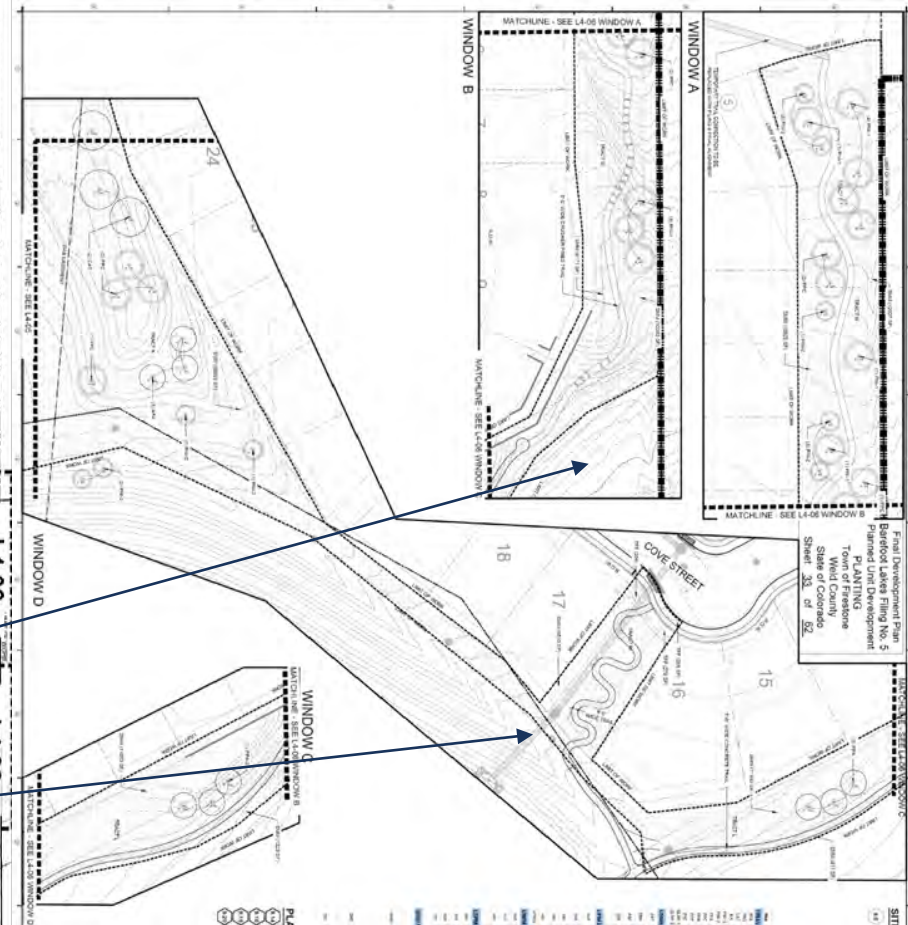
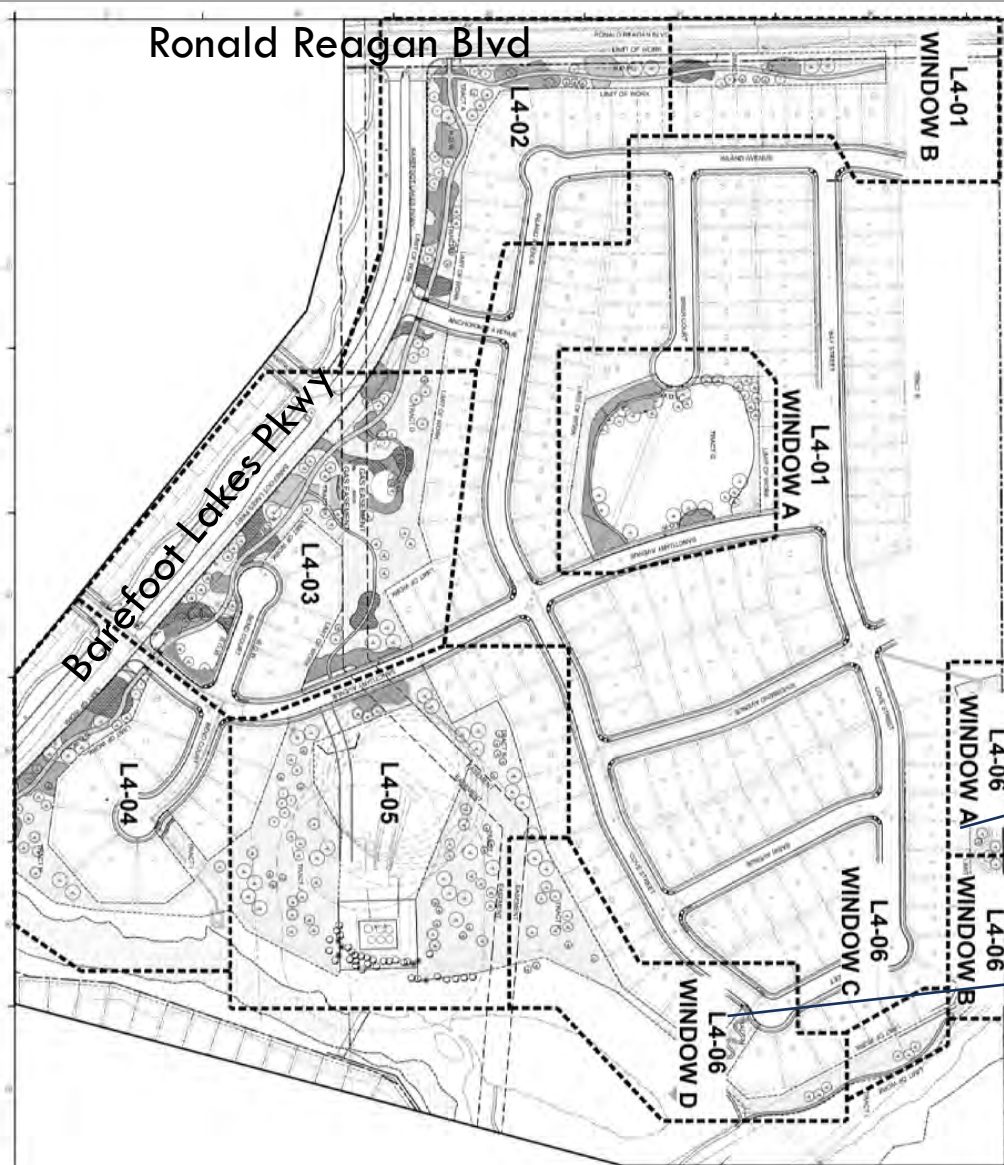
Ronald Reagan Blvd



Final Development Plan

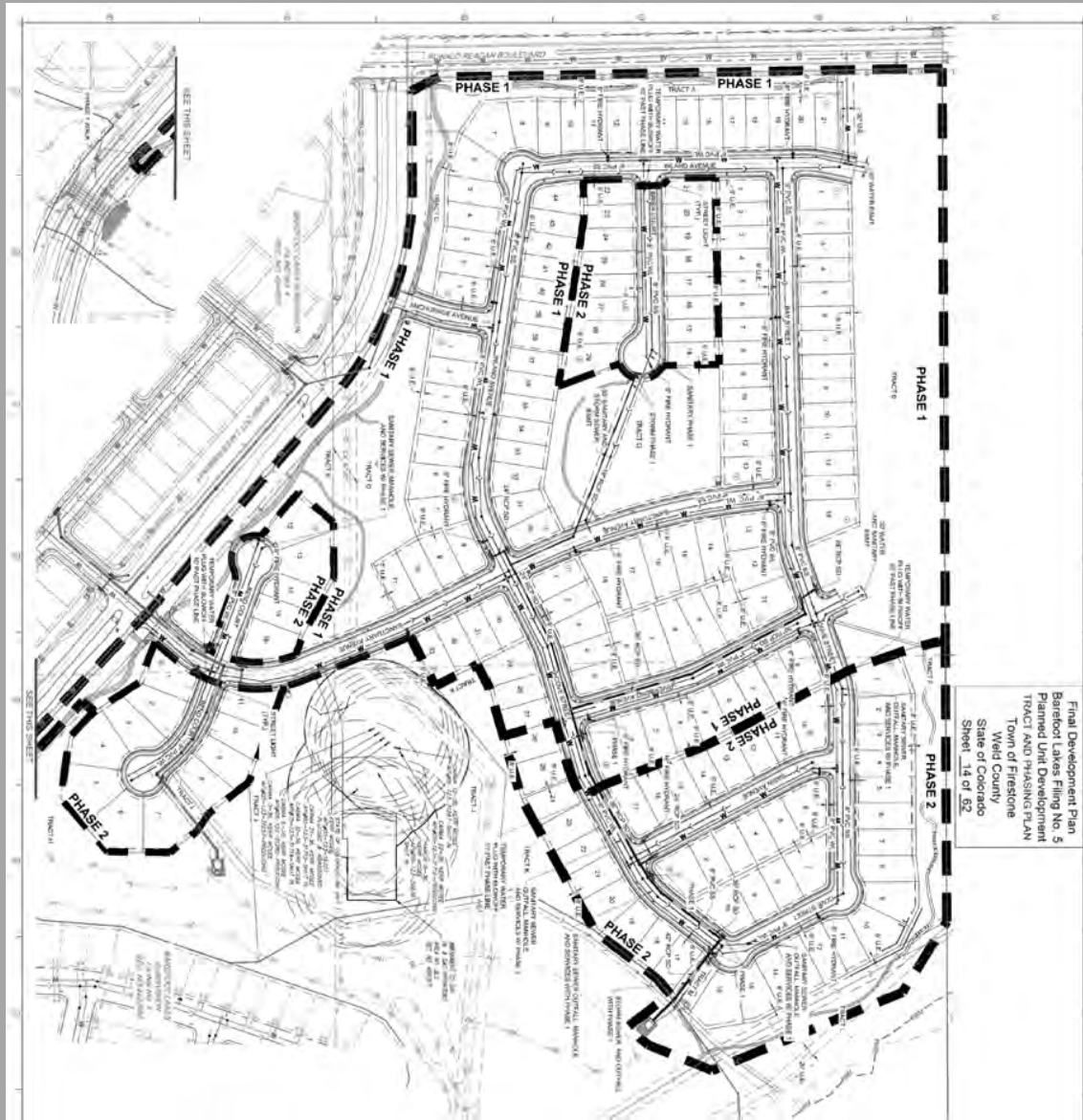


Final Development Plan

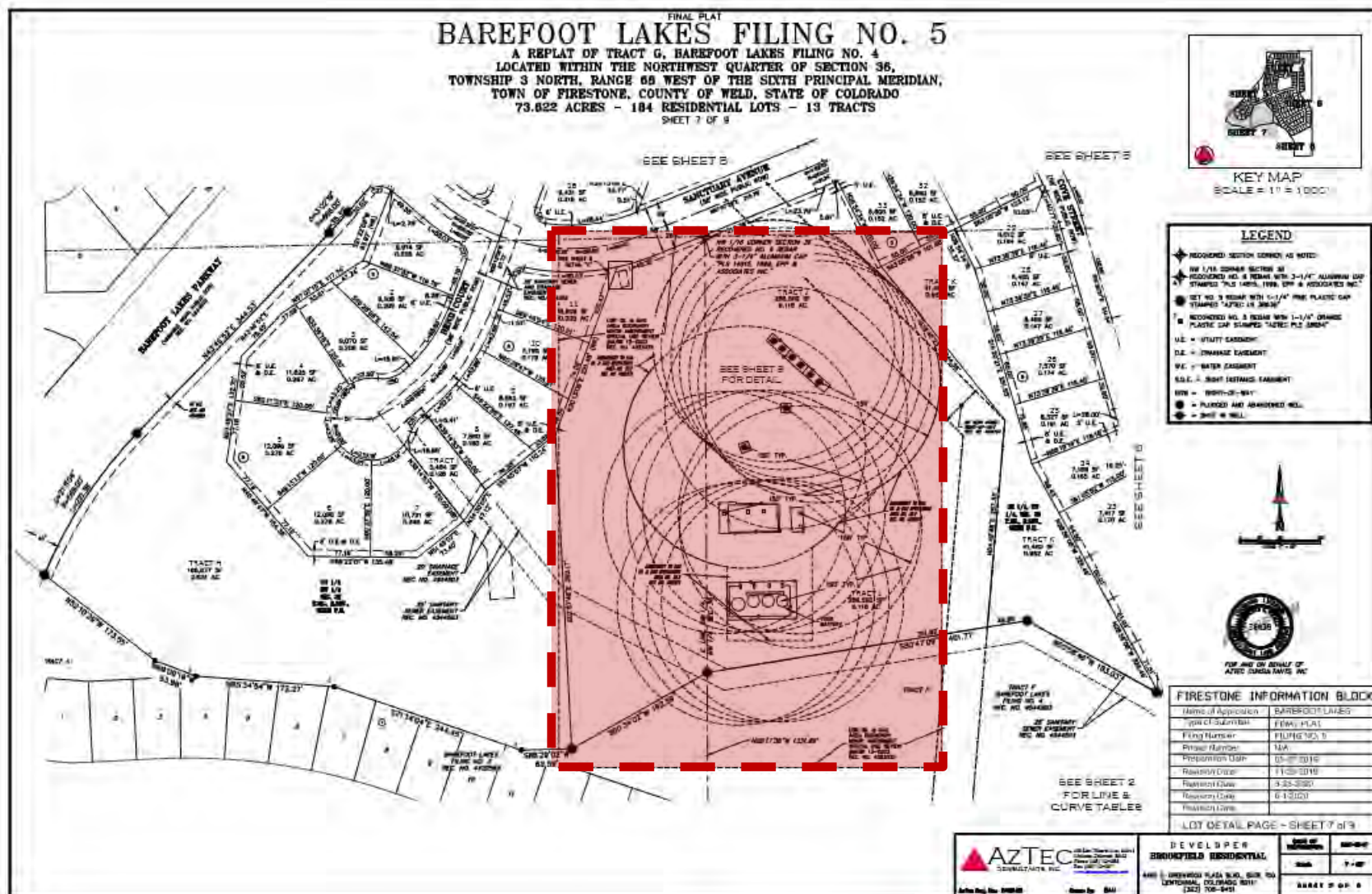


Final Development Plan
Barefoot Lakes Pkwy, No. 3
Firestone, Colorado
Town of Firestone
Wind County
Sheet 23 of 62

FDP Phasing



USR Boundary



Staff Recommendation



Staff Recommends that the Planning & Zoning Commission approve Resolution PC-20-08, a resolution recommending approval of the Barefoot Lakes Filing No. 5 Final Plat and Final Development Plan, with conditions, to the Board of Trustees.

Staff Recommendation



Conditions of Approval

1. All remaining technical corrections to the Barefoot Lakes Filing No. 5 final plat and final development plan requested by Town staff shall be made to the Town staff's satisfaction.
2. The applicant shall remove the Weld County Use By Special Review (USR) oil and gas area (R #4023035) boundary line from the Barefoot Lakes Filing 5 Final Plat prior to recordation of the plat.
3. The Applicant provides an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
4. The Town and the Applicant execute a subdivision agreement, in a form to be approved by the Town Attorney.
5. The Town and the Applicant execute a revocable license agreement for signage and landscaping within the right-of-way, in a form to be approved by the Town Attorney.

BAREFOOT LAKES

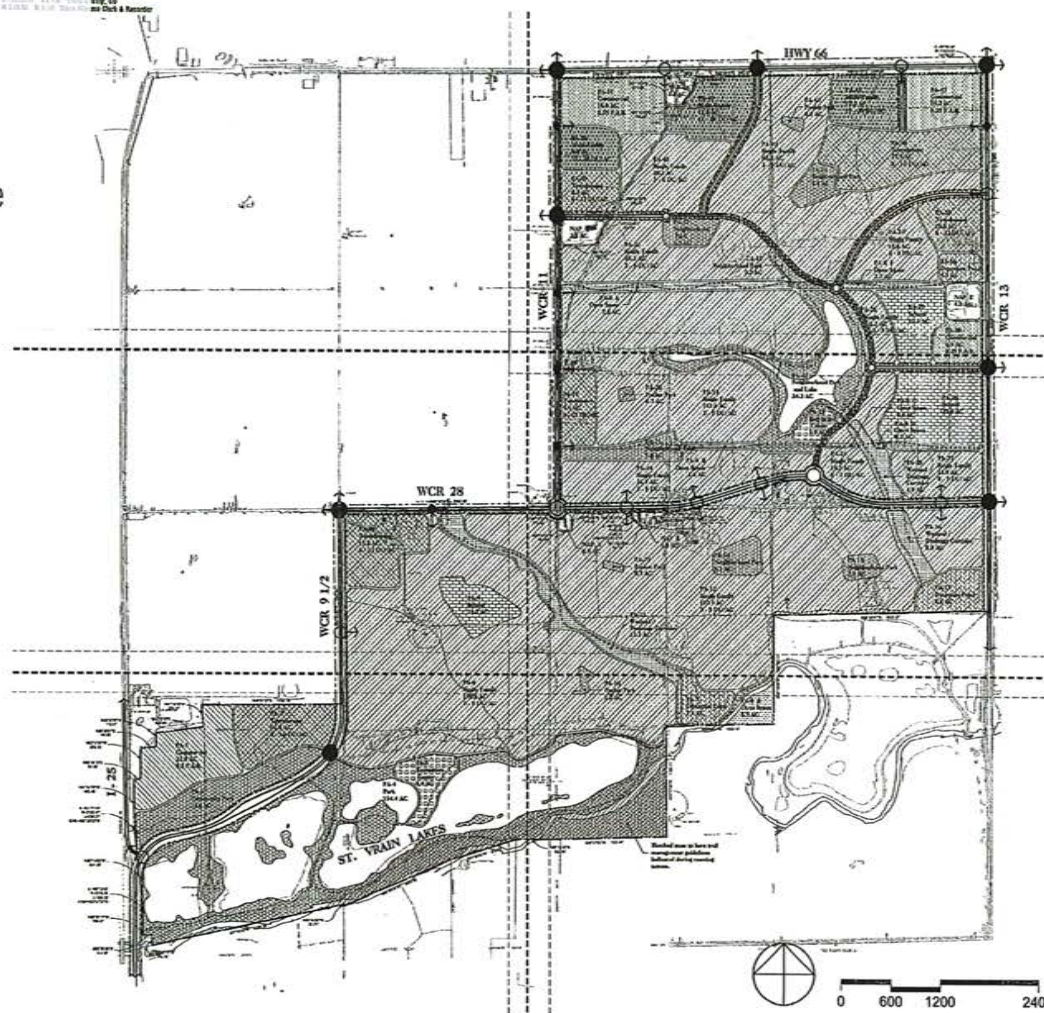


FILING 5: FINAL DEVELOPMENT PLAN
FIRESTONE PLANNING COMMISSION HEARING

06 / 18 / 2020

[illegible]

- ## Detailed Change of Zone Plan approved in Weld County



॥ॐ॥ VEDAN LAKES

[illegible]

	Property Line
	R.O.W. Boundary Line
	Planning Area (P.A.) Boundary Line
	Traffic Flow
	Traffic Intersection, Full Movement
	Traffic Intersection, 3/4 Movement
	Traffic Intersection, Right In / Right Out
	Traffic Roundabout
	Well Site Location
	Typical Sidewalk located in proposed R.O.W.
	Soft Surface Trail

- Additional streets will have sidewalk connections.
- Pedestrian access to open space and parks will be maximized via front and side yards.

- Separate phases will be made up of multiple tracts.
- Planning extent may vary in shape, size, and location. However, the common space across all tracts should not be reduced.
- Overall minimum dwelling units in the above residential categories will not be exceeded. Densities may be transferred as long as the total residential units are not exceeded. In addition, the commercial/retail FAR of 0.25 will not be exceeded.
- Any transfer of density from one tract to another will be allowed through administrative approval.
- All right-of-way locations within the PUD may be used for 3rd-party playing as long as the general access "intro" and minimum facility requirements meet the county's standards.
- Protected and existing gas and oil facilities and associated setbacks will be contained within the given bed of and gas operational areas agreed upon between Kern County and the City of Camarillo, California.
- Partial dedication of the PUD to the County will be made by the City, upon its receipt of the use of the bed of and gas for the sole use of residents of the St. Vitus Leagues community.

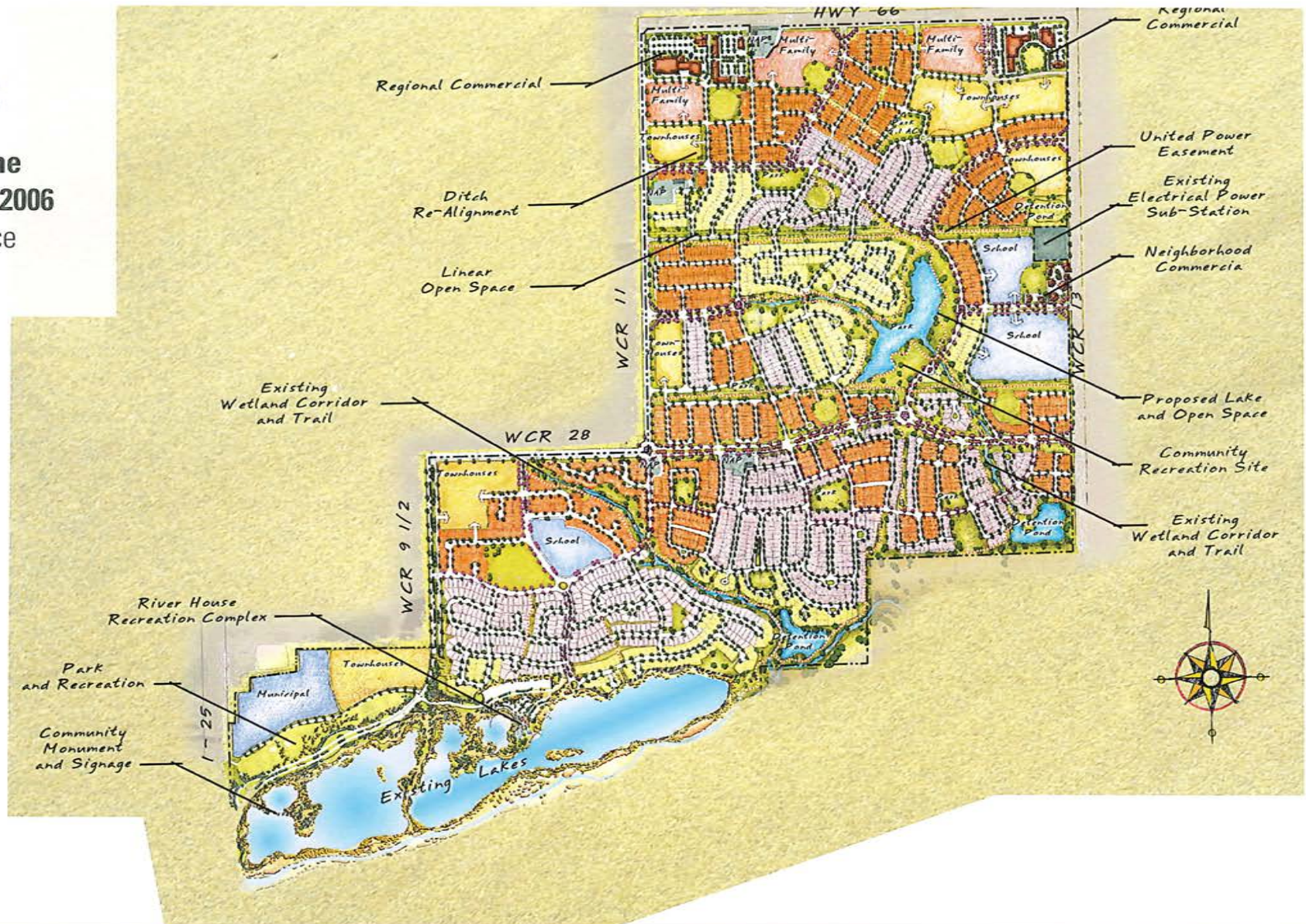
PZ-1078

SHEET 3

NOTABLE MILESTONES

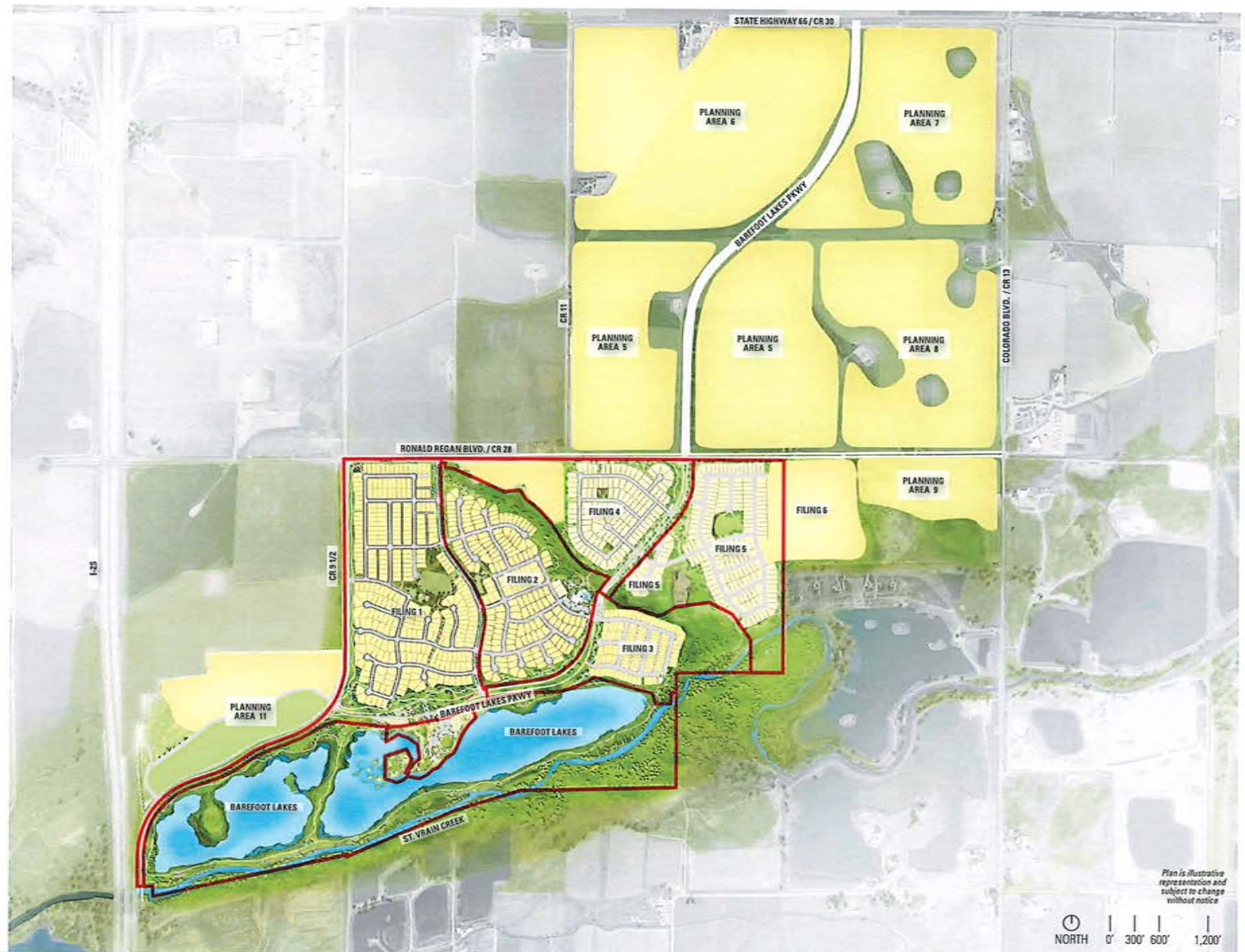
Exhibit at right is the Concept Plan from 2006

(Provided for reference
purposes only)



NOTABLE MILESTONES

- **May 27th, 2015**
Barefoot Lakes ODP approved by the Firestone Town Board of Trustees
- **Filing 1, Filing 2, Filing 3, Peninsula Park & Filing 4**
Have been approved by the Town Board of Trustees and since constructed



BAREFOOT LAKES

Barefoot Lakes Big Picture

18th June, 2020

FILINGS 1-4:

- 728 Single Family Lots
- 5 Product Types
- 5 Builders



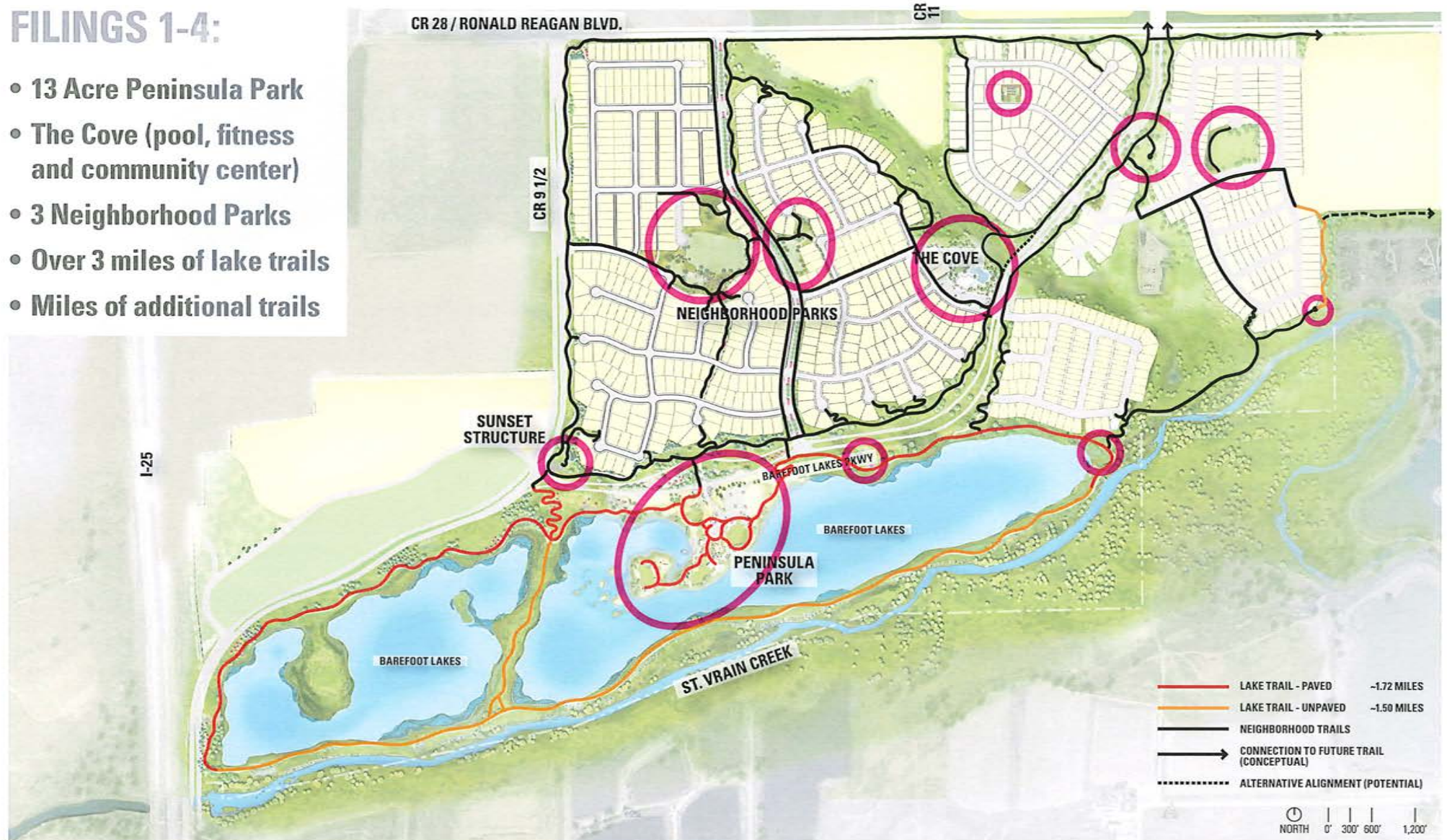
BAREFOOT LAKES

Current Development Status

18th June, 2020

FILINGS 1-4:

