

# APPROVAL BLOCK

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this 23<sup>rd</sup> day of May, 2018, by Resolution No. 18-23

Barbara Sindelen  
Mayor

Leah Larwood  
ATTEST: Town Clerk



4422567 Pages: 1 of 36  
06/13/2018 09:48 AM R Fee: \$363.00  
Carly Kimes, Clerk and Recorder, Weld County, CO

## Final Development Plan Barefoot Lakes Filing No. 3 Planned Unit Development COVER AND NARRATIVE Town of Firestone Weld County State of Colorado Sheet 01 of 35

# LEGAL DESCRIPTION

## BAREFOOT LAKES FILING NO. 3 - FINAL DEVELOPMENT PLAN

### PARCEL 1

A PARCEL OF LAND BEING LOT 1, BLOCK 13 AND tract Q, BAREFOOT LAKES FILING NO. 1 AS RECORDED ON 09/24/2015 UNDER RECEPTION NO. 4145010, IN THE RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND TRACT D, BAREFOOT LAKES FILING NO. 2 AS RECORDED ON 2/15/18 UNDER RECEPTION NO. 4375619, IN SAID RECORDS LOCATED WITHIN THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, county of weld, state of colorado.

CONTAINING AN AREA OF 43.435 ACRES, (1,892,015 SQUARE FEET), MORE OR LESS.

TOGETHER WITH:

### PARCEL 2

AN UNPLATTED PARCEL OF LAND lying within THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, county of weld, state of colorado, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN WAS ASSUMED TO BEAR SOUTH 00°17'36" EAST, A DISTANCE OF 1331.89 FEET AND MONUMENTED AT THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 36 BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS 14815 1999 EPP & ASSOCIATES INC." AND AT THE CENTER-WEST SIXTEENTH CORNER OF SAID SECTION 36 BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "PEPEK LS 33642 2002 KING SURVEYORS INC".

**COMMENCING** AT THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 36;

THENCE SOUTH 42°13'13" WEST, A DISTANCE OF 788.01 FEET TO THE NORTHEASTERLY CORNER OF TRACT D, BAREFOOT LAKES FILING NO. 2 AS RECORDED ON 2/15/18 UNDER RECEPTION NO. 4375619 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT D, NORTH 69°09'19" WEST, A DISTANCE OF 108.30 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 85°34'54" EAST, A DISTANCE OF 172.27 FEET;

THENCE SOUTH 71°14'04" EAST, A DISTANCE OF 244.45 FEET TO THE NORTHERLY BOUNDARY OF BAREFOOT LAKES FILING NO. 1 AS RECORDED ON 09/24/2015 UNDER RECEPTION NO. 4145010, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING SIX (6) COURSES:

1. SOUTH 88°29'02" WEST, A DISTANCE OF 5.06 FEET;
2. NORTH 70°35'57" WEST, A DISTANCE OF 76.72 FEET;
3. SOUTH 77°50'00" WEST, A DISTANCE OF 78.03 FEET;
4. NORTH 59°32'32" WEST, A DISTANCE OF 71.55 FEET;
5. NORTH 88°27'40" WEST, A DISTANCE OF 70.07 FEET;
6. NORTH 69°09'19" WEST, A DISTANCE OF 17.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.194 ACRES, (8,446 SQUARE FEET), MORE OR LESS.

**PARCEL 1 AND PARCEL 2 CONTAINING A COMBINED AREA OF 43.629 ACRES, (1,900,461 SQUARE FEET), MORE OR LESS.**

# 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

Marc Savela  
Name, Title (printed) Marc Savela, President  
STATE OF COLORADO )  
COUNTY OF WELD ) SS

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June, 2018, by Marc Savela as President of St. Vrain Lakes Metropolitan District No. 1.

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

Jill Bede  
Notary Public  
JILL BEDORE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144015868  
MY COMMISSION EXPIRES APRIL 11, 2022

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

Richard J. Dengler  
Name, Title (printed) Richard J. Dengler, President  
STATE OF COLORADO )  
COUNTY OF WELD ) SS

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June, 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

Jill Bede  
Notary Public  
JILL BEDORE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144015868  
MY COMMISSION EXPIRES APRIL 11, 2022

AND

Ashley Taruffelli  
Name, Title (printed) Ashley Taruffelli, CFO  
STATE OF COLORADO )  
COUNTY OF WELD ) SS

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June, 2018, by Ashley Taruffelli as CFO and \_\_\_\_\_ as \_\_\_\_\_ of Barefoot LLC, a Colorado Limited Liability Company.

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

Jill Bede  
Notary Public  
JILL BEDORE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144015868  
MY COMMISSION EXPIRES APRIL 11, 2022

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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@brookfieldrp.com  
Marc.Savela@brookfieldrp.com

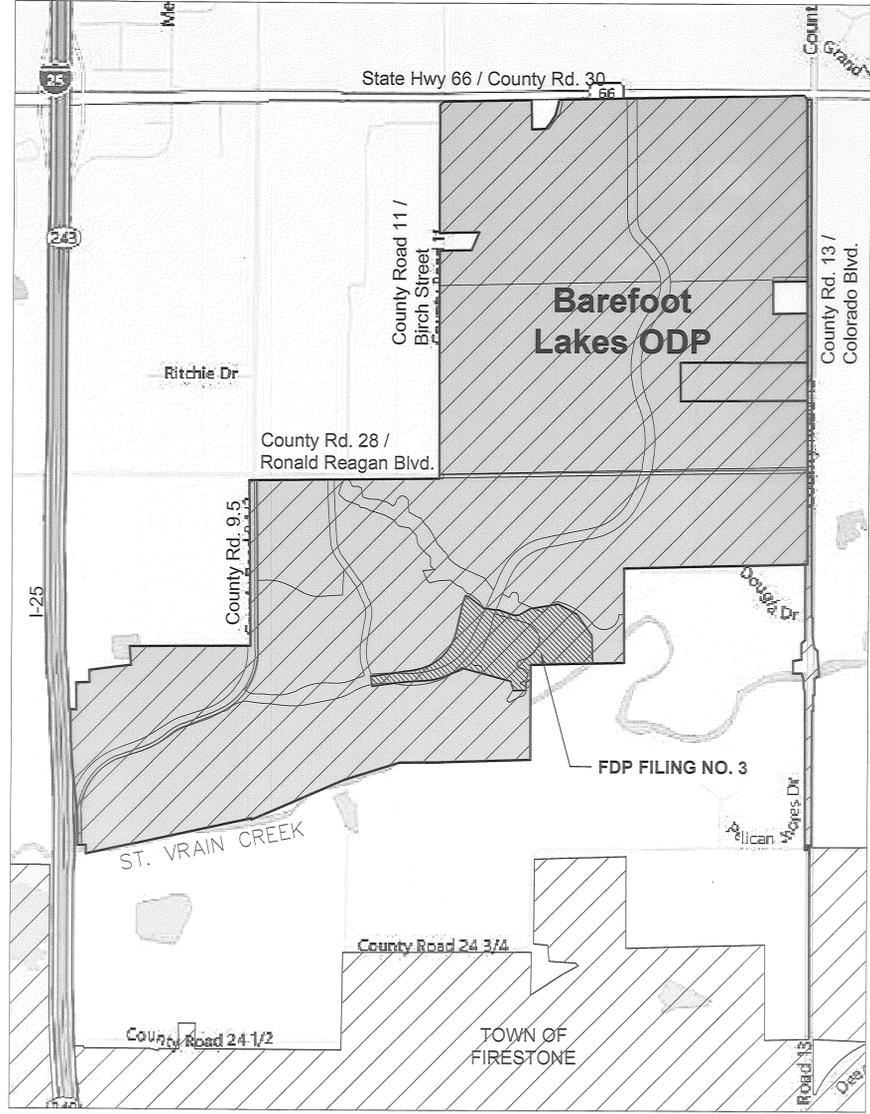
**Barefoot, LLC.**  
6465 S. Greenwood Plaza Blvd,  
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Centennial, CO 80111  
Tel: (303) 790-6311  
Facsimile: (303) 706-9453  
Email: Dave Carro  
David.Carro@brookfieldrp.com

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Tel: (720) 283-6783  
Email: Fred Tafoya  
ftafoya@redland.com

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

# LOCATION MAP



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# FINAL DEVELOPMENT PLAN BAREFOOT LAKES FILING NO. 3

TOWN OF FIRESTONE  
WELD COUNTY  
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
COVER AND NARRATIVE	
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	
Sheet <u>01</u> of <u>35</u>	

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# PROJECT NARRATIVE

## Project Concept

Barefoot Lakes development (the "Development") is an approximately 1,306-acre master-planned community that is intended to be developed as an asset to the Town of Firestone and the region. The Barefoot Lakes Filing No. 3 Final Development Plan (FDP) is primarily intended for Planning Area 10 (PA 10), but incorporates parts of PA 3 and PA 13. It is within the Phase I (approximately 85.96 acres) of the Barefoot Lakes Outline Development Plan (ODP) and provides more detailed planning and technical utility information. The FDP will include a variety of single family housing types and will continue the landscape and amenity character of Filing No. 1 and Filing No. 2.

The FDP includes signature monumentation, distinctive fencing, walking trails, and an open space network, demonstrating how the community will realize its founding principles: being a distinctive place, encouraging stewardship of nature, supporting wellness, and providing recreation opportunities for all ages and abilities through inclusive design. Following the Regional Park Filing No. 1 FDP, this FDP continues what is becoming a robust active and passive recreation program that includes over 200 acres of open space and parks, as described in the ODP.

This FDP is consistent with the ODP for this property, which describes the residential developments as complementary to the region, and provides a necessary residential base for the Town of Firestone and Firestone's expanding regional commercial and employment centers.

Filing 3 FDP Land-Use Table			
Land Use	Square Feet	Acres	% of Total
Single Family Residential	561,619	12.89	30%
Tract A - F	825,467	18.95	43%
Road ROW	513,375	11.79	27%
<b>Totals*</b>	<b>1,900,461</b>	<b>43.629</b>	<b>100%</b>

\* See tract use summary table below for tract land uses.

Density and Lot Size Information	
<b>Lot Size Distribution</b>	
0 - 10,000 sf:	107 Lots
10,001 - 12,500 sf:	0 Lots
12,501 - 15,000 sf:	0 Lots
Single Family Detached Residential Lot (Blocks 1 & 2):	
Minimum Lot Size (sf):	5,500
Maximum Lot Size (sf):	9,471
Mean Lot Size (sf):	6,226
Single Family Attached Residential Lot (Blocks 3 & 4):	
Minimum Lot Size (sf):	3,531
Maximum Lot Size (sf):	5,902
Mean Lot Size (sf):	4,162
<b>Density</b>	
Gross Area (Acres):	43.629
Gross Density (Residential Lots / Acre):	2.45 Lots/Ac
Number of Single Family Attached Residential Lots:	107
Number of Tracts:	6
Area of Tracts (Acres):	18.951
Area of Street Right-of-Way (Acres):	11.785
Area of Single Family Attached Residential Lots (Acres):	12.893
Density (Single Family Attached Residential Lots / Acres):	8.30 Lots /Ac

## Water Dedication

The water service to the entire Barefoot Lakes Filing No. 3 Subdivision is provided by Little Thompson Water District. The Owner has satisfied the water dedication requirement by a separate agreement with the Water District.

## Private Maintenance and Enforcement

St. Vrain Lakes Metropolitan District 1 (SVL Metro) will serve the community of Barefoot Lakes. SVL Metro is governed by a Service Plan and has recorded Covenants, Conditions, and Restrictions with the Weld County Clerk and Recorder. SVL Metro is responsible for the maintenance of all common elements as set forth in the FDP. All private roads and alleys, trails, open spaces, and parks systems with the FDP shall be maintained by SVL Metro. Please see the Tract Use Summary table for more information on maintenance and control.

## Parks, Trails, and Open Space

Parks and trails in this filing are primarily concerned with tying in to the amenities of the adjacent lake. This Filing continues the regional trail along Barefoot Lakes Parkway, where it will eventually connect to future development to the northeast. Tract trails primarily serve to connect the community to the Regional trail as well as the trail around the lake. Trails for the proposed area are shown with the FDP Site Plans on Sheets 4 through 6. Sufficient park dedication for the entire site was planned as part of the ODP.

Neighborhood sidewalks are detached and tree lawns shall be maintained by the homeowner. Tract trails are designed as part of a larger network of trails promoting connectivity beyond the boundary of the FDP. The public landscape and open space surrounding the single-family residences will be low water use, naturalistic in style, and favoring native and adaptive species.

A neighborhood park is included in this FDP, most clearly seen on the landscape plans on Sheets 14 and 15. Located in Tract C, the dual multi-purpose turf lawns are perched above the lake on the west and the St. Vrain Creek on the east. Trails link the park to homes in filing, and also to the lake edge trail. Some landscape improvements are also included outside of the filing boundary to expand on the park amenities around the lake perimeter, specifically a turf overlook on Sheet 15.

This parcel is positioned to make the most of its surroundings - between the lakes to the west, St. Vrain Creek to the south, and the large drainage draw to the north east, this site is surrounded by open space

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City of Firestone Clerk and Recorder Weld County, CO

Final Development Plan  
Barefoot Lakes Filing No. 3  
Planned Unit Development  
NARRATIVE CONTINUED  
Town of Firestone  
Weld County  
State of Colorado  
Sheet 02 of 35

## Lighting

Street lights shall be located, at a minimum, at intersections and pedestrian crossings as shown on Sheet 35 of this FDP. Street lights in Filing No. 3 match the street lights from Filing No. 1 and Filing No. 2. Although United Power does not currently carry LED lamps in their inventory for this fixture, these were selected because they are LED-ready and can be converted to LED in the future by merely switching the lamp.

## Fencing Standards

Barefoot Lakes Filing No. 3 makes use of the same signature fencing established in Filing No. 1 and Filing No. 2 in order to continue a consistent project aesthetic. For fencing standards, refer to Sheets 25 through 28.

## Architecture Design Standards

### General Standards

Architectural standards will conform to Town regulations and municipal code as they may be amended from time to time. Firestone's rules and regulations for architecture shall be in full force and effect unless specifically superseded herein.

All homes developed in this FDP shall be in keeping with the quality of the homes shown on the Residential Character Elevations page of this FDP (Sheet 36), as determined by the Architectural Review Committee.

### Elevations

Sample architectural elevations indicating the general architectural style and quality of homes are shown on Sheet 36. All homebuilders shall submit plans that are generally consistent with the quality of the sample elevations and meets the architectural and development standards noted below:

- Generally, when looking at the Front of any lot, the Right Elevation is to the right of the Front, the Left Elevation is to the left of the Front and the Rear Elevation is opposite the Front of the lot (i.e. the Front Elevation).
- Rock means rock, brick, stone or cultured stone.
- Building orientation: This FDP provides for either the short side or the long side of a structure to be facing the street.
- All homes shall meet the following architectural standards:

- All lap siding shall be no less than 8-inches with no less than a 7-inch exposure unless different dimensions are deliberately used to achieve an architectural effect in keeping with the proposed elevations.
- Where used, trim board at windows and building corners will be sized and placed in keeping with the architectural style.
- Roof materials shall be of high-quality composite, tile, or similar, preferably designed to provide increased contrast and shadows. The roof colors shall coordinate with or complement the main color of the structure.
- Similar house elevations shall not be placed next to or directly across from one another.
- Detached garages are permitted.
- Unless otherwise approved by the Town Planner, at his or her sole discretion to maintain the quality of the neighborhood, each residential home shall be constructed on site in significant part.
- All residential homes shall have a minimum of a two car garage.
- It is preferred that all homes have a minimum floor area of 1,000 sf, not including garage, basement, attic, deck, patio, or other similar accessory area.
- It is preferred that all homes have a basement or "crawl space".
- Where rock, brick or cultured stone is used at the base of the elevation, such material shall terminate at an inside corner.

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

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

- Refer to the Enhanced Elevation Table on the next page.
- The Enhanced Elevation Table identifies which elevations in specific lots must employ architectural techniques to "enhance" their appearance. The goal is to create well-articulated elevations that reinforce the architectural character of the home on all exposed elevations. Enhancements will be achieved using techniques and materials that are appropriate for, and consistent with, the architectural style of the home.
- Example Enhanced Elevation Options may include, but are not limited to:
  - Wrap masonry that exists on the front elevation to the enhanced side/rear. Masonry shall terminate at an inside corner or a location that works with the architectural style of the home.
  - Window grids that appear on the front elevation carry around to the enhanced side/rear.
  - Shutters found on the front elevation are included in key locations on the enhanced side/rear.
  - Additional design elements featured on the front elevations of the home that are carried to the enhanced side/rear.
  - Optional extended living spaces, fireplaces, covered patios that create plane articulation become standard on the enhanced side/rear.
  - Decorative gable end detailing wraps to the enhanced side/rear.
  - Additional landscaping at exposed rear and corner lots requiring enhancement at the side/rear.

## Tract Land Use

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

Tract Use Summary Table						
Tract	Area (sf)	Area (ac)	Impervious Area (sf)	% Impervious	Use	Maintained By
A	17,509	0.40	2,240	13%	O, PA, D	SVLMD
B	29,057	0.67	5,943	20%	O, PA, D	SVLMD
C	164,594	3.78	6,451	4%	O, P, PA, D	SVLMD
D	597,927	13.73	0	0%	O, D	SVLMD
E	8,724	0.20	8,724	100%	PRIVATE ALLEY	SVLMD
F	7,656	0.18	7,656	100%	PRIVATE ALLEY	SVLMD
<b>Totals*</b>	<b>825,467</b>	<b>18.95</b>	<b>28,774</b>	<b>3%</b>		

## TRACT SUMMARY LEGEND

- O OPEN SPACE
- P PARK
- PA PEDESTRIAN ACCESS
- D DRAINAGE

## Environmental Impact Mitigation

Several wetland areas and other aquatic features exist on the overall 1300-acre Barefoot Lakes Development, with a portion of those lying within Tract D of Barefoot Lakes Filing No. 3. The total anticipated impacts for the overall development is anticipated to be less than 0.5-acre. Permitting for impacts has been verified with the U.S. Army Corps of Engineers for these minor unavoidable impacts, including a 0.019-acre permanent impact within Tract D of Barefoot Lakes Filing No. 3. The owner/developer has worked with the Corps to identify and implement required mitigation for the authorized impacts.

## Controls

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

## Drainage

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

## Utilities and Service Requirements

The Development is planned to be served by the following:

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

## Parking

No additional parking spaces are required other than on-street parking and private single-family home driveways.

A final street layout is shown in the FDP Site Plans Sheets 4 through 6. The final layout involves the following connections to tie in with adjacent future development:

- Two access points on Barefoot Lakes Parkway via Lake Terrace Lane. The northern entrance of Lake Terrace Lane aligns with Lake Terrace St., which is a part of Filing No. 2.
- Barefoot Lakes Parkway will continue east, past Lake Terrace Lane in future.

# DESIGNWORKSHOP

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Denver, CO 80204-2048  
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**FINAL DEVELOPMENT PLAN**  
**BAREFOOT LAKES FILING NO. 3**  
**TOWN OF FIRESTONE**  
**WELD COUNTY**  
**STATE OF COLORADO**

DW PROJECT NUMBER: 5311

## FIRESTONE INFORMATION BLOCK

## BAREFOOT LAKES

## NARRATIVE CONTINUED

Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	
Sheet	<u>02</u> of <u>35</u>

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**PROJECT NARRATIVE (CONTINUED)**

Architecture Design Standards (Continued)

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02/12/2019 09:40 AM R Fee: \$383.00  
Carly Koppel, Clerk and Recorder, Weld County, CO

Final Development Plan  
Barefoot Lakes Filing No. 3  
Planned Unit Development  
NARRATIVE CONTINUED  
Town of Firestone  
Weld County  
State of Colorado  
Sheet 03 of 35

**Elevations (Continued)**

- Exterior wall materials include the following, or similar quality materials:
  - Acceptable materials include cementitious hardboard siding panels and shingles, stained cedar shingles, painted wood siding, and stucco.
  - Brick and stone are encouraged in accordance with the architectural style.
  - The number of materials used in a wall elevation must compliment the architectural style.
  - Material changes should generally occur along a horizontal line, typically at a floor line or a gable end. Vertical changes must occur at logical articulations of the building wall, and at inside corners. Generally, lighter materials should be placed above those of heavier weight.
  - Encouraged siding patterns include: clapboard, shiplap, drop siding, tongue-and-groove (vertical and horizontal), board and batten, and shingle coursing.
  - When appropriate for the architectural style, all elevations of a building shall be designed using the same (one or two) materials in similar configurations.

**8. Architecture color:**

- The overall color scheme for a residence shall be of a unified palette. As a counterpoint to the diversity found throughout neighborhood, a single color composition may also be appropriate for certain block faces or streets.
- It is preferred that colors of residences on blocks are in harmony together.
- Residences should generally limit color palette to 5 colors, including the trim color, front door color, and the color of the masonry (if any).
- Local landscape characteristics provide good clues for appropriate color palettes. For example, blue reflects sky, ochre reflects native grasses, green reflects trees, terra cotta reflects earth. Colors may be bold or muted, but should be grounded in earth tones and landscape colors. Bright colors are discouraged except in limited capacities as feature enhancements, and fluorescents are prohibited.
- The roof color should be coordinated with the building's wall colors and architectural style.

**Roof forms**

- The roof form and slope shall be consistent with the specific architectural style of the house, as in the examples on sheet 36. There is no specific limit on the number of roof planes required by the FDP; however, there should generally be a minimum of four different roof planes, unless otherwise approved by the architectural review committee.

**Foundation Walls**

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

**Address Signs**

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

**Accessory Structures**

- Each lot will be allowed a maximum of one accessory structure, which shall be set back at least five feet from any property line.
- Accessory structures are not permitted in the front yards, side yards that face a public street, within utility easements or within oil and gas well setbacks.
- The square footage of the accessory building located on the ground shall be no larger than 200 square feet of floor area and may not exceed a height of twelve feet. All accessory structures shall be located on the ground.
- Construction materials shall be similar to the primary building and must be constructed of durable, low maintenance materials, architecturally compatible and integrated with existing buildings and structures. All accessory structures shall be constructed of appropriate and compatible materials taken from residential architecture and color schemes. No plastic structures are allowed.
- Accessory structures and facilities are to be screened, to the extent possible, from public streets and sidewalks, either by screening, landscaping, location or other techniques deemed sufficient.
- Drainage from the roof of the shed shall not be permitted to run off onto the property of another nor shall it run off into the foundation of the main structure.

**Landscape Design Standards**

Barefoot Lakes Filing No. 3 makes use of a consistent landscape aesthetic to continue a consistent quality and character established by Filing No. 1 and Filing No. 2. For landscape standards, refer to Sheet 13.

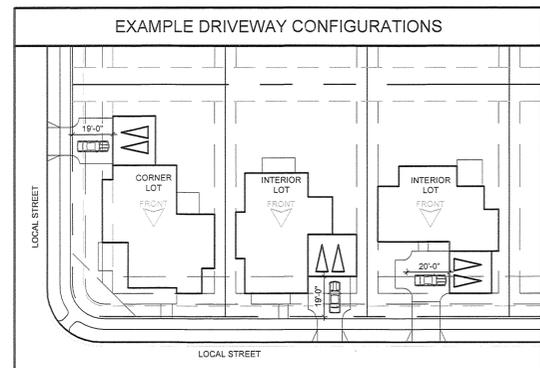
**Barefoot Lakes Signage Standards**

Barefoot Lakes makes use of signature monumentation and a consistent aesthetic for all signs, as established by Filing No. 1 and Filing No. 2. For signage standards, refer to Sheets 29 through 34.

**Development Schedule**

Construction will be dependent upon market conditions, but at this time, development is scheduled to begin after approval of the Final Plat and FDP. It is expected that construction of Phase 1 elements (utilities, street infrastructure, landscape, fencing and signage) will begin in 2018. Phase 2 elements (utilities, street infrastructure, landscape, fencing and signage) are anticipated to begin in 2019, but could be sooner or later depending on market conditions. Refer to the phasing plans on Sheets 8 through 10. Home construction will be dependent upon current market conditions, but is expected to start after substantial completion of utility and street infrastructure of the associated phase. This plan is not intended to expire, but could be subject to review in 2040 if not yet complete.

