

APPROVAL BLOCK

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this
8th day of August, 2018, by Resolution No. 18-28.

Mayor Pro-Tem



Attest: Town Clerk

4428832 Pages: 1 of 5
09/06/2018 02:22 PM R Fee: \$53.00
Carly Kopas Clerk and Recorder Weld County, CO

ACCEPTANCE BLOCK

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

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1

Shannon Robbins, DIRECTOR (SHANNON ROBBINS)
Name, Title (printed)

STATE OF COLORADO)
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 23rd day of August, 2018, by
Shannon Robbins as Director of St. Vrain Lakes Metropolitan District No. 1.

Witness my hand and official seal
My commission expires 4-11-22

Notary Public
JILL BEDORE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144015866
MY COMMISSION EXPIRES APRIL 11, 2022

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

Ashley Tanifelli, CFO (Ashley Tanifelli)
Name, Title (printed)

STATE OF COLORADO)
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 23rd day of August, 2018, by
Ashley Tanifelli as CFO and as
of Barefoot LLC, a Colorado Limited Liability Company.

Witness my hand and official seal
My commission expires 4-11-22

Notary Public

JILL BEDORE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144015866
MY COMMISSION EXPIRES APRIL 11, 2022

AND

Richard J. Dengler, President (Richard J. Dengler)
Name, Title (printed)

STATE OF COLORADO)
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 23rd day of August, 2018, by
Richard J. Dengler as President and as
of Barefoot LLC, a Colorado Limited Liability Company.

Witness my hand and official seal
My commission expires 4-11-22

Notary Public

JILL BEDORE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144015866
MY COMMISSION EXPIRES APRIL 11, 2022

OWNER /
DEVELOPERS

St. Vrain Lakes Metro District 1
6465 S. Greenwood Plaza Blvd,
Suite 700
Centennial, CO 80111
Tel: (303) 790-6605
Facsimile: (303) 706-9453
Email: Marc Savela
Marc.Savela@brookfieldrp.com

Barefoot, LLC.
6465 S. Greenwood Plaza Blvd,
Suite 700
Centennial, CO 80111
Tel: (303) 790-6311
Facsimile: (303) 706-9453
Email: Dave Carro
David.Carro@brookfieldrp.com

TECHNICAL
CONSULTANTS

CIVIL ENGINEER:
Redland
1500 West Canal Court
Littleton, CO 80120
Tel: (720) 283-6783
Email: Fred Tafoya
ftafoya@redland.com

LANDSCAPE ARCHITECT:
DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204-2048
Tel: (303) 623-5186
Email: Jake Sippy
jsippy@designworkshop.com

FDP - Amendment No. 3
Barefoot Lakes Filing No. 1
Planned Unit Development
COVER AND NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 1 of 5

SHEET INDEX

Sheet No.	Sheet Title
1.	Cover and Narrative
2.	Site Plan
3.	Tract, Address and Phasing Plan
4.	Grading and Drainage
5.	Signage

LEGAL DESCRIPTION

BAREFOOT LAKES FILING NO. 1, AMENDMENT 3 - FINAL DEVELOPMENT PLAN

ALL OF BAREFOOT LAKES FILING NO. 1, SECOND REPLAT,
RECORDED ON 3/1/2016 AT RECEPTION NO. 4428833 AT
THE OFFICE OF WELD COUNTY CLERK AND RECORDER.

CONTAINING AN AREA OF 5.659 ACRES (246,476 SQUARE FEET),
MORE OR LESS.

PROJECT NARRATIVE

This document is an Amendment to Barefoot Lakes Filing No. 1 FDP,
recorded on 3/21/2016 at Rec. #4185100 at the office of Weld County
Clerk and Recorder.

The purpose of this Amendment No. 3 is to eliminate the alleys within two
of the blocks in Filing 1. The primary impact to the approved FDP is the
elimination of two alleys and their associated tracts. Overall lot count and
lot lines are unchanged, except to extend existing property lines to the
mid-point of the former alley tracts. Area formerly within the alley tracts is
now incorporated into the adjacent single family lots. These lots will now
have front loaded garages and driveways to the street rather than alley
loaded garages. See below and right for updates to the *Land-Use Table*
and the *Tract Use Summary Table*.

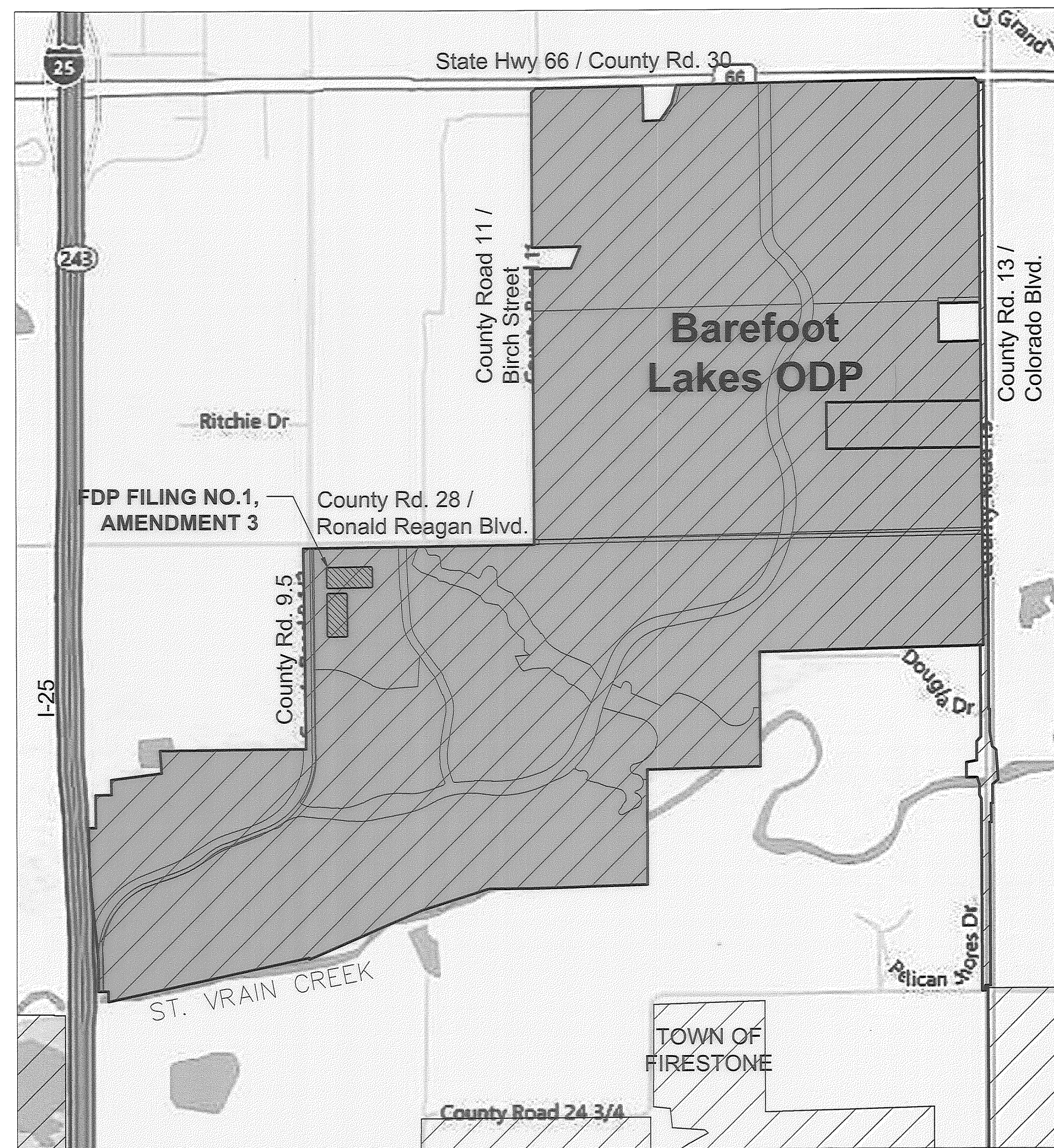
All standards previously adopted by the Filing 1 FDP, Amendment 1 and
Amendment 2 remain unchanged.

