



Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
970.532.2643

TOWN OF BERTHOUD PLANNING COMMISSION

TOWN HALL

807 Mountain Avenue

THURSDAY, February 27th, 2020

6:30 P.M.

1. Call to Order

2. Roll Call

Jan Dowker, Chairwoman
Sean Murphy
Patrick Dillon
Danielle Trotta

Jeff Butler, Vice Chair
Kelsey Byron, Secretary
Matt Rood

All matters listed under Item 3, Consent Agenda, are considered to be routine by the Planning Commission and will be enacted with a single vote. If discussion is deemed necessary on an item, that item should be removed from the consent Agenda and considered separately.

- 3. Approval of Minutes of the November 14, 2019 Planning Commission Meeting, and the February 10, 2020 Special Planning Commission Meeting.**
- 4. Public Hearing: Harvest Ridge South Preliminary Plat for 66 Single Family lots on 26.12 acres, Alex Hoime owner/agent.**
- 5. Reports.**
- 6. Adjourn.**

If you require a special accommodation, please contact the Town Clerk 24 hours in advance at (970) 532-2643.

1. **Call to Order** – The Planning Commission convened a regular meeting on November 14, 2019. Chairman Dowker called the meeting to order at 7:02 p.m.
2. **Roll Call** – Members present: Jan Dowker Chairman, Jeff Butler, Patrick Dillon, Sean Murphy, Matt Rood and Kelsey Byron.
Members absent: Danielle Trotta
Staff present: Curt Freese and Pam Gehringer.
3. **Consent Agenda** – Minutes from meeting of October 10, 2019. Motion to approve by Commissioner Butler. Seconded by Commissioner Murphy. With Commissioner Byron abstaining and all other commissioners in favor, THE MOTION CARRIED.

4. **Public Hearing: Development Code Changes: Mountain Avenue Corridor Overlay District and Zoning Use Changes**

Mr. Freese presented the agenda item, giving an overview of what is in the plan and indicated it is provided by BHA Design. This represents an addendum to Development Code Changes as approved by the Town Board on September 11, 2019. This plan creates the corridor district wherein the zoning standards will apply. This is an overlay district which means the standards of this overlay will include any property within 150 feet of Mountain Avenue on either side. This would include any future annexations to the corridor as well. Mr. Freese demonstrated the areas affected by these standards and made comments regarding gateway signage, street standards, parking and density requirements outlined per each character district as well as explaining the reasoning behind each district. Each character district has separate requirements per the code.

Commissioner Dowker opened the public hearing at 7:32pm.

Resident Lynn Larsen, 205 Hubbell Street Berthoud addressed the Board regarding his property to the South. He appreciates the hard work of the staff and consultants. He asked for some clarification on some of the intent of the document which was addressed by Mr. Freese. He went on to point out some typographical and grammatical errors in the draft.

Paul Frekey 421 Colorado Avenue Berthoud addressed the Board regarding the grandfathering of existing properties and what instances would require adherence to new code, which was addressed by Mr. Freese.

Amber Davis 128 Mountain Avenue addressed the Board regarding the overlay as it applies to her property. Mr. Freese indicated her property is part of a visioning, the code would not apply to it.

Commissioner Dowker closed the public hearing at 7:52.

Commissioner Rood asked for clarification on grandfathering of use versus change of ownership. Will additions to existing structures only have to be in compliance or entire the structure? Mr. Freese indicated only things that are being changed are affected.

Commissioner Byron commented that some of the language needs to be removed as it is redundant. Mr. Freese stated it was sort of a cut and paste document, hence some of the redundancy. She

inquired about the definitions of pedestrian obstruction rules. Mr. Freese indicated it was more for commercial area and is meant to adhere to ADA requirements. He indicated these rules would be enforced for new development. She then spoke of the historic preservation verbiage and that she disagrees with not allowing future homeowners the option of making changes. Discussion ensued as to the intent and how enforceable it is. Mr. Freese indicated this partly falls under the purview of the Historic Preservation Society. All agreed there are just a few housekeeping revisions that need to be made to the document.

Commissioner Butler had comments regarding the residential conversion district. Do we need clarification on the verbiage regarding restoration of historical facades? Mr. Freese indicates this would be at the direction of the Planning Commission.

Commissioner Dillon stated he feels the language regarding the residential conversion district and the historical properties is fine.

Commissioner Dowker spoke of the importance of maintaining the historically important architecture and maintaining the language specific to this in the document.

Commissioner Murphy spoke about the importance of height restrictions versus human scale, wants to institute a set back for 3 story buildings. Mr. Freese noted the 40 foot height is standard .

Commissioner Byron agrees about the height restrictions and spoke of the mountain views and the importance of maintaining them.

Commissioner Murphy stated his desire to have verbiage specifically stating the requirements of decorative precast concrete and ground facing CMU in Berthoud East and Berthoud West removed.

Commissioner Rood stated what he feels is the importance of encouraging high quality durable materials.

MOTION by Commissioner Butler to approve Development Code Changes: Mountain Avenue Corridor Overlay District, and Zoning Use Changes subject to the following recommendations:

- **Clean up typographical and grammatical errors.**
- **Remove the language regarding onstreet parking restrictions in all districts.**
- **Remove the entire sentence Item 1 regarding discouraging changes to historic homes in the residential transition district.**
- **Remove 3rd story step-back requirements.**
- **Remove requirements for groundfacing CMU and decorative precast concrete from the materials section for exteriors, Item 1 under section 3.1 for Berthoud East and West.**
-

Seconded by Commissioner Byron.

All in favor THE MOTION CARRIED.

5. Discussion of changing future Planning Commission meeting times.

Commissioner Dowker opened the discussion, noting that current meeting times were to accommodate previous Commissioners who are no longer on the board. Discussion ensued and it was agreed to change future meeting start times to 6:00 pm and to stay with the current posted schedule of 2 meetings per month, with the stipulation that residents are promptly noted on the Town's website.

Commissioner Byron indicated her desire to have any meeting cancellations promptly posted on the Town's website.

Motion made by Commissioner Byron to change the meeting times for the Planning Commission to 6:00pm. Seconded by Commissioner Murphy.

All in favor, THE MOTION CARRIED.

Reports

Mr. Freese indicated the contract for the new Comprehensive Plan will go before the Town Board on Tuesday November 18, 2019 with BHA. He also mentioned the impending retirement of Sue Bowles and Patti Swiger from the building department and that there are several qualified candidates who have applied. There was some discussion regarding the time frame for the Comprehensive Plan and Mr. Freese outlined the process and anticipated time frame.

Commissioner Butler publicly thanked Sue Bowles and Patti Swiger for their years of service.

Meeting adjourned at 8:57 pm.

Kelsey Byron, Secretary

Curt Freese, Com. Development Director

1. **Call to Order** – The Planning Commission convened as a special meeting on February 10, 2020. Secretary Byron called the meeting to order at 6:32 p.m.
2. **Roll Call** – Members present: Jeff Butler, Patrick Dillon, Sean Murphy, Danielle Trotta and Kelsey Byron. Vice Chairman Butler arrived at 6:35 pm and assumed the role of Chairman.
Members absent: Jan Dowker and Matt Rood
Staff present: Curt Freese and Adam Olinger.
3. **Comprehensive Plan Steering Committee**

Mr. Freese gave a short presentation of the intent of the committee, and the need to select two PC members and one alternate to serve. Freese explained the selection process is up to the Planning Commission. Vice Chairman Butler stated his intention to let anyone interested present a short summary of why they want to serve. All members nodded in agreement.

Commissioner Dillon began, and stated his focus on affordability, and the less fortunate would be a benefit and good perspective for the committee.

Commissioner Murphy presented and stated his background in architecture was a compelling reason to be selected and wanted to focus on density and the built form.

Commissioner Byron presented, and stated her work with the Town on accessibility issues, such as Safe Routes to Schools, and also to provide a female voice and perspective were reasons to be selected.

Vice Chairman Butler presented, and discussed his background in building and development, and how that would be a benefit to the Committee.

Citizen Scott Slough was invited to speak, and he inquired if he could put his name in for the committee, and then made a short presentation, discussing his Army Corps background, his building background, and his desire for a citizen voice on the committee.

Vice Chairman Butler discussed how to handle the vote. Secretary Byron suggested to write two names on a paper and tally the highest vote getter. All assented to the proposal, and the vote was made, with Sean Murphy and Patrick Dillon receiving three votes, Secretary Byron and Vice Chairman Butler receiving two votes. Secretary Byron stated she did not want to be an alternate, and thus Vice Chairman Butler was appointed as the alternate.

Vice Chairman asked for updates on development, and discussion ensued.

The meeting was adjourned at 7:50 pm.

Kelsey Byron, Secretary

Curt Freese, Community Development Dir.



STAFF REPORT: Harvest Ridge Preliminary Plat

DATE: February 27, 2020

GENERAL INFORMATION

Applicant:	Alex Hoime, Agent for HT Land Partners and Arthur Johnson
Site Location:	Located on the East side of LCR 17 (Berthoud Parkway), directly South of Ludlow Farms
Applicant's Request:	Obtain Preliminary Plat approval for 66 Single Family Lots
Current Zoning:	R-1 (Single Family Residential)
Preferred Land Use:	Moderate Density Residential (2-6 du per acre)
Size (in acres):	26.12 Acres
Current use of property:	Agricultural/House

R-1 DEVELOPMENT STANDARDS

Min. / Max. Lot Size	3,500 sq. ft.
Min. Lot Width:	30'
Net Density:	8 dwelling units per acre
Max. Building height:	40' prin; 30' acc
Front Setback:	15' 20'
Side Setback	5'
Rear Setback	20'

SURROUNDING ZONING AND LAND USE

<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>
North: PUD (in Town)	Ludlow Farms Mixed Use PUD
South: AG (County)	County zoned agricultural property
East: PUD (in Town)	Overlook Residential PUD
West: AG (County)	County zoned agricultural property

INFRASTRUCTURE

Water: Town of Berthoud service area.	Sewer: Town of Berthoud service area.
Electric: PVREA	Gas: Xcel.
Floodplain: n/a.	Transportation: Access Points on LCR 17 with turning lane, etc.

Public Notice: Letters were mailed to property owners within 500' of property, a legal advertisement was published in the Berthoud Surveyor, and a sign was posted on the property.

PROPOSAL/BACKGROUND

The application is for Preliminary Plat approval for sixty six (66) single family lots in phase 1 of the “Harvest Ridge” subdivision. Harvest Ridge has been renamed from Arbor Ridge, which was annexed in early 2018. This annexation of 39.25 acres with a Concept Plan, was for Single Family Residential (R-1) and planned for roughly one hundred single-family estate style lots. The first 31 lots were approved in the Summer of 2019 under Harvest Ridge North.

This second phase is located below the existing farm house and ridgeline. The lots average 10,000 to 12,000 sq. ft. with a 30’ wide buffer area and stone columns along Berthoud Parkway, along with a trail corridor along the Northern ridgeline. The existing home will remain and is planned for a park, with the trail expansion through the park (connecting the Northern half) including a trailhead with 7 parking spaces, benches, bike racks, and the preservation of the existing mature trees. Overall, the plat satisfies the new open space and code amendments from 2019 (10% open space, and 1% park area per 100 units), as the proposal has 13% open space, with 3% located in the pocket park/trail head. The second access off of Berthoud Parkway (Swan Peter Drive), would be built with this filing. In addition, the phase does provide stubbed future road connections to the South (should these properties ever develop) off of William Way and Swan Peter Drive.

Town Board and Planning Commission Conditions/Recommendations

When Arbor Ridge (now Harvest Ridge) was annexed, the following recommendations and conditions were placed on this property:

1) Consideration of a buffer area (with respective fencing/wall) along Berthoud Parkway/LCR 17, with a trail.

Applicant has provided all three: a 30’ buffer area with staggered fencing and masonry columns, and a Southern trail, as well as a 8’ trail along the Berthoud Parkway buffer area.

2) Consideration of an R-2 or similar use along the Berthoud Parkway/LCR 17 (Berthoud Parkway) lots.

This section is proposed for estate lots, and was approved before the Lot Diversity Requirements were adopted by the Town.

3) Strong consideration be given to providing an irrigation easement to the property to the south.

A 10’ irrigation and drainage easement was provided late in 2018 with a Minor Subdivision plat approved by the PC.

