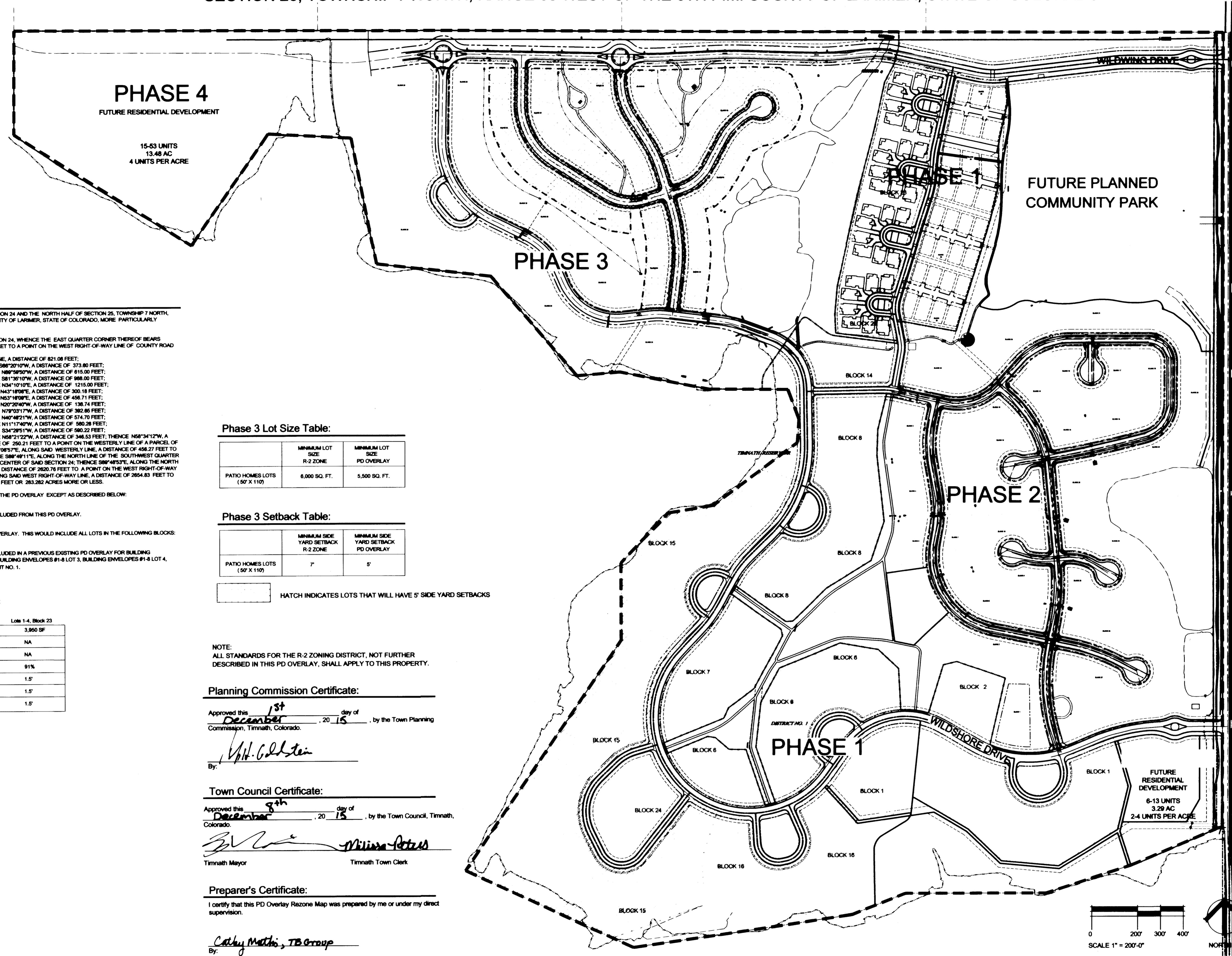


WILDWING FINAL PD OVERLAY

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO



PHASE 4
FUTURE RESIDENTIAL DEVELOPMENT

15-53 UNITS
13.48 AC
4 UNITS PER ACRE

PHASE 3

PHASE 1

FUTURE PLANNED
COMMUNITY PARK

PHASE 2

PHASE 1

FUTURE
RESIDENTIAL
DEVELOPMENT
6-13 UNITS
3.29 AC
2-4 UNITS PER ACRE

Legal Description:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 24 AND THE NORTH HALF OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24, WHENCE THE EAST QUARTER CORNER THEREOF BEARS N00°00'18"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 901, BEING THE POINT OF BEGINNING;
THENCE S00°00'07"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 821.08 FEET;
THENCE N89°59'50"W, A DISTANCE OF 15.01 FEET; THENCE S89°20'10"W, A DISTANCE OF 373.00 FEET;
THENCE S72°00'10"W, A DISTANCE OF 434.00 FEET; THENCE N89°59'50"W, A DISTANCE OF 615.00 FEET;
THENCE S89°30'10"W, A DISTANCE OF 248.00 FEET; THENCE S81°30'10"W, A DISTANCE OF 988.00 FEET;
THENCE N85°29'50"W, A DISTANCE OF 805.00 FEET; THENCE N04°10'10"E, A DISTANCE OF 1215.00 FEET;
THENCE N00°00'02"E, A DISTANCE OF 308.85 FEET; THENCE N43°18'00"E, A DISTANCE OF 300.18 FEET;
THENCE N80°28'40"E, A DISTANCE OF 199.73 FEET; THENCE N83°18'00"E, A DISTANCE OF 458.71 FEET;
THENCE N03°47'00"E, A DISTANCE OF 101.73 FEET; THENCE N00°20'40"W, A DISTANCE OF 138.74 FEET;
THENCE N89°37'40"W, A DISTANCE OF 346.88 FEET; THENCE N79°03'17"W, A DISTANCE OF 362.86 FEET;
THENCE S84°32'44"W, A DISTANCE OF 198.58 FEET; THENCE N49°42'17"W, A DISTANCE OF 574.70 FEET;
THENCE N85°30'10"W, A DISTANCE OF 501.10 FEET; THENCE N11°17'40"W, A DISTANCE OF 590.28 FEET;
THENCE N87°01'33"W, A DISTANCE OF 383.04 FEET; THENCE S34°29'51"W, A DISTANCE OF 560.22 FEET;
THENCE N68°50'20"W, A DISTANCE OF 228.00 FEET; THENCE N68°21'22"W, A DISTANCE OF 348.53 FEET; THENCE N58°34'12"W, A DISTANCE OF 86.86 FEET; THENCE N57°59'47"W, A DISTANCE OF 250.21 FEET TO A POINT ON THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 1420 AT PAGE 602; THENCE N00°08'57"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 458.27 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE S89°48'11"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2850.30 FEET TO THE CENTER OF SAID SECTION 24; THENCE