Filing 1 FDP Land-Use Table			
Land Use	Square Feet	Acres	% of Total
Single Family Residential	2,194,592	50.38	37%
Non-Single Family Residential (East of Eagle River Road)	101,930	2.34	2%
Oil/Gas Setback Areas (Tract N)	239,678	5.50	4%
Tracts A to U (except N)	1,580,230	36.28	26%
Road ROW	1,872,209	42.98	31%
Totals*	5,988,639	137.48	100%

Paved Areas	728,284	16.72	12%
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Density & Lot Size Information	
0 - 10,000 sf:	269 Lots
10,001 - 12,500 sf:	17 Lots
12,501 - 15,000 sf:	7 Lots
293 Total Residential Lots in PA 1 & 2	
Average Residential Lot Size is 7,433 square feet	
Minimum Residential Lot Size is 5,550 square feet	
Maximum Residential Lot Size is 14,826 square feet	
PA 1 & 2 Density 3.0 to 3.5 DU/Acre	
Total Acreage PA 1 & PA 2 = 100.3 acres	

LOCATION MAP



FIREFSTONE
TOWN LIMITS

BAREFOOT
LAKES ODP

FILING NO. 1,
AMEND. 3

Tract Use Summary Table							
Tract	Area (sf)	Area (ac)	Impervious Area (sf)	% Impervious	Use	Owner	Maintained By
A	17,148	0.394	2,847	17%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
B	8,834	0.203	0	0%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
C	64,712	1.486	0	0%	RESIDENTIAL	BAREFOOT LLC	BAREFOOT LLC
D	6,299	0.145	6,299	100%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
E	3,521	0.081	0	0%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
F					(TRACT ELIMINATED, FDP AMENDMENT 3)		
G	29,488	0.677	4,107	14%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
H					(TRACT ELIMINATED, FDP AMENDMENT 3)		
I	8,080	0.185	8,080	100%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
J	11,760	0.270	11,760	100%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
K	5,757	0.132	5,757	100%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
L	7,756	0.178	7,756	100%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
M	7,275	0.167	0	0%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
N	239,678	5.502	6,127	3%	O, D, M, SI, U, P.R.U., *	SVLMD	SVLMD
O	17,390	0.399	3,336	19%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
P	214,973	4.935	22,025	10%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
R	993,681	22.812	44,581	4%	O, D, M, SI, U, A.R.U.	SVLMD	SVLMD
S	6,133	0.141	1,427	23%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
T	157,456	3.615	10,938	7%	O, D, M, SI, U, A.R.U.	SVLMD	SVLMD
U	19,967	0.458	4,148	21%	O, D, M, SI, U, P.R.U.	SVLMD	SVLMD
Totals*	1,819,908	41.779	139,188	8%			

TRACT SUMMARY LEGEND	
O	OPEN SPACE
D	DRAINAGE
M	MONUMENTATION
SI	SIGNAGE
SVLMD	ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1
U	UTILITIES
A.R.U.	ACTIVE RECREATIONAL USE
P.R.U.	PASSIVE RECREATIONAL USE
*	SURFACE USE AGREEMENT IN PLACE OF ENTIRETY OF TRACT

DESIGNWORKSHOP

Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Asheville • Aspen • Austin • Denver
Salt Lake City • Lake Tahoe

1390 Lawrence Street, Suite 100
Denver, CO 80204-2048
(303) 623-5186
Facsimile (303) 623-2260

WWW.DESIGNWORKSHOP.COM

FDP - AMENDMENT NO. 3 BAREFOOT LAKES FILING NO. 1

TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIREFSTONE INFORMATION BLOCK

