4375621 Pages: 1 of 59
02/15/2018 12:42 PM R Fee:$593.00
Carly Koppes, Clerk and Recorder, Weld County, CO

APPROVAL BLOCK

Approved by the Board of Trustees of the Town of Firestone, Colorado this 25th day of October, 2017, by Resolution No. 17-51.

Mayor

ATTEST: Town Clerk

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

By: _____
Name: Marc Savela
Title: Director

STATE OF COLORADO)
Arapahoe) SS
COUNTY OF ~~WELD~~)

The foregoing instrument was acknowledged before me this 13th day of December, 20 17, by Marc Savela as Director of St. Vrain Lakes Metropolitan District No. 1.

Witness my hand and official seal

Notary Public

DARCI DAWN BERTRAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20144030662
MY COMMISSION EXPIRES AUGUST 06, 2018

My commission expires 08/06/2018

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

By: _____
Name: Richard Dengler
Title: President

STATE OF COLORADO)
Arapahoe) SS
COUNTY OF ~~WELD~~)

The foregoing instrument was acknowledged before me this 13th day of December, 20 17, by Richard J. Dengler as President of Barefoot LLC, a Colorado Limited Liability Company.

Witness my hand and official seal

Notary Public

DARCI DAWN BERTRAM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20144030662
MY COMMISSION EXPIRES AUGUST 06, 2018

My commission expires 08/06/2018

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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
COVER AND NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 1 of 59

OWNER / DEVELOPERS

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

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

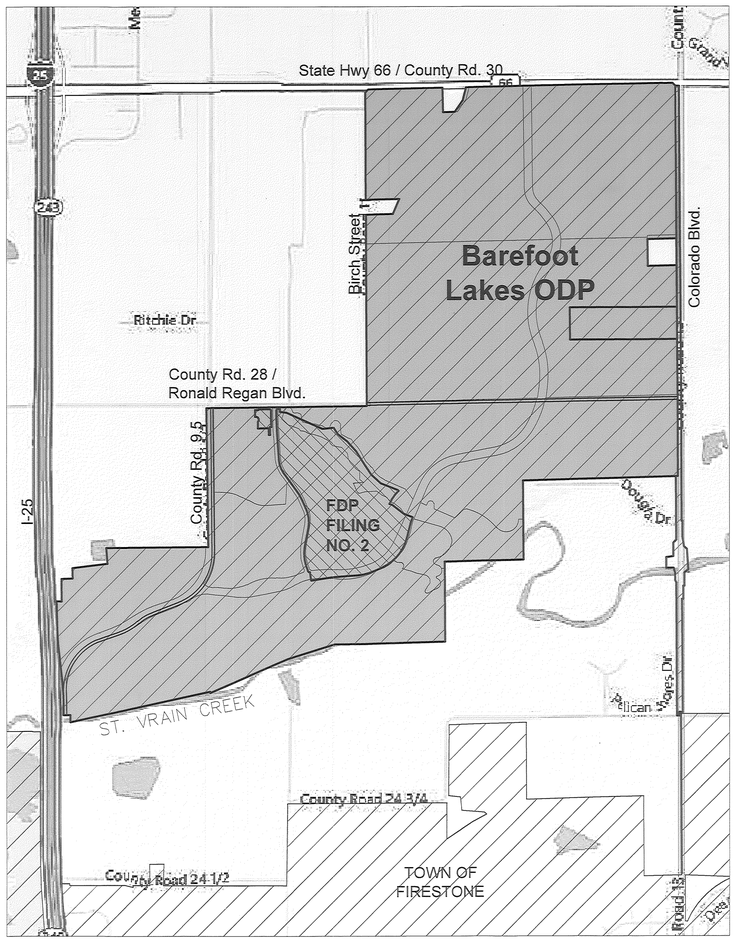
TECHNICAL CONSULTANTS

CIVIL ENGINEER:
Redland
8000 South Lincoln Street
Suite 206
Littleton, CO 80122
Tel: (720) 283-6783
Email: Fred Tafoya
ftafoya@redland.com

LANDSCAPE ARCHITECT:
DESIGNWORKSHOP
1390 Lawrence Street
Suite100
Denver, CO 80204-2048
Tel: (303) 623-5186
Email: Jake Sippy
jsippy@designworkshop.com

LOCATION MAP

1" = 1,200'



LEGAL DESCRIPTION

PARCEL 1

LOT 34, BLOCK 1 AND TRACTS C AND D AS SHOWN ON THE PLAT OF BAREFOOT LAKES FILING NO. 1 AS RECORDED ON SEPTEMBER 24, 2015 UNDER RECEPTION NO. 4145010, IN THE RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LYING WITHIN THE NORTHEAST 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 1.775 ACRES, (77,311 SQUARE FEET), MORE OR LESS.

TOGETHER WITH:

PARCEL 2

ALL OF LOT 1, BLOCK 12 AS SHOWN ON THE PLAT OF BAREFOOT LAKES FILING NO. 1 AS RECORDED SEPTEMBER 24, 2015 UNDER RECEPTION NO. 4145010, IN THE RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LYING WITHIN THE EAST HALF OF SECTION 35 AND THE WEST HALF OF SECITON 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOGETHER WITH AN UNPLATTED PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SAID SECTION 35 AND THE WEST HALF OF SAID SECTION 36, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO. ALL OF THE ABOVE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 TO BEAR SOUTH 89°16'34" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 87°03'52" WEST, A DISTANCE OF 1,427.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 28 AS SHOWN ON THE PLAT OF ST. VRAIN LAKES FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 3467131, IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°43'40" EAST, A DISTANCE OF 51.81 FEET;

THENCE SOUTH 81°38'23" EAST, A DISTANCE OF 115.49 FEET;

THENCE SOUTH 65°33'14" EAST, A DISTANCE OF 657.81 FEET;

THENCE NORTH 83°32'44" EAST, A DISTANCE OF 188.80 FEET;

THENCE SOUTH 32°54'01" EAST, A DISTANCE OF 131.70 FEET;

THENCE SOUTH 52°15'34" EAST, A DISTANCE OF 190.48 FEET;

THENCE SOUTH 42°35'00" EAST, A DISTANCE OF 225.21 FEET;

THENCE SOUTH 32°10'48" EAST, A DISTANCE OF 263.07 FEET;

THENCE SOUTH 33°41'04" EAST, A DISTANCE OF 205.11 FEET;

THENCE SOUTH 46°55'52" EAST, A DISTANCE OF 215.87 FEET;

THENCE SOUTH 68°53'21" EAST, A DISTANCE OF 306.56 FEET;

THENCE SOUTH 43°43'19" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 685.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°26'01", AN ARC LENGTH OF 268.20 FEET, THE CHORD OF WHICH BEARS SOUTH 35°03'40" WEST, A DISTANCE OF 266.49 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PLAT OF BAREFOOT LAKES FILING NO. 1;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. NON-TANGENT TO SAID CURVE, SOUTH 69°35'07" EAST, A DISTANCE OF 53.59 FEET;
2. SOUTH 52°10'29" EAST, A DISTANCE OF 238.10 FEET;
3. SOUTH 69°09'19" EAST, A DISTANCE OF 162.28 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 1, BLOCK 12 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 748.00 FEET;

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Facsimile (303) 623-2260

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2
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. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 1 of 59	

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Carly Koppes, Clerk and Recorder, Weld County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
PROJECT NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 2 of 59

LEGAL DESCRIPTION (CONTINUED)

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1, BLOCK 12 THE FOLLOWING EIGHT (8) COURSES:

1. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°44'49", AN ARC LENGTH OF 114.19 FEET, THE CHORD OF WHICH BEARS SOUTH 18°46'38" WEST, A DISTANCE OF 114.08 FEET;
2. TANGENT TO SAID CURVE, SOUTH 14°24'14" WEST, A DISTANCE OF 249.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 750.00 FEET;
3. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°06'28", AN ARC LENGTH OF 682.09 FEET, THE CHORD OF WHICH BEARS SOUTH 40°27'28" WEST, A DISTANCE OF 658.82 FEET;
4. THENCE TANGENT TO SAID CURVE, SOUTH 66°30'42" WEST, A DISTANCE OF 130.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 864.17 FEET;
5. THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°43'54", AN ARC LENGTH OF 297.61 FEET, THE CHORD OF WHICH BEARS SOUTH 76°22'39" WEST, A DISTANCE OF 296.14 FEET;
6. THENCE TANGENT TO SAID CURVE, SOUTH 86°14'36" WEST, A DISTANCE OF 257.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2,000.00 FEET;
7. THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°39'59", AN ARC LENGTH OF 162.89 FEET, THE CHORD OF WHICH BEARS SOUTH 83°54'37" WEST, A DISTANCE OF 162.84 FEET;
8. THENCE TANGENT TO SAID CURVE, SOUTH 81°34'37" WEST, A DISTANCE OF 352.93 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 08°25'23" WEST, A DISTANCE OF 142.01 FEET TO THE EASTERLY RIGHT-OF-WAY OF EAGLE RIVER ROAD AS SHOWN ON SAID PLAT OF BAREFOOT LAKES FILING NO. 1 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 30.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF EAGLE RIVER ROAD THE FOLLOWING FOURTEEN (14) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°28'02", AN ARC LENGTH OF 43.70 FEET, THE CHORD OF WHICH BEARS NORTH 58°09'29" WEST, A DISTANCE OF 39.94 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 380.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°28'28", AN ARC LENGTH OF 23.04 FEET, THE CHORD OF WHICH BEARS NORTH 18°09'42" WEST, A DISTANCE OF 23.04 FEET;
3. TANGENT TO SAID CURVE, NORTH 19°53'56" WEST, A DISTANCE OF 53.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 630.00 FEET;
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°04'08", AN ARC LENGTH OF 330.63 FEET, THE CHORD OF WHICH BEARS NORTH 04°51'52" WEST, A DISTANCE OF 326.84 FEET;
5. TANGENT TO SAID CURVE, NORTH 10°10'12" EAST, A DISTANCE OF 345.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 495.00 FEET;
6. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°35'46", AN ARC LENGTH OF 290.25 FEET, THE CHORD OF WHICH BEARS NORTH 06°37'42" WEST, A DISTANCE OF 286.11 FEET;
7. TANGENT TO SAID CURVE, NORTH 23°25'35" WEST, A DISTANCE OF 182.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 545.00 FEET;
8. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°36'52", AN ARC LENGTH OF 119.99 FEET, THE CHORD OF WHICH BEARS NORTH 29°44'01" WEST, A DISTANCE OF 119.75 FEET;
9. TANGENT TO SAID CURVE, NORTH 36°02'27" WEST, A DISTANCE OF 427.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 405.00 FEET;
10. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°16'11", AN ARC LENGTH OF 228.10 FEET, THE CHORD OF WHICH BEARS NORTH 19°54'22" WEST, A DISTANCE OF 225.10 FEET;
11. TANGENT TO SAID CURVE, NORTH 03°46'16" WEST, A DISTANCE OF 458.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 4,955.00 FEET;
12. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°02'50", AN ARC LENGTH OF 263.52 FEET, THE CHORD OF WHICH BEARS NORTH 02°14'51" WEST, A DISTANCE OF 263.49 FEET;
13. TANGENT TO SAID CURVE, NORTH 00°43'26" WEST, A DISTANCE OF 111.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET;
14. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°25'08", AN ARC LENGTH OF 44.73 FEET, THE CHORD OF WHICH BEARS NORTH 41°59'07" EAST, A DISTANCE OF 40.70 FEET TO SAID SOUTHERLY RIGHT-OF-WAY OF WELD COUNTY ROAD 28;

THENCE TANGENT TO SAID CURVE, ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°16'20" EAST, A DISTANCE OF 32.40 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 85.960 ACRES, (3,744,414 SQUARE FEET), MORE OR LESS.

PARCELS 1 AND 2 CONTAINING A COMBINED AREA OF 87.735 ACRES, (3,821,725 SQUARE FEET), MORE OR LESS.

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. 2 Final Development Plan (FDP) for Planning Area 3 (PA 3) is within the first phase (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.

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. This FDP is the second phase of what will eventually be 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.

Water Dedication

The water service to the entire Barefoot Lakes Filing No. 2 Subdivision is provided by Little Thompson Water District. The Owner has satisfied the water dedication requirement by a separate agreement with the Water District.

Private Maintenance and Enforcement

St. Vrain Lakes Metropolitan District 1 (SVL Metro) and Bayshore Homeowner's Association (Association) have been established to serve the development. SVL Metro will be governed by a Service Plan and the Association will be governed by Covenant's Conditions and Restrictions. SVL Metro and/or the Association(s) will be responsible for the maintenance of all common elements as set forth in the FDP. Any private roads, trails, open space and parks system within the FDP shall be maintained by a special district or Association. Please see Tract Use Summary table for more information on maintenance and controls.

Parks, Trails, and Open Space

An internal trail system for the proposed area is shown with the FDP Site Plans on Sheets 10 through 15. 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 the plans. Located in Tract B, this park includes a play area and two multi-purpose turf lawns that are linked to maximize flexibility. Trails link the park to homes throughout the filing, and to a mid-block crossing of Eagle River Road to link with the tot lot and open space trail in Filing No. 1.

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	Owner	Maintained By
A	726,890	16.69	15,136	2%	O, PA	SVLMD	SVLMD
B	77,115	1.77	24,875	32%	P, PA	SVLMD	SVLMD
C	158,708	3.64	18,668	12%	O, PA	SVLMD	SVLMD
D	581,984	13.36	0	0%	FUTURE ROW / DEVELOPMENT	BAREFOOT LLC	BAREFOOT LLC
E	6,636	0.15	6,636	100%	PRIVATE ROAD	SVLMD	SVLMD
F	37,945	0.87	2,380	6%	O, PA	SVLMD	SVLMD
G	14,865	0.34	0	0%	O, PA	SVLMD	SVLMD
H	3,080	0.07	3,080	100%	PRIVATE ALLEY	SVLMD	SVLMD
I	3,219	0.07	0	0%	O, PA	SVLMD	SVLMD
Totals*	1,610,442	36.97	55,639	3%			

TRACT SUMMARY LEGEND

O OPEN SPACE
P PARK
PA PEDESTRIAN ACCESS

Filing 2 FDP Land-Use Table

Land Use	Square Feet	Acres	% of Total
Single Family Residential	1,661,596	38.15	43%
Tract A - I	1,610,442	36.97	42%
Road ROW	549,727	12.62	14%
Totals*	3,821,765	87.74	100%

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

Note: Within the Road ROW and Tracts, there is 55,639 sf (1.28 ac) of paving, which is less than 1% of the total area. Paved areas within residential lots is not included.

Density and Lot Size Information

Lot Size Distribution	
0 - 10,000 sf:	171 Lots
10,001 - 12,500 sf:	25 Lots
12,501 - 15,000 sf:	4 Lots
Min. Single Family Detached Residential Lot (sf):	5,650
Max. Single Family Detached Residential Lot (sf):	13,705
Mean Single Family Detached Residential Lot (sf):	8,308
Density	
Gross Area (Ac.):	87.735
Gross Density (Residential Lots / Ac.):	2.28 Lots/Ac
Number of Single Family Detached Residential Lots:	200
Number of Tracts:	9
Area of Tracts:	36.970 Ac
Area of Street Right -of-Way	12.620 Ac
Area of Single Family Detached Residential Lots:	38.145 Ac
Density (Single Family Detached Residential Lots / Ac.):	5.24 Lots/Ac

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
PROJECT NARRATIVE	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 2 of 59	

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02/15/2016 12:42 PM R Fee:$503.00
Carly Koppes, Clerk and Recorder, Weld County, CO

PROJECT NARRATIVE, CONTINUED

Environmental Impact Mitigation

The Environmental Site Assessment prepared by ERO Resources identified no known wetlands, streams, or predominately tree-covered areas in the FDP. Furthermore, since the site had been used for agriculture for many preceding years, there does not appear to be any evidence of additional wetlands, underlying historical or archeological sites, or significant trees based on visual observation of property in the FDP.

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:

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

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 10 through 15. The final layout involves the following connections to tie in with adjacent future development:

- Access points on CR 9.5 via Barefoot Lakes Parkway and Eagle River Road (this connection was established by Filing No. 1).
- Access off CR 28 at Eagle River Road (this connection was established by Filing No. 1).
- Neighborhood streets do not access the Parkway.
- The Filing No. 2 neighborhood (Planning Area 3) will eventually connect to Barefoot Lakes Parkway via Lake Terrace Street. Planning Area 10 will eventually connect to the Parkway and Planning Area 3 at this location.
- Barefoot Lakes Parkway will continue east, past Eagle River Road in future.

Lighting

Street lights shall be located, at a minimum, at intersections and pedestrian crossings as shown on Sheet 58 of this FDP. Street lights in Filing 2 match the street lights from Filing 1. 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 by merely switching the lamp.

Fencing Standards

Barefoot Lakes Filing No. 2 makes use of signature fencing to establish a consistent aesthetic throughout the development. For fencing standards, refer to Sheets 44 through 49.

Adjacent Road Right of Way

Any development within portions of Ronald Regan Boulevard (CR 28) or CR 9.5 adjacent to the property encompassed by this FDP shall be governed by the provisions of the FDP, including but not limited to, signage, street cross sections, landscaping and lighting.

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 60).

Elevations

Sample architectural elevations indicating the general architectural style and quality of homes are shown on Sheet 60. 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:

1. 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).
2. Rock means rock, brick, stone or cultured stone.
3. Building orientation: This FDP provides for either the short side or the long side of a structure to be facing the street.
4. All homes shall meet the following architectural standards:
   a. 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.
   b. Where used, trim board at windows and building corners will be sized and placed in keeping with the architectural style.
   c. 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.
   d. Similar house elevations shall not be placed next to or directly across from one another.
   e. Detached garages are permitted.
   f. Each residential home shall be constructed on site in significant part.
   g. All residential homes shall have a minimum of a two car garage.
   h. There are no minimum floor areas for any residence within this FDP.
   i. It is preferred that all homes have a basement or “crawl space”.
   j. 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.
   a. Refer to the Enhanced Elevation Table.
   b. 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.

ENHANCED ELEVATION TABLE:

Lot No.	Enhancement Location		
	Right	Left	Rear
Block 1			
1		X	X
2			X
3			X
4			X
5			X
6			X
7			X
8			X
9			X
10	X		X
11		X	X
12			
13			
14			
15			
16			
17			
18	X		
19		X	
20			
21			
22			
23			
24	X		X
25		X	X
26			X
27			
28	X		
29			X
30			X
31			X
32			X
33			X
34			X
35			X
36			X
37	X		X
38		X	
39			
40			
41			
42			
43			
44		X	
45			
46			
47			
48			
49			
50			
51		X	
52			
53			
54			
55			
56	X		
57		X	X
58			X
59	X		X
60		X	X
61			X
62			X
63			X
64			X
65			X
66			X
67	X		X

Lot No.	Enhancement Location		
	Right	Left	Rear
Block 2			
1	X		X
2			X
3			X
4			X
5			X
6			X
7			X
8		X	X
9	X		
10			
11			
12			
13			
14		X	
15	X		
16			
17			
18			
19			
20			
21			
22	X		
23			
24		X	

Lot No.	Enhancement Location		
	Right	Left	Rear
Block 3			
1		X	
2			
3			
4			
5			
6			
7		X	
8			
9			
10	X		
11			
12			
13			
14			
15			
16	X		

Lot No.	Enhancement Location		
	Right	Left	Rear
Block 4			
1		X	
2			
3			
4			
5			
6			
7		X	
8			
9	X		
10			
11			
12			
13			
14			
15	X		

Lot No.	Enhancement Location		
	Right	Left	Rear
Block 8			
1			X
2			X
3			X
4	X		X
5		X	
6			
7	X		
8			

Lot No.	Enhancement Location		
	Right	Left	Rear
Block 5			
1		X	
2			
3			
4			
5			
6			
7			
8	X		
9		X	
10			
11			
12			
13			
14			
15			
16	X		

Lot No.	Enhancement Location		
	Right	Left	Rear
Block 6			
1		X	
2			
3			
4			
5		X	
6			
7			
8			
9	X		
10			
11			
12			
13			
14			
15	X		

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

c. Example Enhanced Elevation Options may include, but are not limited to:

c.a. 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.

c.b. Window grids that appear on the front elevation carry around to the enhanced side/rear.

c.c. Shutters found on the front elevation are included in key locations on the enhanced side/rear.

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
PROJECT NARRATIVE	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 3 of 59	

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PROJECT NARRATIVE, CONTINUED

c.d. Additional design elements featured on the front elevations of the home that are carried to the enhanced side/rear.

c.e. Optional extended living spaces, fireplaces, covered patios that create plane articulation become standard on the enhanced side/rear.

c.f. Decorative gable end detailing wraps to the enhanced side/rear.

c.g. Additional landscaping at exposed rear and corner lots requiring enhancement at the side/rear.

7. Exterior wall materials include the following, or similar quality materials:

d. Acceptable materials include cementitious hardboard siding panels and shingles, stained cedar shingles, painted wood siding, and stucco.

e. Brick and stone are encouraged in accordance with the architectural style.

f. The number of materials used in a wall elevation must compliment the architectural style.

g. 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.

h. Encouraged siding patterns include: clapboard, shiplap, drop siding, tongue-and-groove (vertical and horizontal), board and batten, and shingle coursing.

i. 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:

a. 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.

b. It is preferred that colors of residences on blocks are in harmony together.

c. Residences should generally limit color its palette to 5 colors, including the trim color, front door color, and the color of the masonry (if any).

d. 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.

e. The roof color should be coordinated with the building's wall colors and architectural style.

Roof forms

1. The roof form and slope shall be consistent with the specific architectural style of the house, as in the examples on sheet 60; however, there is no specific limit on the number of roof planes.

Foundation Walls

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

Address Signs

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

Accessory Structures

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

Accessory Structures (Continued)

2. All accessory structures shall be constructed of appropriate and compatible materials taken from residential architecture and color schemes. No plastic structures are allowed.

Freestanding Garage

1. One garage is permitted per lot; it may be either attached or freestanding. A freestanding garage is not considered to be an accessory structure. Freestanding garages are subject to the same setback requirements as primary structures, unless otherwise described in the setback table. The square footage of the freestanding garage shall not exceed 900 square feet of floor area and may not exceed allowable building heights. Construction materials and color scheme shall be similar to the primary building. Freestanding garages siding a street be constructed with enhanced side elevations. Freestanding garages are not permitted as habitable structures.

2. Where two detached garages (of adjacent properties) are on the same property line, the faces of the garages shall be offset a minimum of 6 feet so they do not form a continuous wall along the street. Areas between adjacent garages must be well-maintained, and are not permitted to be lawn.

3. Where two swing loaded garages are adjacent on a shared property line, one of those garages is allowed a decreased front setback of 9 feet.

4. The configuration of garage and driveway must allow vehicles parked in the driveway to not extend into the front or side right-of-way.

Landscape Design Standards

Barefoot Lakes Filing No. 2 makes use of a consistent landscape aesthetic to establish a consistent quality and character throughout the development, in particular with Filing No. 1. For landscape standards, refer to Sheet 19.

Barefoot Lakes Signage Standards

Barefoot Lakes makes use of signature monumentation and a consistent aesthetic for all signs. For signage standards, refer to Sheets 50 through 56.

Development Schedule

At this time, development is scheduled to begin after approval of the Final Plat and FDP. It is expected that construction of all utility and street infrastructure will begin in 2017. Refer to the phasing plans on Sheets 16 through 18. Home construction will be dependent upon current market conditions, but is expected to start after substantial completion of utility and street infrastructure.

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
PROJECT NARRATIVE	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 4 of ~~62~~ 59	

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PROJECT NARRATIVE, CONTINUED

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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
PROJECT NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 5 of ~~59~~

BUILDING SETBACK TABLE:

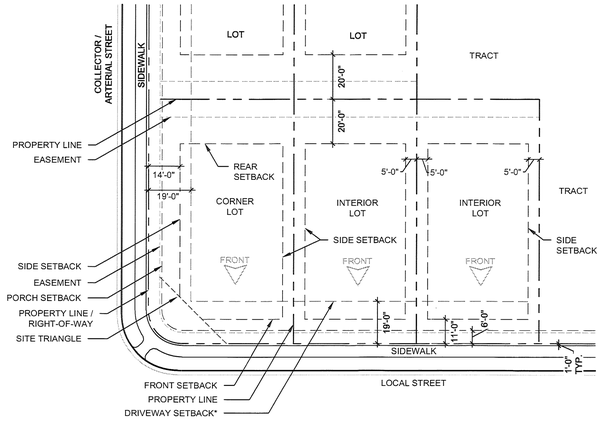
REQUIREMENT DESCRIPTION	STANDARD (Feet)
Minimum Setbacks for Primary Structure (Setback to Right-of-Way, Feet)	
Front	11
Side – Interior (at Adjacent Lot or Non-Alley Tract)	5
Side – at Alley Tract	8
Side – at Local Street	9
Side – at Collector/Arterial Street	14
Rear – Interior (at Adjacent Lot or Non-Alley Tract)	20
Rear – Non-Alley Tract	20
Rear – Adjacent to Alley Tract	12
Attached Garage - Front and Side For any driveway there is a minimum setback of 19 feet between the garage and the right-of-way line, to prevent vehicles parking in the driveway from extending beyond the right-of-way line. * 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.	19 *
Freestanding Garage – Front	19 **
Freestanding Garage – Side Interior (at Adjacent Lot or Non-Alley Tract)	3
Freestanding Garage – Side (at Alley Tract)	5
Freestanding Garage – Side (at Local Street)	6
Freestanding Garage – Side (at Collector/Arterial Street)	11
Freestanding Garage – Rear, at interior lot and at alley	8
** The 19 foot garage setback shall not be required if the configuration of the garage and driveway allows vehicles parked in the driveway to not extend into the right-of-way, as in the example diagrams. In the event that two detached garages are adjacent on a shared property line, one of those garages is allowed a decreased front setback as described in the "Freestanding Garage" section of the Architectural Design Standards.	
Minimum Setback for detached Accessory Structures (Feet)	
Side – Interior (at Adjacent Lot or Non-Alley Tract)	5
Side – at Alley Tract	13
Side – at Local Street	14
Side – at Collector/Arterial Street	19
Rear	8
Rear, at Alley Tract	8
Minimum Setback for decks and balconies (Feet)	
Front Yard – Porch	6
Front Yard – Balcony	6
Rear Yard – Decks greater than 30 inches above finish grade (distance given from rear property line)	12
Rear Yard – Decks less than 30 inches above finish grade	Up to utility setback
Rear Yard – Patios at grade	0
Side Yard – Decks of any height	Same as building setbacks
** Notes regarding Decks:* • *Deck setbacks shall be measured from the lot line to any portion of the deck.* • *No deck shall be constructed within the side setbacks or upon any established easement.* • *Decks may be covered provided such cover does not extend into the building setbacks.*	
Encroachments/Projections into setbacks (Feet)	
No encroachments are permitted into easements	-
Eaves and Awnings	3
Window Wells	4
Fireplaces, Chimneys, Bay Windows and Building Projections	2
Side Balconies	2
Rear Staircases	3
Freestanding Garage – Eave at side of lot	6 inches

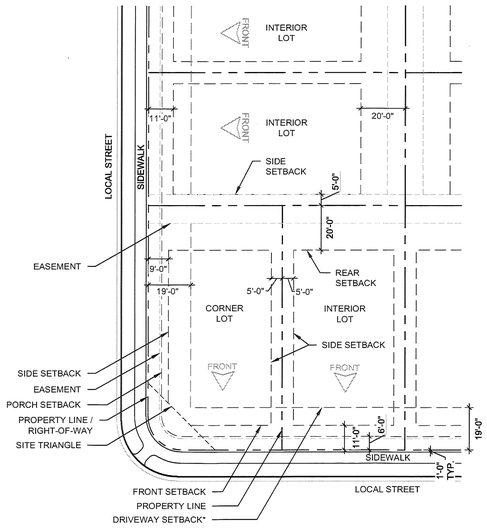
OTHER BUILDING REQUIREMENTS:

REQUIREMENT DESCRIPTION	STANDARD (Feet)
Building Height* Limitations (Feet) ** 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.*	35
Building Height Limitation for a Freestanding Garage *	25
Maximum Lot Coverage (%)	70

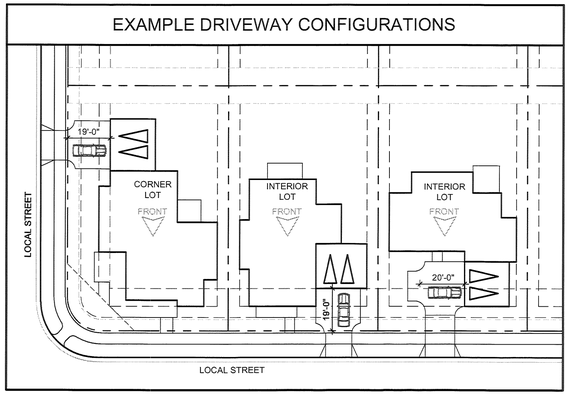
TYPICAL LOT SETBACK DIAGRAMS

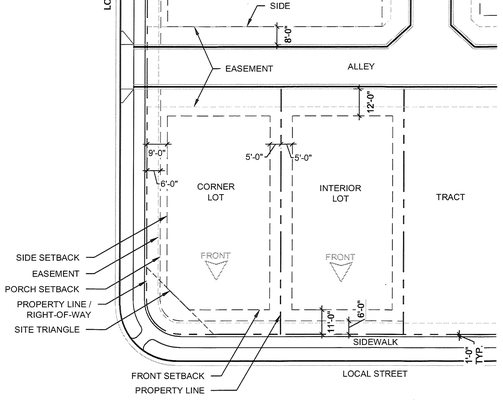
NOTE:
- EXHIBIT PROVIDED FOR REFERENCE. NOT ALL CONDITIONS ARE DEPICTED. CONSULT SETBACK TABLE FOR COMPLETE LIST OF SETBACK REQUIREMENTS.





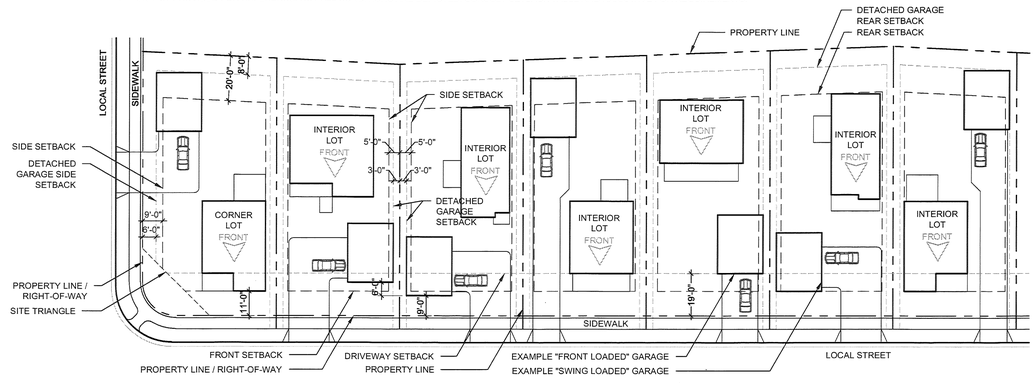
EXAMPLE DRIVEWAY CONFIGURATIONS





TYPICAL LOT SETBACK DIAGRAMS FOR LOTS WITH DETACHED GARAGES

NOTE:
- EXHIBIT PROVIDED FOR REFERENCE. NOT ALL CONDITIONS ARE DEPICTED. CONSULT SETBACK TABLE AND NARRATIVE FOR REQUIREMENTS.



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TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

PROJECT NARRATIVE

Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 5 of ~~59~~	

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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
OVERALL PROJECT PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 6 of 59



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TOWN OF FIRESTONE
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STATE OF COLORADO

DW PROJECT NUMBER: 5311

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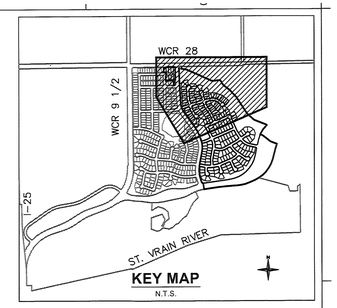
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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
ADDRESS PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 7 of ~~62~~ 59

N

0 50 100 200
SCALE: 1" = 100'



KEY MAP
N.T.S.

