



# LAND USE APPLICATION

Staff Use Only	
Application Number:	_____
Application Fee(s) = \$	_____
Received By:	_____
Date Received:	_____
Application Deemed Complete:	
Date:	_____
By:	_____

1. Application is made for: (please **bold/underline** one of the following)

- |                           |                              |                            |
|---------------------------|------------------------------|----------------------------|
| Minor Use Permit          | Annexation                   | Zoning                     |
| Administrative Permit     | Planned Unit Development 1 2 | Major Subdivision 1 2 3    |
| Conditional Use Permit    | Historic Site Designation    | Minor Subdivision          |
| Site Plan                 | Right of Way Vacation        | Administrative Subdivision |
| Alternative Design        | Variance or Appeal           |                            |
| Other: <b>Sketch Plan</b> |                              |                            |

2. Project Name: **Golden Meadows**

\_\_\_\_\_ please print or type legibly

3. Contact information: (a list of additional contacts may be attached)

Owner Name: Albert & Kathy Deepe Applicant Name: Wember Property Group

Address: 412 high Meadow Ct, Hayden CO 81639 Address: 7350 E. Progress Pl. #100, Greenwood Village, CO 80111

Telephone: (970) 846-4626 Telephone: (303) 378-4130

E-mail: adeepe@icouild.com E-mail: pwember@wemberinc.com

4. Property Description:

Address or Location: OUTLOT A (LESS 2.18AC RCR 53 ROW)  
DEEPE MINOR SUBDIVISION, HAYDEN, CO 81639

Existing Zoning: O-Open Existing Use: Dry Farm B

Proposed Zoning: PUD Proposed Use: LDR: Low Density Residential

5. Purpose: (describe intent of this application in 1-2 sentences)

The intent of this application is to get initial approval of our vision to change the use of the property to low density residential use. Please see the narrative provided for further details on the proposed development.

**6. Certification:** *(must be signed in ink)*

*I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.*

Owner: *W.A. Deepe* Date: 9/27/2024  
9A61CA6CF7C24D9...

Owner: *Kathy Deepe* Date: 9/27/2024  
9A61CA6CF7C24D9...

**AND**

*I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Hayden must be submitted prior to having this application processed.*

Applicant: *RJDW* Date: 9/27/2024  
211F16A54BFB4F2...

**Submittals:**

- Completed application form
- Owners' Power of Attorney, if application is not signed by property owner
- Title insurance commitment – dated within sixty (60) days of application submittal
- Legal description of the property
- Survey no more than three (3) years old stamped by Colorado licensed surveyor
- Fees
- Required studies and reports (please list): \_\_\_\_\_  
Signed Agreement for Payment Form, Title Report, Conceptual Sketch Plan, Context Vicinity Map, General  
Development Information, Pre-Application Notes, Conceptual Landscape Plan, Soils Report & Map
- Other (please list): \_\_\_\_\_  
\_\_\_\_\_

**Office Use Only**

Referrals Mailed/Delivered Date: \_\_\_\_\_ By: \_\_\_\_\_  
Agencies: \_\_\_\_\_

Notices Mailed to Property Owners Date: \_\_\_\_\_ By: \_\_\_\_\_  
w/in 150'/300', (as applicable)

Legal Notice Publication Sent to paper: \_\_\_\_\_ Publication Date: \_\_\_\_\_  
Posted: \_\_\_\_\_ By: \_\_\_\_\_

Property Posted Date: \_\_\_\_\_ Proof of Posting Rec'd: \_\_\_\_\_

October 4, 2024

TO: Tegan Ebbert, Community Development Director  
Hayden Colorado  
P.O. Box 190, 178 West Jefferson  
Hayden, CO 81639-0190

**RE: Golden Meadows – Sketch Plan Submittal**

- A. *Design Rationale - discuss how the development is connected to/integrated with surrounding area, how it responds to site features/constraints, and how it is consistent with this Code.*

It is with great enthusiasm that our team presents our sketch plan for The Golden Meadows Neighborhood. Our vision is a place where families can grow together. Our vision for the multi-phase project supports a place where the community thrives and stays connected while being able to grow with their income status, family status, and other life changes. The sketch plan outlines our vision and it's alignment with the three guiding principles identified in the Master Plan;

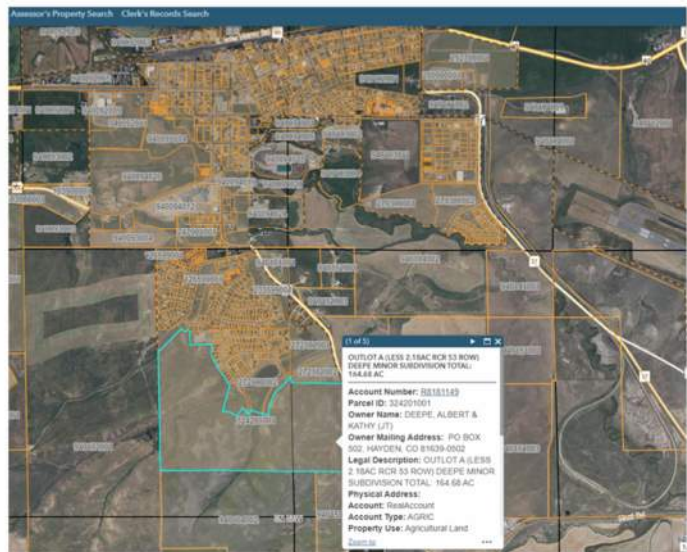
1. Maximize Economic Development
2. Promote and Enhance Healthy Living
3. Focus on Education

Our team has worked to go beyond stamping out the most efficient neighborhood grid that would maximize cookie-cutter lot sizes with a continually reproduced residential product. We do not envision a suburban development but rather an opportunity to build upon the current design of Hayden streetscapes, dark sky lighting, native landscaping, and agricultural roots. We are working to generate a development that works with the natural contours of the land to maintain the mountain views from the rolling hills, view corridors down the existing gulches, and natural water features enhanced to meet the development requirements not by pipes and manipulation but rather by accepting we are impacted by the land as much as we impact it.

**PROPERTY**

Property:

- 165 Acres
- Zoning: Open
- Agricultural Use
- Zoned Open
- No Water or Mineral Rights



The 165 Acre Deepe Property has contributed to the fabric of the Town of Hayden with its current ranching activity and recreation amenities for years. The design elements of the proposed development build on the historical character and work to enhance the trail systems while connecting to the Deepes adjacent property and trail grooming provided by the Deepe family. The existing site is naturally divided by three natural drainage contours that have defined the three proposed phases of this development.

Phase I compliments the adjacent Lake Community and other existing nearby residences through similar lot sizes at the perimeter. Internally, the site increases in density with the introduction of three plex units and cottages with accessory dwelling units (ADUs). This approach creates more attainable units while keeping a scale that compliments the more traditional residential units. Amenities include natural trails at the perimeter with minimal road crossings, playground and parks, a Toy Barn for organized storage of all things recreational, and a playground filled with natural features, and a public building amenity to support community gatherings.

Phase II builds upon the Phase I concept of perimeter-focused units and decreases the areas of density as homeowners graduate to the larger size units within the community. The larger lots on the south perimeter allow for approximately half acre lots that blend in with the agricultural land to the south.

Phase III has been put through concepts but our team feels it prudent to listen to the community as they provide feedback to the product mix being offered in the initial phases and determine how retail could be incorporated into the site to enhance the economic viability of the Town.

**B. Proposed number of new residential lots or dwelling units, typical lot width and depth, price ranges of lots, and dwelling units (not needed if information is show on the sketch plan)**

The exact strategy for developing the units and homes has not been determined. The proposed prices in the tables below assume lots are sold individually. The proposed unit price ranges are estimates at this time. The homebuilder will determine the final pricing.

**Phase 1**

<b>Lot/ Dwelling Type</b>	<b># of Units</b>	<b>Average SF</b>	<b>Proposed Price Range</b>
<i>Land Small Lots</i>	0		
<i>Land Medium Lots</i>	40	9,750 SF	\$95,000 to \$115,000
<i>Land Large Lots</i>	0		
<b>Land Total</b>	<b>40</b>		
<i>Single Family w ADU</i>	156-172.5	2,000 SF +ADU 500 SF	\$650,000 to \$750,000
<i>Cottages</i>	50-68	950 SF	\$375,000 to \$450,000
<i>Three Plex</i>	98-110	1,200 SF	\$450,000 to \$500,000
<b>Dwelling Total</b>	<b>304-350.5</b>		

**Phase 2**

<b>Lot/ Dwelling Type</b>	<b># of Units</b>	<b>Average SF</b>	<b>Proposed Price Range</b>
<i>Land Small Lots</i>	40	7,200 SF	\$75,000 to \$95,000
<i>Land Medium Lots</i>	27	9,750 SF	\$95,000 to \$115,000
<i>Land Large Lots</i>	9	19,500 SF	\$205,000 to \$225,000
<b>Land Total</b>	<b>76</b>		
<i>Single Family w ADU</i>	31.5-60.5	2,000 SF +ADU 500 SF	\$650,000 to \$750,000
<i>Cottages</i>	35-52	950 SF	\$375,000 to \$450,000

Three Plex	22-30	1,200 SF	\$450,000 to \$500,000
<b>Dwelling Total</b>	<b>88.5-142.5</b>		

**Phase 3 (TBD)**

<b>Lot/ Dwelling Type</b>	<b>Max # of Units</b>	<b>Average SF</b>	<b>Proposed Price Range</b>
Land Small Lots	60	7,200 SF	\$75,000 to \$95,000
Land Medium Lots	22	9,750 SF	\$95,000 to \$115,000
Land Large Lots	20	19,500 SF	\$205,000 to \$225,000
<b>Land Total</b>	<b>76</b>		
Single Family w ADU	46.5-76	2,000 SF +ADU 500 SF	\$650,000 to \$750,000
Cottages	50-68	950 SF	\$375,000 to \$450,000
Three Plex	98-110	1,200 SF	\$450,000 to \$500,000
<b>Dwelling Total</b>	<b>304-350.5</b>		

*\*Phase 3 is yet to be determined. The numbers shown are for utility sizing purposes only*

**Total**

<b>Lot/ Dwelling Type</b>	<b># of Units</b>
Land Small Lots	100
Land Medium Lots	89
Land Large Lots	29
<b>Land Total</b>	<b>218</b>
Single Family w ADU	234-309
Cottages	135-188
Three Plex	218-250
<b>Dwelling Total</b>	<b>587-747</b>
<b>Total of Lots &amp; Dwellings</b>	<b>793-965</b>
Maximum Density	5.9

C. *General description of the plan for drainage and stormwater management.*

Drainage and Storm

The development anticipates a relatively low built impervious value utilizing open areas to disconnect impervious area runoff. The existing elevations of the site promote surface drainage reducing the amount of piped storm runoff. Phase 1 has a ridge across the middle directing runoff north and south. Phase 2 also has a ridge running southwest to northeast, directing runoff north and northeast. Swale and roadside ditches will direct the runoff toward existing ditches. Detention facilities sized for Phase 1 and 2 are proposed on and near existing ditches releasing storm water at historic rates.

