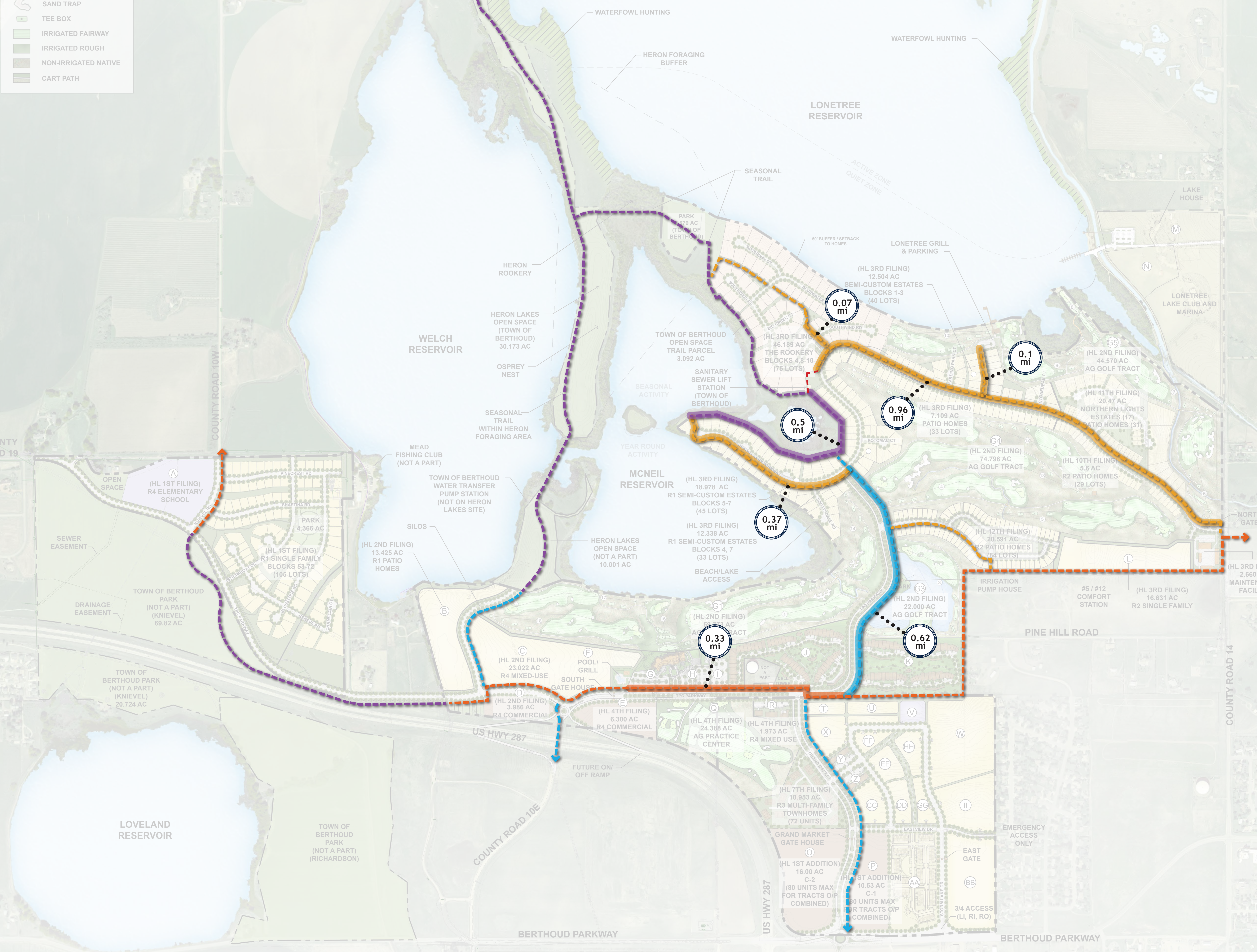
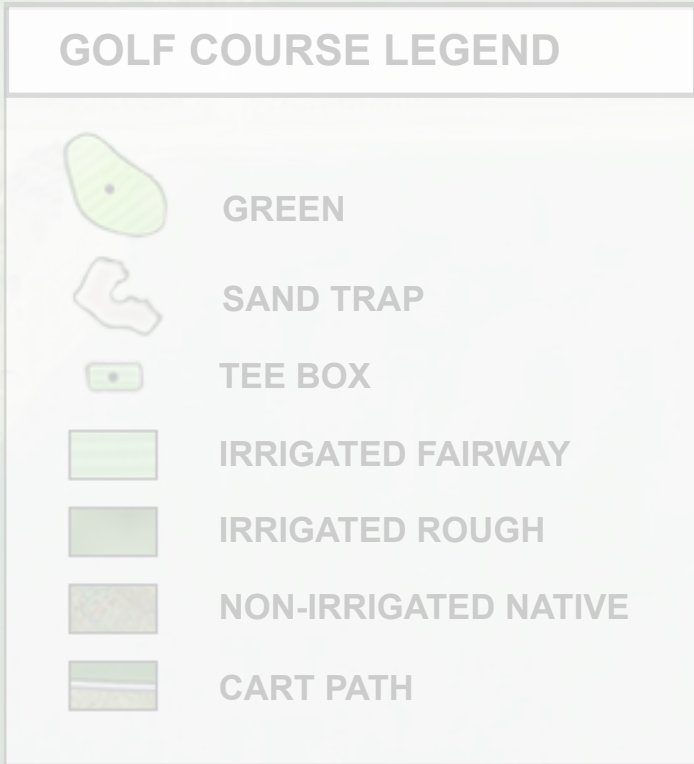
