



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

September 16, 2021

6:00 PM

9900 Park Avenue
Firestone, CO 80504

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. Regular Meeting July 15, 2021
5. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
6. **Public Hearings**
 - a. **Resolution No. PC 21-08:** A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY SUBDIVISION PLAT FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE BAREFOOT LAKES SUBDIVISION
7. **Staff Reports**
8. **Commissioner Comments**
9. **Adjournment**

* Individuals that desire to address the Planning and Zoning Commission are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to two minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes for each Public Comment noted on Agenda.

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

**TOWN OF FIRESTONE, COLORADO
PLANNING AND ZONING COMMISSION
Regular Meeting
July 15, 2021**

1.ACCESS INFORMATION

2.CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met on July 15, 2021, at 9900 Park Avenue, Firestone, Colorado. Chairperson Haney called the meeting to order at 6:01 p.m.

The following were present upon the call of the roll:

Chairperson:	Dennis Haney
Vice-Chairperson:	Tim Spiegelberg
Commissioners:	Jaci Daggett
	John Damsma
	Amber Harper
	Casey O'Donnell – excused absent
	Jim Sutton

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

3.PLEDGE OF ALLEGIANCE

Chairperson Haney led the pledge of allegiance.

4.APPROVAL OF AGENDA

Vice-Chairperson Spiegelberg motioned and Commissioner Daggett seconded to approve the agenda. Voice vote was taken. Motion carried unanimously.

5.APPROVAL OF MINUTES

a. May 6, 2021 – Regular Meeting

Commissioner Daggett motioned and Commissioner Harper seconded to approve the meeting minutes of the May 6, 2021 Regular Meeting. Voice vote was taken. Motion carried unanimously.

6.PUBLIC COMMENT

None

7. PUBLIC HEARING

- a. **Resolution PC-21-06 – A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR RIDGE CREST FILING 1**
- b. **Resolution PC-21-07 – A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR RIDGE CREST PUD FILING 2/3**

Chairperson Haney verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 6:06 p.m.

Millissa Berry, Sr. Planner, provided a general overview of the proposed application requests for both resolutions and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. She also offered to answer any questions.

Scott Hakonson, 10428 Foxfire St, Firestone, CO 80504, the applicant, offered to answer any questions.

Chairperson Haney opened and closed the Public Comment portion at 6:22 p.m. Those wishing to speak: None

The Town Staff PowerPoint presentation was entered into the record along with all application materials submitted by the applicant; all materials included in the Planning Commission packets; the PowerPoint presentations given tonight; all written referral and public comments received regarding the application; the proofs of public notice of the public hearing; and the Town's subdivision and zoning ordinances and development regulations.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Haney closed the Public Hearing at 6:30 p.m.

Commissioner Sutton motioned and Vice-Chairperson Spiegelberg seconded to approve **Resolution PC-21-06 – A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR RIDGE CREST FILING 1**

Voting was as follows:

Yes: Daggett, Damsma, Haney, Spiegelberg, Sutton, Harper

No: none

Absent: O'Donnell

Chairperson Haney declared the motion carried.

Commissioner Sutton motioned and Commissioner Damsma seconded to approve **Resolution PC-21-07 – A RESOLUTION RECOMMENDING APPROVAL OF AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR RIDGE CREST PUD FILING 2/3**

Voting was as follows:

Yes: Daggett, Damsma, Haney, Spiegelberg, Sutton, Harper

No: none

Absent: O'Donnell

Chairperson Haney declared the motion carried

8. STAFF REPORTS

Millissa Berry

- Historic Firestone Neighborhood Plan Update. She invited the Commissioners to attend the Board of Trustees meeting scheduled for July 28, 2021.

Marty Ostholthoff

- Reminded the Commissioners the next Central Park Master Plan during the Board of Trustees Study Session on July 21 at 7 p.m.

9.COMMISSIONER COMMENTS

Chairperson Haney thanked staff for moving the Town forward with Central Park and Old Town projects.

10. ADJOURNMENT

A motion was made and seconded to Adjourn. Voice vote was taken. Chairperson Haney adjourned the meeting at 6:45 p.m.

Introduced and Approved this 16th day of September, 2021.

TOWN OF FIRESTONE, COLORADO

Chairperson

ATTEST

Lisa Bartley, Secretary



Staff Report

Barefoot Lakes Filing No. 4 Replat 1

Preliminary Plat

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

September 16, 2021

Applications

This staff report is for the Barefoot Lakes Filing No. 4 Replat 1, Preliminary Plat. The applicant for the Preliminary Plat is Barefoot, LLC. The proposed subdivision is a replat of Tract A of Barefoot Lakes Filing No. 4.

Notice & Neighborhood Meeting

Pursuant to the Town of Firestone Municipal Code and Town of Firestone Development Code ("FDC"), proper notification of the public hearings was published. Proof of notification to owners of interest and surrounding property owners was submitted and the property was properly posted.

Per the FDC, a Neighborhood Meeting was held during the preliminary platting phase on August 19, 2021. Four nearby property owners attended the meeting. There were no objections to the proposed plans.

Process

The Preliminary Plat is an initial step in the platting process. The following step is the Final Plat process which, if approved, creates the lots proposed on the Preliminary Plat.

Location

The approximate location of Barefoot Lakes Filing 4 Replat 1 is east of the intersection of Eagle River Road and Ronald Reagan Boulevard and west of Barefoot Lakes Filing 4.

Site Analysis

The property represented in Filing 4 Replat 1 is zoned as a residential planned unit development (R-A R-B R-C NC PUD) that allows for varying residential densities and neighborhood commercial uses.

The property is approximately 12.230 acres in size.

The property is characterized by generally flat terrain with a gentle slope from north to south. A drainage way runs along the southern edge of the property. The property lies north of Filing 2, which is nearly built out, and east of Filing 4, which is currently being developed.

Plan Analysis

Barefoot Lakes Filing 4 Replat 1 proposes twenty-eight (28) lots for single-family detached homes and one tract for open space and drainage.

The gross density of residential lots per acre is 2.3 dwelling units / acre. Lot sizes range from 6,844 sf to 9,010 sf with five cul-de-sac lots ranging between 9,921 sf to 12,071 sf. The project will be consistent with adjacent development and will complement the overall Barefoot Lakes development.

There is one vehicular access point into the filing. This access is an extension of Preserve Place in Filing 4. An emergency only access is proposed along Ronald Reagan Boulevard in the central / western end of the property.

Pedestrian access is provided via detached sidewalks along interior residential streets, consistent with previous filings. Pedestrian access is also available via trails which are

designed as part of a larger network, promoting connectivity in the neighborhood beyond Filing 4 Replat 1.

The 5.05 acre tract contains a mix of open space and drainage area and is located on the perimeter of the property – including the drainage way to the south. A trail is proposed throughout the tract and connects to the trail system in Filing 4 and along Ronald Reagan Boulevard. The tract will be owned and maintained by the St. Vrain Lakes Metropolitan District No. 1.

Public infrastructure and utilities will be extended to the property by the developer at the time of the development.

FDC Preliminary Plat Approval Criteria

The FDC contains ten criteria to consider when evaluating a preliminary plat for approval. Rationale for whether or not the Preliminary Plat meets the criteria is listed after each criterion.

- a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.

The Town's Master Plan shows the property as R-M Residential Medium which allows for single-family detached or attached lands uses, including the single-family detached housing of low to medium density as shown on the Preliminary Plat.

- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.

The PUD zone district allows for a mix of uses and densities including R-A, single family residential, which is proposed. The PUD allows for the lots sizes proposed.

- c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this FDC.

The general layout meets the Town's standards related to health and safety. The street width and section matches what was approved in Filing 4. Utilities are extended through the street system into the property from Filing 4 and are extended to each lot. An emergency access easement is dedicated for additional first responder service in addition to the public street into the subdivision. The drainage way, which includes wetland vegetation, is accommodated in Tract A.

- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this FDC that have not otherwise been modified or waived pursuant to this Chapter or this FDC.

The subdivision complies with applicable uses of the FDC in regard to land use, lot dimensions, and subdivision standards as well as complying with the approved PUD on the property. The street dimension proposed is narrower than the Town's standards and specifications but matches the street standards built in Filing 4.

- e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.

The subdivision complies with Federal and State regulations and requirements. There is a wetland area south of the property and extends a bit onto the property. This area is completely contained within Tract A.

- f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.

The subdivision will not result in significant adverse impacts in the natural environment. There is a wetland area south of the property and extends a bit onto the property. This area is completely contained within Tract A. Drainage across the property is adequately addressed.

- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.

The street system, which includes sidewalks, extends directly from the street system developed in Filing 4. A trail system is planned for the perimeter of the property and will connect into the existing trail system along Ronald Reagan Boulevard, Filing 4.

- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.

The use, character, and resulting development on the proposed lots are the same as those on adjacent properties: single-family residential lots with single-family residential units.

- i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.

The property can be adequately and sufficiently served by the Town of Firestone Police Department, the Frederick Firestone Fire Protection District as well as water, sewer, electric, gas and cable providers. Utilities are located in the immediate area.

- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

The subdivision will be developed in one phase and the infrastructure capacity exists.

Public Comment

Staff has not received public comment on the project.

Per the FDC, a Neighborhood Meeting was held during the preliminary platting phase on August 19, 2021. Four nearby property owners attended the meeting. There were no objections to the proposed plans. The Neighborhood Meeting notes are included in the meeting packet materials.

RECOMMENDATION

Town staff recommends that the Planning & Zoning Commission approve Resolution PC-20-08, a resolution recommending approval – with conditions - of the application to the Board of Trustees with conditions.

Conditions of approval include:

1. All remaining technical corrections to the Barefoot Lakes Filing No. 4 preliminary plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.
2. At the Final Plat stage, the Town and the Applicant execute a subdivision agreement, in a form to be approved by the Town Attorney.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC 21-08

**A RESOLUTION RECOMMENDING APPROVAL OF A PRELIMINARY
SUBDIVISION PLAT FOR CERTAIN REAL PROPERTY LOCATED
WITHIN THE BAREFOOT LAKES SUBDIVISION**

WHEREAS, Barefoot, LLC (“Applicant”), as owner of certain real property located within the Barefoot Lakes subdivision (the “Property”), has submitted a proposed preliminary subdivision plat 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 Code; 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 Barefoot Lakes Filing 4 Replat 1 attached hereto as Exhibit A and incorporated herein by this reference, subject to and contingent upon compliance with the following conditions:

1. All remaining technical corrections to the Barefoot Lakes Filing No. 4 preliminary plat and construction drawings requested by Town staff shall be made to the Town staff’s satisfaction.
2. At the Final Plat stage, the Town and the Applicant execute a subdivision agreement, in a form to be approved by the Town Attorney.

PASSED AND ADOPTED this ____ day of _____, 2021.

Chairperson

ATTEST:

Lisa Bartley, Secretary

EXHIBIT A
Preliminary Plat of Barefoot Lakes Filing 4 Replat 1

FINAL PLAT

BAREFOOT LAKES FILING NO. 4, 1ST REPLAT

A REPLAT OF TRACT A, BAREFOOT LAKES FILING NO. 4, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
12.230 ACRES – 28 LOTS – 1 TRACT – PP-21-003
SHEET 1 OF 2

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

TRACT A, BAREFOOT LAKES FILING NO. 4 AS RECORDED ON 11/25/2019 UNDER RECEPTION NO. 4544503, IN THE RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 35, AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 12.230 ACRES, (532,740 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **BAREFOOT LAKES FILING NO. 4, 1ST REPLAT**, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES, AND OTHER PUBLIC PLACES, AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

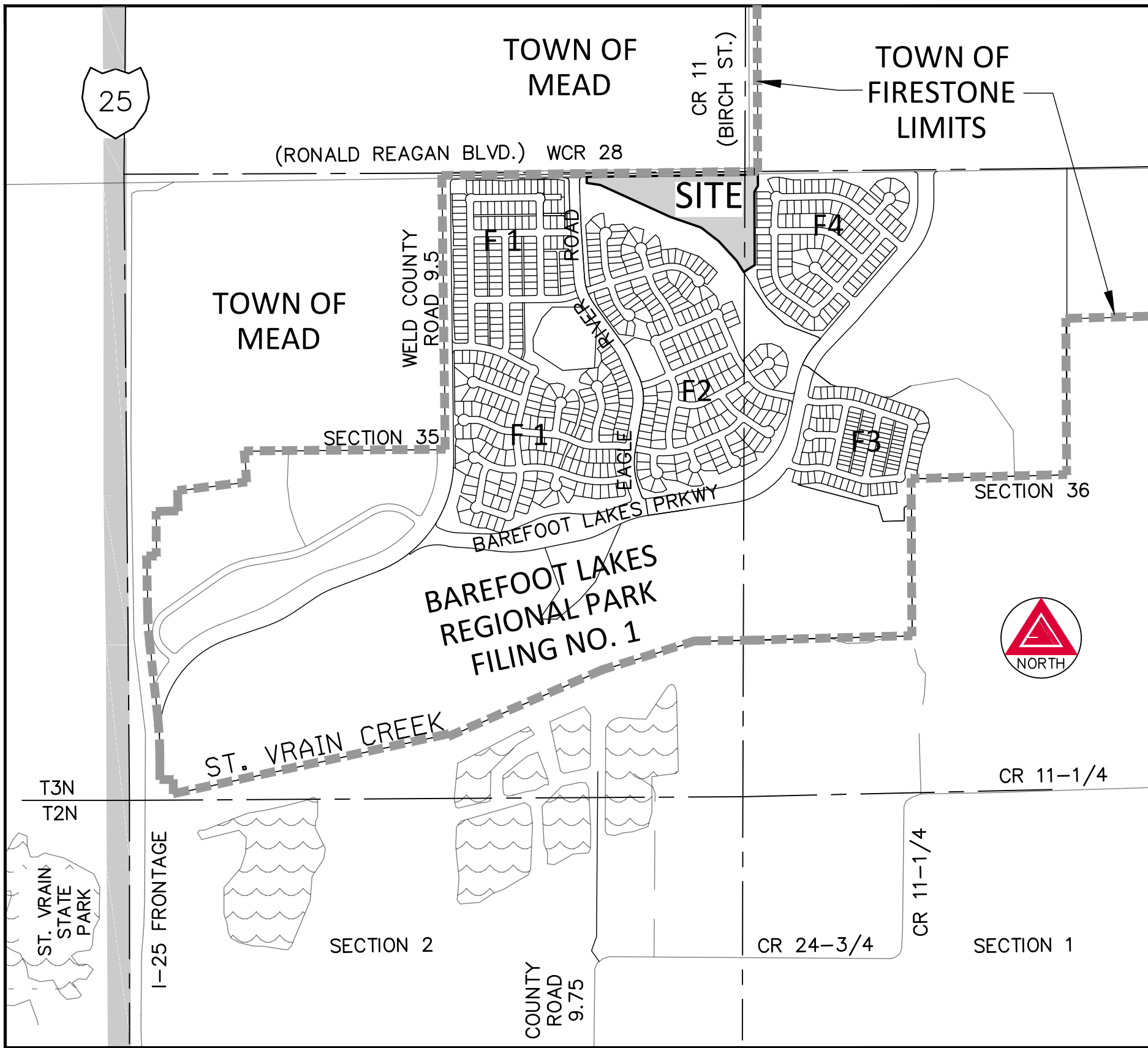
IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, 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 ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR COMCAST, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR COMCAST AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

GENERAL NOTES:

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR SOUTH 89°16'34" WEST, 2655.85 FEET AND MONUMENTED AS SHOWN HEREON.
- LAND TITLE GUARANTEE COMPANY ORDER NUMBER _____, DATED _____, 20____ AT ____:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- FLOODPLAIN:** BASED ON GRAPHICAL REPRESENTATION THE SUBJECT PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08123C1890E, PANEL 1890 OF 2250, WITH A REVISED DATE OF JANUARY 20, 2016.
- THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE TOWN OF FIRESTONE FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND STORM DRAINAGE FACILITIES.
- A BLANKET PEDESTRIAN ACCESS EASEMENT OVER AND ACROSS TRACT A IS FOR THE INSTALLATION, MAINTENANCE, AND USE OF WALKS AND TRAILS.
- 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 BE LIMITED TO: CENTURY LINK FOR CABLE AND TELEPHONE, UNITED POWER FOR ELECTRICAL AND SOURCE BLACK HILLS ENEGERY FOR GAS.
- THE SEWER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE ST. VRAIN SANITATION DISTRICT FOR INSTALLATION AND MAINTENANCE OF DISTRICT SANITARY SEWER FACILITIES.
- A TWO FOOT (2-FT) WIDE DRAINAGE EASEMENT CENTERED ALONG THE SIDE OF EACH LOT, UNLESS AS OTHERWISE SHOWN HEREIN, ARE FOR THE INSTALLATION, MAINTENANCE AND CONVEYANCE OF STORM DRAINAGE. (SEE TYPICAL LOT DETAIL SHEET 2)
- THE VARIABLE WIDTH SIGHT DISTANCE EASEMENT IS A NO-BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL. TREES WITH A BOTTOM OF CANOPY HEIGHT OF 13-FEET SHALL BE ALLOWED.

LAND SUMMARY CHART		
	TOTALS	TOTAL %
GROSS AREA	12.230 ACRES	100%
GROSS DENSITY (RESIDENTIAL LOTS PER ACRE)	2.3 LOTS / ACRE	
AREA OF TRACTS	5.051 ACRES	41.3%
AREA OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS	5.216 ACRES	42.6%
AREA OF PUBLIC RIGHT-OF-WAY	1.963 ACRES	16.1%
TOTAL AREA	12.230 ACRES	100%

TRACT SUMMARY CHART					
TRACT	AREA (S.F. ±)	AREA (A.C. ±)	USE	OWNER	MAINTAINED BY
A	222,053	5.052	PA, DRAINAGE	SVLMD	SVLMD
TOTAL	222,010	5.051	SVLMD = ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1 PA = PEDESTRIAN ACCESS		



VICINITY MAP

SCALE: 1" = 1000'

OWNER:

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

BY: _____

NAME: _____

TITLE: _____

EXECUTED THIS ____ DAY OF _____, A.D., 202__.

STATE OF COLORADO }
COUNTY OF _____ } SS.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 202__.

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., 202__.

STATE OF COLORADO }
COUNTY OF _____ } SS.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 202__.

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

WITNESS MY HAND AND SEAL. _____
NOTARY PUBLIC

OWNER:

BAREFOOT, LLC
6465 S. GREENWOOD PLAZA BLVD.,
SUITE 700
CENTENNIAL, COLORADO 80111
303-393-5899
CONTACT: CHRIS BREMNER
CHRIS.BREMNER@BROOKFIELDGRP.COM

SURVEYOR:

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

ENGINEER:

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

DEVELOPER:

BAREFOOT, LLC
6465 S. GREENWOOD PLAZA BLVD.,
SUITE 700
CENTENNIAL, COLORADO 80111
303-393-5899
CONTACT: CHRIS BREMNER
CHRIS.BREMNER@BROOKFIELDGRP.COM

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 _____

ST. VRAIN SANITATION DISTRICT ACCEPTANCE CERTIFICATE

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

ST. VRAIN SANITATION DISTRICT

BY: _____
PRESIDENT

STATE OF COLORADO }
COUNTY OF _____ } SS.

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

BY _____ AS _____
OF ST. VRAIN SANITATION DISTRICT
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

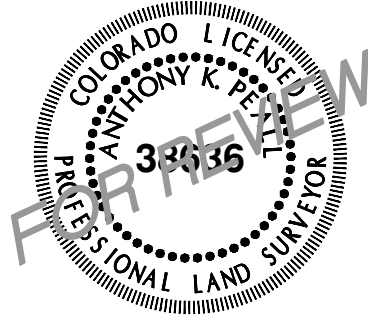
NOTARY PUBLIC _____

SHEET INDEX

SHEET 1 — DEDICATION, APPROVALS, VICINITY MAP, LEGAL DESCRIPTION, GENERAL NOTES AND SUBDIVISION DATA
SHEET 2 — OVERALL BOUNDARY, TRACTS, LOTS, BLOCKS, AND RIGHTS-OF-WAY GRAPHICS AND DIMENSIONS

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. 4, 1ST REPLAT** 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 _____

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FLG NO. 4 1ST REPLAT
Phase Number	N/A
Preparation Date	02/12/2021
Revision Date	
Revision Date	
Revision Date	

COVER PAGE ~ SHEET 1 of 2



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

AzTec Proj. No.: 54821-05

Drawn By: RBA

DEVELOPER
BROOKFIELD RESIDENTIAL

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

DATE OF
PREPARATION:

2021/02/12

SCALE:

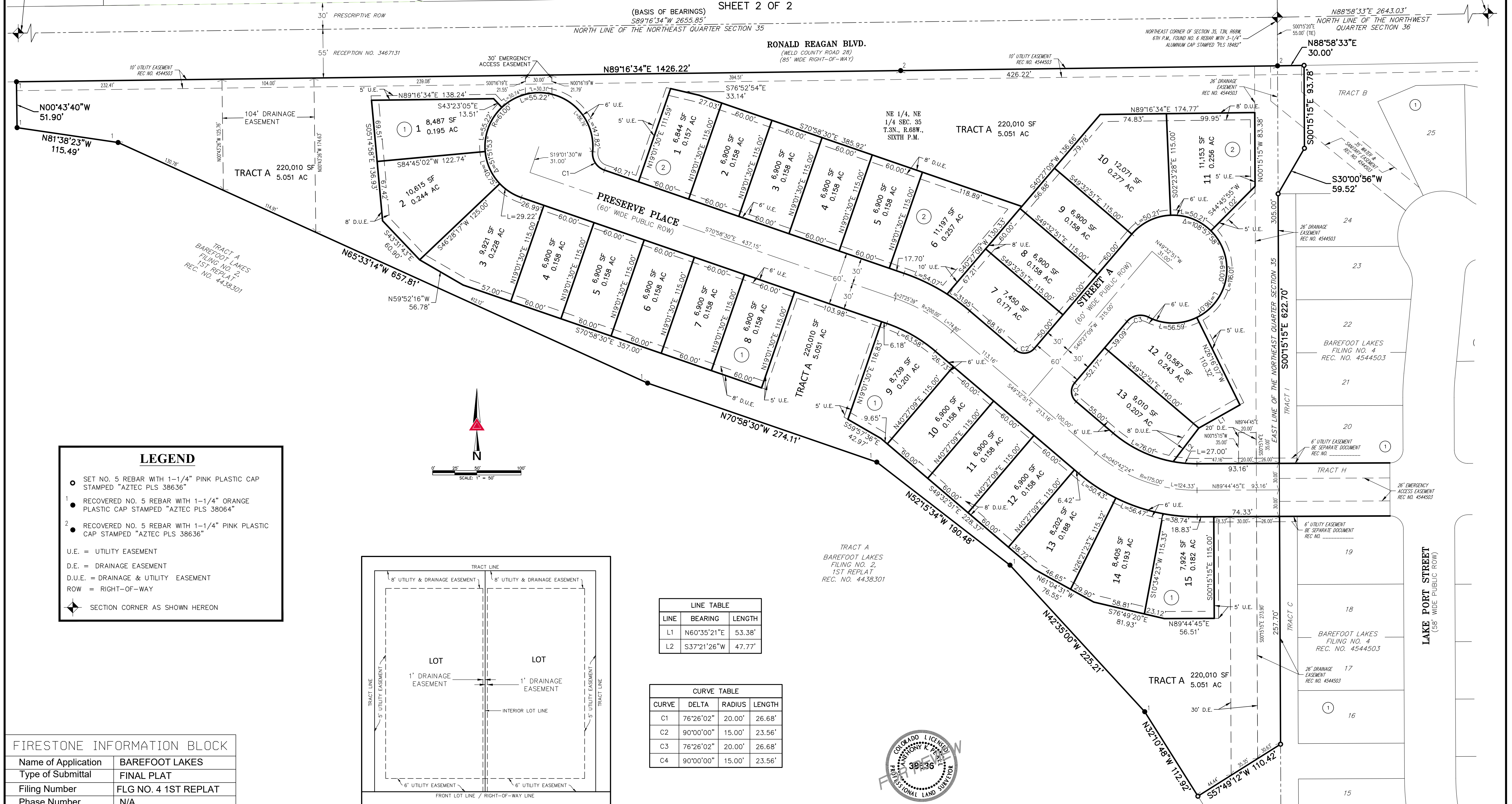
N/A

SHEET 1 OF 2

BAREFOOT LAKES FILING NO. 4, 1ST REPLAT

A REPLAT OF TRACT A, BAREFOOT LAKES FILING NO. 4, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
12.230 ACRES - 28 LOTS - 1 TRACT - PP-21-003

SHEET 2 OF 2



FIRESTONE INFORMATION BLOCK	
Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FLG NO. 4 1ST REPLAT
Phase Number	N/A
Preparation Date	02/12/2021
Revision Date	
Revision Date	
Revision Date	

DETAIL PAGE ~ SHEET 2 of 2



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

 AZTEC CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER BROOKFIELD RESIDENTIAL 6465 S. GREENWOOD PLAZA BLVD., SUITE 700 CENTENNIAL, COLORADO 80111 (303) 706-9451	DATE OF PREPARATION:	2021/02/12
		SCALE:	1" = 50'
		SHEET 2 OF 2	
AzTec Proj. No.: 54821-05		Drawn By: RBA	

BAREFOOT LAKES

Filing No. 4, 1st Replat

Landscape Set

Construction Documents

June 24, 2021

Project Description or Supplemental Information

Barefoot Lakes is a new community on the east side of I-25 and just north of Firestone. It is bound on the south side by the St. Vrain River and the lakes alluded to in its name. This is the the first replat of Filing 4, generally characterized by open space landscape and a pocket park.

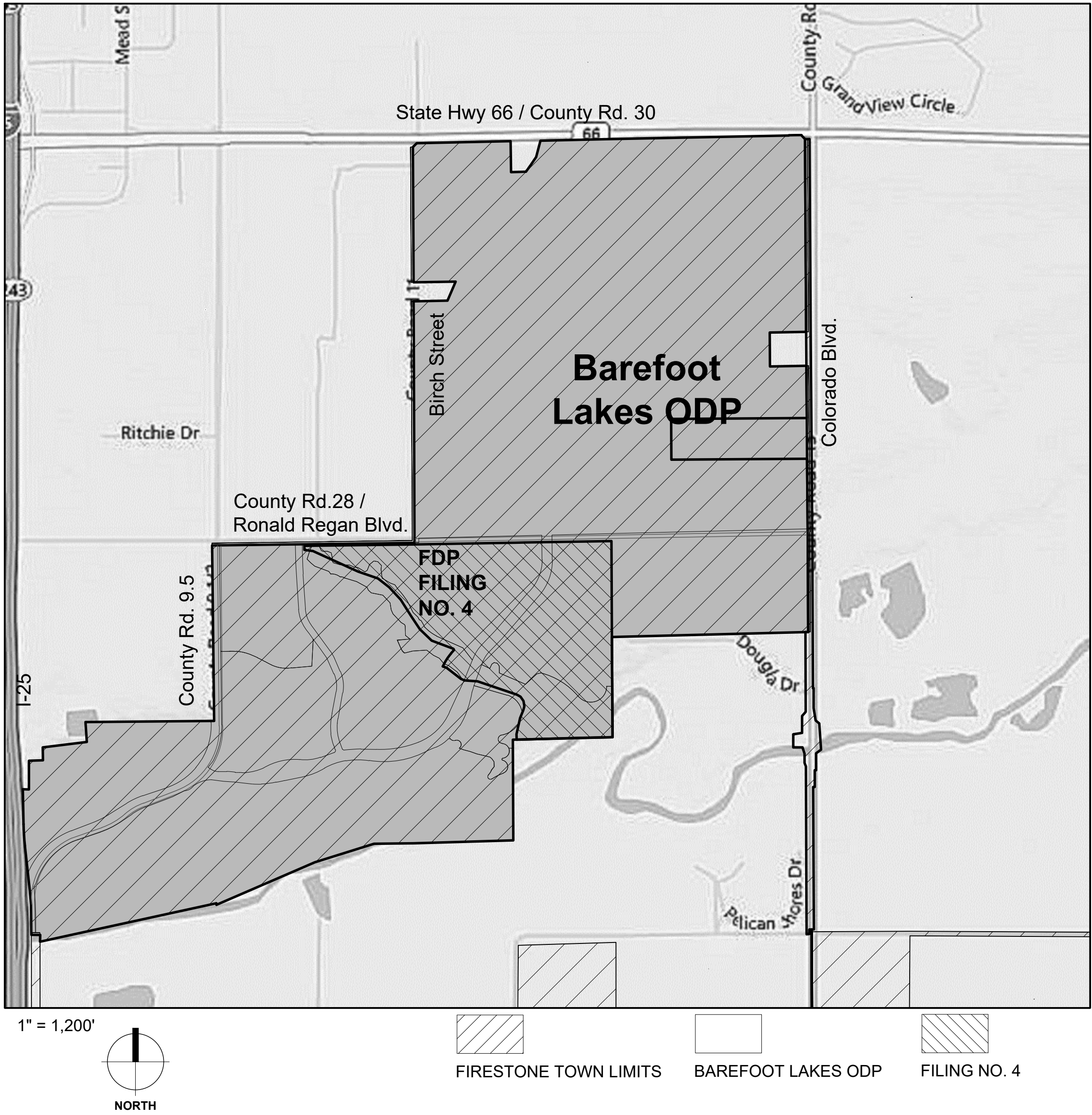
The Filing No. 4, 1st Replat landscape area is approximately 5 acres. The scope of work include large areas of prairie-style meadows and swaths of trees and shrubs, a park with furniture, paths and planting, monumentation and signage, fencing and irrigation.