There are existing wetlands mapped on the west end of the property. The wetlands will not be disturbed as part of this development.

Water Supply Information

The property has a total parcel area of 164.7 acres. This sketch plan and subsequent PUD encompass Phase 1 and Phase 2, which comprise approximately 92.7 acres.

- D. Water supply information including: the number of water taps needed; the amount of raw water that will be provided to the Town and the source of water.*

The number of taps anticipated for residential use will be less than the total number of units constructed. The final number of meters will be determined based on the approved site designs for each individual area. Generally, these types of developments utilize a master meter for a set number of units or a single attached residential building. No raw water is provided by this property to the town.

A water tower is proposed approximately 5,200 ft west of the property within unincorporated Routt County. The area being considered has an elevation of approximately 6589.0. The existing dirt access will be improved to a 12 ft wide access drive within a 30 ft utility easement. A single water main and electrical connection will be placed within the easement. The access drive will meet the Routt County gravel road minimum pavement section.

- E. Indicate whether commercial mineral deposits are located on-site.*

The Golden Meadows does not have mineral rights.

- F. Description of any floodplain hazards on the site (only if additional information is needed from sketch plan).*

The existing ditches have a narrow Zone A floodplain varying in widths from 10-50 ft wide. A FEMA Zone A floodplain does not have a determined Base Flood Elevation. No residential lots or units are proposed to be within the floodplain. Phase 1 will require crossing the northern floodplain with a pedestal and vehicle crossing as well as utilities. A second vehicle and pedestrian crossing is proposed as part of Phase 2 to connect the two phases. There is also a pedestrian crossing anticipated on the west side of middle ditch to connect the two phases. Phase 2 has a second ditch crossing at the east end of the phase. The final crossing locations will be coordinated with detention system layouts.

- G. How the proposed development complies with the Hayden Forward Master Plan*

The Golden Meadows Community Architectural Design Philosophy is rooted in simple living and inspired by Haydens' rich, agricultural heritage. The architectural "style" has great visual appeal and reflects images of the past, recreating the unique atmosphere and harmony of timeless architecture. Features of the Golden Meadows Community character include simple building massings, a color palette inspired by paintings of notable Hayden resident Frank Tenny Johnson, simple lines, and simple details using high-quality materials. Traditional gable roof pitches, large open porches, and an overall emphasis on outdoor living.

Although the proposed development offers a variety of residential lots and dwelling units, the overall density of the project is under 6 dwelling units per acre and fits with the Town's designation for Low-Density Residential use. The variety of products will allow homes and lots to be offered at numerous price points to include as many future residents as possible which fits with Hayden's goals of being an inclusive community.

Wember is committed to meeting the Town's Community Housing Standards, and Wember is currently working with the Town on proposed solutions to do so.

Wember is pursuing PUD for the development. This will allow for more open space and a variety of lot sizes and housing types while remaining within the allowed density for Low-Density Residential.



Phase I: Cottages (in Green)

The Cottages are the smallest sites in the development with the vision of residences being oriented onto shared green spaces and shared sidewalks. Parking will be provided off street in an off-street location.



Shared green space



Duplex and Single



Single

Phase I: Single Family with Accessory Dwelling Units (ADU) (in Blue)

The Cottages are the smallest sites in the development with the vision of residences being oriented onto shared green spaces and shared sidewalks. Parking will be provided off-street.



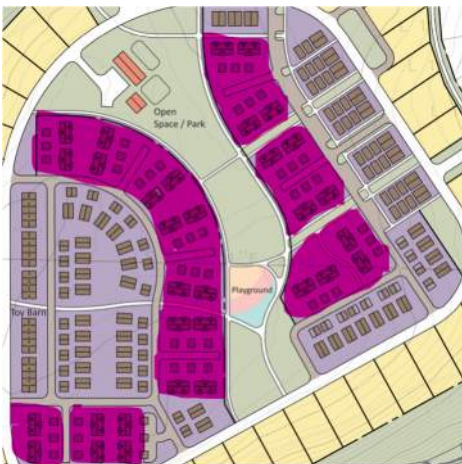
ADU



House with Garage (no ADU)

Phase I: Three Plex (in Pink)

The three-plex units are intended to provide an additional attainable option in an attractively scaled unit with low maintenance.







Phase I: Medium Lots; Single Family

Lots to the west will have sunset views, while residences to the south have the opportunity for lower-level walkout spaces with enhanced daylighting opportunities. The internal area provides open space, parks, and a diversity of residential product types, including Cottages (smaller lot sizes and homes), single-family w/ADU options, and three-plex multi-family units.



*View to the West from the site*

The proposed site is listed as number four in Table 4 as the largest priority parcel for Residential Development. We believe the three-phased approach to the project provides the most successful path to successfully meeting the Strategic Plans goals;

- a. Maximize Economic Development
- b. Promote and Enhance Healthy Living
- c. Focus on Education

Below we align different elements of the Strategic Plan with our vision and current design state.

*HE.ED1.2: Develop context-sensitive guidelines for infill residential development that maintain the traditional neighborhood character of Hayden, such as alleys, gridded streets, street-facing front porches, and private outdoor space.* The proposed design is a front porch community set in a natural landscape design that compliments the agricultural context of the site. Large grass areas conducive to suburbia are discouraged by the concept of grass as an area rug, not wall-to-wall carpeting. As the proposed development is not downtown

we have departed from the grid in favor of utilizing the existing site contours and natural features to have the residential units blend with the landscape.

*HE.ED1.3: Consider revision of land use code requirements related, but not limited, to:*

- *Accessory dwelling unit size and density allocation*
- *Maximize dwelling units within multi-family buildings*

The proposed Development introduces the use of ADU's as a strategy to increase the attainable rental market options. The ADU's would be owned and operated by the primary residence owner. ADU's also offer attractive opportunities for highly skilled remote workers to have an office or shop outside of their primary residence.

*HE.ED1.6: Encourage architecture with quality materials and design reflective of Hayden's historic character.*

Per our architectural character description we are committed to developing design standards that utilize the scale and materials found within the agricultural pattern language. We are proposing that everything from the streetscape design be void of suburbia outdoor lighting, curb and gutter, and overly engineered design solutions. The anticipated water tower will blend with the agricultural vernacular while the yards will blend with the adjacent agricultural fields.

*HE.HL1: Provide a continuum of housing for all cycles of life to include seniors, families, single occupancy households, co-living, etc. HE.HL1.2: Promote development of housing for the local workforce, including multi-family, duplex, single-family, and alternative housing types, Action HE.HL1.3: Adopt land use code policy revisions that allow for co-living and alternative forms of multiple unit developments, and ED2.2: Maintain high levels of homeownership in the community through the creation of a diversity of for-sale housing types at a variety of price points.*

Phase I is designed to complement the scale of the existing housing product in the adjacent subdivisions. Internal to the perimeter of housing, The Golden Meadows offers various types of ownership, from townhomes to cottages. This variety of property ownership and housing s.f. creates units that are attainable to local workforces and appeal to location-neutral workers. Owners that are single, with families, and seniors.

*HHC.FE3.2: Encourage the implementation of public art from local artists.*

Art has a profound impact on a community's character. We anticipate artists' input on natural playgrounds and applied to architecture, be it the amphitheaters or community barns/structures.

*PRO.HL1: Promote all-season, year-round recreational resource promotion and development.*

The proposed Toy Barn within the development will provide the extra storage required for all the gear needed to experience the outdoors and provide for healthy living. The proposed trail connection will allow for biking and cross-country skiing with minimal street crossings.

*PRO.HL2: Parks: Provide park access within a 10-minute walk of all residential units.*

The proposed development will provide parks and amenities, but the goal is to provide elements of exploration and engagement throughout the development and along the proposed trails. The community has amazing parks and field systems that don't need to be replicated. Our intent for the parks and trails is for areas of discovery and exploration. The goal of the play features is to incorporate natural elements that compliment the natural grasses and existing agricultural surroundings.



*PRO.HL2.5: Incorporate creative, low-cost trail connections including striped bike lanes, soft surface shoulder trails, paved paths, etc. to provide connectivity between parks and open space and neighborhoods.* The proposed development provides a focus on trails and connectivity and not sidewalks that are only completed in segments. The soft surface shoulder trails will include wide crushed gravel that are easily signed and maintained with connections to longer more single track trails and features for all ages along the exploration.



*PRO.HL3.1: Minimize impacts to natural resources including maintaining key view corridors and minimizing disturbance to steep slopes, wetlands, historic gulches, waterways, 100-year floodplain, and significant vegetation.*

Our design team has worked closely with us to find the balance of design that maximizes the diversity of homes while limiting the elements found in Metro Suburbia. Many of the homes back to undeveloped view corridors, gulches, and elevated for views to the surrounding area.

*T.HL2.2: Require developers to build bicycle and pedestrian connections as part of new development.*

With trails to wind around and through the residential areas proposed we have maintained a design for the Town to add trails with minimal street crossings. Per the Master Plan and our discussion with the Deepe Family access to further trails to the West can be provided. The trails connect to the Lake Community and to the north. The Deepe Family owns an easement that could connect to the town from the northwest corner of this site.

*I.HL2: Stormwater: Maintain quality stormwater runoff with continued population growth, I.HL.2.1: Develop and adopt best practices for stormwater management, I.HL.2.2: Design neighborhoods to avoid excessive runoff and minimize the need for stormwater infrastructure and I.HL.2.3: Promote use of natural percolation and vegetated swales to minimize the need for off-site infrastructure improvements.*

The Golden Meadows design works with current best practices to manage water quality at the source. Through natural landscaping, swales along the road, and utilizing the existing topography our goal is to minimize the effort to control water flow but rather keep the existing agrihood feel.

