

September 29, 2022

Timnath Ranch, LLC
6355 N Fairgrounds Ave., Suite 300
Windsor, CO 80550

Notice of Neighborhood Meeting

You are invited to attend a neighborhood meeting and make comments on a presentation of a Timnath Ranch Preliminary Plat 9th Filing proposal which has been filed with the Town of Timnath. This property is located south of East Harmony Road, west of School House Drive, and east of Three Bells Parkway and north of Stone Point Drive (see attached exhibit showing the location).

The meeting will be held :

**Timnath Town Center
1st Floor Community Room
4750 Singal Tree Drive
Timnath, CO 80547**

Monday October 24th, 2022 - 5:30 to 6:30pm

Owner: Timnath Ranch, LLC
6355 N Fairgrounds Ave., Suite 300
Windsor, CO 80550

Property Size: 108.972 Acres

Current Zoning: CC, R3, and R4

Legal Description: A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

Application File #: PP-2021-0002

Parcel #: 8601235001 and 8601235016

General Description: This proposal is for a preliminary plat which depicts the layout and a gross density of 4.6 units/acre. A walkable community is envisioned with a total of 508 units proposed being a mix of single-family detached, single-family attached lots and condominiums. The plan includes tracts for approximately 5 acres of parks and approximately 20 acres of open space, as well as future commercial development. You can find a copy of this notice on the Town's website at <https://timnath.org/neighborhood-meetings/>.

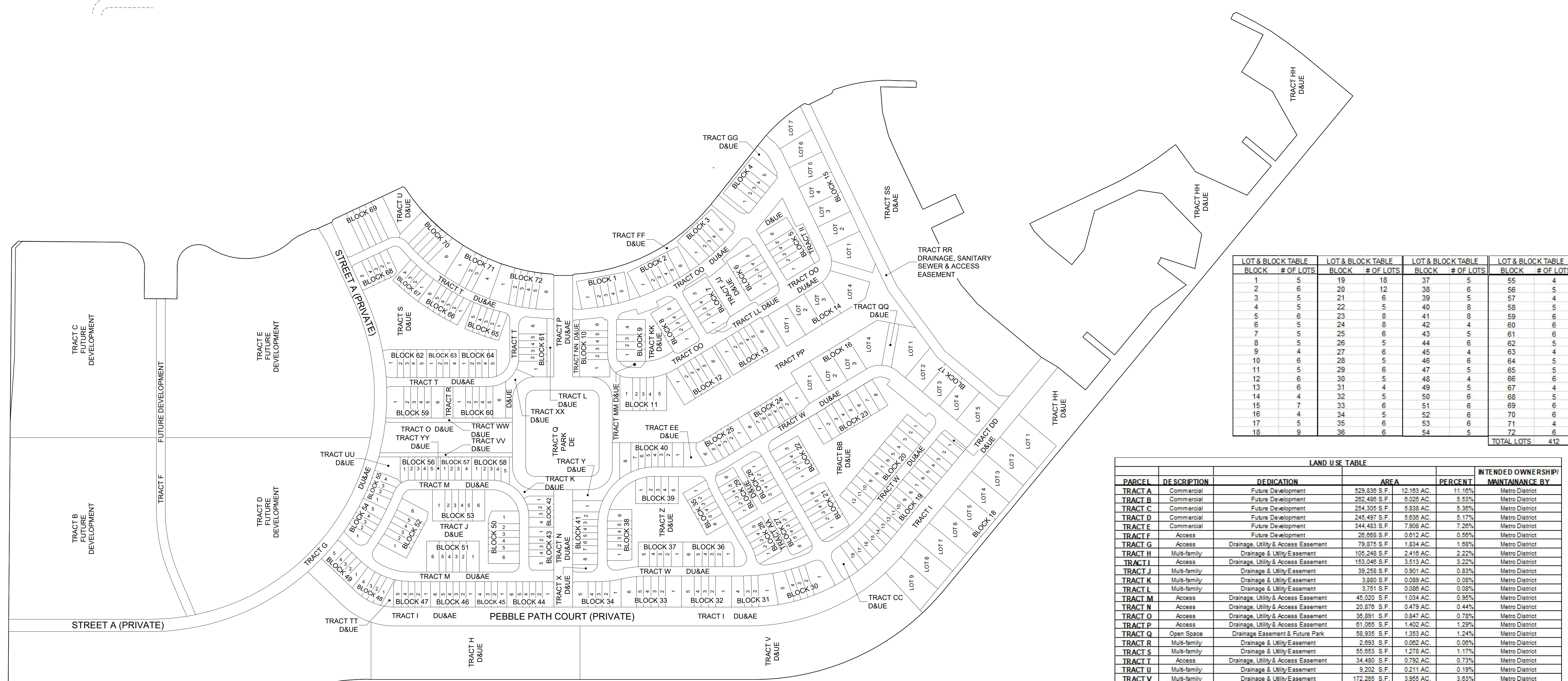
If you are unable to attend the meeting and would like a copy of the presentation, please contact: Kristin Turner kristin@tbgroup.us

Requests for a copy of the presentation must be made by October 17th, 2022.