Civil engineering drawings (not a part of this bid) include horizontal and vertical control for the roads, utilities, sidewalks and trails, as well as grading and erosion control plans. Earthwork and utilities will be performed under a separate contract. In general, it is anticipated that the rough grading will be delivered to within 2/10 of a foot, which will suffice for most areas except as noted in the fine grading plans.

The drawings and specifications are provided in one package for comprehensiveness. Bidders will have the option of bidding on any of the distinct portions of the project listed below. For convenience, we have listed pertinent drawing sections for each scope of work, but contractors are responsible for identifying the relevant specification sections, and confirming that they have the relevant drawings.

BID SCOPE:	PERTINENT DRAWINGS:
1) Landscape	GENERAL INFORMATION series (L0.x), LAYOUT AND MATERIALS series (L2.x), FINE GRADING series (L3.x), SITE DETAILS series (L5.x), PLANTING plans and details (L4.x, L5.x), and the IRRIGATION plans and details (IR1.x, IR2.x, IR3.x)
2) Fencing	GENERAL INFORMATION series (L0.x), and the FENCING plans and details (L6.x)

Location Map



Sheet Index

Sheet No.	Sheet Title	3.3.2020 - SUBMITTAL 1	6.24.2020 - SUBMITTAL 2						
Landscape Drawings:									
L0-01	Landscape Cover	•	•						
L0-02	Landscape Reference Plan and Sheet Key	•	•						
L0-03	Landscape Gen Notes	•	•						
L1-01	Layout and Materials Enlargement	•	X						
L2-01	Fine Grading Enlargement	•	X						
L3-01	Site Plan Details	•	•						
L3-02	Site Plan Details	•	•						
L3-03	Site Plan Details	•	X						
L4-01	Planting Plan	•	•						
L4-02	Planting Plan	•	•						
L4-03	Planting Plan	•	•						
L5-01	Planting Details	•	•						
L5-02	Planting Details	•	•						
L5-03	Planting Details	•	•						
L5-04	Planting Details	•	•						
L5-05	Planting Details	•	•						
L5-06	Planting Details	•	•						
IR1.1	Irrigation Notes and Schedule	•	•						
IR2.1	Irrigation Plan	•	•						
IR2.2	Irrigation Plan	•	•						
IR2.3	Irrigation Plan	•	•						
IR3.1	Irrigation Details	•	•						
IR3.2	Irrigation Details	•	•						
IR3.3	Irrigation Details	•	•						
L6-01	Fencing Plan and Standards	•	•						
L6-02	Fencing Details	•	•						
L6-03	Fencing Details	•	•						
L6-04	Fencing Details	•	•						
L6-05	Fencing Details	•	•						
SHEET LEGEND KEY:									
•	Indicates included sheet								
X	Indicates removed sheet								

ST. VRAIN LAKES METRO DISTRICT 1
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Scott Sorkness
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Tel: (720) 283-6783
Fred Tafoya
Email: ftafoya@redland.com

IRRIGATION DESIGN:
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Lakewood, CO 80401
Tel: (303) 980-5327
Jill Bersano
Email:jillb@hydrosystemskdi.com

BAREFOOT LAKES
FILING NO. 4 - 1ST REPLAT
CONSTRUCTION DOCUMENTS
TOWN OF FIRESTONE
WELD COUNTY, CO

NOT FOR
CONSTRUCTION

ISSUE DATE: 3 / 22 / 2021

REVISIONS

1	06.24.2021	PP Submittal Rev. 1
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DRAWN: AN REVIEWED: JS

50%
CONSTRUCTION
DOCUMENTS

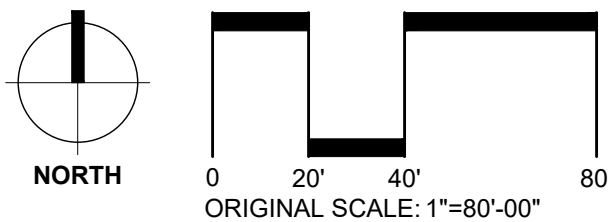
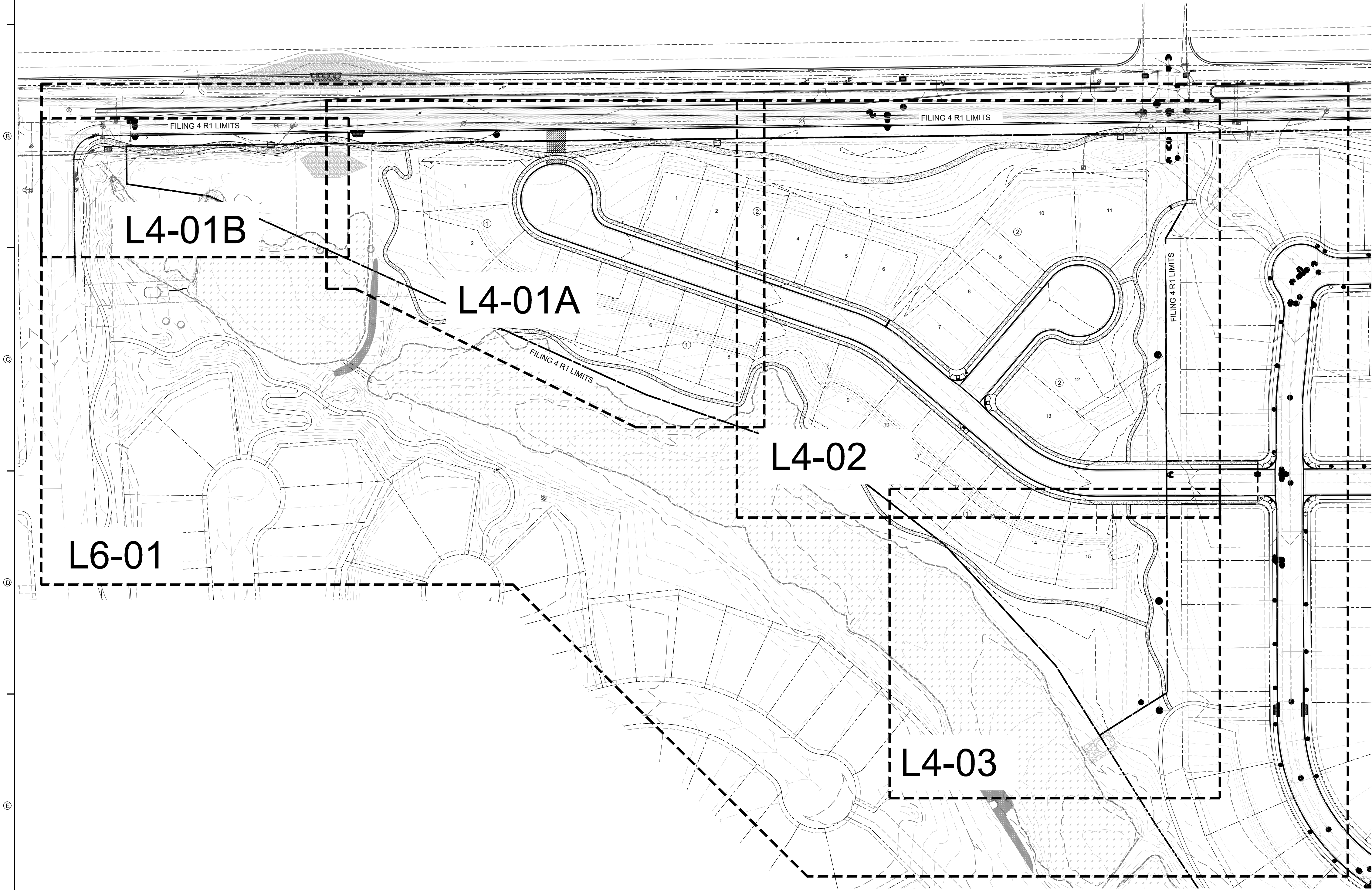
PROJECT NUMBER: 5311

REFERENCE
PLAN

SHEET NUMBER

L0-02

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GENERAL NOTES

1. Aztec Consultants, Inc. prepared the survey for this project. It has been reformatted for use in and for preparation of these documents. Contractor shall obtain officially signed copy from source (300 E. Mineral Ave., Suite 1, Littleton, CO 80122, 303.713.1898) and become familiar with it, the existing conditions and site context prior to construction. All discrepancies should be brought to the attention of the landscape architect for resolution immediately. Landscape architect is not responsible for errors or omissions associated with preparation or documentation of survey.
2. CTL Thompson, Inc. prepared the geotechnical investigation and report for this project. It has been referenced during preparation of these documents. Contractor shall obtain officially signed copy from source (400 North Link Lane, Fort Collins, CO 80524, 970.206.9455) and become familiar with it prior to construction. All discrepancies should be brought to the attention of the landscape architect for resolution immediately. Landscape architect is not responsible for errors or omissions associated with preparation or documentation of report.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements, limits of site demolition, etc. for delineation of expected extents of disturbance. However, final impact shall be determined in the field. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact landscape architect for resolution.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through his/her means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the landscape architect and governing agency.
6. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the landscape architect for resolution immediately.

LAYOUT NOTES

1. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Landscape Architect.
2. Written dimensions take precedence over scale. Do not scale drawings.
3. Where dimensions are called as "equal," space referenced items equally, measured consistently to their center lines or a consistent edge as shown.
4. Measurements are to face of building, wall or the fixed site improvement. Dimensions to center lines is indicated.
5. Install intersecting elements at 90 degree angles to each other unless otherwise noted.
6. Provide expansion joints where concrete flatwork meets vertical structures such as walls, curbs, steps and building elements.
7. All lighting standards shall be set back 2'-0" clear from face of curb.
8. All concrete walkways shall be 10'-0" wide unless otherwise noted.
9. Expansion joints in walkways shall be located twenty feet (40'-0") O.C. maximum.
10. All radii of walkway intersections shall be 2'-0" unless otherwise noted.
11. All steps shall have 14" treads and 6" risers (unless otherwise designated).

GRADING AND DRAINAGE

1. Refer to Civil Engineer's drawings for general grading and drainage requirements. These drawings are intended to be supplemental to those plans by providing information on detailed/fine grading, and landscape drains.
2. Existing underground utilities are shown per available records. Verify the actual location and elevation in the field prior to beginning construction of the new facilities. Protect existing utilities and be responsible for damage to utilities encountered during construction.
3. Request inspection as required 48 hours in advance of performing any work unless otherwise noted on this sheet.
4. Debris created by removal operations become the property of the Contractor and is to be legally disposed of away from the job site.
5. Notify local underground service companies for utility finds 48 hours prior to any excavation.
6. Refer to structural drawings for connections to drains over structure.
7. Do not disturb existing erosion and sediment control components.

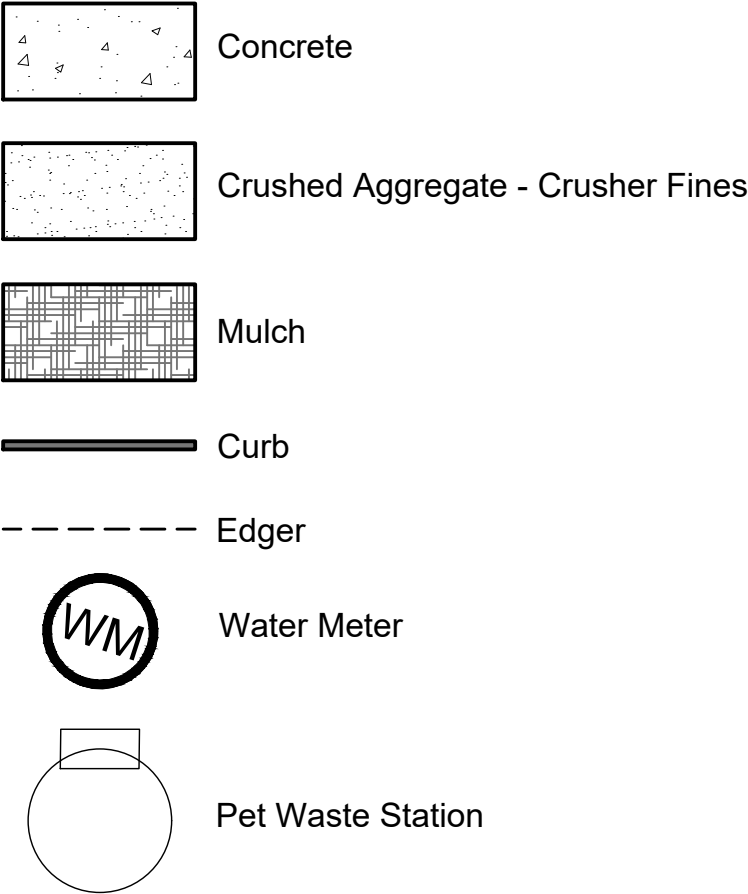
LANDSCAPE PLANTING NOTES

1. Source of base sheets is Redland. Refer to cover sheet for contact information.
2. Refer to Civil Engineer's utility and precise grading plans for utility location and final grading. If actual site conditions vary from what is shown on the plans, contact the Landscape Architect for direction as to how to proceed.
3. Verify locations of pertinent site improvements installed under other sections. If any part of this plan cannot be followed due to site conditions, contact Landscape Architect for instructions prior to commencing work.
4. Exact locations of plant materials to be approved by the Landscape Architect in the field prior to installation. Landscape Architect reserves the right to adjust plants to exact location in field.
5. Verify plant counts and square footages; Quantities are provided as Owner information only. If quantities on plant list differ from graphic indications, then graphics shall prevail.
6. Contact the local underground utility services for utility location and identification.
7. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
8. Trees shall bear same relation to finished grade as it bore to existing.
9. Trees to be planted a minimum of 4 feet from face of building, or pavement, except as approved by Landscape Architect.
10. Provide matching forms and sizes for plant materials within each specie and size designated on the drawings.
11. Prune newly planted trees only as directed by Landscape Architect.
12. Align and equally space in all directions shrubs so designated per these notes and drawings.
13. Finish grades of shrub areas and lawns shall be 1 1/2 inches below adjacent paving or header. (Check mulch depth and if seeded or sodded lawns).
14. Provide specified edging as divider between planting beds and lawn areas, between planting beds and native grass areas, and between lawn areas and native grass areas.
15. Provide burlap wrapping to second branch with 50% overlap.
16. Cut and remove burlap from top 1/3 of ball.
17. Landscape Architect to review plant materials at source or by photographs prior to digging or shipping of plant materials.
18. Shrub beds shall have three to four inches of mulch on top of a layer of non-woven weed fabric.
19. Any substitute for any planting materials shall be approved prior to placement.
20. Steel edger must have rolled top.

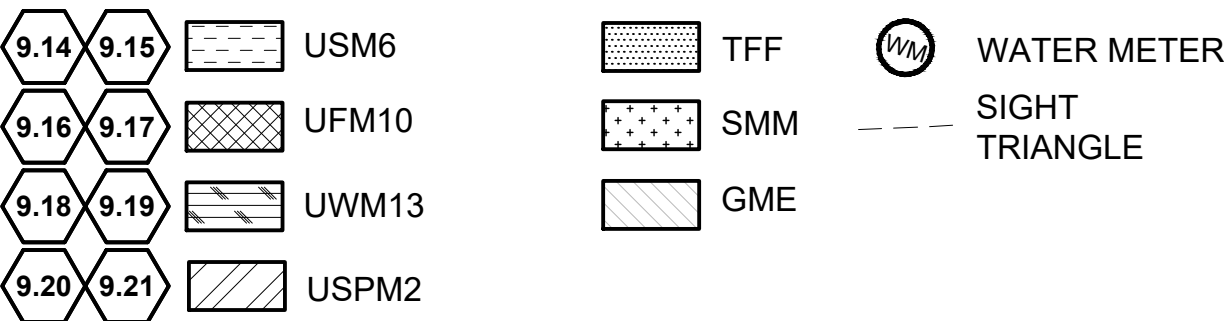
TABLE OF ABBREVIATIONS

APPROX	APPROXIMATE	MH	MANHOLE
ARCH	ARCHITECT	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
B&B	BALLED AND BURLAPPED	MTD	MOUNTED
BC	BOTTOM OF CURB	MTL	METAL
BF	BOTTOM OF FOOTING	N	NORTH
BLDG	BUILDING	NIC	NOT IN CONTRACT
BM	BENCHMARK	NO	NUMBER
BOC	BACK OF CURB	NOM	NOMINAL
BR	BOTTOM OF RAMP	NTS	NOT TO SCALE
BRG	BEARING	OC	ON CENTER
BS	BOTTOM OF STEP	OD	OUTSIDE DIAMETER
BW	BOTTOM OF WALL	OPP	OPPOSITE
CAL	CALIPER	PAR	PARALLEL
CAP	CAPACITY	PC	POINT OF CURVATURE
CF	CUBIC FEET	PE	POLYURETHANE
CHAM	CHAMFER	PERF	PERFORATED
CIP	CAST IN PLACE	PESTR	PEDESTRIAN
CI	CONTROL JOINT	PI	POINT OF INTERSECTION
CL	CENTER LINE	PL	PROPERTY LINE
CLR	CLEARANCE	PT	POINT, POINT OF TANGENCY
CM	CENTIMETER	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	PVMT	PAVEMENT
COMP	COMPACTED	PVR	PAVER
CONC	CONCRETE	QTY	QUANTITY
CONST	CONSTRUCTION	R	RADIUS
CONT	CONTINUOUS	RECEP	RECEPTACLE
CONTR	CONTRACTOR	REF	REFERENCE
CU	CUBIC	REINF	REINFORCE(D)
CY	CUBIC YARD	REM	REMOVE
DBL	DOUBLE	REQD	REQUIRED
DIR	DIRECTION OF FLOW	REV	REVISION, REVISED
DEG	DEGREE	ROW	RIGHT OF WAY
DEMO	DEMOLISH, DEMOLITION	RT	RIGHT
DIA	DIAMETER	S	SOUTH
DIM	DIMENSION	SAN	SANITARY
DTL	DETAIL	SCH	SCHEDULE
DWG	DRAWING	SD	STORM DRAIN
E	EAST	SEC	SECTION
EA	EACH	SF	SQUARE FOOT (FEET)
EJ	EXPANSION JOINT	SHT	SHEET
EL	ELEVATION	SI	STORM INLET
ELEC	ELECTRICAL	SIM	SIMILAR
ENG	ENGINEER	SNT	SEALANT
EQ	EQUAL	SPECS	SPECIFICATIONS
EQUIP	EQUIPMENT	SQ	SQUARE
EST	ESTIMATE	ST	STORM SEWER
E.W.	EACH WAY	SY	SQUARE YARD
EXIST	EXISTING	STA	STATION
EXP	EXPANSION, EXPOSED	STD	STANDARD
FF	FINISHED FLOOR ELEVATION	STL	STEEL
FG	FINISHED GRADE	STR	STRUCTURAL
FIN	FINISH	SYM	SYMMETRICAL
FL	FLOW LINE	T&B	TOP AND BOTTOM
FOC	FACE OF CURB	TBC	TOP OF BACK CURB
FT	FOOT (FEET)	TC	TOP OF CURB
FTG	FOOTING	TF	TOP OF FOOTING
GA	GAUGE	THK	THICK
GAL	GALVANIZED	TOC	TOP OF CONCRETE
GC	GENERAL CONTRACT(OR)	TOPO	TOPOGRAPHY
GEN	GENERAL	TSL	TOP OF SLAB
HORIZ	HORIZONTAL	TRAS	TRANSFORMER
HP	HIGH POINT	TR	TOP OF RAMP
HT	HEIGHT	TS	TOP OF STEP
ID	INSIDE DIAMETER	TW	TOP OF WALL
INV	INVERT ELEVATION	TYP	TYPICAL
IN	INCH(ES)	VAR	VARIES
INCL	INCLUDE(D)	VERT	VERTICAL
INL	INLET	VEH	VEHICLE
IRR	IRRIGATION	VOL	VOLUME
JT	JOINT	W/	WITH
LIN	LINEAR	W/O	WITHOUT
LF	LINEAR FEET	WT	WEIGHT
LP	LOW POINT	WL	WEIR LEVEL
LT	LIGHT	WWF	WELDED WIRE FABRIC
MATL	MATERIAL	YD	YARD
MAX	MAXIMUM	@	AT
MEMB	MEMBRANE		

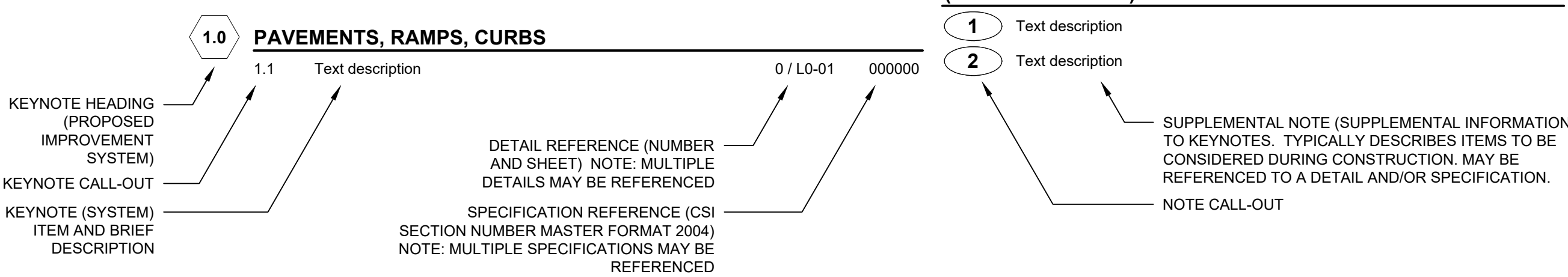
MATERIALS LEGEND



PLANTING LEGEND



SITE KEYNOTES:



SITE KEYNOTES:

		DETAIL / SHEET
1.0	PAVEMENTS, RAMPS, CURBS	
1.1	Concrete Paving	1 / L3-01
1.2	Crushed Stone Aggregate	2 / L3-01
2.0	JOINTING	
2.1	Control Joint	3 / L3-01
2.2	Expansion Joint	4 / L3-01
2.3	Cold Joint	5 / L3-01
3.0	STEPS	
	Not Used At This Time	
4.0	SITE WALLS/ EMBANKMENTS	
	Not Used At This Time	
5.0	SITE FURNITURE	
5.1	Picnic Table	1 / L3-02
5.2	Backed Bench	4 / L3-02
5.3	Trash Receptacle	2 / L3-02
5.4	Pet Waste Station	6 / L3-01
5.5	Solar Panel and Battery	3 / L3-02
6.0	RAILINGS, BARRIERS, FENCING	
	Not Used At This Time	
7.0	SITE LIGHTING	
	Not Used At This Time	
8.0	DRAINAGE	
8.1	Drain Pipe	1 / L3-01
8.2	Not Used At This Time	
8.3	Drain Cleanout	3 / L3-03
9.0	PLANTING AND LANDSCAPE	
	Refer to Tree Planting and Shrub and Groundcover Series Drawings	

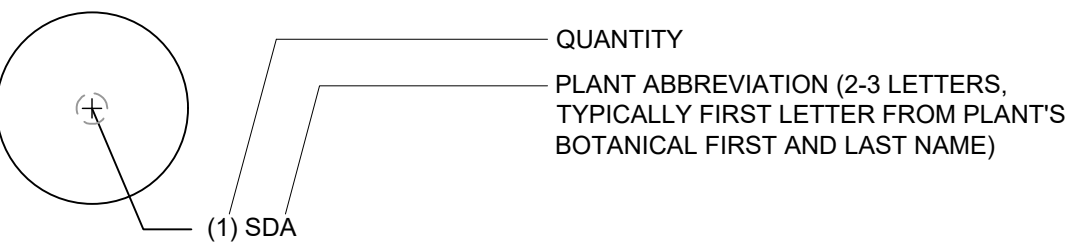
SITE KEYNOTES:

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

LANDSCAPE PLANTING SCHEDULE

Abb	Scientific Name	Common Name	Size	Spacing	Detail
TREES					
AFA	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" CAL.	PER PLANS	9.1; 9.2
ANS	Acer Negundo 'Sensation'	Boxelder Sensation	2" CAL.	PER PLANS	9.1; 9.2
CAT	Catalpa speciosa	Catalpa	3" CAL.	PER PLANS	9.1; 9.2
JUS	Juniperus scopulorum 'Woodward'	Woodward Rocky Mountain Juniper	10' HT.	PER PLANS	9.3; 9.4
PNI-1	Pinus negra	Austrian Pine	8' HT.	PER PLANS	9.3; 9.4
PNI-2	Pinus negra	Austrian Pine	7' HT.	PER PLANS	9.3; 9.4
PPA	Populus x acuminata	Lanceleaf Cottonwood	3" CAL.	PER PLANS	9.1; 9.2
PPC	Pinus pungens	Colorado Blue Spruce	8' HT.	PER PLANS	9.3; 9.4
PPN	Populus angustifolia	Narrowleaf Cottonwood	3" CAL.	PER PLANS	9.1; 9.2
PPP	Pinus ponderosa	Ponderosa Pine	20' HT.	PER PLANS	9.3; 9.4
PYC	Pyrus calleryana 'Chanitcleer'	Chanticleer Pear	6" CAL.	PER PLANS	9.1; 9.5
QUM-1	Quercus macrocarpa	Bur Oak	3" CAL.	PER PLANS	9.1; 9.2
QUM-2	Quercus macrocarpa	Bur Oak	6" CAL.	PER PLANS	9.1; 9.2
USM6 - UNDERSTORY SUMMER MIX					
ART	Artemisia tridentata	W. Sagebrush	5 GAL.	MIN 18" MAX 96"	9.10
ERN	Ericameria nauseosa ssp. var. speciosa	Rubber Rabbitbrush	3 GAL.	MIN 18" MAX 96"	9.10
ABF	Blue Fortune Hyssop	Blue Fortune Hyssop	1 GAL.	MIN 18" MAX 96"	9.10
LSA	Leucanthemum x superbum 'Alaska'	Shasta Daisy	1 GAL.	MIN 18" MAX 96"	9.10
		SMM Grass Mix			
UFM10 - UNDERSTORY FALL MIX					
RHT	Rhus triboata	Sumac	5 GAL.	MIN 18" MAX 96"	9.10
BGB	Blonde Ambition Grama Grass	Grama Grass	3 GAL.	MIN 18" MAX 96"	9.10
ABF	Agastache 'Blue Fortune'	Blue Fortune Hyssop	1 GAL.	MIN 18" MAX 96"	9.10
AMI	Achillea millefolium	White Yarrow	5 GAL.	MIN 18" MAX 96"	9.10
AGL	Globemaster Allium	Allium	1 GAL.	MIN 18" MAX 96"	9.10
UFM10		SMM Grass Mix			
UWM13 - UNDERSTORY WINTER MIX					
RHT	Rhus triboata	Sumac	6 GAL.	MIN 18" MAX 96"	9.10
YUG	Yucca glauca	Soapweed Yucca	5 GAL.	MIN 18" MAX 96"	9.10
AMI	Achillea millefolium	White Yarrow	3 GAL.	MIN 18" MAX 96"	9.10
		SMM Grass Mix			
USPM2 - UNDERSTORY SPRING MIX					
ERN	Ericameria nauseosa ssp. var. speciosa	Rubber Rabbitbursh	5 GAL.	MIN 18" MAX 96"	9.10
PEA	Perovskia atriplicifolia	Russian Sage	5 GAL.	MIN 18" MAX 96"	9.10
BGB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grama Grass	3 GAL.	MIN 18" MAX 96"	9.10
LSA	Leucanthemum x superbum 'Alaska'	Shasta Daisy	2 GAL.	MIN 18" MAX 96"	9.10
		SMM Grass Mix			
SEED MIXES					
SMM	Shortgrass Meadow Mix (Includes: Western Wheat Grass, Blue Gramma, Sideoats Gramma, Green needlegrass, Buffalo Grass, Thick Spike Wheat Grass, Switchgrass, Hard Fescue, Sheep Fescue, Chewing Fescue, Creeping Red Fescue)	Shortgrass Meadow Mix	Seed	REF SPEC	
GME	Erosion Control Mix (Includes: Western Wheat Grass, Sideoats Grama Grass, Annual Rye Grass)	Erosion Control Mix	Seed	REF SPEC	
TFF	Turf Grass Mix (Kentucky Blue Grass, Perennial Rye Grass, Creeping Red Fescue)	Turf Lawn Mix	Seed	REF SPEC	