BUILDING SETBACKS TABLE	
REQUIREMENT DESCRIPTION	STANDARD (Feet)
<b>Minimum Setbacks for Primary Structure (Setback to Right-of-Way, Feet)</b>	
Front	11
Side - Interior (at Adjacent Lot or Non-Alley Tract)	5
Side - at Local Street	9
Side - at Collector/Arterial Street	14
Side - at shared wall of attached units (interior lot lines only)	0
Rear - Interior (at Adjacent Lot or Non-Alley Tract)	15
Rear - Non-Alley Tract	15
Rear - Adjacent to Alley Tract	12
<b>Attached Garage - Front and Side</b>	
For any driveway there is a minimum setback of 19 feet between the garage and the right-of-way line, to prevent vehicles parking in the driveway from extending beyond the right-of-way line.	19*
* The 19 foot garage setback shall not be required if the configuration of the garage and driveway allows vehicles parked in the driveway to not extend into the right-of-way, as in the example diagrams at right.	
<b>Minimum Setback for detached Accessory Structures (Feet)</b>	
Side - Interior (at Adjacent Lot or Non-Alley Tract)	5
Side - at Local Street	14
Side - at Collector/Arterial Street	19
Rear	8
Rear, at Alley Tract	8
<b>Minimum Setback for decks and balconies (Feet)</b>	
Front Yard - Porch	6
Front Yard - Balcony	6
Rear Yard - Decks greater than 30 inches above finish grade (distance given from rear property line)	12
Rear Yard - Decks less than 30 inches above finish grade	Up to utility easement
Rear Yard - Patios at grade	0
Side Yard - Decks of any height (Unless as otherwise allowed per the Encroachments/Projections into setbacks as noted below)	Same as building setbacks
* Notes regarding Decks:	
• Deck setbacks shall be measured from the lot line to any portion of the deck.	
• No deck shall be constructed within the side setbacks or upon any established easement. (Unless as otherwise allowed per the Encroachments/Projections into setbacks as noted below)	
• Decks may be covered provided such cover does not extend into the building setbacks.	
<b>Encroachments/Projections into setbacks, Detached residences (Feet)</b>	
No encroachments are permitted into easements or site distance lines as shown on this FDP and the Final Plat for this Subdivision	-
Eaves and Awnings	3
Window Wells	2
Fireplaces, Chimneys, Bay Windows and Building Projections	2
Side Balconies	2
Rear Staircases	3
<b>Encroachments/Projections into setbacks, Attached residences (Feet)</b>	
No encroachments are permitted into easements or site distance lines as shown on this FDP and the Final Plat for this Subdivision	-
Eaves and Awnings	3
Window Wells	2
Fireplaces, Chimneys, Bay Windows and Building Projections	2
Side Balconies, decks and patios*	2
* No encroachments are permitted for permanent covers above decks or patios	
Rear Staircases	3



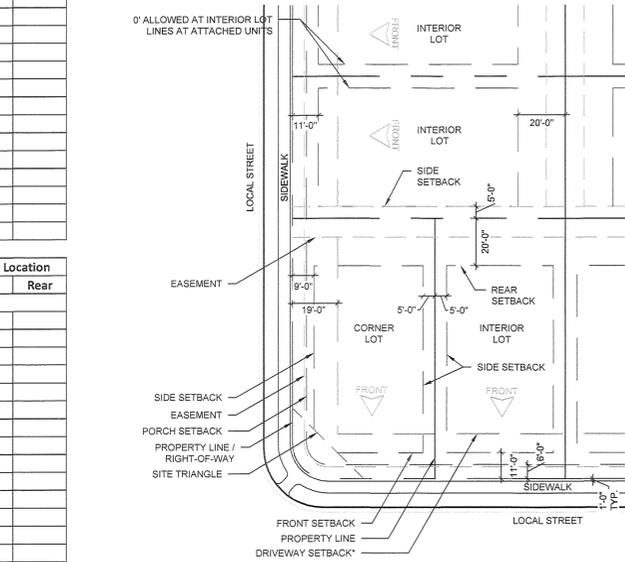
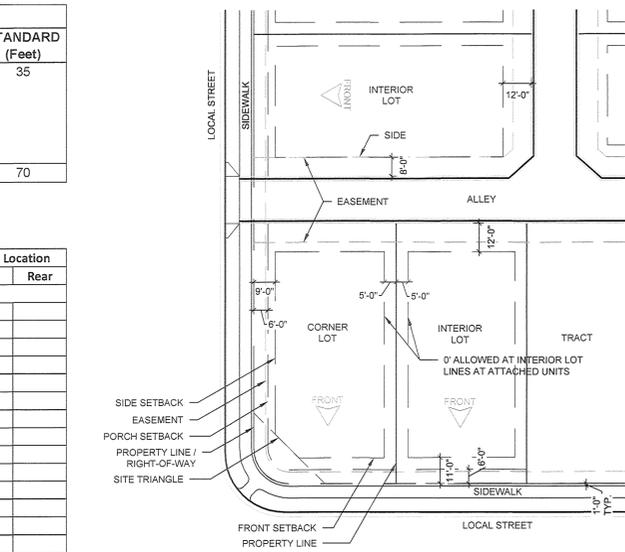
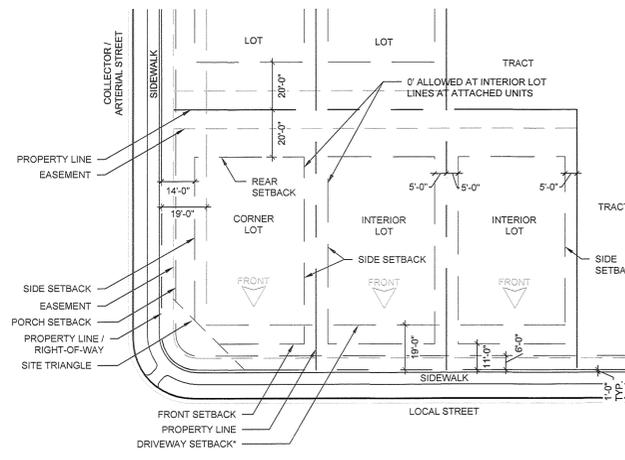
OTHER BUILDING REQUIREMENTS	
REQUIREMENT DESCRIPTION	STANDARD (Feet)
<b>Building Height* Limitations (Feet)</b>	35
* The maximum building heights are based on the difference between the maximum first floor finished floor elevation (as described on the FDP) and the highest point of the roof. The maximum height does not include parapet walls, HVAC screens and chimneys, which can exceed the maximum height by ten feet.	
<b>Maximum Lot Coverage (%)</b>	70

**ENHANCED ELEVATION TABLES**

Lot No.	Enhancement Location		
	Right	Left	Rear
<b>Block 1</b>			
1		X	X
2			X
3			X
4			X
5			X
6			X
7			X
8			X
9			X
10			X
11			X
12			X
13			X
14			X
15			X
16			X
17			X
18			X
19			X
20			X
21			X
22			X
23			X
24	X		X
25		X	X
26			X
27			X
28	X		X
29		X	X
30			X
31			X
32			X
33			X
34			X
35			X
36			X
37			X
38			X
39	X		X
<b>Block 2</b>			
1	X		
2			
3			
4		X	
5		X	
6			
7			
8	X		
9	X		
10			
11			
12		X	
13		X	
14			
15			
16	X		
<b>Block 3</b>			
1			X
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14	X		
15		X	
16			
17			
18			
19			
20			
21			
22			
23			
24	X		
<b>Block 4</b>			
1		X	
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12	X		
13		X	
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24	X		

**TYPICAL LOT SETBACK DIAGRAMS**

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



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**FINAL DEVELOPMENT PLAN  
BAREFOOT LAKES FILING NO. 3**

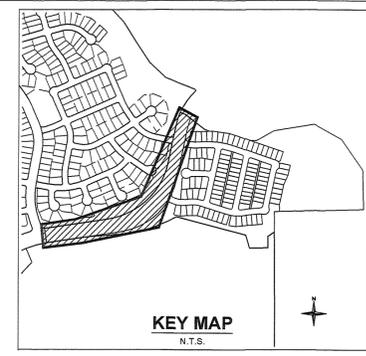
TOWN OF FIRESTONE  
WELD COUNTY  
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
NARRATIVE CONTINUED	
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	
Sheet 03 of 35	

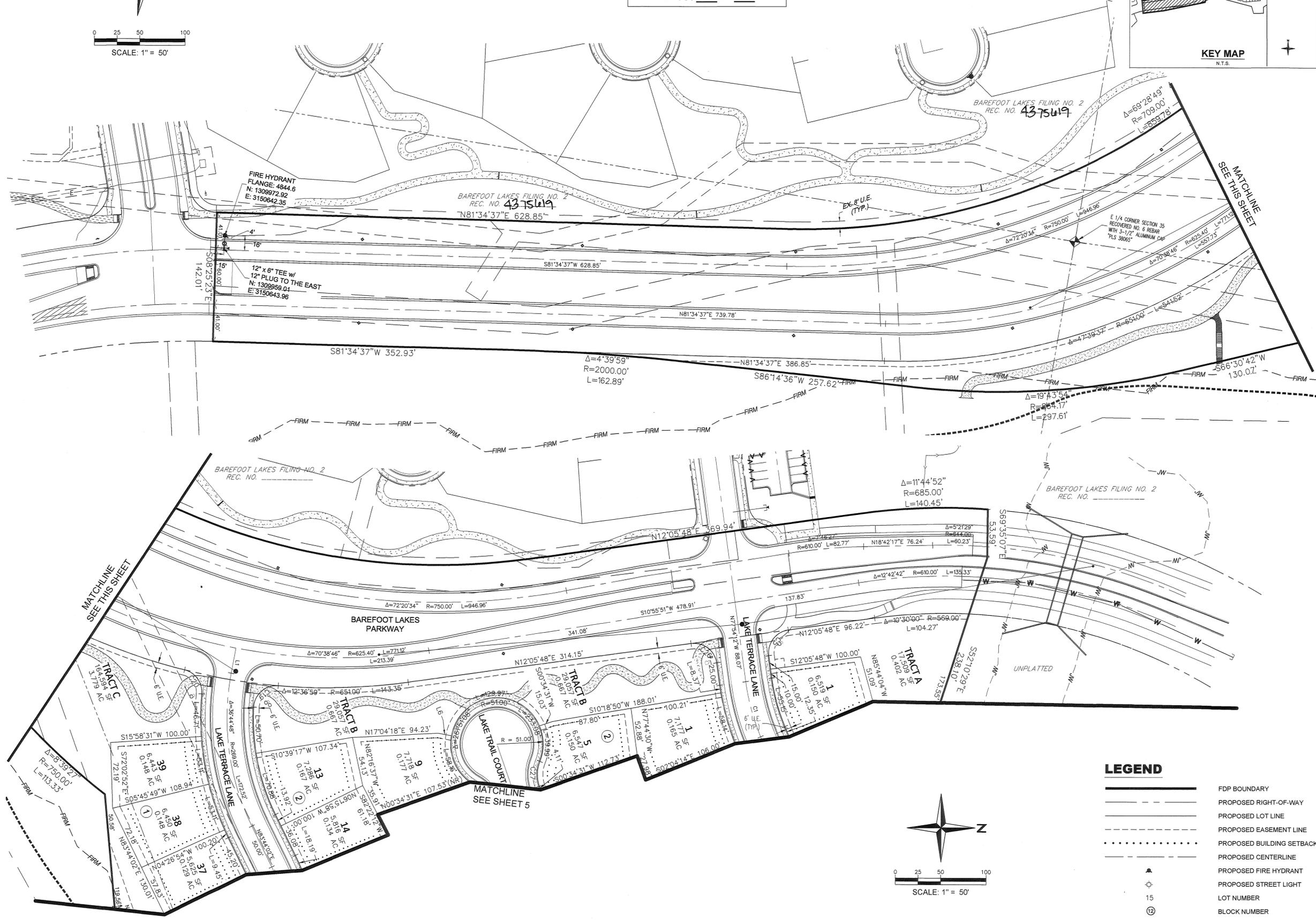
Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
 SITE PLAN  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 4 of 35



SCALE: 1" = 50'

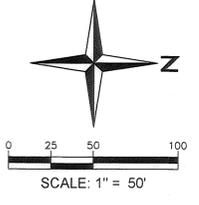


**FINAL DEVELOPMENT PLAN**  
**BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO



**LEGEND**

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



SCALE: 1" = 50'

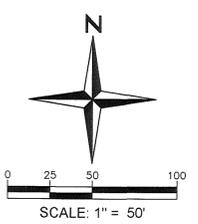
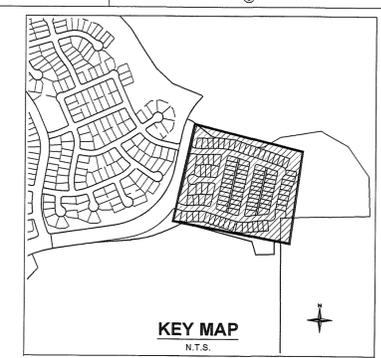
REDLAND PROJECT NUMBER 08001.14

**FIRESTONE INFORMATION BLOCK**  
**BAREFOOT LAKES**

**SITE PLAN**

Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	06.01.2018
Revision 3:	
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Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
 SITE PLAN  
 Town of Firestone  
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 Sheet 5 of 35



**FINAL DEVELOPMENT PLAN**  
**BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	14°58'30"	240.00'	62.73'	S85°23'27"E, 62.55'
C2	72°19'27"	45.00'	56.80'	N48°15'32"E, 53.11'
C3	5°19'05"	240.00'	22.28'	N14°45'20"E, 22.27'
C4	11°31'17"	240.00'	48.26'	N83°39'51"W, 48.18'
C5	90°00'00"	25.00'	39.27'	S32°54'12"E, 35.36'
C6	98°10'20"	15.00'	25.70'	N36°59'22"W, 22.67'
C7	88°59'49"	15.00'	23.30'	S56°35'42"W, 21.03'
C8	83°19'52"	15.00'	21.82'	N29°34'08"W, 19.94'
C9	96°40'08"	15.00'	25.31'	S60°25'52"W, 22.41'
C10	83°19'52"	16.00'	23.27'	N29°34'08"W, 21.27'
C11	40°55'34"	39.00'	27.86'	S32°33'35"W, 27.27'
C12	30°31'12"	39.00'	20.77'	S03°09'48"E, 20.53'
C13	72°19'27"	16.00'	20.20'	N48°15'32"E, 18.88'
C14	107°40'33"	15.00'	28.19'	S41°44'28"E, 24.22'
C15	95°19'05"	15.00'	24.95'	N59°45'20"E, 22.17'
C16	90°00'00"	15.00'	23.56'	S27°35'07"E, 21.21'
C17	90°00'00"	15.00'	23.56'	N62°24'53"E, 21.21'
C19	91°57'20"	25.00'	40.12'	S21°15'53"E, 35.95'
C20	81°02'19"	25.00'	35.36'	S74°26'10"W, 32.49'
C21	90°03'54"	15.00'	23.58'	N32°56'09"W, 21.23'
C22	89°57'18"	15.00'	23.55'	N57°04'27"E, 21.20'
C23	133°21'51"	50.00'	116.38'	N48°15'32"E, 91.83'
C24	30°31'12"	39.00'	20.77'	N80°19'09"W, 20.53'
C25	40°55'34"	39.00'	27.86'	S70°06'44"W, 27.27'
C26	90°00'00"	25.00'	39.27'	S57°05'48"W, 35.36'
C27	40°55'34"	39.00'	27.86'	S68°57'42"E, 27.27'
C28	128°00'00"	269.00'	6.89'	N85°09'15"E, 6.89'

LINE	BEARING	LENGTH
L1	S59°31'10"E	27.96'
L2	S77°54'12"E	43.78'
L3	N17°24'53"E	50.00'
L4	S81°07'19"W	100.00'
L5	S81°07'19"W	100.00'
L6	N30°33'54"E	15.00'

**LEGEND**

- FDP BOUNDARY
- - - PROPOSED RIGHT-OF-WAY
- · - · - PROPOSED LOT LINE
- · - · - PROPOSED EASEMENT LINE
- · - · - PROPOSED BUILDING SETBACK
- · - · - PROPOSED CENTERLINE
- · - · - PROPOSED FIRE HYDRANT
- · - · - PROPOSED STREET LIGHT
- 15 LOT NUMBER
- 12 BLOCK NUMBER

REDLAND PROJECT NUMBER 08001.14

**FIRESTONE INFORMATION BLOCK**

**BAREFOOT LAKES**

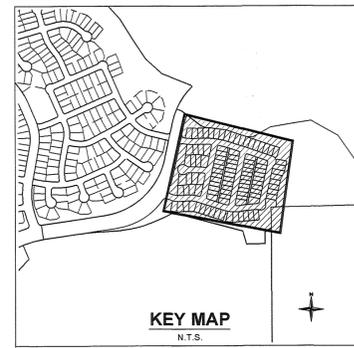
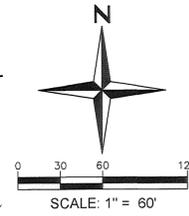
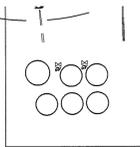
**SITE PLAN**

Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	06.01.2018
Revision 3:	
Sheet	5 of 35





Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
 ADDRESS PLAN  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 7 of 35



**FINAL DEVELOPMENT PLAN  
 BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO



BLOCK 1 - FILING NO. 3		
LOT	ADDRESS	STREET NAME
1	5099	LAKE TERRACE LANE
2	5111	LAKE TERRACE LANE
3	5121	LAKE TERRACE LANE
4	5133	LAKE TERRACE LANE
5	5143	LAKE TERRACE LANE
6	5153	LAKE TERRACE LANE
7	5165	LAKE TERRACE LANE
8	5175	LAKE TERRACE LANE
9	5185	LAKE TERRACE LANE
10	5195	LAKE TERRACE LANE
11	5205	LAKE TERRACE LANE
12	5215	LAKE TERRACE LANE
13	5225	LAKE TERRACE LANE
14	5235	LAKE TERRACE LANE
15	5245	LAKE TERRACE LANE
16	5255	LAKE TERRACE LANE
17	5265	LAKE TERRACE LANE
18	12588	LAKE TERRACE LANE
19	12576	LAKE TERRACE LANE
20	12566	LAKE TERRACE LANE
21	12556	LAKE TERRACE LANE
22	12546	LAKE TERRACE LANE
23	12536	LAKE TERRACE LANE
24	12526	LAKE TERRACE LANE
25	5222	LAKE TERRACE LANE
26	5214	LAKE TERRACE LANE
27	5200	LAKE TERRACE LANE
28	5190	LAKE TERRACE LANE
29	5174	LAKE TERRACE LANE
30	5164	LAKE TERRACE LANE
31	5154	LAKE TERRACE LANE
32	5144	LAKE TERRACE LANE
33	5134	LAKE TERRACE LANE
34	5124	LAKE TERRACE LANE
35	5114	LAKE TERRACE LANE
36	5102	LAKE TERRACE LANE
37	5090	LAKE TERRACE LANE
38	5078	LAKE TERRACE LANE
39	5066	LAKE TERRACE LANE

BLOCK 3 - FILING NO. 3		
LOT	ADDRESS	STREET NAME
1	12618	LAKE TRAIL STREET
2	12612	LAKE TRAIL STREET
3	12606	LAKE TRAIL STREET
4	12598	LAKE TRAIL STREET
5	12590	LAKE TRAIL STREET
6	12586	LAKE TRAIL STREET
7	12578	LAKE TRAIL STREET
8	12572	LAKE TRAIL STREET
9	12564	LAKE TRAIL STREET
10	12558	LAKE TRAIL STREET
11	12550	LAKE TRAIL STREET
12	12542	LAKE TRAIL STREET
13	12538	LAKE TRAIL STREET
14	12528	LAKE TRAIL STREET
15	12519	LAKE VIEW STREET
16	12527	LAKE VIEW STREET
17	12537	LAKE VIEW STREET
18	12541	LAKE VIEW STREET
19	12547	LAKE VIEW STREET
20	12555	LAKE VIEW STREET
21	12561	LAKE VIEW STREET
22	12569	LAKE VIEW STREET
23	12575	LAKE VIEW STREET
24	12581	LAKE VIEW STREET
25	12589	LAKE VIEW STREET
26	12597	LAKE VIEW STREET
27	12603	LAKE VIEW STREET
28	12611	LAKE VIEW STREET

BLOCK 4 - FILING NO. 3		
LOT	ADDRESS	STREET NAME
1	12600	LAKE VIEW STREET
2	12592	LAKE VIEW STREET
3	12584	LAKE VIEW STREET
4	12574	LAKE VIEW STREET
5	12570	LAKE VIEW STREET
6	12562	LAKE VIEW STREET
7	12554	LAKE VIEW STREET
8	12544	LAKE VIEW STREET
9	12540	LAKE VIEW STREET
10	12532	LAKE VIEW STREET
11	12524	LAKE VIEW STREET
12	12516	LAKE VIEW STREET
13	12517	LAKE TERRACE LANE
14	12525	LAKE TERRACE LANE
15	12533	LAKE TERRACE LANE
16	12539	LAKE TERRACE LANE
17	12545	LAKE TERRACE LANE
18	12553	LAKE TERRACE LANE
19	12559	LAKE TERRACE LANE
20	12565	LAKE TERRACE LANE
21	12571	LAKE TERRACE LANE
22	12577	LAKE TERRACE LANE
23	12585	LAKE TERRACE LANE
24	12591	LAKE TERRACE LANE

BLOCK 2 - FILING NO. 3		
LOT	ADDRESS	STREET NAME
1	5098	LAKE TERRACE LANE
2	5110	LAKE TERRACE LANE
3	5120	LAKE TERRACE LANE
4	5130	LAKE TERRACE LANE
5	5093	LAKE TRAIL COURT
6	5105	LAKE TRAIL COURT
7	5117	LAKE TRAIL COURT
8	5127	LAKE TRAIL COURT
9	5086	LAKE TRAIL COURT
10	5096	LAKE TRAIL COURT
11	5108	LAKE TRAIL COURT
12	5118	LAKE TRAIL COURT
13	5079	LAKE TERRACE LANE
14	5091	LAKE TERRACE LANE
15	5103	LAKE TERRACE LANE
16	5115	LAKE TERRACE LANE

**LEGEND**

- EXISTING PROPERTY LINE
- - - EXISTING R.O.W.
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- - - PROPOSED FILING 3 BOUNDARY
- PROPOSED PROPERTY LINE
- - - PROPOSED R.O.W.
- - - PROPOSED LOT LINE
- 15 LOT NUMBER
- Ⓢ BLOCK NUMBER
- 4702 ADDRESS NUMBER
- ↗ CORNER LOT ORIENTATION

TRACT USE SUMMARY TABLE					
TRACT	AREA (S.F. ±)	AREA (A.C. ±)	USE	OWNER	MAINTAINED BY
A	17,509	0.402	PA, DRAINAGE	SVLMD	SVLMD
B	29,057	0.667	PA, DRAINAGE	SVLMD	SVLMD
C	164,594	3,779	PA, DRAINAGE	SVLMD	SVLMD
D	597,927	13.727	OPEN SPACE, DRAINAGE	SVLMD	SVLMD
E	8,724	0.200	ACCESS, ALLEY	SVLMD	SVLMD
F	7,656	0.176	ACCESS, ALLEY	SVLMD	SVLMD
TOTAL	825,467	18.951			

SVLMD = ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1  
 PA = PEDESTRIAN ACCESS

REDLAND PROJECT NUMBER 08001.14

**FIRESTONE  
 INFORMATION BLOCK**

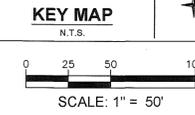
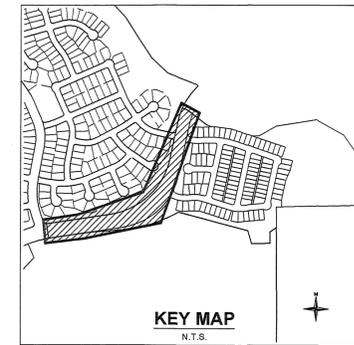
**BAREFOOT LAKES**

**ADDRESS PLAN**

Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	06.01.2018
Revision 3:	

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Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
 TRACT, UTILITY AND PHASING PLAN  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 8 of 35



NOTE: PLEASE REFER TO THE BAREFOOT LAKES FILING NO. 3 FINAL CONSTRUCTION PLANS FOR DETAILED PHASING INFORMATION.



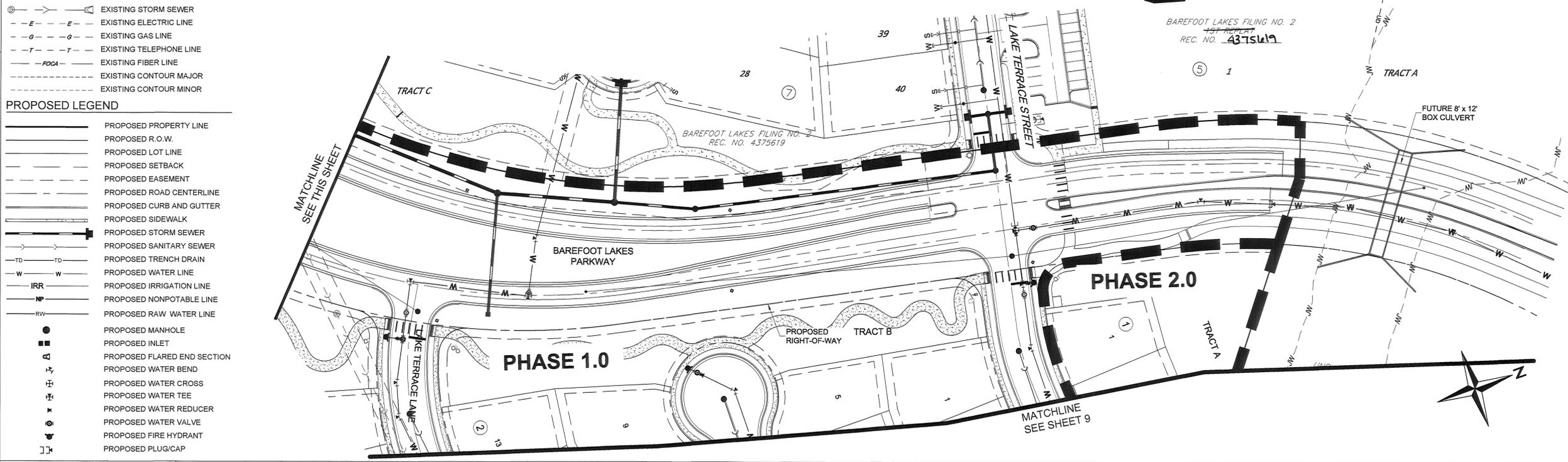
**FINAL DEVELOPMENT PLAN**  
**BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

**EXISTING LEGEND**

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- X - FENCE
- RETAINING WALL
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR

**PROPOSED LEGEND**

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED TRENCH DRAIN
- PROPOSED WATER LINE
- IRR — PROPOSED IRRIGATION LINE
- NP — PROPOSED NONPOTABLE LINE
- RW — PROPOSED RAW WATER LINE
- PROPOSED MANHOLE
- PROPOSED INLET
- ▲ PROPOSED FLARED END SECTION
- PROPOSED WATER BEND
- ⊕ PROPOSED WATER CROSS
- ⊕ PROPOSED WATER TEE
- ⊕ PROPOSED WATER REDUCER
- ⊕ PROPOSED WATER VALVE
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED PLUG/CAP



REDLAND PROJECT NUMBER 08001.14

**FIRESTONE INFORMATION BLOCK**

**BAREFOOT LAKES**

**TRACT, UTILITY, AND PHASING PLAN**

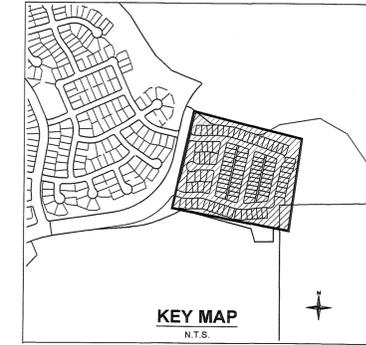
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	
First Submittal:	7.28.2017
Revision 1:	12.20.2017
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Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
 TRACT, UTILITY AND PHASING PLAN  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 9 of 35

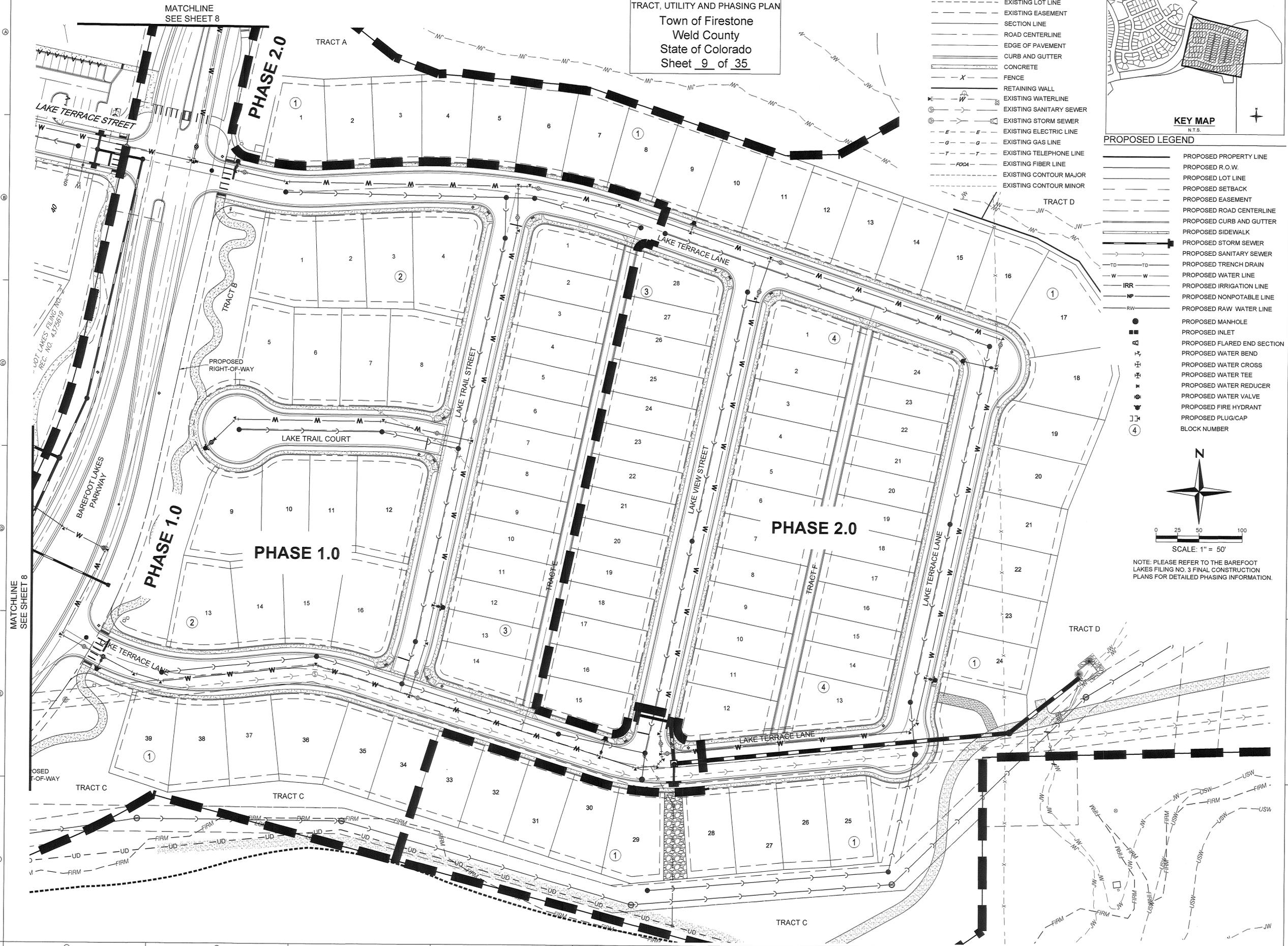
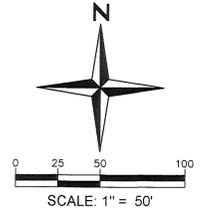
EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- - - EXISTING LOT LINE
- - - EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- X - FENCE
- RETAINING WALL
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR



PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- - - PROPOSED SETBACK
- - - PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED TRENCH DRAIN
- PROPOSED WATER LINE
- PROPOSED IRRIGATION LINE
- PROPOSED NONPOTABLE LINE
- PROPOSED RAW WATER LINE
- PROPOSED MANHOLE
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED WATER BEND
- PROPOSED WATER CROSS
- PROPOSED WATER TEE
- PROPOSED WATER REDUCER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP
- ④ BLOCK NUMBER



**FINAL DEVELOPMENT PLAN**  
**BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

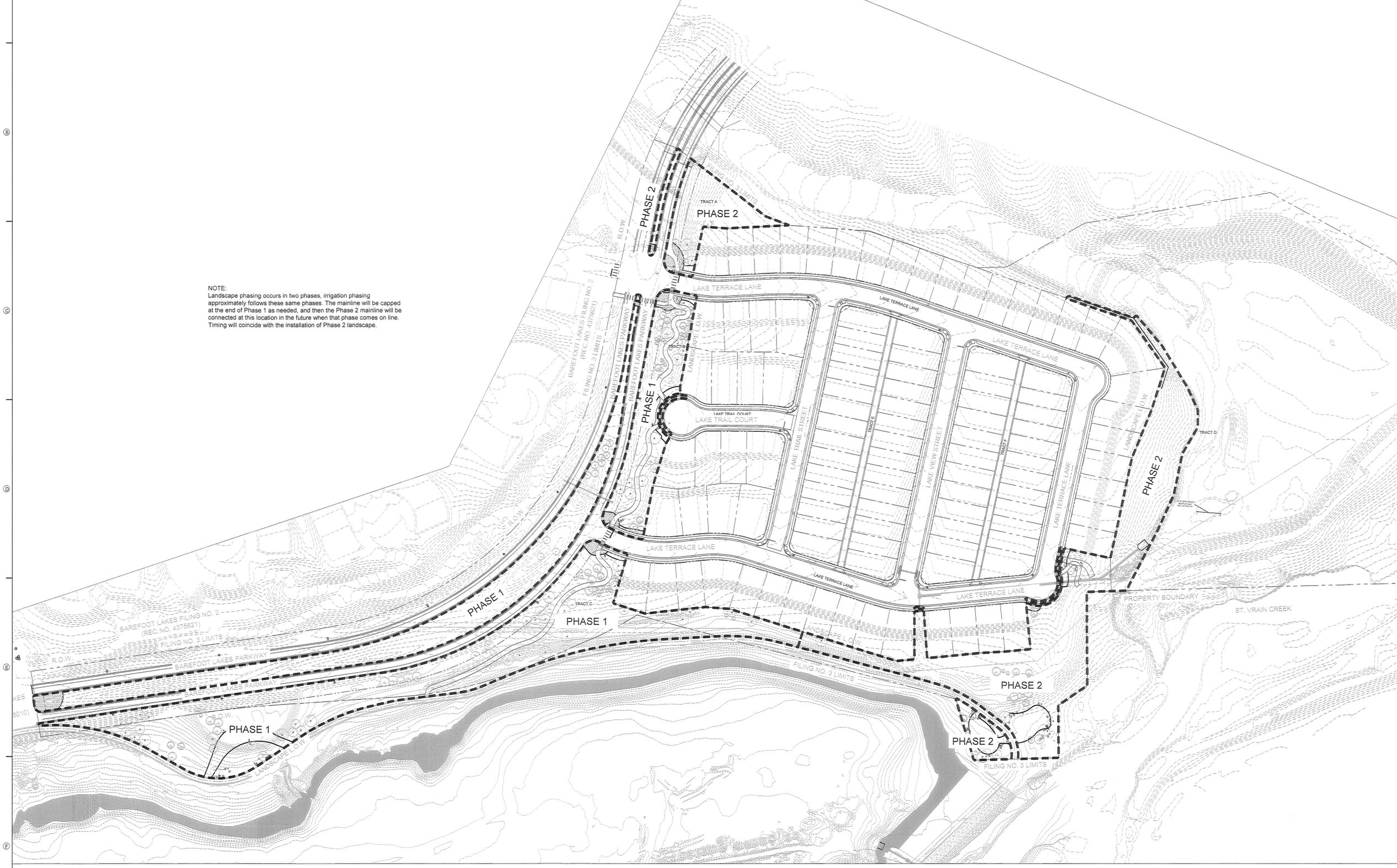
REDLAND PROJECT NUMBER 08001.14

<b>FIRESTONE INFORMATION BLOCK</b>	
<b>BAREFOOT LAKES</b>	
<b>TRACT, UTILITY, AND PHASING PLAN</b>	
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	06.01.2018
Revision 3:	
Sheet	9 of 35

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Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
 LANDSCAPE PHASING  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 10 of 35

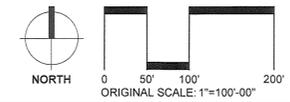
NOTE:  
 Landscape phasing occurs in two phases, irrigation phasing  
 approximately follows these same phases. The mainline will be capped  
 at the end of Phase 1 as needed, and then the Phase 2 mainline will be  
 connected at this location in the future when that phase comes on line.  
 Timing will coincide with the installation of Phase 2 landscape.



**FINAL DEVELOPMENT PLAN**  
**BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

DW PROJECT NUMBER: 5311

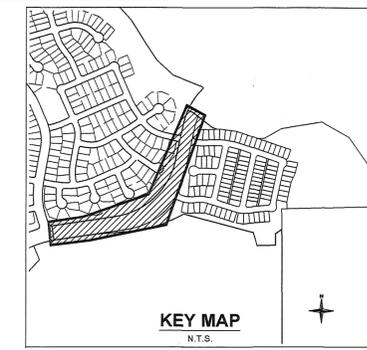
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BAREFOOT LAKES	
<b>LANDSCAPE PHASING</b>	
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
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Revision 3:	
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Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
 GRADING AND DRAINAGE PLAN  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 11 of 35

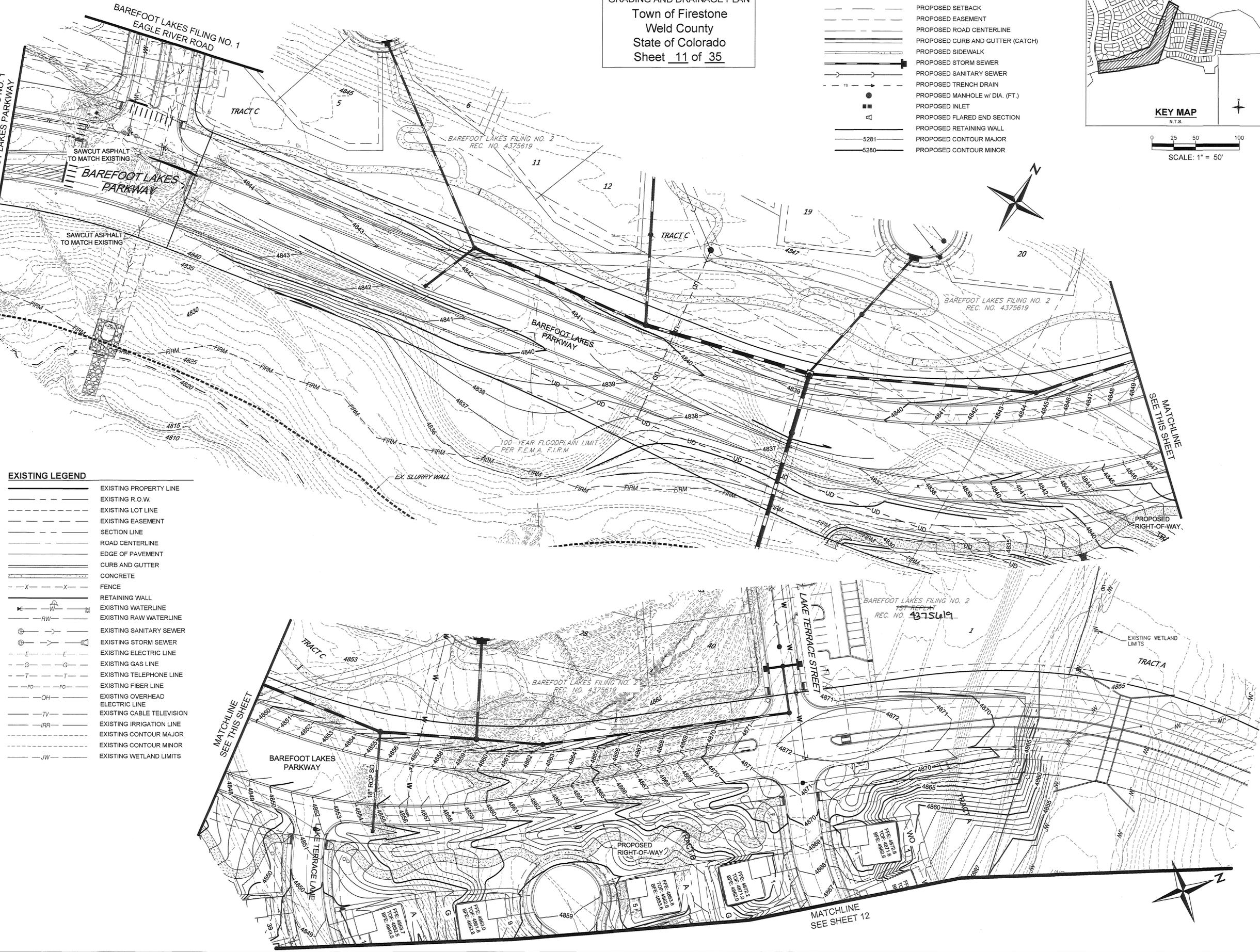
PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- - - PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER (CATCH)
- PROPOSED SIDEWALK
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED TRENCH DRAIN
- PROPOSED MANHOLE w/ DIA. (FT.)
- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED RETAINING WALL
- 5281— PROPOSED CONTOUR MAJOR
- 5280— PROPOSED CONTOUR MINOR



KEY MAP  
 N.T.S.

0 25 50 100  
 SCALE: 1" = 50'



EXISTING LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING R.O.W.
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- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- X - X - FENCE
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- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING CABLE TELEVISION
- EXISTING IRRIGATION LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING WETLAND LIMITS

**FINAL DEVELOPMENT PLAN  
 BAREFOOT LAKES FILING NO. 3**

TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

REDLAND PROJECT NUMBER 08001.14

**FIRESTONE  
 INFORMATION BLOCK**

**BAREFOOT LAKES**

**GRADING AND  
 DRAINAGE PLAN**

Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	
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Revision 1:	12.20.2017
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Revision 3:	

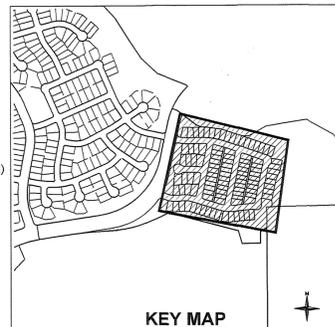
Sheet 11 of 35

MATCHLINE  
 SEE SHEET 11

Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
 GRADING AND DRAINAGE PLAN  
 Town of Firestone  
 Weld County  
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PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
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- PROPOSED INLET
- PROPOSED FLARED END SECTION
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR



PROPOSED WALL  
 PLAN VIEW CALL OUT DETAILS

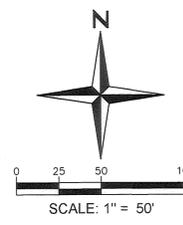
**POND 104**

10 YR WSEL:	4827.1
10 YR RELEASE:	142 cfs
100 YR WSEL:	4832.7
100 YR RELEASE:	615 cfs
PIPES:	203 cfs
WEIR:	412 cfs



EXISTING LEGEND

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- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING WETLAND LIMITS
- GRADING LOT TYPES



**POND 105**

10 YR WSEL:	4820.2
10 YR RELEASE:	236 cfs
100 YR WSEL:	4820.3
100 YR RELEASE:	276 cfs
WSEL RANGE:	4819.1 - 4820.3



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**BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

REDLAND PROJECT NUMBER 08001.14

<b>FIRESTONE INFORMATION BLOCK</b>	
BAREFOOT LAKES	
GRADING AND DRAINAGE PLAN	
Name of application:	Barefoot Lakes Filing No. 3
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**General Standards**

Landscape design standards will conform to Town regulations and municipal code as they may be amended from time to time. Firestone's rules and regulations for landscaping shall be in full force and effect unless specifically superseded by more stringent criteria herein.

The general residential landscapes at Barefoot Lakes should reflect the front range plains landscape by making use of drought-tolerant, native and adaptive plants that thrive in this semi-arid climate. The community's open space areas use large masses of native and adaptive species with special plantings of wildflowers, shrubs, and trees to highlight views, to frame recreation and walking opportunities, and to provide seasonal color and interest. Barefoot Lakes should have a visual continuity from residence to tracts to the surrounding open space landscape. The following shall guide individual landscapes so that the overall community can achieve this goal:

- 1. Stewardship** - The conservation of water and use of native or adaptive plants is important for stewardship of resources and support of habitat for birds, bees, butterflies, and wildlife.
- 2. Visual Unity** - The landscape should transition seamlessly between lots, between lots and streetscape, and between lots and open space. Residential and commercial landscape improvements can achieve this transition with the following techniques: using complementary materials, developing complementary plant palettes and planting arrangements, and/or using a continuum with more formal plantings near residences transitioning to less formal, more prairie-style planting design to blend into open spaces.
- 3. Support of Wellness** - Trees and ornamental plantings provide shade, habitat, and visual interest. These in turn support human comfort and encourage wellness activities like walking and recreating in nature. Appropriate amounts of native and/or adaptive plantings of grasses, perennials, shrubs, and trees are incorporated, as shown in the landscape plan on Sheets 14 through 18.
- 4. Site Awareness** - The proposed landscape improvements will be sited to take advantage of existing views and microclimatic conditions while respecting existing terrain, vegetation, view corridors, and adjacent land uses.

**Guiding Principals**

1. The edges of landscapes between lots and/or tracts shall be seamless, in that the edge of one landscaped space shall blend into the beginning of another to avoid abrupt changes in plant materials and hardscapes.
2. Quality of plant material:
  - 2.1. Artificial turf is prohibited on private residential lots.
  - 2.2. All plant material shall comply with recommendations of American Standard for Nursery Stock (ANSI Z60.1), and with the most current version of the Colorado Nursery Act. At least half of the material must meet the American Associate of Nurseryman (AAN) for number 1 grade, and all plant material must meet or exceed number 1.5 grade.
3. Front & Rear Yard Landscape Planting:
  - a. Shrubs and ground cover plantings shall comprise no less than twenty percent of the landscaped area of the front yard. Xeric alternatives with no sod can be proposed as an alternative in all instances in front and rear yards. In such cases no more than forty percent of front yard may be inorganic (mulch, rock, sand, etc.).
  - b. Areas of inorganic mulch in front yard must have one plant for every nine square feet, or a carpet of an acceptable alternative (fescue or feather reed grass, etc.)

**4. Fence Planting (Corner Lots & Alleys)**

- a. Shrubs and ground cover plantings shall comprise no less than twenty percent of the landscaped area of the fence planting on corner lot yards.
- b. In alleys, Lane Planting Areas (2 foot minimum zone between alley and rear yard fence and/or property boundary) must be landscaped. Shrubs and ground cover plantings shall comprise no less than twenty percent of the Lane Planting Areas whether or not a fence is installed. Lane planting zones must utilize shrubs and perennials that do not exceed 3 to 4 feet in height and are tolerant of salt and snow loads. Lane Planting Areas may not be paved, but may be stone cobble, crusher fines, or approved equal. Turf is not recommended. Do not violate clearance requirements at electrical equipment.

**5. Median Lawns -** Where used, turf grass in medians shall have the following characteristics:

- a. Attractive appearance that blends in well with the native vegetation in the open spaces of the development
- b. Drought tolerance
- c. Low maintenance
- d. A commercial blend that is tolerant of reduced irrigation and poorer soils, that will result in an attractive turf, require little maintenance and provide excellent erosion control and cover. A suggested mix would include Hard fescue (*Festuca trachyphylla*), Sheep fescue (*Festuca ovina*), Chewings fescue (*Festuca rubra commutata*) and Creeping red fescue (*Festuca rubra, rubra*). This mix is low in stature and needs very little mowing, especially after mid-summer. It has a very strong and extensive root system, controls erosion, resists damage from light to moderate equipment traffic, and resists weed invasion when established.

**6. Open Space Landscape Native Grass**

- a. The Upland Seed Mix is the overall native grass matrix used predominately in the open spaces and tract landscapes. Grasses included in this mix are: Western Wheatgrass, Blue grama (*Bouteloua gracilis*), Sideoats grama, Vaughn (*Bouteloua curtipendula*), Green Needlegrass (*Nassella viridula*), Buffalograss (*Bouteloua dactyloides*), ThickSpike Wheatgrass (*Elymus lanceolatus ssp. Lanceolatus*), Switchgrass (*Panicum virgatum*), and Regreen™ (*Triticum aestivum xElytrigia elongate*).
- b. Within 8 to 10 feet of roadways and trails/paths, The Upland Shortgrass Mix will be used to provide appropriate visibility and minimal mowing requirements. Grasses included in this mix are: Blue grama (*Bouteloua gracilis*), Sheep fescue (*Festuca ovina*), Buffalo grass (*Buchloe dactyloides*), and Regreen™ (*Triticum aestivum xElytrigia elongate*).

**2. Irrigation**

- a. The use of drip irrigation for shrub and perennial areas is recommended.
- b. Permanent irrigation will be installed in open space tracts for growing in seeded areas, and for periods of extended drought.

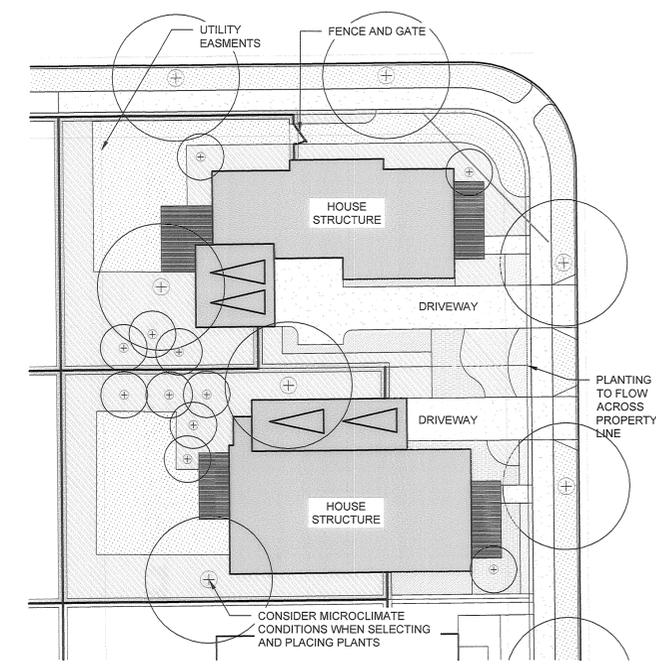
**8. Fencing**

- a. Refer to fence series (sheets 25 through 28) for approved fence details and Fence Standards.

**9. Front Yard Tree Planting/Tree Lawn Planting**

- a. A minimum of one 2-inch caliper tree in a tree lawn is required per dwelling. In those areas where driveway and/or utility easements prevent placement in the tree lawn, trees shall be placed in the front yard no more than 12 feet from back of sidewalk.
- b. On corner lots, the yard on all street frontages must meet minimum standards for front yards.
- c. The tree lawn shall be installed by the home builder and shall be maintained by homeowner.

**PROTOTYPICAL RESIDENTIAL LANDSCAPES**



	CONCRETE, SIDEWALK OR DRIVEWAY		PLANTING BED TYPE 2 SHRUBS, GRASSES AND PERENNIALS
	GRAVEL FENCE NO-PLANTING STRIP		PLANTING BED TYPE 3 SHRUBS, GRASSES AND PERENNIALS
	TURF GRASS		PORCHES
	PLANTING BED TYPE 1 GRASSES AND PERENNIALS		DECIDUOUS TREES
			ORNAMENTAL TREES

**FINAL DEVELOPMENT PLAN**  
**BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

DW PROJECT NUMBER: 5311

<b>FIRESTONE INFORMATION BLOCK</b>	
BAREFOOT LAKES	
LANDSCAPE STANDARDS	
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
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Revision 1:	12.20.2017
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Revision 3:	
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MASTER PLANT SCHEDULE

Abbreviation/ Groupings	Scientific Name	Common Name	Size	Spacing	Detail	Quantity
<b>Trees</b>						
ANE-2	<i>Acer negundo</i>	Boxelder	2" CAL.		9.1	23
ANE-3	<i>Acer negundo</i>	Boxelder	3" CAL.		9.1	20
CAT-2	<i>Catalpa speciosa</i>	Catalpa	2" CAL.		9.1	10
CAT-3	<i>Catalpa speciosa</i>	Catalpa	3" CAL.		9.1	4
CCG	<i>Crataegus crus-galli inermis</i>	Thornless Cockspur Hawthorn	2" CAL.		9.1	23
JUN-6	<i>Juniperus scopulorum 'Wichita Blue'</i>	Wichita Blue Juniper	6' HT.		9.3	46
PNI-8	<i>Pinus nigra</i>	Austrian Pine	8' HT.		9.3	15
PNI-7	<i>Pinus nigra</i>	Austrian Pine	7' HT.		9.3	14
PPA-3	<i>Populus x acuminata</i>	Lanceleaf Cottonwood	3" CAL.		9.1	5
PPN-2	<i>Populus angustifolia</i>	Narrowleaf Cottonwood	2" CAL.		9.1	7
PPN-3	<i>Populus angustifolia</i>	Narrowleaf Cottonwood	3" CAL.		9.1	1
QUB-2	<i>Quercus bicolor</i>	Swamp White Oak	2" CAL.		9.1	3
QUM-2	<i>Quercus macrocarpa</i>	Bur Oak	2" CAL.		9.1	1
QUM-3	<i>Quercus macrocarpa</i>	Bur Oak	3" CAL.		9.1	1

<b>Shrubs</b>						
DSM-1 OR DSM-2	<i>Chrysothamnus nauseosus</i>	Rubber Rabbit Brush	1 Gal	5' min		9.4
DSM-1 OR DSM-2	<i>Chrysothamnus nauseosus</i>	Rubber Rabbit Brush	5 Gal	5' min		9.4
DSM-1 OR DSM-2	<i>Atriplex canescens</i>	Four Wing Salt Bush	1 Gal	5' min		9.4
DSM-1 OR DSM-2	<i>Atriplex canescens</i>	Four Wing Salt Bush	5 Gal	5' min		9.4
DSM-1 OR DSM-2	<i>Pyscoparpus monogynus</i>	Moutain Ninebark	3 Gal	5' min		9.4
DSM-1 OR DSM-2	<i>Rhus trilobata</i>	Three Leaf Sumac	5 gal	4' o.c.		9.4
DSM-1 OR DSM-2	<i>Rhus trilobata</i>	Three Leaf Sumac	3 Gal	4' o.c.		9.4
DSM-1 OR DSM-2	<i>Yucca sp.</i>	Yucca	1 Gal	5' min		9.4
RAL	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	5 Gal	4' o.c.		9.4

<b>Grasses (Ornamental)</b>						
CKF	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass	1 Gal	4' o.c.		9.7

<b>Perennials</b>						
PAS	<i>Perovskia atriplicifolia</i>	Russian Sage	3 Gal	30" o.c.		9.8
SNC	<i>Salvia nemorosa 'Caradonna'</i>	Cardonna Salvia	1 Gal	24" o.c.		9.8
SSM	<i>Salvia sylvestris x 'Mainact'</i>	May Night Salvia	1 Gal	24" o.c.		9.8
NPL	<i>Nepeta 'Psfike'</i>	Little Trudy Catmint	F 15	18" o.c.		9.8
NFW	<i>Nepeta faassennii 'Walker's Low'</i>	Walker's Low Catmint	1 Gal	30" o.c.		9.8
ECH	<i>Echinacea purpurea</i>	Eastern Purple Coneflower	1 Gal	30" o.c.		9.8
ABF	<i>Agastache Blue Fortune</i>	Blue Fortune Hybrid Hyssop	1 Gal	24" o.c.		9.8
SNP	<i>Symphotrichum novae-angliae 'Purple Dome'</i>	Purple Dome Aster	1 Gal	30" o.c.		9.8
SAN	<i>Salvia nemorosa</i>	Sensation Rose	1 Gal	30" o.c.		9.8

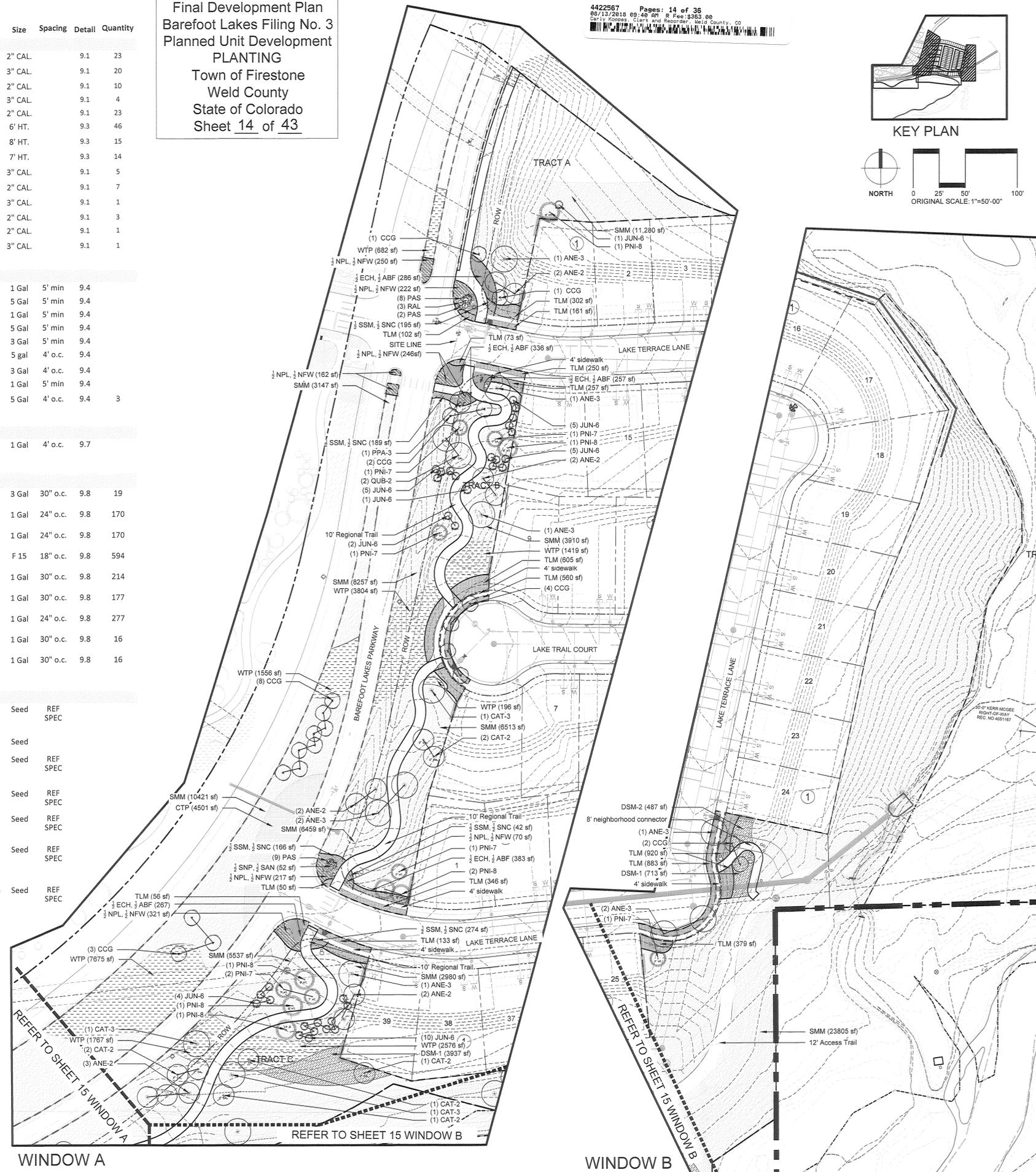
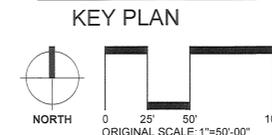
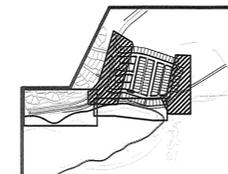
<b>Seed Mixes</b>						
SMM	(Shortgrass Meadow Mix)	Weastern Wheat Grass, Blue Gramma, Sideoats Gramma, Green needlegrass, Buffalo Grass, Thickspike Wheat Grass, Switchgrass	Seed	REF SPEC		
SMM at DSM 1 and 2	(Shortgrass Meadow Mix matrix for DSM areas)	Same	Seed			
WGM	(Wet Grass Meadow Mix)	Marsh Blazing Star, Sideoats Gramma, Colorado Rush, Inland Rush, Leafy Tussock Sedge, Switchgrass, Bronze Sedge, Narrow Fruit Sedge	Seed	REF SPEC		
TLM	(Tree Lawn Mix)	Kentucky Bluegrass, Perennial Ryegrass, Creeping Red Fescue	Seed	REF SPEC		
LLM	(Landscape Lawn Mix)	Hard Fescue, Sheep Fescue, Chewing Fescue, Creeping Red Fescue	Seed	REF SPEC		
WTP	(Warm Tone Perennials Mix)	Yellow Yarrow, Black-Eyed Susan, Gilardia (Blanket Flower), Sulphur Flower, Scarlet Gilia, Orange Popple, Short Meadow Grass Mix	Seed	REF SPEC		
CTP	(Cool Tone Perennials Mix)	White Yarrow, Blue Flax, Globe Gilia, Penstemon fruticosus, Colorado Tansy Aster, Fireweed, Short Meadow Grass Mix	Seed	REF SPEC		

