



TOWN OF FIRESTONE
Planning and Zoning Commission
Regular Meeting Agenda

July 17, 2025
6:00 PM

9900 Park Avenue, Firestone, CO 80504

Town of Firestone Board and Commission meetings can be viewed live online at www.firestoneco.gov/Agendas

1. Call to Order & Roll Call

2. Pledge of Allegiance

3. Approval of Agenda

4. Approval of Minutes

- a. Approval of the February 6, 2025, Meeting Minutes

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

6. Public Hearings

- a. **PUBLIC HEARING: RESOLUTION PC 25-05:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE DENMORE FILING 5 PRELIMINARY SUBDIVISION PLAT
- b. **PUBLIC HEARING: RESOLUTION PC-25-06:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR BAREFOOT LAKES FILING 7E SUBDIVISION
- c. **PUBLIC HEARING: RESOLUTION PC-25-07:** A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE REGARDING VESTED PROPERTY RIGHTS

7. Discussion/Action

- a. **RESOLUTION PC-25-08:** A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES

* 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 303-531-6264 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

APPROVE THE FIRESTONE DOWNTOWN DEVELOPMENT AUTHORITY PLAN
OF DEVELOPMENT

- 8. Staff Reports**
- 9. Commissioner Comments**
- 10. 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 303-531-6264 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

**AGENDA INFORMATION
MEMORANDUM**

**TOWN OF FIRESTONE
PLANNING AND ZONING COMMISSION**



AIM No.: 4.a

Approval of Minutes

Meeting Date: July 17, 2025

Initiated By:

Department: Town Clerk

AGENDA ITEM

Approval of the February 6, 2025, Meeting Minutes

RECOMMENDATION

SUMMARY

HISTORY AND PREVIOUS BOARD ACTION

ATTACHMENTS

1. DRAFT Planning Commission Meeting Minutes 02-06-2025



TOWN OF FIRESTONE
Planning & Zoning Commission
MINUTES
February 6, 2025

1. Call to Order & Roll Call

The Planning and Zoning Commission of the Town of Firestone met for a Regular Meeting on February 6, 2025, at the Police Department & Municipal Court building, 9900 Park Avenue, Firestone, Colorado. Vice Chair Spiegelberg called the meeting to order at 06:00 PM

The following were present upon the call of the roll:

Chair: Jim Sutton, Excused
Vice Chair: Tim Spiegelberg
Commissioners: Dennis Haney
David Whelan
John Damsma, Excused
Pat Young
Pat Connor

2. Pledge of Allegiance

Vice Chair Spiegelberg led the pledge of allegiance.

3. Approval of Agenda

Motion by Commissioner Haney, **second** by Commissioner Conner, to amend agenda to continue agenda item 5. Election of Officers. All in Favor, **Motion carried.**

Motion by Commissioner Young, **second** by Commissioner Haney, to Approve the agenda as amended. All in Favor, **Motion carried.**

4. Approval of Minutes

Motion by Commissioner Young, **second** by Commissioner Whelan, for Approval of Minutes All in Favor, **Motion carried.**

a. Approval of December 5, 2024, Meeting Minutes

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

No members of the public came forward to provide comments during the public comment period.

6. Public Hearings

- a. **PUBLIC HEARING: RESOLUTION PC-25-01:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, AMENDMENT 2

The public hearing was opened by Vice Chair Spiegelberg. Staff provided a presentation on the proposed resolution recommending approval of the Final Plat for Firestone City Centre Subdivision Filing No. 3, Amendment 2, including an overview of the request and relevant considerations. Following the presentation, the applicant presented additional information in support of the proposal.

The Vice Chair then opened the floor for public comments; however, no members of the public came forward. The Commissioners proceeded with questions directed to both staff and the applicant for further clarification. Staff and the applicant responded accordingly. Vice Chair Spiegelberg closed the public hearing.

Motion by Commissioner Haney, **second** by Commissioner Whelan, to Approve **PUBLIC HEARING: RESOLUTION PC-25-01:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, AMENDMENT 2

Roll Call Vote:

Yes: Commissioner Haney, Vice-Chairperson Spiegelberg, Commissioner Conner, Commissioner Young, Commissioner Whelan

No: None

Abstain: None

Motion carried.

- b. **PUBLIC HEARING: RESOLUTION PC-25-02:** A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE HAMILTON HEIGHTS PRELIMINARY SUBDIVISION PLAT

The public hearing was opened by Vice Chair Spiegelberg. Staff provided a presentation on the proposed resolution recommending approval of the Hamilton Heights Preliminary Subdivision Plat, including an overview of the request and relevant considerations.

Following the presentation, the applicant presented additional information in support of the proposal.

The Vice Chair then opened the floor for public comments, and the following individuals came forward to express their questions and concerns:

Greg Zader, Firestone resident, inquired about future development plans and the potential long-term impacts on the area.

Terri Walb, Firestone resident, raised concerns related to infrastructure capacity and the cumulative effects of ongoing development.

Yesenia Ramirez, Firestone resident, expressed concerns regarding increased traffic and pedestrian safety.

Linda Ramey, Firestone resident, echoed traffic concerns, particularly regarding congestion near existing intersections.

Jody Parker, Firestone resident, voiced concerns about traffic volume and the adequacy of current roadways.

The Commissioners proceeded with questions directed to both staff and the applicant for further clarification. Staff and the applicant responded accordingly. Vice Chair Spiegelberg closed the public hearing.

Motion by Commissioner Haney, **second** by Commissioner Whelan, to Approve **PUBLIC HEARING: RESOLUTION PC-25-02: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE HAMILTON HEIGHTS PRELIMINARY SUBDIVISION PLAT**

Roll Call Vote:

Yes: Commissioner Haney, Vice-Chairperson Spiegelberg, Commissioner Conner, Commissioner Young, Commissioner Whelan

No: None

Abstain: None

Motion carried.

- c. **PUBLIC HEARING: RESOLUTION PC 25-03: A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE REGARDING CAR WASHES**

The public hearing was opened by Vice Chair Spiegelberg. Staff provided a presentation on the proposed resolution recommending that the Board of Trustees approve an ordinance amending Title 16 of the Firestone Municipal Code regarding car washes. The presentation included an overview of the proposed changes and the rationale behind the amendment.

Vice Chair Spiegelberg then opened the floor for public comments; however, no members of the public came forward. The Commissioners proceeded with questions directed to staff to seek clarification on the proposal. Staff responded accordingly. The public hearing was then closed by Vice Chair Spiegelberg.

Motion by Commissioner Whelan **second** by Commissioner Conner, to Approve **PUBLIC HEARING: RESOLUTION PC 25-03: A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE**

BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE REGARDING CAR WASHES

Roll Call Vote:

Yes: Commissioner Haney, Vice-Chairperson Spiegelberg, Commissioner Conner, Commissioner Young, Commissioner Whelan

No: None

Abstain: None

Motion carried.

- d. **PUBLIC HEARING: RESOLUTION PC 25-04:** A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE REGARDING NATURAL MEDICINE FACILITIES

The public hearing was opened by Vice Chair Spiegelberg. Staff provided a presentation on the proposed resolution recommending that the Board of Trustees approve an ordinance amending Title 16 of the Firestone Municipal Code regarding natural medicine facilities. The presentation included an overview of the proposed changes and the rationale behind the amendment.

Vice Chair Spiegelberg then opened the floor for public comments; however, no members of the public came forward. The Commissioners proceeded with questions directed to staff to seek clarification on the proposal. Staff responded accordingly. The public hearing was then closed by Vice Chair Spiegelberg.

Motion by Commissioner Whelan, **second** by Commissioner Haney, to Approve **PUBLIC HEARING: RESOLUTION PC 25-04:** A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE REGARDING NATURAL MEDICINE FACILITIES with the following recommendations for the Board of Trustees to consider:

- 1) The spacing standards for Healing Centers in 16.3.2.E.3.c. requiring separation of 1,000' from other Natural Medicine Services, Residential zoning districts, parks, playgrounds, and open space be added to Subsection E.2.f. and apply to all Natural Medicine Businesses including cultivation, manufacturing, and testing facilities; and,
- 2) The spacing standards in both of the above-referenced sections also include a 1,000' separation to Places of Worship, Recreation Centers, and home school groups.

Roll Call Vote:

Yes: Commissioner Haney, Vice-Chairperson Spiegelberg, Commissioner Conner, Commissioner Whelan

No: Commissioner Young

Abstain: None

Motion carried.

7. Staff Reports

Todd Bjerkaas, Director of Planning and Development for the Town of Firestone, provided an update on the Comprehensive Plan and acknowledged both the newly appointed and reappointed members of the Commission.

8. Commissioner Comments

Commissioner Whelan asked questions regarding the Planning and Zoning Commission's policies and the Municipal Code. Staff responded by noting that there are future plans to update the relevant policies and procedures. Vice Chair Spiegelberg expressed a desire to see improved training for new Commissioners, particularly related to quasi-judicial procedures.

9. Adjournment

Motion by Vice Chair Spiegelberg, **second** by Commissioner Haney, to adjourn. All in Favor, **Motion carried.**

Introduced and Approved the 17th of July, 2025.

TOWN OF FIRESTONE, COLORADO

ATTEST

James Sutton, Chair

Rusti Roberto, Secretary

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM No.: 6.a

Public Hearings

Meeting Date: July 17, 2025

Initiated By: Rachel Clyne

Department: Planning & Development

AGENDA ITEM

PUBLIC HEARING: RESOLUTION PC 25-05: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE DENMORE FILING 5 PRELIMINARY SUBDIVISION PLAT

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-25-05, a resolution recommending approval of the Denmore, Filing 5 Preliminary Plat application to the Board of Trustees with the following conditions:

- a. All remaining technical corrections to the Denmore, Filing 5 Preliminary Plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.
- b. At the Final Plat stage, the Town and the Applicant shall execute a subdivision agreement in a form to be approved by the Town Attorney.

SUMMARY

Consideration and approval of Resolution PC-25-05 regarding the request for the Denmore, Filing 5 Preliminary Plat proposing 68 residential lots and one tract for future development on approximately 14.055 acres, located northwest of the intersection of Firestone Boulevard and Frontier Street.

HISTORY AND PREVIOUS BOARD ACTION

In July 2022, the subject property was annexed by the Town and zoned Low-Density Residential (R-A) and Neighborhood Commercial (NC).

The property was included as tracts for future development in the Denmore, Filing 1 Final Plat, which was recorded in August 2023.

ATTACHMENTS

1. Resolution PC-25-05
2. Denmore 5 PP PC Staff Report
3. Denmore 5 PP
4. Denmore 5 PP Landscaping

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC 25-05

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF
THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING
APPROVAL OF THE DENMORE FILING 5 PRELIMINARY
SUBDIVISION PLAT**

WHEREAS, Tri Pointe Homes Holdings, Inc. (the “Applicant”), as the owner of certain real property located within the Town of Firestone, Colorado (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 the Board of Trustees approve the Denmore Filing 5 Preliminary Plat, 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 Preliminary Plat and preliminary 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 shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

PASSED AND ADOPTED this ____ day of _____, 2025.

Chairperson

ATTEST:

Secretary

EXHIBIT A

Denmore Filing 5 Preliminary Plat



Staff Report

Denmore, Filing 5

Preliminary Plat

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

July 17, 2025

GENERAL INFORMATION

Purpose: This staff report is for the Denmore, Filing 5 Preliminary Plat proposing 69 lots on approximately 14 acres. The proposed use is a low-density residential subdivision comprised of 68 townhome units. The $\pm$ 6.17-acre tract on the southern half of the property is reserved for future commercial use.

Applicant: Tri Pointe Homes Holdings, Inc.
5350 S. Roslyn Street, Ste 400
Greenwood Village, CO 80111

Owners' Representative: Dan Galasso
Tri-Pointe Homes Holdings, Inc.
5350 S. Roslyn Street, Ste 400
Greenwood Village, CO 80111

Location: The Denmore, Filing 5 Preliminary Plat is located northwest of the intersection of Firestone Boulevard and Frontier Street (CR 15).



Existing Conditions:

Existing Zoning: Low-Density Residential (R-A) and Neighborhood Commercial (NC)

Existing Use: Undeveloped – Vacant Land

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	R-A (Firestone)	Denmore, Filing 1 Subdivision
SOUTH	NC, PUD (Firestone)	Vacant land and sports complex
EAST	R-A & NC (Firestone)	Vacant land and oil/gas facility
WEST	R-A (Firestone)	Denmore, Filing 1 Subdivision

Denmore, Filing 5 Preliminary Plat - Plan Analysis:

The Denmore, Filing 5 Preliminary Plat proposes 68 residential lots and one (1) tract for future development on approximately 14 acres. The property has dual zoning, with roughly the northern half zoned Low-Density Residential (R-A). The southern half is a tract for future development and is zoned Neighborhood Commercial (NC).

The subject property is located on the northwest corner of Trailway Avenue and Frontier Street (CR 15). The land is vacant. There are three (3) well sites: one abandoned and capped, one shut in, and one actively producing.

The gross density of the proposed subdivision is 4.8 units per acre, which is in accordance with the R-A zoning regulations as outlined in the Firestone Development Code (FDC). The R-A zone district allows a maximum of 5 dwelling units per acre. Lot sizes range from 20 feet wide and 1,600 square feet on interior lots; eleven (11) 2,000 square foot lots on the end lots; and eleven (11) lots that average 3,500 square feet. These larger lots anchor the blocks adjacent to roadways. The proposed development area will feature single-family attached homes. The townhomes will serve as a buffer between the adjacent developments and the future commercial development along Firestone Boulevard.

Vehicular access points into the site are located on Ferncrest Street and Trailway Avenue, two roadways extending from the adjacent subdivision filings. The future commercial development tract may include access point(s) onto Firestone Boulevard and Frontier Street.

Pedestrian access is provided via attached sidewalks along interior residential streets, and trail connections are available throughout the property to the Firestone Trail. A wide drainage way is proposed along the north side of the property.

The total required Open Space and Park dedications for Filing 5 are approximately three (3) acres. The Open Space dedication area from Denmore Filings 1 and 2 (the remaining area from previous filings) and the additional pocket park area provided with this filing meet the required Open Space for Filing 5. The pocket park dedication required for Filing 5 is 0.105 acres and is satisfied. The Open Space and Park requirements are in accordance with the FDC. The acreage needed for Neighborhood Park and Community Park will be satisfied through cash-in-lieu or alternative options, as determined by the Town.

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

APPROVAL CRITERIA AND STAFF ANALYSIS

Preliminary Plat Approval Criteria and Staff Analysis:

The Preliminary Plat application for Denmore, Filing 5 was reviewed for compliance with the Approval Criteria from Section 16.7.6.C of the FDC. Staff makes the following findings:

- A. The subdivision is generally consistent with the Town's Comprehensive Master Plan;
Staff: *The proposed preliminary plat is generally consistent with the MU (Mixed Use) land use designation as identified in the Town's Master Plan. This includes the future development permitted for non-residential purposes.*
- B. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located;
Staff: *The proposed preliminary plat is consistent with the purpose and intent of the R-A and NC zone districts as outlined in the FDC.*
- 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;
Staff: *The general layout of the proposed preliminary plat is consistent with applicable development and design standards set forth in the FDC. In addition, the general layout is consistent with the Town of Firestone Design Standards and Construction Specifications for Public Improvements.*
- 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;
Staff: *The proposed preliminary plat complies with the development and design standards set forth in Chapters 3, 5 and 6 of the 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;

Staff: *The proposed preliminary plat complies with applicable federal and state regulations.*

- 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;

Staff: *The proposed preliminary plat will not have a significant impact on the identified environmental conditions.*

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

Staff: *The proposed preliminary plat is integrated and connected to major pedestrian and vehicular passageways, providing trail connections to the Firestone Trail and vehicular access to Firestone Boulevard and Frontier Street through the adjacent subdivision development.*

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

Staff: *The proposed preliminary plat will not have significant adverse impacts on adjacent properties, given that the residential development will act as a buffer to future non-residential development along Firestone Boulevard.*

- 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; and

Staff: *The proposed preliminary plat will provide sufficient transportation, utilities, and recreational facilities while maintaining existing levels of service to the development.*

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

Staff: *The phasing of the proposed preliminary plat is rational in terms of infrastructure capacities.*

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	July 2, 2025
Property Posted:	July 1, 2025
Letters to Adjacent Property Owners:	July 1, 2025

RECOMMENDATIONS

Town staff recommends that the Planning and Zoning Commission approve draft Resolution PC-25-05, a resolution recommending approval of the Denmore, Filing 5 Preliminary Plat application to the Board of Trustees with the following conditions:

- a. All remaining technical corrections to the Denmore, Filing 5 Preliminary Plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.

- b. At the Final Plat stage, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

DENMORE FILING NO. 5 PRELIMINARY PLAT

A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
14.094 ACRES – 68 RESIDENTIAL LOTS, 1 SUPER LOT – 5 TRACTS

CERTIFICATION OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TRI POINTE HOMES HOLDINGS, INC., A DELAWARE CORPORATION BEING THE OWNERS OF THE LAND SHOWN IN THIS PLAT AND DESCRIBED AS FOLLOWS:

TRACTS R AND S AND A PORTION OF TRACT U, DENMORE FILING NO. 1, PER PLAT RECORDED OCTOBER 30, 2023, AT RECEPTION NO. 4928429, IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT S, FROM WHICH THE SOUTHWEST CORNER OF SAID TRACT S BEARS NORTH 88°48'45" WEST, A DISTANCE OF 829.07 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE ALONG SAID SOUTHERLY BOUNDARY OF SAID TRACT S, NORTH 88°48'45" WEST, A DISTANCE OF 829.07 FEET TO THE SOUTHWEST CORNER OF SAID TRACT S;

THENCE NORTH 00°51'05" EAST, ALONG THE WESTERLY BOUNDARY OF SAID TRACT U, A DISTANCE OF 380.40 FEET TO THE SOUTHEAST CORNER OF SAID TRACT U;

THENCE NORTH 89°08'55" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT U, A DISTANCE OF 12.00 FEET;

THENCE NORTH 00°51'05" EAST, A DISTANCE OF 140.00 FEET;

THENCE SOUTH 89°08'55" EAST, A DISTANCE OF 12.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID TRACT R;

THENCE, ALONG THE BOUNDARY OF SAID TRACT R, THE FOLLOWING FIVE (5) COURSES;

- NORTH 00°51'05" EAST, A DISTANCE OF 33.24 FEET;
- NORTH 49°44'15" EAST, A DISTANCE OF 126.52 FEET;
- NORTH 40°15'45" WEST, A DISTANCE OF 32.85 FEET;
- NORTH 49°27'45" EAST, A DISTANCE OF 146.44 FEET;
- SOUTH 89°08'57" EAST, A DISTANCE OF 645.47 FEET TO THE NORTHEAST CORNER OF SAID TRACT R;

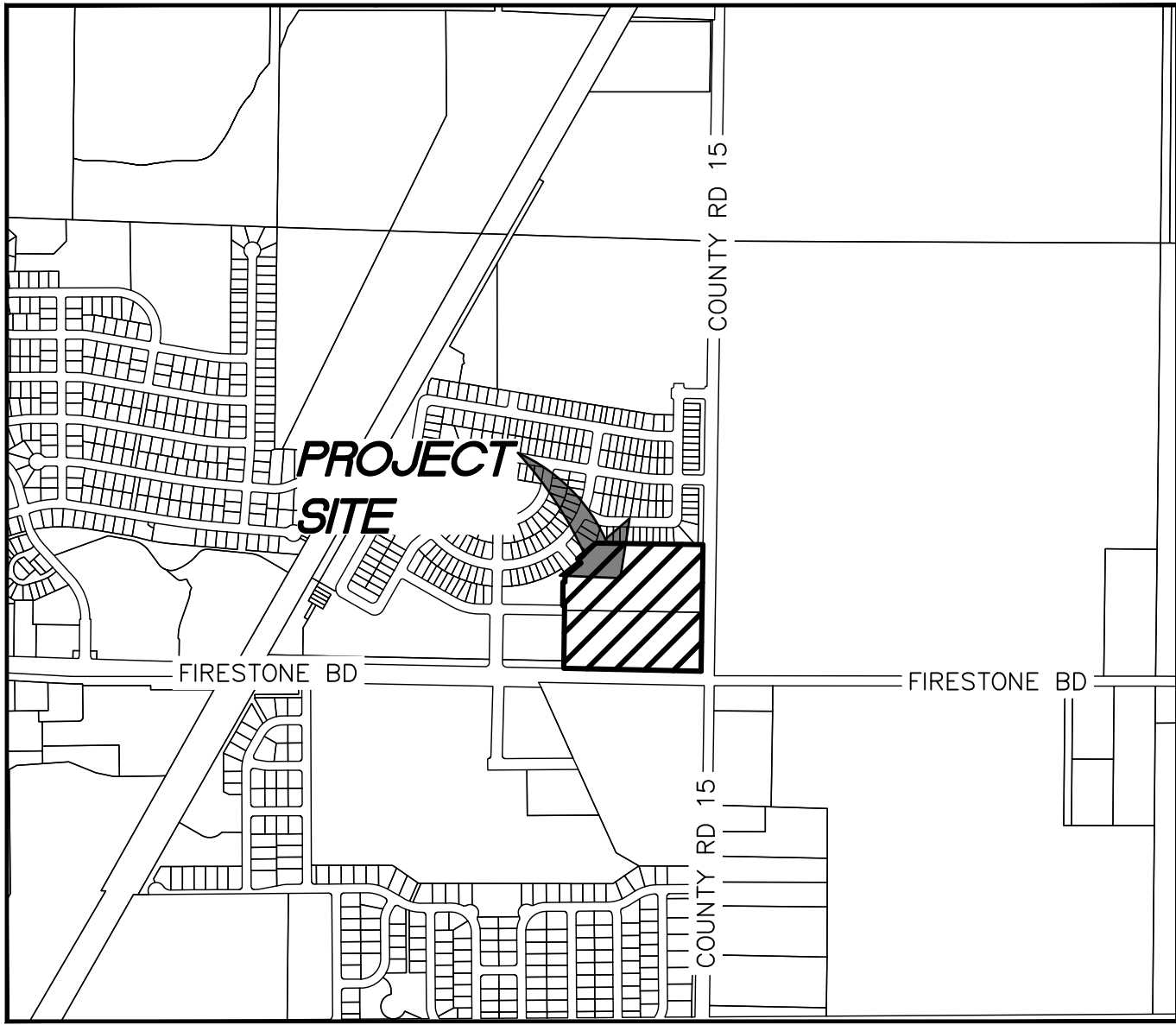
THENCE SOUTH 00°51'05" WEST, ALONG THE EASTERLY BOUNDARY OF SAID TRACTS R AND S, A DISTANCE OF 763.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 14.094 ACRES, (613,943 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **DENMORE 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, 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.

TRACT USE SUMMARY TABLE					
TRACT	AREA (S.F. ±)	AREA (A.C. ±)	USE	OWNER	MAINTAINED BY
A	10,942	0.251	OPEN SPACE/DRAINAGE/UTILITIES	METRO DIST.	METRO DIST.
B	26,643	0.612	OPEN SPACE/DRAINAGE/UTILITIES	METRO DIST.	METRO DIST.
C	49,910	1.146	ACCESS/UTILITIES	METRO DIST.	METRO DIST.
D	4,458	0.102	ACCESS/UTILITIES	METRO DIST.	METRO DIST.
E	55,778	1.280	OPEN SPACE/DRAINAGE/UTILITIES	METRO DIST.	METRO DIST.
TOTAL	147,731	3.391			

SUBDIVISION DATA TABLE	
	TOTALS
GROSS AREA	14.094 ACRES
GROSS DENSITY (RESIDENTIAL LOTS PER ACRE)	4.82 LOTS / ACRE
NUMBER OF SINGLE FAMILY ATTACHED RESIDENTIAL LOTS	68
NUMBER OF TRACTS	5
AREA OF ROW	1.496 ACRES
AREA OF TRACTS	3.391 ACRES
AREA OF SINGLE FAMILY ATTACHED RESIDENTIAL LOTS	9.207 ACRES
DENSITY (SINGLE FAMILY ATTACHED RESIDENTIAL LOTS PER ACRE)	7.39 LOTS / ACRE
MINIMUM SINGLE FAMILY ATTACHED RESIDENTIAL LOT AREA	1,538 SQUARE FEET
MAXIMUM SINGLE FAMILY ATTACHED RESIDENTIAL LOT AREA	4,411 SQUARE FEET
AVERAGE SINGLE FAMILY ATTACHED RESIDENTIAL LOT AREA	2,975 SQUARE FEET



VICINITY MAP
SCALE: 1" = 1000'



OWNER:

TRI POINTE HOMES HOLDINGS, INC., A DELAWARE CORPORATION
5350 S. ROSLYN ST., SUITE 400
GREENWOOD VILLAGE, 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 TRI POINTE HOMES HOLDINGS, INC., A DELAWARE CORPORATION

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL. _____
NOTARY PUBLIC

SHEET INDEX

SHEET 1	— DEDICATION, APPROVALS, VICINITY MAP, LEGAL DESCRIPTION
SHEET 2	— OVERALL BOUNDARY, LARGE PARCEL GRAPHICS AND DETAILS
SHEET 3	— TRACTS, LOTS, BLOCKS AND RIGHTS-OF-WAY GRAPHICS AND DIMENSIONS

SURVEYING CERTIFICATE:

I, JAMES E. LYNCH, A LICENSED 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: JAMES E. LYNCH, P.L.S. NO. 37933
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 THIS PLAT FOR **DENMORE FILING NO. 5** WAS APPROVED ON THE ____ DAY

OF _____, 20____, BY RESOLUTION NO. _____, PASSED AND ADOPTED A THE REGULAR MEETING OF

THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, HELD ON THIS ____ DAY OF _____, 20____, AND MAY BE FILED WITH THE CLERK AND RECORDER OF WELD COUNTY. ALL PUBLIC DEDICATIONS SHOWN THEREON ARE ACCEPTED BY THE TOWN, SUBJECT TO THE PROVISION THAT NEITHER APPROVAL NOR ACCEPTANCE OBLIGATES THE TOWN OF FIRESTONE FOR THE FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LAND OR EASEMENTS DEDICATED TO THE TOWN EXCEPT AS SPECIFICALLY AGREE TO BY THE BOARD OF TRUSTEES.

OWNER AND DEVELOPER:

TRI POINTE HOMES
8055 E. TUFTS AVE., SUITE 675
DENVER, CO 80237
720-341-3108
CONTACT: DAN GALASSO
DAN.GALASSO@TRIPINTEHOMES.COM

ENGINEER:

TERRACINA DESIGN
10200 E. GIRARD AVE, BUILDING A, SUITE 314
DENVER, COLORADO 80231
303-632-8867
CONTACT: JEFF MARCK, LEED AP
JMARCK@TERRACINADDESIGN.COM

SURVEYOR:

AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
303-713-1898
CONTACT: JAMES LYNCH
JLYNCH@AZTECCONSULTANTS.COM

LAST REVISED: 01/21/2025



AzTec Proj. No.: 83924-06

Drawn By: GLW

DEVELOPER
TRI POINTE HOMES

5350 S. ROSLYN ST., SUITE 400
GREENWOOD VILLAGE, CO 80111

DATE OF
PREPARATION:

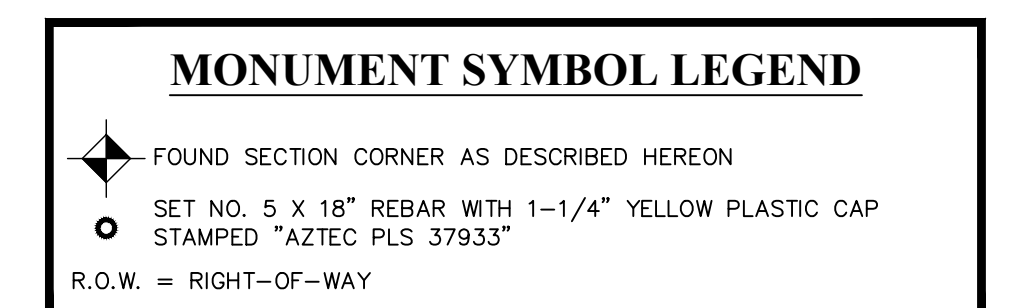
9/16/2024

SCALE:

N/A

SHEET 1 OF 3

A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
14.094 ACRES - 68 RESIDENTIAL LOTS, 1 SUPER LOT - 5 TRACTS



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



Drawn By: GLW

5350 S. ROSLYN ST., SUITE 400
GREENWOOD VILLAGE, CO 80111

SHEET 2 OF 3

DENMORE FILING NO. 5 PRELIMINARY PLAT

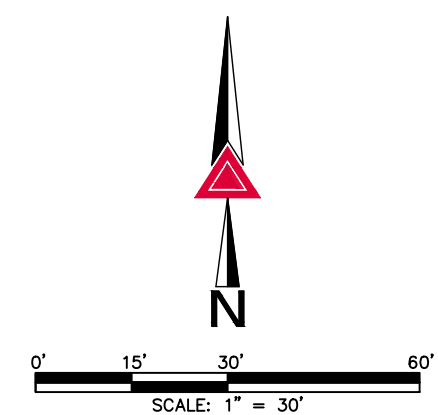
A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
14.094 ACRES - 68 RESIDENTIAL LOTS, 1 SUPER LOT - 5 TRACTS

MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER AS DESCRIBED HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP
STAMPED "AZTEC PLS 37933"
- R.O.W. = RIGHT-OF-WAY

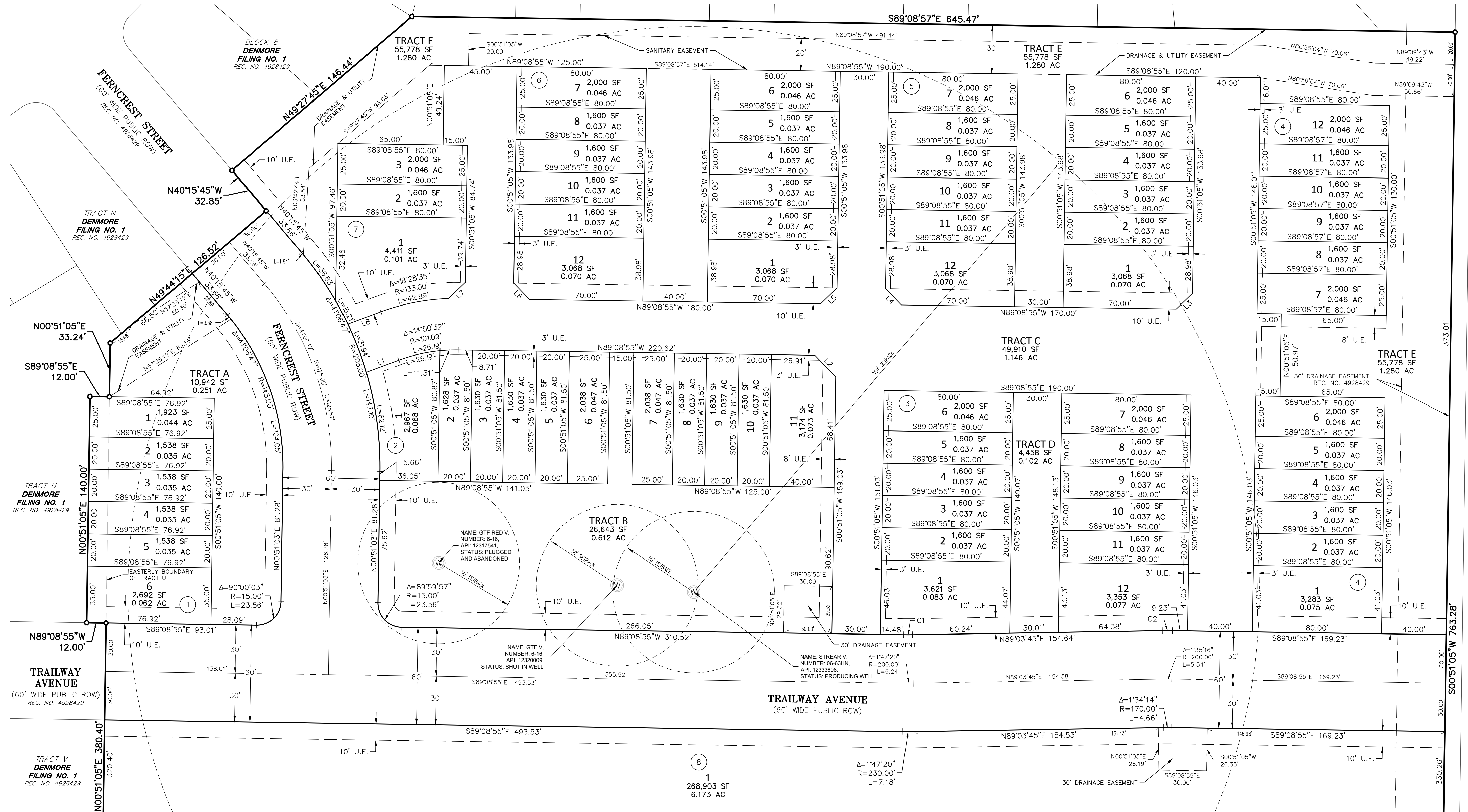
LINE TABLE		
LINE	BEARING	LENGTH
L1	S69°35'51"W	21.49'
L2	N44°08'55"W	18.51'
L3	N45°51'05"E	14.14'
L4	S44°08'55"E	14.14'
L5	S45°51'05"W	14.14'
L6	S44°08'55"E	14.14'
L7	S45°51'05"W	14.36'
L8	S69°35'51"W	21.81'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°47'20"	170.00'	5.31'
C2	1°36'05"	230.00'	6.43'



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC



SEE SHEET 2

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.: 83924-06

Drawn By: GLW

DEVELOPER
TRI POINTE HOMES

5350 S. ROSLYN ST., SUITE 400
GREENWOOD VILLAGE, CO 80111

DATE OF PREPARATION: 9/16/2024

SCALE: 1" = 30'

SHEET 3 OF 3

DENMORE FILING NO. 5 FINAL DEVELOPMENT PLAN
A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
14.094 ACRES- 68 RESIDENTIAL LOTS, 1 SUPER LOT - 5 TRACTS PP ____ - ____



PROJECT NAME

DENMORE FILING NO. 5
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

SUBMITTAL DATE:
9/16/2024
REVISION DATE:

SHEET TITLE

OVERALL
LANDSCAPE PLAN

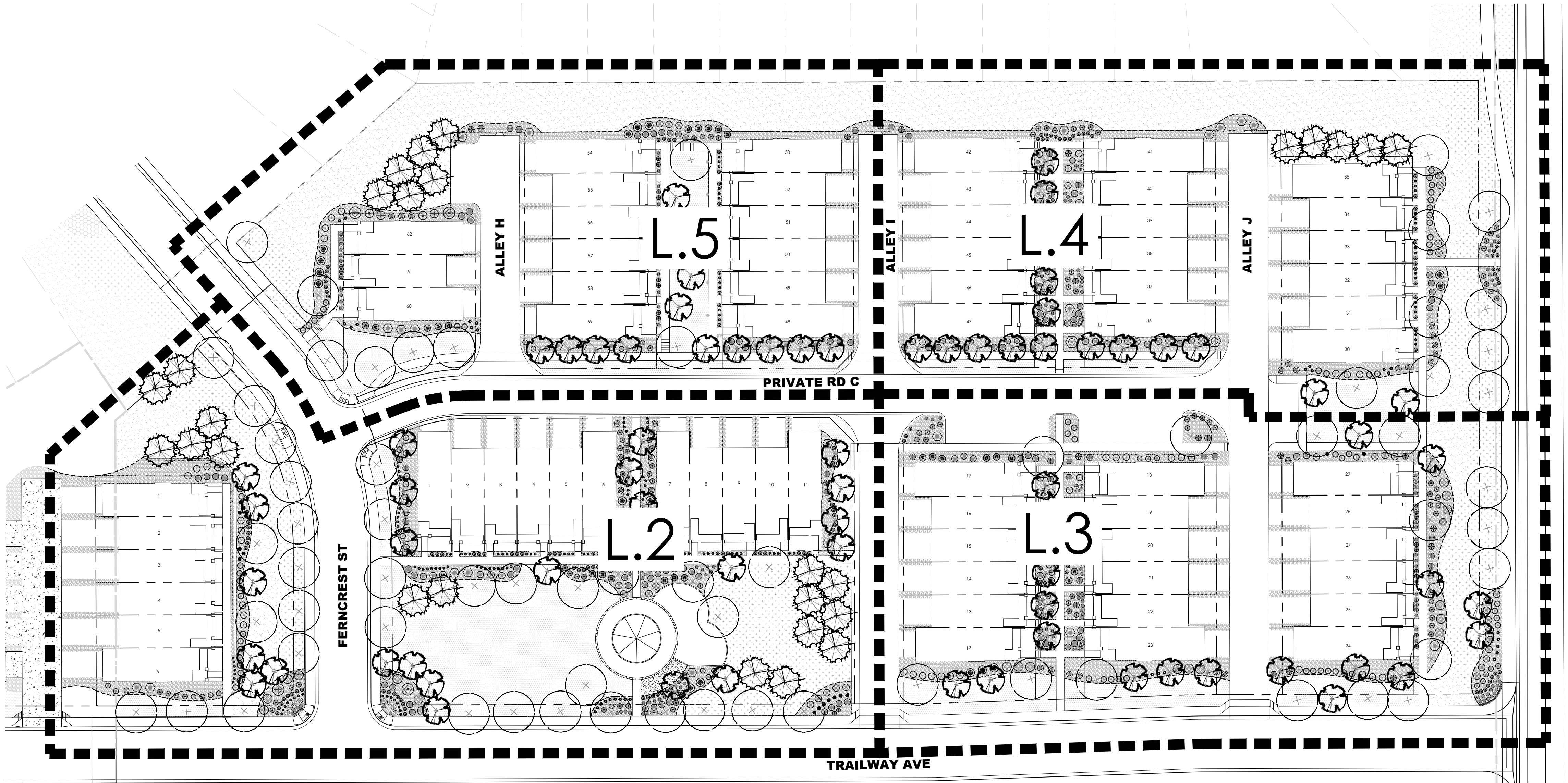
SHEET NUMBER

L.1

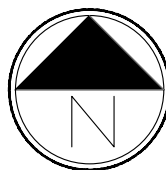
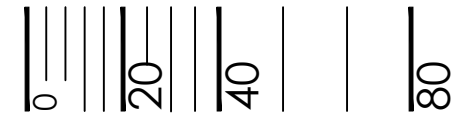
SHEET 5 OF 39

NOT FOR CONSTRUCTION

- LEGEND
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - SHRUBS, GRASSES & PERENNIALS
 - STEEL EDGER
 - SOD
 - NATIVE SEED
 - LOW GROW NATIVE SEED
 - ROCK MULCH
 - CONCRETE



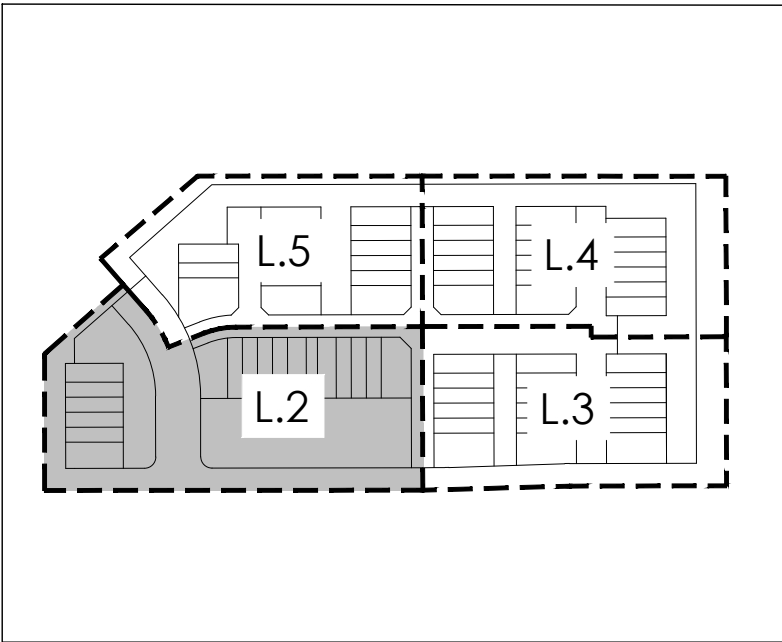
Scale: 1"= 40'-0"



DENMORE FILING NO. 5 FINAL DEVELOPMENT PLAN

A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
14.094 ACRES- 68 RESIDENTIAL LOTS, 1 SUPER LOT - 5 TRACTS PP ____ - ____

KEY MAP



NOT FOR CONSTRUCTION



PROJECT NAME

DENMORE FILING NO. 5
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

SUBMITTAL DATE:
9/16/2024
REVISION DATE:

SHEET TITLE

LANDSCAPE PLAN

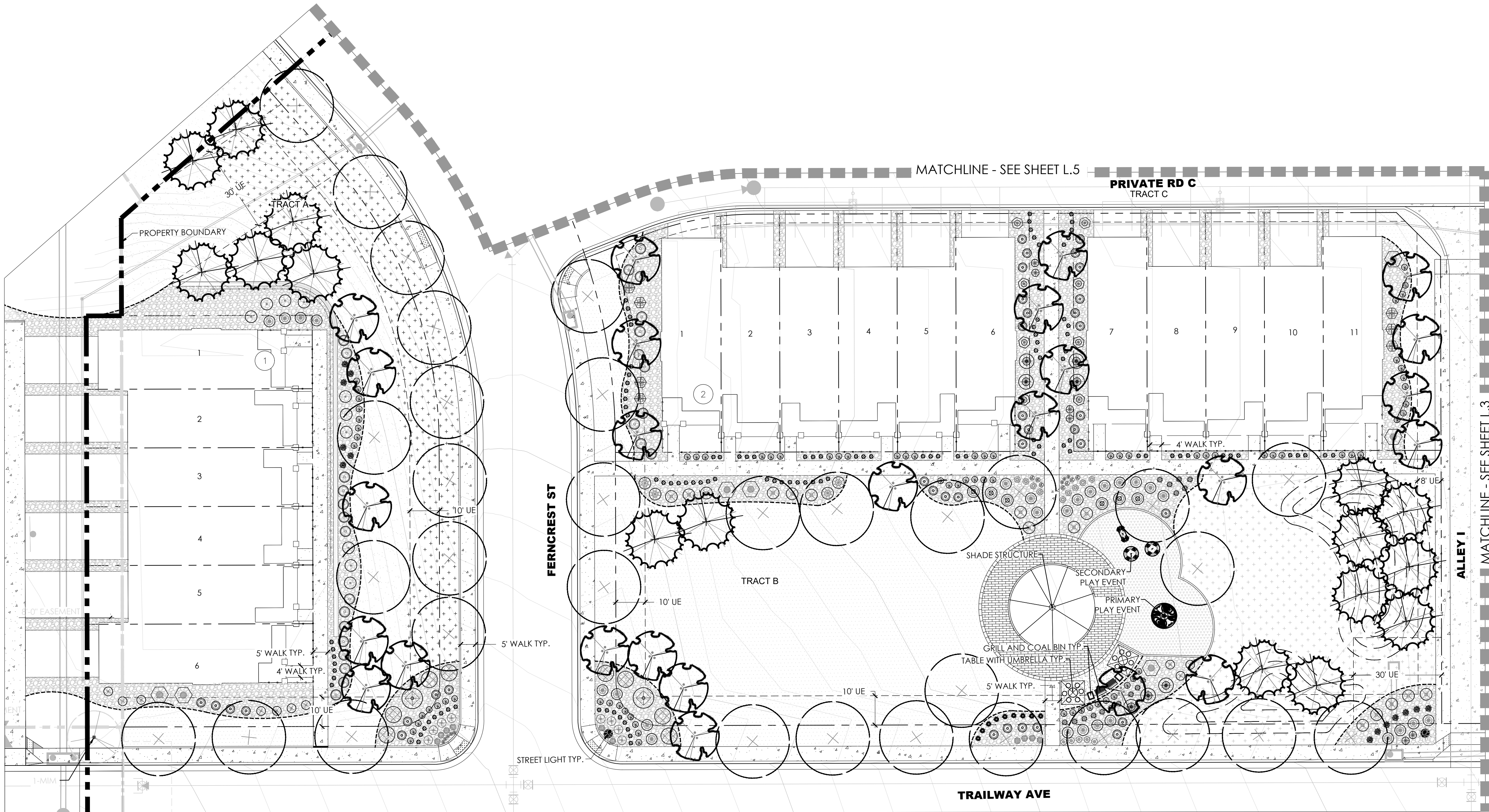
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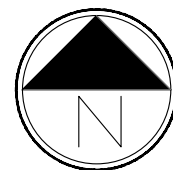
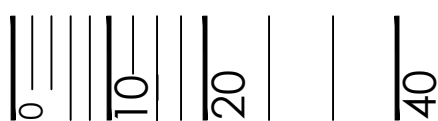
SHEET 6 OF 39

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- SOD
- NATIVE SEED
- LOW GROW NATIVE SEED
- ROCK MULCH
- CONCRETE
- PAVERS
- CRUSHER FINES
- FIBAR MULCH



Scale: 1"= 20'-0"



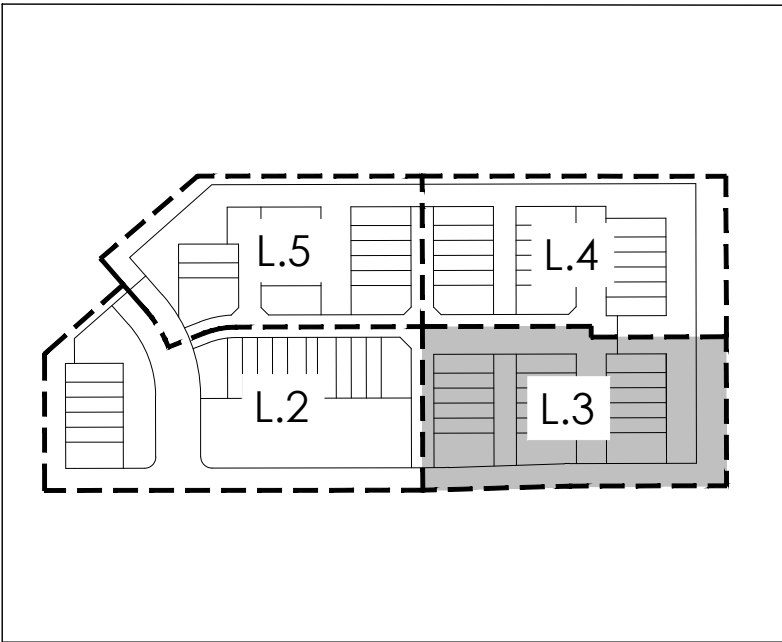
DENMORE FILING NO. 5 FINAL DEVELOPMENT PLAN

A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

14.094 ACRES- 68 RESIDENTIAL LOTS, 1 SUPER LOT - 5 TRACTS PP ____ - ____

KEY MAP



NOT FOR CONSTRUCTION



PROJECT NAME

DENMORE FILING NO. 5
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

SUBMITTAL DATE:
9/16/2024
REVISION DATE:

SHEET TITLE

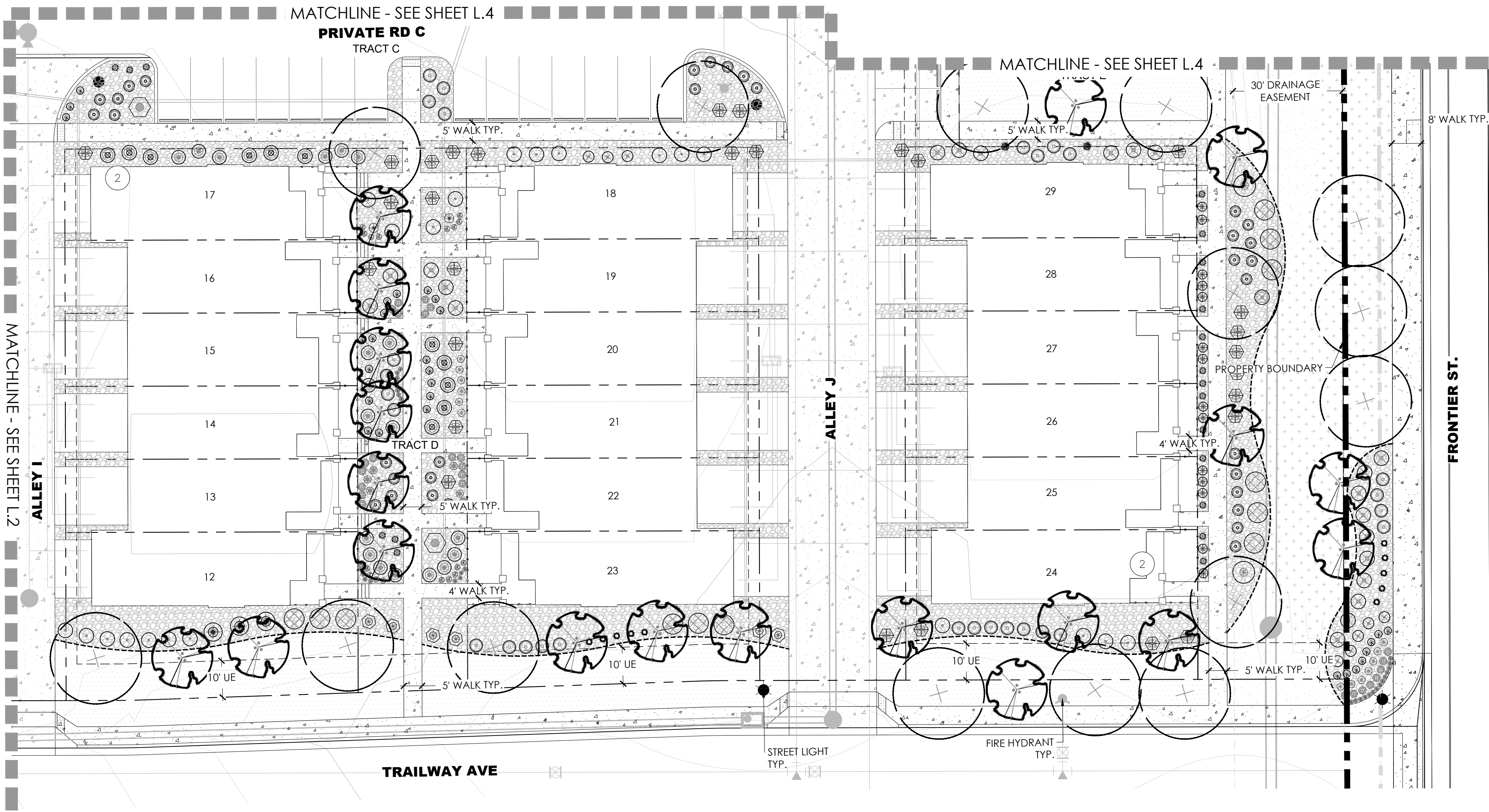
LANDSCAPE PLAN

SHEET NUMBER

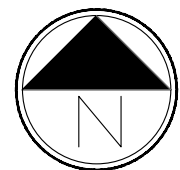
L.3

SHEET 7 OF 39

- LEGEND
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - SHRUBS, GRASSES & PERENNIALS
 - STEEL EDGER
 - SOD
 - NATIVE SEED
 - LOW GROW NATIVE SEED
 - ROCK MULCH
 - CONCRETE

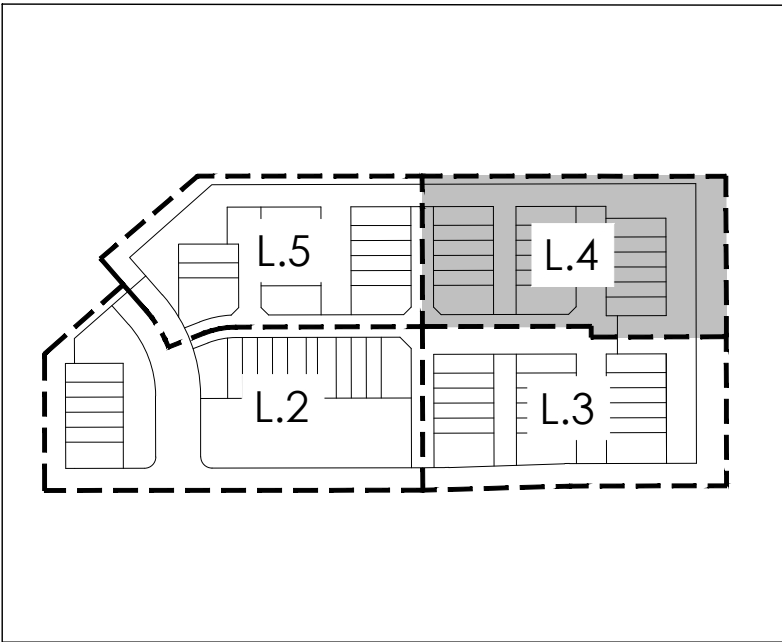


Scale: 1"= 20'-0"



DENMORE FILING NO. 5 FINAL DEVELOPMENT PLAN
A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
14.094 ACRES- 68 RESIDENTIAL LOTS, 1 SUPER LOT - 5 TRACTS PP ____ - ____

KEY MAP



terraccina
design
td
10200 E. Girard Ave. Ste A-314
Denver, CO 80231
ph: 303.432.8867

PROJECT NAME

DENMORE FILING NO. 5
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

SUBMITTAL DATE:
9/16/2024
REVISION DATE:

SHEET TITLE

LANDSCAPE PLAN

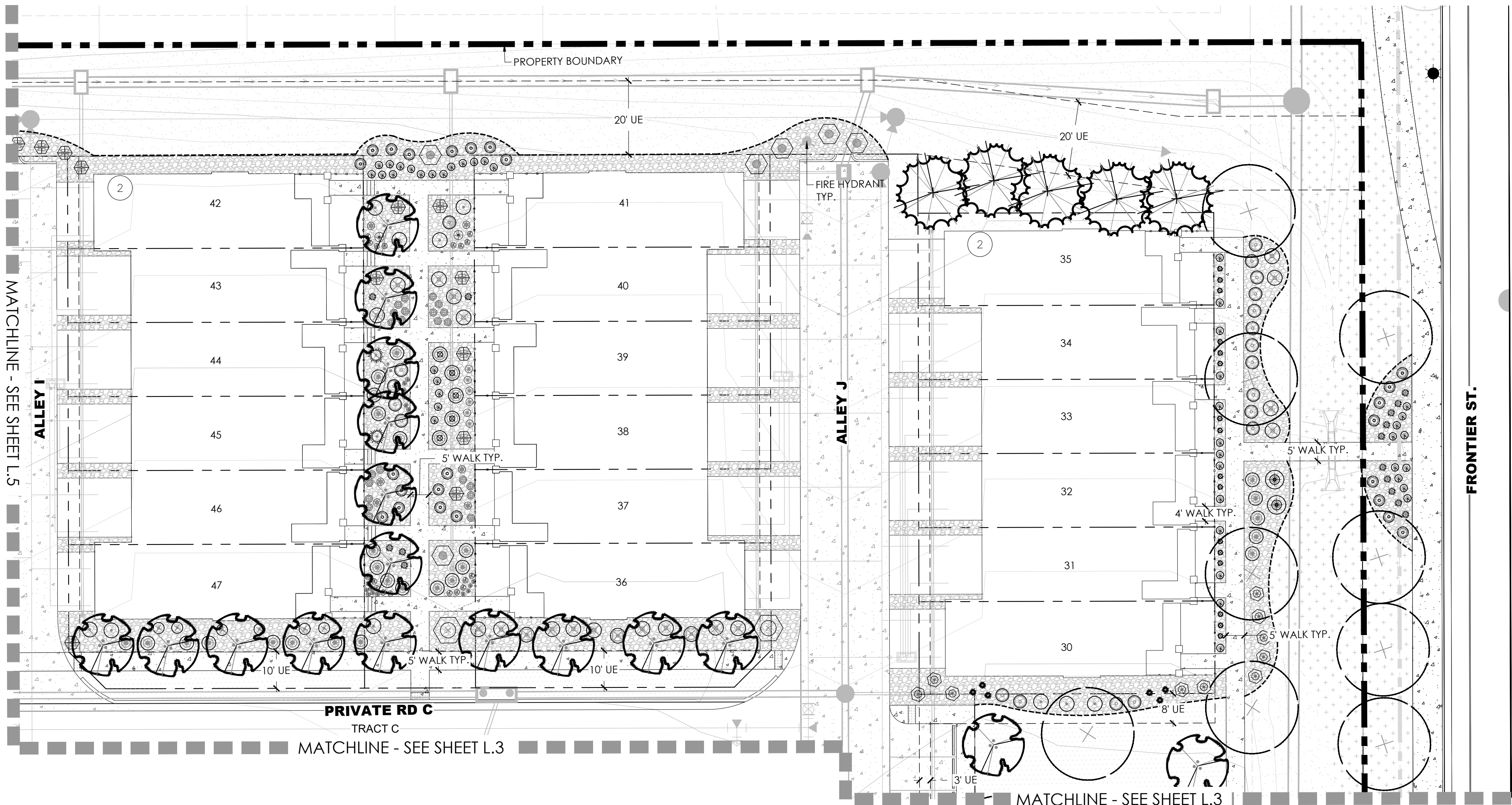
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L.4

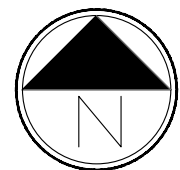
SHEET 8 OF 39

NOT FOR CONSTRUCTION

- LEGEND
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - SHRUBS, GRASSES & PERENNIALS
 - STEEL EDGER
 - SOD
 - NATIVE SEED
 - LOW GROW NATIVE SEED
 - ROCK MULCH
 - CONCRETE

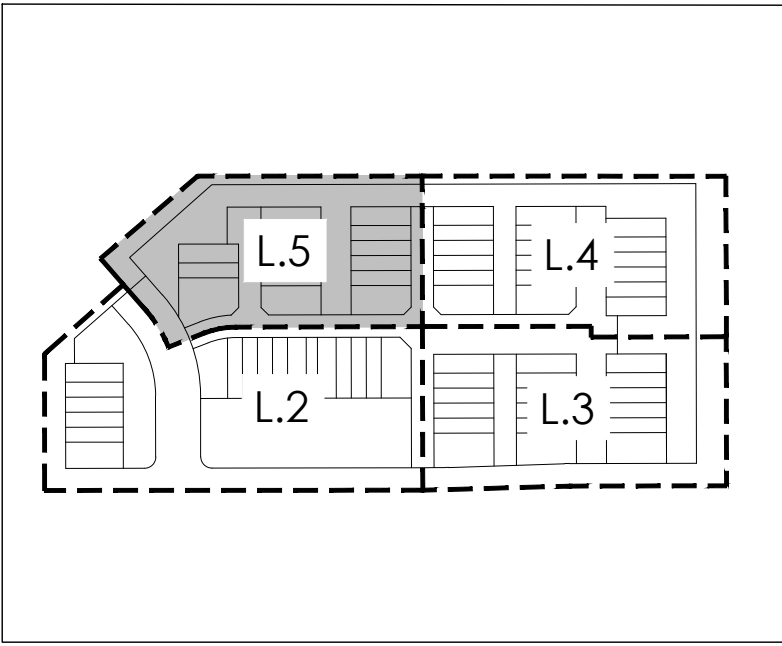


Scale: 1"= 20'-0"



DENMORE FILING NO. 5 FINAL DEVELOPMENT PLAN
A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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14.094 ACRES- 68 RESIDENTIAL LOTS, 1 SUPER LOT - 5 TRACTS PP ____ - ____

KEY MAP



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10200 E Girard Ave, Ste A-314
Denver, CO 80231
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PROJECT NAME

DENMORE FILING NO. 5
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

SUBMITTAL DATE:
9/16/2024
REVISION DATE:

SHEET TITLE

LANDSCAPE PLAN

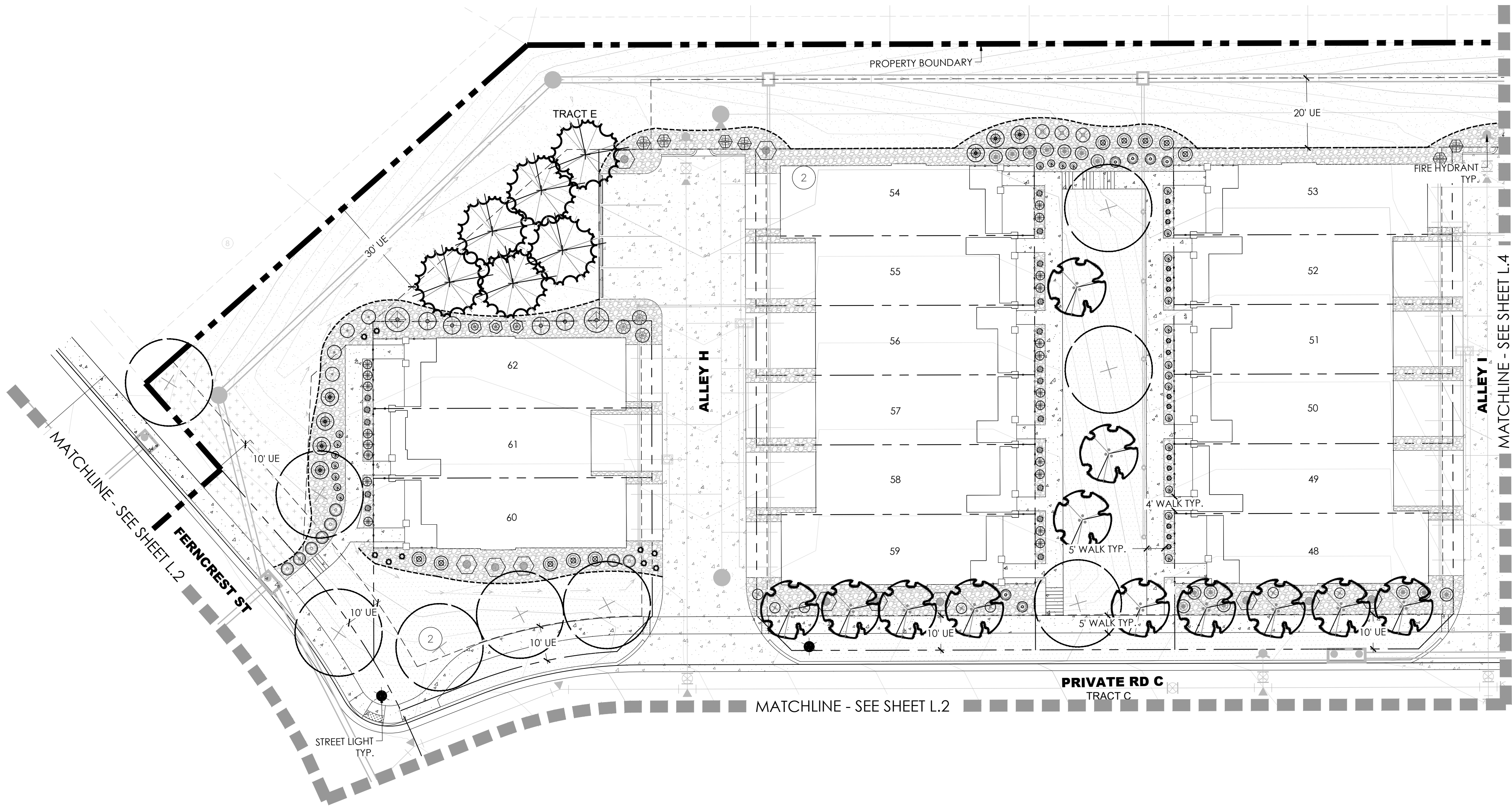
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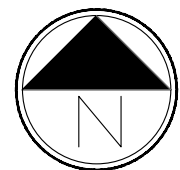
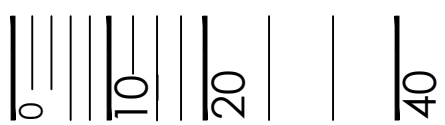
SHEET 9 OF 39

NOT FOR CONSTRUCTION

- LEGEND
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - SHRUBS, GRASSES & PERENNIALS
 - STEEL EDGER
 - SOD
 - NATIVE SEED
 - LOW GROW NATIVE SEED
 - ROCK MULCH
 - CONCRETE



Scale: 1"= 20'-0"



p:\H\pointe\denmore\cod\submittal\townhome\fp\filling 5\submittal 1\5_Landscape-notes&details.dwg

DENMORE FILING NO. 5 FINAL DEVELOPMENT PLAN

A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

14.094 ACRES- 68 RESIDENTIAL LOTS, 1 SUPER LOT - 5 TRACTS PP ____ - ____

LANDSCAPE NOTES

1.

ALL WORK SHALL CONFORM TO TOWN OF FIRESTONE STANDARDS AND SPECIFICATIONS AND WITH THE ACCEPTED PLANS. REFER TO THESE STANDARDS FOR ADDITIONAL INFORMATION AS NEEDED. A COPY OF THESE SPECIFICATIONS SHALL BE AVAILABLE ON THE WORK SITE AT ALL TIMES.
2.

THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH PLANS DONE BY OTHERS SO THE PROPOSED GRADING, DRAINAGE WORK, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
3.

STORM WATER BEST MANAGEMENT PRACTICES SHALL CONFORM TO STATE OF COLORADO REQUIREMENTS. ALL STORM WATER REPORTS AND REQUIRED PAPERWORK SHALL ADHERE TO ALL STATE OF COLORADO REQUIREMENTS.
4.

THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1/10TH) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK.
5.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE PLANS.
6.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
7.

ANY REVISION TO THE LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED BY THE PARKS SUPERINTENDENT OR HIS DESIGNEE PRIOR TO IMPLEMENTATION.
8.

THE CONTRACTOR SHALL HAVE AN ACCEPTED SET OF PLANS AND MUST HAVE HELD A PRE-CONSTRUCTION MEETING WITH THE TOWN OF FIRESTONE PARKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF ANY AND ALL WORK.
9.

THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, WORKMANSHIP, AND IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS.
10.

DO NOT DISTURB PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
11.

THE CONTRACTOR SHALL IDENTIFY, VERIFY AND PROTECT CONTROL POINT. CONTRACTOR SHALL VERIFY LOCATION OF CONTROL POINT WEEKLY AND THE ORIGINAL CONDITION OF CONTROL POINT PIN SHALL BE MAINTAINED THROUGH OUT ENTIRE PROJECT. LOCATION AND G.P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.
12.

GRAPHIC SYMBOLS SHALL PRESIDE OVER WRITTEN PLANT QUANTITIES.
13.

ALL TREES SPECIES SHALL BE FROM THE TOWN OF FIRESTONE APPROVED TREE LIST.
14.

NATIVE PLANTS SHALL BE USED IN NATIVE SEED AREAS. REFER TO STANDARDS AND SPECIFICATIONS FOR COMPLETE SPECIES LIST.

