



MEETING OF THE PLANNING COMMISSION

**Town Board Room
807 Mountain Avenue
Town of Berthoud, Colorado
Thursday, June 12, 2025, 6:00 p.m.**

This is an IN-PERSON meeting at the location and time noted above.

This meeting will be streamed live on YouTube. The live stream is accessible by visiting www.berthoud.org/stream

1. Call Meeting To Order
2. Pledge Of Allegiance
3. Roll Call
4. Approval Of Meeting Minutes
Approval of minutes from the May 22, 2025 meeting of the Berthoud Planning Commission.

Documents:

[DRAFT MINUTES MAY 22 2025.PDF](#)

5. Consideration Of Applications For An Annexation, Neighborhood Master Plan, And Zoning For Property Known As River Trails
Consider the applicant's request for a public hearing for an Annexation, Neighborhood Master Plan and a Change of Zone for property known as River Trails

Documents:

[RIVER TRAILS ANNEXATION ZONING AND NMP MATERIALS.PDF](#)

6. Report By Staff
7. Adjourn

Individuals needing special accommodation may request assistance by contacting the Town Clerk at 807 Mountain Avenue, Berthoud, Colorado 80513, 970-532-2643 at least 24 hours in advance.



**Garden
Spot of
Colorado**

**Town of Berthoud Planning Commission
Town Hall
Board Room
807 Mountain Avenue, Berthoud, CO 80513
May 22, 2025 at 6:00 p.m.**

1. Meeting called to order – Vice Chairperson Smith at 6:00 p.m.
2. Pledge of Allegiance
3. Roll Call

The following Planning Commission members were present:

Abigail Smith, Vice Chair
Mark Brodie, Commissioner
Nick Semedalas, Secretary
Stacy Sigman, Commissioner
Marc Hofmans, Commissioner
David Pond, Commissioner

The following Planning Commission members were absent:

Karen Anderson, Chair

The following staff members were present:

Anne Johnson, Community Development Director
Tawn Hillenbrand, Planning Manager
Luke Seeber, Development Review Engineering manager
Erin Smith, Town Attorney

4. Approval of Minutes from the May 8, 2025 Planning Commission Meeting
 - a. Moved by Commissioner Sigman and seconded by Commissioner Semedalas
5. Public Hearing: A Public Hearing to consider a request for a Preliminary Plat known as Farmstead Acres, located approximately 560 feet north of North Dorothy Drive and the intersection with Remuda Road.
 - a. Planning Manager Tawn Hillenbrand provided a staff presentation at 6:03 p.m.
 - b. The applicant was represented by Todd Johnson and they provided a presentation at 6:25 p.m.
 - c. Public comment was opened at 6:40 p.m. and closed at 6:52 p.m. The following members of the public provided testimony: Kathryn Browning, Ryan Bond and Stacey Shea.
 - d. Applicant Todd Johnson responded to Ms. Browning's concerns to fencing and separation from 6:52 to 6:55 pm.
 - e. Planning Commissioners deliberated and discussed the Criteria for Approval. Discussion opened at 6:55 p.m. and closed at 7:00 p.m.

- f. Commissioner Semedalas moved to Brodie the applicant's request and send this recommendation to the Town Trustees. Commissioner Brodie moved to second the motion.
 - i. Motion: Continue the Planning Commission hearing to July 10, 2025.
- 6. Planning Commission took a break at 7:50 pm until 7:58 pm.
- 7. Public Hearing: A Public Hearing to consider a request for an Annexation, Neighborhood Master Plan and a Change of Zone for a project known as Harvest West located adjacent to and west of Harvest North subdivision which is west of South Berthoud Parkway.
 - a. Community Development Director Anne Johnson provided a staff presentation at 758 p.m.
 - b. The applicant was represented by Alex Hoime and they provided a presentation at 8:08 p.m.
 - c. Public comment opened at 8:47 pm p.m. and closed at 8:47 p.m.
 - d. Planning Commissioners deliberated and discussed the Criteria for Approval for the Annexation request. Discussion opened at 8:47 p.m. and closed at 8:59 p.m.
 - e. Commissioner Sigman moved to forward a recommendation of approval for the applicant's request and send this recommendation to the Town Trustees. Commissioner Semedalas seconded the motion.
 - f. Planning Commissioners deliberated and discussed the Criteria for Approval for the Neighborhood Master Plan request. Discussion opened at 8:59 p.m. and closed at 9:02 p.m.
 - g. Commissioner Brodie moved to forward a recommendation of approval for the applicant's request and send this recommendation to the Town Trustees. Commissioner Sigman seconded the motion
 - i. The motion included the following Condition of Approval, "The applicant shall address concerns expressed by the adjacent property owner, Jim Brehm, as expressed in an email dated May 13, 2025 as a submittal item with the Preliminary Plan application.
 - h. Planning Commissioners deliberated and discussed the Criteria for Approval for the Zoning request. Discussion opened at 9:02 p.m. and closed at 9:03 p.m.
 - i. Commissioner Semedalas moved to forward a recommendation of approval for the applicant's request and send this recommendation to the Town Trustees. Commissioner Hoffmans seconded the motion
- 8. Report by Staff:
 - a. The next Planning Commission will be on June 12, 2025 and there will be a public hearing for a land development and an update on the Land Use Code amendments. Commissioners Pond, Anderson, Brodie, Smith, and Hoffmans have indicated they will attend to ensure quorum.
 - b. The second meeting in June will be held on June 26, 2025 and there will be a public hearing for a land development and an update on the Land Use Code amendments. Commissioners Pond, Anderson, Brodie, Smith, Hoffmans and Sigman have indicated they will attend to ensure quorum.
 - c. Town Board outcomes
 - i. The Natural Healing Section of the Town Code was approved by the Trustees on second reading on May 13, 2025.
 - ii. There is a vacancy on the Town Board as Trustee Chris Kurtz resigned.
- 9. Adjourn

The meeting was adjourned by Motion of Commissioner Sigman and seconded by Commissioner Pond at 9:13 p.m.

PLANNING COMMISSION INFORMATION

COMMUNITY DEVELOPMENT DEPARTMENT



Meeting Date:	June 12, 2025
Agenda Title/Subject:	Consideration of applications for an Annexation, change of zone and a neighborhood master plan for property known as River Trails
Type of Item:	Public Hearing
Purpose:	Consider the applicant's request for a public hearing for an annexation, change of zone, and a neighborhood master plan for property known as River Trails
Presented by:	Anne Johnson, Community Development Director

ATTACHMENTS:

- Application Materials
- Surrounding Property Owner comments
- Public Notice

BACKGROUND:

The applicant, River Trails, LLC (Jon Turner) through his representative, Kristin Turner of TB Group has submitted a petition to annex 98 +/- acres of land generally located east of and adjacent to 1st Street and south of and adjacent to Larimer County Road 6C. This proposed annexation is south of Mary's Farm and southeast of Heritage Ridge residential developments in the Town of Berthoud.

This one memo provides an overview of three application submittals, the Annexation, the requested Zoning, and a Neighborhood Master Plan. There will be one presentation made. Each of these three applications will be separate agenda items and require separate motions of approval, approval with conditions, or denial.

Planning Commission heard the requests at their October 24, 2024 public hearing and recommended approval to the Town Board of Trustees. The applicant requested a continuance at the Town Trustees meeting on November 12, 2025. The continuance was requested to allow time to revise the Neighborhood Master Plan to be reflective of reduced density.

The applicant is proposing annexation of property from unincorporated Larimer County into the Town of Berthoud. The subject property is currently zoned RR2, Rural Residential in Larimer County. The properties are in the southern portion of the Town's Urban Growth Boundary and the proposed zoning allocations align closely with the vision established in the 2021 Comprehensive Plan Future Land Use Map.

- The property being considered for Annexation is in the Town's Future Land Use area as designated on the 2021 Comprehensive Plan Future Land Use Map.
- The 2014 Comprehensive Plan Preferred Land Use Map illustrated the property as suitable for moderate density residential.

- Should the annexation request be approved, the applicant is requesting zoning of Suburban Residential (SR) with a Neighborhood Master Plan illustrating the proposed site configuration, amenities, compliance with the Town's Master Plans and incorporation of regional Master Plans.

UPDATE/NEXT STEPS:

The Planning Commission recommendation will be presented to the Town Board of Trustees at their public hearing on July 8, 2025. Should the Trustees approve the Annexation, the Neighborhood Master Plan and the Zoning requests, the applicant shall fill a Preliminary Plat in substantial conformance with the Neighborhood Master Plan along with Construction drawings/documents.

FISCAL IMPACT AND FUND SOURCE:

An Annexation Impact Report has been prepared and was presented at the November 12, 2024 hearing along with an Annexation Agreement. Both documents indicate how public services may be impacted and the applicant's agreement to fund impacts. Both documents will be updated and presented at the July 8, 2025 public hearing.

COMMUNITY TOUCHSTONES:

The 2021 Comprehensive Plan Future Land Use Map identifies this property as being compatible with future suburban residential development. Adherence to the intent of the 2021 Plan ensures the vision of the community established through the master planning process is upheld inclusive of the objective to establish a clear new vision for the future of Berthoud reflecting community values. The Comprehensive Plan and the Future Land Use Map are not legislative. Flexibility is required when reviewing land use activities with the Future Land Use Map. In this situation, the applicant's request is closely tied to the vision found in the Future Land Use Map. In addition, the applicant shall be held accountable in achieving the goals and action items outlined in the Comprehensive Plan and master plans affecting the properties.

RECOMMENDED ACTION(S):

Staff recommends the Planning Commission find the application submittals have been made in accordance with the application requirements as well as meeting the criteria for approval found in Chapter 30 of the Municipal Code as outlined in the attached Staff Report.

The following motion is provided for consideration:

I move to recommend approval of the River Trails Annexation to the Board of Trustees. Planning Commission's findings are based on the Criteria for Approval found in Section 30-8-102 of the Municipal Code along with findings in the attached staff report.

I move to recommend approval of the River Trails Neighborhood Master Plan to the Board of Trustees. Planning Commission's findings are based on the Criteria for Approval found in Section 30-6-106 of the Municipal Code along with findings in the attached staff report. One Condition of Approval shall be added to this motion as follows:

I move to recommend approval of the River Trails Change of Zone of the property to SR, Suburban Residential in accordance with the 2021 Comprehensive Plan Future Land Use Map as well as the criteria for approval found in Section 30-3-107.D of the Municipal Code along with findings in the attached staff report.

Should the Planning Commission wish to recommend denial of any of the application requests, the following template may be used:

I move to recommend denial of the River Trails _____ to the Board of Trustees. I find that the following Criteria for Approval have not been met: _____



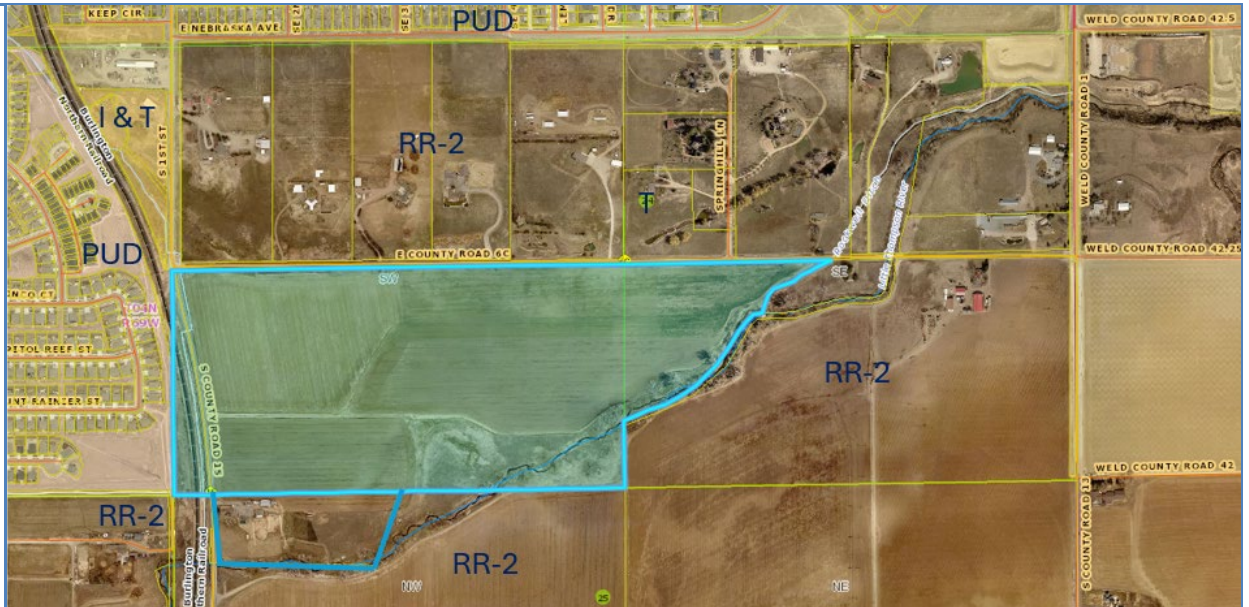
STAFF REPORT: RIVER TRAILS ANNEXATION, ZONING AND NEIGHBORHOOD MASTER PLAN

DATE: June 12, 2025

GENERAL INFORMATION

Applicant	Jon Turner, Manager, River Trails, LLC Kristin Turner, Applicant's Representative	Size: 98 +/- acres for Annexation, a Neighborhood Master Plan, and Zoning
Site Location	The properties under consideration are in unincorporated Larimer County. Parcel 9424000006 is approximately 88 acres in size and highlighted in blue on the aerial image below. Parcel 9425000003 is approximately 9.5 acres in size and is outlined in blue on the aerial image below. 	
Applicant's Request	The Applicant is requesting Annexation with a Neighborhood Master Plan and a Zoning proposal of SR, Suburban Residential for the larger parcel and a Zoning proposal of AG, Agriculture for the smaller parcel.	
Surrounding Property Current Uses	<i>North:</i> Mary Moore subdivision in unincorporated Larimer County (Residential); to the north of Mary Moore subdivision is Mary's Farm subdivision in the Town of Berthoud (Residential) <i>West:</i> Heritage Ridge development in the Town of Berthoud (Residential); and undeveloped land in unincorporated Larimer County <i>South:</i> Town-owned undeveloped land in unincorporated Larimer County and Park Meadows West, a residential subdivision in unincorporated Larimer County <i>East:</i> Land in unincorporated Larimer County owned by the Future Farmers of America (FFA)	

Surrounding Properties and Current Zoning



Land Use Code bulk standards for proposed zone district SR, Suburban Residential

Min. Lot Size	2,500 sq. ft. (detached house) 1,600 sq. ft. (townhome)
Min. Lot Width	40-feet (detached house) 16-feet (townhomes)
Front Setback	20-feet or 10-feet based on front loaded or rear loaded garage
Side Setback	5-feet; 10-feet (side corner)
Rear Setback	20-feet or 5-feet based on front loaded or rear loaded garage
Building Height	30-feet

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

<u>Adjacent Zoning</u>		<u>Adjacent Land Uses</u>	<u>Setback requirements</u>
North:	RR2 Larimer & Berthoud PUD	Single-family Residential/agriculture	30' perimeter from arterial streets; 20' perimeter from collector streets
South:	RR2 Larimer		
East:	RR2 Larimer		
West:	RR2 Larimer		

Report and Process Overview

This one staff report covers the review of three application submittals, the Annexation, the requested Zoning, and a Neighborhood Master Plan. This staff report is longer than most as it is encapsulating the development review for the three applications. Each of these three applications will be separate agenda items and require separate motions of approval, approval with conditions or denial. The related items will be presented together for a comprehensive review.

Municipal Code Section 30-8-104.B outlines the processing steps for an Annexation and Zoning. Step 5 directs staff to bring the Annexation and Zoning requests to the Planning Commission prior to presenting the requests before the Board of Trustees. This step is found below:

Step 5: Planning Commission review and recommendations. The Planning Commission shall review, as a regular agenda item, the annexation application at a regular or special meeting to be held prior to the date of the public hearing before the Town Board. The Commission will make a recommendation by motion to the Town Board regarding the overall annexation of the property to the Town. The Commission's motion may be to recommend approval, approval with conditions, or denial of the annexation.

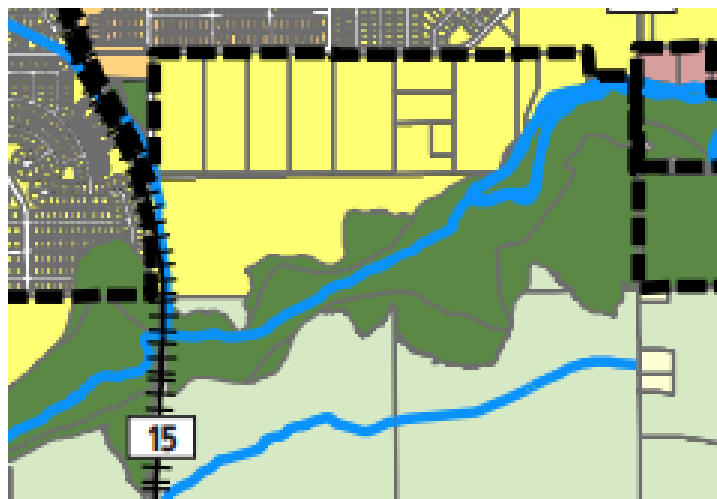
At this same meeting, the Commission may review the requested zoning of the property. Notice of the Commission's review of zoning shall be given in accordance with the requirements for an amendment to the zoning map. The Planning Commission shall recommend to the Town Board approval with or without conditions, or recommend denial of the requested zoning.

Municipal Code Section 30-6-106 outlines the Neighborhood Master Plan purpose and the process (Table 3.10 found in Section 30-30-116). A Planning Commission public hearing is a requirement for review of a Neighborhood Master Plan, and the Planning Commission's recommendation of denial, approval or approval with conditions will be presented to the Town Board of Trustees at the July 8, 2025 public hearing.

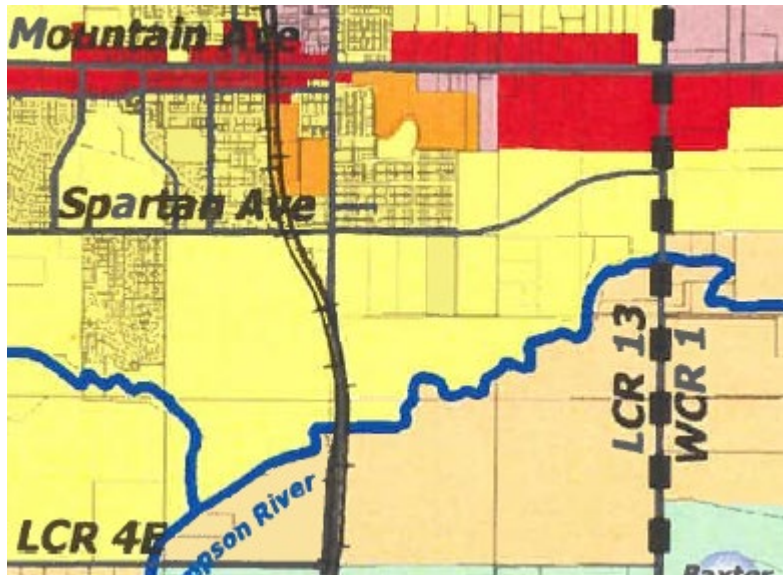
Proposal

The applicant is proposing annexation of property from unincorporated Larimer County into the Town of Berthoud. The property being considered for Annexation is in the Town's Future Land Use area as designated on the Comprehensive Plan Future Land Use Map. Should the annexation request be approved, the applicant is requesting zoning of Suburban Residential (SR) with a Neighborhood Master Plan illustrating the proposed site configuration, amenities, compliance with the Town's Master Plans and incorporation of regional Master Plans.

The location on the Town's 2021 Future Land Use Map is located below. The yellow shaded area is envisioned as Suburban Residential.



The location on the Town's 2014 Preferred Land Use Map is located below. The yellow shaded area is envisioned as Moderate Density Residential with up to 6 dwelling units/acre envisioned at that time.



For more than ten years, the property proposed for development has been envisioned as residential development.

Background

The subject property is currently zoned RR2, Rural Residential in Larimer County. The properties are in the southern portion of the Town's Urban Growth Boundary and the proposed zoning allocations align closely with the vision established in the 2021 Comprehensive Plan Future Land Use Map.

The Town Trustees established a community of interest at their meeting on September 10, 2024. Planning Commission heard the requests and found that the requests meet the intent of the Comprehensive Plan and Zoning Code at their public hearing on October 24, 2024. Planning Commission sent their recommendation for approval to the Town Trustees. The Town Trustees heard the requests at their November 12, 2024 public hearing and denied the applicant's request for a Neighborhood Master Plan and Zoning. The Annexation request was continued to February 11, 2025. The applicant submitted a revised application package on February 4, 2025 and requested a continuance from the scheduled February 11, 2025 Town Trustees meeting to July 8, 2025.

The applicant is presenting their request for a Neighborhood Master Plan, Zoning, and Annexation reflective of the changes since the October 24, 2024 Planning Commission meeting.

Annexation

The act of Annexation brings properties from unincorporated Larimer or Weld County into the Town of Berthoud in compliance with the Colorado Municipal Act of 1965, C.R.S. 31-12-101 – 123, as may be amended. A meeting with the Board of Trustees was held on September 10, 2024, and it was determined that the application met the requirements of Colorado Revised Statutes and the Municipal Code. Findings of compliance are outlined in Resolution 2024.12, a copy of which is included in this packet of materials.

The process of Annexation allows Berthoud to control the quality of design and development, require the developer to incorporate local and regional trails and open space areas into the design, require parks and public amenities within the proposed development, require adjacent roads to be developed according to the Town's standards and adhere to the allowances of the Suburban Residential zone district, for example. The act of Annexation allows municipalities to control the development of territory to ensure the development is consistent with the vision of the Comprehensive Plan.

The Town of Berthoud has criteria for approval when considering Annexation. This criteria for approval is found in Section 30-8-102 of the Municipal Code and is outlined below for convenience along with staff's findings following the referral review process and detailed Code review.

30-8-102.A	Finding	Rationale
1. Annexation is a discretionary act. With the exception of a petition initiated by the Town for the annexation of an enclave, the Town Board shall exercise its sole discretion in the annexation of territory to the Town.	Yes	The proposed parcel to be considered for annexation is presented willingly by the applicant. Through Resolution 2024.12, the Town established a community of interest in the Annexation of this property.
2. The land to be annexed and the uses proposed for the land shall conform to the goals, policies and strategies of the Town of Berthoud Comprehensive Plan and to the land uses depicted on the Preferred [Future] Land Use Map, as amended. Furthermore, all annexation proceedings shall comply with the Colorado Municipal Annexation Act of 1965, as amended.	Yes	The proposed land use is Suburban Residential, consistent with the 2021 Comprehensive Plan Future Land Use Map. Future submittal stages such as the Neighborhood Master Plan to be considered at this same hearing, and the future submittals of a Preliminary Plat and the Final Plat will be required to illustrate how the local/regional trails and open spaces connect to this property. Staff review of this application has been done in coordination with the requirements of the Colorado Municipal Annexation Act.
3. At the time development occurs, certain public facilities and amenities are necessary and must be constructed as part of any territory annexed to and developed within the Town in order that the public needs may be served by such facilities. These facilities include, but are not limited to, arterial streets, bridges, public parks and recreation areas, water and sanitary sewer facilities, school sites, fire and police station sites, and storm drainage facilities. Typically, the annexation of lands to the Town shall be shown not to create any additional cost or burden on the then-existing residents of the Town to provide such public facilities in any newly annexed area.	Yes	The Annexation Assessment Impact Report provided with the application submittal addresses the impacts anticipated. Future submittal stages such as the Neighborhood Master Plan, Preliminary Plat and the Final Plat are required to illustrate public facilities and amenities necessary to serve this development. Construction documents and drawings are engineered and design plans. These documents and drawings are required elements of a Preliminary and Final Plat. Preliminary Plans have been provided with the Neighborhood Master Plan submittal. Agencies such as the Town's operations and public works teams, the fire protection district and the school district review the application at this stage of the process and will continue to review application materials and construction documents and drawings throughout the development review process. All comments from the Town Engineer, Operations and Public Works, and Planning teams will be addressed through the Preliminary Plat stage which is when detailed review is performed.

		The Town scrutinizes each application submittal and requires any number of resubmittals to ensure the application materials inclusive of utility design and concerns of the referral entities have been met prior to scheduling public hearings. Development expectations for projects in the Town of Berthoud include integration into and connection to, the Town's and the Regional Master Planning open space, trail, pedestrian and traffic networks; provision of street trees, parks and public amenities; design, engineering and installation of adjacent roadways; adherence to requirements of the school district and the fire protection district; and coordination with all public utilities serving the development, for example. Staff also ensures the specifications, standards, guidelines and expectations outlined in the Town's Comprehensive Plan, Land Development Code, Landscape and Architectural Design Guidelines are met. All Special Districts are provided an opportunity to respond to an Annexation request.
4. Typically, the petitioner for annexation shall be responsible for paying application fees and the Town's full cost for processing the annexation applications and petition; from initial discussion with Town Staff before submittal of the petition, through the approval and recording of the final annexation documents.	Yes	The applicant has paid application fees and a development review deposit. The deposit is used to pay fees of third party consultants the Town utilizes, publications, mailings, recording fees and staff's time.
5. Annexed areas will not typically divide tracts of land to prevent further annexation of adjoining parcels. (For example, leaving a "gap" or a "strip" of land between property to be annexed and the adjoining property.	Yes	This annexation does not subdivide land and does not propose to leave any land owned by the applicant adjacent to the property in unincorporated Larimer County. This annexation does leave the parcels to the north in unincorporated Larimer County as they are not party to the pending annexation.
6. The property owner shall comply with the Annexation Application requirements of this Chapter prior to submitting an annexation petition.	Yes	The applicant has complied with the application requirements and the processing regulations.

Staff has found the Annexation application materials listed in Section 30-8-103 have been submitted correctly. The applicant first submitted the requests for annexation, zoning and a neighborhood master plan in on August 1, 2024. The application process included two rounds of referral review. The Town Trustees established a community of interest at their meeting on September 10, 2024. Planning Commission heard the requests and found that the requests meet the intent of the Comprehensive Plan and Zoning Code at their public hearing on October 24, 2024. Planning Commission sent their recommendation for approval to the Town Trustees. The Town Trustees heard the requests at their November 12, 2024 public hearing and denied the applicant's request for a Neighborhood Master Plan and Zoning. The Annexation request was continued to February 11, 2025. The applicant submitted a revised application package on February 4, 2025 and requested a continuance from the scheduled February 11, 2025 Town Trustees meeting to July 8, 2025. The applicant provided a fifth submittal on March 17, 2025. Referral responses to the March 17th submittal were provided to the applicant on April 23, 2025. The applicant provided a 6th submittal and referral agencies were notified on May 21, 2025. Final documents were received by the applicant on June 2, 2025.

Neighborhood Master Plan

The Neighborhood Master Plan is a conceptual design of the development, submitted with a rezoning or major subdivision application, and depicts the applicant's vision for the overall development. This vision includes the proposed zoning classification along with a concept for the on and off-site transportation networks and road classifications, pedestrian network, parks, open space, subdivision identity standards and other amenities. The Neighborhood Master Plan is binding on a development, and all future platting/zoning actions must follow the approved plan as presented and approved by the Town Board of Trustees. Should the applicant need to alter the Neighborhood Master Plan post-approval, a formal amendment of the plan may be required. Section 30-6-106 of the municipal code states that a Neighborhood Master Plan must consist of the following required elements:

30-6-106(E) Required Elements	Finding	Rationale
1. <u>Traffic Plan</u>: The applicant shall provide a preliminary traffic plan that addresses the following elements: i. The proposed street network connectivity to the existing road network, including all proposed access points. ii. The location and layout of all arterial and collector roads within the development. Local streets and alleys do not need to be depicted. iii. A preliminary traffic impact study prepared by a licensed traffic engineer which evaluates proposed access points, the existing street system, and any need for any road improvements (including off-site improvements) created by the proposed development.	Yes	The applicant submitted a Traffic Impact Study considering the existing background traffic and anticipated traffic movement as a result of the proposed development. The Traffic Impact Study was reviewed by the Town Engineer. The conceptual design of the Neighborhood Master Plan incorporates the findings outlined in the Traffic Impact Study for on-site and off-site improvements required. <u>County Road 6C</u> County Road 6C shall be improved to the Rural Collector / Local standard and include a 6' tree lawn between the utility corridor and the walk in accordance with the residential tree lawn dimension. County Road 6C shall be improved from the intersection with County Road 15/1st Street to the east to County Line Road. The improvement shall consist of the entire width of the road and drainage swales on both sides of the road. The north side of the road will not be required to host the tree lawn and sidewalk. The overhead utility lines will be buried. The stormwater will be managed in swales and will not be allowed to sheet flow across streets and trails.

		<u>County Road 15/1st Street</u> This road shall be annexed in full along the frontage of the property with the annexation request to the north side of the existing bridge. County Road 15/1st Street shall be improved to the Rural Collector / Local standard and include a 6' tree lawn between the utility corridor and the walk in accordance with the residential tree lawn dimension. Improvements to County Road 4 at State Highway 287 will be required. The extent of the improvements and the developer's proportionate share of the improvements, if any, will be finalized with a Development Agreement at the time of Final Plat. Development expectations for projects in the Town of Berthoud include integration into the Town's and Regional Master Planning open space, trail, pedestrian and traffic networks; provision of street trees, parks and public amenities; design, engineering and installation of adjacent roadways; adherence to requirements of the school district and the fire protection district; and coordination with all public utilities serving the development, for example. Staff also ensures the specifications, standards, guidelines and expectations outlined in the Town's Comprehensive Plan, Land Development Code, Landscape and Architectural Design Guidelines are met.
30-6-106(E) Required Elements	Finding	Rationale
2. <u>Open Space Plan:</u> The applicant shall provide a preliminary open space plan that addresses the following elements: i. Proposed open space distribution and location, including percentage of open space. ii. Compliance with 30-2-109(D)(4) open space elements. iii. Required buffer areas as per 30-2-109(C)(2)		The applicant has considered the Land Use Code, the Comprehensive Plan and the Master Plans affecting the property and have incorporated connection to the Regional Trail system, provided proposed site amenities and neighborhood identity features. The applicant has considered the referral comments from Colorado Parks and Wildlife and have proposed to preserve the Floodplain and Riparian Areas. The buffer requirements found in the Land Use Code have been met.
3. <u>Park(s) Plan:</u> i. Proposed park locations and types of parks as per Section 30-2-109(B)(2) and (3) ii. Proposed park acreage as per Section 30-2-109(B)(2)	Yes	The required variety of site amenities, park acreage requirements, and neighborhood identity features as required by the Land Use Code have been incorporated into the Neighborhood Master Plan.

30-6-106(E) Required Elements	Finding	Rationale
4. <u>Pedestrian Network:</u> i. Location of all trails within development, and connection to existing trail network. ii. Connectivity of sidewalks to the existing pedestrian system, including any off-site sidewalk improvements. iii. Depiction of any bike lanes or any other multi-modal features.	Yes	Regional and local trails have been incorporated into the Neighborhood Master Plan. Sidewalk connectivity has been depicted on the submitted plans.
5. <u>Zoning:</u> i. The location of zoning boundaries shall be provided with the application and depicted on the Neighborhood Master Plan. ii. The plan should show how lot diversity standards of Section 30-2-116(D)(1)(c), are met and create a mix of zoning which is harmonious with the surrounding area, and within the property itself. iii. Density and lot diversity shall be distributed throughout the project and shall not be located in only one area.	Yes	The entire site is proposed for Suburban Residential, SR zoning classification in accordance with the vision of the 2021 Comprehensive Plan Future Land Use Map. The lot diversity standards found in the Land Use Code have been met. A minimum of four housing diversity types shall be required in residential developments containing more than 50 acres according to the Development Design requirements found in the Land Use Code. The applicant has proposed four housing / lot types. Architectural diversity is reviewed by the Town.
6. <u>Overall Utility Plan:</u> i. A preliminary utility plan depicting the existing capacity of the utility system for both the proposal and any potential future development. ii. Proposed connections to the existing utility system. iii. The location of any proposed or required lift stations. iv. Utility plans for the interior of the development (such as water and sewer service lines) are not required as part of this process.	Yes	A Preliminary Utility Plan was provided with application materials, has been reviewed by the Town and referral agencies including the Town Engineer, and has been amended according to referral comments. The Preliminary Plat and Final Plat applications will include Construction drawings and documents and these documents will be continuously reviewed.

30-6-106(E) Required Elements	Finding	Rationale
7. <u>Subdivision Identity Standards:</u> i. The applicant shall provide compliance with subdivision identity standards found in Section 30-2-131.	Yes	Neighborhood identity features required by the Land Use Code have been met. In addition, the land adjacent to the floodplain/floodway and the portion of the property containing the riparian area is being preserved. Due to the sensitivity of this land, the applicant is proposing this area to be low-impact and largely a visual amenity. This amenity is not included in the active-use subdivision identity standards, however, it is a large focal point of the development.

Neighborhood Master Plan Review Criteria

Section 30-6-106(G) states that the town shall use the following criteria in addition to other applicable provisions of the code to evaluate the application.

30-6-106(G) Review Criteria	Finding	Rationale
1. The land use mix within the project conforms to Berthoud's Zoning District Map and Comprehensive Plan Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan.	Yes	The entire site is proposed for Suburban Residential with SR zoning classification in accordance with the vision of the 2021 Comprehensive Plan Future Land Use Map. The lot diversity standards found in the Land Use Code have been met. A minimum of four housing diversity types shall be required. The applicant has proposed four housing / lot types. Architectural diversity is reviewed by the Town at time of building permit. Many times, the Town will also review the architectural master plan with the Final Plat. Neighborhood identity features required by the Land Use Code have been met. In addition, the land adjacent to the floodplain/floodway and the portion of the property containing the riparian area is being preserved. Due to the sensitivity of this land, the applicant is proposing this area to be low-impact and largely a visual amenity. This amenity is not included in the active-use subdivision identity standards however, it is a large focal point of the proposed development.

30-6-106(G) Review Criteria	Finding	Rationale
2. The Neighborhood Master plan represents a functional system of land use and is consistent with the rationale and criteria set forth in this Chapter, the Town Comprehensive Plan, and the Parks, Open Space and Recreation (PORT) Plan as amended.		The high level of scrutiny expended on the Neighborhood Master Plan review at this stage in development review ensures the proposal includes land uses, open space, trail connectivity, transportation corridors, utility provision, for example that follow the criteria found in the Comprehensive Plan, Master Plans, the Municipal Code, and the engineering specifications and standards.
3. The preliminary traffic, open space, park utility and pedestrian design is adequate and functional given the existing and planned capacities of each system, and meets the standards found in this Code.	Yes	The applicant submitted a Traffic Impact Study considering the existing background traffic and anticipated traffic movement as a result of the proposed development. The Traffic Impact Study was reviewed by the Town Engineer. The conceptual design of the Neighborhood Master Plan incorporates the findings outlined in the Traffic Impact Study for on-site and off-site improvements required. See pages 7 and 8 regarding road improvements.
4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.	Yes	Adjacent land uses include agricultural and rural residential development. The Town's standards include a recognition of the Right to Farm policy. Setbacks, tree lawns, on and off-site improvements have proposed to mitigate the impacts of the development on the road/street networks, trails, open space areas and the river corridor.
5. There is a need or desirability within the community for the development and the development will help achieve a balance of land use and/or housing types within Berthoud according to town goals.	Yes	The Town has recognized the potential development of the property to Suburban Residential uses as envisioned in the 2021 Comprehensive Plan update. The applicant has provided a Neighborhood Master Plan prepared in accordance with the Land Use Code and the Comprehensive Plan which are the public-facing documents which depict the Town's goals for future development.

Staff has found the Neighborhood Master Plan application materials have been submitted correctly. Refer to the referral discussion on page 7. The process for considering a Neighborhood Master Plan was followed.

Rezoning

The subject project is currently zoned RR2 in unincorporated Larimer County. The process of annexation is accompanied with a zoning request. The applicant is requesting zoning to SR, Suburban Residential. Rezoning is addressed through an official zoning map amendment. Section 30-3-110(D) states for the purpose of establishing and maintaining sound stable and desirable development within the Town, the Zoning Map shall not be amended except when it addresses one or more of the criteria in the following table.

30-3-110(D) Zoning Map Amendment Criteria	Finding	Rationale
1. To correct a manifest error in an ordinance establishing the zoning for a specific property; or 2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally; or 3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town Comprehensive Plan; or 4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan; or 5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area	Yes	The 2nd and 5th criteria have been met. The property is in unincorporated Larimer County and the property owner seeks to develop in the Town of Berthoud, according to the Town's design, development, and engineering standards. The applicant seeks to develop in the Town and agrees to adhere to regional and local transportation, trails and open space networks pursuant to the Town's various comprehensive and master plans in effect. The applicant agrees to adhere to the Town's architectural project diversity standards as well as provide for development amenities and preserve sensitive riparian land. The applicant has requested a zoning classification which meets the intent of the future land use envisioned in the 2021 Comprehensive Plan update.

For convenience, a comparison of the land uses determined to be appropriate in the County's RR-2 Zone District and those determined to be appropriate in the Town's SR Zone District can be found in a comparison Table on the following page. Information reviewed to populate this table was derived from Table 3.1 in the County's Land Use Code and Table 3.3 in the Town's Land Use Code. The land use categories in **green may occur in both Larimer County and in the Town of Berthoud**. The land use categories in **blue are additional land use categories that may occur in the Town of Berthoud** and not in Larimer County. The land use categories **not highlighted in a color are those additional land use categories that could be permitted in the County** and not in the Town.

The Town of Berthoud's zoning district of SR is more restrictive than what can be allowed in unincorporated Larimer County in the RR-2 zone district. The land use process required in both jurisdictions are also listed below and the development review process is either a use by right requiring a building permit, an administrative site plan process, or a process requiring a public hearing. If a County-permitted use is noted through "Right," there is no review process required.

This table is provided to further the understanding of uses contemplated as appropriate in the Town of Berthoud through the development review processes established by the Land Use Code and those uses the County has contemplated as appropriate through right (no land use process/review) or through the development review process.

Land Use Comparison		
Land Use Category	Town of Berthoud Table for Zone District SR	Larimer County Table 3.1 for Zone District RR-2
Single Family Housing	Building Permit	Building Permit
Community Garden	Administrative	Public Hearing
Elder care/day care/Safe House/Group Home	Public Hearing	Right
Assisted Living Facility and Group Homes	Administrative/Public Hearing	Right
Senior Housing/Nursing Facility	Public Hearing	Right
Short Term Rental	Permit	Permit
Wireless communication facilities	Public Hearing	Administrative/Public Hearing
Parks/Recreation (Amphitheater)	Administrative (Public Hearing)	Right
Bed and Breakfast	Public Hearing	
Child Care home for up to 12 children	Building Permit	
Public Utility	Administrative	
Workshops and custom small industry (art studio)	Public Hearing	
Agricultural Operation		Right
Nursery – Retail & Wholesale		Administrative
Tree Farm – Retail & Wholesale		Administrative
Agricultural Labor Housing		Public Hearing
Garden Supply Center		Public Hearing
Custom Meat Processing Facility		Public Hearing
Packing Facility		Public Hearing
Apiary (commercial)		Right
Commercial Feedlot or Dairy		Public Hearing
Equestrian Facility		Public Hearing
Poultry Keeping /Processing		Right/Public Hearing
Manufactured Housing		Right
Indoor Assembly (outdoor)		Right (Public Hearing)
Cemetery with Funeral Home		Public Hearing
Kennel (Outdoor uses)		Public Hearing
Pet Animal Service, Vet Hospital Large/Small Animals with outdoor space		Public Hearing
Campground		Public Hearing
Clubhouse		Public Hearing
School (Non-Public)		Administrative (Public Hearing)
RV Park		Public Hearing
Riding Stable		Public Hearing
Shooting Range		Public Hearing
Mining		Public Hearing
Radio and Television Transmission		Public Hearing
Solar facilities		Public Hearing
Wind energy facilities		Public Hearing

Staff has found the Change of Zone application materials have been submitted correctly. Refer to the referral discussion on page 7. The process for considering a Zoning application have been followed.

PUBLIC NOTICE AND COMMENT

Notice of the Planning Commission Public Hearing to consider the three applications was published in the *Berthoud Surveyor* and the *Loveland Reporter* on May 24, 2025. Because the land use applications include an Annexation request, this request is required to be published for four consecutive weeks prior to the Town Trustees public hearing. Publication started on May 24, 2025. Surrounding Property Owners were notified by mailing on May 20, 2025. The property was posted with a sign by the applicant. The Notice requirements for all three application requests followed the annexation notice requirements which are the most stringent in accordance with Table 1.1. All three applications and both the Planning Commission and the Town Board of Trustees hearings were noticed concurrently.

FINDINGS AND RECOMMENDATIONS

Annexation

Staff recommends that Planning Commission recommend approval of the River Trails Annexation to the Town Board of Trustees. Staff's findings are based on the Criteria for Approval found in Section 30-8-102 of the Municipal Code as discussed in this Staff Report, the property is within the Town's 3-Mile Plan and Urban Growth Boundary, and the process found in Municipal Code Section 30-8-104.B.5.

Neighborhood Master Plan

Staff recommends that Planning Commission recommend approval of the River Trails Neighborhood Master Plan to the Town Board of Trustees with the condition listed below. Staff's findings are based on the Criteria for Approval found in Section 30-6-106 of the Municipal Code as discussed in this Staff Report.

Rezoning

Staff recommends that Planning Commission recommend approval of the River Trails request to zone the property to SR, Suburban Residential in accordance with the 2021 Comprehensive Plan Future Land Use Map, the process of for approval found in Municipal Code Section 30-8-104.B.5, and the criteria for approval found in Section 30-3-107.D of the Municipal Code as discussed in this Staff Report.

Attachments

1. Application Form
2. Resolution of Substantial Compliance
3. Annexation Impact Report and Annexation Petitions
4. Mineral ownership and notification
5. Surrounding property ownership and notification
6. Publication
7. Neighborhood Master Plan narrative and map
8. Sign Posting
9. Annexation Map
10. Zoning narrative and map
11. Traffic Impact Study
12. Ecological Study
13. Surrounding Property Owner comments received since November 24, 2024

River Trails Neighborhood Master Plan Narrative

May 9, 2025

General Description

The development proposed at River Trails includes single-family detached (front and rear loaded), duplex lots, single family attached (townhomes), parks and open space/trail connections. The site currently is located in Larimer County with RR2 -Rural Residential Zoning and an application for Suburban Residential (SR) and Agriculture (AG) zoning has been submitted along with this neighborhood master plan. The AG zoning is proposed for the existing homestead and the property located south of the Little Thompson River, which are not a part of the NMP boundary.

This site has historically been farmed. The Little Thompson River runs along the southern border of the site. The neighborhood master plan proposes development within the farmed areas while the riparian corridor is proposed to remain protected as no development is envisioned within the corridor.

The application reflects changes in density and buffering from the original 2024 submittal. These changes were made to more closely align with the Comprehensive Plan. Based on comments received by the Town Trustees' and surrounding property owners, the following changes were made:

- A reduction in the overall number of residential units (reduced by 72 lots).
- An increase in the buffer area along the river to be aligned with the Colorado Parks & Wildlife recommendation.
- Lot type along CR 6C was changed to the largest single family lot type.
- The number of lots along CR 6C by 30% (16 lots).
- Change in product type along CR 6C to have rear lots adjacent to C6. This increases the separation of homes from the neighbors to the north and will allow for more landscape screening.
- An increased landscape buffer along CR 6.
- An increase of 9.63 acres in open space (an additional 8.1%).
-

Land Use Area

River Trails is approximately 93.56 acres. The project has proposed development that is consistent with the Land Use Map of the Comprehensive Plan 2021, which is designated as Suburban Residential (SR). The site is located south of E County Road 6C and east of S County Road 15.

Statement of Commercial Mineral Deposits

There are no known commercial mineral deposits on this site. Mapping per the Colorado Geological Survey website has been included which defines areas of 'high potential, low potential or unknown/no potential' for mineral deposits. It appears that this property falls into both the 'high potential' and 'low potential' categories. Regardless of mineral deposit potential, the owners do not intend to explore or mine any possible minerals.

Compliance with Section 30-2-131

Based on the size of the site and the number of proposed units, eight (8) subdivision identity points will be required. The specific subdivision identity elements to be provided, will be determined at the time of plat but a minimum of 8 element points will be provided.

The following is a list of elements that is being evaluated for this site, but is subject to change, so long as the required element points are achieved at the time of plat:

1. POCKET PARK	1
2. TRAILS	1
3. PLAYGROUND	1
4. BUFFER AREAS	1
5. EXISTING TREES	1
6. POLLINATOR GARDEN/PALETTE	1
7. ALLEY LOADED STREETS	2
8. USABLE OPEN SPACE	1
TOTAL	9

Compliance with the Town Comprehensive Plan

The proposed development utilized the Comprehensive Plan, the Trails Master Plan and the Open Space Master Plan as a guide in tandem with the Land Development Code when preparing the application materials. In addition, the application reflects changes by reducing density, increasing open space and increasing the buffer corridor, from the original 2024 submittal. These changes were made to more closely align with the Comprehensive Plan. The proposed development integrates the goals set out in the Town Comprehensive Plan in the following ways:

Land Use and Growth Management

(Goals/Objectives: 1.1.1, 1.1.2, 1.1.3, 1.6.1, 1.6.2)

The proposed development is designed to provide connections to the perimeter road network and pedestrian connections that will connect to development to the north, east and south. In

addition, the layout provides continuous, direct, convenient, and safe pedestrian pathways to proposed parks and open space areas. The site is well situated for housing per the Comprehensive Plan which designates this particular property for suburban residential development. In addition, the proposed plan is consistent with the Open Space Master Plan and the Trails Master Plan. The river corridor will act as a natural separator between the Little Thompson River and the proposed development. In addition, the development of this property will serve as a larger link to the river corridor for both the residents of this subdivision, as well as the larger community. The river corridor which runs throughout Berthoud will serve as a large scale habitat area, buffer area and trail area for the community.

Circulation and Transportation

(Goals/Objectives: 2.2.1, 2.2.8, 2.2.11, 2.2.12)

This plan provides a safe and efficient transportation network that accommodates pedestrians, vehicles and bicycles. It is planned as a pedestrian oriented and walkable community with detached sidewalks, tree lawns, street trees and connections throughout the community, to adjacent neighborhoods. Several access points to the site are proposed from S County Road 15 and E County Road 6C.

Community Character and Urban Design

(Goals/Objectives: 3.1.2, 3.1.3, 3.1.4)

This plan provides a community that promotes high quality development. This development is pedestrian oriented and walkable with detached sidewalks, tree lawns and street trees. Future residents of this community will be able to walk to adjacent subdivisions and parks. Site identity features could include a pocket park, trails, play equipment, protection of existing trees, the use of a pollinator garden plant palette, buffer areas and alley loaded streets. The majority of this property has historically been farmed. This property has the unique benefit of being located adjacent to the Little Thompson River which will allow for an open space corridor and trails near the natural feature. The proposed buffer along the river corridor will also serve to protect this natural feature and support the resiliency of the corridor. We will work with the Town during the platting process to coordinate educational opportunities and/or interpretive sign locations.

Public Infrastructure

(Goals/Objectives: 1.8.1, 1.8.2, 4.2.5, 4.4.2, 4.6.1, 4.8.3)

The proposed development is a logical extension of the Town of Berthoud public services without placing additional burdens on existing residents and businesses. There are nearby utilities and surrounding Berthoud streets. The design allows for phasing that is both responsible and flexible. Infrastructure will be provided so as to meet the requirements of the

Comprehensive Plan and/or the Land Use Code. Additional detailed design information will be provided with future platting. We will continue to work with the Town and the Fire Department to ensure adequate infrastructure and safety mechanisms (such as utility looping) are in place.

Rationale of How Neighborhood Master Plan Correlates to Proposed Zone District

The proposed residential product types directly correlate to the proposed zone district (SR). Single-family detached (front and rear loaded), townhomes, and duplex lots are envisioned for this property. This proposal requires four (4) housing diversity types per the Land Use Code. The proposal meets this requirement as the following types are proposed front load single-family detached, alley load single-family detached, townhomes and duplex lots. These are all encouraged uses within the SR zone district. The mix of housing types will provide a range of housing types and prices points for the community.

Water Dedication

Domestic water service for the project will be provided by the Town of Berthoud. On-site water mains will be looped through the development to provide domestic water service and fire flows. The water network will connect to the Town's system in two places: 1) West, across 1st Street/CR 15, connecting in the Heritage Ridge subdivision, and 2) Northeast of the site, connecting to a waterline in Springhill Lane that extends north. Currently, there is a Little Thompson Water District (LTWD) main that runs east/west located south of Nebraska Avenue in the Farmstead West subdivision; a branch off that main extends south within Springhill Lane for approximately 725-feet (where the 2nd connection point is). As part of this project, the branch line will be disconnected from the LTWD main and extended north where it will be connected to the 12" water main within Nebraska Avenue.

Stormwater

Sanitary sewer service for the project will be provided from the Town of Berthoud. The sewer service will be connected via gravity flow to the 24" sewer main that runs on the south side of the project site conveying flows east to the wastewater treatment plant.

River Trails Rezone Narrative **January 30, 2025**

River Trails rezone is approximately 100.5 acres. The site is located west S County Road 15 and south of E County Road 6C. The existing zoning is Larimer County RR2-Rural Residential and we are requesting a change to Suburban Residential (SR) and Agriculture (AG).

These changes include:

1. Parcel 1: RR2 to SR (suburban residential) zoning
2. Parcel 2: RR2 to AG (agriculture) zoning

Written Statement Describing the Proposal and Addressing the Following Points:

I. Rationale for the proposed zoning:

The zone changes are intended to switch from County zoning (RR2 – Rural Residential) to Town of Berthoud zoning and be in conformance with the 2021 Comprehensive Plan. The Future Land Use Map identifies this property as suited for suburban residential development, open space and agriculture. These designations are consistent with the proposed zoning with SR zoning proposed for the northern portion of the property and AG proposed for the southern portion of the property. The Town of Berthoud owns the southern portion of the property and does not intend to develop it.

II. Present and future impacts on the existing adjacent zone districts, uses, and physical character of the surrounding area:

Impacts on existing adjacent properties are anticipated to be minimal. The property is bordered by E County Road 6C and existing residential development to the north, the Heritage Ridge subdivision to the west, and existing residential development to the north. The Town of Berthoud will acquire the property south of the Little Thompson River which will remain undeveloped and serve as a buffer to other county parcels along the edge of the Town's growth management area. The River Trails development is consistent with the comprehensive plan and will establish the pattern of a high-quality residential neighborhood in Berthoud.

III. Impact of the proposed zone on area accesses and traffic patterns:

Traffic impacts of the River Trails rezone will be minimal. A preliminary traffic study has been submitted with this package which provides information on potential improvements required at the time of plat. Access to the site will be provided at multiple locations to help spread out the traffic impacts. These access points include connections to S County Road 15 and E County Road 6C. Improvements to the road network will be incorporated into construction documents (future entitlement) as required per the traffic study analysis. This will include improvements to County Road 6c and County Road 15. As part of any future platting application, pedestrian connections to regional trails and the inclusion of new local trails will further enhance the overall circulation options for the community.

IV. Availability of utilities for any potential development:

Water

Domestic water service for the project will be provided by the Town of Berthoud. On-site water mains will be looped through the development to provide domestic water service and fire flows. The water network will connect to the Town's system in two places: 1) West, across 1st Street/CR 15, connecting in the Heritage Ridge subdivision, and 2) Northeast of the site, connecting to a waterline in Springhill Lane that extends north. Currently, there is a Little Thompson Water District (LTWD) main that runs east/west located south of Nebraska Avenue in the Farmstead West subdivision; a branch off that main extends south within Springhill Lane for approximately 725-feet (where the 2nd connection point is). As part of this project, the branch line will be disconnected from the LTWD main and extended north where it will be connected to the 12" water main within Nebraska Avenue.

Sanitary Sewer

Sanitary sewer service for the project will be provided from the Town of Berthoud. The sewer service will be connected via gravity flow to the 24" sewer main that runs on the south side of the project site conveying flows east to the wastewater treatment plant.

V: Present and future impacts on public facilities and services, including, but not limited to, fire, police, water, sanitation, roadways, parks, schools, and transit:

Impacts on public facilities and services are acknowledged. The site was designed based on the criteria as defined in the Comprehensive Plan, Open Space and Trails Master Plans to create a connected development. Due to the increase in residential units and traffic, there will be an increase in service calls for law enforcement and fire protection. Parks, open space, transportation improvements, and trails are all planned components of this development. This property is a critical piece of the larger Little Thompson River Corridor district and preservation of that corridor and connections via this development are integral components of the design. The developer believes that by providing these facilities within the development, there will be minimal impact on existing Town facilities. Similar to all of the other development in the area, the residents will utilize the Town's parks and trail facilities. As part of the Town's review process, we understand that proposed designs will be referred to different agencies such as fire, schools, water & sanitation districts etc. and information collected from these agencies will be incorporated into future plans.

VI. The relationship between the proposal and the Town Comprehensive Plan:

The rezoning is consistent with the Town's Comprehensive Plan 2021 Land Use Goals with proposed zoning matching the Future Land Use Plan. The Future Land Use Map identifies this property for residential development which is consistent with the proposed zoning of Suburban Residential. The proposed zoning will allow for land use design which supports several goals as established in the Comprehensive Plan including but not limited to:

- Providing logical extensions of the Town's infrastructure to allow for efficient development.
- Providing logical and safe extensions of the Town's road network.
- Providing the framework for parks and open space areas to support the residential development. Significant buffers are provided around the perimeter of the property. In addition, a large buffer is maintained along the Little Thompson River. Pocket parks and

greenbelts throughout the development will serve as connections to the larger open space area on the south side of the property.

- Providing access and connectivity to open space and natural areas. A robust trail system is planned for this community. It will include a mix of hard surface and soft surface trails. In addition, there will be a mix of detached walks and neighborhood trails which connect the street network, the park network and the open space areas.
- Expanding the pedestrian and bicycle trail facilities in the community. A combination of on-street bike lanes, neighborhood trails, detached walks and a connection to the future town regional trail (located on the south side of the Little Thompson River) will provide a robust and safe network for both pedestrians and bicyclists.
- Expanding the opportunity for residential development and diversity of product types. There are three unique product types included with this development. This will provide both a mix of product types and price points for the community.

VII. Public benefits arising from the proposal:

This property currently has County zoning (RR2-Rural Residential). With annexation to the Town of Berthoud, Suburban Residential (SR) zoning is proposed for this property, consistent with the Comprehensive Plan. While similar residential density is permitted in the County, it will be a greater benefit for this property to develop as a Town of Berthoud property due to the location within the GMA (there is additional property to the east, west and south within the town's GMA) and to best align the development with the goals of the Town. This will ensure that park and open space design, architectural features and overall development standards are aligned with the Town's standards.

A variety of housing is planned for the proposed community, including townhomes, duplexes, and detached single family homes, offering the area residents a variety of housing options in the area. The neighborhood park, situated along the Little Thompson River will be a focal point not only for the new residents of the project but will be enjoyed by all of the town's residents. A regional trail is planned along the Little Thompson River, providing a vital connection in the Town's overall trail system. In addition, the development will preserve the Little Thompson River corridor with a significant buffer to the development. This is aligned with the Town's vision of the corridor. The numerous amenities will provide a high quality of life not only for the residents of the project, but for the surrounding community as well. Additionally, the increased sales and property taxes generated by the community along with the infrastructure constructed during its completion will offset any impacts on the Town.

March 14, 2025

Town of Berthoud
328 Massachusetts Avenue
PO Box 1229
Berthoud, CO. 80513

RE: River Trails Property Annexation – Impact Report

Dear Town Staff:

The River Trails property is requesting annexation into the Town of Berthoud, proposing a residential development on the northern 93.56 acres. The existing homestead is not intended for development. The River Trails property is located on the east side of S County Road 15 and south of E County Road 6C. The annexation is for approximately 106.084 acres while the concept for the project includes approximately 90.56 acres of land. The report analyzes the proposed development's impact with respect to the Town of Berthoud's services.

Sincerely,

Kristin Turner
Partner, TB Group, LLC

River Trails Property Annexation Development Impact Assessment Statements

General Project Description

The River Trails property is located on the east of S County Road 15 and south of E County Road 6C. This site includes approximately 106.084 acres of land. The proposed land use is for a residential development, including open space, park space and trails.

Water

Domestic water service for the project will be provided by the Town of Berthoud. On-site water mains will be looped through the development to provide domestic water service and fire flows. The water network will connect to the Town's system in two places: 1) West, across 1st Street/CR 15, connecting in the Heritage Ridge subdivision, and 2) Northeast of the site, connecting to a waterline in Springhill Lane that extends north. Currently, there is a Little Thompson Water District (LTWD) main that runs east/west located south of Nebraska Avenue in the Farmstead West subdivision; a branch off that main extends south within Springhill Lane for approximately 725-feet (where the 2nd connection point is). As part of this project, the branch line will be disconnected from the LTWD main and extended north where it will be connected to the 12" water main within Nebraska Avenue.

Sanitary Sewer

Sanitary sewer service for the project will be provided from the Town of Berthoud. The sewer service will be connected via gravity flow to the 24" sewer main that runs on the south side of the project site conveying flows east to the wastewater treatment plant.

Natural Gas

The developer will work with Xcel Energy during the entitlement and design processes to address impacts on the existing natural gas system(s) surrounding the property. It is expected that the project will work with utility providers in the area to extend service lines and capacity to meet the natural gas demands of the project.

Electric

The developer will work with Xcel Energy during the entitlement and design processes to address impacts on the existing electrical system(s) surrounding the property. It is expected that the project will work with utility providers in the area to extend service lines and capacity to meet the electrical demands of the project.

Drainage

Storm water drainage will be designed to convey, detain, and release runoff flows using grading to develop drainage patterns that achieve design goals based on standard practice and regulatory requirements. The storm water design will be based on the development layout and existing topography.

Telephone

Telephone service will be provided by local available communications. The projected use is anticipated to be a typical usage similar to other residential projects of this size. It is anticipated that we will work with communications provider as we proceed through the approval and development process to ensure that the most recent technologies are available to the future residential land uses.

Streets

The River Trails property is bordered by S County Road 15 to the west and E County Road 6C to the north, both of which will provide access for this community. A preliminary traffic impact study has been submitted with this package and will be reviewed and updated as necessary as future plats move forward.

Law enforcement

Law enforcement for the River Trails property would be provided by the Larimer County sheriff through the existing agreement. It is not anticipated that there would be special security needs or a specific need for additional officers. As with all law enforcement agencies, it is understood that regular internal assessment and planning by these departments helps with planning for population growth, within the region they support.

Fire protection

Fire protection for the River Trails property would be provided by Berthoud Fire Protection District. It is not anticipated that the River Trails project would pose special fire hazards. Fire prevention requirements, fire detection, fire lanes, emergency access, etc. would be provided as required by code.

Schools

The River Trails project is within the Thompson School District. The School District is a referral agency and to date, no comments have been received. The applicant reached out to the School District on September 10, 2024 to request the student projections as well as confirm if the school district would request a school site at this location or not. The school district provided projections which have been given to Town staff and confirmed that they do not intend to request a school site at River Trails and will require cash-in-lieu.

Parks and recreation

The River Trails project will be part of the River Trails metropolitan district which will include park amenities, including open spaces and trails, and active and passive recreation.

Library

The River Trails property is within the Berthoud Community Library District. We will work with the District to identify and address any impacts of this project.

Environmental considerations

The Little Thompson River runs south of the property and will generally create the division between the developed area (north of the river) and the undeveloped area (south of the river). The River Trails property has historically been used for farming and there are no additional environmentally sensitive areas.

Economic development potential

The River Trails residential development will provide the opportunity for a diverse mix of housing and is anticipated to be a positive addition to the Town of Berthoud economy. The applicant understands that the increased tax base to the Town for residential development is nominal. During the building permit process, impact fees are collected to offset the cost of residential development. By utilizing a conservative factor of 2.5 people per house, the resulting population of River Trails will be 860 residents. These individuals will contribute to the consumer base in Berthoud resulting in a positive overall impact to the tax base. Refer to the table below for additional details on the impact to the tax base for the community.

The taxing authorities for this property include the following:

Tax Authority
THOMPSON R2-J GEN FUND
LARIMER COUNTY
NCWCD SPECIAL
BERTHOUD FIRE DISTRICT
THOMPSON R2-J BOND PYMT
BERTHOUD COMM LIBRARY DIST
THOMPSON VALLEY HLTH SVC DST
N COLO WATER CONS DIST
LARIMER CO PEST CTRL DST
LARIMER CONSERVATION DISTRICT
LITTLE THOMPSON WATER

Economic Analysis

The economic analysis included below calculates the total fees, based upon the number of building permits issued via current fees.