4) Consideration of the view corridor when designing the layout, and that the applicant consider sidewalks or pedestrian walkways to integrate with the regional trails.

Applicant has provided standard streets with detached sidewalks and tree lawns. There is also an 8' regional trail along Berthoud Parkway.

5) Consideration of the option of straightening the east/west streets to allow for future connectivity.

The East/West roads have a few soft curves that match the grades and topography.

Preferred Land Use

This property is located within the Moderate Density Residential (2-6 du per acre) Preferred Land Use designation.

- ✓ The zoning of R-1 with a proposed 2.6 du density is consistent with the preferred land use plan.

Subdivision Identity

The buffer area along 17, trailhead, expanded trail, enhanced sign, fencing, and mature trees all serve to satisfy the new Subdivision Identity standards.

Adjoining Uses

The property is adjacent to the Ludlow Farms PUD a mixed-use development to the North and Overlook at Dry Creek to the East (which was renamed Berthoud 160, and turned down as a rezoning by the Town Board in 2019). Ludlow Farms is approved for a mixture of over 1,000 residential dwelling units, retail and industrial park uses. The single-family portion of Ludlow Farms was planned for the portion of the property abutting to the South abutting Harvest Ridge along the Dry Creek corridor. The Overlook at Dry Creek PUD is to the East and approved for 500 lots of residential (Single Family, Townhouse). The properties to the South and West of Harvest Ridge, are both in the County with a FA-1 zoning classification and existing uses of farmland.

FINDINGS NECESSARY FOR PRELIMINARY PLAT

1. The Preliminary Plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code.

- ✓ The layout and use, with the addition of the buffer areas, is a functional system of land use which satisfied all requirements of this code.
- ✓ With the detention pond, this phase has almost ~13% of open space (10% open space 3% park land), in addition to its estate lot nature.

2. The application incorporates the Town's recommendations and any conditions of approval.

- ✓ Staff finds the plat satisfies this condition. For more information and how it satisfies this element, please see the conditions/recommendations of approval on the second page of this Staff Report.
- 3. The land use mix within the project conforms to Berthoud's Zoning District Map and Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan and PORT Plan.**
 - ✓ The estate lot use proposed would conform to the R-1 zoning district.
 - ✓ The plat is consistent with the overall density planned for this area in the Preferred Land Use Map, and trails have been provided to further connectivity found in the Comp and Port Plan.
- 4. The utility and transportation design are adequate, given existing and planned capacities of those systems.**
 - ✓ Staff is in support of the multiple stub streets should the adjoining properties development. Staff also believes the street pattern apart from the cul-de sac is functional.
 - ✓ Traffic and utility studies were reviewed and found acceptable.
 - ✓ The Applicant will be required to extend a Town water and sewer line, which will improve service to the South.
- 5. Negative impacts on adjacent land uses including, but not limited to: solar access, heat, dust, glare, traffic and noise have been identified and satisfactorily mitigated.**
 - ✓ Two buffer areas, and the fencing provide more than adequate mitigation of any negative impacts, especially from Berthoud Parkway.
- 6. There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within Berthoud.**
 - ✓ Berthoud has not approved any large estate lot only development in recent years, and this style of development or use, is not well represented within Town limits.

Public Comment

The Town has not received any public comment for any portion of this Preliminary Plat submittal. In addition, the Town has also not fielded any phone calls or in-person visits regarding this submittal.

FINDINGS AND RECOMMENDATIONS

Preliminary

Move to approve the Harvest Ridge Phase 2 Preliminary Plat, finding it is consistent with Section 30-6-105 C (found in this Staff Report) with the following conditions:

All tree lawns must be 6' in width as per LCUASS Standards (this was a minor detail to be revised at Final Plat, but Staff wants to make sure it is included as the prelim plans show a 5' 6" tree lawn.)

LOCATION



**PROPOSED
PRELIMINARY
PLAT**

PRELIMINARY PLAT
HARVEST RIDGE SOUTH
BERTHOUD, COLORADO
A SUBDIVISION OF LOT 2 AND 3, JOHNSON SUBDIVISION, AND TRACT E,
HARVEST RIDGE NORTH SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE
69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY
OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION:

A SUBDIVISION OF LOT 2, AND 3 JOHNSON SUBDIVISION, AND TRACT E OF HARVEST RIDGE NORTH SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE
69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

GENERAL NOTES:

1. BEARINGS BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN AS SOUTH 00°23'47" EAST, BETWEEN MONUMENTS SHOWN
HEREON.
2. STEWART TITLE GUARANTY COMPANY COMMITMENT 209169 AMENDMENT NO. C-5, DATED JUNE 21, 2018 WAS
RELIED UPON FOR RECORD DATA REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE
PREPARATION OF THIS PLAT.
3. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS
SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
4. THE TOTAL ACREAGE IS 1,137,824 SQUARE FEET OR 26.12 ACRES.
5. R-1 SINGLE FAMILY AS APPROVED BY TOWN OF BERTHOUD.
6. ACCORDING TO FEMA FLOOD MAP 08069C1386G DATED FEBRUARY 6, 2013, THE PROPERTY IS IN
ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. BENCH MARK: NGS BENCH MARK J 410, A STEEL ROD IN MONUMENT BOX AT THE SOUTHWEST CORNER OF
STATE HIGHWAY 56 AND LARIMER COUNTY ROAD 17, NAVD 88 ELEVATION 5053.35 FEET.

DEVELOPMENT SUMMARY:

AREA: 1,137,824 SF
26.12 ACRES
DENSITY: 66 LOTS, 2.53 DU/AC
EXISTING ZONING: R-1 (SINGLE FAMILY)
ADJACENT ZONING:
NORTH: R-1 (LOW-DENSITY RESIDENTIAL)
EAST: PUD
SOUTH: FA-1 (FARMING)
WEST: FA-1 (FARMING)

R1 SETBACKS:
FRONT: 15' MINIMUM, 20' FROM GARAGE
SIDE: 5' MINIMUM FOR BUILDINGS LESS THAN OR EQUAL TO 22' IN HEIGHT
7'6" MINIMUM FOR BUILDINGS GREATER THAN 22' IN HEIGHT
CORNER SIDE: 15' MINIMUM
REAR: 20' MINIMUM

LAND USE SUMMARY

TOTAL AREA	26.12	ACRES	100.0%
RIGHT-OF-WAY	6.25	ACRES	23.9%
TRACTS A-E	3.46	ACRES	13.3%
OPEN SPACE	2.59	ACRES	10.0%
POCKET PARK	0.87	ACRES	3.3%
SINGLE FAMILY RESIDENTIAL LOTS (66)	16.41	ACRES	62.8%

RIGHT TO FARM STATEMENT:

THE TOWN OF BERTHOUD HAS ADOPTED A "RIGHT TO FARM" POLICY. ALL NEW
AND EXISTING RESIDENTS ARE EXPECTED TO READ AND UNDERSTAND THE POLICY.
FOR A COPY OF THE POLICY, PLEASE CONTACT THE TOWN OF BERTHOUD.

APPROVAL CERTIFICATES:

APPROVED BY THE ENGINEER OF THE TOWN OF BERTHOUD, COLORADO, THIS
____ DAY OF _____, A.D., 2019.

PUBLIC WORKS DIRECTOR



VICINITY MAP
NTS

OWNER/DEVELOPER

HT LAND PARTNERS, LLC
6163 E. COUNTY ROAD 16
LOVELAND, CO 80537
ATTN: ALEX HOIME, PE
(970) 290-1970

SURVEYOR

TAIT & ASSOCIATES, INC.
6163 E. COUNTY ROAD 16
LOVELAND, CO 80537
ATTN: STEVE VARRIANO, PLS.
(970) 613-1447

CIVIL ENGINEER

TAIT & ASSOCIATES, INC.
6163 E. COUNTY ROAD 16
LOVELAND, CO 80537
ATTN: ALEX HOIME, PE
(970) 613-1447

SHEET INDEX:

- 1 - COVER SHEET
- 2 - PRELIMINARY PLAT (OVERALL)
- 3 - PRELIMINARY PLAT (NORTHWEST)
- 4 - PRELIMINARY PLAT (NORTHEAST)
- 5 - PRELIMINARY PLAT (SOUTHWEST)
- 6 - PRELIMINARY PLAT (SOUTHEAST)

LEGEND

RIGHT-OF-WAY	STREET CENTER LINE
PROPERTY LINE	EASEMENT
CONTROL MONUMENT AS DESCRIBED HEREON	#4 REBAR WITH PLASTIC CAP, PLS 30126
OPEN SPACE	POCKET PARK

EASEMENT NOTES:

ALL LOTS HAVE THE FOLLOWING EASEMENTS UNLESS OTHERWISE
NOTED:
5' EASEMENT ALONG ALL RIGHT-OF-WAYS
5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE AND REAR
OF LOT LINES

ABBREVIATIONS:

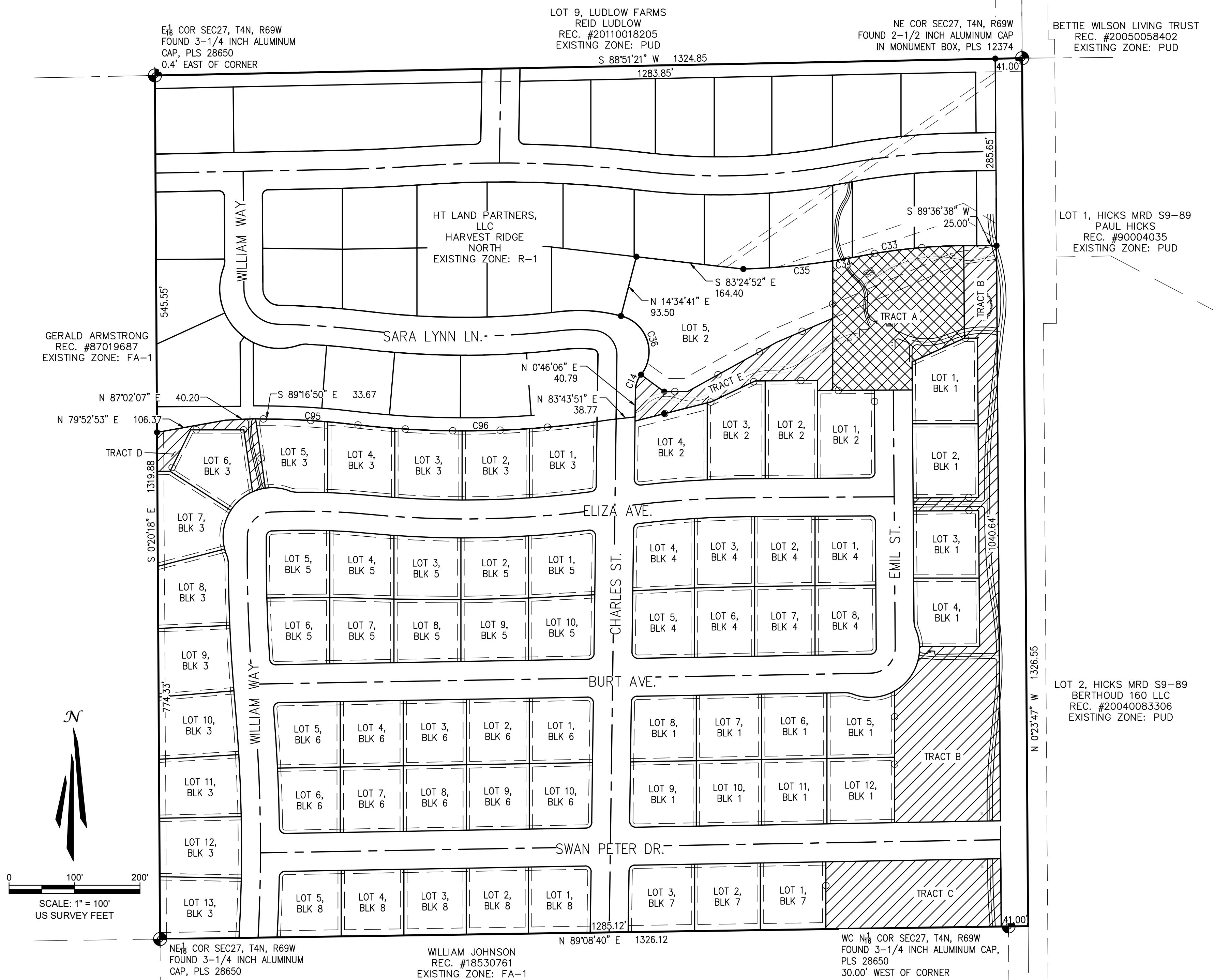
BLK	BLOCK
CF	CUBIC FEET
CY	CUBIC YARD
E	ELECTRIC SERVICE
ELEV	ELEVATION
EX	EXISTING
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
GAS/G	GAS SERVICE
INV	INVERT
OHE	OVERHEAD ELECTRIC
R	RIDGE
SS	SEWER SANITARY
SD	STORM DRAIN
SF	SQUARE FEET
STA	STATION
TELE/T	TELEPHONE
TOP	TOP OF POND
YR	YEAR
W	WATER