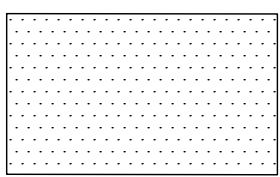
RIGHT-OF-WAY LANDSCAPE REQUIREMENTS				
STREET NAME	REQUIREMENT	STREET FRONTAGE (LF)	TREES REQUIRED	TREES PROVIDED
TRAILWAY AVE	ONE (1) DECIDUOUS OR ORNAMENTAL	779	19	19
FERNCREST ST	STREET TREE FOR EVERY	618	15	15
FRONTIER ST. (CO 15)	FORTY (40) LINEAR FEET	380	9	9
TOTAL		1,777	43	43

MULTI-FAMILY LIVE LANDSCAPE MATERIAL REQUIREMENT			
ENTIRE LOT (SQ FT)	LIVE PLANT MATERIAL REQUIRED (SF) (15%)	LIVE PLANT MATERIAL PROVIDED (SF)	PERCENTAGE OF LIVE PLANT MATERIAL
345,956	51,893	119,012	34.4%

MULTI-FAMILY LIVE LADNSCAPE MATERIAL REQUIREMENT				
LANDSCAPED AREA (SQ FT.)	TREES REQUIRED (1/1,000 SF)	TREES PROVIDED	SHRUBS REQUIRED (1/150 SF)	SHRUBS PROVIDED
123,690	124	124	825	825

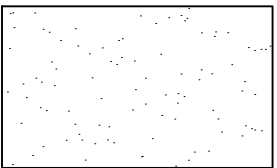
TURF

RTF SOD OR APPROVED EQUAL
TURF SUPPLIER:
GREEN VALLEY TURF COMPANY
13159 N. US HWY 85
LITTLETON, CO 80125
(303) 798-6764



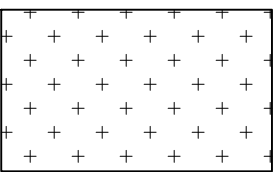
PBSI NATIVE SEED MIX

LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
1.5	BUCHLOE DACTYLOIDES	BUFFALOGRASS, NATIVE
0.25	CAREX NEBRASCENSIS	NEBRASKA SEDGE, NATIVE *
1	DISTICHLIS STRICTA	INLAND SALTGRASS, NATIVE
0.25	JUNICUS BALTICUS	BALTIC RUSH, NATIVE*
1	SPARTINA PECTINATA	PRAIRIE CORDGRASS, NATIVE*
1	PASCOPYRIUM SCOPARIUM	WESTERN WHEATGRASS, ARIBA*
2	PANICUM VIRGATUM	SWITCHGRASS, BLACKWELL*



PBSI LOW GROW SEED MIX

LBS/ACRE	BOTANICAL NAME	COMMON NAME
GRASSES		
7.5	AGROPYRON CRISTATUM	EPHRAIM CRESTED WHEATGRASS
6.25	FESTUCA OVINA	SHEEP FESCUE
5	LOLIUM PERENNE	PERENNIAL RYE
3.75	FESTUCA RUBRA	CHEWINGS FESCUE
2.5	POA COMPRESSA	CANADA BLUEGRASS
TOTAL:25		
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST 25 LBS/ACRE RATE FOR MIX. **1/4 LBS MIN. PER SPECIES ORDER		



SEED MIX AVAILABLE THROUGH:
PAWNEE BUTTES SEED, INC.
605 25TH ST.
GREELEY, COLORADO 80631
(970) 356-7002

PLANT LIST

SYM	SCIENTIFIC NAME	COMMON NAME	SIZE
DECIDUOUS SHADE TREES			
ASG	ACER SACCHARUM 'GREEN MOUNTAIN'	MAPLE, SUGAR GREEN MOUNTAIN	2" CAL
CO	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2" CAL
CS	CATALPA SPECIOSA	CATALPA, WESTERN	2" CAL
GD	GYMNOCADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE, ESPRESSO	2" CAL
GII	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2" CAL
GTS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2" CAL
QM	QUERCUS MACROCARPA	OAK, BUR	2" CAL
QS	QUERCUS SHUMARDII	OAK, SHUMARD	2" CAL
TCG	TILLIA CORDATA 'GREENSPIRE'	LINDEN, GREENSPIRE	2" CAL
UF	ULMUS 'FRONTIER'	ELM, FRONTIER	2" CAL
UT	ULMUS X TRIUMPH	ELM, TRIUMPH	2" CAL
ORNAMENTAL TREES			
AGF	ACER GINNALA 'FLAME'	MAPLE, AMUR OR GINNALA FLAME	6'-8' HT MULTI
ATH	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	6'-8' HT MULTI
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR	6'-8' HT MULTI
KP	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	1.5" CAL
EVERGREEN TREES			
PE	PINUS EDULIS	PINE , PINON	6'-8' HT
PN	PINUS NIGRA	PINE, AUSTRIAN	6'-8' HT
PP	PINUS PONDEROSA	PINE, PONDEROSA	6'-8' HT
EVERGREEN SHRUBS			
JCC	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5 CONT.
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOR	#5 CONT.
JMO	JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5 CONT.
JSS	JUNIPERUS SABINA 'SCANDIA'	JUNIPER, SCANDIA	#5 CONT.
DECIDUOUS SHRUBS			
ACL	AMORPHA CANESCENS	LEADPLANT	#5 CONT.
ACS	ARTEMISIA CANA	SAGEBRUSH	#5 CONT.
AMH	ARONIA MELANOCARPA 'LOW SCAPE HEDGER'	CHOKEBERRY, LOW 'SCAPE HEDGER BLACK	#5 CONT.
CCM	COTINUS COGGYGRIA 'WINECRAFT BLACK'	SMOKE TREE, WINECRAFT BLACK	#5 CONT.
CCB	CHRYSOTHAMNUS NAUSEOSUS 'ALBICAULIS'	SPIREA, BLUE MIST	#5 CONT.
ENR	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, TALL BLUE	#5 CONT.
FAP	FALLUGIA PARADOXA	APACHE PLUME	#5 CONT.
FPP	FORESTIERA NEOMEXICANA	NEW MEXICO, PRIVET	#5 CONT.
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5 CONT.
PBP	PRUNUS BESSEYI 'PAWNEE BUTTES'	WESTERN SAND CHERRRY	#5 CONT.
PFG	POTENTILLA FRUTICOSA 'GOLDSTAR'	POTENTIALLA, GOLD STAR	#5 CONT.
POG	PHYSOCARPUS OPUFOLIUS 'DARTS GOLD'	NINEBARK, DARTS GOLD	#5 CONT.
PSM	PHILADELPHUS X 'SNOWBELLE'	MOCKORANGE, SNOWBELLE	#5 CONT.
RAG	RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5 CONT.
RFC	ROSA FLOWER CARPET CORAL	ROSE, FLOWER CARPET CORAL	#5 CONT.
RGM	RIBES ALPINUM 'GREENMOUND'	CURRANT, GREEN MOUND	#5 CONT.
RNW	ROSA 'NEARLY WILD'	ROSE, NEARLY WILD	#5 CONT.
ORNAMENTAL GRASSES			
AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1 CONT.
HSG	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#1 CONT.
PVH	PANICUM VIRGATUM 'HEAVY METAL'	DALLAS BLUES SWITCH GRASS	#1 CONT.
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT.
SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM GRASS	#1 CONT.
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1 CONT.
PERENNIALS			
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	F15
CRR	CENTRANTHUS RUBER	RED VALERIAN	F15
CSS	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	F15
DFL	DIANTHUS 'FIRST LOVE'	PINKS, FIRST LOVE	F15
GLW	GAURA LINDHEIMERI	WHIRLING BUTTERFLIES	F15
HPB	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	FALSE YUCCA, BRAKELIGHTS RED	#1 CONT.
KSE	KNIPHOFIA 'STARK'S EARLY HYBRIDS'	TORCHLILY, RED	#1 CONT.
RFG	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	1 GAL
SSM	MAY NIGHT PURPLE SALVIA	SALVIA X SYLVESTRIS	F15

NOT FOR CONSTRUCTION



PROJECT NAME

DENMORE FILING NO. 5
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

SUBMITTAL DATE:
9/16/2024

REVISION DATE:

SHEET TITLE

LANDSCAPE
NOTES &
DETAILS

SHEET NUMBER

LD.1

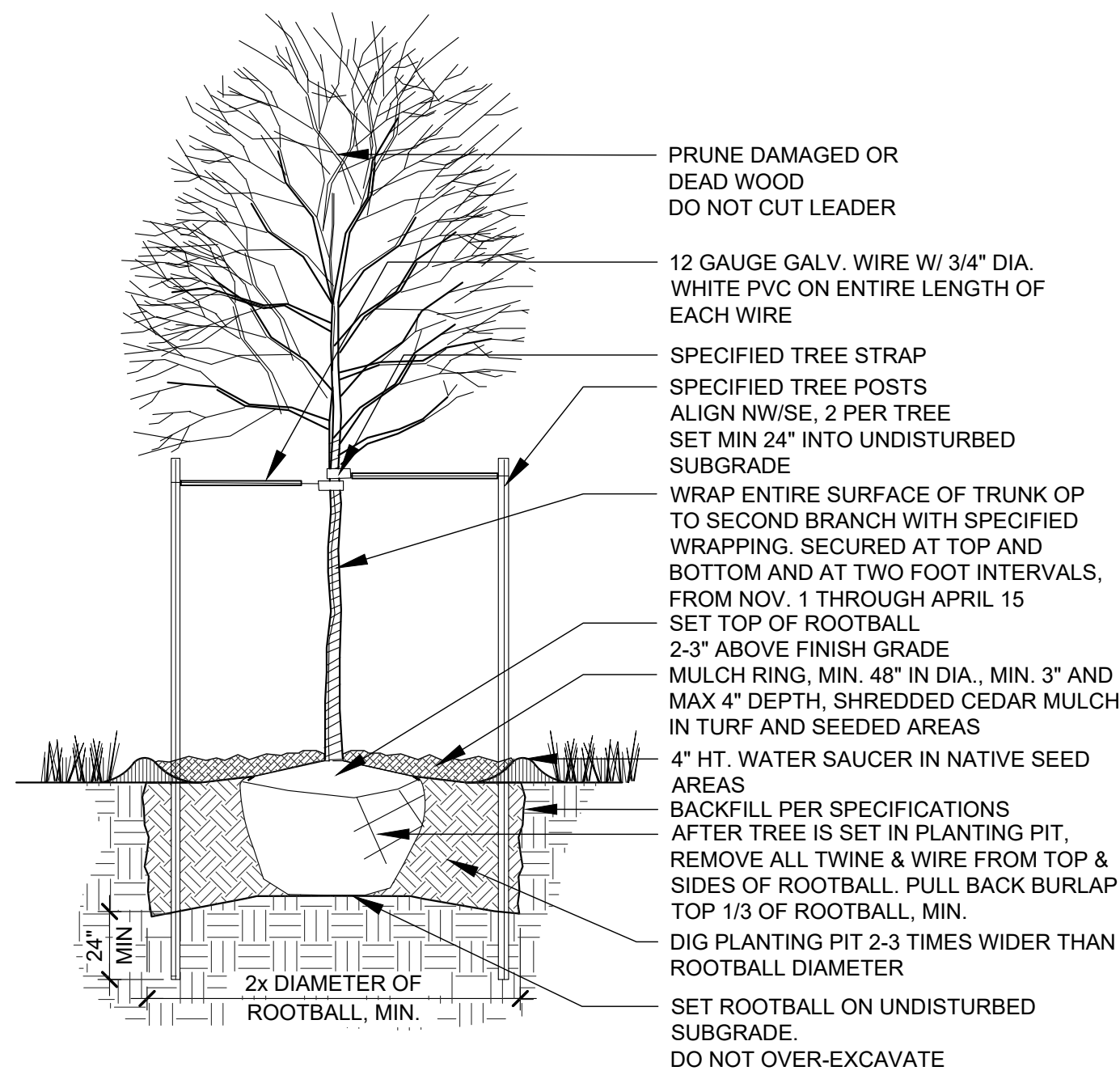
SHEET 10 OF 39

DENMORE FILING NO. 5 FINAL DEVELOPMENT PLAN

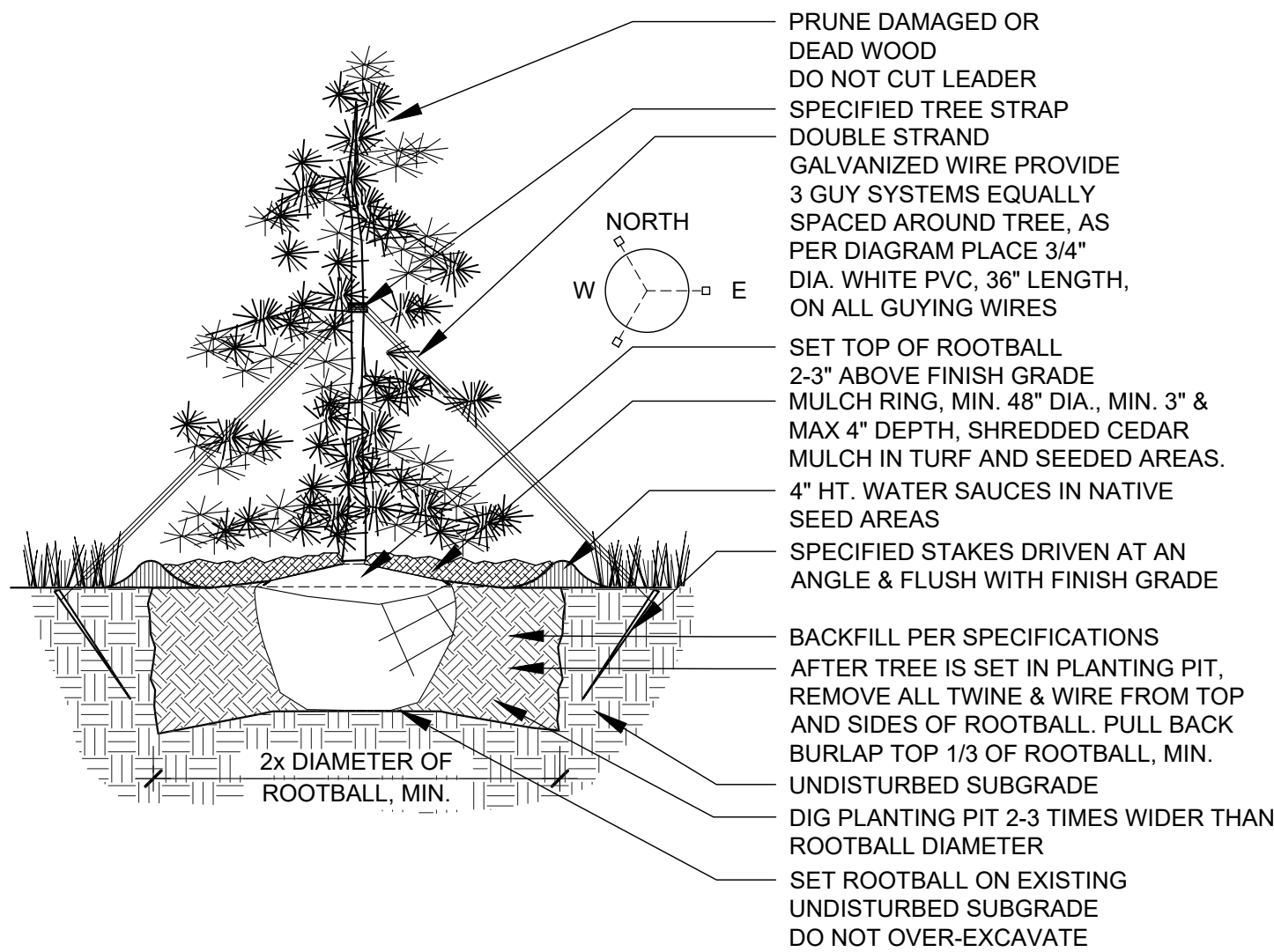
A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

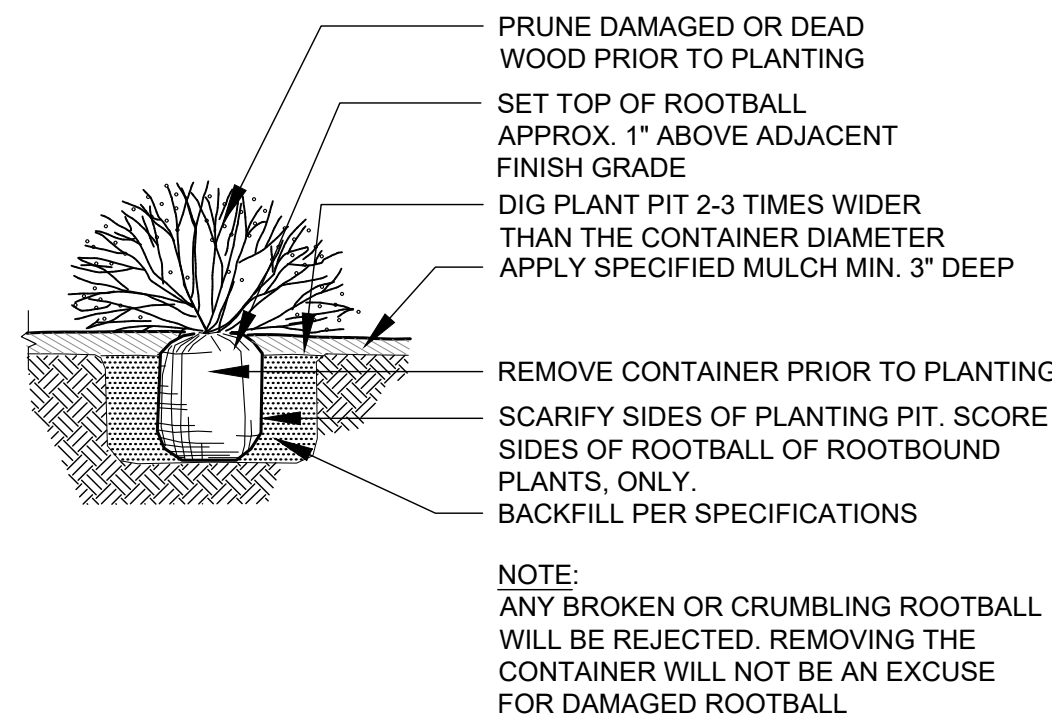
14.094 ACRES- 68 RESIDENTIAL LOTS, 1 SUPER LOT - 5 TRACTS PP ____ - ____



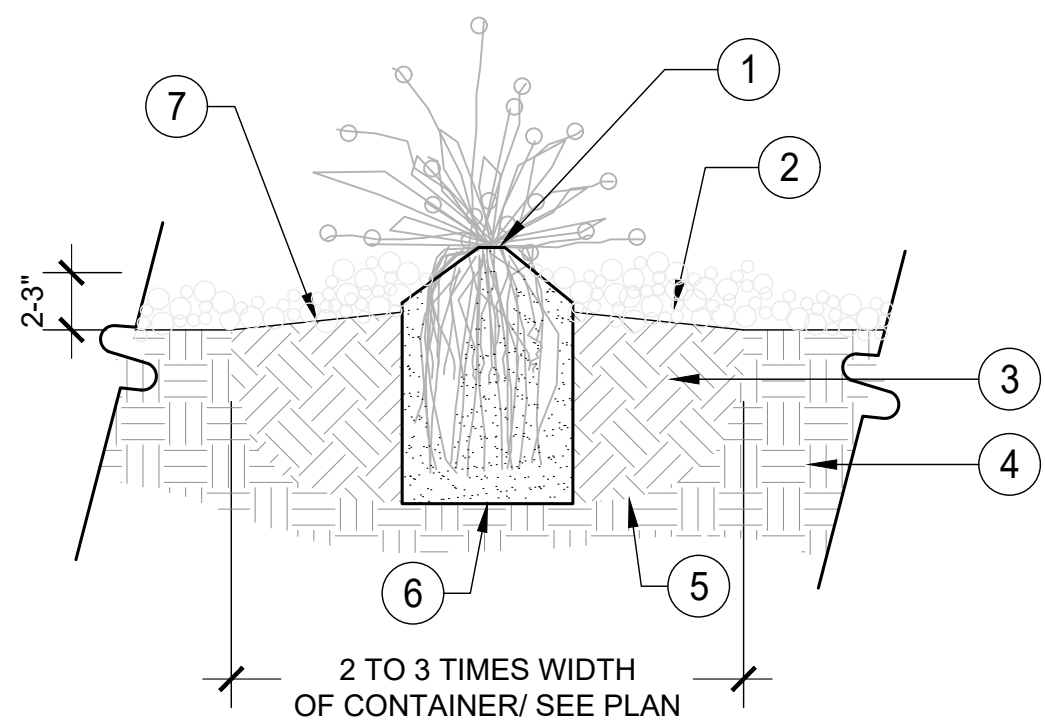
1 DECIDUOUS TREE PLANTING
NTS



2 EVERGREEN TREE PLANTING
NTS

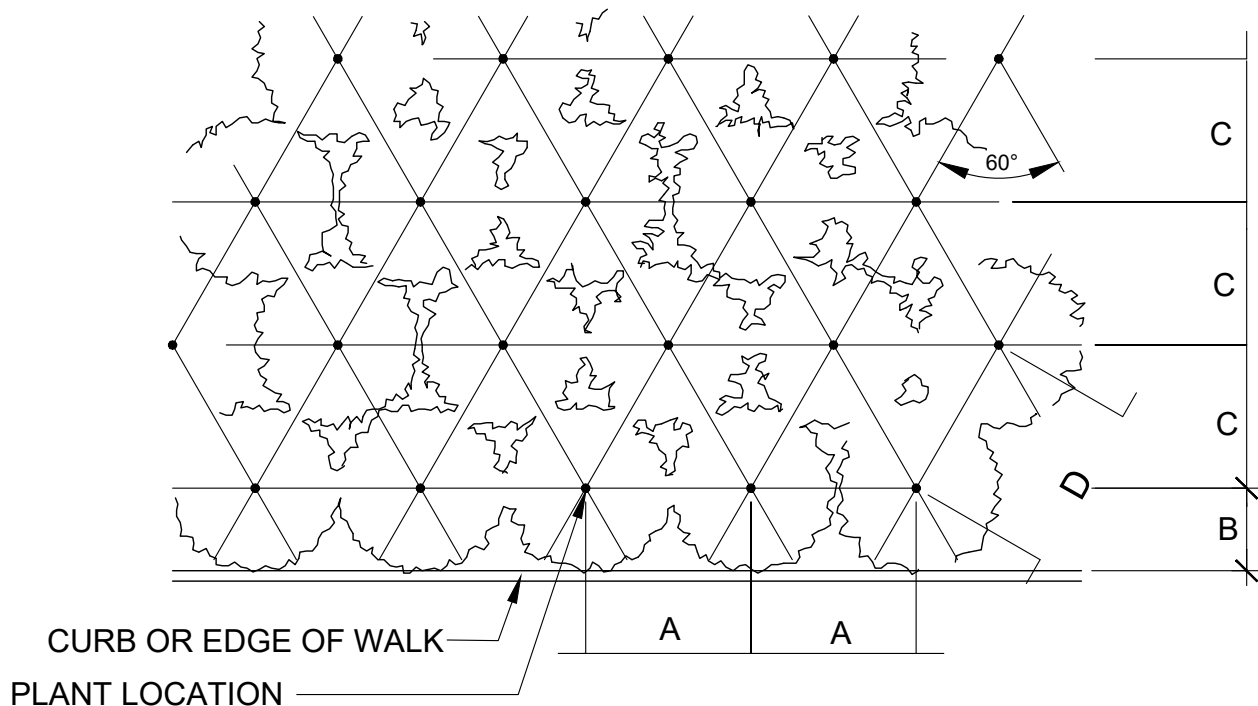


3 TYPICAL SHRUB PLANTING
NTS



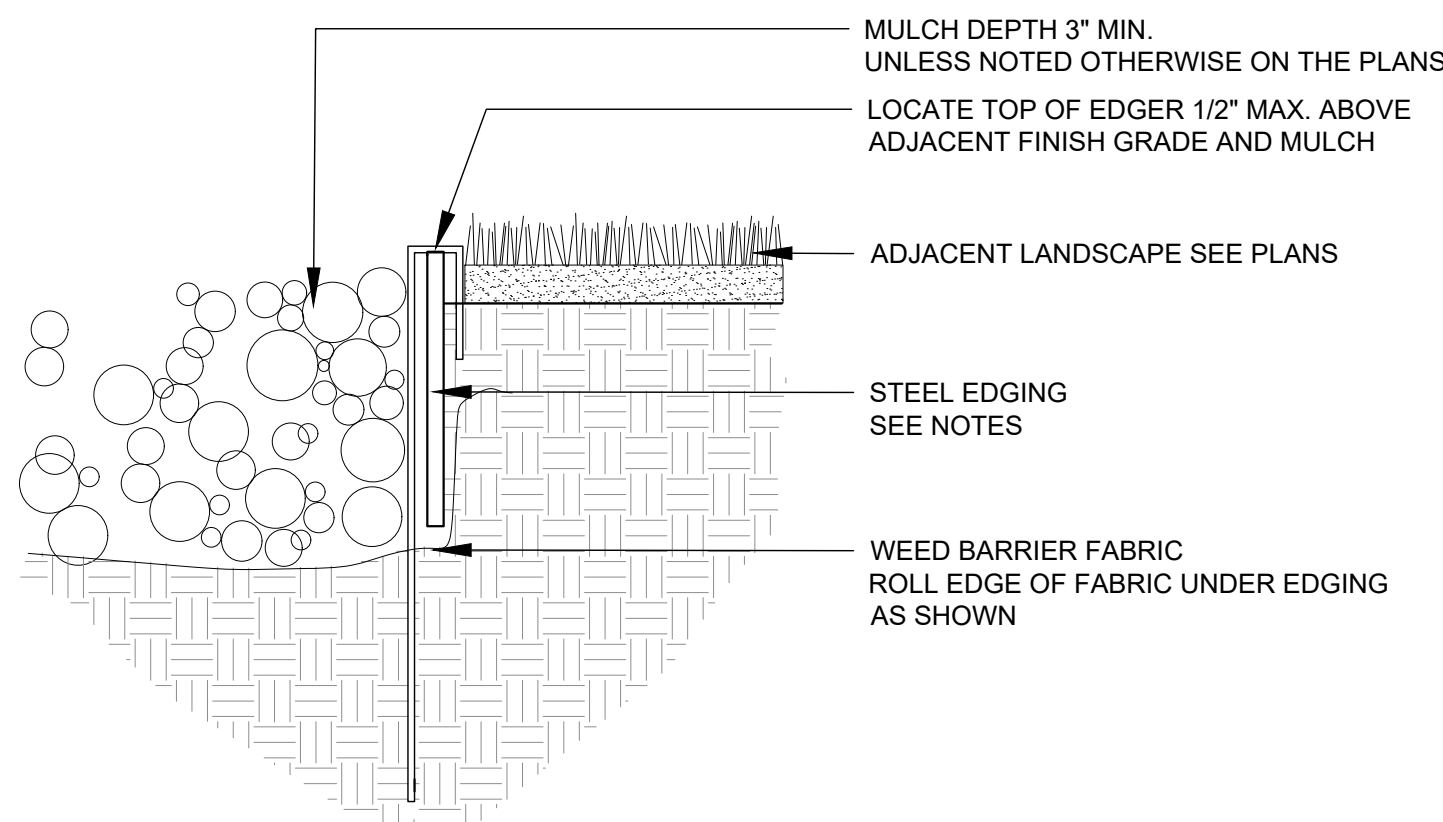
- NOTES:
- DO NOT PRUNE TO COMPENSATE FOR ROOT LOSS.
 - PRUNE ALL DEAD FOLIAGE.
 - HANDLE ONLY BY ROOTBALL.
 - REMOVE FROM CONTAINER AND PLACE GENTLY INTO HOLE.
 - PLACE BEST SIDE TO MOST FREQUENT VIEWING, NOTIFY LANDSCAPE ARCHITECT PRIOR TO PLANTING FOR STAKED LOCATIONS.
 - BACKFILL 3/4 OF THE HOLE AND WATER THOROUGHLY WHILE WORKING SOIL WITH HANDS TO ELIMINATE ANY AIR POCKETS.
 - REMOVE 2" OF MULCH FROM AROUND BASE OF PLANT.

4 TYPICAL PERENNIAL PLANTING
NTS



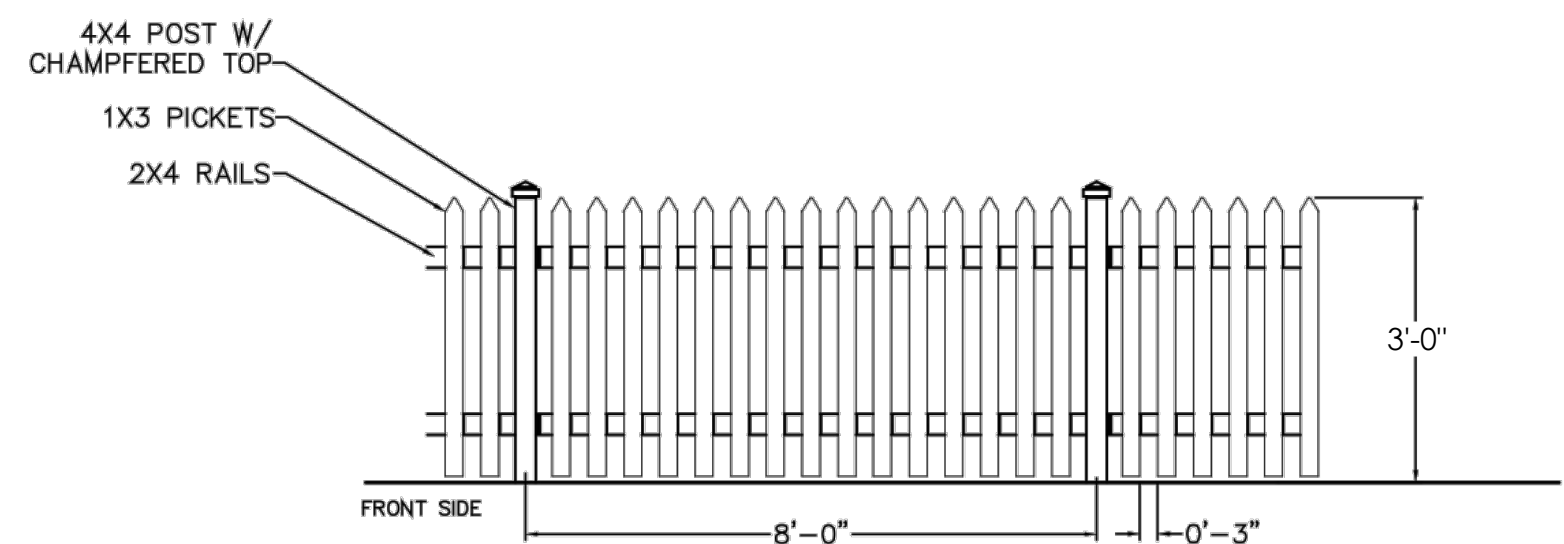
PLANT SPACING	A	B	C	D
24"	24"	18"	21"	24"
30"	30"	15"	26"	30"
36"	36"	30"	31"	36"
48"	48"	30"	42"	48"
60"	60"	36"	52"	60"

5 TYPICAL PLANT SPACING
NTS



- NOTES:
- STEEL EDGING SHALL BE MIN. 14 GA., 6", ROLL TOP W/ 14" STAKES
 - EDGING SHALL BE POWDER COATED, BLACK
 - EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ FINISH GRADE OF CONCRETE.
 - ALL JOINTS SHALL BE SECURELY STAKED.

6 STEEL EDGER
NTS



7 PICKET FENCE
NTS

NOT FOR CONSTRUCTION



PROJECT NAME

DENMORE FILING NO. 5
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

SUBMITTAL DATE:
9/16/2024

REVISION DATE:

SHEET TITLE

LANDSCAPE
NOTES &
DETAILS

SHEET NUMBER

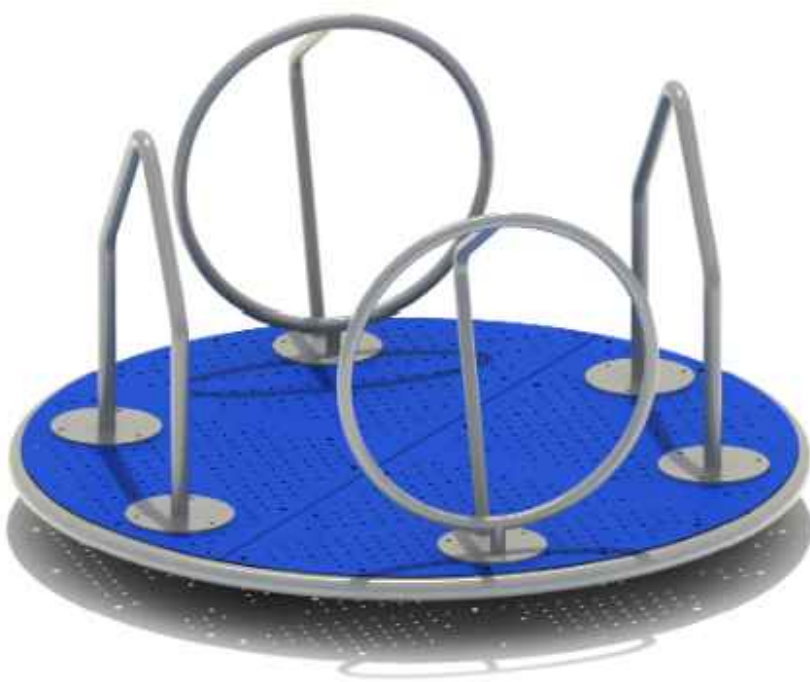
LD.2

SHEET 11 OF 39

DENMORE FILING NO. 5 FINAL DEVELOPMENT PLAN

A PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

14.094 ACRES- 68 RESIDENTIAL LOTS, 1 SUPER LOT - 5 TRACTS PP ____ - ____



1 SHADE STRUCTURE
NTS

2 PRIMARY PLAY EVENT
NTS

3 SECONDARY PLAY EVENT
NTS



4 OUTDOOR SEATING WITH UMBRELLA
NTS

5 CHARCOAL GRILL
NTS

6 CHARCOAL BIN
NTS



PROJECT NAME

DENMORE FILING NO. 5
FIRESTONE, COLORADO
FINAL DEVELOPMENT PLAN

SUBMITTAL DATE:
9/16/2024

REVISION DATE:

SHEET TITLE

LANDSCAPE
NOTES &
DETAILS

SHEET NUMBER

LD.3

SHEET 12 OF 39

NOT FOR CONSTRUCTION

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM No.: 6.b

Public Hearings

Meeting Date: July 17, 2025

Initiated By: Matt Thompson

Department: Planning & Development

AGENDA ITEM

PUBLIC HEARING: RESOLUTION PC-25-06: A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING APPROVAL OF THE FINAL PLAT FOR BAREFOOT LAKES FILING 7E SUBDIVISION

RECOMMENDATION

Town staff recommends that the Planning and Zoning Commission approve draft Resolution PC-25-06, a resolution recommending approval of the Barefoot Lakes Filing 7E Final Plat application to the Board of Trustees with the following conditions:

1. All remaining technical corrections to the Barefoot Lakes Filing 7E Final Plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.
2. Prior to commencement of construction, Final Construction Plans shall be approved by the Town.
3. The Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

SUMMARY

Barefoot Lakes Filing 7E, Final Plat proposes 7 shared lots and 9 tracts on 24.958 acres, consisting of 119 single-family detached residential units (motor court) and 80 single-family attached residential units (townhomes). This is a build-to-rent concept where single-family detached units and townhomes are accessed off of motor courts, and the units are on shared lots owned by the developer.

HISTORY AND PREVIOUS BOARD ACTION

Barefoot Lakes Filing 7E was approved as a superblock of the larger Barefoot Lakes Filing 7A Final Plat. The Board of Trustees approved Barefoot Lakes Filing 7A with Resolution No. 24-68 on July 10, 2024.

ATTACHMENTS

1. Barefoot Lakes Filing 7E Final Plat PC Staff Report
2. Resolution PC-25-06
3. Barefoot Lakes F7E - BTR Plat-2025-06-10
4. Filing 7E Illustrative Site Plan in color
5. BFL Filing 7E - FDP



Staff Report

Barefoot Lakes, Filing 7E

Final Plat

FP-24-031

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

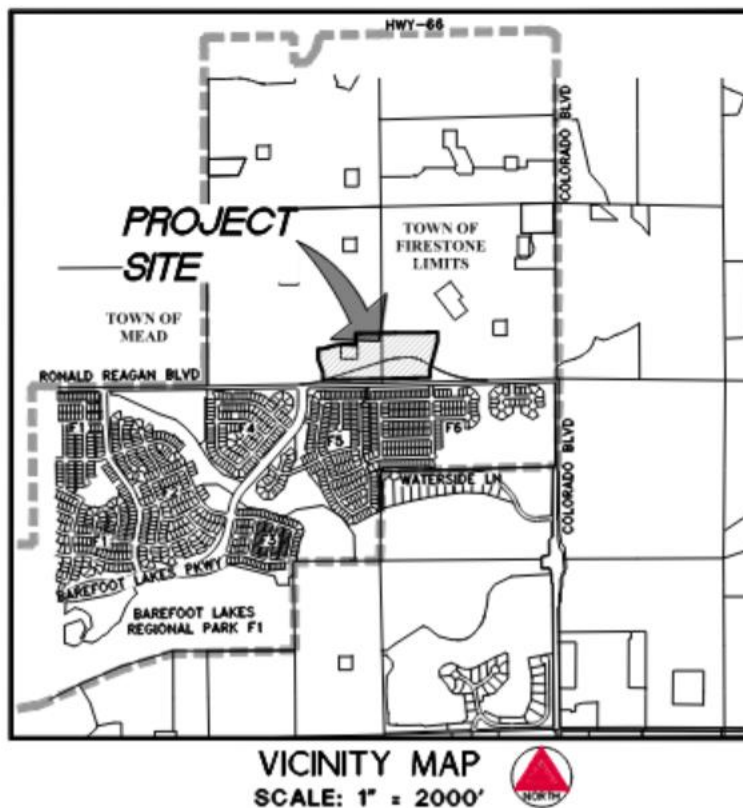
July 17, 2025

GENERAL INFORMATION

Purpose: This staff report is for the Barefoot Lakes Filing 7E, Final Plat proposing 7 shared lots, 9 tracts, consisting of 119 single-family detached residential units (motor court), and 80 single-family attached residential units (townhomes), on 24.958 acres.

Applicant: Barefoot, LLC
6465 Greenwood Plaza Blvd. Suite #700
Centennial, CO 80111

Location: The Barefoot Lakes, Filing 7E, Final Plat is located East of Barefoot Lakes Parkway and north of Ronald Reagan Blvd.



Existing Conditions:

Existing Zoning: PUD, NC – Neighborhood Center, R-A Residential A, R-B Residential B, R-C Residential C
Existing Use: Vacant land, agriculture, agricultural outbuildings, single-family residential, and oil/gas facilities

Adjacent Land Use/Zoning:

	ZONING	LAND USE
NORTH	AG (Weld County)	Agriculture use, single-family farmhouse, oil and gas facility
SOUTH	PUD, NC – Neighborhood Center, R-A Residential A, R-B Residential B, R-C Residential C	Barefoot Lakes Subdivision
EAST	AG (Weld County)	Vacant land, agricultural use, and oil/gas facility
WEST	Town of Mead, RSF - 4	Vacant land, agricultural use, and oil/gas facility

Barefoot Lakes Filing 7 Final Plat - Plan Analysis

The subject property is located east of Barefoot Lakes Parkway and north of Ronald Reagan Boulevard. It includes the southwest quarter of section 25, township 3 north, range 68 west of the 6th principal meridian. The Site area is 24.958 acres and was mostly vacant with multiple agricultural outbuildings, a single-family residence, and oil and gas facilities. The final plat proposes 7 shared lots, including 199 total units of single-family detached (motor court) and single-family attached (townhomes). Public access for the proposed project will be from Merrymaker Drive, which is accessed from Bluestem Lane, which connects to Barefoot Lakes Parkway. This is a build-to-rent concept where single-family detached units and townhomes are accessed off of motor courts, and the units are on shared lots owned by the developer. The Planning and Zoning Commission and the Board of Trustees did not see the full details of Filing 7E as it was platted as a superblock during the Filing 7A preliminary plat process. The applicant is also concurrently going through a Final Development Plan (FDP) process for the property, which is reviewed and approved by the Planning Director. However, staff wants the Planning and Zoning Commission and the Board of Trustees to see the details of the plat and the general concept of the final development plan.

The gross density of the proposed subdivision is 7.97 dwelling units/acre in accordance with the Barefoot Lakes ODP PUD. The Barefoot Lakes PUD allows for a total of 5,131 dwelling units. The proposed density will be compatible with adjacent developments by having an open space landscaped buffer of at least 30 feet along the southern property line that parallels Ronald Reagan Blvd. There is also a large 100-foot-wide oil and gas easement north of Filing 7E, which will function as an open space buffer and include a paved trail and attractive landscaping. There are tracts used for drainage to the west and east of this filing, which will also function as open space buffers.

Parks and open space are generally located throughout the site. A trail network is proposed that will eventually provide access from all areas of the site to the park areas and access to the pedestrian underpass to cross under Ronald Reagan Blvd. into Barefoot Lakes Filing 6 and ultimately to the trail system around the lakes. A pocket park in Filing 7E will be connected to tracts with an internal five-foot-wide walk that connects to the trail in the 100-foot-wide open space tract to the north.

Open Space is provided in accordance with the FDC and the PUD. This filing proposes approximately 7.12 acres of open space meeting FDC standards and 1.249 acres of parks. The total open space and parks for Barefoot Lakes will include the filings already built south of Ronald Reagan Blvd. and those provided in future filings.

The developer will extend public infrastructure and utilities into the property at the time of the development.

APPROVAL CRITERIA AND STAFF ANALYSIS

Preliminary Plat Approval Criteria and Staff Analysis:

The Preliminary Plat application for Barefoot Lakes Filing 7 was reviewed for compliance with the Approval Criteria from Section 16.7.6.C of the FDC. The staff makes the following findings:

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

Staff: *The proposed preliminary plat is generally consistent with the MU (Mixed Use) land use designation as identified in the Town's Master Plan. The Town of Firestone is also working to replace the 2013 Comprehensive Master Plan. The applicant and consultants have worked closely with the Town to ensure the project meets the Town's vision for the new Comprehensive Master Plan as it is being developed and also to ensure the project remains in conformance with the approved Planned Unit Development (PUD).*

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

Staff: *The proposed preliminary plat is consistent with the purpose and intent of the PUD, R-B, NC, and FLEX zone districts as outlined in the FDC and PUD.*

- 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 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;

Staff: *The general layout of the proposed preliminary plat is consistent with applicable development and design standards set forth in the FDC. In addition, the general layout is consistent with the Town of Firestone Design Standards and Construction Specifications for Public Improvements.*

Filing 7E is currently proposing to offer two different styles of residential units across a range of rental price points. The streets have been planned in a traffic-conscious design that will create easy access to the future central park, amenities, and future school site while also dispersing the traffic of future property owners on their way home.

Drainage facilities have been designed to be in conformance with all Town of Firestone Standards and Criteria, State statutes, and conform with previous and surrounding Master Drainage Studies.

Waterlines will be looped throughout the Site with connections to the Ronald Reagan waterlines, and a looped waterline through Birch Street. The Site is proposing 3 points of access and the use of adequately spaced fire hydrants meeting the standards and requirements of the Frederick-Firestone Fire Department. Sanitary sewer will run throughout the Site. The sanitary sewer for the Site will outfall to the south and into Pinnacle Street within Barefoot Lakes Filing 6. It will then flow and connect to an existing sanitary main located south of the Pelican Shores Subdivision. A small portion of sanitary will outfall to an existing stub located at Ronald Reagan Blvd. and Birch Street and flow through Barefoot Lakes Filing 4. Dry utilities will be provided by United Power and Black Hills Energy.

- 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;

Staff: *The proposed final plat complies with the development and design standards set forth in Chapters 3, 5, and 6 of the 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;

Staff: *The proposed preliminary plat complies with applicable federal and state regulations.*

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

Staff: *The proposed preliminary plat will not have a significant impact on the identified environmental conditions. A Phase 1 ESA and Biological Assessment has been provided as part of the application to address wetland and wildlife concerns and concluded that no federal or state-listed species were found on the property and no recognized environmental conditions were identified except for the oil and gas operations on the Site. Since the study has been performed, the applicant has worked with the oil and gas companies to remove the oil and gas facility on site and plug and abandon all active wells.*

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

Staff: *The proposed preliminary plat is integrated and connected to major pedestrian and vehicular passageways; parks and open space are generally located throughout the site. A trail network is proposed that will eventually provide access from all areas of the Site to the park areas as well as access to the Pedestrian Underpass to cross Ronald Reagan Blvd. into Barefoot Lakes Filing 6 and ultimately to the trail system around the lakes.*

A supplemental exhibit is provided that shows the overall Master Plan for the area north of Ronald Reagan Blvd. so that the context for streets, trails, parks, and open space is apparent.

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

Staff: *The proposed preliminary plat will not have significant adverse impacts on adjacent properties, given that a large open space tract will provide a buffer to the existing properties in the county. Currently, adjacent properties are either part of the Barefoot Lakes ODP/PUD.*

- 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.

Staff: *The proposed preliminary plat will provide sufficient transportation, utilities, and recreational facilities while maintaining existing levels of service to the development. As part of the overall Filing 7A subdivision, a considerable lot of approximately 3.8 acres is being set aside for a future fire station to serve the community. Also, as part of the Barefoot Phase 3 and 4 Master Site Planning (not a part of this application), a considerable lot of approximately 25+ acres in size is being planned for future dedication to the St. Vrain Valley School District for a new school to serve the community.*

Of the total 24.958+ acres, the application proposes 7.12+ acres of open space of which 1.249+ acres are parks. The balance of parks and open space required by the Firestone Development Code will be provided in future filings. Parks and open space are generally located throughout the Site and will be connected by a trail network that will provide access from all areas of the Site to the park areas as well as access to the Pedestrian Underpass to cross Ronald Reagan Blvd.

Rather than a single pocket park, there are several pocket parks distributed with careful thought to the type of adjacent residential products and spreading the benefits of the amenity to both sides of Barefoot Lakes Parkway. The parks are strategically located for high visibility from the parkway, which will result in higher perceived value for the overall community, dispersing the psychological benefits that come from seeing parks to a larger number of residents and will have the side benefit of deterring vandalism.

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

Staff: *The phasing of the proposed preliminary plat is rational in terms of infrastructure capacities. The construction phasing of the project will be proposed with the final plat application and will be rational in terms of the available and required infrastructure to serve the project.*

Final Plat Approval Criteria and Staff Analysis:

The Final Plat application for Barefoot Lakes Filing 7E was reviewed for compliance with the Approval Criteria from Section 16.7.6.C of the FDC. The staff makes the following findings:

- A. The Final Plat is found to be in substantial compliance with all respects of the approved Preliminary Plat and incorporates all recommended changes, modifications, and conditions attached to approval of the Preliminary Plat;

Staff: *The final plat is in conformance with the superblock shown on the preliminary plat.*

- B. Plans and specifications for improvements connected with development of the subdivision comply with the subdivision development and design standards set forth in Chapter 6 of this FDC, and any other relevant Town, County, State, or Federal regulations, except to the extent modifications, variances, or exceptions have been expressly permitted by the terms of the Preliminary Plat approval. All construction plans for improvements shall be approved by the Town Engineer prior to the Board of Trustees action on the Final Plat;

Staff: *The plans and specifications for improvements connected with the development of the subdivision comply with the subdivision development and design standards set forth in Chapter 6 of the FDC, and any other relevant Town, County, State, or Federal regulations, except to the extent modifications, variances, or exceptions have been expressly permitted by the terms of the Preliminary Plat approval. All construction plans for improvements shall be approved by the Town Engineer prior to the Board of Trustees' action on the Final Plat*

- C. The applicant has either installed all required improvements or has executed a Subdivision Agreement pursuant to Section 7.16; and

Staff: *A Subdivision Agreement will be executed prior to plat recording.*

- D. The applicant has paid or satisfied all applicable fees and charges.

Staff: *The applicant has will satisfy all applicable fees and charges prior to plat recording.*

NEIGHBORHOOD MEETING

As required by the Firestone Development Code, a Neighborhood Meeting was held on June 20, 2023, at 5:30 p.m. at The Cove at Barefoot Lakes. The required notice for the Neighborhood Meeting was provided.

PUBLIC NOTICE

Notice of the Public Hearings has been provided as follows:

Published in the Longmont Times Call:	July 2, 2025
Property Posted:	July 2, 2025
Letters to Adjacent Property Owners:	July 2, 2025

RECOMMENDATIONS

Town staff recommends that the Planning and Zoning Commission approve draft Resolution PC-25-06, a resolution recommending approval of the Barefoot Lakes Filing 7E Final Plat application to the Board of Trustees with the following conditions:

- a. All remaining technical corrections to the Barefoot Lakes Filing 7E Final Plat and construction drawings requested by Town staff shall be made to the Town staff's satisfaction.
- b. Prior to commencement of construction, Final Construction Plans shall be approved by the Town.
- c. The Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-25-06

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF
THE TOWN OF FIRESTONE, COLORADO, RECOMMENDING
APPROVAL OF THE FINAL PLAT FOR BAREFOOT LAKES FILING 7E
SUBDIVISION**

WHEREAS, Barefoot LLC(the “Applicant”) as the owner certain real property located within the Town of Firestone, Colorado (the “Property”), has submitted a proposed final 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 the Board of Trustees approve the Barefoot Lakes Filing 7E Final Plat, 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 Final Plat and construction drawings requested by Town staff shall be made to the Town staff’s satisfaction.
2. Prior to commencement of construction, Final Construction Plans shall be approved by the Town.
3. The Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

Chairperson

Secretary

EXHIBIT A

BAREFOOT LAKES FILING 7E FINAL PLAT

SHEET INDEX

SHEET 1 — DEDICATION, APPROVALS, VICINITY MAP, LEGAL DESCRIPTION, GENERAL NOTES
SHEET 2 — OVERALL BOUNDARY, LARGE PARCEL GRAPHICS AND DETAILS
SHEET 3 — ACCESS EASEMENT DETAIL

CERTIFICATION OF OWNERSHIP AND DEDICATION

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

TRACT 0, BAREFOOT LAKES FILING NO. 7A, RECEPTION NO. _____

CONTAINING AN AREA OF 24.958 ACRES, (1,087,178 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. 7E**, 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 AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAYS CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR CENTURY LINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURY LINK AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNER:

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____,

_____ AS _____

OF BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY

BY _____
MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL. _____

NOTARY PUBLIC

BY: _____

NAME: _____

TITLE: _____

EXECUTED THIS ____ DAY OF _____

STATE OF COLORADO }
COUNTY OF _____ } SS.

_____, A.D., 20____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____

BY _____ AS _____

OF BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES _____, 20____.

WITNESS MY HAND AND SEAL. _____

NOTARY PUBLIC

TITLE VERIFICATION

WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, AND MONETARY ENCUMBRANCES.

LAND TITLE GUARANTEE COMPANY

BY: _____

TITLE: _____

DATE: _____

STATE OF COLORADO)
COUNTY OF _____) SS.

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____

BY _____ AS _____

OF LAND TITLE GUARANTEE COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBDIVISION DATA TABLE	
GROSS AREA	24.958 ACRES
NUMBER OF SHARED LOTS	7
NUMBER OF TRACTS	9
AREA OF TRACTS	10.698
AREA OF LOTS	14.266

PARK/OPEN SPACE DATA TABLE		
	REQUIRED (10%)	PROVIDED
PARK/OPEN SPACE	2.50 ACRES	7.12
POCKET PARK	1/QUADRANT	YES
NEIGHBORHOOD PARK	1	FUTURE FILING

FINAL PLAT

BAREFOOT LAKES FILING NO. 7E

A REPLAT OF TRACT 0, BAREFOOT LAKES FILING NO. 7A

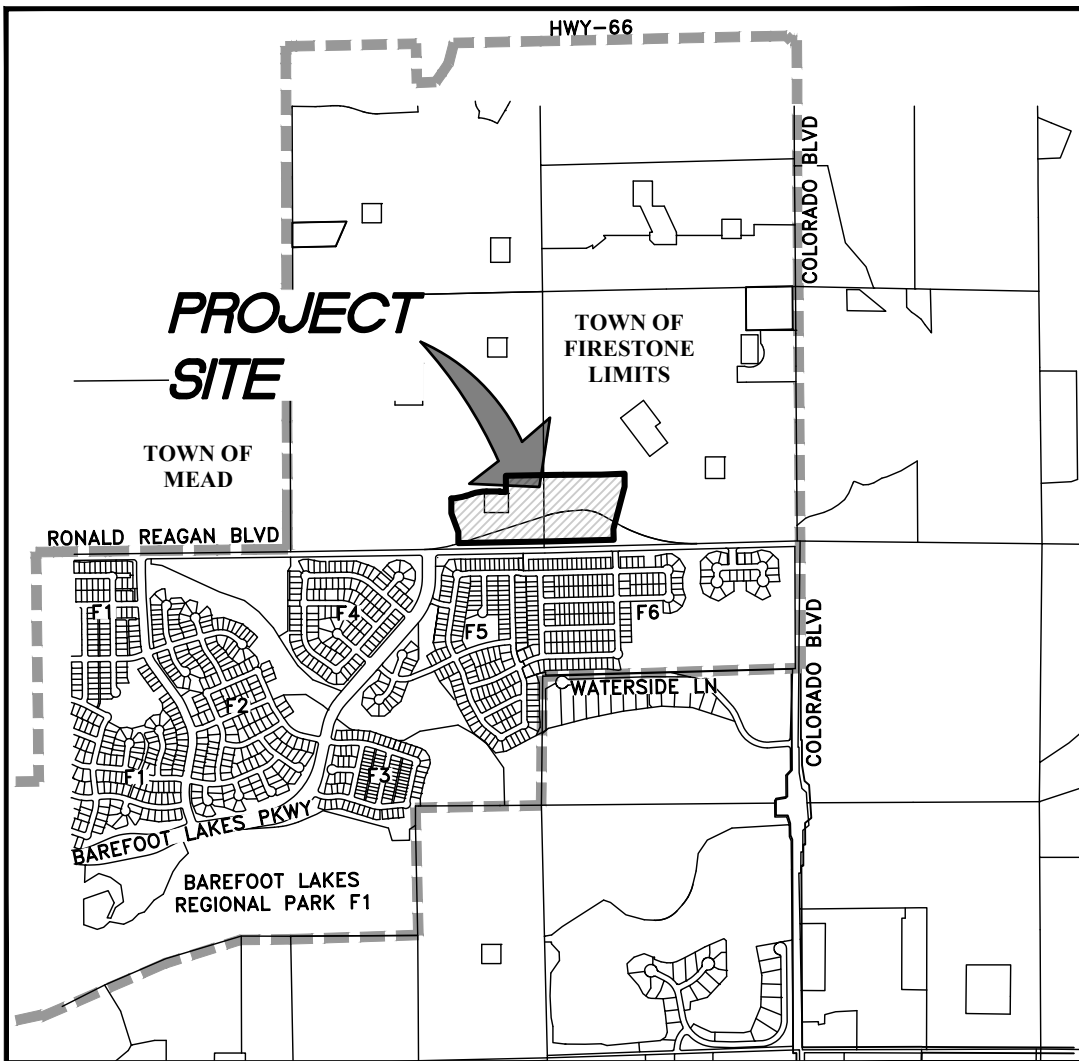
LOCATED IN SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH

PRINCIPAL MERIDIAN,

TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 3

PROJECT NO. FP-24-031



VICINITY MAP

SCALE: 1" = 2000'



OWNER:

BAREFOOT LLC
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
303-790-6330
CONTACT: PETER LAUENER
PETER.LAUENER@BROOKFIELDPROPERTIESDEVELOPMENT.COM

DEVELOPER:

BAREFOOT LLC
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
303-790-6604
CONTACT: CHRIS BREMNER
CHRISTOPHER.BREMNER@BROOKFIELDPROPERTIESDEVELOPMENT.COM

ENGINEER:

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

SURVEYOR:

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

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 SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, 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.
- TITLE COMMITMENT:** LAND TITLE GUARANTEE COMPANY'S ORDER NUMBER RND25209361-3, DATED 05/16/2024 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- FLOODPLAIN:** BASED ON A GRAPHICAL REPRESENTATION THE SUBJECT PROPERTY SHOWN HEREON LIES IN OTHER AREAS - ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08123C1880E, WITH A REVISED DATE OF JANUARY 20, 2016.
- OWNER HEREBY DEDICATES AND CONVEYS TO THE TOWN A PERPETUAL EASEMENT OVER AND ACROSS ALL STORM DRAINS, STORM SEWER PIPES, CONCRETE PANS, CHASE DRAINS, DRAINAGE SWALES, DRAINAGE CHANNELS, DETENTION PONDS AND ASSOCIATED INLET/OUTLET STRUCTURES INSTALLED UPON, ACROSS, OVER, AND WITHIN ANY LOTS AND TRACTS FOR THE PURPOSES DESCRIBED IN NOTE 7. THE TOWN'S ACCEPTANCE OF THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT SHALL NOT OBLIGATE THE TOWN TO CONSTRUCT OR MAINTAIN ANY DRAINAGE IMPROVEMENTS, NOR RELIEVE THE OWNER(S) OF ANY LOT(S), TRACT(S), OR OUTLOT(S) OF ITS/THEIR OBLIGATION AND PRIMARY RESPONSIBILITY TO CONSTRUCT OR MAINTAIN ANY PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES REQUIRED TO SERVE THE SUBDIVISION OR A PARTICULAR LOT.
- THE OWNER(S) OF EACH TRACT, OUTLOT AND LOT WILL MAINTAIN ANY AND ALL GRADING AND APPROVED PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES LOCATED WITHIN THEIR RESPECTIVE LOT OR OUTLOT. THE DRAINAGE EASEMENTS DEDICATED TO THE TOWN ACROSS SUCH AREAS ARE FOR USE, OPERATION AND MAINTENANCE OF ANY AND ALL DRAINAGE IMPROVEMENTS INSTALLED WITHIN SUCH AREAS AND FOR ACCESS, MAINTENANCE AND REPAIR SERVICES ONLY IN THE EVENT THAT THE OWNER(S) OF THE LOT(S), TRACT(S), OR OUTLOT(S) FAIL OR REFUSE TO PERFORM ANY MAINTENANCE OF PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES REQUIRED TO SERVE THE SUBDIVISION OR A PARTICULAR LOT. IN THE EVENT THAT THE OWNER(S) FAIL OR REFUSE TO PERFORM ANY REQUIRED MAINTENANCE, THE TOWN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID EASEMENT AND PERFORM ANY NECESSARY WORK, AND SHALL BILL THE OWNER(S) FOR THE COSTS OF ANY MAINTENANCE OR REPAIR WORK. IN THE EVENT THE TOWN IS NOT FULLY REIMBURSED FOR ALL SUCH COSTS INCURRED WITHIN 30 DAYS AFTER MAILING OF THE BILL, THE TOWN SHALL HAVE THE RIGHT TO PLACE LIENS AGAINST THE PROPERTY TO THE FULL EXTENT OF ALL COSTS INCURRED. THE TOWN'S ACCEPTANCE OF THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT SHALL NOT OBLIGATE THE TOWN TO CONSTRUCT OR MAINTAIN ANY DRAINAGE IMPROVEMENTS, NOR RELIEVE THE OWNER(S) OF ANY LOT(S), TRACT(S), OR OUTLOT(S) OF ITS/THEIR OBLIGATION AND PRIMARY RESPONSIBILITY TO CONSTRUCT OR MAINTAIN ANY PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES REQUIRED TO SERVE THE SUBDIVISION OR EACH LOT.
- ALLOWED USES IN UTILITY EASEMENTS INCLUDE FOR INSTALLATION AND MAINTENANCE OF ELECTRICAL, PHONE, FIBER OPTIC, CABLE TV, WATER, SEWER, GAS, POSTAL FACILITIES, DRAINAGE, SIGNAGE AND STORM DRAINS. SERVICE PROVIDERS FOR THE FACILITIES WITHIN THESE EASEMENTS WILL INCLUDE, BUT NOT LIMITED TO CENTURY LINK FOR CABLE AND TELEPHONE, UNITED POWER FOR ELECTRICAL AND SOURCE BLACK HILLS ENERGY FOR GAS.
- OWNER HEREBY DEDICATES TO THE TOWN A PERPETUAL EASEMENT OVER AND ACROSS ALL SIDEWALKS, PEDESTRIAN PATHS, WALKWAYS, TRAILS, PARKS, PARK EQUIPMENT, PARK UTILITIES AND ASSOCIATED VEHICULAR PARKING STALLS, INSTALLED UPON, ACROSS, OVER AND WITHIN ANY TRACTS FOR THE PURPOSE OF PUBLIC ACCESS TO AND USE OF SUCH IMPROVEMENTS FOR ACTIVE AND PASSIVE RECREATIONAL USES AT ANY TIME AND FROM TIME TO TIME, SUBJECT HOWEVER TO REASONABLE RULES AND REGULATIONS ADOPTED BY THE OWNER(S) OF SUCH TRACT(S).
- ALL OR PORTIONS OF THE PROPERTY DESCRIBED HEREON MAY BE SUBJECT TO THE SUBDIVISION DEVELOPMENT AGREEMENT RECORDED CONTEMPORANEOUSLY HERewith IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO. THE SUBDIVISION DEVELOPMENT AGREEMENT PROVIDES THAT BAREFOOT LLC SHALL FURNISH TO THE TOWN AN IMPROVEMENT GUARANTEE FN THE FORM OF A LETTER OF CREDIT FOR ALL PUBLIC IMPROVEMENTS AND COMMON FACILITIES FOR THE BAREFOOT LAKES FILING 7E FINAL PLAT. THE TOWN WILL NOT ISSUE INITIAL ACCEPTANCE OF, NOR RELEASE ANY SUCH IMPROVEMENT GUARANTEE FOR, ANY COMMON FACILITIES UNLESS AND UNTIL BAREFOOT LLC HAS FURNISHED TO THE TOWN: (A) PROOF OF CONVEYANCE OF BAREFOOT LLC'S OWNERSHIP INTEREST IN AND TO TRACTS A-I TO THE ST. VRAIN LAKES METRO DISTRICT; OR (B) SUCH OTHER DOCUMENTATION ACCEPTABLE TO THE TOWN INDICATING THAT FEE SIMPLE TITLE TO TRACTS A-I IS HELD BY THE ST. VRAIN LAKES METRO DISTRICT. UPON ACCEPTANCE BY THE TOWN OF FIRESTONE, THE ABOVE-STATED PLAT RESTRICTION SHALL BE REMOVED.
- THE TOWN'S ACCEPTANCE OF THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT SHALL NOT OBLIGATE THE TOWN TO CONSTRUCT OR MAINTAIN ANY DRAINAGE IMPROVEMENTS LOCATED THEREIN NOR RELIEVE THE OWNER OF LOT/TRACT/BLOCK ETC OF ITS OBLIGATION AND PRIMARY RESPONSIBILITY TO MAINTAIN ANY PRIVATE DRAINAGE IMPROVEMENTS OR FACILITIES REQUIRED TO SERVE THE SUBDIVISION.
- IN THE EVENT UNITED POWER, INC. FACILITIES ARE PLACED BENEATH LANDSCAPED AREAS OR HARD SURFACES SUCH AS, BUT NOT LIMITED TO, ASPHALT OR CONCRETE AND THE FACILITIES REQUIRE MAINTENANCE, REPLACEMENT, REPAIRS, ENLARGEMENT, RECONSTRUCTION, IMPROVEMENT, INSPECTION, AND/OR REMOVAL AT ANY TIME, UNITED POWER, INC. WILL NOT BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH THE RESTORATION OR REPLACEMENT OF ANY HARD SURFACES OR LANDSCAPING.

TRACT USE SUMMARY TABLE

TRACT	AREA (S.F. ±)	AREA (A.C. ±)	USE	OWNER*	MAINTAINED BY
A	156,456	3.592	OPEN SPACE/DRAINAGE	BAREFOOT LLC*	BAREFOOT LLC*
B	11,583	0.266	OPEN SPACE/DRAINAGE	BAREFOOT LLC	BAREFOOT LLC
C	98,995	2.273	OPEN SPACE/DRAINAGE	BAREFOOT LLC*	BAREFOOT LLC*
D	8,410	0.193	OPEN SPACE/DRAINAGE	BAREFOOT LLC	BAREFOOT LLC
E	10,485	0.241	OPEN SPACE/DRAINAGE	BAREFOOT LLC	BAREFOOT LLC
F	23,906	0.549	OPEN SPACE/DRAINAGE	BAREFOOT LLC	BAREFOOT LLC
G	18,723	0.430	OPEN SPACE/DRAINAGE	BAREFOOT LLC*	BAREFOOT LLC*
H	131,351	3.015	PRIVATE DRIVE/UTILITIES/ACCESS/DRAINAGE	BAREFOOT LLC	BAREFOOT LLC
I	6,058	0.139	PRIVATE DRIVE/UTILITIES/ACCESS/DRAINAGE	BAREFOOT LLC*	BAREFOOT LLC*
TOTAL	465,967	10.698			

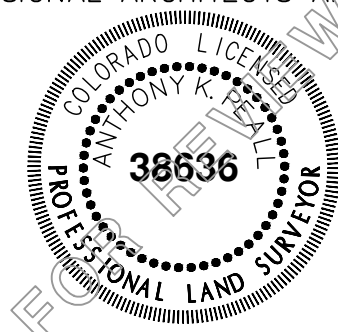
LOT USE SUMMARY TABLE

LOT	AREA (S.F. ±)	AREA (A.C. ±)	USE	OWNER*	MAINTAINED BY
1	42,055	0.965	SHARED LOT - 13 UNITS	BAREFOOT LLC	BAREFOOT LLC
2	74,214	1.703	SHARED LOT - 24 UNITS	BAREFOOT LLC	BAREFOOT LLC
3	58,339	1.339	SHARED LOT - 18 UNITS	BAREFOOT LLC	BAREFOOT LLC
4	98,230	2.255	SHARED LOT - 32 UNITS	BAREFOOT LLC	BAREFOOT LLC
5	72,129	1.656	SHARED LOT - 23 UNITS	BAREFOOT LLC	BAREFOOT LLC
6	127,463	2.923	SHARED LOT - 48 UNITS	BAREFOOT LLC	BAREFOOT LLC
7	148,781	3.416	SHARED LOT - 41 UNITS	BAREFOOT LLC	BAREFOOT LLC
TOTAL	621,482	14.266	SHARED LOT UNIT TOTAL 199		

* INDICATES TRACTS THAT WILL TRANSFER FROM BAREFOOT LLC TO ST. VRAIN LAKES METROPOLITAN DISTRICT (SVLMD) IN ACCORDANCE WITH THE PUBLIC IMPROVEMENT ACQUISITION AND REIMBURSEMENT AGREEMENT BETWEEN SVLMD AND BAREFOOT, LLC

SURVEYING CERTIFICATE:

I, ANTHONY K. PEALL, A LICENSED 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 THIS PLAT FOR **BAREFOOT LAKES FILING NO. 7E** WAS APPROVED ON THE ____ DAY

OF _____, 20____, BY RESOLUTION NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF

THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, HELD ON THIS ____ DAY OF _____, 20____, AND MAY BE FILED WITH THE CLERK AND RECORDER OF WELD COUNTY. ALL PUBLIC DEDICATIONS SHOWN THEREON ARE ACCEPTED BY THE TOWN, SUBJECT TO THE PROVISION THAT NEITHER APPROVAL NOR ACCEPTANCE OBLIGATES THE TOWN OF FIRESTONE FOR THE FINANCING OR CONSTRUCTION OF IMPROVEMENTS ON LAND OR EASEMENTS DEDICATED TO THE TOWN EXCEPT AS SPECIFICALLY AGREE TO BY THE BOARD OF TRUSTEES.

TOWN OF FIRESTONE, COLORADO

BY _____

_____, MAYOR

_____, TOWN CLERK

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 7A, AM NO. 1
Phase Number	N/A
Preparation Date	2024/09/17
Revision Date	2025/01/29
Revision Date	2025/02/06
Revision Date	2025/05/20
Revision Date	2025/06/10

COVER PAGE ~ SHEET 1 of 3



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

AzTec Proj. No.: 54824-12

Drawn By: GLW

DEVELOPER
BAREFOOT LLC

6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
(303) 790-6604

DATE OF PREPARATION:

2024-09-10

SCALE:

N/A

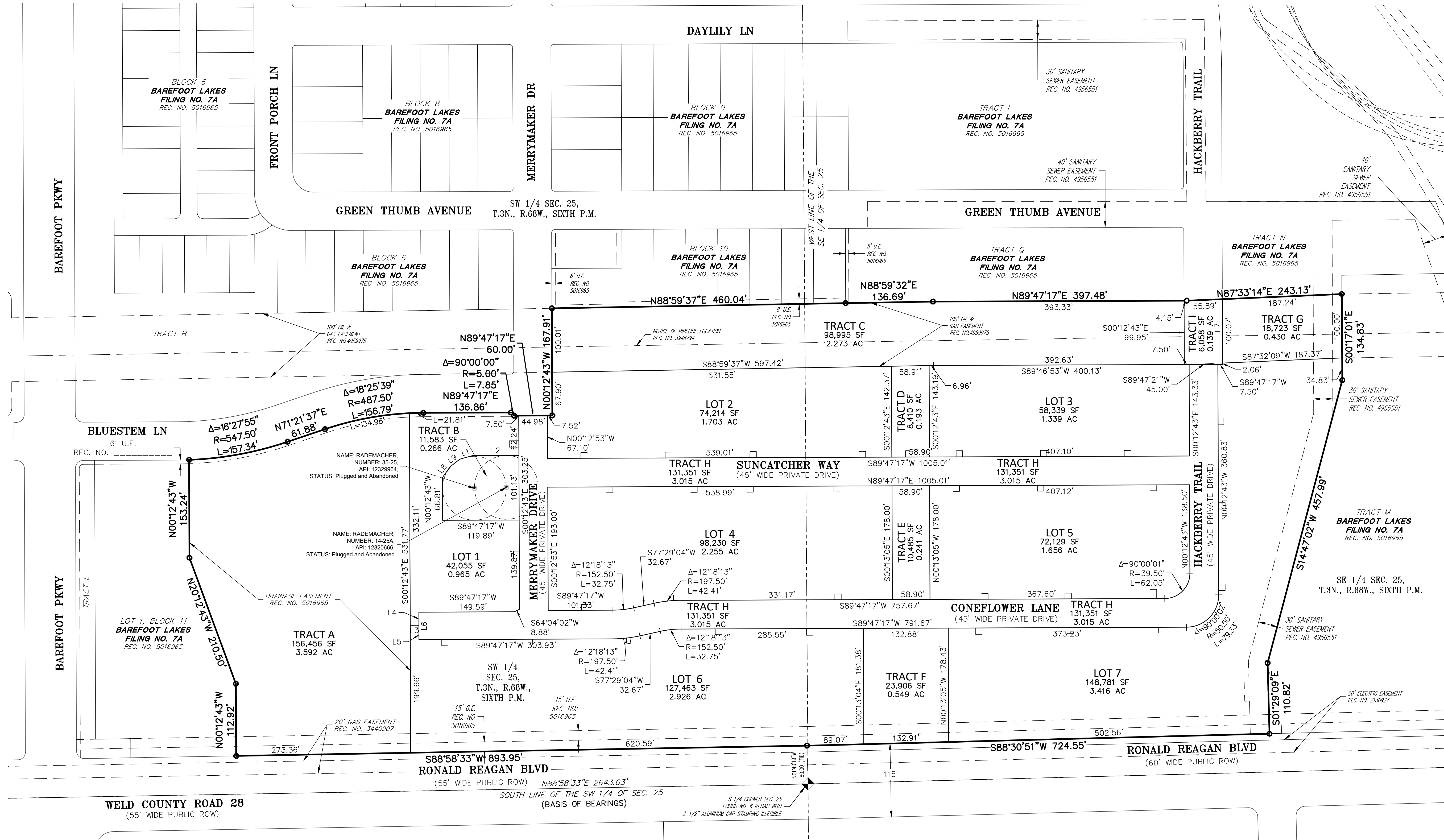
SHEET 1 OF 3

FINAL PLAT

BAREFOOT LAKES FILING NO. 7E

A REPLAT OF TRACT 0, BAREFOOT LAKES FILING NO. 7A
LOCATED IN SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

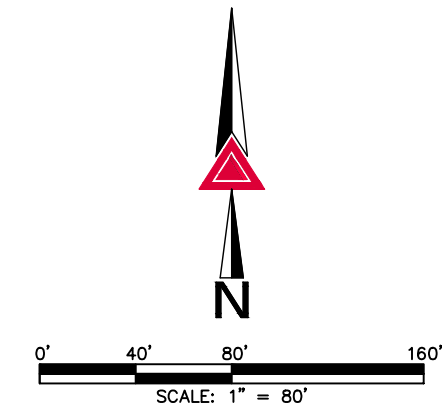
SHEET 2 OF 3
PROJECT NO. FP-24-031



LEGEND	
	FOUND SECTION CORNER AS SHOWN HEREON
	SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
	U.E. UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	D.E. DRAINAGE EASEMENT
	W.E. WATER EASEMENT BY SEPARATE DOCUMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°10'59"E	20.58'
L2	N89°47'17"E	72.69'
L3	S89°47'17"W	13.57'
L4	S00°12'43"E	20.50'
L5	S00°12'43"E	22.50'
L6	S00°12'43"E	43.00'
L7	N00°12'43"W	102.13'
L8	N35°13'47"E	20.88'
L9	N52°09'06"E	19.29'

LEGEND	
U.E.	UTILITY EASEMENT



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. 7A, AM NO. 1
Phase Number	N/A
Preparation Date	2024/09/17
Revision Date	2025/01/29
Revision Date	2025/02/06
Revision Date	2025/05/20
Revision Date	2025/06/10

OVERALL PAGE ~ SHEET 2 of 3



AzTec Proj. No.: 54824-12

Drawn By: GLW

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Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER
BAREFOOT LLC

6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
(303) 790-6604

DATE OF PREPARATION: 2024-09-10

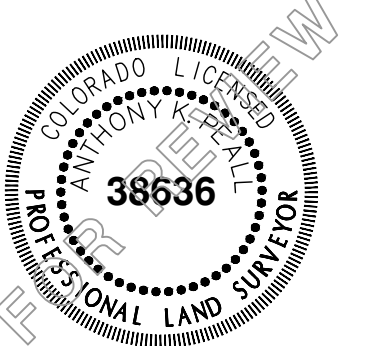
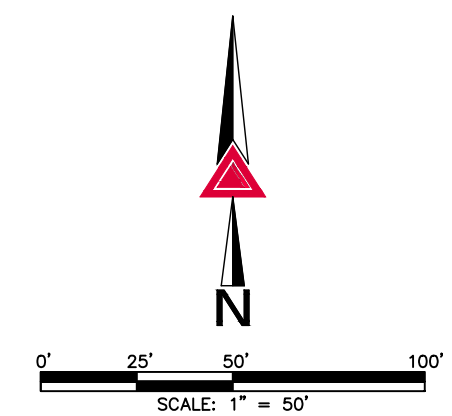
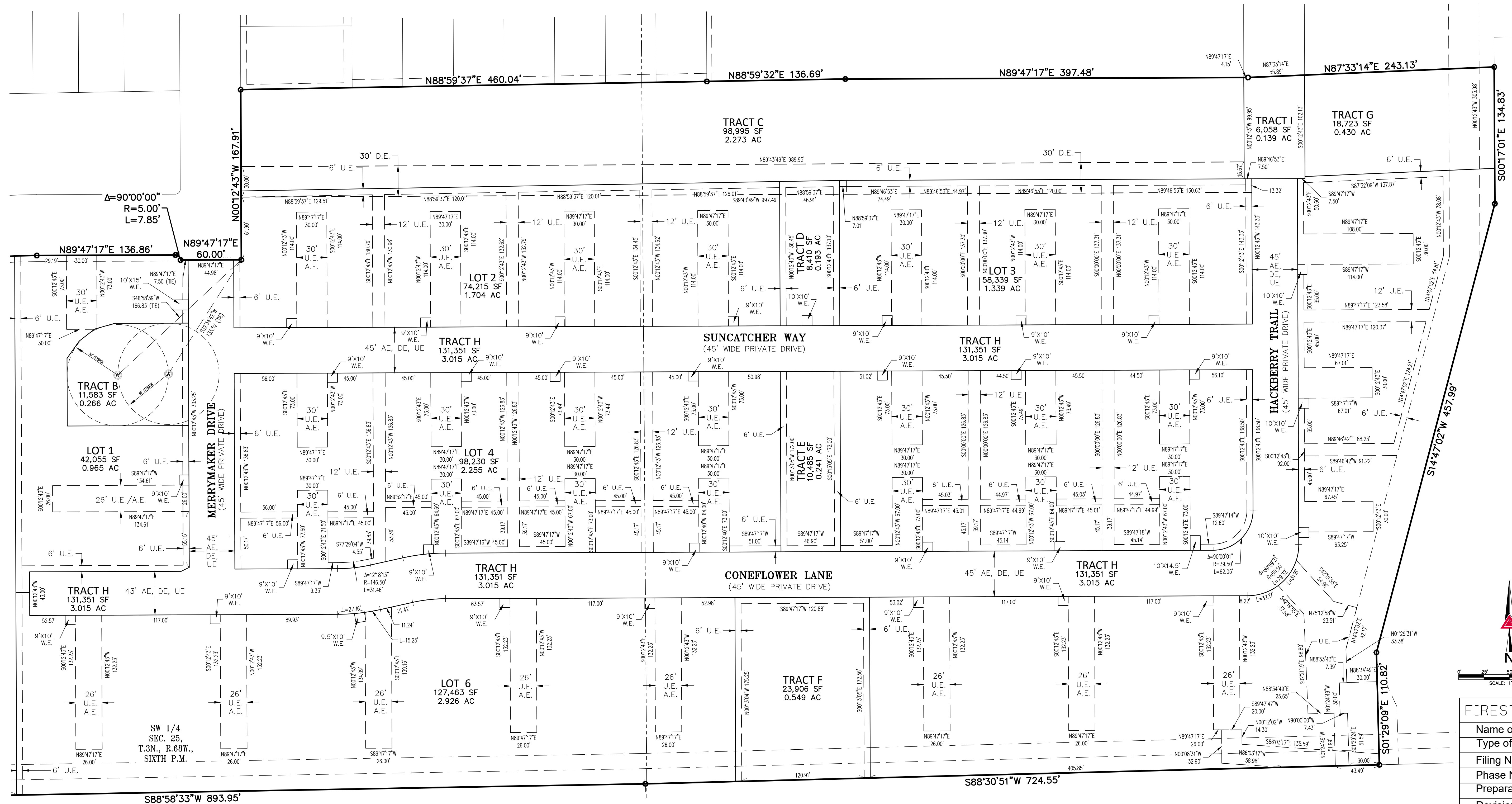
SCALE: 1" = 80'

SHEET 2 OF 3

BAREFOOT LAKES FILING NO. 7E

A REPLAT OF TRACT O, BAREFOOT LAKES FILING NO. 7A
LOCATED IN SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 3 OF 3
PROJECT NO. FP-24-031



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- W.E. WATER EASEMENT BY SEPARATE DOCUMENT



AzTec Proj. No.: 54824-12

Drawn By: GLW

DEVELOPER		DATE OF PREPARATION:	2024-09-10
BAREFOOT LLC		SCALE:	1" = 50'
6465 S. GREENWOOD PLAZA BLVD., SUITE 700 CENTENNIAL, COLORADO 80111 (303) 790-6604		SHEET 3 OF 3	

FIRESTONE INFORMATION BLOCK

Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	FILING NO. 7A, AM NO. 1
Phase Number	N/A
Preparation Date	2024/09/17
Revision Date	2025/01/29
Revision Date	2025/02/06
Revision Date	2025/05/20
Revision Date	2025/06/10

EASEMENT DETAIL PAGE ~ SHEET 3 of 3



ILLUSTRATIVE SITE PLAN

BAREFOOT LAKES BLOCK 12
LONGMONT, COLORADO

DRAFT

Brookfield
Residential
DATE: February 03, 2025 (V.1)
CLIENT: Brookfield Residential
PROJECT NO: 03001 033
AUTHOR: JO

Redland
WHERE GREAT PLACES BEGIN
720.283.4793 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

I:\2026\08001 - Barefoot Lakes\Cadd\Sheet\Sheets\08001.033.BFL Block 1\FDP\LA FDP NOTES.dwg, tab: 1 OF 38 COVER SHEET Jun 09, 2025 - 4:03pm erumney

CONTACT LIST

OWNER/ DEVELOPER

BAREFOOT, LLC.
6465 S. GREENWOOD PLAZA BLVD #700
CENTENNIAL, COLORADO 80111
TEL: (303) 790-6604
CONTACT: CHRIS BREMNER
EMAIL: CHRIS.BREMNER@BROOKFIELDPROPERTIESDEVELOPMENT.COM

ST. VRAIN LAKES METRO DISTRICT 1

6465 S. GREENWOOD PLAZA BLVD #700
CENTENNIAL, COLORADO 80111
TEL: (303) 790-6604
CONTACT: CHRIS BREMNER
EMAIL: CHRIS.BREMNER@BROOKFIELDPROPERTIESDEVELOPMENT.COM

CIVIL ENGINEER

REDLAND
1500 WEST CANAL COURT
LITTLETON, COLORADO 80120
TEL: (720) 283-6783
CONTACT: EVAN RUMNEY, P.E.
EMAIL: ERUMNEY@REDLAND.COM

LANDSCAPE ARCHITECT

REDLAND
1500 WEST CANAL COURT
LITTLETON, COLORADO 80120
TEL: (720) 283-6783
CONTACT: JOSIE O'CONNOR, PLA
EMAIL: JOCONNOR@REDLAND.COM

SURVEYOR

AZTEC
300 E. MINERAL AVENUE, #1
LITTLETON, COLORADO 80122
TEL: (303) 713-1898
CONTACT: TONY PEALL, PLS
EMAIL: TPEALL@AZTECCONSULTANTS.COM

AGENCY LIST

ERO RESOURCES CORP.

