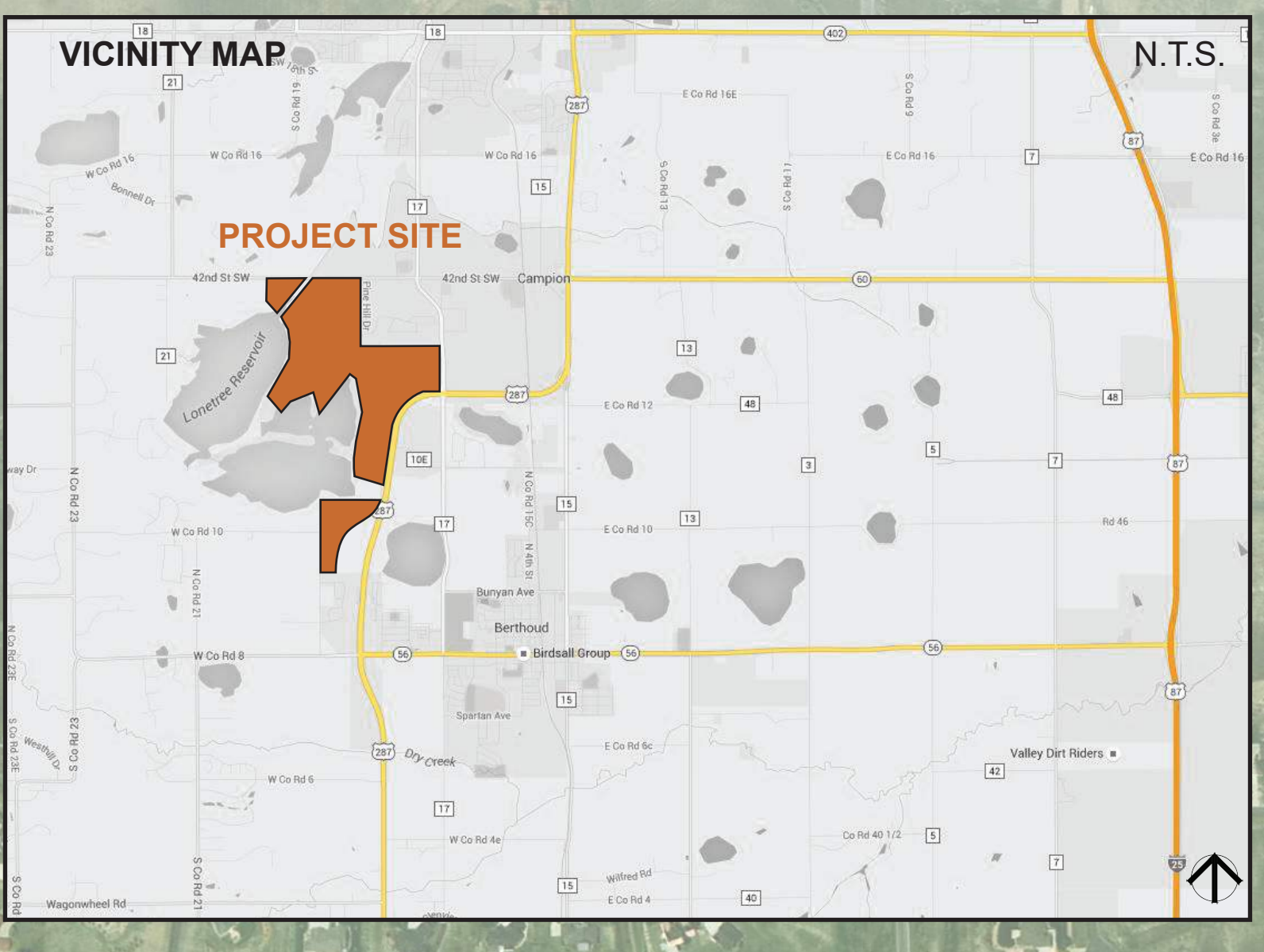