COVER SHEET

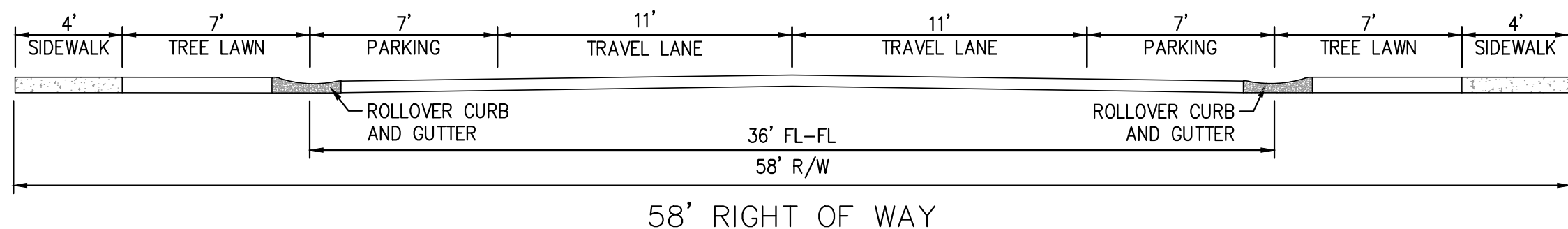
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SUBDIVISION LOCATED IN NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF
BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

DRAWN/CSG
DATE: 07/16/19
CHECKED/SV
DATE: 08/19/19
REVISION #:
DATE:
JOB NO: CO13860

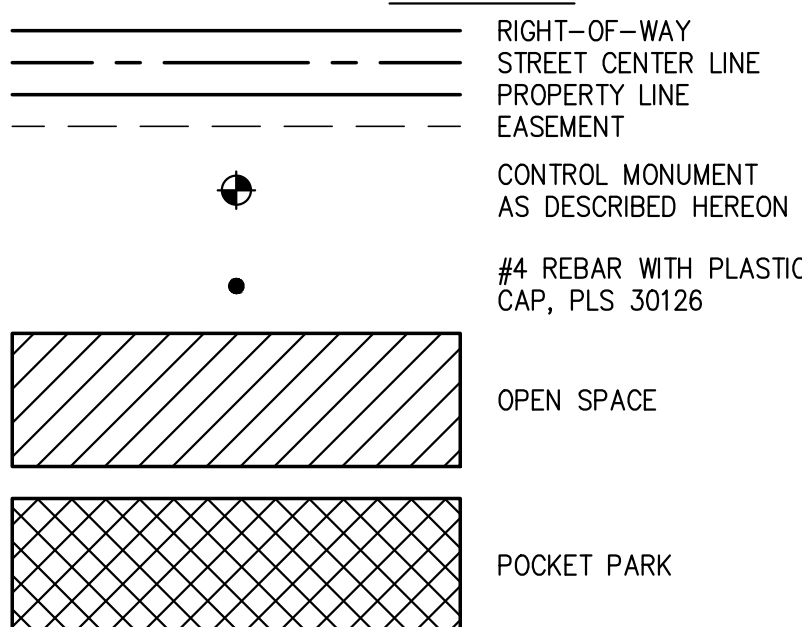
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STREET SECTIONS



LEGEND



CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	7° 43' 02"	200.83	1491.00	S 85°44'33" W	200.68
C2	0° 19' 16"	8.36	1491.00	S 81°43'23" W	8.36
C3	14° 01' 29"	369.37	1509.00	S 88°34'30" W	368.45
C4	8° 32' 27"	149.07	1000.00	N 88°40'59" W	148.93
C5	86° 26' 19"	57.33	38.00	S 43°49'37" W	52.04
C6	5° 10' 19"	225.67	2500.00	S 1°58'42" E	225.60
C7	0° 36' 08"	26.27	2500.00	S 4°51'55" E	26.27
C8	5° 18' 57"	231.95	2500.00	S 2°30'30" E	231.86
C9	2° 58' 15"	129.63	2500.00	S 1°38'06" W	129.61
C10	89° 23' 08"	59.28	38.00	S 44°17'38" W	53.45
C11	90° 00' 00"	14.14	9.00	N 44°36'04" E	12.73
C12	6° 03' 25"	160.69	1520.00	N 86°34'21" E	160.61
C13	97° 13' 28"	15.27	9.00	S 47°50'38" E	13.50
C14	37° 35' 07"	25.58	39.00	S 19°33'40" W	25.13
C15	81° 43' 37"	12.84	9.00	S 41°37'55" W	11.78
C16	13° 05' 31"	338.18	1480.00	S 89°02'29" W	337.44
C17	6° 10' 10"	110.80	1029.00	N 87°29'51" W	110.74
C18	20° 26' 16"	13.91	39.00	N 80°21'48" W	13.84
C19	131° 19' 24"	171.90	75.00	S 44°11'38" W	136.67
C20	21° 07' 10"	14.38	39.00	S 10°54'29" E	14.29
C21	4° 49' 06"	212.67	2529.00	S 2°45'26" E	212.61
C22	8° 20' 00"	359.40	2471.00	S 0°59'59" E	359.08
C23	2° 05' 04"	92.00	2529.00	N 2°01'57" E	92.00
C24	87° 59' 47"	13.82	9.00	N 44°59'18" E	12.50
C25	91° 46' 54"	14.42	9.00	S 45°07'21" E	12.92
C26	88° 13' 06"	13.86	9.00	S 44°52'39" W	12.53
C27	91° 46' 54"	14.42	9.00	N 45°07'21" W	12.92
C28	88° 13' 06"	13.86	9.00	N 44°52'39" E	12.53
C29	21° 35' 33"	14.70	39.00	S 80°13'02" E	14.61
C30	132° 34' 14"	173.53	75.00	N 44°17'38" E	137.33
C31	21° 35' 33"	14.70	39.00	N 11°11'43" W	14.61
C32	10° 31' 52"	156.85	853.36	S 84°17'23" W	156.63
C33	12° 09' 39"	181.90	857.00	S 85°07'37" W	181.55
C34	2° 15' 30"	45.05	1143.00	S 80°10'32" W	45.05
C35	6° 53' 58"	137.23	1139.58	N 84°44'40" E	137.15
C36	114° 20' 23"	112.75	56.50	N 18°48'58" W	94.95
C37	19° 48' 16"	25.92	75.00	N 12°05'21" W	25.79
C38	62° 31' 36"	81.85	75.00	N 29°04'34" E	77.85
C39	50° 14' 23"	65.76	75.00	N 85°27'33" E	63.68
C40	2° 13' 09"	58.87	1520.00	S 88°29'29" W	58.87
C41	3° 50' 17"	101.82	1520.00	S 85°27'47" W	101.80
C42	3° 39' 45"	94.60	1480.00	S 84°19'35" W	94.59
C43	3° 59' 09"	102.96	1480.00	S 88°09'02" W	102.94
C44	3° 59' 09"	102.96	1480.00	N 87°51'49" W	102.94
C45	1° 27' 28"	37.66	1480.00	N 85°08'30" W	37.65
C46	3° 37' 31"	65.11	1029.00	N 86°13'31" W	65.10
C47	2° 32' 38"	45.69	1029.00	N 89°18'36" W	45.69
C48	27° 52' 31"	36.49	75.00	N 84°04'55" W	36.13
C49	15° 30' 09"	20.29	75.00	S 74°13'45" W	20.23
C50	33° 45' 38"	44.19	75.00	S 49°35'52" W	43.56
C51	47° 08' 27"	61.71	75.00	S 9°08'49" W	59.98
C52	7° 02' 40"	9.22	75.00	S 17°56'44" E	9.22
C53	2° 07' 32"	93.83	2529.00	S 1°24'40" E	93.82
C54	2° 16' 06"	100.12	2529.00	S 3°36'29" E	100.12
C55	0° 25' 27"	18.72	2529.00	S 4°57'16" E	18.72
C56	1° 50' 04"	79.11	2471.00	S 41°45'57" E	79.11
C57	2° 12' 06"	94.95	2471.00	S 21°35'52" E	94.94
C58	2° 10' 48"	94.02	2471.00	S 0°02'25" E	94.02
C59	2° 07' 03"	91.32	2471.00	S 2°06'30" W	91.31
C60	3° 05' 55"	79.07	1462.00	N 88°03'06" E	79.06
C61	3° 20' 18"	85.19	1462.00	N 84°49'59" E	85.17
C62	90° 00' 00"	14.14	9.00	S 45°23'56" E	12.73
C63	6° 26' 14"	164.25	1462.00	N 86°22'57" E	164.17
C64	82° 23' 44"	12.94	9.00	N 41°57'58" E	11.86
C65	91° 46' 54"	14.42	9.00	N 45°07'21" W	12.92

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C66	89° 23' 08"	14.04	9.00	S 44°17'38" W	12.66
C67	97° 51' 50"	15.37	9.00	S 48°09'49" E	13.57
C68	12° 40' 58"	340.45	1538.00	N 89°14'45" E	339.75
C69	8° 32' 27"	144.74	971.00	S 88°40'59" E	144.61
C70	86° 26' 19"	13.58	9.00	N 43°49'37" E	12.33
C71	4° 20' 28"	187.22	2471.00	N 1°33'46" W	187.18
C72	87° 16' 48"	13.71	9.00	N 47°22'24" W	12.42
C73	88° 13' 06"	13.86	9.00	S 44°52'39" W	12.53
C74	3° 27' 00"	92.61	1538.00	N 84°37'46" E	92.59
C75	3° 51' 15"	103.46	1538.00	N 88°16'53" E	103.44
C76	3° 48' 40"	102.31	1538.00	S 87°53'10" E	102.29
C77	1° 34' 04"	42.08	1538.00	S 85°11'48" E	42.08
C78	3° 19' 00"	56.21	971.00	S 86°04'16" E	56.20
C79	5° 13' 27"	88.53	971.00	N 89°39'30" E	88.50
C80	2° 10' 14"	93.61	2471.00	N 0°28'39" W	93.61
C81	2° 10' 14"	93.61	2471.00	N 2°38'53" W	93.61
C82	91° 46' 54"	14.42	9.00	S 45°07'21" E	12.92
C83	93° 49' 26"	14.74	9.00	N 42°04'29" E	13.15
C84	4° 06' 41"	181.48	2529.00	N 2°46'54" W	181.44
C85	90° 17' 15"	14.18	9.00	N 45°52'11" W	12.76
C86	0° 40' 04"	15.15	1300.00	S 47°37'37" W	15.15
C87	88° 59' 12"	13.98	9.00	S 44°29'36" W	12.61
C88	0° 40' 05"	15.16	1300.00	S 88°17'42" W	15.16
C89	2° 03' 02"	90.51	2529.00	N 3°48'44" W	90.51
C90	2° 03' 39"	90.97	2529.00	N 1°45'23" W	90.96
C91	4° 05' 49"	103.85	1452.39	S 84°01'11" W	103.83
C92	4° 03' 42"	102.96	1452.39	N 88°05'56" E	102.94
C93	4° 03' 43"	102.96	1452.39	S 87°50'21" E	102.94
C94	2° 31' 32"	64.02	1452.39	S 84°32'44" E	64.01
C95	1° 59' 36"	38.96	1120.00	S 84°04'30" E	38.96
C96	4° 12' 37"	82.30	1120.00	S 87°10'36" E	82.28
C97	6° 12' 12"	121.26	1120.00	S 86°10'48" E	121.20
C98	15° 31' 34"	393.57	1452.39	N 88°57'15" E	392.37
C99	0° 44' 50"	18.25	1400.00	S 87°30'46" W	18.25
C100	0° 44' 51"	18.26	1400.00	S 88°15'37" W	18.26
C101	0° 57' 30"	23.42	1400.00	S 89°06'47" W	23.42
C102	0° 57' 30"	23.42	1400.00	N 89°55'43" W	23.42
C103	1° 12' 23"	29.48	1400.00	N 88°57'17" W	29.48
C104	1° 12' 24"	29.48	1400.00	S 89°50'20" W	29.48
C105	1° 20' 25"	20.05	857.00	S 89°47'50" E	20.05
C106	0° 46' 48"	19.78	1452.39	N 81°34'52" E	19.78