1842 CLARKSON ST.
DENVER, CO 80218
TEL: (303)830-1188
FAX: (303)830-1199
ATTN: DENISE LARSON

UNITED POWER

500 COOPERATIVE WAY
BRIGHTON, CO 80603
TEL: (303)637-1324
ATTN: BRYCE LANCKRIET

BLACK HILLS ENERGY

3766 EUREKA WAY, SUITE 1
FREDERICK, CO. 80516
(303)566-3405
ATTN: KYLE SOWDER

KERR MCGEE OIL AND GAS ONSHORE LP

1999 BROADWAY
SUITE 3700
DENVER, COLORADO 80202
PHONE: 720-929-4371
ATTN: JOSEPH KEMOCK

TOWN OF FIRESTONE

9950 PARK AVENUE
FIRESTONE, CO 80504
PHONE: (303)833-3291
ATTN: MATT WIEDERSPAHN

NUMBER 3 OUTLET DITCH COMPANY

P.O. BOX 646
MEAD, CO 80542
(720) 934-3726
ATTN: DALE RADEMACHER

COLORADO STATE DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT

4210 EAST 11TH AVENUE
DENVER, COLORADO 80222
(303) 761-1340
ATTN: GLEN BODNAR

UTILITY NOTIFICATION CENTER OF COLORADO

2801 SOUTH YOUNGFIELD STREET, SUITE 301
ENGLEWOOD, CO. 80112
(800)-922-1987

FREDERICK-FIRESTONE FIRE PROTECTION DISTRICT

8426 KOSMERL PLACE
FREDERICK, CO 80504
(303)833-2742

ST. VRAIN SANITATION DISTRICT

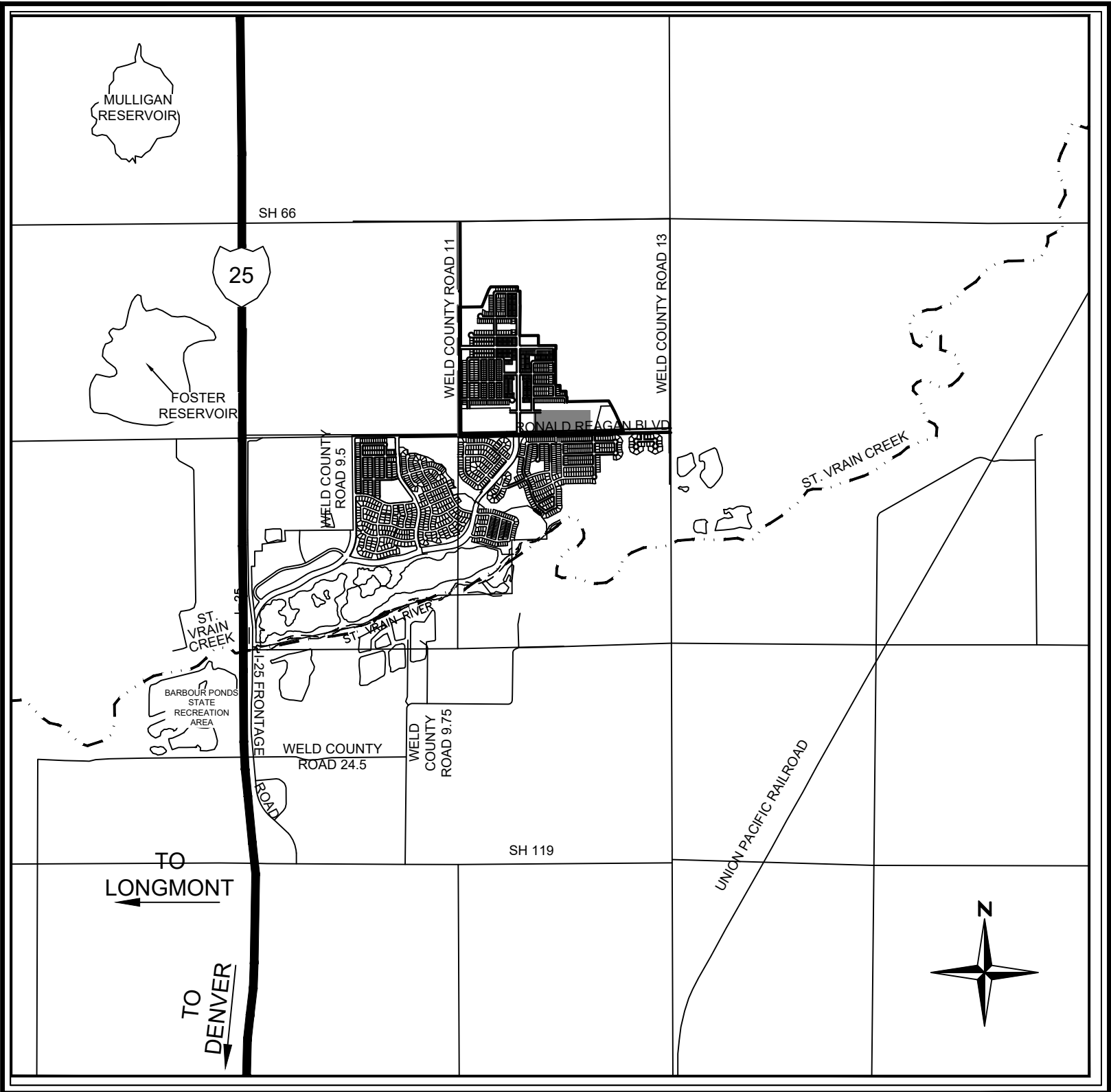
11307 BUSINESS PARK CIRCLE
FIRESTONE, CO 80504
(303) 776-9570
ATTN: DAN FELLER

LITTLE THOMPSON WATER DISTRICT

835 E. STATE HIGHWAY 56
BERTHOUD, CO 80513
(303)344-6318
ATTN: BRAD EATON

BAREFOOT LAKES - FILING 7E
FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032



VICINITY MAP

SITE DATA SUMMARY CHART		
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	1,087,258	100.0
BUILDING FOOTPRINT	242,139.4	22.3
PARKING/ROADS (INCLUDING INTERIOR PLANTED ISLANDS)	115,602	10.6
HARDSCAPE TOTAL	357,741.4	32.9
PLANTED AREA (EXCLUDING PLANTED INTERIOR PARKING ISLANDS)	594,922	54.7
EXISTING VEGETATION	0	0
TRAILS AND SIDEWALKS	32,581	2.9
REAR YARDS (CRUSHER FINES)	103924	9.5
LANDSCAPE TOTAL	731,427	67.1
ITEM	DESCRIPTION	
BUILDING SIZE: 2 STORIES SINGLE FAMILY DETACHED	1,553 SF (32 UNITS) 1,590 SF (35 UNITS) 1,783 SF (52 UNITS) 8,006 SF (16 UNITS)	
TOWNHOMES		
BUILDING TOTAL	173,764 SF	
PARKING TOTAL REQUIRED (119 x 2/DU SFD, 80 x 2/DU TOWNHOME/SFD ATTACHED UNITS, AND 80 x 0.33/DU GUEST) PROVIDED HANDICAP PROVIDED	423 TOTAL 536 TOTAL 0 TOTAL	

MINIMUM SETBACKS (ft)				
PRODUCT TYPE	FRONT	SIDE (AT STREET)	SIDE (AT TRACT OR LOT)	REAR (TRACT/LOT OR ADJACENT BUILDING)
SFD - MOTORCOURT	10 (LOCAL STREET) 5 (FROM MOTORCOURT)	8 (LOCAL STREET) 6 (PRIVATE STREET OR MOTORCOURT)	5	10
TOWNHOUSE - MOTORCOURT	10 (LOCAL STREET) 5 (FROM MOTORCOURT)	8 (LOCAL STREET) 6 (PRIVATE STREET OR MOTORCOURT)	5	10

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN. ASSUMED TO BEAR NORTH 88°30'51" EAST, 2634.08 FEET AND MONUMENTED AS SHOWN HEREON.

BENCHMARK DESCRIPTION

3 1/2" BRASS CAP IN CONCRETE STAMPED "P 329 1951" AT NORTHEAST CORNER OF HIGHWAY 66 AND WELD COUNTY ROAD 11, 34 FEET NORTH OF CENTERLINE OF HIGHWAY 66 AND 3 FEET EAST OF POWER POLE.

ELEVATION = 4953.57 NAVD88.

Sheet List Table

Sheet Number	Sheet Title
1 OF 51	COVER SHEET
2 OF 51	OVERALL SITE PLAN
3 OF 51	SITE PLAN
4 OF 51	SITE PLAN
5 OF 51	SITE PLAN
6 OF 51	SITE PLAN
7 OF 51	SITE PLAN
8 OF 51	PLANT SCHEDULE
9 OF 51	LANDSCAPE NOTES
10 OF 51	OVERALL LANDSCAPE PLAN
11 OF 51	LANDSCAPE PLAN
12 OF 51	LANDSCAPE PLAN
13 OF 51	LANDSCAPE PLAN
14 OF 51	LANDSCAPE PLAN
15 OF 51	PARK ENLARGEMENT PLAN
16 OF 51	OVERALL LOT TYPICAL
17 OF 51	LOT TYPICALS - SFA
18 OF 51	LOT TYPICALS - SFD
19 OF 51	LANDSCAPE DETAILS
20 OF 51	HARDSCAPE DETAILS
21 OF 51	FENCING DETAILS
22 OF 51	OVERALL UTILITY PLAN
23 OF 51	OVERALL UTILITY PLAN
24 OF 51	OVERALL UTILITY PLAN
25 OF 51	OVERALL UTILITY PLAN
26 OF 51	GRADING AND DRAINAGE PLAN
27 OF 51	GRADING AND DRAINAGE PLAN
28 OF 51	TOWNHOME CONCEPT DESIGN
29 OF 51	TOWNHOME CONCEPT DESIGN
30 OF 51	TOWNHOME ELEVATIONS
31 OF 51	TOWNHOME ELEVATIONS
32 OF 51	TOWNHOME ELEVATIONS
33 OF 51	TOWNHOME ELEVATIONS
34 OF 51	TOWNHOME ELEVATIONS
35 OF 51	TOWNHOME ELEVATIONS
36 OF 51	TOWNHOME UNIT PLANS
37 OF 51	TOWNHOME UNIT PLANS
38 OF 51	TOWNHOME UNIT PLANS
39 OF 51	SINGLE FAMILY CONCEPT DESIGN
40 OF 51	SINGLE FAMILY CONCEPT DESIGN
41 OF 51	SF - PLAN 1 FLOOR PLAN
42 OF 51	SF - PLAN 1 ELEVATIONS
43 OF 51	SF - PLAN 1 ELEVATIONS
44 OF 51	SF - PLAN 1 ELEVATIONS
45 OF 51	SF - PLAN 1 ELEVATIONS
46 OF 51	SF - PLAN 2 FLOOR PLAN
47 OF 51	SF - PLAN 2 ELEVATIONS
48 OF 51	SF - PLAN 2 ELEVATIONS
49 OF 51	SF - PLAN 3 FLOOR PLAN
50 OF 51	SF - PLAN 3 ELEVATIONS
51 OF 51	SF - PLAN 3 ELEVATIONS

FINAL DEVELOPMENT PLAN APPROVAL CERTIFICATE

THIS FINAL DEVELOPMENT PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH APPLICABLE TOWN OF FIRESTONE REGULATIONS.

Director of Planning & Development _____ DATE _____

The undersigned as the owner or owner's representative of the lands described herein, hereby agree on behalf of himself/herself, their heirs, successors, and assigns to develop and maintain the property described herein in accordance with this approved Final Development Plan and in compliance with the Town of Firestone Unified Development Code and Municipal Code.

OWNER _____ DATE _____

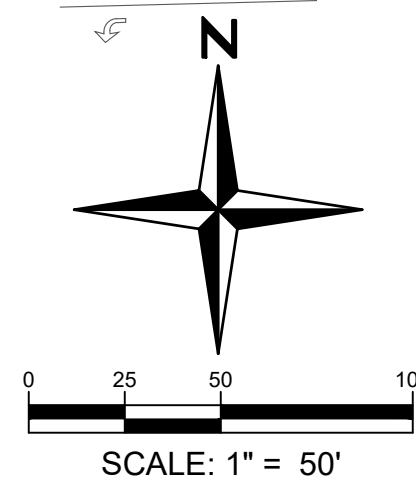
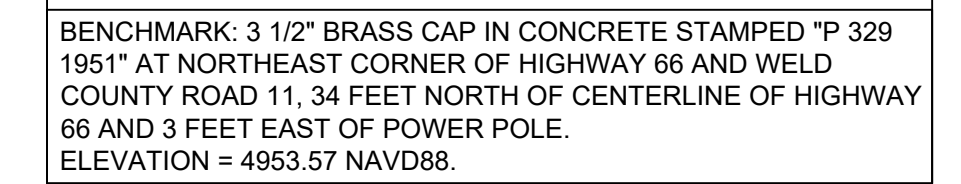
Acknowledged before me this _____ day of _____, 2024.
by _____ as _____.

Witness my hand and official seal

Notary Public _____

My commission expires: _____

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032

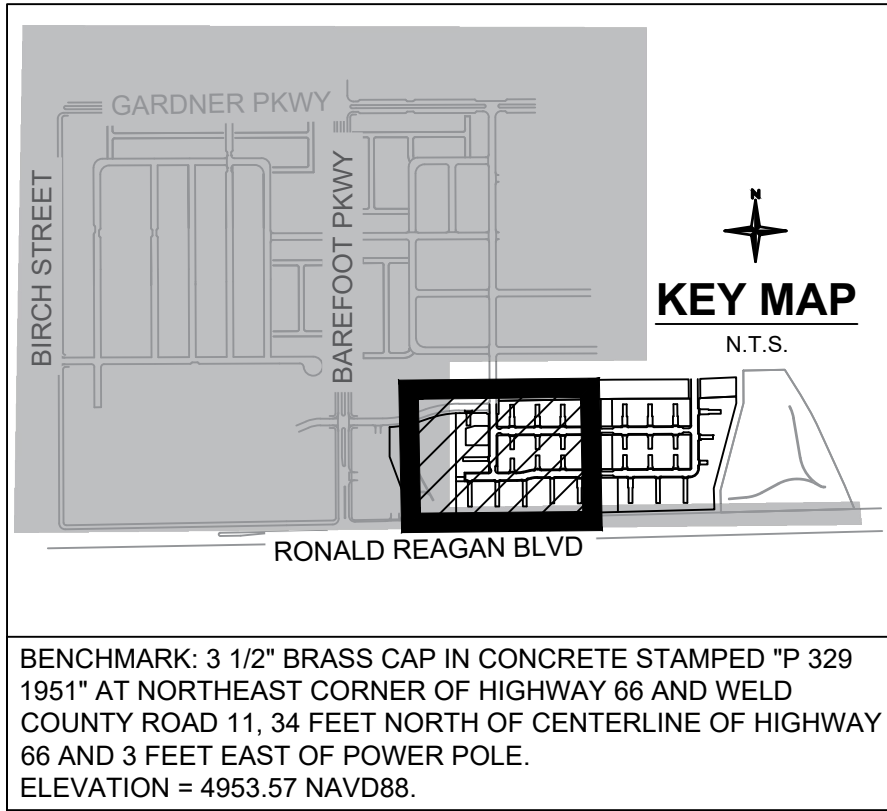
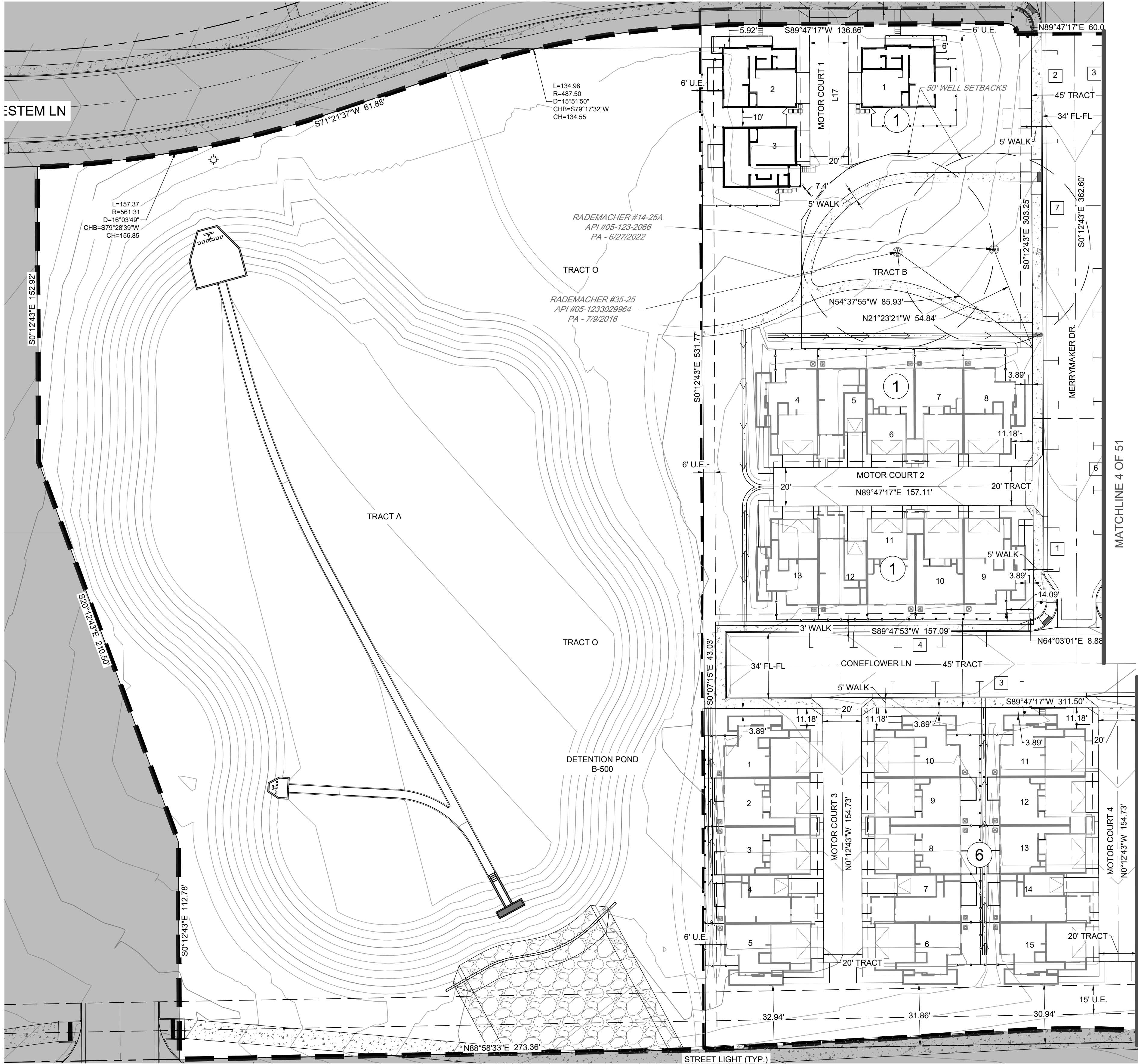
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FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
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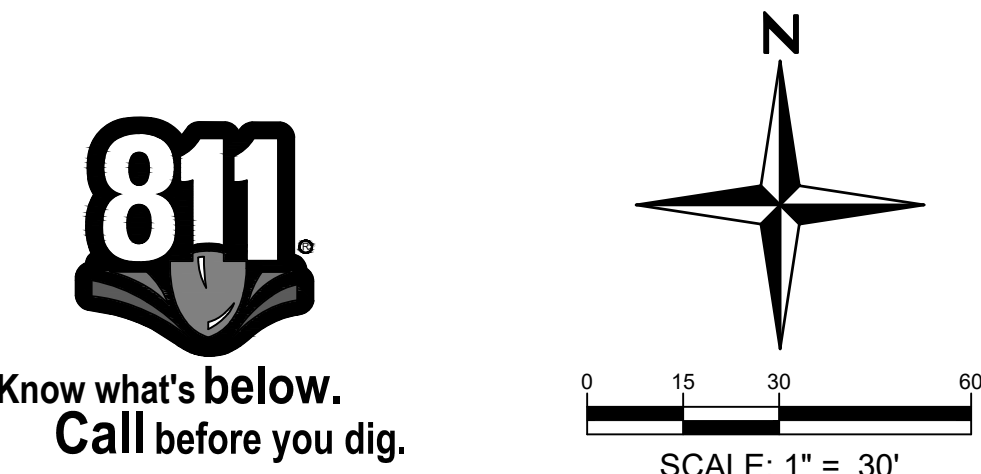
- LEGEND
- PROPOSED PROPERTY LINE
 - PROPOSED EASEMENT
 - TRACT LINE
 - CENTERLINE
 - PROPOSED FENCE LINE
- 1 LOT NUMBER
1 UNIT NUMBER
1 NUMBER OF PARKING SPACES

BLOCK	TOWNHOMES	DETACHED SINGLE FAMILY	TOTAL UNIT COUNT
1	10	3	13
2	0	24	24
3	0	18	18
4	0	32	32
5	0	23	23
6	45	3	48
7	25	16	41
TOTAL	80	119	199

- NOTES
- STREET LIGHTS ARE LOCATED PER TOWN OF FIRESTONE STANDARDS AND CODE.

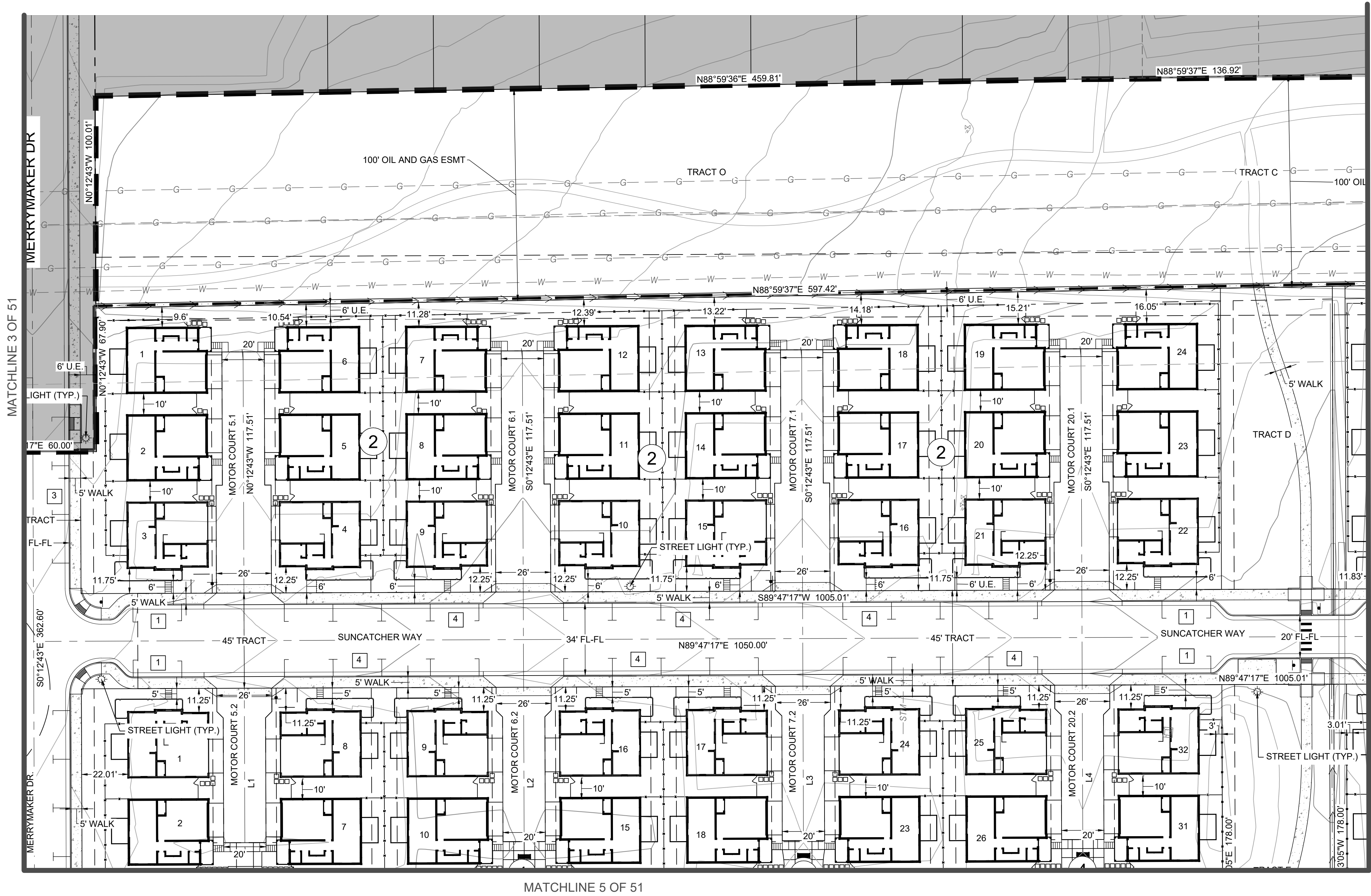
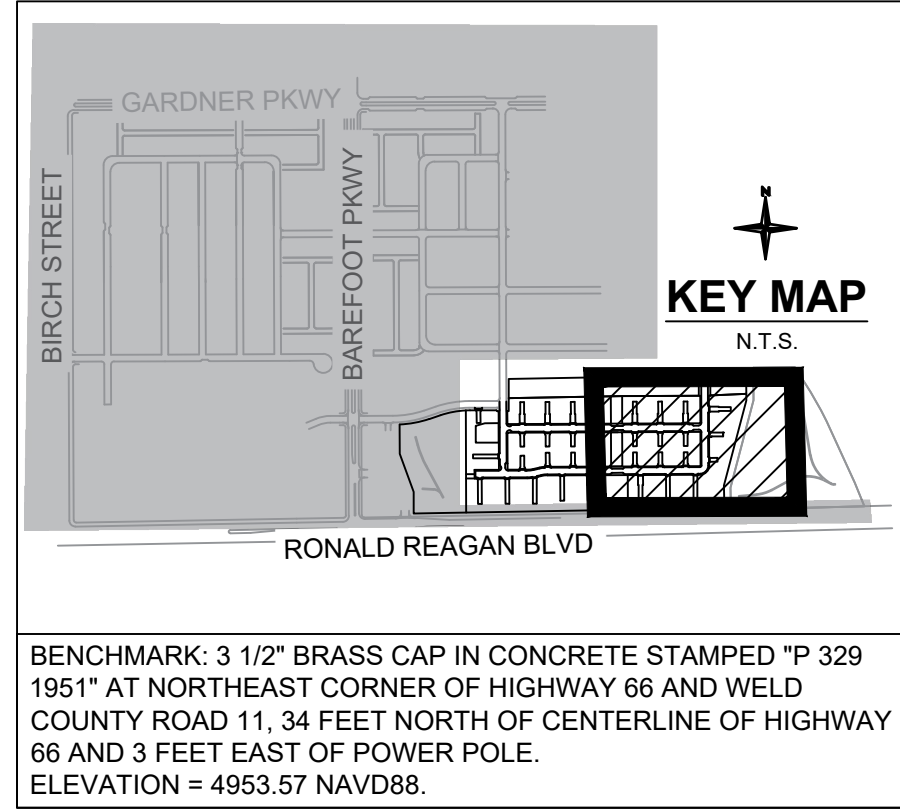
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Curve #	Length	Radius	Delta
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C6	62.046	39.500	090.0000
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BAREFOOT LAKES - FILING 7E
FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032



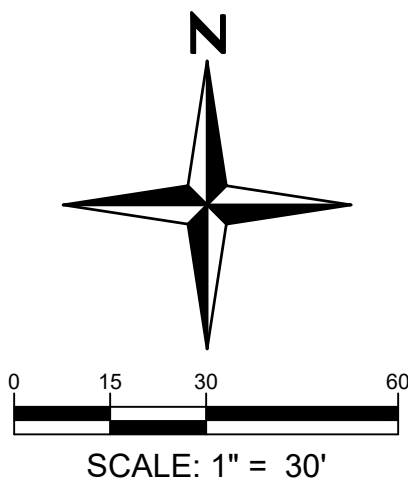
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	PROPOSED EASEMENT
	TRACT LINE
	CENTERLINE
	PROPOSED FENCE LINE
	LOT NUMBER
	UNIT NUMBER
	NUMBER OF PARKING SPACES

NOTES
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BAREFOOT LAKES
FILING 7E
FINAL DEVELOPMENT PLAN
SITE PLAN

SHEET

4 OF 51



BAREFOOT LAKES - FILING 7E
FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032

BIRCH STREET

GARDNER PKWY

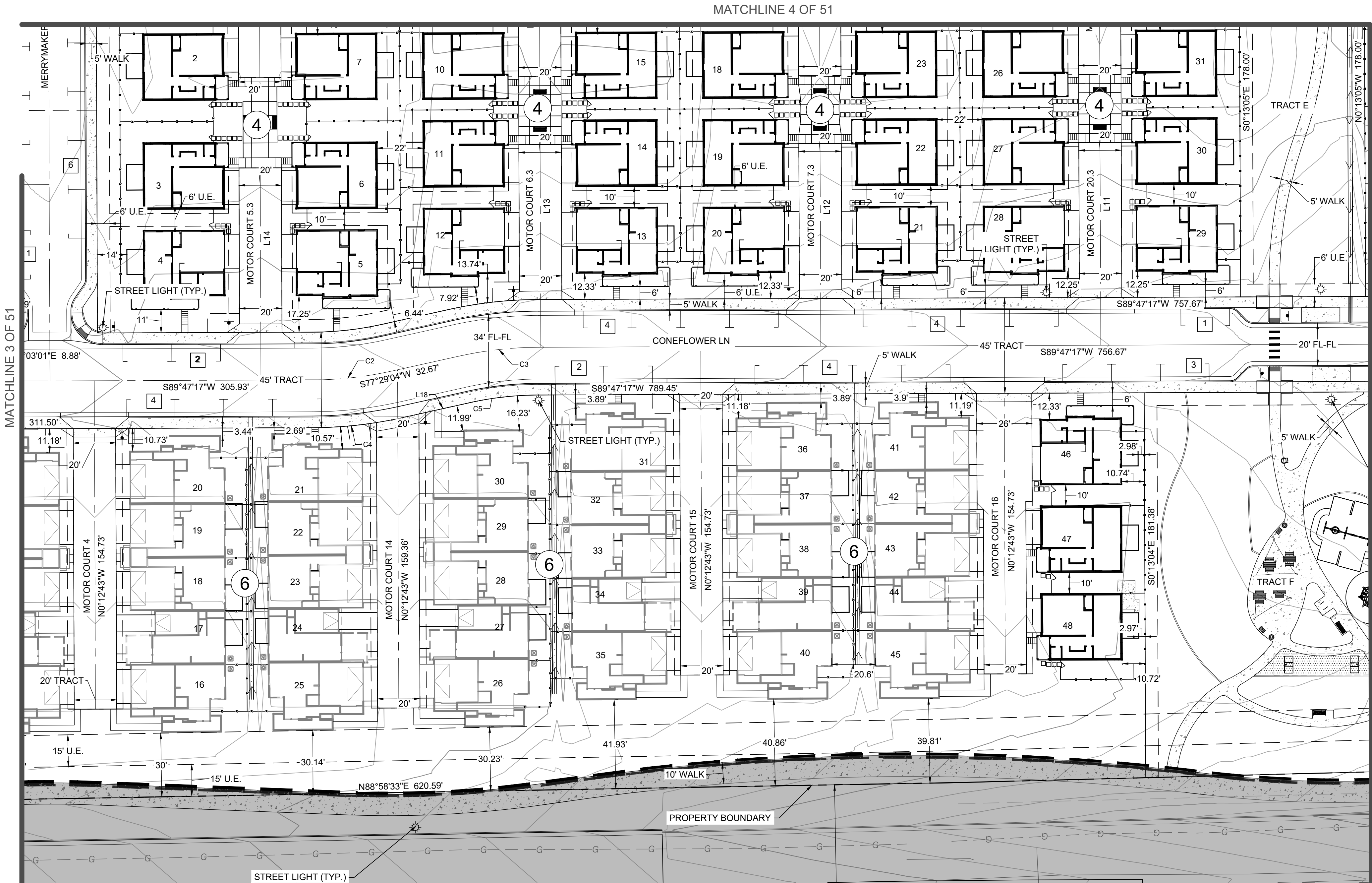
BAREFOOT PKWY

RONALD REAGAN BLVD

KEY MAP

N.T.S.

BENCHMARK: 3 1/2" BRASS CAP IN CONCRETE STAMPED "P 329 1951" AT NORTHEAST CORNER OF HIGHWAY 66 AND WELD COUNTY ROAD 11, 34 FEET NORTH OF CENTERLINE OF HIGHWAY 66 AND 3 FEET EAST OF POWER POLE.
ELEVATION = 4953.57 NAVD88.



LEGEND

PROPOSED PROPERTY LINE

PROPOSED EASEMENT

TRACT LINE

CENTERLINE

PROPOSED FENCE LINE

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UNIT NUMBER

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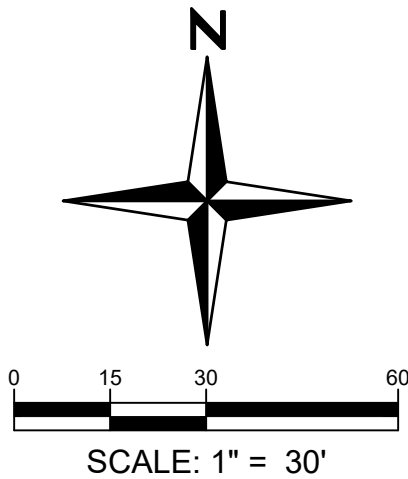
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Landscape Architecture
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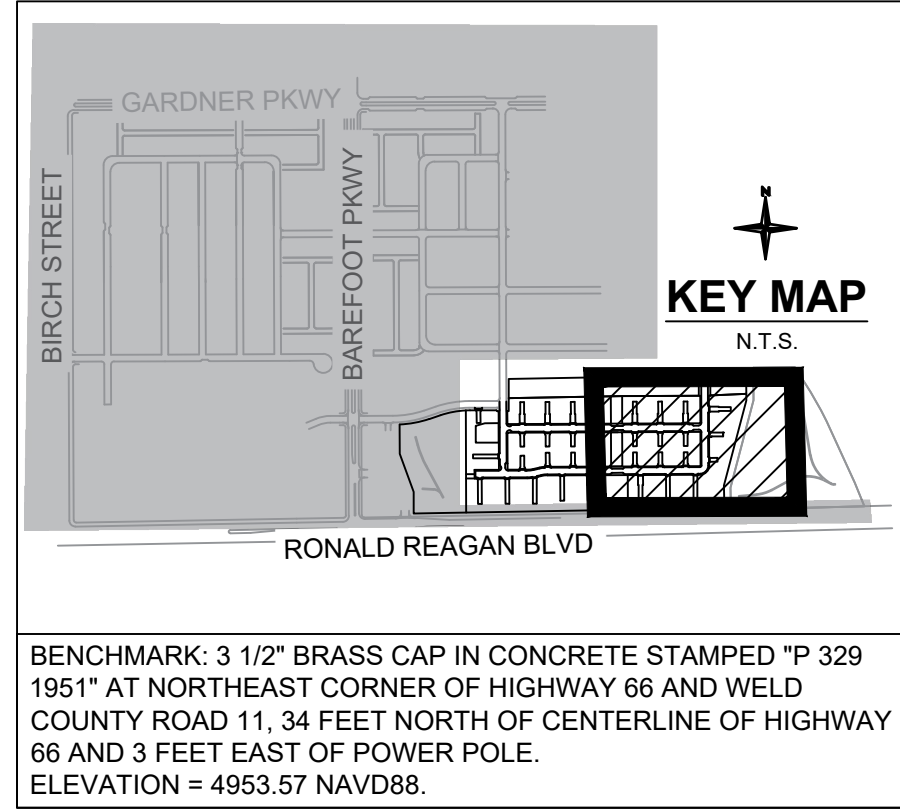
BAREFOOT LAKES
FILING 7E
FINAL DEVELOPMENT PLAN
SITE PLAN

SHEET

5 OF 51

BAREFOOT LAKES - FILING 7E
FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
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24.96 ACRES - 7 TRACTS FDR 24-032



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1951" AT NORTHEAST CORNER OF HIGHWAY 66 AND WELD
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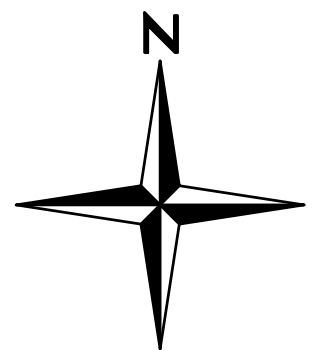
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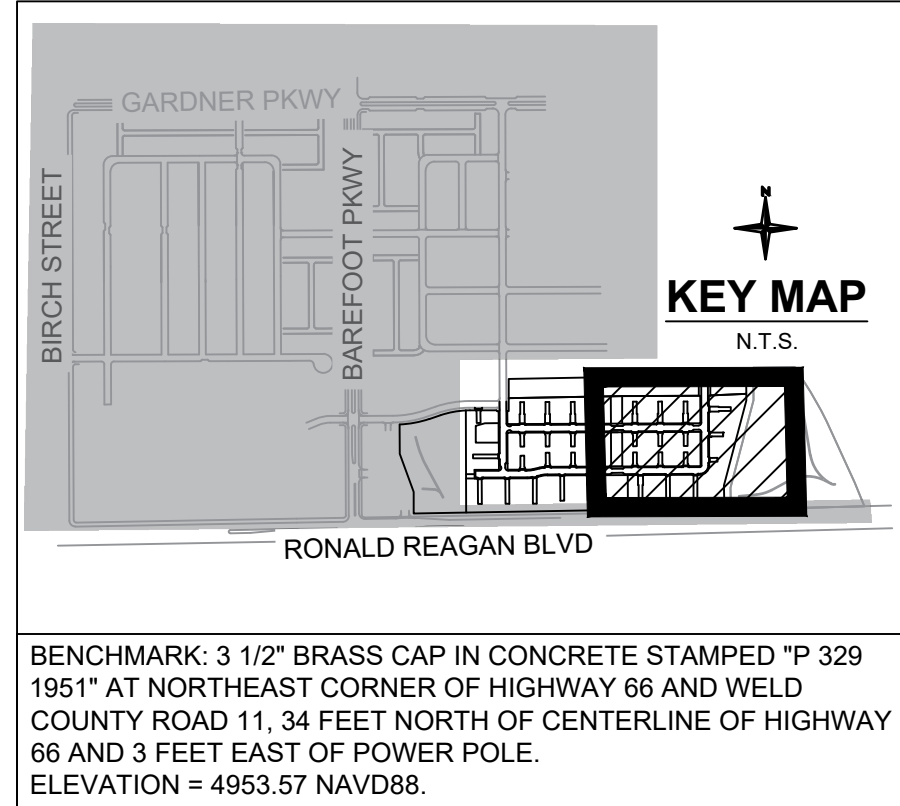
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FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032

MATCHLINE 6 OF 51



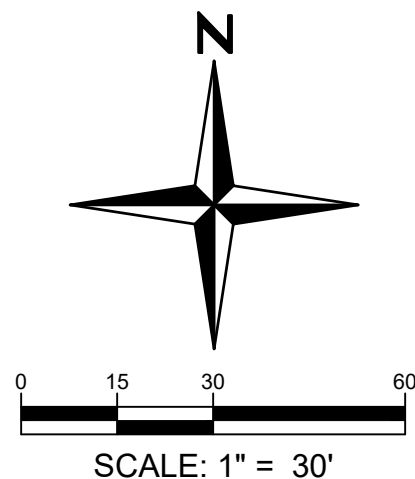
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BAREFOOT LAKES
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FINAL DEVELOPMENT PLAN
SITE PLAN

SHEET

7 OF 51

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\\RS0\Project\200808001 - Barefoot Lakes\Cadd\Sheet Sets\08001.033.BFL Block 12\FDPLA FDP NOTES.dwg tab: 8 OF 38 PLANT SCHEDULE Jun 09, 2025 - 4:57pm givens

BAREFOOT LAKES - FILING 7E

FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS TREES								
	BTH	19	Acer grandidentatum 'Hipazam'	Highland Park Bigtooth Maple	2" Cal.	B&B		
	BTM	29	Acer grandidentatum	Bigtooth Maple	2" Cal.	B&B	25 - 40ft. ht.	15 - 25ft. w.
	CAL	8	Catalpa speciosa	Western Catalpa	2" Cal.	B&B	40 - 65ft. ht.	25 - 40ft. w.
	EKC	32	Gymnocladus dioicis 'Espresso'	Espresso Kentucky Coffee Tree	2" Cal.	B&B	40 - 65ft. ht.	25 - 40ft. w.
	HAC	11	Celtis occidentalis	Common Hackberry	2" Cal.	B&B	40 - 65ft. ht.	40 - 65ft. w.
	HPS	67	Celtis occidentalis 'JFS-KSU1'	Prairie Sentinel® Hackberry	2" Cal.	B&B	40 - 65ft. ht.	10 - 15ft. w.
	IMP	3	Gleditsia triacanthos inermis 'Imperial'	Imperial Honeylocust	2" Cal.	B&B	25 - 40ft. ht.	25 - 40ft. w.
	QG	19	Quercus x macdanielii 'Clemons'	Heritage® Oak	2" Cal.	B&B	40 - 65ft. ht.	25 - 40ft. w.
	QM	15	Quercus macrocarpa	Burr Oak	2" Cal.	B&B	25 - 40ft. ht.	40 - 65ft. w.
EVERGREEN TREES								
	AUS	33	Pinus nigra	Austrian Pine	8' Ht	B&B	40 - 65ft. ht.	25 - 40ft. w.
	PM	18	Pinus monophylla	Piñon Pine	8' Ht	B&B	40 - 65ft. ht.	25 - 40ft. w.
ORNAMENTAL TREES								
	RHT	3	Crataegus ambigua	Russian Hawthorn	1.5" Cal.	B&B	15 - 25ft. ht.	10 - ft. w.
	WKH	38	Crataegus viridis 'Winter King'	Winter King Hawthorn	1.5" Cal.	B&B	25 - 40ft. ht.	25 - 40ft. w.
DECIDUOUS SHRUBS								
	AO	102	Amelanchier alnifolia 'Obelisk'	Standing Ovation™ Serviceberry	#5	Pot	6 - ft. ht.	3 - 6ft. w.
	CGM	34	Ribes alpinum 'Green Mound'	Green Mound Currant	#5	Pot	18 - 36in. ht.	1 - 3ft. w.
	DEC	20	Viburnum opulus 'Nanum'	Dwarf European Cranberry Bush	#5	Pot	18 - 36in. ht.	3 - 6ft. w.
	DKS	117	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Blue Mist Spirea	#5	Pot	18 - 36in. ht.	1 - 3ft. w.
	FER	31	Chamaebatiaria millefolium	Fernbush	#5	Pot	3 - 6ft. ht.	3 - 1ft. w.
	GLS	30	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5	Pot	3 - 6ft. ht.	3 - 6ft. w.
	LEA	14	Amorpha canescens	Leadplant	#5	Pot	18 - 36in. ht.	1 - 3ft. w.
	MLC	205	Philadelphus lewisii 'Cheyenne'	Cheyenne Mockorange	#5	Pot	6 - 10ft. ht.	3 - 6ft. w.
	MNB	30	Physocarpus monogynus	Mountain Ninebark	#5	Pot	3 - 6ft. ht.	1 - 3ft. w.
	NBV	74	Viburnum lentago	Nannyberry	#5	Pot	10 - 15ft. ht.	6 - 10ft. w.
	PA	50	Perovskia atriplicifolia	Russian Sage	#1		3 - 6ft. ht.	3 - 6ft. w.
	PBS	160	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry	#5	Pot	18 - 36in. ht.	3 - 6ft. w.
	PS	138	Perovskia atriplicifolia 'Little Spire'	Dwarf Russian Sage	#5	Pot	18 - 36in. ht.	1 - 3ft. w.
	RRB	46	Chrysothamnus nauseosus	Rubber Rabbitbrush	#5	Pot	3 - 6ft. ht.	3 - 1ft. w.

	RT2	191	Rhus trilobata	Skunkbush Sumac	#5	Pot	3 - 6ft. ht.	3 - 1ft. w.
	SAA	28	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	#5	Pot	6 - 18in. ht.	6 - 10ft. w.
	VT	82	Viburnum trilobum 'Spring Red Compact'	Spring Red Compact Cranberrybush	#1			
EVERGREEN SHRUBS								
	AND	24	Juniperus horizontalis 'Youngstown'	Youngstown Juniper	#5	Pot	6 - 18in. ht.	3 - 6ft. w.
	BCH	152	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	#5	Pot	6 - 18in. ht.	6 - 10ft. w.
	FWS	11	Atriplex canescens	Fourwing Saltbush	#5	Pot	3 - 1ft. ht.	3 - ft. w.
	JT	3	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	#5	Pot	10 - ft. ht.	3 - 6ft. w.
	MPA	235	Arctostaphylos x coloradoensis 'Panchito'	Panchito Manzanita	#5	Pot	18 - 36in. ht.	3 - 6ft. w.
	YSW	7	Yucca glauca	Soapweed Yucca	#5	Pot	18 - 36in. ht.	1 - 3ft. w.
ORNAMENTAL GRASSES								
	AS	133	Achnatherum calamagrostis	Silver Spike Grass	#1		6 - ft. ht.	1 - 3ft. w.
	AVG	183	Helictotrichon sempervirens	Blue Avena	#1	Pot	18 - 36in. ht.	1 - 3ft. w.
	BLO	166	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	#1	Pot	18 - 36in. ht.	1 - 3ft. w.
	CB2	423	Calamagrostis brachytricha	Korean Feather Reed Grass	#1		3 - 6ft. ht.	1 - 3ft. w.
	CK	665	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1		3 - 6ft. ht.	1 - 3ft. w.
	MU	133	Muhlenbergia reverchonii 'PUND01S'	Undaunted® Ruby Muhly	#1		18 - 36in. ht.	1 - 3ft. w.
PERENNIALS								
	CMW	313	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1	Pot	18 - 36in. ht.	1 - 3ft. w.
	GT	156	Gaura lindheimeri	White Guara	#1		3 - 6ft. ht.	1 - 3ft. w.
	PX	147	Penstemon x mexicali 'P008S'	Red Rocks® Penstemon	#1		18 - 36in. ht.	1 - 3ft. w.
	YAM	72	Achillea 'Moonshine'	Moonshine Yarrow	#1	Pot	6 - 18in. ht.	1 - 3ft. w.

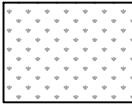
\\RS0\Projects\200808001 - Barefoot Lakes\CaddSheet Sets\0801 1033 BFL Block 12\FDPLA FDP NOTES.dwg tab: 9 OF 38 LANDSCAPE NOTES Jun 09, 2025 - 4:57pm lghens

BAREFOOT LAKES - FILING 7E

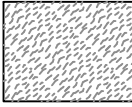
FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032

SEED MIXES



NATIVE SEED MIX - TYPE 1				
SPECIES	VARIETY	PERCENT OF MIX	DRILLING PLANTING (PLS lbs./Acre)	BROADCAST (PLS lbs./Acre)
BLUE GRAMA	LOVINGTON	30%	3.0	6.0
BUFFALOGRASS	TEXOKA	70%	7.0	13.9
TOTAL:		100%	10 lbs/ac.	19.9 lbs/ac.



NATIVE SEED MIX - TYPE 2 (SHORTGRASS)			
SPECIES	PERCENT OF MIX	DRILLING PLANTING (PLS lbs./Acre)	BROADCAST (PLS lbs./Acre)
EPHRAIM CRESTED WHEATGRASS	30%	4.50	7.50
SHEEP FESCUE	25%	3.75	6.25
PERENNIAL RYE	20%	3.00	5.00
CHEWING FESCUE	15%	2.25	3.75
CANADA BLUEGRASS	10%	1.50	2.50
TOTAL:	100%	15 lbs/ac.	25 lbs/ac.

RECOMMENDED SUPPLIER: ARKANSAS VALLEY SEED (303) 320-7500

SEEDING NOTES

ALL WORK, CONTRACTED OR OTHERWISE TO BE COMPLETED BY LICENSED AND BONDED ORGANIZATIONS WITH KNOWLEDGE APPLICABLE TO EACH JOB.

SITE PREPARATION

- TOPSOIL SHALL BE SALVAGED WHEN MOIST, NOT WET, AND STOCKPILED IN SHALLOW ROWS.
- ALL STORED TOPSOIL SHALL BE MONITORED AND PERIODICALLY TILLED FOR WEED CONTROL.
- ALL ONSITE AND IMPORTED TOPSOIL USED AS A PLANTING MEDIUM SHALL CONSIST OF LOOSE FRIABLE SOIL FROM THE ZONE OF MAJOR ROOT DEVELOPMENT FREE OF SUBSOIL, REFUSE, STUMPS, WOODY ROOTS, ROCKS, BRUSH, NOXIOUS WEED SEED AND REPRODUCTIVE PLANT PARTS FROM CURRENT STATE AND COUNTY WEED LISTS, HEAVY CLAY, HARD CLOUDS, TOXIC SUBSTANCES, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO ITS USE ON THE PROJECT.
- ALL SITE PREPARATION METHODS SHOULD BE DONE ACROSS THE SLOPE TO PREVENT SOIL EROSION FROM STORM WATER SHEETING. SLOPES FLATTER THAN 2:1 SHALL BE TILLED INTO AN EVEN AND LOOSE SEED BED 4 INCHES DEEP. SLOPES 2:1 OR STEEPER SHALL BE LEFT IN A ROUGHENED CONDITION. SLOPES SHALL BE FREE OF CLOUDS, STICKS, STONES, DEBRIS, CONCRETE, AND ASPHALT IN EXCESS OF 4 INCHES (4") IN ANY DIMENSION, AND BROUGHT TO THE DESIRED LINE AND GRADE.
- SOIL SCARIFICATION AT A DEPTH OF SIX INCHES (6") IN THE FORM OF DISCING, TILLAGE OR CHISELING WILL BE COMPLETED PRIOR TO SEEDING. AFTER SOIL SCARIFICATION, TOPSOIL SHALL BE REPLACED.
- AFTER REPLACEMENT OF TOP SOIL, WAIT SEVERAL WEEKS DURING GROWING SEASON FOR SURFACE WEEDS TO EMERGE, THEN APPLY A GLYPHOSATE TREATMENT TO ELIMINATE GROWING WEEDS. LIMIT DISTURBING THE SOIL SURFACE. SEE WEED MANAGEMENT NOTES BELOW FOR ADDITIONAL INFORMATION.
- SOIL AMENDMENT: APPLICATION OF SOIL AMENDMENT TO BE DETERMINED THROUGH SOIL TESTS BY AN ACCREDITED SOIL TESTING LAB KNOWLEDGEABLE IN NATIVE SEEDING REQUIREMENTS. IF REQUIRED, ADD ONLY SLOW-RELEASE ORGANIC AMENDMENTS AT THE RATE RECOMMENDED BY THE MANUFACTURER, EVENLY OVER THE ENTIRE DISTURBED AREA AND THOROUGHLY INCORPORATE, BY MIXING, ROTOTILLING OR FINELY DISKING (MAX. 1" SIZE), TO A DEPTH OF SIX INCHES (6"). ALL STONES, STICKS AND DEBRIS BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE SITE PROPERLY DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL SEED AREAS WILL THEN BE RAKED AND ROLLED TO THE DESIRED FINISHED GRADES WITH GENTLY SLOPING SURFACES TO ADEQUATELY DRAIN ALL SURFACE WATER RUNOFF. THE FINISHED SURFACE SHALL BE EVEN AND UNIFORM AND NO DIRT CLOUDS LARGER THAN ONE INCH (1") IN DIAMETER SHALL APPEAR ON THE SURFACE. THE SOIL SURFACE SHALL BE SMOOTH, LOOSE AND OF FINE TEXTURE, AND BE FLUSH WITH ALL PAVING EDGES.
- ALL SITES MUST BE FREE FROM NON-NATURAL MATERIALS SUCH AS OLD WATER LINES, LITTER AND BUILDING MATERIALS PRIOR TO SEEDING.

SEEDING PROCEDURE

- NATIVE SEED MIX AS SPECIFIED IN THE SEED SCHEDULE WILL BE USED AND SHALL BE APPLIED AT A RATE SHOWN BY MIX.
- SEED, SOIL CONDITIONER AND FERTILIZER SHALL NOT BE APPLIED DURING INCLEMENT WEATHER INCLUDING RAIN AND HIGH WINDS, OR WHEN SOIL IS FROZEN OR SOIL MOISTURE IS TOO HIGH TO EVENLY INCORPORATE SEED, SOIL CONDITIONER OR FERTILIZER.
- SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS, THE FEDERAL SEED ACT, AS WELL AS STATE SEED LAWS. SEED SHALL BE EQUAL IN QUALITY TO THE STANDARDS FOR "CERTIFIED SEED" AND SHALL BE FURNISHED IN SEALED, UNOPENED, STANDARD CONTAINERS. SEED SHALL BE FRESH, CLEAN, PURE LIVE SEED WITH THE VARIETIES MIXED IN PROPORTIONS BY WEIGHT SHOWN AND MEETING THE MINIMUM PERCENTAGES OF PURITY AND GERMINATION SPECIFIED. THE CERTIFIED SEED LABEL (BLUE TAG) SHOULD BE SUBMITTED TO THE OWNER OR THEIR REPRESENTATIVE BEFORE SEEDING.
- ALL SEED SHALL BE FREE OF POA ANNUA AND ALL NOXIOUS WEEDS AS LISTED BY THE COLORADO DEPARTMENT OF AGRICULTURE.
- SEEDING SHALL BE ACCOMPLISHED WITHIN 24 HOURS OF TILLING OR SCARIFYING. DURING SITE PREPARATION, IF SOIL SCARIFICATION OCCURRED, TOP SOIL WAS REPLACED AND A WAITING PERIOD OCCURRED TO ALLOW WEEDS TO EMERGE, TILL AND PREPARE THE SEED BED PER THE SOIL AMENDMENT NOTE ABOVE PRIOR TO SEEDING.
- SLOPES FLATTER THAN 2:1 SHALL BE SEEDED BY MECHANICAL POWER DRAWN DRILLS.
- FOR SLOPES AT OR GREATER THAN 2:1 OR SMALL AREAS NOT ACCESSIBLE TO MACHINE METHODS, SEEDING BY HAND OR BROADCAST-TYPE SPREADER MAY BE DONE WITH THE APPROVAL OF THE CLIENT OR THEIR REPRESENTATIVE. BROADCAST SEEDING RATES MUST BE DOUBLE THE DRILL SEEDING RATES. SEED SOWN BY HAND OR BROADCAST-TYPE SEEDERS SHALL BE "RAKED IN" OR COVERED WITH SOIL TO A DEPTH OF AT LEAST ¼ INCH.
- CONTRACTOR SHALL USE APPROPRIATE MECHANICAL POWER DRAWN DRILLS WITH MULTIPLE SEED BOXES THAT CAN ACCOMMODATE VARIABILITY IN SIZE AND PHYSICAL CHARACTERISTICS OF NATIVE RANGELAND GRASS SEEDS (BRILLION SEEDER OR EQUAL). SEED SHALL BE SOWN TO A DEPTH OF ONE-QUARTER INCH (1/4") TO A MAXIMUM OF ONE-HALF INCH (1/2") DEPENDING ON THE MIX. BANDS SHALL BE SPACED NO GREATER THAN SEVEN INCHES (7") APART. DRILLING SHALL BE DONE IN TWO (2) SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE PROPER COVERAGE. ON SLOPING LAND, SEEDING OPERATIONS SHALL FOLLOW THE GENERAL CONTOUR.
- SEEDING OF ANY KIND WILL NOT BE PERMITTED WHEN WIND VELOCITY IS SUCH AS TO PREVENT UNIFORM SEED DISTRIBUTION OR IF THERE IS FREE SURFACE WATER PRESENT.
- ADDITIONAL TOPICAL OVER SEEDING MAY BE APPLIED TO PREVIOUSLY SEEDED AREAS IN ORDER TO ACHIEVE ADEQUATE GROUND COVER AND EROSION RESISTANCE.

- PACKER WHEELS WILL BE USED TO ENSURE SOIL TO SEED CONTACT.

EROSION CONTROL:

- BLANKETS: BLANKETS TO BE APPLIED ON SLOPES GREATER THAN 4:1. EROSION CONTROL BLANKET INSTALLATION AND MATERIAL SHALL MATCH EROSION CONTROL BLANKET DETAIL IN THE EROSION CONTROL PLAN WITH THE EXCEPTION THAT THE SEED MIX SPECIFIED IN THESE LANDSCAPE PLANS SHALL BE USED. WHERE MATERIAL TYPE IS NOT SPECIFIED, THE EROSION CONTROL BLANKET SHALL CONSIST OF 70% WEED SEED-FREE AGRICULTURAL STRAW AND 30% TOP QUALITY STRANDS OF COCONUT FIBER, INTERTWINED AND EVENLY DISTRIBUTED IN THE BLANKET AND STITCHED WITH A UV-ENHANCED NET ON TOP AND BOTTOM.
- MULCH: WHERE REQUIRED, MULCH WILL BE CRIMP MULCH AND SHALL BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL PLAN.

SEEDING ESTABLISHMENT

- A SUCCESSFUL STAND OF NATIVE GRASS IS DEFINED AS AT LEAST FOUR DESIRABLE SEEDLINGS PER SQ. FT., AND FREE OF EROSION AND WEED INFESTATION.
- SEEDED AREAS TO BE IRRIGATED DURING ESTABLISHMENT: FALL SEEDING WILL EMERGE WITH WARMING SOIL TEMPERATURES AND SHOULD BE IRRIGATED REGULARLY FOR AT LEAST THE FIRST 8 TO 10 WEEKS. WATER SPRING AND SUMMER SEEDING REGULARLY DURING THE FIRST 6 TO 8 WEEKS AFTER PLANTING FOR HIGHER GERMINATION AND SURVIVAL. WATER ENOUGH TO KEEP THE SOILS MOIST DEPENDING ON SOIL TEXTURE. DO NOT OVER WATER AS TO DROWN SEEDLINGS. WATERING IN THE MORNINGS IS PREFERRED TO REDUCE FUNGAL DISEASES. AFTER ABOUT 8 WEEKS OF IRRIGATION, WATERING CAN BE REDUCED TO WEEKLY DEPENDING ON RAINFALL.

SEEDING TIMING

ELEVATION	SPRING SEEDING	FALL SEEDING
BELOW 6000'	SPRING THAW TO JUNE 1	SEPTEMBER 15 UNTIL CONSISTENT GROUND FREEZE
6,000' TO 7,000'	SPRING THAW TO JUNE 1	SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE
7,000' TO 8,000'	SPRING THAW TO JULY 15	AUGUST 1 UNTIL CONSISTENT GROUND FREEZE
ABOVE 8,000'	SPRING THAW TO CONSISTENT GROUND FREEZE	

"SPRING THAW" SHALL BE DEFINED AS THE EARLIEST DATE IN A NEW CALENDAR YEAR IN WHICH SEED CAN BE BURIED 1/2" INTO THE SURFACE SOIL (TOPSOIL) THROUGH NORMAL SEEDING METHODS.

"CONSISTENT GROUND FREEZE" SHALL BE DEFINED AS THAT TIME DURING THE FALL MONTHS IN WHICH THE SURFACE SOIL (TOPSOIL), DUE TO FREEZE CONDITIONS, PREVENTS BURYING THE SEED 1/2" THROUGH NORMAL DRILL SEEDING OPERATIONS. SEED SHALL NOT BE SOWN, DRILLED, OR PLANTED WHEN THE SURFACE SOIL OR TOPSOIL IS IN A FROZEN OR CRUSTED STATE.

SEEDING ACCOMPLISHED OUTSIDE THE TIME PERIODS LISTED ABOVE WILL BE ALLOWED ONLY WHEN ORDERED BY THE OWNER OR THE REPRESENTATIVE OR WHEN THE CONTRACTOR'S REQUEST IS APPROVED IN WRITING. WHEN REQUESTED BY THE CONTRACTOR, THE CONTRACTOR MUST AGREE TO PERFORM THE FOLLOWING WORK AT NO COST TO THE OWNER: RESEED, REMULCH, AND REPAIR AREAS WHICH FAIL TO PRODUCE SPECIES AND COVERAGE INDICATED IN THE CONTRACT.

WEED MANAGEMENT

- BEFORE SEEDING, REMOVE EXISTING WEEDS BY PULLING, TILLING UNDER, CUTTING WITH A STRING TRIMMER, AND APPLYING A GLYPHOSATE HERBICIDE OR BY A COMBINATION OF THESE METHODS. ONCE HERBICIDE IS ADDED, SEEDING MUST BE DELAYED PER THE TIME PERIOD DESCRIBED ON THE HERBICIDE LABEL. FOR ADDITIONAL WEED CONTROL AFTER SITE PREPARATION, THE AREA MAY BE IRRIGATED TO ENCOURAGE WEED GROWTH AND THEN SPRAYED WITH A HERBICIDE RATED AS SAFE FOR THE AREA. ONLY HERBICIDES RATED AS SAFE NEAR WATER SHALL BE USED NEAR WATER. IN HEAVILY WEEDDED AREAS, AN INTEGRATED NOXIOUS WEED PLAN SHALL BE PREPARED UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE AND IMPLEMENTED.
- ONCE THE SEEDS HAVE GERMINATED, FURTHER WEED CONTROL IS TYPICALLY NECESSARY. IF PRACTICAL, PULL ALL WEEDS AS SOON AS THEY CAN BE IDENTIFIED. OTHER SUCCESSFUL TECHNIQUES ARE SPOT-SPRAYING WITH AN APPROPRIATE HERBICIDE OR SELECTIVELY CUTTING WEEDS WITH A STRING TRIMMER. BE SURE TO REMOVE WEEDS BEFORE THEY RESEED.
- ONCE ESTABLISHED, NATIVE SEED AREAS MAY BE MOWED TWICE A SEASON OR AS REQUIRED TO MINIMIZE WEED GROWTH. FURTHER MOWING ADJACENT TO ROADWAYS AND PARK AREAS MAY BE REQUIRED AS SEASONAL DROUGHT AND FIRE CONDITIONS MAY DICTATE.

ADDITIONAL WEED MANAGEMENT FOR MIXED GRASS/WILDFLOWER PLANTING

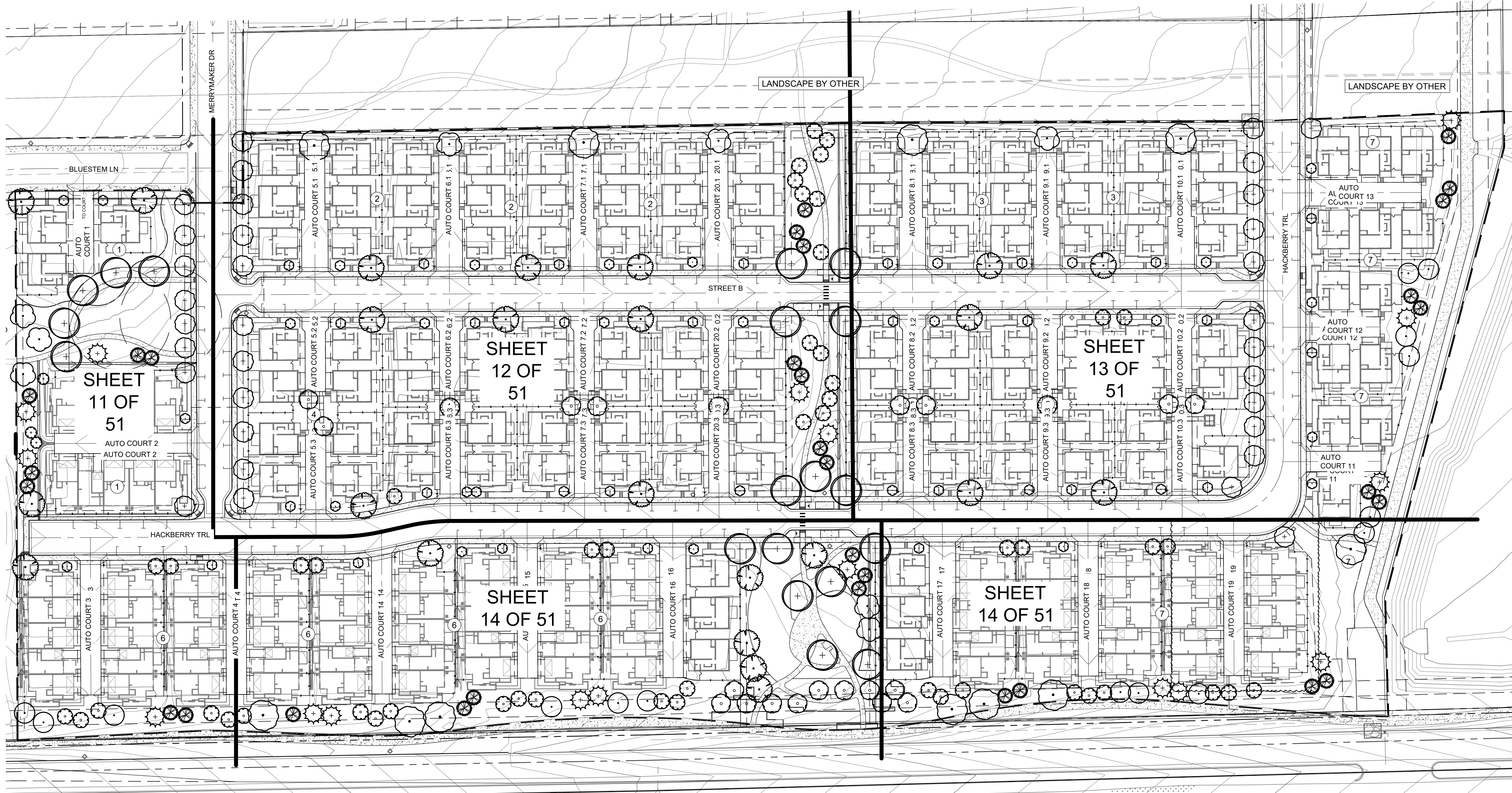
WEED MANAGEMENT IN THESE AREAS SHOULD BE DONE TO MINIMIZE INJURY TO GRASSES AND WILDFLOWERS. IN NEW SEEDED AREAS AVOID PULLING LARGE WEEDS AS IT CAN DISRUPT DESIRABLE SEEDLINGS. MOWING FREQUENTLY AT 6 INCHES IN HEIGHT HELPS KEEP WEEDS IN CHECK WHILE ALLOWING GRASSES AND WILDFLOWERS TO DEVELOP. A FLAIL MOWER IS RECOMMENDED IN LARGE AREAS FOR SHREDDING AND DISPERSING CLIPPINGS, AND STRING TRIMMERS ARE RECOMMENDED FOR SMALLER AREAS.

MOWING FREQUENCY SHOULD BE DETERMINED BY WEED HEIGHT AND FLOWERING. DURING THE 2ND AND 3RD YEAR, THE SITE CAN BE MOWED LESS FREQUENTLY DEPENDING ON WEED GROWTH ALTHOUGH WEEDS SHOULD STILL BE SCOUTED. MOW TO 8 INCHES (8") WHEN WEEDS APPEAR TO BE CLOSE TO SETTING SEED.

PROJECT NO. 08001 033		NOTES	
DATE	NO.	DATE	NO.
09/19/2024	1		
01/31/2025	2		
04/01/2025	3		
06/09/2025	4		

BAREFOOT LAKES - FILING 7E
FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032



MINIMUM LANDSCAPE REQUIREMENTS - MULTI-FAMILY DWELLING UNITS
ADJUSTED GROSS SITE AREA*: 18.53 AC (806,951 SF)

CODE SECTION	REQUIREMENT	REQUIRED	PROVIDED
16.6.4.E.5.a	Minimum of fifteen (15) percent of the entire lot with landscaping of live plant materials	121,043 SF	314,615 SF
16.6.4.E.5.b	One (1) tree per 1,000 SF of landscaped area	122	152
16.6.4.E.5.c	One (1) shrub per 150 SF of landscaped area	807	1,790

*ADJUSTED GROSS SITE AREA DOES NOT INCLUDE TRACTS C AND G (NORTH) AND TRACT O (WEST). REMAINING AREA, LOCATED WITHIN IDENTIFIED "LANDSCAPE LIMITS OF WORK", WAS USED TO CALCULATE MINIMUM LANDSCAPE REQUIREMENTS. IT IS ASSUMED THE (3) THREE TRACTS LISTED ABOVE WILL BE LANDSCAPED BY OTHER.

MINIMUM LANDSCAPE REQUIREMENTS - SINGLE FAMILY DWELLING UNITS

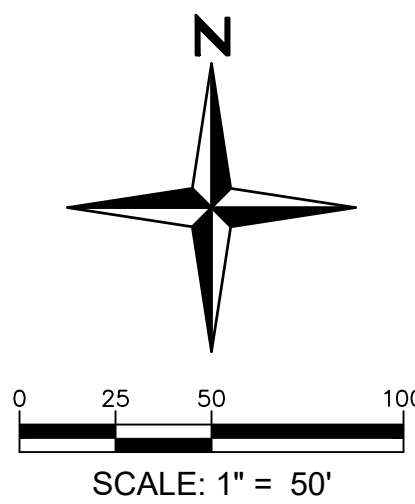
CODE SECTION	REQUIREMENT	TOTAL	REQUIRED	PROVIDED
16.6.4.E.4.a	Minimum of seventy-five (75) percent of the gross front yard, excluding driveways, landscaped with live plant materials.	59,128 SF	44,346 SF	59,128 SF
16.6.4.E.4.b	Install landscaping within the side and rear yard such that fifty (50) percent of the combined yards is landscaped with live plant material.	85,653 SF	42,827 SF	42,827 SF*

*SEE LOT TYPICALS ON SHEETS 17-18 FOR DETAIL

RIGHT-OF-WAY STREET TREE REQUIREMENTS

CODE SECTION	REQUIREMENT	REQUIRED	PROVIDED
16.6.4.E.2.a	One (1) deciduous or ornamental street tree for every forty (40) linear feet of street frontage or portion thereof, with a minimum of two (2) trees per lot for lots that have a minimum width of sixty (60) feet.		
	Merrymaker Drive (629 LF)*	16	16
	Street B (1,555 LF)*	39	39
	Hackberry Trail (2,536 LF)*	64	64
	Bluestem Lane (150 LF)*	4	4
	TOTAL:	123	123

*Curb cut widths not included in street frontage calculation.



NOTES

DATE

NO.

NOTES

1 FIRST SUBMITTAL

2 SECOND SUBMITTAL

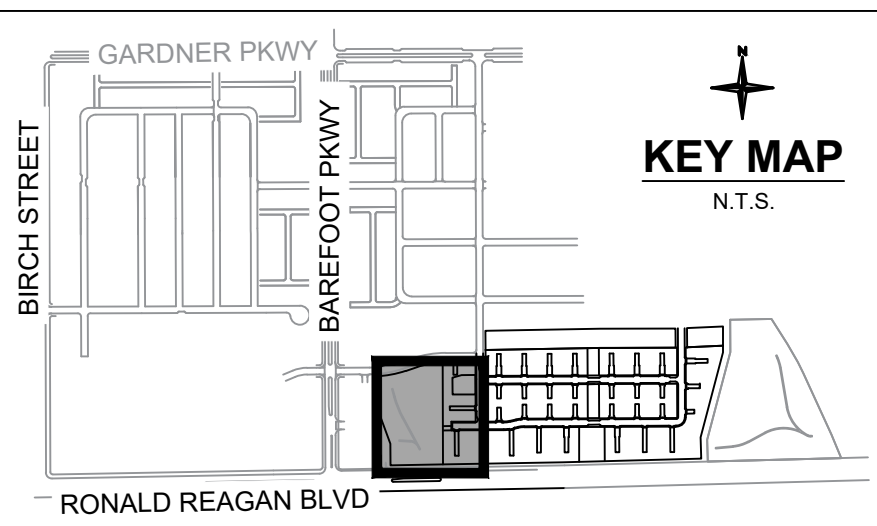
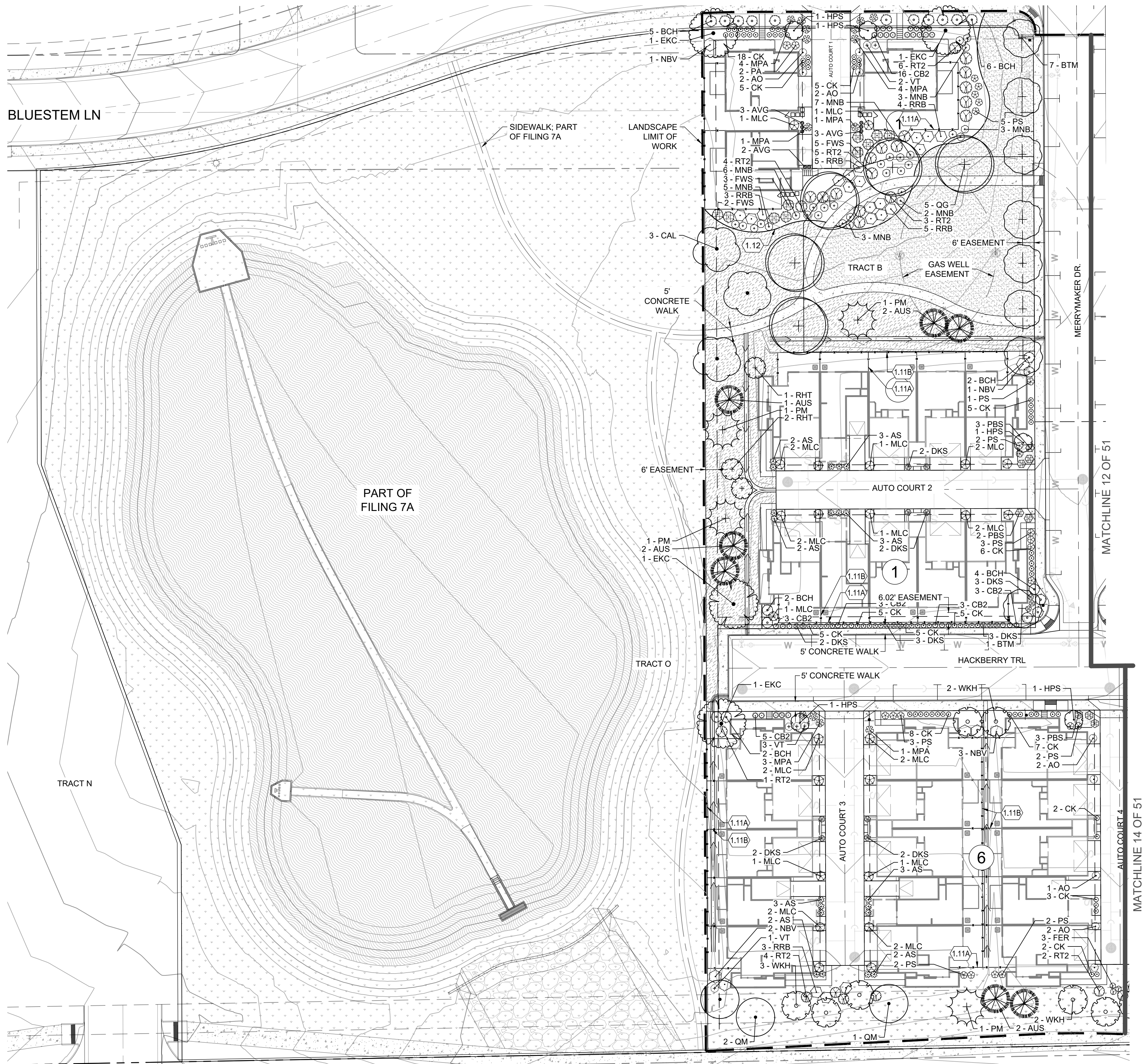
3 THIRD SUBMITTAL

4 FOURTH SUBMITTAL

SHEET

BAREFOOT LAKES - FILING 7E
FINAL DEVELOPMENT PLAN

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RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032

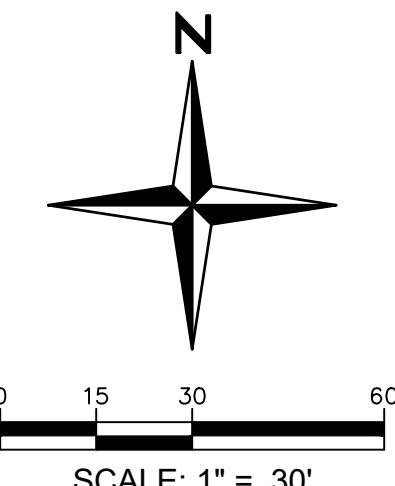


- LEGEND**
- PROPERTY LINE
 - R.O.W.
 - LANDSCAPE LIMIT OF WORK
 - LOT LINE
 - EASEMENT LINE
 - ROAD CENTERLINE
 - CURB AND GUTTER; SEE CIVIL
 - SIDEWALK; SEE CIVIL
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - EXISTING FIBER OPTICS LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - PROPOSED STORM SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER LINE
 - LANDSCAPE EDGER
 - FENCE
 - PROPOSED STREET LIGHT
 - FIRE HYDRANT
 - STANDARD NATIVE SEED MIX
 - SHORTGRASS NATIVE SEED MIX
 - TURF SOD
 - PLAYGROUND
 - A# AUTO COURT TYPE; RE: 15 OF 51

1.X	MATERIALS LEGEND	DETAIL/ SHEET
1.1	BENCH	1/SHT 20 OF 51
1.2	PICNIC TABLE	2/SHT 20 OF 51
1.3	SHADE STRUCTURE	3/SHT 20 OF 51
1.4	LITTER RECEPTACLE	4/SHT 20 OF 51
1.5	DOG WASTE STATION	5/SHT 20 OF 51
1.6	CORNHOLE	7/SHT 20 OF 51
1.7	GRILL	8/SHT 20 OF 51
1.8	BIKE RACK	10/SHT 20 OF 51
1.9	SWINGS WITH SHELL SEAT	6/SHT 20 OF 51
1.10	CLIMBING SPHERE	9/SHT 20 OF 51
1.11	FENCING	1/SHT 21 OF 51
1.12	LANDSCAPE EDGER	6/SHT 19 OF 51
1.13	CONCRETE EDGER	5/SHT 19 OF 51

- NOTES:**
- FOR ALL FUTURE PHASES, THE APPLICANT SHALL SUBMIT A REVISED FINAL DEVELOPMENT PLAN FOR THE PHASE FOR WHICH A PERMIT IS REQUESTED, AND SHALL RECEIVE APPROVAL FROM THE TOWN OF FIRESTONE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPING/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

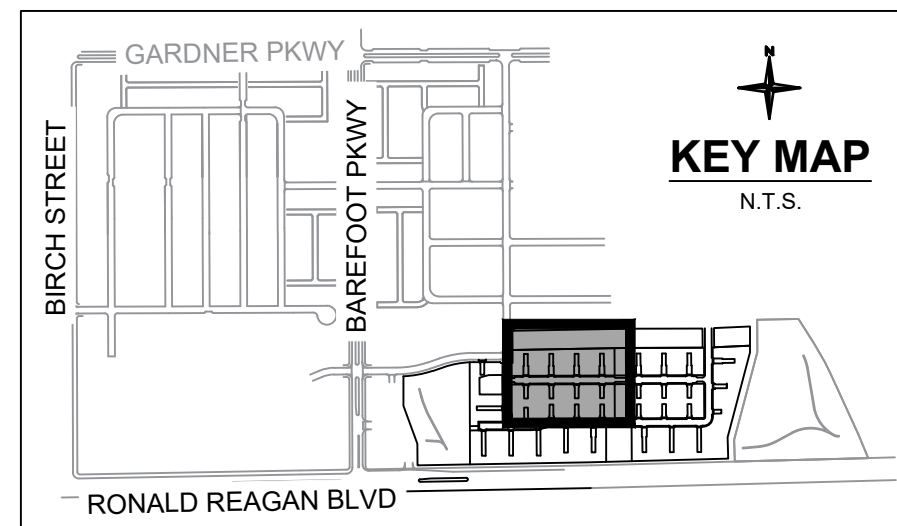
TYPE	PLANT REPLACEMENT WITHIN	
	1 YEAR	2+ YEARS
Tree - Deciduous	Increase the caliper by 1"	Increase caliper by 1.5"
Tree - Coniferous	Increase height by 1.5'	Increase height by 2'
Shrub	Replace with plants of at least 1/2 mature size	Replace with plants of at least 1/2 mature size



BAREFOOT LAKES - FILING 7E

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24.96 ACRES - 7 TRACTS FDR 24-032



LEGEND

	PROPERTY LINE
	R.O.W.
	LANDSCAPE LIMIT OF WORK
	LOT LINE
	EASEMENT LINE
	ROAD CENTERLINE
	CURB AND GUTTER; SEE CIVIL
	SIDEWALK; SEE CIVIL
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTICS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	LANDSCAPE EDGER
	FENCE
	PROPOSED STREET LIGHT
	FIRE HYDRANT
	STANDARD NATIVE SEED MIX
	SHORTGRASS NATIVE SEED MIX
	TURF SOD
	PLAYGROUND
	A# AUTO COURT TYPE; RE: 15 OF 51

(1x)

MATERIALS LEGEND

	DETAIL/ SHEET
1.1 BENCH	1/SHT 20 OF 51
1.2 PICNIC TABLE	2/SHT 20 OF 51
1.3 SHADE STRUCTURE	3/SHT 20 OF 51
1.4 LITTER RECEPTACLE	4/SHT 20 OF 51
1.5 DOG WASTE STATION	5/SHT 20 OF 51
1.6 CORNHOLE	7/SHT 20 OF 51
1.7 GRILL	8/SHT 20 OF 51
1.8 BIKE RACK	10/SHT 20 OF 51
1.9 SWINGS WITH SHELL SEAT	6/SHT 20 OF 51
1.10 CLIMBING SPHERE	9/SHT 20 OF 51
1.11 FENCING	1/SHT 21 OF 51
1.12 LANDSCAPE EDGER	6/SHT 19 OF 51
1.13 CONCRETE EDGER	5/SHT 19 OF 51

NOTES:

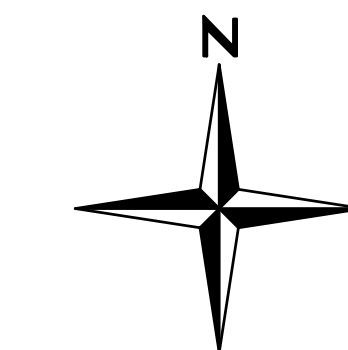
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TYPE	PLANT REPLACEMENT WITHIN	
	1 YEAR	2+ YEARS
Tree - Deciduous	Increase the caliper by 1"	Increase caliper by 1.5"
Tree - Coniferous	Increase height by 1.5'	Increase height by 2'
Shrub	Replace with plants of at least 1/2 mature size	Replace with plants of at least 1/2 mature size



Know what's below.
Call before you dig.