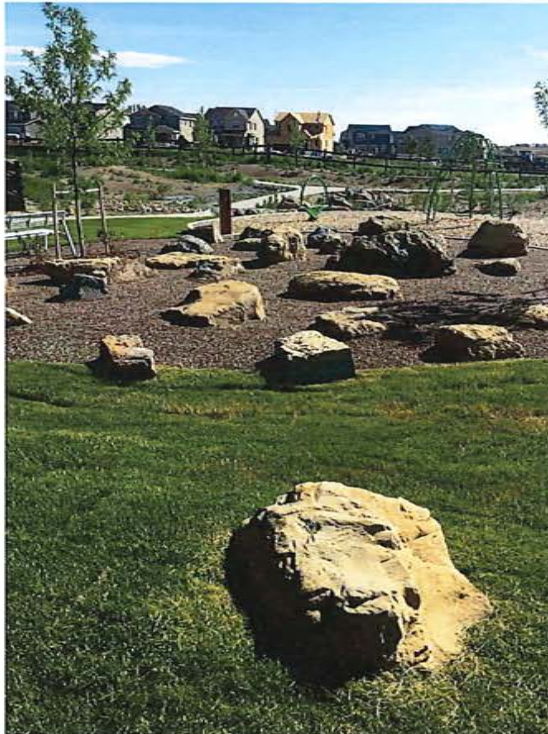
- 13 Acre Peninsula Park
- The Cove (pool, fitness and community center)
- 3 Neighborhood Parks
- Over 3 miles of lake trails
- Miles of additional trails



BAREFOOT LAKES

Community Amenities

18th June, 2020



BAKEFOOT LAKES

Community Progress

18th June, 2020



BAKEFOOT LAKES

Community Progress

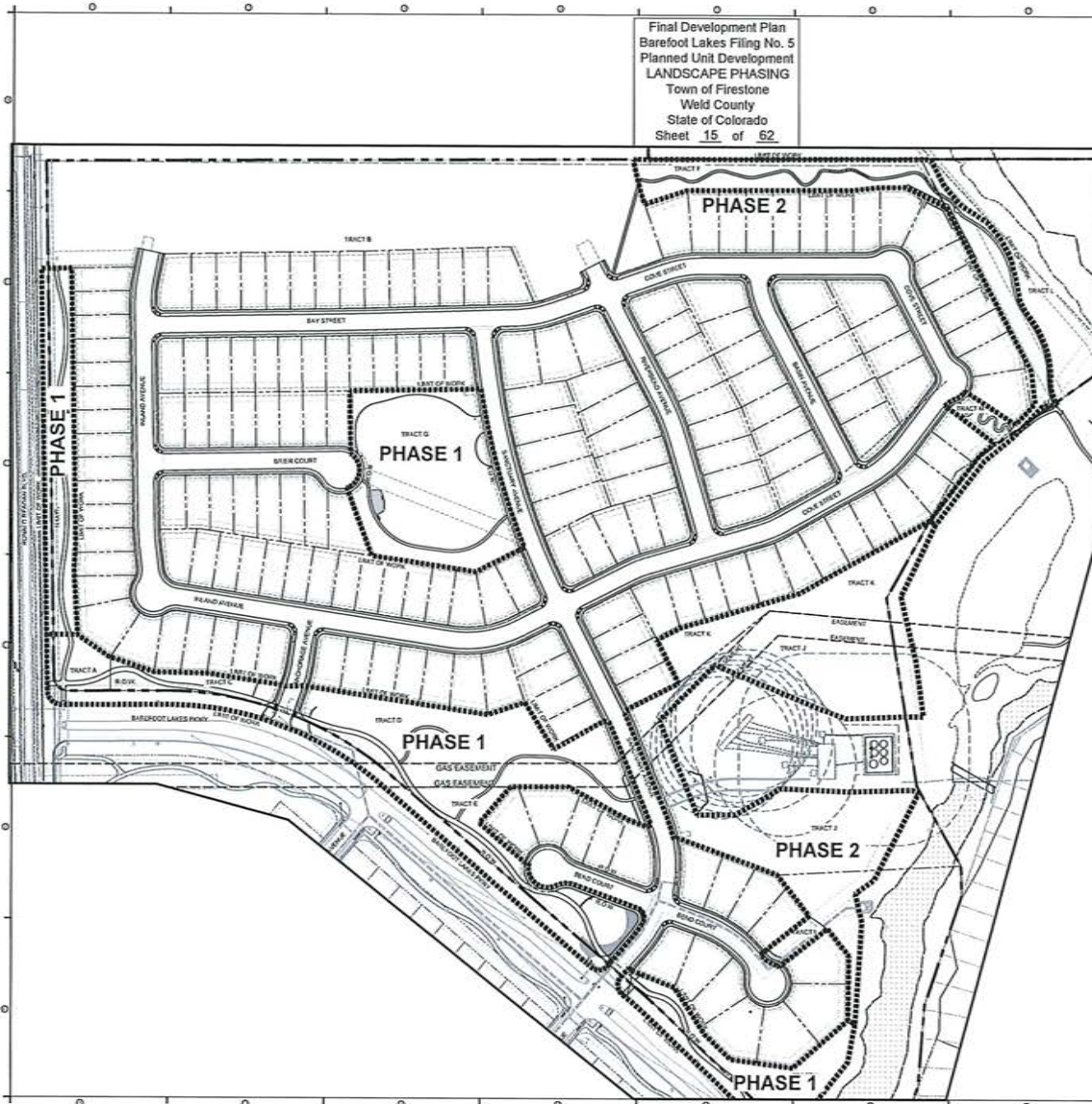
18th June, 2020

THE REQUEST:

Confirm that the plan is in compliance with the Outline Development Plan Zoning.

Approval of the Final Plat.

Approval of the Final Development Plan.



**BAREFOOT LAKES
FINAL DEVELOPMENT
PLAN**
TOWN OF FIRE
STONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	8/5/2020
Revision 3:	
Sheet 15 of 62	

PROJECT NUMBER: 1311

**LANDSCAPE
PHASING**

L1-01



BAREFOOT LAKES

Filing 5

18th June, 2020



BAREFOOT LAKES

Filing 5

18th June, 2020



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

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



NOTES:
MANUFACTURER: MUCITE
PRODUCT: PRAX LITTER BIN
MATERIAL: STEEL
FINISH: POWDERCOAT
COLOR: SILVER
SIZE: 35"L X 30"W



1 PICNIC TABLE AND BENCH
NOT TO SCALE

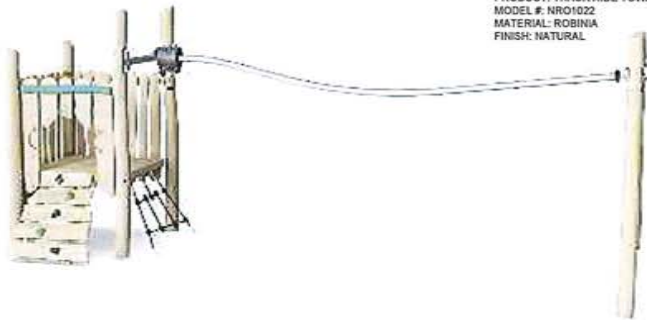
5.1

2 BACKED BENCH
NOT TO SCALE

5.2

3 TRASH RECEPTACLE
NOT TO SCALE

5.3



NOTES:
MANUFACTURER: KOMPAN
PRODUCT: TRACK RIDE TOWER
MODEL #: NR01022
MATERIAL: ROBINA
FINISH: NATURAL



NOTES:
MANUFACTURER: KOMPAN
PRODUCT: SPINNER PLATE
MODEL #: NR0110
MATERIAL: ROBINA
FINISH: NATURAL



NOTES:
MANUFACTURER: KOMPAN
PRODUCT: MULE SPRINGER
MODEL #: NR0101
MATERIAL: ROBINA
FINISH: NATURAL

6 TRACK RIDE TOWER
NOT TO SCALE

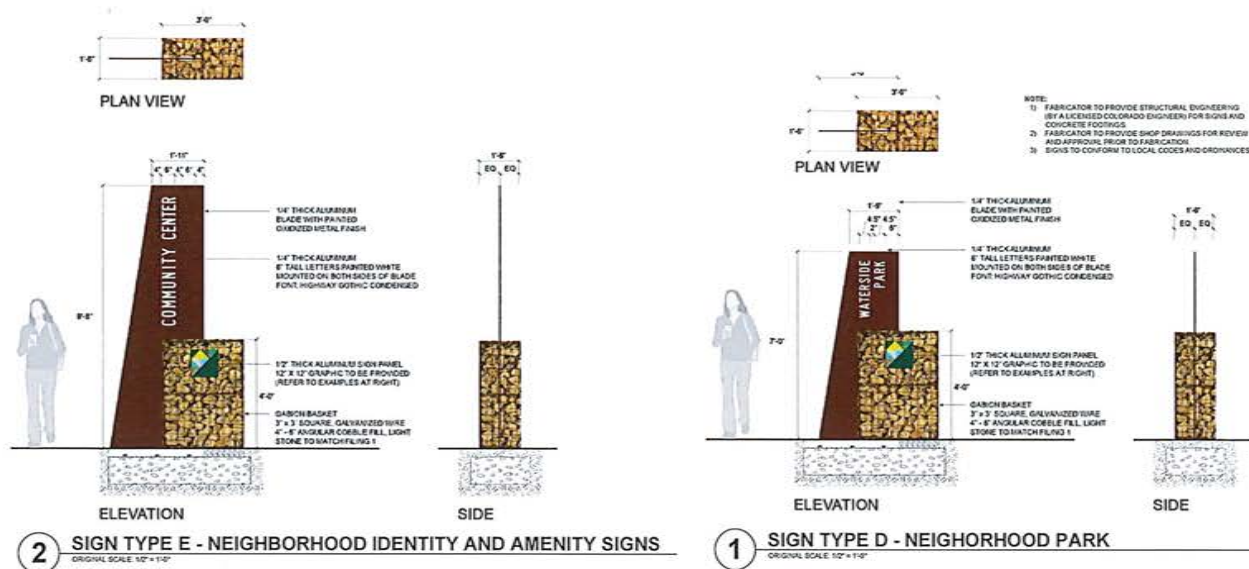
5.5

7 SPINNER PLATE
NOT TO SCALE

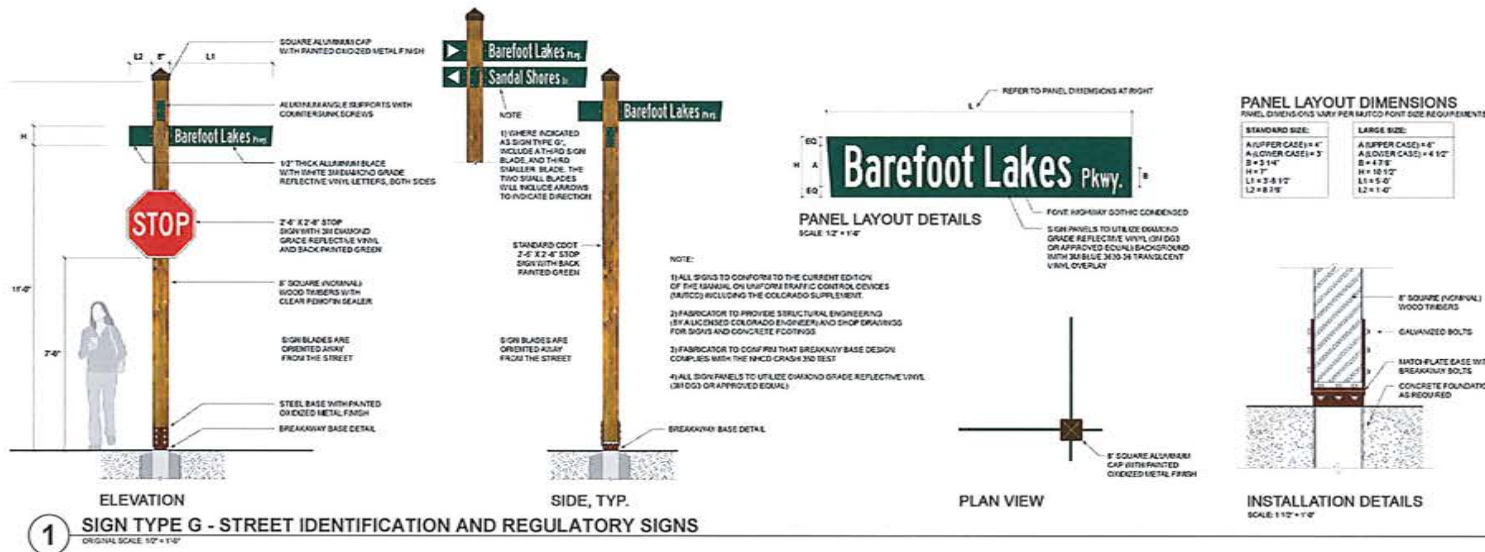
5.6

8 MULE
NOT TO SCALE

5.7



Example from Filing 1

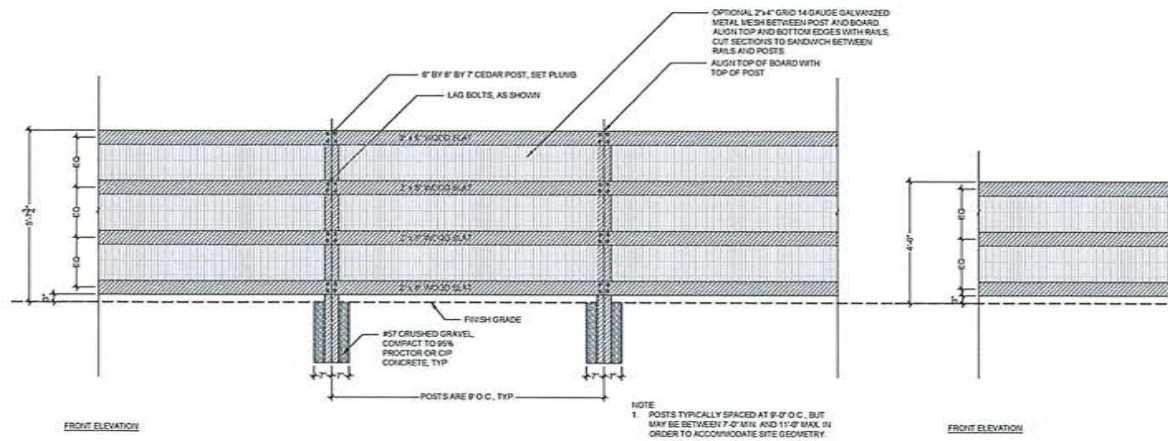


Example from Filing 1

BAREFOOT LAKES

Site Elements: Signage

18th June, 2020



FENCE TYPE 5 - TALL - OPEN

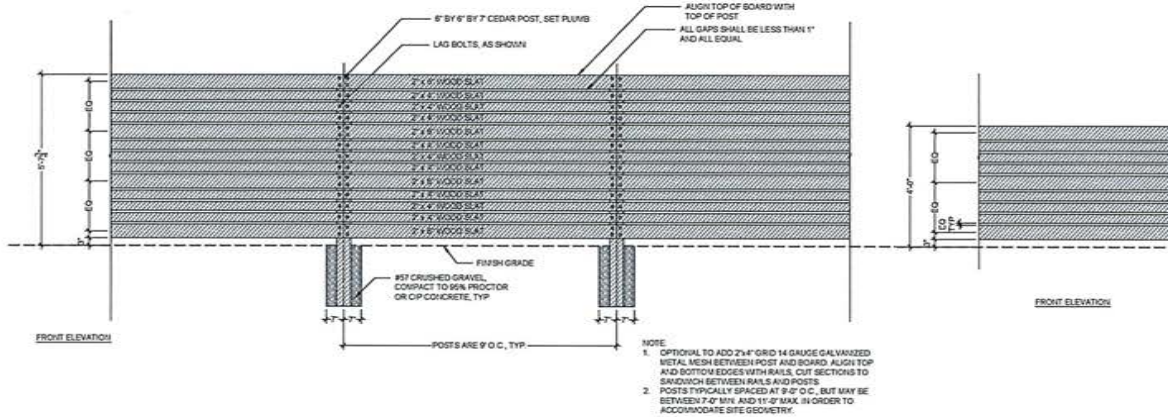
SCALE: 1/2" = 1'-0"

FENCE TYPE 2 - SHORT - OPEN

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



Examples from Filing 1



FENCE TYPE 4 - TALL - PRIVACY

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

FENCE TYPE 1 - SHORT - PRIVACY

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



Example from Filing 1

THE REQUEST:

17.22.080 - Conditions and standards for approval

(Summarized and paraphrased list of approval criteria)

- A. The plan is **compatible with surrounding development**.
- B. The plan is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and resources.
- C. The plan is consistent with the overall direction and intent of the PUD code as well as the Town's Comprehensive Plan .
- D. The plan **provides for creative and innovative design** that could not be achieved through standard zoning districts.
- E. Exceptions from zoning regulations are warranted by virtue of **innovative design and amenities proposed**.
- F. The plan provides adequate circulation, including buffering.
- G. The plan provides **functional, usable open space** for recreation, views, drainage, preservation of natural features, etc.
- H. The plan provides a **variety** of housing types, housing sizes, densities, facilities and open space.
- I. The plan provides for **safe pedestrian and bicycle circulation** links to parks and open space.
- J. The plan allocates building types appropriately.
- K. The plan orients buildings, and identifies appropriate building spacing, materials, color, textures, storage, signs and lights.
- L. The plan **addresses landscape considerations**, such as screening, maintenance suitability, water demands, etc.
- M. The plan provides services, such as utilities and fire access.
- N. No structure in the plan is in the floodplain.
- O. No structure is located on ground with subsidence potential.
- P. The plan provides for **visual relief and visual variety** through building types, orientation and placement, road configuration, open space configuration and landscape strategies.
- Q. The plan fiscally benefits the Town.
- R. The plan is in compliance with the provisions of any applicable intergovernmental agreements .
- S. The lighting plan minimizes light drift beyond the plan boundary.
- T. The plan strives to incorporate "green" building standards and design guidelines.
- U. The plan allows for renewable energy technologies;
- V. The plan incorporates best management practices in **water conservation, soils preservation and native plants**.
- W. The plan allows for technology infrastructure that facilitates telecommuting.

From: [Bruce Huggins](#)
To: [Referrals](#); [Millissa Berry](#)
Subject: BFL Filing Plat Map Objection
Date: Thursday, November 14, 2019 2:19:08 PM
Attachments: [11.14.19 Barefoot Filing 5 Plat Map Objection.pdf](#)

Hello,

I am emailing on behalf of the Pelican Shores North Homeowners Association regarding the proposed Barefoot Lake development.

The board is concerned that there will be no buffer between the development and the Pelican Shores HOA.

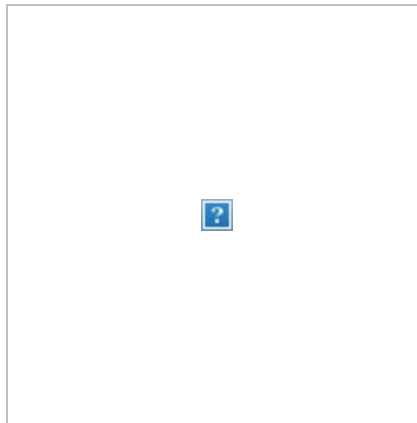
I have attached a map of the development with some requested amendments.

Let me know if you have any questions or concerns

Thank you !

Bruce Huggins

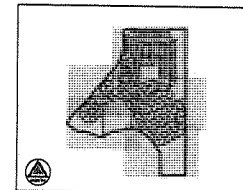
President / Owner
PMI Colorado Front Range
p: [720-600-6177](tel:720-600-6177)
w: pmifrontrange.com



Use this link to schedule a call with me: [Calendly.com/bruce/15min](https://calendly.com/bruce/15min)

BAREFOOT LAKES FILING NO. 5

A REPEAT OF TRACT G, BAREFOOT LAKES FILING NO. 4
LOCATED WITHIN 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 8



KEY MAP
SCALE = 1" = 1000'

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S88°28'44"W	445.20'	L9	S71°14'04"E	244.45'
L2	N01°30'18"W	388.55'	L10	N85°34'54"W	172.27'
L3	N35°09'15"W	303.58'	L11	N69°09'19"W	53.90'
L4	N52°36'18"W	176.28'	L12	N52°10'29"W	173.55'
L5	N60°56'46"W	183.03'	L13	N43°46'52"E	244.53'
L6	S80°47'09"W	401.77'	L14	N40°44'33"E	714.06'
L7	S60°34'02"W	182.96'	L15	N00°18'45"W	206.27'
L8	S88°28'02"W	62.58'			

CURVE	DELTA	RADIUS	LENGTH
C1	217°10'4"	569.00'	210.38'
C2	3°02'18"	668.00'	35.32'
C3	41°01'20"	720.00'	515.50'
C4	88°44'15"	30.00'	46.46'

LEGEND

- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 36636"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 36064"
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- S.D.E. = SIGHT DISTANCE EASEMENT
- ⊙ EXISTING WELL

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 5
Phase Number	N/A
Preparation Date	05-17-2019
Revision Date	05-31-2019
Revision Date	08-28-2019
Revision Date	09-06-2019

OVERALL PAGE - SHEET 3 of 8

DEVELOPER

BROOKFIELD RESIDENTIAL

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

DATE OF PREPARATION

3/27/2020

SCALE = 1" = 200'

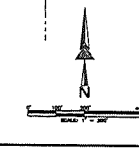
SHEET 3 OF 8



Aztec Proj. No.: 54479-23
Drawn By: BAH



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



Tract N buffer between existing lots and proposed lots is too narrow. This is/will be a wildlife corridor between wetlands. A high berm with native grass is recommended at minimum to eliminate sight lines and create a more protected corridor. Ideally, the proposed lots would be moved further to the west to widen this tract. Please consider the environmental impact of disconnecting the wetlands in Tract F/L from the wetlands that are north and east of the existing lots.

From: [Seth Holland](#)
To: [Millissa Berry](#)
Subject: Re: Meeting between Barefoot Lakes and Pelican Shores
Date: Wednesday, April 22, 2020 4:11:39 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Caution: This email originated from outside of the Town of Firestone. Use caution - Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks!

You are correct, the main issue is the fence.

I am well appreciative of some of those items that have been done. For sure.

The last response is actually worse than their first offer.

We could of course improve our own fence. The problem is we are only 14 homes and just don't have the resources for a barrier against hundreds of homes. I personally believe this impact is due to the new development and so the developer has the responsibility to mitigate it. As when we developed we installed the existing fence which was appropriate at that time. If the issue really truly is that the fence can not be on the shared boundary (not sure why), then perhaps I could convince our board to have the fence on our property, but Barefoot lakes would have to pay for it. Their only offer to date was a fence on our property, smaller than the one we have now, and we fully maintained it. If they were to offer to build the appropriate fence, the 5-6' wood 3-4 rail open rail fence with no trespassing signs maybe that would be enough. On our property. Not sure on maintenance, but at least that is something.

May I please ask how we may contact, work, etc. with the metro district? I believe we have not been very successful at that in the past.

Other ideas, options, or thoughts would be most appreciated!

seth

From: Millissa Berry <MBerry@FirestoneCO.gov>
Sent: Wednesday, April 22, 2020 3:34 PM
To: 'Seth Holland' <sethholland@hotmail.com>
Subject: RE: Meeting between Barefoot Lakes and Pelican Shores

Hi Seth,

This situation unfortunately does arise especially in areas where residential growth is high. Staff does encourage the applicant to work with adjacent property owners to address concerns so we are glad the two parties are talking. Staff also needs to be balanced to both sides and respect property rights on both sides. Staff does need to consider that the Barefoot Lakes property was given the existing zoning and density potential by the County in the early 2010s and then the density was accepted when the developer opted to annex into the town in the mid 2010s. We do encourage mitigating impacts on adjacent developments through design and we've seen efforts by Barefoot Lakes in widening the tract between the 2 subdivisions, adding evergreen landscaping and making the trail soft surface instead of hard surface (hard surface tends to get used more often). Between the width

of the tract and the rear setbacks, the homes built there will be at least as far from the subdivision lines as any structure in Pelican Shores. It appears one issue is the fence. I know you were planning on it but I recommend attending the Planning Commission and Town Board meetings when they are scheduled. These are the elected and appointed officials that will make the decision on the project. The Town will consider comments from neighboring properties. Staff will convey all comments received during the process. Would Pelican Shores be able to augment their existing fence and add signage to be a better barrier? Also, is there an opportunity for Pelican Shores representatives to work with the metro district and attend meetings to convey concerns with trespassing with residents or add information to community mailings? I will talk to staff about your concerns and let you know if there is anything else we can suggest to either party.

Thank you for your time with this,
Millissa

Millissa Berry

Town of Firestone | Senior Planner
303.531.6282
151 Grant Street, Firestone, CO 80520
Mail: PO Box 100, Firestone, CO 80520
mberry@firestoneco.gov



From: Seth Holland <sethholland@hotmail.com>
Sent: Wednesday, April 22, 2020 2:35 PM
To: Millissa Berry <MBerry@FirestoneCO.gov>
Subject: Fw: Meeting between Barefoot Lakes and Pelican Shores

Caution: This email originated from outside of the Town of Firestone. Use caution - Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The Pelican Shores North HOA will respond officially.

Just personally, I do not agree with this issue from Barefoot Lakes. They are developing this property, locating a path directly next to our property, while we already have existing issues with Barefoot Lakes residents entering our property.

Do we have any remedy with the town of Firestone, Weld county, or State of Colorado to help us in this process? We are a small community against a large development and are their only developed neighbors.

I appreciate your help and guidance. thanks

Seth Holland
(720) 323-7247

From: Jake Sippy <jsippy@designworkshop.com>

From: [Seth Holland](#)
To: [Referrals](#)
Subject: public comments for Barefoot Lakes Filing 5 FP 19-013 3rd submittal
Date: Sunday, April 19, 2020 12:51:26 PM

Caution: This email originated from outside of the Town of Firestone. Use caution - Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

May we please suggest at least doubling the number of trees in the landscaping portion of the open space walking path on the eastern edge of the filing, between the barefoot lakes subdivision and pelican shores north subdivision to improve screening.

May we please suggest a 5-6' tall open rail wooden fence (to match existing fencing in barefoot lakes and pelican shores north) with no trespassing signs on the property line or barefoot lakes side along the entire property line. Pelican shores north has an existing barbed wire type fence that was sufficient with the area being open farm land but with barefoot lakes developing a large number of homes and a walking path immediately beside the property line, that fence needs to be upgraded by barefoot lakes. Pelican shores north has already experienced numerous pedestrians walking from barefoot lakes and onto pelican shores north, adding homes closer and locating a new walking path so close to pelican shores north will only increase traffic. Barefoot lakes needs to mitigate that risk to pelican shores north at their cost.

I would suggest as large of a setback as possible between barefoot lakes and pelican shores north to maintain a wildlife migration corridor. There are number deer and turkey along with some bobcats and other animals that regularly travel along the perimeter of pelican shores north fencing.

thank you for your time

Seth Holland

12636 waterside Ln

Longmont, CO 80504



PLANNING & ZONING REFERRAL AGENCY REQUEST	
Today's Date:	March 30, 2020
Referral Comments Due:	April 20, 2020
Project Name:	Barefoot Lakes Filing 5 3rd Submittal
Project File Number:	FP19-013
Project Type:	Final Plat and Final Development Plan
Project Address/Location:	SW of Barefoot Lakes Pkwy & Ronald Reagan Blvd
Planning Contact:	Millissa Berry

Dear Referral Agency:

This land use application is enclosed and provided to you for review and comment. Please reply by the date listed above so that we may give full consideration to your comments. Any response not received by the reply date above may be deemed to be a positive response to the Town of Firestone.

- ☐ We have reviewed this application and find no conflicts with our interests.
- ☒ We have reviewed this application and find the following conflicts.

Comments (or attached letter):

- Agent requests a fence (photo attached) with "private property no trespassing" signs to be installed along the entirety of the north to south border between PSN and Barefoot lakes to provide clear division of properties along the barefoot lake foot path, in keeping with existing style fencing, and to maintain the rural feel of the area. Installed along the joint property line. The same request will be made for future filings along the East to West borders.
- Requesting that the number of trees along the borders be increased to 35-40

Referral Agency Name: Pelican Shores North HOA

Signature: _____

Printed Name: Bruce Huggins

Date: 4/9/2020

From: [Joe Parsons](#)
To: [Referrals](#)
Subject: Barefoot Lakes and Pelican Shores North
Date: Friday, April 10, 2020 7:37:31 AM

<p class=MsoNormal>Caution: This email originated from outside of the Town of Firestone. Use caution - Do not click links or open attachments unless you recognize the sender and know the content is safe. <o:p></o:p></p>

I am writing in favor of a larger buffer between the communities of Barefoot Lakes and Pelican Shores North. I am one of the original owners at PSN and have seen the encroachment of the development surrounding my subdivision. I bought the property to feel that country living. But the huge Barefoot Lakes subdivision is expanding and I feel to be neighborly a significant buffer should be placed to mitigate encroachment. I feel as many trees and berms as possible placed between the communities would be a great start. I also am concerned about pedestrian traffic into my neighborhood and would like to see privacy signs posted to alert Barefoot Lakes home owner that PSN is a private gated community. I appreciate allowing me to voice my concerns. Sincerely, Joseph R Parsons 12604 Waterside Lane, Longmont. =

From: [Bruce Huggins](#)
To: [Jake Sippy](#)
Cc: [Lisa Albers](#); [Melanie Freeman](#); [Seth Holland](#); [Spencer Harris](#); [Steve Harbert](#); [Millissa Berry](#)
Subject: Re: Meeting between Barefoot Lakes and Pelican Shores
Date: Friday, June 12, 2020 9:40:22 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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Hi Jake,

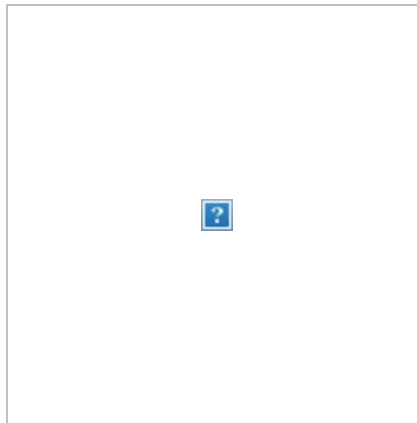
The board of Pelican Shores North is respectfully asking for the following items:

- For Barefoot Lakes to double the trees proposed on the west side of their property from 18-20 to 36-40
- For Barefoot Lakes to install a 5' wooden 3-4 rail fence near the property line (on the Pelican Shores side) with the understanding that Pelican Shores North will maintain it.

