



BOARD OF TRUSTEES

REGULAR MEETING AGENDA

July 8, 2020
7:00 PM
Virtual Meeting
2 Park Avenue
Firestone, CO 80504

PRE-MEETING WORK SESSION 6:30 PM IN THE TRAINING ROOM

AGENDA FOR THE WORK SESSION IS A DISCUSSION OF THE REGULAR MEETING AGENDA BELOW

REGULAR MEETING 7:00 PM IN THE COURT ROOM

1. Access Information

- 1.a. Town of Firestone is inviting you to a scheduled Zoom meeting.

Topic: 07-08-2020 Board of Trustees Meeting
Time: Jul 8, 2020 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/89270154419>

Meeting ID: 892 7015 4419
One tap mobile
+13462487799,,89270154419# US (Houston)
+16699009128,,89270154419# US (San Jose)

Dial by your location
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Germantown)
Meeting ID: 892 7015 4419
Find your local number: <https://us02web.zoom.us/j/89270154419>

2. Call to Order & Roll Call

3. Pledge of Allegiance

* 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 three minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes.

If you need special assistance in order to participate in a Board of Trustees meeting, please contact the Town Clerk's Office at 303-531-6264 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

4. Approval of Agenda

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

6. Consent Agenda

6.a. Approval of June 24, 2020 Meeting Minutes

6.b. **Resolution 20-68:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND WENCK ASSOCIATES, INC., FOR ENGINEERING DESIGN SERVICES FOR THE TOWN OF FIRESTONE'S POTABLE WATER DISTRIBUTION SYSTEM

6.c. **Resolution 20-75:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT FOR USE OF SUBSCRIPTION MATERIAL BETWEEN THE TOWN OF FIRESTONE AND LEXIPOL, LLC

7. Presentation

7.a. Mayor's Award

8. Land Development

8.a. **PUBLIC HEARING: Resolution 20-67:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL SUBDIVISION PLAT AND ACCEPTING THE REAL PROPERTY INTERESTS DEDICATED BY THE FINAL PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN BAREFOOT LAKES FILING NO. 5; AND APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN BAREFOOT LAKES FILING NO. 5

8.b. **PUBLIC HEARING: Ordinance 977:** AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN APPLICATION TO AMEND THE LOT 1 BOOTH FARM SUBDIVISION OUTLINE DEVELOPMENT PLAN TO ALLOW FOR DEVELOPMENT OF A SENIOR LIVING FACILITY

8.c. **PUBLIC HEARING: Resolution 20-69:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A PRELIMINARY SUBDIVISION PLAT AND PRELIMINARY DEVELOPMENT

* 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 three minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes.

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

PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE
COTTONWOOD HOLLOW SUBDIVISION

9. Discussion/Action

- 9.a. Resolution: 20-70:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND A-1 NATURAL ARBOR CARE, LLC, FOR TREE REMOVAL SERVICES AT THE GOULD SITE
- 9.b. Resolution: 20-71:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO APPROVING CONSTRUCTION AGREEMENT WITH ARC ABATEMENT, INC FOR THE GOULD PROPERTY BUILDING AND STRUCTURE ABATEMENT AND DEMOLITION

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

11. Reports

- 11.a.** Staff
- 11.b.** Mayor
- 11.c.** Trustees

12. 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 three minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes.

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

* 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 three minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes.

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

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 6.a

Consent Agenda

Meeting Date: July 8, 2020

Initiated By: Jessica Koenig

Dept: Town Clerk

AGENDA TITLE

Approval of June 24, 2020 Meeting Minutes

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

Approval of meeting minutes

ALTERNATIVES

ATTACHMENTS

1. 06-24-2020 Draft Meeting Minutes

FINANCIAL CONSIDERATIONS

TOWN OF FIRESTONE, COLORADO
Board of Trustees Regular Meeting
MINUTES
June 24, 2020

1. Access Information

1.a. Town of Firestone is inviting you to a scheduled Zoom meeting.

Topic: Board of Trustees Meeting

Time: Jun 24, 2020 07:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85135575442>

Meeting ID: 851 3557 5442

One tap mobile

+16699009128,,85135575442# US (San Jose)

+12532158782,,85135575442# US (Tacoma)

Dial by your location

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 851 3557 5442

Find your local number: <https://us02web.zoom.us/j/85135575442>

2. Call to Order & Roll Call

The Town of Firestone Board of Trustees met for a Regular Meeting on June 24, 2020, at the Police Department, 2 Park Avenue, Firestone, Colorado. Mayor Sindelar called the meeting to order at 7:20 pm.

The following were present upon the call of the roll:

Mayor: Bobbi Sindelar

Mayor Pro-tem: Frank A. Jimenez

Trustees: Don Conyac
David Whelan
Samantha Meiring
Sean Doherty
Doug Sharp

Staff: **Present:** Jan Sloat, Director of Human Resources; Dave Lindsay, Engineer; Paula Mehle, Director of FURA & Economic Development; Raelynn Ferrera, Assistant to the Town Manager; Katie Hansen, Director of Communications; Jessica Clanton, Director of Finance; Julie Pasillas, Director of Public Works; Todd Bjerkaas, Director of Planning; Marty Ostholhoff, Planning Manager; David Montgomery, Chief of Police; Jessica Koenig, Town Clerk; AJ Krieger, Town Manager; & William Hayashi, Town Attorney

3. Pledge of Allegiance

Mayor Sindelar led the pledge of allegiance.

4. Approval of Agenda

Motion by Trustee Jimenez, **second** by Trustee Conyac, to Approve the Agenda

Roll Call Vote:

Yes: Trustee Sharp, Trustee Conyac, Trustee Whelan, Trustee Meiring, Trustee Jimenez, Trustee Doherty

No: None

Abstain: None

Motion carried.

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

Drew Peterson of 6722 Silverleaf Avenue, Firestone, Colorado, gave public comment in recognition of the Police Department.

6. Consent Agenda

Motion by Trustee Conyac, **second** by Trustee Doherty, to Approve the Consent Agenda

Roll Call Vote:

Yes: Trustee Sharp, Trustee Conyac, Trustee Whelan, Trustee Meiring, Trustee Jimenez, Trustee Doherty

No: None

Abstain: None

Motion carried.

6.a. Approval of June 10, 2020 Meeting Minutes

6.b. Reappointment of Julie Svaldi to the St. Vrain Water Authority Board

6.c. **Resolution 20-65:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A COLLABORATION AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND WELD COUNTY, COLORADO REGARDING THE DISTRIBUTION OF CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY ACT FUNDS

7. Presentation

7.a. CIRSA Liability Training

7.b. Weld County Update

7.c. Audit Presentation

8. Land Development

- a. **PUBLIC HEARING: Ordinance 976:** AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO REPEALING TITLES 16 AND 17 OF THE FIRESTONE MUNICIPAL CODE AND THE FIRESTONE DEVELOPMENT REGULATIONS IN THEIR ENTIRETY; REENACTING AND RETITLING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE, ADOPTING BY REFERENCE, AND ESTABLISHING THE FIRESTONE DEVELOPMENT CODE AS THE OFFICIAL SUBDIVISION AND ZONING CODE FOR THE TOWN OF FIRESTONE CODIFIED PERTAINING TO THE REGULATION OF LAND USE AND DEVELOPMENT WITHIN THE TOWN OF FIRESTONE, COLORADO

Mayor Sindelar opened the Public Hearing for Ordinance 976 at 9:06 pm.

AJ Krieger, Town Manager, introduced Ordinance 976 and described the process up to this point. Todd Bjerkaas, the Director of Planning, presented to the Board of Trustees.

Jake Sippy of 1390 Lawrence Street, Denver, Colorado, gave public comment and requested that Ordinance 976 be delayed.

Jason Pock of 4350 S. Monaco Street, Denver, Colorado, gave public comment and requested that Ordinance 976 be delayed by thirty days.

Shannon Robbins of 6465 Greenwood Plaza Blvd, Englewood, Colorado, gave public comment and requested a continuance for sixty days.

Mr. Bjerkaas responded to Board questions regarding the public notice, requests for the draft Development Code, the zoning error, how long the content of the code has been available, whether current developments would be grandfathered in, and if staff supported the approval of Ordinance 976.

Mayor Sindelar closed the public comment portion of the Public Hearing for the Ordinance 976 at 10:25 pm.

Motion by Trustee Jimenez, **second** by Trustee Conyac, to Approve **Ordinance 976:** AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO REPEALING TITLES 16 AND 17 OF THE FIRESTONE MUNICIPAL CODE AND

THE FIRESTONE DEVELOPMENT REGULATIONS IN THEIR ENTIRETY; REENACTING AND RETITLING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE, ADOPTING BY REFERENCE, AND ESTABLISHING THE FIRESTONE DEVELOPMENT CODE AS THE OFFICIAL SUBDIVISION AND ZONING CODE FOR THE TOWN OF FIRESTONE CODIFIED PERTAINING TO THE REGULATION OF LAND USE AND DEVELOPMENT WITHIN THE TOWN OF FIRESTONE, COLORADO

Roll Call Vote:

Yes: Trustee Sharp, Trustee Conyac, Trustee Whelan, Trustee Jimenez, Trustee Doherty

No: Trustee Meiring

Abstain: None

Motion carried.

8.b. Resolution 20-66: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO ADOPTING THE FIRESTONE DEVELOPMENT REVIEW FEE SCHEDULE

Motion by Trustee Conyac, **second** by Trustee Doherty, to Approve **Resolution 20-66:** A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO ADOPTING THE FIRESTONE DEVELOPMENT REVIEW FEE SCHEDULE

Roll Call Vote:

Yes: Trustee Sharp, Trustee Conyac, Trustee Whelan, Trustee Meiring, Trustee Jimenez, Trustee Doherty

No: None

Abstain: None

Motion carried.

9. Discussion/Action

9.a. Parks, Open Space and Trails Master Plan Presentation and Discussion

The Board reached a consensus to postpone Agenda Item 9a. to the July 15, 2020 Board of Trustees Work Session.

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

There was no one present that wished to give public comment.

11. Reports

11.a. Staff

Chief Montgomery summarized the May 2020 Chief of Police Report.

AJ Krieger, Town Manager, reported on a bond revenue meeting with Hilltop Securities. Mr. Krieger reported that Hilltop Securities has brought a lot of value to bond-related discussions.

Mr. Krieger reported that Town Hall would close at 3:00 pm on Friday, June 26, 2020, for disinfecting.

11.a.i. May Finance Report

11.b. Mayor

11.c. Trustees

12. Adjournment

Motion by Trustee Jimenez, **second** by Trustee Conyac, to Adjourn, All in Favor, **Motion carried.**

Introduced and Approved the 8th of July, 2020.

TOWN OF FIRESTONE, COLORADO

ATTEST

Bobbi Sindelar, Mayor

Jessica Koenig, Town Clerk

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 6.b

Consent Agenda

Meeting Date: July 8, 2020

Initiated By: Dave Lindsay

Dept: Public Works

AGENDA TITLE

Resolution 20-68: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND WENCK ASSOCIATES, INC., FOR ENGINEERING DESIGN SERVICES FOR THE TOWN OF FIRESTONE'S POTABLE WATER DISTRIBUTION SYSTEM

SUMMARY

Firestone will need infrastructure to transfer treated water from the planned St. Vrain Water Treatment Plant into the Town's existing potable water distribution system. The system will include a pump station at the water treatment plant, a pipeline that delivers water to the existing distribution system, and connection stations that blend this water in with our existing system. Last year, the Town completed an alignment study to plan for the system's ultimate extension to the water tank on Cleveland Hill. Based on currently estimated demands and the location of new development, it was determined that this should be a two-phase project.

Phase 1 will extend from the water treatment plant to a point near the intersection of Frontier Street and St. Vrain Ranch Blvd (see attached exhibit). The alignment of the Phase 1 improvements will allow for connections into the two lower pressure zones of the existing distribution system. The pump station and pipeline will be designed and sized for the ultimate capacity of the St. Vrain WTP, but the pump station will be constructed such that additional pumps can be added over time to meet those future demands.

In May, the Town advertised a Request for Proposals from qualified design firms for the Phase 1 facilities. A mandatory pre-proposal meeting was held in mid-May and in early June, the Town received 10 proposals. A review team was assembled and proposals were scored based on the qualifications criteria outlined in the RFP (see attached scoring summary). The scoring was used to develop a shortlist of 3 firms that were then interviewed. The review team reached a consensus to select Wenck Associates, Inc.

Wenck Associates is currently working on two of the Town's water project design teams. They are a sub-consultant to Acuity for the design of the Firestone Reservoir No. 1 pump stations and pipelines, and a sub-consultant to McGrane Water Engineering for the pump stations and pipeline design for the Gould Alluvial Well Field. Wenck's performance on both projects has been exceptional. Pumping stations and their associated pipeline systems are specialties of Wenck. The team they are proposing to work on this project has been part of the other two projects as well so they have a good understanding of the overall project and water system goals. Their institutional knowledge and solution-focused practical design separated them from the other two very qualified consultants.

Accompanying this AIM is Resolution 20-68 approving the agreement for professional services with Wenck.

HISTORY AND PREVIOUS BOARD ACTION

None

RECOMMENDATION

Staff recommends approval of Resolution 20-68, approving the professional services agreement with Wenck Associates, Inc. for an amount not to exceed \$467,440.00.

ALTERNATIVES

The Board could direct staff to modify terms of the agreement.

ATTACHMENTS

1. Wenck Associates Eng Services Agmt Res 20-68
2. Wenck Phase 1 Treated Water Delivery System Agreement (2020.06.26)
3. Phase 1 Alignment
4. Proposal Scoring Summary (2020.06.22)

FINANCIAL CONSIDERATIONS

This project will be funded from proceeds of the Series 2020 Water Enterprise Revenue Bonds.

RESOLUTION NO. 20-68

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE,
COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF
FIRESTONE AND WENCK ASSOCIATES, INC., FOR ENGINEERING DESIGN
SERVICES FOR THE TOWN OF FIRESTONE' S POTABLE WATER DISTRIBUTION
SYSTEM**

WHEREAS, the Town of Firestone ("Town") employed a qualification based selection process for engineering design services for a pump station and associated pipeline for the Town's potable water distribution system; and

WHEREAS, in its analysis of the submittals staff selected Wenck Associates, Inc., as the most qualified based upon experience and qualifications to perform the services required by the Town.

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

The Agreement between the Town of Firestone and Wenck Associates, Inc., for engineering design services for a pump station and associated pipeline for the Town's potable water distribution system is approved in substantially the same form as the copy attached hereto and made a part of this resolution and the Mayor is authorized to execute the Agreement on behalf of the Town.

INTRODUCED, READ AND ADOPTED this ___ day of _____, 2020.

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar, Mayor

ATTEST:

Jessica Koenig, Town Clerk

APPROVED AS TO FORM:

William P. Hayashi, Town Attorney

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT FOR PROFESSIONAL SERVICES (the "Agreement") is made and entered into this ____ day of _____, 2020 (the "Effective Date"), by and between the TOWN OF FIRESTONE, a Colorado municipal corporation with an address of 151 Grant Avenue, P.O. Box 100, Firestone, Colorado 80520 (the "Town"), and Wenck Associates, Inc., a Minnesota corporation and an independent contractor with a principal place of business at 1800 Pioneer Creek Center, Maple Plain, MN 55359 ("Contractor") (each a "Party" and collectively the "Parties").

WHEREAS, the Town requires professional services; and

WHEREAS, Contractor has held itself out to the Town as having the requisite expertise and experience to perform the required professional services.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. SCOPE OF SERVICES

A. Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Services set forth in Exhibit A, attached hereto and incorporated herein by this reference and known as: Phase 1 SVWTP Treated Water Delivery System (W2020-9524)

B. A change in the Scope of Services shall not be effective unless authorized as an amendment to this Agreement. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

II. TERM AND TERMINATION

A. This Agreement shall commence on the Effective Date, and shall continue until Contractor completes the Scope of Services to the satisfaction of the Town, or until terminated as provided herein.

B. Either Party may terminate this Agreement upon 30 days advance written notice. The Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. If, however, Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

III. COMPENSATION

In consideration for the completion of the Scope of Services by Contractor, the Town shall pay Contractor \$467,440.00. This amount shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the Town for such fees, costs and expenses. Contractor may submit periodic invoices, which shall be paid by the Town within 30 days of receipt.

IV. PROFESSIONAL RESPONSIBILITY

A. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and professional licenses in good standing, required by law. The work performed by Contractor shall be in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professional firms in the same or similar type of work in the applicable community. The work and services to be performed by Contractor hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations.

B. The Town's review, approval or acceptance of, or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

C. Because the Town has hired Contractor for its professional expertise, Contractor agrees not to employ subcontractors to perform any work except as expressly set forth in the Scope of Services.

V. OWNERSHIP

Any materials, items, and work specified in the Scope of Services, and any and all related documentation and materials provided or developed by Contractor shall be exclusively owned by the Town. Contractor expressly acknowledges and agrees that all work performed under the Scope of Services constitutes a "work made for hire." To the extent, if at all, that it does not constitute a "work made for hire," Contractor hereby transfers, sells, and assigns to the Town all of its right, title, and interest in such work. The Town may, with respect to all or any portion of such work, use, publish, display, reproduce, distribute, destroy, alter, retouch, modify, adapt, translate, or change such work without providing notice to or receiving consent from Contractor.

If the Town reuses or makes any modification to Consultant's designs, documents or work product without the prior written authorization of Consultant, the Town agrees, to the fullest extent permitted by law, to release the Consultant, its officers, directors, employees and sub-consultants from all claims and causes of action arising from such uses, and shall indemnify and hold them harmless from all costs and expenses, including the cost of defense, related to claims and causes of action to the extent such costs and expenses arise from the Town's modification or reuse of the documents.

The Town expressly acknowledges and agrees that the documents and data to be provided by Consultant under the Agreement may contain certain design details, features and concepts from the Consultant's own practice detail library, which collectively may form portions of the design for the Project, but which separately, are, and shall remain, the sole and exclusive property of Consultant. Nothing herein shall be construed as a limitation on the Consultant's right to re-use such component design details, features and concepts on other projects, in other contexts or for other clients.

VI. INDEPENDENT CONTRACTOR

Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

VII. INSURANCE

A. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Contractor pursuant to this Agreement. At a minimum, Contractor shall procure and maintain, and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.

1. Worker's Compensation insurance as required by law.
2. Commercial General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 general aggregate. The policy shall be applicable to all premises and operations, and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers, employees, and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.
3. Professional liability insurance with minimum limits of \$1,000,000 each claim and \$2,000,000 general aggregate.

B. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least 30 days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

C. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Agreement.

VIII. INDEMNIFICATION

A. Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor. Contractor's liability under this indemnification provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor.

B. If Contractor is providing architectural, engineering, surveying or other design services under this Agreement, the extent of Contractor's obligation to indemnify and hold harmless the Town may be determined only after Contractor's liability or fault has been determined by adjudication, alternative dispute resolution or otherwise resolved by mutual agreement between the Parties, as provided by C.R.S. § 13-50.5-102(8)(c).

IX. ILLEGAL ALIENS

A. Certification. By entering into this Agreement, Contractor hereby certifies that, at the time of this certification, it does not knowingly employ or contract with an illegal alien who will perform work under this Agreement and that Contractor will participate in either the E-Verify Program administered by the United States Department of Homeland Security and Social Security Administration or the Department Program administered by the Colorado Department of Labor and Employment to confirm the employment eligibility of all employees who are newly hired to perform work under this Agreement.

B. Prohibited Acts. Contractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement, or enter into a contract with a subcontractor that fails to certify to Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement.

C. Verification.

1. If Contractor has employees, Contractor has confirmed the employment eligibility of all employees who are newly hired to perform work under this Agreement through participation in either the E-Verify Program or the Department Program.

2. Contractor shall not use the E-Verify Program or Department Program procedures to undertake pre-employment screening of job applicants while this Agreement is being performed.

3. If Contractor obtains actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an illegal alien who is performing work under this Agreement, Contractor shall: notify the subcontractor and the Town within 3 days that Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien who is performing work under this Agreement; and terminate the subcontract with the subcontractor if within 3 days of receiving the notice required pursuant to subsection 1 hereof, the subcontractor does not stop employing or contracting with the illegal alien who is performing work under this Agreement; except that Contractor shall not terminate the subcontract if during such 3 days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien who is performing work under this Agreement.

D. Duty to Comply with Investigations. Contractor shall comply with any reasonable request by the Colorado Department of Labor and Employment made in the course of an investigation conducted pursuant to C.R.S. § 8-17.5-102(5)(a) to ensure that Contractor is complying with the terms of this Agreement.

E. Affidavits. If Contractor does not have employees, Contractor shall sign the "No Employee Affidavit" attached hereto. If Contractor wishes to verify the lawful presence of newly hired employees who perform work under the Agreement via the Department Program, Contractor shall sign the "Department Program Affidavit" attached hereto.

X. MISCELLANEOUS

A. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Weld County, Colorado.

B. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligation of this Agreement.

C. Integration. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

D. Third Parties. There are no intended third-party beneficiaries to this Agreement.

E. Notice. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class United States Mail to the Party at the address set forth on the first page of this Agreement.

F. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. Modification. This Agreement may only be modified upon written agreement of the Parties.

H. Assignment. Neither this Agreement nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

I. Governmental Immunity. The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

J. Rights and Remedies. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

K. Subject to Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

L. Representative Authority. Each person signing this Agreement represents and warrants that he or she is duly authorized and has the legal capacity to execute the Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

TOWN OF FIRESTONE, COLORADO

Mayor, Bobbi Sindelar

ATTEST:

Jessica Koenig, Town Clerk

APPROVED AS TO FORM:

William P. Hayashi, Town Attorney

WENCK ASSOCIATES, INC.

By: _____

Print: _____

Title: _____

ATTEST:

Print Name: _____

DEPARTMENT PROGRAM AFFIDAVIT

To be completed only if Contractor participates in the Department of Labor Lawful Presence Verification Program

I, _____, as a public contractor under contract with the Town of Firestone (the "Town"), hereby affirm that:

1. I have examined or will examine the legal work status of all employees who are newly hired for employment to perform work under this public contract for services ("Agreement") with the Town within 20 days after such hiring date;

2. I have retained or will retain file copies of all documents required by 8 U.S.C. § 1324a, which verify the employment eligibility and identity of newly hired employees who perform work under this Agreement; and

3. I have not and will not alter or falsify the identification documents for my newly hired employees who perform work under this Agreement.

Signature

Date

STATE OF COLORADO)

) ss.

COUNTY OF _____)

The foregoing instrument was subscribed, sworn to (or affirmed) before me this ____ day of _____, 2020, by _____ as _____ of _____.

My commission expires:

(S E A L)

Notary Public

EXHIBIT A

SCOPE OF SERVICES

Contractor's Duties

During the term of this Agreement, Contractor shall perform the following duties, as directed by the Town:

1. Pump Station Design, Construction Drawings, and Specifications as a stand-alone bid set.
 - a. Station
 - b. Pumps & Piping
 - c. Electrical
 - d. Controls/SCADA
 - e. Connection to supply manifold and to existing transmission pipeline
 - f. Metes & Bounds legal description and exhibit for station easement

2. Transmission Pipeline Design, Construction Drawings, and Specifications to be part of a combined bid with item 3, below.
 - a. Plan and Profile Drawings
 - b. Existing utility locates
 - c. Metes & Bounds legal descriptions and exhibits for all needed easements

3. Point of Connection Station Design, Construction Drawings, and Specifications to be part of a combined bid with item 2, above.
 - a. Station
 - b. Flow regulation system design
 - c. SCADA
 - d. Existing utility locates and relocation coordination with utility owners
 - e. Metes & Bounds legal descriptions and exhibits for all needed easements

4. Final Design Report

- a. Design calculations and assumptions for the design of the pumping system
- b. Design calculations and modeling for the design of the transmission pipeline
- c. Design calculations and assumptions for the points of connection

The Contractor shall include all necessary subconsultants for the performance of the work, including but not limited to surveyor, geotechnical engineer, electrical/controls engineer, and structural engineer. The Consultant will prepare two project manuals using EJCDC Contract and Bidding Documents. Construction bidding and construction services are NOT part of this Contractor's Deliverables.

In addition to those items listed above, the Scope of Services shall include the following 4 pages submitted to the Town as part of the proposal for this project.

SCOPE OF SERVICES

We propose four major tasks for the Project: Project Management and Coordination, Pre-Design, Preliminary Design, and Final Design. Our scope of services is detailed below.

PROJECT MANAGEMENT AND COORDINATION

The first task completed. It shall include utility locates, a geotechnical program, site surveying, and hydraulic analyses.

- Coordination Meetings
 - Description: Wenck will lead a project kick-off and bi-weekly coordination meetings throughout the project. Milestone meetings will also be held for preliminary and final design reviews.
 - Deliverable: Meeting minutes from each.
 - Assumptions: Assumes remote bi-weekly meetings.
 - Exclusions: Excludes coordination with entities external to the Town and CCG.
- Project Management
 - Description: Wenck will actively manage all project related activities for the duration of the project.
 - Deliverable: Project management plan.
 - Assumptions: Assumes project schedule described within RFP.
- Quality Control and Assurance
 - Description: Work product quality will be ensured by use of our company specific designs guidelines. Our rigorous senior review process will assure quality work products.
 - Deliverable: This task applies to all work products.
 - Assumptions: Assumes deliverables noted within this proposal.

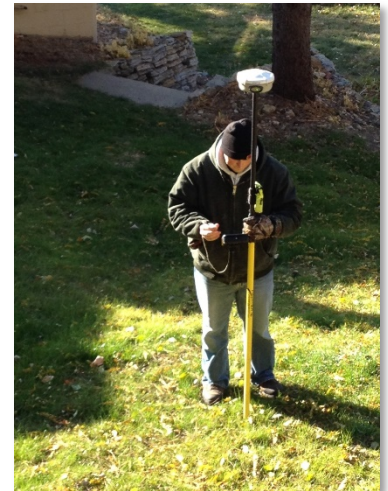


PRE-DESIGN

It shall include research and investigation, utility locates, a geotechnical program, site surveying, and hydraulic analyses.

- Research and Investigation
 - Description: Wenck will research all available information relevant to the project during this initial phase of the work. This task will be the first completed for the project.
 - Deliverable: N/A
 - Assumptions: Assumes all requisite data will be readily available and/or provided to Wenck.
 - Exclusions: New modeling and design work to be completed under separate tasks.
- Utility Locates
 - Description: Wenck will hydro-vac and positively locate up to 40 existing utilities. Asphalt core drilling may also be completed as required. Traffic control will be provided for single lane closures on Firestone Boulevard.
 - Deliverable: Tabulated utility info with X, Y, Z coordinates and ASCE quality levels assigned to each locate.

- Assumptions: Assumes 40 locates between 0 and 12-ft. Unit pricing is provided so additional locates may be completed or deducted. Assumes private access will be granted and holes backfill with pea-gravel. Assumes up to 8-days' worth of effort by the locating contractor.
- Exclusions: Excludes asphalt patching in ROW and flaggers for traffic control.
- Geotechnical Program
 - Description: Geotechnical program will include borings at pump station and vault sites, either side of three potential/likely trenchless crossings, and at every 1,000-LF along the pipeline corridor. Standard penetration testing and laboratory analysis of materials obtained in the field will be completed.
 - Deliverable: Geotechnical report with design recommendations for pipeline, critical crossings, and vaults.
 - Assumptions: Assumes 12-ft borings, 15-ft deep, at every 1,000-LF along pipeline route. Assumes 6-borings up to 40-ft deep at critical crossing locations. Assumes 3 borings up to 30-ft deep at station and vault locations.
- Surveying
 - Description: Topographic survey of the route will be completed including surface improvements, subsurface utility locates, and brush lines. Survey to cover ROW or 75-ft on each side of the proposed alignment lying outside streets. Major property corners will be located to determine boundary lines.
 - Deliverable: Topographic map at 1-ft contour intervals. Easement exhibits for private crossings.
 - Assumptions: Map to be completed at local NAGD-29.
- Hydraulics
 - Description: Wenck will use spreadsheet calculations to develop initial system curves and identify potential pump selections. Hydraulic modeling will be completed for selected pump(s) which shall include transient analysis from rapid shut-down. Hydraulic model will include fire-flow and water age analysis.
 - Deliverable: System curve and pump selections, hydraulic transient, water age, and fire flow analyses, PRV selections and set points, surge equipment selection, and a technical memorandum describing results.
 - Assumptions: Assumes existing, calibrated, hydraulic model will be provided with complete demand data including diurnal curves. Assumes Phase I demands of 5-MGD and ultimate station capacity of 10-MGD.
 - Exclusions: Excludes demand updates to hydraulic model and model calibration.



PRELIMINARY DESIGN

The preliminary design phase shall advance the design to a 50% level. It shall include pump station, pipeline, and initial vault designs.

- Initial Drawing Set-Up
 - Description: Wenck will use topographic survey to develop design base and sheet files. A sheet set manager will also be developed.
 - Deliverable: Cover Sheet, Index, General Notes, Existing Conditions, and Town Standard Details.
 - Assumptions: Assumes use of Town standard piping details.
- Preliminary Pump Station Design
 - Description: Wenck will create an initial floor plan using equipment selections made during pre-design. Rough site plan and grading will be completed after building size

- is known. Initial electrical one-lines and lighting plans will be developed.
- Deliverable: Preliminary (50%) Site plan, floor plan, piping plan(s), and station section views. Preliminary electrical and mechanical plans and one-line(s). Preliminary structural drawings with architectural sections.
- Assumptions: Assumes ~1,000-1,200-HP station.
- Preliminary Pipeline Design
 - Description: Preliminary horizontal and vertical pipeline routing will be completed. Pipe material(s) will be selected, and major crossing methods/approaches defined.
 - Deliverable: Preliminary plan and profile sheets for the pipeline route.
 - Assumptions: Assumes plan and profile sheets at minimum scale 1"=100'.
- Preliminary Connection Station Designs
 - Description: Wenck will develop preliminary site plans and detail layouts for the connection/blending stations.
 - Deliverable: Site plans, vault detail plans, and section view(s).
 - Assumptions: Assumes station locations identified within CCG routing study.

FINAL DESIGN

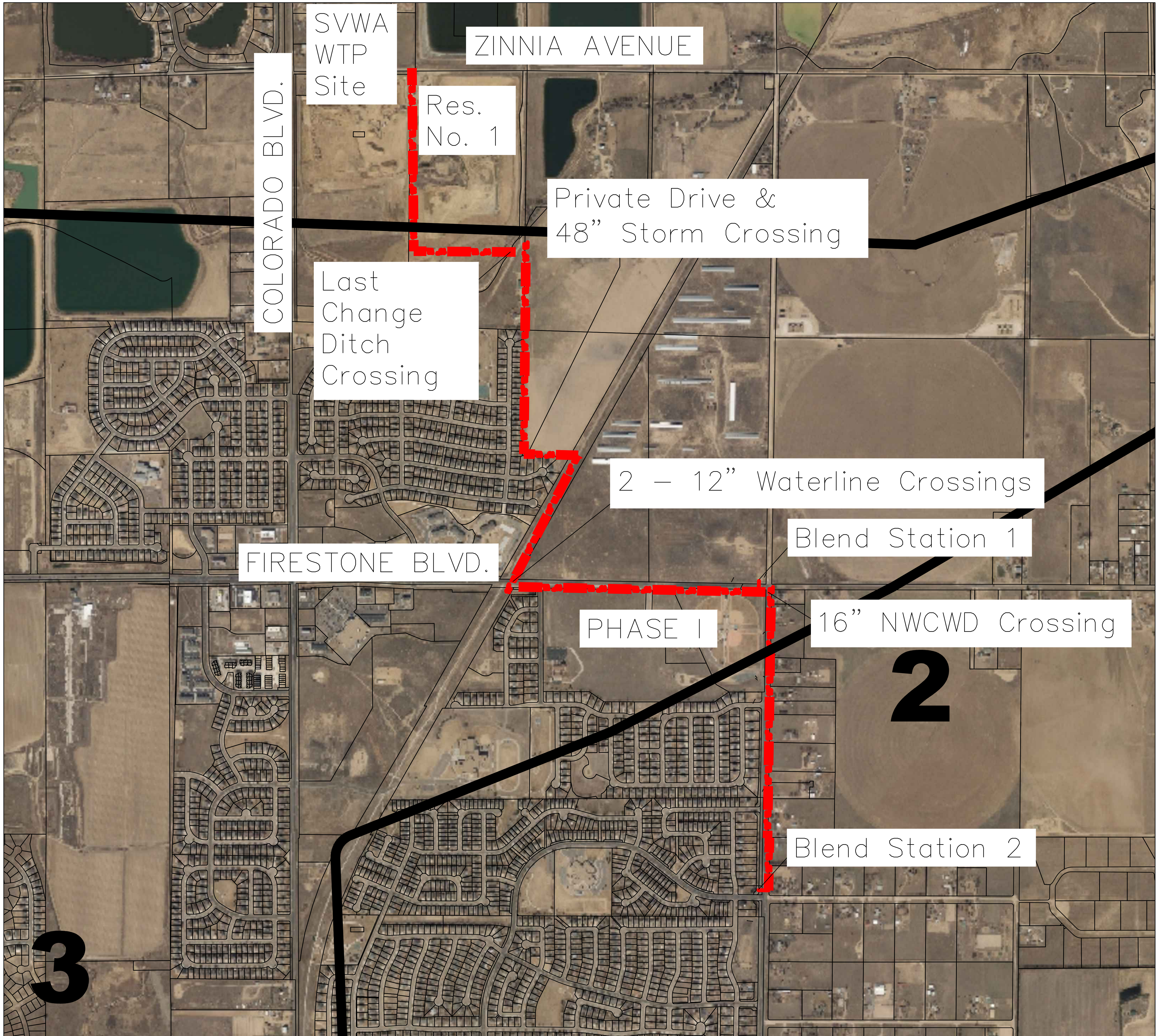
This phase shall advance the design to a final, bid ready set. It shall include final pump station, pipeline, and point of connection/blend station designs. A final design report will be developed documenting design criteria.



- Final Pump Station Design
 - Description: Wenck will finalize pump station site and floor plans, section views, and details. Electrical, mechanical, and structural drawings will be finalized.
 - Deliverable: Final (90%) site plan, floor plan, piping plan(s), and station section views. Final electrical and mechanical plans and one-line(s). Final structural plans, sections, details views, and architectural sections.
 - Assumptions: Assumes ~1,000-1,200-HP station.
- Final Pipeline Design
 - Description: Preliminary horizontal and vertical pipeline routing will be completed. Pipe material(s) will be selected, and major crossing methods/approaches defined.
 - Deliverable: Preliminary plan and profile sheets for the pipeline route.
 - Assumptions: Assumes plan and profile sheets at minimum scale 1"=100'.
 - Exclusions: Excludes service or lateral connections outside of the identified connection point sites.
- Final Connection Station Designs
 - Description: Wenck will develop final site and detail plans with section view(s) and details for each vault.
 - Deliverable: Site plan, vault detail plans, and section view(s).
 - Assumptions: Assumes below grade, pre-cast, vaults located within CCG routing study. Assumes low-voltage or local power supply for telemetry/controls.
 - Exclusions: Structural and architectural services.
- Final Construction Documents
 - Description: Wenck will develop final construction Drawings, contract documents, specifications, and bidding documents. We will use standard EJCDC front-ends for the contract documents, and CSI formatted specifications.
 - Deliverable: Drawings shall include a minimum of Cover Sheet, Index, General

Notes, Existing Conditions, proposed site plans, pump station and vault site and detail plans and sections, pump station and vault details, piping plan and profiles and Town Standard Details. Project manual shall include complete “front-ends” with contract and bidding documents, and technical specifications.

- Assumptions: Assumes single round of comment by the Town and CCG.
- Project Design Report
 - Description: Wenck will create a detailed design report documenting design parameters, pre-design results, and criteria for all major components including pump station, pipeline, and entry stations.
 - Deliverable: Digital and five hard copies of the report.
 - Assumptions: Assumes single round of comment on the report by the Town and CCG.



LEGEND

- PHASE I - 16" TRANSMISSION PIPE
- EXISTING WATER PIPE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING RIGHT-OF-WAY
- FUTURE RIGHT-OF-WAY
- BLEND STATION VAULT
- FIRESTONE PRESSURE ZONES

NOTES

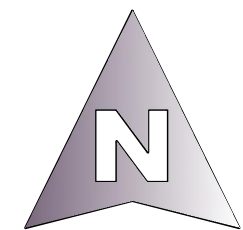
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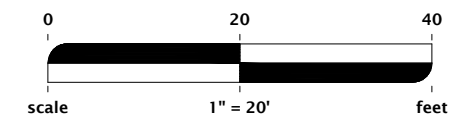
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(970) 276-0029

TOWN OF FIRESTONE
WTP Pipeline Alignment
PHASE I PRELIMINARY



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feet
1" = 20'

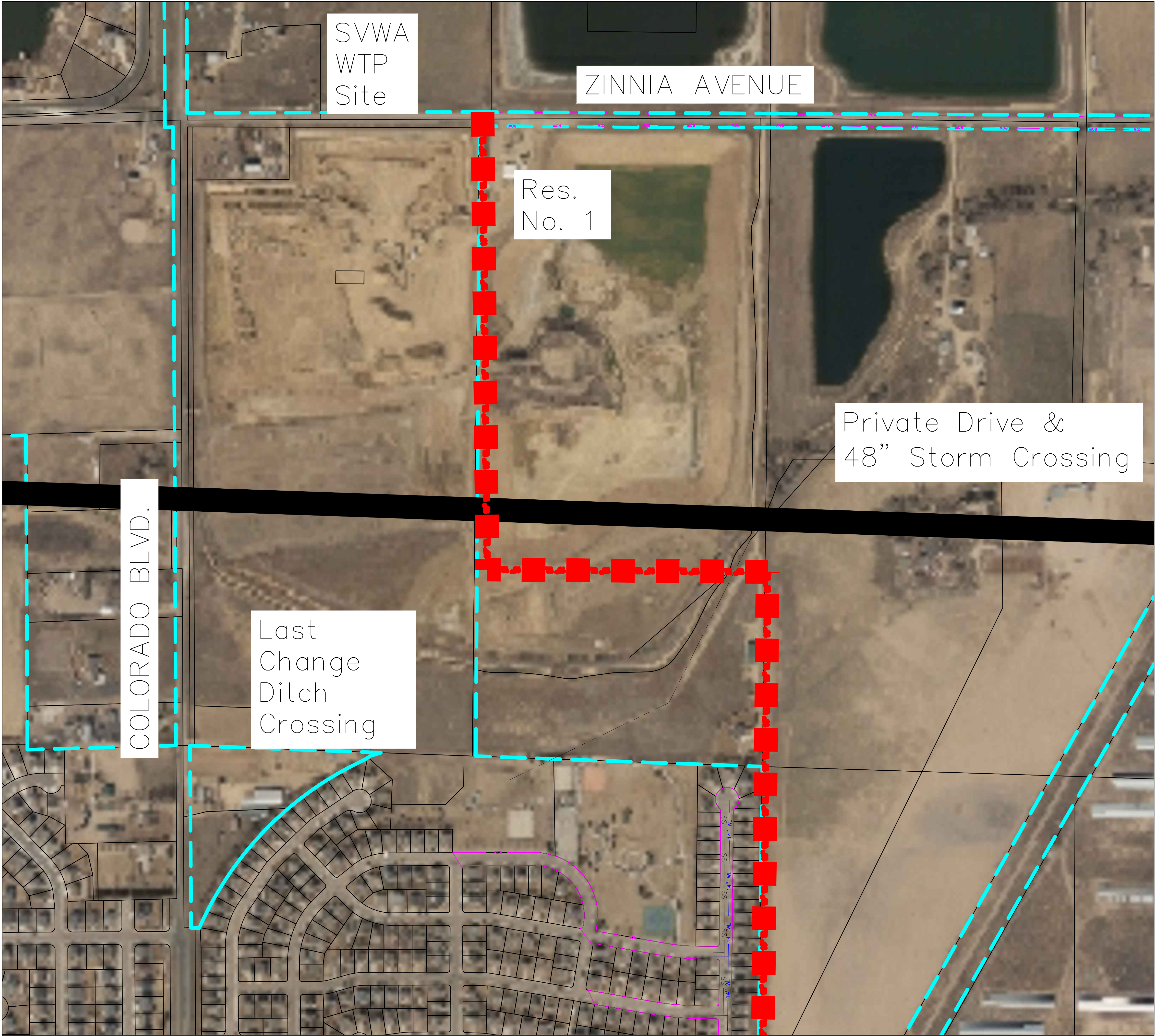


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A COMMUNITY IN MOTION



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FILE NAME:	PHASE I ALIGNMENT
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JOB NO:	0668.0193.00
SCALE:	1" = 1500'
DATE:	APRIL 2020
SHEET:	1 OF 6



LEGEND

- PHASE I - 16" TRANSMISSION PIPE
- EXISTING WATER PIPE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
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DESCRIPTION	DATE



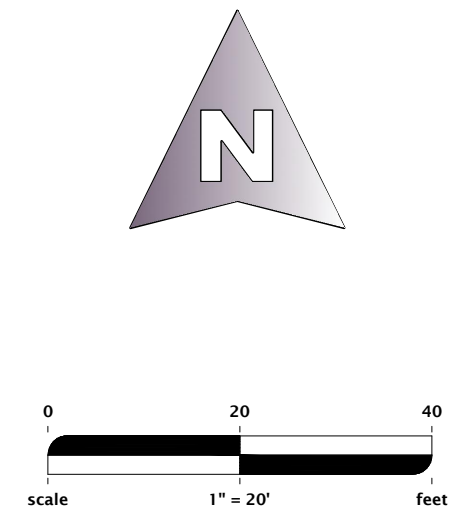
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SCALE:	1" = 1500'
DATE:	JUNE 2019

0" 1" BAR IS ONE INCH ON ORIGINAL DRAWING



LEGEND

- PHASE I - 16" TRANSMISSION PIPE
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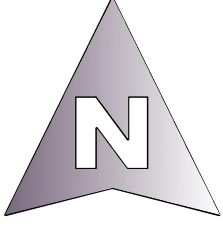
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TOWN OF FIRESTONE

WTP Pipeline Alignment

PHASE I PRELIMINARY



0 20 40
scale 1" = 20' feet



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DATE:	JUNE 2019
SHEET:	3 OF 6

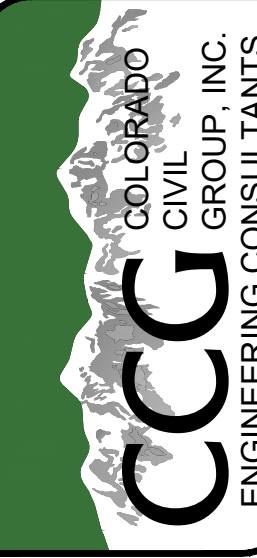


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- BLEND STATION VAULT
- FIRESTONE PRESSURE ZONES

REVISIONS	
DESCRIPTION	DATE

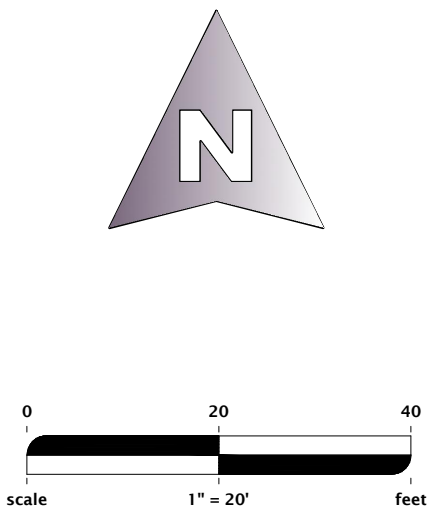
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PHASE I PRELIMINARY





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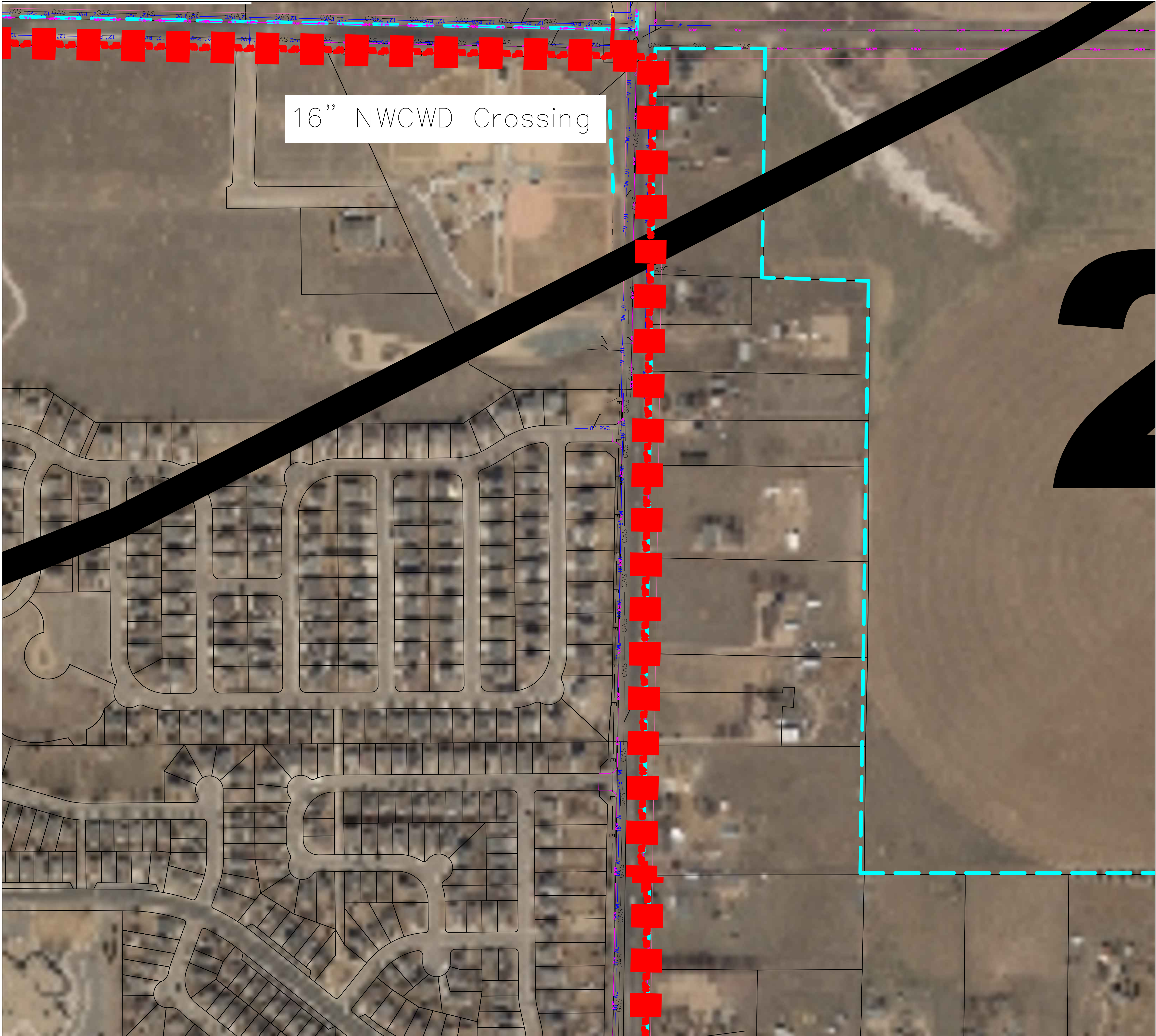
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0"  1" BAR IS ONE INCH ON ORIGINAL DRAWING



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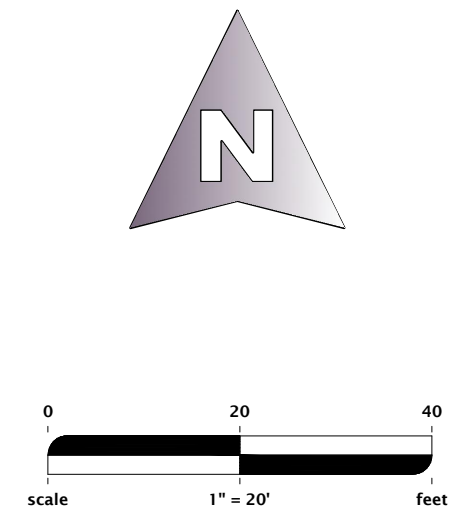
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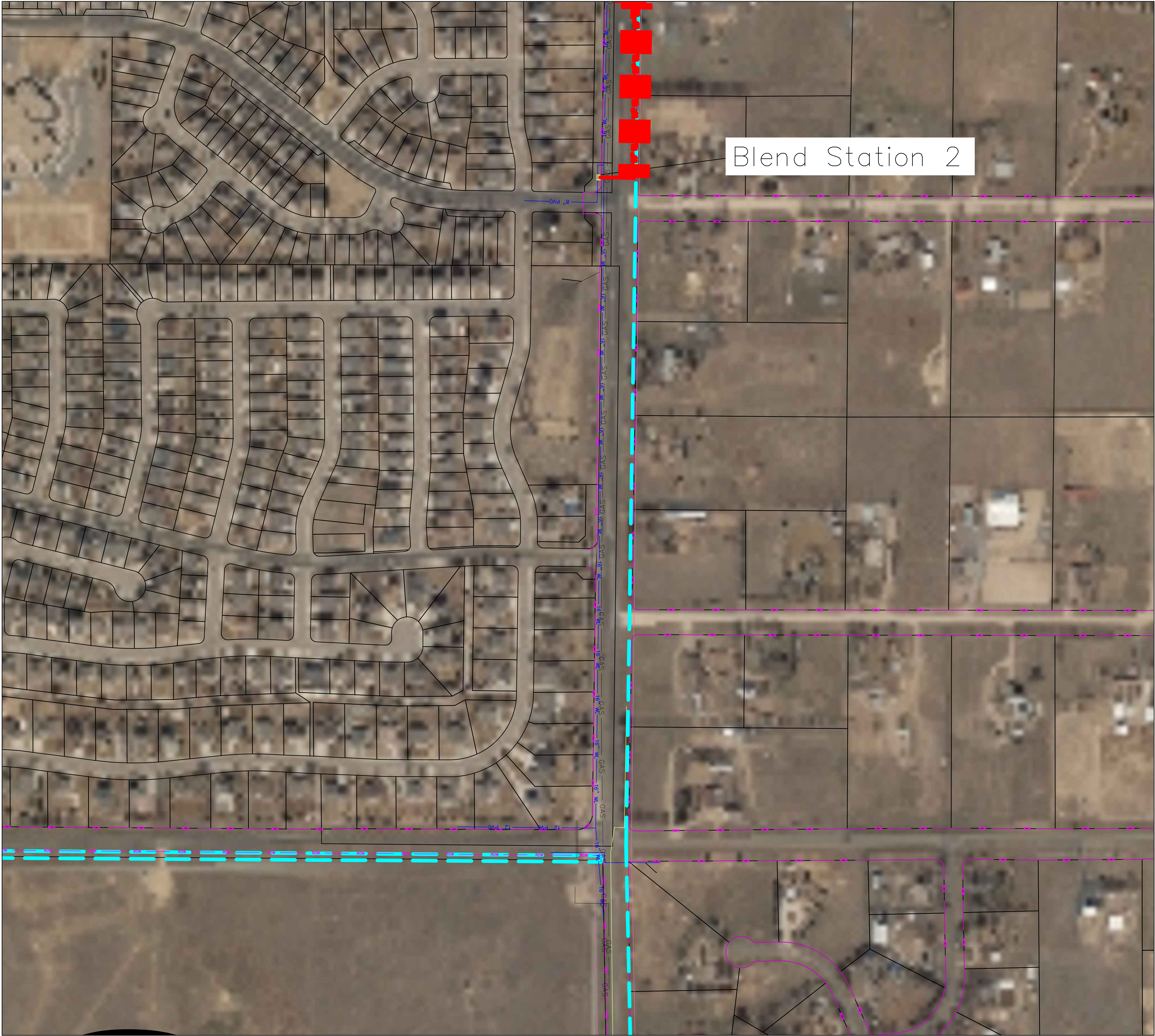
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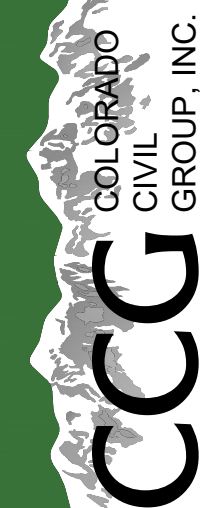


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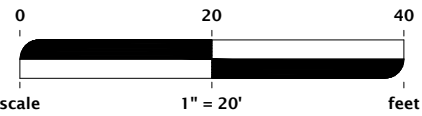
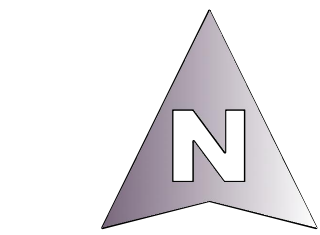
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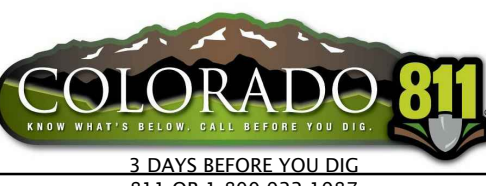
TOWN OF FIRESTONE
WTP Pipeline Alignment
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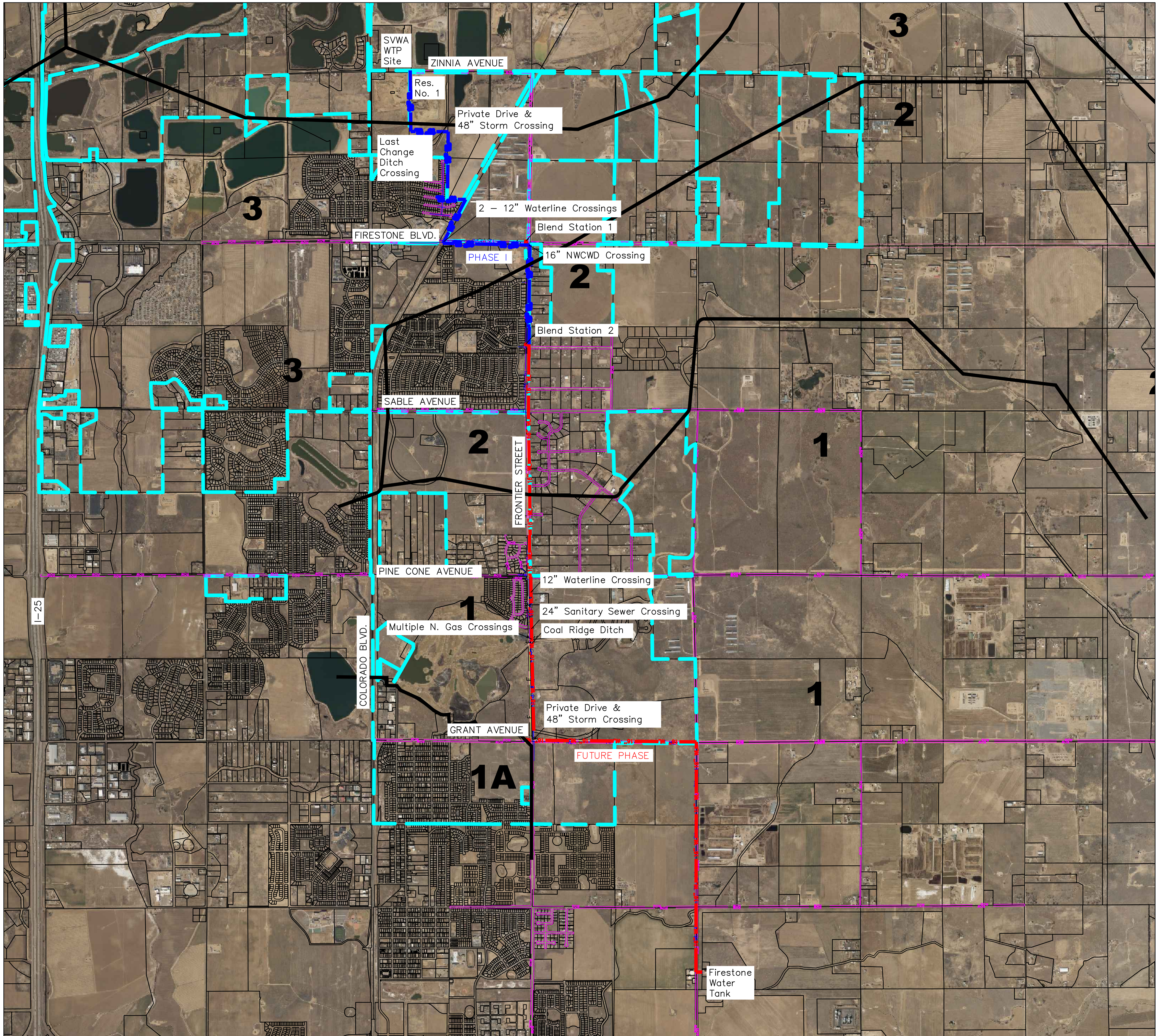
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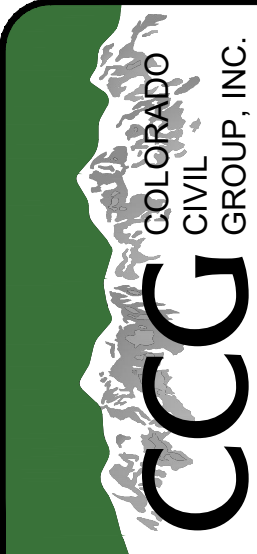


LEGEND

- PROPOSED WTP 16" TRANSMISSION PIPE
- EXISTING WATER PIPE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
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- FIRESTONE TOWN LIMITS
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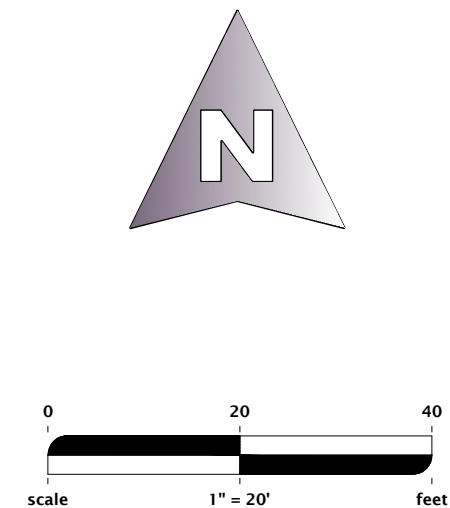
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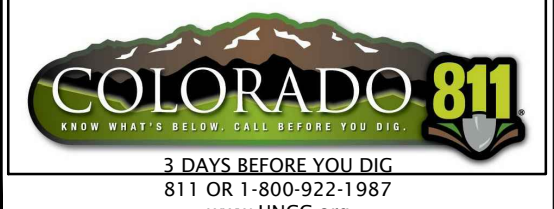
TOWN OF FIRESTONE
WTP Pipeline Alignment
PRELIMINARY



0 20 40
scale 1" = 20' feet



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JOB NO:	0668.0193.00
SCALE:	1" = 1500'
DATE:	JUNE 2019
SHEET:	1 OF 1

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Phase 1 SVWTP Treated Water Delivery System
DESIGN ENGINEER PROPOSAL SCORES

CRITERIA		WEIGHTING FACTOR	COMBINED SCORE	AVERAGE SCORE
Wenk	Strength of Qualifications of the individuals assigned to the team. (25%)	2.5	40	10.00
	Strength of recent, relevant project experience. (25%)	2.5	42.5	10.63
	Strength of unique qualifications of the firm/team. (10%)	1	16	4.00
	Project approach, management strategy, and organization of tasks. (20%)	2	34	8.50
	Strength of references from current and past clients. (10%)	1	16	4.00
	Cost of service to be provided. (10%)	1	11	2.75
	Intangibles	1	14.5	3.63
	TOTAL SCORE		174	43.50

Phase 1 SVWTP Treated Water Delivery System
DESIGN ENGINEER PROPOSAL SCORES

CRITERIA		WEIGHTING FACTOR	COMBINED SCORE	AVERAGE SCORE
Plummer	Strength of Qualifications of the individuals assigned to the team. (25%)	2.5	47.5	11.88
	Strength of recent, relevant project experience. (25%)	2.5	42.5	10.63
	Strength of unique qualifications of the firm/team. (10%)	1	18	4.50
	Project approach, management strategy, and organization of tasks. (20%)	2	36	9.00
	Strength of references from current and past clients. (10%)	1	17	4.25
	Cost of service to be provided. (10%)	1	10	2.50
	Intangibles	1	14	3.50
	TOTAL SCORE		185	46.25

Phase 1 SVWTP Treated Water Delivery System
DESIGN ENGINEER PROPOSAL SCORES

CRITERIA		WEIGHTING FACTOR	COMBINED SCORE	AVERAGE SCORE
Burn & McDonnell	Strength of Qualifications of the individuals assigned to the team. (25%)	2.5	42.5	10.63
	Strength of recent, relevant project experience. (25%)	2.5	42.5	10.63
	Strength of unique qualifications of the firm/team. (10%)	1	13.5	3.38
	Project approach, management strategy, and organization of tasks. (20%)	2	31	7.75
	Strength of references from current and past clients. (10%)	1	16	4.00
	Cost of service to be provided. (10%)	1	#REF!	#REF!
	Intangibles	1	8	2.00
	TOTAL SCORE		158	39.50

Phase 1 SVWTP Treated Water Delivery System
DESIGN ENGINEER PROPOSAL SCORES

CRITERIA		WEIGHTING FACTOR	COMBINED SCORE	AVERAGE SCORE
IMEG	Strength of Qualifications of the individuals assigned to the team. (25%)	2.5	35	8.75
	Strength of recent, relevant project experience. (25%)	2.5	32	8.00
	Strength of unique qualifications of the firm/team. (10%)	1	9	2.25
	Project approach, management strategy, and organization of tasks. (20%)	2	30	7.50
	Strength of references from current and past clients. (10%)	1	14	3.50
	Cost of service to be provided. (10%)	1	8.8	2.20
	Intangibles	1	8	2.00
	TOTAL SCORE		136.8	34.20

Phase 1 SVWTP Treated Water Delivery System
DESIGN ENGINEER PROPOSAL SCORES

CRITERIA		WEIGHTING FACTOR	COMBINED SCORE	AVERAGE SCORE
PSI	Strength of Qualifications of the individuals assigned to the team. (25%)	2.5	23.75	5.94
	Strength of recent, relevant project experience. (25%)	2.5	25	6.25
	Strength of unique qualifications of the firm/team. (10%)	1	8	2.00
	Project approach, management strategy, and organization of tasks. (20%)	2	22	5.50
	Strength of references from current and past clients. (10%)	1	11.5	2.88
	Cost of service to be provided. (10%)	1	15	3.75
	Intangibles	1	6	1.50
	TOTAL SCORE		111.25	27.81

Phase 1 SVWTP Treated Water Delivery System
DESIGN ENGINEER PROPOSAL SCORES

CRITERIA		WEIGHTING FACTOR	COMBINED SCORE	AVERAGE SCORE
Zion	Strength of Qualifications of the individuals assigned to the team. (25%)	2.5	30.5	7.63
	Strength of recent, relevant project experience. (25%)	2.5	22.5	5.63
	Strength of unique qualifications of the firm/team. (10%)	1	7	1.75
	Project approach, management strategy, and organization of tasks. (20%)	2	22	5.50
	Strength of references from current and past clients. (10%)	1	7	1.75
	Cost of service to be provided. (10%)	1	14	3.50
	Intangibles	1	6	1.50
	TOTAL SCORE		109	27.25

Phase 1 SVWTP Treated Water Delivery System
DESIGN ENGINEER PROPOSAL SCORES

CRITERIA		WEIGHTING FACTOR	COMBINED SCORE	AVERAGE SCORE
Cushing Terrell	Strength of Qualifications of the individuals assigned to the team. (25%)	2.5	27.5	6.88
	Strength of recent, relevant project experience. (25%)	2.5	22.5	5.63
	Strength of unique qualifications of the firm/team. (10%)	1	7	1.75
	Project approach, management strategy, and organization of tasks. (20%)	2	20.8	5.20
	Strength of references from current and past clients. (10%)	1	7	1.75
	Cost of service to be provided. (10%)	1	12	3.00
	Intangibles	1	8	2.00
	TOTAL SCORE		104.8	26.20

Phase 1 SVWTP Treated Water Delivery System
DESIGN ENGINEER PROPOSAL SCORES

CRITERIA		WEIGHTING FACTOR	COMBINED SCORE	AVERAGE SCORE
Spartan	Strength of Qualifications of the individuals assigned to the team. (25%)	2.5	27.5	6.88
	Strength of recent, relevant project experience. (25%)	2.5	23.75	5.94
	Strength of unique qualifications of the firm/team. (10%)	1	7	1.75
	Project approach, management strategy, and organization of tasks. (20%)	2	21	5.25
	Strength of references from current and past clients. (10%)	1	6.5	1.63
	Cost of service to be provided. (10%)	1	11.5	2.88
	Intangibles	1	9	2.25
	TOTAL SCORE		106.25	26.56

Phase 1 SVWTP Treated Water Delivery System
DESIGN ENGINEER PROPOSAL SCORES

CRITERIA		WEIGHTING FACTOR	COMBINED SCORE	AVERAGE SCORE
JVA	Strength of Qualifications of the individuals assigned to the team. (25%)	2.5	33.75	8.44
	Strength of recent, relevant project experience. (25%)	2.5	42.5	10.63
	Strength of unique qualifications of the firm/team. (10%)	1	12	3.00
	Project approach, management strategy, and organization of tasks. (20%)	2	24	6.00
	Strength of references from current and past clients. (10%)	1	16.5	4.13
	Cost of service to be provided. (10%)	1	15.5	3.88
	Intangibles	1	9	2.25
	TOTAL SCORE		153.25	38.31

Phase 1 SVWTP Treated Water Delivery System
DESIGN ENGINEER PROPOSAL SCORES

CRITERIA		WEIGHTING FACTOR	COMBINED SCORE	AVERAGE SCORE
ZAP	Strength of Qualifications of the individuals assigned to the team. (25%)	2.5	21.25	5.31
	Strength of recent, relevant project experience. (25%)	2.5	12.5	3.13
	Strength of unique qualifications of the firm/team. (10%)	1	5.5	1.38
	Project approach, management strategy, and organization of tasks. (20%)	2	20	5.00
	Strength of references from current and past clients. (10%)	1	6.5	1.63
	Cost of service to be provided. (10%)	1	12	3.00
	Intangibles	1	6	1.50
	TOTAL SCORE		83.75	20.94

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 6.c

Consent Agenda

Meeting Date: July 8, 2020

Initiated By: David Montgomery

Dept: Police

AGENDA TITLE

Resolution 20-75: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT FOR USE OF SUBSCRIPTION MATERIAL BETWEEN THE TOWN OF FIRESTONE AND LEXIPOL, LLC

SUMMARY

The Firestone Police Department will utilize Lexipol to restructure our Policies and Procedure Manual. This is the quickest and most efficient manner to update our policies to meet SB20-217's deadline for compliance.

Results expected:

- Significantly less time spent researching new legislation, case law, etc.
- Fast, efficient processing of policy updates
- Enhanced compliance with state and federal legislation.

HISTORY AND PREVIOUS BOARD ACTION

N/A

RECOMMENDATION

Approve Resolution 20-75: A Resolution of the Board of Trustees of the Town of Firestone, Colorado, approving an Agreement for use of Subscription Material between the Town of Firestone and Lexipol, LLC

ALTERNATIVES

N/A

ATTACHMENTS

1. Lexipol Subscription Res 20-75
2. Firestone PD LE OSA 0620
3. 00 New Client Information Form 011719

FINANCIAL CONSIDERATIONS

\$24,367.00 of funding available in the 2020 Budget.

RESOLUTION 20-75

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE,
COLORADO, APPROVING AN AGREEMENT FOR USE OF SUBSCRIPTION
MATERIAL BETWEEN THE TOWN OF FIRESTONE AND LEXIPOL, LLC**

WHEREAS, Lexipol, LLC, (“Lexipol”) is a national firm which provides a Law Enforcement Policy Manual, Daily Training Bulletins, Policy Updates, Web-Based Delivery Platform, Accreditation Assistance, Operational Procedures and Tiered Implementation of Policies for police departments throughout the nation; and

WHEREAS, Lexipol provides state specific policies, which includes Colorado, and its policies for Colorado law enforcement departments (“Departments”) are approved by the Colorado Association of Chiefs of Police; and

WHEREAS, Lexipol staff is currently working directly with its client Departments within the state to address the policy issues and concerns arising from the recently enacted Colorado Law Enforcement Integrity Bill SB20-217; and

WHEREAS, given the ever increasing changes and complexity in statutes and case law, and their resulting liability concerns affecting law enforcement on both the national and state level, it is essential that the Town have up to date policies; and

WHEREAS, smaller agencies simply lack the staff, expertise and resources which Lexipol can provide and thus staff recommends that the Board of Trustees approve the Lexipol Subscription Material Agreement.

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

The Agreement for Use of Subscription Material between Lexipol, LLC, and the Town of Firestone is approved in substantially the same form as the copy attached hereto and made a part of this resolution and the Mayor is authorized to execute same on behalf of the Town.

INTRODUCED, READ AND ADOPTED this 8th day of July, 2020.

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar, Mayor

ATTEST:

APPROVED AS TO FORM:

Jessica Koenig, Town Clerk

William P. Hayashi, Town Attorney



AGREEMENT FOR USE OF SUBSCRIPTION MATERIAL

Agency's Name: Firestone Police Department
Agency's Address: POB 100
Firestone, Colorado 80520

Attention: Chief David Montgomery

Lexipol's Address: 2611 Internet Boulevard, Suite 100
Frisco, Texas 75034

Attention: Jean Farmer

Effective Date:

(to be completed by Lexipol upon receipt of signed Agreement)

The Agreement for Use of Subscription Material is between Lexipol, LLC, a Delaware limited liability company ("**Lexipol**"), and the Agency identified above. The Agreement consists of (a) this cover sheet; (b) **Exhibit A** (Subscriptions Being Purchased and Subscription Fees) attached to this cover sheet, (c) **Exhibit B** (General Terms and Conditions) attached to this cover sheet, and (d) **Exhibit C** (Scope of Services) attached to this cover sheet. Capitalized terms that are used in Exhibit A and not defined therein shall have the respective meanings given to them in Exhibit B.

Agency Firestone Police Department

Signature: _____

Print Name: David L. Montgomery

Title: Chief of Police

Date Signed: _____

Lexipol

Signature: _____

Print Name: Van Holland

Title: Chief Financial Officer

Date Signed: _____

EXHIBIT A

SUBSCRIPTIONS BEING PURCHASED AND SUBSCRIPTION FEES

Agency is purchasing the following:

Lexipol LE Policy Manual Yearly
Subscription

QTY	DESCRIPTION	UNIT PRICE	DISC	DISC AMT	EXTENDED
1	Annual Law Enforcement Policy Manual & Daily Training Bulletins w/Supplemental Publication Service w/ Procedures (12 Months)	USD 14,242.00	15%	USD 2,136.00	USD 12,106.00
1	Law Enforcement Accreditation Workbench Premium (12 Months)	USD 1,622.00	15%	USD 243.00	USD 1,379.00
	Subscription Line Items Total			USD 2,379.00	USD 13,485.00
				USD 2,379.00	USD 13,485.00
Lexipol LE Policy Manual Yearly Subscription Discount:					USD 2,379.00
Lexipol LE Policy Manual Yearly Subscription TOTAL:					USD 13,485.00

Tier I and II Implementation
Support

QTY	DESCRIPTION	UNIT PRICE	DISC	DISC AMT	EXTENDED
1	Corrections Tier I Implementation & Tier II Implementation	USD 8,832.00	15%	USD 1,325.00	USD 7,507.00
1	Law Enforcement Comprehensive Policy Cross-Reference	USD 3,970.00	15%	USD 595.00	USD 3,375.00
	One-Time Line Items Total			USD 1,920.00	USD 10,882.00
				USD 1,920.00	USD 10,882.00
Tier I and II Implementation Support Discount:					USD 1,920.00
Tier I and II Implementation Support TOTAL:					USD 10,882.00

*Law Enforcement pricing is based on 28 Law Enforcement Sworn Officers. Cross Reference Professional Services pricing is based on 396 pages.

*The above subscription services, and when applicable, implementation services, shall be invoiced by Lexipol upon the execution of this Agreement.

Discount Notes

15% P1A

EXHIBIT B

GENERAL TERMS AND CONDITIONS

1. **Definitions.** For purposes of this Agreement, each of the following terms will have the meaning indicated in this Section:

1.1 **Agency's Account.** "***Agency's Account***" means the account by which Agency accesses the Subscription Materials.

1.2 **Agreement.** "***Agreement***" means (a) the cover sheet to which these General Terms and Conditions are attached, (b) Exhibit A (Subscriptions and Services Being Purchased and Related Fees) attached to that cover sheet, (c) these General Terms and Conditions, and (d) Exhibit C (Scope of Services).

1.3 **Initial Term/Contract Year.** "***Initial Term***" means the twelve-month period commencing on the Effective Date and "***Contract Year***" means each twelve-month period commencing on each anniversary of the Effective Date, except as may otherwise be modified by Section 2.1 Term below.

1.4 **Derivative Work.** "***Derivative Work***" means a work that is based on the Subscription Material or any portion thereof, such as a revision, modification, abridgement, condensation, expansion, or any other form in which the Subscription Material or any portion thereof may be recast, transformed, or adapted. For purposes of this Agreement, a Derivative Work also includes any compilation that incorporates any portion of the Subscription Material. Further, "***Derivative Work***" includes any work considered a "derivative work" under United States copyright law.

1.5 **Effective Date.** "***Effective Date***" means the date specified on the cover sheet to which these General Terms and Conditions are attached.

1.6 **Subscription Materials.** "***Subscription Materials***" means the policy manuals, supplemental policy publications, daily training bulletins and other materials provided by Lexipol to Agency from time to time during the term of this Agreement under the subscriptions purchased by Agency as specified in Exhibit A.

2. **Term and Termination.**

2.1 **Term.** This Agreement is effective upon the execution and delivery of this Agreement by both Lexipol and Agency, and shall continue in effect until the expiration of the Initial Term; provided, however, that the term of this Agreement will automatically be extended for successive one-year periods thereafter (each a Contract Year), unless either party gives written notice to the other party to the contrary not less than thirty (30) days prior to the expiration of the Initial Term or the then current Contract Year, as the case may be. Notwithstanding the foregoing, however, this Agreement will be subject to termination as provided in Section 2.2 below.

2.2 **Termination.** This Agreement may be terminated by either party, effective immediately, (a) in the event that the other party fails to discharge any obligation or remedy any default under this Agreement for a period of more than thirty (30) calendar days after it has been given written notice of such failure or default; or (b) in the event that the other party makes an assignment for the benefit of creditors or commences or has commenced against it any proceeding in bankruptcy, insolvency or reorganization pursuant to the bankruptcy laws of any applicable jurisdiction.

2.3 **Effect of Expiration or Termination.** Upon the expiration or termination of this Agreement, all of the rights granted to Agency by this Agreement to the subscriptions identified on Exhibit

A shall automatically terminate. The termination or expiration of this Agreement shall not, however, relieve either party from any obligation or liability that has accrued under this Agreement prior to the date of such termination or expiration. The right to terminate this Agreement pursuant to Section 2.2 above shall be in addition to, and not in lieu of, any other remedy, legal or equitable, to which the terminating party shall be entitled at law or in equity. The provisions of Sections 1 (Definitions), 4 (Copyright; Derivative Works; Lexipol's Ownership), 5 (Right to Use; Limitations on Use of Subscription Material and Derivative Works), 7 (Privacy Policy), 8 (Policy Adoption), 9 (Disclaimer of Liability), 10 (Limitation of Liability), 13 (Miscellaneous), and this Section 2.3 shall survive the expiration or termination of this Agreement for any reason whatsoever.

3. Subscription Fees, Etc.

3.1 Subscription Fee/Invoicing. Lexipol will invoice Agency at the commencement of the Subscription Service (Initial Term) and thirty (30) days prior to the date for each Contract Year (refer to 2.1 above). Agency will pay to Lexipol the subscription fee specified on Exhibit A within thirty (30) days following Agency's receipt of the invoice for such subscription and renewal fees. All invoices will be sent to Agency at the address for Agency specified on the cover sheet to which these General Terms and Conditions are attached. All payments will be made to Lexipol at the address for Lexipol specified on the cover sheet to which these General Terms and Conditions are attached. Lexipol reserves the right to increase pricing for subsequent Contract Years.

3.2 Taxes; Past Due Amounts. All amounts required to be paid under this Agreement, unless otherwise stated on Exhibit A, are exclusive of all taxes and similar fees now in force or enacted in the future imposed on the subscriptions purchased by Agency under this Agreement and/or delivery by Lexipol to Agency of Subscription Material, all of which Agency will be responsible for and will pay in full, except for taxes based on Lexipol's net income. In the event any amount owed by Agency is not paid when due, and such failure is not cured within ten (10) days after written notice thereof from Lexipol, then in addition to any other amount due, Agency shall pay a late payment charge on the overdue amount at a rate equal to the lower of (a) one percent (1%) per month, or (b) the highest rate permitted by applicable law.

4. Copyright; Derivative Works; Lexipol's Ownership. Agency acknowledges and agrees that the Subscription Material is a proprietary product of Lexipol, protected under U.S. copyright law, and that Lexipol reserves all rights not expressly granted in this Agreement. Subject to the terms and conditions contained in this Agreement, Lexipol hereby grants Agency the right to prepare Derivative Works, except as limited by the terms of this agreement; provided, however, that Agency acknowledges and agrees that Lexipol will be the sole owner of all right, title and interest in and to all Derivative Works prepared by or for Agency, including all copyrights and other intellectual property and proprietary rights therein or pertaining thereto, and Agency hereby assigns and transfers to Lexipol all right, title and interest in and to all Derivative Works prepared by or for Agency, including all copyrights and other intellectual property and proprietary rights therein or pertaining thereto. Agency will not remove from any copies of the Subscription Material provided by Lexipol to Agency any copyright notice or other proprietary notice of Lexipol appearing thereon, and shall include such copyright and other notices at the appropriate place on each copy of the Subscription Material and each copy of any Derivative Work made by or for Agency, in any form.

5. Right to Use; Limitations on Use of Subscription Material and Derivative Works. Subject to the terms and conditions contained in this Agreement, Lexipol hereby grants to Agency a perpetual, personal, fully paid-up, right to use, except as limited by the terms of this agreement the Subscription Material and any Derivative Works prepared by or for Agency, solely for the Agency's internal purposes. Agency will not use, copy, republish, lend, distribute, post on servers, transmit, redistribute, display, in whole or in part, by any means or medium, electronic or mechanical, or by any information storage and retrieval system, any Subscription Material or any Derivative Work prepared by or for Agency other than as expressly authorized by the immediately preceding sentence. Without limiting the generality of the foregoing, Agency will not import, upload, or otherwise make available any

Subscription Material or any Derivative Work prepared by or for Agency into or onto any third party knowledge, document, or other content management system or service without Lexipol's prior written consent. The foregoing does not, however, prohibit or restrict Agency from providing Subscription Material or Derivative Works prepared by or for Agency pursuant to an order from a court or other governmental agency or other legal process, or Freedom of Information Act (FOIA) request, or Public Records Act (PRA) request, nor does it prohibit or restrict Agency from displaying the adopted/approved final policy document on a publicly accessible website for official Agency purposes, so long as Agency includes the appropriate copyright and other proprietary notices on such final policy document as required by Section 4 above.

6. Account Security. Agency is solely responsible for maintaining the confidentiality of Agency's user name(s) and password(s) and the security of Agency's Account. Agency will not permit access to Agency's Account, or use of Agency's user name(s) and/or password(s) by any person or entity other than authorized Agency personnel. Agency will immediately notify Lexipol in writing if Agency becomes aware that any person or entity other than authorized Agency personnel has used Agency's Account or Agency's user name(s) and/or password(s).

7. Privacy Policy. Lexipol will hold all information Agency provides in confidence unless required to provide information in accordance with an order from a court or other governmental agency or other legal process such as a Freedom of Information Act (FOIA) request, or Public Records Act (PRA) request. Lexipol will use commercially reasonable efforts to ensure the security of information provided by Agency. Lexipol's system also uses Secure Socket Layer (SSL) Protocol for browsers supported by Lexipol application(s). SSL encrypts information as it travels between the Agency and Lexipol. However, Agency acknowledges and agrees that Internet data transmission is not always 100% secure and Lexipol does not warrant or guaranty that information Agency transmits utilizing the Lexipol system or online platform is 100% secure.

Agency acknowledges that Lexipol may provide view-only access and summary information (including but not limited to, status of number of policies developed or in development, percentage of staff reviews of developed policies, and percentage of DTBs taken) to the Agency's affiliated Risk Management Authority, Insurance Pool or Group, or Sponsoring Association, if they are actively funding their member Agencies' Subscription Fees.

8. Policy Adoption. Agency hereby acknowledges and agrees that any and all policies and Daily Training Bulletins (DTBs) included in the Subscription Material provided by Lexipol have been individually reviewed, customized and adopted by Agency for use by Agency. Agency further acknowledges and agrees that neither Lexipol nor any of its agents, employees or representatives shall be considered "policy makers" in any legal or other sense and that the chief executive of Agency will, for all purposes, be considered the "policy maker" with regard to each and every such policy and DTB.

9. Disclaimer of Liability. Agency acknowledges and agrees that Lexipol its officers, agents, managers, and employees will have no liability to Agency or any other person or entity arising from or related to the Subscription Materials, or any act or omission by Agency or its personnel pursuant to, or in reliance on, any of the Subscription Materials.

10. Limitation of Liability. Lexipol's cumulative liability to Agency and any other person or entity for any loss or damages resulting from any claims, demands, or actions arising out of or relating to this Agreement or the use of any Subscription Materials shall not exceed the subscription fees actually paid to Lexipol for the use of the Subscription Materials under this Agreement during the twelve-month period immediately prior to the assertion of such claim, demand or action. In no event shall Lexipol be liable for any indirect, incidental, consequential, special, or exemplary damages or lost profits, even if Lexipol has been advised of the possibility of such damages. The limitations set forth in this Section shall apply whether Agency's claim is based on breach of contract, tort, strict liability, product liability or any other theory or cause of action.

11. Non-Transferability. The subscriptions and rights to use the Subscription Material granted by this Agreement are personal to Agency and Agency shall not assign or otherwise transfer the same to any other person or entity.

12. Confidentiality. From time to time during the term of this Agreement, either party may be required to disclose information to the other party that is marked "confidential" or the like, or that is of such a type that the confidentiality thereof is reasonably apparent ("Confidential Information"). The receiving party will: (a) limit disclosure of any Confidential Information of the other party to the receiving party's directors, officers, employees, agents and other representatives (collectively "Representatives") who have a need to know such Confidential Information in connection with the business relationship between the parties to which this Agreement relates, and only for that purpose; (b) advise its Representatives of the confidential nature of the Confidential Information and of the obligations set forth in this Agreement and require such Representatives to keep the Confidential Information confidential and to use it only as permitted by this Agreement; (c) keep all Confidential Information confidential by using a reasonable degree of care, but not less than the degree of care used by it in safeguarding its own confidential information; and (d) not disclose any Confidential Information received by it to any third party (except as otherwise provided for herein). Notwithstanding the foregoing, however, a party may disclose Confidential Information of the other party pursuant to any governmental, judicial, or administrative order, subpoena, discovery request, regulatory request, or Freedom of Information Act (FOIA) request, or Public Records Act (PRA) request, or similar method, provided that the party proposing to make any such disclosure will promptly notify, to the extent practicable, the other party in writing of such demand for disclosure so that the other party may, at its sole expense, seek to make such disclosure subject to a protective order or other appropriate remedy to preserve the confidentiality of the Confidential Information. Each party shall be responsible for any breach of this Section by any of such party's Representatives.

Miscellaneous.

13.1 Governing Law. This Agreement shall be construed in accordance with, and governed by, the laws of the State of California, without giving effect to any choice of law doctrine that would cause the law of any other jurisdiction to apply.