C.R. ROAD 28

NORTH BEND COURT
(PRIVATE DRIVE)
TRACT E
TRACT G
TRACT H
TRACT I
BAREFOOT LAKES SUBDIVISION
FILING NO. 1
REC. NO. 4145010

CLEAR CREEK DRIVE

CREEK WAY

EAGLE RIVER ROAD

TRACT A

CREEKWOOD STREET

CLEARVIEW STREET

ST. VRAIN ROAD

RIVER LANDING AVENUE

CANOE STREET

TRACT F

TRACT B

BAREFOOT LAKES SUBDIVISION
FILING NO. 1
REC. NO. 4145010

TRACT U

SEE SHEET 8

LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- PROPOSED FILING 2 BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- 15 LOT NUMBER
- (12) BLOCK NUMBER
- 4702 ADDRESS NUMBER
- CORNER LOT ORIENTATION

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER: 08001.13

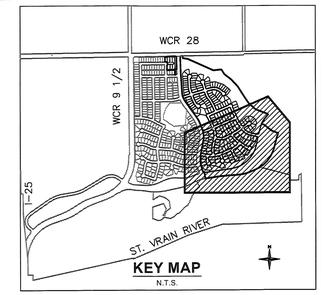
FIRESTONE INFORMATION BLOCK	
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Sheet 7 of ~~62~~ 59	

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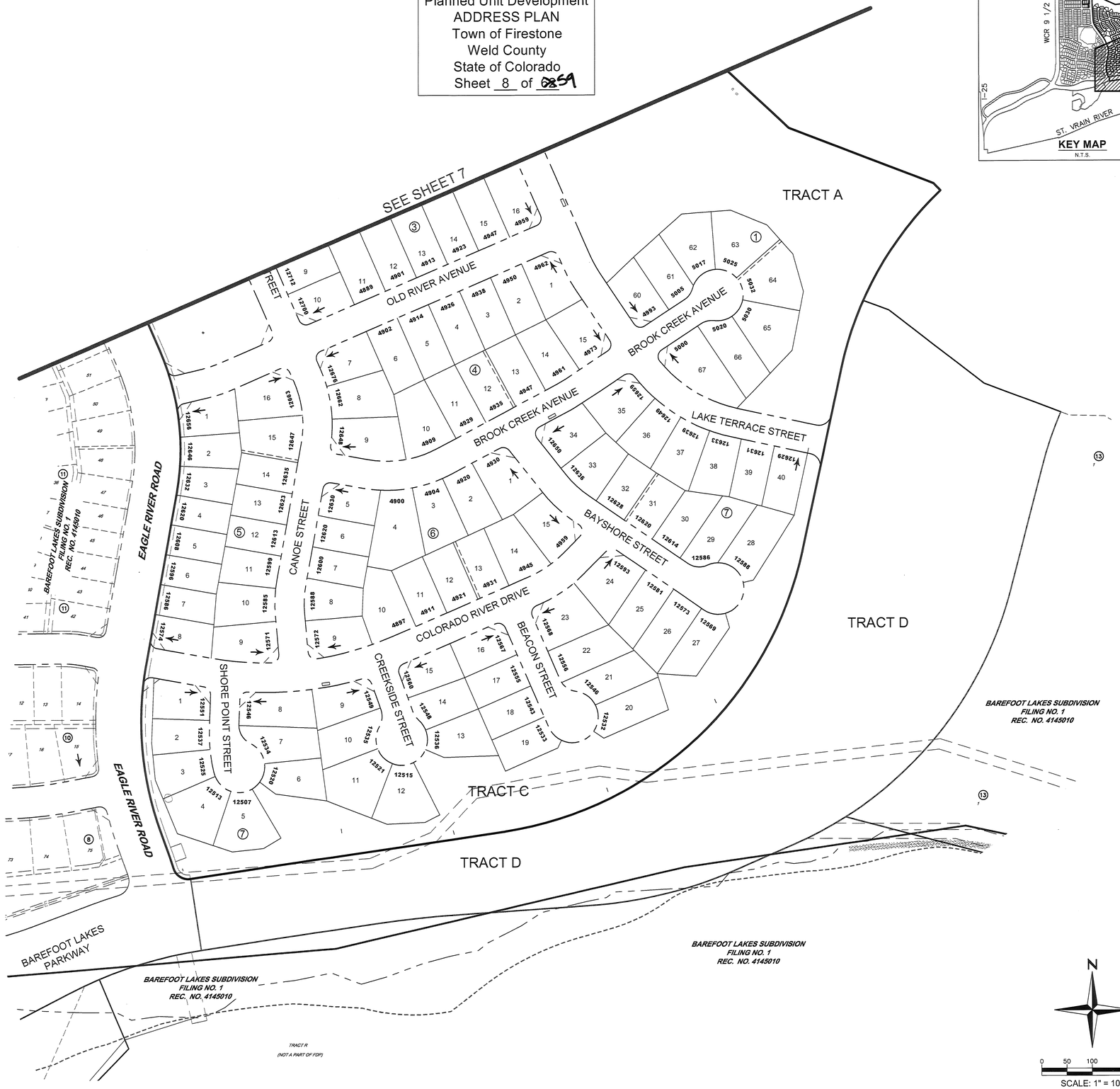
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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
ADDRESS PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 8 of 59



LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- PROPOSED FILING 2 BOUNDARY
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- 15 LOT NUMBER
- (12) BLOCK NUMBER
- 4702 ADDRESS NUMBER
- CORNER LOT ORIENTATION



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WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER: 08001.13

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Sheet 8 of 59	

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4375621 Pages: 9 of 59
02/15/2018 12:42 PM R Fee:$593.00
Carly Koppes, Clerk and Recorder, Weld County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
ADDRESS PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 9 of 59

BLOCK 1 - FILING NO. 2		
LOT	ADDRESS	STREET NAME
1	12837	Creekwood Street
2	12849	Creekwood Street
3	12859	Creekwood Street
4	12869	Creekwood Street
5	12879	Creekwood Street
6	12889	Creekwood Street
7	12897	Creekwood Street
8	12907	Creekwood Street
9	12919	Creekwood Street
10	12929	Creekwood Street
11	12920	Creekwood Street
12	12910	Creekwood Street
13	12898	Creekwood Street
14	12888	Creekwood Street
15	12878	Creekwood Street
16	12868	Creekwood Street
17	12858	Creekwood Street
18	12848	Creekwood Street
19	12855	Clearview Street
20	12865	Clearview Street
21	12873	Clearview Street
22	12885	Clearview Street
23	12889	Clearview Street
24	12901	Clearview Street
25	12886	Clearview Street
26	12870	Clearview Street
27	12864	Clearview Street
28	12854	Clearview Street
29	4861	St. Vrain Road
30	4871	St. Vrain Road
31	4883	St. Vrain Road
32	4893	St. Vrain Road
33	4903	St. Vrain Road
34	4911	St. Vrain Road
35	4919	St. Vrain Road
36	4927	St. Vrain Road
37	4933	St. Vrain Road
38	4924	St. Vrain Road
39	4908	St. Vrain Road
40	4898	St. Vrain Road
41	4892	St. Vrain Road
42	4884	St. Vrain Road
43	4872	St. Vrain Road
44	12830	Clearview Street
45	12820	Clearview Street
46	12808	Clearview Street
47	12800	Clearview Street
48	12794	Clearview Street
49	12786	Clearview Street
50	12776	Clearview Street
51	4885	River Landing Avenue
52	4895	River Landing Avenue
53	4905	River Landing Avenue
54	4915	River Landing Avenue
55	4925	River Landing Avenue
56	4939	River Landing Avenue
57	12788	Lake Terrace Street
58	12776	Lake Terrace Street
59	12766	Lake Terrace Street
60	4993	Brook Creek Avenue
61	5005	Brook Creek Avenue
62	5017	Brook Creek Avenue
63	5025	Brook Creek Avenue
64	5032	Brook Creek Avenue
65	5030	Brook Creek Avenue
66	5020	Brook Creek Avenue
67	5000	Brook Creek Avenue

BLOCK 2 - FILING NO. 2		
LOT	ADDRESS	STREET NAME
1	12815	Creekwood Street
2	12805	Creekwood Street
3	12795	Creekwood Street
4	12787	Creekwood Street
5	12779	Creekwood Street
6	12771	Creekwood Street
7	12763	Creekwood Street
8	12757	Creekwood Street
9	12774	Creekwood Street
10	12778	Creekwood Street
11	12784	Creekwood Street
12	12790	Creekwood Street
13	12806	Creekwood Street
14	12816	Creekwood Street
15	12833	Clearview Street
16	12821	Clearview Street
17	12813	Clearview Street
18	12803	Clearview Street
19	12797	Clearview Street
20	12789	Clearview Street
21	12777	Clearview Street
22	4863	River Landing Avenue
23	4849	River Landing Avenue
24	4839	River Landing Avenue

BLOCK 3 - FILING NO. 2		
LOT	ADDRESS	STREET NAME
1	4930	River Landing Avenue
2	4916	River Landing Avenue
3	4904	River Landing Avenue
4	4894	River Landing Avenue
5	4884	River Landing Avenue
6	4880	River Landing Avenue
7	12732	Canoe Street
8	12722	Canoe Street
9	12712	Canoe Street
10	12700	Canoe Street
11	4889	Old River Avenue
12	4901	Old River Avenue
13	4913	Old River Avenue
14	4923	Old River Avenue
15	4947	Old River Avenue
16	4959	Old River Avenue

BLOCK 4 - FILING NO. 2		
LOT	ADDRESS	STREET NAME
1	4962	Old River Avenue
2	4950	Old River Avenue
3	4938	Old River Avenue
4	4926	Old River Avenue
5	4914	Old River Avenue
6	4902	Old River Avenue
7	12676	Canoe Street
8	12662	Canoe Street
9	12648	Canoe Street
10	4909	Brook Creek Avenue
11	4929	Brook Creek Avenue
12	4935	Brook Creek Avenue
13	4947	Brook Creek Avenue
14	4961	Brook Creek Avenue
15	4973	Brook Creek Avenue

TRACT USE SUMMARY TABLE

TRACT	AREA (S.F. ±)	AREA (A.C. ±)	USE	OWNER	MAINTAINED BY
A	726,890	16.687	OPEN SPACE, PA	SVLMD	SVLMD
B	77,115	1.770	PARK, PA	SVLMD	SVLMD
C	158,708	3.643	OPEN SPACE, PA	SVLMD	SVLMD
D	581,984	13.361	FUTURE DEVELOPMENT/ROW	BAREFOOT LLC	BAREFOOT LLC
E	6,636	0.152	PRIVATE ROAD	SVLMD	SVLMD
F	37,945	0.871	OPEN SPACE, PA	SVLMD	SVLMD
G	14,865	0.341	OPEN SPACE, PA	SVLMD	SVLMD
H	3,080	0.071	PRIVATE ALLEY	SVLMD	SVLMD
I	3,219	0.074	OPEN SPACE, PA	SVLMD	SVLMD
TOTAL	1,610,442	36.970			

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

BLOCK 5 - FILING NO. 2		
LOT	ADDRESS	STREET NAME
1	12656	Eagle River Road
2	12646	Eagle River Road
3	12632	Eagle River Road
4	12620	Eagle River Road
5	12608	Eagle River Road
6	12596	Eagle River Road
7	12586	Eagle River Road
8	12574	Eagle River Road
9	12571	Canoe Street
10	12585	Canoe Street
11	12599	Canoe Street
12	12613	Canoe Street
13	12623	Canoe Street
14	12635	Canoe Street
15	12647	Canoe Street
16	12663	Canoe Street

BLOCK 6 - FILING NO. 2		
LOT	ADDRESS	STREET NAME
1	4930	Brook Creek Avenue
2	4920	Brook Creek Avenue
3	4904	Brook Creek Avenue
4	4900	Brook Creek Avenue
5	12630	Canoe Street
6	12620	Canoe Street
7	12600	Canoe Street
8	12588	Canoe Street
9	12572	Canoe Street
10	4897	Colorado River Drive
11	4911	Colorado River Drive
12	4921	Colorado River Drive
13	4931	Colorado River Drive
14	4945	Colorado River Drive
15	4959	Colorado River Drive

BLOCK 7 - FILING NO. 2		
LOT	ADDRESS	STREET NAME
1	12551	Shore Point Street
2	12537	Shore Point Street
3	12525	Shore Point Street
4	12513	Shore Point Street
5	12507	Shore Point Street
6	12520	Shore Point Street
7	12534	Shore Point Street
8	12546	Shore Point Street
9	12549	Creekside Street
10	12535	Creekside Street
11	12521	Creekside Street
12	12515	Creekside Street
13	12536	Creekside Street
14	12548	Creekside Street
15	12560	Creekside Street
16	12567	Beacon Street
17	12555	Beacon Street
18	12543	Beacon Street
19	12533	Beacon Street
20	12532	Beacon Street
21	12546	Beacon Street
22	12556	Beacon Street
23	12568	Beacon Street
24	12593	Bayshore Street
25	12581	Bayshore Street
26	12573	Bayshore Street
27	12569	Bayshore Street
28	12588	Bayshore Street
29	12586	Bayshore Street
30	12614	Bayshore Street
31	12620	Bayshore Street
32	12628	Bayshore Street
33	12636	Bayshore Street
34	12650	Bayshore Street
35	12659	Lake Terrace Street
36	12649	Lake Terrace Street
37	12639	Lake Terrace Street
38	12633	Lake Terrace Street
39	12631	Lake Terrace Street
40	12629	Lake Terrace Street

BLOCK 8 - FILING NO. 2		
LOT	ADDRESS	STREET NAME
1	4663	Private Drive
2	4673	Private Drive
3	4685	Private Drive
4	4695	Private Drive
5	4694	Private Drive
6	4684	Private Drive
7	4674	Private Drive

TRACTS - FILING NO. 2		
TRACT	ADDRESS	STREET NAME
Tract A	12738	Lake Terrace Street
Tract B	12705	Canoe Street
Tract C	12496	Eagle River Road
Tract K	12740	Eagle River Road

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER: 08001.13

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
ADDRESS PLAN	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.15.2016
Revision 3:	12.2.2016
Sheet 9 of 59	

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Final Development Plan
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Planned Unit Development
SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 10 of ~~32~~59

C.R. ROAD 28

L=47.12
R=30.00
D=90°00'00"
CHB=S45°43'26"E
CH=42.43

L=44.73
R=30.00
D=85°25'08"
CHB=N41°59'07"E
CH=40.70

55' RIGHT-OF-WAY DEDICATED
RECEPTION NO. 3467131

N0°42'02"W 12.00'
N89°16'34"E 55.00'
N89°16'34"E 182.20'
N89°16'34"E 114.00'
N79°24'51"W 57.81'
N89°16'20"E 32.40'
S0°43'40"E 51.81'
S81°38'23"E 115.49'
S65°33'14"E 657.81'
N83°32'44"E 188.80'
S32°54'01"E 131.70'

N85°27'43"E
90.20'(TIE)

N0°42'02"W 113.64'
S0°43'26"E 105.66'
N0°43'26"W 111.66'

1 6,474 SF 0.149 AC
2 7,490 SF 0.172 AC
3 6,984 SF 0.160 AC
4 7,514 SF 0.173 AC
5 7,082 SF 0.163 AC
6 6,297 SF 0.145 AC
7 7,370 SF 0.176 AC
8 5,984 SF 0.137 AC
9 9,973 SF 0.229 AC
10 9,849 SF 0.226 AC
11 8,007 SF 0.184 AC
12 7,425 SF 0.170 AC
13 8,155 SF 0.187 AC
14 5,841 SF 0.134 AC
15 5,650 SF 0.130 AC
16 6,071 SF 0.139 AC
17 7,639 SF 0.175 AC
20 7,237 SF 0.166 AC
21 7,023 SF 0.161 AC
22 8,687 SF 0.199 AC
23 9,499 SF 0.218 AC
24 11,024 SF 0.253 AC
25 8,838 SF 0.203 AC
26 6,453 SF 0.148 AC
27 6,189 SF 0.142 AC.

NORTH BEND COURT
(PRIVATE DRIVE)
L=125.48
R=50.00
D=143°47'04"
CHB=N31°31'02"W
CH=95.05
L=10.75
R=15.00
D=41°04'31"
CHB=N19°50'14"E
CH=10.52
L=24.24'
S89°17'58"W 152.41'(NR)
S89°17'58"W 138.96'(NR)
TRACT E
6,636 SF
0.152 AC
TRACT G
14,865 SF
0.341 AC
L42
L43
60' ROW
30' 30'

L=164.90
R=5045.00
D=1°52'22"
CHB=S1°39'37"E
CH=164.90

L=263.52
R=4955.00
D=3°02'50"
CHB=N2°14'51"W
CH=263.49

S89°17'58"W 24.34'
S89°17'58"W 170.74'
S89°17'58"E 154.00'
S89°17'58"W 20.00'
TRACT H
3,080 SF
0.071 AC
5' GAS EASEMENT
REC. NO. 4145010
TRACT I
3,219 SF
0.074 AC
N48°34'12"W 13.42'
N0°42'02"W 103.00'
S0°42'02"E 132.00'

CLEAR CREEK DRIVE
EAGLE RIVER ROAD
PARK CREEK WAY
CREEKWOOD STREET
CLEARVIEW STREET
58' ROW
90' ROW
45' 45'

BAREFOOT LAKES SUBDIVISION
FILING NO. 1
REC. NO. 4145010

UNPLATTED
UNPLATTED
UNPLATTED

TRACT A
726,890 SF
16.687 AC

N87°27'50"E
153.36'
S02°32'10"E
30.00'
EX. WETLAND LIMITS
S87°27'50"W
153.30' DRAINAGE EASEMENT
5' WALK
30' GAS EASEMENT
8' UTILITY EASEMENT
N63°29'11"E
63.15'
N84°24'40"E
31.58'
S42°33'42"W
63.40'
S47°26'18"E
120.00'
S05°35'20"E 120.00'
STREET LIGHT (TYP.)
N33°58'59"E
35.23'
S86°13'44"W 105.05'
N35°21'09"W
70.43'
N56°28'09"E
62.31'
N73°31'08"W 81.75'
S86°13'44"W. 144.39'. (NR)
S86°13'44"W. 141.01'. (NR)
S33°31'51"E 134.30'
S08°19'08"W 113.67'
N43°48'43"W
44.04'
N46°11'17"W 121.14'
N13°01'02"W
60.66'
S46°11'17"E
S75°15'25"W 121.44'(NR)
S75°15'25"W 128.72'. (NR)
S75°15'25"W 130.22'
S14°44'35"E
10.65'
N14°44'35"W 10.85'
S17°55'37"E
10.08'
N17°55'37"W 10.08'
N60°53'29"E 114.88'
S03°47'13"E
68.80'
N03°46'16"W 385.62'
N03°46'16"W 458.99'
S03°46'16"E 287.38'
S0°43'26"E 111.66'
S0°42'02"E 129.00'
N0°42'02"W 129.00'
S0°35'20"E 57.38'
N0°42'02"W 126.94'
N0°42'02"W 126.97'
N0°42'02"W 126.99'
N0°42'02"W 139.18'
N0°42'02"W 114.50'
N0°42'02"W 114.50'
N0°42'02"W 83.29'
N0°42'02"W 103.29'
N0°42'02"W 113.64'
S0°43'26"E 105.66'
S0°42'02"E 132.00'
N0°43'26"W 111.66'
S0°43'26"E 111.66'
S0°43'26"E 105.66'
S0°42'02"E 129.00'
N0°42'02"W 129.00'
S0°35'20"E 57.38'
N0°42'02"W 126.94'
N0°42'02"W 126.97'
N0°42'02"W 126.99'
N0°42'02"W 139.18'
N0°42'02"W 114.50'
N0°42'02"W 114.50'
N0°42'02"W 83.29'
N0°42'02"W 103.29'
N0°42'02"W 113.64'
S0°43'26"E 105.66'
S0°42'02"E 132.00'
N0°43'26"W 111.66'

SEE SHEET 11
SEE SHEET 12

NOTES

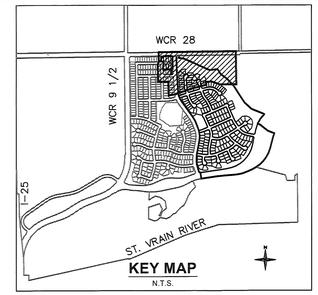
1. REFER TO SHEET 5 FOR BUILDING SETBACKS AND TYPICAL LOT SETBACK DIAGRAMS.

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

BACK LOT LINE
8' UTILITY & DRAINAGE EASEMENT
8' UTILITY & DRAINAGE EASEMENT
LOT
LOT
1' DRAINAGE EASEMENT
1' DRAINAGE EASEMENT
INTERIOR LOT LINE
TRACT LINE
5' UTILITY EASEMENT
5' UTILITY EASEMENT
TRACT LINE
6' UTILITY EASEMENT
6' UTILITY EASEMENT
FRONT LOT LINE
(RIGHT-OF-WAY)

TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED



KEY MAP
N.T.S.

N

0 25 50 100
SCALE: 1" = 50'

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER: 08001.13

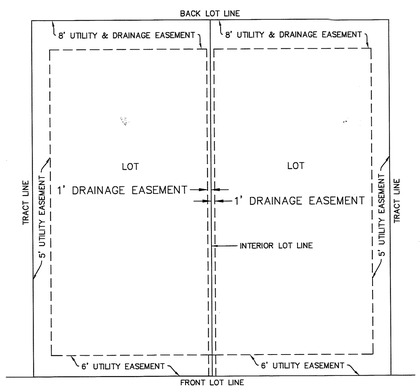
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SITE PLAN	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.15.2016
Revision 3:	12.2.2016
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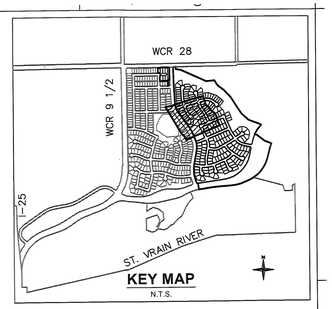
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Barefoot Lakes Filing No. 2
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SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 11 of ~~58~~ 59



TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED







NOTES

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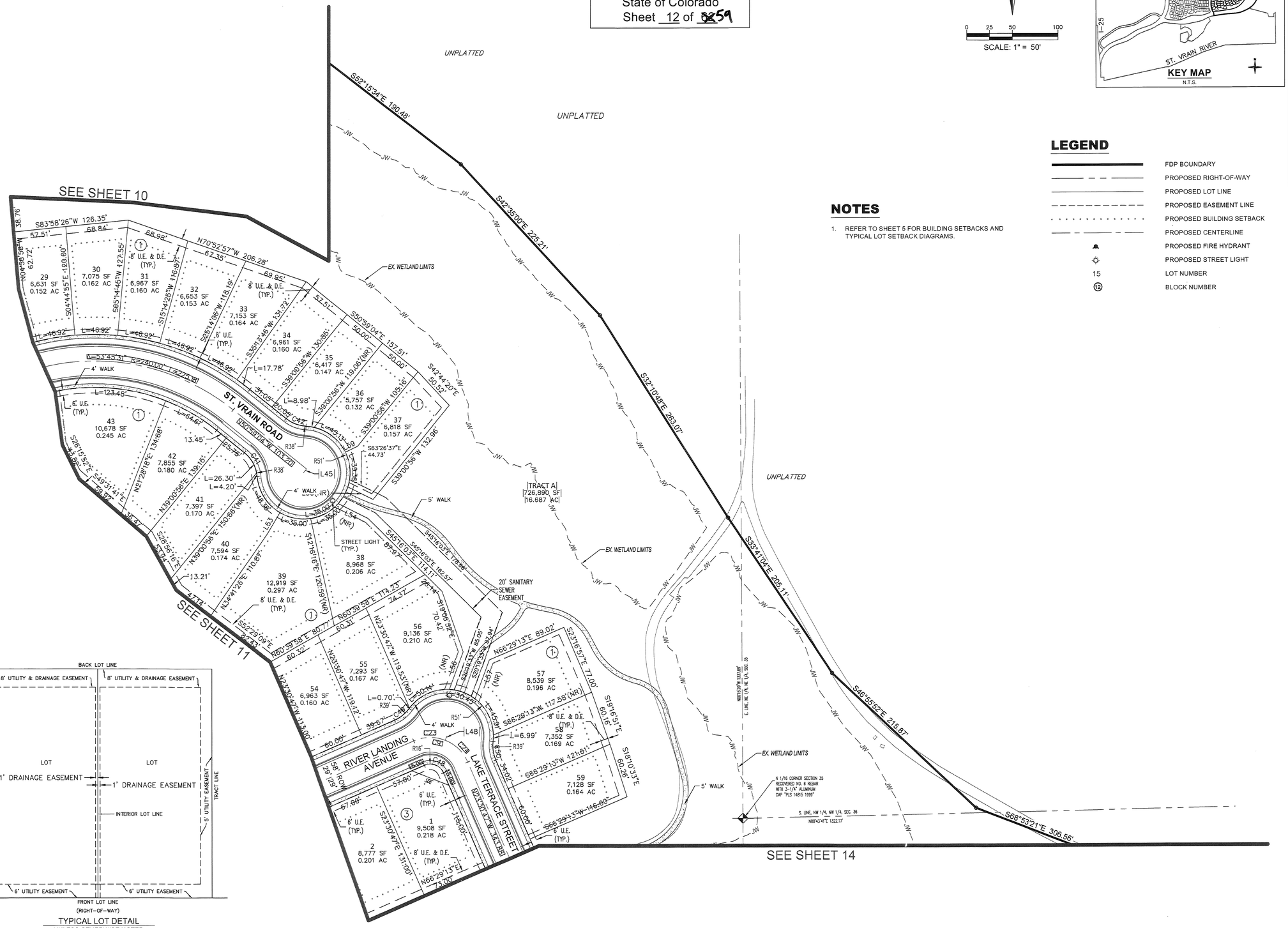
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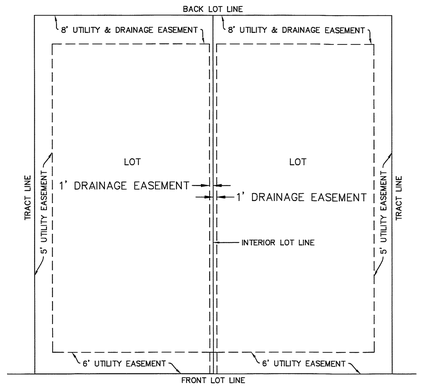
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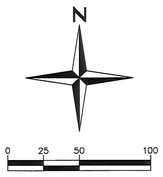
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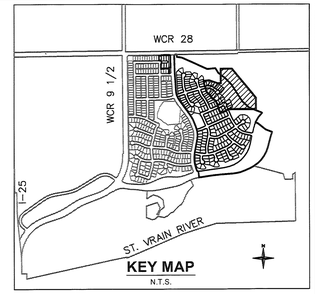
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Planned Unit Development
SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 12 of ~~59~~





TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED





NOTES

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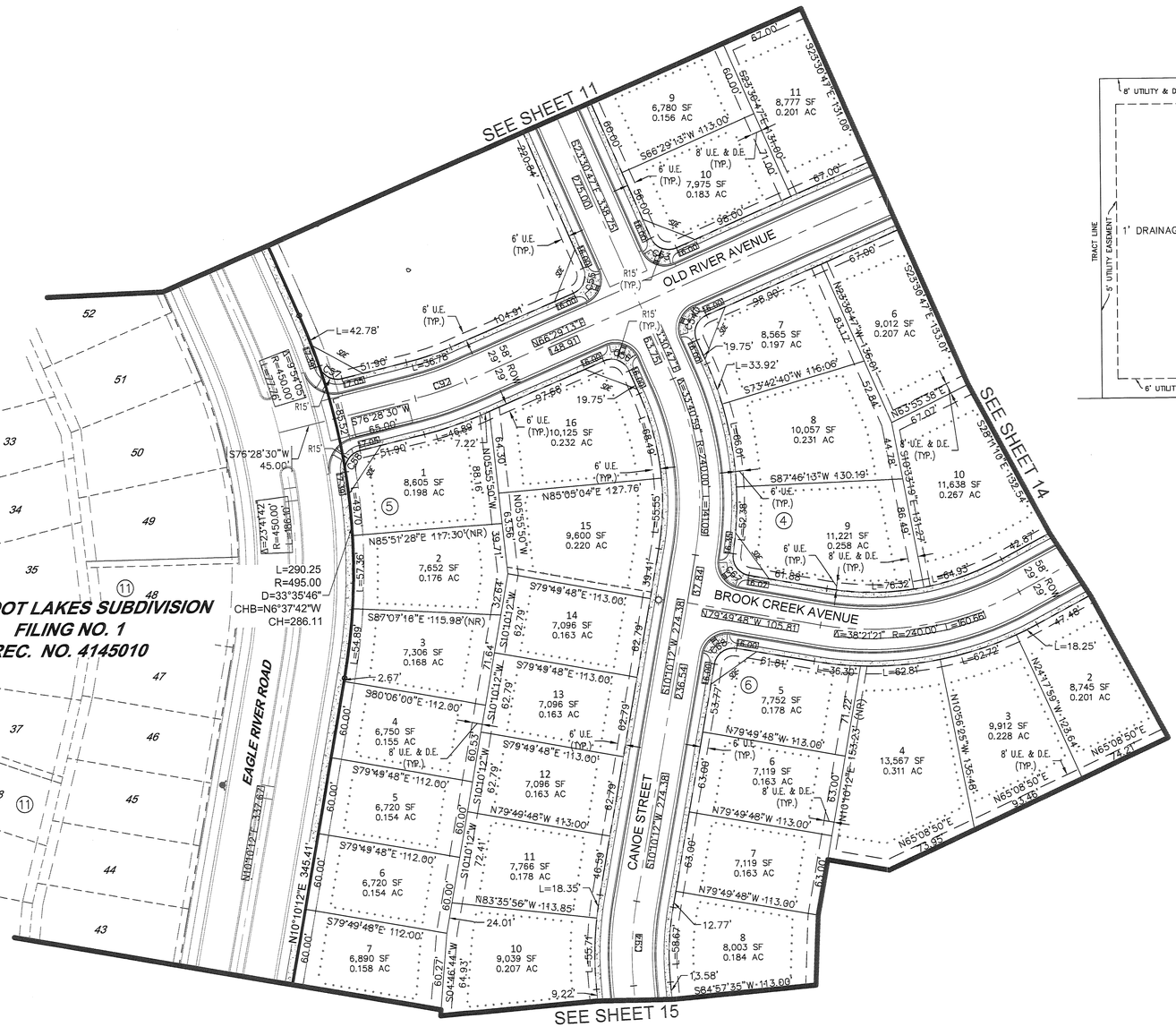
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Revision 2:	9.15.2016
Revision 3:	12.2.2016
Sheet 12 of ~~59~~	

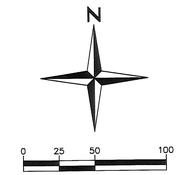
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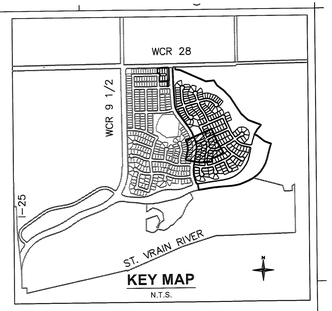
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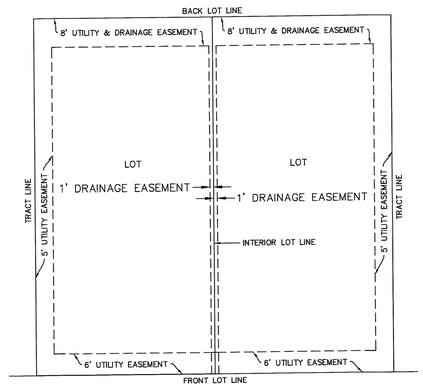
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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 13 of ~~82~~ 59









TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED

NOTES

1. REFER TO SHEET 5 FOR BUILDING SETBACKS AND TYPICAL LOT SETBACK DIAGRAMS.

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

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER: 08001.13

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
SITE PLAN	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.15.2016
Revision 3:	12.2.2016
Sheet 13 of ~~82~~ 59	

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Barefoot Lakes Filing No. 2
Planned Unit Development
SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 14 of ~~59~~ 59

SEE SHEET 12

SEE SHEET 13

SEE SHEET 15

TRACT A
726,890 SF
16.687 AC

TRACT D
581,984 SF
13.361 AC

TRACT
581,984
13.361

EX. WETLAND LIMITS

OLD RIVER AVENUE (58' ROW, 29' B-B)

BROOK CREEK AVENUE (58' ROW, 29' B-B)

LAKE TERRACE STREET (58' ROW, 29' B-B)

BAYSHORE STREET (58' ROW, 29' B-B)

UNPLATTED

ST. VRAIN RIVER

WCR 28

WCR 9 1/2

I-25

KEY MAP
N.T.S.

SCALE: 1" = 50'

L=268.20
R=685.00
D=22°26'01"
CHB=S35°03'40"W
CH=266.49

L=114.19
R=748.00
D=8°44'49"
CHB=S18°46'38"W
CH=114.08

L=682.09
R=750.00
D=52°06'28"
CHB=S40°27'28"W
CH=658.82

54' ACCESS & PEDESTRIAN ACCESS EASEMENT

TEMPORARY TURN AROUND

ACCESS & PEDESTRIAN ACCESS EASEMENT

STREET LIGHT (TYP.)

8' WALK

4' WALK

6' U.E. (TYP.)

8' U.E. & D.E. (TYP.)

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

TRACT D
581,984 SF
13.361 AC

NOTES

1. REFER TO SHEET 5 FOR BUILDING SETBACKS AND TYPICAL LOT SETBACK DIAGRAMS.

BACK LOT LINE
8' UTILITY & DRAINAGE EASEMENT
LOT
1' DRAINAGE EASEMENT
INTERIOR LOT LINE
TRACT LINE
5' UTILITY EASEMENT
6' UTILITY EASEMENT
FRONT LOT LINE
(RIGHT-OF-WAY)

TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED

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BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER: 08001.13

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SITE PLAN	
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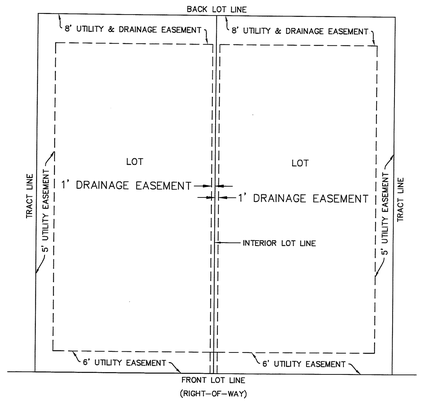
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Final Development Plan
Barefoot Lakes Filing No. 2
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SITE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 15 of ~~58~~ 59

NOTES

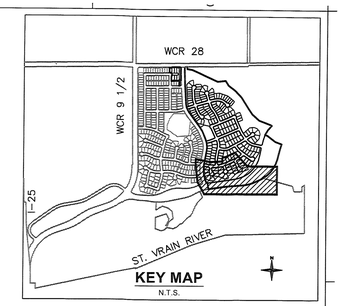
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TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED

N

0 25 50 100
SCALE: 1" = 50'



KEY MAP
N.T.S.

LEGEND

- FDP BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
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STATE OF COLORADO

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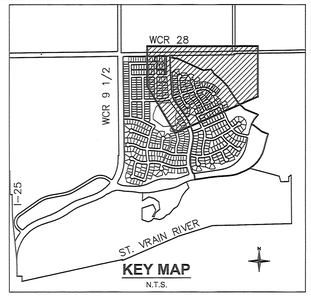
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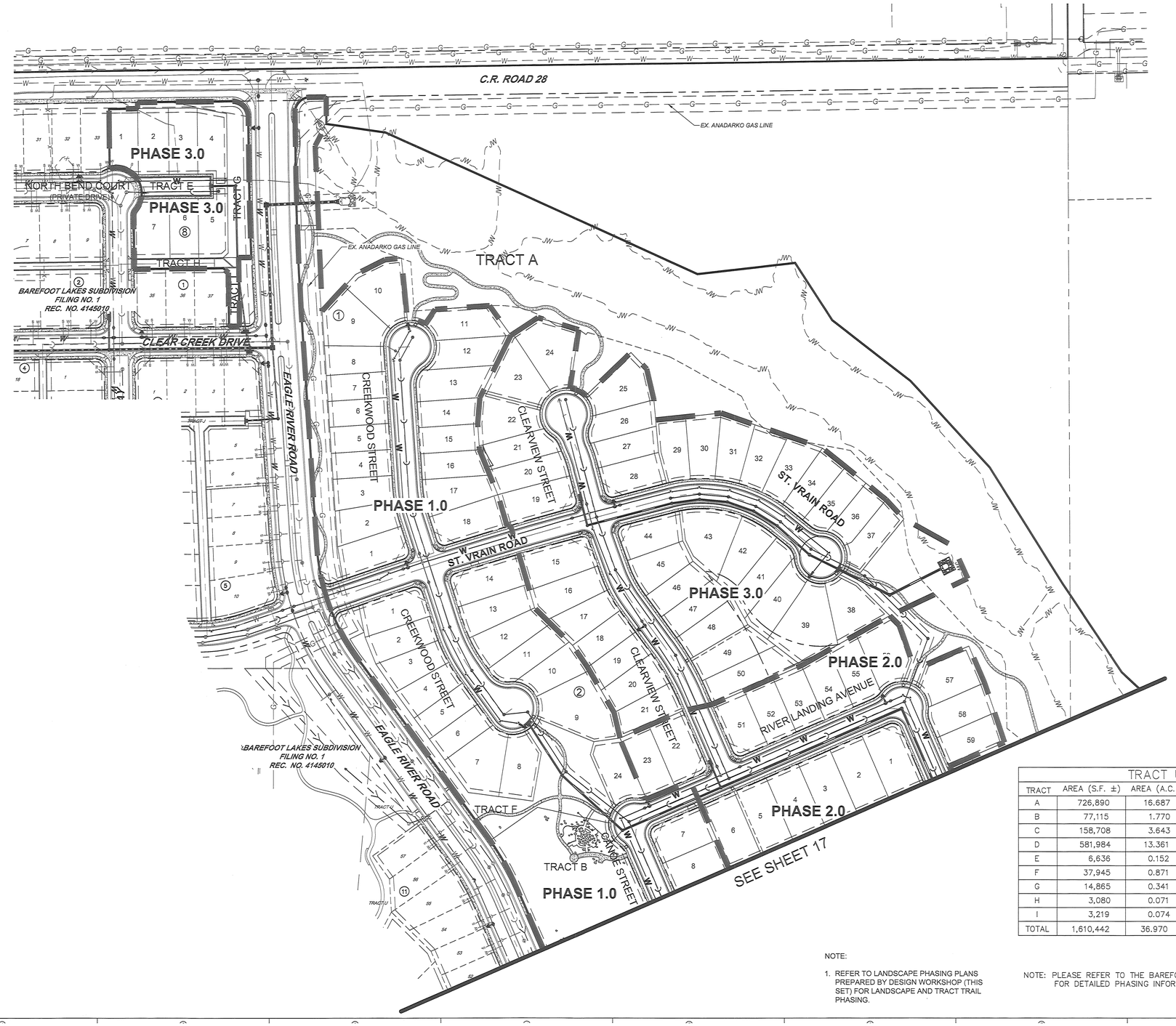
Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
TRACT, UTILITY,
AND PHASING PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 16 of 62

N

0 50 100 200
SCALE: 1" = 100'



KEY MAP
N.T.S.



EXISTING LEGEND

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

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 WATER LINE
- PROPOSED MANHOLE w/ DIA. (FT.)
- 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

TRACT USE SUMMARY TABLE

TRACT	AREA (S.F. ±)	AREA (A.C. ±)	USE	OWNER	MAINTAINED BY
A	726,890	16.687	OPEN SPACE, PA	SVLMD	SVLMD
B	77,115	1.770	PARK, PA	SVLMD	SVLMD
C	158,708	3.643	OPEN SPACE, PA	SVLMD	SVLMD
D	581,984	13.361	FUTURE DEVELOPMENT/ROW	BAREFOOT LLC	BAREFOOT LLC
E	6,636	0.152	PRIVATE ROAD	SVLMD	SVLMD
F	37,945	0.871	OPEN SPACE, PA	SVLMD	SVLMD
G	14,865	0.341	OPEN SPACE, PA	SVLMD	SVLMD
H	3,080	0.071	PRIVATE ALLEY	SVLMD	SVLMD
I	3,219	0.074	OPEN SPACE, PA	SVLMD	SVLMD
TOTAL	1,610,442	36.970			

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

NOTE:

1. REFER TO LANDSCAPE PHASING PLANS PREPARED BY DESIGN WORKSHOP (THIS SET) FOR LANDSCAPE AND TRACT TRAIL PHASING.

NOTE: PLEASE REFER TO THE BAREFOOT LAKES FILING NO. 2 FINAL CONSTRUCTION PLANS FOR DETAILED PHASING INFORMATION.

