



Legal Description

Planning Area (PA) 1

That portion of the south one half of Section 6, Township 2 North, Range 67 West of the Sixth Principal Meridian, Town of Firestone, County of Weld, State of Colorado, described as follows:

The Basis of Bearings is the west line of the southwest one quarter of Section 6, Township 2 North, Range 67 West, of the Sixth Principal Meridian, as monumented with an aluminum cap PLS 28656 at the south end, and an illegible aluminum cap at the north end, and is assumed to bear N 00°22'35" E.

BEGINNING at the southeast corner of Tract T, Oak Meadows P.U.D. Filing 1 recorded at Reception Number 2689867, from whence the southwest corner of said Section 6 bears S 38°11'48" W a distance of 715.93 feet, more or less;

Thence N 00°22'35" E, along the easterly line of said Tract T, a distance of 204.85 feet;

Thence N 89°03'23" E, departing said easterly line of said Tract T, a distance of 264.36 feet to a point of curvature;

Thence along a curve to the left a distance of 148.74 feet, said curve having a radius of 492.38 feet, a delta angle of 17°18'28", and a chord distance of 148.17 feet which bears N 80°24'09" E to a point of reverse curvature;

Thence along a curve to the right a distance of 90.71 feet, said curve having a radius of 942.66 feet, a delta angle of 5°30'48", and a chord distance of 90.67 feet which bears N 74°30'19" E to a point on the westerly right of way line of Oak Meadows Boulevard as shown on said Oak Meadows P.U.D. Filing 1, said point also being a point of non tangent reverse curvature;

Thence along a curve to the left, along said westerly right of way line, a distance of 135.50 feet, said curve having a radius of 327.00, a delta angle of 23°44'33", and a chord distance of 134.54 feet which bears S 30°02'56" E;

Thence S 41°55'13" E, continuing along said right of way line, a distance of 265.00 feet to a point of curvature;

Thence along a curve to the right a distance of 17.49 feet, said curve having a radius of 323.00 feet, a delta angle of 3°06'09", and a chord distance of 17.49 feet which bears S 40°22'08" E to a point of non tangency;

Thence S 66°10'50" W, departing said right of way, a distance of 222.69 feet;

Thence N 90°00'00" W a distance of 123.19 feet;

Thence N 58°24'57" W a distance of 221.18 feet;

Thence N 79°50'25" W a distance of 243.37 feet to the POINT OF BEGINNING.

Containing 4.474 acres, more or less.

Said parcel being subject to any and all easements, rights of way, variances and or agreements as of record may appear.

Planning Area (PA) 2

That portion of the south one half of Section 6, Township 2 North, Range 67 West, of the Sixth Principal Meridian, Town of Firestone, County of Weld, State of Colorado, described as follows:

The Basis of Bearings is the west line of the southwest one quarter of Section 6, Township 2 North, Range 67 West, of the Sixth Principal Meridian, as monumented with an aluminum cap PLS 28656 at the south end, and an illegible aluminum cap at the north end, and is assumed to bear N 00°22'35" E.

Commencing at the southwest corner of said Section 6; Thence S 88°54'28" E, along the south line of said Section 6, a distance of 2212.63 feet; Thence N 01°05'32" E a distance of 60.00 feet to a point on the northerly right of way line of Weld County Road 24 (a.k.a. Firestone Blvd.), said point being the POINT OF BEGINNING.

