2857773 06/15/2001 11:01A JA Suki Tsukamoto
1 of 4 R 40.00 D 0.00 Weld County CO

OUTLINE DEVELOPMENT PLAN

SADDLEBACK GOLF CLUB COMMUNITY

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 1 OF 4

Approval Blocks
Approved by the Planning Commission of the Town of Firestone, Colorado this 30th day of August, 2000.

Chairman — *Secretary* (Cheri Anderson)

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this 7th day of Sept., 2000

Mayor — *Attest: Town Clerk* (Cheri Anderson)

FIRESTONE TOWN SEAL WELD COUNTY, COLORADO

Acceptance Block and Notary
By signing this ODP, the owner acknowledges and accepts all of the requirements and intents set forth herein.

Owner

State of Colorado)
)SS
County of Weld)

The foregoing instrument was acknowledged before me this 11 Day of June, 2001 By Tom O'Malley
Witness my hand and official seal

Notary Public

April 22, 2005
My commission expires

NOTARY PUBLIC STATE OF COLORADO

Legal Description

SADDLEBACK PARCEL
ALL THAT PORTION OF THE NORTH HALF OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 67 WEST, OF THE 6TH P.M., WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, SOUTH 01°5 1'14" EAST 1669.44 FEET; THENCE SOUTH 88°08'47" WEST 131.68 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 26°02'05", CHORD OF SAID ARC BEARS NORTH 78°50'11" WEST 45.05') A DISTANCE OF 45.44 FEET; THENCE NORTH 65°49'08" WEST 922.26 FEET; THENCE NORTH 57°42'50" WEST 419.40 FEET; THENCE NORTH 20°09'33" WEST 200.39 FEET; THENCE NORTH 84°37'34" WEST 789.20 FEET; THENCE SOUTH 64°35'44" WEST 227.29 FEET; THENCE SOUTH 75°33'24" WEST 209.97 FEET; THENCE SOUTH 80°33'53" WEST 316.60 FEET; THENCE SOUTH 55°21'02" WEST 98.15 FEET; THENCE SOUTH 43°26'51" WEST 74.88 FEET; THENCE SOUTH 10°20'32" WEST 75.55 FEET; THENCE SOUTH 31°50'07" WEST 1176.75 FEET; THENCE NORTH 61°32'30" WEST 523.03 FEET; THENCE NORTH 38°52'48" WEST 467.84 FEET; THENCE NORTH 55°09'47" WEST 304.21 FEET; THENCE NORTH 00°00'00" EAST 80.00 FEET; THENCE NORTH 55°09'57" WEST 197.36 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID EASTERLY LINE, NORTH 00°52'30" WEST 1207.74 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, WHENCE THE NORTHWEST CORNER THEREOF BEARS SOUTH 89°54'54" WEST 179.80 FEET; THENCE NORTH 89°59'54" EAST 2207.74 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 19; THENCE NORTH 89°58'16" EAST 2635.85 FEET TO THE POINT OF BEGINNING, CONTAINING 150.46 ACRES, MORE OR LESS.

SOUTH ACREAGE
A TRACT OF LAND LOCATED IN THE SW 1/4 OF SECTION 19, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 19 BEARS N89°40'09"E, 2472.66 FEET, THENCE N89°40'09"E, 804.40 FEET ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 19 TO THE SOUTHEAST CORNER OF THE ZADEL RANCH, COMMERCE VILLAGE, A SUBDIVISION LOCATED IN THE SW 1/4 OF SAID SECTION 19 IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE N00°52'30"W, 319.57 FEET ALONG THE EASTERLY LINE OF THE ZADEL RANCH, COMMERCE VILLAGE TO A POINT OF CURVE TO THE RIGHT THEREOF; THENCE NORTHERLY, 53.61 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID THE ZADEL RANCH, COMMERCE VILLAGE TO A POINT TANGENT THEREOF, SAID ARC HAVING A RADIUS OF 507.62 FEET, A CENTRAL ANGLE OF 06°03'03", AND BEING SUBTENDED BY A CHORD THAT BEARS N02°09'02"E, 53.58 FEET; THENCE N05°10'33"E, 114.12 FEET ALONG THE EASTERLY LINE OF SAID THE ZADEL RANCH, COMMERCE VILLAGE TO A POINT OF CURVE TO THE LEFT THEREOF; THENCE NORTHERLY, 59.94 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID THE ZADEL RANCH, COMMERCE VILLAGE TO A POINT TANGENT THEREOF AND THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO THE TOWN OF FIRESTONE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 15, 1992, IN BOOK 1339 AS RECEPTION NO. 2291849, OF THE RECORDS OF WELD COUNTY, COLORADO, SAID ARC HAVING A RADIUS OF 567.62 FEET, A CENTRAL ANGLE OF 06°03'03", AND BEING SUBTENDED BY A CHORD THAT BEARS N02°09'02"E, 59.92 FEET;