PLANT IDENTIFICATION KEY:



DESIGNWORKSHOP

Landscape Architecture
Planning • Urban Design

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Lake Tahoe • Los Angeles

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WWW.DESIGNWORKSHOP.CO

BAREFOOT LAKES
FILING NO. 4 - 1ST REPLAT
CONSTRUCTION DOCUMENTS
TOWN OF FIRESTONE
WELD COUNTY, CO

NOT FOR
CONSTRUCTION

ISSUE DATE: 3 / 22 / 2021

REVISIONS

1 06.24.2021 PP Submittal Rev. 1

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CONSTRUCTION
DOCUMENTS

PROJECT NUMBER: 5311

GENERAL
NOTES

SHEET NUMBER

L0-03

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ISSUE DATE: 3 / 22 / 2021

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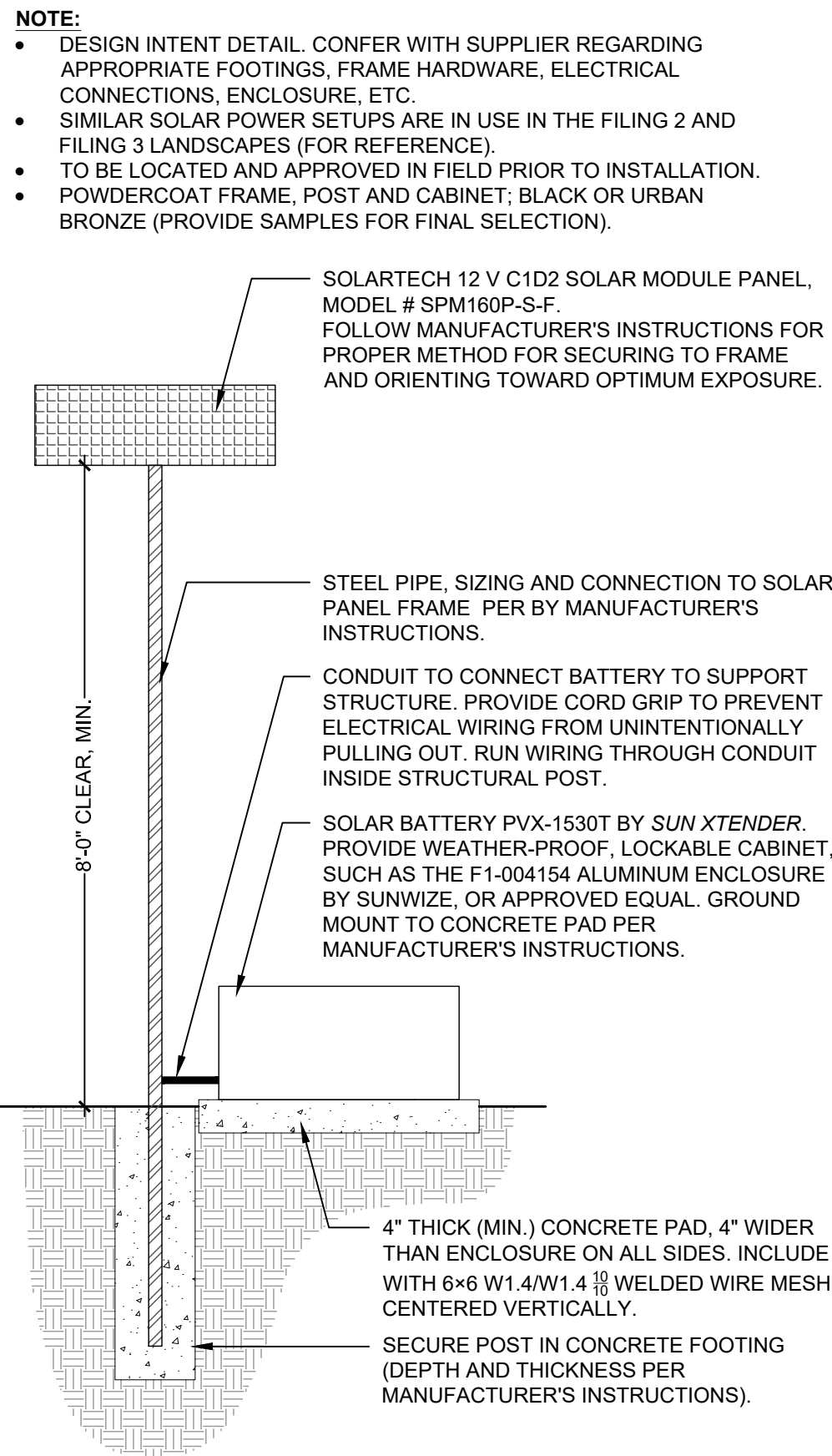
PROJECT NUMBER: 5311

SITE DETAILS

SHEET NUMBER

L3-01

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



SCALE: 1" = 1'-0"



SCALE: 1" = 1'-0"

$$1/2'' = 1'-0''$$


DESIGNWORKSHOP

**Landscape Architecture
Planning • Urban Design**

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**BAREFOOT LAKES
FILING NO. 4 - 1ST REPLAT
CONSTRUCTION DOCUMENTS**

**TOWN OF FIRESTONE
WELD COUNTY, CO**

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ISSUE DATE: 3 / 22 / 2021

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1 06.24.2021 PP Submittal Rev. 1

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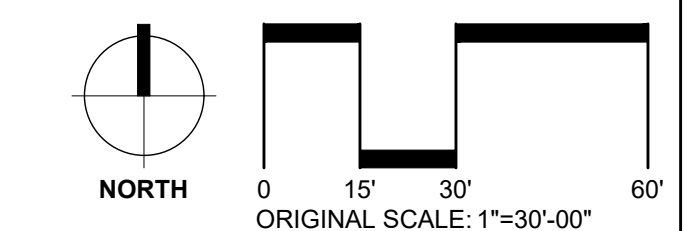
PROJECT NUMBER: 5311

SITE DETAILS

SHEET NUMBER

L3-02

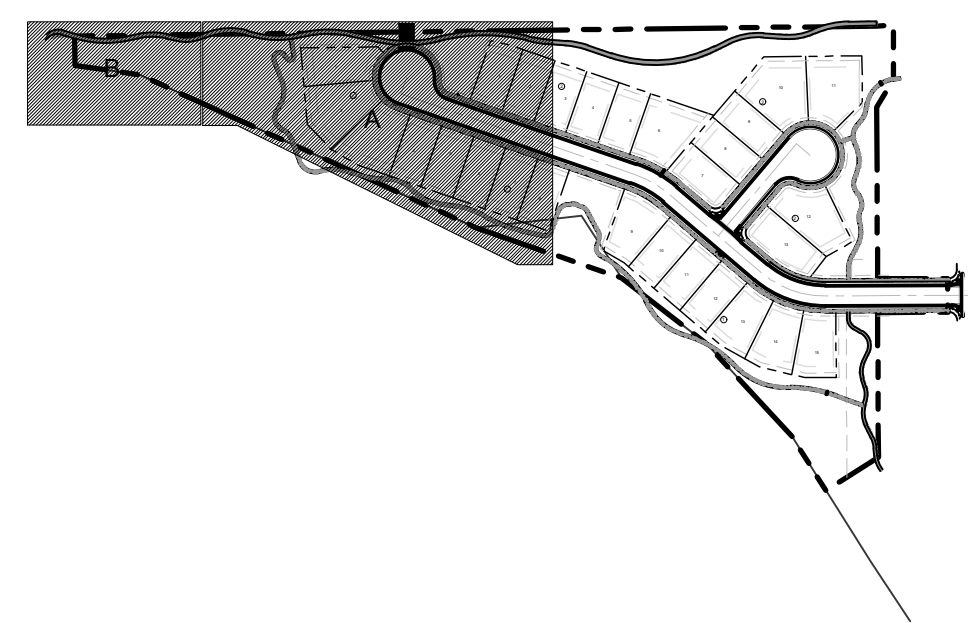
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SITE KEYNOTES:		DETAIL / SHEET	RELATED DETAILS
9.0	PLANTING AND LANDSCAPE		
9.1	Deciduous Tree	1 / L5-01	
9.2	Deciduous Tree on slope	2 / L5-01	
9.3	Evergreen Tree	1 / L5-02	
9.4	Evergreen Tree on slope	2 / L5-02	
9.5	Ornamental Tree Type 1	1 / L5-03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

PLANTING LEGEND

			USM6		TFF		WATER METER
			UFM10		SMM		SIGHT TRIANGLE
			UWM13		GME		
			USPM2				



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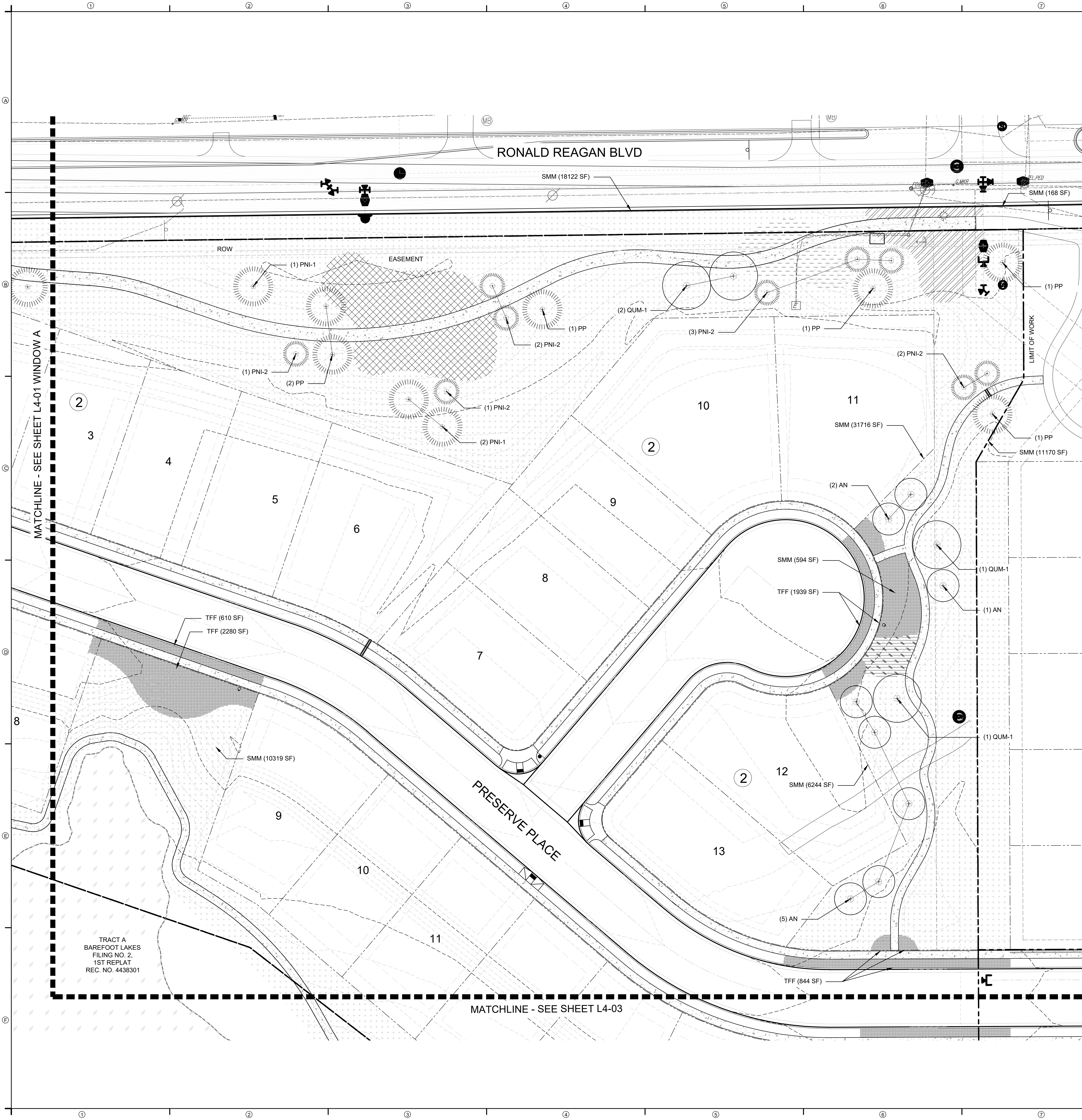
PROJECT NUMBER: 5311

PLANTING

SHEET NUMBER

L4-01

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SITE KEYNOTES:

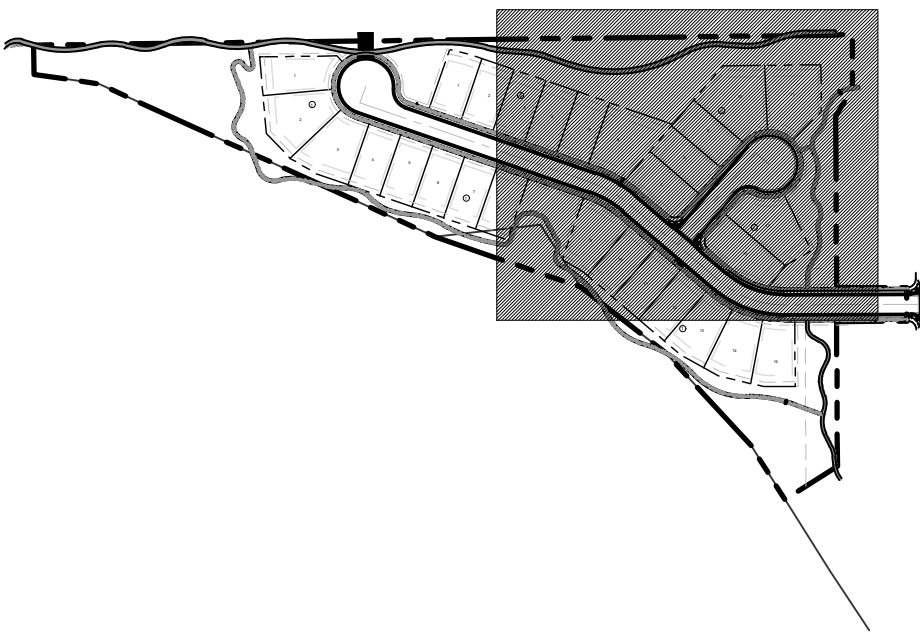
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PLANTING AND LANDSCAPE

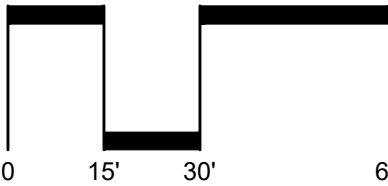
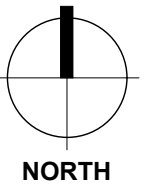
9.1	Deciduous Tree	1 / L5-01	
9.2	Deciduous Tree on slope	2 / L5-01	
9.3	Evergreen Tree	1 / L5-02	
9.4	Evergreen Tree on slope	2 / L5-02	
9.5	Ornamental Tree Type 1	1 / L5-03	
9.6	Ornamental Tree on slope	2 / L5-03	
9.7	Deciduous Tree Guy Wire	3 / L5-03	
9.8	Shrub Type 1	1 / L5-04	3 / L5-02
9.9	Shrub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

PLANTING LEGEND

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



KEY MAP



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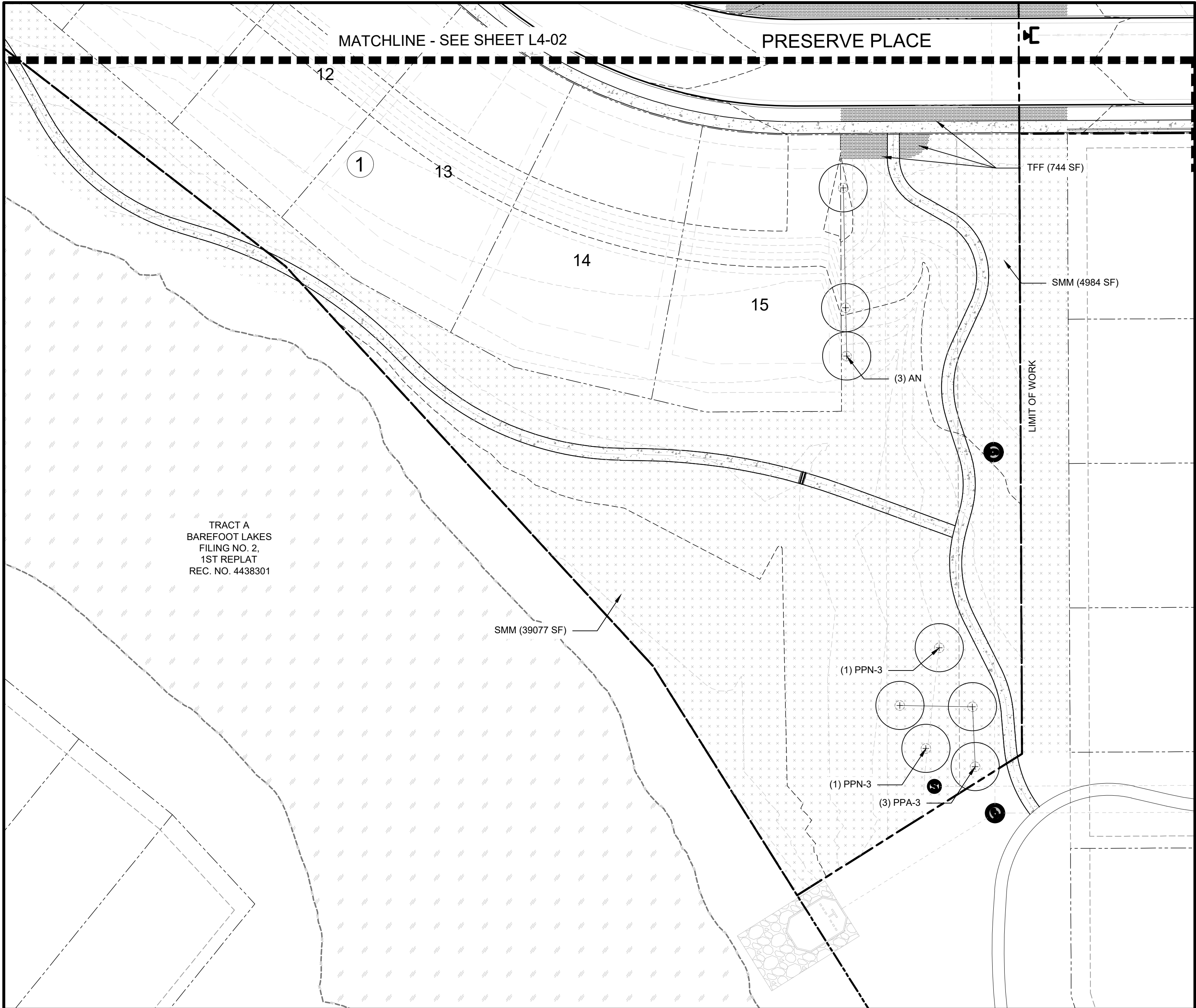
PLANTING

SHEET NUMBER

L4-02

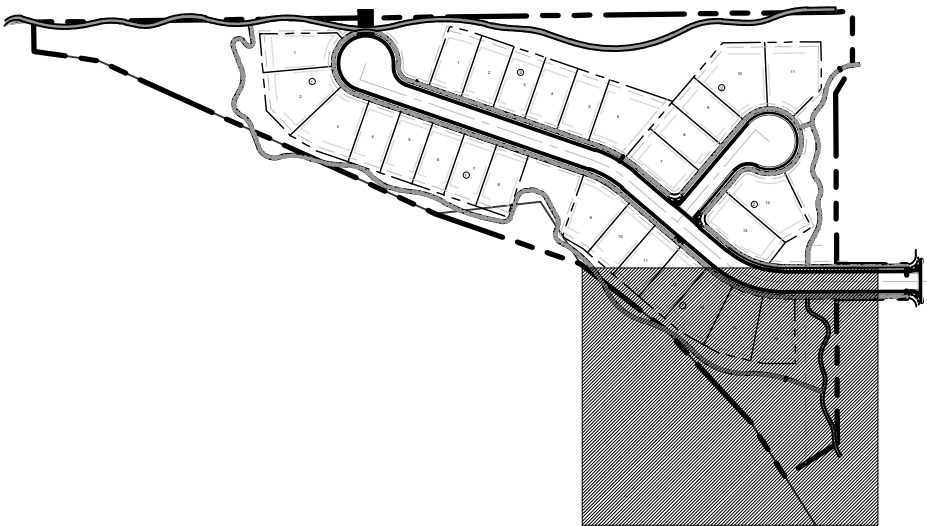
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1 2 3 4 5 6 7 8 9
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SITE KEYNOTES:		DETAIL / SHEET	RELATED DETAILS
9.0	PLANTING AND LANDSCAPE		
9.1	Deciduous Tree	1 / L5-01	
9.2	Deciduous Tree on slope	2 / L5-01	
9.3	Evergreen Tree	1 / L5-02	
9.4	Evergreen Tree on slope	2 / L5-02	
9.5	Ornamental Tree Type 1	1 / L5-03	
9.6	Ornamental Tree on slope	2 / L5-03	
9.7	Deciduous Tree Guy Wire	3 / L5-03	
9.8	Shrub Type 1	1 / L5-04	3 / L5-02
9.9	Shrub Type 2 (slope)	2 / L5-04	3 / L5-02
9.10	Perennials and Groundcover	3 / L5-04	3 / L5-02
9.11	Turf	4 / L5-04	
9.12	Steel Edging	5 / L5-04	
9.13	Mulch	6 / L5-04	

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



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L4-03

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PLANTING
DETAILS

SHEET NUMBER

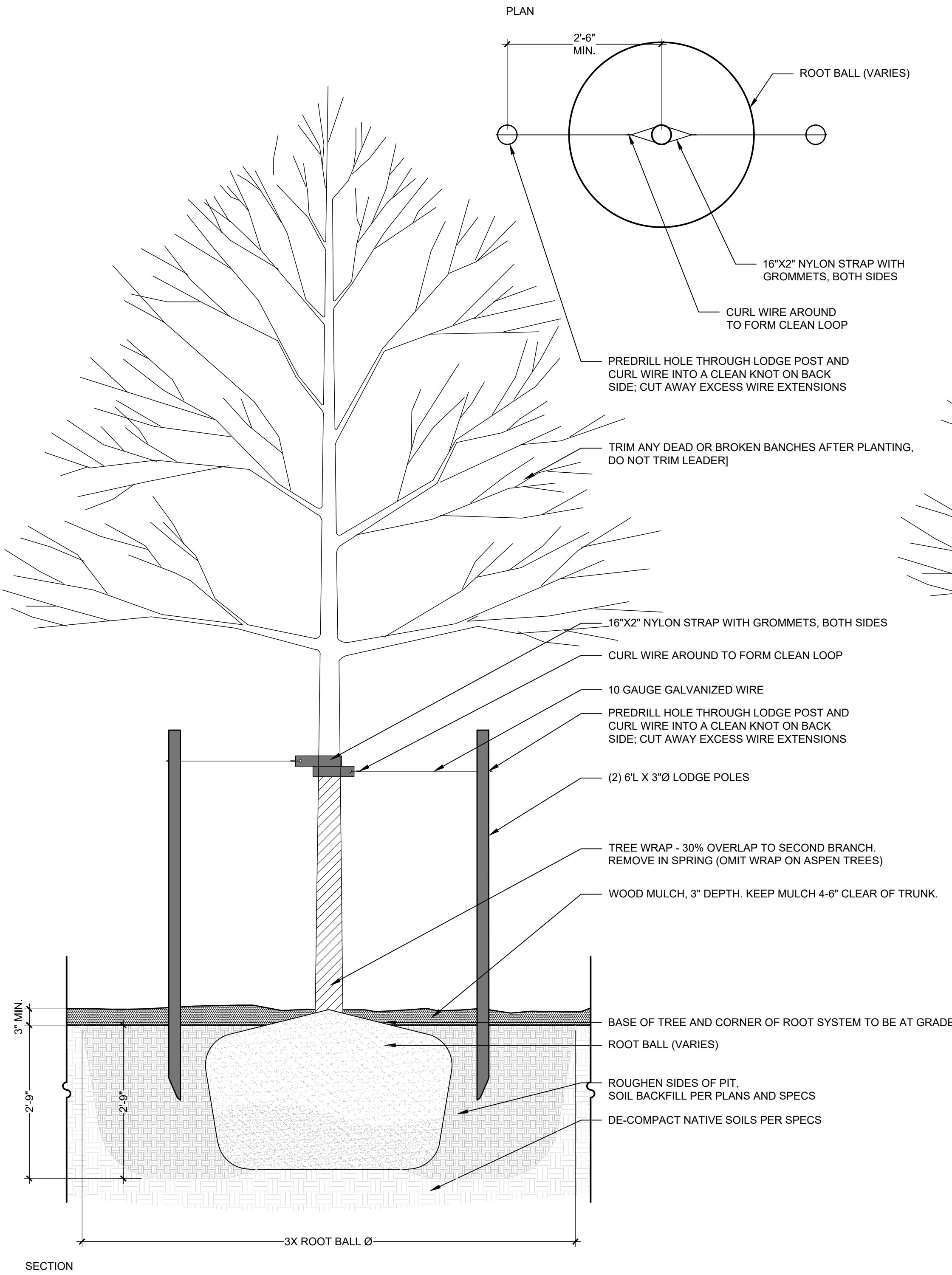
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SITE KEYNOTES:

9.0 PLANTING AND LANDSCAPE

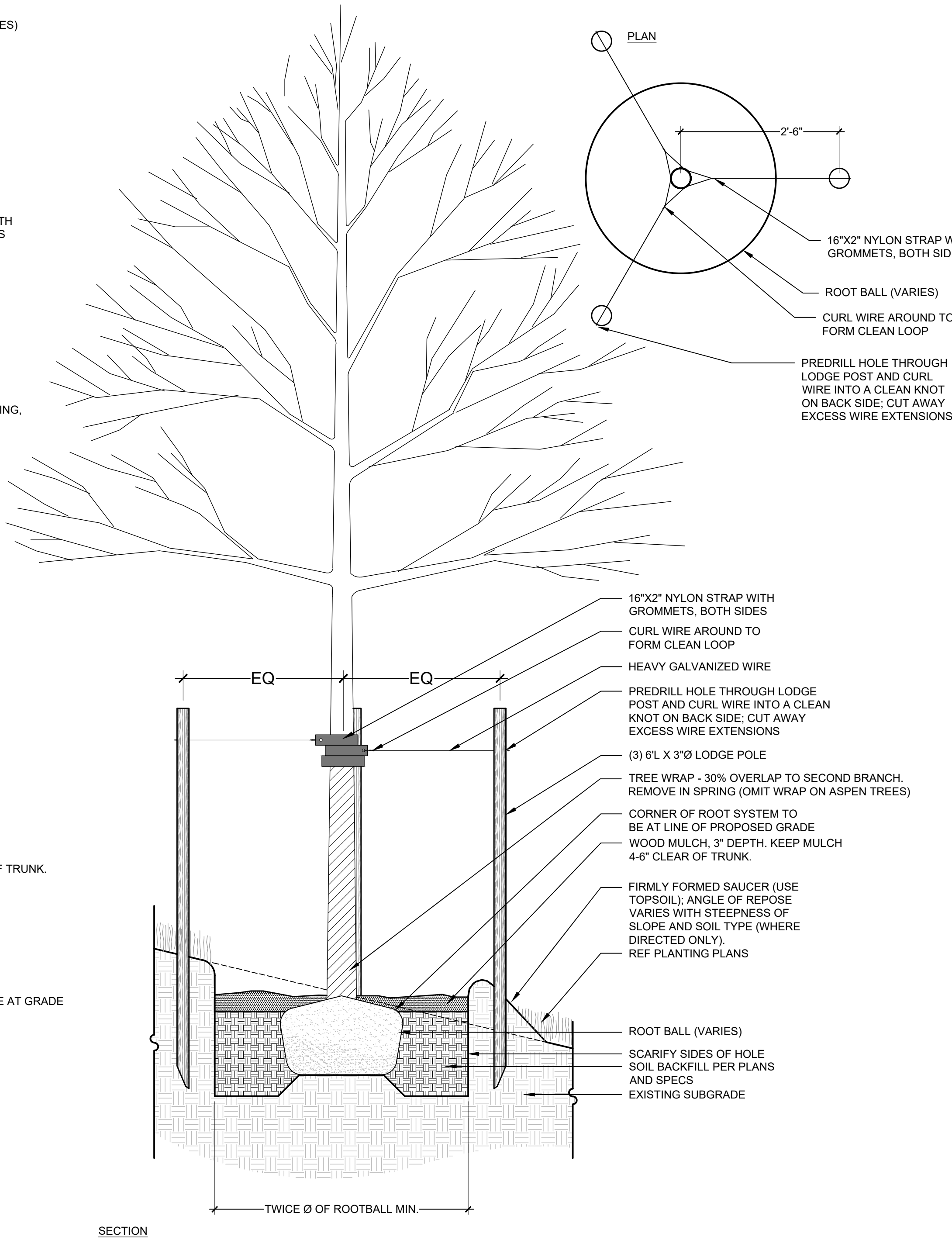
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9.4 Evergreen Tree on slope	2 / L5-02
9.5 Ornamental Tree Type 1	1 / L5-03
9.6 Ornamental Tree on slope	2 / L5-03
9.7 Deciduous Tree Guy Wire	3 / L5-03
9.8 Shrub Type 1	1 / L5-04
9.9 Shrub Type 2 (slope)	3 / L5-02
9.10 Perennials and Groundcover	3 / L5-04
9.11 Turf	4 / L5-04
9.12 Steel Edging	5 / L5-04
9.13 Mulch	6 / L5-04
9.14 USM6 - A	1/L5-05
9.15 USM6 - B	2/L5-05
9.16 UFM10 - A	3/L5-05
9.17 UFM10 - B	4/L5-05
9.18 UWM13 - A	1/L5-06
9.19 UWM13 - B	2/L5-06
9.20 USPM2 - A	3/L5-06
9.21 USPM2 - B	4/L5-06



1 DECIDUOUS TREE PLANTING

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

9.1



2 DECIDUOUS TREE PLANTING ON SLOPE

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

9.2

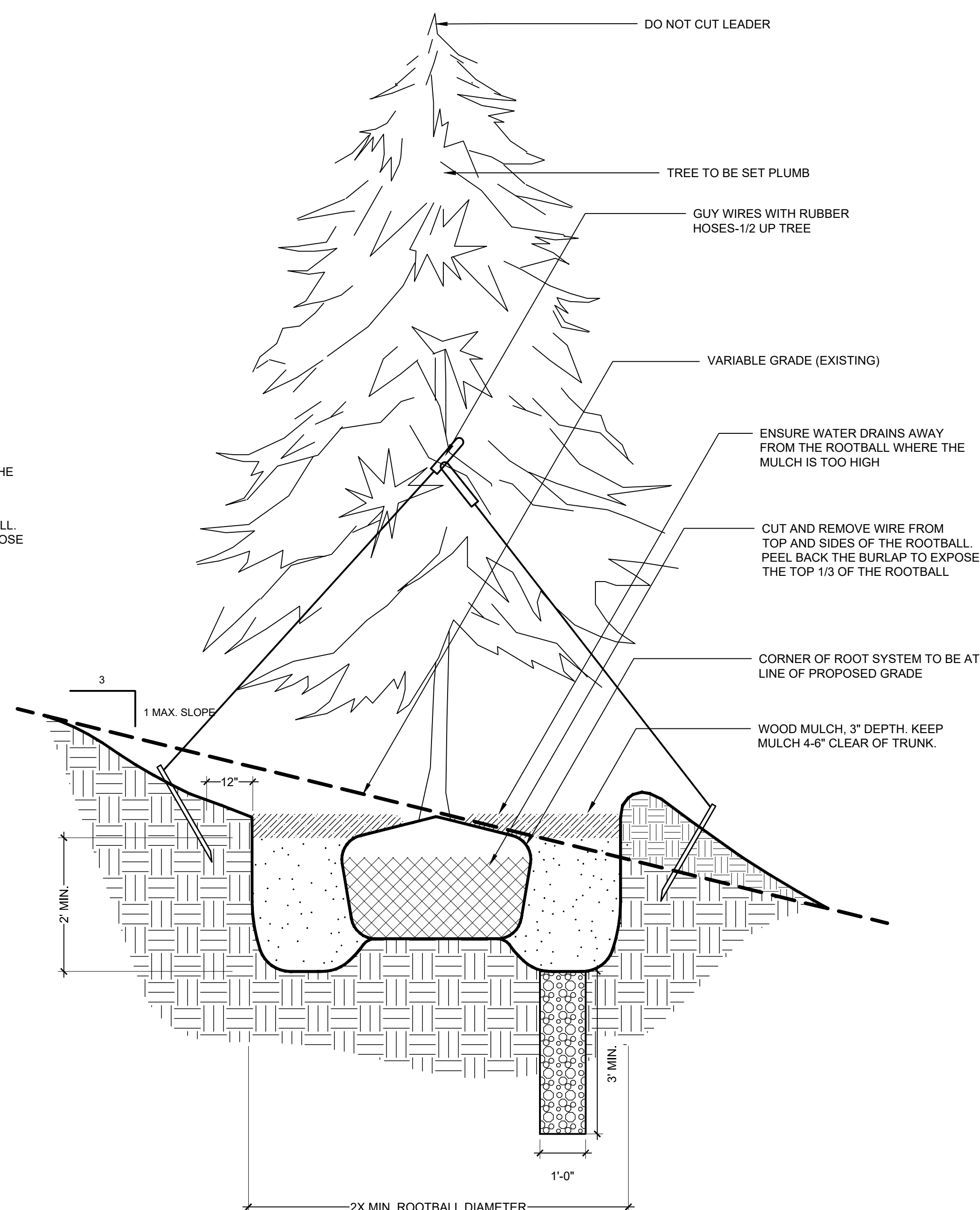
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RELATED DETAILS

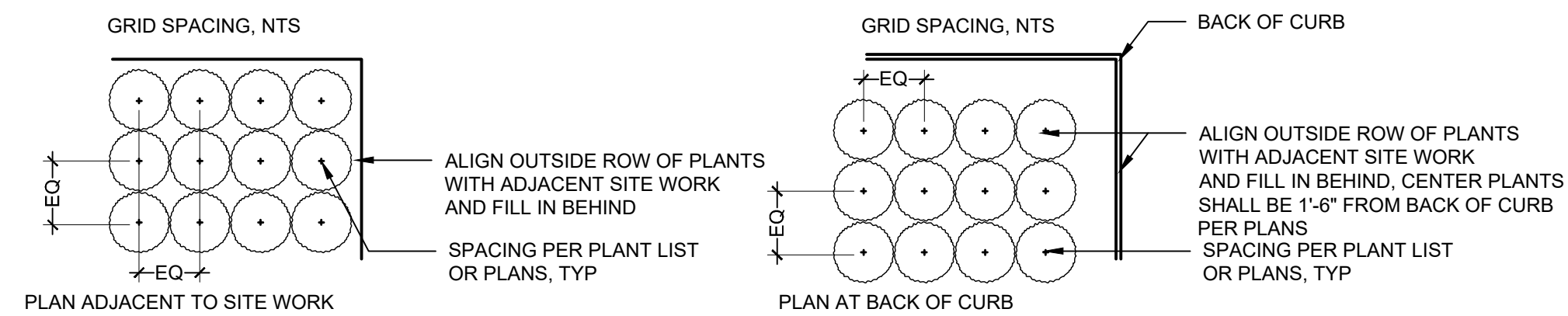
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9.3	Evergreen Tree	1 / L5-02	
9.4	Evergreen Tree on slope	2 / L5-02	
9.5	Ornamental Tree Type 1	1 / L5-03	
9.6	Ornamental Tree on slope	2 / L5-03	
9.7	Deciduous Tree Guy Wire	3 / L5-03	
9.8	Shrub Type 1	1 / L5-04	3 / L5-02
9.9	Shrub Type 2 (slope)	2 / L5-04	3 / L5-02
9.10	Perennials and Groundcover	3 / L5-04	3 / L5-02
9.11	Turf	4 / L5-04	
9.12	Steel Edging	5 / L5-04	
9.13	Mulch	6 / L5-04	
9.14	USM6 - A	1/L5-05	
9.15	USM6 - B	2/L5-05	
9.16	UFM10 - A	3/L5-05	
9.17	UFM10 - B	4/L5-05	
9.18	UWM13 - A	1/L5-06	
9.19	UWM13 - B	2/L5-06	
9.20	USPM2 - A	3/L5-06	
9.21	USPM2 - B	4/L5-06	



9.3



9.4



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PLANTING
DETAILS

SHEET NUMBER

L5-03

SITE KEYNOTES:

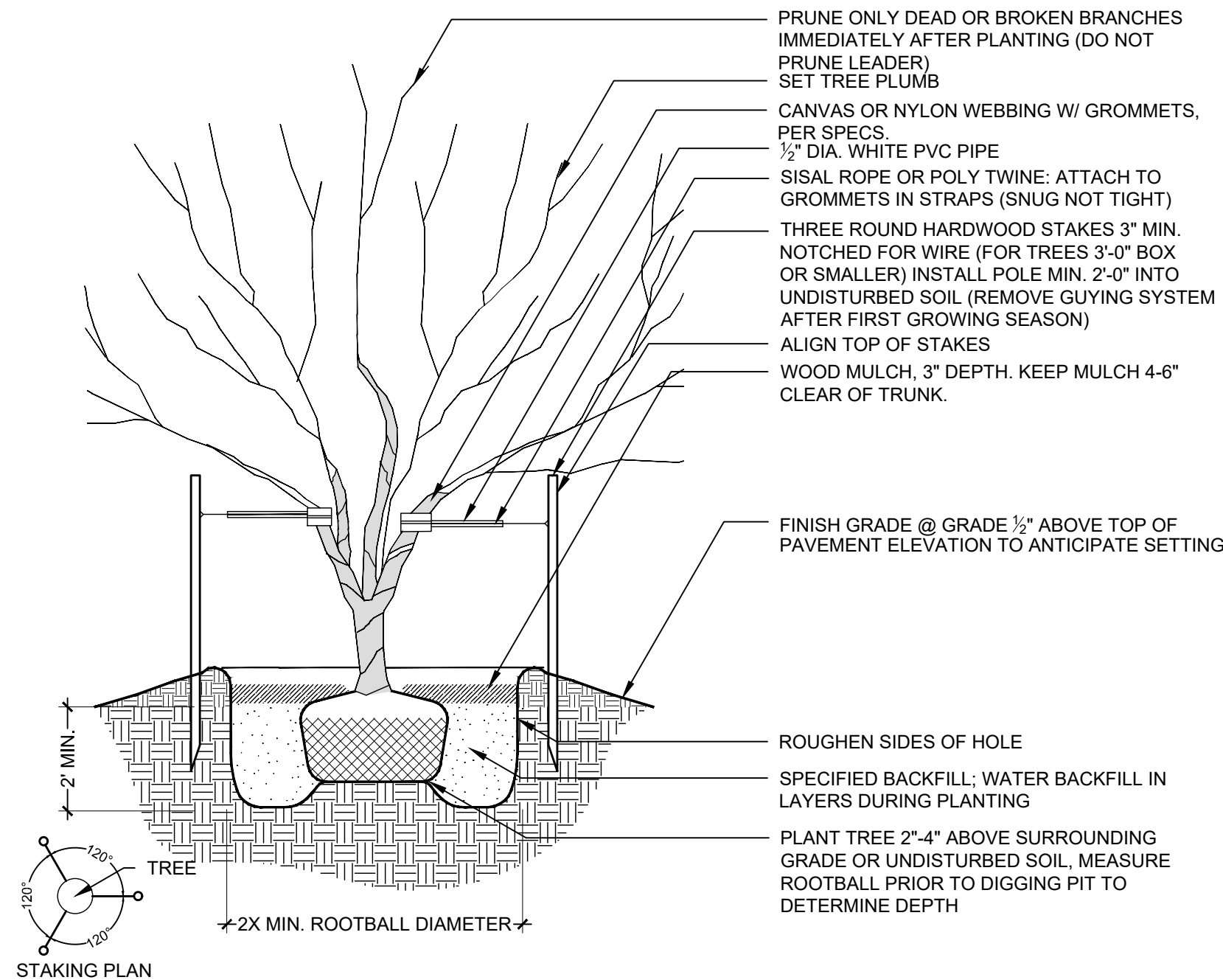
9.0 PLANTING AND LANDSCAPE

DETAIL / SHEET	RELATED DETAILS
9.1 Deciduous Tree	1 / L5-01
9.2 Deciduous Tree on slope	2 / L5-01
9.3 Evergreen Tree	1 / L5-02
9.4 Evergreen Tree on slope	2 / L5-02
9.5 Ornamental Tree Type 1	1 / L5-03
9.6 Ornamental Tree on slope	2 / L5-03
9.7 Deciduous Tree Guy Wire	3 / L5-03
9.8 Shrub Type 1	1 / L5-04
9.9 Shrub Type 2 (slope)	2 / L5-04
9.10 Perennials and Groundcover	3 / L5-04
9.11 Turf	4 / L5-04
9.12 Steel Edging	5 / L5-04
9.13 Mulch	6 / L5-04
9.14 USM6 - A	1/L5-05
9.15 USM6 - B	2/L5-05
9.16 UFM10 - A	3/L5-05
9.17 UFM10 - B	4/L5-05
9.18 UWM13 - A	1/L5-06
9.19 UWM13 - B	2/L5-06
9.20 USPM2 - A	3/L5-06
9.21 USPM2 - B	4/L5-06

1 ORNAMENTAL TREE PLANTING

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

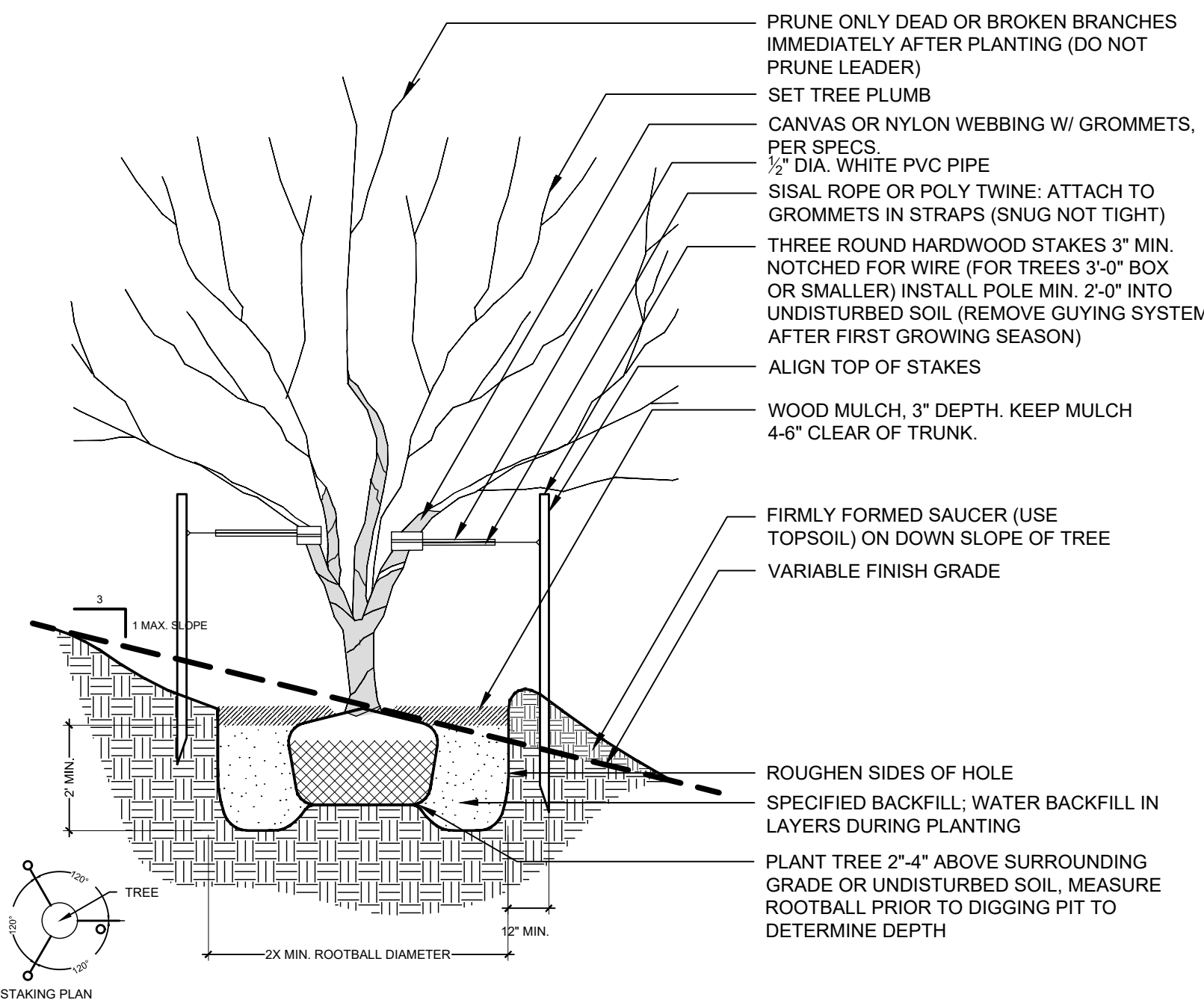
9.5



2 ORNAMENTAL PLANTING ON SLOPE

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

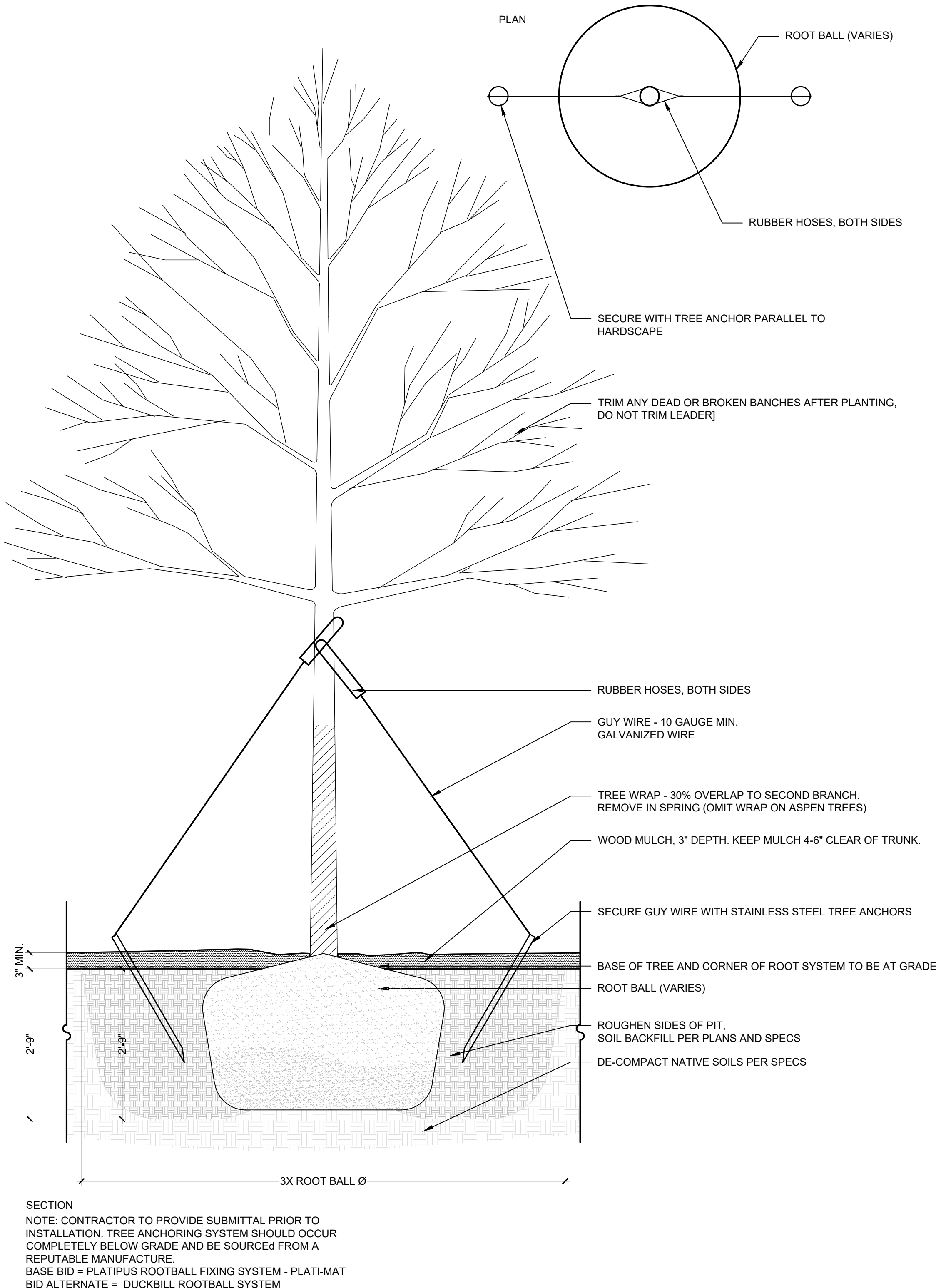
9.6



3 DECIDUOUS PLANTING - GUY WIRE

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

9.7



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DETAILS

SHEET NUMBER

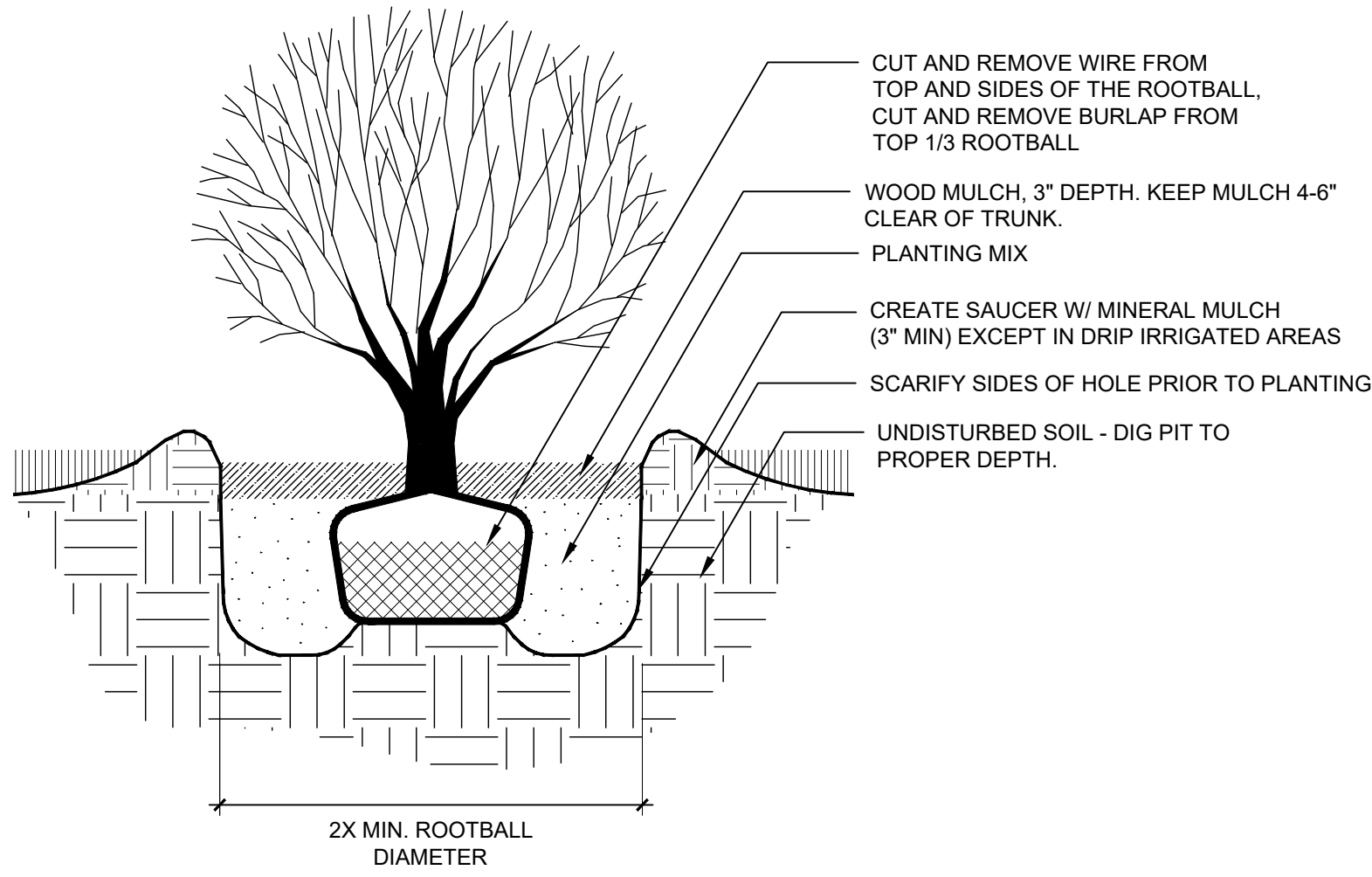
L5-04

SITE KEYNOTES:

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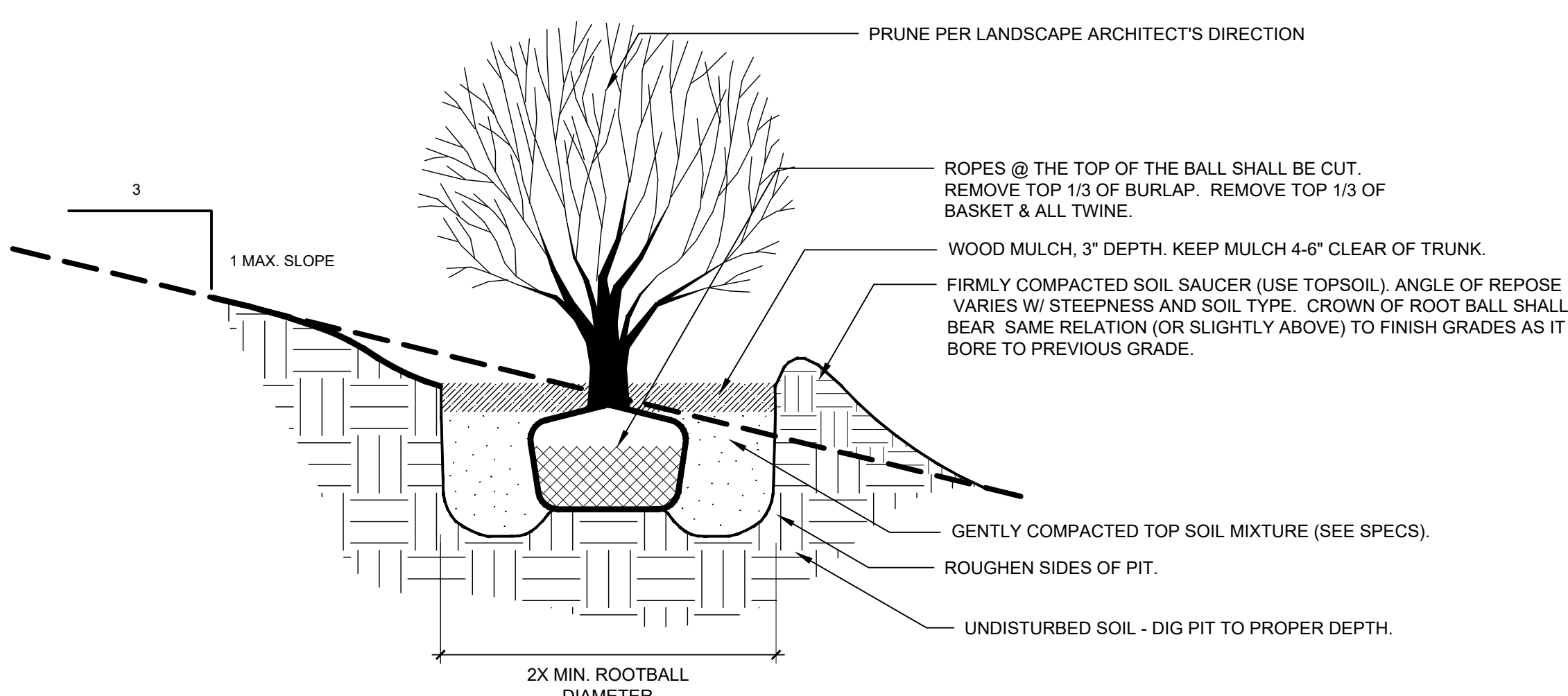
PLANTING AND LANDSCAPE