*I.HL3.1: Reduce light pollution through dark sky compliant fixtures with future development.*

The Golden Meadows design design guidelines plan to incorporate lighting that helps emulate the feel created by Frank Tenney Johnson. Porch lights illuminating the ground and lighting for the street provided by low level cut off fixtures that focus on the paths and street rather than the entire subdivision.



Our team is focused on working with The Town of Hayden to have Golden Meadows not only a place where Families Grow Together but also where the Town can come together to experience the heritage and lifestyle of the agricultural West. The design of the site, water quality management, overall landscaping, community amenities, lighting, architecture, trails, and parks are all intended to provide a variety of experiences. Below are some additional images that we continue to draw inspiration from.







TJC LIMITED

8751 E HAMPDEN AVE  
SUITE B10  
DENVER, CO 80231  
303.840.4742

www.tjcivil.com

**SHEET INDEX**

- 1 COVER SHEET
- 2 EXISTING CONDITIONS SURVEY
- 3 SKETCH PLAN EXHIBIT
- 4 CONCEPTUAL STREET SECTIONS
- 5-6 SKETCH PLAN
- 7 CONCEPTUAL UTILITY LAYOUT
- 8 CONCEPTUAL LANDSCAPE PLAN

**PROJECT TEAM**

**OWNER/DEVELOPER**

WEMBER PROPERTY GROUP  
7921 SOUTH EUDORA CIRCLE,  
CENTENNIAL COLORADO 80122  
PAUL D. WEMBER  
PWEMBER@WEMBERINC.COM  
303-378-4130

**CIVIL ENGINEER**

TJC LIMITED  
8751 E HAMPDEN AVENUE, SUITE B10  
DENVER, CO 80231  
JIM ALLEN  
JIM.ALLEN@TJCIVIL.COM  
303-840-4742

**SURVEYOR**

DOWLING LAND SURVEYORS  
PO BOX 954  
HAYDEN, CO 81639  
GORDON DOWLING  
DOWLING@PLOTZ.BIZ

**LANDSCAPE ARCHITECT**

DHM DESIGN  
900 S BROADWAY # 300  
DENVER, CO 80209  
MATTHEW WHIPPLE  
MWHIPPLE@DHMDSIGN.COM  
303-892-5566

**LEGAL DESCRIPTION**

OUTLOT A (LESS 2.18AC RCR 53 ROW)  
DEEPE MINOR SUBDIVISION

GOLDEN MEADOWS  
OUTLOT A (LESS 2.18AC RCR 53 ROW)  
DEEPE MINOR SUBDIVISION  
HAYDEN COLORADO SKETCH PLAN  
COVER SHEET

10/2/24
SUBMISSION

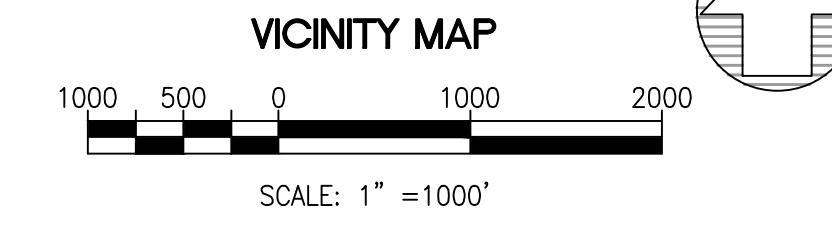
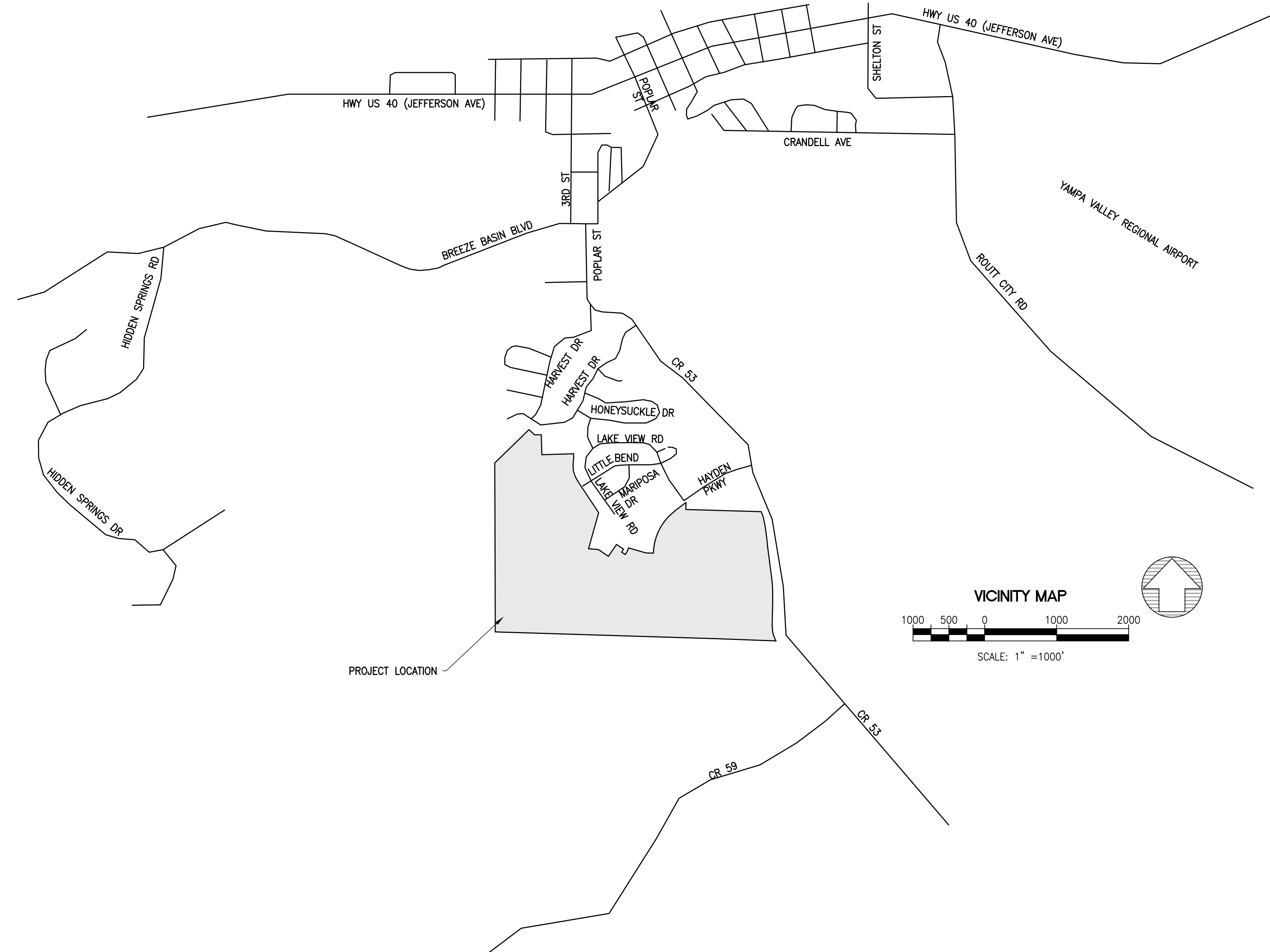
DESIGNED BY: JWA

CHECKED BY: TBM

PROJECT NO. 2417

SHEET 1 OF 8

SKETCH PLAN



EXISTING ZONE DISTRICT	O (OPEN ZONE DISTRICT)	
PROPOSED ZONE DISTRICT	PUD (PLANNED UNIT DEVELOPMENT OVERLAY)	
TOTAL PARCEL AREA	164.7 AC (PHASES 1, 2, & 3)	
TOTAL PROJECT AREA	92.7 AC (PHASES 1 & 2)	
LAND USE	AREA	PERCENT OF LAND
RESIDENTIAL	19.9 ACRES	21.5%
COMMON AREA	63.9 ACRES	68.9%
PUBLIC RIGHT OF WAY	8.9 ACRES	9.6%
PARKING REQUIREMENT	2 PER UNIT	

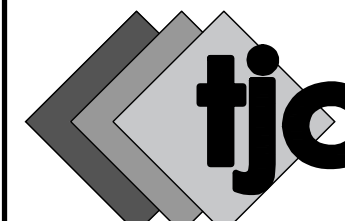
LOT TYPE	TYPICAL LOT SIZE	NUMBER OF UNITS
SINGLE FAMILY LOTS	1,200 - 19,500 SF	500 - 600
MULTIFAMILY LOTS	1,200 SF	218 - 250
ADU	500 SF	150 - 230
TOTAL UNITS (ADU = 0.5 DU)		793 - 965
DENSITY (164.7 AC)		4.8 - 5.9 DU/AC
FRONT SETBACK		10 FT
SIDE SETBACK		5 FT
REAR SETBACK		5 FT
MAXIMUM HEIGHT SINGLE FAMILY		30 FT
MAXIMUM HEIGHT MULTI-FAMILY		35 FT

**GENERAL NOTES**

- PUBLIC DEDICATION REQUIREMENTS WILL BE MET VIA PLAT RECORDATION.