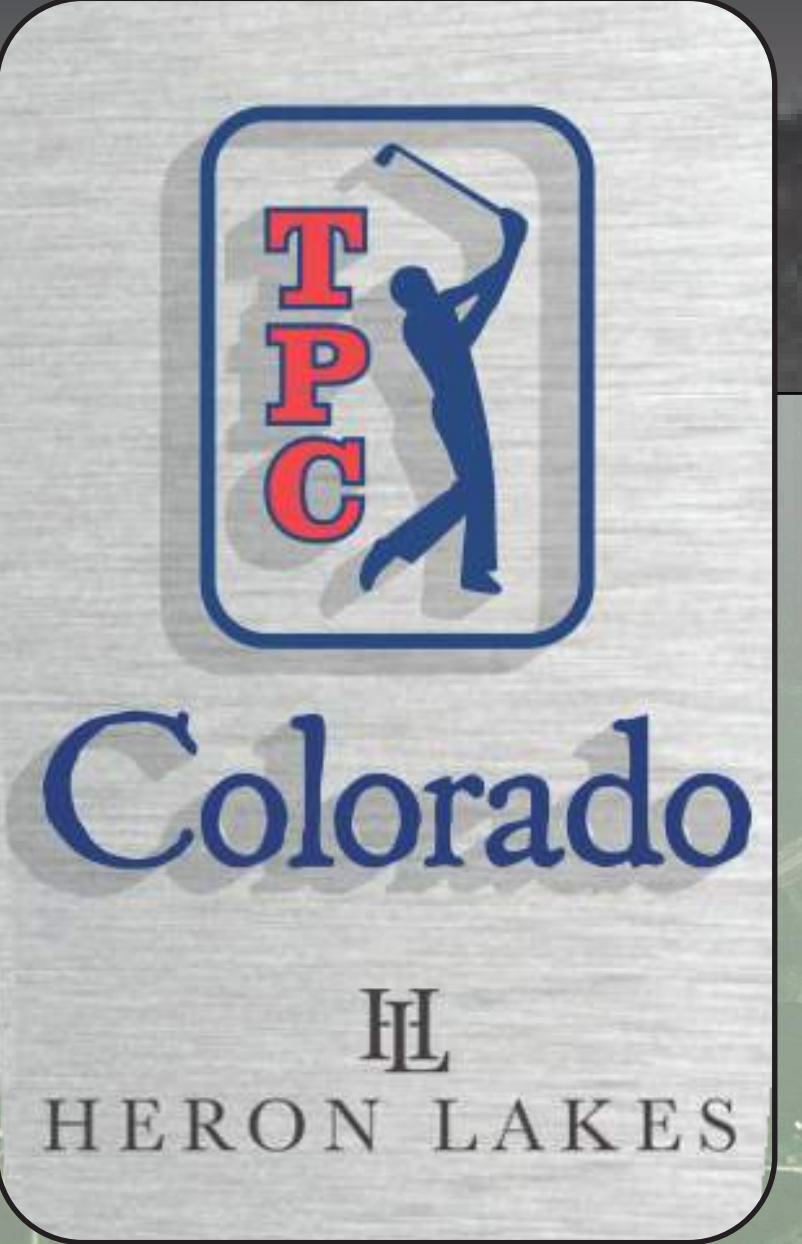