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER: 08001.13

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
TRACT, UTILITY, AND PHASING PLAN	
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Filing #:	2
Phase #:	
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Revision 3:	12.2.2016
Sheet 16 of ~~58~~ 59	

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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
TRACT, UTILITY,
AND PHASING PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 17 of 62

TRACT USE SUMMARY TABLE					
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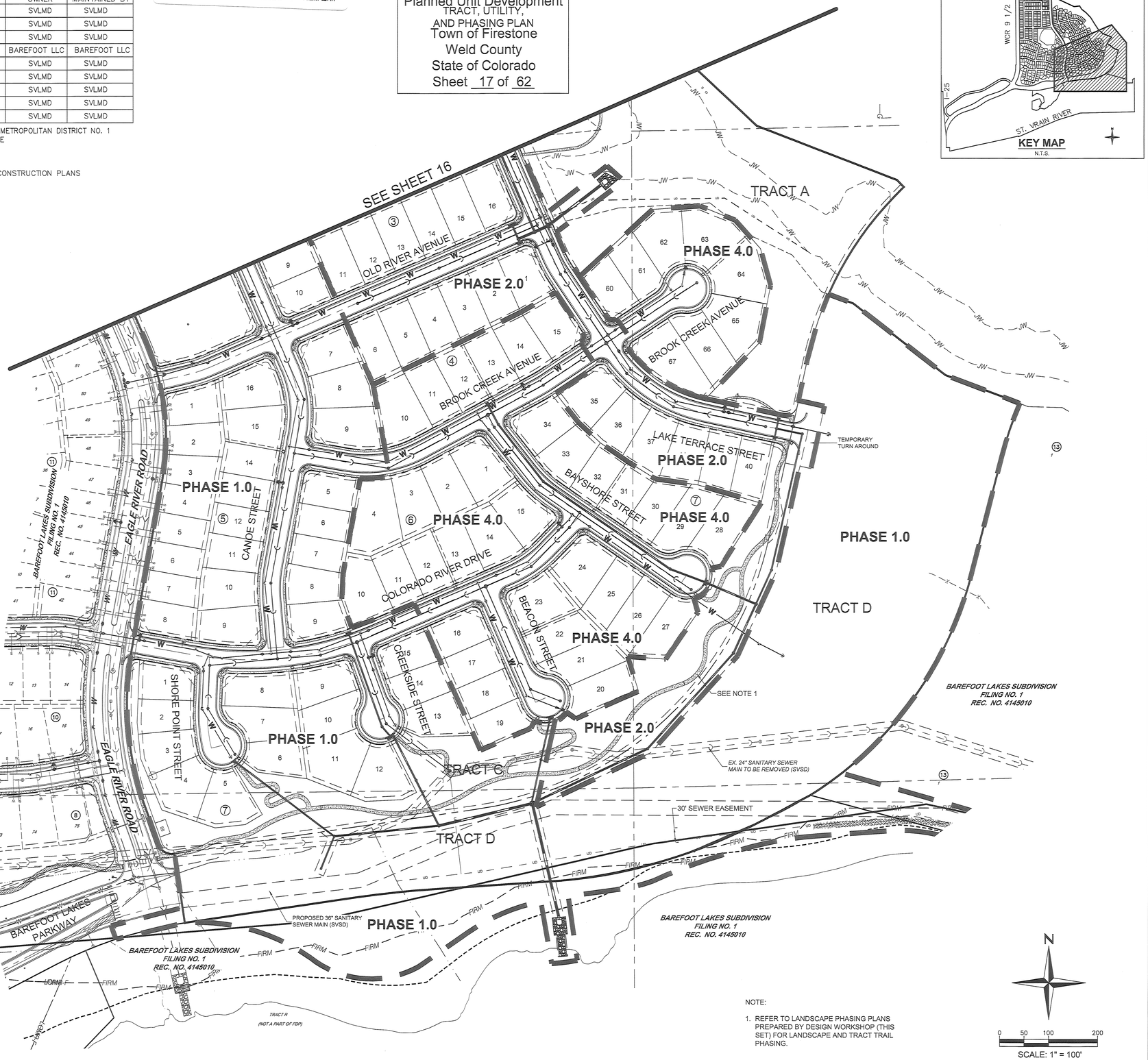
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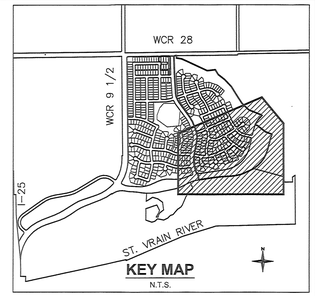
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- PROPOSED FIRE HYDRANT
- PROPOSED PLUG/CAP





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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER: 08001.13

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
TRACT, UTILITY, AND PHASING PLAN	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
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Sheet 17 of ~~62~~ 59	

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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
LANDSCAPE PHASING PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 18 of 59

FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
LANDSCAPE PHASING PLAN	
Name of application:	Barefoot Lakes Filing No. 2
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DW PROJECT NUMBER: 5311

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Barefoot Lakes Filing No. 2
Planned Unit Development
PLANTING GENERAL INFO.
Town of Firestone
Weld County
State of Colorado
Sheet 20 of 59



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BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

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PLANTING GENERAL INFORMATION	
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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
LANDSCAPE STANDARDS
Town of Firestone
Weld County
State of Colorado
Sheet 19 of ~~82~~ 59

Barefoot Lakes Filing 2 Landscape Design Standards

General Standards

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

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

1. **Stewardship** - The conservation of water and use of native or adaptive plants is important for stewardship of resources and support of habitat for birds, bees, butterflies, and wildlife.

2. **Visual Unity** - The landscape should transition seamlessly between lots, between lots and streetscape, and between lots and open space. Residential and commercial landscape improvements can achieve this transition with the following techniques: using complementary materials, developing complementary plant palettes and planting arrangements, and/or using a continuum with more formal plantings near residences transitioning to less formal, more prairie-style planting design to blend into open spaces.

3. **Support of Wellness** - Trees and ornamental plantings provide shade, habitat, and visual interest. These in turn support human comfort and encourage wellness activities like walking and recreating in nature. Appropriate amounts of native and/or adaptive plantings of grasses, perennials, shrubs, and trees are incorporated, as shown in the landscape plan on Sheets 22 through 27.

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. Astroturf is prohibited on private residential lots.

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. Regreen™ (or an equivalent cover crop) is added to this mix, as it will form a quick cover crop that out-competes cheat grass and other weeds. 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 (Bouteluoa gracilis), Sheep fescue (Festuca ovina), Buffalo grass (Buchloe dactyloides), and Regreen™ (Triticum aestivum xElytrigia elongate).

7. Irrigation

   a. The use of drip irrigation for shrub and perennial areas is encouraged.

   b. Irrigation must be 5 feet from foundations per geotechnical recommendations.

   c. Permanent irrigation 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 44 through 49) for approved fence details and Fence Standards.

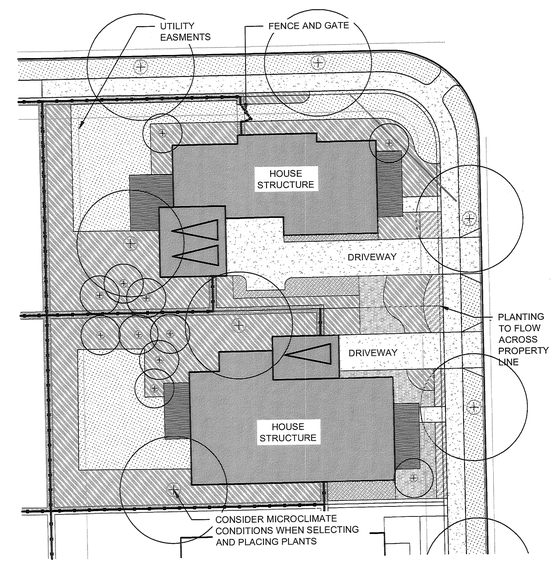
9. Front Yard Tree Planting/Tree Lawn Planting

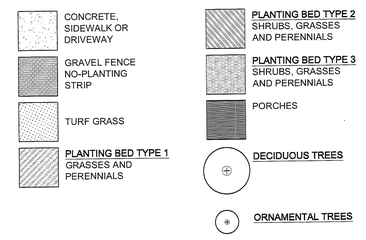
   a. A minimum of one 2-inch caliper tree in a tree lawn is required per dwelling. In those areas where driveway and/or utility easements prevent placement in the tree lawn, trees shall be placed in the front yard no more than 12 feet from back of sidewalk.

   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





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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
LANDSCAPE STANDARDS	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 19 of ~~82~~ 59	

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Pages: 21 of 59
02/10/2016 12:42 PM
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Doug Lawrence, Weld County, CO

MASTER PLANT SCHEDULES

Abbreviation/ Groupings	Scientific Name	Common Name	Size	Spacing	Detail	Notes
Trees						
CAT-1	*Catalpa speciosa*	Catalpa	3" CAL.			
CAT-2	*Catalpa speciosa*	Catalpa	3" CAL.			
CAT-3	*Catalps speciosa*	Catalpa	3" CAL.			
CRA	*Crataegus crus-galli var. inermis*	Thornless Cockspur Hawthorn	2" CAL.			
GTS	*Gleditsia triacanthos f. inermis 'Skycole'*	Skyline Honeylocust	3" CAL.			
JUN-2	*Juniperus scopulorum 'Wichita Blue'*	Wichita Blue Juniper	8' HT.			
PNI-1	*Pinus nigra*	Austrian Pine	8' HT.			
PNI-2	*Pinus nigra*	Austrian Pine	7' HT.			
PPA-1	*Populus x acuminata*	Lanceleaf Cottonwood	8' HT.			
PPA-2	*Populus x acuminata*	Lanceleaf Cottonwood	3" CAL.			
PPA-3	*Populus x acuminata*	Lanceleaf Cottonwood	3" CAL.			
PPN-2	*Populus angustifolia*	Narrowleaf Cottonwood	3" CAL.			
PPN-3	*Populus angustifolia*	Narrowleaf Cottonwood	3" CAL.			
PYP	*Pinus edulis*	Pinyon Pine	3" CAL.			
PYR	*Pyrus calleryana 'Cleveland Select'*	Cleveland Select Pear	2" CAL.			
QUB-1	*Quercus bicolor*	Swamp White Oak	3" CAL.			
QUB-2	*Quercus bicolor*	Swamp White Oak	3" CAL.			
QUM-1	*Quercus macrocarpa*	Bur Oak	3" CAL.			
QUM-2	*Quercus macrocarpa*	Bur Oak	3" CAL.			
QUM-3	*Quercus macrocarpa*	Bur Oak	3" CAL.			
SAL-1	*Salix amygdaloides*	Peachleaf Willow	3" CAL.			
SAL-2	*Salix amygdaloides*	Peachleaf Willow	2" CAL.			
UAV	*Ulmus american 'Valley Forge'*	Valley Forge Elm	3" CAL.			
Shrubs						
DSM-1	*Chrysothamnus nauseosus*	Rubber Rabbit Brush	1 Gal	5' min	9.4	Mix: ref 1/L10-4
DSM-1 OR DSM-2	*Chrysothamnus nauseosus*	Rubber Rabbit Brush	5 Gal	5' min	9.4	Mix: ref 1/L10-4
DSM-2	*Atriplex canescens*	Four Wing Salt Bush	1 Gal	5' min	9.4	Mix: ref 1/L10-4
DSM-1 OR DSM-2	*Atriplex canescens*	Four Wing Salt Bush	5 Gal	5' min	9.4	Mix: ref 1/L10-4
DSM-1 OR DSM-2	*Pyspcarpus monogynus*	Moutain Ninebark	3 Gal	5' min	9.4	Mix: ref 1/L10-4
DSM-1 OR DSM-2	*Rhus trilobata*	Three Leaf Sumac	5 gal	4' o.c.	9.4	Mix: ref 1/L10-4
DSM-1 OR DSM-2	*Rhus trilobata*	Three Leaf Sumac	3 Gal	4' o.c.	9.4	Mix: ref 1/L10-4
DSM-1 OR DSM-2	*Yucca sp.*	Yucca	1 Gal	5' min	9.4	Mix: ref 1/L10-4
RAL	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	5 Gal	4' o.c.	9.4	
JCA	*Juniperus communis 'Alpine Carpet'*	Carpet Juniper	3 Gal	4'-6'	9.4	
Grasses (Ornamental)						
CKF	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass	1 Gal	4' o.c.	9.7	
Perrenials						
PAS	*Perovskia atriplicifolia*	Russian Sage	3 Gal	30" o.c.	9.8	Per Plan
SNC	*Salvia nemorosa 'Caradonna'*	Cardonna Salvia	1 Gal	24" o.c.	9.8	Triangular spacing
SSM	*Salvia sylvestris x 'Mainact'*	May Night Salvia	1 Gal	24" o.c.	9.8	Triangular spacing
NPL	*Nepeta 'Psfike'*	Little Trudy Catmint	F 15	18" o.c.	9.8	Qty per Flat; Triangular spacing
NFW	*Nepeta faassennii 'Walker's Low'*	Walker's Low Catmint	1 Gal	30" o.c.	9.8	Triangular spacing
ECH	*Echinacea purpurea*	Eastern Purple Coneflower	1 Gal	30" o.c.	9.8	Triangular spacing
ABF	*Agastache Blue Fortune*	Blue Fortune Hybrid Hyssop	1 Gal	24" o.c.	9.8	Triangular spacing
SNP	*Symphyotrichum novae-angliae 'Purple Dome'*	Purple Dome Aster	1 Gal	30" o.c.	9.8	Triangular spacing
SAN	*Salvia nemorosa*	Sensation Rose	1 Gal	30" o.c.	9.8	Triangular spacing
Seed Mixes						
SMM	*(Shortgrass Meadow Mix)*	REF SPEC	Seed	REF SPEC		Weastern Wheat Grass, Blue Gramma, Sideoats Gramma, Green needlegrass, Buffalo Grass, ThickSpike Wheat Grass, Switchgrass
SMM at DSM 1 and 2	*(Shortgrass Meadow Mix matrix for DSM areas)*		Seed			Same
WGM	*(Wet Grass Meadow Mix)*	REF SPEC	Seed	REF SPEC		Marsh Blazing Star, Sideoats Gramma, Colorado Rush, Inland Rush, Leaft Tussock Sedge, Switchgrass, Bronze Sedge, Narrow Fruit Sedge
TLM	*(Tree Lawn Mix)*	REF SPEC	Seed	REF SPEC		Kentucky Bluegrass, Perennial Ryegrass, Creeping Red Fescue
LLM	*(Landscape Lawn Mix)*	REF SPEC	Seed	REF SPEC		Hard Fescue, Sheep Fescue, Chewing Fescue, Creeping Red Fescue
WTP	*(Warm Tone Perennials Mix)*	REF SPEC	Seed	REF SPEC		Yellow Yarrow, Black-Eyed Susan, Gilardia (Blanket Flower), Sulphur Flower, Scarlet Gilia, Orange Poppie, Short Meadow Grass Mix
CTP	*(Cool Tone Perennials Mix)*	REF SPEC	Seed	REF SPEC		White Yarrow, Blue Flax, Globe Gilia, Penstemon fruticosus, Colorado Tansy Aster, Fireweed, Short Meadow Grass Mix

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
PLANT SCHEDULE
Town of Firestone
Weld County
State of Colorado
Sheet 21 of ~~52~~ 59

SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAIL(S)
9.0	**PLANTING AND LANDSCAPE**		
9.1	Deciduous Tree Planting	1,2 / 26	
9.2	Deciduous Multi-Trunk Tree Planting	3,4 / 26	
9.3	Evergreen Tree Planting	1, 2 / 27	
9.4	Shrub Planting	5,6 / 26	
9.5	Dry Shrub Mix Modules	3 / 27	
9.6	Wet Shrub Mix Modules	4 / 27	
9.7	Clump Grass Planting	3 / 28	
9.8	Perennial Planting	5 / 28	1,6 / 28
9.9	Groundcover Planting	2 / 28	1,6 / 28
9.10	Lawn	4 / 28	6 / 28
9.11	Landscape Edging	6 / 28	2,4,5 / 28
9.12	Mulch		1-6 / 26; 1,2 / 27; 2,3,5,6 / 28

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

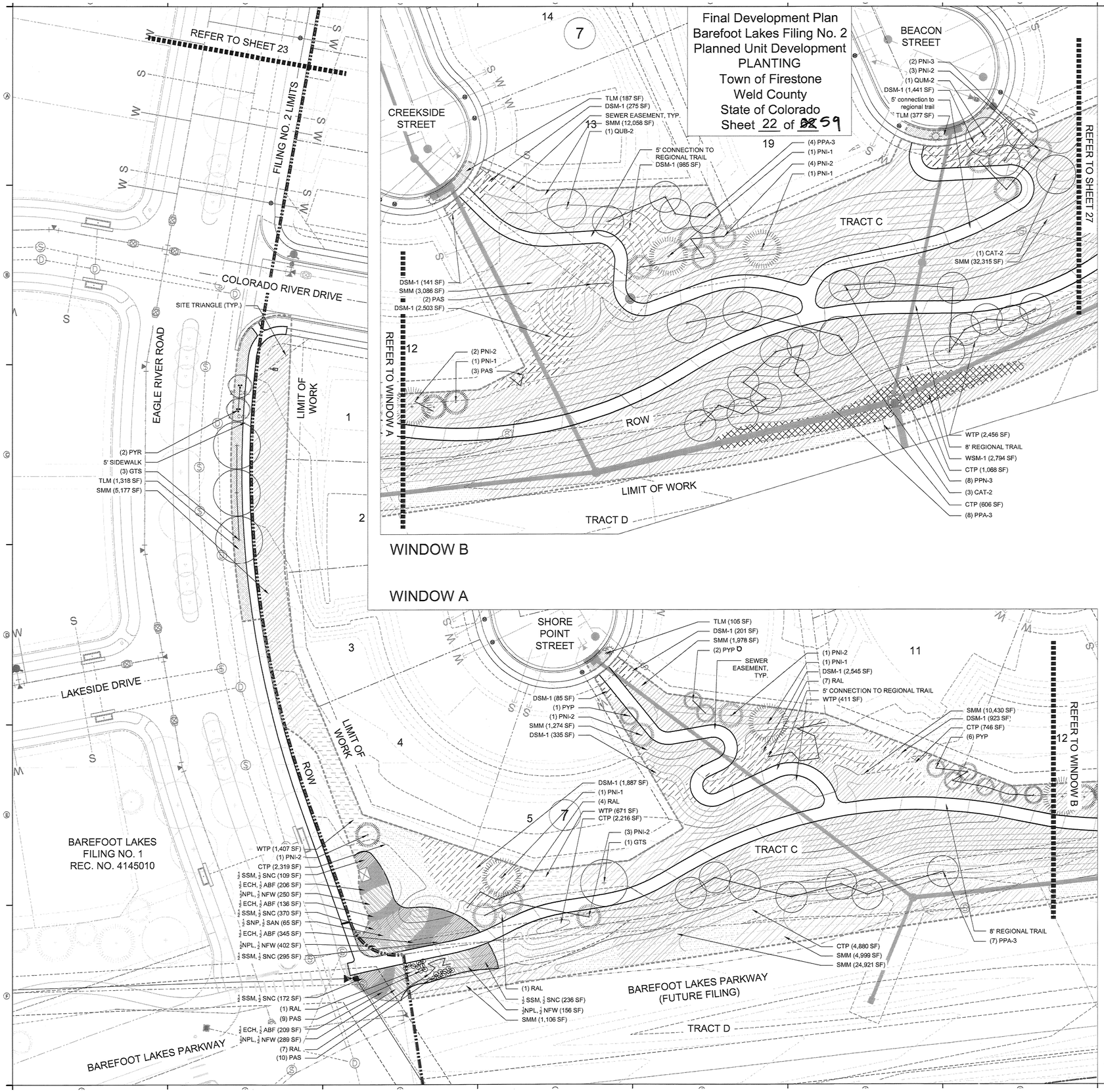
FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
PLANT SCHEDULE	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 21 of ~~52~~ 59	

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Pages: 22 of 59
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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 22 of ~~59~~



SITE KEYNOTES:

	DETAIL / SHEET	RELATED DETAIL(S)
9.0 PLANTING AND LANDSCAPE		
9.1 Deciduous Tree Planting	1,2 / 26	
9.2 Deciduous Multi-Trunk Tree Planting	3,4 / 26	
9.3 Evergreen Tree Planting	1, 2 / 27	
9.4 Shrub Planting	5,6 / 26	
9.5 Dry Shrub Mix Modules	3 / 27	
9.6 Wet Shrub Mix Modules	4 / 27	
9.7 Clump Grass Planting	3 / 28	
9.8 Perennial Planting	5 / 28	1,6 / 28
9.9 Groundcover Planting	2 / 28	1,6 / 28
9.10 Lawn	4 / 28	6 / 28
9.11 Landscape Edging	6 / 28	2,4,5 / 28
9.12 Mulch		1-6 / 26; 1,2 / 27; 2,3,5,6 / 28

PLANT LEGEND (REF 19 FOR MASTER PLANT SCHEDULE)

Abbreviation/ Groupings	Scientific Name	Common Name	Size
Trees			
CAT-1	*Catalpa speciosa*	Catalpa	3" CAL.
CAT-2	*Catalpa speciosa*	Catalpa	3" CAL.
CAT-3	*Catalpa speciosa*	Catalpa	3" CAL.
CRA	*Crataegus crus-galli var. inermis*	Thornless Cockspur Hawthorn	2" CAL.
GTS	*Gleditsia triacanthos f. inermis 'Skycole'*	Skyline Honeylocust	3" CAL.
JUN-2	*Juniperus scopulorum 'Wichita Blue'*	Wichita Blue Juniper	8' HT.
PNI-1	*Pinus nigra*	Austrian Pine	8' HT.
PNI-2	*Pinus nigra*	Austrian Pine	7' HT.
PPA-1	*Populus x acuminata*	Lanceleaf Cottonwood	8' HT.
PPA-2	*Populus x acuminata*	Lanceleaf Cottonwood	3" CAL.
PPA-3	*Populus x acuminata*	Lanceleaf Cottonwood	3" CAL.
PPN-2	*Populus angustifolia*	Narrowleaf Cottonwood	3" CAL.
PPN-3	*Populus angustifolia*	Narrowleaf Cottonwood	3" CAL.
PYP	*Pinus edulis*	Pinyon Pine	3" CAL.
PYR	*Pyrus calleryana 'Cleveland Select'*	Cleveland Select Pear	2" CAL.
QUB-1	*Quercus bicolor*	Swamp White Oak	3" CAL.
QUB-2	*Quercus bicolor*	Swamp White Oak	3" CAL.
QUM-1	*Quercus macrocarpa*	Bur Oak	3" CAL.
QUM-2	*Quercus macrocarpa*	Bur Oak	3" CAL.
QUM-3	*Quercus macrocarpa*	Bur Oak	3" CAL.
SAL-1	*Salix amygdaloides*	Peachleaf Willow	3" CAL.
SAL-2	*Salix amygdaloides*	Peachleaf Willow	2" CAL.
UAV	*Ulmus american 'Valley Forge'*	Valley Forge Elm	3" CAL.
Shrubs			
DSM-1 OR DSM-2	*Chrysothamnus nauseosus*	Rubber Rabbit Brush	1 Gal
DSM-1 OR DSM-2	*Chrysothamnus nauseosus*	Rubber Rabbit Brush	5 Gal
DSM-1 OR DSM-2	*Atriplex canescens*	Four Wing Salt Bush	1 Gal
DSM-1 OR DSM-2	*Atriplex canescens*	Four Wing Salt Bush	5 Gal
DSM-1 OR DSM-2	*Pyspcarpus monogynus*	Moutain Ninebark	3 Gal
DSM-1 OR DSM-2	*Rhus trilobata*	Three Leaf Sumac	5 gal
DSM-1 OR DSM-2	*Rhus trilobata*	Three Leaf Sumac	3 Gal
DSM-1 OR DSM-2	*Yucca sp.*	Yucca	1 Gal
RAL	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	5 Gal
JCA	*Juniperus communis 'Alpine Carpet'*	Carpet Juniper	3 Gal
Grasses (Ornamental)			
CKF	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass	1 Gal
Perrenials			
PAS	*Perovskia atriplicifolia*	Russian Sage	3 Gal
SNC	*Salvia nemorosa 'Caradonna'*	Cardonna Salvia	1 Gal
SSM	*Salvia sylvestris x 'Mainacht'*	May Night Salvia	1 Gal
NPL	*Nepeta 'Psflike'*	Little Trudy Catmint	F 15
NFW	*Nepeta fassenii 'Walker's Low'*	Walker's Low Catmint	1 Gal
ECH	*Echinacea purpurea*	Eastern Purple Coneflower	1 Gal
ABF	*Agastache Blue Fortune*	Blue Fortune Hybrid Hyssop	1 Gal
SNP	*Symphyotrichum novae-angliae 'Purple Dome'*	Purple Dome Aster	1 Gal
SAN	*Salvia nemorosa*	Sensation Rose	1 Gal
Seed Mixes			
SMM	*(Shortgrass Meadow Mix)*	REF SPEC	Seed
SMM at DSM 1 and 2	*(Shortgrass Meadow Mix matrix for DSM areas)*		Seed
WGM	*(Wet Grass Meadow Mix)*	REF SPEC	Seed
TLM	*(Tree Lawn Mix)*	REF SPEC	Seed
LLM	*(Landscape Lawn Mix)*	REF SPEC	Seed
WTP	*(Warm Tone Perennials Mix)*	REF SPEC	Seed
CTP	*(Cool Tone Perennials Mix)*	REF SPEC	Seed



KEY PLAN

NORTH

0 15' 30' 60'
ORIGINAL SCALE: 1"=30'-00"

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FINAL DEVELOPMENT PLAN BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

PLANTING

Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet	22 of ~~59~~

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Pages: 23 of 59
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Eagle County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 23 of 59

REFER TO SHEET 24

FILING NO. 2 LIMITS

BAREFOOT LAKES
FILING NO. 1
REC. NO. 4145010

WINDOW A

CREEKWOOD STREET

EAGLE RIVER ROAD

RIVER LANDING AVENUE

CANOE STREET

OLD RIVER AVENUE

ROW

LIMIT OF WORK

TRACT F

TRACT B

(1) CRA
(1) PYR
(1) QUB-1
CTP (2,432 SF)
WTP (1,343 SF)
5' sidewalk

TLM (164 SF)
DSM-1 (616 SF)
(1) CAT-1

DSM-1 (238 SF)
CTP (732 SF)
WTP (512 SF)
SMM (6,335 SF)

(2) PPA-3
(1) CAT-1

(1) QUB-1
5' neighborhood trail
WTP (110 SF)
WTP (524 SF)
CTP (135 SF)

CTP (178 SF)
(2) PPA-1
WTP (61 SF)

(1) PPN-3
CTP (476 SF)
(1) GTS
WTP (374 SF)
LLM (45,442 SF)
(5) QUB-1

(1) QUM-1
WTP (479 SF)
CTP (757 SF)

(1) QUM-3
(1) GTS
CTP (232 SF)

(1) QUM-3
CTP (953 SF)
WTP (473 SF)
(1) QUB-1
WTP (1,671 SF)

(6) QUM-1
SMM (3,464 SF)
(3) PPA-3
(2) GTS
SMM (7,795 SF)

CTP (494 SF)
(2) PPA-3
WTP (738 SF)
(13) PAS

½ SSM, ½ SNC (489 SF)
(7) RAL
(1) PPA-3
½ ECH, ½ ABF (226 SF)
(6) PAS
(5) RAL

TLM (743 SF)
(33) PAS
½ NPL, ½ NFW (349 SF)
WTP (1,565 SF)
TLM (5,024 SF)
(6) CAT-1

CTP (892 SF)
(1) QUM-3
WTP (151 SF)

(2) QUB-1
SMM (4,639 SF)
(1) PPA-1
SMM (605 SF)
(2) PPN-3
WTP (1,184 SF)
CTP (734 SF)
CTP (312 SF)
WTP (148 SF)

(9) JCA
CTP (802 SF)
WTP (657 SF)
(6) JCA
CTP (111 SF)

CTP (602 SF)
SMM (804 SF)
(1) QUM-3
½ SSM, ½ SNC (70 SF)
(7) PAS
½ ECH, ½ ABF (88 SF)

(3) RAL
(7) UAV
(4) PAS
5' sidewalk
½ NPL, ½ NFW (62 SF)
½ NPL, ½ NFW (119 SF)

CTP (530 SF)
8' walk
WTP (182 SF)
(2) PPA-3
SMM (3,676 SF)

(1) GTS
(10) JCA
(4) CAT-3
(7) JCA
(1) QUM-1
(1) PPA-3

SMM (3,632 SF)
WTP (51 SF)
(24) PAS
(4) RAL
½ SNP, ½ SAN (102 SF)
TLM (313 SF)

(1) GTS
(1) PPA-3
(3) RAL
WTP (374 SF)
(2) QUM-3
(1) UAV

TLM (2,018 SF)
½ NPL, ½ NFW (132 SF)
½ SSM, ½ SNC (52 SF)
(16) PAS
½ ECH, ½ ABF (22 SF)
½ NPL, ½ NFW (67 SF)
½ ECH, ½ ABF (13 SF)
(2) RAL
(4) PAS

(1) PPA-3
5' sidewalk

REFER TO SHEET 22

NO LANDSCAPE BETWEEN THIS MATCHLINE AND MATCHLINE ON SHEET 22

SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAIL(S)
9.0	**PLANTING AND LANDSCAPE**		
9.1	Deciduous Tree Planting	1,2 / 26	
9.2	Deciduous Multi-Trunk Tree Planting	3,4 / 26	
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9.7	Clump Grass Planting	3 / 28	
9.8	Perennial Planting	5 / 28	1,6 / 28
9.9	Groundcover Planting	2 / 28	1,6 / 28
9.10	Lawn	4 / 28	6 / 28
9.11	Landscape Edging	6 / 28	2,4,5 / 28
9.12	Mulch		1-6 / 26; 1,2 / 27; 2,3,5,8 / 28

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PNI-2	*Pinus nigra*	Austrian Pine	7' HT.
PPA-1	*Populus x acuminata*	Lanceleaf Cottonwood	8' HT.
PPA-2	*Populus x acuminata*	Lanceleaf Cottonwood	3" CAL.
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PPN-2	*Populus angustifolia*	Narrowleaf Cottonwood	3" CAL.
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PYP	*Pinus edulis*	Pinyon Pine	3" CAL.
PYR	*Pyrus calleryana 'Cleveland Select'*	Cleveland Select Pear	2" CAL.
QUB-1	*Quercus bicolor*	Swamp White Oak	3" CAL.
QUB-2	*Quercus bicolor*	Swamp White Oak	3" CAL.
QUM-1	*Quercus macrocarpa*	Bur Oak	3" CAL.
QUM-2	*Quercus mocrocarpa*	Bur Oak	3" CAL.
QUM-3	*Quercus mocrocarpa*	Bur Oak	3" CAL.
SAL-1	*Salix amygdaloides*	Peachleaf Willow	3" CAL.
SAL-2	*Salix amygdaloides*	Peachleaf Willow	2" CAL.
UAV	*Ulmus american 'Valley Forge'*	Valley Forge Elm	3" CAL.
Shrubs			
DSM-1 OR DSM-2	*Chrysothamnus nauseosus*	Rubber Rabbit Brush	1 Gal
DSM-1 OR DSM-2	*Chrysothamnus nauseosus*	Rubber Rabbit Brush	5 Gal
DSM-1 OR DSM-2	*Atriplex canescens*	Four Wing Salt Bush	1 Gal
DSM-1 OR DSM-2	*Atriplex canescens*	Four Wing Salt Bush	5 Gal
DSM-1 OR DSM-2	*Pyspcarpus monogynus*	Moutain Ninebark	3 Gal
DSM-1 OR DSM-2	*Rhus trilobata*	Three Leaf Sumac	5 gal
DSM-1 OR DSM-2	*Rhus trilobata*	Three Leaf Sumac	3 Gal
DSM-1 OR DSM-2	*Yucca sp.*	Yucca	1 Gal
RAL	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	5 Gal
JCA	*Juniperus communis 'Alpine Carpet'*	Carpet Juniper	3 Gal
Grasses (Ornamental)			
CKF	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass	1 Gal
Perrenials			
PAS	*Perovskia atriplicifolia*	Russian Sage	3 Gal
SNC	*Salvia nemorosa 'Caradonna'*	Cardonna Salvia	1 Gal
SSM	*Salvia sylvestris x 'Mainact'*	May Night Salvia	1 Gal
NPL	*Nepeta 'Psfike'*	Little Trudy Catmint	F 15
NFW	*Nepeta fassenii 'Walker's Low'*	Walker's Low Catmint	1 Gal
ECH	*Echinacea purpurea*	Eastern Purple Coneflower	1 Gal
ABF	*Agastache Blue Fortune*	Blue Fortune Hybrid Hyssop	1 Gal
SNP	*Symphyotrichum novae-angliae 'Purple Dome'*	Purple Dome Aster	1 Gal
SAN	*Salvia nemorosa*	Sensation Rose	1 Gal
Seed Mixes			
SMM	*(Shortgrass Meadow Mix)*	REF SPEC	Seed
SMM at DSM 1 and 2	*(Shortgrass Meadow Mix matrix for DSM areas)*		Seed
WGM	*(Wet Grass Meadow Mix)*	REF SPEC	Seed
TLM	*(Tree Lawn Mix)*	REF SPEC	Seed
LLM	*(Landscape Lawn Mix)*	REF SPEC	Seed
WTP	*(Warm Tone Perennials Mix)*	REF SPEC	Seed
CTP	*(Cool Tone Perennials Mix)*	REF SPEC	Seed

KEY PLAN

NORTH

0 15' 30' 60'
ORIGINAL SCALE: 1"=30'-00"

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

PLANTING

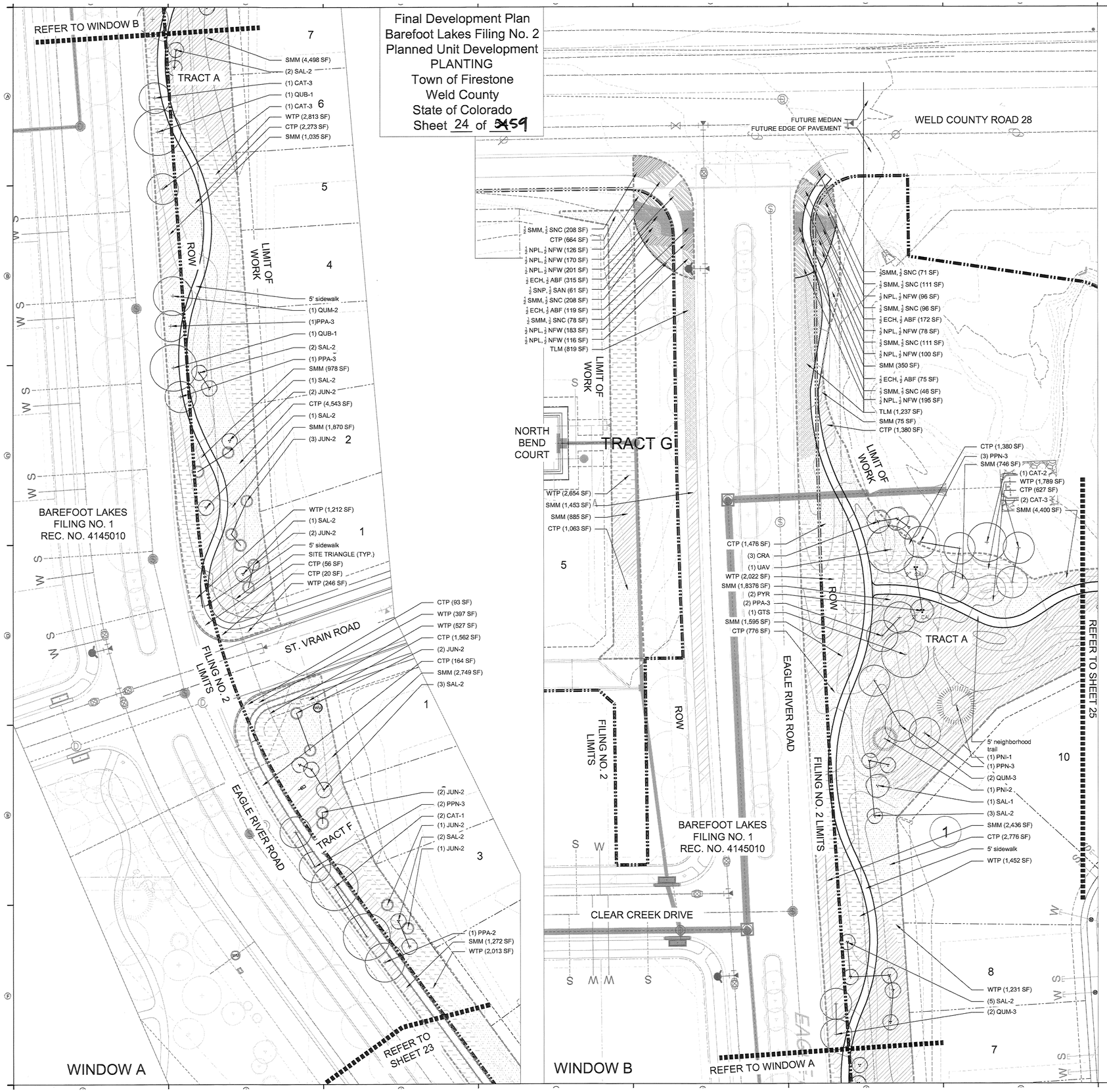
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Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet	23 of 59