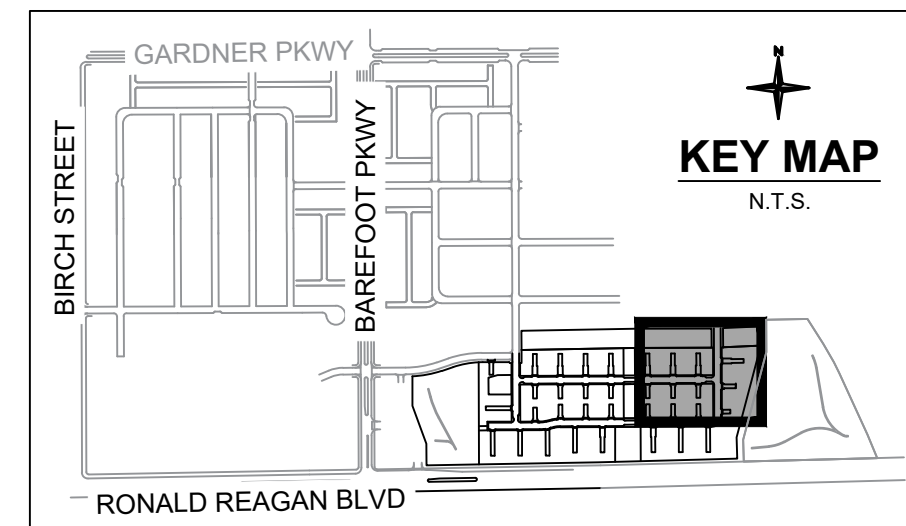


0 15 30 60
SCALE: 1" = 30'

BAREFOOT LAKES - FILING 7E

FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032



LEGEND

---	PROPERTY LINE
---	R.O.W.
---	LANDSCAPE LIMIT OF WORK
---	LOT LINE
---	EASEMENT LINE
---	ROAD CENTERLINE
---	CURB AND GUTTER; SEE CIVIL
---	SIDEWALK; SEE CIVIL
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING TELEPHONE LINE
---	EXISTING FIBER OPTICS LINE
---	EXISTING OVERHEAD ELECTRIC LINE
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER LINE
---	LANDSCAPE EDGER
---	FENCE
---	PROPOSED STREET LIGHT
---	FIRE HYDRANT
---	STANDARD NATIVE SEED MIX
---	SHORTGRASS NATIVE SEED MIX
---	TURF SOD
---	PLAYGROUND
A#	AUTO COURT TYPE; RE: 15 OF 51

MATERIALS LEGEND

1x	DETAIL/ SHEET
1.1 BENCH	1/SHT 20 OF 51
1.2 PICNIC TABLE	2/SHT 20 OF 51
1.3 SHADE STRUCTURE	3/SHT 20 OF 51
1.4 LITTER RECEPTACLE	4/SHT 20 OF 51
1.5 DOG WASTE STATION	5/SHT 20 OF 51
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NOTES:

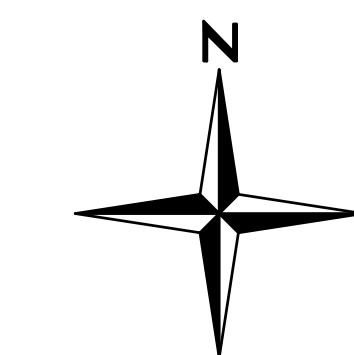
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Shrub	Replace with plants of at least 1/2 mature size	Replace with plants of at least 1/2 mature size



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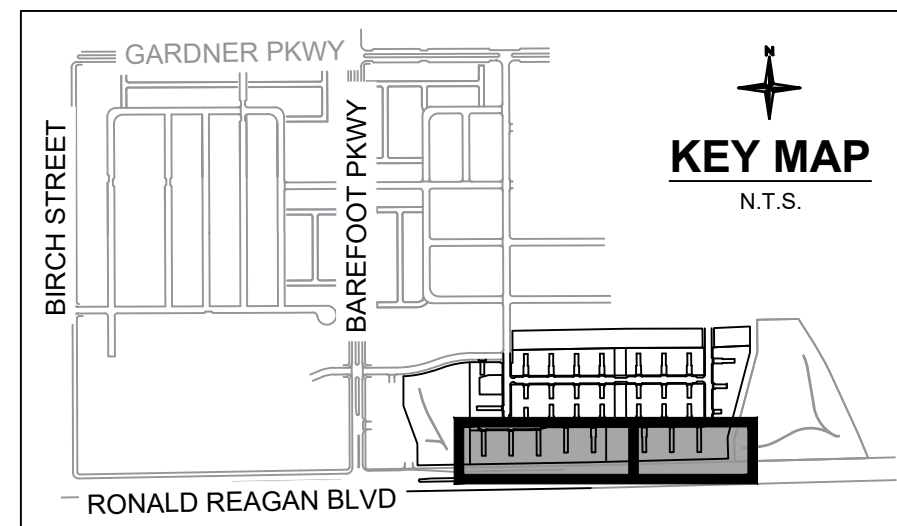


0 15 30 60
SCALE: 1" = 30'

BAREFOOT LAKES - FILING 7E

FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032



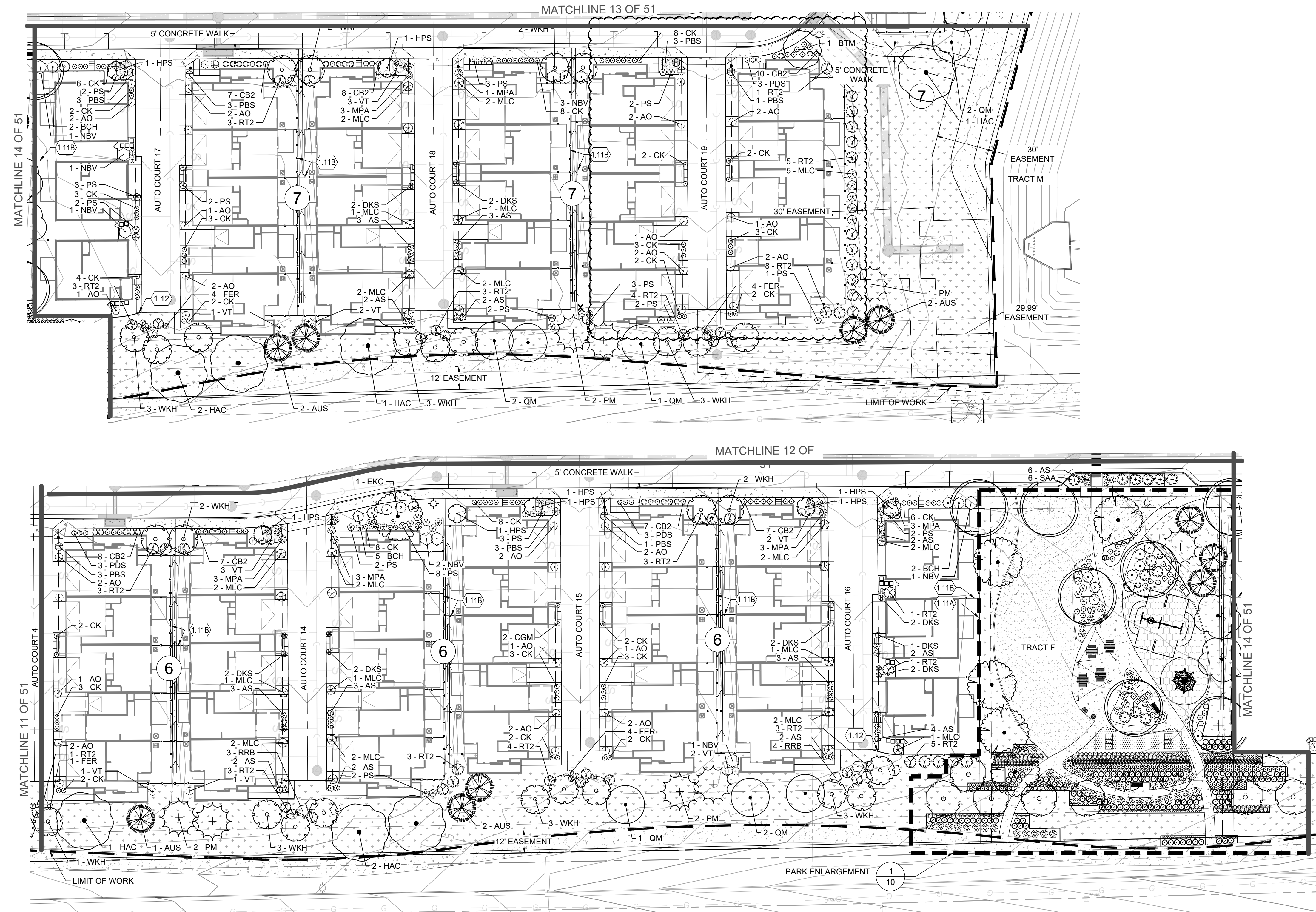
LEGEND

	PROPERTY LINE
	R.O.W.
	LANDSCAPE LIMIT OF WORK
	LOT LINE
	EASEMENT LINE
	ROAD CENTERLINE
	CURB AND GUTTER; SEE CIVIL
	SIDEWALK; SEE CIVIL
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	EXISTING FIBER OPTICS LINE
	EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	LANDSCAPE EDGER
	FENCE
	PROPOSED STREET LIGHT
	FIRE HYDRANT
	STANDARD NATIVE SEED MIX
	SHORTGRASS NATIVE SEED MIX
	TURF SOD
	PLAYGROUND

A# AUTO COURT TYPE; RE: 15 OF 51

1x MATERIALS LEGEND

NO.	DETAIL/ SHEET
1.1 BENCH	1/SHT 20 OF 51
1.2 PICNIC TABLE	2/SHT 20 OF 51
1.3 SHADE STRUCTURE	3/SHT 20 OF 51
1.4 LITTER RECEPTACLE	4/SHT 20 OF 51
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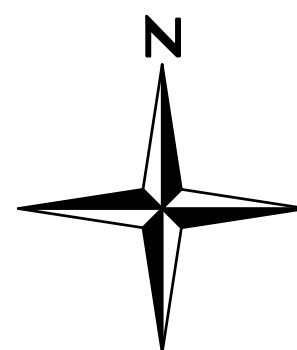
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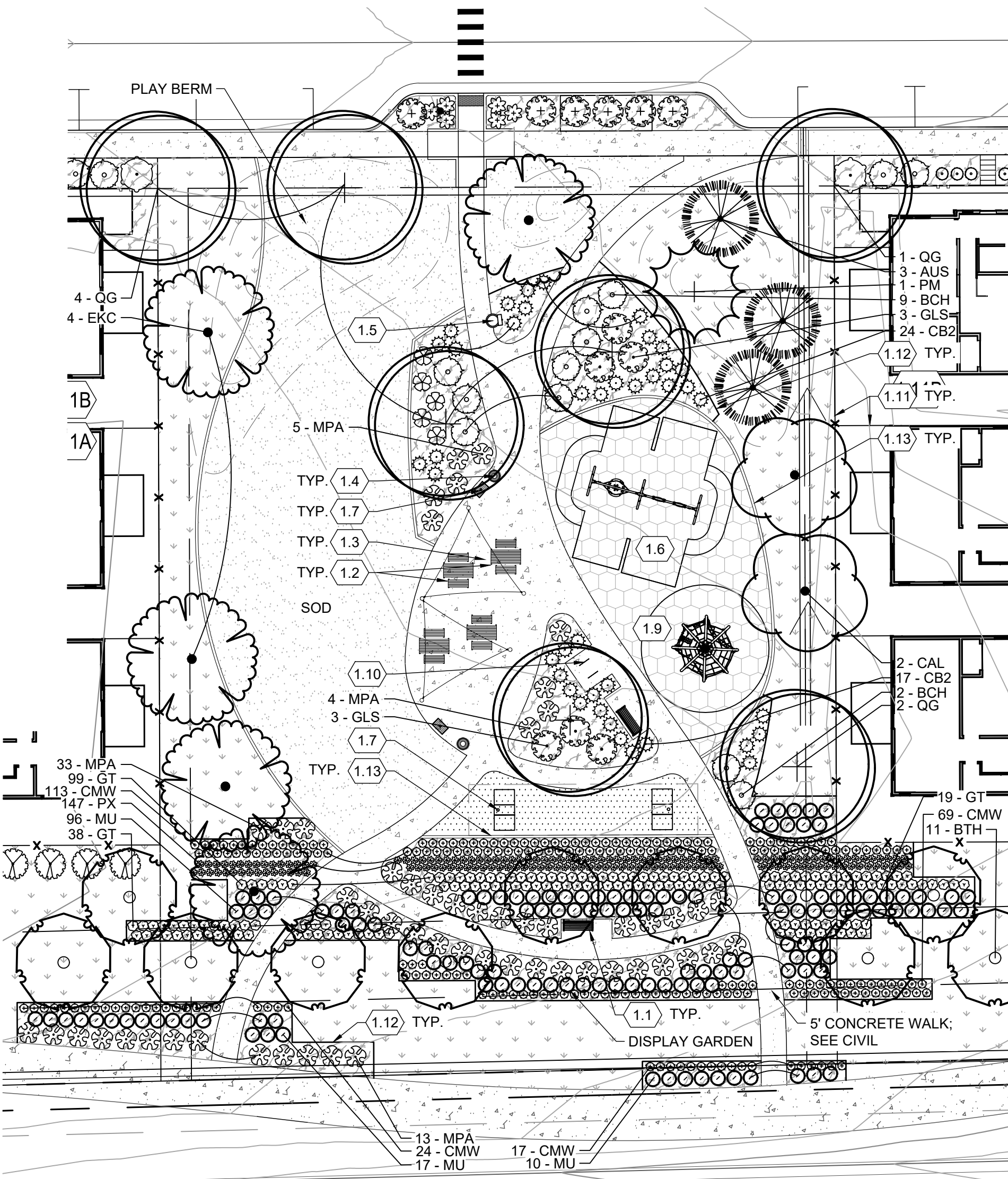
Know what's below.
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0 15 30 60
SCALE: 1" = 30'

BAREFOOT LAKES - FILING 7E
FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032



TOWN OF FIRESTONE
POCKET PARK DESIGN STANDARDS

LIST A - INFRASTRUCTURE (ALL REQUIRED):

- BENCHES (MINIMUM OF TWO (2) REQUIRED) - TWO (2) PROVIDED
- BICYCLE RACKS (MINIMUM TO SERVE FOUR (4) BIKES) - TWO (2) U-RACKS PROVIDED AT TWO (2) BIKES PER RACK
- DOG PICK-UP STATION - ONE (1) PROVIDED
- IDENTIFICATION SIGN - ONE (1) PROVIDED
- INDIVIDUAL SHELTER WITH TWO PICNIC TABLES - PROVIDED
- IRRIGATION AS APPLICABLE - PROVIDED
- OPEN TURF AREA (MINIMUM 3,000 SF) - 3,300 SF PROVIDED
- SIDEWALKS (ADA ACCESSIBLE) - PROVIDED
- TRASH RECEPTACLES (MINIMUM OF TWO (2) REQUIRED) - TWO (2) PROVIDED
- PLANT MATERIALS
 - FIVE (5) DECIDUOUS TREES - PROVIDED
 - THREE (3) ORNAMENTAL TREES - PROVIDED
 - TWO (2) EVERGREEN TREES - PROVIDED
 - TWENTY (20) SHRUBS - PROVIDED
 - TWENTY-FOUR (24) PERENNIALS - PROVIDED
 - THREE (3) ORNAMENTAL GRASSES - PROVIDED

LIST B - PRE SELECTED COMPONENTS (TWO (2) FROM LIST REQUIRED):

- DISPLAY GARDEN
- NATURAL AREA

LIST C - COMPONENTS OF CHOICE - THREE (3) FROM LIST REQUIRED:

- INDIVIDUAL SHELTER WITH TWO TABLES - ADDITIONAL TO THOSE PROVIDED IN 'LIST A'
- CLIMBER
- CORNHOLE

LIST D - COMFORT AND CONVENIENCE FEATURES - TWO (2) FROM LIST REQUIRED:

- BBO GRILL (MINIMUM OF ONE (1) PER EVERY TWO TABLES REQUIRED) - TWO (2) PROVIDED
- LANDSCAPING (DOUBLE THE 'LIST A' LANDSCAPE REQUIREMENTS - MINIMUM REQUIRED PROVIDED PLUS ADDITIONAL

LEGEND

	LANDSCAPE EDGER
	CONCRETE EDGER
	FENCE
	PROPOSED STREET LIGHT
	DOG WASTE DISPOSAL
	BENCH
	TABLE AND CHAIRS
	NATIVE SEED MIX
	TURF SOD
	PLANTING AREA - WOOD MULCH
	CRUSHER FINES
	PLAYGROUND SAFETY SURFACE

1x MATERIALS LEGEND

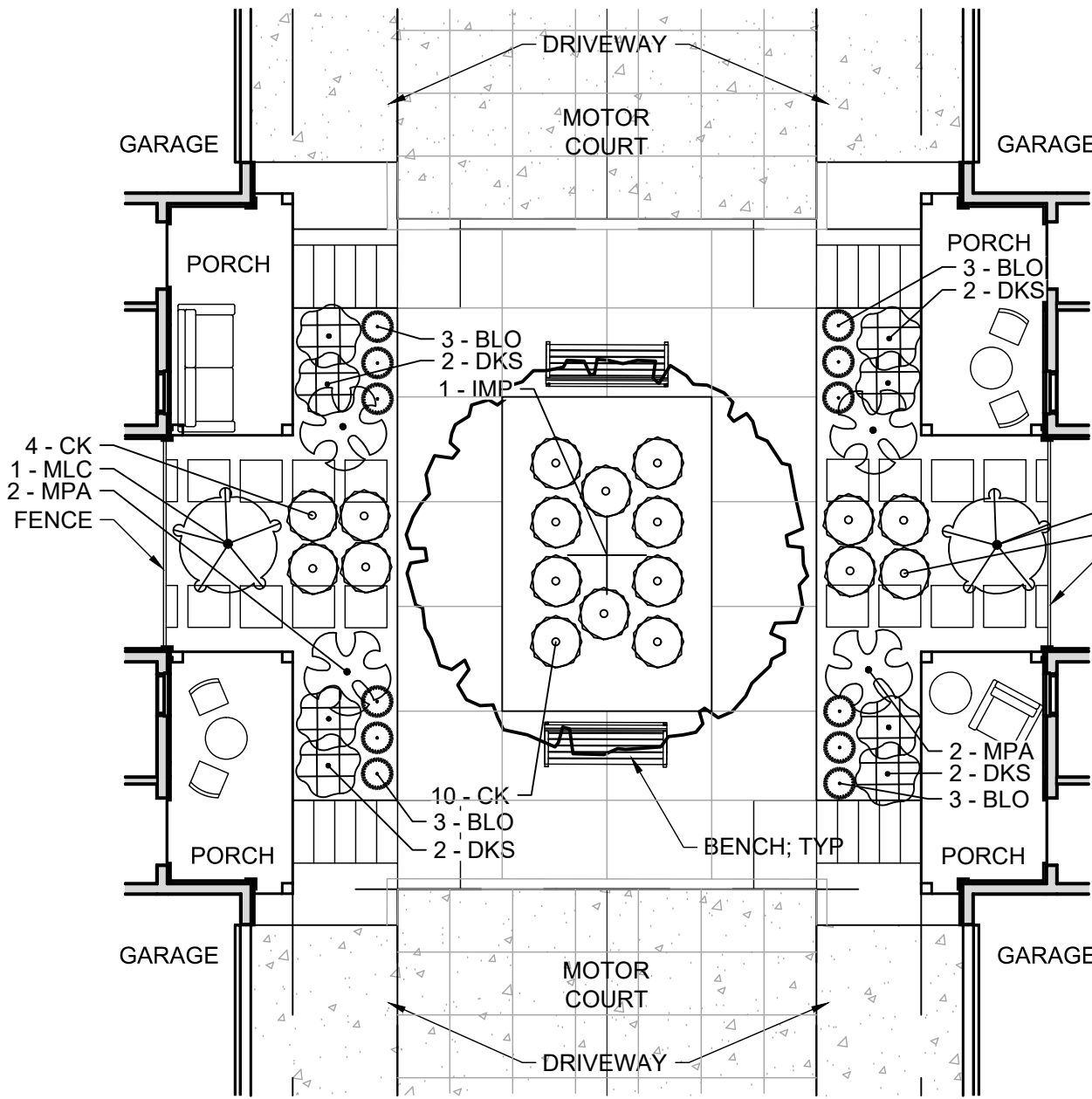
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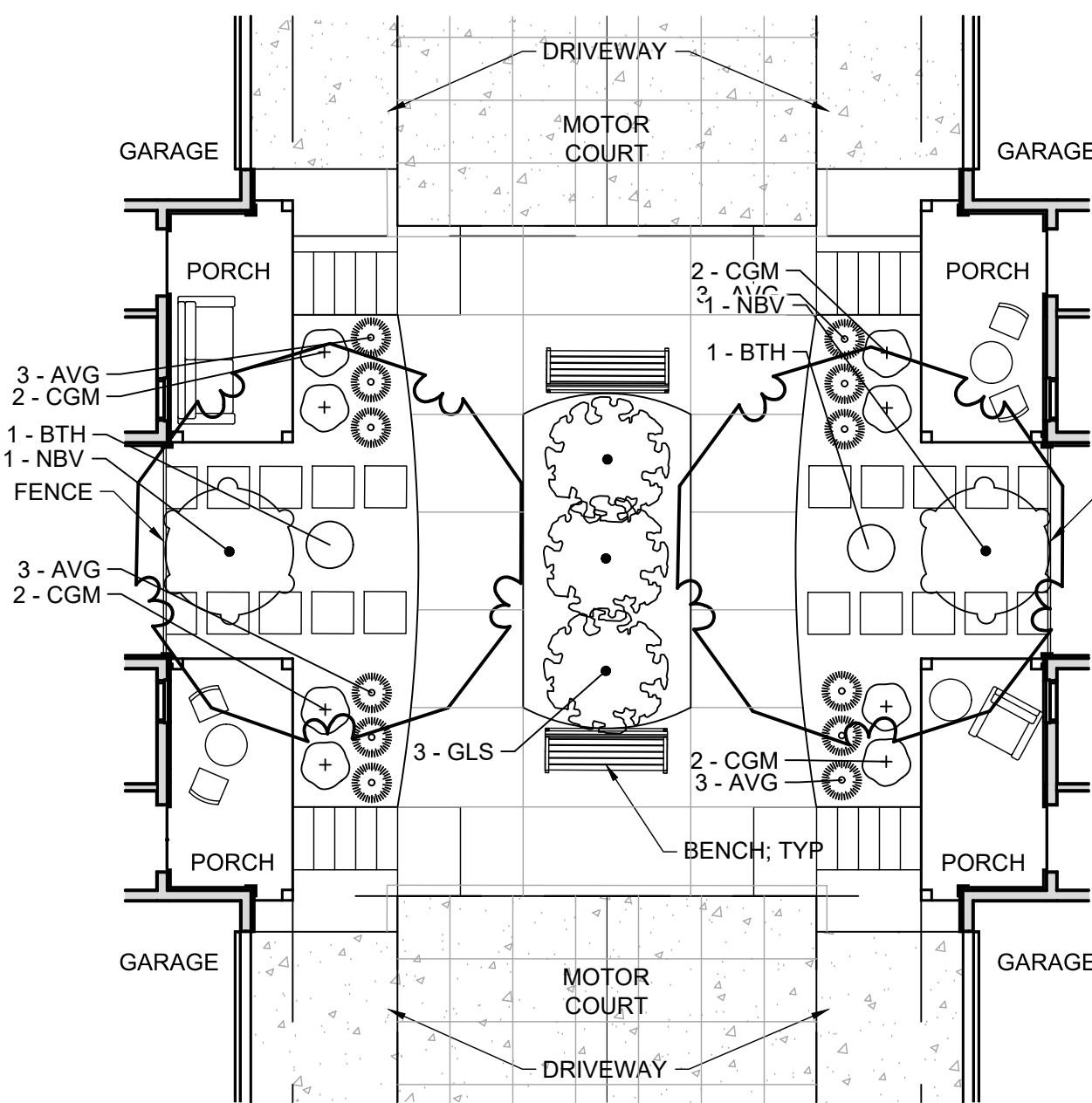
NOTES:

- MOTOR COURT PAVING SHALL CONSIST OF CONCRETE PAVERS INSTALLED IN A 45-DEGREE HERRINGBONE PATTERN.
- PAVER TYPE: HOLLAND STONE - 100MM (4") X 200MM (8") X 80MM (3 1/4").
- COLOR BLEND: CHARCOAL
- ALL PAVERS SHALL BE INSTALLED OVER A COMPACTED AGGREGATE BASE AND BEDDING SAND PER MANUFACTURER'S SPECIFICATIONS.
- EDGE RESTRAINTS SHALL BE INSTALLED ALONG ALL PERIMETERS TO PREVENT LATERAL MOVEMENT.

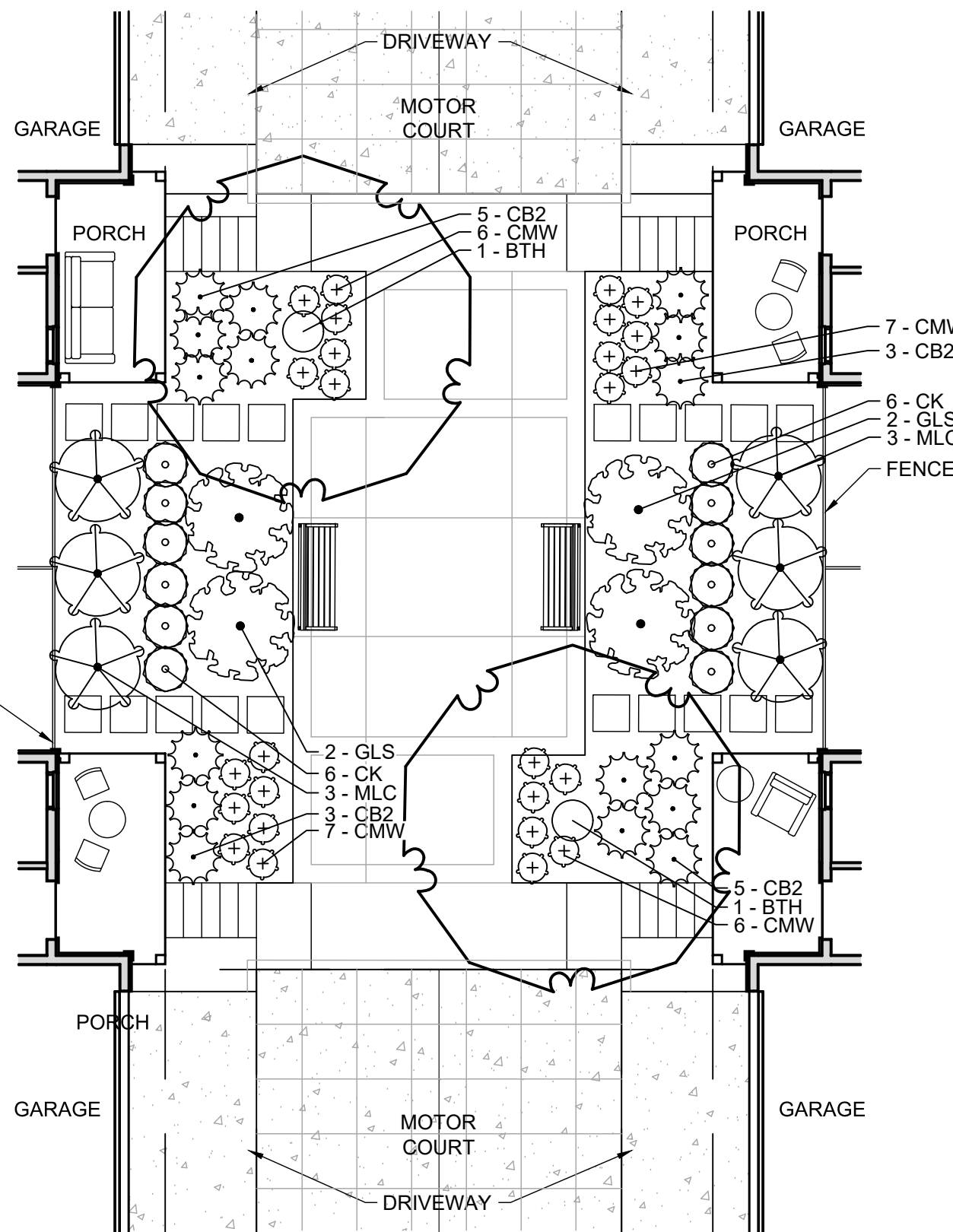
MOTOR COURT PAVING CHARACTER IMAGE



TYPE 'A1'



TYPE 'A2'



TYPE 'A3'

PLANT SCHEDULE TYPE 'A1'

CODE	QTY	COMMON NAME
DECIDUOUS TREES		
IMP	1	Imperial Honeylocust
DECIDUOUS SHRUBS		
DKS	8	Dark Knight Blue Mist Spirea
MLC	2	Cheyenne Mockorange
EVERGREEN SHRUBS		
MPA	4	Panchito Manzanita
ORNAMENTAL GRASSES		
BLO	12	Blonde Ambition Blue Grama
CK	18	Karl Foerster Feather Reed Grass

PLANT SCHEDULE TYPE 'A2'

CODE	QTY	COMMON NAME
DECIDUOUS TREES		
BTH	2	Highland Park Bigtooth Maple
DECIDUOUS SHRUBS		
CGM	8	Green Mound Currant
GLS	3	Gro-Low Fragrant Sumac
NBV	2	Nannyberry
ORNAMENTAL GRASSES		
AVG	12	Blue Avena

PLANT SCHEDULE TYPE 'A3'

CODE	QTY	COMMON NAME
DECIDUOUS TREES		
BTH	2	Highland Park Bigtooth Maple
DECIDUOUS SHRUBS		
GLS	4	Gro-Low Fragrant Sumac
MLC	6	Cheyenne Mockorange
ORNAMENTAL GRASSES		
CB2	16	Korean Feather Reed Grass
CK	12	Karl Foerster Feather Reed Grass
PERENNIALS		
CMW	26	Walker's Low Catmint

BAREFOOT LAKES - FILING 7E
FINAL DEVELOPMENT PLAN

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RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032



MINIMUM LANDSCAPE REQUIREMENTS - MULTI-FAMILY DWELLING UNITS ADJUSTED GROSS SITE AREA*: 18.53 AC (806,951 SF)			
CODE SECTION	REQUIREMENT	REQUIRED	PROVIDED
16.6.4.E.5.a	Minimum of fifteen (15) percent of the entire lot with landscaping of live plant materials	121,043 SF	314,615 SF
16.6.4.E.5.b	One (1) tree per 1,000 SF of landscaped area	122	152
16.6.4.E.5.c	One (1) shrub per 150 SF of landscaped area	807	1,807

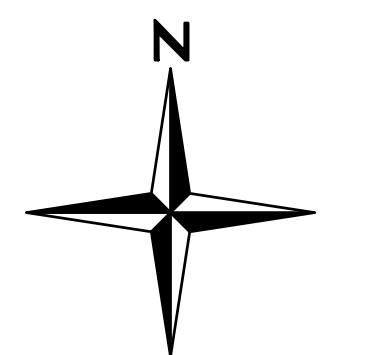
*ADJUSTED GROSS SITE AREA DOES NOT INCLUDE TRACTS C AND G (NORTH) AND TRACT Q (WEST). REMAINING AREA, LOCATED WITHIN IDENTIFIED "LANDSCAPE LIMITS OF WORK", WAS USED TO CALCULATE MINIMUM LANDSCAPE REQUIREMENTS. IT IS ASSUMED THE (3) THREE TRACTS LISTED ABOVE WILL BE LANDSCAPED BY OTHER.

MINIMUM LANDSCAPE REQUIREMENTS - SINGLE FAMILY DWELLING UNITS				
CODE SECTION	REQUIREMENT	TOTAL (SF)	REQUIRED (SF)	PROVIDED (SF)
16.6.4.E.4.a	Minimum of seventy-five (75) percent of the gross front yard, excluding driveways, landscaped with live plant materials.	67,968	50,976	59,128
16.6.4.E.4.b	Install landscaping within the side and rear yard such that fifty (50) percent of the combined yards is landscaped with live plant material.	85,653	42,827	42,827

LOT TYPICALS LEGEND:

- SINGLE FAMILY DETACHED - LOT TYPE A (38 UNITS)
- SINGLE FAMILY DETACHED - LOT TYPE B (52 UNITS)
- SINGLE FAMILY DETACHED - LOT TYPE C (29 UNITS)
- SINGLE FAMILY ATTACHED (TOWNHOME) - LOT TYPE D (32 UNITS)

- SINGLE FAMILY ATTACHED (TOWNHOME) - LOT TYPE E (6 UNITS)
- SINGLE FAMILY ATTACHED (TOWNHOME) - LOT TYPE F (3 UNITS)
- SINGLE FAMILY ATTACHED (TOWNHOME) - LOT TYPE G (39 UNITS)



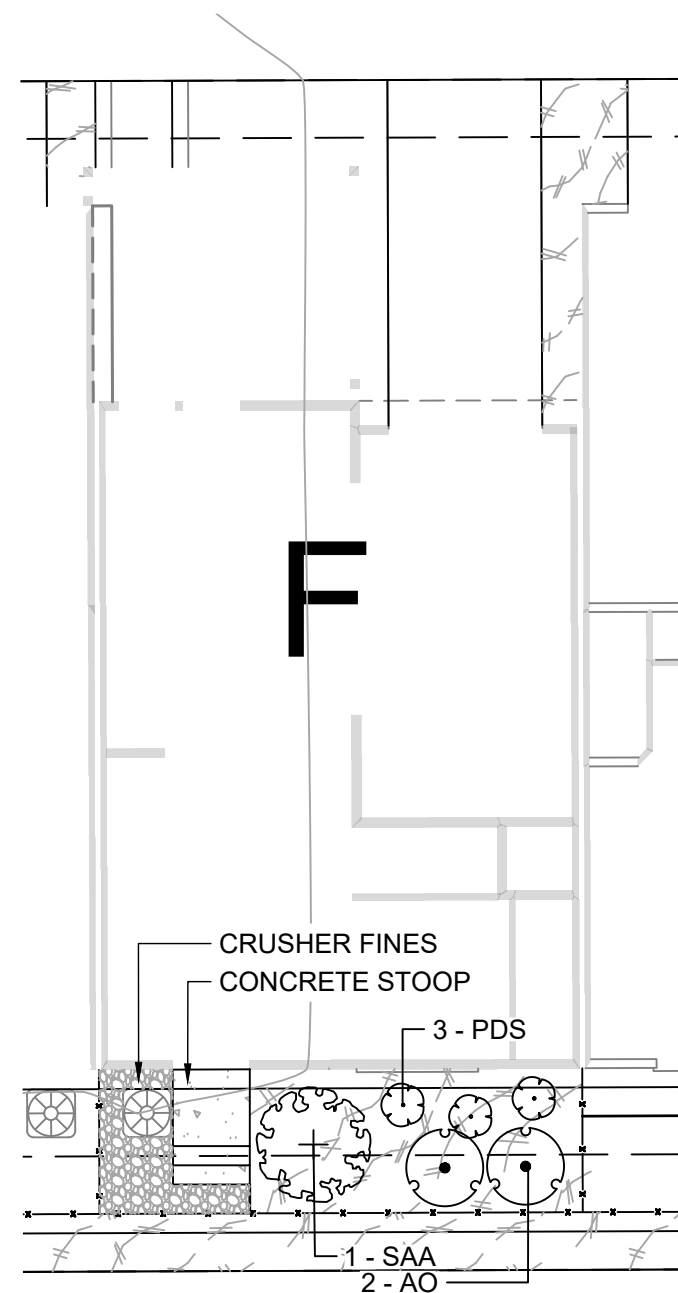
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SCALE: 1" = 50'

U:\950\Projects\2024\09\01 - Barefoot Lakes\Cadd\Sheet Sets\0901.033 BFL Block 12\FDP\LOT TYPICALS FDP.dwg, tab: 17 OF 38 LOT TYPICALS - SFA, Jun 08, 2025 - 5:01pm, jlynn

BAREFOOT LAKES - FILING 7E

FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
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24.96 ACRES - 7 TRACTS FDR 24-032



MINIMUM LANDSCAPE REQUIREMENTS - SINGLE FAMILY DWELLING UNITS*				
CODE SECTION	REQUIREMENT	TOTAL (SF)	REQUIRED (SF)	PROVIDED (SF)
16.6.4.E.4.b	Install landscaping within the side and rear yard such that fifty (50) percent of the combined yards is landscaped with live plant material.	195 SF	98 SF	123 SF

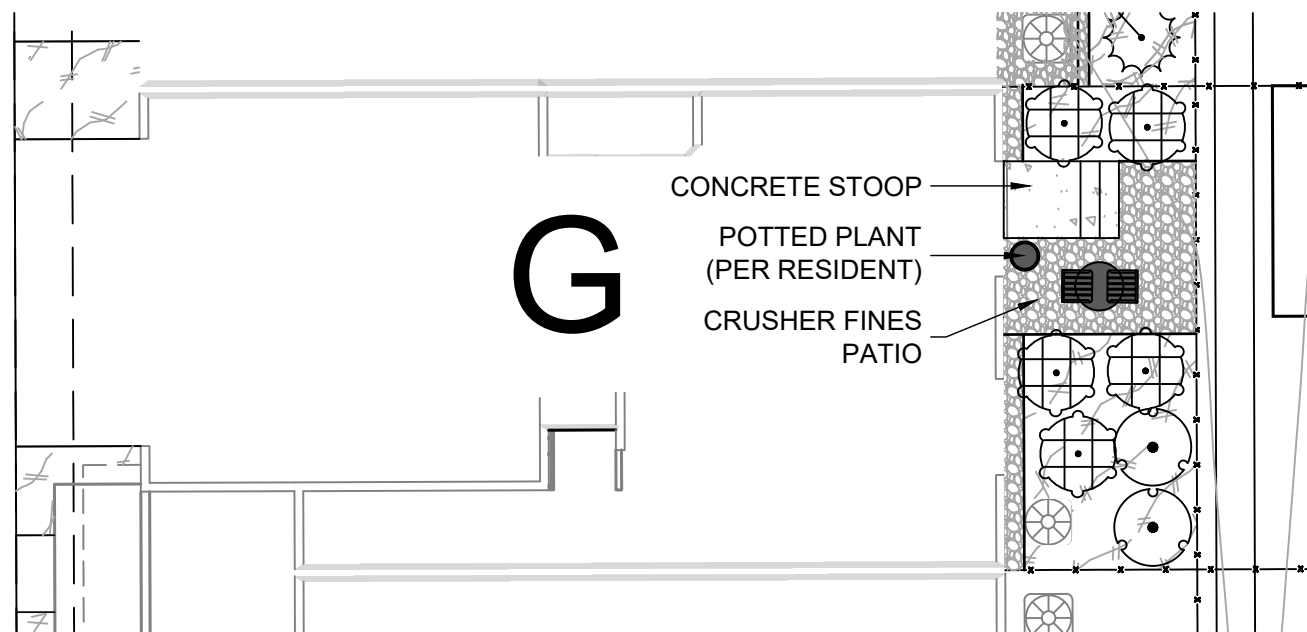
*PER THE BAREFOOT PUD DATED 6/21/2024 DESIGN STANDARDS NOTE 7 "SINGLE-FAMILY ATTACHED DWELLING UNITS SHALL FOLLOW THE REQUIREMENTS FOR MULTI-FAMILY FRONT YARD LANDSCAPING, BUT ARE NOT REQUIRED TO A MINIMUM FOR THE REAR YARDS WHEN THE GARAGES ARE AUTO COURT-LOADED".

PLANT SCHEDULE LOT TYPE F

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS SHRUBS						
	AO	3	Amelanchier alnifolia 'Obelisk'	Standing Ovation™ Serviceberry	#5	Pot
	PDS	3	Potentilla fruticosa 'Fargo'	Dakota Sunspot Potentilla	#5	Pot
EVERGREEN SHRUBS						
	WBL	1	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	#5	Pot

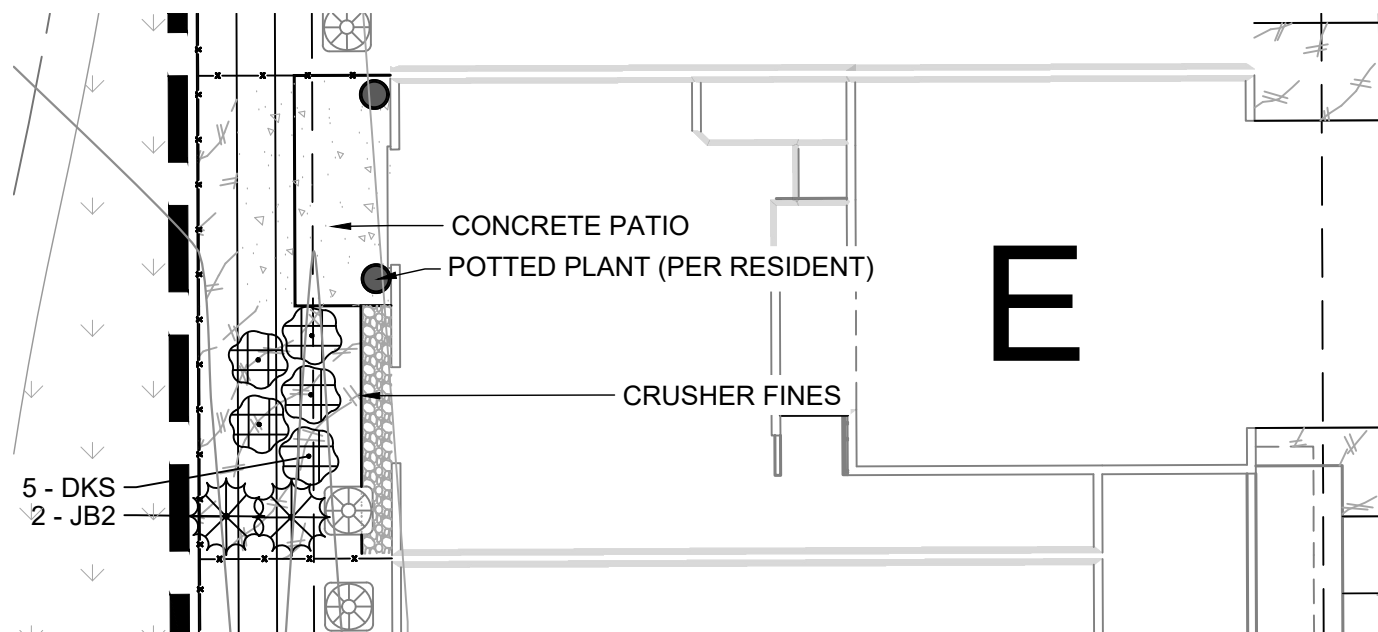
4 TOWNHOME - LOT TYPE F

SCALE: 1" = 10'-0"



1 TOWNHOME - LOT TYPE G

SCALE: 1" = 10'-0"



MINIMUM LANDSCAPE REQUIREMENTS - SINGLE FAMILY DWELLING UNITS*				
CODE SECTION	REQUIREMENT	TOTAL (SF)	REQUIRED (SF)	PROVIDED (SF)
16.6.4.E.4.b	Install landscaping within the side and rear yard such that fifty (50) percent of the combined yards is landscaped with live plant material.	258 SF	129 SF	130 SF

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PLANT SCHEDULE LOT TYPE E

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS SHRUBS						
	DKS	5	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Blue Mist Spirea	#5	Pot
EVERGREEN SHRUBS						
	JB2	2	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	#5	Pot

3 TOWNHOME - LOT TYPE E

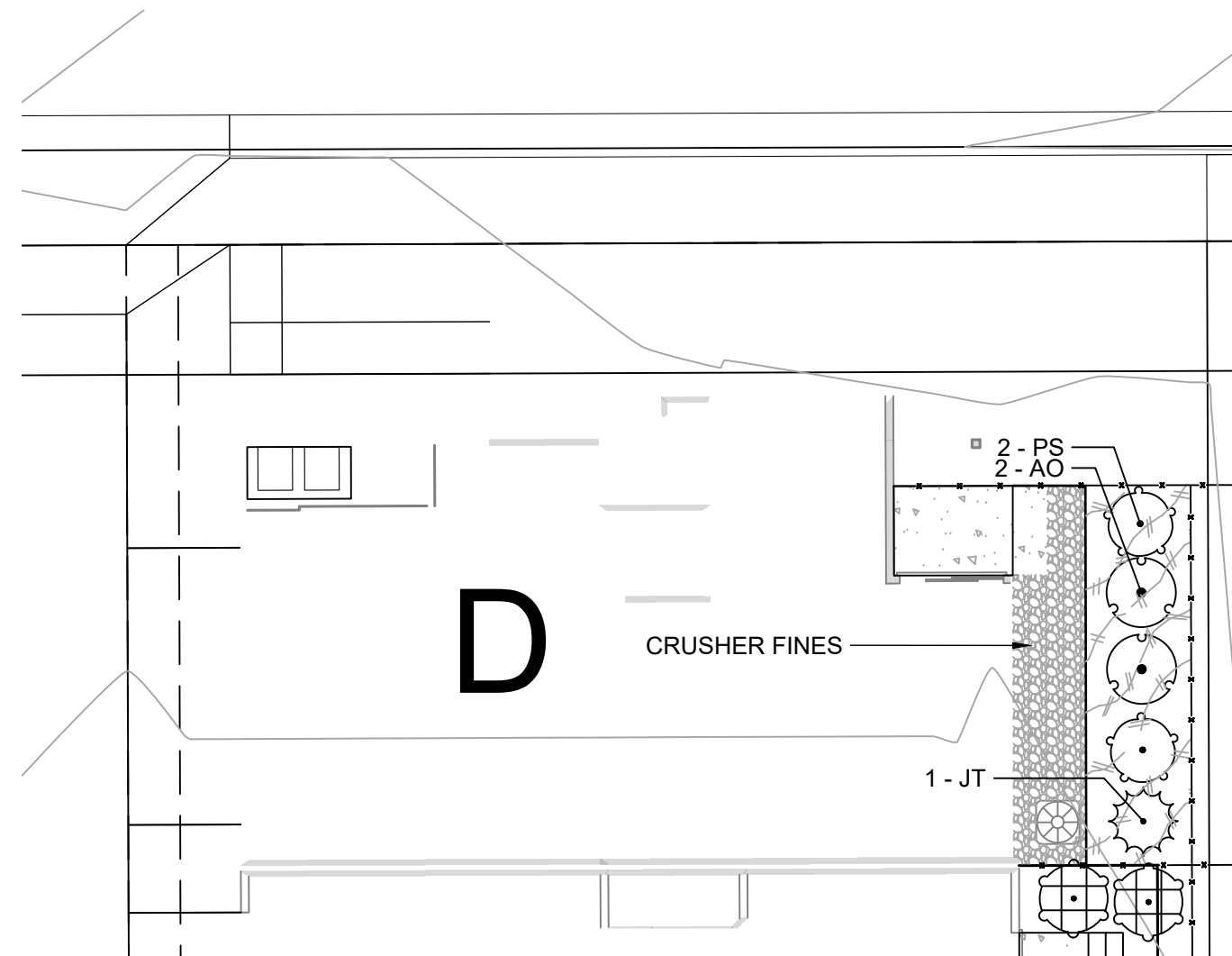
SCALE: 1" = 10'-0"

MINIMUM LANDSCAPE REQUIREMENTS - SINGLE FAMILY DWELLING UNITS*				
CODE SECTION	REQUIREMENT	TOTAL (SF)	REQUIRED (SF)	PROVIDED (SF)
16.6.4.E.4.b	Install landscaping within the side and rear yard such that fifty (50) percent of the combined yards is landscaped with live plant material.	252 SF	126 SF	140 SF

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PLANT SCHEDULE LOT TYPE G

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHRUBS				
	AO	2	Amelanchier alnifolia 'Obelisk'	Standing Ovation™ Serviceberry
	PBS	5	Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sand Cherry



MINIMUM LANDSCAPE REQUIREMENTS - SINGLE FAMILY DWELLING UNITS*				
CODE SECTION	REQUIREMENT	TOTAL (SF)	REQUIRED (SF)	PROVIDED (SF)
16.6.4.E.4.b	Install landscaping within the side and rear yard such that fifty (50) percent of the combined yards is landscaped with live plant material.	258 SF	129 SF	127 SF

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PLANT SCHEDULE LOT TYPE D

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS SHRUBS						
	AO	2	Amelanchier alnifolia 'Obelisk'	Standing Ovation™ Serviceberry	#5	Pot
	PS	2	Perovskia atriplicifolia 'Little Spire'	Dwarf Russian Sage	#5	Pot
EVERGREEN SHRUBS						
	JT	1	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	#5	Pot

2 TOWNHOME - LOT TYPE D

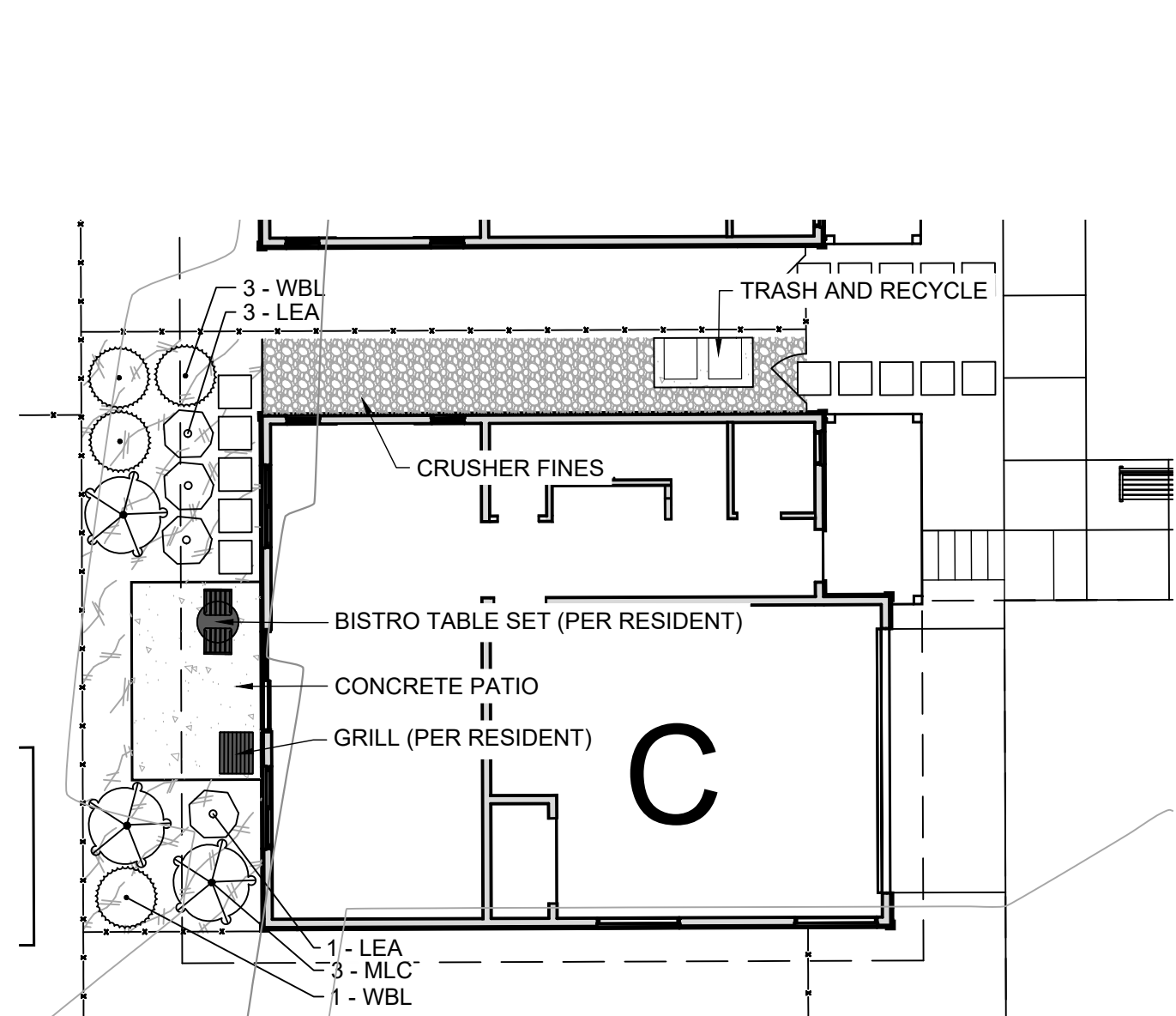
SCALE: 1" = 10'-0"

\\rsd\projects\2025\09\01 - Barefoot Lakes\Cadd\Sheet Set\0901_033 BFL Block 12\FD\LOT TYPICALS - SFD Jun 09, 2025 - 5:01pm .lgm

BAREFOOT LAKES - FILING 7E

FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032



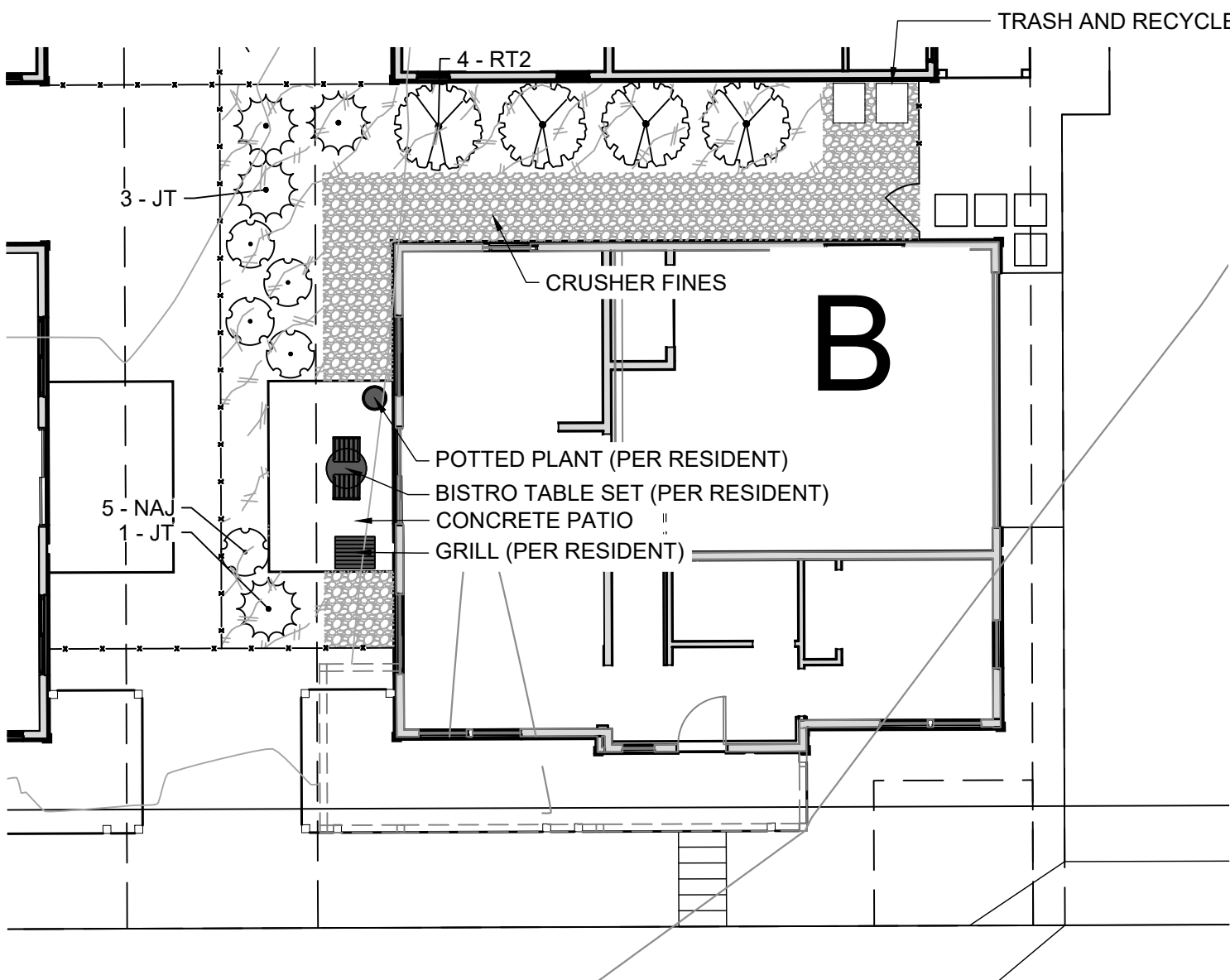
MINIMUM LANDSCAPE REQUIREMENTS - SINGLE FAMILY DWELLING UNITS				
CODE SECTION	REQUIREMENT	TOTAL (SF)	REQUIRED (SF)	PROVIDED (SF)
16.6.4.E.4.b	Install landscaping within the side and rear yard such that fifty (50) percent of the combined yards is landscaped with live plant material.	562 SF	281 SF	296 SF

PLANT SCHEDULE LOT TYPE C

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS SHRUBS						
	LEA	4	Amorpha canescens	Leadplant	#5	Pot
	MLC	3	Philadelphus lewisii 'Cheyenne'	Cheyenne Mockorange	#5	Pot
EVERGREEN SHRUBS						
	WBL	4	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	#5	Pot

3 SINGLE FAMILY DETACHED - LOT TYPE C

SCALE: 1" = 10'-0"



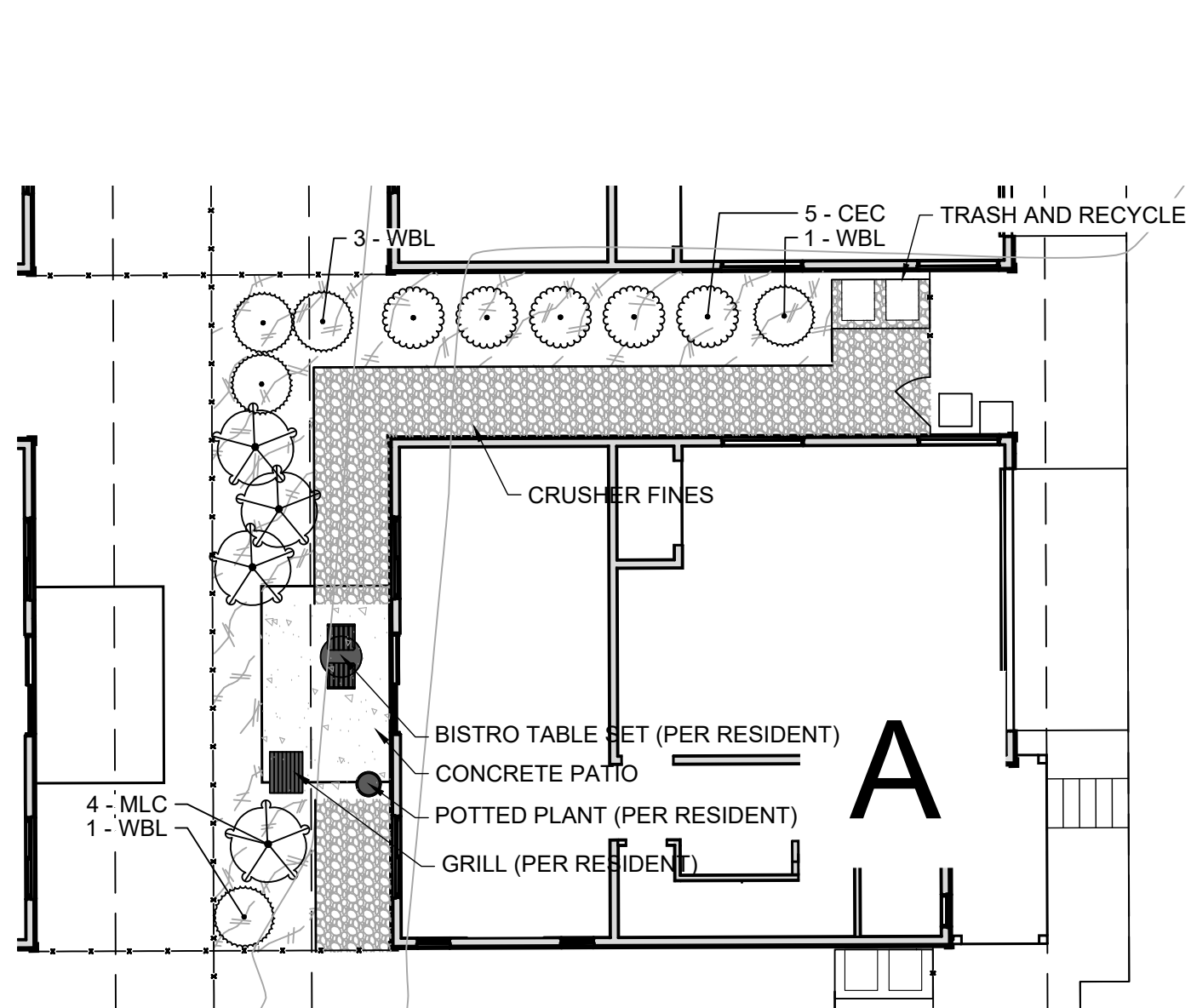
MINIMUM LANDSCAPE REQUIREMENTS - SINGLE FAMILY DWELLING UNITS				
CODE SECTION	REQUIREMENT	TOTAL (SF)	REQUIRED (SF)	PROVIDED (SF)
16.6.4.E.4.b	Install landscaping within the side and rear yard such that fifty (50) percent of the combined yards is landscaped with live plant material.	720 SF	360 SF	363 SF

PLANT SCHEDULE LOT TYPE B

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS SHRUBS						
	NAJ	5	Physocarpus opulifolius 'Amber Jubilee'	Amber Jubilee Ninebark	#5	Pot
	RT2	4	Rhus trilobata	Skunkbush Sumac	#5	Pot
EVERGREEN SHRUBS						
	JT	4	Juniperus virginiana 'Taylor'	Taylor Eastern Redcedar	#5	Pot

2 SINGLE FAMILY DETACHED - LOT TYPE B

SCALE: 1" = 10'-0"



MINIMUM LANDSCAPE REQUIREMENTS - SINGLE FAMILY DWELLING UNITS				
CODE SECTION	REQUIREMENT	TOTAL (SF)	REQUIRED (SF)	PROVIDED (SF)
16.6.4.E.4.b	Install landscaping within the side and rear yard such that fifty (50) percent of the combined yards is landscaped with live plant material.	784 SF	392 SF	402 SF

PLANT SCHEDULE LOT TYPE A

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS SHRUBS						
	CEC	5	Viburnum opulus 'Compactum'	Compact European Cranberry Bush	#5	Pot
	MLC	4	Philadelphus lewisii 'Cheyenne'	Cheyenne Mockorange	#5	Pot
EVERGREEN SHRUBS						
	WBL	5	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	#5	Pot

1 SINGLE FAMILY DETACHED- LOT TYPE A

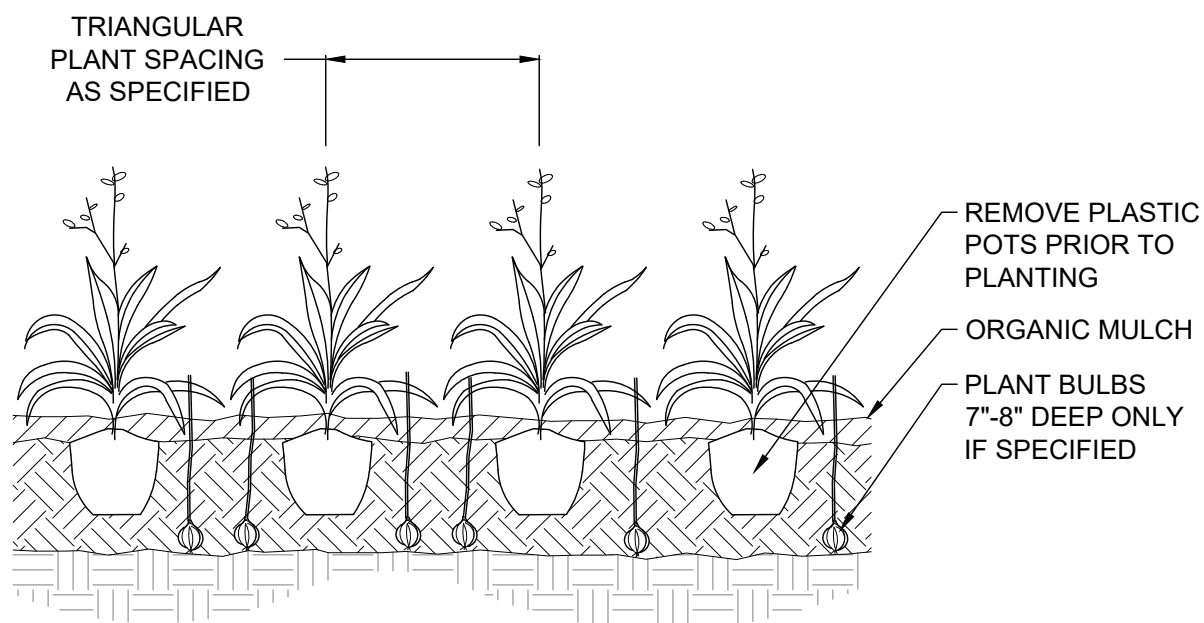
SCALE: 1" = 10'-0"

URS\Projects\2026\09001 - Barefoot Lakes\Cadd\Sheet Sets\09001.033 BFL Block 12\FDPLA DETAILS FDP.dwg Job: 19 OF 38 LANDSCAPE DETAILS Jun 09, 2025 - 5:03 pm jgvens

BAREFOOT LAKES - FILING 7E

FINAL DEVELOPMENT PLAN

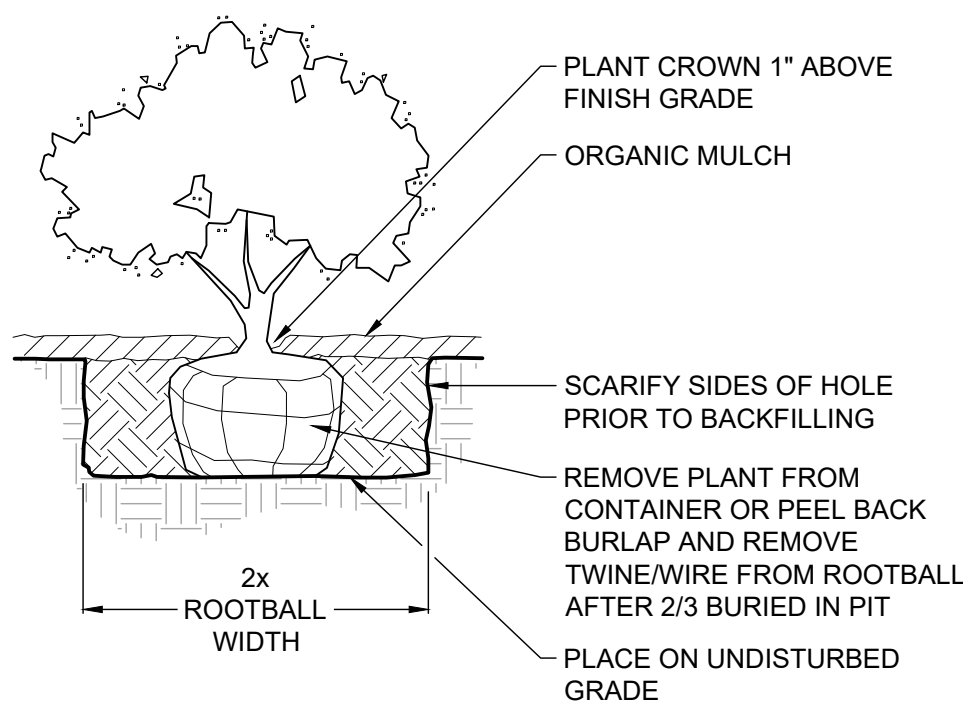
THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032



- NOTES:
- AMEND SOILS WITH ORGANIC SOIL AMENDMENT AS SPECIFIED.
 - APPLY ORGANIC FERTILIZER AND SOIL CONDITIONERS AS SPECIFIED.
 - MULCH DEPTH AROUND PLANT BASE MAY BE THINNER. DO NOT BURY PLANT WITH MULCH.