PRELIMINARY PLAT (OVERALL)

A SUBDIVISION OF LOT 2 AND 3, JOHNSON SUBDIVISION, AND TRACT E HARVEST RIDGE NORTH
SUBDIVISION LOCATED IN NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF
BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

DRAWING
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CHECKED BY
DATE: 08/19/19
REVISION #
DATE:
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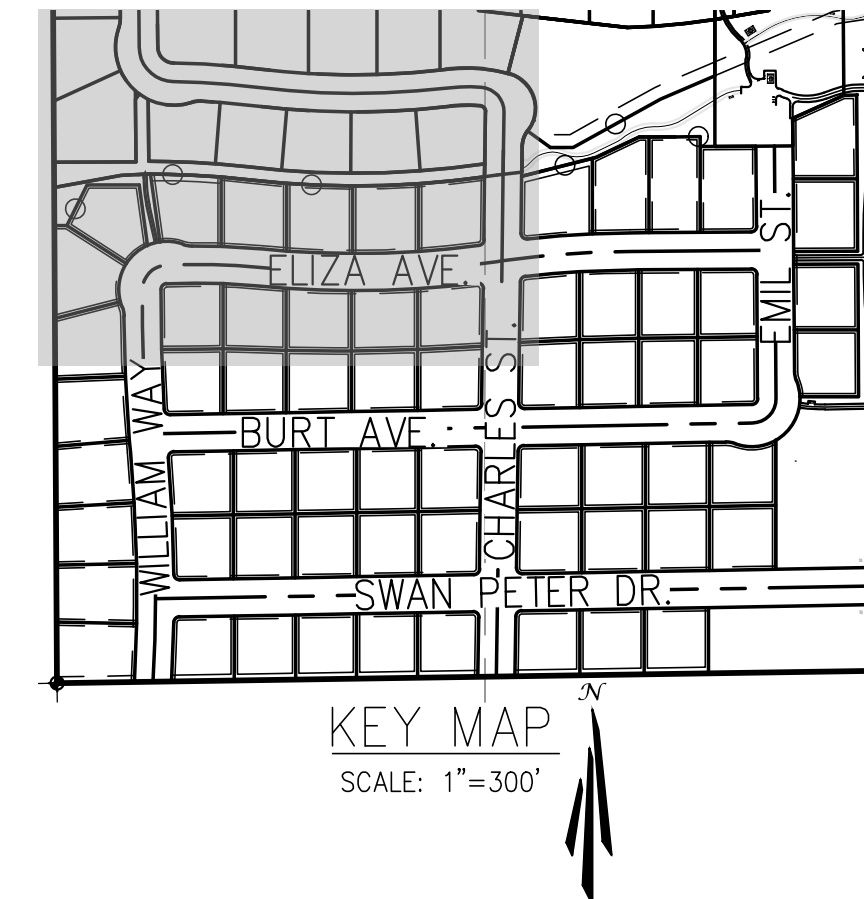
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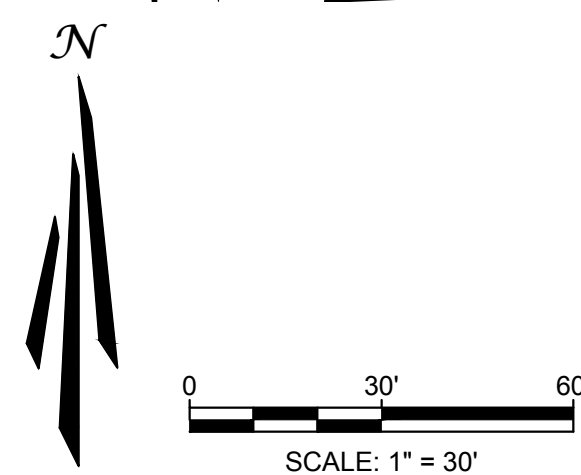
PRELIMINARY PLAT
HARVEST RIDGE SOUTH
BERTHOUD, COLORADO
A SUBDIVISION OF LOT 2 AND 3, JOHNSON SUBDIVISION, AND TRACT E,
HARVEST RIDGE NORTH SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE
69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY
OF LARIMER, STATE OF COLORADO



- LEGEND**
- RIGHT-OF-WAY
 - STREET CENTER LINE
 - PROPERTY LINE
 - EASEMENT
 - CONTROL MONUMENT AS DESCRIBED HEREON
 - #4 REBAR WITH PLASTIC CAP, PLS 30126
 - OPEN SPACE
 - POCKET PARK

EASEMENT NOTES:
ALL LOTS HAVE THE FOLLOWING EASEMENTS UNLESS OTHERWISE NOTED:
5' EASEMENT ALONG ALL RIGHT-OF-WAYS
5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE AND REAR OF LOT LINES

GERALD ARMSTRONG
REC: #87019687
EXISTING ZONE: FA-1



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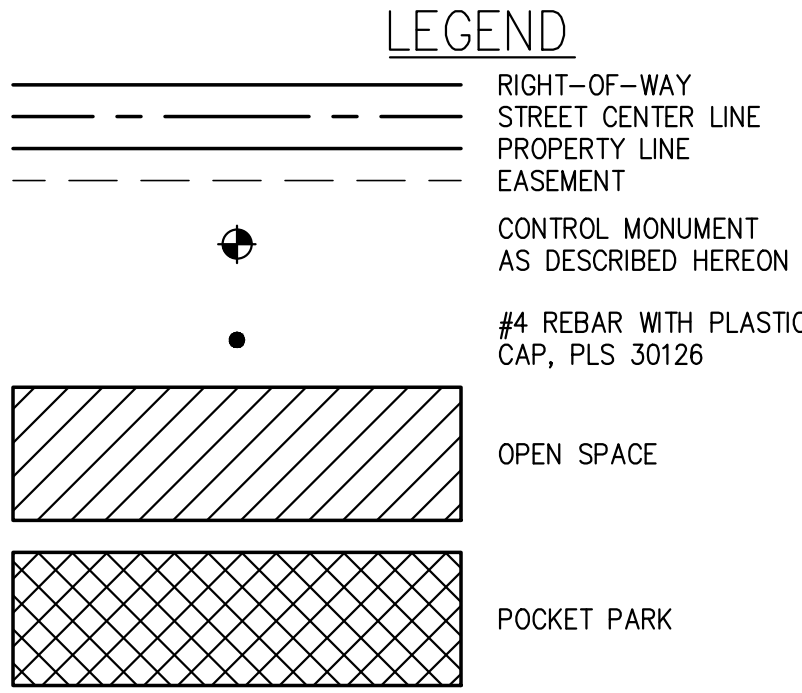
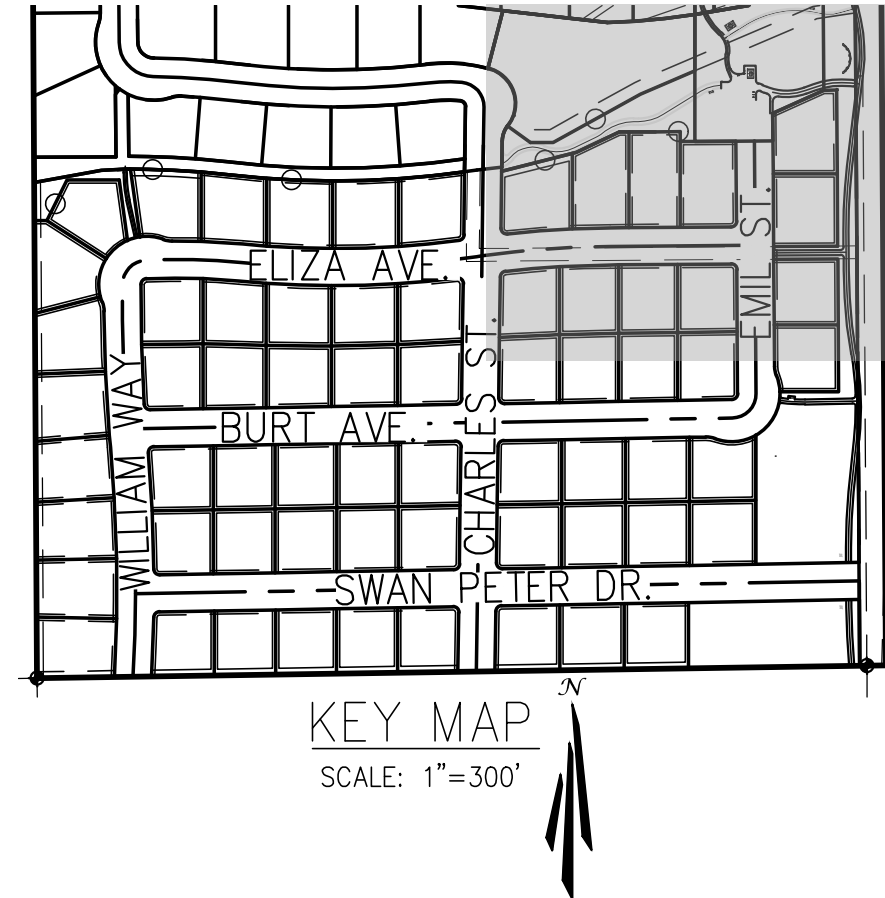
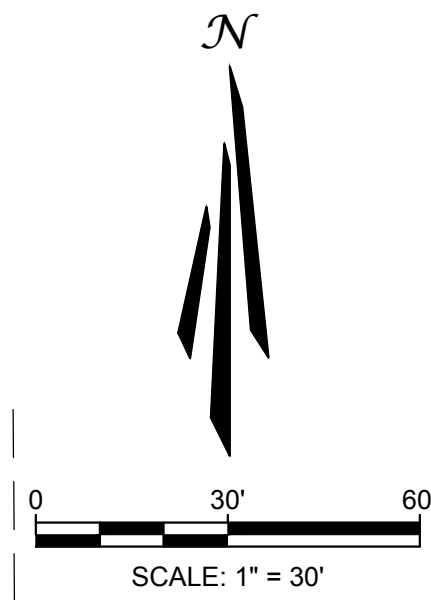
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PRELIMINARY PLAT (NORTHWEST)
A SUBDIVISION OF LOT 2 AND 3, JOHNSON SUBDIVISION, AND TRACT E HARVEST RIDGE NORTH
SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF
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PRELIMINARY PLAT
HARVEST RIDGE SOUTH
BERTHOUD, COLORADO

A SUBDIVISION OF LOT 2 AND 3, JOHNSON SUBDIVISION, AND TRACT E,
HARVEST RIDGE NORTH SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE
69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY
OF LARIMER, STATE OF COLORADO



EASEMENT NOTES:
ALL LOTS HAVE THE FOLLOWING EASEMENTS UNLESS OTHERWISE NOTED:
5' EASEMENT ALONG ALL RIGHT-OF-WAYS
5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE AND REAR OF LOT LINES

PRELIMINARY PLAT (NORTHEAST)

A SUBDIVISION OF LOT 2 AND 3, JOHNSON SUBDIVISION, AND TRACT E HARVEST RIDGE NORTH
SUBDIVISION LOCATED IN NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF
BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