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12/05/2016 12:42 PM R Fee:$993.00
Carly Koppes, Clerk and Recorder, Weld County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 24 of 59



SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAIL(S)
9.0	**PLANTING AND LANDSCAPE**		
9.1	Deciduous Tree Planting	1,2 / 26	
9.2	Deciduous Multi-Trunk Tree Planting	3,4 / 26	
9.3	Evergreen Tree Planting	1, 2 / 27	
9.4	Shrub Planting	5,6 / 26	
9.5	Dry Shrub Mix Modules	3 / 27	
9.6	Wet Shrub Mix Modules	4 / 27	
9.7	Clump Grass Planting	3 / 28	
9.8	Perennial Planting	5 / 28	1,6 / 28
9.9	Groundcover Planting	2 / 28	1,6 / 28
9.10	Lawn	4 / 28	6 / 28
9.11	Landscape Edging	6 / 28	2,4,5 / 28
9.12	Mulch		1-6 / 26; 1,2 / 27; 2,3,5,6 / 28

PLANT LEGEND (REF 19 FOR MASTER PLANT SCHEDULE)

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GTS	*Gleditsia triacanthos f. inermis 'Skycole'*	Skyline Honeylocust	3" CAL.
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PNI-1	*Pinus nigra*	Austrian Pine	8' HT.
PNI-2	*Pinus nigra*	Austrian Pine	7' HT.
PPA-1	*Populus x acuminata*	Lanceleaf Cottonwood	8' HT.
PPA-2	*Populus x acuminata*	Lanceleaf Cottonwood	3" CAL.
PPA-3	*Populus x acuminata*	Lanceleaf Cottonwood	3" CAL.
PPN-2	*Populus angustifolia*	Narrowleaf Cottonwood	3" CAL.
PPN-3	*Populus angustifolia*	Narrowleaf Cottonwood	3" CAL.
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PYR	*Pyrus calleryana 'Cleveland Select'*	Cleveland Select Pear	2" CAL.
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DSM-1 OR DSM-2	*Atriplex canescens*	Four Wing Salt Bush	1 Gal
DSM-1 OR DSM-2	*Atriplex canescens*	Four Wing Salt Bush	5 Gal
DSM-1 OR DSM-2	*Pyscarpus monogynus*	Moutain Ninebark	3 Gal
DSM-1 OR DSM-2	*Rhus trilobata*	Three Leaf Sumac	5 gal
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KEY PLAN

NORTH
0 15' 30' 60'
ORIGINAL SCALE: 1"=30'-00"

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

PLANTING

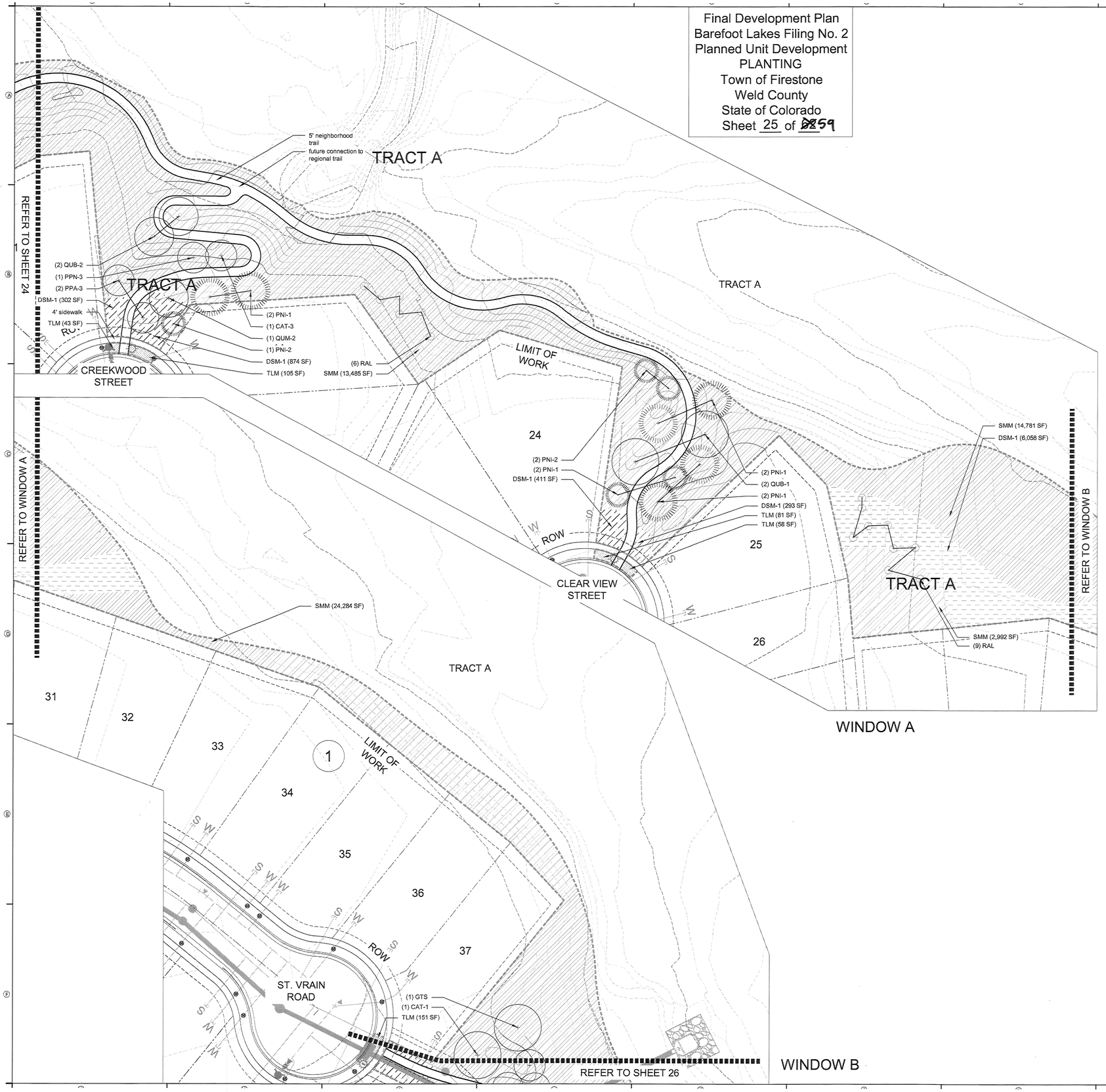
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Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet	24 of 59

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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 25 of ~~58~~ 59



SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAIL(S)
9.0	**PLANTING AND LANDSCAPE**		
9.1	Deciduous Tree Planting	1,2 / 26	
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PLANT LEGEND (REF 19 FOR MASTER PLANT SCHEDULE)

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PPA-1	*Populus x acuminata*	Lanceleaf Cottonwood	8' HT.
PPA-2	*Populus x acuminata*	Lanceleaf Cottonwood	3" CAL.
PPA-3	*Populus x acuminata*	Lanceleaf Cottonwood	3" CAL.
PPN-2	*Populus angustifolia*	Narrowleaf Cottonwood	3" CAL.
PPN-3	*Populus angustifolia*	Narrowleaf Cottonwood	3" CAL.
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PYR	*Pyrus calleryana 'Cleveland Select'*	Cleveland Select Pear	2" CAL.
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QUM-3	*Quercus macrocarpa*	Bur Oak	3" CAL.
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UAV	*Ulmus american 'Valley Forge'*	Valley Forge Elm	3" CAL.
Shrubs			
DSM-1 OR DSM-2	*Chrysothamnus nauseosus*	Rubber Rabbit Brush	1 Gal
DSM-1 OR DSM-2	*Chrysothamnus nauseosus*	Rubber Rabbit Brush	5 Gal
DSM-1 OR DSM-2	*Atriplex canescens*	Four Wing Salt Bush	1 Gal
DSM-1 OR DSM-2	*Atriplex canescens*	Four Wing Salt Bush	5 Gal
DSM-1 OR DSM-2	*Pyspcarpus monogynus*	Moutain Ninebark	3 Gal
DSM-1 OR DSM-2	*Rhus trilobata*	Three Leaf Sumac	5 gal
DSM-1 OR DSM-2	*Rhus trilobata*	Three Leaf Sumac	3 Gal
DSM-1 OR DSM-2	*Yucca sp.*	Yucca	1 Gal
RAL	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	5 Gal
JCA	*Juniperus communis 'Alpine Carpet'*	Carpet Juniper	3 Gal
Grasses (Ornamental)			
CKF	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass	1 Gal
Perrenials			
PAS	*Perovskia atriplicifolia*	Russian Sage	3 Gal
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SNP	*Symphyotrichum novae-angliae 'Purple Dome'*	Purple Dome Aster	1 Gal
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Seed Mixes			
SMM	*(Shortgrass Meadow Mix)*	REF SPEC	Seed
SMM at DSM 1 and 2	*(Shortgrass Meadow Mix matrix for DSM areas)*		Seed
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KEY PLAN

NORTH

0 15' 30' 60'
ORIGINAL SCALE: 1"=30'-00"

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

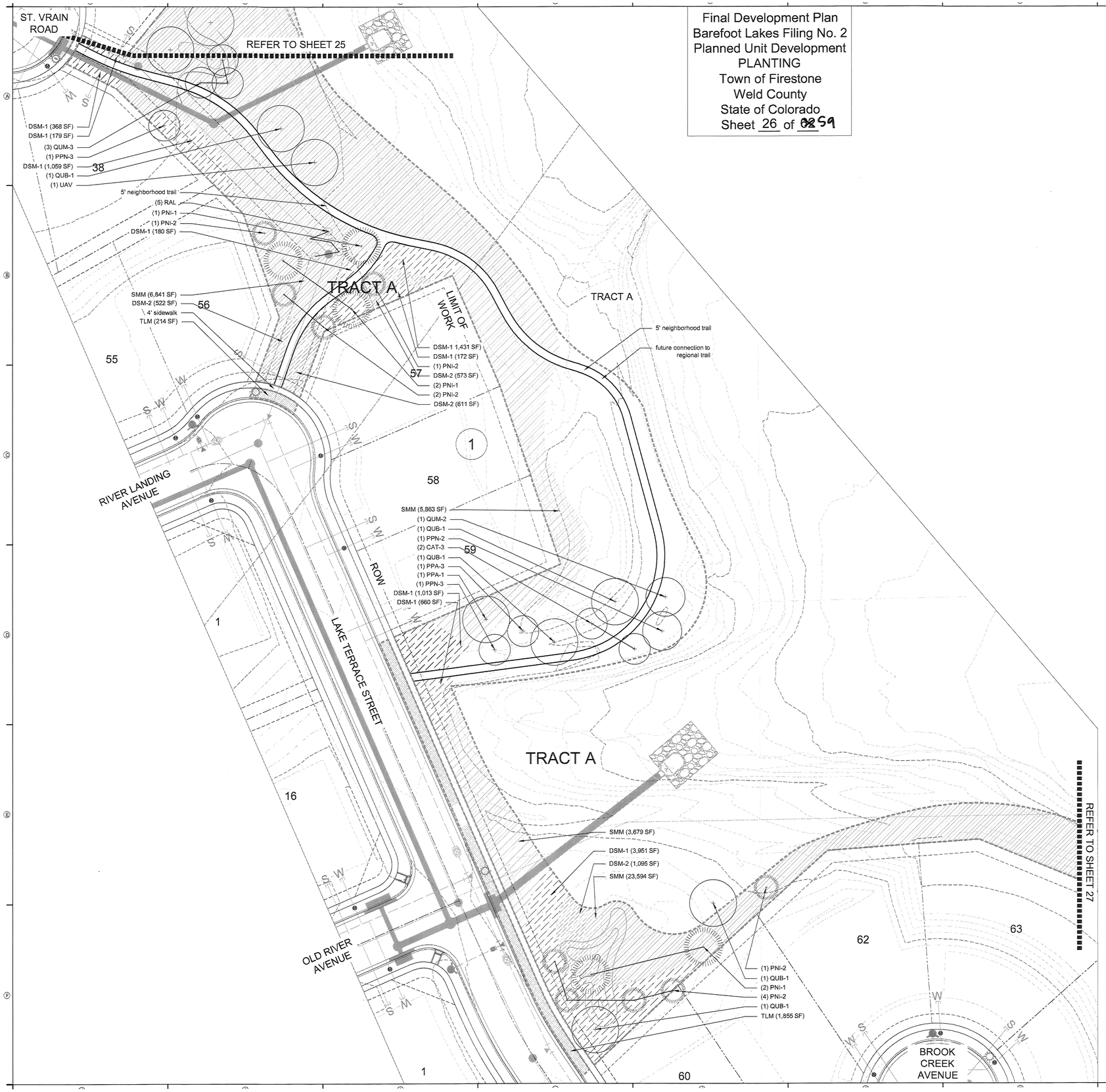
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PLANTING	
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Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 25 of ~~58~~ 59	

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Carly Koppes - Clerk and Recorder, Weld County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 26 of ~~82~~ 59



SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAIL(S)
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KEY PLAN

NORTH

0 15' 30' 60'
ORIGINAL SCALE: 1"=30'-00"

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

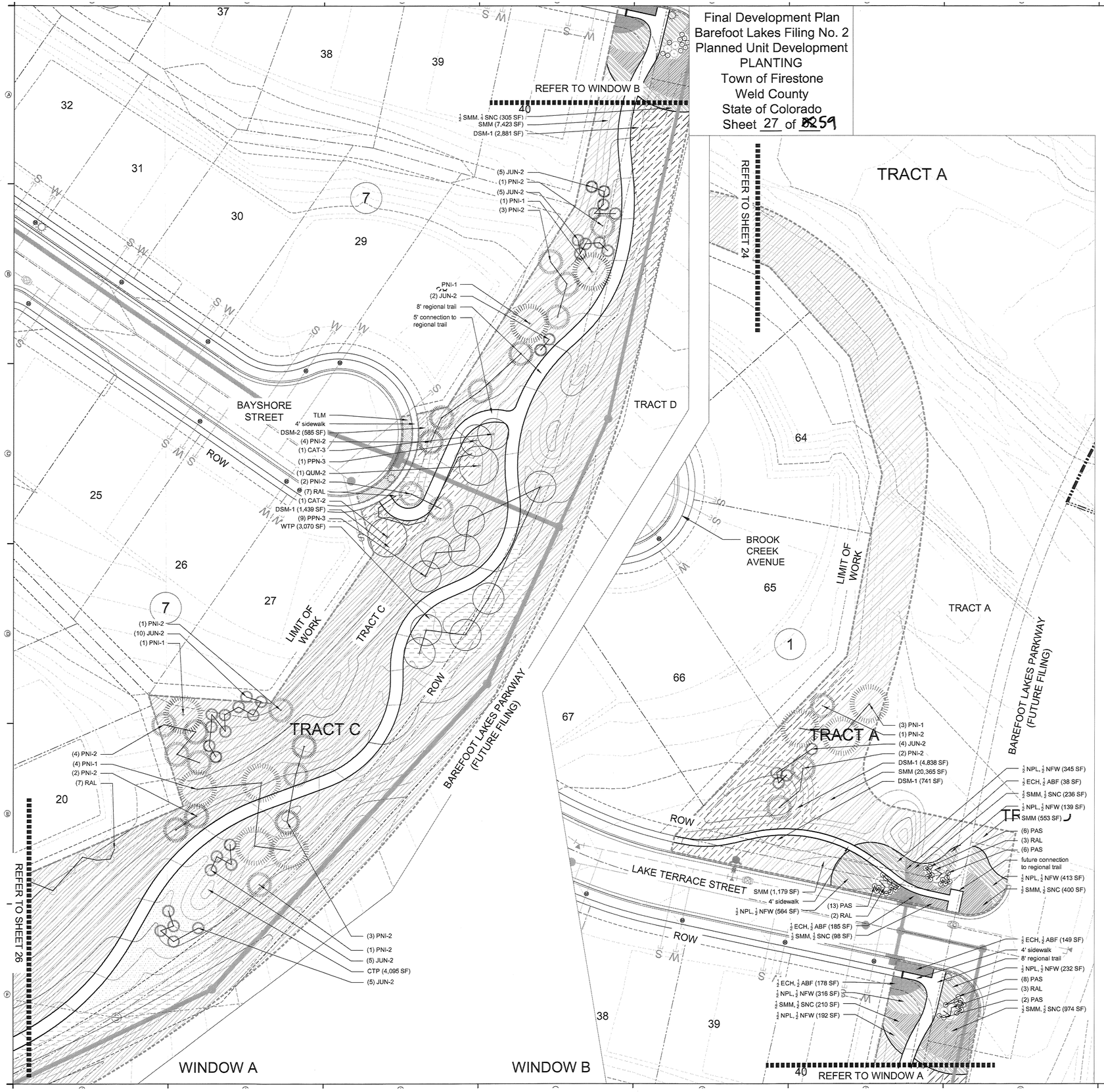
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PLANTING	
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Type of Submittal:	FDP
Filing #:	2
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Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
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02/15/2016 12:42 PM
Pages: 27 of 59
R Fee: $993.00
Doc Code: PLAT
Douglas County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 27 of ~~59~~ 59



SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAIL(S)
9.0	**PLANTING AND LANDSCAPE**		
9.1	Deciduous Tree Planting	1,2 / 26	
9.2	Deciduous Multi-Trunk Tree Planting	3,4 / 26	
9.3	Evergreen Tree Planting	1, 2 / 27	
9.4	Shrub Planting	5,6 / 26	
9.5	Dry Shrub Mix Modules	3 / 27	
9.6	Wet Shrub Mix Modules	4 / 27	
9.7	Clump Grass Planting	3 / 28	
9.8	Perennial Planting	5 / 28	1,6 / 28
9.9	Groundcover Planting	2 / 28	1,6 / 28
9.10	Lawn	4 / 28	6 / 28
9.11	Landscape Edging	6 / 28	2,4,5 / 28
9.12	Mulch		1-6 / 26; 1,2 / 27; 2,3,5,6 / 28

PLANT LEGEND (REF 19 FOR MASTER PLANT SCHEDULE)

Abbreviation/ Groupings	Scientific Name	Common Name	Size
Trees			
CAT-1	*Catalpa speciosa*	Catalpa	3" CAL.
CAT-2	*Catalpa speciosa*	Catalpa	3" CAL.
CAT-3	*Catalpa speciosa*	Catalpa	3" CAL.
CRA	*Crataegus crus-galli var. inermis*	Thornless Cockspur Hawthorn	2" CAL.
GTS	*Gleditsia triacanthos f. inermis 'Skycole'*	Skyline Honeylocust	3" CAL.
JUN-2	*Juniperus scopulorum 'Wichita Blue'*	Wichita Blue Juniper	8' HT.
PNI-1	*Pinus nigra*	Austrian Pine	8' HT.
PNI-2	*Pinus nigra*	Austrian Pine	7' HT.
PPA-1	*Populus x acuminata*	Lanceleaf Cottonwood	3" CAL.
PPA-2	*Populus x acuminata*	Lanceleaf Cottonwood	3" CAL.
PPA-3	*Populus x acuminata*	Lanceleaf Cottonwood	3" CAL.
PPN-2	*Populus angustifolia*	Narrowleaf Cottonwood	3" CAL.
PPN-3	*Populus angustifolia*	Narrowleaf Cottonwood	3" CAL.
PYP	*Pinus edulis*	Pinyon Pine	3" CAL.
PYR	*Pyrus calleryana 'Cleveland Select'*	Cleveland Select Pear	2" CAL.
QUB-1	*Quercus bicolor*	Swamp White Oak	3" CAL.
QUB-2	*Quercus bicolor*	Swamp White Oak	3" CAL.
QUM-1	*Quercus macrocarpa*	Bur Oak	3" CAL.
QUM-2	*Quercus macrocarpa*	Bur Oak	3" CAL.
QUM-3	*Quercus macrocarpa*	Bur Oak	3" CAL.
SAL-1	*Salix amygdaloides*	Peachleaf Willow	3" CAL.
SAL-2	*Salix amygdaloides*	Peachleaf Willow	2" CAL.
UAV	*Ulmus american 'Valley Forge'*	Valley Forge Elm	3" CAL.
Shrubs			
DSM-1 OR DSM-2	*Chrysothamnus nauseosus*	Rubber Rabbit Brush	1 Gal
DSM-1 OR DSM-2	*Chrysothamnus nauseosus*	Rubber Rabbit Brush	5 Gal
DSM-1 OR DSM-2	*Atriplex canescens*	Four Wing Salt Bush	1 Gal
DSM-1 OR DSM-2	*Atriplex canescens*	Four Wing Salt Bush	5 Gal
DSM-1 OR DSM-2	*Pyspcarpus monogynus*	Moutain Ninebark	3 Gal
DSM-1 OR DSM-2	*Rhus trilobata*	Three Leaf Sumac	5 gal
DSM-1 OR DSM-2	*Rhus trilobata*	Three Leaf Sumac	3 Gal
DSM-1 OR DSM-2	*Yucca sp.*	Yucca	1 Gal
RAL	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	5 Gal
JCA	*Juniperus communis 'Alpine Carpet'*	Carpet Juniper	3 Gal
Grasses (Ornamental)			
CKF	*Calamagrostis x acutiflora 'Karl Foerster'*	Feather Reed Grass	1 Gal
Perrenials			
PAS	*Perovskia atriplicifolia*	Russian Sage	3 Gal
SNC	*Salvia nemorosa 'Caradonna'*	Cardonna Salvia	1 Gal
SSM	*Salvia sylvestris x 'Mainacht'*	May Night Salvia	1 Gal
NPL	*Nepeta 'Psflike'*	Little Trudy Catmint	F.15
NFW	*Nepeta fassenenii 'Walker's Low'*	Walker's Low Catmint	1 Gal
ECH	*Echinacea purpurea*	Eastern Purple Coneflower	1 Gal
ABF	*Agastache Blue Fortune*	Blue Fortune Hybrid Hyssop	1 Gal
SNP	*Symphyotrichum novae-angliae 'Purple Dome'*	Purple Dome Aster	1 Gal
SAN	*Salvia nemorosa*	Sensation Rose	1 Gal
Seed Mixes			
SMM	*(Shortgrass Meadow Mix)*	REF SPEC	Seed
SMM at DSM 1 and 2	*(Shortgrass Meadow Mix matrix for DSM areas)*		Seed
WGM	*(Wet Grass Meadow Mix)*	REF SPEC	Seed
TLM	*(Tree Lawn Mix)*	REF SPEC	Seed
LLM	*(Landscape Lawn Mix)*	REF SPEC	Seed
WTP	*(Warm Tone Perennials Mix)*	REF SPEC	Seed
CTP	*(Cool Tone Perennials Mix)*	REF SPEC	Seed



KEY PLAN

NORTH

0 15' 30' 60'
ORIGINAL SCALE: 1"=30'-00"

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

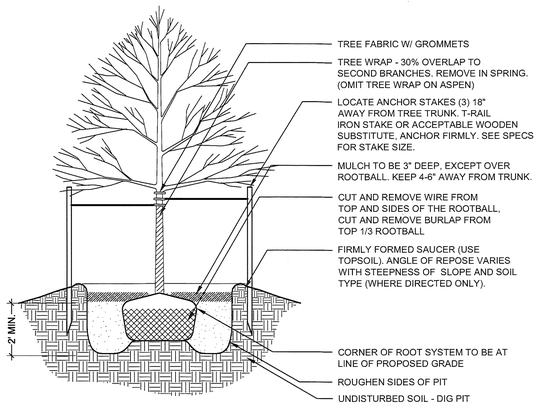
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BAREFOOT LAKES	
PLANTING	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet	27 of ~~59~~ 59

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Carly Koppes, Clerk and Recorder, Weld County, CO

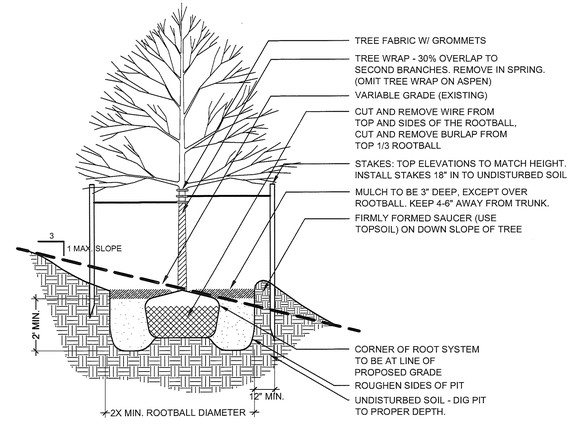
Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
PLANTING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 28 of ~~359~~



1 DECIDUOUS TREE PLANTING

9.1

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



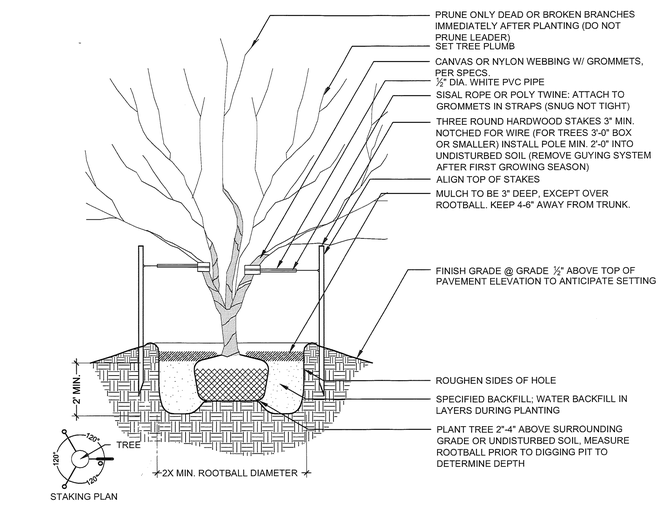
2 DECIDUOUS TREE PLANTING ON SLOPE

9.1

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

SITE KEYNOTES:

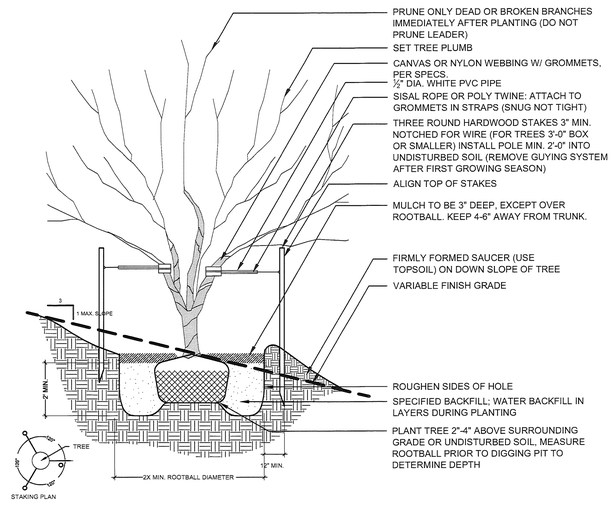
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9.12	Mulch		1-6 / 26; 1,2 / 27; 2,3



3 DECIDUOUS MULTI-TRUNK TREE PLANTING

9.2

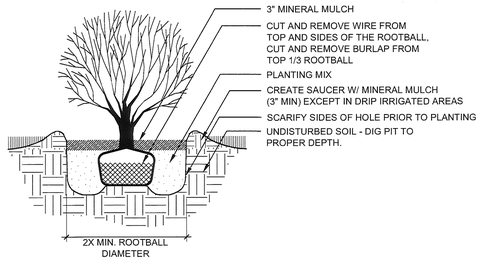
SCALE: 1/4" = 1'-0"



4 DECIDUOUS MULTI-TRUNK TREE PLANTING ON SLOPE

9.2

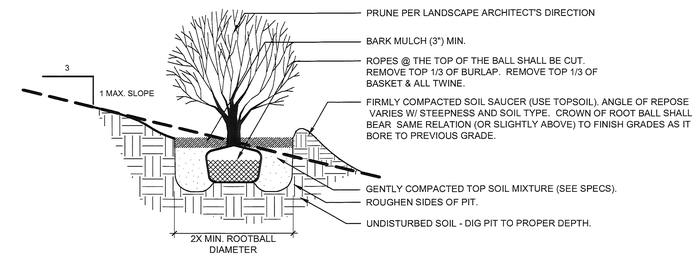
SCALE: 1/4" = 1'-0"



5 SHRUB PLANTING

9.4

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



6 SHRUB PLANTING ON SLOPE

9.4

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

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2
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. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 28 of ~~359~~	

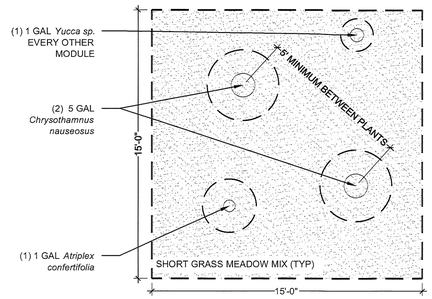
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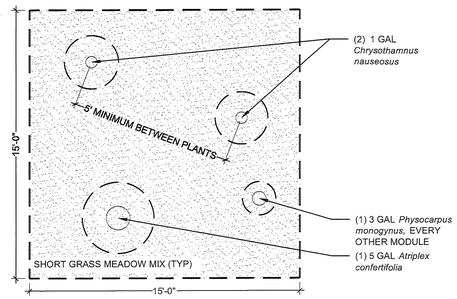
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Carly Koppes, Clerk and Recorder, Weld County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
PLANTING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 29 of ~~52~~ 59

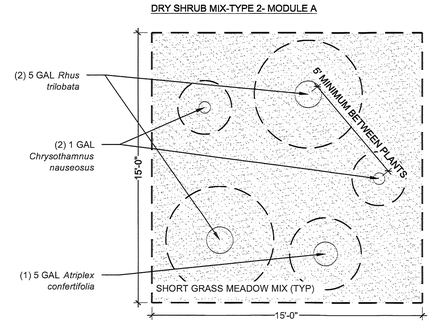
DRY SHRUB MIX-TYPE 1- MODULE A



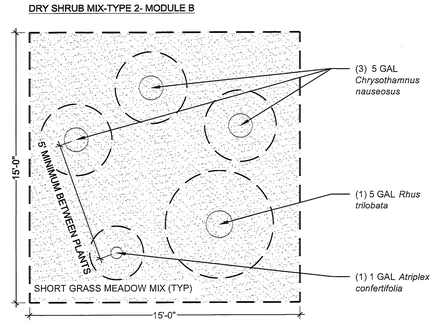
DRY SHRUB MIX-TYPE 1- MODULE B



DRY SHRUB MIX-TYPE 2- MODULE A



DRY SHRUB MIX-TYPE 2- MODULE B



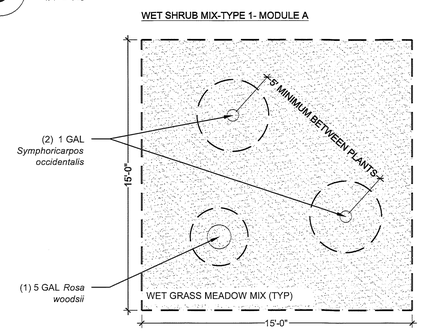
NOTES

1. USE AN EQUAL DISTRIBUTION OF EACH MODULE PER SHRUB MIX TYPE AREAS
2. DO NOT PLACE SAME MODULE TYPE NEXT TO ONE ANOTHER
3. PROVIDE 5' MINIMUM BETWEEN ALL PLANTS
4. WHEN A FULL 15' BY 15' MODULE IS CUT AT THE EDGE OF THE SHRUB AREA OR AT A WALK, ROAD, OR OTHER PROJECT FEATURE PROVIDE PERCENTAGE OF PLANT MATERIAL EQUAL TO THE PERCENTAGE OF MODULE THAT REMAINS
5. DISTRIBUTE PLANTS OF THE SAME SPECIES EVENLY AROUND THE MODULE SO THAT ONE SPECIES DOES NOT DOMINATE ONE SIDE OF EACH MODULE
6. LANDSCAPE ARCHITECT TO FIELD VERIFY SHRUB AREAS AND MODULE LAYOUT PRIOR TO PLANTING

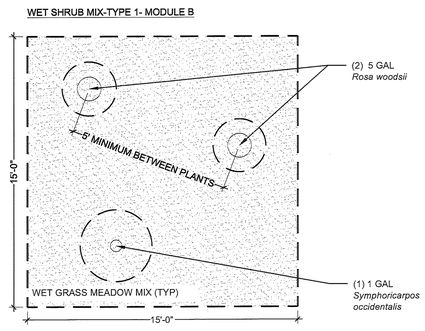
3 DRY SHRUB MIX (DSM-1 AND 2) PLANTING MODULES

1/4" = 1'-0"

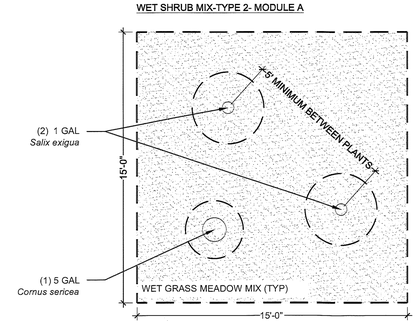
WET SHRUB MIX-TYPE 1- MODULE A



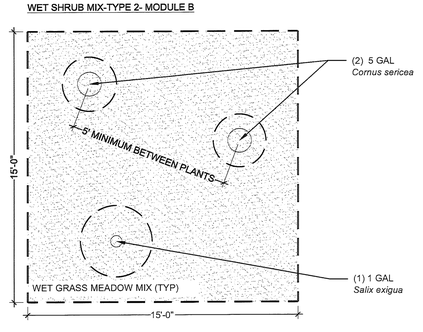
WET SHRUB MIX-TYPE 1- MODULE B



WET SHRUB MIX-TYPE 2- MODULE A



WET SHRUB MIX-TYPE 2- MODULE B



NOTES

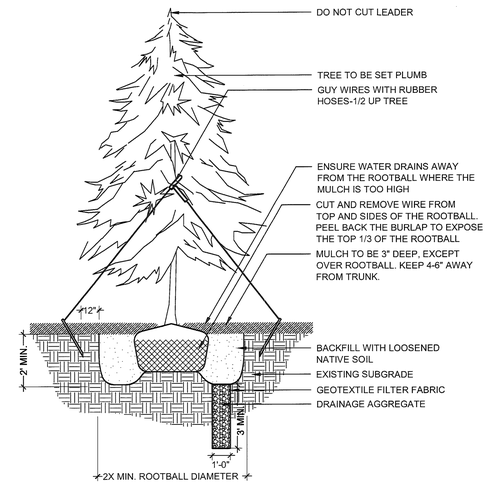
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2. DO NOT PLACE SAME MODULE TYPE NEXT TO ONE ANOTHER
3. PROVIDE 5' MINIMUM BETWEEN ALL PLANTS
4. WHEN A FULL 15' BY 15' MODULE IS CUT AT THE EDGE OF THE SHRUB AREA OR AT A WALK, ROAD, OR OTHER PROJECT FEATURE PROVIDE PERCENTAGE OF MODULE THAT MATERIAL EQUAL TO THE PERCENTAGE OF MODULE THAT REMAINS
5. DISTRIBUTE PLANTS OF THE SAME SPECIES EVENLY AROUND THE MODULE SO THAT ONE SPECIES DOES NOT DOMINATE ONE SIDE OF EACH MODULE
6. LANDSCAPE ARCHITECT TO FIELD VERIFY SHRUB AREAS AND MODULE LAYOUT PRIOR TO PLANTING

4 WET SHRUB MIX (WSM-1 AND 2) PLANTING MODULES

1/4" = 1'-0"

SITE KEYNOTES:

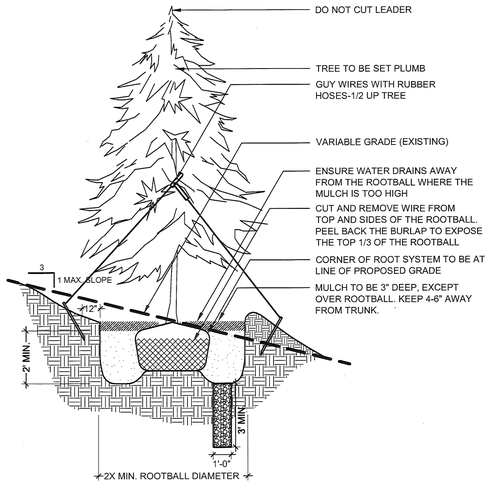
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9.12	Mulch		1-6 / 26; 1,2 / 27; 2,3



1 EVERGREEN TREE PLANTING

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

9.3



2 EVERGREEN TREE PLANTING ON SLOPE

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

9.3

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
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PLANTING DETAILS	
Name of application:	Barefoot Lakes Filing No. 2
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Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 29 of ~~52~~ 59	

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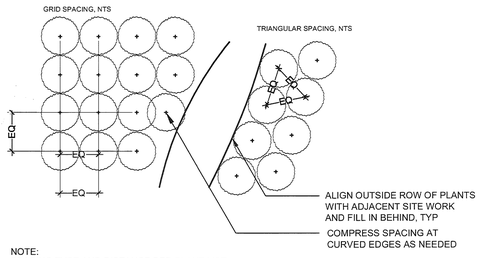
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PLANTING DETAILS
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Sheet 30 of ~~52~~ 59

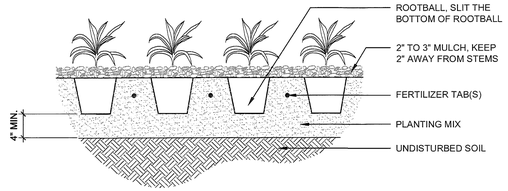
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9.12	Mulch		1-6 / 26; 1,2 / 27; 2,5



NOTE:
SPACING TYPE AND DISTANCE PER PLANT LIST

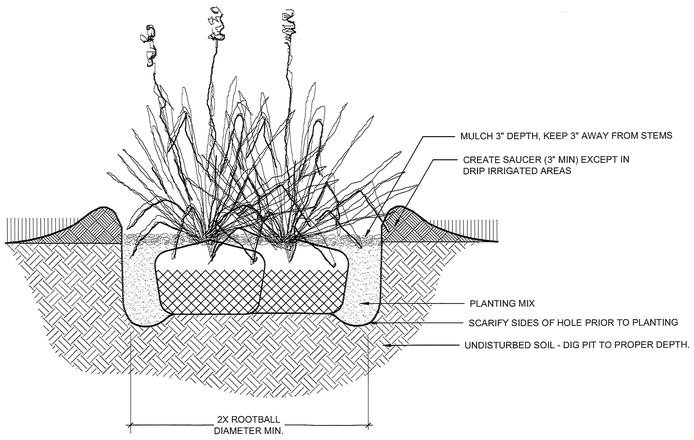
1 PLANT MASS SPACING
1" = 1'-0"



NOTES:
1. PLACE PLANTS IN PREPARED BED AS SPECIFIED.
2. SPACING AS SPECIFIED IN PLANT LIST (SEE PLANS).
3. PLACE PLANTS AROUND PLANTING BED EDGE FIRST, AND FILL INSIDE.