13.2 Entire Agreement. This Agreement embodies the entire agreement and understanding of the parties hereto and hereby expressly supersedes any and all prior written and oral agreements and understandings with respect to the subject matter hereof, including without limitation any and all agreements and understandings pertaining to the use of the Subscription Materials by Agency. No representation, promise, inducement, or statement of intention has been made by any party hereto that is not embodied in this Agreement. Terms and conditions set forth in any purchase order, or any other form or document of Agency, which are inconsistent with, or in addition to, the terms and conditions set forth in this Agreement, are hereby objected to and rejected in their entirety, regardless of when received, without further action or notification by Lexipol, and shall not be considered binding on Lexipol unless specifically agreed to in writing by it.

13.3 Headings. The captions and other headings contained in this Agreement are for convenience only and shall not be considered a part of or affect the construction and interpretation of any provision of this Agreement.

13.4 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same document.

13.5 Amendment. No amendment, modification, or supplement to this Agreement shall be binding unless it is in writing and signed by the party sought to be bound thereby.

13.6 Attorneys' Fees. If any action is brought by either party to this Agreement against the other party regarding the subject matter hereof, the prevailing party shall be entitled to recover, in addition to any other relief granted, reasonable attorneys' fees and expenses of litigation.

13.7 General Interpretation. The language used in this Agreement shall be deemed to be the language chosen by the parties hereto to express their mutual intent. This Agreement shall be construed without regard to any presumption or rule requiring construction against the party causing such instrument or any portion thereof to be drafted, or in favor of the party receiving a particular benefit under the Agreement. No rule of strict construction will be applied against any person or entity.

13.8 Notices. Any notice required by this Agreement or given in connection with it, shall be in writing and shall be given by personal delivery, by certified mail, postage prepaid, or by recognized overnight delivery service to the appropriate party at the address of such party stated on the cover sheet to which these General Terms and Conditions are attached, or such other address as such party may indicate by a notice delivered to the other party in accordance with the terms of this Section. Alternatively, electronic mail or facsimile notice is acceptable when acknowledged by the receiving party.

13.9 Invalidity of Provisions. Each of the provisions contained in this Agreement is distinct and severable and a declaration of invalidity or unenforceability of any such provision or part thereof by a court of competent jurisdiction shall not affect the validity or enforceability of any other provision hereof. Further, if a court of competent jurisdiction finds any provision of this Agreement to be invalid or unenforceable, then the parties agree that the court should endeavor to give effect to the parties' intention as reflected in such provision to the maximum extent possible.

13.10 Waiver. Lexipol's failure to exercise, or delay in exercising, any right or remedy under any provision of this Agreement shall not constitute a waiver of such right or remedy.

End of General Terms and Conditions

EXHIBIT C

Scope of Services

Policy Manual

Legally defensible, up-to-date policies are the foundation for consistent, safe public safety operations and are key to lowering liability and risk. Lexipol's comprehensive policy manual covers all aspects of your agency's operations.

- More than 155 policies researched and written by public safety attorneys and subject matter experts
- Policies based on State and federal laws and regulations as well as nationwide best practices
- Content customized to reflect your agency's terminology and structure

Daily Training Bulletins (DTBs)

Even the best policy manual lacks effectiveness if it's not backed by training. Lexipol's Daily Training Bulletins are designed to help your personnel learn and apply your agency's policy content through 2-minute training exercises.

- Scenario-based training ties policy to real-world applications
- Understanding and retention of policy content is improved via a singular focus on one distinct aspect of the policy
- Each Daily Training Bulletin concludes with a question that confirms the user understood the training objective
- Daily Training Bulletins can be completed via computers or from smartphones, tablets or other mobile devices
- Reports show completion of Daily Training Bulletins by agency member and topic

Policy Updates

Lexipol's legal and content development teams continuously review state and federal laws and regulations, court decisions and evolving best practices. When needed, we create new and updated policies and provide them to your agency, making it simple and efficient to keep your policy content up to date.

- Updates delivered to you through Lexipol's web-based content delivery platform
- Changes presented in side-by-side comparison against existing policy so you can easily identify modifications/improvements
- Your agency can accept, reject or customize each update

Web-Based Delivery Platform and Mobile App (Knowledge Management System)

Lexipol's online content delivery platform, called KMS, provides secure storage and easy access to all your policy and training content, and our KMS mobile app facilitates staff use of policies and training completion.

- Ability to edit and customize content to reflect your agency's mission and philosophy
- Efficient distribution of policies, updates and training to staff
- Archival and easy retrieval of all versions of your agency's policy manual
- Mobile app provides in-the-field access to policy and training materials

Reports

Lexipol's Knowledge Management System provides intuitive reporting capabilities and easy-to-read reports that enhance command staff meetings and strategic planning.

- Track and report when your personnel have acknowledged policies and policy updates
- Produce reports showing completion of Daily Training Bulletins
- Sort reports by agency member, topic and other subgroups (e.g., shift, assignment)
- Reduce the time your supervisors spend verifying policy acknowledgement and training completion

Supplemental Publication Service

Lexipol's Supplemental Publication Service (SPS) streamlines the storage of your agency's content, giving you one place to access procedures, guidelines, general orders, training guides or secondary policy manuals.

- Electronically links department-specific procedural or supplemental content to your policy manual
- Provides electronic issuance and tracking for your agency's procedural or supplemental content
- Allows you to create Daily Training Bulletins against your procedural content
- Designed for standard operating guidelines, procedures, general orders or field guides

Accreditation Workbench - Premium

Managing the agency accreditation process is a complex task that requires intimate knowledge of policy and extreme attention to detail. Lexipol's Accreditation Workbench Premium provides your agency's Accreditation Manager access to content and tools that significantly reduce the time and effort required to successfully prepare for and execute an accreditation assessment.

- Current standards for supported accreditation programs are preloaded and viewable
- Lexipol policies are pre-tagged to many applicable standards and your Accreditation Manager can easily add or modify tagging to meet your specific program needs
- Compliance checklists are preloaded for each standard, clearly detailing required written directives and proofs of compliance (Accreditation Manager can also customize the checklists)
- Upload, store and organize proofs of compliance (e.g., documents, videos) in a preformatted electronic folder system that is based on how the accrediting body organizes standards and its accreditation review cycle
- Complete self-assessments by using analysis tools to identify gaps in required proofs of compliance
- Streamline assessment process by generating printed reports or showing the assessor compliance items stored in the online system

Law Enforcement Operations Procedures

To ensure consistent, effective and safe operations, a law enforcement agency's procedures should align with its policies and be accessible in an easy-to-understand format. Lexipol's Law Enforcement Procedure Guide and Framework, based on national best practices, gives you the guidance and a template to build such a procedure manual.

- More than 40 procedure guides designed to help you ensure your procedures follow important policy requirements and national best practices
- Each procedure provides an editable template to conveniently author new content and merge existing agency content
- Procedures are aligned with Lexipol policy requirements to address the most important operations of a law enforcement agency
- Well-structured and policy-aligned procedures enhance preparation for accreditation assessments

Comprehensive Policy Cross-Reference

Making the transition to Lexipol starts with understanding how your agency's current policy content compares with our master policy content. Our Comprehensive Policy Cross-Reference service provides a logical method to distinguishing between the two.

- Analysis of your existing policies and procedures to identify content similar to Lexipol's state specific master content, as well as content unique to your jurisdiction and not covered within the Lexipol manual
- Your existing policies returned with annotations and tips to integrate into the Lexipol master content
- Information provided on where to find content similar to your policies in the Lexipol master manual, providing your project manager the ability to quickly compare the Lexipol version against your related current policy language
- One-on-one review with your agency to discuss the cross-reference report

Implementation Policy Tier I: High-Risk Policies

Benefit from our proven, systematic approach to implementing policies. Tier I represents about 20% of the manual, including foundational policies necessary to provide structure and authority to your policy manual, as well as policies addressing high-risk, low-frequency and high-risk, high-frequency incidents. You'll receive one-on-one collaborative assistance to help you review, customize and adopt the policies efficiently and effectively.

Implementation Policy Tier II: High-Liability Policies

Benefit from our proven, systematic approach to implementing policies. Tier II represents about 20% of the manual, including policies that relate to common day-to-day calls for service that have a higher level of potential liability. You'll receive one-on-one collaborative assistance to help you review, customize and adopt the policies efficiently and effectively.



New Client Information Form

Name of Agency (as you want it to appear on the manual)	Firestone Police Department		
Billing Address	2 Park Avenue Firestone CO 80504		
Accounts Payable Point of Contact (Example: City/County Clerk, Treasurer, Finance, etc.)	Name:	Leah Vanarsdall	Title:
	Email:	lvanarsdall@firestoneco.gov	Executive Assistant to Police Chief, David Montgomery
	Phone:	303 833-0811 ext. 3811	
Risk Management Group/Insurance Pool	Accreditation Agency (if applicable)	Agency Fiscal Year Start	
CIRSA	CACP	Jan 1st - Dec 31st	

If purchasing Law Enforcement, please complete the following section:

Chief/Sheriff Name	Title	Email	Phone
David L. Montgomery	Chief of Police	dmontgomery@firestoneco.gov	303 833 - 0811 ext. 3701
Project Manager Full Name	Title	Email	Phone
Bryce Borders	Deputy Chief	bborders@firestoneco.gov	303 833-0811 ext. 3702

If purchasing Custody, please complete the following section:

Chief/Sheriff Name	Title	Email	Phone
Project Manager Full Name	Title	Email	Phone

If purchasing Fire, please complete the following section:

Chief Name	Title	Email	Phone
Project Manager Full Name	Title	Email	Phone

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 7.a

Presentation

Meeting Date: July 8, 2020

Initiated By:

Dept: Board of Trustees

AGENDA TITLE

Mayor's Award

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

ALTERNATIVES

ATTACHMENTS

None

FINANCIAL CONSIDERATIONS

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 8.a

Land Development

Meeting Date: July 8, 2020

Initiated By: Millissa Berry

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution 20-67: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL SUBDIVISION PLAT AND ACCEPTING THE REAL PROPERTY INTERESTS DEDICATED BY THE FINAL PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN BAREFOOT LAKES FILING NO. 5; AND APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN BAREFOOT LAKES FILING NO. 5

SUMMARY

Filing 5 consists of Tract G of Barefoot Lakes Filing 4, a 73.62 acre portion of the overall Barefoot Lakes PUD. The filing includes 184 single-family residential lots and 13 tracts (3 of which are planned for some level of future residential development). Access is from Barefoot Lakes Parkway with future access from the east when future filings are developed. Trails, parks, open space, architecture, landscaping, and streetscape details are included in the associated final development plan. The final development plan reflects the details for proposed in the previous development plans for Barefoot Lakes PUD.

HISTORY AND PREVIOUS BOARD ACTION

Barefoot Lakes was annexed into the Town in 2015. Filing 1 was approved in 2015; Filings 2 and 3 were approved in 2018, and Filing 4 was approved in 2019. A few filings have had amendments to their plat over the years, including one to Filing 3 earlier in 2020.

At its June 18, 2020, regular meeting, the Planning and Zoning Commission approved Resolution PC-20-08, a resolution recommending that the Board of Trustees approve Barefoot Lakes Filing No. 5 Final Plat and Final Development Plan.

RECOMMENDATION

Staff recommends approval of Resolution 20-67, which approves Barefoot Lakes Filing 5 Final Plat and Final Development Plan.

ALTERNATIVES

ATTACHMENTS

1. 8.a Barefoot Lakes Filing No. 5 TB Staff Report
2. 8.a Reso 20-67 Barefoot Lakes F5 FP & FDP
3. 8.a Barefoot Lakes F5 Final Plat (Exhibit A of Resolution 20-67)
4. 8.a Barefoot Lakes Filing 5 Final Development Plan (Exhibit B of Resolution 20-67)
5. 8.a Barefoot Lakes F5 PC presentation - small for packet
6. 8.a Barefoot Lakes F5 FP&FDP Applicant Presentation
7. 8.a Res PC-20-08 Barefoot Lakes F5
8. 8.a Pelican Shores Comments - small
9. 8.a BFL Filing 5 FP&FDP Telephone Participation Letter

FINANCIAL CONSIDERATIONS



Staff Report

RESOLUTION NO. 20-67

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL SUBDIVISION PLAT AND ACCEPTING THE PROPERTY INTERESTS DEDICATED BY THE FINAL PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN BAREFOOT LAKES FILING NO. 5; AND APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN BAREFOOT LAKES FILING NO. 5

Barefoot Lakes Filing No. 5 Final Plat and Final Development Plan

**Prepared by the
Town of Firestone for the
Town Board of Trustees**

July 8, 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.

The plat and plan were reviewed by the Planning and Zoning Commission at its June 18, 2020 regular meeting. The Planning and Zoning Commission approved a resolution forwarding a recommendation of approval to the Town Board of Trustees.

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 / R-C RC NC 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 be compatible with applicable landscape, lighting, architecture, fencing parking and signage requirements seen elsewhere in Barefoot Lakes although the landscaping will have some variation on plantings and fence options.

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 originally showed a Weld County Use By Special Review oil and gas area boundary. (Please see slide 12 of the staff presentation.) Staff is concerned that the boundary may be an encumbrance or add confusion on rights 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. The plat shown in the packet (Exhibit A of the resolution) is the version without the USR boundary shown.

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

At its June 18, 2020 regular meeting, the Planning and Zoning Commission approved PC-20-08, a resolution recommending approval – with conditions - of the application to the Board of Trustees with conditions:

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.

Town staff recommends the Town Board of Trustees approve Resolution 20-67, a resolution recommending approval – with conditions - of the application to the Board of Trustees with conditions.

1. All minor, technical corrections to the Barefoot Lakes Filing No. 5 final plat shall be made to the Town's satisfaction.
2. The final plat shall not be recorded until Barefoot, LLC furnishes to the Town a recorded release or other supporting documentation from Kerr-McGee, confirming that Lots 9-11, Block 6, as depicted on the final plat: (1) have either been released from any existing USR permit area, as evidenced by that certain USR boundary map recorded on June 12, 2014 in the Weld County Clerk and Recorder's Office at Reception No. 4023035; or (2) are not subject to or will not interfere with any rights and privileges granted to Kerr-McGee under any USR permit issued by Weld County or any Surface Use Agreement recorded at Reception No. 4081971 or Reception No. 3956309.

3. Barefoot, LLC shall provide an updated title commitment for the subject property contained within the Final Plat when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
4. Barefoot, LLC shall pay applicable fees incurred as a result of the application approval, including, but not limited to, utility, remapping, public land dedication, cash-in-lieu fees, legal notice and legal review, and recording fees;
5. Within Within ninety (90) days of the date of this resolution, Barefoot LLC shall execute a subdivision development agreement in a form satisfactory to the Town Attorney. On behalf of the Town, the Mayor is authorized to execute the Subdivision Development Agreement.
6. All minor, technical corrections to the Barefoot Lakes Filing No. 5 final development plan shall be made to the Town's satisfaction.
7. Within ninety (90) days of the date of this resolution, Barefoot LLC shall execute a revocable license agreement, in a form satisfactory to the Town Attorney, addressing signage and landscaping within any rights-of-way.

RESOLUTION NO. 20-67

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A FINAL SUBDIVISION PLAT AND ACCEPTING THE PROPERTY INTERESTS DEDICATED BY THE FINAL PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN BAREFOOT LAKES FILING NO. 5; AND APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN BAREFOOT LAKES FILING NO. 5

WHEREAS, Barefoot, LLC (“Applicant”), as owner of certain real property described as Tract G, Barefoot Lakes Filing No. 4 (the “Property”), has submitted a proposed final plat for the Property, entitled “Barefoot Lakes Filing No. 5” (the “Final Plat”) and a proposed final development plan for the Property, entitled “Final Development Plan Barefoot Lakes Filing No. 5” (the “Final Development Plan”); and

WHEREAS, the Firestone Planning and Zoning Commission, after conducting a public hearing on the Final Plat and Final Development Plan on June 18, 2020 rendered a decision recommending approval of the Final Plat and Final Development Plan with five (5) conditions as more fully set forth in PC-20-08, dated June 18, 2020; and

WHEREAS, after reviewing the record of the Planning and Zoning Commission public hearing, and after considering the testimony, evidence and argument presented at the Board of Trustees public hearing, the Board of Trustees finds the proposed Final Plat to be in substantial compliance with the technical requirements of the Town of Firestone subdivision and zoning ordinances and applicable Development Regulations; and

WHEREAS, the Board of Trustees further finds and determines that the Final Development Plan is complete, and that the Applicant has met the applicable requirements and standards set forth in the Firestone Municipal Code and Firestone Development Regulations.

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

Section 1. The Board of Trustees acknowledges the Planning and Zoning Commission’s findings of fact in this case, as detailed in Resolution PC-20-08.

Section 2. The above Recitals and Findings of the Board of Trustees are hereby incorporated into this resolution.

Section 3. The Board of Trustees hereby approves the final plat for Barefoot Lakes Filing No. 5, attached hereto as Exhibit A and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

(a) All minor, technical corrections to the Barefoot Lakes Filing No. 5 final plat

shall be made to the Town's satisfaction.

(b) The final plat shall not be recorded until Barefoot, LLC furnishes to the Town a recorded release or other supporting documentation from Kerr-McGee, confirming that Lots 9-11, Block 6, as depicted on the final plat: (1) have either been released from any existing USR permit area, as evidenced by that certain USR boundary map recorded on June 12, 2014 in the Weld County Clerk and Recorder's Office at Reception No. 4023035; or (2) are not subject to or will not interfere with any rights and privileges granted to Kerr-McGee under any USR permit issued by Weld County or any Surface Use Agreement recorded at Reception No. 4081971 or Reception No. 3956309.

(c) Barefoot, LLC shall provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.

(d) Barefoot, LLC shall pay applicable fees incurred as a result of the application approval, including, but not limited to, utility, remapping, public land dedication, cash-in-lieu fees, legal notice and legal review, and recording fees;

(e) Within ninety (90) days of the date of this resolution, Barefoot LLC shall execute a subdivision development agreement in a form satisfactory to the Town Attorney. On behalf of the Town, the Mayor is authorized to execute the Subdivision Development Agreement.

Section 4. The dedication of all easements and all other places designated for public use as shown upon the plat Barefoot Lakes Filing No. 5 is hereby accepted by the Town of Firestone, subject however, to the condition that the Town shall not undertake maintenance of any easement or other place designated for public use until after construction of all necessary public improvements has been satisfactorily completed by the land owner and accepted in writing by the Town of Firestone.

Section 5. The Mayor and Town Clerk are hereby authorized and directed to certify upon the final subdivision plat the Town's approval and acceptance thereof. The Town Clerk is hereby authorized and directed to file the subdivision plat with Weld County Clerk and Recorder's office upon fulfillment of all conditions as indicated herein.

Section 6. The Final Development Plan, Barefoot Lakes Filing No. 5, Town of Firestone, Weld County, State of Colorado, attached hereto as Exhibit B and incorporated herein by this reference, is hereby approved, subject to and contingent upon compliance with the following conditions:

(a) All minor, technical corrections to the Barefoot Lakes Filing No. 5 final development plan shall be made to the Town's satisfaction.

(b) Within ninety (90) days of the date of this resolution, Barefoot LLC shall execute a revocable license agreement, in a form satisfactory to the Town Attorney, addressing signage and landscaping within any rights-of-way. On behalf of the Town, the

Mayor is authorized to execute the license agreement.

Section 7. Unless otherwise extended by resolution of the Board of Trustees, the approval of the Barefoot Lakes Filing No. 5 final plat and final development plan for Barefoot Lakes Filing No. 5 shall be null and void if the conditions set forth in Section 3 and Section 6 are not complied with within one hundred and twenty (120) days of the date of this Resolution.

PASSED AND ADOPTED this 8th day of July, 2020.

Bobbi Sindelar, Mayor

ATTEST:

Jessica Koenig, Town Clerk

APPROVED AS TO FORM:

William P. Hayashi, Town Attorney

EXHIBIT A
Barefoot Lakes Filing No. 5
Final Plat

EXHIBIT B
Barefoot Lakes Filing No. 5
Final Development Plan

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 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 25, 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 SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAYS CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR CENTURYLINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURYLINK 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 }
COUNTY OF _____ } SS.

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 }
COUNTY OF _____ } SS.

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 }
COUNTY OF _____ } SS.

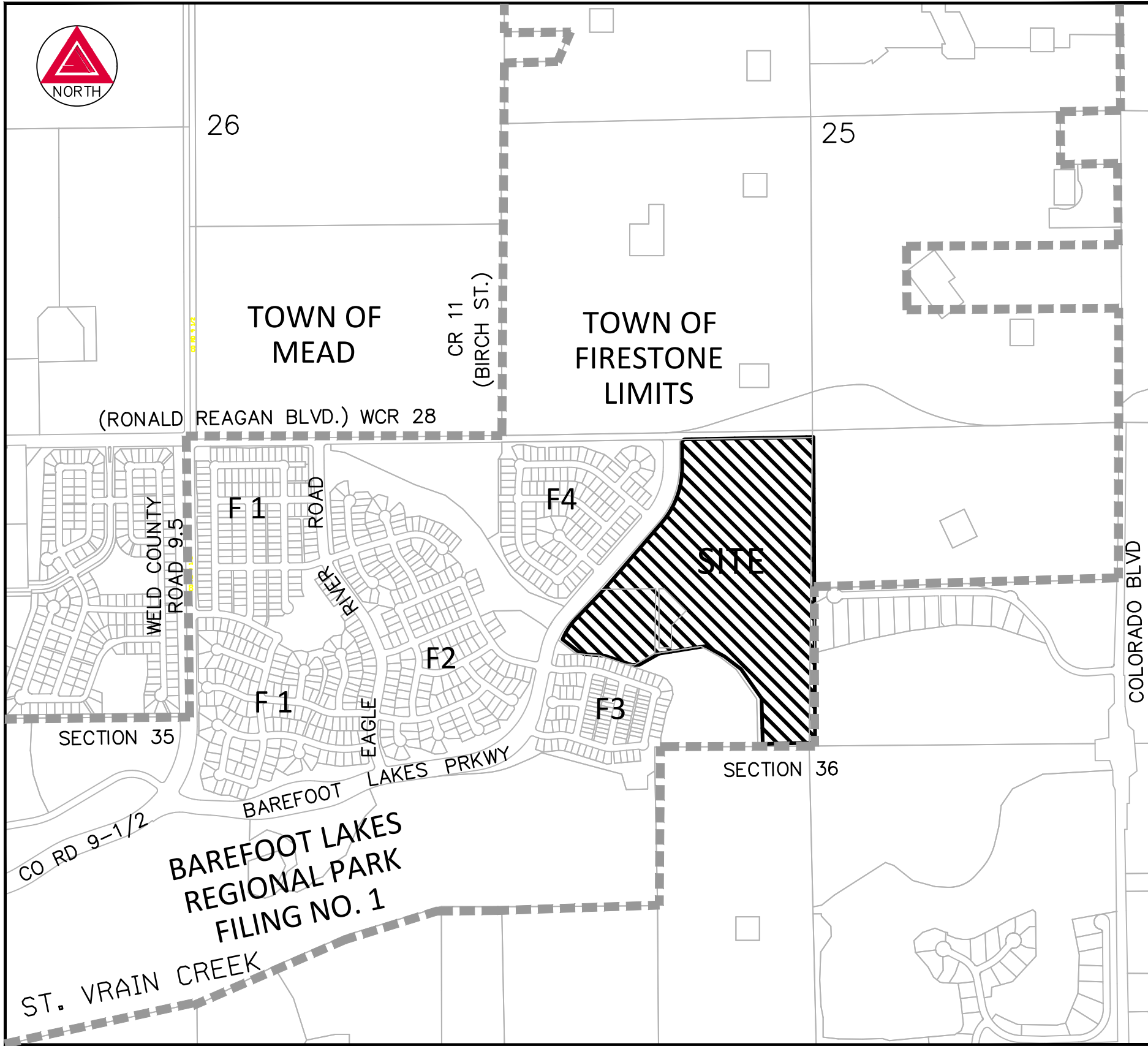
ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____

BY _____ AS _____
_____ OF LITTLE THOMPSON WATER DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____



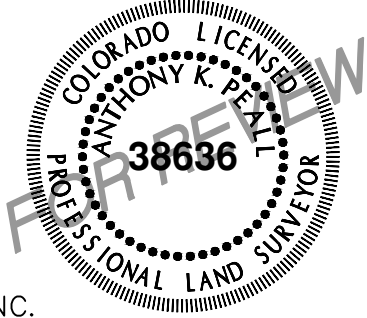
VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

SHEET 1 — DEDICATION, APPROVALS, , VICINITY MAP, LEGAL DESCRIPTION
SHEET 2 — GENERAL NOTES AND SUBDIVISION DATA
SHEET 3 — OVERALL BOUNDARY, LARGE PARCEL GRAPHICS AND DETAILS
SHEET 4-8 — TRACTS, LOTS, BLOCKS AND RIGHTS-OF-WAY GRAPHICS 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 CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS, PROFESSIONAL ARCHITECTS AND PROFESSIONAL LAND SURVEYORS, AND THE TOWN OF FIRESTONE.



BY: ANTHONY K. PEALL, P.L.S. NO. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.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:
REDLAND
6465 S. GREENWOOD
PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
303-790-6605
CONTACT: SHANNON ROBBINS
SHANNON.ROBBINS@BROOKFIELDDRP.COM

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

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

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



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AzTec Proj. No.: 54819-23

Drawn By: BAM

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 9

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

1. **NOTICE:** ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
3. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS
4. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 88°58'33" EAST, 2643.03 FEET AND MONUMENTED AS SHOWN HEREON.
5. **TITLE COMMITMENT:** LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER ORDER NUMBER ABC25165540, 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.
6. **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 (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE OF FLOOD, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08123C1890E, PANEL 1890 OF 2250, WITH A REVISED DATE OF JANUARY 20, 2016. FLOOD ZONE LINE SHOWN ON SHEETS 3 AND 8.
7. 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.
8. 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.
9. A BLANKET PEDESTRIAN EASEMENT OVER AND ACROSS TRACTS A, B, C, D, E, F, G, H, L AND M, INCLUSIVE, IS DEDICATED TO THE TOWN OF FIRESTONE FOR THE INSTALLATION, MAINTENANCE, AND USE OF WALKS AND TRAILS.
10. THE WATER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE LITTLE THOMPSON WATER DISTRICT FOR THE INSTALLATION AND MAINTENANCE OF DISTRICT WATER FACILITIES.
11. 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.
12. 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.
13. A BLANKET DRAINAGE EASEMENT OVER TRACTS B, G, 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.
14. A ONE FOOT (1-FT) WIDE DRAINAGE EASEMENT ALONG THE INTERIOR SIDE OF EACH LOT, UNLESS AS OTHERWISE SHOWN HEREIN, IS FOR THE PERPETUAL CONVEYANCE OF STORM DRAINAGE.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°29'44"W	445.20'
L2	N01°30'16"W	388.59'
L3	N35°09'15"W	303.58'
L4	N52°36'18"W	176.29'
L5	N60°58'46"W	183.03'
L6	S80°47'09"W	401.77'
L7	S60°34'02"W	192.59'
L8	S88°29'02"W	62.59'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N71°14'04"W	244.45'
L10	N85°34'54"W	172.27'
L11	N69°09'19"W	53.98'
L12	N52°10'29"W	173.55'
L13	N43°46'52"E	344.53'
L14	N40°44'33"E	714.06'
L15	N00°16'48"W	206.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	21°11'04"	569.00'	210.38'
C2	3°02'19"	666.00'	35.32'
C3	41°01'20"	720.00'	515.50'
C4	89°15'19"	30.00'	46.73'
C5	90°00'00"	25.00'	39.27'
C6	102°19'59"	15.00'	26.79'
C7	35°05'49"	39.00'	23.89'
C8	102°19'59"	15.00'	26.79'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'
C11	85°50'36"	25.00'	37.46'
C12	85°50'36"	25.00'	37.46'
C13	90°00'00"	15.00'	23.56'
C14	90°12'31"	15.00'	23.62'
C15	98°24'49"	15.00'	25.76'
C16	0°19'26"	529.00'	2.99'
C17	0°19'26"	471.00'	2.66'

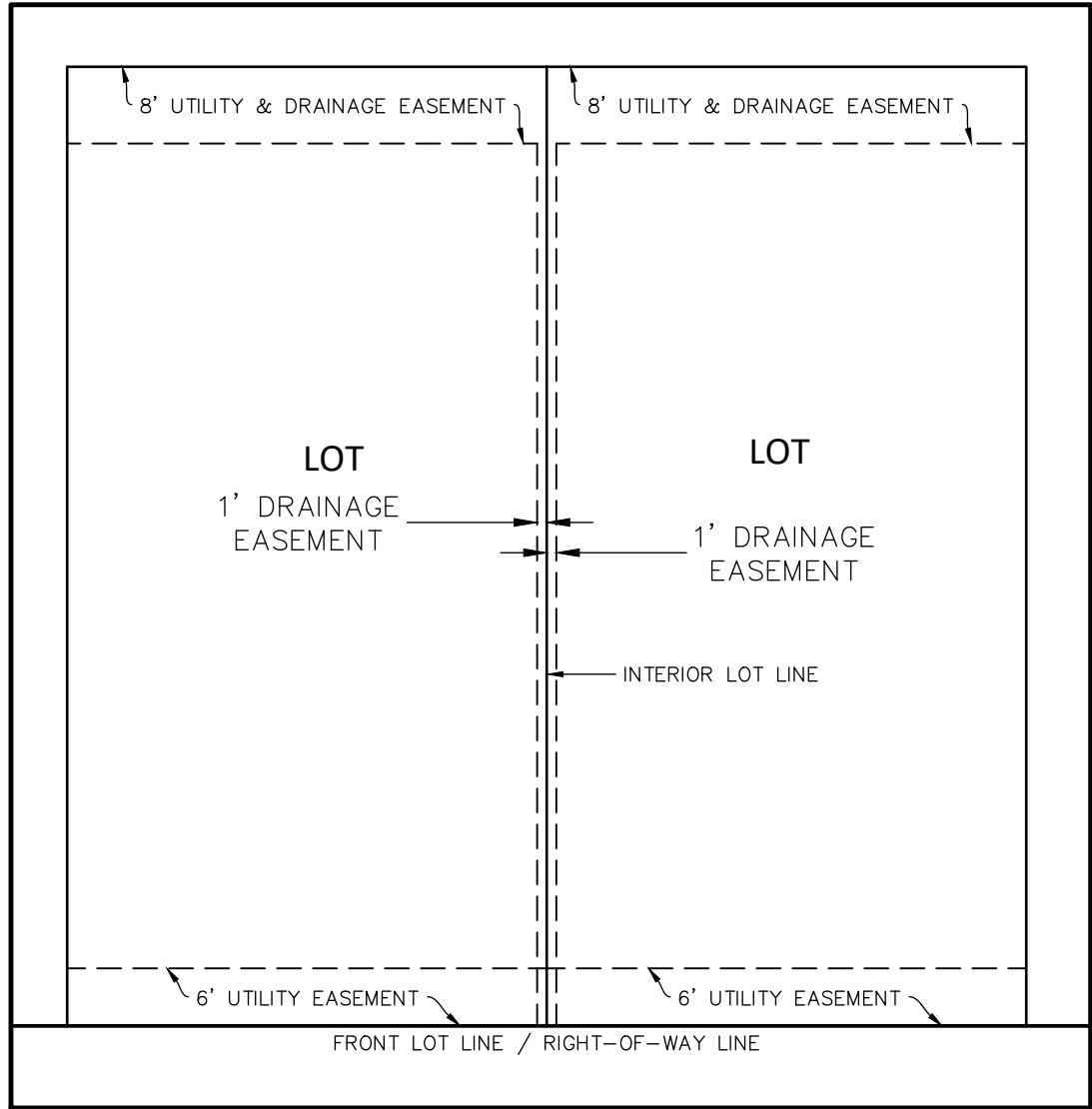
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C18	81°35'11"	15.00'	21.36'
C19	90°00'00"	15.00'	23.56'
C20	81°23'34"	15.00'	21.31'
C21	81°23'34"	15.00'	21.31'
C22	83°36'39"	25.00'	36.48'
C23	74°16'50"	34.00'	44.08'
C24	90°00'00"	15.00'	23.56'
C25	90°00'00"	15.00'	23.56'
C26	90°00'00"	15.00'	23.56'
C27	88°55'22"	15.00'	23.28'
C28	85°00'00"	15.00'	22.25'
C29	91°08'33"	15.00'	23.86'
C30	94°59'58"	15.00'	24.87'
C31	90°00'00"	15.00'	23.56'
C32	81°35'11"	15.00'	21.36'
C33	90°00'00"	15.00'	23.56'
C34	98°24'49"	15.00'	25.76'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C35	88°47'31"	15.00'	23.25'
C36	81°05'14"	15.00'	21.23'
C37	96°55'13"	15.00'	25.37'
C38	102°58'22"	15.00'	26.96'
C39	65°07'22"	16.00'	18.19'
C40	62°35'24"	16.00'	17.48'
C41	83°36'39"	25.00'	36.48'
C42	34°04'31"	39.00'	23.19'
C43	34°04'31"	39.00'	23.19'
C44	40°55'34"	39.00'	27.86'
C45	40°55'34"	39.00'	27.86'
C46	33°28'22"	39.00'	22.78'
C47	33°28'22"	39.00'	22.78'
C50	49°57'47"	39.00'	34.01'
C51	35°05'23"	39.00'	23.88'

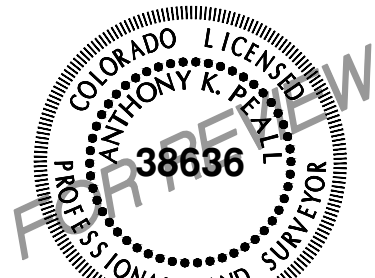
SUBDIVISION DATA TABLE	
	TOTALS
GROSS AREA	73.622 ACRES
GROSS DENSITY (RESIDENTIAL LOTS PER ACRE)	2.50 LOTS / ACRE
NUMBER OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	184
NUMBER OF TRACTS	13
AREA OF TRACTS	32.113 ACRES
AREA OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	30.474 ACRES
AREA OF FUTURE DEVELOPMENT 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	5,656 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	50,663	1.163	OPEN SPACE, UTILITIES	SVLMD	SVLMD
B	266,225	6.112	FUTURE DEVELOPMENT, DRAINAGE	BAREFOOT LLC	BAREFOOT LLC
C	15,889	0.365	OPEN SPACE, UTILITIES	SVLMD	SVLMD
D	96,839	2.223	OPEN SPACE, UTILITIES	SVLMD	SVLMD
E	36,499	0.838	OPEN SPACE, UTILITIES	SVLMD	SVLMD
F	42,804	0.983	OPEN SPACE	SVLMD	SVLMD
G	107,603	2.470	OPEN SPACE, UTILITIES, DRAINAGE	SVLMD	SVLMD
H	166,877	3.831	OPEN SPACE, UTILITIES, DRAINAGE	SVLMD	SVLMD
I	5,484	0.126	OPEN SPACE, UTILITIES	SVLMD	SVLMD
J	266,502	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	SVLMD	SVLMD
M	6,413	0.147	OPEN SPACE, UTILITIES, DRAINAGE	SVLMD	SVLMD
TOTAL	1,398,819	32.113	SVLMD = ST. VRAIN LAKES METROPOLITAN DISTRICT		

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



TYPICAL LOT DETAIL
(UNLESS OTHERWISE NOTED)



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

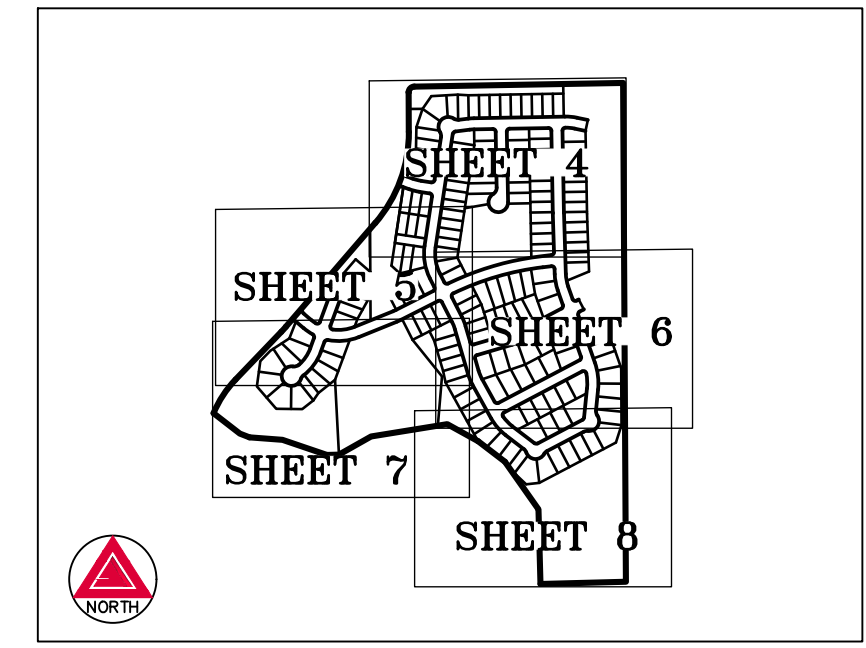
FIRESTONE INFORMATION BLOCK	
Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 5
Phase Number	N/A
Preparation Date	05-17-2019
Revision Date	11-20-2019
Revision Date	3-23-2020
Revision Date	6-1-2020
Revision Date	

GENERAL NOTES ~ SHEET 2 of 9

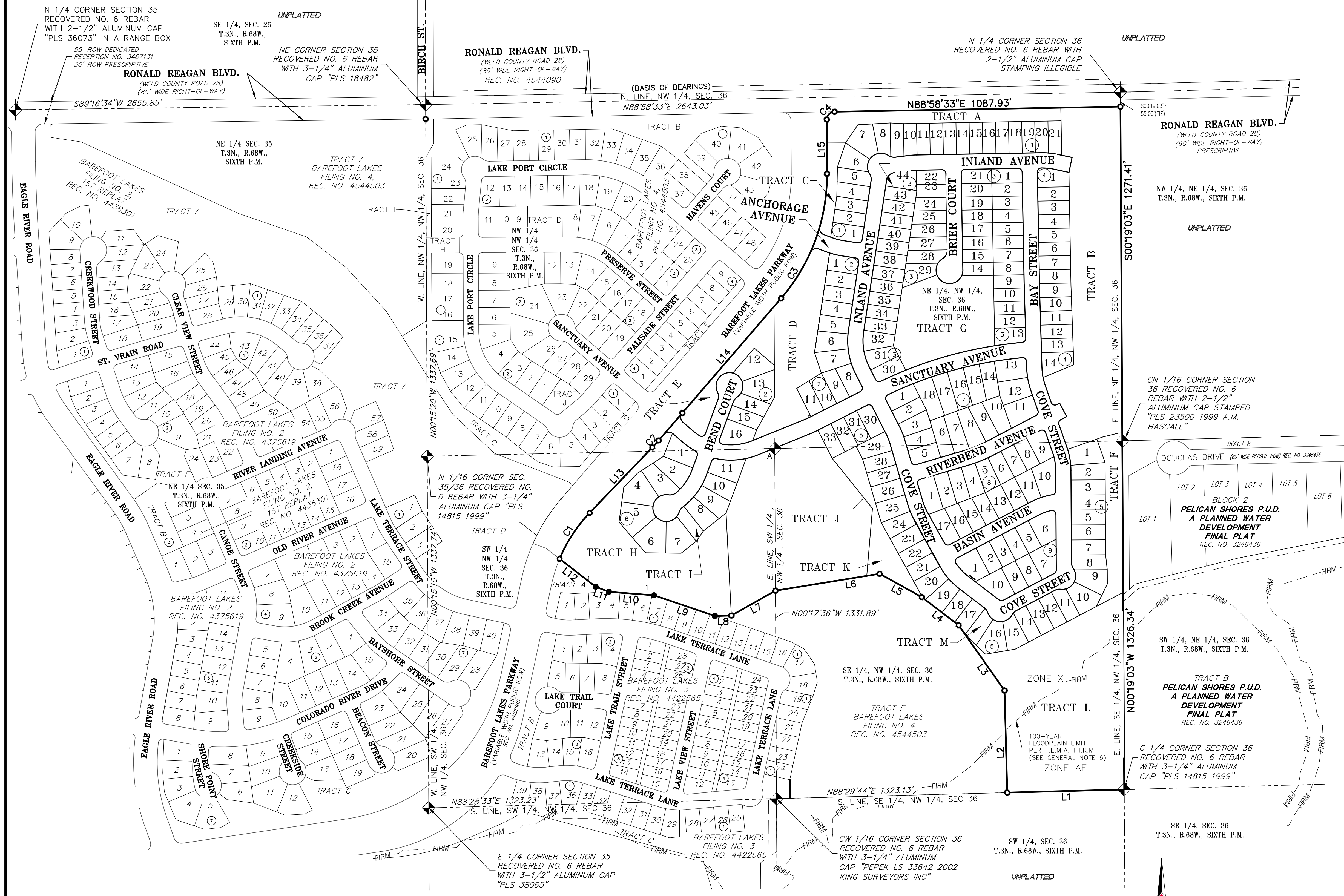
 AZTEC CONSULTANTS, INC.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER BROOKFIELD RESIDENTIAL		DATE OF PREPARATION:	2019-05-17
		6465 S. GREENWOOD PLAZA BLVD., SUITE 700 CENTENNIAL, COLORADO 80111 (303) 706-9451		SCALE:	N/A
				SHEET 2 OF 9	
AzTec Proj. No.: 54819-23	Drawn By: BAM				

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
- NW 1/16 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 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

SEE SHEET 2
FOR LINE &
CURVE TABLES

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
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OVERALL PAGE ~ SHEET 3 of 9

Aztec
CONSULTANTS, INC.

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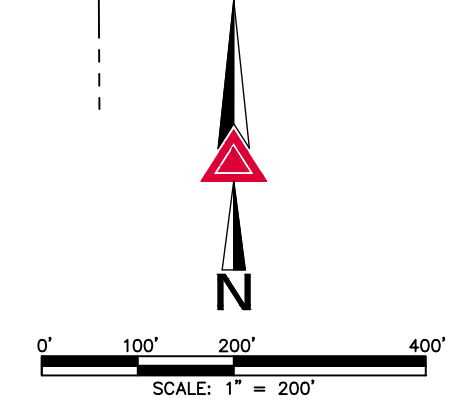
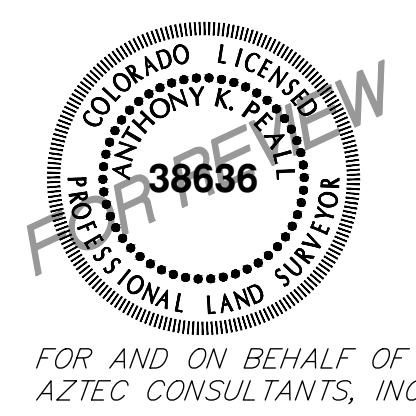
DEVELOPER
BROOKFIELD RESIDENTIAL

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

DATE OF PREPARATION: 2019-05-17

SCALE: 1" = 200'

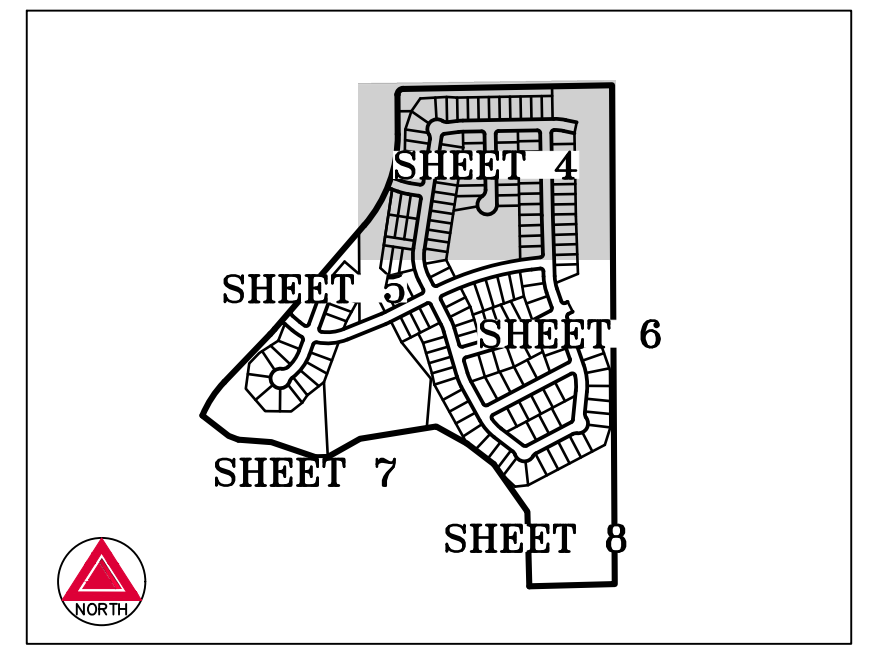
SHEET 3 OF 9



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,
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SHEET 4 OF 9

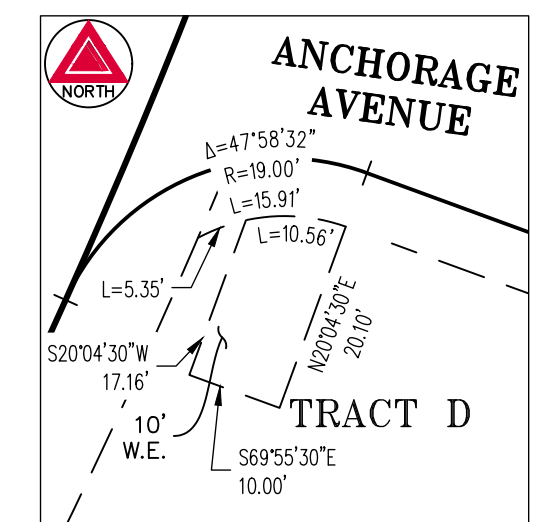
SEE SHEET 2
FOR LINE &
CURVE TABLES



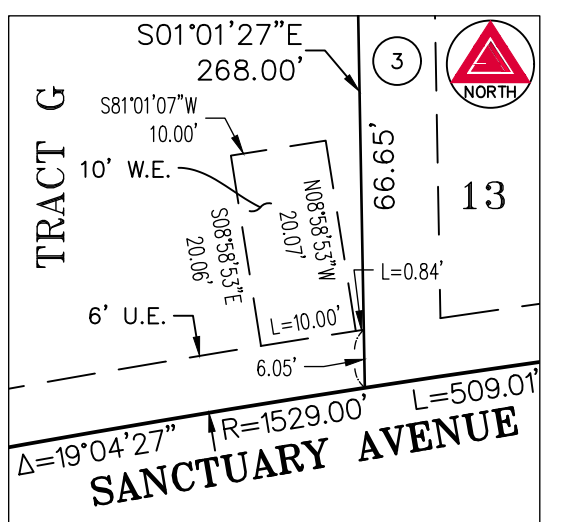
KEY MAP
SCALE = 1" = 1000'

LEGEND

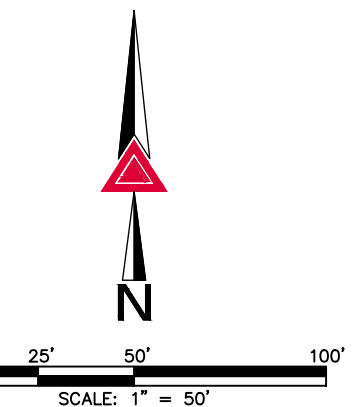
- RECOVERED SECTION CORNER AS NOTED
 - NW 1/16 CORNER SECTION 36
 - RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 14815, 1999, EPP & ASSOCIATES INC."
 - SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
 - RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "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



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
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LOT DETAIL PAGE ~ SHEET 4 of 9



AzTec Proj. No.: 54819-23

Drawn By: BAM

DEVELOPER
BROOKFIELD RESIDENTIAL

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

DATE OF PREPARATION: 2019-05-17

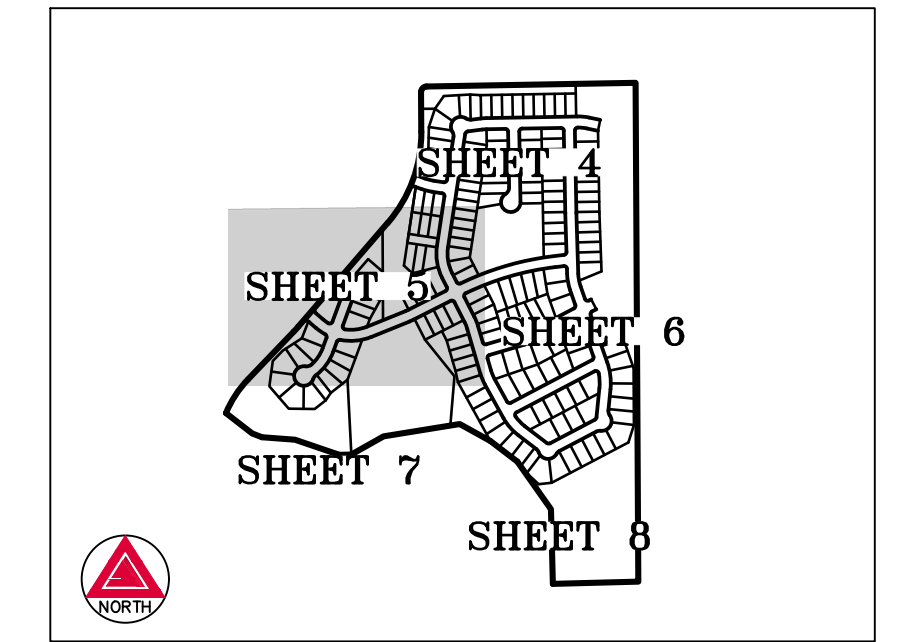
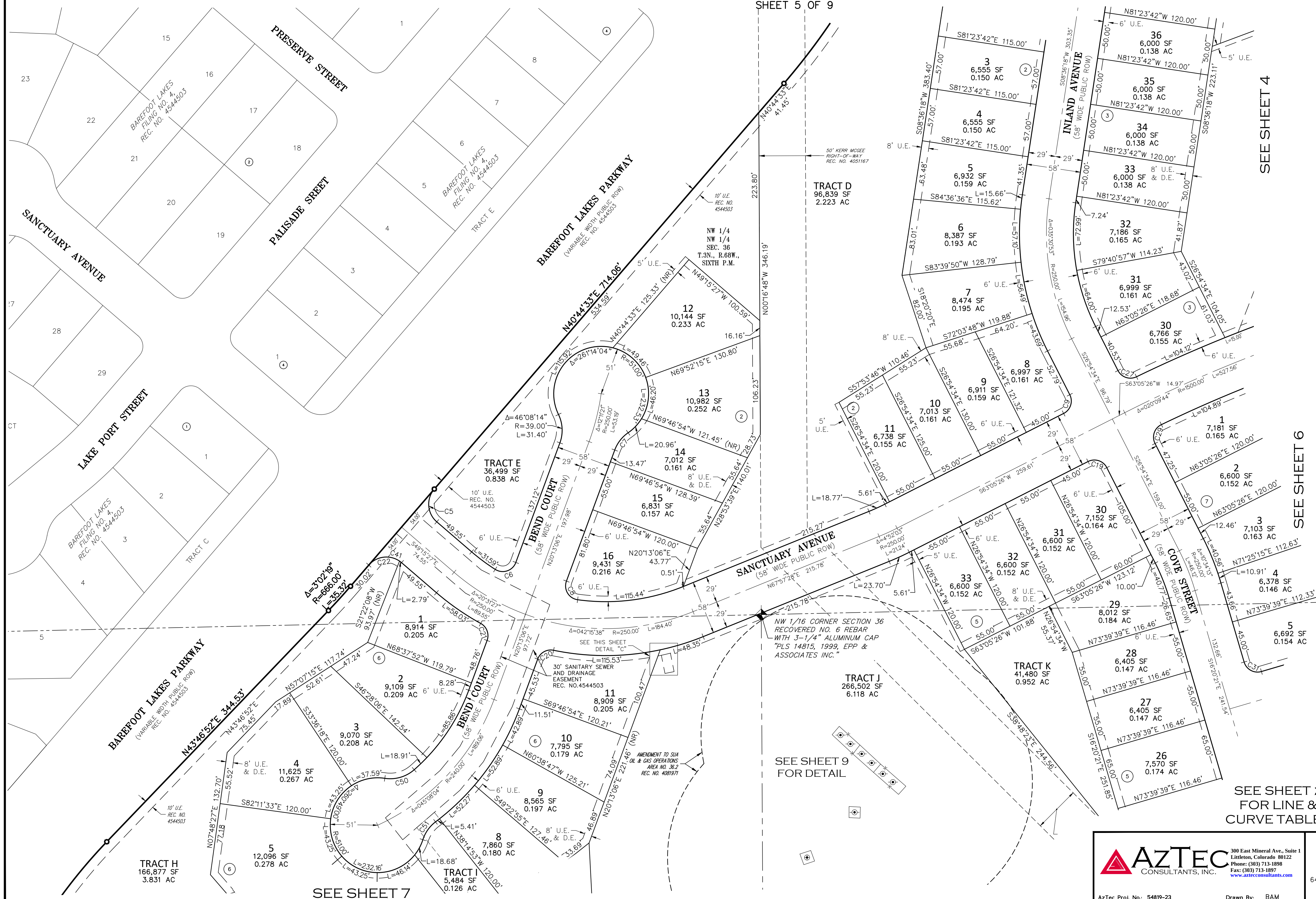
SCALE: 1" = 50'

SHEET 4 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,
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73.622 ACRES - 184 RESIDENTIAL LOTS - 13 TRACTS
SHEET 5 OF 9

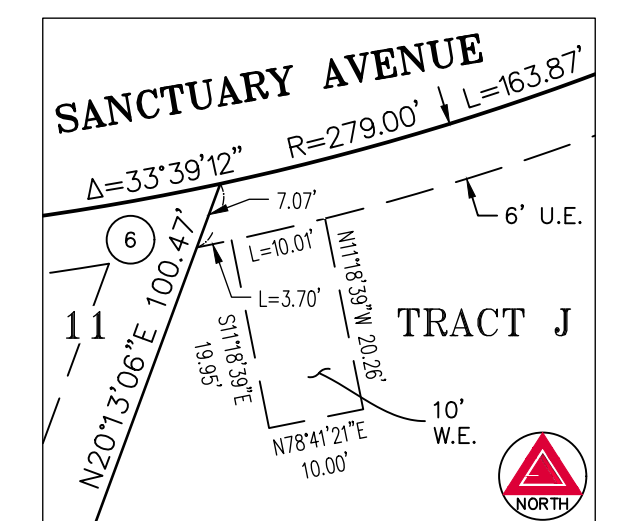
FINAL PLAT



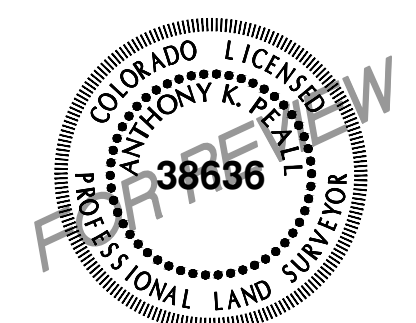
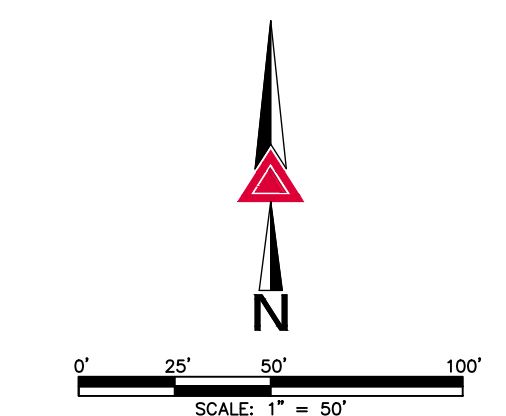
KEY MAP
SCALE = 1" = 1000'

LEGEND

- RECOVERED SECTION CORNER AS NOTED
- NW 1/16 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 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



DETAIL "C"
SCALE: 1" = 20'



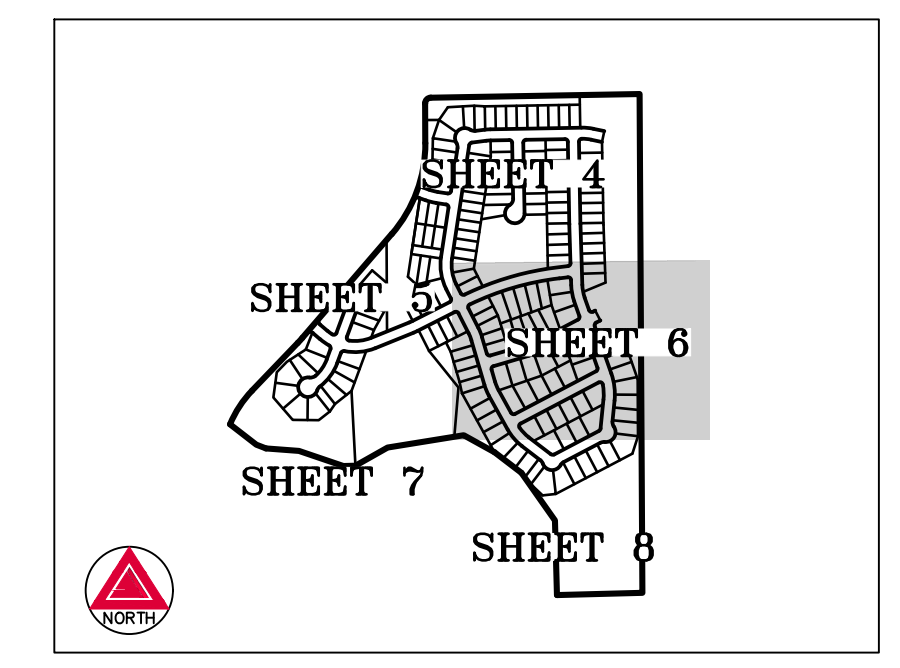
FIRESTONE INFORMATION BLOCK

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

LOT DETAIL PAGE ~ SHEET 5 of 9

 AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com AzTec Proj. No.: 54819-23 Drawn By: BAM	DEVELOPER BROOKFIELD RESIDENTIAL 6465 S. GREENWOOD PLAZA BLVD., SUITE 700 CENTENNIAL, COLORADO 80111 (303) 706-9451	DATE OF PREPARATION:	2019-05-17
		SCALE:	1" = 50'
		SHEET 5 OF 9	

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

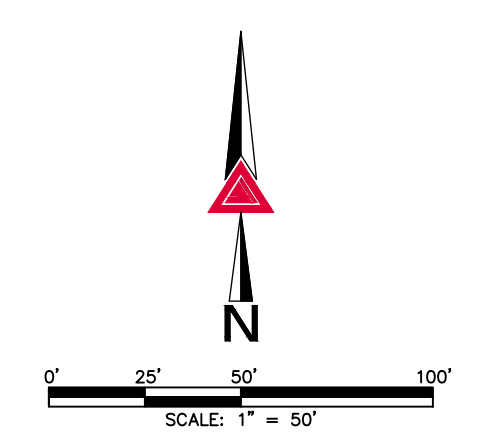


KEY MAP
SCALE = 1" = 1000'



LEGEND

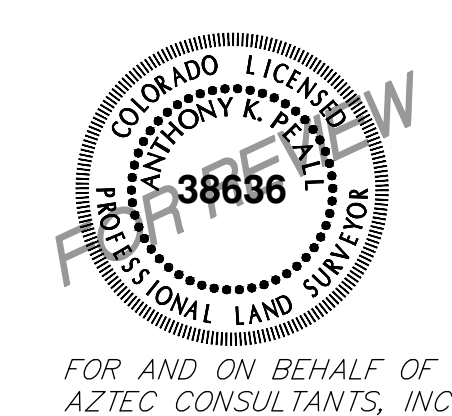
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- NW 1/16 CORNER SECTION 36
RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP
STAMPED "PLS 14815, 1999, EPP & ASSOCIATES INC."
- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP
STAMPED "AZTEC LS 38636"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE
PLASTIC CAP 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



SEE SHEET 2
FOR LINE &
CURVE TABLES

FIRESTONE INFORMATION BLOCK	
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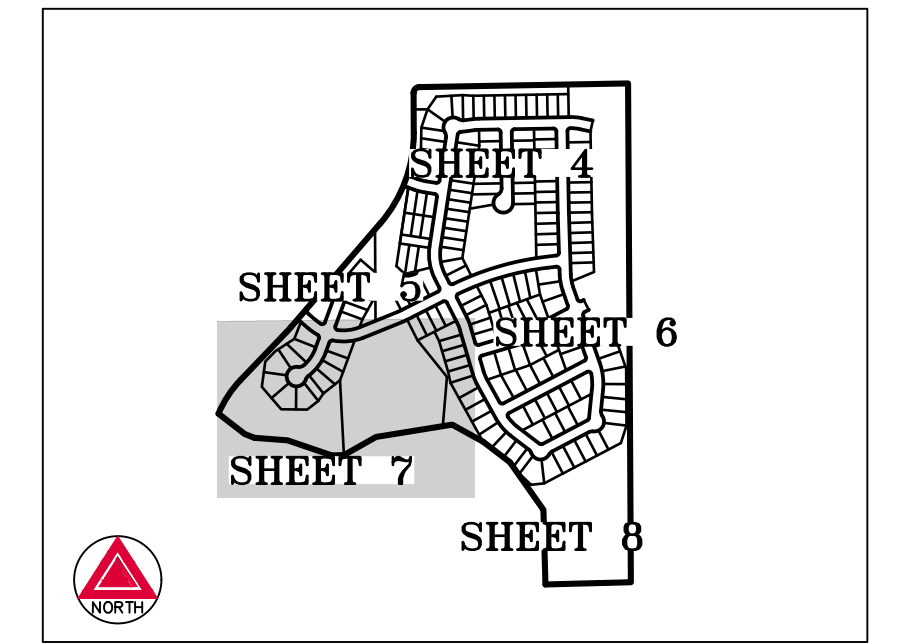
LOT DETAIL PAGE ~ SHEET 6 of 9



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1899 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER BROOKFIELD RESIDENTIAL	DATE OF PREPARATION:	2019-05-17
	6465 S. GREENWOOD PLAZA BLVD., SUITE 700 CENTENNIAL, COLORADO 80111 (303) 706-9451	SCALE:	1" = 50'
AzTec Proj. No.: 54819-23 Drawn By: BAM			SHEET 6 OF 9

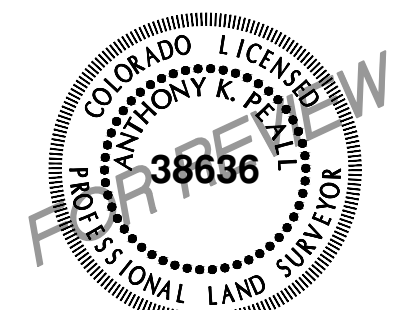
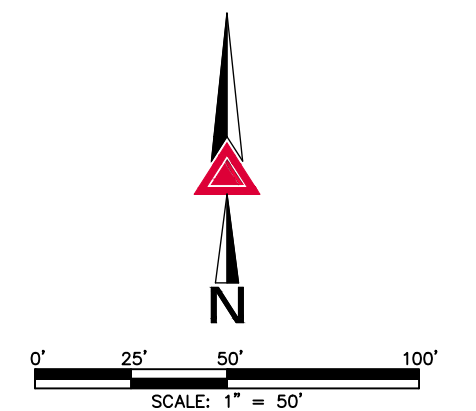
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73.622 ACRES - 184 RESIDENTIAL LOTS - 13 TRACTS
SHEET 7 OF 9



KEY MAP
SCALE = 1" = 1000'

LEGEND

- RECOVERED SECTION CORNER AS NOTED
- NW 1/16 CORNER SECTION 36
- RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 14815, 1999, EPP & ASSOCIATES INC."
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- SHUT IN WELL



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

FIRESTONE INFORMATION BLOCK

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LOT DETAIL PAGE ~ SHEET 7 of 9



AzTec Proj. No.: 54819-23

Drawn By: BAM

DEVELOPER
BROOKFIELD RESIDENTIAL

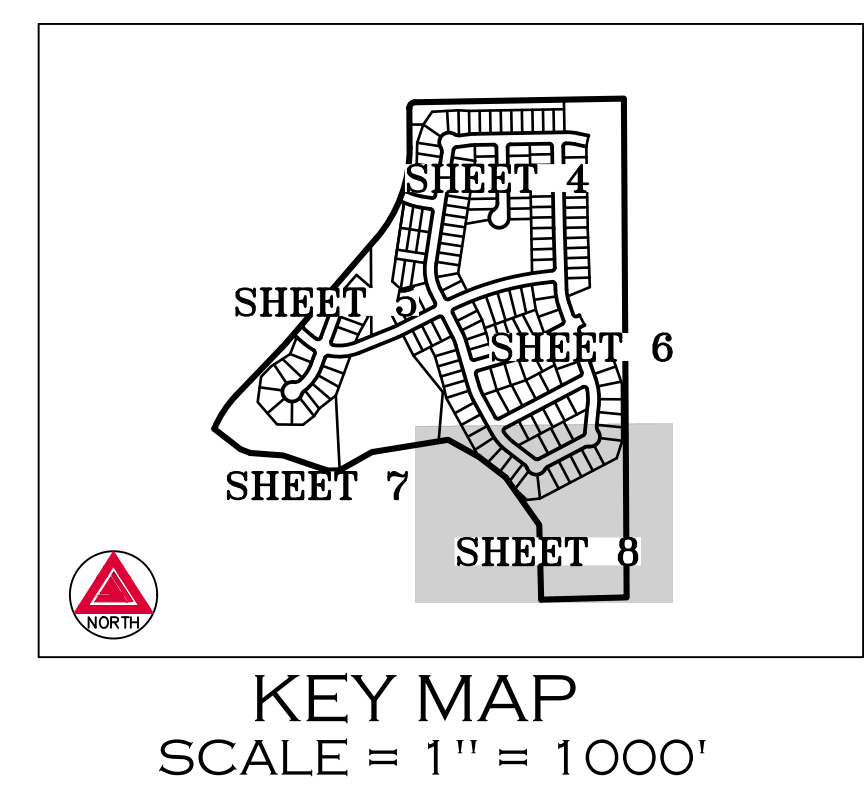
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
(303) 706-9451

DATE OF PREPARATION: 2019-05-17

SCALE: 1" = 50'

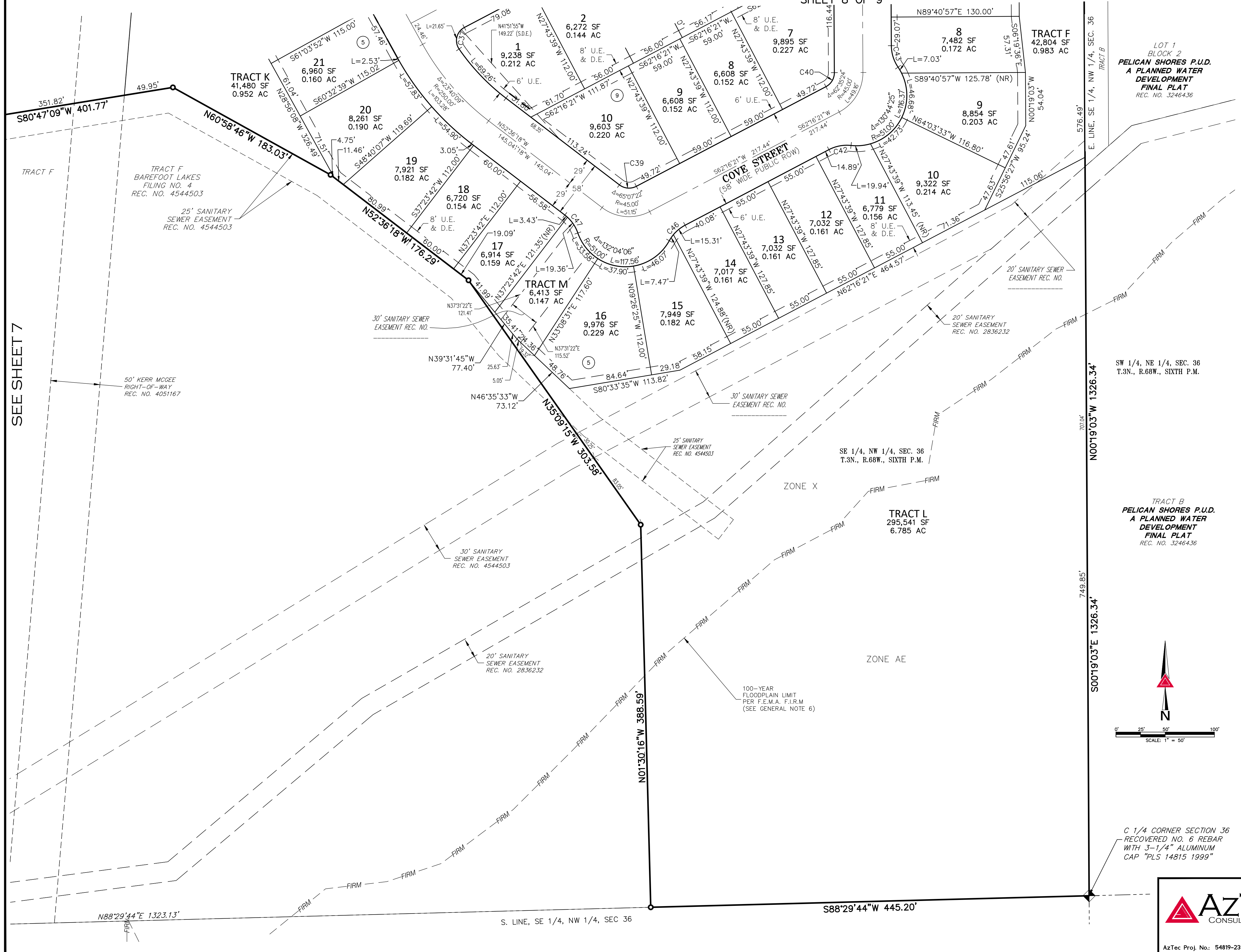
SHEET 7 OF 9

FINAL PLAT
BAREFOOT LAKES FILING NO. 5
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SHEET 8 OF 9



SEE SHEET 7

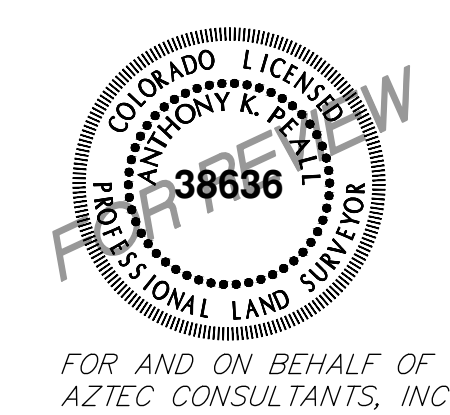
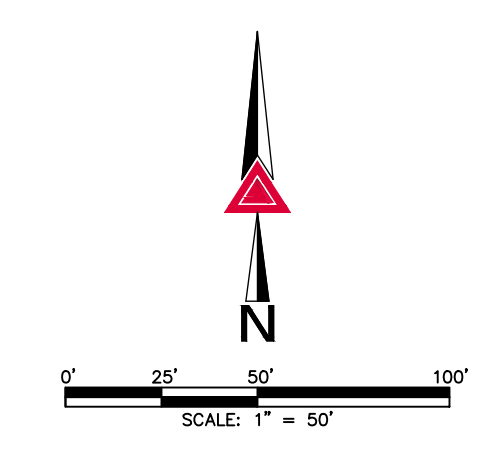
SEE SHEET 6



LEGEND

- Recovered Section Corner as Noted
- NW 1/16 Corner Section 36
- Recovered No. 6 Rebar with 3-1/4" Aluminum Cap Stamped "PLS 14815, 1999, EPP & ASSOCIATES INC."
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- Plugged and Abandoned Well
- Shut in Well

SEE SHEET 2
FOR LINE &
CURVE TABLES



C 1/4 CORNER SECTION 36
RECOVERED NO. 6 REBAR
WITH 3-1/4" ALUMINUM
CAP "PLS 14815 1999"

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
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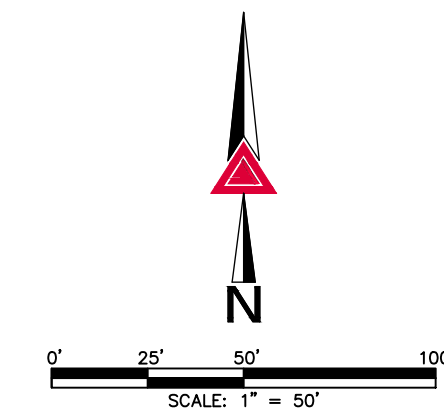
DEVELOPER		DATE OF PREPARATION:	2019-05-17
BROOKFIELD RESIDENTIAL		SCALE:	1" = 50'
6465 S. GREENWOOD PLAZA BLVD., SUITE 700 CENTENNIAL, COLORADO 80111 (303) 706-9451		SHEET 8 OF 9	

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
LOT DETAIL PAGE ~ SHEET 8 of 9	

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,
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73.622 ACRES - 184 RESIDENTIAL LOTS - 13 TRACTS
SHEET 9 OF 9

LEGEND

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LOT DETAIL PAGE ~ SHEET 9 of 9



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



AzTec Proj. No.: 54819-23

Drawn By: BAM

DEVELOPER
BROOKFIELD RESIDENTIAL

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

DATE OF PREPARATION: 2019-05-17

SCALE: 1" = 50'

SHEET 9 OF 9

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 _____

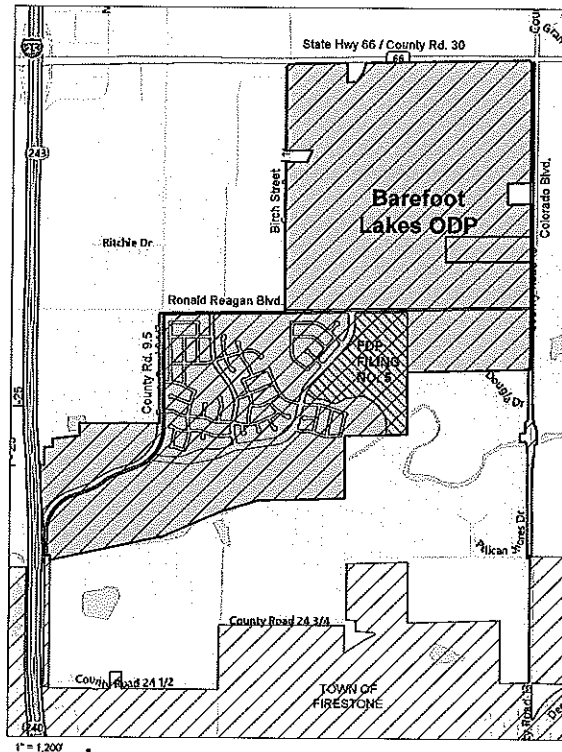
My commission expires _____

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
22	Grading and Drainage Plan
23	Grading and Drainage Plan
24	Grading and Drainage Plan
25	Grading and Drainage Plan
26	Landscape Standards
27	Overall Planting Plan
28	Planting Plan
29	Planting Plan
30	Planting Plan
31	Planting Plan
32	Planting Plan
33	Planting Plan
34	Planting Details
35	Planting Details
36	Planting Details
37	Planting Details
38	Character Details
39	Overall Irrigation Plan
40	Irrigation Plan
41	Irrigation Plan
42	Irrigation Plan
43	Irrigation Plan
44	Irrigation Plan
45	Irrigation Plan
46	Irrigation Plan
47	Irrigation Plan
48	Irrigation Details
49	Irrigation Details
50	Irrigation Details
51	Fencing Plan and Standards
52	Fencing Details
53	Fencing Details
54	Fencing Details
55	Signage Standards
56	Temporary Sign Types
57	Signage Location Plan
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



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 (3,206,964 SQUARE FEET),
MORE OR LESS.

DESIGNWORKSHOP

Landscape Architecture
Planning • Urban Design
Architect • Interior Design • Engineering
Chicago • Denver • Phoenix • San Francisco
Lake Tahoe • Los Angeles
1330 Lawrence Street, Suite 100
Denver, CO 80204-3048
(303) 623-5166
Facsimile (303) 623-2280
WWW.DESIGNWORKSHOP.COM

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>1</u> of <u>62</u>	

PROJECT NUMBER: 4911

COVER AND NARRATIVE

DESIGNATION

L0-0

© 2019 DESIGNWORKSHOP, INC.

OWNER / DEVELOPERS

Barefoot, LLC,
8465 S. Greenwood Plaza Blvd.,
Suite 700
Centennial, CO 80111
Tel: (303) 709-6350
Email: Lisa Albers
Lisa.Albers@barefootllc.com

TECHNICAL CONSULTANTS

CIVIL ENGINEER:
Redland
1500 West Canal Court
Littleton, CO 80120
Tel: (720) 282-6763
Email: Fred Talaya
ftalaya@redland.com

LANDSCAPE ARCHITECT:
DESIGNWORKSHOP
1330 Lawrence Street
Suite 100
Denver, CO 80204-2048
Tel: (303) 623-5166
Email: Jake Slippy
jkslippy@designworkshop.com

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 9 (PA 9) 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	26%	
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):	6.043 Lots/Ac
Zoning:	PUD Mixed Use
Approved Land Uses:	R-A, R-9, R-C, R-C, 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.

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
PROJECT NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 2 of 62

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 lot 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. 5

	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	18,931	25.7%
Undevelopable portion of Tract L (St. Vrain Creek and wetlands)	4,841	6.6%
Total Parks and Open Space Provided (Excludes "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	Filing No. 2	Filing No. 3	Filing No. 4	Filing No. 5
	Area (ac)	Area (ac)	Area (ac)	Area (ac)	Area (ac)
Single Family Residential	50,000	49,999	50,380	62,685	90,830
Open Space (O.S.) Tracts	33,200	33,201	32,820	33,527	63,378
Lake Tract	186,725	186,725	186,725	186,725	186,725
Road ROW	42,960	42,960	42,960	55,600	55,248
Area that do not count toward O.S. due to use of Lake SF cannot count toward O.S. per Annexation Agreement	8,483	8,483	6,102	2,340	10,640
Net O.S.	306,904	306,904	306,904	309,917	390,531
% O.S. of Total Area	81.18%	81.18%	81.18%	82.12%	46.88%

Environmental Impact Mitigation

The Environmental Site Assessment (ESA) prepared by ERO Resources identified no known predominately tree-covered areas in the FDP. There are wetlands along the south edge of the Filing in Tracts H and J, and the Saint Vrain Creek crosses through a portion of the southern end of Tract L. Neither the wetlands nor the creek will be disturbed by the project. The site had been used for agriculture for many preceding years, and visual observation of the property has not revealed evidence of additional wetlands, underlying historical or archeological sites, or significant trees beyond those identified in the ESA.

Drainage

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

Controls

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

Tract Land Use

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

Tracts J and K currently serve as open space buffers around the existing oil and gas operations. These Tracts are also designated as "Future Development" in the event that the oil and gas operations were to be abandoned, which would allow for new development to occur. Tract B is reserved for future development of single family residential.

Tract Use Summary Table

Tract	Area (sf)	Area (ac)	Impervious Area (sf)	% Impervious	Use	Owner	Maintained By
A	50,683	1.163	8,342	16.5%	O, PA, D, U	SVLMD	SVLMD
B	268,225	6.112	0	0.0%	PA, D, FD	BARFOOT LLC	BARFOOT LLC
C	15,889	0.365	3,470	21.8%	O, PA, D, U	SVLMD	SVLMD
D	86,839	2.223	4,840	5.0%	O, P, PA, D	SVLMD	SVLMD
E	38,489	0.888	8,260	12.3%	O, P, PA, D	SVLMD	SVLMD
F	42,884	0.983	716	1.7%	O, PA, D, U	SVLMD	SVLMD
G	107,603	2.470	2,092	1.9%	O, P, PA, D, U	SVLMD	SVLMD
H	168,877	3.831	1,810	1.2%	O, PA, D, U	SVLMD	SVLMD
I	5,184	0.126	0	0.0%	O, PA, D, U	SVLMD	SVLMD
J	258,502	6.118	1,158	0.4%	OSG, FD	BARFOOT LLC	BARFOOT LLC
K	41,486	0.952	0	0.0%	PA, D, FD	BARFOOT LLC	BARFOOT LLC
L	295,541	6.785	2,482	0.8%	O, PA, D, U	SVLMD	SVLMD
M	8,413	0.197	1,165	18.2%	O, PA, D, U	SVLMD	SVLMD
Totals	1,398,816	32.113	32,439	2.3%			

TRACT USE LEGEND

O OPEN SPACE
P PARK
PA PEDESTRIAN ACCESS
D DRAINAGE
OSG OIL AND GAS OPERATIONS
FD FUTURE DEVELOPMENT
U UTILITIES

OWNER LEGEND

SVLMD ST. VRAIN LAKES METROPOLITAN DISTRICT
BARFOOT BARFOOT, LLC

Utilities and Service Requirements

The Development is planned to be served by the following:

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

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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	2 of 62

PROJECT NUMBER: 5511

PROJECT NARRATIVE

DESIGN NUMBER

L0-1

DESIGNWORKSHOP, P.C.

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
PROJECT NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 3 of 62

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 8 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.

- 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.
- 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		
Block 2				
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		
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		
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		
Block 4				
1			XX	
2			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	
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	
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	
Block 6				
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		
Block 7				
1	X			
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
Block 8				
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		
Block 9				
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	

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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	3 of 62

PROJECT NUMBER: 0311

PROJECT NARRATIVE

DATE: 11/20/2019

L0-2

DESIGNER: DESIGNWORKSHOP

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 complement 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 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.