BAREFOOT LAKES

COVER AND NARRATIVE

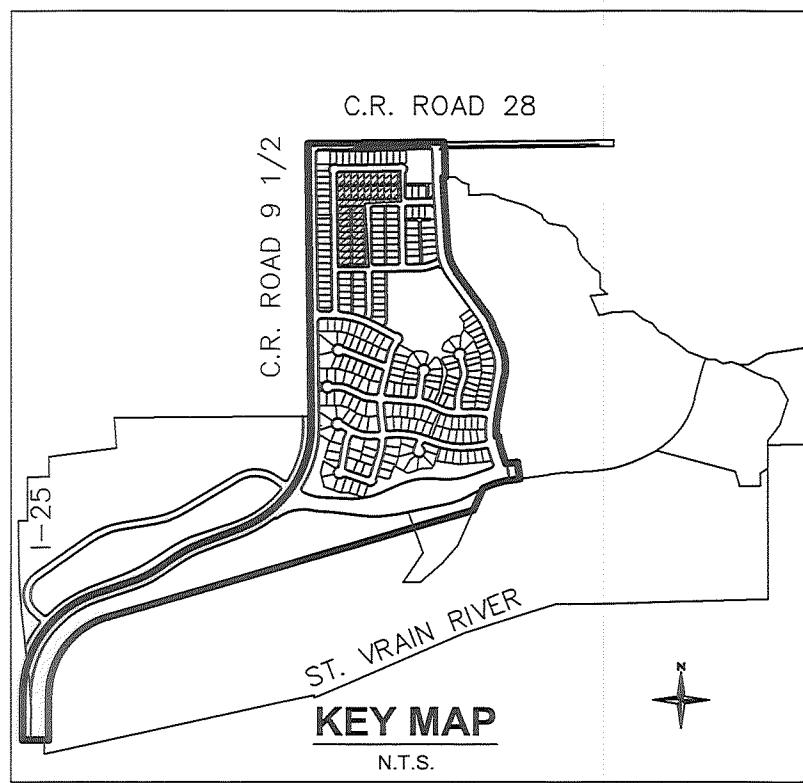
Name of application:	Barefoot Lakes Filing No. 1
Type of Submittal:	FDP - Amendment No. 3
Filing #:	1
Phase #:	
First Submittal:	3.15.2018
Revision 1:	7.10.2018
Revision 2:	
Revision 3:	
Sheet	1 of 5

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Aug 13, 2018 - 11:38am
1200608001 - Barefoot Lakes Filing No. 1 FDP Amend 3 Site Plan.dwg

4428632 Pages: 2 of 5
05/09/2018 02:22 PM R Fee: \$53.00
Carly Kopas, Clerk and Recorder, Weld County, CO
BAREFOOT LAKES FILING NO. 1
REC. NO. 4145010

FDP - Amendment No. 3
Barefoot Lakes Filing No. 1
Planned Unit Development
SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 2 of 5



REDLAND 10 YEARS 2018
Where Great Places Begin

720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

FDP - AMENDMENT NO. 3
BAREFOOT LAKES FILING NO. 1

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

SITE PLAN

Name of application:	Barefoot Lakes Filing No. 1
Type of Submittal:	FDP - Amendment No. 3
Filing #:	1
Phase #:	
First Submittal:	03.13.2018
Revision 1:	07.10.2018
Revision 2:	08.13.2018
Revision 3:	

Sheet 2 of 5

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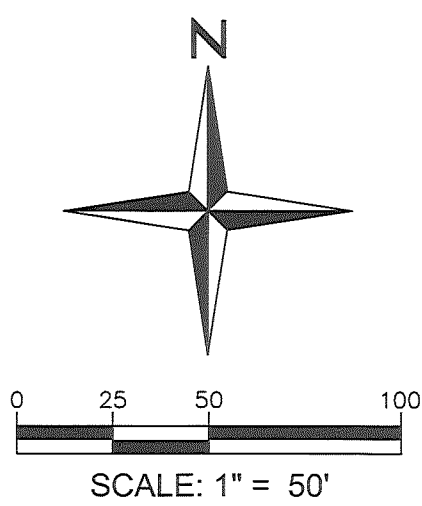
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD INFO
C1	90°00'00"	15.00'	23.56'	N44°17'58"E, 21.21'
C2	90°00'00"	15.00'	23.56'	S45°42'02"E, 21.21'
C3	90°00'00"	15.00'	23.56'	S44°17'58"W, 21.21'
C4	90°00'00"	15.00'	23.56'	N45°42'02"W, 21.21'
C5	90°00'00"	15.00'	23.56'	N44°17'58"E, 21.21'
C6	90°00'00"	15.00'	23.56'	S45°42'02"E, 21.21'
C7	90°00'00"	15.00'	23.56'	S44°17'58"W, 21.21'
C8	90°00'00"	15.00'	23.56'	N45°42'02"W, 21.21'

LEGEND

	FDP 3RD AMENDMENT BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING SETBACK
	PROPOSED CENTERLINE

NOTES

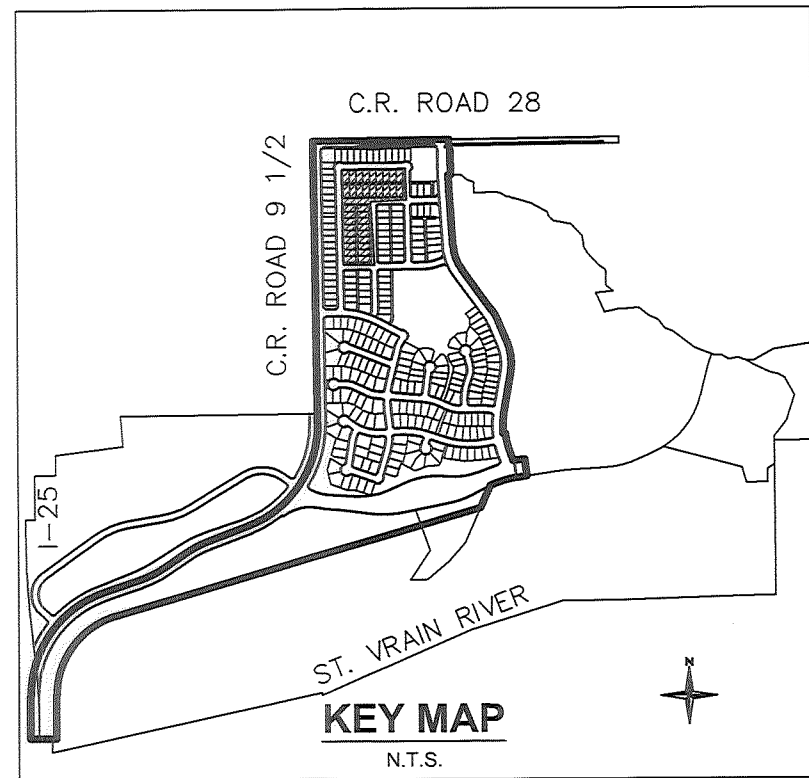
- REFER TO BAREFOOT LAKES FILING NO. 1 FINAL DEVELOPMENT PLAN RECORDED UNDER RECEPTION NO. 4185100 FOR BUILDING SETBACKS AND TYPICAL LOT SETBACK DIAGRAMS.
- REFER TO SHEET 3 AND FOR CORNER LOT ORIENTATION.