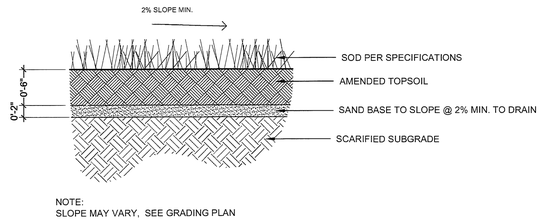
2 GROUND COVER PLANTING
SCALE: 1" = 1'-0"

9.9



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

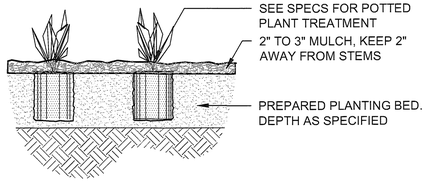
9.7



NOTE:
SLOPE MAY VARY, SEE GRADING PLAN

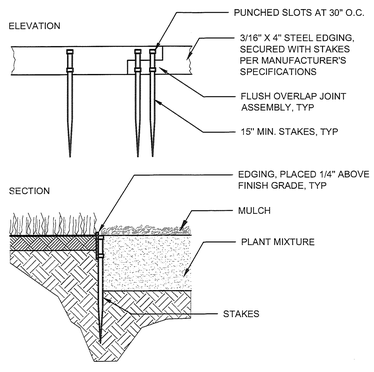
4 LAWN
SCALE: 1" = 1'-0"

9.10



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

9.8



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

9.11

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2
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. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 30 of ~~52~~ 59	

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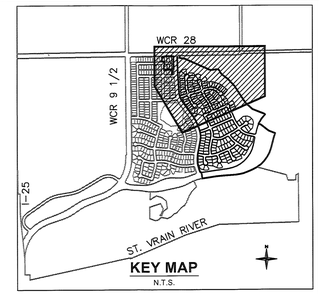
4375521 Pages: 31 of 59
02/15/2018 12:42 PM R Fee:$563.00
Carly Koppes, Clerk and Recorder, Weld County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
GRADING AND
DRAINAGE PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 31 of ~~32~~ 59



N

0 50 100 200
SCALE: 1" = 100'



EXISTING LEGEND

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

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

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1500 West Canal Court
Littleton, Colorado 80120
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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

REDLAND PROJECT NUMBER: 08001.13

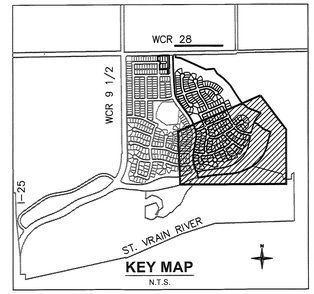
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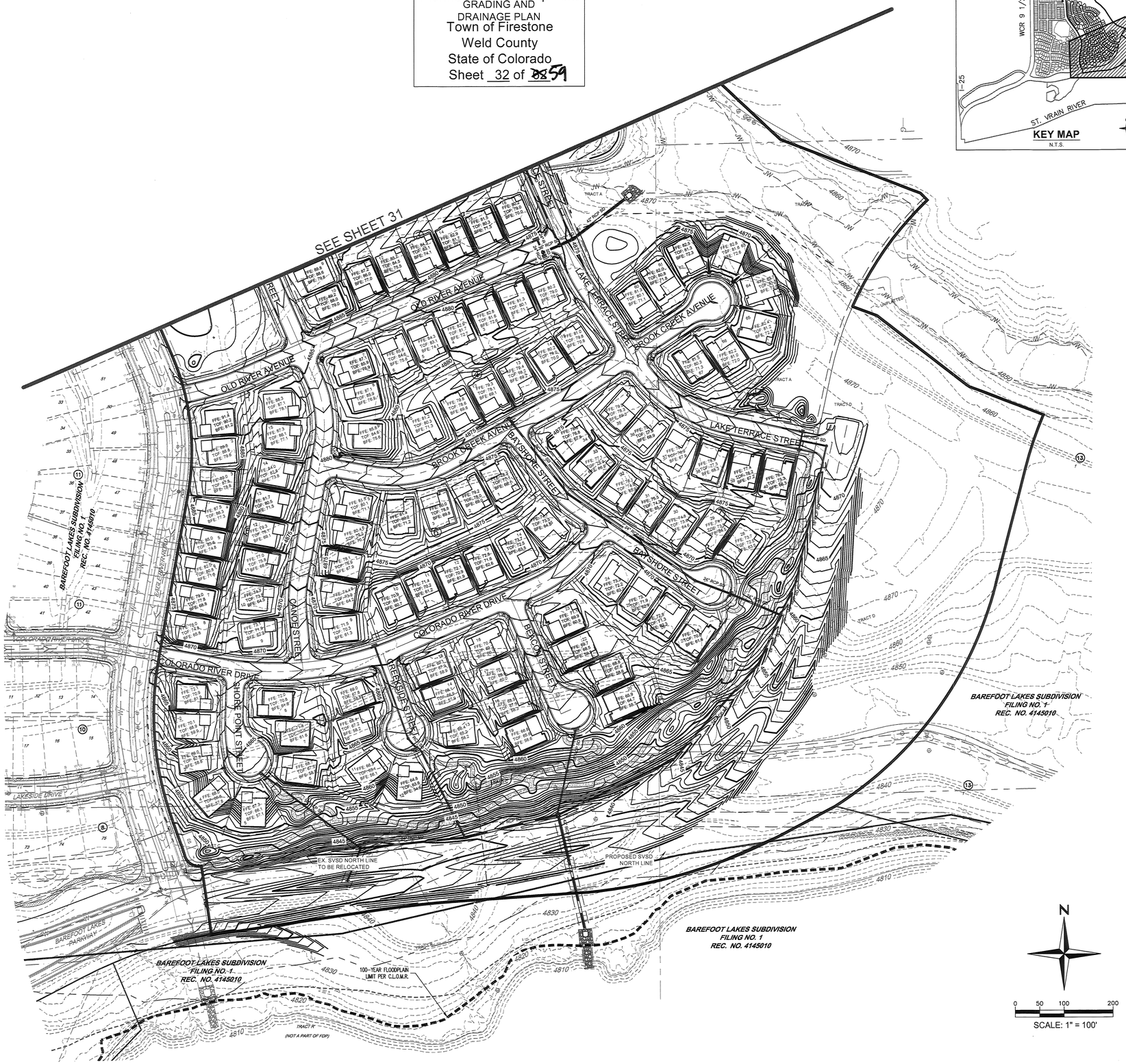


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TOWN OF FIRESTONE
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Carly Koppes - Clerk and Recorder, Weld County, CO

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER / TORO	PROS-06-PRS30-CV-R W/ O PRECISION SERIES NOZZLE	POPUP SPRAY HEAD	8
L R S	HUNTER / TORO	PROS-06-PRS30-CV-R W/ O PRECISION SST & CORNER NOZZLE	POPUP SPRAY HEAD	8
	HUNTER / TORO	PROS-12-PRS30-CV-R W/ O PRECISION SERIES NOZZLE	HI-POP SPRAY HEAD	9
L S R	HUNTER / TORO	PROS-12-PRS30-CV-R W/ O PRECISION SST & CORNER NOZZLE	HI-POP SPRAY HEAD	9
	HUNTER / TORO	PROS-12-PRS30-CV-R W/ O PRECISION SERIES NOZZLE	HI-POP SPRAY HEAD	9
L R S	HUNTER / TORO	PROS-12-PRS30-CV-R W/ O PRECISION SST & CORNER NOZZLE	HI-POP SPRAY HEAD	9
M2 M2 M2 M2	HUNTER	PROS-12-PRS40-CV-R W/ M2000 SERIES NOZZLE	HI-POP SPRAY HEAD	9
	HUNTER	I-20-06-SS-R W/ # NOZZLE	GEAR DRIVEN ROTOR	10
	HUNTER	I-20-12-R W/ # NOZZLE	HI-POP GEAR DRIVEN ROTOR	11
	HUNTER	I-20-12-R W/ # NOZZLE	HI-POP GEAR DRIVEN ROTOR	11
	HUNTER	I-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	14
F	WEATHERMATIC	QUOTE #10843-F WITH SLPED-ENG & SMARTLINK AIRGARD WITH FLOW	ELECTRIC CONTROLLER	3 & 4
G	WEATHERMATIC	QUOTE #10843-G WITH SLPED-ENG & SMARTLINK AIRGARD WITH FLOW	ELECTRIC CONTROLLER	3 & 4
H	WEATHERMATIC	QUOTE #10843-H WITH SLPED-ENG & SMARTLINK AIRGARD WITH FLOW	ELECTRIC CONTROLLER	3 & 4
R	WEATHERMATIC	SLWS (WIRELESS)	WEATHER STATION	5
	FEBCO	880V	BACKFLOW PREVENTER	1
N/S	STRONG BOX	SBBC-40ALHP	BACKFLOW PREVENTER ENCLOSURE	2
N/S	MATCO	201X	MANUAL DRAIN VALVE	15
		LINE SIZE - 2½" AND SMALLER	GATE VALVE	16
		LINE SIZE - 3" AND LARGER	GATE VALVE	17
	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	23
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE	21
		CLASS 200 RT - 3" & LARGER	PVC MAINLINE	22
		CLASS 200 BE	PVC LATERAL	21 & 22
		CLASS 160	PVC SLEEVING	
	TORO	BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH	18 - 20
	RAIN BIRD / WEATHERMATIC	XCZ-100-COM W/ SLDEC1	DRIP VALVE ASSEMBLY W/ DECODER	18 & 13
			DRIP LINE BLOW-OUT STUB	19
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	20
N/S	WEATHERMATIC	SLDEC1	VALVE DECODER	12, 13 & 18
N/S	WEATHERMATIC	SLWIRE122 - 1000	2-WIRE DECODER CABLE	12, 13 & 18
A	WEATHERMATIC	SLGDT LIGHTNING ARRESTOR	GROUNDING LOCATION	13
M			WATER METER	BY OTHERS
P	PRECISION	V1C003X00130-015XXXX2410NS	BOOSTER PUMP	24
	HUNTER / TORO	PROS-06-PRS30-CV W/ O PRECISION SERIES NOZZLE	POPUP SPRAY HEAD - POTABLE SYSTEM	28
	HUNTER	I-20-06-SS W/ # NOZZLE	GEAR DRIVEN ROTOR - POTABLE SYSTEM	29
	WEATHERMATIC	MAX 11000-NP SERIES W/ SLDEC1	ELECTRIC CONTROL VALVE W/ DECODER - POTABLE SYSTEM	30 & 13
	RAIN BIRD / WEATHERMATIC	XCZ-100-COM W/ SLDEC1	DRIP VALVE ASSEMBLY W/ DECODER - POTABLE SYSTEM	36 & 13
	RAIN BIRD	44-LRC	QUICK COUPLING VALVE - POTABLE SYSTEM	31
		LINE SIZE - 2½" AND SMALLER	GATE VALVE - POTABLE SYSTEM	32
	FEBCO	825YA	BACKFLOW PREVENTER - POTABLE SYSTEM	26
N/S	STRONG BOX	SBBC-15AL	BACKFLOW PREVENTER ENCLOSURE - POTABLE SYSTEM	27
FS	WEATHERMATIC	SLFSI-T10 - X"- CONTACT JOHN KEESEN AT HYDROSYSTEMS*KDI (303) 980-5327 FOR SYSTEM AND FLOW SENSOR START-UP INITIALIZATION	FLOW SENSOR	34
	WEATHERMATIC	MAX 11000-NP SERIES	MASTER CONTROL VALVE	35
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE - POTABLE SYSTEM	37
			EXISTING QUICK COUPLER VALVE	
			EXISTING CONTROL VALVE	
			EXISTING DRIP VALVE ASSEMBLY	
			EXISTING PVC MAINLINE	

CONTROLLER & STATION NO.
CONTROL VALVE SIZE

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
IRRIGATION NOTES & SCHEDULE
Town of Firestone
Weld County
State of Colorado
Sheet 33 of 59

IRRIGATION CONSTRUCTION NOTES

1. 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.

2. 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 **89 PSI (MINIMUM - BOOSTER PUMP REQUIRED).**

3. 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
WILDFLOWER 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.

4. 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.

5. 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, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & (QUANTITY)
¾" - 1¼" PIPING	2" PVC (1)
1½" - 2" PIPING	4" PVC (1)
2½" - 3" PIPING	6" PVC (1)
4" PIPING	8" PVC (1)
2-WIRE CABLE	3" PVC (1)
COMMUNICATION CABLE	3" PVC (1)

6. 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.

7. 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 SQ 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.

8. 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.

9. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.

10. 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 WURST AT WEATHERMATIC (303) 659-1587 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.

11. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.

12. 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

13. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

IRRIGATION CONSTRUCTION NOTES

1. **2-WIRE SYSTEM NOTES** - CONTRACTOR SHALL GROUND ALL DECODERS AND DECODER WIRE PER MANUFACTURES 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 DBR-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.

REFER TO SHEET

33	IRRIGATION NOTES & SCHEDULE
34	IRRIGATION OVERALL KEY
35 - 40	IRRIGATION PLANS
41 - 43	IRRIGATION DETAILS

811 Know what's below. Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, 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)

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Sheet 34 of ~~82~~ 59

38 (A)
37 (B)
38 (B)
39
37 (A)
40 (B)
36 (A)
36 (B)
40 (A)
35 (A)
35 (B)

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303-980-5384 (fax)

NORTH
0 75' 150' 300'
ORIGINAL SCALE: 1"=150'

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IRRIGATION PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 35 of ~~62~~ 59

REFER TO SHEET 36

EAGLE RIVER ROAD

COLORADO RIVER DRIVE

TRACT C

SHORE POINT STREET

CREEKSIDE STREET

REFER TO SHEET 40

REFER TO WINDOW A

REFER TO WINDOW B

RIGHT-OF-WAY

WINDOW B

LAKESIDE DRIVE

BAREFOOT LAKES FILING NO. 1

CONTRACTOR TO LOCATE EXISTING VALVES AT THIS APPROXIMATE LOCATION AND EXTEND NEW IRRIGATION AS SHOWN.

CONTRACTOR TO REFER TO FILING 1 IRRIGATION PLANS FOR EXISTING IRRIGATION.

BAREFOOT LAKES PARKWAY

BAREFOOT LAKES PARKWAY (FUTURE FILING)

INSTALL ONE 3" GATE VALVE AND CAP THE MAINLINE 5' DOWNSTREAM OF THE GATE VALVE. EXTEND 2-WIRE CABLE TO THIS POINT FOR FUTURE EXPANSION FROM CONTROLLER 'G'. COIL WIRE IN 10" ROUND VALVE BOX.

WINDOW A

REFER TO SHEET

33	IRRIGATION NOTES & SCHEDULE
34	IRRIGATION OVERALL KEY
35 - 40	IRRIGATION PLANS
41 - 43	IRRIGATION DETAILS

811 Know what's below. Call before you dig.
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Lakewood, Colorado 80401
303-980-5327
303-980-5384 (fax)

KEY PLAN

NORTH

0 15' 30' 60'
ORIGINAL SCALE: 1"=30'-00"

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

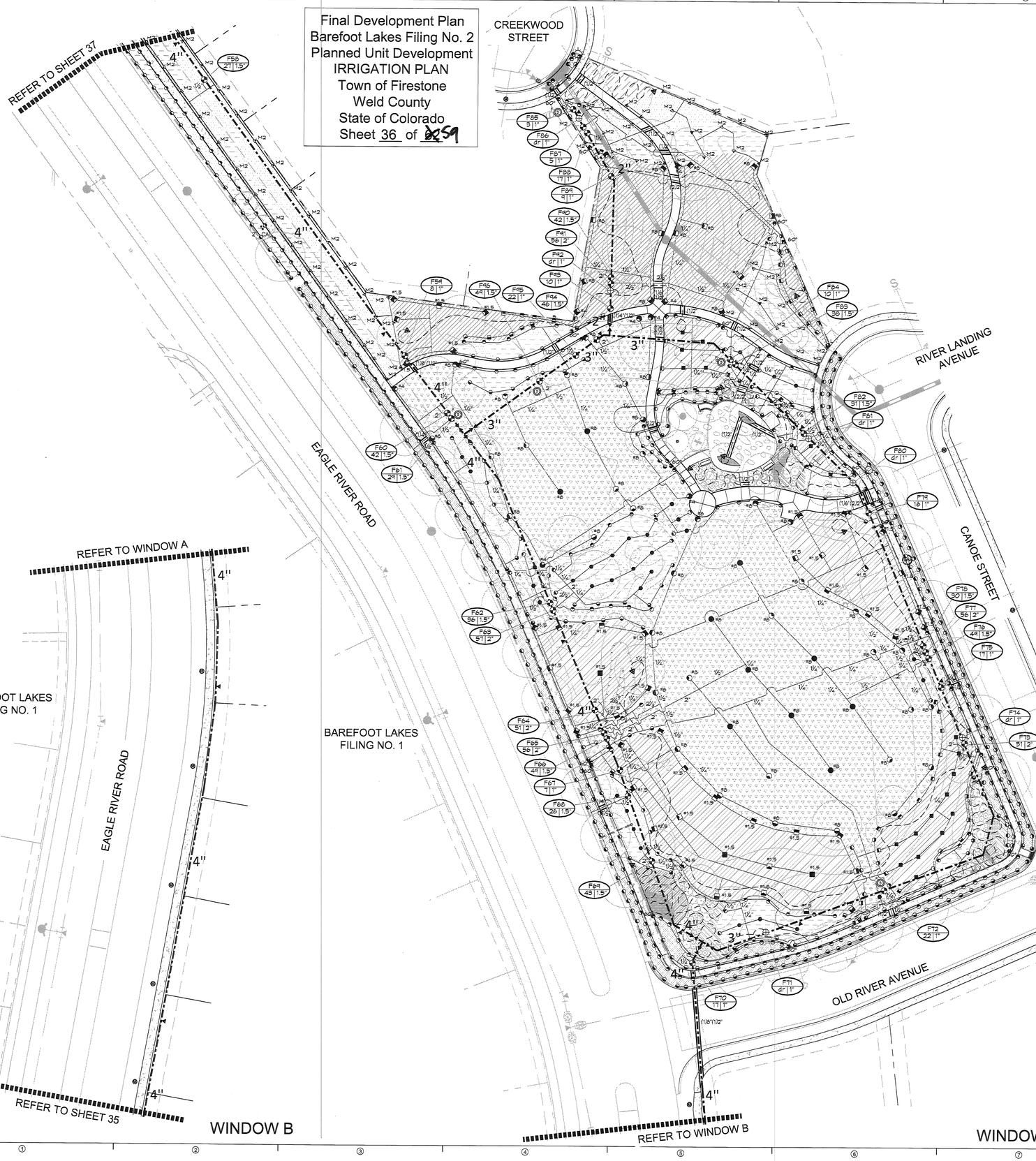
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BAREFOOT LAKES	
IRRIGATION PLAN	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 35 of ~~62~~ 59	

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4375621 Pages: 36 of 59
02/15/2018 12:42 PM R Fee:$993.00
Jean Alberico, Weld County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
IRRIGATION PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 36 of ~~39~~ 59



REFER TO SHEET

33	IRRIGATION NOTES & SCHEDULE
34	IRRIGATION OVERALL KEY
35 - 40	IRRIGATION PLANS
41 - 43	IRRIGATION DETAILS

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
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IRRIGATION PLAN	
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Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 36 of ~~39~~ 59	

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02/15/2016 11:24 AM R 0.00
Clerk and Recorder, Weld County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
IRRIGATION PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 37 of ~~59~~ 259

REFER TO WINDOW B

WELD COUNTY ROAD 28

CONTRACTOR TO LOCATE EXISTING 3" MAINLINE AND 2-WIRE CABLE (FROM EXISTING CONTROLLER D) AT THIS APPROXIMATE LOCATION. TIE ONTO AND EXTEND NEW 3" MAINLINE AND NEW 2-WIRE CABLE TO NEW IRRIGATION AS SHOWN. CONTRACTOR TO REFER TO FILING 1 IRRIGATION PLANS FOR EXISTING IRRIGATION.

ST. VRAIN ROAD

EAGLE RIVER ROAD

CLEAR CREEK DRIVE

TRACT A

TRACT F

TRACT G

LIMIT OF WORK

BAREFOOT LAKES FILING NO. 1

REFER TO SHEET 36

REFER TO SHEET 38

REFER TO WINDOW A

WINDOW A

WINDOW B

REFER TO SHEET

33	IRRIGATION NOTES & SCHEDULE
34	IRRIGATION OVERALL KEY
35 - 40	IRRIGATION PLANS
41 - 43	IRRIGATION DETAILS

KEY PLAN

NORTH

0 15' 30' 60'
ORIGINAL SCALE: 1"=30'-00"

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

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Revision 3:	12.2.2016
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Doc: Weld County, CO
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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
IRRIGATION PLAN
Town of Firestone
Weld County
State of Colorado
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REFER TO SHEET 37

CREEKWOOD STREET

CLEAR VIEW STREET

REFER TO WINDOW A

REFER TO WINDOW B

ST. VRAIN ROAD

REFER TO SHEET 39

WINDOW A

WINDOW B

REFER TO SHEET

33	IRRIGATION NOTES & SCHEDULE
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KEY PLAN

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJ ECTNUMB ER5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
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Revision 2:	9.16.2016
Revision 3:	12.2.2016
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Pages: 39 of 59
R Fee: $953.00
Carly Koppes - Clerk and Recorder, Weld County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
IRRIGATION PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 39 of ~~82~~ 59

ST. VRAIN ROAD

REFER TO SHEET 38

RIVER LANDING AVENUE

LAKE TERRACE STREET

OLD RIVER AVENUE

BROOK CREEK AVENUE

REFER TO SHEET 38

BALL VALVE TO REMAIN CLOSED UNTIL TEMPORARY SPRAY TO NATIVE IS TURNED OFF, THEN THE BALL VALVE NEEDS TO BE OPENED TO PROVIDE IRRIGATION TO TREE IN NATIVE.

REFER TO SHEET

33	IRRIGATION NOTES & SCHEDULE
34	IRRIGATION OVERALL KEY
35 - 40	IRRIGATION PLANS
41 - 43	IRRIGATION DETAILS

KEY PLAN

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
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IRRIGATION PLAN	
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Revision 2:	9.16.2016
Revision 3:	12.2.2016
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4375621 Pages: 40 of 59
02/15/2018 12:42 PM R Fee:$503.00
Carly Koppes Clerk and Recorder, Weld County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
IRRIGATION PLAN
Town of Firestone
Weld County
State of Colorado
Sheet 40 of ~~59~~ 59

REFER TO WINDOW B

BAYSHORE STREET

BAREFOOT LAKES PARKWAY (FUTURE FILING)

INSTALL ONE 3" GATE VALVE AND CAP THE MAINLINE 5' DOWNSTREAM OF THE GATE VALVE. EXTEND 2-WIRE CABLE TO THIS POINT FOR FUTURE EXPANSION FROM CONTROLLER 'G'. COIL WIRE IN 10" ROUND VALVE BOX.

REFER TO SHEET 35

REFER TO SHEET 39

BAREFOOT LAKES PARKWAY (FUTURE FILING)

LAKE TERRACE STREET

REFER TO WINDOW A

WINDOW A

WINDOW B

REFER TO SHEET

33	IRRIGATION NOTES & SCHEDULE
34	IRRIGATION OVERALL KEY
35 - 40	IRRIGATION PLANS
41 - 43	IRRIGATION DETAILS

1 POINT OF CONNECTION #1 - 3"

PEAK FLOW REQUIREMENT: 120 GPM.
REQUIRED STATIC PRESSURE: 89 PSI
TIE ONTO EXISTING 3" DUCTILE IRON STUB-OUT DOWNSTREAM OF WATER METER AT 54" DEPTH IN THIS APPROXIMATE LOCATION (BY OTHERS). EXTEND 3" DUCTILE IRON AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3" STOP VALVE WITH A DRAIN, ONE 3" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE 4" GATE VALVE, ONE PRECISION BOOSTER PUMP (MODEL NUMBER V1C003X00130-015XXXX241ONS), ONE QUICK COUPLING VALVE, ONE 4" WEATHERMATIC SLFSI-540 FLOW SENSOR, ONE BERMAD 410 MASTER VALVE, ONE 4" GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. EXTEND PE89 SHIELDED CABLE FROM THE FLOW SENSOR TO THE SLF-ISOFLOW-1 THEN FROM THE SLF-ISOFLOW-1 TO THE SMARTLINK AIR CARD WITH FLOW AT EACH CONTROLLER AND 4 #14 UFUL WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO CONTROLLER "F" THEN PIGTAIL FROM CONTROLLER "F" TO CONTROLLER "G" WITH 2-WIRE CABLE. CONNECT THE WIRES TO THE APPROPRIATE SENSOR INPUT PORTS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE OR CONSULTANT PRIOR TO INSTALLATION.

F CONTROLLER LOCATION "F" & "G"

PEDESTAL MOUNT TWO S6 STATION WEATHERMATIC CONTROLLERS, REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN TBD LF. OF CONTROLLER LOCATION FROM TO BE COORDINATED AT A LATER DATE. ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. EXTEND PE89 SHIELDED CABLE FROM THE FLOW SENSOR TO THE SLF-ISOFLOW-1 THEN FROM THE SLF-ISOFLOW-1 TO THE SMARTLINK AIR CARD WITH FLOW AT EACH CONTROLLER AND 4 #14 UFUL WIRES (TWO BLUE AND TWO ORANGE) FROM MASTER VALVE TO CONTROLLER "F" THEN PIGTAIL FROM CONTROLLER "F" TO CONTROLLER "G" WITH 2-WIRE CABLE. CONNECT THE WIRES TO THE APPROPRIATE SENSOR INPUT PORTS. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION. MOUNT ONE WEATHERMATIC WEATHER STATION DEVICE ON A POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER STATION RECEIVER IN CONTROLLER ENCLOSURE. CONFIRM THERE IS COMMUNICATION BETWEEN CONTROLLER AND WEATHER STATION. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

NOTE: WEATHERMATIC SMARTLINK WEB-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING MODEL #10843-F & 10843-G. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. CONTACT STEVE HURST AT WEATHERMATIC (303) 653-158 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.

KEY PLAN

NORTH

0 15' 30' 60'
ORIGINAL SCALE: 1"=30'-00"

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJ ECTNUMB ER:5311

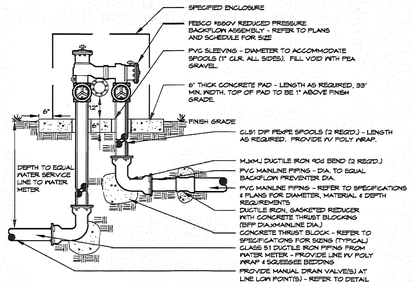
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BAREFOOT LAKES	
IRRIGATION PLAN	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
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Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 40 of ~~59~~ 59	

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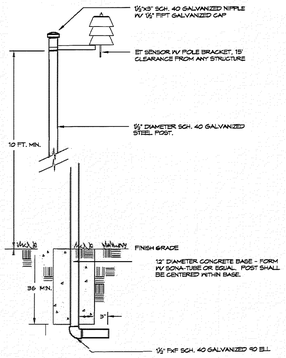
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Pages: 41 of 59
02/15/2016 12:42 PM
R Fee: $0.00
Doc Code: CS
Douglas County, CO
Debbie Brannan, Clerk & Recorder

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
IRRIGATION DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 41 of ~~59~~ 59



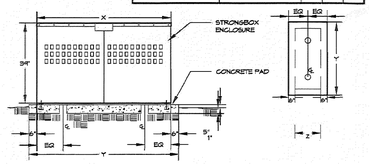
NOTE:
- PROVIDE ALL MJ FITTINGS WITH RODDING OR MEGA-LUG RESTRAINTS.
- DIAMETER OF PIPING AND FITTINGS SHALL EQUAL BACKFLOW PREVENTER DIAMETER UNLESS NOTED OTHERWISE.

BACKFLOW PREVENTER
3" AND LARGER — 1



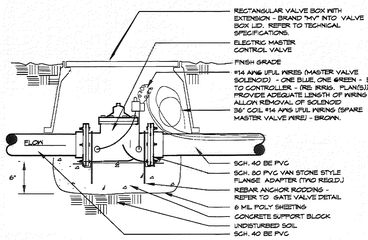
WEATHER SENSOR — 5

BFP MODEL/SIZE	ENCLOSURE MODEL	X	Y	Z
FEBCO 850-NRS 3"	SBBC-40ALHP	40"	52"	24"
FEBCO 850-NRS 4"	SBBC-40ALHP	40"	52"	24"
FEBCO 850-NRS 6"	SBBC-40W-ALHP	40"	52"	28"
FEBCO 825YD 2½"	SBBC-60ALHP	60"	72"	24"
FEBCO 825YD 3"	SBBC-60ALHP	90"	102"	24"
FEBCO 825YD 4"	SBBC-60ALHP	90"	102"	24"
FEBCO 825YD 6"	SBBC-60ALHP	90"	102"	24"

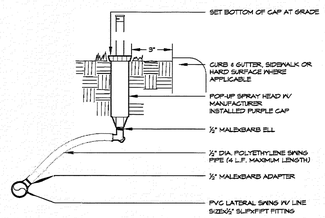


NOTES:
- PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER DIAMETER.
- TOP SURFACE OF CONCRETE PAD SHALL BE 1" ABOVE FINISH GRADE.
- INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE OWNER WITH KEYED PADLOCK FOR ENCLOSURE.

BACKFLOW ENCLOSURE — 2

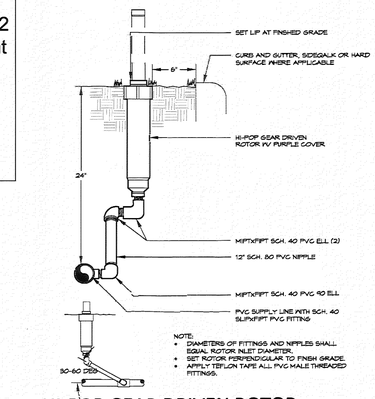


MASTER VALVE — 6



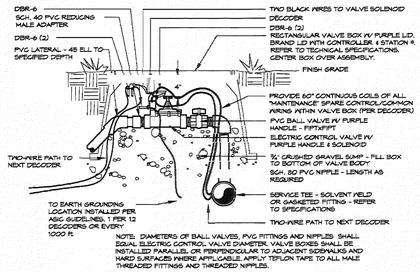
NOTE:
- SET HEAD PERPENDICULAR TO FINISH GRADE.
- APPLY TEFLON TAPE TO MALE PVC THREADED FITTINGS.
- DOUBLE CLAMP 1½" & 2" DIAMETER FITTINGS.

POP-UP SPRAY HEAD — 8



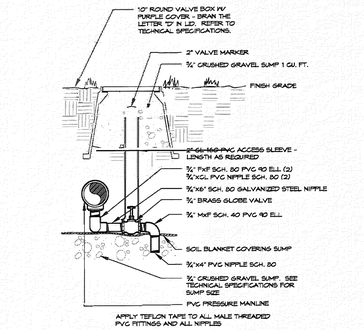
NOTE:
- DIAMETERS OF FITTINGS AND NIPPLES SHALL EQUAL ROTOR INLET DIAMETER.
- SET ROTOR PERPENDICULAR TO FINISH GRADE.
- APPLY TEFLON TAPE ALL PVC MALE THREADED FITTINGS.

HI-POP GEAR DRIVEN ROTOR — 11



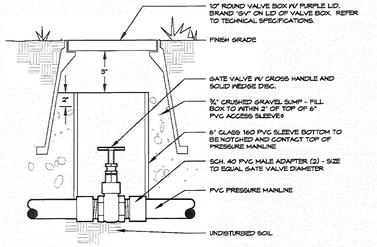
NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES.

ELECTRIC CONTROL VALVE
TWO WIRE SYSTEM — 12

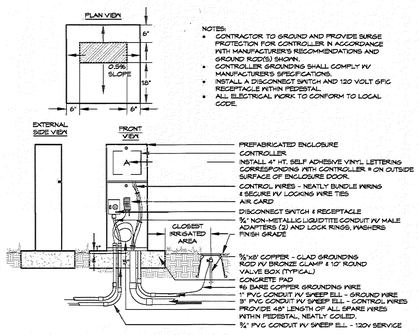


APPLY TEFLON TAPE TO ALL MALE THREADED PVC FITTINGS AND ALL NIPPLES

MANUAL DRAIN VALVE — 15

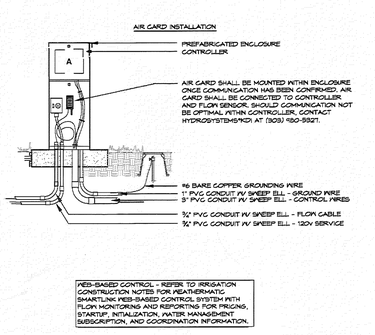


GATE VALVE
2 1/2" and SMALLER — 16

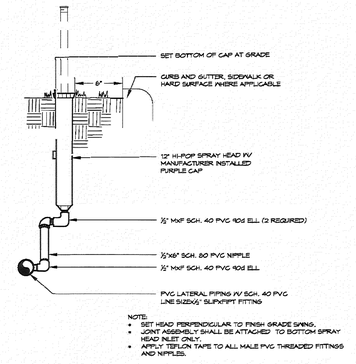


NOTES:
- CONTRACTOR TO GROUND AND PROVIDE SURGE PROTECTION FOR CONTROLLER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND GROUND ROD(S) SHOWN.
- CONTROLLER GROUNDING SHALL COMPLY W/ MANUFACTURER'S SPECIFICATIONS.
- INSTALL A DISCONNECT SWITCH AND 120 VOLT GFIC RECEPTACLE WITHIN PEDESTAL.
- ALL ELECTRICAL WORK TO CONFORM TO LOCAL CODE.