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
PROJECT NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 4 of 62

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 4 of 62	

PROJECT NUMBER: 8511

PROJECT NARRATIVE

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PROJECT NARRATIVE, CONTINUED

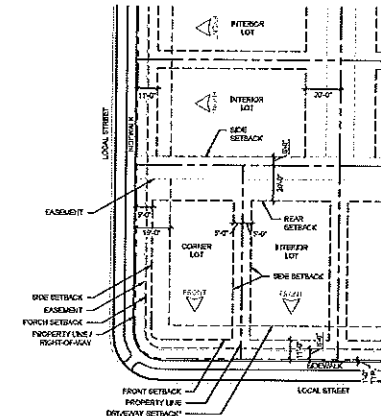
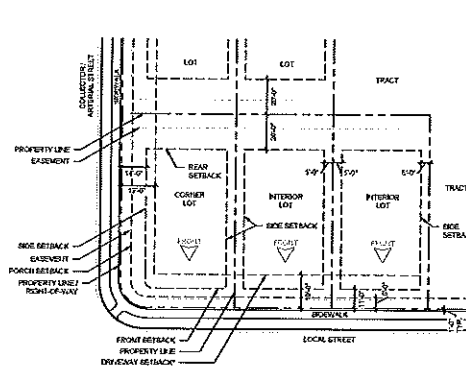
BUILDING SETBACK TABLE:

REQUIREMENT DESCRIPTION	STANDARD (Feet)
Minimum Setbacks for Primary Structure (Setback to Right-of-Way, Feet)	
Front	11
Side - Interior (at Adjacent Lot or Tract)	6
Side - at Local Street	8
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 (10' 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 5' 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

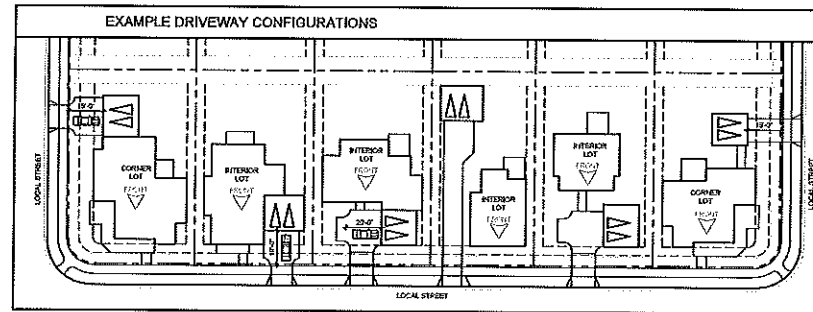
Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
PROJECT NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 5 of 62

TYPICAL LOT SETBACK DIAGRAMS

NOTE: SETBACK PROVIDED FOR REFERENCE. NOT ALL CONDITIONS ARE DEPICTED. 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

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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	5 of 62

PROJECT NUMBER 5311

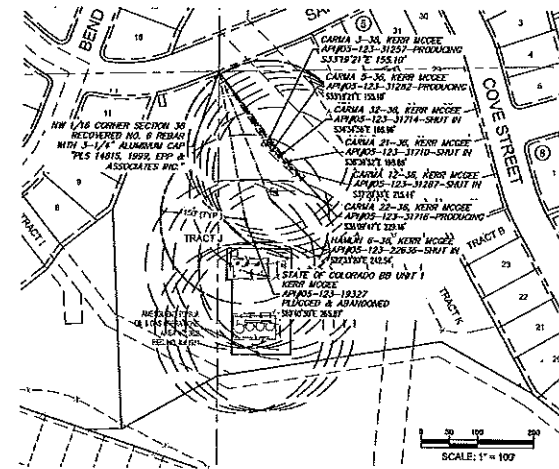
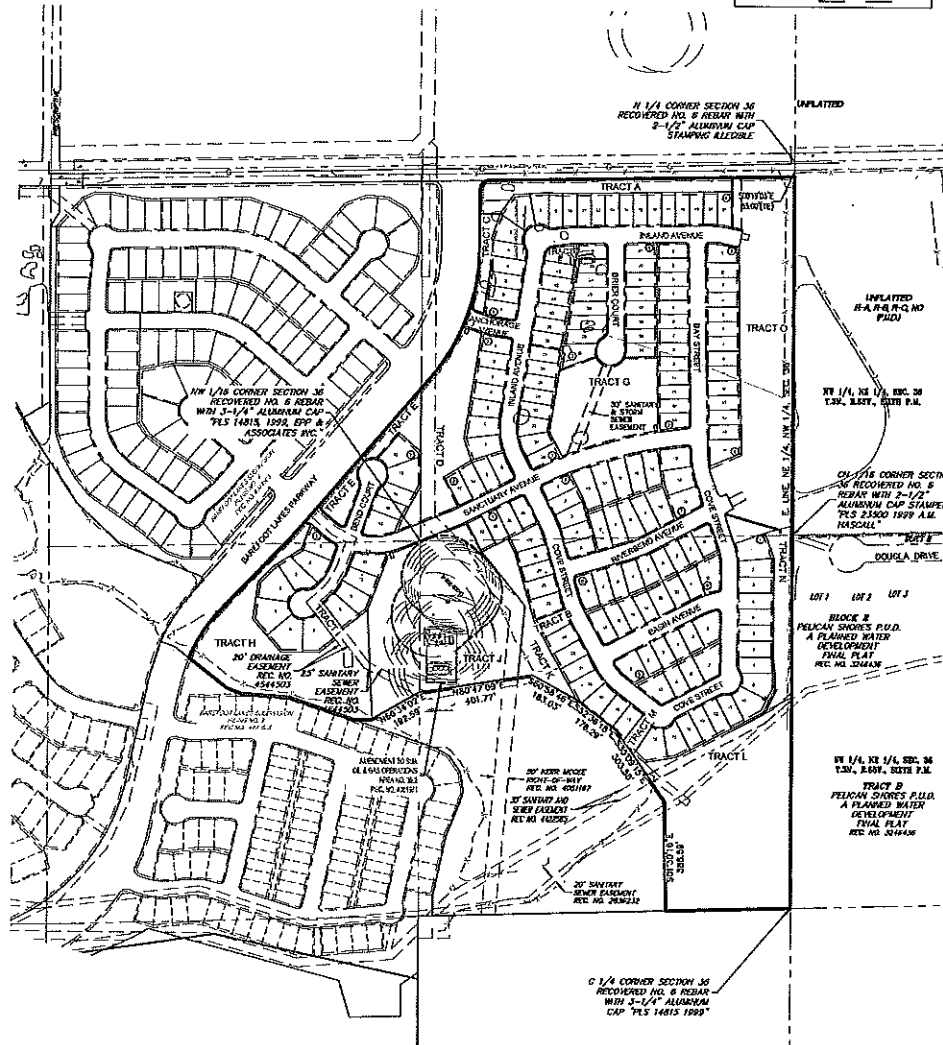
PROJECT NARRATIVE

DEVELOPMENT

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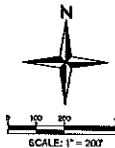
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
OVERALL SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 6 of 62



LEGEND

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



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

REDLAND PROJECT NUMBER 0001124

**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:	
Sheet	6 of 62

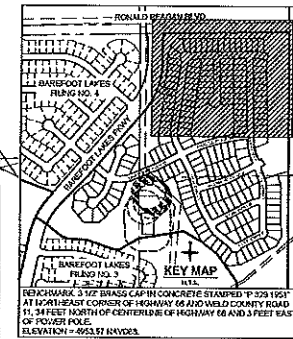
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 7 of 62



FINAL DEVELOPMENT PLAN BAREFOOT LAKES FILING NO. 5

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

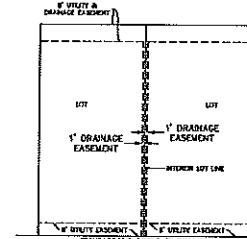


LEGEND

- 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

1. REFER TO SHEET 6 FOR BUILDING SETBACKS AND TYPICAL LOT SETBACK DIAGRAMS.
2. THE VARIOUS EASEMENT SPACING DISTANCES INDICATED HEREON ARE FOR BUILDING 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.



REDLAND PROJECT NUMBER 0603124

FIRESTONE INFORMATION BLOCK

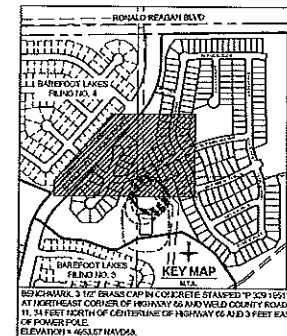
BAREFOOT LAKES

SITE PLAN

Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	6
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet 7 of 62	

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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 8 of 62

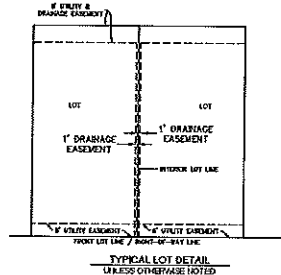


LEGEND

- FUP 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 OF WAY 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 00031 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:	
Sheet B of 62	

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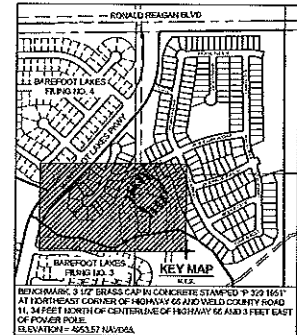
Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 9 of 62

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 EASEMENT(S) SHOWN HEREON ARE TO BUILD AREAS AND RESTRICT VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL, THOSE 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 06021-24

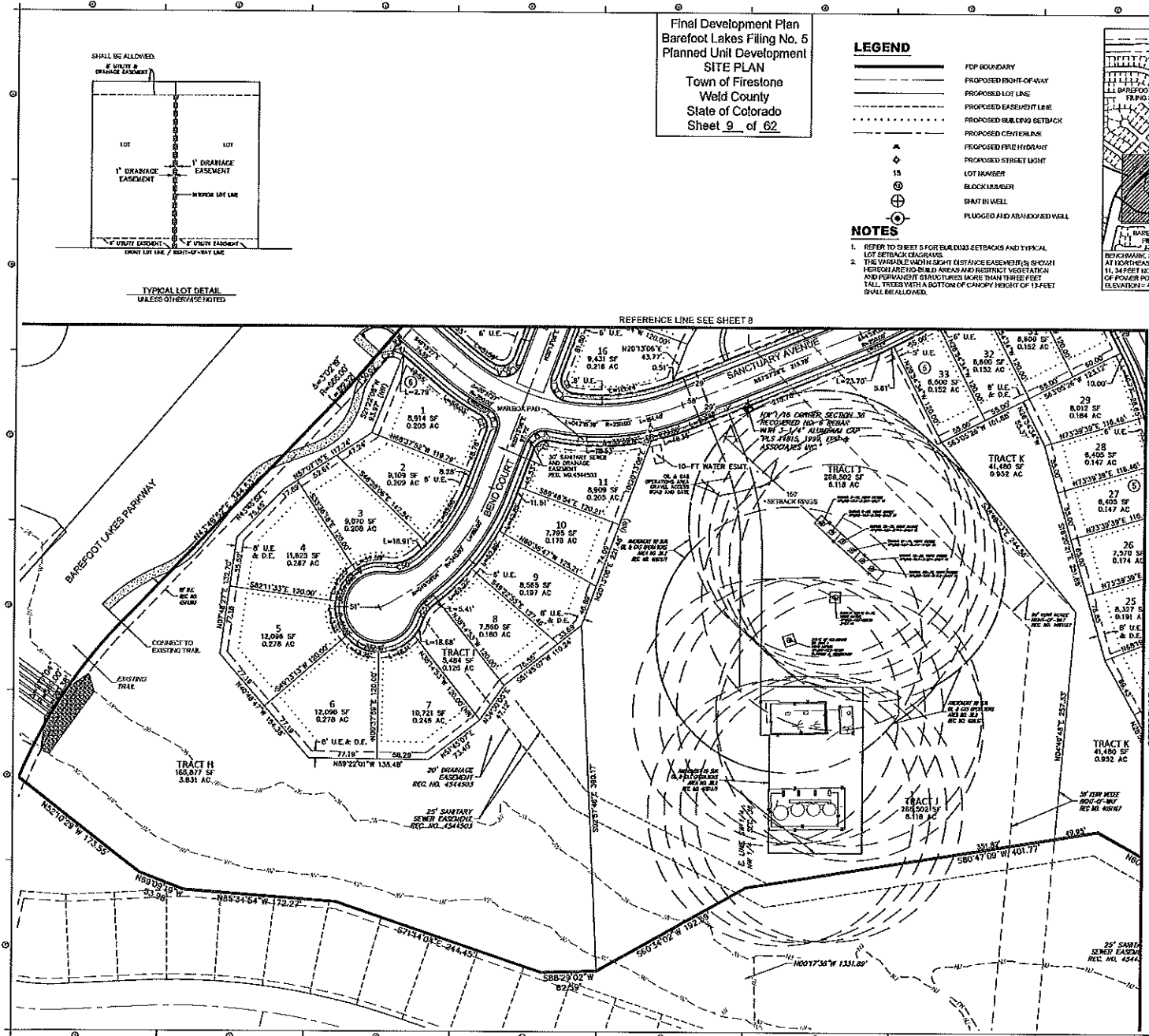
FIRESTONE
INFORMATION BLOCK
BAREFOOT LAKES

SITE PLAN

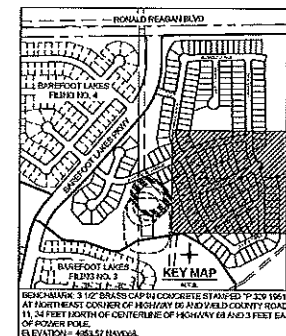
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Type of Submittal:	FDP
Filing #:	5
Phase #:	First
Submital:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet	9 of 62



SCALE: 1" = 50'



Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 10 of 62



FINAL DEVELOPMENT PLAN BAREFOOT LAKES FILING NO. 5

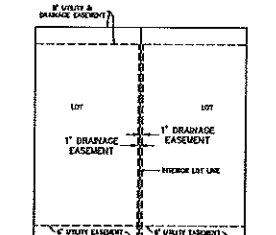
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

LEGEND

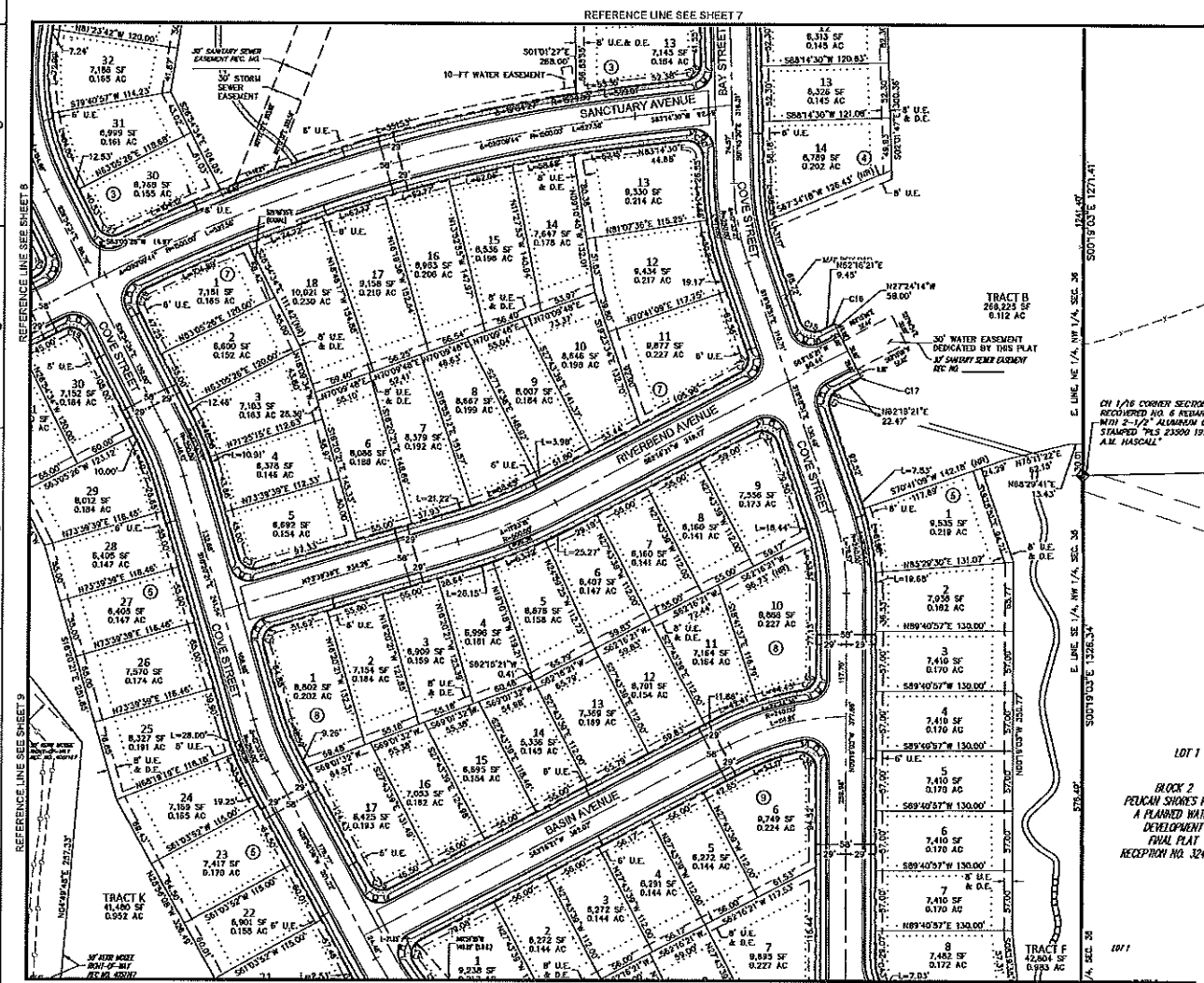
- FOP BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK
- PROPOSED DRIVEWAY
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- LOT NUMBER
- BLOCK NUMBER
- SHUT IN WELL
- PLUGGED AND ABANDONED WELL

NOTES

1. REFER TO SHEET 9 FOR BUILDING SETBACKS AND TYPICAL LOT SETBACK DIAGRAMS.
2. THE VARIABLE WIDTH RIGHT DISTANCE EASEMENT(S) SHOWN HEREON ARE FOR BUILDING AREAS AND RESTRICT VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL, TIMES WITH A BOTTOM OF CANOPY HEIGHT OF 13 FEET SHALL BE ALLOWED.



TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED



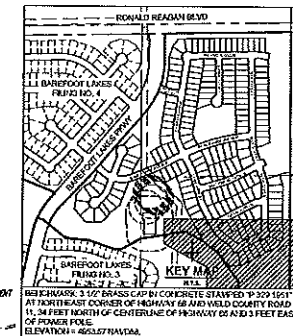
ON 1/4 CORNER SECTION 36
RECORDED HQ & RECAP
WITH 2-1/2" ALUMINUM CAP
STAMPED "PLS 23000 1999
A.L.E. HASSELL

LOT 1
BLOCK 2
PELICAN SHOES P.L.D.
A PLANNED WATER
DEVELOPMENT
FINAL PLAT
RECESSION NO. 3246436

REDLAND PROJECT NUMBER 0001121	
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:	
Sheet 10 of 62	

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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

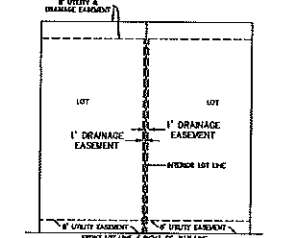


FINAL DEVELOPMENT PLAN BAREFOOT LAKES FILING NO. 5

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

- LEGEND**
- FDP BOUNDARY
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED LOT LINES
 - 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 6 FOR BUILDING SETBACKS AND TYPICAL LOT SETBACK DIMENSIONS.
 2. THE VARIABLE WIDTH SHUT IN EASEMENTS SHOWN HEREON ARE IN BUILDING AREAS AND RESTRICT VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET FROM THE SHUT IN EASEMENT LINE.



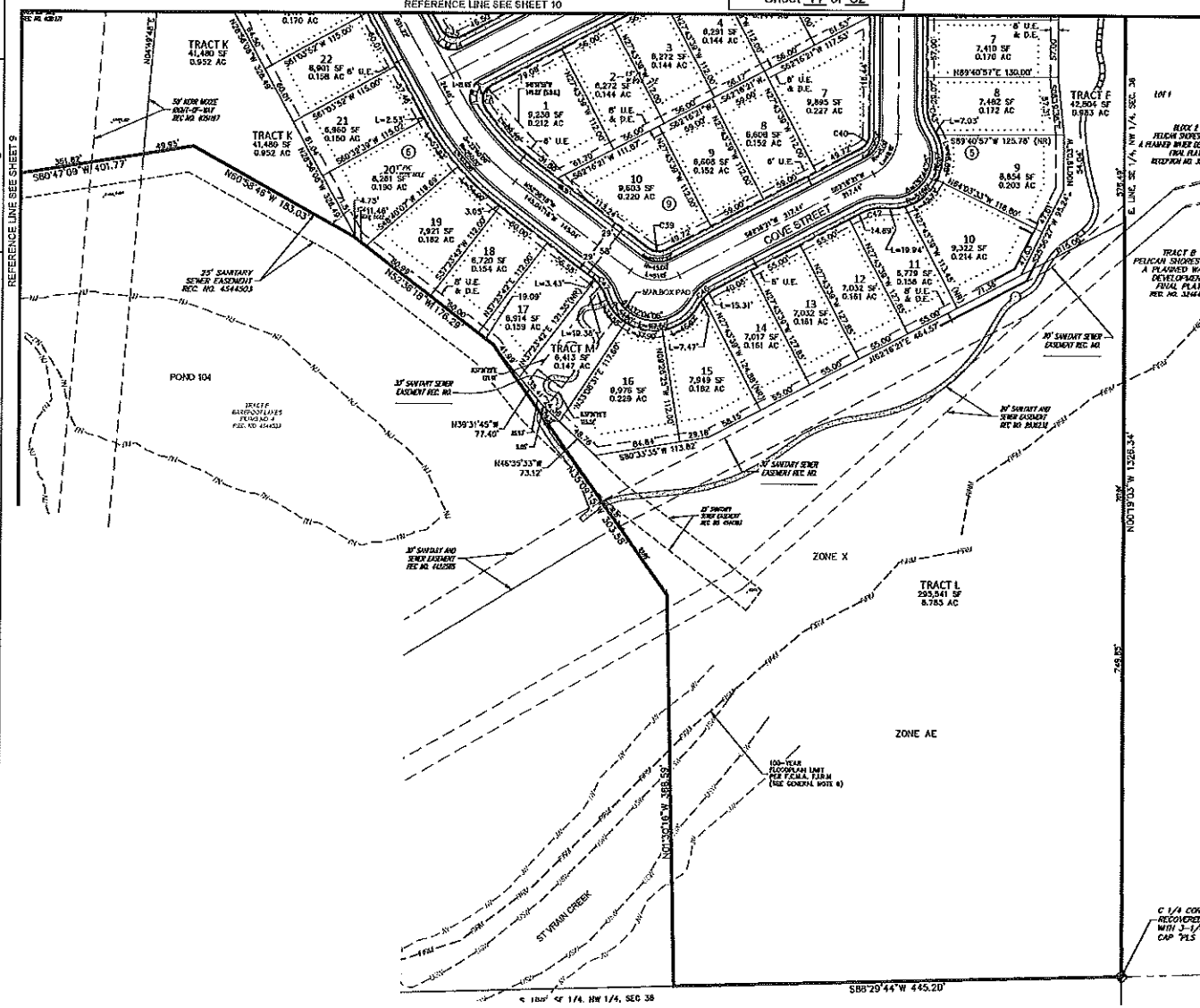
TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED



Know what's below.
Call before you dig.

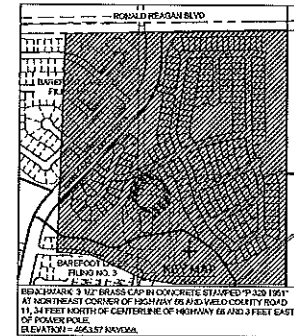


SCALE: 1" = 50'



REDLAND PROJECT NUMBER 000124	
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:	
Sheet 11 of 62	

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 LOT LINE
 - 15 LOT NUMBER
 - 4702 BLOCK NUMBER
 - 4702 ADDRESS NUMBER
 - COVER LOT ORIENTATION

FINAL DEVELOPMENT PLAN BAREFOOT LAKES FILING NO. 5

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER 000124

FIRESTONE INFORMATION BLOCK

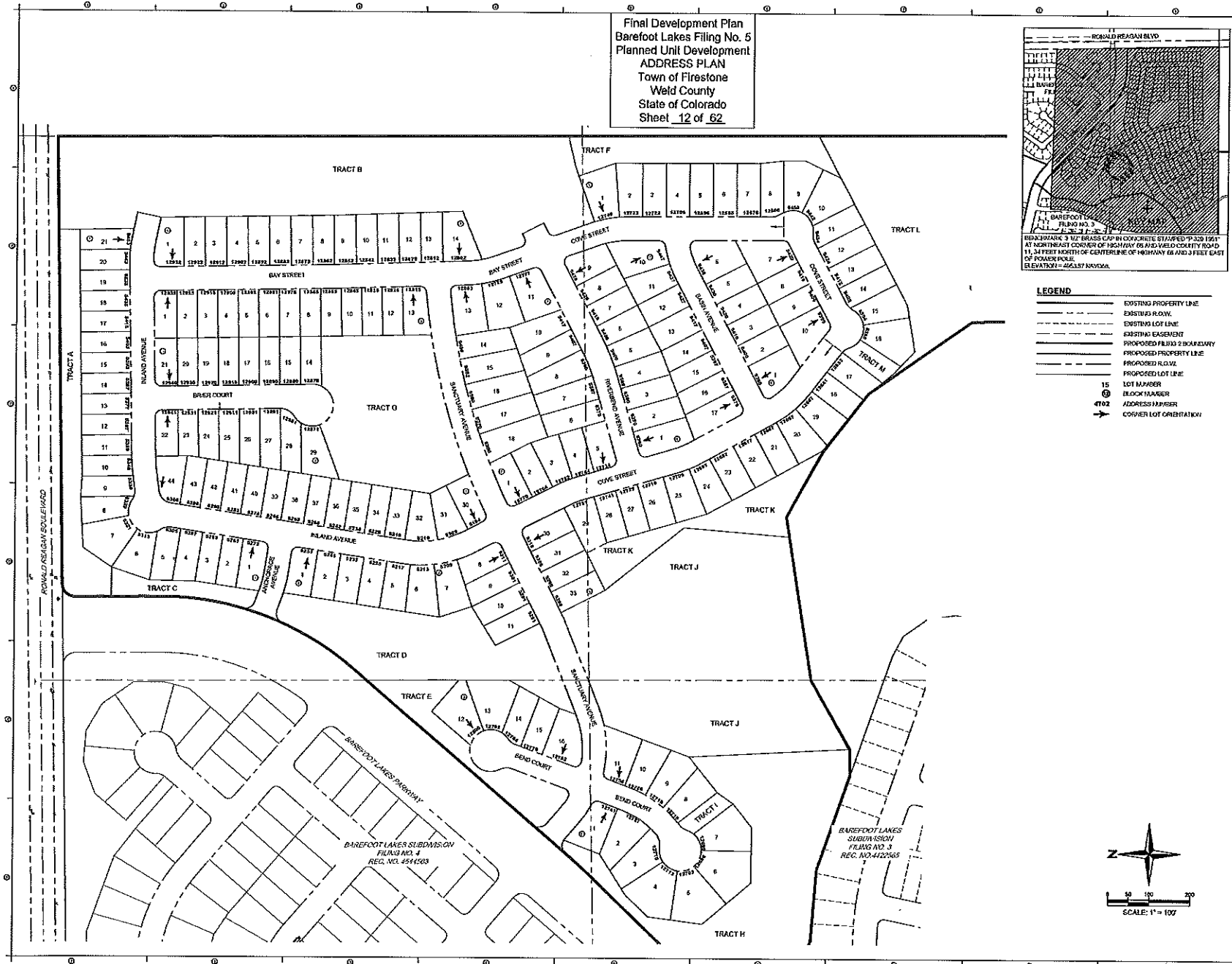
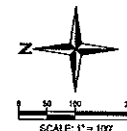
BAREFOOT LAKES

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 12 of 62

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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 13 of 62



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

REDLAND PROJECT NUMBER 06001241

**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	13 of 62

LOT	ADDRESS	STREET NAME
1	5201	INLAND AVENUE
2	5201	INLAND AVENUE
3	5209	INLAND AVENUE
4	5207	INLAND AVENUE
5	5205	INLAND AVENUE
6	5213	INLAND AVENUE
7	5211	INLAND AVENUE
8	5219	INLAND AVENUE
9	5219	INLAND AVENUE
10	5213	INLAND AVENUE
11	5209	INLAND AVENUE
12	5207	INLAND AVENUE
13	5205	INLAND AVENUE
14	5201	INLAND AVENUE
15	5201	INLAND AVENUE
16	5205	INLAND AVENUE
17	5209	INLAND AVENUE
18	5213	INLAND AVENUE
19	5211	INLAND AVENUE
20	5219	INLAND AVENUE
21	5219	INLAND AVENUE

LOT	ADDRESS	STREET NAME
1	12017	RAY STREET
2	12022	RAY STREET
3	12013	RAY STREET
4	12022	RAY STREET
5	12013	RAY STREET
6	12022	RAY STREET
7	12013	RAY STREET
8	12022	RAY STREET
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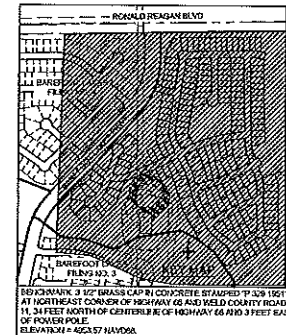
LOT	ADDRESS	STREET NAME
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3	12124	COVE STREET
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5	12108	COVE STREET
6	12100	COVE STREET
7	12092	COVE STREET
8	12084	COVE STREET
9	12076	COVE STREET
10	12068	COVE STREET
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LOT	ADDRESS	STREET NAME
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LOT	ADDRESS	STREET NAME
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LOT	ADDRESS

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 FLOW
- 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 FLOODATION LINE
- PROPOSED UNPAVEMENT LINE
- PROPOSED RAW WATER LINE
- PROPOSED VEHICLE
- PROPOSED FLASLED END SECTION
- PROPOSED WATER BEND
- PROPOSED WATER CROSS
- PROPOSED WATER TEE
- PROPOSED WATER REDUCER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUMB CAP
- BLOCK NUMBER

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING FLOW
- 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 ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER LINE
- EXISTING CONCRETE ALLIATOR
- EXISTING CONTOUR MARK



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

REDLAND PROJECT NUMBER 08031.34

FIRESTONE
INFORMATION BLOCK

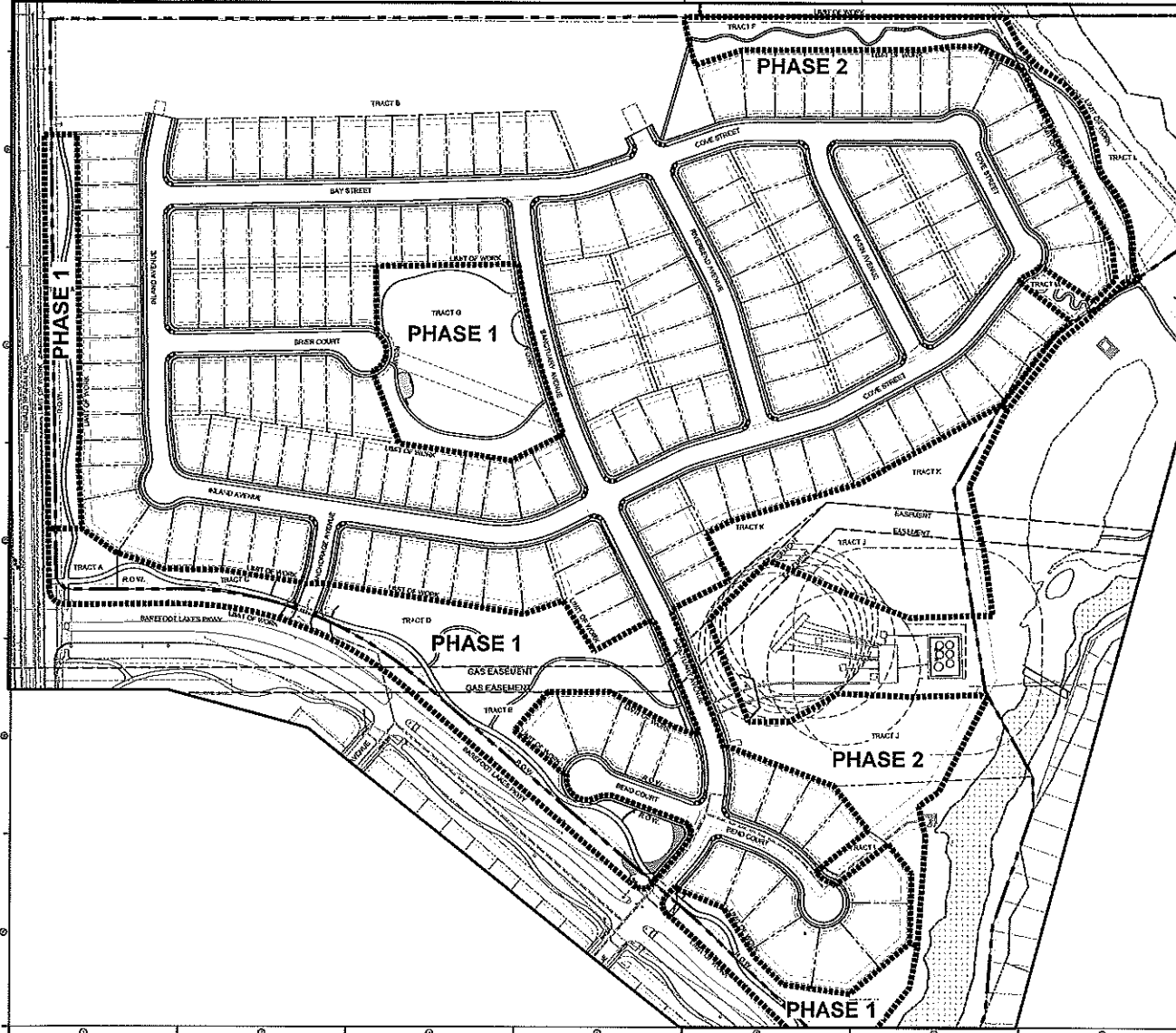
BAREFOOT LAKES

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:	
Sheet 14 of 62	

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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



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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:	3/26/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet 15 of 62	

PROJECT NUMBER: 5311

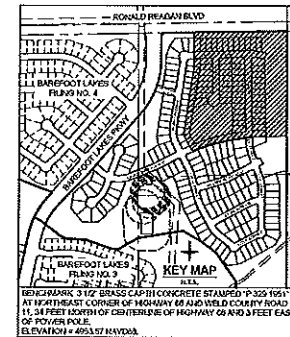
LANDSCAPE PHASING

SHEET NUMBER

L1-01

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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 16 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
 - FENCE
 - EXISTING WALL
 - EXISTING WATERLINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING ELECTRIC LINE
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - EXISTING FIBER LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR

- PROPOSED LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED R.O.W.
 - PROPOSED LOT LINE
 - PROPOSED SETBACK
 - PROPOSED EASEMENT
 - PROPOSED ROAD CENTERLINE
 - PROPOSED CURB AND GUTTER
 - PROPOSED SIDEWALK
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED TRENCH DRAIN
 - PROPOSED WATER LINE
 - PROPOSED IRRIGATION LINE
 - PROPOSED NONPOTABLE LINE
 - PROPOSED RAW WATER LINE
 - PROPOSED MANHOLE
 - PROPOSED PILE
 - PROPOSED PLACED BY SECTION
 - PROPOSED WATER BED
 - PROPOSED WATER CROSS
 - PROPOSED WATER TEE
 - PROPOSED WATER REDUCER
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED PLUGGERS
 - PROPOSED SANITARY SEWER SERVICE (1 INDICATES NON-TYPICAL LOCATION)
 - PROPOSED WATER SERVICE (1 INDICATES NON-TYPICAL LOCATION)



SCALE: 1" = 50'

REDLAND PROJECT NUMBER 000124

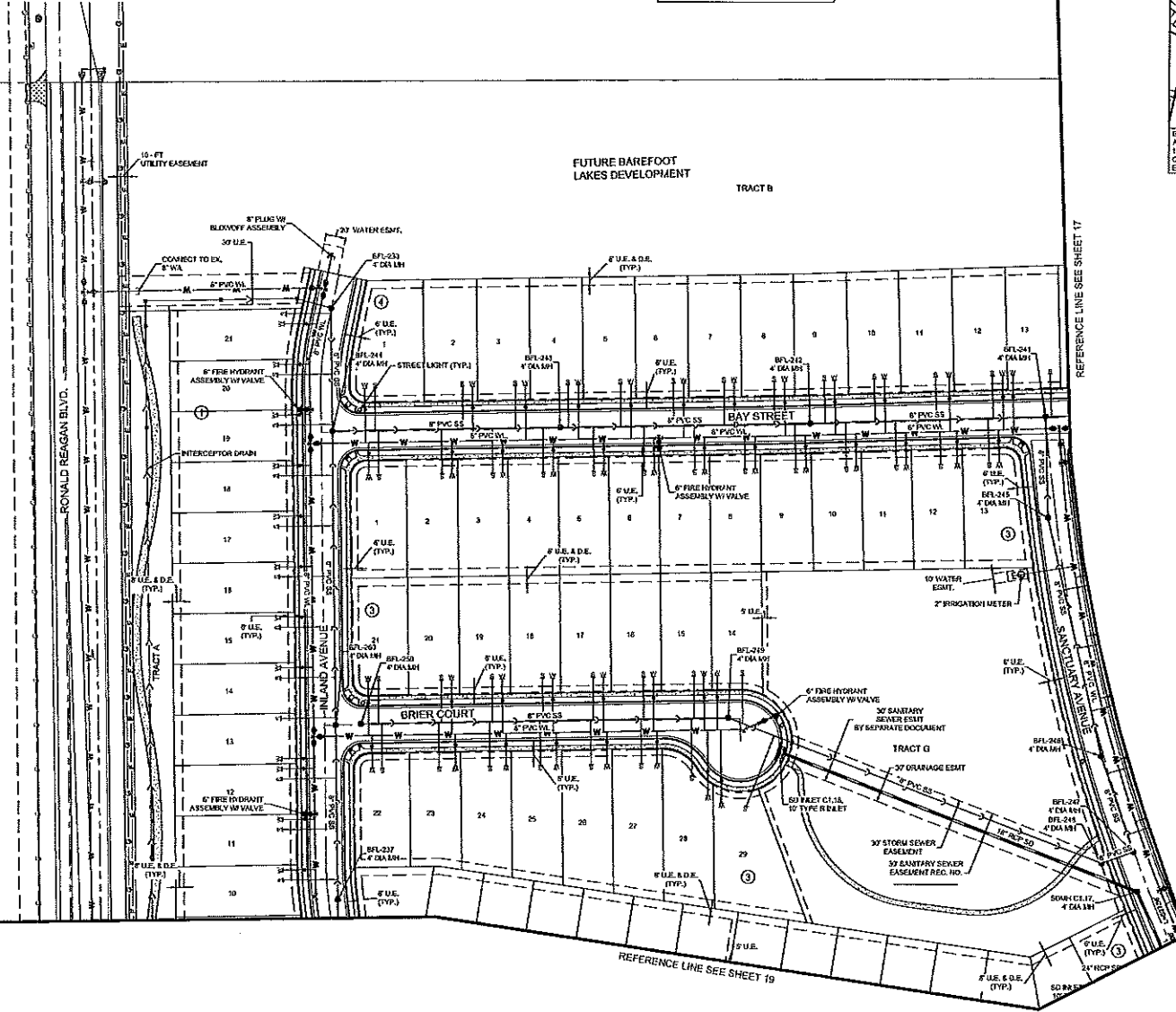
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INFORMATION BLOCK**
BAREFOOT LAKES

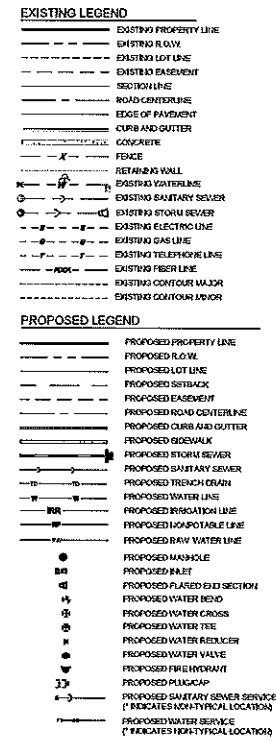
UTILITY PLAN

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 16 of 62

DATE: 11/20/2019 10:00 AM



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

**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:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet 17 of 62	

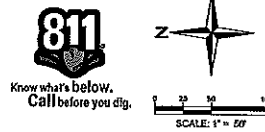
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
UTILITY PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 18 of 62



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

- EXISTING LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING R.O.W.
 - EXISTING LOT LINE
 - EXISTING EASEMENT
 - SECTION LINE
 - ROAD CENTERLINE
 - EDGE OF PAVEMENT
 - CLUB 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 CLUB AND GUTTER
 - PROPOSED SIDEWALK
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED TRENCH CROWN
 - PROPOSED WATER LINE
 - PROPOSED IRRIGATION LINE
 - PROPOSED HIGH-PRESSURE LINE
 - PROPOSED RAW WATER LINE
 - PROPOSED MANHOLE
 - PROPOSED INLET
 - PROPOSED FLARED END SECTION
 - PROPOSED WATER ROAD
 - PROPOSED WATER CROSS
 - PROPOSED WATER TEE
 - PROPOSED WATER REDUCER
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED PLUGGAP
 - PROPOSED SANITARY SEWER SERVICE
 - (*) INDICATES NON-TYPICAL LOCATIONS
 - (*) INDICATES NON-TYPICAL LOCATIONS



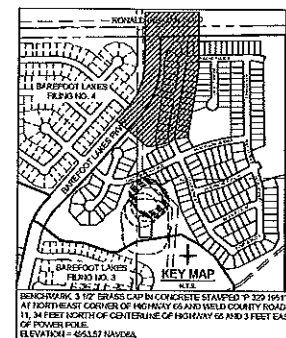
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BAREFOOT LAKES	
UTILITY PLAN	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	First
Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet	18 of 62

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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
Sheet 19 of 62



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



EXISTING LEGEND

- | | |
|-------------------------|--|
| EXISTING PROPERTY LINE | |
| EXISTING LOT LINE | |
| EXISTING LOT LINE | |
| EXISTING EASEMENT | |
| SECTION LINE | |
| ROAD CENTERLINE | |
| EDGE OF PAVEMENT | |
| CURB AND GUTTER | |
| CONCRETE | |
| FENCE | |
| RETAINING WALL | |
| EXISTING VARIATION | |
| 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 FLOW |
|  | PROPOSED LOT LINE |
|  | PROPOSED NETWORK |
|  | PROPOSED EASEMENT |
|  | PROPOSED ROAD CENTERLINE |
|  | PROPOSED CURB AND GUTTER |
|  | PROPOSED SIDEWALK |
|  | PROPOSED SYSTEM ASSESS |
|  | PROPOSED SANITARY GENER |
|  | PROPOSED TRENCH DRAIN |
|  | PROPOSED WATER LINE |
|  | PROPOSED IRRIGATION LINE |
|  | PROPOSED IRRIGATORIAL LINE |
|  | PROPOSED RAW WATER LINE |
|  | PROPOSED MANHOLE |
|  | PROPOSED INLET |
|  | PROPOSED PLANNED END SECTION |
|  | PROPOSED WATER DEAD |
|  | PROPOSED WATER CROSS |
|  | PROPOSED WATER TEE |
|  | PROPOSED WATER REDUCER |
|  | PROPOSED WATER VALVE |
|  | PROPOSED FIREHYDRANT |
|  | PROPOSED PLUGGAP |
|  | PROPOSED SANITARY REMBER SERVICE |
|  | PROPOSED WATER TYPICAL LOCATION |
|  | PROPOSED WATER SERVICE |
|  | (C) INDICATES TYPICAL LOCATION |



Know what's below.
Call before you dig.



REDLAND PROJECT NUMBER 0831124

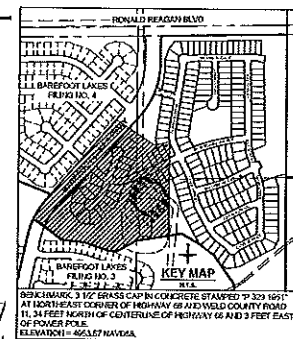
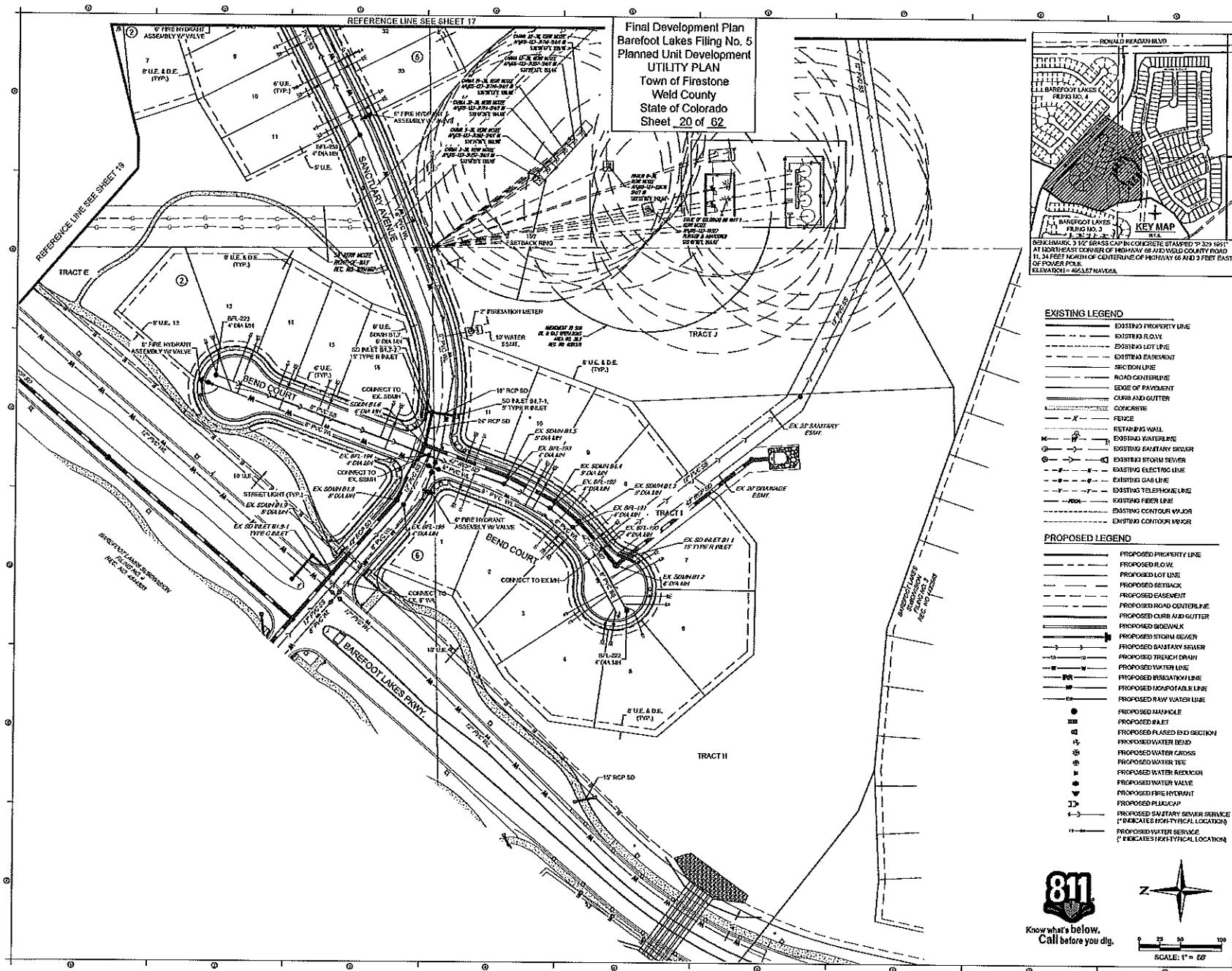
FIRESTONE
INFORMATION BLOCK

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:	

DCAP 1710 N 08410 NW PRISON, INC.



- EXISTING LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING R.O.W.
 - EXISTING LOT LINE
 - EXISTING EASEMENT
 - SECTION LINE
 - ROAD CENTERLINE
 - EDGE OF PAVEMENT
 - CURB AND GUTTER
 - CONC RET
 - 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 RETRAK
 - PROPOSED EASEMENT
 - PROPOSED ROAD CENTERLINE
 - PROPOSED CURB AND GUTTER
 - PROPOSED SIDEWALK
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED TRENCH DRAIN
 - PROPOSED TOWER LINE
 - PROPOSED OBSERVATION LINE
 - PROPOSED LIQUID FILL LINE
 - PROPOSED RAW WATER LINE
 - PROPOSED MANHOLE
 - PROPOSED RAFT
 - PROPOSED PLASSED END SECTION
 - PROPOSED WATER BEND
 - PROPOSED WATER CROSS
 - PROPOSED WATER TEE
 - PROPOSED WATER REDUCER
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED PLUG/CAJ
 - PROPOSED SANITARY SEWER SERVICE (INDICATES NON-TYPICAL LOCATION)
 - PROPOSED WATER SERVICE (INDICATES NON-TYPICAL LOCATION)



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

REDLAND PROJECT NUMBER: 1600124

**FIRESTONE
 INFORMATION BLOCK**

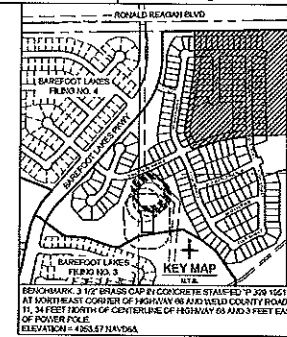
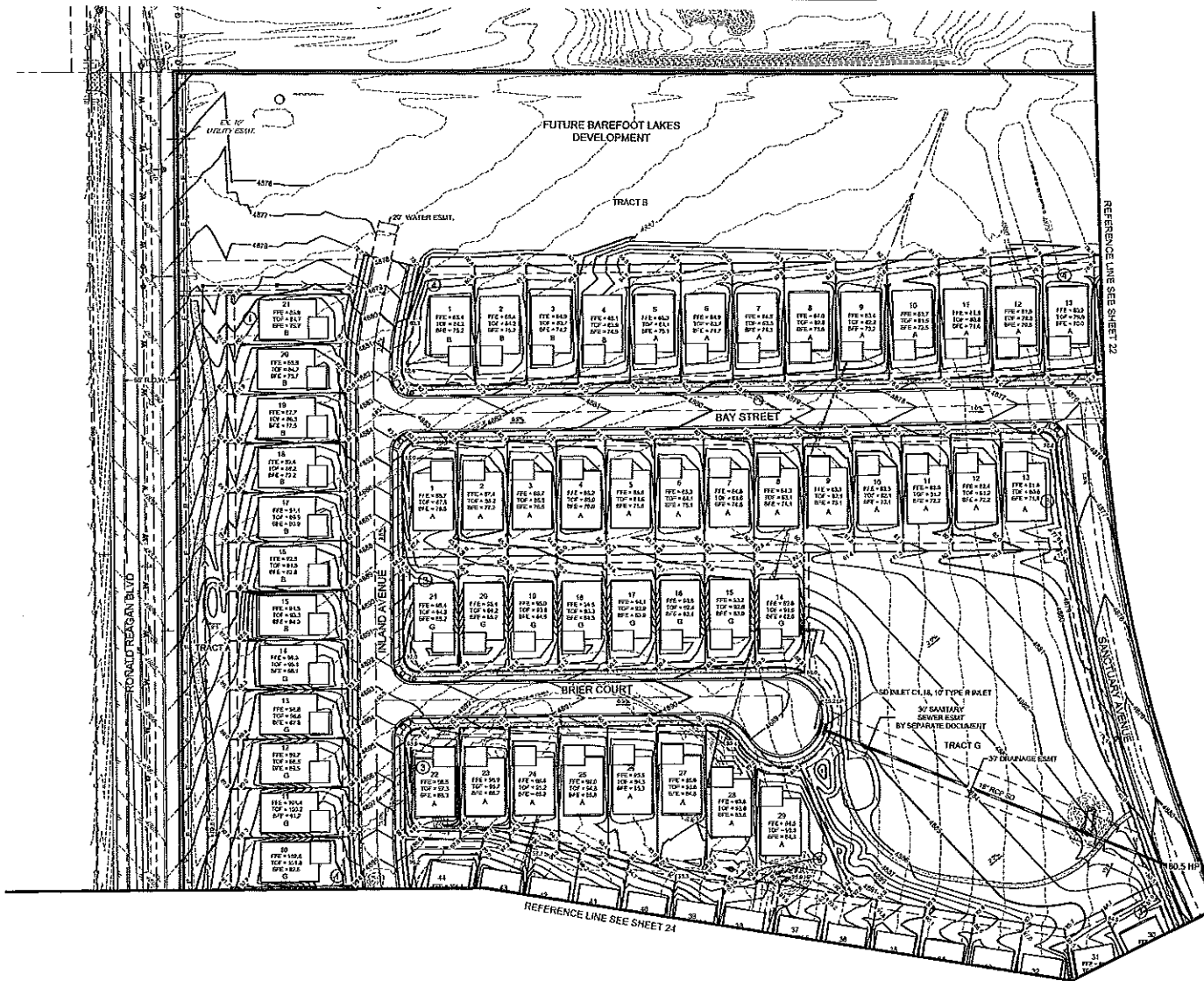
BAREFOOT LAKES

UTILITY PLAN

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

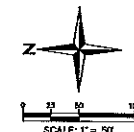
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
Grading and Drainage Plan
Town of Firestone
Weld County
State of Colorado
Sheet 21 of 62



- PROPOSED LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED ROW
 - PROPOSED LOT LINE
 - PROPOSED EASEMENT
 - PROPOSED ROAD CENTERLINE
 - PROPOSED CURB AND GUTTER (C&G)
 - PROPOSED SIDEWALK
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED FRENCH DRAIN
 - PROPOSED MANHOLE w/ DIA. (FT.)
 - PROPOSED RILEY
 - PROPOSED FLARED END SECTION
 - PROPOSED RETAINED WALL
 - PROPOSED CONTOUR MAJOR
 - PROPOSED CONTOUR MINOR

- EXISTING LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING ROW
 - EXISTING LOT LINE
 - EXISTING EASEMENT
 - SECTION LINE
 - ROAD CENTERLINE
 - EDGE OF PAVEMENT
 - CURB AND GUTTER
 - CONCRETE
 - FENCE
 - RETAINED WALL
 - EXISTING WATERLINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - 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 WETLAND LIMITS

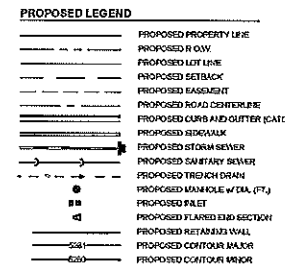


**FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 5**
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER 0000124	
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 21 of 62	

The image is a detailed engineering plan for a residential subdivision. It shows numerous lots, each with a unique identifier and associated data. The plan includes several streets: LOVE STREET, RAY STREET, BAYN AVENUE, and RAY AVENUE. Key features include:

- Title Block:** Located in the upper right, it reads: 'Final Development Plan Barefoot Lakes Filing No. 5 Planned Unit Development GRADING AND DRAINAGE PLAN Town of Firestone Weld County State of Colorado Sheet 22 of 62'.
- Tracts:** The plan is divided into several tracts, including TRACT B, TRACT F, TRACT K, and TRACT N.
- Grading and Drainage:** The plan shows contour lines, spot elevations, and drainage patterns. Annotations include '30' BASTARDY LOWW EIGHT BY SEPARATE CROCKET', '30' WATER EIGHT', and '30' BASTARDY LOWW EIGHT BY SEPARATE CROCKET'.
- Lot Data:** Each lot is labeled with its number and specific data points, such as 'FFE = 110.0', 'TCE = 108.0', 'BPE = 108.0', and 'BPE = 108.0'.
- Reference Lines:** Several reference lines are indicated, such as 'REFERENCE LINE SEE SHEET 21' and 'REFERENCE LINE SEE SHEET 22'.
- Other Features:** The plan includes a 'POND 104' in the lower right corner and a '30' BASTARDY LOWW EIGHT BY SEPARATE CROCKET' area in the upper right.



PROPOSED PROPERTY LINE
PROPOSED R.O.V.
PROPOSED LOT LINE
PROPOSED SETBACK
PROPOSED EASEMENT
PROPOSED ROAD CENTERLINE
PROPOSED CURB AND GUTTER LOCATION
PROPOSED SIDEWALK
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
PROPOSED TRIO DRAIN
PROPOSED MANHOLE OF DIA. (FT.)
PROPOSED INLET
PROPOSED FLARED END SECTION
PROPOSED RETAINING WALL
5501
PROPOSED CONTOUR MAJOR
PROPOSED CONTOUR MINOR

	EXISTING PROPERTY LINE
	EXISTING LOT LINE
	EXISTING EASEMENT
	SECTION LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	CONCRETE
	RETAINING WALL
	EXISTING WATERLINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING CABLE TELEVISION
	EXISTING IRRIGATION LINE
	EXISTING CONTOUR MARKER
	EXISTING CONTOUR MINOR
	EXISTING CONTOUR MAJOR



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

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

FIRESTONE
INFORMATION BLOCK

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	22 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
Sheet 23 of 62

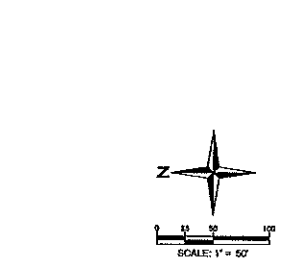


PROPOSED LEGEND

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

EXISTING LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING R.O.W.
---	EXISTING LOT LINE
---	EXISTING EASEMENT
---	EXISTING SECTION LINE
---	EXISTING ROAD CENTERLINE
---	EXISTING CURB AND GUTTER
---	EXISTING SIDEWALK
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING TELEPHONE LINE
---	EXISTING FIBER LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING CABLE TELEVISION
---	EXISTING SUBSTATION LINE
---	EXISTING CATCH BASIN
---	EXISTING CATCH BASIN



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

REDLAND PROJECT NUMBER 060124

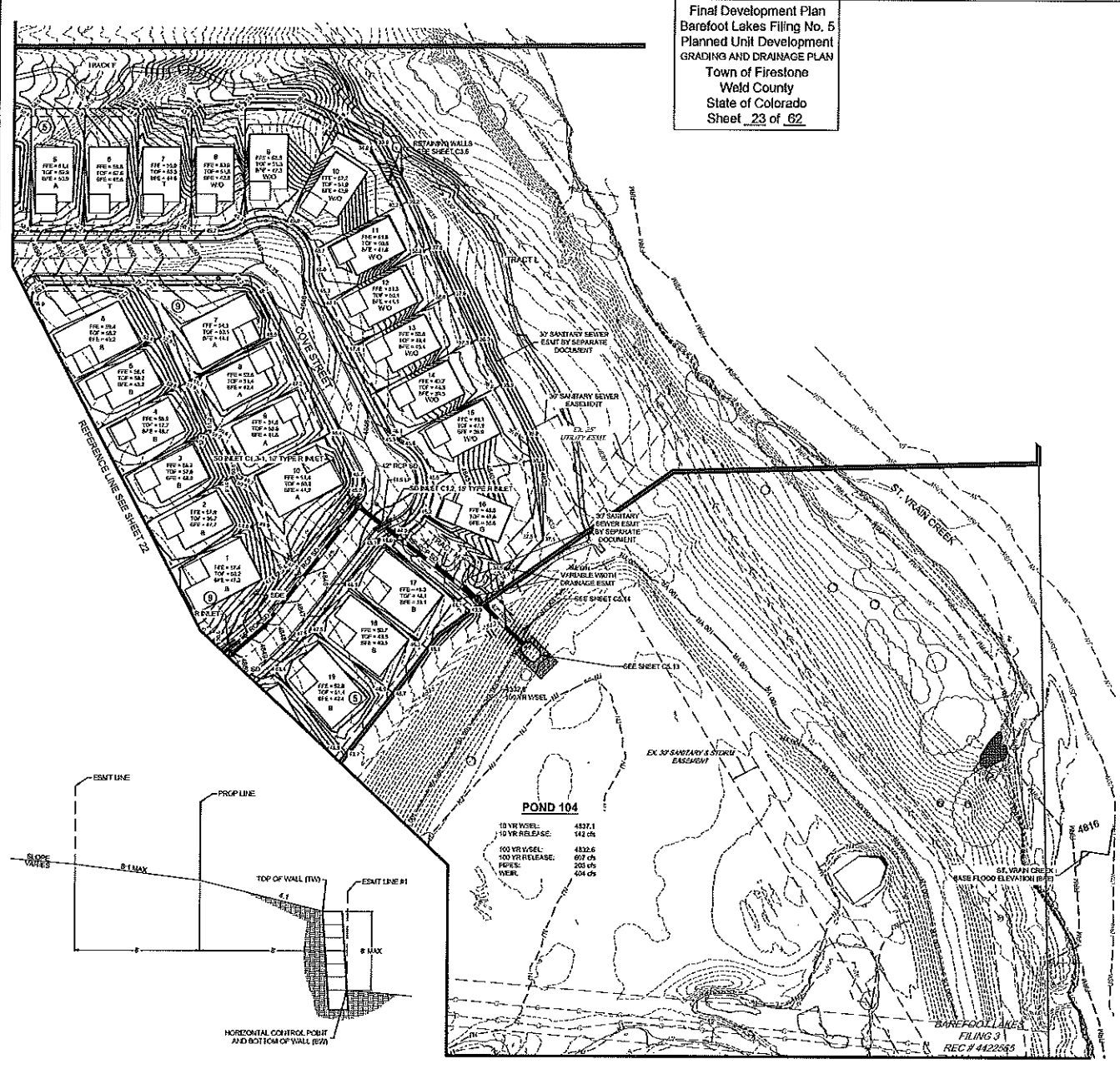
**FIRESTONE
INFORMATION BLOCK**

BAREFOOT LAKES

**GRADING AND
DRAINAGE PLAN**

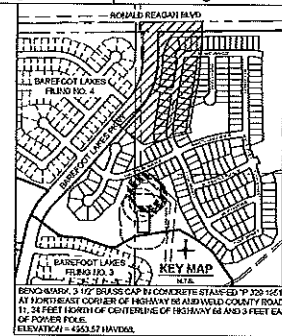
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	First
Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet	23 of 62

DEVELOPMENT DESIGN OF ROAD, ETC.



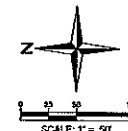
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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
Grading and Drainage Plan
Town of Firestone
Weld County
State of Colorado
Sheet 24 of 62



- PROPOSED LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED R.O.V.L.
 - PROPOSED LOT LINE
 - PROPOSED SETBACK
 - PROPOSED EASEMENT
 - PROPOSED ROAD CENTERLINE
 - PROPOSED CURB AND GUTTER (CATCH)
 - PROPOSED SIDEWALK
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED TRENCH DRAIN
 - PROPOSED 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.V.L.
 - EXISTING LOT LINE
 - EXISTING EASEMENT
 - SECTION LINE
 - ROAD CENTERLINE
 - EDGE OF PAVEMENT
 - CURB AND GUTTER
 - CONCRETE
 - FENCE
 - RETAINING WALL
 - EXISTING WATERLINE
 - EXISTING RAW WATERLINE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING ELECTRIC LINE
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - EXISTING FIBER LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING CABLE TELEVISION
 - EXISTING IRRIGATION LINE
 - EXISTING CONTOUR MAJOR
 - EXISTING CONTOUR MINOR
 - 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
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Revision 3:	
Sheet 24 of 62	

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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

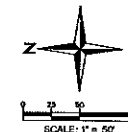


PROPOSED LEGEND

---	PROPOSED PROPERTY LINE
---	PROPOSED R.O.W.
---	PROPOSED LOT LINE
---	PROPOSED SETBACK
---	PROPOSED EASEMENT
---	PROPOSED ROAD CENTERLINE
---	PROPOSED CURB AND GUTTER (CATCH)
---	PROPOSED SIDEWALK
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED TRENCH DRAIN
---	PROPOSED MANHOLE W/ EX. (IT)
---	PROPOSED INLET
---	PROPOSED PLANNED END SECTION
---	PROPOSED RETAINING WALL
---	PROPOSED CONTOUR MARKER
---	PROPOSED CONTOUR MARKER

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
---	RETAINED WALL
---	EXISTING WATERLINE
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING ELECTRIC LINE
---	EXISTING GAS LINE
---	EXISTING TELEPHONE LINE
---	EXISTING FIBER LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING CABLE TELEVISION
---	EXISTING IRRIGATION LINE
---	EXISTING CONTOUR MARKER
---	EXISTING CONTOUR MARKER
---	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 #:	6
Phase #:	First
Submittal:	11/20/2019
Revision 1:	3/23/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet	25 of 62

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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 Associate of Nurseryman (AAN) for number 1 grade, and all plant material must meet or exceed number 1.5 grade.
3. **Front & Rear Yard Landscape Planting:**
 - a. Shrubs and ground cover plantings shall comprise no less than twenty percent of the landscaped area of the front yard. Xeric alternatives with no sod can be proposed as an alternative in all instances in front and rear yards. In such cases no more than forty percent of front yard may be inorganic (mulch, rock, sand, etc.) without vegetated groundcover.

- 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.

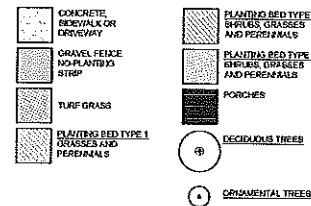
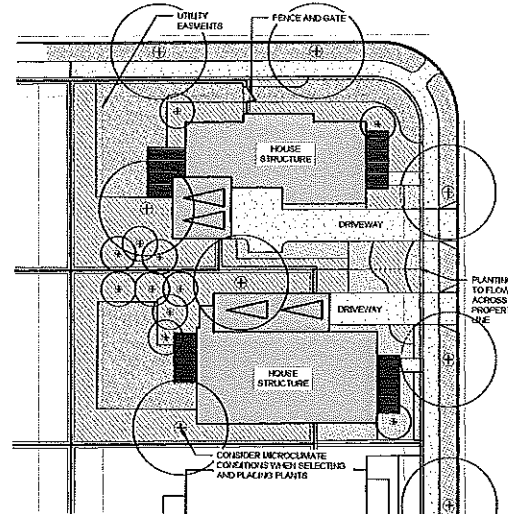
7. Irrigation

- 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.

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
LANDSCAPE STANDARDS
Town of Firestone
Weld County
State of Colorado
Sheet 26 of 62



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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 26 of 62	

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

PLANTING AND LANDSCAPE		
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 Daylily	2/15-09
8.8	Straw Type 1	1/15-04 3/15-02
8.9	Straw Type 2 (slope)	3/15-04 3/15-02
9.1	Perennials and Groundcover	1/15-01
9.11	Turf	1/15-01
9.12	Soil Erosion	8/15-04
9.13	Blank	8/15-04

[illegible][illegible]

LUMFORD - UNDERSTORY FALL MIX						
647	Blue Phlox	Sumac	1.6L	4/21/11		9.30
648	Blonde Ambrette Green Grass	Crataegus	1.6L	4/21/11		9.30
649	Agave-like Plant Fortune	Black Fortune Myrtle	1.6L	4/21/11		9.30
650	Asplenium adnigrum	White Thyme	1.6L	4/21/11		9.30
651	Gold-moss-like Fern	Asplenium	1.6L	4/21/11		9.30

30/30/15 - UNDERSTORY WINTER MIX				
20%	Black hickory	Shrub	3 GAL	\$ 30
10%	White cedar	Shrub or tree	3 GAL	\$ 20
10%	Arbutus menziesii	White flower	3 GAL	\$ 20

USPSM2 - UNDERSTORY SPRING MIX				
EN	Extensive natural grass, esp. species	Pacific Publishers	5 GAL	\$0.30
FLA	<i>Proserpinaca stratiotes</i>	Rustica Japan	1 GAL	\$0.50
GBL	Arbutus ground "Black Arbutus"	Florida Aquatic Green Co.	1 GAL	\$0.30
ISA	<i>Isocarpha</i> "Isophrase" "Alaska"	Shasta Dairy	2 GAL	\$0.30

SEED MIXES

SHRUB	Shagbark Hickory <i>H. speciosa</i> White Birch <i>B. papyrifera</i> , Elm <i>Cornus</i> , Savanna Dogwood, Green and Red Dogwoods, Black-Fl. Dogw., Black Point Yellow Birch, Oak, Sassafras, Hard Hickory, Shagbark Hickory, Shawnee Hickory, Greening Red Elm or Elm	Shagbark Hickory	Seed	REF SPEC
GRASS	Do not use Cornflower, Huckleberry, Russet Grass, Savanna Green Grass, Annual Red Grass	Extensive Compatibility	Seed	PO SPEC
TFT	Tall Grass Mix (Tallgrass Mix Grass, Perennial Red Grass, Greening Red)	Tall Grass Mix	Seed	REF SPEC

PLANTING LEGEND

 USM6  TFF  WATER METER
 UFM10  SLM1  SIGHT TRIANGLE
 UFM13  GME
 USPIA2



KEY DATA



ORIGINAL SCALE 1"=100'-00"

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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
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Type of Submittal:	FDP
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Phase #:	5
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First	11/20/2019
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Revision 1:	3/25/2020
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Revision 2:	6/5/2020

Sheet 27 of 62

PROJECT NUMBER 611

OVERALL PLANTING PLAN

DEET NASSA

L4-00

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Final Development Plan
Barefoot Lakes Filling No. 5
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 28 of 62

SITE KEYNOTES:

4.0 PLANTING AND LANDSCAPE

6.1	Deciduous Tree	1/15/01	
6.2	Deciduous Tree on slope	2/16/01	
6.3	Evergreen Tree	1/15/02	
6.4	Evergreen Tree on slope	2/16/02	
6.5	Ornamental Tree Type 1	1/15/01	
6.6	Ornamental Tree on slope	2/16/01	
6.7	Deciduous Tree (dry tree)	1/15/04	2/16/04
2.8	Ditch Type 1	2/16/04	
2.9	Ditch Type 2 (slope)	2/16/04	2/16/02
9.10	Perennials and Groundcover	4/15/01	2/16/02
9.11	Turf	4/15/01	
9.12	Soil Erosion	5/16/04	
9.13	Water	8/15/04	

Abb	Scientific Name	Common Name	Size	Spawning	Details
Trees					
ATA	<i>Acacia baobabiana</i> (Acacia)	Automolano Maple	1' CAL	PERS PLANS	1.1.9
ANS	<i>Acacia</i> (Acacia)	Boulder Mesquite	2' CAL	PERS PLANS	1.1.9
QAT	<i>Quercus agrifolia</i>	California	2' CAL	PERS PLANS	1.1.9
PIB2	<i>Pinus banksiana</i>	Australian Pine	7' INT	PERS PLANS	1.1.9
PIB3	<i>Pinus nigra</i>	Australian Pine	6' INT	PERS PLANS	1.1.9
PPA	<i>Populus alba</i>	Lanceol of Cottonwood	2' CAL	PERS PLANS	1.1.9
PCV	<i>Pinus ponderosa</i>	Colorado Blue Spruce	8' INT	PERS PLANS	1.1.9
PPN	<i>Populus nigra</i>	Norwegian Cottonwood	2' CAL	PERS PLANS	1.1.9
QUIN2	<i>Quercus macrocarpa</i>	Bur Oak	1' CAL	PERS PLANS	1.1.9
QUIN3	<i>Quercus macrocarpa</i>	Bur Oak	1' CAL	PERS PLANS	1.1.9

USMG - UNDISASTORY SUMMER MIX					
AM1	Attention Attention	VI. Sagebrush	3 GAL	0.6513*	9.3
				0.6619*	
EP6	Greenhouse Mammals (P. VEC. 04/10/12)	Rubus hibernicus	3 GAL	0.6619*	
				0.6715*	
AM	Blue Fortune Mypop	Blue Fortune Mypop	1 GAL	0.6619*	9.3
				0.6715*	
ISA	Attention Attention (Mammals)	Plant Delay	1 GAL	0.6513*	9.3
				0.6619*	

DATE	PLANT SPECIES	HEIGHT	DBH	STEM	BRANCH	LEAF	FRUIT
2011	Blackberry	1.5m	1.5cm	1.5cm	1.5cm	1.5cm	1.5cm
2012	Blackberry	1.5m	1.5cm	1.5cm	1.5cm	1.5cm	1.5cm
2013	Blackberry	1.5m	1.5cm	1.5cm	1.5cm	1.5cm	1.5cm
2014	Blackberry	1.5m	1.5cm	1.5cm	1.5cm	1.5cm	1.5cm
2015	Blackberry	1.5m	1.5cm	1.5cm	1.5cm	1.5cm	1.5cm
2016	Blackberry	1.5m	1.5cm	1.5cm	1.5cm	1.5cm	1.5cm
2017	Blackberry	1.5m	1.5cm	1.5cm	1.5cm	1.5cm	1.5cm
2018	Blackberry	1.5m	1.5cm	1.5cm	1.5cm	1.5cm	1.5cm
2019	Blackberry	1.5m	1.5cm	1.5cm	1.5cm	1.5cm	1.5cm
2020	Blackberry	1.5m	1.5cm	1.5cm	1.5cm	1.5cm	1.5cm

LW4412 - UNDERSTORY WINTER MIX					
Ref	Blueberries	Sumac	5 GAL	16.91*	0.16
YFO	Yucca glauca	Scuppernon	5 GAL	16.91*	0.16
AMB	Asplenium platyneuron	White Dune	5 GAL	16.91*	0.16

USPSA - UNDERSTORY SPRING MIX			
10X	<i>Erigeron annuus</i> var. <i>speciosus</i>	Robber Rabbitbush	5.64L
10A	<i>Primula obcylifolia</i>	Russian Sage	5.64L
10B	<i>Rubus idaeus</i> 'Florida Arrow'*	Monde Arabian Drama Grass	5.64L
11A	<i>Leucanthemum superbum</i> 'Alba'	Shasta Daisy	5.64L

SEED LINGS

SAH	Stomach contents include: Various Ribwort Grass, Red Clover, Hairy Wood Sorrel, Green Nodding Lychnis Grass, Red Spider Grass, Red Clover, Broad leaved Plantain, Sheeps Fescue, Green Hay and Hay	Stomach contents	Seed	RED SPEC
CHX	Ernst Greenfield includes: Ribwort Red Clover, Red Clover Green Grass, A. white & Green	Ernst Greenfield	Seed	RED SPEC
TH	Ernst Greenfield includes: Ribwort Red Clover, Red Clover Green Grass, Broad leaved Plantain, Sheeps Fescue	Ernst Greenfield	Seed	RED SPEC

PLANTING LEGEND

		USM6		TFF		WATER METER
		UFM10		SMN		SLIGHT TRIANGLE
		UAM13		GME		
		USPM2				



KEY MESSAGE



0 15 30
CONCENTRATION (M)

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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>28</u> of <u>62</u>	

PROJECT NUMBER: 5315

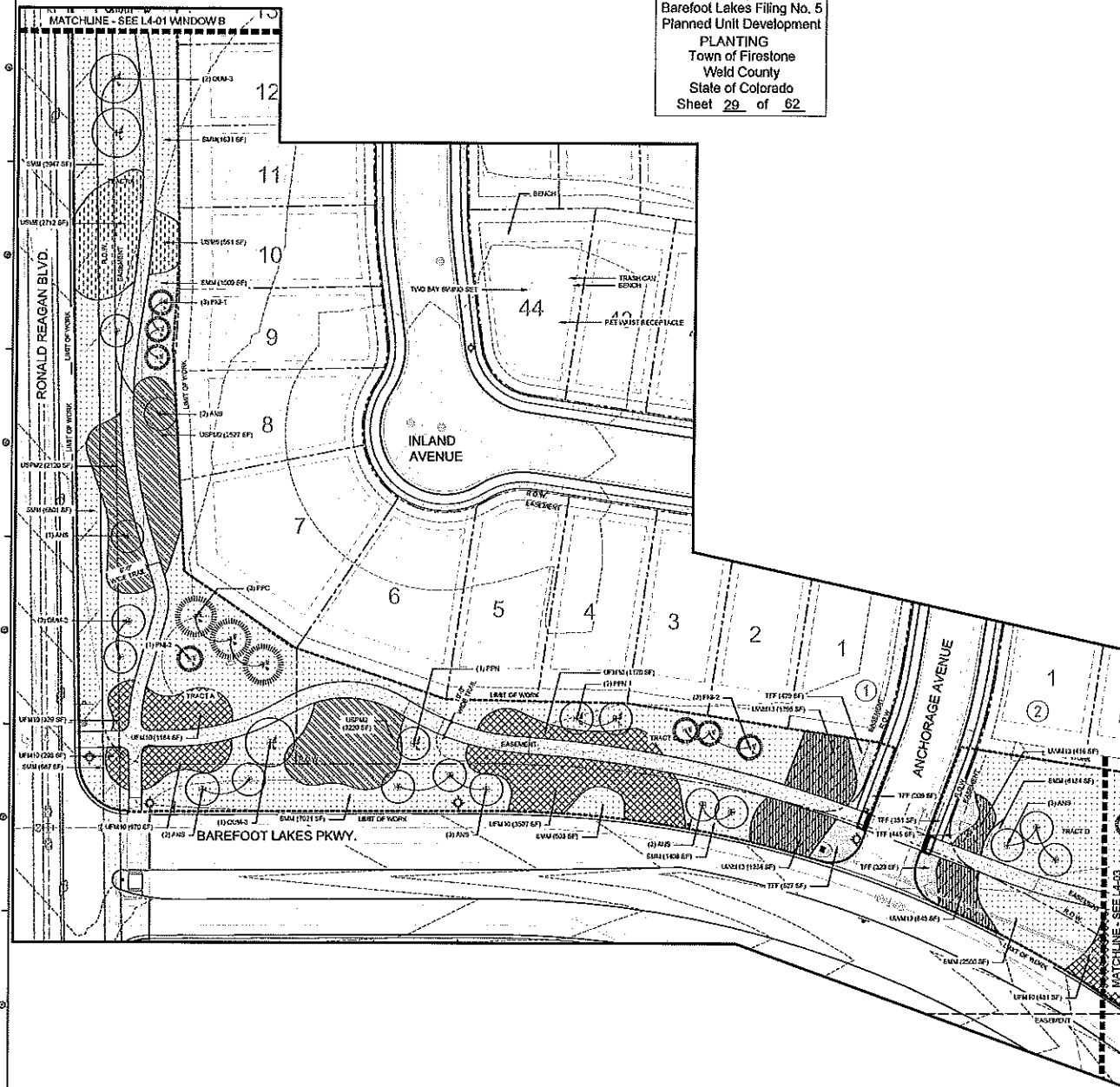
PLANTING

SHEET NUMBER

L4-01

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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 29 of 62



SITE KEYNOTES:

PLANTING AND LANDSCAPE

5.1	Deciduous Tree	2/15/01
5.2	Deciduous Tree on slope	2/15/01
5.3	Evergreen Tree	2/15/02
5.4	Evergreen Tree on slope	2/15/02
5.5	Ornamental Tree Type 1	2/15/03
5.6	Ornamental Tree on slope	2/15/03
5.7	Deciduous Tree Clay Valley	3/15/03
5.8	Shrub Type 1	2/15/04
5.9	Shrub Type 2 (slope)	2/15/04
5.10	Perennial and Grass/Forc.	3/15/04
5.11	Turf	6/15/04
5.12	Small Edding	6/15/04
5.13	Wick	6/15/04

Ash	Scientific Name	Common Name	Size	Spacing	Detail
Trees					
AFA	<i>Acer prenanthifolium</i>	American Blotch Maple	3' CAL	PER PLANS	0.192
ACF	<i>Acer negundo</i>	Bowden Striped Maple	3' CAL	PER PLANS	0.192
AS	<i>Alnus incana</i>	Calico	3' CAL	PER PLANS	0.192
PO-1	<i>Pinus strobus</i>	Australian Pine	3' CAL	PER PLANS	0.192
PO-2	<i>Pinus nigra</i>	Australian Pine	6' HT	PER PLANS	0.384
PPA	<i>Populus alba</i>	White-barked Cottonwood	3' CAL	PER PLANS	0.192
PTC	<i>Prunus pennsylvanica</i>	Lance-leafed Black Spruce	6' HT	PER PLANS	0.384
QAL	<i>Quercus alba</i>	White-barked Cottonwood	3' CAL	PER PLANS	0.192
QMA-2	<i>Quercus macrocarpa</i>	Black Oak	3' CAL	PER PLANS	0.192
QMA-3	<i>Quercus macrocarpa</i>	Black Oak	3' CAL	PER PLANS	0.192

USMB - UNDERSTORY SUMMER M

ACE	Artemisa District	MC Sagrera	1 GAL	144.95'	9.30
ETN	Encomienda Nacional Sta. Ana, Sagrera	Archer & Robinson	1 GAL	144.95'	9.35
ABF	Blue Fortune Highway	Blue Fortune Highway	1 GAL	144.95'	9.30
LSA	Encomienda Nacional Sagrera, "Alto La"	Stanza Dairy	1 GAL	144.95'	9.30

UNM10-UNDERSTORY FALL MIX

[illegible]

LAW113 - UNDERSTORY WINTER M...