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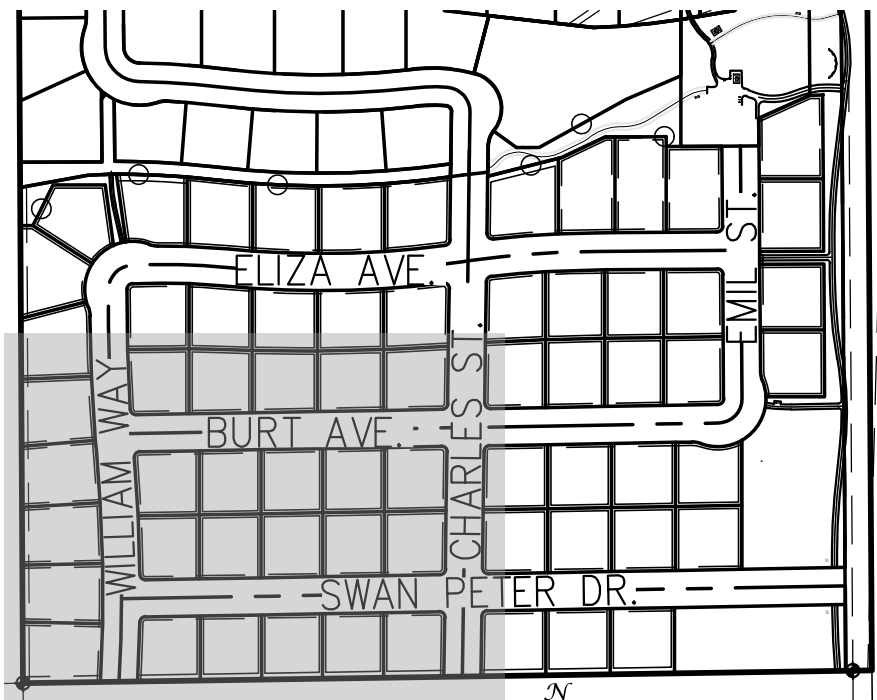
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PRELIMINARY PLAT
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BERTHOUD, COLORADO

A SUBDIVISION OF LOT 2 AND 3, JOHNSON SUBDIVISION, AND TRACT E,
HARVEST RIDGE NORTH SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE
69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY
OF LARIMER, STATE OF COLORADO



KEY MAP
SCALE: 1" = 300'

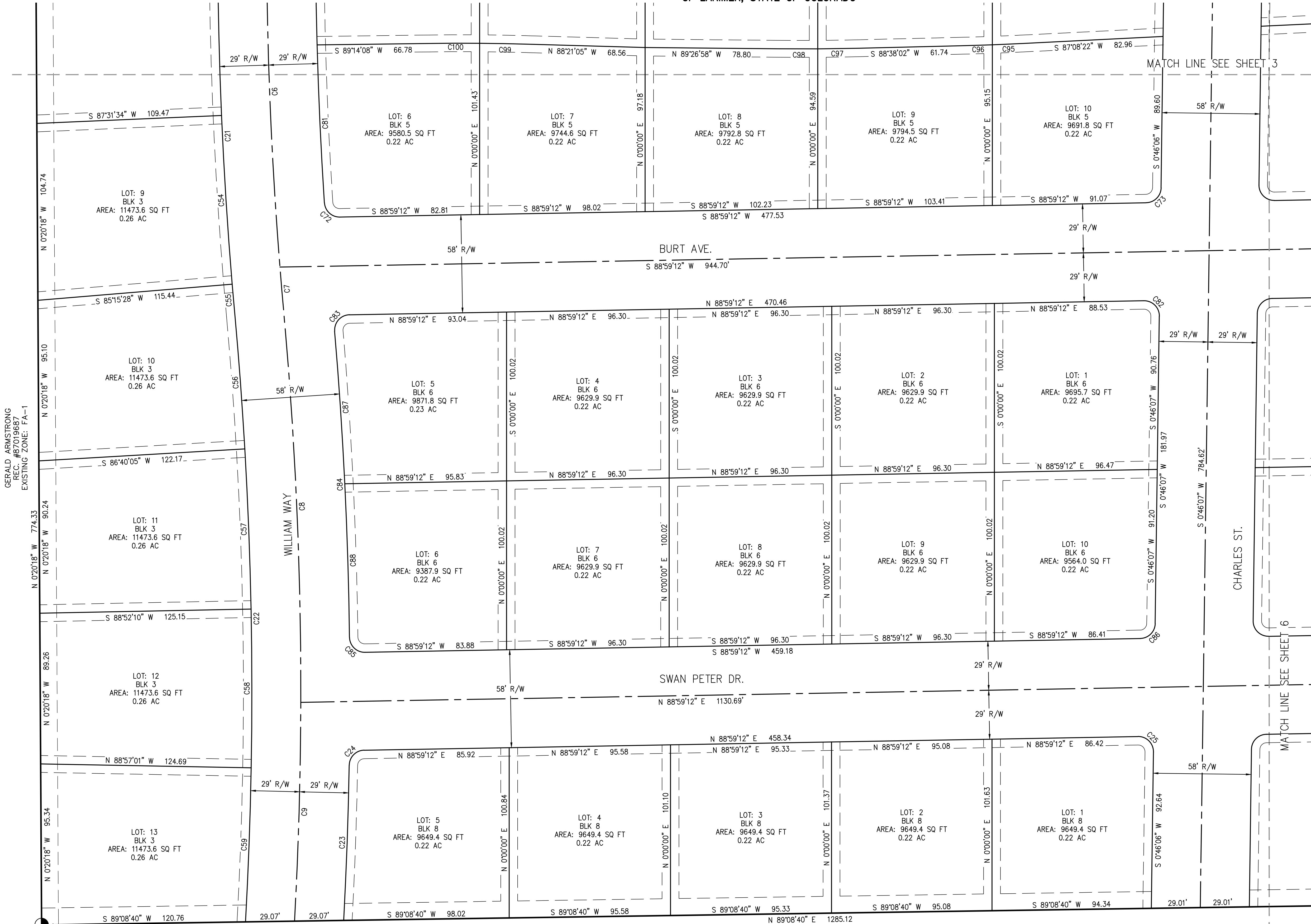
LEGEND

- RIGHT-OF-WAY
- STREET CENTER LINE
- PROPERTY LINE
- EASEMENT
- CONTROL MONUMENT
AS DESCRIBED HEREON
- #4 REBAR WITH PLASTIC
CAP, PLS 30126
- OPEN SPACE
- POCKET PARK

EASEMENT NOTES:

ALL LOTS HAVE THE FOLLOWING EASEMENTS UNLESS OTHERWISE
NOTED:

- 5' EASEMENT ALONG ALL RIGHT-OF-WAYS
- 5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE AND REAR
OF LOT LINES



GERALD ARMSTRONG
REC. #87019687
EXISTING ZONE: FA-1

NE 1/4 COR SEC27, T4N, R69W
FOUND 3-1/4 INCH ALUMINUM
CAP, PLS 28650

WILLIAM JOHNSON
REC. #18530761
EXISTING ZONE: FA-1

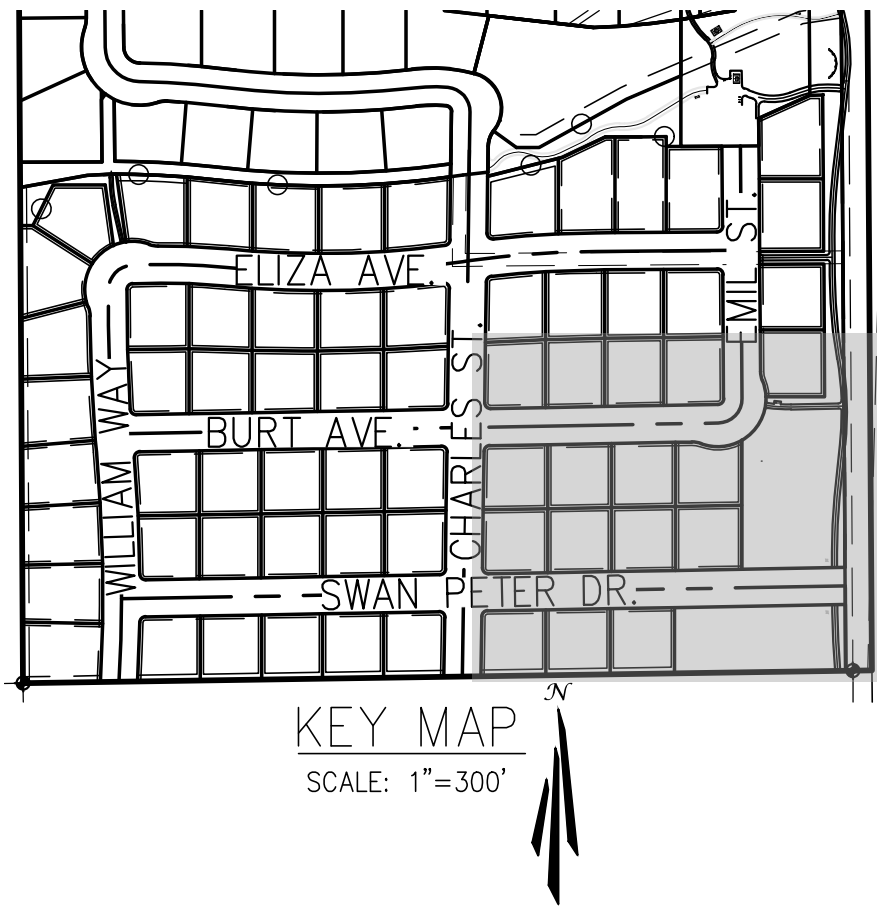
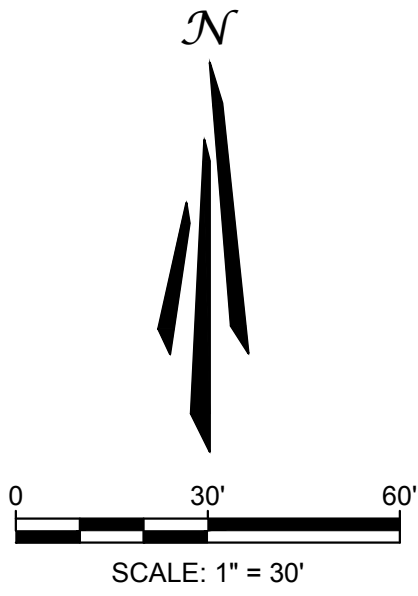
PRELIMINARY PLAT (SOUTHWEST)

A SUBDIVISION OF LOT 2 AND 3, JOHNSON SUBDIVISION, AND TRACT E HARVEST RIDGE NORTH
SUBDIVISION LOCATED IN NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF
BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

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PRELIMINARY PLAT
HARVEST RIDGE SOUTH
BERTHOUD, COLORADO

A SUBDIVISION OF LOT 2 AND 3, JOHNSON SUBDIVISION, AND TRACT E,
HARVEST RIDGE NORTH SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE
69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY
OF LARIMER, STATE OF COLORADO



- LEGEND**
- RIGHT-OF-WAY
 - STREET CENTER LINE
 - PROPERTY LINE
 - EASEMENT
 - CONTROL MONUMENT
AS DESCRIBED HEREON
 - #4 REBAR WITH PLASTIC
CAP, PLS 30126
 - OPEN SPACE
 - POCKET PARK

EASEMENT NOTES:
ALL LOTS HAVE THE FOLLOWING EASEMENTS UNLESS OTHERWISE
NOTED:
5' EASEMENT ALONG ALL RIGHT-OF-WAYS
5' DRAINAGE AND UTILITY EASEMENT ALONG SIDE AND REAR
OF LOT LINES

PRELIMINARY PLAT (SOUTHEAST)