SITE KEYNOTES:

9.0 PLANTING AND LANDSCAPE	DETAIL / SHEET	RELATED DETAIL(S)
9.1 Deciduous Tree Planting	1, 2 / 16	
9.2 Deciduous Multi-Trunk Tree Planting	3, 4 / 16	
9.3 Evergreen Tree Planting	1, 2 / 17	
9.4 Shrub Planting	5, 6 / 16	
9.5 Dry Shrub Mix Modules	3 / 17	
9.6 Wet Shrub Mix Modules	4 / 17	
9.7 Clump Grass Planting	3 / 18	
9.8 Perennial Planting	5 / 18	1, 6 / 18
9.9 Groundcover Planting	2 / 18	1, 6 / 18
9.10 Lawn	4 / 18	6 / 18
9.11 Landscape Edging	6 / 18	2, 4, 5 / 18
9.12 Mulch	1-6 / 26; 1, 2 / 27; 2, 3, 5, 6 / 18	
9.13 Landscape Boulder	7 / 18	

Final Development Plan  
Barefoot Lakes Filing No. 3  
Planned Unit Development  
PLANTING  
Town of Firestone  
Weld County  
State of Colorado  
Sheet 14 of 43

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FINAL DEVELOPMENT PLAN  
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FIRESTONE  
INFORMATION BLOCK

BAREFOOT LAKES

PLANTING

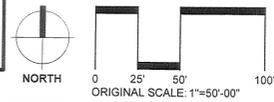
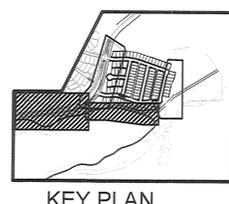
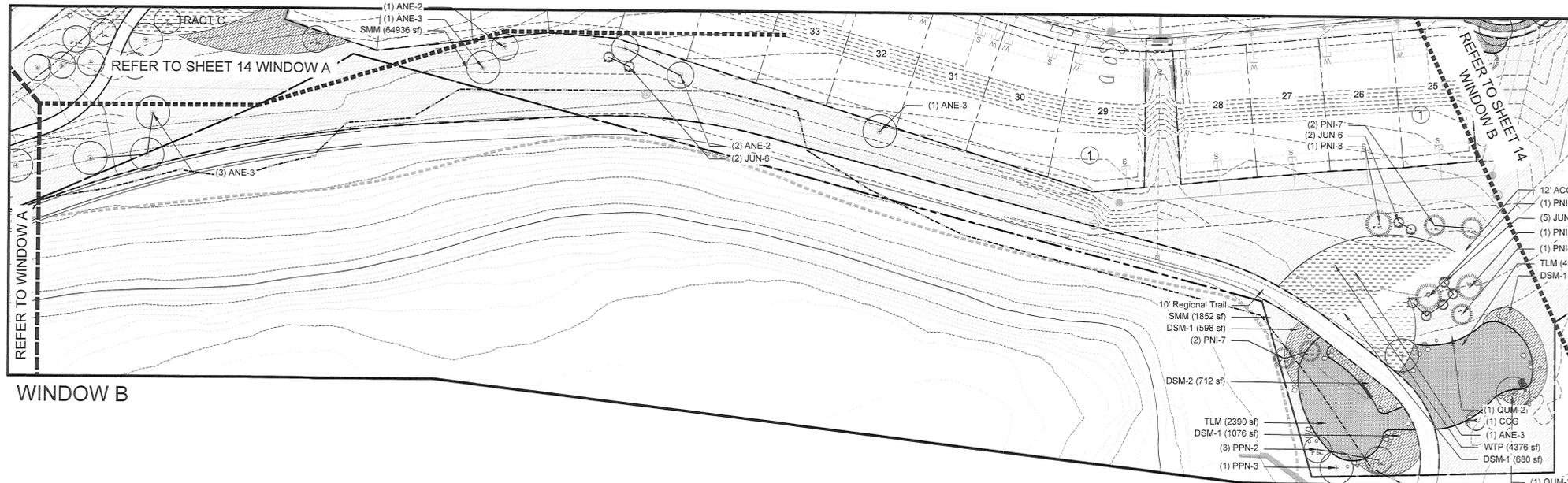
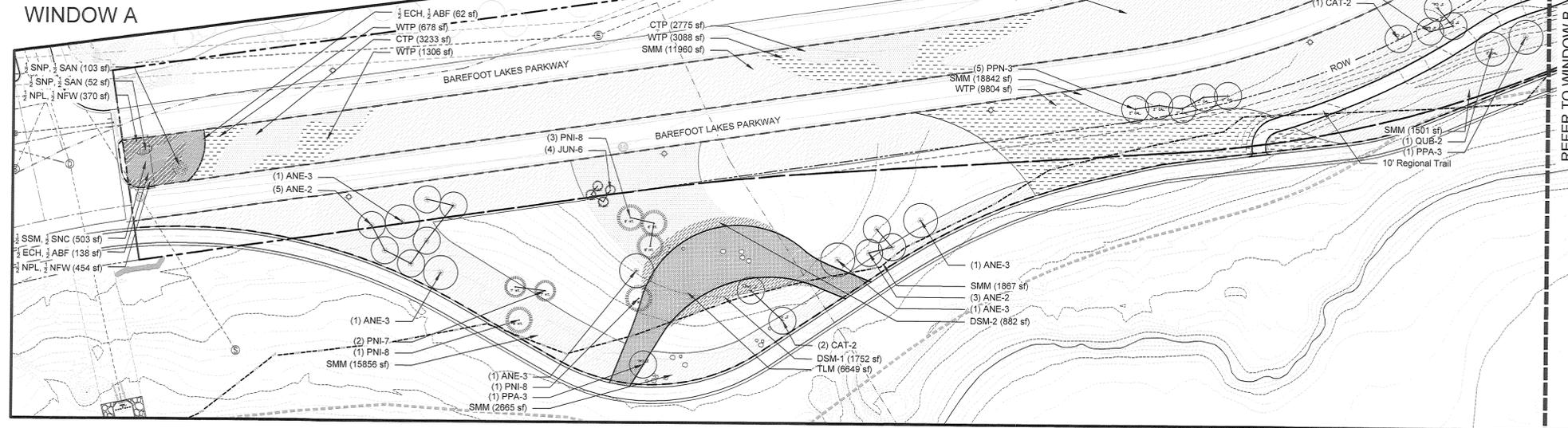
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	
Sheet	14 of 35

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Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
**PLANTING**  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 15 of 35

**FINAL DEVELOPMENT PLAN  
 BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

WINDOW A



DWPROJECT NUMBER: 5311

**FIRESTONE  
 INFORMATION BLOCK**

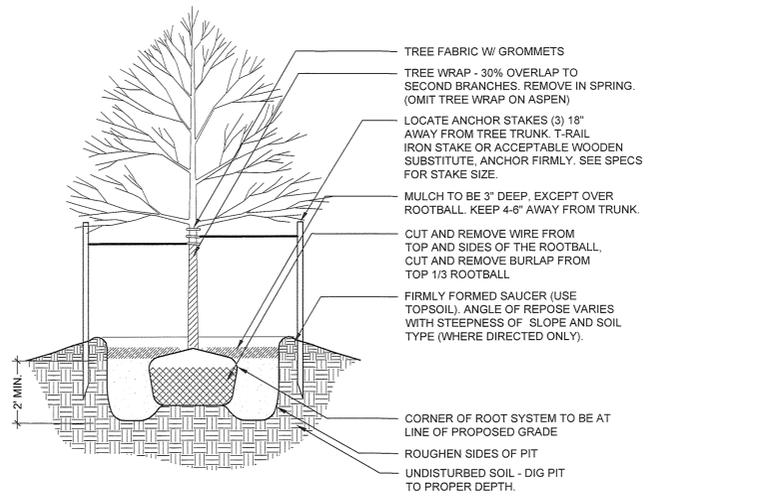
BAREFOOT LAKES

**PLANTING**

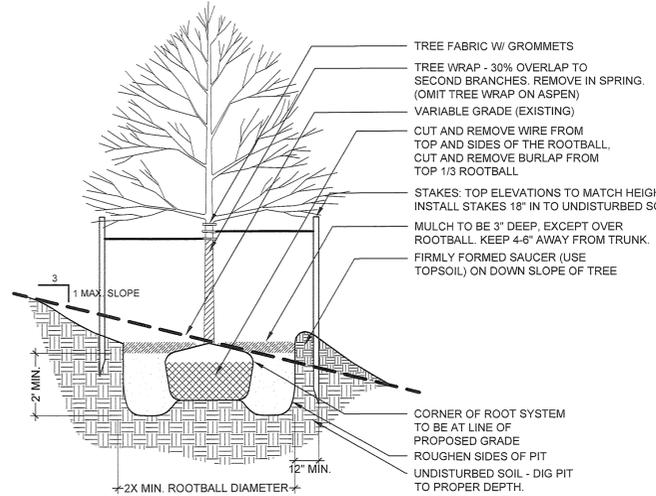
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Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	
Sheet	15 of 35

Final Development Plan  
Barefoot Lakes Filing No. 2  
Planned Unit Development  
PLANTING DETAILS  
Town of Firestone  
Weld County  
State of Colorado  
Sheet 16 of 36

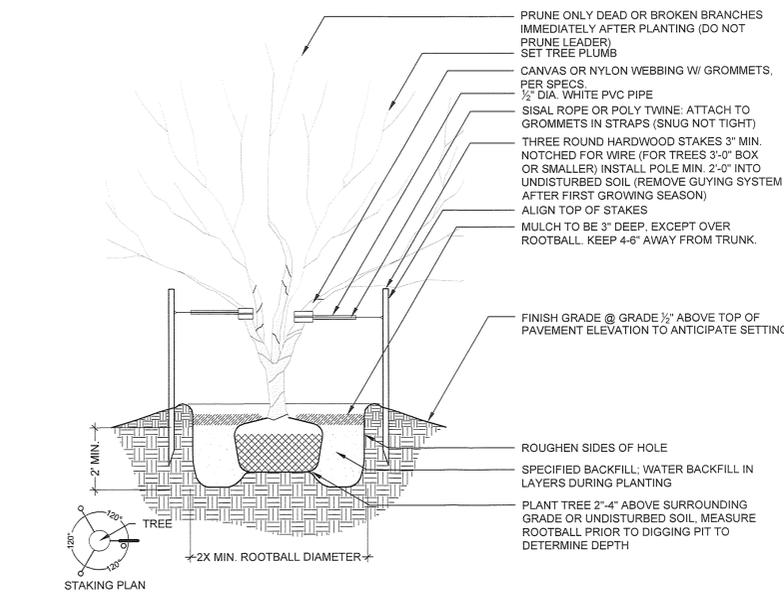
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08/13/2018 09:40 AM R Fee: \$363.00  
Carly Kroes, Clerk and Recorder, Weld County, CO



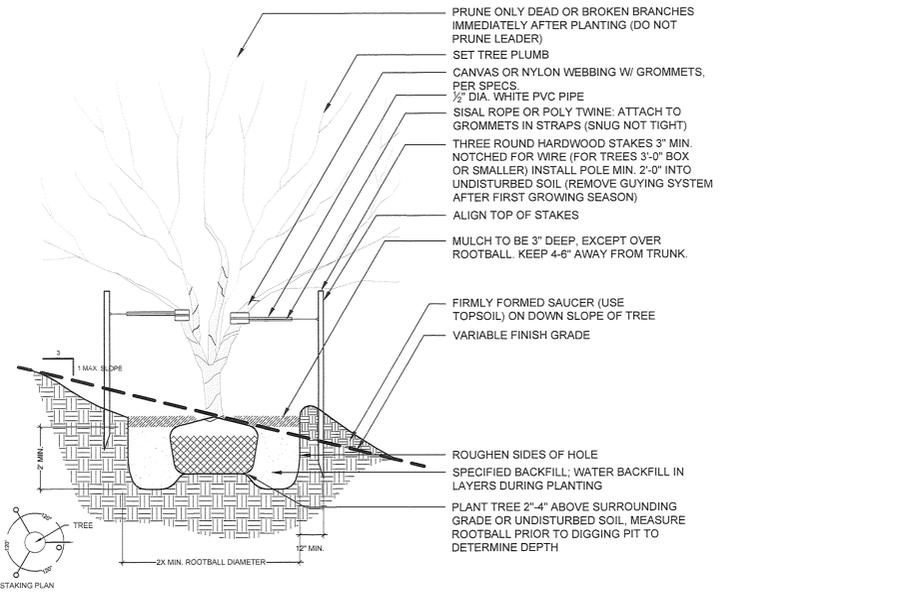
**1 DECIDUOUS TREE PLANTING**  
SCALE: 1/4" = 1'-0"



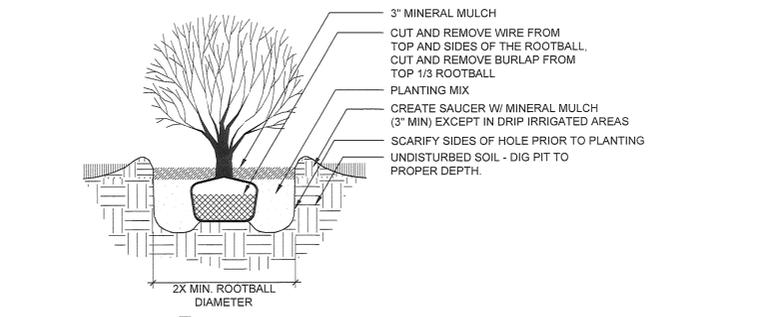
**2 DECIDUOUS TREE PLANTING ON SLOPE**  
SCALE: 1/4" = 1'-0"



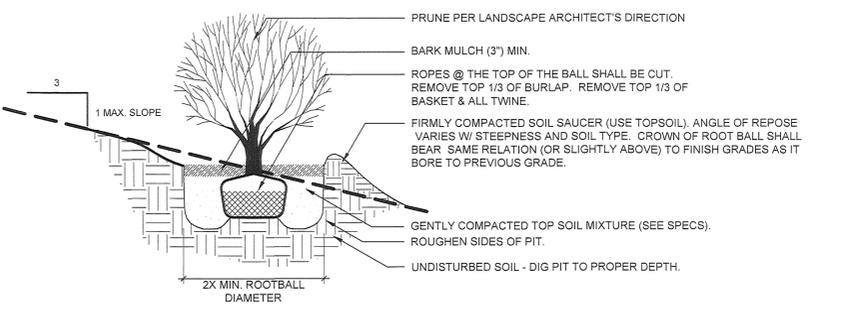
**3 DECIDUOUS MULTI-TRUNK TREE PLANTING**  
SCALE: 1/4" = 1'-0"



**4 DECIDUOUS MULTI-TRUNK TREE PLANTING ON SLOPE**  
SCALE: 1/4" = 1'-0"



**5 SHRUB PLANTING**  
SCALE: 1/2" = 1'-0"



**6 SHRUB PLANTING ON SLOPE**  
SCALE: 1/2" = 1'-0"

**SITE KEYNOTES:**

9.0	PLANTING AND LANDSCAPE	DETAIL / SHEET	RELATED DETAIL(S)
9.1	Deciduous Tree Planting	1.2 / L1.3	
9.2	Deciduous Multi-Trunk Tree Planting	3.4 / L1.3	
9.3	Evergreen Tree Planting	1.2 / L1.4	
9.4	Shrub Planting	5.6 / L1.3	
9.5	Dry Shrub Mix Modules	3 / L1.4	
9.6	Wet Shrub Mix Modules	4 / L1.4	
9.7	Clump Grass Planting	3 / L1.5	
9.8	Perennial Planting	5 / L1.5	
9.9	Groundcover Planting	2 / L1.5	1.6 / L1.5
9.10	Lawn	4 / L1.5	6 / L1.5
9.11	Landscape Edging	6 / L1.5	2.4.5 / L1.5
9.12	Mulch		1-6 / L1.3; 1.2 / 27; 2.3.5.6 / L1.5
9.13	Landscape Boulder	7 / L1.5	

**DESIGNWORKSHOP**

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Denver, CO 80204-2048  
(303) 623-5186  
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**FINAL DEVELOPMENT PLAN  
BAREFOOT LAKES FILING NO. 3**

TOWN OF FIRESTONE  
WELD COUNTY  
STATE OF COLORADO

DW PROJECT NUMBER: 5311

**FIRESTONE  
INFORMATION BLOCK**

BAREFOOT LAKES

**PLANTING  
DETAILS**

Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	

Sheet 16 of 35



Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
**PLANTING DETAILS**  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 18 of 35

**SITE KEYNOTES:**

9.0	PLANTING AND LANDSCAPE	DETAIL / SHEET	RELATED DETAIL(S)
9.1	Deciduous Tree Planting	1.2 / L1.3	
9.2	Deciduous Multi-Trunk Tree Planting	3.4 / L1.3	
9.3	Evergreen Tree Planting	1.2 / L1.4	
9.4	Shrub Planting	5.6 / L1.3	
9.5	Dry Shrub Mix Modules	3 / L1.4	
9.6	Wet Shrub Mix Modules	4 / L1.4	
9.7	Clump Grass Planting	3 / L1.5	
9.8	Perennial Planting	5 / L1.5	1.6 / L1.5
9.9	Groundcover Planting	2 / L1.5	1.6 / L1.5
9.10	Lawn	4 / L1.5	6 / L1.5
9.11	Landscape Edging	6 / L1.5	2.4, 5 / L1.5
9.12	Mulch	7 / L1.5	1.6 / L1.3, 1.2 / 27, 2.3, 5.6 / L1.5
9.13	Landscape Boulder	7 / L1.5	

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**FINAL DEVELOPMENT PLAN  
 BAREFOOT LAKES FILING NO. 3**

TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

DW PROJECT NUMBER: 5311

**FIRESTONE  
 INFORMATION BLOCK**

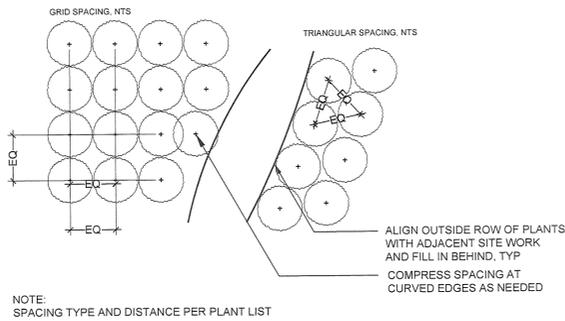
BAREFOOT LAKES

**PLANTING  
 DETAILS**

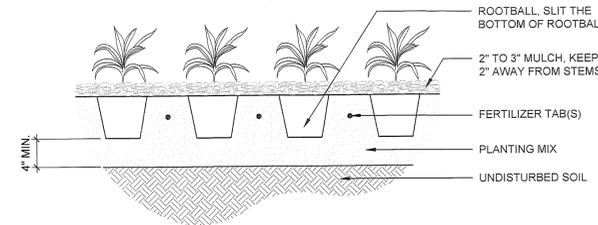
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
First Submittal:	7.28.2017
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Revision 2:	6.1.2018
Revision 3:	

Sheet 18 of 35

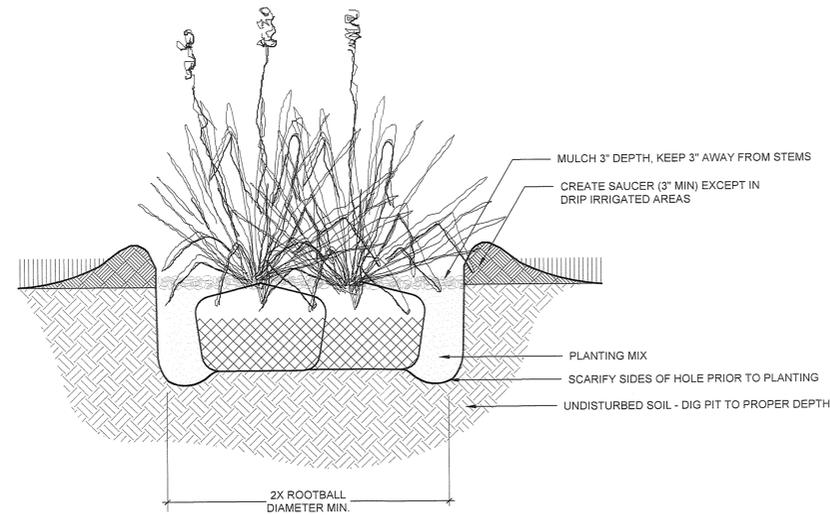
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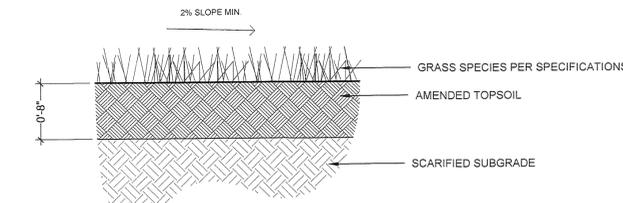
**1 PLANT MASS SPACING**  
 SCALE: 1" = 1'-0"



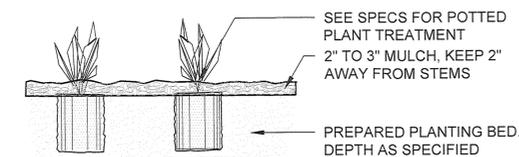
**2 GROUND COVER PLANTING**  
 SCALE: 1" = 1'-0"



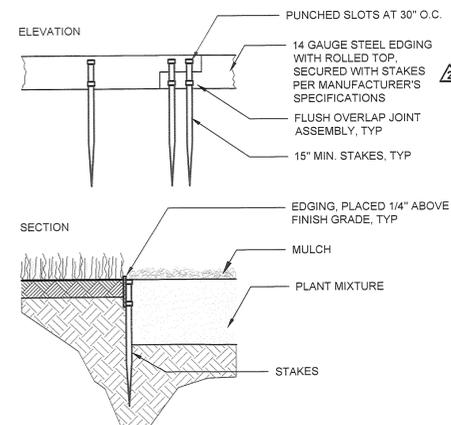
**3 CLUMP GRASS PLANTING**  
 SCALE: 1" = 1'-0"



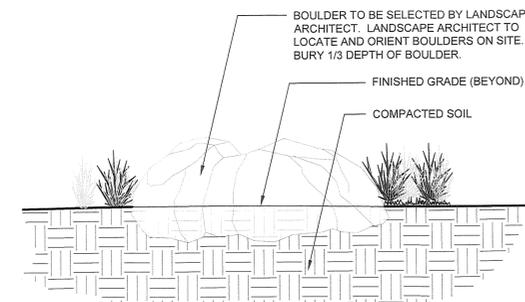
**4 LAWN**  
 SCALE: 1" = 1'-0"



**5 PERENNIAL PLANTING**  
 SCALE: 1" = 1'-0"



**6 LANDSCAPE EDGING**  
 SCALE: 1" = 1'-0"



**7 LANDSCAPE BOULDER**  
 SCALE: 3/4" = 1'-0"

Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
 Irrigation Notes & Schedule  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 19 of 35

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY DESIGN WORKSHOP. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS\*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS\*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.
- SYSTEM PRESSURE - HYDROSYSTEMS\*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE 76 PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS\*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS\*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS\*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 76 PSI MINIMUM.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SEVEN HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.  
 BLUEGRASS TURF 1.76" PER WEEK PEAK SEASON  
 ORNAMENTAL PLANTINGS 0.62" PER WEEK PEAK SEASON  
 WILD FLOWER MIXES 1.00" PER WEEK PEAK SEASON  
 NATIVE SEED MIXES 0.60" PER WEEK PEAK SEASON (TWO SEASONS)  
 NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT.
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE. SLEEVED PIPE SIZE/WIRE QUANTITY REQUIRED SLEEVE SIZE & QUANTITY  
 3/4" - 1 1/2" PIPING 2" FVG (1)  
 1 1/2" - 2" PIPING 4" FVG (1)  
 2 1/2" - 3" PIPING 6" FVG (1)  
 4" PIPING 8" FVG (1)  
 2-WIRE CABLE 3" FVG (1)  
 COMMUNICATION CABLE 3" FVG (1)
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO INSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL 5" NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. WHERE INDICATED, INSTALL LOW FLOW 50 SERIES SQUARE NOZZLES AT SPACING SHOWN. HIGH EFFICIENCY PRECISION O NOZZLES HAVE BEEN SELECTED FOR THEIR DISTRIBUTION UNIFORMITY AND FLOW CHARACTERISTICS. NO SUBSTITUTION WILL BE ALLOWED.
- ROTARY SPRAY NOZZLES - HUNTER AT 40 PSI; CONTRACTOR TO INSTALL PLASTIC ROTARY NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL M2000 SERIES NOZZLES ON ALL HEADS SPACED 14' TO 18'. UTILIZE MP CORNER SERIES FOR IRRIGATED AREAS THAT NARROW TO AN ANGLE OF LESS THAN 75 DEGREES. VARIABLE ARC SHOULD BE UTILIZED TO AVOID OVERSPRAY ONTO HARD SERVICES OR BEYOND IRRIGATED AREA.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.
- WEB-BASED CONTROL NOTE - WEATHERMATIC SMARTLINK WEB-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING MODEL (PER SCHEDULE). INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTACT STEVE AURST AT WEATHERMATIC (303) 693-1507 FOR PRICING. CONTACT JOHN KEESEN AT HYDROSYSTEMS\*KDI (303) 980-5327 FOR CONTROLLER AND FLOW SENSOR START-UP AND INITIALIZATION. WATER MANAGEMENT SUBSCRIPTION IS INCLUDED IN THE COST OF THE CONTROLLER FOR A 2 YEAR PERIOD AND WILL BE MANAGED ON BEHALF OF THE OWNER BY HYDROSYSTEMS\*KDI. COORDINATION BETWEEN HYDROSYSTEMS\*KDI AND THE LANDSCAPE MAINTENANCE COMPANY WILL BE REQUIRED FOR A PERIOD OF TWO YEARS, AT MINIMUM.
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW UP TO 120 GPM FOR POC #1 AND UP TO 14 GPM FOR POC #2
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

IRRIGATION CONSTRUCTION NOTES

- 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL GROUND ALL DECODERS AND DECODER WIRE PER MANUFACTURER'S RECOMMENDATIONS AND STANDARDS. (MINIMUM OF EVERY 500' OF WIRE AND AT ALL ENDS OF WIRE RUN).  
 A. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE WIRE (SEE SCHEDULE FOR SPECIFIC WIRE).  
 B. USE DIFFERENT COLOR 2-WIRE CABLE FOR EACH CONTROLLER (BLACK FOR F, TAN FOR G AND PURPLE FOR H).  
 C. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).  
 D. LOOP 5' OF 2-WIRE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.  
 E. USE ONLY 3M DEIR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.  
 F. INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.

IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER / TORO	PRO5-06-PR530-CV-R W/O PRECISION SERIES NOZZLE	POPUP SPRAY HEAD	8
	HUNTER / TORO	PRO5-06-PR530-CV-R W/O PRECISION SST & CORNER NOZZLE	POPUP SPRAY HEAD	8
	HUNTER / TORO	PRO5-12-PR530-CV-R W/O PRECISION SERIES NOZZLE	HI-POP SPRAY HEAD	9
	HUNTER / TORO	PRO5-12-PR530-CV-R W/O PRECISION SST & CORNER NOZZLE	HI-POP SPRAY HEAD	9
	HUNTER / TORO	PRO5-12-PR530-CV-R W/O PRECISION SERIES NOZZLE	HI-POP SPRAY HEAD	9
	HUNTER / TORO	PRO5-12-PR530-CV-R W/O PRECISION SST & CORNER NOZZLE	HI-POP SPRAY HEAD	9
	HUNTER	PRO5-12-PRS40-CV-R W/ M2000 SERIES NOZZLE	HI-POP SPRAY HEAD	9
	HUNTER	1-20-06-SS-R W/ # NOZZLE	GEAR DRIVEN ROTOR	10
	HUNTER	1-20-12-R W/ # NOZZLE	HI-POP GEAR DRIVEN ROTOR	11
	HUNTER	1-20-12-R W/ # NOZZLE	HI-POP GEAR DRIVEN ROTOR	11
	HUNTER	1-20-12-R W/ # NOZZLE	HI-POP GEAR DRIVEN ROTOR	11
	WEATHERMATIC	MAX 11000-NP SERIES W/ SLDEC1	ELECTRIC CONTROL VALVE W/ DECODER	12 & 13
	RAIN BIRD	44-NP	QUICK COUPLING VALVE	15
	WEATHERMATIC	QUOTE #11176-J WITH SLPED-ENG & SMARTLINK AIRCARD WITH FLOW	ELECTRIC CONTROLLER	3 & 4
	WEATHERMATIC	SLWS (WIRELESS)	WEATHER STATION	5
	FEBCO	880V	BACKFLOW PREVENTER	1
	STRONG BOX	SBBC-40ALHP	BACKFLOW PREVENTER ENCLOSURE	2
	MATCO	201X	MANUAL DRAIN VALVE	16
		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE	17
		LINE SIZE - 3" AND LARGER	GATE VALVE	18
	WEATHERMATIC	SLF-ISOFLOW-1	FLOW SENSOR RELAY	
	BERMAD	410	MASTER CONTROL VALVE	6
	WEATHERMATIC	SLSFI-540 - 4". CONTACT JOHN KEESEN AT HYDROSYSTEMS*KDI (303) 980-5327 FOR SYSTEM AND FLOW SENSOR START-UP INITIALIZATION	FLOW SENSOR	7
	N/S		THRUST BLOCKS	24
		CLASS 200 BE - 2 1/2" & SMALLER	PVC MAINLINE	22
		CLASS 200 RT - 3" & LARGER	PVC MAINLINE	23
		CLASS 200 BE	PVC LATERAL	22 & 23
		CLASS 160	PVC SLEEVING	25
	TORO	BLUE STRIPE	POLY DRIP TUBING - 3/8" MIN. WIDTH	19 - 21
	RAIN BIRD / WEATHERMATIC	XCZ-100-GOM W/ SLDEC1	DRIP VALVE ASSEMBLY W/ DECODER	19 & 15
			DRIP LINE BLOW-OUT STUB	20
	RAIN BIRD	XERI-BUG	DRIP EMITTERS	21
	WEATHERMATIC	SLDEC1	VALVE DECODER	12, 13 & 19
	WEATHERMATIC	SLNIRE122 - 1000	2-WIRE DECODER CABLE	12, 13 & 19
	WEATHERMATIC	SLGDT LIGHTNING ARRESTOR	GROUNDING LOCATION	14
			WATER METER	BY OTHERS
			EXISTING PVC MAINLINE	
			CONTROLLER & STATION NO.	
			CONTROL VALVE SIZE	

REFER TO SHEET

- 19 IRRIGATION NOTES & SCHEDULE  
 20 - 21 IRRIGATION PLANS  
 22 - 23 IRRIGATION DETAILS

FINAL DEVELOPMENT PLAN  
 BAREFOOT LAKES FILING NO. 3  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

IRRIGATION NOTES & SCHEDULE

Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	
Sheet	19 of 35



Know what's below.  
 Call before you dig.  
 CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRAZE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

HydroSystems-KDI, Inc. Irrigation Consulting  
 860 Tabor Street, Suite 200  
 Lakewood, Colorado 80401  
 303-980-5327  
 303-980-5384 (fax)

Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
 Irrigation Plan  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 20 of 35

**FINAL DEVELOPMENT PLAN**  
**BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

CONTROLLER LOCATION "J"

POINT OF CONNECTION #1 - 2"  
 PEAK FLOW REQUIREMENT: 120 GPM. REQUIRED STATIC PRESSURE: 76 PSI MINIMUM

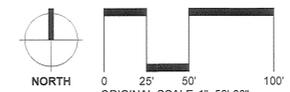
REFER TO SHEET  
 19 IRRIGATION NOTES & SCHEDULE  
 20 - 21 IRRIGATION PLANS  
 22 - 23 IRRIGATION DETAILS

POINT OF CONNECTION #2  
 TIE ONTO EXISTING 3" MAINLINE & EXISTING 2-WIRE  
 CABLE (FROM EXISTING CONTROLLER 'G') FROM  
 FILING 2 AT THIS APPROXIMATE LOCATION.

REFER TO SHEET 21 WINDOW A

REFER TO SHEET 21 WINDOW B

REFER TO SHEET 21 WINDOW B



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU  
 DIG. GRADE. OR DIG. GATE FOR THE MARKING OF  
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 303-980-5384 (fax)

DWPROJECT NUMBER: 5311

**FIRESTONE  
 INFORMATION BLOCK**

**BAREFOOT LAKES**

**IRRIGATION  
 PLAN**

Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	

Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
 Irrigation Plan  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 21 of 35

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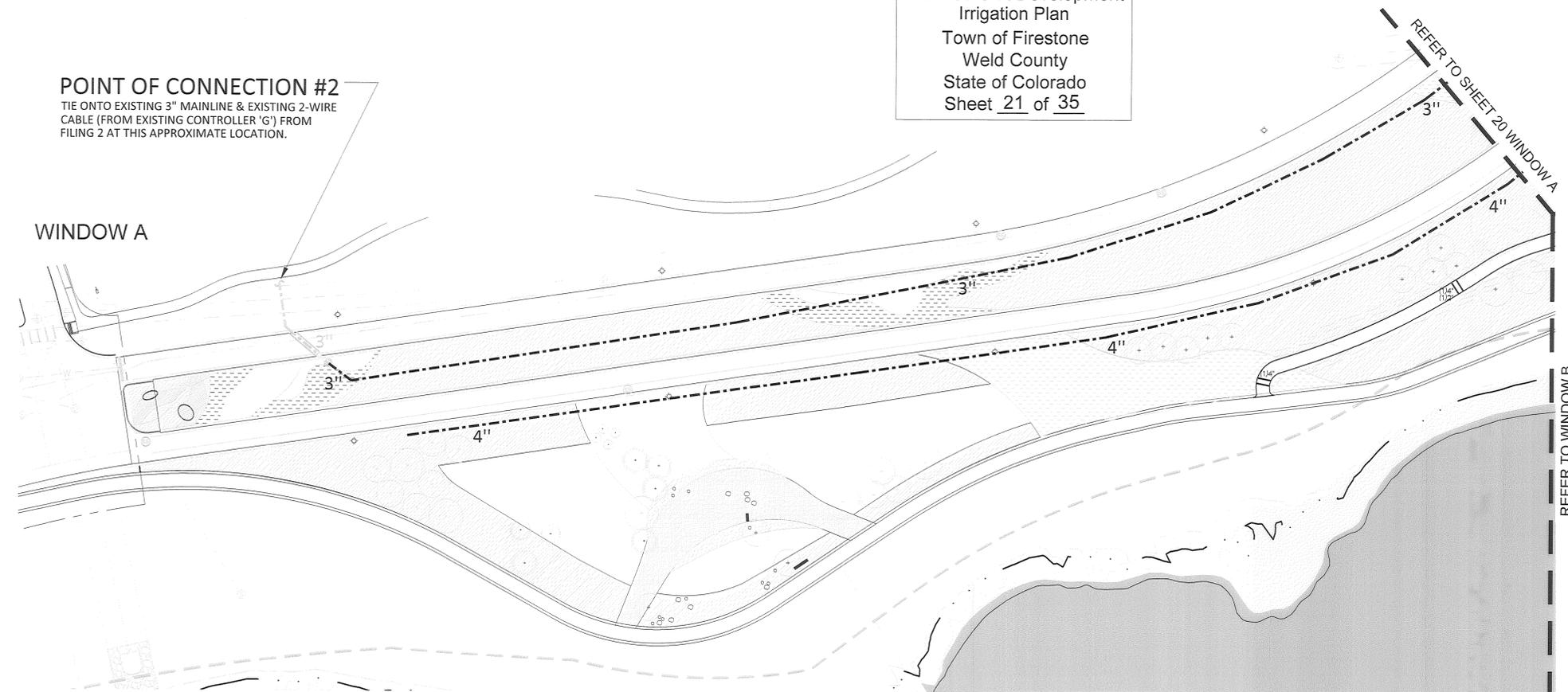
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KEY PLAN

**POINT OF CONNECTION #2**  
 TIE ONTO EXISTING 3" MAINLINE & EXISTING 2-WIRE  
 CABLE (FROM EXISTING CONTROLLER 'G') FROM  
 FILING 2 AT THIS APPROXIMATE LOCATION.

WINDOW A



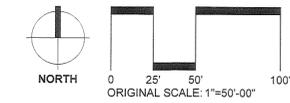
REFER TO SHEET 20 WINDOW A

REFER TO WINDOW A

REFER TO SHEET 23 WINDOW B

WINDOW B

REFER TO SHEET  
 19 IRRIGATION NOTES & SCHEDULE  
 20 - 21 IRRIGATION PLANS  
 22 - 23 IRRIGATION DETAILS



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**FINAL DEVELOPMENT PLAN**  
**BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

DW PROJECT NUMBER: 5311

**FIRESTONE  
 INFORMATION BLOCK**

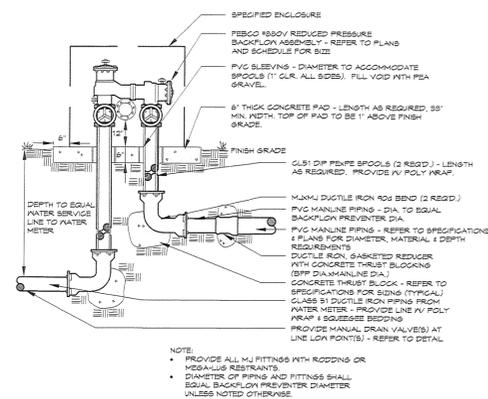
BAREFOOT LAKES

**IRRIGATION  
 PLAN**

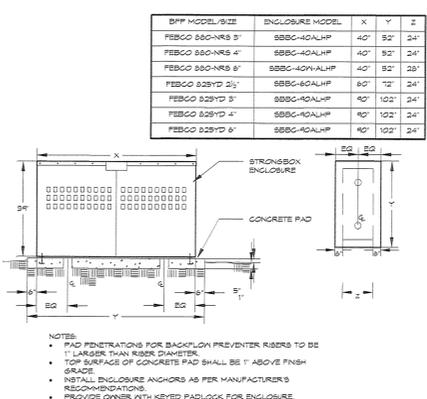
Name of application:	Barefoot Lakes Filing No. 3
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Sheet	21 of 35

Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
 Irrigation Details  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 22 of 35

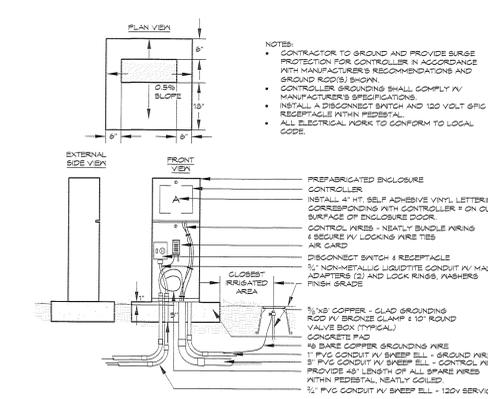
**FINAL DEVELOPMENT PLAN  
 BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO



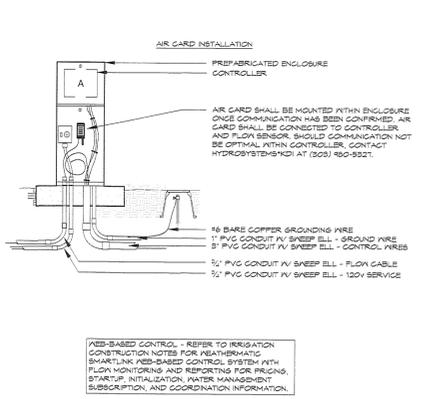
**BACKFLOW PREVENTER**  
 3" AND LARGER



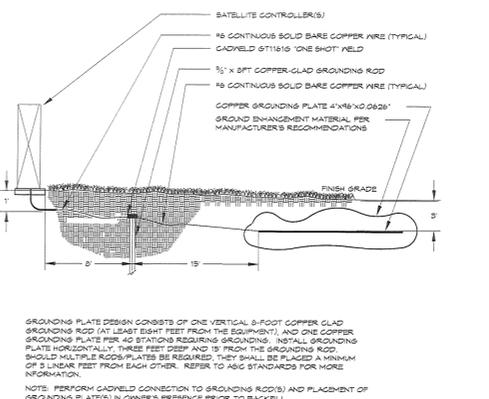
**BACKFLOW ENCLOSURE**



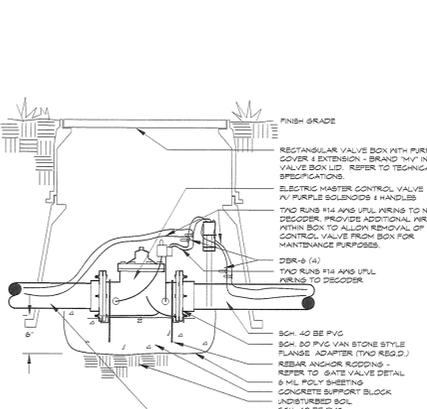
**ELECTRIC CONTROLLER**  
 PEDESTAL



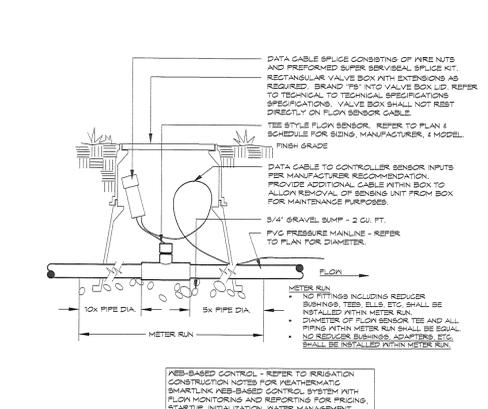
**CONTROLLER GROUNDING**



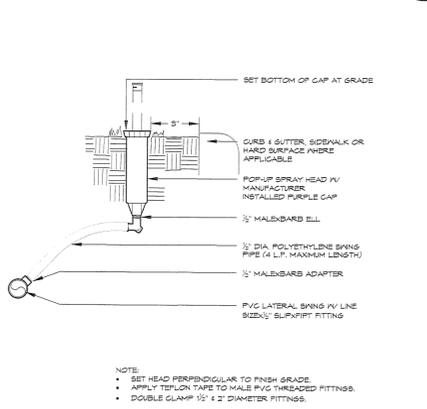
**WEATHER SENSOR**  
 Pole Mounted - Wireless



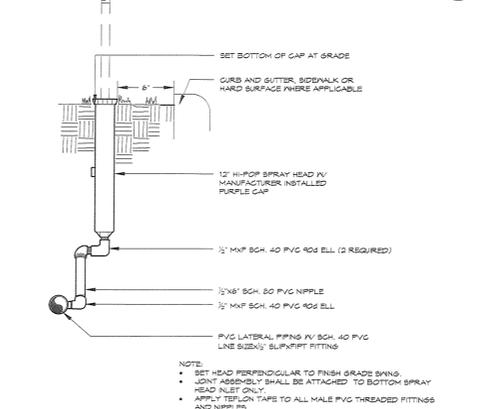
**MASTER VALVE**  
 VIA DECODER - 3" & LARGER - NON-POTABLE



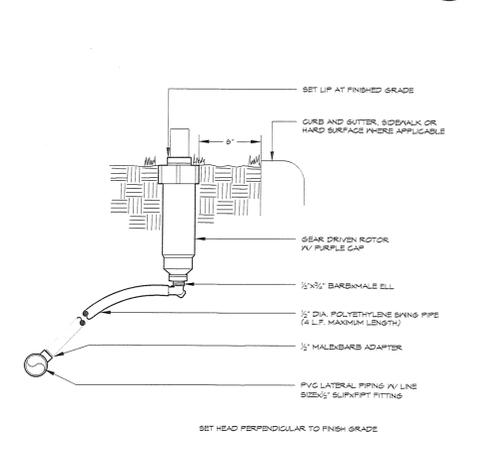
**FLOW SENSOR**  
 TEE STYLE



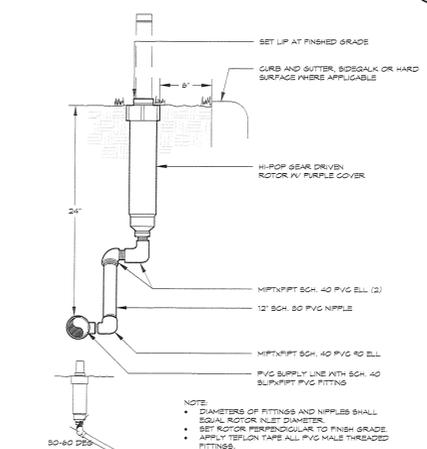
**POP-UP SPRAY HEAD**



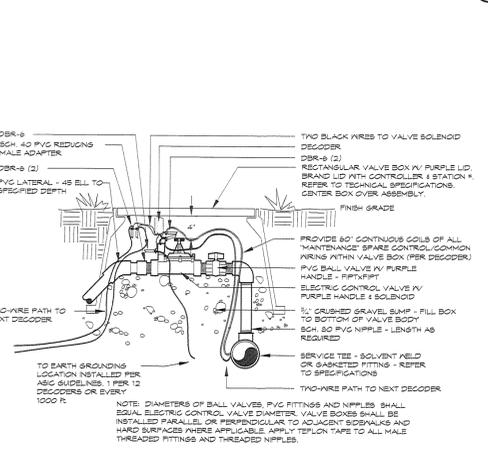
**HI-POP SPRAY HEAD**



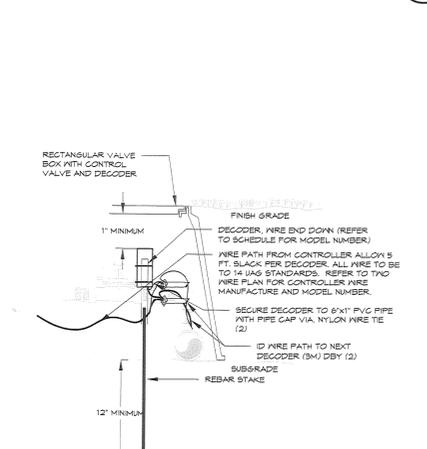
**GEAR DRIVEN ROTOR**



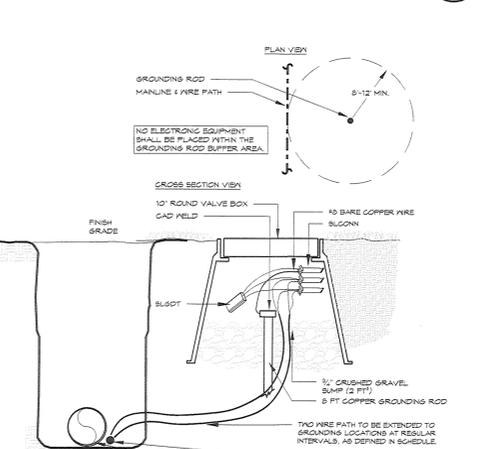
**HI-POP GEAR DRIVEN ROTOR**



**ELECTRIC CONTROL VALVE**  
 TWO WIRE SYSTEM



**DECODER INSTALLATION**  
 TWO-WIRE SYSTEM



**DECODER GROUNDING**  
 VIA GROUNDING ROD

REFER TO SHEET  
 19 IRRIGATION NOTES & SCHEDULE  
 20 - 21 IRRIGATION PLANS  
 22 - 23 IRRIGATION DETAILS

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**FIRESTONE INFORMATION BLOCK**

**BAREFOOT LAKES**

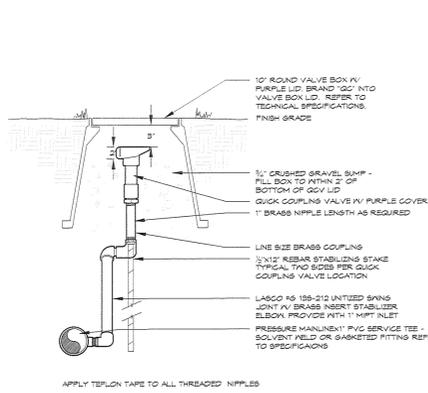
**IRRIGATION DETAILS**

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Sheet	22 of 35

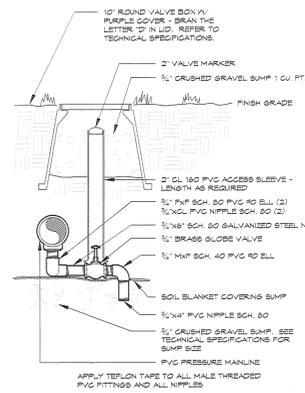
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Final Development Plan  
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 Planned Unit Development  
 Irrigation Details  
 Town of Firestone  
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 Sheet 23 of 35

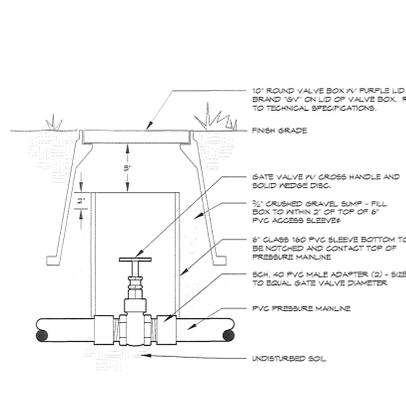
FINAL DEVELOPMENT PLAN  
 BAREFOOT LAKES FILING NO. 3  
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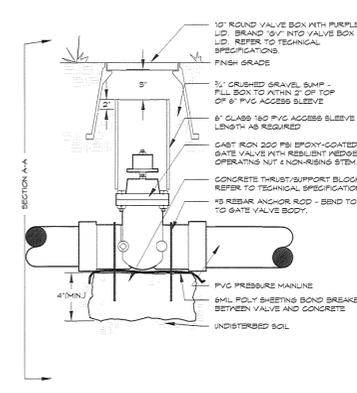
15 QUICK COUPLING VALVE



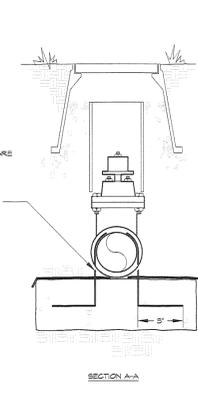
16 MANUAL DRAIN VALVE



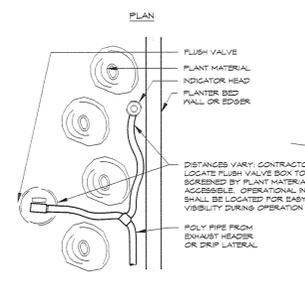
17 GATE VALVE  
 2 1/2" and SMALLER



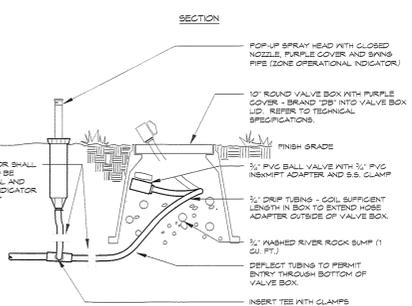
18 GATE VALVE  
 3" and LARGER



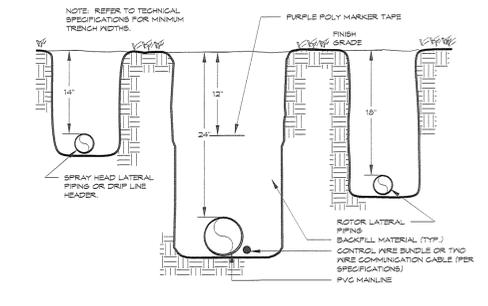
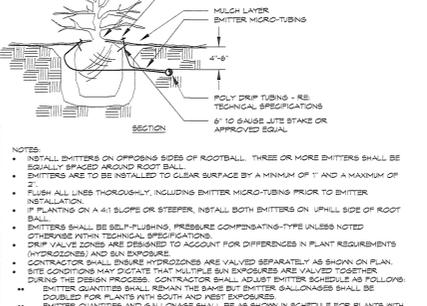
19 DRIP VALVE  
 TWO-WIRE SYSTEM



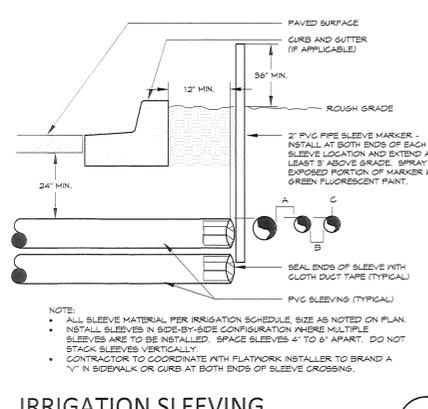
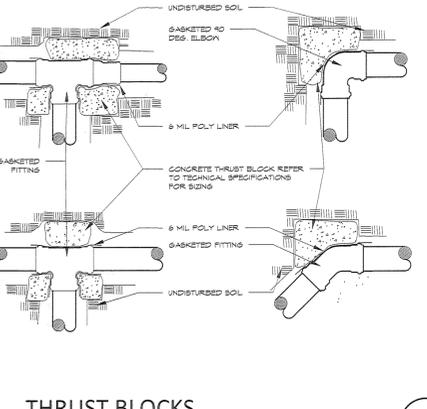
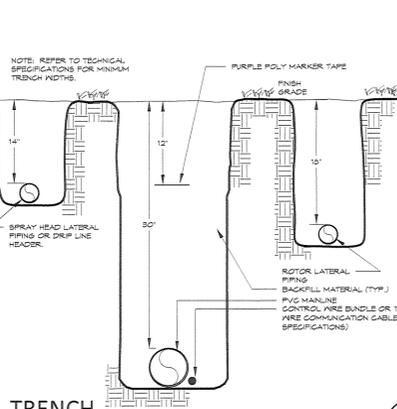
20 DRIP FLUSH VALVE  
 WITH OPERATIONAL INDICATOR



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
3 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1/2" GALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" GALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2 1/2" GALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" GALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3 1/2" GALIPER TREE	1.0 GPH	NINE EACH	ELVEN EACH
4" GALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
8 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH



22 TRENCH  
 2 1/2" & SMALLER



23 TRENCH  
 3" & LARGER

24 THRUST BLOCKS

25 IRRIGATION SLEEVING

REFER TO SHEET

- 19 IRRIGATION NOTES & SCHEDULE
- 20 - 21 IRRIGATION PLANS
- 22 - 23 IRRIGATION DETAILS



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FIRESTONE INFORMATION BLOCK

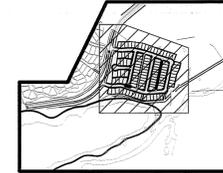
BAREFOOT LAKES

IRRIGATION DETAILS

Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
First Submittal:	7.28.2017
Revision 1:	12.20.2017
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Revision 3:	

Sheet 23 of 35

Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
**FENCING PLAN AND STANDARDS**  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 24 of 35



KEY PLAN



**SITE KEYNOTES:**

DETAIL / SHEET	RELATED DETAIL(S)
<b>6.0 RAILINGS, BARRIERS AND FENCING</b>	
6.1 (Not Used)	2 / 26 1 / 26
6.2 Fence Type 1 - Open	3 / 26 1 / 26, 2 / 26
6.3 Gate Retrofit in Fence Type 1 - Open	1 / 27 1 / 26, 2 / 26
6.4 Fence Type 2 - Open with Cross-Tie	2 / 27 1 / 26, 3 / 27
Gate Retrofit in Fence Type 3 - Privacy	3 / 27 1 / 26, 2 / 27
Residential Fence Type 1 - Open	1 / 28 2, 3, 4 / 28
Residential Fence Type 3 - Privacy	2 / 28 1, 3, 4 / 28
Residential Fence Gates	3 / 28 1, 2, 4 / 28

**FENCING REFERENCE NOTES**

- Center Post to Lot lines
- Starting from Lot lines, install fence type as indicated in 9' segments
- Locate Segments not equal to 9' as indicated. Where not possible to make up the difference in a single segment, split equally among two or three segments.
- Step down at end segment as shown in Keynote 6.2.