3 PERENNIAL PLANTING

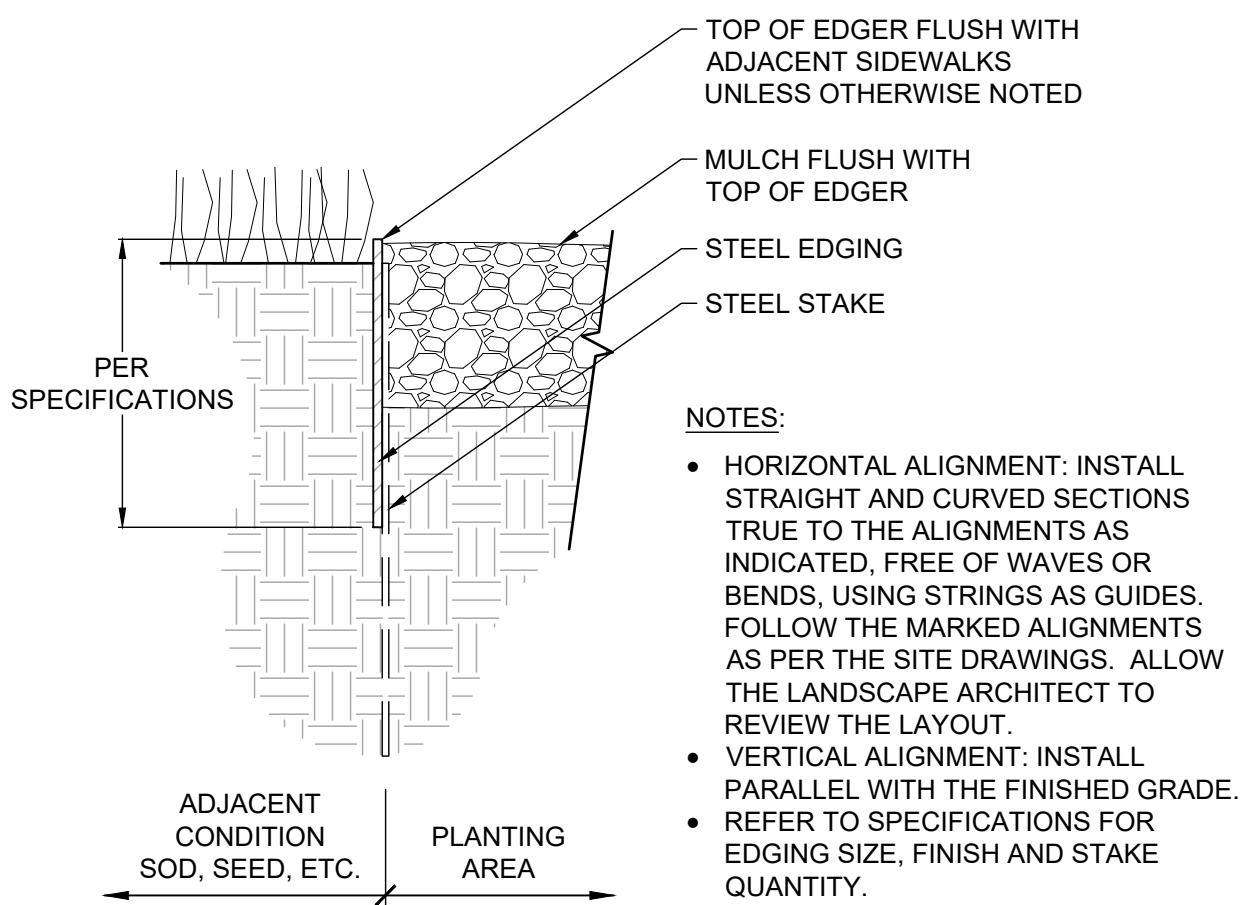
SCALE: NTS



- NOTES:
- AMEND SOILS WITH ORGANIC SOIL AMENDMENT AS SPECIFIED.
 - APPLY ORGANIC FERTILIZER AND SOIL CONDITIONERS AS SPECIFIED.

2 SHRUB PLANTING

SCALE: NTS



- NOTES:
- HORIZONTAL ALIGNMENT: INSTALL STRAIGHT AND CURVED SECTIONS TRUE TO THE ALIGNMENTS AS INDICATED. FREE OF WAVES OR BENDS. USING STRINGS AS GUIDES. FOLLOW THE MARKED ALIGNMENTS AS PER THE SITE DRAWINGS. ALLOW THE LANDSCAPE ARCHITECT TO REVIEW THE LAYOUT.
 - VERTICAL ALIGNMENT: INSTALL PARALLEL WITH THE FINISHED GRADE.
 - REFER TO SPECIFICATIONS FOR EDGING SIZE, FINISH AND STAKE QUANTITY.

6 LANDSCAPE EDGER

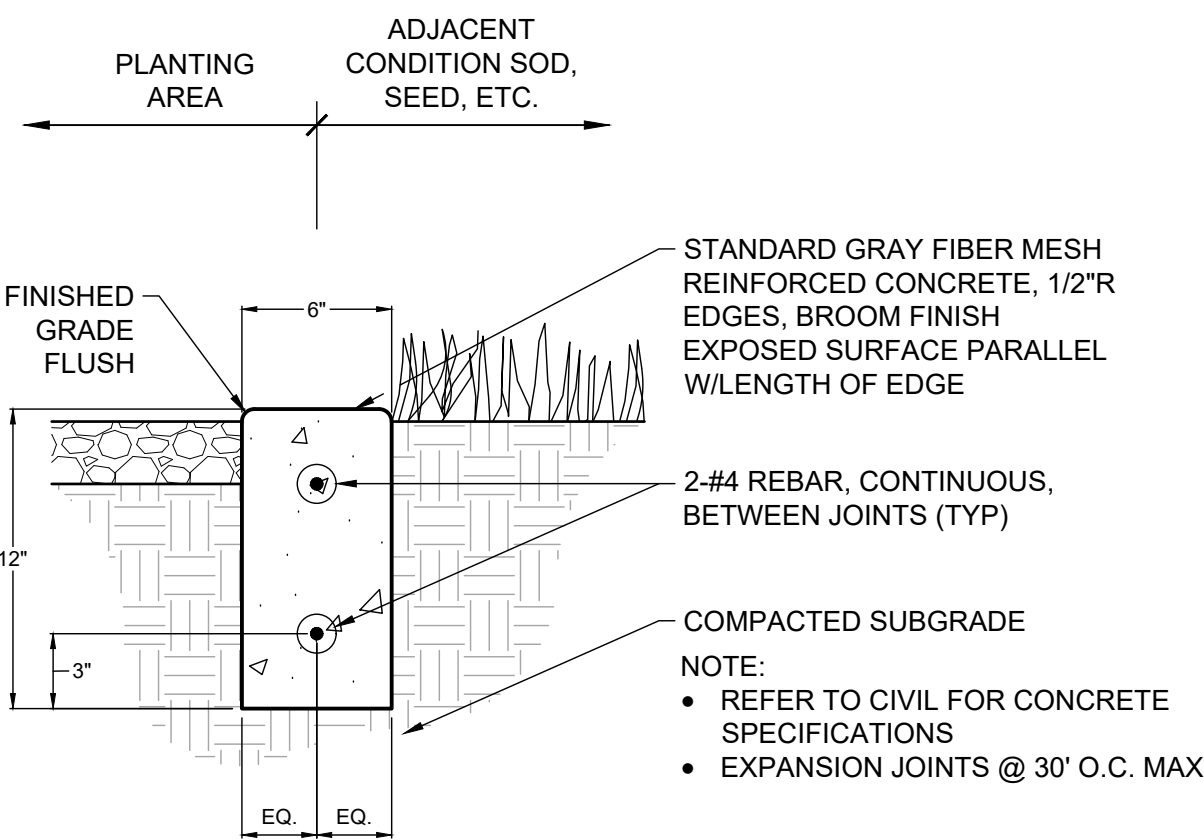
SCALE: 3"=1'-0"

P TRIANGLE	R ROW	AREA PER PLANT SQ. FT.
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	1'-3 5/8"	1.95
24"	1'-8 3/4"	3.46
30"	2'-2"	5.42
3"	2'-7"	7.80
4"	3'-5 1/2"	13.84
5"	4'-4"	21.65
6"	5'-2 3/8"	31.20

FOR TRIANGULAR SPACING OF SHRUBS, PERENNIALS AND GROUNDCOVERS; SEE PLANT LIST

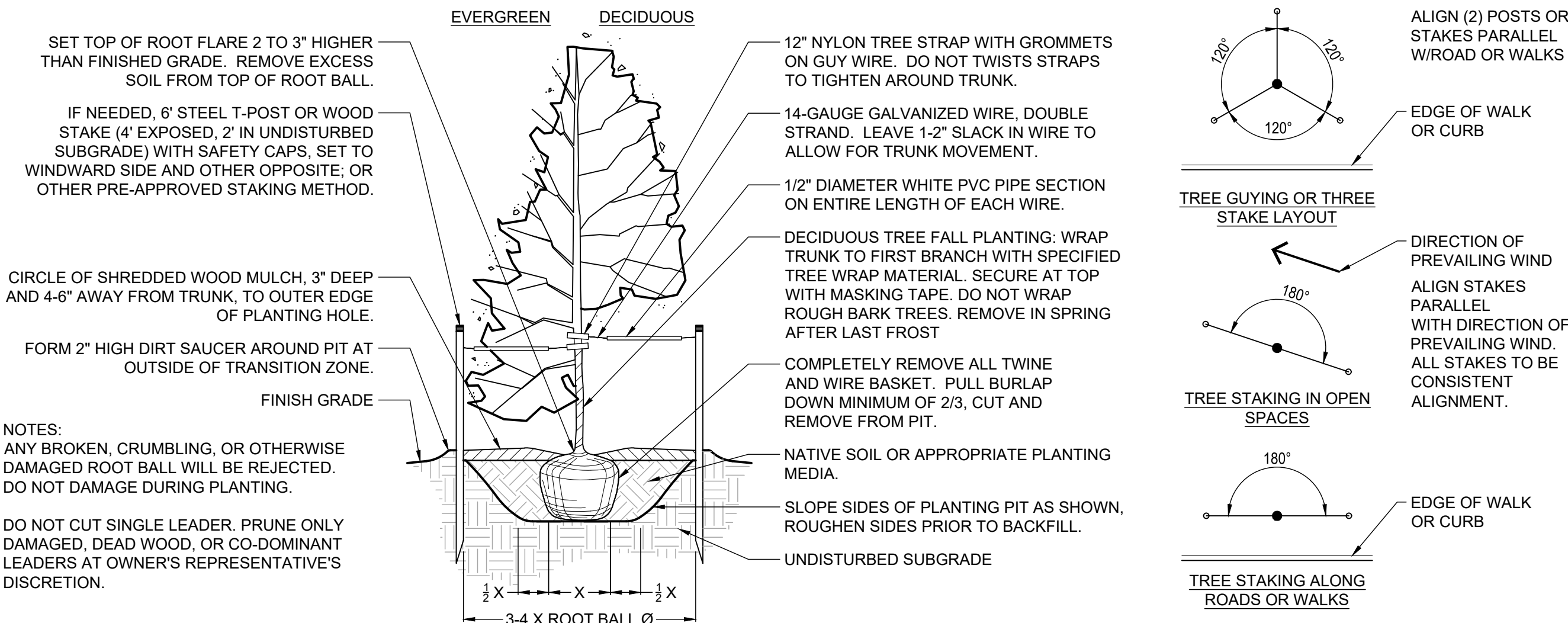
4 PLANT SPACING

SCALE: NTS



5 CONCRETE EDGER

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



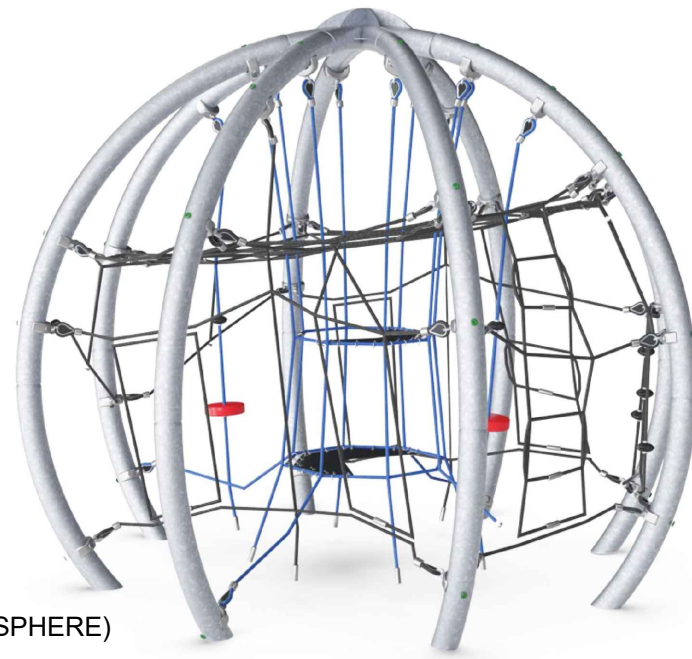
1 TREE PLANTING

SCALE: NTS

BAREFOOT LAKES - FILING 7E

FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032



MANUFACTURER: KOMPAN
MODEL: COR881001-0402 (CLIMBING SPHERE)
COLOR: TBD

9 CLIMBING SPHERE

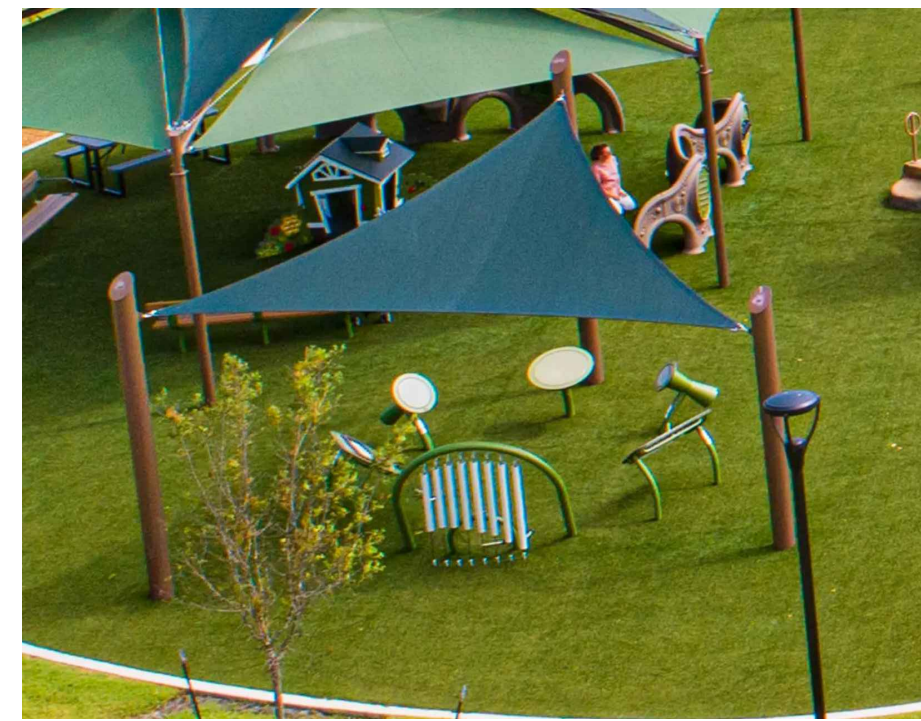
SCALE: NTS



MANUFACTURER: KOMPAN
MODEL: KSW92009-0910 (3 SEAT, 8 FT H, 1 SHELL SEAT)
COLOR: TBD

6 SWING

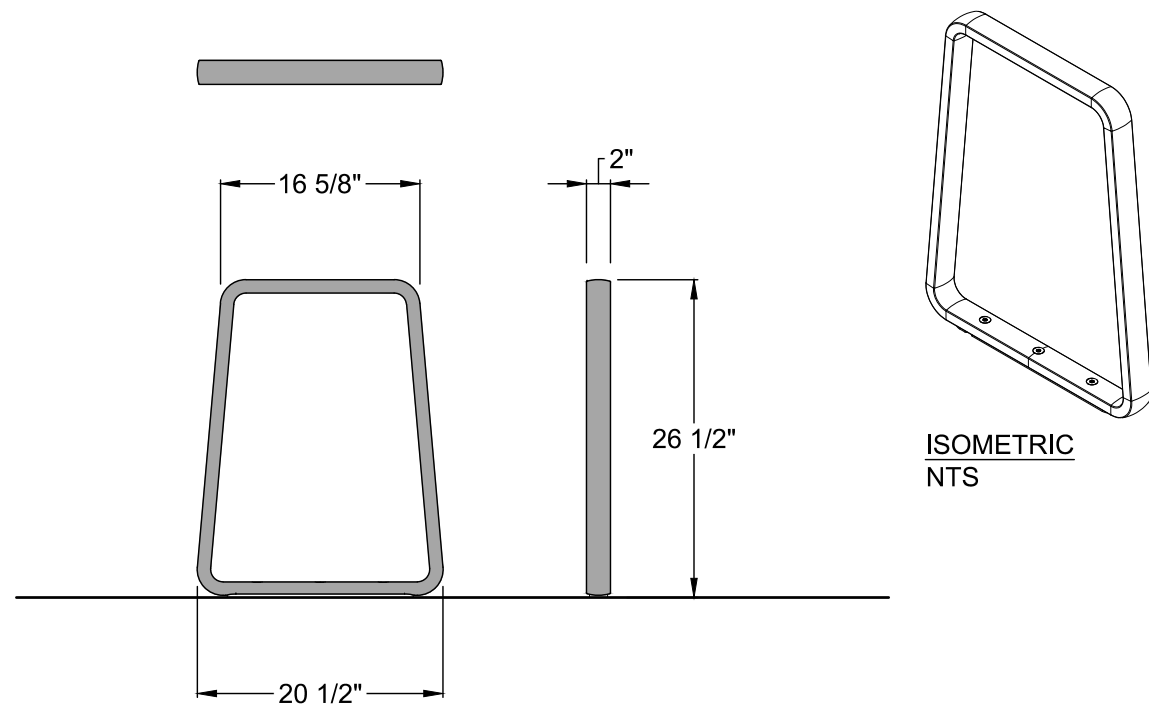
SCALE: NTS



MANUFACTURER: LANDSCAPE STRUCTURES MODEL: TRIANGLE SAIL (20'X20')
COLOR: TBD
MANUFACTURER'S REPRESENTATIVE: ROCKY MOUNTAIN RECREATION
CONTACT: ISABEL KEEGAN (303) 783-1452

3 SHADE STRUCTURE

SCALE: NTS



MANUFACTURER: MAGLIN SITE FURNITURE
MODEL: MBE-2300-00001 - ICONIC BIKE RACK, CAST ALUMINUM, 2 BIKES
COLOR: STANDARD POWDERCOAT GLOSS BRONZE 14
CONTACT INFO: 1-800-716-5506 / JACKIE.NIELSEN@MAGLIN.COM / WWW.MAGLIN.COM
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

10 BIKE RACK

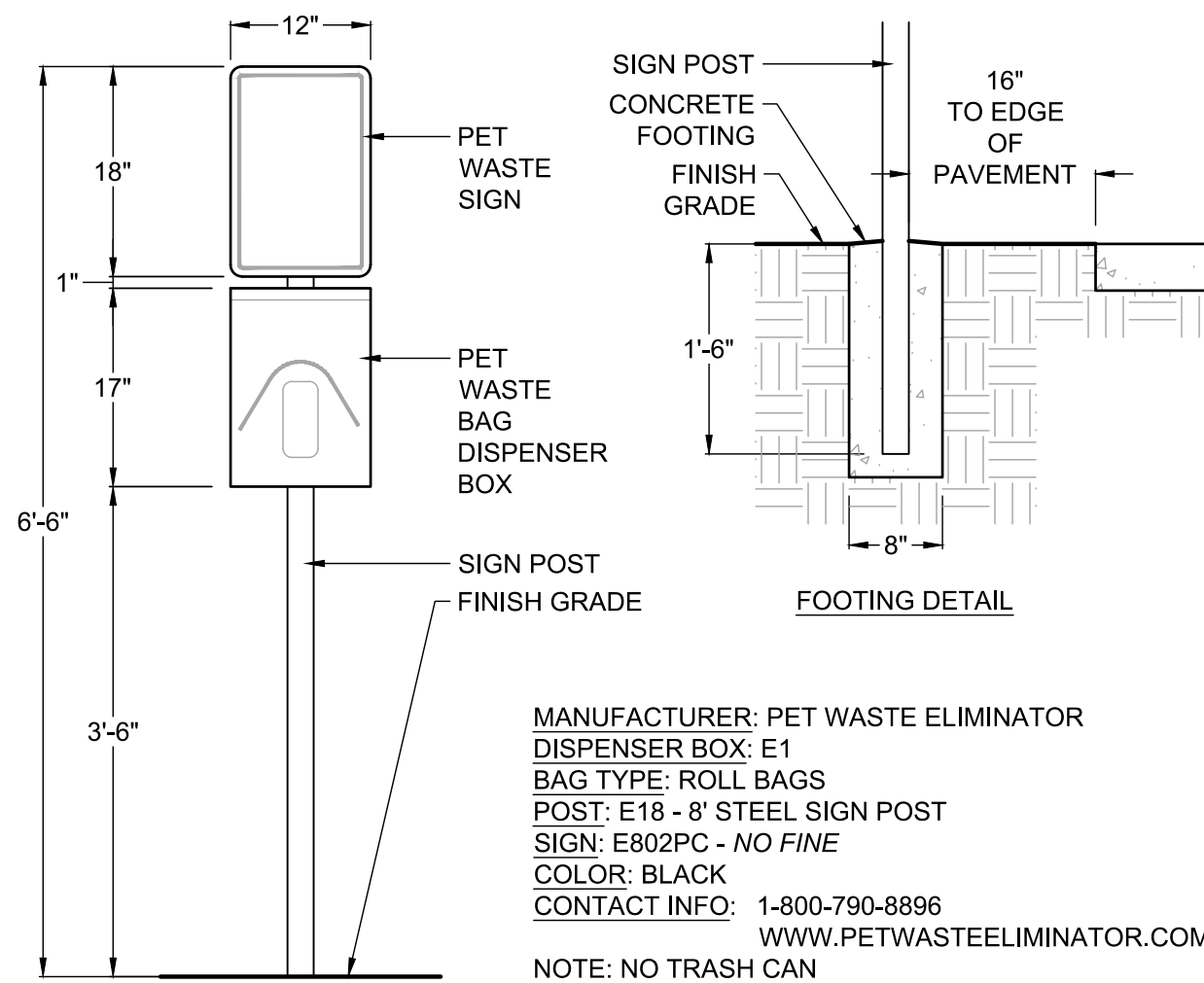
SCALE: 3/4" = 1'-0"



MANUFACTURER: LITTLE TIKES COMMERCIAL
MODEL: COVERED GRILL
COLOR: BLACK
MOUNTING: PER MANUFACTURER SPECIFICATIONS

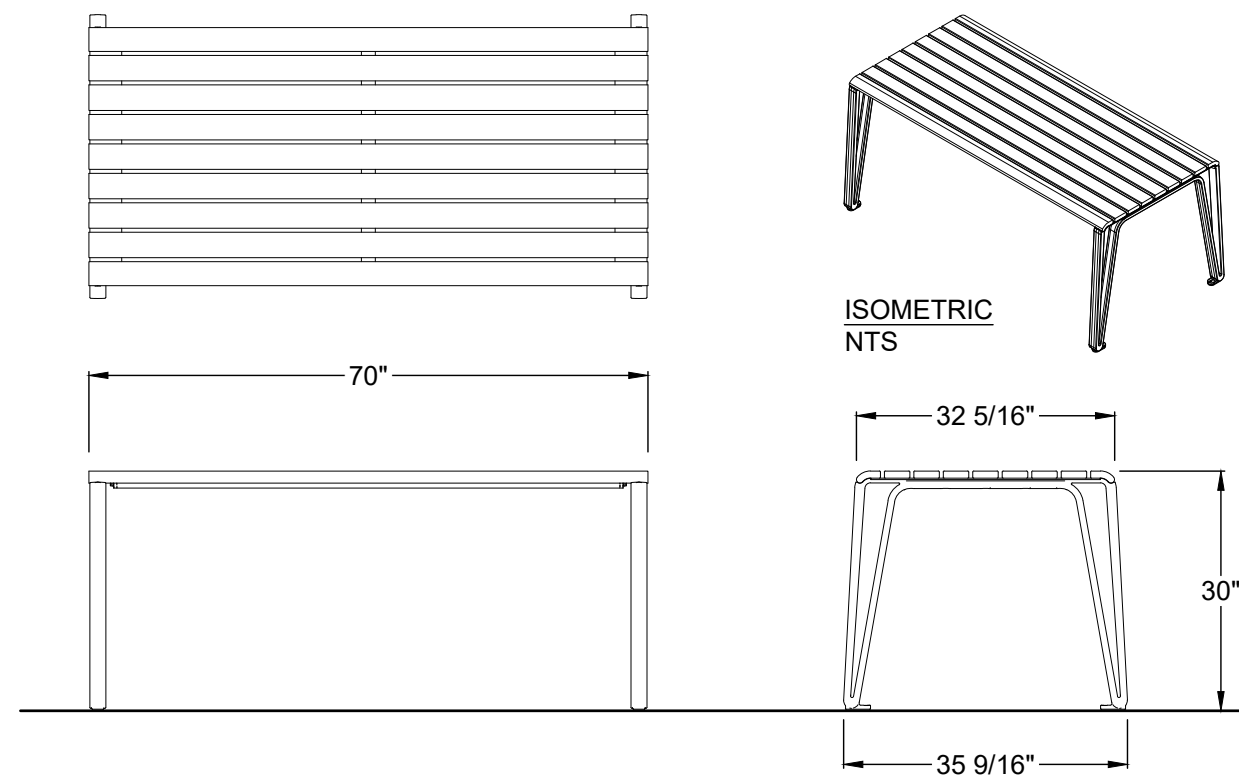
8 GRILL

SCALE: NTS



5 DOG WASTE STATION

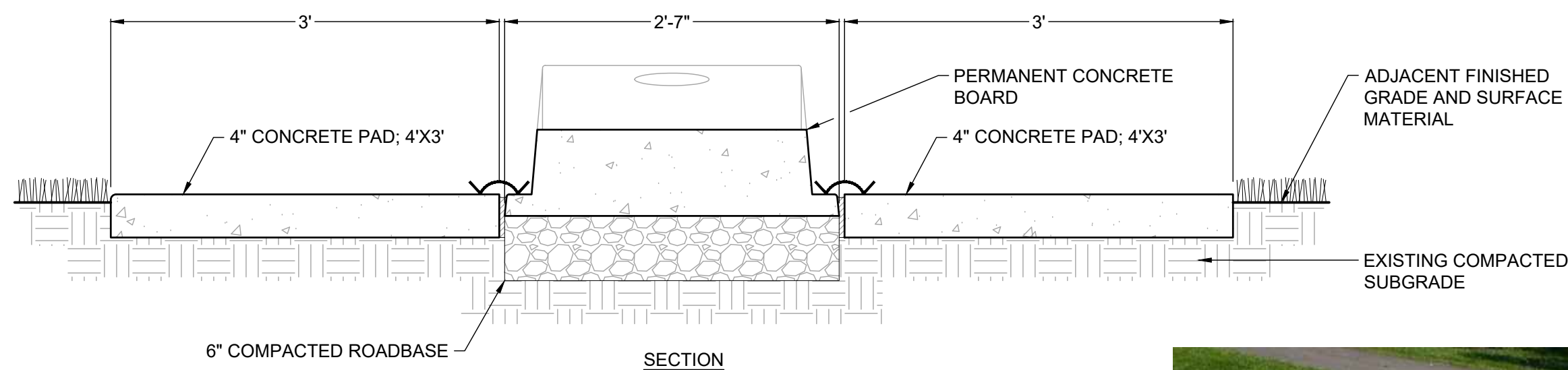
SCALE: 3/4" = 1'-0"



MANUFACTURER: MAGLIN SITE FURNITURE
MODEL: MBE-2300-00004 - ICONIC TABLE, CAST ALUMINUM LEGS, THERMAL ASH WOOD SLATS
COLOR: STANDARD POWDERCOAT GLOSS BRONZE 14
CONTACT INFO: 1-800-716-5506 / JACKIE.NIELSEN@MAGLIN.COM / WWW.MAGLIN.COM
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

2 TABLE

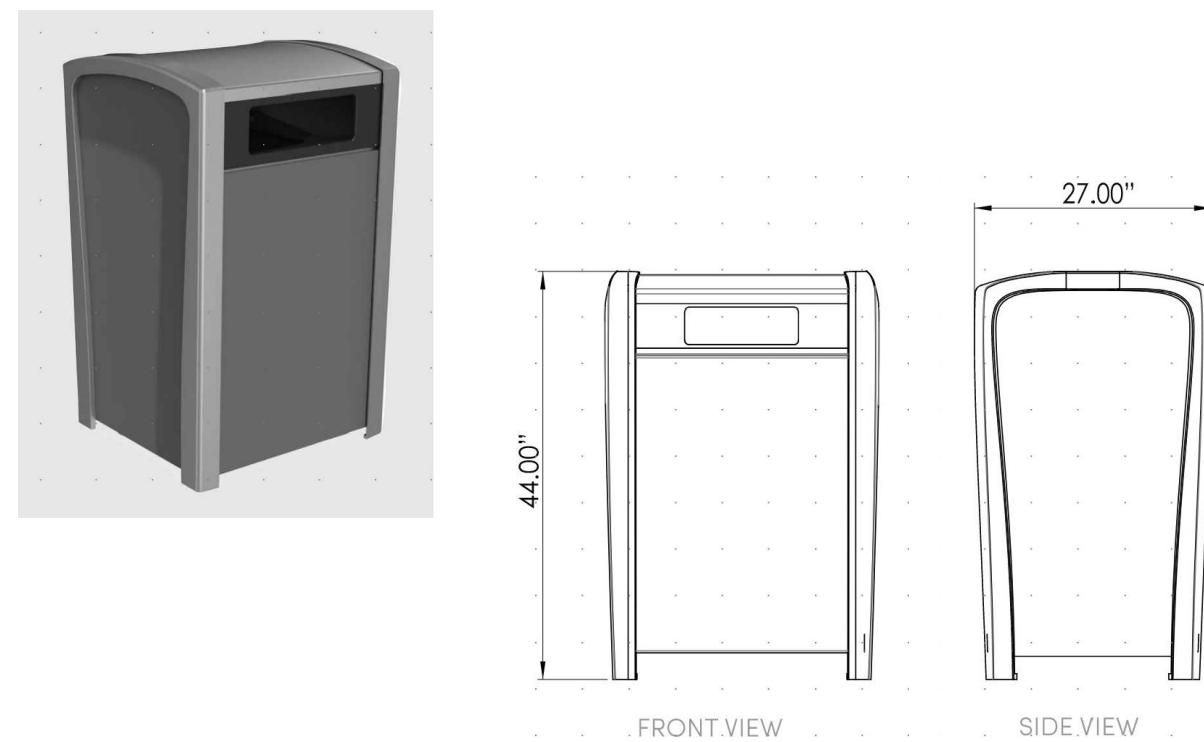
SCALE: 1/2" = 1'-0"



MANUFACTURER: DOTY & SONS CONCRETE PRODUCTS, INC.
MODEL: ALL CONCRETE BAG TOSS GAME (BYOB5531)
COLOR: STANDARD GRAY WITH SEALED (SEMI-GLOSS) PLAY SURFACE FINISH.
CONTACT: MATT ROTRAMEL, (800) 233-3907
EACH SET CONSISTS OF TWO PERMANENT CONCRETE BOARDS.
CONTRACTOR TO REQUEST AMERICAN CORNHOLE ASSOCIATION (ACA) UNIT SPACING DIAGRAM FROM THE MANUFACTURER.

7 CORNHOLE

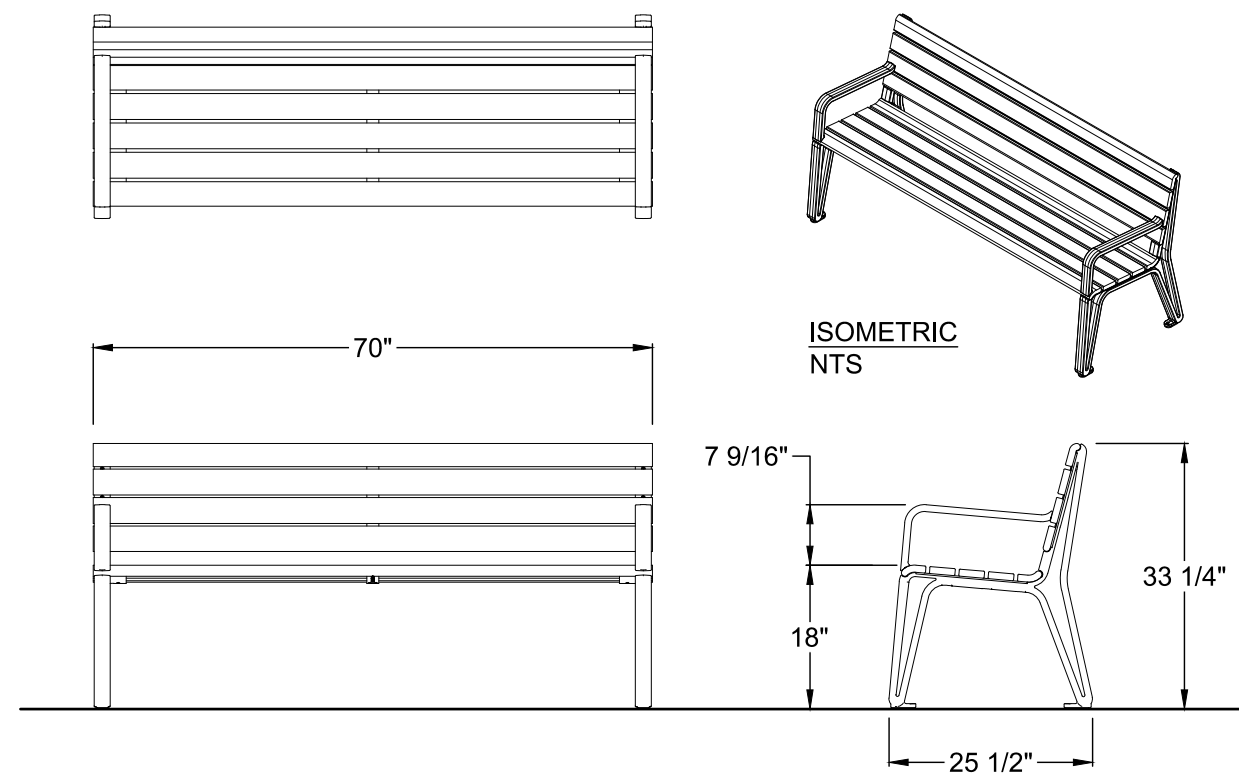
SCALE: NTS



MANUFACTURER: MAGLIN SITE FURNITURE
MODEL: MTR-1400-00001 - TRASH RECEPTACLE W/NO DECAL
COLOR: FRAME - STANDARD POWDERCOAT GLOSS BRONZE 14
STEEL SIDE PANELS - STANDARD POWDERCOAT GLOSS TITANIUM
CONTACT INFO: 1-800-716-5506 / JACKIE.NIELSEN@MAGLIN.COM / WWW.MAGLIN.COM
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

4 LITTER RECEPTACLE

SCALE: NTS



MANUFACTURER: MAGLIN SITE FURNITURE
MODEL: MBE-2300-00055 - ICONIC BENCH, BACKED, 70" LENGTH, CAST ALUMINUM ENDS, THERMAL ASH WOOD SLATS, END ARM
COLOR: STANDARD POWDERCOAT GLOSS BRONZE 14
CONTACT INFO: 1-800-716-5506 / JACKIE.NIELSEN@MAGLIN.COM / WWW.MAGLIN.COM
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

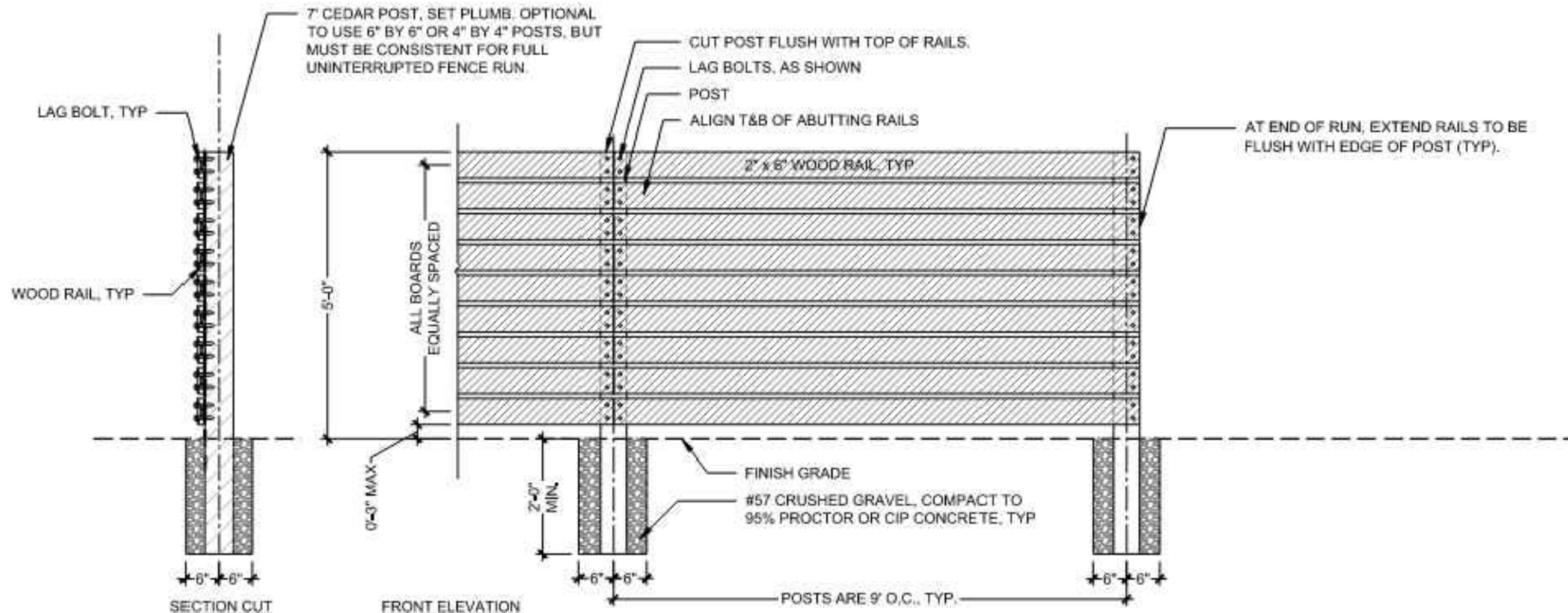
1 BENCH

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

BAREFOOT LAKES - FILING 7E

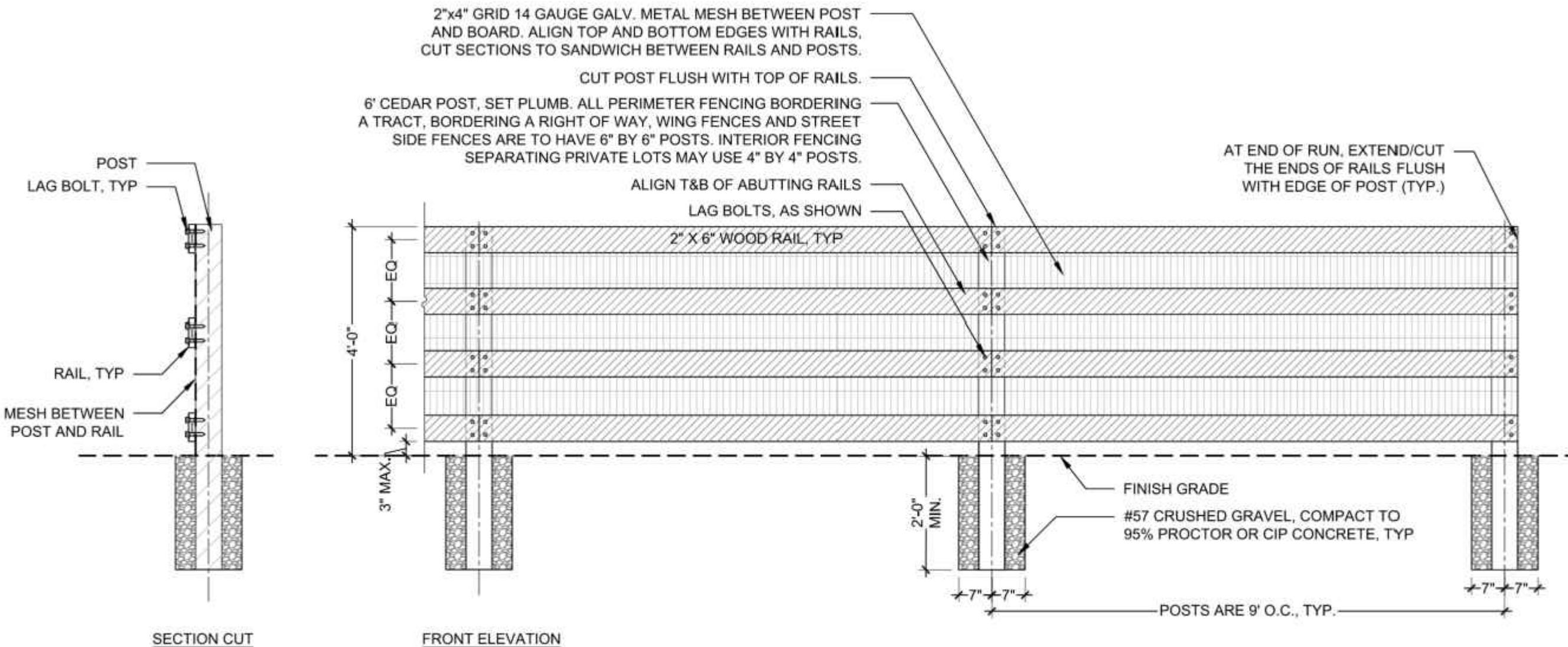
FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032



2 TALL SOLID PRIVACY STYLE FENCE
SCALE: 1/4" = 1'-0"

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

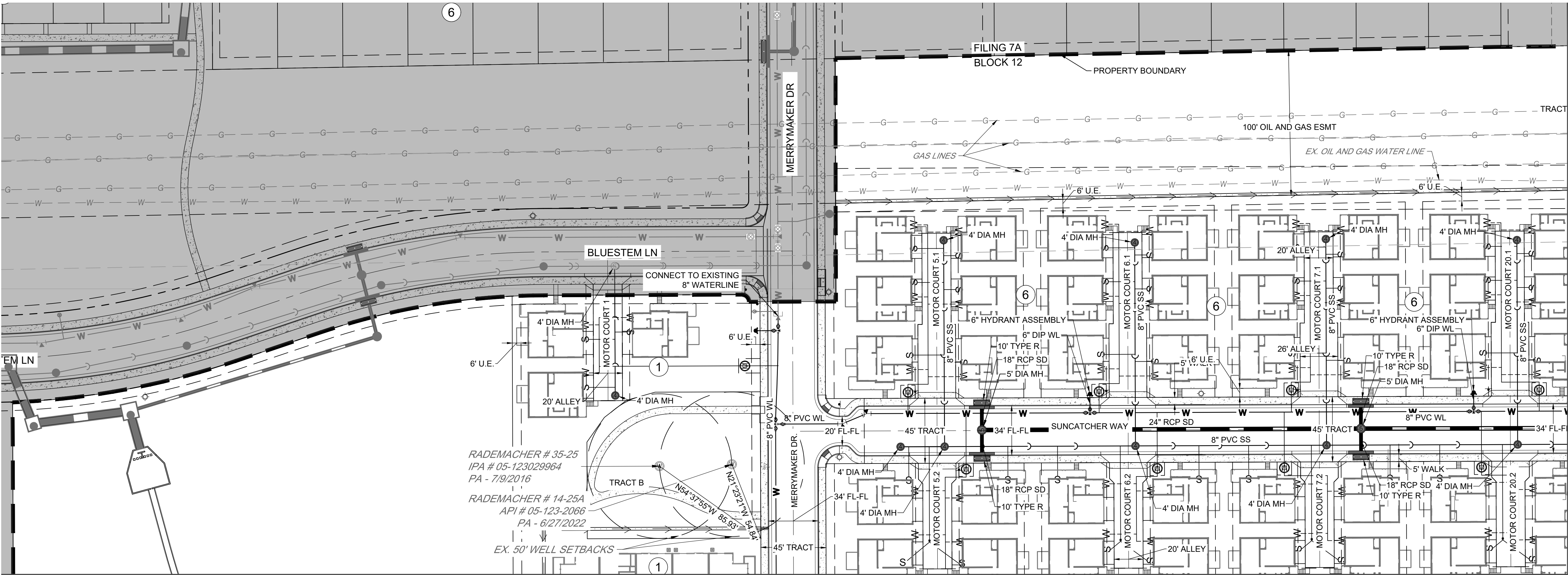
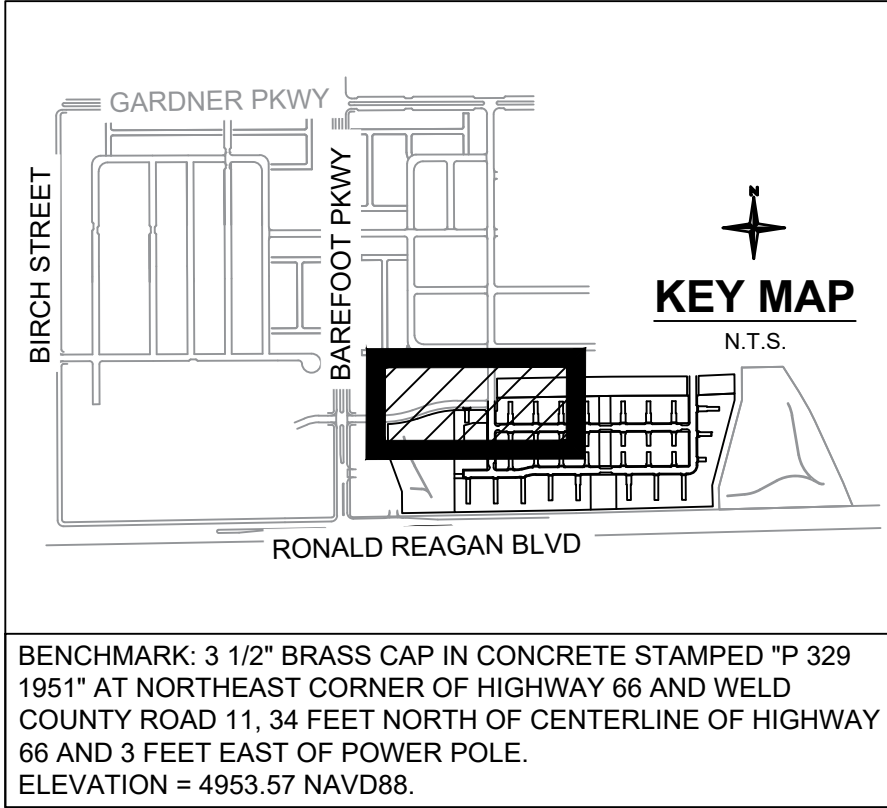


1 SHORT OPEN STYLE FENCE

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

BAREFOOT LAKES - FILING 7E
FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032



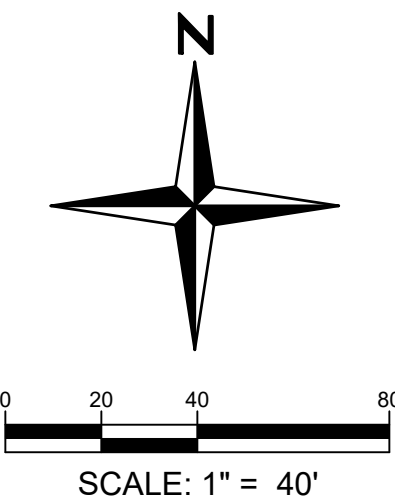
- LEGEND
- PROPOSED PROPERTY LINE
 - PROPOSED EASEMENT
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER
 - EXISTING SANITARY SEWER
 - EXISTING WATER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING GAS LINE
 - WATER METER
 - LOT NUMBER
 - SANITARY SEWER SERVICE
 - 1" WATER SERVICE
 - 3" WATER SERVICE

MATCHLINE SEE SHEET - 23 OF 51.

MATCHLINE SEE SHEET - 22 OF 51.



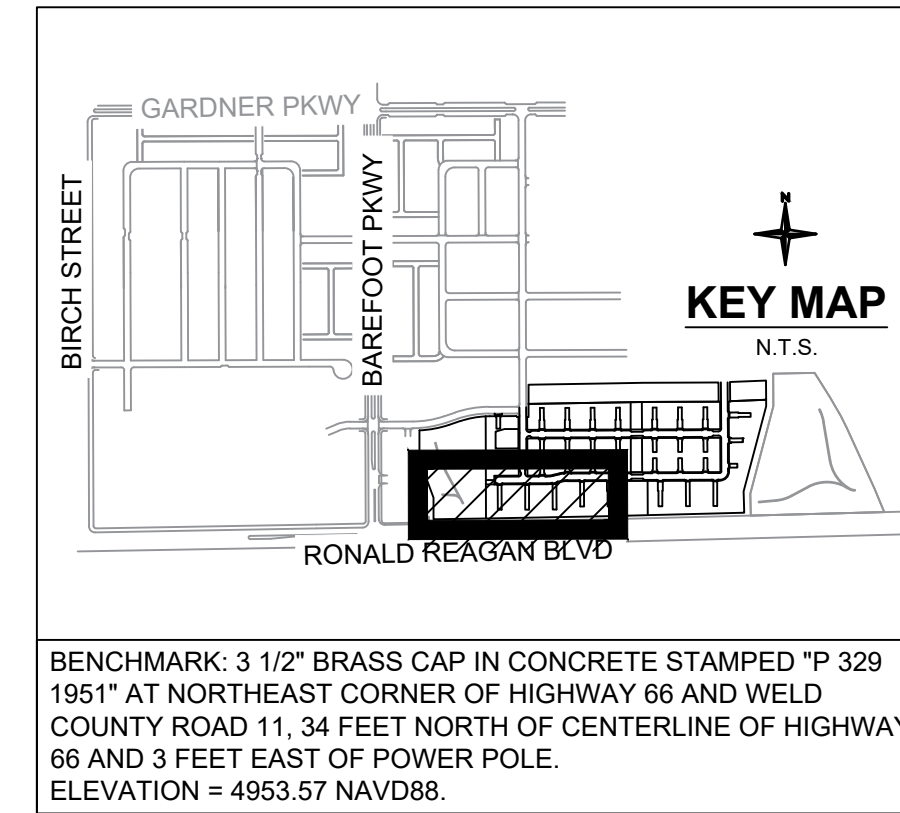
Know what's below.
Call before you dig.



BAREFOOT LAKES - FILING 7E

FINAL DEVELOPMENT PLAN

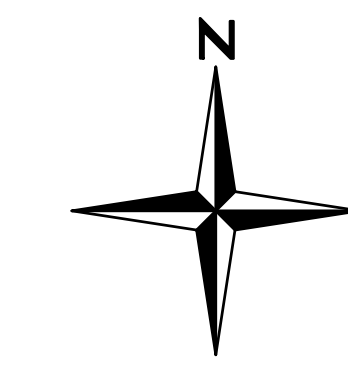
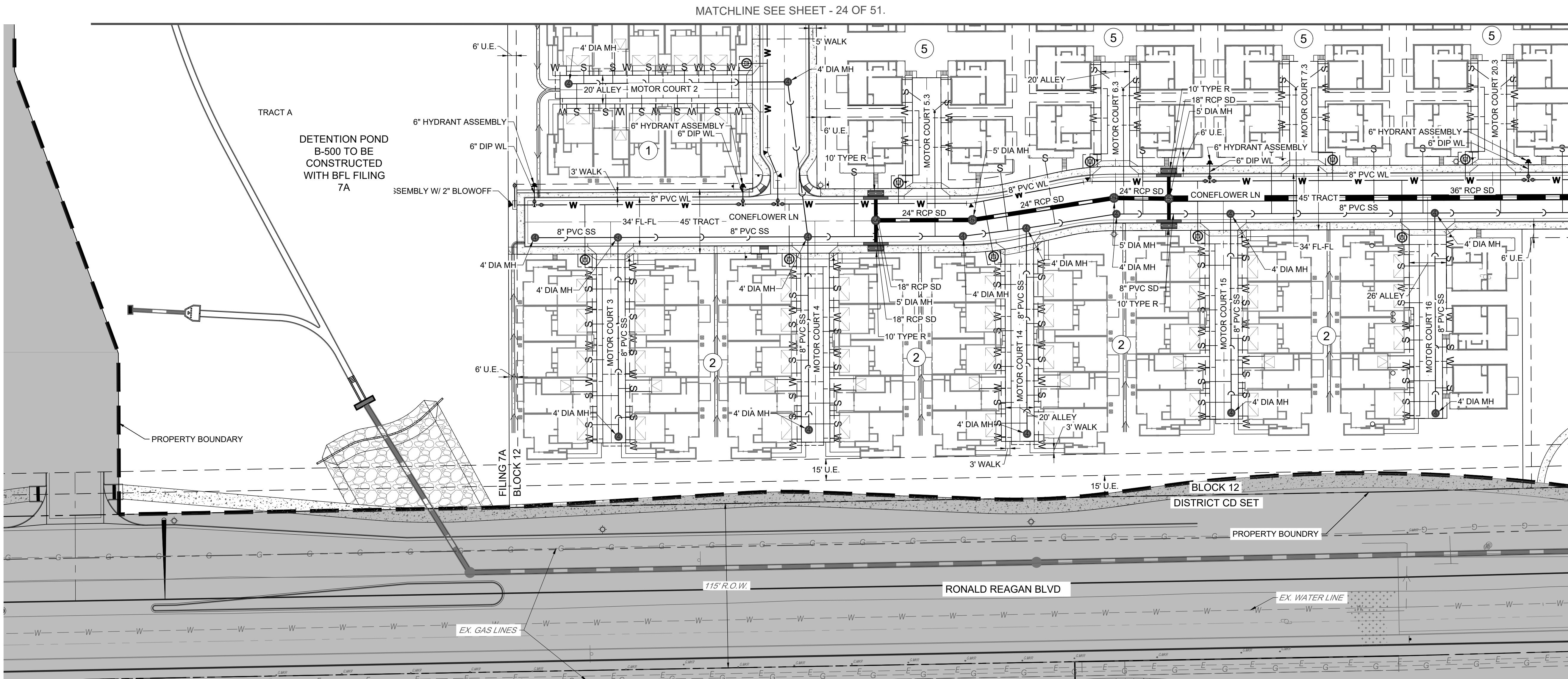
THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032



BENCHMARK: 3 1/2" BRASS CAP IN CONCRETE STAMPED "P 329 1951" AT NORTHEAST CORNER OF HIGHWAY 66 AND WELD COUNTY ROAD 11, 34 FEET NORTH OF CENTERLINE OF HIGHWAY 66 AND 3 FEET EAST OF POWER POLE. ELEVATION = 4953.57 NAVD88.

LEGEND

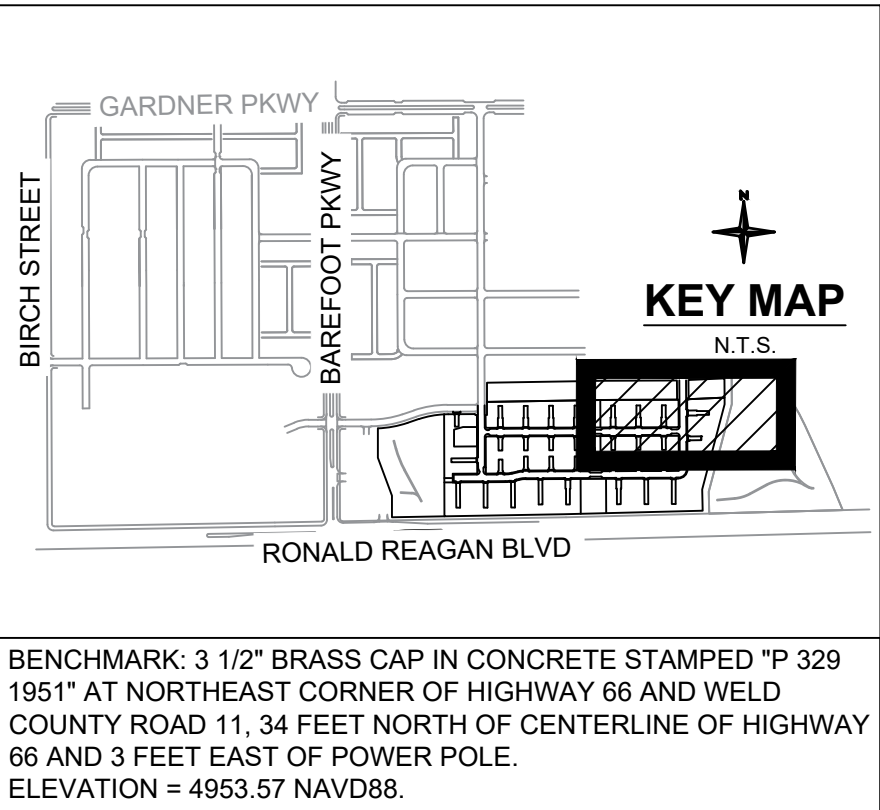
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING GAS LINE
- WATER METER
- LOT NUMBER
- SANITARY SEWER SERVICE
- 1" WATER SERVICE
- 3/4" WATER SERVICE



PROJECT NO.		DATE		NOTES	
08011033	1	09/13/2024	1	FIRST SUBMITTAL	
	2		2	SECOND SUBMITTAL	
	3		3	THIRD SUBMITTAL	
	4		4	FOURTH SUBMITTAL	

BAREFOOT LAKES - FILING 7E
FINAL DEVELOPMENT PLAN

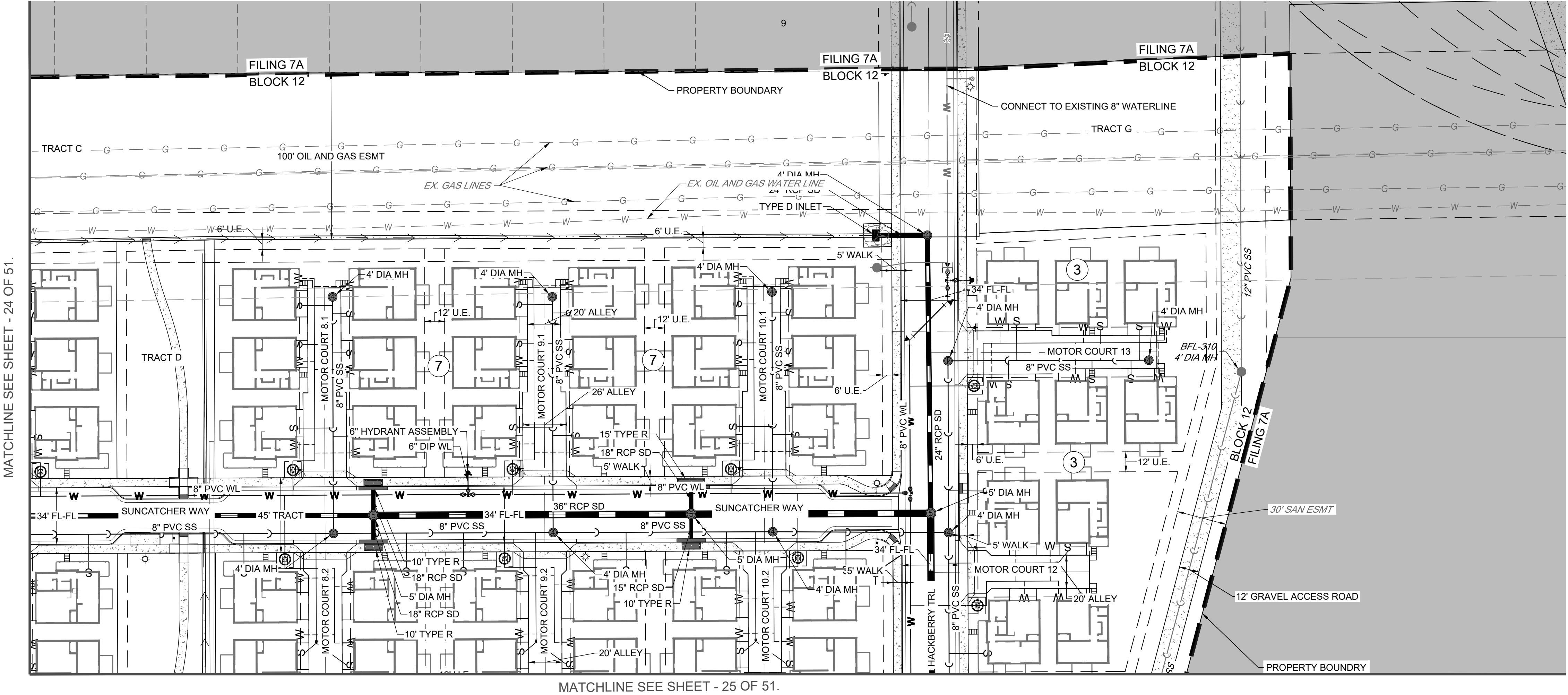
THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032



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- LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED EASEMENT
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER
 - EXISTING SANITARY SEWER
 - EXISTING WATER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING GAS LINE
 - WATER METER
 - LOT NUMBER
 - SANITARY SEWER SERVICE
 - 1" WATER SERVICE
 - 3/4" WATER SERVICE

PROJECT NO.	DATE	NO.	NOTES
08011033	09/13/2024	1	FIRST SUBMITTAL
	01/11/2025	2	SECOND SUBMITTAL
	04/01/2025	3	THIRD SUBMITTAL
	06/09/2025	4	FOURTH SUBMITTAL

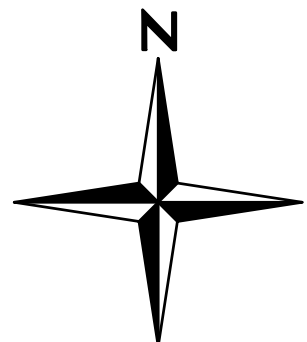
BAREFOOT LAKES
FILING 7E
FINAL DEVELOPMENT PLAN
OVERALL UTILITY PLAN

SHEET

24 OF 51



Know what's below.
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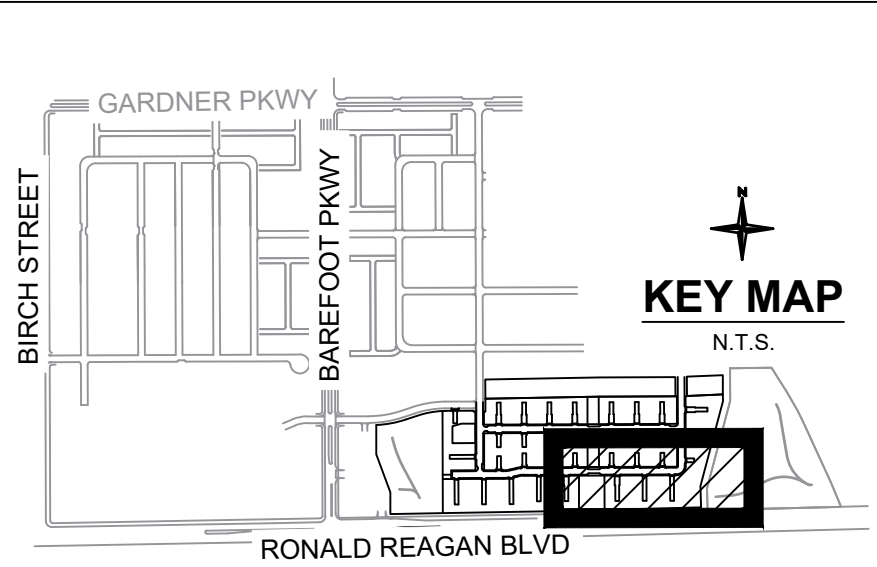
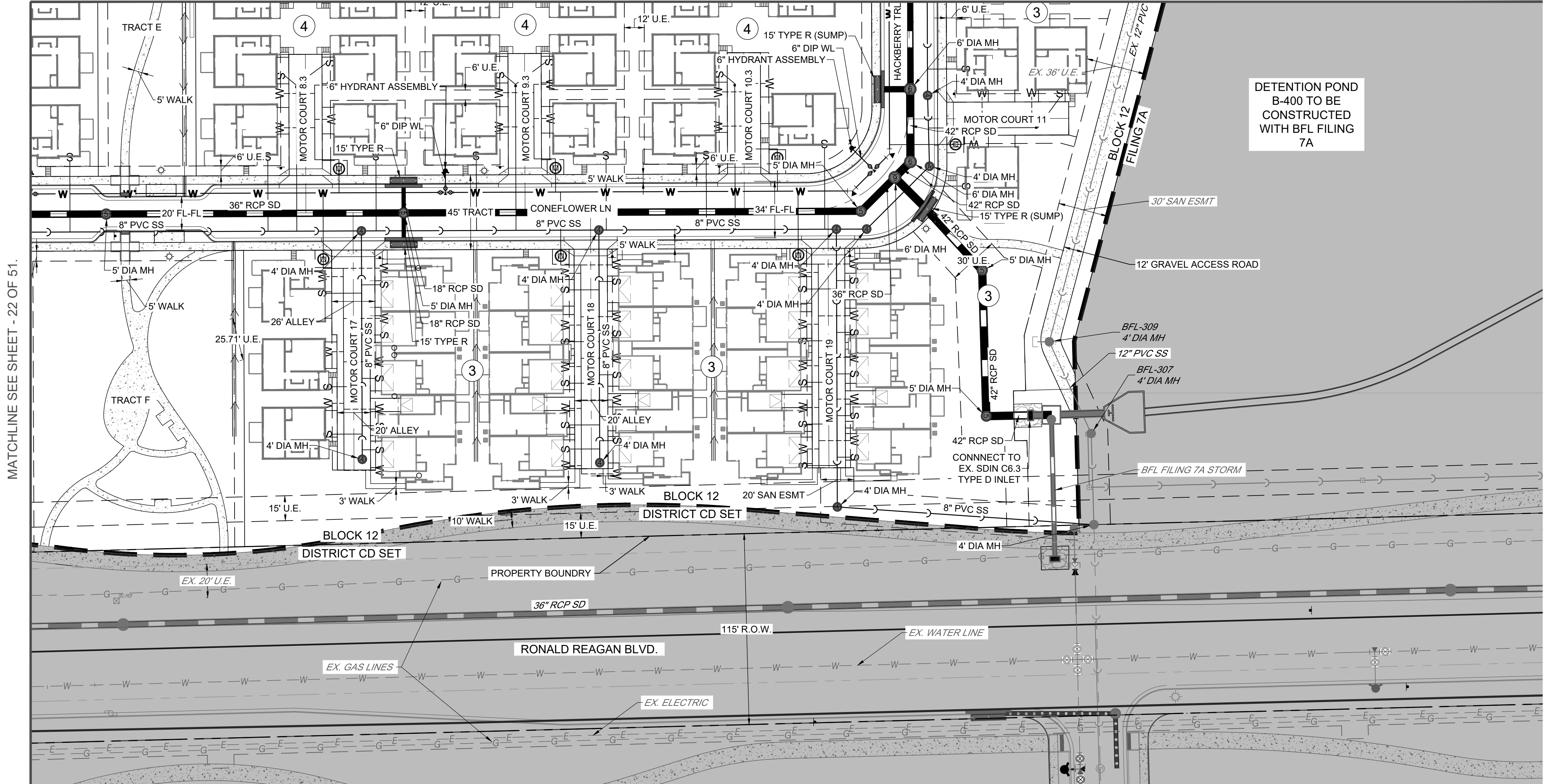


0 20 40 80
SCALE: 1" = 40'

BAREFOOT LAKES - FILING 7E
FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032

MATCHLINE SEE SHEET - 23 OF 51.



BENCHMARK: 3 1/2" BRASS CAP IN CONCRETE STAMPED "P 329 1951" AT NORTHEAST CORNER OF HIGHWAY 66 AND WELD COUNTY ROAD 11, 34 FEET NORTH OF CENTERLINE OF HIGHWAY 66 AND 3 FEET EAST OF POWER POLE. ELEVATION = 4953.57 NAVD88.

- LEGEND
- PROPOSED PROPERTY LINE
 - PROPOSED EASEMENT
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER
 - EXISTING SANITARY SEWER
 - EXISTING WATER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING GAS LINE
 - WATER METER
 - LOT NUMBER
 - SANITARY SEWER SERVICE
 - 1" WATER SERVICE
 - 3/4" WATER SERVICE

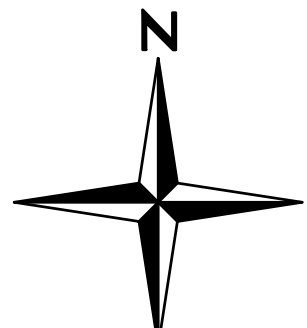
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Construction Management

PROJECT NO.	DATE	NO.	NOTES
08011033	09/13/2024	1	FIRST SUBMITTAL
	01/13/2025	2	SECOND SUBMITTAL
	04/01/2025	3	THIRD SUBMITTAL
	06/09/2025	4	FOURTH SUBMITTAL

BAREFOOT LAKES
FILING 7E
FINAL DEVELOPMENT PLAN
OVERALL UTILITY PLAN



SCALE: 1" = 40'

BAREFOOT LAKES - FILING 7E
FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032

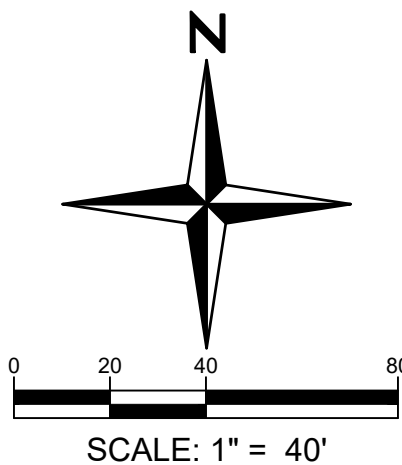
KEY MAP
N.T.S.

BENCHMARK: 3 1/2" BRASS CAP IN CONCRETE STAMPED "P 329 1951" AT NORTHEAST CORNER OF HIGHWAY 66 AND WELD COUNTY ROAD 11, 34 FEET NORTH OF CENTERLINE OF HIGHWAY 66 AND 3 FEET EAST OF POWER POLE. ELEVATION = 4953.57 NAVD88.

- DRAINAGE LEGEND
- 5281 --- EXISTING MINOR CONTOUR
 - 5280 --- EXISTING MAJOR CONTOUR
 - 5281 --- PROPOSED MINOR CONTOUR
 - 5280 --- PROPOSED MAJOR CONTOUR
 - --- PROPERTY BOUNDARY



MATCHLINE SEE SHEET - 26
OF 51.



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- LandscAPE Architecture
- Construction Management

BAREFOOT LAKES
FILING 7E
FINAL DEVELOPMENT PLAN
GRADING AND DRAINAGE PLAN

SHEET

I:\2026\0801 - Barefoot Lakes\Cadd\Sheet Sets\0801\033 BFL Block 17\FDP\GRADING AND DRAINAGE PLAN Jan 09, 2025 - 4:13pm summary

BAREFOOT LAKES - FILING 7E
FINAL DEVELOPMENT PLAN

THE SOUTH HALF OF SECTION 25, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
24.96 ACRES - 7 TRACTS FDR 24-032

BIRCH STREET

GARDNER PKWY

BAREFOOT PKWY

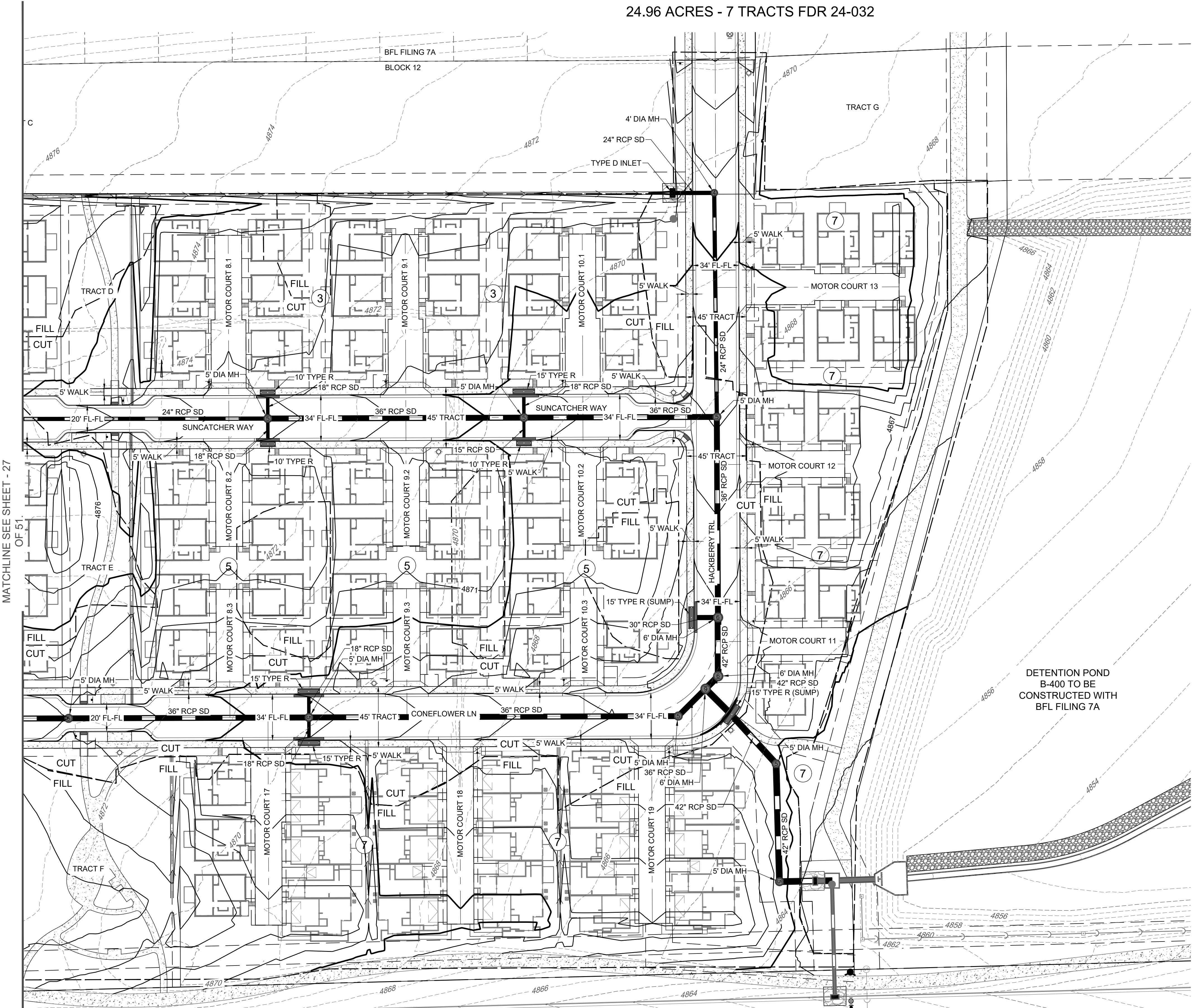
KEY MAP

N.T.S.

RONALD REAGAN BLVD

BENCHMARK: 3 1/2" BRASS CAP IN CONCRETE STAMPED "P 329
1951" AT NORTHEAST CORNER OF HIGHWAY 66 AND WELD
COUNTY ROAD 111, 34 FEET NORTH OF CENTERLINE OF HIGHWAY
66 AND 3 FEET EAST OF POWER POLE.
ELEVATION = 4953.57 NAVD88.

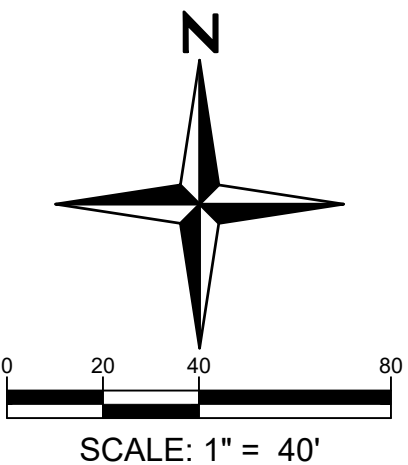
- DRAINAGE LEGEND
- 5281--- EXISTING MINOR CONTOUR
 - 5280--- EXISTING MAJOR CONTOUR
 - 5281--- PROPOSED MINOR CONTOUR
 - 5280--- PROPOSED MAJOR CONTOUR



MATCHLINE SEE SHEET - 27
OF 51



Know what's below.
Call before you dig.



