

# Golden Eagle Acres



## Management Plan

May 16, 2016

Prepared by Genesis Development Management, LLLP

# GDM



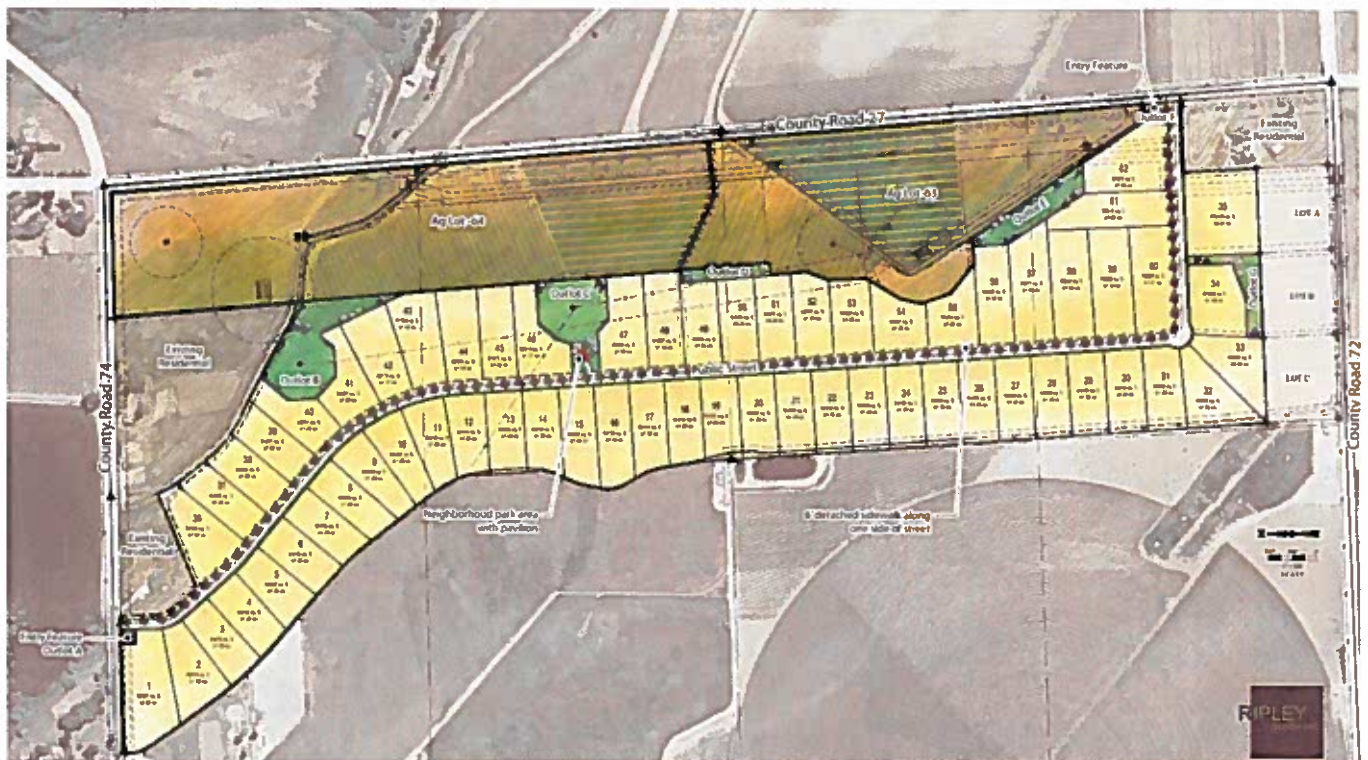
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## Town Management Plan Questions

- **What Is the Theme of the Development?**

Golden Eagle Acres is a Rural Residential large lot neighborhood located on the eastern edge of the Town. It is located in the comprehensive growth plan and will embody all the traits that a rural hometown neighborhood should include.

The streetscape will be simple yet attractive and spacious. These home sites will have space to live and grow and have more privacy and independence than a normal subdivision allows. Golden Eagle Acres will provide a harmonious integration of this rural hometown neighborhood into this agricultural and rural location. One goal is to develop a neighborhood that provides homeowners some of the pleasures of country living. Another goal is to design and build it in such an efficient and smart way that it would also be as affordable as possible.



- **How does the development theme and design support the Town's Comprehensive and Zone district?**

Rural Residential neighborhoods are meant to provide an integration of low-density single family homes at the Town's outer fringe. Golden Eagle Acres will develop 62 large-lot home sites and 2 larger Ag lots. This will be a neighborhood that meets the intent of the Town's plan by providing an edge and perimeter design that fits seamlessly into this rural location.