THENCE N00°52'30"W, 1105.80 FEET ALONG THE EASTERLY LINE OF SAID THE ZADEL RANCH, COMMERCE VILLAGE;

THENCE S61°23'48"E, 736.15 FEET;

THENCE S56°42'08"E, 667.37 FEET;

THENCE S08°50'10"E, 658.76 FEET;

THENCE S84°31'09"W, 162.73 FEET;

THENCE S09°30'32"W, 264.31 FEET TO THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 19;

THENCE S89°40'09"W, 530.72 FEET ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 19 TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1339 AS RECEPTION NO. 2291849, SAID POINT DESCRIBED AS BEING WESTERLY, 1106.52 FEET ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 19 FROM THE SW 1/4 CORNER OF SAID SECTION 19;

THENCE N00°52'49"W, 546.57 FEET ALONG THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1339 AS RECEPTION NO. 2291849 TO THE NORTHEAST CORNER THEREOF;

THENCE S89°40'09"W, 543.67 FEET ALONG THE NORTH LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 1339 AS RECEPTION NO. 2291849 TO THE NORTHWEST CORNER THEREOF AND THE TRUE POINT OF BEGINNING.

AREA = 29.074 ACRES, MORE OR LESS.

HAMILTON PROPERTY
(WHERE HOUSE IS LOCATED)
A TRACT OF LAND LOCATED IN THE SW 1/4 OF SECTION 19, T2N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 19, FROM WHICH THE SOUTHWEST CORNER BEARS S89°40'09"W, 2472.66 FEET, THENCE S89°40'09"W, 513.26 FEET ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 19 TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND RECORDED AS THE ZADEL RANCH, WESTWIND VILLAGE,IF!TBE(RECDS OF WELD COUNTY, COLORADO; THENCE S89°40'09"W, 62.82 FEET ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 19;

THENCE N09°30'32"E, 264.31 FEET;

THENCE N84°31'09"E, 162.73 FEET;

THENCE N08°50'10"W, 577.39 FEET;

THENCE N89°40'09"E, 585.37 FEET;

THENCE S00°19'51"E, 317.82, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID THE ZADEL RANCH, WESTWIND VILLAGE;

THENCE S48°53'09"W, 119.58 FEET ALONG THE NORTH LINE OF SAID THE ZADEL RANCH, WESTWIND VILLAGE;

THENCE S30°22'09"W, 122.10 FEET ALONG THE NORTH LINE OF SAID THE ZADEL RANCH, WESTWIND VILLAGE;

THENCE N59°37'51"W, 20.00 FEET ALONG THE NORTH LINE OF SAID THE ZADEL RANCH, WESTWIND VILLAGE;

THENCE S30°22'09"W, 74.40 FEET ALONG THE NORTH LINE OF SAID THE ZADEL RANCH, WESTWIND VILLAGE;

THENCE S59°45'09"W, 115.90 FEET ALONG THE NORTH LINE OF SAID THE ZADEL RANCH, WESTWIND VILLAGE;

The NORRIS DULLEA Company
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Landscape Architecture
710 West Colfax
Denver, Colorado 80204
Fax: 303 892 1186
Phone: 303 892 1166

SADDLEBACK GOLF CLUB COMMUNITY
OUTLINE DEVELOPMENT PLAN
FIRESTONE, COLORADO

Owners:
Coal Ridge Management
P.O. Box 70
Firestone, CO 80520
(303) 833-4238

Vern and Karen Hamilton
8465 WCR 15
Firestone, CO 80520
(303) 833-4238

Traffic Engineer:
Krager & Associates
1390 Stewart St., Carriage House
Denver, CO 80204
303-446-2626

Engineer/Surveyor:
E. Wayne Wentworth, P.E.
508 Fifth Avenue
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Issue Date
FEBRUARY 5, 2001