River Trails - Annexation: Fiscal Impact Summary

13-May

Neighborhood Master Plan January 2025

One Time Revenue:

Contributory Fees:	
Park Development Impact Fee	\$1,407,614.40
Public Facilities Fee	\$300,898.00
Park Dedication Impact Fee	\$351,938.40
Storm Drainage Fee	\$640,080.00
Residential Road Impact Fee	\$1,089,744.00
1% Sales Tax 1998	\$638,440.00
1% Sales Tax 2019 (Open Space)	\$638,440.00
2% Sales/Use Tax	\$1,276,880.00
0.8% Larimer County Open Space Tax	\$500,832.00

Subtotal	\$6,844,866.80
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Impact Offset Fees:	
Building Residential Permit Fee	\$850,209.50
Residential Electrical Fee	\$70,540.00
Admin Fee	\$17,200.00
Technology Fee	\$17,200.00
ALFA Line Fee	\$189,200.00
Construction Water	\$8,600.00
Raw Water System Investment	\$84,280.00
Waste Water Plant Investment	\$2,062,280.00
Water Plant Investment	\$2,373,600.00
Residential Temp Electrical Meter	\$29,240.00
Master Plan Review	\$34,400.00
MS4 Erosion Control Permit	\$17,200.00
Meter Assembly Fee 3/4"	\$161,215.60

Subtotal	\$5,915,165.10
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Total One Time Revenue	\$12,760,031.90
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Neighborhood Master Plan Fall 2024

One Time Revenue:

Contributory Fees:	
Park Development Impact Fee	\$1,653,965.60
Public Facilities Fee	\$353,607.00
Park Dedication Impact Fee	\$413,542.80
Storm Drainage Fee	\$755,160.00
Residential Road Impact Fee	\$1,279,860.00
1% Sales Tax 1998	\$746,960.00
1% Sales Tax 2019 (Open Space)	\$746,960.00
2% Sales/Use Tax	\$1,493,920.00
Tax	\$587,488.00

Subtotal	\$8,031,463.40
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Impact Offset Fees:	
Building Residential Permit Fee	\$1,002,679.05
Residential Electrical Fee	\$85,770.00
Admin Fee	\$20,800.00
Technology Fee	\$20,800.00
ALFA Line Fee	\$228,800.00
Construction Water	\$10,400.00
Raw Water System Investment	\$101,920.00
Waste Water Plant Investment	\$2,493,920.00
Water Plant Investment	\$2,870,400.00
Residential Temp Electrical Meter	\$35,360.00
Master Plan Review	\$41,600.00
MS4 Erosion Control Permit	\$20,800.00
Meter Assembly Fee 3/4"	\$194,958.40

Subtotal	\$7,128,207.45
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Total One Time Revenue	\$15,159,670.85
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Pre-Application Master Plan

One Time Revenue:

Contributory Fees:	
Park Development Impact Fee	\$2,649,429.60
Public Facilities Fee	\$566,347.00
Park Dedication Impact Fee	\$662,420.40
Storm Drainage Fee	\$1,215,816.00
Residential Road Impact Fee	\$2,051,202.00
1% Sales Tax 1998	\$1,200,160.00
1% Sales Tax 2019 (Open Space)	\$1,200,160.00
2% Sales/Use Tax	\$2,400,320.00
Tax	\$953,568.00

Subtotal	\$12,899,423.00
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Impact Offset Fees:	
Building Residential Permit Fee	\$1,614,898.45
Residential Electrical Fee	\$132,350.00
Admin Fee	\$32,300.00
Technology Fee	\$32,300.00
ALFA Line Fee	\$355,300.00
Construction Water	\$16,150.00
Raw Water System Investment	\$158,270.00
Waste Water Plant Investment	\$3,872,770.00
Water Plant Investment	\$4,457,400.00
Residential Temp Electrical Meter	\$54,910.00
Master Plan Review	\$64,600.00
MS4 Erosion Control Permit	\$32,300.00
Meter Assembly Fee 3/4"	\$302,747.90

Subtotal	\$11,126,296.35
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Total One Time Revenue	\$24,025,719.35
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Annual Revenue:

Town of Berthoud	\$90,365.02
Thompson R2-J Gen Fund	\$363,935.84
Thompson R2-J Bond Pymt	\$56,970.48
Larimer County	\$210,636.02
Berthoud Fire District	\$130,145.89
Berthoud Comm Library Dist	\$22,506.85
Thompson Valley Hlth Svc Dst	\$16,476.89
N Colo Water Cons Dist	\$9,377.86
Larimer Co Pest Ctl Dst	\$1,331.66
Berthoud Heritage Metro District	\$609,560.64

Total Annual Revenue \$1,511,307.14

Annual Revenue:

Town of Berthoud	\$105,493.00
Thompson R2-J Gen Fund	\$424,862.22
Thompson R2-J Bond Pymt	\$66,507.89
Larimer County	\$245,898.54
Berthoud Fire District	\$151,933.57
Berthoud Comm Library Dist	\$26,274.72
Thompson Valley Hlth Svc Dst	\$19,235.28
N Colo Water Cons Dist	\$10,947.80
Larimer Co Pest Ctl Dst	\$1,554.59
Berthoud Heritage Metro District	\$711,607.00

Total Annual Revenue \$1,764,314.60

Annual Revenue:

Town of Berthoud	\$240,358.77
Thompson R2-J Gen Fund	\$968,020.23
Thompson R2-J Bond Pymt	\$151,533.78
Larimer County	\$560,263.41
Berthoud Fire District	\$346,170.50
Berthoud Comm Library Dist	\$59,865.20
Thompson Valley Hlth Svc Dst	\$43,826.31
N Colo Water Cons Dist	\$24,943.83
Larimer Co Pest Ctl Dst	\$3,542.02
Berthoud Heritage Metro District	\$1,621,349.08

Total Annual Revenue \$4,019,873.13

River Trails - Annexation: Fiscal Impact Summary - Neighborhood Master Plan January 2025
13-May

One Time Revenue:		Contributory Fees										Offset Fees													
Number of Units		Subtotal of Contributory Fees per Unit	Park Development Impact Fee	Public Facilities Fee	Park Dedication Impact Fee	Storm Drainage Fee	Residential Road Impact Fee	1% Sales Tax 1998	1% Sales Tax 2019 (Open Space)	2% Sales/Use Tax	0.8% Larimer County Open Space Tax	Subtotal of Offset Fees per Unit	Building Residential Permit Fee	Residential Electrical Fee	Admin Fee	Technology Fee	ALFA Line Fee	Constructio n Water	Raw Water System Investment	Waste Water Plant Investment	Water Plant Investment	Residential Temp Electrical Meter	Master Plan Review	MS4 Permit - Berthoud Erosion Control Permit	Meter Assembly Fee 3/4"
36	Single Family Front Load (60' x 115')	\$23,348.00	\$4,713.60	\$1,007.00	\$1,178.40	\$2,184.00	\$3,657.00	\$2,210.00	\$2,210.00	\$4,420.00	\$1,768.00	\$17,627.60	\$2,908.95	\$200.00	\$50.00	\$50.00	\$550.00	\$25.00	\$245.00	\$5,995.00	\$6,900.00	\$85.00	\$100.00	\$50.00	\$468.65
62	Single Family Front Load (50' x 115')	\$23,020.00	\$4,713.60	\$1,007.00	\$1,178.40	\$2,016.00	\$3,657.00	\$2,210.00	\$2,210.00	\$4,420.00	\$1,608.00	\$17,403.60	\$2,684.95	\$200.00	\$50.00	\$50.00	\$550.00	\$25.00	\$245.00	\$5,995.00	\$6,900.00	\$85.00	\$100.00	\$50.00	\$468.65
34	Alley Loaded Single Family	\$19,136.20	\$3,844.00	\$822.00	\$961.20	\$1,848.00	\$2,973.00	\$1,810.00	\$1,810.00	\$3,620.00	\$1,448.00	\$17,188.65	\$2,460.00	\$210.00	\$50.00	\$50.00	\$550.00	\$25.00	\$245.00	\$5,995.00	\$6,900.00	\$85.00	\$100.00	\$50.00	\$468.65
140	Duplex Lots	\$19,136.20	\$3,844.00	\$822.00	\$961.20	\$1,848.00	\$2,973.00	\$1,810.00	\$1,810.00	\$3,620.00	\$1,448.00	\$17,188.65	\$2,460.00	\$210.00	\$50.00	\$50.00	\$550.00	\$25.00	\$245.00	\$5,995.00	\$6,900.00	\$85.00	\$100.00	\$50.00	\$468.65
72	Townhomes	\$17,325.00	\$3,844.80	\$822.00	\$961.20	\$1,596.00	\$2,973.00	\$1,485.00	\$1,485.00	\$2,970.00	\$1,188.00	\$16,815.60	\$2,096.95	\$200.00	\$50.00	\$50.00	\$550.00	\$25.00	\$245.00	\$5,995.00	\$6,900.00	\$85.00	\$100.00	\$50.00	\$468.65
		Contributory Fees										Offset Fees													
Total One Time Fees		\$6,844,866.80	\$1,407,614.40	\$300,898.00	\$351,938.40	\$640,080.00	\$1,089,744.00	\$638,440.00	\$638,440.00	\$1,276,880.00	\$500,832.00	\$5,915,165.10	\$850,209.50	\$70,540.00	\$17,200.00	\$17,200.00	\$189,200.00	\$8,600.00	\$84,280.00	\$2,062,280.00	\$2,373,600.00	\$29,240.00	\$34,400.00	\$17,200.00	\$161,215.60
Total One Time Fees		\$12,760,031.90																							
Annual Recurring Revenue		Estimated Average Unit Value	Town of Berthoud	Thompson R2-J Gen Fund	Thompson R2-J Bond Pymt	Larimer County	Berthoud Fire District	Berthoud Comm Library Dist	Thompson Valley Hlth Svc Dst	N Colo Water Cons Dist	Larimer Co Pest Ctl Dst	Berthoud Heritage Metro District	Total Annual Property Taxes												
Mill Rate			9.636	38.808	6.075	22.461	13.878	2.4	1.757	1	0.142	65	161.16												
36	Single Family Front Load (60' x 115')	\$675,000.00	\$348.63	\$1,404.07	\$219.79	\$812.64	\$502.11	\$86.83	\$63.57	\$36.18	\$5.14	\$2,351.70	\$5,830.66												
62	Single Family Front Load (50' x 115')	\$525,000.00	\$271.16	\$1,092.06	\$170.95	\$632.05	\$390.53	\$67.54	\$49.44	\$28.14	\$4.00	\$1,829.10	\$4,534.96												
34	Alley Loaded Single Family	\$515,000.00	\$265.99	\$1,071.26	\$167.69	\$620.01	\$383.09	\$66.25	\$48.50	\$27.60	\$3.92	\$1,794.26	\$4,448.58												
140	Duplex Lots	\$500,000.00	\$258.24	\$1,040.05	\$162.81	\$601.95	\$371.93	\$64.32	\$47.09	\$26.80	\$3.81	\$1,742.00	\$4,319.01												
72	Townhomes	\$425,000.00	\$219.51	\$884.05	\$138.39	\$511.66	\$316.14	\$54.67	\$40.02	\$22.78	\$3.23	\$1,480.70	\$3,671.16												
Total Annual Tax Receipts			\$90,365.02	\$363,935.84	\$56,970.48	\$210,636.02	\$130,145.89	\$22,506.85	\$16,476.89	\$9,377.86	\$1,331.66	\$609,560.64	\$1,511,307.14												

River Trails - Annexation: Fiscal Impact Summary - Neighborhood Master Plan Fall 2024
13-May

One Time Revenue:		Contributory Fees										Offset Fees													
Number of Units		Subtotal of Contributory Fees per Unit	Park Development Impact Fee	Public Facilities Fee	Park Dedication Impact Fee	Storm Drainage Fee	Residential Road Impact Fee	1% Sales Tax 1998	1% Sales Tax 2019 (Open Space)	2% Sales/Use Tax	0.8% Larimer County Open Space Tax	Subtotal of Offset Fees per Unit	Building Residential Permit Fee	Residential Electrical Fee	Admin Fee	Technology Fee	ALFA Line Fee	Constructio n Water	Raw Water System Investment	Waste Water Plant Investment	Water Plant Investment	Residential Temp Electrical Meter	Master Plan Review	MS4 Permit - Berthoud Erosion Control Permit	Meter Assembly Fee 3/4"
0	Single Family Front Load (60' x 115')	\$23,348.00	\$4,713.60	\$1,007.00	\$1,178.40	\$2,184.00	\$3,657.00	\$2,210.00	\$2,210.00	\$4,420.00	\$1,768.00	\$17,627.60	\$2,908.95	\$200.00	\$50.00	\$50.00	\$550.00	\$25.00	\$245.00	\$5,995.00	\$6,900.00	\$85.00	\$100.00	\$50.00	\$468.65
63	Single Family Front Load (50' x 115')	\$23,020.00	\$4,713.60	\$1,007.00	\$1,178.40	\$2,016.00	\$3,657.00	\$2,210.00	\$2,210.00	\$4,420.00	\$1,608.00	\$17,403.60	\$2,684.95	\$200.00	\$50.00	\$50.00	\$550.00	\$25.00	\$245.00	\$5,995.00	\$6,900.00	\$85.00	\$100.00	\$50.00	\$468.65
125	Alley Loaded Single Family	\$19,136.20	\$3,844.00	\$822.00	\$961.20	\$1,848.00	\$2,973.00	\$1,810.00	\$1,810.00	\$3,620.00	\$1,448.00	\$17,188.65	\$2,460.00	\$210.00	\$50.00	\$50.00	\$550.00	\$25.00	\$245.00	\$5,995.00	\$6,900.00	\$85.00	\$100.00	\$50.00	\$468.65
132	Duplex Lots	\$19,136.20	\$3,844.00	\$822.00	\$961.20	\$1,848.00	\$2,973.00	\$1,810.00	\$1,810.00	\$3,620.00	\$1,448.00	\$17,188.65	\$2,460.00	\$210.00	\$50.00	\$50.00	\$550.00	\$25.00	\$245.00	\$5,995.00	\$6,900.00	\$85.00	\$100.00	\$50.00	\$468.65
96	Townhomes	\$17,325.00	\$3,844.80	\$822.00	\$961.20	\$1,596.00	\$2,973.00	\$1,485.00	\$1,485.00	\$2,970.00	\$1,188.00	\$16,815.60	\$2,096.95	\$200.00	\$50.00	\$50.00	\$550.00	\$25.00	\$245.00	\$5,995.00	\$6,900.00	\$85.00	\$100.00	\$50.00	\$468.65
	Total One Time Fees	Contributory Fees \$8,031,463.40	\$1,653,965.60	\$353,607.00	\$413,542.80	\$755,160.00	\$1,279,860.00	\$746,960.00	\$746,960.00	\$1,493,920.00	\$587,488.00	Offset Fees \$7,128,207.45	\$1,002,679.05	\$85,770.00	\$20,800.00	\$20,800.00	\$228,800.00	\$10,400.00	\$101,920.00	\$2,493,920.00	\$2,870,400.00	\$35,360.00	\$41,600.00	\$20,800.00	\$194,958.40
	Total	\$15,159,670.85																							
Annual Recurring Revenue		Estimated Average Unit Value	Town of Berthoud	Thompson R2-J Gen Fund	Thompson R2-J Bond Pymt	Larimer County	Berthoud Fire District	Berthoud Comm Library Dist	Thompson Valley Hlth Svc Dst	N Colo Water Cons Dist	Larimer Co Pest Ctl Dst	Berthoud Heritage Metro District	Total Annual Property Taxes												
	Mill Rate		9.636	38.808	6.075	22.461	13.878	2.4	1.757	1	0.142	65	161.16												
0	Single Family Front Load (60' x 115')	\$675,000.00	\$348.63	\$1,404.07	\$219.79	\$812.64	\$502.11	\$86.83	\$63.57	\$36.18	\$5.14	\$2,351.70	\$5,830.66												
63	Single Family Front Load (50' x 115')	\$525,000.00	\$271.16	\$1,092.06	\$170.95	\$632.05	\$390.53	\$67.54	\$49.44	\$28.14	\$4.00	\$1,829.10	\$4,534.96												
125	Alley Loaded Single Family	\$515,000.00	\$265.99	\$1,071.26	\$167.69	\$620.01	\$383.09	\$66.25	\$48.50	\$27.60	\$3.92	\$1,794.26	\$4,448.58												
132	Duplex Lots	\$500,000.00	\$258.24	\$1,040.05	\$162.81	\$601.95	\$371.93	\$64.32	\$47.09	\$26.80	\$3.81	\$1,742.00	\$4,319.01												
96	Townhomes	\$425,000.00	\$219.51	\$884.05	\$138.39	\$511.66	\$316.14	\$54.67	\$40.02	\$22.78	\$3.23	\$1,480.70	\$3,671.16												
	Total Annual Tax Receipts		\$105,493.00	\$424,862.22	\$66,507.89	\$245,898.54	\$151,933.57	\$26,274.72	\$19,235.28	\$10,947.80	\$1,554.59	\$711,607.00	\$1,764,314.60												

River Trails - Annexation: Fiscal Impact Summary - Pre-Application Plan
13-May

One Time Revenue:		Contributory Fees										Offset Fees													
Number of Units		Subtotal of Contributory Fees per Unit	Park Development Impact Fee	Public Facilities Fee	Park Dedication Impact Fee	Storm Drainage Fee	Residential Road Impact Fee	1% Sales Tax 1998	1% Sales Tax 2019 (Open Space)	2% Sales/Use Tax	0.8% Larimer County Open Space Tax	Subtotal of Offset Fees per Unit	Building Residential Permit Fee	Residential Electrical Fee	Admin Fee	Technology Fee	ALFA Line Fee	Constructio n Water	Raw Water System Investment	Waste Water Plant Investment	Water Plant Investment	Residential Temp Electrical Meter	Master Plan Review	MS4 Permit - Berthoud Erosion Control Permit	Meter Assembly Fee 3/4"
150	Estate Lots	\$23,348.00	\$4,713.60	\$1,007.00	\$1,178.40	\$2,184.00	\$3,657.00	\$2,210.00	\$2,210.00	\$4,420.00	\$1,768.00	\$17,627.60	\$2,908.95	\$200.00	\$50.00	\$50.00	\$550.00	\$25.00	\$245.00	\$5,995.00	\$6,900.00	\$85.00	\$100.00	\$50.00	\$468.65
41	Single Family Front Load (50' x 115')	\$23,020.00	\$4,713.60	\$1,007.00	\$1,178.40	\$2,016.00	\$3,657.00	\$2,210.00	\$2,210.00	\$4,420.00	\$1,608.00	\$17,403.60	\$2,684.95	\$200.00	\$50.00	\$50.00	\$550.00	\$25.00	\$245.00	\$5,995.00	\$6,900.00	\$85.00	\$100.00	\$50.00	\$468.65
123	Alley Loaded Single Family	\$19,136.20	\$3,844.00	\$822.00	\$961.20	\$1,848.00	\$2,973.00	\$1,810.00	\$1,810.00	\$3,620.00	\$1,448.00	\$17,188.65	\$2,460.00	\$210.00	\$50.00	\$50.00	\$550.00	\$25.00	\$245.00	\$5,995.00	\$6,900.00	\$85.00	\$100.00	\$50.00	\$468.65
192	Townhomes - Large	\$19,136.20	\$3,844.00	\$822.00	\$961.20	\$1,848.00	\$2,973.00	\$1,810.00	\$1,810.00	\$3,620.00	\$1,448.00	\$17,188.65	\$2,460.00	\$210.00	\$50.00	\$50.00	\$550.00	\$25.00	\$245.00	\$5,995.00	\$6,900.00	\$85.00	\$100.00	\$50.00	\$468.65
140	Townhomes - Small	\$17,325.00	\$3,844.80	\$822.00	\$961.20	\$1,596.00	\$2,973.00	\$1,485.00	\$1,485.00	\$2,970.00	\$1,188.00	\$16,815.60	\$2,096.95	\$200.00	\$50.00	\$50.00	\$550.00	\$25.00	\$245.00	\$5,995.00	\$6,900.00	\$85.00	\$100.00	\$50.00	\$468.65
		Contributory Fees										Offset Fees													
Total One Time Fees		\$12,899,423.00	\$2,649,429.60	\$566,347.00	\$662,420.40	\$1,215,816.00	\$2,051,202.00	\$1,200,160.00	\$1,200,160.00	\$2,400,320.00	\$953,568.00	\$11,126,296.35	\$1,614,898.45	\$132,350.00	\$32,300.00	\$32,300.00	\$355,300.00	\$16,150.00	\$158,270.00	\$3,872,770.00	\$4,457,400.00	\$54,910.00	\$64,600.00	\$32,300.00	\$302,747.90
Total		\$24,025,719.35																							
Annual Recurring Revenue		Estimated Average Unit Value	Town of Berthoud	Thompson R2-J Gen Fund	Thompson R2-J Bond Pymt	Larimer County	Berthoud Fire District	Berthoud Comm Library Dist	Thompson Valley Hlth Svc Dst	N Colo Water Cons Dist	Larimer Co Pest Ctl Dst	Berthoud Heritage Metro District	Total Annual Property Taxes												
Mill Rate			9.636	38.808	6.075	22.461	13.878	2.4	1.757	1	0.142	65	161.16												
150	Estate Lots	\$1,500,000.00	\$774.73	\$3,120.16	\$488.43	\$1,805.86	\$1,115.79	\$192.96	\$141.26	\$80.40	\$11.42	\$5,226.00	\$12,957.02												
41	Single Family Front Load (50' x 115')	\$525,000.00	\$271.16	\$1,092.06	\$170.95	\$632.05	\$390.53	\$67.54	\$49.44	\$28.14	\$4.00	\$1,829.10	\$4,534.96												
123	Alley Loaded Single Family	\$515,000.00	\$265.99	\$1,071.26	\$167.69	\$620.01	\$383.09	\$66.25	\$48.50	\$27.60	\$3.92	\$1,794.26	\$4,448.58												
192	Townhomes - Large	\$500,000.00	\$258.24	\$1,040.05	\$162.81	\$601.95	\$371.93	\$64.32	\$47.09	\$26.80	\$3.81	\$1,742.00	\$4,319.01												
140	Townhomes - Small	\$425,000.00	\$219.51	\$884.05	\$138.39	\$511.66	\$316.14	\$54.67	\$40.02	\$22.78	\$3.23	\$1,480.70	\$3,671.16												
Total Annual Tax Receipts			\$240,358.77	\$968,020.23	\$151,533.78	\$560,263.41	\$346,170.50	\$59,865.20	\$43,826.31	\$24,943.83	\$3,542.02	\$1,621,349.08	\$4,019,873.13												



Town of Berthoud
807 Mountain Ave.
P.O. Box 1229
Berthoud, CO 80513
970.532.2643

DEVELOPMENT REVIEW APPLICATION

All required information must be provided before submittal will be accepted and deemed complete.
To be complete, the application must include all items identified on the submittal checklist.
Please complete both sides of application form.

Parcel Number(s): 9425000003, 9424000006		
Site Address: SE Corner of S 1st Street & E CR 6C		
Project Name: River Trails		
Brief description of project: This is a proposal for a residential development which includes a mix of product types, park space, open space and trails.		
APPLICATION TYPE (Check as appropriate):		
☒ Annexation	☐ Preliminary Subdivision Plat	☐ Final Site Plan
☒ Rezoning	☐ Final Subdivision Plat	☐ PUD Amendment
☒ Concept Plan	☐ Plat Amendment	☐ PUD Preliminary Development Plan
☐ Minor Subdivision	☐ Oil and Gas	☐ PUD Final Development Plan
☐ Special Use Review	☐ ROW Vacation	☐ Other _____
APPLICANT		
Name: Kristin Turner		
E-mail: kristin@tbgroup.us Phone: 970.532.5891	Mailing Address: 444 Mountain Avenue City/State/Zip: Berthoud, CO 80513	
CONTACT PERSON (will receive correspondence from Town Staff/Referral Agencies)		
Name: Kristin Turner		
E-mail: kristin@tbgroup.us Phone: 970.532.5891	Mailing Address: 444 Mountain Avenue City/State/Zip: Berthoud, CO 80513	
OWNER(S) (If different than applicant)		
Name: River Trails, LLC, Jon Turner Manager		
E-mail: jon@hillsidecommercialgroup.com Phone: 970.204.9393	Mailing Address: 6355 N. Fairgrounds Ave. Suite 300 City/State/Zip: 6355 N. Fairgrounds Ave. Suite 300	
CONSULTANT (Engineer, Surveyor, or Planner)		
Name: Danny Weber, Avant Civil		
E-mail: dweber@avantcivilgroup.com Phone: 970.286.7995	Mailing Address: 1337 Riverside Avenue City/State/Zip: Fort Collins, CO 80524	

LAND USE INFORMATION		
Existing Use: Vacant		
Proposed Use: Residential		
Existing Zoning: RR2 - Rural Residential (C)	Adjacent zoning / land use:	
	East Side: RR2 - Rural Residential	North Side: RR2 - Rural Residential
Proposed Zoning: (if applicable): SR and AG	West Side: PUD & RR2 - Rural Residential	South Side: RR2 - Rural Residential
Number of acres: 93.56 AC		
Proposed Access: S CR15 & E CR 6C		
UTILITY SERVICE INFORMATION		
Water: Town of Berthoud		Sewer: Town of Berthoud
PROJECT INFORMATION		
Number of proposed units: 416 Number of phases: TBD Number of Units per phase: TBD Number of lots proposed: 344 Lot size minimum: 20x80 Lot size maximum: 50x115 Lot size average: 35x47 Gross density (units/acre): 3.67 du/ac Net density (units/acre): 4.43 du/ac Area and percent open space: 233.23 OS (35%)/ 7.25 Park (7.7%)	Non-Residential Building Area (Sq. Ft.) Proposed: N/A Non-Residential Construction Floor Area Ratio Proposed: N/A Total Number of Parking Spaces: N/A <u>Acreage of Site:</u> a. Gross: 93.56 (NMP) b. Right-of-Way: 16.00 c. Net (a-b) 77.56	
	Type of Housing Proposed (please check):	
	☒ Future Single Family ☒ Duplex ☐ Multi-family (# of units:)	☒ Townhouse ☐ Condominium

Signatures are required for ALL Property Owners and the Applicant	
I hereby certify that I am the lawful owner of the parcel(s) of land that this application concerns and consent to the action. I hereby permit Town of Berthoud staff to enter upon the property for the purposes of inspection relating to the application. Building Permits <u>will not be accepted</u> while this application is in process.	
Property Owner(s): DocuSigned by: Jon Turner A87589BA8EDB47D...	Date: 1/27/2025
Property Owner(s):	Date:
In submitting the application materials and signing this application agreement, I acknowledge and agree that the application is subject to the applicable processing and public hearing requirements set forth in the Development Code:	
Applicant: DocuSigned by: Kristin Turner 539267B64D61454...	Date: 1/29/2025

FOR OFFICE USE ONLY	Received By:	Date:
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RESOLUTION NUMBER 12

(SERIES 2024)

A RESOLUTION REGARDING PETITION FOR ANNEXATION FILED BY RIVER TRAILS, LLC AND SETTING THE MATTER FOR A PUBLIC HEARING

WHEREAS, River Trails, LLC as property owner (“the Petitioner”), filed with the Town Clerk a Petition for Annexation on July 29, 2024 (“the Petition”); and

WHEREAS, The Town Board of Trustees of the Town of Berthoud reviewed such Petition at its meeting held on September 10, 2024.

FINDINGS

The Town Board of Trustees hereby finds and concludes that the Petition substantially complies with Section 31-12-107(1), C.R.S., and that a public hearing should be held to determine if the proposed annexation of the 245.2 +/- -acre property, commonly known as Parcel Numbers 9425000004, 9425000003 and 9424000006, further described in Exhibit A, and generally located east of and adjacent to 1st Street and south of and adjacent to Larimer County Road 6C, in Larimer County, Colorado, complies with Section 31-12-104 and Section 31-12-105, C.R.S.

NOW THEREFORE BE IT RESOLVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COORADO, AS FOLLOWS:

The public hearing shall be set for November 12, 2014 beginning at 6:30 P.M., or as soon thereafter as the matter may be heard, with such hearing to be conducted at the Berthoud Town Board of Trustees Chambers, 807 Mountain Avenue, Berthoud, Colorado. The purpose of such hearing shall be to consider the Petition for Annexation and to determine whether the statutes referred to above have been complied with, whether the property is eligible for annexation, and whether the area proposed to be annexed meets the requirements of Section 31-12-104 and 31-12-105, C.R.S.

[Intentionally left blank]

MOVED, SECONDED AND ADOPTED BY THE TOWN BOARD OF TRUSTEES OF THE
TOWN OF BERTHOUD, COLORADO THIS 10th DAY OF SEPTEMBER, 2024.

TOWN OF BERTHOUD

By 
William Karspeck, Mayor

ATTEST:

By: 
Christian Samora, Town Clerk



Exhibit A: Legal Descriptions

PARCEL DESCRIPTION
RIVER TRAILS ANNEXATION NO. 1

A parcel of land situate in the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 30.00 feet to the POINT OF BEGINNING, also being a point on the boundary of the South First Street Annexation to the Town of Berthoud, recorded April 3, 1997, as Reception Number 19970020418 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, continuing along said North line and said annexation boundary, a distance of 20.00 feet;

THENCE North 00°21'20" West, continuing along said annexation boundary, a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, along said North right of way, a distance of 318.75 feet;

THENCE South 82°35'32" West a distance of 311.64 feet to a point on the North line of the South half of said SW1/4;

THENCE South 04°19'57" East a distance of 362.91 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;

THENCE North 08°56'36" West, along said East line, a distance of 178.75 feet;

THENCE South 89°38'27" West a distance of 27.84 feet to the Southeast corner of said South First Street Annexation;

THENCE North 00°23'06" West, along said annexation boundary a distance of 184.98 feet to the POINT OF BEGINNING.

Said described parcel of land contains 13,654 Square Feet or 0.313 Acres, more or less (±).

PARCEL DESCRIPTION
RIVER TRAILS ANNEXATION NO. 2

A parcel of land, situate in the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 59.46 feet to the POINT OF BEGINNING;

THENCE North 82°35'32" East a distance of 311.64 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, along said North right of way, a distance of 831.94 feet;

THENCE South 80°45'46" West a distance of 1036.95 feet;

THENCE South 00°32'05" East a distance of 872.85 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;

THENCE North 08°56'36" West, along said East line, a distance of 630.95 feet;

THENCE North 04°19'57" West a distance of 362.91 feet to the POINT OF BEGINNING.

Said described parcel of land contains 141,781 Square Feet or 3.255 Acres, more or less (±).

PARCEL DESCRIPTION
RIVER TRAILS ANNEXATION NO. 3

A parcel of land, situate in the South half (S1/2) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), and the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South Half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 50.37 feet;

THENCE North 00°57'33" West a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, along said North right of way, a distance of 1150.69 feet to the POINT OF BEGINNING;

THENCE North 89°02'27" East, continuing along said North right of way, a distance of 792.67 feet;
THENCE South 00°19'57" East a distance of 5.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Golden Acres Minor Land Division 02-S1964, recorded August 22, 2003 as Reception Number 20030107937 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, along said North right of way, a distance of 664.43 feet to a point on the East line of the North half of said SW1/4, from which the Center-South Sixteenth Corner of said Section 24 bears South 00°19'12" East a distance of 30.00 feet;

THENCE North 89°02'42" East, continuing along said North right of way, a distance of 1248.36 feet;
THENCE South 00°57'18" East a distance of 30.00 feet to a point on the North line of the South half of the Southeast Quarter of said Section 24;

THENCE South 61°08'42" West, along the approximate centerline of Rockwell Ditch, a distance of 422.20 feet;

THENCE South 23°25'42" West a distance of 142.60 feet to the approximate confluence of Rockwell Ditch and the Little Thompson River;

The following 8 courses are along the approximate centerline of said Little Thompson River.

THENCE North 75°15'42" West a distance of 89.83 feet;
THENCE South 38°48'59" West a distance of 75.80 feet;
THENCE South 30°41'09" West a distance of 150.28 feet;
THENCE South 12°10'45" West a distance of 120.83 feet;
THENCE South 40°45'06" West a distance of 110.06 feet;

THENCE South 62°50'06" West a distance of 144.57 feet;
THENCE South 67°38'42" West a distance of 325.77 feet;

THENCE South 52°17'46" West a distance of 99.24 feet to a point on the West line of the South half of the Southeast Quarter of said Section 24;

THENCE South 00°19'12" East, along said West line, a distance of 392.52 feet to the South Quarter Corner of said Section 24;

THENCE South 00°23'40" East, along the East line of the NW1/4 of said Section 25, a distance of 970.68 feet;

THENCE North 89°56'28" West a distance of 2493.94 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;

The following 4 courses are along the East line of said parcel.

THENCE North 02°04'42" East a distance of 624.62 feet;
THENCE North 07°20'03" East a distance of 149.82 feet;
THENCE North 07°04'32" East a distance of 153.28 feet to a point on North line of said NW1/4, from which the Northwest Corner of said Section 25 bears South 88°58'50" West a distance of 230.00 feet;
THENCE North 08°56'36" West a distance of 342.51 feet;
THENCE North 00°32'05" West a distance of 872.85 feet;
THENCE North 80°45'46" East a distance of 1036.95 feet to the POINT OF BEGINNING.

Said described parcel of land contains 6,259,750 Square Feet or 143.704 Acres, more or less (±).

PARCEL DESCRIPTION
RIVER TRAILS ANNEXATION NO. 4

A parcel of land, situate in the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 25 and assuming the South line of said NW1/4 as bearing North 89°10'21" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.58 feet Monumented by a #6 rebar with 2.5" aluminum cap stamped LS 17662 on the West end, and a #6 rebar with 2" aluminum cap stamped LS 13446 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°10'21" East, along said South line, a distance of 90.00 feet to the POINT OF BEGINNING;

THENCE North 02°04'42" East, along the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder, a distance of 1706.94 feet;

THENCE South 89°56'28" East a distance of 2493.94 feet to a point on the East line of said NW1/4;

THENCE South 00°23'40" East, along said East line, a distance of 1666.21 feet to the Center Quarter Corner of said Section 25;

THENCE South 89°10'21" West, along the South line of said NW1/4, a distance of 2567.58 feet to the POINT OF BEGINNING.

Said described parcel of land contains 4,266,195 Square Feet or 97.938 Acres, more or less (±).

River Trails
PETITION FOR ANNEXATION

We represent that we are the landowners of 100% of the land described in this Petition, excluding public streets, alleys, roads and easements, which is legally described on **Exhibit "A"** and depicted on **Exhibit "B"**, and affirm the following to be true and correct as of January 30, 2025, our petition for annexation is filed with the Town of Berthoud.

CONTIGUITY:

1. The perimeter of the proposed annexation has a distance of 1,439.87 feet of which 239.98 are contiguous to the existing Town Limits of Berthoud.
2. This contiguity results in a minimum of 16.6% of the perimeter (at least 1/6) of proposed annexation being contiguous to the Town of Berthoud.
3. The proposed annexation contains approximately 0.386 acres.
4. The requirements of §31-12-104 and §31-12-105 C.R.S., exist or have been met.
5. We further allege:
 - a. It is desirable and necessary that the territory be annexed to the Town of Berthoud.
 - b. A community of interest exists between the territory and the Town of Berthoud.
 - c. The territory is integrated or capable of being integrated with the Town of Berthoud.
 - d. The territory is urban or will be urbanized in the near future.
 - e. No land held in identical ownership is divided into separate parcels unless the owner of said tract has consented in writing or joins in this Petition.
 - f. No proceedings for annexation of the land described in this Petition have been commenced for annexation to another municipality.
6. The Petitioners understand that there may be a significant period of time before municipal utilities will be available, but anticipate that urbanization will be able to take place at a pace acceptable to them without immediate access to these utilities. Until urbanization takes place the petitioners intend to maintain their properties in their current uses, which uses are acceptable to the Town of Berthoud.

7. The Petitioners have submitted the petition with the intention that the property will be developed in accordance with Berthoud's Development Code, Comprehensive Plan, Municipal Code, resolutions and ordinances.
8. The Petitioners are aware that Berthoud has enacted fees and policies with the intention that growth should pay its own way and that growth should improve the health, safety and welfare of its citizens. Examples of Berthoud's fees which are acceptable to the petitioners include fees for: building, electric, construction meter, plan review, building permit administration, parks, trails and open space, public facilities infrastructure, streets, drainage, police facility infrastructure, general administration facility infrastructure, water administration, water meter, water tap, sewer tap, raw water, and other supplemental fees as appropriate.
9. The Petitioners understand that Berthoud is required by Colorado Revised Statutes to prepare and file an annexation impact report. The Petitioners will prepare a proposed annexation impact report and provide it to Berthoud for review and consideration six (6) weeks prior to the hearing.
10. The Petitioners agree to dedicate free and clear of all liens and encumbrances of any kind, and at no charge to the Town, all easements and rights-of-way for streets and other public ways and for other public purposes, within the Property as outlined in a Subdivision Improvements Agreement (approved at the time of final subdivision plat).
11. The Petitioners agree to dedicate, with the subdivision of the Property and at no cost to the Town, all required easements and right-of-way for installation and maintenance of infrastructure.
12. The Petitioners agree to design and install transportation infrastructure, utility infrastructure, and stormwater improvements to serve the Property prior to the issuance of any building permits for all or any portion of the property in accordance with Town standards. The Petitioners shall make such other improvements as required by Town ordinances and resolutions, to guarantee construction of all required improvements, and, if requested by Berthoud, to dedicate to Berthoud any or all other required improvements. The Petitioners agrees to enter into a subdivision improvements agreement pertaining to such improvements and other matters at time of final plat.
13. The Petitioners agree that oversizing agreements may exist that the Petitioners may be responsible for his/her fair share for oversizing of infrastructure. Likewise, Petitioners acknowledges that the Town may require the Petitioners to oversize infrastructure, which would be reimbursed by subsequent developers. The Petitioners acknowledge that the Town shall facilitate reimbursement of any financial participation by the Petitioners, over

and above the proportionate impact of the development. Such reimbursement shall come from new development directly connecting to the improvements.

14. The Petitioners agree to satisfy the public land dedication and landscaping requirements specified in the Town's Development Code.
15. The Petitioners agree that future development of the site will comply with any adopted infrastructure plans including but not limited to transportation, drainage, water, sewer, land use, parks, trails, open space and comprehensive plans.
16. The Petitioners agree that the design, improvement, construction, development, and use of the property shall be in conformance with, and that Petitioners shall comply with, all municipal, county, state and federal statutes, ordinances, rules and regulations.
17. The Petitioners agree that all land use approvals and building permits for the development of the Property shall be subject to requirements including, but not limited to, the payment of impact fees and development charges and other land use and development requirements in effect at the time that such proposed development applies for a building permit.
18. The Petitioners agree to convey to the Town, all water rights necessary for development and all irrigation water rights and associated carrying rights and groundwater rights associated with the property, and any related stock certificates evidencing ownership of the water rights, free and clear of all encumbrances and with all taxes and assessments related hereto paid in full, unless the Town in writing rejects any or all such water rights. Water rights may be conveyed on a pro-rata basis as building permits are issued.
19. Berthoud has various enterprise funds through which the utilities provided by Berthoud are financed. Examples of Berthoud's services are its water, wastewater and drainage utilities. Berthoud's Board of Trustees believe that the provision of utilities by Berthoud assists in complying with the *Berthoud Comprehensive Plan* and *Berthoud Development Code* and the petitioners request that Berthoud provide all utility services which are available now or in the future through Berthoud at a cost comparable to that which can be provided by any third party.
20. The Petitioners understand that the R2-J School District forms an integral part of the Berthoud community. Berthoud has enacted fees to support the acquisition of land by this School District. The Petitioners are aware of these fees and agree to financially support the District's land acquisition programs.

The terms of this Petition are binding on the heirs, devisers, successors and assigns of the parties. Therefore, the undersigned hereby request that the Town of Berthoud approve the annexation of the areas described herein.

DocuSigned by:



A87589BA8FDB47D

Petitioner

1/27/2025

Date

Petitioner

1/27/2025

Date

EXHIBIT A
PROJECT NAME
LEGAL DESCRIPTION

EXHIBIT B
PROJECT NAME
ANNEXATION MAP

SUPPLEMENT TO *PROJECT NAME* PETITION FOR ANNEXATION

The undersigned petitioners are requesting annexation by the Town of Berthoud of property of which they are 100% owners. The petitioners have submitted the petition with the intention that the property will be developed in accordance with Berthoud's *Development Code*, *Comprehensive Plan*, *Municipal Code*, resolutions and ordinances.

Section 1 – Capital Investment Fee

The petitioners are aware that Berthoud has enacted fees and policies with the intention that growth should pay its own way and should improve the health, safety and welfare of its citizens. Examples of Berthoud's fees, which are acceptable to the petitioners, include capital investment fees such as the water dedication fee, water system investment fee, wastewater system investment fee, parkland dedication fee, parkland development fee, public facilities fee and density transfer fee.

Section 2 – Enterprises

Berthoud has various enterprise funds through which the utilities provided by Berthoud are financed. Examples of services provided by Berthoud's enterprises are its water, wastewater and drainage utilities. Berthoud's Utility Board and the Board of Trustees believe that the provision of utilities by Berthoud assists in complying with the *Comprehensive Plan* and *Development Code* and the petitioners request that Berthoud provide all utility services which are available now or in the future through Berthoud at a cost comparable to that which can be provided by any third party.

Section 3 – Development Rate

Berthoud's *Development Code* requires that as a condition of approval for any subdivision a development agreement is executed which contains specific limitations on the rate at which the development can proceed. The petitioners understand that the growth of Berthoud is limited by the *Comprehensive Plan* and agree to comply with these limitations.

Section 4 – Open Space, Parks, Setbacks and Trails

Berthoud's citizens and its Board of Trustees have determined that open space and agriculture add to the community and have implemented sales taxes and fees to financially support trails, parks, open space and agriculture. The petitioners agree to provide land for increased setbacks, easements and/or rights-of-way for and along major arterials and for trails and open space. To the extent these setbacks, easements and/or rights-of-way improve the quality of the

property being annexed and are of a benefit to the Berthoud community, the petitioners hereby commit to providing land for these purposes.

Section 5 – R2-J School District Site Acquisition

The Thompson R2-J School District forms an integral part of the Berthoud community and Berthoud has adopted an Intergovernmental Agreement (IGA) with the District to collect fees in-lieu of dedication or land dedication to support the acquisition of land by this School District. The petitioners are aware of these fees or land dedication requirements and agree to support the District's land acquisition program.

Section 6 – Annexation Impact Report

Berthoud is required to prepare and file an annexation impact report. The petitioners have prepared an annexation impact report and provided it to Berthoud for review and consideration six (6) weeks prior to the hearing.

Section 7 – Rezoning

The petitioners will file site-specific development plans with the Town of Berthoud for review and consideration, following the approval the annexation, rezoning. The petitioner recognizes that vested rights do not occur until the time of final plat (FP) approval. In the event that the applicant pursues de-annexation prior to final plat (FP) approval, the Town agrees that it will cooperate with this request.

The petitioners intend that this supplement be attached to their Petition for Annexation and presented to the Board of Trustees for consideration in conjunction with the annexation.

EXHIBIT A

PARCEL DESCRIPTION **RIVER TRAILS ANNEXATION NO. 1**

A parcel of land situate in the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 30.00 feet to the POINT OF BEGINNING, also being a point on the boundary of the South First Street Annexation to the Town of Berthoud, recorded April 3, 1997, as Reception Number 19970020418 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, continuing along said North line and said annexation boundary, a distance of 20.00 feet;

THENCE North 00°21'20" West, continuing along said annexation boundary, a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, along said North right of way, a distance of 314.64 feet;

THENCE South 82°30'22" West a distance of 307.55 feet to a point on the North line of the South half of said SW1/4;

THENCE South 00°06'53" West a distance of 185.29 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;

THENCE South 08°56'36" East, along said East line, a distance of 178.75 feet;

THENCE South 77°12'38" West a distance of 27.92 feet to a point on the assumed West right of way line of County Road 15, lying 30' Westerly and parallel to the surveyed centerline of said road.

THENCE North 12°47'22" West, along said assumed West right of way line, a distance of 127.08 feet;

THENCE North 00°21'21" West a distance of 58.65 feet to a point on the boundary of said South First Street Annexation to the Town of Berthoud;

THENCE North 00°21'21" West, continuing along said South First Street Annexation, a distance of 184.98 feet to the POINT OF BEGINNING.

Said described parcel of land contains 16,828 Square Feet or 0.386 Acres, more or less (±).

SURVEYORS STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



River Trails
PETITION FOR ANNEXATION

We represent that we are the landowners of 100% of the land described in this Petition, excluding public streets, alleys, roads and easements, which is legally described on **Exhibit "A"** and depicted on **Exhibit "B"**, and affirm the following to be true and correct as of January 30, 2025, our petition for annexation is filed with the Town of Berthoud.

CONTIGUITY:

1. The perimeter of the proposed annexation has a distance of 4,197.07feet of which 699.51 are contiguous to the existing Town Limits of Berthoud.
2. This contiguity results in a minimum of 16.6% of the perimeter (at least 1/6) of proposed annexation being contiguous to the Town of Berthoud.
3. The proposed annexation contains approximately 3.656 acres.
4. The requirements of §31-12-104 and §31-12-105 C.R.S., exist or have been met.
5. We further allege:
 - a. It is desirable and necessary that the territory be annexed to the Town of Berthoud.
 - b. A community of interest exists between the territory and the Town of Berthoud.
 - c. The territory is integrated or capable of being integrated with the Town of Berthoud.
 - d. The territory is urban or will be urbanized in the near future.
 - e. No land held in identical ownership is divided into separate parcels unless the owner of said tract has consented in writing or joins in this Petition.
 - f. No proceedings for annexation of the land described in this Petition have been commenced for annexation to another municipality.
6. The Petitioners understand that there may be a significant period of time before municipal utilities will be available, but anticipate that urbanization will be able to take place at a pace acceptable to them without immediate access to these utilities. Until urbanization takes place the petitioners intend to maintain their properties in their current uses, which uses are acceptable to the Town of Berthoud.

7. The Petitioners have submitted the petition with the intention that the property will be developed in accordance with Berthoud's Development Code, Comprehensive Plan, Municipal Code, resolutions and ordinances.
8. The Petitioners are aware that Berthoud has enacted fees and policies with the intention that growth should pay its own way and that growth should improve the health, safety and welfare of its citizens. Examples of Berthoud's fees which are acceptable to the petitioners include fees for: building, electric, construction meter, plan review, building permit administration, parks, trails and open space, public facilities infrastructure, streets, drainage, police facility infrastructure, general administration facility infrastructure, water administration, water meter, water tap, sewer tap, raw water, and other supplemental fees as appropriate.
9. The Petitioners understand that Berthoud is required by Colorado Revised Statutes to prepare and file an annexation impact report. The Petitioners will prepare a proposed annexation impact report and provide it to Berthoud for review and consideration six (6) weeks prior to the hearing.
10. The Petitioners agree to dedicate free and clear of all liens and encumbrances of any kind, and at no charge to the Town, all easements and rights-of-way for streets and other public ways and for other public purposes, within the Property as outlined in a Subdivision Improvements Agreement (approved at the time of final subdivision plat).
11. The Petitioners agree to dedicate, with the subdivision of the Property and at no cost to the Town, all required easements and right-of-way for installation and maintenance of infrastructure.
12. The Petitioners agree to design and install transportation infrastructure, utility infrastructure, and stormwater improvements to serve the Property prior to the issuance of any building permits for all or any portion of the property in accordance with Town standards. The Petitioners shall make such other improvements as required by Town ordinances and resolutions, to guarantee construction of all required improvements, and, if requested by Berthoud, to dedicate to Berthoud any or all other required improvements. The Petitioners agrees to enter into a subdivision improvements agreement pertaining to such improvements and other matters at time of final plat.
13. The Petitioners agree that oversizing agreements may exist that the Petitioners may be responsible for his/her fair share for oversizing of infrastructure. Likewise, Petitioners acknowledges that the Town may require the Petitioners to oversize infrastructure, which would be reimbursed by subsequent developers. The Petitioners acknowledge that the Town shall facilitate reimbursement of any financial participation by the Petitioners, over

and above the proportionate impact of the development. Such reimbursement shall come from new development directly connecting to the improvements.

14. The Petitioners agree to satisfy the public land dedication and landscaping requirements specified in the Town's Development Code.
15. The Petitioners agree that future development of the site will comply with any adopted infrastructure plans including but not limited to transportation, drainage, water, sewer, land use, parks, trails, open space and comprehensive plans.
16. The Petitioners agree that the design, improvement, construction, development, and use of the property shall be in conformance with, and that Petitioners shall comply with, all municipal, county, state and federal statutes, ordinances, rules and regulations.
17. The Petitioners agree that all land use approvals and building permits for the development of the Property shall be subject to requirements including, but not limited to, the payment of impact fees and development charges and other land use and development requirements in effect at the time that such proposed development applies for a building permit.
18. The Petitioners agree to convey to the Town, all water rights necessary for development and all irrigation water rights and associated carrying rights and groundwater rights associated with the property, and any related stock certificates evidencing ownership of the water rights, free and clear of all encumbrances and with all taxes and assessments related hereto paid in full, unless the Town in writing rejects any or all such water rights. Water rights may be conveyed on a pro-rata basis as building permits are issued.
19. Berthoud has various enterprise funds through which the utilities provided by Berthoud are financed. Examples of Berthoud's services are its water, wastewater and drainage utilities. Berthoud's Board of Trustees believe that the provision of utilities by Berthoud assists in complying with the *Berthoud Comprehensive Plan* and *Berthoud Development Code* and the petitioners request that Berthoud provide all utility services which are available now or in the future through Berthoud at a cost comparable to that which can be provided by any third party.
20. The Petitioners understand that the R2-J School District forms an integral part of the Berthoud community. Berthoud has enacted fees to support the acquisition of land by this School District. The Petitioners are aware of these fees and agree to financially support the District's land acquisition programs.

The terms of this Petition are binding on the heirs, devisers, successors and assigns of the parties. Therefore, the undersigned hereby request that the Town of Berthoud approve the annexation of the areas described herein.

DocuSigned by:

Jon Turner

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Petitioner

1/27/2025

Date

Petitioner

Date

EXHIBIT A
PROJECT NAME
LEGAL DESCRIPTION

EXHIBIT B
PROJECT NAME
ANNEXATION MAP

SUPPLEMENT TO *PROJECT NAME* PETITION FOR ANNEXATION

The undersigned petitioners are requesting annexation by the Town of Berthoud of property of which they are 100% owners. The petitioners have submitted the petition with the intention that the property will be developed in accordance with Berthoud's *Development Code*, *Comprehensive Plan*, *Municipal Code*, resolutions and ordinances.

Section 1 – Capital Investment Fee

The petitioners are aware that Berthoud has enacted fees and policies with the intention that growth should pay its own way and should improve the health, safety and welfare of its citizens. Examples of Berthoud's fees, which are acceptable to the petitioners, include capital investment fees such as the water dedication fee, water system investment fee, wastewater system investment fee, parkland dedication fee, parkland development fee, public facilities fee and density transfer fee.

Section 2 – Enterprises

Berthoud has various enterprise funds through which the utilities provided by Berthoud are financed. Examples of services provided by Berthoud's enterprises are its water, wastewater and drainage utilities. Berthoud's Utility Board and the Board of Trustees believe that the provision of utilities by Berthoud assists in complying with the *Comprehensive Plan* and *Development Code* and the petitioners request that Berthoud provide all utility services which are available now or in the future through Berthoud at a cost comparable to that which can be provided by any third party.

Section 3 – Development Rate

Berthoud's *Development Code* requires that as a condition of approval for any subdivision a development agreement is executed which contains specific limitations on the rate at which the development can proceed. The petitioners understand that the growth of Berthoud is limited by the *Comprehensive Plan* and agree to comply with these limitations.

Section 4 – Open Space, Parks, Setbacks and Trails

Berthoud's citizens and its Board of Trustees have determined that open space and agriculture add to the community and have implemented sales taxes and fees to financially support trails, parks, open space and agriculture. The petitioners agree to provide land for increased setbacks, easements and/or rights-of-way for and along major arterials and for trails and open space. To the extent these setbacks, easements and/or rights-of-way improve the quality of the

property being annexed and are of a benefit to the Berthoud community, the petitioners hereby commit to providing land for these purposes.

Section 5 – R2-J School District Site Acquisition

The Thompson R2-J School District forms an integral part of the Berthoud community and Berthoud has adopted an Intergovernmental Agreement (IGA) with the District to collect fees in-lieu of dedication or land dedication to support the acquisition of land by this School District. The petitioners are aware of these fees or land dedication requirements and agree to support the District's land acquisition program.

Section 6 – Annexation Impact Report

Berthoud is required to prepare and file an annexation impact report. The petitioners have prepared an annexation impact report and provided it to Berthoud for review and consideration six (6) weeks prior to the hearing.

Section 7 – Rezoning

The petitioners will file site-specific development plans with the Town of Berthoud for review and consideration, following the approval the annexation, rezoning. The petitioner recognizes that vested rights do not occur until the time of final plat (FP) approval. In the event that the applicant pursues de-annexation prior to final plat (FP) approval, the Town agrees that it will cooperate with this request.

The petitioners intend that this supplement be attached to their Petition for Annexation and presented to the Board of Trustees for consideration in conjunction with the annexation.

EXHIBIT A

PARCEL DESCRIPTION **RIVER TRAILS ANNEXATION NO. 2**

A parcel of land, situate in the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 59.46 feet to the POINT OF BEGINNING;

THENCE North 82°30'22" East a distance of 307.55 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, along said North right of way, a distance of 896.05 feet;

THENCE South 81°12'51" West a distance of 1096.36 feet;

THENCE South 00°32'05" East a distance of 872.85 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;

THENCE North 27°05'13" West a distance of 56.42 feet to a point on the assumed West right of way line of County Road 15, lying 30' Westerly and parallel to the surveyed centerline of said road, said point also being the beginning point of a curve, non-tangent to the aforesaid line;

THENCE along the arc of a curve concave to the Southwest a distance of 527.01 feet, having a Radius of 4800.49 feet, a Delta of 06°17'24" and is subtended by a Chord that bears North 09°42'19" West a distance of 526.74 feet;

THENCE North 12°47'22" West, continuing along said assumed West right of way, a distance of 48.88 feet;

THENCE North 77°12'38" East a distance of 27.92 feet to a point on said East line of the parcel recorded as Book G Page 580.

THENCE North 08°56'36" West, along said East line, a distance of 178.75 feet;

THENCE North 00°06'53" East a distance of 185.29 feet to the POINT OF BEGINNING.

Said described parcel of land contains 159,273 Square Feet or 3.656 Acres, more or less (±).

SURVEYORS STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



EXHIBIT A

PARCEL DESCRIPTION **RIVER TRAILS ANNEXATION NO. 3**

A parcel of land, situate in the South half (S1/2) of Section Twenty-four (24) and the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Four North (T.4N.), Range Sixty-nine West (R.69.W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South Half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 50.37 feet;

THENCE North 00°57'33" West a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, along said North right of way, a distance of 1210.69 feet to the POINT OF BEGINNING;

THENCE North 89°02'27" East, continuing along said North right of way, a distance of 732.68 feet;

THENCE South 00°19'57" East a distance of 5.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Golden Acres Minor Land Division 02-S1964, recorded August 22, 2003 as Reception Number 20030107937 of the Records of the Larimer County Clerk and Recorder;

THENCE South 00°19'57" East a distance of 60.00 feet to the South Right of way of said East County Road 6C;

THENCE North 89°02'27" East, along said South right of way, a distance of 664.41 feet to a point on the East line of the South half of said SW1/4, from which the Center-South Sixteenth Corner of said Section 24 bears North 00°19'12" West a distance of 30.00 feet;

THENCE South 00°19'12" East, along said West line, a distance of 1293.84 feet to the South Quarter Corner of said Section 24;

THENCE South 88°58'50" West, along the North line of the NW1/4 of Section 25, a distance of 1328.47 feet;

THENCE South 19°17'04" West a distance of 455.71 feet;

THENCE North 89°16'21" West a distance of 971.00 feet;

THENCE North 00°58'39" East a distance of 51.41 feet to a point on the assumed West right of way line of County Road 15, lying 30' Westerly and parallel to the surveyed centerline of said road, said point also being the beginning point of a curve, non-tangent to the aforesaid line;

THENCE along the arc of a curve concave to the West a distance of 43.61 feet, having a Radius of 5720.87 feet, a Delta of $00^{\circ}26'12''$ and is subtended by a Chord that bears North $00^{\circ}25'32''$ West a distance of 43.61 feet to the beginning point of a curve, non-tangent to the aforesaid curve;
THENCE along the arc of a curve concave to the West a distance of 413.55 feet, having a Radius of 6302.52 feet, a Delta of $03^{\circ}45'35''$ and is subtended by a Chord that bears North $03^{\circ}54'16''$ West a distance of 413.48 feet;
THENCE North $05^{\circ}46'33''$ West, continuing along said assumed West right of way, a distance of 280.74 feet;
THENCE South $27^{\circ}05'13''$ East a distance of 56.42 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;
THENCE North $00^{\circ}32'05''$ West a distance of 872.85 feet;
THENCE North $81^{\circ}12'51''$ East a distance of 1096.36 feet to the POINT OF BEGINNING.

Said described parcel of land contains 3,685,439 Square Feet or 84.606 Acres, more or less ($\pm$).

SURVEYORS STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



River Trails
PETITION FOR ANNEXATION

We represent that we are the landowners of 100% of the land described in this Petition, excluding public streets, alleys, roads and easements, which is legally described on **Exhibit "A"** and depicted on **Exhibit "B"**, and affirm the following to be true and correct as of January 30, 2025, our petition for annexation is filed with the Town of Berthoud.

CONTIGUITY:

1. The perimeter of the proposed annexation has a distance of 8,326.05 feet of which 2,025.62 are contiguous to the existing Town Limits of Berthoud.
2. This contiguity results in a minimum of 24.3% of the perimeter (at least 1/6) of proposed annexation being contiguous to the Town of Berthoud.
3. The proposed annexation contains approximately 84.606 acres.
4. The requirements of §31-12-104 and §31-12-105 C.R.S., exist or have been met.
5. We further allege:
 - a. It is desirable and necessary that the territory be annexed to the Town of Berthoud.
 - b. A community of interest exists between the territory and the Town of Berthoud.
 - c. The territory is integrated or capable of being integrated with the Town of Berthoud.
 - d. The territory is urban or will be urbanized in the near future.
 - e. No land held in identical ownership is divided into separate parcels unless the owner of said tract has consented in writing or joins in this Petition.
 - f. No proceedings for annexation of the land described in this Petition have been commenced for annexation to another municipality.
6. The Petitioners understand that there may be a significant period of time before municipal utilities will be available, but anticipate that urbanization will be able to take place at a pace acceptable to them without immediate access to these utilities. Until urbanization takes place the petitioners intend to maintain their properties in their current uses, which uses are acceptable to the Town of Berthoud.

7. The Petitioners have submitted the petition with the intention that the property will be developed in accordance with Berthoud's Development Code, Comprehensive Plan, Municipal Code, resolutions and ordinances.
8. The Petitioners are aware that Berthoud has enacted fees and policies with the intention that growth should pay its own way and that growth should improve the health, safety and welfare of its citizens. Examples of Berthoud's fees which are acceptable to the petitioners include fees for: building, electric, construction meter, plan review, building permit administration, parks, trails and open space, public facilities infrastructure, streets, drainage, police facility infrastructure, general administration facility infrastructure, water administration, water meter, water tap, sewer tap, raw water, and other supplemental fees as appropriate.
9. The Petitioners understand that Berthoud is required by Colorado Revised Statutes to prepare and file an annexation impact report. The Petitioners will prepare a proposed annexation impact report and provide it to Berthoud for review and consideration six (6) weeks prior to the hearing.
10. The Petitioners agree to dedicate free and clear of all liens and encumbrances of any kind, and at no charge to the Town, all easements and rights-of-way for streets and other public ways and for other public purposes, within the Property as outlined in a Subdivision Improvements Agreement (approved at the time of final subdivision plat).
11. The Petitioners agree to dedicate, with the subdivision of the Property and at no cost to the Town, all required easements and right-of-way for installation and maintenance of infrastructure.
12. The Petitioners agree to design and install transportation infrastructure, utility infrastructure, and stormwater improvements to serve the Property prior to the issuance of any building permits for all or any portion of the property in accordance with Town standards. The Petitioners shall make such other improvements as required by Town ordinances and resolutions, to guarantee construction of all required improvements, and, if requested by Berthoud, to dedicate to Berthoud any or all other required improvements. The Petitioners agrees to enter into a subdivision improvements agreement pertaining to such improvements and other matters at time of final plat.
13. The Petitioners agree that oversizing agreements may exist that the Petitioners may be responsible for his/her fair share for oversizing of infrastructure. Likewise, Petitioners acknowledges that the Town may require the Petitioners to oversize infrastructure, which would be reimbursed by subsequent developers. The Petitioners acknowledge that the Town shall facilitate reimbursement of any financial participation by the Petitioners, over

and above the proportionate impact of the development. Such reimbursement shall come from new development directly connecting to the improvements.