Thank you

Bruce Huggins

President / Owner
PMI Colorado Front Range
p: [720-600-6177](tel:720-600-6177)
w: pmifrontrange.com



Use this link to schedule a call with me: [Calendly.com/bruce/15min](https://calendly.com/bruce/15min)

On Wed, Apr 22, 2020 at 2:06 PM Jake Sippy <jsippy@designworkshop.com> wrote:

Hi Bruce,

Brookfield has reviewed your request and performed additional site reviews. Below is the

response to our most recent correspondence:

- Brookfield wishes to clarify that the desire for separation is *not* mutually shared by Barefoot Lakes and Pelican Shores.
 - Once platted and constructed, the St. Vrain Lakes Metro District will own and maintain the open space tracts. These will be public lands and they cannot stop Pelican Shores residents from coming on to Barefoot Lakes property to use their lake, trails, parks and open space.
 - The individual homes of Barefoot Lakes will have fencing along their property lines to provide privacy for individual residents.
 - Barefoot Lakes does not require a fence separating the open space tract from Pelican Shores.
 - Therefore the desire for privacy fencing is really only seen to benefit the residents of Pelican Shores.
- Upon further review of the property edges, it became clear that there is an existing 4 strand barb-wire fence already in place on the property line.
 - This existing fence would seem to be the most effective means of keeping people out of Pelican Shores than a taller but more scalable wood fence, or a simple smooth wire fence as previously suggested. It makes the most sense to leave the existing fence in place rather than pull it out and install something new.
 - Barefoot Lakes is willing to fix the last thirty feet or so of fence next to the river that appears to have been damaged by the adjacent homeowner's construction of a beach area.
 - Barefoot Lakes is still willing to provide additional signage to be attached to the existing fence to reinforce to Barefoot Lakes residents that they are not allowed to trespass on to Pelican Shores property.
- As previously mentioned, the Metro District cannot and will not be liable for the maintenance of this fence. The Metro District cannot prevent Pelican Shores residents from enjoying its publicly accessible open space, therefore the desire to have and maintain a fence rests entirely on Pelican Shores.
- All of the trees planned along the property line that runs from North to South will be evergreen , and will vary from 6' to 8' tall. There are currently 18 - 20 planned, which exceeds the dozen or so previously discussed.

Feel free to reach out with additional questions or clarifications.

Jake

Jake Sippy, PLA
Associate

DESIGNWORKSHOP

1390 Lawrence Street, Suite 100
Denver, Colorado 80204
720 907-9342 (direct)
303 623-5186 x9342 (main)
www.designworkshop.com

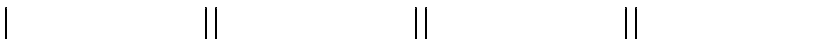


From: Bruce Huggins <bhuggins@pmifrontrange.com>
Sent: Thursday, April 2, 2020 9:17 AM
To: Jake Sippy <jsippy@designworkshop.com>
Cc: Lisa Albers <Lisa.Albers@brookfieldrp.com>; David Carro <David.Carro@brookfieldrp.com>; Melanie Freeman <Melanie.Freeman@brookfieldrp.com>; Seth Holland <sethholland@hotmail.com>; Spencer Harris <spencer.harris@nutrien.com>; Steve Harbert <harbertsteve@gmail.com>
Subject: Re: Meeting between Barefoot Lakes and Pelican Shores

Great, thanks for the update.

Bruce Huggins

President / Owner
PMI Colorado Front Range
p: [720-600-6177](tel:720-600-6177)
w: pmifrontrange.com



Use this link to schedule a call with me: [Calendly.com/bruce/15min](https://calendly.com/bruce/15min)

On Wed, Apr 1, 2020 at 5:03 PM Jake Sippy <jsippy@designworkshop.com> wrote:

Hi Bruce,

Thanks for the follow up. We were just discussing this earlier today and are circulating the response internally. We plan on finalizing and sending to you later this week.

Also note that Dave Carro is no longer with Brookfield, he left to pursue another opportunity a few weeks ago. Lisa Albers (who has been copied on these emails) is now the main contact at Brookfield for Barefoot Lakes.

Jake

Jake Sippy, PLA
Associate

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Denver, Colorado 80204
720 907-9342 (direct)
303 623-5186 x9342 (main)
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From: Bruce Huggins <bhuggins@pmifrontrange.com>
Sent: Wednesday, April 1, 2020 4:15 PM
To: Jake Sippy <jsippy@designworkshop.com>
Cc: Lisa Albers <Lisa.Albers@brookfieldrp.com>; David Carro <David.Carro@brookfieldrp.com>; Melanie Freeman <Melanie.Freeman@brookfieldrp.com>; Seth Holland <sethholland@hotmail.com>; Spencer Harris <spencer.harris@nutrien.com>; Steve Harbert <harbertsteve@gmail.com>
Subject: Re: Meeting between Barefoot Lakes and Pelican Shores

Hi Jake,

We wanted to check back with you to confirm you received my last email and get your thoughts.

Bruce Huggins

President / Owner
PMI Colorado Front Range
p: [720-600-6177](tel:720-600-6177)
w: pmifrontrange.com



Use this link to schedule a call with me: [Calendly.com/bruce/15min](https://calendly.com/bruce/15min)

On Thu, Mar 5, 2020 at 11:31 AM Bruce Huggins <bhuggins@pmifrontrange.com> wrote:

Hi Jake,

Hello Jake,

Thanks again for taking the time to meet with us regarding the concerns of Pelican Shores North. The board appreciates the effort Barefoot Lakes made in order to extend the setbacks. However, the board still has some concerns about the privacy of both communities. After discussing the issue with the rest of the board members, Pelican Shores has the following requests:

1. That the border fences be placed on the property lines and that the maintenance costs be shared. The rationale is that the fences effectively serve both communities by keeping people out of either community.
2. That the fences be at least 5' high and that they resemble the existing fencing in the surrounding area (See attached photos) rather than a simple string wire fence.
3. That the trees planted along the North to South property line meet the following requirements
 - a. Evergreen trees be at least 6' tall
 - b. Deciduous trees have a caliper of at least 2"

We would also like to confirm how far South the North to South fence will go as this was not specified in the meeting notes.

Regards,

On behalf of the Pelican Shores Board of Directors

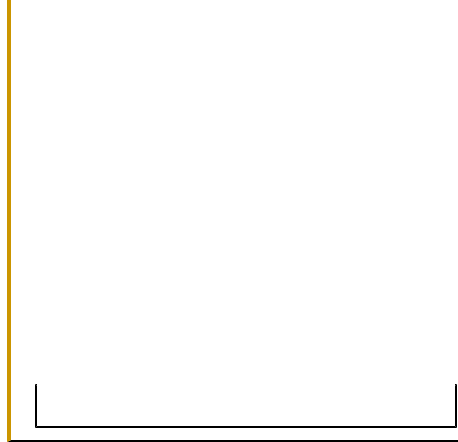
Bruce Huggins

President / Owner

PMI Colorado Front Range

p: 720-600-6177

w: pmifrontrange.com



Use this link to schedule a call with me: [Calendly.com/bruce/15min](https://calendly.com/bruce/15min)

On Fri, Feb 21, 2020 at 4:23 PM Jake Sippy <jsippy@designworkshop.com> wrote:

Bruce,

I wanted to clarify one point regarding the fence.

After further internal discussion, Brookfield wants to clarify that the fence should be installed on the Pelican Shores property and maintained by Pelican Shores in order to ensure its integrity. This is because if the fence is on their property for the purpose of keeping people out of Pelican Shores, it could potentially tie them to obligations for your insurance. They cannot commit the Barefoot Lakes Metro District to maintain a fence that technically serves another property.

Jake Sippy, PLA
Associate

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Denver, Colorado 80204
720 907-9342 (direct)
303 623-5186 x9342 (main)
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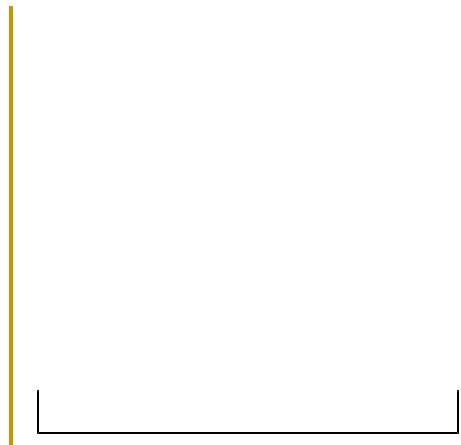


From: Bruce Huggins <bhuggins@pmifrontrange.com>
Sent: Friday, February 21, 2020 12:58 PM
To: Jake Sippy <jsippy@designworkshop.com>
Subject: Re: Meeting between Barefoot Lakes and Pelican Shores

Thank you Jake... I will forward this to the board and get back to you if they have any questions

Bruce Huggins

President / Owner
PMI Colorado Front Range
p: [720-600-6177](tel:720-600-6177)
w: pmifrontrange.com



Use this link to schedule a call with me: [Calendly.com/bruce/15min](https://calendly.com/bruce/15min)

On Fri, Feb 21, 2020 at 12:09 PM Jake Sippy <jsippy@designworkshop.com> wrote:

Hi Bruce,

I apologize it took me a few extra days to get this put together, but I wanted to include a detail of the proposed fence. See attached for my notes from our meeting last week. We appreciate you all meeting with us. Let me know if there are any points of clarification on my notes here.

Jake

Jake Sippy, PLA
Associate

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Denver, Colorado 80204
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www.designworkshop.com



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Brookfield Properties

VIA EMAIL
VIA US MAIL

June 3, 2020

Millissa Berry
Senior Planner
Town of Firestone
151 Grant Street
Firestone, CO 80520

Subject: Barefoot Lakes Filing 5 Final Plat and Final Development

Dear Ms. Berry:

I represent Brookfield Properties (Barefoot, LLC) in connection with its pending application with the Town of Firestone. Barefoot, LLC, as the applicant in such application, hereby expressly authorizes the Town to proceed with conducting the Planning and Zoning Commission and Town Board public hearings for the Final Plat and Final Development Plan for Barefoot Lakes Filing 5 under the Town's Orientation Telephonic Participation Policy. The applicant understands that the hearing will include accommodations made for Telephonic Participation by the applicant and/or the public. The applicant is waiving any legal challenge on the basis that the hearing will be conducted via Telephone Participation.

Regards,



Lisa A. Albers, P.E.
Senior Director, Land Development – Land & Housing Development

**AGENDA INFORMATION
MEMORANDUM**

**TOWN OF FIRESTONE
PLANNING AND ZONING COMMISSION**



AIM#: 6.b

Public Hearings

Meeting Date: June 18, 2020

Initiated By: Marty Ostholt

Dept: Planning & Development

AGENDA TITLE

Resolution PC-20-09: A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE LOT 1 BOOTH FARM SUBDIVISION OUTLINE DEVELOPMENT PLAN TO ALLOW FOR THE DEVELOPMENT OF A SENIOR LIVING FACILITY

SUMMARY

See attached Staff Report.

HISTORY AND PREVIOUS BOARD ACTION

The Booth Farm Minor Subdivision Plat that created Lot 1 was approved by the Town on December 14, 2000. The original ODP was approved by the Town on April 22, 2015.

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-20-09.

ATTACHMENTS

1. 6.b Staff Report Lot 1 Booth Farm ODP 1st Amdt
2. 6.b Reso PC-20-09 - Lot 1 Booth Farm ODP 1st Amdt
3. 6.b Lot 1 Booth Farm ODP 1st Amdt
4. 6.b Staff Presentation Lot 1 Booth Farm ODP 1st Amdt
5. 6.b Telephonic Permission - Lot 1 Booth Farm ODP 1st Amdt



Staff Report

Lot 1 Booth Farm Subdivision Outline Development Plan 1st Amendment

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

June 18, 2020

Applications

This staff report is for the Lot 1 Booth Farm Subdivision Outline Development Plan Amendment No. 1 ("ODP"). The applicant for the ODP amendment is Colorado Structures, Inc.

Notice

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

Location and Process

The location of the ODP amendment is the northeast corner of Colorado Boulevard and Booth Drive. The ODP is a step in the Firestone Development Review process prior to subdivision and site planning.

Site Analysis

The ODP amendment is proposed on Lot 1, Booth Farm Minor Subdivision Plat (19.56 acres). The vacant land/site slopes to the north and east away from Colorado Boulevard and Booth Drive and is generally developable. Access into the site will be determined during the final development plan ("FDP") process. The eastern boundary of the site is contiguous with the Firestone Trail property, staff will work with the applicant during the FDP process to provide connectivity from the Firestone Trail into the site.

The current ODP has two zonings on the property; approximately 1.7 acres of PUD NC (Neighborhood Center) and approximately 17.9 acres of PUD R-C (high density residential).

ODP Analysis

The proposed ODP amendment revises the previously approved Lot 1 Booth Farm Subdivision ODP approved on April 22, 2015 and recorded at reception no. 4133399.

The purpose of the ODP amendment is to allow the additional use of a Senior Living Facility within the PUD R-C zoning on the property at a density not to exceed 28 dwelling units per acre.

Consistency

The application is consistent with the Firestone Master Plan, Development Regulations and Municipal Code.

Fiscal Impacts

Having a mixture of residential products, including assisted living and commercial land uses as shown on the ODP potentially provides for an economic development benefit for the Town.

Utility and Services

Public infrastructure and utilities are available to the site. No infrastructure improvements are proposed with the ODP application. Additional utility and service details/studies will be provided when subsequent development review applications are submitted.

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 and Zoning Commission approve draft Resolution PC-20-09.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-09

A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION TO AMEND THE LOT 1 BOOTH FARM SUBDIVISION OUTLINE DEVELOPMENT PLAN TO ALLOW FOR THE DEVELOPMENT OF A SENIOR LIVING FACILITY

WHEREAS, Colorado Structures, Inc. (the “Applicant”), who is the fee owner of certain real property described as Lot 1, Booth Farm Minor Subdivision (the “Property”), has submitted an application to amend the existing Lot 1 Booth Farm Subdivision Outline Development Plan (the “ODP Amendment”), to accommodate the development of a senior living facility on the Property (the “Application”); and

WHEREAS, the ODP Amendment would modify the existing approved Lot 1 Booth Farm ODP to allow an additional use on approximately 17.89 acres of the Property that is currently zoned PUD-R-C namely, a senior living facility use, including but not limited to independent living and assisted living and, to that extent, would only modify height and density standards as it relates that proposed senior living facility use within that portion of the Property. However, the ODP Amendment would not change the zoning, height, bulk, landscaping architectural or other land use standards of the Lot 1 Booth Farms ODP as it relates to the Property for other allowable uses or other use areas throughout the Property, as originally approved and contained in the Lot 1 Booth Farms Subdivision Outline Development Plan; and

WHEREAS, the Planning and Zoning Commission, after a duly-noticed public hearing held on June 18, 2020, at which evidence and testimony were entered into the record, finds the Application is complete, and that the Applicant has met the requirements and standards set forth in Sections 17.22.030 and 17.44.060 of the Firestone Municipal Code, and related Town subdivision and zoning ordinances, regulations, and policies; and

WHEREAS, the Planning and Zoning Commission wishes to make a recommendation to the Board of Trustees regarding the Application.

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 Lot 1 Booth Farm Subdivision Outline Development Plan Amendment No. 1, attached hereto as Exhibit A, subject to the following conditions:

1. Provide an updated title commitment showing Colorado Structures, Inc., as owner when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.

2. All minor, technical corrections to the Lot 1 Booth Farm Subdivision Outline Development Plan Amendment No. 1 shall be made to the Town's satisfaction.

PASSED AND ADOPTED this 18th day of June, 2020.

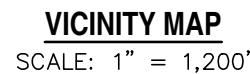
Chairperson

ATTEST:

Lisa Bartley, Secretary

EXHIBIT A
Outline Development Plan Amendment No. 1
Lot 1 Booth Farm Subdivision Planned Unit Development, Outline Development Plan

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 1 OF 2



1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670

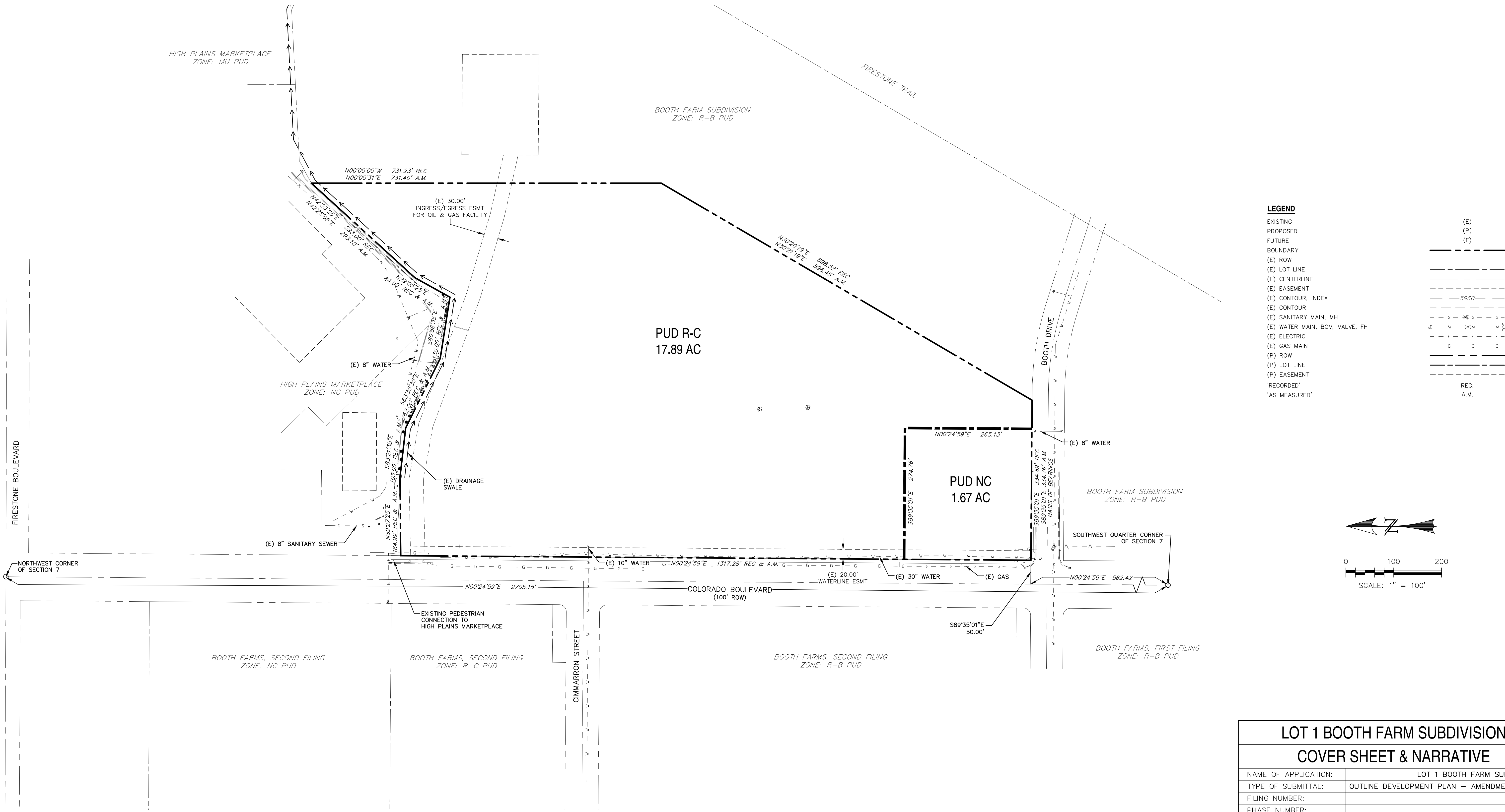
01803

LOT 1 BOOTH FARM SUBDIVISION	
COVER SHEET & NARRATIVE	
NAME OF APPLICATION:	LOT 1 BOOTH FARM SUBDIVISION
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN — AMENDMENT NO. 1
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARATION DATE:	AUGUST 13, 2018
REVISION DATE:	FEBRUARY 19, 2019
REVISION DATE:	MARCH 5, 2020
REVISION DATE:	MAY 22, 2020
REVISION DATE:	
REVISION DATE:	
SHEET 1 OF 2	

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For more details visit:
www.call811.com

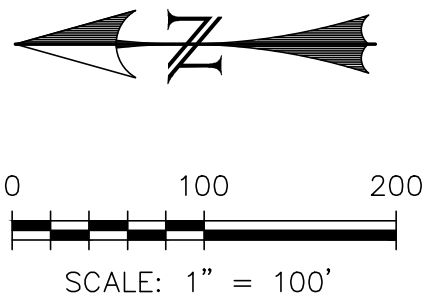
OUTLINE DEVELOPMENT PLAN - AMENDMENT NO. 1
LOT 1 BOOTH FARM SUBDIVISION

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 2 OF 2



LEGEND

EXISTING	(E)
PROPOSED	(P)
FUTURE	(F)
BOUNDARY	---
(E) ROW	---
(E) LOT LINE	---
(E) CENTERLINE	---
(E) EASEMENT	---
(E) CONTOUR, INDEX	---
(E) CONTOUR	---
(E) SANITARY MAIN, MH	---
(E) WATER MAIN, BOV, VALVE, FH	---
(E) ELECTRIC	---
(E) GAS MAIN	---
(P) ROW	---
(P) LOT LINE	---
(P) EASEMENT	---
'RECORDED'	REC.
'AS MEASURED'	A.M.



LOT 1 BOOTH FARM SUBDIVISION
COVER SHEET & NARRATIVE

NAME OF APPLICATION:	LOT 1 BOOTH FARM SUBDIVISION
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN - AMENDMENT NO. 1
FILING NUMBER:	N/A
PHASE NUMBER:	N/A
PREPARATION DATE:	AUGUST 13, 2018
REVISION DATE:	FEBRUARY 19, 2019
REVISION DATE:	MARCH 5, 2020
REVISION DATE:	MAY 22, 2020
REVISION DATE:	
REVISION DATE:	

LOT 1 BOOTH FARM SUBDIVISION OUTLINE DEVELOPMENT PLAN 1ST AMENDMENT

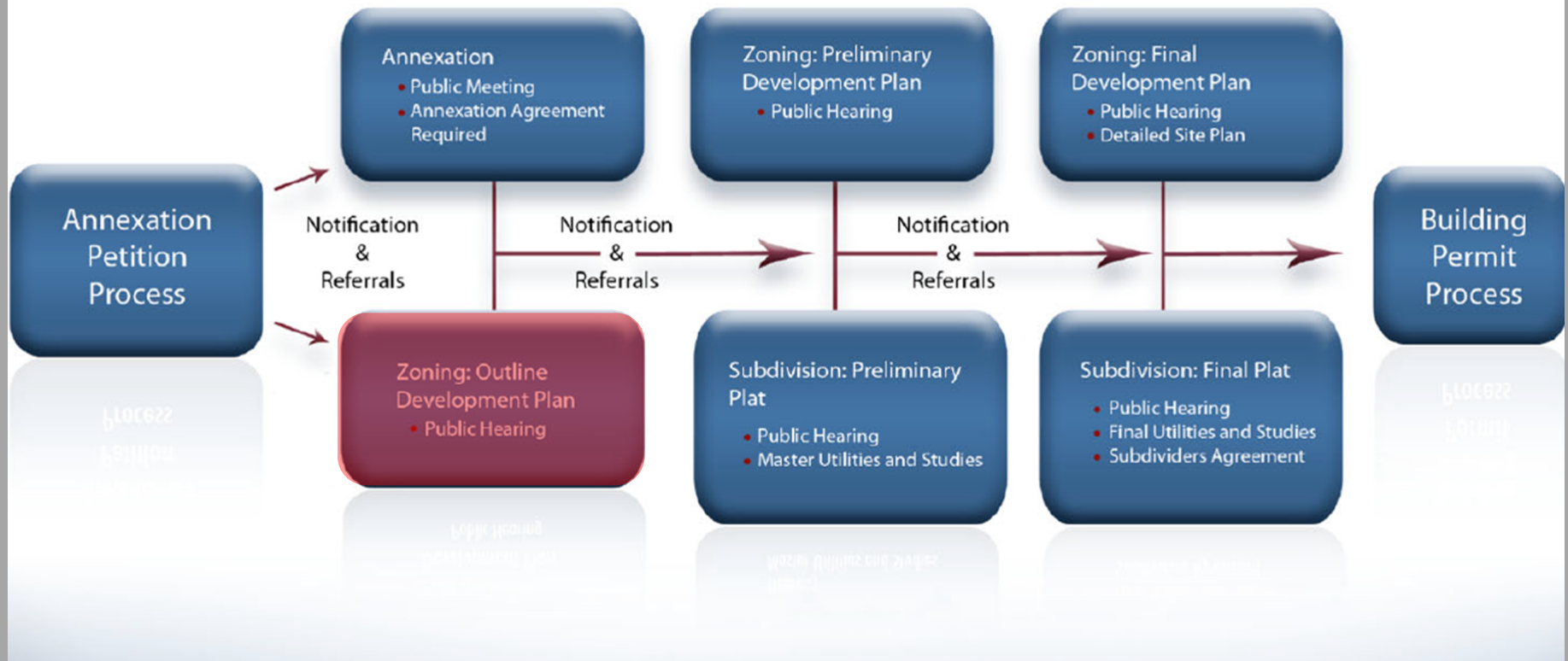


Planning & Zoning Commission – June 18,
2020

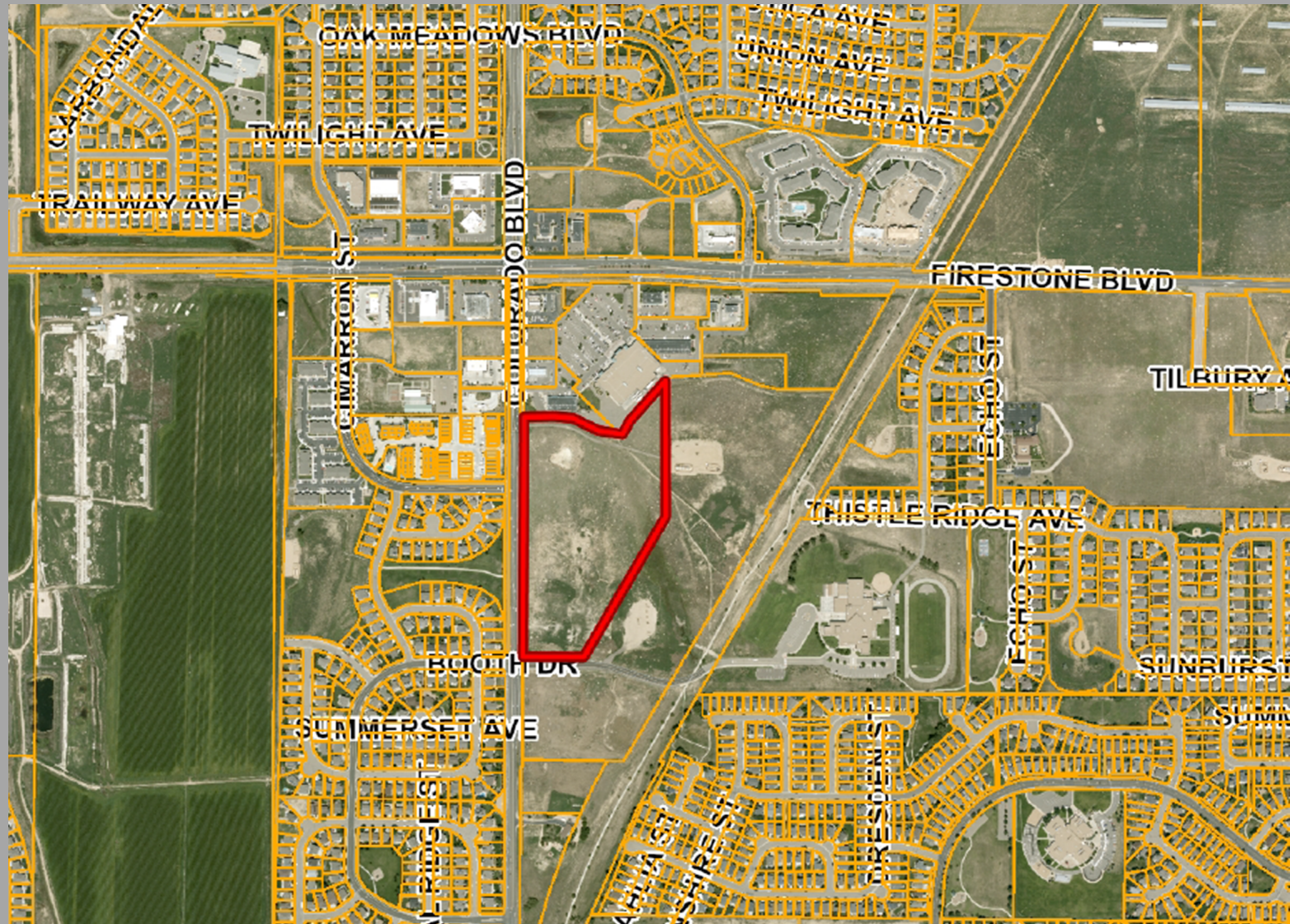
Process



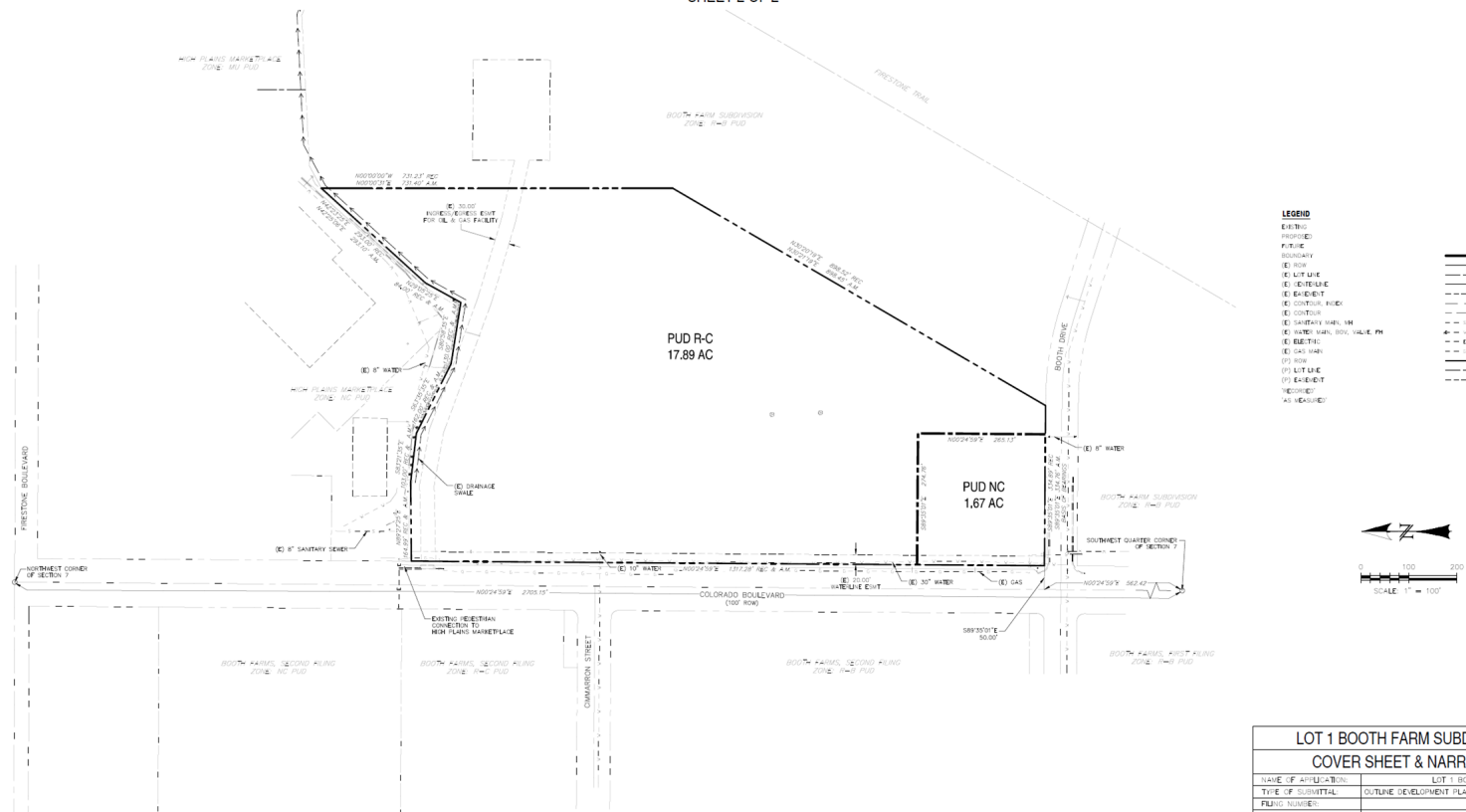
Development Flow Chart | Firestone PUD Zoning