A SUBDIVISION OF LOT 2 AND 3, JOHNSON SUBDIVISION, AND TRACT E HARVEST RIDGE NORTH
SUBDIVISION LOCATED IN NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
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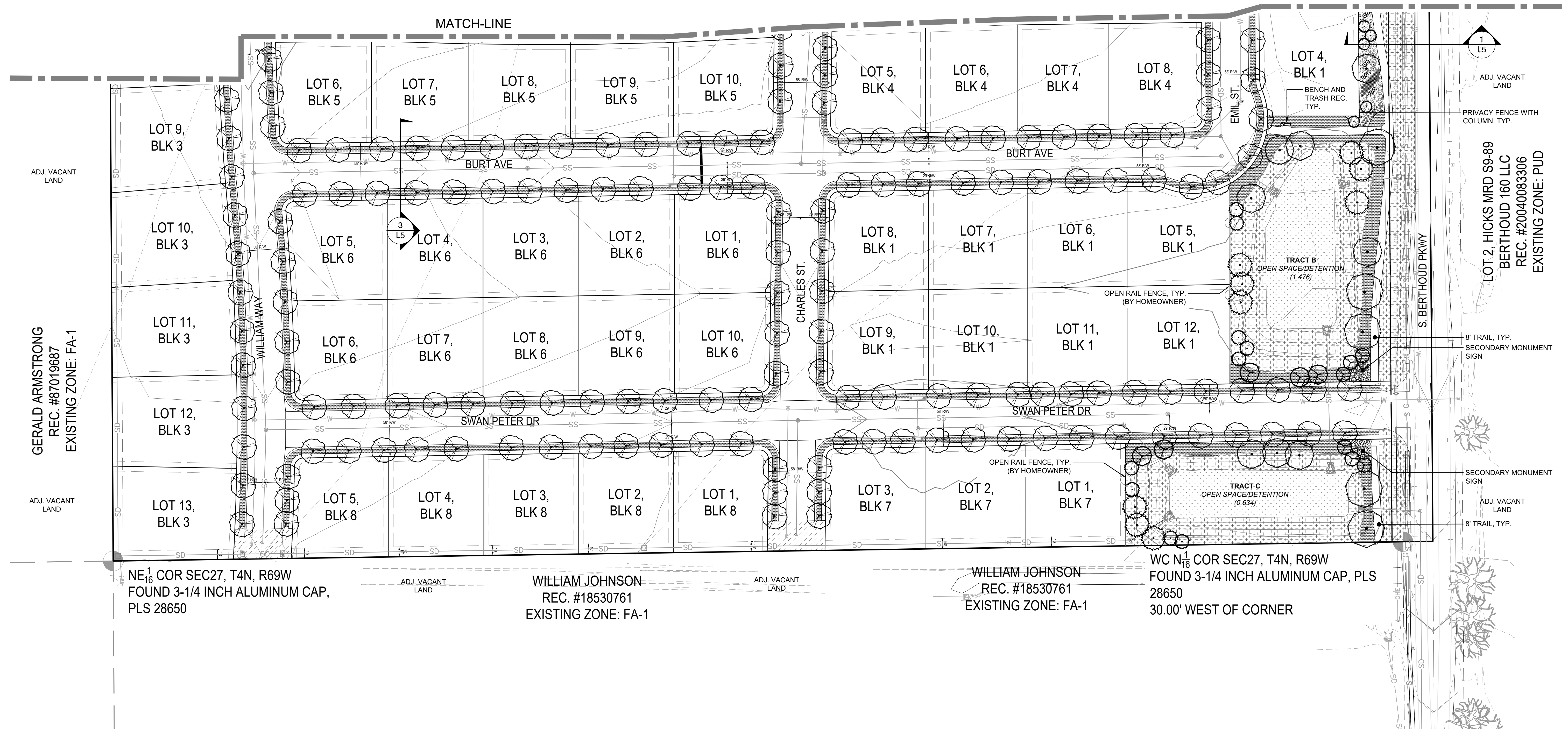
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1 LANDSCAPE PLAN

0' 50' 100' 150'
SCALE: 1" = 50'-0"

NORTH

PRELIMINARY LANDSCAPE LEGEND -

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY	---	GROUNDCOVER BOUNDARY		ROCK MULCH (IRRIGATED / POINT SOURCE/IN-LINE)		DEC. STREET TREES (BY HOMEOWNER)
---	PROPOSED LOT LINE	---	EXTENT OF DEVELOPMENT LINE		PRAIRIE SEED MIX (WITH WILDFLOWERS) IRRIGATED - ROTARY/ROTOR		DEC. OPEN SPACE TREES
---	PROPOSED UTILITY EASEMENT	---	SIGHT VISION TRIANGLE		AGGREGATE TRAIL		ORNAMENTAL STREET TREES
---	PROPOSED SIDEWALK	---	FENCE COLUMN		TURFGRASS SOD (IRRIGATED - POP UP/ROTOR)		EVERGREEN OPEN SPACE TREES
---	PROPOSED CONTOUR - MAJOR	---	PRIMARY MONUMENT WITH SUBDIVISION IDENTITY ART ELEMENT		NATIVE SEED MIX (IRRIGATED - ROTARY/ROTOR)		EXISTING TREES
---	PROPOSED CONTOUR - MINOR	---	SECONDARY MONUMENT		DETENTION POND BOTTOM SEED MIX (NON-IRRIGATED)		
---	EXISTING CONTOUR - MAJOR	---	TEMPORARY NATIVE SEED (NON-IRRIGATED)				
---	EXISTING CONTOUR - MINOR						
---	PERIMETER FENCING						
---	OPEN RAIL FENCING (BY HOMEOWNER)						
---	STEEL EDGING						

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LANDSCAPE PLAN

HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 2 & 3 OF JOHNSON SUBDIVISION AND TRACT E OF HARVEST RIDGE NORTH
BERTHOUD, CO

DRAWN: PCM
DATE: 9/30/19
CHECKED: MDW
DATE: 10/2/19
REVISION #:
JOB NO.: 19-030

L3

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GERALD ARMSTRONG
REC. #87019687
EXISTING ZONE: FA-1

GERALD ARMSTRONG
REC. #87019687
EXISTING ZONE: FA-1

HT LAND PARTNERS, LLC
HARVEST RIDGE NORTH
EXISTING ZONE: R-1

LOT 1, HICKS MRD S9-89
PAUL HICKS
REC. #90004035
EXISTING ZONE: PUD

LOT 2, HICKS MRD S9-89
BERTHOUD 160 LLC
REC. #20040083306
EXISTING ZONE: PUD

NE $\frac{1}{16}$ COR SEC27, T4N, R69W
FOUND 3-1/4 INCH ALUMINUM CAP,
PLS 28650

WILLIAM JOHNSON
REC. #18530761
EXISTING ZONE: FA-1

WILLIAM JOHNSON
REC. #18530761
EXISTING ZONE: FA-1

WC N $\frac{1}{16}$ COR SEC27, T4N, R69W
FOUND 3-1/4 INCH ALUMINUM CAP, PLS
28650
30.00' WEST OF CORNER

WATER USE EXHIBIT LEGEND

SYMBOL	DESCRIPTION	WATER REQ.
	TURFGRASS SOD HIGH WATER USE POP-UP SPRAY, ROTARY IRRIGATION AREA = 23,546 SF (0.54 ACRES)	2.22 ACRE FT
	NATIVE SEED LOW WATER USE ROTOR, POP-UP ROTARY IRRIGATION AREA = 91,541 SF (2.10 ACRES)	2.38 ACRE FT
	PLANTING BED LOW WATER USE POINT SOURCE OR INLINE DRIP EMITTERS AREA = 16,859 SF (0.39 ACRES)	0.60 ACRE FT
	DET. POND SEED / FUTURE R.O.W. NON-IRRIGATED AREA = 19,512 SF (0.45 ACRES)	0.0 ACRE FT

LEGEND -

SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED SIDEWALK
	PERIMETER FENCING
	GROUND COVER BOUNDARY
	SITE AMENITY AREA
	DEC. STREET TREES
	DEC. TREES
	EVERGREEN TREES
	ORNAMENTAL TREES

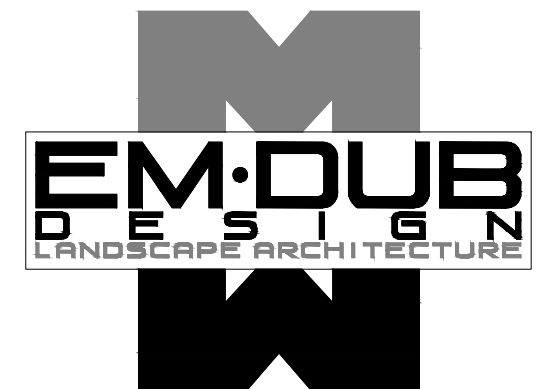
WATER USE EXHIBIT

HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC

LOT 2 & 3 OF JOHNSON SUBDIVISION AND TRACT E OF HARVEST RIDGE NORTH
BERTHOUD, CO

DRAWN: PCM
DATE: 9/30/19
CHECKED: MDW
DATE: 10/2/19
DESIGNED: JH
DATE: 10/2/19
JOB NO.: 19-030

L4



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LAKEWOOD, CO 80214
P: 303-882-1237