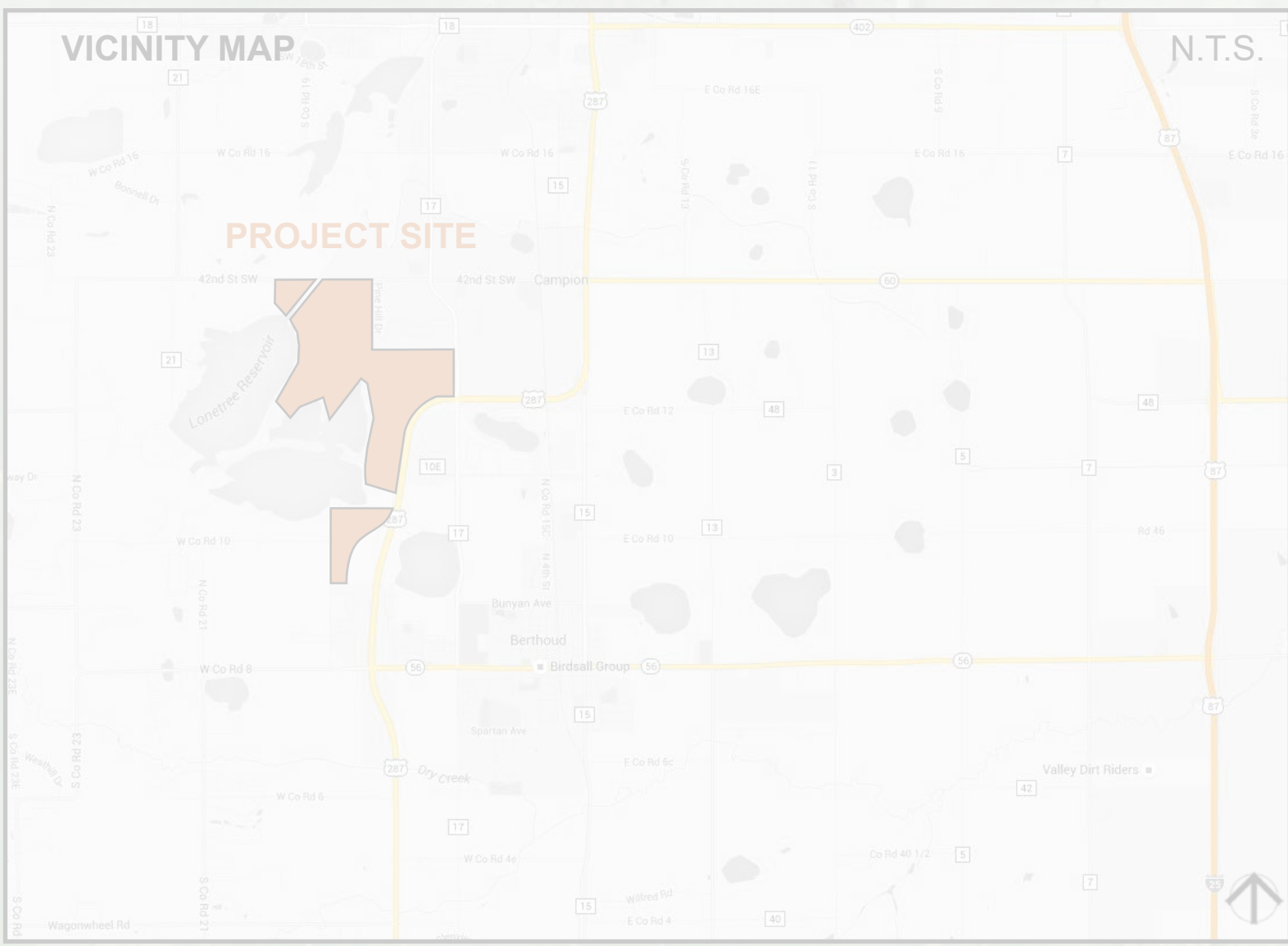