DETAIL / SHEET	RELATED DETAILS
9.1 Deciduous Tree	1 / L5-01
9.2 Deciduous Tree on slope	2 / L5-01
9.3 Evergreen Tree	1 / L5-02
9.4 Evergreen Tree on slope	2 / L5-02
9.5 Ornamental Tree Type 1	1 / L5-03
9.6 Ornamental Tree on slope	2 / L5-03
9.7 Deciduous Tree Guy Wire	3 / L5-03
9.8 Shrub Type 1	1 / L5-04
9.9 Shrub Type 2 (slope)	2 / L5-04
9.10 Perennials and Groundcover	3 / L5-04
9.11 Turf	4 / L5-04
9.12 Steel Edging	5 / L5-04
9.13 Mulch	6 / L5-04
9.14 USM6 - A	1/L5-05
9.15 USM6 - B	2/L5-05
9.16 UFM10 - A	3/L5-05
9.17 UFM10 - B	4/L5-05
9.18 UWM13 - A	1/L5-06
9.19 UWM13 - B	2/L5-06
9.20 USPM2 - A	3/L5-06
9.21 USPM2 - B	4/L5-06



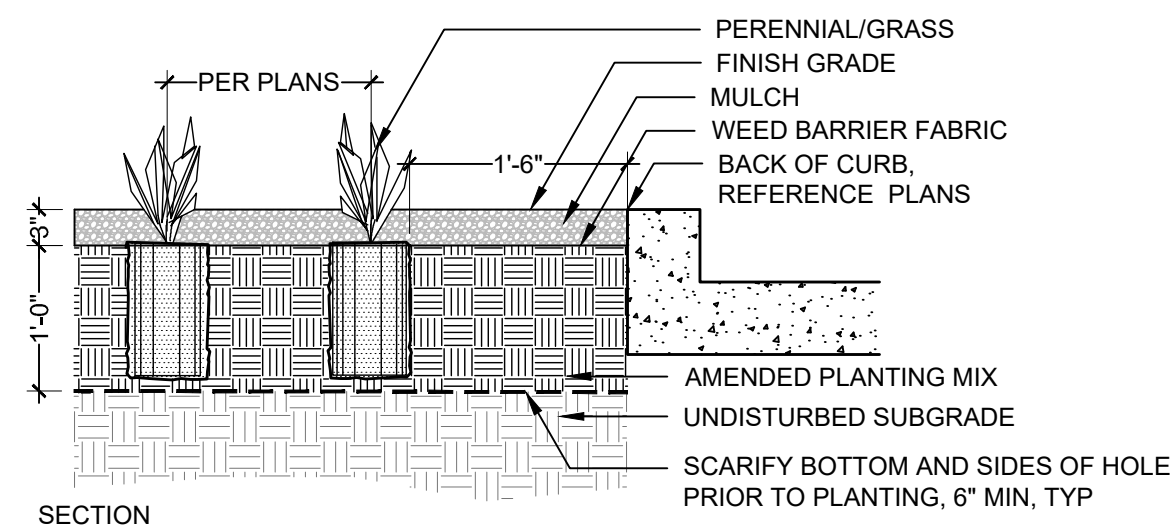
1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

9.8



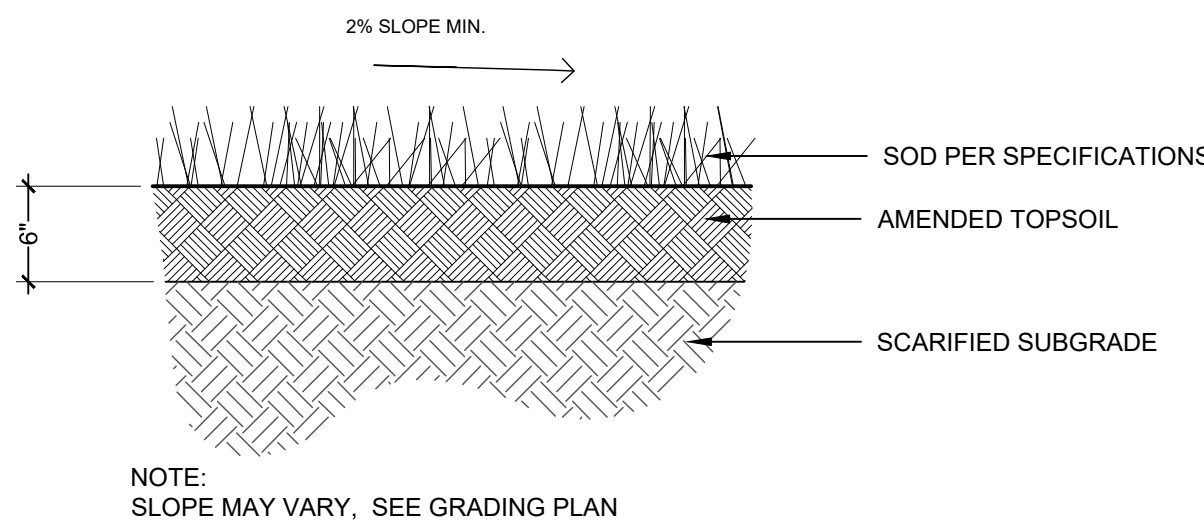
2 SHRUB PLANTING SLOPE
SCALE: 3/4" = 1'-0"

9.9



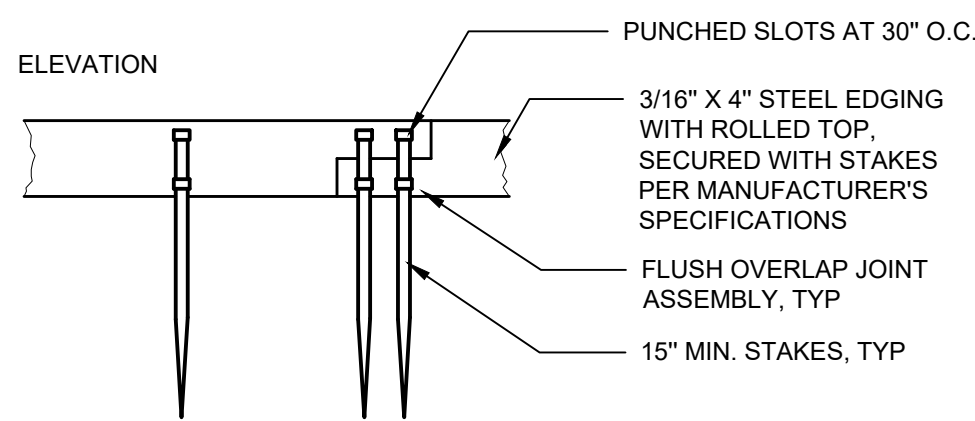
3 PERENNIAL/GROUNDCOVER PLANTING
SCALE: 3/4" = 1'-0"

9.10



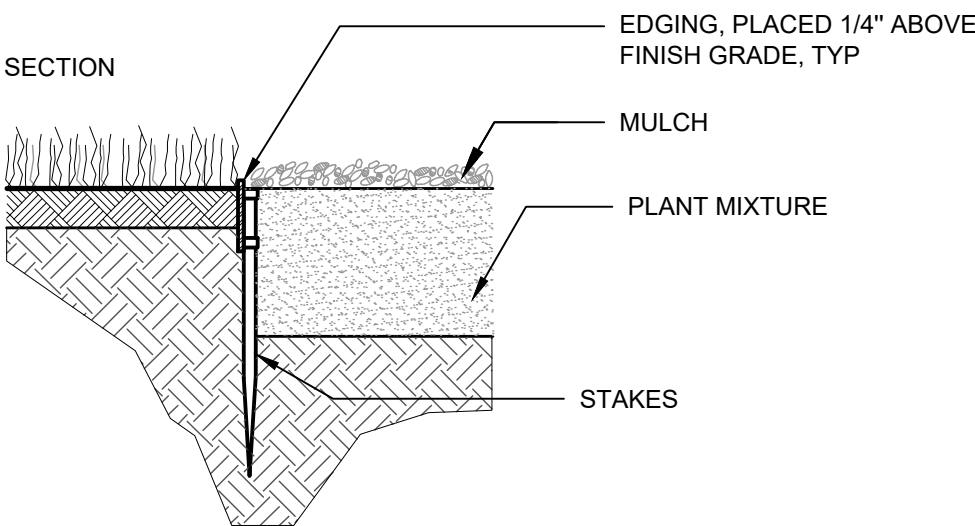
4 TURF PLANTING
SCALE: 3/4" = 1'-0"

9.11



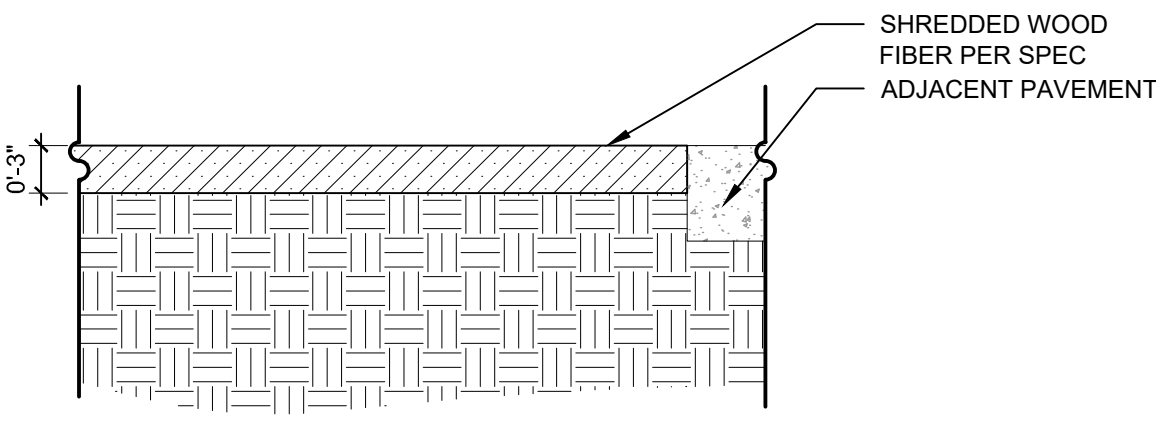
5 STEEL EDGER
SCALE: 3/4" = 1'-0"

9.12

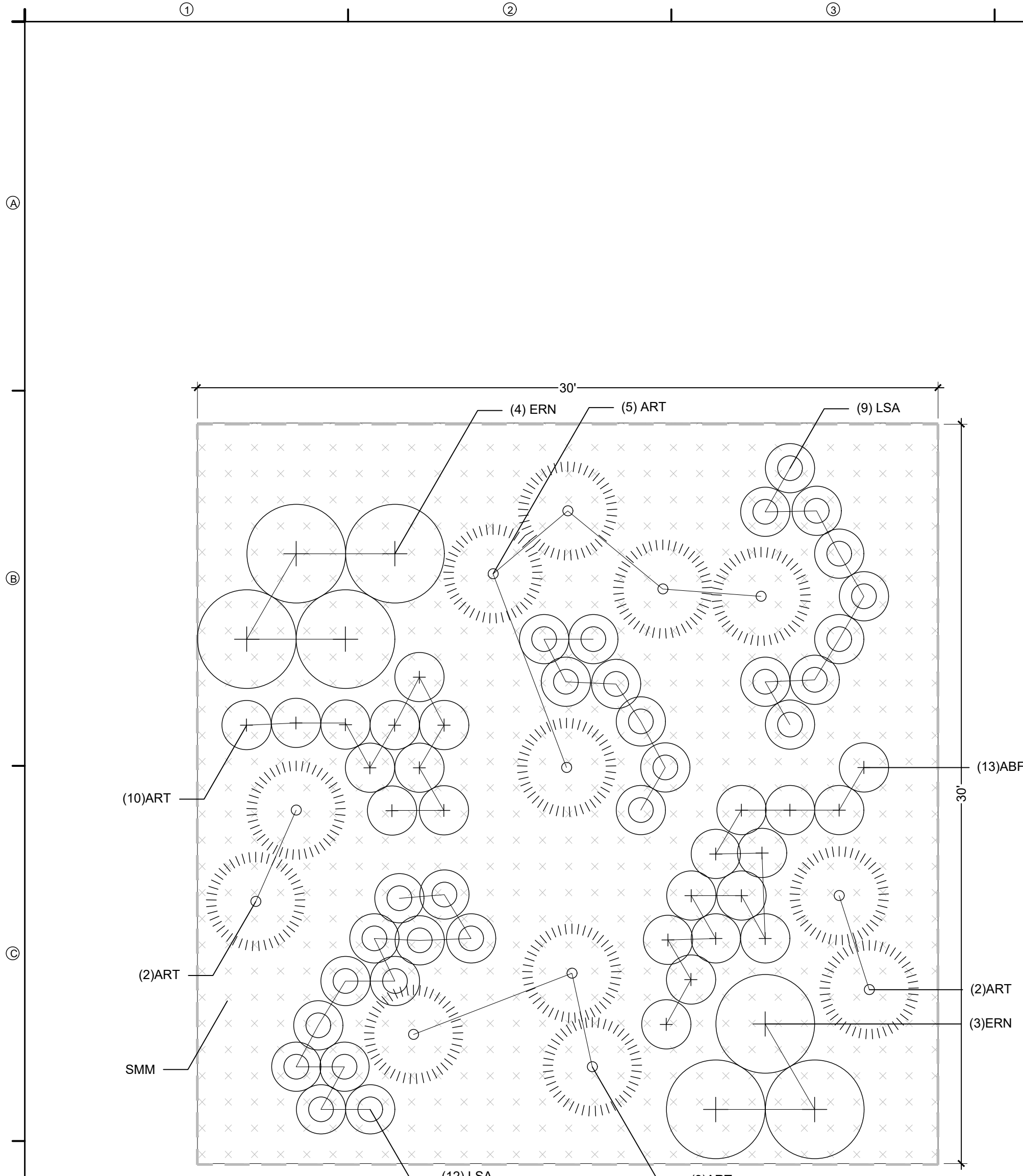


6 MULCH
SCALE: 3/4" = 1'-0"

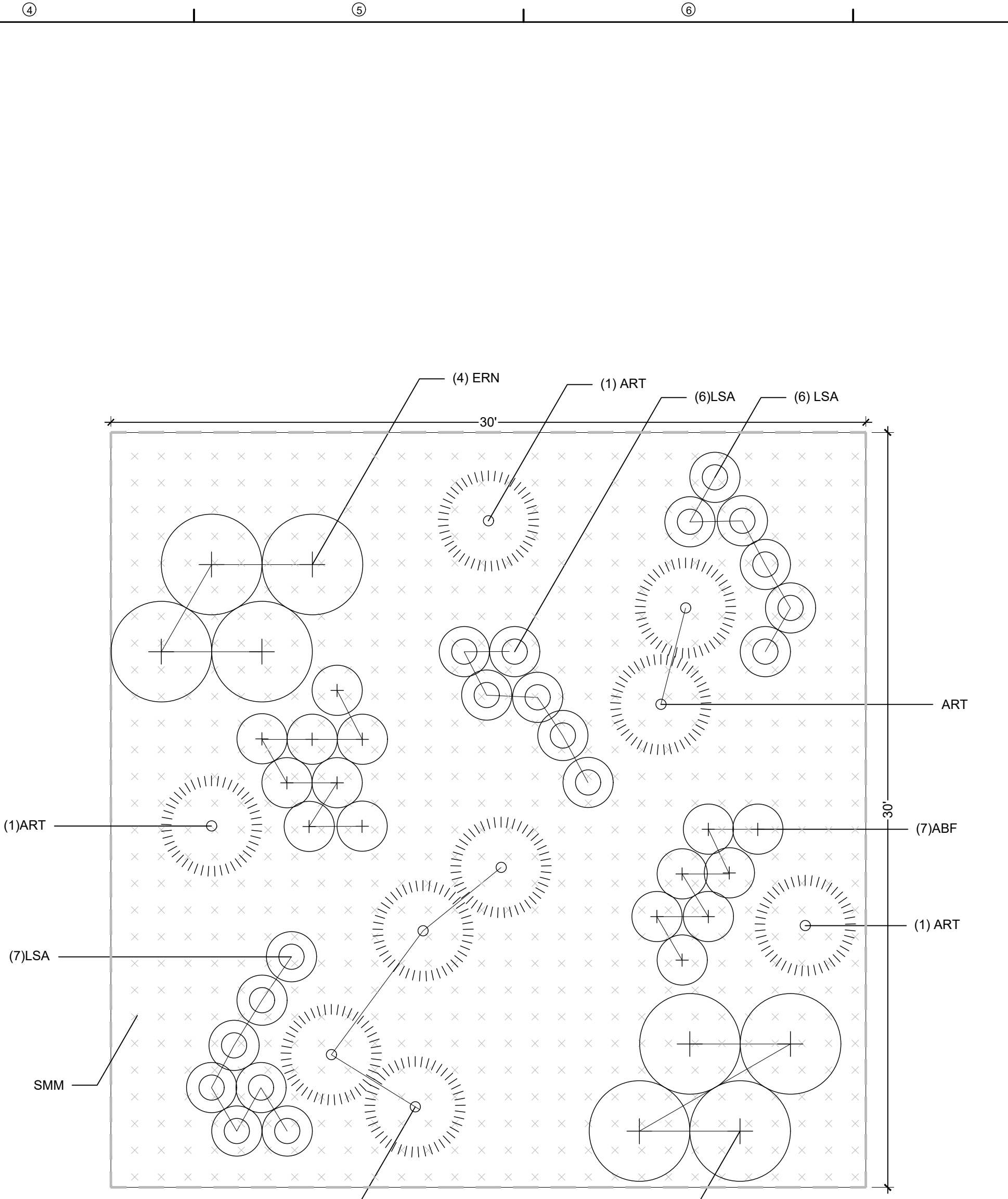
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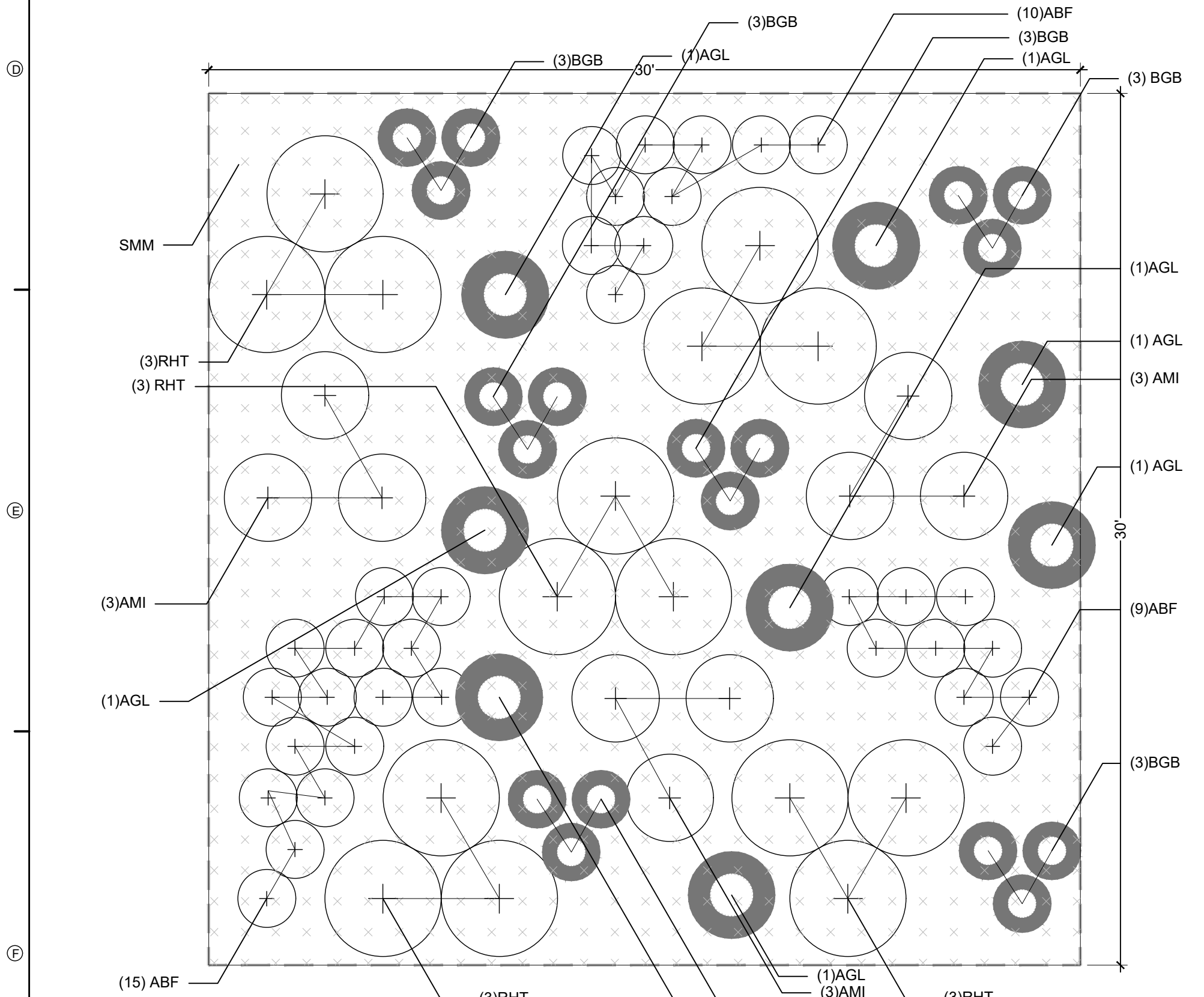
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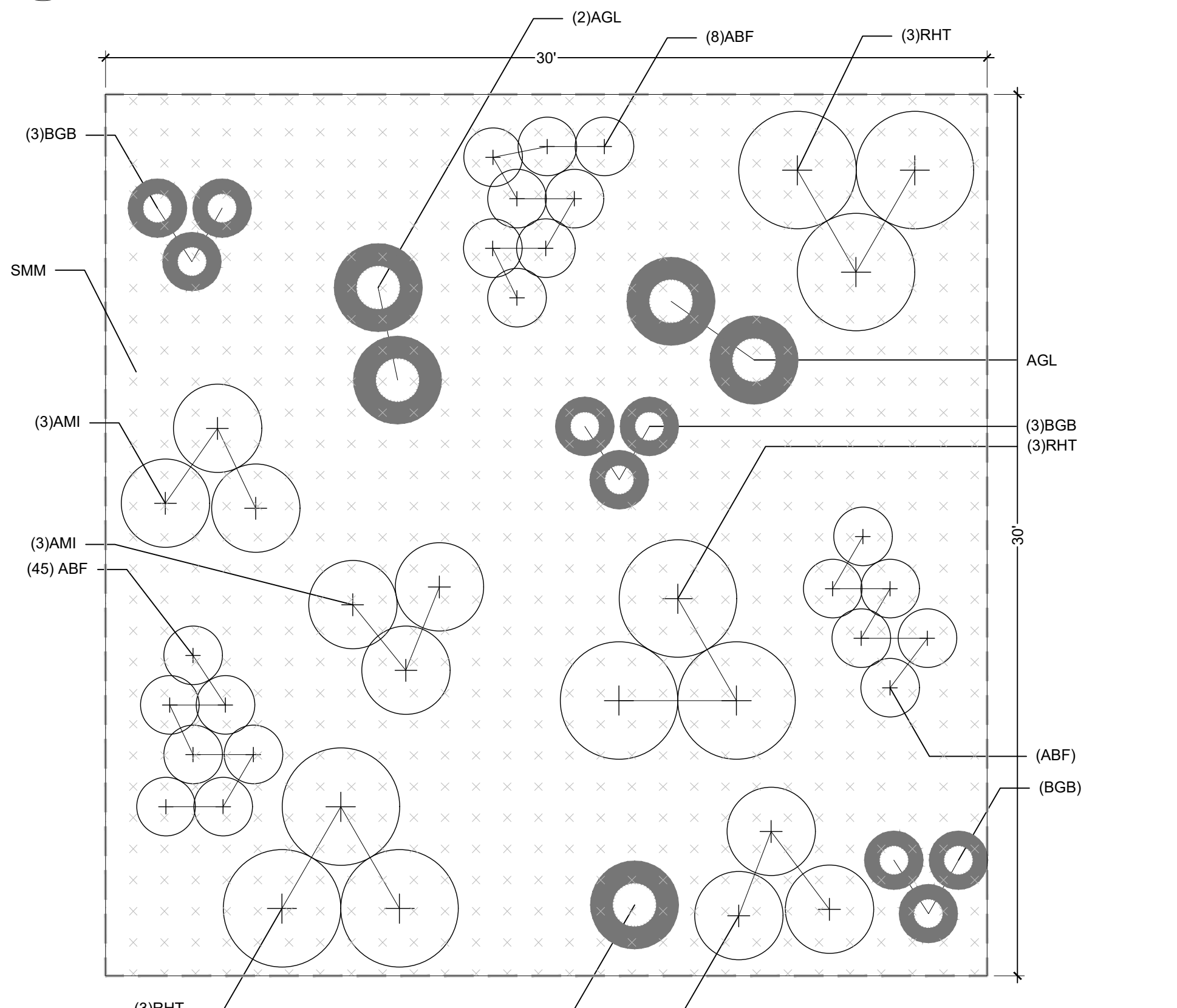
1 USM6 - A
1/4" = 1'-0"



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



3 UFM10 - A
1/4" = 1'-0"



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

SITE KEYNOTES:

9.0	PLANTING AND LANDSCAPE	DETAIL / SHEET	RELATED DETAILS
9.1	Deciduous Tree	1 / L5-01	
9.2	Deciduous Tree on slope	2 / L5-01	
9.3	Evergreen Tree	1 / L5-02	
9.4	Evergreen Tree on slope	2 / L5-02	
9.5	Ornamental Tree Type 1	1 / L5-03	
9.6	Ornamental Tree on slope	2 / L5-03	
9.7	Deciduous Tree Guy Wire	3 / L5-03	
9.8	Shrub Type 1	1 / L5-04	3 / L5-02
9.9	Shrub Type 2 (slope)	2 / L5-04	3 / L5-02
9.10	Perennials and Groundcover	3 / L5-04	3 / L5-02
9.11	Turf	4 / L5-04	
9.12	Steel Edging	5 / L5-04	
9.13	Mulch	6 / L5-04	
9.14	USM6 - A	1/L5-05	
9.15	USM6 - B	2/L5-05	
9.16	UFM10 - A	3/L5-05	
9.17	UFM10 - B	4/L5-05	
9.18	UWM13 - A	1/L5-06	
9.19	UWM13 - B	2/L5-06	
9.20	USPM2 - A	3/L5-06	
9.21	USPM2 - B	4/L5-06	