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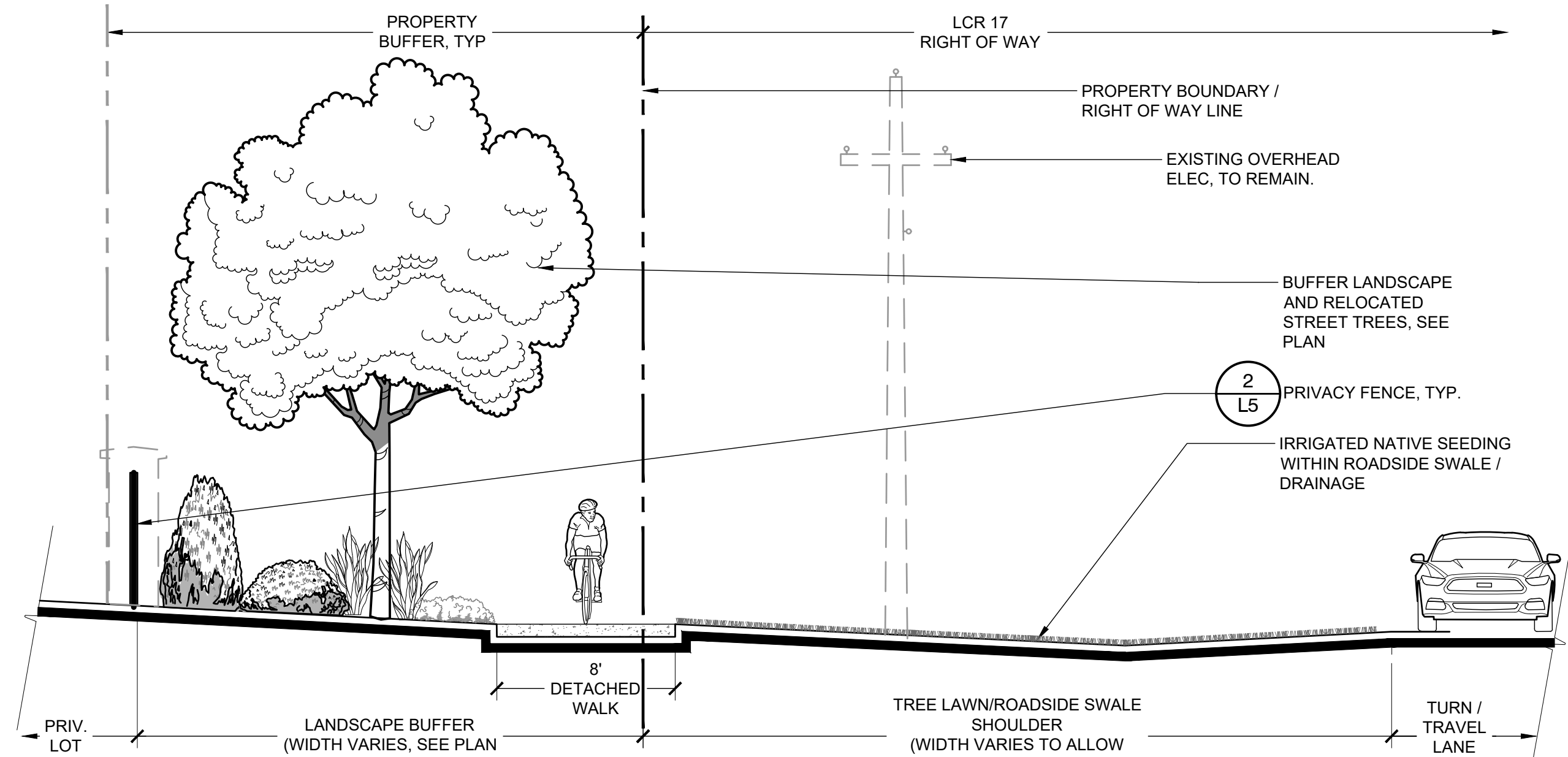
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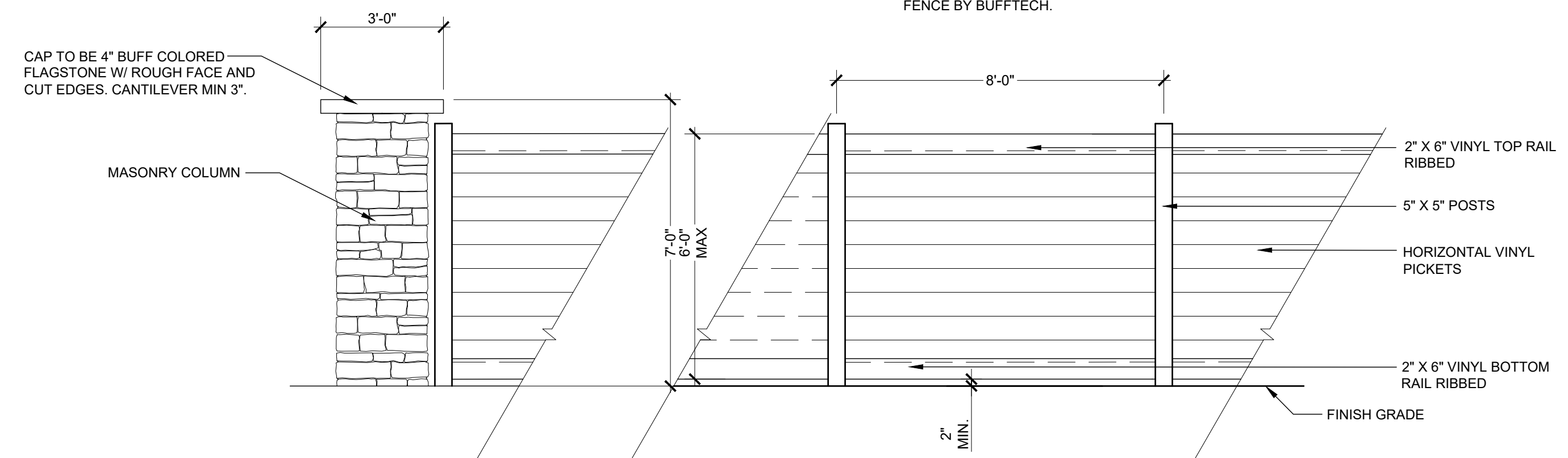
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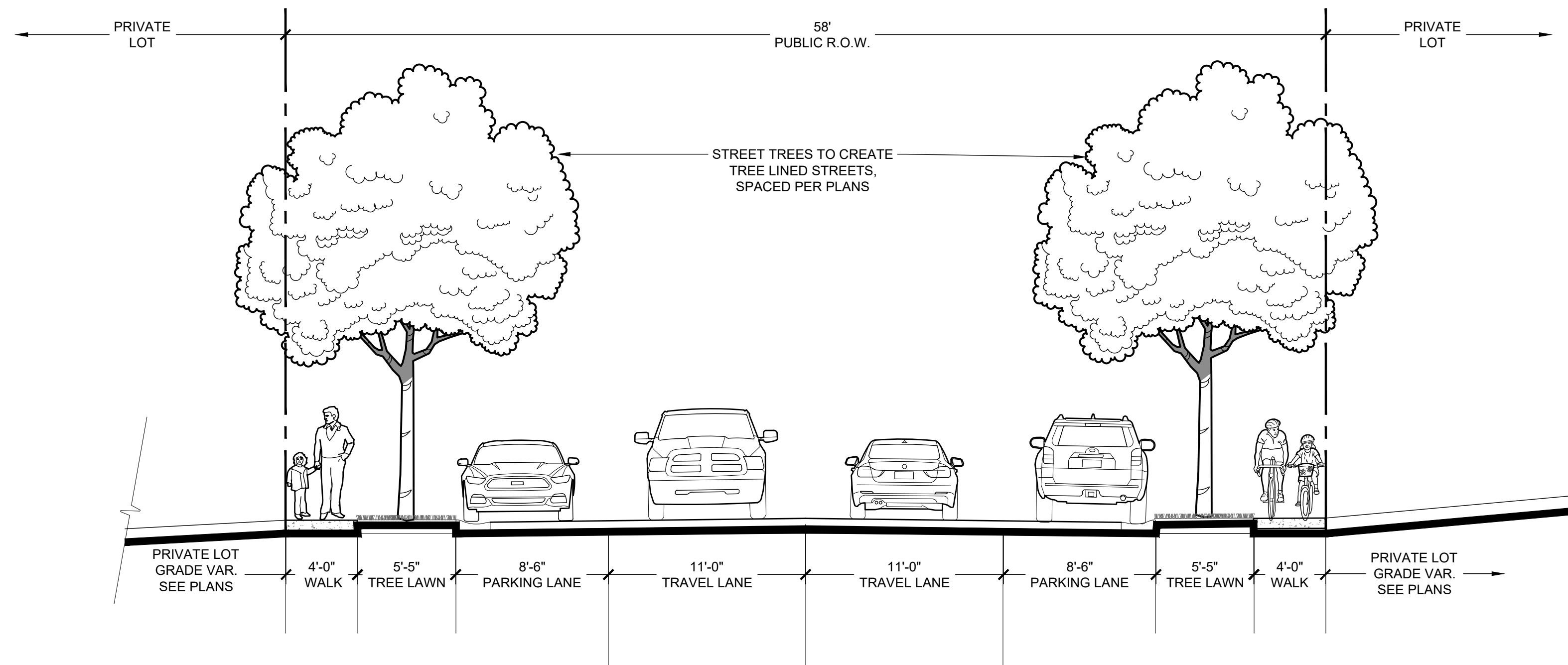
1 LCR 17 R.O.W / PROPERTY BUFFER - A
3/16" = 1'-0"

P-RE-HAR-02



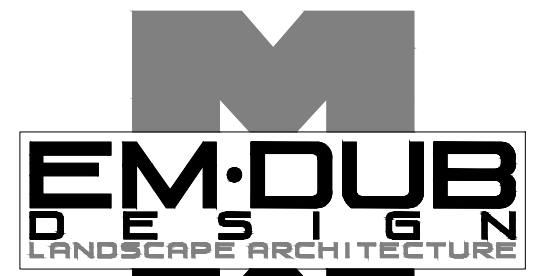
2 PRIVACY FENCE AND COLUMN
3/8" = 1'-0"

P-RE-HAR-01



3 INTERNAL STREET SECTION - DETACHED WALK

P-RE-HAR-03



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TYPICAL CROSS SECTIONS
HARVEST RIDGE SOUTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 2 & 3 OF JOHNSON SUBDIVISION AND TRACT E OF HARVEST RIDGE NORTH
BERTHOUD, CO

DRAWN: PCM
DATE: 9/30/19
CHECKED: MDW
DATE: 10/2/19
DESIGNED: JMT
DATE: 10/2/19
JOB NO.: 19-030

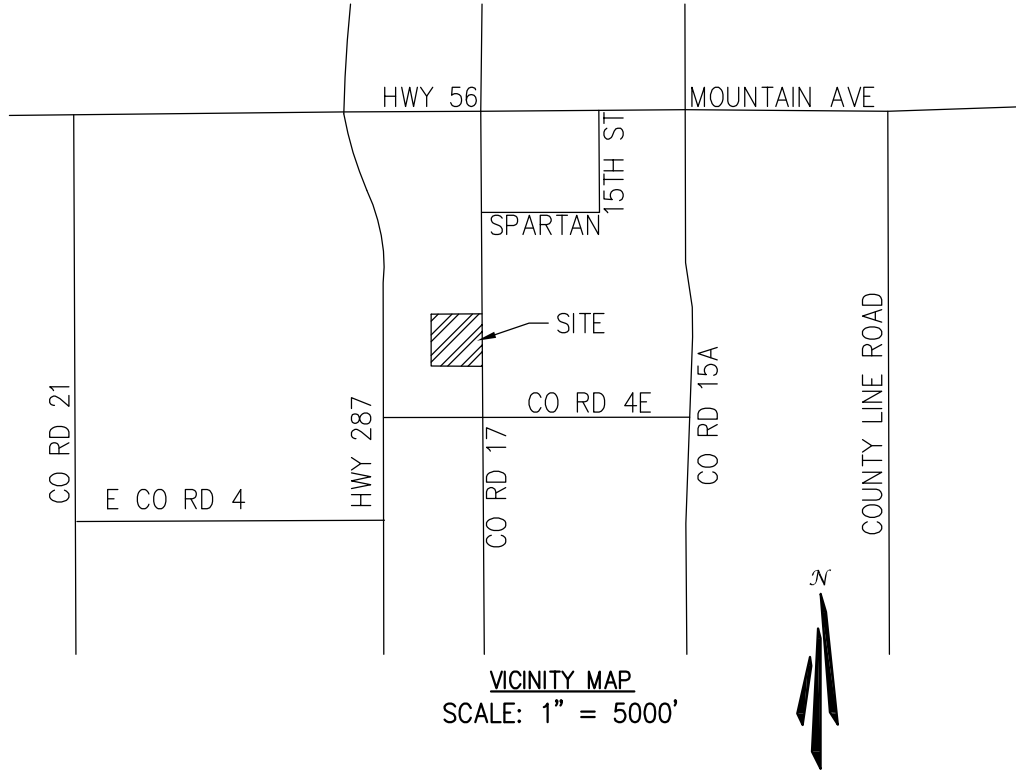
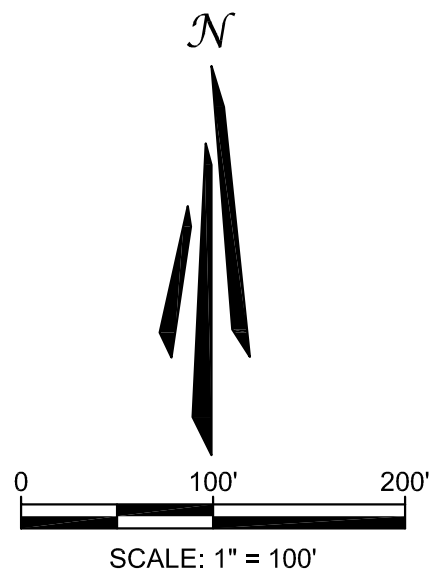
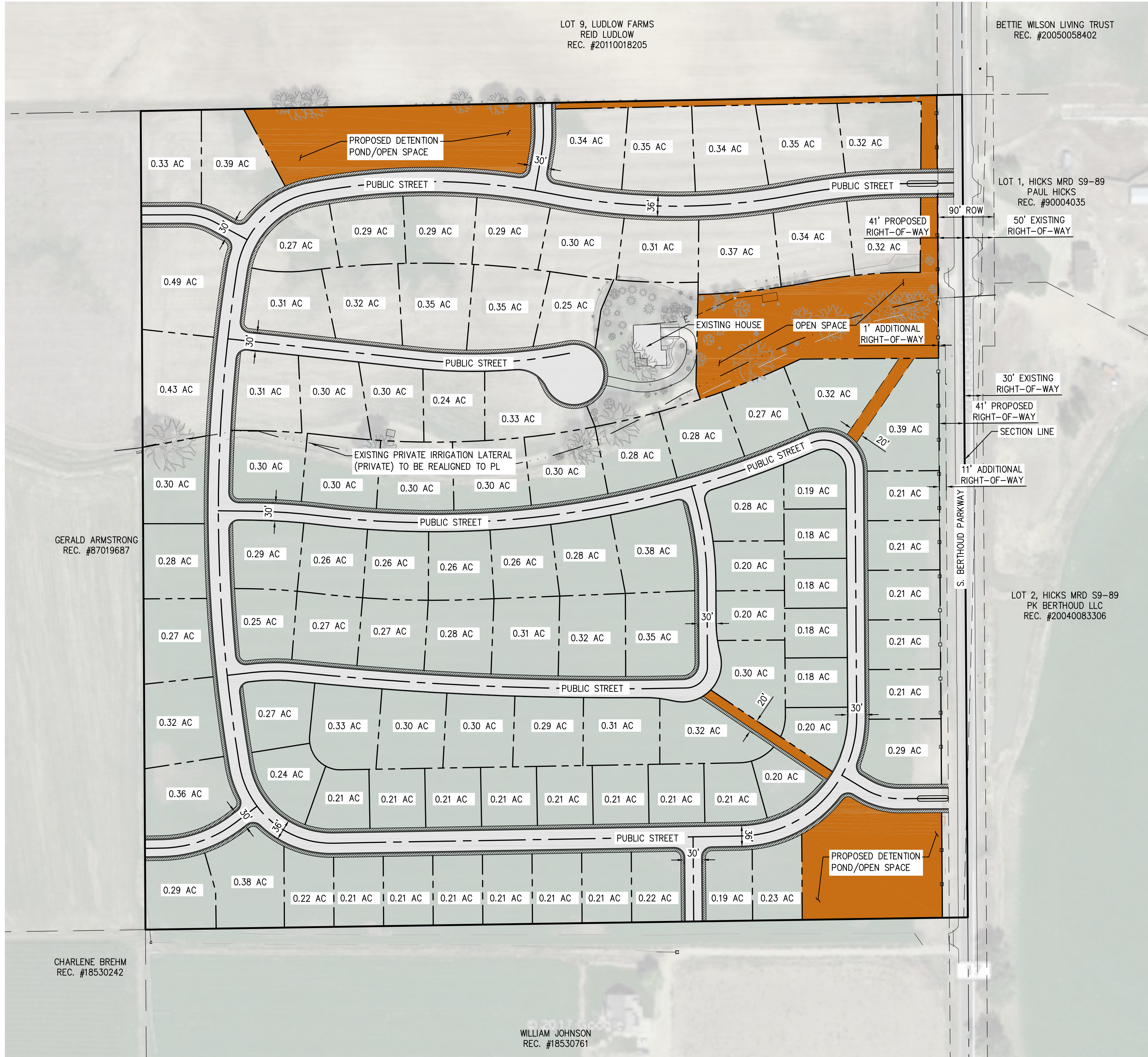
L5