Aug 13, 2016 - 11:38am
120905001 - Barefoot Lakes-CaddSheet Sales0801.11 BFL Filing 11/13/16 FDP Amend 3Barefoot Lakes F1 FDP Amend 3 Address Phasing Tracking

4428832 Pages: 3 of 5
09/06/2016 02:22 PM R Fee: \$53.00
City of Firestone, Clerk and Recorder, Weld County, CO
Barefoot Lakes-CaddSheet Sales0801.11 BFL Filing 11/13/16 FDP Amend 3Barefoot Lakes F1 FDP Amend 3 Address Phasing Tracking

FDP - Amendment No. 3
Barefoot Lakes Filing No. 1
Planned Unit Development
TRACT, ADDRESS AND PHASING PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 3 of 5



LEGEND

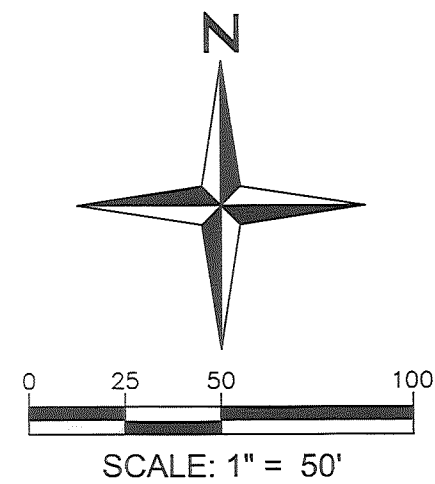
---	PHASE LINE
---	PROPERTY LINE
15	LOT NUMBER
⑬	BLOCK NUMBER
4702	ADDRESS NUMBER
→	CORNER LOT ORIENTATION
*	IRRIGATION TAP ADDRESS

NOTES

- PHASING IS SHOWN FOR REFERENCE ONLY AND IS NOT BEING CHANGED WITH THIS 3RD AMENDMENT.

BLOCK 1 - FILING NO. 1, SECOND REPLAT		
LOT	ADDRESS	STREET NAME
1	4562	NORTH BEND WAY
2	4572	NORTH BEND WAY
3	4584	NORTH BEND WAY
4	4594	NORTH BEND WAY
5	4606	NORTH BEND WAY
6	4616	NORTH BEND WAY
7	4628	NORTH BEND WAY
8	4638	NORTH BEND WAY
9	4648	NORTH BEND WAY
10	4649	CLEAR CREEK DRIVE
11	4639	CLEAR CREEK DRIVE
12	4627	CLEAR CREEK DRIVE
13	4617	CLEAR CREEK DRIVE
14	4605	CLEAR CREEK DRIVE
15	4595	CLEAR CREEK DRIVE
16	4583	CLEAR CREEK DRIVE
17	4573	CLEAR CREEK DRIVE
18	4561	CLEAR CREEK DRIVE

BLOCK 2 - FILING NO. 1, SECOND REPLAT		
LOT	ADDRESS	STREET NAME
1	12903	RIVER ROCK WAY
2	12893	RIVER ROCK WAY
3	12883	RIVER ROCK WAY
4	12871	RIVER ROCK WAY
5	12861	RIVER ROCK WAY
6	12851	RIVER ROCK WAY
7	12841	RIVER ROCK WAY
8	12829	RIVER ROCK WAY
9	12819	RIVER ROCK WAY
10	12820	CRANE RIVER DRIVE
11	12830	CRANE RIVER DRIVE
12	12840	CRANE RIVER DRIVE
13	12850	CRANE RIVER DRIVE
14	12862	CRANE RIVER DRIVE
15	12872	CRANE RIVER DRIVE
16	12882	CRANE RIVER DRIVE
17	12892	CRANE RIVER DRIVE
18	12902	CRANE RIVER DRIVE



FDP - AMENDMENT NO. 3
BAREFOOT LAKES FILING NO. 1
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

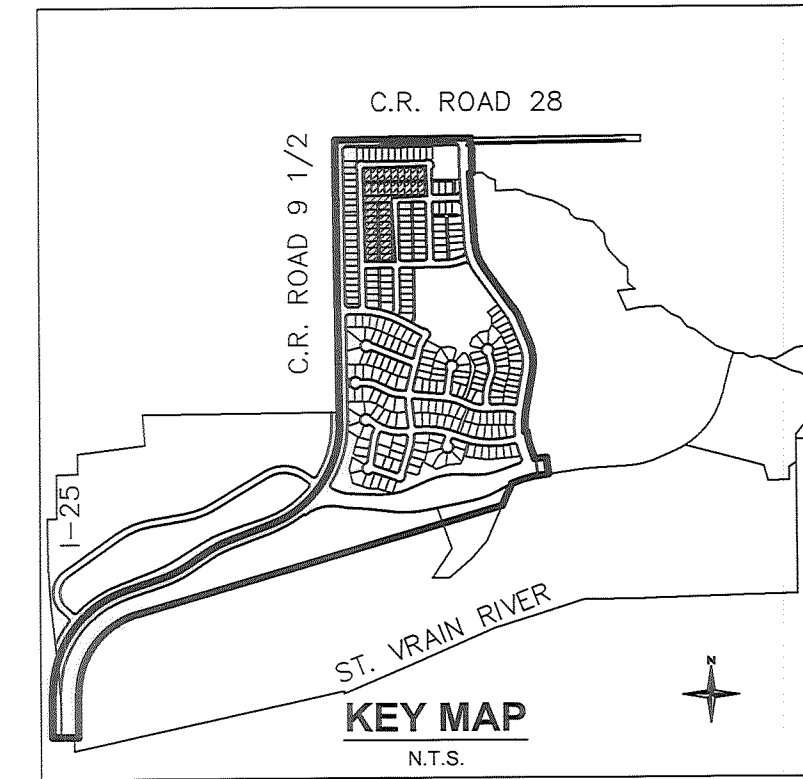
TRACT,
ADDRESS AND
PHASING PLAN

Name of application:	Barefoot Lakes Filing No. 1
Type of Submittal:	FDP - Amendment No. 3
Filing #:	1
Phase #:	
First Submittal:	03.13.2018
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Revision 3:	