The affected property owners list for this neighborhood meeting is derived from official records of the Assessor's Office of Larimer County, Colorado. Because of the lag time between home occupancy and record keeping or because of rental situations, a few affected property owners or residents may have been missed. Please feel free to notify your neighbor of this pending meeting so all neighbors may have the opportunity to attend.

PRELIMINARY PLAT OF TIMNATH RANCH SUBDIVISION - NINTH FILING

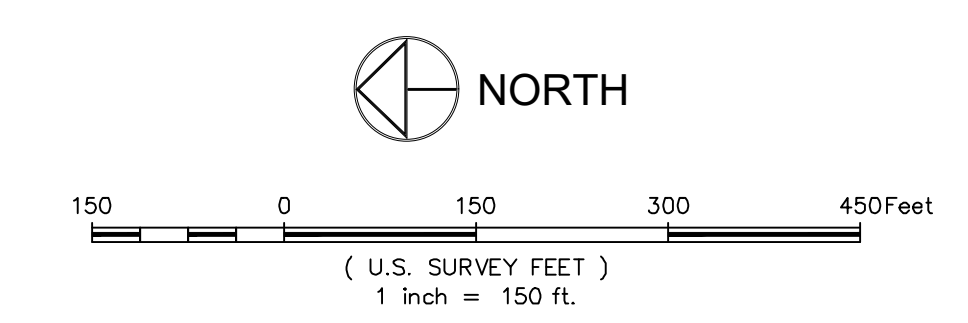
A REPLAT OF TRACTS A AND P, TIMNATH RANCH SUBDIVISION THIRD FILING, LOCATED IN SECTION 1, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO



LOT & BLOCK TABLE		LOT & BLOCK TABLE		LOT & BLOCK TABLE		LOT & BLOCK TABLE	
BLOCK	# OF LOTS	BLOCK	# OF LOTS	BLOCK	# OF LOTS	BLOCK	# OF LOTS
1	5	19	18	37	5	55	4
2	6	20	12	38	6	56	5
3	5	21	6	39	5	57	4
4	5	22	5	40	6	58	5
5	6	23	8	41	6	59	6
6	5	24	8	42	4	60	6
7	5	25	6	43	5	61	6
8	5	26	5	44	6	62	5
9	4	27	6	45	4	63	4
10	6	28	5	46	6	64	5
11	5	29	6	47	5	65	5
12	6	30	5	48	5	66	5
13	6	31	4	49	5	67	4
14	4	32	5	50	6	68	5
15	7	33	6	51	6	69	6
16	4	34	6	52	6	70	6
17	5	35	6	53	6	71	4
18	9	36	6	54	6	72	6
				TOTAL LOTS		412	