Revision Date

Sheet Title
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TEXT

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1 OF 4

2857773 06/15/2001 11:01A JA Suki Tsukamoto
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OUTLINE DEVELOPMENT PLAN

SADDLEBACK GOLF CLUB COMMUNITY

TOWN OF FIRESTONE
WELD COUNTY
STATE OF COLORADO
SHEET 2 OF 4

THENCE S30°14'51"E, 17.00 FEET ALONG THE NORTH LINE OF SAID THE ZADEL RANCH, WESTWIND VILLAGE;

THENCE S59°45'09"W, 51.80 FEET ALONG THE NORTH LINE OF SAID THE ZADEL RANCH, WESTWIND VILLAGE;

THENCE S84°31'09"E, 302.80 FEET ALONG THE NORTH LINE OF SAID THE ZADEL RANCH, WESTWIND VILLAGE; THENCE S01°03'51"E, 165.85 FEET ALONG THE WEST LINE OF SAID THE ZADEL RANCH, WESTWIND VILLAGE TO A POINT ON THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 19 AND THE TRUE POINT OF BEGINNING.

AREA = 7.384 ACRES, MORE OR LESS.

Project Concept
The Saddleback Golf Club Community is a planned residential community of 187.0 acres surrounding the Saddleback Golf Course in Firestone, Colorado. The property is generally bounded by arterial roadways including Pine Cone Avenue (WCR 20) on the north; Frontier St. (WCR 15) on the east; Grant Ave. (WCR 18) on the south; and WCR 13 on the west. WCR 13 is not located within the Town of Firestone. Prominent existing surrounding land uses include the new Firestone Town Hall, the Saddleback Golf Course, Firestone Trail, Safeway and mixed use commercial, Cherilyn Estates and AFT light industrial use.

The overall project concept involves provision for a variety of residential opportunities, organized by villages of different densities and lot sizes. This includes Parcel B, which in addition to allowing single family detached housing, also allows for single family attached / multifamily units. Parcel B could accomodate special populations such as elderly or assisted living; a "family-oriented" residential village of single family attached and detached product located north and west of the golf course; and a patio home / cluster home residential village oriented toward "empty-nester" or "lifestyle" living located north and east of the golf course and with excellent accessibility to the future Clubhouse.

Within the residential community, open space has been carefully planned. For example, an open space / recreation area is planned adjacent to the enhanced wetland amenity at the northwest corner of the community, with an adjacent trail connection to the Firestone Trail. A pocket park is proposed in the family oriented single family detached village and a series of green spaces are proposed within cul-de-sacs, with homes fronting them. The feeling of open space will be extended by means of both visual relief and recreational opportunity afforded by the adjacent Saddleback Golf Course. Overall, 18.0 acres, or 10% of the site will be open.

Regional Impacts
Regional impacts to the roadway network will be mitigated through improvements to adjacent County roads at the developer's expense and various traffic control improvements, as documented in the traffic report; refer to Exhibit H for additional information.

Impacts to the St. Vrain School District will be mitigated by means of cash-in-lieu payments made with individual plat filings.

Environmental Information
A thorough site analysis was undertaken as part of the planning process for the Saddleback Golf Club Community. As part of this process, environmental concerns and issues were mapped in an effort to determine both the opportunities and constraints of this site. This included topography, drainage patterns, views, powerlines, vegetation, etc. As part of this effort, wetlands were identified in the northwest corner of the ownership; these will remain as a "preserve" and overlook area. A trail is planned adjacent to the wetlands both for viewing wildlife and access to the Firestone Trail.
Gas wells and a tank battery were located and will be protected by means of "no-build" buffers.

A soils report indicated no severe constraints that would be an impediment to construction on this site. A wildlife study indicates no evidence of the Preble's Meadow Jumping Mouse. A Phase I Environmental Site Assessment performed in 1999 revealed no evidence of recognized environmental condtions other than surface soil staining around oil and gas wells and sewage treatment ponds and dunped materials adjacent to the property. Refer to Appendix G for additional information.

Utilities
Site utilities will be constructed in accordance wih governing agency and/or Town of Firestone requirements.

Grading Concept
The intention is to utilizing the existing site contours as much as possible to minimize the amount of overlot grading work required. This, in turn, will minimize off-site impacts such as dust, noise, truck traffic, etc.