# EXISTING CONDITIONS SITE PLAN

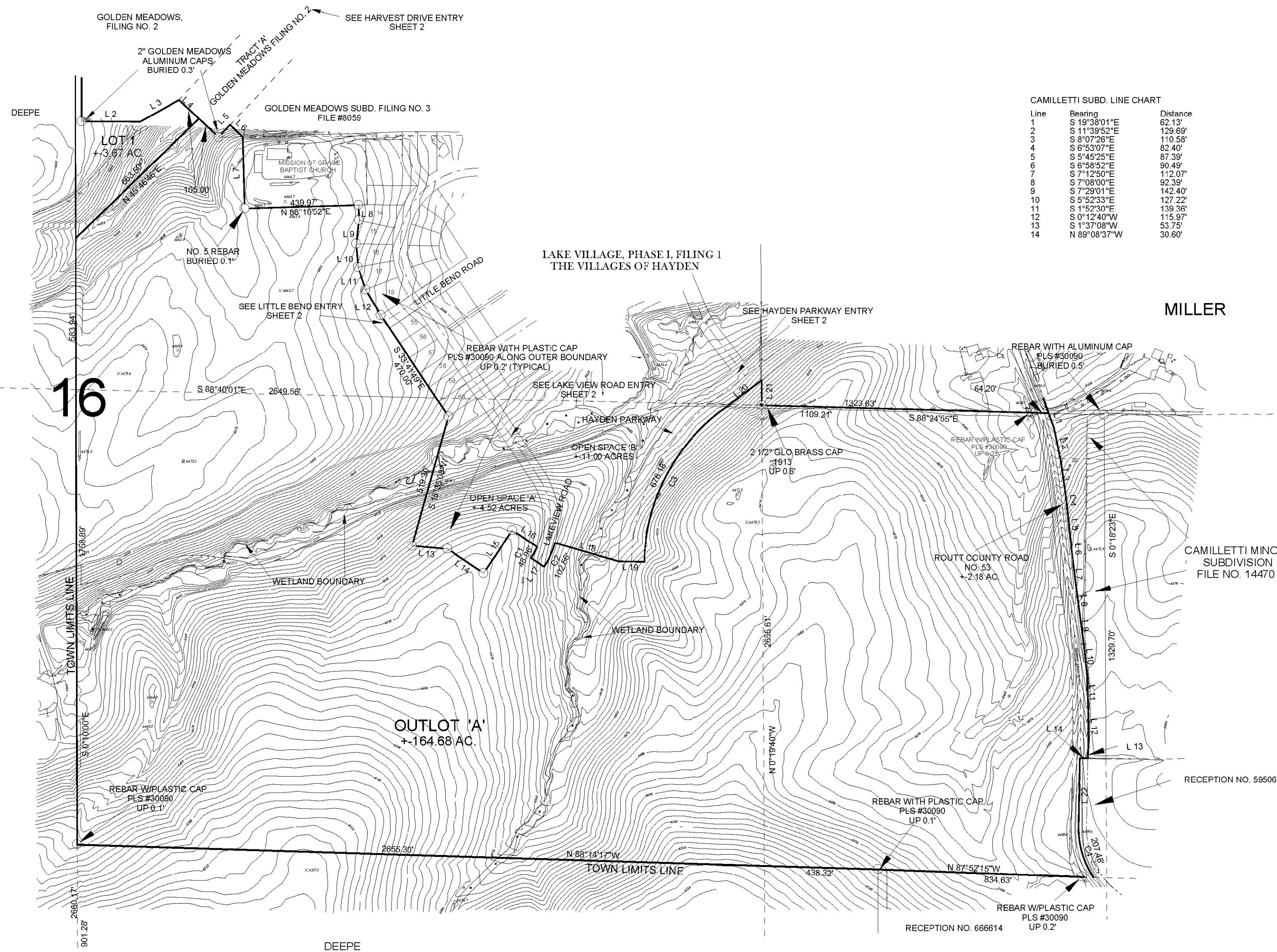
OUTLOT LOT A (LESS 2.18 AC. RCR 53 ROW),  
 DEEPE MINOR SUBDIVISION (162.50 AC.)  
 PORTIONS OF SECTIONS 15, T6N R88W, 6th P.M.,  
 TOWN OF HAYDEN, ROUTT COUNTY, COLORADO



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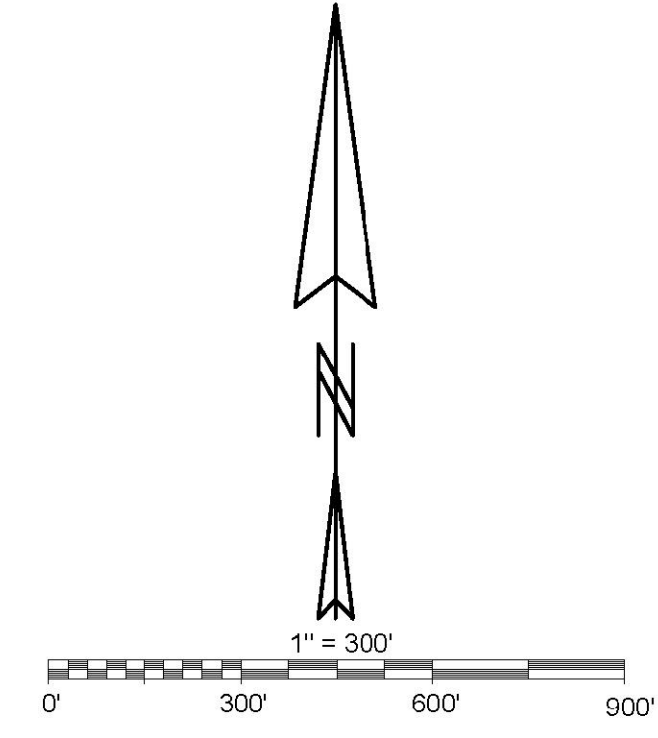
CAMILLETTI SUBD. LINE CHART

Line	Bearing	Distance
1	S 19°30'01"E	62.13'
2	S 11°39'52"E	129.69'
3	S 8°07'26"E	110.58'
4	S 6°53'07"E	82.40'
5	S 5°45'25"E	87.39'
6	S 6°58'52"E	90.49'
7	S 7°12'50"E	112.07'
8	S 7°06'00"E	92.39'
9	S 7°29'01"E	142.40'
10	S 5°52'33"E	127.22'
11	S 1°52'30"E	138.36'
12	S 0°12'40"W	115.97'
13	S 1°37'08"W	53.75'
14	N 68°05'37"W	30.60'

BOUNDARY LINE TABLE

Line	Bearing	Distance
2	S 89°56'06"E	225.89'
3	N 60°48'00"E	171.82'
4	S 46°44'41"E	210.00'
5	N 43°15'19"E	85.00'
6	S 48°44'41"E	57.25'
7	S 1°30'18"E	276.39'
8	S 1°43'07"E	59.42'
9	S 6°38'02"W	31.15'
10	S 4°29'44"E	91.15'
11	S 18°45'59"E	90.89'
12	S 30°42'27"E	115.73'
13	S 85°17'26"E	136.15'
14	S 50°58'20"E	168.19'
15	N 34°01'40"E	200.00'
16	S 60°58'20"E	115.57'
17	S 55°58'20"E	80.00'
18	S 73°48'42"E	254.89'
19	S 88°55'17"E	100.00'
20	N 52°44'07"E	196.93'
21	S 0°18'27"E	37.75'
22	N 1°07'35"E	263.98'

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	107°23'25"	270.00	48.96	24.55	48.90	S 20°49'57"W
2	17°48'22"	330.00	102.56	51.69	102.14	N 25°07'29"E
3	51°39'24"	750.00	676.18	363.02	653.52	N 28°54'29"E
4	34°52'09"	340.92	207.48	107.08	204.29	S 16°18'31"E



○ INDICATES MONUMENT FOUND AS NOTED  
 BEARINGS BASED ON THE TOWN OF HAYDEN HORIZONTAL DATUM  
 ALL MEASUREMENTS, U.S. SURVEY FEET (GROUND DISTANCES)  
 NO TITLE WORK IS PROVIDED, THEREFORE NO GUARANTEE OF OWNERSHIP IS GIVEN OR IMPLIED.  
 VERTICAL INFORMATION IS BASED ON 2008 AERIAL TOPOGRAPHY.

GOLDEN MEADOWS  
 OUTLOT A (LESS 2.18AC RCR 53 ROW)  
 DEEPE MINOR SUBDIVISION  
 HAYDEN COLORADO SKETCH PLAN  
 EXISTING CONDITIONS

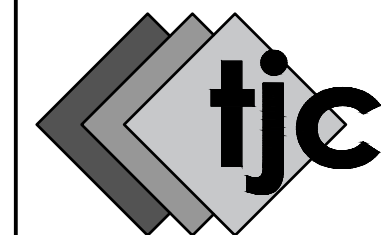
DESIGNED BY:	JWA
CHECKED BY:	TBM
PROJECT NO.	2417
SHEET	OF
2	8

DESIGNED BY: JWA  
 CHECKED BY: TBM  
 PROJECT NO. 2417  
 SHEET 2 OF 8

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THEN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SKETCH PLAN

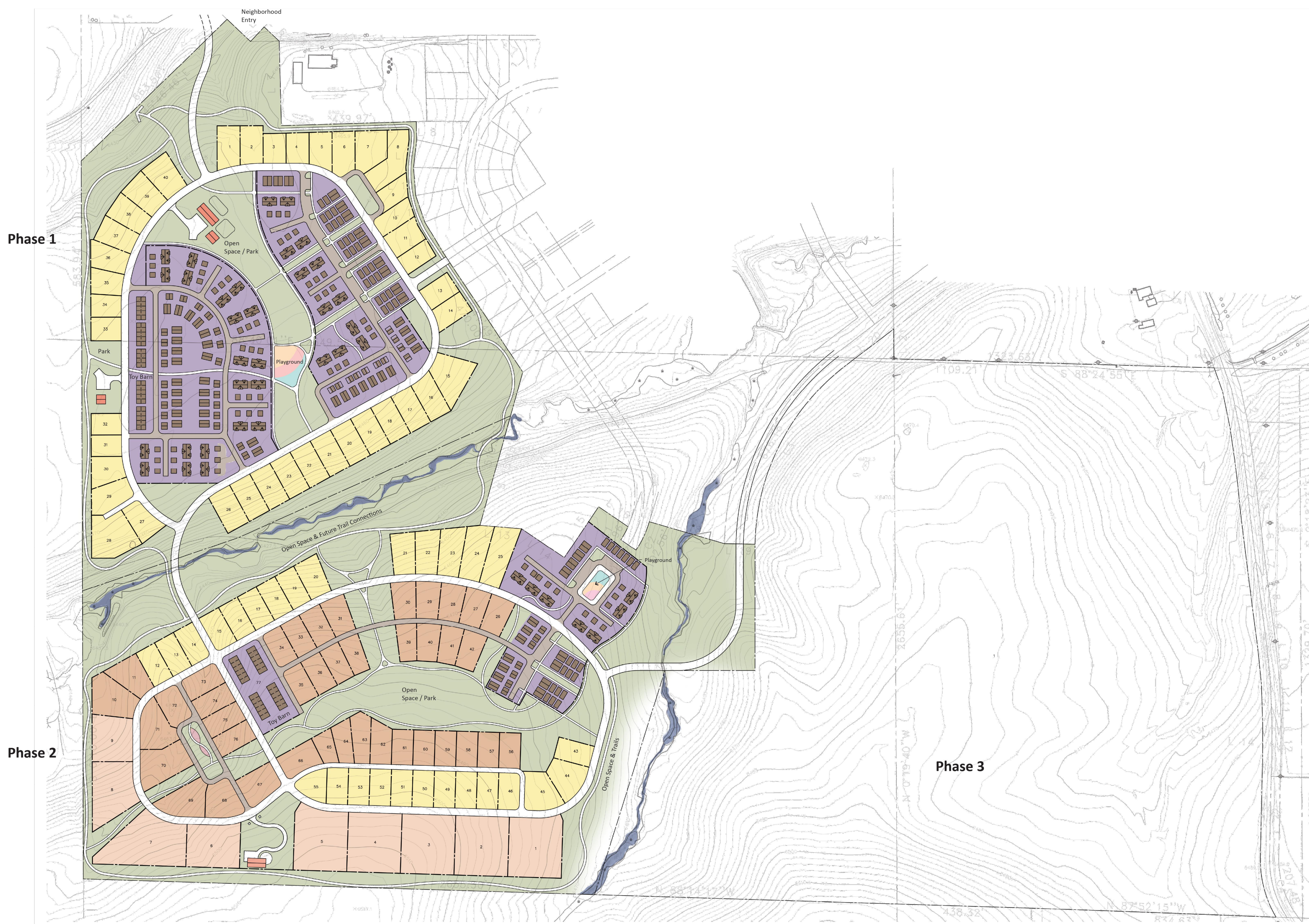




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GOLDEN MEADOWS  
OUTLOT A (LESS 2.18AC RCR 53 ROW)  
DEEPE MINOR SUBDIVISION  
HAYDEN COLORADO SKETCH PLAN  
COLOR SKETCH PLAN