- **How does the development theme and design support the Town's desires for low-density, diversity, land use, connectivity, and open space?**

Golden Eagle Acres takes the existing shape of the land, existing ditches, gas wells, powerlines, gas lines, gas facilities, adjoining roads, and neighbors and creates a simple, highly efficient and yet open and attractive neighborhood. The two large Ag lots are used to buffer and transition the eastern edge of the neighborhood which adjoins WCR27. This area has a high power tension line along the entire eastern edge as well as oil and gas facilities, underground lines and wells. Putting two Ag lots here that are very large (20 and 30 acres) does several important things. The Ag lots will preserve and enhance the existing rural and Ag feel as they are improved. The two large Ag lot owners will be made aware and can work around all of the constraints of this area and yet appreciate the benefits of the lot size using it in a manner that it is used currently. The remaining

62 interior lots range from 1.25 acres to 2.5 acres with a predominant front lot width of 160 feet or more which allows the required front and side yard setbacks to be greatly increased from normal standards. These setbacks along with other landscape and architectural requirements will establish a diverse, gracious, open and attractive streetscape. A 6' pedestrian sidewalk along the interior street runs the entire length, which also ties to a small neighborhood pavilion area that provides a great opportunity for residents to connect within the neighborhood and access to the neighborhood entry points.

- **What is the road network associated with this development?**

The Golden Eagle Acres neighborhood is bordered to the North by WCR 74 and on the East by WCR 27. This neighborhood will have entrances from both County roads providing easy access. A gently curving paved rural local roadway will be used to connect to the County roads.

- **What treatments will be applied to the perimeter and interior roadways?**

Both WCR 27 and WCR 74 have future additional 40-foot ROW requirements. The two large Ag lots on the East side adjoining to WCR 27 have existing easements that will act as a 130-foot buffer and building setback. The one lot on the North side that has a side lot line adjoining to WCR 74 will have a 50' side yard setback requirement to the future ROW. The interior road will achieve a country rural feel by having large setback requirements on both front and side yards, as well as landscape requirements that will require the installation of trees in large front yards.

- **What is the lot layout associated with this development and how does it interface with the roadway network?**

The single gentle curving interior road provides connectivity to two county roads while allowing simple and efficient individual lot access. Our goal is to construct a roadway design that has both an open and rural feeling streetscape while providing the Town's new residents with a property that gives them space and privacy that rural living should have.

- **How is the Lot size and diversity accomplished as well as setbacks used?**

Lot sizes range from 1.25 acres to 30 acres however the majority of the lots are very similar in size having 160-foot wide front yard widths and a 350-foot plus depths. Our belief is that a non-repetitive and diverse streetscape will be achieved by separation, openness and the individuality in each homeowner's use of their lot. The Town's Plan requires a 1.25-acre minimum lot size, which we believe is ideal for achieving a diverse streetscape in a rural neighborhood without getting so big that lots become unmanageable and unmaintained. Setbacks and Guidelines that prohibit the use of the same plans in close proximity will be key in achieving diversity. Front porch minimum sizes will be required along with garage fronts that will not dominant the streetscape.

Front yard setbacks will be 50', side yard setbacks will be 20' and rear yard setbacks will be 20'. These setbacks will work well with the town's landscape envelope design.

- **How does the neighborhood use and manage the common spaces?**

The common spaces, Outlots A-G, are small and limited by design. Our design uses the two large Ag lots to provide the buffer and openness that the rural neighborhood needs, the neighbors can appreciate but it also allows this land to be productive and remain in an agricultural use. We believe it is a smart design that minimizes large maintained open areas where the residents have to pay to maintain and rarely use because they own a large lot and have their own open space. We do have a small site that will have a reunion pavilion which will also provide a central sitting area off of the connection trail. We have located the neighborhood trail on the front of the lots, primarily to stay away from the ditches, high power lines and the rural resident's backyard uses to avoid privacy and animal annoyance issues.

- **What is the fencing plan for the development?**

If the homeowner wishes to install fencing on their property, the HOA ARB Guidelines will require a three rail wood fence on the property lines, stained with a standard approved color throughout the community. There will also be the option of privacy fencing and screening that may be installed inside of the building envelope and stained/painted a color to match the home.

- **What amenities are included in the development?**

Because of the low density nature of Golden Eagle Acres your typical urban amenities such as pocket parks and tot lots will not be constructed. There are going to be several common area open spaces and a reunion pavilion along the one-mile-long walking trail that will be installed and landscaped by the developer and maintained by the HOA. The most important amenities offered at Golden Eagle Acres are the space, privacy, peace and quiet.



- **How are amenities managed?**

The HOA will manage the maintenance of the common area amenities.