Art	Blue Linen	Small	1 GAL	MA 18	9.35
Art	Yellow Linen	Small	1 GAL	MA 18	9.35
Art	White Linen	Small	1 GAL	MA 18	9.35

USPM2-UNDERSTORY SPRING MD

19N	<i>Eriosema arvense</i> ssp. <i>virg.</i> <i>speciosa</i>	Rubber Rabbitbush	1 444	XX 0 18" MA 3 3"	3.32
19A	<i>Pereskia aciculisfolia</i>	Russian Sage	1 444	XX 0 18" MA 3 3"	3.32
19C	<i>Baccharis gracilis</i> <i>Thunb. Arabis</i>	Florida Arabis Grass	1 444	XX 0 18" MA 3 3"	3.32

10 **11** **12** **13** **14** **15** **16** **17** **18** **19** **20**

SEED MIXES			
Shortgrass like seed mix (includes Western Wheat Grass, Blue Grama, Sagebrush, Greasewood, Green needlegrass, Bottlebrush, etc. This is made in West Texas)			
SW4	Shortgrass like seed mix	Seed	\$15.50/c

Swadlow, Hordt, Sharp, and
Dewing focus on extreme biodiversity

QVE	Erosion Control Mix (No. 1000): Western White Grass, Sideburn Grass, Annual Ryegrass	Erosion Control Mix	Seed	MSD/C
MS	Fluorogen Mix (Western Blue Grass)			

1994

PLANTING LEGEND

5.14 5.15 USM6

 9.16, 9.17  9.18, 9.19  9.20, 9.21
 UFM10  UFM13  USP12
 SMM  GME



KEY MAP



0 12 30

FOOT FEET ABOVE SEA LEVEL

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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>29</u> of <u>62</u>	

PROJECT NUMBER: 5111

PLANTING

L4-02

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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 30 of 62

SITE KEYNOTES:

PLANTING AND LANDSCAPE	DETAIL 1 DWG	RELATED DETAILS
1.1 Deciduous Tree	1/15/01	
1.2 Deciduous Tree on slope	2/15/01	
1.3 Evergreen Tree	1/15/02	
1.4 Evergreen Tree on slope	2/15/02	
1.5 Ornamental Tree Type 1	1/15/03	
1.6 Ornamental Tree on slope	2/15/03	
1.7 Deciduous Tree Only Wire	3/15/03	
1.8 Tree Type 1 (slope)	1/15/04	3/15/02
1.9 Tree Type 2 (slope)	2/15/04	3/15/02
1.10 Perennial and Groundcover	3/15/04	1/15/02
1.11 Turf	4/15/04	
1.12 Stool Edging	6/15/04	
1.13 Blank	8/15/04	

Abb	Scientific Name	Common Name	Size	Spacing	Detail
AAA	Aster & Broomrape	Aster Broomrape	2" CAL	PER PLANS	8.1.2
AAA	Aster Broomrape	Aster Broomrape	2" CAL	PER PLANS	8.1.2
AAA	Aster Broomrape	Aster Broomrape	2" CAL	PER PLANS	8.1.2
AAA	Aster Broomrape	Aster Broomrape	2" CAL	PER PLANS	8.1.2
AAA	Aster Broomrape	Aster Broomrape	2" CAL	PER PLANS	8.1.2
AAA	Aster Broomrape	Aster Broomrape	2" CAL	PER PLANS	8.1.2
AAA	Aster Broomrape	Aster Broomrape	2" CAL	PER PLANS	8.1.2
AAA	Aster Broomrape	Aster Broomrape	2" CAL	PER PLANS	8.1.2
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AAA	Aster Broomrape	Aster Broomrape	2" CAL	PER PLANS	8.1.2
AAA	Aster Broomrape	Aster Broomrape	2" CAL	PER PLANS	8.1.2
AAA	Aster Broomrape	Aster Broomrape	2" CAL	PER PLANS	8.1.2
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AAA	Aster Broomrape	Aster Broomrape	2" CAL	PER PLANS	8.1.2
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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 #:	6
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet 30 of 62	
PROJECT NUMBER: 5311	

PLANTING SHEET NUMBER L4-03

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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

Plant	Quantity	Notes
1.1	1/15/01	
1.2	2/15/01	
1.3	1/15/02	
1.4	2/15/02	
1.5	1/15/03	
1.6	2/15/03	
1.7	3/15/03	
1.8	1/15/04	
1.9	2/15/04	
1.10	3/15/04	
1.11	4/15/04	
1.12	5/15/04	
1.13	6/15/04	

Plant	Quantity	Notes
1.14	7/15/04	
1.15	8/15/04	
1.16	9/15/04	
1.17	10/15/04	
1.18	11/15/04	
1.19	12/15/04	
1.20	1/15/05	
1.21	2/15/05	
1.22	3/15/05	
1.23	4/15/05	
1.24	5/15/05	
1.25	6/15/05	
1.26	7/15/05	
1.27	8/15/05	
1.28	9/15/05	
1.29	10/15/05	
1.30	11/15/05	
1.31	12/15/05	
1.32	1/15/06	
1.33	2/15/06	
1.34	3/15/06	
1.35	4/15/06	
1.36	5/15/06	
1.37	6/15/06	
1.38	7/15/06	
1.39	8/15/06	
1.40	9/15/06	
1.41	10/15/06	
1.42	11/15/06	
1.43	12/15/06	
1.44	1/15/07	
1.45	2/15/07	
1.46	3/15/07	
1.47	4/15/07	
1.48	5/15/07	
1.49	6/15/07	
1.50	7/15/07	
1.51	8/15/07	
1.52	9/15/07	
1.53	10/15/07	
1.54	11/15/07	
1.55	12/15/07	
1.56	1/15/08	
1.57	2/15/08	
1.58	3/15/08	
1.59	4/15/08	
1.60	5/15/08	
1.61	6/15/08	
1.62	7/15/08	
1.63	8/15/08	
1.64	9/15/08	
1.65	10/15/08	
1.66	11/15/08	
1.67	12/15/08	
1.68	1/15/09	
1.69	2/15/09	
1.70	3/15/09	
1.71	4/15/09	
1.72	5/15/09	
1.73	6/15/09	
1.74	7/15/09	
1.75	8/15/09	
1.76	9/15/09	
1.77	10/15/09	
1.78	11/15/09	
1.79	12/15/09	
1.80	1/15/10	
1.81	2/15/10	
1.82	3/15/10	
1.83	4/15/10	
1.84	5/15/10	
1.85	6/15/10	
1.86	7/15/10	
1.87	8/15/10	
1.88	9/15/10	
1.89	10/15/10	
1.90	11/15/10	
1.91	12/15/10	
1.92	1/15/11	
1.93	2/15/11	
1.94	3/15/11	
1.95	4/15/11	
1.96	5/15/11	
1.97	6/15/11	
1.98	7/15/11	
1.99	8/15/11	
1.100	9/15/11	
1.101	10/15/11	
1.102	11/15/11	
1.103	12/15/11	
1.104	1/15/12	
1.105	2/15/12	
1.106	3/15/12	
1.107	4/15/12	
1.108	5/15/12	
1.109	6/15/12	
1.110	7/15/12	
1.111	8/15/12	
1.112	9/15/12	
1.113	10/15/12	
1.114	11/15/12	
1.115	12/15/12	
1.116	1/15/13	
1.117	2/15/13	
1.118	3/15/13	
1.119	4/15/13	
1.120	5/15/13	
1.121	6/15/13	
1.122	7/15/13	
1.123	8/15/13	
1.124	9/15/13	
1.125	10/15/13	
1.126	11/15/13	
1.127	12/15/13	
1.128	1/15/14	
1.129	2/15/14	
1.130	3/15/14	
1.131	4/15/14	
1.132	5/15/14	
1.133	6/15/14	
1.134	7/15/14	
1.135	8/15/14	
1.136	9/15/14	
1.137	10/15/14	
1.138	11/15/14	
1.139	12/15/14	
1.140	1/15/15	
1.141	2/15/15	
1.142	3/15/15	
1.143	4/15/15	
1.144	5/15/15	
1.145	6/15/15	
1.146	7/15/15	
1.147	8/15/15	
1.148	9/15/15	
1.149	10/15/15	
1.150	11/15/15	
1.151	12/15/15	
1.152	1/15/16	
1.153	2/15/16	
1.154	3/15/16	
1.155	4/15/16	
1.156	5/15/16	
1.157	6/15/16	
1.158	7/15/16	
1.159	8/15/16	
1.160	9/15/16	
1.161	10/15/16	
1.162	11/15/16	
1.163	12/15/16	
1.164	1/15/17	
1.165	2/15/17	
1.166	3/15/17	
1.167	4/15/17	
1.168	5/15/17	
1.169	6/15/17	
1.170	7/15/17	
1.171	8/15/17	
1.172	9/15/17	
1.173	10/15/17	
1.174	11/15/17	
1.175	12/15/17	
1.176	1/15/18	
1.177	2/15/18	
1.178	3/15/18	
1.179	4/15/18	
1.180	5/15/18	
1.181	6/15/18	
1.182	7/15/18	
1.183	8/15/18	
1.184	9/15/18	
1.185	10/15/18	
1.186	11/15/18	
1.187	12/15/18	
1.188	1/15/19	
1.189	2/15/19	
1.190	3/15/19	
1.191	4/15/19	
1.192	5/15/19	
1.193	6/15/19	
1.194	7/15/19	
1.195	8/15/19	
1.196	9/15/19	
1.197	10/15/19	
1.198	11/15/19	
1.199	12/15/19	
1.200	1/15/20	

Plant	Quantity	Notes
1.201	2/15/20	
1.202	3/15/20	
1.203	4/15/20	
1.204	5/15/20	
1.205	6/15/20	
1.206	7/15/20	
1.207	8/15/20	
1.208	9/15/20	
1.209	10/15/20	
1.210	11/15/20	
1.211	12/15/20	
1.212	1/15/21	
1.213	2/15/21	
1.214	3/15/21	
1.215	4/15/21	
1.216	5/15/21	
1.217	6/15/21	
1.218	7/15/21	
1.219	8/15/21	
1.220	9/15/21	
1.221	10/15/21	
1.222	11/15/21	
1.223	12/15/21	
1.224	1/15/22	
1.225	2/15/22	
1.226	3/15/22	
1.227	4/15/22	
1.228	5/15/22	
1.229	6/15/22	
1.230	7/15/22	
1.231	8/15/22	
1.232	9/15/22	
1.233	10/15/22	
1.234	11/15/22	
1.235	12/15/22	
1.236	1/15/23	
1.237	2/15/23	
1.238	3/15/23	
1.239	4/15/23	
1.240	5/15/23	
1.241	6/15/23	
1.242	7/15/23	
1.243	8/15/23	
1.244	9/15/23	
1.245	10/15/23	
1.246	11/15/23	
1.247	12/15/23	
1.248	1/15/24	
1.249	2/15/24	
1.250	3/15/24	
1.251	4/15/24	
1.252	5/15/24	
1.253	6/15/24	
1.254	7/15/24	
1.255	8/15/24	
1.256	9/15/24	
1.257	10/15/24	
1.258	11/15/24	
1.259	12/15/24	
1.260	1/15/25	

Plant	Quantity	Notes
1.261	2/15/25	
1.262	3/15/25	
1.263	4/15/25	
1.264	5/15/25	
1.265	6/15/25	
1.266	7/15/25	
1.267	8/15/25	
1.268	9/15/25	
1.269	10/15/25	
1.270	11/15/25	
1.271	12/15/25	
1.272	1/15/26	
1.273	2/15/26	
1.274	3/15/26	
1.275	4/15/26	
1.276	5/15/26	
1.277	6/15/26	
1.278	7/15/26	
1.279	8/15/26	
1.280	9/15/26	
1.281	10/15/26	
1.282	11/15/26	
1.283	12/15/26	
1.284	1/15/27	
1.285	2/15/27	
1.286	3/15/27	
1.287	4/15/27	
1.288	5/15/27	
1.289	6/15/27	
1.290	7/15/27	
1.291	8/15/27	
1.292	9/15/27	
1.293	10/15/27	
1.294	11/15/27	
1.295	12/15/27	
1.296	1/15/28	
1.297	2/15/28	
1.298	3/15/28	
1.299	4/15/28	
1.300	5/15/28	

Plant	Quantity	Notes
1.301	6/15/28	
1.302	7/15/28	
1.303	8/15/28	
1.304	9/15/28	
1.305	10/15/28	
1.306	11/15/28	
1.307	12/15/28	
1.308	1/15/29	
1.309	2/15/29	
1.310	3/15/29	
1.311	4/15/29	
1.312	5/15/29	
1.313	6/15/29	
1.314	7/15/29	
1.315	8/15/29	
1.316	9/15/29	
1.317	10/15/29	
1.318	11/15/29	
1.319	12/15/29	
1.320	1/15/30	

Plant	Quantity	Notes
1.321	2/15/30	
1.322	3/15/30	
1.323	4/15/30	
1.324	5/15/30	
1.325	6/15/30	
1.326	7/15/30	
1.327	8/15/30	
1.328	9/15/30	
1.329	10/15/30	
1.330	11/15/30	
1.331	12/15/30	
1.332	1/15/31	
1.333	2/15/31	
1.334	3/15/31	
1.335	4/15/31	
1.336	5/15/31	
1.337	6/15/31	
1.338	7/15/31	
1.339	8/15/31	
1.340	9/15/31	
1.341	10/15/31	
1.342	11/15/31	
1.343	12/15/31	
1.344	1/15/32	
1.345	2/15/32	
1.346	3/15/32	
1.347	4/15/32	
1.348	5/15/32	
1.349	6/15/32	
1.350	7/15/32	

SLED MIXES			
	Shortgrass Meadow Mix (includes:		
DATE	Western Ribwort Grass, Blue Gramma, Yellow Crumweed, Green Amaranth, Buff Grass, Thick Spined Hair Grass, Switchgrass, Hard Fescue, Sheep Fescue, Chenopodium, Creeping Red Fescue of	Shortgrass Meadow Mix	Seed 1/3 SILE

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 32 of 62

SITE KEYNOTES:

1A PLANTING AND LANDSCAPE

8.1	Deciduous Tree	1/15/01
8.2	Deciduous Tree on slope	2/18/01
8.3	Evergreen Tree	1/15/02
8.4	Evergreen Tree on slope	2/18/02
8.5	Ornamental Tree Type 1	1/15/03
8.6	Ornamental Tree on slope	2/18/03
8.7	Deciduous Tree on slope	3/18/03
8.8	Tree Type 1	1/15/04
8.9	Tree Type 2 (slope)	2/18/04
8.10	Evergreen and Groundcover	3/18/04
8.11	Tree	4/15/04
8.12	Tree Easing	5/15/04
8.13	Shrub	6/15/04

Job	Species Name	Common Name	Size	Spacing	Detail
TR1	Acacia gummata	Black Thorn	8" CAL	10' x 10'	TR1
TR2	Acacia gummata	Black Thorn	8" CAL	10' x 10'	TR2
TR3	Acacia gummata	Black Thorn	8" CAL	10' x 10'	TR3
TR4	Acacia gummata	Black Thorn	8" CAL	10' x 10'	TR4
TR5	Acacia gummata	Black Thorn	8" CAL	10' x 10'	TR5
TR6	Acacia gummata	Black Thorn	8" CAL	10' x 10'	TR6
TR7	Acacia gummata	Black Thorn	8" CAL	10' x 10'	TR7
TR8	Acacia gummata	Black Thorn	8" CAL	10' x 10'	TR8
TR9	Acacia gummata	Black Thorn	8" CAL	10' x 10'	TR9
TR10	Acacia gummata	Black Thorn	8" CAL	10' x 10'	TR10

Job	Species Name	Common Name	Size	Spacing	Detail
UD1	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD1
UD2	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD2
UD3	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD3
UD4	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD4
UD5	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD5
UD6	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD6
UD7	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD7
UD8	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD8
UD9	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD9
UD10	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD10

Job	Species Name	Common Name	Size	Spacing	Detail
UD11	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD11
UD12	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD12
UD13	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD13
UD14	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD14
UD15	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD15
UD16	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD16
UD17	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD17
UD18	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD18
UD19	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD19
UD20	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD20

Job	Species Name	Common Name	Size	Spacing	Detail
UD21	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD21
UD22	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD22
UD23	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD23
UD24	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD24
UD25	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD25
UD26	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD26
UD27	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD27
UD28	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD28
UD29	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD29
UD30	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD30

Job	Species Name	Common Name	Size	Spacing	Detail
UD31	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD31
UD32	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD32
UD33	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD33
UD34	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD34
UD35	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD35
UD36	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD36
UD37	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD37
UD38	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD38
UD39	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD39
UD40	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD40

Job	Species Name	Common Name	Size	Spacing	Detail
UD41	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD41
UD42	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD42
UD43	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD43
UD44	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD44
UD45	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD45
UD46	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD46
UD47	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD47
UD48	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD48
UD49	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD49
UD50	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD50

Job	Species Name	Common Name	Size	Spacing	Detail
UD51	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD51
UD52	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD52
UD53	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD53
UD54	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD54
UD55	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD55
UD56	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD56
UD57	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD57
UD58	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD58
UD59	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD59
UD60	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD60

Job	Species Name	Common Name	Size	Spacing	Detail
UD61	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD61
UD62	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD62
UD63	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD63
UD64	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD64
UD65	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD65
UD66	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD66
UD67	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD67
UD68	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD68
UD69	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD69
UD70	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD70

Job	Species Name	Common Name	Size	Spacing	Detail
UD71	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD71
UD72	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD72
UD73	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD73
UD74	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD74
UD75	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD75
UD76	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD76
UD77	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD77
UD78	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD78
UD79	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD79
UD80	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD80

Job	Species Name	Common Name	Size	Spacing	Detail
UD81	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD81
UD82	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD82
UD83	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD83
UD84	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD84
UD85	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD85
UD86	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD86
UD87	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD87
UD88	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD88
UD89	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD89
UD90	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD90

Job	Species Name	Common Name	Size	Spacing	Detail
UD91	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD91
UD92	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD92
UD93	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD93
UD94	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD94
UD95	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD95
UD96	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD96
UD97	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD97
UD98	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD98
UD99	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD99
UD100	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD100

Job	Species Name	Common Name	Size	Spacing	Detail
UD101	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD101
UD102	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD102
UD103	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD103
UD104	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD104
UD105	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD105
UD106	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD106
UD107	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD107
UD108	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD108
UD109	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD109
UD110	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD110

Job	Species Name	Common Name	Size	Spacing	Detail
UD111	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD111
UD112	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD112
UD113	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD113
UD114	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD114
UD115	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD115
UD116	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD116
UD117	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD117
UD118	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD118
UD119	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD119
UD120	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD120

Job	Species Name	Common Name	Size	Spacing	Detail
UD121	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD121
UD122	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD122
UD123	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD123
UD124	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD124
UD125	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD125
UD126	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD126
UD127	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD127
UD128	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD128
UD129	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD129
UD130	Acacia gummata	Black Thorn	8" CAL	10' x 10'	UD130

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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

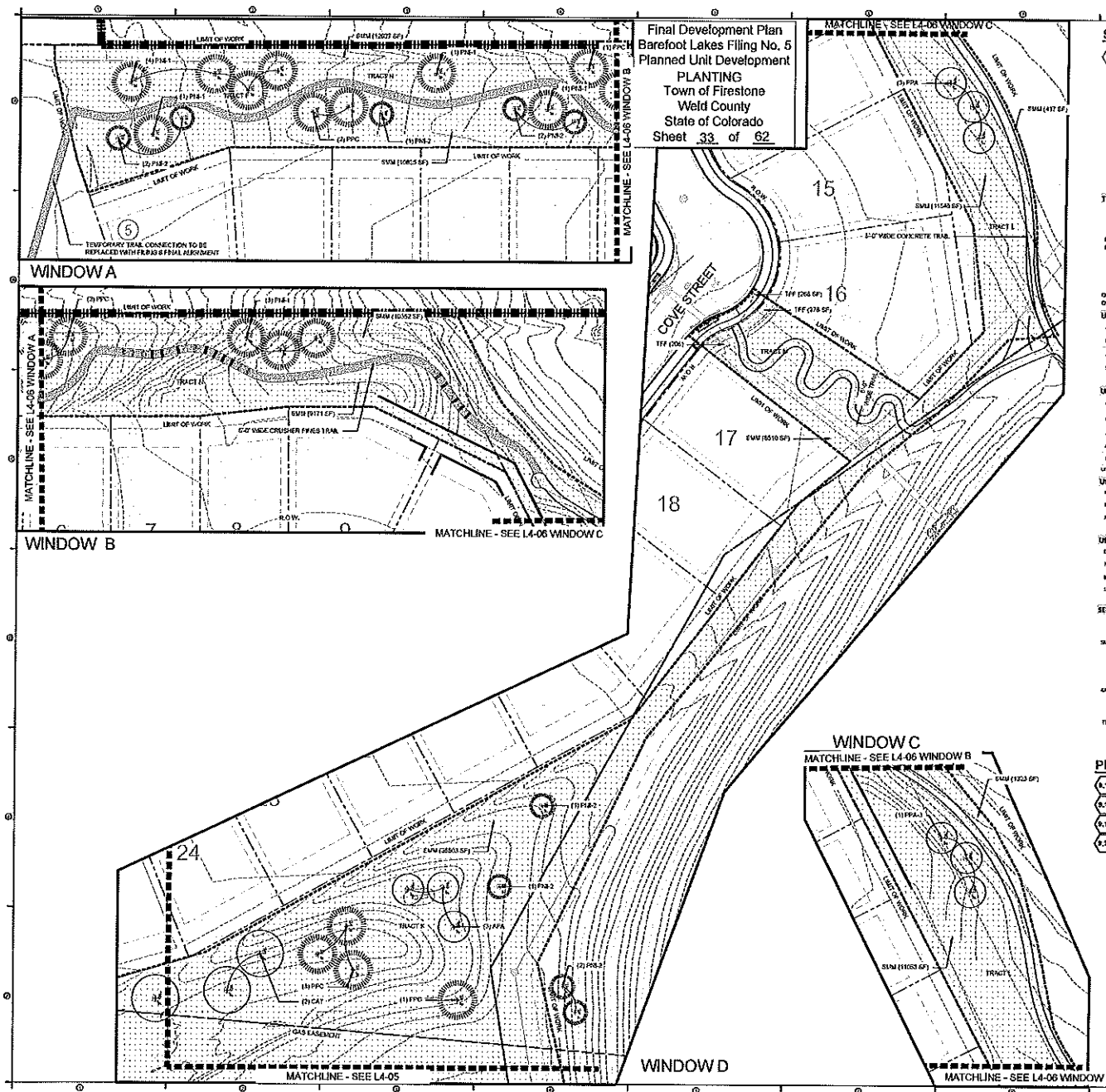
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet	32 of 62

PROJECT NUMBER 6311

PLANTING

SHEET NUMBER
L4-05

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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 33 of 62

SITE KEYNOTES:

PLANTING AND LANDSCAPE

PLANT	QUANTITY	DATE
0.1	1/15/21	
0.2	2/15/21	
0.3	1/15/21	
0.4	2/15/21	
0.5	1/15/21	
0.6	2/15/21	
0.7	1/15/21	
0.8	2/15/21	
0.9	1/15/21	
1.0	2/15/21	
1.1	1/15/21	
1.2	2/15/21	
1.3	1/15/21	

Job	Location	Quantity	Plant	Notes
ART	Artistic Entrance	1	USM8	Artistic Entrance
ART	Artistic Entrance	1	USM8	Artistic Entrance
ART	Artistic Entrance	1	USM8	Artistic Entrance
ART	Artistic Entrance	1	USM8	Artistic Entrance
ART	Artistic Entrance	1	USM8	Artistic Entrance
ART	Artistic Entrance	1	USM8	Artistic Entrance
ART	Artistic Entrance	1	USM8	Artistic Entrance
ART	Artistic Entrance	1	USM8	Artistic Entrance
ART	Artistic Entrance	1	USM8	Artistic Entrance
ART	Artistic Entrance	1	USM8	Artistic Entrance

USM8 - UNDERSTORY SUMMER MIX	USM10 - UNDERSTORY FALL MIX	USM13 - UNDERSTORY WINTER MIX	USM14 - UNDERSTORY SPRING MIX
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART

USM8 - UNDERSTORY SUMMER MIX	USM10 - UNDERSTORY FALL MIX	USM13 - UNDERSTORY WINTER MIX	USM14 - UNDERSTORY SPRING MIX
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART

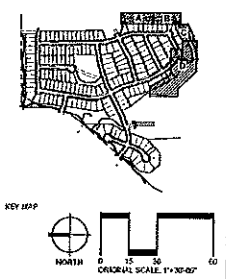
USM8 - UNDERSTORY SUMMER MIX	USM10 - UNDERSTORY FALL MIX	USM13 - UNDERSTORY WINTER MIX	USM14 - UNDERSTORY SPRING MIX
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART

USM8 - UNDERSTORY SUMMER MIX	USM10 - UNDERSTORY FALL MIX	USM13 - UNDERSTORY WINTER MIX	USM14 - UNDERSTORY SPRING MIX
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART

USM8 - UNDERSTORY SUMMER MIX	USM10 - UNDERSTORY FALL MIX	USM13 - UNDERSTORY WINTER MIX	USM14 - UNDERSTORY SPRING MIX
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART
ART	ART	ART	ART

PLANTING LEGEND

USM8	USM10	USM13	USM14
USM8	USM10	USM13	USM14
USM8	USM10	USM13	USM14
USM8	USM10	USM13	USM14
USM8	USM10	USM13	USM14
USM8	USM10	USM13	USM14
USM8	USM10	USM13	USM14
USM8	USM10	USM13	USM14
USM8	USM10	USM13	USM14
USM8	USM10	USM13	USM14



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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: 6311

PLANTING

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:

PLANTING AND LANDSCAPE

ITEM	DETAIL	DATE
0.1	Deciduous Tree	1/15/01
0.2	Deciduous Tree on slope	2/15/01
0.3	Evergreen Tree	1/15/01
0.4	Evergreen Tree on slope	2/15/01
0.5	Conventional Tree Type 1	1/15/01
0.6	Conventional Tree on slope	2/15/01
0.7	Deciduous Tree City Wire	3/15/01
0.8	Shrub Type 1	1/15/01
0.9	Shrub Type 2 (slope)	2/15/01
0.10	Flowerbuds and Groundcover	3/15/01
0.11	Turf	4/15/01
0.12	Stair Easing	6/15/01
0.13	Grass	6/15/01

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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 #: 5

First Submittal: 11/20/2019

Revision 1: 3/25/2020

Revision 2: 6/5/2020

Revision 3:

Sheet 34 of 62

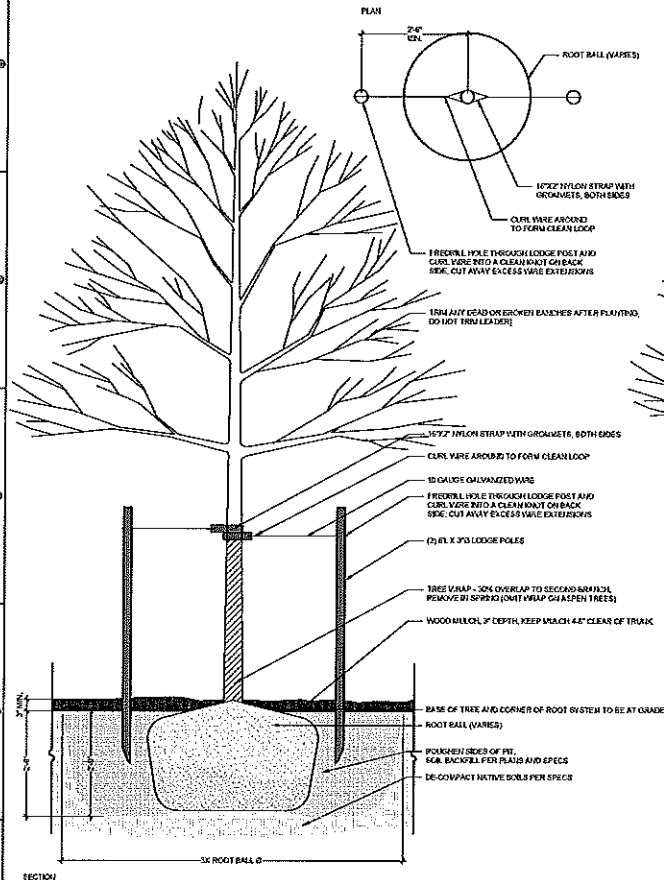
PROJECT NUMBER: 5311

PLANTING
DETAILS

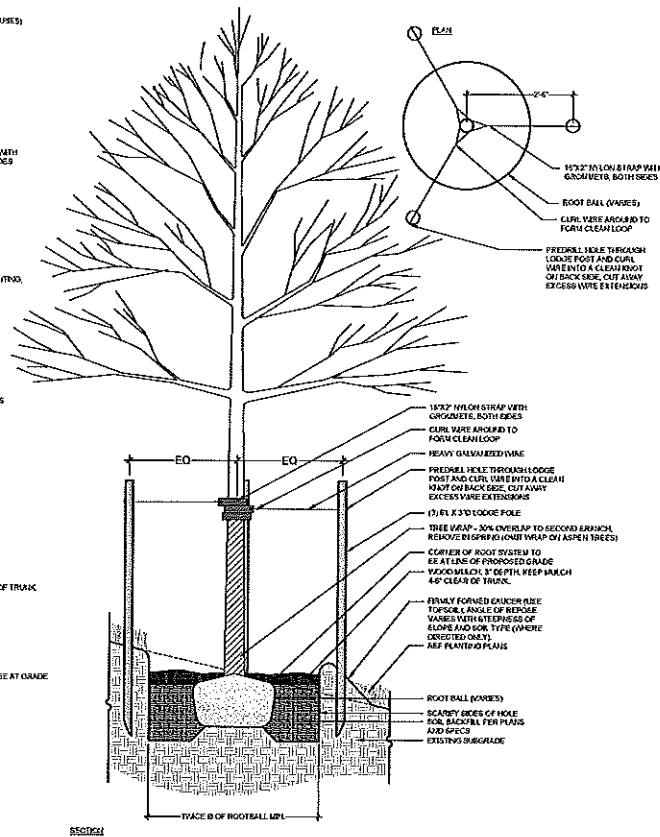
SHEET NUMBER

L5-01

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1 DECIDUOUS TREE PLANTING
SCALE: 3/4\"/>



2 DECIDUOUS TREE PLANTING ON SLOPE
SCALE: 3/4\"/>

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$$4.0170 \times 10^{13} \text{ } ^\circ\text{K} \times 2.75 \text{ } ^\circ\text{K}$$



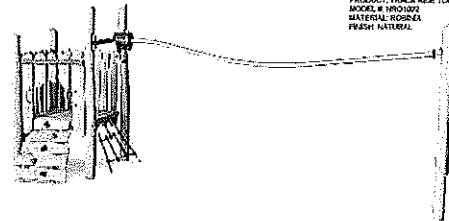
1 PICNIC TABLE AND BENCH
NOT TO SCALE

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



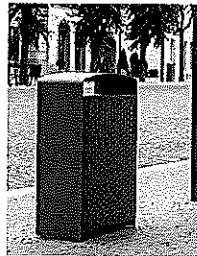
2 BACKED BENCH
NOT TO SCALE

NOTES:
MANUFACTURER: KOMPAN
PRODUCT: TRACK RISE TOWER
MODEL: # 1100002
MATERIAL: ROSEAL
FINISH: NATURAL

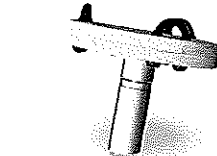


6 TRACK RIDE TOWER
NOT TO SCALE

NOTES:
MANUFACTURER: LAMITE
PRODUCT: PEAK LITTER BIN
MATERIAL: STEEL
FINISH: POWDERCOAT
COLOR: SILVER
SIZE: 36" X 30" W

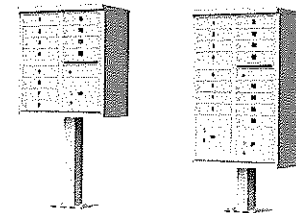


3 TRASH RECEPTACLE
NOT TO SCALE



NOTES:
MANUFACTURER: KOMPAN
PRODUCT: SPINNER PLATE
MODEL: # 1100110
MATERIAL: ROSEAL
FINISH: NATURAL

7 SPINNER PLATE
NOT TO SCALE



5 MAILBOXES
NOT TO SCALE

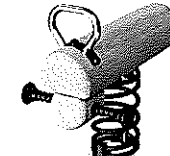
NOTES:
BASE-OF-DESIGN PRODUCT:
• MANUFACTURER: AT FLORENCE MANUFACTURING
• MODEL: VITAL CLUSTER BOX UNITS
• COLOR: DARK BRONZE

PROVIDE ACCURATE NUMBER OF MAIL BOXES PER USER REQUIREMENTS. MAILBOX UNITS TO BE BASE-OF-DESIGN PRODUCT DESCRIBED ABOVE (OR AN APPROVED EQUIV.) TO MATCH FIRM NO. 1, 2 AND 3.

PROVIDE CONCRETE PAD PER MANUFACTURER'S INSTRUCTIONS TO ANCHOR THE MAILBOXES. CONCRETE PADS TO BE LOCATED IN THE TIRE LANDING AREAS, INDICATED, WITH CONCRETE PADS EXTENDING FULLY FROM TOP BACK OF CURB TO EDGE OF AREAS, AND EXTENDING 2 FEET BEYOND SIDES OF MAILBOX UNITS. ONE IT UNITS ARE TO FACE THE SIDEWALK AND INSTALL PER MANUFACTURER'S INSTRUCTIONS.



4 PET WASTE STATION
NOT TO SCALE



NOTES:
MANUFACTURER: KOMPAN
PRODUCT: MULE SPRINGER
MODEL: # 1100101
MATERIAL: ROSEAL
FINISH: NATURAL

8 MULE
NOT TO SCALE

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
SITE DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 38 of 62

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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	38 of 62

PROJECT NUMBER: 5311

SITE DETAILS

SHEET NUMBER
L3-01

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Final Development Plan
Barefoot Lakes Filling No. 5
Planned Unit Development
IRRIGATION
Town of Firestone
Weld County
State of Colorado
Sheet 39 of 62

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 SST I CORNER NOZZLE	POPUP SPRAY HEAD	8	
	HANTER / TORO	PROS-12-PR530-CV-R IV O PRECISION SERIES NOZZLE	16-POUP SPRAY HEAD	9	
	HANTER / TORO	PROS-12-PR530-CV-R IV O PRECISION SST I CORNER NOZZLE	16-POUP SPRAY HEAD	9	
	HANTER	PROS-12-PR540-CV-R IV M3000 SERIES NOZZLE	16-POUP SPRAY HEAD	9	
	HANTER	PROS-12-PR540-CV-R IV M3000 SERIES NOZZLE	16-POUP SPRAY HEAD	9	
	HANTER	PROS-12-PR540-CV-R IV M3500 SERIES NOZZLE	16-POUP SPRAY HEAD	9	
	HANTER	1-20-06-56-IV # NOZZLE	GEAR DRIVEN ROTOR	10	
	HANTER	1-20-12-18-IV # NOZZLE	16-POUP GEAR DRIVEN ROTOR	11	
	HANTER	1-20-12-18-IV # NOZZLE	16-POUP GEAR DRIVEN ROTOR	11	
	FEATHERHATIC	HAX 1000-HP SERIES IV SLDGCI	ELECTRIC CONTROL VALVE IV DECODER	13 & 18	
	OLDCASTLE / CARLSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS	
	RAN BRD	44-NP	QUICK COUPLING VALVE	15	
	FEATHERHATIC	QOOTE H1564-L WITH SLEP-ENG I SHUNTLOCK ARCARD WITH FLOW	ELECTRIC CONTROLLER	9 & 14	
	FEATHERHATIC	QOOTE H1564-L WITH SLEP-ENG I SHUNTLOCK ARCARD WITH FLOW	ELECTRIC CONTROLLER	9 & 14	
	FEATHERHATIC	QOOTE H1564-H WITH SLEP-ENG I SHUNTLOCK ARCARD WITH FLOW	ELECTRIC CONTROLLER	9 & 14	
	FEATHERHATIC	SUP6 (WIRELESS)	WEATHER STATION	9	
	PEIGO	825-VA	BACKFLOW PREVENTER	1	
	NVS	STRECHS BOX	BACKFLOW PREVENTER ENCLOSURE	2	
	NVS	MATCO	20XK	MANUAL DRAIN VALVE	16
	FEATHERHATIC	LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	17	
	FEATHERHATIC	HAX 1000-HP SERIES (2) IV SLDGCI	MASTER CONTROL VALVE	1	
	FEATHERHATIC	SLEP-ENG - F - CONTACT JONI KERRISH AT HYDROSYSTEMS (200) 860-9327 FOR SYSTEM AND FLOW SENSOR START-UP INITIALIZATION	FLOW SENSOR	6	
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MANIFOLD	21	
		CLASS 200 BE	PVC LATERAL	21	
		CLASS 180	PVC RISER	22	
	TORO	BLUE STRIPE	POLY DRIP TUBING - 3/2" I.D. WIDTH	18 - 20	
	RAN BRD / FEATHERHATIC	XCZ-100-CON IV SLDGCI	DRIF VALVE ASSEMBLY IV DECODER	18 & 19	
	NVS	HEX-045	DRIF LINE BLOW-OUT STUB	14	
	NVS	RAN BRD	DRIF FRITTERS	20	
	FEATHERHATIC	SLDGCI	VALVE DECODER	12, 13 & 18	
	NVS	SUNREX2 - 1000	2-WIRE DECODER CABLE	12, 13 & 18	
	FEATHERHATIC	SLEP-ENG LIGHTING ARRESTOR	GROUNDING LOCATION	14	
	FEATHERHATIC		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	16-POUP SPRAY HEAD (POTABLE)	25	
	HANTER	PROS-12-PR540-CV-R IV M3000 SERIES NOZZLE	16-POUP SPRAY HEAD (POTABLE)	26	
	HANTER	PROS-12-PR540-CV-R IV M3000 SERIES NOZZLE	16-POUP SPRAY HEAD (POTABLE)	26	
	HANTER	PROS-12-PR540-CV-R IV M3000 SERIES NOZZLE	16-POUP SPRAY HEAD (POTABLE)	26	
	HANTER	PROS-12-PR540-CV-R IV M3500 SERIES NOZZLE	16-POUP SPRAY HEAD (POTABLE)	26	
	HANTER	1-20-06-56-IV # NOZZLE	GEAR DRIVEN ROTOR (POTABLE)	27	
	FEATHERHATIC	HAX 1000-HP SERIES IV SLDGCI	ELECTRIC CONTROL VALVE IV DECODER (POTABLE)	28 & 13	
	RAN BRD / FEATHERHATIC	XCZ-100-CON IV SLDGCI	DRIF VALVE ASSEMBLY IV DECODER (POTABLE)	28 & 13	
	FEATHERHATIC	SLEP-ENG - F - CONTACT JONI KERRISH AT HYDROSYSTEMS (200) 860-9327 FOR SYSTEM AND FLOW SENSOR START-UP INITIALIZATION	FLOW SENSOR (POTABLE)	28	
	FEATHERHATIC	HAX 1000-HP SERIES IV SLDGCI	MASTER CONTROL VALVE (POTABLE)	24	
	RAN BRD	44-RC	QUICK COUPLING VALVE (POTABLE)	20	
	NVS	LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE (POTABLE)	52	
	NVS		DRIF LINE BLOW-OUT STUB (POTABLE)	13	
	NVS	CLASS 200 BE - 2 1/2" & SMALLER	PVC MANIFOLD (POTABLE)	21	
	NVS	20XK	MANUAL DRAIN VALVE (POTABLE)	21	
	FEATHERHATIC		WEATHER STATION NO. CONTROLLER & STATION NO. CONTROL VALVE BOX		

IRRIGATION CONSTRUCTION NOTES

- [illegible]

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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:	

PROJECT NUMBER: 5319

IRRIGATION NOTES & SCHEDULE

CHLEY KANDEL

IR1.0

QCCP#F12614E11R40240707.125

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



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IR2.0 WINDOW B

IR2.6 WINDOW A

IR2.6 WINDOW B

IR2.6 WINDOW C

IR2.5

IR2.0 WINDOW A

IR2.1

IR2.2

IR2.3

IR2.4

Highway 1

Proposed

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

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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 Lake 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 <u>40</u> of <u>62</u>	

PROJECT NUMBER: 5311

IRRIGATION SHEET
LAYOUT OVERALL

2007.15.0017

IR1.1

01234567891011121314151617181920212223242526272829303132333435363738394041424344454647484950515253545556575859606162636465666768697071727374757677787980818283848586878889909192939495969798991001011021031041051061071081091101111121131141151161171181191201211221231241251261271281291301311321331341351361371381391401411421431441451461471481491501511521531541551561571581591601611621631641651661671681691701711721731741751761771781791801811821831841851861871881891901911921931941951961971981992002012022032042052062072082092102112122132142152162172182192202212222232242252262272282292302312322332342352362372382392402412422432442452462472482492502512522532542552562572582592602612622632642652662672682692702712722732742752762772782792802812822832842852862872882892902912922932942952962972982993003013023033043053063073083093103113123133143153163173183193203213223233243253263273283293303313323333343353363373383393403413423433443453463473483493503513523533543553563573583593603613623633643653663673683693703713723733743753763773783793803813823833843853863873883893903913923933943953963973983994004014024034044054064074084094104114124134144154164174184194204214224234244254264274284294304314324334344354364374384394404414424434444454464474484494504514524534544554564574584594604614624634644654664674684694704714724734744754764774784794804814824834844854864874884894904914924934944954964974984995005015025035045055065075085095105115125135145155165175185195205215225235245255265275285295305315325335345355365375385395405415425435445455465475485495505515525535545555565575585595605615625635645655665675685695705715725735745755765775785795805815825835845855865875885895905915925935945955965975985996006016026036046056066076086096106116126136146156166176186196206216226236246256266276286296306316326336346356366376386396406416426436446456466476486496506516526536546556566576586596606616626636646656666676686696706716726736746756766776786796806816826836846856866876886896906916926936946956966976986997007017027037047057067077087097107117127137147157167177187197207217227237247257267277287297307317327337347357367377387397407417427437447457467477487497507517527537547557567577587597607617627637647657667677687697707717727737747757767777787797807817827837847857867877887897907917927937947957967977987998008018028038048058068078088098108118128138148158168178188198208218228238248258268278288298308318328338348358368378388398408418428438448458468478488498508518528538548558568578588598608618628638648658668678688698708718728738748758768778788798808818828838848858868878888898908918928938948958968978988999009019029039049059069079089099109119129139149159169179189199209219229239249259269279289299309319329339349359369379389399409419429439449459469479489499509519529539549559569579589599609619629639649659669679689699709719729739749759769779789799809819829839849859869879889899909919929939949959969979989991000100110021003100410051006100710081009101010111012101310141015101610171018101910201021102210231024102510261027102810291030103110321033103410351036103710381039104010411042104310441045104610471048104910501051105210531054105510561057105810591060106110621063106410651066106710681069107010711072107310741075107610771078107910801081108210831084108510861087108810891090109110921093109410951096109710981099110011011102110311041105110611071108110911101111111211131114111511161117111811191120112111221123112411251126112711281129113011311132113311341135113611371138113911401141114211431144114511461147114811491150115111521153115411551156115711581159116011611162116311641165116611671168116911701171117211731174117511761177117811791180118111821183118411851186118711881189119011911192119311941195119611971198119912001201120212031204120512061207120812091210121112121213121412151216121712181219122012211222122312241225122612271228122912301231123212331234123512361237123812391240124112421243124412451246124712481249125012511252125312541255125612571258125912601261126212631264126512661267126812691270127112721273127412751276127712781279128012811282128312841285128612871288128912901291129212931294129512961297129812991300

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

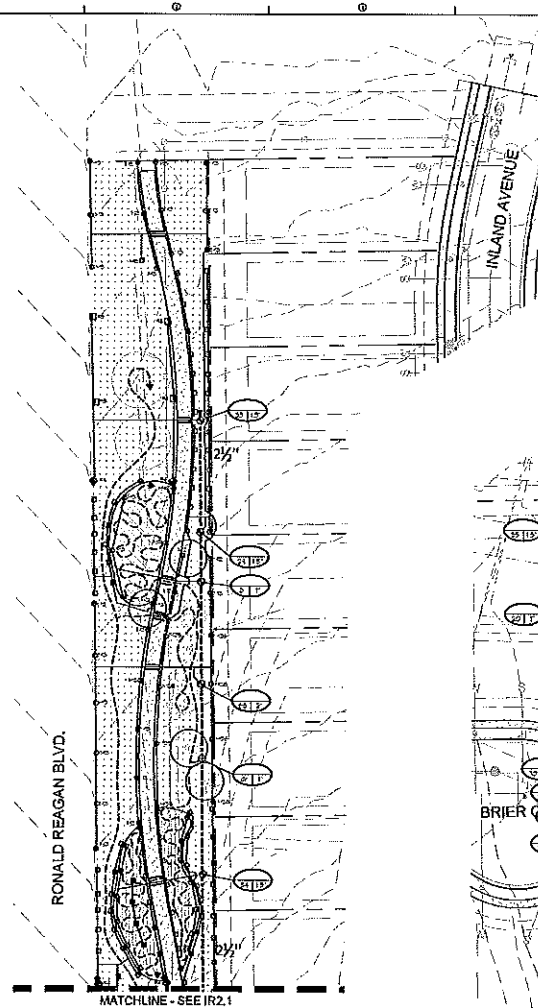
CONTROLLER LOCATION "P"

FEDERAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT). REWOTE READY, AT INDICATED LOCATION. (20 VOLT POWER IS AVAILABLE WITHIN 10 FEET OF COORDINATED) IF, OF CONTROLLER LOCATION FROM ELECTRICAL METER BY CONTRACTOR. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER, IF REQUIRED, AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH POWER CONFORMING TO LOCAL CODES. EXTEND FIRM 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 RECOMMENDATIONS. 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 FLOW SENSOR ON A POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL SENSOR RECEIVER IN CONTROLLER FOLLOWING. CONNECT SENSOR RECEIVER WIRES TO VALVE/CONTROLLER SENSOR PORT THROUGH CONDUIT. CONFIRM THERE IS COMMUNICATION BETWEEN CONTROLLER AND WEATHERMATIC FLOW SENSOR. SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

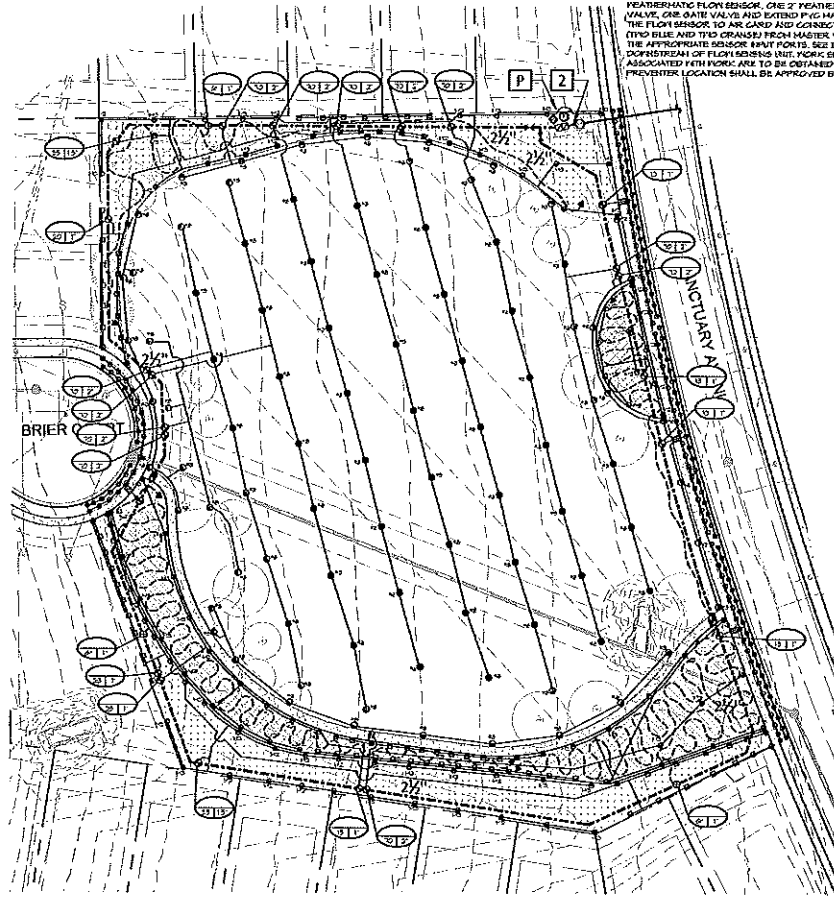
WEATHERMATIC SMARTLINK FIBER-BASED CONTROL SYSTEM WITH FLOW MONITORS AND REPORTING MODEL #1855-P. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTACT PARTY #288 AT WEATHERMATIC (208-486-6268) FOR PRICING. CONTACT JOHN KEESEY AT HYDROSYSTEMS (303) 480-5333 FOR CONTROLLER AND FLOW SENSOR START-UP AND INSTALLATION. FIRM MAINTENANCE 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-FULL COORDINATION BETWEEN HYDROSYSTEMS-FULL AND THE LANDSCAPE MAINTENANCE COMPANY WILL BE REQUIRED FOR A PERIOD OF ONE YEAR, AT MINIMUM.

POINT OF CONNECTION #2 - 2"

PEAK FLOW REQUIREMENT: 70 GPM. REQUIRED STATIC PRESSURE: 87 PSI MIN. TO CHIT 2" COPPER STICK-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THE APPROXIMATE LOCATION (BY OWNER, REFER TO CIVIL PLANS). EXTEND 2" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 2" 90° 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-COMPLIS VALVE, ONE DATE VALVE AND EXTEND P.V.G. HANLINE AS SHOWN. EXTEND FIRM SHIELDED CABLE FROM THE FLOW SENSOR TO AIR CARD AND CONNECT AIR CARD TO CONTROLLER. INSTALL A 1/4" IDU VALVE (1/2" IDU BLUE AND 1/2" IDU GRASS) FROM MASTER VALVE TO ASSOCIATED CONTROLLER. CONNECT WIRES TO THE APPROPRIATE SENSOR WIRE PORTS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSOR. INSTALL 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	

PROJECT NUMBER: 511

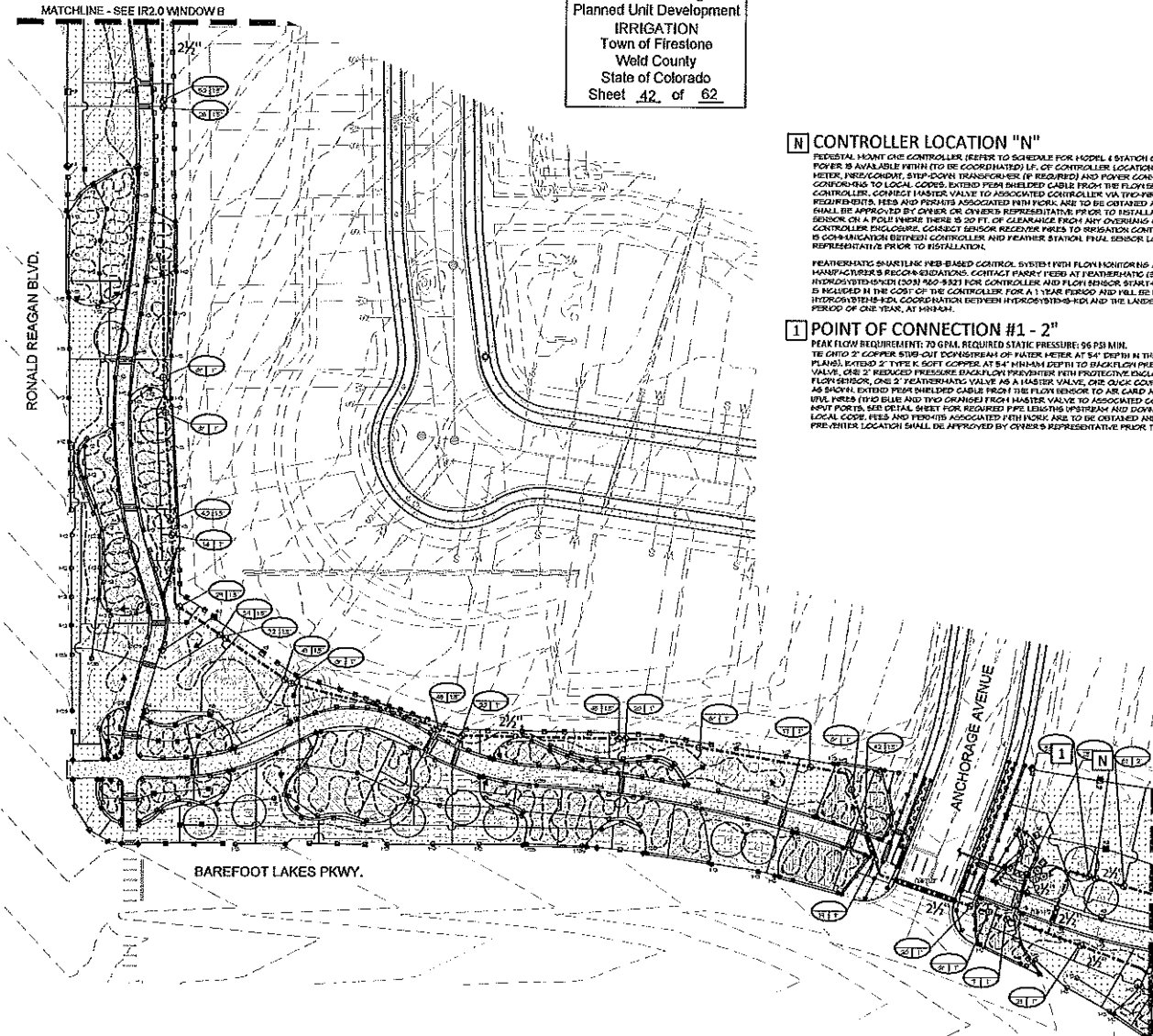
IRRIGATION PLAN

SHEET NUMBER

IR2.0

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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
IRRIGATION
Town of Firestone
Weld County
State of Colorado
Sheet 42 of 62



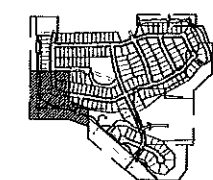
N CONTROLLER LOCATION "N"

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT). REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 10 FEET OF CONTROLLER LOCATION FROM ELECTRICAL METER (BY CONTRACTOR). ELECTRICAL METER, WIRE/CONDUIT, SHUT-OFF 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 GARD AND CONNECT AIR GARD TO CONTROLLER. CONNECT MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHERMATIC FEATHER 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 PIPES TO REGISTRATION 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 SMARTLARK FIBER-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING MODEL #1866-R. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTACT PARKY PEEK AT WEATHERMATIC (800-693-6286) FOR PRICING. CONTACT JOHN HESSEN AT HYDROSYSTEMS (800) 460-8321 FOR CONTROLLER AND FLOW SENSOR START-UP AND INITIALIZATION. WATER MAINS DEPARTMENT IS INCLUDED IN THE COST OF THE CONTROLLER FOR A 1-YEAR PERIOD AND WILL BE MAINTAINED ON BEHALF OF THE OWNER BY HYDROSYSTEMS-KDI. COORDINATION BETWEEN HYDROSYSTEMS-KDI AND THE LANDSCAPE MAINTENANCE COMPANY WILL BE REQUIRED FOR A PERIOD OF ONE YEAR, AT MINIMUM.

1 POINT OF CONNECTION #1 - 2"

PEAK FLOW REQUIREMENT: 70 GPM, REQUIRED STATIC PRESSURE: 96 PSI MIN.
THE 2" CUPRO 2" COPPER SHUT-OFF DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION (BY OTHERS, REFER TO CIVIL PLANS). EXTEND 2" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 2" SHUT-OFF 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 CHECK CONTROL VALVE, ONE GATE VALVE AND EXTEND PUG MATCHLINE AS SHOWN. EXTEND FIBER SHIELDED CABLE FROM THE FLOW SENSOR TO AIR GARD AND CONNECT AIR GARD TO CONTROLLER. INSTALL 4 #14 UNF 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. 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.



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	42 of 62

PROJECT NUMBER 5411

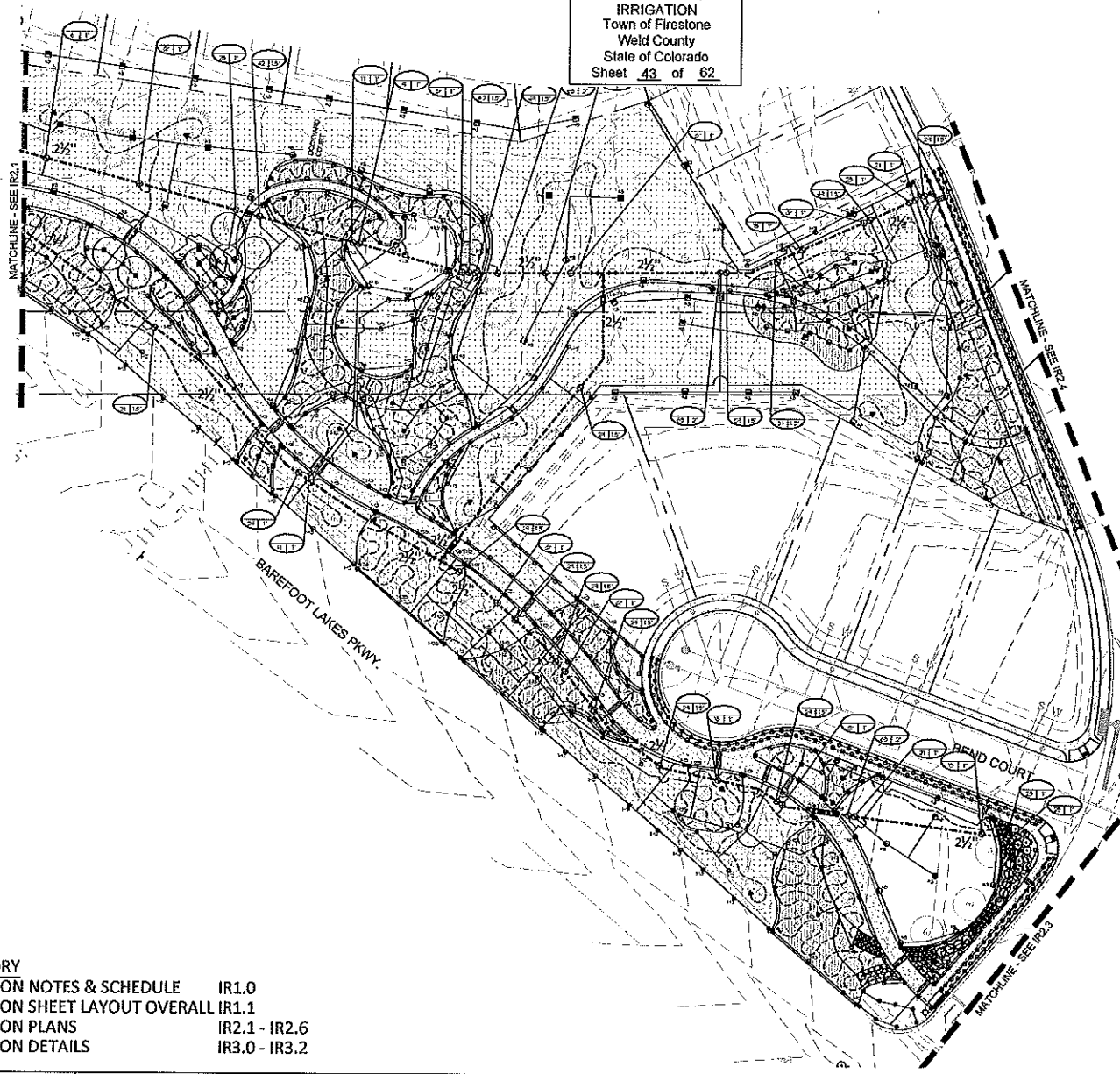
IRRIGATION PLAN

SHEET NUMBER

IR2.1

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Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
IRRIGATION
Town of Firestone
Weld County
State of Colorado
Sheet 43 of 62

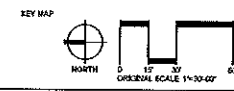


DIRECTORY
IRRIGATION NOTES & SCHEDULE IR1.0
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IRRIGATION PLANS IR2.1 - IR2.6
IRRIGATION DETAILS IR3.0 - IR3.2



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BAREFOOT LAKES - FILING NO. 5 FINAL DEVELOPMENT PLAN

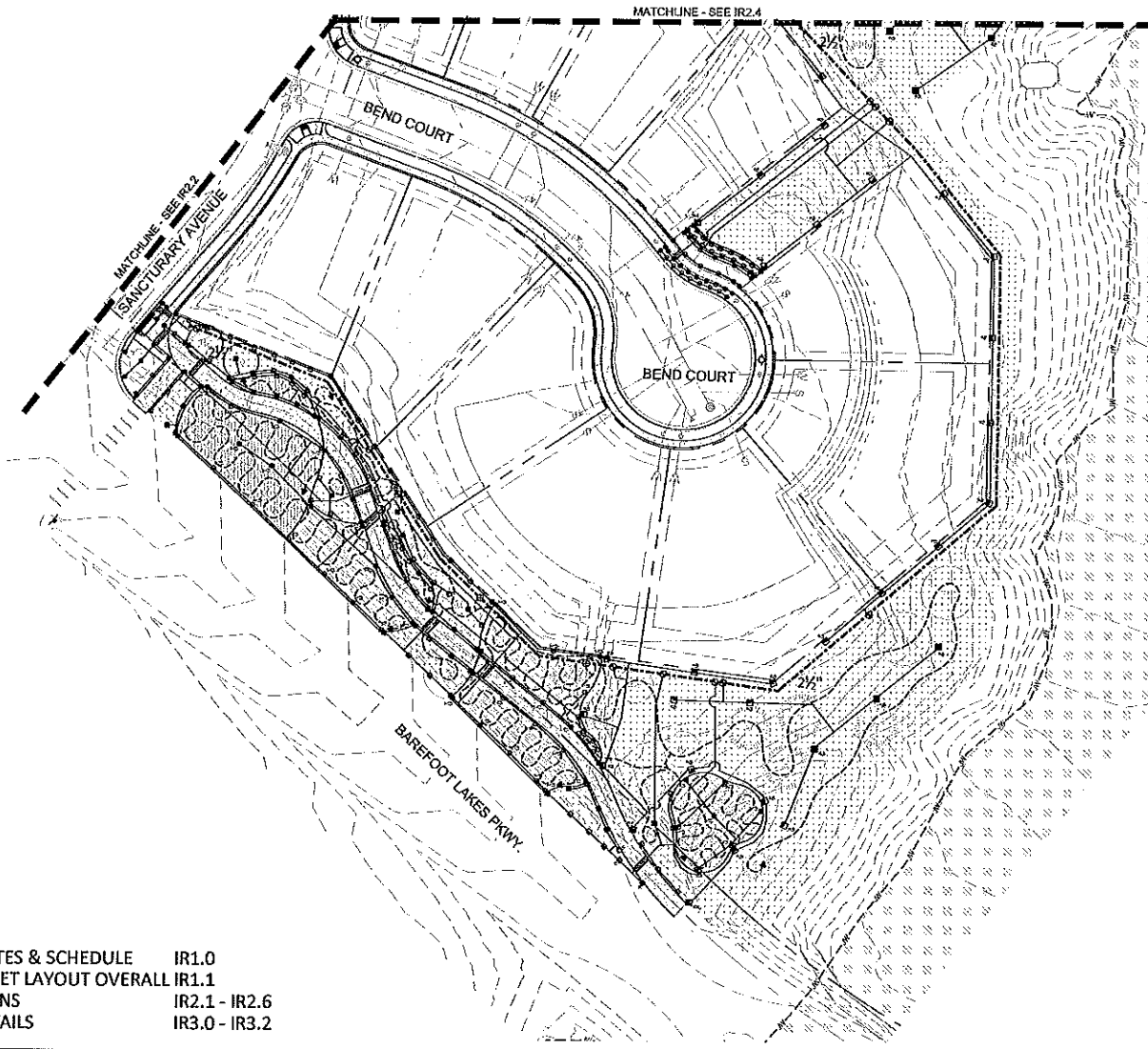
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

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 43 of 62	

PROJECT NUMBER: 5011
IRRIGATION PLAN
SHEET NUMBER
IR2.2

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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
Sheet 44 of 62

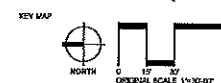


DIRECTORY	
IRRIGATION NOTES & SCHEDULE	IR1.0
IRRIGATION SHEET LAYOUT OVERALL	IR1.1
IRRIGATION PLANS	IR2.1 - IR2.6
IRRIGATION DETAILS	IR3.0 - IR3.2



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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	<u>44</u> of <u>62</u>

PROJECT NUMBER: 5111

IRRIGATION PLAN

IR2.3

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Barefoot Lakes Filing No. 5
Planned Unit Development
IRRIGATION
Town of Firestone
Weld County
State of Colorado
Sheet 45 of 62

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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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:	08.08.2020
Revision 3:	
Sheet	45 of 62

PROJECT NUMBER: 5311

IRRIGATION PLAN

SHEET NUMBER

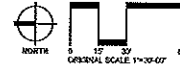
IR2.4

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3 POINT OF CONNECTION #3 - 2"
PEAK FLOW REQUIREMENT: 70 GPM
REQUIRED STATIC PRESSURE: 92 PSI MIN.
1" OR 2" COPPER SIB-GUT DOWNSTREAM OF WATER METER
AT 54" DEPTH IN THIS APPROXIMATE LOCATION (BY OTHERS,
REFER TO CIVIL PLANS). EXTEND 2" TYPE K SIB-GUT 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 GASKET
COMPLIANT VALVE, ONE GATE VALVE AND EXTEND PVC HAULLINE AS
SHOWN. EXTEND PEPA-SHEATHED CABLE FROM THE FLOW SENSOR
TO AIR CARD AND CONNECT AIR CARD TO CONTROLLER. INSTALL
4 #14 BIL. WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER
VALVE TO ASSOCIATED CONTROLLER. CONNECT WIRES TO THE
APPROPRIATE SENSOR INPUT PORTS. SEE DETAIL SHEET FOR
REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW
SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODES AND
PERMITS ASSOCIATED WITH WORK. ARE TO BE OBTAINED AND PAID
FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION
SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO
INSTALLATION.



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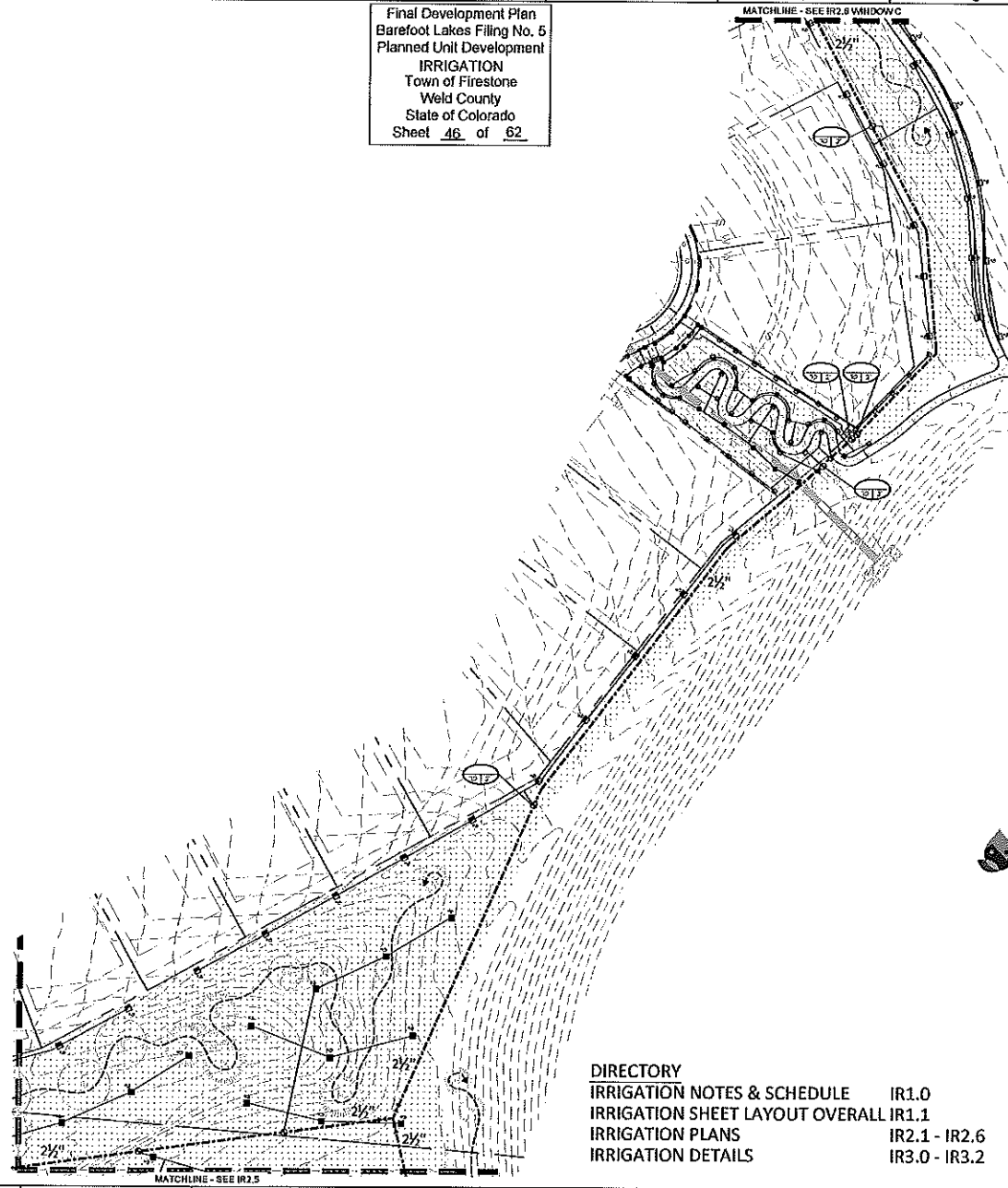


Q CONTROLLER LOCATION "Q"

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT). RE-SITE
READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 10' OF BE COORDINATED BY
CONTROLLER LOCATION FROM ELECTRICAL METER (BY CONTRACTOR). ELECTRICAL METER, FUSE/CONDUIT,
STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR.
WIRE WORK CONFORMS TO LOCAL CODES. EXTEND PEPA-SHEATHED CABLE FROM THE FLOW SENSOR TO
AIR CARD AND CONNECT AIR CARD TO CONTROLLER. CONNECT MASTER VALVE TO ASSOCIATED
CONTROLLER VIA TWO-PAIR COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. PEPA 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 WEATHER STATION SENSOR ON A POLE. THERE IS 30' FT. OF CLEARANCE
FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL SENSOR RECEIVER IN CONTROLLER
ENCLOSURE. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH
CONDUIT. CONFIRM THERE IS COMMUNICATION BETWEEN CONTROLLER AND WEATHER STATION. FINAL
SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO
INSTALLATION.

WEATHERMATIC SMARTLINK PEB-BASED CONTROL SYSTEM WITH FLOW MONITORS AND REPORTING
MODEL #1866-Q. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTACT PAKLEY (303)
450-9321 FOR CONTROLLER AND FLOW SENSOR START-UP AND RETROFIT/INSTALLATION. WATER MANAGEMENT
DISCOUNT 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-KOI AND THE LANDSCAPE MAINTENANCE COMPANY WILL BE REQUIRED FOR A PERIOD OF
ONE YEAR, AT MINIMUM.

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
IRRIGATION
Town of Firestone
Weld County
State of Colorado
Sheet 46 of 62



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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FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
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Filing #:	5
Phase #:	
First Submittal:	11.20.2019
Revision 1:	03.25.2020
Revision 2:	08.09.2020
Revision 3:	
Sheet	<u>46</u> of <u>62</u>

PROJECT NUMBER: 5311

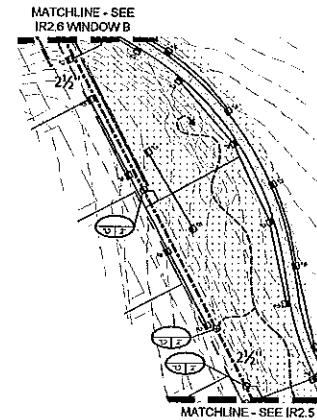
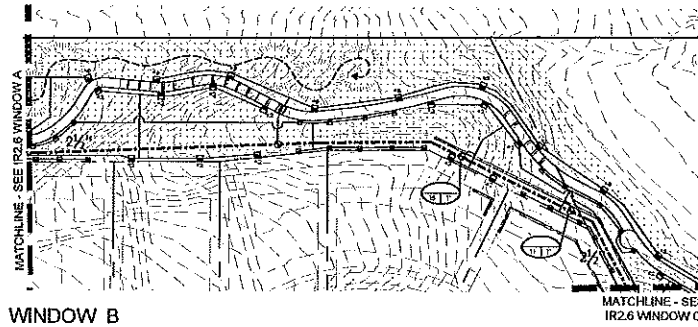
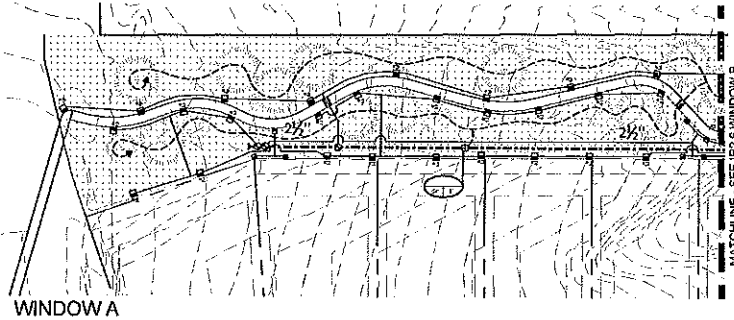
IRRIGATION PLAN

SHEET NUMBER

IR2.5

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FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

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Revision 2:	06.09.2020
Revision 3:	
Sheet	<u>47</u> of <u>62</u>

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IRRIGATION PLAN

SHEET NUMBER

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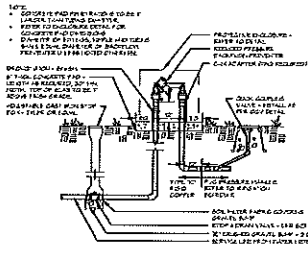
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IRRIGATION SHEET LAYOUT OVERALL IR1.1
IRRIGATION PLANS IR2.1 - IR2.6
IRRIGATION DETAILS IR3.0 - IR3.2

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 Barefoot Lakes Filing No. 5
 Planned Unit Development
 IRRIGATION
 Town of Firestone
 Weld County
 State of Colorado
 Sheet 48 of 62

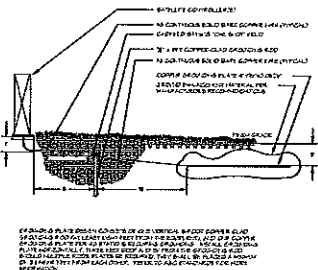


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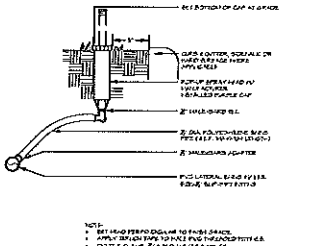
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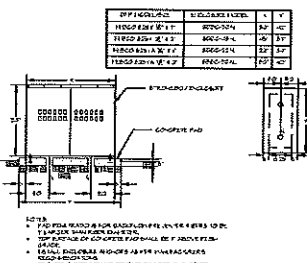
BACKFLOW PREVENTER
 3/4" - 2" SYSTEMS WITH PVC CONNECTION



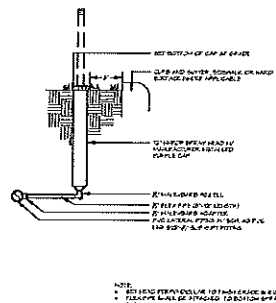
CONTROLLER GROUNDING



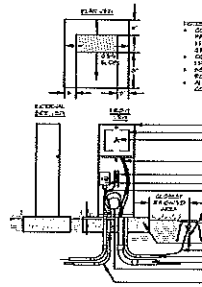
POP-UP SPRAY HEAD



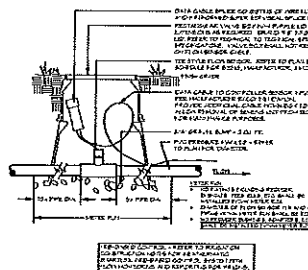
WEATHER SENSOR
 Pole Mounted - Wireless



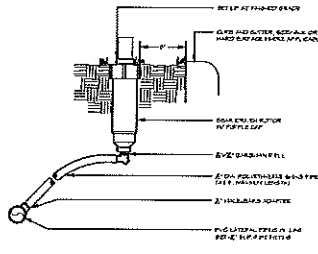
HI-POP SPRAY HEAD



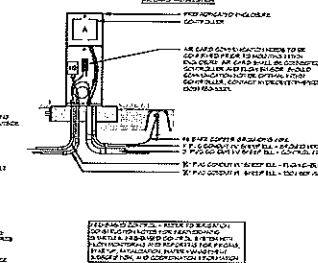
ELECTRIC CONTROLLER
 PEDESTAL



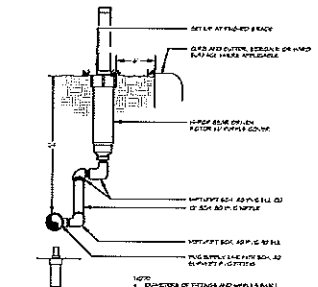
FLOW SENSOR
 TEE STYLE - NON-POTABLE



GEAR DRIVEN ROTOR



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



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	
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Revision 1:	03.25.2020
Revision 2:	06.09.2020
Revision 3:	
Sheet 48 of 62	

PROJECT NUMBER 5331

IRRIGATION DETAILS

IR3.0

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IRRIGATION PLANS IR2.1 - IR2.6
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 Sheet 49 of 62



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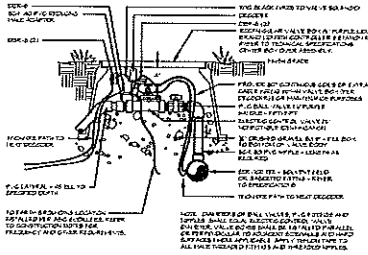


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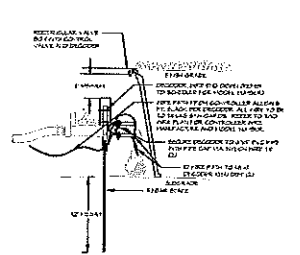
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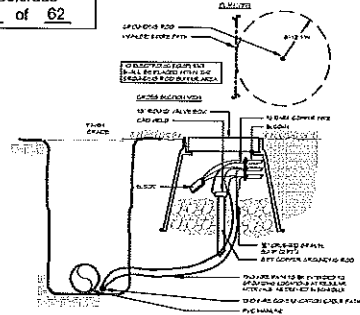
BAREFOOT LAKES - FILING NO. 5
FINAL DEVELOPMENT PLAN
 TOWN OF FIRESTONE
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 STATE OF COLORADO



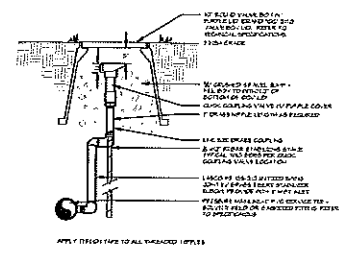
ELECTRIC CONTROL VALVE
 TWO-WIRE SYSTEM - PVC PIPE - NON-POTABLE 12



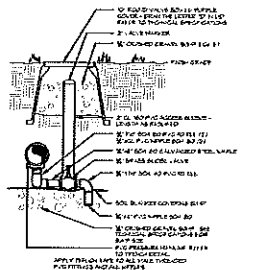
DECODER INSTALLATION
 TWO-WIRE SYSTEM 13



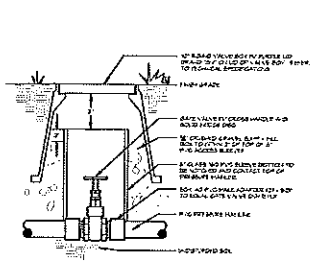
DECODER GROUNDING
 VIA GROUNDING ROD 14



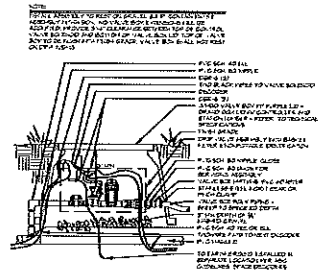
QUICK COUPLING VALVE 15



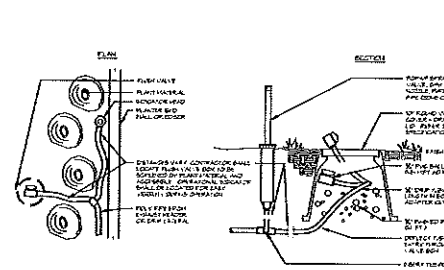
MANUAL DRAIN VALVE 16



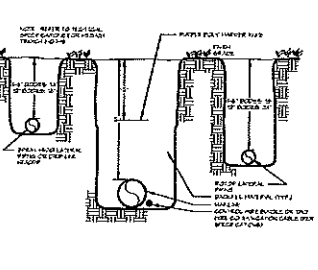
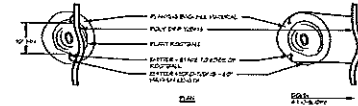
GATE VALVE 17



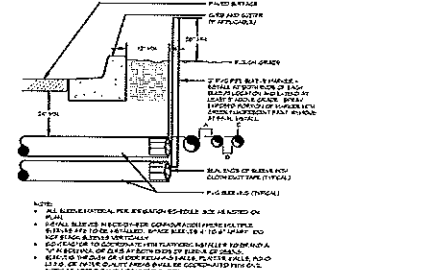
DRIP VALVE
 TWO-WIRE SYSTEM - BASKET - POLY PIPE - NON-POTABLE 18



DRIP FLUSH VALVE
 WITH OPERATIONAL INDICATOR - NONPOTABLE 19



TRENCH
 24\"/>



IRRIGATION SLEEVE 22

PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT ATTACHED SUB LOCATIONS	EMITTER QTY. AT IRRIGATOR LOCATIONS
1/2" SAGEHOLM WOODEN	0.5 GPM	24 EACH	0.5 EACH
3/4" SAGEHOLM WOODEN	0.5 GPM	10 EACH	10 EACH
1" SAGEHOLM WOODEN	0.5 GPM	10 EACH	10 EACH
2" SAGEHOLM WOODEN	1.0 GPM	10 EACH	10 EACH
2" SAGEHOLM WOODEN	1.0 GPM	10 EACH	10 EACH
2" SAGEHOLM WOODEN	1.0 GPM	10 EACH	10 EACH
2" SAGEHOLM WOODEN	1.0 GPM	10 EACH	10 EACH
2" SAGEHOLM WOODEN	1.0 GPM	10 EACH	10 EACH
2" SAGEHOLM WOODEN	1.0 GPM	10 EACH	10 EACH
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DRIP EMITTER
 BELOW GRADE

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

IR3.1

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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

Final Development Plan
 Barefoot Lakes Filing No. 5
 Planned Unit Development
 IRRIGATION
 Town of Firestone
 Weld County
 State of Colorado
 Sheet 50 of 62



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

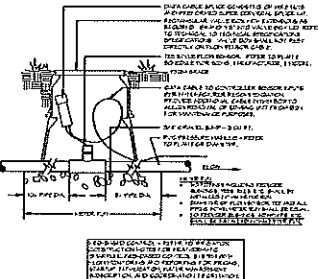
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BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11.20.2019
Revision 1:	03.25.2020
Revision 2:	06.09.2020
Revision 3:	
Sheet 50 of 62	

PROJECT NUMBER: 0311

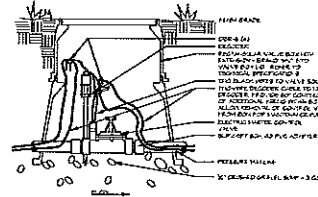
IRRIGATION DETAILS

IR3.2

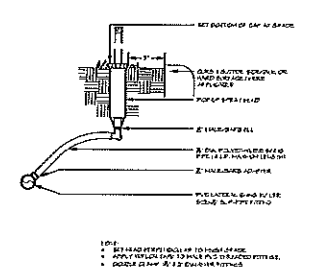
DESIGNED BY: DESIGNWORKSHOP



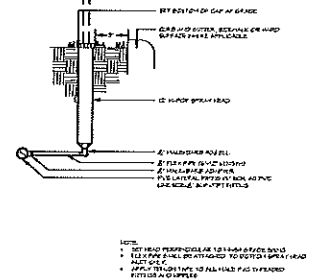
FLOW SENSOR
 TEE STYLE



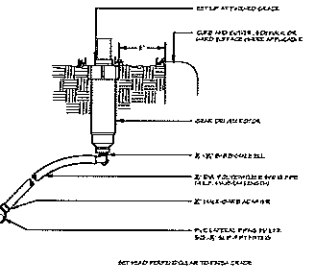
MASTER VALVE
 VIA DECODER - TAPS 2" & SMALLER



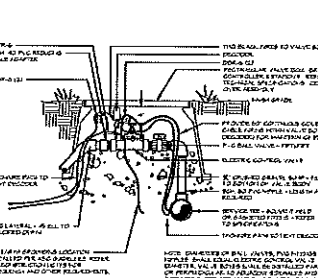
POP-UP SPRAY HEAD



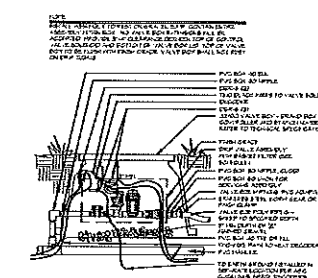
HI-POP SPRAY HEAD



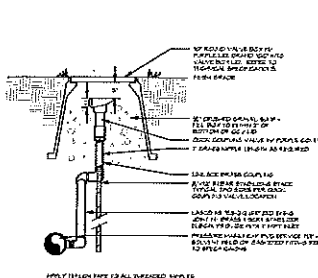
GEAR DRIVEN ROTOR



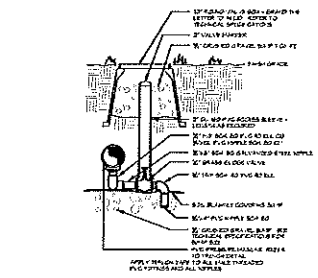
ELECTRIC CONTROL VALVE
 TWO-WIRE SYSTEM - PVC PIPE



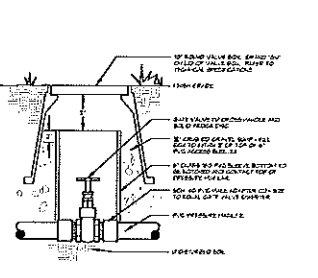
DRIP VALVE
 TWO-WIRE SYSTEM - BASKET - POLY PIPE



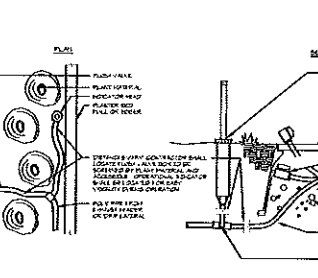
QUICK COUPLING VALVE



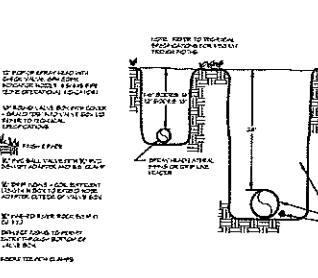
MANUAL DRAIN VALVE



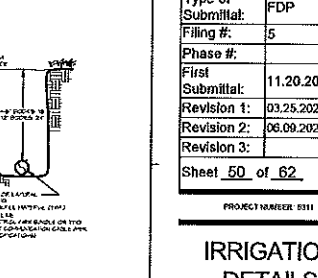
GATE VALVE



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:

RAILINGS, BARRIERS, FENCING	DETAIL SHEET	PLANTED DATE
6.1 Fence Type 1 - Short Privacy	1/16/00	12/31/00
6.2 Fence Type 2 - Short Open	2/16/00	12/31/00
6.3 Fence Type 4 - Tall Privacy	1/16/00	12/31/00
6.4 Fence Type 5 - Tall Open	2/16/00	12/31/00

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 Principles
Firestone's rules and regulations for fences shall be in full force and effect unless specifically superseded by more stringent rules levels.
Fence Construction Permits are required to be obtained from the Town for all fencing.
All fencing in the FDP is outside of the Town's Public Right-of-Way. Any fencing proposed in the Town's Public Right-of-Way must be approved in writing by the Town's Engineer, and a license agreement submitted 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 end sections, but provide a more solid separation. Both the open rail and privacy types have rail and short sections used for different applications. The rail fence type includes the privacy fence type with a pair of rounded steel rails and open segments. There will be a square mesh end rail the open rail type to match the galvanized steel of the rail fence.
Fence Details
Fences will comply with the following standards:

1. Wing fences (fences that separate a lot's front yard from rear yard) must be a minimum of six feet behind the front face of the structure and a minimum of six feet behind the edge of a porch that wraps around the corner of the structure. At Corner lots, these indicated six foot dimensions shall be increased to ten feet.
2. 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. Fenced-in front yards are prohibited.
3. Where a fence exists a second fence may not be installed along the same property edge, as determined by the Town, there shall be only one fence separating two private lots and/or trails. 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.
4. 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 or existing, must match the original fencing as described in the FDP.
5. All approved fencing dimensions and materials shall be as described in the associated details on Sheets 61 through 64.
 - a. Fencing in between private lots is allowed but not required, however if a fence is installed it must conform to these associated details.
 - b. 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.
 - c. Fencing not installed by the Subdivider will generally make use of the short sections of the open and privacy fence types.
 - d. The Subdivider shall locate the perimeter fencing (between lots and trails) where shown on this sheet as part of this Filing 4 improvements.
6. Gates
 - a. At least one gate must be installed in the wing separating the front and rear yard.
 - b. Gates are permitted to be retrofitted to the existing fencing as long as the materials and construction conform to the associated details on Sheets 60 through 60. The preservative treatment must be applied so the gate matches the existing wing fencing.
 - c. Open gates may not obstruct the driveway or entrance on neighboring property.
7. Perimeter treatment: The wood components of the fence shall not be stained or painted. It 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 fit of the wood.
 - a. LixTone® Wood Treatment.
 - b. Color Clear.
 - c. Eco Wood Treatment.
 - d. Eco Wood Treatment, http://www.ecowoodtreatment.com/index
 - e. 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

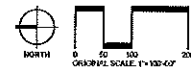
BAREFOOT LAKES

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:	8/5/2020
Revision 3:	
Sheet 51 of 62	

PROJECT NUMBER: 6511

PLAN

SHEET NUMBER
L6-01

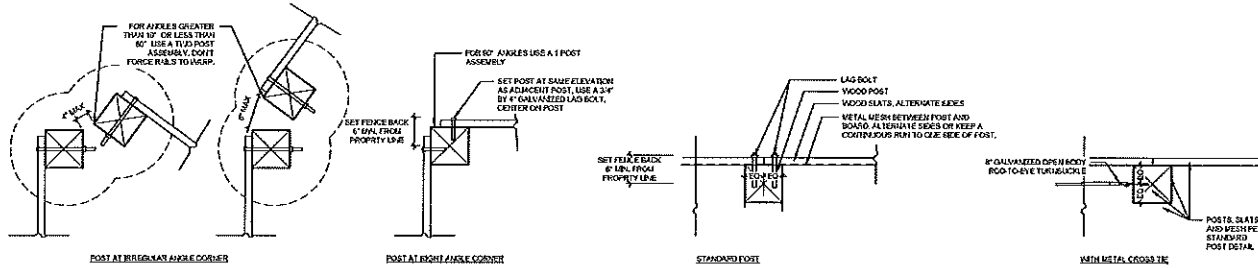


Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
FENCING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 52 of 62

SITE KEYNOTES:

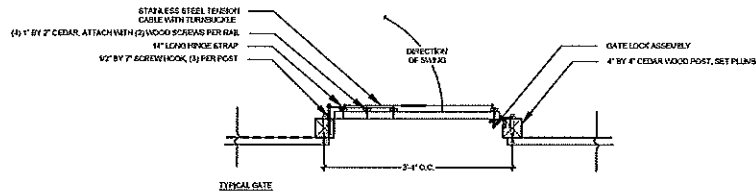
KEYNOTE	DETAIL / SHEET	DETAIL
6.1	Fence Type 1 - Short Privacy	1/16/03 1.23/16/01
6.2	Fence Type 2 - Short Open	2/16/03 1.23/16/02
6.3	Fence Type 4 - Tall Privacy	1/16/05 1.23/16/02
6.4	Fence Type 5 - Tall Open	2/16/05 1.23/16/03

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



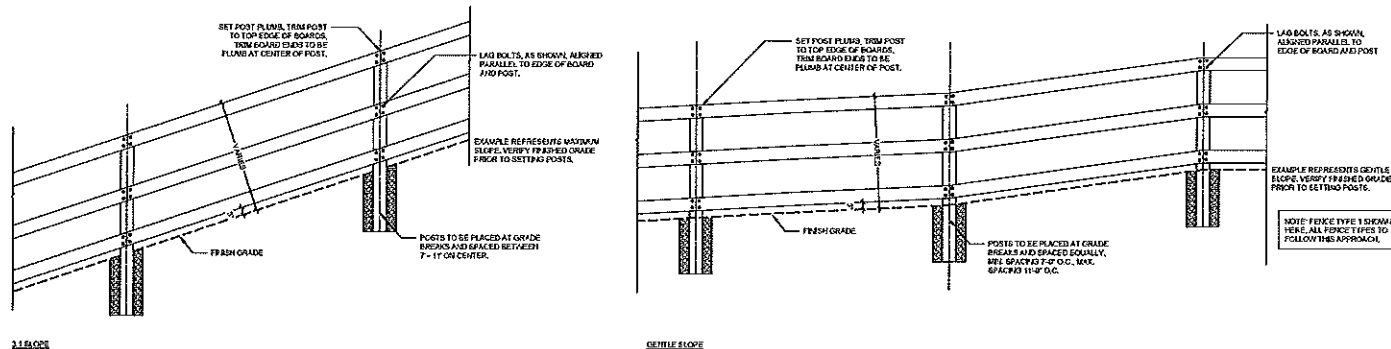
1 TYPICAL POST CONNECTIONS

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 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	52 of 62

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 54 of 62

SITE KEYNOTES:

KEYNOTE	RAILINGS, BARRIERS, FENCING	SHEET	DATE
6.1	Fence Type 1 - Short Privacy	1/16/03	12/3/16-01
6.2	Fence Type 2 - Short Privacy	2/16/03	12/3/16-02
6.3	Fence Type 3 - Tall Privacy	1/16/06	12/3/16-02
6.4	Fence Type 4 - Tall Privacy	2/16/06	12/3/16-03

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

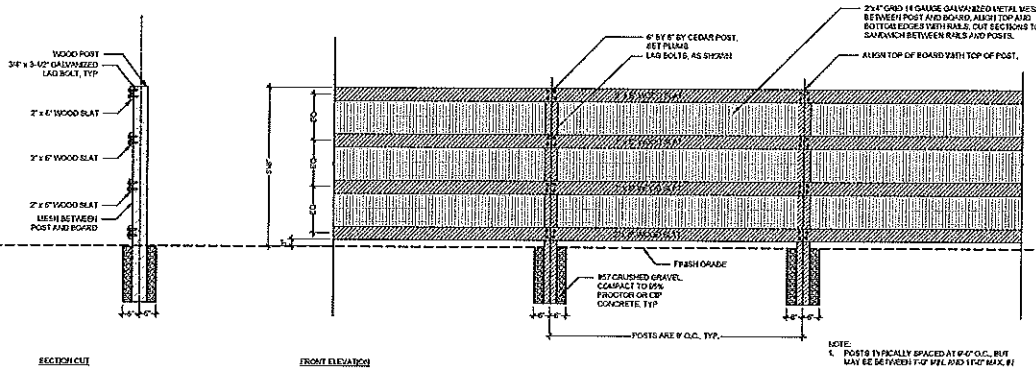
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BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet 54 of 62	

PROJECT NUMBER: 5311

DETAILS

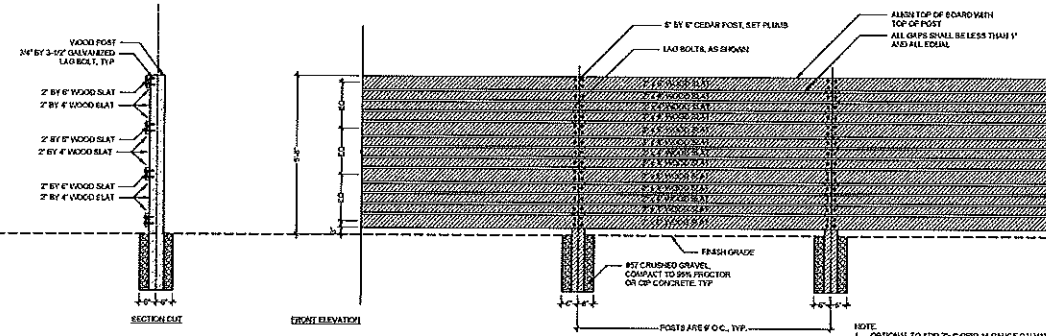
SHEET NUMBER
L6-04

DATE PREPARED: 11/20/2019



NOTE:
1. POSTS TYPICALLY SPACED AT 8'-0\"/>

2 FENCE TYPE 5 - TALL - OPEN SCALE: 1/2\"/>



NOTE:
1. OPTIONAL TO ADD 2x4\"/>

1 FENCE TYPE 4 - TALL - PRIVACY SCALE: 1/2\"/>

Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
SIGN STANDARDS
Town of Firestone
Weld County
State of Colorado
Sheet 55 of 62

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 Barefoot Lakes.
- 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	Material	Finish
A	Sign Type A - Community Monument	4/17-02	
D	Sign Type D - Neighborhood Park	1/17-03	
E	Sign Type E - Neighborhood Monument and Identity	2/17-03	
G	Sign Type G - Social Monuments & Regulatory Signs	1/17-04	
H	Sign Type H - Traffic Regulatory Signs	2/17-04	
J	Sign Type J - Bicycle Regulatory Signs	4/17-05	
K	Sign Type K - Park Rules and Trail Signs	5/17-05	

- 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	Not allowed	Not allowed
Number of Signs Allowed	Up to one sign can be located on each block length	None	None	None
Maximum Sign Area	96 square feet	None	None	None
Maximum Sign Height	12 feet	None	None	None
Minimum Setback	10 feet	None	None	None
Lighting	Not Allowed	None	None	None
Freestanding Signs - Medium	Allowed	Not allowed	Not allowed	Not allowed
Number of Signs Allowed	Three per block length	One per model complex	None	None
Maximum Sign Area	40 square feet	None	None	None
Maximum Sign Height	0 feet	None	None	None
Minimum Setback	1 foot behind sidewalk	None	None	None
Lighting	Allowed	None	None	None
Freestanding Signs - Small	Not allowed	Allowed	Not allowed	Not allowed
Number of Signs Allowed	None	One per model lot	One per lot	One per lot
Maximum Sign Area	None	8 square feet	3 feet	3 feet
Maximum Sign Height	None	3 feet	1 foot behind sidewalk	1 foot behind sidewalk
Minimum Setback	None	1 foot behind sidewalk	Not allowed	Not allowed
Lighting	None	Not allowed	None	None
Flag Pole/Flag	Not allowed	One per model complex	Not allowed	Not allowed
Number of Flag Poles Allowed	None	One per model complex	None	None
Maximum Flag Area	None	90 square feet	None	None
Maximum Flag Pole Height	None	40 feet	None	None
Minimum Setback	None	1 foot behind sidewalk	None	None
Lighting	None	Allowed	None	None
Banners	Allowed	Allowed	Allowed	Allowed
Number of Signs Allowed	One per 5 miles	One per mile	One per model lot	One per model lot
Maximum Sign Area	300 square feet	60 square feet	24 square feet	24 square feet
Maximum Sign Height	6 feet	4 feet	4 feet	4 feet
Minimum Setback	None	1 foot behind sidewalk	1 foot behind sidewalk	1 foot behind sidewalk
Lighting	Not Allowed	Not allowed	Not allowed	Not allowed

Sidewalk Signs			
Locations	Arterial Road	Collector Road	Local Road
Sidewalk Signs	Not Allowed	Not Allowed	Not Allowed
Number of Signs Allowed	None	One per model lot	One per lot
Maximum Sign Area	None	9 square feet	9 square feet
Maximum Sign Height	None	3 feet	3 feet
Minimum Setback	None	None	None
Lighting	None	Not allowed	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: 0311

SIGN STANDARDS

DESIGNER

L7-00A

CDOT Form 1-2019 (Rev. 10/2018)

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	DATE
A	Sign Type A - Community Monument	4/17/02
D	Sign Type D - Neighborhood Park	1/13/03
E	Sign Type E - Neighborhood Monument and Sign	2/13/03
G	Sign Type G - Street Identification & Regulatory Sign	1/17/04
H	Sign Type H - Traffic Regulatory Sign	3/13/04
J	Sign Type J - Bicycle Regulatory Sign	4/17/02
K	Sign Type K - Park Rules and Trail Sign	5/17/01

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

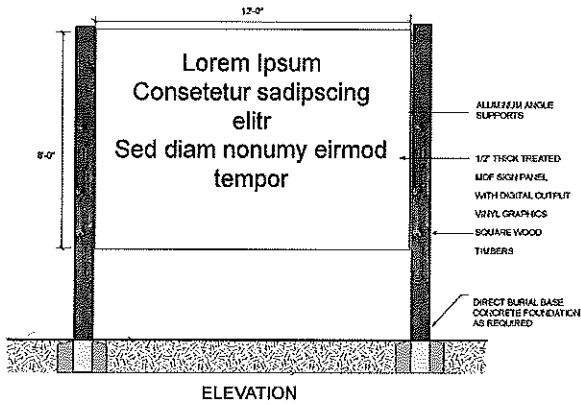
FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 5
Type of Submittal:	FDP
Filing #:	5
Phase #:	
First Submittal:	11/20/2019
Revision 1:	3/25/2020
Revision 2:	6/5/2020
Revision 3:	
Sheet	56 of 62

PROJECT NUMBER: 6311

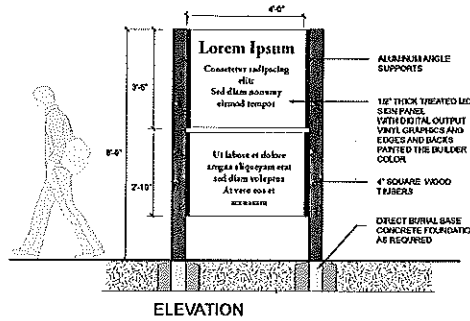
SIGN STANDARDS

L7-00B

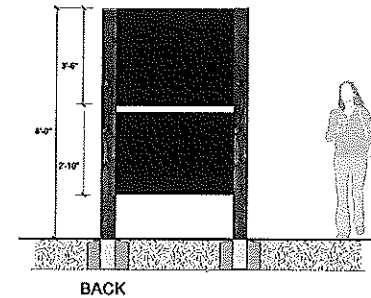
DATE: 11/20/2019



ELEVATION



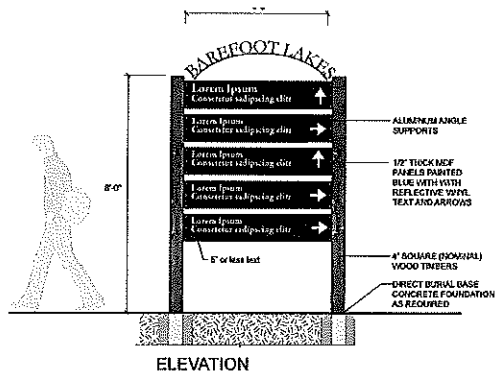
ELEVATION



BACK

1 SIGNTYPE - TEMPORARY FREESTANDING LARGE (ROAD)

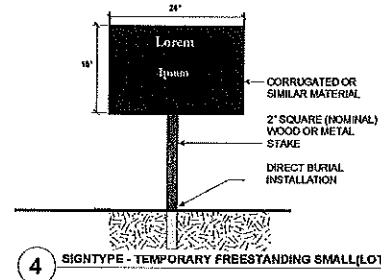
3 SIGNTYPE - TEMPORARY FREESTANDING MEDIUM (LOT)



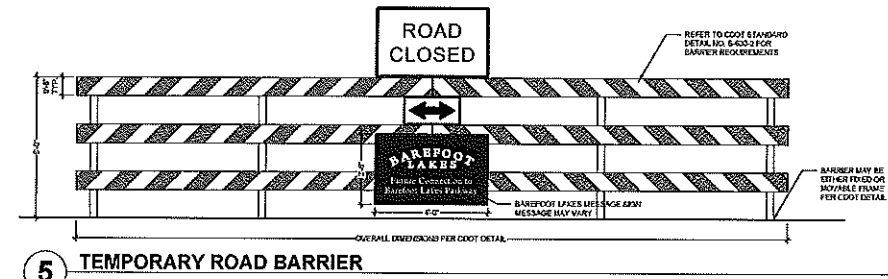
ELEVATION

SIDE

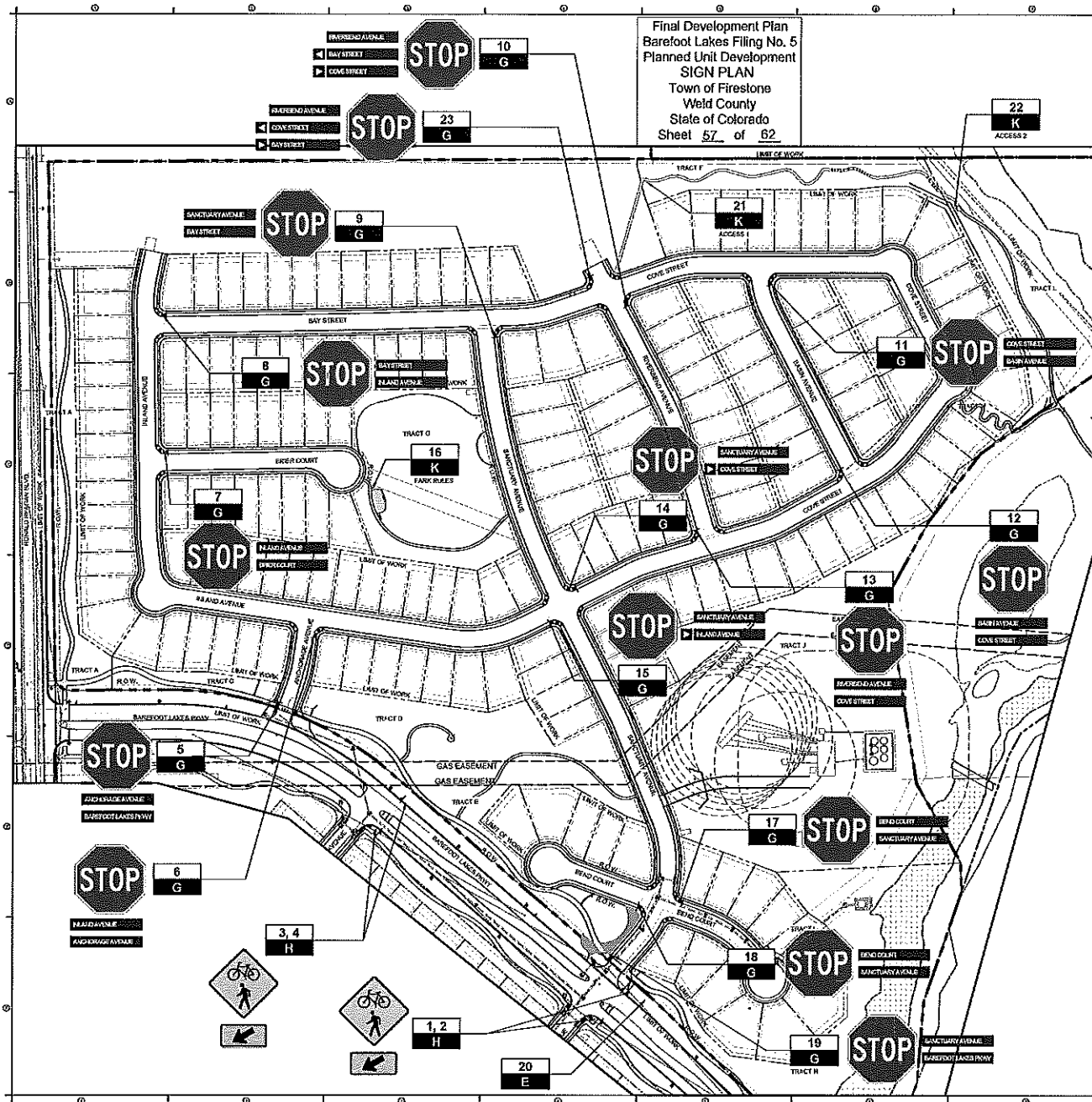
2 SIGNTYPE - TEMPORARY FREESTANDING MEDIUM (ROAD)



4 SIGNTYPE - TEMPORARY FREESTANDING SMALL (LOT)



5 TEMPORARY ROAD BARRIER



SITE KEYNOTES:

SIGNAGE AND WAYFINDING

Sign Type	Sign Type	Sign Type
A	Sign Type A - Community Monument	4/13/02
D	Sign Type D - Neighborhood Park	1/12/03
E	Sign Type E - Neighborhood Monument and Identity	2/12/03
G	Sign Type G - Travel Identification & Regulatory Signs	1/13/04
H	Sign Type H - Traffic Regulatory Signs	2/12/04
J	Sign Type J - Bicycle Regulatory Signs	4/12/02
K	Sign Type K - Park Rules and Trail Signs	5/12/02

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

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STANDARD SIGN TYPEFACE AND COLORS:

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

SITE KEYNOTES:

SIGNAGE AND WAYFINDING	DETAIL	RELATED
A Sign Type A - Community Monument	4/12/22	
D Sign Type D - Neighborhood Park	1/12/22	
E Sign Type E - Neighborhood Monument and Shrubbery	2/12/22	
G Sign Type G - Street Backflow & Regulatory Signs	1/12/22	
H Sign Type H - Traffic Regulatory Signs	2/12/22	
J Sign Type J - Bicycle Regulatory Signs	4/12/22	
K Sign Type K - Park Rules and Trail Signs	5/12/22	

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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	58 of 62

PROJECT NUMBER: 8311

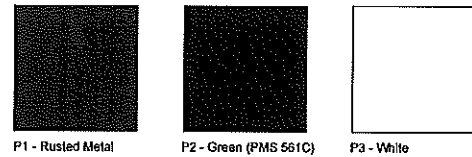
SIGN DETAILS

SHEET NUMBER

L7-02

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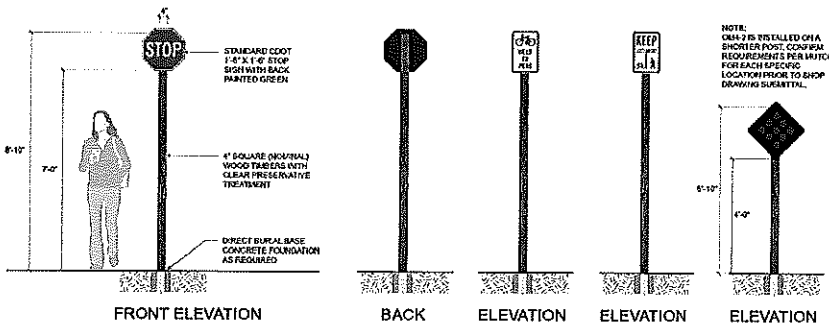
1 STANDARD TYPEFACE FOR STREET SIGNS



2 STANDARD COLOR PALETTE KEY

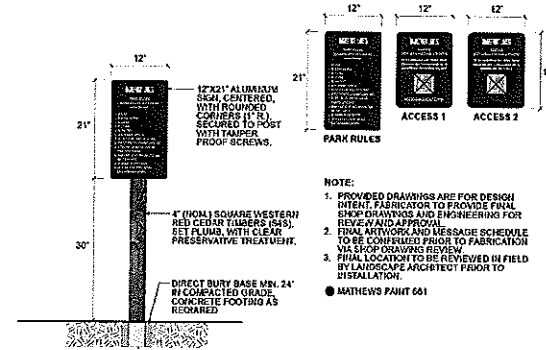
BAREFOOT LAKES

3 STANDARD LOGOTYPE



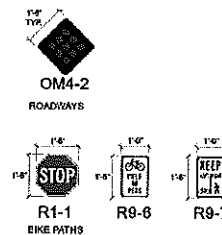
4 SIGN TYPE J - BICYCLE REGULATORY SIGNS

5 SIGN TYPE K - PARK RULES AND TRAIL SIGNS



ELEVATION
 SCALE: 1" = 1'-0"

5 SIGN TYPE K - PARK RULES AND TRAIL SIGNS



ORIGINAL SCALE: 1" = 1'-0"

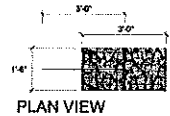
Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
SIGN DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 59 of 62

SITE KEYNOTES:

SIGNAGE AND WAYFINDING

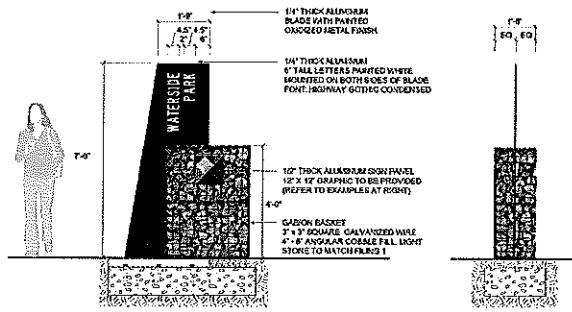
TYPE	REMARKS	DATE
A	Sign Type A - Community Identification	4/17/20
D	Sign Type D - Neighborhood Park	1/17/20
E	Sign Type E - Neighborhood Monument and Identity	2/17/20
G	Sign Type G - Street Identification & Regulatory Signs	1/17/20
H	Sign Type H - Traffic Regulatory Signs	2/17/20
J	Sign Type J - Bicycle Regulatory Signs	4/17/20
K	Sign Type K - Park Rules and Trail Signs	5/17/20

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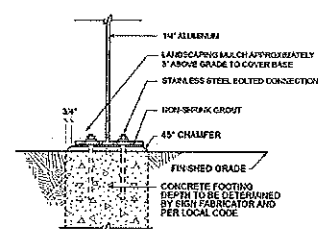
PLAN VIEW

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



ELEVATION

SIDE

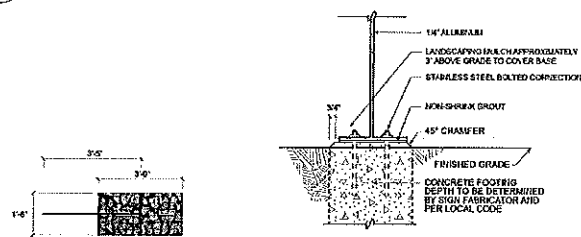


INSTALLATION DETAILS

NOT TO SCALE

1 SIGN TYPE D - NEIGHBORHOOD PARK

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

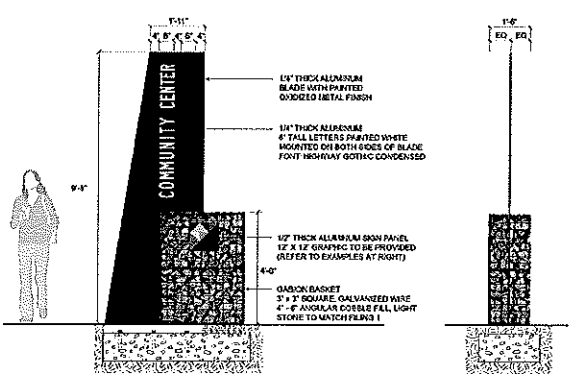


PLAN VIEW

INSTALLATION DETAILS

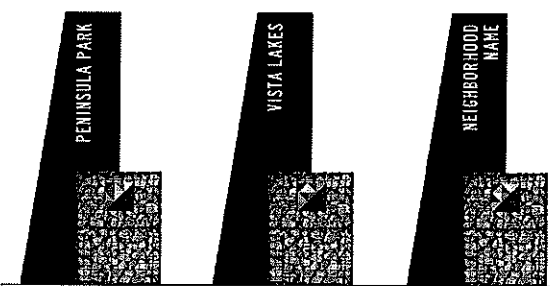
NOT TO SCALE

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

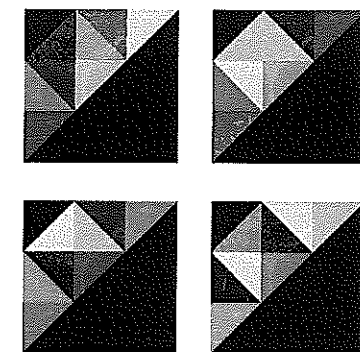


ELEVATION

SIDE



MESSAGE LAYOUT OPTIONS



EXAMPLE DECORATIVE PANELS

12" X 12" X 1/2"
SECURE TO BASKETS FROM REAL MATCH PLANS 1 CONSTRUCTION ANNOTATION TO BE PROVIDED DURING SHOP DRAWING PROCESS

2 SIGN TYPE E - NEIGHBORHOOD IDENTITY AND AMENITY SIGNS

ORIGINAL 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:	6/5/2020
Revision 3:	
Sheet	59 of 62

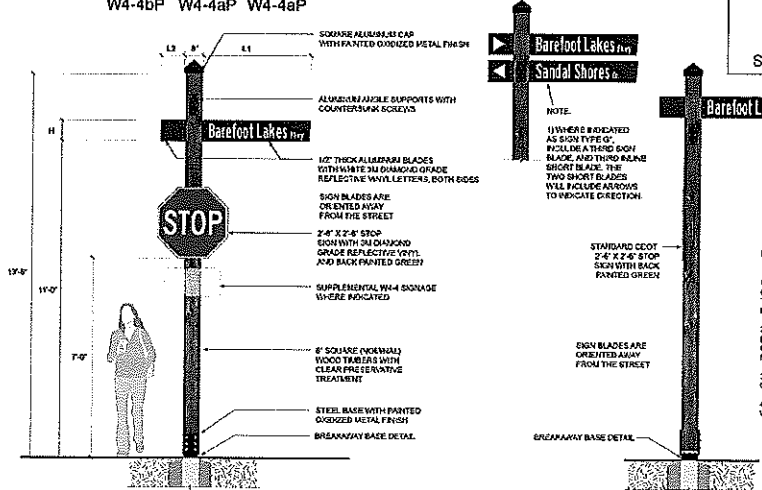
PROJECT NUMBER: 5311

SIGN DETAILS

SHEET NUMBER
L7-03

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



ELEVATION

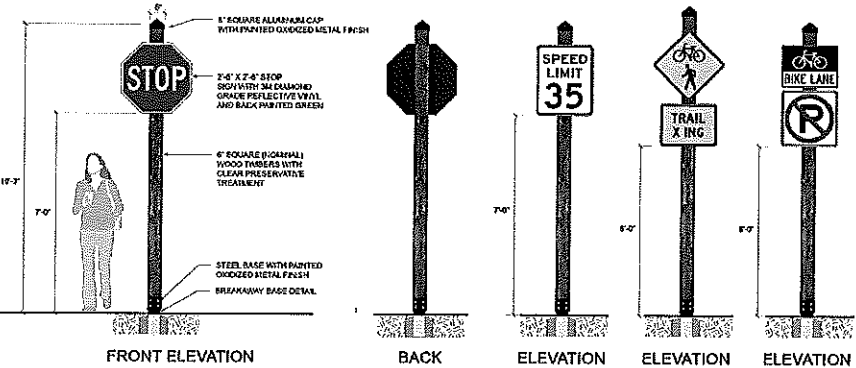
SIDE, TYP.

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 SIGN AND CONCRETE FOOTINGS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- 3) FABRICATOR TO CONFIRM THAT BREAKAWAY BASE DESIGN COMPLES WITH THE FMCD CRASH 350 TEST.
- 4) ALL SIGN PANELS TO UTILIZE DIAMOND GRADE REFLECTIVE VINYL (M D03 OR APPROVED EQUAL).



FRONT ELEVATION

BACK

ELEVATION

ELEVATION

ELEVATION

2 SIGN TYPE H - TRAFFIC REGULATORY SIGNS

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

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:

KEYNOTE	DETAIL	DETAIL
A	Sign Type A - Community Marker	4/17/22
B	Sign Type B - Single Lane	5/12/23
C	Sign Type C - Single Lane	5/12/23
D	Sign Type D - Single Lane	5/12/23
E	Sign Type E - Single Lane	5/12/23
F	Sign Type F - Single Lane	5/12/23
G	Sign Type G - Street Identification and Regulatory Signs	5/12/23
H	Sign Type H - Traffic Regulatory Signs	5/12/23
I	Sign Type I - Single Lane	5/12/23
J	Sign Type J - Single Lane	5/12/23
K	Sign Type K - Single Lane	5/12/23

PANEL LAYOUT DIMENSIONS

STANDARD SIZE:	LARGE SIZE:
A (UPPER CASE) = 4"	A (UPPER CASE) = 4"
A (LOWER CASE) = 3"	A (LOWER CASE) = 4 1/2"
B = 3 1/4"	B = 4 1/2"
C = 3 1/4"	C = 4 1/2"
D = 3 1/4"	D = 4 1/2"
E = 3 1/4"	E = 4 1/2"
F = 3 1/4"	F = 4 1/2"
G = 3 1/4"	G = 4 1/2"
H = 3 1/4"	H = 4 1/2"
I = 3 1/4"	I = 4 1/2"
J = 3 1/4"	J = 4 1/2"
K = 3 1/4"	K = 4 1/2"

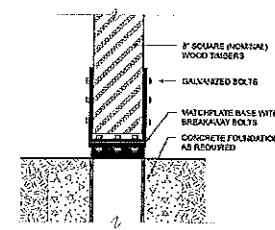


PANEL LAYOUT DETAILS

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

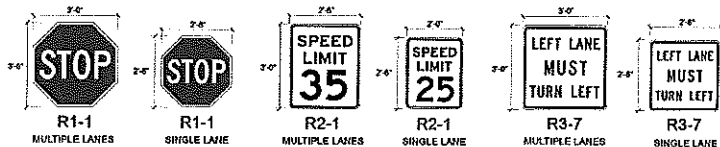
- NOTE:
- 1) ALL SIGNS TO CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) INCLUDING THE COLORADO SUPPLEMENT. SIGNS TO CONFORM TO LOCAL CODES AND ORDINANCES. NOTIFY LANDSCAPE ARCHITECT OF POTENTIAL CONFLICTS.
 - 2) FABRICATOR TO PROVIDE STRUCTURAL ENGINEERING (BY A LICENSED COLORADO ENGINEER) FOR SIGN AND CONCRETE FOOTINGS. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
 - 3) FABRICATOR TO CONFIRM THAT BREAKAWAY BASE DESIGN COMPLES WITH THE FMCD CRASH 350 TEST.
 - 4) ALL SIGN PANELS TO UTILIZE DIAMOND GRADE REFLECTIVE VINYL (M D03 OR APPROVED EQUAL).

PLAN VIEW



INSTALLATION DETAILS

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



R1-1

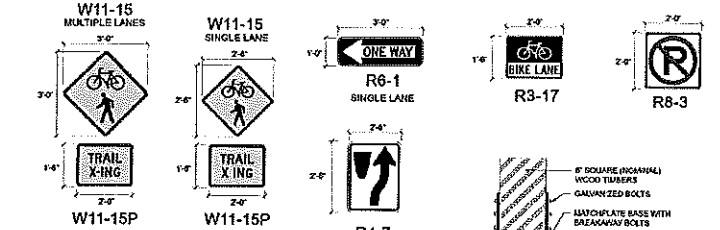
R1-1

R2-1

R2-1

R3-7

R3-7

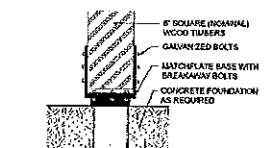


W11-15P

W11-15P

R4-7

PLAN VIEW



INSTALLATION DETAILS

SCALE: 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

DETAIL NUMBER

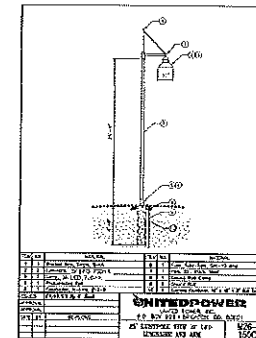
L7-04

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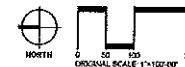
Final Development Plan
Barefoot Lakes Filing No. 5
Planned Unit Development
LIGHTING PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 61 of 82



AL1



NOTES:
1. THESE LIGHTS ARE TO BE USED FOR NIGHT ILLUMINATION OF THE SITE.
2. ALL LIGHTS AND STREET LIGHTS SHALL BE OF THE FOLLOWING TYPE:
3. ALL LIGHTS SHALL BE OF THE FOLLOWING TYPE:



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Facsimile (303) 623-2260
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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:	8/5/2020
Revision 3:	
Sheet 61 of 82	

PROJECT NUMBER: 5311

LIGHTING PLAN

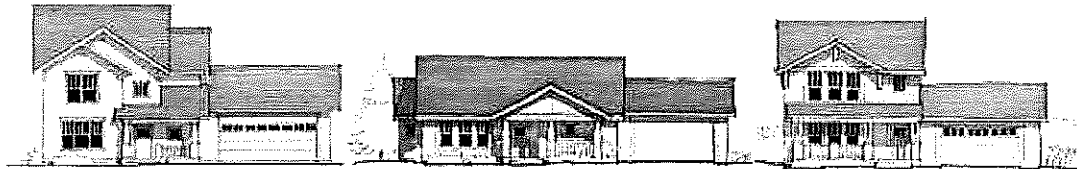
SHEET NUMBER

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.



Craftsman



Farmhouse



Modern Farmhouse



Modern Prairie



Prairie

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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>62</u> of <u>62</u>

PROJECT NUMBER: 0311

RESIDENTIAL CHARACTER ELEVATIONS

SHEET NUMBER

L9-1

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BAREFOOT LAKES FILING NO.5

FINAL PLAT (FP)

FINAL DEVELOPMENT PLAN (FDP)

RESOLUTION NO. 20-67

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO,
APPROVING A FINAL SUBDIVISION PLAT AND ACCEPTING THE PROPERTY INTERESTS
DEDICATED BY THE FINAL PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN BAREFOOT
LAKES FILING NO. 5; AND APPROVING A FINAL DEVELOPMENT PLAN FOR CERTAIN REAL
PROPERTY LOCATED WITHIN BAREFOOT LAKES FILING NO. 5**



Town Board of Trustees – July 8, 2020

Process



Development Flow Chart | Firestone PUD Zoning



Location

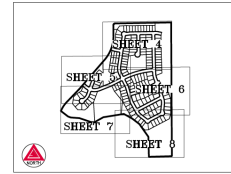


Zoning: PUD - Mixed Use (NC, RC, RES-A, RES-B, RES-C)

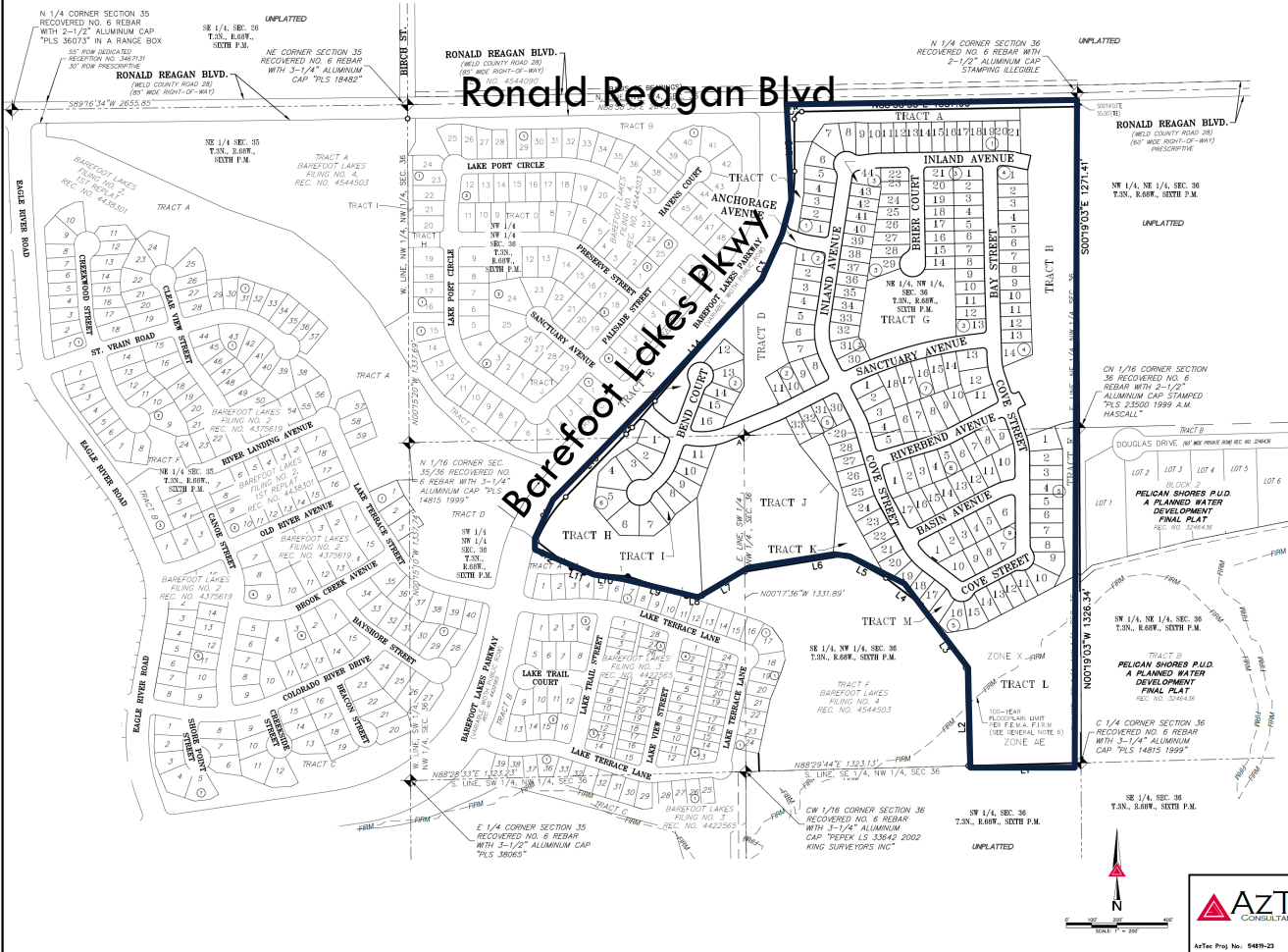
Final Plat



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
★ NW 1/4 CORNER SECTION 36	RECOVERED NO. 8 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 38064"
●	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
OVERALL PAGE ~ SHEET 3 of 9	



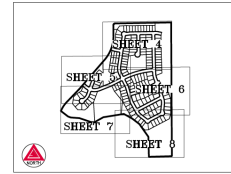
Aztec
CONSULTANTS, INC.
200 East Mineral Ave., Suite 1
Littleton, Colorado 80120
Phone: (303) 713-1888
Fax: (303) 713-1887
www.aztecconsultants.com
Aztec Proj. No.: 54879-23 Drawn By: BAM

DEVELOPER		DATE OF PREPARATION	2019-05-17
BROOKFIELD RESIDENTIAL		SCALE	1" = 200'
6465 S. GREENWOOD PLAZA BLVD., SUITE 200 CENTENNIAL, COLORADO 80111 (303) 705-8451		SHEET 3 OF 9	

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
▲	NW 1/4 CORNER SECTION 36 RECOVERED NO. 8 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "PLS 14815, 1999, EPP & ASSOCIATES INC."
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—	U.E. = UTILITY EASEMENT
—	D.E. = DRAINAGE EASEMENT
—	W.E. = WATER EASEMENT
—	S.D.E. = SIGHT DISTANCE EASEMENT
—	R.O.W. = 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

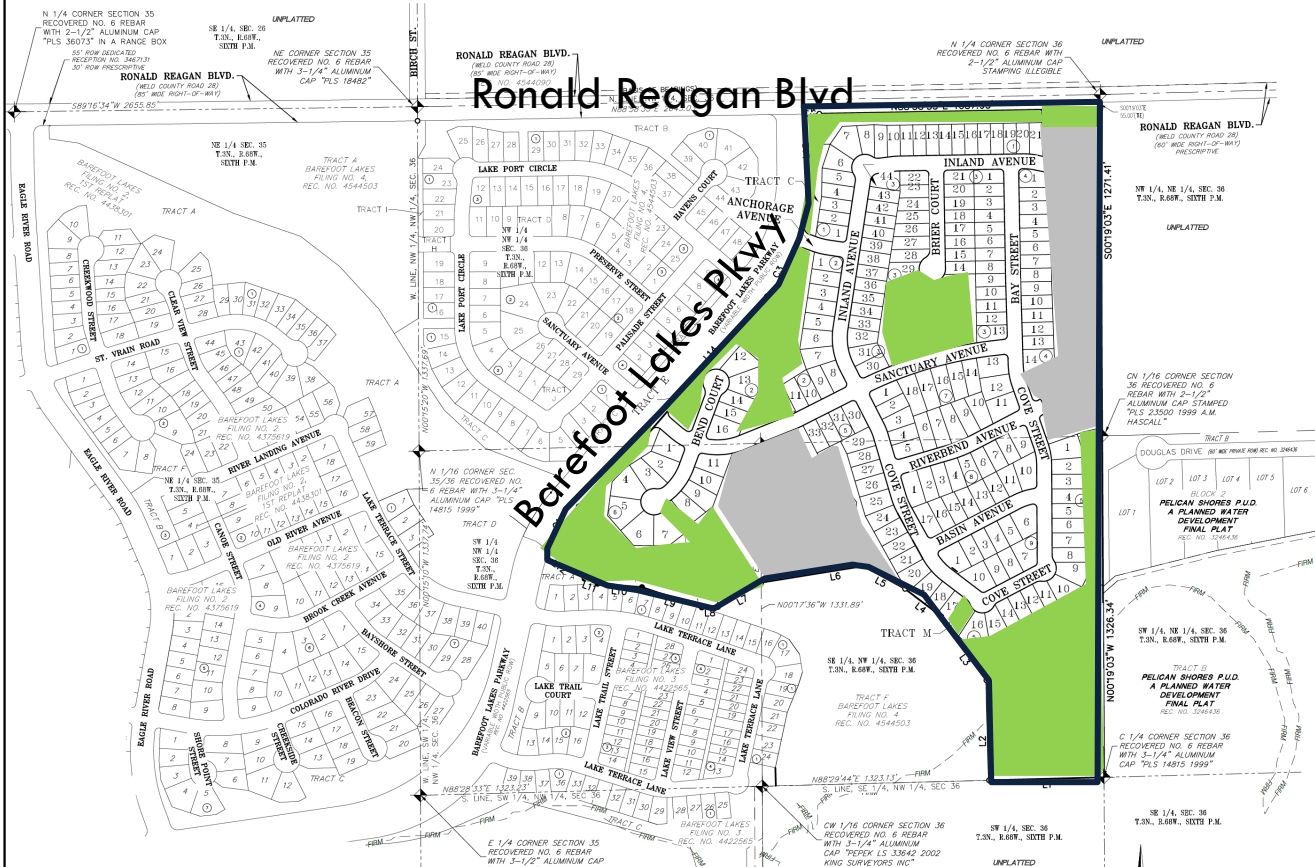
OVERALL PAGE ~ SHEET 3 of 9



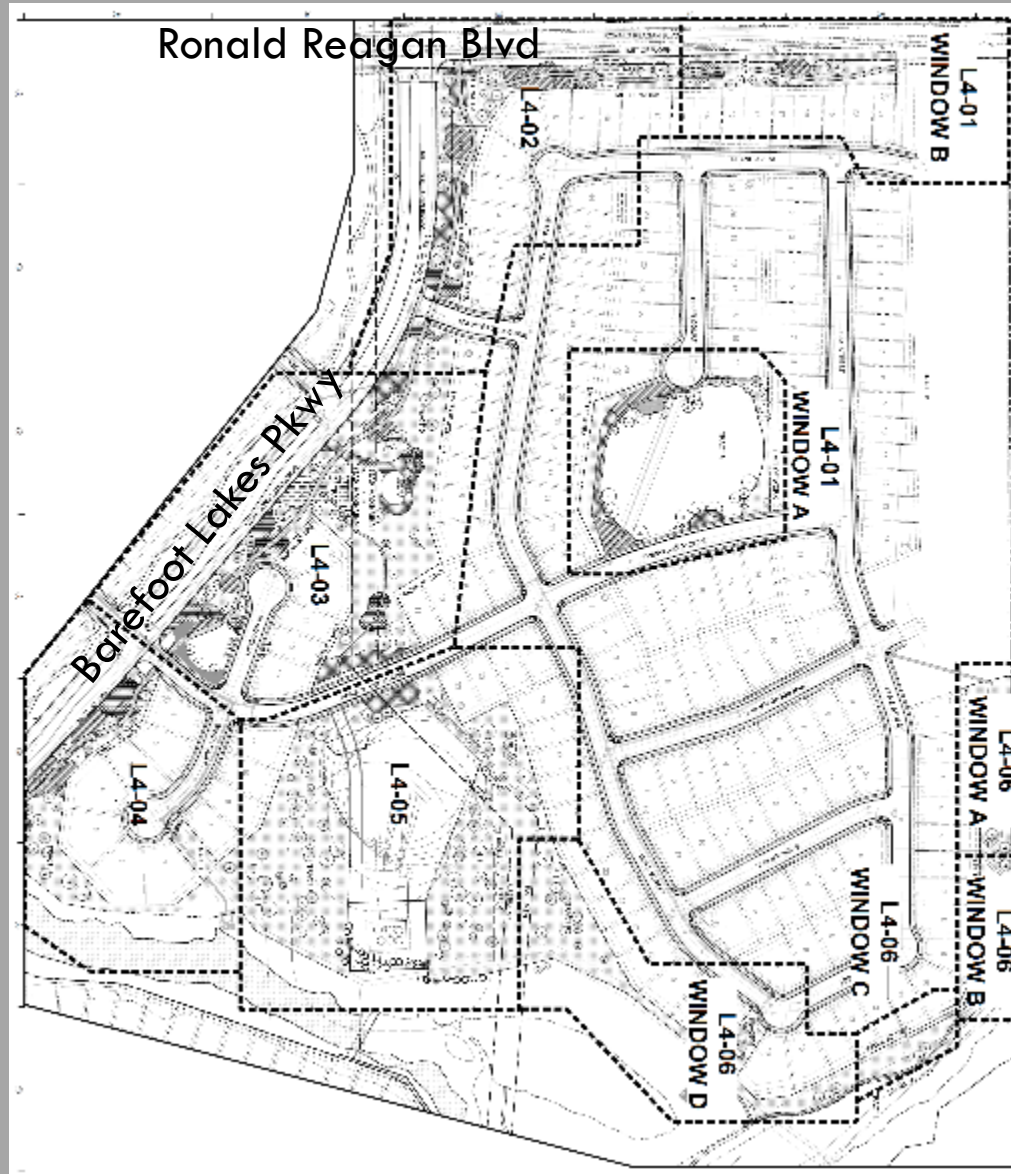
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



DEVELOPER		DATE OF PREPARATION	2019-06-17
BROOKFIELD RESIDENTIAL		SCALE:	1" = 200'
6465 S. GREENWOOD PLAZA BLVD., SUITE 200 CENTENNIAL, COLORADO 80111 (303) 706-8451		SHEET 3 OF 9	



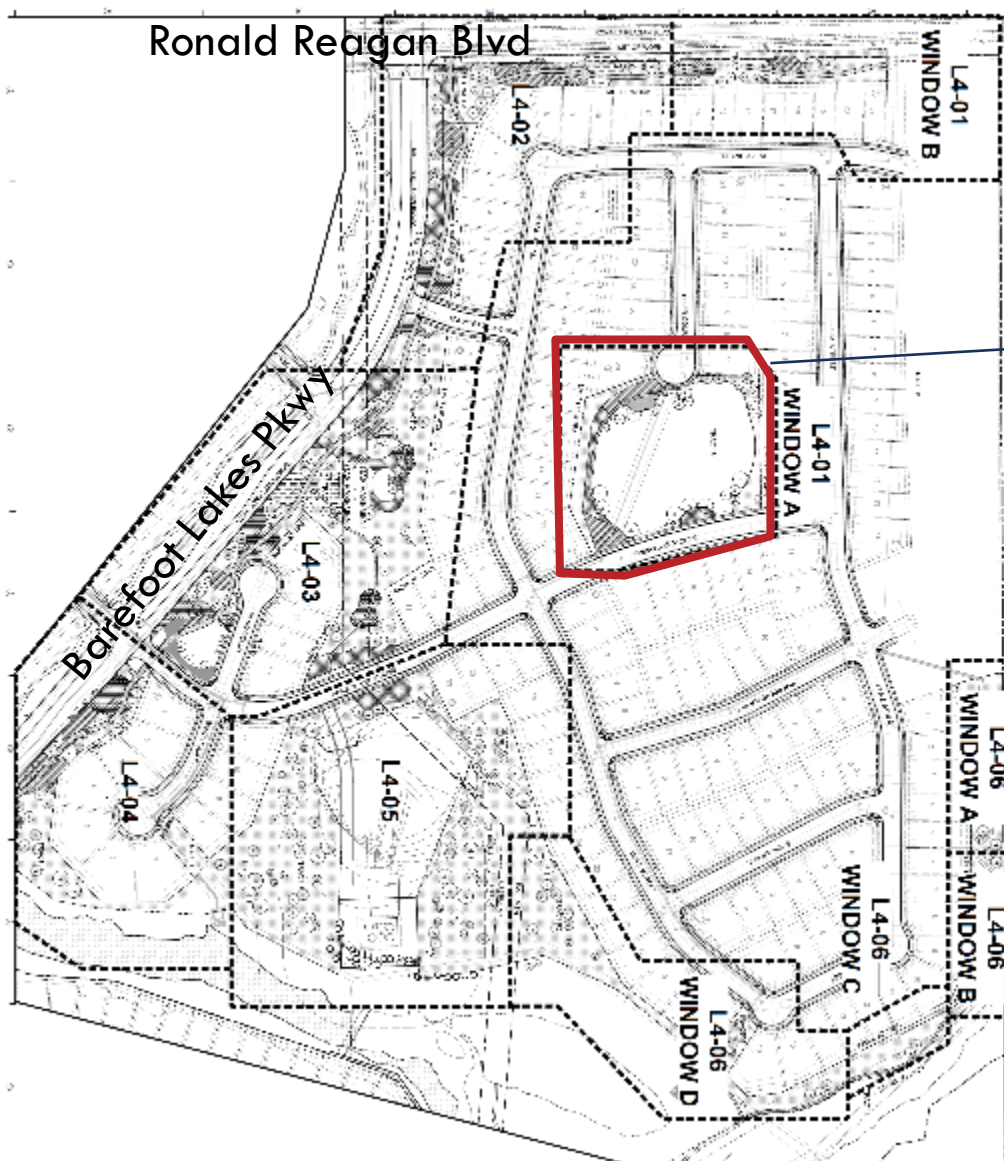
Final Development Plan



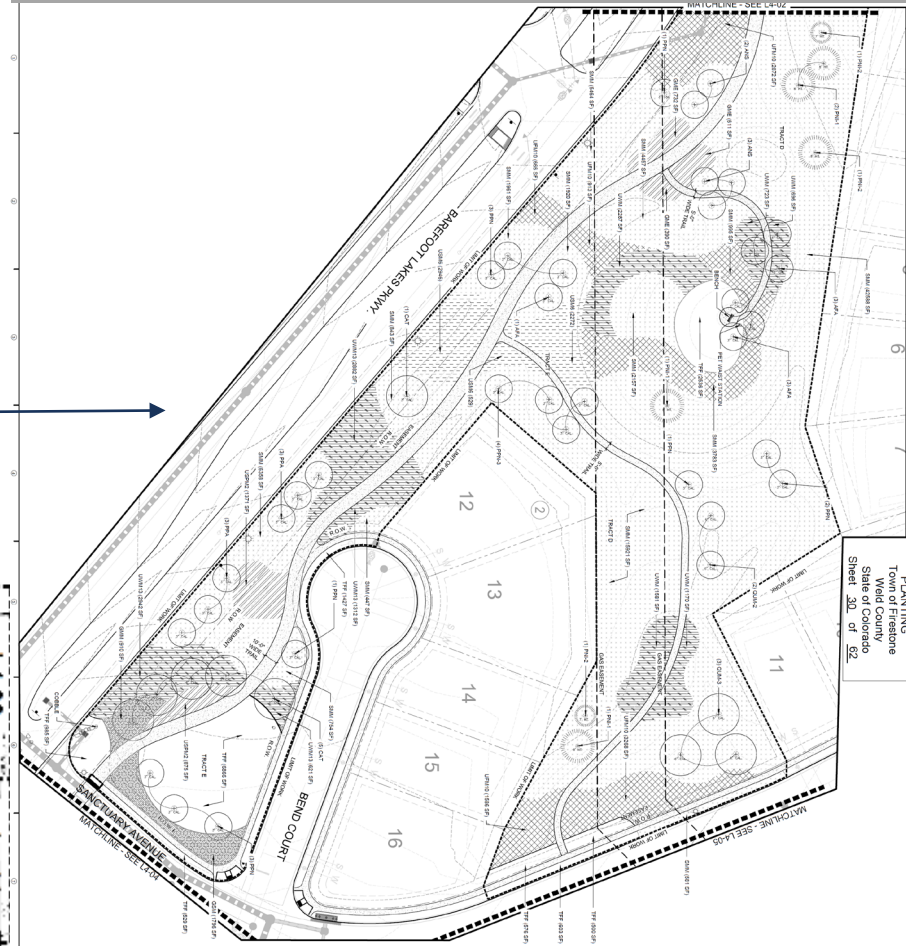
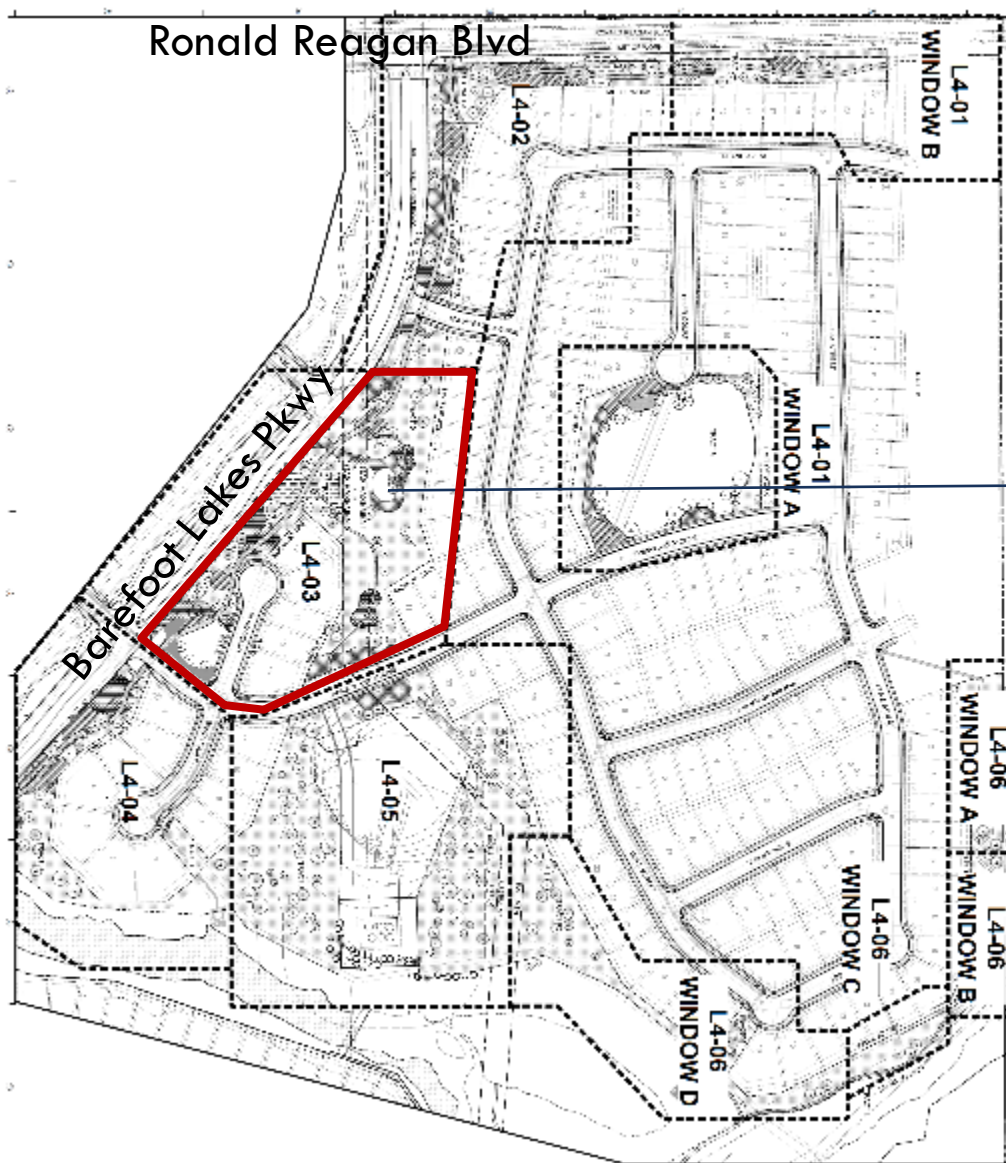
Final Development Plan



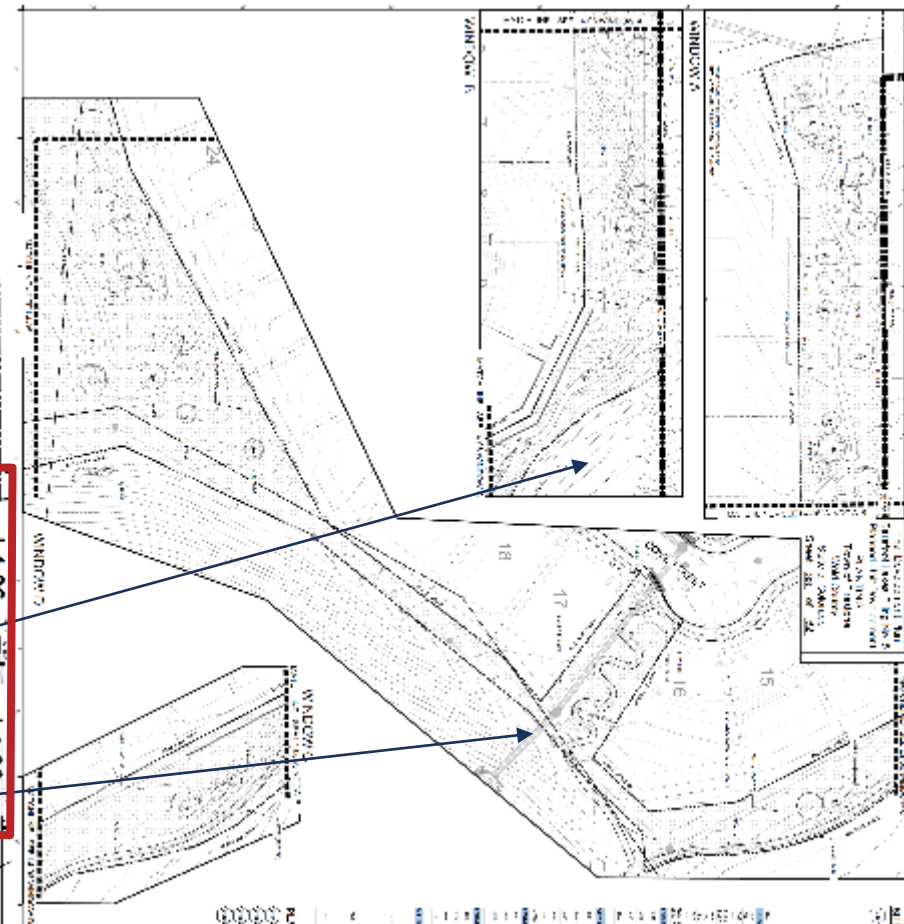
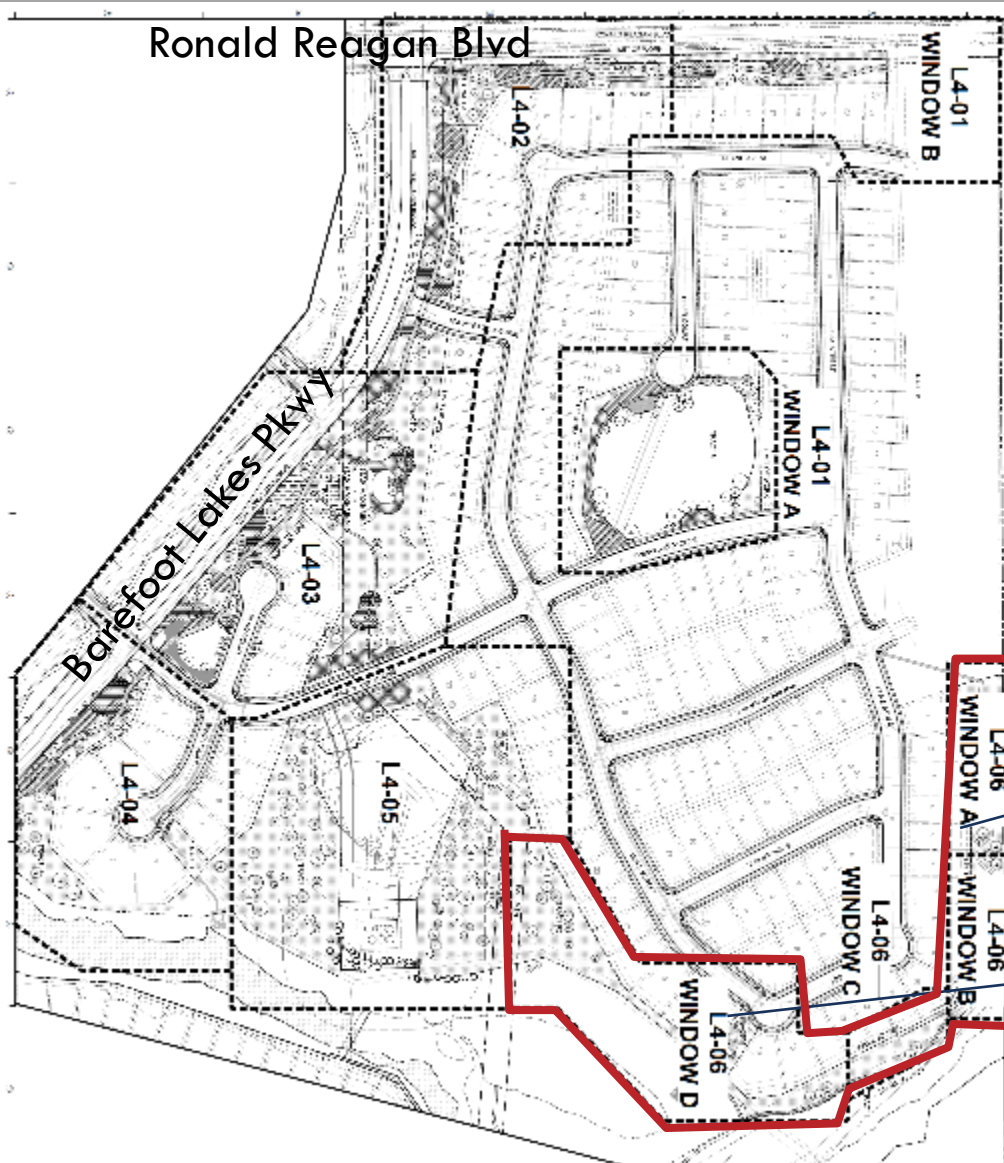
Ronald Reagan Blvd

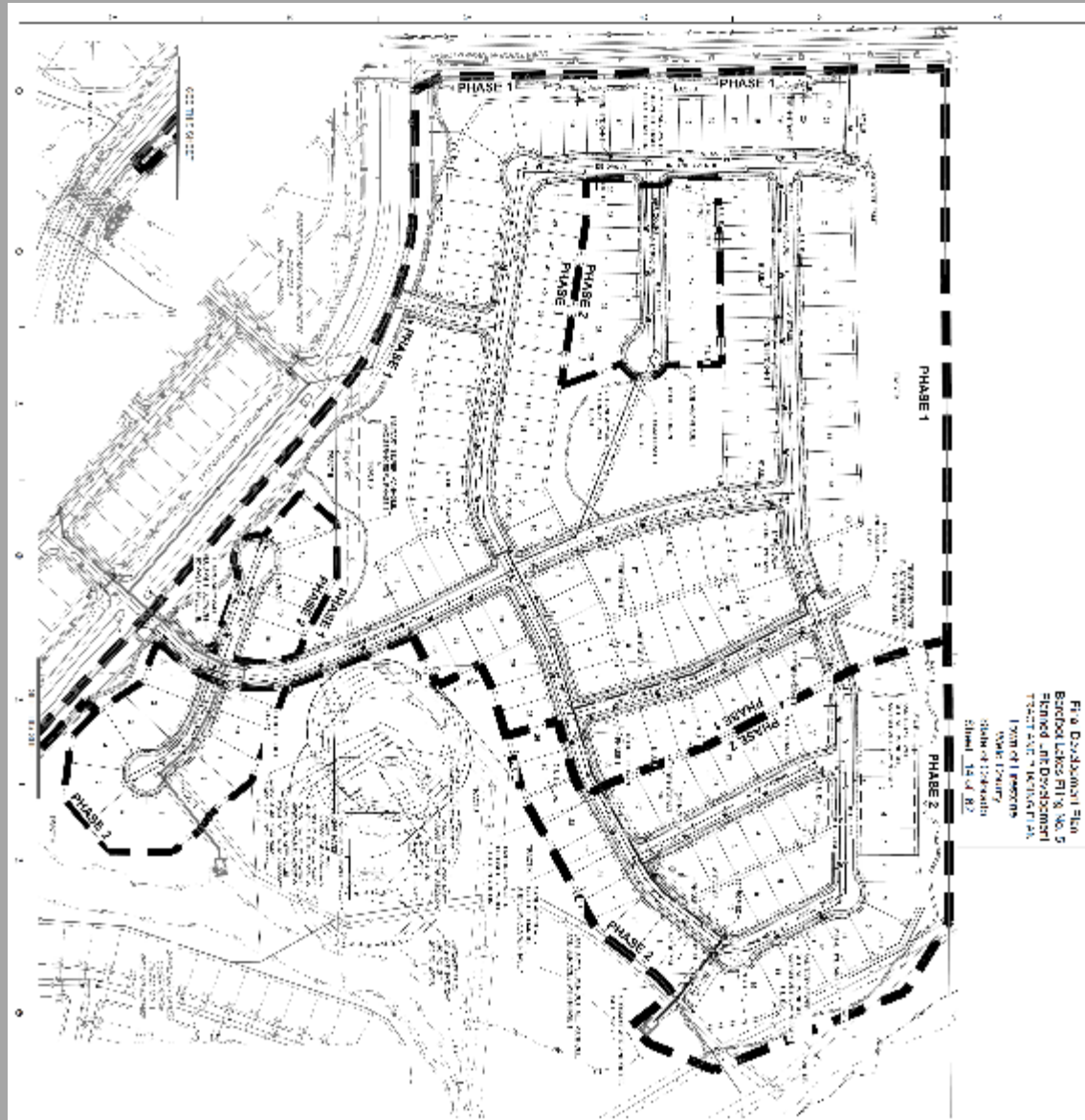


Final Development Plan



Final Development Plan





FDP Phasing

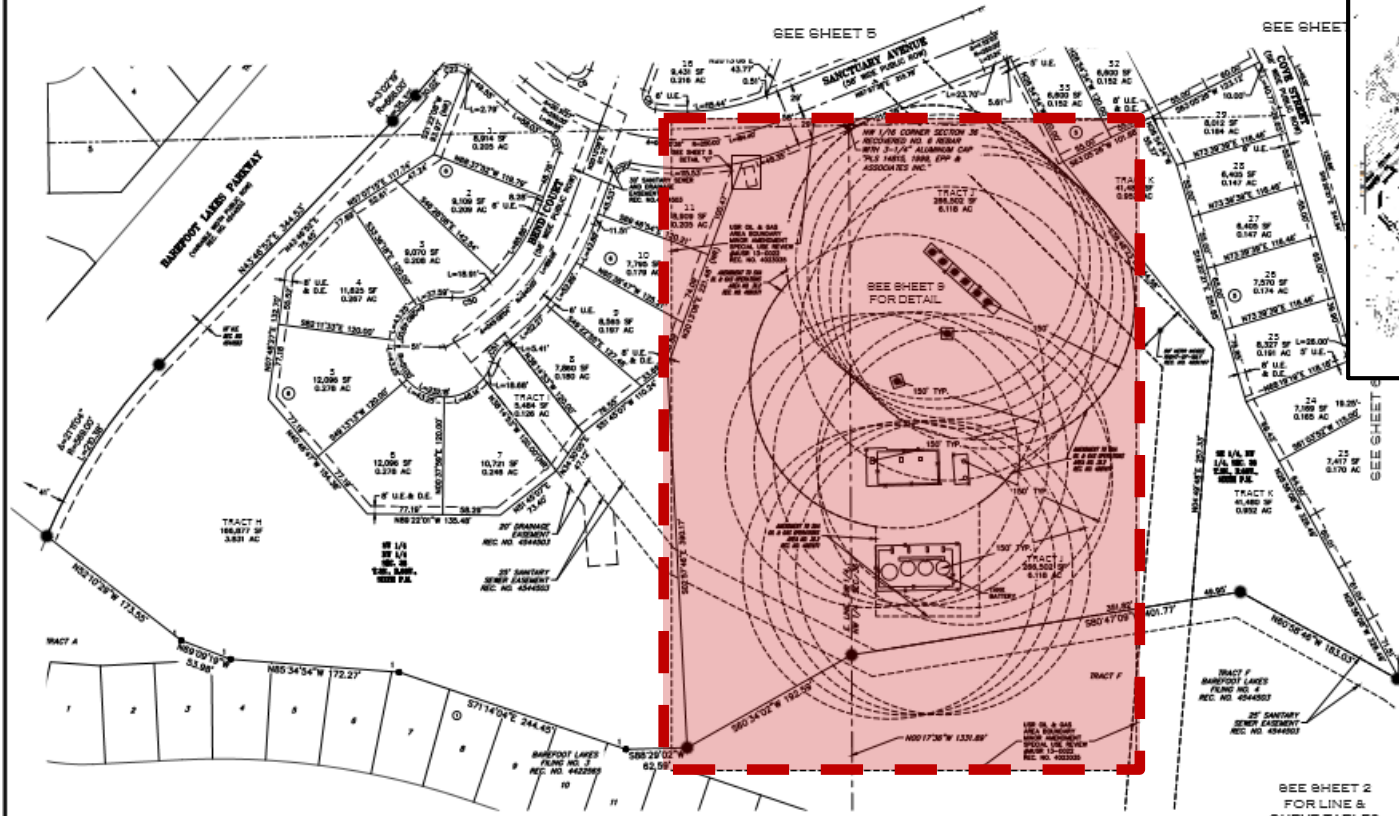


USR Boundary



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 7 OF 9



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	8-1-2020
Revision Date	
LOT DETAIL PAGE - SHEET 7 of 9	

SEE SHEET 2
FOR LINE &
CURVE TABLES

Staff Recommendation



At its June 18, 2020 regular meeting, the Planning & Zoning Commission approved 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.

Staff Recommendation



Staff recommends that the Board approve Resolution 20-67, a resolution approving the Barefoot Lakes Filing No. 5 Final Plat and Final Development Plan, with conditions.

Conditions of Approval



- (a) All minor, technical corrections to the Barefoot Lakes Filing No. 5 final plat shall be made to the Town's satisfaction.
- (b) The final plat shall not be recorded until Barefoot, LLC furnishes to the Town a recorded release or other supporting documentation from Kerr-McGee, confirming that Lots 9-11, Block 6, as depicted on the final plat: (1) have either been released from any existing USR permit area, as evidenced by that certain USR boundary map recorded on June 12, 2014 in the Weld County Clerk and Recorder's Office at Reception No. 4023035; or (2) are not subject to or will not interfere with any rights and privileges granted to Kerr-McGee under any USR permit issued by Weld County or any Surface Use Agreement recorded at Reception No. 4081971 or Reception No. 3956309.
- (c) Barefoot, LLC shall provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.

Conditions of Approval



(d) Barefoot, LLC shall pay applicable fees incurred as a result of the application approval, including, but not limited to, utility, remapping, public land dedication, cash-in-lieu fees, legal notice and legal review, and recording fees;

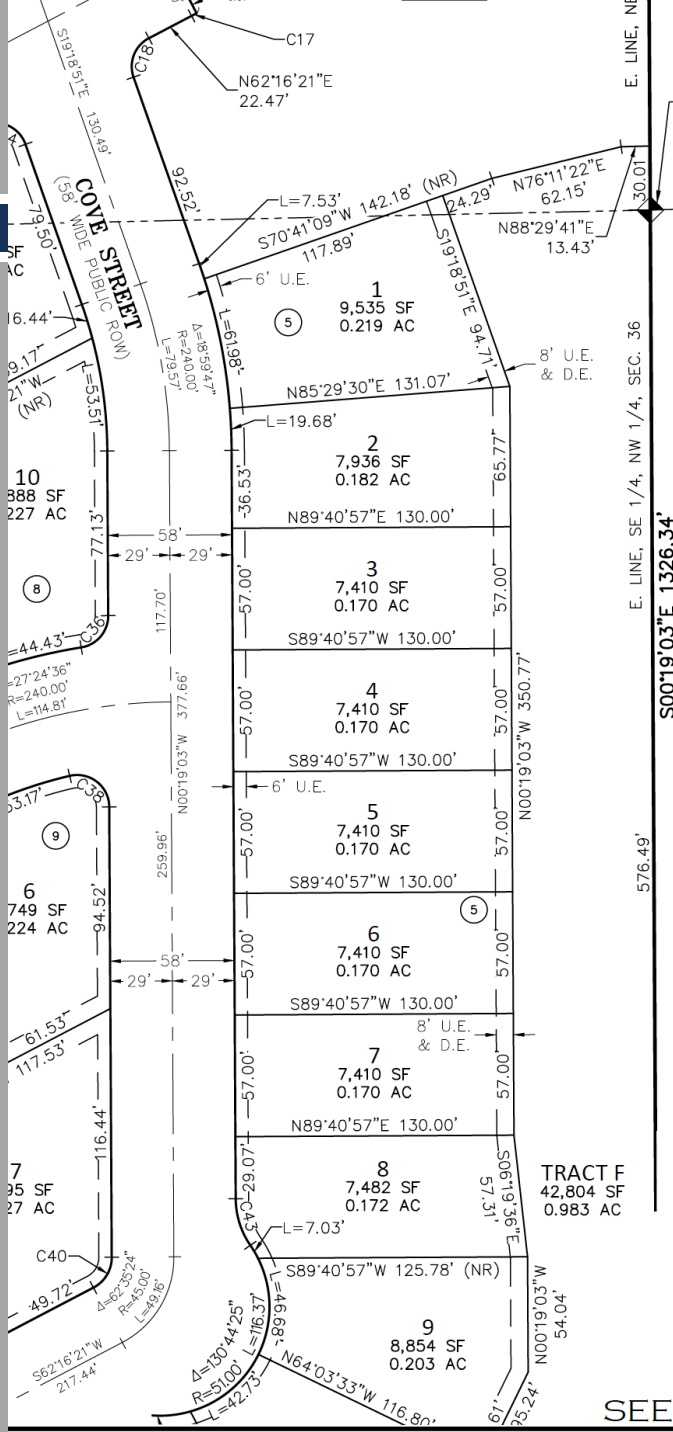
Within ninety (90) days of the date of this resolution, Barefoot LLC shall execute a subdivision development agreement in a form satisfactory to the Town Attorney. On behalf of the Town, the Mayor is authorized to execute the Subdivision Development Agreement.

(e) All minor, technical corrections to the Barefoot Lakes Filing No. 5 final development plan shall be made to the Town's satisfaction.

(f) Within ninety (90) days of the date of this resolution, Barefoot LLC shall execute a revocable license agreement, in a form satisfactory to the Town Attorney, addressing signage and landscaping within any rights-of-way. On behalf of the Town, the Mayor is authorized to execute the license agreement.



Waterside Ln



CN 1/16 CORNER SECTION 36
RECOVERED NO. 6 REBAR
WITH 2-1/2" ALUMINUM CAP
STAMPED "PLS 23500 1999
A.M. HASCALL"

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

TRACT B

LOT 1
BLOCK 2
PELICAN SHORES P.U.D.
A PLANNED WATER
DEVELOPMENT
FINAL PLAT
REC. NO. 3246436

TRACT F
42,804 SF
0.983 AC



SEE SHEET 8

AzTec Proj. No: 54819-2

BAREFOOT LAKES

An aerial photograph of the Barefoot Lakes development. The image shows a large, irregularly shaped lake with several small, vegetated islands. A winding path or road follows the shoreline of the lake. In the background, there is a residential neighborhood with many houses. The sky is blue with some clouds. The overall scene is a mix of natural and developed land.

FILING 5: FINAL DEVELOPMENT PLAN
FIRESTONE TOWN BOARD OF TRUSTEES HEARING

07 / 08 / 2020

3401192 07/06/2006 04:15P Weld County, CO
4 of 24 R 241.00 D 0.00 Steve Moreno Clerk & Recorder

- # DAKEFOOT LAKES



- Separate phases will be made up of multiple findings.
- Planning areas may vary in shape, size, and location. However, the common open space acreage shown shall not be reduced.
- Overall maximum 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 established FAR of 0.25 will not be exceeded. Lower densities, when proposed, will be allowed through administrative approval.
- All right of way locations within the PUD may be modified during final plan platting so long as the general access "intent" and minimum traffic requirements meet the county's standards.
- Proposed and existing gas and oil facilities and associated setbacks will be contained within the described oil and gas operational areas agreed upon between the PUD, Weld County and the State of Colorado.
- Parks and open spaces provided are to be maintained by the St. Vrain Metropolitan District and are for the sole use of residents of the St. Vrain Lakes community.

SHEET 3

Barefoot Lakes Big Picture

DETAILED CHANGE OF ZONE PLAN
FOR ST. VRAIN LAKES PUD

May
2006

RECORD		
No.	Description	Date
1	Revisions	8/17/06
2		
3		
4		
5		
6		
7		
8		
9		
10		

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Carroll & Lange, Inc.



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

BAREFOOT LAKES LAND-USE TABLE					
Total Property Acreage 1,306					
PLANNING AREA	PUD LAND USE CATEGORY*	PARCEL ACREAGE	RANGE OF DWELLING UNITS PER ACRE (DU/ACRE)	POTENTIAL PLANNED DWELLING UNITS	COMM. SQUARE FOOTAGE (ESTIMATE)
1	RES-A	48.35	3.5	167	
2	RES-A	38.12	3.3	127	
3	RES-A, RES-B	67.15	3.5 - 6	336	
4	MIXED-USE (NC, RES-A, RES-B, RES-C)	76.02	3.5 - 12	382	
5	MIXED-USE (NC, RES-A, RES-B, RES-C)	170.37	3.5 - 12	671	
6	MIXED-USE (RC, NC, RES-A, RES-B, RES-C)	151.31	3.5 - 18	941	145,000
7	MIXED-USE (RC, NC, RES-A, RES-B, RES-C)	137.22	3.5 - 18	981	145,000
8	MIXED-USE (RC, NC, RES-A, RES-B, RES-C)	128.62	3.5 - 18	704	
9	MIXED-USE (NC, RES-A, RES-B, RES-C)	109.55	3.5 - 18	426	145,000
10	RES-A, RES-B, RES-C	13.95	3.5 - 18	70	
11	MIXED-USE (RC, NC, RES-A, RES-B, RES-C)	59.38	3.5 - 18	327	300,000
12 (Lake Open Space)	Open Space	184.26			
13	Open Space	38.89			
TOTAL	Street ROW	82.82			
		1,306.00		5,131	735,000

Land Use Key
Flexible Zoning includes the following Firestone PUD land use categories:
R-A = Residential A
R-B = Residential B
R-C = Residential C
RC = Regional Commercial
NC = Neighborhood Center
OS = Open Space (Approved use in all categories and can include Recreation Center per Firestone Code)

Land-Use Table Notes
1. Exact acreage for the planning areas with more than one allowed land use will be determined during the PDP.
2. The number of dwelling units can move within the project as long as the project's maximum number of 5,131 (including a maximum of 1,923 zoned Residential-C) has not been reached.
3. While planning areas 6, 7, 9 and 11 currently identify an estimated acreage for Neighborhood Center, exact residential unit counts and neighborhood center square footages will be specified in the PDP/IDP once market opportunities are known.
4. Two to three school sites are anticipated; Planning areas 4, 5, 6, 7, 8 & 9 have been identified as potential locations for school sites.
5. The number of lots identified in Planning Area 1 and Planning Area 2 are based on the currently recorded subdivision plat titled Weld County Barefoot Lakes Filing No. 1-- A Replat of a Portion of St. Vrain Lakes Filing No. 1.