Service Requirements

Telephone:	US West
Cable:	AT&T Cable
Gas:	KN Energy
Schools:	St. Vrain RE1J
Recreation:	Carbon Valley Rec
Water:	Town of Firestone
Fire:	Fredrick Area Fire Protection
Sanitation:	Tri-Area Sanitation District
Power:	United Power

Circulation Systems
The Saddleback Golf Club Community is generally bounded by Arterial roadways including Pine Cone Avenue (WCR20) on the north; Frontier Street (WCR15) on the east; Grant Avenue (WCR 18) on the south; and Colorado Boulevard (WCR 13) on the west. As a component of this project, the developer will complete the connection of WCR 15 between WCR 18 and WCR 20. This exctension will occur concurrently with the development of the property as sale of finshed units and approval of the FDP / Final Plat and Construction Drawings deem the extension appropriate.

The primary community entry is located on the north side of the property along Pine Cone Avenue. This access is located directly across from the westerly most Owl Lake Drive entry approximately midway between Colorado Boulevard and Frontier Street. This primary entry has been carefully located between the "family-oriented" residential village and the "empty-nester / lifestyle" residential village providing vehicular access for both neighborhoods to the adjacent arterials, as well as to the pocket parks and future clubhouse.

This entry road is considered a collector type street with east-west circulation which affords for excellent views to the Front Range for all residents of the Community.

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The collector system has been designed to discourage cut-through traffic and reduce traffic speeds throughout the residential community. Homes may front this street, however, homes would be located with vehicular access from a separated private drive court.

Secondary access has been provided to the east adjacent to the future golf course clubhouse / recreation amenity center along Frontier Street. No vehicular access has been provided for to the south and west due to the existing golf course and the existing Firestone Trail. The locations for both the primary and secondary entries have been designed in order to take advantage of the view windows to and across the golf course.

Parcels B and C will have access from the WCR 18 arterial via extensions of Second Street and Third Street. Access to individual lots will be via a loop road connecting the Second and Third Street extensions.

Local streets will be designed to promote cul-de-sac configurations including internal green spaces that are provided for the benefit of the adjacent homes and for the overall "Country Club" atmosphere. Local streets will connect between neighborhoods when necessary for secondary access. Emergency access connections will also be provided as necessary to provide for community safety. In general, a pedestrian circulation network will be provided that connects areas within the community from the western most Firestone Trail to the eastern most Clubhouse / Recreation Amenity Center.

Land Use and Zoning

Land Use	Acres	Units	DU/AC	%LU
Residential	145.3	933	6.4	78%
Arterial ROW	10.0			5%
Collector ROW	8.0			4%
Wells	5.7			3%
Parks/O.S.	18.0			10%
Total	187.0	933	5.0	100%

Density

The gross density for Saddleback Golf Club Community is 5.0 dwelling units per acre. The minimum lot size in Residential Parcel A, Section I shall be 6,050 square feet. The minimum lot size in all other single family detached areas shall be 6,600 square feet. Housing product types have not yet been determined. Development of residential apartments shall not be permitted on Parcel B. However, this prohibition shall not prevent the location of senior housing units on Parcel B.

Building Height

A maximum height of 38' is requested with this Outline Development Plan.

Land Use Table

Land Use	Acres	Units	DU/AC
Residential Parcel A			
A	10.8	54	5.0
B	10.0	45	4.5
C	7.2	28	4.0
D	10.5	42	4.0
E	10.4	67	6.5
F	14.4	93	6.5
G	6.9	24	3.5
H	14.8	66	4.5
I	13.4	67	5.0
J	9.0	67	7.5
K	13.5	101	7.5
Arterial ROW	9.3		
Collector ROW	8.0		
Wells	4.1		
Parks/OS	8.2		
Subtotal	150.5	654	4.3
Residential B	17.0	272	16.0
Wells	1.6		
Arterial ROW	.7		
Parks/OS	9.8		
Subtotal	29.1	272	9.3
Residential C	7.4	7	1.0
Total	**187.0**	**933**	**5.0**

**Note: Saddleback Golf Club Community plans to use 7.5 acres of land adjacent to Residential Parcel A as potential passive rec/open space.*

In area I of Residential Parcel A, the minimum lot size shall be 6,050 square feet. The minimum lot size for all other single-family lots shall be 6,600 square feet. Development of residential apartments shall not be permitted on Parcel B. However, this prohibition shall not prevent the location of senior housing units on parcel B.