Thence N 88°54'28" W, along said northerly right of way line, a distance of 442.58 feet;

Thence N 87°34'01" W, continuing along said northerly right of way line, a distance of 438.13 feet to a point of non tangent curvature on the easterly right of way line of Oak Meadows Boulevard as shown on said Oak Meadows P.U.D. Filing 1 recorded at Reception Number 2689867;

Thence along a curve to the right, along said easterly right of way line, a distance of 25.46 feet, said curve having a radius of 40.00 feet, a delta angle of 36°28'05", and a chord distance of 25.03 feet which bears N 17°08'31" W;

Thence N 01°05'32" E, continuing along said easterly right of way line, a distance of 215.29 feet;

Thence N 88°54'28" W, continuing along said easterly right of way line, a distance of 7.00 feet to a point of non tangent curvature;

Thence along a curve to the left, continuing along said easterly right of way line, a distance of 283.02 feet, said curve having a radius of 377.00 feet, a delta angle of 43°00'44", and a chord distance of 276.42 feet which bears N 20°24'50" W;

Thence N 41°55'13" W, continuing along said easterly right of way line, a distance of 265.00 feet to a point of curvature;

Thence along a curve to the right, continuing along said easterly right of way line, a distance of 106.39 feet, said curve having a radius of 273.00 feet, a delta angle of 22°19'45", and a chord distance of 105.72 feet which bears N 30°45'20" W to the southwest corner of Block 14 of said Oak Meadows P.U.D. Filing 1, said point being a point of non tangent compound curvature;

Thence along a curve to the right, along the southerly line of said Block 14 Filing 1 and along said southerly line extended, a distance of 320.12 feet, said curve having a radius of 942.66 feet, a delta angle of 19°27'27", and a chord distance of 318.59 feet which bears S 89°41'46" E;

Thence S 79°58'03" E a distance of 240.71 feet to a point of curvature;

Thence along a curve to the right a distance of 85.69 feet, said curve having a radius of 832.66 feet, a delta angle of 5°53'48", and a chord distance of 85.66 feet which bears S 77°01'09" E to a point of reverse curvature;

Thence along a curve to the left a distance of 199.62 feet, said curve having a radius of 1097.34 feet, a delta angle of 10°25'23", and a chord distance of 199.35 feet which bears S 79°16'57" E;

Thence S 84°29'38" E a distance of 389.51 feet;

Thence N 05°39'12" E a distance of 100.00 feet;

Thence S 84°29'38" E a distance of 54.00 feet;

Thence S 05°39'12" W a distance of 100.00 feet;

Thence S 84°29'38" E a distance of 318.07 feet to a point on the westerly line of that parcel described at Reception No. 2538622;

Thence S 30°21'00" W, along said westerly line, a distance of 742.12 feet to a point on the northerly right of way line of Weld County Road 24 as shown on Oak Meadows P.U.D. Filing 1 recorded at Reception Number 2689867 and the POINT OF BEGINNING.

Containing 19.473 acres, more or less.

Said parcel being subject to any and all easements, rights of way, variances and or agreements as of record may appear. Exhibit page

Oak Meadows PUD

Amended Outline Development Plan Town of Firestone, Weld County, State of Colorado

Owner
S.T. Firestone, LLC
4190 North Garfield Avenue
Loveland, CO 80538

Developer
S.T. Firestone, LLC
4190 North Garfield Avenue
Loveland, CO 80538

Technical Consultants
Planning/Engineering:
Applegate Group
11990 Grant Street, Suite
555
Denver, CO 80233

Planning:
THK Associates
2953 South Peoria Street
Aurora, CO 80014

Surveying:
GeoSurv
520 Stacy Court, Suite B
Lafayette, CO 80026

Property Ownership Information
The property is owned by the applicant. The Title Commitment has been provided to the Town.

Legal Description
The legal description of the property is as shown.

Project Concept
The proposed action is an amendment of the Firestone Development Annexations ODP to allow up to 295 additional residential units in Planning Areas 1 & 2 east of Oak Meadows Boulevard and north of WCR 24.

This ODP amendment provides for rezoning approximately 23.94 acres of Neighborhood Commercial to Residential C, containing single-family detached residential, single-family attached residential and multi-family uses. Approximately 12.08 acres now zoned Neighborhood Commercial will not be affected by the proposed rezoning.

This rezoning is compatible with the surrounding area and will provide the Town of Firestone and the region with a larger variety of housing types, size, and densities to accommodate a range of incomes and services.