Sheet 3 of 5

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FDP - Amendment No. 3
Barefoot Lakes Filing No. 1
Planned Unit Development
GRADING AND DRAINAGE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 4 of 5



**FDP - AMENDMENT NO. 3
BAREFOOT LAKES FILING NO. 1**
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

**FIRESTONE
INFORMATION BLOCK**

BAREFOOT LAKES

**GRADING AND
DRAINAGE PLAN**

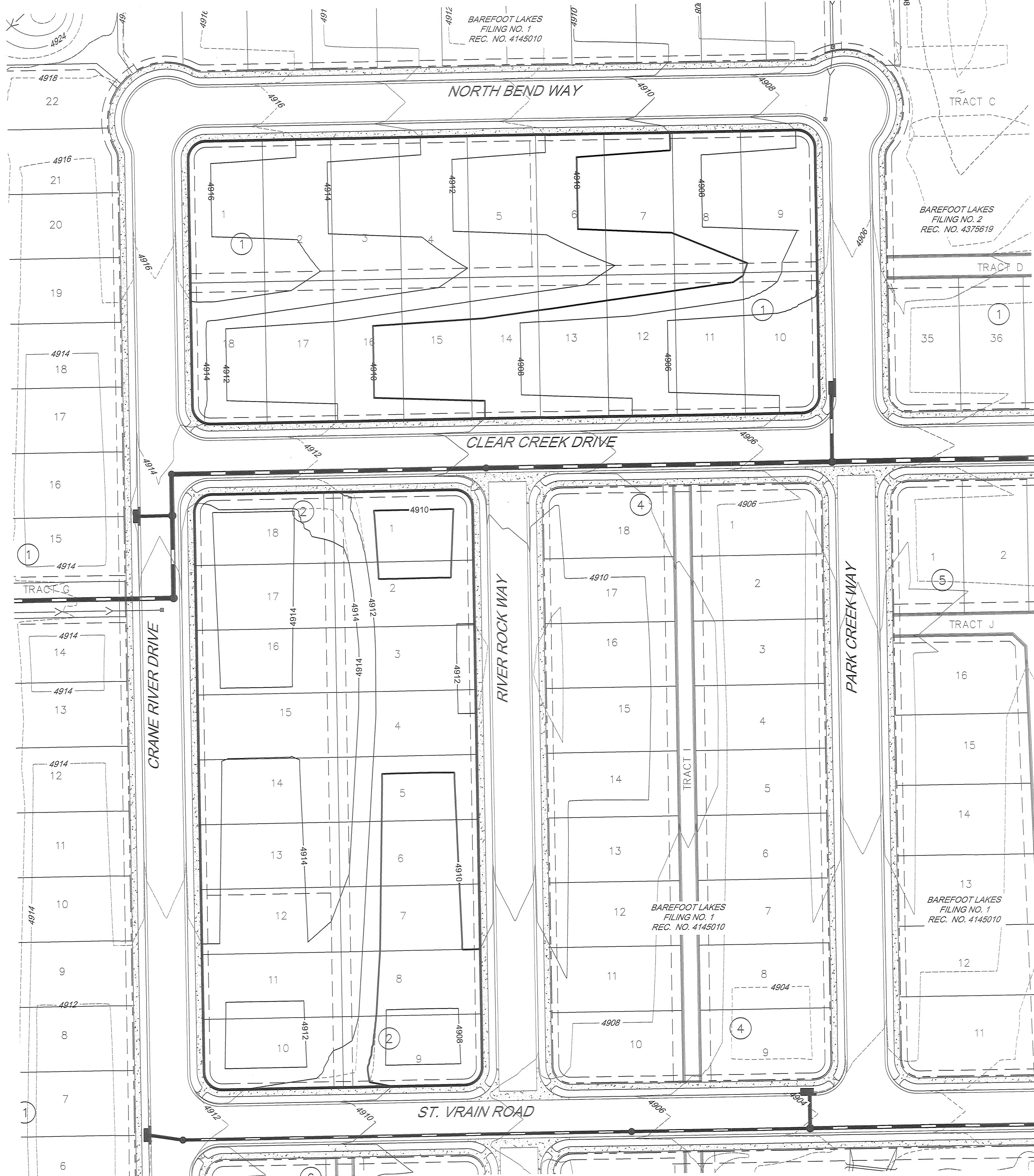
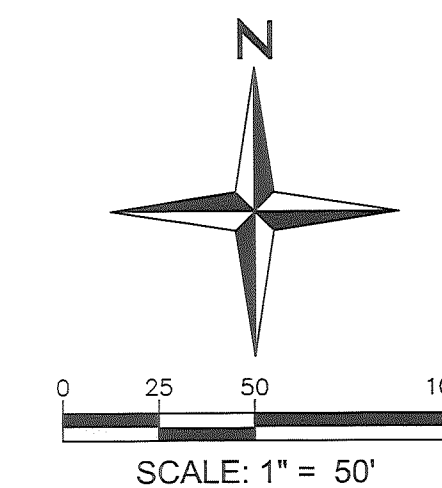
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Sheet	4 of 5