LEGEND

⊗ BUILDINGS TO BE REMOVED

--- ODP BOUNDARY

--- SEWER

--- GAS

--- CONTOURS (1-FOOT INTERVAL)

--- OTHER UTILITIES (WATER, ELECTRIC)

--- SWALE

--- PROPOSED FEMA FLOOD PLAIN LIMITS PER CLOMR

--- JURISDICTIONAL WETLAND

--- WATERS OF THE US WETLAND

⊙ EXISTING GAS WELL 150' EASEMENT

LAKE

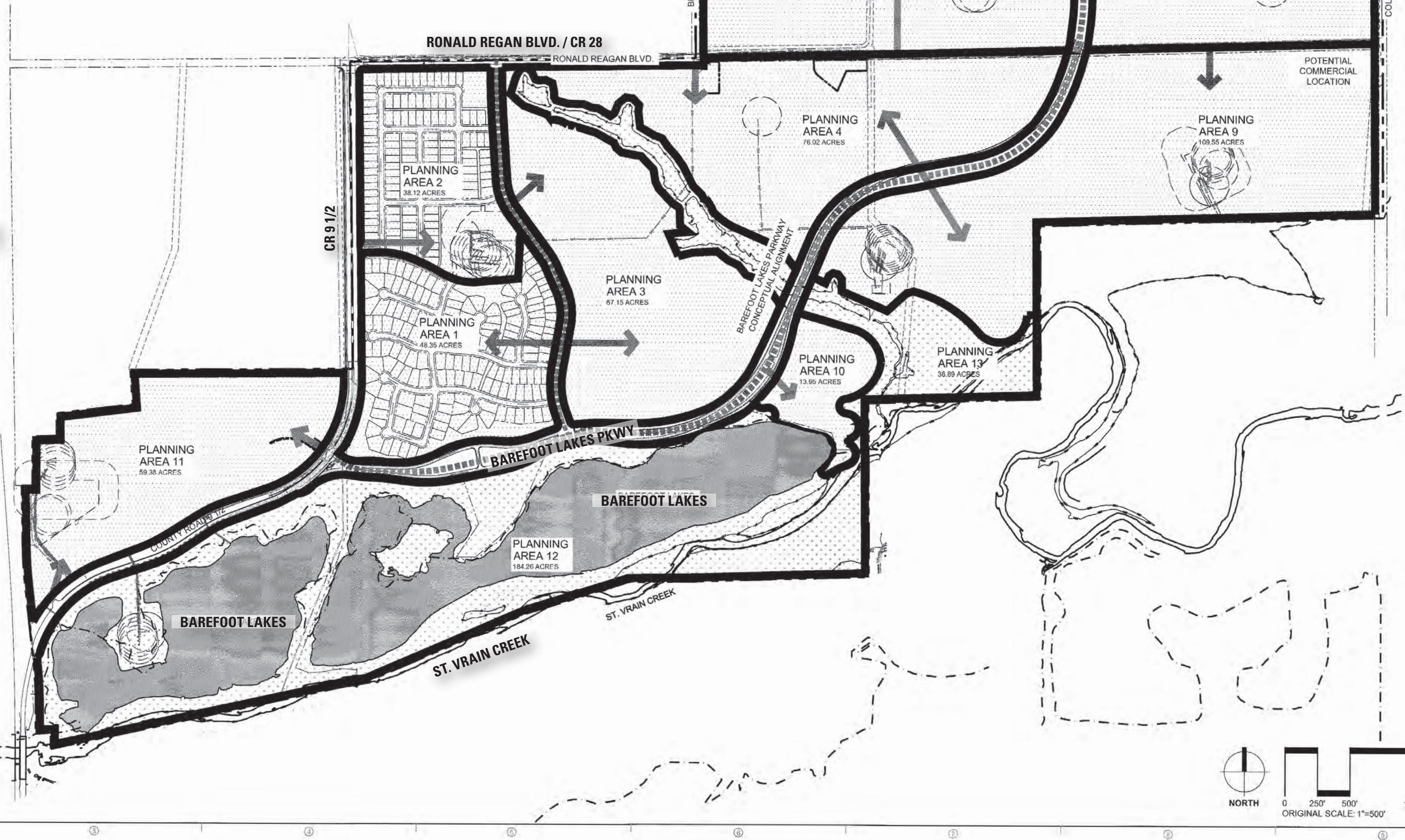
OPEN SPACE

PLANNING AREA

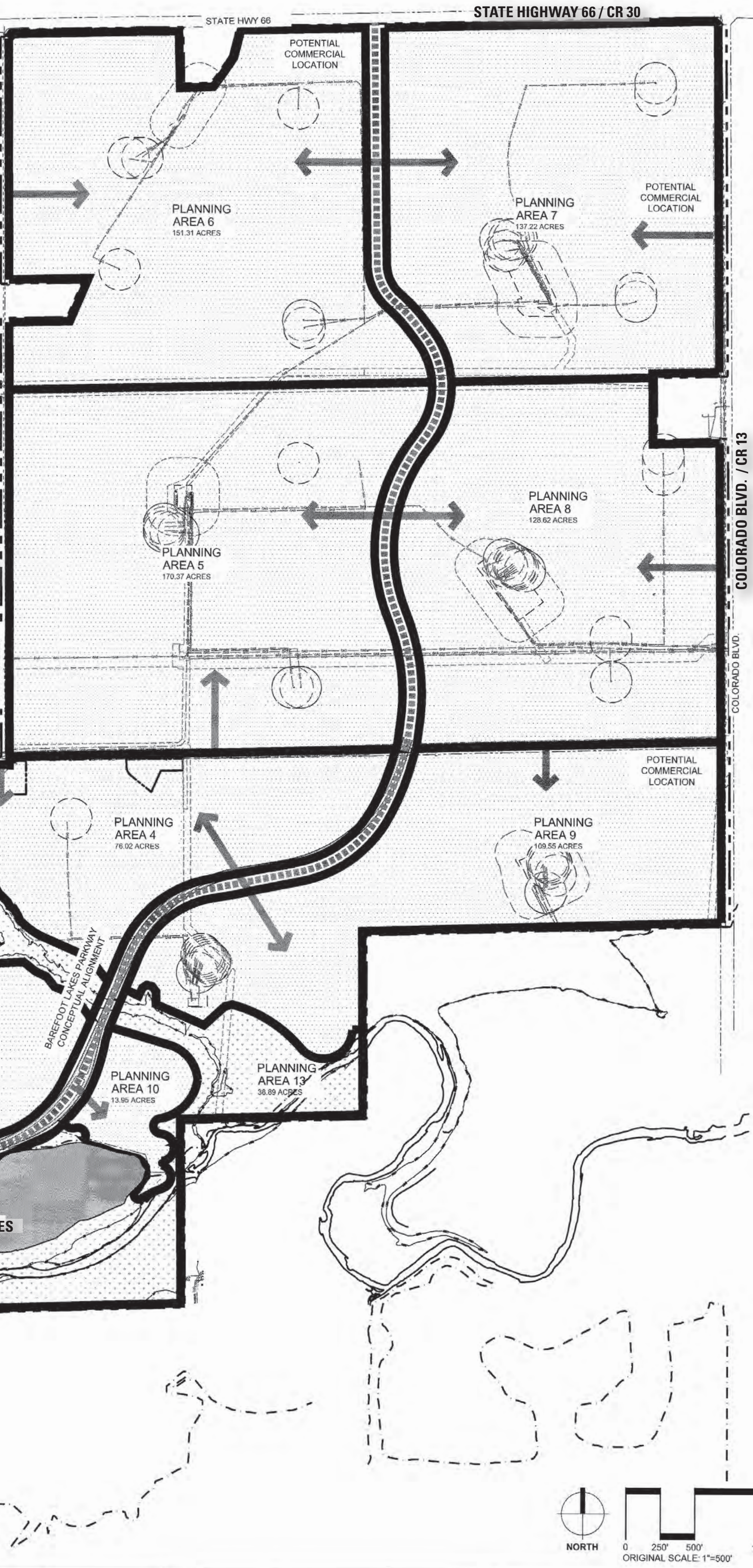
CIRCULATION

██████ PARKWAY (VARIABLE ROW)

➔ PROPOSED ROAD CONNECTION



Outline Development Plan
Barefoot Lakes
Town of Firestone
Weld County
State of Colorado
Sheet 4 of 8



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Denver, CO 80204-2048
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Facsimile (303) 623-2260
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BAREFOOT LAKES OUTLINE DEVELOPMENT PLAN WELD COUNTY, COLORADO

LAND USE DISTRICTS,
CIRCULATION SYSTEM,
LAND USE & ZONING

SHEET NUMBER
ODP-4

PROJECT NUMBER: 5312

FIRESTONE INFORMATION BLOCK
Development:
BAREFOOT LAKES

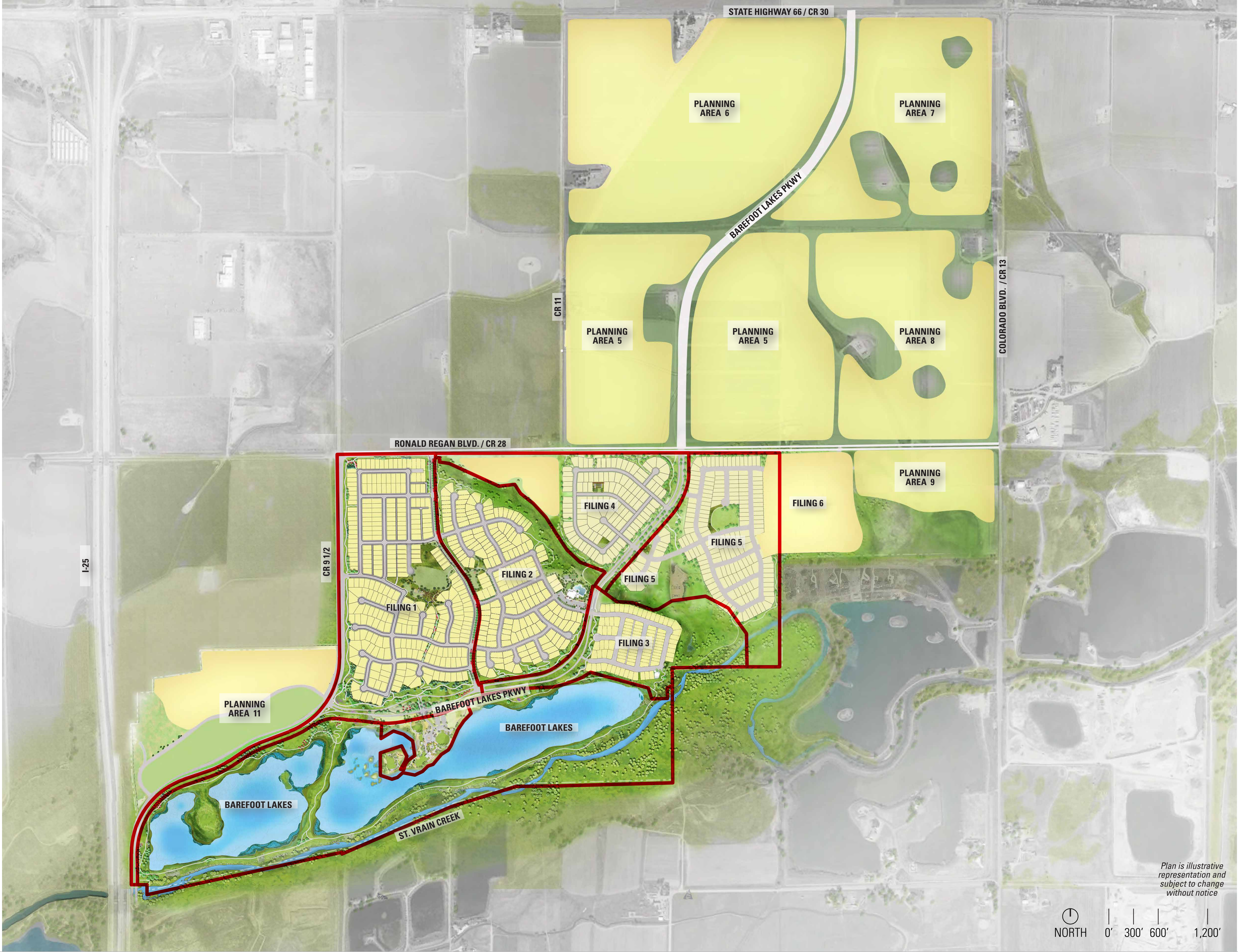
Sheet:
LAND USE DISTRICTS, CIRCULATION
SYSTEM, LAND USE & ZONING
Name of Application: Barefoot Lakes
Type of Submittal: OUTLINE DEVELOPMENT PLAN
Filing Number:
Phase Number:
Preparation Date: 04.08.2015
Revision #1: 05.06.2015
Revision #2: 05.14.2015
Revision #3: 06.26.2015
Revision #4: 08.17.2015
Sheet 4 of 8



Barefoot Lakes Big Picture

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



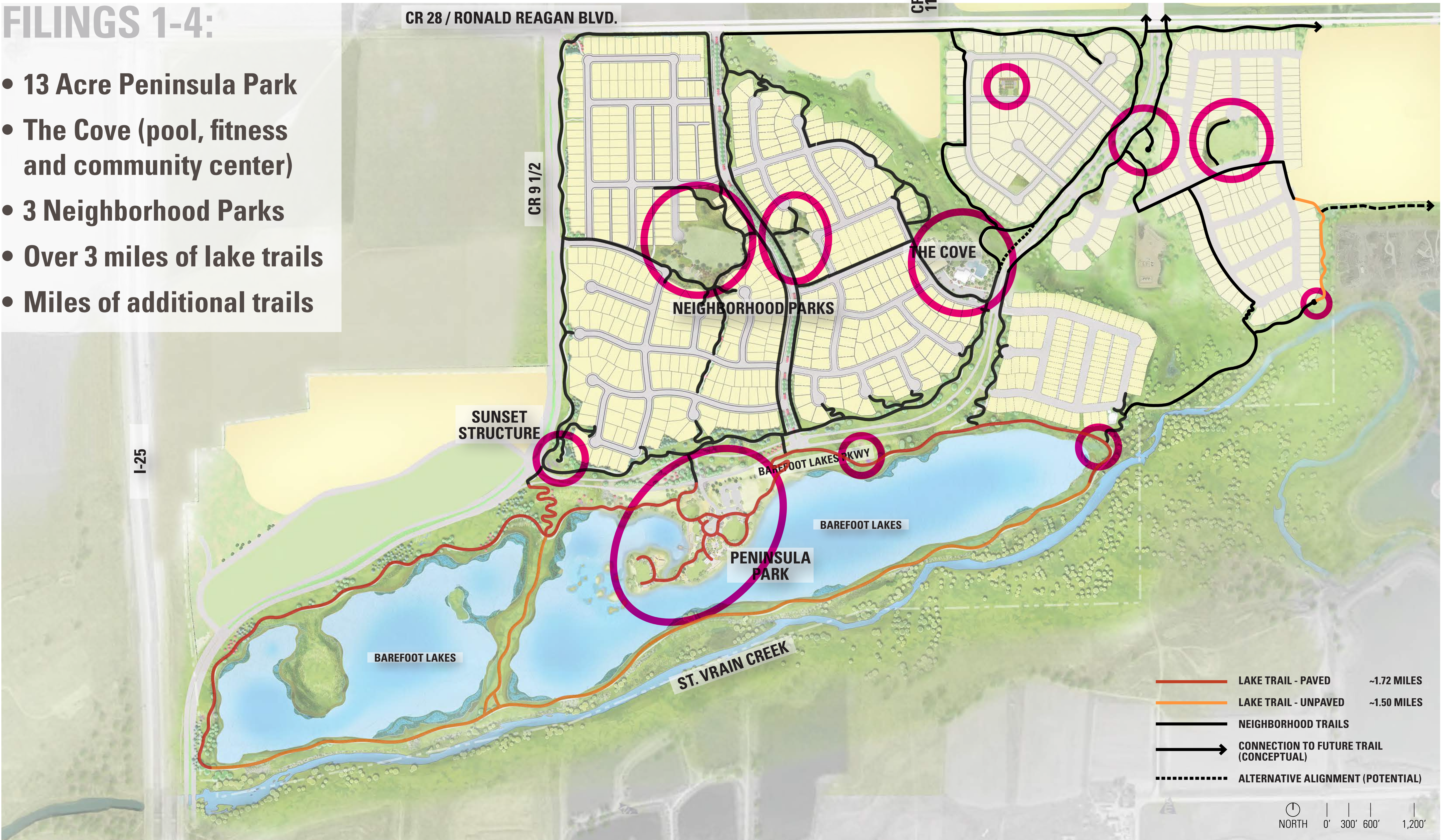
FILINGS 1-4:

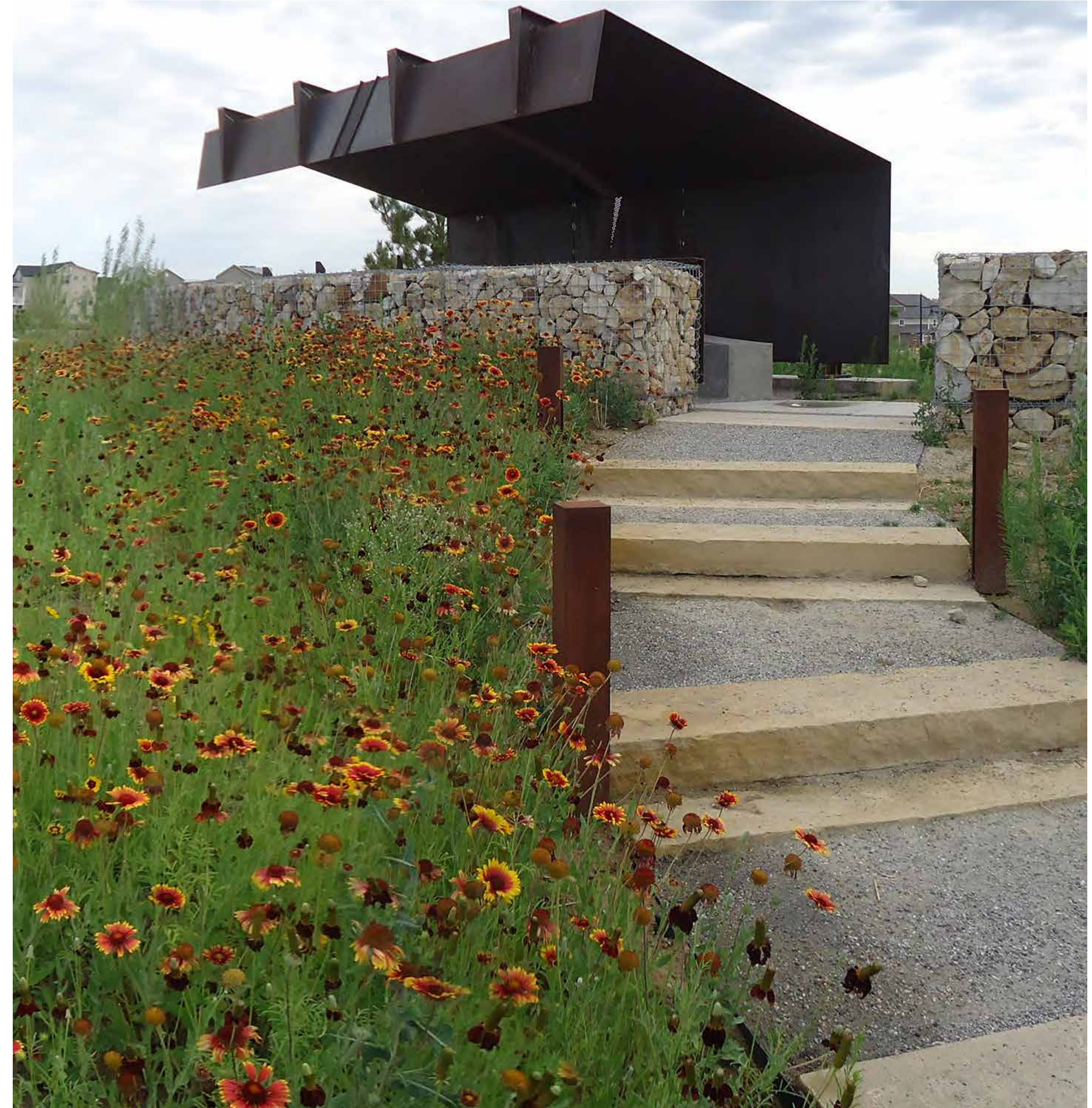
- 728 Single Family Lots
- 5 Product Types
- 5 Builders



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







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.

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1500 Lawrence Street, Suite 100

San Francisco, CA 94102-3000

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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

PROJECT NUMBER: 5311

LANDSCAPE PHASING

SHEET NUMBER

L1-01

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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





Note: Renderings are an artist's conception and may vary from final conditions. Project is subject to change without notice.



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

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



NOTES:
MANUFACTURER: MMCITE
PRODUCT: PRAX LITTER BIN
MATERIAL: STEEL
FINISH: POWDERCOAT
COLOR: SILVER
SIZE: 36" T 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 #: NRO1022
MATERIAL: ROBINIA
FINISH: NATURAL



NOTES:
MANUFACTURER: KOMPAN
PRODUCT: SPINNER PLATE
MODEL #: NRO110
MATERIAL: ROBINIA
FINISH: NATURAL



NOTES:
MANUFACTURER: KOMPAN
PRODUCT: MULE SPRINGER
MODEL #: NRO101
MATERIAL: ROBINIA
FINISH: NATURAL

6 TRACK RIDE TOWER

NOT TO SCALE

5.5

7 SPINNER PLATE

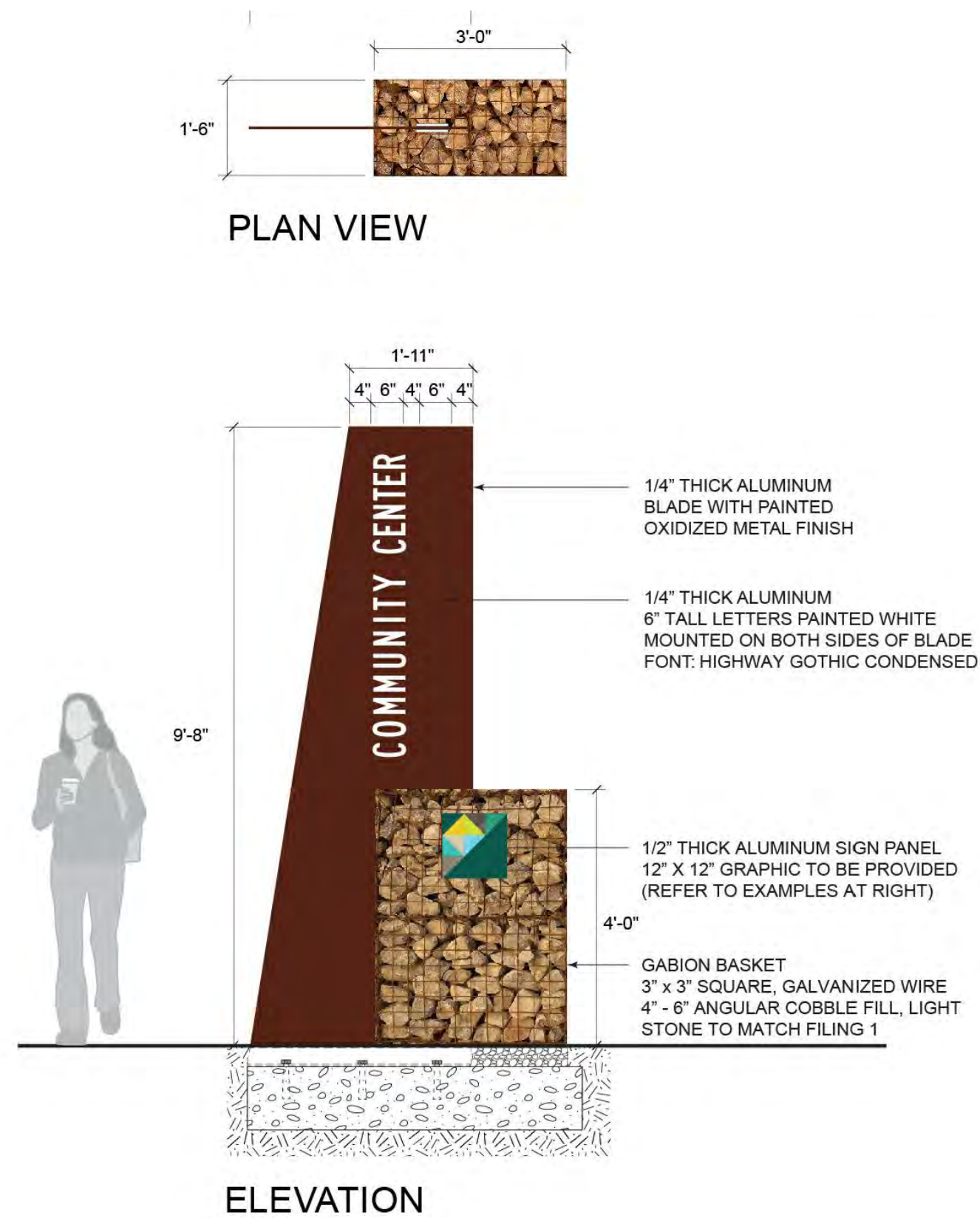
NOT TO SCALE

5.6

8 MULE

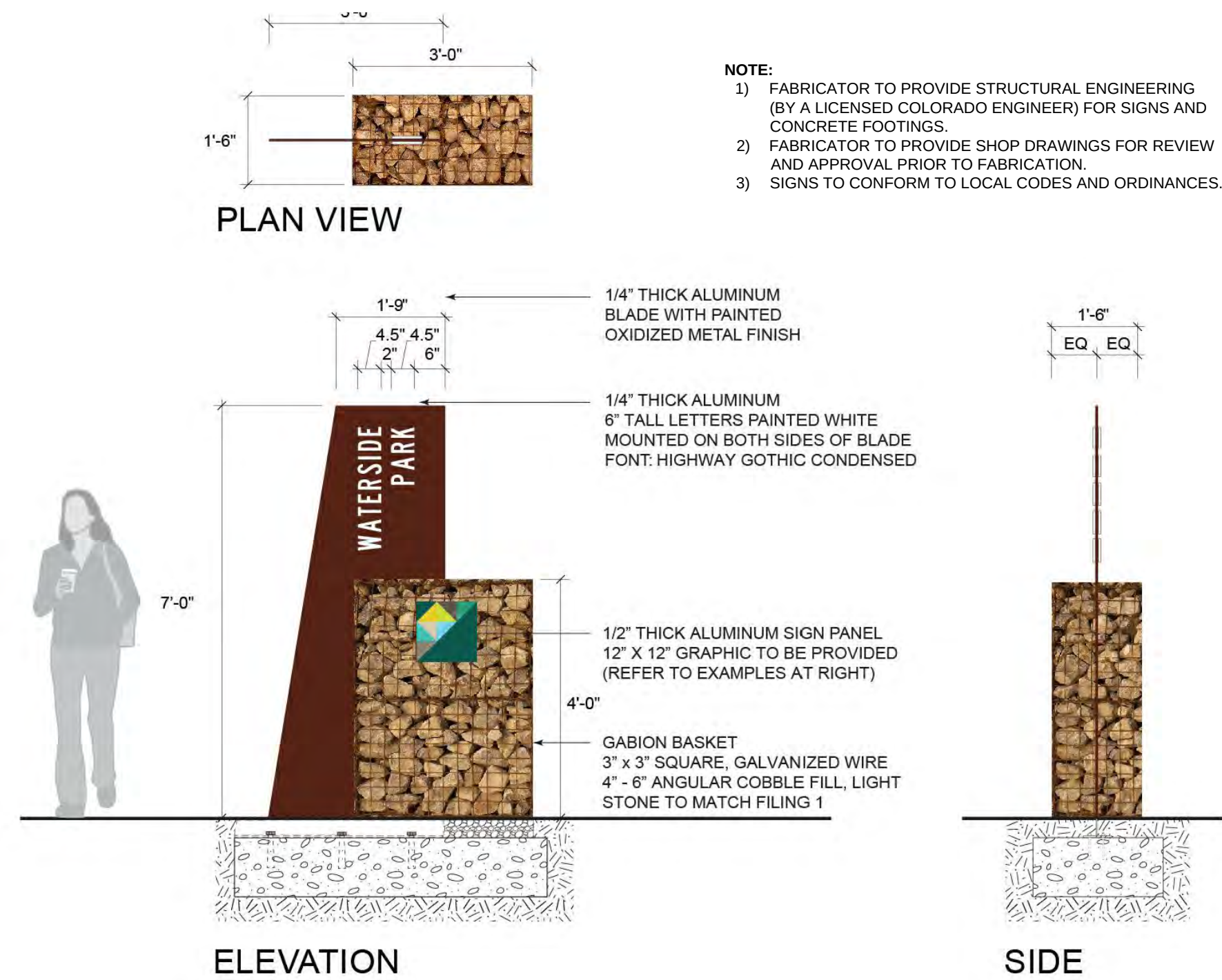
NOT TO SCALE

5.7



2 SIGN TYPE E - NEIGHBORHOOD IDENTITY AND AMENITY SIGNS

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

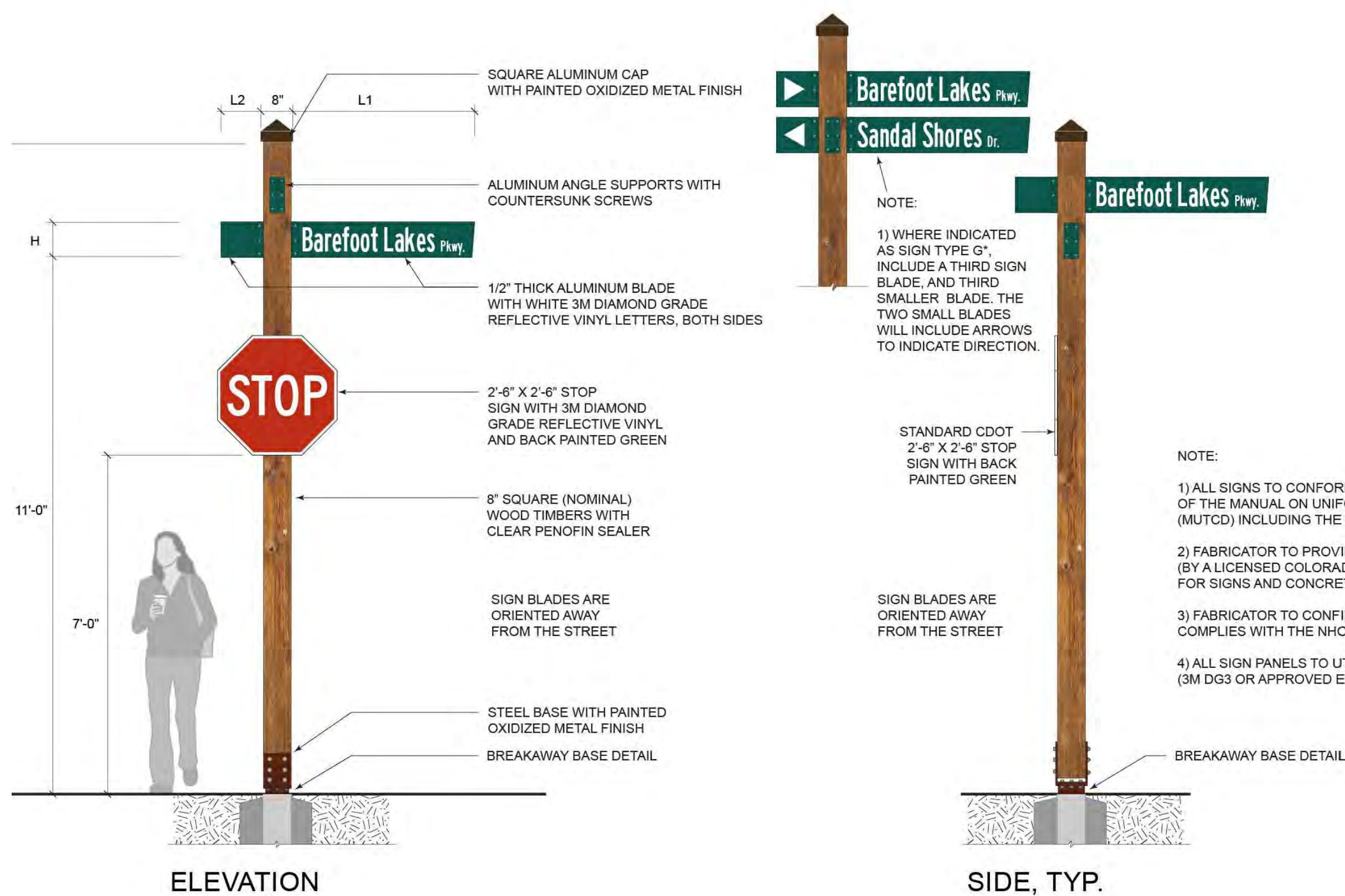


1 SIGN TYPE D - NEIGHORHOOD PARK

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



Example from Filing 1



1 SIGN TYPE G - STREET IDENTIFICATION AND REGULATORY SIGNS

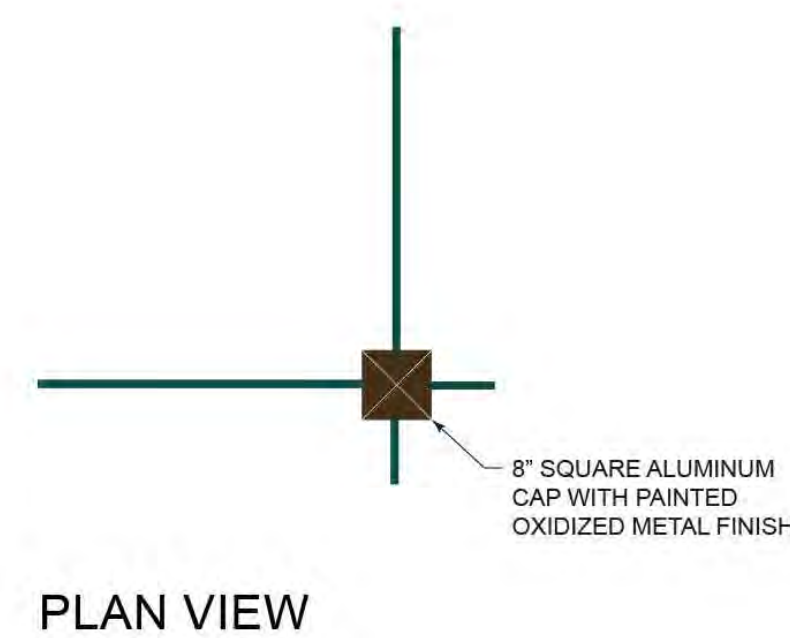
ORIGINAL SCALE: 1/2" = 1'-0"



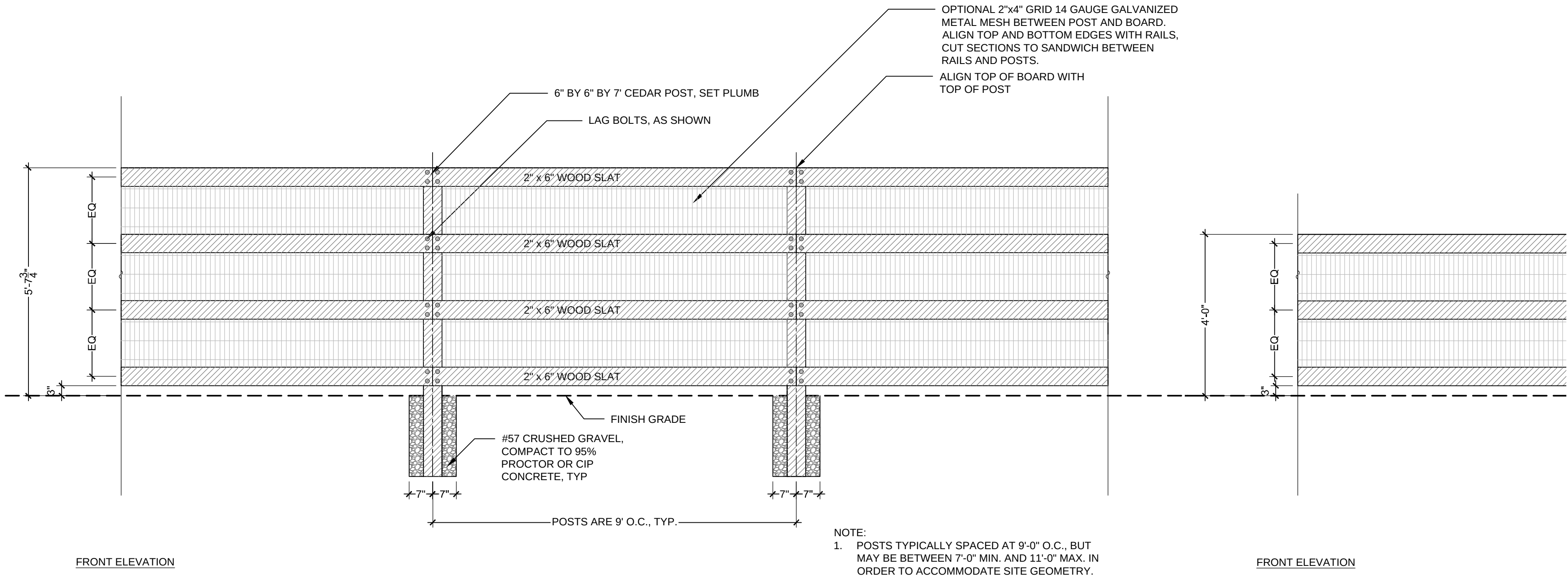
PANEL LAYOUT DIMENSIONS

PANEL DIMENSIONS VARY PER MUTCD FONT SIZE REQUIREMENTS:

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



Example from Filing 1



FENCE TYPE 5 - TALL - OPEN

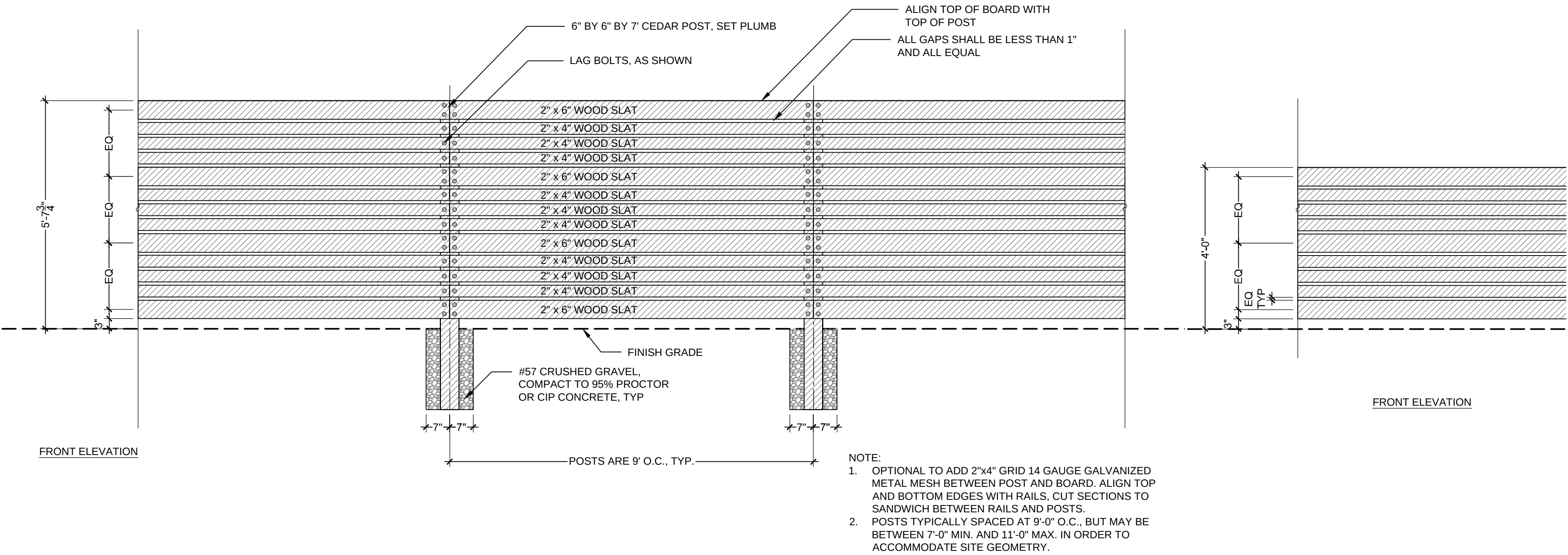
SCALE: 1/2" = 1'-0"

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 natual 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.



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.

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.

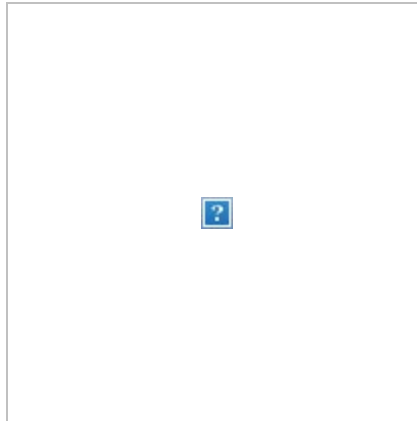
I have attached a map of the development with some requested amendments.

Let me know if you have any questions or concerns

Thank you !

Bruce Huggins

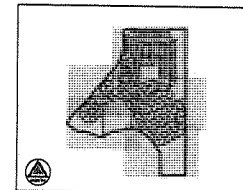
President / Owner
PMI Colorado Front Range
p: [720-600-6177](tel:720-600-6177)
w: pmifrontrange.com



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></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](#)

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.

Hi Jake,

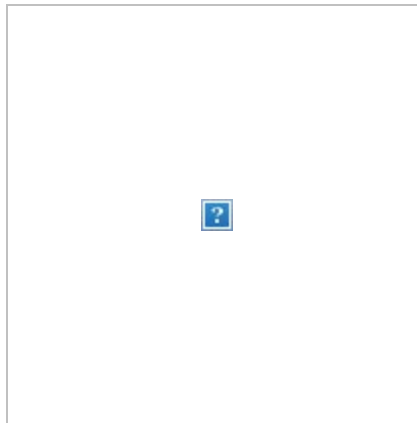
The board of Pelican Shores North is respectfully asking for the following items:

- 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

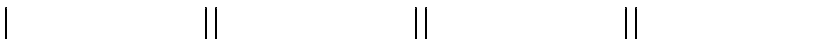


From: Bruce Huggins <bhuggins@pmifrontrange.com>
Sent: Thursday, April 2, 2020 9:17 AM
To: Jake Sippy <jsippy@designworkshop.com>
Cc: Lisa Albers <Lisa.Albers@brookfieldrp.com>; David Carro <David.Carro@brookfieldrp.com>; Melanie Freeman <Melanie.Freeman@brookfieldrp.com>; Seth Holland <sethholland@hotmail.com>; 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

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: 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

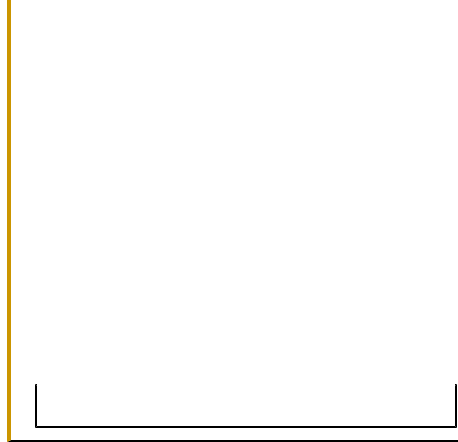
Bruce Huggins

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

DESIGNWORKSHOP

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

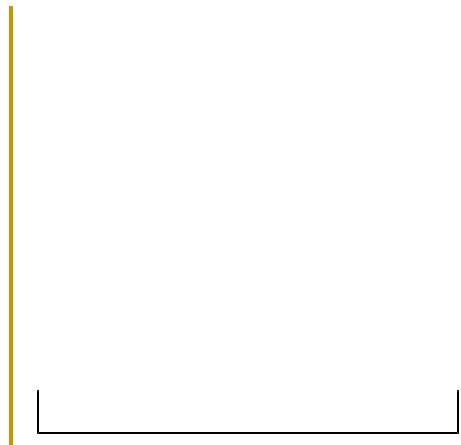


From: Bruce Huggins <bhuggins@pmifrontrange.com>
Sent: Friday, February 21, 2020 12:58 PM
To: Jake Sippy <jsippy@designworkshop.com>
Subject: Re: Meeting between Barefoot Lakes and Pelican Shores

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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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**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 8.b

Land Development

Meeting Date: July 8, 2020

Initiated By: Marty Ostholthoff

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Ordinance 977: AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN APPLICATION TO AMEND THE LOT 1 BOOTH FARM SUBDIVISION OUTLINE DEVELOPMENT PLAN TO ALLOW FOR 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 Board of Trustees approve draft Ordinance 977 with conditions.

ALTERNATIVES

n/a

ATTACHMENTS

1. 8.b L1 Booth Farm PUD ODP Amdt No. 1 BOT Staff Report
2. 8.b ORD 977 Lot 1 Booth Farm ODP Amendment
3. 8.b Lot 1, Booth Farm ODP 2020 05-22
4. 8.b L1 BOOTH FARM ODP 1st Amdt 2020 07-08 BOT pres
5. 8.b Telephonic acknowledgment - Lot 1, Booth Farm ODP
6. 8.b Res PC-20-09 Booth Farm Lot 1 SIGNED

FINANCIAL CONSIDERATIONS

n/a



Staff Report

Lot 1 Booth Farm Subdivision Outline Development Plan 1st Amendment

**Prepared by the
Town of Firestone for the
Board of Trustees**

July 8, 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 Board of Trustees approve draft Ordinance 977 with conditions.

ORDINANCE NO. 977

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING 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 Farm 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 Farm Subdivision Outline Development Plan; and

WHEREAS, the Planning Commission, after conducting a public hearing on the Application held on June 18, 2020, rendered a decision recommending approval of the Application; and

WHEREAS, on July 8, 2020, the Board of Trustees conducted a public hearing on the Application; and

WHEREAS, after reviewing the record of the Planning and Zoning Commission public hearing, and after considering the testimony, evidence and argument presented at the Board of Trustees public hearing, the Board of Trustees finds and determines that the Application is complete, 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 relevant Town subdivision and zoning ordinances, regulations, and policies.

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

Section 1. The Board of Trustees acknowledges the Planning and Zoning Commission’s findings of fact in this case, as detailed in the Resolution PC 20-09.

Section 2. The above Recitals and Findings of the Board of Trustees are hereby

incorporated into this ordinance.

Section 3. The Lot 1 Booth Farm Subdivision Outline Development Plan Amendment No. 1, attached hereto as Exhibit A, is hereby approved, conditioned upon satisfaction of the following conditions:

a. 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.

b. 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 within thirty (30) days of the effective date of this approval.

As it relates to the Property, the Lot 1 Booth Farm Subdivision Outline Development Plan Amendment No. 1 hereby establishes an additional permitted use and, to that extent, modifies and amends the approved land uses within the PUD, as contained in the Lot 1 Booth Farm Outline Development Plan. Except as explicitly provided in the ODP Amendment, the existing height, bulk, landscaping, architectural, or any other standards as it relates to the Property, along with the zoning or other land use standards for other use areas throughout the Property, as originally approved and contained in the Lot 1 Booth Farm Subdivision Outline Development Plan, remain in place and shall remain in full force and effect. In the event of any conflict between Lot 1 Booth Farm Subdivision Outline Development Plan and the Lot 1 Booth Farm Subdivision Outline Development Plan Amendment No. 1, the Lot 1 Booth Farm Subdivision Outline Development Plan Amendment No. 1 shall prevail.

Section 4. If the conditions set forth in Section 3 of this ordinance are not timely fulfilled, the approval of the Lot 1 Booth Farm Subdivision Outline Development Plan Amendment No. 1 provided for by Section 3 of this ordinance shall be void and ineffectual, unless the timeframe for compliance is extended by resolution adopted by the Board of Trustees.

Section 5. If any article, section, paragraph, sentence, clause or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision will not affect the validity or constitutionality of the remaining portions of this ordinance. The Board of Trustees hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 6. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this ____ day of June, 2020.

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar, Mayor

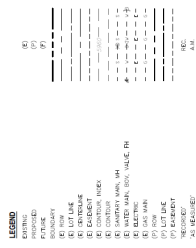
ATTEST:

Jessica Koenig, Town Clerk

APPROVED AS TO FORM:

William P. Hayashi, Town Attorney

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

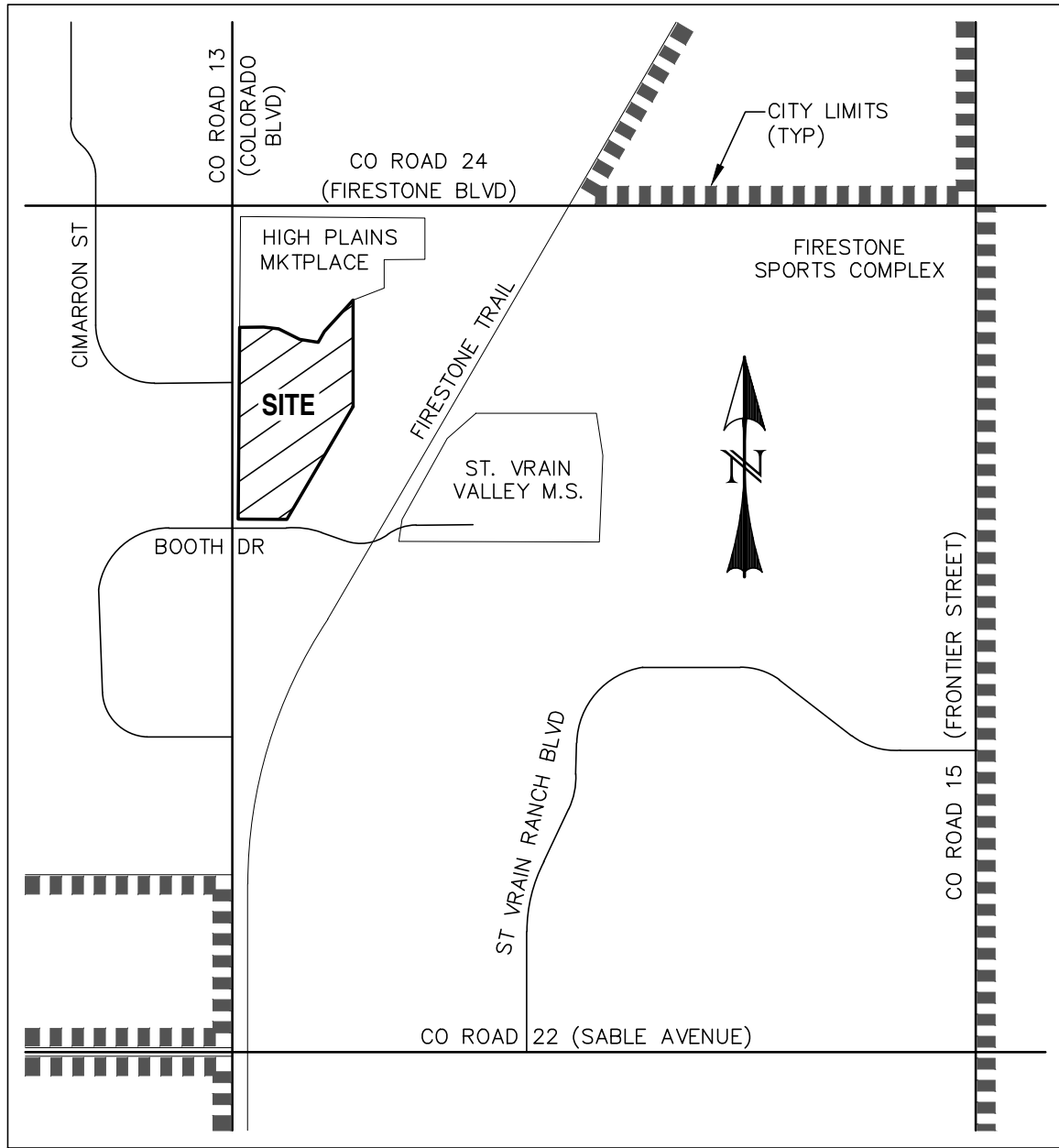


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For a free 8mi app visit 8miapp.com	PREPARED FOR: COLORADO STRUCTURES, INC. 340 EAST 7TH STREET, SUITE 202 COLORADO SPRINGS, CO 80903 (303) 591-2200	 WESTWORKS CONSTRUCTION 10000 W. 16TH AVE. #100 DENVER, CO 80202 (303) 751-1000	PROJECT FID: LOT 1 BOOTH FARM SUBDIVISION COVER SHEET & NARRATIVE	NAME OF PERSON PREPARING THIS DOCUMENT: WESTWORKS CONSTRUCTION	TYPE OF DOCUMENT: OUTLINE DEVELOPMENT PLAN - AMENDMENT NO. 1	PROJECT NUMBER: 91803	DATE OF PREPARATION: AUGUST 13, 2019	PERMITS: N/A	LOT 1 BOOTH FARM SUBDIVISION COVER SHEET & NARRATIVE	NAME OF PERSON PREPARING THIS DOCUMENT: WESTWORKS CONSTRUCTION	TYPE OF DOCUMENT: OUTLINE DEVELOPMENT PLAN - AMENDMENT NO. 1	PROJECT NUMBER: 91803	DATE OF PREPARATION: AUGUST 13, 2019	PERMITS: N/A	LOT 1 BOOTH FARM SUBDIVISION COVER SHEET & NARRATIVE	NAME OF PERSON PREPARING THIS DOCUMENT: WESTWORKS CONSTRUCTION	TYPE OF DOCUMENT: OUTLINE DEVELOPMENT PLAN - AMENDMENT NO. 1	PROJECT NUMBER: 91803	DATE OF PREPARATION: AUGUST 13, 2019	PERMITS: N/A	LOT 1 BOOTH FARM SUBDIVISION COVER SHEET & NARRATIVE	NAME OF PERSON PREPARING THIS DOCUMENT: WESTWORKS CONSTRUCTION	TYPE OF DOCUMENT: OUTLINE DEVELOPMENT PLAN - 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OUTLINE DEVELOPMENT PLAN - AMENDMENT NO. 1

LOT 1 BOOTH FARM SUBDIVISION

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



VICINITY MAP
SCALE: 1" = 1,200'

PROJECT CONCEPT:

LOT 1 BOOTH FARM MINOR SUBDIVISION IS A 19.56 ACRE LOT LOCATED AT THE NORTHEAST CORNER OF COLORADO BOULEVARD AND BOOTH DRIVE. DEVELOPMENT OF THIS LOT WILL BE A MIX OF COMMERCIAL, RESIDENTIAL, AND SENIOR LIVING USES THAT WILL BE COMPATIBLE WITH SURROUNDING LAND USES. DEVELOPMENT WILL PROVIDE EMPLOYMENT, SERVICES, AND HOUSING AND WILL ENHANCE LIFE AND CULTURE IN THE TOWN OF FIRESTONE.

REGIONAL IMPACTS:

THE SENIOR LIVING FACILITY ON THIS SITE WILL HELP PROVIDE HOUSING OPTIONS AND JOBS FOR FIRESTONE/REGIONAL RESIDENTS.

ENVIRONMENTAL INFORMATION:

THERE IS NO EVIDENCE OF SIGNIFICANT NATURAL FEATURES ON THIS SITE. REFER TO THE PHASE I ENVIRONMENTAL ASSESSMENT REPORT, DATED JULY 27, 2018, PREPARED BY D3G DOMINION DUE DILIGENCE GROUP.

UTILITIES:

UTILITY MAINS EXIST AROUND THE SITE, INCLUDING WATER AND WASTEWATER STUBS INTO THE SITE. WATER IS PROVIDED BY THE TOWN OF FIRESTONE. WASTEWATER COLLECTION IS PROVIDED BY THE ST VRAIN SANITATION DISTRICT. UTILITY MAINS WILL BE EXTENDED THROUGH THE SITE, AS NEEDED, TO PROVIDE SERVICE TO EACH BUILDING.

GRADING CONCEPT:

THE SITE WILL BE GRADED TO SLOPE GENTLY FROM SOUTH TO NORTH SIMILAR TO THE EXISTING PRE-DEVELOPMENT GRADE. THE SITE WILL SIT SEVERAL FEET BELOW COLORADO BOULEVARD. INTERNAL ROADWAYS, PARKING AND PEDESTRIAN CIRCULATION WILL MEET ADA STANDARDS.

SERVICE REQUIREMENTS:

THE FOLLOWING ARE THE SERVICE PROVIDERS FOR THE PROJECT:

GAS:	BLACK HILLS ENERGY
ELECTRIC:	UNITED POWER
PHONE:	CENTURY LINK
CABLE:	COMCAST
WATER:	TOWN OF FIRESTONE
SANITARY:	ST. VRAIN SANITATION DISTRICT
RECREATION:	CARBON VALLEY REC. DISTRICT
SCHOOLS:	ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J
POLICE:	TOWN OF FIRESTONE
FIRE:	FREDERICK FIRESTONE FIRE PROTECTION DISTRICT

CIRCULATION SYSTEMS:

PRIMARY ACCESS INTO THE SITE WILL BE FROM COLORADO BOULEVARD AND BOOTH DRIVE. PRIVATE ACCESS ROADS WILL BE EXTENDED THROUGH THE SITE. ADEQUATE RIGHT-OF-WAY EXISTS ALONG COLORADO BOULEVARD AND BOOTH DRIVE.

PEDESTRIAN CONNECTIONS WILL BE SAFELY MADE TO COLORADO BOULEVARD AND BOOTH DRIVE. INTERNAL PEDESTRIAN CIRCULATION WILL BE PROVIDED WITH A NETWORK OF SIDEWALKS.

LAND USE AND ZONING:

THE SITE IS CURRENTLY ZONED PUD R-C (RESIDENTIAL) AND NC (NEIGHBORHOOD COMMERCIAL).

THIS AMENDMENT SEEKS TO REVISE THE ZONING TO ADD THE ALLOWABLE USE OF "SENIOR LIVING FACILITY" WITHIN THE PUD R-C ZONE FOR THIS SITE.

SENIOR LIVING IS NOT CURRENTLY A DEFINED USE WITHIN THE TOWN OF FIRESTONE'S CODE. A "SENIOR LIVING FACILITY", FOR THE PURPOSES OF THIS ODP SHALL INCLUDE INDEPENDENT LIVING AND ASSISTED LIVING.

INDEPENDENT LIVING SHALL BE DEFINED AS AGE-RESTRICTED RENTAL UNITS WITH CENTRAL DINING FACILITIES THAT PROVIDE RESIDENTS, AS PART OF THEIR MONTHLY FEE, ACCESS TO MEALS AND OTHER SERVICES SUCH AS HOUSEKEEPING, LINEN SERVICE, TRANSPORTATION, AND SOCIAL AND RECREATIONAL ACTIVITIES.

ASSISTED LIVING SHALL BE DEFINED AS A STATE REGULATED, AGE-RESTRICTED FACILITY THAT PROVIDES THE SAME SERVICES AS INDEPENDENT LIVING FACILITIES AS LISTED ABOVE, BUT ALSO PROVIDES, IN A MAJORITY OF THE UNITS, SUPPORTIVE CARE FROM TRAINED EMPLOYEES TO RESIDENTS WHO ARE UNABLE TO LIVE INDEPENDENTLY AND REQUIRE ASSISTANCE WITH ACTIVITIES OF DAILY LIVING INCLUDING MANAGEMENT OF MEDICATIONS, BATHING, DRESSING, TOILETING, AMBULATING AND EATING. THESE PROPERTIES MAY HAVE SOME NURSING BEDS, BUT THE MAJORITY OF UNITS ARE LICENSED FOR ASSISTED LIVING. MANY OF THESE PROPERTIES INCLUDE WINGS OR FLOORS DEDICATED TO RESIDENTS WITH ALZHEIMER'S OR OTHER FORMS OF DEMENTIA.

DENSITY:

ALLOWABLE GROSS DENSITY FOR THE MULTI-FAMILY RESIDENTIAL (PUD R-C) SHALL NOT EXCEED 18 DWELLING UNITS PER ACRE.

ALLOWABLE GROSS DENSITY FOR THE SENIOR LIVING COMMUNITY SHALL NOT EXCEED 28 DWELLING UNITS PER ACRE.

BUILDING HEIGHT:

- NC PUD AND SENIOR LIVING FACILITY WITHIN R-C PUD
 - MAXIMUM ALLOWABLE BUILDING HEIGHT = 50'
- R-C PUD (EXCLUDING A SENIOR LIVING FACILITY)
 - MAXIMUM ALLOWABLE BUILDING HEIGHT = 45'

LAND USE TABLE:

USE DESCRIPTION:	AREA [AC]:	AREA [%]:
PUD R-C	17.89	91.5%
PUD NC	1.67	8.5%
TOTALS	19.56 AC	100.0%

DEVELOPMENT SCHEDULE:

THE SITE IS PLANNED TO BE DEVELOPED IN MULTIPLE PHASES. PHASING SHALL BE ADEQUATELY PLANNED FOR WITH THE FINAL DEVELOPMENT PLAN APPLICATION.

- THE INITIAL PHASE IS A SENIOR LIVING FACILITY.
- SUBSEQUENT PHASES MAY INCLUDE, MULTI-FAMILY RESIDENTIAL AND OFFICE, RETAIL, OR SIMILAR USE. THE TIMING AND USE OF FUTURE DEVELOPMENT IS ANTICIPATED WITHIN 5 YEARS, BUT IS CONTINGENT ON MARKET CONDITIONS.

THIS ODP WILL EXPIRE 10 YEARS FROM THE DATE OF APPROVAL.

PARK DEVELOPMENT:

COMMON PARK/RECREATION AREAS ARE PLANNED IN CONJUNCTION WITH THE SENIOR LIVING FACILITY. THIS INCLUDES, BUT IS NOT LIMITED TO, OPEN TURF, PUTTING GREEN, WALKING PATHS, AND OUTDOOR SEATING AND PATIO AREA. THE FINAL DEVELOPMENT PLAN SHALL PROVIDE MORE DETAIL OF THESE AMENITIES. THESE AMENITIES SHALL BE INSTALLED WITH THE SENIOR LIVING DEVELOPMENT AND SHALL BE PRIVATELY OWNED AND MAINTAINED.

THE FINAL DEVELOPMENT PLAN SHALL PROVIDE LANDSCAPED AREAS IN ACCORDANCE WITH TOWN OF FIRESTONE REGULATIONS.

PRIVATE MAINTENANCE AND ENFORCEMENT:

ALL PROPOSED COMMON DRIVE AISLES, CURBS, SIDEWALKS, DRAINAGE IMPROVEMENTS, PARK/RECREATION AREAS, SITE AMENITIES, AND LANDSCAPING SHALL BE PRIVATELY OWNED AND MAINTAINED PURSUANT TO THE APPROVED FINAL DEVELOPMENT PLAN.

ARCHITECTURE:

ARCHITECTURAL DESIGN SPECIFICATIONS SHALL BE DESCRIBED IN DETAIL WITH THE FINAL DEVELOPMENT PLAN APPLICATION FOR EACH PORTION SUBMITTED WITHIN THE PROJECT. THESE SPECIFICATIONS SHALL DESCRIBE THE SPECIFIC BUILDING MATERIALS, DETAILING, FEATURES AND OVERALL ARCHITECTURAL CONCEPT OF THE APPLICABLE PORTION OF THE DEVELOPMENT WITHIN THE PROJECT. ARCHITECTURAL STANDARDS WILL CONFORM TO TOWN REGULATIONS AND MUNICIPAL CODE AT THE TIME OF FDP APPROVAL. FOR DEVELOPMENT ADJACENT TO THE FRONTAGE OF COLORADO BOULEVARD, EACH ELEVATION OF THE BUILDING(S) SHALL PROVIDE VARIATION OF MATERIALS AND COLORS IN ORDER TO DEMONSTRATE "FOUR-SIDED ARCHITECTURE".

APPROVAL BLOCK:

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

_____ DAY OF _____, 20____ BY ORDINANCE

NO. _____.

MAYOR

ATTEST: TOWN CLERK

ACCEPTANCE BLOCK AND NOTARY:

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

OWNER'S NAME, TITLE

STATE OF COLORADO)
COUNTY OF WELD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF

_____, 20____, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES

LEGAL DESCRIPTION:

OVERALL:
ALL OF LOT 1 OF THE BOOTH FARM MINOR SUBDIVISION PLAT RECORDED ON APRIL 19, 2001 AT THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 2842090, GENERALLY LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, WELD COUNTY, COLORADO.

CONTAINING A TOTAL AREA OF 19.56 ACRES, MORE OR LESS.

PUD-R-C:
A PORTION OF LOT 1, BOOTH FARM, TOWN OF FIRESTONE, WELD COUNTY, COLORADO, DESCRIBED AS:

(THE BASIS OF BEARINGS FOR THIS DESCRIPTION BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P. M. WHICH BEARS N00°24'59"E).

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BOOTH FARMS AS RECORDED UNDER RECEPTION NUMBER 2842090 OF THE WELD COUNTY RECORDS; THENCE N00°24'59"E, ON THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 265.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°24'59"E, ON THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 1052.15 FEET; THENCE EASTERLY ON THE NORTH BOUNDARY LINE OF SAID LOT 1 THE FOLLOWING 6 (SIX) COURSES:

- N89°27'25"E A DISTANCE OF 164.99 FEET;
- S83°21'35"E A DISTANCE OF 103.00 FEET;
- S63°35'35"E A DISTANCE OF 162.00 FEET;
- S80°58'35"E A DISTANCE OF 130.00 FEET;
- N29°05'25"E A DISTANCE OF 84.00 FEET;
- N42°23'25"E A DISTANCE OF 293.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE S00°00'00"E, ON THE EAST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 731.23 FEET; THENCE S30°20'19"W, ON THE EAST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 898.52 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N89°35'03"W, ON THE SOUTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 60.00 FEET; THENCE N00°24'59"E A DISTANCE OF 265.13 FEET; THENCE N89°35'01"W A DISTANCE OF 274.76, MORE OR LESS TO THE POINT OF BEGINNING.

THE DESCRIBED PORTION OF LOT 1, BOOTH FARM CONTAINS 779,355 SQUARE FEET, BEING 17.8915 ACRES, MORE OR LESS.

PUD-NC:
A PORTION OF LOT 1, BOOTH FARM, TOWN OF FIRESTONE, WELD COUNTY, COLORADO, DESCRIBED AS:

(THE BASIS OF BEARINGS FOR THIS DESCRIPTION BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P. M. WHICH BEARS N00°24'59"E).

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BOOTH FARMS AS RECORDED UNDER RECEPTION NUMBER 2842090 OF THE WELD COUNTY RECORDS; THENCE N00°24'59"E, ON THE WEST BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 265.13 FEET; THENCE S89°35'01"E A DISTANCE OF 274.76 FEET; THENCE S00°24'59"W A DISTANCE OF 265.13 FEET TO THE SOUTH BOUNDARY LINE OF SAID LOT 1; THENCE N89°35'03"W, ON SAID SOUTH BOUNDARY LINE, A DISTANCE OF 274.76 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE DESCRIBED PORTION OF LOT 1, BOOTH FARM CONTAINS 72,848 SQUARE FEET, BEING 1.6724 ACRES, MORE OR LESS.

OWNER/DEVELOPER:

OWNER/DEVELOPER:

COLORADO STRUCTURES, INC.
540 ELKTON DRIVE
SUITE 202
COLORADO SPRINGS, CO 80907
719-522-0500
CONTACT: ROB OLDACH
EMAIL: roldach@csigc.com

TECHNICAL CONSULTANTS

CIVIL ENGINEER/PLANNER:

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1023 W. COLORADO AVENUE
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804-358-3003
CONTACT: ROBERT HAZELTON
EMAIL: r.hazelton@d3g.com

SHEET INDEX:

COVER SHEET & NARRATIVE	1	OF	2
OUTLINE DEVELOPMENT PLAN	2	OF	2

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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PREPARED FOR:

COLORADO STRUCTURES, INC.

540 ELKTON DRIVE, SUITE 202
COLORADO SPRINGS, CO 80907
719.522.0500



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

LOT 1, BOOTH FARM SUBDIVISION

OUTLINE DEVELOPMENT PLAN
COVER SHEET & NARRATIVE

DESIGNED BY: CDK

DRAWN BY: CDK

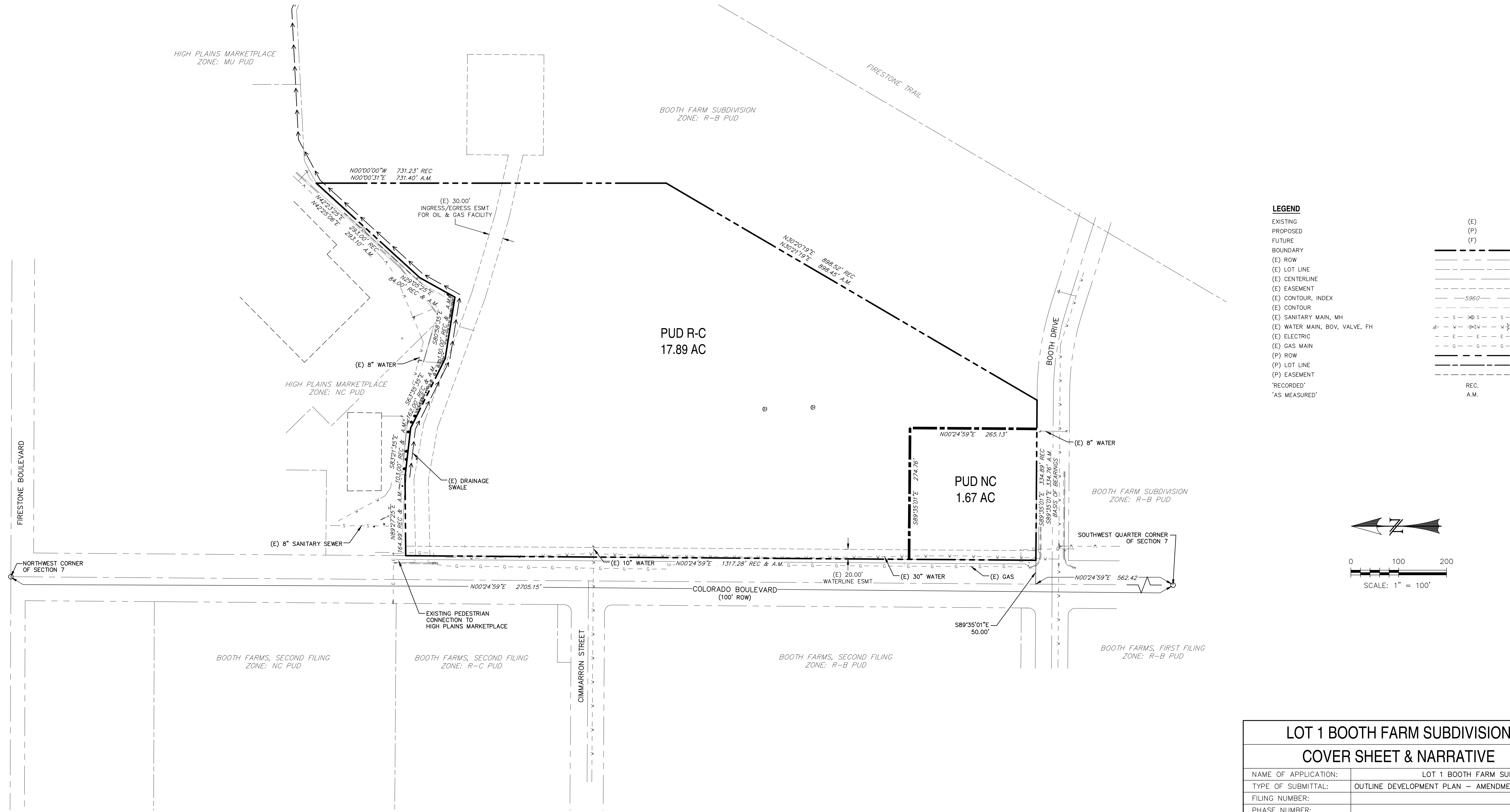
SCALE: N/A

JOB NUMBER

91803

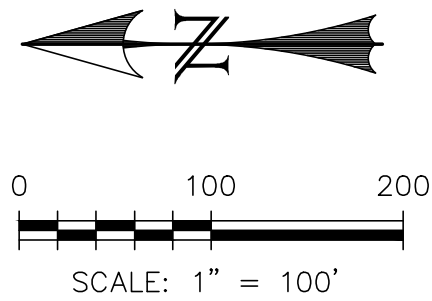
OUTLINE DEVELOPMENT PLAN - AMENDMENT NO. 1
LOT 1 BOOTH FARM SUBDIVISION

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'
- 'AS MEASURED'



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:	

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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

LOT 1 BOOTH FARM SUBDIVISION OUTLINE DEVELOPMENT PLAN 1ST AMENDMENT



Board of Trustees — July 8, 2020

Process



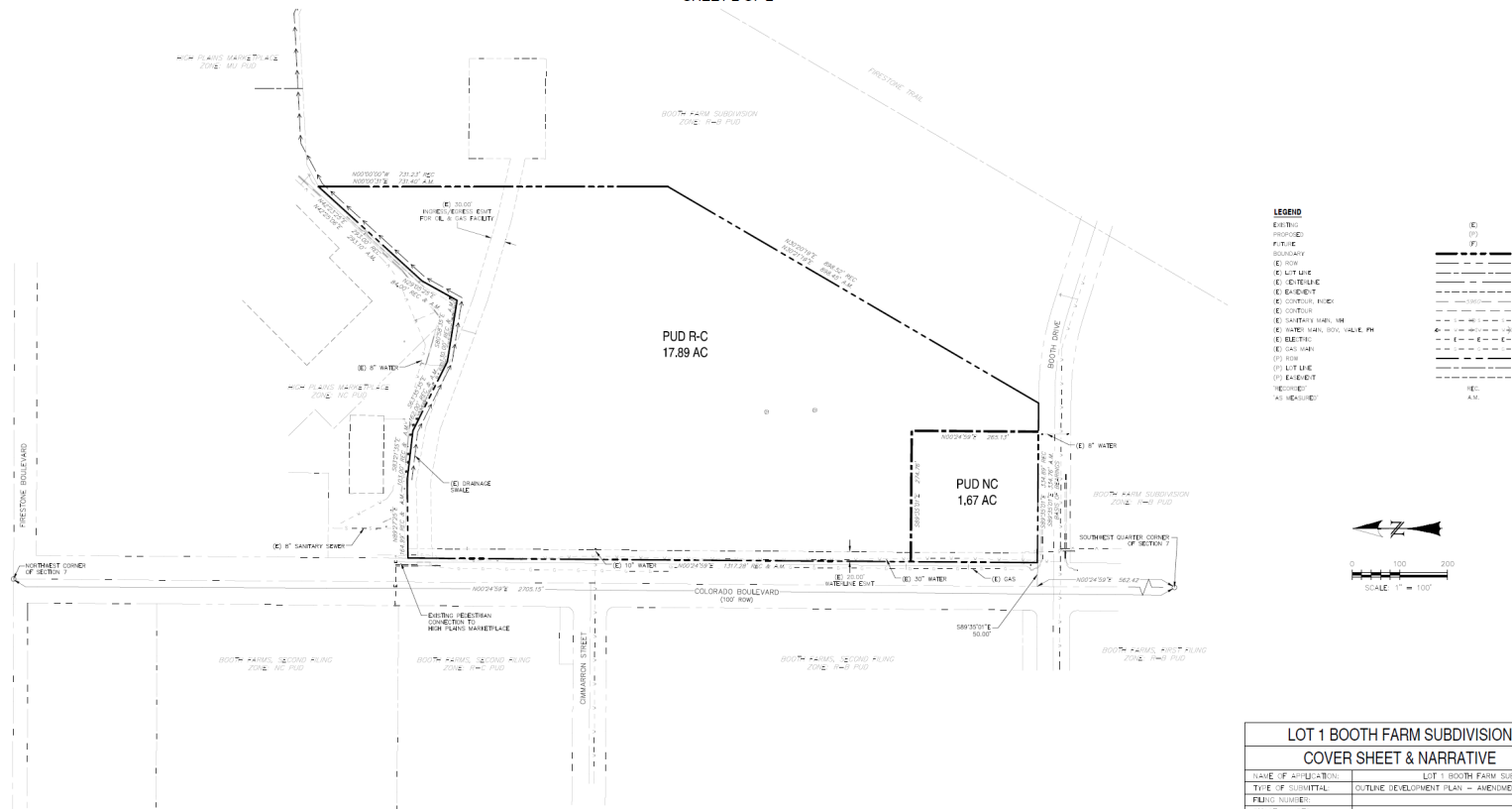
Development Flow Chart | Firestone PUD Zoning



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
FILED NUMBER:	N/A
PHONE NUMBER:	N/A
PERMISSION DATE:	AUGUST 13, 2010
REVISION DATE:	FEBRUARY 19, 2010
REVISION DATE:	MARCH 5, 2020
REVISION DATE:	MAY 22, 2020
REVISION DATE:	

SHEET 2 OF 2



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COLORADO STRUCTURES, INC.
540 ELIXTON DRIVE, SUITE 202
COLORADO SPRINGS, CO 80907
719.522.0500



LOT 1, BOOTH FARM SUBDIVISION

OUTLINE DEVELOPMENT PLAN
COVER SHEET & NARRATIVE

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

PREPARATION DATE:	AUGUST 13, 2018
REVISION DATE:	FEBRUARY 19, 2019
REVISION DATE:	MARCH 5, 2020
REVISION DATE:	MAY 22, 2020

SHEET 2 OF 2

Staff Recommendations



Staff Recommends the Board of Trustees:

Approve draft Ordinance 977; an ordinance approving the 1st Amendment to the Lot 1 Booth Farm Subdivision ODP with 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.

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

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:

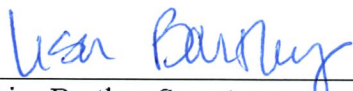

Lisa Bartley, Secretary



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

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 8.c

Land Development

Meeting Date: July 8, 2020

Initiated By: Matt Thompson

Dept: Planning & Development

AGENDA TITLE

PUBLIC HEARING: Resolution 20-69: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING A PRELIMINARY SUBDIVISION PLAT AND PRELIMINARY DEVELOPMENT PLAN FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE COTTONWOOD HOLLOW SUBDIVISION

SUMMARY

The project concept for Cottonwood Hollow Filing 4 Preliminary Development Plan (PDP) is to provide an attractive living and working environment using the 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 Board of Trustees approve Resolution 20-69, with conditions.

ALTERNATIVES

n/a

ATTACHMENTS

1. Cottonwood Hollow F4, BOT Staff Report
2. Cottonwood Hollow F4 Prelim Plat and PDP BOT Approval Resolution
3. 18-004 Cottonwood Hollow Fil 4 Pre Plat
4. Cottonwood Hollow F4 PDP scanned copy
5. Cottonwood Hollow F4 BOT Staff pres
6. Applicant Power Point Presentation - Filing 4
7. Public Comment
8. Telephonic Agreement Mortgage Consultants LLC
9. Res PC-20-10 Cottonwood Hollow SIGNED

FINANCIAL CONSIDERATIONS

n/a



Staff Report

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

**Prepared by the
Town of Firestone for the
Board of Trustees**

July 8, 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 Board of Trustees approve Resolution 20-69, 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.

RESOLUTION NO. 20-69

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING 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; and

WHEREAS, the Firestone Planning and Zoning Commission, after conducting a public hearing on the proposed preliminary subdivision plat and preliminary development plan on June 18, 2020, rendered a decision recommending approval of the Preliminary Plat and Preliminary Development Plan with five (5) conditions as more fully set forth in PC-20-10, dated June 18, 2020; and

WHEREAS, on July 8, 2020, the Board of Trustee conducted a public hearing on the proposed Preliminary Plat and Preliminary Development Plan; and

WHEREAS, after reviewing the record of the Planning and Zoning Commission public hearing, and after considering the testimony, evidence and argument presented at the Board of Trustees public hearing, the Board of Trustees finds and determines that the proposed plat is in substantial conformance with the technical requirements of Title 16 of the Firestone Municipal Code, and that the proposed development plan meets the applicable requirements and standards set forth in the Firestone Municipal Code and Firestone Development Regulations.

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

Section 1. The Board of Trustees acknowledges the Planning and Zoning Commission’s findings of fact in this case, as detailed in Resolution PC-20-10.

Section 2. The above Recitals and Findings of the Board of Trustees are hereby incorporated into this resolution.

Section 3. The Board of Trustees hereby approves the Preliminary Plat of Cottonwood Hollow Filing 4, attached hereto as Exhibit A and incorporated herein by this reference, which is subject to:

(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 approval.

(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 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.

Section 4. The Mayor is authorized to sign the preliminary plat on behalf of the Town.

Section 5. The Preliminary Development Plan, Cottonwood Hollow Filing 4, Town of Firestone, Weld County, State of Colorado, attached hereto as Exhibit B and incorporated herein by this reference, is hereby approved, 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 approval.

(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 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.

Section 6. Unless otherwise extended by the Board of Trustees, the approval of the Cottonwood Hollow Filing 4 Preliminary Plat shall be null and void if a final plat for all or a portion of the property is not approved by the Town of Firestone within three years of the date of this Resolution.

INTRODUCED, READ AND ADOPTED this __ day of _____, 2020.