LAND USE TABLE					
PARCEL	DESCRIPTION	DEDICATION	AREA	PERCENT	INTENDED OWNERSHIP/ MAINTENANCE BY
TRACT A	Commercial	Future Development	529,836 S.F.	12.16%	Metro District
TRACT B	Commercial	Future Development	262,486 S.F.	6.02%	Metro District
TRACT C	Commercial	Future Development	254,305 S.F.	6.13%	Metro District
TRACT D	Commercial	Future Development	245,497 S.F.	5.93%	Metro District
TRACT E	Commercial	Future Development	344,483 S.F.	8.31%	Metro District
TRACT F	Access	Future Development	26,668 S.F.	0.65%	Metro District
TRACT G	Access	Drainage, Utility & Access Easement	79,875 S.F.	1.93%	Metro District
TRACT H	Multi-family	Drainage & Utility Easement	105,248 S.F.	2.54%	Metro District
TRACT I	Access	Drainage, Utility & Access Easement	153,046 S.F.	3.71%	Metro District
TRACT J	Multi-family	Drainage & Utility Easement	39,258 S.F.	0.95%	Metro District
TRACT K	Multi-family	Drainage & Utility Easement	3,890 S.F.	0.09%	Metro District
TRACT L	Multi-family	Drainage & Utility Easement	3,751 S.F.	0.09%	Metro District
TRACT M	Access	Drainage, Utility & Access Easement	45,320 S.F.	1.09%	Metro District
TRACT N	Access	Drainage, Utility & Access Easement	23,876 S.F.	0.58%	Metro District
TRACT O	Access	Drainage, Utility & Access Easement	38,591 S.F.	0.94%	Metro District
TRACT P	Access	Drainage, Utility & Access Easement	61,985 S.F.	1.50%	Metro District
TRACT Q	Open Space	Drainage Easement & Future Park	58,935 S.F.	1.43%	Metro District
TRACT R	Multi-family	Drainage & Utility Easement	2,893 S.F.	0.07%	Metro District
TRACT S	Multi-family	Drainage & Utility Easement	55,663 S.F.	1.35%	Metro District
TRACT T	Access	Drainage, Utility & Access Easement	34,480 S.F.	0.84%	Metro District
TRACT U	Multi-family	Drainage & Utility Easement	9,202 S.F.	0.22%	Metro District
TRACT V	Multi-family	Drainage & Utility Easement	172,295 S.F.	4.18%	Metro District
TRACT W	Access	Drainage, Utility & Access Easement	113,325 S.F.	2.75%	Metro District
TRACT X	Multi-family	Drainage & Utility Easement	1,609 S.F.	0.04%	Metro District
TRACT Y	Multi-family	Drainage & Utility Easement	6,948 S.F.	0.17%	Metro District
TRACT Z	Multi-family	Drainage & Utility Easement	41,862 S.F.	1.01%	Metro District
TRACT AA	Multi-family	Drainage & Utility Easement	15,829 S.F.	0.38%	Metro District
TRACT BB	Multi-family	Drainage & Utility Easement	57,705 S.F.	1.39%	Metro District
TRACT CC	Multi-family	Drainage & Utility Easement	4,392 S.F.	0.11%	Metro District
TRACT DD	Multi-family	Drainage & Utility Easement	1,251 S.F.	0.03%	Metro District
TRACT EE	Multi-family	Drainage & Utility Easement	3,681 S.F.	0.09%	Metro District
TRACT FF	Open Space	Drainage & Utility Easement	14,965 S.F.	0.36%	Metro District
TRACT GG	Open Space	Drainage & Utility Easement	5,225 S.F.	0.13%	Metro District
TRACT HH	Open Space	Drainage & Utility Easement	236,176 S.F.	5.73%	Metro District
TRACT II	Open Space	Drainage & Utility Easement	7,849 S.F.	0.19%	Metro District
TRACT JJ	Open Space	Drainage & Utility Easement	16,143 S.F.	0.39%	Metro District
TRACT KK	Open Space	Drainage, Utility & Access Easement	10,778 S.F.	0.26%	Metro District
TRACT LL	Open Space	Drainage & Utility Easement	589 S.F.	0.01%	Metro District
TRACT MM	Open Space	Drainage & Utility Easement	1,207 S.F.	0.03%	Metro District
TRACT NN	Open Space	Drainage, Utility & Access Easement	3,680 S.F.	0.09%	Metro District
TRACT OO	Access	Drainage, Utility & Access Easement	101,903 S.F.	2.47%	Metro District
TRACT PP	Open Space	Drainage & Utility Easement	115,850 S.F.	2.81%	Metro District
TRACT QQ	Open Space	Drainage & Utility Easement	3,995 S.F.	0.09%	Metro District
TRACT RR	Open Space	Drainage, Sanitary Sewer & Access Easement	33,802 S.F.	0.82%	Metro District
TRACT SS	Open Space	Drainage & Utility Easement	196,966 S.F.	4.78%	Metro District
TRACT TT	Open Space	Drainage & Utility Easement	1,595 S.F.	0.04%	Metro District
TRACT UU	Open Space	Drainage & Utility Easement	4,138 S.F.	0.10%	Metro District
TRACT VV	Open Space	Drainage & Utility Easement	5,300 S.F.	0.13%	Metro District
TRACT WW	Open Space	Drainage & Utility Easement	5,040 S.F.	0.12%	Metro District
TRACT XX	Open Space	Drainage & Utility Easement	4,333 S.F.	0.10%	Metro District
TRACT YY	Open Space	Drainage & Utility Easement	928 S.F.	0.02%	Metro District
LOTS (412)	Private Residence		1,178,857 S.F.	28.83%	Property Owner
ROW	Public Use		5,448 S.F.	0.13%	Town of Timnath
TOTAL			4,746,802 S.F.	100.00%	

DRAFT
8-12-22
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION



PRELIMINARY
For and on behalf of Northern Engineering Services, Inc.
Robert C. Tesseley
Colorado Registered Professional Land Surveyor No. 38470

NOTICE:
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 1
TOWNSHIP: 6N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
970.221.4188
northerneng.com
FORT COLLINS, 301 North Hobbs Street, Suite 100, 80521
GREELEY, 820 8th Street, 80633

PROJECT: 103-001
DATE: 8/12/22
CLIENT: Hillside Commercial Group
SCALE: 1"=150'
REVIEWED BY: L. Smith
DRAWN BY: R. Tesseley

PRELIMINARY PLAT OF
TIMNATH RANCH SUBDIVISION ? FILING
TOWN OF TIMNATH, COLORADO

Sheet
3
Of 14 Sheets