				9/9/24
				SUBMISSION

DESIGNED BY: MTW/PI

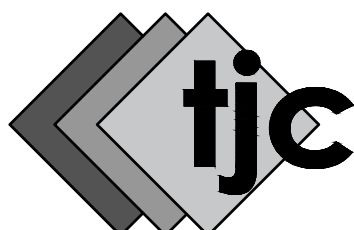
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PROJECT NO. 2417

SHEET	OF
<b>3</b>	<b>8</b>



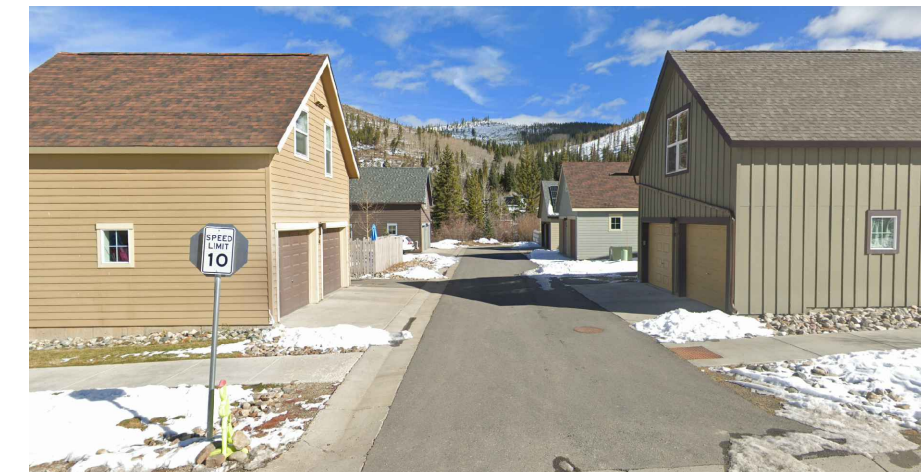
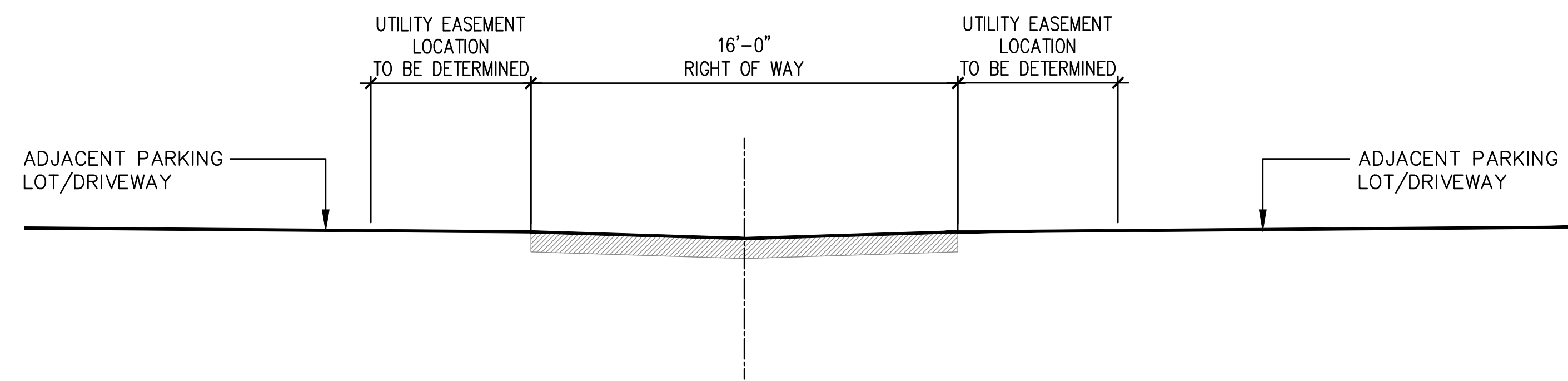
COLOR SKETCH PLAN