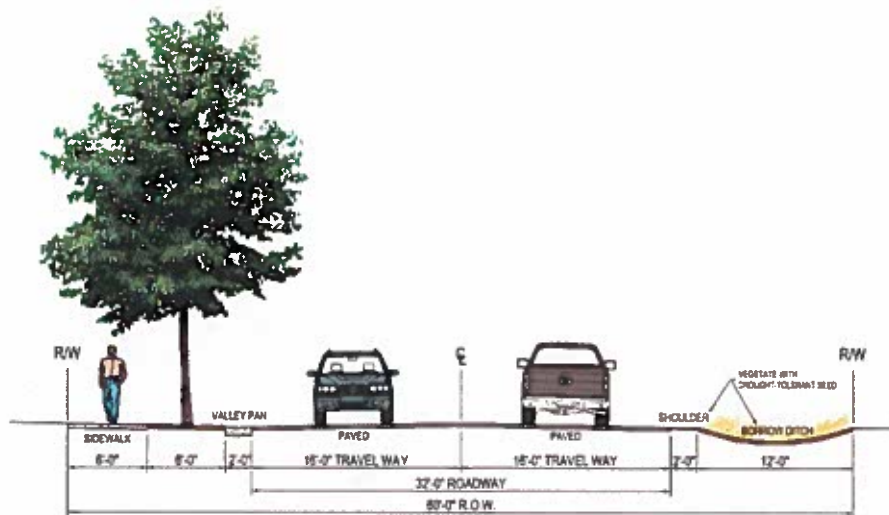
- **How are the entries to the development enhanced?**

Both entries will feature an engraved stone monument sign trimmed with native landscape materials and flower beds, irrigated with a drip system. This will provide year round interest and color. To make them more visible at night, the entry signs will be front lit.



- **How is connectivity within and outside the development achieved?**

Connectivity by car is accomplished with the use of a single gently curving street that connects the community's south entrance off of Weld County Road 27 all the way through to our north entrance at Weld County Road 74. Connectivity by foot or bicycle will be accommodated through the use of a 6' wide, over one-mile-long concrete sidewalk that follows the street through the neighborhood. The walk is detached from the street allowing for a six-foot-wide strip of irrigate grass with trees planted every forty feet. We believe this trail will be used a lot by the residents of Golden Eagle Acres because it will be a pleasant walking experience, giving the home owners an opportunity to socialize with the neighbors sitting on their front porch. The residents will also appreciate the convenience of walking out their front door and easily accessing the trail.



- **How are architectural and landscape designs on individual lots managed?**

The declarant will establish the Golden Eagle Acres Home Owners Association which will include an Architectural Review Board (ARB). The declarant will also create a set of architectural guidelines which will spell out the minimum standards for the community as it relates to size, materials and design, for both the homes as well as the landscaping. The ARB will be charged with the responsibility of enforcing said standards with the goal of a better looking, more appealing neighborhood while protecting the property values.



- **If commercial, how is landscape design achieved?**

There is no commercial use planned at Golden Eagle Acres.

- **What is the irrigation system, including the source of water?**

The smaller lots will be irrigated using the homes potable water from North Weld Water District. The two large agricultural lots will be using non-potable irrigation water that is currently used to irrigate the property. The small common areas will be irrigated using potable water taps from North Weld Water District. Native prairie

grasses that are drought tolerant will be seeded into the common areas as well as required by the HOA as a portion of the landscape plan on the individual private lots.

- **How is potable water supplied to the project?**

We will be tapping into a 30" North Weld Water District water line in Weld County Road 72 and eventually looping the water line through the project to Weld County Roads 74 and 27.

- **Is there adequate potable water obtainable for the project?**

We have received assurances from the North Weld Water District that the district will serve the water needs of Golden Eagle Acres. Raw water is not required due to the districts cash-in-leu options.

- **How is storm water being managed?**

Uintah Engineering & Land Surveying has designed the project's storm drainage plan to detain and clean the storm water, and release the run off at historical flow rates.

- **How will common area landscape be maintained?**

Golden Eagle Acres will establish a home owner's association and assess an annual charge to the home owners to manage and pay for the cost of maintaining all common areas.

- **How will the development handle sanitary sewer?**

Sanitary sewer for all homes in Golden Eagle Acres will be handled with the use of individual septic systems.

- **How is off-street parking being addressed?**

Requiring a minimum of 50' front setbacks, should give the home owners at Golden Eagle Acres plenty of off-street parking for their family and guests.

- **How is exterior lighting being addressed?**

In an attempt to minimize light pollution, we will write the HOAs architectural guidelines in such a way to encourage home owners to use exterior light fixtures where the source of the light is not visible. This type of lighting will also be used along the street scape.

- **What is the potential impact on adjacent neighborhoods?**

Because of the design, that features low density, two points of access off of Weld County Roads 74 and 27 and large agricultural lots along the east side of the project, we believe there will be minimal impact to our neighbors.