Concept for Parks and Open Space for Residential Tracts. This ODP is part of the Firestone Development Annexations ODP, approved in November, 1997, which provided for 17.6 net acres of parks and open space at that time. These parks connect to the Firestone Trail, the regional trail identified in the Town of Firestone Comprehensive Plan. This open space will serve as recreational areas and will be accessible to local residents and the surrounding community.

Regional Impacts
This amended ODP is consistent with the goals of the Town of Firestone's Comprehensive Plan. The development will fit compatibly into the existing and future Town. Moreover, this proposal will provide housing for a growing employment base in the region. By adhering to the Town's design standards and identifying future road improvements, the ODP has taken into consideration vehicular circulation and access issues and is intended to not negatively impact existing transportation systems.

Environmental Information
The property is relatively flat and is entirely used farmland. No trees or unique habitats exist on the land. Therefore, it is intended there will be no impacts to any significant natural features or environmental components.

Utilities and Service Requirements
The following utilities and services are intended to serve the ODP.

| | |
|--------------------|--|
| Police Protection | Town of Firestone |
| Ambulance Service | Tri-Area Ambulance District |
| Potable Water | Town of Firestone |
| Street Maintenance | Town of Firestone |
| Sanitary Sewer | St. Vrain Sanitation District |
| Fire Protection | Mountain View Fire Protection District |
| Schools | St. Vrain Valley School District |
| Gas | K-N Energy/PSCO |
| Electric | United Power, Inc. |
| Trash Service | Town of Firestone |
| Recreation | Carbon Valley Recreation District |

Schools
The ODP shall cooperate with the Town of Firestone and the school district to provide the appropriate fees.

Parks and Recreation
This ODP adheres to the open space plan included in the Firestone Development Annexations ODP, approved in November, 1997. At the time of the PDP, links to the Firestone Trail will be defined, including an east/west link within the rezoned area of this ODP.

Parks layout and dedications required as a result of this rezoning, as well as the responsibility for parks and trails maintenance within this ODP, will be addressed in the PDP process; required dedications for this ODP will be made at the time of final plat.

Circulation Systems
The access points are illustrated on the amended ODP. However, the exact location of these or other access points and roadways will be defined in the Final Development Plan process. In addition, this ODP intends to provide pedestrian circulation that is safe and connects to the regional trail system.

Oil and Gas Company Access
The ODP proposes to cooperate with any oil and gas company that operates oil and/or gas wells on the property. Specifically, the access to each well site will be maintained.

Land Use and Zoning
The existing land use and zoning of the land within the ODP is residential and commercial. Filing 1 of Oak Meadows Subdivision has been constructed. Filing 2 is under construction. The land uses of the properties adjacent to the parcel are residential, commercial, agricultural, and vacant.

The existing zoning for the property is Planned Unit Development. Under this zoning, residential and neighborhood commercial are proposed which will offer a variety of residential types and services.

Land Uses permitted within the land use areas affected by this amendment:

R-C - Residential-C: Single-family detached, single-family attached, multi-family, apartments

The rezoning is justified because:

- The proposed land uses are compatible with present development in the surrounding area, and will not have a significant, adverse effect on the surrounding area;
- The proposed land uses are consistent with the public health, safety, and welfare, as well as efficiency and economy in the use of land and its resources;
- The proposed land uses are consistent with the overall direction, intent of Chapter 7 and Title 17 of the Town Code, and the intent and policies of the Town's comprehensive plan and other policy documents of the Town;
- The proposed land uses provide for a creative and innovative design, which could not otherwise be achieved through other standard zoning districts;
- The exceptions from the zoning regulations in the proposed PUD are warranted by virtue of innovative design and amenities incorporated in the PUD district;
- The PUD provides adequate circulation in terms of an internal street circulation system for the type of traffic generated, for separate living areas, and for convenience, safety, access, and noise and exhaust control. Proper circulation in parking areas shall be provided in terms of safety, convenience, separation and screening. The PUD will provide for buffering from collector and arterial streets through earthen berms, landscaping, and other methods;
- The PUD provides functional open space in terms of practical usability and accessibility, and optimum preservation of natural features, including trees and drainage areas, recreation, and views;