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar, Mayor

ATTEST:

Jessica Koenig, Town Clerk

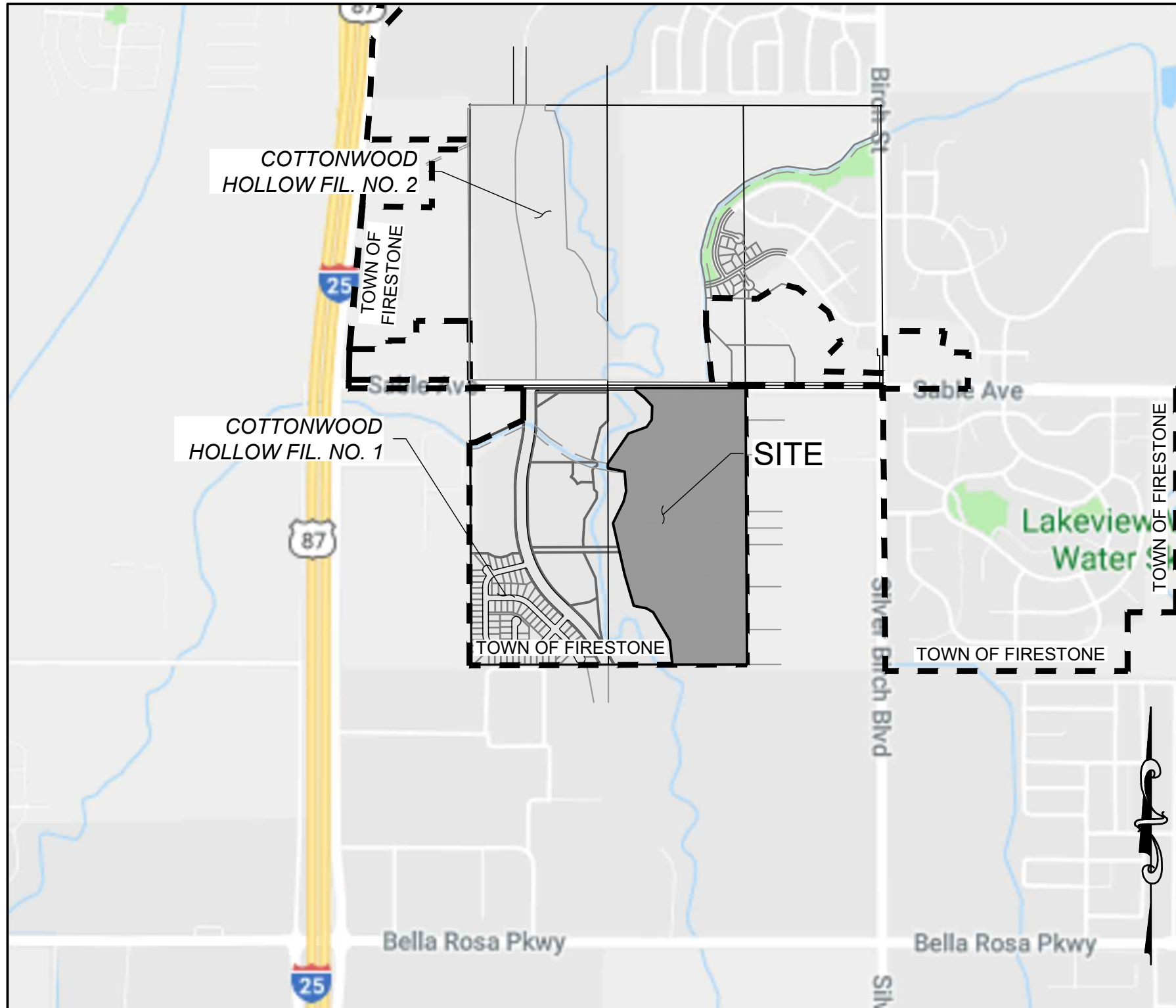
APPROVED AS TO FORM:

William P. Hayashi, Town Attorney

EXHIBIT A
Cottonwood Hollow Filing No. 4
Preliminary Plat

EXHIBIT B
Cottonwood Hollow Filing No. 4
Preliminary Development Plan

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



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

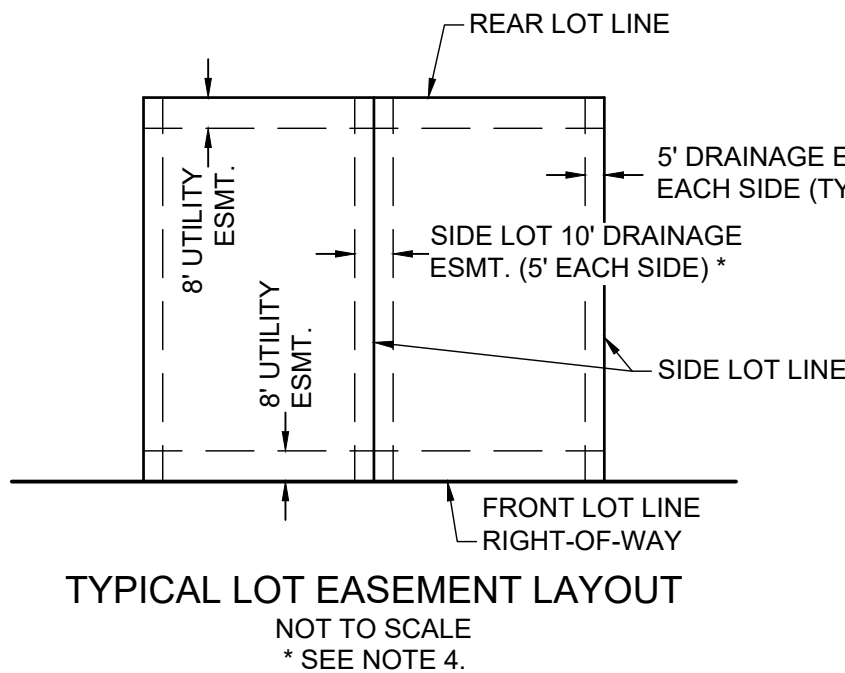
DATE

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



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

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)

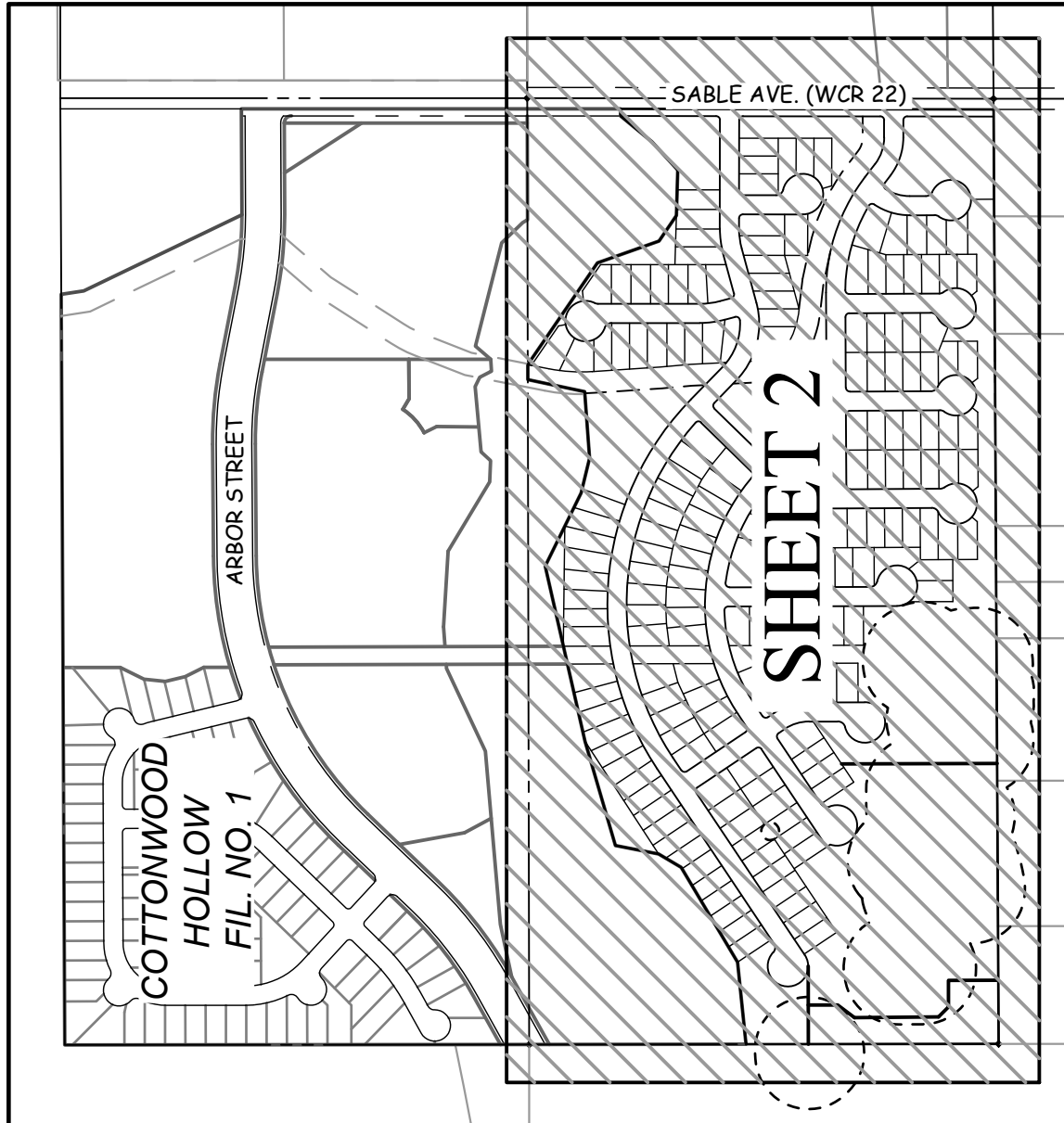
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 20 BY

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

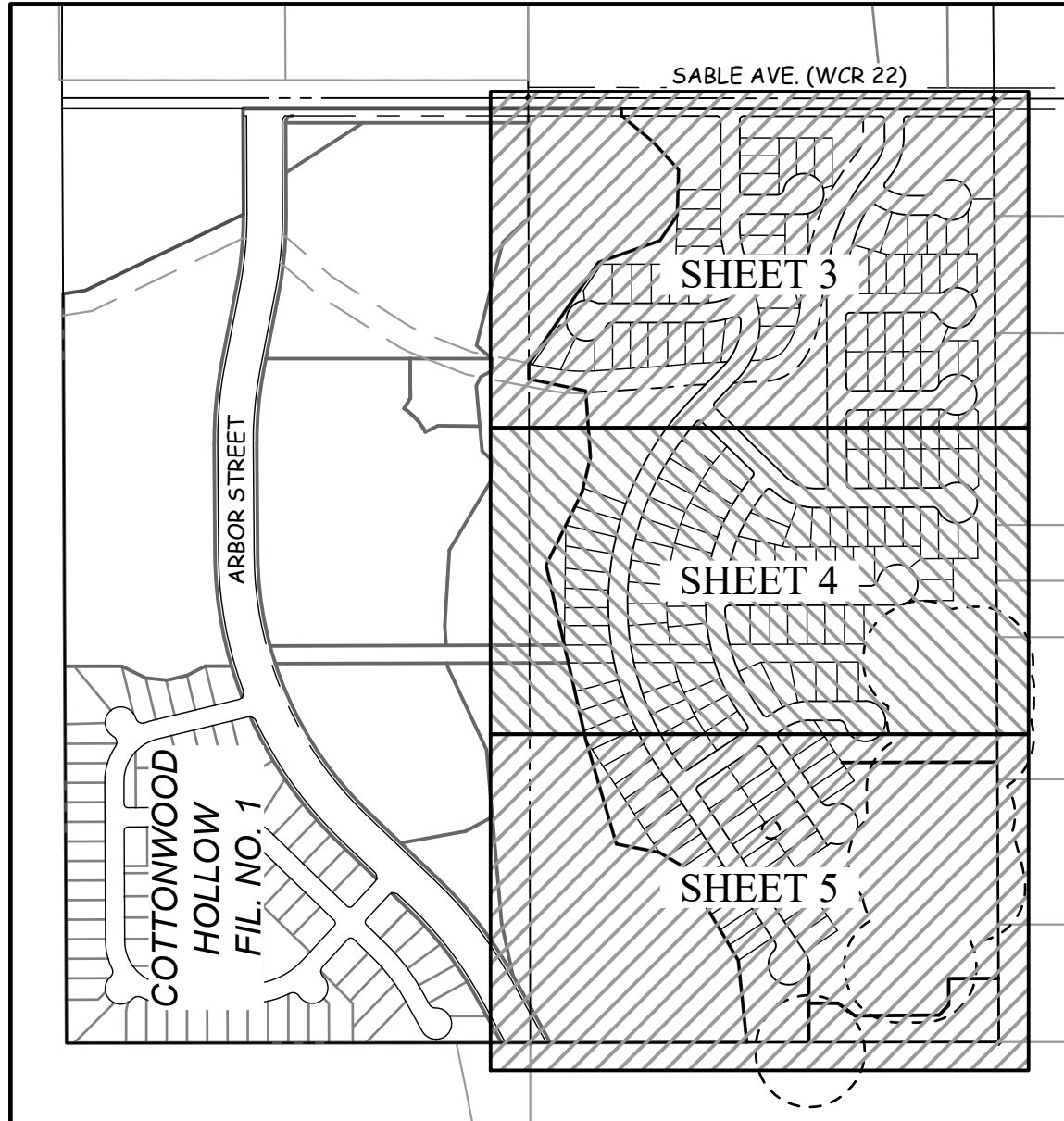
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES



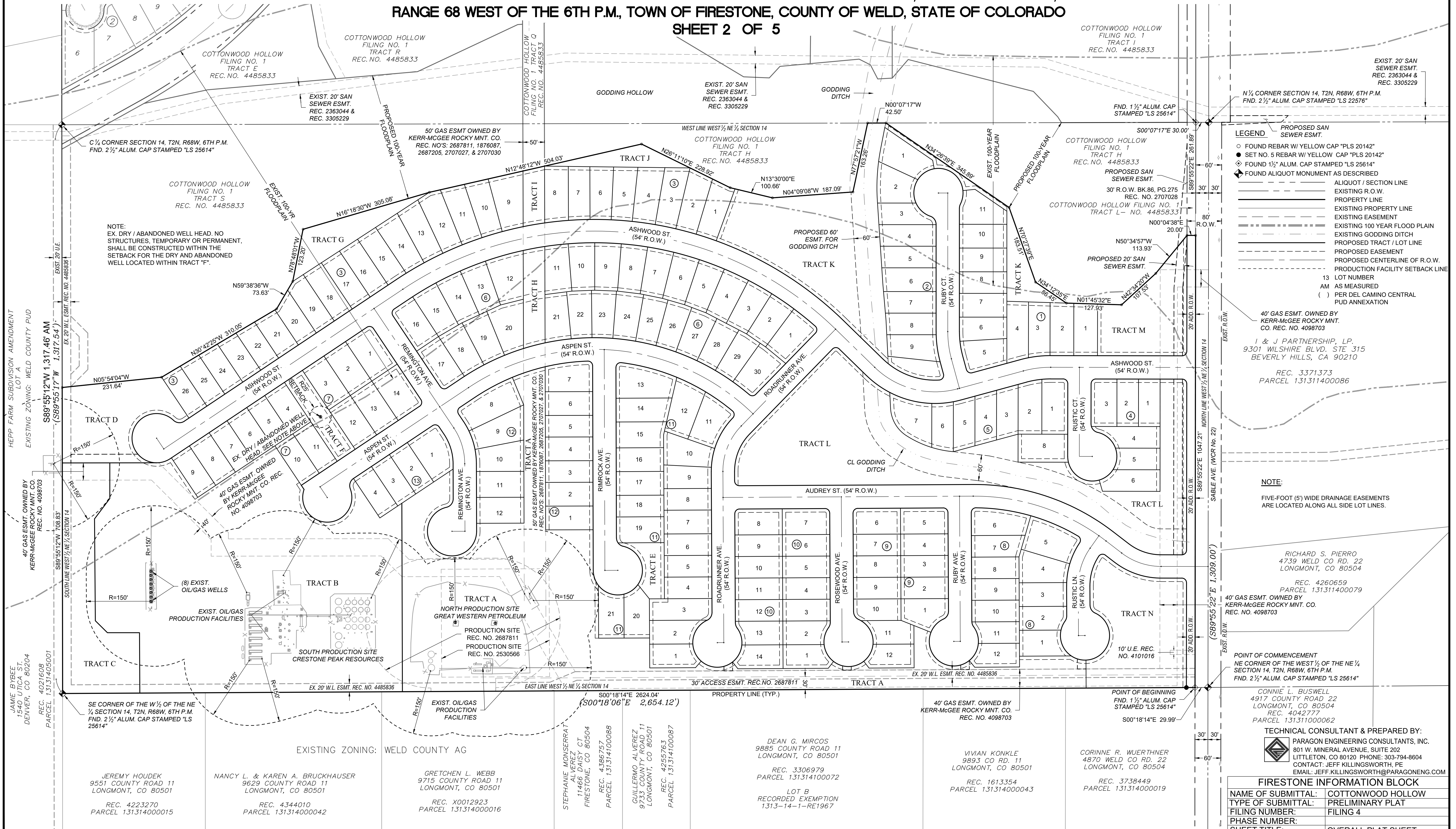
OVERALL PLAN
SCALE: 1" = 500'



PLAT SHEETS
SCALE: 1" = 50'

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



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.
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FIRESTONE INFORMATION BLOCK

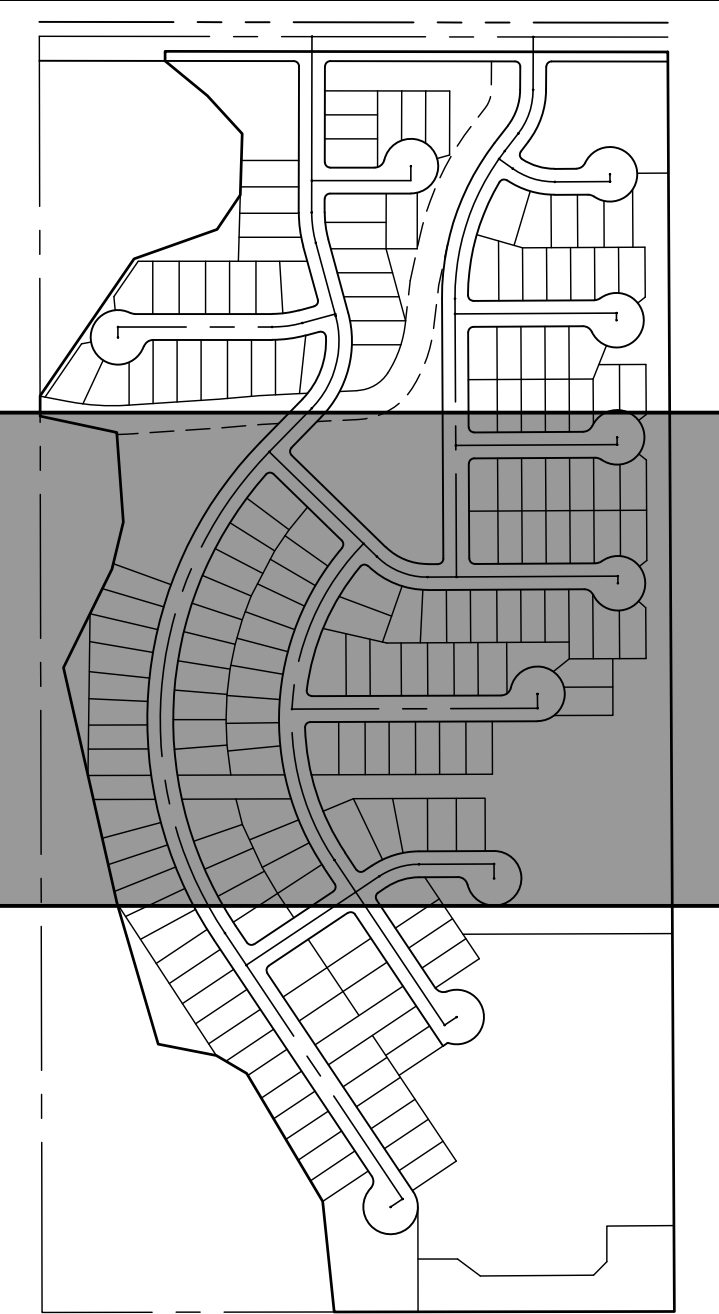
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
FILING NUMBER:	FILING 4
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET 3
PREPARATION DATE:	04/01/2019
REVISION DATE:	08/21/2019
REVISION DATE:	01/14/2020
REVISION DATE:	03/17/2020
REVISION DATE:	

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

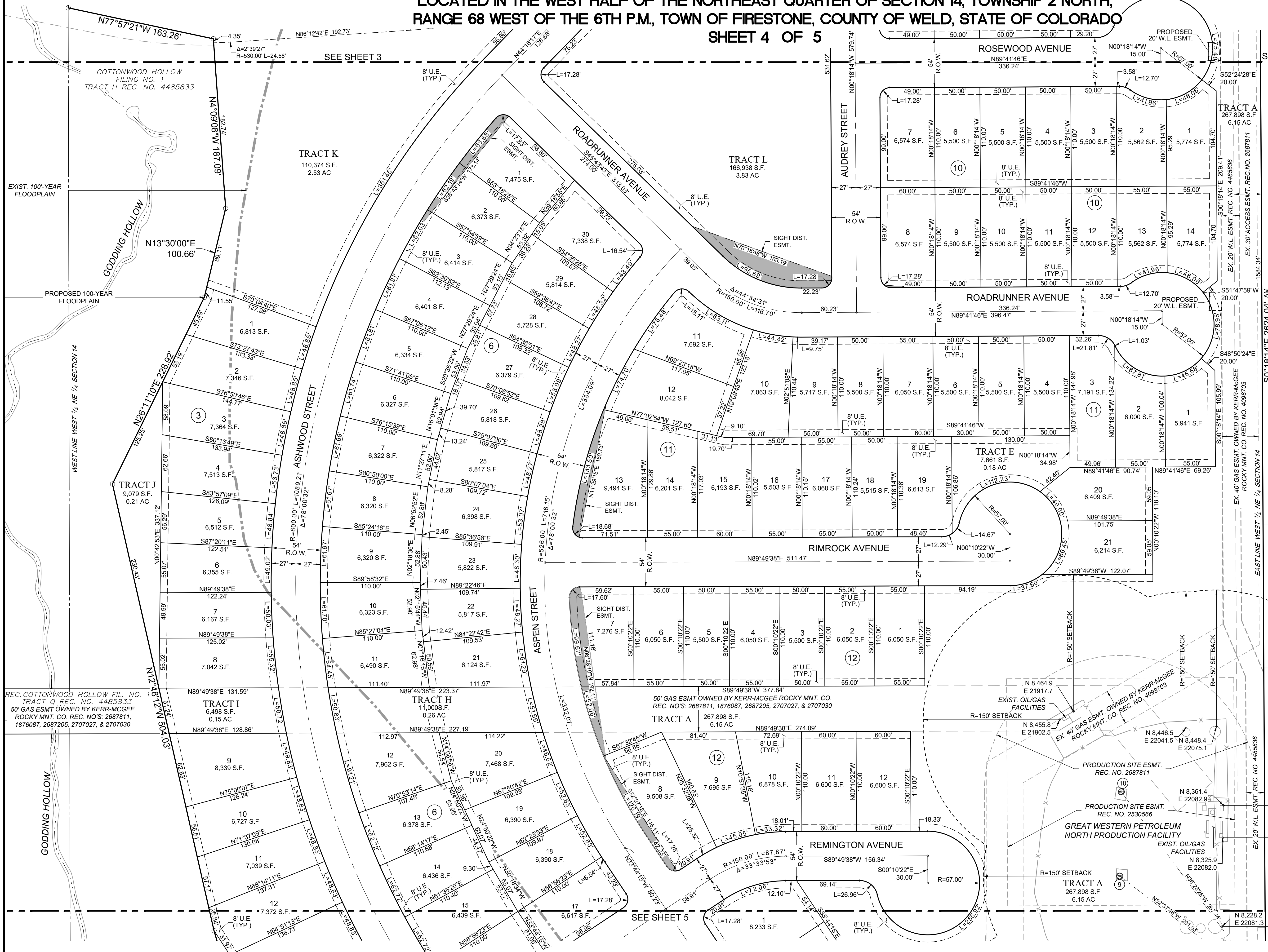
STEPHANIE MONSERRAT ALVAREZ
11466 DAISY CT
FIRESTONE, CO 80504
REC. 4386757
PARCEL 131314100088

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, 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 4
PREPARATION DATE:	04/01/2019
REVISION DATE:	08/21/2019
REVISION DATE:	01/14/2020
REVISION DATE:	03/17/2020
REVISION DATE:	

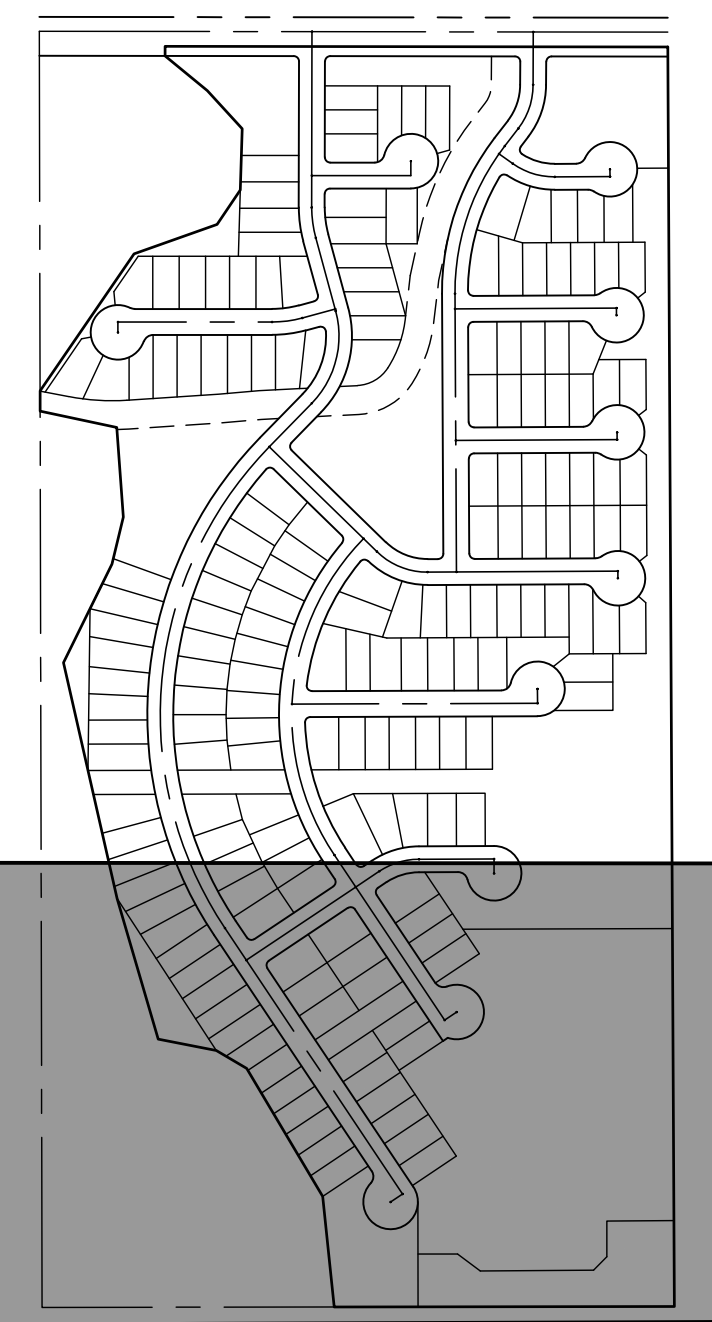
SHEET 4 OF 5



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

TRACT A
267,898 S.F.
6.15 AC

EAST LINE WEST 1/2 NE 1/4 SECTION 14
S0°18'14"E 2624.04' AM
(S00°18'06"E 2,624.12')

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

EX. 20" U.E.

EXISTING 100-YEAR
FLOODPLAIN

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

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

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

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

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

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

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

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

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

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

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PLAIN

EXISTING GODDING DITCH

PROPOSED TRACT / LOT LINE

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PROPOSED CENTERLINE OF
R.O.W.

PRODUCTION FACILITY
SETBACK LINE

LOT NUMBER

AM AS MEASURED

PER DEL CAMINO CENTRAL
PUD ANNEXATION

LEGEND

FOUND REBAR W/ YELLOW
CAP "PLS 20142"

SET NO. 5 REBAR W/ YELLOW
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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

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 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 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 DRIVAGE ACRES.
4. DEVELOPMENT WITHIN THE OPEN SPACE WILL BE CONTROLLED BY ARCHITECTURAL AND LANDSCAPE GUIDELINES THROUGH PRIVATE REQUIREMENTS OF 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 DRIVAGE ACRES.

REGIONAL IMPACTS

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.

GRADING 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.

CIRCULATION SYSTEMS

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.

LAND USE

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.

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	1.8
TRACT 3	1.8	TRACT 4	1.8
TRACT 5	1.8	TRACT 6	1.8
TRACT 7	1.8	TRACT 8	1.8
TRACT 9	1.8	TRACT 10	1.8
TRACT 11	1.8	TRACT 12	1.8
TRACT 13	1.8	TRACT 14	1.8
TRACT 15	1.8	TRACT 16	1.8
TRACT 17	1.8	TRACT 18	1.8
TRACT 19	1.8	TRACT 20	1.8
TRACT 21	1.8	TRACT 22	1.8
TRACT 23	1.8	TRACT 24	1.8
TRACT 25	1.8	TRACT 26	1.8
TRACT 27	1.8	TRACT 28	1.8
TRACT 29	1.8	TRACT 30	1.8
TRACT 31	1.8	TRACT 32	1.8
TRACT 33	1.8	TRACT 34	1.8
TRACT 35	1.8	TRACT 36	1.8
TRACT 37	1.8	TRACT 38	1.8
TRACT 39	1.8	TRACT 40	1.8
TRACT 41	1.8	TRACT 42	1.8
TRACT 43	1.8	TRACT 44	1.8
TRACT 45	1.8	TRACT 46	1.8
TRACT 47	1.8	TRACT 48	1.8
TRACT 49	1.8	TRACT 50	1.8
TRACT 51	1.8	TRACT 52	1.8
TRACT 53	1.8	TRACT 54	1.8
TRACT 55	1.8	TRACT 56	1.8
TRACT 57	1.8	TRACT 58	1.8
TRACT 59	1.8	TRACT 60	1.8
TRACT 61	1.8	TRACT 62	1.8
TRACT 63	1.8	TRACT 64	1.8
TRACT 65	1.8	TRACT 66	1.8
TRACT 67	1.8	TRACT 68	1.8
TRACT 69	1.8	TRACT 70	1.8
TRACT 71	1.8	TRACT 72	1.8
TRACT 73	1.8	TRACT 74	1.8
TRACT 75	1.8	TRACT 76	1.8
TRACT 77	1.8	TRACT 78	1.8
TRACT 79	1.8	TRACT 80	1.8
TRACT 81	1.8	TRACT 82	1.8
TRACT 83	1.8	TRACT 84	1.8
TRACT 85	1.8	TRACT 86	1.8
TRACT 87	1.8	TRACT 88	1.8
TRACT 89	1.8	TRACT 90	1.8
TRACT 91	1.8	TRACT 92	1.8
TRACT 93	1.8	TRACT 94	1.8
TRACT 95	1.8	TRACT 96	1.8
TRACT 97	1.8	TRACT 98	1.8
TRACT 99	1.8	TRACT 100	1.8

1/8 SINGLE FAMILY LOTS RESIDENTIAL B

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.

SETBACKS

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.

TABLE B

SETBACKS		SETBACKS	
TRACT #	TRACT AREA (AC)	TRACT AREA (AC)	TRACT AREA (AC)
TRACT 1	6.8	TRACT 2	1.8
TRACT 3	1.8	TRACT 4	1.8
TRACT 5	1.8	TRACT 6	1.8
TRACT 7	1.8	TRACT 8	1.8
TRACT 9	1.8	TRACT 10	1.8
TRACT 11	1.8	TRACT 12	1.8
TRACT 13	1.8	TRACT 14	1.8
TRACT 15	1.8	TRACT 16	1.8
TRACT 17	1.8	TRACT 18	1.8
TRACT 19	1.8	TRACT 20	1.8
TRACT 21	1.8	TRACT 22	1.8
TRACT 23	1.8	TRACT 24	1.8
TRACT 25	1.8	TRACT 26	1.8
TRACT 27	1.8	TRACT 28	1.8
TRACT 29	1.8	TRACT 30	1.8
TRACT 31	1.8	TRACT 32	1.8
TRACT 33	1.8	TRACT 34	1.8
TRACT 35	1.8	TRACT 36	1.8
TRACT 37	1.8	TRACT 38	1.8
TRACT 39	1.8	TRACT 40	1.8
TRACT 41	1.8	TRACT 42	1.8
TRACT 43	1.8	TRACT 44	1.8
TRACT 45	1.8	TRACT 46	1.8
TRACT 47	1.8	TRACT 48	1.8
TRACT 49	1.8	TRACT 50	1.8
TRACT 51	1.8	TRACT 52	1.8
TRACT 53	1.8	TRACT 54	1.8
TRACT 55	1.8	TRACT 56	1.8
TRACT 57	1.8	TRACT 58	1.8
TRACT 59	1.8	TRACT 60	1.8
TRACT 61	1.8	TRACT 62	1.8
TRACT 63	1.8	TRACT 64	1.8
TRACT 65	1.8	TRACT 66	1.8
TRACT 67	1.8	TRACT 68	1.8
TRACT 69	1.8	TRACT 70	1.8
TRACT 71	1.8	TRACT 72	1.8
TRACT 73	1.8	TRACT 74	1.8
TRACT 75	1.8	TRACT 76	1.8
TRACT 77	1.8	TRACT 78	1.8
TRACT 79	1.8	TRACT 80	1.8
TRACT 81	1.8	TRACT 82	1.8
TRACT 83	1.8	TRACT 84	1.8
TRACT 85	1.8	TRACT 86	1.8
TRACT 87	1.8	TRACT 88	1.8
TRACT 89	1.8	TRACT 90	1.8
TRACT 91	1.8	TRACT 92	1.8
TRACT 93	1.8	TRACT 94	1.8
TRACT 95	1.8	TRACT 96	1.8
TRACT 97	1.8	TRACT 98	1.8
TRACT 99	1.8	TRACT 100	1.8

OIL AND GAS DEVELOPMENT

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.

BUILDING HEIGHT

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.

DEVELOPMENT SCHEDULE

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.

PARK DEVELOPMENT

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.

PRIVATE MAINTENANCE AND ENFORCEMENT

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.

DRAINAGE

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.

ARCHITECTURE

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.

SIGN PROGRAM

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CONTROLS

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.

LANDSCAPING/IRRIGATION

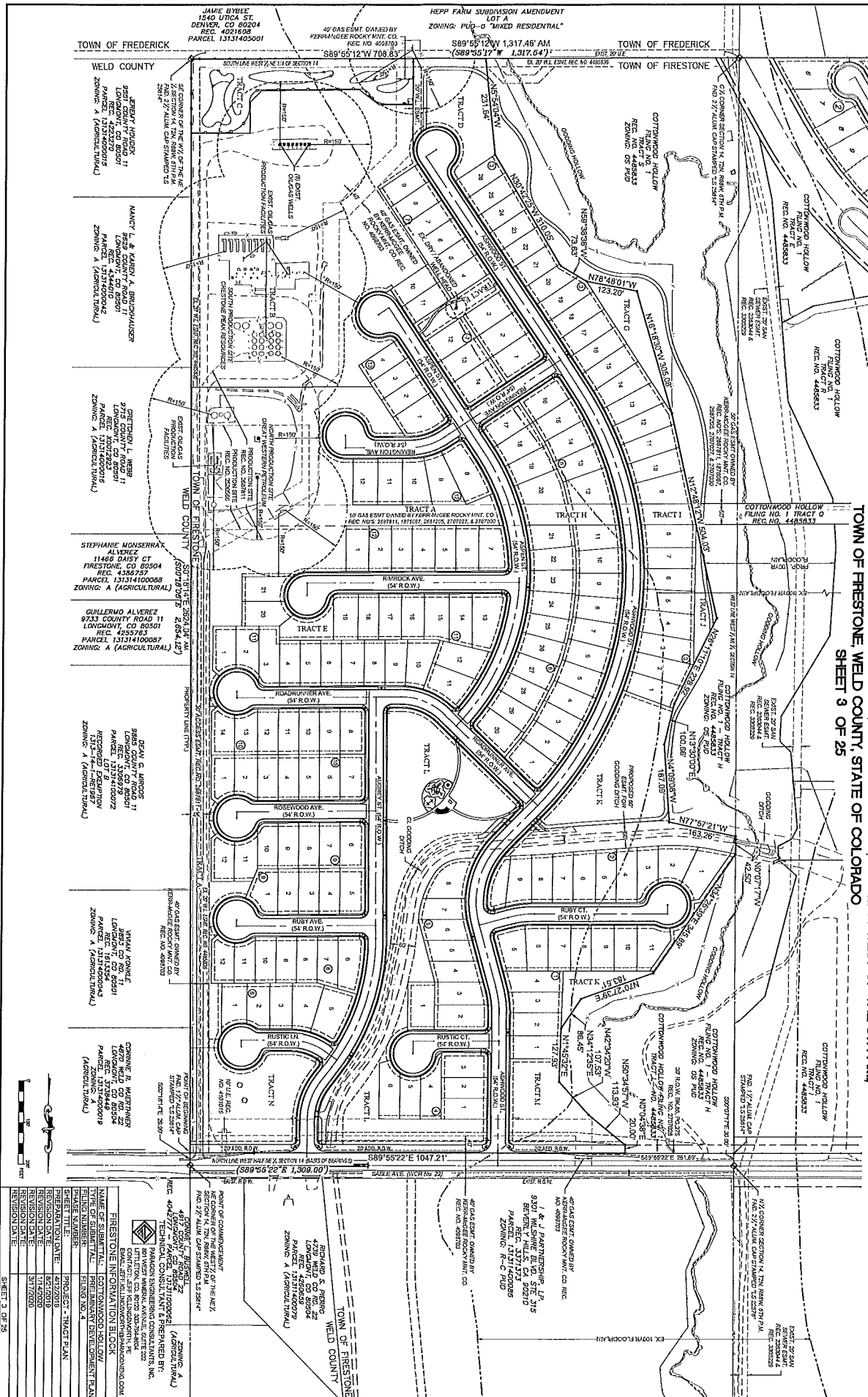
THE PROJECT CONCEPT FOR COTTONWOOD HOLLOW FILING 4 IS TO PROVIDE AN ATTRACTIVE LIVING AND WORKING ENVIRONMENT FOR THE TOWN OF FIRESTONE. THE PROJECT CONCEPT IS BASED ON THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION.

FENCING

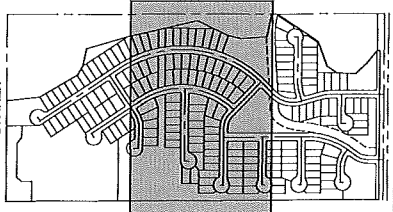
THE PROJECT CONCEPT FOR COTTONWOOD HOLLOW FILING 4 IS TO PROVIDE AN ATTRACTIVE LIVING AND WORKING ENVIRONMENT FOR THE TOWN OF FIRESTONE. THE PROJECT CONCEPT IS BASED ON THE TOWN OF FIRESTONE'S VISION AND IS INTENDED TO MEET ALL THE CRITERIA FOR THE TOWN OF FIRESTONE'S VISION.

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 FRIESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 3 OF 25

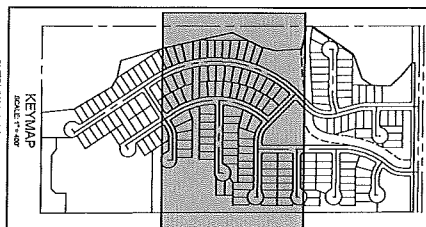
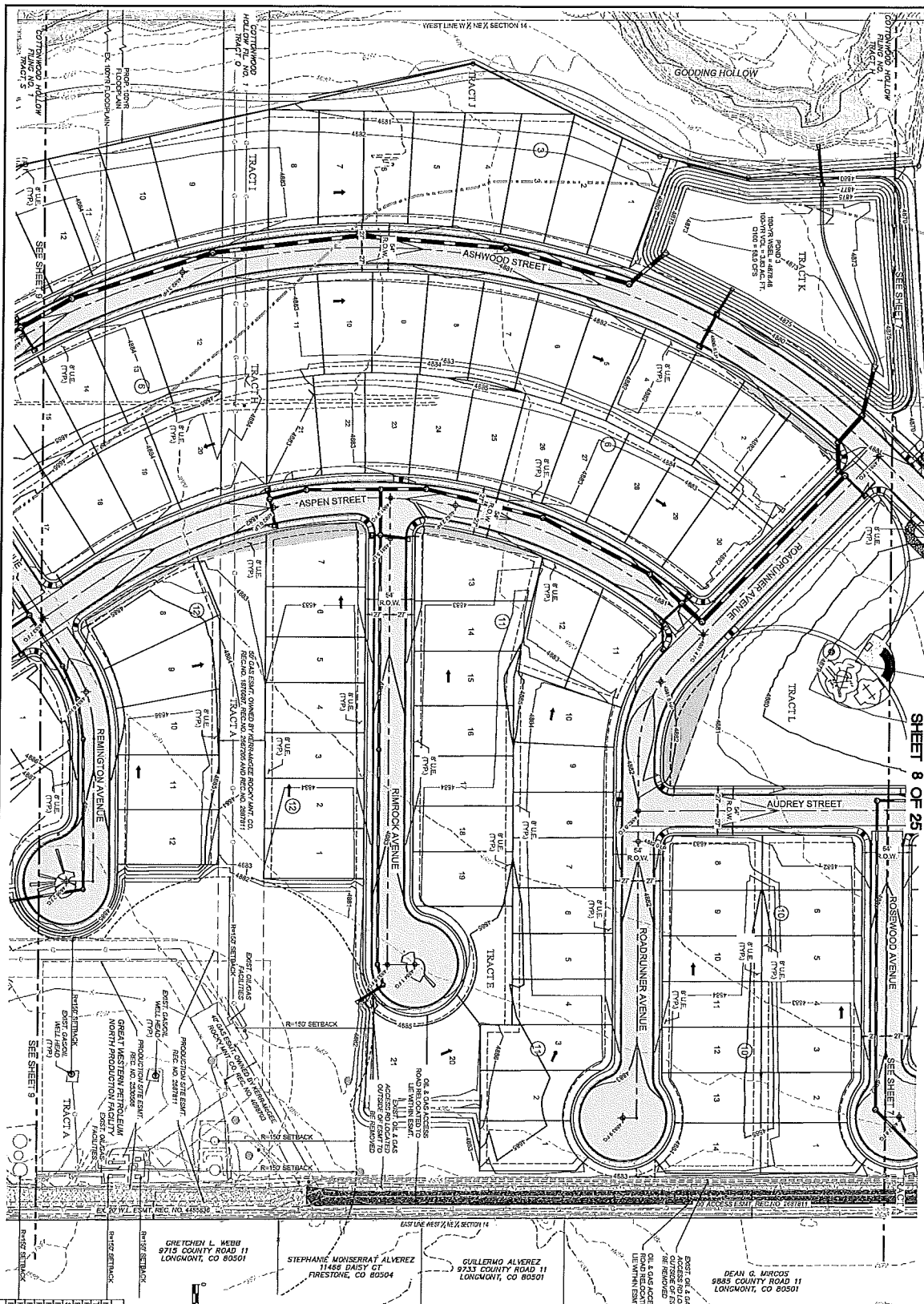


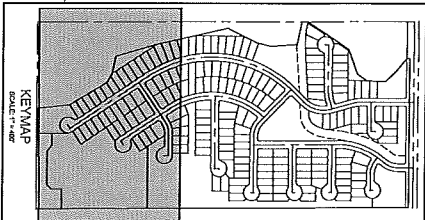
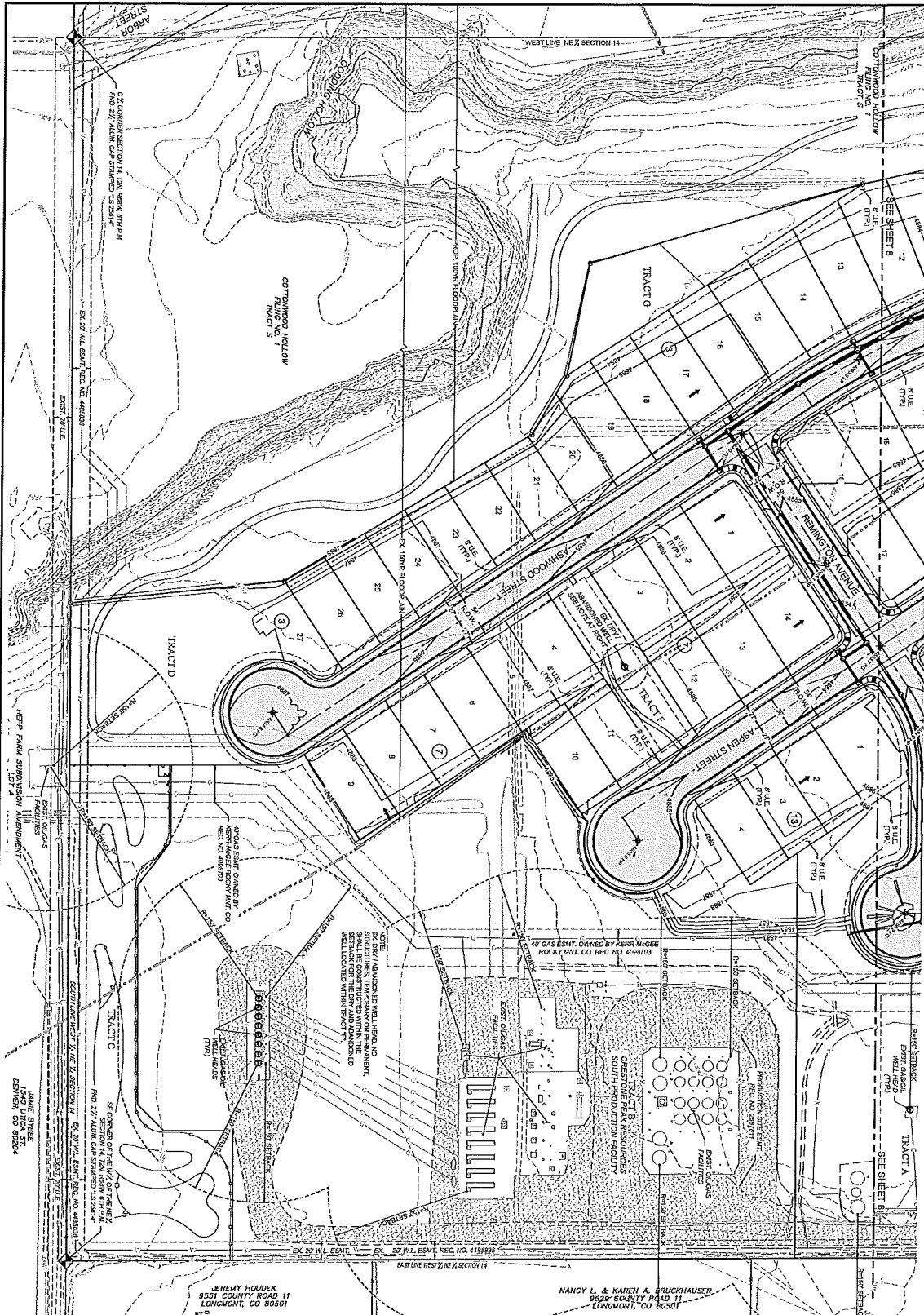
COTTONWOOD HOLLOW, FILING 4



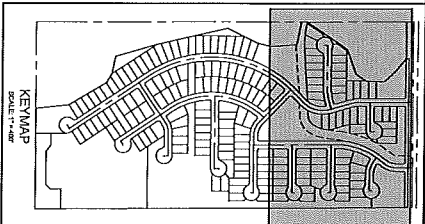
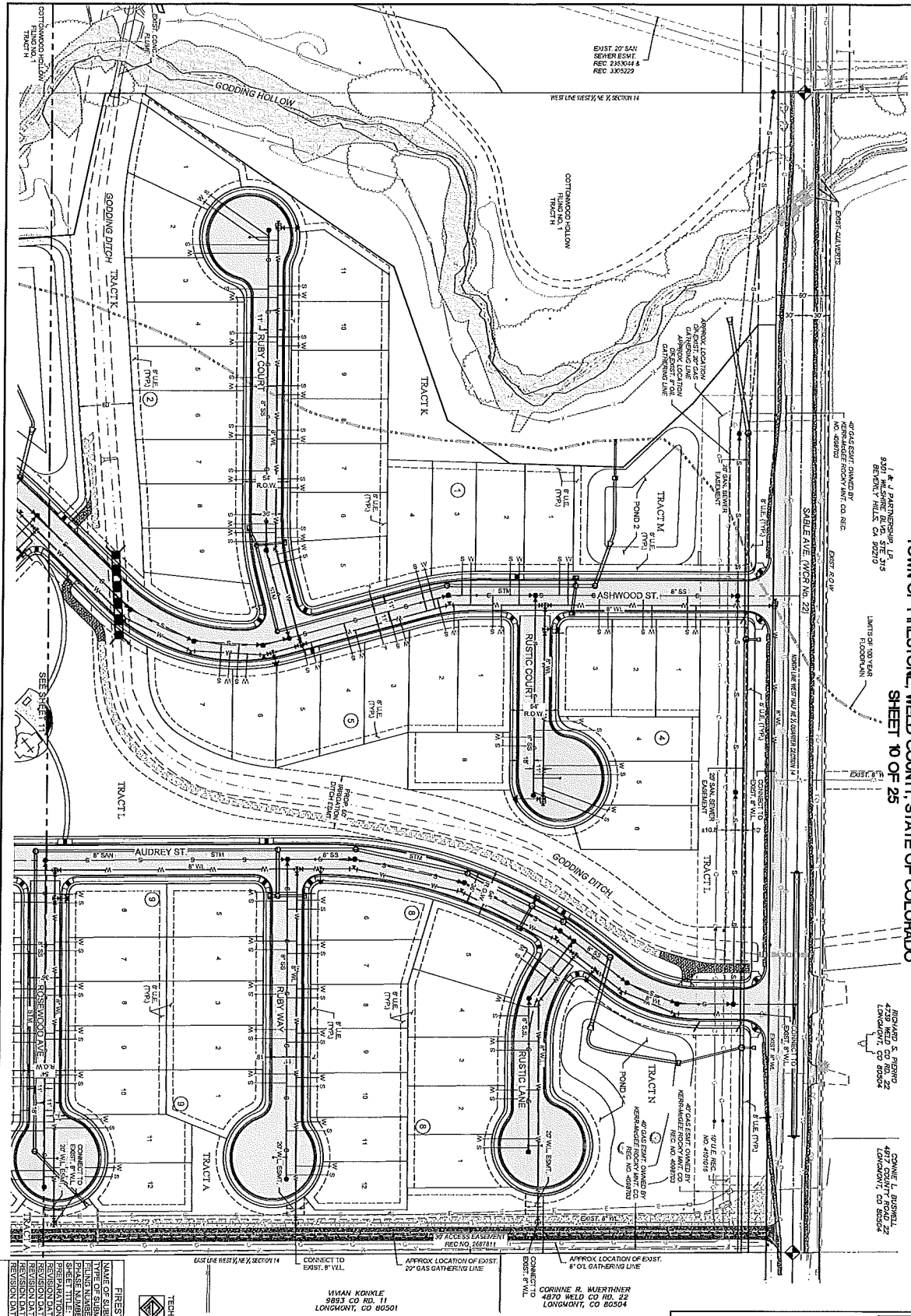
PLIST/STATION INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	PRELIMINARY DEVELOPMENT PLAN
PLANS NUMBER:	PLANS NO. 4
SHEET NUMBER:	SHEET 5 OF 25
PREPARATION DATE:	4/21/2019
REVISION DATE:	8/14/2020
REVISION DATE:	8/14/2020
REVISION DATE:	

SHEET 8 OF 25

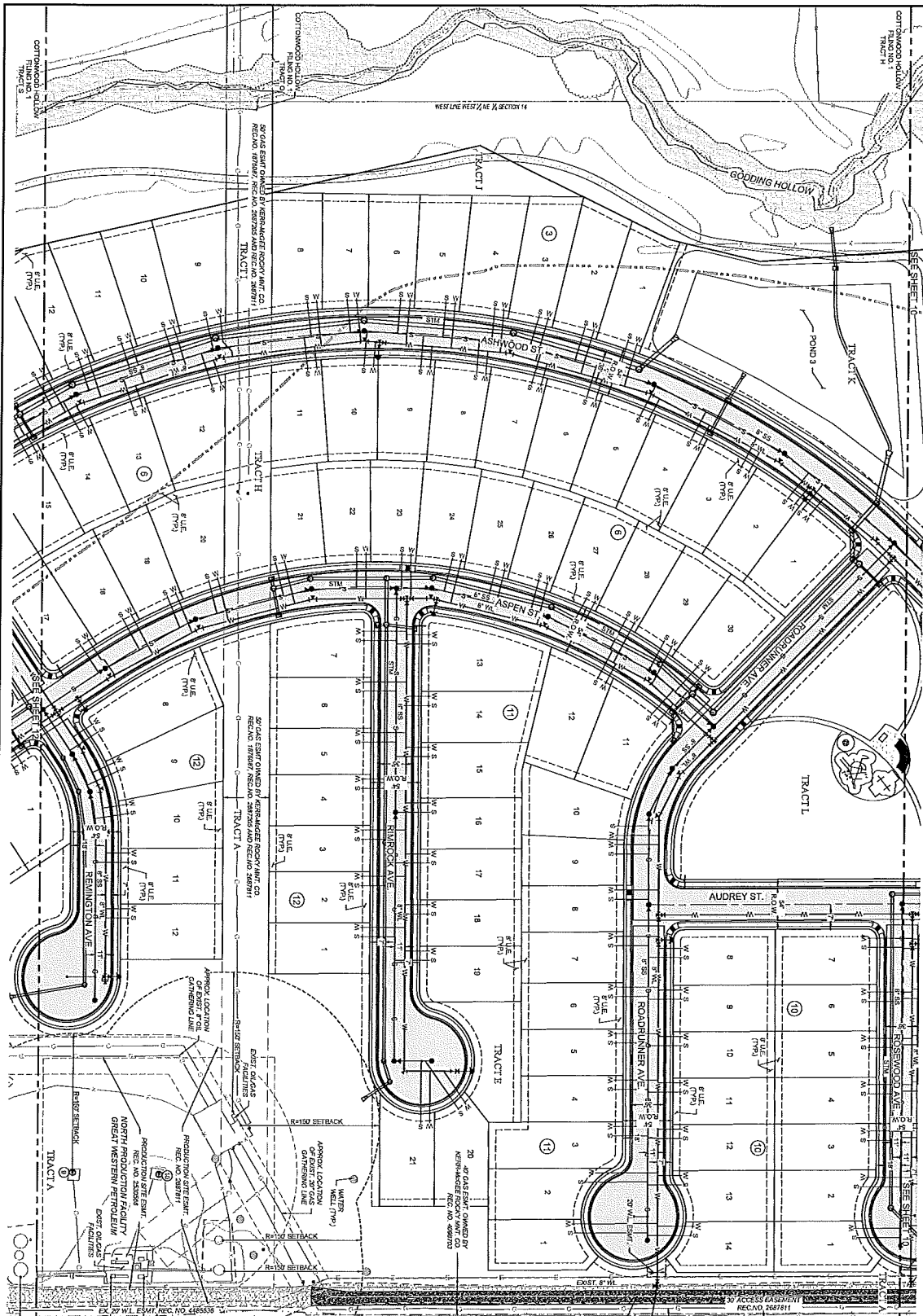




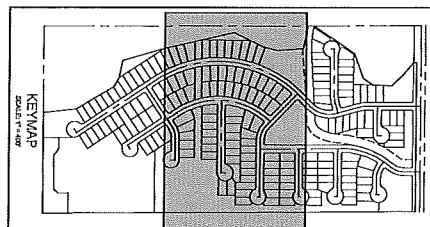
SHEET 10 OF 25



LEGEND	
PROPERTY LINE	_____
RIGHT-OF-WAY	_____
LOT LINE	_____
DOCK, FINGER	_____
DOCK, MAIN LINE	_____
DOCK, DASH	_____
DOCK, CANY	_____
DOCK, COMMUNICATION	_____
DOCK, SANTI PIER SEWER	_____
DOCK, STOWS SEWER	_____
DOCK, WATER MAIN	_____
DOCK, WATER SEWER	_____
DOCK, SEWER/STORM	_____
DOCK, SEWER/STORM	_____
DOCK, WATER MAIN	_____
DOCK, UTILITY SEWER	_____
DOCK, UTILITY SEWER	_____
DOCK, STREET SIGN	_____
PHOTO, MAIN/PIER SEWER	_____
PHOTO, STORM SEWER	_____
PHOTO, STORM SEWER	_____
PHOTO, WATER MAIN	_____
PHOTO, UTILITY	_____
COMBINATION PHOTO	_____
PHOTO, PHOTOGRAPH	_____
PHOTO, PHOTOGRAPH	_____
PHOTO, PHOTOGRAPH	_____
PHOTO, STREET LIGHT	_____



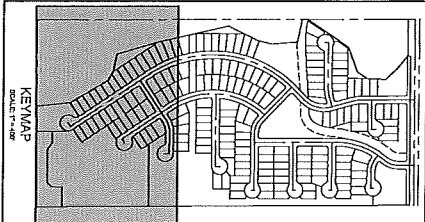
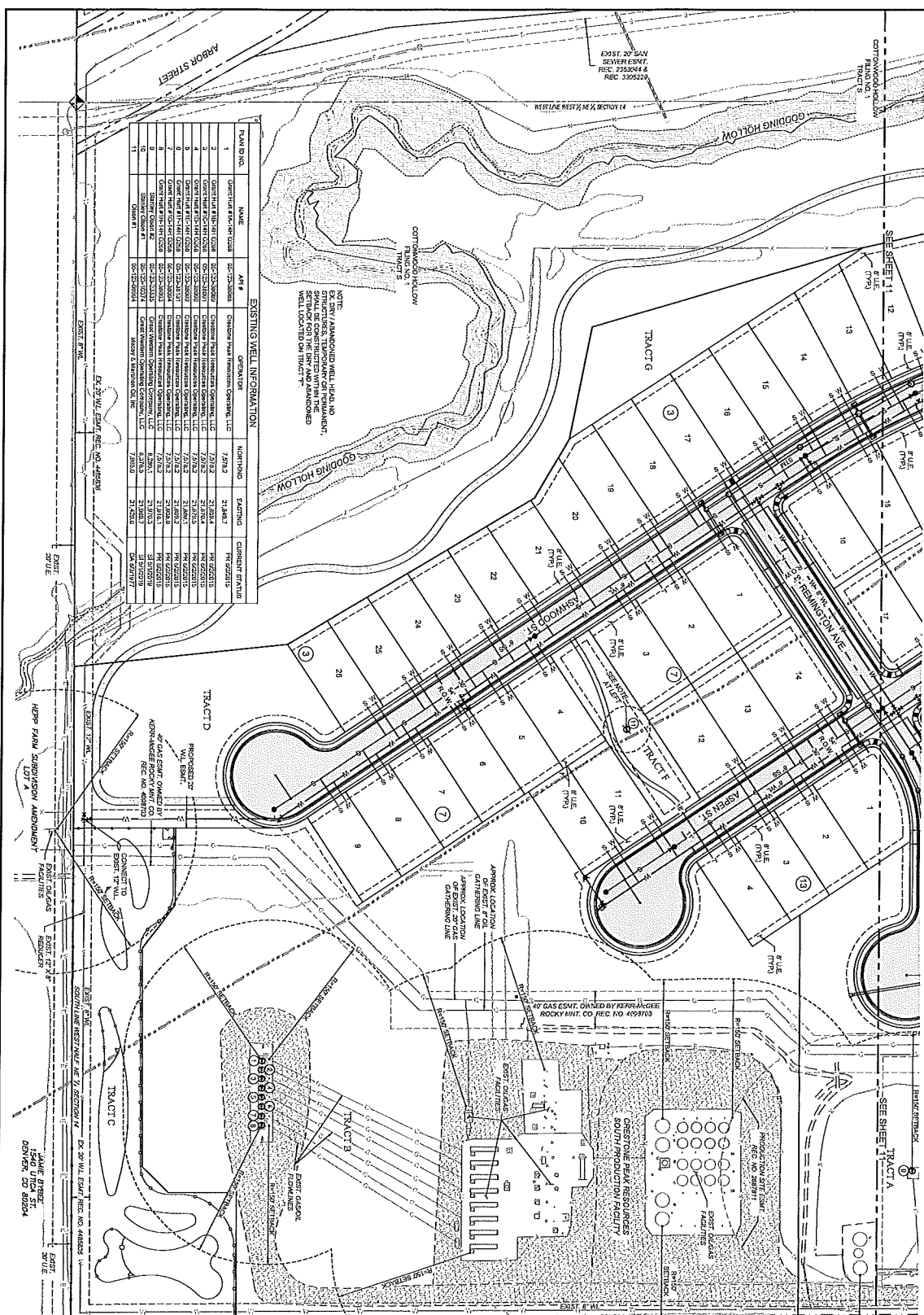
PRELIMINARY DEVELOPMENT PLAN
COTTONWOOD HOLLOW, FILING 4
LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF PRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 11 OF 25

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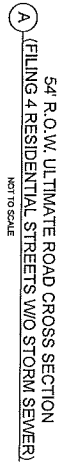
STEPHANIE MONSERRAT ALVEREZ
11466 DAISY CT
FIRESTONE, CO 80504

GUILLEMO ALVEREZ
9733 COUNTY ROAD 11
LONGMONT, CO 80501

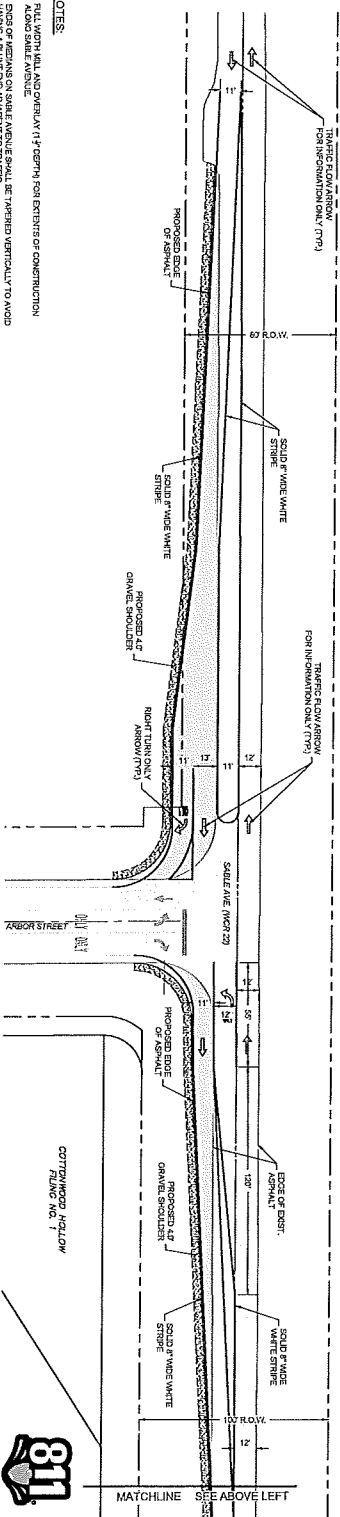
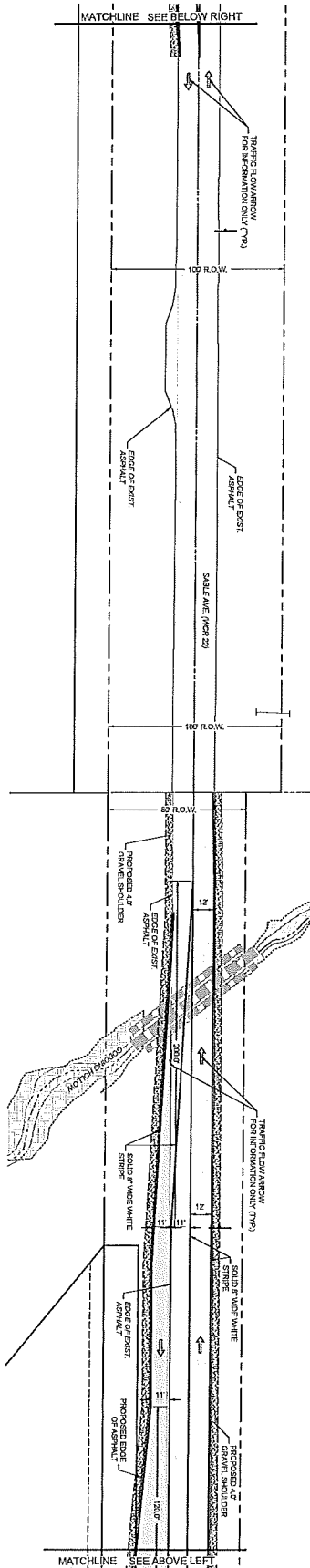
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LEGEND	
PROPERTY LINE	
RIGHT-OF-WAY	
LOT LINE	
EXIST. PAVEMENT	
EXIST. DRIVE	
EXIST. DRAINAGE	
EXIST. CULV.	
EXIST. COMMUNICATION	
EXIST. DRAINAGE DITCH	
EXIST. STREET SEWER	
EXIST. WATER MAIN	
EXIST. DRAINAGE DITCH	
EXIST. FENCE	
EXIST. FIRE HYDRANT	
EXIST. WATER VALVE	
EXIST. UTILITY RISER	
EXIST. STREET SIGN	
PROPOSED DRAINAGE	
PROPOSED DRIVE	
PROPOSED DRAINAGE	
PROPOSED STREET SEWER	
PROPOSED WATER MAIN	
PROPOSED AREA MEET	
PROPOSED TYPE II	
PROPOSED TYPE III	
PROPOSED TYPE IV	
PROPOSED TYPE V	
PROPOSED TYPE VI	
PROPOSED TYPE VII	
PROPOSED TYPE VIII	
PROPOSED TYPE IX	
PROPOSED TYPE X	
PROPOSED TYPE XI	
PROPOSED TYPE XII	
PROPOSED TYPE XIII	
PROPOSED TYPE XIV	
PROPOSED TYPE XV	
PROPOSED TYPE XVI	
PROPOSED TYPE XVII	
PROPOSED TYPE XVIII	
PROPOSED TYPE XIX	
PROPOSED TYPE XX	
PROPOSED TYPE XXI	
PROPOSED TYPE XXII	
PROPOSED TYPE XXIII	
PROPOSED TYPE XXIV	
PROPOSED TYPE XXV	
PROPOSED TYPE XXVI	
PROPOSED TYPE XXVII	
PROPOSED TYPE XXVIII	
PROPOSED TYPE XXIX	
PROPOSED TYPE XXX	
PROPOSED TYPE XXXI	
PROPOSED TYPE XXXII	
PROPOSED TYPE XXXIII	
PROPOSED TYPE XXXIV	
PROPOSED TYPE XXXV	
PROPOSED TYPE XXXVI	
PROPOSED TYPE XXXVII	
PROPOSED TYPE XXXVIII	
PROPOSED TYPE XXXIX	
PROPOSED TYPE XL	
PROPOSED TYPE XLI	
PROPOSED TYPE XLII	
PROPOSED TYPE XLIII	
PROPOSED TYPE XLIV	
PROPOSED TYPE XLV	
PROPOSED TYPE XLVI	
PROPOSED TYPE XLVII	
PROPOSED TYPE XLVIII	
PROPOSED TYPE XLIX	
PROPOSED TYPE L	
PROPOSED TYPE LI	
PROPOSED TYPE LII	
PROPOSED TYPE LIII	
PROPOSED TYPE LIV	
PROPOSED TYPE LV	
PROPOSED TYPE LVI	
PROPOSED TYPE LVII	
PROPOSED TYPE LVIII	
PROPOSED TYPE LIX	
PROPOSED TYPE LX	
PROPOSED TYPE LXI	
PROPOSED TYPE LXII	
PROPOSED TYPE LXIII	
PROPOSED TYPE LXIV	
PROPOSED TYPE LXV	
PROPOSED TYPE LXVI	
PROPOSED TYPE LXVII	
PROPOSED TYPE LXVIII	
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PROPOSED TYPE LXXXXXXIX	
PROPOSED TYPE LXXXXXXX	
PROPOSED TYPE LXXXXXXXI	
PROPOSED TYPE LXXXXXXXII	
PROPOSED TYPE LXXXXXXXIII	
PROPOSED TYPE LXXXXXXXIV	
PROPOSED TYPE LXXXXXXXV	
PROPOSED TYPE LXXXXXXXVI	
PROPOSED TYPE LXXXXXXXVII	
PROPOSED TYPE LXXXXXXXVIII	
PROPOSED TYPE LXXXXXXXIX	
PROPOSED TYPE LXXXXXXXI	
PROPOSED TYPE LXXXXXXXII	
PROPOSED TYPE LXXXXXXXIII	
PROPOSED TYPE LXXXXXXXIV	
PROPOSED TYPE LXXXXXXXV	
PROPOSED TYPE LXXXXXXXVI	



 TECHNICAL CONSULTANT 2 PREPARED BY: PARSONS ENGINEERING CONSULTANTS, INC. 1000 WEST 10TH AVENUE, SUITE 202 LITTLE ROCK, AR 72202 CONTACT: JEFF ALLEN@PARSONS.COM EMAIL: JEFF.ALLEN@PARSONS.COM	
FIRST-STEP INFORMATION BLOCK	
NAME OF SUBMITTAL	DOT DOWNGRAD HOV-3 LANE
PROJECT NUMBER	FL000 004
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" 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 60601 CONTACT: JEFF RALPHSON@PARI.COM BNAE - 207.670.0400/207.670.0409/207.670.0410	
FIRST ONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	CO-TOWNMOOD HOLYOAK
FILE NUMBER:	PLAN 153.4
PHASE NUMBER:	
SHEET TITLE:	SCOWOE AND STRIPING
PREPARED BY:	4/22/2019
REVISION DATE:	12/2/2020
REVISION DATE:	3/1/2020
REVISION DATE:	
SHEET 14 OF 25	

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 15 OF 25



- ## NOTES

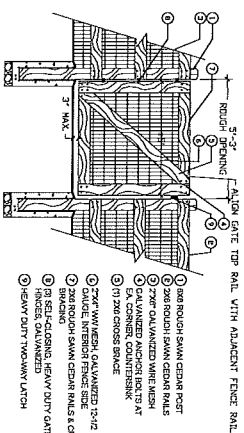
1. THE CONTRACTOR'S RESPONSIBILITY FOR ALL PERMITS, FEES AND CHARGES ASSOCIATED WITH THE WORK AS WITH THE TOWN.
2. THE CONTRACTOR IS TO COORDINATE LOCATIONS OF ALL TRANSFORMERS, SWITCHING DEVICES AND OTHER UTILITY INSTALLATIONS ON TOWN LAND, CULVERTS AND TOWN UTILITY EXISTINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITY LOCATIONS WITHIN THE TOWN.
3. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL ABOVE AND BELOW GROUND SERVICES BEFORE THE COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL VERIFY WITH THE TOWN FOR ANY BELOW GROUND SERVICES. THE CONTRACTOR SHALL VERIFY WITH THE TOWN FOR ANY ABOVE GROUND SERVICES.
4. THE CONTRACTOR SHALL VERIFY WITH THE TOWN FOR ANY EXISTING UTILITY LOCATIONS, SUCH AS GAS, ELECTRIC, CABLE, TELEPHONE, WATER, SEWER, AND OTHER SERVICES, BEFORE ANY WORK BEGINS. THE CONTRACTOR SHALL VERIFY WITH THE TOWN FOR ANY EXISTING UTILITY LOCATIONS, SUCH AS GAS, ELECTRIC, CABLE, TELEPHONE, WATER, SEWER, AND OTHER SERVICES, BEFORE ANY WORK BEGINS.
5. THE CONTRACTOR SHALL ADVISE THE TOWN PRIOR TO ANY REMOVAL OF EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ADVISE THE TOWN PRIOR TO ANY REMOVAL OF EXISTING UTILITY LOCATIONS.
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16. THE CONTRACTOR SHALL ADVISE THE TOWN PRIOR TO ANY REMOVAL OF EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ADVISE THE TOWN PRIOR TO ANY REMOVAL OF EXISTING UTILITY LOCATIONS.

TECHNICAL CONSULTANT & PREPARED BY:
 **PARAGON ENGINEERING CONSULTANTS, INC.**
 801 WEST MINERAL AVENUE, SUITE 202
 LITTLETON, CO 80120 303-744-8004

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTER	COTTONWOOD ROLL-OUT
TYPE OF SUBMITTER	PRELIMINARY DRIVEMENT PLAN
PLING NUMBER	PLING NO. 4
PHASE NUMBER	
SHEET TITLE	MASTER SITE PLAN
PREPARED DATE	02/22/2016
REVISION DATE	
REVISION DATE	01/14/2020
REVISION DATE	01/15/2020
REVISION DATE	
REVISION DATE	

SHEET 15 OF 26

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

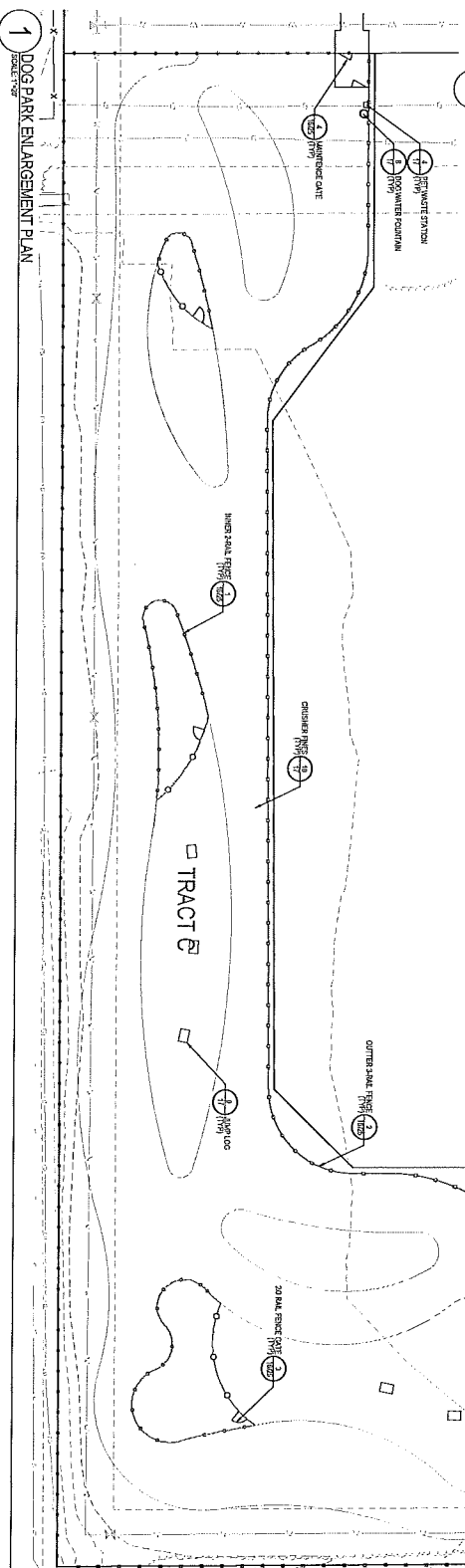


2/3 RAIL FENCE GATE

- ① 8x6 ROUGH SAWN CEDAR POST
- ② 2x6 ROUGH SAWN CEDAR RAILS
- ③ 2"x6" GALVANIZED WIRE MESH
- ④ GALVANIZED ANCHOR BOLTS AT EA. CORNER, COUNTERSINK
- ⑤ (1) 2x6 CROSS BRACE

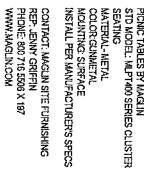


- DOG PARK FENCING LEGEND**
- INNER 2-RAIL FENCE
- OUTER 3-RAIL FENCE

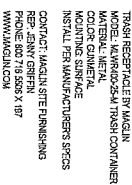


		TECHNICAL CONSULTANT & PREPARED BY: PMAHCO ENGINEERING CONSULTANTS, INC. 301 WEST MINERAL AVENUE, SUITE 202 LITTLETON, CO 80120 303-944-4804
PRESTON TONE INFORMATION BLOCK		
NAME OF SUBMITTAL	COI TOWNSHIP HIGH-LOW	
TYPE OF EXAMINATION	PRELIMINARY DRAINAGE PLAN	
DATE	FEBRUARY 14, 2007	
SHEET TITLE	PARKING ALIGNMENT PLAN	
PREPARED DATE	02/02/07	
REVISION DATE	02/02/07	
REVISION DATE	01/16/09	
REVISION DATE	07/12/09	
REVISION DATE		
SHEET 16 OF 25		

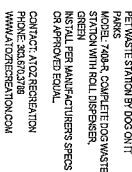
PRELIMINARY DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 4



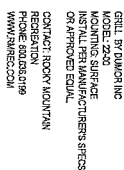
Scale: NTS



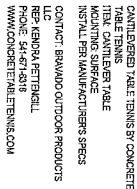
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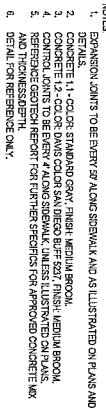
Scale: NTS



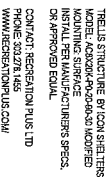
Scale: NTs



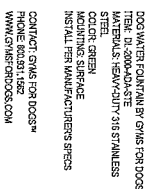
Scale: NTS



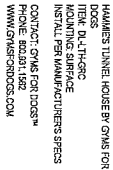
Scale: NTS



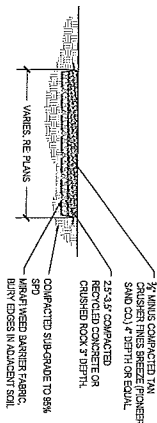
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Scale: NT\$



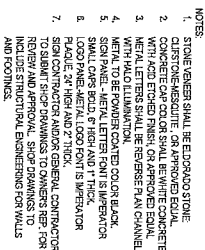
Scale: NTS



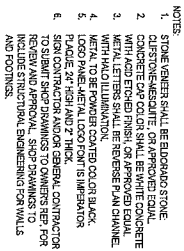
Scale: NTS

 TECHNICAL CONSULTANT & PREPARED BY: PARADIGM ENGINEERING CONSULTANTS, INC. 801 WEST NORTHERN AVENUE, 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:	SITE DETAIL
PREPARATION DATE:	3/22/2009
REVISION DATE:	3/22/2009
REVISION DATE:	3/22/2009
REVISION DATE:	3/17/2009
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 200
 LITTLETON, CO 80120 303-784-0004

PRESTONE INFORMATION BLOCK

NAME OF SUBMITTER		DRAWING DEVELOPMENT PROJECT NAME	
CLIENT NAME	FLINTKAMP	FLINTKAMP NO. 2	
PROJECT NUMBER			
SHEET TITLE	SITE DETAIL		
PREPARATION DATE	06/29/2010		
REVISION DATE	06/29/2010		
DATE	07/27/2010		
REVISION DATE	07/27/2010		
DATE			
REVISION DATE			
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

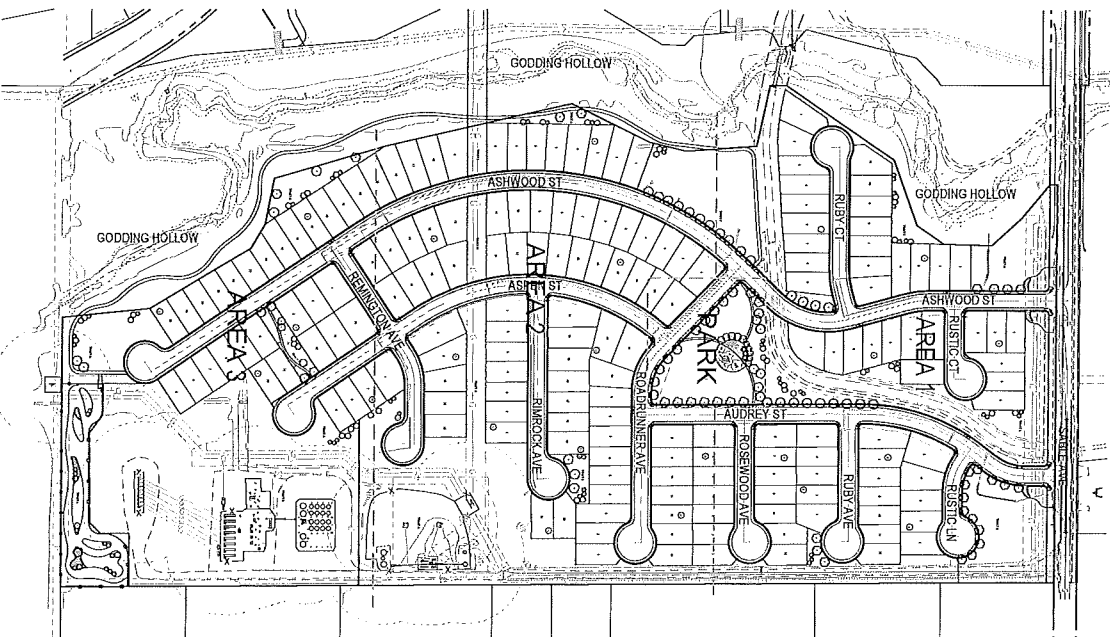
PLANT SCHEDULE TOTAL AREA

[illegible]

NATIVE SEED MIX
 LOW GROWING BY ARKANSAS VALLEY SEED, INC.
 20% STYRIA CORSTEDT INVENTORSS
 20% SHEPES RESERVE
 20% PERENNIAL RYE
 15% CLEMENS FLEGUE
 15 CANADA BLUEGRASS
 SEEDING RATE:
 RESEEDING:
 25% PERENNIAL
 INNOVATOR:
 25-30 LBS/ACRE
 40 LBS/ACRE

LANDSCAPE INTENT STATEMENT:

THE ENJOYMENT OF THE LANDSCAPE IS TO PROVIDE A WATER EFFICIENT DESIGN UTILIZING DROUGHT TOLERANT PERENNIALS, GRASSES, SHRUBS AND TREES WHILE CREATING POSITIVE INTERESTS FOR THE ENTIRE SITE. SCREENING OF ADJACENT PROPERTIES AND THEIR ASSOCIATED INDUSTRIAL USE IS ACCOMPLISHED WITH A VARIETY OF ELEMENTS INCLUDING LANDSCAPE BERM, EVERGREEN PLANT MATERIAL AND FENCING. CANOPY TREES LINE BOTH SIDES OF THE STREETS PROVIDING SHADE AND REDUCING THE HEAT EFFECT OF THE ADJACENT WALLS AND ROOFTOPS WHILE CREATING AN INVITING A WALKER FOR PEDESTRIANS. THE LANDSCAPE WILL BE INSTALLED IN PHASES CLOSELY FOLLOWING THE PHASES OF VERTICAL CONSTRUCTION.



MASTER PLANTING PLAN



	TECHNICAL CONSULTANT & PREPARED BY:	
	PACHICO ENGINEERING CONSULTANTS, INC. 411 WEST NIMROD, ANAHEIM, CALIF. 92801 LITTLETON, CO. 80120 TEL: 764-0440	
PROJECT ONE INFORMATION BLOCK		
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW	
PROJECT LOCATION:	15100 N. 101 ST	
FILE NUMBER:	15100 N. 101 ST	
PHASE NUMBER:		
SHEET TITLE:	MASTER PLANNING PLAN	
PREPARATION DATE:	3/25/2000	
REVISION DATE:		
REVISION DATE:	3/27/2000	
REVISION DATE:		
SHEET 10 OF 25		

SHEET 20 OF 25

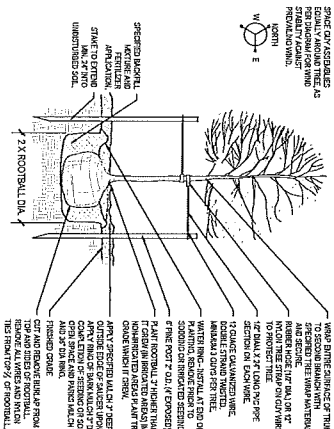
COTTONWOOD HOLLOW, FILING 4

2 OF THE NE ¼ OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,

SHEET 20 OF 25

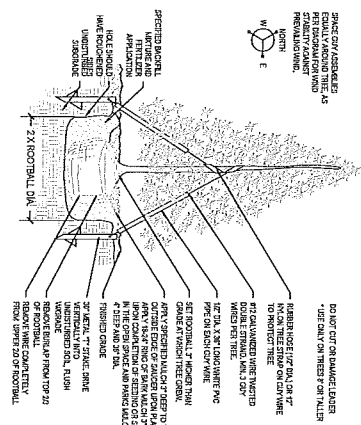
- [illegible]

- NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED.
 2. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
 3. STREET TREES ARE TO BE LAMED UP TO 6'. PRUNING SHALL OCCUR IN THE APPROPRIATE MANNER AT THE NURSERY. SUBSTANTIAL PRUNING WILL NOT BE ALLOWED ON-SITE.



1 DEDIDUOUS TREE PLANTING
Scale: NTS

- NOTES:
1. ANY BROKEN OR CRACKING RODDENTS WILL BE REJECTED. REMOVING THE CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED RODDENTS.
 2. TREES PLANTED WITHIN DIAMON STRIP OR SCORE AREA SHALL HAVE 3/4" DIAMETER RING OF MATCH 2" DEEP AT THE BASE OF EACH TREE.