# TRAILS MAP | WINTER 2020



PARCEL/TRACT	ACREAGE	APPROVED/ ESTIMATED ZONING	UNITS
PARCEL A - ELEMENTARY SCHOOL	11.76	R4	N/A
PARCEL B - 2ND FILING	3,425	R1	56
PARCEL C - 13TH FILING	23,022	R4	276
PARCEL D - COMMERCIAL SOUTH OF INTERCHANGE	3,989	R4	N/A
PARCEL E - COMMERCIAL NORTH OF INTERCHANGE	6.3	C1	N/A
PARCEL F - POOL	1,265	R4	N/A
PARCEL G - CLUBHOUSE PHASE 2	4,425	R4	N/A
PARCEL H - CLUBHOUSE PHASE 1	3.04	R4	N/A
PARCEL I - HOTEL	3.0	R4	N/A
PARCEL J - 2ND FILING	16,101	R4	193
PARCEL K - 2ND FILING	17.1	R4	204
PARCEL L - 3RD FILING	16,631	R2	67
PARCEL M + N - LONETREE LAKE CLUB AND MARINA - METRO USES	7,739	R4	N/A
PARCEL M + N - LONETREE LAKE CLUB AND MARINA - COMMERCIAL	15,479	R4	N/A
PARCEL M + N - LONETREE LAKE CLUB AND MARINA - RESIDENTIAL	15,479	R4	80
PARCEL O - COMMERCIAL SOUTH OF GRAND MARKET	16.9	C2	N/A
PARCEL P - COMMERCIAL NORTH OF GRAND MARKET	10,53	C1	80
PARCEL Q - 4TH FILING AG PRACTICE CENTER	24,388	AG	N/A
PARCEL R - COMMERCIAL CORNER AT GRAND MARKET	1,973	R4	N/A
PARCEL T - CONDOS	1.9	R4	16
PARCEL U - CONDOS	2.6	R4	24
PARCEL V - CLUBHOUSE	2	R4	N/A
PARCEL W - TOWNHOMES	15.3	R2	112
PARCEL X - CONDOS	4.3	R4	48
PARCEL Y - COMMERCIAL	1.5	R4	N/A
PARCEL Z - COMMERCIAL	1.4	R4	N/A
TRACT AA - LANDMARK CONDOS/MIXED USE	13.01	R4	156
TRACT BB - TOWNHOMES/CONDOS	12.4	R3	148
TRACT CC - CONDOS	3.7	R4	42
TRACT DD - CONDOS	2.5	R4	30
TRACT EE - CONDOS	2.5	R4	30
TRACT FF - CONDOS	1.7	R4	20
TRACT GG - CONDOS	2.2	R4	25
TRACT HH - CONDOS	2.1	R4	24
TRACT II - TOWNHOMES	2.1	R2	18