Abbreviation / Groupings	Scientific Name	Common Name	Size	Spacing	Detail
USM6 - Understory Summer Mix					
ABF	Agastache 'Blue Fortune'	Blue Fortune Hyssop	#1	MIN 18" MAX 18"	9.10
ART	Artemisia tridentata	Tall Western Sage Brush	#5	MIN 18" MAX 18"	9.8,9,9
ERN	Ericameria nauseosa ssp. var. speciosa	Rubber Rabbitbrush	#3	MIN 18" MAX 18"	9.8,9,9
LSA	Leucanthemum x superbum 'Alaska'	Shasta Daisy	#1	MIN 18" MAX 18"	9.10
SMM	Shortgrass Meadow Mix (see below)				
UFM10 - Understory Fall Mix					
ABF	Agastache 'Blue Fortune'	Blue Fortune Hyssop	#1	MIN 18" MAX 18"	9.10
AGL	Allium 'Globemaster'	Globemaster Allium	#1	MIN 18" MAX 18"	9.10
AMI	Achillea millefolium	White Common Yarrow	#3	MIN 18" MAX 18"	9.10
BGB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grama Grass	#3	MIN 18" MAX 18"	9.10
RHT	Three Leaf Sumac	Rhus trilobata	#5	MIN 18" MAX 18"	9.8,9,9
SMM	Shortgrass Meadow Mix (see below)				
UWM13 - Understory Winter Mix					
AMI	Achillea millefolium	White Common Yarrow	#3	MIN 18" MAX 18"	9.10
RHT	Three Leaf Sumac	Rhus trilobata	#5	MIN 18" MAX 18"	9.8,9,9
YUG	Yucca glauca	Soapweed Yucca	#5	MIN 18" MAX 18"	9.10
SMM	Shortgrass Meadow Mix (see below)				
USPM2 - Understory Spring Mix					
BGB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grama Grass	#3	MIN 18" MAX 18"	9.10
ERN	Ericameria nauseosa ssp. var. speciosa	Rubber Rabbitbrush	#5	MIN 18" MAX 18"	9.8,9,9
LSA	Leucanthemum x superbum 'Alaska'	Shasta Daisy	#1	MIN 18" MAX 18"	9.10
PEA	Perovskia atriplicifolia	Russian Sage	#5	MIN 18" MAX 18"	9.10
SMM	Shortgrass Meadow Mix (see below)				

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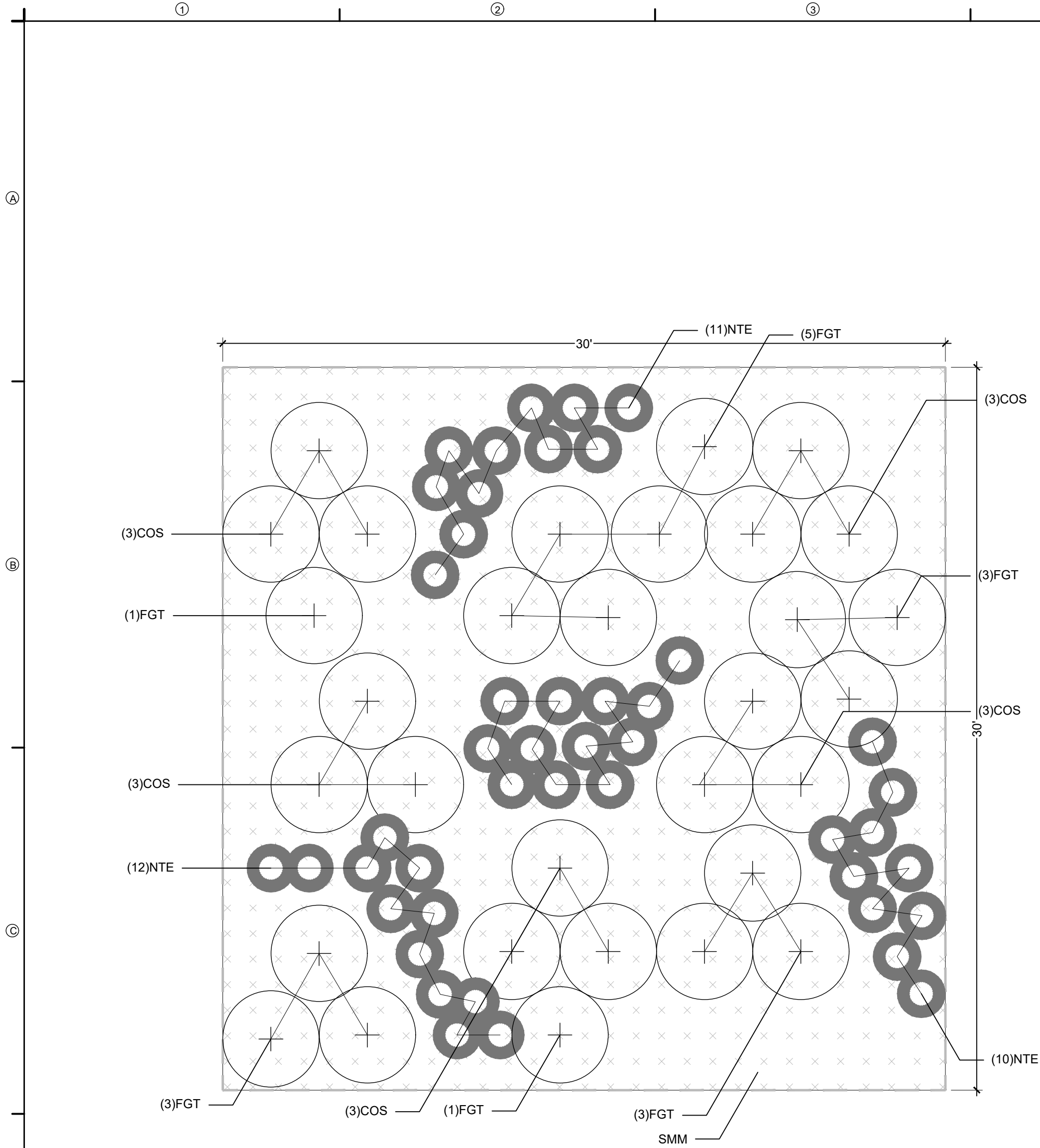
PLANTING
DETAILS

SHEET NUMBER

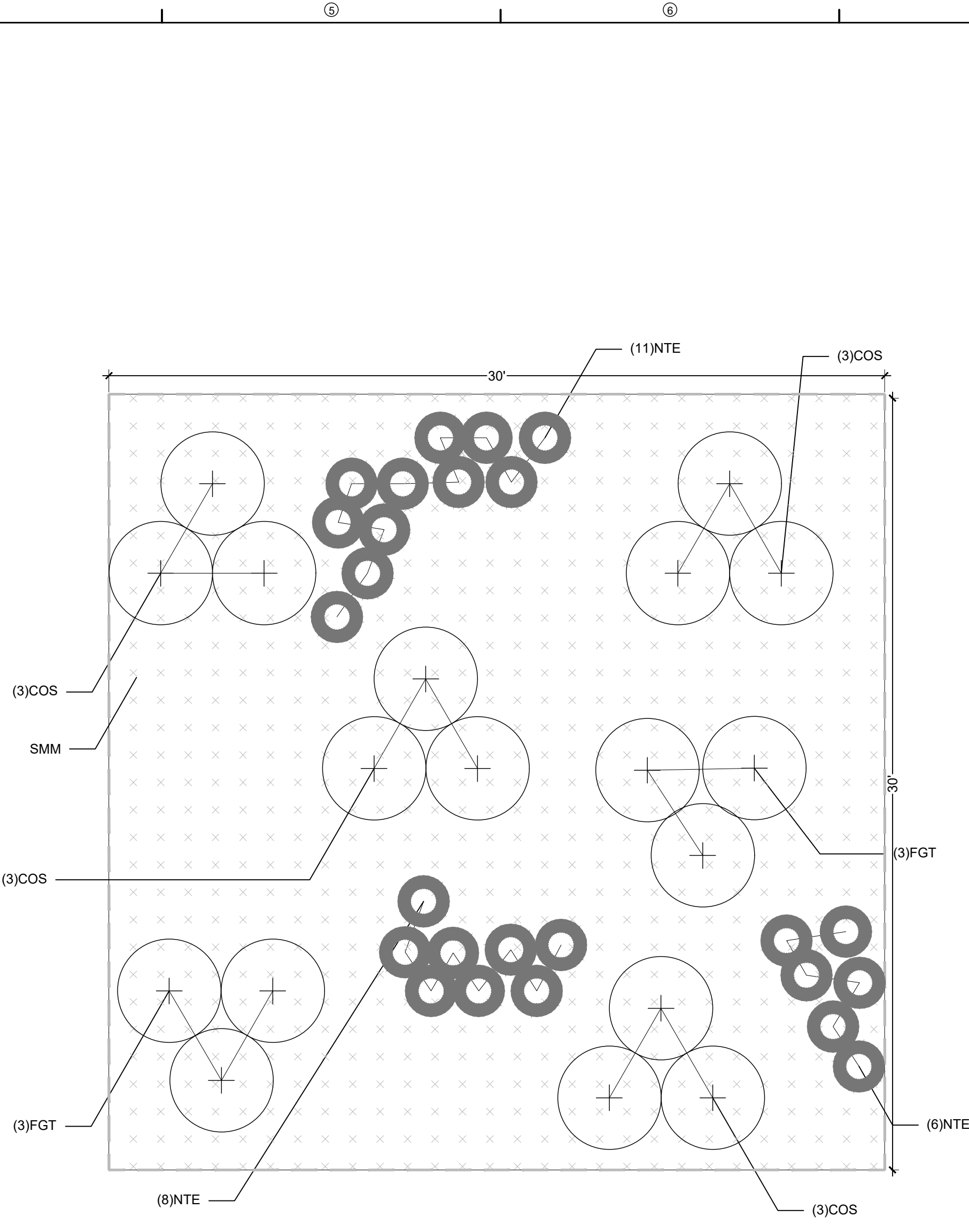
L5-05

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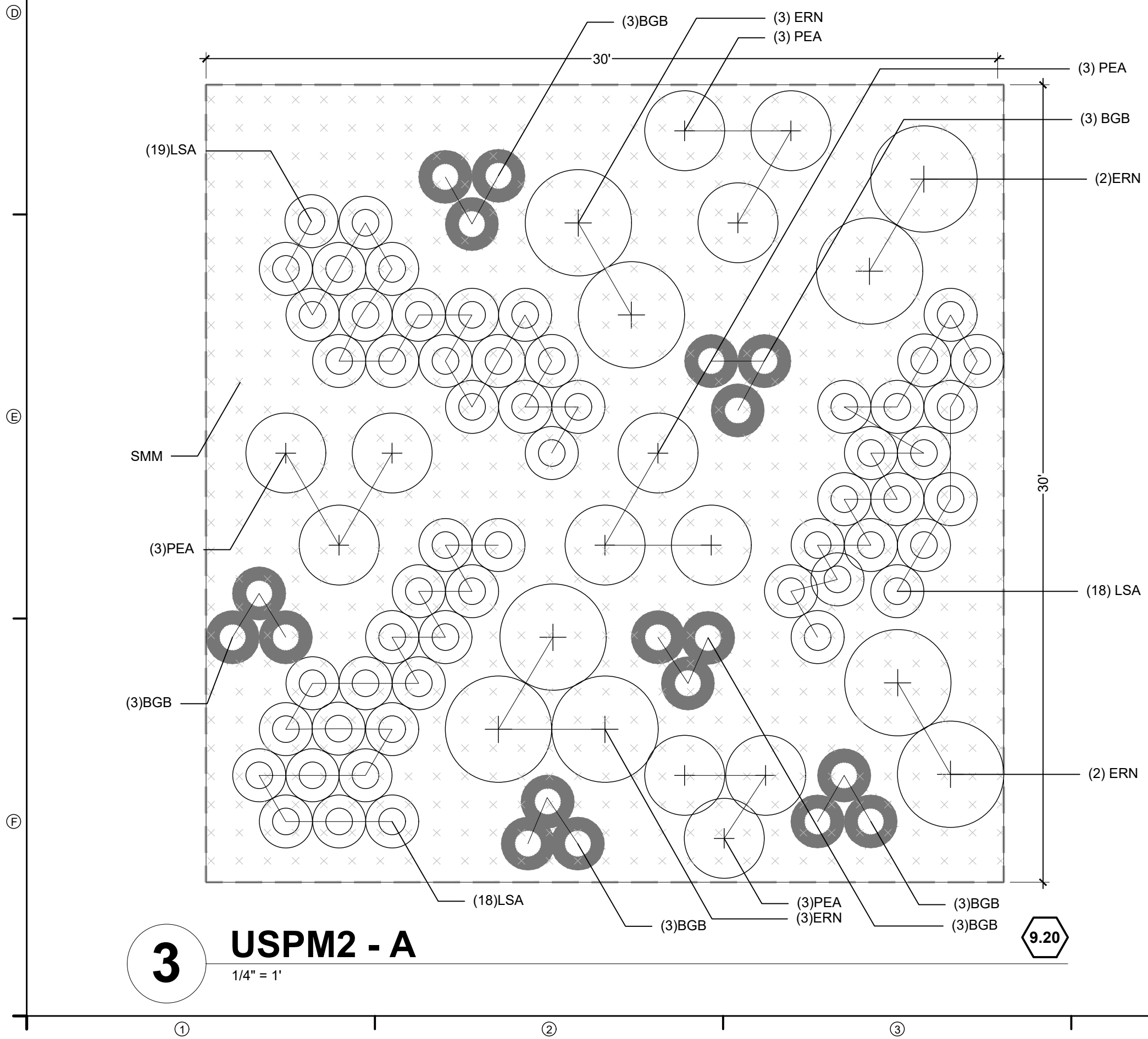
Jun 21, 2021 - 2:42pm
F:\PROJECTS_AL\5311-Barefoot Lakes Site Design\CD-CAD Phase 2021 Sheets F4 R1\DWG_5311-F4R1-L5-Planting Details.dwg



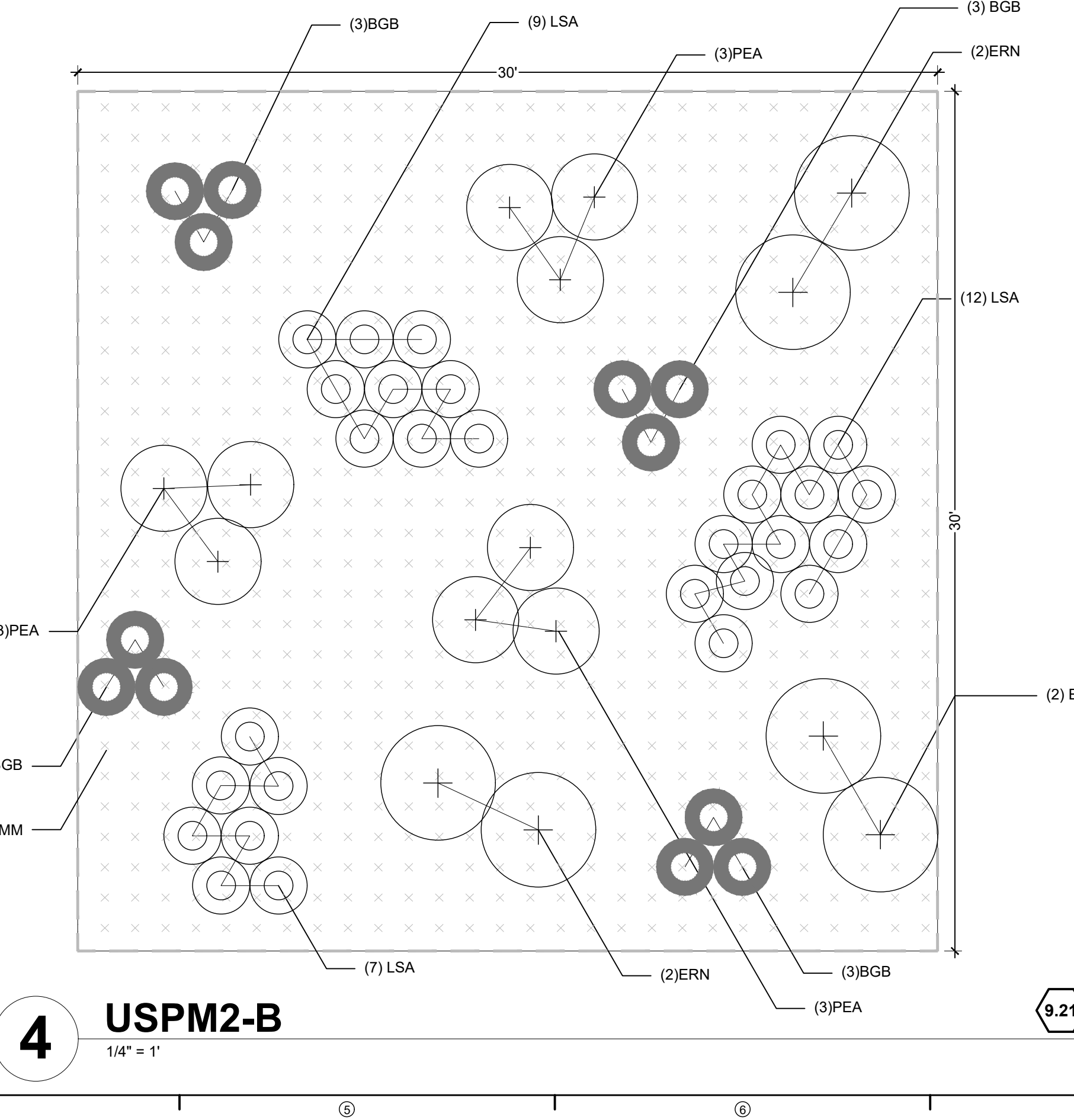
1 UWM13 - A
1/4"=1'-0"



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



3 USPM2 - A
1/4"= 1'



4 USPM2-B
1/4"= 1'

SITE KEYNOTES:

9.0	PLANTING AND LANDSCAPE	DETAIL / SHEET	RELATED DETAILS
9.1	Deciduous Tree	1 / L5-01	
9.2	Deciduous Tree on slope	2 / L5-01	
9.3	Evergreen Tree	1 / L5-02	
9.4	Evergreen Tree on slope	2 / L5-02	
9.5	Ornamental Tree Type 1	1 / L5-03	
9.6	Ornamental Tree on slope	2 / L5-03	
9.7	Deciduous Tree Guy Wire	3 / L5-03	
9.8	Shrub Type 1	1 / L5-04	3 / L5-02
9.9	Shrub Type 2 (slope)	2 / L5-04	3 / L5-02
9.10	Perennials and Groundcover	3 / L5-04	3 / L5-02
9.11	Turf	4 / L5-04	
9.12	Steel Edging	5 / L5-04	
9.13	Mulch	6 / L5-04	
9.14	USM6 - A	1/L5-05	
9.15	USM6 - B	2/L5-05	
9.16	UFM10 - A	3/L5-05	
9.17	UFM10 - B	4/L5-05	
9.18	UWM13 - A	1/L5-06	
9.19	UWM13 - B	2/L5-06	
9.20	USPM2 - A	3/L5-06	
9.21	USPM2 - B	4/L5-06	

Abbreviation / Groupings	Scientific Name	Common Name	Size	Spacing	Detail
USM6 - Understory Summer Mix					
ABF	Agastache 'Blue Fortune'	Blue Fortune Hyssop	#1	MAX 18"	9.10
ART	Artemisia tridentata	Tall Western Sage Brush	#5	MAX 18"	9.8,9.9
ERN	Ericameria nauseosa ssp. var. speciosa	Rubber Rabbitbrush	#3	MAX 18"	9.8,9.9
LSA	Leucantherum x superbum 'Alaska'	Shasta Daisy	#1	MAX 18"	9.10
SMM	Shortgrass Meadow Mix (see below)				
UFM10 - Understory Fall Mix					
ABF	Agastache 'Blue Fortune'	Blue Fortune Hyssop	#1	MAX 18"	9.10
AGL	Allium 'Globemaster'	Globemaster Allium	#1	MAX 18"	9.10
AMI	Achillea millefolium	White Common Yarrow	#3	MAX 18"	9.10
BGB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grama Grass	#3	MAX 18"	9.10
RHT	Rhus triboata	Rhus triboata	#5	MAX 18"	9.8,9.9
SMM	Shortgrass Meadow Mix (see below)				
UWM13 - Understory Winter Mix					
AMI	Achillea millefolium	White Common Yarrow	#3	MAX 18"	9.10
RHT	Rhus triboata	Rhus triboata	#5	MAX 18"	9.8,9.9
YUG	Yucca glauca	Soapweed Yucca	#5	MAX 18"	9.10
SMM	Shortgrass Meadow Mix (see below)				
USPM2 - Understory Spring Mix					
BGB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grama Grass	#3	MAX 18"	9.10
ERN	Ericameria nauseosa ssp. var. speciosa	Rubber Rabbitbrush	#5	MAX 18"	9.8,9.9
LSA	Leucantherum x superbum 'Alaska'	Shasta Daisy	#1	MAX 18"	9.10
PEA	Perovskia atriplicifolia	Russian Sage	#5	MAX 18"	9.10
SMM	Shortgrass Meadow Mix (see below)				

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FILING NO. 4 - 1ST REPLAT
CONSTRUCTION DOCUMENTS
TOWN OF FIRESTONE
WELD COUNTY, CO

NOT FOR
CONSTRUCTION

ISSUE DATE: 3 / 22 / 2021

REVISIONS

1	06.24.2021	PP Submittal Rev. 1

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DOCUMENTS

PROJECT NUMBER: 5311

PLANTING
DETAILS

SHEET NUMBER

L5-06

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FENCING REFERENCE NOTES

- 1 Center Post to Lot lines
- 2 Starting from Lot lines, install fence type as indicated in 9' segments.
- 3 Locate Segments not equal to 9' as indicated. Where not possible to make up the difference in a single segment, split equally among two or three segments.
- 4 Center post at grade break, ref. detail 3/LG-02.

SITE KEYNOTES:

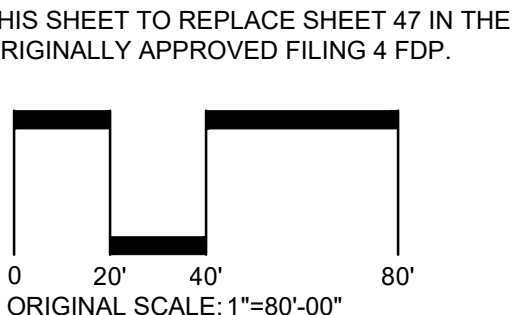
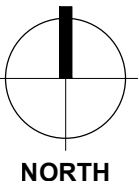
6.0	RAILINGS, BARRIERS, FENCING	DETAIL / SHEET	RELATED DETAILS
6.1	Fence Type 1 - Short Privacy	1 / L6-03	1,2,3 / L6-01
6.2	Fence Type 2 - Short Open	2 / L6-03	1,2,3 / L6-01
6.3	Fence Type 3 - Short Specialty	1 / L6-04	1,2,3 / L6-01
6.4	Fence Type 4 - Tall Privacy	1 / L6-05	1,2,3 / L6-01
6.5	Fence Type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

SYMBOL LEGEND

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

FENCE STANDARDS

- General Principles**
- Firestone's rules and regulations for fences shall be in full force and effect unless specifically superseded by more stringent criteria herein.
- Fence Construction Permits are required to be obtained from the Town for all fencing.
- All fencing in the FDP is outside of the Town's Public right-of-way. Any fencing proposed in the Town's Public right-of-way must be approved in writing by the Town's Engineer, and a license agreement obtained from the Town.
- Fence Types**
- There are two locations for fences: perimeter and residential. Perimeter fencing is located within public spaces/tracts, typically to provide separation from adjacent lots. Residential fencing is located between private lots, and is similar in quality and detailing to the perimeter fencing, but smaller in scale.
- Fence types include an "open rail" fence type made of wood that may have a dark stain. The "privacy" fence type features horizontal slats that align with the open rail sections, but provide a more solid separation. Both the open rail and privacy types have tall and short versions used for different applications. The third fence type embellishes the privacy fence type with a pair of crossed steel rods and open segments. There will be a square mesh infill on the open rail type to match the gabion basket walls of the monuments.
- Fence Standards**
- Fences will comply with the following standards:
- Wing fences (fences that separate a lot's front yard from rear yard) must be a minimum of six feet behind the front face of the structure and a minimum of six feet behind the edge of a porch that wraps around the corner of the structure. At Corner lots, these indicated six foot dimensions shall be increased to ten feet.
 - Side yard fencing between residential lots may not extend past the wing fence unless it connects to an adjacent wing fence closer to the street. Side yard fencing between residential lots may not extend past the wing fence closest to the street. Fenced-in front yards are prohibited.
 - Where a fence exists a second fence may not be installed along the same property edge, as determined by the Town; there shall be only one fence separating two private lots and/or tracts. Where a fence exists, a parallel fence, as determined by the Town, may not be installed on the same property within 10-feet of the existing fence.
 - The preservative treatment for all fences shall be applied to new sections of fence after all installation, repair and replacement work is completed. The wood material, finish, stain, and sealant for fences, whether new fencing or repairs to existing fencing, must match the original fencing as described in this FDP.
 - All approved fencing dimensions and materials shall be as described in the associated details on Sheets 47 through 50 of Barefoot Lakes Filing 4 Final Development Plan.
 - Fencing in between private lots is allowed but not required; however if a fence is installed it must conform to details for fence Type 1 or Type 2 (refer to Keynotes 6.1 or 6.2), and may use 4 inch by 4 inch posts.
 - 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 details for fence Type 1 or Type 2 (refer to Keynotes 6.1 or 6.2), must use 6 inch by 6 inch posts, and must be installed within the Owner's property line.
 - All perimeter fencing bordering a Tract, bordering a right of way, wing fences and street side fences are to have 6 inch by 6 inch posts. Interior fencing that separates two lots may use 4 inch by 4 inch posts.
 - The Subdivider shall install the perimeter fencing (between lots and tracts) where shown on this sheet as part of the Filing 4 improvements.
 - Gates
 - At least one gate must be installed in the wing separating the front and rear yard.
 - Gates are permitted to be retrofitted in the tract fencing, as long as the materials and construction conform to the associated details on Sheets 46 through 49. The preservative treatment must be applied so the gate matches the existing tract fencing.
 - Open gates may not obstruct the sidewalk or encroach on neighboring property.
 - Preservative treatment:** The wood components of the fence shall not be stained or painted, but may be treated with one of the following product types per the manufacturer's recommendations. These treatments provide a natural, rustic-weathered appearance that enhances the life of the wood.
 - LifeTime® Wood Treatment,
 - Manufactured by Valhalla Wood Preservatives Ltd, www.valhalco.com
 - Color: Clear
 - Eco Wood Treatment
 - Manufactured by Int. Eco Wood Treatment, http://ecowoodtreatment.com/index
 - Color: Clear