Location



TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 2 OF 2



LOT 1 BOOTH FARM SUBDIVISION	
COVER SHEET & NARRATIVE	
NAME OF APPLICANT:	LOT 1 BOOTH FARM SUBDIVISION
TYPE OF SUBMITTAL:	OUTLINE DEVELOPMENT PLAN – AMENDMENT NO. 1
PLAT NUMBER:	N/A
TRAC NUMBER:	N/A
PREPARED DATE:	AUGUST 13, 2019
REVISION DATE:	FEBRUARY 19, 2019
REVISION DATE:	MARCH 5, 2020
REVISION DATE:	MAY 22, 2020
REVISION DATE:	
REVISION DATE:	

SHEET 2 OF 2



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PREPARED FOR:
COLORADO STRUCTURES, INC.
540 ELKTON DRIVE, SUITE 202
COLORADO SPRINGS, CO 80907
719.522.0500



LOT 1, BOOTH FARM SUBDIVISION

OUTLINE DEVELOPMENT PLAN
COVER SHEET & NARRATIVE

DESIGNED BY:	CDK
DRAWN BY:	CDK
SCALE:	N/A
JOB NUMBER:	91803

SHEET 2 OF 2

Staff Recommendations



Staff Recommends that the Planning Commission:

- 1) Approve Resolution PC-20-09; a resolution recommending approval of the 1st Amendment to the Lot 1 Booth Farm Subdivision ODP with conditions to the Board of Trustees.

From: [Brett Behnke](#)
To: [Marty Ostholt](#); [Todd Bjerkaas](#)
Cc: [Rob Oldach](#)
Subject: Telephonic acknowledgment - Lot 1, Booth Farms ODP
Date: Wednesday, May 27, 2020 11:35:14 AM

Caution: This email originated from outside of the Town of Firestone. Use caution - Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

I represent Colorado Structures, Inc. in connection with its pending application with the Town of Firestone. Colorado Structures, Inc., as the applicant in such application, hereby expressly authorizes the Town to proceed with conducting the Planning and Zoning Commission and Town Board public hearings for the Lot 1, Booth Farms Outline Development Plan Amendment No. 1

under the Town's Orientation Telephonic Participation Policy. The applicant understands that the hearing will include

accommodations made for Telephonic Participation by the applicant and/or the public. The applicant is waiving any legal challenge on the basis that the hearing will be conducted via Telephone Participation.

Regards,

Brett Behnke

Colorado Structures, Inc.

(O) 719.522.0500

(C) 602.377.1175

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM#: 6.c

Public Hearings

Meeting Date: June 18, 2020

Initiated By: Matt Thompson

Dept: Planning & Development

AGENDA TITLE

Resolution PC-20-10: A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY PLAT AND PRELIMINARY DEVELOPMENT PLAN FOR COTTONWOOD HOLLOW FILING NO. 4

SUMMARY

The project concept for Cottonwood Hollow Filing 4 Preliminary Development Plan (PDP) is to provide an attractive living and working environment using innovative placement and design techniques that respond to the site's natural features. The preliminary plat will show how the property will be subdivided into 179 single family lots, tracts (including open space, parks, utilities, access, drainage, landscape, oil and gas facilities, and irrigation ditches), rights-of-way, and will show the location of easements. The preliminary plat and the PDP propose two vehicular access points from Sable Avenue to the north. All homes within the development shall provide a minimum of two-car attached garages, and parking on the residential streets will be available. Parking is consistent with other similar developments in Firestone. Sidewalks will line the residential streets within Cottonwood Hollow Filing 4.

HISTORY AND PREVIOUS BOARD ACTION

The Third Amendment to Outline Development Plan for Cottonwood Hollow (formerly known as Del Camino East ODP) was approved on June 12, 2019, which created Block 2, Cottonwood Hollow, where the proposed Cottonwood Hollow Filing 4 is located.

RECOMMENDATION

Town staff recommends the Planning Commission approve Resolution PC-20-10, a resolution recommending approval of the application to the Board of Trustees with conditions.

ATTACHMENTS

1. 6.c Cottonwood Hollow F4, PC Staff Report
2. 6.c Reso PC-20-10 CH F4 Prelim Plat and PDP Approval
3. 6.c Cottonwood Hollow Fil 4 PDP
4. 6.c Cottonwood Hollow Fil 4 Pre Plat
5. 6.c Cottonwood Hollow F4 PC Staff pres
6. 6.c Telephonic Agreement Mortgage Consultants LLC



Staff Report

**Cottonwood Hollow, Filing 4,
Preliminary Development Plan and Preliminary Plat**

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

June 18, 2020

Applications

This staff report is for the Cottonwood Hollow, F4, Preliminary Development Plan (PDP) and Preliminary Plat. The applicant for the PDP and the Preliminary Plat is Mortgage Consultants, 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 Cottonwood Hollow Filing 4 is 1,500' west of the intersection of Birch Street and Sable Avenue, and adjacent to Sable Avenue to the south.

The PDP and Preliminary Plat are the interim steps in the Firestone Development Review process prior to the Final Plat process.

Site Analysis, Circulation and Parking

Cottonwood Hollow Filing 4 is zoned as a residential planned unit development (R-B PUD) and is approximately 64.04 acres in size. The property is generally flat and would be appropriate for the proposed use. The preliminary plat and the PDP propose two vehicular access points from Sable Avenue to the north. All homes within the development shall provide a minimum of two-car attached garages, and parking on the residential streets will be available. Parking is consistent with other similar developments in Firestone. Sidewalks will line the residential streets within Cottonwood Hollow Filing 4.

Plan Analysis

Preliminary Development Plan

The project concept for Cottonwood Hollow Filing 4 PDP is to provide an attractive living and working environment using innovative placement and design techniques that respond to the site's natural features. This PDP is intended to meet all the goals of the Town's PUD districts stated in Section 6.0 of the Firestone development regulations. In order to achieve this goal, consideration has been given to:

1. Compact design in order for people to walk to the retail area, employment center and open space from their homes.
2. Opportunities for local employment in shops and businesses which will be close to residents homes.
3. A variety of housing types and lot sizes to suit different households.
4. Protecting and enhancing Godding Hollow.
5. Developing a design that provides for both the developers' and the oil and gas companies' future needs.

The concept plan was developed with the above considerations in mind. Cottonwood Hollow Filing 4 will feature:

1. Single-family detached homes.
2. An interconnected street system that is bicycle and pedestrian friendly. All streets will be tree-lined with sidewalks alongside them.
3. The remaining acreage will serve as common open space, which will allow optimum preservation of natural features including existing trees and drainage acres.

Furthermore, the preliminary development plan will comply with applicable landscape, lighting, architecture and signage requirements for the planned development.

Preliminary Plat

The purpose of the preliminary plat is to ensure compliance with the Town's subdivision standards and requirements set forth in Title 16 Subdivisions, while encouraging quality development consistent with the goals, policies, and objectives found in the Town of Firestone Master Plan. The preliminary plat will show how the property will be subdivided into 179 single family lots, tracts (including open space, parks, utilities, access, drainage, landscape, oil and gas facilities, and irrigation ditches), rights-of-way, and will show the location of easements.

Building Height

The building height for the proposed residential principal buildings is 35 feet, and 20 feet for accessory buildings, which is complementary to the surrounding buildings of similar use.

Fiscal Impacts

Cottonwood Hollow Filing 4 will provide residential services to 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 the proposed use. The increase of residential options in this area will lead to increased property tax revenues for the Town. Also, the 179 new single family residences will provide housing for approximately 540 new Firestone residents, which are within 1-mile of our major retail, restaurant, and commercial area at Firestone City Centre. The future extension of Arbor Street will provide direct and easy access for the residents of Cottonwood Hollow to Firestone City Centre and Firestone Blvd. The approximately 540 new residents will help to meet thresholds that national retailers and other commercial developers are looking for before they would invest in Firestone.

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 Resolution PC-20-10, a resolution recommending approval of the application to the Board of Trustees with the following conditions:

1. All existing encumbrances on proposed lots shall be vacated, removed, and/or relocated prior to Final Plat recordation.
2. Improvements, landscaping, and trails within existing easements or encumbered areas to remain shall be acceptable to the easement owner or entitled entity and the Town prior to Final Plat recordation. Any agreements with easement owners such as Ditch Companies shall be fully executed prior to Final Plat approval.
3. Easements for off-site infrastructure improvements shall be required prior to Final Plat recordation.
4. Technical corrections to the Cottonwood Hollow Filing 4 shall be made to the Town's satisfaction.
5. No lots within the FEMA 100-year floodplain shall be included in any Final Plat until a Letter of Map Revision (LOMR) is fully completed with FEMA removing said areas from the 100-year Floodplain.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-10

A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY SUBDIVISION PLAT AND PRELIMINARY DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE COTTONWOOD HOLLOW SUBDIVISION

WHEREAS, Mortgage Consultants, LLC (“Applicant”), as owner of certain real property located within the Cottonwood Hollow subdivision (the “Property”), has submitted a proposed preliminary subdivision plat and preliminary development plan for the Property (the “Application”); and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds and determines that the Application is complete, and that the Applicant has met the applicable requirements and standards set forth in the Firestone Municipal Code and Firestone Development Regulations; and

WHEREAS, the Planning and Zoning Commission wishes to make a recommendation to the Board of Trustees regarding the Application.

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

Section 1. The Town of Firestone Planning and Zoning Commission hereby recommends approval of the Preliminary Plat of Cottonwood Hollow Filing 4 and Preliminary Development Plan for Cottonwood Hollow Filing 4, attached hereto as Exhibits A and B and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

- (a) All existing encumbrances on proposed lots shall be vacated, removed, and/or relocated prior to Final Plat recordation.
- (b) Improvements, landscaping, and trails within existing easements or encumbered areas to remain shall be acceptable to the easement owner or entitled entity and the Town prior to Final Plat recordation. Any agreements with easement owners such as Ditch Companies shall be fully executed prior to Final Plat recordation.
- (c) Easements for off-site infrastructure improvements shall be required prior to Final Plat recordation.
- (d) Technical corrections to the Cottonwood Hollow Filing 4 shall be made to the Town’s satisfaction.
- (e) No lots within the 100-year floodplain shall be included in any Final Plat until a Letter of Map Revision (LOMR) is fully completed with FEMA removing said areas from the 100-year floodplain.

PASSED AND ADOPTED this ____ day of _____, 2020.

Chairperson

ATTEST:

Lisa Bartley, Secretary

EXHIBIT A
Preliminary Plat of Cottonwood Hollow Filing 4

EXHIBIT B

Preliminary Development Plan for Cottonwood Hollow Filing 4

PRELIMINARY DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 4

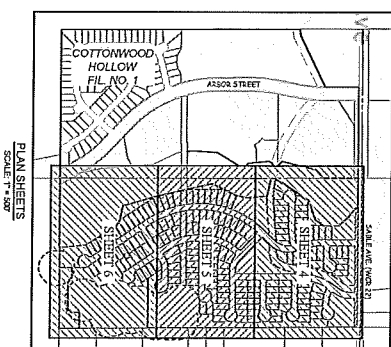
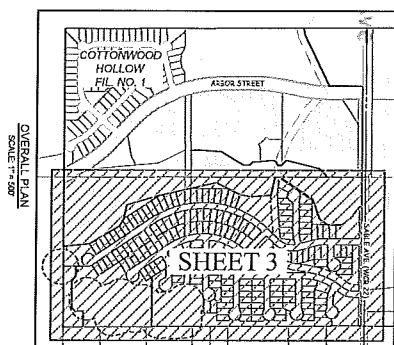
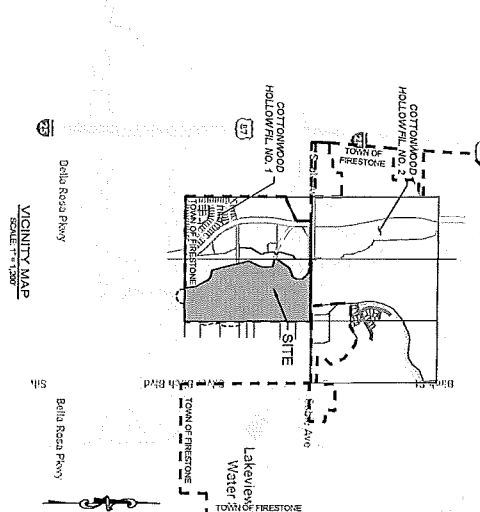
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

[illegible]

- [illegible]

CONTAINING 2,709,420 SQUARE FEET OR 62.64 ACRES, MORE OR LESS, THENCE ALONG THE EAST LINE OF SAID TRACT 1, 100 FEET, A DISTANCE OF 24.00 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY OF SAID SABLE MOUND, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY 280.55-22.72, A DISTANCE OF 1,047.21 FEET TO THE POINT OF BEGINNING.

WATER SERVICE TABLE		
QUANTITY	SIZE	TYPE
170	5/8"	RESIDENTIAL SINGLE FAMILY
2	1"	IRRIGATION



Sheet Number	Sheet Title
1	GENERAL NOTES
2	CONCRETE
3	PROPOSED EXISTING PLAN
4	SITE PLAN 1
5	PLAN 2
6	SITE PLAN 3
7	CONCRETE PLAN 1
8	CONCRETE PLAN 2
9	UTILITY PLAN 1
10	UTILITY PLAN 2
11	UTILITY PLAN 3
12	UTILITY PLAN 4
13	TYPICAL SECTIONS
14	FOUNDATION AND SUBGRADE
15	MAINTENANCE PLAN
16	PAVEMENT IMPROVEMENT PLAN
17	AT RAILROAD
18	MAINTENANCE PLAN
19	UNPAVED DRIVEWAYS
20	AND DETAILS
21-23	PLANNING PLAN
24	EXHIBITION PLAN
25	RECORD PLAN

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, _____ DAY OF _____, 20____ BY RESOLUTION _____

No. _____

ATTEST: TOWN CLERK

BY SIGNING THIS PRELIMINARY DEVELOPMENT PLAN, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

STATE OF COLORADO)
)ss
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF
____ 20__ BY _____,

NOTARY PUBLIC

MY COMMISSION EXPIRES

TECHNICAL CONSULTANTS
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PHONE: 303-531-1605
EMAIL: PAUL@PCSGROUP.CO

OWNER/DEVELOPER:
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CONTACT: OTTO ACHINGER
EMAIL: OTTO.ACHINGER@CALIBERHOMELOANS.COM

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CANON CITY, CO 81212
PHONE: 303-604-8300
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EMAIL: KRAITZ@REDROCKLANDSURVEYS.CO

TECHNICAL CONSULTANT & PREPARED BY:
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 CHICAGO, IL 60614

 FARRINGTON ENGINEERING CONSULTANTS, INC.
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LITTLETON, CO. 80120 303-794-8604
CONTACT: JEFFREY LINDSAY@FARRINGTON.COM

EMAIL: JEFF_KILNOSWORTH@PARAGONED
FIRESTONE INFORMATION BLOCK

OF SUBMITTAL:	COTTONWOOD HOLLOW
F SUBMITTAL:	PRELIMINARY DEVELOPMENT
NUMBER:	FILING NO. 4

NUMBER:	
TITLE:	PDP COVER SHEET
EXPIRATION DATE:	4/12/2018

ON DATE:	8/21/2018
ON DATE:	1/14/2020

ON DATE:	3/17/2020
ON DATE:	
ON DATE:	

SHEET 1 OF 25

PRELIMINARY DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 4
LOCATED IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 2 OF 25

PROJECT CONCEPT

THE PROJECT CONCEPT FOR COTTONWOOD HOLLOW FILING 4 IS TO PROVIDE AN ATTRACTIVE LIVING AND WORKING ENVIRONMENT FOR THE TOWN OF FIRESTONE. THE PROJECT CONCEPT IS BASED ON THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION.

1. CONCEPT DESIGN: THE CONCEPT DESIGN FOR THE PROJECT IS TO PROVIDE AN ATTRACTIVE LIVING AND WORKING ENVIRONMENT FOR THE TOWN OF FIRESTONE. THE PROJECT CONCEPT IS BASED ON THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION.
2. AN INTERCONNECTED STREET SYSTEM: THE STREET SYSTEM FOR THE PROJECT IS TO PROVIDE AN ATTRACTIVE LIVING AND WORKING ENVIRONMENT FOR THE TOWN OF FIRESTONE. THE PROJECT CONCEPT IS BASED ON THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION.
3. THE REMAINING SPACE WILL BE USED AS OPEN SPACE, WHICH WILL ALLOW OPTIMAL PRESENTATION OF NATURAL FEATURES INCLUDING EXISTING TREES AND PRIMITIVE ACCESS.
4. DEVELOPMENT WITHIN THE PROJECT WILL BE CONTROLLED BY ARCHITECTURAL AND LANDSCAPE GUIDELINES THROUGH PRIVATE REQUIREMENTS FOR THE PROJECT. THE PROJECT CONCEPT IS BASED ON THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION.
5. THE REMAINING SPACE WILL BE USED AS OPEN SPACE, WHICH WILL ALLOW OPTIMAL PRESENTATION OF NATURAL FEATURES INCLUDING EXISTING TREES AND PRIMITIVE ACCESS.

THE PROJECT CONCEPT IS BASED ON THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION. THE PROJECT CONCEPT IS BASED ON THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION.

REGIONAL IMPACTS

THE PROJECT CONCEPT IS BASED ON THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION. THE PROJECT CONCEPT IS BASED ON THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION.

GRADING CONCEPT

THE PROJECT CONCEPT IS BASED ON THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION. THE PROJECT CONCEPT IS BASED ON THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION.

CIRCULATION SYSTEMS

THE PROJECT CONCEPT IS BASED ON THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION. THE PROJECT CONCEPT IS BASED ON THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION.

LAND USE

THE PROJECT CONCEPT IS BASED ON THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION. THE PROJECT CONCEPT IS BASED ON THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION.

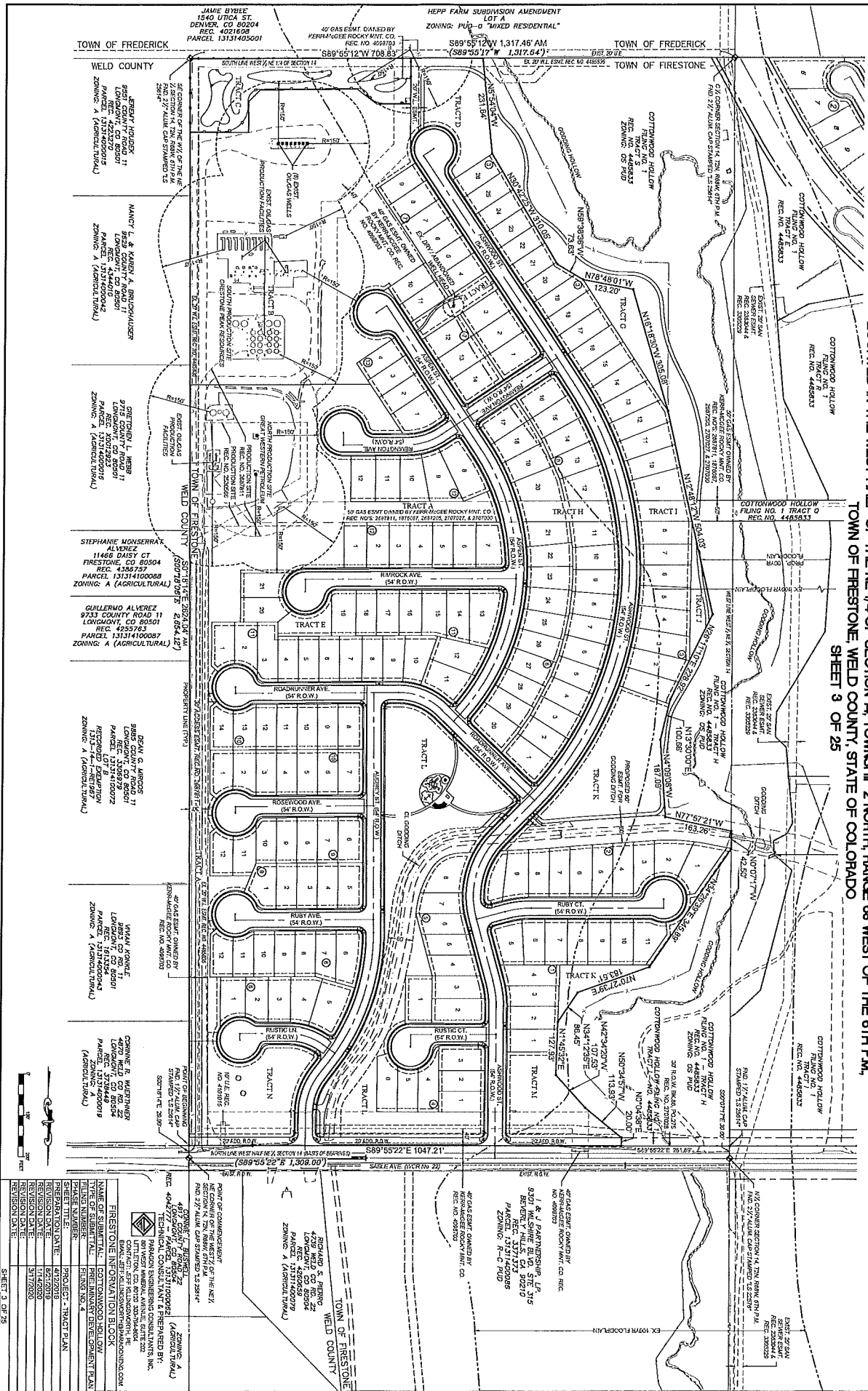
TABLE A

LAND USE SUMMARY TABLE		LAND USE SUMMARY TABLE	
TRACT #	TRACT AREA (AC)	TRACT AREA (AC)	TRACT AREA (AC)
TRACT 1	6.8	TRACT 2	11.9
TRACT 3	1.5	TRACT 4	1.5
TRACT 5	1.5	TRACT 6	1.5
TRACT 7	1.5	TRACT 8	1.5
TRACT 9	1.5	TRACT 10	1.5
TRACT 11	1.5	TRACT 12	1.5
TRACT 13	1.5	TRACT 14	1.5
TRACT 15	1.5	TRACT 16	1.5
TRACT 17	1.5	TRACT 18	1.5
TRACT 19	1.5	TRACT 20	1.5
TRACT 21	1.5	TRACT 22	1.5
TRACT 23	1.5	TRACT 24	1.5
TRACT 25	1.5	TRACT 26	1.5
TRACT 27	1.5	TRACT 28	1.5
TRACT 29	1.5	TRACT 30	1.5
TRACT 31	1.5	TRACT 32	1.5
TRACT 33	1.5	TRACT 34	1.5
TRACT 35	1.5	TRACT 36	1.5
TRACT 37	1.5	TRACT 38	1.5
TRACT 39	1.5	TRACT 40	1.5
TRACT 41	1.5	TRACT 42	1.5
TRACT 43	1.5	TRACT 44	1.5
TRACT 45	1.5	TRACT 46	1.5
TRACT 47	1.5	TRACT 48	1.5
TRACT 49	1.5	TRACT 50	1.5
TRACT 51	1.5	TRACT 52	1.5
TRACT 53	1.5	TRACT 54	1.5
TRACT 55	1.5	TRACT 56	1.5
TRACT 57	1.5	TRACT 58	1.5
TRACT 59	1.5	TRACT 60	1.5
TRACT 61	1.5	TRACT 62	1.5
TRACT 63	1.5	TRACT 64	1.5
TRACT 65	1.5	TRACT 66	1.5
TRACT 67	1.5	TRACT 68	1.5
TRACT 69	1.5	TRACT 70	1.5
TRACT 71	1.5	TRACT 72	1.5
TRACT 73	1.5	TRACT 74	1.5
TRACT 75	1.5	TRACT 76	1.5
TRACT 77	1.5	TRACT 78	1.5
TRACT 79	1.5	TRACT 80	1.5
TRACT 81	1.5	TRACT 82	1.5
TRACT 83	1.5	TRACT 84	1.5
TRACT 85	1.5	TRACT 86	1.5
TRACT 87	1.5	TRACT 88	1.5
TRACT 89	1.5	TRACT 90	1.5
TRACT 91	1.5	TRACT 92	1.5
TRACT 93	1.5	TRACT 94	1.5
TRACT 95	1.5	TRACT 96	1.5
TRACT 97	1.5	TRACT 98	1.5
TRACT 99	1.5	TRACT 100	1.5

TRACT # 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 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1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498 1499 1500 1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1561 1562 1563 1564 1565 1566 1567 1568 1569 1570 1571 1572 1573 1574 1575 1576 1577 1578 1579 1580 1581 1582 1583 1584 1585 1586 1587 1588 1589 1590 1591 1592 1593 1594 1595 1596 1597 1598 1599 1600 1601 1602 1603 1604 1605 1606 1607 1608 1609 1610 1611 1612 1613 1614 1615 1616 1617 1618 1619 1620 1621 1622 1623 1624 1625 1626 1627 1628 1629 1630 1631 1632 1633 1634 1635 1636 1637 1638 1639 1640 1641 1642 1643 1644 1645 1646 1647 1648 1649 1650 1651 1652 1653 1654 1655 1656 1657 1658 1659 1660 1661 1662 1663 1664 1665 1666 1667 1668 1669 1670 1671 1672 1673 1674 1675 1676 1677 1678 1679 1680 1681 1682 1683 1684 1685 1686 1687 1688 1689 1690 1691 1692 1693 1694 1695 1696 1697 1698 1699 1700 1701 1702 1703 1704 1705 1706 1707 1708 1709 1710 1711 1712 1713 1714 1715 1716 1717 1718 1719 1720 1721 1722 1723 1724 1725 1726 1727 1728 1729 1730 1731 1732 1733 1734 1735 1736 1737 1738 1739 1740 1741 1742 1743 1744 1745 1746 1747 1748 1749 1750 1751 1752 1753 1754 1755 1756 1757 1758 1759 1760 1761 1762 1763 1764 1765 1766 1767 1768 1769 1770 1771 1772 1773 1774 1775 1776 1777 1778 1779 1780 1781 1782 1783 1784 1785 1786 1787 1788 1789 1790 1791 1792 1793 1794 1795 1796 1797 1798 1799 1800 1801 1802 1803 1804 1805 1806 1807 1808 1809 1810 1811 1812 1813 1814 1815 1816 1817 1818 1819 1820 1821 1822 1823 1824 1825 1826 1827 1828 1829 1830 1831 1832 1833 1834 1835 1836 1837 1838 1839 1840 1841 1842 1843 1844 1845 1846 1847 1848 1849 1850 1851 1852 1853 1854 1855 1856 1857 1858 1859 1860 1861 1862 1863 1864 1865 1866 1867 1868 1869 1870 1871 1872 1873 1874 1875 1876 1877 1878 1879 1880 1881 1882 1883 1884 1885 1886 1887 1888 1889 1890 1891 1892 1893 1894 1895 1896 1897 1898 1899 1900 1901 1902 1903 1904 1905 1906 1907 1908 1909 1910 1911 1912 1913 1914 1915 1916 1917 1918 1919 1920 1921 1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 20

LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF PRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 3 OF 25



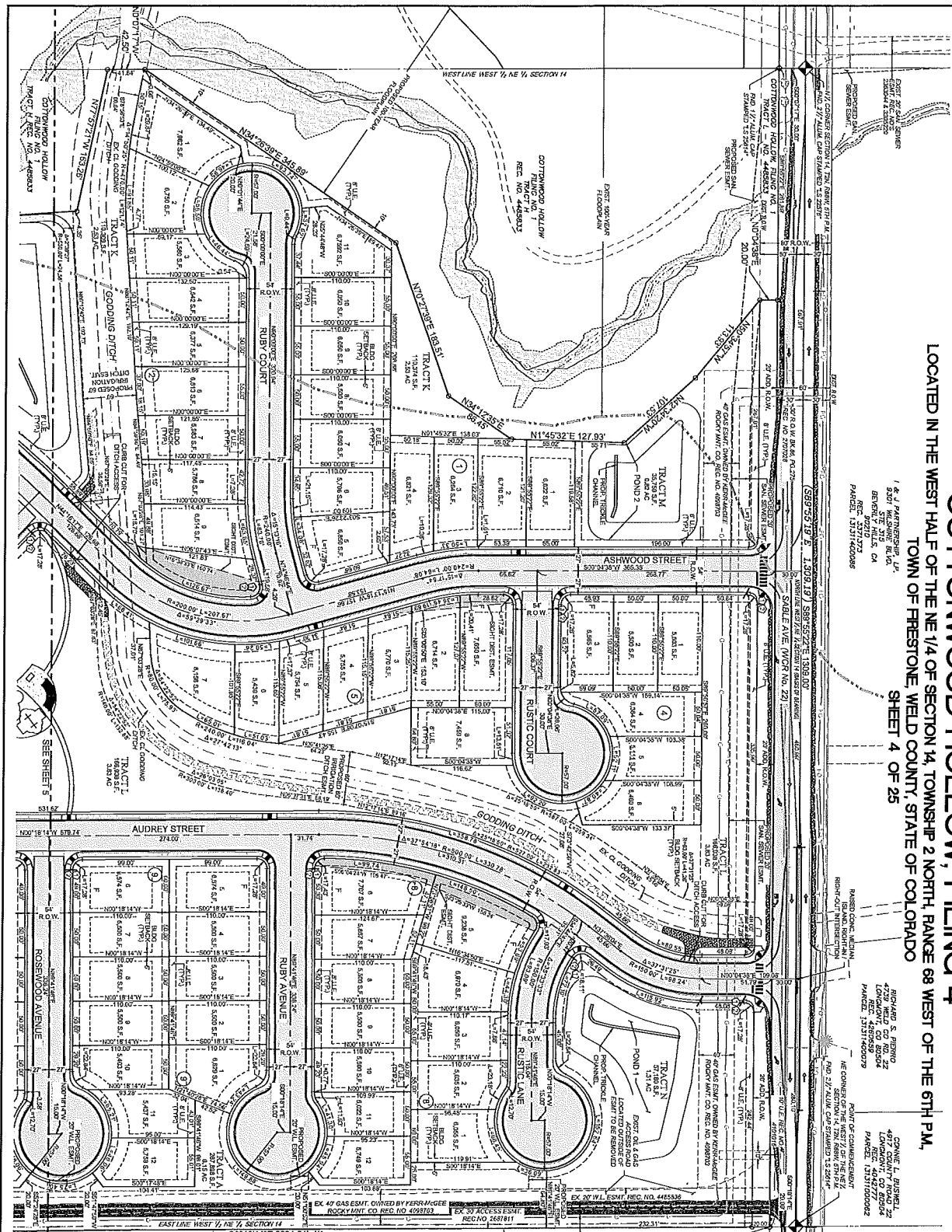
**PRELIMINARY DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 4**

LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.