14. The Petitioners agree to satisfy the public land dedication and landscaping requirements specified in the Town's Development Code.
15. The Petitioners agree that future development of the site will comply with any adopted infrastructure plans including but not limited to transportation, drainage, water, sewer, land use, parks, trails, open space and comprehensive plans.
16. The Petitioners agree that the design, improvement, construction, development, and use of the property shall be in conformance with, and that Petitioners shall comply with, all municipal, county, state and federal statutes, ordinances, rules and regulations.
17. The Petitioners agree that all land use approvals and building permits for the development of the Property shall be subject to requirements including, but not limited to, the payment of impact fees and development charges and other land use and development requirements in effect at the time that such proposed development applies for a building permit.
18. The Petitioners agree to convey to the Town, all water rights necessary for development and all irrigation water rights and associated carrying rights and groundwater rights associated with the property, and any related stock certificates evidencing ownership of the water rights, free and clear of all encumbrances and with all taxes and assessments related hereto paid in full, unless the Town in writing rejects any or all such water rights. Water rights may be conveyed on a pro-rata basis as building permits are issued.
19. Berthoud has various enterprise funds through which the utilities provided by Berthoud are financed. Examples of Berthoud's services are its water, wastewater and drainage utilities. Berthoud's Board of Trustees believe that the provision of utilities by Berthoud assists in complying with the *Berthoud Comprehensive Plan* and *Berthoud Development Code* and the petitioners request that Berthoud provide all utility services which are available now or in the future through Berthoud at a cost comparable to that which can be provided by any third party.
20. The Petitioners understand that the R2-J School District forms an integral part of the Berthoud community. Berthoud has enacted fees to support the acquisition of land by this School District. The Petitioners are aware of these fees and agree to financially support the District's land acquisition programs.

The terms of this Petition are binding on the heirs, devisers, successors and assigns of the parties. Therefore, the undersigned hereby request that the Town of Berthoud approve the annexation of the areas described herein.

DocuSigned by:



A87589BA8EDB47D

Petitioner

1/27/2025

Date

Petitioner

Date

EXHIBIT A
PROJECT NAME
LEGAL DESCRIPTION

EXHIBIT B
PROJECT NAME
ANNEXATION MAP

SUPPLEMENT TO *PROJECT NAME* PETITION FOR ANNEXATION

The undersigned petitioners are requesting annexation by the Town of Berthoud of property of which they are 100% owners. The petitioners have submitted the petition with the intention that the property will be developed in accordance with Berthoud's *Development Code*, *Comprehensive Plan*, *Municipal Code*, resolutions and ordinances.

Section 1 – Capital Investment Fee

The petitioners are aware that Berthoud has enacted fees and policies with the intention that growth should pay its own way and should improve the health, safety and welfare of its citizens. Examples of Berthoud's fees, which are acceptable to the petitioners, include capital investment fees such as the water dedication fee, water system investment fee, wastewater system investment fee, parkland dedication fee, parkland development fee, public facilities fee and density transfer fee.

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Berthoud has various enterprise funds through which the utilities provided by Berthoud are financed. Examples of services provided by Berthoud's enterprises are its water, wastewater and drainage utilities. Berthoud's Utility Board and the Board of Trustees believe that the provision of utilities by Berthoud assists in complying with the *Comprehensive Plan* and *Development Code* and the petitioners request that Berthoud provide all utility services which are available now or in the future through Berthoud at a cost comparable to that which can be provided by any third party.

Section 3 – Development Rate

Berthoud's *Development Code* requires that as a condition of approval for any subdivision a development agreement is executed which contains specific limitations on the rate at which the development can proceed. The petitioners understand that the growth of Berthoud is limited by the *Comprehensive Plan* and agree to comply with these limitations.

Section 4 – Open Space, Parks, Setbacks and Trails

Berthoud's citizens and its Board of Trustees have determined that open space and agriculture add to the community and have implemented sales taxes and fees to financially support trails, parks, open space and agriculture. The petitioners agree to provide land for increased setbacks, easements and/or rights-of-way for and along major arterials and for trails and open space. To the extent these setbacks, easements and/or rights-of-way improve the quality of the

property being annexed and are of a benefit to the Berthoud community, the petitioners hereby commit to providing land for these purposes.

Section 5 – R2-J School District Site Acquisition

The Thompson R2-J School District forms an integral part of the Berthoud community and Berthoud has adopted an Intergovernmental Agreement (IGA) with the District to collect fees in-lieu of dedication or land dedication to support the acquisition of land by this School District. The petitioners are aware of these fees or land dedication requirements and agree to support the District's land acquisition program.

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Berthoud is required to prepare and file an annexation impact report. The petitioners have prepared an annexation impact report and provided it to Berthoud for review and consideration six (6) weeks prior to the hearing.

Section 7 – Rezoning

The petitioners will file site-specific development plans with the Town of Berthoud for review and consideration, following the approval the annexation, rezoning. The petitioner recognizes that vested rights do not occur until the time of final plat (FP) approval. In the event that the applicant pursues de-annexation prior to final plat (FP) approval, the Town agrees that it will cooperate with this request.

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River Trails
PETITION FOR ANNEXATION

We represent that we are the landowners of 100% of the land described in this Petition, excluding public streets, alleys, roads and easements, which is legally described on **Exhibit "A"** and depicted on **Exhibit "B"**, and affirm the following to be true and correct as of January 30, 2025, our petition for annexation is filed with the Town of Berthoud.

CONTIGUITY:

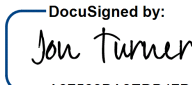
1. The perimeter of the proposed annexation has a distance of 8,030.24 feet of which 1,625.73 are contiguous to the existing Town Limits of Berthoud.
2. This contiguity results in a minimum of 20.2% of the perimeter (at least 1/6) of proposed annexation being contiguous to the Town of Berthoud.
3. The proposed annexation contains approximately 17.435 acres.
4. The requirements of §31-12-104 and §31-12-105 C.R.S., exist or have been met.
5. We further allege:
 - a. It is desirable and necessary that the territory be annexed to the Town of Berthoud.
 - b. A community of interest exists between the territory and the Town of Berthoud.
 - c. The territory is integrated or capable of being integrated with the Town of Berthoud.
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6. The Petitioners understand that there may be a significant period of time before municipal utilities will be available, but anticipate that urbanization will be able to take place at a pace acceptable to them without immediate access to these utilities. Until urbanization takes place the petitioners intend to maintain their properties in their current uses, which uses are acceptable to the Town of Berthoud.

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Petitioner

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Date

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Berthoud is required to prepare and file an annexation impact report. The petitioners have prepared an annexation impact report and provided it to Berthoud for review and consideration six (6) weeks prior to the hearing.

Section 7 – Rezoning

The petitioners will file site-specific development plans with the Town of Berthoud for review and consideration, following the approval the annexation, rezoning. The petitioner recognizes that vested rights do not occur until the time of final plat (FP) approval. In the event that the applicant pursues de-annexation prior to final plat (FP) approval, the Town agrees that it will cooperate with this request.

The petitioners intend that this supplement be attached to their Petition for Annexation and presented to the Board of Trustees for consideration in conjunction with the annexation.

EXHIBIT A

PARCEL DESCRIPTION **RIVER TRAILS ANNEXATION NO. 4**

A parcel of land, situate in the South half (S1/2) of Section Twenty-four (24) Township Four North (T.4N.), Range Sixty-nine West (R.69.W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South Half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 50.37 feet;

THENCE North 00°57'33" West a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;

THENCE North 89°02'27" East, along said North right of way, a distance of 1943.37 feet;

THENCE South 00°19'57" East a distance of 5.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Golden Acres Minor Land Division 02-S1964, recorded August 22, 2003 as Reception Number 20030107937 of the Records of the Larimer County Clerk and Recorder, said point being the POINT OF BEGINNING;

THENCE North 89°02'27" East, along said North right of way a distance of 664.43 feet to a point on the East line of said SW1/4 from which the Center-South Sixteenth Corner of said Section 24 bears South 00°19'12" East a distance of 30.00 feet;

THENCE North 89°02'42" East, continuing along said North right of way, a distance of 2627.70 feet;

THENCE South 00°17'41" East a distance of 60.00 feet to the South right of way of said East County Road 6C;

THENCE South 89°02'42" West, along said South right of way, a distance of 1435.31 feet to a point on the approximate centerline of Rockwell Ditch;

THENCE South 61°08'42" West, along said approximate centerline, a distance of 358.09 feet;

THENCE South 23°25'42" West a distance of 142.60 feet to the approximate confluence of Rockwell Ditch and the Little Thompson River;

The following 8 courses are along the approximate centerline of said Little Thompson River.

THENCE North 75°15'42" West a distance of 89.83 feet;

THENCE South 38°48'59" West a distance of 75.80 feet;

THENCE South 30°41'09" West a distance of 150.28 feet;

THENCE South 12°10'45" West a distance of 120.83 feet;

THENCE South 40°45'06" West a distance of 110.06 feet;

THENCE South 62°50'06" West a distance of 144.57 feet;

THENCE South $67^{\circ}38'42''$ West a distance of 325.77 feet;
THENCE South $52^{\circ}17'46''$ West a distance of 99.24 feet to a point on the West line of the South half of the Southeast Quarter of said Section 24;
THENCE North $00^{\circ}19'12''$ West, along said West line, a distance of 901.32 feet to a point on said South right of way of East County Road 6C, from which the Center-South Sixteenth Corner of said Section 24 bears North $00^{\circ}19'12''$ West a distance of 30.00 feet;
THENCE South $89^{\circ}02'27''$ West, along said South right of way, a distance of 664.41 feet;
THENCE North $00^{\circ}19'57''$ West a distance of 60.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 759,478 Square Feet or 17.435 Acres, more or less ($\pm$).

SURVEYORS STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



RIVER TRAILS ANNEXATIONS NO.1 – 4

TO THE TOWN OF BERTHOUD, COLORADO

SITUATE IN THE SOUTH HALF OF SECTION 24 AND THE NORTHWEST QUARTER OF SECTION 25,

TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.

COUNTY OF LARIMER, STATE OF COLORADO

106.084 ACRES

OWNERSHIP CERTIFICATE

KNOW BY ALL MEN THESE PRESENTS: That the undersigned, being the owners and petitioners of portions of the South Half of Section 24, Township 4 North, Range 69 West of the 6th P.M., and the Northwest Quarter of Section 25, Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado and more particularly described as follows:

ANNEXATION NO. 1

A parcel of land situate in the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 30.00 feet to the POINT OF BEGINNING, also being a point on the boundary of the South First Street Annexation to the Town of Berthoud, recorded April 3, 1997, as Reception Number 19970020418 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, continuing along said North line and said annexation boundary, a distance of 20.00 feet;
THENCE North 00°21'20" West, continuing along said annexation boundary, a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, along said North right of way, a distance of 314.64 feet;
THENCE South 82°30'22" West a distance of 307.55 feet to a point on the North line of the South half of said SW1/4;
THENCE South 00°06'53" West a distance of 185.29 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;
THENCE South 08°56'36" East, along said East line, a distance of 178.75 feet;
THENCE South 77°12'38" West a distance of 27.92 feet to a point on the assumed West right of way line of County Road 15, lying 30' Westerly and parallel to the surveyed centerline of said road.
THENCE North 12°47'22" West, along said assumed West right of way line, a distance of 127.08 feet;
THENCE North 00°21'21" West a distance of 58.65 feet to a point on the boundary of said South First Street Annexation to the Town of Berthoud;
THENCE North 00°21'21" West, continuing along said South First Street Annexation, a distance of 184.98 feet to the POINT OF BEGINNING.

Said described parcel of land contains 16,828 Square Feet or 0.386 Acres, more or less (±).

ANNEXATION NO. 2

A parcel of land, situate in the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 59.46 feet to the POINT OF BEGINNING;
THENCE North 82°30'22" East a distance of 307.55 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, along said North right of way, a distance of 896.05 feet;
THENCE South 81°12'51" West a distance of 1096.36 feet;
THENCE South 00°32'05" East a distance of 872.85 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;
THENCE North 27°05'13" West a distance of 56.42 feet to a point on the assumed West right of way line of County Road 15, lying 30' Westerly and parallel to the surveyed centerline of said road, said point also being the beginning point of a curve, non-tangent to the aforesaid line;
THENCE along the arc of a curve concave to the Southwest a distance of 527.01 feet, having a Radius of 4800.49 feet, a Delta of 06°17'24" and is subtended by a Chord that bears North 09°42'19" West a distance of 526.74 feet;
THENCE North 12°47'22" West, continuing along said assumed West right of way, a distance of 48.88 feet;
THENCE North 77°12'38" East a distance of 27.92 feet to a point on said East line of the parcel recorded as Book G Page 580.
THENCE North 08°56'36" West, along said East line, a distance of 178.75 feet;
THENCE North 00°06'53" East a distance of 185.29 feet to the POINT OF BEGINNING.

Said described parcel of land contains 159,273 Square Feet or 3.656 Acres, more or less (±).

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the South Half of the Southwest Quarter of Section 24, Township 4 North, Range 69 West of the 6th P.M., monumented as shown on this plat, as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number FCIF25212815, dated August 9, 2024, as prepared by Land Title Guarantee Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

FLOOD PLAIN NOTE

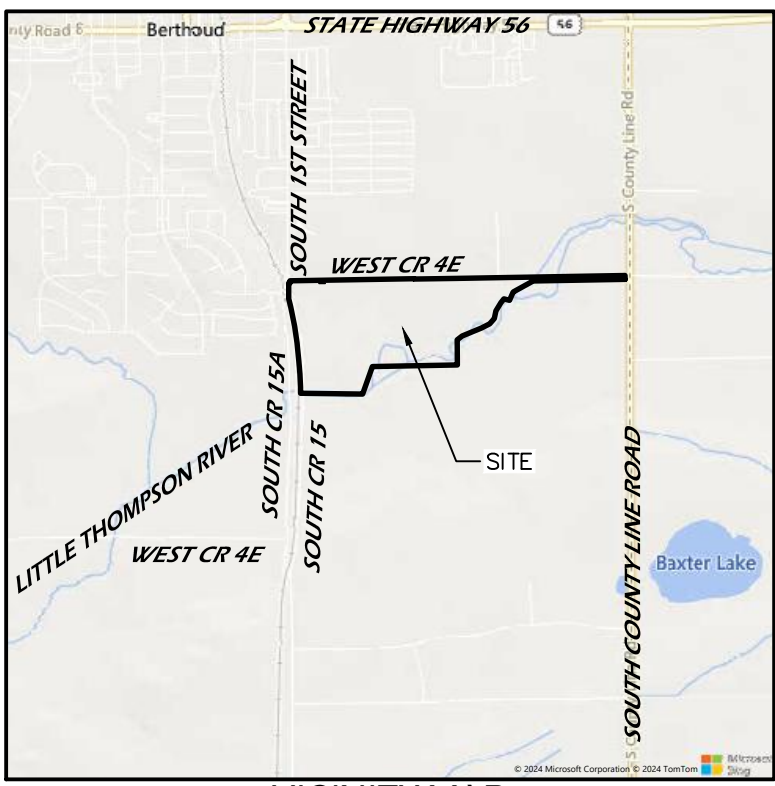
Portions of the subject property are in the regulatory floodway, zone AE, and zone X, "0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile" per FEMA flood maps 08069C1387H and 08069C1391H, revised January 15, 2021

NOTICE

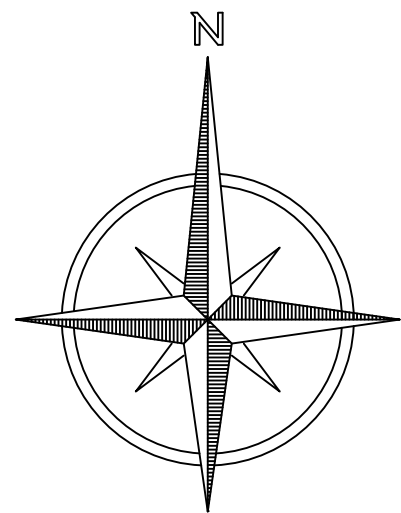
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

LEGEND

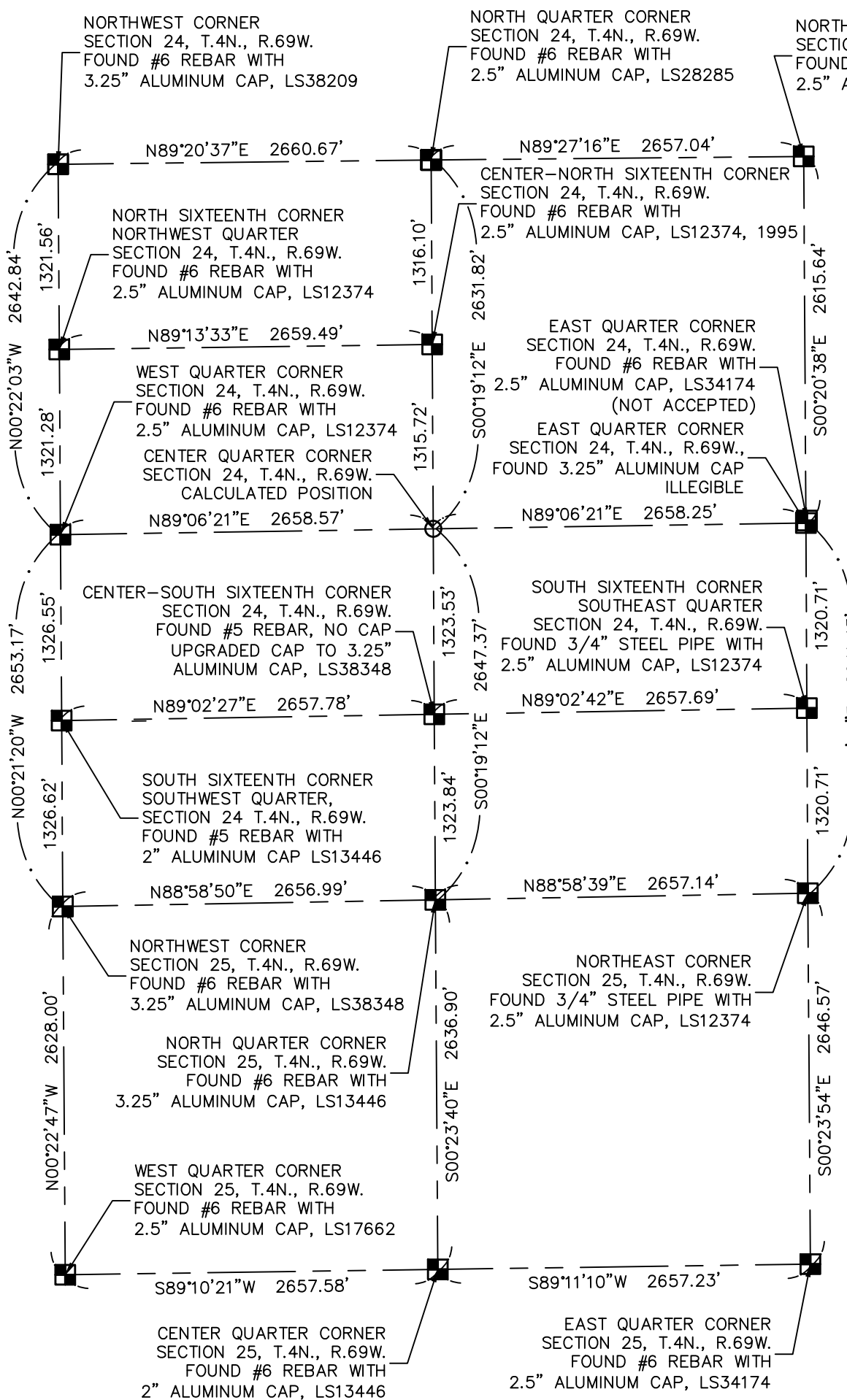
ALIQUOT CORNER AS DESCRIBED	FEMA REGULATORY FLOODWAY	FLOW LINE
CALCULATED POSITION	FEMA ZONE AE	BOUNDARY LINE
FENCE	FEMA ZONE X	EASEMENT LINE
TIE LINE	TOWN LIMITS (CONTIGUOUS)	RIGHT OF WAY LINE
RAILROAD TRACKS		SECTION LINE



VICINITY MAP
SCALE: 1" = 3000'



0 1000 2000
Feet



SECTION BREAKDOWN

SCALE: 1" = 1000'

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this River Trails Annexation Map is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

OWNER: RIVER TRAILS, LLC

By: _____ As: _____

Witness my hand and seal this ____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

ss

COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me by _____ as _____ this

____ day of _____, 20 ____.

Witness my Hand and Official Seal.

My commission expires: _____.

Planning Certificate:

Approved by the Planning Commission of the Town of Berthoud, Colorado this ____ day of _____ 20 ____.

Chairperson

The foregoing map is approved for filing and accepted by the Town of Berthoud, Colorado this ____ day of _____ 20 ____.

Attest: _____
Planning Technician

APPROVAL CERTIFICATES:

This is to certify that the annexation of the above described property was approved by Ordinance No. _____ of the Town of Berthoud, passed and adopted on the ____ day of _____, 20 __, and the Mayor of the Town of Berthoud as authorized by said ordinance on behalf of the Town of Berthoud hereby for all acknowledges and adopts the said annexation upon which the certificate is endorsed for all indicated hereon.

Approval by the Board of Trustees of the Town of Berthoud, Colorado this ____ day of _____, 20 ____.

Mayor

This forgoing map is approved for the filing and accepted by the Town of Berthoud, Colorado this ____ day of _____, 20 ____.

Attest: _____

Town Clerk

ANNEXATION TABLE

ANNEXATION NO. 1

TOTAL BOUNDARY: 1,439.87 L.F.
CONTIGUOUS BOUNDARY: 239.98 L.F.
1/6 OF TOTAL BOUNDARY: 239.98 L.F.
TOTAL ANNEXATION AREA: 16,828 S.F. / 0.386 ACRES

ANNEXATION NO. 2

TOTAL BOUNDARY: 4,197.07 L.F.
CONTIGUOUS BOUNDARY: 699.51 L.F.
1/6 OF TOTAL BOUNDARY: 699.51 L.F.
TOTAL ANNEXATION AREA: 159,273 S.F. / 3.656 ACRES

ANNEXATION NO. 3

TOTAL BOUNDARY: 8,326.05 L.F.
CONTIGUOUS BOUNDARY: 2,025.62 L.F.
1/6 OF TOTAL BOUNDARY: 1,338.37 L.F.
TOTAL ANNEXATION AREA: 3,665,439 S.F. / 84.606 ACRES

ANNEXATION NO. 4

TOTAL BOUNDARY: 8,030.24 L.F.
CONTIGUOUS BOUNDARY: 1,625.73 L.F.
1/6 OF TOTAL BOUNDARY: 699.51 L.F.
TOTAL ANNEXATION AREA: 759,478 S.F. / 17.435 ACRES

OWNERSHIP CERTIFICATE (cont.)

ANNEXATION NO. 3

A parcel of land, situate in the South half (S1/2) of Section Twenty-four (24) and the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Four North (T.4N.), Range Sixty-nine West (R.69.W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South Half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 50.37 feet;
THENCE North 00°57'33" West a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, along said North right of way, a distance of 1210.69 feet to the POINT OF BEGINNING;
THENCE North 89°02'27" East, continuing along said North right of way, a distance of 732.68 feet;
THENCE South 00°19'57" East a distance of 5.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Golden Acres Minor Land Division 02-S1964, recorded August 22, 2003 as Reception Number 20030107937 of the Records of the Larimer County Clerk and Recorder;
THENCE South 00°19'57" East a distance of 60.00 feet to the South Right of way of said East County Road 6C;
THENCE North 89°02'27" East, along said South right of way, a distance of 664.41 feet to a point on the East line of the South half of said SW1/4, from which the Center-South Sixteenth Corner of said Section 24 bears North 00°19'12" West a distance of 30.00 feet;
THENCE South 00°19'12" East, along said West line, a distance of 1293.84 feet to the South Quarter Corner of said Section 24;
THENCE South 88°58'50" West, along the North line of the NW1/4 of Section 25, a distance of 1328.47 feet;
THENCE South 19°17'04" West a distance of 455.71 feet;
THENCE North 89°16'21" West a distance of 971.00 feet;
THENCE North 00°58'39" East a distance of 51.41 feet to a point on the assumed West right of way line of County Road 15, lying 30' Westerly and parallel to the surveyed centerline of said road, said point also being the beginning point of a curve, non-tangent to the aforesaid line;
THENCE along the arc of a curve concave to the West a distance of 43.61 feet, having a Radius of 5720.87 feet, a Delta of 00°26'12" and is subtended by a Chord that bears North 00°25'32" West a distance of 43.61 feet to the beginning point of a curve, non-tangent to the aforesaid curve;
THENCE along the arc of a curve concave to the West a distance of 413.55 feet, having a Radius of 6302.52 feet, a Delta of 03°45'35" and is subtended by a Chord that bears North 03°54'16" West a distance of 413.48 feet;
THENCE North 05°46'33" West, continuing along said assumed West right of way, a distance of 280.74 feet;
THENCE South 27°05'13" West a distance of 56.42 feet to a point on the East line of that parcel recorded January 7, 1878 as Book G Page 580 of the Records of the Larimer County Clerk and Recorder;
THENCE North 00°32'05" West a distance of 872.85 feet;
THENCE North 81°12'51" East a distance of 1096.36 feet to the POINT OF BEGINNING.

Said described parcel of land contains 3,685,439 Square Feet or 84.606 Acres, more or less (±).

ANNEXATION NO. 4

A parcel of land, situate in the South half (S1/2) of Section Twenty-four (24) Township Four North (T.4N.), Range Sixty-nine West (R.69.W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the South Sixteenth corner of said SW1/4 of Section 24 and assuming the North line of the South Half of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped LS 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 50.37 feet;
THENCE North 00°57'33" West a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, along said North right of way, a distance of 1943.37 feet;
THENCE South 00°19'57" East a distance of 5.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Golden Acres Minor Land Division 02-S1964, recorded August 22, 2003 as Reception Number 20030107937 of the Records of the Larimer County Clerk and Recorder, said point being the POINT OF BEGINNING;
THENCE North 89°02'27" East, along said North right of way a distance of 664.43 feet to a point on the East line of said SW1/4 from which the Center-South Sixteenth Corner of said Section 24 bears South 00°19'12" East a distance of 30.00 feet;
THENCE North 89°02'27" East, continuing along said North right of way, a distance of 2627.70 feet;
THENCE South 00°17'41" East a distance of 60.00 feet to the South right of way of said East County Road 6C;
THENCE South 89°02'27" West, along said South right of way, a distance of 1435.31 feet to a point on the approximate centerline of Rockwell Ditch;
THENCE South 61°08'42" West, along said approximate centerline, a distance of 358.09 feet;
THENCE South 23°25'42" West a distance of 142.60 feet to the approximate confluence of Rockwell Ditch and the Little Thompson River;
The following 8 courses are along the approximate centerline of said Little Thompson River.
THENCE North 75°15'42" West a distance of 89.83 feet;
THENCE South 38°48'59" West a distance of 75.80 feet;
THENCE South 30°41'09" West a distance of 150.28 feet;
THENCE South 12°10'45" West a distance of 120.83 feet;
THENCE South 40°45'06" West a distance of 110.06 feet;
THENCE South 62°50'06" West a distance of 144.57 feet;
THENCE South 67°38'42" West a distance of 325.77 feet;
THENCE South 52°17'46" West a distance of 99.24 feet to a point on the West line of the South half of the Southeast Quarter of said Section 24;
THENCE North 00°19'12" West, along said West line, a distance of 901.32 feet to a point on said South right of way of East County Road 6C, from which the Center-South Sixteenth Corner of said Section 24 bears North 00°19'12" West a distance of 30.00 feet;
THENCE South 89°02'27" West, along said South right of way, a distance of 664.41 feet;
THENCE North 00°19'57" West a distance of 60.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 759,478 Square Feet or 17.435 Acres, more or less (±).

Said parcels contains a total of 4,621,018 Square Feet or 106.084 Acres more or less by this survey, and is subject to any existing easements and/or rights of way of record.

Owner: Jon Turner
River Trails, LLC
6355 N. Fairgrounds Ave. Suite 300
Windsor, CO
970-204-9393

Developer: Warren A. Turner
Hillside Commercial Group
6355 N. Fairgrounds Ave. Suite 300
Windsor, CO
970-204-9393

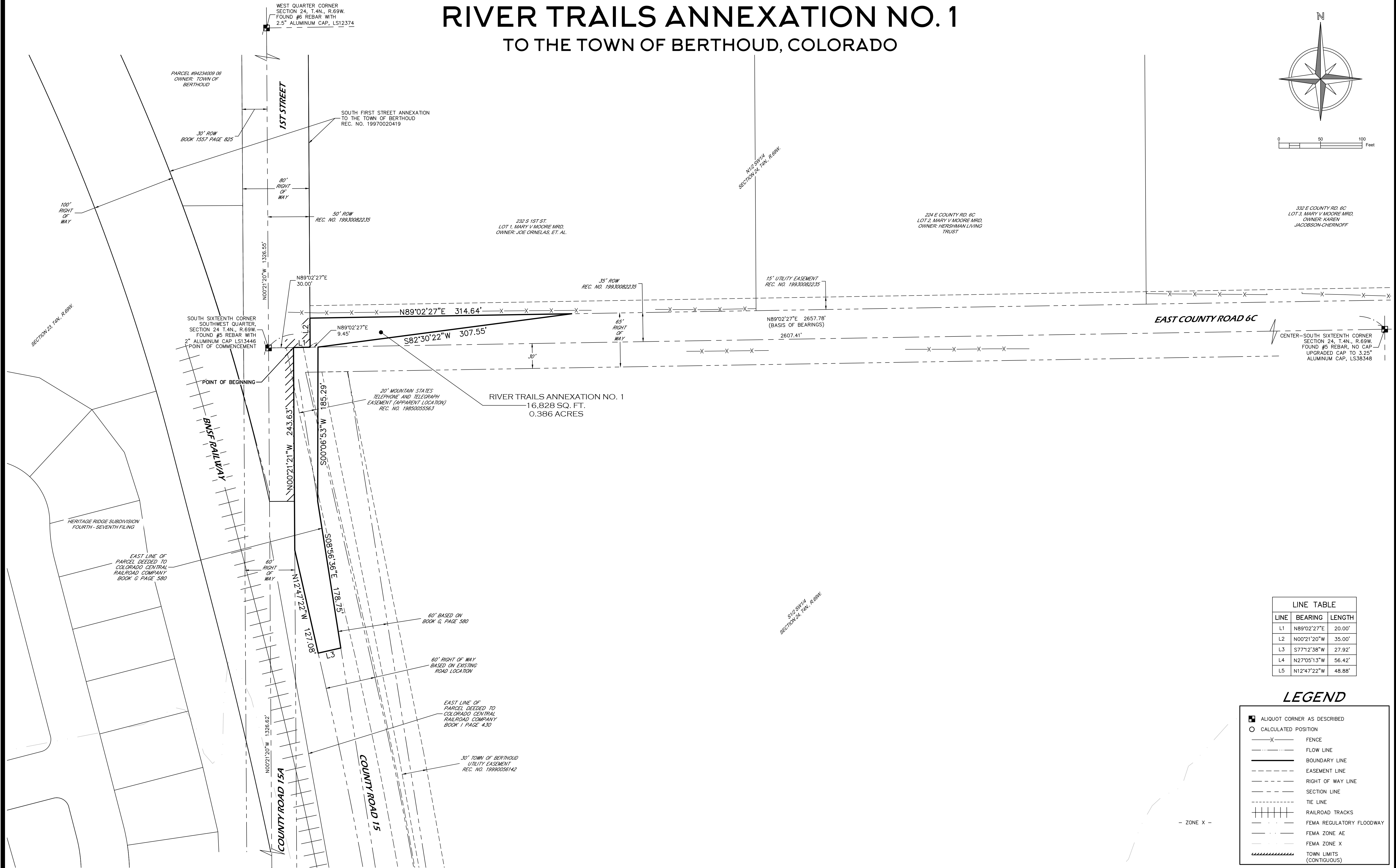
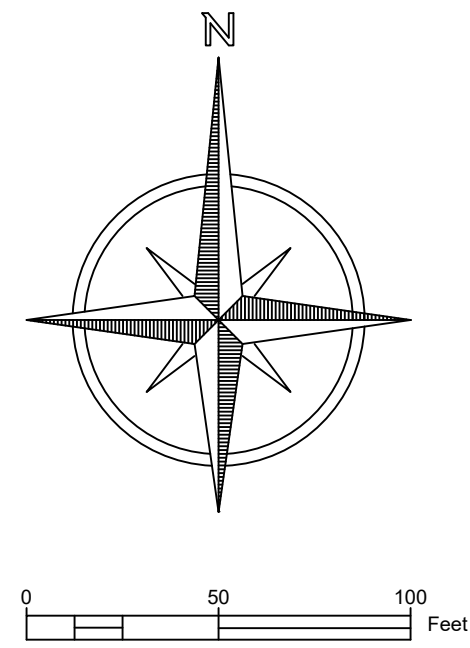
Engineer: Danny Weber
Avant Civil Group
1337 Riverside Ave. #2
Fort Collins, CO
970-305-3534

Surveyor: Majestic Surveying, LLC
C/O Steven Parks, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-833-5698



PROJECT NO: 2024093	PROJECT NAME: RIVER TRAILS	REVISIONS:	DATE:
DATE: 07-10-2024	CLIENT: HILLSIDE DEVELOPMENT	REMOVED TOWN OF BERTHOUD PARCEL	9-30-24
DRAWN BY: AU	FILE NAME: 2024093ANNEX	ADDRESSED REDLINES -AU	10-01-24
CHECKED BY: SIP	SCALE: 1" = 1000'	REVISED ANNEXATION BOUNDARY -AU	10-22-24
		REVISED ANNEXATIONS 3 & 4 -AU	1-24-25
		ADDRESSED REDLINES -AU	3-12-25
		ADDRESSED REDLINES, TITLEWORK -AU	5-6-25

RIVER TRAILS ANNEXATION NO.1
TO THE TOWN OF BERTHOUD, COLORADO



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°02'27\"E	20.00'
L2	N00°21'20\"W	35.00'
L3	S77°12'38\"W	27.92'
L4	N27°05'13\"W	56.42'
L5	N12°47'22\"W	48.88'

LEGEND

ALIQUOT CORNER AS DESCRIBED	
CALCULATED POSITION	
FENCE	
FLOW LINE	
BOUNDARY LINE	
EASEMENT LINE	
RIGHT OF WAY LINE	
SECTION LINE	
TIE LINE	
RAILROAD TRACKS	
FEMA REGULATORY FLOODWAY	
FEMA ZONE AE	
FEMA ZONE X	
TOWN LIMITS (CONTIGUOUS)	

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

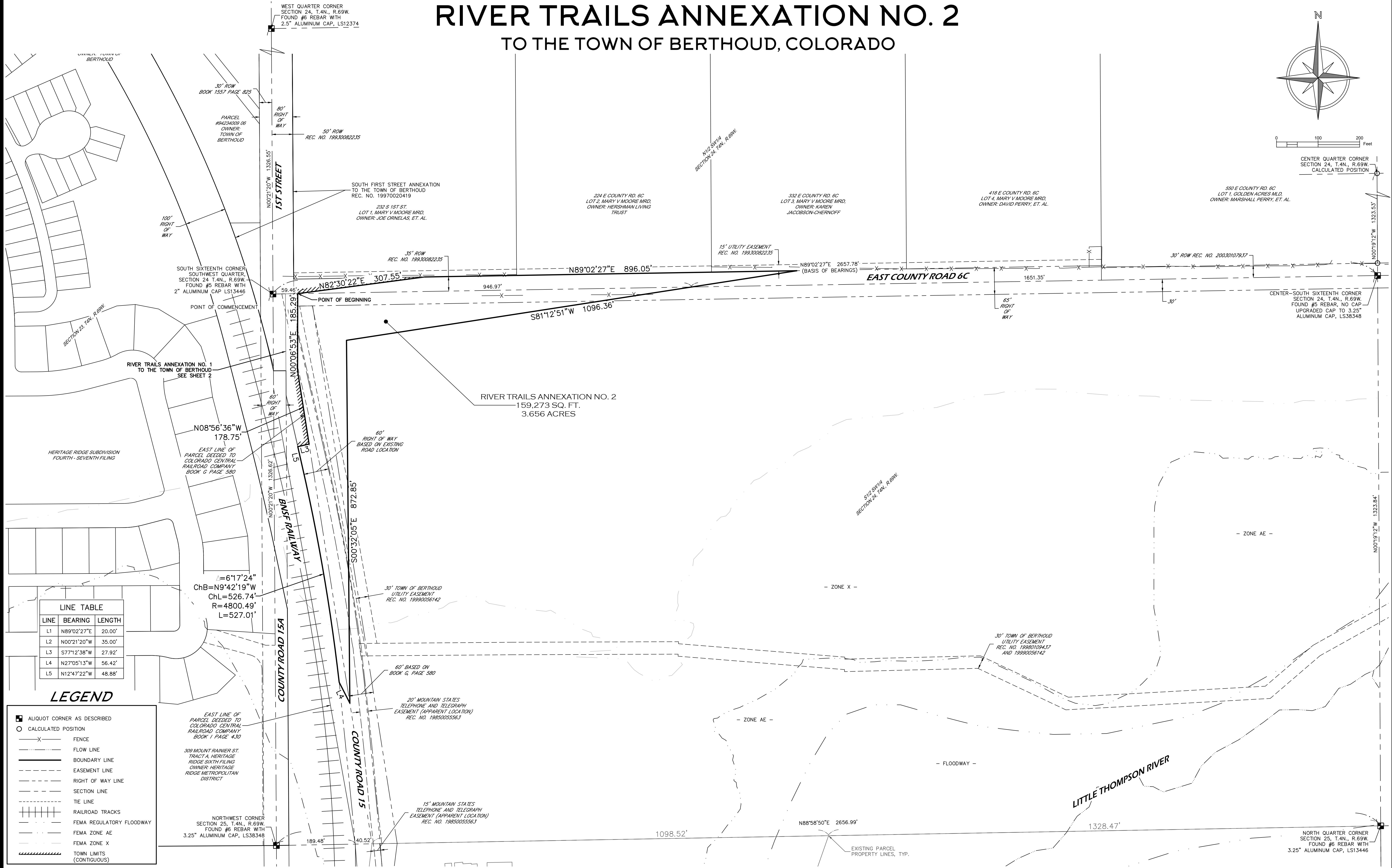
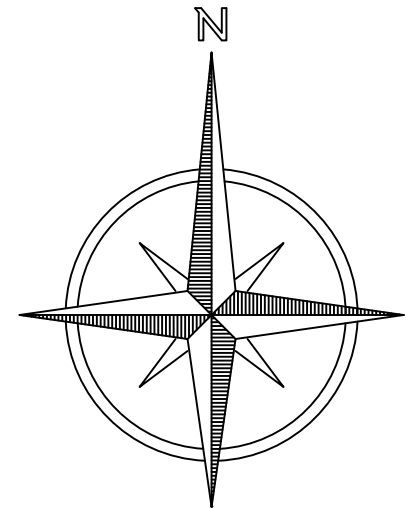
NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



PROJECT NO: 2024093	PROJECT NAME: RIVER TRAILS	REVISIONS:	DATE:
DATE: 07-10-2024	CLIENT: HILLSIDE DEVELOPMENT	ADDRESSED REDLINES -AU	8-28-24
		REMOVED TOWN OF BERTHOUD PARCEL	9-30-24
DRAWN BY: AU	FILE NAME: 2024093ANNEX	ADDRESSED REDLINES -AU	10-01-24
		REVISED ANNEXATION BOUNDARY -AU	10-22-24
CHECKED BY: SIP	SCALE: 1" = 50'		

RIVER TRAILS ANNEXATION NO. 2 TO THE TOWN OF BERTHOUD, COLORADO



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°02'27\"E	20.00'
L2	N00°21'20\"W	35.00'
L3	S77°12'38\"W	27.92'
L4	N27°05'13\"W	56.42'
L5	N12°47'22\"W	48.88'

LEGEND

- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FENCE
- FLOW LINE
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TIE LINE
- RAILROAD TRACKS
- FEMA REGULATORY FLOODWAY
- FEMA ZONE AE
- FEMA ZONE X
- TOWN LIMITS (CONTIGUOUS)

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

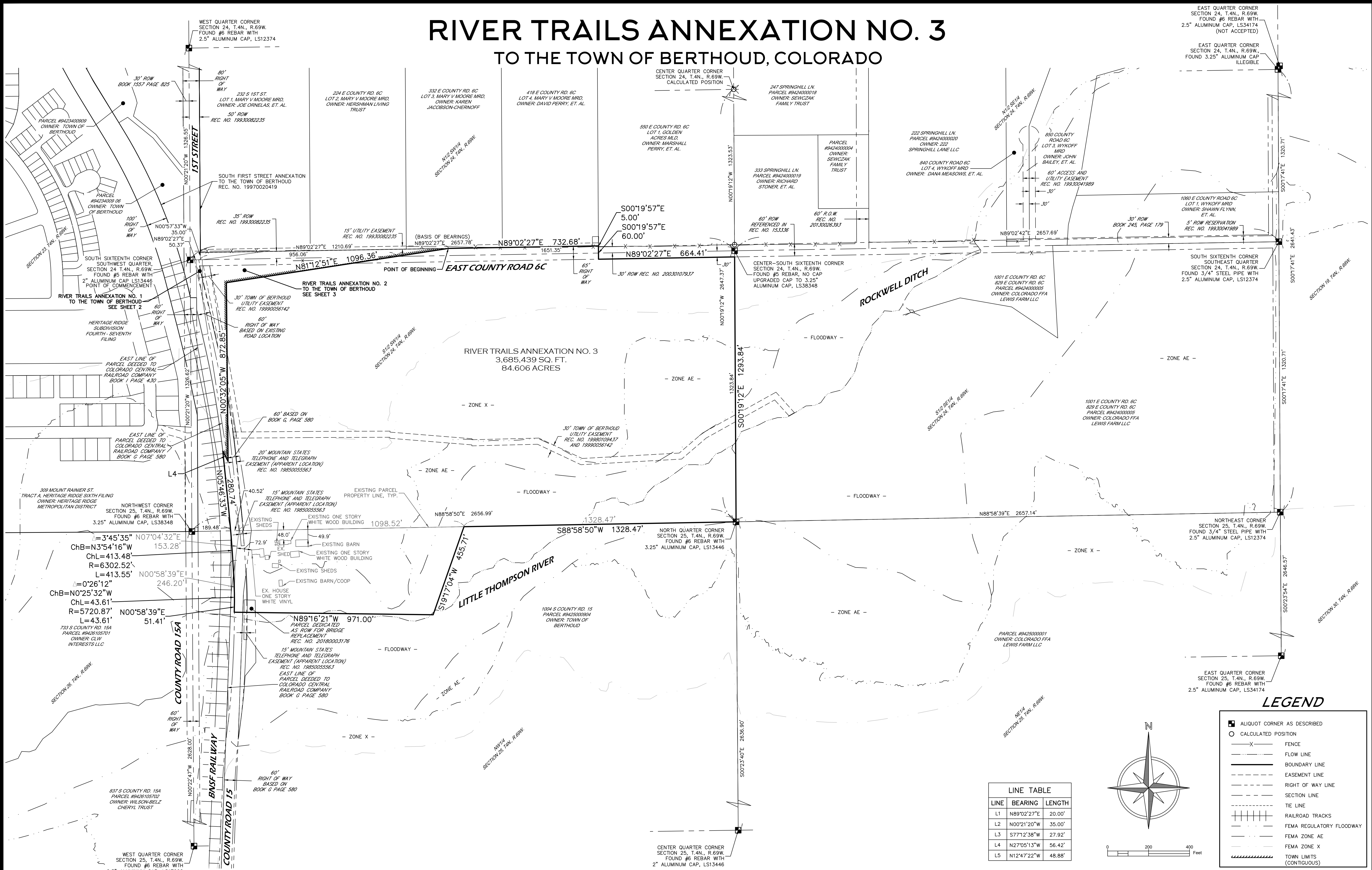
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



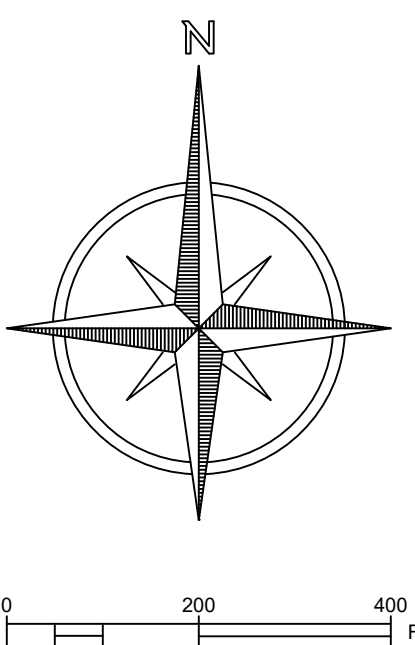
PROJECT NO: 2024093	PROJECT NAME: RIVER TRAILS	REVISIONS:	DATE:
DATE: 07-10-2024	CLIENT: HILLSIDE DEVELOPMENT	ADDRESSED REDLINES -AU	8-28-24
DRAWN BY: AU	FILE NAME: 2024093ANNEX	REMOVED TOWN OF BERTHOUD PARCEL	9-30-24
CHECKED BY: SIP	SCALE: 1" = 100'	ADDRESSED REDLINES -AU	10-01-24
		REVISED ANNEXATION BOUNDARY -AU	10-22-24

RIVER TRAILS ANNEXATION NO. 3

TO THE TOWN OF BERTHOUD, COLORADO



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°02'27"E	20.00'
L2	N00°21'20"W	35.00'
L3	S77°12'38"W	27.92'
L4	N27°05'13"W	56.42'
L5	N12°47'22"W	48.88'



LEGEND

ALLOT CORNER AS DESCRIBED

CALCULATED POSITION

FENCE

FLOW LINE

BOUNDARY LINE

EASEMENT LINE

RIGHT OF WAY LINE

SECTION LINE

TIE LINE

RAILROAD TRACKS

FEMA REGULATORY FLOODWAY

FEMA ZONE AE

FEMA ZONE X

TOWN LIMITS (CONTIGUOUS)

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

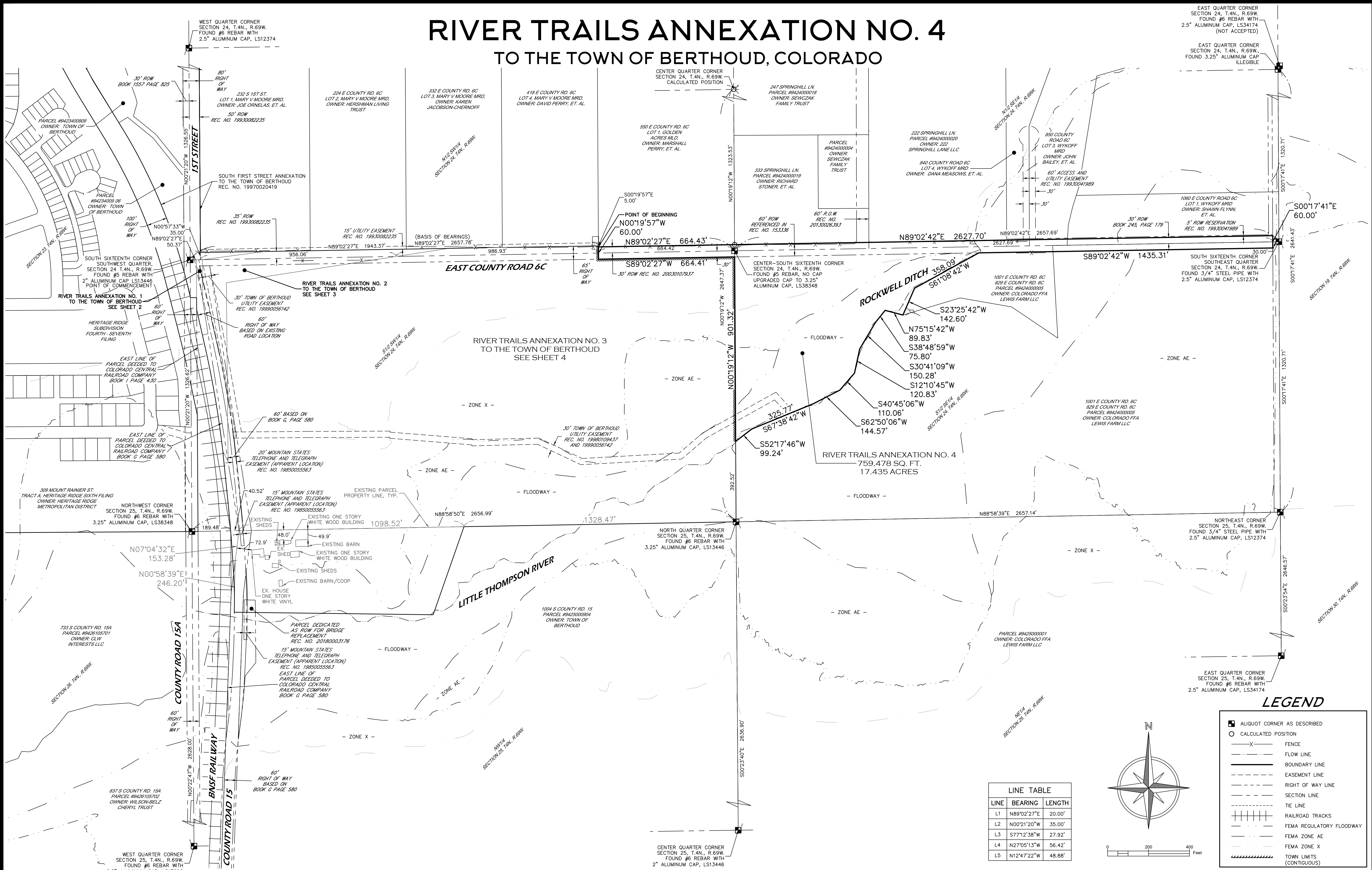
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2024093	PROJECT NAME: RIVER TRAILS	REVISIONS:	DATE:
DATE: 07-10-2024	CLIENT: HILLSIDE DEVELOPMENT	ADDRESSED REDLINES -AU	8-28-24
DRAWN BY: AU	FILE NAME: 2024093ANNEX	REMOVED TOWN OF BERTHOUD PARCEL	9-30-24
CHECKED BY: SIP	SCALE: 1" = 200'	ADDRESSED REDLINES -AU	10-01-24
		REVISED ANNEXATION BOUNDARY -AU	10-22-24
		REVISED ANNEXATIONS 3 & 4 -AU	1-24-25

SHEET 4 OF 5

RIVER TRAILS ANNEXATION NO. 4 TO THE TOWN OF BERTHOUD, COLORADO



PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



PROJECT NO: 2024093	PROJECT NAME: RIVER TRAILS	REVISIONS:	DATE:
DATE: 07-10-2024	CLIENT: HILLSIDE DEVELOPMENT	ADDRESSED REDLINES -AU	8-28-24
DRAWN BY: AU	FILE NAME: 2024093ANNEX	REMOVED TOWN OF BERTHOUD PARCEL	9-30-24
CHECKED BY: SIP	SCALE: 1" = 200'	ADDRESSED REDLINES -AU	10-01-24
		REVISED ANNEXATION BOUNDARY -AU	10-22-24
		REVISED ANNEXATIONS 3 & 4 -AU	1-24-25

5

SHEET 5 OF 5

RIVER TRAILS | JANUARY 2025

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTH HALF (S1/2) OF SECTION TWENTY-FOUR (24), TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-NINE WEST (R.69W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SUBDIVISION IDENTITY & RESIDENTIAL STANDARDS

RESIDENTIAL PRODUCT TYPES REQUIRED: 4

RESIDENTIAL PRODUCT TYPES PROVIDED: 4

SUBDIVISION IDENTITY ELEMENTS POINTS REQUIRED: 8

THE SUBDIVISION IDENTITY ELEMENTS TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF PLAT. A MINIMUM OF 8 ELEMENT POINTS WILL BE PROVIDED. THE FOLLOWING IS A LIST OF ELEMENTS THAT IS BEING EVALUATED FOR THIS SITE, BUT IS SUBJECT TO CHANGE, SO LONG AS THE REQUIRED ELEMENT POINTS ARE ACHIEVED AT THE TIME OF PLAT:

1. POCKET PARK	1
2. TRAILS	1
3. PLAYGROUND	1
4. BUFFER AREAS	1
5. POLLINATOR GARDENS	1
6. EXISTING TREES	1
7. ALLEY LOADED STREETS	1
8. USEABLE OPEN SPACE	1

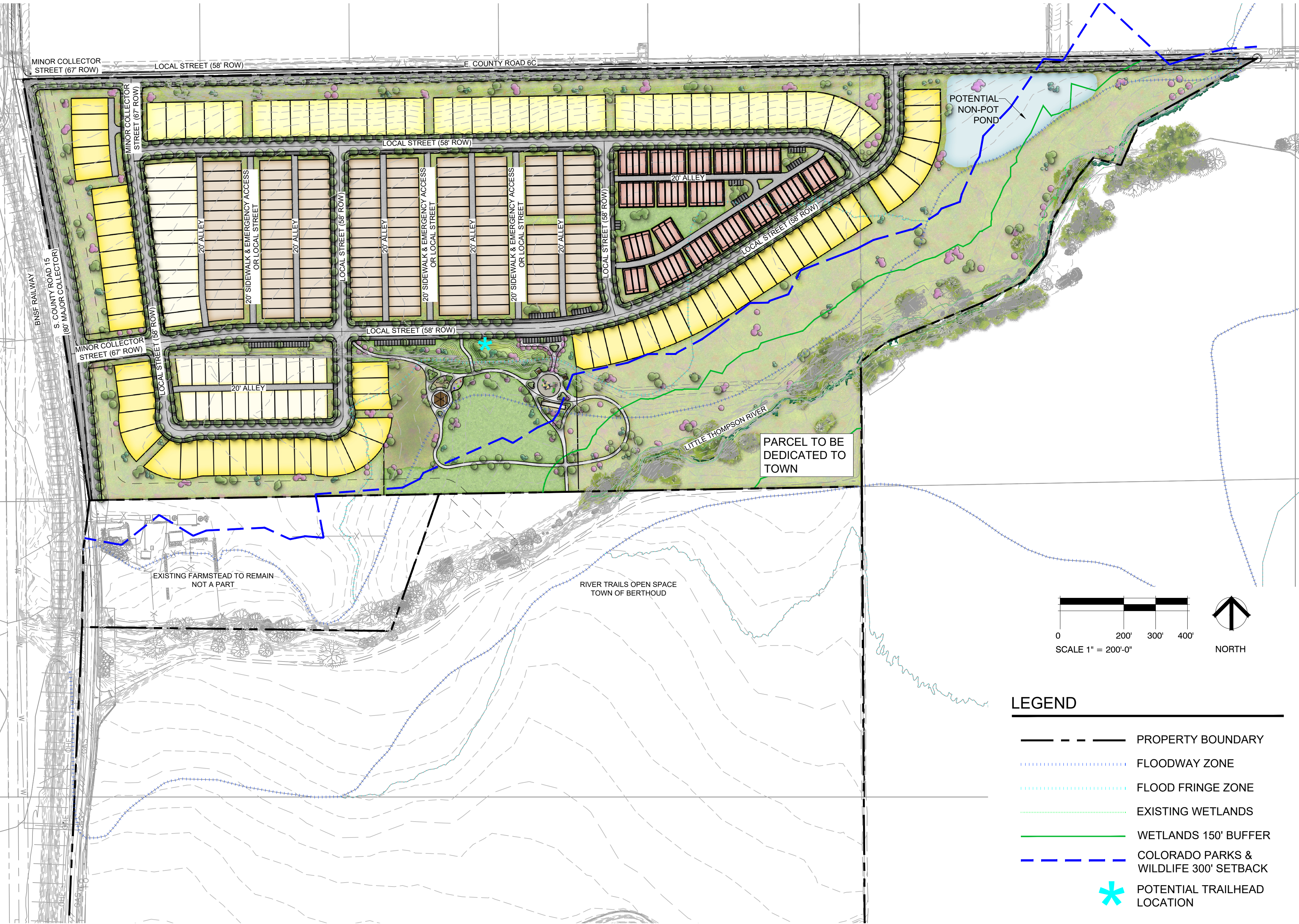
TOTAL : 8

TRAFFIC INFORMATION

1. UNLESS OTHERWISE NOTED ON THE PLAN, ALL STREETS ARE LOCAL STREETS.

NOTES:

- PROPOSED LOT COUNT AND LOT SIZES ARE CONCEPTUAL AND MAY CHANGE AT TIME OF PLAT, DEPENDING ON MARKET CONDITIONS. HOWEVER, FUTURE LOT SIZES WILL ADHERE TO THE MINIMUM LOT SIZE REQUIREMENTS AND THE APPLICABLE LOT TYPE, PER TOWN OF BERTHOUD CODE.
- DENSITY MAY SHIFT BETWEEN DEVELOPMENT AREAS SO LONG AS THE OVERALL DENSITY, AS DEPICTED IN THIS NEIGHBORHOOD MASTER PLAN, IS NOT EXCEEDED. DENSITY WITHIN A DEVELOPMENT AREA MAY NOT EXCEED THE MAXIMUM PERMITTED PER THE UNDERLYING ZONE DISTRICT. DENSITY SHIFTS MUST ADHERE TO THE NEIGHBORHOOD MASTER PLAN REQUIREMENTS PER SECTION 30-6-106-C.5 OF THE BERTHOUD MUNICIPAL CODE.
- RESIDENTIAL PRODUCT TYPES DEPICTED ARE CONCEPTUAL AND MAY BE ADJUSTED AT PLATTING. PER THE MUNICIPAL CODE, A MINIMUM OF FOUR (4) PRODUCT TYPES WILL BE INCLUDED IN THE SUBDIVISION. RESIDENTIAL PRODUCT TYPES COULD INCLUDE BUT ARE NOT LIMITED TO: SINGLE FAMILY DETACHED, TOWNHOMES, DUPLEXES, AND OR OTHER RESIDNETIAL PRODUCT TYPES AS SPECIFIED IN THE MUNICIPAL CODE, PER ZONE DISTRICT SR
- THE NEIGHBORHOOD MASTER PLAN IS BINDING ON A DEVELOPMENT, AND ALL FUTURE PLATTING/ZONING ACTIONS MUST FOLLOW THE APPROVED PLAN AS PRESENTED AND APPROVED BY THE TOWN BOARD OF TRUSTEES. SHOULD THIS NEIGHBORHOOD MASTER PLAN BE ALTERED POST-APPROVAL, A FORMAL AMENDMENT OF THE PLAN MAY BE REQUIRED.
- LOCATION OF THE REGIONAL AND NEIGHBORHOOD TRAILS ALONG THE LITTLE THOMPSON RIVER TO BE DETERMINED AT PRELIMINARY PLAT IN CONJUNCTION WITH THE TOWN OF BERTHOUD, ALONG WITH COLORADO PARKS AND WILDLIFE.



APPROVAL CERTIFICATES:

Approved by the Town of Berthoud, Colorado this _____ day of _____, 202__.

Mayor

The foregoing map is approved for filing and accepted by the Town of Berthoud, Colorado this _____ day of _____, 202__.

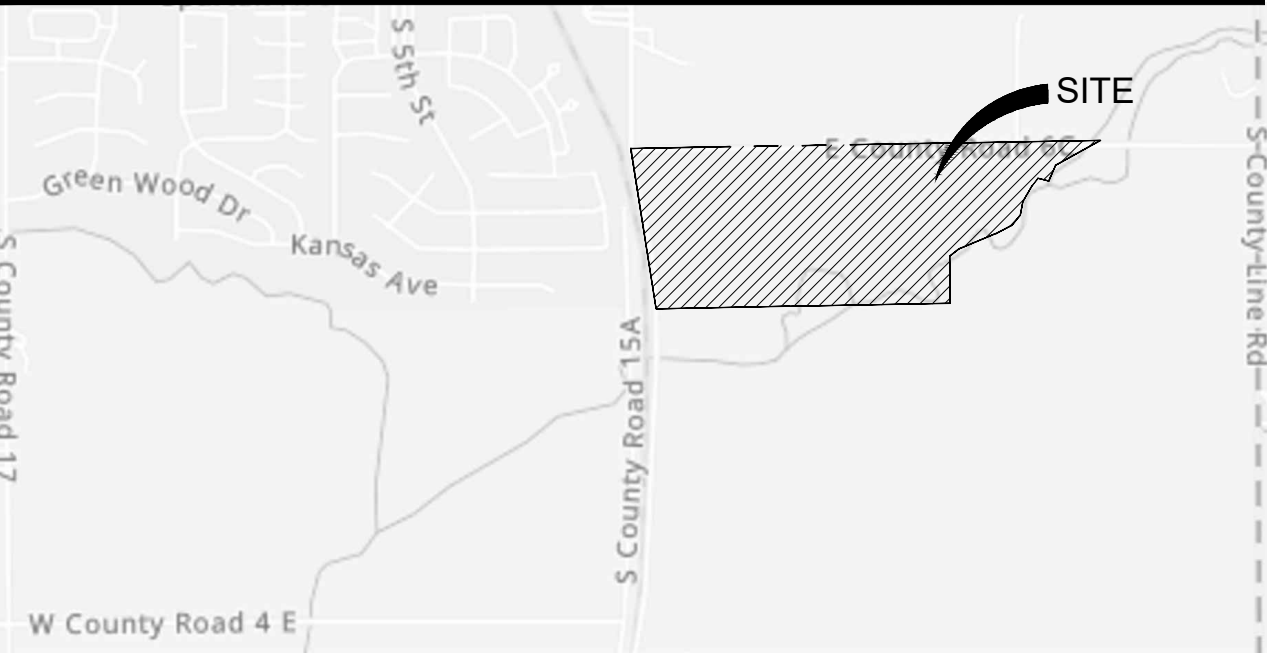
ATTEST: _____
Town Clerk

APPROVAL CERTIFICATES:

Approved by the Planning Commission of the Town of Berthoud, Colorado this _____ day of _____, 202__.