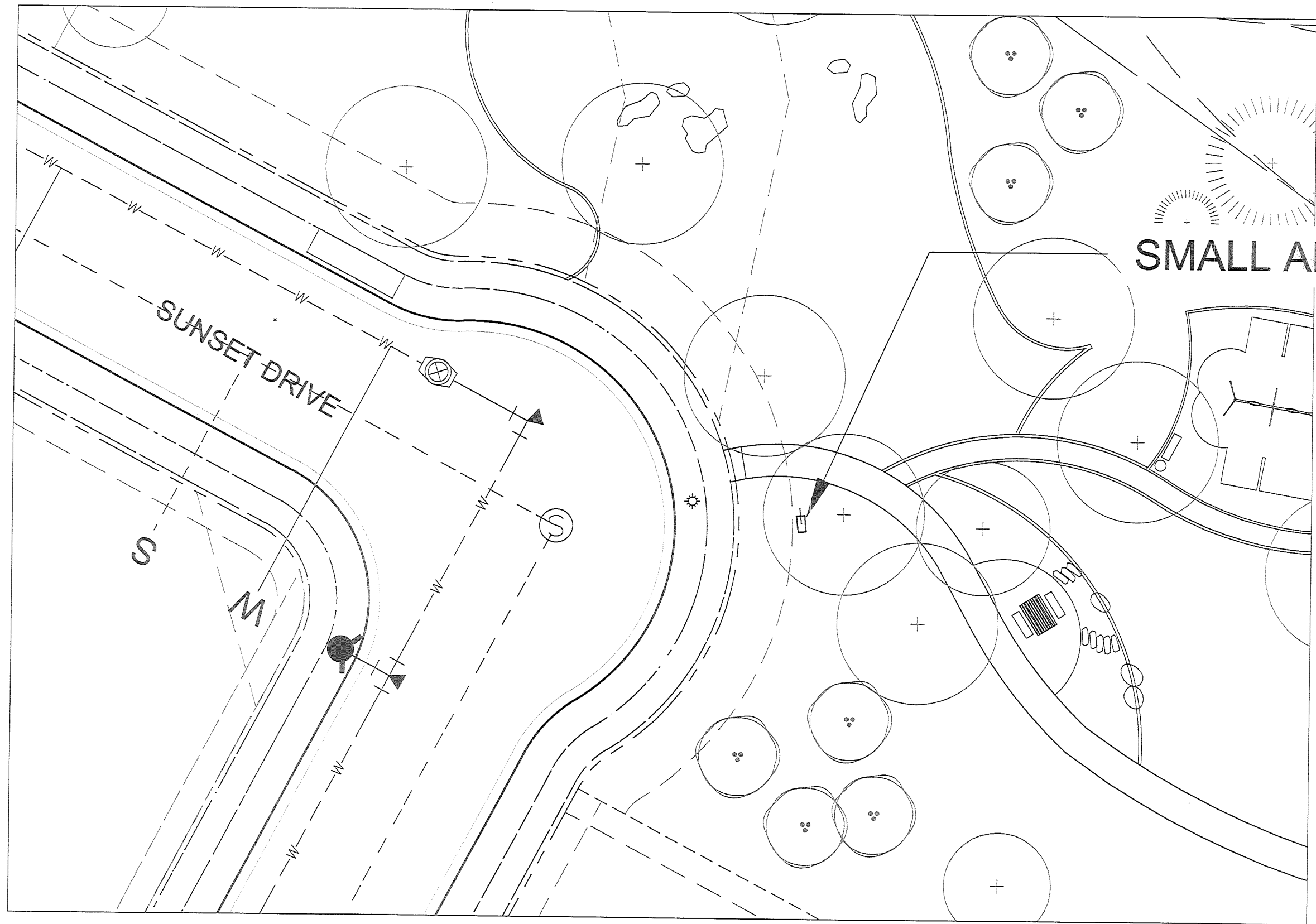
LEGEND

—	PROPERTY LINE
- - - 5468 - - -	EXISTING MINOR CONTOUR (2' INTERVAL)
- - - 5470 - - -	EXISTING MAJOR CONTOUR (10' INTERVAL)
- - - 5468 - - -	PROPOSED MINOR CONTOUR (2' INTERVAL)
- - - 5440 - - -	PROPOSED MAJOR CONTOUR (10' INTERVAL)
—	PROPOSED STORM DRAIN LINE
●	PROPOSED STORM DRAIN MANHOLE

NOTES

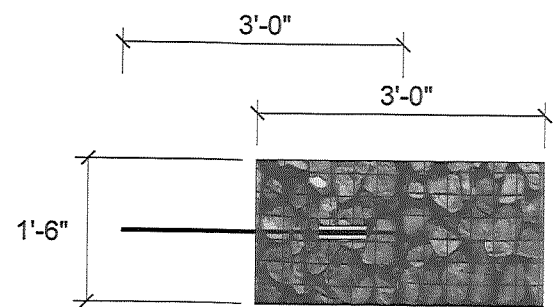
- 1) THE MINIMUM FIRST FLOOR TOP-OF-FOUNDATION ELEVATION FOR RESIDENTIAL LOTS SHALL BE 1.5-FT ABOVE THE FRONT PROPERTY CORNER ELEVATION AT THE HIGH SIDE OF THE LOT.
- 2) FINISH FIRST FLOOR ELEVATION FOR RESIDENTIAL LOTS SHALL BE 0 TO 15-INCHES ABOVE TOP-OF-FOUNDATION ELEVATION.