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FENCING
PLAN

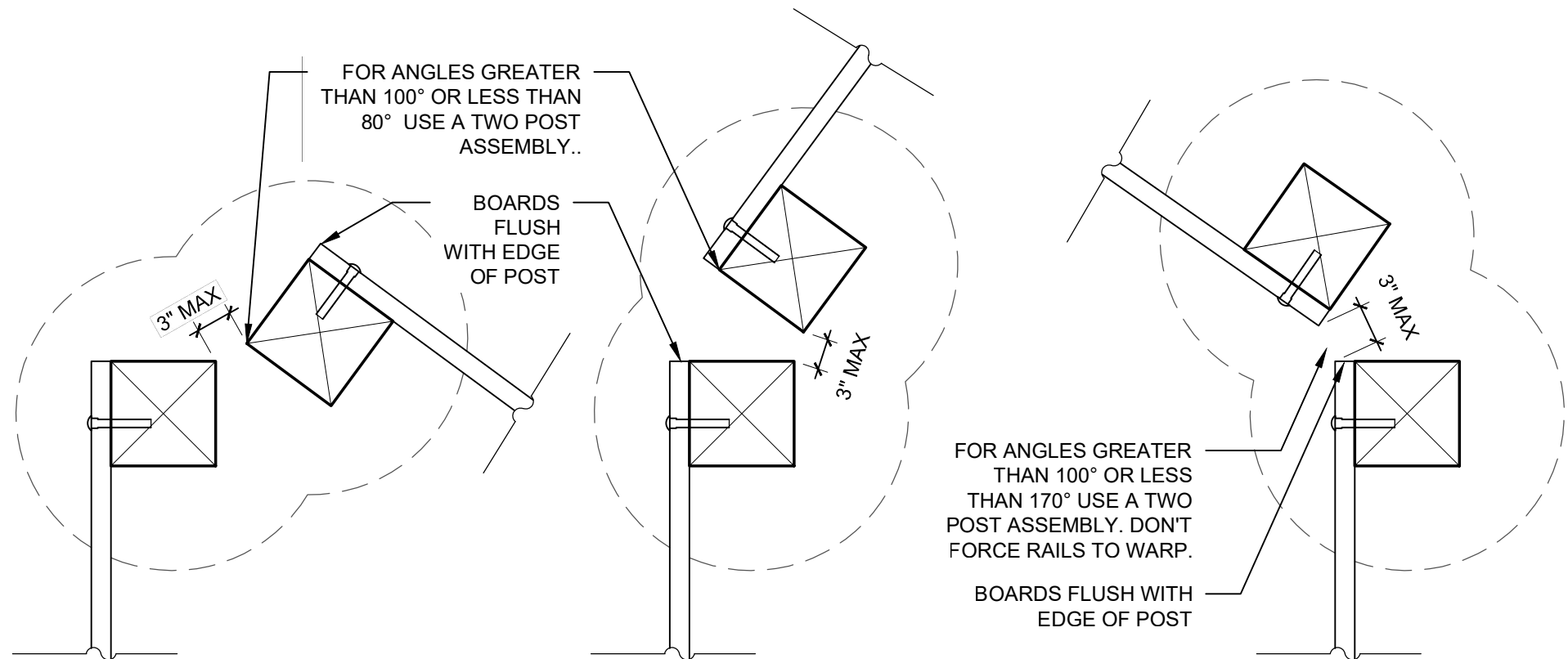
SHEET NUMBER

L6-01

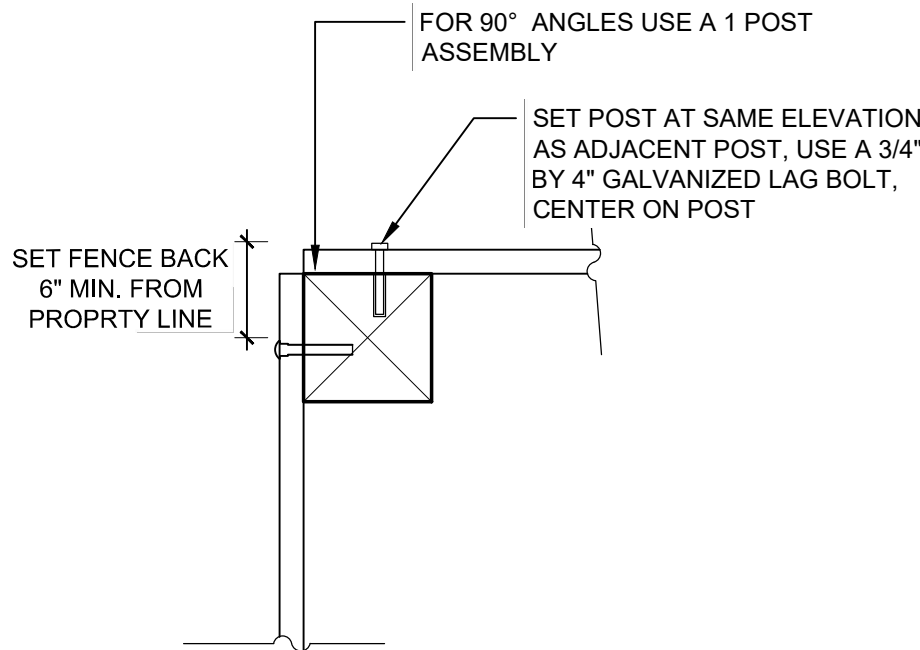
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1 2 3 4 5 6 7 8 9

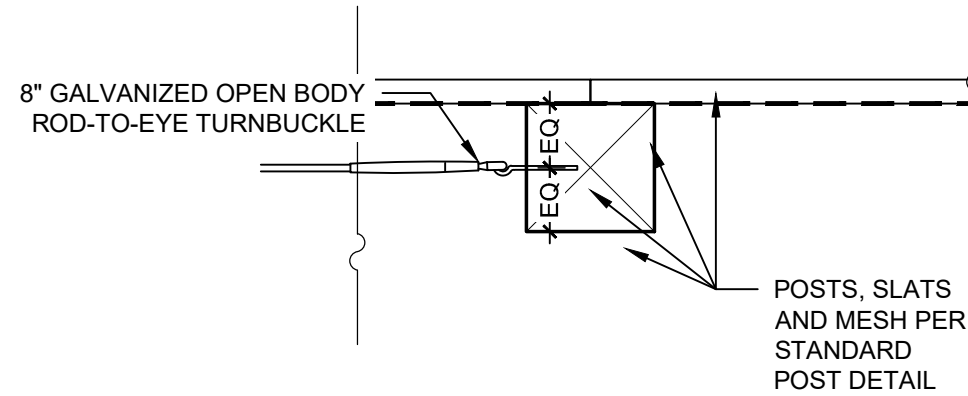
- NOTE:**
1. ALL FENCE COMPONENTS MUST BE INSTALLED WITHIN THE APPROPRIATE PROPERTY OR TRACT.
 2. NO PORTION OF FENCING INSTALLED BY THE DEVELOPER IN THE DISTRACT TRACTS MAY ENCR OACH ON TO PRIVATE LOTS.
 3. PRIVATE FENCES INSTALLED BY DEVELOPER, BUILDER, OR HOMEOWNER ARE TO BE LOCATED ON PRIVATE RESIDENTIAL LOT. NO PORTION MAY ENCR OACH ON TO TRACT.
 4. RAILS TO BE FLAT AGAINST SURFACE OF POST. DO NOT FORCE RAILS TO WARP OR CURVE. AND DO NOT USE SHIMS OR BLOCKING TO ARTIFICIALLY ANGLE RAILS OUT FROM POSTS. SEE DETAIL BELOW FOR USE OF TWO POSTS AS NECESSARY.



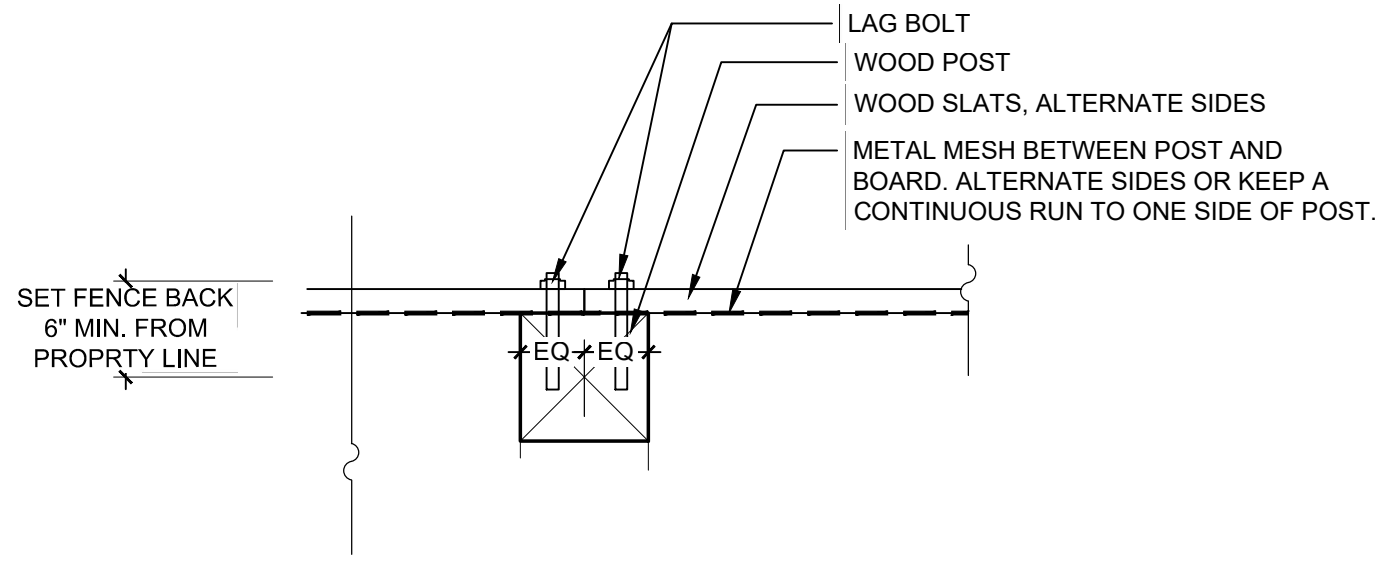
POST AT IRREGULAR ANGLE CORNER



POST AT RIGHT ANGLE CORNER



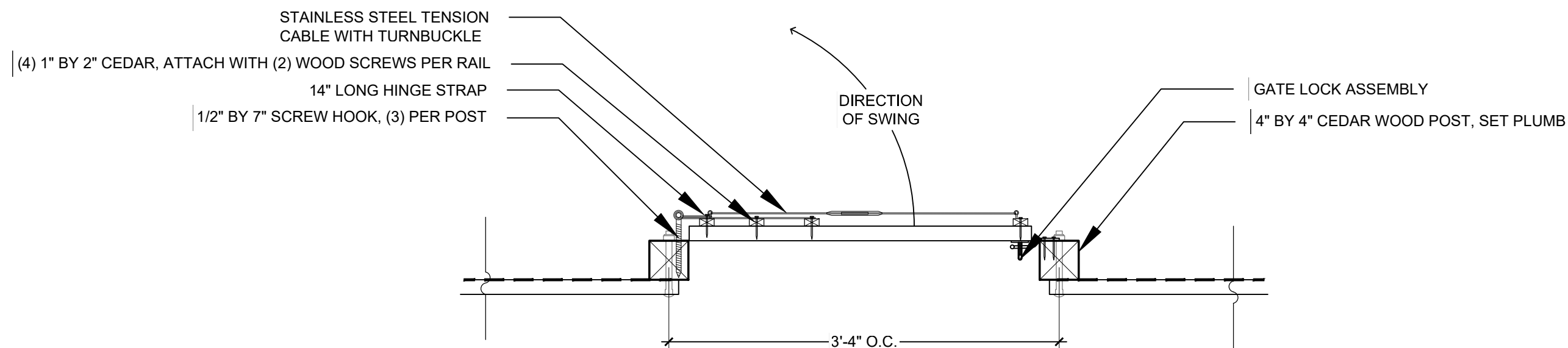
WITH METAL CROSS TIE



STANDARD POST

1 TYPICAL POST CONNECTIONS

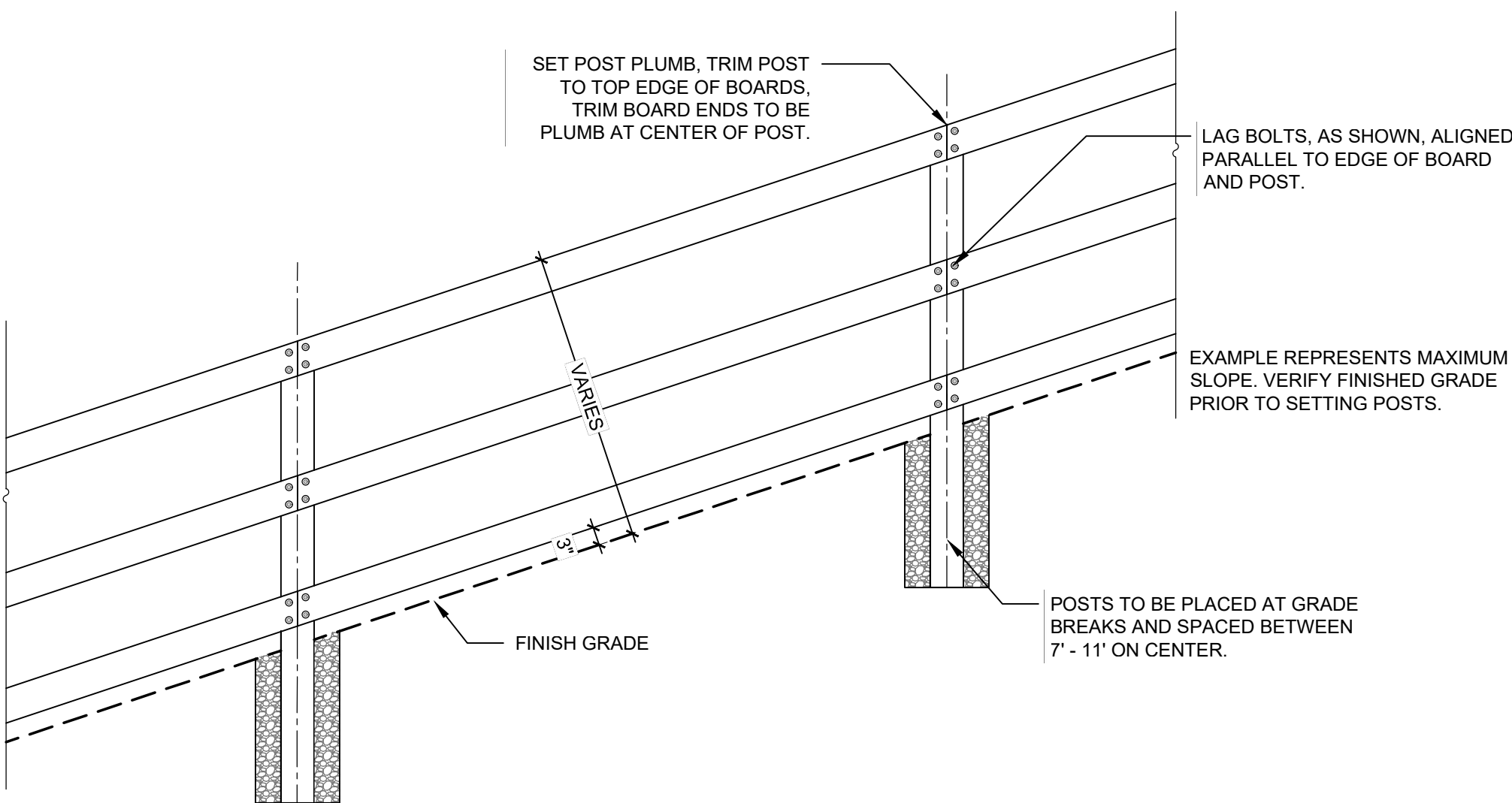
SCALE: 1" = 1'



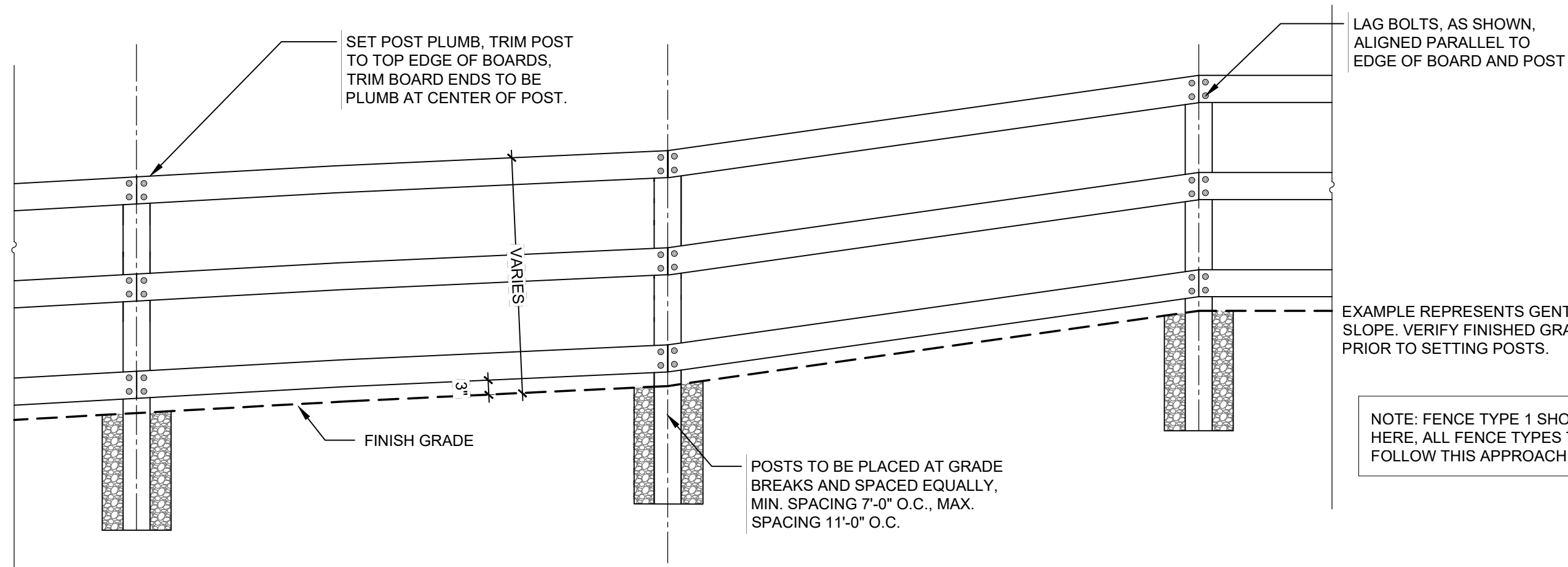
TYPICAL GATE

2 TYPICAL GATE POST CONNECTION

SCALE: 1" = 1'



3:1 SLOPE



GENTLE SLOPE

3 TYPICAL FENCE ON A SLOPED CONDITION

SCALE: 1/2" = 1'

SITE KEYNOTES:

6.0 RAILINGS, BARRIERS, FENCING

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

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SHEET NUMBER

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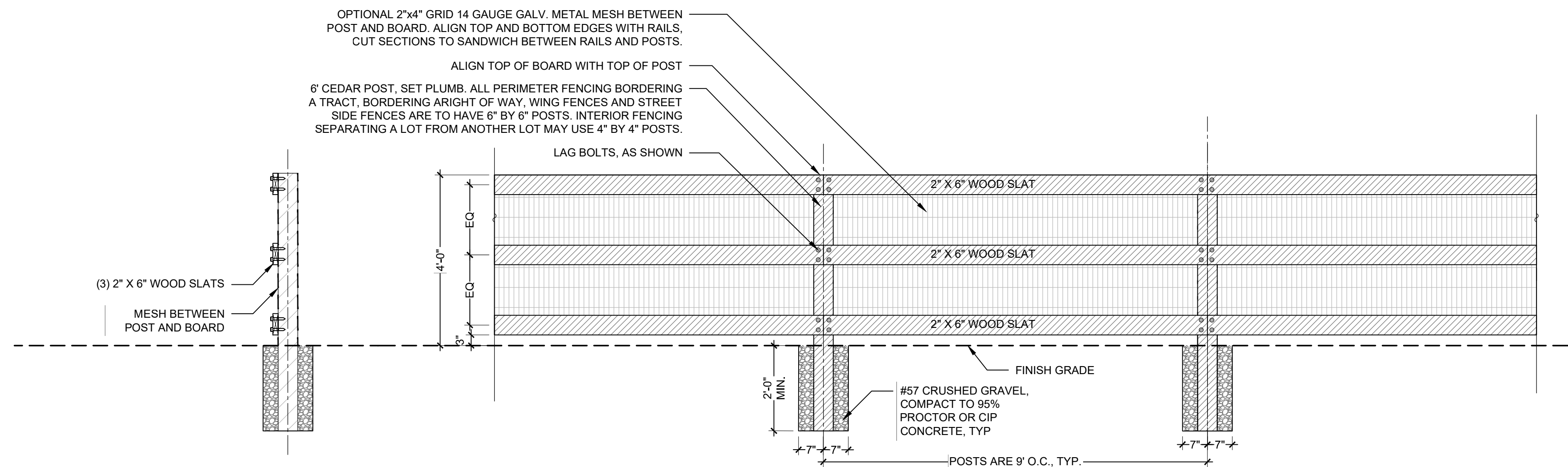
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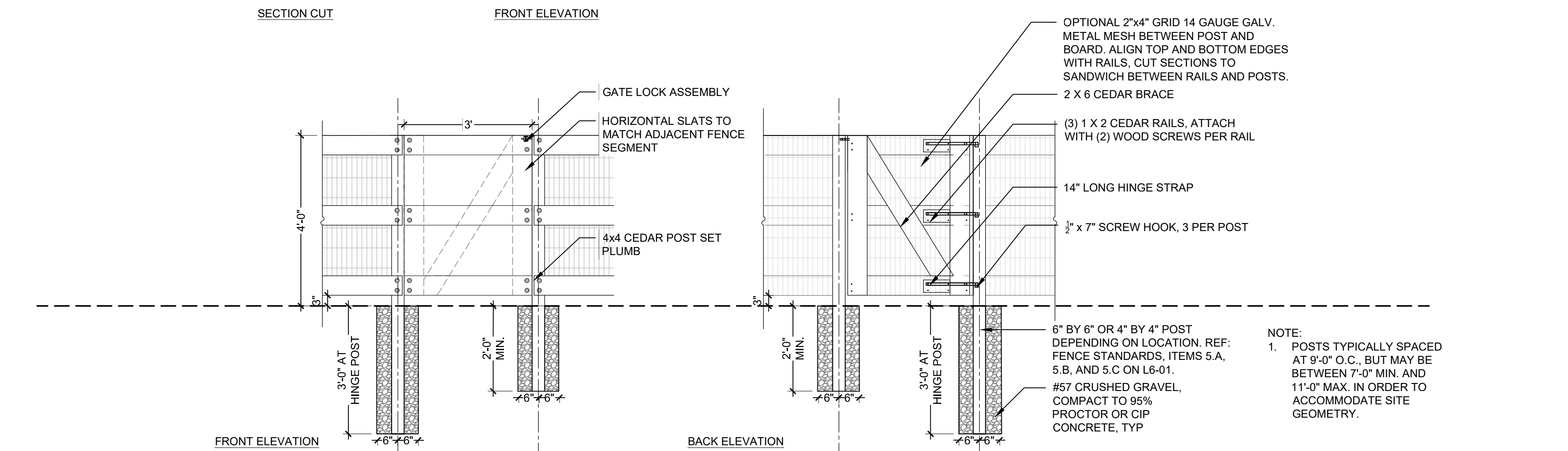
DETAIL / SHEET	RELATED DETAILS
----------------	-----------------

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



SECTION CUT

FRONT ELEVATION



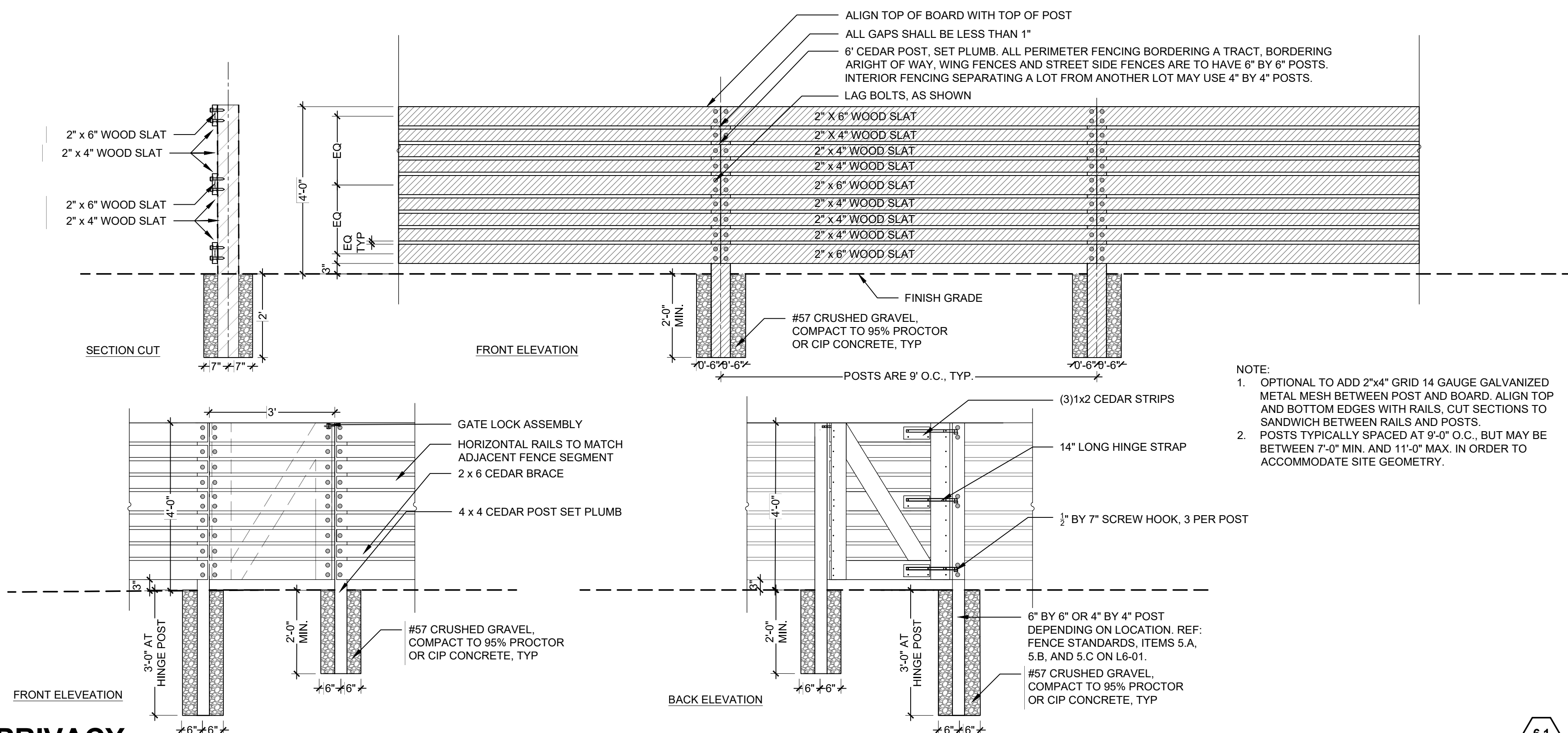
FRONT ELEVATION

BACK ELEVATION

NOTE:
1. POSTS TYPICALLY SPACED AT 9'-0" O.C., BUT MAY BE BETWEEN 7'-0" MIN. AND 11'-0" MAX. IN ORDER TO ACCOMMODATE SITE GEOMETRY.

2 FENCE TYPE 2 - SHORT - OPEN

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



FRONT ELEVATION

BACK ELEVATION

NOTE:

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

1 FENCE TYPE 1 - SHORT - PRIVACY

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

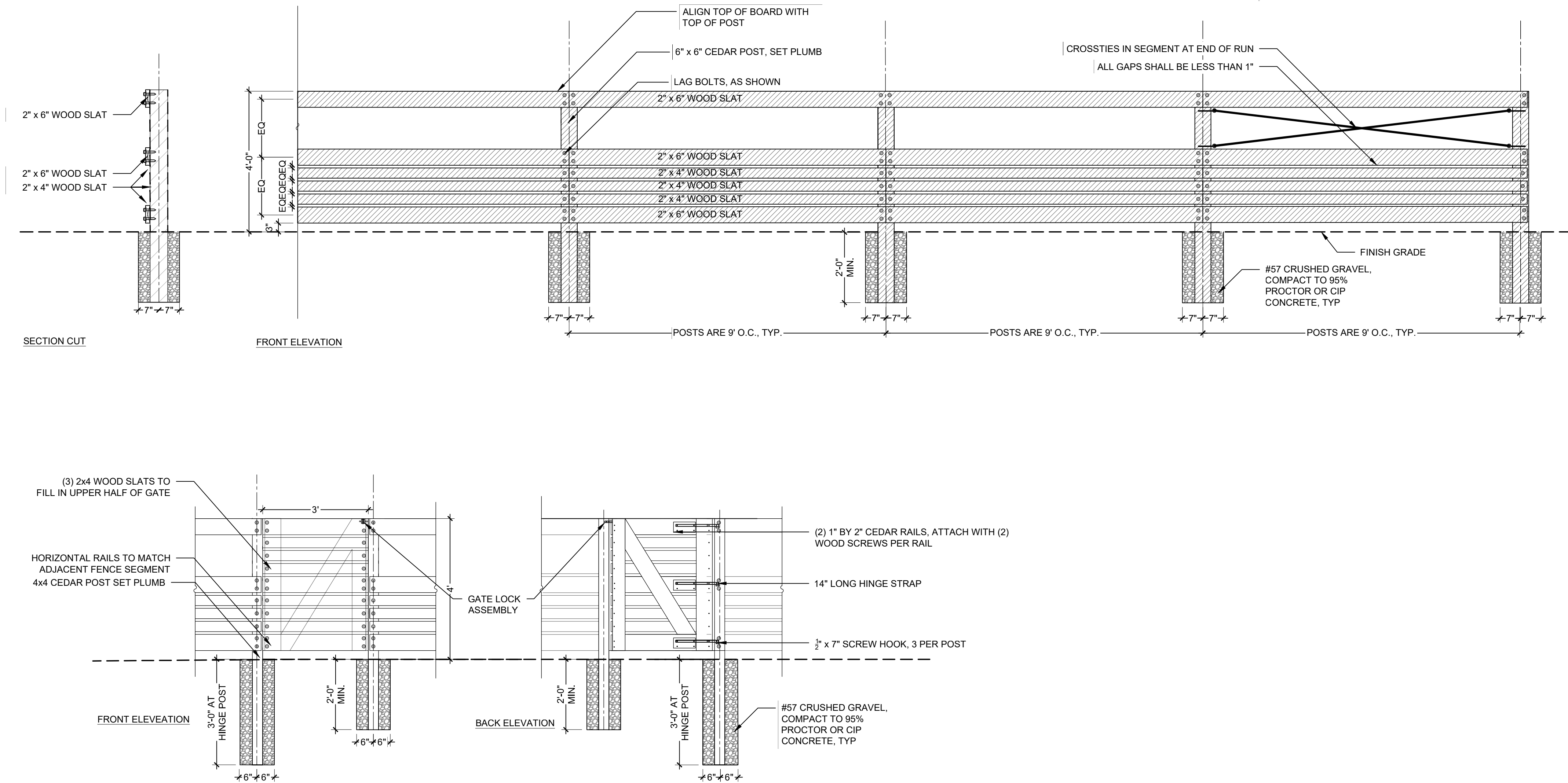
THIS SHEET TO REPLACE SHEET 49 IN THE
ORIGINALLY APPROVED FILING 4 FDP.