Development Schedule

Generally, development will occur from the primary entry road location at Pine Cone Avenue moving to the east followed by the primary entry road moving to the west. Timing of development will be subject to sale of finished units and approval of the FDP / Final Plat and Construction Drawings. If market conditions cause development in Parcel B to occur earlier than anticipated, the developer shall extend Second Street in order to provide access to units as they are developed.

Park Development

Generally development will occur from the primary entry road location at Pine Cone Avenue moving to the east followed by the primary entry road moving to the west. Timing of development will be subject to sale of finished units and approval of the PDP / Final Plat and Construction Drawings. Parks shall consist of pocket parks, passive open space, and recreational areas. Generally, pocket parks shall be located within individual residential parcels. Passive open space and recreational areas shall generally be located between the development parcels and the golf course. Although specific park locations have not yet been determined, the developer will provide a minimum of 10 % of the total land as parks and open space as specified in the Town of Firestone Development Regulations. Suitability of areas for parks and open space will be determined at the time of platting and final development.

Private Maintenance and Enforcement

There will be a Master Homeowners' Association with sub-HOAs as necessary. These associations will be governed by the Covenants, Codes and Restrictions established by the community.

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SADDLEBACK GOLF CLUB COMMUNITY
OUTLINE DEVELOPMENT PLAN
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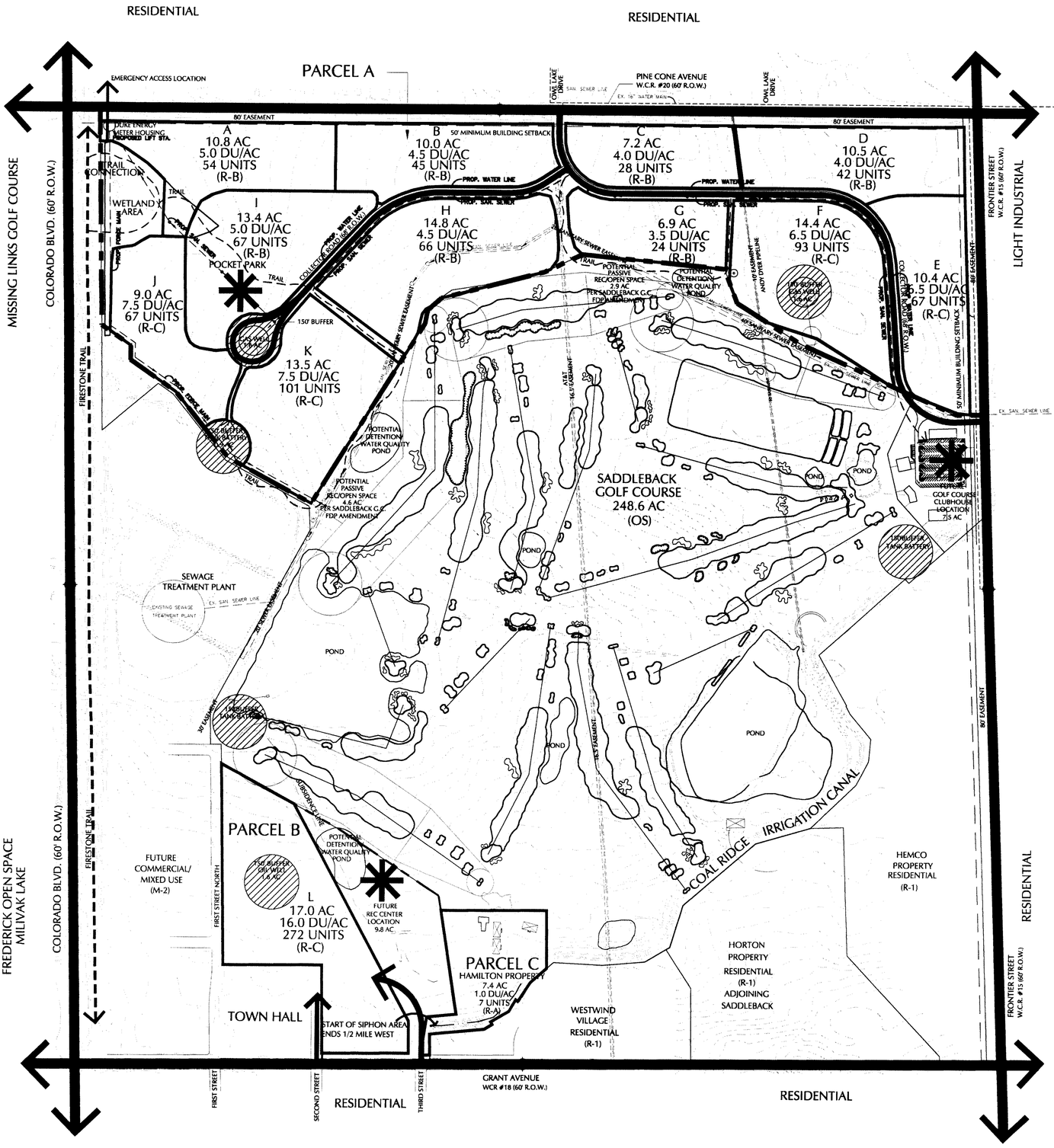
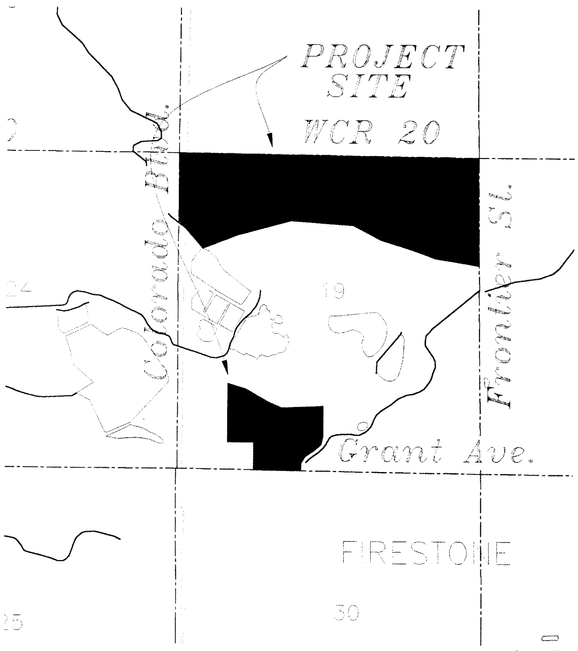
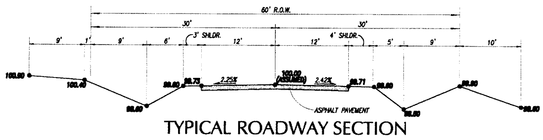