Chairman

VICINITY MAP



LAND USE SUMMARY

SFD - FRONT LOADED (60' X 115')	36	
SFD - FRONT LOADED (50' X 115')	62	
SFD - REAR LOADED (40' X 90')	34	
DUPLEXES (31' X 90')	140	
TOWNHOMES	72	
TOTAL	344 LOTS	
	3.68 DU/AC	

LAND USE STATISTICS

TOTAL ACREAGE =	~93.56 ACRES
SFD - FRONT LOADED (60'x115') =	~5.71 ACRES
SFD - FRONT LOADED (50'x115') =	~8.21 ACRES
SFD - REAR LOADED ACREAGE (40'x90') =	~2.81 ACRES
DUPLEXES ACREAGE (31'x90') =	~8.97 ACRES
TOWNHOMES ACREAGE (40'x90') =	~5.95 ACRES
OPEN SPACE ACREAGE =	~33.23 ACRES
% OF SITE AS OPEN SPACE =	35.5%
DETENTION ACREAGE =	~3.85 ACRES
% OF SITE AS DETENTION =	4.1%
PARK ACREAGE =	~7.25 ACRES
% OF SITE AS OPEN SPACE =	7.7%
ROW ACREAGE =	~16 ACRES
% OF SITE AS DRIVE =	17.2%
DRIVE ACREAGE =	~1.58 ACRES
% OF SITE AS DRIVE =	2.7%

SHEET INDEX

SHEET 1 - NEIGHBORHOOD MASTER PLAN
SHEET 2 - OPEN SPACE AND CIRCULATION EXHIBIT
SHEET 3 - PARK EXHIBIT

NEIGHBORHOOD MASTER PLAN

RIVER TRAILS | JANUARY 2025

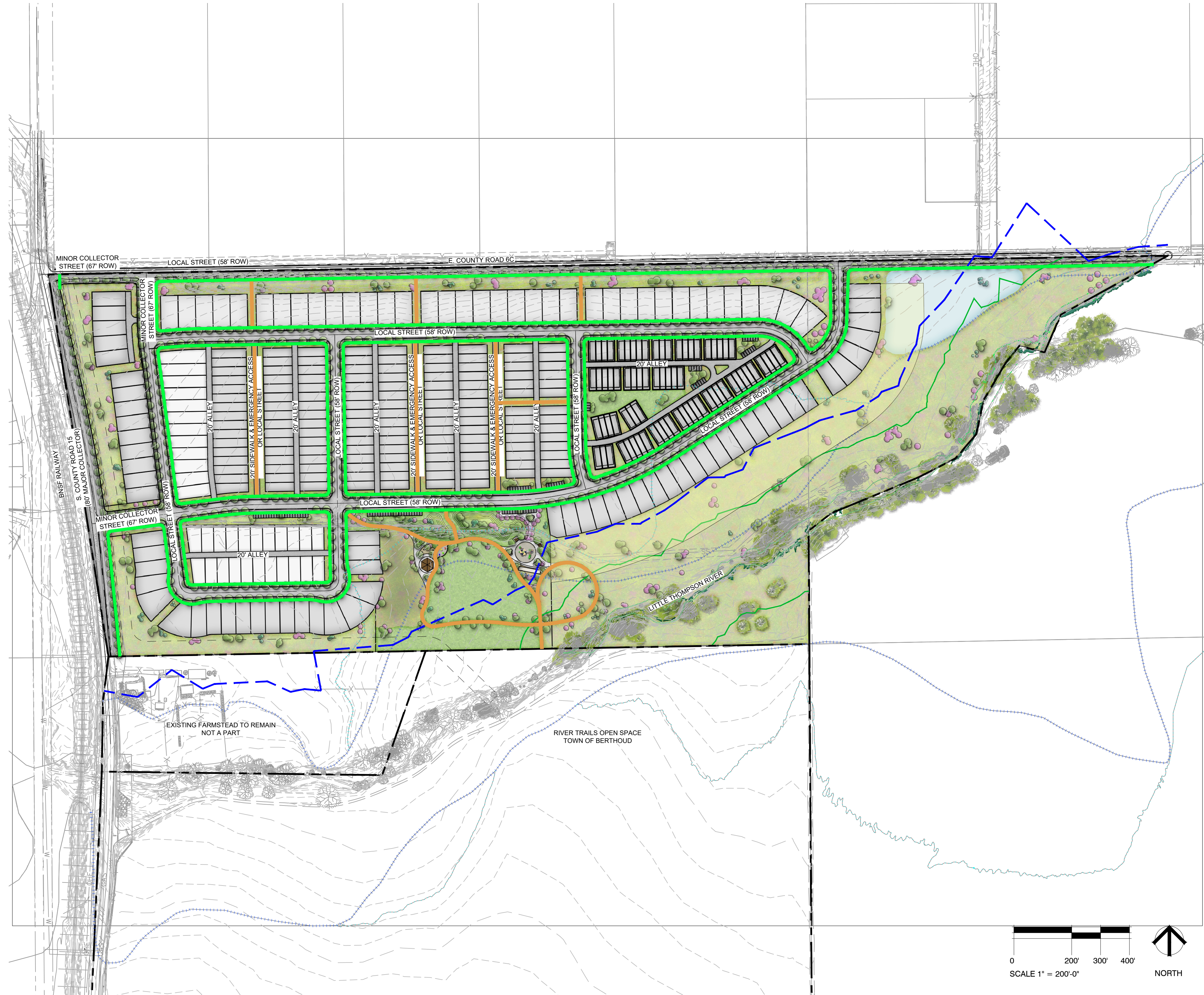
PARK STATISTICS:		
ESTIMATED PARK SPACE REQUIRED (APPROX. 344 UNITS)	3.44 ACRES	
PARK SPACE PROVIDED	7.25 ACRES	7.7% OF SITE
NOTE: FINAL PARK SPACE REQUIREMENT WILL BE BASED ON ACTUAL FINAL UNIT COUNT. TO BE DETERMINED WITH FINAL PLATS.		

LEGEND	
	PROPERTY BOUNDARY
	DETACHED CONCRETE SIDEWALK - 22,625 feet
	OFF-STREET CONCRETE NEIGHBORHOOD TRAILS - 4,787 feet
	FLOODWAY ZONE
	FLOOD FRINGE ZONE
	EXISTING WETLANDS
	WETLANDS 150' BUFFER
	COLORADO PARKS & WILDLIFE 300' SETBACK

OPEN SPACE STATISTICS		
TOTAL OPEN SPACE REQUIRED =	9.36 AC	10.00%
TOTAL OPEN SPACE PROVIDED =	33.23 AC	35.51%
TOTAL SITE ACREAGE =	93.561 AC	

OPEN SPACE ELEMENTS	
OPEN SPACE ELEMENT POINTS REQUIRED:	3
THE OPEN SPACE ELEMENTS TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF PLAT. A MINIMUM OF 3 ELEMENT POINTS WILL BE PROVIDED. THE FOLLOWING IS A LIST OF ELEMENTS THAT IS BEING EVALUATED FOR THIS SITE, BUT IS SUBJECT TO CHANGE, SO LONG AS THE REQUIRED ELEMENT POINTS ARE ACHIEVED AT THE TIME OF PLAT:	
1. GREEN AREA	1 OR 2
2. TRAIL HEAD	1
TOTAL :	3

PARKS & OPEN SPACE SUMMARY	
PARK SPACE	7.25 ACRES
OPEN SPACE	33.23 ACRES
DETENTION SPACE	3.85 ACRES
TOTAL	44.33 ACRES



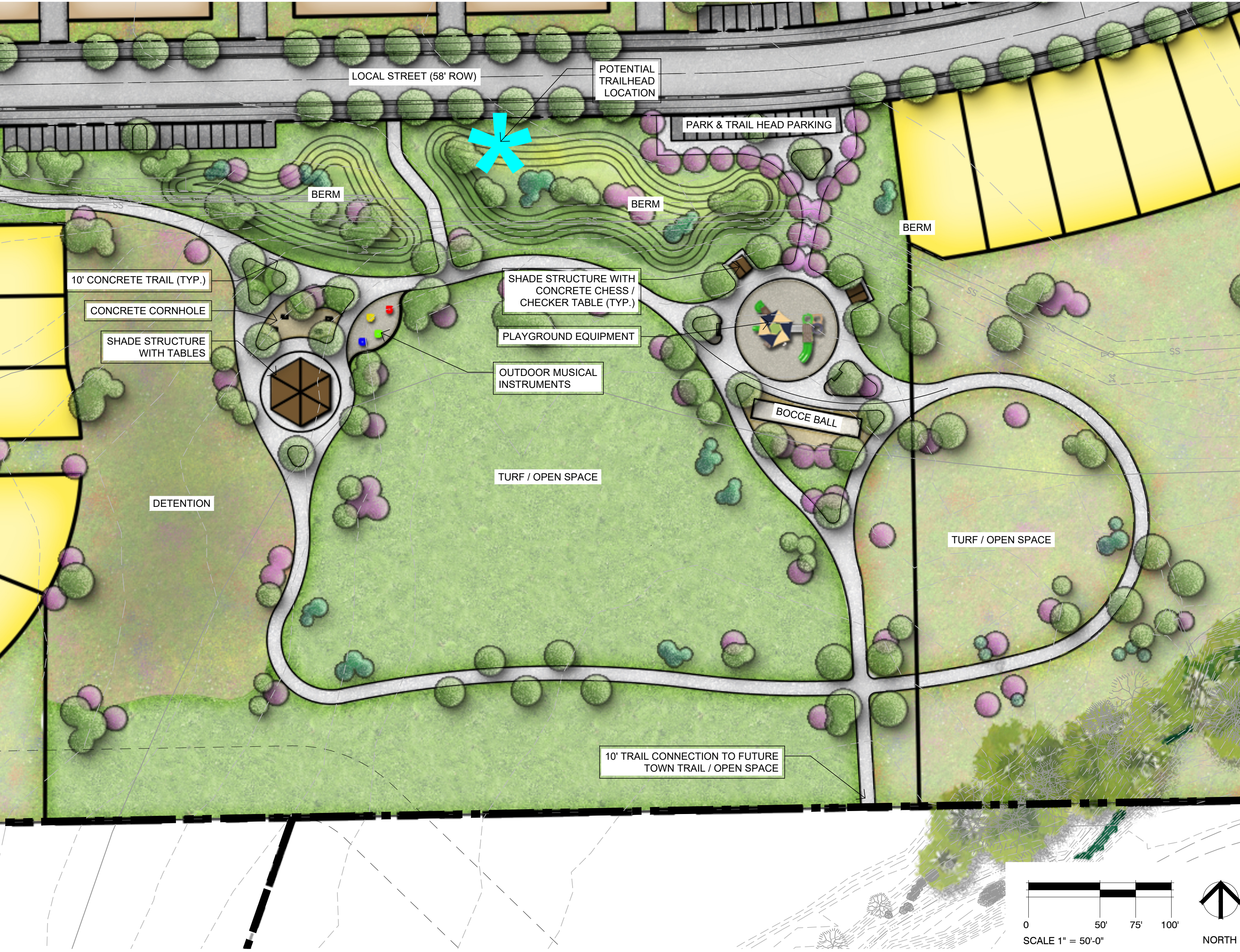
**A POLICY OF THE TOWN OF BERTHOUD:
RIGHT TO FARM**

THE TOWN OF BERTHOUD IS A UNIQUE COMMUNITY LOCATED WITHIN AN AGRICULTURAL AREA THAT PROVIDES MANY BENEFITS TO THE TOWN AND A VARIETY OF AGRICULTURAL PRODUCTS TO THE PEOPLE OF THE STATE OF COLORADO. AGRIBUSINESS IS AN IMPORTANT PART OF OUR STATE'S ECONOMY. THE TOWN OF BERTHOUD RECOGNIZES THAT WITHOUT THE FARMERS AND RANCHERS IN THE AREA, THE TOWN WOULD NOT MAINTAIN ITS SMALL TOWN CHARACTER, LIFESTYLE AND APPEAL. THEREFORE, IT BECOMES IMPERATIVE TO EDUCATE PEOPLE MOVING TO THIS AREA RELATIVE TO THE DAY TO DAY ACTIVITIES AND EVENTS THAT OCCUR IN AREAS OF LARIMER AND WELD COUNTIES ADJACENT TO RESIDENTIAL AREAS OF THE TOWN. THE LAWS OF COLORADO CLASSIFY IT AS A "RIGHT TO FARM" STATE. NEW AND EXISTING RESIDENTS OF THE TOWN OF BERTHOUD AND THOSE TO WHOM THE TOWN SUPPLIES MUNICIPAL SERVICES SHOULD UNDERSTAND THAT ALL OF US BENEFIT FROM THE LARGE AREAS OF OPEN FARMLANDS AND FIELDS THAT SURROUND OUR COMMUNITY. IN ORDER FOR THESE LANDS TO REMAIN PRODUCTIVE, THE FARMING AND RANCHING OPERATIONS ON THESE PROPERTIES MUST CONTINUE. THEREFORE, IT IS THE RESPONSIBILITY OF THE NEIGHBORING PROPERTY OWNERS TO UNDERSTAND AND RESEARCH THE AREA THEY ARE CONSIDERING MOVING INTO, AND FULLY UNDERSTAND AND ACCEPT THAT THE ACTIVITIES, SIGHTS, SOUNDS AND SMELLS OF AGRICULTURAL OPERATIONS ARE NORMAL FACTS OF LIFE WHEN LIVING IN THE AREAS WITHIN AND AROUND THE TOWN OF BERTHOUD. SOME INDIVIDUALS MAY NOT APPRECIATE THESE AGRICULTURAL OPERATIONS AND MAY PERCEIVE THEM AS ANNOYANCES, EYESORES OR NUISANCES. STATE LAW AND TOWN RESOLUTIONS RECOGNIZE THAT RANCHING, FARMING OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS WITHIN THE AREAS SURROUNDING BERTHOUD SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS THEY ARE OPERATED IN CONFORMANCE WITH THE LAW IN A NON-NEGLIGENT MANNER. THEREFORE, LOCAL RESIDENTS SHOULD BE PREPARED TO ENCOUNTER NOISES, 24 HOUR OPERATIONS, ODORS, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK, STORAGE AND DISPOSAL OF FEED AND MANURE, THE APPLICATION BY SPRAYING OF OTHER CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES, ANYONE OR MORE OF WHICH MAY NORMALLY OCCUR AS PART OF LEGAL AND NON-NEGLIGENT AGRICULTURAL OPERATIONS. IN ADDITION, COLORADO LAW STATES THAT COLORADO IS AN OPEN RANGE STATE. PROPERTY OWNERS MUST FENCE LIVESTOCK OUT OF THEIR PROPERTY, AND NOT WITHIN IT. THERE ARE ALSO ORDINANCES WHICH REQUIRE THAT YOUR PETS BE LEASHED AND MAINTAINED ON YOUR PROPERTY. THEREFORE, PET OWNERS MUST COMPLY WITH ALL LAWS PERTAINING TO LEASH LAWS AND ANIMAL CONTROL REGULATIONS. OWNERS OF EASEMENTS AND RIGHTS-OF-WAY FOR DITCHES AND UTILITIES MUST HAVE REASONABLE ACCESS TO BURN, CONTROL WEEDS, MAINTAIN AND SERVICE THEIR LINES AND DITCHES. THESE DITCHES AND EASEMENTS ARE NOT FOR PUBLIC USE AND MAY NOT BE USED WITHOUT THE WRITTEN CONSENT OF THE DITCH OWNER. THE WATER CONTAINED IN THESE DITCHES IS PRIVATE PROPERTY AND ANY USE OF THIS WATER WITHOUT WRITTEN CONSENT IS TO BE CONSIDERED THEFT. RESIDENTS AND LANDOWNERS ARE ENCOURAGED TO LEARN MORE ABOUT THESE RIGHTS AND RESPONSIBILITIES AND THE POSITION THE STATE OF COLORADO AND THIS TOWN HAVE ADOPTED REGARDING THESE ISSUES. THE TOWN BELIEVES FARMING AND RANCHING OPERATIONS CAN PROVIDE MANY BENEFITS TO LOCAL RESIDENTS AND THAT AGRICULTURE AND RESIDENTIAL USES CAN COEXIST.

OPEN SPACE & CIRCULATION EXHIBIT

RIVER TRAILS | JANUARY 2025

NEIGHBORHOOD PARK

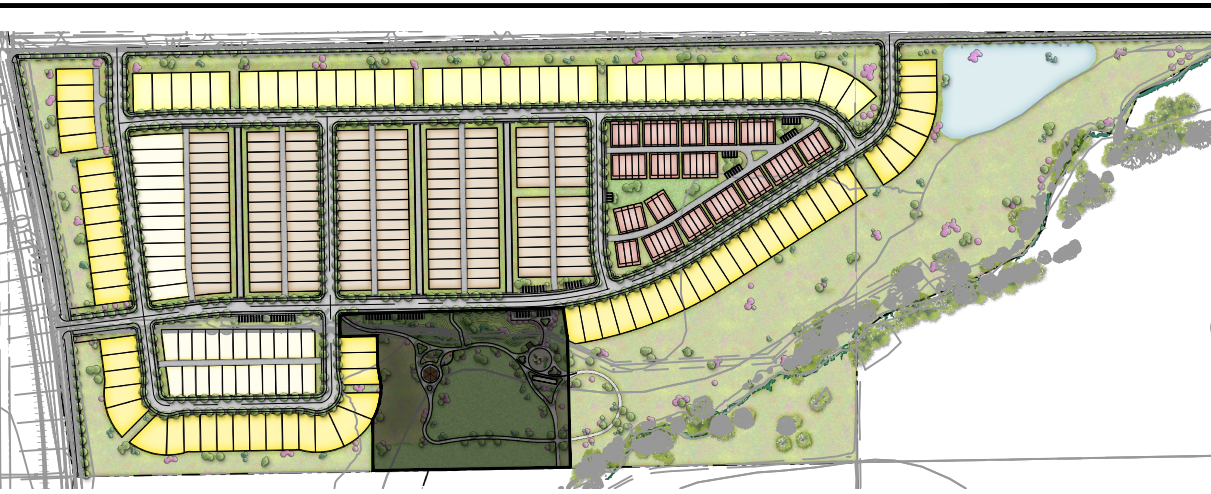


NEIGHBORHOOD PARK ELEMENTS

ALL OF LIST A*: • ELECTRICITY • IRRIGATION • SECURITY LIGHTING • TRASH RECEPTACLES (2/AC) • WATER SERVICE • BIKE RACKS • LANDSCAPING	5 OF LIST B*: • GROUP PICNIC SHELTER (MIN SIZE 500 SF AND THREE TABLES) • PICNIC SHELTERS WITH PICNIC TABLES (2) • LOOP WALK (MIN. 2,000 LF) • TURF - APPROX. 80,062 S.F. • NATURAL AREA - APPROX. 144,327 S.F.	3 OF LIST C*: • 1 HIGH: • TBD • 2 LOW: • TBD • TBD
--	---	--

* FINAL PARK COMPONENTS TO BE DETERMINED AT PLAT.

NEIGHBORHOOD KEY MAP



POCKET PARK



POCKET PARK ELEMENTS

ALL OF LIST A*: • ELECTRICITY • IRRIGATION • SECURITY LIGHTING • TRASH RECEPTACLES (2/AC) • WATER SERVICE • BIKE RACKS • LANDSCAPING	5 OF LIST B*: • GROUP PICNIC SHELTER (MIN SIZE 500 SF AND THREE TABLES) • PICNIC SHELTERS WITH PICNIC TABLES (2) • LOOP WALK (MIN. 2,000 LF) • TURF • NATURAL AREA	3 OF LIST C*: • 1 HIGH: • TBD • 2 LOW: • TBD • TBD
--	--	--

* FINAL PARK COMPONENTS TO BE DETERMINED AT PLAT.

POCKET PARK KEY MAP



PARKS EXHIBIT

RIVER TRAILS ZONING MAP
716 S. COUNTY ROAD 15, AND VACANT LAND
SITUATE IN THE SOUTH HALF OF SECTION 24 AND THE NORTHWEST QUARTER OF SECTION 25,
TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.
TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

A parcel of land situate in the South half of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), and the Northwest quarter of Section Twenty-five (25), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), being more particularly described as follows:

All that portion of the South half (S1/2) of the Southeast Quarter (SE1/4) of Section Twenty-four (24), in Township Four (4) North, of Range Sixty-nine (69) West of the 6th P.M. lying North and West of the Center of the Little Thompson River, County of Larimer, State of Colorado,
Except that portion thereof conveyed to Joseph H. Stumpf in deed recorded January 30, 1931 in Book 600 at Page 574.

Also, the South half (S1/2) of the Southwest quarter (SW1/4) of Section Twenty-four (24), in Township Four (4) North, of Range Sixty-nine (69) West of the 6th P.M., County of Larimer, State of Colorado,
Subject to easement and right of way and occupation heretofore granted to the Colorado Central Railway Company;

Also, a tract of land described as follows: Beginning at a point on the Section line between Sections Twenty-four (24) and Twenty-five (25), in Township Four (4) North, of Range Sixty-nine (69) West of the 6th P.M., County of Larimer, State of Colorado, 1320 feet West of the Northeast corner of the Northwest quarter (NW1/4) of said Section Twenty-five (25);
Thence South 80° West 1139 feet;
Thence South 2° West 200 feet;
Thence South 88° 15' East 971 feet;
Thence North 20° 15' East 453 feet to Place of Beginning (Magnetic variation 14° 30' East);

Also, a certain tract of land in the Northwest Quarter (NW1/4) of Section Twenty-five (25), in Township Four (4) North, of Range Sixty-nine (69) West of the 6th P.M., County of Larimer, State of Colorado, described as follows:
Beginning at a point 230 feet East of the Northwest corner of said Section Twenty-five (25), on the Section line;
Thence South 200 feet;
Thence Northeasterly to a point on the North line of said Section Twenty-five (25), 80 rods East of the Northwest corner of said Section;
Thence West on the Section line to Place of Beginning;

Source: Land Title Guarantee Company Order Number FCIF25212815, dated August 9, 2024

Said described parcel contains 4,377,782 Square Feet or 100.50 Acres more or less.

OWNER: Jon Turner, River Trails LLC

BY: _____
Jon Turner

NOTARIAL CERTIFICATE:

STATE OF COLORADO) ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me this ____ day of _____, 20 __, BY
Jon Turner as Owner of River Trails, LLC
Witness my hand and official seal.

Notary Public
My commission expires: _____.

APPROVAL CERTIFICATES:

This is to certify that the rezoning of the above described property was approved by Ordinance No. _____ of the Town of Berthoud, passed and adopted on the _____ day of _____, 20 __, and the Mayor of the Town of Berthoud as authorized by said ordinance on behalf of the Town of Berthoud hereby for all acknowledges and adopts the said annexation upon which the certificate is endorsed for all indicated hereon.

Approval by the Board of Trustees of the Town of Berthoud, Colorado this _____ day of _____, 20 __.

Mayor

This forgoing map is approved for the filing and accepted by the Town of Berthoud, Colorado this _____ day of _____, 20 __.

Attest: _____
Town Clerk

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Licensed Land Surveyor in the State of Colorado, do hereby state that this Zoning Map of River Trails is an accurate representation of the property to the best of my knowledge, information, belief, and in my professional opinion.

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

APPROVAL CERTIFICATES:

Approved by the Planning Commission of the Town of Berthoud, Colorado this _____ day of _____, 20 __.

Chairperson

The following map is approved for filing and accepted by the Town of Berthoud, Colorado this _____ day of _____, 20 __.

Attest: _____
Planning Technician

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number FCIF25212815, dated August 9, 2024, as prepared by Land Title Guarantee Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

FLOOD PLAIN NOTE

Portions of the subject property are in the regulatory floodway, zone AE, and zone X, "0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile" per FEMA flood maps 08069C1387H and 08069C1391H, revised January 15, 2021.

NOTES:

- Subject Property Address: 716 S. County Road 15, and Vacant Land, Berthoud, CO 80513
- There may be other documents related to the Subject Property that were not discovered by the land surveyor or title company.
- Adjacent property owner information per the Larimer County Assessor's Map.
- Zoning information per the Town of Berthoud Zoning Map and GIS portal.
- This map does not represent a monumental land survey, it is intended only to depict the attached zoning descriptions.

PROJECT CONTACTS:

OWNER:

Jon Turner
River Trails, LLC
6355 N. Fairgrounds Ave, Suite 300
Windsor, CO
970-204-9393

SURVEYOR:

Majestic Surveying, LLC
C/O Steven Parks, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-833-5698

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

LEGAL DESCRIPTIONS OF PROPOSED REZONING

PROPOSED SUBURBAN RESIDENTIAL PARCEL (PARCEL 1)

A parcel of land situate in the South half (S1/2) of Section Twenty-four (24), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the S1/2 of the Southwest Quarter (SW1/4) of said Section 24 and assuming the North line of said S1/2 of said SW1/4 as bearing North 89°02'27" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2657.78 feet Monumented by a #5 rebar with 2" aluminum cap stamped LS 13446 on the West end, and a #5 rebar with 3.25" aluminum cap stamped 38348 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 89°02'27" East, along said North line, a distance of 30.00 feet to the POINT OF BEGINNING;
THENCE North 89°02'27" East, continuing along said North line, a distance of 20.00 feet;
THENCE North 00°21'20" West a distance of 35.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Mary V. Moore M.R.D., recorded November 2, 1993 as Reception Number 19930082235 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, along said North right of way, a distance of 1943.37 feet;
THENCE South 00°19'57" East, a distance of 5.00 feet to a point on the North right of way of East County Road 6C, as shown on the plat of Golden Acres Minor Land Division 02-S1964, recorded August 22, 2003 as Reception Number 20030107937 of the Records of the Larimer County Clerk and Recorder;
THENCE North 89°02'27" East, along said North right of way, a distance of 664.43 feet to a point on the East line of the North half of said SW1/4, from which the Center-South Sixteenth Corner of said Section 24 bears South 00°19'12" East a distance of 30.00 feet;
THENCE North 89°02'42" East, continuing along said North right of way, a distance of 2627.70 feet;
THENCE South 00°17'41" East a distance of 60.00 feet to a point on the South right of way of said County Road 6C;
THENCE South 89°02'42" West a distance of 1435.31 feet to a point on the approximate centerline of Rockwell Ditch;
THENCE South 61°08'42" West, along said approximate centerline of Rockwell Ditch, a distance of 358.09 feet;
THENCE South 23°25'42" West a distance of 142.60 feet to the approximate confluence of Rockwell Ditch and the Little Thompson River;
The following 8 courses are along the centerline of said Little Thompson River.

THENCE North 75°15'42" West a distance of 89.83 feet;
THENCE South 38°48'59" West a distance of 75.80 feet;
THENCE South 30°41'09" West a distance of 150.28 feet;
THENCE South 12°10'45" West a distance of 120.83 feet;
THENCE South 40°45'06" West a distance of 110.06 feet;
THENCE South 62°50'06" West a distance of 144.57 feet;
THENCE South 67°38'42" West a distance of 325.77 feet;
THENCE South 52°17'46" West a distance of 99.24 feet to a point on the East line of the S1/2 of the SW1/4 of said Section 24;
THENCE South 00°19'12" East, along said East line, a distance of 392.52 feet to the South Quarter Corner of said Section 24, monumented by a #6 rebar with 3.25" aluminum cap stamped 13446;
THENCE South 88°58'50" West, along the South line of said SW1/4 a distance of 2467.51 feet to a point on the assumed West right of way line of County Road 15, lying 30' Westerly and parallel to the surveyed centerline of said road, said point also being the beginning point of a curve, non-tangent to the aforesaid line;
THENCE along the arc of a curve concave to the West a distance of 110.45 feet, having a Radius of 6302.52 feet, a Delta of 01°00'15" and is subtended by a Chord that bears North 05°16'56" West a distance of 110.45 feet;
THENCE North 05°46'33" West, continuing along said assumed West right of way, a distance of 280.74 feet to the beginning point of a curve, non-tangent to the aforesaid line;
THENCE along the arc of a curve concave to the Southwest a distance of 527.01 feet, having a Radius of 4800.49 feet, a Delta of 06°17'24" and is subtended by a Chord that bears North 09°42'19" West a distance of 526.74 feet;
THENCE North 12°47'22" West, continuing along said assumed West right of way, a distance of 175.97 feet;
THENCE North 00°21'21" West a distance of 243.63 feet to the POINT OF BEGINNING.

Said described parcel of land contains 4,186,052 Square Feet or 96.099 Acres, more or less (±).

PROPOSED AGRICULTURAL PARCEL (PARCEL 2)

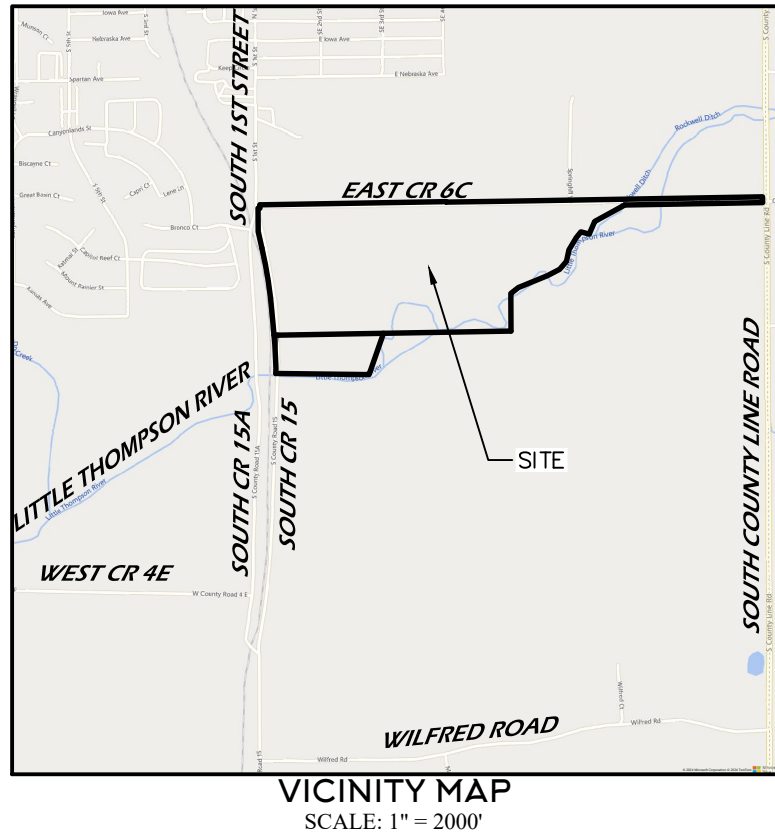
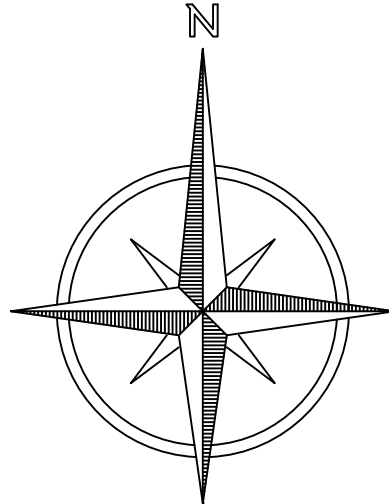
A parcel of land situate in the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Four North (T.4N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), Town of Berthoud, County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 25 and assuming the North line of said NW1/4 as bearing North 88°58'50" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2656.99 feet Monumented by a #6 rebar with 3.25" aluminum cap stamped LS 38348 on the West end and a #6 rebar with 3.25" aluminum cap stamped LS 13446 on the East end, and with all other bearings contained herein relative thereto;

THENCE North 88°58'50" East, along said North line, a distance of 189.48 feet to the POINT OF BEGINNING;
THENCE North 88°58'50" East, continuing along said North line, a distance of 1139.04 feet;
THENCE South 19°17'04" West a distance of 455.71 feet;
THENCE North 89°16'21" West a distance of 971.00 feet;
THENCE North 00°58'39" East a distance of 51.41 feet to a point on the assumed West right of way line of County Road 15, lying 30' Westerly and parallel to the surveyed centerline of said road, said point also being the beginning point of a curve, non-tangent to the aforesaid line;
THENCE along the arc of a curve concave to the West a distance of 43.61 feet, having a Radius of 5720.87 feet, a Delta of 00°26'12" and is subtended by a Chord that bears North 00°25'32" West a distance of 43.61 feet to the beginning point of a curve, non-tangent to the aforesaid curve;
THENCE along the arc of a curve concave to the West a distance of 303.10 feet, having a Radius of 6302.52 feet, a Delta of 02°45'20" and is subtended by a Chord that bears North 03°24'09" West a distance of 303.07 feet to the POINT OF BEGINNING;

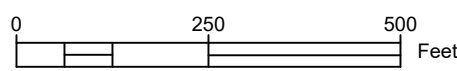
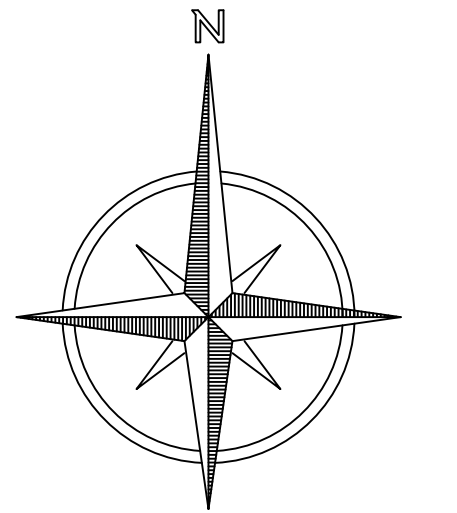
Said described parcel of land contains 434,966 Square Feet or 9.985 Acres, more or less (±).

Said parcels contain a total of 4,621,018 Square Feet or 106.084 Acres more or less by this survey, and is subject to any existing easements and/or rights of way of record.



PROJECT NO: 2024093	PROJECT NAME: RIVER TRAILS	REVISIONS:	DATE:
DATE: 07-01-2024	CLIENT: HILLSIDE DEVELOPMENT	ADDRESSED REDLINES -AU	9-12-24
		REMOVED TOWN OF BERTHOUD PARCEL	9-30-24
DRAWN BY: AU	FILE NAME: 2024093ZONE	ADDRESSED REDLINES -AU	10-01-24
		BOUNDARY REVISED PER ANNEXATION	10-22-24
CHECKED BY: SIP	SCALE: N/A	ADDRESSED REDLINES -AU	3-12-25
		ADDRESSED REDLINES, TITLEWORK -AU	5-6-25

RIVER TRAILS
ZONING MAP



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°02'27"E	20.00'
L2	N00°21'20"W	35.00'
L3	S00°17'41"E	60.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	43.61'	5720.87'	0°26'12"	43.61'	N00°25'32"W
C2	413.55'	6302.52'	3°45'35"	413.48'	N03°54'16"W
C3	303.10'	6302.52'	2°45'20"	303.07'	N03°24'09"W
C4	110.45'	6302.52'	1°00'15"	110.45'	N05°16'56"W
C5	527.01'	4800.49'	6°17'24"	526.74'	N09°42'19"W

LEGEND

- ALIQUOT CORNER AS DESCRIBED
- CALCULATED POSITION
- FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348
- FENCE
- FLOW LINE
- BOUNDARY LINE
- EASEMENT LINE
- TIE LINE
- RAILROAD TRACKS
- RIGHT OF WAY LINE
- SECTION LINE
- FEMA REGULATORY FLOODWAY
- FEMA ZONE AE
- FEMA ZONE X

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 1012)



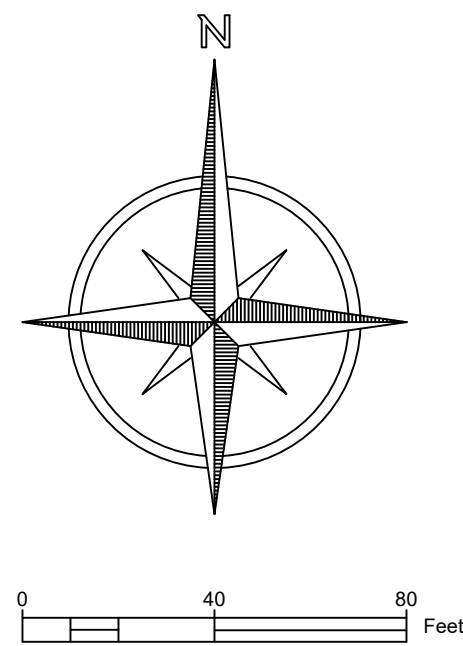
PROJECT NO: 2024093	PROJECT NAME: RIVER TRAILS	REVISIONS:	DATE:
DATE: 07-01-2024	CLIENT: HILLSIDE DEVELOPMENT	ADDRESSED REDLINES -AU	9-12-24
DRAWN BY: AU	FILE NAME: 2024093ZONE	REMOVED TOWN OF BERTHOUD PARCEL	9-30-24
CHECKED BY: SIP	SCALE: 1" = 250'	ADDRESSED REDLINES -AU	10-01-24
		BOUNDARY REVISED PER ANNEXATION	10-22-24
		ADDRESSED REDLINES -AU	3-12-25

2

SHEET 2 OF 3

RIVER TRAILS ZONING MAP

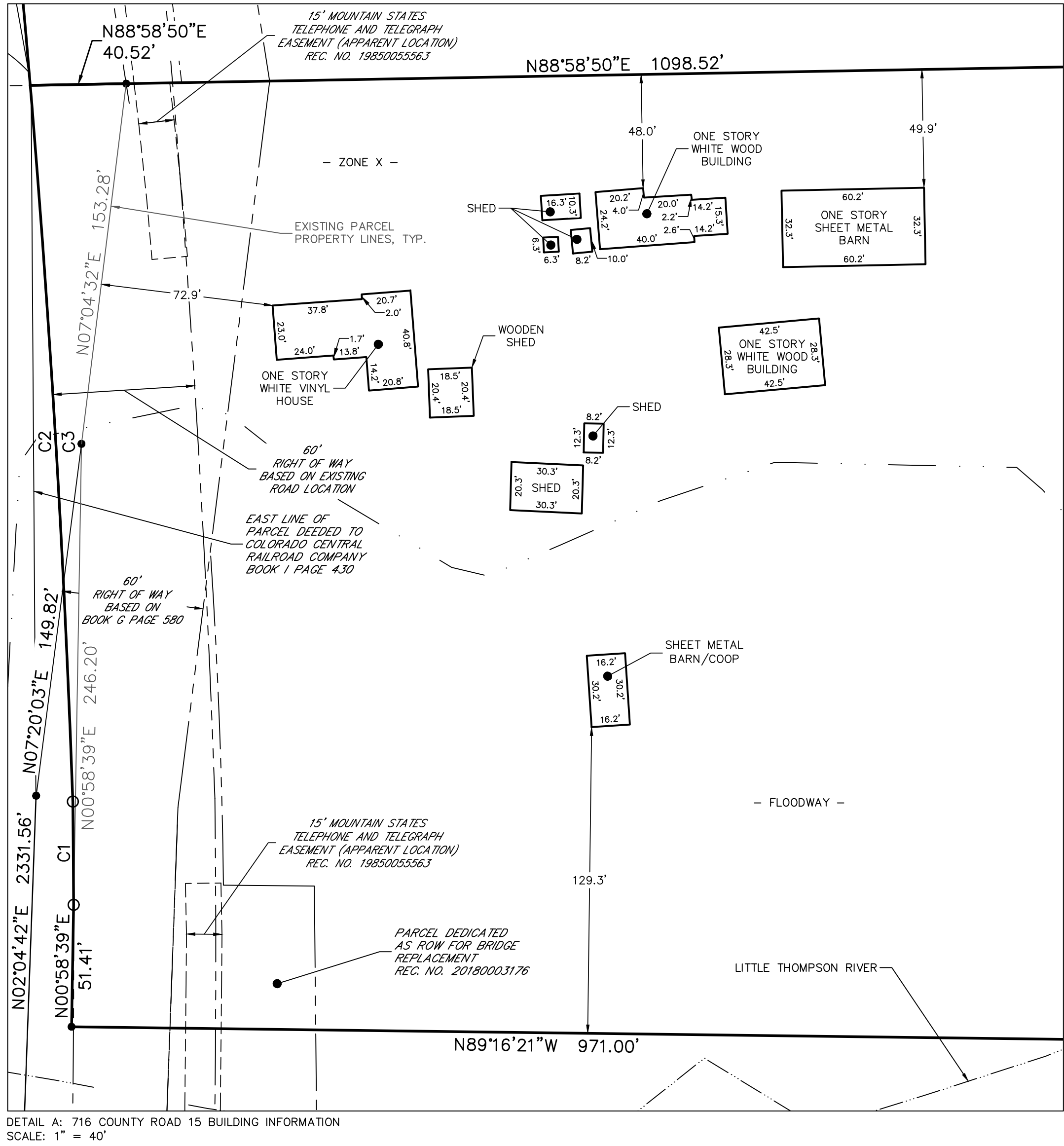
PARCEL 2 EXISTING BUILDING DETAILS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	43.61'	5720.87'	0°26'12"	43.61'	N00°25'32"W
C2	413.55'	6302.52'	3°45'35"	413.48'	N03°54'16"W
C3	303.10'	6302.52'	2°45'20"	303.07'	N03°24'09"W
C4	110.45'	6302.52'	1°00'15"	110.45'	N05°16'56"W
C5	527.01'	4800.49'	6°17'24"	526.74'	N09°42'19"W

LEGEND

	ALIQUOT CORNER AS DESCRIBED
	CALCULATED POSITION
	FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348
	FENCE
	FLOW LINE
	BOUNDARY LINE
	EASEMENT LINE
	TIE LINE
	RAILROAD TRACKS
	RIGHT OF WAY LINE
	SECTION LINE
	FEMA REGULATORY FLOODWAY
	FEMA ZONE AE
	FEMA ZONE X



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PROJECT NO: 2024093	PROJECT NAME: RIVER TRAILS	REVISIONS:	DATE:
DATE: 07-01-2024	CLIENT: HILLSIDE DEVELOPMENT	ADDRESSED REDLINES -AU	9-12-24
DRAWN BY: AU	FILE NAME: 2024093ZONE	REMOVED TOWN OF BERTHOUD PARCEL	9-30-24
CHECKED BY: SIP	SCALE: 1" = 40'	ADDRESSED REDLINES -AU	10-01-24
		BOUNDARY REVISED PER ANNEXATION	10-22-24
		ADDRESSED REDLINES -AU	3-12-25

River Trails Transportation Impact Study Town of Berthoud

March 17, 2025

January 20, 2025

September 12, 2024

July 22, 2024

Prepared for:
River Trails LLC

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1 INTRODUCTION

This report documents the results of a study to evaluate the potential traffic impacts of the proposed River Trails Neighborhood Master Plan (NMP) in the Town of Berthoud. Rollins Consult LLC conducted the study as required for the project's development application. This study will focus on long range transportation conditions. As each phase of the proposed project is submitted, a transportation study will be performed.

PROJECT DESCRIPTION

The proposed River Trails project is located to the southeast of downtown Berthoud. The project site is located to the south of CR 6C and east of 1st Street/CR 15. Figure 1 illustrates the project location and the study area. The site is currently undeveloped.

A project site is depicted on Figure 2. The site will be developed with 132 single family homes, 140 duplex dwelling units, and 72 multi-family dwelling units. As shown in the figure, access to CR 6C is planned at two locations and access to CR 15 at one location. There will be internal pedestrian and bike trails within the site.

RIVER TRAILS | TRANSPORTATION IMPACT STUDY
Town of Berthoud

Figure 1 – Project Location

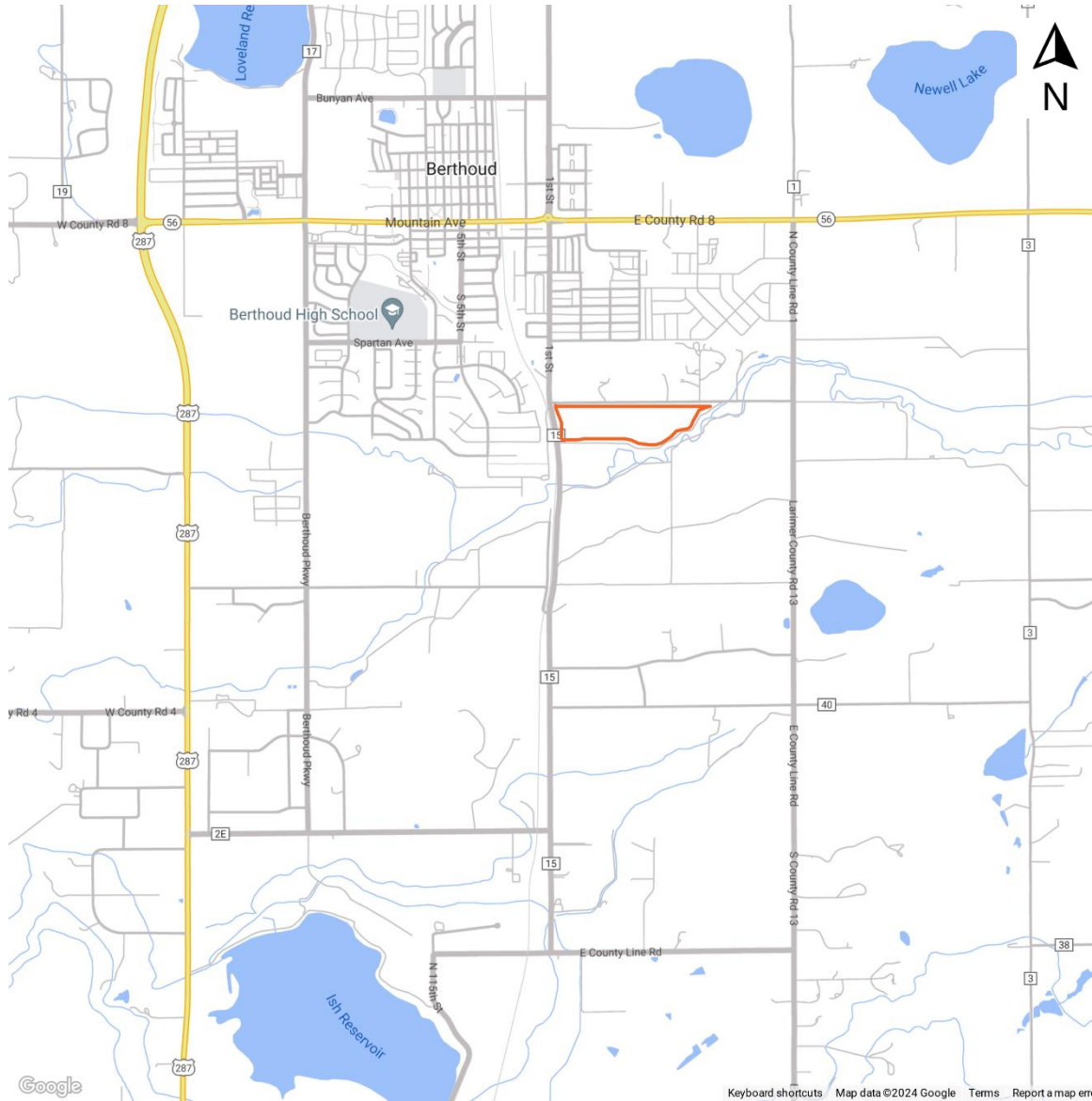


Figure 2 – Site Plan



STUDY SCOPE

The scope of work for this study was developed in conjunction with the Town of Berthoud's traffic engineering consultant. The base assumptions, technical methodologies, and geographic coverage of the study were all identified as part of the study approach. The study analyzes the potential project-generated traffic impacts on the adjacent street system.

The study evaluates the transportation system after the completion of the proposed River Trails development for the year 2042. The following transportation scenarios were analyzed for the AM and PM peak hours:

- **Existing Conditions** – The analysis of existing traffic conditions provides a basis for the remainder of the study. The existing transportation system is described. Peak hour intersection operations are evaluated.
- **Project Travel Demand** – The traffic generated by the Project will be estimated, distributed, and assigned to the transportation network. This analysis will be performed under two transportation scenarios, CR 6C connecting to CR 13 and CR 6C restricted such that access would only be to CR 15 for traffic to the west of the existing bridge over the Little Thompson River.
- **2042 Background Conditions** – Future traffic conditions are projected without the proposed Project for the buildout year 2042. The background traffic will include overall growth in traffic within the area and traffic from proposed development projects near the site.
- **Total Future Conditions** – The traffic associated with the Project will be added to the Background traffic. The intersection operations will be determined.
- **Auxiliary Lanes** – The need for left-turn and right-turn lanes at the project access points will be evaluated.

The study examined 7 existing intersections, three planned project access streets, and two future intersections along Spartan Avenue. The existing study intersections are depicted on Figure 3. These were identified by the Town for inclusion in the study. The study intersections are listed below.

1. 1st Street at Mountain Avenue
2. CR 15 at CR 6C
3. CR 15 at CR 15A
4. CR 15 at CR 2E
5. CR 13 at CR 6C
6. US 287 at CR 4E
7. US 287 at CR 2E
8. 1st Street at Spartan Avenue (future)
9. US 287 at Spartan Avenue (future)
10. West Access at CR 6E
11. East Access at CR 6E
12. CR 15 at South Access

Figure 3 – Study Intersections



2 EXISTING CONDITIONS

The transportation system has numerous elements that are described in this chapter. The roadway network is described, and traffic volume information is presented for the study intersections.

ADJACENT LANDUSE

The Project site is located east of 1st Street and south of CR 6E. North of the site is rural residential, east and south are a farmstead and agricultural land, and west are the Heritage Ridge residences. The Burlington Northern Railroad is located on the west side of CR 15.

TRANSPORTATION NETWORK

The primary roadways that serve the Project site are described below. Roadway designations were provided in the Town of Berthoud *Transportation Plan Map*, 2021.

Roadway Network

1st Street/CR 15 is a north-south major collector. This two-lane road has some sidewalks on the east side between Mountain Avenue and Nebraska Avenue. There are no bike lanes on 1st Street. Most of 1st Street has no shoulders. There is parking on both side of 1st Street between Mountain and Nebraska avenues. The speed limit is 25 mph south of Mountain Avenue, 35 mph south of Nebraska Avenue, and 50 mph adjacent to the project site.

US 287 is a north-south state highway that connects cities within northern Colorado from Fort Collins south to Longmont. US 287 is a four-lane highway with paved shoulders and room for a center left-turn lane. The speed limit in the study area is 65 mph. In the study area, US 287 is categorized at a R-A, Regional Highway.

CR 13 is a two-lane north south road. It is classified as a two-lane arterial street. The speed limit is posted at 45 mph. There is no shoulder along CR 13.

Mountain Avenue is a two-lane east-west roadway that runs through downtown Berthoud. This road is also SH 56. It is classified as a two-lane Arterial by the Town and a NR-B, Non-Rural Arterial by CDOT. Between CR 13 and 1st Street, there are paved shoulders and some sidewalks on the north side near 1st Street. The speed limit is 50 mph near CR 13, reduced to 40 mph and then 25 mph east of 1st Street. West of 1st Street there are sidewalks and parking on both sides of Mountain Avenue

Nebraska Avenue is an existing east-west two-lane road. The speed limit is posted at 25 mph. There are sidewalks and parking on the north side of the street. The Town's Transportation Plan will have Nebraska Avenue connecting to Spartan Avenue. Nebraska Avenue will be a minor collector street. West of 1st Street, Spartan Avenue will be a major collector street that connects to US 287.

CR 6C is an east-west two-lane unpaved road. The speed limit is posted at 40 mph. It is classified as a local street.

CR 15A is a two-lane road which is the extension of CR 4E to the east with a connection to CR 15. This is an unpaved road that becomes paved near the intersection with CR 15.

CR 4E is a two-lane east-west road. East of Berthoud Parkway it is an unpaved road. West of Berthoud Parkway, CR 4E is paved with no shoulders or sidewalks. The speed limit is posted at 45 mph. The Transportation Plan has identified this road as a Major Collector.

CR 2E is an east-west two-lane local street. There are narrow shoulders and no sidewalks. The speed limit is posted at 45 mph.

Pedestrian, Bicycle, and Transit Network

The location of pedestrian and bicycle lanes adjacent to the roads is described above. As areas develop they will include bike lanes and sidewalks within their public rights-of-way. Berthoud has identified several pedestrian/bike trails near the project site. These are identified in the Town's *Berthoud Unified Trail Master Plan*, June 2018.

- The BNSF Fort Collins/Berthoud Trail which will be located adjacent to the Burlington Northern Railroad. Adjacent to the project site this is located to the west of 1st Street.
- The Little Thompson River Trail located to the south of the project site. This east-west trail connects east past I-25 and west towards Longmont.
- West of the project site, the Town of Berthoud Regional 10' Concrete Trail. This trail connects to the north through the Heritage Ridge development, by both Berthoud High School and Ivy Stockwell Elementary School, and to Downtown Berthoud.

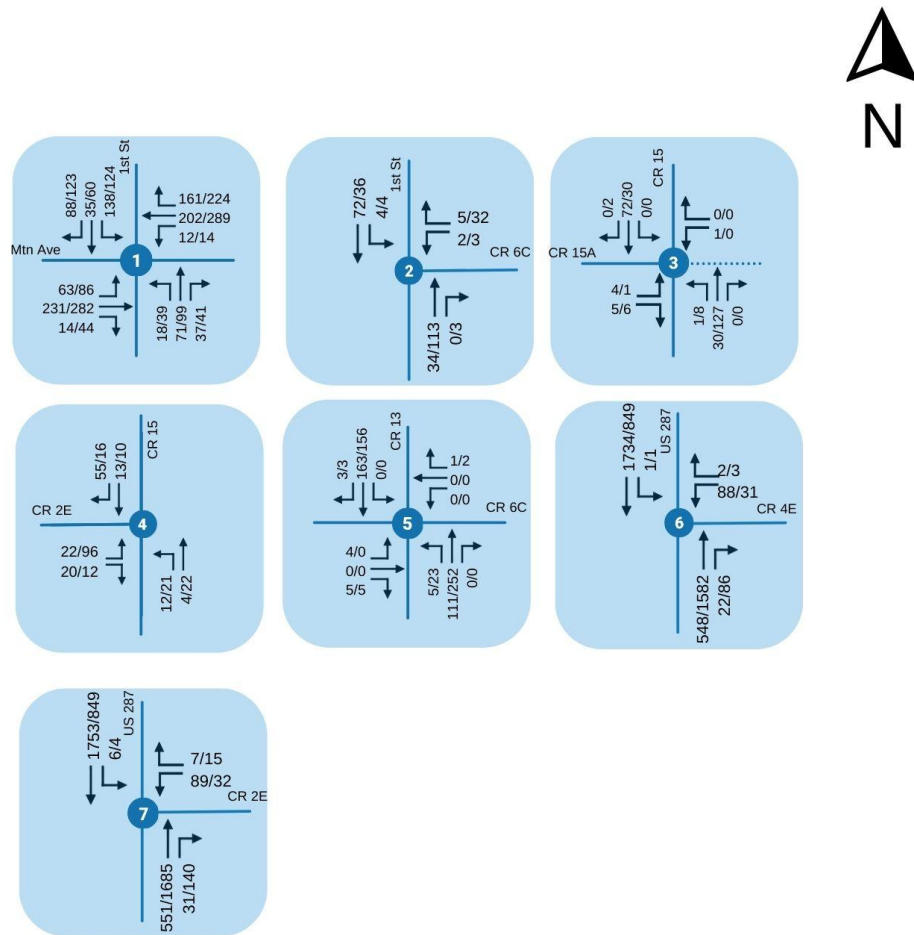
Berthoud is served by Transfort's Flex service. This is a regional bus that serves the communities of Fort Collins, Loveland, Berthoud, Longmont, and Boulder. There are stops on Mountain Avenue at 2nd and 3rd Streets. Berthoud also operates the Berthoud Area Transportation Service (BATS). It offers door-to-door service within Berthoud and offers service to Loveland and Longmont.

EXISTING TRAFFIC CONDITIONS

Existing intersection operations were evaluated for both the morning and evening peak hours. Intersection count data was collected in May 2024 while school was in session. These counts were performed at the seven existing study intersections.

Appendix A includes the intersection turning movement count data. The counts were compared to peak hour counts conducted when school was in session and the volumes were modified upward to reflect school time conditions. The resulting peak hour turning movement is provided on Figure 4. The current lane configurations of the study intersections are shown on Figure 5.

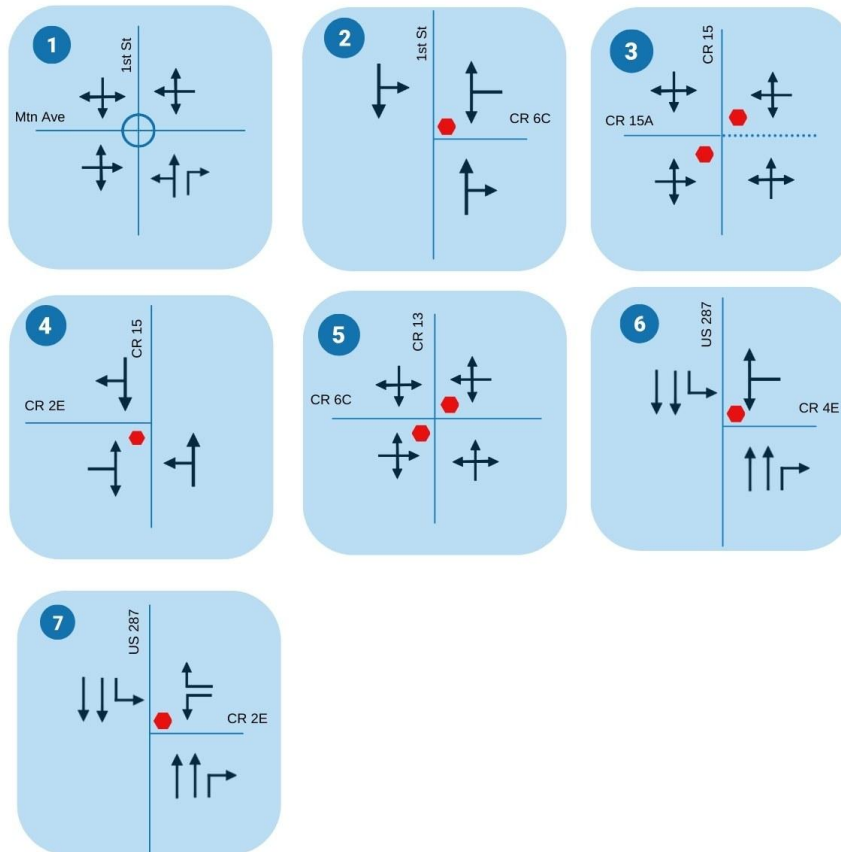
Figure 4 – Existing Peak Hour Traffic Volumes



AM/PM Peak Hour Turning Movements

= Study Intersection

Figure 5 – Existing Lane Configurations



← = Lane Configuration
● = Stop Sign
○ = Roundabout

Intersection Level of Service Analysis Methodologies

Transportation professionals evaluate intersections to determine how they are currently operating and will operate in the future. The methods employed can be found in the Transportation Research Board's, 6th Edition, 2016 *Highway Capacity Manual* (HCM). Level of service (LOS) is based on a "graded" system from LOS A, with very little to no delays to LOS F which represents excessive delays and congestion. Table 1 provides the thresholds for acceptable levels of service. The table is from the *Larimer County Urban Area Street Standards* (LCUASS), August 1, 2021.

Table 1
Intersection Level of Service Thresholds

Intersection Component	Major Intersection ¹	Minor Intersection ²	Driveway
Overall (City Limits)	LOS C	LOS C	No Limit
Overall (GMAs)	LOS D	LOS D	No Limit
Any Leg	LOS D	LOS E	No Limit
Any Movement	LOS E	LOS F	No Limit
¹ Includes all signalized and unsignalized arterial/arterial and arterial/ major collector intersections. ² Includes all unsignalized intersections (except major intersections) and high volume driveways ³ There are no LOS standards for I-25 Interchanges. ⁴ On State Highways, overall LOS D is acceptable.			