To the extent practicable, the PUD enhances variety in terms of housing types, housing size, densities, facilities, and open space;

The PUD provides for pedestrian and bicycle traffic in terms of safety, separation, convenience, access, destination and attractiveness. If possible, there shall be an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels, parks, open space, or recreational facilities within the PUD as well as links to trail systems of the Town;

The PUD provides building types in terms of appropriateness to density, site relationship and bulk;

The PUD provides building design in terms of orientation, spacing, materials, color, texture, storage, signs, and lighting;

The PUD provides landscaping of the site in terms of purpose, such as screening, types and materials used, maintenance suitability, water demands and effect on the area;

Services including utilities, fire, and police protection and other such services are available or can be made available to adequately serve the development;

No structures in the PUD shall encroach on a floodplain except as permitted by the Town's floodplain ordinance;

No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved by the Town; and,

Visual relief and variety of visual sittings shall be located within the PUD through building placement, shortened or interrupted street vistas, access to open space and other design methods.

Density
The residential densities will be consistent with the densities specified in the land use summary shown on sheet 2 of 2.

Building Height
The maximum building height for residential and neighborhood commercial development will adhere to the Town of Firestone's Development Regulations.

Private Maintenance and Enforcement
A Home Owners Association will enforce the covenants of this proposal. At the time of Final Development Plan/Final Plat the issues of private maintenance and enforcement will be addressed.

This amended ODP is an amendment of the Firestone Ordinance No. 379, with respect to the property described in this amendment.

Approvals

Approved by the Town Board of Trustees of the Town of Firestone, Colorado by Ordinance No. 471 passed the

26th day of April, 2001
[Signature] Mayor
[Signature] Cheri Andersen ATTEST: Town Clerk



Acceptance Block and Notary

By signing this ODP, the owner acknowledges and accepts all of the requirements and intent set forth herein.

Owner
8th day of January, 2002
[Signature] S.T. FIRESTONE, LLC
Owner

STATE OF COLORADO))SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 8th day of January, 2002 by *[Signature]* Leo J. Schuster

Witness my hand and official seal.
[Signature] Notary Public. My commission expires June 30, 2004



| Firestone Information Block | |
|-----------------------------|-------------------------|
| Name of Submittal: | Oak Meadows PUD amended |
| Type of Submittal: | ODP |
| Filing Number : | NA |
| Phase Number : | NA |
| Sheet Title : | Oak Meadows PUD amended |
| Preparation Date: | February 1, 2001 |
| Revision Date : | January 4, 2002 |
| Revision Date : | |
| Revision Date : | |
| Sheet 1 of 2 | |

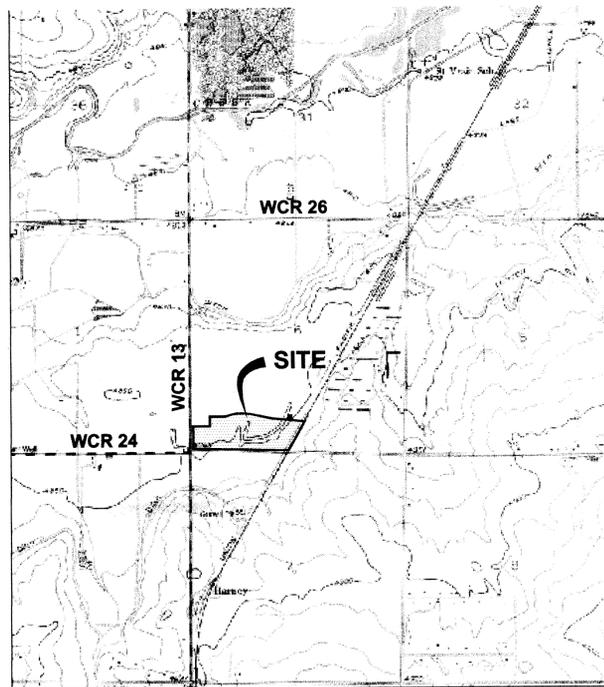
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|-----------------|--------------------|
| | January 4, 2002 |
| | October 31, 2001 |
| Revisions: | September 25, 2001 |
| Date Submitted: | February 1, 2001 |

