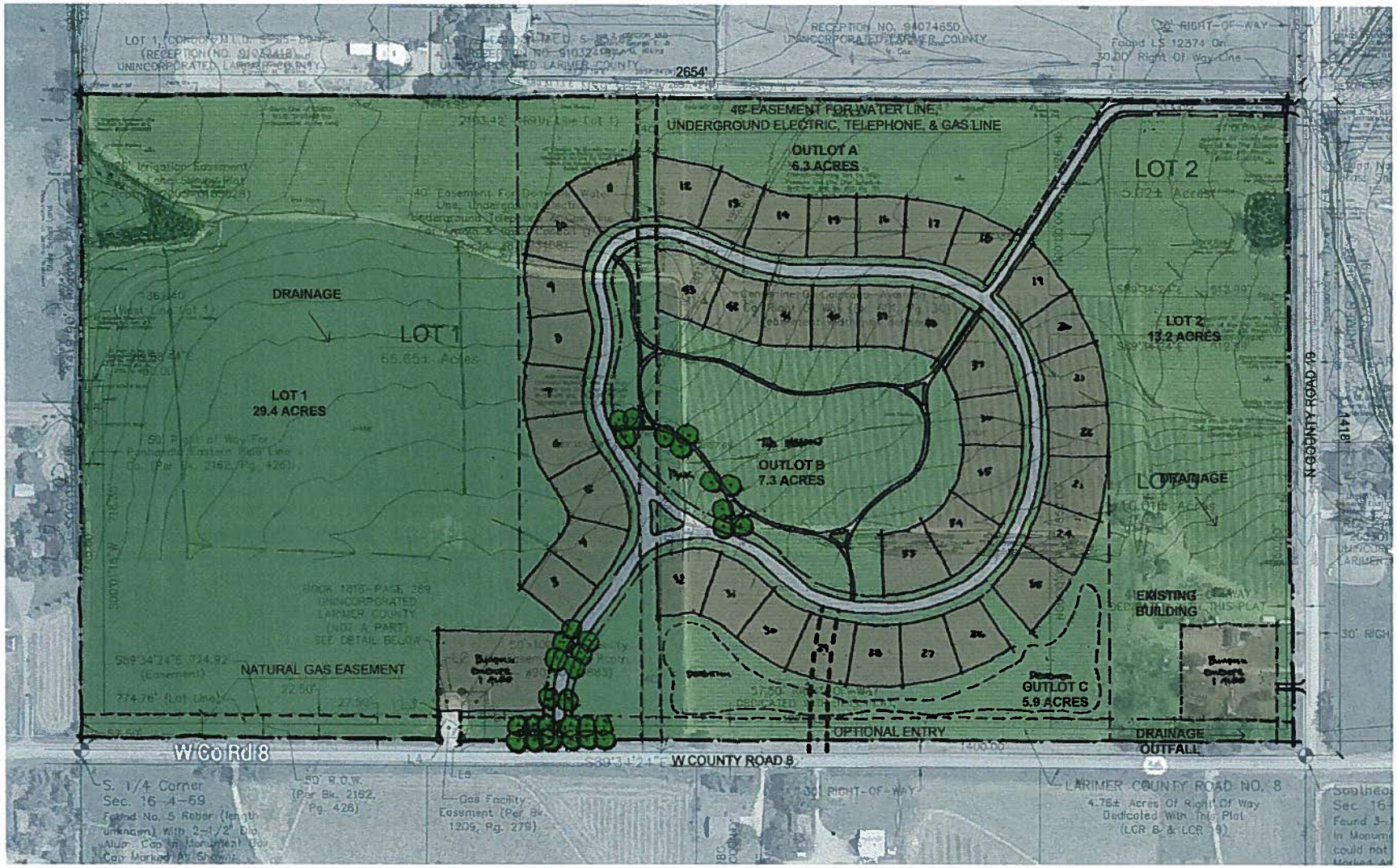
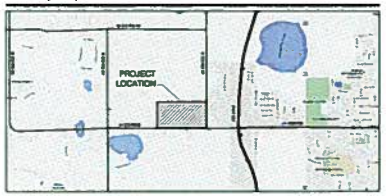


Vicinity Map:



Legal Description:

A portion of the Southeast Quarter of Section 16, Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado.

Site Data:

LAND USE	APPROX. ACREAGE	LOTS	DENSITY	PERCENT
RESIDENTIAL	15.6	41	.5 D.U./AC	18%
BUILDING ENVELOPES	2.0	2	-	2%
INTERNAL RIGHT OF WAY	5.3	-	-	6%
EXTERNAL RIGHT OF WAY	4.8	-	-	6%
OPEN SPACE	58.7	-	-	68%
TOTAL	86.4	43	-	100%

EXISTING ZONING	=	FA-1 FARMING
PROPOSED ZONING	=	RESIDENTIAL
TOTAL DEVELOPMENT	=	86.4 AC
DEVELOPABLE LAND	=	86.4 AC
BUILDING ENVELOPES	=	2.0 AC

0 100' 150' 200'
SCALE 1" = 100'-0"

NORTH

TB GROUP
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LONGS PEAK FARMS SUBDIVISION

THE ESTATE OF MAURICE HAWORTH
509 North County Road 19
Berthoud, Colorado 80513

May 26, 2015

SKETCH PLAN AND SITE INVENTORY

SHEET NUMBER: 1

OF: 1