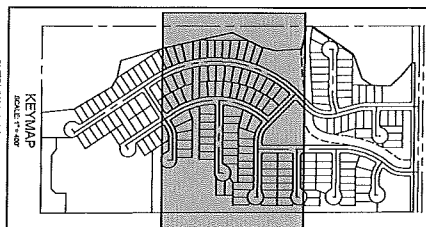
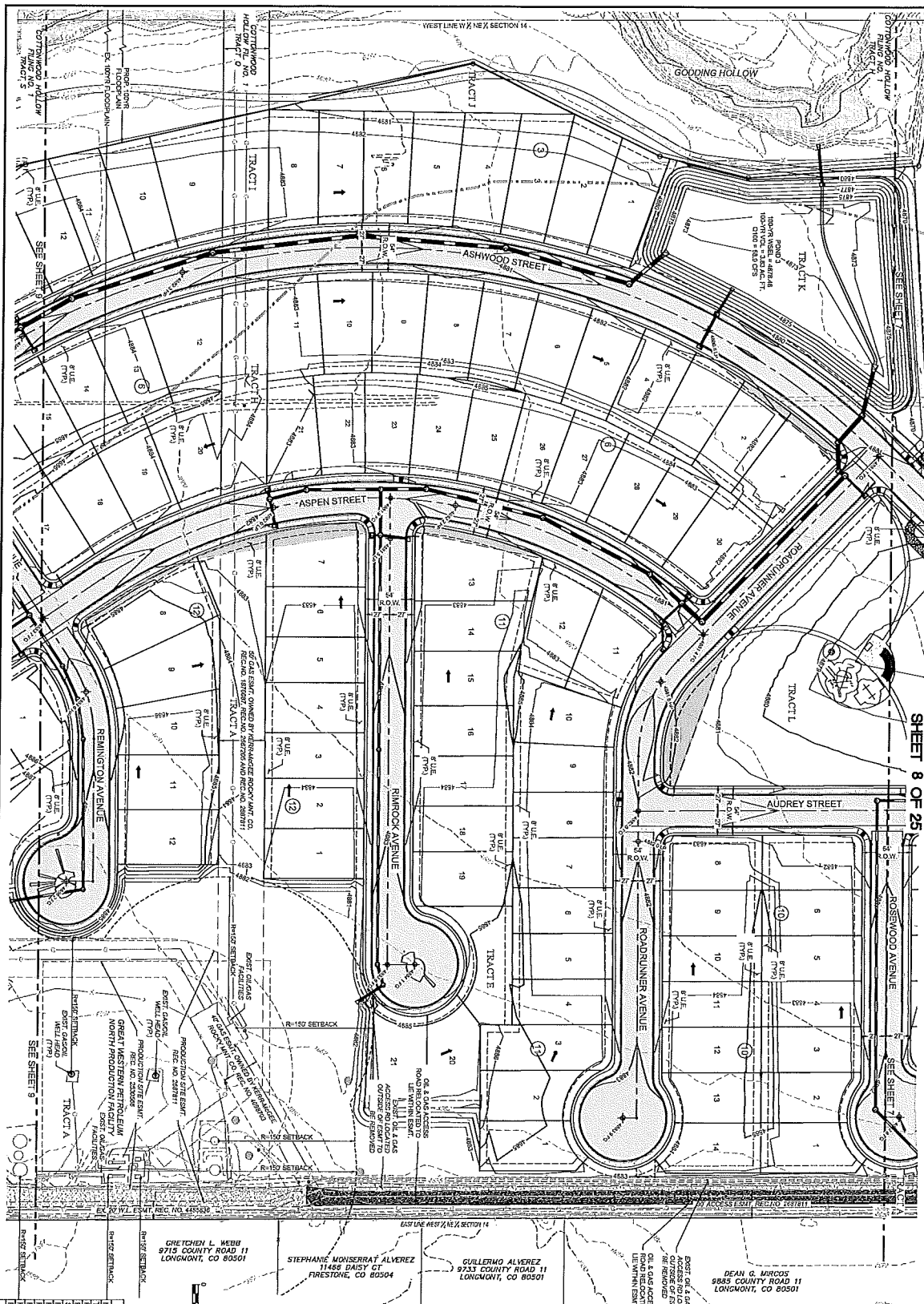
TOWN OF PRESTONE, WELD COUNTY, STATE OF COLORADO

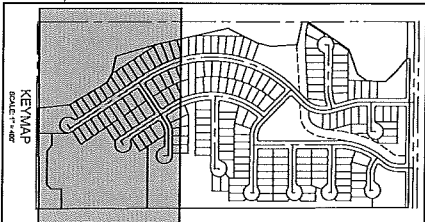
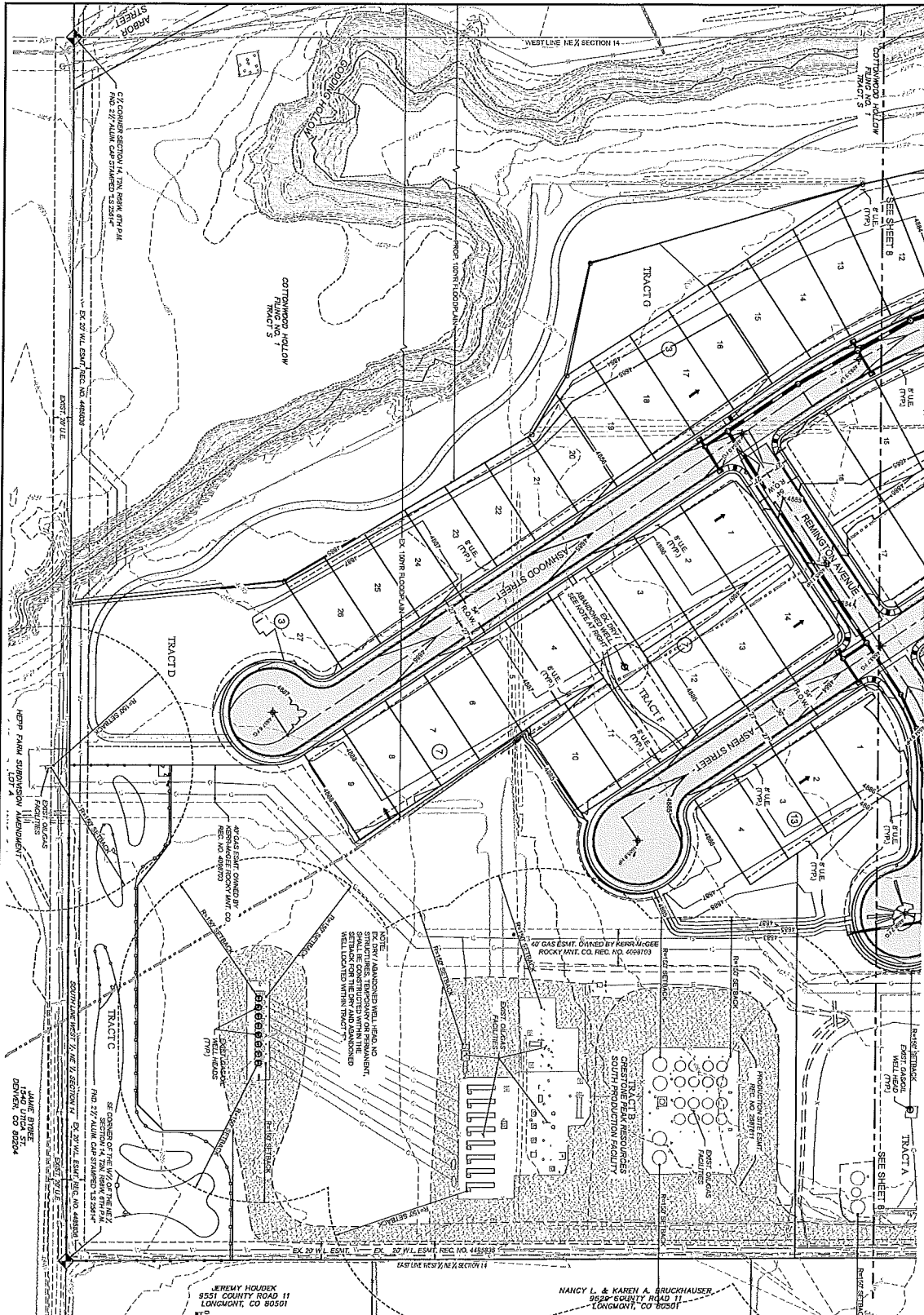
SHEET 4 OF 25

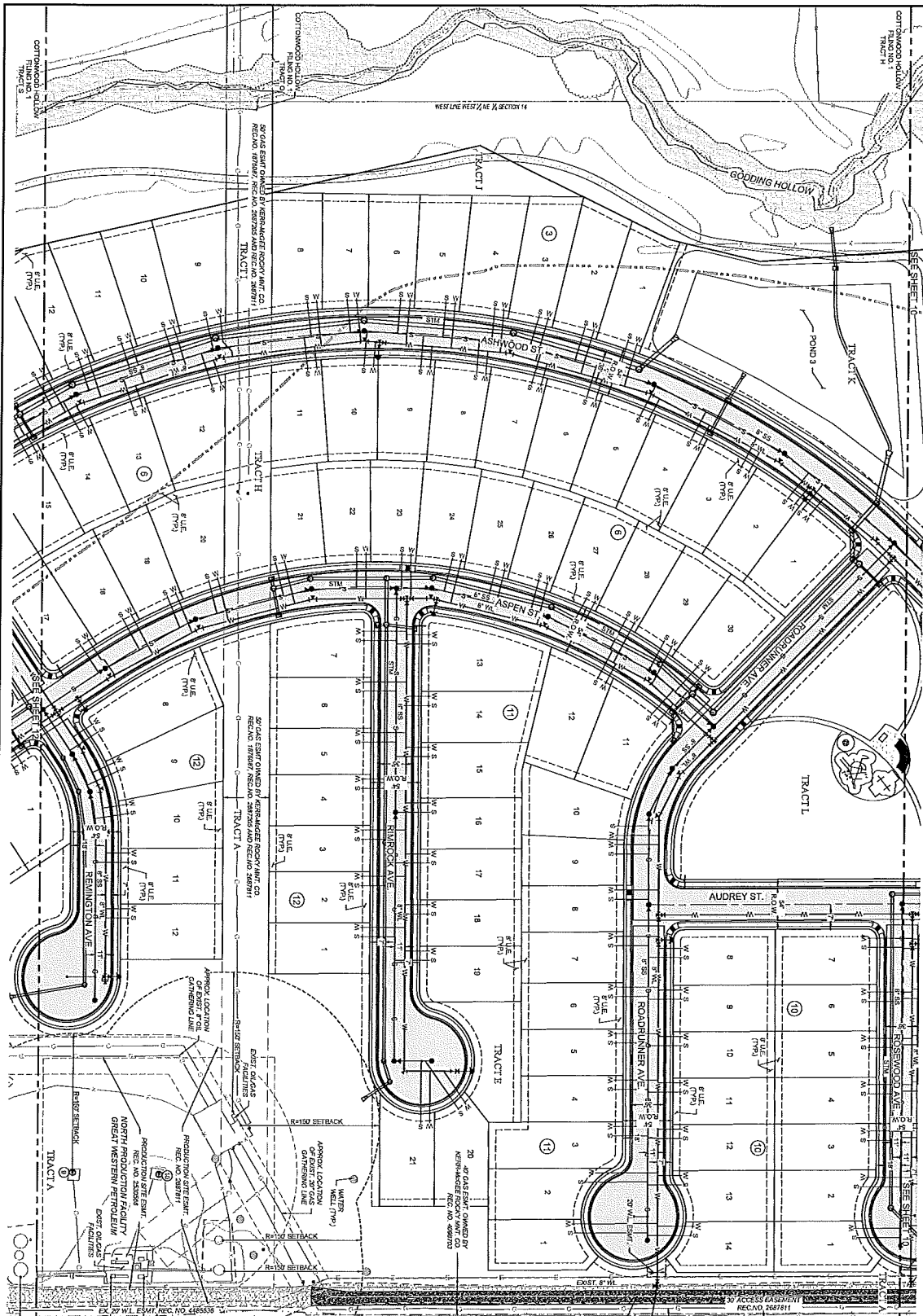
RICHARD S. PRINCE
PLATTSMITH & ASSOCIATES, INC.
1907 W. 10TH AVE., SUITE 100
DENVER, CO 80202



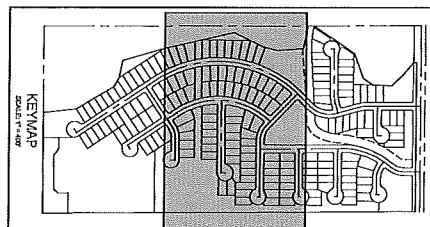
SHEET 8 OF 25

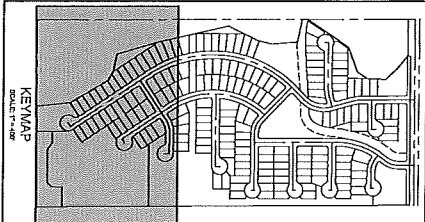
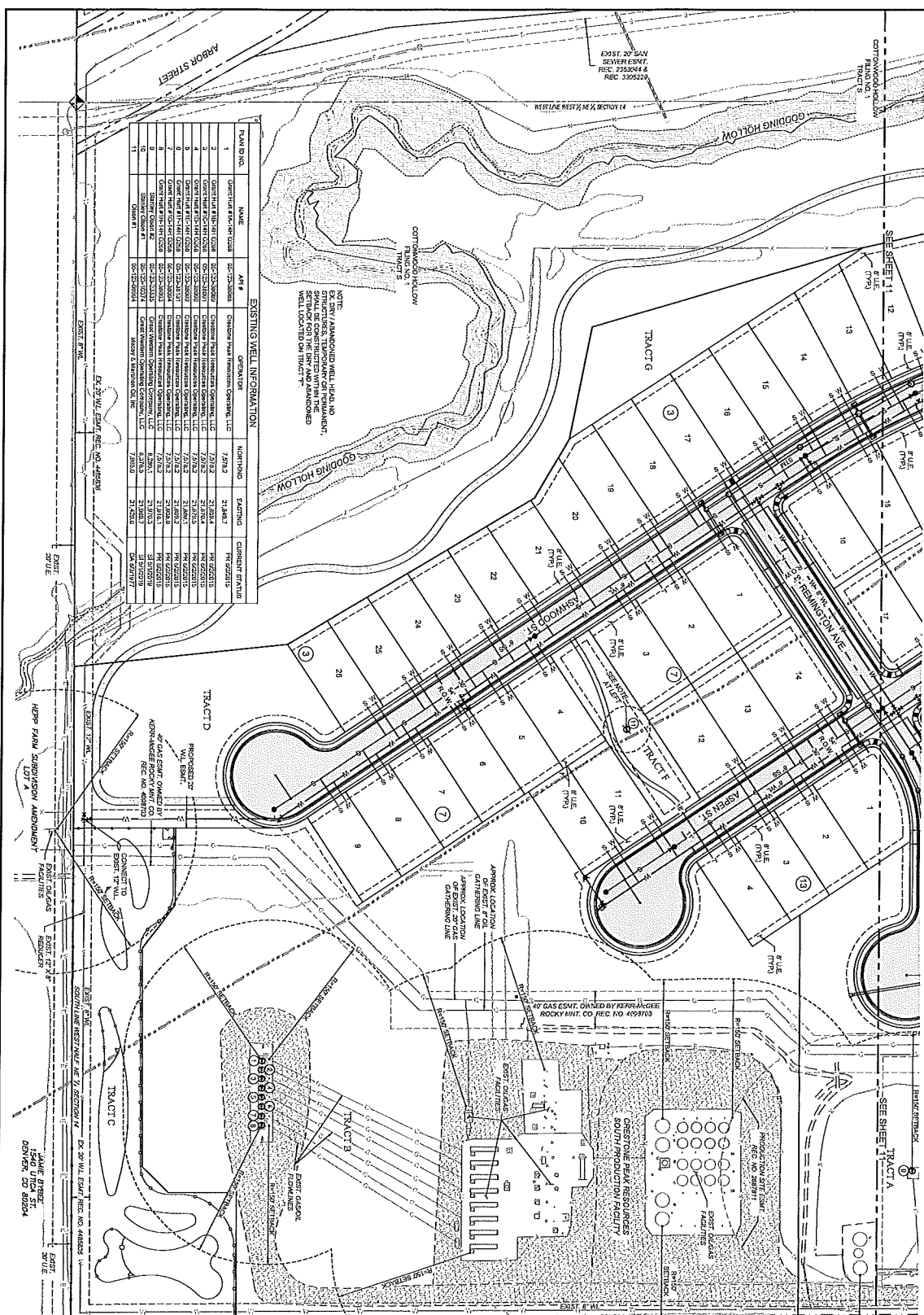


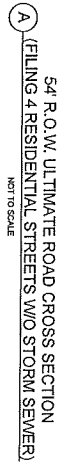




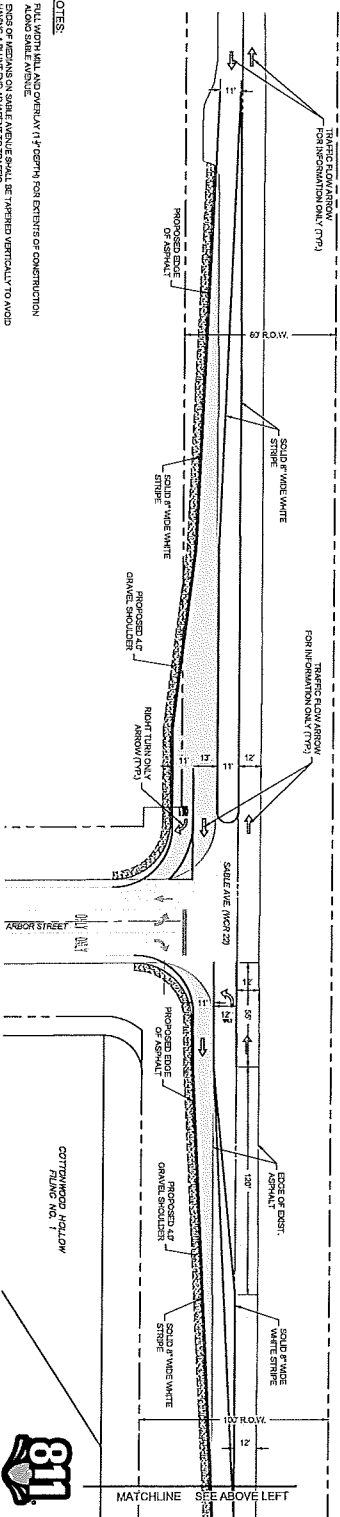
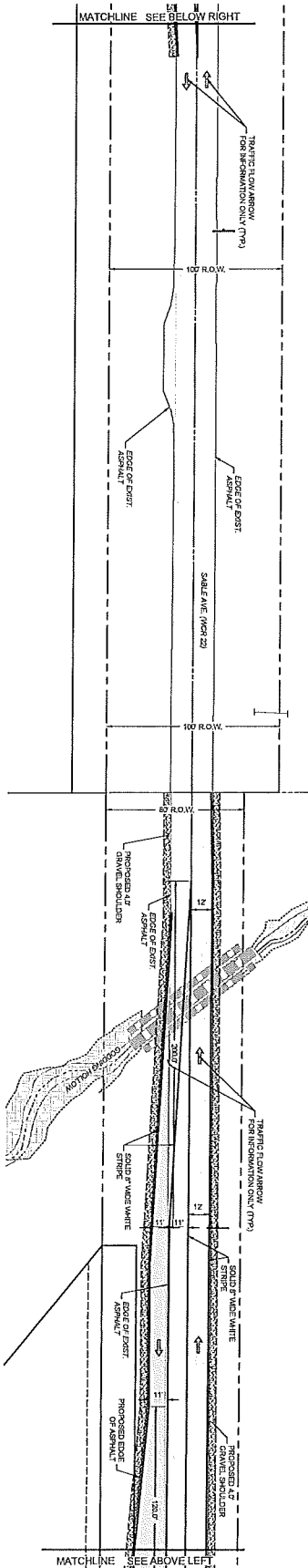
PRELIMINARY DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 4
LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF PRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 11 OF 25

[illegible]

[illegible][illegible]



 TECHNICAL CONSULTANT 2 PREPARED BY: PARSONS ENGINEERING CONSULTANTS, INC. 1000 LEXINGTON AVENUE, SUITE 202 LEXINGTON, MA 02466 CONTACT: JEFF ALLEN@PARSONS.COM E-MAIL: JEFF.ALLEN@PARSONS.COM	
FIRST-STEP INFORMATION BLOCK	
NAME OF SUBMITTAL	DOT DOWNSIDE HOV-3 LANE
PROJECT NUMBER	PLANS NO. 4
SHEET TITLE	
TYPICAL SECTIONS	
PREPARATION DATE:	4/27/2015
REVISION DATE:	6/27/2015
REVISION DATE:	7/14/2020
REVISION DATE:	5/17/2020
REVISION DATE:	
SHEET 13 OF 25	

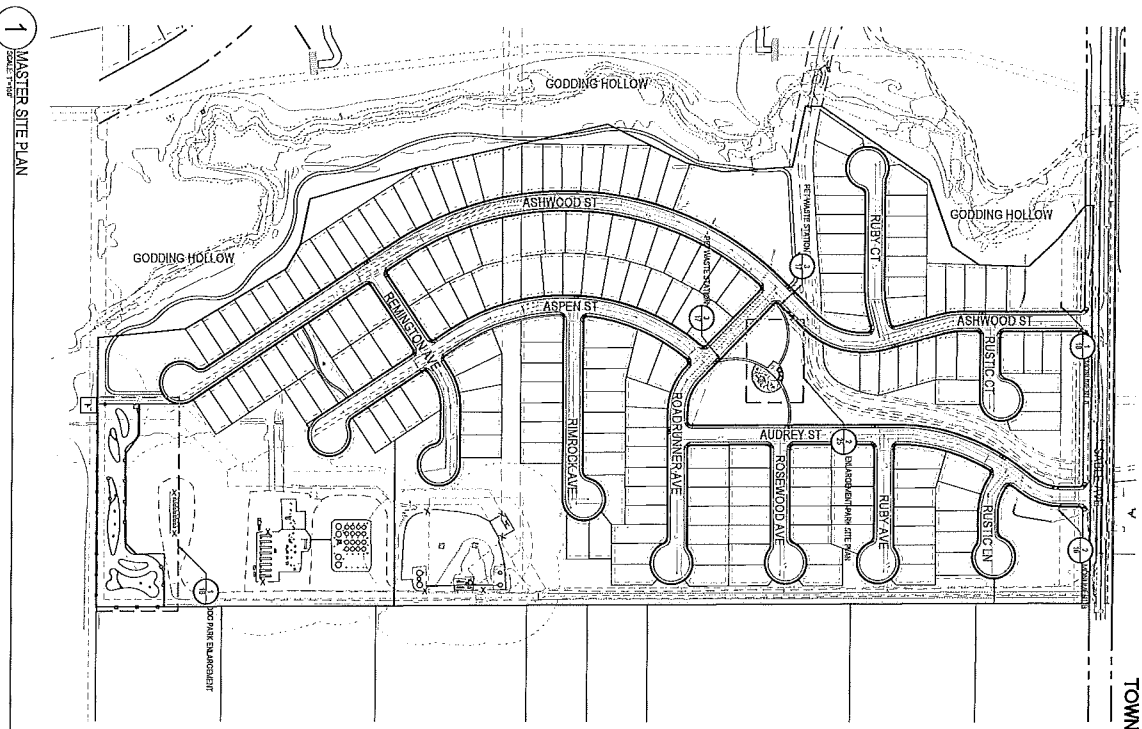


1. FULL WIDTH MILL AND OVERLAY (1 1/2" DEPTH) FOR EXTENTS OF CONSTRUCTION ALONG SABLE AVENUE.
2. ENDS OF MEDIANS ON SABLE AVENUE SHALL BE TAPERED VERTICALLY TO AVOID HAVING A BLUNT END ADJACENT TO TRAFFIC.