SITE KEYNOTES:

6.0 RAILINGS, BARRIERS, FENCING

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

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



1 FENCE TYPE 3 -SHORT- SPECIALITY

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

6.3

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DETAILS

SHEET NUMBER

L6-04

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SITE KEYNOTES:

6.0 RAILINGS, BARRIERS, FENCING

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

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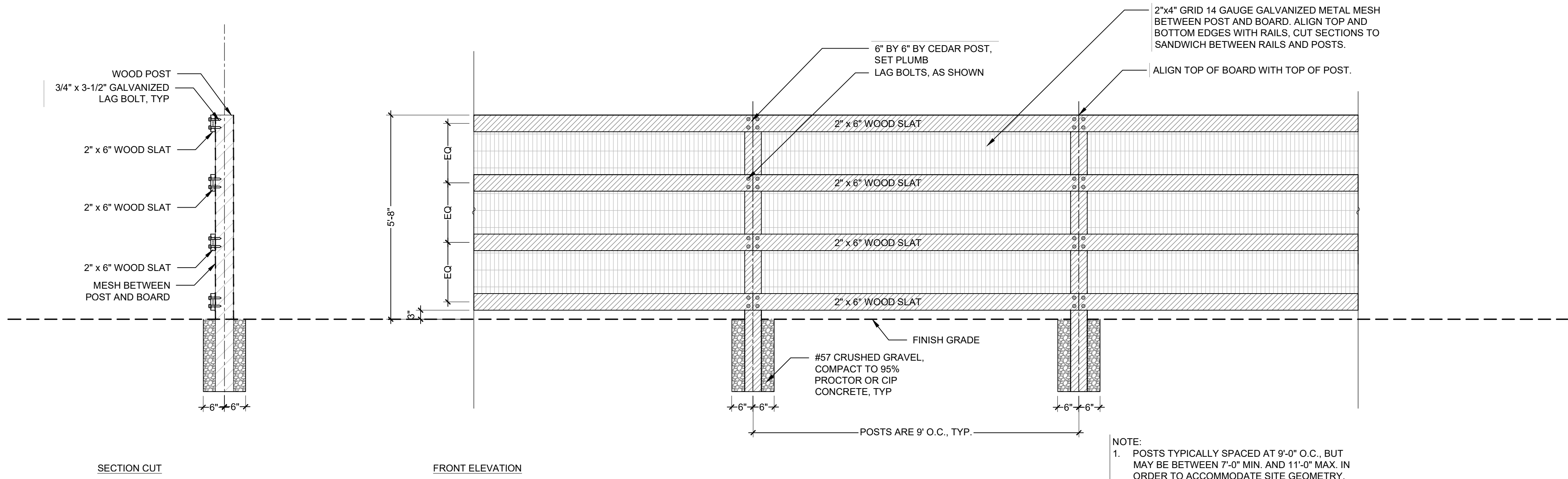
PROJECT NUMBER: 5311

FENCING
DETAILS

SHEET NUMBER

L6-05

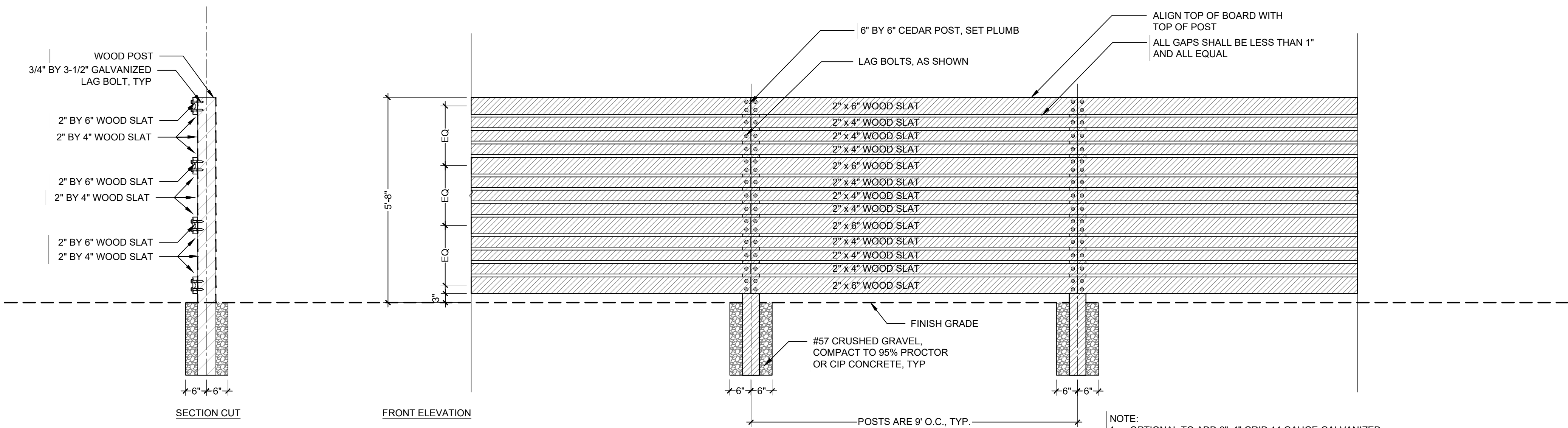
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2 FENCE TYPE 5 - TALL - OPEN

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

6.5



1 FENCE TYPE 4 - TALL - PRIVACY

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

6.4

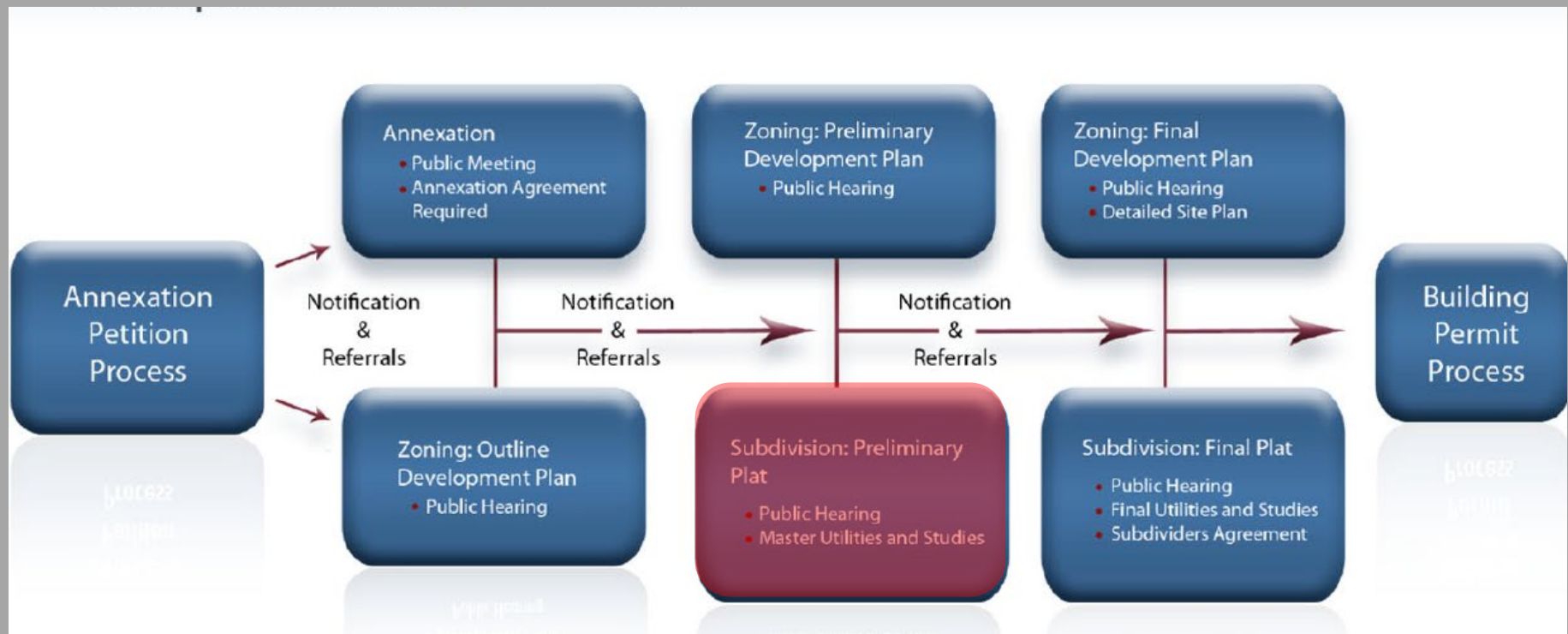
BAREFOOT LAKES FILING 4 REPLAT 1

PRELIMINARY PLAT



Planning & Zoning Commission – September 16, 2021

Process



Location



Site Pictures



Looking east from Eagle River Road



Site Pictures



Looking west from Lake Port Street



Site Pictures



Looking west / northwest from Lake Port Street



A REPLAT OF TRACT A, BAREFOOT LAKES FILING NO. 4, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
12.230 ACRES - 28 LOTS - 1 TRACT - PP-21-003

12.230 ACRES - 28 LOTS - 1 TRACT - PP-21-003

SHEET 2 OF 2

Ronald Reagan Blvd

Filing 4

○ SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"

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

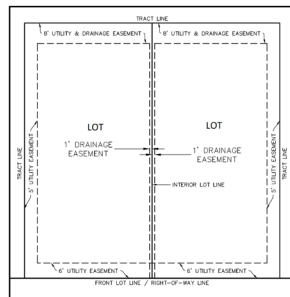
2 ● RECOVERED NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE & UTILITY EASEMENT
ROW = RIGHT-OF-WAY

SECTION CORNER AS SHOWN HEREON

LINE TABLE		
LINE	BEARING	LENGTH
L1	N60°35'21"E	53.38
L2	S37°21'26"W	47.77

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	76°26'02"	20.00'	26.68'
C2	90°00'00"	15.00'	23.56'
C3	76°26'02"	20.00'	26.68'
C4	90°00'00"	15.00'	23.56'



TYPICAL LOT DETAIL
(UNLESS OTHERWISE NOTED)

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FLG NO. 4 1ST REPLAT
Phase Number	N/A
Preparation Date	02/12/2021
Revision Date	
Revision Date	
Revision Date	

DETAIL PAGE ~ SHEET 2 of 2



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



AzTec Proj. No.: 54825-06

Drawn By: RBA

BROOKFIELD RESIDENTIAL

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CENTENNIAL, COLORADO 80111
(303) 706-9451

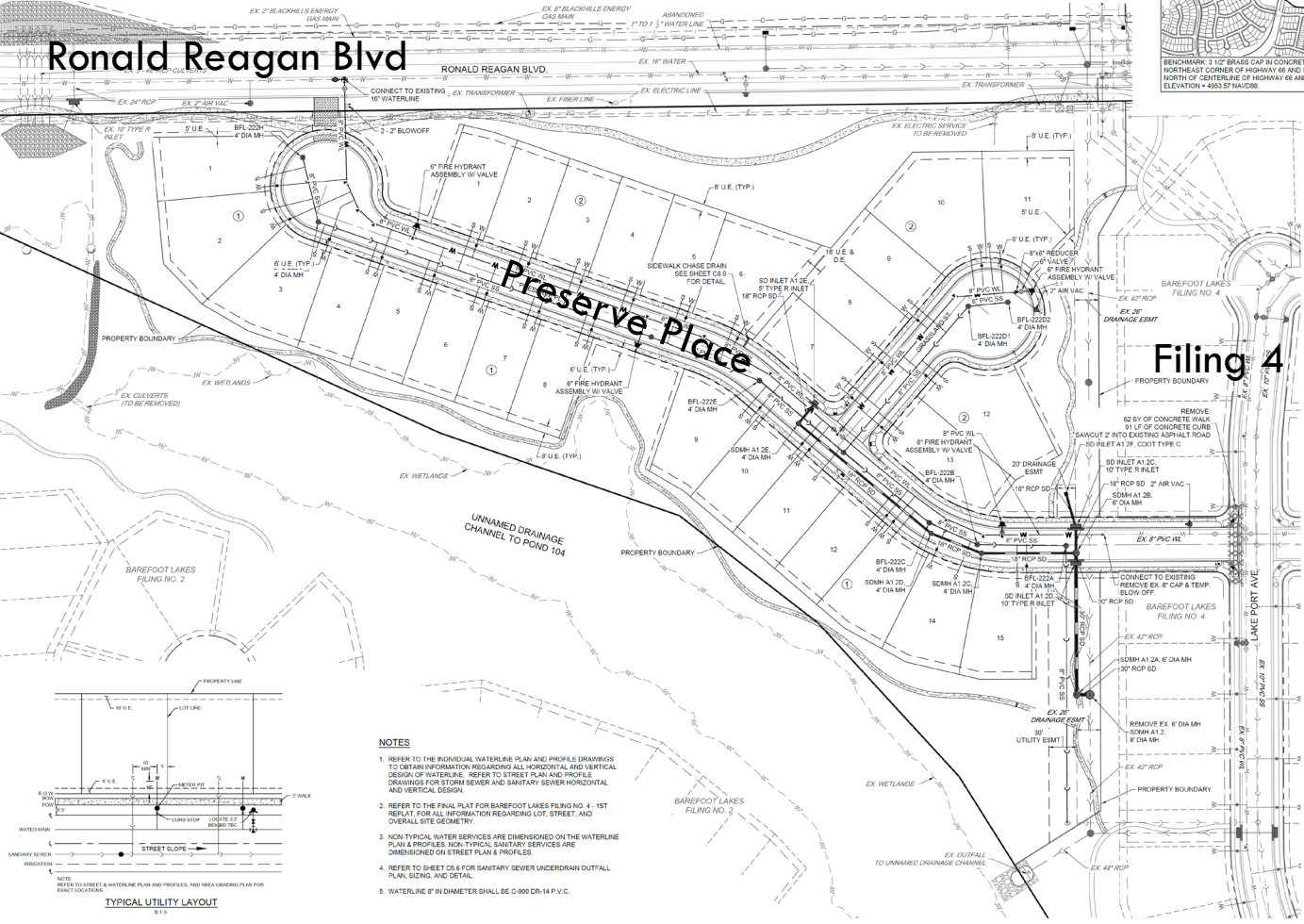
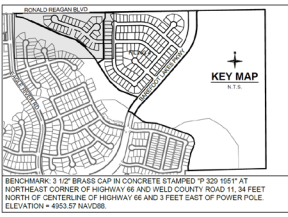
DATE OF PREPARATION	2021/02/12
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SCALE:	Y = 50Y
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SCALE	1 = 50
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SHEET 2 OF 2

Utility Plan



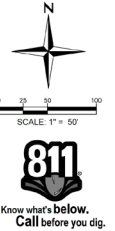
Redland
WHERE GREAT PLACES BEGIN

NO.	DATE	BY	FOR	REVISIONS
1	01/15/2021	AL	1	1. SECOND DRAFT, 10% TOWN
2	01/15/2021	AL	2	2. SECOND DRAFT, 10% TOWN
3	01/15/2021	AL	3	3. SECOND DRAFT, 10% TOWN
4	01/15/2021	AL	4	4. SECOND DRAFT, 10% TOWN
5	01/15/2021	AL	5	5. SECOND DRAFT, 10% TOWN
6	01/15/2021	AL	6	6. SECOND DRAFT, 10% TOWN
7	01/15/2021	AL	7	7. SECOND DRAFT, 10% TOWN
8	01/15/2021	AL	8	8. SECOND DRAFT, 10% TOWN
9	01/15/2021	AL	9	9. SECOND DRAFT, 10% TOWN
10	01/15/2021	AL	10	10. SECOND DRAFT, 10% TOWN
11	01/15/2021	AL	11	11. SECOND DRAFT, 10% TOWN
12	01/15/2021	AL	12	12. SECOND DRAFT, 10% TOWN
13	01/15/2021	AL	13	13. SECOND DRAFT, 10% TOWN
14	01/15/2021	AL	14	14. SECOND DRAFT, 10% TOWN
15	01/15/2021	AL	15	15. SECOND DRAFT, 10% TOWN
16	01/15/2021	AL	16	16. SECOND DRAFT, 10% TOWN
17	01/15/2021	AL	17	17. SECOND DRAFT, 10% TOWN
18	01/15/2021	AL	18	18. SECOND DRAFT, 10% TOWN
19	01/15/2021	AL	19	19. SECOND DRAFT, 10% TOWN
20	01/15/2021	AL	20	20. SECOND DRAFT, 10% TOWN

BAREFOOT LAKES FILING NO. 4 - 1ST REPLAT

OVERALL UTILITY PLAN

C4.0



Landscape Plan



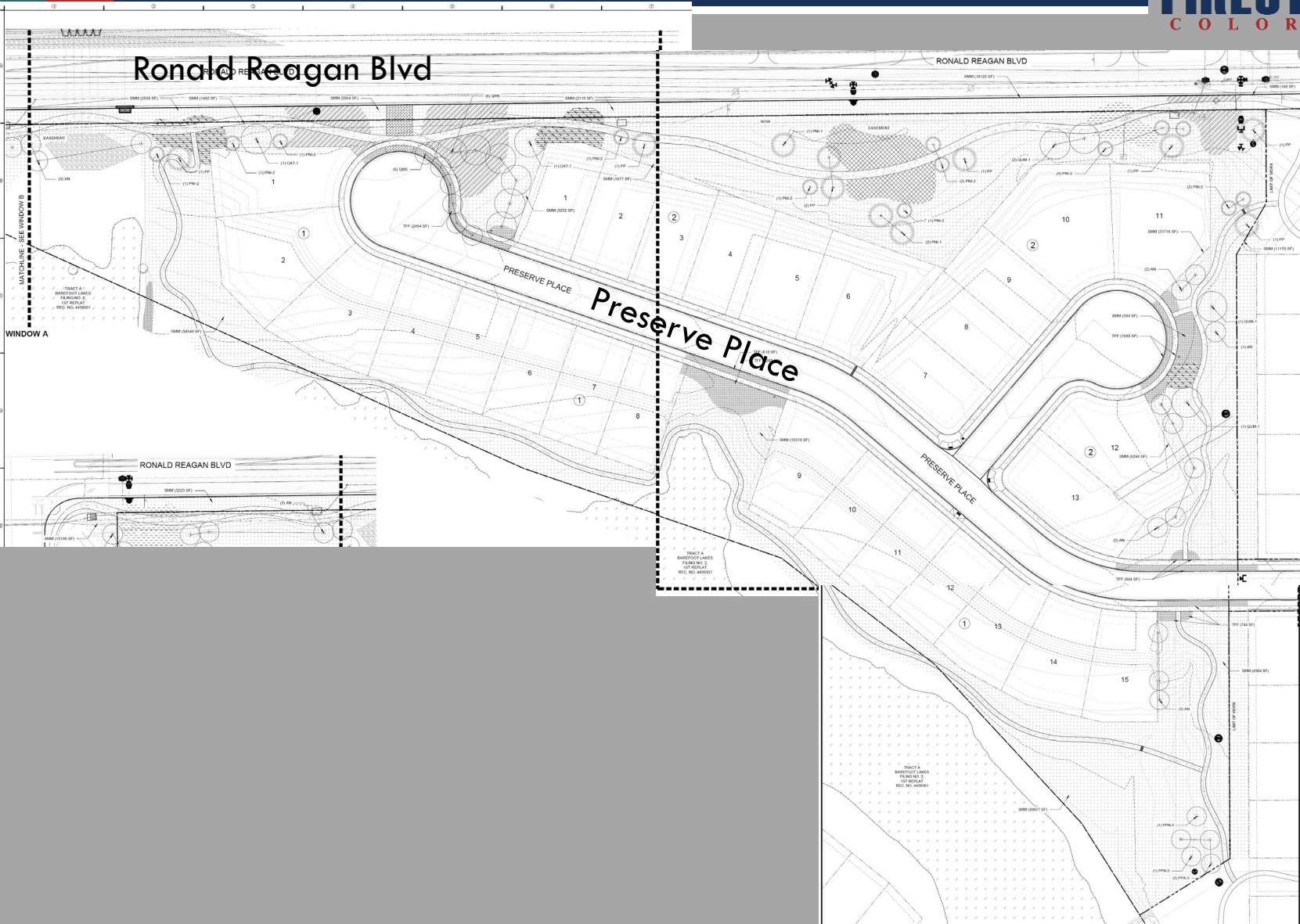
Ronald Reagan Blvd

Preserve Place

RONALD REAGAN BLVD

RONALD REAGAN BLVD

PRESERVE PLACE

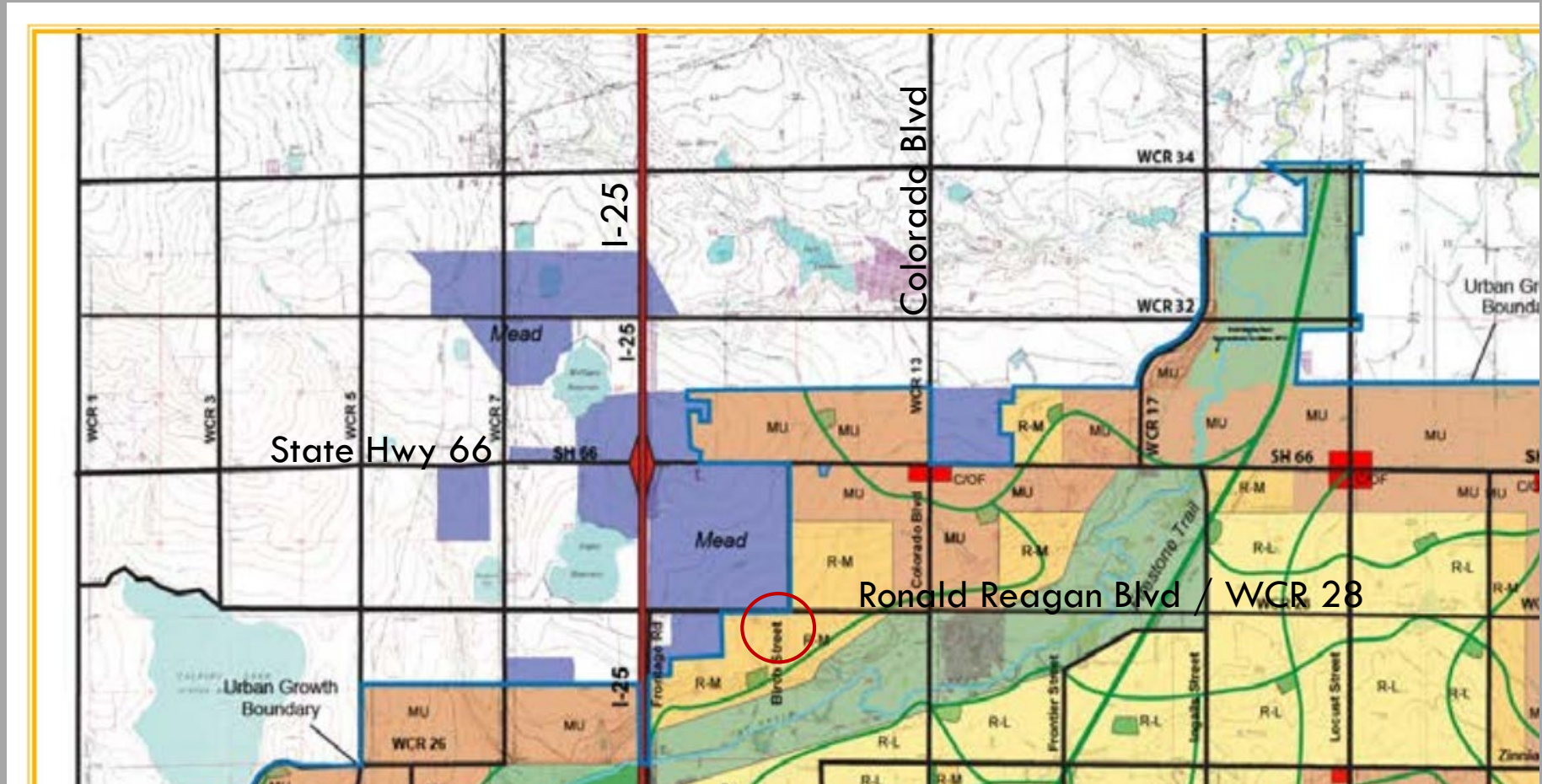


Approval Criteria



- a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
- c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this FDC.
- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this FDC that have not otherwise been modified or waived pursuant to this Chapter or this FDC.
- e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.

Firestone Master Plan Map



Master Plan Map Designation = R-M Residential Medium Density



Approval Criteria



- f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
- i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.
- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Staff Recommendation



Staff Recommends that the Planning & Zoning Commission approve Resolution PC 21-08, a resolution recommending approval of the Barefoot Lakes Filing No. 4 Replat 1 Preliminary Plat, with conditions, to the Board of Trustees.

Conditions of Approval

1. All remaining technical corrections to the Barefoot Lakes Filing No. 4 preliminary plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.
2. At the Final Plat stage, the Town and the Applicant execute a subdivision agreement, in a form to be approved by the Town Attorney.

DESIGNWORKSHOP

Landscape Architecture
Planning
Urban Design
Strategic Services

1390 Lawrence Street
Suite 100
Denver, Colorado 80204
303.623.5186
303.623.2260 fax
designworkshop.com

MEMORANDUM

To: Millissa Berry, Town of Firestone
From: Jake Sippy
Date: August 31, 2021
Project Name: Barefoot Lakes Filing 4R1

Project #: 5311
Subject: Neighborhood Meeting
Copy To: Chris Bremner, Brookfield Residential

Millissa:

We hosted a neighborhood meeting for Barefoot Lakes Filing 4 R1 on Thursday, August 19th. The meeting was held at The Cove, the neighborhood center within Barefoot Lakes, at 6:00.

The presentation lasted approximately twenty minutes and was followed by a question and answer period that lasted another twenty minutes. The presentation followed the same format that the Planning and Zoning hearing will follow: the number of lots, the connection to Filing 4, the landscape character, the trails along the wetlands, and the fencing.

Four residents attended, please find attached a copy of the attendance sheet. Questions from the residents related to the connection to Filing 4, the change from school site to homes, the trail along the wetlands, and views from Filing 4 toward the mountains.

There were no objections raised to the proposed plans.



AUGUST 19, 2021

NEIGHBORHOOD MEETING

6:00 PM

FILING 4.1 R

CHRIS BRENNER —

Brookfield Residential (Owner)

JAKE SIPPY —

Design Workshop (Master Plan,
Landscape Architect)

Jessica Bowers 12855 Lake Port

Chris Underwood 12856 Clearview st

Sara Underwood " "

One resident chose not to sign in