ELECTRIC CONTROLLER
PEDESTAL — 3

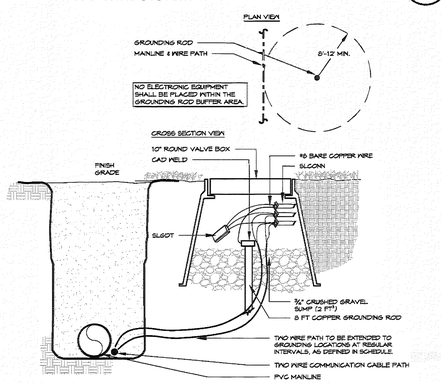


WEB-BASED CONTROL - REFER TO IRRIGATION CONSTRUCTION NOTES FOR WEATHERMATIC SMARTLINE WEB-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING FOR PRICING, STARTUP, INITIALIZATION, WATER MANAGEMENT SUBSCRIPTION, AND COORDINATION INFORMATION.

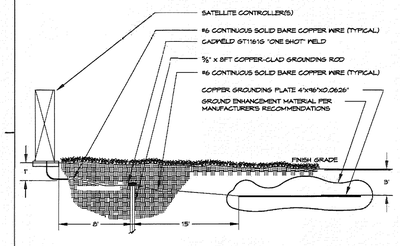


NOTE:
- SET HEAD PERPENDICULAR TO FINISH GRADE SWING.
- JOINT ASSEMBLY SHALL BE ATTACHED TO BOTTOM SPRAY HEAD INLET ONLY.
- APPLY TEFLON TAPE TO ALL MALE PVC THREADED FITTINGS AND NIPPLES.

HI-POP SPRAY HEAD — 9



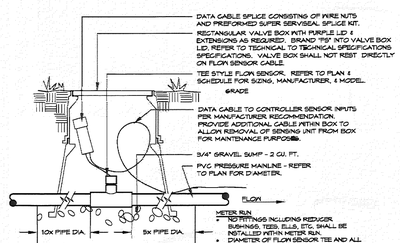
DECODER GROUNDING
VIA GROUNDING ROD — 13



GROUNDING PLATE DESIGN CONSISTS OF ONE VERTICAL 8-FOOT COPPER CLAD GROUNDING ROD (AT LEAST EIGHT FEET FROM THE EQUIPMENT), AND ONE COPPER GROUNDING PLATE PER 40 STATIONS REQUIRING GROUNDING. INSTALL GROUNDING PLATE HORIZONTALLY. THREE FEET DEEP AND 15' FROM THE GROUNDING ROD. SHOULD MULTIPLE RODS/PLATES BE REQUIRED, THEY SHALL BE PLACED A MINIMUM OF 3 LINEAR FEET FROM EACH OTHER. REFER TO ASIC STANDARDS FOR MORE INFORMATION.

NOTE: PERFORM CADWELD CONNECTION TO GROUNDING ROD(S) AND PLACEMENT OF GROUNDING PLATE(S) IN OWNER'S PRESENCE PRIOR TO BACKFILL.

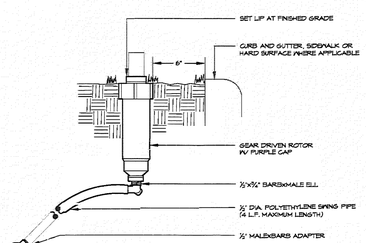
CONTROLLER GROUNDING — 4



- NO FITTINGS INCLUDING REDUCER BUSHINGS, TEES, ELLS, ETC. SHALL BE INSTALLED WITHIN METER RUN.
- DIAMETER OF FLOW SENSOR TEE AND ALL PIPING WITHIN METER RUN SHALL BE EQUAL.
- NO REDUCER BUSHINGS, ADAPTERS, ETC. SHALL BE INSTALLED WITHIN METER RUN.

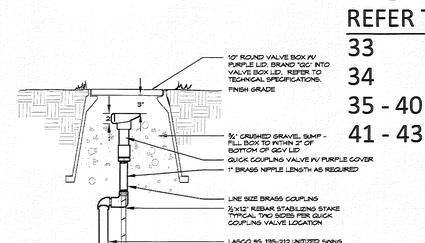
WEB-BASED CONTROL - REFER TO IRRIGATION CONSTRUCTION NOTES FOR WEATHERMATIC SMARTLINE WEB-BASED CONTROL SYSTEM WITH FLOW MONITORING AND REPORTING FOR PRICING, STARTUP, INITIALIZATION, WATER MANAGEMENT SUBSCRIPTION, AND COORDINATION INFORMATION.

FLOW SENSOR
TEE STYLE - NON-POTABLE — 7



SET HEAD PERPENDICULAR TO FINISH GRADE

GEAR DRIVEN ROTOR — 10



APPLY TEFLON TAPE TO ALL THREADED NIPPLES

QUICK COUPLING VALVE — 14

REFER TO SHEET

33	IRRIGATION NOTES & SCHEDULE
34	IRRIGATION OVERALL KEY
35 - 40	IRRIGATION PLANS
41 - 43	IRRIGATION DETAILS

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

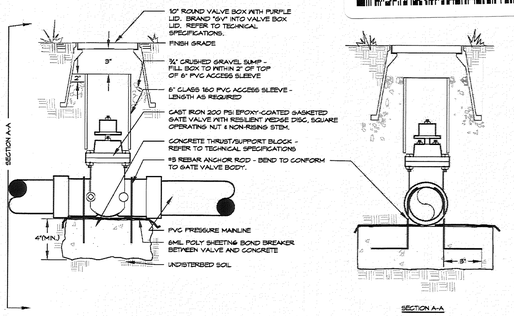
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IRRIGATION DETAILS	
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Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet	41 of ~~59~~ 59

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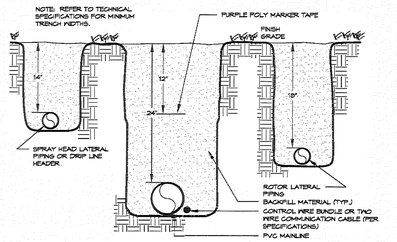
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4375621 Pages: 42 of 59
02/15/2018 12:42 PM R Fee:$993.00
Carly Koppes - Clerk and Recorder, Weld County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
IRRIGATION DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 42 of 59



GATE VALVE
3" and LARGER — 17

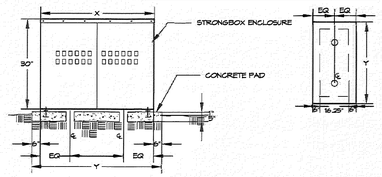


TRENCH
2 1/2" & SMALLER — 21

REFER TO SHEET

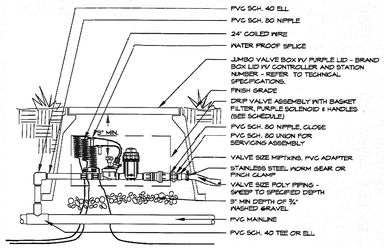
33	IRRIGATION NOTES & SCHEDULE
34	IRRIGATION OVERALL KEY
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41 - 43	IRRIGATION DETAILS

BFP MODEL/SIZE	ENCLOSURE MODEL	X	Y
FEBCO 825Y ¾" & 1"	SBBC-30AL	30"	42"
FEBCO 825Y 1½" & 2"	SBBC-45AL	45"	57"
FEBCO 825YA ¾" & 1"	SBBC-15AL	15"	27"
FEBCO 825YA 1½" & 2"	SBBC-30AL	30"	42"



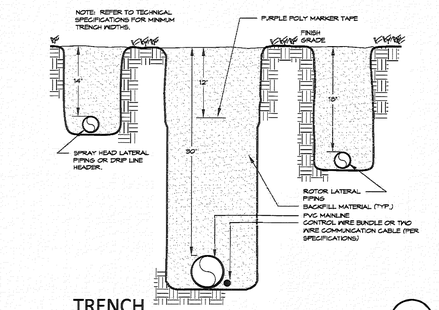
NOTES:
- PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER DIAMETER.
- TOP SURFACE OF CONCRETE PAD SHALL BE 1" ABOVE FINISH GRADE.
- INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE OWNER WITH KEYED PADLOCK FOR ENCLOSURE.

BACKFLOW ENCLOSURE
STRONGBOX - 3/4" - 2" SYSTEMS — 27

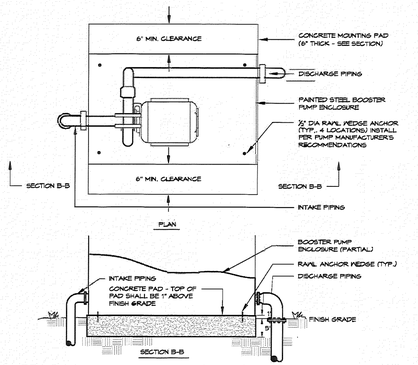


NOTE:
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX. NO VALVE BOX EXTENSIONS WILL BE ACCEPTED. PROVIDE 3"-4" CLEARANCE BETWEEN TOP OF CONTROL VALVE SOLENOID AND BOTTOM OF VALVE BOX LID. TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE. VALVE BOX SHALL NOT REST ON DRIP TUBING.

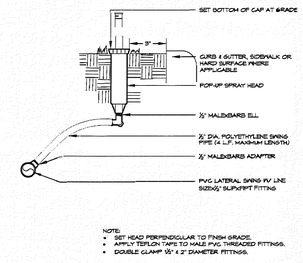
DRIP VALVE
TWO-WIRE SYSTEM — 18



TRENCH
3" & LARGER — 22

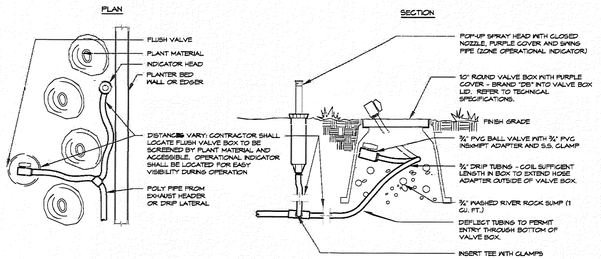


BOOSTER PUMP CONCRETE PAD — 25

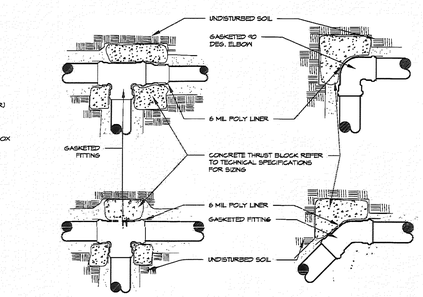


NOTE:
- SET HEAD PERPENDICULAR TO FINISH GRADE.
- APPLY TEFLON TAPE TO MALE PVC THREADED FITTINGS.
- DOUBLE CLAMP ½" & 2" DIAMETER FITTINGS.

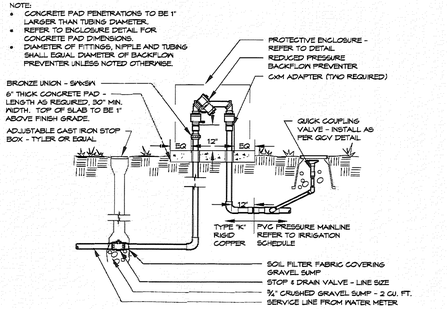
POP- UP SPRAY HEAD — 28



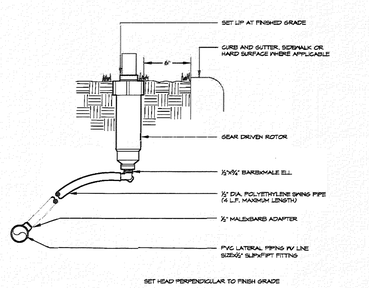
DRIP FLUSH VALVE
WITH OPERATIONAL INDICATOR — 19



THRUST BLOCKS — 23

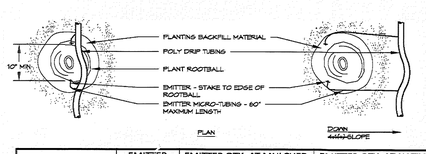


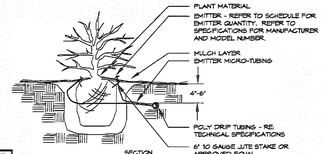
BACKFLOW PREVENTER
3/4" - 2" SYSTEMS WITH PVC CONNECTION — 26



SET HEAD PERPENDICULAR TO FINISH GRADE

GEAR DRIVEN ROTOR — 29



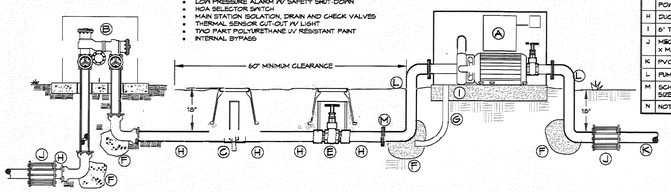


PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCAT IONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1½" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2½" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3½" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 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

NOTES:
- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
- EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
- FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
- IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
- EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
- DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
- CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
- SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
  - ** EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
  - ** EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
  - ** PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.

DRIP EMITTER
BELOW GRADE — 20

Ⓐ PREFABRICATED BOOSTER PUMP STATION - PUMP MODEL, HORSEPOWER, INPUT POWER, DISCHARGE PRESSURE AND FLOW CAPACITY PER SCHEDULE. BOOSTER PUMP SHALL BE ACTIVATED/DEACTIVATED VIA FLOW SWITCH. MOUNT BOOSTER PUMP ASSEMBLY TO CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS. PUMP STATIONS SHALL BE EQUIPPED WITH THE FOLLOWING COMPONENTS:
- 14 GA. STEEL ENCLOSURE W/ STAINLESS STEEL HINGE LOCKABLE ACCESS COVER (CONTRACTOR TO PROVIDE KEYED LOCK TO OWNER).
- EXTERNAL, LOCKABLE ELECTRICAL DISCONNECT (CONTRACTOR TO PROVIDE KEYED LOCK TO OWNER).
- INTERNAL BYPASS
- FLOW SWITCH
- INTERNAL NON-REVERSABLE MAGNETIC STARTER
- 0-200 PSI LIQUID FILLED PRESSURE GAUGE ON DISCHARGE MANIFOLD
- LIGHTNING AND SURGE PROTECTION ON CONTROLS
- PUMP OPERATION INDICATOR LIGHTS
- ENCLOSED VENTILATION FAN
- LOW PRESSURE ALARM W/ SAFETY SHUT-DOWN
- H2A SELECTOR SWITCH
- MAIN STATION ISOLATION, DRAIN AND CHECK VALVES
- THERMAL SENSOR CUT-OUT W/ LIGHT
- TWO PART POLYURETHANE UV RESISTANT PAINT
- INTERNAL BYPASS



BOOSTER PUMP - 3" & LARGER - SECTION A-A
PIPING SCHEMATIC - DETAIL VIEW — 24

PUMP SCHEMATIC KEY	
A	BOOSTER PUMP - REFER TO SCHEDULE FOR MODEL #
B	BACKFLOW PREVENTER - REFER TO SCHEDULE
C	¾" MANUAL DRAIN VALVE - REFER TO SCHEDULE
D	NOT USED
E	GATE VALVE - FXF (QTY. 2) - PUMP INLET SIZE
F	CONCRETE THRUST BLOCK - 1 cu. FT. MIN.
G	2" CARLON ELECTRICAL CONDUIT 4 SWEEP ELL - EXTEND 12" BEYOND EDGE OF CONCRETE PAD - POWER TO PUMP
H	DUCTILE IRON PIPE - PUMP INLET SIZE
I	6" THICK CONCRETE PAD - REFER TO DETAIL
J	MECHANICAL TRANSITION COUPLING - PUMP INLET SIZE X MAINLINE SIZE
K	PVC IRRIGATION MAINLINE - MAINLINE SIZE
L	PUMP DROP PIPE (FLANGE-FLANGE) - PUMP INLET SIZE
M	SCH. 80 PVC VANSTONE (FLANGE-SLIP) - PUMP INLET SIZE
N	NOT USED

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

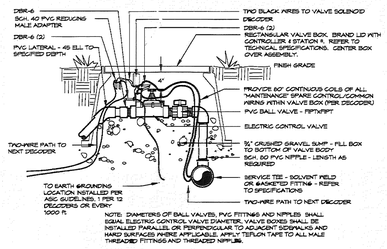
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Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 42 of 59	

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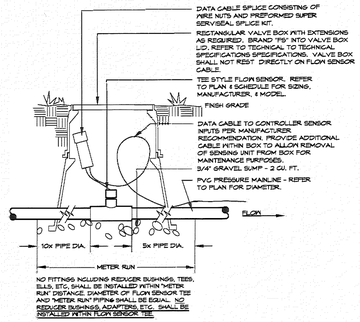
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Carly Koppes, Clerk and Recorder, Weld County, CO

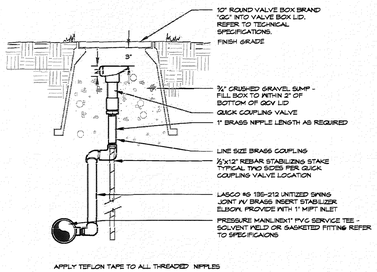
Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
IRRIGATION DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 43 of ~~52~~ 59



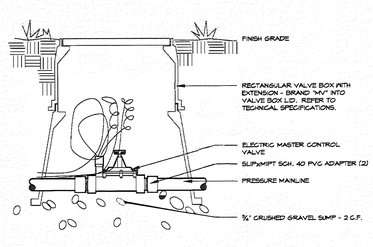
ELECTRIC CONTROL VALVE
TWO WIRE SYSTEM — 30



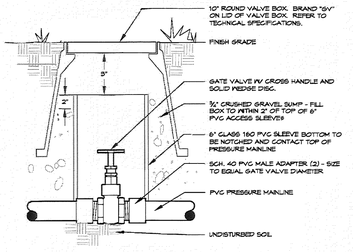
FLOW SENSOR
TEE STYLE — 34



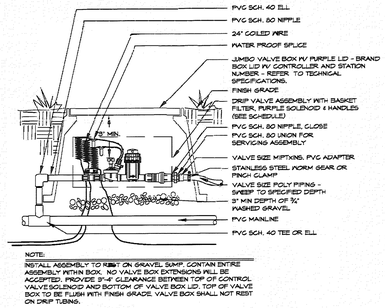
QUICK COUPLING VALVE
31



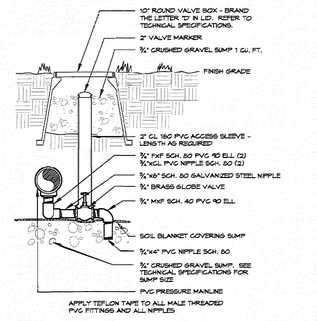
MASTER VALVE
Small - Typical — 35



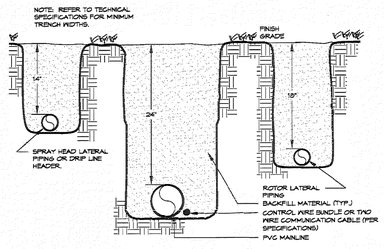
GATE VALVE
2 1/2" and SMALLER — 32



DRIP VALVE
TWO-WIRE SYSTEM — 36



MANUAL DRAIN VALVE
33



TRENCH
2 1/2" & SMALLER — 37

REFER TO SHEET

33	IRRIGATION NOTES & SCHEDULE
34	IRRIGATION OVERALL KEY
35 - 40	IRRIGATION PLANS
41 - 43	IRRIGATION DETAILS

Know what's below.
Call before you dig.
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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
IRRIGATION DETAILS	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 43 of ~~52~~ 59	

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4375621 Pages: 44 of 59
02/15/2018 12:42 PM R Fee:$593.00
Carly Koppes, Clerk and Recorder, Weld County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
FENCING
Town of Firestone
Weld County
State of Colorado
Sheet 44 of 59

FENCE STANDARDS

General Standards

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.

Fence Standards

Fences will comply with the following standards:

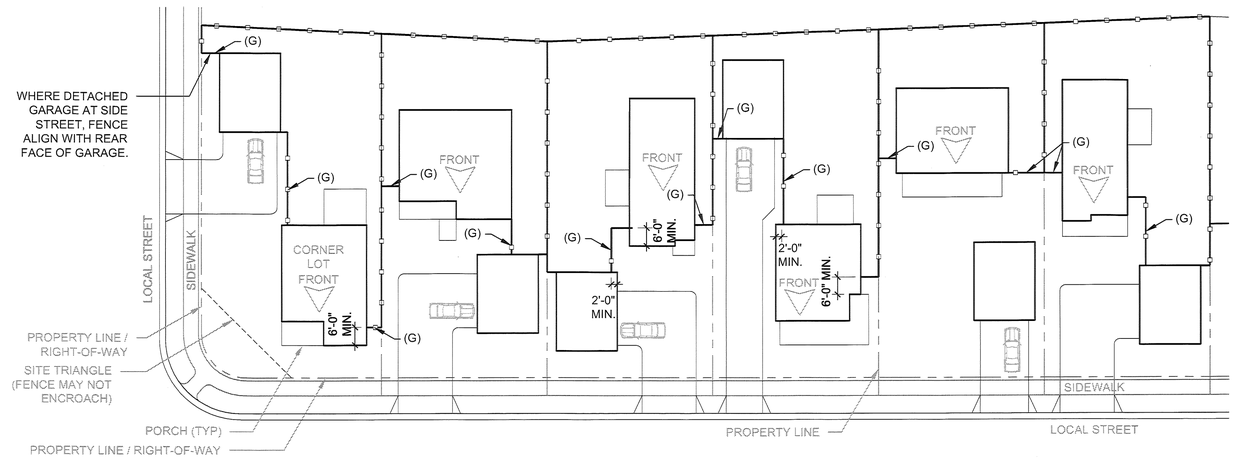
1. The open rail and privacy sections are strategically alternated to avoid monotony along continuous runs without looking haphazard.
2. Wing fences (fences that separate a lot's front yard from rear yard) must be a minimum of 6-feet behind the front face of the structure and a minimum of 6-feet behind the edge of a porch that wraps around the corner of the structure.
3. Side yard fencing 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 a residential lot and a tract may extend partly beyond wing fence and step down as indicated on sheets 46 and 56. Fenced-in front yards are prohibited.
4. 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 within 10-feet of the existing fence.
5. Residential fence height is limited to 6 feet.
6. The wood treatment for all fences shall be used and applied to new sections of fence after all 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 the FDP.
7. The Barefoot Lakes approved fencing materials may include wood, welded wire mesh and a gabion rock infill for a specific fence type.
   a. Posts and rails shall be Cedar.
   b. The welded wire mesh shall be as described in the associated details on sheets 47-49.
   h. Additional requirements for properties with detached garages are detailed in the diagrams on this sheet.
8. **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 (or an approve equal) provide a natural, rustic-weathered appearance that enhances the life of the wood.
   a. LifeTime® Wood Treatment
      i. Manufactured by Valhalla Wood Preservatives Ltd, www.valhalco.com
      ii. Color: Clear
   b. Eco Wood Treatment
      i. Manufactured by Int. Eco Wood Treatment, http://ecowoodtreatment.com/index
      ii. Color: Clear
9. Gates
   a. A gate must be installed in the wing fence between a residence and a garage.
   b. A gate must be installed in the wing fence the narrowest area between a garage and side yard or between a residence and side yard.
   c. A gate is not required in the wing fence between a garage and side yard when the garage is closer to the street than the residence.
   d. Open gates may not obstruct the sidewalk or encroach on neighboring property.

SITE KEYNOTES:

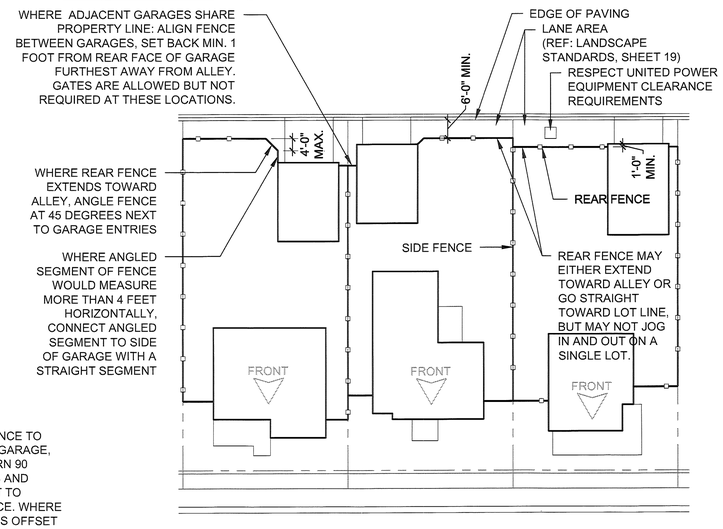
		DETAIL / SHEET	RELATED DETAIL(S)
6.0	**RAILINGS, BARRIERS AND FENCING**		
6.1	(Not Used)		
6.2	Fence Type 1 - Open	2 / 47	1 / 48
	Gate Retrofit in Fence Type 1 - Open	3 / 47	1 / 47, 2 / 47
6.3	Fence Type 2 - Open with Crosstie	1 / 48	1 / 47, 2 / 47
6.4	Fence Type 3 - Privacy	2 / 48	1 / 47, 3 / 48
	Gate Retrofit in Fence Type 3 - Privacy	3 / 48	2 / 48
6.5	Fence Type 4 - Specialty	4 / 48	1 / 47
	Residential Fence Type 1 - Open	1 / 49	2, 3, 4 / 49
	Residential Fence Type 3 - Privacy	2 / 49	1, 3, 4 / 49
	Residential Fence Gates	3 / 49	1, 2, 4 / 49

TYPICAL FENCE CONDITIONS, LOTS WITH DETACHED GARAGES

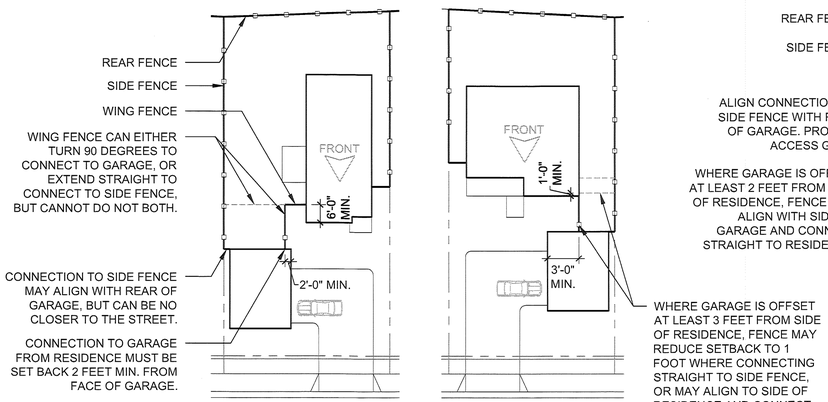
NOTE:
- EXHIBIT PROVIDED FOR REFERENCE. NOT ALL CONDITIONS ARE DEPICTED. CONSULT FENCE STANDARDS AND DETAILS FOR REQUIREMENTS.
- (G) INDICATES A FENCE SEGMENT WHERE A GATE IS REQUIRED AT SOME POINT IN THE FENCE RUN.



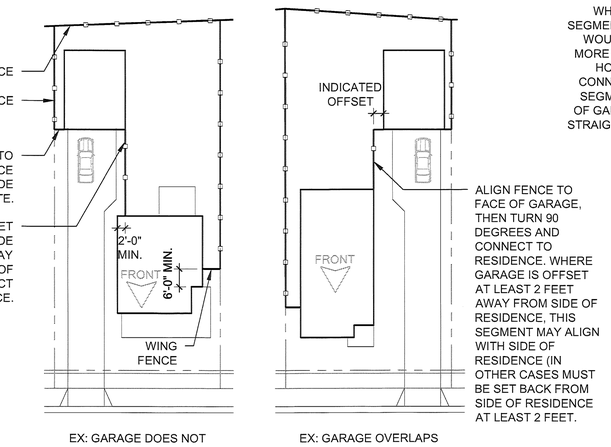
WHERE THE DETACHED GARAGE IS ALLEY LOADED



WHERE DETACHED GARAGE IS CLOSER TO THE STREET THAN THE RESIDENCE



WHERE THE RESIDENCE IS CLOSER TO THE STREET THAN THE DETACHED GARAGE



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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

FENCING

Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet	44 of 59

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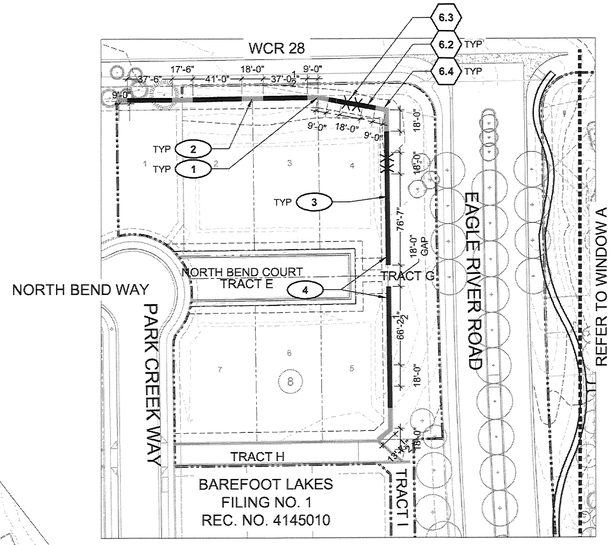
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4275631 Page: 45 of 59
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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
FENCING
Town of Firestone
Weld County
State of Colorado
Sheet 45 of 59

SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAIL(S)
6.0	**RAILINGS, BARRIERS AND FENCING**		
6.1	(Not Used)		
6.2	Fence Type 1 - Open	2 / 47	1 / 48
	Gate Retrofit in Fence Type 1 - Open	3 / 47	1 / 47, 2 / 47
6.3	Fence Type 2 - Open with Crosstie	1 / 48	1 / 47, 2 / 47
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	Gate Retrofit in Fence Type 3 - Privacy	3 / 48	2 / 48
6.5	Fence Type 4 - Specialty	4 / 48	1 / 47
	Residential Fence Type 1 - Open	1 / 49	2, 3, 4 / 49
	Residential Fence Type 3 - Privacy	2 / 49	1, 3, 4 / 49
	Residential Fence Gates	3 / 49	1, 2, 4 / 49



WINDOW B

FENCING REFERENCE NOTES

1. Center Post to Lot lines
2. Starting from Lot lines, install fence type as indicated in 9' segments.
3. Locate Segments not equal to 9' as indicated. Where not possible to make up the difference in a single segment, split equally among two or three segments.
4. Step down at end segment, Ref 6.2 6.3

SYMBOL LEGEND

- Fence Type 1 - Open — 6.2
- Fence Type 2 - Open with Cross-Tie — 6.3
- Fence Type 3 - Privacy — 6.4



KEY PLAN

NORTH
0 30' 60' 120'
ORIGINAL SCALE: 1"=60'

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

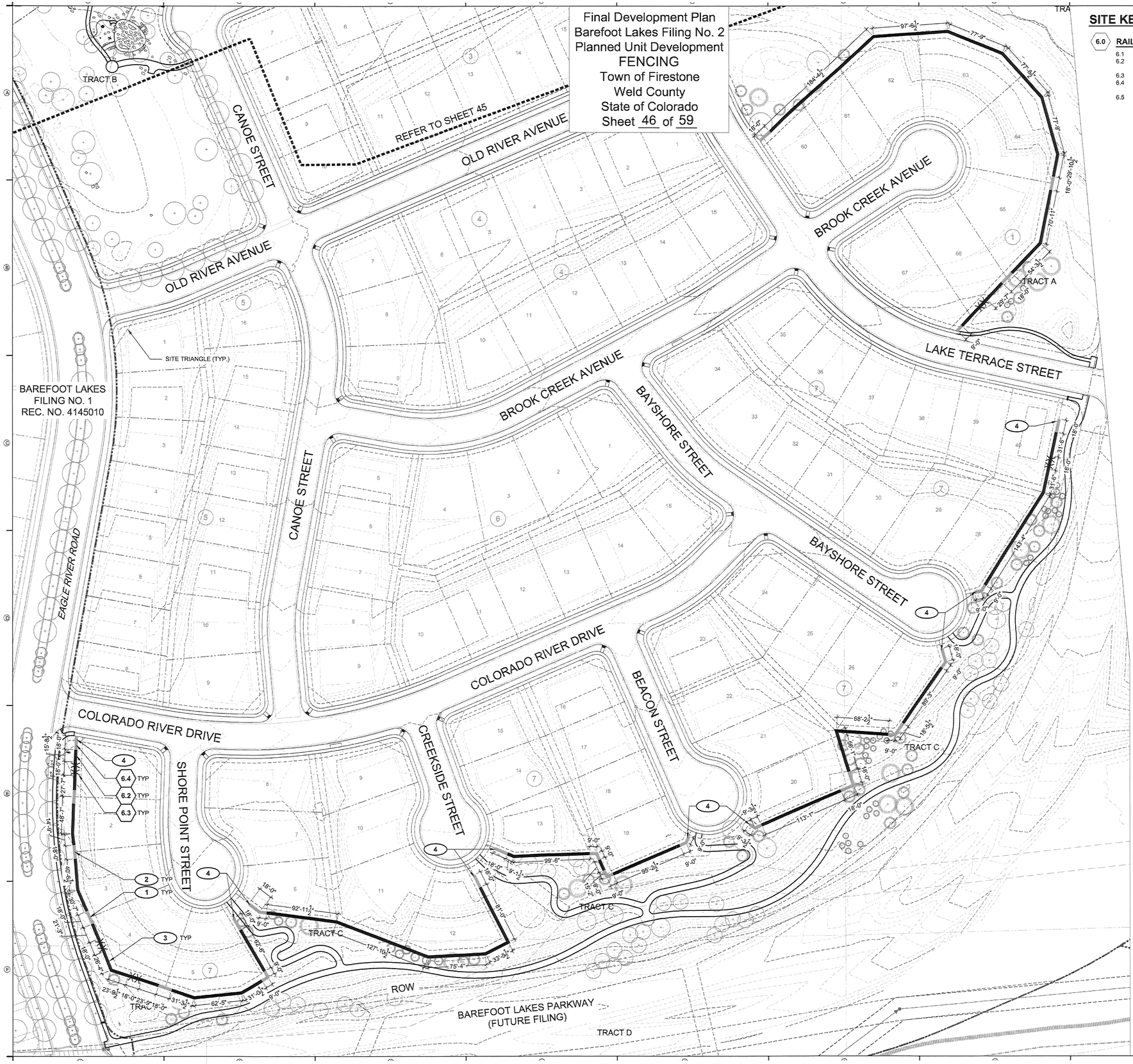
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BAREFOOT LAKES	
FENCING	
Name of application:	Barefoot Lakes Filing No. 2
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Sheet	45 of 59

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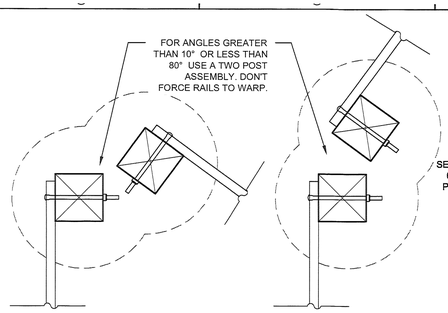
4375621 Page 46 of 59
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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
FENCING
Town of Firestone
Weld County
State of Colorado
Sheet 46 of 59

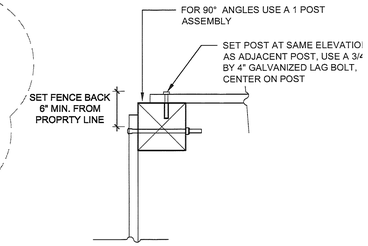

TRACT B
CANOE STREET
REFER TO SHEET 45
OLD RIVER AVENUE
OLD RIVER AVENUE
SITE TRIANGLE (TYP.)
BAREFOOT LAKES
FILING NO. 1
REC. NO. 4145010
BROOK CREEK AVENUE
BAYSHORE STREET
LAKE TERRACE STREET
TRACT A
CANOE STREET
EAGLE RIVER ROAD
COLORADO RIVER DRIVE
COLORADO RIVER DRIVE
SHORE POINT STREET
CREEKSIDE STREET
BEACON STREET
TRACT C
TRACT C
TRACT C
TRACT D
ROW
BAREFOOT LAKES PARKWAY
(FUTURE FILING)
97'-6 1/2"
184-4 1/2"
77'-9"
77'-9"
77'-9"
18'-0"-59'-10 1/2"
70'-11"
54'-3 1/2"
29'-7"
18'-0"
8'-0"
68'-2 1/2"
89'-9"
18'-0 1/2"
9'-0"
18'-0"
113'-1"
18'-0"
9'-3 1/2"
9'-3 1/2"
9'-0"
95'-3 1/2"
99'-6"
6'-0"
6'-0"
9'-0"
18'-0"
18'-0"
9'-1 1/2"
18'-0"
9'-0"
18'-0"
92'-11"
18'-0"
9'-0"
18'-0"
62'-6"
9'-0"
127'-10 1/2"
15'-4"
33'-5 1/2"
9'-0"
15'-9 1/2"
18'-0"
18'-0"
27'-7"
48'-7"
18'-0"
18'-0"
18'-0