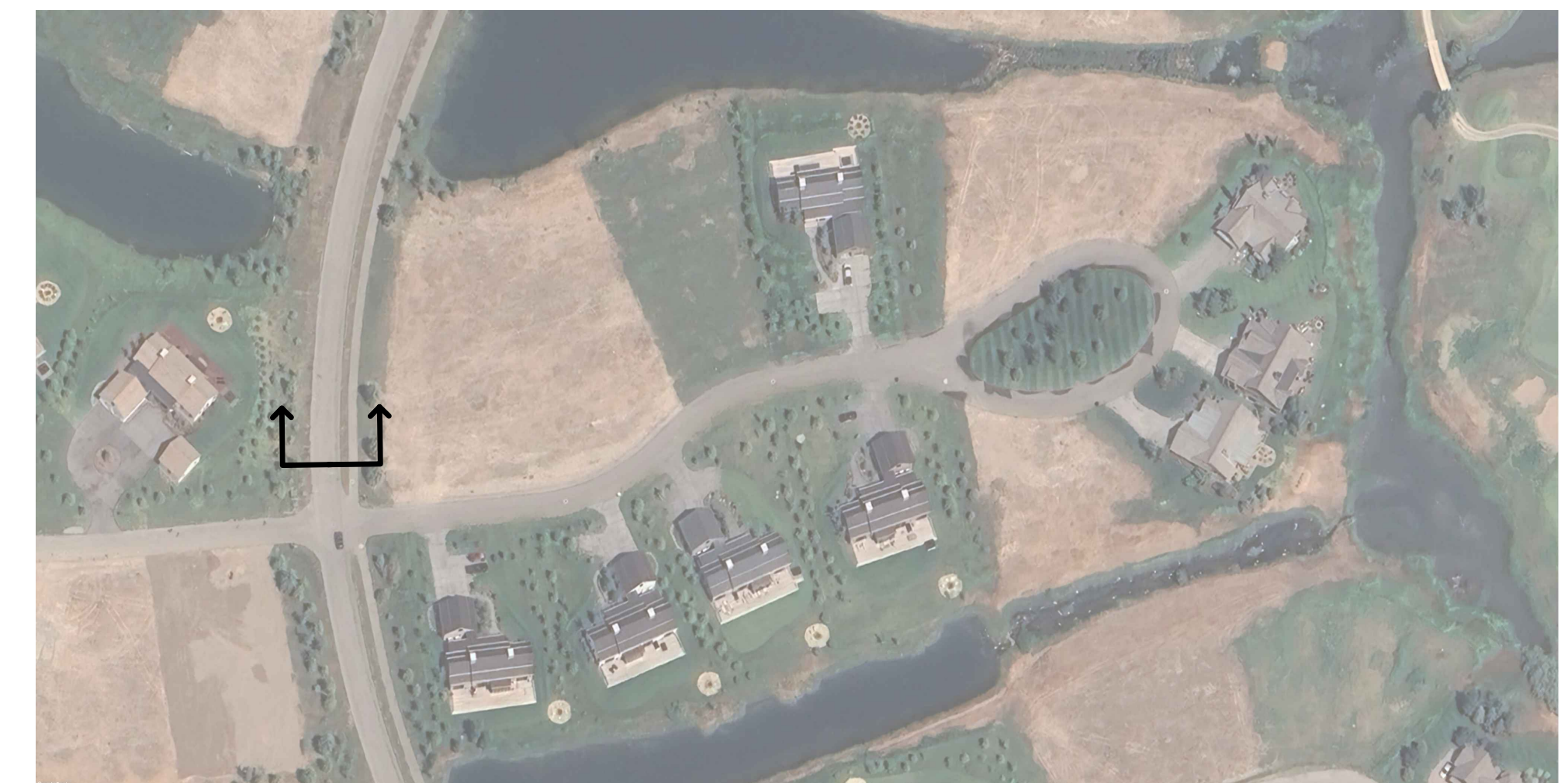
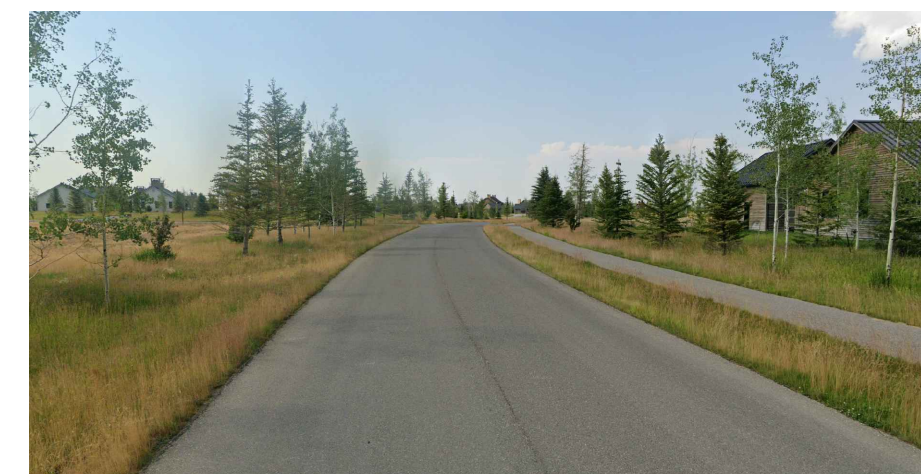
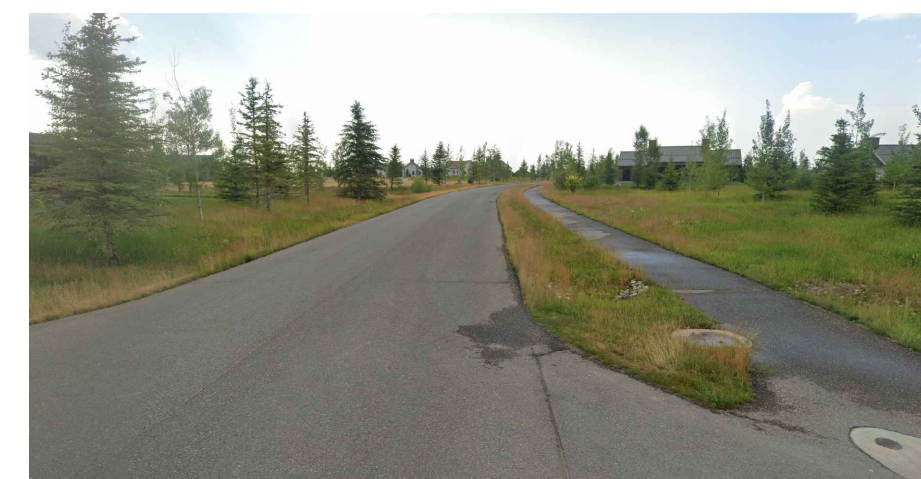
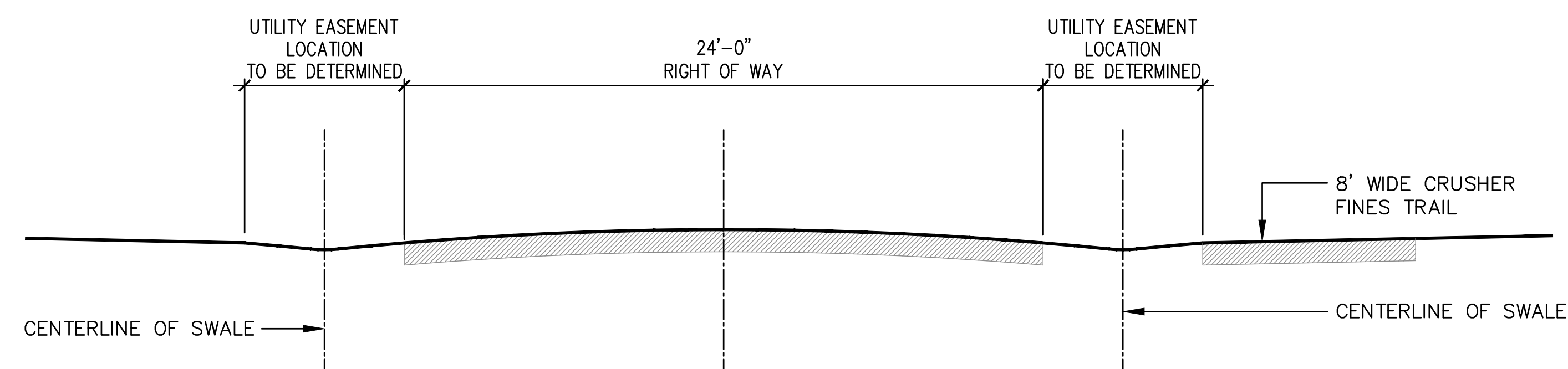
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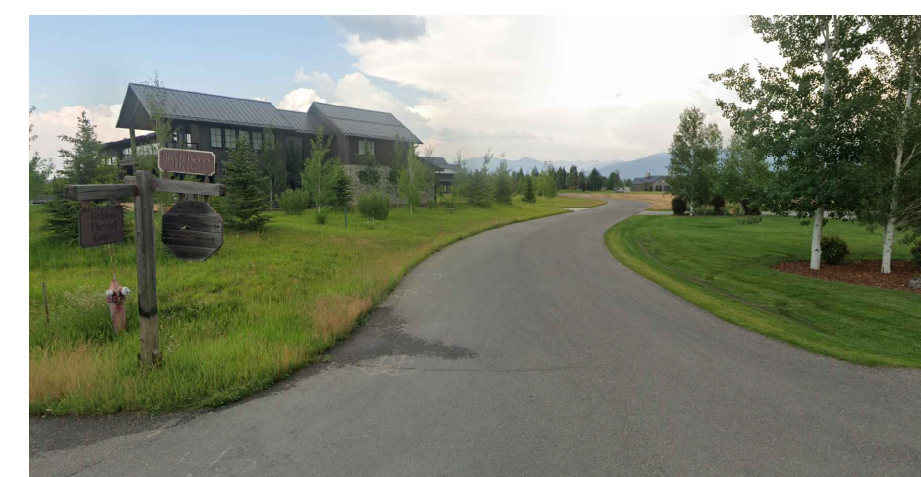
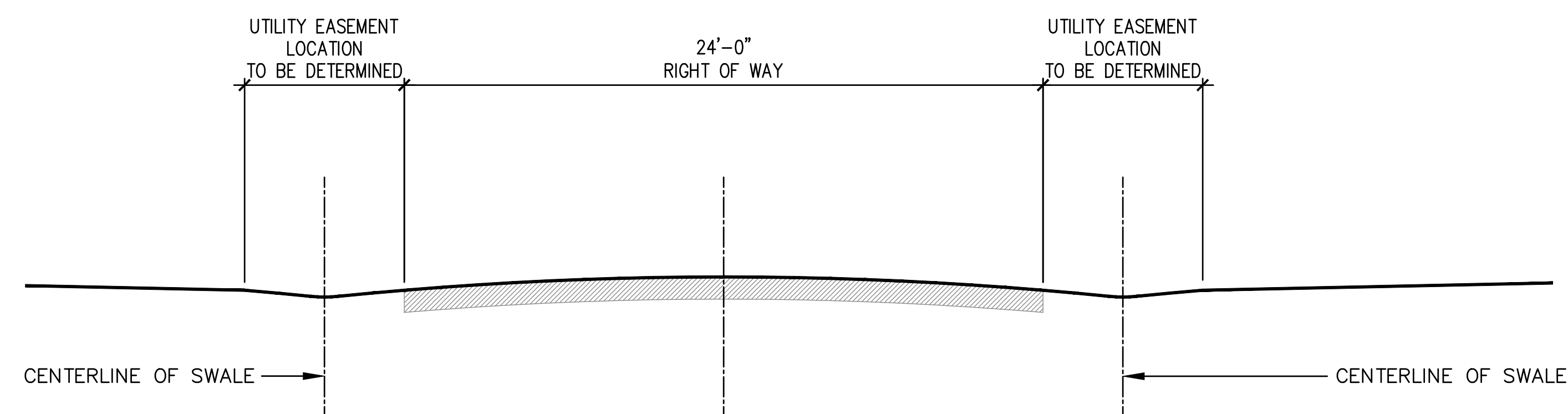
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ALLEY



STREET (WITH TRAIL)



STREET (WITHOUT TRAIL)

GOLDEN MEADOWS  
OUTLOT A (LESS 2.18AC RCR 53 ROW)  
DEEPE MINOR SUBDIVISION  
HAYDEN COLORADO SKETCH PLAN  
STREET SECTIONS