**Know what's below.
Call before you dig.**

 TECHNICAL CONSULTANT PREPARED BY: PARAGON ENGINEERING CONSULTANTS, INC. 100 WEST ASHBOURN AVENUE, SUITE 200 CHICAGO, ILLINOIS 60610 CONTACT: JEFF RALPHSON@PECI.COM BMAK - 207.670.0400/207.670.0400 FAX	
FIRST ONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	CO-TOWNMOOD HOLYOAK
FILE NO. / PROJECT NO.:	PLAN 153.4
PHASE NUMBER:	
SHEET TITLE:	SCOWAY AND STRIPING
PREPARED BY:	4/22/2019
REVISION DATE:	1/12/2020
REVISION DATE:	3/1/2020
REVISION DATE:	
SHEET 14 OF 25	

PRELIMINARY DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 4
LOCATED IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 16 OF 25



1 MASTER SITE PLAN
SCALE: 1"=40'



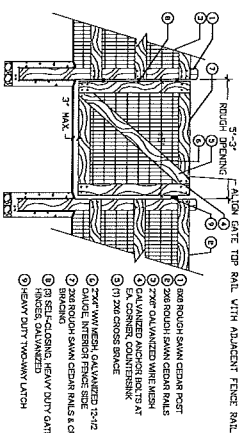
- NOTES
1. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE DRAWINGS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF ALL REQUIRED INSPECTIONS WITH THE TOWN.
 3. THE CONTRACTOR IS TO COORDINATE LOCATIONS OF ALL TRANSDUCERS, SURFACING DEVICES AND OTHER UTILITY APPEARANCES BEFORE INSTALLATION. ANY AND ALL TRANSDUCERS, SURFACING DEVICES AND OTHER UTILITY APPEARANCES SHALL BE INSTALLED ON TOWN LAND ROW, OUTLOTS AND TOWN UTILITY EASEMENTS BEFORE APPROVAL FROM THE TOWN.
 4. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL ABOVE AND BELOW GROUND SERVICES BEFORE THE INSTALLATION OF ANY NEW SERVICES. ANY AND ALL TRANSDUCERS, SURFACING DEVICES AND OTHER UTILITY APPEARANCES SHALL BE INSTALLED ON TOWN LAND ROW, OUTLOTS AND TOWN UTILITY EASEMENTS BEFORE APPROVAL FROM THE TOWN.
 5. CONTRACTOR SHALL STAKE LAYOUT OF ALL WALLS, STRUCTURES, COLUMNS, PROPERTY LINES, WALKS, TREES, ETC. FOR OWNERS REPRESENTATIVE TO REVIEW PRIOR TO INSTALLATION. FAILURE TO REVIEW AND WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 6. CONTRACTOR SHALL ADVANCE FOR LAYOUT APPROVAL WITH OWNERS REPRESENTATIVE PROVIDING A MINIMUM OF TWO WORKING DAYS NOTICE PRIOR TO ANY EXECUTION OF WORK.
 7. CONTRACTOR SHALL ADVANCE FOR LAYOUT APPROVAL WITH OWNERS REPRESENTATIVE PROVIDING A MINIMUM OF TWO WORKING DAYS NOTICE PRIOR TO ANY EXECUTION OF WORK.
 8. ALL EQUIPMENT ILLUSTRATED ON THIS PLAN SHALL BE APPROVED AND INSTALLED BY THE CONTRACTOR.
 9. LAYOUT OF ALL EQUIPMENT SHALL BE PERFORMED BY THE CONTRACTOR AND IS SUBJECT TO REVIEW BY THE TOWN.
 10. ALL PLAYGROUND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND U.S.C.P. SAFETY GUIDELINES. STRUCTURAL ZONE COMPLIANCE WILL BE ENFORCED.
 11. CONTRACTOR SHALL PROVIDE AND INSTALL ALL PLAYGROUND SURFACING PER MANUFACTURERS PRESCRIPTIONS.
 12. CONTRACTOR SHALL PROVIDE AND INSTALL ALL PLAYGROUND EQUIPMENT PER MANUFACTURERS PRESCRIPTIONS.
 13. CONTRACTOR SHALL PROVIDE AND INSTALL ALL PLAYGROUND EQUIPMENT PER MANUFACTURERS PRESCRIPTIONS.
 14. CONTRACTOR SHALL BE REQUIRED TO SUBMIT ALL SHOP DRAWINGS, CUT SHEETS AND COLOR SELECTIONS TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 15. CONTRACTOR SHALL BE REQUIRED TO SUBMIT ALL SHOP DRAWINGS, CUT SHEETS AND COLOR SELECTIONS TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 16. CONTRACTOR SHALL BE REQUIRED TO SUBMIT ALL SHOP DRAWINGS, CUT SHEETS AND COLOR SELECTIONS TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 17. CONTRACTOR SHALL BE REQUIRED TO SUBMIT ALL SHOP DRAWINGS, CUT SHEETS AND COLOR SELECTIONS TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 18. CONTRACTOR SHALL BE REQUIRED TO SUBMIT ALL SHOP DRAWINGS, CUT SHEETS AND COLOR SELECTIONS TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

TECHNICAL CONSULTANT & PREPARED BY:
COTTONWOOD HOLLOW, FILING 4
801 WEST UNIVERSITY AVENUE, SUITE 100
FIRESTONE, CO 80439 303.744.4400

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTER	COTTONWOOD HOLLOW, FILING 4
PROJECT NUMBER	16 OF 25
SHEET TITLE	MASTER SITE PLAN
PREPARED FOR DATE	02/27/16
REVISION DATE	11/14/20
REVISION DATE	07/17/20
REVISION DATE	
REVISION DATE	

SHEET 16 OF 25

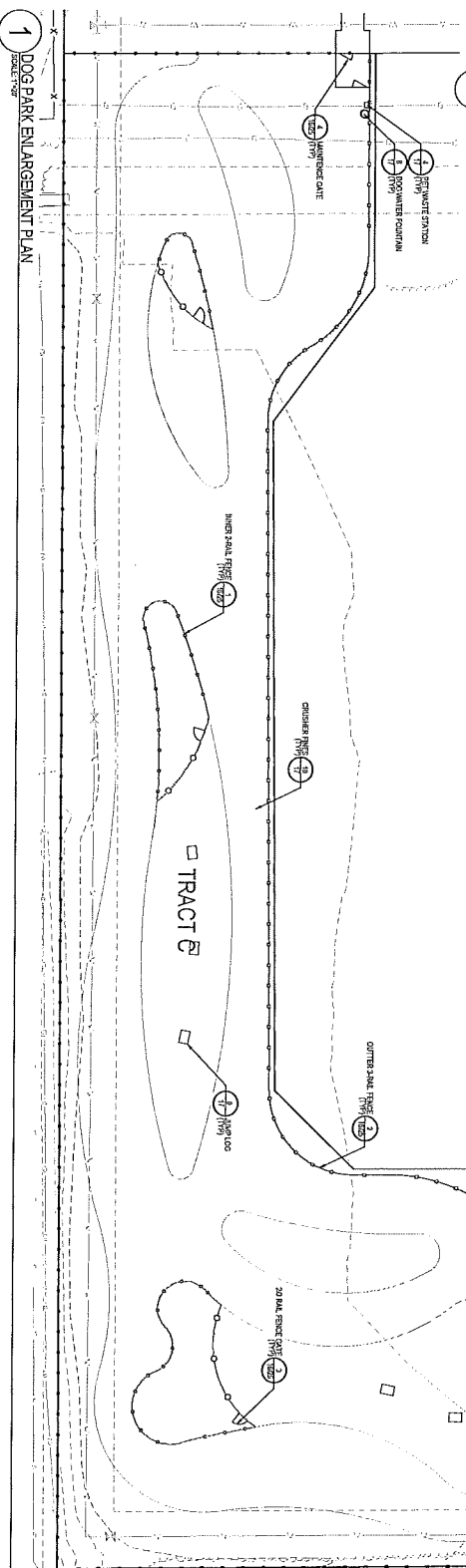
LOCATED IN THE EAST ½ OF THE NE ¼ OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO



2/3 RAIL FENCE GATE

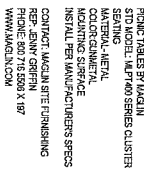


Abstract

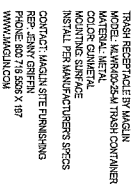


	
TECH. CONSULTANT & PREPARED BY:	
PARSONS ENGINEERING CONSULTANTS, INC.	
300 WEST HUNTER AVE. SUITE 202	
LITTLETON, CO 80120 303-744-6604	
FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTER	GO TOWARD HOLOW
TYPE OF SUBMITTAL	PRELIMINARY DEVELOPMENT PLAN
PLANS NUMBER	PLAN NO. 2
SHEET TITLE	PARK PLACEMENT PLAN
PREPARED DATE	02/20/70
REVISION DATE	02/20/70
REVISION DATE	02/20/70
REVISION DATE	02/20/70
REVISION DATE	
SHEET 16 OF 25	

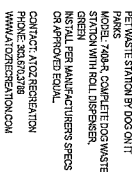
PRELIMINARY DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 4



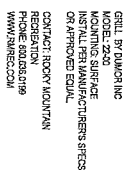
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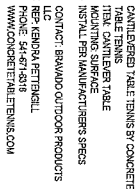
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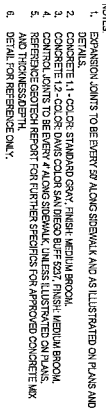
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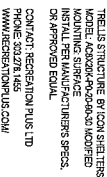
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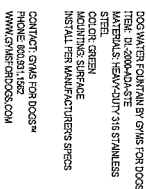
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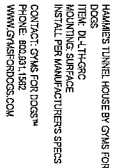
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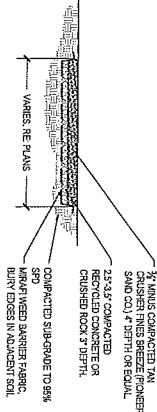
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Scale: NTS



Scale: NTS



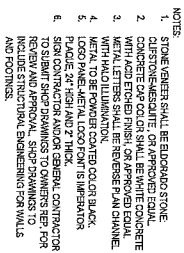
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 TECHNICAL CONSULTANT & PREPARED BY: PARADIGM ENGINEERING CONSULTANTS, INC. 801 WEST MAIN AVE., SUITE 202 LITTLETON, CO 80120 303-944-4604	
PRESTONE INFORMATION BLOCK	
NAME OF SUBMITTER:	GOITENSDORF HOLLOW
TYPE OF PROJECT:	NEW DEVELOPMENT, P&A
PLAT AND NUMBER:	PLAT NO. 4
PHASE NUMBER:	
PHASE TITLE:	BURT DETAIL
PREPARATION DATE:	3/22/2003
REVISION DATE:	3/22/2003
REVISION DATE:	3/22/2003
REVISION DATE:	3/12/2003
REVISION DATE:	
REVISION DATE:	
SHEET 17 OF 25	

LOCATED IN THE EAST ½ OF THE NE ¼ OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO



1 MONUMENT A
Scale: NTS



2 MONUMENT E
Scale: NTS



TECHNICAL CONSULTANT - PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
 801 WEST UNIVERSITY AVENUE, SUITE 202
 LITTLETON, CO 80120 303-784-0004

PRESTONE INFORMATION BLOCK

NAME OF SUBMITTER:		PROJECT LOCATION:	
FLYING MOUNTAIN		FLYING MOUNTAIN DEVELOPMENT, P.O. BOX 100	
PLAT NUMBER:		PLAT NO. & DATE:	
SHEET NUMBER		SHEET NO. & DATE	
SHEET TITLE:		SITE DET. PL.	
PREPARATION DATE		6/22/2010	
REVISION DATE:		REVISION NO.:	
6/22/2010		1	
REVISION DATE:		REVISION NO.:	
3/17/2010		2	
REVISION DATE:		REVISION NO.:	
3/17/2010		3	

SHEET 16 OF 25



PARAGON ENGINEERING CONSULTANTS, INC.
 801 WEST UNIVERSITY AVENUE, SUITE 202
 LITTLETON, CO 80120 303-784-0004

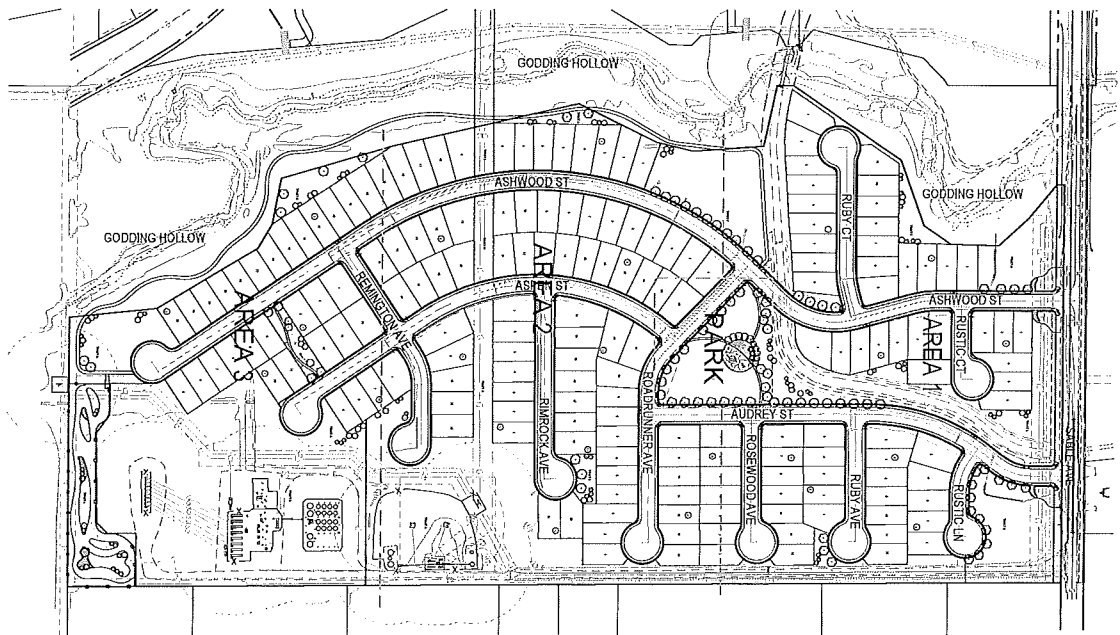
LOCATED IN THE EAST ½ OF THE NE ¼ OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

PLANT SCHEDULE TOTAL AREA

[illegible]

NATIVE SEED MIX
LOW CROWD MIX BY ARKANSAS VALLEY SEED, INC.
20% ENHANCED ORIENTED WHEATGRASS
20% SEED MIXTURE
20% PERENNIAL RY
15% CROWDING FLOUT
15% CANADA BLUEGRASS

SEEDING RATE:
HEAVY SEEDING:
ORLAND
IMPROVED:
20-35 LBS/ACRE
40 LBS/ACRE

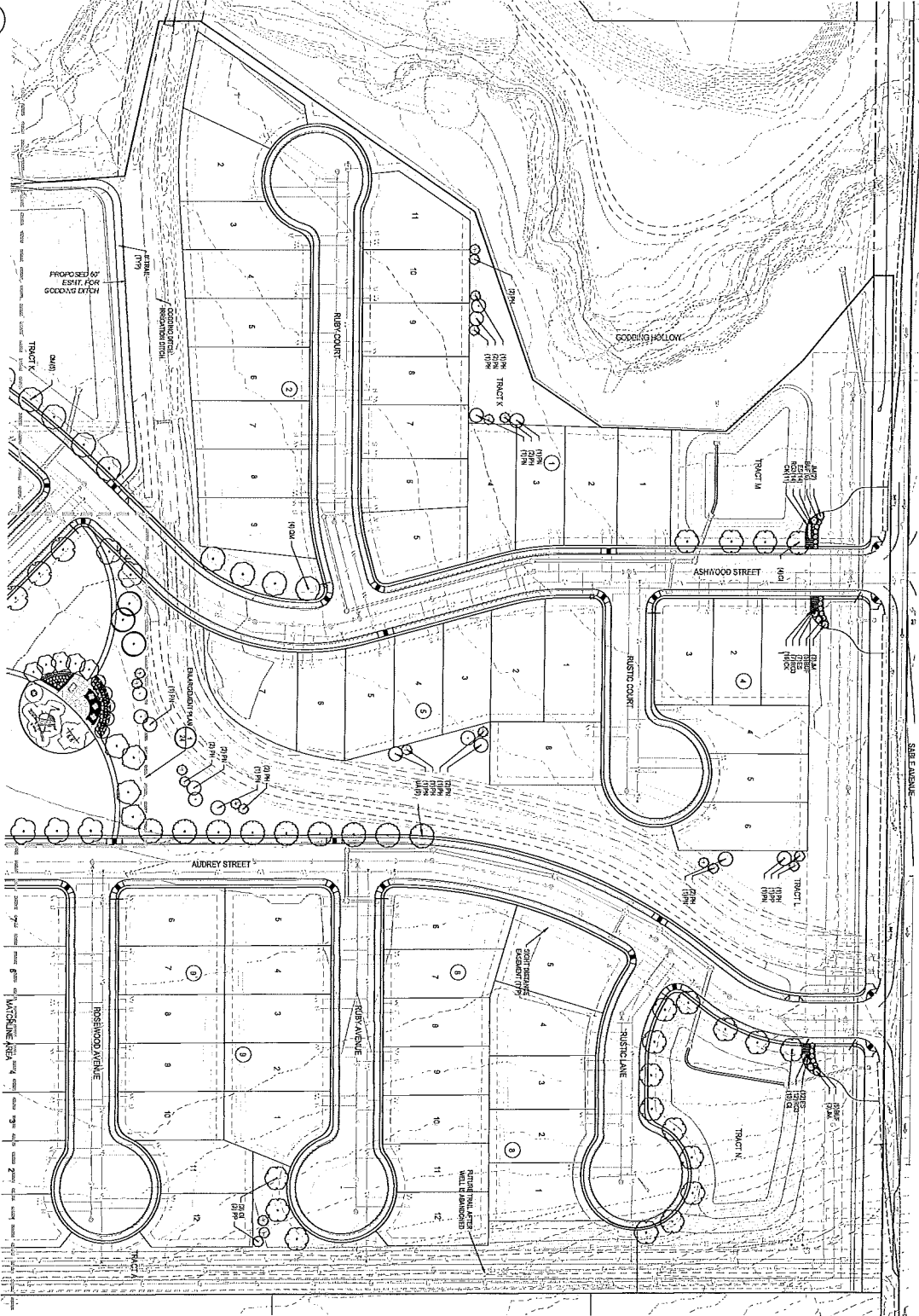
[illegible]

MASTER PLANTING PLAN

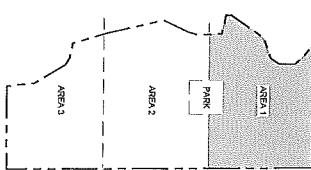
[illegible]

PRELIMINARY DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 4 LOCATED IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO SHEET 21 OF 25

1 PLANTING PLAN- AREA 1
 SCALE 1"=50'



KEYMAP



LANDSCAPE KEY

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- SOIL
- MATURE SEED MIX
- MULCH
- CRUSHED FINE
- EXPOSED - PERFORATED
- SIGHT DISTANCE ELEVEMENT*

* SEE PLAN FOR DISTANCE TO ELEVEMENT AND ELEVEMENT

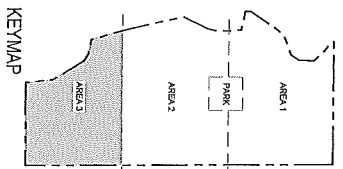
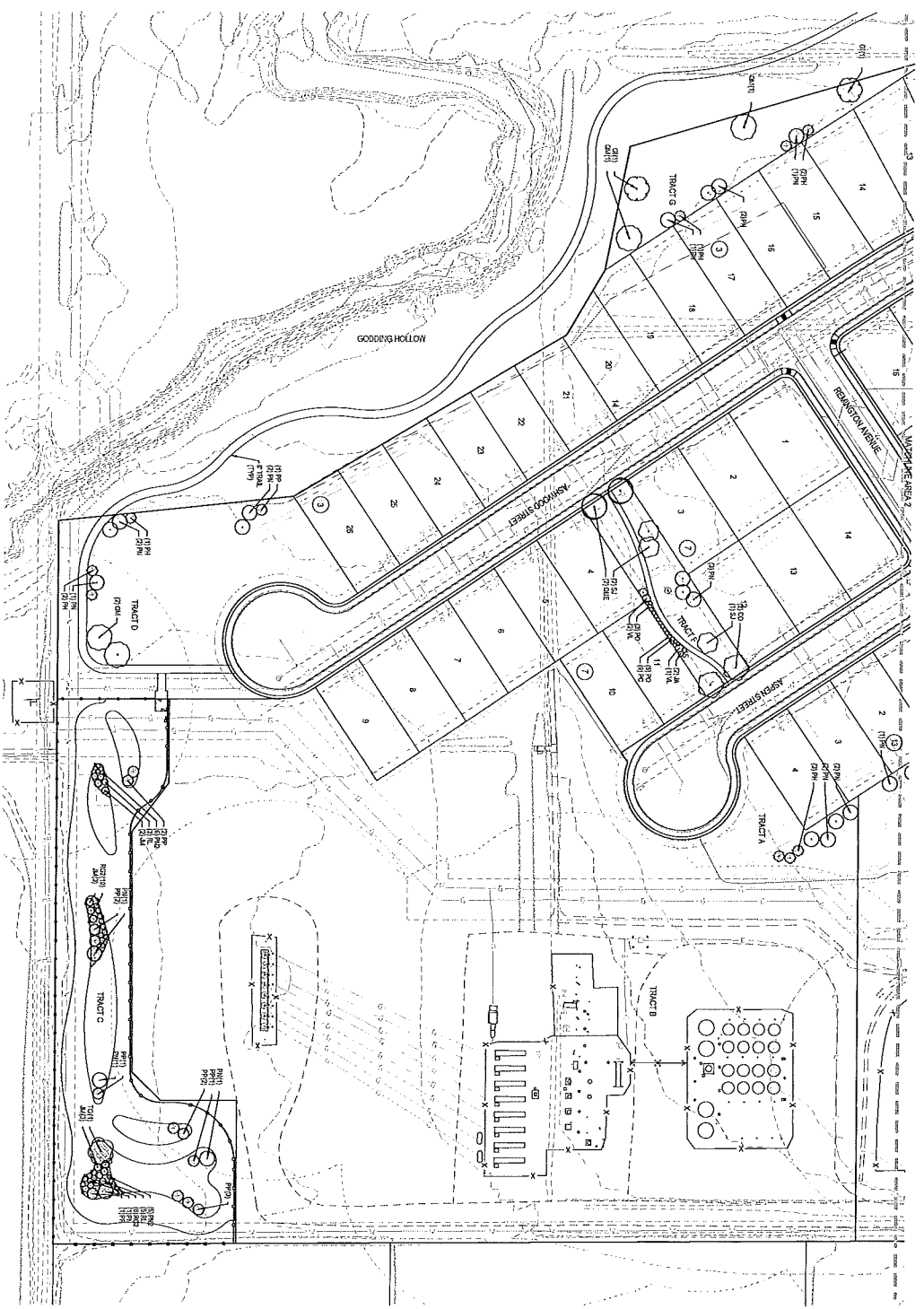
TECHNICAL CONSULTANT & PREPARED BY:
 WILSON ENGINEERING CONSULTANTS, INC.
 11111 10TH AVE. S.W.
 FIRESTONE, CO 80439-3400
 PHONE: (303) 665-1111
 FAX: (303) 665-1112
 E-MAIL: WILSON@WILSON-ENGINEERING.COM
 PROJECT NUMBER: 11111 10TH AVE. S.W.
 PREPARED FOR: 11111 10TH AVE. S.W.
 PREPARED DATE: 11/11/11
 REVISION DATE: 11/11/11
 REVISION DATE: 11/11/11
 REVISION DATE: 11/11/11
 REVISION DATE: 11/11/11
 SHEET 21 OF 25

LOCATED IN THE EAST ½ OF THE NE ¼ OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 22 OF 25



 NORTH	TECHNICAL CONSULTANT & PREPARED BY: PAULSON ENGINEERING CONSULTANTS INC. 36 WEST NANTUCKET AVENUE SUITE 200 LITTLETON, CO 80120 303-744-6004	
	FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTER	PHEMILANUS DEVELOPMENT P.A.	
PROJECT NUMBER	17-1800-04	
DRAWING TITLE	DRILLING PLAN	
PREPARED DATE	02/22/2019	
REVISION DATE	11/14/2020	
REVISION DATE	07/12/2020	
REVISION DATE		
SHEET 27 OF 26		

PRELIMINARY DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 4 LOCATED IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO SHEET 23 OF 25

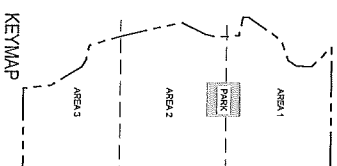
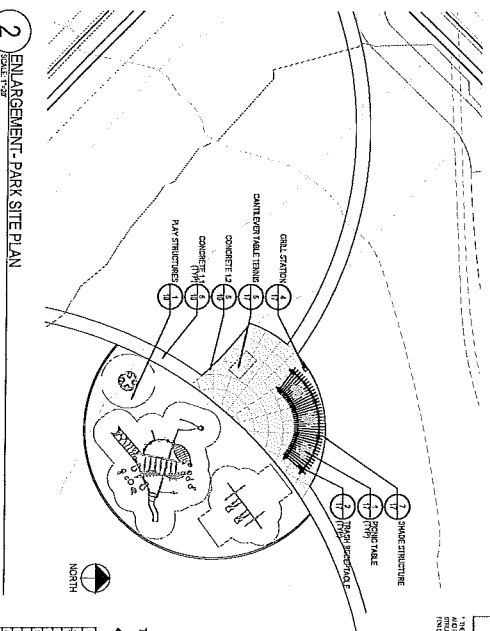


- ### LANDSCAPE KEY
- DECIDUOUS TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - ORNAMENTAL GRASSES
 - PERENNIALS
 - SOD
 - NATIVE SEED MIX
 - MULCH
 - CRUSHER FINES
 - EXPOSER - PERFORATED
 - SHORT DISTANCE EXPOSER

1
 PLANTING PLAN-AREA 3
 SCALE: 1"=20'

TECHNICAL CONSULTANT & PREPARED BY:
 MASON ENGINEERING CONSULTANTS, INC.
 4000 W. 10TH AVE., SUITE 100
 UTTURN, CO 80020-3034
 FIRESTONE INFORMATION BLOCK
 NAME OF SUBMITTER: COTTONWOOD HOLLOW
 TRACT NUMBER: 14
 SHEET NUMBER: 23
 PREPARED BY: MASON ENGINEERING CONSULTANTS, INC.
 REVIEWED BY: J. MASON
 REVISION DATE: 11/20/2011
 REVISION DATE: 11/20/2011
 REVISION DATE: 11/20/2011
 REVISION DATE: 11/20/2011
 REVISION DATE: 11/20/2011
 NORTH

LOCATED IN THE EAST ½ OF THE NE ¼ OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 24 OF 25



- LANDSCAPE KEY

- | | |
|---|---------------------|
|  | DECIDUOUS TREES |
|  | EVERGREEN TREES |
|  | ORNAMENTAL TREES |
|  | DECIDUOUS SHRUBS |
|  | EVERGREEN SHRUBS |
|  | ORNAMENTAL GRASSES |
|  | FERNS |
|  | PERENNIALS |
|  | SOD |
|  | WASTE SEED MIX |
|  | MULCH |
|  | CRUSHER FINES |
|  | ECOREG - PERFORATED |
|  | SHEET PILING |

* THE SPOT DISTANCE BETWEEN 2 ADJACENT AREAS ALSO SHOULD BE CALIBRATED AND RECORDED IF STRUCTURE MORE THAN THREE FEET TALL, EXCEPT FOR CURBWAYS, PAVES AND CONCRETE ETC.

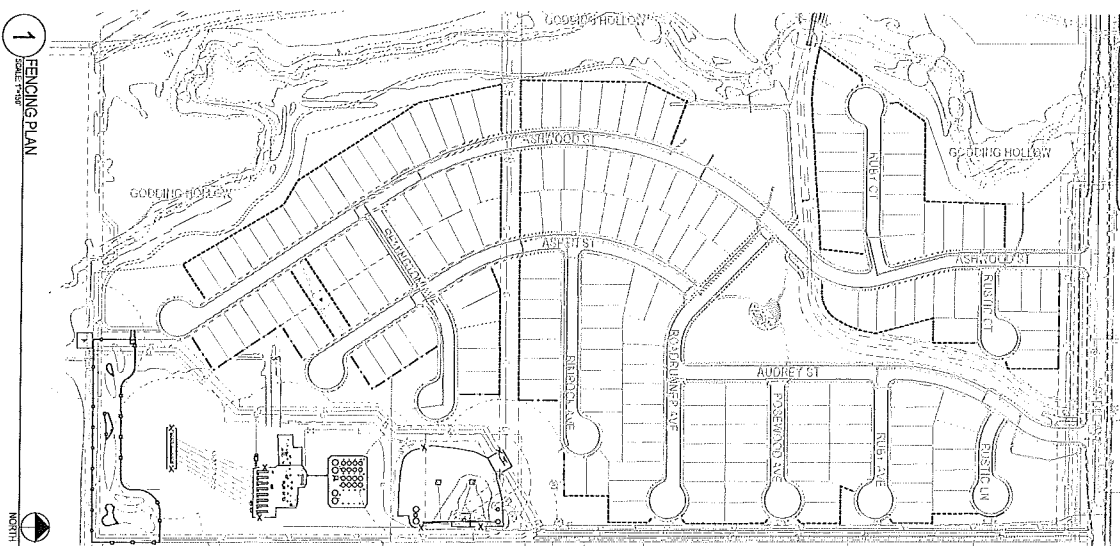
		TECHNICAL CONSULTANT & PREPARED BY: PARKSON ENGINEERING CONSULTANTS, INC. 10000 S.W. 222 AVENUE, SUITE 202 LITTLETON, CO 80120 303-944-8004
FIRESTONE INFORMATION BLOCK		
NAME OF SUBMITTER:	DODI/CAMARDO HOLLOWAY	
TYPE OF SUBMITTER:	PRELIMINARY DEVELOPMENT PLANS	
PHASE NUMBER:	PHASE 1 OF 4	
SHEET TITLE:	BUILDING/CONCRETE BLOCK	
PREPARED DATE:	3/22/2019	
REVISION DATE:	8/30/2019	
REVISION DATE:	11/14/2020	
REVISION DATE:	01/16/2021	
REVISION DATE:	01/16/2021	
REVISION DATE:		
SHEET 2 OF 25		

OUTER 3-RAIL FENCE

COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE EAST $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

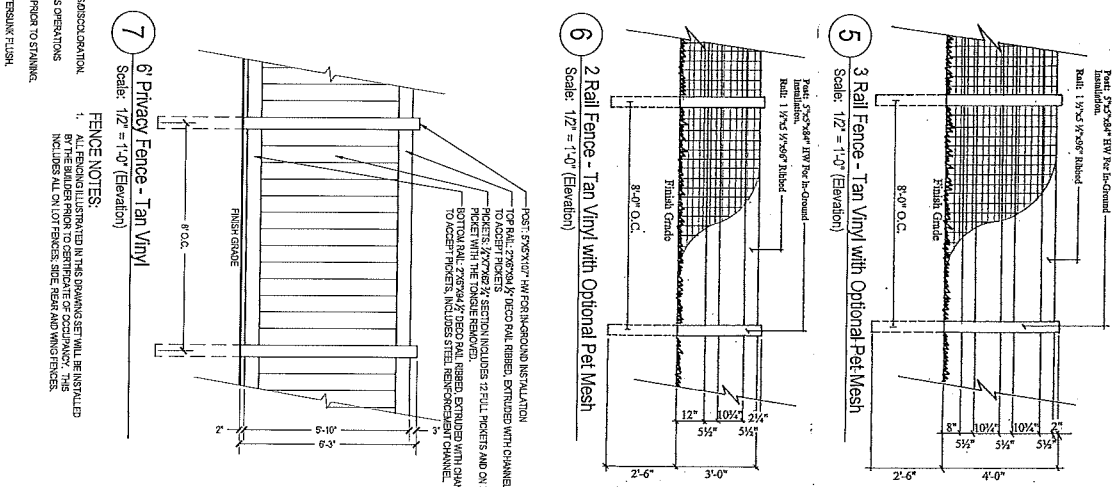
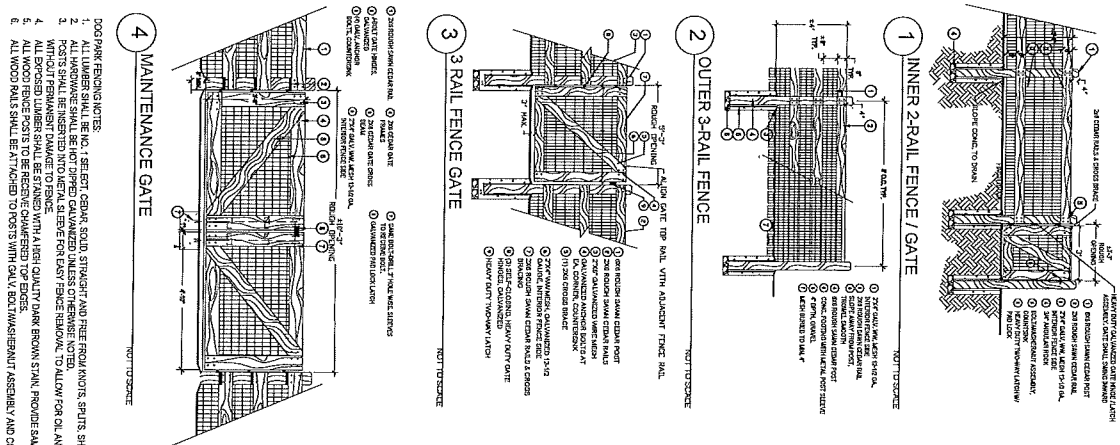
SHEET 25 OF 25



COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 25 OF 25



 TECHNICAL CONSULTANT, PREPARED BY: PARKER ENGINEERING CONSULTANTS, INC. 80 WEST NORTON AVENUE, SUITE 202 LITTLETON, CO 80120 303-741-4604	
PRESTONE INFORMATION BLOCK	
NAME OF SUBMITTER:	COTTONWOOD HOLLOW
PROJECT NUMBER:	PRELIMINARY DEVELOPMENT
CELL NO. BLOCKING:	CELL NO. 4
PHASE NUMBER:	
SHEET TITLE:	
PREPARATION DATE:	FEBRUARY 19, 2011
REVISION DATE:	02/22/2011
REVISION DATE:	02/29/2011
REVISION DATE:	01/16/2012
REVISION DATE:	07/16/2013
REVISION DATE:	
REVISION DATE:	
SHEET 25 OF 25	

PRELIMINARY PLAT
COTTONWOOD HOLLOW, FILING 4
LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 5

OWNERSHIP:

KNOW BY ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED MORTGAGE CONSULTANTS, LLC., A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER(S) OF THE LAND SHOWN IN THIS PRELIMINARY PLAT AND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 14, T2N., R68W., 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14, WHENCE THE NORTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14 BEARS S89°55'22"E WITH ALL BEARINGS HEREIN CONTAINED RELATIVE THERETO; THENCE ALONG THE EAST LINE OF SAID WEST HALF S00°18'14"E, A DISTANCE OF 29.99 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY OF SABLE AVENUE (60 FEET IN WIDTH) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE S00°18'14"E, A DISTANCE OF 2,624.04 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14; THENCE ALONG THE SOUTH LINE OF SAID WEST HALF OF THE NORTHEAST QUARTER S89°55'12"W, A DISTANCE OF 708.83 FEET TO A POINT AT THE SOUTHEAST CORNER OF COTTONWOOD HOLLOW, FILING 1 AS RECORDED AT RECEPTION NUMBER 4485833 IN THE CLERK'S OFFICE OF WELD COUNTY, COLORADO; THENCE ALONG THE EAST LINE OF SAID COTTONWOOD HOLLOW, FILING 1 THE FOLLOWING SEVENTEEN (17) COURSES:

- N05°54'04"W, A DISTANCE OF 231.64 FEET.
- N30°42'25"W, A DISTANCE OF 310.05 FEET.
- N59°38'36"W, A DISTANCE OF 73.63 FEET.
- N78°48'01"W, A DISTANCE OF 123.20 FEET.
- N16°18'30"W, A DISTANCE OF 305.08 FEET.
- N12°48'12"W, A DISTANCE OF 504.03 FEET.
- N26°11'10"E, A DISTANCE OF 228.92 FEET.
- N13°30'00"E, A DISTANCE OF 100.66 FEET.
- N04°09'08"W, A DISTANCE OF 187.09 FEET.
- N77°57'21"W, A DISTANCE OF 163.26 FEET.
- N00°07'17"W, A DISTANCE OF 42.50 FEET.
- N34°26'39"E, A DISTANCE OF 345.89 FEET.
- N70°27'39"E, A DISTANCE OF 183.51 FEET.
- N34°12'35"E, A DISTANCE OF 86.45 FEET.
- N01°45'32"E, A DISTANCE OF 127.93 FEET.
- N42°34'20"W, A DISTANCE OF 107.53 FEET.
- N50°34'57"W, A DISTANCE OF 113.93 FEET TO A POINT AT THE SOUTHEAST CORNER OF TRACT L OF SAID COTTONWOOD HOLLOW FILING 1.