th associates inc.
2953 South Peoria Street, Ste 101
Aurora, Colorado 80014
303-770-7201 FAX 770-7132

2916743 012222002 01:18P JA Suki Tsukamoto
2 of 2 R 20.00 D 0.00 Weld County CO

Oak Meadows PUD

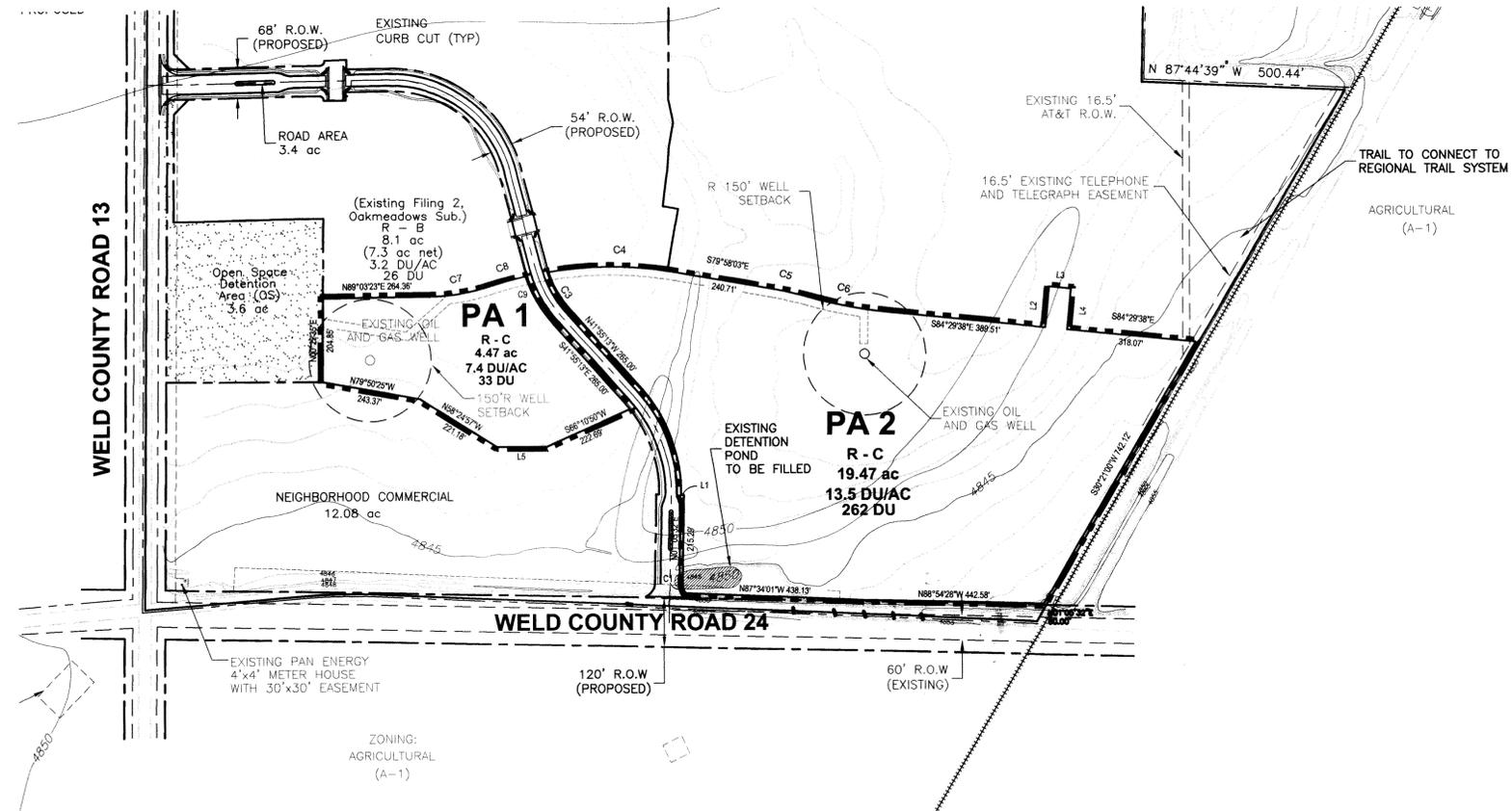
Amended Outline Development Plan
Town of Firestone, Weld County, State of Colorado