BAREFOOT LAKES
FILING 7E
FINAL DEVELOPMENT PLAN
GRADING AND DRAINAGE PLAN

SHEET

27 OF 51

PROJECT NO.	0801/033	DATE	NO.	NOTES
DATE	NO.	NOTES		
09/13/2024	1	FIRST SUBMITTAL		
01/31/2025	2	SECOND SUBMITTAL		
04/01/2025	3	THIRD SUBMITTAL		
06/09/2025	4	FOURTH SUBMITTAL		

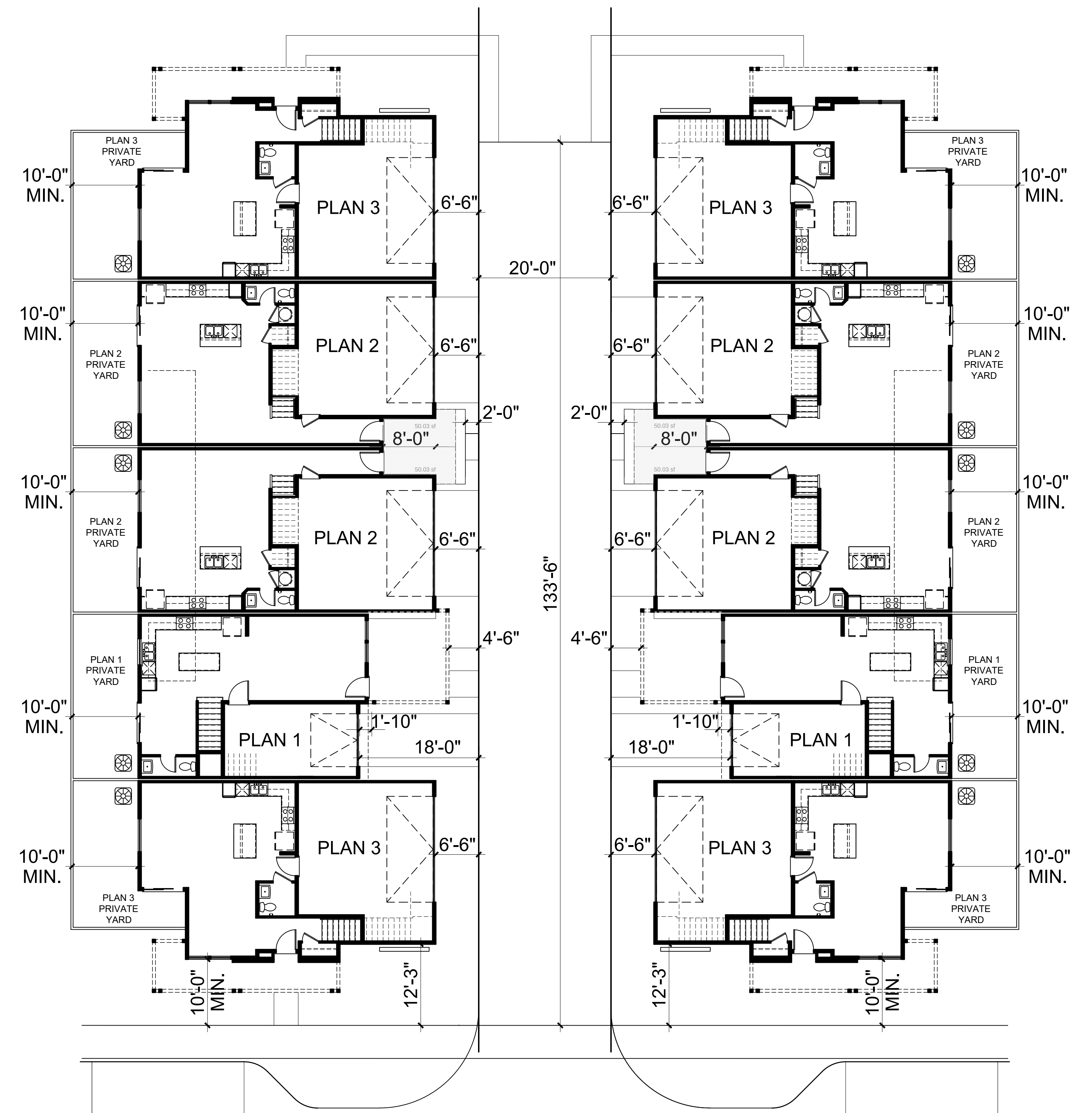
Redland

WHERE GREAT PLACES BEGIN

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Land Planning
Civil Engineering
Landscape Architecture
Construction Management



28 of 51



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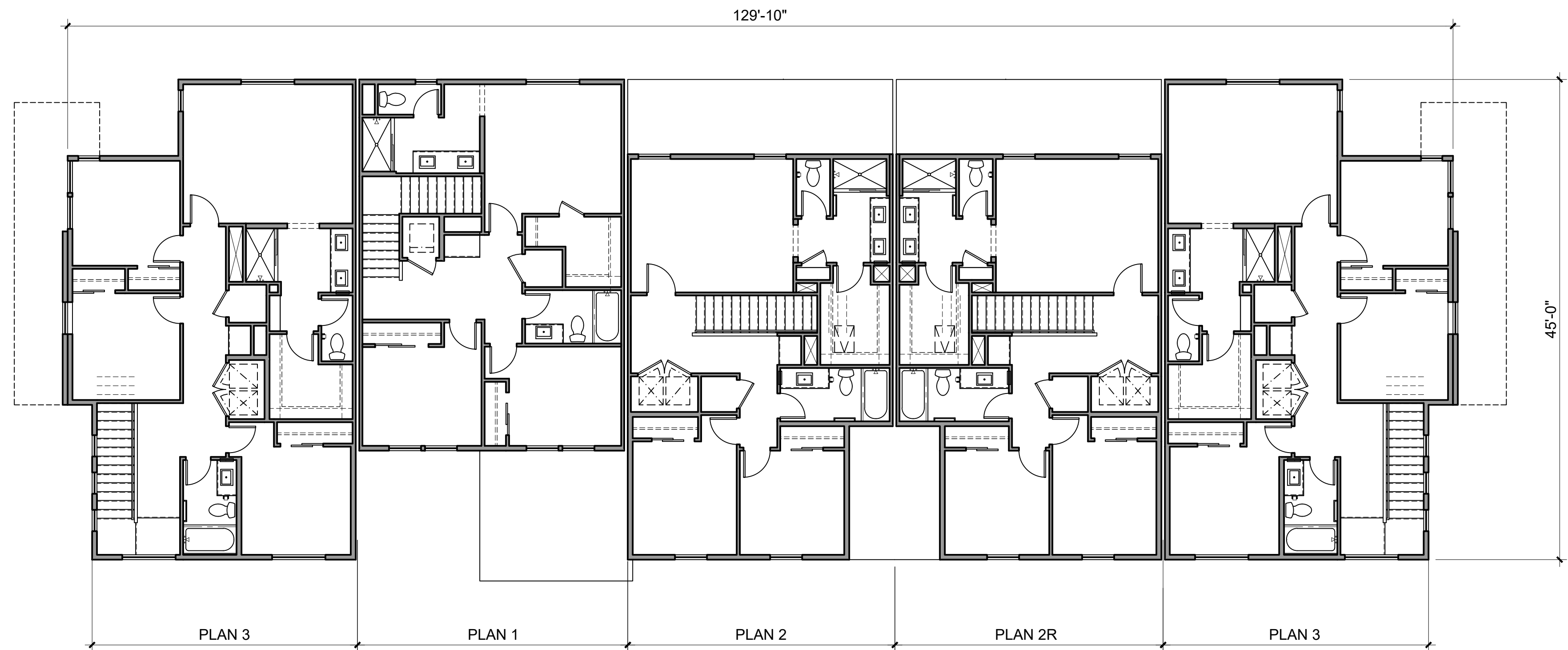
BAREFOOT
FIRESTONE, CO # 2023-0773

CONCEPTUAL DESIGN
MAY 16, 2025

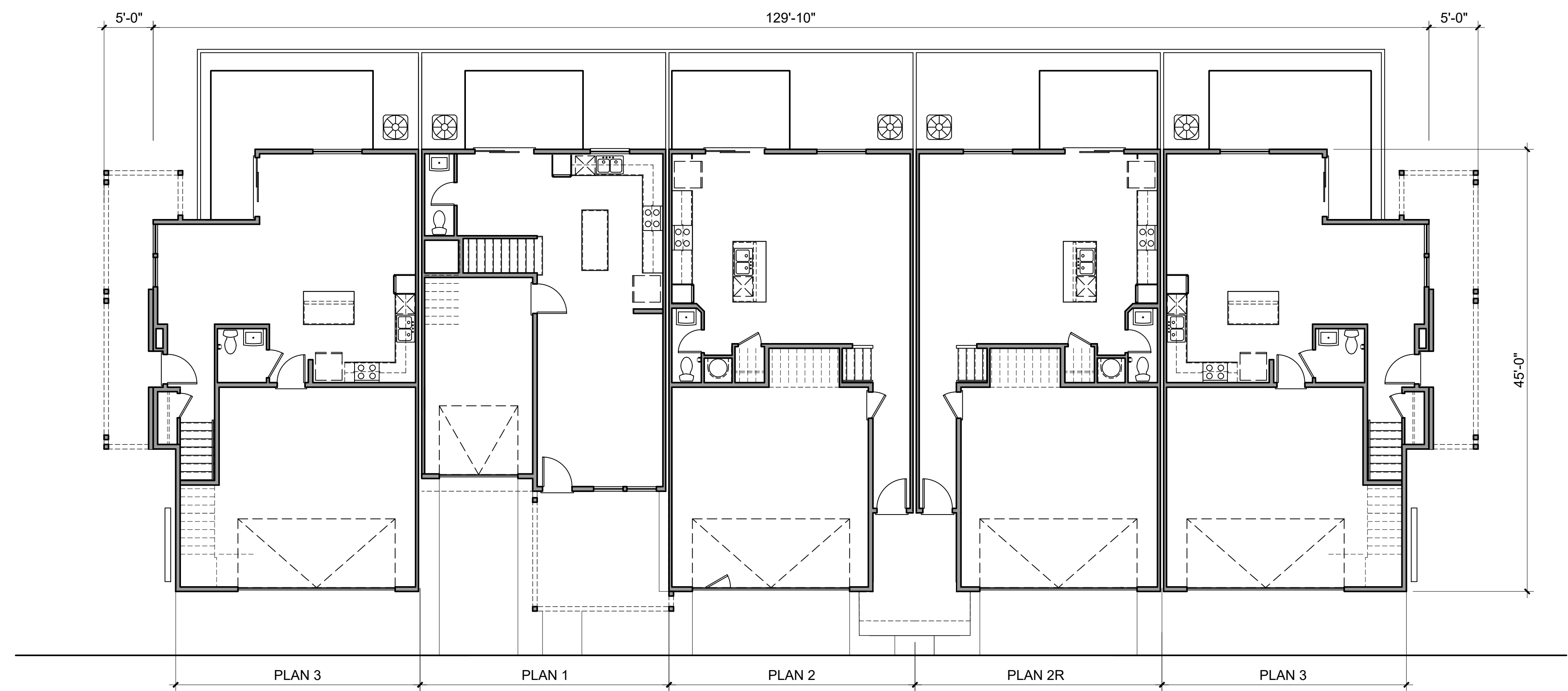
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SCALE: 3/32"=1'-0"

TOWNHOME - TYPICAL CLUSTER

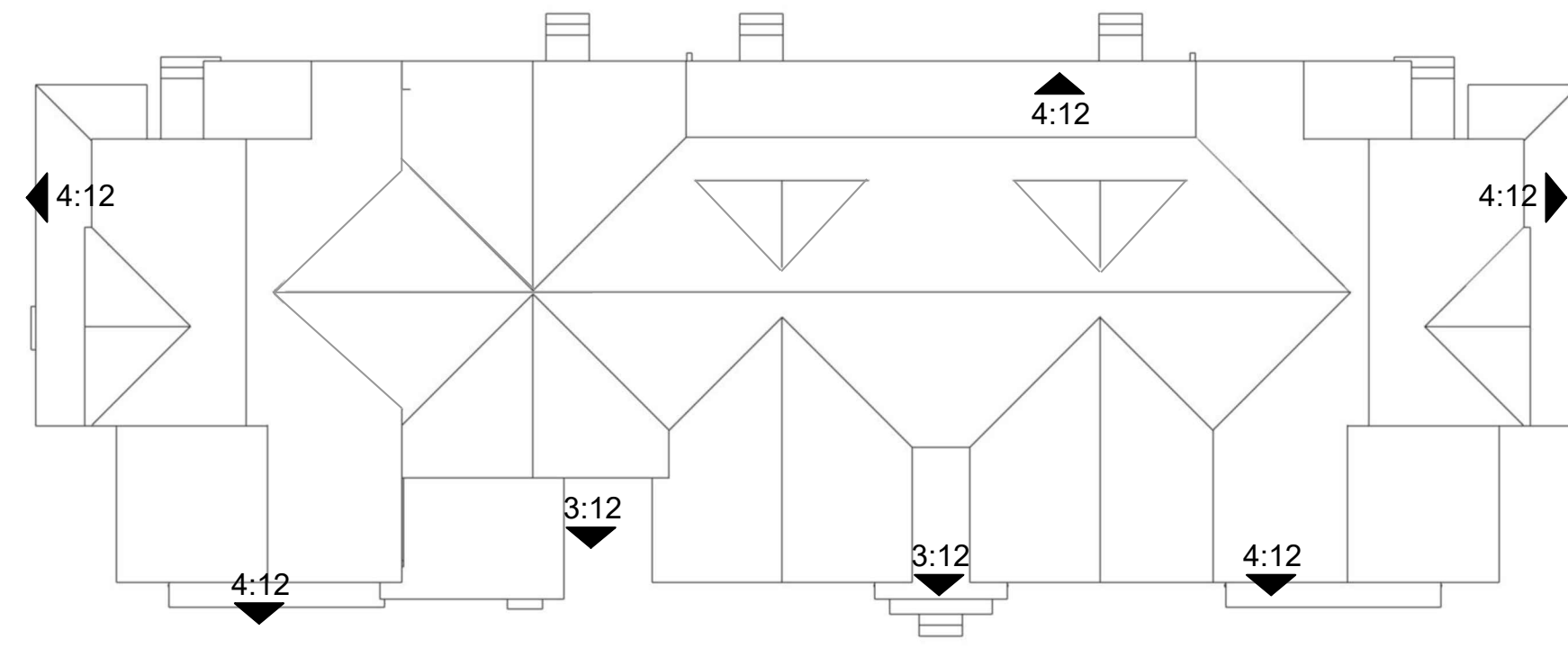
28 OF 51



SECOND FLOOR



FIRST FLOOR



ROOF PLAN
 SCALE: 1/16" = 1'-0"
 PITCH: 6:12 U.N.O.
 RAKE: 1'-6"
 EAVE: 1'-6"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



- MATERIAL LEGEND**
1. ASPHALT SHINGLE ROOFING
 2. HORIZONTAL SIDING
 3. BOARD AND BATTEN SIDING
 4. COMPOSITE TRIM
 5. VINYL WINDOWS
 6. ENTRY DOOR
 7. LIGHT FIXTURE
 8. METAL SECTIONAL GARAGE

FRONT ELEVATION



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 FIRESTONE, CO # 2023-0773

CONCEPTUAL DESIGN
 MAY 16, 2025

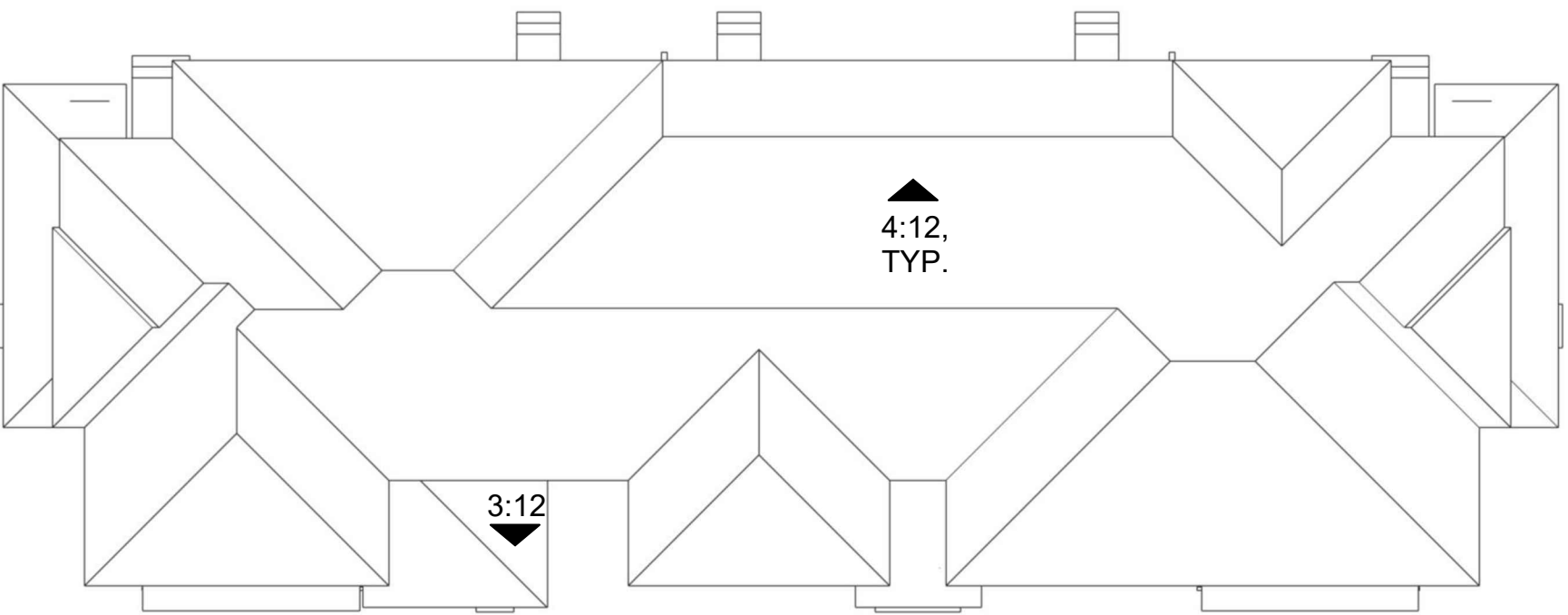
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 SCALE: 1/8"=1'-0"

TOWNHOME - EXTERIOR ELEVATIONS
 GABLE #1

30 OF 51



LEFT ELEVATION- STOOP



ROOF PLAN
 SCALE: 1/16" = 1'-0"
 PITCH: 4:12 U.N.O.
 RAKE: 1'-6"
 EAVE: 1'-6"



RIGHT ELEVATION



REAR ELEVATION

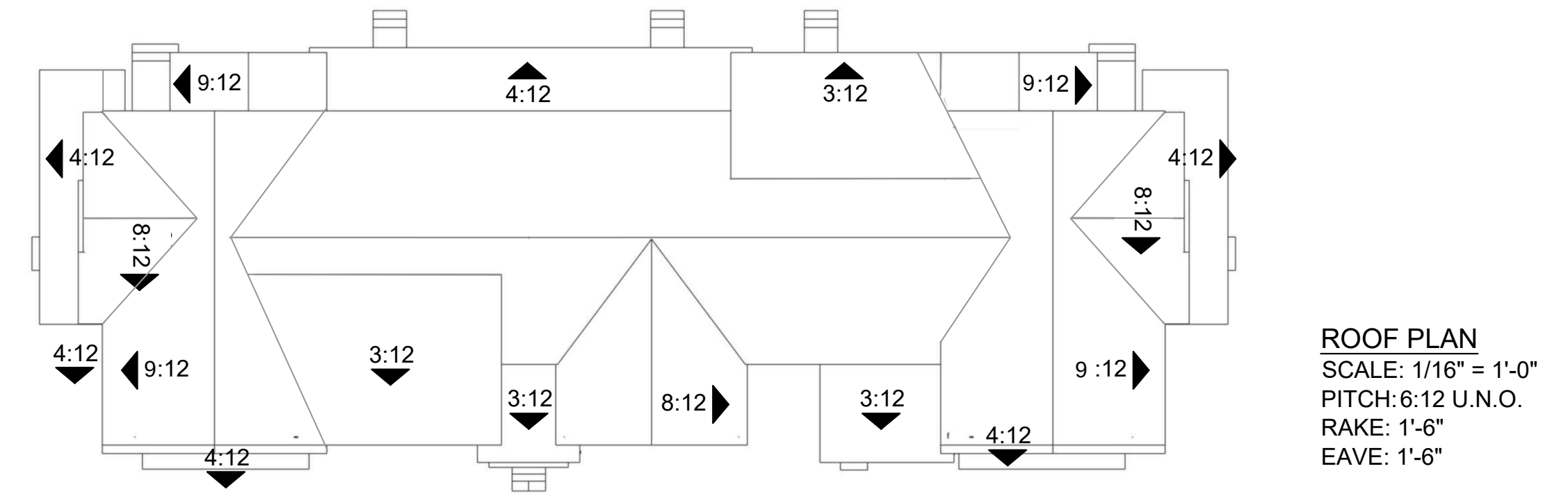


LEFT ELEVATION

- MATERIAL LEGEND**
1. ASPHALT SHINGLE ROOFING
 2. HORIZONTAL SIDING
 3. BOARD AND BATTEN SIDING
 4. COMPOSITE TRIM
 5. VINYL WINDOWS
 6. ENTRY DOOR
 7. LIGHT FIXTURE
 8. METAL SECTIONAL GARAGE



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

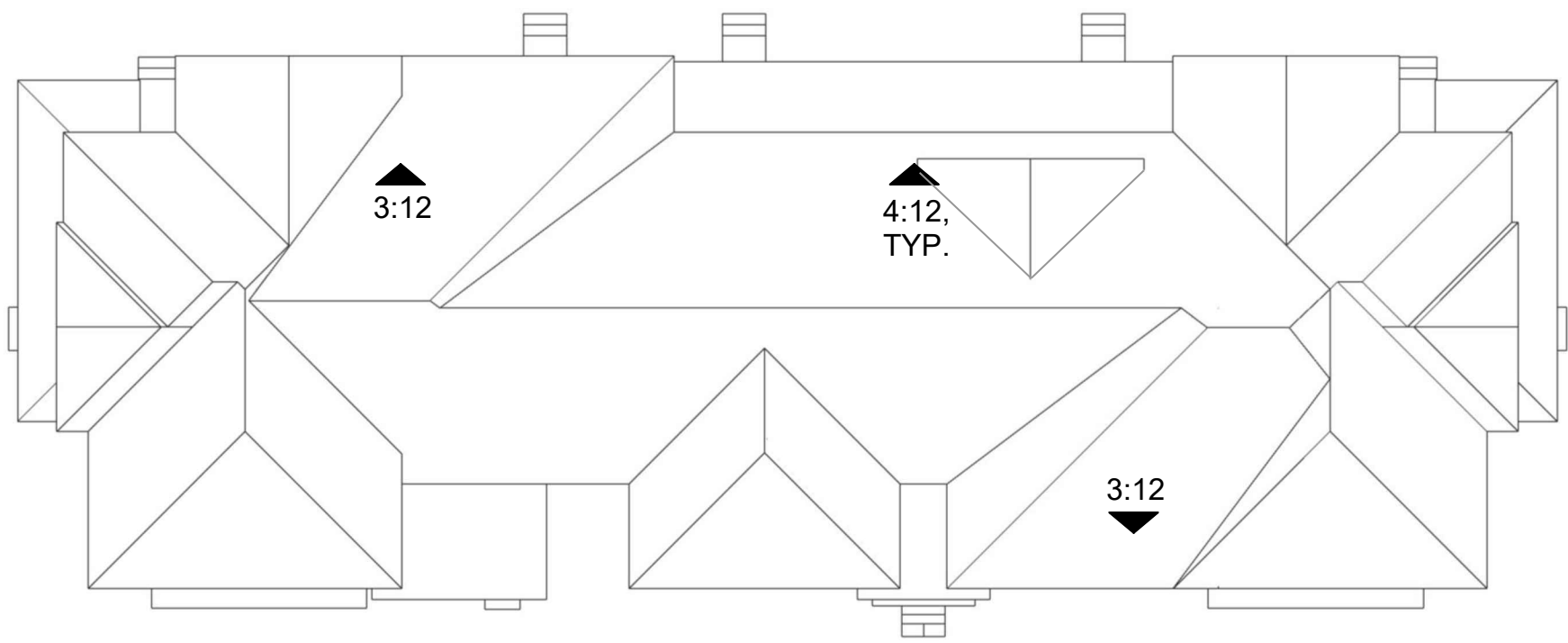


- MATERIAL LEGEND**
1. ASPHALT SHINGLE ROOFING
 2. HORIZONTAL SIDING
 3. BOARD AND BATTEN SIDING
 4. COMPOSITE TRIM
 5. VINYL WINDOWS
 6. ENTRY DOOR
 7. LIGHT FIXTURE
 8. METAL SECTIONAL GARAGE

FRONT ELEVATION



RIGHT ELEVATION- STOOP



ROOF PLAN
 SCALE: 1/16" = 1'-0"
 PITCH: 4:12 U.N.O.
 RAKE: 1'-6"
 EAVE: 1'-6"



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

- MATERIAL LEGEND**
- 1. ASPHALT SHINGLE ROOFING
 - 2. HORIZONTAL SIDING
 - 3. BOARD AND BATTEN SIDING
 - 4. COMPOSITE TRIM
 - 5. VINYL WINDOWS
 - 6. ENTRY DOOR
 - 7. LIGHT FIXTURE
 - 8. METAL SECTIONAL GARAGE



FRONT ELEVATION



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 FIRESTONE, CO # 2023-0773

CONCEPTUAL DESIGN
 MAY 16, 2025

0 4 8 16
 SCALE: 1/8"=1'-0"

TOWNHOME - EXTERIOR ELEVATIONS
 PLAINS MODERN



LEFT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

- MATERIAL LEGEND**
- 1. ASPHALT SHINGLE ROOFING
 - 2. HORIZONTAL SIDING
 - 3. BOARD AND BATTEN SIDING
 - 4. COMPOSITE TRIM
 - 5. VINYL WINDOWS
 - 6. ENTRY DOOR
 - 7. LIGHT FIXTURE
 - 8. METAL SECTIONAL GARAGE



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FIRESTONE, CO # 2023-0773

CONCEPTUAL DESIGN
MAY 16, 2025

0 4 8 16
SCALE: 1/8"=1'-0"

TOWNHOME - EXTERIOR ELEVATIONS
GABLE #1 & GABLE #2



- MATERIAL LEGEND**
- 1. ASPHALT SHINGLE ROOFING
 - 2. HORIZONTAL SIDING
 - 3. BOARD AND BATTEN SIDING
 - 4. COMPOSITE TRIM
 - 5. VINYL WINDOWS
 - 6. ENTRY DOOR
 - 7. LIGHT FIXTURE
 - 8. METAL SECTIONAL GARAGE



LEFT ELEVATION



FRONT ELEVATION



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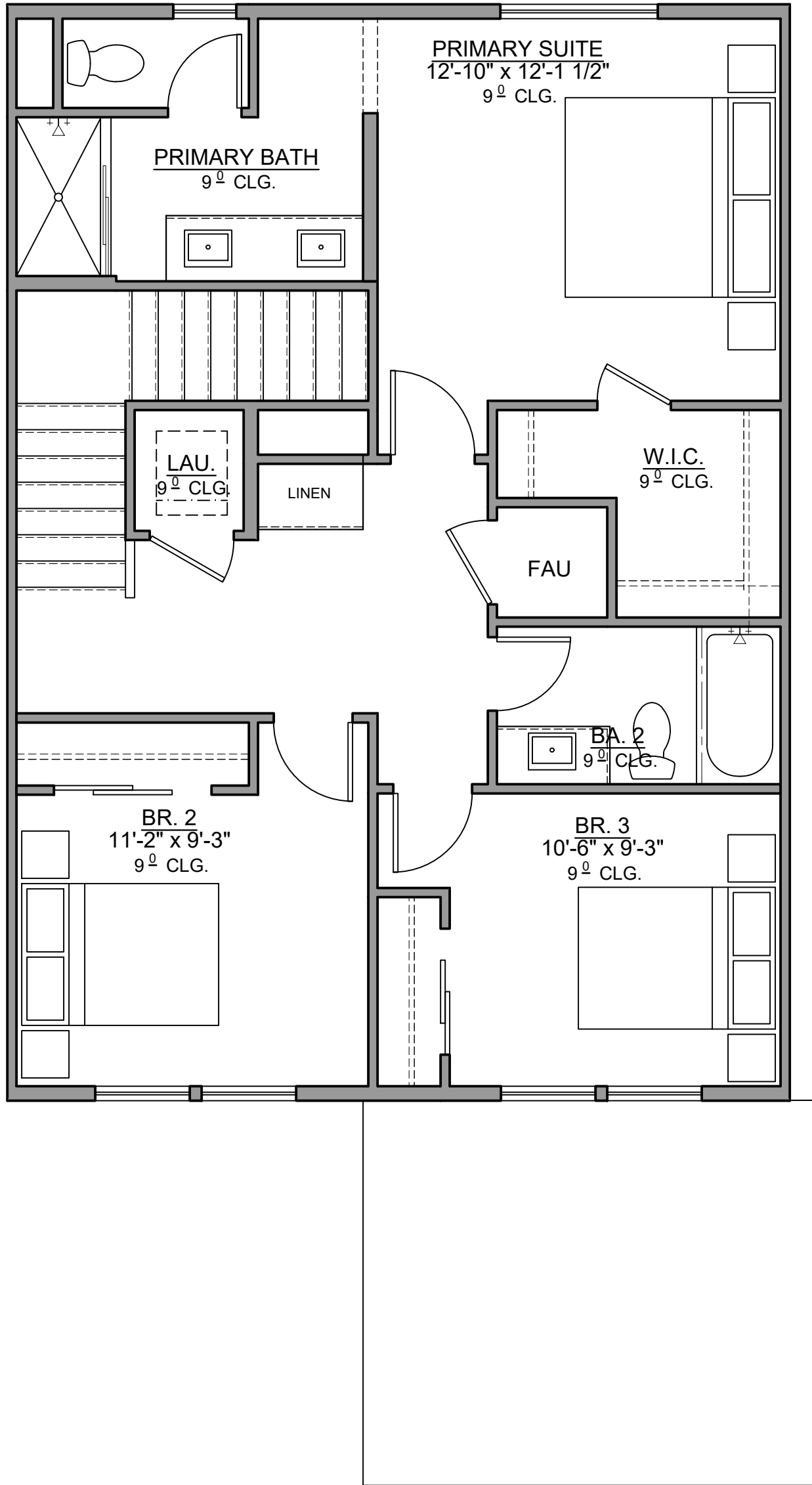
BAREFOOT
FIRESTONE, CO # 2023-0773

CONCEPTUAL DESIGN
MAY 16, 2025 5

0 4 8 16
SCALE: 1/8"=1'-0"

TOWNHOME - EXTERIOR ELEVATIONS
PLAINS TRADITIONAL & PLAINS MODERN

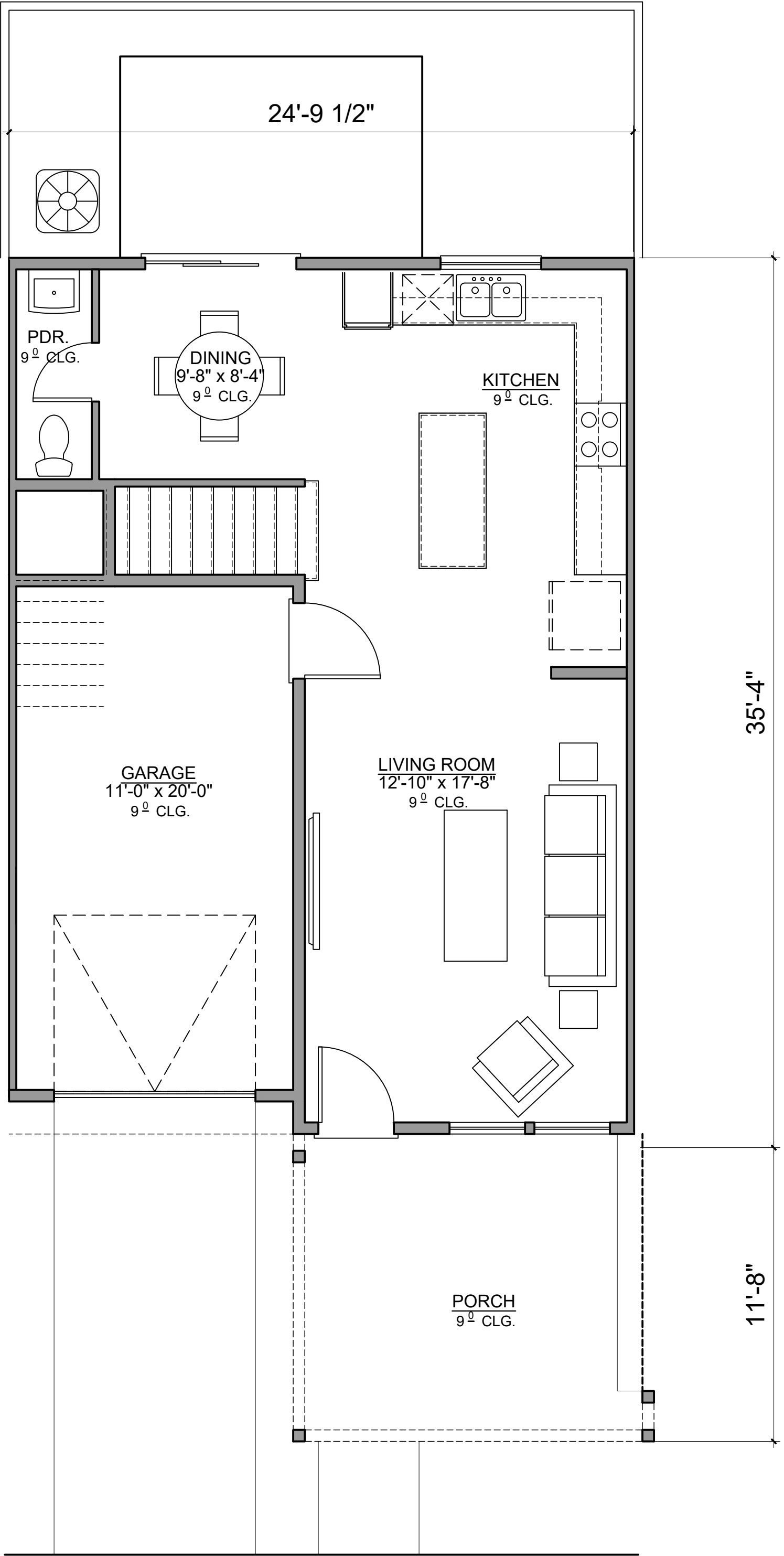
35 OF 51



SECOND FLOOR

PLAN 1
3 BED / 2.5 BATHS

GROSS SQ. FT.	
1ST FLOOR	618 SQ. FT.
2ND FLOOR	822 SQ. FT.
TOTAL LIVING	1441 SQ. FT.
PORCH	142 SQ. FT.
GARAGE	231 SQ. FT.



FIRST FLOOR



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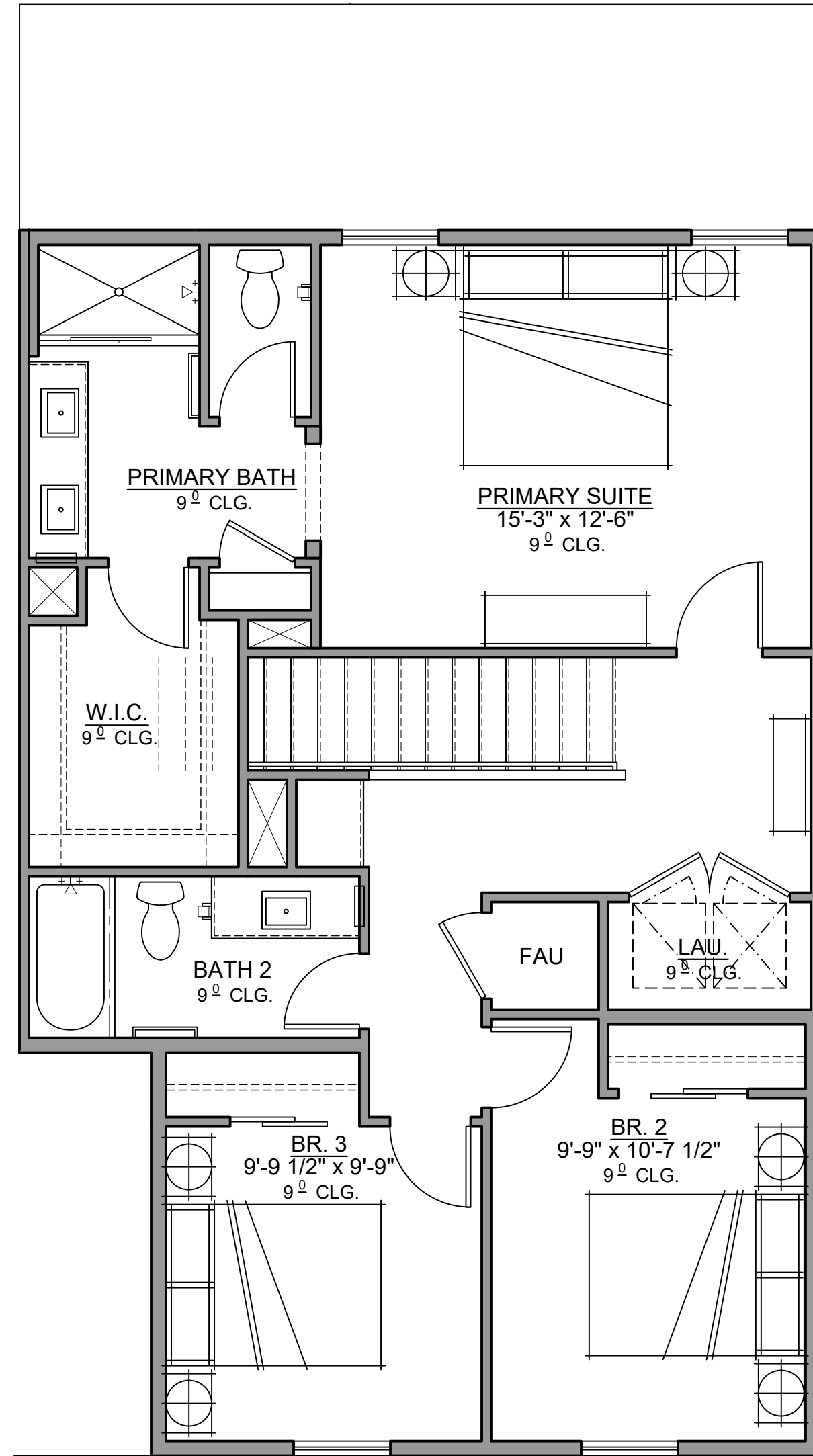
Brookfield Residential
3200 Park Center, Suite 1000
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BAREFOOT
FIRESTONE, CO # 2023-0773

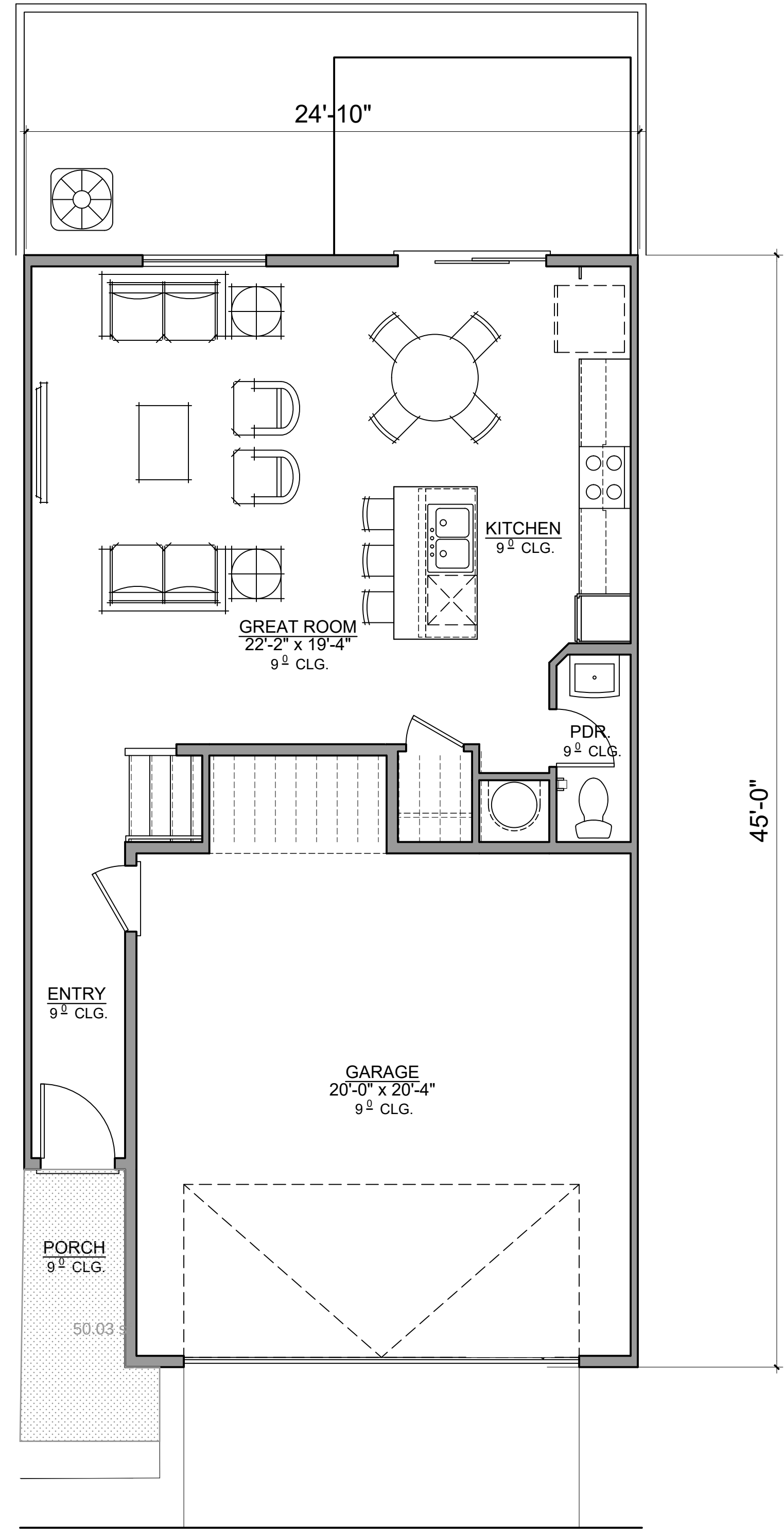
CONCEPTUAL DESIGN
MAY 16, 2025

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

TOWNHOME - UNIT PLANS
PLAN 1



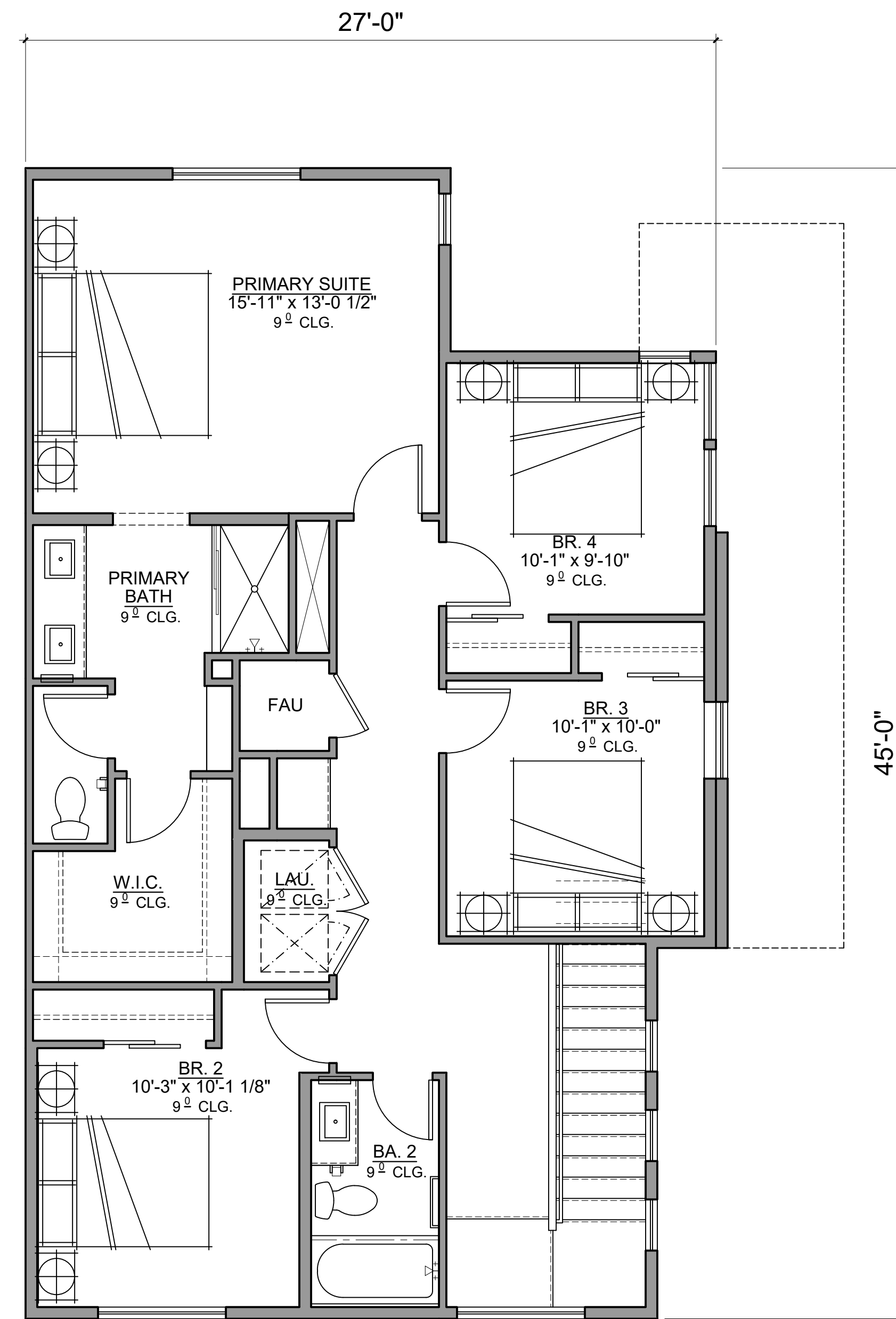
SECOND FLOOR



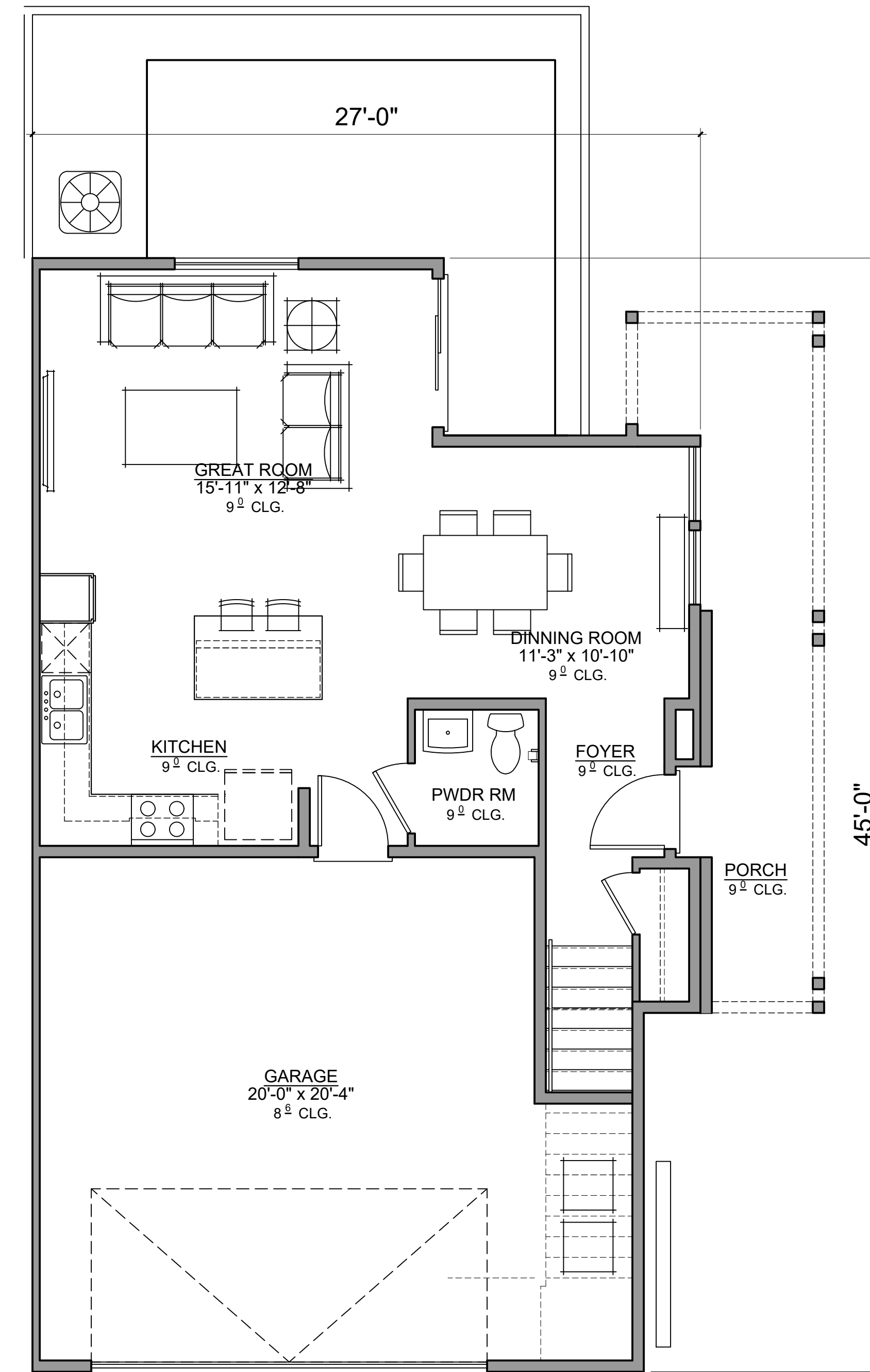
FIRST FLOOR

PLAN 2
3 BED / 2.5 BATHS

GROSS SQ. FT.	
1ST FLOOR	659 SQ. FT.
2ND FLOOR	866 SQ. FT.
TOTAL LIVING	1525 SQ. FT.
PORCH	54 SQ. FT.
GARAGE	453 SQ. FT.



SECOND FLOOR



FIRST FLOOR

PLAN 3
4 BED / 2.5 BATHS

GROSS SQ. FT.	
1ST FLOOR	678 SQ. FT.
2ND FLOOR	1049 SQ. FT.
TOTAL LIVING	1727 SQ. FT.
PORCH	111 SQ. FT.
GARAGE	470 SQ. FT.

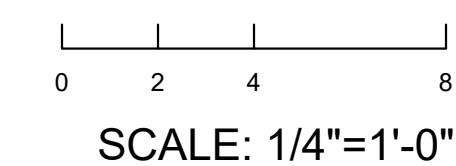


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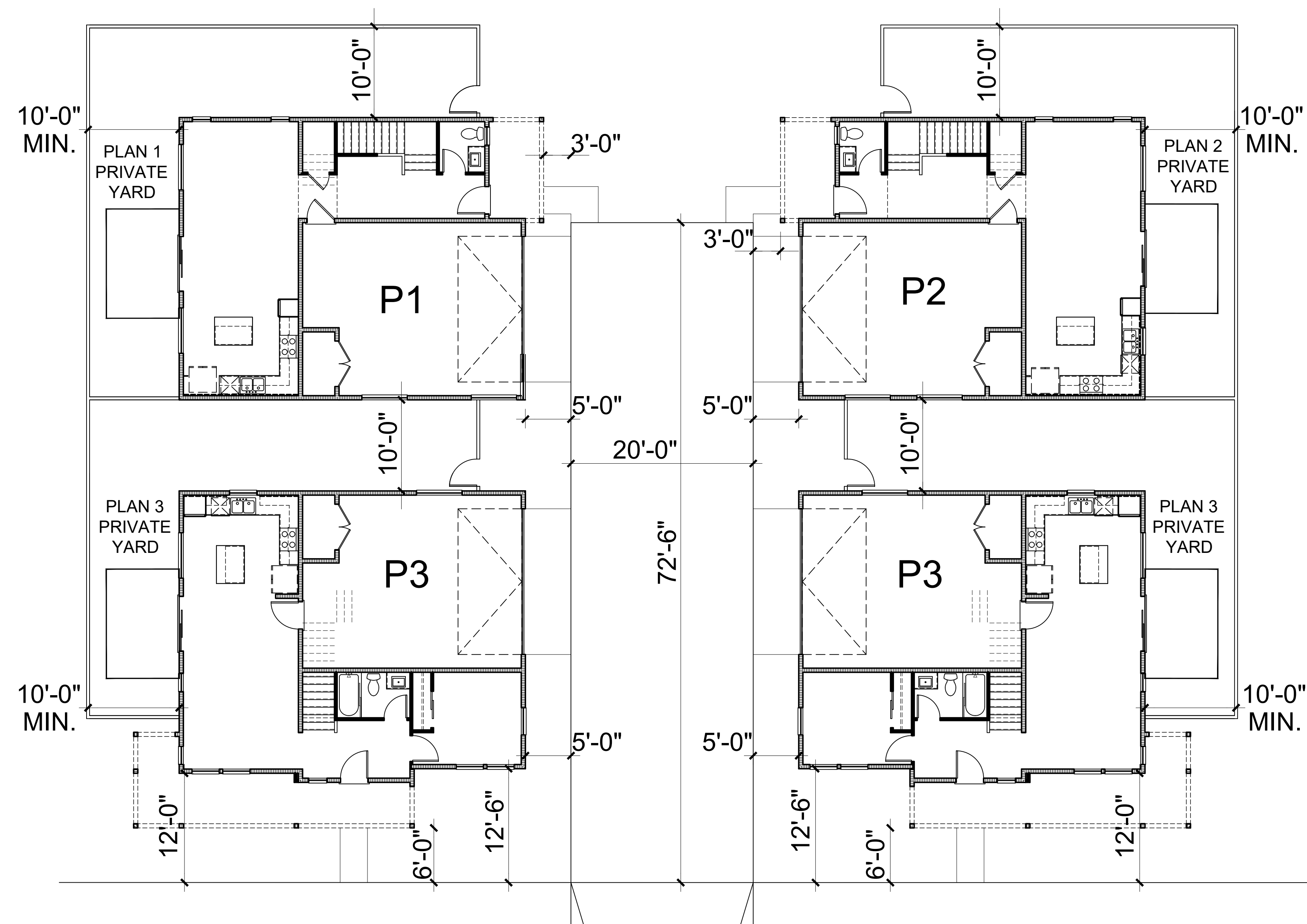
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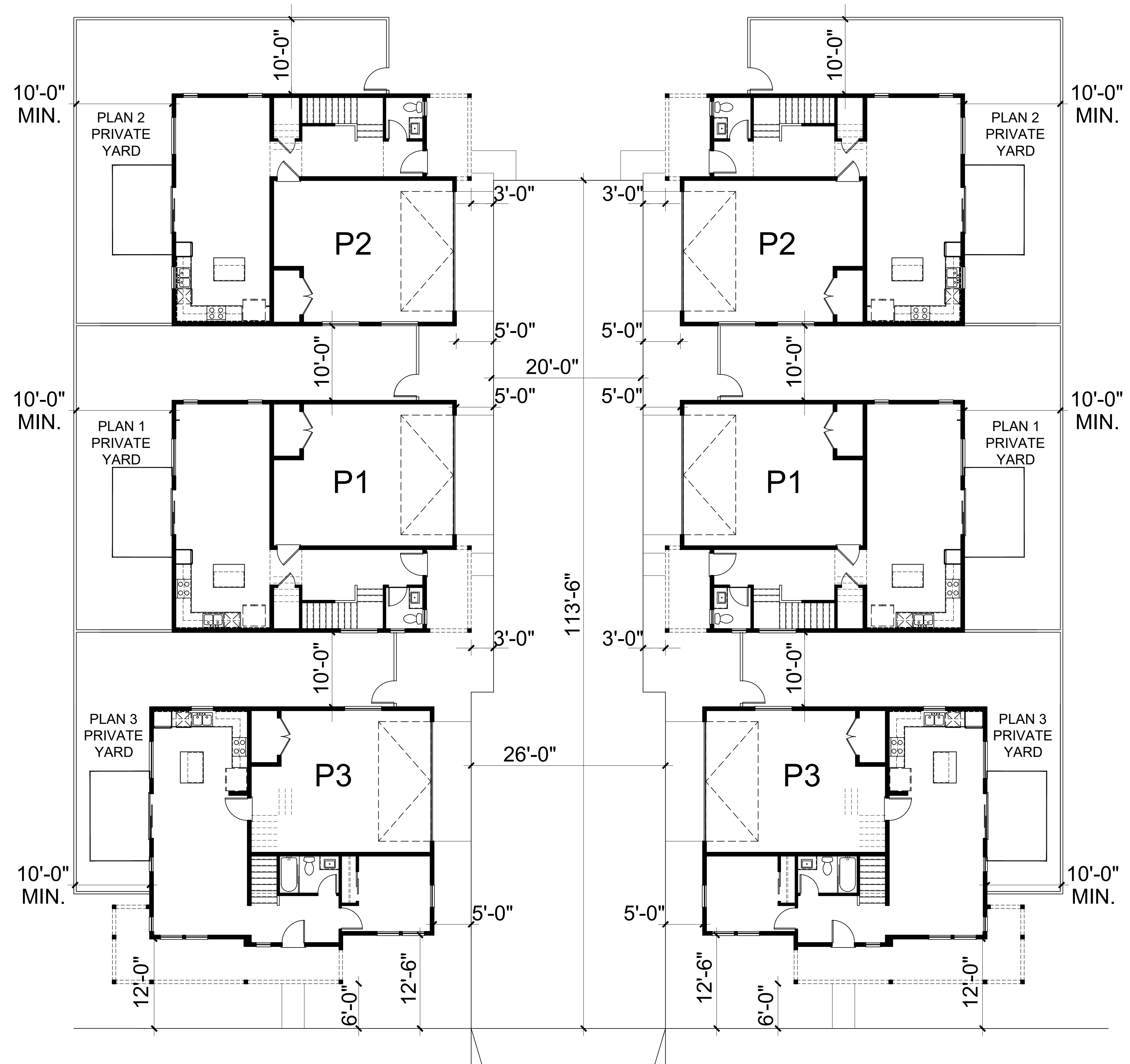
CONCEPTUAL DESIGN
MAY 16, 2025



TOWNHOME - UNIT PLANS
PLAN 3



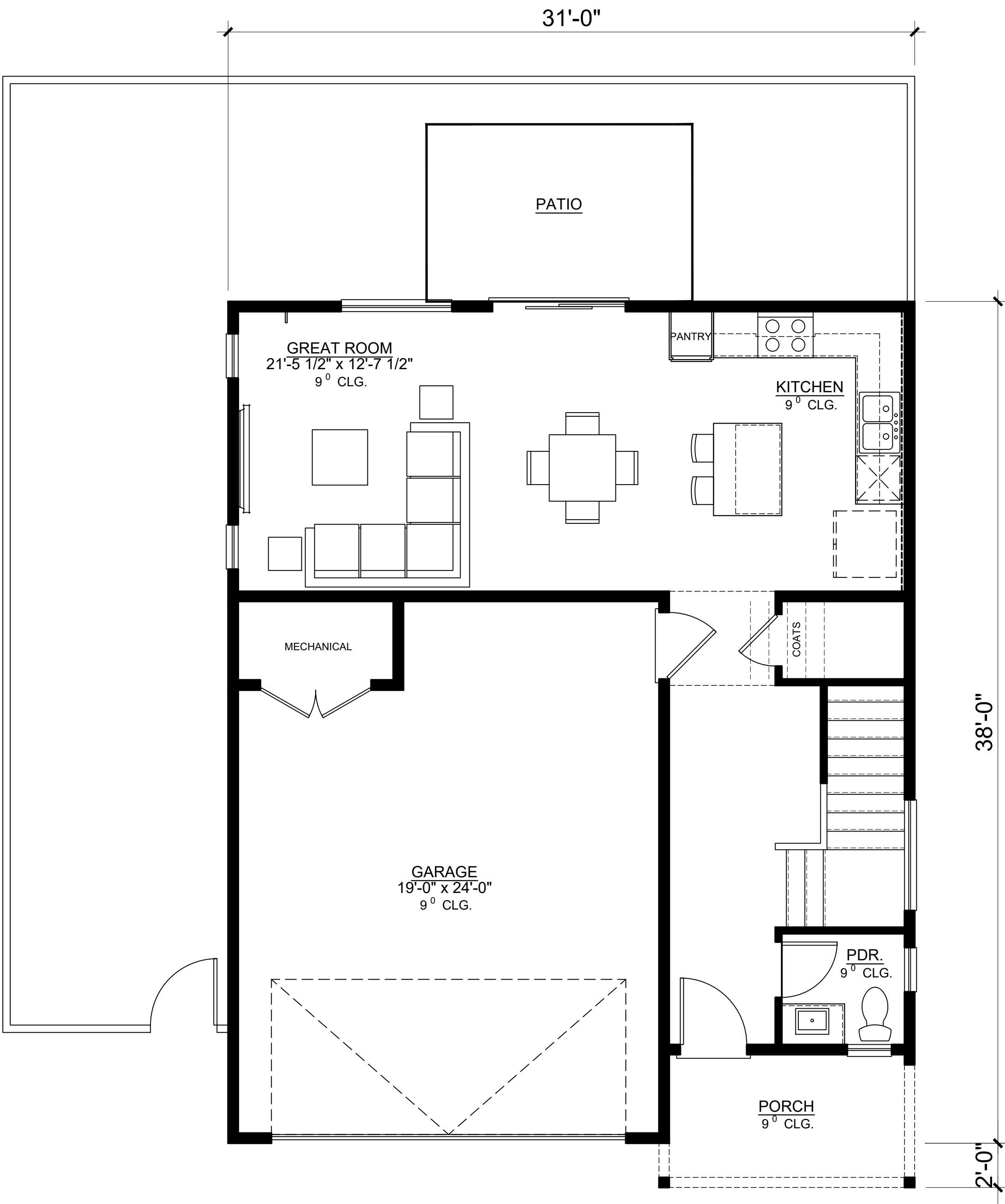
TYPICAL 4 PACK CLUSTER



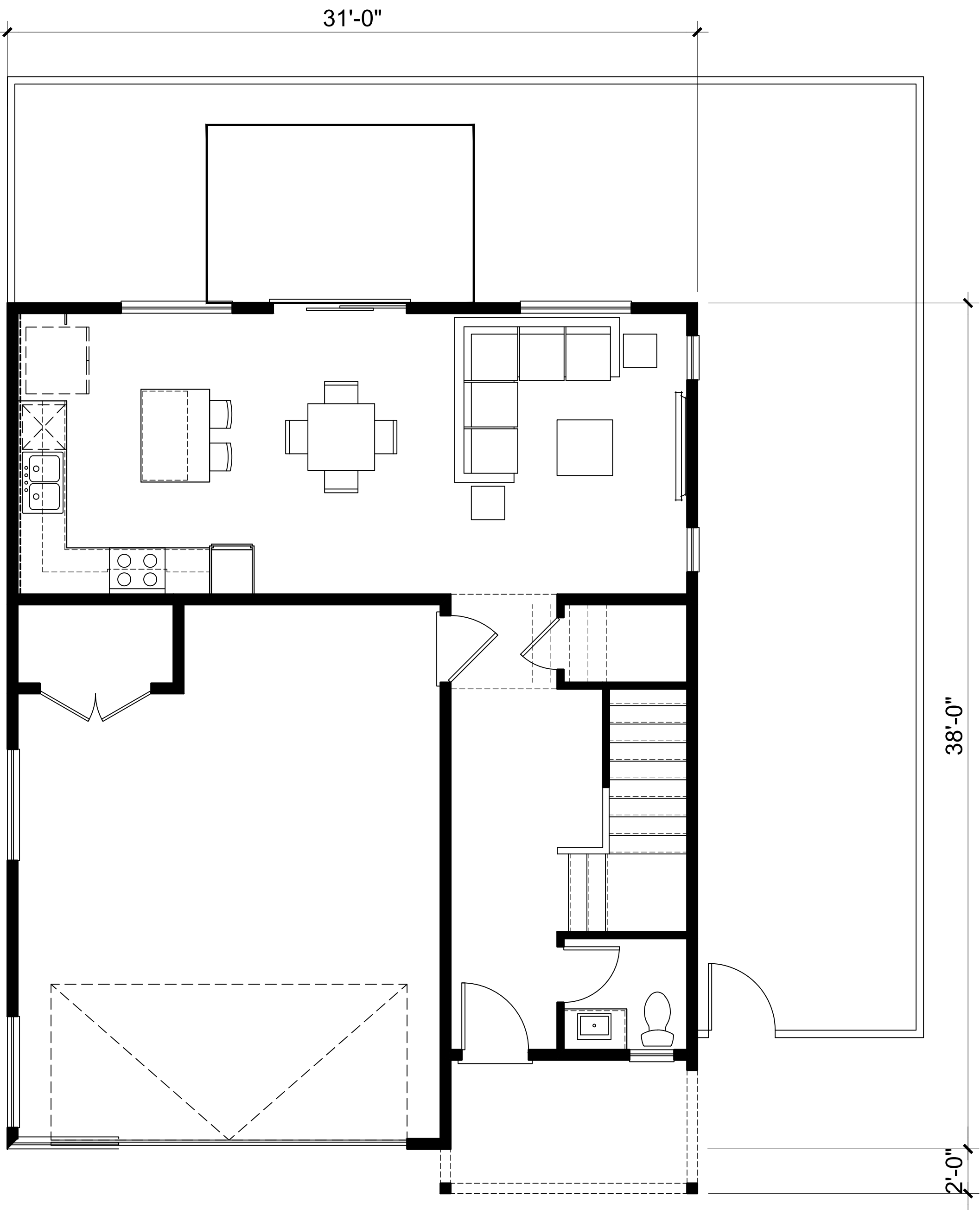
TYPICAL 6 PACK CLUSTER



SECOND FLOOR



FIRST FLOOR -6 PACK CLUSTER



FIRST FLOOR -4 PACK CLUSTER

PLAN 1
3 BED / 2.5 BATHS

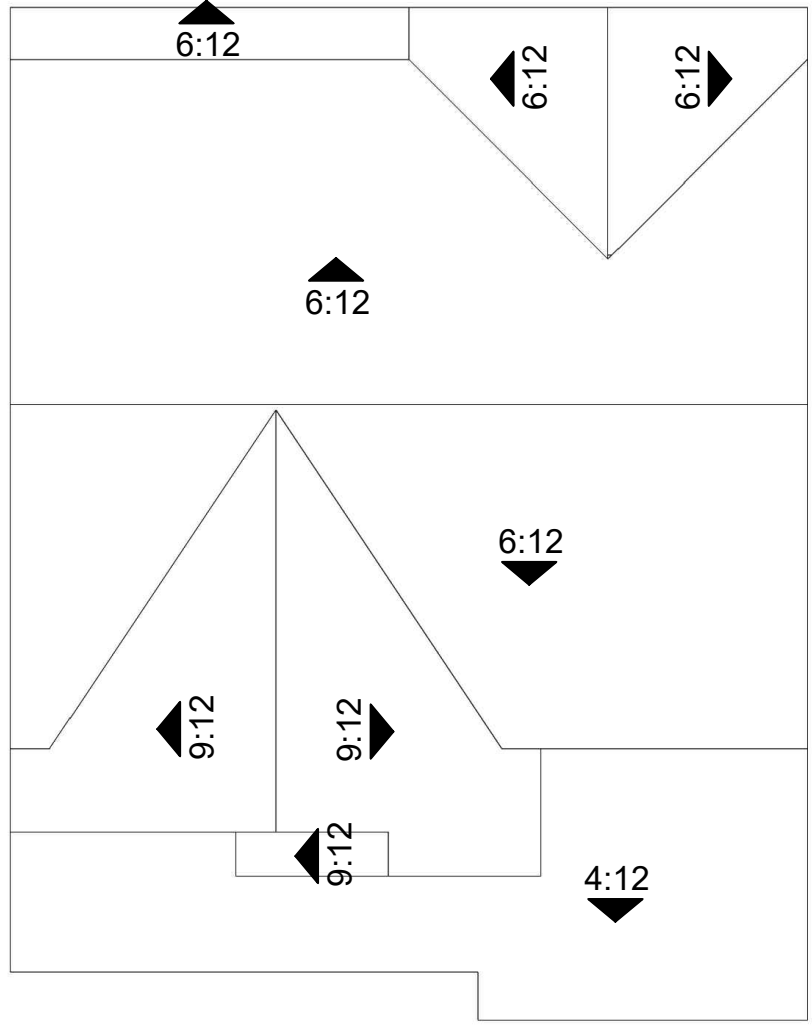
GROSS SQ. FT.	
1ST FLOOR	656 SQ. FT.
2ND FLOOR	897 SQ. FT.
TOTAL LIVING	1553 SQ. FT.
PORCH	67 SQ. FT.
GARAGE	478 SQ. FT.