Signalized Intersection

Peak hour levels of motor vehicle delay at signalized intersections were estimated using methods provided in the HCM. This operations analysis method uses various intersection characteristics (such as traffic volumes, lane geometry, and signal phasing) to estimate the average control delay experienced by motorists traveling through an intersection. Table 2 summarizes the relationship between the average control delay per vehicle and LOS for signalized intersections.

Table 2
Signalized Intersection Level of Service Definitions

Level of Service	Average Control Delay Per Vehicle (Seconds)	Description
A	≤ 10.0	Free Flow or Insignificant Delays: Operations with very low delay, when signal progression is extremely favorable and most vehicles arrive during the green light phase. Most vehicles do not stop at all.
B	> 10.0 and ≤ 20.0	Stable Operation or Minimal Delays: Generally, occurs with good signal progression and/or short cycle lengths. More vehicles stop than with LOS A, causing higher levels of average delay. An occasional approach phase is fully utilized.
C	> 20.0 and ≤ 35.0	Stable Operation or Acceptable Delays: Higher delays resulting from fair signal progression and/or longer cycle lengths. Drivers begin having to wait through more than one red light. Most drivers feel somewhat restricted.
D	> 35.0 and ≤ 55.0	Approaching Unstable or Tolerable Delays: Influence of congestion becomes more noticeable. Longer delays result from unfavorable signal progression, long cycle lengths, or high volume to capacity ratios. Many vehicles stop. Drivers may have to wait through more than one red light. Queues may develop, but dissipate rapidly, without excessive delays.
E	> 55.0 and ≤ 80.0	Unstable Operation or Significant Delays: Considered to be the limit of acceptable delay. High delays indicate poor signal progression, long cycle lengths, and high volume to capacity ratios. Individual cycle failures are frequent occurrences. Vehicles may wait through several signal cycles. Long queues form upstream from intersection.
F	> 80.0	Forced Flow or Excessive Delays: Occurs with oversaturation when flows exceed the intersection capacity. Represents jammed conditions. Many cycle failures. Queues may block upstream intersections.

Source: Transportation Research Board, Highway Capacity Manual, 2016.

Unsignalized Intersection

Peak hour levels of motor vehicle delay at unsignalized intersections were estimated using the method from Chapter 17 of the 2016 *Highway Capacity Manual*. The delays for the entire intersection and the movement and/or approach are determined. Table 3 summarizes the relationship between the average control delay per vehicle and LOS for unsignalized intersections.

Table 3
Unsignalized Intersection Level of Service Definitions

Level of Service	Average Control Delay Per Vehicle (Seconds)	Description
A	≤ 10.0	No delay for stop-controlled approaches.
B	10.0 and ≤ 15.0	Operations with minor delay.
C	> 15.0 and ≤ 25.0	Operations with moderate delays.
D	> 25.0 and ≤ 35.0	Operations with increasingly unacceptable delays.
E	> 35.0 and ≤ 50.0	Operations with high delays, and long queues.
F	> 50.0	Operations with extreme congestion, and with very high delays and long queues unacceptable to most drivers.

Source: Transportation Research Board, Highway Capacity Manual, 2016

Existing Intersection Conditions

Using the HCM methodology, the weekday AM, and PM peak hour intersection operations were determined. The results are provided in Table 4. The Town's LOS thresholds, provided in Table 1, were utilized to evaluate existing operations. As indicated in Table 4, the study intersections are currently operating at acceptable levels of service. The detailed analysis worksheets are provided in Appendix B. It should be noted that at US 287/CR 4E and US 287/CR 2E the westbound direction operates at LOS F, this is a minor intersection, and a LOS F is considered acceptable.

RIVER TRAILS | TRANSPORTATION IMPACT STUDY
Town of Berthoud

Table 4
Existing Weekday Peak-Hour Intersection Level of Service

#	Intersection	Overall Movement	Level of Service	
			AM Peak Hr	PM Peak Hr
1	1 st Street & Mountain Ave Roundabout	Overall	A	A
		EB Approach	A	A
		WB Approach	A	A
		NB Approach	A	A
		SB Approach	A	A
2	1 st Street & CR 6C T-Stop	Overall	A	A
		WB Approach	A	A
		SB RT	A	A
3	CR 15 & CR 15A Two-Way Stop	Overall	A	A
		NB LT	A	A
		EB Approach	A	A
		WB Driveway	A	A
		SB LT	A	A
4	CR 15 & CR 2E T-Stop	Overall	A	A
		NB LT	A	A
		EB Approach	A	A
5	CR 13 & CR 6C Two-Way Stop	Overall	A	
		NB LT	A	A
		EB Approach	B	A
		WB Approach	A	A
		SB LT	A	A
6	US 287 & CR 4E T-Stop	Overall	A	A
		WB LT	F	F
		WB RT	B	C
		SB LT	A	C
7	US 287 & CR 2E T-Stop	Overall	A	A
		WB LT	F	F
		WB RT	B	C
		SB LT	A	C

1. LOS calculations performed using Synchro which is based on the Transportation Research Board HCM 2016.
2. LOS is reported for both overall intersection and each constrained STOP-controlled movement or approach.

3 PROJECT TRAVEL DEMAND

This chapter provides an overview of the project and a description of the travel demand methodology to estimate vehicle trip generation, distribution, and assignment of project-generated traffic along area roadways and intersections.

PROJECT CHARACTERISTICS

The proposed River Trails project will include various residential uses. The project site plan is depicted on Figure 2. As shown on the figure, vehicular access to the project will be from locations along CR 6C and CR 15.

PROJECT TRIP GENERATION

The trip generation characteristics of the project were estimated using data from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition. Table 5 provides the trip generation estimated for the River Trails project and the trip generation rates that were used. As indicated in the table, the full buildout of the project will result in an estimated net of 2,856 daily, 208 morning, and 261 evening peak hour trips.

Table 5
Estimated Trip Generation

ITE Land Use Code		Project	Project Trip Generation						
Land Use	Land Use Code	Dwelling Units	Daily	AM			PM		
				IN	Out	Total	IN	Out	Total
Single-Family Detached	210	132	1303	24	72	96	81	48	129
Single Family Attached (Duplex)	215	140	1,016	21	46	67	46	34	80
Multi-Family Low Rise	220	72	537	11	34	45	32	19	52
Total		344	2856	56	153	208	159	101	261

ITE Land Use Code		ITE Trip Generation Rates							
Land Use	Land Use Code	Unit	Daily	AM			PM		
				% IN	% Out	Total	% IN	% Out	Total
Single-Family Detached	210	DU	$EXP((0.92 \cdot LN(DUS))+2.68)$	25%	75%	$EXP(0.91 \cdot LN(DUS)+0.12)$	25%	75%	$EXP(0.94 \cdot LN(DUS))+0.27$
Single Family Attached (Duplex)	215	DU	$DUs \cdot 7.62 \cdot 50.48$	31%	69%	$DUs \cdot 0.52 \cdot 5.7$	31%	69%	$0.6 \cdot DUs \cdot 3.93$
Multi-Family Low Rise	220	DU	$DUs \cdot 6.41 + 75.31$	24%	76%	$DUs \cdot 0.31 + 22.85$	24%	76%	$DUs \cdot 0.43 + 20.55$

DU - Dwelling Units

Based on ITE Trip Generation 11th Edition

PROJECT TRIP DISTRIBUTION | ASSIGNMENT

The distribution of the project traffic onto the roadway system was based on the location of the project within Berthoud and northern Colorado, the roadway system, and existing traffic data. The project trip distribution is depicted on Figure 6. The resulting peak hour traffic associated with the buildout of River Trails is shown on Figure 7. An alternative scenario was analyzed with no access from CR 6C to the east. The existing bridge on

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Town of Berthoud

CR 6C would be restricted to emergency vehicles only and traffic to the west of the bridge could go east to 1st Street/CR 15. The project traffic under this transportation scenario is depicted on Figure 8.

Figure 6 – Trip Distribution

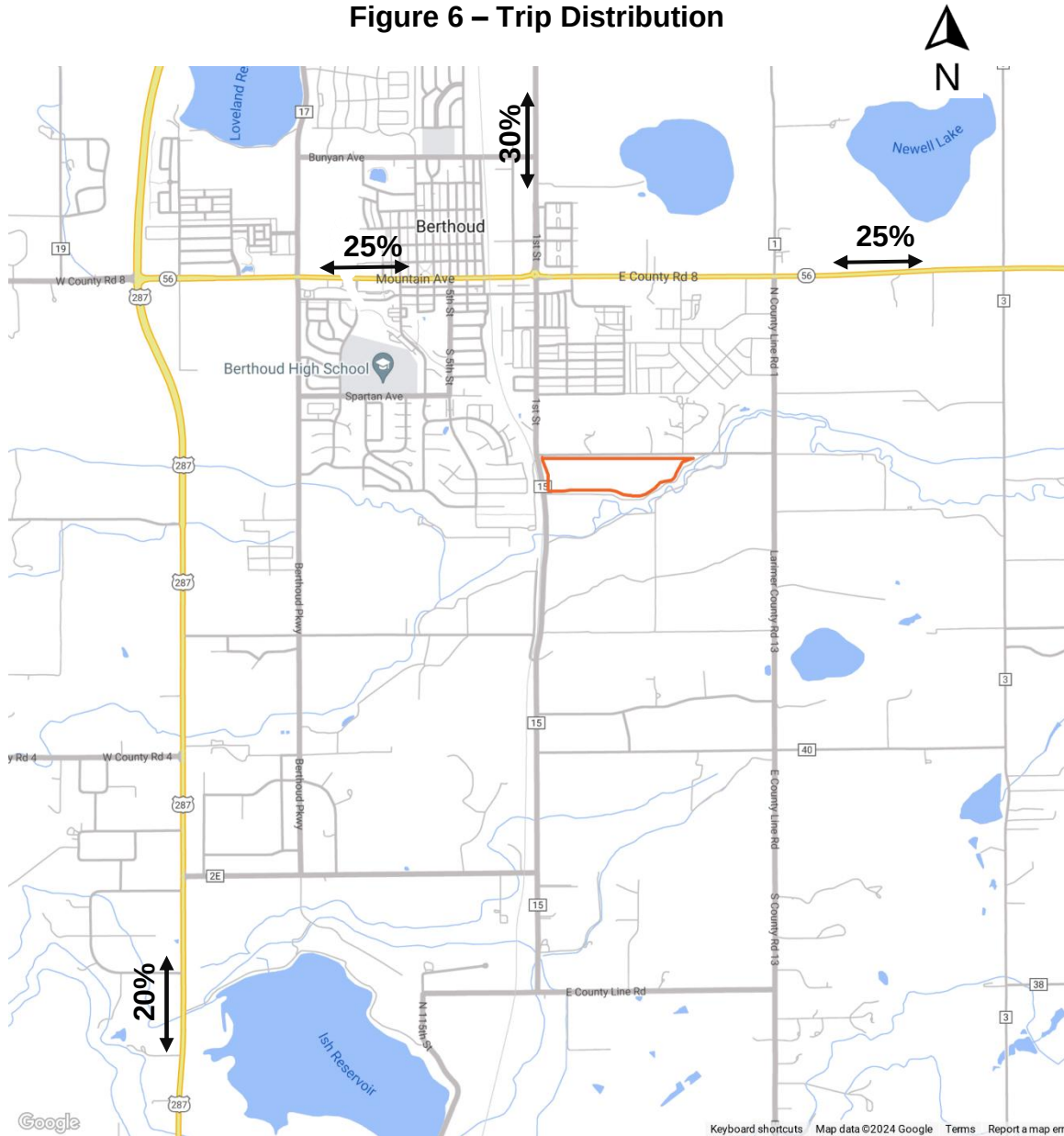
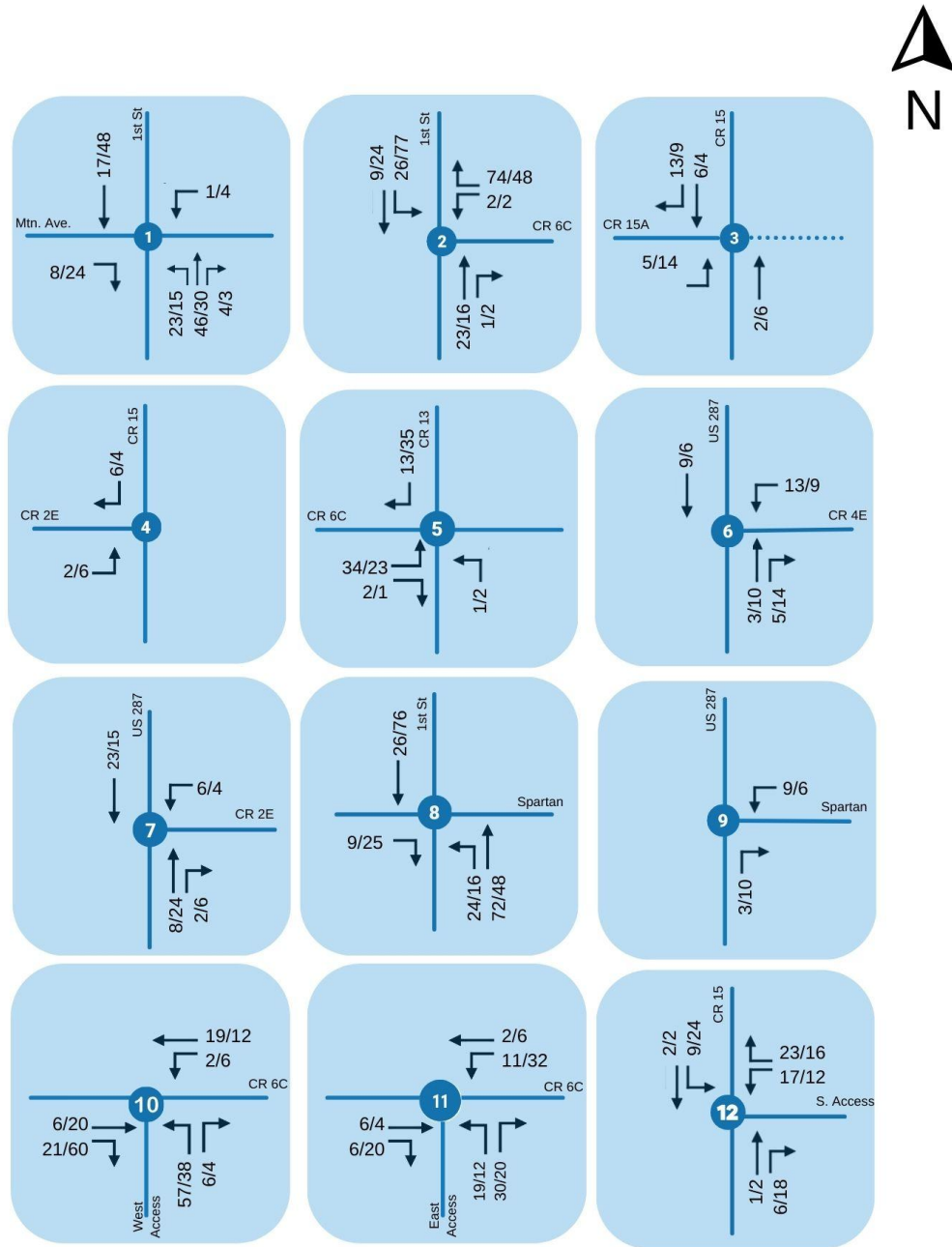


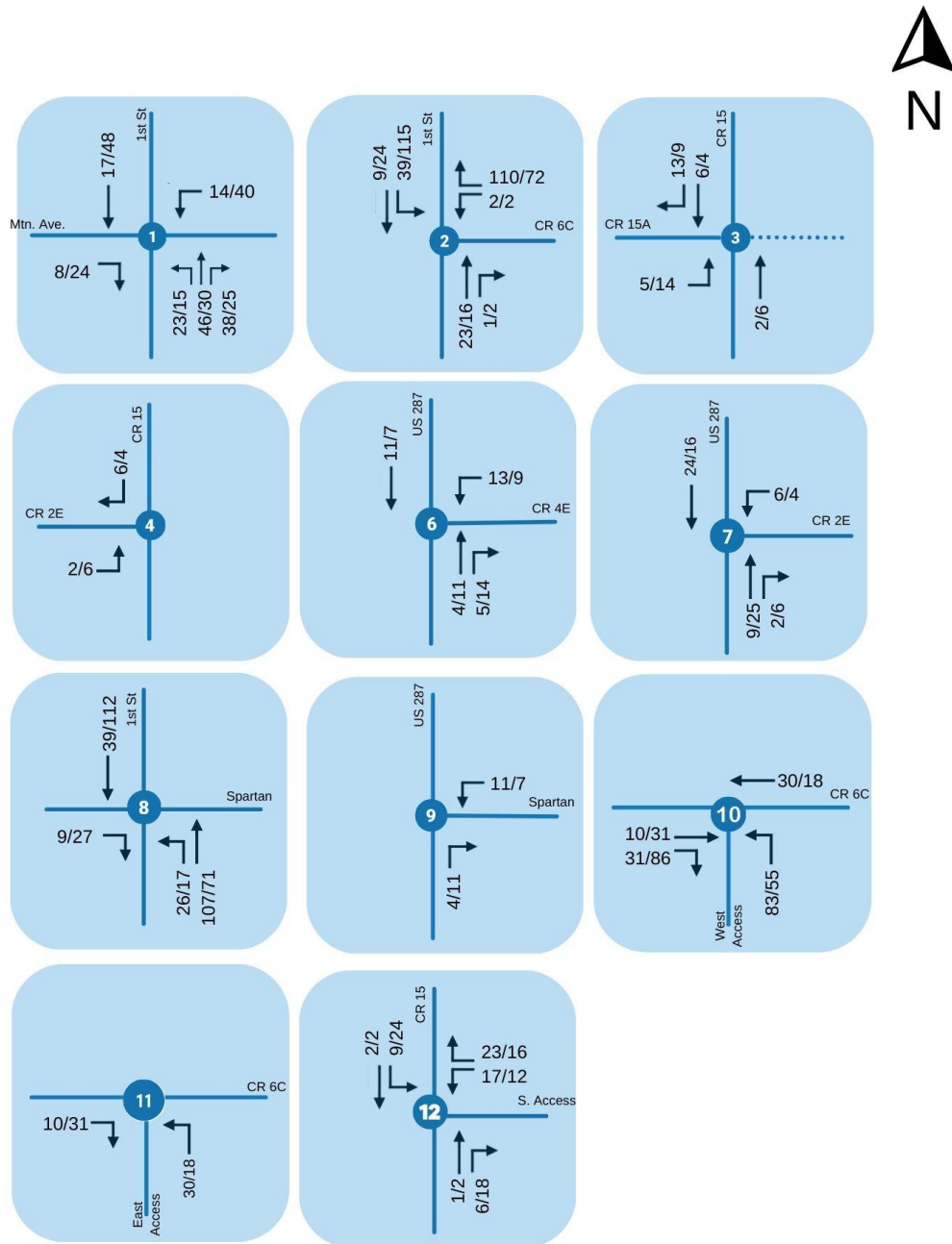
Figure 7 – Project Traffic



AM/PM Peak Hour Turning Movements

= Study Intersection

Figure 8 – Project Traffic CR 6C Restricted



AM/PM Peak Hour Turning Movements

= Study Intersection

4 FUTURE TRAFFIC PROJECTIONS

Estimates of future traffic conditions both with and without the proposed Project were necessary to evaluate the potential impact of the Project on the local street system. The background base traffic scenario represents future traffic conditions without the addition of the Project, while the total scenario represents future traffic conditions with the completion of the proposed Project. These projections were developed for Year 2042. The development of these future traffic scenarios is described in this chapter. The study intersections included in the 2042 analysis are provided on Figure 9.

BACKGROUND 2042 TRAFFIC PROJECTIONS

The background traffic projections reflect growth in traffic from two primary sources: ambient growth in the existing traffic volumes due to regional growth both in and outside of the study area, and consideration of traffic generated by nearby planned projects. Each of these elements is described below.

- The growth in traffic was determined based on numerous data sources including the Colorado Department of Transportation (CDOT) and model data from the North Front Range Metropolitan Planning Organization (NFRMPO). For the study intersections on Mountain Avenue, a growth factor of 1.52 was applied. Study intersections on CR 15 and CR 13 were factored by 1.4.
- For intersections along US 287, total traffic projections from the Ludlow Farm (now called Legacy Park) Transportation Impact Study, dated November 2, 2023, were utilized. These projections include full buildout of Legacy Park, Trails at Creekview, Gateway, and Revere. These projections also include a factor of 1.1.
- Traffic projections on CR 4E, total traffic projections from the Ludlow Farm (now called Legacy Park) Transportation Impact Study, dated November 2, 2023, were utilized. These projections include full buildout of Legacy Park, Trails at Creekview, Gateway, and Revere. These projections also included long range projections from the NFRMPO.
- The future Farmstead project, located north of the project, was included. The traffic volume projections were obtained from the *Farmstead Traffic Impact Study*, March 2024, by Delich Associates.
- The future connection of Spartan Avenue between US 287 and CR 13 was assumed to be completed by 2042. The projections for 1st Street at Spartan Avenue were developed based on projections at 1st Street and Mountain Avenue, and adjacent land use. Projections on US 287 at Spartan Avenue were obtained from the Ludlow Farm traffic study.

The resulting Background 2042 traffic projections for the study intersections are provided on Figure 10.

Figure 9 – 2042 Study Intersections

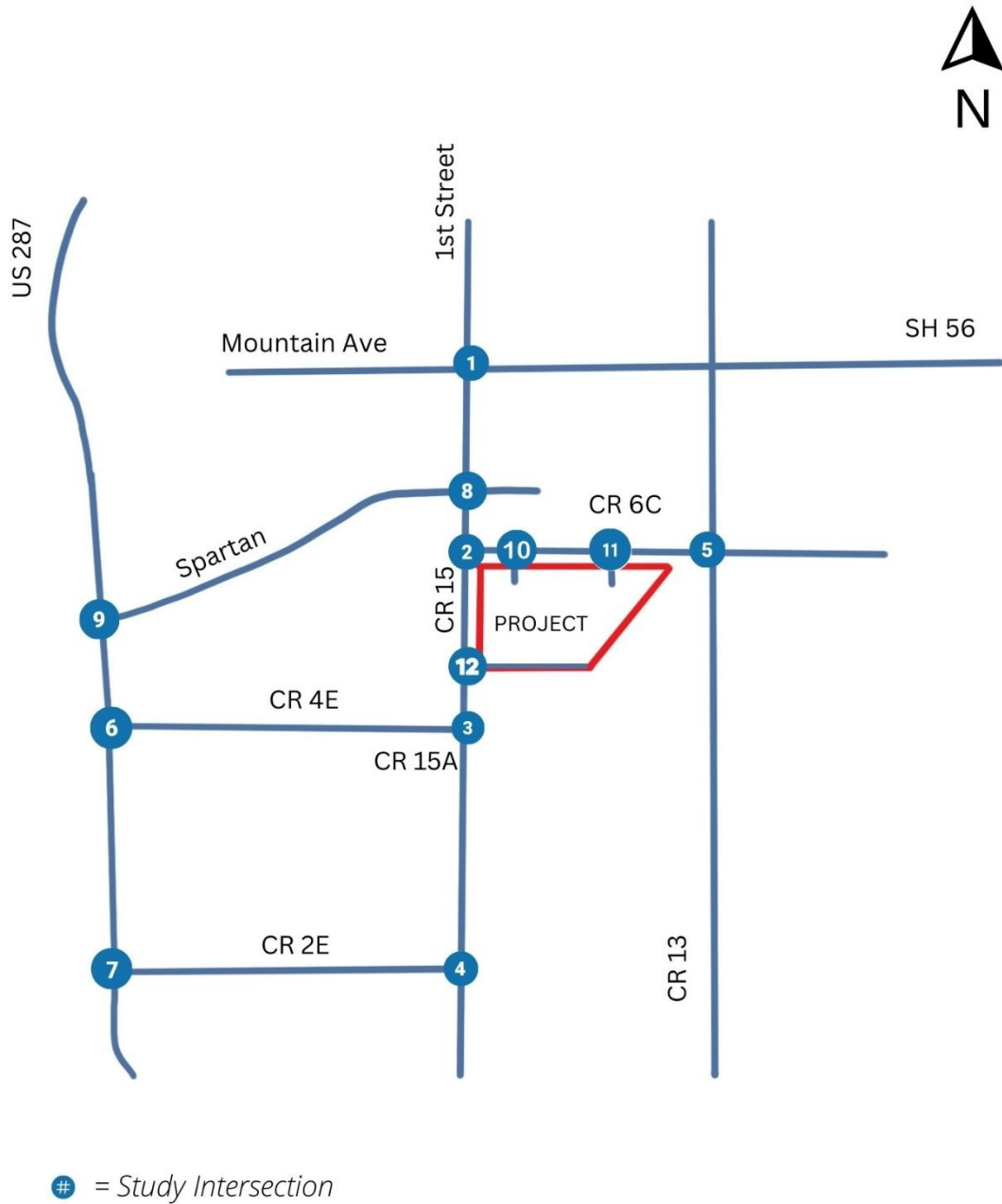
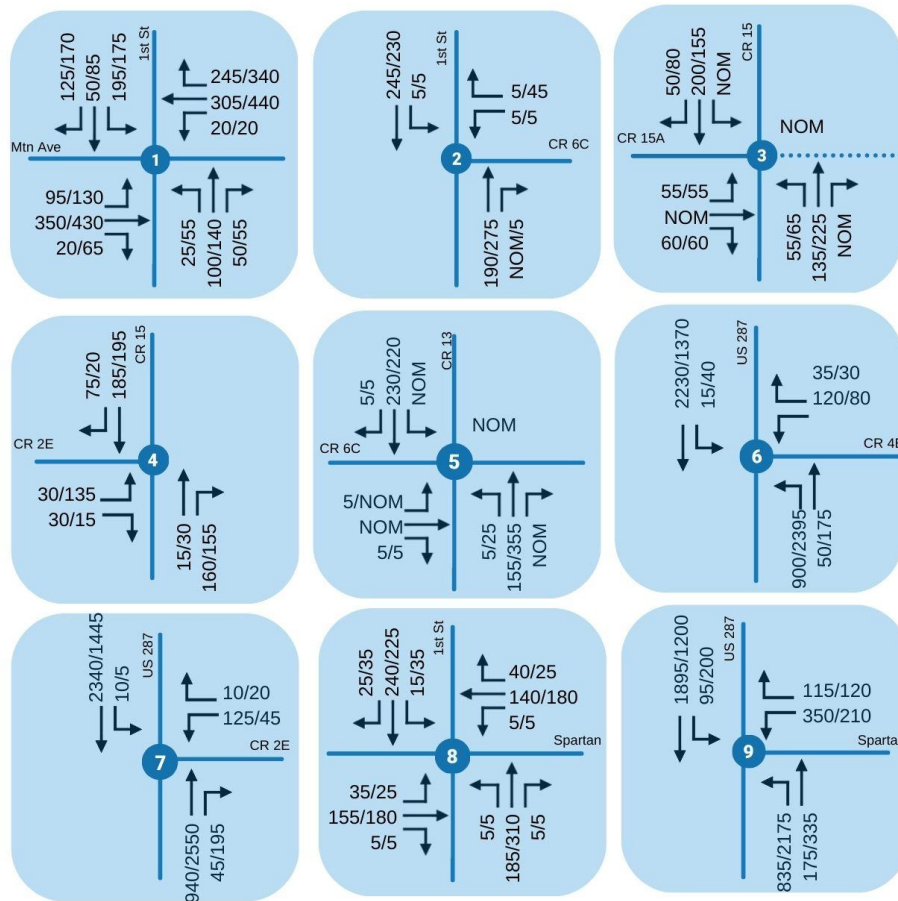


Figure 10 – Background Traffic 2042



AM/PM Peak Hour Turning Movements

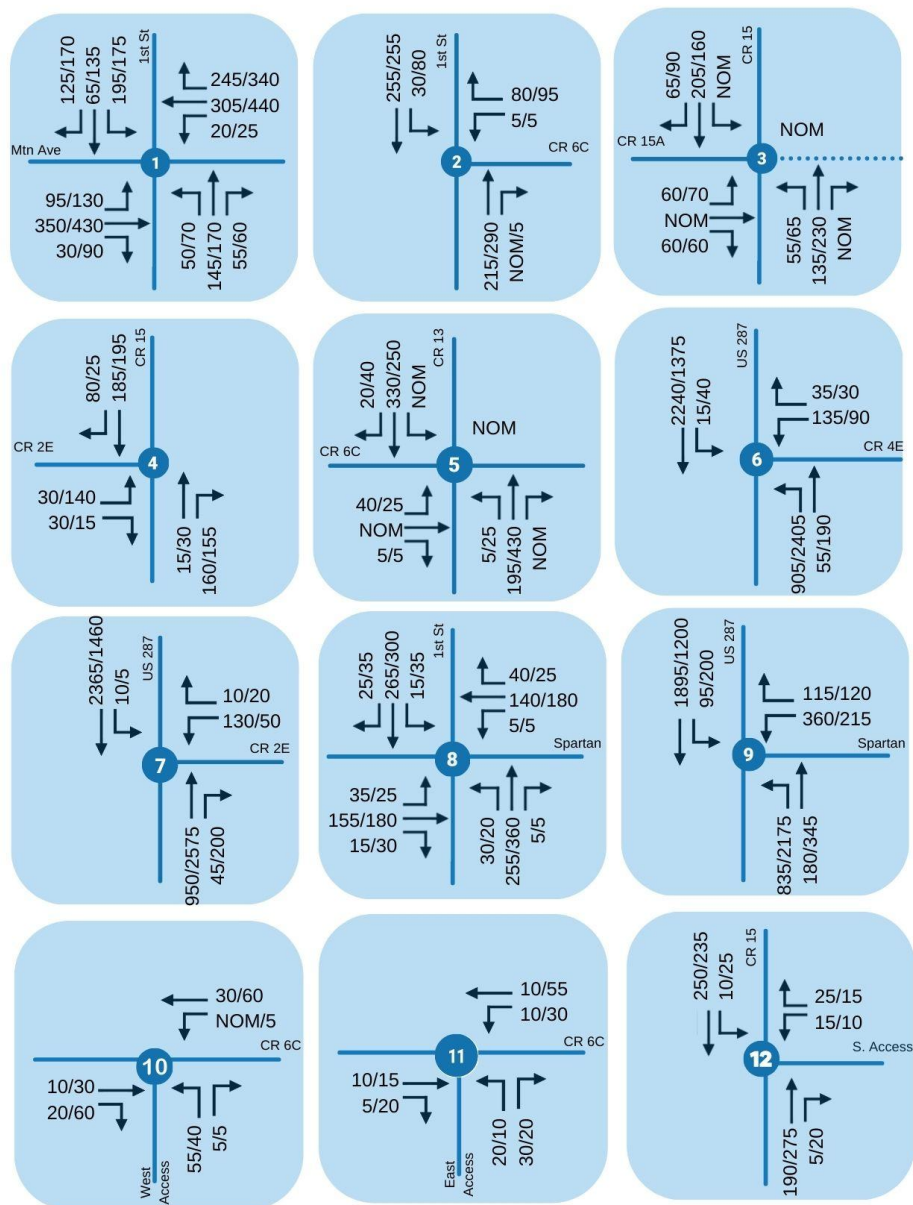
= Study Intersection/ NOM= Nominal

Rounded to nearest 5 vehicles

TOTAL TRAFFIC PROJECTIONS

The total traffic projections include both the background plus project traffic. The project-generated traffic volumes from Figure 7 were added to the Year 2042 background traffic volumes illustrated on Figure 9 to develop background plus project peak hour traffic volumes. The resulting Year 2042 total traffic is depicted on Figure 11 with full access along CR 6C.

Figure 11 – Total Traffic 2042



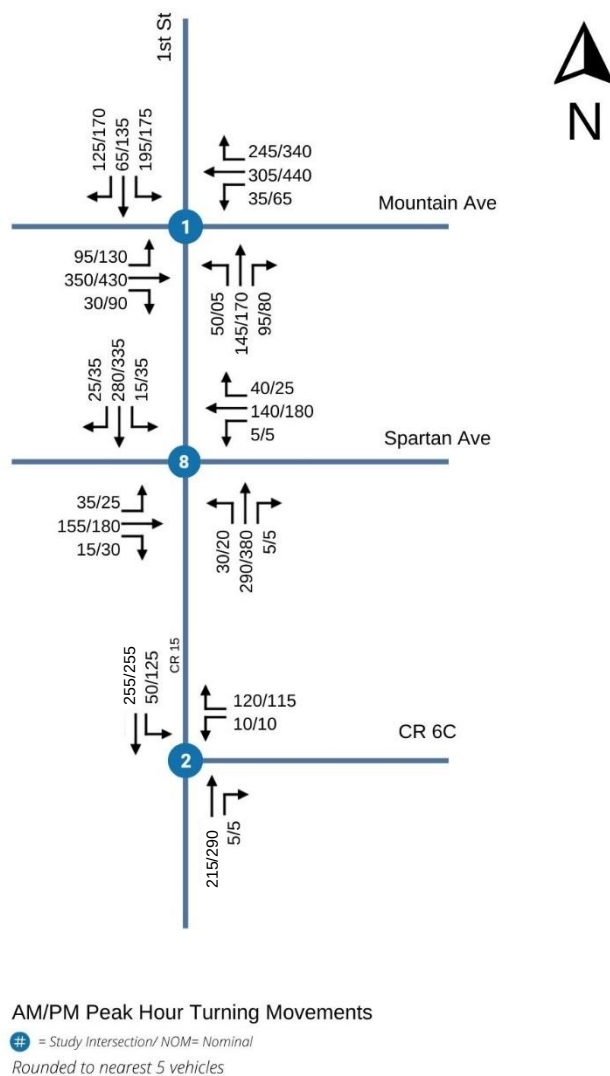
AM/PM Peak Hour Turning Movements

= Study Intersection/ NOM= Nominal

Rounded to nearest 5 vehicles

The total 2042 traffic projections with restrictions on CR 6C are provided on Figure 12. The key intersections where the traffic volume projections would change are shown. These include 1st Street at the following locations Mountain Avenue, Spartan Avenue, and CR 6C. The other study intersections are not impacted by the potential changes to CR 6C.

Figure 12 – Total Traffic 2042 CR 6C Restricted



5 AUXILIARY LANE ANALYSIS

An analysis was conducted to determine the need for auxiliary turn lanes to the project site from CR 15 and CR 13.

The guidelines from Figure 8-4 in LCUASS (provided in Appendix D) were applied to the total future projected volumes depicted on Figure 10 for 2042 total traffic conditions. Using the LCUASS criteria, it was determined that the intersection of CR 15 at CR 6C would need a southbound left-turn lane. Although the lane requirements were satisfied, the following analysis assumed no southbound left-turn lane to determine intersection operations.

6 TRAFFIC IMPACT ANALYSIS

This chapter presents an analysis of the potential impact of the traffic generated by the proposed River Trails project on the local street system. The analysis compares the projected levels of service at each study intersection under future background and total conditions to estimate the incremental increase in the level of service caused by the proposed Project. This provides the information needed to assess the potential impact of the Project using the acceptable operations criteria.

The extension of Spartan Avenue from US 287 to CR 13 was assumed in this analysis. The analysis was performed with a two-way stop control on Spartan Avenue at 1st Street and with an all-way stop control.

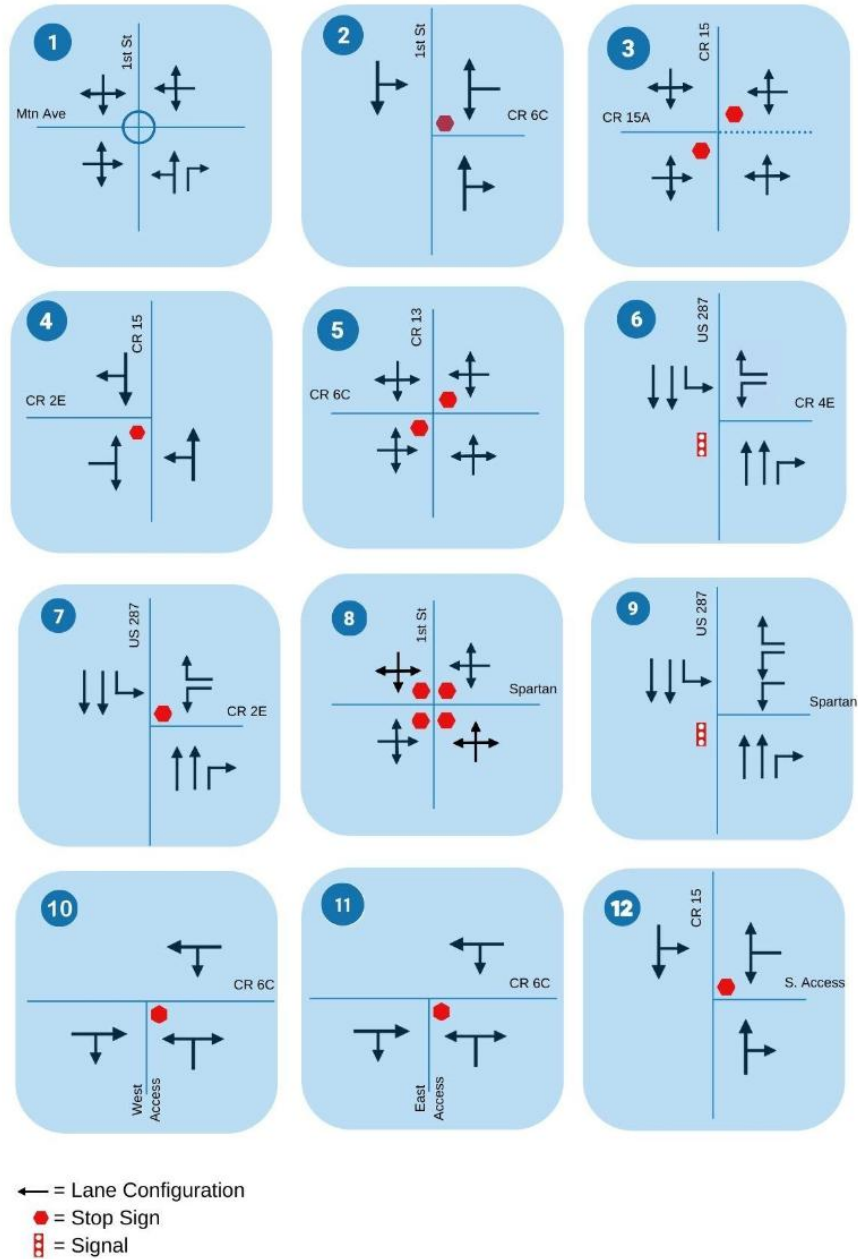
FUTURE INTERSECTION TRAFFIC CONDITIONS

The future traffic projections at the twelve study intersections were analyzed to determine their operating conditions. The intersection configurations under 2042 conditions are provided on Figure 13. The analysis results are provided in Table 6 for both background and total conditions. Based on the analysis it is recommended that in the long range future, the intersection of 1st Street at Spartan Avenue be all-way stop controlled. As indicated in Table 6, the intersections are projected to operate within the acceptable limits established by the Town of Berthoud with the following exceptions:

- The intersection of US 287 and CR 2E will operate with high delays and LOS F under background and total traffic conditions. As delays become longer, the project related traffic using CR 2E to make a westbound left-turn would most likely shift to US 287 at either Spartan Avenue or CR 4E, both would be signalized in the long range future.

The analysis results for conditions where CR 6C is restricted are provided in Table 7. The results indicate that each of the three focus intersections will operate at acceptable levels of service. The intersection configurations remain the same as what is shown on Figure 13.

Figure 13
2042 Intersection Configurations



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Town of Berthoud

Table 6
2042 Peak Hour Intersection Level of Service

#	Intersection	Overall Movement	Background LOS		Total LOS	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
1	1 st Street & Mountain Ave Roundabout	Overall	A	C	B	C
		EB Approach	A	B	A	C
		WB Approach	B	D	B	D
		NB Approach	A	A	A	A
		SB Approach	A	B	A	C
2	1 st Street & CR 6C T-Stop	Overall	A	A	A	A
		WB Approach	B	B	B	B
		SB RT	A	A	A	A
3	CR 15 & CR 15A Two-Way Stop	Overall	A	A	A	A
		NB LT	A	A	A	A
		EB Approach	B	B	B	C
		WB Driveway	B	C	C	A
		SB LT	A	A	A	A
4	CR 15 & CR 2E T-Stop	Overall	A	A	A	A
		NB LT	A	A	A	A
		EB Approach	B	B	B	B
5	CR 13 & CR 6C Two-Way Stop	Overall	A	A	A	A
		NB LT	A	A	A	A
		EB Approach	B	A	C	C
		WB Approach	A	B	A	B
		SB LT	A	A	A	A
6	US 287 & CR 4E Signal	Overall	B	B	B	B
		WB LT	D	D	D	D
		WB RT	B	B	B	B
		NB T	A	C	A	C
		NB RT	A	A	A	A
		SB LT	A	A	A	A
		SB T	B	A	B	A
7	US 287 & CR 2E T-Stop	Overall	F	F	F	F
		WB LT	F	F	F	F
		WB RT	B	E	B	E
		SB LT	B	E	B	E

1. LOS calculations performed using Synchro which is based on the Transportation Research Board HCM 2016.

2. LOS is reported for both overall intersection and each constrained STOP-controlled movement or approach.

RIVER TRAILS | TRANSPORTATION IMPACT STUDY
Town of Berthoud

Table 6 (continued)
2042 Peak Hour Intersection Level of Service

#	Intersection	Overall Movement	Background LOS		Total LOS	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
8	1 st Street & Spartan Avenue Two-Way Stop	Overall	A	C	B	E
		NB LT	A	A	A	A
		EB Approach	D	F	E	F
		WB Approach	C	E	D	F
		SB LT	A	A	A	A
8	1 st Street & Spartan Avenue All-Way Stop	Overall	B	C	C	D
		NB Approach	B	C	C	D
		EB Approach	B	B	B	C
		WB Approach	B	B	B	C
		SB Approach	B	C	C	D
9	US 287 & Spartan Avenue Signal	Overall	B	C	B	C
		WB LT	D	D	D	D
		WB RT	A	C	A	C
		NB T	B	D	B	D
		NB RT	A	A	A	B
		SB LT	A	E	A	E
		SB T	B	A	B	A
10	West Access & CR 6C T-Stop	Overall	-	-	A	A
		NB LT/RT	-	-	A	A
		WB LT	-	-	A	A
11	East Access & CR 6C T-Stop	Overall	-	-	A	A
		NB LT/RT	-	-	A	A
		WB LT	-	-	A	A
12	CR 15 & South Access T-Stop	Overall	-	-	A	A
		WB LT/RT	-	-	B	B
		SB LT	-	-	A	A

1. LOS calculations performed using Synchro which is based on the Transportation Research Board HCM 2016.
2. LOS is reported for both overall intersection and each constrained STOP-controlled movement or approach.

Table 7
2042 Peak Hour Intersection Level of Service
CR 6C Restricted

#	Intersection	Overall Movement	Background LOS		Total LOS	
			AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
1	1 st Street & Mountain Ave Roundabout	Overall	A	C	B	C
		EB Approach	A	B	A	C
		WB Approach	B	D	B	D
		NB Approach	A	A	A	A
		SB Approach	A	B	A	C
2	1 st Street & CR 6C T-Stop	Overall	A	A	A	A
		WB Approach	B	B	B	B
		SB RT	A	A	A	A
8	1 st Street & Spartan Avenue All-Way Stop	Overall	B	C	C	E
		EB Approach	B	C	C	E
		WB Approach	B	B	B	C
		NB Approach	B	B	B	C
		SB Approach	B	C	C	E

1. LOS calculations performed using Synchro which is based on the Transportation Research Board HCM 2016.
2. LOS is reported for both overall intersection and each constrained STOP-controlled movement or approach.

7 CONCLUSIONS

This study was undertaken to analyze the potential long range traffic impacts of the proposed River Trails property in the Town of Berthoud. The following summarizes the results of this analysis:

- The proposed River Trails project is located south of CR 6C and east of CR 15. The site is currently undeveloped.
- The traffic study analyzed the long range 2042 traffic conditions with the full buildout of the project. The analysis was done both with CR 6C as a through road in both directions and restricted to the west direction of travel only for access west of the Little Thompson River bridge.
- The project will include 344 residential dwelling units. Of these, 132 will be single family homes, 140 duplex units, and 72 multi-family dwellings.
- The full buildout of the project is anticipated to result in an estimated 2,856 daily, 208 morning, and 261 evening peak hour trips.
- Currently, the study intersections are at acceptable levels.
- Based on the long range total traffic projections, the need for a southbound left-turn lane on CR 15 at CR 6C is satisfied.
- The study intersections are projected to operate acceptably under the 2042 background and total traffic conditions with the noted exception listed below.
- At the intersection of US 287 and CR 2E there will be long delays for the westbound left-turn and right-turn movements. There may be a need for signalization of this location. The project related traffic will most likely redirect to the future signalized intersections on US 287 at either Spartan Avenue or CR 4E.
- The restriction of travel on CR 6C does not impact the findings of the transportation analysis.

APPENDICIES

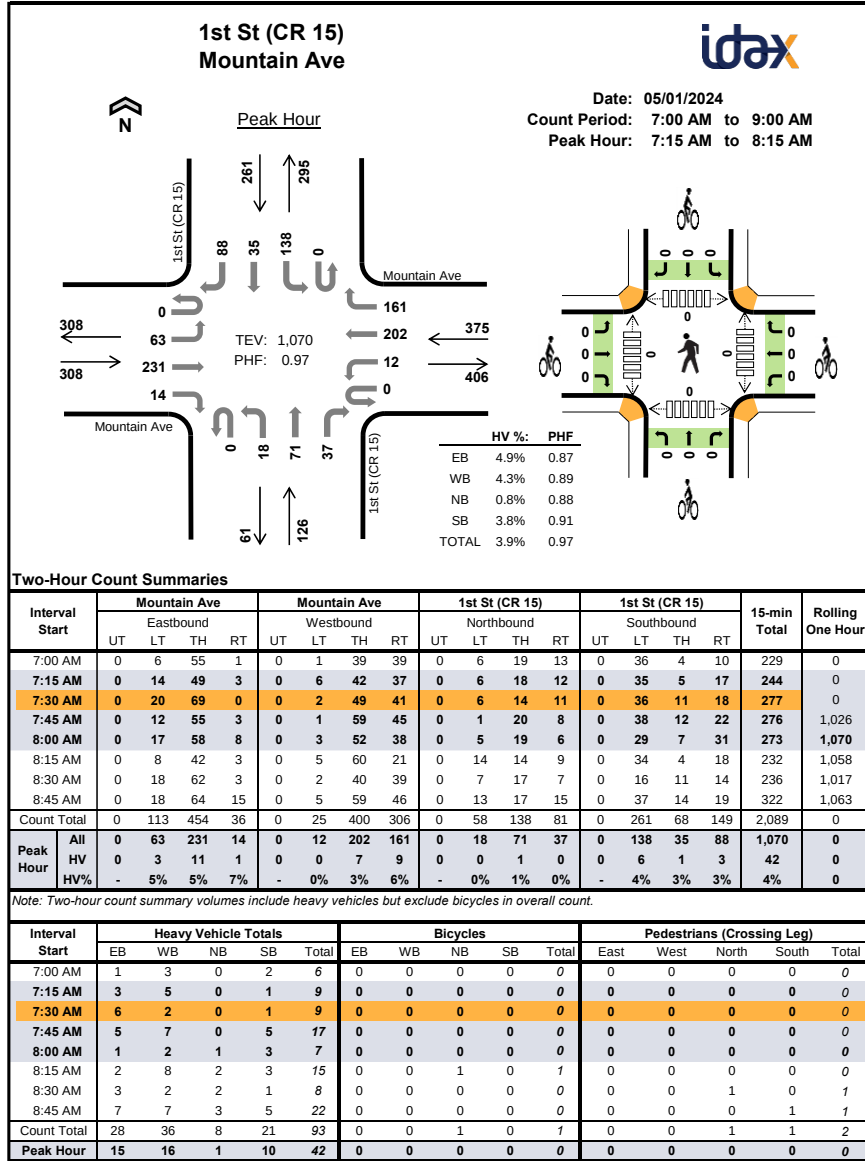
- Appendix A: Intersection Turning Movement Count Data
- Appendix B: Level of Service Worksheets
- Appendix C: LCUASS Left-Turn Warrants

Appendix A Intersection Turning Movement Count Data

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Town of Berthoud

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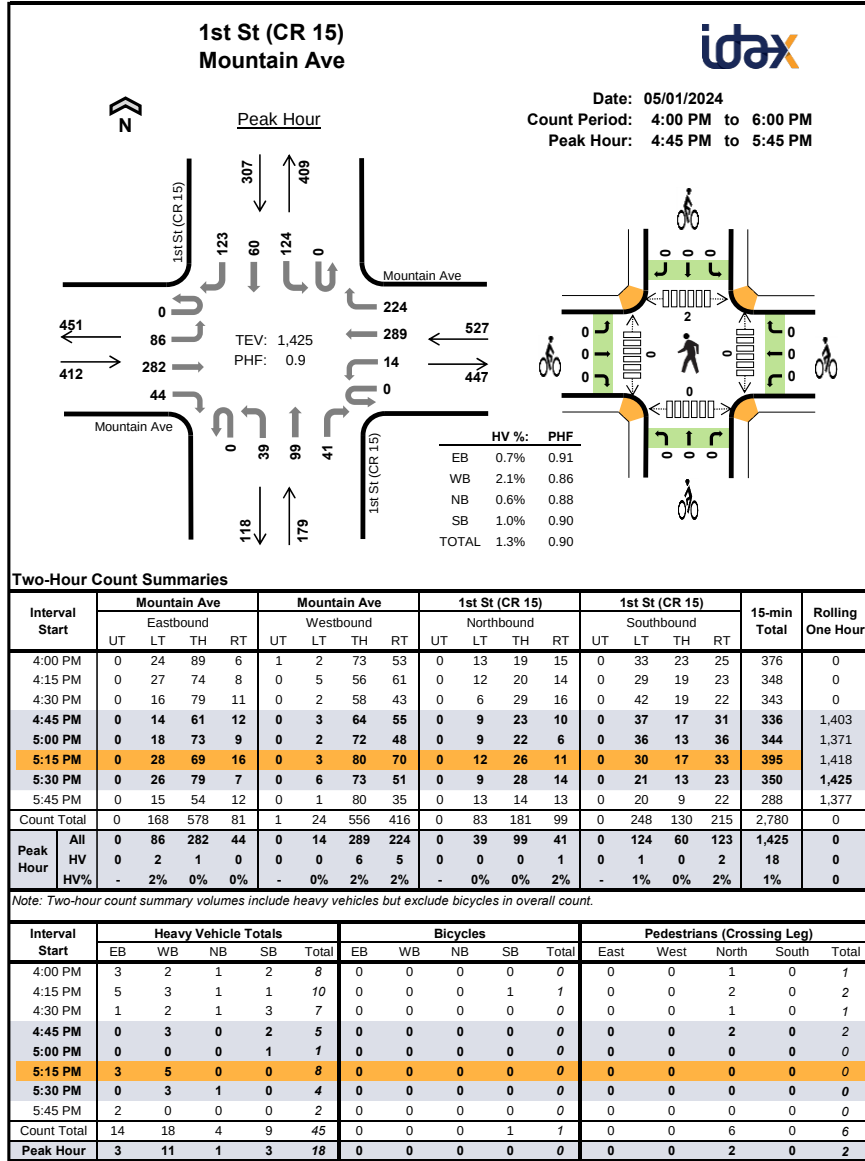


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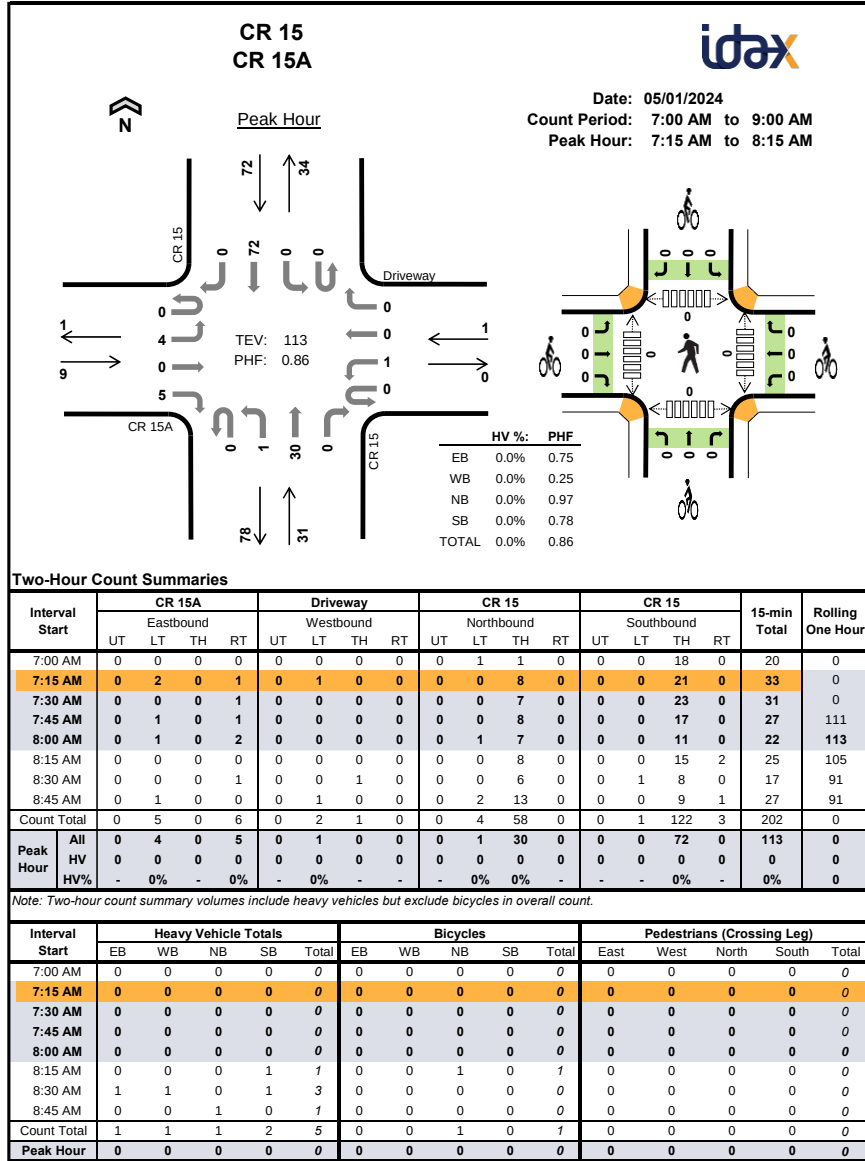


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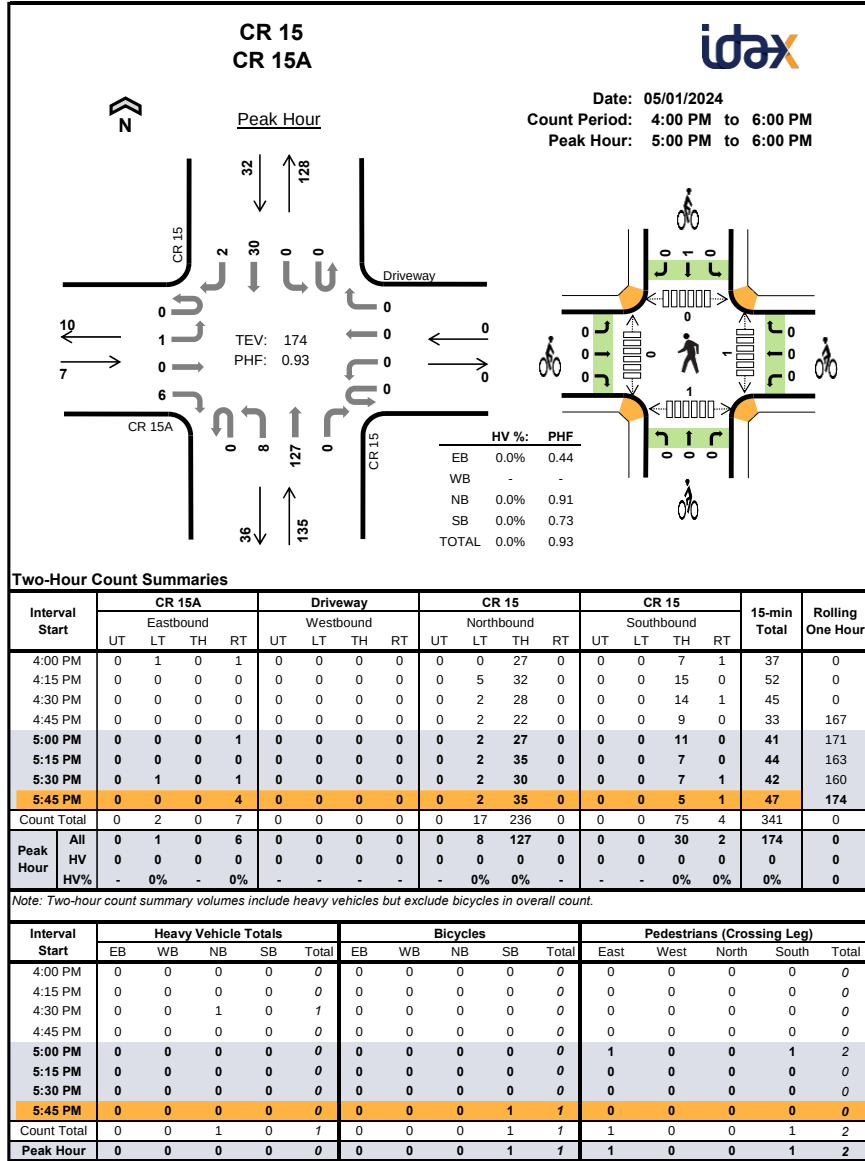
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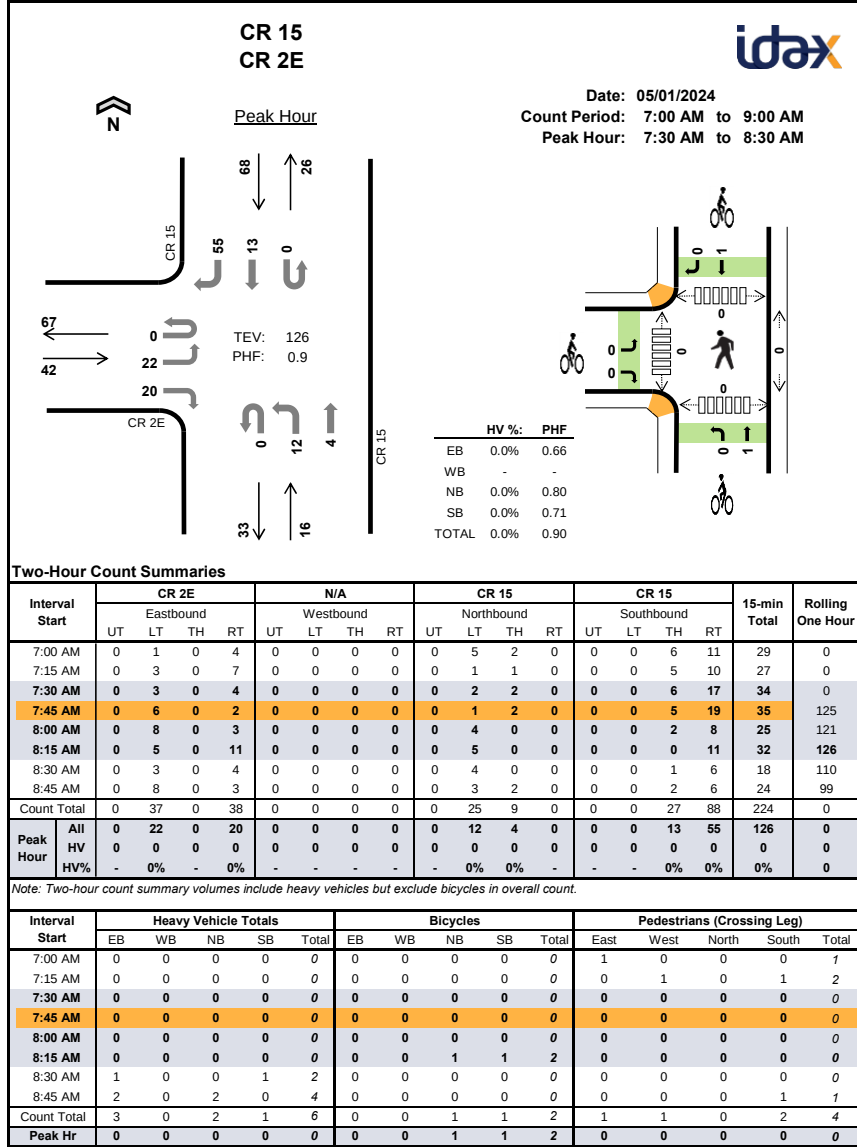
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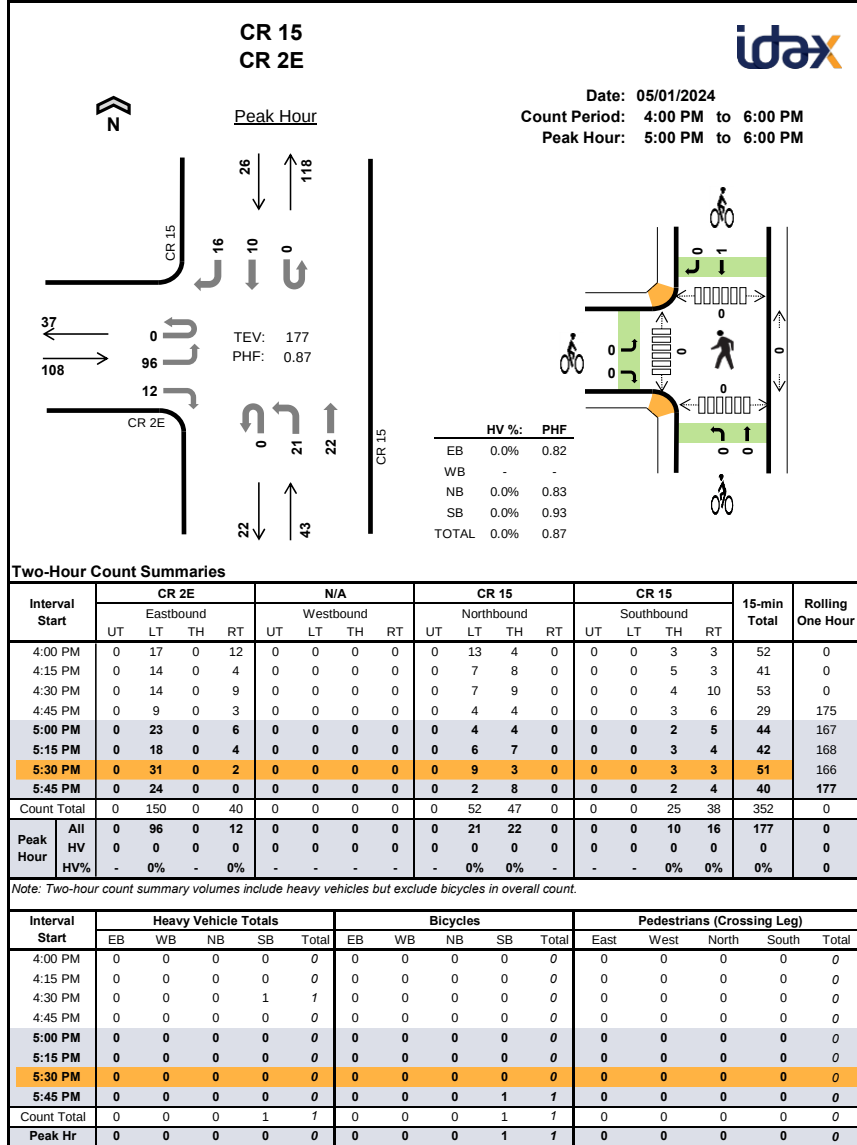
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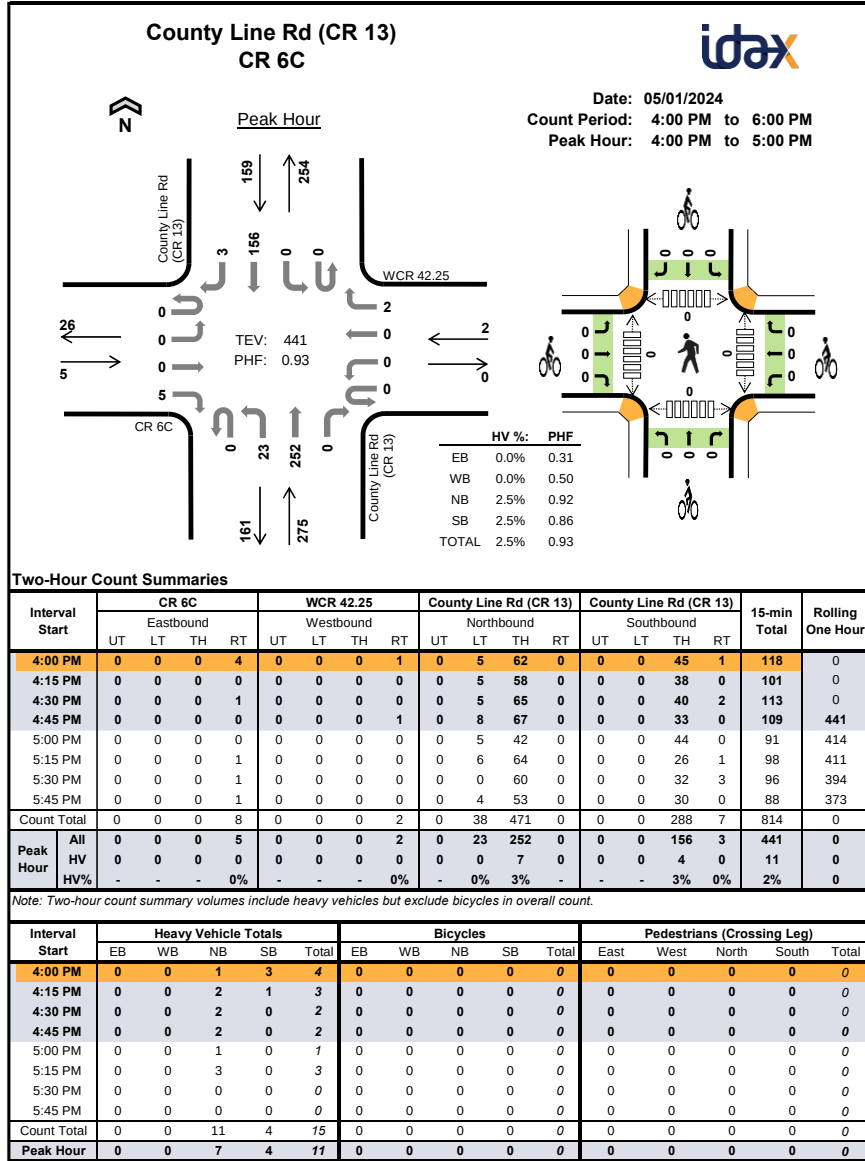