Land Use Summary

Land Use	Acres	Units	DU/AC
Residential Parcel A			
A	10.8	54	5.0
B	10.0	45	4.5
C	7.2	28	4.0
D	10.5	42	4.0
E	10.4	67	6.5
F	14.4	93	6.5
G	6.9	24	3.5
H	14.8	66	4.5
I	13.4	67	5.0
J	9.0	67	7.5
K	13.5	101	7.5
Arterial R.O.W.	9.3	-	-
Collector R.O.W.	8.0	-	-
Wells	4.1	-	-
Parks/Open Space	8.2	-	-
Subtotal	150.5	654	4.3
Residential Parcel B	17.0	272	16.0
Wells	1.6	-	-
Arterial R.O.W.	0.7	-	-
Parks/Open Space	9.8	-	-
Subtotal	29.1	272	9.3
Residential Parcel C	7.4	7	1.0
Total	187.0	933	5.0

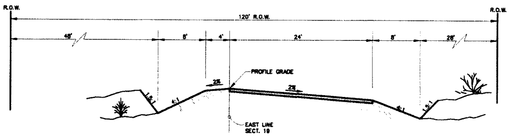
* Note: Saddleback Golf Club Community plans to use 7.5 acres of land adjacent to Residential Parcel A as potential passive rec/open space.





TYPICAL ROADWAY SECTION
WELD COUNTY ROAD 20
LOOKING EAST

NO SCALE



TYPICAL ROADWAY SECTION
FRONTIER STREET

NO SCALE

Outline Development Plan

Saddleback Golf Club Community

Town of Firestone
Weld County
State of Colorado
Sheet 4 of 4

NORTH

0 150' 300' 600' 900'

SCALE: 1" = 300'

February 5, 2001

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