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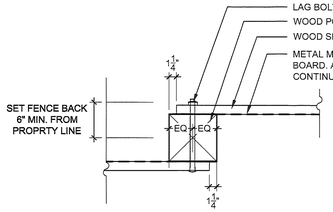
Final Development Plan
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FENCING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 47 of 59



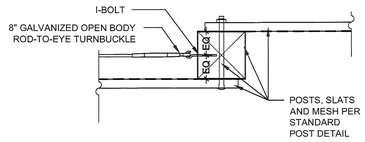
POST AT IRREGULAR ANGLE CORNER



POST AT RIGHT ANGLE CORNER



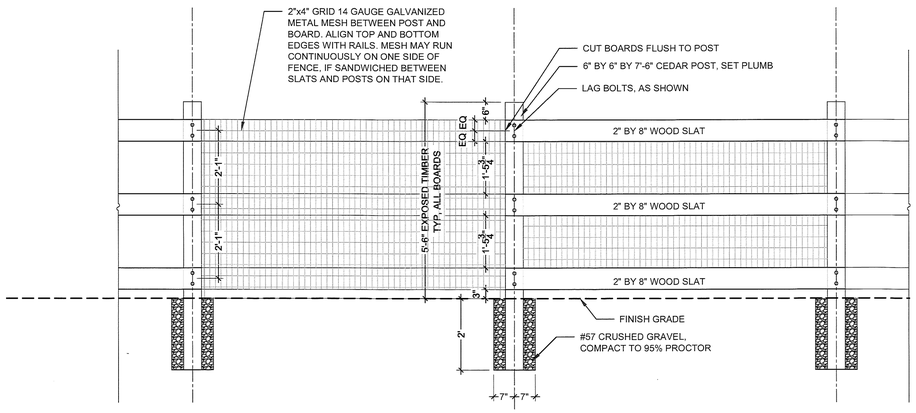
STANDARD POST

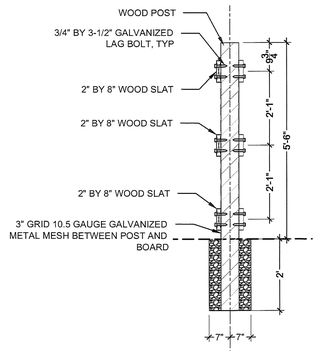


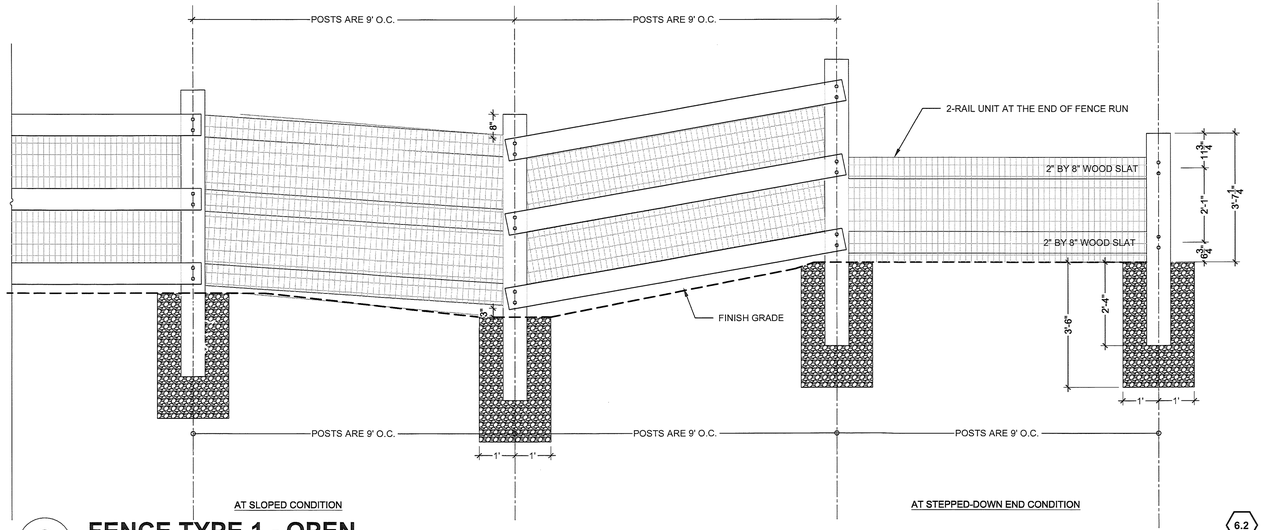
WITH METAL CROSS TIE

1 TYPICAL POST CONNECTIONS

SCALE: 1" = 1'







AT SLOPED CONDITION

AT STEPPED-DOWN END CONDITION

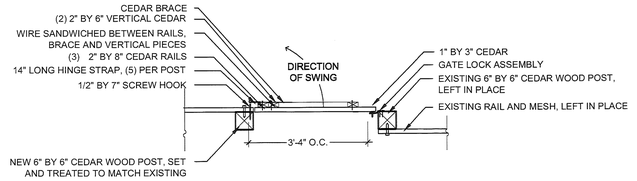
6.2

2 FENCE TYPE 1 - OPEN

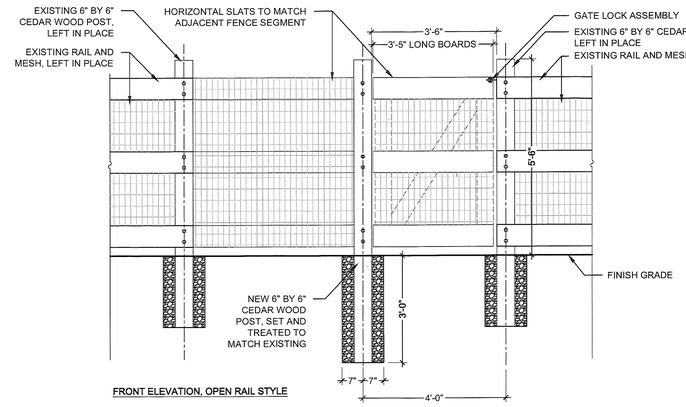
SCALE: 1/2" = 1'-0"

SITE KEYNOTES:

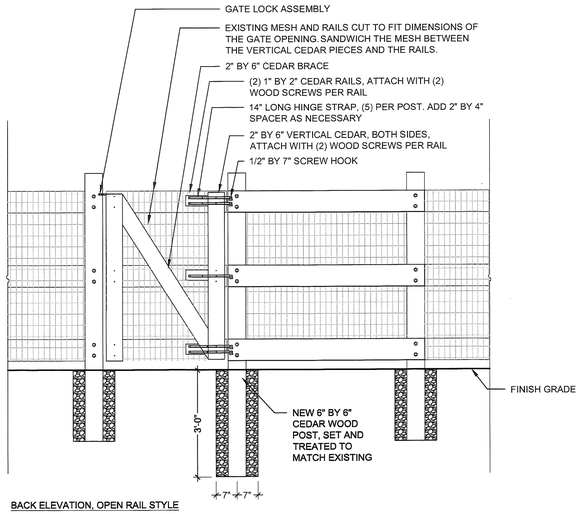
		DETAIL / SHEET	RELATED DETAIL(S)
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6.4	Fence Type 3 - Privacy	2 / 48	1 / 47, 3 / 48
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	Residential Fence Type 3 - Privacy	2 / 49	1, 3, 4 / 49
	Residential Fence Gates	3 / 49	1, 2, 4 / 49



PLAN, OPEN RAIL AND PRIVACY STYLES



FRONT ELEVATION, OPEN RAIL STYLE



BACK ELEVATION, OPEN RAIL STYLE

3 GATE RETROFIT AT EXISTING TRACT FENCE TYPE 1 - OPEN RAIL

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

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Sheet 47 of 59	

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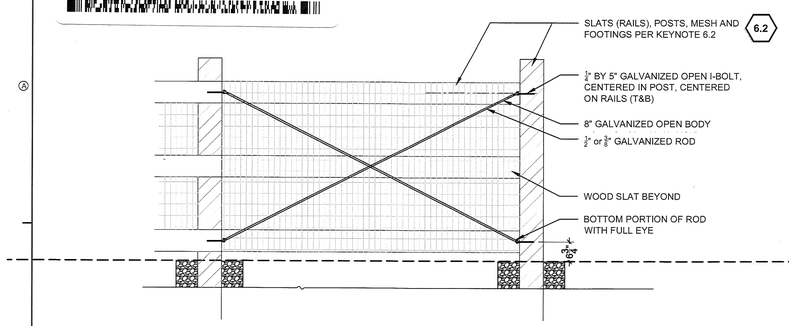
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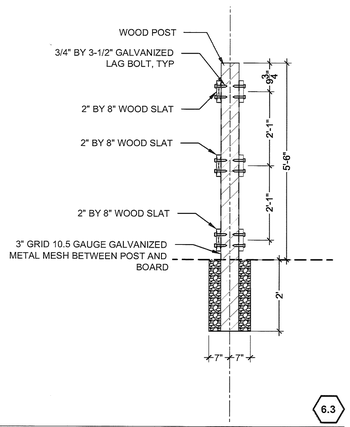
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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
FENCING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 48 of 59

SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAIL(S)
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	Gate Retrofit in Fence Type 3 - Privacy	3 / 48	2 / 48
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	Residential Fence Type 1 - Open	1 / 49	2, 3, 4 / 49
	Residential Fence Type 3 - Privacy	2 / 49	1, 3, 4 / 49
	Residential Fence Gates	3 / 49	1, 2, 4 / 49

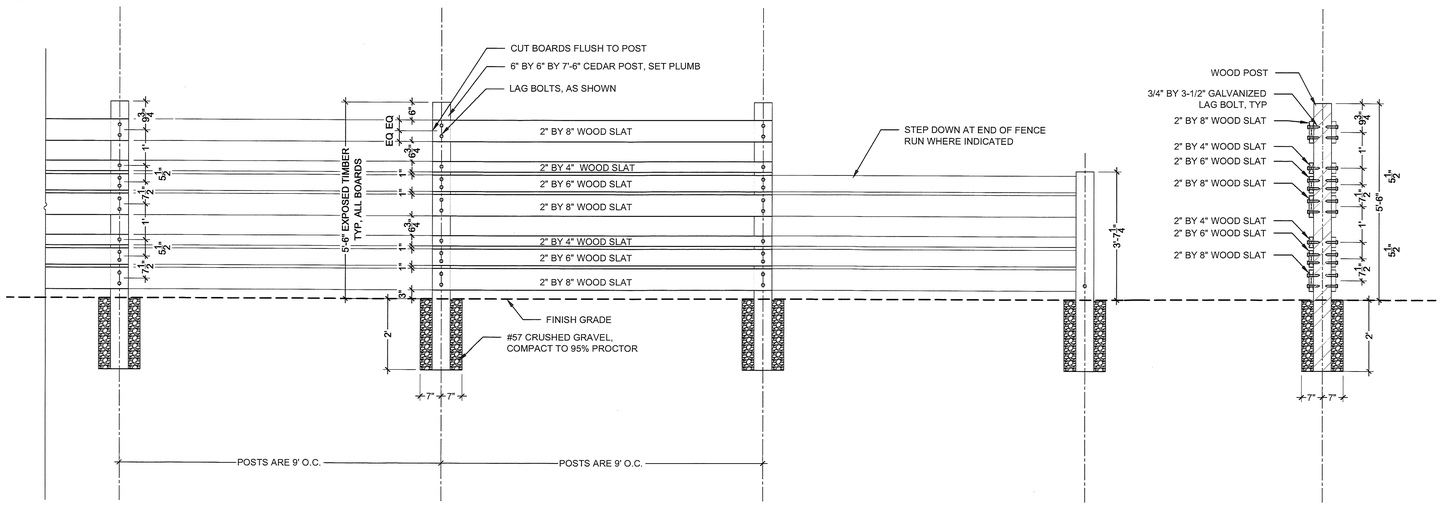




1 FENCE TYPE 2 - OPEN WITH CROSS-TIE

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

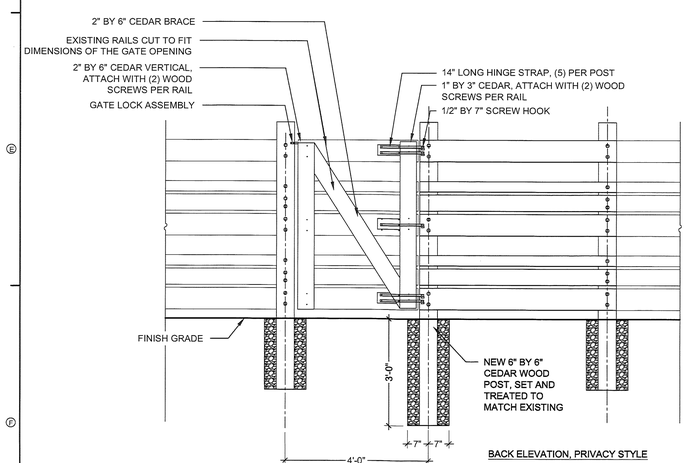
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2 FENCE TYPE 3 - PRIVACY

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

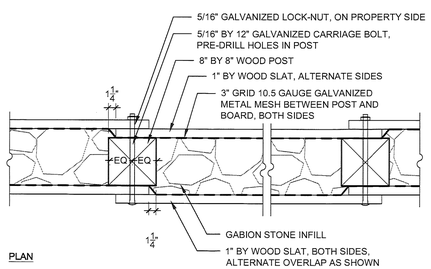
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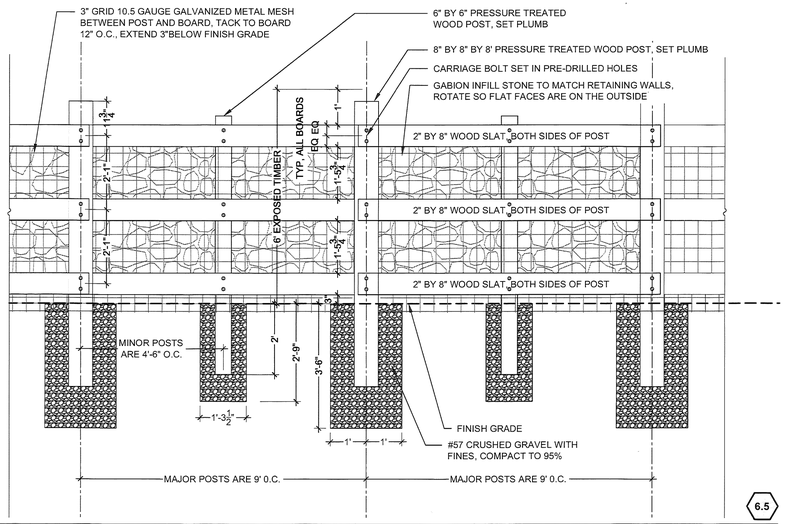
BACK ELEVATION, PRIVACY STYLE

3 GATE RETROFIT AT EXISTING TRACT FENCE TYPE 3 - PRIVACY

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



PLAN



6.5

4 FENCE TYPE 4 - SPECIALTY

SCALE: 1/2" = 1'-0" (PLAN AT 1" = 1'-0")

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BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

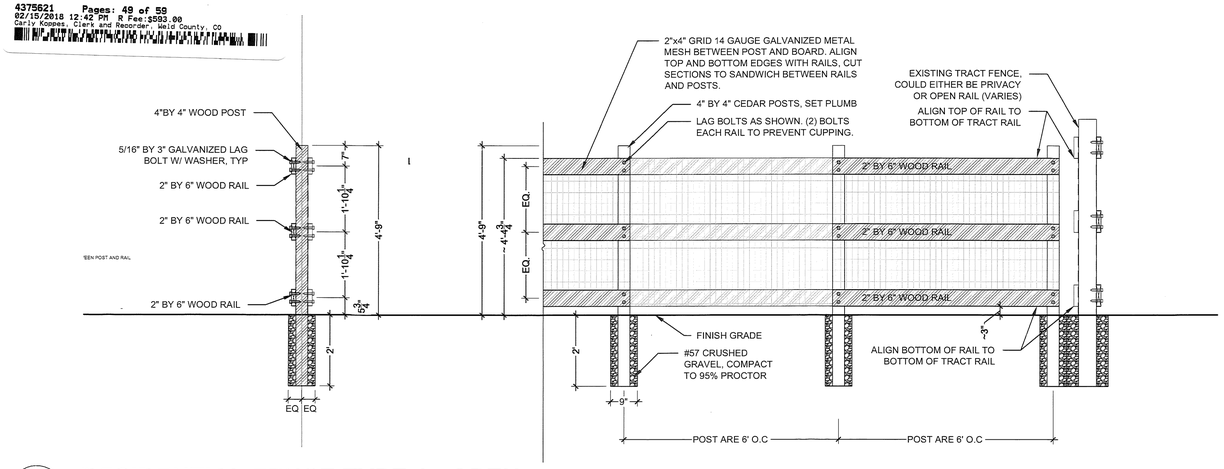
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BAREFOOT LAKES	
FENCING DETAILS	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 48 of 59	

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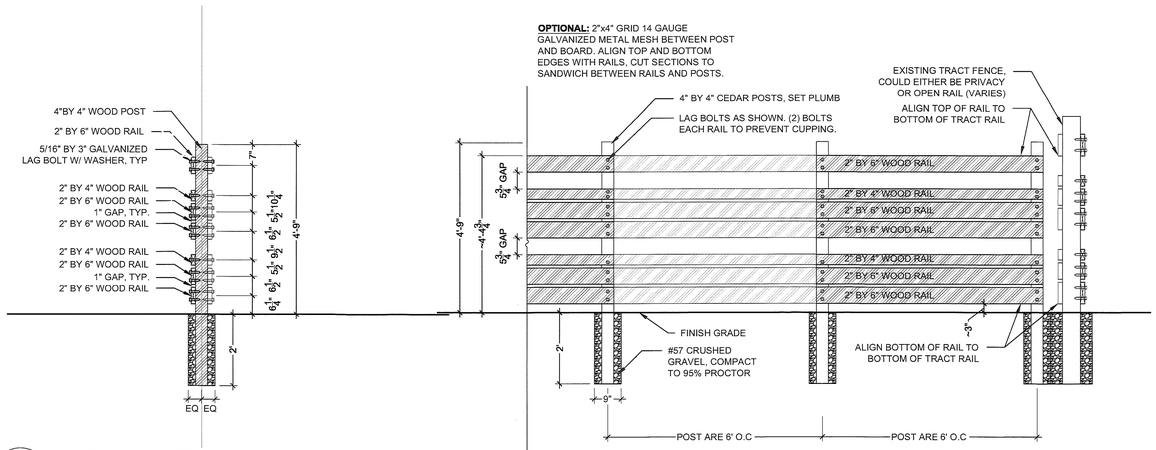
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02/15/2018 12:42 PM R Fee:$593.00
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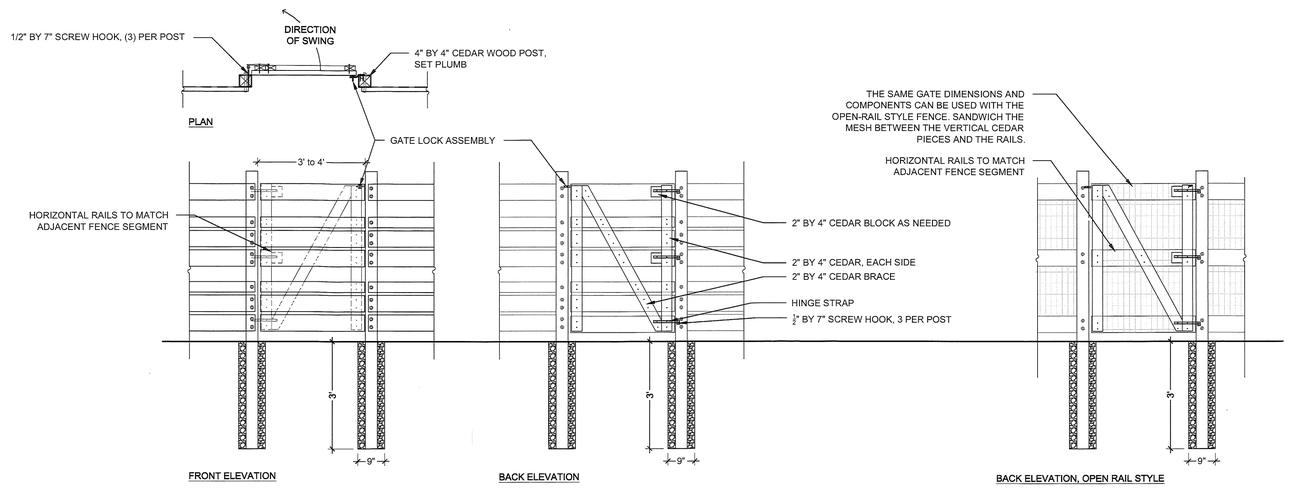
1 RESIDENTIAL FENCE TYPE 1 - OPEN

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



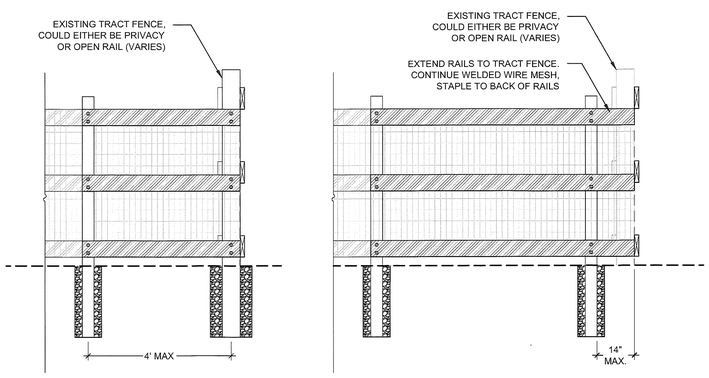
2 RESIDENTIAL FENCE TYPE 2 - PRIVATE

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



3 RESIDENTIAL FENCE GATES

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



4 RESIDENCTIAL FENCES TYPICAL POST CONNECTIONS

SCALE: 1" = 1'

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
FENCING DETAILS
Town of Firestone
Weld County
State of Colorado
Sheet 49 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 / 47	1 / 48
	Gate Retrofit in Fence Type 1 - Open	3 / 47	1 / 47, 2 / 47
6.3	Fence Type 2 - Open with Crosstie	1 / 48	1 / 47, 2 / 47
6.4	Fence Type 3 - Privacy	2 / 48	1 / 47, 3 / 48
	Gate Retrofit in Fence Type 3 - Privacy	3 / 48	2 / 48
6.5	Fence Type 4 - Specialty	4 / 48	1 / 47
	Residential Fence Type 1 - Open	1 / 49	2, 3, 4 / 49
	Residential Fence Type 3 - Privacy	2 / 49	1, 3, 4 / 49
	Residential Fence Gates	3 / 49	1, 2, 4 / 49

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
SIGN STANDARDS
Town of Firestone
Weld County
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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 is continued in Filing No. 2. 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. 2 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 51 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
Freestanding Signs - Large	**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	
Freestanding Signs - Medium	**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
Freestanding Signs - Small	**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	
Flag Pole/Flag	**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	None
Maximum Flag Pole Height	None			40 feet	None
Minimum Setback	None			1 foot behind sidewalk	None
Lighting	None			Allowed	None
Banners	**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	
Sidewalk Signs	**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	

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BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

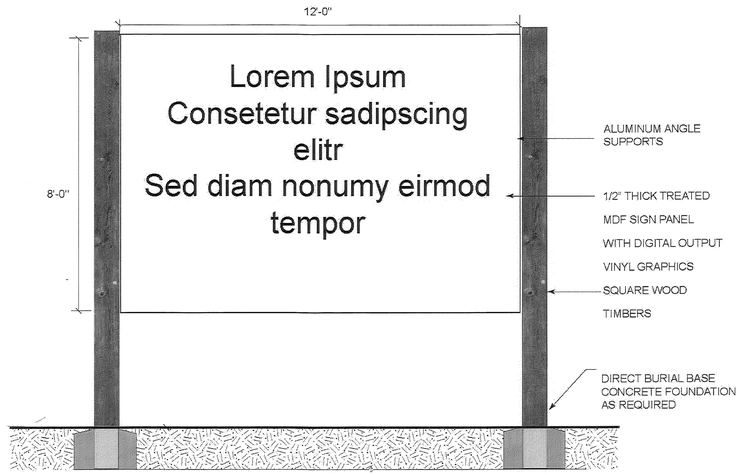
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BAREFOOT LAKES	
SIGN STANDARDS	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 50 of 59	

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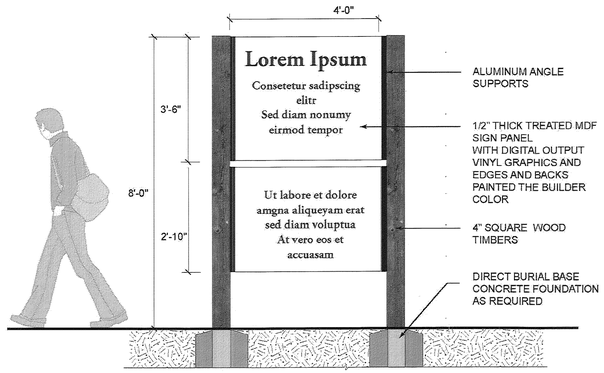
4375621 Pages: 51 of 59
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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
SIGN STANDARDS
Town of Firestone
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State of Colorado
Sheet 51 of ~~82~~ 59

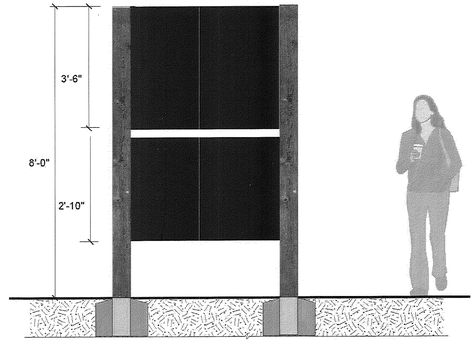


ELEVATION

1 SIGNTYPE - TEMPORARY FREESTANDING LARGE (ROAD)



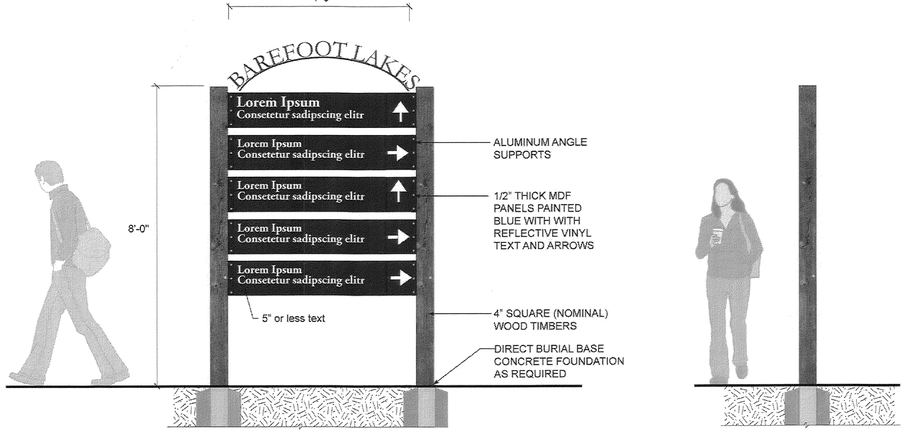
ELEVATION



BACK

3 SIGNTYPE - TEMPORARY FREESTANDING MEDIUM (LOT)

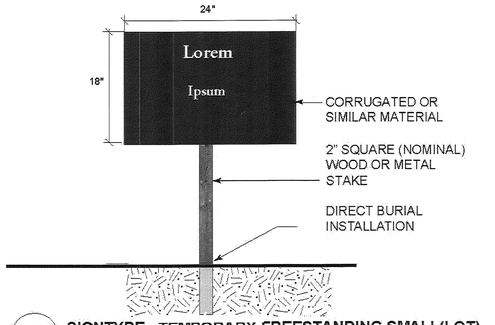
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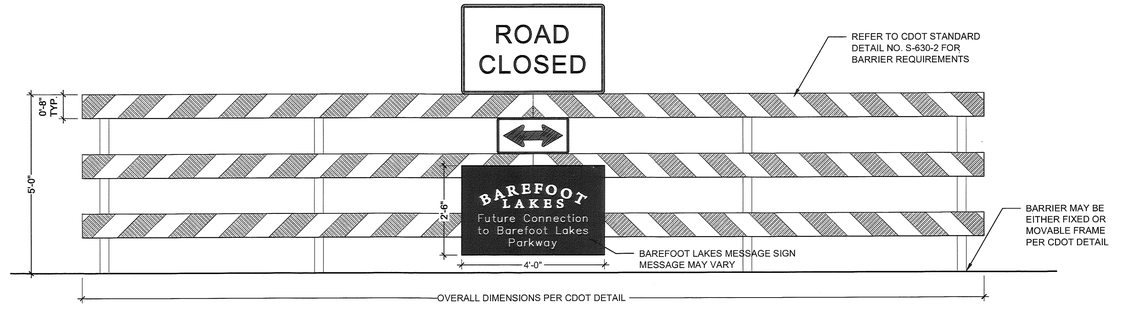
ELEVATION

SIDE

2 SIGNTYPE - TEMPORARY FREESTANDING MEDIUM (ROAD)



4 SIGNTYPE - TEMPORARY FREESTANDING SMALL(LOT)



5 TEMPORARY ROAD BARRIER

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BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
SIGN STANDARDS	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
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Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 51 of ~~82~~ 59	

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02/15/2018 12:42 PM
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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
SIGN LOCATIONS
Town of Firestone
Weld County
State of Colorado
Sheet 52 of 59

01
TYPE: E

02
TYPE: E

KEY PLAN

NORTH
0 50' 100' 200'
ORIGINAL SCALE: 1"=100'

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STATE OF COLORADO

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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
SIGNAGE GENERAL INFO.
Town of Firestone
Weld County
State of Colorado
Sheet 53 of ~~52~~ 59

BAREFOOT LAKES

1 **LOGO ART**
NOT TO SCALE

Adobe Garamond Pro Bold

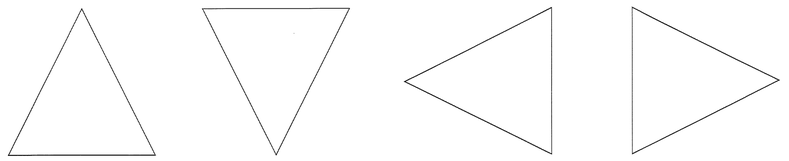
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abcdefghijklmnopqrstuvwxyz
0123456789!@#$%^&*()

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

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STATE OF COLORADO

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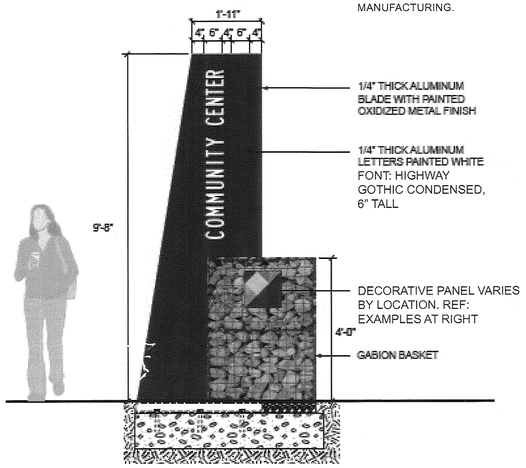
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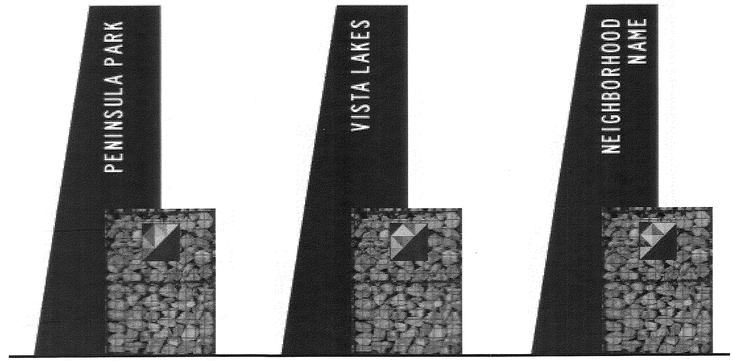
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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
SIGN TYPE E AND F
Town of Firestone
Weld County
State of Colorado
Sheet 54 of 59

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

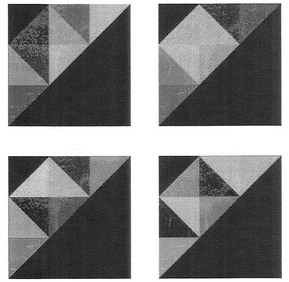


ELEVATION

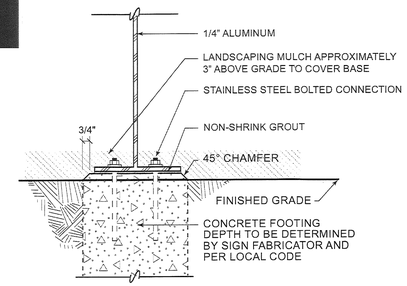


MESSAGE LAYOUT OPTIONS

SIDE

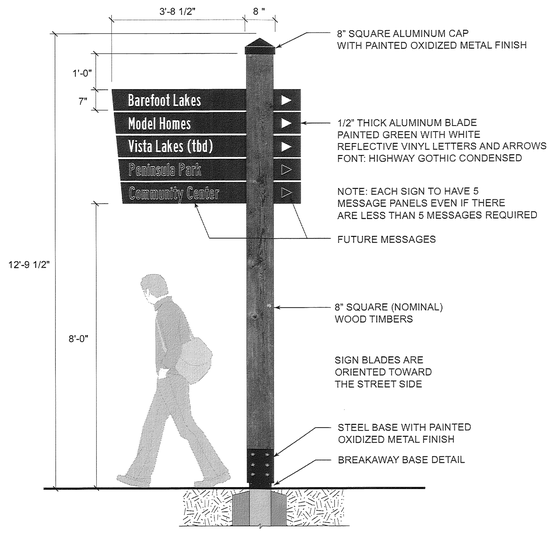


EXAMPLE DECORATIVE PANELS

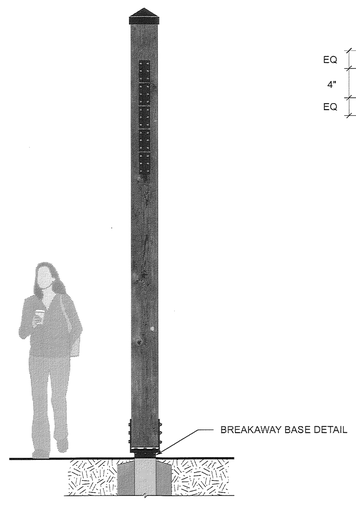


INSTALLATION DETAILS
NOT TO SCALE

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:

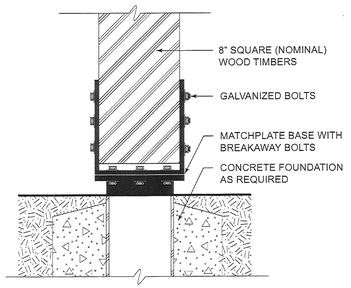
1) ALL SIGNS TO CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) INCLUDING THE COLORADO SUPPLEMENT.

2) FABRICATOR TO PROVIDE STRUCTURAL ENGINEERING (BY A LISCENSED COLORADO ENGINEER) AND SHOP DRAWINGS FOR SIGNS AND CONCRETE FOOTINGS.

3) FABRICATOR TO CONFIRM THAT BREAKAWY 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.