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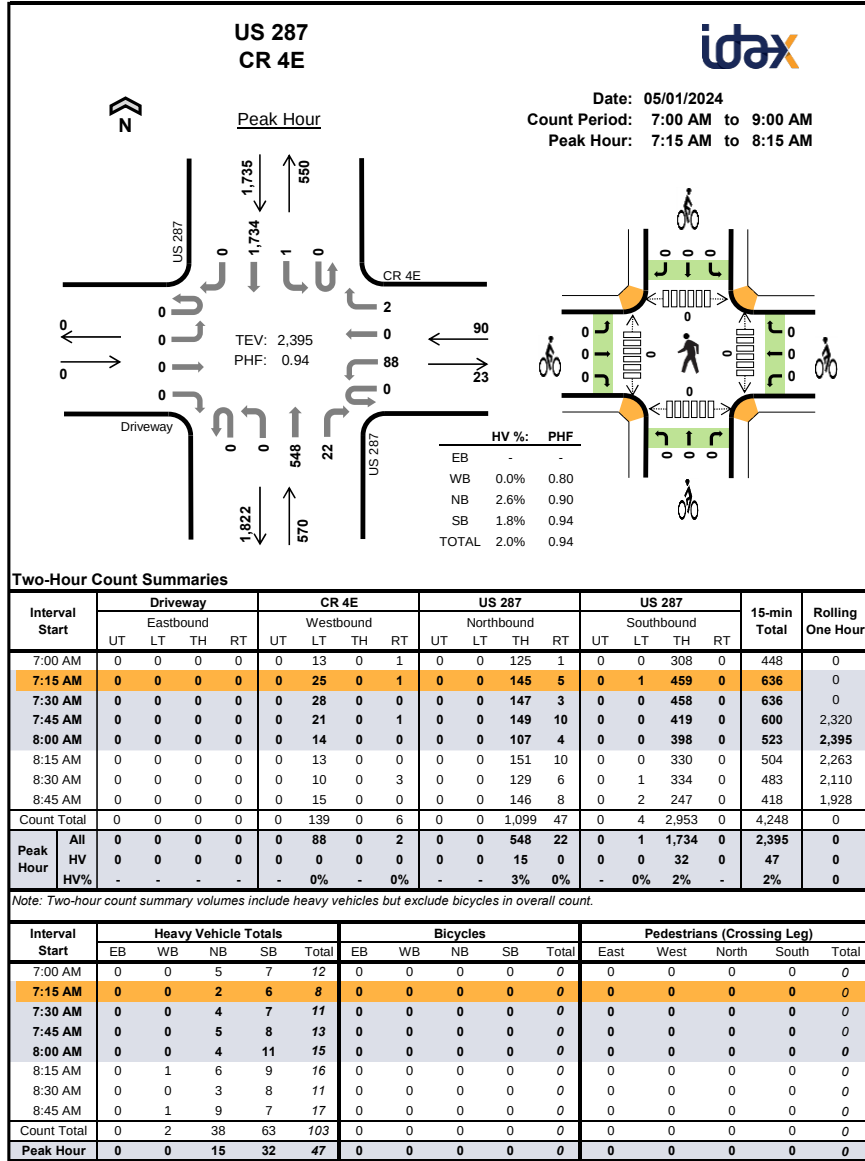
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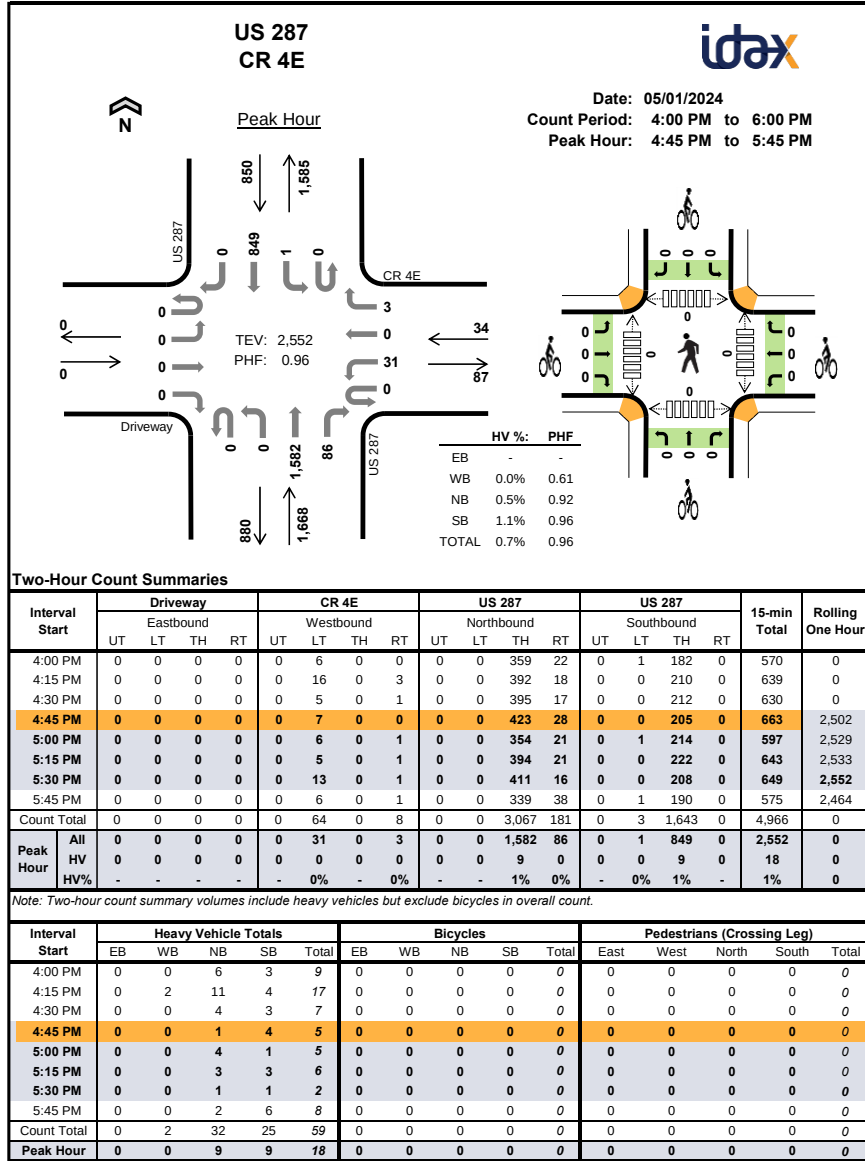


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Appendix B Level of Service Worksheets

EXISTING

RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th Roundabout
1: 1st Street & Mountain Ave

07/14/2024

Intersection					
Intersection Delay, s/veh	6.1				
Intersection LOS	A				
Approach	EB	WB	NB	SB	
Entry Lanes	1	1	2	1	
Conflicting Circle Lanes	1	1	1	1	
Adj Approach Flow, veh/h	317	386	130	269	
Demand Flow Rate, veh/h	331	401	132	280	
Vehicles Circulating, veh/h	197	161	464	247	
Vehicles Exiting, veh/h	330	435	64	315	
Ped Vol Crossing Leg, #/h	0	0	0	0	
Ped Cap Adj	1.000	1.000	1.000	1.000	
Approach Delay, s/veh	6.2	6.6	4.7	6.0	
Approach LOS	A	A	A	A	
Lane	Left	Left	Left	Right	Left
Designated Moves	LT	TR	LT	R	LR
Assumed Moves	LT	TR	LT	R	LR
RT Channelized					
Lane Util	1.000	1.000	0.705	0.295	1.000
Follow-Up Headway, s	2.609	2.609	2.535	2.535	2.609
Critical Headway, s	4.976	4.976	4.544	4.544	4.976
Entry Flow, veh/h	331	401	93	39	280
Cap Entry Lane, veh/h	1129	1171	931	931	1073
Entry HV Adj Factor	0.959	0.962	0.984	0.974	0.959
Flow Entry, veh/h	317	386	92	38	269
Cap Entry, veh/h	1083	1126	916	907	1029
V/C Ratio	0.293	0.342	0.100	0.042	0.261
Control Delay, s/veh	6.2	6.6	4.9	4.4	6.0
LOS	A	A	A	A	A
95th %ile Queue, veh	1	2	0	0	1

Existing AM River Trails 8:28 am 07/14/2024
RR

Synchro 11 Light Report
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th Roundabout
1: 1st Street & Mountain Ave

07/14/2024

Intersection					
Intersection Delay, s/veh	8.7				
Intersection LOS	A				
Approach	EB	WB	NB	SB	
Entry Lanes	1	1	2	1	
Conflicting Circle Lanes	1	1	1	1	
Adj Approach Flow, veh/h	458	586	199	342	
Demand Flow Rate, veh/h	467	597	203	349	
Vehicles Circulating, veh/h	225	254	558	387	
Vehicles Exiting, veh/h	511	507	134	464	
Ped Vol Crossing Leg, #/h	0	0	0	0	
Ped Cap Adj	1.000	1.000	1.000	1.000	
Approach Delay, s/veh	7.9	10.6	5.9	8.2	
Approach LOS	A	B	A	A	
Lane	Left	Left	Left	Right	Left
Designated Moves	LT	TR	LT	R	LR
Assumed Moves	LT	TR	LT	R	LR
RT Channelized					
Lane Util	1.000	1.000	0.768	0.232	1.000
Follow-Up Headway, s	2.609	2.609	2.535	2.535	2.609
Critical Headway, s	4.976	4.976	4.544	4.544	4.976
Entry Flow, veh/h	467	597	156	47	349
Cap Entry Lane, veh/h	1097	1065	855	855	930
Entry HV Adj Factor	0.980	0.981	0.980	0.979	0.979
Flow Entry, veh/h	458	586	153	46	342
Cap Entry, veh/h	1075	1045	837	836	910
V/C Ratio	0.426	0.561	0.183	0.055	0.375
Control Delay, s/veh	7.9	10.6	6.2	4.8	8.2
LOS	A	B	A	A	A
95th %ile Queue, veh	2	4	1	0	2

Existing PM River Trails 12:02 pm 07/14/2024
RR

Synchro 11 Light Report
Page 1

RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
2: 1st Street & CR 6C

07/14/2024

Intersection						
Int Delay, s/veh	0.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔	↔	↔	↔	↔	↔
Traffic Vol, veh/h	2	5	34	0	4	72
Future Vol, veh/h	2	5	34	0	4	72
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mmt Flow	2	6	38	0	4	81
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	127	38	0	0	38	0
Stage 1	38	-	-	-	-	-
Stage 2	89	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	868	1034	-	-	1572	-
Stage 1	984	-	-	-	-	-
Stage 2	934	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	865	1034	-	-	1572	-
Mov Cap-2 Maneuver	865	-	-	-	-	-
Stage 1	984	-	-	-	-	-
Stage 2	931	-	-	-	-	-
Approach	WB		NB		SB	
HCM Control Delay, s	8.7		0		0.4	
HCM LOS	A					
Minor Lane/Major Mmt	NBT		NBRWBLn1		SBL	SBT
Capacity (veh/h)	-		-		979	1572
HCM Lane V/C Ratio	-		-		0.008	0.003
HCM Control Delay (s)	-		-		8.7	7.3
HCM Lane LOS	-		-		A	A
HCM 95th %tile Q(veh)	-		-		0	0

Existing AM River Trails 8:28 am 07/14/2024
RR

Synchro 11 Light Report
Page 1

RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
2: 1st Street & CR 6C

07/14/2024

Intersection						
Int Delay, s/veh	1.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔	↔	↔	↔	↔	↔
Traffic Vol, veh/h	3	32	113	3	4	42
Future Vol, veh/h	3	32	113	3	4	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mmt Flow	3	35	124	3	4	46
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	180	126	0	0	127	0
Stage 1	126	-	-	-	-	-
Stage 2	54	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	810	924	-	-	1459	-
Stage 1	900	-	-	-	-	-
Stage 2	969	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	808	924	-	-	1459	-
Mov Cap-2 Maneuver	808	-	-	-	-	-
Stage 1	900	-	-	-	-	-
Stage 2	966	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	9.1	0	0.6			
HCM LOS	A					
Minor Lane/Major Mmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	913	1459	-	
HCM Lane V/C Ratio	-	-	0.042	0.003	-	
HCM Control Delay (s)	-	-	9.1	7.5	0	
HCM Lane LOS	-	-	A	A	A	
HCM 95th %tile Q(veh)	-	-	0.1	0	-	

Existing PM River Trails 12:02 pm 07/14/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC

3: CR 15 & CR 15A/Private Drive way

07/14/2024

Intersection													
Int Delay, s/veh	0.9												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		↔			↔			↔			↔		
Traffic Vol, veh/h	4	0	5	1	0	0	1	30	0	0	72	0	
Future Vol, veh/h	4	0	5	1	0	0	1	30	0	0	72	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	5	0	6	1	0	0	1	35	0	0	84	0	
Major/Minor	Minor2		Minor1		Major1		Major2						
Conflicting Flow All	121	121	84	124	121	35	84	0	0	35	0	0	
Stage 1	84	84	-	37	37	-	-	-	-	-	-	-	
Stage 2	37	37	-	87	84	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	854	769	975	850	769	1038	1513	-	-	1576	-	-	
Stage 1	924	825	-	978	864	-	-	-	-	-	-	-	
Stage 2	978	864	-	921	825	-	-	-	-	-	-	-	
Platoon blocked, %								-	-	-	-	-	
Mov Cap-1 Maneuver	853	768	975	844	768	1038	1513	-	-	1576	-	-	
Mov Cap-2 Maneuver	853	768	-	844	768	-	-	-	-	-	-	-	
Stage 1	923	825	-	977	863	-	-	-	-	-	-	-	
Stage 2	977	863	-	916	825	-	-	-	-	-	-	-	
Approach	EB		WB		NB		SB						
HCM Control Delay, s	9		9.3		0.2		0						
HCM LOS	A		A										
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1513	-	-	917	844	1576	-	-					
HCM Lane V/C Ratio	0.001	-	-	0.011	0.001	-	-	-					
HCM Control Delay (s)	7.4	0	-	9	9.3	0	-	-					
HCM Lane LOS	A	A	-	A	A	A	-	-					
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-					

Existing AM River Trails 8:28 am 07/14/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC

3: CR 15 & CR 15A/Private Drive way

07/21/2024

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	1	0	6	0	0	0	8	127	0	0	30	2
Future Vol, veh/h	1	0	6	0	0	0	8	127	0	0	30	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	7	0	0	0	9	148	0	0	35	2
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	202	202	36	206	203	148	37	0	0	148	0	0
Stage 1	36	36	-	166	166	-	-	-	-	-	-	-
Stage 2	166	166	-	40	37	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	756	694	1037	752	693	899	1574	-	-	1434	-	-
Stage 1	980	865	-	836	761	-	-	-	-	-	-	-
Stage 2	836	761	-	975	864	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	752	690	1037	744	689	899	1574	-	-	1434	-	-
Mov Cap-2 Maneuver	752	690	-	744	689	-	-	-	-	-	-	-
Stage 1	974	865	-	831	756	-	-	-	-	-	-	-
Stage 2	831	756	-	968	864	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	8.7		0		0.4		0					
HCM LOS	A		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1574	-	-	984	-	1434	-	-				
HCM Lane V/C Ratio	0.006	-	-	0.008	-	-	-	-				
HCM Control Delay (s)	7.3	0	-	8.7	0	0	-	-				
HCM Lane LOS	A	A	-	A	A	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0	-	0	-	-				

Existing PM River Trails 12:02 pm 07/14/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
4: CR 15 & CR 2E

07/14/2024

Intersection						
Int Delay, s/veh	3.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	22	20	12	4	13	55
Future Vol, veh/h	22	20	12	4	13	55
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	22	13	4	14	61
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	75	45	75	0	-	0
Stage 1	45	-	-	-	-	-
Stage 2	30	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	928	1025	1524	-	-	-
Stage 1	977	-	-	-	-	-
Stage 2	993	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	920	1025	1524	-	-	-
Mov Cap-2 Maneuver	920	-	-	-	-	-
Stage 1	968	-	-	-	-	-
Stage 2	993	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s	8.9		5.5		0	
HCM LOS	A					
Minor Lane/Major Mvmt	NBL		NBT EBLn1		SBT	SBR
Capacity (veh/h)	1524		- 967		-	-
HCM Lane V/C Ratio	0.009		- 0.048		-	-
HCM Control Delay (s)	7.4		0 8.9		-	-
HCM Lane LOS	A		A A		-	-
HCM 95th %tile Q(veh)	0		- 0.2		-	-

Existing AM River Trails 8:28 am 07/14/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
4: CR 15 & CR 2E

07/14/2024

Intersection						
Int Delay, s/veh	6.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	W			W	W	
Traffic Vol, veh/h	96	12	21	22	10	16
Future Vol, veh/h	96	12	21	22	10	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	110	14	24	25	11	18
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	93	20	29	0	-	0
Stage 1	20	-	-	-	-	-
Stage 2	73	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	907	1058	1584	-	-	-
Stage 1	1003	-	-	-	-	-
Stage 2	950	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	893	1058	1584	-	-	-
Mov Cap-2 Maneuver	893	-	-	-	-	-
Stage 1	988	-	-	-	-	-
Stage 2	950	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s	9.6		3.6		0	
HCM LOS	A					
Minor Lane/Major Mvmt	NBL		NBT EBLn1		SBT	SBR
Capacity (veh/h)	1584		- 909		-	-
HCM Lane V/C Ratio	0.015		- 0.137		-	-
HCM Control Delay (s)	7.3		0 9.6		-	-
HCM Lane LOS	A		A A		-	-
HCM 95th %tile Q(veh)	0		- 0.5		-	-

Existing PM River Trails 12:02 pm 07/14/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC

5: CR 13 & CR 6C/WCR 42.25

07/14/2024

Intersection												
Int Delay, s/veh	0.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	0	5	0	0	1	5	111	0	0	163	3
Future Vol, veh/h	4	0	5	0	0	1	5	111	0	0	163	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	0	6	0	0	1	6	134	0	0	196	4
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	345	344	198	347	346	134	200	0	0	134	0	0
Stage 1	198	198	-	146	146	-	-	-	-	-	-	-
Stage 2	147	146	-	201	200	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	609	579	843	607	577	915	1372	-	-	1451	-	-
Stage 1	804	737	-	857	776	-	-	-	-	-	-	-
Stage 2	856	776	-	801	736	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	606	576	843	600	574	915	1372	-	-	1451	-	-
Mov Cap-2 Maneuver	606	576	-	600	574	-	-	-	-	-	-	-
Stage 1	800	737	-	853	772	-	-	-	-	-	-	-
Stage 2	851	772	-	795	736	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	10.1		8.9		0.3		0					
HCM LOS	B		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1372	-	-	718	915	1451	-	-				
HCM Lane V/C Ratio	0.004	-	-	0.015	0.001	-	-	-				
HCM Control Delay (s)	7.6	0	-	10.1	8.9	0	-	-				
HCM Lane LOS	A	A	-	B	A	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-				

Existing AM River Trails 8:28 am 07/14/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC

5: CR 13 & CR 6C/WCR 42.25

07/14/2024

Intersection												
Int Delay, s/veh	0.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	5	0	0	2	23	252	0	0	156	3
Future Vol, veh/h	0	0	5	0	0	2	23	252	0	0	156	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	3	3	3	3	3	3
Mvmt Flow	0	0	5	0	0	2	25	271	0	0	168	3
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	492	491	170	493	492	271	171	0	0	271	0	0
Stage 1	170	170	-	321	321	-	-	-	-	-	-	-
Stage 2	322	321	-	172	171	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	487	478	874	486	478	768	1400	-	-	1287	-	-
Stage 1	832	758	-	691	652	-	-	-	-	-	-	-
Stage 2	690	652	-	830	757	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	478	468	874	475	468	768	1400	-	-	1287	-	-
Mov Cap-2 Maneuver	478	468	-	475	468	-	-	-	-	-	-	-
Stage 1	815	758	-	676	638	-	-	-	-	-	-	-
Stage 2	674	638	-	825	757	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	9.1		9.7		0.6		0					
HCM LOS	A		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1400	-	-	874	768	1287	-	-				
HCM Lane V/C Ratio	0.018	-	-	0.006	0.003	-	-	-				
HCM Control Delay (s)	7.6	0	-	9.1	9.7	0	-	-				
HCM Lane LOS	A	A	-	A	A	A	-	-				
HCM 95th %tile Q(veh)	0.1	-	-	0	0	0	-	-				

Existing PM River Trails 12:02 pm 07/14/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
6: US 287 & CR 4E

07/14/2024

Intersection						
Int Delay, s/veh	4.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↵	↵	↕↕	↵	↵	↕↕
Traffic Vol, veh/h	88	2	548	22	1	1734
Future Vol, veh/h	88	2	548	22	1	1734
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	0	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	94	2	583	23	1	1845
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1508	292	0	0	606	0
Stage 1	583	-	-	-	-	-
Stage 2	925	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	111	704	-	-	968	-
Stage 1	521	-	-	-	-	-
Stage 2	347	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	111	704	-	-	968	-
Mov Cap-2 Maneuver	111	-	-	-	-	-
Stage 1	521	-	-	-	-	-
Stage 2	347	-	-	-	-	-
Approach	WB		NB		SB	
HCM Control Delay, s	116.2		0		0	
HCM LOS	F					
Minor Lane/Major Mvmt	NBT		NBRWBLn1WBLn2		SBL	SBT
Capacity (veh/h)	-		111 704		968	-
HCM Lane V/C Ratio	-		0.843 0.003		0.001	-
HCM Control Delay (s)	-		118.6 10.1		8.7	-
HCM Lane LOS	-		F B		A	-
HCM 95th %tile Q(veh)	-		4.9 0		0	-

Existing AM River Trails 8:28 am 07/14/2024
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Synchro 11 Light Report
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
6: US 287 & CR 4E

07/14/2024

Intersection						
Int Delay, s/veh	2.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↵	↵	↕↕	↵	↵	↕↕
Traffic Vol, veh/h	31	3	1582	86	1	849
Future Vol, veh/h	31	3	1582	86	1	849
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	0	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	32	3	1648	90	1	884
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	2092	824	0	0	1738	0
Stage 1	1648	-	-	-	-	-
Stage 2	444	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	45	316	-	-	358	-
Stage 1	142	-	-	-	-	-
Stage 2	614	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	45	316	-	-	358	-
Mov Cap-2 Maneuver	45	-	-	-	-	-
Stage 1	142	-	-	-	-	-
Stage 2	612	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	178.6	0	0			
HCM LOS	F					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	45	316	358	-
HCM Lane V/C Ratio	-	-	0.718	0.01	0.003	-
HCM Control Delay (s)	-	-	194.3	16.5	15.1	-
HCM Lane LOS	-	-	F	C	C	-
HCM 95th %tile Q(veh)	-	-	2.8	0	0	-

Existing PM River Trails 12:17 pm 07/14/2024
RR

Synchro 11 Light Report
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
7: US 287 & CR 2E

07/14/2024

Intersection						
Int Delay, s/veh	5.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↱	↱	↕↕	↱	↱	↕↕
Traffic Vol, veh/h	89	7	551	31	6	1753
Future Vol, veh/h	89	7	551	31	6	1753
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	0	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	96	8	592	33	6	1885
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1547	296	0	0	625	0
Stage 1	592	-	-	-	-	-
Stage 2	955	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	105	700	-	-	952	-
Stage 1	516	-	-	-	-	-
Stage 2	334	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	104	700	-	-	952	-
Mov Cap-2 Maneuver	104	-	-	-	-	-
Stage 1	516	-	-	-	-	-
Stage 2	332	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	133	0	0			
HCM LOS	F					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	104	700	952	-
HCM Lane V/C Ratio	-	-	0.92	0.011	0.007	-
HCM Control Delay (s)	-	-	142.7	10.2	8.8	-
HCM Lane LOS	-	-	F	B	A	-
HCM 95th %tile Q(veh)	-	-	5.5	0	0	-

Existing AM River Trails 8:28 am 07/14/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
7: US 287 & CR 2E

07/14/2024

Intersection						
Int Delay, s/veh	3.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↵	↵	↕↕	↵	↵	↕↕
Traffic Vol, veh/h	32	15	1685	140	4	849
Future Vol, veh/h	32	15	1685	140	4	849
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	0	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	15	1737	144	4	875
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2183	869	0	0	1881	0
Stage 1	1737	-	-	-	-	-
Stage 2	446	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	39	295	-	-	315	-
Stage 1	127	-	-	-	-	-
Stage 2	612	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	38	295	-	-	315	-
Mov Cap-2 Maneuver	38	-	-	-	-	-
Stage 1	127	-	-	-	-	-
Stage 2	604	-	-	-	-	-
Approach	WB		NB		SB	
HCM Control Delay, s	185.9		0		0.1	
HCM LOS	F					
Minor Lane/Major Mvmt	NBT		NBRWBLn1WBLn2		SBL	SBT
Capacity (veh/h)	-		38 295		315	-
HCM Lane V/C Ratio	-		0.868 0.052		0.013	-
HCM Control Delay (s)	-		264.7 17.9		16.6	-
HCM Lane LOS	-		F C		C	-
HCM 95th %tile Q(veh)	-		3.2 0.2		0	-

Existing PM River Trails 12:17 pm 07/14/2024
RR

Synchro 11 Light Report
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BACKGROUND 2042

RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th Roundabout
1: 1st Street & Mountain Ave

07/20/2024

Intersection					
Intersection Delay, s/veh	9.4				
Intersection LOS	A				
Approach	EB	WB	NB	SB	
Entry Lanes	1	1	2	1	
Conflicting Circle Lanes	1	1	1	1	
Adj Approach Flow, veh/h	480	588	181	382	
Demand Flow Rate, veh/h	499	612	185	397	
Vehicles Circulating, veh/h	285	234	686	376	
Vehicles Exiting, veh/h	488	637	98	470	
Ped Vol Crossing Leg, #/h	0	0	0	0	
Ped Cap Adj	1.000	1.000	1.000	1.000	
Approach Delay, s/veh	9.4	10.6	6.4	9.0	
Approach LOS	A	B	A	A	
Lane	Left	Left	Left	Right	Left
Designated Moves	LTR	LTR	LT	R	LTR
Assumed Moves	LTR	LTR	LT	R	LTR
RT Channelized					
Lane Util	1.000	1.000	0.714	0.286	1.000
Follow-Up Headway, s	2.609	2.609	2.535	2.535	2.609
Critical Headway, s	4.976	4.976	4.544	4.544	4.976
Entry Flow, veh/h	499	612	132	53	397
Cap Entry Lane, veh/h	1032	1087	761	761	940
Entry HV Adj Factor	0.961	0.961	0.977	0.981	0.962
Flow Entry, veh/h	480	588	129	52	382
Cap Entry, veh/h	992	1045	743	746	905
V/C Ratio	0.484	0.563	0.174	0.070	0.422
Control Delay, s/veh	9.4	10.6	6.7	5.5	9.0
LOS	A	B	A	A	A
95th %ile Queue, veh	3	4	1	0	2

Background 2042 AM River Trails 12:50 pm 07/20/2024
RR

Synchro 11 Light Report
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th Roundabout
1: 1st Street & Mountain Ave

07/20/2024

Intersection					
Intersection Delay, s/veh	20.0				
Intersection LOS	C				
Approach	EB	WB	NB	SB	
Entry Lanes	1	1	2	1	
Conflicting Circle Lanes	1	1	1	1	
Adj Approach Flow, veh/h	664	851	267	457	
Demand Flow Rate, veh/h	677	867	272	467	
Vehicles Circulating, veh/h	303	353	797	558	
Vehicles Exiting, veh/h	722	716	183	662	
Ped Vol Crossing Leg, #/h	0	0	0	0	
Ped Cap Adj	1.000	1.000	1.000	1.000	
Approach Delay, s/veh	13.9	31.2	8.6	14.4	
Approach LOS	B	D	A	B	
Lane	Left	Left	Left	Right	Left
Designated Moves	LTR	LTR	LT	R	LTR
Assumed Moves	LTR	LTR	LT	R	LTR
RT Channelized					
Lane Util	1.000	1.000	0.779	0.221	1.000
Follow-Up Headway, s	2.609	2.609	2.535	2.535	2.609
Critical Headway, s	4.976	4.976	4.544	4.544	4.976
Entry Flow, veh/h	677	867	212	60	467
Cap Entry Lane, veh/h	1013	963	688	688	781
Entry HV Adj Factor	0.981	0.981	0.981	0.983	0.979
Flow Entry, veh/h	664	851	208	59	457
Cap Entry, veh/h	993	945	675	676	765
V/C Ratio	0.668	0.901	0.308	0.087	0.598
Control Delay, s/veh	13.9	31.2	9.2	6.3	14.4
LOS	B	D	A	A	B
95th %ile Queue, veh	5	13	1	0	4

Background 2042 PM River Trails 12:58 pm 07/20/2024
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Synchro 11 Light Report
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
2: 1st Street & CR 6C

07/21/2024

Intersection						
Int Delay, s/veh	0.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	5	190	0	5	245
Future Vol, veh/h	5	5	190	0	5	245
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	6	213	0	6	275
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	500	213	0	0	213	0
Stage 1	213	-	-	-	-	-
Stage 2	287	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	530	827	-	-	1357	-
Stage 1	823	-	-	-	-	-
Stage 2	762	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	527	827	-	-	1357	-
Mov Cap-2 Maneuver	527	-	-	-	-	-
Stage 1	823	-	-	-	-	-
Stage 2	758	-	-	-	-	-
Approach	WB		NB		SB	
HCM Control Delay, s	10.7		0		0.2	
HCM LOS	B					
Minor Lane/Major Mvmt	NBT		NBRWBLn1		SBL	SBT
Capacity (veh/h)	-		-		644	1357
HCM Lane V/C Ratio	-		-		0.017	0.004
HCM Control Delay (s)	-		-		10.7	7.7
HCM Lane LOS	-		-		B	A
HCM 95th %tile Q(veh)	-		-		0.1	0

Background 2042 AM River Trails 12:50 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
2: 1st Street & CR 6C

07/20/2024

Intersection						
Int Delay, s/veh	1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔		↔			↔
Traffic Vol, veh/h	5	45	275	5	5	230
Future Vol, veh/h	5	45	275	5	5	230
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	48	296	5	5	247
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	556	299	0	0	301	0
Stage 1	299	-	-	-	-	-
Stage 2	257	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	492	741	-	-	1260	-
Stage 1	752	-	-	-	-	-
Stage 2	786	-	-	-	-	-
Platoon blocked, %		-	-	-	-	-
Mov Cap-1 Maneuver	490	741	-	-	1260	-
Mov Cap-2 Maneuver	490	-	-	-	-	-
Stage 1	752	-	-	-	-	-
Stage 2	782	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	10.5	0		0.2		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	705	1260	-	
HCM Lane V/C Ratio	-	-	0.076	0.004	-	
HCM Control Delay (s)	-	-	10.5	7.9	0	
HCM Lane LOS	-	-	B	A	A	
HCM 95th %tile Q(veh)	-	-	0.2	0	-	

Background 2042 PM River Trails 12:58 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC

3: CR 15 & CR 15A/Private Drive way

07/20/2024

Intersection													
Int Delay, s/veh	3.6												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		↔			↔			↔			↔		
Traffic Vol, veh/h	55	0	60	1	0	0	55	135	0	0	200	50	
Future Vol, veh/h	55	0	60	1	0	0	55	135	0	0	200	50	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	64	0	70	1	0	0	64	157	0	0	233	58	
Major/Minor	Minor2		Minor1			Major1			Major2				
Conflicting Flow All	547	547	262	582	576	157	291	0	0	157	0	0	
Stage 1	262	262	-	285	285	-	-	-	-	-	-	-	
Stage 2	285	285	-	297	291	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	448	445	777	424	428	889	1271	-	-	1423	-	-	
Stage 1	743	691	-	722	676	-	-	-	-	-	-	-	
Stage 2	722	676	-	712	672	-	-	-	-	-	-	-	
Platoon blocked, %								-	-	-	-	-	
Mov Cap-1 Maneuver	429	421	777	370	404	889	1271	-	-	1423	-	-	
Mov Cap-2 Maneuver	429	421	-	370	404	-	-	-	-	-	-	-	
Stage 1	702	691	-	682	639	-	-	-	-	-	-	-	
Stage 2	682	639	-	648	672	-	-	-	-	-	-	-	
Approach	EB		WB			NB			SB				
HCM Control Delay, s	13.4		14.8			2.3			0				
HCM LOS	B		B										
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1271	-	-	560	370	1423	-	-					
HCM Lane V/C Ratio	0.05	-	-	0.239	0.003	-	-	-					
HCM Control Delay (s)	8	0	-	13.4	14.8	0	-	-					
HCM Lane LOS	A	A	-	B	B	A	-	-					
HCM 95th %tile Q(veh)	0.2	-	-	0.9	0	0	-	-					

Background 2042 AM River Trails 12:50 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC

3: CR 15 & CR 15A/Private Drive way

07/20/2024

Intersection													
Int Delay, s/veh	3.4												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		↔			↔			↔			↔		
Traffic Vol, veh/h	55	0	60	0	0	0	65	225	0	0	155	80	
Future Vol, veh/h	55	0	60	0	0	0	65	225	0	0	155	80	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	64	0	70	0	0	0	76	262	0	0	180	93	
Major/Minor	Minor2		Minor1		Major1		Major2						
Conflicting Flow All	641	641	227	676	687	262	273	0	0	262	0	0	
Stage 1	227	227	-	414	414	-	-	-	-	-	-	-	
Stage 2	414	414	-	262	273	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	388	393	812	367	370	777	1290	-	-	1302	-	-	
Stage 1	776	716	-	616	593	-	-	-	-	-	-	-	
Stage 2	616	593	-	743	684	-	-	-	-	-	-	-	
Platoon blocked, %								-	-	-	-	-	
Mov Cap-1 Maneuver	367	366	812	318	344	777	1290	-	-	1302	-	-	
Mov Cap-2 Maneuver	367	366	-	318	344	-	-	-	-	-	-	-	
Stage 1	722	716	-	573	552	-	-	-	-	-	-	-	
Stage 2	573	552	-	679	684	-	-	-	-	-	-	-	
Approach	EB		WB		NB		SB						
HCM Control Delay, s	14.4		0		1.8		0						
HCM LOS	B		A										
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	1290	-	-	514	-	1302	-	-					
HCM Lane V/C Ratio	0.059	-	-	0.26	-	-	-	-					
HCM Control Delay (s)	8	0	-	14.4	0	0	-	-					
HCM Lane LOS	A	A	-	B	A	A	-	-					
HCM 95th %tile Q(veh)	0.2	-	-	1	-	0	-	-					

Background 2042 PM River Trails 12:58 pm 07/20/2024
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Synchro 11 Light Report
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
4: CR 15 & CR 2E

07/20/2024

Intersection						
Int Delay, s/veh	1.6					
Movement	EBL	EBR	NBL	NET	SET	SBR
Lane Configurations						
Traffic Vol, veh/h	30	30	15	160	185	75
Future Vol, veh/h	30	30	15	160	185	75
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	33	17	178	206	83
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	460	248	289	0	-	0
Stage 1	248	-	-	-	-	-
Stage 2	212	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	559	791	1273	-	-	-
Stage 1	793	-	-	-	-	-
Stage 2	823	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	551	791	1273	-	-	-
Mov Cap-2 Maneuver	551	-	-	-	-	-
Stage 1	781	-	-	-	-	-
Stage 2	823	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	11.2	0.7		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SET	SBR	
Capacity (veh/h)	1273	-	650	-	-	
HCM Lane V/C Ratio	0.013	-	0.103	-	-	
HCM Control Delay (s)	7.9	0	11.2	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.3	-	-	

Background 2042 AM River Trails 12:50 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
4: CR 15 & CR 2E

07/20/2024

Intersection						
Int Delay, s/veh	4.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	🚗			🚗	🚗	
Traffic Vol, veh/h	135	15	30	155	195	20
Future Vol, veh/h	135	15	30	155	195	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mmt Flow	155	17	34	178	224	23
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	482	236	247	0	-	0
Stage 1	236	-	-	-	-	-
Stage 2	246	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	543	803	1319	-	-	-
Stage 1	803	-	-	-	-	-
Stage 2	795	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	527	803	1319	-	-	-
Mov Cap-2 Maneuver	527	-	-	-	-	-
Stage 1	780	-	-	-	-	-
Stage 2	795	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	14.6	1.3		0		
HCM LOS	B					
Minor Lane/Major Mmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1319	-	546	-	-	
HCM Lane V/C Ratio	0.026	-	0.316	-	-	
HCM Control Delay (s)	7.8	0	14.6	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0.1	-	1.3	-	-	

Background 2042 PM River Trails 12:58 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
5: CR 13 & CR 6C/WCR 42.25

01/18/2025

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	0	5	0	0	1	5	195	0	0	330	5
Future Vol, veh/h	5	0	5	0	0	1	5	195	0	0	330	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	0	6	0	0	1	6	235	0	0	398	6

Major/Minor	Minor2		Minor1		Major1		Major2	
Conflicting Flow All	649	648	401	651	235	404	0	235
Stage 1	401	401	-	247	247	-	-	-
Stage 2	248	247	-	404	404	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-
Pot Cap-1 Maneuver	383	389	649	382	388	804	1155	-
Stage 1	626	601	-	757	702	-	-	-
Stage 2	756	702	-	623	599	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	381	387	649	377	386	804	1155	-
Mov Cap-2 Maneuver	381	387	-	377	386	-	-	-
Stage 1	622	601	-	752	698	-	-	-
Stage 2	750	698	-	617	599	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.7	9.5	0.2	0
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1155	-	-	480	804	1332	-	-
HCM Lane V/C Ratio	0.005	-	-	0.025	0.001	-	-	-
HCM Control Delay (s)	8.1	0	-	12.7	9.5	0	-	-
HCM Lane LOS	A	A	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-	-

Background 2042 AM 2.0 River Trails 12:50 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
5: CR 13 & CR 6C/WCR 42.25

01/18/2025

Intersection													
Int Delay, s/veh	0.4												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		↕			↕			↕			↕		
Traffic Vol, veh/h	0	0	5	0	0	2	25	430	0	0	250	5	
Future Vol, veh/h	0	0	5	0	0	2	25	430	0	0	250	5	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93	
Heavy Vehicles, %	2	2	2	2	2	2	3	3	3	3	3	3	
Mvmt Flow	0	0	5	0	0	2	27	462	0	0	269	5	

Major/Minor	Minor2		Minor1		Major1		Major2						
Conflicting Flow All	789	788	272	790	462	274	0	0	462	0	0		
Stage 1	272	272	-	516	516	-	-	-	-	-	-	-	
Stage 2	517	516	-	274	274	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.13	-	-	4.13	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.227	-	-	2.227	-	-	
Pot Cap-1 Maneuver	308	323	767	308	322	600	1283	-	-	1094	-	-	
Stage 1	734	685	-	542	534	-	-	-	-	-	-	-	
Stage 2	541	534	-	732	683	-	-	-	-	-	-	-	
Platoon blocked, %								-	-	-	-	-	
Mov Cap-1 Maneuver	300	314	767	299	313	600	1283	-	-	1094	-	-	
Mov Cap-2 Maneuver	300	314	-	299	313	-	-	-	-	-	-	-	
Stage 1	713	685	-	527	519	-	-	-	-	-	-	-	
Stage 2	524	519	-	727	683	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.7	11	0.4	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1283	-	-	767	600	1094	-	-
HCM Lane V/C Ratio	0.021	-	-	0.007	0.004	-	-	-
HCM Control Delay (s)	7.9	0	-	9.7	11	0	-	-
HCM Lane LOS	A	A	-	A	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0	0	0	-	-

Background 2042 PM 2.0 River Trails 12:58 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

Lanes, Volumes, Timings

6: US 287 & CR 4E

07/20/2024

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	120	35	900	50	15	2230
Future Volume (vph)	120	35	900	50	15	2230
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%		0%			0%
Storage Length (ft)	0	0		0	0	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	0.95	1.00	1.00	0.95
Ped Bike Factor						
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.258	
Satd. Flow (perm)	1770	1583	3539	1583	481	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		37		53		
Link Speed (mph)	45		65			65
Link Distance (ft)	2121		10840			1730
Travel Time (s)	32.1		113.7			18.1
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%		0%			0%
Adj. Flow (vph)	128	37	957	53	16	2372
Shared Lane Traffic (%)						
Lane Group Flow (vph)	128	37	957	53	16	2372
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Number of Detectors	1	1	2	1	1	2
Detector Template	Left	Right	Thru	Right	Left	Thru
Leading Detector (ft)	20	20	100	20	20	100
Trailing Detector (ft)	0	0	0	0	0	0
Turn Type	Prot	Perm	NA	Perm	pm+pt	NA
Protected Phases	8		2		1	6
Permitted Phases		8		2	6	
Detector Phase	8	8	2	2	1	6
Switch Phase						

Background 2042 AMRiver Trails 12:21 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

Lanes, Volumes, Timings

6: US 287 & CR 4E

07/20/2024

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	120	35	900	50	15	2230
Future Volume (vph)	120	35	900	50	15	2230
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%		0%			0%
Storage Length (ft)	0	0		0	0	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	0.95	1.00	1.00	0.95
Ped Bike Factor						
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.258	
Satd. Flow (perm)	1770	1583	3539	1583	481	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		37		53		
Link Speed (mph)	45		65			65
Link Distance (ft)	2121		10840			1730
Travel Time (s)	32.1		113.7			18.1
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%		0%			0%
Adj. Flow (vph)	128	37	957	53	16	2372
Shared Lane Traffic (%)						
Lane Group Flow (vph)	128	37	957	53	16	2372
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Number of Detectors	1	1	2	1	1	2
Detector Template	Left	Right	Thru	Right	Left	Thru
Leading Detector (ft)	20	20	100	20	20	100
Trailing Detector (ft)	0	0	0	0	0	0
Turn Type	Prot	Perm	NA	Perm	pm+pt	NA
Protected Phases	8		2		1	6
Permitted Phases		8		2	6	
Detector Phase	8	8	2	2	1	6
Switch Phase						

Background 2042 AMRiver Trails 12:21 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY
Town of Berthoud

Lanes, Volumes, Timings

6: US 287 & CR 4E

07/20/2024

Splits and Phases: 6: US 287 & CR 4E



RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

Lanes, Volumes, Timings

6: US 287 & CR 4E

07/20/2024

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	80	30	2395	175	40	1370
Future Volume (vph)	80	30	2395	175	40	1370
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%		0%			0%
Storage Length (ft)	0	0		0	0	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	0.95	1.00	1.00	0.95
Ped Bike Factor						
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.046	
Satd. Flow (perm)	1770	1583	3539	1583	86	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		32		123		
Link Speed (mph)	45		65			65
Link Distance (ft)	2121		10840			1730
Travel Time (s)	32.1		113.7			18.1
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%		0%			0%
Adj. Flow (vph)	85	32	2548	186	43	1457
Shared Lane Traffic (%)						
Lane Group Flow (vph)	85	32	2548	186	43	1457
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Number of Detectors	1	1	2	1	1	2
Detector Template	Left	Right	Thru	Right	Left	Thru
Leading Detector (ft)	20	20	100	20	20	100
Trailing Detector (ft)	0	0	0	0	0	0
Turn Type	Prot	Perm	NA	Perm	pm+pt	NA
Protected Phases	8		2		1	6
Permitted Phases		8		2	6	
Detector Phase	8	8	2	2	1	6
Switch Phase						

Background 2042 PM River Trails 12:35 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

Lanes, Volumes, Timings

6: US 287 & CR 4E

07/20/2024

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	9.5	22.5
Total Split (s)	30.5	30.5	80.0	80.0	9.5	89.5
Total Split (%)	25.4%	25.4%	66.7%	66.7%	7.9%	74.6%
Maximum Green (s)	26.0	26.0	75.5	75.5	5.0	85.0
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None	Max	Max	None	Max
Walk Time (s)	7.0	7.0	7.0	7.0		7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0		11.0
Pedestrian Calls (#/hr)	0	0	0	0		0
Act Effct Green (s)	10.4	10.4	82.7	82.7	89.3	90.2
Actuated g/C Ratio	0.10	0.10	0.78	0.78	0.84	0.85
v/c Ratio	0.49	0.17	0.93	0.15	0.28	0.49
Control Delay	54.7	16.6	21.0	2.1	8.0	3.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	54.7	16.6	21.0	2.1	8.0	3.6
LOS	D	B	C	A	A	A
Approach Delay	44.3		19.7			3.7
Approach LOS	D		B			A
Queue Length 50th (ft)	55	0	759	10	4	121
Queue Length 95th (ft)	104	28	#1138	33	17	194
Internal Link Dist (ft)	2041		10760			1650
Turn Bay Length (ft)						
Base Capacity (vph)	432	410	2747	1256	151	2999
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.20	0.08	0.93	0.15	0.28	0.49
Intersection Summary						
Area Type:	Other					
Cycle Length: 120						
Actuated Cycle Length: 106.5						
Natural Cycle: 130						
Control Type: Semi Act-Uncoord						
Maximum v/c Ratio: 0.93						
Intersection Signal Delay: 14.8				Intersection LOS: B		
Intersection Capacity Utilization 78.1%				ICU Level of Service D		
Analysis Period (min) 15						
# 95th percentile volume exceeds capacity, queue may be longer.						

Background 2042 PM River Trails 12:35 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY
Town of Berthoud

Lanes, Volumes, Timings

6: US 287 & CR 4E

07/20/2024

Queue shown is maximum after two cycles.

Splits and Phases: 6: US 287 & CR 4E



RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
7: US 287 & CR 2E

07/20/2024

Intersection						
Int Delay, s/veh	61					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↕	↗	↘	↕
Traffic Vol, veh/h	125	10	940	45	10	2340
Future Vol, veh/h	125	10	940	45	10	2340
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	0	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	134	11	1011	48	11	2516
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	2291	506	0	0	1059	0
Stage 1	1011	-	-	-	-	-
Stage 2	1280	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 33	512	-	-	653	-
Stage 1	312	-	-	-	-	-
Stage 2	225	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	~ 32	512	-	-	653	-
Mov Cap-2 Maneuver	~ 32	-	-	-	-	-
Stage 1	312	-	-	-	-	-
Stage 2	221	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	1568.1	0	0			
HCM LOS	F					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	32	512	653	-
HCM Lane V/C Ratio	-	-	4.2	0.021	0.016	-
HCM Control Delay (s)	-	-	1692.6	12.2	10.6	-
HCM Lane LOS	-	-	F	B	B	-
HCM 95th %tile Q(veh)	-	-	16	0.1	0.1	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

Background 2042 AM River Trails 12:21 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
7: US 287 & CR 2E

07/20/2024

Intersection						
Int Delay, s/veh	71.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↱	↱	↕↕	↱	↱	↕↕
Traffic Vol, veh/h	45	20	2550	195	5	1445
Future Vol, veh/h	45	20	2550	195	5	1445
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	0	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	48	22	2742	210	5	1554
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	3529	1371	0	0	2952	0
Stage 1	2742	-	-	-	-	-
Stage 2	787	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 4	136	-	-	118	-
Stage 1	~ 34	-	-	-	-	-
Stage 2	409	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	~ 4	136	-	-	118	-
Mov Cap-2 Maneuver	~ 4	-	-	-	-	-
Stage 1	~ 34	-	-	-	-	-
Stage 2	392	-	-	-	-	-
Approach	WB		NB		SB	
HCM Control Delay, \$	4676.2		0		0.1	
HCM LOS	F					
Minor Lane/Major Mvmt	NBT		NBRWBLn1WBLn2		SBL	SBT
Capacity (veh/h)	-		4		136	118
HCM Lane V/C Ratio	-		-12.097		0.158	0.046
HCM Control Delay (s)	-		\$ 6738.4		36.4	37
HCM Lane LOS	-		F		E	E
HCM95th %tile Q(veh)	-		7.9		0.5	0.1
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

Background 2042 PM River Trails 12:35 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
8: Spartan Ave & 1st Street

03/14/2025

Intersection												
Int Delay, s/veh	9.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	35	155	5	5	140	40	5	185	5	15	240	25
Future Vol, veh/h	35	155	5	5	140	40	5	185	5	15	240	25
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	39	174	6	6	157	45	6	208	6	17	270	28

Major/Minor	Minor2		Minor1		Major1		Major2	
Conflicting Flow All	642	544	284	631	555	211	298	0
Stage 1	318	318	-	223	223	-	-	-
Stage 2	324	226	-	408	332	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-
Pot Cap-1 Maneuver	387	446	755	394	440	829	1263	-
Stage 1	693	654	-	780	719	-	-	-
Stage 2	688	717	-	620	644	-	-	-
Platoon blocked, %								-
Mov Cap-1 Maneuver	259	437	755	266	431	829	1263	-
Mov Cap-2 Maneuver	259	437	-	266	431	-	-	-
Stage 1	690	644	-	776	715	-	-	-
Stage 2	505	713	-	442	634	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	25.1	18.5	0.2	0.4
HCM LOS	D	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1263	-	-	393	472	1356	-	-
HCM Lane V/C Ratio	0.004	-	-	0.558	0.44	0.012	-	-
HCM Control Delay (s)	7.9	0	-	25.1	18.5	7.7	0	-
HCM Lane LOS	A	A	-	D	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	3.3	2.2	0	-	-

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
8: Spartan Ave & 1st Street

03/14/2025

Intersection												
Int Delay, s/veh	18.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	25	180	5	5	180	25	5	310	5	35	225	35
Future Vol, veh/h	25	180	5	5	180	25	5	310	5	35	225	35
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	28	202	6	6	202	28	6	348	6	39	253	39

Major/Minor	Minor2		Minor1		Major1		Major2	
Conflicting Flow All	829	717	273	818	733	351	292	0
Stage 1	351	351	-	363	363	-	-	-
Stage 2	478	366	-	455	370	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-
Pot Cap-1 Maneuver	290	355	766	295	348	692	1270	-
Stage 1	666	632	-	656	625	-	-	-
Stage 2	568	623	-	585	620	-	-	-
Platoon blocked, %								-
Mov Cap-1 Maneuver	139	339	766	149	332	692	1270	-
Mov Cap-2 Maneuver	139	339	-	149	332	-	-	-
Stage 1	662	607	-	652	621	-	-	-
Stage 2	365	619	-	372	596	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	53.3	35.7	0.1	1
HCM LOS	F	E		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1270	-	-	293	343	1205	-	-
HCM Lane V/C Ratio	0.004	-	-	0.805	0.688	0.033	-	-
HCM Control Delay (s)	7.8	0	-	53.3	35.7	8.1	0	-
HCM Lane LOS	A	A	-	F	E	A	A	-
HCM 95th %tile Q(veh)	0	-	-	6.5	4.9	0.1	-	-

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th AWSC
8: Spartan Ave & 1st Street

03/14/2025

Intersection												
Intersection Delay, s/veh	12.5											
Intersection LOS	B											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	35	155	5	5	140	40	5	185	5	15	240	25
Future Vol, veh/h	35	155	5	5	140	40	5	185	5	15	240	25
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	39	174	6	6	157	45	6	208	6	17	270	28
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	1			1			1			1		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	1			1			1			1		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	1			1			1			1		
HCM Control Delay	12.2			11.6			11.9			13.7		
HCM LOS	B			B			B			B		
Lane	NBLn1	EBLn1	WBLn1	SBLn1								
Vol Left, %	3%	18%	3%	5%								
Vol Thru, %	95%	79%	76%	86%								
Vol Right, %	3%	3%	22%	9%								
Sign Control	Stop	Stop	Stop	Stop								
Traffic Vol by Lane	195	195	185	280								
LT Vol	5	35	5	15								
Through Vol	185	155	140	240								
RT Vol	5	5	40	25								
Lane Flow Rate	219	219	208	315								
Geometry Grp	1	1	1	1								
Degree of Util (X)	0.348	0.356	0.331	0.483								
Departure Headway (Hd)	5.719	5.846	5.731	5.525								
Convergence, Y/N	Yes	Yes	Yes	Yes								
Cap	624	611	624	648								
Service Time	3.791	3.917	3.804	3.59								
HCM Lane V/C Ratio	0.351	0.358	0.333	0.486								
HCM Control Delay	11.9	12.2	11.6	13.7								
HCM Lane LOS	B	B	B	B								
HCM 95th-tile Q	1.6	1.6	1.4	2.6								

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th AWSC
8: Spartan Ave & 1st Street

03/14/2025

Intersection												
Intersection Delay, s/veh	17.1											
Intersection LOS	C											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	25	180	5	5	180	25	5	310	5	35	225	35
Future Vol, veh/h	25	180	5	5	180	25	5	310	5	35	225	35
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	28	202	6	6	202	28	6	348	6	39	253	39
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	1			1			1			1		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	1			1			1			1		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	1			1			1			1		
HCM Control Delay	15			14.8			19.3			17.7		
HCM LOS	B			B			C			C		
Lane	NBLn1	EBLn1	WBLn1	SBLn1								
Vol Left, %	2%	12%	2%	12%								
Vol Thru, %	97%	86%	86%	76%								
Vol Right, %	2%	2%	12%	12%								
Sign Control	Stop	Stop	Stop	Stop								
Traffic Vol by Lane	320	210	210	295								
LT Vol	5	25	5	35								
Through Vol	310	180	180	225								
RT Vol	5	5	25	35								
Lane Flow Rate	360	236	236	331								
Geometry Grp	1	1	1	1								
Degree of Util (X)	0.625	0.44	0.436	0.578								
Departure Headway (Hd)	6.257	6.72	6.65	6.278								
Convergence, Y/N	Yes	Yes	Yes	Yes								
Cap	575	533	538	573								
Service Time	4.321	4.796	4.725	4.345								
HCM Lane V/C Ratio	0.626	0.443	0.439	0.578								
HCM Control Delay	19.3	15	14.8	17.7								
HCM Lane LOS	C	B	B	C								
HCM 95th-tile Q	4.3	2.2	2.2	3.7								

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

Lanes, Volumes, Timings
9: US 287 & Spartan Avenue

07/20/2024

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	←	→	↑	→	←	→
Traffic Volume (vph)	350	115	835	175	95	1895
Future Volume (vph)	350	115	835	175	95	1895
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%		0%			0%
Storage Length (ft)	0	0		0	0	
Storage Lanes	2	1		1	1	
Taper Length (ft)	25				25	
Lane Util. Factor	0.97	1.00	0.95	1.00	1.00	0.95
Ped Bike Factor						
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	3433	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.251	
Satd. Flow (perm)	3433	1583	3539	1583	468	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		125		190		
Link Speed (mph)	30		30			30
Link Distance (ft)	1610		240			2709
Travel Time (s)	36.6		5.5			61.6
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%		0%			0%
Adj. Flow (vph)	380	125	908	190	103	2060
Shared Lane Traffic (%)						
Lane Group Flow (vph)	380	125	908	190	103	2060
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	24		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Number of Detectors	1	1	2	1	1	2
Detector Template	Left	Right	Thru	Right	Left	Thru
Leading Detector (ft)	20	20	100	20	20	100
Trailing Detector (ft)	0	0	0	0	0	0
Turn Type	Prot	Perm	NA	Perm	pm+pt	NA
Protected Phases	8		2		1	6
Permitted Phases		8		2	6	
Detector Phase	8	8	2	2	1	6
Switch Phase						