THENCE ALONG THE EAST LINE OF SAID TRACT L N00°04'38"E, A DISTANCE OF 20.00 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY OF SAID SABLE AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY S89°55'22"E, A DISTANCE OF 1,047.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,789,429 SQUARE FEET OR 64.04 ACRES, MORE OR LESS.

OWNER:

MORTGAGE CONSULTANTS, LLC., A COLORADO LIMITED LIABILITY COMPANY

BY _____

TITLE _____

NOTARY CERTIFICATE

STATE OF COLORADO)

) SS

COUNTY OF WELD)

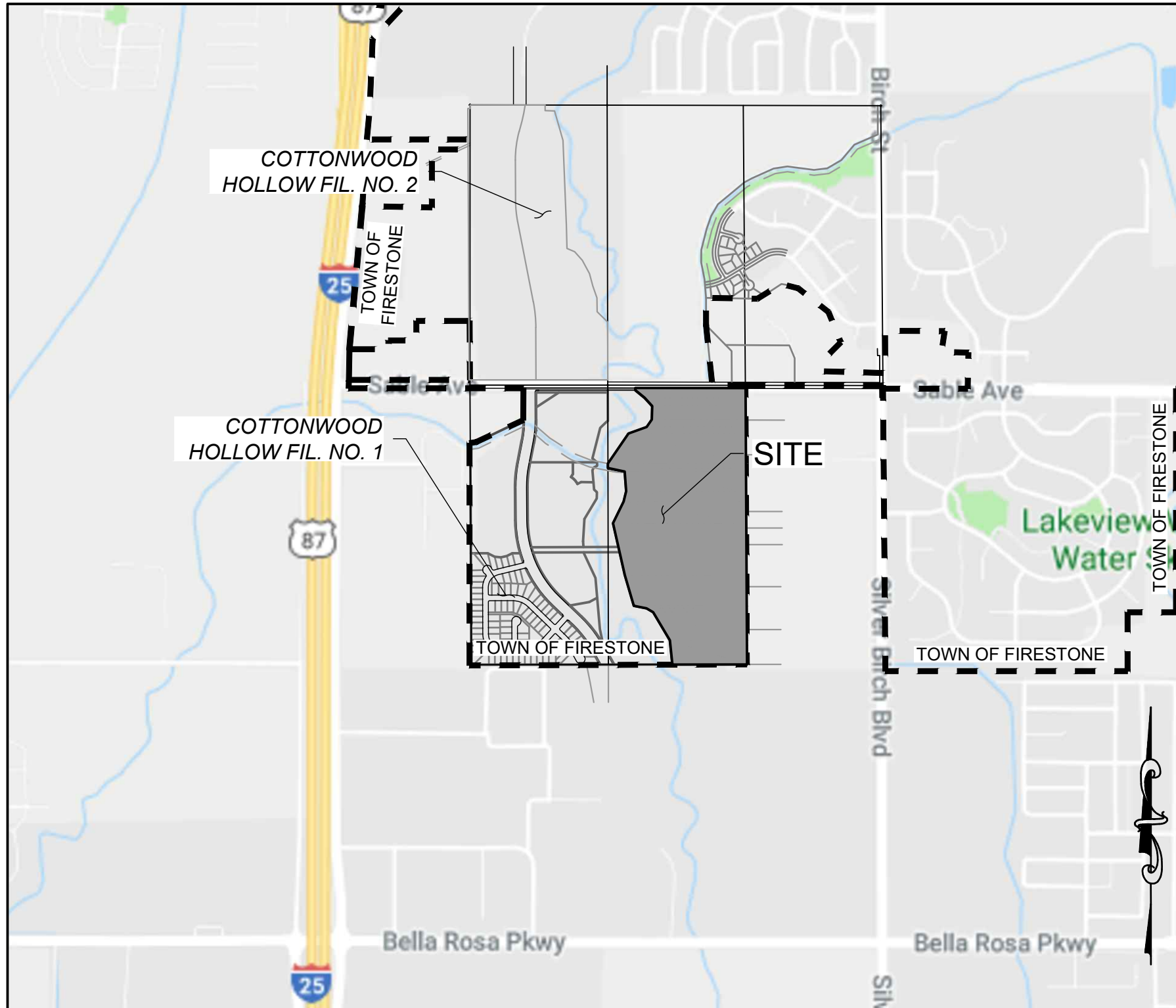
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY _____

AS _____ OF MORTGAGE CONSULTANTS, LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



VICINITY MAP
SCALE: 1" = 1,200'

TRACT SUMMARY TABLE				
TRACT	AREA (AC.)	OWNERSHIP	MAINTENANCE	LAND USE
A	6.15	MORTGAGE CONSULTANTS	GREAT WESTERN PETROLEUM & CHRMD	OIL & GAS PRODUCTION FACILITIES
B	7.55	MORTGAGE CONSULTANTS	CRESTONE & CHRMD	OIL & GAS PRODUCTION FACILITIES
C	1.35	CHRMD	CHRMD	DOG PARK
D	0.91	CHRMD	CHRMD	OPEN SPACE, UTILITIES
E	0.18	CHRMD	CHRMD	OPEN SPACE
F	0.25	CHRMD	CHRMD	DRY WELL
G	0.38	CHRMD	CHRMD	OPEN SPACE
H	0.26	CHRMD	CHRMD	OIL & GAS
I	0.15	CHRMD	CHRMD	OIL & GAS
J	0.21	CHRMD	CHRMD	OPEN SPACE
K	2.53	CHRMD	CHRMD	DRAINAGE, IRRIGATION DITCH, OPEN SPACE
L	3.83	CHRMD	CHRMD	DRAINAGE, IRRIGATION DITCH, OIL & GAS, OPEN SPACE
M	0.82	CHRMD	CHRMD	DRAINAGE, UTILITIES, OIL & GAS
N	1.31	CHRMD	CHRMD	DRAINAGE, UTILITIES, OIL & GAS
TOTAL	25.88			

CHRMD = COTTONWOOD HOLLOW RESIDENTIAL METROPOLITAN DISTRICT

OWNER/DEVELOPER:

MORTGAGE CONSULTANTS, LLC.
8400 EAST PRENTICE AVENUE, SUITE 1002
GREENWOOD VILLAGE, CO 80111
CONTACT: OTTO AICHINGER
PHONE: 303-882-6024
EMAIL: OTTO.AICHINGER@CALIBERHOMELoANS.COM

SURVEYOR:

RED ROCK LAND SURVEYS, INC.
254 PELAGE CT.
CANON CITY, CO 81212
CONTACT: JOHN KRATZ
PHONE: 303-994-6300
EMAIL: JKRAZ@REDROCKLANDSURVEYS.COM

NOTES:

- THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED ZONE "A" FLOODPLAIN PER FEMA FIRM MAP NUMBER 08123C1890E, EFFECTIVE DATE JANUARY 20, 2016.
- BASIS OF BEARING: BEARINGS ARE BASED ON THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AND ASSUMED TO BEAR S89°55'22"E BETWEEN THE MONUMENTS AS SHOWN HEREON.
- THE VARIABLE WIDTH SIGHT DISTANCE TRIANGLE EASEMENTS ARE A NO BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL, EXCEPT FOR DECIDUOUS TREES AND OPEN RAIL FENCE.
- FIVE-FOOT (5') WIDE EASEMENT FOR DRAINAGE PURPOSES ARE LOCATED ON BOTH SIDES OF ALL INTERIOR LOT LINES.
- NUMBER OF LOTS 179, 14 TRACTS.

SURVEYORS CERTIFICATE:

I, JOHN E. KRATZ, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF COTTONWOOD HOLLOW, FILING 4 WAS MADE BY ME OR UNDER MY SUPERVISION ON OR ABOUT MARCH 30, 2017, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

JOHN E. KRATZ
REGISTERED COLORADO LAND SURVEYOR No. 20142

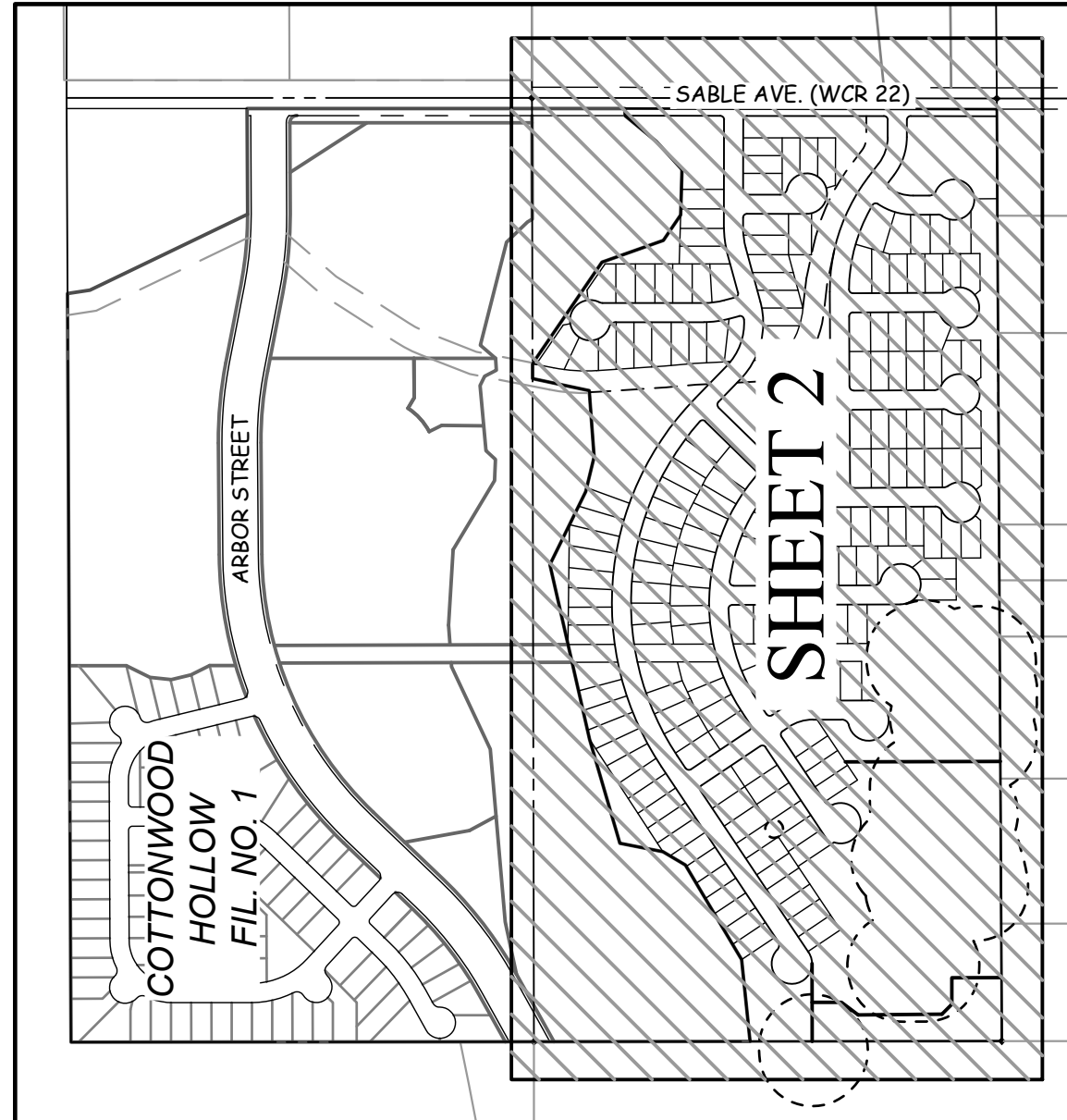
DATE _____

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.

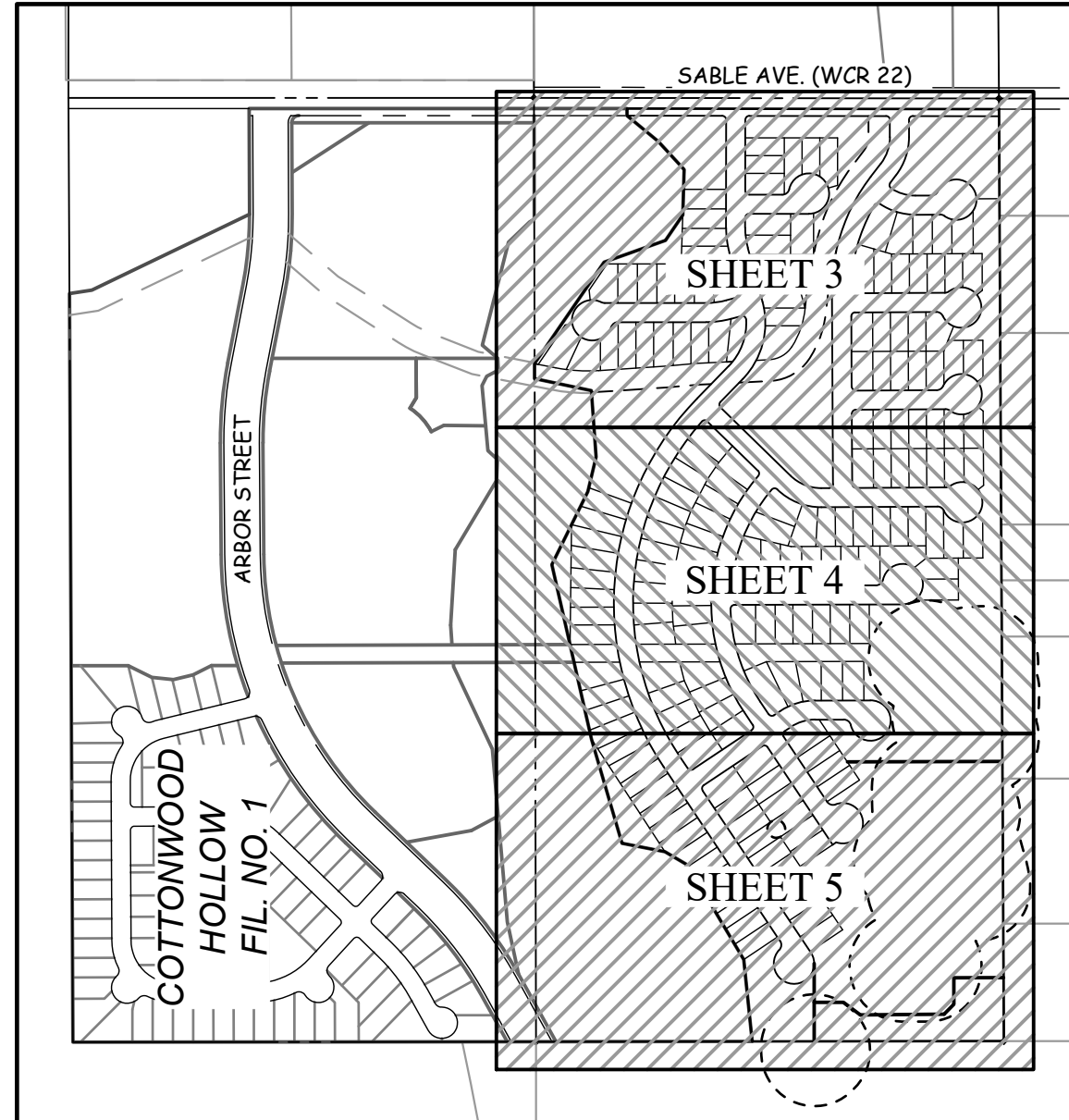
TOWN APPROVAL:

THIS IS TO CERTIFY THAT THE PRELIMINARY PLAT OF COTTONWOOD HOLLOW, FILING 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.

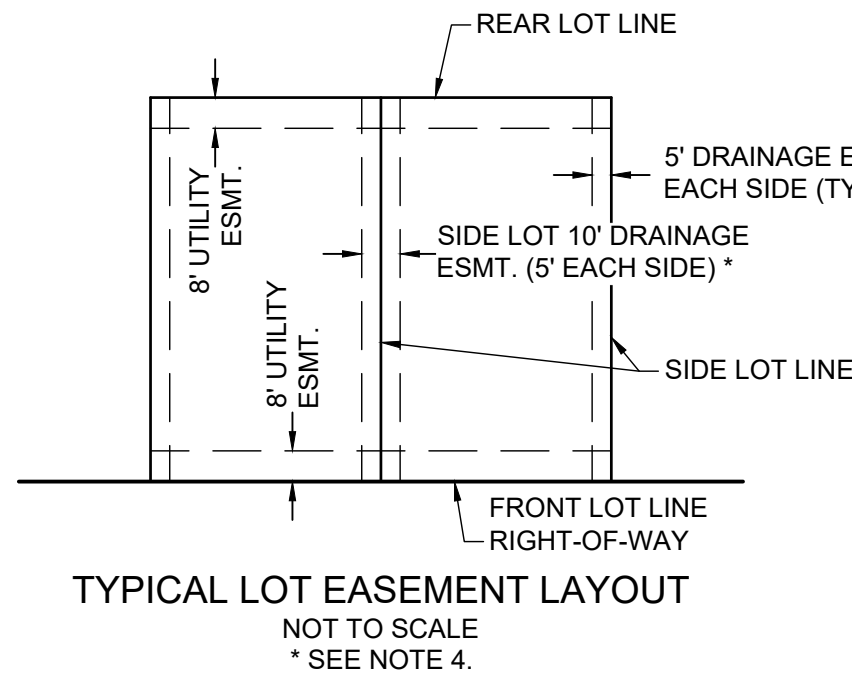
MAYOR _____ ATTEST: TOWN CLERK _____



OVERALL PLAN
SCALE: 1" = 500'



PLAT SHEETS
SCALE: 1" = 50'



TECHNICAL CONSULTANT & PREPARED BY:

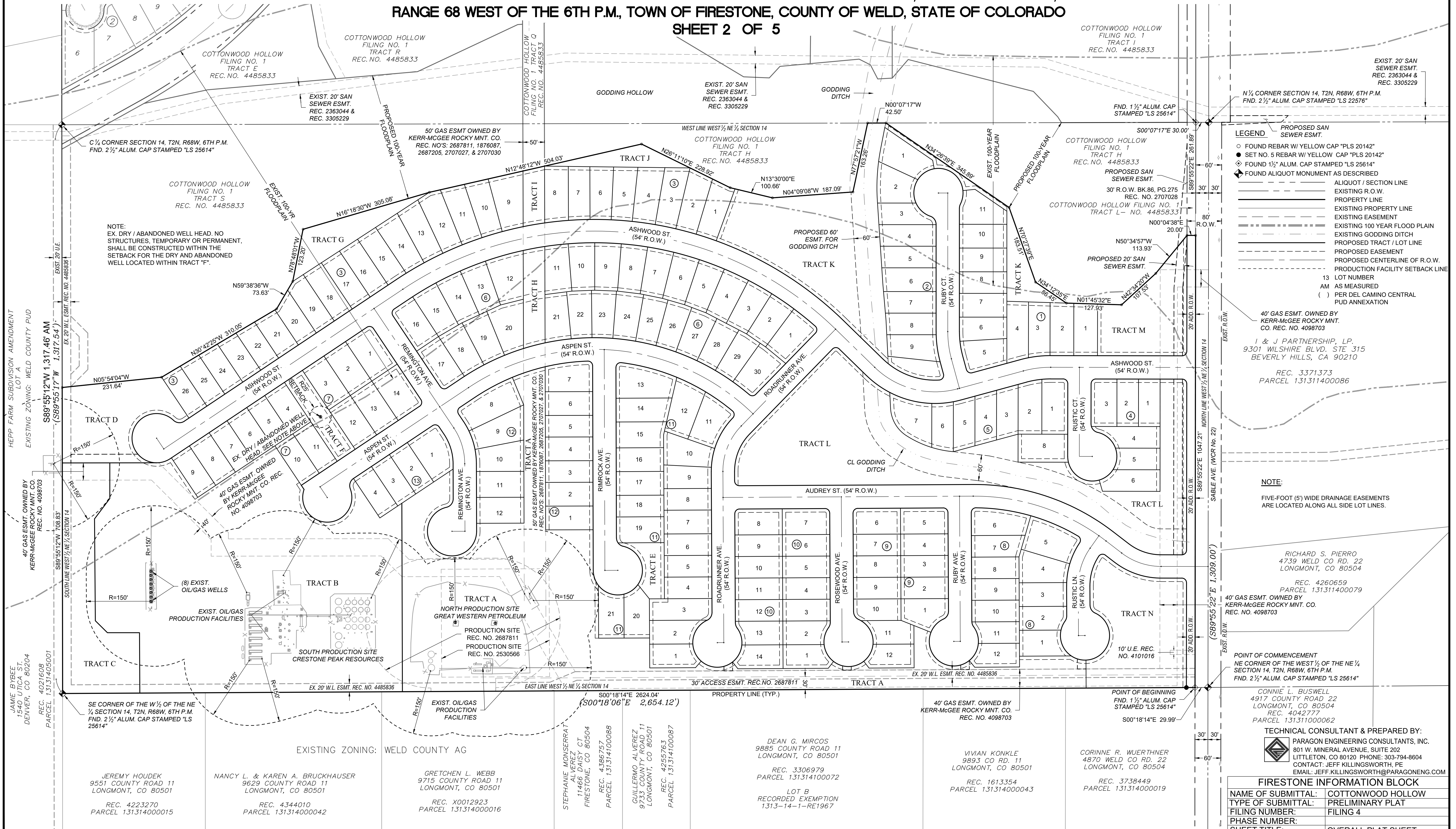
PARAGON ENGINEERING CONSULTANTS, INC.
801 W. MINERAL AVENUE, SUITE 202
LITTLETON, CO 80120 PHONE: 303-794-8604
CONTACT: JEFF KILLINGSWORTH, PE
EMAIL: JEFF.KILLINGSWORTH@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
FILING NUMBER:	FILING 4
PHASE NUMBER:	
SHEET TITLE:	PLAT COVER SHEET
PREPARATION DATE:	04/01/2019
REVISION DATE:	08/21/2019
REVISION DATE:	01/14/2020
REVISION DATE:	03/17/2020
REVISION DATE:	
REVISION DATE:	

SHEET 1 OF 5

PRELIMINARY PLAT COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 5



- LEGEND**
- FOUND REBAR W/ YELLOW CAP "PLS 20142"
 - SET NO. 5 REBAR W/ YELLOW CAP "PLS 20142"
 - ◇ FOUND 1½" ALUM. CAP STAMPED "LS 25614"
 - ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
 - ALIQUOT / SECTION LINE
 - EXISTING R.O.W.
 - PROPERTY LINE
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING 100 YEAR FLOOD PLAIN
 - EXISTING GODDING DITCH
 - PROPOSED TRACT / LOT LINE
 - PROPOSED EASEMENT
 - PROPOSED CENTERLINE OF R.O.W.
 - PRODUCTION FACILITY SETBACK LINE
 - 13 LOT NUMBER
 - AM AS MEASURED
 - () PER DEL CAMINO CENTRAL PUD ANNEXATION

NOTE:
FIVE-FOOT (5') WIDE DRAINAGE EASEMENTS ARE LOCATED ALONG ALL SIDE LOT LINES.