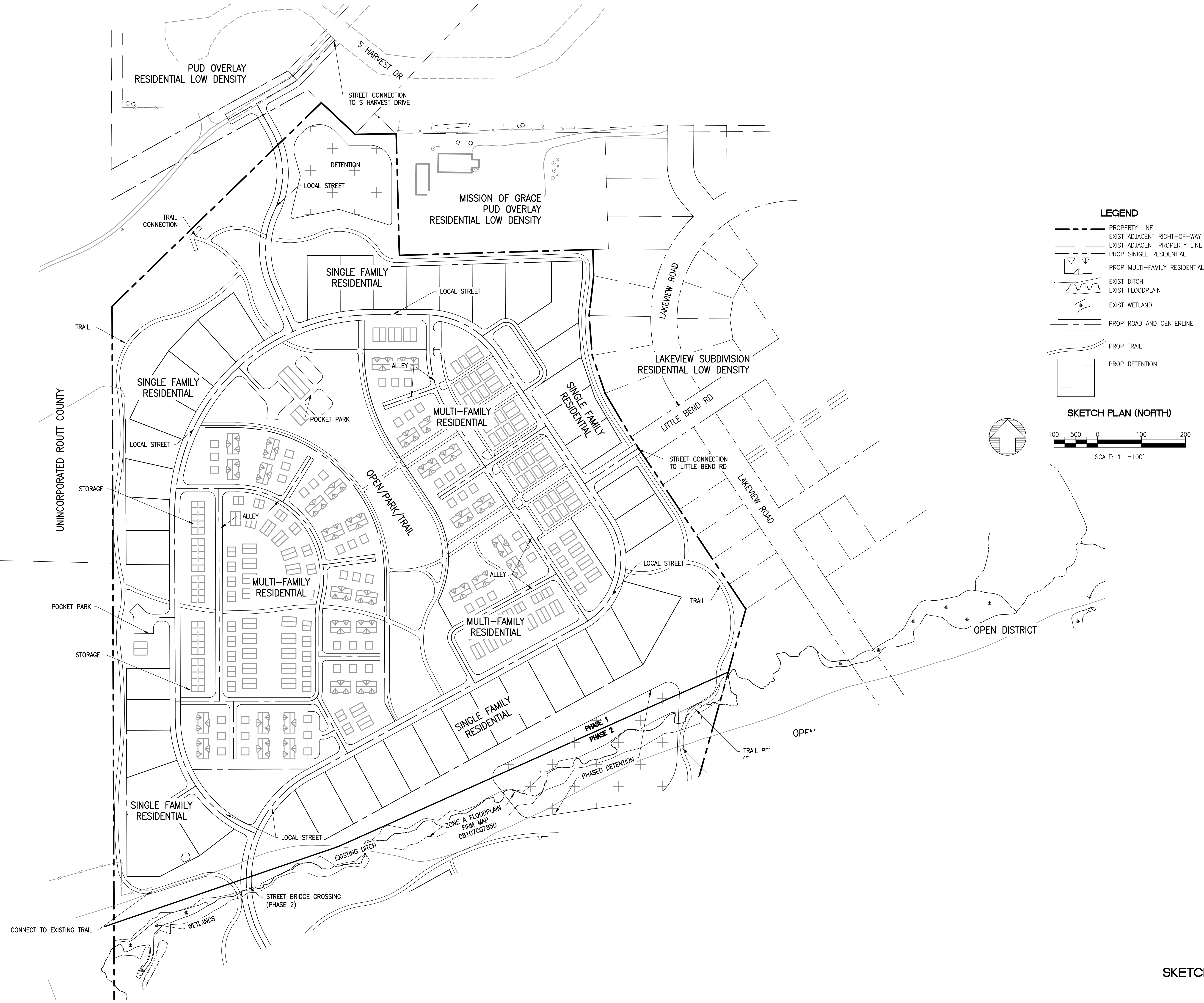
					9/9/24
					SUBMISSION

DESIGNED BY: MTW/PI  
CHECKED BY: MTW

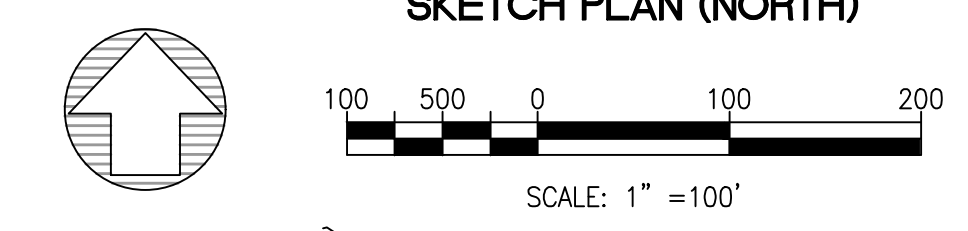
PROJECT NO. 2417

SHEET 4 OF 8

STREET SECTIONS



- LEGEND**
- PROPERTY LINE
  - EXIST ADJACENT RIGHT-OF-WAY
  - EXIST ADJACENT PROPERTY LINE
  - - - EXIST SINGLE RESIDENTIAL
  - - - PROP MULTI-FAMILY RESIDENTIAL
  - - - EXIST DITCH
  - - - EXIST FLOODPLAIN
  - - - EXIST WETLAND
  - - - PROP ROAD AND CENTERLINE
  - - - PROP TRAIL
  - - - PROP DETENTION

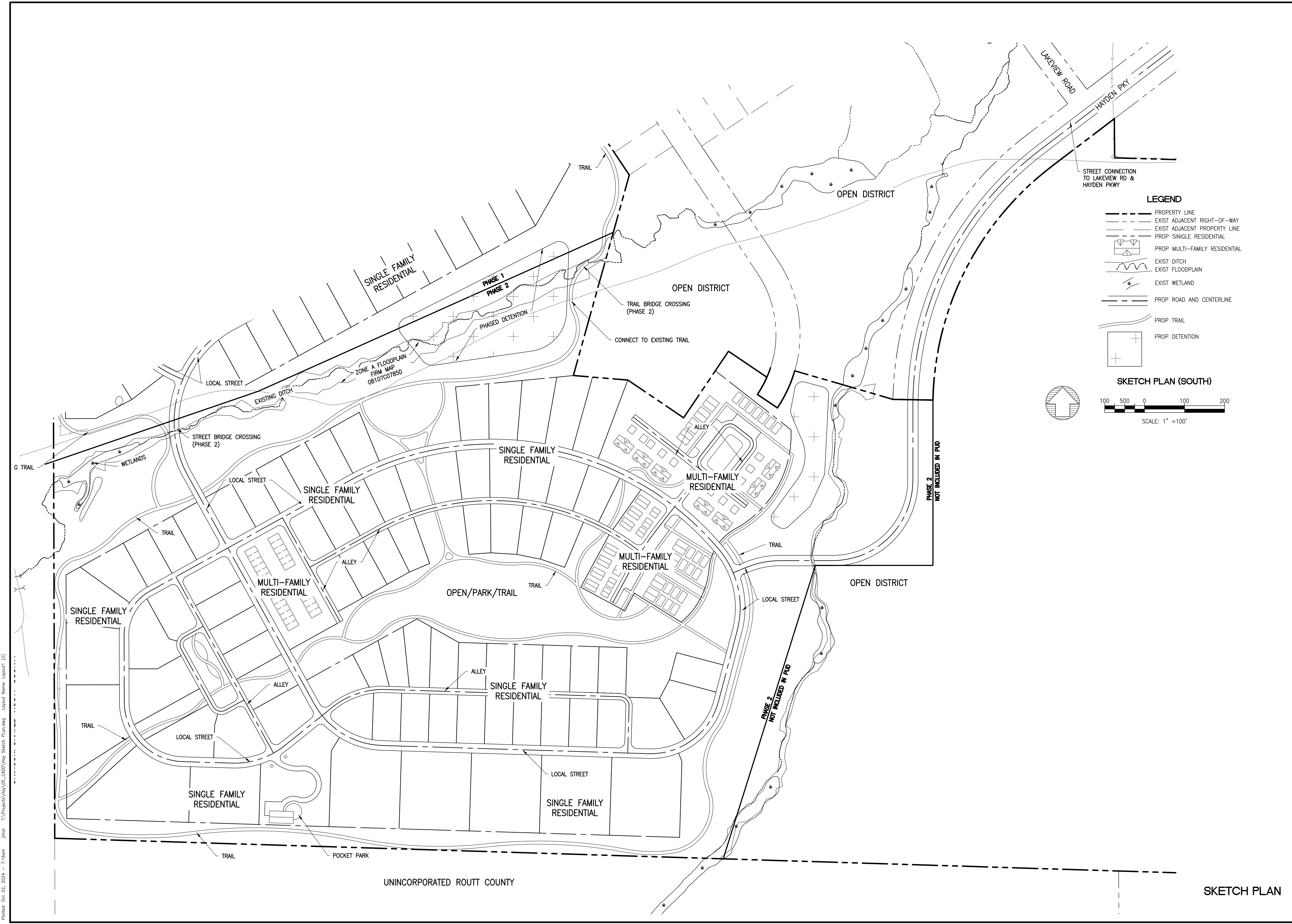


**GOLDEN MEADOWS  
 OUTLOT A (LESS 2.18AC RCR 53 ROW)  
 DEEPE MINOR SUBDIVISION  
 HAYDEN COLORADO SKETCH PLAN  
 SKETCH PLAN (NORTH PORTION)**


SUBMISSION 10/2/24

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PROJECT NO.	2417
SHEET	OF
<b>5</b>	<b>8</b>

**SKETCH PLAN**



- LEGEND**
- PROPERTY LINE
  - EXIST ADJACENT RIGHT-OF-WAY
  - EXIST ADJACENT PROPERTY LINE
  - PROP SINGLE RESIDENTIAL
  - PROP MULTI-FAMILY RESIDENTIAL
  - EXIST DITCH
  - EXIST FLOODPLAIN
  - EXIST WETLAND
  - PROP ROAD AND CENTERLINE
  - PROP TRAIL
  - PROP DETENTION

**SKETCH PLAN (SOUTH)**

100 500 0 100 200

SCALE: 1" = 100'

GOLDEN MEADOWS  
OUTLOT A (LESS 2.18AC RCR 53 ROW)  
DEEPE MINOR SUBDIVISION  
HAYDEN COLORADO SKETCH PLAN  
SKETCH PLAN (SOUTH PORTION)