S89°48'57"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2820.78 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 901; THENCE S00°00'18"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2854.83 FEET TO THE POINT OF BEGINNING, CONTAINING 12,338.750 SQUARE FEET OR 283.282 ACRES MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PROPERTY IS INCLUDED IN THE PD OVERLAY EXCEPT AS DESCRIBED BELOW:

- HATCH INDICATES PROPERTIES EXCLUDED FROM THIS PD OVERLAY.
- THE FOLLOWING LOTS ARE EXCLUDED FROM THIS PD OVERLAY. THIS WOULD INCLUDE ALL LOTS IN THE FOLLOWING BLOCKS: BLOCK 1, 2, 4, 5, 7, 8, 14, 15, 16, 24.
- THE FOLLOWING BLOCK 23 PATIO HOME LOTS WERE INCLUDED IN A PREVIOUS EXISTING PD OVERLAY FOR BUILDING ENVELOPES #1-4 LOT 1, BUILDING ENVELOPES #1-4 LOT 2, BUILDING ENVELOPES #1-4 LOT 3, BUILDING ENVELOPES #1-4 LOT 4, BLOCK 23, WILDWING SUBDIVISION FILING NO. 1, AMENDMENT NO. 1.

STANDARDS FOR THE ABOVE DESCRIBED LOTS:

	R-2 / SFA	Lot 1-4, Block 23
MINIMUM LOT AREA	5,000 SF	3,950 SF
MINIMUM LOT WIDTH	40'	NA
MINIMUM LOT FRONTAGE	35'	NA
MAXIMUM LOT COVERAGE	30%	91%
FRONT YARD SETBACK	15'	1.5'
SIDE YARD SETBACK	5'	1.5'
REAR YARD SETBACK	20'	1.5'

Phase 3 Lot Size Table:

	MINIMUM LOT SIZE R-2 ZONE	MINIMUM LOT SIZE PD OVERLAY
PATIO HOMES LOTS (50' X 110')	6,000 SQ. FT.	5,500 SQ. FT.

Phase 3 Setback Table:

	MINIMUM SIDE YARD SETBACK R-2 ZONE	MINIMUM SIDE YARD SETBACK PD OVERLAY
PATIO HOMES LOTS (50' X 110')	7'	5'

HATCH INDICATES LOTS THAT WILL HAVE 5' SIDE YARD SETBACKS

NOTE: ALL STANDARDS FOR THE R-2 ZONING DISTRICT, NOT FURTHER DESCRIBED IN THIS PD OVERLAY, SHALL APPLY TO THIS PROPERTY.

Planning Commission Certificate:

Approved this 1st day of December, 2015, by the Town Planning Commission, Timnath, Colorado.
Will Goldstein
By: _____

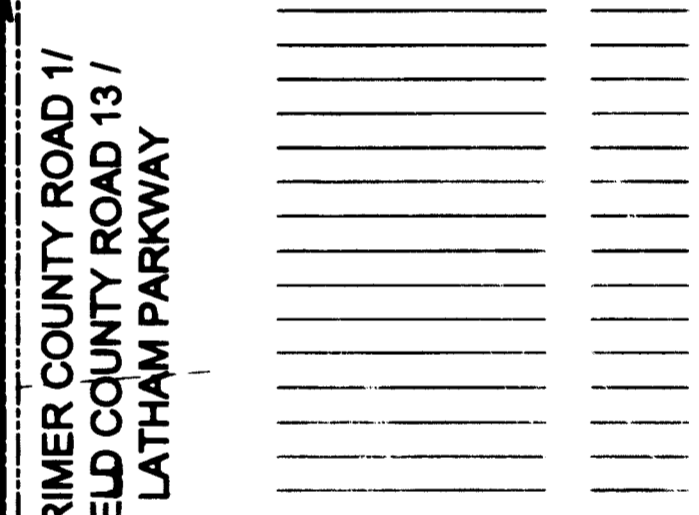
Town Council Certificate:

Approved this 8th day of December, 2015, by the Town Council, Timnath, Colorado.
[Signature] *Melissa Petrus*
Timnath Mayor Timnath Town Clerk

Preparer's Certificate:

I certify that this PD Overlay Rezone Map was prepared by me or under my direct supervision.
Cathy Matto, TB Group
By: _____

WILDWING
FINAL
PLANNED
DEVELOPMENT
OVERLAY
DISTRICT
TIMNATH, COLORADO
WW DEVELOPMENT, LLC
1218 W. ASH ST.
WINDSOR CO 80550



November 4, 2015

PD OVERLAY MAP

SHEET NUMBER: 1

OF 1