RICHARD S. PIERRO
4739 WELD CO RD. 22
LONGMONT, CO 80504
REC. 4260659
PARCEL 131311400079

40' GAS ESMT. OWNED BY
KERR-McGEE ROCKY MNT. CO.
REC. NO. 4098703

POINT OF COMMENCEMENT
NE CORNER OF THE WEST ½ OF THE NE ¼
SECTION 14, T2N, R68W, 6TH P.M.
FND. 2½" ALUM. CAP STAMPED "LS 25614"

CONNIE L. BUSWELL
4917 COUNTY ROAD 22
LONGMONT, CO 80504
REC. 4042777
PARCEL 131311000082

TECHNICAL CONSULTANT & PREPARED BY:

PARAGON ENGINEERING CONSULTANTS, INC.
801 W. MINERAL AVENUE, SUITE 202
LITTLETON, CO 80120 PHONE: 303-794-8604
CONTACT: JEFF KILLINGSWORTH, PE
EMAIL: JEFF.KILLINGSWORTH@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
FILING NUMBER:	FILING 4
PHASE NUMBER:	
SHEET TITLE:	OVERALL PLAT SHEET
PREPARATION DATE:	04/01/2019
REVISION DATE:	08/21/2019
REVISION DATE:	01/14/2020
REVISION DATE:	03/17/2020
REVISION DATE:	

PRELIMINARY PLAT COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 3 OF 5

I & J PARTNERSHIP, LP.
9301 WILSHIRE BLVD.
STE 315
BEVERLY HILLS, CA
90210
REC. 3371373
PARCEL 131311400086

RICHARD S. PIERRO
4739 WELD CO RD. 22
LONGMONT, CO 80504
REC. 4260659
PARCEL 131311400079

CONNIE L. BUSWELL
4917 COUNTY ROAD 22
LONGMONT, CO 80504
REC. 4042777
PARCEL 131311000062

POINT OF COMMENCEMENT
NE CORNER OF THE WEST 1/2 OF THE NE 1/4
SECTION 14, T2N, R68W, 6TH P.M.
FND. 2 1/2" ALUM. CAP STAMPED "LS 25614"

POINT OF BEGINNING
FND. 1 1/2" ALUM. CAP
STAMPED "LS 25614"

KEYMAP
SCALE: 1" = 400'

CORINNE R. WUERTHNER
4870 WELD CO RD. 22
LONGMONT, CO 80504
REC. 2974951
PARCEL 131314000019

LEGEND

- FOUND REBAR W/ YELLOW CAP "PLS 20142"
- SET NO. 5 REBAR W/ YELLOW CAP "PLS 20142"
- FOUND 1 1/2" ALUM. CAP STAMPED "LS 25614"
- FOUND ALIQUOT MONUMENT AS DESCRIBED
- ALIQUOT / SECTION LINE
- EXISTING R.O.W.
- PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING 100 YEAR FLOOD PLAIN
- EXISTING GODDING DITCH
- PROPOSED TRACT / LOT LINE
- PROPOSED EASEMENT
- PROPOSED CENTERLINE OF R.O.W.
- PRODUCTION FACILITY SETBACK LINE
- 13 LOT NUMBER
- AM AS MEASURED
- () PER DEL CAMINO CENTRAL PUD ANNEXATION

ROBERT E & VIVIAN J KONKLE
9893 CO RD. 11
LONGMONT, CO 80501
REC. 01613354
PARCEL 131314000043

DEAN G. MIRCOS, 9885 COUNTY ROAD 11
LONGMONT, CO 80501
REC. 3308979, PARCEL 131314100072

LOT B, RECORDED EXEMPTION
1313-14-1-RE1967

TECHNICAL CONSULTANT & PREPARED BY:

PARAGON ENGINEERING CONSULTANTS, INC.
801 W. MINERAL AVENUE, SUITE 202
LITTLETON, CO 80120 PHONE: 303-794-8604
CONTACT: JEFF KILLINGSWORTH, PE
EMAIL: JEFF.KILLINGSWORTH@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK

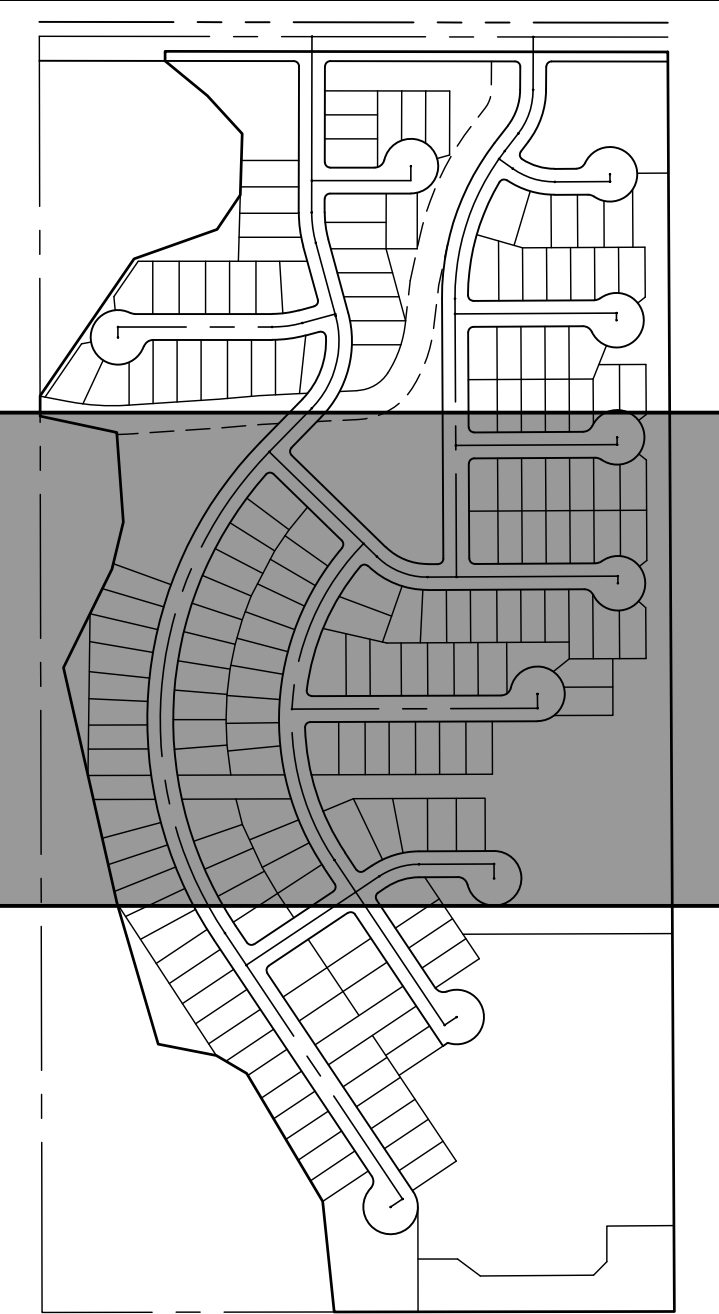
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
FILING NUMBER:	FILING 4
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 3
PREPARATION DATE:	04/01/2019
REVISION DATE:	08/21/2019
REVISION DATE:	01/14/2020
REVISION DATE:	03/17/2020
REVISION DATE:	

SHEET 3 OF 5

SEE SHEET 4

PRELIMINARY PLAT COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 4 OF 5



KEYMAP
SCALE: 1" = 400'

DEAN G. MIRCOS
9885 COUNTY ROAD 11
LONGMONT, CO 80501
REC. 3306979
PARCEL 131314100072
LOT B
RECORDED EXEMPTION
1313-14-1-RE1967

ELOISA MORALES DE
ALVAREZ
9733 COUNTY ROAD 11
LONGMONT, CO 80501
REC. 4255763
PARCEL 131314100087

LEGEND

- FOUND REBAR W/ YELLOW CAP "PLS 20142"
- SET NO. 5 REBAR W/ YELLOW CAP "PLS 20142"
- FOUND 1/2" ALUM. CAP STAMPED "LS 25614"
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- ALIQUOT / SECTION LINE
- EXISTING R.O.W.
- PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING 100 YEAR FLOOD PLAIN
- EXISTING GODDING DITCH
- PROPOSED TRACT / LOT LINE
- PROPOSED EASEMENT
- PROPOSED CENTERLINE OF R.O.W.
- PRODUCTION FACILITY SETBACK LINE

13 LOT NUMBER
AM AS MEASURED
() PER DEL CAMINO CENTRAL PUD ANNEXATION

STEPHANIE MONSERRAT ALVAREZ
11466 DAISY CT
FIRESTONE, CO 80504
REC. 4386757
PARCEL 131314100088

FREDERICK R. &
GRETCHEN L. WEBB
9715 COUNTY ROAD 11
LONGMONT, CO 80501
REC. X0012923
PARCEL 131314100016

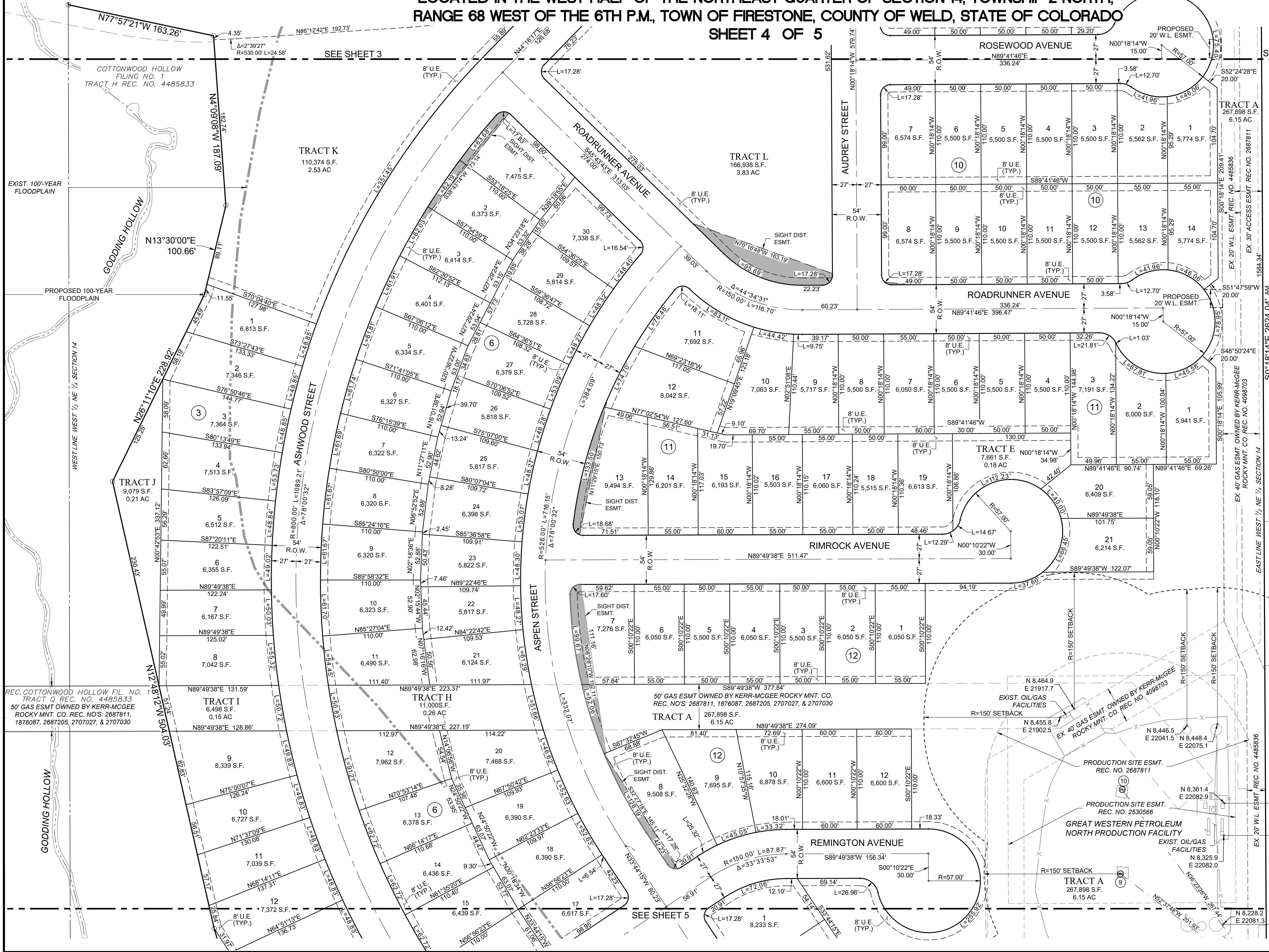
TECHNICAL CONSULTANT & PREPARED BY:

PARAGON ENGINEERING CONSULTANTS, INC.
801 W. MINERAL AVENUE, SUITE 202
LITTLETON, CO 80120 PHONE: 303-794-8604
CONTACT: JEFF KILLINGSWORTH@PARAGONENG.COM
EMAIL: JEFF.KILLINGSWORTH@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
FILING NUMBER:	FILING 4
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 4
PREPARATION DATE:	04/01/2019
REVISION DATE:	08/21/2019
REVISION DATE:	01/14/2020
REVISION DATE:	03/17/2020
REVISION DATE:	

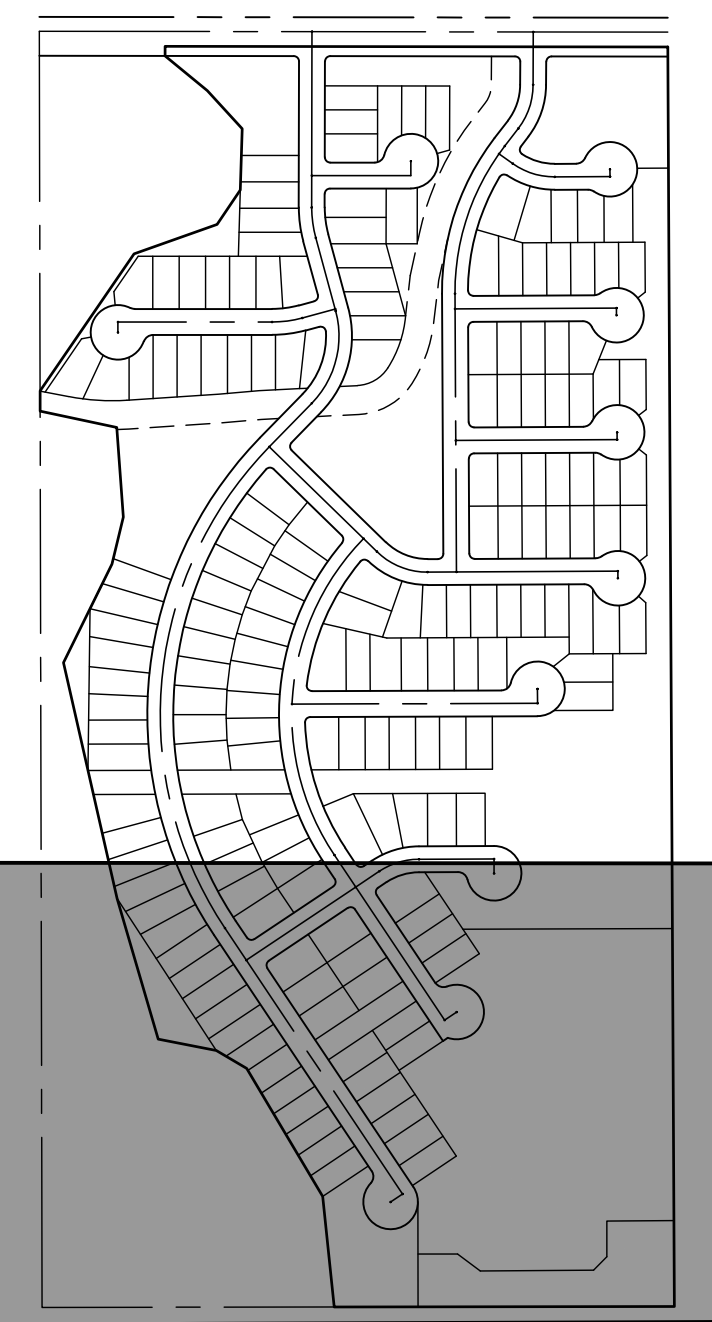
SHEET 4 OF 5



PRELIMINARY PLAT COTTONWOOD HOLLOW, FILING 4

LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 5 OF 5



KEYMAP

SCALE: 1" = 400'

NANCY L. BRUCKHAUSER
9629 COUNTY ROAD 11
LONGMONT, CO 80501
REC. 4344010
PARCEL 131314000042

LEGEND

- FOUND REBAR W/ YELLOW CAP "PLS 20142"
- SET NO. 5 REBAR W/ YELLOW CAP "PLS 20142"
- FOUND 1 1/2" ALUM. CAP STAMPED "LS 25614"
- FOUND ALIQUOT MONUMENT AS DESCRIBED
- ALIQUOT / SECTION LINE
- EXISTING R.O.W.
- PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING 100 YEAR FLOOD PLAIN
- EXISTING GODDING DITCH
- PROPOSED TRACT / LOT LINE
- PROPOSED EASEMENT
- PROPOSED CENTERLINE OF R.O.W.
- PRODUCTION FACILITY SETBACK LINE
- LOT NUMBER
- AM AS MEASURED
- PER DEL CAMINO CENTRAL PUD ANNEXATION

JEREMY HOUEK
9551 COUNTY ROAD 11
LONGMONT, CO 80501
REC. 4223270
PARCEL 131314000015

TECHNICAL CONSULTANT & PREPARED BY:
PARAGON ENGINEERING CONSULTANTS, INC.
801 W. MINERAL AVENUE, SUITE 202
LITTLETON, CO 80120 PHONE: 303-794-8604
CONTACT: JEFF KILLINGSWORTH, PE
EMAIL: JEFF.KILLINGSWORTH@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
FILING NUMBER:	FILING 4
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 5
PREPARATION DATE:	04/01/2019
REVISION DATE:	08/21/2019
REVISION DATE:	01/14/2020
REVISION DATE:	03/17/2020
REVISION DATE:	

SHEET 5 OF 5

EXISTING WELL INFORMATION TABLE						
WELL ID NO.	NAME	API #	OPERATOR	NORTHING	EASTING	CURRENT STATUS
1	Grant Hurt #1A-14H G268	05-123-38088	Crestone Peak Resources Operating, LLC	7,578.8	21,850.2	PR 6/2/2015
2	Grant Hurt #1B-14H G268	05-123-38089	Crestone Peak Resources Operating, LLC	7,578.5	21,859.7	PR 6/2/2015
3	Grant Hurt #1C-14H G268	05-123-38091	Crestone Peak Resources Operating, LLC	7,578.6	21,869.5	PR 6/2/2015
4	Grant Hurt #1D-14H G268	05-123-38090	Crestone Peak Resources Operating, LLC	7,578.6	21,879.5	PR 6/2/2015
5	Grant Hurt #1E-14H G268	05-123-38092	Crestone Peak Resources Operating, LLC	7,578.7	21,889.3	PR 6/2/2015
6	Grant Hurt #1F-14H G268	05-123-38131	Crestone Peak Resources Operating, LLC	7,578.7	21,899.4	PR 6/2/2015
7	Grant Hurt #1G-14H G268	05-123-38094	Crestone Peak Resources Operating, LLC	7,578.8	21,909.7	PR 6/2/2015
8	Grant Hurt #1H-14H G268	05-123-38093	Crestone Peak Resources Operating, LLC	7,578.9	21,919.5	PR 6/2/2015
9	Stanley Olson #2	05-123-23335	Great Western Operating Company, LLC	8,283.7	21,968.5	SI 5/1/2019
10	Stanley Olson #1	05-123-10374	Great Western Operating Company, LLC	8,376.4	21,970.3	SI 5/1/2019
11	Olson #1	05-123-08994	Macey & Merston Oil, Inc	7,971.1	21,492.1	DA 8/3/1977

C 1/4 CORNER SECTION 14, T2N, R68W, 6TH P.M.
FND. 2 1/2" ALUM. CAP STAMPED "LS 25614"

EXIST. 20" SAN. SEWER
ESMT. REC. NO'S
2363044 & 3305229

NOTE:
EX. DRY / ABANDONED WELL HEAD. NO
STRUCTURES. TEMPORARY OR PERMANENT,
SHALL BE CONSTRUCTED WITHIN THE 25'
SETBACK FOR THE DRY AND ABANDONED
WELL LOCATED ON TRACT "F".

COTTONWOOD HOLLOW
FILING NO. 1
TRACT S
REC. NO. 4485833

EX. 20" W.L. ESMT. REC. NO. 4485836

EXIST. 20" U.E.

EXISTING 100-YEAR
FLOODPLAIN

TRACT D
39,676 S.F.
0.91 AC

EX. 40" GAS ESMT. OWNED BY
KERR-McGEE ROCKY MNT. CO.
REC. NO. 4098703

HEPP FARM SUBDIVISION AMENDMENT
LOT A - REC. NO. 4015549
EXISTING ZONING: WELD COUNTY PUD

SARAH & BRENT GOOCH
PARCEL 13131405001

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N54°04'19"W	349.48
L2	N53°10'42"W	341.63
L3	N52°09'50"W	333.89
L4	N51°04'13"W	326.03
L5	N49°57'22"W	318.51
L6	N48°45'15"W	310.91
L7	N47°27'24"W	303.25
L8	S46°10'05"E	296.15

TRACT B
329,016 S.F.
7.55 AC

EXIST. OIL/GAS
FACILITIES

CRESTONE PEAK RESOURCES
SOUTH PRODUCTION FACILITY

PRODUCTION SITE ESMT.
REC. NO. 2687811

EXIST. OIL/GAS
FACILITIES

EXIST. OIL/GAS
FACILITIES

EXIST. OIL/GAS
FACILITIES

EXIST. OIL/GAS
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EXIST. OIL/GAS
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EXIST. OIL/GAS
FACILITIES

COTTONWOOD HOLLOW FILING 4 PRELIMINARY DEVELOPMENT PLAN PRELIMINARY PLAT



Planning and Zoning Commission – June 18, 2020

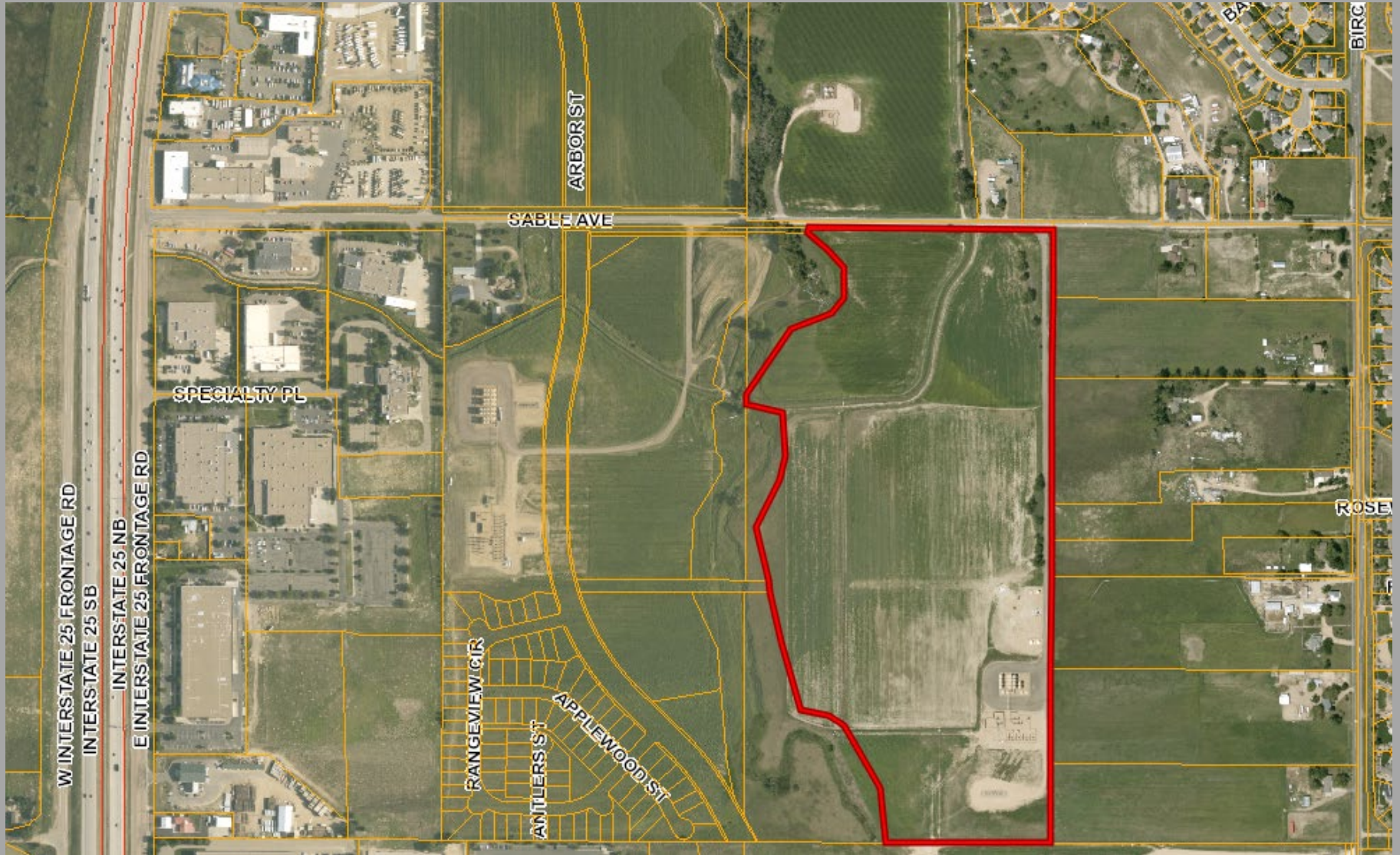
Process



Development Flow Chart | Firestone PUD Zoning



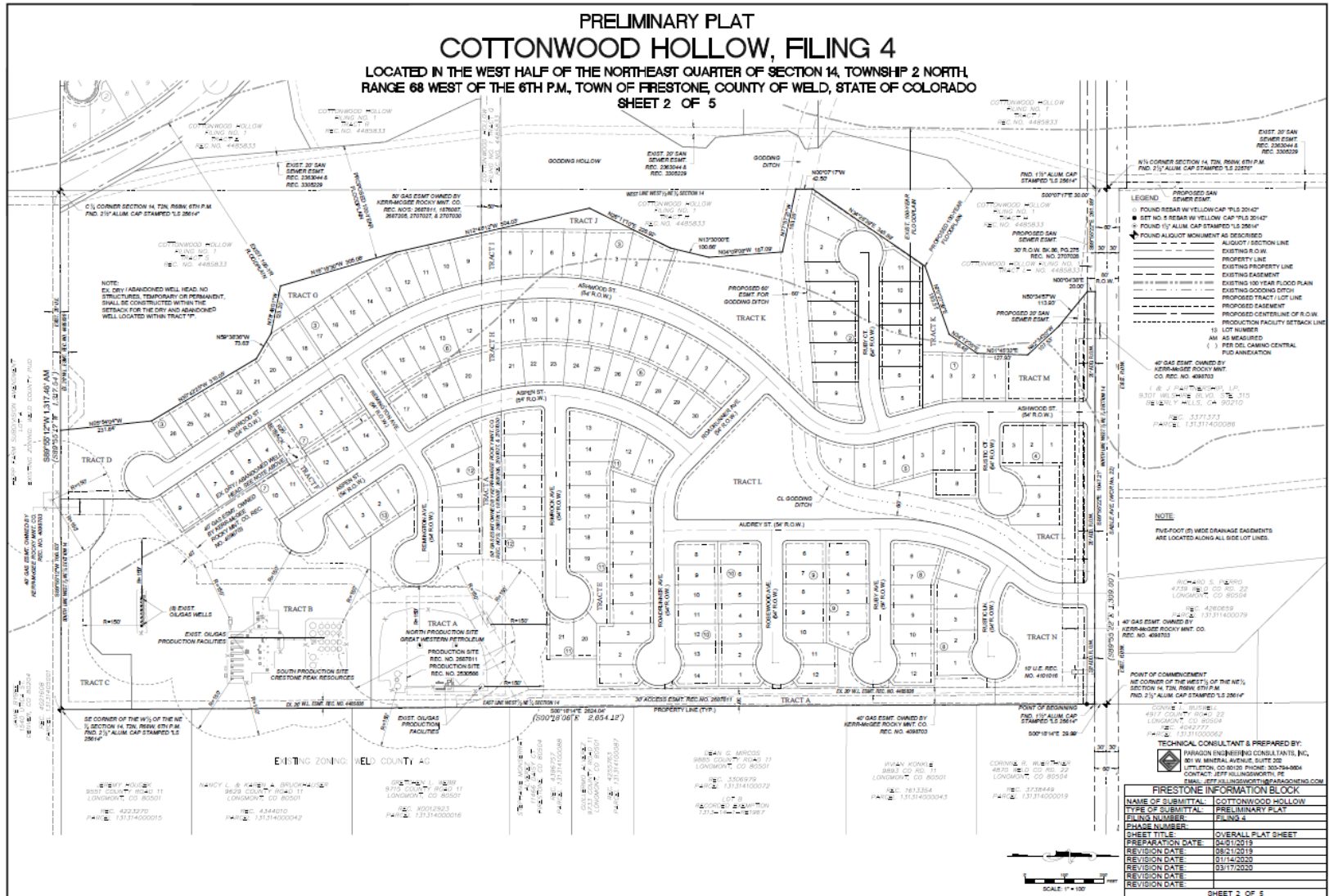
Location



Preliminary Plat



PRELIMINARY PLAT COTTONWOOD HOLLOW, FILING 4 LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO SHEET 2 OF 5



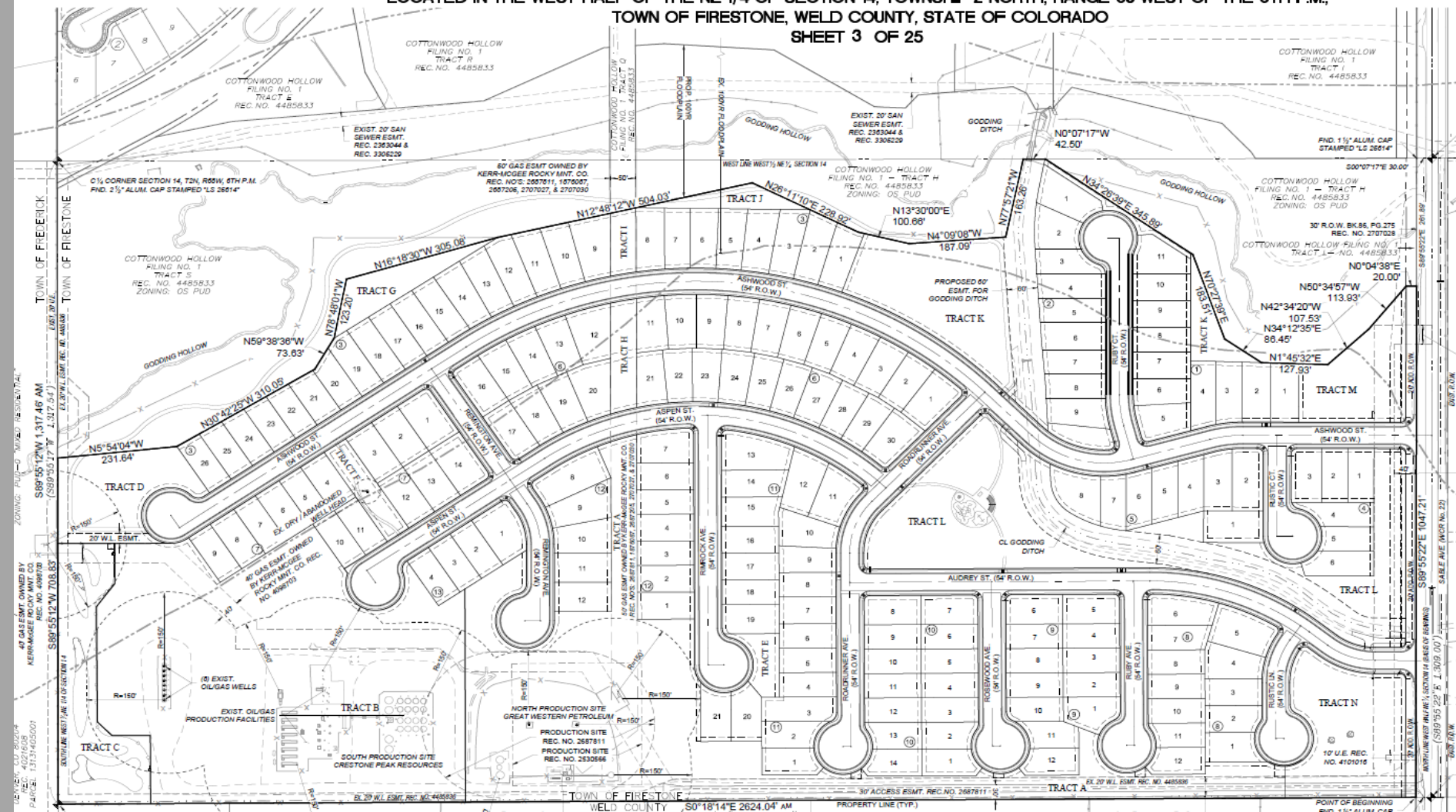


Cottonwood Hollow Filing 4

View to the west with oil and gas facility, and industrial buildings in the distance

FIRESTONE
COLORADO

LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO



View to the south from Sable Ave.



Staff Recommendations



Staff Recommends that the Planning and Zoning Commission:

Approve Resolution 20-10; a resolution recommending approval of a Preliminary Plat and Preliminary Development Plan for Cottonwood Hollow Filing 4, with conditions to the Board of Trustees.

June 9, 2020

To Whom It May Concern:

I represent Mortgage Consultant, LLC in connection with its pending application with the Town of Firestone. Mortgage Consultant, LLC, as the applicant in such application, hereby expressly authorizes the Town to proceed with conducting the Planning and Zoning Commission and Town Board public hearings for Cottonwood Hollow, Filing 4, under the Town's Orientation Telephonic Participation Policy. The applicant understands that the hearing will include accommodations made for Telephonic Participation by the applicant and/or the public. The applicant is waiving any legal challenge on the basis that the hearing will be conducted via Telephone Participation.

Regards,

A handwritten signature in black ink, appearing to read "Otto Aichinger", followed by a horizontal line.

Otto Aichinger
(303) 882-6024