RIGHT ELEVATION



REAR ELEVATION



ROOF PLAN
SCALE: 1/8" = 1'-0"
RAKE: 1'-0"
EAVE: 1'-0"



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

- 1. ASPHALT SHINGLE ROOFING
- 2. HORIZONTAL SIDING
- 3. BOARD AND BATTEN SIDING
- 4. COMPOSITE TRIM
- 5. VINYL WINDOWS
- 6. ENTRY DOOR
- 7. DECORATIVE POT SHELF
- 8. LIGHT FIXTURE
- 9. METAL SECTIONAL GARAGE



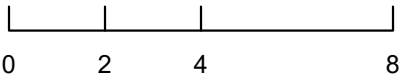
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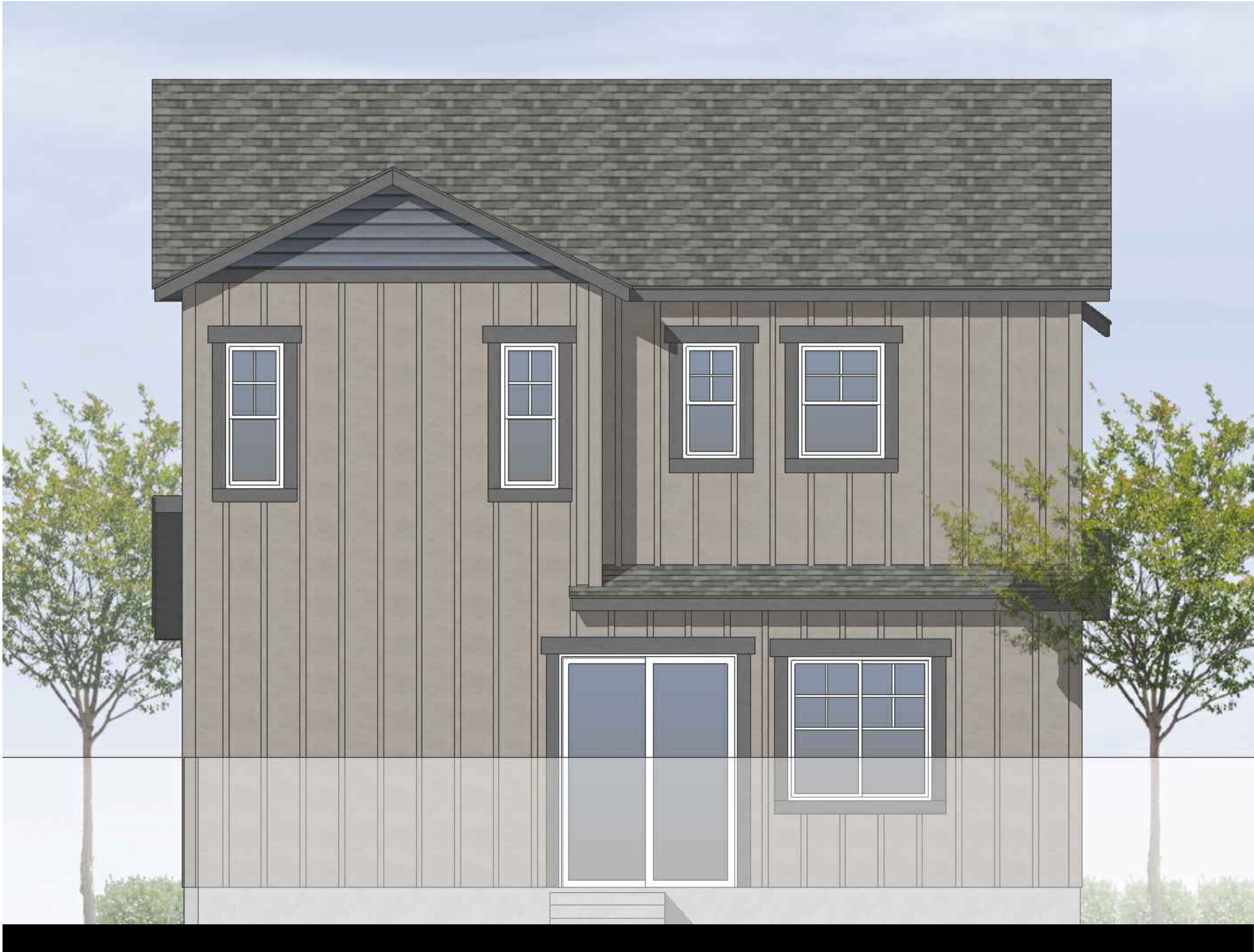
CONCEPTUAL DESIGN
MARCH 24, 2025



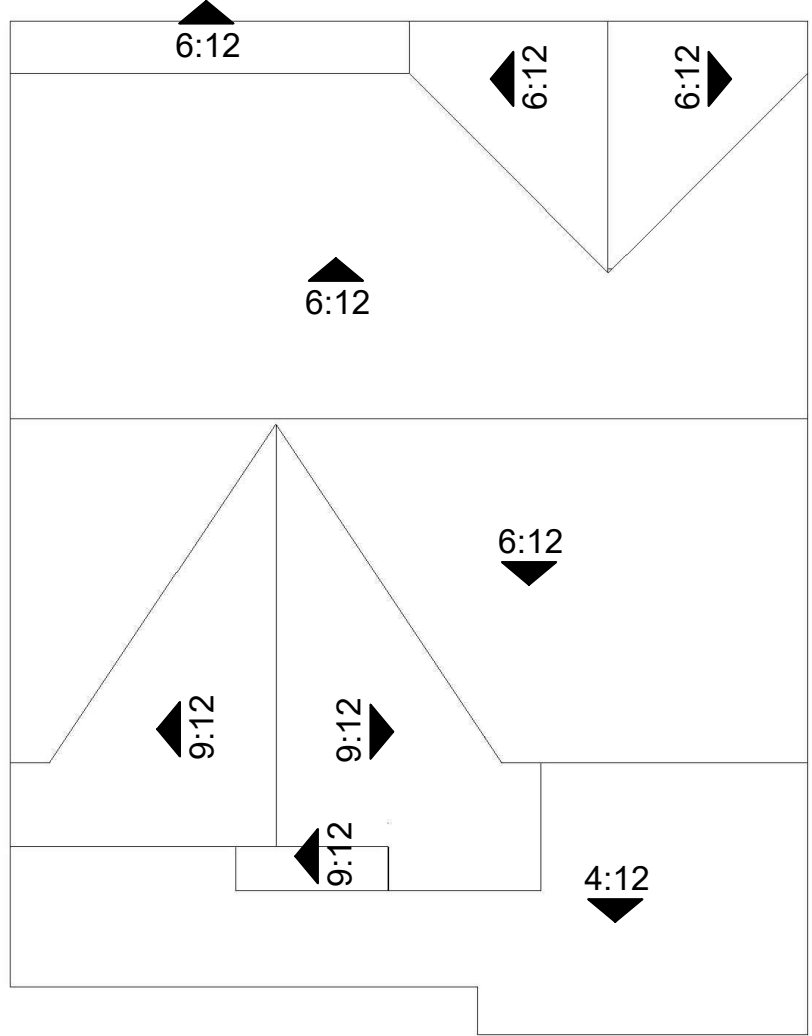
PLAN 1 - EXTERIOR ELEVATIONS
4 PLEX - FOLK HOUSE CLASSIC



RIGHT ELEVATION



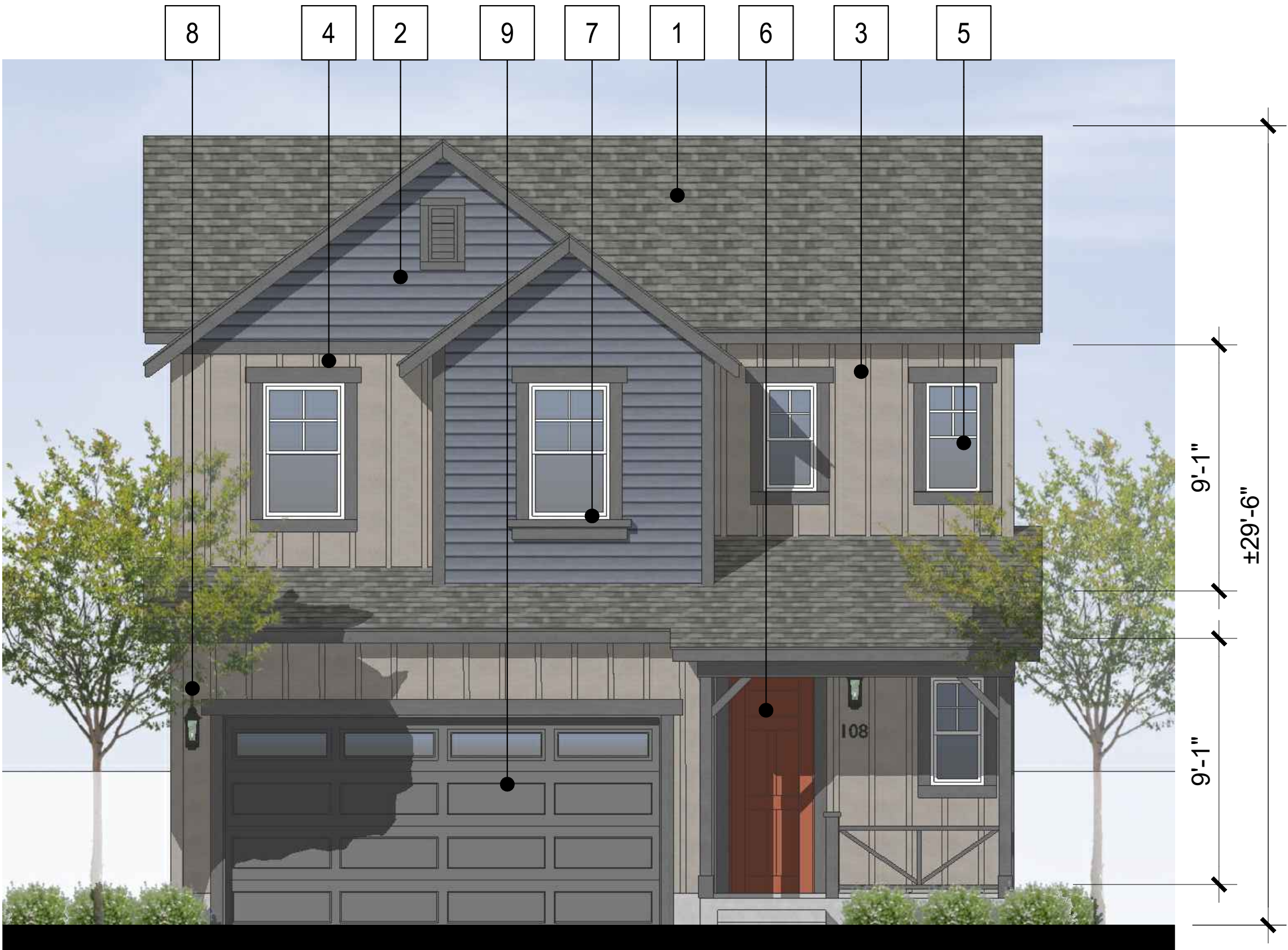
REAR ELEVATION



ROOF PLAN
SCALE: 1/8" = 1'-0"
RAKE: 1'-0"
EAVE: 1'-0"



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

- 1. ASPHALT SHINGLE ROOFING
- 2. HORIZONTAL SIDING
- 3. BOARD AND BATTEN SIDING
- 4. COMPOSITE TRIM
- 5. VINYL WINDOWS
- 6. ENTRY DOOR
- 7. DECORATIVE POT SHELF
- 8. LIGHT FIXTURE
- 9. METAL SECTIONAL GARAGE

9'-1"
±29'-6"
9'-1"



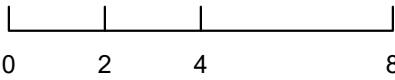
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BROOKFIELD PROPERTIES

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BAREFOOT
FIRESTONE, CO # 20230773

CONCEPTUAL DESIGN
MARCH 24, 2025



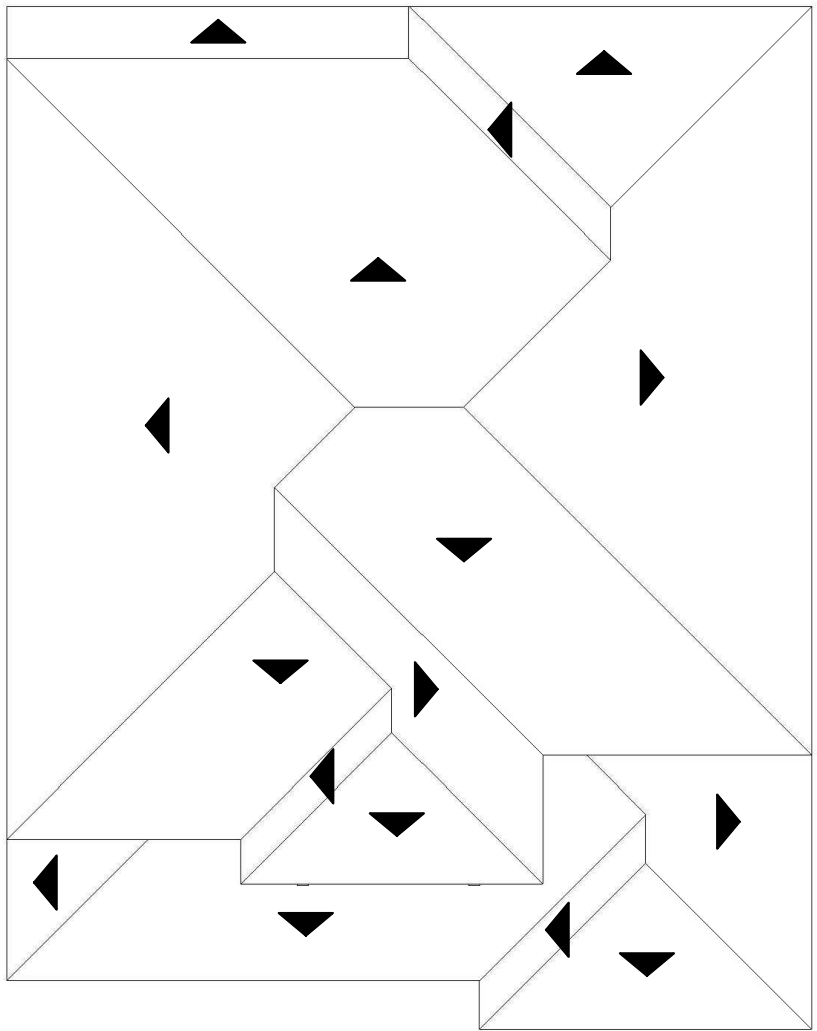
PLAN 1 - EXTERIOR ELEVATIONS
6 PLEX - FOLK HOUSE CLASSIC



RIGHT ELEVATION



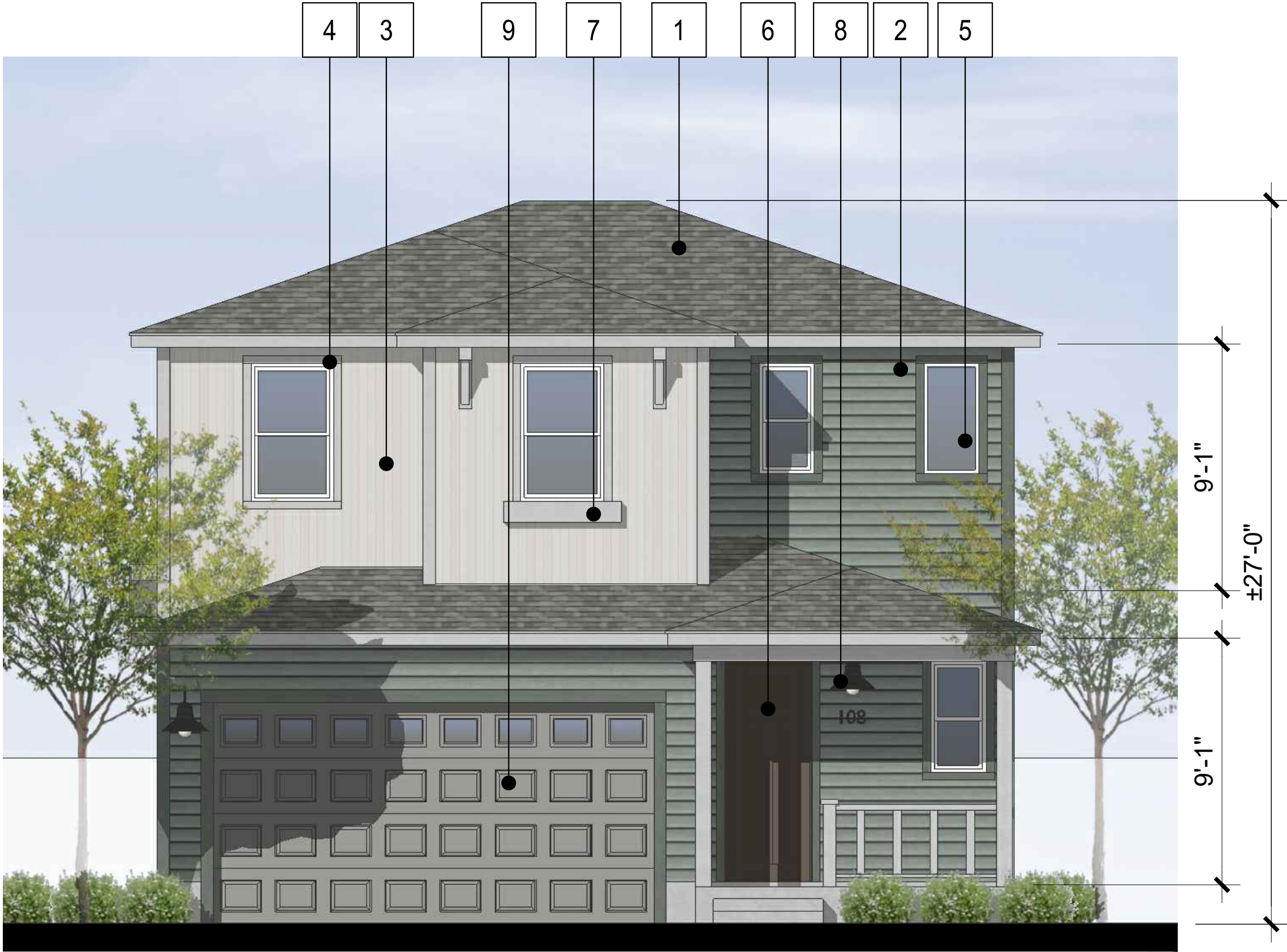
REAR ELEVATION



ROOF PLAN
SCALE: 1/8" = 1'-0"
PITCH: 4:12
EAVE: 1'-0"



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

- 1. ASPHALT SHINGLE ROOFING
- 2. HORIZONTAL SIDING
- 3. VERTICAL SIDING
- 4. COMPOSITE TRIM
- 5. VINYL WINDOWS
- 6. ENTRY DOOR
- 7. DECORATIVE POT SHELF
- 8. LIGHT FIXTURE
- 9. METAL SECTIONAL GARAGE

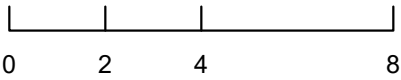


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BROOKFIELD PROPERTIES
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CONCEPTUAL DESIGN
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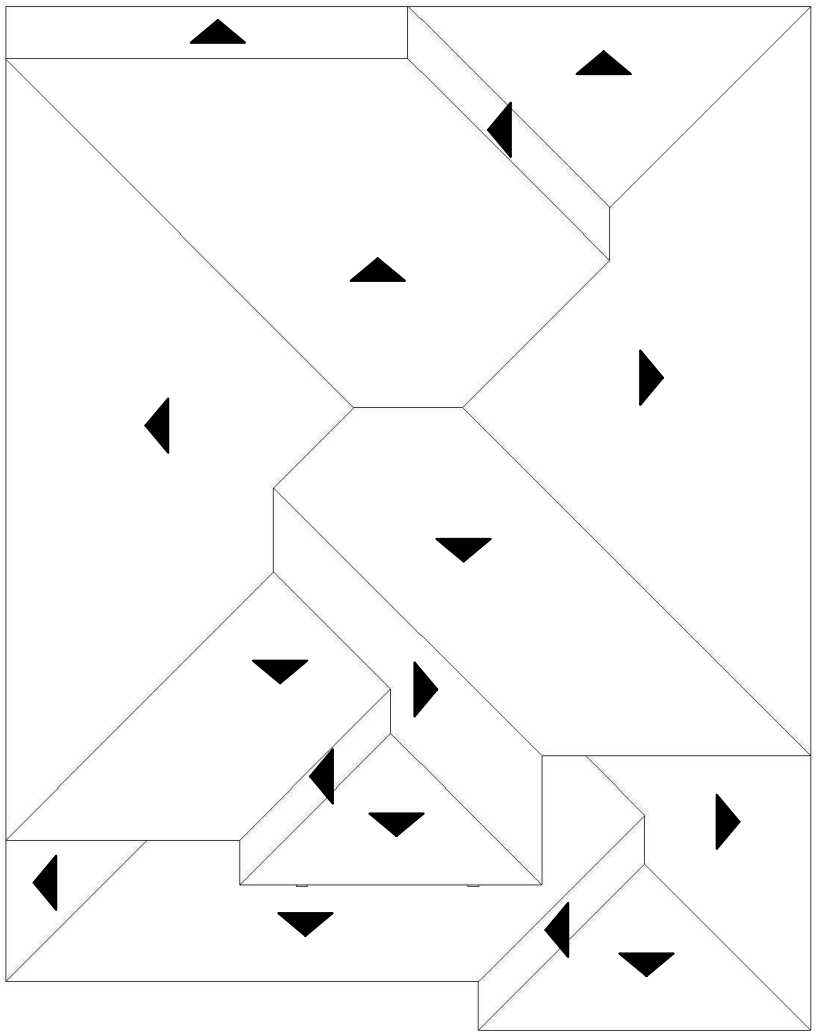
PLAN 1 - EXTERIOR ELEVATIONS
4 PLEX - PLAINS CONTEMPORARY



RIGHT ELEVATION



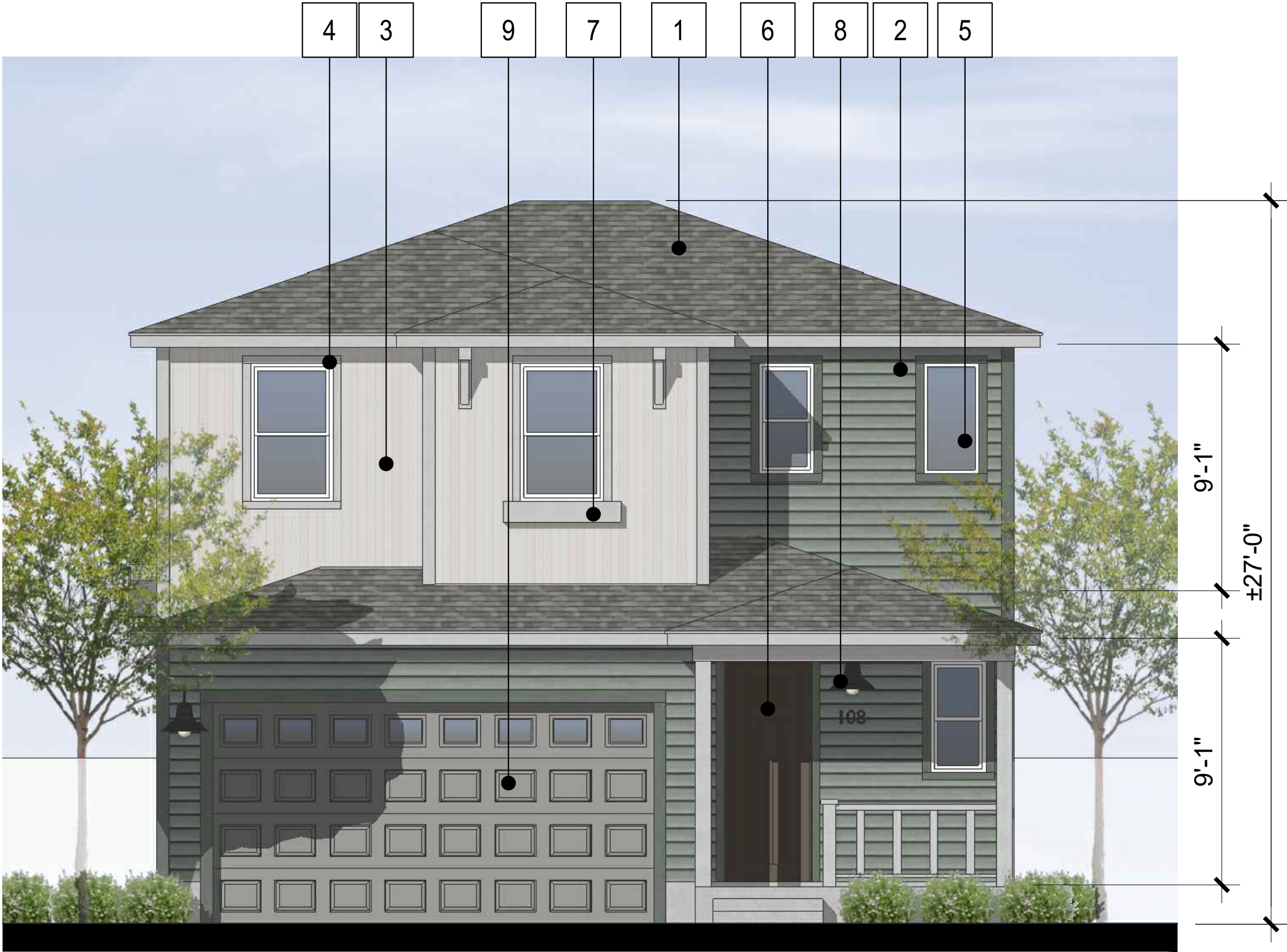
REAR ELEVATION



ROOF PLAN
SCALE: 1/8" = 1'-0"
PITCH: 4:12
EAVE: 1'-0"



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

- 1. ASPHALT SHINGLE ROOFING
- 2. HORIZONTAL SIDING
- 3. VERTICAL SIDING
- 4. COMPOSITE TRIM
- 5. VINYL WINDOWS
- 6. ENTRY DOOR
- 7. DECORATIVE POT SHELF
- 8. LIGHT FIXTURE
- 9. METAL SECTIONAL GARAGE



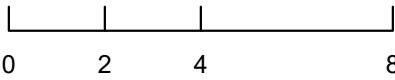
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BROOKFIELD PROPERTIES

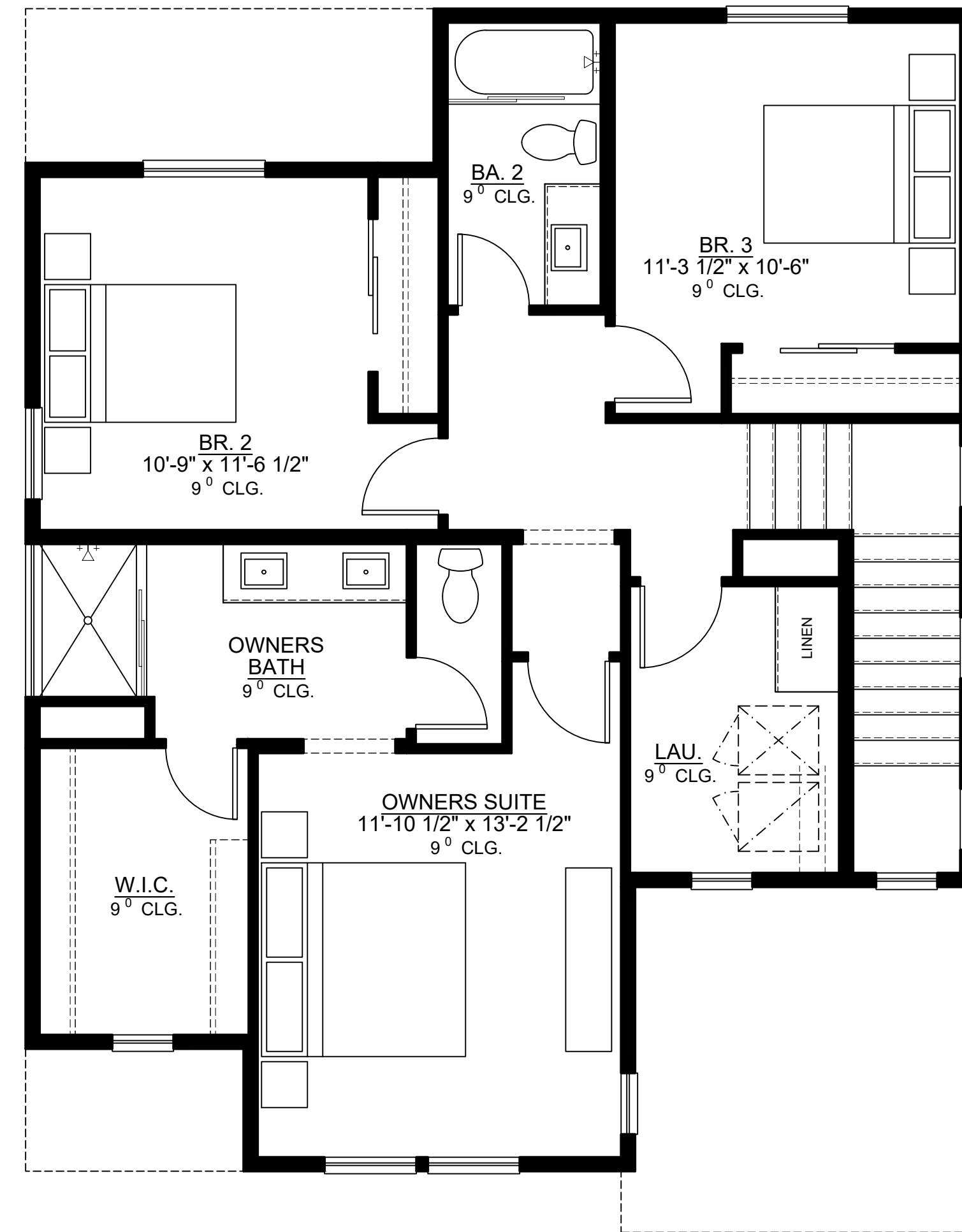
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BAREFOOT
FIRESTONE, CO # 20230773

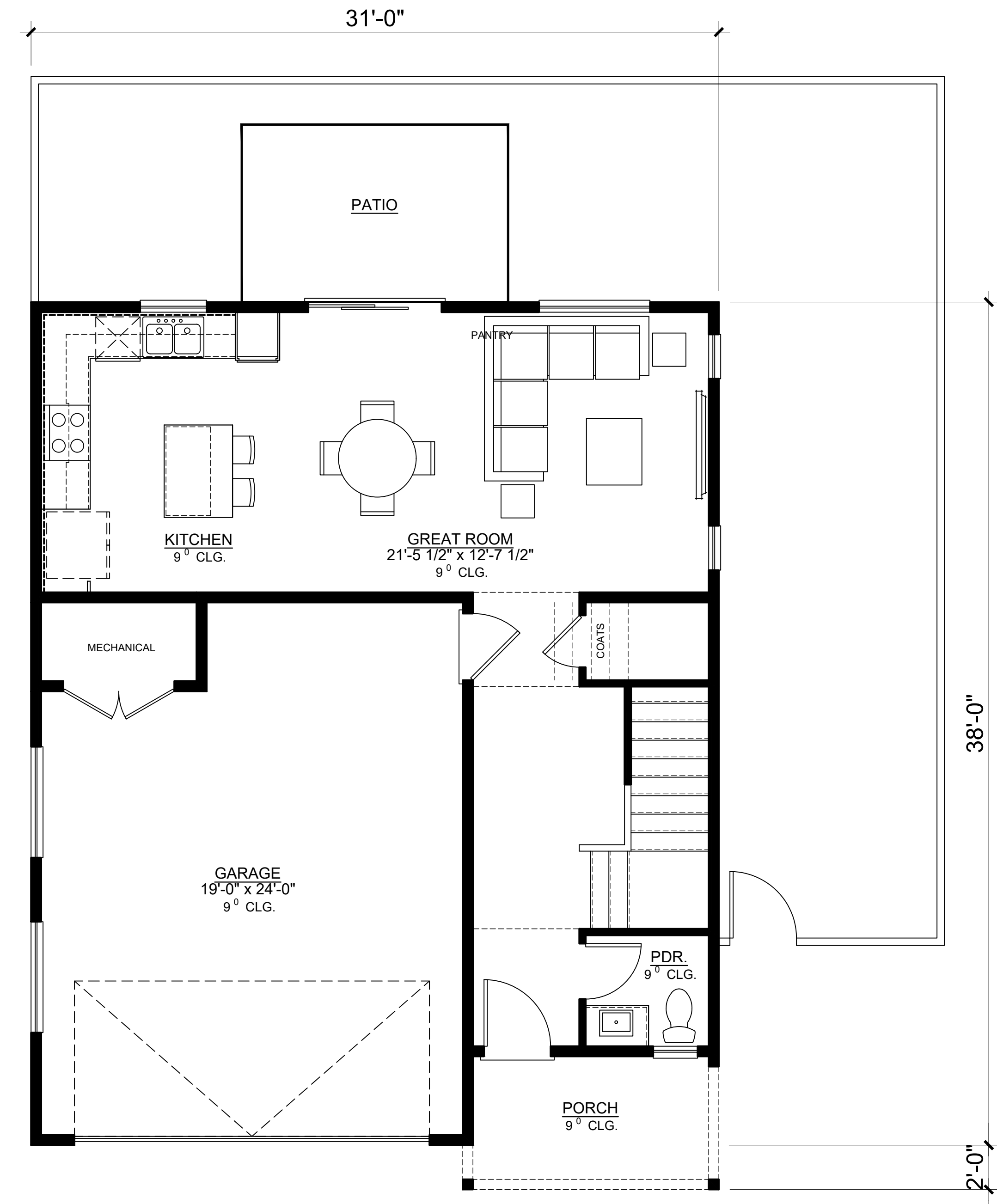
CONCEPTUAL DESIGN
MARCH 24, 2025



PLAN 1 - EXTERIOR ELEVATIONS
6 PLEX - PLAINS CONTEMPORARY



SECOND FLOOR



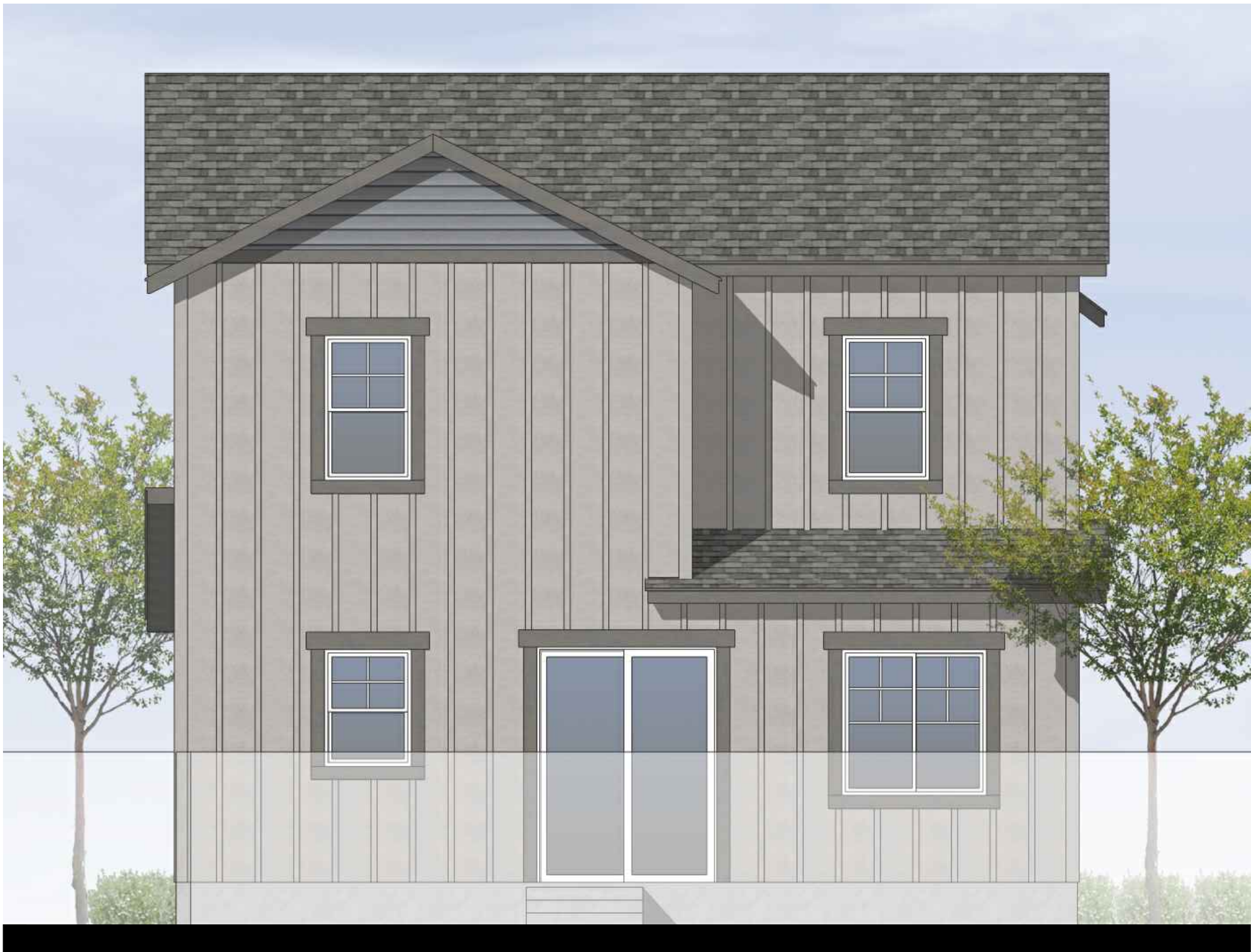
FIRST FLOOR

PLAN 2
3 BED / 2.5 BATHS

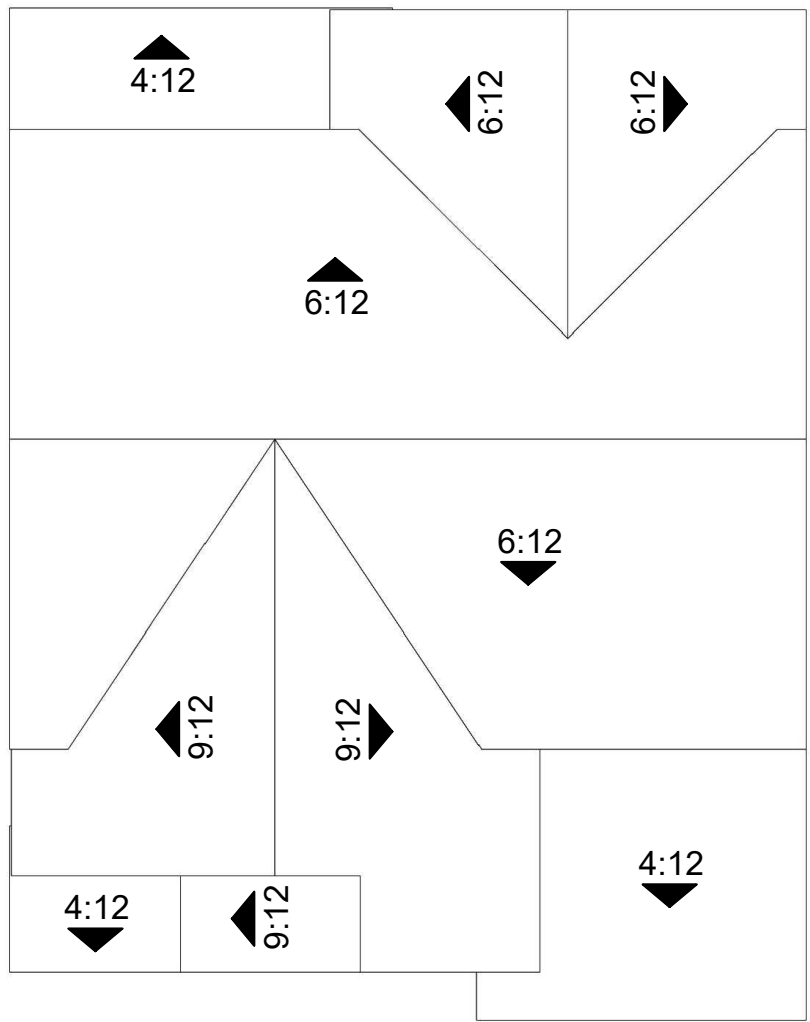
GROSS SQ. FT.	
1ST FLOOR	656 SQ. FT.
2ND FLOOR	934 SQ. FT.
TOTAL LIVING	1590 SQ. FT.
PORCH	67 SQ. FT.
GARAGE	478 SQ. FT.



RIGHT ELEVATION



REAR ELEVATION



ROOF PLAN
SCALE: 1/8" = 1'-0"
RAKE: 1'-0"
EAVE: 1'-0"



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

- 1. ASPHALT SHINGLE ROOFING
- 2. HORIZONTAL SIDING
- 3. BOARD AND BATTEN SIDING
- 4. COMPOSITE TRIM
- 5. VINYL WINDOWS
- 6. ENTRY DOOR
- 7. DECORATIVE POT SHELF
- 8. LIGHT FIXTURE
- 9. METAL SECTIONAL GARAGE

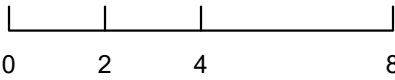


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BROOKFIELD PROPERTIES
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BAREFOOT
FIRESTONE, CO # 20230773

CONCEPTUAL DESIGN
MARCH 24, 2025



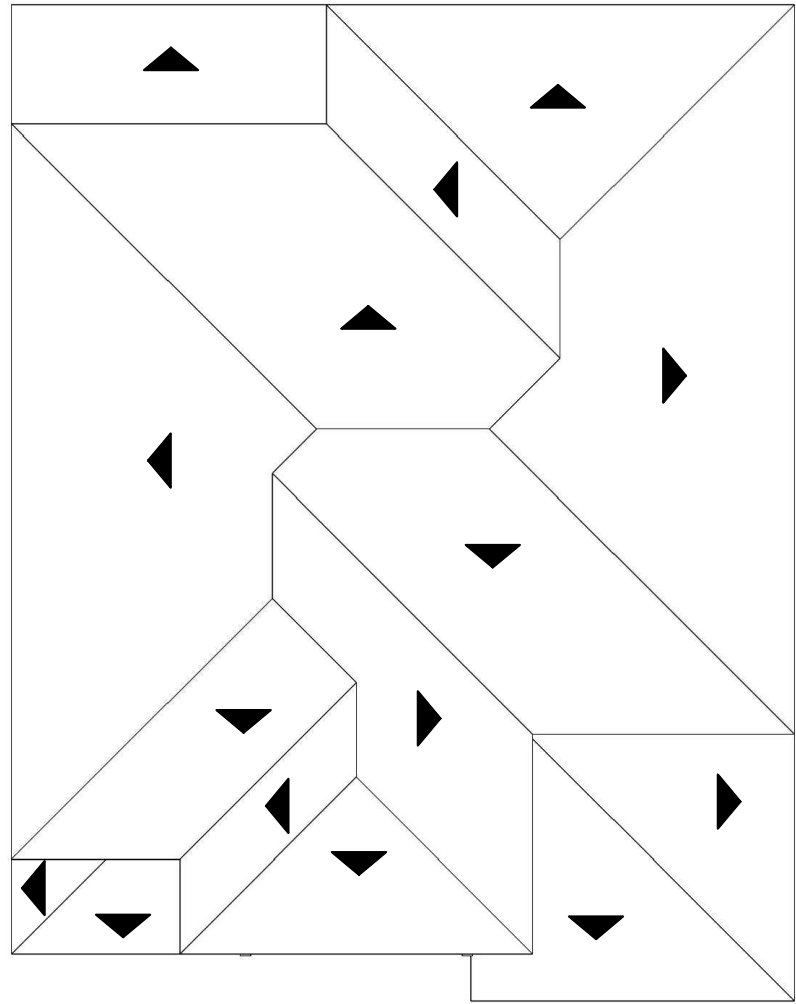
PLAN 2 - EXTERIOR ELEVATIONS
FOLK HOUSE CLASSIC



RIGHT ELEVATION



REAR ELEVATION



ROOF PLAN
SCALE: 1/8" = 1'-0"
PITCH: 4:12
EAVE: 1'-0"



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

- 1. ASPHALT SHINGLE ROOFING
- 2. HORIZONTAL SIDING
- 3. VERTICAL SIDING
- 4. COMPOSITE TRIM
- 5. VINYL WINDOWS
- 6. ENTRY DOOR
- 7. DECORATIVE POT SHELF
- 8. LIGHT FIXTURE
- 9. METAL SECTIONAL GARAGE

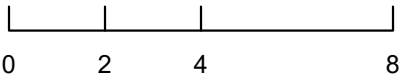


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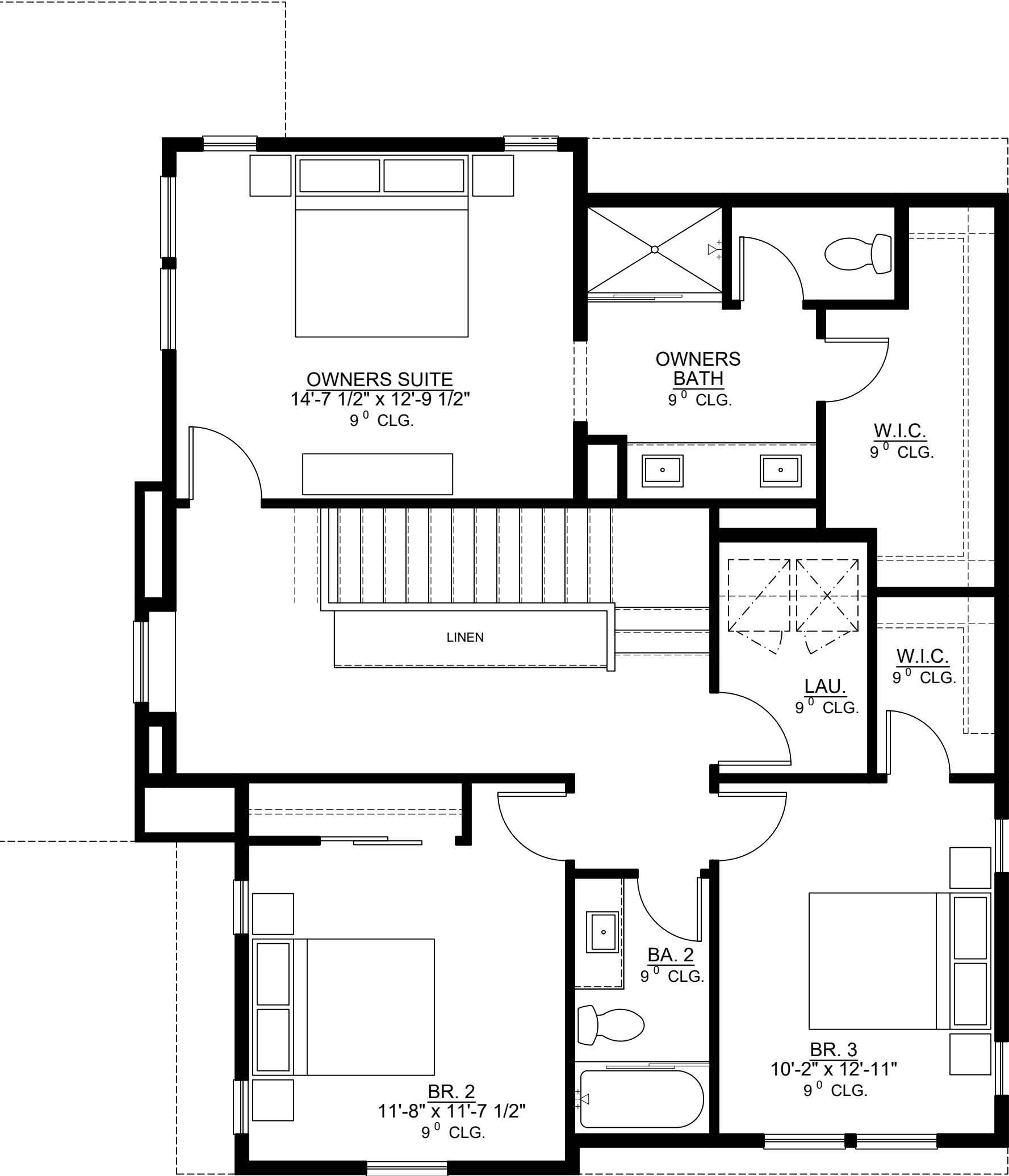
BROOKFIELD PROPERTIES
---, ---, ---

BAREFOOT
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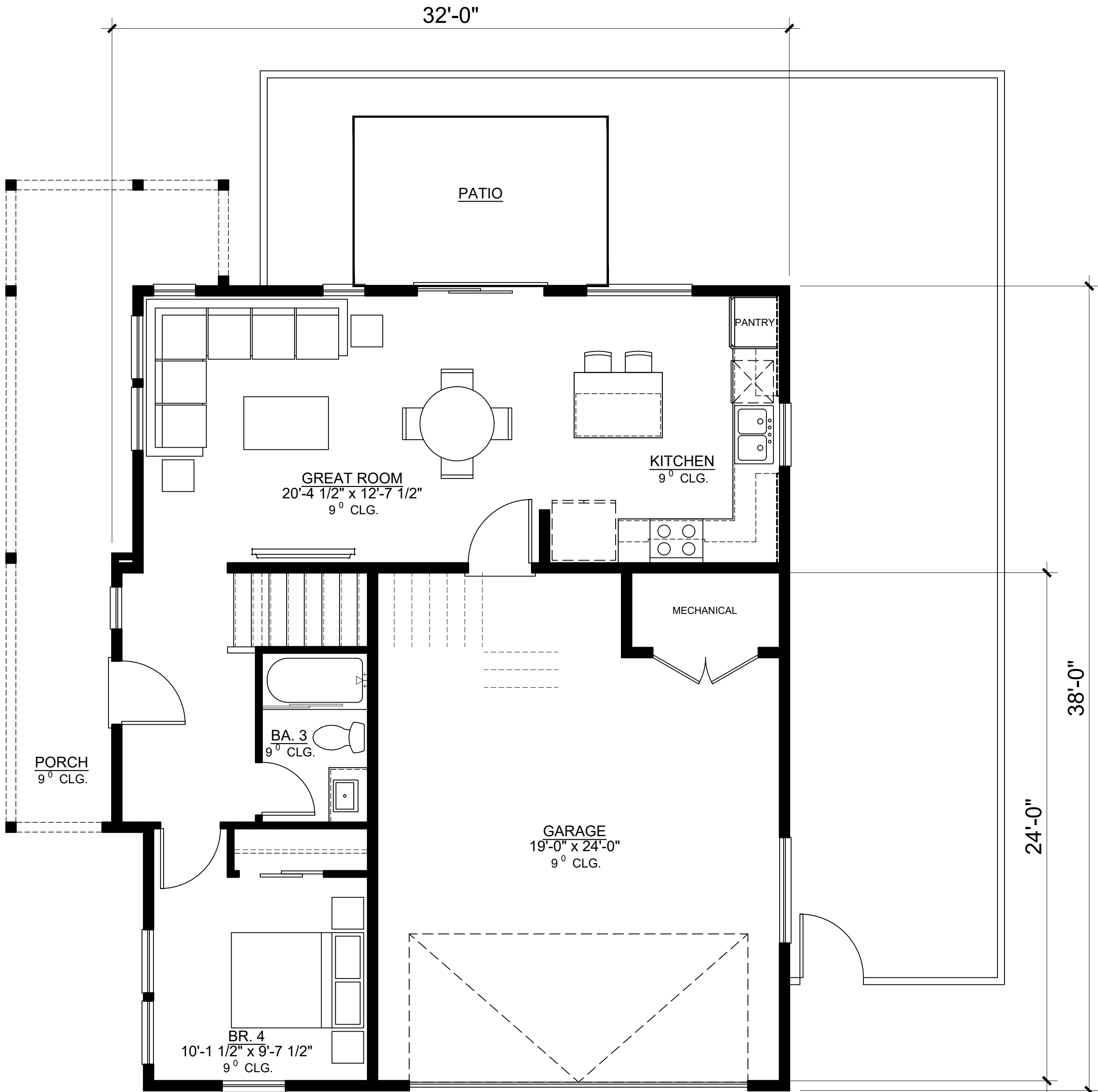
CONCEPTUAL DESIGN
MARCH 24, 2025



PLAN 2 - EXTERIOR ELEVATIONS
PLAINS CONTEMPORARY



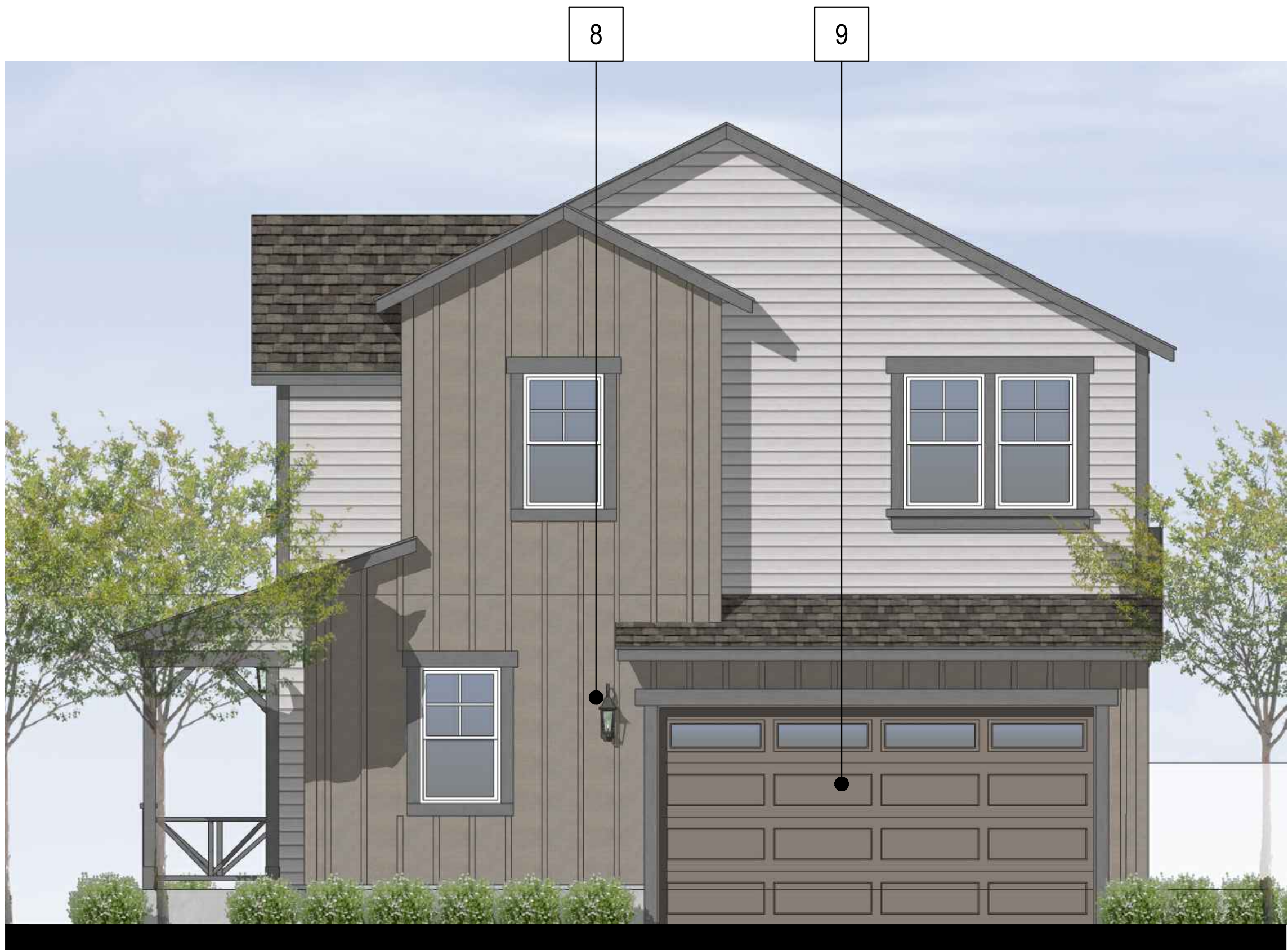
SECOND FLOOR



FIRST FLOOR

PLAN 3
4 BED / 3 BATHS

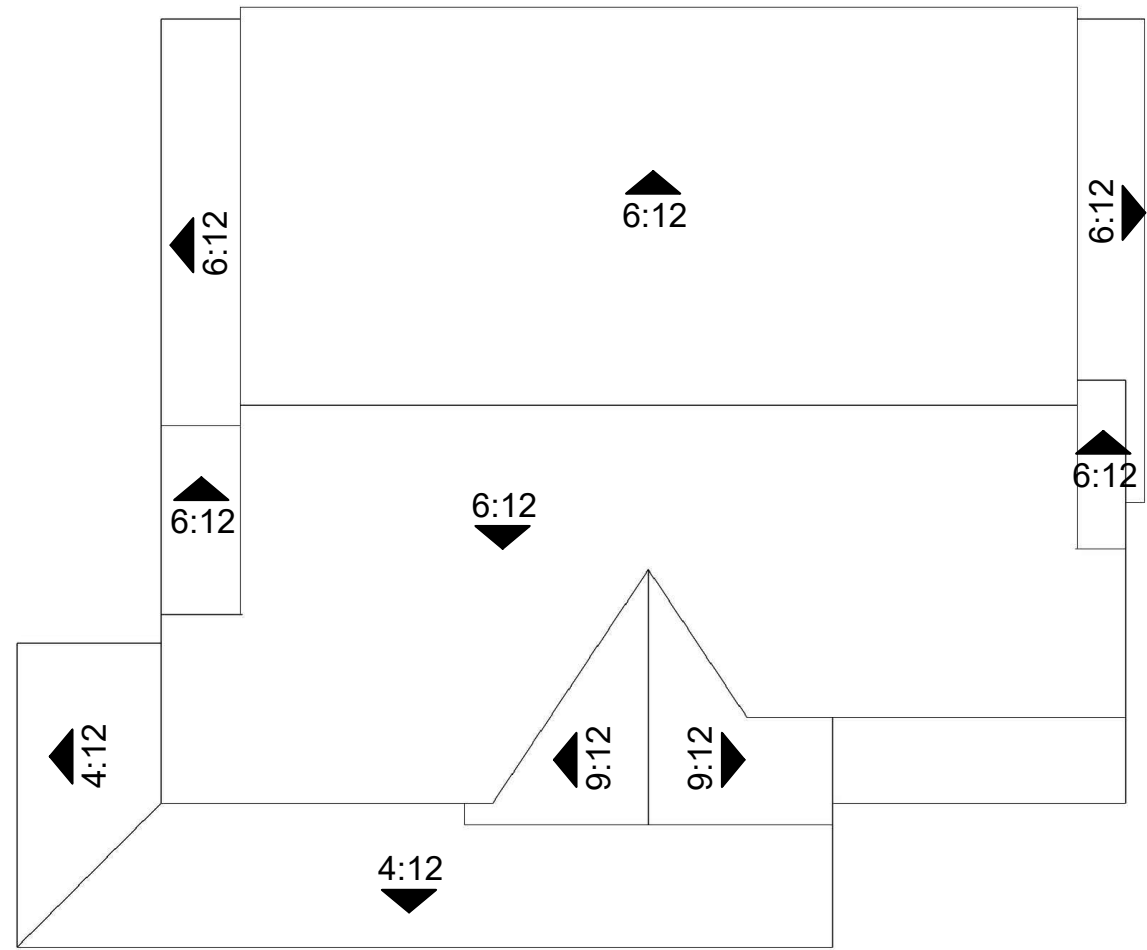
GROSS SQ. FT.	
1ST FLOOR	745 SQ. FT.
2ND FLOOR	1037 SQ. FT.
TOTAL LIVING	1782 SQ. FT.
PORCH	194 SQ. FT.
GARAGE	476 SQ. FT.



RIGHT ELEVATION



REAR ELEVATION



ROOF PLAN
SCALE: 1/8" = 1'-0"
RAKE: 1'-0"
EAVE: 1'-0"



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

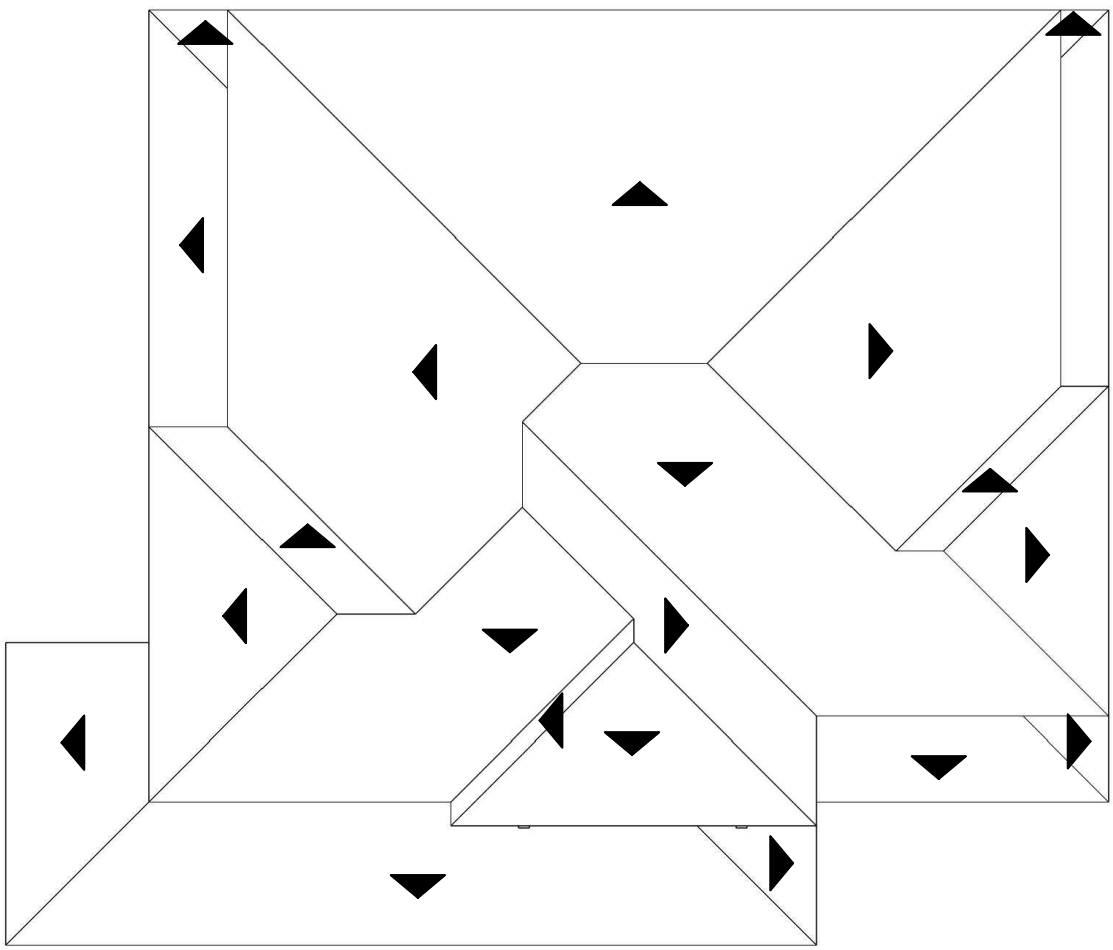
- 1. ASPHALT SHINGLE ROOFING
- 2. HORIZONTAL SIDING
- 3. BOARD AND BATTEN SIDING
- 4. COMPOSITE TRIM
- 5. VINYL WINDOWS
- 6. ENTRY DOOR
- 7. DECORATIVE POT SHELF
- 8. LIGHT FIXTURE
- 9. METAL SECTIONAL GARAGE



RIGHT ELEVATION



REAR ELEVATION



ROOF PLAN
SCALE: 1/8" = 1'-0"
PITCH: 4:12
EAVE: 1'-0"



LEFT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

- 1. ASPHALT SHINGLE ROOFING
- 2. HORIZONTAL SIDING
- 3. VERTICAL SIDING
- 4. COMPOSITE TRIM
- 5. VINYL WINDOWS
- 6. ENTRY DOOR
- 7. DECORATIVE POT SHELF
- 8. LIGHT FIXTURE
- 9. METAL SECTIONAL GARAGE

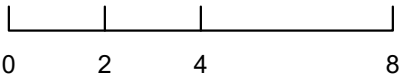


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BROOKFIELD PROPERTIES
---, ---, ---

BAREFOOT
FIRESTONE, CO # 20230773

CONCEPTUAL DESIGN
MARCH 24, 2025



PLAN 3 - EXTERIOR ELEVATIONS
PLAINS CONTEMPORARY

AGENDA INFORMATION MEMORANDUM

TOWN OF FIRESTONE PLANNING AND ZONING COMMISSION



AIM No.: 6.c

Public Hearings

Meeting Date: July 17, 2025

Initiated By: Pam Howard

Department: Planning & Development

AGENDA ITEM

PUBLIC HEARING: RESOLUTION PC-25-07: A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE REGARDING VESTED PROPERTY RIGHTS

RECOMMENDATION

Staff recommends that the Planning & Zoning Commission approve Resolution PC-25-07 recommending approval of amendments to Title 16 of the Firestone Municipal Code.

SUMMARY

Resolution PC 25-07 recommends approval of Ordinance 1065 to the Town of Firestone Board of Trustees. Ordinance 1065 adds a section to Chapter 7: Review and Approval Procedures of the Firestone Development Code (FDC), creating an approval process for the creation of Vested Property Rights, and adds the associated definitions to Chapter 11: Definitions.

HISTORY AND PREVIOUS BOARD ACTION

The Firestone Development Code was adopted by the Board of Trustees on June 24, 2020 (Ordinance 976), and the code became effective on July 30, 2020. Several amendments have been approved since that time.

ATTACHMENTS

1. Resolution PC-25-07
2. Ordinance 1065 Vested Property Rights

FIRESTONE PLANNING & ZONING COMMISSION

RESOLUTION NO. PC-25-07

**A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION
RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN ORDINANCE
AMENDING TITLE 16 OF THE FIRESTONE MUNICIPAL CODE REGARDING
VESTED PROPERTY RIGHTS**

WHEREAS, a Unified Development Code (“UDC”) has been identified as a critical tool in the implementation of the Town’s updated master plans; and

WHEREAS, the UDC, entitled the Firestone Development Code (“FDC”) establishes land use regulations and promotes orderly development within the Town of Firestone; and

WHEREAS, the FDC is a compilation of development regulations included in zoning, subdivision, and other land use and development related ordinances and regulations; and

WHEREAS, the Town of Firestone identifies a benefit to amend certain provisions of Title 16 to address the efficacy of administering the FDC and to guide the growth and development of the Town; and

WHEREAS, the Firestone Planning & Zoning Commission has reviewed the draft amendments to the FDC, and considered the merits of these amendments in a public hearing on July 17, 2025; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE FIRESTONE PLANNING & ZONING COMMISSION:

1. That the Firestone Planning & Zoning Commission recommends approval of an ordinance amending Title 16 of the Firestone Municipal Code as detailed in Exhibit A.

INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE FIRESTONE PLANNING AND ZONING COMMISSION THE 17th DAY OF JULY, 2025.

Chairperson

ATTEST:

Secretary

EXHIBIT A

ORDINANCE NO. 1065

AN ORDINANCE OF THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO, AMENDING CHAPTERS 7 AND 11 OF TITLE 16 (FIRESTONE DEVELOPMENT CODE) OF THE FIRESTONE MUNICIPAL CODE, PERTAINING TO VESTED PROPERTY RIGHTS

WHEREAS, Title 16 of the Firestone Municipal Code was enacted to adopt the Firestone Development Code (“FDC”), which establishes comprehensive regulations pertaining to the use and development of land within the Town of Firestone, (“Town”) along with procedures for review and approval of all applications for development activity within the Town, including staff and review board assignments and decision-making responsibilities; and

WHEREAS, pursuant to Article 68, Title 24 of the Colorado Revised Statutes, the Town has authority to provide for the establishment of Vested Property Rights and to identify the type or types of development applications approvals within the FDC that will cause property rights to vest regulate, for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, the Town Board of Trustees has determined that the Town’s current vesting provisions and review and approval procedures for Site-Specific Development Plans, all as set forth in the FDC, are inadequate; and

WHEREAS, the Board of Trustees desires to amend certain provisions of Chapters 6 and 11 of the FDC to accomplish this objective; and

WHEREAS, the Board of Trustees believes these amendments will improve the understanding and administration of the FDC regarding those regulations and their underlying goals; and

WHEREAS, the Board of Trustees finds and declares this ordinance promotes the public health, safety and welfare of the public, including but not limited to its citizens and residents.

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

Section 1. Table 7-1 (Summary of Administration and Review Roles) of Section 16.7.1 of the Firestone Development Code shall be amended by adding the following new row within the “Procedure” column of the table immediately after the *Appeals* category row, to read as follows:

Procedure	DECISION-MAKING BODY							NOTICE REQUIRED		
	Section	Board of Trustees	Planning Comm.	Board of Adjstmnt.	Chief Building Official	Town Staff	Referral Agencies/ Consultants	Town	Mailed	Property Posted
Vested Rights	7.21	D-H				R	R	X	X	X

Section 2. Chapter 7 “Review and Approval Procedures,” of the Firestone Development Code shall be amended by adding a new Section 16.7.21, “Vested Rights,” to read in full as follows:

16.7.21 Vested Property Rights

A. Purpose

This section specifies procedures necessary to implement Article 68 of Title 24, CRS, which establishes a Vested Property Right to undertake and complete development of real property under the terms and conditions of an approved Site-Specific Development Plan. No Vested Property Rights shall be created within the Town except through a Site-Specific Development Plan. Nothing in this Section is intended to create any Vested Property Right, but only to implement Article 68 of Chapter 24, C.R.S., as amended.

B. General Provisions

1. Request for Site-Specific Development Plan approval

Land Owners wishing the creation of Vested Property Rights pursuant to Article 68 of Title 24, C.R.S. shall request such approval in writing at least thirty (30) days prior to the date that the approval is to be considered. Failure of the land Owner to request such an approval renders the application type not a “Site-Specific Development Plan” and no Vested Property Rights shall be deemed to have been created.

2. Notice and hearing

No Site-Specific Development Plan shall be approved until the Town publishes notice of a Public Hearing in accordance with the applicable development application notification requirements of this FDC. Such notice may, at the Town’s option, be combined with any other required notice. At such a hearing, all interested persons shall have an opportunity to be heard.

3. Multi-phase Developments

Any Site-Specific Development Plan for a multiple-phase development may have separate vesting periods created for each phase. The vesting for any subsequent phase may be contingent upon completion of the preceding phase and review by the Board of Trustees. Such review shall include but not be limited to whether the land Owner or developer is in compliance with its obligations to the town, including but not limited to the Site-Specific Development Plan, the development agreement and any other agreements between the land Owner and the Town, as they may have been amended from time to time.

4. Approval, conditional approval, effective date, amendments, referendum, and review

- a. Any approval of a Site-Specific Development Plan, or amendment to an existing Site-Specific Development Plan, that creates Vested Property Rights shall be adopted by ordinance as a legislative act.

- b. A Site-Specific Development Plan shall be deemed approved upon the effective date of the Town action granting final approval of the application. The Vested Property Right shall attach to and run with the applicable property and shall confer upon the land Owner the right to undertake and complete the development and use of said property under the terms and conditions of the Site-Specific Development Plan.
- c. The Board of Trustees may approve a Site-Specific Development Plan with terms and conditions as may be necessary to protect the public health, safety, and welfare. Such conditional approval will result in a Vested Property Right, although failure to abide by all such terms and conditions shall result in a forfeiture of the Vested Property Right.
- d. In the event amendments to a Site-Specific Development Plan are approved, the effective date of such amendments, for purposes of duration of a Vested Property Right, shall be the date of the approval of the original Site-Specific Development Plan, and the vesting period of the original Site-Specific Development Plan shall not be extended by any amendments to a Site-Specific Development Plan unless the Board of Trustees specifically finds to the contrary, incorporates such findings in its approval of the amendment, and authorizes an extended vesting period.
- e. The approval of Vested Property Rights shall be subject to all rights of referendum and judicial review, except that the period of time permitted by law for the exercise of such rights shall not begin to run until the date of publication of a notice to the general public of the Site-Specific Development Plan and creation of Vested Property Rights.
- f. Following approval or conditional approval of a Site-Specific Development Plan, nothing contained in this Section or Article 68 of Chapter 24, C.R.S., shall exempt such a plan from subsequent reviews and approvals by the Town to ensure compliance with the terms and conditions of the original approval, if such further reviews and approvals are not inconsistent with said original approval.

C. Notice of Approval

1. Each Site-Specific Development Plan shall contain the following notice:

“This plan or agreement constitutes a Site-Specific Development Plan as defined in Article 68 of Title 24, CRS and as adopted as part of the Firestone Development Code by the Town of Firestone, Colorado.”

2. The failure of the document constituting a Site-Specific Development Plan to contain the language specified in subsection C.1., above, shall invalidate and void the creation of the Vested Property Right.

3. A notice stating that a Vested Property Right has been created shall be published once by the Town in a newspaper of general circulation in the Town not more than 14 days after final adoption of the ordinance approving the Site-Specific Development Plan. The notice shall include the following information:
 - a. A statement advising the public of the Site-Specific Development Plan approval, including the name of the project and general location of the specific property or development parcels affected.
 - b. A statement that a Vested Property Right has been created in accordance with Article 68 of Title 24, Colorado Revised Statutes, and Section 16.7.21 of the Firestone Development Code.

D. Duration of Vested Property Right

1. A property right that has been vested as provided herein shall, upon compliance with the terms and conditions of the approval thereof, remain vested for a period of three (3) years, except that the Board of Trustees may, in its sole legislative discretion, approve a period of Vested Property Rights exceeding three years. In so determining, the Board of Trustees may consider the following criteria:
 - a. The size and phasing of the development, and specifically, but not limited to, whether the development can be reasonably completed within the vested rights period;
 - b. Economic cycles (including local, regional, state, and national economic cycles);
 - c. Market conditions, and specifically, but not limited to, absorption rates for leasing and sales of similar development projects;
 - d. Compliance with the Town's Comprehensive Plan and other community planning documents;
 - e. Proposed public amenities and benefits that enhance the project and the overall attractiveness of the community, including the degree to which such public amenities and benefits are defined in terms of design, timeframe, and phasing with development;
 - f. Projected public financial benefits or costs estimated to be caused by the development project, including the timeframe for realization by the Town or other public entities and potential costs for operation and maintenance of any new public amenities or Infrastructure dedicated to the Town or other public entities;
 - g. The breadth and scope of the requested Vested Property Right, including but not limited to, the extent to which such Vested Property Right restricts the Town's ability to apply future legislatively adopted fees and regulations

for the purpose of providing Public Infrastructure, public services and Public Facilities and for the purpose of meeting evolving community needs;

- h. Any proposed modifications to previously approved Vested Property Rights to address changed conditions within the Town, compliance with the Comprehensive Plan and other community planning documents, or performance of previously approved Site-Specific Development Plans; and
 - i. Any other factors deemed relevant by the Board of Trustees when determining to grant a Vested Property Right for a period greater than three (3) years.
- 2. The vesting period shall not be extended by any amendments to a Site-Specific Development Plan unless expressly authorized by the Board of Trustees in an ordinance approving such amendments. For purposes of this Title, completion of a development shall include installation of all engineered Improvements (i.e., water, wastewater, Streets, curb, gutter, Sidewalks, fire hydrants and storm drainage Improvements) in accordance with the Firestone Development Code and all applicable Town rules and regulations.

E. Extensions

A Vested Property Right may be extended for periods of one (1) year by the Board of Trustees. The property Owner must request an extension in writing not later than 120 days prior to the date of expiration of the Vested Property Right. Prior to the expiration of the original vesting timeframe or the extension timeframe, an Applicant may formally request an additional extension if substantial progress has been made on installation of Public Improvements. In considering whether to grant an extension, the Board of Trustees shall apply the following criteria:

- 1. That there is no conflict with this FDC or that any conflict with the FDC can be corrected by an amendment to the Site-Specific Development Plan, which shall be presented with the request for extension.
- 2. That the Applicant has demonstrated that the Site-Specific Development Plan continues to be compatible with Adjacent properties and the surrounding areas or that compatibility may be established by an amendment to the plan, which shall be presented with the request for an extension.
- 3. That the Applicant has demonstrated that the Site-Specific Development Plan is consistent with the Town's Comprehensive Plan.

F. Other Provisions Unaffected

Approval of a Site-Specific Development Plan shall not constitute an exemption or waiver of any other provisions or requirements of this FDC or the Town pertaining to the development or use of property, adopted or applicable before or after the approval of the Site-Specific Development Plan.

G. Payment of Costs

In addition to any and all other fees and charges imposed by this FDC, the Applicant for approval of a Site-Specific Development Plan shall pay all costs incurred by the Town related to such application, including but not limited to publication of notices, Public Hearing costs, county recording fees and third-party review costs.

H. Limitations

This Section is enacted pursuant to the provisions of Article 68 of Title 24, C.R.S. In the event of the repeal of said Section or a judicial determination that said Section is invalid or unconstitutional, this section shall be deemed to be repealed and the provisions hereof no longer effective.

I. Disclosure of Previously Granted Vested Property Rights and Hazards

1. Any petition for annexation to the Town shall describe all Vested Property Rights approved by any local or county government in effect at the time of the petition, if any, and shall be accompanied by all Site-Specific Development Plans approved by any local government. Failure to identify any previously approved Vested Property Right and to provide all approved Site-Specific Development Plans shall constitute a waiver of the Vested Property Rights created by any other local or county government upon annexation to the Town, unless specifically provided otherwise in the ordinance of annexation adopted by the Town.
2. The Applicant shall be required to include with any application submitted for approval as a Site-Specific Development Plan, notice of any natural or human-made hazards on or in the immediate vicinity of the subject property that are known to the Applicant or could be discovered at the time of submission of the application. Should a hazard on or in the immediate vicinity of the property be discovered subsequent to the approval of a Site-Specific Development Plan, which would pose a serious threat to the public health, safety and welfare and is not corrected by the Applicant, the Vested Property Right created by such Site-Specific Development Plan shall be forfeited by the Applicant.

J. Waiver of Vested Property Rights

An Applicant may waive a Vested Property Right by separate agreement, which shall be recorded in the office of the appropriate County Clerk and Recorder. Unless otherwise agreed to by the Town, any land Owner requesting annexation to the Town shall waive in writing any preexisting Vested Property Rights as a condition of such annexation.

K. Forfeiture

1. Failure to abide by the terms and conditions of a Site-Specific Development Plan may result in a forfeiture of the Vested Property Rights in accordance with the procedures set forth herein.

2. The process to consider forfeiture of Vested Property Rights shall be initiated by passage of a resolution by the Board of Trustees stating the grounds therefore.
3. No Vested Property Right shall be deemed forfeited until after providing notice and conducting a Public Hearing. Notice shall be provided at least 30 days prior to the date of the Public Hearing, by publishing notice in a newspaper of general circulation in the Town of Firestone and by mailing notice to the property Owner(s), sent to the address of record according the County Assessor's records via first class United States mail. A copy of the resolution initiating the process to consider forfeiture of the Vested Property Right shall be included with the mailed notice to the property Owner(s).
4. At the Public Hearing, the Board of Trustees shall consider all evidence and testimony presented concerning any failure to abide by the terms and conditions of a Site-Specific Development Plan. The Board of Trustees may continue the Public Hearing to allow additional evidence to be presented.
5. If the Board of Trustees finds a failure to abide by the terms and conditions of an approved Site-Specific Development Plan, the Board of Trustees may take action by ordinance to declare the Vested Property Rights forfeited. The forfeiture of a Vested Property Right shall have no effect upon public Streets, Alleys, Rights-Of-Way, or other lands or Easements previously dedicated or conveyed to the Town or other public entities pursuant to the terms of a Site-Specific Development Plan. Upon forfeiture of Vested Property Rights, the Site-Specific Development Plan shall be subject to all zoning, land use, and general regulations in effect at the time of forfeiture and as such may be amended from time to time thereafter.

Section 4. Section 16.11.3, "Definitions," of the Firestone Development Code is hereby amended by adding the following new definition, to be inserted in alphabetical order, and to read in full as follows:

Site-Specific Development Plan: Any of the following:

- (a) A Special Review Use approved pursuant to Section 16.7.11.
- (b) A Final Plat approved pursuant to Section 16.7.6.D.
- (c) A PUD-DP approved pursuant to Section 16.7.4 and Section 16.7.5.
- (d) A Final Development Plan approved pursuant to Section 16.7.10.
- (e) The following are specifically excluded from, and shall not constitute, a Site-Specific Development Plan: Variances issued by the Board of Adjustment, sketch plans, preliminary plans, Preliminary Plats, annexation ordinances, annexation agreements, business licenses, Floodway or Floodplain Permits, franchises, temporary use permits, any Comprehensive Plan element, creation of Improvement districts, zoning or rezoning, final

architectural plans, or final construction drawings and related documents specifying materials and methods for construction of Improvements.

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 was 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 _____, 2025.