**SYMBOL LEGEND**

	6.2
	6.3
	6.4

**FENCE STANDARDS**

**General Principles**

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

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

All fencing in the FDP is outside of the Town's Public right-of-way. Any fencing proposed in the Town's Public right-of-way must be approved in writing by the Town's Engineer, and a license agreement obtained from the Town.

**Fence Types**

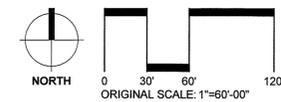
There are two types of fences: perimeter and residential. The St. Vrain Lakes Metropolitan District No. 1 (SVLMD) shall own and maintain all perimeter fencing. Perimeter fencing is located within public spaces/tracts, typically to provide separation from adjacent lots. Residential fencing is located between private lots, and is similar in quality and detailing to the perimeter fencing, but smaller in scale.

Fence types include an "open rail" fence type made of wood that may have a dark stain. The "privacy" fence type features horizontal slats that align with the open rail sections, but provide a more solid separation. The third fence type embellishes the open rail fence type with a pair of crossed steel rods. There will be a square mesh infill on the open rail type to match the gabion basket walls of the monuments. The open rail and privacy sections are strategically alternated to avoid monotony along continuous runs without looking haphazard.

**Fence Standards**

Fences will comply with the following standards:

- Wing fences (fences that separate a lot's front yard from rear yard) must be a minimum of six feet behind the front face of the structure and a minimum of six feet behind the edge of a porch that wraps around the corner of the structure. At Corner lots, these indicated six foot dimensions shall be increased to ten feet.
  - At alley-loaded units, rear fencing must be held a minimum of six inches from the face of the garage.
- Side yard fencing between residential lots may not extend past the wing fence unless it connects to an adjacent wing fence closer to the street. Side yard fencing between residential lots may not extend past the wing fence closest to the street. Side yard fencing between alley-loaded lots may not extend past the rear yard fence. Side yard fencing between a residential lot and a tract may extend partly beyond wing fence toward the street and step down as indicated on Sheets 25 and 26. Fenced-in front yards are prohibited.
- Where a fence exists a second fence may not be installed along the same property edge, as determined by the Town; there shall be only one fence separating two private lots and/or tracts. Where a fence exists, a parallel fence, as determined by the Town, may not be installed on the same property within 10-feet of the existing fence.
- The preservative treatment for all fences shall be applied to new sections of fence after all installation, repair and replacement work is completed. The wood material, finish, stain, and sealant for fences, whether new fencing or repairs to existing fencing, by private residents or by SVLMD, must match the original fencing as described in this FDP.
- All approved fencing dimensions and materials shall be as described in the associated details on Sheets 25 through 27. Fencing in between private lots is allowed but not required; however if a fence is installed it must conform to the associated details on Sheet 27.
  - The Subdivider shall install the perimeter fencing (between lots and tracts) as shown on this sheet as part of the Filing 3 improvements.
- Gates
  - A gate must be installed in the wing fence between a residence and a garage.
  - Gates are permitted to be retrofitted in the tract fencing, as long as the materials and construction conform to the associated details on Sheets 25 through 27. The preservative treatment must be applied so the gate matches the existing tract fencing.
  - Open gates may not obstruct the sidewalk or encroach on neighboring property.
- Preservative treatment:** The wood components of the fence shall not be stained or painted, but may be treated with one of the following product types per the manufacturer's recommendations. These treatments provide a natural, rustic-weathered appearance that enhances the life of the wood.
  - LifeTime® Wood Treatment,
    - Manufactured by Valhalla Wood Preservatives Ltd, [www.valhalco.com](http://www.valhalco.com)
    - Color: Clear
  - Eco Wood Treatment
    - Manufactured by Int. Eco Wood Treatment, <http://ecowoodtreatment.com/index>
    - Color: Clear



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**FINAL DEVELOPMENT PLAN  
 BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

DW PROJECT NUMBER: 5311

**FIRESTONE  
 INFORMATION BLOCK**

**BAREFOOT LAKES**

**FENCING PLAN  
 AND STANDARDS**

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Sheet	24 of 35

Final Development Plan  
Barefoot Lakes Filing No. 3  
Planned Unit Development  
FENCING DETAILS  
Town of Firestone  
Weld County  
State of Colorado  
Sheet 25 of 35

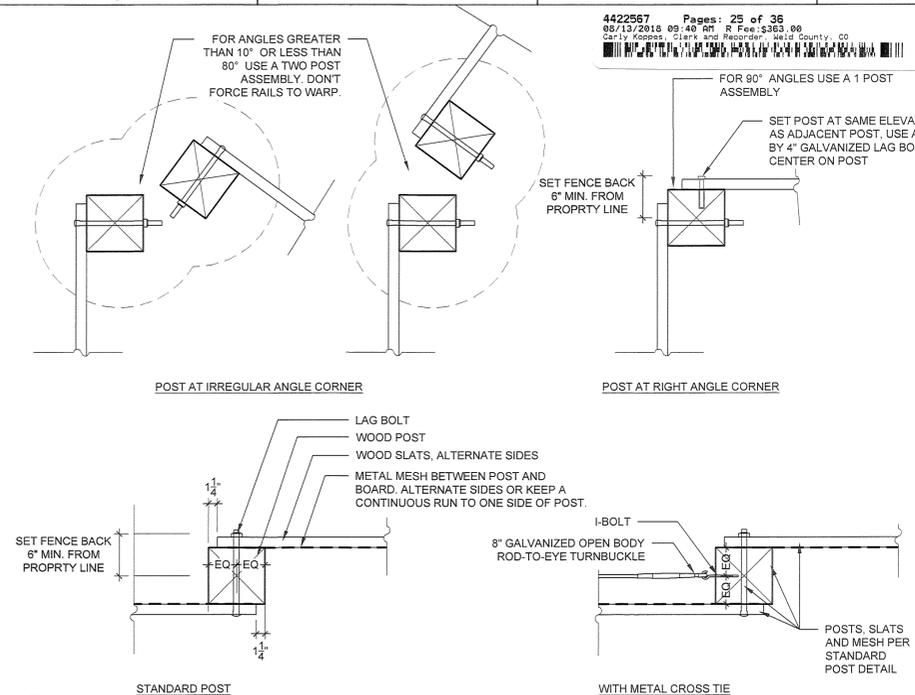
SITE KEYNOTES:

6.0 RAILINGS, BARRIERS AND FENCING

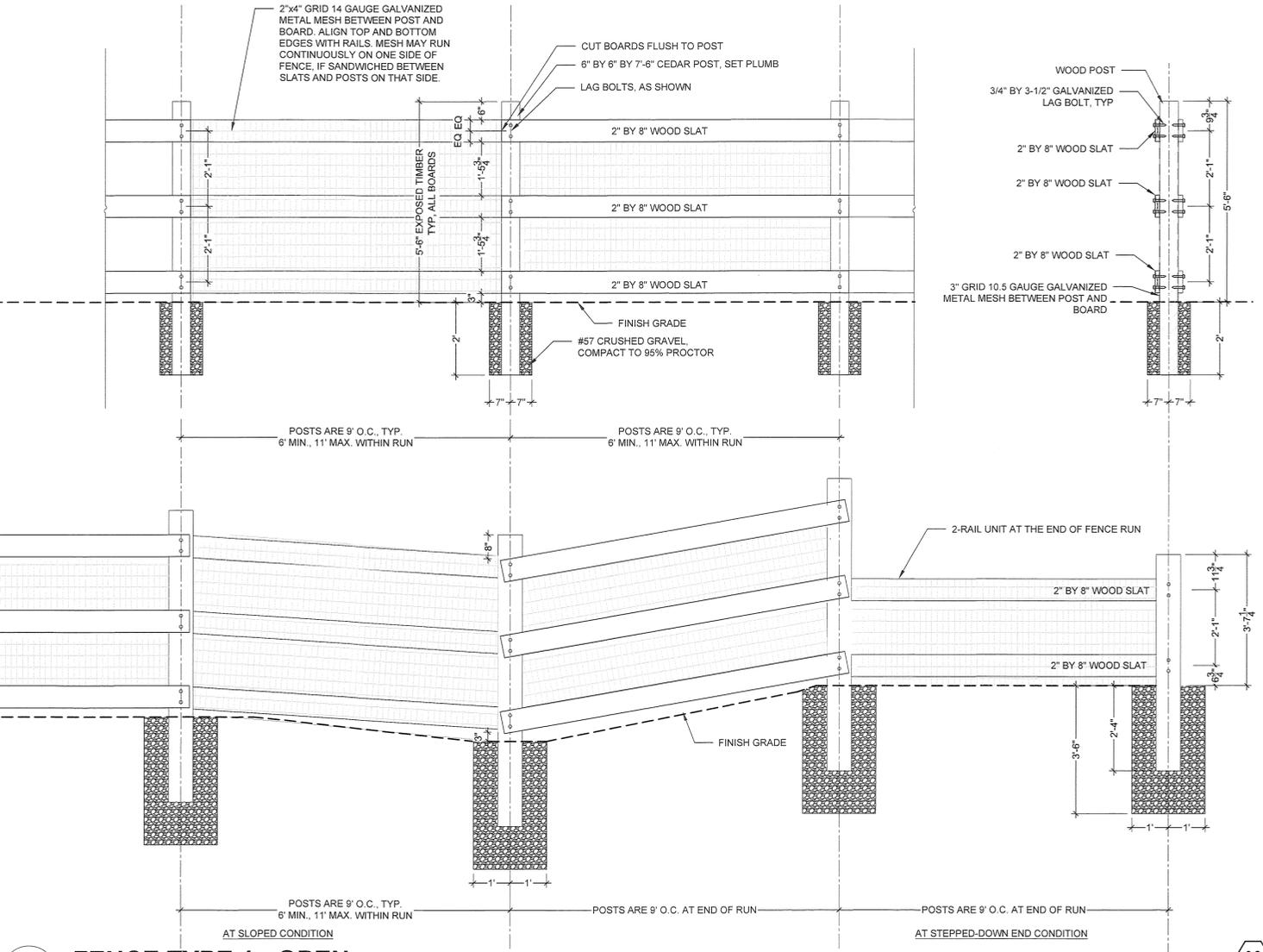
DETAIL / SHEET	RELATED DETAIL(S)
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Gate Retrofit in Fence Type 1 - Open	3 / 26 1 / 26, 2 / 26
6.3 Fence Type 2 - Open with Crosstie	1 / 27 1 / 26, 2 / 27
6.4 Fence Type 3 - Privacy	2 / 27 1 / 26, 3 / 27
Gate Retrofit in Fence Type 3 - Privacy	3 / 27 1 / 26, 2 / 27
Residential Fence Type 1 - Open	1 / 28 2, 3, 4 / 28
Residential Fence Type 3 - Privacy	2 / 28 1, 3, 4 / 28
Residential Fence Gates	3 / 28 1, 2, 4 / 28

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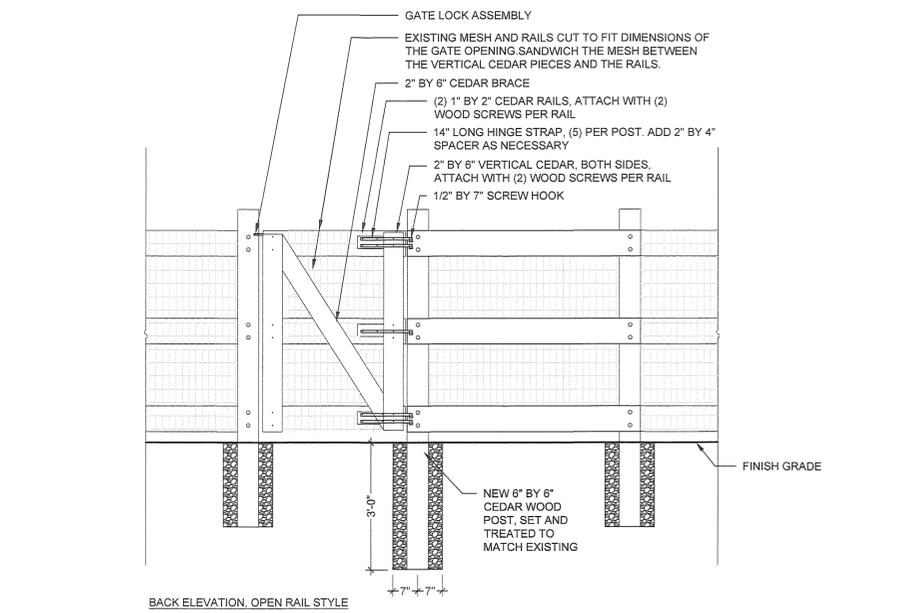
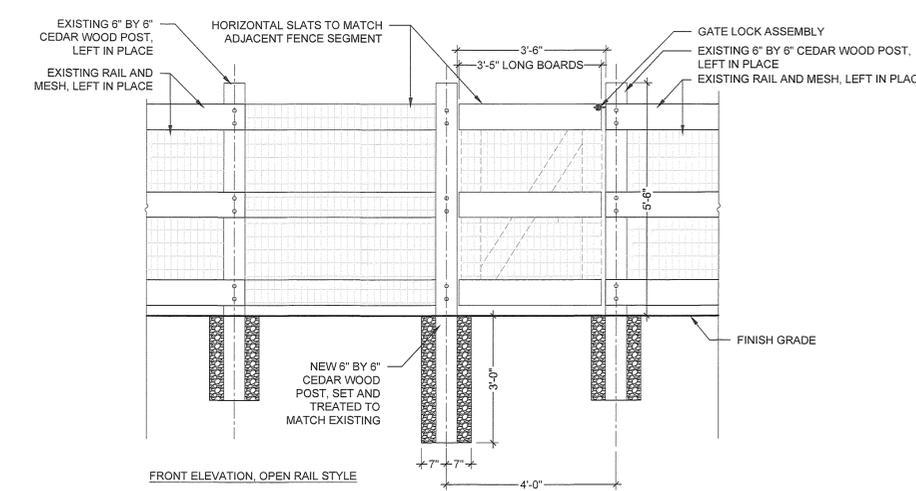
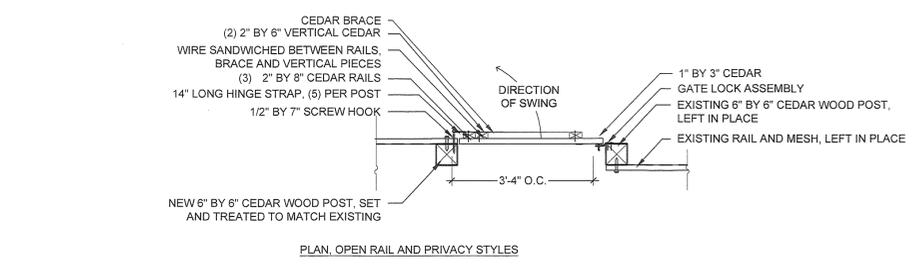
**FINAL DEVELOPMENT PLAN  
BAREFOOT LAKES FILING NO. 3**  
TOWN OF FIRESTONE  
WELD COUNTY  
STATE OF COLORADO



**1 TYPICAL POST CONNECTIONS**  
SCALE: 1" = 1'



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



**3 GATE RETROFIT AT EXISTING TRACT FENCE  
TYPE 1 - OPEN RAIL**  
SCALE: 1/2" = 1'-0"

DW PROJECT NUMBER: 5311

**FIRESTONE  
INFORMATION BLOCK**

**BAREFOOT LAKES**

**FENCING  
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Sheet	25 of 35

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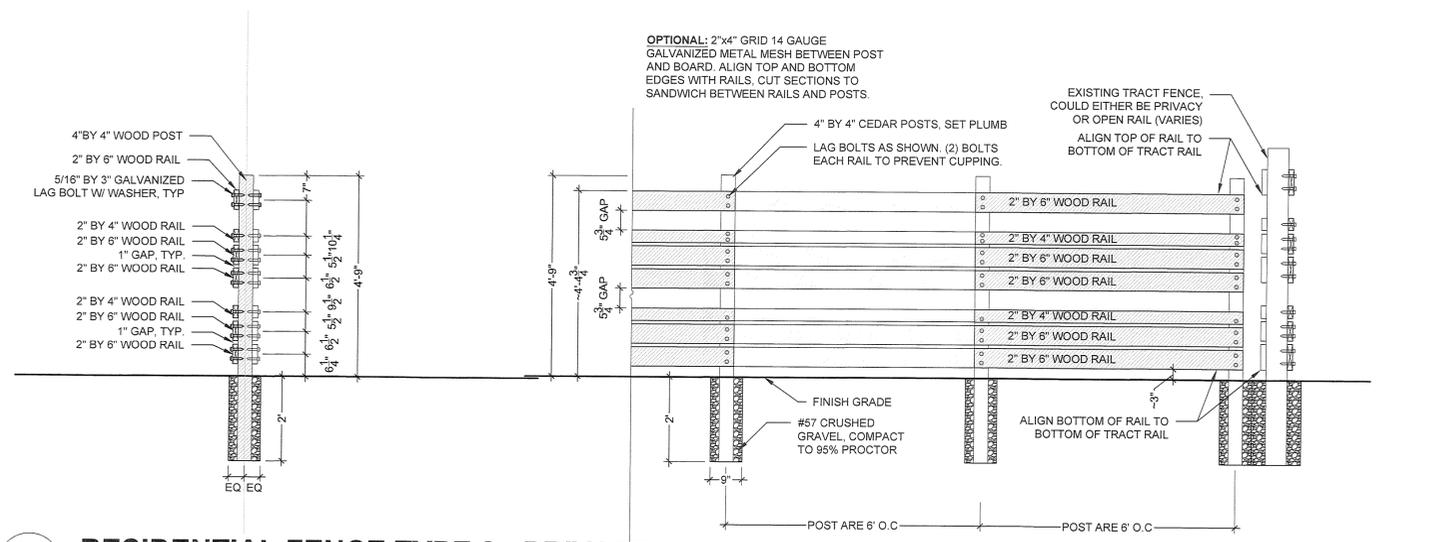
Final Development Plan  
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**FENCING DETAILS**  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 27 of 59

**SITE KEYNOTES:**

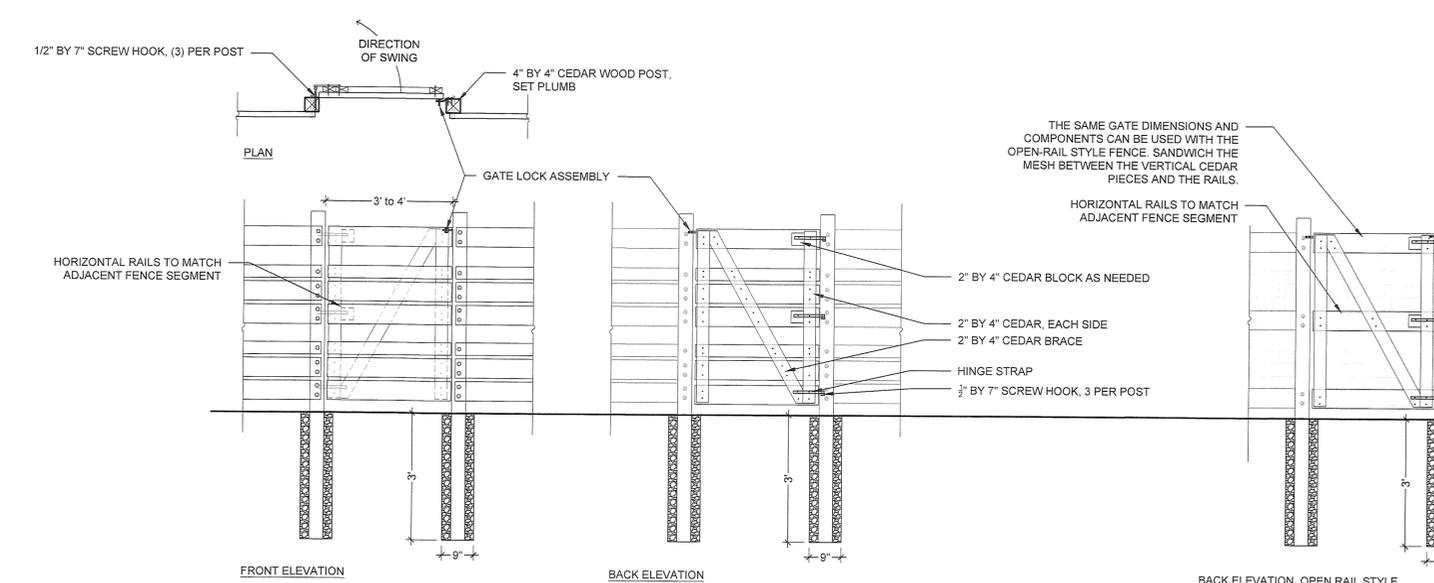
DETAIL / SHEET	RELATED DETAIL(S)
6.0 RAILINGS, BARRIERS AND FENCING	
6.1 (Not Used)	
6.2 Fence Type 1 - Open	2 / 26 1 / 26
Gate Retrofit in Fence Type 1 - Open	3 / 26 1 / 26, 2 / 26
6.3 Fence Type 2 - Open with Crosstie	1 / 27 1 / 26, 2 / 26
6.4 Fence Type 3 - Privacy	2 / 27 1 / 26, 3 / 27
Gate Retrofit in Fence Type 3 - Privacy	3 / 27 1 / 26, 2 / 27
Residential Fence Type 1 - Open	1 / 28 2, 3, 4 / 28
Residential Fence Type 3 - Privacy	2 / 28 1, 3, 4 / 28
Residential Fence Gates	3 / 28 1, 2, 4 / 28

**FINAL DEVELOPMENT PLAN**  
**BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

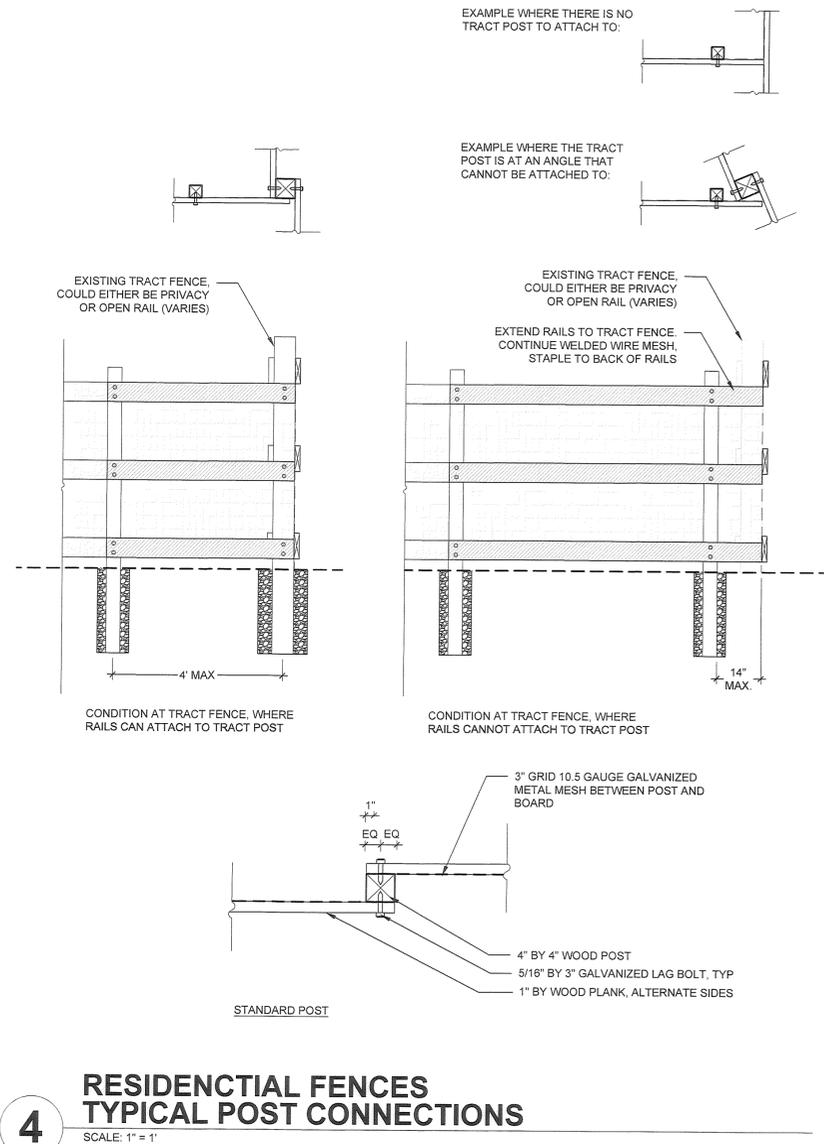
**1 RESIDENTIAL FENCE TYPE 1 - OPEN**  
 SCALE: 1/2" = 1'-0"



**2 RESIDENTIAL FENCE TYPE 2 - PRIVATE**  
 SCALE: 1/2" = 1'-0"



**3 RESIDENTIAL FENCE GATES**  
 SCALE: 1/2" = 1'-0"



**4 RESIDENTIAL FENCES TYPICAL POST CONNECTIONS**  
 SCALE: 1" = 1'

DW PROJECT NUMBER: 5311

**FIRESTONE INFORMATION BLOCK**

BAREFOOT LAKES

**FENCING DETAILS**

Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	
Sheet	27 of 35

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Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
**SIGN STANDARDS**  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 28 of 35

**Signage Standards**

General Standards

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

Permitting

Permitted signs are generally shown herein. Signs not clearly identified by this FDP may be approved in writing by the Building Department.

All permanent signs shall obtain a Sign Permit from the Town of Firestone. Flag poles also require a sign permit.

Any sign to be located in the Town's right-of-way must first be approved in writing by the Town's Engineer, and shall require a revocable License Agreement with the Town.

Residential Identity Signs

The Barefoot Lakes residential identity sign program is comprised of community entry monuments, neighborhood identity monuments, vehicular wayfinding signs, and pedestrian wayfinding bollards. Signs and monuments in Filing No. 1 established a thematic identity and a material palette that has been continued in Filing No.2 and Filing No. 3. The recurring theme throughout all of these sign types is the use of repeated materials (corten steel, gabion walls with stone infill, and wood posts). This creates a visual vocabulary that echoes and supports the architectural composition of landscape structures and fencing.

Within Barefoot Lakes Filing No. 3 there are several types of freestanding residential signs that follow a scale hierarchy. There will be neighborhood identity monuments, vehicular wayfinding signs, and pedestrian wayfinding bollards. These residential signs incorporate the Barefoot Lakes identity into the entire community, while preserving the natural views and vistas of the area.

Residential Identity Sign Standards:

1. **Messaging:** Signage messaging (type, logos, and characters) can be accomplished through carving, illumination, or by painted or mounted dimensional type.
2. **Maximum Messaging Face Area:** Messaging face area is the total surface area of type and characters; the total face area can be comprised of multiple pieces.
  - 2.1. Messaging face area shall not exceed 100 square feet for primary community entry monument(s) at Barefoot Lakes Parkway.
  - 2.2. Secondary community entry monuments messaging face area shall not exceed 75 square feet.
3. **Message Face Area Measurement:** Messaging face area is the total surface area of type and characters. The structure or bracing of a sign shall be omitted. If a non-structural background is integral to the messaging (i.e. billboard) the messaging face area will also include that background in the total measurement.
 