- **If noise or smells are associate with the development, what are the plans for mitigation?**

There are no significant sources of bad smells or loud noises near this project.

- **Are these existing or proposed mineral development / Oil & Gas?**

There are both existing and proposed oil & gas facilities on the site. The design of the project and the surface use agreement takes both into consideration.

- **What is the state of the ownership of Oil & Gas minerals?**

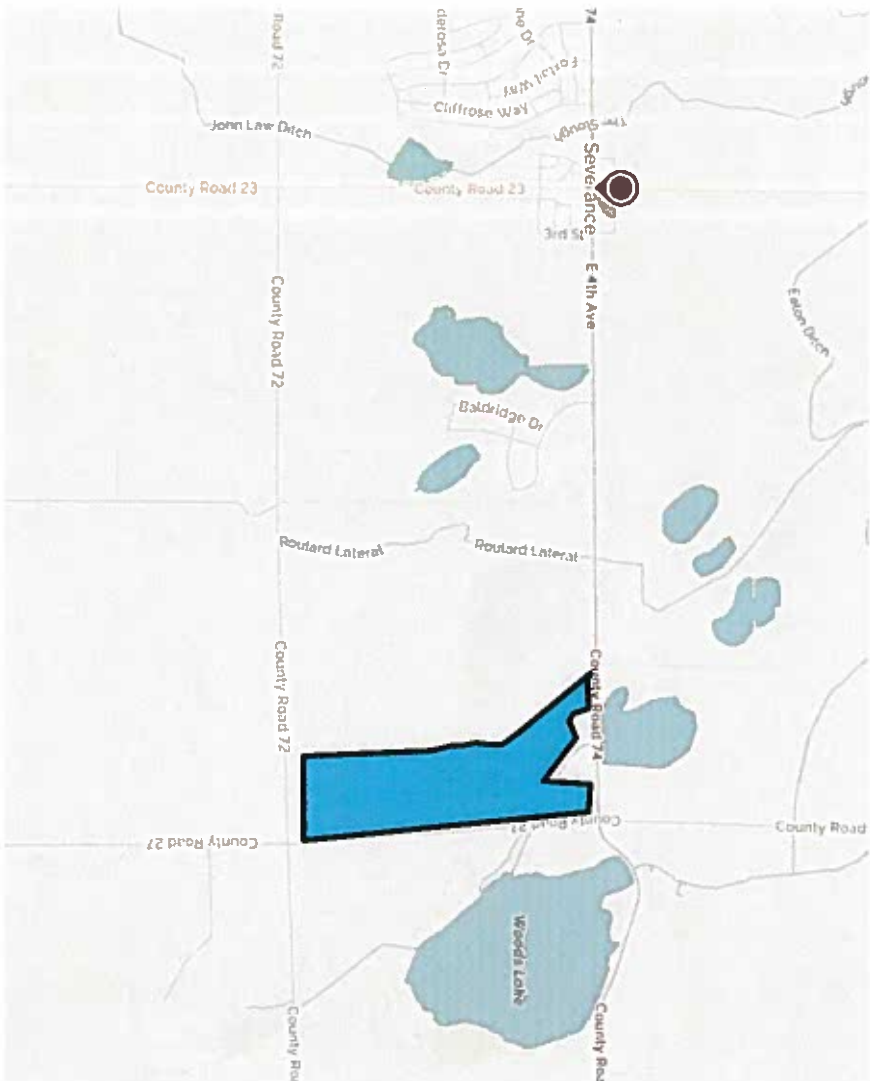
The majority of the mineral rights are owned by Cecil Eaton Farms. Noble Energy has leased the mineral rights and is the operator on site.

- **How are conflicts between project and Oil & Gas development managed?**

We have met with the oil and gas company and are in the process of negotiating a surface use agreement that gives plenty of room to develop the mineral resources. The agreement would also create significant separation from well sites and storage tanks to the home sites.

# Golden Eagle Acres

## Vicinity Map



## Site Data

### Land Use Statistics

Subdivision Road ROW .....	8.160 Acres	5.16%
Residential Lots 62 .....	86.906 Acres	54.94%
AG Lots.....	52.219 Acres	33.01%
Outlots 7 .....	7.316 Acres	4.63%
Future Road Easements.....	3.582 Acres	2.26%
<b>Total Subdivision Area.....</b>	<b>159.324 Acres</b>	<b>100%</b>

### Density

Total Subdivision Area	159.324 Acres
Total Lots	64
Acres Per Unit	2.49 Acres

### Setbacks

Front	50 feet
Side	20 feet
Back	20 feet

### Lot Dimensions

Type	Width Min-Max	Depth Min-Max
Residential Lots	150-350 feet	250-450 feet
AG Lots	1800-2500 feet	400-550 feet

The above dimensions are approximate due to the lots irregular shape.