2 EVERGREEN TREE PLANTING
Scale: NTS

-
- The diagram illustrates the cross-section of a hair, showing its internal structure and growth cycle. The hair is shown emerging from the skin, with the root embedded in the dermis. The root is divided into three main regions: the bulb, the catagen, and the anagen. The bulb is the base of the hair, where the hair cells are actively dividing. The catagen is the transitional region where the hair is shedding. The anagen is the growth phase, where the hair is actively growing. The hair is composed of three layers: the cuticle, the cortex, and the medulla. The cuticle is the outermost layer, made of overlapping scales. The cortex is the middle layer, made of long, fibrous cells. The medulla is the innermost layer, made of a central core of cells. The hair is shown in a cross-section, with the root at the bottom and the tip at the top. The root is labeled 'ROOT' and the tip is labeled 'TIP'. The cuticle is labeled 'CUTICLE' and the cortex is labeled 'CORTIX'. The medulla is labeled 'MEDULLA'. The bulb is labeled 'BULB' and the catagen is labeled 'CATAGEN'. The anagen is labeled 'ANAGEN'. The hair is shown in a cross-section, with the root at the bottom and the tip at the top. The root is labeled 'ROOT' and the tip is labeled 'TIP'. The cuticle is labeled 'CUTICLE' and the cortex is labeled 'CORTIX'. The medulla is labeled 'MEDULLA'. The bulb is labeled 'BULB' and the catagen is labeled 'CATAGEN'. The anagen is labeled 'ANAGEN'.
- NOTES
1. HAIR GROWS FROM THE BULB
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3 SHRUB PLANTING
Scale: NTS

- [illegible]

4 STEEL EDGER - PERFORATED
Scale: NTS



TECHNICAL CONSULTANT'S PREPARED BY:
PURDUE ENGINEERING CONSULTANTS, INC.
 801 WEST HUNTER AVENUE, SUITE 200
 LITTLETON, CO 80120

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTER	EDGEMONT HILL, LOW
PROJECT NUMBER	EDGEMONT DEVELOPMENT PLAN
SHEET NUMBER	SHEET NO. 2
SHEET TITLE	LANDSCAPE NOTES AND DETAILS
PREPARATION DATE	02/22/09
REVISION DATE	02/22/09
REVISION DATE	02/22/09
REVISION DATE	02/22/09
REVISION DATE	02/22/09

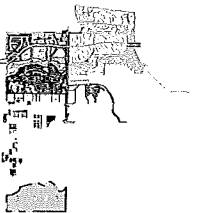
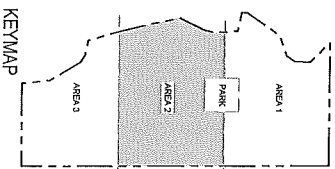
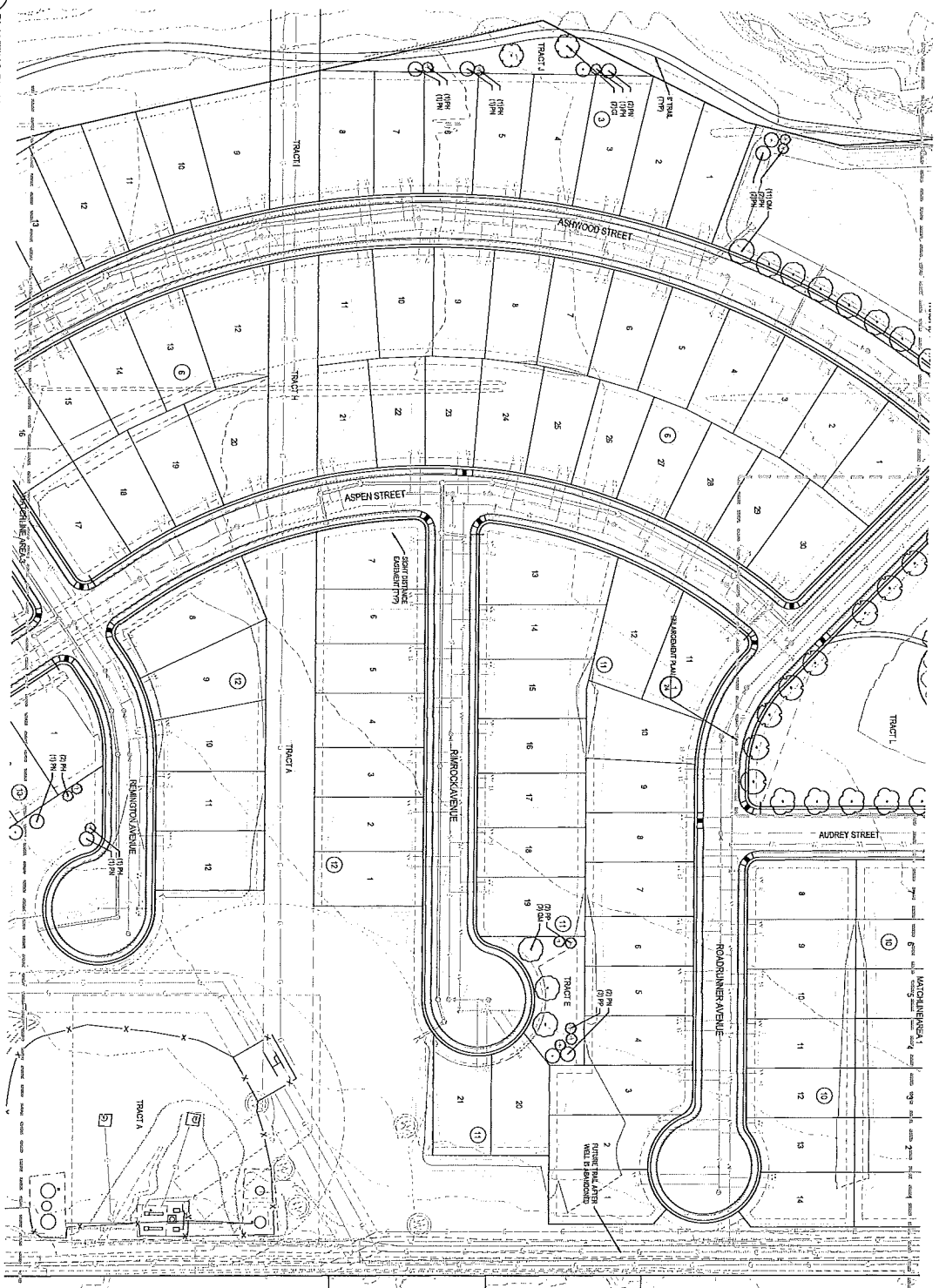
SHEET 20 OF 25

COTTONWOOD HOLLOW, FILING 4



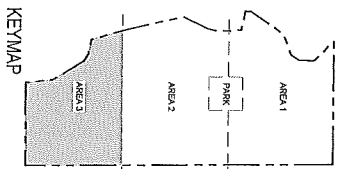
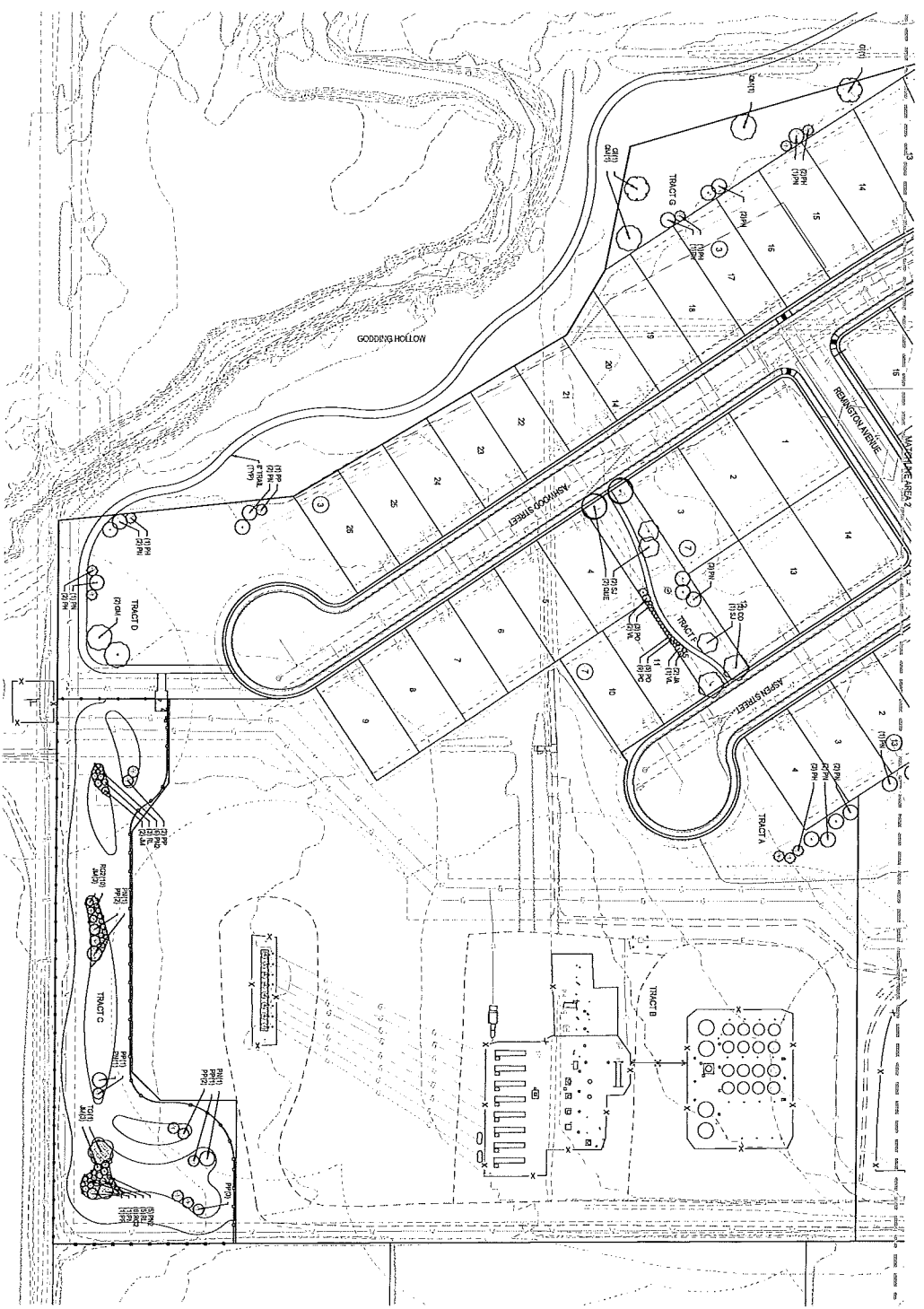
- AND RESTRICTED TO 100,000, AND PERMITTED IT STRUCTURES ABOVE THIRTY FEET TALL, EXCEPT FOR DECKGAINS THEREIN AND OVERHANGS, ETC.

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



 NORTH		TECHNICAL CONSULTANT & PREPARED BY: THE AMERICAN CONSULTING ENGINEERS COUNCIL 401 WEST PLEASANT STREET, SUITE 200 FORT LINDSEY, COLORADO 80513-7444
	FIRST LINE INFORMATION ROW NAME OF SUBMITTER: SCOTT GRONOWSKI, RAILROAD TYPE OF SUBMITTAL: PRELIMINARY DEVELOPMENT PLAN PROJECT NUMBER: FRA-100-80-4 SHEET TITLE: PLANNING PLAN PREPARED DATE: 9/22/2001 REVIEW DATE: 9/27/2001 REVISION DATE: 11/4/2000 REVISION DATE: 3/17/2000 REVISION DATE:	
SHEET 75 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 23 OF 25



- LANDSCAPE KEY**
- DECIDUOUS TREES
 - EVERGREEN TREES
 - ORNAMENTAL TREES
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - ORNAMENTAL GRASSES
 - PERENNIALS
 - SOD
 - NATIVE SEED MIX
 - MULCH
 - CRUISER FINES
 - EDGE - PERFORATED
 - SHORT DISTANCE EASEMENT

TECHNICAL CONSULTANT & PREPARED BY:
 MASON ENGINEERING CONSULTANTS, INC.
 4000 W. 10TH AVE., SUITE 100
 UTTURN, CO 80430-2400

FIRESTONE INFORMATION BLOCK

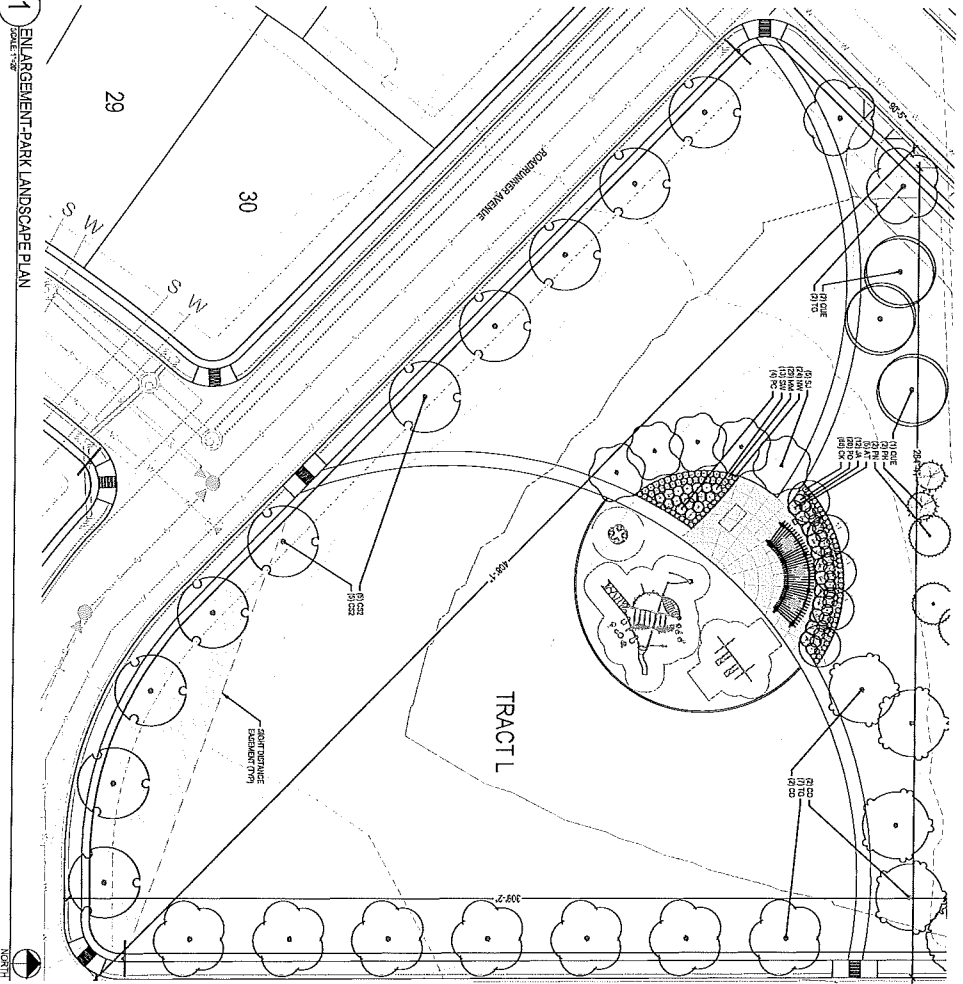
NAME OF SUBMITTER	COTTONWOOD HOLLOW
TRACT NUMBER	14
SECTION	14
TOWNSHIP	2 NORTH
RANGE	68 WEST
PREPARED DATE	12/22/01
REVISION DATE	12/22/01
REVISION DATE	12/22/01
REVISION DATE	12/22/01
REVISION DATE	12/22/01
REVISION DATE	12/22/01

NO. 11

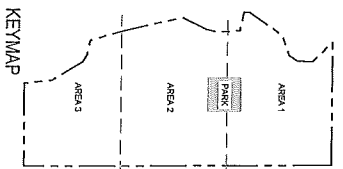
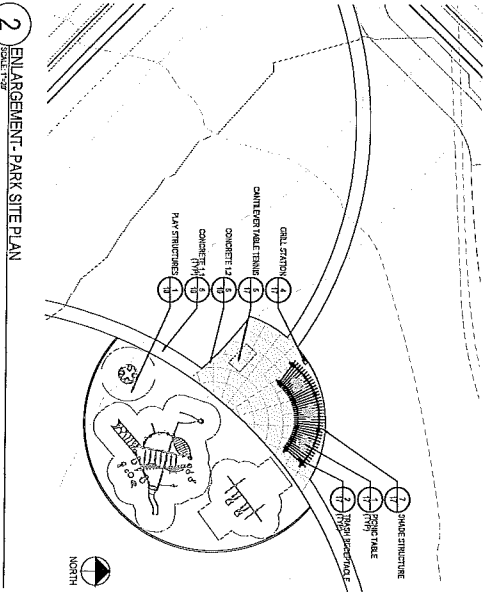
SHEET 23 OF 25

PRELIMINARY DEVELOPMENT PLAN COTTONWOOD HOLLOW, FILING 4 LOCATED IN THE EAST 1/4 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 24 OF 25

1 ENLARGEMENT-PARK LANDSCAPE PLAN
 SCALE: 1"=20'



2 ENLARGEMENT-PARK SITE PLAN
 SCALE: 1"=20'



- LANDSCAPE KEY**
- PERENNIAL TREES
 - DECIDUOUS TREES
 - ORNAMENTAL TREES
 - ORNAMENTAL TREES
 - DECIDUOUS SHRUBS
 - PERENNIAL SHRUBS
 - ORNAMENTAL GRASSES
 - PERENNIALS
 - SCD
 - NATIVE SEED MIX
 - MULCH
 - CRUSHER FINES
 - EDGER - PERFORATED
 - SHEET DISTANCE EXHIBIMENT

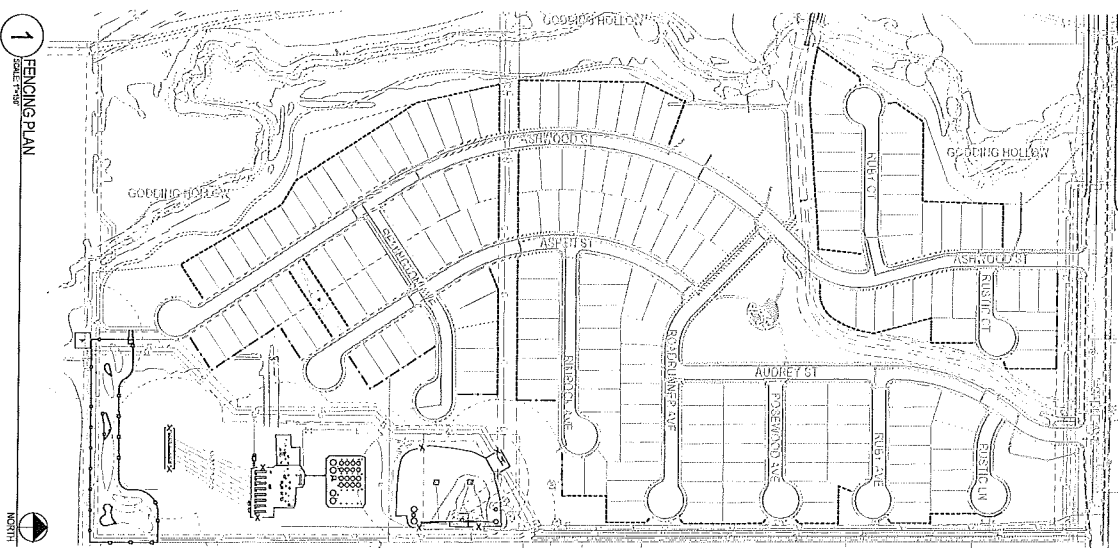
TECHNICAL CONSULTANT & PREPARED BY:
 HANSON ENGINEERING CONSULTANTS, INC.
 11111 10TH AVENUE, SUITE 100
 FIRESTONE, CO 80439-3404
 PHONE: 970.486.1111
 FAX: 970.486.1112
 E-MAIL: hanson@hansoneng.com
 PROJECT NUMBER: 24-00000000-0000
 PREPARED FOR: COTTONWOOD HOLLOW
 PREPARED BY: HANSON ENGINEERING CONSULTANTS, INC.
 PREPARED DATE: 10/20/2010
 REVISION DATE: 10/20/2010
 REVISION DATE: 10/20/2010
 REVISION DATE: 10/20/2010
 SHEET 24 OF 25

OUTER 3-RAIL FENCE

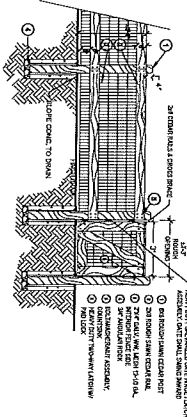
COTTONWOOD HOLLOW, FILING 4

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

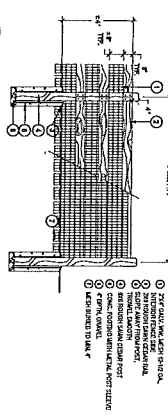
SHEET 25 OF 25



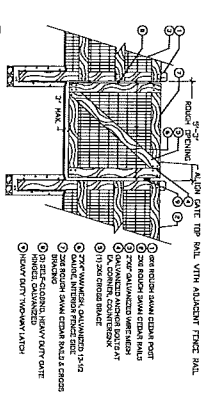
1. REFERENCE THE FENCING PLAN BELOW FOR LOCATION OF ALL FENCING TYPES.
2. REFERENCE THE DETAILS BELOW FOR THE FENCING TYPES TO BE USED INCLUDING SHAPE, SIZE, MATERIAL AND COLOR.



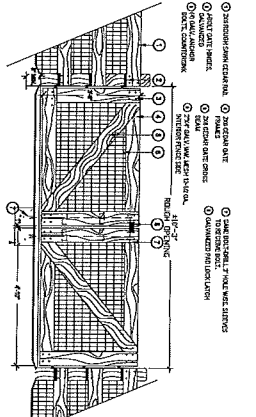
1 INNER 2-RAIL FENCE / GATE



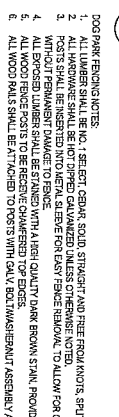
2 OUTER 3-RAIL FENCE



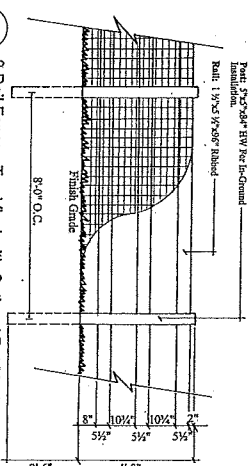
3 RAIL FENCE GATE



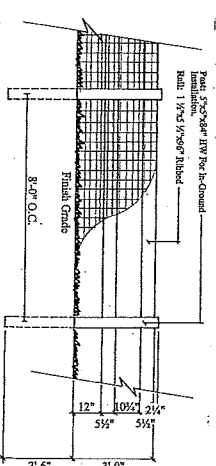
4 MAINTENANCE GATE



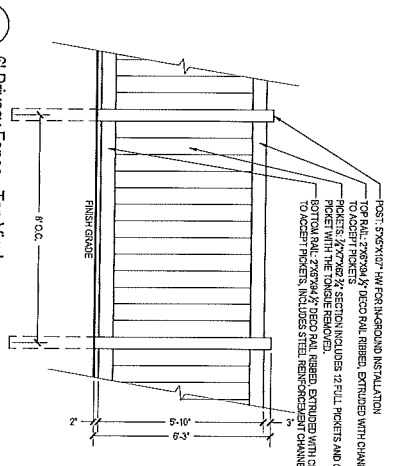
HOW, FILING 4



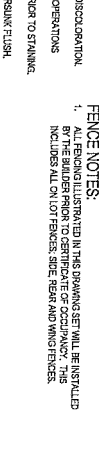
5. Scale: $1/2" = 1'-0"$ (Elevation)



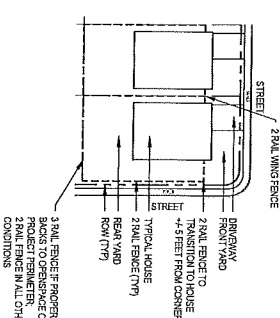
6 2 Rail Fence - Tan Vinyl with Optional Pet Mesh
Scale: 1/2" = 1'-0" (Elevation)



Scale: 1/2" = 1'-0" (Elevation)



TYPICAL LOT FENCE DETAIL



 TECHNICAL CONSULTANT & PREPARED BY: PARAGON ENGINEERING CONSULTANTS INC. 801 WEST AUBURN AVENUE, SUITE 222 LITTLETON, CO 80120 303-764-4004	
FIRSTSTONE INFORMATION BLOCK	
NAME OF SUBMITTANT:	COTTONWOOD HOLLOW
TYPE OF SUBMITTANT:	PRELIMINARY DEVELOPMENT P&Z
CHARGE NUMBER:	FILED NO. 4
SHEET TITLE:	REVENUE PLAN
PREPARATION DATE:	06/20/2018
REVISION DATE:	06/20/2018
REVISION DATE:	07/12/2018
REVISION DATE:	

COTTONWOOD HOLLOW FILING 4 PRELIMINARY DEVELOPMENT PLAN PRELIMINARY PLAT



Board of Trustees – July 8, 2020

Process

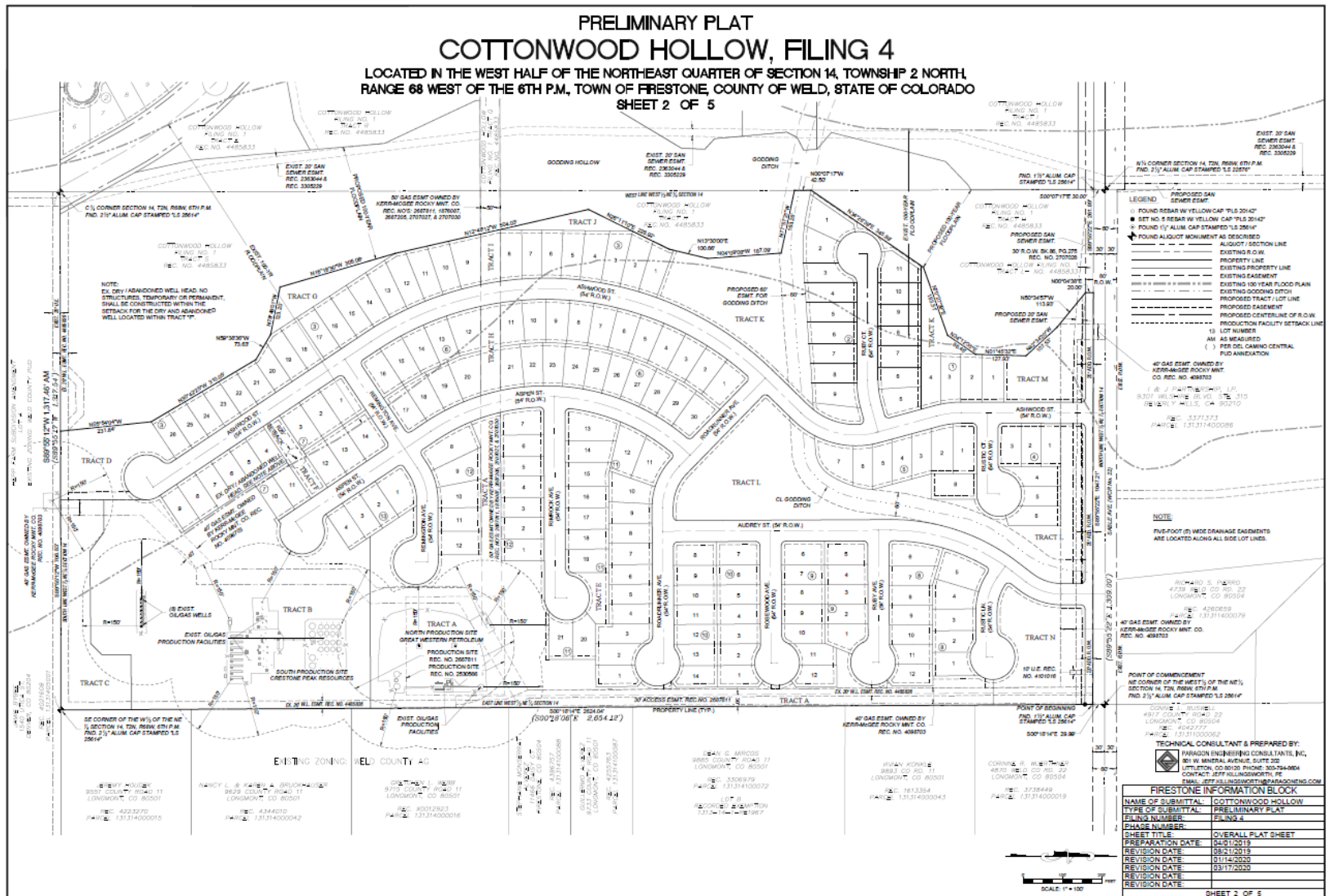


Development Flow Chart | Firestone PUD Zoning



Location







Cottonwood Hollow Filing 4

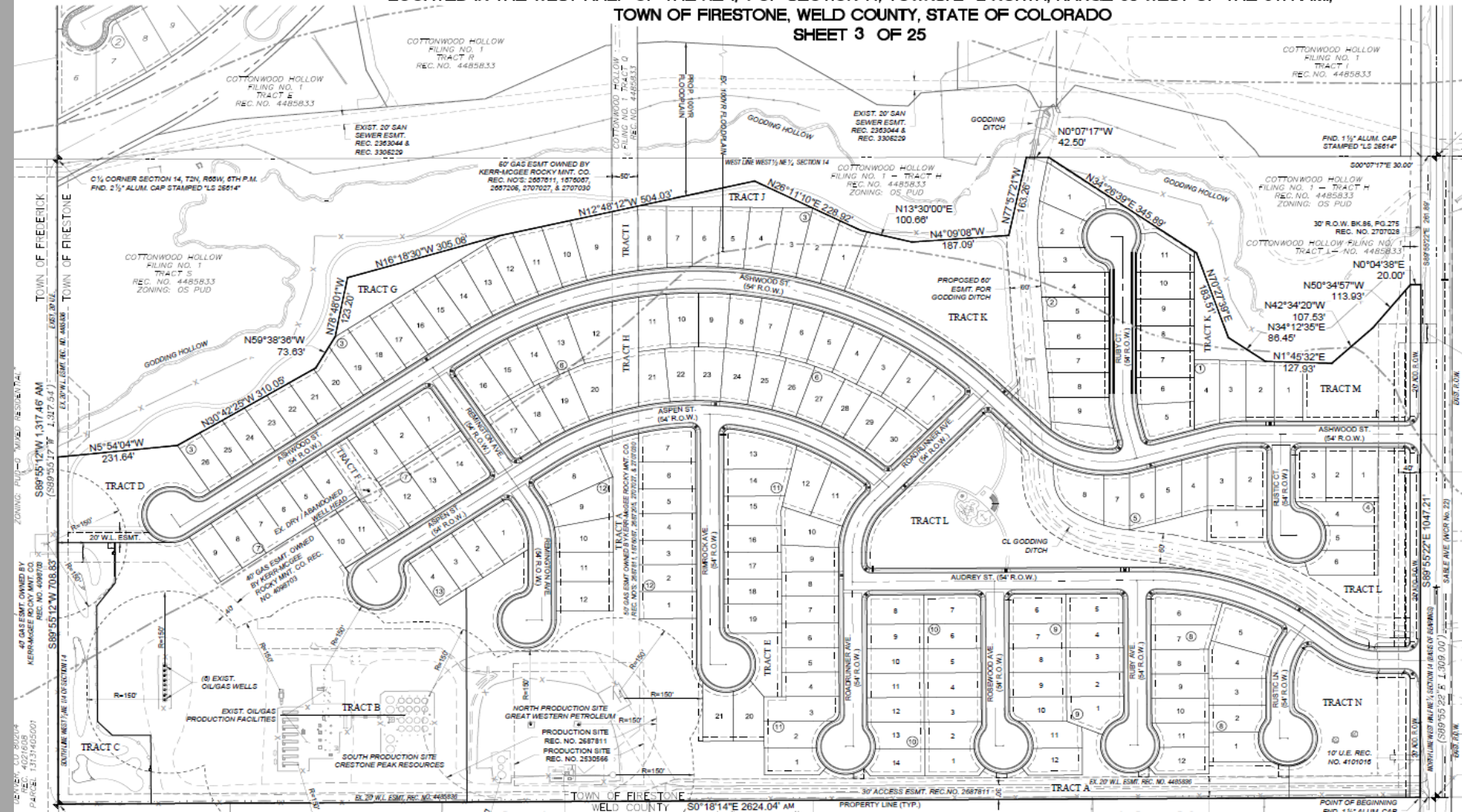
View to the west with oil and gas facility, and industrial buildings in the distance

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 FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 3 OF 25



View to the south from Sable Ave.



Staff Recommendations



Staff Recommends that the Board of Trustees:

Approve Resolution 20-69; a resolution approving of a Preliminary Plat and Preliminary Development Plan for Cottonwood Hollow Filing 4, 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.

Conditions of Approval



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.



COTTONWOOD HOLLOW FILING 4

TOWN OF FIRESTONE

WELD COUNTY

July 8th 2020

Project Team

Owner/Developer

- Mortgage Consultants LLC
- - Otto Aichinger

Civil Engineering

- Paragon Engineering
- - Jeff Killingsworth

Landscape Architecture & Land Planning

- PCS Group Inc.
- - Paul Shoukas

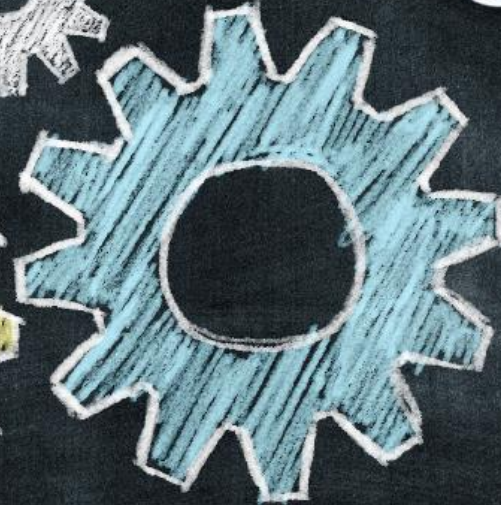
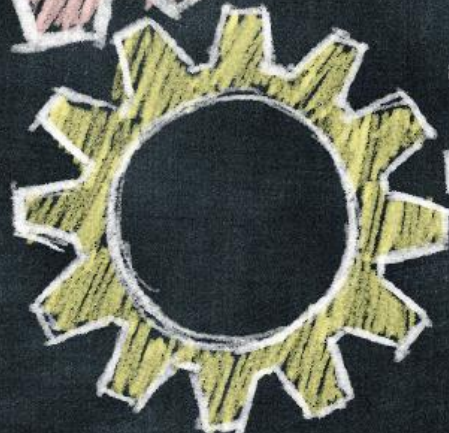
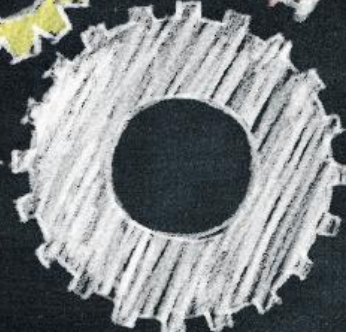


GOALS



TEAMWORK

SUCCESS



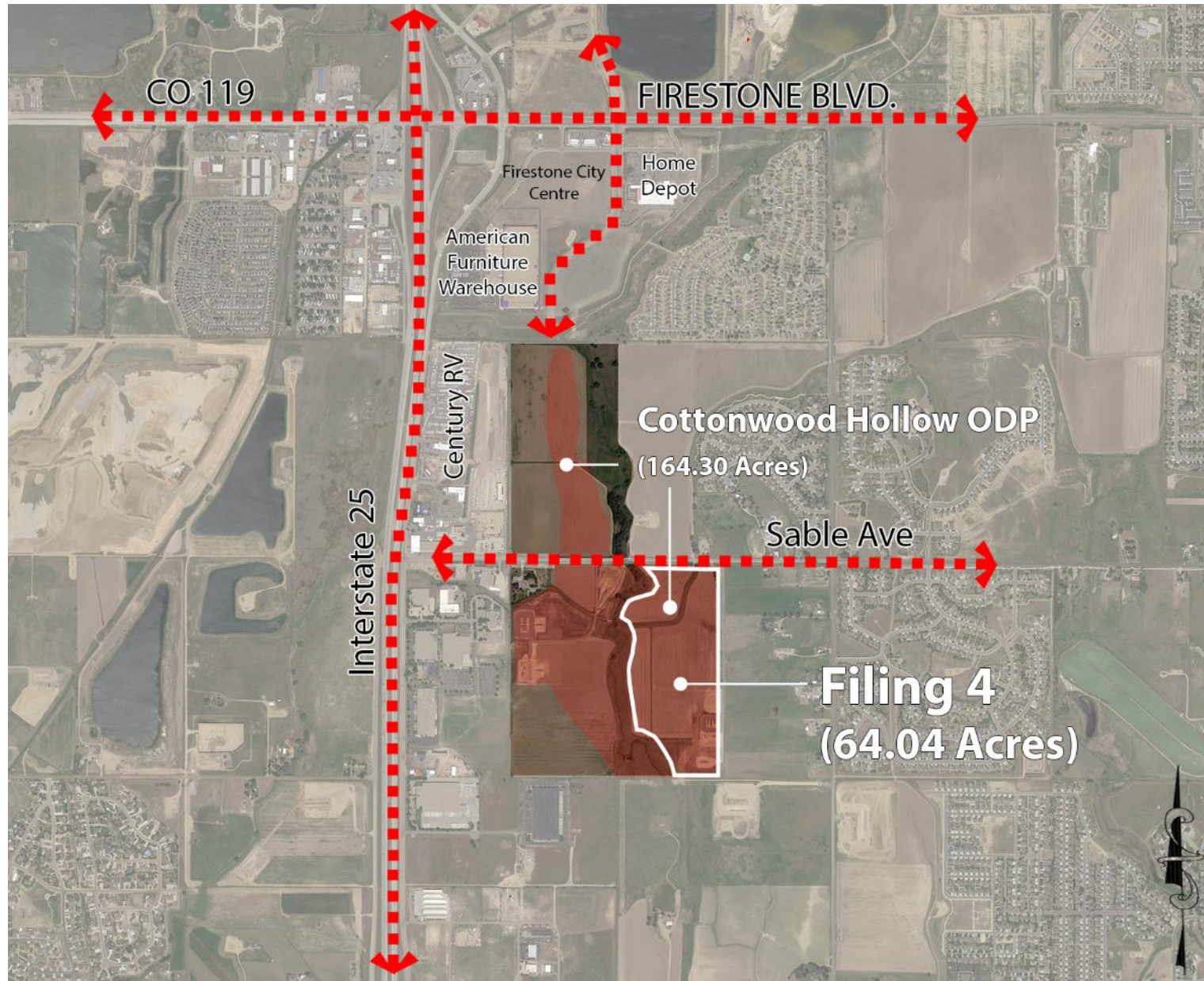
VISION



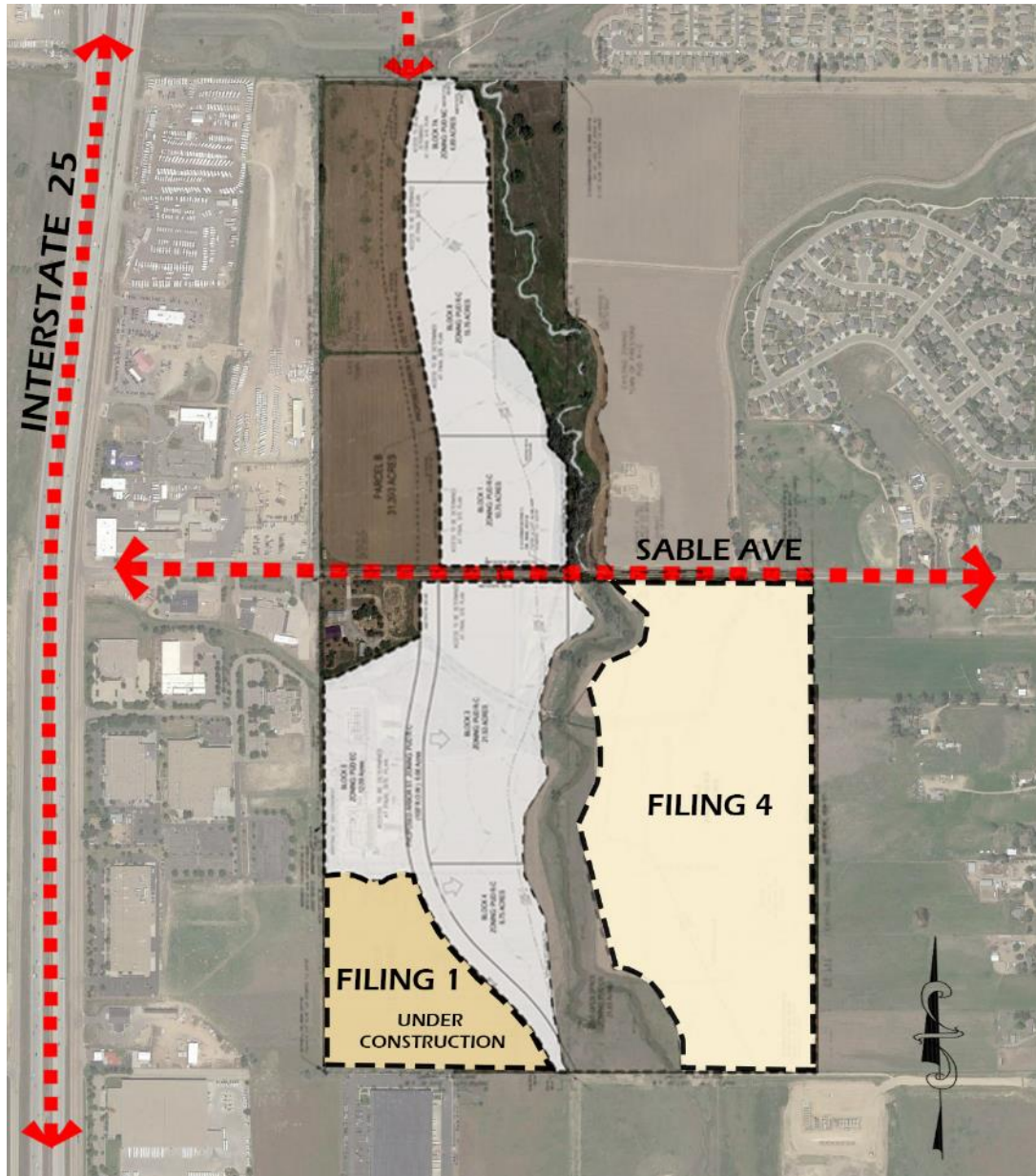
SKILLS



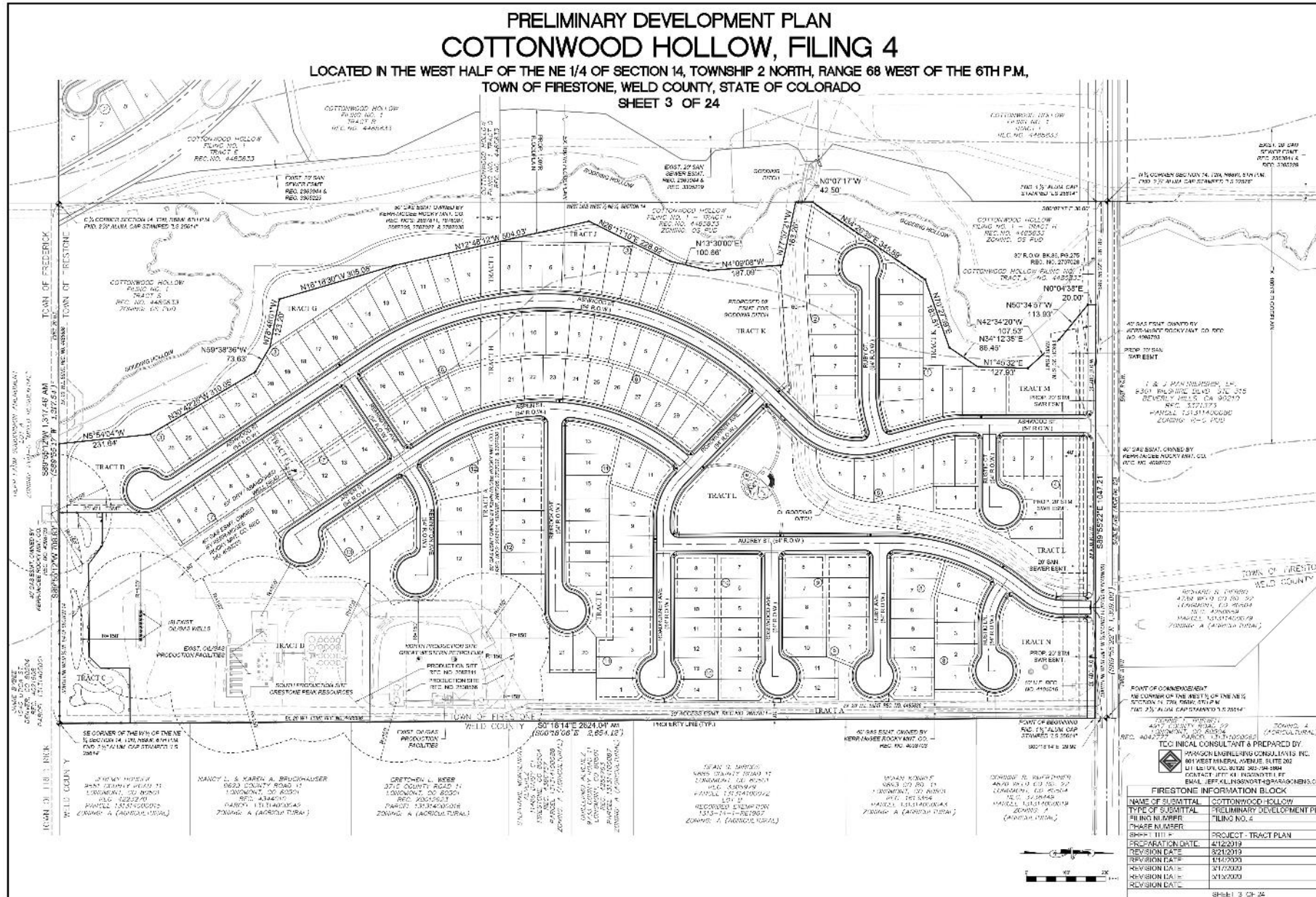
Vicinity Map



Filing 1 & Filing 4

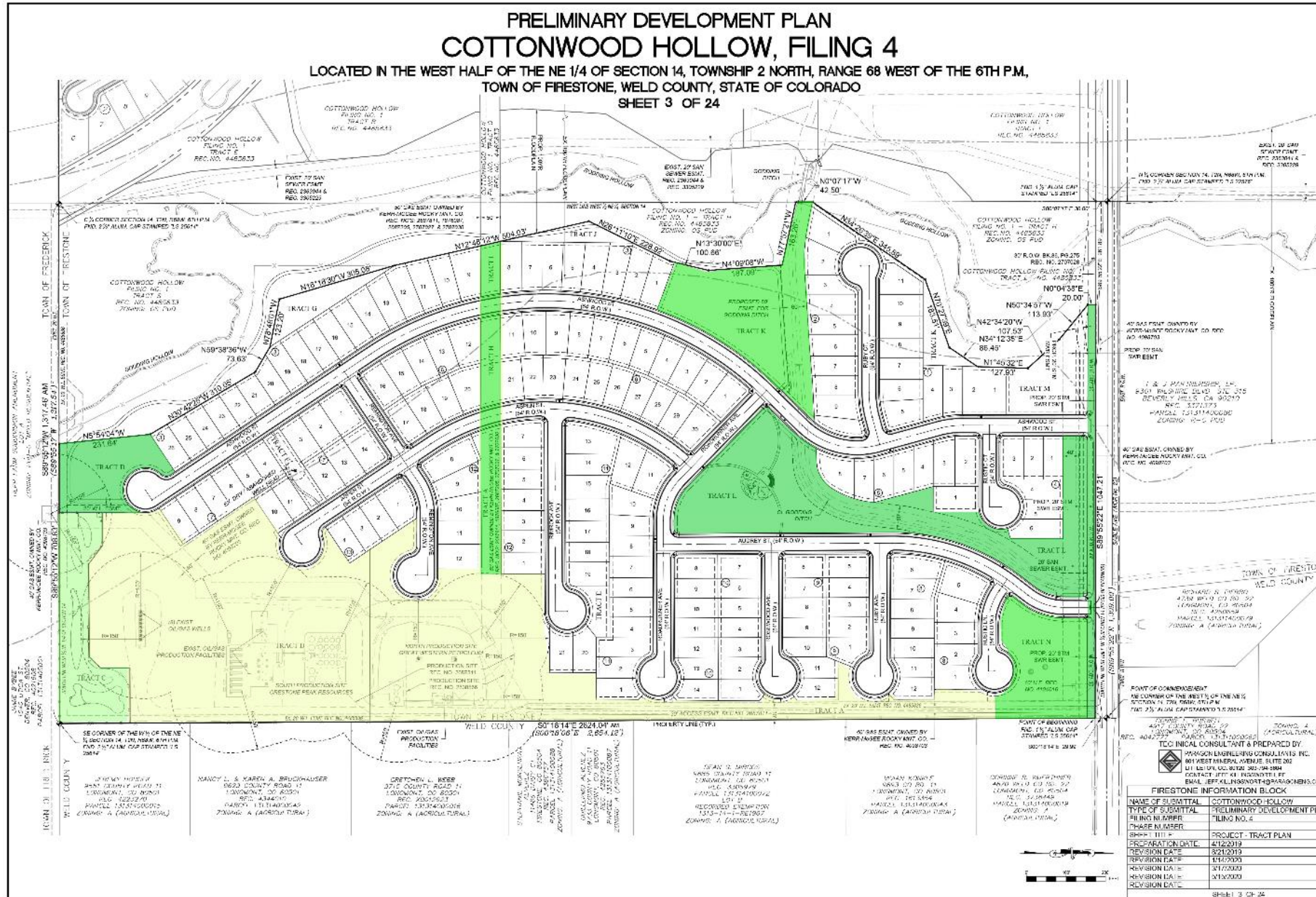


LOCATED IN THE WEST HALF OF THE NE 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 3 OF 24



[illegible]

Open Space Areas - 25.88 Acres

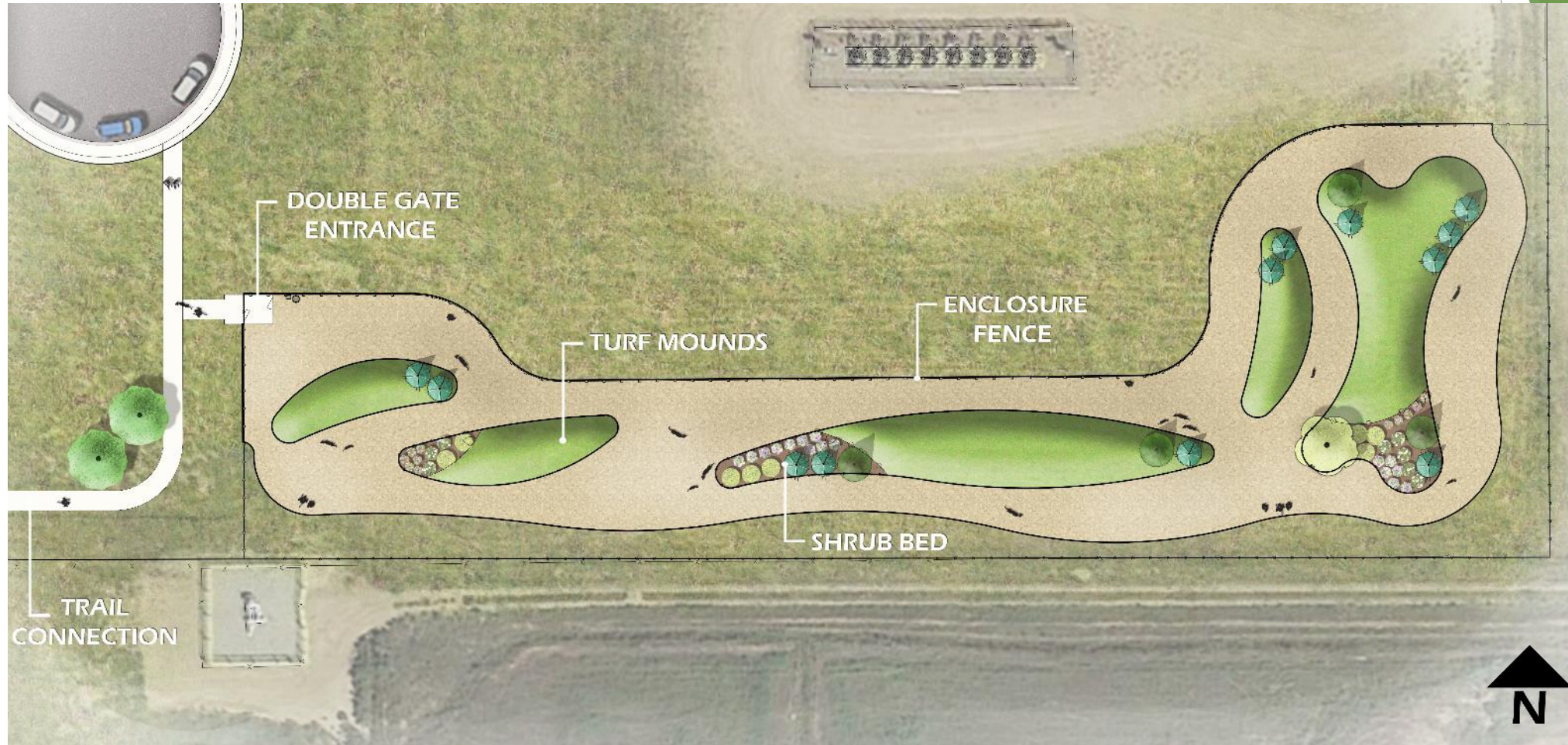


[illegible]

Pocket Park Enlargement



Dog Park Enlargement



Filing 4 Site Data

- ▶ 64.04 Acres in total
 - ▶ Residential - 25.92 acres
 - ▶ Open Space/Oil & Gas - 25.88 acres
 - ▶ R.O.W. - 12.24 acres
- ▶ 179 Residential Lots (5,000sf - 10,000sf)
- ▶ DU/AC - 3.06
- ▶ Non potable water usage anticipated for irrigation
 - ▶ Portion managed by the residing Cottonwood Hollow Residential Metro District
- ▶ Amenities include
 - ▶ Godding Hollow Trail and Open Space Corridors
 - ▶ Dog Park
 - ▶ Central Pocket Park
 - ▶ Trails



Thank You!

Questions?

Matthew G. Thompson

From: Gretchen Webb <gretchen_webb@hotmail.com>
Sent: Tuesday, June 16, 2020 1:12 PM
To: Planning
Subject: Public Hearing for Cottonwood Hollow Filing No. 4 scheduled for June 18,2020

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.

We are adjacent property owners. After reviewing the Preliminary Development Plan the following written comments are submitted...

- 1) There is no mention of the irrigation tail-water ditch along the eastern edge of the property.
- 2) There needs to be a notice to future home-owners that Weld County is a Right-To-Farm County.
- 3) Our zip code is 80504 (not 80501).

Respectfully submitted,

Gretchen Webb
9715 Weld County Road 11
Longmont, CO 80504

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

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 18th day of June, 2020.

Kim J. Carlland
Chairperson

ATTEST:

Lisa Bartley
Lisa Bartley, Secretary



EXHIBIT A
Preliminary Plat of Cottonwood Hollow Filing 4

EXHIBIT B

Preliminary Development Plan for Cottonwood Hollow Filing 4

**AGENDA INFORMATION
MEMORANDUM**

**FIRESTONE
TOWN BOARD OF TRUSTEES**



AIM#: 9.a

Discussion/Action

Meeting Date: July 8, 2020

Initiated By: Raelynn Ferrera

Dept: Administration

AGENDA TITLE

Resolution: 20-70: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF FIRESTONE AND A-1 NATURAL ARBOR CARE, LLC, FOR TREE REMOVAL SERVICES AT THE GOULD SITE

SUMMARY

This agreement will allow for the removal of all trees located on the Gould property. The removal of the trees is the first step in the process of removing all items on the property that will negatively impact the intended use of the property, the construction of the St. Vrain Water Treatment Plant Project.

The Town received two bids:

A&R Tree and Landscaping LLC	\$ 49,000.00
A-1 Natural Arbor Care	\$ 39,000.00

Staff selected A-1 Natural Arbor Care (A-1). A-1 has been in business since 2008, staff has previously worked with A-1 and is confident in their ability to perform the work.

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

Staff recommends the approval of this resolution, authorizing Town staff to expend funds

ALTERNATIVES

ATTACHMENTS

1. Tree Removal Services (Gould Site) Agmt Res
2. Removal of trees at Gould Site (W2020-9525) - Construction Contract

FINANCIAL CONSIDERATIONS

A-1 Natural Arbor Care	\$ 39,000.00
Contingency	\$ 3,900.00
Total	\$ 42,900.00

RESOLUTION NO. 20-70

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE,
COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF
FIRESTONE AND A-1 NATURAL ARBOR CARE, LLC, FOR TREE REMOVAL
SERVICES AT THE GOULD SITE**

WHEREAS, the Town of Firestone ("Town") is in need of tree removal services at the Gould property as part of the work required for the St. Vrain Water Treatment Plant Project; and

WHEREAS, the Town solicited bids for such work and selected A-1 Natural Arbor Care, LLC, as the lowest responsive bidder.

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

The Agreement between the Town of Firestone and A-1 Natural Arbor Care, LLC, for tree removal services at the Gould property is approved in substantially the same form as the copy attached hereto and made a part of this resolution and the Mayor is authorized to execute the Agreement on behalf of the Town.

INTRODUCED, READ AND ADOPTED this ___ day of _____, 2020.

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar, Mayor

ATTEST:

Jessica Koenig, Town Clerk

APPROVED AS TO FORM:

William P. Hayashi, Town Attorney

CONSTRUCTION CONTRACT

THIS CONSTRUCTION CONTRACT (the "Construction Contract" or "Agreement") is made and entered into this ____ day of July, 2020 (the "Effective Date"), by and between the **TOWN OF FIRESTONE**, a Colorado municipal corporation with an address of 151 Grant Avenue, P.O. Box 100, Firestone, Colorado 80520 (the "Town" or the "Owner"), and **A-1 NATURAL ARBOR CARE LLC** an independent contractor with a principal place of business at P.O. Box 121, Dacono, Colorado 80514 ("Contractor") (each a "Party" and collectively the "Parties").

WHEREAS, the Town requires services; and

WHEREAS, Contractor has held itself out to the Town as having the requisite expertise and experience to perform the required services.

NOW THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. SCOPE OF WORK

A. Contractor shall complete all Work and perform all Services which are described or reasonably implied from the Scope of Work set forth in Exhibit A and the Contract Documents, attached hereto and incorporated herein by this reference and known as: **Removal of trees at Gould Site (W2020-9525)**.

B. A change in the Scope of Work shall not be effective unless authorized as a written amendment to this Agreement or change order in accordance with the Contract Documents. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

C. Within 10 days of the Effective Contract Date, Contractor shall provide the performance bond and labor & material payment bond and certificate of insurance required by the contract Documents.

II. RESERVE

III. CONTRACT TIMES; COMMENCEMENT AND COMPLETION OF WORK

A. The Work shall be substantially completed within **30** days of the Effective Date of this contract, and shall continue until Contractor completes the Scope of Services to the satisfaction of the Town, or until terminated as provided herein.

B. Either Party may terminate this Agreement upon 30 days advance written notice. The Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. If, however, Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

C. Should a delay in completion constitute a compensable inconvenience to the Town and its residents, the liquidated damages established in this Section shall be enforced. Such damages are not a penalty, the parties recognize the delays, expense and difficulties involved in proving the actual loss suffered by the Town if the Work is not completed on time. For each day that all or a portion of the Work is delayed beyond the deadlines set forth in Section III hereof, plus any extensions thereof allowed, the Contractor shall be assessed the amount of two hundred fifty dollars (\$250) each day until the Work is complete.

IV. COMPENSATION

In consideration for the completion of the Work by Contractor, the Town shall pay Contractor, subject to all of the terms and conditions of the Contract Documents, an amount not to exceed **\$39,000.00** (the "Contract Price"). The Contract Price shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the Town for such fees, costs and expenses.

V. PAYMENT PROCEDURES

Contractor may submit Applications for Payment for completed work per the LUMP-SUM BID FORM. Contractor may submit periodic invoices, which shall be paid by the Town within 30 days of receipt.

VI. RESPONSIBILITY

A. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing, required by law.

B. The Work performed by Contractor shall be in accordance with generally accepted practices and the level of competency presently maintained by other practicing contractors in the same or similar type of work in the applicable community.

C. The Work performed by Contractor hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations, including the Keep Jobs in Colorado Act, C.R.S. 8-17-101, et seq. (the "Act") and the rules adopted by the Division of Labor of the Colorado Department of Labor and Employment implementing the Act (the "Rules").

D. The Town's review, approval or acceptance of, or payment for any completed Work shall not be construed to operate as a waiver of any rights under this Construction Contract or of any cause of action arising out of the performance of this Construction Contract.

E. Contractor hereby warrants to the Town that all materials and equipment used in the Work, and made a part of the Work, or placed permanently in the Work, shall be new unless otherwise specified in the Contract Documents. Contractor further warrants that all equipment and materials shall be of good quality, conform to the requirements of the Contract Documents and will be free from defects. All Work, materials, or equipment not conforming to the Contract Documents shall be considered defective.

F. The Contractor shall warrant and guarantee all materials and equipment furnished under the Contract and all Work performed for one year after the date of Substantial Completion. Under this warranty, Contractor agrees to repair or replace, at its own expense, any Work that is found to be defective. The expiration of the warranty period shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

VII. OWNERSHIP

Any materials, items, and work specified in the Scope of Work, and any and all related documentation and materials provided or developed by Contractor shall be exclusively owned by the Town. Contractor expressly acknowledges and agrees that all work performed under the Scope of Work constitutes a "work made for hire." To the extent, if at all, that it does not constitute a "work made for hire," Contractor hereby transfers, sells, and assigns to the Town all of its right, title, and interest in such work. The Town may, with respect to all or any portion of such work, use, publish, display, reproduce, distribute, destroy, alter, retouch, modify, adapt, translate, or change such work without providing notice to or receiving consent from Contractor.

VIII. INDEPENDENT CONTRACTOR

Contractor is an independent contractor. Notwithstanding any other provision of this Construction Contract, all personnel assigned by Contractor to perform work under the terms of this Construction Contract shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

IX. INSURANCE

A. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Contractor pursuant to this Construction Contract. At a minimum, Contractor shall procure and maintain, and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.

1. Worker's Compensation insurance as required by law.

2. Commercial General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 general aggregate. The policy shall be applicable to all premises and operations, and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers, employees, and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.

B. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least 30 days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees, or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

C. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Construction Contract.

X. INDEMNIFICATION

Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Construction Contract if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor.

XI. ILLEGAL ALIENS

A. Certification. By entering into this Construction Contract, Contractor hereby certifies that, at the time of this certification, it does not knowingly employ or contract with an illegal alien who will perform work under this Construction Contract and that Contractor will participate in either the E-Verify Program administered by the U.S. Department of Homeland Security and Social Security Administration or the

Department Program administered by the Colorado Department of Labor and Employment to confirm the employment eligibility of all employees who are newly hired to perform work under this Construction Contract.

B. Prohibited Acts. Contractor shall not knowingly employ or contract with an illegal alien to perform work under this Construction Contract, or enter into a contract with a subcontractor that fails to certify to Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Construction Contract.

C. Verification.

1. If Contractor has employees, Contractor has confirmed the employment eligibility of all employees who are newly hired to perform work under this Construction Contract through participation in either the E-Verify Program or the Department Program.

2. Contractor shall not use the E-Verify Program or Department Program procedures to undertake pre-employment screening of job applicants while this Construction Contract is being performed.

3. If Contractor obtains actual knowledge that a subcontractor performing work under this Construction Contract knowingly employs or contracts with an illegal alien who is performing work under this Construction Contract, Contractor shall: notify the subcontractor and the Town within 3 days that Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien who is performing work under this Construction Contract; and terminate the subcontract with the subcontractor if within 3 days of receiving the notice required pursuant to subsection 1 hereof, the subcontractor does not stop employing or contracting with the illegal alien who is performing work under this Construction Contract; except that Contractor shall not terminate the subcontract if during such 3 days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien who is performing work under this Construction Contract.

D. Duty to Comply with Investigations. Contractor shall comply with any reasonable request by the Colorado Department of Labor and Employment made in the course of an investigation conducted pursuant to C.R.S. § 8-17.5-102(5)(a) to ensure that Contractor is complying with the terms of this Section XI.

E. Affidavits. If Contractor does not have employees, Contractor shall sign the "No Employee Affidavit" attached hereto. If Contractor wishes to verify the lawful presence of newly hired employees who perform work under the Construction Contract via the Department Program, Contractor shall sign the "Department Program Affidavit" attached hereto.

XII. CONTRACT DOCUMENTS

The Contract Documents, which comprise the entire agreement between the Town and Contractor concerning the Scope of Services, consist of the following:

- A. Exhibit to this Construction Contract:
 - 1. Exhibit A: Estimate with scope of work
- B. The following which may be delivered or issued after the Effective Date of the Construction Contract and are attached hereto: All written amendments and other documents amending, modifying, or supplementing of the Contract Documents.

There are no Contract Documents other than those listed above in this Section XII.

XIII. MISCELLANEOUS

A. Governing Law and Venue. This Construction Contract shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Weld County, Colorado.

B. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Construction Contract by the Town shall not constitute a waiver of any of the other terms or obligation of this Construction Contract.

C. Integration. This Construction Contract and any attached exhibits constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

D. Third Parties. There are no intended third-party beneficiaries to this Construction Contract.

E. Notice. Any notice under this Construction Contract shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

F. Severability. If any provision of this Construction Contract is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. Modification. This Construction Contract may only be modified upon written agreement of the Parties.

H. Assignment. Neither this Construction Contract nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

I. Governmental Immunity. The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

J. Rights and Remedies. The rights and remedies of the Town under this Construction Contract are in addition to any other rights and remedies provided by law. The expiration of this Construction Contract shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

K. Subject to Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

NO EMPLOYEE AFFIDAVIT

To be completed only if Contractor has **no** employees

1. Check and complete one:

☐ I, _____, am a sole proprietor doing business as _____. I do not currently employ any individuals. Should I employ any employees during the term of my Agreement with the Town of Firestone (the "Town"), I certify that I will comply with the lawful presence verification requirements outlined in that Agreement.

OR

☐ I, _____, am the sole owner/member/shareholder of _____, a _____ [specify type of entity – i.e., corporation, limited liability company], that does not currently employ any individuals. Should I employ any individuals during the term of my Agreement with the Town, I certify that I will comply with the lawful presence verification requirements outlined in that Agreement.

2. Check one.

☐ I am a United States citizen or legal permanent resident.

The Town must verify this statement by reviewing one of the following items:

- A valid Colorado driver's license or a Colorado identification card;
- A United States military card or a military dependent's identification card;
- A United States Coast Guard Merchant Mariner card;
- A Native American tribal document;
- In the case of a resident of another state, the driver's license or state-issued identification card from the state of residence, if that state requires the applicant to prove lawful presence prior to the issuance of the identification card; or
- Any other documents or combination of documents listed in the Town's "Acceptable Documents for Lawful Presence Verification" chart that prove both Contractor's citizenship/lawful presence and identity.

OR

☐ I am otherwise lawfully present in the United States pursuant to federal law.

Contractor must verify this statement through the federal Systematic Alien Verification of Entitlement ("SAVE") program, and provide such verification to the Town.

Signature

Date

DEPARTMENT PROGRAM AFFIDAVIT

To be completed only if Contractor participates in the Department of Labor Lawful Presence Verification Program

I, _____, as a public contractor under contract with the Town of Firestone (the "Town"), hereby affirm that:

1. I have examined or will examine the legal work status of all employees who are newly hired for employment to perform work under this public contract for services ("Agreement") with the Town within 20 days after such hiring date;

2. I have retained or will retain file copies of all documents required by 8 U.S.C. § 1324a, which verify the employment eligibility and identity of newly hired employees who perform work under this Agreement; and

3. I have not and will not alter or falsify the identification documents for my newly hired employees who perform work under this Agreement.

Signature

Date

STATE OF COLORADO)

) ss.

COUNTY OF _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ____ day of _____, 2020, by _____ as _____ of _____.

My commission expires:

(S E A L)

Notary Public

EXHIBIT A SCOPE OF WORK



A-1 Natural Arbor Care
P.O. Box 121
Dacono, CO 80514
(720)394-8357
nathan@a-1arborcare.com
www.a-1arborcare.com

Estimate

ADDRESS

Raelynn Ferrera
12028 CR 13
Firestone, Co

ESTIMATE #	DATE	
1351	06/09/2020	

ACTIVITY	QTY	AMOUNT
Remove tree Remove all trees on 2 properties cut off to low stumps If able to salvage white metal building will give discount of \$5000 so total cost would be \$34,000	1	39,000.00

Thank you for giving us the opportunity to gain your trust and build a blossoming relationship.

TOTAL

\$39,000.00

AGENDA INFORMATION MEMORANDUM

FIRESTONE TOWN BOARD OF TRUSTEES



AIM#: 9.b

Discussion/Action

Meeting Date: July 8, 2020

Initiated By: Raelynn Ferrera

Dept: Administration

AGENDA TITLE

Resolution: 20-71: A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO APPROVING CONSTRUCTION AGREEMENT WITH ARC ABATEMENT, INC FOR THE GOULD PROPERTY BUILDING AND STRUCTURE ABATEMENT AND DEMOLITION

SUMMARY

This agreement will allow for the abatement, demolition, and removal of the buildings and structures located on the Gould property. This will be the final step in the process of removing all items from the property that will negatively impact the intended use of the property, the construction of the St. Vrain Water Treatment Plant Project.

The Town received eight bids:

Peak Environmental	\$	177,312.00
MFH Environmental Corp.	\$	149,979.00
Earth Service & Abatement	\$	137,700.00
Premier Environmental LLC	\$	131,717.50
Alpine Demolition	\$	130,893.00
All Star Environmental Services	\$	126,046.00
ARC Abatement	\$	125,935.00

Staff selected ARC Abatement. ARC Abatement has been in business since 1990 and has been recognized by the industry for their work.

HISTORY AND PREVIOUS BOARD ACTION

RECOMMENDATION

Staff recommends the approval of this resolution, authorizing Town staff to the expend funds.

ALTERNATIVES

ATTACHMENTS

1. Arc Abatement Services (Demo Gould Site) 20-71
2. Gould Property Building and Structure Demolition Construction Contract - ARC

FINANCIAL CONSIDERATIONS

ARC Abatement	\$125,935.00
Contingency	\$12,594.00
Total	\$138,529.00

RESOLUTION NO. 20-71

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE,
COLORADO, APPROVING AN AGREEMENT BETWEEN THE TOWN OF
FIRESTONE AND ARC ABATEMENT, INC., FOR THE GOULD PROPERTY
BUILDING AND STRUCTURE DEMOLITION**

WHEREAS, the Town of Firestone ("Town") is in need of building and structure demolition services at the Gould property as part of the work required for the St. Vrain Water Treatment Plant Project; and

WHEREAS, the Town solicited bids for such work and selected Arc Abatement, Inc., as the lowest responsive bidder.

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

The Agreement between the Town of Firestone and Arc Abatement, Inc., for building and structure demolition at the Gould property, is approved in substantially the same form as the copy attached hereto and made a part of this resolution and the Mayor is authorized to execute the Agreement on behalf of the Town.

INTRODUCED, READ AND ADOPTED this ___ day of _____, 2020.

TOWN OF FIRESTONE, COLORADO

Bobbi Sindelar, Mayor

ATTEST:

Jessica Koenig, Town Clerk

APPROVED AS TO FORM:

William P. Hayashi, Town Attorney

CONSTRUCTION CONTRACT

THIS CONSTRUCTION CONTRACT (the "Construction Contract" or "Agreement") is made and entered into this ____ day of July 2020 (the "Effective Date"), by and between the **TOWN OF FIRESTONE**, a Colorado municipal corporation with an address of 151 Grant Avenue, P.O. Box 100, Firestone, Colorado 80520 (the "Town" or the "Owner"), and **ARC ABATMENT, INC** an independent contractor with a principal place of business at 7180 w. 117TH Avenue E Broomfield, Colorado 80020 ("Contractor") (each a "Party" and collectively the "Parties").

WHEREAS, the Town requires services; and

WHEREAS, Contractor has been found by the Town as having the expertise and experience to perform the required services.

NOW THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. SCOPE OF WORK

A. Contractor shall complete all Work and perform all Services which are described in the Scope of Work set forth in Exhibit A and the Contract Documents, attached hereto and incorporated herein by this reference and known as **Gould Property Building and Structure Abatement and Demolition - (W2020-9525)**.

B. A change in the Scope of Work shall not be effective unless authorized as a written amendment to this Agreement or change order in accordance with the Contract Documents. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

C. Within 10 days of the Effective Contract Date, Contractor shall provide the performance bond and labor & material payment bond and certificate of insurance required by the contract Documents.

II. RESERVE

III. CONTRACT TIMES; COMMENCEMENT AND COMPLETION OF WORK

A. The Work shall be substantially completed within **100 days** of the Effective Date of this contract, and shall continue until Contractor completes the Scope of Services to the satisfaction of the Town, or until terminated as provided herein.

B. Either Party may terminate this Agreement upon 30 days advance written notice. The Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. If, however, Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

C. Should a delay in completion constitute a compensable inconvenience to the Town and its residents, the liquidated damages established in this Section shall be enforced. Such damages are not a penalty, the parties recognize the delays, expense and difficulties involved in proving the actual loss suffered by the Town if the Work is not completed on time. For each day that all or a portion of the Work is delayed beyond the deadlines set forth in Section III hereof, plus any extensions thereof allowed, the Contractor shall be assessed the amount of two hundred fifty dollars (\$250) each day until the Work is complete.

IV. COMPENSATION

In consideration for the completion of the Work by Contractor, the Town shall pay Contractor, subject to all of the terms and conditions of the Contract Documents, an amount not to exceed **\$125,935.00** (the "Contract Price"). The Contract Price shall include all fees, costs and expenses incurred by Contractor, and no additional amounts shall be paid by the Town for such fees, costs and expenses.

V. PAYMENT PROCEDURES

Contractor may submit Applications for Payment for completed work per the UNIT-PRICE BID FORM. Contractor may submit periodic invoices, which shall be paid by the Town within 30 days of receipt.

VI. RESPONSIBILITY

A. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and licenses in good standing, required by law.

B. The Work performed by Contractor shall be in accordance with generally accepted practices and the level of competency presently maintained by other practicing contractors in the same or similar type of work in the applicable community.

C. The Work performed by Contractor hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations, including the Keep Jobs in Colorado Act, C.R.S. 8-17-101, et seq. (the "Act") and the rules adopted by the Division of Labor of the Colorado Department of Labor and Employment implementing the Act (the "Rules").

D. The Town's review, approval or acceptance of, or payment for any completed Work shall not be construed to operate as a waiver of any rights under this Construction Contract or of any cause of action arising out of the performance of this Construction Contract.

E. Contractor hereby warrants to the Town that all materials and equipment used in the Work, and made a part of the Work, or placed permanently in the Work, shall be new unless otherwise specified in the Contract Documents. Contractor further warrants that all equipment and materials shall be of good quality, conform to the requirements of the Contract Documents and will be free from defects. All Work, materials, or equipment not conforming to the Contract Documents shall be considered defective.

F. The Contractor shall warrant and guarantee all materials and equipment furnished under the Contract and all Work performed for one year after the date of Substantial Completion. Under this warranty, Contractor agrees to repair or replace, at its own expense, any Work that is found to be defective. The expiration of the warranty period shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

VII. OWNERSHIP

Any materials, items, and work specified in the Scope of Work, and any and all related documentation and materials provided or developed by Contractor shall be exclusively owned by the Town. Contractor expressly acknowledges and agrees that all work performed under the Scope of Work constitutes a "work made for hire." To the extent, if at all, that it does not constitute a "work made for hire," Contractor hereby transfers, sells, and assigns to the Town all of its right, title, and interest in such work. The Town may, with respect to all or any portion of such work, use, publish, display, reproduce, distribute, destroy, alter, retouch, modify, adapt, translate, or change such work without providing notice to or receiving consent from Contractor.

VIII. INDEPENDENT CONTRACTOR

Contractor is an independent contractor. Notwithstanding any other provision of this Construction Contract, all personnel assigned by Contractor to perform work under the terms of this Construction Contract shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

IX. INSURANCE

A. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Contractor pursuant to this Construction Contract. At a minimum, Contractor shall procure and maintain, and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.

1. Worker's Compensation insurance as required by law.

2. Commercial General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 general aggregate. The policy shall be applicable to all premises and operations, and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers, employees, and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.

B. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be canceled, terminated or materially changed without at least 30 days prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees, or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

C. Contractor shall provide to the Town a certificate of insurance as evidence that the required policies are in full force and effect. The certificate shall identify this Construction Contract.

X. INDEMNIFICATION

Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Construction Contract if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor.

XI. ILLEGAL ALIENS

A. Certification. By entering into this Construction Contract, Contractor hereby certifies that, at the time of this certification, it does not knowingly employ or contract with an illegal alien who will perform work under this Construction Contract and that Contractor will participate in either the E-Verify Program administered by the U.S. Department of Homeland Security and Social Security Administration or the

Department Program administered by the Colorado Department of Labor and Employment to confirm the employment eligibility of all employees who are newly hired to perform work under this Construction Contract.

B. Prohibited Acts. Contractor shall not knowingly employ or contract with an illegal alien to perform work under this Construction Contract, or enter into a contract with a subcontractor that fails to certify to Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Construction Contract.

C. Verification.

1. If Contractor has employees, Contractor has confirmed the employment eligibility of all employees who are newly hired to perform work under this Construction Contract through participation in either the E-Verify Program or the Department Program.

2. Contractor shall not use the E-Verify Program or Department Program procedures to undertake pre-employment screening of job applicants while this Construction Contract is being performed.

3. If Contractor obtains actual knowledge that a subcontractor performing work under this Construction Contract knowingly employs or contracts with an illegal alien who is performing work under this Construction Contract, Contractor shall: notify the subcontractor and the Town within 3 days that Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien who is performing work under this Construction Contract; and terminate the subcontract with the subcontractor if within 3 days of receiving the notice required pursuant to subsection 1 hereof, the subcontractor does not stop employing or contracting with the illegal alien who is performing work under this Construction Contract; except that Contractor shall not terminate the subcontract if during such 3 days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien who is performing work under this Construction Contract.

D. Duty to Comply with Investigations. Contractor shall comply with any reasonable request by the Colorado Department of Labor and Employment made in the course of an investigation conducted pursuant to C.R.S. § 8-17.5-102(5)(a) to ensure that Contractor is complying with the terms of this Section XI.

E. Affidavits. If Contractor does not have employees, Contractor shall sign the "No Employee Affidavit" attached hereto. If Contractor wishes to verify the lawful presence of newly hired employees who perform work under the Construction Contract via the Department Program, Contractor shall sign the "Department Program Affidavit" attached hereto.

XII. CONTRACT DOCUMENTS

The Contract Documents, which comprise the entire agreement between the Town and Contractor concerning the Scope of Services, consist of the following:

- A. Exhibit to this Construction Contract:
 - 1. Exhibit A: UNIT-PRICE BID FORM
- B. Performance Bond and Labor & Material Payment Bond.
- C. Addendum numbers:
 - 1. Addendum #1: _____.

XIII. MISCELLANEOUS

A. Governing Law and Venue. This Construction Contract shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Weld County, Colorado.

B. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Construction Contract by the Town shall not constitute a waiver of any of the other terms or obligation of this Construction Contract.

C. Integration. This Construction Contract and any attached exhibits constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

D. Third Parties. There are no intended third-party beneficiaries to this Construction Contract.

E. Notice. Any notice under this Construction Contract shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class U.S. Mail to the Party at the address set forth on the first page of this Agreement.

F. Severability. If any provision of this Construction Contract is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. Modification. This Construction Contract may only be modified upon written agreement of the Parties.

H. Assignment. Neither this Construction Contract nor any of the rights or obligations of the Parties shall be assigned by either Party without the written consent of the other.

I. Governmental Immunity. The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any

other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

J. Rights and Remedies. The rights and remedies of the Town under this Construction Contract are in addition to any other rights and remedies provided by law. The expiration of this Construction Contract shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

K. Subject to Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

NO EMPLOYEE AFFIDAVIT

To be completed only if Contractor has **no** employees

1. Check and complete one:

☐ I, _____, am a sole proprietor doing business as _____. I do not currently employ any individuals. Should I employ any employees during the term of my Agreement with the Town of Firestone (the "Town"), I certify that I will comply with the lawful presence verification requirements outlined in that Agreement.

OR

☐ I, _____, am the sole owner/member/shareholder of _____, a _____ [specify type of entity – i.e., corporation, limited liability company], that does not currently employ any individuals. Should I employ any individuals during the term of my Agreement with the Town, I certify that I will comply with the lawful presence verification requirements outlined in that Agreement.

2. Check one.

☐ I am a United States citizen or legal permanent resident.

The Town must verify this statement by reviewing one of the following items:

- A valid Colorado driver's license or a Colorado identification card;
- A United States military card or a military dependent's identification card;
- A United States Coast Guard Merchant Mariner card;
- A Native American tribal document;
- In the case of a resident of another state, the driver's license or state-issued identification card from the state of residence, if that state requires the applicant to prove lawful presence prior to the issuance of the identification card; or
- Any other documents or combination of documents listed in the Town's "Acceptable Documents for Lawful Presence Verification" chart that prove both Contractor's citizenship/lawful presence and identity.

OR

☐ I am otherwise lawfully present in the United States pursuant to federal law.

Contractor must verify this statement through the federal Systematic Alien Verification of Entitlement ("SAVE") program, and provide such verification to the Town.

Signature

Date

DEPARTMENT PROGRAM AFFIDAVIT

To be completed only if Contractor participates in the Department of Labor Lawful Presence Verification Program

I, _____, as a public contractor under contract with the Town of Firestone (the "Town"), hereby affirm that:

1. I have examined or will examine the legal work status of all employees who are newly hired for employment to perform work under this public contract for services ("Agreement") with the Town within 20 days after such hiring date;

2. I have retained or will retain file copies of all documents required by 8 U.S.C. § 1324a, which verify the employment eligibility and identity of newly hired employees who perform work under this Agreement; and

3. I have not and will not alter or falsify the identification documents for my newly hired employees who perform work under this Agreement.

Signature

Date

STATE OF COLORADO)

) ss.

COUNTY OF _____)

The foregoing instrument was subscribed, sworn to and acknowledged before me this ____ day of _____, 2020, by _____ as _____ of _____.

My commission expires:

(S E A L)

Notary Public

EXHIBIT A

SCOPE OF WORK

UNIT-PRICE BID FORM

Gould Property Building and Structure Abetment and Demolition - (W2020-9525)

Item Description	Quantity	Unit of Measurement	Unit Price	Extended Cost
Mobilization	1	Lump Sum	\$7,500.00	\$7,500.00
Asbestos abatement of 12148 (Yellow house)	1	Lump Sum	\$31,435.00	\$31,435.00
Demolition & Disposal of 12148 (Yellow house)	1	Lump Sum	\$12,590.00	\$12,590.00
Removal and decommission of septic at 12148 (Yellow house)	1	Lump Sum	\$915.00	\$915.00
Demolition & Disposal of Small metal pump house	1	Lump Sum	\$1,145.00	\$1,145.00
Demolition & Disposal of Equipment Building (White Shop)	1	Lump Sum	\$7,095.00	\$7,095.00
Demolition of Trailer house	1	Lump Sum	\$6,410.00	\$6,410.00
Demolition & Disposal of livestock Shed 2 & 3	1	Lump Sum	\$4,295.00	\$4,295.00
Demolition & Disposal of Livestock Barn	1	Lump Sum	\$3,435.00	\$3,435.00
Asbestos abatement of Small shed (street side shed)	1	Lump Sum	\$1,285.00	\$1,285.00
Demolition & Disposal of Small shed (street side shed)	1	Lump Sum	\$2,285.00	\$2,285.00
Asbestos abatement of Cattle Barn	1	Lump Sum	\$22,365.00	\$22,365.00
Demolition & Disposal of Cattle Barn	1	Lump Sum	\$3,665.00	\$3,665.00
Demolition & Disposal of Small wooden shed	1	Lump Sum	\$1,145.00	\$1,145.00
Demolition & Disposal of 3 metal grain silos	1	Lump Sum	\$3,200.00	\$3,200.00
Demolition & Disposal of Cinder Block Shed	1	Lump Sum	\$3,435.00	\$3,435.00
Demolition & Disposal of 12028 (White house)	1	Lump Sum	\$11,215.00	\$11,215.00
Demolition & Disposal of Power polls and overhead power lines	1	Lump Sum	\$2,520.00	\$2,520.00
			TOTAL	\$ 125,935.00

Please note any concentration or exceptions you take/add to this bid, e.g., minimum quantity requirements, discounts for salvaging items on the property: _____
No discounts for salvage.

BIDDER'S INFORMATION:

Company Name: ARC Abatement, Inc.

Mailing Address: 7180 W 117th Ave., Ste E, Broomfield, CO 80020

Telephone Number: (303) 635-6800 Email: MikeGriffin@arcabatement.com

The bidder hereby acknowledges receipt of Addendum Nos. 1, , to these specifications. (Insert number of each addendum received.)

Name and Title of Authorized Company Representative:

Mike Griffin
Name (Please print) _____

G.M.
Title _____

Signature meo2ff

Dated this 29th day of June, 2020

Contractor's Deliverables In performance of the duties described above, Contractor shall deliver the following items to the Town at project completion:

- Documentation for removal of septic system
- Abatement permitting documentation