The sum of the face areas that creates the smallest continuous perimeter enclosing the extreme limits of the sign messaging shall be the measurement. This area can be composed of square, rectangle, triangle, portion of a circle, or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of each signage message.

Message face area is only measured on one side of sign. Signs can be two sided.
4. **Illumination:** Illumination via uplighting, internal lighting, and downcast lighting is permitted. However, neon signs are not allowed in residential areas (PUD land use categories R-A, R-B, and R-C). Illumination and lighting will be coordinated with the temperature and hierarchy of the lighting found throughout the project.
5. **Maximum Height Above Grade:** Community entry monuments are restricted to a fifteen-foot (15') maximum height above grade. Neighborhood identity monuments and wayfinding signs are restricted to a ten-foot (10') maximum height above grade. This height includes the sign and any structural element (i.e. wall) and is measured from the tallest point above the finished grade upon which the structure is located.

6. **Placement & Setbacks:** Community entry monuments, neighborhood identity monuments, and wayfinding signs are allowed within road right of way landscape improvements as long as they do not cause visual obstruction or interference with vehicle traffic. They must be located at least one foot (1') behind sight triangles. These signs have a five foot (5') min. setback from the back of nearest curb.
7. All temporary signs shall be maintained to be in good condition. Finishes, position, and messages shall be repaired in a timely manner or removed.

Temporary Sign Standards:

1. Temporary Sign Permits:
  - a. Large and Medium Temporary Freestanding signs shall obtain a Sign Permit from the Town of Firestone.
  - b. Small Temporary Freestanding signs, Banners, and Sidewalk Signs do not require a permit.
  - c. Any temporary sign that will use electricity shall obtain a Sign Permit from the Town of Firestone
  - d. Permits for Temporary signs identified in this FDP shall be valid until the final Certificate of Occupancy is issued for the final filing within Barefoot Lakes.
2. Temporary signs shall be governed by the Town's temporary signage requirements, unless otherwise provided for in this FDP.
3. All temporary signs shall be maintained to be in good condition. Finishes, position, and messages shall be repaired in a timely manner or removed.
4. All temporary Large and Medium Freestanding signs shall be removed by the sign owner when the final Certificate of Occupancy is issued for the final filing within Barefoot Lakes.
5. All temporary Small Freestanding signs, Banners and Sidewalk signs shall be removed by the sign owner when the final Certificate of Occupancy is issued for the associated filing, or within 48 hours of the conclusion of the event being advertised by that sign.
6. All temporary signs may be placed on landscaped areas or on sidewalks as long as they are not compromising the safety of pedestrians or motorists. Temporary signs of any kind, as defined above, are prohibited within medians.
7. If a temporary sign is located in Town of Firestone right-of-way then the sign must be reviewed and approved via written permission by the Firestone Building Department with comments from the Public Works, Engineering and Planning Departments.
8. Freestanding-Large and Freestanding-Medium signs are made with solid wood square timber posts and panels made of medium-density fiber board or medium-density overlay.
9. Freestanding-Small signs are made with wood or metal stakes that are less than 2 inches wide and panels made of corrugated or similar light weight material.
10. Banner signs are made of professional grade vinyl, mesh or fabric, secured to either fence material or durable posts. All corners must be securely attached.
11. Sidewalk signs are made of molded plastic or metal frames with panels made of Coroplast or similar material. Sidewalk signs cannot block pedestrian use and may not be placed within a street.
12. Temporary Road Barrier signs are per standard CDOT "Type 3" barriers, standard drawing No. S-630-2. The Barefoot Lakes logo may be incorporated into the signs.
13. "Maximum Sign Area" in the Permissible Temporary Signs table at right is equivalent to the "Message Face Area" as defined and measured above in the Permanent Residential Identity Sign Standards.

14. See exhibits on sheet 30 for details of the Temporary Sign Types.

- a. Temporary Freestanding Large (ROAD)
- b. Temporary Freestanding Medium (ROAD)
- c. Temporary Freestanding Medium (LOT)
- d. Temporary Freestanding Small (LOT)
- e. Temporary Road Barrier (ROAD)

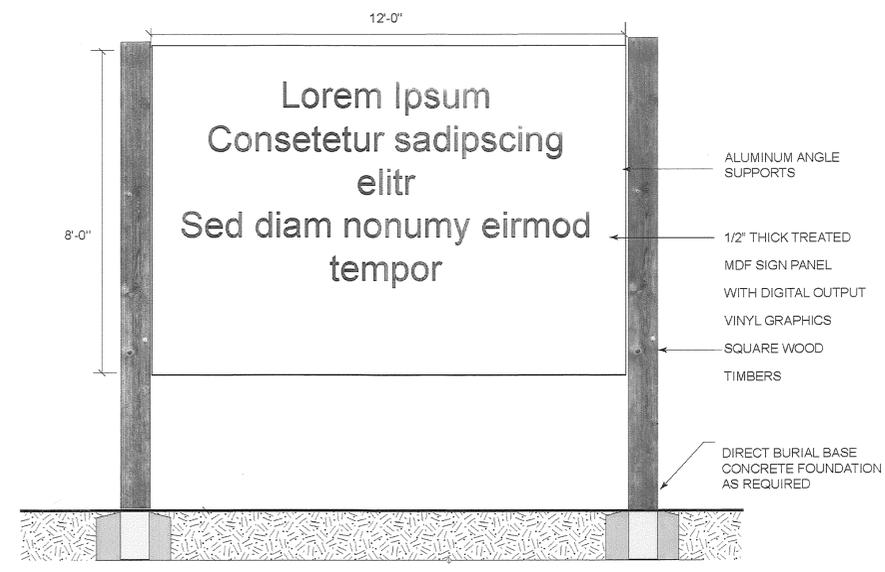
Permissible Temporary Signs per Location					
Locations	Arterial Road	Collector Road	Local Road	Model Home Lot/Complex	Individual Lot
<b>Freestanding Signs - Large</b>	Allowed			Not allowed	
Number of Signs Allowed	Up to one sign can be located on each block length			None	
Maximum Sign Area	96 square feet			None	
Maximum Sign Height	12 feet			None	
Minimum Setback	10 feet			None	
Lighting	Not Allowed			None	
<b>Freestanding Signs - Medium</b>	Allowed			Not allowed	
Number of Signs Allowed	Three per block length		One per model complex	None	
Maximum Sign Area	40 square feet			None	
Maximum Sign Height	8 feet			None	
Minimum Setback	1 foot behind sidewalk			None	
Lighting	Allowed			None	
<b>Freestanding Signs - Small</b>	Not allowed		Allowed		
Number of Signs Allowed	None		One per model lot	One per lot	
Maximum Sign Area	None		6 square feet		
Maximum Sign Height	None		3 feet		
Minimum Setback	None		1 foot behind sidewalk		
Lighting	None		Not allowed		
<b>Flag Pole/Flag</b>	Not allowed		One per model complex	Not allowed	
Number of Flag Poles Allowed	None		One per model complex	None	
Maximum Flag Area	None		90 square feet		
Maximum Flag Pole Height	None		40 feet		
Minimum Setback	None		1 foot behind sidewalk	None	
Lighting	None		Allowed	None	
<b>Banners</b>	Allowed		Allowed		
Number of Signs Allowed	One per 5 miles	One per mile	One per model lot		
Maximum Sign Area	300 square feet	60 square feet	24 square feet		
Maximum Sign Height	6 feet		4 feet		
Minimum Setback	None		1 foot behind sidewalk		
Lighting	Not Allowed		Not allowed		
<b>Sidewalk Signs</b>	Not Allowed		Allowed		
Number of Signs Allowed	None		One per model lot	One per lot	
Maximum Sign Area	None		9 square feet		
Maximum Sign Height	None		3 feet		
Minimum Setback	None		None		
Lighting	None		Not allowed		

**FINAL DEVELOPMENT PLAN**  
**BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

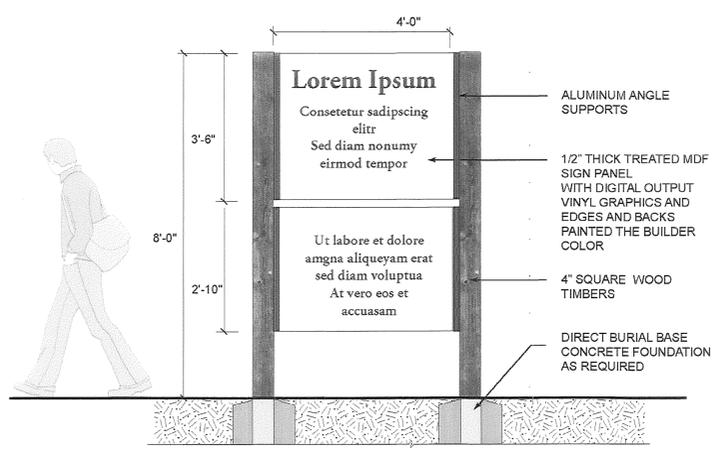
DW PROJECT NUMBER: 5311

<b>FIRESTONE INFORMATION BLOCK</b>	
BAREFOOT LAKES	
<b>SIGN STANDARDS</b>	
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	
Sheet 28 of 35	

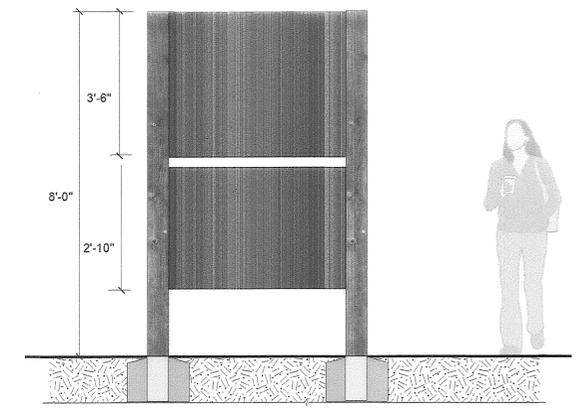
Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
**SIGN STANDARDS**  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 29 of 35



ELEVATION



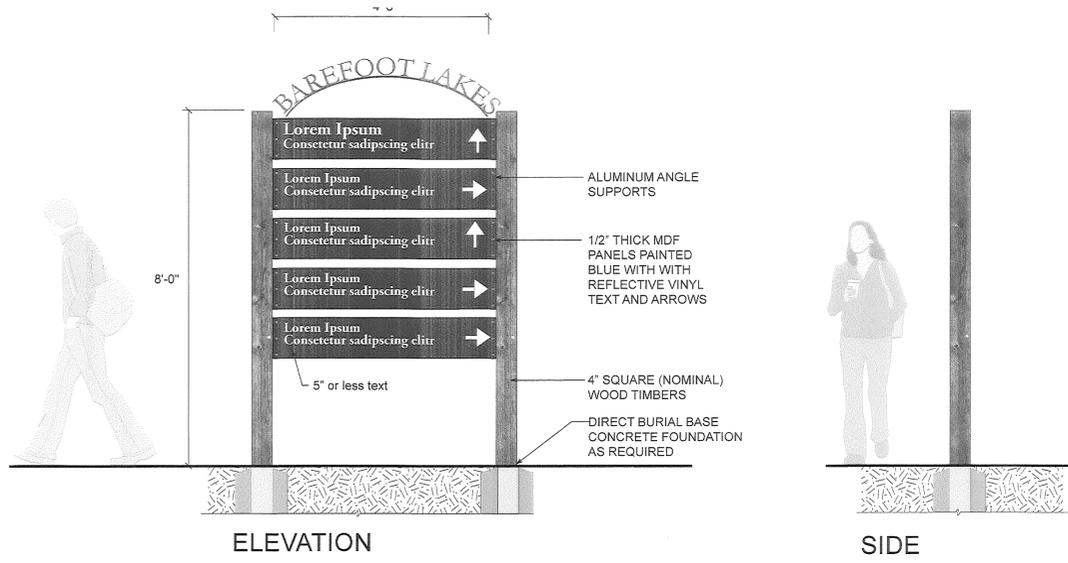
ELEVATION



BACK

**1** SIGNTYPE - TEMPORARY FREESTANDING LARGE (ROAD)

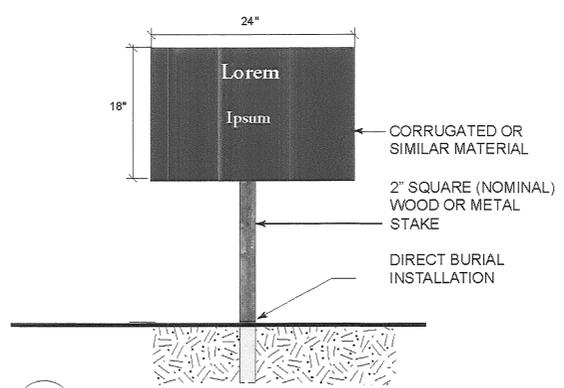
**3** SIGNTYPE - TEMPORARY FREESTANDING MEDIUM (LOT)  
 SCALE: 1/2" = 1'-0"



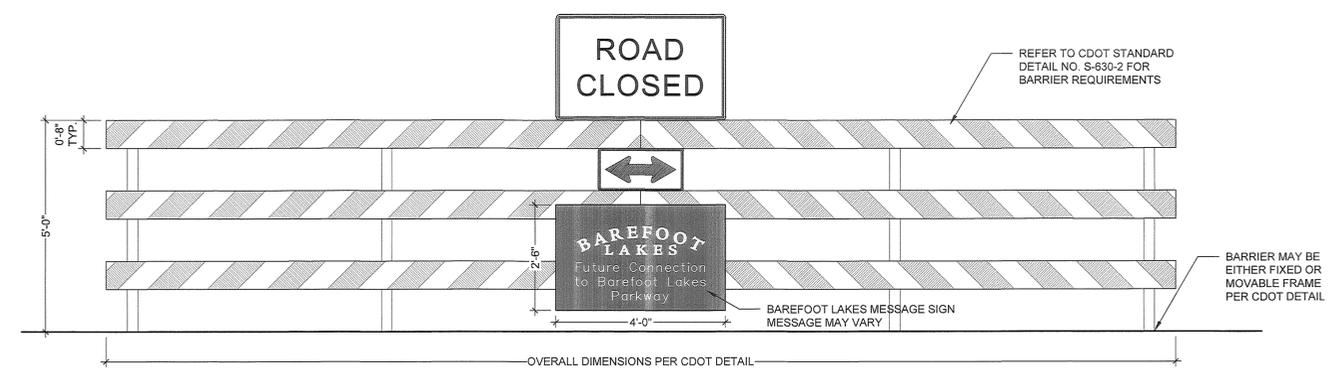
ELEVATION

SIDE

**2** SIGNTYPE - TEMPORARY FREESTANDING MEDIUM (ROAD)



**4** SIGNTYPE - TEMPORARY FREESTANDING SMALL (LOT)



**5** TEMPORARY ROAD BARRIER

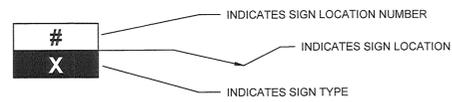
**FINAL DEVELOPMENT PLAN**  
**BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
<b>SIGN STANDARDS</b>	
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
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Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	
Sheet 29 of 35	

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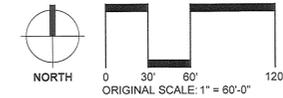
**SIGN LOCATION PLAN NOTES:**



NOTE:  
 REFER TO THE SIGN MESSAGE SCHEDULE IN THE TECHNICAL SPECIFICATIONS,  
 SECTION 101400, FOR MESSAGE CONTENT AT EACH SIGN LOCATION.

4422567 Pages: 30 of 36  
 05/13/2018 09:40 AM R Fee: \$363.00  
 Carly Koppes, Clark and Associates, Weld County, CO

Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
 SIGN LOCATION PLAN  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 30 of 35



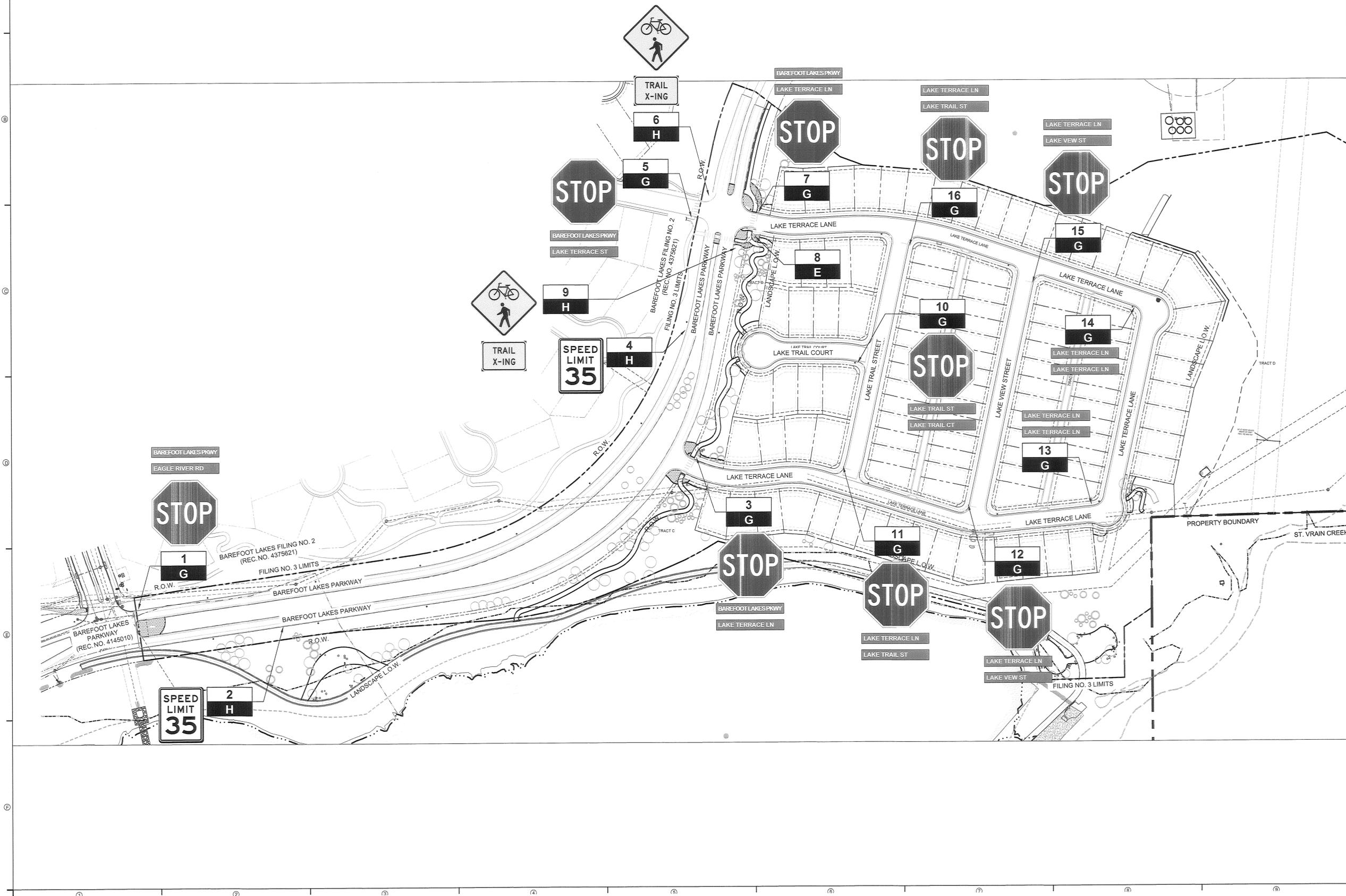
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**FINAL DEVELOPMENT PLAN  
 BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO



DW PROJECT NUMBER: 5311

**FIRESTONE  
 INFORMATION BLOCK**

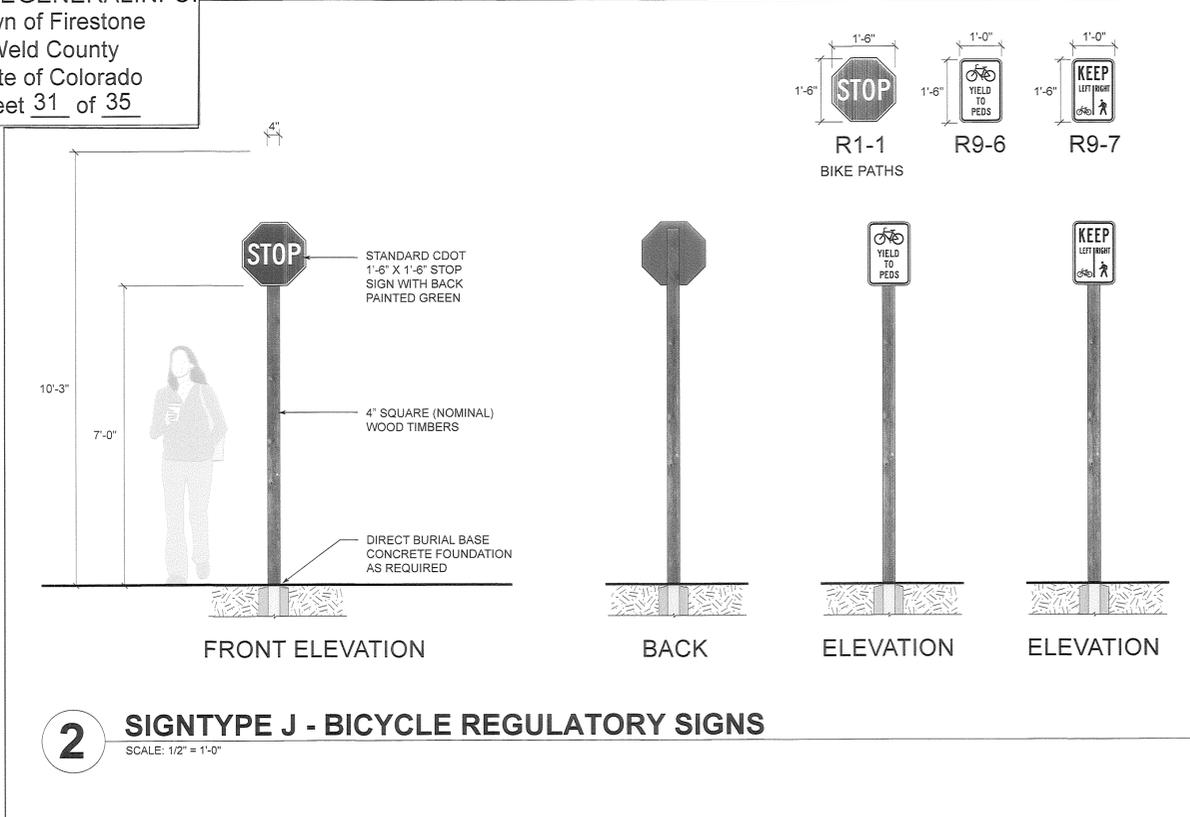
BAREFOOT LAKES

**SIGN LOCATION  
 PLAN**

Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	
Sheet	30 of 35

# BAREFOOT LAKES

**1 LOGO ART**  
 NOT TO SCALE



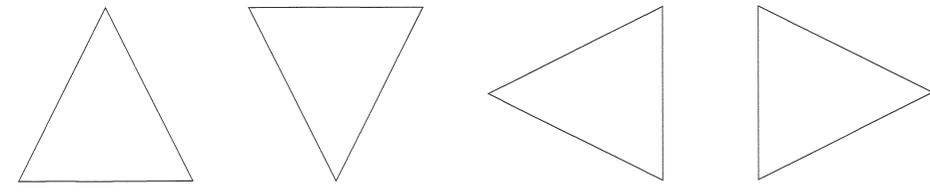
**2 SIGNTYPE J - BICYCLE REGULATORY SIGNS**  
 SCALE: 1/2" = 1'-0"

Adobe Garamond Pro Bold  
 ABCDEFGHIJKLMNOPQRSTUVWXYZ  
 abcdefghijklmnopqrstuvwxyz  
 0123456789!@#\$%^&\*()

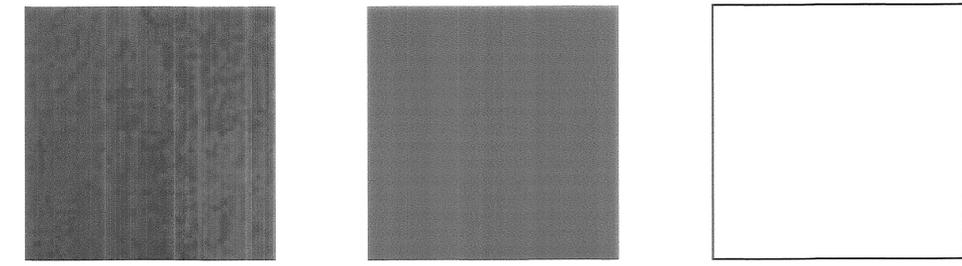
**3 GENERAL SIGNAGE TYPESTYLE**  
 NOT TO SCALE

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

**5 STREET SIGNAGE TYPESTYLE**  
 NOT TO SCALE



**4 DIRECTIONAL ARROWS**  
 NOT TO SCALE



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

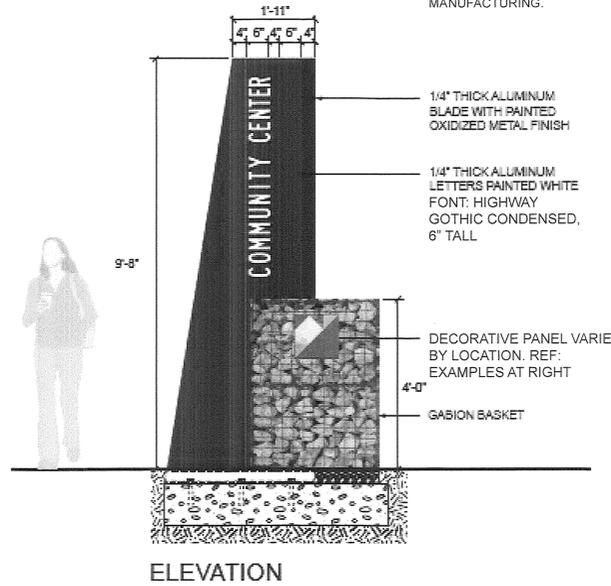
**6 SIGNAGE COLOR LEGEND**  
 NOT TO SCALE

**FINAL DEVELOPMENT PLAN**  
**BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

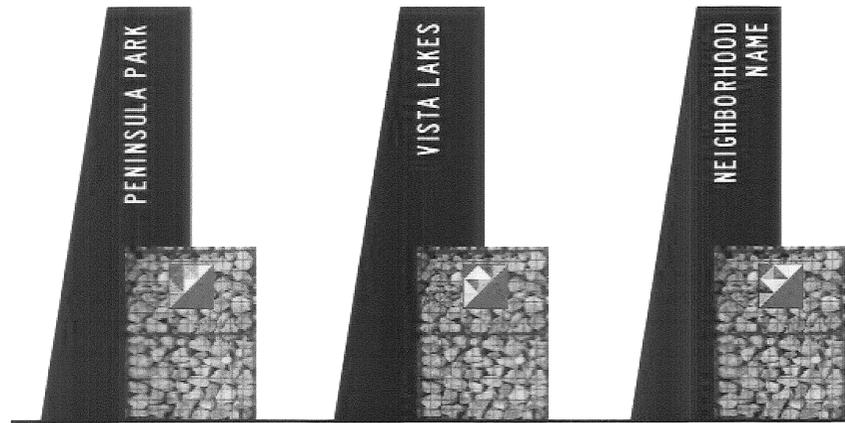
DW PROJECT NUMBER: 5311

<b>FIRESTONE INFORMATION BLOCK</b>	
BAREFOOT LAKES	
<b>SIGNAGE GENERAL AND SIGN TYPE J</b>	
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	
Sheet 31 of 35	

NOTE: DRAWING IS DESIGN INTENT.  
 SIGN MAY VARY SLIGHTLY DUE TO  
 TECHNICAL CHANGES DURING  
 MANUFACTURING.

