








WILSON RANCH - ODP MAP WILSON RANCH DEVELOPMENT MANUAL

A TRACT OF LAND LOCATED IN ALL OF SECTION 23 AND 26, AND THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PM, COUNTY OF WELD, STATE OF COLORADO

LEGEND:

	COMMERCIAL/RETAIL DISTRICT (C-R)		MAJOR TRAIL
	MIXED USE DISTRICT (MU-R)		OPEN SPACE
	RESIDENTIAL DISTRICT (R)		MAJOR ROADWAY
			MAJOR ACCESS POINT

LAND USE DATA:

LAND USE	ACRES	% OF ACREAGE	RESIDENTIAL UNITS	NON-RESIDENTIAL GROSS SQ. FT.
COMM/RETAIL (C-R)	32	3.2%	0	600,000
MIXED USE (MU)	411	26%	SEE NOTE 4	4,500,000
RESIDENTIAL (R)	321	32%	SEE NOTE 4	200,000
ESTIMATED ROWL	200	12.9%	0	0
ESTIMATED PARKLAND AND OPEN SPACE	410	30% OF NET	0	0
TOTAL	1,404	100%	4,000	5,300,000

NOTES:

- All roadway locations, openspace location, and acreage calculations, as illustrated above, for specific land uses are approximate, and subject to change.
- Gross Acres 1604.44 Net Acres (Estimated) 4- 1,404.
- Maximum number of residential dwelling units for MU-R and R Districts - 4,000, excluding Ancillary dwelling units.
- Maximum Square Feet of Gross Floor Area (GFA) - 5,300,000 SF.
- See Wilson Ranch Development Manual for more information such as: goals, objectives, allowable uses and performance standards.
- It should be noted that a minimum amount of 30% of the net site acreage shall be openspace. See the Wilson Ranch Development Manual for definition, detailed openspace design and criteria.
- There shall be no residential land uses permitted within the 1-25 Residential Setback Area as described on this map.
- Low density residential buffer area shall have a minimum lot size of 15,000 SF, and follow a maximum density of 3 du/ac, as set forth in the adopted Town of Berthoud's - '1-25 Sub-Area Land Use Plan'.
- Attached residential housing products shall be the only residential use permitted inside the Multi-family area.
- Open spaces shown on this map represents the major openspace areas that will link various Districts together. Individual Districts will also have internal openspace.
- Hatched area to represent a 120' wide area in which no multi-family residential dwellings will be permitted. Single family detached dwellings are permitted within this area.

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF ALL OF SECTION 23, ALL OF SECTION 26, AND THE WEST HALF OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, EXCEPT THE RIGHT-OF-WAY IN DEED RECORDED MARCH 2, 1935 IN BOOK 1036, PAGE 604 AND EXCEPT RIGHTS-OF-WAY FOR ROADS, ALSO EXCEPT THAT PORTION DEED TO THE TOWN OF BERTHOUD IN THAT DEED RECORDED NOVEMBER 16, 2000 AT RECEPTION NO. 2801245.

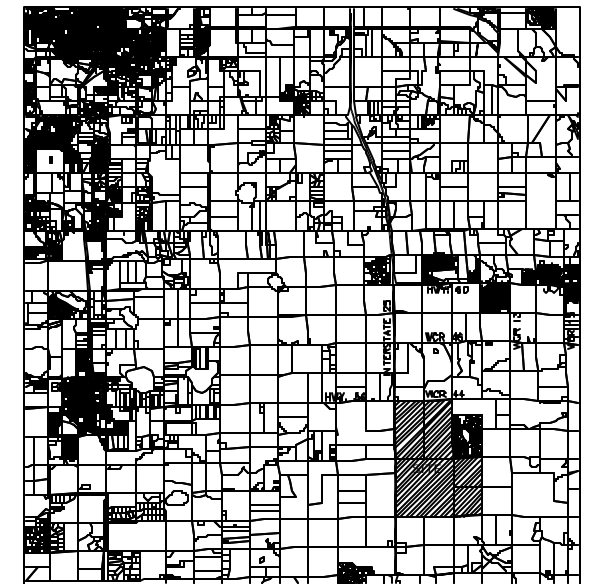
SAID DESCRIBED LAND CONTAINS 1604.44 ACRES MORE OR LESS AND IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY OF RECORD OR THAT NOW EXIST ON THE GROUND.

WILSON HOMESTEAD LIMITED PARTNERSHIP,
a Colorado Limited Partnership
BY: Wilson's Little Thompson Farms
Limited Liability Company, a
Colorado Limited Liability Company
General Partner
Clayton L. Wilson Manager

BY: _____



VICINITY MAP



VESTED PROPERTY RIGHTS

APPROVAL OF THIS SITE SPECIFIC DEVELOPMENT PLAN CREATES A VESTED PROPERTY RIGHT PURSUANT TO THE SECTION 24-60-105, C.R.S., FOR A PERIOD OF 40 YEARS FROM THE EFFECTIVE DATE OF THE ORDINANCE APPROVING THIS SITE SPECIFIC DEVELOPMENT PLAN. THIS SITE SPECIFIC DEVELOPMENT PLAN IS SUBJECT TO ALL PERFORMANCE STANDARDS AND OTHER REGULATIONS CONTAINED IN THE WILSON RANCH DEVELOPMENT MANUAL, TOWN OF BERTHOUD DEVELOPMENT CODE, AS APPLICABLE, AND ALL CONDITIONS OF APPROVAL IMPOSED BY THE TOWN OF BERTHOUD'S BOARD OF TRUSTEES.

APPROVAL CERTIFICATES

Approved by the Town Board of Trustees of the Town of Berthoud, Colorado, this _____ day of _____, A.D., 2003.

Mayor

The foregoing plan is approved for filing and accepted by the Town of Berthoud, Colorado, this _____ day of _____, A.D., 2003.

Attest: _____
Town Clerk

OVERALL DEVELOPMENT PLAN MAP WILSON RANCH

Berthoud, Colorado

Date: 2-24-04

MAP 1