VICINITY MAP
1"=2000'

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | N88°54'28"W | 7.00 |
| L2 | N05°39'12"E | 100.00 |
| L3 | S84°29'38"E | 54.00 |
| L4 | S05°39'12"W | 100.00 |
| L5 | N90°00'00"E | 123.19 |

| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
|-------|--------|---------|-----------|--------|---------------|
| C1 | 25.46 | 40.00 | 36°28'05" | 25.03 | S17°08'31"E |
| C2 | 283.02 | 377.00 | 43°00'44" | 276.42 | N20°24'50"W |
| C3 | 106.39 | 273.00 | 22°19'45" | 105.72 | S30°45'20"E |
| C4 | 320.12 | 942.66 | 19°27'27" | 318.59 | N89°41'46"W |
| C5 | 85.69 | 832.66 | 05°53'48" | 85.66 | N77°01'09"W |
| C6 | 199.62 | 1097.34 | 10°25'23" | 199.35 | S79°16'57"E |
| C7 | 148.74 | 492.38 | 17°18'28" | 148.17 | N80°24'09"E |
| C8 | 90.71 | 942.66 | 05°30'48" | 90.67 | S74°30'19"W |
| C9 | 135.50 | 327.00 | 23°44'33" | 134.54 | S30°02'56"E |
| C10 | 17.49 | 323.00 | 03°06'09" | 17.49 | N40°22'08"W |



LEGEND

- Property Line
- Easement
- Existing Right of Way
- Proposed Right of Way
- Paved Road (Existing)
- Railroad
- Index Contour
- Interim Contour
- Existing Building

NOTE:
Topographic information by Applegate Group
Boundary information by Geosurv

Land Use Summary

| PLANNING AREA | R-C | GROSS ACRES | DENSITY | UNITS |
|---------------|-----|--------------|-------------------|------------|
| PA 1 | R-C | 4.47 | 7.4 DU/AC | 33 |
| PA 2 | R-C | 19.47 | 13.5 DU/AC | 262 |
| TOTAL | | 23.94 | 12.3 DU/AC | 295 |

PARKS/OPEN SPACE Dedications to be determined at time of Final Plat

January 4, 2002
October 31 2001
September 25, 2001
June 20, 2001
Revisions: May 5, 2001
Date Submitted: February 1, 2001

| Firestone Information Block | |
|-----------------------------|-------------------------|
| Name of Submittal: | Oak Meadows PUD amended |
| Type of Submittal: | ODP |
| Filing Number: | NA |
| Phase Number: | NA |
| Sheet Title: | Oak Meadows PUD amended |
| Preparation Date: | February 1, 2001 |
| Revision Date: | January 4, 2002 |
| Revision Date: | |
| Sheet 2 of 2 | |



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APPLICANT:
S.T. Firestone LLC
4190 North Garfield Avenue
Loveland, CO 80538
(970) 669-8600

PLANNERS:
Applegate Group
11990 Grant St, Ste. 555
Denver Co. 80223
(303) 452-6611

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