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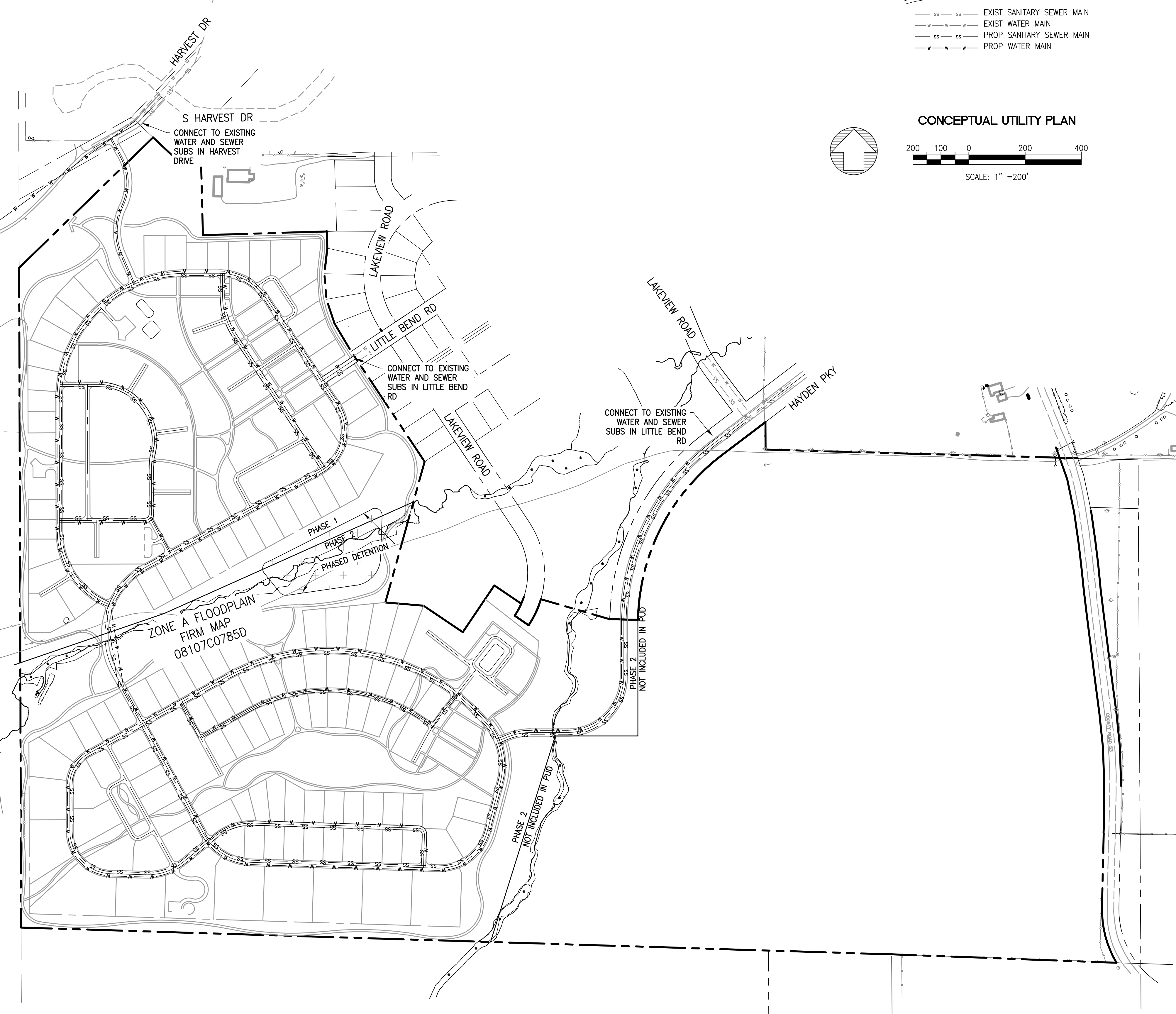
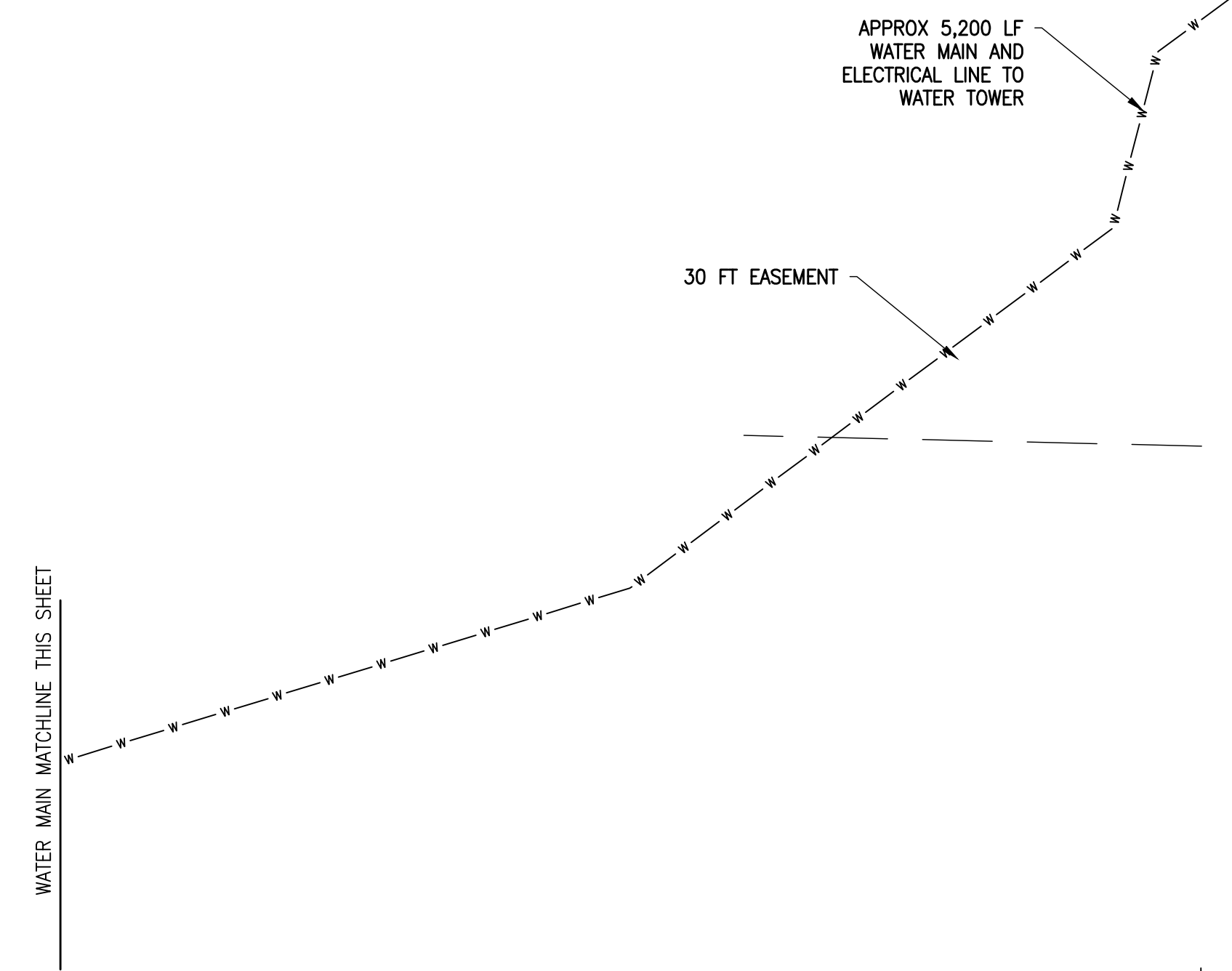
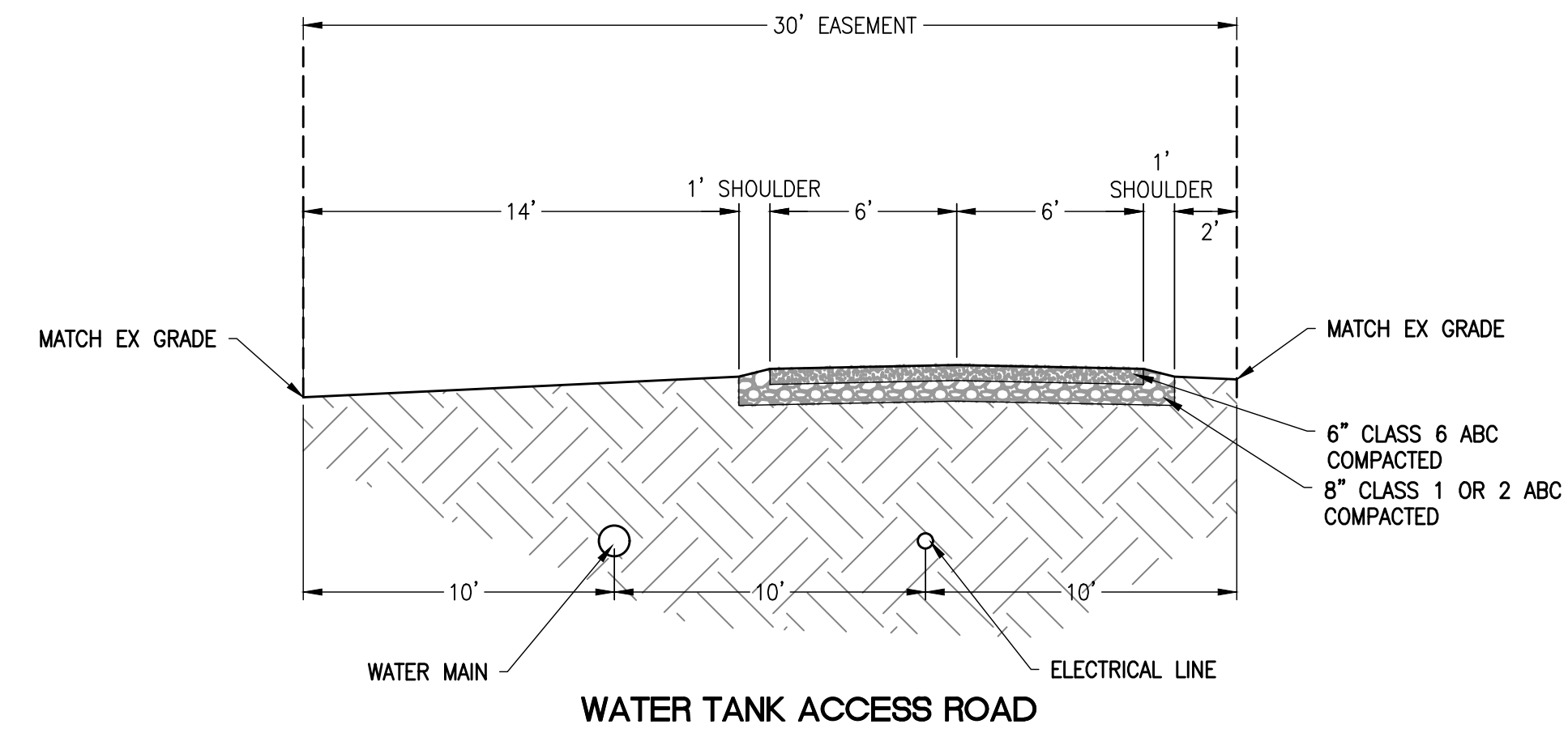
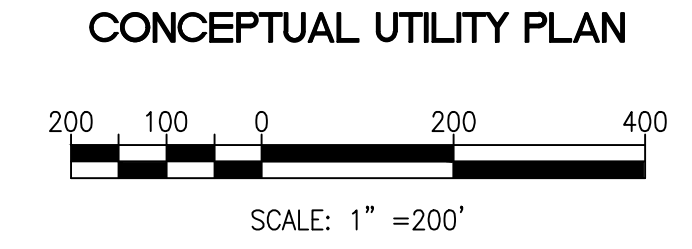
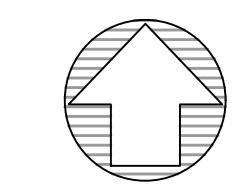
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CHECKED BY:	TBM
PROJECT NO.	2417
SHEET	OF
<b>6</b>	<b>8</b>

SKETCH PLAN

UNINCORPORATED ROUTT COUNTY

Plotfile: Oct 02, 2024 - 7:16am  
 Final T:\Projects\W05\_C000\W05\_C000\W05\_C000\Sky\_Sketch\_Plan.dwg Layout Name: Layout1 (2)

- LEGEND**
- PROPERTY LINE
  - - - EXIST ADJACENT RIGHT-OF-WAY
  - EXIST DITCH
  - EXIST FLOODPLAIN
  - EXIST WETLAND
  - PROP ROAD AND CENTERLINE
  - PROP TRAIL
  - EXIST SANITARY SEWER MAIN
  - EXIST WATER MAIN
  - PROP SANITARY SEWER MAIN
  - PROP WATER MAIN



**SKETCH PLAN**

**GOLDEN MEADOWS  
 OUTLOT A (LESS 2.18AC RCR 53 ROW)  
 DEEPE MINOR SUBDIVISION  
 HAYDEN COLORADO SKETCH PLAN  
 CONCEPTUAL UTILITY PLAN**


SUBMISSION 10/2/24

DESIGNED BY:	JWA
CHECKED BY:	TBM
PROJECT NO.	2417
SHEET	OF
<b>7</b>	<b>8</b>