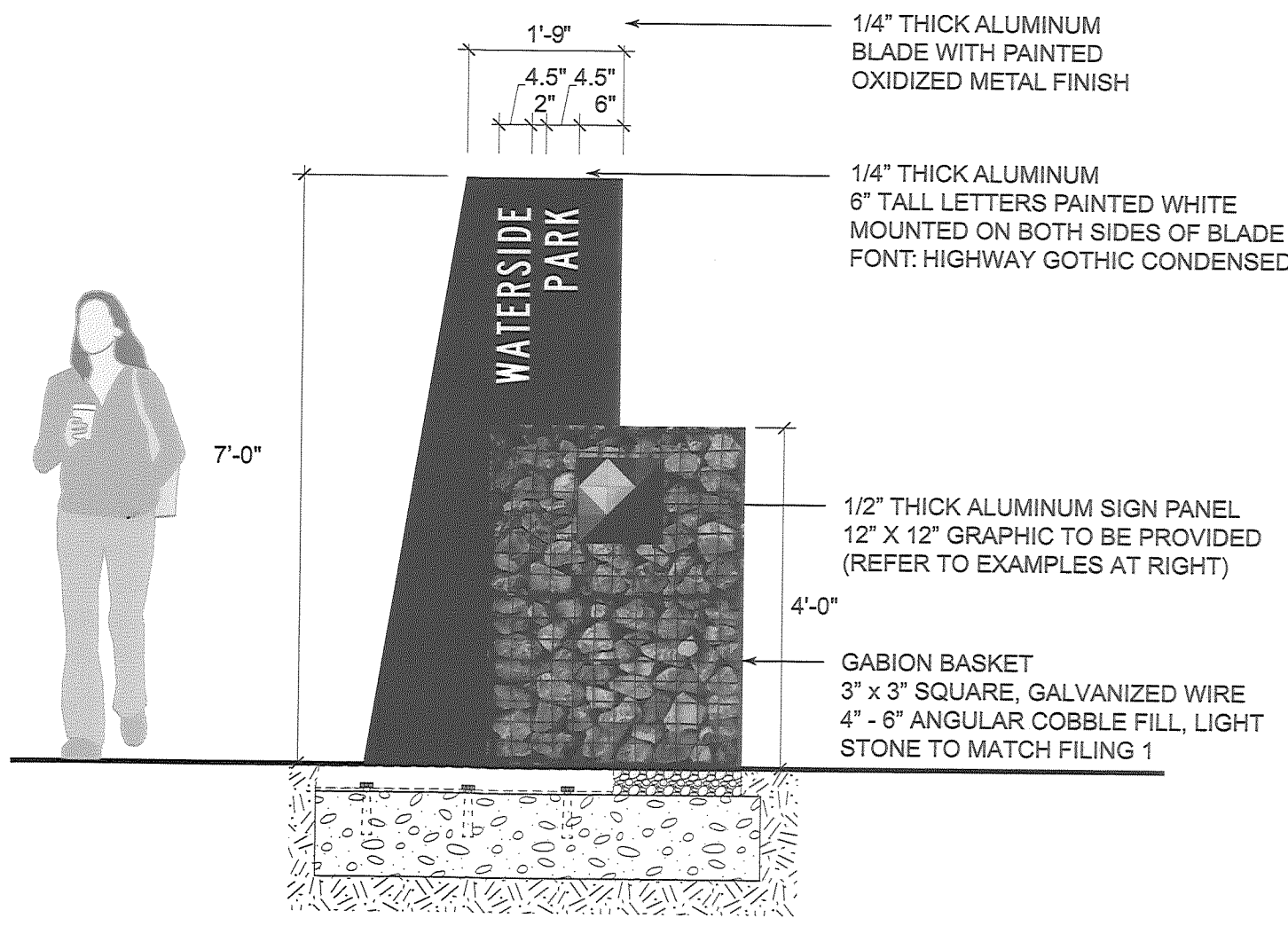


SMALL AMENITY SIGN

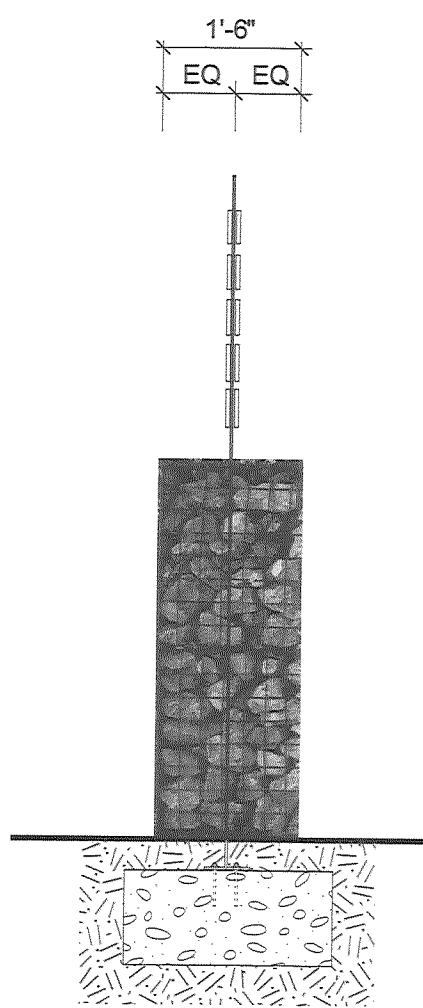
LOCATION PLAN



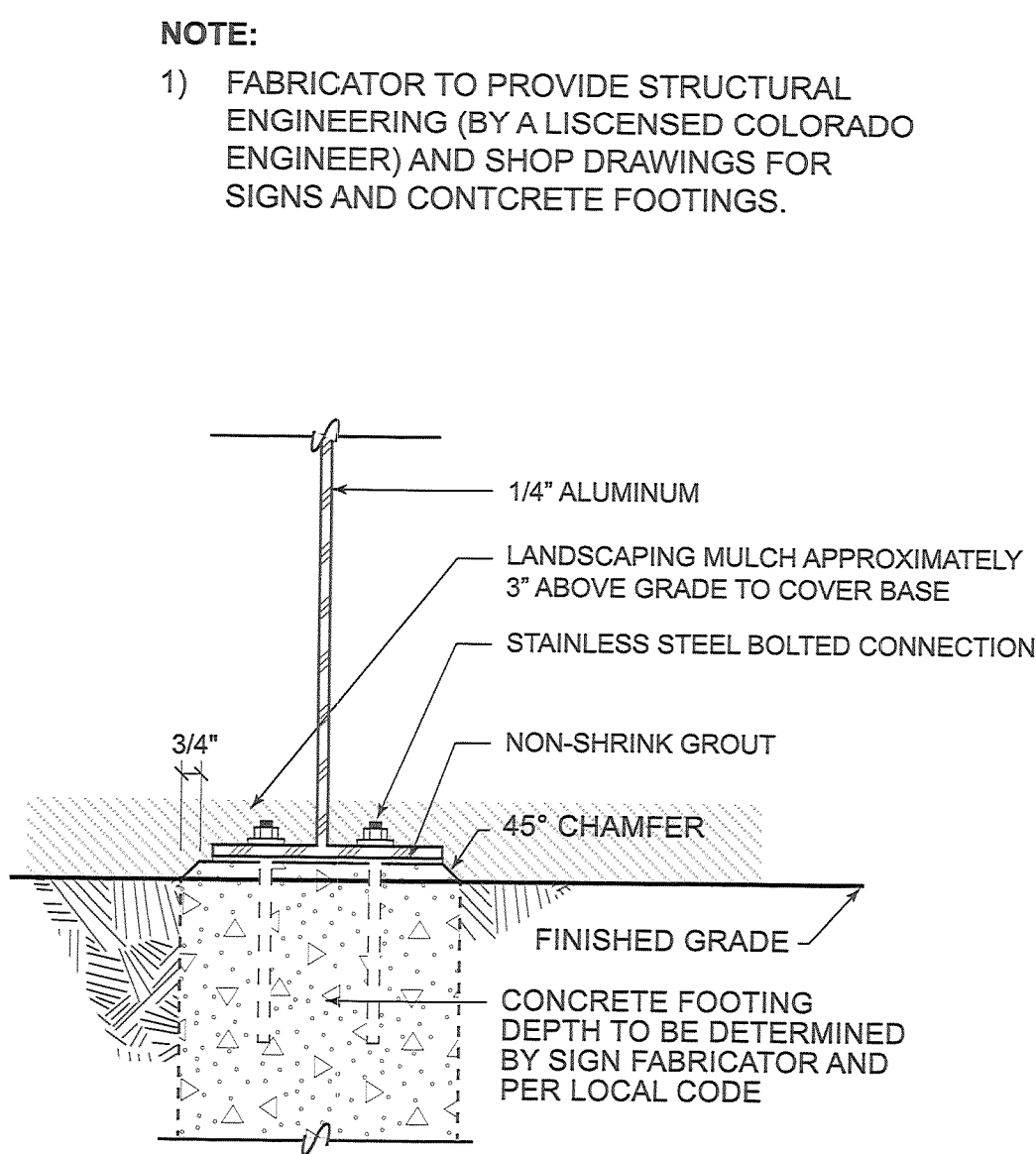
PLAN VIEW



ELEVATION

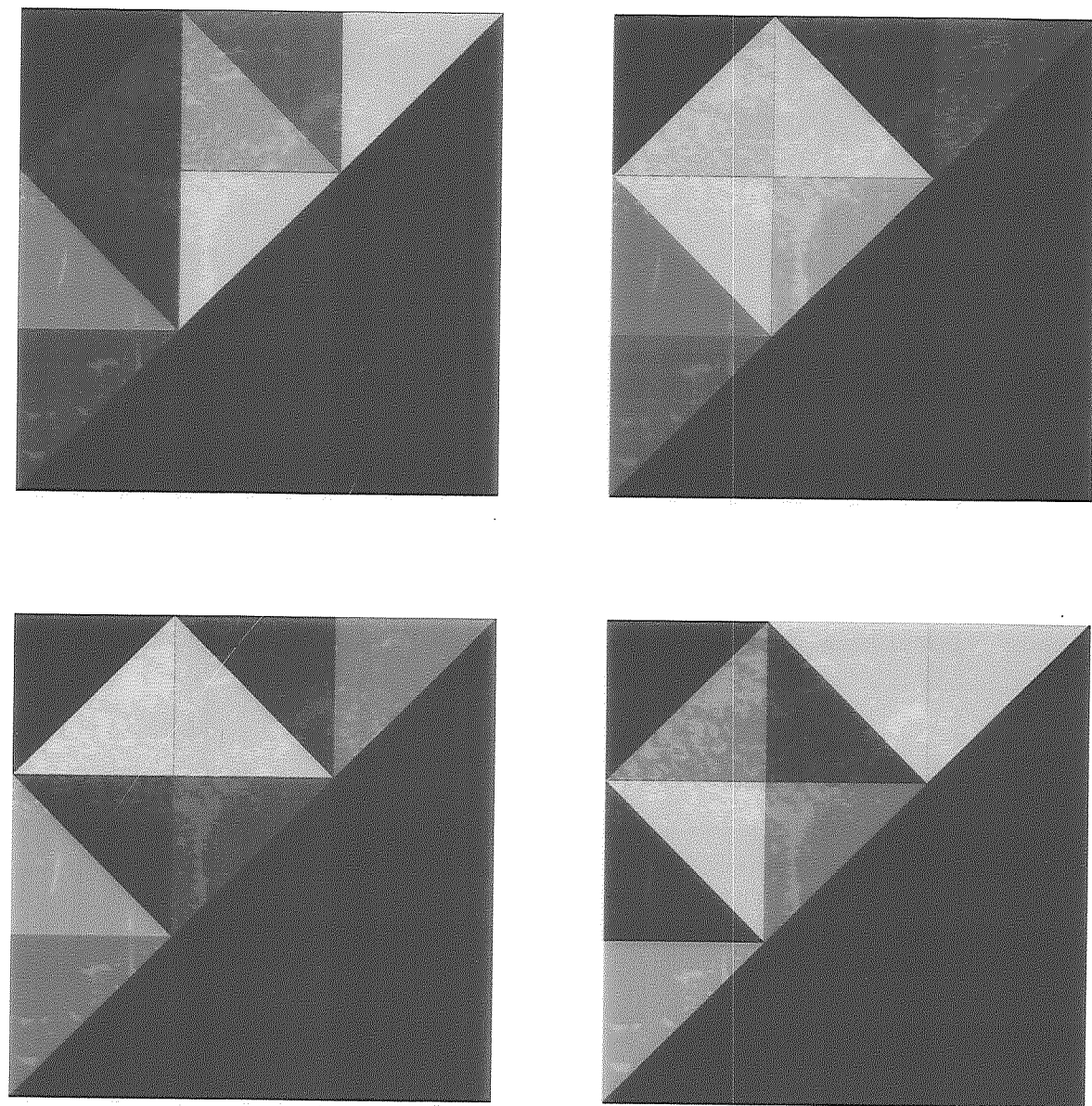


SIDE



INSTALLATION DETAILS
NOT TO SCALE

- NOTE:
- 1) FABRICATOR TO PROVIDE STRUCTURAL ENGINEERING (BY A LICENSED COLORADO ENGINEER) AND SHOP DRAWINGS FOR SIGNS AND CONCRETE FOOTINGS.



EXAMPLE DECORATIVE PANELS

12" X 12" X 1/2"
SECURE TO BASKETE FROM REAL
MATCH FILING 1 CONSTRUCTION
ARTWORK TO BE PROVIDED DURING SHOP DRAWING PROCESS

FDP - AMENDMENT NO. 3
BAREFOOT LAKES FILING NO. 1
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE
INFORMATION BLOCK

BAREFOOT LAKES

SIGNAGE

Name of application:	Barefoot Lakes Filing No. 1
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Sheet	<u>5</u> of <u>5</u>