Background 2042 AM River Trails 12:21 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

Lanes, Volumes, Timings
9: US 287 & Spartan Avenue

07/20/2024

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	9.5	22.5
Total Split (s)	22.5	22.5	67.1	67.1	10.4	77.5
Total Split (%)	22.5%	22.5%	67.1%	67.1%	10.4%	77.5%
Maximum Green (s)	18.0	18.0	62.6	62.6	5.9	73.0
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	Max	Max	Max	Max	Max	Max
Walk Time (s)	7.0	7.0	7.0	7.0		7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0		11.0
Pedestrian Calls (#/hr)	0	0	0	0		0
Act Effct Green (s)	18.0	18.0	62.6	62.6	73.0	73.0
Actuated g/C Ratio	0.18	0.18	0.63	0.63	0.73	0.73
v/c Ratio	0.62	0.32	0.41	0.18	0.25	0.80
Control Delay	42.7	9.0	10.1	1.5	5.3	11.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	42.7	9.0	10.1	1.5	5.3	11.8
LOS	D	A	B	A	A	B
Approach Delay	34.4		8.6			11.5
Approach LOS	C		A			B
Queue Length 50th (ft)	116	0	140	0	16	378
Queue Length 95th (ft)	164	49	180	24	30	478
Internal Link Dist (ft)	1530		160			2629
Turn Bay Length (ft)						
Base Capacity (vph)	617	387	2215	1062	418	2583
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.62	0.32	0.41	0.18	0.25	0.80
Intersection Summary						
Area Type:	Other					
Cycle Length: 100						
Actuated Cycle Length: 100						
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Green						
Natural Cycle: 75						
Control Type: Pretimed						
Maximum v/c Ratio: 0.80						
Intersection Signal Delay: 13.7	Intersection LOS: B					
Intersection Capacity Utilization 69.9%	ICU Level of Service C					
Analysis Period (min) 15						

Background 2042 AM River Trails 12:21 pm 07/20/2024
RR

Synchro 11 Light Report
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY
Town of Berthoud

Lanes, Volumes, Timings

9: US 287 & Spartan Avenue

07/20/2024

Splits and Phases: 9: US 287 & Spartan Avenue



RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

Lanes, Volumes, Timings

9: US 287 & Spartan Avenue

07/21/2024

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	←	→	↑	→	←	→
Traffic Volume (vph)	210	120	2175	335	200	1200
Future Volume (vph)	210	120	2175	335	200	1200
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%		0%			0%
Storage Length (ft)	0	0		0	0	
Storage Lanes	2	1		1	1	
Taper Length (ft)	25				25	
Lane Util. Factor	0.97	1.00	0.95	1.00	1.00	0.95
Ped Bike Factor						
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	3433	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.049	
Satd. Flow (perm)	3433	1583	3539	1583	91	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		7		269		
Link Speed (mph)	30		30			30
Link Distance (ft)	1610		240			2709
Travel Time (s)	36.6		5.5			61.6
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%		0%			0%
Adj. Flow (vph)	223	128	2314	356	213	1277
Shared Lane Traffic (%)						
Lane Group Flow (vph)	223	128	2314	356	213	1277
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	24		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Number of Detectors	1	1	2	1	1	2
Detector Template	Left	Right	Thru	Right	Left	Thru
Leading Detector (ft)	20	20	100	20	20	100
Trailing Detector (ft)	0	0	0	0	0	0
Turn Type	Prot	pm+ov	NA	Perm	pm+pt	NA
Protected Phases	8	1	2		1	6
Permitted Phases		8		2	6	
Detector Phase	8	1	2	2	1	6
Switch Phase						

Background 2042 PM River Trails 12:35 pm 07/20/2024
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Synchro 11 Light Report
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

Lanes, Volumes, Timings
9: US 287 & Spartan Avenue

07/21/2024

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	9.5	22.5	22.5	9.5	22.5
Total Split (s)	22.5	16.0	81.5	81.5	16.0	97.5
Total Split (%)	18.8%	13.3%	67.9%	67.9%	13.3%	81.3%
Maximum Green (s)	18.0	11.5	77.0	77.0	11.5	93.0
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag		Lead	Lag	Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	Max	Max	Max	Max	Max	Max
Walk Time (s)	7.0		7.0	7.0		7.0
Flash Dont Walk (s)	11.0		11.0	11.0		11.0
Pedestrian Calls (#/hr)	0		0	0		0
Act Effct Green (s)	18.0	34.0	77.0	77.0	93.0	93.0
Actuated g/C Ratio	0.15	0.28	0.64	0.64	0.78	0.78
v/c Ratio	0.43	0.28	1.02	0.32	0.92	0.47
Control Delay	49.3	33.7	46.0	3.1	75.0	5.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	49.3	33.7	46.0	3.1	75.0	5.4
LOS	D	C	D	A	E	A
Approach Delay	43.6		40.3			15.3
Approach LOS	D		D			B
Queue Length 50th (ft)	81	73	~1000	24	114	153
Queue Length 95th (ft)	122	128	#1133	60	#264	186
Internal Link Dist (ft)	1530		160			2629
Turn Bay Length (ft)						
Base Capacity (vph)	514	453	2270	1112	231	2742
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.43	0.28	1.02	0.32	0.92	0.47
Intersection Summary						
Area Type:	Other					
Cycle Length: 120						
Actuated Cycle Length: 120						
Offset: 0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Green						
Natural Cycle: 120						
Control Type: Pretimed						
Maximum v/c Ratio: 1.02						
Intersection Signal Delay: 32.3	Intersection LOS: C					
Intersection Capacity Utilization 88.4%	ICU Level of Service E					
Analysis Period (min) 15						

Background 2042 PM River Trails 12:35 pm 07/20/2024
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Synchro 11 Light Report
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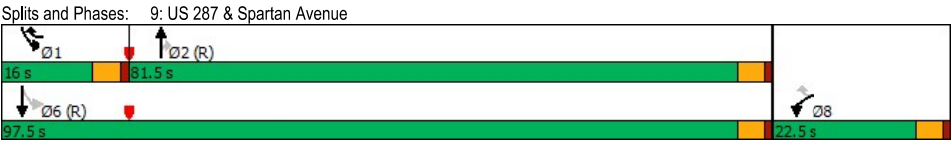
RIVER TRAILS | TRANSPORTATION IMPACT STUDY
Town of Berthoud

Lanes, Volumes, Timings

9: US 287 & Spartan Avenue

07/21/2024

- ~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
- # 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



TOTAL 2042

RIVER TRAILS | TRANSPORTATION IMPACT STUDY
Town of Berthoud

HCM 6th Roundabout
1: 1st Street & Mountain Ave

01/18/2025

Intersection					
Intersection Delay, s/veh	10.3				
Intersection LOS	B				
Approach	EB	WB	NB	SB	
Entry Lanes	1	1	2	1	
Conflicting Circle Lanes	1	1	1	1	
Adj Approach Flow, veh/h	490	588	258	397	
Demand Flow Rate, veh/h	509	612	263	413	
Vehicles Circulating, veh/h	301	307	686	402	
Vehicles Exiting, veh/h	514	642	124	517	
Ped Vol Crossing Leg, #/h	0	0	0	0	
Ped Cap Adj	1.000	1.000	1.000	1.000	
Approach Delay, s/veh	9.8	12.3	7.4	9.7	
Approach LOS	A	B	A	A	
Lane	Left	Left	Left	Right	Left
Designated Moves	LTR	LTR	LT	R	LTR
Assumed Moves	LTR	LTR	LT	R	LTR
RT Channelized					
Lane Util	1.000	1.000	0.779	0.221	1.000
Follow-Up Headway, s	2.609	2.609	2.535	2.535	2.609
Critical Headway, s	4.976	4.976	4.544	4.544	4.976
Entry Flow, veh/h	509	612	205	58	413
Cap Entry Lane, veh/h	1015	1009	761	761	916
Entry HV Adj Factor	0.962	0.961	0.981	0.983	0.962
Flow Entry, veh/h	490	588	201	57	397
Cap Entry, veh/h	976	970	746	748	881
V/C Ratio	0.501	0.607	0.270	0.076	0.451
Control Delay, s/veh	9.8	12.3	7.9	5.6	9.7
LOS	A	B	A	A	A
95th %tile Queue, veh	3	4	1	0	2

Total 2042 AM Updated Jan 2025 River Trails 2:15 pm 07/20/2024
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Synchro 11 Light Report
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th Roundabout
1: 1st Street & Mountain Ave

01/18/2025

Intersection					
Intersection Delay, s/veh	20.6				
Intersection LOS	C				
Approach	EB	WB	NB	SB	
Entry Lanes	1	1	2	1	
Conflicting Circle Lanes	1	1	1	1	
Adj Approach Flow, veh/h	664	822	305	490	
Demand Flow Rate, veh/h	678	839	310	500	
Vehicles Circulating, veh/h	351	384	767	557	
Vehicles Exiting, veh/h	706	693	262	666	
Ped Vol Crossing Leg, #/h	0	0	0	0	
Ped Cap Adj	1.000	1.000	1.000	1.000	
Approach Delay, s/veh	15.8	31.7	9.0	15.8	
Approach LOS	C	D	A	C	
Lane	Left	Left	Left	Right	Left
Designated Moves	LTR	LTR	LT	R	LTR
Assumed Moves	LTR	LTR	LT	R	LTR
RT Channelized					
Lane Util	1.000	1.000	0.800	0.200	1.000
Follow-Up Headway, s	2.609	2.609	2.535	2.535	2.609
Critical Headway, s	4.976	4.976	4.544	4.544	4.976
Entry Flow, veh/h	678	839	248	62	500
Cap Entry Lane, veh/h	965	933	707	707	782
Entry HV Adj Factor	0.980	0.980	0.982	0.984	0.980
Flow Entry, veh/h	664	822	244	61	490
Cap Entry, veh/h	945	914	694	695	767
V/C Ratio	0.703	0.900	0.351	0.088	0.640
Control Delay, s/veh	15.8	31.7	9.7	6.1	15.8
LOS	C	D	A	A	C
95th %tile Queue, veh	6	13	2	0	5

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
2: 1st Street & CR 6C

01/18/2025

Intersection						
Int Delay, s/veh	1.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔		↔			↔
Traffic Vol, veh/h	5	80	215	1	30	255
Future Vol, veh/h	5	80	215	1	30	255
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	90	242	1	34	287
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	598	243	0	0	243	0
Stage 1	243	-	-	-	-	-
Stage 2	355	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	465	796	-	-	1323	-
Stage 1	797	-	-	-	-	-
Stage 2	710	-	-	-	-	-
Platoon blocked, %		-	-	-	-	-
Mov Cap-1 Maneuver	451	796	-	-	1323	-
Mov Cap-2 Maneuver	451	-	-	-	-	-
Stage 1	797	-	-	-	-	-
Stage 2	688	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	10.4	0		0.8		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	762	1323	-	
HCM Lane V/C Ratio	-	-	0.125	0.025	-	
HCM Control Delay (s)	-	-	10.4	7.8	0	
HCM Lane LOS	-	-	B	A	A	
HCM 95th %tile Q(veh)	-	-	0.4	0.1	-	

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
2: 1st Street & CR 6C

01/18/2025

Intersection						
Int Delay, s/veh	2.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔	↔	↔	↔	↔	↔
Traffic Vol, veh/h	5	95	290	5	80	255
Future Vol, veh/h	5	95	290	5	80	255
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	102	312	5	86	274
Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	761	315	0	0	317	0
Stage 1	315	-	-	-	-	-
Stage 2	446	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	373	725	-	-	1243	-
Stage 1	740	-	-	-	-	-
Stage 2	645	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	342	725	-	-	1243	-
Mov Cap-2 Maneuver	342	-	-	-	-	-
Stage 1	740	-	-	-	-	-
Stage 2	592	-	-	-	-	-
Approach	WB		NB		SB	
HCM Control Delay, s	11.2		0		1.9	
HCM LOS	B					
Minor Lane/Major Mvmt	NBT		NBRWBLn1		SBL	
Capacity (veh/h)	-		-		687	
HCM Lane V/C Ratio	-		-		0.157	
HCM Control Delay (s)	-		-		11.2	
HCM Lane LOS	-		-		B	
HCM 95th %tile Q(veh)	-		-		0.6	

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC

3: CR 15 & CR 15A/Private Driveway

01/18/2025

Intersection												
Int Delay, s/veh	3.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	60	0	60	1	0	0	55	135	0	0	205	65
Future Vol, veh/h	60	0	60	1	0	0	55	135	0	0	205	65
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	70	0	70	1	0	0	64	157	0	0	238	76

Major/Minor	Minor2		Minor1		Major1		Major2	
Conflicting Flow All	561	561	276	596	599	157	314	0
Stage 1	276	276	-	285	285	-	-	-
Stage 2	285	285	-	311	314	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-
Pot Cap-1 Maneuver	438	436	763	415	415	889	1246	-
Stage 1	730	682	-	722	676	-	-	-
Stage 2	722	676	-	699	656	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	419	412	763	361	392	889	1246	-
Mov Cap-2 Maneuver	419	412	-	361	392	-	-	-
Stage 1	689	682	-	682	638	-	-	-
Stage 2	682	638	-	635	656	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14	15	2.3	0
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1246	-	-	541	361	1423	-	-
HCM Lane V/C Ratio	0.051	-	-	0.258	0.003	-	-	-
HCM Control Delay (s)	8	0	-	14	15	0	-	-
HCM Lane LOS	A	A	-	B	C	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1	0	0	-	-

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC

3: CR 15 & CR 15A/Private Driveway

01/18/2025

Intersection												
Int Delay, s/veh	3.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	70	0	60	0	0	0	65	230	0	0	160	90
Future Vol, veh/h	70	0	60	0	0	0	65	230	0	0	160	90
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	81	0	70	0	0	0	76	267	0	0	186	105
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	658	658	239	693	710	267	291	0	0	267	0	0
Stage 1	239	239	-	419	419	-	-	-	-	-	-	-
Stage 2	419	419	-	274	291	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	378	384	800	358	359	772	1271	-	-	1297	-	-
Stage 1	764	708	-	612	590	-	-	-	-	-	-	-
Stage 2	612	590	-	732	672	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	358	357	800	309	334	772	1271	-	-	1297	-	-
Mov Cap-2 Maneuver	358	357	-	309	334	-	-	-	-	-	-	-
Stage 1	711	708	-	569	549	-	-	-	-	-	-	-
Stage 2	569	549	-	668	672	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	15.9		0		1.8		0					
HCM LOS	C		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1271	-	-	481	-	1297	-	-				
HCM Lane V/C Ratio	0.059	-	-	0.314	-	-	-	-				
HCM Control Delay (s)	8	0	-	15.9	0	0	-	-				
HCM Lane LOS	A	A	-	C	A	A	-	-				
HCM 95th %tile Q(veh)	0.2	-	-	1.3	-	0	-	-				

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Synchro 11 Light Report
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
4: CR 15 & CR 2E

01/18/2025

Intersection						
Int Delay, s/veh	1.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↔			↔	↔	
Traffic Vol, veh/h	30	30	15	160	185	80
Future Vol, veh/h	30	30	15	160	185	80
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	33	17	178	206	89
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	463	251	295	0	-	0
Stage 1	251	-	-	-	-	-
Stage 2	212	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	557	788	1266	-	-	-
Stage 1	791	-	-	-	-	-
Stage 2	823	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	549	788	1266	-	-	-
Mov Cap-2 Maneuver	549	-	-	-	-	-
Stage 1	779	-	-	-	-	-
Stage 2	823	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s	11.2		0.7		0	
HCM LOS	B					
Minor Lane/Major Mvmt	NBL		NBT EBLn1		SBT SBR	
Capacity (veh/h)	1266		- 647		- -	
HCM Lane V/C Ratio	0.013		- 0.103		- -	
HCM Control Delay (s)	7.9		0 11.2		- -	
HCM Lane LOS	A		A B		- -	
HCM 95th %tile Q(veh)	0		- 0.3		- -	

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
4: CR 15 & CR 2E

01/18/2025

Intersection						
Int Delay, s/veh	4.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	↔			↔	↔	
Traffic Vol, veh/h	140	15	30	155	195	25
Future Vol, veh/h	140	15	30	155	195	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	161	17	34	178	224	29
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	485	239	253	0	-	0
Stage 1	239	-	-	-	-	-
Stage 2	246	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	541	800	1312	-	-	-
Stage 1	801	-	-	-	-	-
Stage 2	795	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	525	800	1312	-	-	-
Mov Cap-2 Maneuver	525	-	-	-	-	-
Stage 1	778	-	-	-	-	-
Stage 2	795	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s	14.8		1.3		0	
HCM LOS	B					
Minor Lane/Major Mvmt	NBL		NBT EBLn1		SBT SBR	
Capacity (veh/h)	1312		- 543		- -	
HCM Lane V/C Ratio	0.026		- 0.328		- -	
HCM Control Delay (s)	7.8		0 14.8		- -	
HCM Lane LOS	A		A B		- -	
HCM 95th %tile Q(veh)	0.1		- 1.4		- -	

Total 2042 PM Updated Jan 2025 River Trails 2:29 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
5: CR 13 & CR 6C/WCR 42.25

01/18/2025

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	45	0	5	0	0	1	5	195	0	0	330	20
Future Vol, veh/h	45	0	5	0	0	1	5	195	0	0	330	20
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	54	0	6	0	0	1	6	235	0	0	398	24

Major/Minor	Minor2		Minor1		Major1		Major2	
Conflicting Flow All	658	657	410	660	669	235	422	0
Stage 1	410	410	-	247	247	-	-	-
Stage 2	248	247	-	413	422	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-
Pot Cap-1 Maneuver	378	385	642	376	379	804	1137	-
Stage 1	619	595	-	757	702	-	-	-
Stage 2	756	702	-	616	588	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	376	383	642	371	377	804	1137	-
Mov Cap-2 Maneuver	376	383	-	371	377	-	-	-
Stage 1	615	595	-	752	698	-	-	-
Stage 2	750	698	-	610	588	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	15.8	9.5	0.2	0
HCM LOS	C	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1137	-	-	392	804	1332	-	-
HCM Lane V/C Ratio	0.005	-	-	0.154	0.001	-	-	-
HCM Control Delay (s)	8.2	0	-	15.8	9.5	0	-	-
HCM Lane LOS	A	A	-	C	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.5	0	0	-	-

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
5: CR 13 & CR 6C/WCR 42.25

01/18/2025

Intersection												
Int Delay, s/veh		0.9										
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	25	0	5	0	0	2	25	430	0	0	250	40
Future Vol, veh/h	25	0	5	0	0	2	25	430	0	0	250	40
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2	3	3	3	3	3	3
Mvmt Flow	27	0	5	0	0	2	27	462	0	0	269	43

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	808	807	291	809	828	462	312	0	0	462	0	0
Stage 1	291	291	-	516	516	-	-	-	-	-	-	-
Stage 2	517	516	-	293	312	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	299	315	748	299	306	600	1243	-	-	1094	-	-
Stage 1	717	672	-	542	534	-	-	-	-	-	-	-
Stage 2	541	534	-	715	658	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	291	306	748	290	297	600	1243	-	-	1094	-	-
Mov Cap-2 Maneuver	291	306	-	290	297	-	-	-	-	-	-	-
Stage 1	696	672	-	526	519	-	-	-	-	-	-	-
Stage 2	523	519	-	710	658	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	17.3	11	0.4	0
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1243	-	-	324	600	1094	-	-
HCM Lane V/C Ratio	0.022	-	-	0.1	0.004	-	-	-
HCM Control Delay (s)	8	0	-	17.3	11	0	-	-
HCM Lane LOS	A	A	-	C	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.3	0	0	-	-

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

Lanes, Volumes, Timings

6: US 287 & CR 4E

01/20/2025

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	←	→	↑	→	←	→
Traffic Volume (vph)	135	35	905	55	15	2240
Future Volume (vph)	135	35	905	55	15	2240
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%		0%			0%
Storage Length (ft)	0	0		0	0	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	0.95	1.00	1.00	0.95
Ped Bike Factor						
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.254	
Satd. Flow (perm)	1770	1583	3539	1583	473	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		37		59		
Link Speed (mph)	45		65			65
Link Distance (ft)	2121		10840			1730
Travel Time (s)	32.1		113.7			18.1
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%		0%			0%
Adj. Flow (vph)	144	37	963	59	16	2383
Shared Lane Traffic (%)						
Lane Group Flow (vph)	144	37	963	59	16	2383
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Number of Detectors	1	1	2	1	1	2
Detector Template	Left	Right	Thru	Right	Left	Thru
Leading Detector (ft)	20	20	100	20	20	100
Trailing Detector (ft)	0	0	0	0	0	0
Turn Type	Prot	Perm	NA	Perm	pm+pt	NA
Protected Phases	8		2		1	6
Permitted Phases		8		2	6	
Detector Phase	8	8	2	2	1	6
Switch Phase						

Total 2042 AM Updated Jan 2025 River Trails 12:41 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

Lanes, Volumes, Timings
6: US 287 & CR 4E

01/20/2025

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	9.5	22.5
Total Split (s)	22.5	22.5	68.0	68.0	9.5	77.5
Total Split (%)	22.5%	22.5%	68.0%	68.0%	9.5%	77.5%
Maximum Green (s)	18.0	18.0	63.5	63.5	5.0	73.0
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None	Max	Max	None	Max
Walk Time (s)	7.0	7.0	7.0	7.0		7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0		11.0
Pedestrian Calls (#/hr)	0	0	0	0		0
Act Effct Green (s)	13.3	13.3	73.9	73.9	77.7	77.7
Actuated g/C Ratio	0.13	0.13	0.74	0.74	0.78	0.78
v/c Ratio	0.62	0.15	0.37	0.05	0.04	0.87
Control Delay	51.4	13.1	6.2	1.9	3.5	13.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	51.4	13.1	6.2	1.9	3.5	13.2
LOS	D	B	A	A	A	B
Approach Delay	43.5		5.9			13.1
Approach LOS	D		A			B
Queue Length 50th (ft)	84	0	77	0	2	427
Queue Length 95th (ft)	144	27	187	14	8	732
Internal Link Dist (ft)	2041		10760			1650
Turn Bay Length (ft)						
Base Capacity (vph)	319	315	2614	1184	432	2750
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.45	0.12	0.37	0.05	0.04	0.87
Intersection Summary						
Area Type:	Other					
Cycle Length:	100					
Actuated Cycle Length:	100					
Natural Cycle:	90					
Control Type:	Semi Act-Uncoord					
Maximum v/c Ratio:	0.87					
Intersection Signal Delay:	12.6			Intersection LOS: B		
Intersection Capacity Utilization	76.9%			ICU Level of Service D		
Analysis Period (min)	15					

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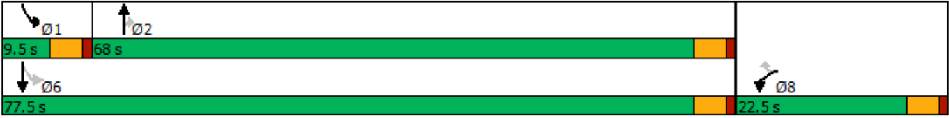
RIVER TRAILS | TRANSPORTATION IMPACT STUDY
Town of Berthoud

Lanes, Volumes, Timings

6: US 287 & CR 4E

01/20/2025

Splits and Phases: 6: US 287 & CR 4E



RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

Lanes, Volumes, Timings

6: US 287 & CR 4E

01/20/2025

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	90	30	2405	190	40	1375
Future Volume (vph)	90	30	2405	190	40	1375
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%		0%			0%
Storage Length (ft)	0	0		0	0	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	0.95	1.00	1.00	0.95
Ped Bike Factor						
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.047	
Satd. Flow (perm)	1770	1583	3539	1583	88	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		32		125		
Link Speed (mph)	45		65			65
Link Distance (ft)	2121		10840			1730
Travel Time (s)	32.1		113.7			18.1
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%		0%			0%
Adj. Flow (vph)	96	32	2559	202	43	1463
Shared Lane Traffic (%)						
Lane Group Flow (vph)	96	32	2559	202	43	1463
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Number of Detectors	1	1	2	1	1	2
Detector Template	Left	Right	Thru	Right	Left	Thru
Leading Detector (ft)	20	20	100	20	20	100
Trailing Detector (ft)	0	0	0	0	0	0
Turn Type	Prot	Perm	NA	Perm	pm+pt	NA
Protected Phases	8		2		1	6
Permitted Phases		8		2	6	
Detector Phase	8	8	2	2	1	6
Switch Phase						

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Synchro 11 Light Report
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

Lanes, Volumes, Timings

6: US 287 & CR 4E

01/20/2025

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	9.5	22.5
Total Split (s)	33.5	33.5	77.0	77.0	9.5	86.5
Total Split (%)	27.9%	27.9%	64.2%	64.2%	7.9%	72.1%
Maximum Green (s)	29.0	29.0	72.5	72.5	5.0	82.0
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	None	None	Max	Max	None	Max
Walk Time (s)	7.0	7.0	7.0	7.0		7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0		11.0
Pedestrian Calls (#/hr)	0	0	0	0		0
Act Effct Green (s)	11.0	11.0	81.4	81.4	87.3	87.3
Actuated g/C Ratio	0.10	0.10	0.76	0.76	0.81	0.81
v/c Ratio	0.53	0.17	0.95	0.16	0.29	0.51
Control Delay	55.0	16.0	23.6	2.4	8.0	4.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	55.0	16.0	23.6	2.4	8.0	4.2
LOS	D	B	C	A	A	A
Approach Delay	45.2		22.1			4.3
Approach LOS	D		C			A
Queue Length 50th (ft)	60	0	~833	13	4	125
Queue Length 95th (ft)	112	27	#1143	39	17	204
Internal Link Dist (ft)	2041		10760			1650
Turn Bay Length (ft)						
Base Capacity (vph)	478	451	2683	1230	149	2878
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.20	0.07	0.95	0.16	0.29	0.51
Intersection Summary						
Area Type:	Other					
Cycle Length:	120					
Actuated Cycle Length:	107.4					
Natural Cycle:	130					
Control Type:	Semi Act-Uncoord					
Maximum v/c Ratio:	0.95					
Intersection Signal Delay:	16.7			Intersection LOS: B		
Intersection Capacity Utilization	79.0%			ICU Level of Service D		
Analysis Period (min)	15					
~ Volume exceeds capacity, queue is theoretically infinite.						

Total 2042 PM Updated Jan 2025 River Trails 12:46 pm 07/20/2024
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Synchro 11 Light Report
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY
Town of Berthoud

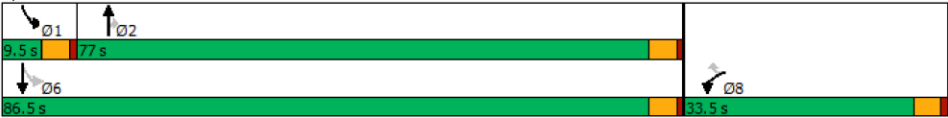
Lanes, Volumes, Timings

6: US 287 & CR 4E

01/20/2025

Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 6: US 287 & CR 4E



RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
7: US 287 & CR 2E

01/18/2025

Intersection						
Int Delay, s/veh	68.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	130	10	950	45	10	2365
Future Vol, veh/h	130	10	950	45	10	2365
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	0	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	140	11	1022	48	11	2543
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	2316	511	0	0	1070	0
Stage 1	1022	-	-	-	-	-
Stage 2	1294	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 32	508	-	-	647	-
Stage 1	308	-	-	-	-	-
Stage 2	221	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 31	508	-	-	647	-
Mov Cap-2 Maneuver	~ 31	-	-	-	-	-
Stage 1	308	-	-	-	-	-
Stage 2	217	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, \$	1707.2	0		0		
HCM LOS	F					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	31	508	647	-
HCM Lane V/C Ratio	-	-	4.509	0.021	0.017	-
HCM Control Delay (s)	-	\$	1837.6	12.2	10.7	-
HCM Lane LOS	-	-	F	B	B	-
HCM 95th %tile Q(veh)	-	-	16.7	0.1	0.1	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

Total 2042 AM Updated Jan 2025 River Trails 12:41 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
7: US 287 & CR 2E

01/18/2025

Intersection						
Int Delay, s/veh	85.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	50	20	2580	200	5	1460
Future Vol, veh/h	50	20	2580	200	5	1460
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	0	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	54	22	2774	215	5	1570
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	3569	1387	0	0	2989	0
Stage 1	2774	-	-	-	-	-
Stage 2	795	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	~ 4	133	-	-	114	-
Stage 1	~ 33	-	-	-	-	-
Stage 2	405	-	-	-	-	-
Platoon blocked, %		-	-	-	-	-
Mov Cap-1 Maneuver	~ 4	133	-	-	114	-
Mov Cap-2 Maneuver	~ 4	-	-	-	-	-
Stage 1	~ 33	-	-	-	-	-
Stage 2	387	-	-	-	-	-
Approach	WB		NB		SB	
HCM Control Delay, \$	5259.3		0		0.1	
HCM LOS	F					
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	4	133	114	-
HCM Lane V/C Ratio	-	-	13.441	0.162	0.047	-
HCM Control Delay (s)	-	-	\$ 7348.2	37.2	38.1	-
HCM Lane LOS	-	-	F	E	E	-
HCM 95th %tile Q(veh)	-	-	8.6	0.6	0.1	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

Total 2042 PM Updated Jan 2025 River Trails 12:46 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
8: Spartan Ave & 1st Street

03/14/2025

Intersection												
Int Delay, s/veh	14.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	35	155	15	5	140	40	30	255	5	15	265	25
Future Vol, veh/h	35	155	15	5	140	40	30	255	5	15	265	25
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	39	174	17	6	157	45	34	287	6	17	298	28
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	805	707	312	800	718	290	326	0	0	293	0	0
Stage 1	346	346	-	358	358	-	-	-	-	-	-	-
Stage 2	459	361	-	442	360	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	301	360	728	303	355	749	1234	-	-	1269	-	-
Stage 1	670	635	-	660	628	-	-	-	-	-	-	-
Stage 2	582	626	-	594	626	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	174	343	728	172	338	749	1234	-	-	1269	-	-
Mov Cap-2 Maneuver	174	343	-	172	338	-	-	-	-	-	-	-
Stage 1	648	625	-	638	607	-	-	-	-	-	-	-
Stage 2	392	605	-	412	616	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s	46		26.3			0.8			0.4			
HCM LOS	E		D									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1234	-	-	304	372	1269	-	-				
HCM Lane V/C Ratio	0.027	-	-	0.758	0.559	0.013	-	-				
HCM Control Delay (s)	8	0	-	46	26.3	7.9	0	-				
HCM Lane LOS	A	A	-	E	D	A	A	-				
HCM 95th %tile Q(veh)	0.1	-	-	5.8	3.3	0	-	-				

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
8: Spartan Ave & 1st Street

03/14/2025

Intersection												
Int Delay, s/veh	47.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	25	180	30	5	180	25	20	360	5	35	300	35
Future Vol, veh/h	25	180	30	5	180	25	20	360	5	35	300	35
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	28	202	34	6	202	28	22	404	6	39	337	39

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1001	889	357	1004	905	407	376	0	0	410	0	0
Stage 1	435	435	-	451	451	-	-	-	-	-	-	-
Stage 2	566	454	-	553	454	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	222	282	687	220	276	644	1182	-	-	1149	-	-
Stage 1	600	580	-	588	571	-	-	-	-	-	-	-
Stage 2	509	569	-	517	569	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	72	263	687	74	258	644	1182	-	-	1149	-	-
Mov Cap-2 Maneuver	72	263	-	74	258	-	-	-	-	-	-	-
Stage 1	586	555	-	574	557	-	-	-	-	-	-	-
Stage 2	303	555	-	299	545	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	172.9			75.2			0.4			0.8		
HCM LOS	F			F								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1182	-	-	219	261	1149	-	-
HCM Lane V/C Ratio	0.019	-	-	1.206	0.904	0.034	-	-
HCM Control Delay (s)	8.1	0	-	172.9	75.2	8.2	0	-
HCM Lane LOS	A	A	-	F	F	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	13.2	8	0.1	-	-

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th AWSC
8: Spartan Ave & 1st Street

03/14/2025

Intersection												
Intersection Delay, s/veh	15.4											
Intersection LOS	C											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	35	155	15	5	140	40	30	255	5	15	265	25
Future Vol, veh/h	35	155	15	5	140	40	30	255	5	15	265	25
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	39	174	17	6	157	45	34	287	6	17	298	28
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	1			1			1			1		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	1			1			1			1		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	1			1			1			1		
HCM Control Delay	14			13.2			16.4			16.8		
HCM LOS	B			B			C			C		
Lane	NBLn1	EBLn1	WBLn1	SBLn1								
Vol Left, %	10%	17%	3%	5%								
Vol Thru, %	88%	76%	76%	87%								
Vol Right, %	2%	7%	22%	8%								
Sign Control	Stop	Stop	Stop	Stop								
Traffic Vol by Lane	290	205	185	305								
LT Vol	30	35	5	15								
Through Vol	255	155	140	265								
RT Vol	5	15	40	25								
Lane Flow Rate	326	230	208	343								
Geometry Grp	1	1	1	1								
Degree of Util (X)	0.55	0.413	0.37	0.571								
Departure Headway (Hd)	6.081	6.454	6.406	6.003								
Convergence, Y/N	Yes	Yes	Yes	Yes								
Cap	593	557	561	600								
Service Time	4.129	4.506	4.458	4.05								
HCM Lane V/C Ratio	0.55	0.413	0.371	0.572								
HCM Control Delay	16.4	14	13.2	16.8								
HCM Lane LOS	C	B	B	C								
HCM 95th-tile Q	3.3	2	1.7	3.6								

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Synchro 11 Light Report
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th AWSC
8: Spartan Ave & 1st Street

03/14/2025

Intersection												
Intersection Delay, s/veh	26.9											
Intersection LOS	D											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Vol, veh/h	25	180	30	5	180	25	20	360	5	35	300	35
Future Vol, veh/h	25	180	30	5	180	25	20	360	5	35	300	35
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	27	198	33	5	198	27	22	396	5	38	330	38
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	1			1			1			1		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	1			1			1			1		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	1			1			1			1		
HCM Control Delay	19.1			17.8			33.3			30.4		
HCM LOS	C			C			D			D		
Lane	NBLn1	EBLn1	WBLn1	SBLn1								
Vol Left, %	5%	11%	2%	9%								
Vol Thru, %	94%	77%	86%	81%								
Vol Right, %	1%	13%	12%	9%								
Sign Control	Stop	Stop	Stop	Stop								
Traffic Vol by Lane	385	235	210	370								
LT Vol	20	25	5	35								
Through Vol	360	180	180	300								
RT Vol	5	30	25	35								
Lane Flow Rate	423	258	231	407								
Geometry Grp	1	1	1	1								
Degree of Util (X)	0.81	0.539	0.488	0.779								
Departure Headway (Hd)	6.891	7.513	7.606	6.895								
Convergence, Y/N	Yes	Yes	Yes	Yes								
Cap	525	478	471	525								
Service Time	4.963	5.596	5.693	4.969								
HCM Lane V/C Ratio	0.806	0.54	0.49	0.775								
HCM Control Delay	33.3	19.1	17.8	30.4								
HCM Lane LOS	D	C	C	D								
HCM 95th-tile Q	7.8	3.1	2.6	7.1								

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

Lanes, Volumes, Timings
9: US 287 & Spartan Avenue

01/20/2025

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	←	→	↑	→	←	→
Traffic Volume (vph)	360	115	835	180	95	1895
Future Volume (vph)	360	115	835	180	95	1895
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%		0%			0%
Storage Length (ft)	0	0		0	0	
Storage Lanes	2	1		1	1	
Taper Length (ft)	25				25	
Lane Util. Factor	0.97	1.00	0.95	1.00	1.00	0.95
Ped Bike Factor						
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	3433	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.251	
Satd. Flow (perm)	3433	1583	3539	1583	468	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		125		196		
Link Speed (mph)	30		30			30
Link Distance (ft)	1610		240			2709
Travel Time (s)	36.6		5.5			61.6
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%		0%			0%
Adj. Flow (vph)	391	125	908	196	103	2060
Shared Lane Traffic (%)						
Lane Group Flow (vph)	391	125	908	196	103	2060
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	24		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Number of Detectors	1	1	2	1	1	2
Detector Template	Left	Right	Thru	Right	Left	Thru
Leading Detector (ft)	20	20	100	20	20	100
Trailing Detector (ft)	0	0	0	0	0	0
Turn Type	Prot	Perm	NA	Perm	pm+pt	NA
Protected Phases	8		2		1	6
Permitted Phases		8		2	6	
Detector Phase	8	8	2	2	1	6
Switch Phase						

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

Lanes, Volumes, Timings
9: US 287 & Spartan Avenue

01/20/2025

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	22.5	22.5	22.5	9.5	22.5
Total Split (s)	22.5	22.5	67.1	67.1	10.4	77.5
Total Split (%)	22.5%	22.5%	67.1%	67.1%	10.4%	77.5%
Maximum Green (s)	18.0	18.0	62.6	62.6	5.9	73.0
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	Max	Max	Max	Max	Max	Max
Walk Time (s)	7.0	7.0	7.0	7.0		7.0
Flash Dont Walk (s)	11.0	11.0	11.0	11.0		11.0
Pedestrian Calls (#/hr)	0	0	0	0		0
Act Effct Green (s)	18.0	18.0	62.6	62.6	73.0	73.0
Actuated g/C Ratio	0.18	0.18	0.63	0.63	0.73	0.73
v/c Ratio	0.63	0.32	0.41	0.18	0.25	0.80
Control Delay	43.2	9.0	10.1	1.5	5.3	11.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	43.2	9.0	10.1	1.5	5.3	11.8
LOS	D	A	B	A	A	B
Approach Delay	34.9		8.6			11.5
Approach LOS	C		A			B
Queue Length 50th (ft)	120	0	140	0	16	378
Queue Length 95th (ft)	169	49	180	25	30	478
Internal Link Dist (ft)	1530		160			2629
Turn Bay Length (ft)						
Base Capacity (vph)	617	387	2215	1064	418	2583
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.63	0.32	0.41	0.18	0.25	0.80
Intersection Summary						
Area Type:	Other					
Cycle Length:	100					
Actuated Cycle Length:	100					
Offset:	0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Green					
Natural Cycle:	75					
Control Type:	Pretimed					
Maximum v/c Ratio:	0.80					
Intersection Signal Delay:	13.8			Intersection LOS: B		
Intersection Capacity Utilization	70.2%			ICU Level of Service C		
Analysis Period (min)	15					

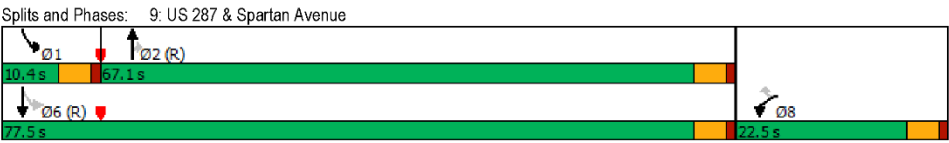
Total 2042 AM Updated Jan 2025 River Trails 12:41 pm 07/20/2024
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY
Town of Berthoud

Lanes, Volumes, Timings
9: US 287 & Spartan Avenue

01/20/2025



RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

Lanes, Volumes, Timings

9: US 287 & Spartan Avenue

01/20/2025

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	←←	→	↑↑	→	←	→
Traffic Volume (vph)	215	120	2175	345	200	1200
Future Volume (vph)	215	120	2175	345	200	1200
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%		0%			0%
Storage Length (ft)	0	0		0	0	
Storage Lanes	2	1		1	1	
Taper Length (ft)	25				25	
Lane Util. Factor	0.97	1.00	0.95	1.00	1.00	0.95
Ped Bike Factor						
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	3433	1583	3539	1583	1770	3539
Flt Permitted	0.950				0.049	
Satd. Flow (perm)	3433	1583	3539	1583	91	3539
Right Turn on Red		Yes		Yes		
Satd. Flow (RTOR)		7		277		
Link Speed (mph)	30		30			30
Link Distance (ft)	1610		240			2709
Travel Time (s)	36.6		5.5			61.6
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%		0%			0%
Adj. Flow (vph)	229	128	2314	367	213	1277
Shared Lane Traffic (%)						
Lane Group Flow (vph)	229	128	2314	367	213	1277
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	24		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Number of Detectors	1	1	2	1	1	2
Detector Template	Left	Right	Thru	Right	Left	Thru
Leading Detector (ft)	20	20	100	20	20	100
Trailing Detector (ft)	0	0	0	0	0	0
Turn Type	Prot	pm+ov	NA	Perm	pm+pt	NA
Protected Phases	8	1	2		1	6
Permitted Phases		8		2	6	
Detector Phase	8	1	2	2	1	6
Switch Phase						

Total 2042 PM Updated Jan 2025 River Trails 12:46 pm 07/20/2024
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Synchro 11 Light Report
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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

Lanes, Volumes, Timings
9: US 287 & Spartan Avenue

01/20/2025

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	9.5	22.5	22.5	9.5	22.5
Total Split (s)	22.5	16.0	81.5	81.5	16.0	97.5
Total Split (%)	18.8%	13.3%	67.9%	67.9%	13.3%	81.3%
Maximum Green (s)	18.0	11.5	77.0	77.0	11.5	93.0
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag		Lead	Lag	Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0
Minimum Gap (s)	3.0	3.0	3.0	3.0	3.0	3.0
Time Before Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0
Recall Mode	Max	Max	Max	Max	Max	Max
Walk Time (s)	7.0		7.0	7.0		7.0
Flash Dont Walk (s)	11.0		11.0	11.0		11.0
Pedestrian Calls (#/hr)	0		0	0		0
Act Effct Green (s)	18.0	34.0	77.0	77.0	93.0	93.0
Actuated g/C Ratio	0.15	0.28	0.64	0.64	0.78	0.78
v/c Ratio	0.45	0.28	1.02	0.33	0.92	0.47
Control Delay	49.6	33.7	46.0	3.2	75.0	5.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	49.6	33.7	46.0	3.2	75.0	5.4
LOS	D	C	D	A	E	A
Approach Delay	43.9		40.2			15.3
Approach LOS	D		D			B
Queue Length 50th (ft)	84	73	~1000	25	114	153
Queue Length 95th (ft)	125	128	#1133	62	#264	186
Internal Link Dist (ft)	1530		160			2629
Turn Bay Length (ft)						
Base Capacity (vph)	514	453	2270	1115	231	2742
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.45	0.28	1.02	0.33	0.92	0.47
Intersection Summary						
Area Type:	Other					
Cycle Length:	120					
Actuated Cycle Length:	120					
Offset:	0 (0%), Referenced to phase 2:NBT and 6:SBTL, Start of Green					
Natural Cycle:	120					
Control Type:	Pretimed					
Maximum v/c Ratio:	1.02					
Intersection Signal Delay:	32.3			Intersection LOS: C		
Intersection Capacity Utilization	88.6%			ICU Level of Service E		
Analysis Period (min)	15					

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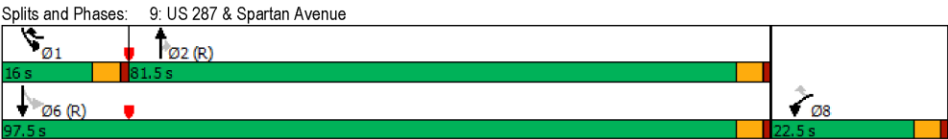
RIVER TRAILS | TRANSPORTATION IMPACT STUDY
Town of Berthoud

Lanes, Volumes, Timings

9: US 287 & Spartan Avenue

01/20/2025

- ~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
- # 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.



RIVER TRAILS | TRANSPORTATION IMPACT STUDY
Town of Berthoud

HCM 6th TWSC
 10: West Access & CR 6C

01/18/2025

Intersection						
Int Delay, s/veh	4.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	10	20	1	30	55	5
Future Vol, veh/h	10	20	1	30	55	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	22	1	33	60	5
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	33	0	57	22
Stage 1	-	-	-	-	22	-
Stage 2	-	-	-	-	35	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1579	-	950	1055
Stage 1	-	-	-	-	1001	-
Stage 2	-	-	-	-	987	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1579	-	949	1055
Mov Cap-2 Maneuver	-	-	-	-	949	-
Stage 1	-	-	-	-	1001	-
Stage 2	-	-	-	-	986	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0.2		9		
HCM LOS				A		
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	957	-	-	1579	-	
HCM Lane V/C Ratio	0.068	-	-	0.001	-	
HCM Control Delay (s)	9	-	-	7.3	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile Q(veh)	0.2	-	-	0	-	

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
10: West Access & CR 6C

01/18/2025

Intersection						
Int Delay, s/veh	2.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	30	60	5	60	40	5
Future Vol, veh/h	30	60	5	60	40	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	65	5	65	43	5
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	98	0	141	66
Stage 1	-	-	-	-	66	-
Stage 2	-	-	-	-	75	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1495	-	852	998
Stage 1	-	-	-	-	957	-
Stage 2	-	-	-	-	948	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1495	-	849	998
Mov Cap-2 Maneuver	-	-	-	-	849	-
Stage 1	-	-	-	-	957	-
Stage 2	-	-	-	-	945	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0.6		9.4		
HCM LOS				A		
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	863	-	-	1495	-	
HCM Lane V/C Ratio	0.057	-	-	0.004	-	
HCM Control Delay (s)	9.4	-	-	7.4	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile Q(veh)	0.2	-	-	0	-	

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
11: East Access & CR 6C

01/18/2025

Intersection						
Int Delay, s/veh	6					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↶			↶	↶	↶
Traffic Vol, veh/h	10	5	10	10	20	30
Future Vol, veh/h	10	5	10	10	20	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	5	11	11	22	33
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	16	0	47	14
Stage 1	-	-	-	-	14	-
Stage 2	-	-	-	-	33	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1602	-	963	1066
Stage 1	-	-	-	-	1009	-
Stage 2	-	-	-	-	989	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1602	-	956	1066
Mov Cap-2 Maneuver	-	-	-	-	956	-
Stage 1	-	-	-	-	1009	-
Stage 2	-	-	-	-	982	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		3.6		8.7	
HCM LOS					A	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	1019	-	-	1602	-	
HCM Lane V/C Ratio	0.053	-	-	0.007	-	
HCM Control Delay (s)	8.7	-	-	7.3	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile Q(veh)	0.2	-	-	0	-	

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY
Town of Berthoud

HCM 6th TWSC
 11: East Access & CR 6C

01/18/2025

Intersection						
Int Delay, s/veh	3.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↶			↶	↶	
Traffic Vol, veh/h	15	20	30	55	10	20
Future Vol, veh/h	15	20	30	55	10	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	22	33	60	11	22
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	38	0	153	27
Stage 1	-	-	-	-	27	-
Stage 2	-	-	-	-	126	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1572	-	839	1048
Stage 1	-	-	-	-	996	-
Stage 2	-	-	-	-	900	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1572	-	821	1048
Mov Cap-2 Maneuver	-	-	-	-	821	-
Stage 1	-	-	-	-	996	-
Stage 2	-	-	-	-	880	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		2.6		8.9	
HCM LOS					A	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	960	-	-	1572	-	
HCM Lane V/C Ratio	0.034	-	-	0.021	-	
HCM Control Delay (s)	8.9	-	-	7.3	0	
HCM Lane LOS	A	-	-	A	A	
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-	

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY
Town of Berthoud

HCM 6th TWSC
 12: CR 15/1st Street & West Access

01/18/2025

Intersection						
Int Delay, s/veh	1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔		↔			↔
Traffic Vol, veh/h	15	25	190	5	10	250
Future Vol, veh/h	15	25	190	5	10	250
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	27	207	5	11	272
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	504	210	0	0	212	0
Stage 1	210	-	-	-	-	-
Stage 2	294	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	528	830	-	-	1358	-
Stage 1	825	-	-	-	-	-
Stage 2	756	-	-	-	-	-
Platoon blocked, %		-	-	-	-	-
Mov Cap-1 Maneuver	523	830	-	-	1358	-
Mov Cap-2 Maneuver	523	-	-	-	-	-
Stage 1	825	-	-	-	-	-
Stage 2	748	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	10.7	0		0.3		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	680	1358	-	
HCM Lane V/C Ratio	-	-	0.064	0.008	-	
HCM Control Delay (s)	-	-	10.7	7.7	0	
HCM Lane LOS	-	-	B	A	A	
HCM 95th %tile Q(veh)	-	-	0.2	0	-	

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RIVER TRAILS | TRANSPORTATION IMPACT STUDY

Town of Berthoud

HCM 6th TWSC
12: CR 15/1st Street & West Access

01/18/2025

Intersection						
Int Delay, s/veh	0.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔	↔	↔	↔	↔	↔
Traffic Vol, veh/h	10	15	275	20	25	235
Future Vol, veh/h	10	15	275	20	25	235
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	16	299	22	27	255
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	619	310	0	0	321	0
Stage 1	310	-	-	-	-	-
Stage 2	309	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	452	730	-	-	1239	-
Stage 1	744	-	-	-	-	-
Stage 2	745	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	441	730	-	-	1239	-
Mov Cap-2 Maneuver	441	-	-	-	-	-
Stage 1	744	-	-	-	-	-
Stage 2	726	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	11.5	0	0.8			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	578	1239	-	
HCM Lane V/C Ratio	-	-	0.047	0.022	-	
HCM Control Delay (s)	-	-	11.5	8	0	
HCM Lane LOS	-	-	B	A	A	
HCM 95th %tile Q(veh)	-	-	0.1	0.1	-	

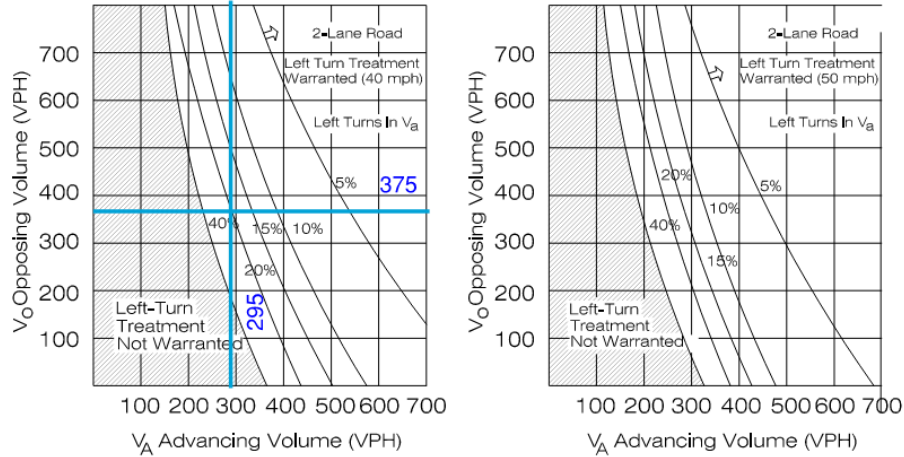
Total 2042 PM Updated Jan 2025 River Trails 2:29 pm 07/20/2024
RR

Synchro 11 Light Report
Page 1

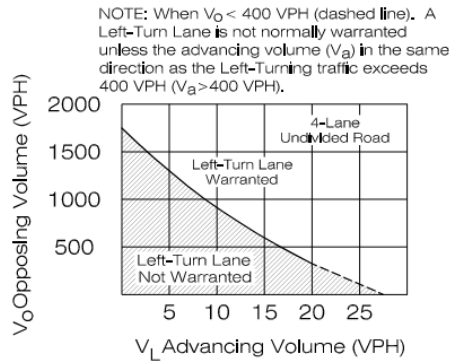
Appendix C - LCUASS Left-Turn Warrants

RIVER TRAILS | TRANSPORTATION IMPACT STUDY
Town of Berthoud

CR 15 at CR 6C Total 2042 Traffic PM Peak Hour



Left Turns in $V_A = 24\%$



Notes: 1. Left turn lanes are required at all intersections and all-movement accesses on arterial roadways except where roundabouts are provided.

VOLUME WARRANTS FOR LEFT TURN LANES AT UNSIGNALIZED INTER.

LARIMER COUNTY
URBAN AREA
STREET STANDARDS

DESIGN
FIGURE

REVISION NO:

DATE: 12/14/00

FIGURE

8-1

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River Trails Development

Ecological Characterization Study

July 2024



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Appendix A: Photo Log

Appendix B: CODEX Report

River Trails Development

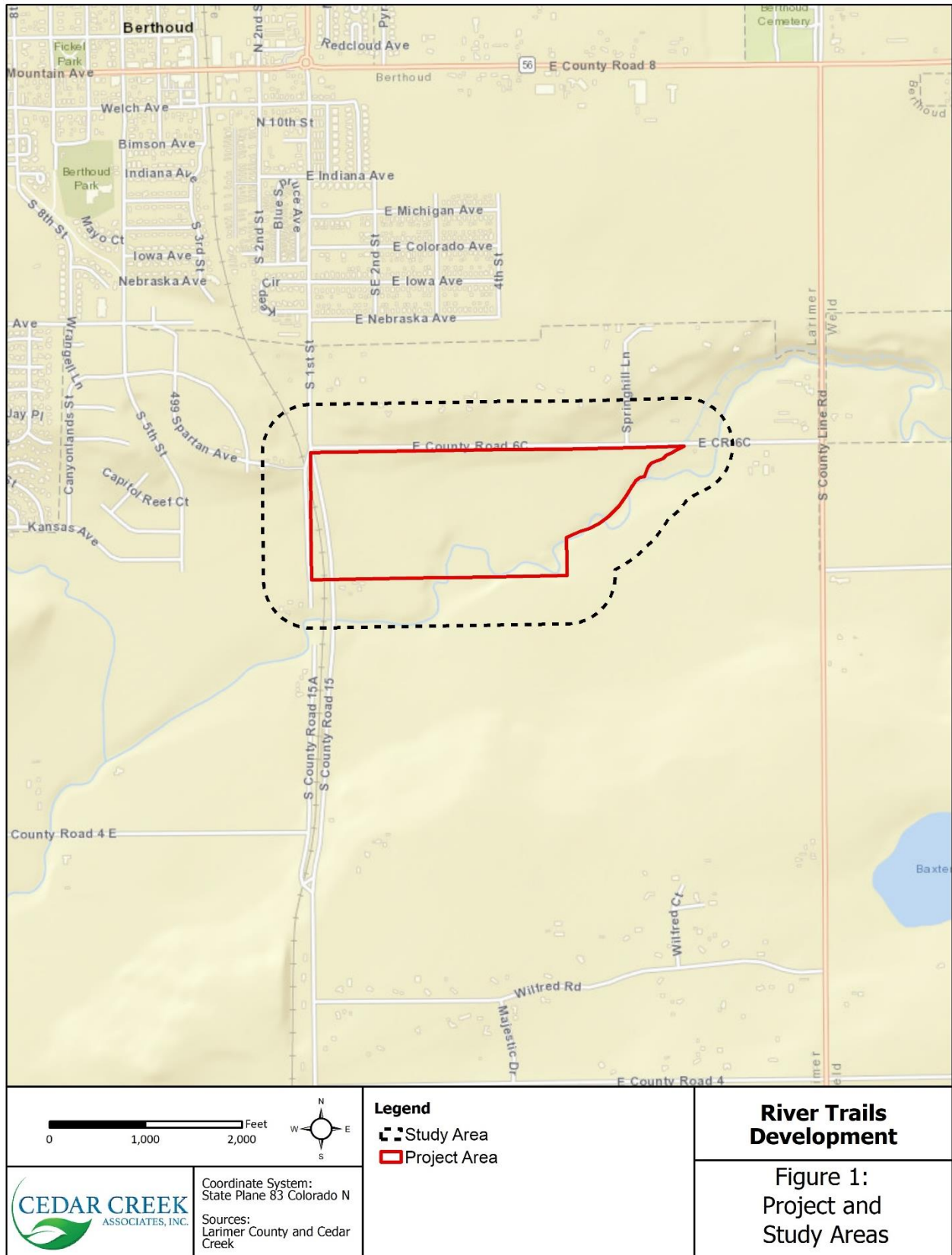
Ecological Characterization Study

1.0 INTRODUCTION

The River Trails Development project proposes a development of Parcel # 9424000006. The site is located southeast of downtown Berthoud, south of East County Road 6 and east of South County Rd 15, and north of the Little Thompson River (Figure 1). The approximately 97.5-acre Project Area is entirely within Section 24, Township 4 North, Range 69 West, of the Sixth Principal Meridian. The Project Area is fairly level in approximate elevations between 4,940 feet and 4,970 feet with a generally southeast aspect. An Ecological Characterization Study (ECS) is required, under Chapter 30, Section 2-119 of the Town's Development Code (DC 30-2-119). DC 30-2-119 stipulates buffers of 150-feet be applied to the various natural resources present on site, approved exceptions notwithstanding. The Study Area for the ECS extends 500 feet from the property boundary (Figure 1).

This Ecological Characterization Study (ECS) provides a summary of the findings of field work, including wildlife observations, wetland delineations, characterization of vegetative communities, potential habits of special status species, and invasive weed inventory. The field survey was conducted on June 14, 2024 by Gloria Sargent, a botanist with Cedar Creek Associates, Inc. (Cedar Creek) and Hunter Koperweis, and ecologist with Cedar Creek.

Section 2.0 provides a Site description, Section 3.0 presents the methodologies used, Section 4.0 contains a summary of findings, and Section 5.0 provides potential mitigation measures and recommendations. Appendix B contains the Colorado's Conservation Data Explorer report for the Project.



2.0 METHODS

2.1 Desktop Review

A data review was conducted to gather information and assist in the evaluation of potential natural biological resources within the property. The data review entailed an evaluation of online resources and publications to determine the presence or potential occurrence of important natural and biological resources. This data review included:

- U.S. Fish and Wildlife Service (USFWS) Federally Listed and Proposed Endangered, Threatened, and Candidate Species and Critical Habitat as identified by the USFWS Information, Planning, and Conservation System (IPaC) Official Species List and Critical Habitat Mapper;
- Colorado's Conservation Data Explorer (CODEX);
- Migratory Bird Treaty Act (MBTA) and Bald and Golden Eagle Protection Act (BGEPA) protected species as identified on the IPAC Trust Resources Report;
- The Colorado Natural Heritage Program database statewide species and natural community tracking list for Larimer County;
- Colorado Parks and Wildlife (CPW) Threatened and Endangered Species List;
- The Town's Development Code (Chapter 30, Section 30-2-119);
- The Town's Parks, Recreation, Open Space and Trails Plan (2016);
- The Colorado Wetland Inventory (CWI);
- USGS National Hydrography Dataset (NHD);
- USFWS National Wetlands Inventory (NWI); and
- US Natural Resources Conservation Service (NRCS) Web Soil Survey.

2.2 Site Assessment

Field surveys for the ECS focused on wetland delineations, characterization of vegetative communities, potential habits of special status species, noxious weed observations, and assessment of wildlife habitat and utilization. Wetlands were delineated based on the presence of hydrophytic vegetation where wetland hydrology was also present. Areas delineated as wetlands were confined to the Little Thompson River or abutting areas.