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

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

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

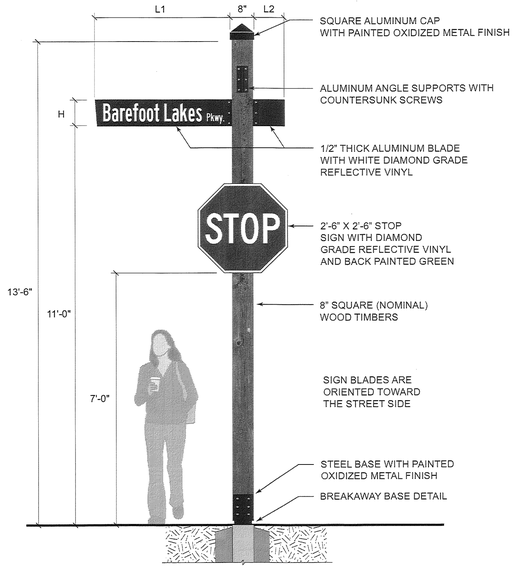
DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
SIGN TYPE E AND F	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet 54 of 59	

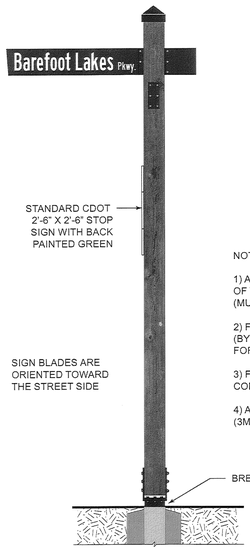
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02/15/2018 12:42 PM R Fee:$593.00
Carly Koppes, Clerk and Recorder, Weld County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
SIGN TYPE G AND H
Town of Firestone
Weld County
State of Colorado
Sheet 55 of ~~62~~ 59



ELEVATION



SIDE

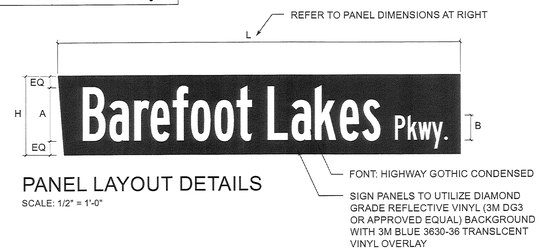
NOTE:

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3) FABRICATOR TO CONFIRM THAT BREAKAWY BASE DESIGN COMPLIES WITH THE NHCD CRASH 350 TEST.

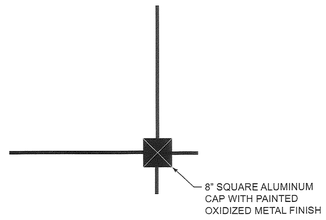
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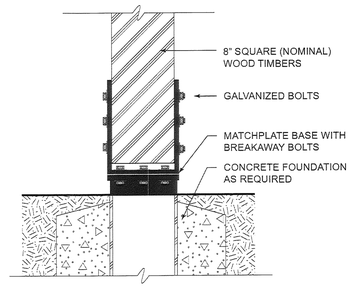
PANEL LAYOUT DETAILS
SCALE: 1/2" = 1'-0"

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

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



PLAN VIEW



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

1 SIGNTYPE G - STREET IDENTIFICATION AND REGULATORY SIGNS
SCALE: 1/2" = 1'-0"

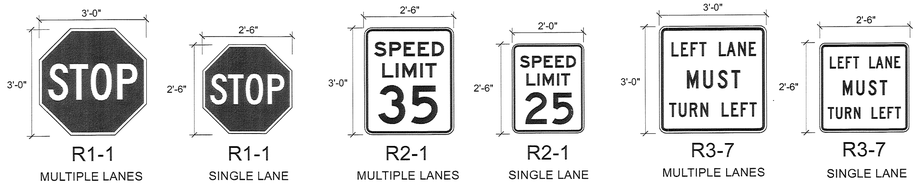
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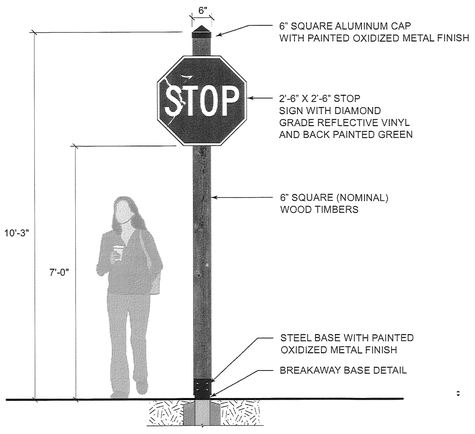
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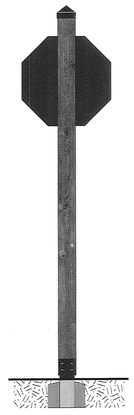
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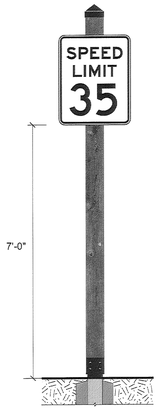




FRONT ELEVATION



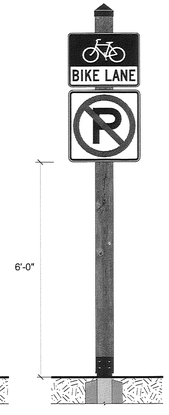
BACK



ELEVATION



ELEVATION



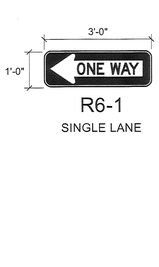
ELEVATION



W11-15P

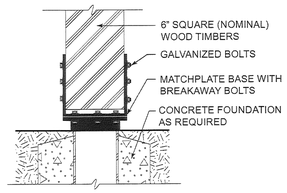


W11-15P





PLAN VIEW



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

2 SIGNTYPE H - TRAFFIC REGULATORY SIGNS
SCALE: 1/2" = 1'-0"

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK

BAREFOOT LAKES

SIGN TYPE G AND H

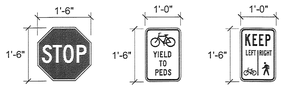
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016

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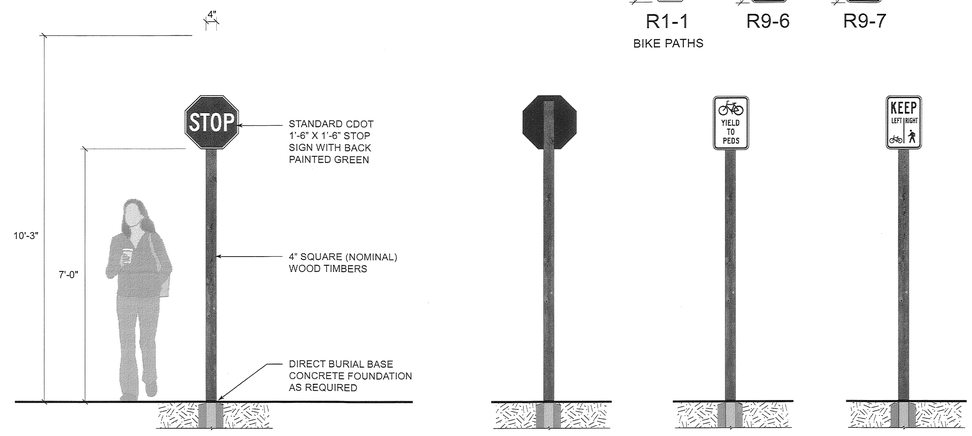
4375621 Pages: 56 of 59
02/15/2018 12:42 PM R Fee:$593.00
Carly Koppes, Clerk and Recorder, Weld County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
SIGN TYPE J, K AND L
Town of Firestone
Weld County
State of Colorado
Sheet 56 of ~~82~~ 59



R1-1 R9-6 R9-7

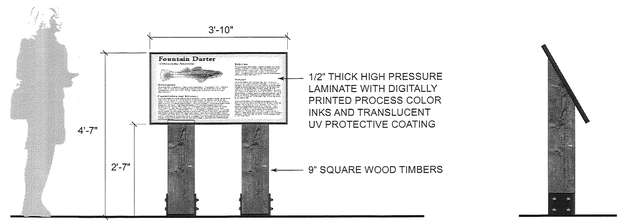
BIKE PATHS



FRONT ELEVATION BACK ELEVATION ELEVATION

1 SIGNTYPE J - BICYCLE REGULATORY SIGNS

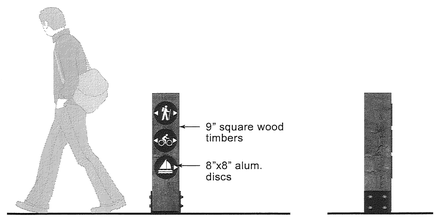
SCALE: 1/2" = 1'-0"



ELEVATION SIDE

2 SIGNTYPE K - EDUCATIONAL/INTERPRETIVE DISPLAYS

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



ELEVATION SIDE



1 SIGNTYPE L - TRAIL AND PARK SIGNS

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

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FINAL DEVELOPMENT PLAN BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

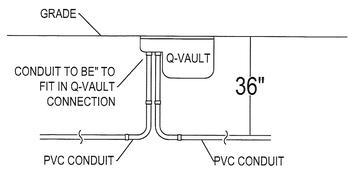
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BAREFOOT LAKES	
SIGN TYPE J, K AND L	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
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Revision 1:	5.12.2016
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Sheet 56 of ~~82~~ 59	

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Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
LIGHTING
Town of Firestone
Weld County
State of Colorado
Sheet 57 of 59

RECOMMENDED DIRECT BURIAL BOX DETAIL



***DETAIL NOT TO SCALE

SPECIFICATION & DETAIL NOTES BY DISCIPLINE
INTERIOR LIGHTING
REMOTE TRANSFORMER / BALLAST / POWER SUPPLY FOR LOW / LINE VOLTAGE LIGHTING LOAD. EXACT LOCATION AND ACCESSIBILITY TO BE COORDINATED WITH THE PROJECT TEAM PRIOR TO ROUGH-IN. EC TO PROVIDE PRIMARY AND SECONDARY WIRE FEED(S) FROM CONTROL LOCATION AND TO LIGHTING FIXTURE(S) AS DETERMINED BY THE TYPE, VOLTAGE, AND WATTAGE OF THE LIGHT FIXTURE(S). EXACT SIZES AND CONFIGURATIONS FOR TRANSFORMER / BALLAST / POWER SUPPLY TBD BY EC BASED ON TYPE, VOLTAGE, AND WATTAGE OF THE LIGHT FIXTURE(S). EC TO REFER TO TRANSFORMER SCHEDULE.
FIREPLACE IGNITER TO BE CONNECTED TO, AND OPERATED VIA LIGHTING CONTROL SYSTEM. EC TO COORDINATE AND VERIFY WIRING CONNECTIONS AND INSTALLATION REQUIREMENTS WITH MANUFACTURER PRIOR TO ROUGH-IN.
RECESSED IN WALL CLOCK OUTLET FOR INTEGRATED ART LIGHTING. EC TO CONFIRM EXACT CLOCK OUTLET LOCATION AND MOUNTING HEIGHT WITH DESIGN TEAM PRIOR TO ROUGH-IN.
EXACT SCONCE/SWING ARM LOCATION AND MOUNTING HEIGHT TO BE COORDINATED AND CONFIRMED WITH DESIGN TEAM PRIOR TO ROUGH-IN. LS RECOMMENDS LEAVING A 3' PIGTAIL AT EACH LOCATION SHOULD SCONCE LOCATION REQUIRE MODIFICATION.
PREWIRE POWER LOCATION FOR FUTURE INTEGRATED LIGHTING TBD. EC TO ENSURE ACCESSIBILITY TO JUNCTION BOX. PROVIDE WIRE PULL FROM INDICATED J-BOX LOCATION BACK TO POSSIBLE REMOTE TRANSFORMER LOCATION WITHIN 50'-0" TO ACCESSIBLE J-BOX AND SEPARATE WIRE RUN BACK TO LIGHTING CONTROL SYSTEM PANEL OR STANDARD LIGHT SWITCH LOCATION.
EC TO PROVIDE AND INSTALL OCCUPANCY SENSOR FOR LOCALIZED LIGHTING CONTROL AS INDICATED ON PLAN. EXACT LOCATION TO BE DETERMINED ON-SITE.
LOW VOLTAGE MAGNETIC CONTACT SWITCH. EC TO COORDINATE TRANSFORMER LOCATION, LS RECOMMENDS IT BE LOCATED IN JUNCTION BOX AT FIXTURE.
EXTERIOR LIGHTING
EC TO REFER TO LS DISTRIBUTION SCHEDULE FOR ALL SPECIFICATION INFORMATION PERTAINING TO LANDSCAPE LIGHTING AND DISTRIBUTION PLANS.
EC TO PROVIDE IN TREE J-BOX FOR CONNECTION OF ANY MOONLIGHTER TREE FIXTURE(S) WIRING TO DIRECT BURIAL LOW VOLTAGE WIRE COMING FROM DIRECT BURIAL BOX AT BASE OF TREE.
EC TO PROVIDE AND INSTALL EXTERIOR RATED GFI WHILE IN USE RECEPTACLE ON EXTENDABLE STEM FOR ANY ITEMS NOTED AS "SEASONAL LIGHTING". EXACT SPECIFICATION AND LOCATION TO BE COORDINATED WITH PROJECT TEAM PRIOR TO ROUGH-IN.
SEE EXTERIOR TRANSFORMER & DISTRIBUTION SCHEDULE ON LIGHTING PLANS FOR EXACT CATALOGUE NUMBERS AND INFORMATION PERTAINING TO TRANSFORMERS.
ARCHITECTURAL LIGHTING FIXTURE SPECIFICATIONS
LS SHALL PROVIDE A COMPLETE SPECIFICATION PACKAGE AND / OR FIXTURE SCHEDULE FOR ARCHITECTURAL LIGHTING FIXTURES INCLUDING LAMPING, NOTES AND COMPLETE CATALOG NUMBERS. FINISH SPECIFICATION TBD BASED ON CLIENT APPROVAL. FINISHES TO BE DETERMINED PRIOR TO PURCHASING.
THE EC SHALL BE RESPONSIBLE FOR THE PURCHASE, SUPPLY, INSTALLATION, MAINTENANCE AND WARRANTY OF ALL SPECIFIED ARCHITECTURAL LIGHTING FIXTURES UNLESS LS IS WORKING AS THE FIXTURE PROCUREMENT ENTITY ON THE PROJECT. IF LS IS PROVIDING THE FIXTURES THE EC IS SOLELY RESPONSIBLE FOR THE FIXTURE MAINTENANCE AND WARRANTY.
ANY CONFUSION AND/OR DISCREPANCIES WITH THE SPECIFIED CATALOG NUMBERS WHEN ORDERING THE FIXTURES SHALL BE REVIEWED WITH LS PRIOR TO ORDERING.
PRIOR TO ORDERING THE EC SHALL BE RESPONSIBLE FOR ORDERING THE PROPER CONFIGURATIONS FOR ALL THE SPECIFIED ARCHITECTURAL LINEAR LIGHT SOURCES.
PRIOR TO ORDERING THE EC SHALL BE RESPONSIBLE FOR COORDINATING THE CONFIGURATION FOR LOW VOLTAGE TRANSFORMERS BASED ON LOAD TYPE, WATTAGE AND VOLTAGE.
PRIOR TO ORDERING THE EC SHALL BE RESPONSIBLE FOR COORDINATED ALL COMPONENTS FOR ANY TRACK LIGHTING INSTALLATION.
EXACT FINISHES OF ALL ARCHITECTURAL LIGHTING COMPONENTS SHALL BE REVIEWED AND APPROVED BY THE DESIGN TEAM INCLUDING BUT NOT LIMITED TO THE ARCHITECT, INTERIOR DESIGNER, CLIENT AND/OR THE CLIENT REPRESENTATIVE PRIOR TO ORDERING.
LS RECOMMENDS THAT ALL DOWNLIGHT TRIMS RINGS BE FAUX PAINTED TO MATCH THE CEILING FINISH. IN CEILING CONDITIONS WITH WOOD OR PATTERNED FINISH, THE FAUX PAINTING SHOULD BE COMPLETED AFTER THE FINAL AIM AND FOCUS OF THE LIGHT FIXTURES.
FINAL BEAM SPREAD FOR ALL LED DOWNLIGHTS TO BE VERIFIED PRIOR TO ORDER. CONTRACTOR TO ORDER 60 DEGREE BEAM OPTIC AS AN ACCESSORY TO THE TRIM FOR FLEXIBILITY IN AIM.
CONTRACTOR TO FIELD VERIFY CEILING CONDITION PRIOR TO ORDER. CEILING THICKNESS WILL DETERMINE DEPTH OF TRIMS.
DECORATIVE LIGHTING FIXTURE SPECIFICATIONS
LS SHALL PROVIDE GENERAL GUIDELINES FOR DECORATIVE LIGHTING SPECIFICATION INCLUDING RECOMMENDED SIZES AND WATTAGES (OR AS OUTLINED IN CONTRACT).
UNLESS REQUESTED BY THE CLIENT, LS SHALL NOT BE RESPONSIBLE FOR EXACT SPECIFICATIONS OF ANY DECORATIVE LIGHTING FIXTURES.
THE ARCHITECT, INTERIOR DESIGNER, CLIENT AND/OR CLIENT REPRESENTATIVE SHALL BE RESPONSIBLE FOR COORDINATING THE DECORATIVE FIXTURE SELECTIONS AND ANY CHANGES OR SPECIAL MODIFICATIONS TO THEM WITH LS TO VERIFY THAT THE LOAD TYPES, WATTAGES, LAMPING, FINISHES, SOURCE TYPE, AND SHADES ARE APPROPRIATE FOR REQUIRED LIGHT OUTPUT AND COMPATIBLE WITH THE CONTROL SYSTEM.
ALL DECORATIVE FIXTURE SIZES AND WEIGHTS TO BE COORDINATED WITH THE GC AND EC TO ENSURE THAT PROPER BLOCKING IS IN PLACE TO SUPPORT AND MOUNT FIXTURES.

GENERAL RESPONSIBILITIES FOR ALL SCOPES OF WORK PROVIDED BY LS
LACROUX STREEB (LS) HAS BEEN CONTRACTED TO PROVIDE A COMPLETE DESIGN INCLUDING DETAILED PLANS AND SPECIFICATIONS. GC AND EC SHALL REFER TO ALL DISCIPLINE SPECIFICATION NOTES AND SPECIFICATIONS ISSUED ALONG WITH / WITHIN THESE PLANS (FOR ALL SCOPES FOR WHICH LS IS CONTRACTED - REFER TO TABLE OF CONTENTS FOR OUTLINE OF SCOPES PROVIDED BY LS).
LS IS NOT RESPONSIBLE FOR DESIGNING OR DOCUMENTING ANY ELEMENTS OF THE ELECTRICAL DESIGN UNLESS CONTRACTED TO DO SO. IN THE CASE WHERE LS IS NOT CONTRACTED TO PERFORM ELECTRICAL DESIGN WORK THE ARCHITECT SHALL COORDINATE ANY ELECTRICAL REQUIREMENTS NOT RELATING TO LIGHTING DESIGN WITH EITHER THE MEP CONSULTANT, GENERAL CONTRACTOR (GC) OR ELECTRICAL CONTRACTOR (EC).
ALL LOCAL AND NATIONAL BUILDING CODES AND REGULATIONS SHALL GOVERN AND BE APPLIED TO ALL THE WORK REQUIRED TO COMPLETE THE DOCUMENTED DESIGN, INCLUDING BUT NOT LIMITED TO THE NEC AND LOCAL JURISDICTIONS.
IT IS THE GC'S AND EC'S RESPONSIBILITY TO ENSURE THAT THE COMPLETE INSTALLATION IS IN COMPLIANCE WITH ALL CODES, INCLUDING ITEMS SUCH AS BUT NOT LIMITED TO GFCI AND AFCI LIGHTING CIRCUITS, THE GROUNDING OF ALL FIXTURES, AND PROPER VOLTAGE DROP CALCULATIONS.
PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE FIELD, BOTH THE GC AND EC SHALL REVIEW IN DETAIL ALL DOCUMENTATION PROVIDED BY LS WITH REGARD TO THE DESIGN. ANY AND ALL DISCREPANCIES AND/OR REQUIRED CLARIFICATIONS SHALL BE REVIEWED BY LS.
BOTH THE GC AND EC SHALL FIELD VERIFY AND COORDINATE THE LOCATIONS OF ALL DESIGN ITEMS INCLUDING BUT NOT LIMITED TO DEVICES, FIXTURES AND DETAILS WITH ALL DISCIPLINES PRIOR TO ROUGH-IN AND PURCHASING OF ANY PRODUCT.
THROUGHOUT THE COURSE OF CONSTRUCTION, ANY CHANGES MADE TO THE SCOPE OF WORK DESIGNED BY LS SUCH AS PLANS, SPECIFICATIONS, DETAILS, AND SITE VISIT NOTES SHALL BE ISSUED THROUGH THE ARCHITECT AND/OR CLIENT IN THE FORM OF FORMAL ASI'S OR SIMILAR FORMAT TO LS.
THE GC AND EC SHALL BE RESPONSIBLE FOR COORDINATING WITH THE ARCHITECT AND/OR CLIENT TO VERIFY THAT THEY ARE IN RECEIPT OF AND BUILDING FROM THE MOST CURRENT ITEMS ISSUED BY LS INCLUDING BUT NOT LIMITED TO PLANS, SPECIFICATIONS, SKETCHES, AND SITE VISIT NOTES.
GC AND EC SHALL REFER TO ELECTRICAL SPECIFICATION NOTES AND SPECIFICATIONS ISSUED ALONG WITH / WITHIN THESE PLANS.
REFER TO AUTOMATION COVER PAGE FOR NOTES AND SCHEDULES.
GENERAL NOTES BY DISCIPLINE
LIGHTING CONTROL
GC AND EC TO LAYOUT ALL DEVICE LOCATIONS PRIOR TO INSTALL FOR SITE WALK-THROUGH WITH LS AND ARCHITECT / INTERIORS / CLIENT (ALL DESIGN TEAM PARTIES APPLICABLE).
EC TO REFER TO CONTROL PLANS FOR ALL ROUGH-IN J-BOX LOCATIONS AND APPROPRIATE GANGING OF ALL LIGHTING CONTROL / SWITCHING LOCATIONS INCLUDING SYSTEM AND NON-SYSTEM CONTROL DEVICES.
SPECIFICATION OF CONTROL SYSTEM COMPONENTS HAVE BEEN PROVIDED BY LS. FINAL DESIGN COMPONENTS AND SPECIFICATION TO BE APPROVED BY DESIGN TEAM PRIOR TO ROUGH-IN.
CONTROL SYSTEM INSTALLATION SHALL BE PERFORMED BY A CERTIFIED INSTALLER OF THE SPECIFIED CONTROL SYSTEM.
ALL LOW VOLTAGE WIRING AND LINE VOLTAGE LANDINGS TO BE VERIFIED BY INSTALLER IN FIELD. ANY CHANGES TO THESE CONFIGURATIONS SHALL BE SUBMITTED TO LS FOR REVIEW AND APPROVAL.
LIGHTING
GC AND EC TO LAYOUT ALL LIGHT LOCATIONS PRIOR TO INSTALL FOR SITE WALK-THROUGH WITH LS AND ARCHITECT / INTERIORS / CLIENT (ALL DESIGN TEAM PARTIES APPLICABLE).
EC TO REFER TO LIGHTING PLANS FOR ALL ROUGH-IN J-BOX LOCATIONS. BOXING WALK-THROUGH SHOULD BE DONE PRIOR TO WIRING AND DRYWALL TO CONFIRM ALL BOX HEIGHTS / LOCATIONS WITH LS AND DESIGN TEAM.
ALL TYPE IC RATED RECESSED DOWNLIGHT HOUSINGS TO BE WRAPPED WITH R-11 BATT PRIOR TO SPRAY FOAM.
ALL SIDES OF IC RATED DOWNLIGHT HOUSINGS TO BE SURROUNDED BY A 3" AIR GAP OR 3" OF BATT INSULATION, UNLESS THE DOWNLIGHT HOUSING IS SPECIFICALLY RATED FOR DIRECT CONTACT WITH SPRAY FOAM INSULATIUON..
DECORATIVE LIGHTING SPECIFICATIONS TO BE PROVIDED BY DESIGN TEAM PRIOR TO DRYWALL SO BOXING AND BLOCKING CAN BE COORDINATED.
THE FOLLOWING SHOULD BE PULLED TO EACH FIREPLACE LOCATION: A LINE VOLTAGE CONTROL SWITCH LEG, A CONSTANT VOLTAGE LINE, A LOW VOLTAGE CONTACT FEED FROM A REMOTE LOCATION.
REFER TO SPECIFICATION NOTES FOR FURTHER CLARIFICATION

ELECTRICAL DEVICE LEGEND	
J	CEILING OR FLOOR JUNCTION BOX
WJ	WALL OR SURFACE MOUNT JUNCTION BOX
MS	SHADE MOTOR
FI	FIREPLACE IGNITOR
B REF	REMOTE BALLAST
DBE CONN	DIRECT BURIAL ENCLOSURE
T REF	REMOTE TRANSFORMER
PS REF	REMOTE POWER SUPPLY FOR DATA CONTROL
EF	EXHAUST FAN

ELECTRICAL WIRING LEGEND	
	LOW VOLTAGE WIRING
	LINE VOLTAGE WIRING
	0-10V WIRING - 5 WIRE: HOT, NEUTRAL, GROUND, VIOLET, SLATE (CONTROL)
	LUTRON HI-LUME A-SERIES 3-WIRE OR ECO SYSTEM WIRING
## TO LOAD	CONTROL CIRCUIT
## T REF	TRANSFORMER WIRING - MULTIPLE SECONDARY FEEDS, SHARED BREAKER
## T REF	TRANSFORMER WIRING - MULTIPLE SECONDARY FEEDS, SEPERATE BREAKERS

DIMENSIONING & NOTE LEGEND	
℄ 2	CENTERLINE & DIMENSIONS

LIGHTING CONTROL (NON-SYSTEM) LEGEND	
PC PC	PHOTOCELL SENSOR (WIRED & RF)
OS OS	OCCUPANCY SENSOR (WIRED & RF)
$ $3 $4	STANDARD SWITCHES
$ms	MASTER SWITCH
$as	ACCESSORY SWITCH
$d $3d	STANDARD DIMMING SWITCHES
$md	MASTER DIMMER
$ad	ACCESSORY DIMMER
$door	DOOR JAMB SWITCH - LOW VOLTAGE CONTACT
$vs	VACANCY SENSOR SWITCH
$t	TIMED SHUTOFF SWITCH
$os	OCCUPANCY SENSOR SWITCH
$fan	CEILING FAN SWITCH

LIGHTING CONTROL (SYSTEM) LEGEND	
S ms	MASTER SWITCH
S rs	REMOTE SWITCH
S md	MASTER DIMMER
S rd	REMOTE DIMMER
S S	SYSTEM SWITCH (RF & WIRED)
S rfs	MASTER RF SWITCH
S rfd	MASTER RF DIMMER
## ##	KEYPAD STATION (RF & WIRED)
LDIM	RF PLUG-IN LAMP DIMMER
	RF REPEATER
EP-*	ELECTRICAL ENCLOSURE
LP-*	LIGHTING ENCLOSURE
AP-*	LOW VOLTAGE AUXILIARY ENCLOSURE
SP-*	SHADE ENCLOSURE
WPM ## WPM ##	WALL POWER MODULE (WIRED & RF)
P## P##	PHANTOM KEYPAD FOR INTEGRATION (WIRED & RF)
###	TABLE TOP RF KEYPAD
## TO LOAD	CONTROL CIRCUIT
## ## TO LOAD	HYBRID STATION WITH INTEGRAL DIMMER / RELAY (RF & WIRED)

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2
TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
LIGHTING	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet	57 of 59

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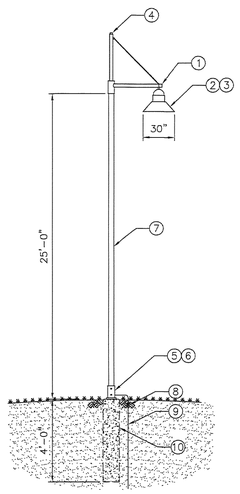
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Carly Koppes, Clerk and Recorder, Weld County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
LIGHTING
Town of Firestone
Weld County
State of Colorado
Sheet 58 of ~~62~~ 59

STREET LIGHTING LAYOUT STRATEGY	
Area	Strategy
County Roads	Fixtures are located near entrances to the development and pedestrian crossings.
Barefoot Lakes Parkway & Eagle River Road	Fixtures are located at each pedestrian foot crossing so that occupants are illuminated and will be able to be seen from a distance by oncoming traffic. Additional fixtures will be spaced equally and on center roughly 250'-300' apart between pedestrian crossings to maintain comfortable conditions for drivers.
Residential Streets	One fixture will be mounted at each intersection and pedestrian trail where it intersects the road. For spans of road greater than 300 feet without any of the previous locations, additional fixtures will be located and spaced equally and on center no more than 300' apart.

FIXTURE AL1



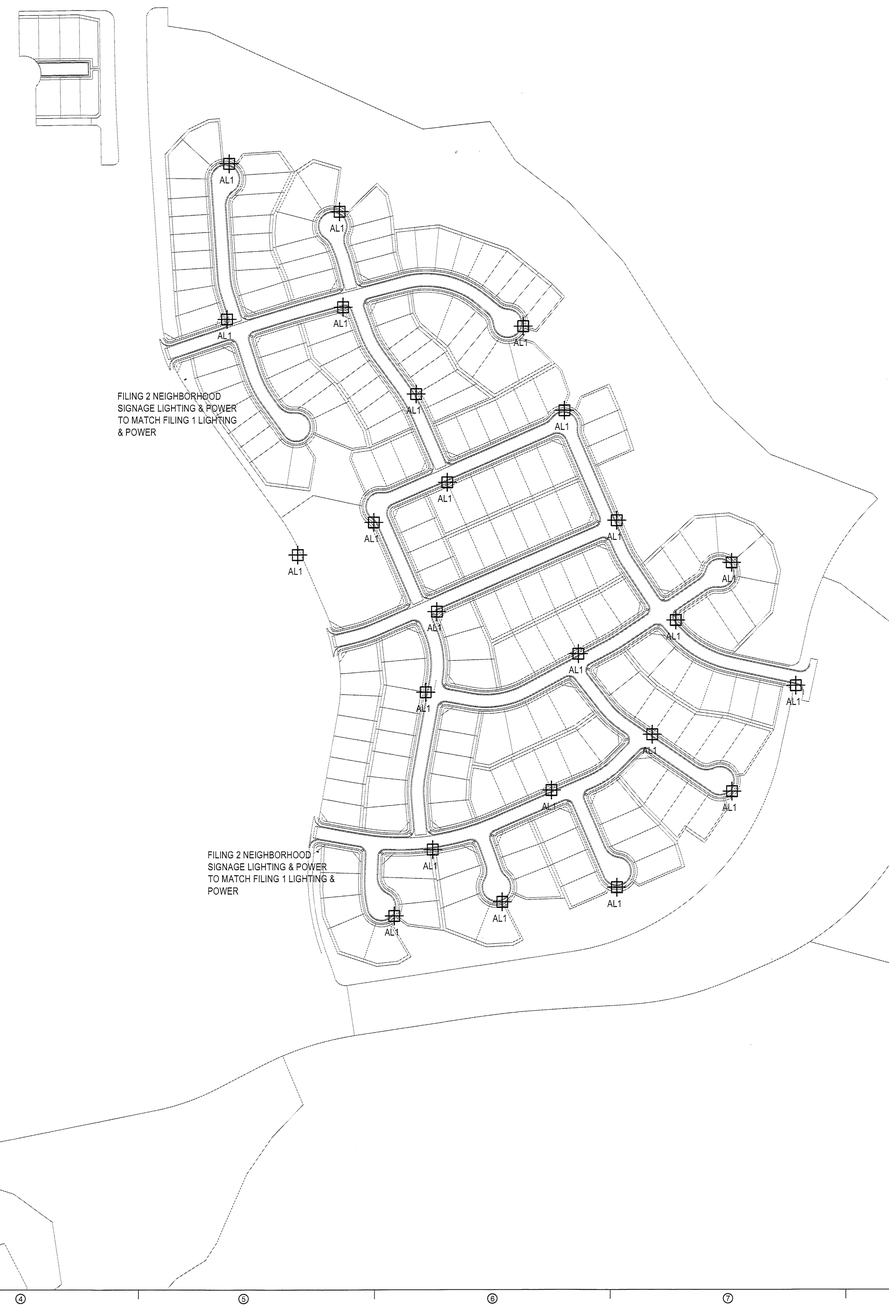
ITEM	NO.	MATERIAL	ITEM	NO.	MATERIAL
1	1	Bracket Arm, Single, Black	6	1	Fuse, Tube-Type, Sec-10 amp
2	2	Luminaire, 150W MH, Black	7	1	Pole, 25', Black, Steel
3	2	Lamp, 150W MH	8	1	Ground Rod Clamp
4	1	Photoelectric Eye	9	1	Ground Rod
5	1	Fuseholder, In-Line, #12-8	10	1	Concrete Foundation, 18" x 48" x 8" Bolt Center

ISSUED	04/15/05 By B. Rauch
APPROVAL	
APPROVAL	

DATE	BY	REVISIONS

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

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



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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
LIGHTING	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet	58 of ~~62~~ 59

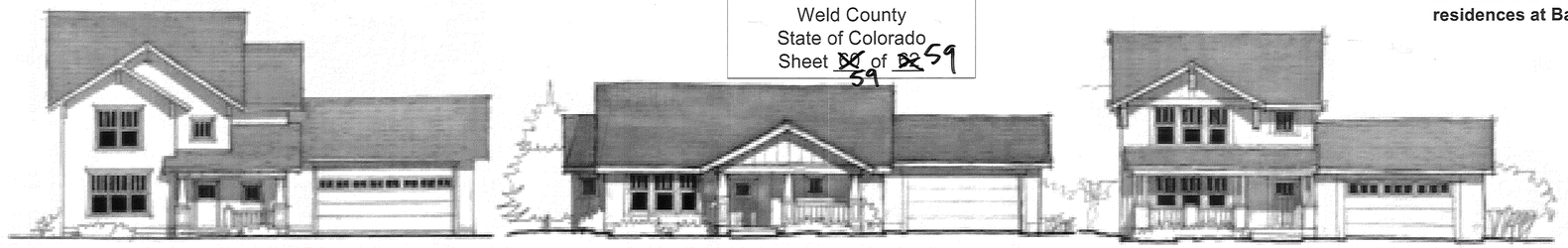
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4375621 Pages: 59 of 59
02/19/2018 12:42 PM R Fee:$593.00
Carly Koppes, Clerk and Recorder, Weld County, CO

Final Development Plan
Barefoot Lakes Filing No. 2
Planned Unit Development
RESIDENTIAL CHARACTER ELEVATIONS
Town of Firestone
Weld County
State of Colorado
Sheet ~~57~~ 59 of ~~82~~ 59

Note:
- **Architecture must be similar to the character depicted in these elevations, as determined by the Town.**
- **Elevations are representative of quality of residences at Barefoot Lakes.**



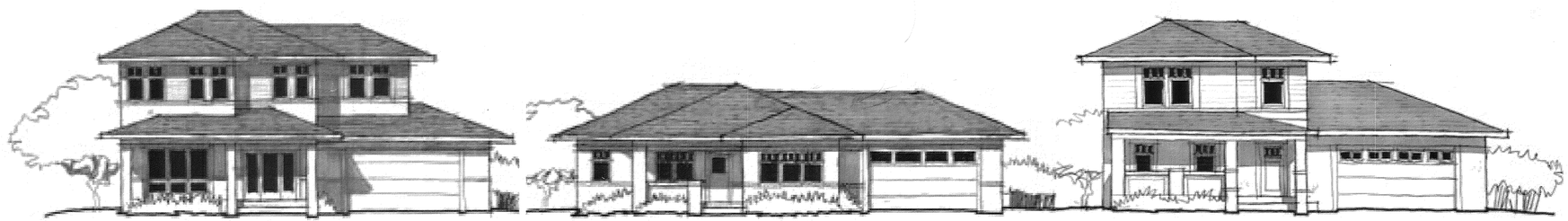
Craftsman



Farmhouse



Modern Farmhouse



Prairie



Modern Prairie

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FINAL DEVELOPMENT PLAN
BAREFOOT LAKES FILING NO. 2

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO

DW PROJECT NUMBER: 5311

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
RESIDENTIAL CHARACTER ELEVATIONS	
Name of application:	Barefoot Lakes Filing No. 2
Type of Submittal:	FDP
Filing #:	2
Phase #:	
First Submittal:	2.18.2016
Revision 1:	5.12.2016
Revision 2:	9.16.2016
Revision 3:	12.2.2016
Sheet ~~57~~ 59 of ~~82~~ 59	

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