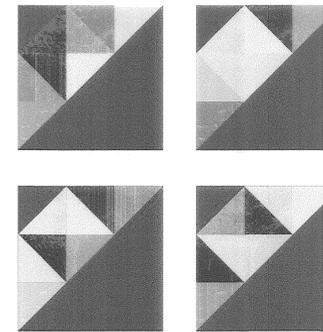


ELEVATION

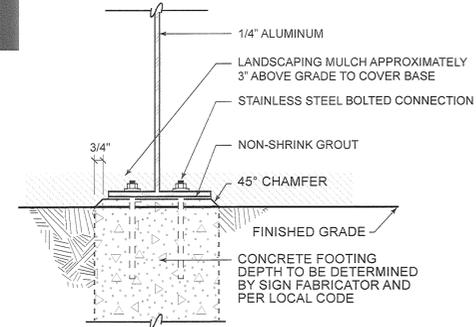


MESSAGE LAYOUT OPTIONS

SIDE



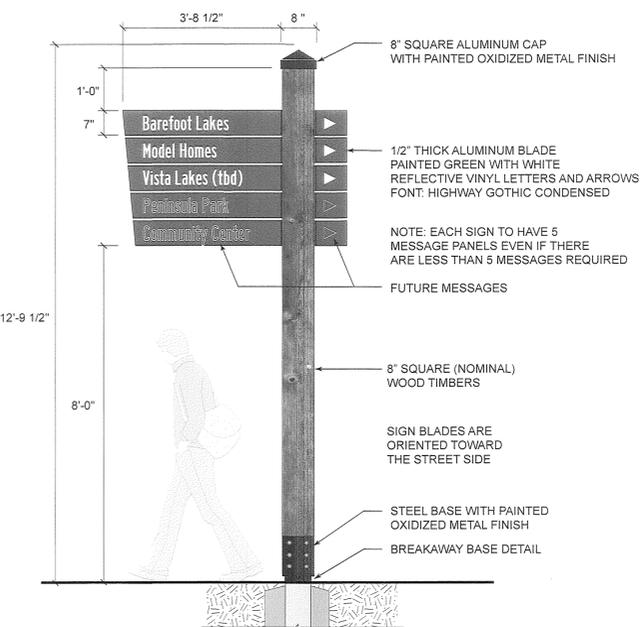
EXAMPLE DECORATIVE PANELS



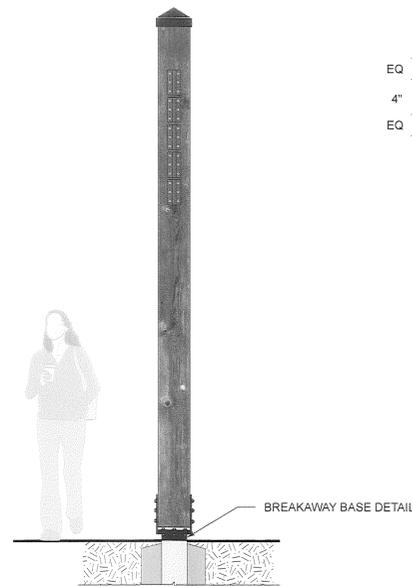
INSTALLATION DETAILS

NOT TO SCALE

**1 SIGNTYPE E - NEIGHBORHOOD IDENTITY AND AMENITY SIGNS**  
 SCALE: 1/2" = 1'-0"



ELEVATION



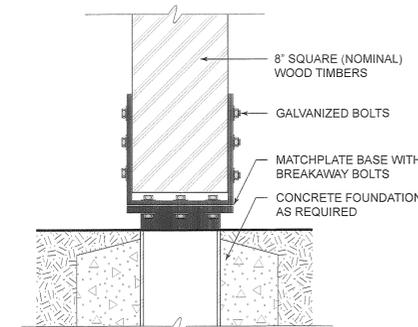
SIDE



PANEL LAYOUT DETAILS

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

- NOTE:
- 1) ALL SIGNS TO CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) INCLUDING THE COLORADO SUPPLEMENT.
  - 2) FABRICATOR TO PROVIDE STRUCTURAL ENGINEERING (BY A LICENSED COLORADO ENGINEER) AND SHOP DRAWINGS FOR SIGNS AND CONCRETE FOOTINGS.
  - 3) FABRICATOR TO CONFIRM THAT BREAKAWAY BASE DESIGN COMPLIES WITH THE NHCD CRASH 350 TEST.
  - 4) ALL SIGN PANELS TO UTILIZE DIAMOND GRADE REFLECTIVE VINYL (3M DG3 OR APPROVED EQUAL)
  - 5) MESSAGE CONTENT TO BE DETERMINED.



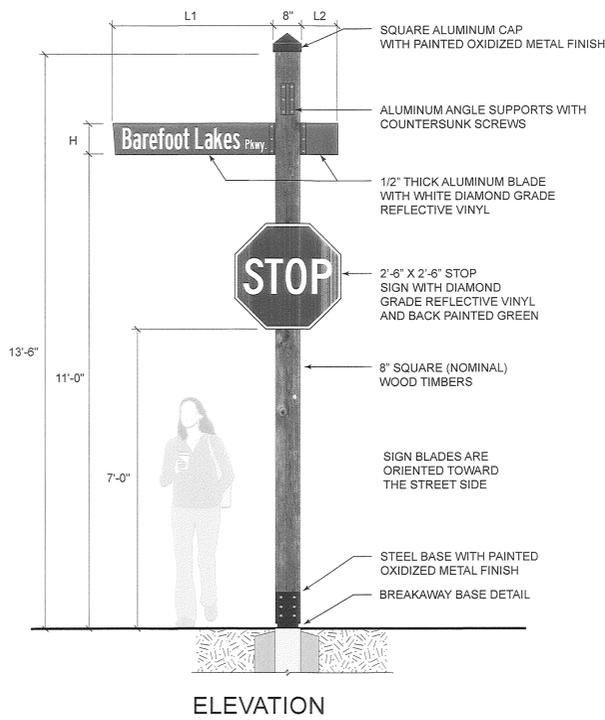
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SCALE: 1 1/2" = 1'-0"

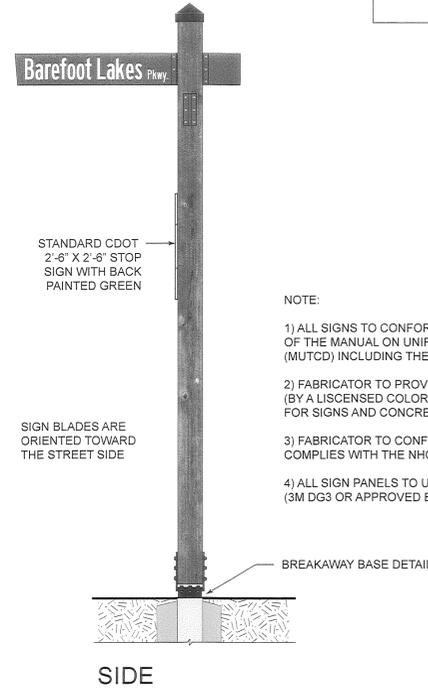
**2 SIGNTYPE F - PERMANENT WAYFINDING DIRECTIONAL SIGNS**  
 SCALE: 1/2" = 1'-0"

**FINAL DEVELOPMENT PLAN  
 BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

DWP PROJECT NUMBER: 5311	
<b>FIRESTONE INFORMATION BLOCK</b>	
<b>BAREFOOT LAKES</b>	
<b>SIGN TYPE E AND F</b>	
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	
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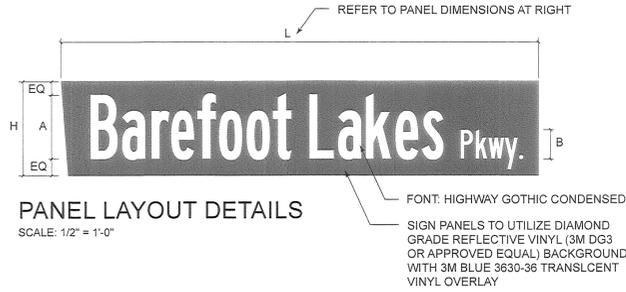


ELEVATION



SIDE

- NOTE:
- 1) ALL SIGNS TO CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) INCLUDING THE COLORADO SUPPLEMENT.
  - 2) FABRICATOR TO PROVIDE STRUCTURAL ENGINEERING (BY A LICENSED COLORADO ENGINEER) AND SHOP DRAWINGS FOR SIGNS AND CONCRETE FOOTINGS.
  - 3) FABRICATOR TO CONFIRM THAT BREAKAWAY BASE DESIGN COMPLIES WITH THE NHCD CRASH 350 TEST.
  - 4) ALL SIGN PANELS TO UTILIZE DIAMOND GRADE REFLECTIVE VINYL (3M DG3 OR APPROVED EQUAL)

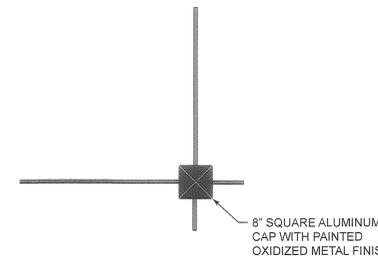


PANEL LAYOUT DETAILS

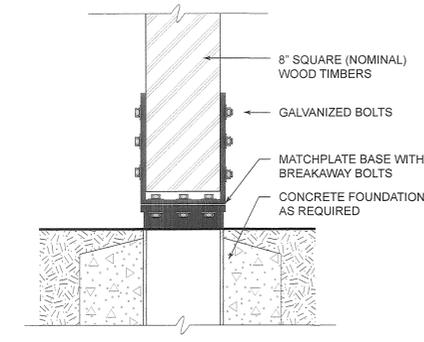
SCALE: 1/2" = 1'-0"

**PANEL LAYOUT DIMENSIONS**  
 PANEL DIMENSIONS VARY PER MUTCD FONT SIZE REQUIREMENTS:

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



PLAN VIEW



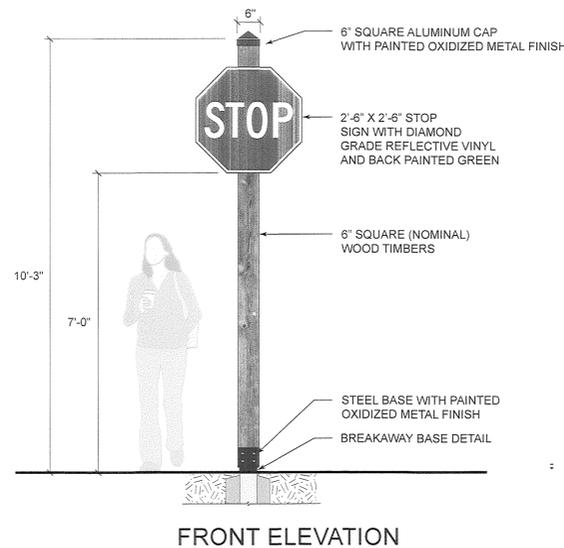
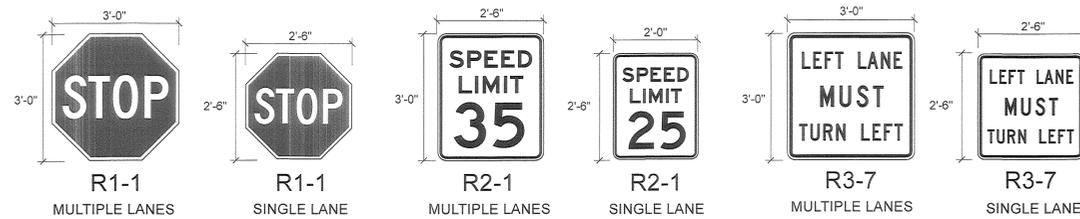
INSTALLATION DETAILS

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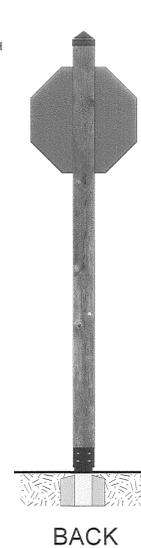
**1 SIGNTYPE G - STREET IDENTIFICATION AND REGULATORY SIGNS**

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

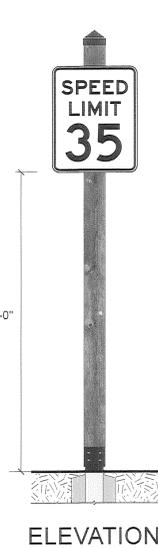
- NOTE:
- 1) ALL SIGNS TO CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) INCLUDING THE COLORADO SUPPLEMENT.
  - 2) FABRICATOR TO PROVIDE STRUCTURAL ENGINEERING (BY A LICENSED COLORADO ENGINEER) AND SHOP DRAWINGS FOR SIGNS AND CONCRETE FOOTINGS.
  - 3) FABRICATOR TO CONFIRM THAT BREAKAWAY BASE DESIGN COMPLIES WITH THE NHCD CRASH 350 TEST.
  - 4) ALL SIGN PANELS TO UTILIZE DIAMOND GRADE REFLECTIVE VINYL (3M DG3 OR APPROVED EQUAL)



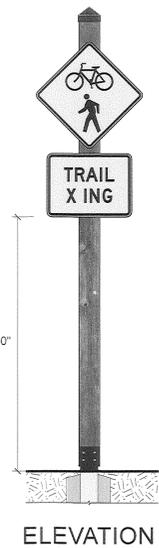
FRONT ELEVATION



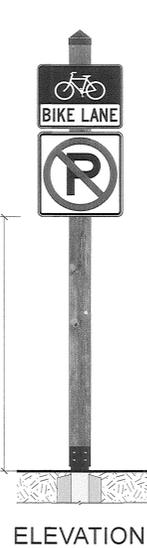
BACK



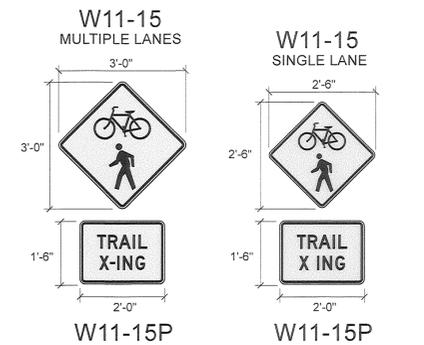
ELEVATION



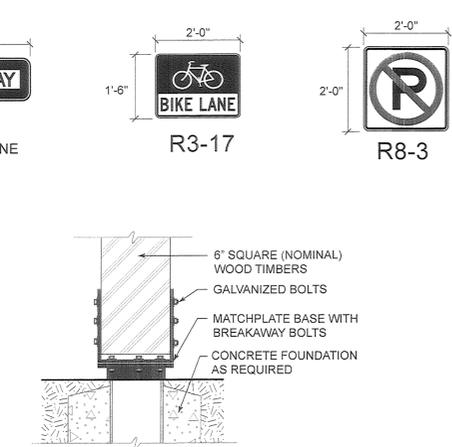
ELEVATION



ELEVATION



PLAN VIEW



INSTALLATION DETAILS

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

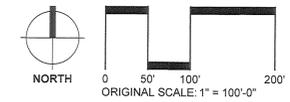
**2 SIGNTYPE H - TRAFFIC REGULATORY SIGNS**

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

**FINAL DEVELOPMENT PLAN  
 BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

DW PROJECT NUMBER: 5311	
<b>FIRESTONE INFORMATION BLOCK</b>	
BAREFOOT LAKES	
<b>SIGN TYPE G AND H</b>	
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	
Sheet 33 of 35	

Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
 LIGHTING PLAN  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 34 of 35



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**FINAL DEVELOPMENT PLAN  
 BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO

TYPE:  
**AL1**

PARTS:

1 UNITED POWER M26-150C  
 150W metal Halide mounted on bracket  
 arm, 25 pole, photoelectric eye, concrete  
 foundation

ITEM NO.	MATERIAL	ITEM NO.	MATERIAL
1	Bracket Arm, Single, Black	6	Fuse, Tube-Type, 5pc-10 amp
2	Luminaire, 150W MH, Black	7	Fuse, 25' Black Steel
3	Lumen, 150W MH	8	Ground Rod Clamp
4	Photoelectric Eye	9	Ground Rod
5	Explosion-Proofing #12-B	10	Concrete Foundation, 18" x 48" x 8' Ball Center

ISSUED: 04/15/15 By: E. Sank

**UNITED POWER**  
 UNITED POWER, INC.  
 P.O. BOX 929 • BRIGHTON, CO 80601

APPROVAL: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

25' LIGHTPOLE WITH 150W MH LUMINAIRE AND ARM M26-150C

NOTES:  
 EXTERIOR RATED RECEPTACLES TO BE LOCATED ADJACENT TO SOME POLE BASES. DETAIL TO BE COORDINATED.  
 MOUNTING TO BE COORDINATED BY CONTRACTOR, TO BE MOUNTED TO CONCRETE BASE.



DW PROJECT NUMBER: 5311

**FIRESTONE  
 INFORMATION BLOCK**

BAREFOOT LAKES

**LIGHTING PLAN**

Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	

Sheet 34 of 35

Final Development Plan  
 Barefoot Lakes Filing No. 3  
 Planned Unit Development  
**RESIDENTIAL CHARACTER**  
 Town of Firestone  
 Weld County  
 State of Colorado  
 Sheet 35 of 35

Note:  
 • Architecture must be similar to the character depicted in these elevations.  
 • Elevations are representative of quality of residences at Barefoot Lakes.

**FINAL DEVELOPMENT PLAN**  
**BAREFOOT LAKES FILING NO. 3**  
 TOWN OF FIRESTONE  
 WELD COUNTY  
 STATE OF COLORADO



Example attached unit (a duplex), with variations and enhancements



Example attached unit (a duplex), with variations and enhancements



Example detached home, with variations and enhancements



DW PROJECT NUMBER: 5311

**FIRESTONE INFORMATION BLOCK**

BAREFOOT LAKES

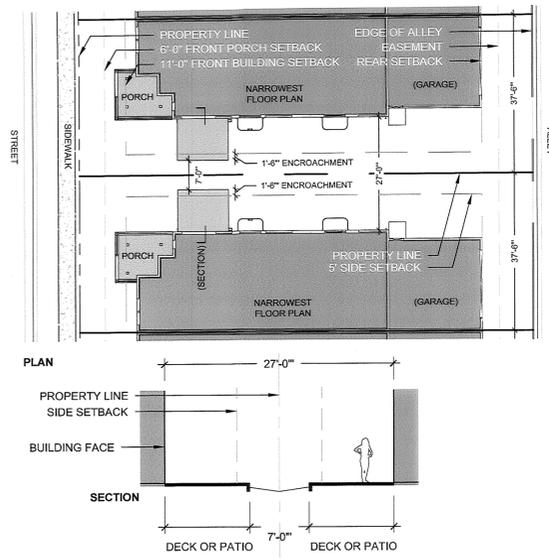
**RESIDENTIAL CHARACTER**

Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	

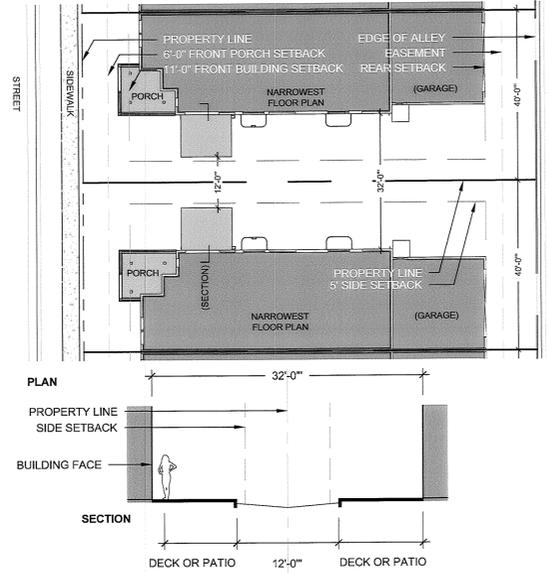
Sheet 35 of 35

# SETBACK ENCROACHMENT EXHIBIT

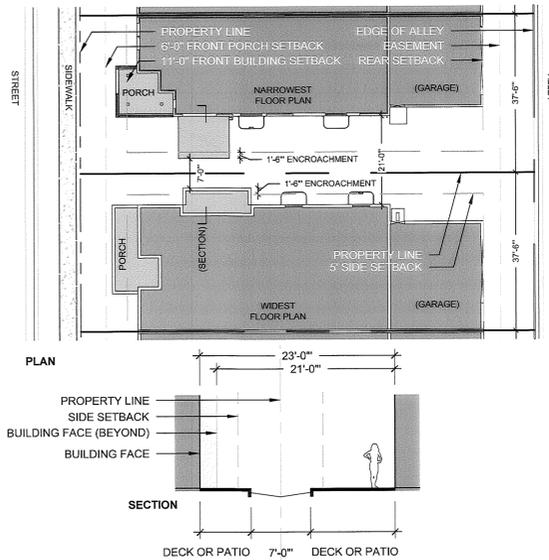
**COMBINATION 1:**  
SMALLEST UNIT NEXT TO SMALLEST UNIT  
37'-6" LOT WIDTHS



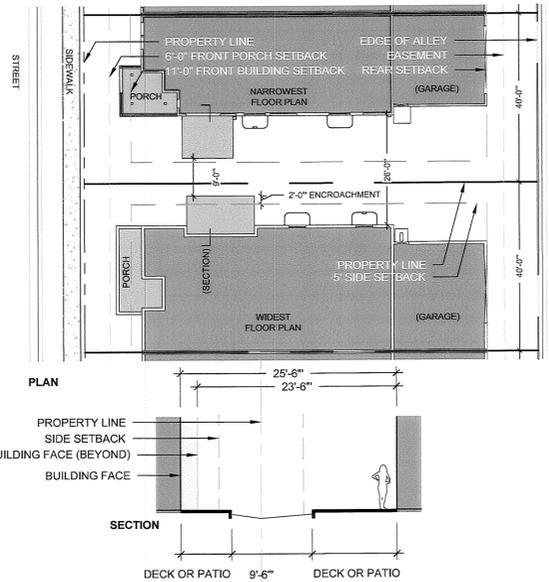
**COMBINATION 4:**  
SMALLEST UNIT NEXT TO SMALLEST UNIT  
40'-0" LOT WIDTHS



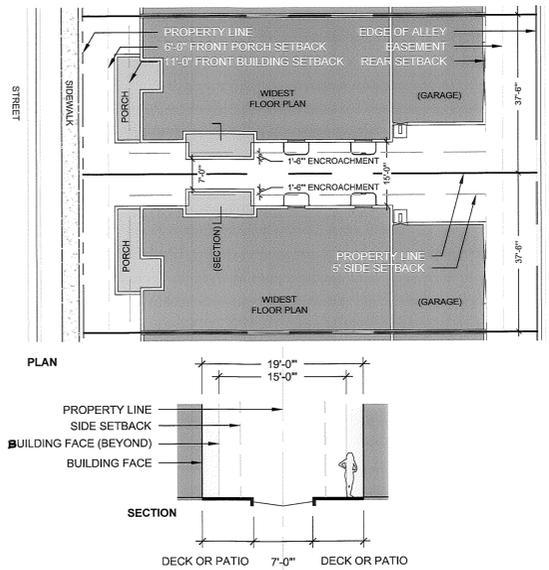
**COMBINATION 2:**  
SMALLEST UNIT NEXT TO LARGEST UNIT  
37'-6" LOT WIDTHS



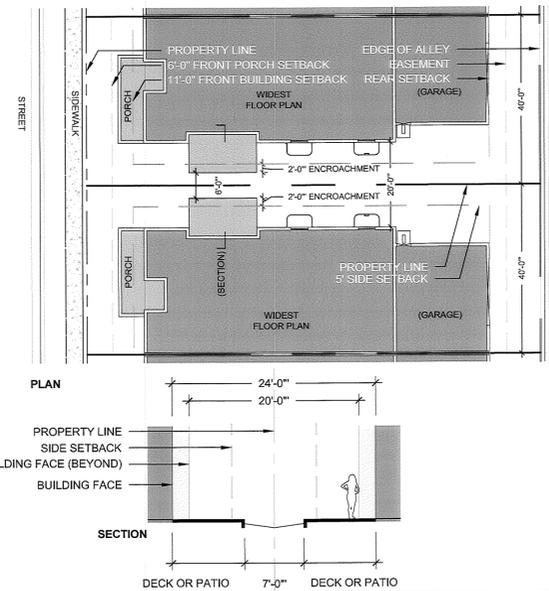
**COMBINATION 5:**  
SMALLEST UNIT NEXT TO LARGEST UNIT  
40'-0" LOT WIDTHS



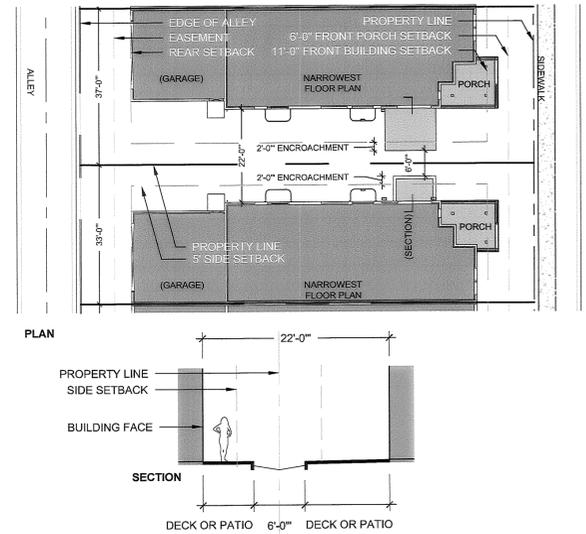
**COMBINATION 3:**  
LARGEST UNIT NEXT TO LARGEST UNIT  
37'-6" LOT WIDTHS



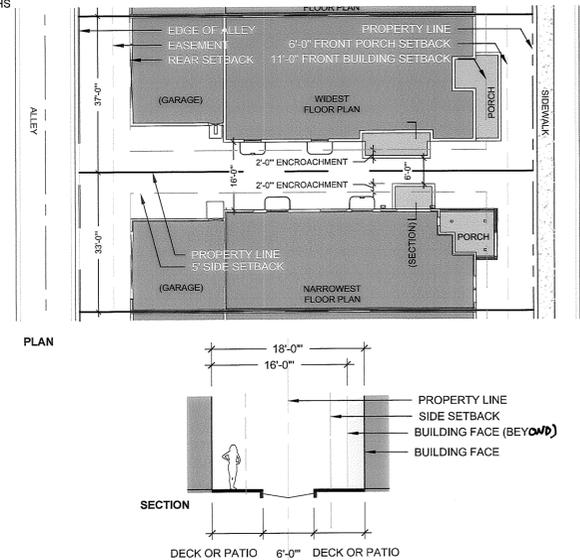
**COMBINATION 6:**  
LARGEST UNIT NEXT TO LARGEST UNIT  
40'-0" LOT WIDTHS



**COMBINATION 7:**  
SMALLEST UNIT NEXT TO SMALLEST UNIT  
37'-0" AND 33'-0" LOT WIDTHS



**COMBINATION 8:**  
LARGEST UNIT NEXT TO SMALLEST UNIT  
37'-0" AND 33'-0" LOT WIDTHS



**NOTE:**  
THIS EXHIBIT SHOWS THE EIGHT POSSIBLE COMBINATIONS OF THE WIDEST AND NARROWEST ATTACHED RESIDENTIAL FLOOR PLANS WITHIN BAREFOOT LAKES FILING 3. LOT WIDTHS ARE SHOWN ON SHEETS 4 THROUGH 6 OF THE FDP.

IT SHOULD BE NOTED THAT IN NO INSTANCE IS THE DISTANCE BETWEEN BUILDINGS LESS THAN 15 FEET. IN NO INSTANCE IS THE DISTANCE BETWEEN PATIOS/DECKS LESS THAN 6 FEET.

TYPICAL SECTIONS AT SIDE DECKS / PATIOS ARE PROVIDED FOR REFERENCE.



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08/13/2018 09:40 AM R Fee: \$363.00  
Early Access, Plans and Records, Weld County, CO

# FINAL DEVELOPMENT PLAN BAREFOOT LAKES FILING NO. 3

TOWN OF FIRESTONE  
WELD COUNTY  
STATE OF COLORADO

DW PROJECT NUMBER: 5311

## FIRESTONE INFORMATION BLOCK

## BAREFOOT LAKES

## SUPPLEMENTAL ENCROACHMENT EXHIBIT

Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	N/A
First Submittal:	7.28.2017
Revision 1:	12.20.2017
Revision 2:	6.1.2018
Revision 3:	

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