PARCEL/TRACT	ACREAGE	ZONING	APPROVED/ ESTIMATED UNITS
1ST FILING - THE ROOKERY	105	PUD	105
3RD FILING - THE ROOKERY	46,189	R1	75
3RD FILING - BUILDER POOL - SEMI-CUSTOM	11,898	R1	37
3RD FILING - PATIO HOMES	7.5	R1	33
3RD FILING - SEMI-CUSTOM HOLE 9/10 ESTATES	21,544	R1	40
3RD FILING - PENINSULA	18,978	R1	46
7TH FILING - LANDMARK TOWNHOMES	10,953	R3	72
10TH FILING - NORTHERN LIGHTS PATIO HOMES (TOLL)	4.83	R1	29
11TH FILING - NORTHERN LIGHTS PATIO HOMES (TOLL)	2.5	R1	17
11TH FILING - NORTHERN LIGHTS PATIO HOMES (OTHER)	2	R1	14
11TH FILING - NORTHERN LIGHTS ESTATE LOTS	15.97	R1	17
12TH FILING	20,591	R2	84
TPC COLORADO MAINTENANCE FACILITY	2,663	R2	N/A

TRACT	ACREAGE	ZONING
G1	59,773 AC	AG
G2	11,481 AC	AG
G3	22,000 AC	AG
G4	75,213 AC	AG
G5	44,746 AC	AG
TOTAL	213,213 AC	

TRAIL TYPE	LENGTH (MI)
HERON LAKES COMMUNITY TRAIL (COMPLETED)	1.41 MI
TOWN OF BERTHOUD TRAIL (COMPLETED)	0.5 MI
COLORADO FRONT RANGE TRAIL (COMPLETED)	0.33 MI
REGIONAL TRAIL (COMPLETED)	0.62 MI
TEMPORARY TRAIL	-

**LAND USE SUMMARY**  
 HERON LAKES COMMUNITY TRAIL (DEVELOPER)  
 11,370 LF / 2.15 MI  
 TOWN OF BERTHOUD TRAIL  
 19,085 LF / 3.61 MI  
 COLORADO FRONT RANGE TRAIL (DEVELOPER)  
 10,930 LF / 2.07 MI  
 REGIONAL TRAIL (DEVELOPER)  
 4,725 LF / 0.89 MI  
**TOTAL TRAILS = 46,110 LF / 8.73 MI**

**HERON LAKES OPEN SPACE GOCO PARCELS (PART OF ORIGINAL HERON LAKES PUD)**  
 TOTAL 43,286 AC  
**TOWN OF BERTHOUD PARKS / OPEN SPACE (PART OF ORIGINAL HERON LAKES PUD)**  
 KNIEVEL 90,544 AC  
 C1 80  
 TOTAL OPEN SPACE 133,810 AC  
 \*IF ORIGINAL HERON LAKES OPEN SPACE AND TOWN OF BERTHOUD PARK (KNIEVEL) WERE INCLUDED, 53% OF SITE WOULD BE OPEN SPACE  
 TOTAL ORIGINAL HERON LAKES ACREAGE 721,897 AC  
 TOTAL ORIGINAL BADER ACREAGE 155.59 AC  
 TOTAL PROJECT ACREAGE 877,367 AC  
 \*ALL ACREAGES ARE APPROXIMATE

**PROJECT OPEN SPACE** 24.67 AC  
**PROJECT PARKS** 9.945 AC  
**RIGHT OF WAY** 40,261 AC  
**OVERALL PROJECT SITE** 743,557 AC

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