TOWN OF FIRESTONE, COLORADO

Don Conyac Jr, Mayor

ATTEST:

APPROVED AS TO FORM:

Miriam Granados Luna, CMC Town Clerk

Marshall Keith Martin, Town Attorney

FIRESTONE PLANNING & ZONING COMMISSION

RESOLUTION NO. PC-25-08

A RESOLUTION OF THE FIRESTONE PLANNING & ZONING COMMISSION RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE THE FIRESTONE DOWNTOWN DEVELOPMENT AUTHORITY PLAN OF DEVELOPMENT

WHEREAS, pursuant to C.R.S. § 31-25-807(3)(a), the Firestone Downtown Development Authority ("DDA") has prepared a proposed Plan of Development (the "Plan"), attached to this Resolution as **Exhibit A**, which includes plans of development to implement the goals of revitalizing and enhancing the downtown area, attracting private investment, utilizing underdeveloped land, and leveraging public investment to provide necessary public infrastructure to serve the area described in the draft Plan (the "Plan Area"), and language that authorizes the DDA's use of tax increment or debt to finance projects that align with the Plan for a period not to exceed 30 years; and

WHEREAS, the draft Plan outlines objectives and purposes for the development or redevelopment of the Plan Area consistent with C.R.S. § 31-25-801 et seq. (the "DDA Act"); and

WHEREAS, pursuant to C.R.S. § 31-25-807(4)(b), the Firestone Planning & Zoning Commission shall be given 30 days after its receipt of the Plan to provide written recommendations regarding the Plan to the Board of Trustees prior to a public hearing before the Board of Trustees on the proposed Plan; and

WHEREAS, the Firestone Planning & Zoning Commission received the proposed Plan on July 11, 2025, and has reviewed the draft Plan at a public meeting on July 17, 2025; and

WHEREAS, C.R.S. § 31-25-807(4)(b) does not provide specific criteria upon which the Firestone Planning & Zoning Commission must review the Plan; and

WHEREAS, the Firestone Planning & Zoning Commission wishes to make a recommendation to the Board of Trustees regarding the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE FIRESTONE PLANNING & ZONING COMMISSION:

1. That the Firestone Planning & Zoning Commission recommends the Board of Trustees approve the Plan of Development for the Firestone Downtown Development Authority in the form attached hereto as **Exhibit A**.
2. While the DDA Act does not provide specific criteria upon which the Firestone Planning & Zoning Commission must review the Plan, the Firestone Planning & Zoning Commission has reviewed the Plan and found that it is in general conformity with the Firestone Master Plan 2013, as amended, the general comprehensive master plan for the Town of Firestone.
3. Pursuant to the DDA Act, it is the opinion of the Firestone Planning & Zoning Commission that the Plan will aid and improve the Plan Area. The Firestone Planning & Zoning Commission hereby finds that there is a need to take corrective measures in order to halt or prevent deterioration of property values or structures within the Plan Area and to halt or

prevent the growth of blighted areas therein. The Firestone Planning & Zoning Commission further finds that the Plan will afford maximum opportunity, consistent with the sound needs and plans of the Town of Firestone as a whole, for the development or redevelopment of the Plan Area by the Authority and by private enterprises.

INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE FIRESTONE PLANNING AND ZONING COMMISSION THE 17th DAY OF JULY, 2025.

Chairperson

ATTEST:

Secretary

EXHIBIT A

REIMAGINING FIRESTONE'S HEART:

A PLAN OF DEVELOPMENT FOR OUR _____



TOWN OF FIRESTONE

**Downtown
Development
Authority**

RVi





What does it mean to build a “center” from the ground up? For Firestone, it’s about transforming years of planning, engagement, and vision into a real place: a downtown that brings our community together, reflects our identity, and leads us into the future.

INTRODUCTION

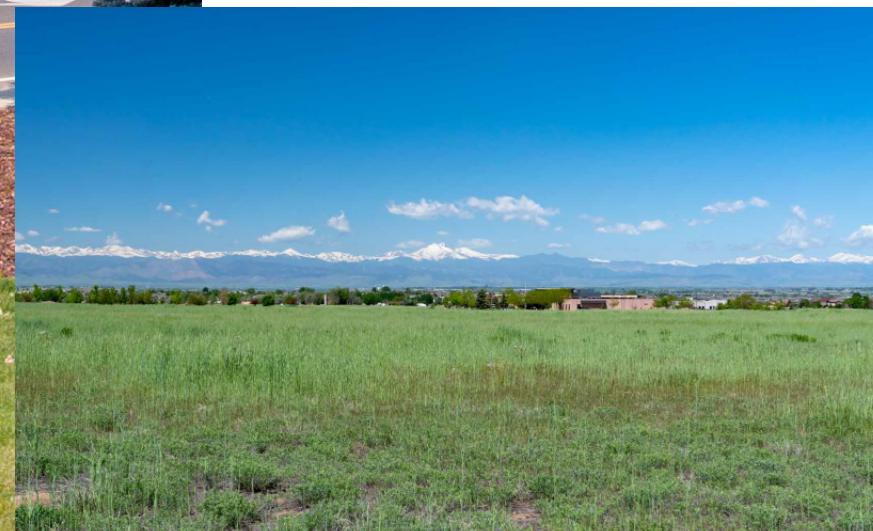
Building Our Civic Heart

Connecting residents, celebrating culture, providing recreation, driving economic growth, and defining Firestone’s identity

Every community has a place that defines it – a central gathering space where people come together, connect with each other, and create memories that build a sense of pride and togetherness.

For Firestone, this place is emerging right now.

Over the past two decades, our community has worked to lay the groundwork for what will become our town’s true civic and social heart: the Firestone . Through collaborative planning and community engagement, a clear picture of what the community needs has emerged: a vibrant hub that blends civic, recreational, commercial, residential, and entertainment spaces into an enjoyable destination people want to spend time in.



A New Organization to Lead its Future

Through the creation of the Firestone _____, established under Colorado State Law (Colorado Revised Statutes §31-25-801 et Seq.), we're setting a new precedent in Colorado for how a town can invest in itself, support its people, and plan ahead for future generations. This quasi-governmental entity – also known as a Downtown Development Authority (DDA) – provides our town with essential tools like Tax Increment Financing (TIF) that can help facilitating investments in public infrastructure, community amenities, and economic growth.

“Our downtown isn’t just for us today; it’s for every future Firestone neighbor. This plan is how we build that legacy, together.”

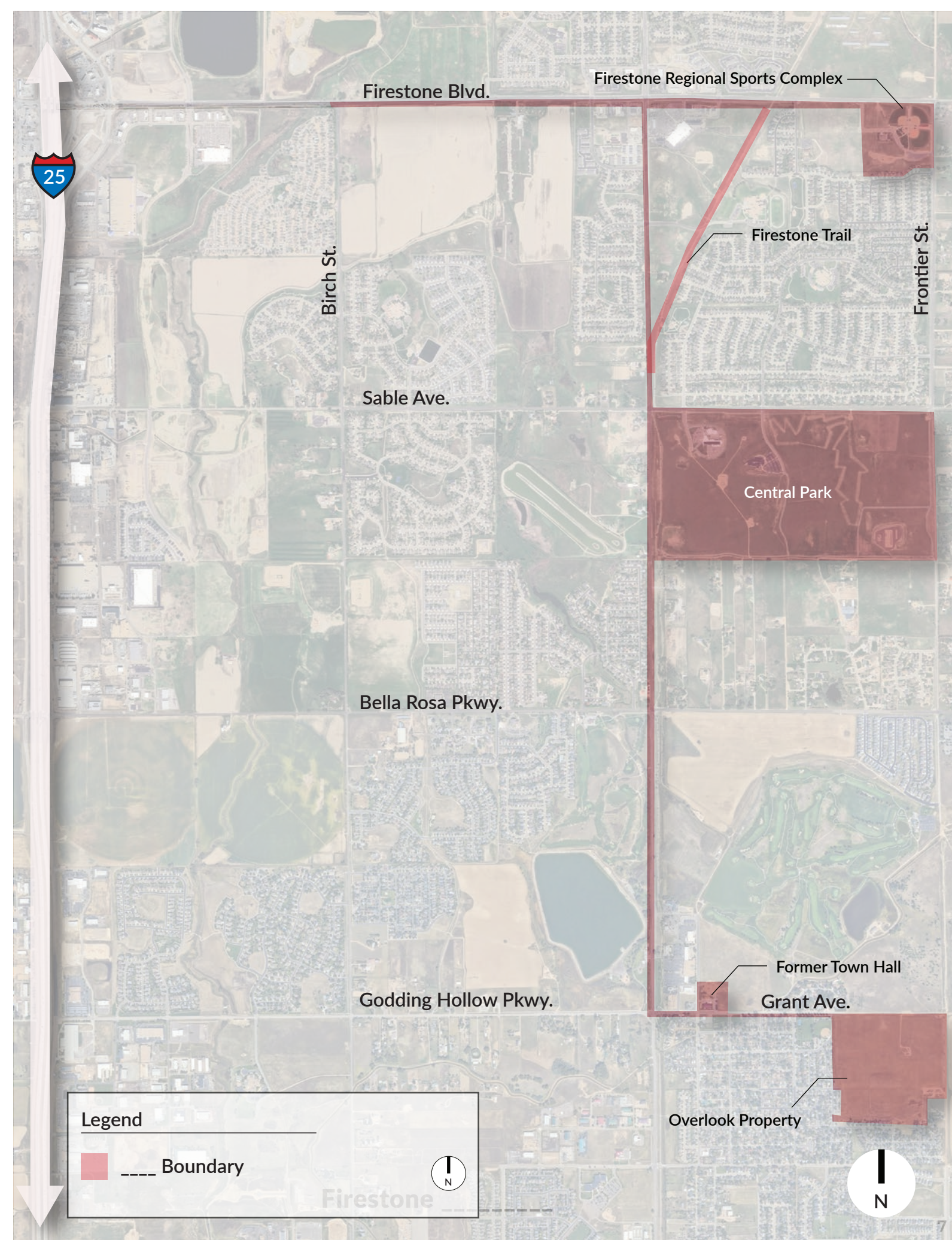


A Plan for the Community, By the Community

To facilitate an inclusive planning process, this document is intentionally transparent and educational. Our community deserves to understand not only what we are building, but how and why we're building it. Throughout the plan, complex concepts are clearly explained (such as TIF financing, zoning decisions, and infrastructure planning) allowing every resident and stakeholder to participate meaningfully in shaping our _____'s future.

Contents

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What is a Downtown Development Authority.....	23
The Firestone _____	27
Exploring_____FocusAreas.....	37
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A photograph of two young children riding bicycles on a wooden ramp at a park. The child in the foreground is wearing a blue hoodie and a green helmet, riding a green balance bike. The child behind them is wearing a blue shirt and a red helmet, also on a green balance bike. In the background, there are trees, a red tent with the Firestone logo, and a yellow sign that says "MANDATORY DROP" with three downward arrows. The scene is set outdoors on a sunny day.

Why This Plan Matters & How to Use It

For Firestone, this plan is much more than a legal requirement. It's our community's practical guide to developing the future places we'll shop, play, and live in together, clearly outlining a path to achieve our goals and build places that are true to Firestone.

Forging a Unique Path

Through the formation of our _____ and the creation of this Plan of Development (PD), Firestone isn't following a traditional approach in the sense that we are not "revitalizing" a historic core. We are creating one; our story is about building a downtown from the ground up that is guided by public voices and leverages new tools to build a cultural center that is as innovative as it is practical.



What Does the Plan of Development Do?

This plan serves as the legal and organizational backbone for the _____. It summarizes the district's development process, clearly defines the boundaries and key areas, identifies priority projects, and outlines improvements eligible for funding through Tax Increment Financing (TIF). Before adoption, this PD is reviewed publicly, ensuring transparency and accountability, and ultimately approved by Firestone's Board of Trustees. This PD:

Authorizes TIF: Per Colorado State Statute §31-25-807(3) adoption of this PD authorizes the use of TIF financing for improvements in Firestone's _____.

Enables Investment: The plan captures new property and sales tax revenue from growth within the _____ and allows the _____ to use TIF to fund critical projects, such as new infrastructure, public spaces, and community amenities.

Establishes a Shared Vision: For land acquisition, phasing, implementation, and timelines for development to ensure growth is intentional and strategically aligned with _____ goals.

Aligns Partners: By synchronizing the work of the _____, the Town of Firestone, and all its partners, the plan facilitates potential partnerships and turns their shared goals into a framework for action and accountability, from concept to completion.

Inspires a Sense of Place: Provides direction on everything from streetscape design to economic programs, public art, and the coordination of community events.

Serves as a Central Resource: An adaptable, living framework to help clarify and further the goals and related projects identified in the Town of Firestone's Transportation Master Plan, Comprehensive Plan, the Central Park Planned Unit Development (PUD), and the Historic Firestone Neighborhood Plan as the community's needs evolve.

What is TIF?



Tax Increment Financing (TIF) is a funding mechanism that allows municipalities to use new tax revenue—generated by rising property values and economic activity within a defined district—to fund infrastructure improvements and amenities within that same area. Importantly, TIF is not a new tax; it does not increase the tax rate for property owners or businesses, but instead reallocates a portion of the increased tax revenues resulting from new growth. This enables towns like ours to attract private investment, enhance public spaces, and drive economic vitality directly back into Firestone.

How Should This Document Be Used?

The PD is designed to serve four primary audience groups, each with their own unique tasks, functions, and outcomes. These groups include:

Town Staff & Decision-Makers

Town of Firestone leadership, _____ board, committees, and other partner organizations

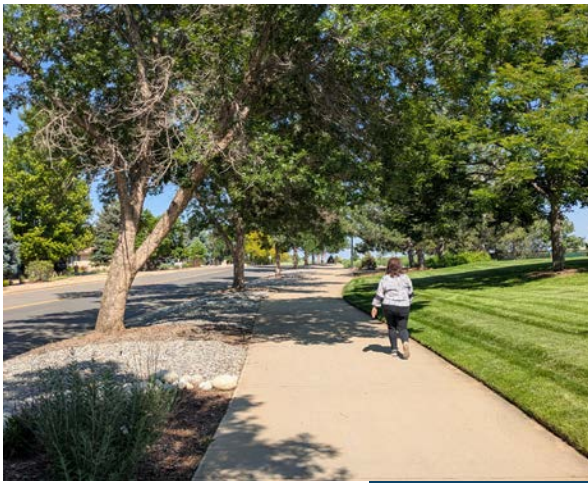
The PD provides a reference point for crafting work plans, allocating funding, reviewing proposals for development, or enacting new regulations within the district. It ensures alignment among decisions that impact the community's vision.



Property Developers

Developers, builders, and project applicants

The PD is a starting point to align vision with community expectations, provide structure for stakeholder dialogue, and guide preparation of new proposals for infill or redevelopment.



Residents, Businesses & Property Owners

Property owners, local businesses, residents, and community interest groups

The PD clearly communicates community priorities and needs, empowering these stakeholders to advocate effectively during discussions with decision-makers about future development, projects, or investments.



Partners & Other Stakeholders

Non-profit organizations, adjacent municipalities, special districts, regional organizations, school districts, Weld County, and jurisdictional partners with taxing authority

The PD clearly identifies district priorities, making it easier to work towards mutual goals, understand local priorities, and collaborate effectively on projects and investments that benefit the broader region.



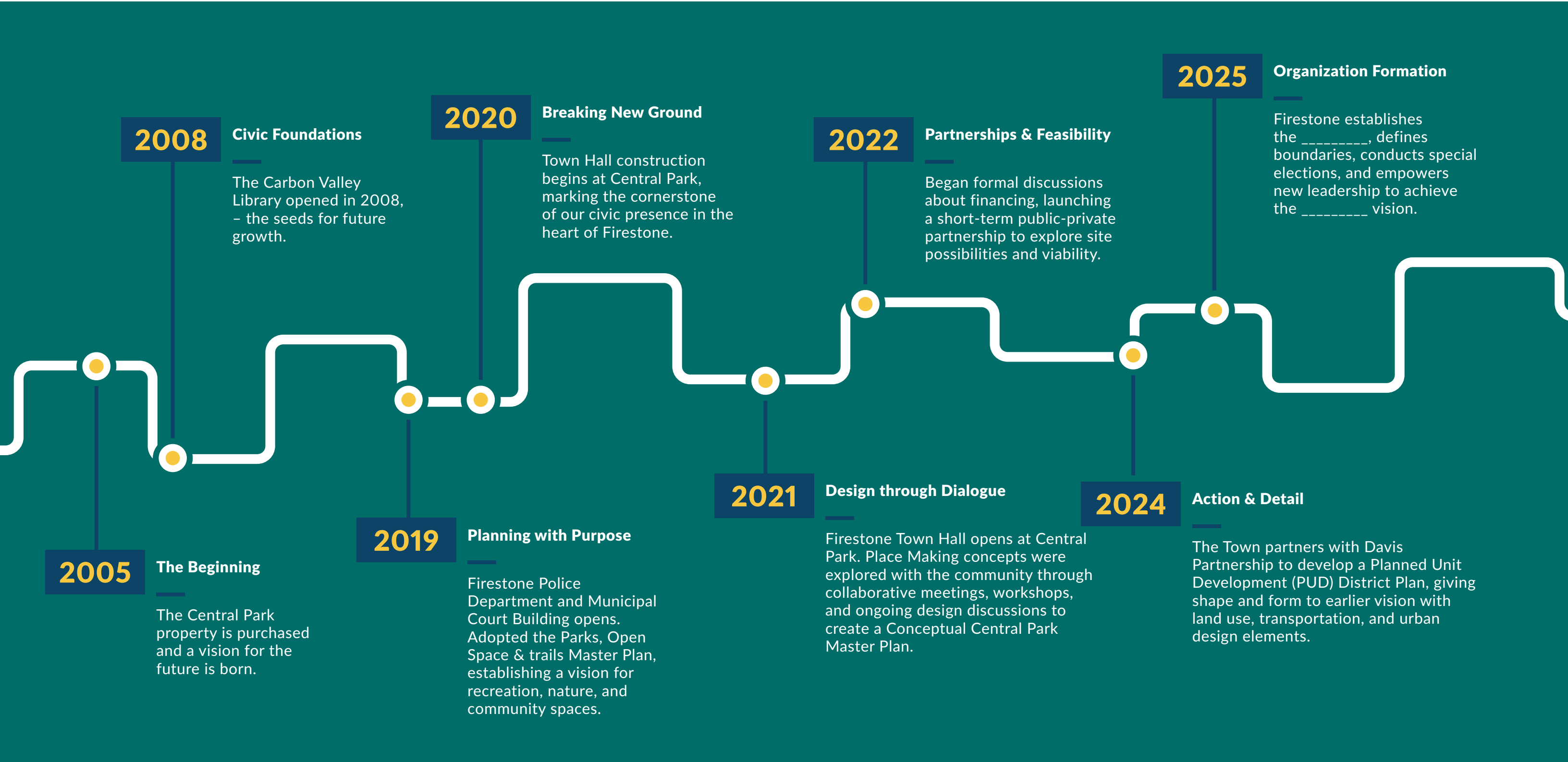


How We Got Here: From Vision to Action

Firestone's journey to envision a vibrant community center didn't happen overnight. It began with a simple idea in 2005: to create a space where people come together, a civic and social heart for a growing rural town. Public feedback and community engagement remained central throughout planning process, with events such as open houses, school promotions, and a dedicated website that empowered Firestone citizens to help shape the vision.

What followed has been a steady progression of discussions, collaborations, acquisitions, and progress to achieve a clear, actionable plan.

TIMELINE OF ACTION



Foundational Plan Insights

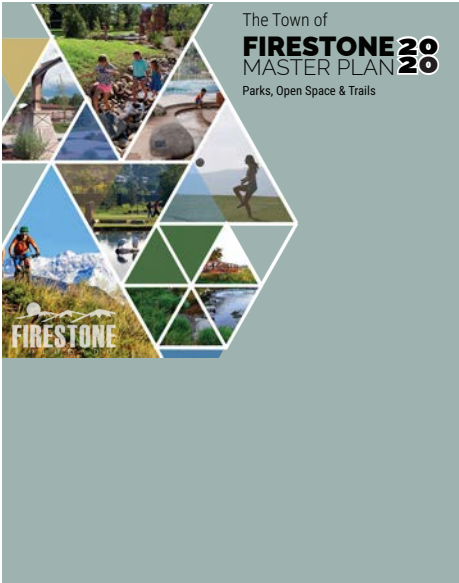
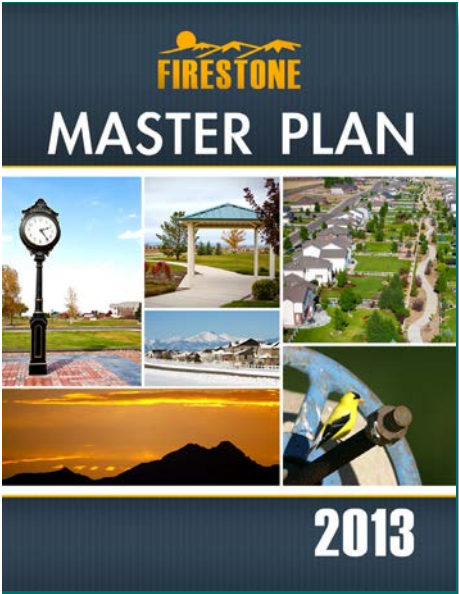
Opportunities and directives for this PD were built on the foundations of previously completed Firestone plans and process. The following key takeaways were directly relevant to the future Firestone _____ and this PD.

2013 Firestone Comprehensive Master Plan

Central Park will be a world-class mixed-use civic, cultural, and recreational destination. Preservation of western views. Firestone is... a community of motion connected through parks and trails. New professional sports venue. Mix of indoor and outdoor sports facilities and fields.

2020 Parks, Open Space, and Trails (PROST) Plan

Community Priorities: Build Central Park, expand trails, construct pool. Plan directive: create a Central Park vision. Prioritize: fields, pool, amphitheater, indoor recreation, civic uses, and new public spaces. Safety improvements. Explore public and private partnerships.



2021 Central Park Master Plan Public Engagement

Eight Central Park community meetings. Subject areas included: financial feasibility, development alternatives, and an actionable implementation strategy.

2022 Transportation Master Plan

Central Park as a major destination. New east-west roadway through Central Park. More multimodal improvements. Future: Colorado Boulevard a four-lane arterial for entire length.

2024 Historic Firestone Neighborhood Plan

New public spaces in _____ areas. New transportation infrastructure. Visions for the Old Town Hall and Overlook sites. Suggests new residential development.



Laying the Groundwork for the _____

To establish the _____, Firestone completed a series of important actions that laid the legal foundation for the organization.



Special Districts & Study Sessions

The process began with identifying all special districts, schools, and jurisdictional partners within the _____ area to ensure inclusive representation and informed coordination. Then, the Town held study sessions with Firestone’s Town Board to confirm goals and clarify responsibilities. Electors eligible to participate in the _____ and prospective board members were identified, followed by the preparation of quitclaim deeds to transfer necessary property rights.

Special Election & Financial Impacts

Once that was complete, Firestone’s Town Board developed ordinances calling a special election, formally establishing the _____, submitting the creation question to voters, and approving property disposition. The Plan of Development (PD) was explicitly authorized to employ Tax Increment Financing (TIF), and a comprehensive Financial Impact Report determined potential revenues. A special election officially established the _____, with certification by the Town Board.



Recommendation & Adoption

With the _____ formally established, the newly formed board met to adopt resolutions and bylaws, adopt the PD, and recommend the approval of the PD by the Town Board. The PD was reviewed in a Town Board Study Session, publicly noticed, and officially adopted through a Town Board Hearing and subsequent resolution. The process resulted in a special election addressing Taxpayer Bill of Rights (TABOR) considerations and a bond-issuing ordinance secured by guaranteed revenue streams, effectively formalizing the financial foundation of the new _____.



A photograph of a person riding a bicycle on a paved path that curves through a grassy field. The sky is clear and blue. The path is made of light-colored concrete or asphalt. The grass is green and there are some small white flowers. In the background, there are trees and a clear blue sky.

What is a DDA? Understanding Structure, Role & Organization

What is a Downtown Development Authority?

In Colorado, a Downtown Development Authority (DDA) is a special quasi-governmental organization established by state statute (Colorado Revised Statutes, §31-25-801 et. Seq). DDA's enable communities to plan, invest in, and promote their central business districts by organizing and funding downtown revitalization initiatives, including enhancing public spaces and infrastructure; marketing and promotional efforts; economic development initiatives; and general public improvements that enhance vitality and attractiveness.

To establish the _____, Firestone completed a series of important actions that laid the legal foundation for the organization.

How DDAs Function in Firestone

Under Colorado law, DDAs are authorized to utilize Tax Increment Financing (TIF). This allows Firestone's _____ to collect a portion of incremental property and sales taxes generated within its designated district boundaries. These funds are then reinvested directly within the _____ area to finance projects, drive economic growth, and support revitalization efforts, strictly in alignment with statutory provisions. Communities that establish a DDA

benefit from increased economic vitality, enhanced downtown aesthetics, improved walkability and connectivity, and a stronger sense of local pride. For Firestone, the creation of the _____ represents the formalization and continuation of longstanding efforts to transform the _____ into a vibrant, inclusive, and community-focused destination.

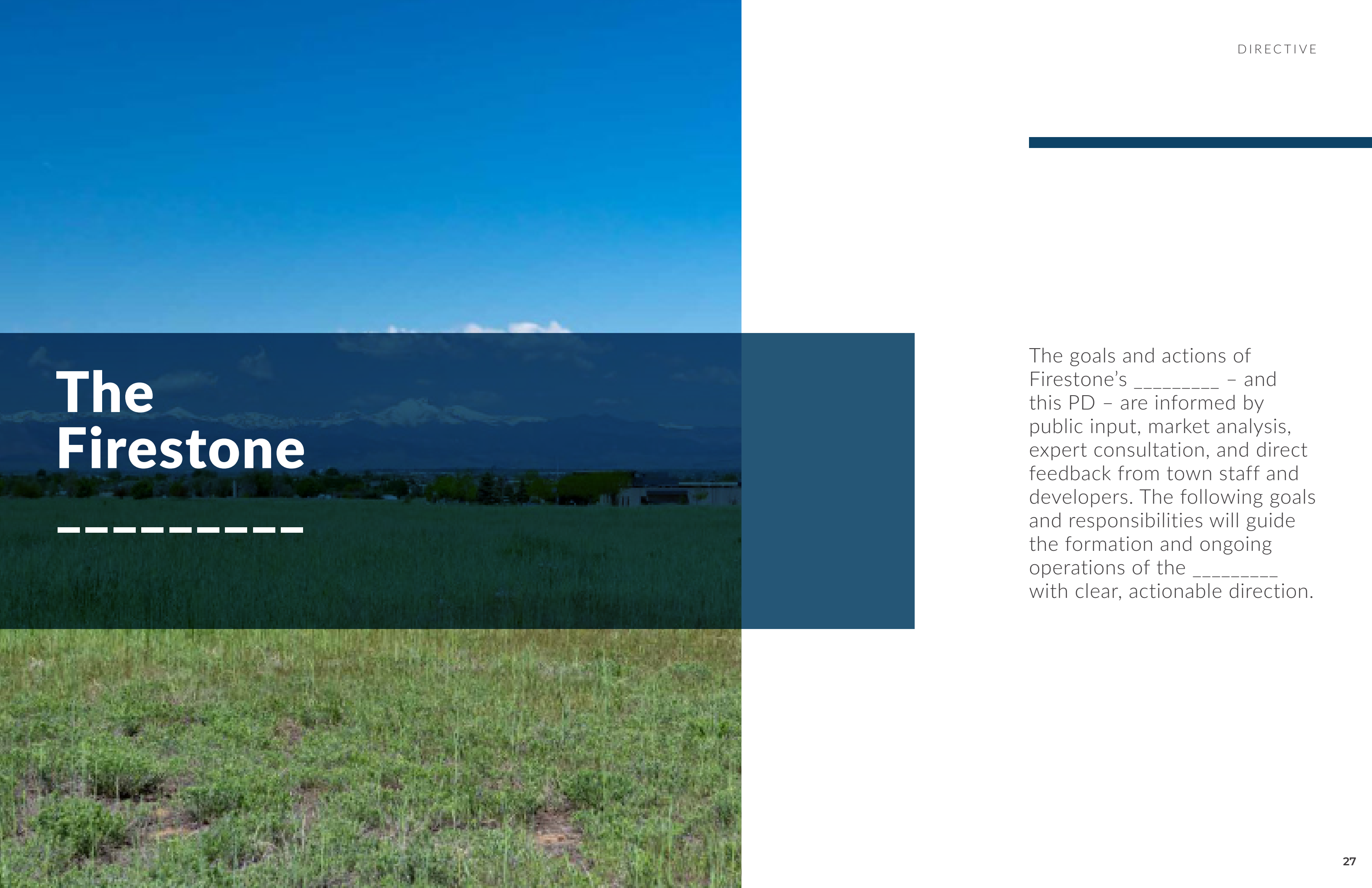


Establishing a DDA: Formation & Management

Municipalities like Firestone establish a DDA through a formal process involving:

- 1. Conducting a public hearing to define district boundaries.**
- 2. Adopting an ordinance or resolution to officially form the DDA.**
- 3. Appointing a board of directors, typically comprising local governing officials, property and business owners, and residents within the district.**

Firestone has successfully completed this process, establishing the _____ through Ordinance 1062, with clearly defined boundaries as depicted on page 29.



The Firestone

The goals and actions of Firestone’s ----- – and this PD – are informed by public input, market analysis, expert consultation, and direct feedback from town staff and developers. The following goals and responsibilities will guide the formation and ongoing operations of the ----- with clear, actionable direction.

Site Overview



Roles & Responsibilities of the _____

Planning & Visioning

Lead development and execution of district plans, coordinating closely with Town of Firestone departments and stakeholders

Infrastructure Improvements

Partner with the Town for targeted infrastructure enhancements, improving overall district accessibility, safety, and visual appeal.

Economic Development

Facilitate and attract private investments and business development, prioritizing uses that enhance district vibrancy.

Identity, Marketing, Programming & Promotion

Develop and activate a distinct _____ identity through strategic branding, marketing, and consistent community programming, public art, and the coordination of community events.

Collaboration with Urban Renewal

Clearly define and coordinate roles, responsibilities, and plans with Firestone’s Urban Renewal District, including TIF management, to ensure cohesive, transparent collaboration.

Partnership & Collaboration

Regularly review, update, and execute strategic and operational plans, ensuring alignment with broader community development objectives.

Organizational Planning

Actively engage with Firestone’s local government, nonprofit entities, landowners, businesses, and development professionals to align and leverage collective resources for _____ advancement.

Goals of the _____

**Planning & Visioning
Organizational Establishment**

Goal: Establish and maintain effective organizational leadership and management.

Key Actions:

- Hire a proven Economic Development Director to lead _____ operations, supported by additional staff as needed.
- Develop a comprehensive operations and staffing plan, updating annually as necessary.
- Conduct regular coordination meetings between the Town of Firestone and _____ to foster alignment, build relationships, and identify partnership opportunities.
- Engage actively with statewide associations, such as Downtown Colorado Inc., to stay informed and involved in broader downtown development conversations.

Goals of the _____

Drive Economic Development

Goal: Foster sustainable economic growth and resilience within the _____.

Key Actions:

- Develop a clearly defined, distinctive Downtown brand and story to reinforce promotional efforts, aesthetic recognition, and placemaking.
- Regularly engage with influential trade and real estate organizations (e.g., ULI, ICSC) to position and promote the _____.
- Achieve a balanced, resilient land-use mix – including retail, restaurants, hotels, entertainment, and residential – to sustain economic vitality through various market cycles.
- Conduct periodic economic and market feasibility studies to proactively respond to shifting market conditions.
- Maintain strategic collaboration with the Town of Firestone’s Economic Development department, private sector developers, brokers, non-profits, community organizations, and other relevant stakeholders to capture innovative and diverse development opportunities.
- Execute annual financial audits for consistent revenue monitoring, projections, and analyses of revenue streams.

Facilitate Clear and Efficient Development Processes

Goal: Foster ongoing, meaningful engagement with the Firestone community and stakeholders to ensure alignment and responsiveness in _____ initiatives.

Key Actions:

- Continuously gather community insights and desires through structured outreach, annual surveys, direct engagement, and digital communication.
- Actively participate in broader community planning processes (comprehensive plan updates, small-area plans, transportation studies) to ensure alignment and integration with Town-wide goals.
- Engage with various stakeholder groups, including property owners, jurisdictional partners impacted by TIF revenues, non-impacted collaborators, internal Firestone departments, planning commissions, the Town Board, and external service providers.

Goals of the _____

Prioritize Infrastructure and Accessibility

Goal: Ensure the _____’s infrastructure robustly supports growth, accessibility, and connectivity.

Key Actions:

- Improve road layouts, parking availability, multimodal accessibility, and pedestrian safety within the district.
- Plan for adequate parking solutions, efficient traffic circulation, and protected view corridors.
- Implement and enforce Firestone and Weld County regulations pertaining to existing and historical energy production sites and infrastructure.
- Evaluate and address potential impacts of existing infrastructure, such as AT&T Long Haul/Core Fiber Optic Facilities.

Preserve and Integrate Natural and Recreational Features

Goal: Enhance community wellbeing through the preservation and thoughtful integration of natural and recreational amenities.

Key Actions:

- Maintain and enhance existing community assets, such as the disc golf course, community gardens, and trails, ensuring their continued availability and quality.
- Promote active outdoor recreation by developing interconnected trail networks and accessible green spaces that encourage multimodal transport and active lifestyles.
- Leverage existing recreational and sports-related infrastructure to attract visitors, stimulate activity, and generate additional revenue, thereby reinforcing the _____ as a regional attraction.

Petitioning into the _____

Property owners adjacent to the current _____ boundaries can petition to be included within the _____ district, per Colorado Revised Statutes §31-25-822. Inclusion of additional properties is discretionary and requires demonstration of adjacency to the existing _____ boundary, and verification of fee-simple ownership of the property. Petitions for inclusion undergo a thorough

review process conducted by the Town of Firestone to determine eligibility. Final approval rests with the _____ Board of Directors and the Firestone Town Board of Trustees. It’s important to note that being included within the _____ boundary does not automatically guarantee funding for future projects; funding decisions remain discretionary and based on alignment with _____ objectives and available resources.

Creating a Cohesive District Experience

Each of the _____’s subdistricts are designed with unique purposes and identities. To ensure that these diverse districts reinforce a singular Firestone identity, they must be thoughtfully coordinated and interconnected. The following guiding principles clarify how the individual districts should relate and interact, ensuring a unified experience throughout the entire _____.

Connections Matter

Clear, safe, and intuitive connections between districts are essential. Paths, sidewalks, and bike lanes should seamlessly link each district, prioritizing ease of movement for pedestrians, cyclists, and vehicles alike. Special focus should be placed on key crossings and transition points, such as intersections at Colorado Boulevard and Grant Avenue or Firestone Boulevard and Sable Avenue, ensuring that the district feels approachable and navigable, even for first-time visitors.

Unified, Not Uniform

While each district will maintain its unique character, shared design elements such as lighting, signage, landscaping, and architectural themes should be consistent across the entire _____. These shared elements will foster visual continuity and a cohesive experience, reinforcing the overall Firestone identity.

Complementary Land Uses

By ensuring complementary, non-competitive land uses, the _____ districts will collectively offer a balanced and attractive full-day experience to residents and visitors alike.

Firestone Boulevard: Prioritize retail, restaurants, and high-traffic commercial activities that generate economic vitality and visitor appeal.

Central Park: Feature civic amenities, entertainment venues, commercial establishments, recreational areas, residential spaces, and flexible event facilities, creating a dynamic mix to attract diverse users throughout the day.

Historic Town Center: Emphasize community services, cultural amenities, and small-scale mixed-use developments that reflect the community’s heritage and foster local engagement.



Wayfinding and Identity

Clear and consistent wayfinding systems including signage, informational kiosks, maps, and district branding are critical to ensure clear understanding and efficient navigation.

- Clearly identify district locations
- Inform visitors about nearby attractions and services
- Reinforce the Firestone identity throughout the _____, maintaining a strong sense of place and orientation

Public Spaces as Connective Elements

Shared public spaces such as trails, plazas, and parks – should function as natural bridges that link districts organically. These spaces can be activated through community events, art installations, and programs designed to draw visitors and resident interaction between districts.

Collaborative Growth & Planning

The _____ will ensure coordinated and cohesive growth across all districts by facilitating synchronized district development to prevent isolated growth. Infrastructure investments, amenities, and design standards should be aligned consistently across district boundaries. Targeted partnerships and coordinated programming can help energize multiple districts simultaneously, reinforcing a unified _____ community.



Exploring ----- Focus Areas

Firestone ----- Districts

There are three distinct areas or “districts” of the Central Business District included in the Firestone PD, each with two or more unique subdistricts within them.

Firestone ----- Districts

■ Firestone Blvd. Gateway

- Subdistrict 1.A: Firestone Boulevard (Birch Street to Frontier Street)
- Subdistrict 1.B: Firestone Regional Sports Complex

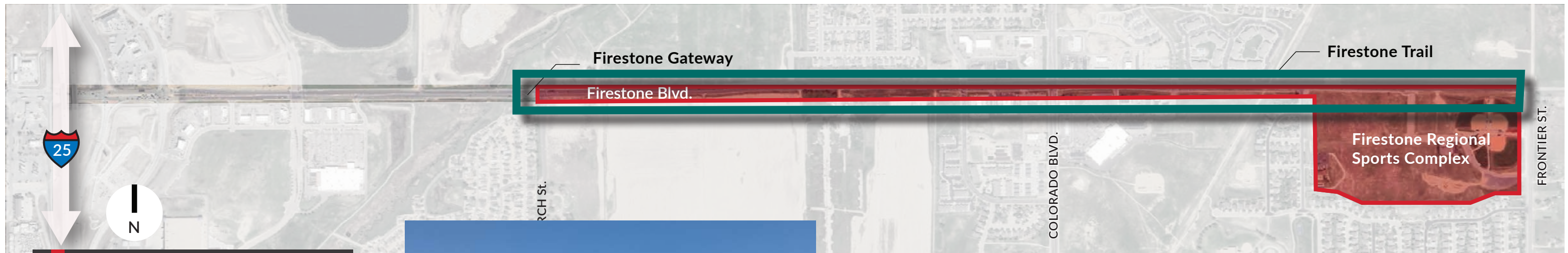
■ Central Park Civic Center

- Subdistrict 2.A: Firestone Trail (Firestone Boulevard to Sable Avenue)
- Subdistrict 2.B: Colorado Boulevard (Firestone Boulevard to Grant Avenue/Godding Hollow Parkway)
- Subdistrict 2.C: The “Central Park” Parcel

■ Historic Firestone Town Center

- Subdistrict 3.A: 151 Grant Avenue (Carbon Valley Community & Active Adults Center)
- Subdistrict 3.B: Grant Avenue (Colorado Boulevard to Frontier Street)
- Subdistrict 3.C: Overlook at Firestone Property





Subdistrict 1A Firestone Boulevard (Birch Street to Frontier Street)

Context

Firestone Boulevard is the primary east-west corridor connecting the Town of Firestone to the I-25 highway. As one of the most visible and heavily traveled routes in the community, it serves as the “front door” to Firestone and plays a central role in shaping first impressions for visitors and residents. Its right-of-way is fully incorporated into the boundaries of the _____ and is one of the Town’s most important sources of municipal tax revenue. The corridor is anchored by large-format commercial uses and expansive parcels, particularly near the I-25 interchange. These properties benefit from excellent highway visibility and are key contributors to the Town’s economy. New commercial development is planned or currently under construction in this area, supported by recent roadway improvements and a landscaped median near the interchange.

Residential subdivisions are located nearby, including one near Birch Street and another at the northwest corner of Colorado Boulevard and Firestone Boulevard. Additional commercial properties at the intersection of Colorado and Firestone serve as local landmarks and provide community-serving retail and services. Pockets of undeveloped farmland remain along the corridor, representing future infill opportunities. Firestone Boulevard is a wide arterial, with four travel lanes in each direction divided by medians and center turn lanes. Sidewalk infrastructure is partially complete – extending from I-25 to County Road 9¾ and west to Cimarron Street – but is missing in other segments, leaving gaps in pedestrian connectivity.



Observations

Despite its economic significance and visibility, the corridor currently lacks a strong sense of identity. It is auto-oriented by design, with limited multimodal infrastructure and minimal pedestrian amenities. As a result, Firestone Boulevard does not clearly signal to visitors that they’ve arrived in a unique place; it resembles the commercial corridors

found in many other communities. Existing monumentation and landscape treatments meant to welcome visitors to Firestone are underwhelming, set far from the roadway and difficult to see. Streetscape elements are sparse, and there is limited visual continuity or placemaking to tie the corridor into the larger vision of the _____.

Opportunities

Define the corridor with brand-aligned design. Streetscape, monumentation, and wayfinding elements can be introduced to reflect the emerging identity of the _____ and visually signal arrival in Firestone.

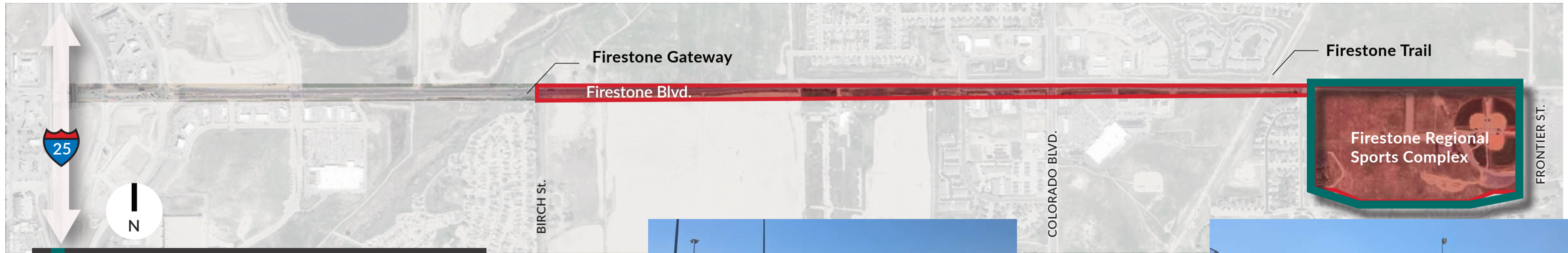
Strengthen connections to Central Park. Improved urban design and visual cues can create a more intuitive link between Firestone Boulevard and Central Park, guiding visitors toward the district’s civic and recreational heart.

Expand the _____ boundary over time. Adjacent commercial parcels – both existing and planned – offer opportunities for inclusion into the _____, potentially expanding the district’s revenue base and enabling additional district-led projects.

Complete multimodal infrastructure. Gaps in the sidewalk network and trail connections can be addressed to improve walkability, safety, and access between the corridor and key destinations within the _____.

Establish a compelling gateway presence. A signature Firestone welcome monument at the I-25 interchange could capture traveler attention and encourage visitors to exit and explore the community.

Unlock new development potential. Remaining undeveloped parcels along the corridor provide opportunities for new, differentiated land uses that introduce character, support the district’s economic goals, and contribute to a stronger sense of place.



Subdistrict 1B Firestone Regional Sports Complex



Context

The Firestone Baseball Complex is a recognizable community asset and a well-used recreational destination within the _____. It serves as a local calling card due to its popularity, visibility, and central role in youth sports. The site features three high-quality baseball diamonds, shaded dugouts, a covered picnic shelter, restrooms, a water fountain, and a playground, making it a fully programmed space that serves both formal league use and casual family visits. Concrete

walkways and internal circulation routes support accessibility throughout the site. In addition to its recreational role, the complex is home to the Carbon Valley Rec 14U competitive baseball team, which brings visitors to Firestone from across the region. New residential development is envisioned to the north of the site and along the nearby Firestone Trail, creating opportunities for increased access and integration with the surrounding neighborhoods.

Observations

While the facility is actively used and well-equipped, it faces several site-level issues that limit its full potential. A stormwater detention area at the northwest corner presents a potential drainage concern that may require future improvements. Frontier Street, which fronts the complex to the east, lacks formal streetscape elements including trees, sidewalks, and curbs. The walkway leading to the fields is currently blocked by fencing, and there is no designated pedestrian crossing into the concrete plaza area, making access less intuitive than it could be.

The Firestone fire station is located directly to the west of the facility, and single-family residential neighborhoods border the site to the south. This proximity raises the potential for traffic and parking conflicts during tournament weekends and peak programming periods, particularly in relation to neighborhood driveways and circulation.

Opportunities

Expand facilities and programming. Additional sports fields, support structures, or recreation amenities can be added to increase capacity and better serve community demand.

Leverage the site's regional draw. Building on the complex's existing recognition, complementary uses such as lodging, dining, or active commercial services could be introduced nearby to create a more complete and unique destination experience.

Introduce concessions and supporting amenities. Both temporary and permanent concessionaire spaces could provide services during events, improve the visitor experience, and create revenue opportunities.

Upgrade frontage with complete streetscape improvements. Installing sidewalks, curbs, gutters, and stormwater infrastructure – especially along Firestone Boulevard and Frontier Street – would improve access, safety, and site definition.

Enhance landscaping and user comfort. Additional shade trees, planted buffers, and thoughtful landscaping would improve the health and recreation value of the complex while creating a more inviting environment for spectators and families.

Support year-round activity. Exploring opportunities for off-season uses, such as winter programming, flexible event space, or alternative sports, could extend the site's utility and maximize public investment.

Improve access and connectivity. Installing continuous sidewalks and landscaped tree lawns along Frontier Street and County Road 24 would complete missing pedestrian links and improve walkability from surrounding neighborhoods and trails.

Subdistrict 2A
Firestone Trail
(Firestone Boulevard to Sable Avenue)

Context



This segment of the Firestone Trail spans approximately one mile, extending from Firestone Boulevard south to Sable Avenue. The trail is a 10-foot-wide multimodal concrete path designed to accommodate a variety of users. It features regularly spaced shade trees that enhance user comfort and is directly connected to sidewalk networks at both Firestone Boulevard and Sable Avenue.

The trail continues beyond the subdistrict in both directions. To the south, it flows into Central Park and eventually Grandview Boulevard. To the north, it transitions into a gravel trail extending toward County Road 26, where it will ultimately connect to future phases of the Barefoot Lakes master-planned community.

This portion of the trail is independent of Colorado Boulevard's right-of-way until it intersects at Sable Avenue. It provides important multimodal access for neighborhoods in northern Dacono and serves as a link to key community destinations including residential areas, Coal Ridge Middle School, Prairie Ridge Elementary School, and Harney Park. The trail passes through a combination of open space, undeveloped fields, and public ROWs.



Observations

While the trail offers a safe and scenic off-street route, its alignment limits direct north-south connectivity along Colorado Boulevard. As a result, it does not effectively link activity centers at the intersection of Firestone Boulevard and Colorado Boulevard with the Central Park area. The trail's current layout presents a challenge

for users seeking direct access between the district's civic core and peripheral residential areas. Although it functions well as a recreational asset, the lack of visibility and proximity to major roadways may reduce its utility as a primary connector for all user types.

Opportunities

Enable _____ investment in trail infrastructure. Designation within the _____ boundary makes this segment eligible for capital improvements and ongoing maintenance funding.

Create a foundation for future district expansion. The trail's linear geography supports future boundary growth if adjacent property owners opt into the _____.

Align with _____'s urban design standards. Trail improvements such as signage, landscaping, and amenities should reflect the broader district identity and reinforce a sense of place.

Establish the trail as a multimodal spine. With its regional connections and access to key destinations, this segment can function as Firestone's primary active transportation corridor.

Enhance safety through pedestrian-scale lighting. Installing appropriate lighting would improve safety, usability, and comfort during early morning or evening hours.

Activate the corridor with community art. Art installations or placemaking features can enhance user experience and express community identity along the trail.

Subdistrict 2B Colorado Boulevard

(Firestone Boulevard to Grant Avenue/
Goddling Hollow Parkway)



Context

Colorado Boulevard spans approximately three miles of right-of-way, stretching from Firestone Boulevard south to Grant Avenue/Goddling Hollow Parkway. It functions as a regional arterial roadway and, together with Firestone Boulevard, forms the primary connection between I-25 and the _____, including Central Park.

At the intersection with Firestone Boulevard, the corridor is dominated by large-format, auto-oriented commercial parcels that serve high volumes of vehicular traffic and contribute significantly to Firestone's tax base. These commercial uses are strategically positioned to benefit from regional traffic patterns and visibility.

As the corridor continues south from Firestone Boulevard to Grant Avenue, land use transitions to single-family residential neighborhoods, interspersed with open space and large-lot estate housing. At the Grant Avenue intersection, additional auto-focused commercial development reappears, leveraging connectivity to both I-25 and Highway 85.

Colorado Boulevard is flanked by several major community and recreational destinations. These include Milavec Reservoir, Saddleback

Golf Course, Bella Rosa Golf Course, Firestone Town Hall, Police and Courts, the Carbon Valley Library, Firestone Disc Golf Course, Harney Park, and Coal Ridge Middle School. The Firestone Trail runs nearly the entire length of the corridor along the eastern edge before veering into Central Park at Harney Park.

Planned Unit Development (PUD) design guidelines currently being drafted for the Central Park area could serve as a model for improving other portions of the Colorado Boulevard corridor. To the east lies incorporated land within the Town of Firestone, while the west side includes areas slated for future growth within Firestone's extraterritorial jurisdiction (ETJ).



Observations

Site-Level Conditions

Sidewalk infrastructure along Colorado Boulevard is inconsistent. In commercial segments, sidewalks are often attached directly to the curb, offering little separation from traffic and no tree canopy for shade. In residential areas, sidewalk gaps, absence of curb and gutter, and lack of crossings reduce

safety and accessibility. Stormwater drainage infrastructure is also incomplete in several locations.

The Firestone Trail provides a buffered, multimodal spine on the east side of the corridor, but east-west pedestrian connectivity is lacking. Landscaping is irregular, and few stretches feature cohesive visual or physical buffers between vehicles and pedestrians.

Corridor Segments

Firestone Boulevard at Colorado Boulevard:

This segment features a four-lane arterial with divided medians and dedicated turn lanes. Sidewalks are attached directly to the curb, and large-format auto-oriented commercial parcels dominate the frontage. While this section supports significant commercial activity, pedestrian comfort is limited due to the lack of landscaped buffers and tree cover.

Booth Drive to Sable Avenue: The corridor narrows to a two-lane arterial with a center turn lane and transitions into established single-family residential neighborhoods. Infrastructure is notably lacking – there are no curbs, gutters, or sidewalks in this stretch. The Firestone Trail runs parallel on the east side, providing some pedestrian and bicycle access.

Central Park Frontage: Continuing south, this segment remains a two-lane arterial with a center turn lane. The Firestone Trail shifts eastward into Central Park. On the east side, the corridor provides direct access to Firestone's civic and recreational assets,

including the Town Hall, Police and Court facilities, Disc Golf Course, and Carbon Valley Library. The west side is characterized by large-lot residential estates. Streetscape infrastructure is minimal, and the corridor lacks design elements to define it as a civic gateway.

South of Central Park to Milavec Reservoir: As Colorado Boulevard moves south, it becomes a rural two-lane road with limited access points to adjacent parcels. This stretch is adjacent to the Town of Frederick and features a mix of open spaces, golf courses, and agricultural land, contributing to a low-intensity land use pattern.

Grant Avenue Intersection: At this critical intersection, the roadway expands to four lanes with a center turn lane. A commercial center is located at the northeast corner, and the Firestone Trail continues along the eastern edge. The intersection is a major multimodal node, providing connections to the Historic Firestone Neighborhood, Frederick's Milavec Reservoir, and key redevelopment sites like the former Town Hall and Overlook property.

Subdistrict 2B continued

Planning-Level Issues

Colorado Boulevard lacks a consistent visual or functional identity. Coordination between Firestone and Frederick is necessary for cohesive improvements, particularly along shared boundaries. Portions of the corridor fall outside current _____ boundaries, although they offer strategic value for inclusion. Connections between this corridor, Firestone Boulevard, and Central Park must be enhanced to elevate the user experience and support district goals.

Opportunities

Improve the pedestrian experience.

Plant shade trees at regular intervals to create a more uniform and comfortable streetscape throughout the corridor. Fill existing sidewalk gaps and prioritize pedestrian comfort along both sides of Colorado Boulevard, especially in residential segments.

Enhance safety and access. Introduce east-west pedestrian crossings at key intersections to improve accessibility to Firestone Trail and adjacent community destinations. Where possible, install landscaped buffers to physically separate sidewalks and trails from the roadway and improve user safety.

Strengthen corridor aesthetics and civic identity. Identify high-visibility locations for enhanced landscaping and streetscape improvements. Use these visual upgrades to signal arrival into Central Park and other key destinations, reinforcing the corridor’s role as a civic gateway.

Expand _____ participation and investment potential. Evaluate the inclusion of commercial and residential properties located at major arterial intersections. These areas present opportunities to generate additional tax revenue and participate in future _____ funded initiatives.

Address stormwater and roadway infrastructure.

Implement curb, gutter, and stormwater improvements alongside other capital upgrades to formalize the corridor’s appearance and functionality. These improvements are critical to strengthening the corridor’s credibility as a primary access route to Central Park.

Plan for future widening. Identify and evaluate sections of Colorado Boulevard where transitioning from two lanes to four lanes may be necessary, based on projected development and traffic analysis.

Brand and activate the corridor. Install dynamic signage, street banners, public art, and event promotion elements to establish a memorable corridor identity. Use these features to promote Central Park and engage both residents and visitors.

Create a signature welcome feature. Design and construct a prominent welcome monument at a strategic location along Colorado Boulevard to encourage visitation and signify arrival into the _____ and Central Park.

Advance Transportation Master Plan goals. Use _____ tools and funding to support infrastructure and multimodal improvements outlined in the Town’s adopted Transportation Master Plan.



Subdistrict 2C Central Park Parcel



Context

The Central Park parcel is a defining feature of the Firestone _____, geographically and symbolically. This +/- 286-acre site is largely undeveloped and fully enclosed within the _____ boundary, apart from the Carbon Valley Library, which is located within the parcel but not managed by the Town of Firestone. The site is bordered by Colorado Boulevard to the west, Sable Avenue to the north, Frontier Street to the east, and rural residential estates to the south. Areas west of Colorado Boulevard fall within Firestone's extraterritorial jurisdiction (ETJ).

Central Park is home to Firestone's government center, including Town Hall, the Police Department, and Court facilities, all accessed from Sable Avenue. The Carbon Valley Library has separate access further east on Sable. The Firestone Trail runs along the western frontage on Colorado Boulevard, offering multimodal access to the site. Internally, the site features a popular disc golf course. Topographically, the site gently slopes from east to west, with its low point located in the southwest corner. Overall, it sits slightly above the elevation of Colorado Boulevard.

Observations

Central Park has been envisioned as Firestone's civic and cultural heart and is already home to critical municipal services. The early construction of Town facilities has begun to fulfill this long-term vision. The site's development will be shaped by an in-process Planned Unit Development (PUD) District Plan, which will guide the organization of land uses, circulation, and design standards moving forward.

The property is fully incorporated within the boundaries of the _____ (excluding the Carbon Valley Library), and its complete public ownership provides a unique opportunity for coordinated phasing and stewardship. As the _____ evolves, the Town may choose to incorporate additional parcels into the plan to support growth, partnerships, or new uses.

Several contextual relationships frame the development of Central Park. To the north lies the master-planned community of St. Vrain Ranch; to the east and south are rural estate neighborhoods; and to the west, Colorado Boulevard marks the boundary between the civic core and future growth areas. Internally, Central Park is envisioned to include several distinct subdistricts: a Gateway, a Mixed-Use Urban Core, a Civic District, a Sports Complex, Active Outdoor Recreation, and Naturalized Open Space. Each of these districts will need to function cohesively, reinforcing the site's role as a vibrant, connected destination.



Subdistrict 2C continued

Opportunities

Establish a region-defining civic and cultural destination. As the only large-scale civic and mixed-use development of its kind in the surrounding area, Central Park is uniquely positioned to serve not just Firestone, but neighboring communities as well. While removed from I-25, the site has the potential to draw visitors by working in tandem with _____ corridors and strategically placing unique land uses and amenities along its edges.

Connect to Firestone’s identity through culture and history. Unlike older towns with long-established downtowns, Firestone’s _____ is new, and with that comes an opportunity to intentionally build a sense of place. Central Park should weave Firestone’s story into its design, using public art, historical reference points, and community-centered programming to build character.

Leverage sports and recreation as economic drivers. Central Park can coordinate with the Firestone Baseball Complex, Firestone Trail, and surrounding corridors to elevate sports and recreation as an economic and placemaking tool. Co-located facilities, events, and branding strategies can support this identity.

Capitalize on organizational alignment and ownership. With Firestone owning nearly the entire site, there is an unprecedented opportunity to shape development without the typical constraints of multi-owner negotiations. This allows the Town and _____ to:

- Set the foundational vision early
- Guide expectations for development partners

- Administer business and financial assistance programs
- Maintain, operate, and program public spaces
- Coordinate with other jurisdictions and stakeholders on shared goals

Implement a strong residential framework. Residential development will be essential to creating an active, walkable, and self-sustaining district. Residents bring daily activity, stewardship, and energy to the public realm. Future housing types should expand Firestone’s residential offerings and may include:

- Duplexes and triplexes
- Townhomes and row homes
- Cottage clusters
- Traditional Neighborhood Developments(TNDs)

Create a dynamic land use mix. A resilient and flexible district will include uses that are active throughout the day and evening. Strategies include:

- Locating active ground-floor uses (commercial, civic, educational, or employment) at key gateways
- Identifying and filling market gaps based on community and economic data
- Co-locating mixed-use buildings with housing to create vibrant streetscapes
- Complementing civic uses with nearby retail, services, and gathering spaces
- Allowing auto-oriented uses in early phases to capture revenue and transition to more urban forms over time
- Reserving key Gateway parcels to align with visibility and traffic potential

Opportunities

Prioritize public spaces as connecting tissue. Central Park should offer a network of public spaces – ranging from a signature neighborhood park to smaller, intimate plazas – that connect different subdistricts and serve as shared destinations. High-quality finishes and layered programming will matter more than size.

Include catalytic entertainment and lodging uses. Strategic entertainment destinations and hospitality offerings can anchor activity, extend visits, and support sports-related tourism.

Elevate urban design and pedestrian environments. Central Park’s streets should reflect the brand and character of the _____. Within the mixed-use core, urban design elements should include:

- Wide sidewalks with room for outdoor dining, large amenity zones, and landscaping
- Street trees planted in sustainable tree lawns
- Planters for seasonal color
- Pedestrian-scale lighting, signage, and wayfinding
- Street parking and shared mobility curb space

- Paved materials and public art for visual interest
- Furnishings such as benches, trash receptacles, and bike racks

Outside the mixed-use core, design should continue with:

- Regularly spaced tree lawns and multi-modal sidewalks (6’–10’)
- On-street bike facilities
- Parallel parking
- Clear visual transitions between subdistricts

Enable seamless mobility. Mobility must be addressed through infrastructure and design:

- Off-street trails and on-street bike facilities that connect across subdistricts
- Wide sidewalks and clearly marked pedestrian ways from parking to destinations
- Integrated bike parking throughout the site
- Shared-use curb space that accommodates drop-off zones, deliveries, and future transit or mobility services





Subdistrict 3A
151 Grant Avenue
(Carbon Valley Community & Active
Adults Center)

Context

The 151 Grant Avenue site is home to the Carbon Valley Active Adults and Community Center, which provides a wide range of social, fitness, educational, recreational, wellness, and cultural programming for adults aged 55 and over. The site is located adjacent to Firestone’s Historic Neighborhood and was formally identified as a key asset in the Historic Firestone Neighborhood Plan.

The property totals 6.62 acres and includes a 7,778 square-foot building constructed in 1999. The facility currently operates from 8:00 a.m. to 4:00 p.m. and includes an existing parking lot. The location’s proximity to historic assets and the broader community position it as a site with catalytic potential within the _____.

Observations

The building on-site is limited in scale and functionality, with approximately 7,000 square feet of enclosed area. The current zoning designation of RA (Residential Agricultural) restricts redevelopment options, particularly for uses beyond civic or low-intensity residential. Any future redevelopment or expansion effort would require a zoning update or targeted amendment.



Opportunities

Catalyze the 1st Street corridor with targeted reinvestment. The site’s size and location offer significant potential to stimulate activity and reinvestment along the 1st Street corridor. New development or expanded programming could enhance the neighborhood and reinforce connections to other civic and cultural destinations.

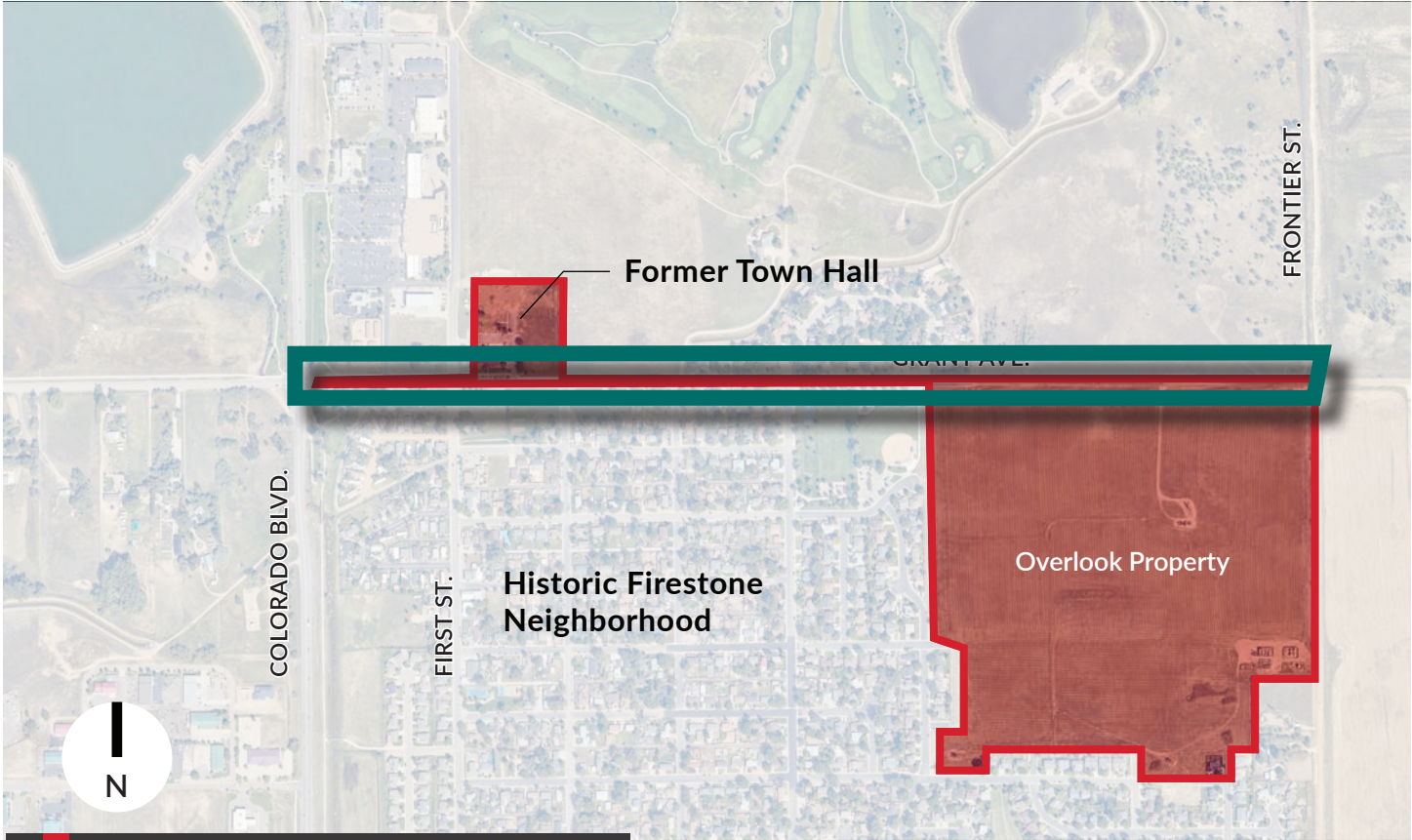
Support recreation and community health. The site could accommodate new or upgraded sports, wellness, or recreational amenities that align with the broader vision for the _____, increasing year-round activation and use.

Leverage adaptive reuse. The existing building may be renovated or reimaged to accommodate new uses while preserving structure and reducing construction costs.

Introduce residential uses. The parcel is large enough to accommodate new housing that complements surrounding neighborhoods and supports the goals of the Historic Neighborhood Plan.

Maintain and expand civic-focused programming. The site may continue to serve as a civic anchor – supporting expanded community programming, intergenerational facilities, or new service partnerships within the district.





Subdistrict 3B
Grant Avenue
(Colorado Boulevard to Frontier Street)

Context

Grant Avenue extends approximately one mile from Colorado Boulevard to Frontier Street and forms a defining spine of Subdistrict 3B within the _____. This corridor edges Firestone’s historic neighborhoods to the south, with pockets of vacant and agricultural land in the same direction. North of the corridor lies Saddleback Golf Course and a small, single-unit residential neighborhood clustered around Sherilynn Circle.

The street features on-street parking up to Sherilynn Circle. East of that point, a landscaped park sits along the south side of the corridor, with mature trees lining a green buffer between the curb and sidewalk. This segment also includes pedestrian-scale lighting and irrigation infrastructure, signs of early streetscape investment that provide a strong precedent for further enhancement.



Observations

Sidewalk and right-of-way conditions vary significantly along the corridor. Between Colorado Boulevard and Sherilynn Circle, sidewalks are attached and inconsistent in width, with little space available to expand the right-of-way without affecting the frontages of existing homes. East of Sherilynn Circle, the north side of Grant Avenue lacks any sidewalk infrastructure, while the south side includes

a detached sidewalk that reconnects with the roadway at the second Sherilynn intersection. Beyond this point, Grant Avenue transitions into an unpaved dirt road as it continues toward Frontier Street. This shift in surface condition presents both physical and perceptual barriers for multimodal access and long-term district continuity.

Opportunities

Catalyze the 1st Street corridor with targeted reinvestment. Upgrade and unify corridor infrastructure. Invest in streetscape improvements that extend the quality found near Sherilynn Circle throughout the entire corridor. This could include expanded sidewalks, lighting, street trees, and stormwater solutions where space allows.

Improve multimodal access. Address sidewalk gaps—especially on the north side—and convert the dirt road segment into a complete street that supports pedestrians, cyclists, and vehicles. Improvements should prioritize safety, accessibility, and continuity.

Preserve and reinforce residential transitions. Any physical upgrades should be designed with sensitivity to the historic single-family context. Landscaping, traffic calming, and clear visual boundaries can help buffer residential properties from increased activity and reinforce neighborhood character.

Strengthen connections between districts. With its proximity to the Historic Firestone Neighborhood, Saddleback Golf Course, and Frontier Street, Grant Avenue is well-positioned to serve as a connective corridor within the _____. Enhancing wayfinding, walkability, and design consistency can help bridge these areas and support future redevelopment.





**Subdistrict 3C
Overlook at
Firestone Property**

Context

The Overlook at Firestone property is a 13-acre site located at the southwest corner of Grant Avenue and Frontier Street. The property is surrounded by single-unit residential neighborhoods to the south and west and is bordered by Hart Park to the east. It is included within the Historic Firestone Neighborhood Plan and lies within the southern plan area of the Firestone Urban Renewal Authority (URA). This site holds strategic potential within the _____ due to its adjacency to civic and recreational uses and its position at the district’s southern edge. Its location offers a key opportunity to serve as a southern anchor for both residential and recreational development.

Observations

Currently, the property is constrained by a lack of supporting infrastructure. Streets adjacent to the site are unpaved and lack sidewalks, curbs, gutters, and stormwater infrastructure. Multiple local streets – including Jackson Avenue, Buchanan Avenue, Granville Circle, and Beriwick Avenue – terminate at the site boundary, presenting an interrupted street grid. North-south connectors such as Faimdale Street and

Forest Street also remain disconnected. Any development at this location will likely require upfront utility and infrastructure improvements. Improvements to Grant Avenue and Frontier Street would be essential to support future use, including curb and gutter installation, 6-foot sidewalks, tree lawns, and underground utilities. _____ funding and partnership could be instrumental in supporting these investments.

Opportunities

Reconnect the local street grid. The site offers a unique chance to reestablish east-west and north-south connectivity by extending adjacent streets into and through the property. Grid restoration would enhance access, increase walkability, and improve emergency service routes.

Invest in infrastructure upgrades. Improvements to surrounding roads – including paving, curb and gutter, sidewalks, and utility systems – are foundational to unlocking the development potential of this site. These upgrades should be prioritized in partnership with the _____.

Support new development aligned with district goals. The site is well-suited for new residential development and/or recreational uses that align with the goals of the Historic Neighborhood Plan and the _____ vision. New development should reinforce neighborhood character while activating the district’s southern edge.

Activate a key southern gateway. Given its location and adjacency to Hart Park, this site can serve as a transition zone that blends civic, recreational, and residential elements, helping to tie the Historic Neighborhood and broader _____ together.





Categories for Investment

The Firestone _____ has identified four strategic categories that will guide how funding and support are allocated. These categories reflect the _____'s goals of economic vitality, placemaking, connectivity, and community identity. All projects – whether public realm improvements or private development proposals – must align with one or more of these categories to be eligible for _____ consideration. The examples provided under each category are illustrative and do not limit the scope of future investments.

1. New Development

This category supports catalytic development projects that strengthen Firestone’s economic base, urban character, and community vitality.

- Proactively seek partnerships with private developers to deliver coordinated, high-quality projects.
- Structure public-private partnerships to deliver mixed-use, employment, hospitality, or residential projects that align with district goals.
- Encourage a balanced mix of land uses that bring new jobs, housing options, and visitors to the area.
- Foster development that creates new neighborhoods and activates the Civic Center and Urban Core.

Example Projects

- Construction of a hotel within Civic Center Park to serve regional visitors and special events.
- Development of multifamily housing in the Urban Core to support walkability and create a diverse, mixed-income community hub.

2. Connectivity, Mobility & Infrastructure

This category focuses on foundational improvements that ensure people can easily access and move through the district by car, foot, bike, or transit.

- Advance pedestrian and streetscape improvements along the Colorado Boulevard Corridor.
- Implement gateway features and urban design enhancements at key entry points—including Firestone Boulevard and its I-25 interchange—to better guide visitors toward Central Park and the heart of the _____.

Example Projects

- Construction of multimodal improvements (sidewalks, bike lanes, and lighting) along major corridors.
- Integration of _____-branded gateway signage, wayfinding, and district identifiers at prominent intersections.



1. Public Spaces, Parks & Recreation

This category prioritizes the creation and enhancement of active and passive public spaces that define Firestone’s sense of place.

- Expand and connect a system of trails, parks, plazas, and open spaces that link all _____ subdistricts.
- Support the development of destination-quality public spaces in Central Park and throughout the district.

Example Projects

- Design and construct a new signature civic plaza or central gathering space in Central Park that becomes a visual and social anchor for the district.
- Expand trail systems that improve walkability between subdistricts, including linkages to the Firestone Trail, civic nodes, and parks.



2. Arts, Culture & Activation

This category supports programs and initiatives that bring people together, reinforce Firestone’s brand, and express the community’s identity.

- Collaborate with the Town of Firestone’s Marketing and Communications Department to strengthen messaging, visibility, and appeal of the _____.
- Establish and promote a recognizable _____ brand that resonates across platforms and physical spaces.
- Host and support events, festivals, markets, and seasonal programming that activate streets, parks, and plazas.

Example Projects

- Installation of public art, murals, banners, or branded elements that signal entry into distinct districts.
- Launch of a community event series that celebrates Firestone’s civic identity and encourages regular use of public space.





Making the Plan a Reality

The implementation of the _____ will occur in phases, guided by strategic organizational actions and evolving resource availability. This framework outlines the operational foundation, leadership structure, project prioritization, and financial scenarios that will shape how the _____ begins, grows, and delivers on its long-term vision. No single action stands alone; success requires coordinated planning, partnerships, and flexible financial strategies that align with Firestone's civic and economic goals.

Organizational Actions

The following organizational actions are essential to establishing and activating the _____:

- Define _____ boundaries and identify subdistricts within the _____.
- Complete and adopt the official Plan of Development.
- Appoint the initial _____ Board of Directors.
- Conduct a fiscal impact analysis to understand potential revenues from property and sales tax increment.
- Identify and refine potential member benefits, funding tools, and support programs for property owners and development partners.
- Establish a framework for evaluating, prioritizing, and phasing short-, medium-, and long-term projects.
- Coordinate with the Town of Firestone, regional jurisdictions, and infrastructure partners to plan, fund, and implement catalytic improvements.
- Engage development partners proactively and continuously to identify alignment opportunities and advance shared goals.
- Conduct outreach to property owners along _____ corridors to gauge interest in voluntary inclusion.

Phased Project Planning

_____ implementation will evolve over time through an adaptive phasing model. While specific project timing will be refined as funding and partnerships solidify, the _____’s development horizon is currently envisioned as follows:

Short-to-Medium Term (5–9 years):

- Focus on foundational infrastructure and branding.
- Launch early activation and events.
- Initiate vertical development within select subdistricts.

Long-Term (10+ years):

- Execute large-scale development at Central Park and other subdistrict anchors.
- Advance corridor-wide connectivity and multimodal improvements.
- Scale up events, placemaking, and brand visibility.



Scenario 1:
Core Operation Focus

This category supports catalytic development projects that strengthen Firestone’s economic base, urban character, and community vitality.

Goal: Establish a strong operational foundation with a lean but focused organization dedicated to delivering core improvements.

Revenue Estimate: Moderate – driven by modest tax increment from retail and property growth

Budget Use: Targeted toward staff salaries, district branding, and priority pedestrian infrastructure.

- Key Actions:*
- Hire an Economic Development Director and core administrative staff.
 - Develop administrative systems and branding platform.
 - Launch early-phase infrastructure work on Firestone Boulevard and the Central Park Trail.
 - Host 2–3 community-facing events each year to build district awareness and participation.

Scenario 2: Balanced Growth with
Public–Private Partnerships

This category supports catalytic development projects that strengthen Firestone’s economic base, urban character, and community vitality.

Goal: Deliver visible improvements across subdistricts while leveraging private investment to amplify district development.

Revenue Estimate: Medium – based on stronger retail performance and increasing property values

Budget Use: Distributed across infrastructure upgrades, partner incentives, branding, and district programming.

- Key Actions:*
- Begin infrastructure development for Central Park’s Mixed-Use Urban Core.
 - Partner on hotel or sports facility developments.
 - Fund improvements in the Historic Town Center and corridor enhancements.
 - Launch coordinated streetscape and gateway signage initiatives.

Scenario 3:
Aggressive Investment / Destination _____

Vision
This category supports catalytic development projects that strengthen Firestone’s economic base, urban character, and community vitality.

Goal: Position Firestone’s _____ as a premier regional destination through bold, catalytic investment.

Revenue Estimate: High – assumes accelerated growth through dense development, tourism, and sustained tax increment returns

Budget Use: Maximized toward vertical development, civic facilities, large-scale activation, and infrastructure buildout.

- Key Actions:*
- Fully build out the Central Park mixed-use district with residential, commercial, and entertainment offerings.
 - Complete major gateway improvements and brand installations along the Firestone Trail and key corridors.
 - Support construction of a regional sports complex and adjacent hotel.
 - Host large-scale events and festivals to drive regional traffic.
 - Undertake major corridor enhancements along Colorado Boulevard.

Note: This section will be updated once the financial study is completed.

This action plan is not static. It will be refined regularly through feedback, market analysis, and project evaluation. The _____ will remain responsive to community needs and economic conditions, using this framework to implement an ambitious and achievable transformation of Firestone’s _____. Firestone Plan of Development should be revisited and updated every three to five years.