3.0 ECOLOGICAL CHARACTERIZATION

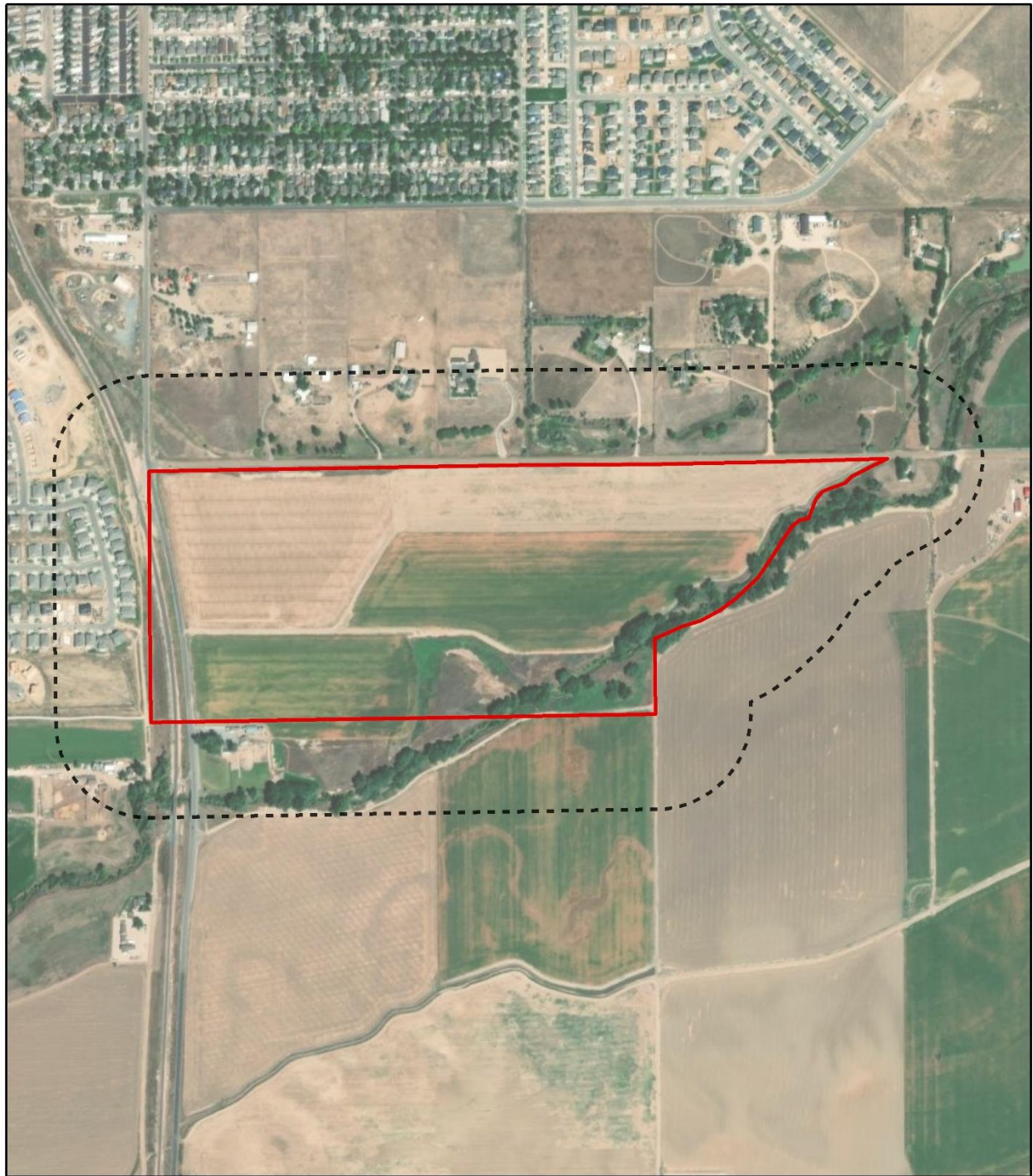
3.1 Vegetation

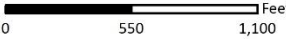
Field surveys were conducted during the growing season (April to September) on June 14, 2024, to appropriately describe the habitat features and vegetative communities on Site. Figure 2 depicts the vegetation communities in the Project Area.

Habitats on the Site are dominated by cultivated cropland (wheat and corn) which does not support any stands of mature vegetation. Relatively minor habitats of non-native grasslands (comprised of smooth brome [*Bromus inermis*]) exist in the areas surrounding the cropland, primarily between the croplands and Little Thompson River. Non-native annual species such as burning bush (*Kochia scoparia*) and prickly lettuce (*Lactuca serriola*) were found in upland areas of fallow cropland and non-native grassland. Wetland habitats were found along the Little Thompson River in the southern portion of the property. The vegetation along Little Thompson River was primarily coyote willow (*Salix exigua*), cottonwoods (*Populus deltoides* and *Populus angustifolia*), cattail (*Typha latifolia*), and mesic graminoids, such as softstem bullrush (*Schoenoplectus tabernaemontani*) and reed canary grass (*Phalaris arundinacea*).

3.1.1 Noxious Weeds

Within the croplands field bindweed (*Convolvulus arvensis*, C-list) was routinely observed. Canada thistle (*Cirsium arvense*, B-List), Russian Olive (*Elaeagnus angustifolia*, B-List), cheatgrass (*Bromus tectorum*, C-List), and field bindweed were observed along the Little Thompson River. Cheatgrass was also found in various upland areas.



 	Legend  Study Area  Project Area	River Trails Development
	Coordinate System: State Plane 83 Colorado N Sources: Larimer County and Cedar Creek	Figure 2: Vegetation Communities

3.2 Wetlands

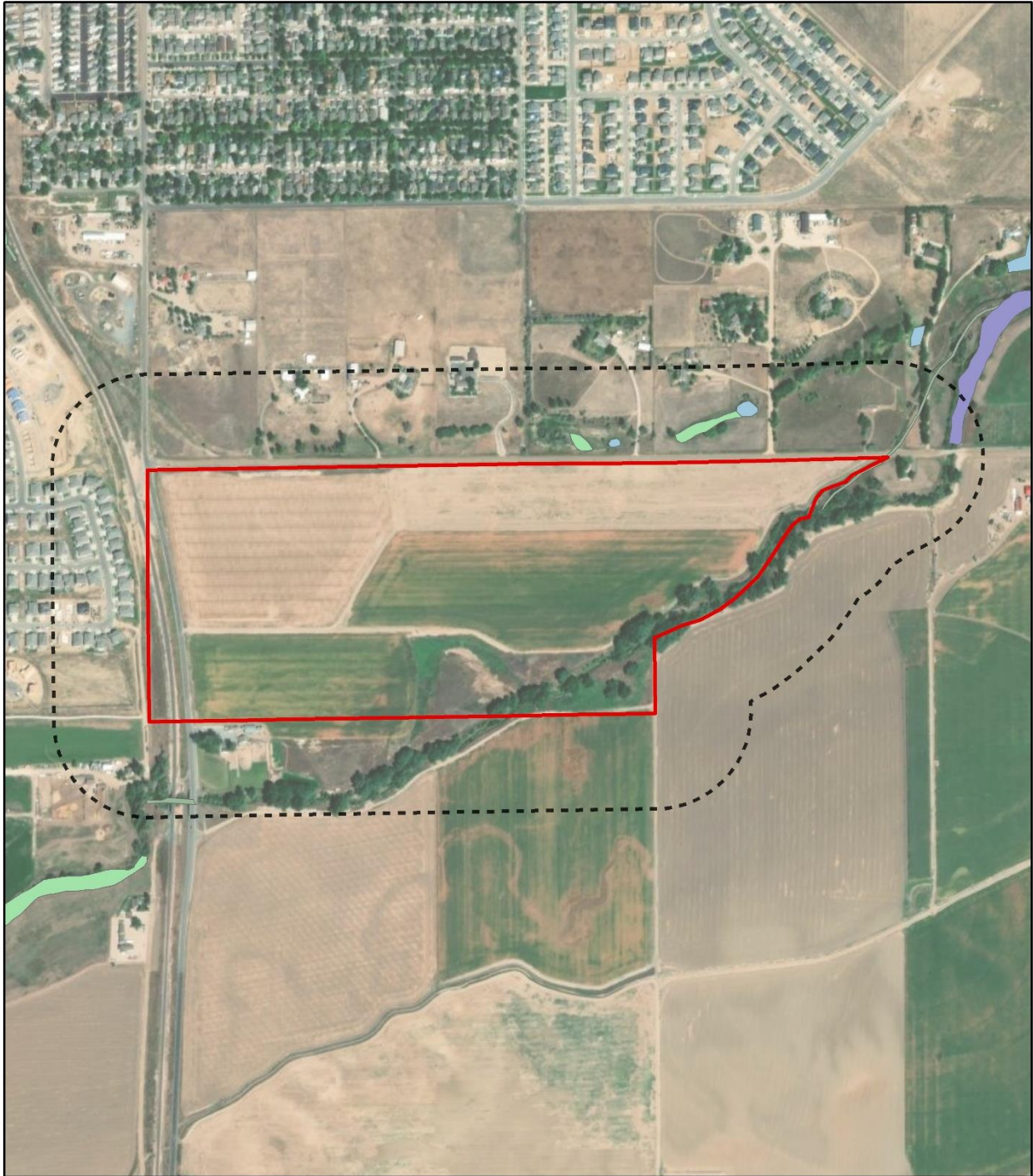
3.2.1 Desktop Analysis

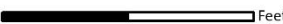
Figure 3 displays the National Inventory identified features within close proximity to the Project Area. Soils according to Web Soil Survey are generally gently sloping, well-drained loam, clay loam, and sandy loam series which are not comprised of hydric soils. All potential aquatic features within the Project Area were visited during the field survey.

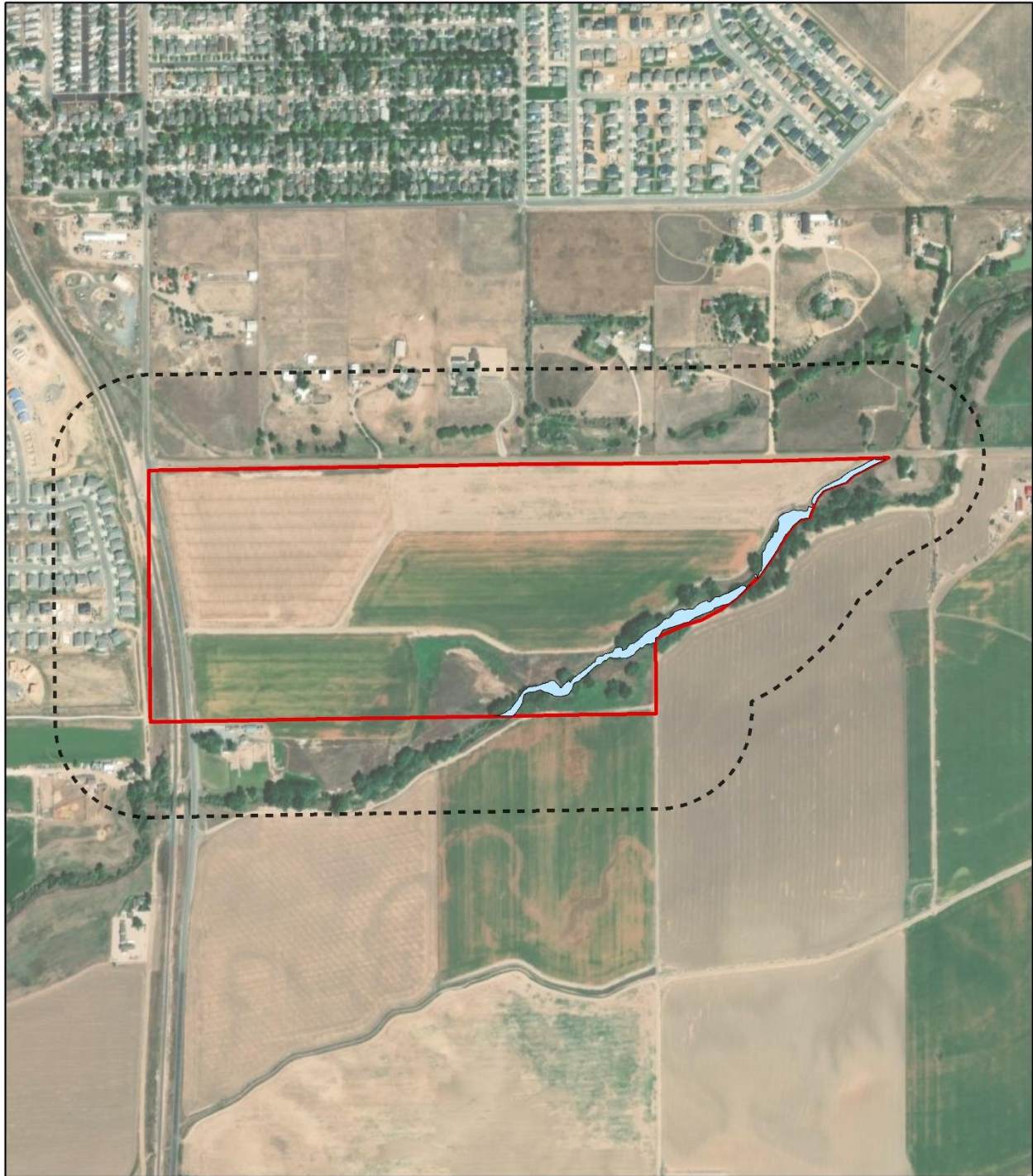
3.2.2 Field Sampling

Figure 4 displays the wetlands that were delineated on June 14, 2024. The field survey occurred during the growing season to ensure wetland plants could be properly identified and boundaries were as accurate as possible. The USACE 50/20 rule and wetland hydrology indicators were used to determine boundaries between wetland and upland communities. Dominant species were determined to have greater than 50% combined strata cover and any single species contributing 20% or more relative strata cover. If dominant species within an area were obligate wetland and/or facultative wetland species and demonstrated necessary hydrology, the area was delineated as a wetland.

Field delineated wetlands are displayed in Figure 4. Wetlands throughout the site consist of wetland species such as coyote willow (*Salix exigua*), cottonwoods (*Populus deltoides* and *Populus angustifolia*), cattail (*Typha latifolia*), and mesic graminoids, such as softstem bullrush (*Schoenoplectus tabernaemontani*) and reed canary grass (*Phalaris arundinacea*), common spike-rush (*Eleocharis palustris*), and showy milkweed (*Asclepias speciosa*). Wetlands on Site provide cover, forage, and nesting habitat for a variety of species. Additionally, these wetlands function as a flood control and groundwater recharge system that benefits the industrial, rural, and residential uses within and nearby the site.



 		Legend  Study Area  Project Area Wetland Type  Freshwater Emergent Wetland  Freshwater Forested/Shrub Wetland  Freshwater Pond  Riverine	River Trails Development
	Coordinate System: State Plane 83 Colorado N Sources: Larimer County and Cedar Creek		Figure 3: National Wetland Inventory



 	Legend  Field Verified Wetland Areas  Study Area  Project Area	River Trails Development
	Coordinate System: State Plane 83 Colorado N Sources: Larimer County and Cedar Creek	Figure 4: Field Verified Wetland Areas

3.3 Wildlife

Wildlife observations were conducted during the June 14, 2024, field survey. Most of the wildlife habitats, and observations of wildlife, are along the Little Thompson River. The river serves as a wildlife corridor and habitats are beneficial to big game, urban mammals, raptors, and migratory birds. This section discusses the species that have the potential to utilize habitats within the Project Area.

3.3.1 Big Game

Two big game animals could potentially frequent the property and adjacent area year round – pronghorn antelope (*Antilocapra americana*), and mule deer (*Odocoileus hemionus*). The value of the Project Area and adjacent areas to big game is low due to the proximity to urban development and will continue to decline as urban development increases. No crucial big game habitats are recognized on Project Area. Little Thompson River is likely utilized as a movement corridor and provide some marginal cover/shelter for big game. Additionally, the agricultural fields could provide some cover and/or feed when crops are mature.

3.3.2 Predators

Mid-sized predators including red fox (*Vulpes vulpes*) and coyote (*Canis latrans*) would be expected to occasionally frequent the Project Area and adjacent properties. Mink (*Neovison vison*), long-tailed weasel (*Mustela frenata*), and badger (*Taxidea taxus*) would be less common visitors. The value to predators is relatively low due to the lack of prey species on Project Area and the proximity proximity to urban development and will continue to decline as urban development increases.

3.3.3 Other Mammals

A variety of small and medium sized mammal species are known to occur in the area, although not observed during field surveys, including various small rodents such as mice, rats, ground squirrels, chipmunks, voles, prairie dogs, and rabbits. Such prey species are cyclically common, widespread throughout the region, and are important food sources for raptors and other predators. Striped skunks (*Mephitis mephitis*) and Eastern cottontails (*Sylvilagus floridanus*) thrive in urban areas and semi-urban areas. Various bats could also frequent the Little Thompson River. Two common bat species that are consistently found in Larimer County and roost primarily in trees are hoary bats (*Lasiurus cinereus*) and silver-haired bats (*Lasionycteris noctivagans*).

3.3.4 Raptors

No nests were observed on Project Area or in trees in the Study Area.

Raptor species known to occur in the region, although not observed during field surveys, include turkey vulture (*Cathartes aura*), bald eagle (*Haliaeetus leucocephalus*), golden eagle (*Aquila chrysaetos*), ferruginous hawk (*Buteo regalis*), Swainson's hawk (*Buteo swainsoni*), northern harrier (*Circus cyaneus*),

rough-legged hawk (*Buteo lagopus*), and prairie falcon (*Falco mexicanus*). Some of these species are year-round residents, some are seasonal visitors, and some are migrants. Additional owl species which could potentially frequent the property include the barn owl (*Tyto alba*), great horned owl (*Bubo virginianus*), long-eared owl (*Asio otus*), and short-eared owl (*Asio flammeus*). There is no suitable habitat for the northern goshawk (*Accipiter gentilis*), screech owl (*Megascops* spp.), or peregrine falcon (*Falco peregrinus*).

3.3.5 Upland Game Birds

Four species of upland game birds have the potential to occur on Project Area, although not observed during field surveys, including mourning doves (*Zenaida macroura*), wild turkey (*Meleagris gallopavo*), gray (or Hungarian) partridge (*Perdix perdix*), and ring-necked pheasant (*Phasianellus colchicus*).

3.3.6 Waterfowl and Shorebirds

A few species of waterfowl and shorebirds are common in the area, including mallards (*Anas platyrhynchos*), killdeer (*Charadrius vociferus*), and great blue heron (*Ardea herodias*). USFWS IPaC database also lists Clark's grebe (*Aechmophorus clarkia*), lesser yellowlegs (*Tringa flavipes*), and long-billed curlew (*Numenius americanus*) as potential migratory birds found in the area.

The Project Area provides some value to resident or water-obligate migratory stopovers, waterfowl, and shorebirds in the form of cover and food sources provided by perennial waterbodies (Little Thompson River and associated wetlands). Such species include American wigeon (*Anas americana*), wood duck (*Aix sponsa*), gulls, belted kingfisher (*Megasceryle alcyon*), swifts, and swallows. The Project Area and adjacent areas are not a concentration area for migratory or nesting waterfowl or shorebirds; however Canada geese (*Branta canadensis*) could occasionally glean agricultural leftovers from the cultivated fields in large numbers.

3.3.7 Migratory Songbirds

Several migratory species of songbirds are common in the area, and are likely to utilize habitat within the Project Area including red-winged blackbird (*Agelaius phoeniceus*), barn swallow (*Hirundo rustica*), Brewer's blackbird (*Euphagus cyanocephalus*), cliff swallow (*Petrochelidon pyrrhonota*), Bullock's oriole (*Icterus bullockii*), western kingbird (*Tyrannus verticalis*), house finch (*Haemorrhous mexicanus*), American goldfinch (*Spinus tristis*), and chestnut-collared longspur (*Calcarius ornatus*).

Nesting activity, whether on the ground or in trees/shrubs, along the Little Thompson River is likely. Foraging grounds and cover for a number of species, including woodpeckers, sparrows, and black-capped chickadee (*Poecile atricapillus*), are possible in the same areas.

3.3.8 Amphibians, Reptiles, and Aquatic Species

No amphibians, reptiles, or aquatic species were observed on Project Area or in areas adjacent to the Project Area.

Little Thompson River provides perennial aquatic habitat for a diversity of fish and macroinvertebrates. The wetlands provide potential habitat for locally common riparian amphibian and reptiles, including the western chorus frog (*Pseudacris triseriata*), bullfrogs (*Lithobates catesbeianus*), plains spadefoot (*Spea bombifrons*), Woodhouse's toad (*Bufo woodhousei*), and tiger salamander (*Ambystoma tigrinum*). Less common riparian species include the common garter snake (*Thamnophis sirtalis*), wandering (terrestrial) gartersnake (*Thamnophis elegans vagrans*), western painted turtle (*Chrysemys picta bellii*), eastern snapping turtle (*Chelydra serpentina serpentina*), and ornate box turtle (*Terrapene ornata ornata*). The presence of small mammals provides suitable prey base for other common upland reptile species, including the prairie rattlesnake (*Crotalus viridis*), eastern yellow-bellied racer (*Coluber constrictor flaviventris*), and plains hog-nosed snake (*Heterodon nasicus*).

3.4 Prominent Views

There are no un-obstructed prominent views from the Project Area. Views across the Site to the north and west are immediately met with residential development, views to the east views are met with cropland, and views to the south are of the Little Thompson River. The foothills of the Rocky Mountains and Longs Peak can be viewed to the west.

3.5 Sensitive and Specially Valued Species

A current list of federally threatened, endangered, proposed, and candidate species, and designated critical habitat that may occur within the boundary of the Site and/or may be affected by the proposed development was obtained from the USFWS IPaC website (2024). Table 2 lists the species and their designated and proposed critical habitats. Suitable habitat for CPW, Larimer County, and the Town's species of concern/interest is limited due to the habitat alteration resulting from current land uses, including the Preble's meadow jumping mouse (*Zapus hudsonius preblei*). None of these species were observed within the Site.

The bald eagle was removed from the federal list of Threatened and Endangered species in 2007, but it continues to enjoy protection under the Migratory Bird Act Treaty (MBAT) and the Bald and Golden Eagle Protection Act (BGEPA).

Table 2 Special Status Species with Potential to Occur on the Site

Species	Federal Status ¹	Habitat	Habitat Present?	Determination
Mammals				
Canada Lynx (<i>Lynx canadensis</i>)	T	Moist boreal/subalpine forests in the Western U.S. with cold, snowy winters and a high-density snowshoe hare prey base.	No	No Effect
Preble's Meadow Jumping Mouse (<i>Zapus hudsonius preblei</i>)	T	Lush vegetation along watercourses or herbaceous understories in wooded areas near water.	No	No Effect
Birds				
Eastern Black Rail (<i>Laterallus jamaicensis</i> ssp. <i>jamaicensis</i>)		Salt, brackish, and freshwater marshes, pond borders, wet meadows, and grassy "swamps."	Minimal wet meadow	No Effect
Piping Plover (<i>Charadrius melodus</i>)	T	Sandy beaches, sandflats, dredge islands, and drained river floodplains.	No water depletion	No Effect
Whooping Crane (<i>Grus americana</i>)	E	Wetlands, inland marshes, lakes, ponds, wet meadows and rivers, and agricultural fields.	No water bodies or marshes	Minimal Effect
Fishes				
Greenback Cutthroat Trout (<i>Oncorhynchus clarkii stomias</i>)	T	This species inhabits cold water streams and lakes with adequate stream spawning habitat during spring.	No	No Effect
Pallid Sturgeon (<i>Scaphirhynchus albus</i>)	E	Large, free-flowing, warm-water, and turbid rivers with a diverse assemblage of physical habitats.	No free-flowing water	No Effect
Insects				
Monarch Butterfly (<i>Danaus plexippus</i>)	C	No critical habitat has been designated for this species. Known to inhabit open fields and meadows with milkweed in the spring and summer months.	Minimal wet meadows	No Effect
Flowering Plants				
Ute Ladies'-tresses (<i>Spiranthes diluvialis</i>)	T	Seasonally moist soils and wet meadows of drainages below 7,000 ft. of elevation.	Minimal wet meadow	No Effect
Western Prairie Fringed Orchid (<i>Platanthera praeclara</i>)	T	Tall grass prairie on unplowed, calcareous soils, and sedge meadows.	Minimal wet meadow	No Effect

¹DL = Delisted, E = Endangered, T = Threatened, PT = Proposed Threatened, C = Candidate

The only habitat useful to any of these species is the wetlands located along the Little Thompson River. These features would be included in the habitat buffer associated with wetlands, thereby protecting it from future disturbance and development. The CODEX report shows that the only known protected species within a mile of the project in Bald Eagle.

3.6 Wildlife Migration Corridors

The Project Area is located on the outskirts of urban areas associated with the town of Berthoud and is surrounded by residential development and active agricultural fields. There are unobstructed connections along Little Thompson River which serves as a significant migration corridor for wildlife. Wildlife most likely to benefit from the migratory access Dry Creek provides are resident urban-adapted wildlife such as red foxes, raccoons, coyotes, and skunks in addition to providing temporary stopover habitat for migrating birds. Canada geese likely glean agricultural remains in the crop fields. Resulting changes to wildlife corridor quality should be minimal because the property is in a developed area where wildlife is already accustomed to structures, roads, bridges, fences, buildings, and other habitat modifications.

3.7 General Ecological Functions

The general ecological functions provided by the Project Area have been reduced by multiple human-induced stressors including agricultural production and adjacent residential development. The wetland habitat supported by the Little Thompson River provide shading, cover, and nesting opportunity for a variety of wildlife species, flood abatement, water infiltration, and aesthetic appeal.

3.8 Timing of Development in Relation to Ecological Character

The MBTA specifically protects migratory birds and their nests from possession, sale, purchase, barter, transport, import, export, and take. The regulatory definition of take (50 CFR 10.12) means to pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt these actions. It is recommended that ground-disturbing activities be conducted from late summer to late winter to avoid the avian nesting and breeding season. If that is not compatible with construction schedules, additional surveys are recommended prior to commencement of ground-disturbing activities to ensure compliance with the MBTA.

4.0 MITIGATION MEASURES AND RECOMMENDATIONS

In accordance with the Town's environmental considerations (DC 30-2-119), the use of natural buffer zones will be used to ensure the protection of wildlife and natural areas. Natural Areas are defined by the Town to include: floodplains and floodways, natural drainage and water ways, significant native trees and vegetation, wildlife travel corridors and habitats, special habitat features such as raptor nest sites, key nesting, breeding or feeding areas for birds; fox and coyote dens, remnant native habitat, cottonwood galleries, and any wetland greater than one-quarter acre in size as identified on the 1975 National Wetland Inventory. The Town recommends that a 150-foot natural area buffer zone is placed between any natural area and proposed development to ensure the habitat is not degraded. The Town may decrease the buffer size if it can be proven to impose an exceptional hardship upon the property owner and appropriate mitigation measures approved by the Town are taken.

Exceptions of disturbance within natural area buffer zones are: mitigation of development activities, restoration of previously degraded areas, emergency public safety activities and utility installations when such activities and installations cannot reasonably be contained within other nearby developed areas, construction of a trail that will provide public access for educational or recreational purposes, or the enhancement of the habitat value and/or other natural resource values of a Natural Area. These activities must be approved by the Town prior to disturbance.

Recommended mitigation measures for the River Trails Development project include maintaining a natural area buffer zone around the Little Thompson River and the associated delineated wetlands. Should areas of approved disturbance occur within the buffer zone, ecological restoration practices encouraging habitat enhancement should be employed. Such practices include the planting of native trees, shrubs, and vegetative communities and should be detailed in a natural habitat buffer zone plan.

Light spillage is a potential impact to the natural resources on Site and should follow the ordinance found in Chapter 30 section 2-118 of the Town's Development Code.

5.0 LITERATURE CITED AND DATA SOURCES

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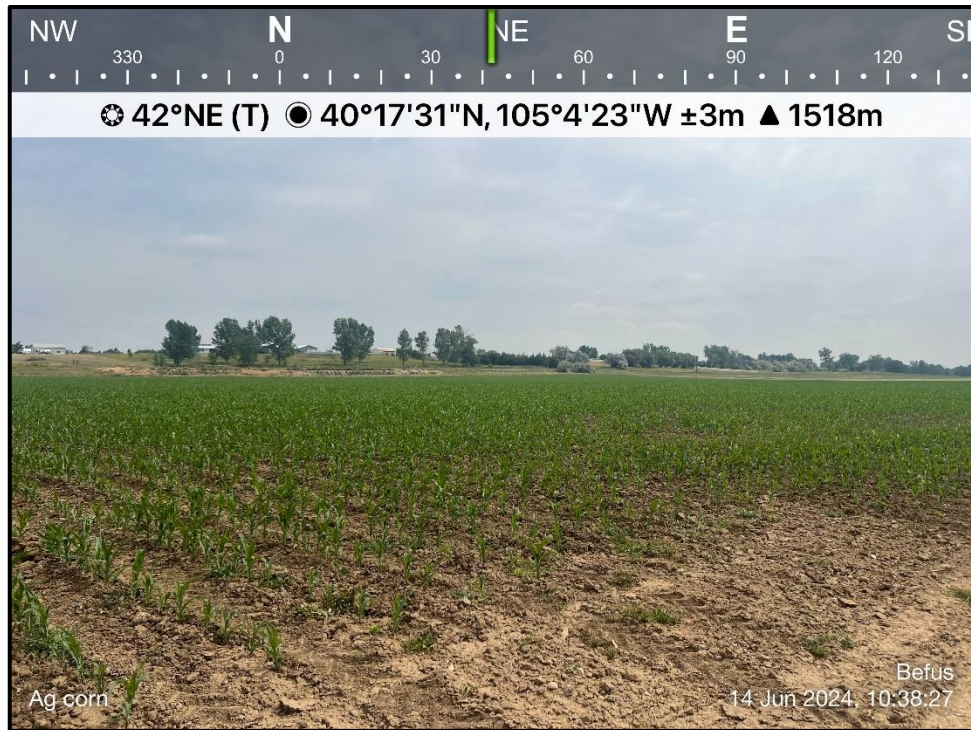
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Appendix A

Photos



Corn crops in Project Area



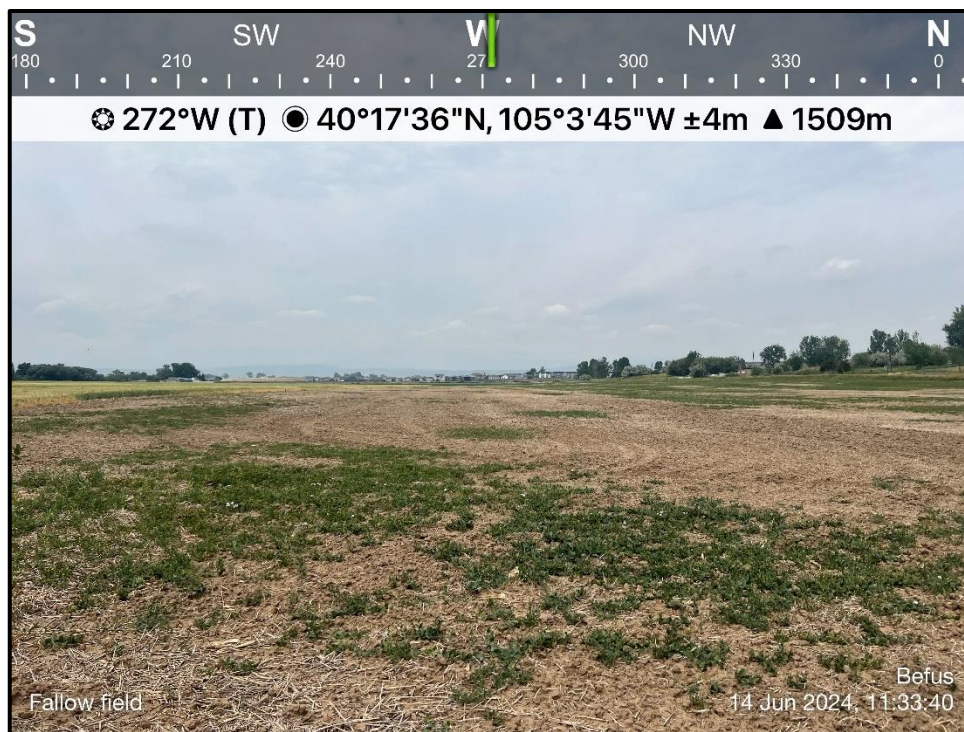
Wheat Crops in Project Area



Little Thompson River Wetland Habitats



Little Thompson River Wetland Habitats



Fallow Agricultural Field



Roadside Non-native Vegetation

Appendix B

CODEX Report

From: [Cundall - DNR, Nicholas](#)
To: [Richard Stoner](#)
Cc: [Anne Johnson](#); [Mettenbrink - DNR, Chris](#)
Subject: Re: Berthoud Annexation / River-Trails subdivision - large animal boundaries
Date: Monday, November 25, 2024 12:29:09 PM

Hi Richard,

The 300 feet buffer recommendation is not specific to wildlife species, it is specific to waterways that may serve as wildlife passage. The buffer is recommended from either side of the river. As previously mentioned, this is a recommendation not a requirement.

As for the Preble's Meadow Jumping Mouse and Boreal Toad, these are federally managed species and the state does not have jurisdiction regarding these species. This falls under the U.S. Fish and Wildlife Service. The developer will reach out to them at the appropriate time.

Thanks,

On Thu, Nov 14, 2024 at 4:41 PM Richard Stoner <rstoner@agrihouse.com> wrote:

Nick;

At the Berthoud Town Trustee meeting on Tuesday, I referenced the letter from Chris Mettenbrink, Assistant Area Wildlife Manager, dated September 30th, 2024. In this letter, Colorado Parks and Wildlife (CPW) recommended a 300-foot boundary to protect wildlife as large as deer.

I also presented additional evidence, dated October 23, to both the Planning Commission and the Trustees, demonstrating the presence of large animals on both sides of the river.

Could you clarify CPW's specific boundary recommendations for each species, including the Preble's jumping mouse, elk, mule deer, cougar, and bear?

According to Mettenbrink's letter, it appears the river serves as the centerline of a sensitive wildlife habitat that includes both the Preble's jumping mouse and the Boreal Toad. Landowners have provided evidence of the presence of these endangered species on their properties north of County Road 6C. The distance between CR6 and the river varies along its length, reaching up to approximately one mile (1.6 kilometers) at its furthest point within Berthoud.

The current proposal for subdivision boundaries seems to encompass sensitive wildlife habitats near the river. Given the presence of endangered species and the proximity of CR6 and other

roads, it is crucial to define these boundaries carefully to safeguard local wildlife.

At the Berthoud Town Trustee meeting Tuesday, I referenced Chris Mettenbrink, Assistant Area Wildlife Manager., letter of September 30th, 2024 where the CPW recommended for 300 ft boundary for the wildlife as large as a deer. I again presented my evidence of Oct 23th to the Planning Commission and to you to the Town Trustees - evidence that of large animals on both sides of the river.

What what are the CPW recommendations be for the boundary of the mouse, elk, mule deer, cougar, and bear individually?

According the letter the river is the center line of sensitive wildlife habitat including New Mexico jumping mouse and BOREAL Toad. Given the landowners

evidence of the both endanger species on their properties north of CR6c. The distance between CR6c and the river varies along its length. At its furthest point within Berthoud, CR6c is approximately 1 mile (1.6 kilometers) from the Little Thompson River. It appears the roads and surrounding the proposed subdivision is the endanger species wildlife is the boundary from the river.

Thank you for time and consideration of the matter.

Rick

Rick Stoner

333 Springhill Lane

Berthoud, CO 80513

Cell 970 532-3554

From: Cundall - DNR, Nicholas nicholas.cundall@state.co.us
Sent: Friday, October 25, 2024 5:06 PM
To: Richard Stoner <rstoner@agrihouse.com>
Subject: Re: Berthoud Annexation / River-Trails subdivision - environmental review

Hi Rick,

The Town has already reached out to me and I have already submitted my assessment as previously mentioned. This was submitted on September 30th. And I don't have any direct contacts for the USFWS but their closest office is in Lakewood. I'd call them and see if they can direct you further. The Town should also be attempting to contact USFWS per my recommendation.

Thanks

--

Nicholas Cundall
District Wildlife Manager-Berthoud District



C 303.906.7870
4702 W. CR 16E, Loveland, CO 80537
nicholas.cundall@state.co.us | cpw.state.co.us





LAND SERVICES
OIL AND GAS TITLE

P.O. Box 336337
Greeley, CO 80633

Phone (970) 351-0733
Fax (970) 351-0867

LIST OF MINERAL OWNERS AND MINERAL LESSEES for NOTIFICATION
(Cynthia Ann Befus and Karen Kay Befus Property)

Subject Property:

Township 4 North, Range 69 West, 6th P.M., Larimer County, CO

Section 25: Those tracts of land being more particularly described on Exhibit A, being a part of the NW¼

Zeren Land Services, an oil and gas title research company, states that to the best of its knowledge the following is a true and accurate list of the names and addresses of the mineral owners and mineral leasehold owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq. in the Subject Property based upon the records of the Larimer County Assessor and Clerk Recorder as of January 25, 2024 at 7:45 a.m.:

Mineral Owners:

None (entitled to notice)

Mineral Leasehold Owners:

Extraction Oil & Gas LLC
370 17th Street, Suite 5300
Denver, CO 80202

Dated this 26th day of January, 2024.

ZEREN LAND SERVICES


By: Cynthia A. E. Zeren, CPL
Certified Professional Landman #4044

At the request of **Hillside Commercial Group, Inc.** ("Client"), Zeren Land Services, an independent land consulting firm, has prepared the foregoing list of mineral estate owners entitled to notice under the Surface Development Notification Act, Colorado Revised Statutes §24-65.5-101, et seq.

Zeren Land Services, searched (i) the records of the Larimer County Assessor relating to the Subject Property for persons identified therein as mineral estate owners, and (ii) the records of the Larimer County Clerk and Recorder relating to the Subject Property for recorded requests for notification in the form specified in the Surface Development Notification Act. The results of these searches are set forth above in this List of Mineral Owners Entitled to Notice. At the date of the search, the records of the Assessor and the Clerk and Recorder were posted through January 25, 2024 at 7:45 A.M.

Zeren Land Services, agreed to prepare this listing for the Client only if the Client agreed that the liability of Zeren Land Services, would be strictly limited to the amount paid by the Client for such services. Zeren Land Services, makes no warranty, express, implied or statutory, in connection with the accuracy, completeness or sufficiency of such listing of mineral estate owners. In the event the listing proves to be inaccurate, incomplete, insufficient or otherwise defective in any way whatsoever or for any reason whatsoever, **the liability of Zeren Land Services, shall never exceed the actual amount paid by Client to Zeren Land Services, for the listing.**

In order to induce Zeren Land Services, to provide such services, **Client further agreed to indemnify and hold Zeren Land Services, its managers, members and employees, harmless from and against all claims by all persons (including, but not limited to Client) of whatever kind or character arising out of the preparation and use of each such listing of mineral estate owners, to the extent that such claims exceed the actual amount paid to Client by Zeren Land Services, for such listing.** Client specifically intends that both the foregoing limitation on liability and foregoing indemnification shall be binding and effective without regard to the cause of the claim, inaccuracy or defect, including, but not limited to, breach of representation, warranty or duty, any theory of tort or of breach of contract, or the fault or negligence of any party (including Zeren Land Services) of any kind or character (regardless of whether the fault or negligence is sole, joint, concurrent, simple or gross). **Client's use of this listing evidences Client's acceptance of, and agreement with, this limitation on liability and the indemnification.**

ZEREN LAND SERVICES

Date: January 26, 2024

By: _____

Cynthia A. E. Zeren, as President

EXHIBIT A

TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M.

SECTION 25: A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SECTION LINE BETWEEN SECTIONS 24 AND 25, IN TOWNSHIP 4 NORTH, OF RANGE 69 WEST OF THE 6TH P.M., 1320 FEET WEST OF THE NORTHEAST CORNER OF THE NW¼ OF SAID SECTION 25; THENCE SOUTH 80° WEST 1139 FEET; THENCE SOUTH 2' WEST 200 FEET; THENCE SOUTH 88°15' EAST 971 FEET; THENCE NORTH 20°15' EAST 453 FEET TO PLACE OF BEGINNING (MAGNETIC VARIATION, 14°30' EAST);

ALSO, A CERTAIN TRACT OF LAND IN THE NW¼ OF SAID SECTION 25, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 230 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 25, ON THE SECTION LINE; THENCE SOUTH 200 FEET; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID SECTION 25, 80 RODS EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE WEST ON THE SECTION LINE TO PLACE OF BEGINNING;

ALSO, THE NW¼ OF SAID SECTION 25, EXCEPT PORTIONS CONVEYED AS SHOWN BY DEED RECORDED JANUARY 7, 1878 IN BOOK G AT PAGE 580 AND DEED RECORDED SEPTEMBER 3, 1877 IN BOOK I AT PAGE 430, AND DEED RECORDED SEPTEMBER 26, 1882 IN BOOK 33 AT PAGE 318, AND DEED RECORDED FEBRUARY 27, 1908 IN BOOK 245 AT PAGE 584 AND DEED RECORDED JANUARY 16, 2018 UNDER RECEPTION NO. 20180003176

Date: September 23, 2024

Extraction Oil & Gas LLC
370 17th Street, Suite 5300
Denver, CO 80202

Re: Public Hearing before the Town of Berthoud Planning Commission & City Council on a proposed development application.

Dear Mineral Estate Owner:

You are receiving this notice because you have been identified as a mineral estate owner as reflected in the records of the Larimer County Assessor with respect to property that is the subject of the referenced applications.

Application and Meeting Information

Application:	Annexation, Zoning and Neighborhood Master Plan
Project Name:	River Trails
Applicant Name:	Jon Turner, River Trails, LLC
Meeting Date and Time:	6:00 p.m. on October 23, 2024 Planning Commission 6:30 p.m. on November 12, 2024 Town Board
Meeting Location	Board Room, 807 Mountain Avenue, Berthoud, Colorado

Project Description

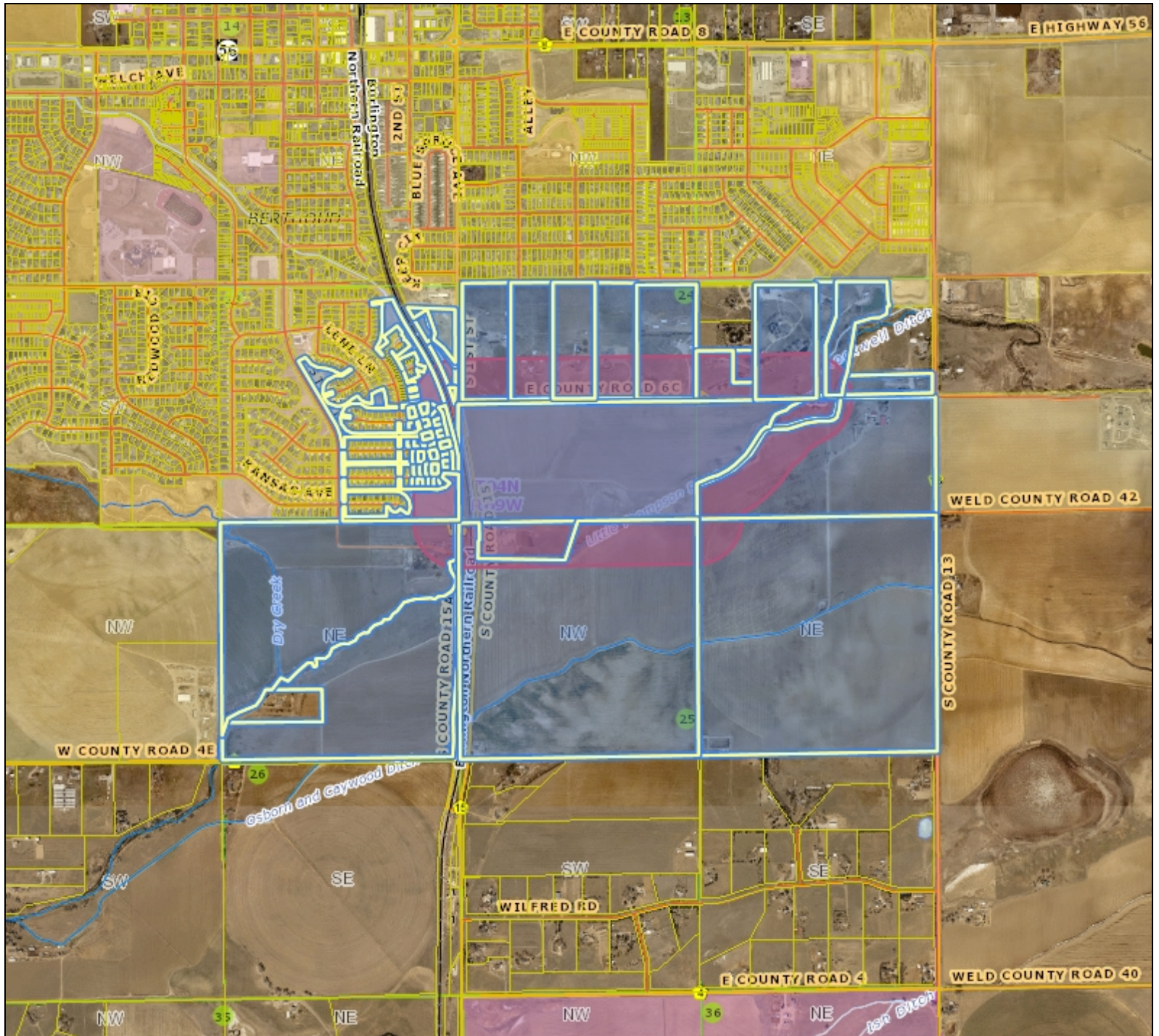
Summary of Proposed Development:	This site will allow a mix of residential product types, including single family detached, duplex, and townhomes.
General Location:	This site is located on the southeast corner of E CR 6C and S CR 15/S 1 st Street.
Existing Zoning:	Larimer County
Legal Description:	A PARCEL OF LAND SITUATE IN THE SOUTH HALF (S1/2) OF SECTION TWENTY-FOUR (24), TOWNSHIP FOUR NORTH (T.4N.), RANGE SIXTY-NINE WEST (R.69W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

The list of mineral estate owners being notified of this public hearing is supplied by the applicant and derived from the current records of the Larimer County Assessor and the Larimer County Clerk and Recorder. As those records are not always current, please feel free to notify any other party who may have an interest in the minerals beneath the surface of the subject property of the scheduled public hearing.

Sincerely,

Jon Turner
River Trails, LLC

Larimer County Web Map



Legend

-  Tax Parcels
-  Railroads
-  Major Road System
-  Road System
-  Lakes and Ponds
-  Incorporated Areas
-  PLSS Township and Range
-  PLSS Sections
-  PLSS Quarter Sections
-  City or Town

30969E146467N.sid
 Red: Band_1
 Green: Band_2
 Blue: Band_3
 30969E144091N.sid

Notes

0.2 0 0.2 Miles

Scale
1: 18,545



Date Prepared: 5/19/2025 4:09:12 PM

This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

Attention

General questions about this or any other Larimer County GIS product, including errors, omissions, corrections and/or updates should be directed to Larimer County Support Central at (970) 498-5000.

This file is formatted to be printed on Avery 5160 mailing labels. If printing labels, be careful not to 'fit to page,' as this will stretch the margins and possibly prevent the labels from lining up with the paper.

Report created from 500 feet around parcel #Drawn on
Monday, May 19, 2025 4:09 PM



222 SPRINGHILL LANE LLC
222 SPRINGHILL LN
BERTHOUD, CO 805138102

AMOLSCH CHRISTINA
296 BRONCO CT
BERTHOUD, CO 805132828

BAILEY JOHN D/BETHANY J
850 E COUNTY ROAD 6C
BERTHOUD, CO 805138120

BARNEY LAWRENCE COCHRAN/DEBRA ANN
888 LOWREY LN
BERTHOUD, CO 805138289

BERGERON CARY F/DENISE G
280 CAPITAL REEF ST
BERTHOUD, CO 805132830

BERTHOUD TOWN OF
807 MOUNTAIN AVE
BERTHOUD, CO 805132229

BIUNNO TINA/JOSEPH
262 MOUNT RAINIER ST
BERTHOUD, CO 805138297

BLAIR JOSEPH EDWARD
256 BRONCO CT
BERTHOUD, CO 805132828

BOLTON MARK R/JUANITA G
276 BRONCO CT
BERTHOUD, CO 805132828

BONILLA RICHARD LOREN
283 MOUNT RAINIER ST
BERTHOUD, CO 805138298

COLORADO FFA LEWIS FARM LLC
PO BOX 1000
GREELEY, CO 806321000

EDMONDS MARK/VALERIE M
251 CAPITAL REEF ST
BERTHOUD, CO 805132830

FLYNN SHAWN
1060 E COUNTY ROAD 6C
BERTHOUD, CO 805138120

FUSCO GREGORY M
754 CROSSBILL DR
BERTHOUD, CO 805132749

GANS DEBORAH
253 MOUNT RAINIER ST
BERTHOUD, CO 805138298

GAUSE MELVIN B/SHEROLYN W
803 LOWRY LN
BERTHOUD, CO 805130000

GOERS BRETT/JAMES
273 MOUNT RAINIER ST
BERTHOUD, CO 805138298

GRANDCHAMP GREGORY E/NORMA P
820 LOWRY LN
BERTHOUD, CO 805138289

GUINN DENISE
263 MOUNT RAINIER ST
BERTHOUD, CO 805138298

HARRIS RANDALL STEVEN/MARIANNE
870 LOWREY LN
BERTHOUD, CO 805138289

HARRISON EMILY N/JENNIFER D
840 E COUNTY ROAD 6C
BERTHOUD, CO 805138120

HEFFNER ERIC A/KRISTI A
243 MOUNT RAINIER ST
BERTHOUD, CO 805138298

HERITAGE RIDGE METROPOLITAN DISTRICT
2619 CANTON CT STE A
FORT COLLINS, CO 805254453

HERSHMAN LIVING TRUST
224 E COUNTY ROAD 6C
BERTHOUD, CO 80513

HT LAND PARTNERS 400 LLC
320 N LINCOLN AVE
LOVELAND, CO 805375616

HUTSON JASON/HEATHER
836 LOWRY LN
BERTHOUD, CO 805138289

HUTSON JOHN WESTLEY/CAROL DIANE
825 LOWRY LN
BERTHOUD, CO 805138248

JACOBSON-CHERNOFF KAREN MARIE
332 E COUNTY ROAD 6C
BERTHOUD, CO 805138122

JARAMILLO EARL JEROME/DAWN
799 LOWRY LN
BERTHOUD, CO 805130000

JARVIS KEITH LAWRENCE
796 LOWREY LN
BERTHOUD, CO 805138265

KURTZ CHRISTOPHER/ANN
299 BRONCO CT
BERTHOUD, CO 805132828

LAMBUTH CHRISTOPHER T/JESSICA N
266 BRONCO CT
BERTHOUD, CO 805132828

LEASE THOMAS S/LINDA
271 CAPITAL REEF ST
BERTHOUD, CO 805132830

LIEN QUANG MINH
261 CAPITAL REEF ST
BERTHOUD, CO 805132830

MAINE FERDINAND E
748 CROSSBILL DR
BERTHOUD, CO 805132749

MCCARTNEY LIVING TRUST
282 MOUNT RAINIER ST
BERTHOUD, CO 805138297

NELSON RYAN/MEGHAN
233 MOUNT RAINIER ST
BERTHOUD, CO 805138298

NEWTH DALE L/NANNETTE E
894 LOWREY LN
BERTHOUD, CO 805138289

NULL
736 CROSSBILL DR
BERTHOUD, CO 805132749

ORNELAS JOE A/EUFEMIA C
232 S 1ST ST
BERTHOUD, CO 805132639

PANALIS TIMOTHY/RESSIE
787 LOWRY LN
BERTHOUD, CO 805138260

PERRY DAVID M/VALERAE A
PO BOX 1738
BERTHOUD, CO 80513

PERRY MARSHALL F II
550 E COUNTY ROAD 6C
BERTHOUD, CO 805138122

PONCE CHRISTOPHER DAVID/AMANDA JEA
252 MOUNT RAINIER ST
BERTHOUD, CO 805138297

PRATO DOUGLAS J FAMILY LIVING
286 BRONCO CT
BERTHOUD, CO 805132828

RIVER TRAILS LLC
6355 FAIRGROUNDS AVE STE 300
WINDSOR, CO 805507148

ROMERO PORFIRIO
272 MOUNT RAINIER ST
BERTHOUD, CO 805138297

ROOS FAMILY REVOCABLE LIVING TRUST
760 CROSSBILL DR
BERTHOUD, CO 805132749

SEWCZAK FAMILY TRUST
247 SPRINGHILL LN
BERTHOUD, CO 805138102

SMITH AMANDA/ABIGAIL
848 LOWREY LN
BERTHOUD, CO 805138289

SMITH JASON S/TRACY A
290 CAPITAL REEF ST
BERTHOUD, CO 805132830

STONER RICHARD JOHN JR/JOYCE KAY
333 SPRINGHILL LN
BERTHOUD, CO 805138102

STROM ROBERT L/JANILYN B
790 LOWREY LN
BERTHOUD, CO 805138265

TOUCHON VICTORIA J/RONALD E
281 CAPITAL REEF ST
BERTHOUD, CO 805132830

TOWN OF BERTHOUD
PO BOX 1229
BERTHOUD, CO 805132229

WILSON-BELZ CHERYL TRUST
2343 AUSTIN AVE
LOVELAND, CO 805384172

ZASKE RICKY JR LIVING TRUST (.50)
808 LOWREY LN
BERTHOUD, CO 805138289



NOTICE OF PUBLIC HEARING

Dear Property Owner: The Town will hold Public Hearings for an Annexation Petition and if accepted, for the Annexation, Zoning and a Neighborhood Master Plan near your property.

Scheduled Hearings:

Hearings regarding Annexation, Zoning, Neighborhood Master Plan
Town Planning Commission: June 12, 2025 at 6:00 p.m.
Town Board of Trustees: July 8, 2025 at 6:30 p.m.

The applicant is requesting to Annex land and then zone the property to allow single-family residential uses as well as parks and open space/trail connections. A Neighborhood Master Plan with details regarding the proposal will also be presented. Copies of the proposed submittal documents can be requested by emailing ajohnson@berthoud.org and any person may appear at such hearing and present evidence upon this matter. Date of Mailing: May 19, 2025, 2025.

PROJECT NAME:

River Trails
Annexation Petition,
Annexation, Zoning
and Neighborhood
Master Plan

LOCATION:

East of and adjacent
to 1st Street and
south of and
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BERTHOUD, CO 805138298

GUINN DENISE
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256 BRONCO CT
BERTHOUD, CO 805132828

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BERTHOUD, CO 805132229

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south of and
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PROJECT NAME:

River Trails
Annexation Petition,
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Master Plan

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East of and adjacent
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Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

HEFFNER ERIC A/KRISTI A
243 MOUNT RAINIER ST
BERTHOUD, CO 805138298

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

JARVIS KEITH LAWRENCE
796 LOWREY LN
BERTHOUD, CO 805138265

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

GRANDCHAMP GREGORY E/NORMA P
820 LOWRY LN
BERTHOUD, CO 805138289

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

SMITH AMANDA/ABIGAIL
848 LOWREY LN
BERTHOUD, CO 805138289



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Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

HARRIS RANDALL STEVEN/MARIANNE
870 LOWREY LN
BERTHOUD, CO 805138289

ORNELAS JOE A/EUFEMIA C
232 S 1ST ST
BERTHOUD, CO 805132639

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

HERSHMAN LIVING TRUST
224 E COUNTY ROAD 6C
BERTHOUD, CO 80513

SEWCZAK FAMILY TRUST
247 SPRINGHILL LN
BERTHOUD, CO 805138102



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Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

SMITH JASON S/TRACY A
290 CAPITAL REEF ST
BERTHOUD, CO 805132830

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

PRATO DOUGLAS J FAMILY LIVING
286 BRONCO CT
BERTHOUD, CO 805132828

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

BERGERON CARY F/DENISE G
280 CAPITAL REEF ST
BERTHOUD, CO 805132830

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

LIEN QUANG MINH
261 CAPITAL REEF ST
BERTHOUD, CO 805132830



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Berthoud, CO 80513

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PO Box 1229
Berthoud, CO 80513

ROOS FAMILY REVOCABLE LIVING TRUST
760 CROSSBILL DR
BERTHOUD, CO 805132749

MCCARTNEY LIVING TRUST
282 MOUNT RAINIER ST
BERTHOUD, CO 805138297

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

JARAMILLO EARL JEROME/DAWN
799 LOWRY LN
BERTHOUD, CO 805130000

HT LAND PARTNERS 400 LLC
320 N LINCOLN AVE
LOVELAND, CO 805375616



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STROM ROBERT L/JANILYN B
790 LOWREY LN
BERTHOUD, CO 805138265

ZASKE RICKY JR LIVING TRUST (.50)
808 LOWREY LN
BERTHOUD, CO 805138289

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

RIVER TRAILS LLC
6355 FAIRGROUNDS AVE STE 300
WINDSOR, CO 805507148

FLYNN SHAWN
1060 E COUNTY ROAD 6C
BERTHOUD, CO 805138120



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PANALIS TIMOTHY/RESSIE
787 LOWRY LN
BERTHOUD, CO 805138260

HUTSON JOHN WESTLEY/CAROL DIANE
825 LOWRY LN
BERTHOUD, CO 805138248

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

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807 Mountain Ave.
PO Box 1229
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PERRY DAVID M/VALERAE A
PO BOX 1738
BERTHOUD, CO 80513

PERRY MARSHALL F II
550 E COUNTY ROAD 6C
BERTHOUD, CO 805138122



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to 1st Street and
south of and
adjacent to E CR 6C



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PROJECT NAME:

River Trails
Annexation Petition,
Annexation, Zoning
and Neighborhood
Master Plan

LOCATION:

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Annexation, Zoning
and Neighborhood
Master Plan

LOCATION:

East of and adjacent
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adjacent to E CR 6C

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

HARRISON EMILY N/JENNIFER D
840 E COUNTY ROAD 6C
BERTHOUD, CO 805138120

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

BAILEY JOHN D/BETHANY J
850 E COUNTY ROAD 6C
BERTHOUD, CO 805138120

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

MAINE FERDINAND E
748 CROSSBILL DR
BERTHOUD, CO 805132749

Town of Berthoud

807 Mountain Ave.
PO Box 1229
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KURTZ CHRISTOPHER/ANN
299 BRONCO CT
BERTHOUD, CO 805132828



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PO Box 1229
Berthoud, CO 80513

Town of Berthoud

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PO Box 1229
Berthoud, CO 80513

GOERS BRETT/JAMES
273 MOUNT RAINIER ST
BERTHOUD, CO 805138298

ROMERO PORFIRIO
272 MOUNT RAINIER ST
BERTHOUD, CO 805138297

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

GAUSE MELVIN B/SHEROLYN W
803 LOWRY LN
BERTHOUD, CO 805130000

LAMBUTH CHRISTOPHER T/JESSICA N
266 BRONCO CT
BERTHOUD, CO 805132828



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NELSON RYAN/MEGHAN
233 MOUNT RAINIER ST
BERTHOUD, CO 805138298

NEWTH DALE L/NANNETTE E
894 LOWREY LN
BERTHOUD, CO 805138289

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

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PO Box 1229
Berthoud, CO 80513

STONER RICHARD JOHN JR/JOYCE KAY
333 SPRINGHILL LN
BERTHOUD, CO 805138102

222 SPRINGHILL LANE LLC
222 SPRINGHILL LN
BERTHOUD, CO 805138102



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AMOLSCH CHRISTINA
296 BRONCO CT
BERTHOUD, CO 805132828

FUSCO GREGORY M
754 CROSSBILL DR
BERTHOUD, CO 805132749

Town of Berthoud

807 Mountain Ave.
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Berthoud, CO 80513

Town of Berthoud

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PO Box 1229
Berthoud, CO 80513

TOUCHON VICTORIA J/RONALD E
281 CAPITAL REEF ST
BERTHOUD, CO 805132830

LEASE THOMAS S/LINDA
271 CAPITAL REEF ST
BERTHOUD, CO 805132830



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BOLTON MARK R/JUANITA G
276 BRONCO CT
BERTHOUD, CO 805132828

EDMONDS MARK/VALERIE M
251 CAPITAL REEF ST
BERTHOUD, CO 805132830

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807 Mountain Ave.
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Town of Berthoud

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PO Box 1229
Berthoud, CO 80513

BARNEY LAWRENCE COCHRAN/DEBRA ANN
888 LOWREY LN
BERTHOUD, CO 805138289

BERTHOUD TOWN OF
807 MOUNTAIN AVE
BERTHOUD, CO 805132229



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NULL
736 CROSSBILL DR
BERTHOUD, CO 805132749

BIUNNO TINA/JOSEPH
262 MOUNT RAINIER ST
BERTHOUD, CO 805138297

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807 Mountain Ave.
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PONCE CHRISTOPHER DAVID/AMANDA
JEANNE
252 MOUNT RAINIER ST
BERTHOUD, CO 805138297

HUTSON JASON/HEATHER
836 LOWRY LN
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to 1st Street and
south of and
adjacent to E CR 6C



NOTICE OF PUBLIC HEARING

Dear Property Owner: The Town will hold Public Hearings for an Annexation Petition and if accepted, for the Annexation, Zoning and a Neighborhood Master Plan near your property.

Scheduled Hearings:

Hearings regarding Annexation, Zoning, Neighborhood Master Plan
Town Planning Commission: June 12, 2025 at 6:00 p.m.
Town Board of Trustees: July 8, 2025 at 6:30 p.m.

The applicant is requesting to Annex land and then zone the property to allow single-family residential uses as well as parks and open space/trail connections. A Neighborhood Master Plan with details regarding the proposal will also be presented. Copies of the proposed submittal documents can be requested by emailing ajohnson@berthoud.org and any person may appear at such hearing and present evidence upon this matter. Date of Mailing: May 19, 2025, 2025.

PROJECT NAME:

River Trails
Annexation Petition,
Annexation, Zoning
and Neighborhood
Master Plan

LOCATION:

East of and adjacent
to 1st Street and
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Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

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PO Box 1229
Berthoud, CO 80513

JACOBSON-CHERNOFF KAREN MARIE
332 E COUNTY ROAD 6C
BERTHOUD, CO 805138122

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

Town of Berthoud

807 Mountain Ave.
PO Box 1229
Berthoud, CO 80513

From: kristin@tbgroun.us
To: [Anne Johnson](#)
Subject: River Trails sign #2

Hi Anne-

We've confirmed both signs are posted at River Trails.

Thanks,

K



Sent from my iPhone