MASTER PLAN | SPRING 2024



GOLF COURSE LEGEND

- GREEN
- SAND TRAP
- TEE BOX
- IRRIGATED FAIRWAY
- IRRIGATED ROUGH
- NON-IRRIGATED NATIVE
- CART PATH

LAND USE SUMMARY

PARCEL/TRACT	ACREAGE	APPROVED/ ESTIMATED ZONING	UNITS
PARCEL A - 1ST FILING ELEMENTARY SCHOOL	11.76	R4	N/A
PARCEL B - 2ND FILING PATIO HOMES	13,425	R1	56
PARCEL C - 2ND FILING MIXED-USE	23,022	R4	276
PARCEL D - 2ND FILING COMMERCIAL SOUTH OF INTERCHANGE	3,986	C1	N/A
PARCEL E - 2ND FILING COMMERCIAL NORTH OF INTERCHANGE	6,300	C1	N/A
PARCEL F - 13TH FILING POOL	1,265	R4	N/A
PARCEL G - 6TH FILING CLUBHOUSE PHASE 2	4,425	R4	N/A
PARCEL H - 6TH FILING CLUBHOUSE PHASE 1	3,04	R4	N/A
PARCEL I - 6TH FILING HOTEL	3.0	R4	N/A
PARCEL J - 2ND FILING RESIDENTIAL	16,101	R4	193
PARCEL K - 2ND FILING RESIDENTIAL	17.1	R4	204
PARCEL M - LONETREE LAKE CLUB AND MARINA	32,444	R4	N/A
PARCEL N - LONETREE LAKE CLUB AND MARINA	6,259	R4	N/A
PARCEL O - COMMERCIAL SOUTH OF GRAND MARKET	16.0	C2	N/A
PARCEL P - 4TH FILING AG PRACTICE CENTER	24,388	AG	N/A
PARCEL Q - 4TH FILING COMMERCIAL CORNER AT GRAND MARKET	1,973	R4	N/A
TRACT AA - 19TH FILING COMMERCIAL MIXED USE	6.92	R4	N/A
TRACT BB - 19TH FILING COMMERCIAL MIXED USE	5.34	R4	N/A
TRACT CC - 19TH FILING RESIDENTIAL	22.51	R2	234
TRACT DD - 19TH FILING COMMUNITY CENTER	2.50	N/A	N/A
TRACT EE - 19TH FILING RESIDENTIAL	4.82	R4	104
TRACT FF - 19TH FILING RESIDENTIAL	7.45	R4	122
TRACT GG - 19TH FILING RESIDENTIAL	3.48	R4	63
TRACT HH - 19TH FILING OFFICE/RETAIL/RESIDENTIAL	1.24	R4	N/A
TRACT II - 19TH FILING OFFICE/RETAIL/RESIDENTIAL	1.46	R4	N/A
TRACT JJ - 19TH FILING RESIDENTIAL	3.47	R4	N/A
TRACT KK - 19TH FILING MULTI-FAMILY	6.89	R4	72
TRACT LL - 19TH FILING COMMERCIAL MIXED USE	7.27	R4	N/A
TRACT MM - 19TH FILING COMMERCIAL MIXED USE	4.02	C1	N/A
TRACT NN - 19TH FILING MULTI-FAMILY	6.71	C1	N/A
BLOCK OO - 19TH FILING FRONT-LOAD DUPLEX LOTS			12
BLOCK PP - 19TH FILING FRONT-LOAD DUPLEX LOTS			14
BLOCK QQ - 19TH FILING ALLEY-LOAD DUPLEX LOTS			16
BLOCK RR - 19TH FILING ALLEY-LOAD DUPLEX LOTS			12

TRAIL SUMMARY

TRAIL	ACREAGE	ZONING
GOLF TRACTS		
TRACT G1	59,773 AC	AG
TRACT G2	24,388 AC	AG
TRACT G3	22,000 AC	AG
TRACT G4	74,780 AC	AG
TRACT G5	41,450 AC	AG
TOTAL	222,391 AC	
HERON LAKES OPEN SPACE GOCC PARCELS (PART OF ORIGINAL HERON LAKES PUD)		
TOTAL	43,266 AC	
TOWN OF BERTHOUD PARKS / OPEN SPACE (PART OF ORIGINAL HERON LAKES PUD)		
KNIEVEL	90,544 AC	
TOTAL OPEN SPACE	133,810 AC	
TOTAL ORIGINAL HERON LAKES ACREAGE	721,067 AC	
TOTAL ORIGINAL BADER ACREAGE	155.50 AC	
TOTAL PROJECT ACREAGE	877,367 AC	
*ALL ACREAGES ARE APPROXIMATE		

TRAIL SUMMARY (CONTINUED)

HERON LAKES COMMUNITY TRAIL (DEVELOPER)	11,831 LF / 2.24 MI
TOWN OF BERTHOUD TRAIL	17,970 LF / 3.40 MI
COLORADO FRONT RANGE TRAIL (DEVELOPER)	11,078 LF / 2.10 MI
REGIONAL TRAIL (DEVELOPER)	7,686 LF / 1.46 MI
TOTAL TRAILS	48,565 LF / 9.20 MI
REFERENCE LAND USE PART OF OVERALL / ORIGINAL HERON LAKES P.U.D. (NO LONGER A PART)	