10/03/2019 PRELIMINARY PLAT SUBMITTAL

**CONCEPT PLAN
SUBMITTED WITH
ANNEXATION FOR
REFERENCE**

Jan 25, 2018 - 4:42pm by nensley K:\Drawings\CO\CO13580 - 721 SCR 17, BERTHOUD, CO\ENG\Conceptual Plans\CO13580_CONCEPT.dwg

CONCEPT PLAN ARBOR RIDGE



LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO,

LEGEND:

- ROADWAY
- SIDEWALK
- OPEN SPACE/STORMWATER TREATMENT
- FENCE

FLOODPLAIN NOTE:

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 08069C1386G DATED FEBRUARY 6, 2013, THE PROJECT SITE LIES IN ZONE X, WHICH IS DEFINED AS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

LAND USE TABLE

TOTAL ACREAGE	39.25	ACRES
PROPOSED DENSITY	2.62	DU/ACRE
PROPOSED NUMBER OF DWELLING UNITS	103	DWELLING UNITS

DEVELOPMENT SUMMARY:

LOT SIZE: 1,709,947 SF
39.25 ACRES
EXISTING ZONING: FA-1 (FARMING)
PROPOSED ZONING: R-1 (SINGLE FAMILY DISTRICT)
ADJACENT ZONING:
NORTH: PUD
EAST: PUD
SOUTH: FA-1 (FARMING)
WEST: FA-1 (FARMING)

SETBACKS:

FRONT: 15' MINIMUM, 22' FROM GARAGE
SIDE: 5' MINIMUM FOR BUILDINGS LESS THAN OR EQUAL TO 22' IN HEIGHT
7'6" MINIMUM FOR BUILDINGS GREATER THAN 22' IN HEIGHT
CORNER SIDE: 15' MINIMUM
REAR: 20' MINIMUM

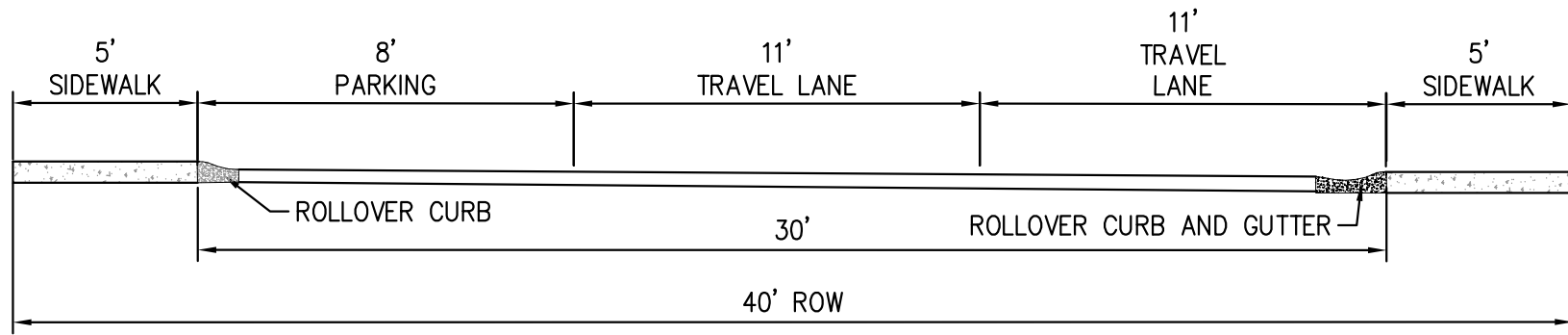
RIGHT-OF-WAY DEDICATION NOTE:

ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED TO PROVIDE 41' ROW FROM SECTION LINE AT TIME OF PLATTING.

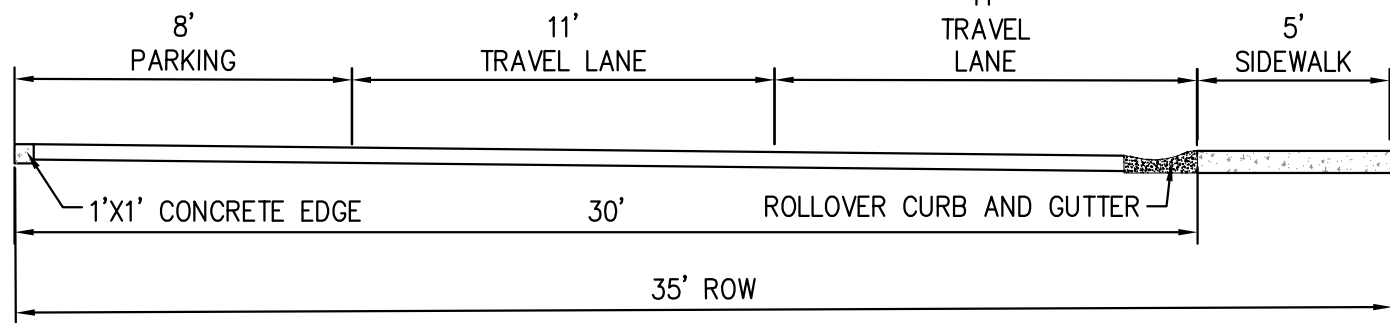
STREET NOTE:

ALL PUBLIC STREET DIMENSIONS, ALIGNMENTS AND DESIGN SHALL CONFORM TO LARIMER COUNTY URBAN AREA STREET STANDARDS.

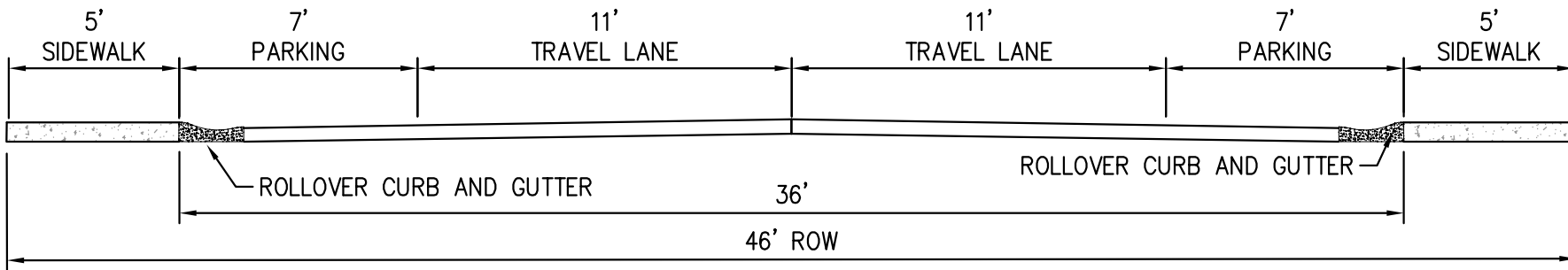
MODIFIED STREET SECTIONS



PARKING ONE SIDE



PARKING ONE SIDE



PARKING BOTH SIDES

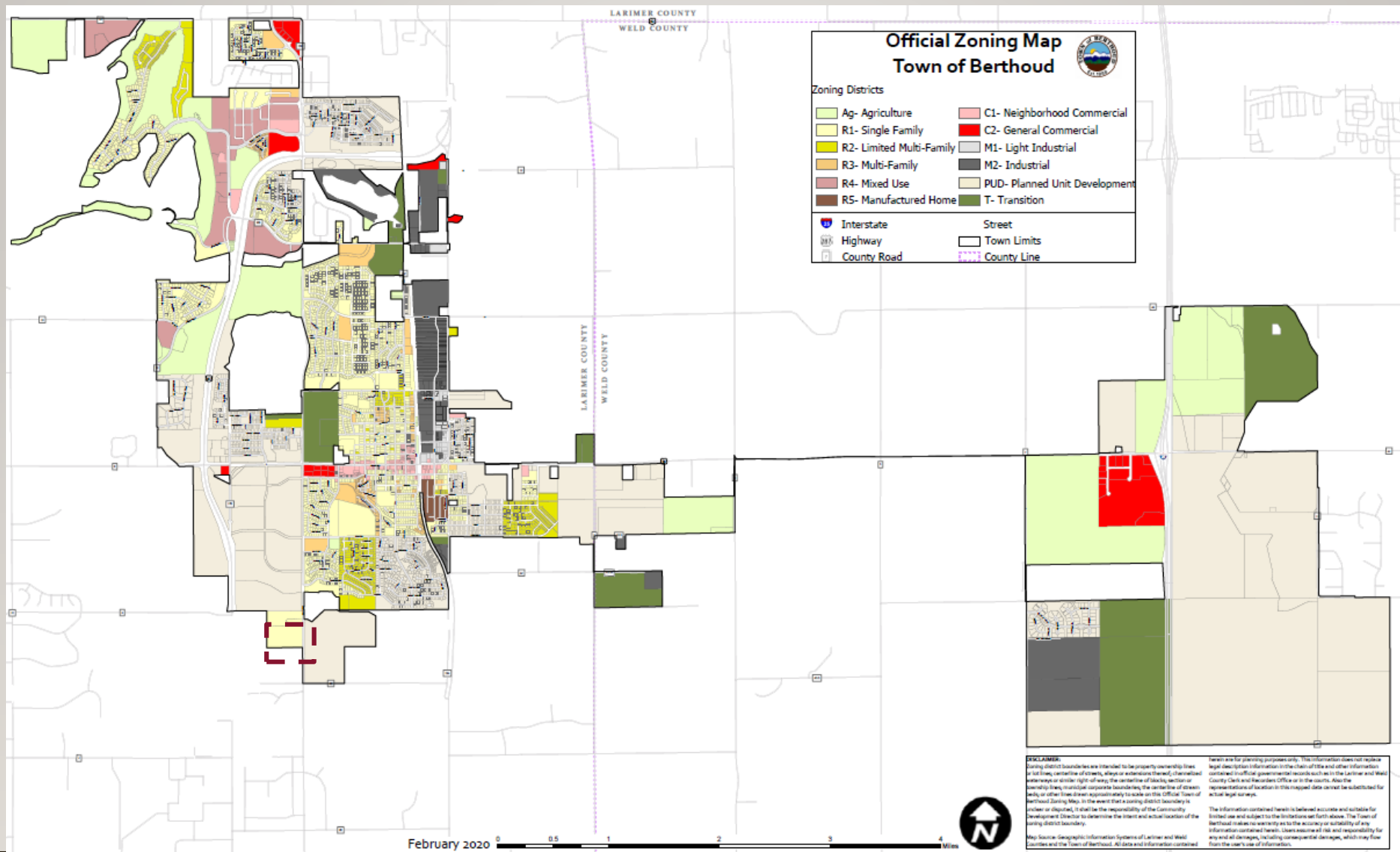
CONCEPT PLAN

ARBOR RIDGE
HT LAND PARTNERS, LLC
721 S BERTHOUD PARKWAY
BERTHOUD, CO 80513

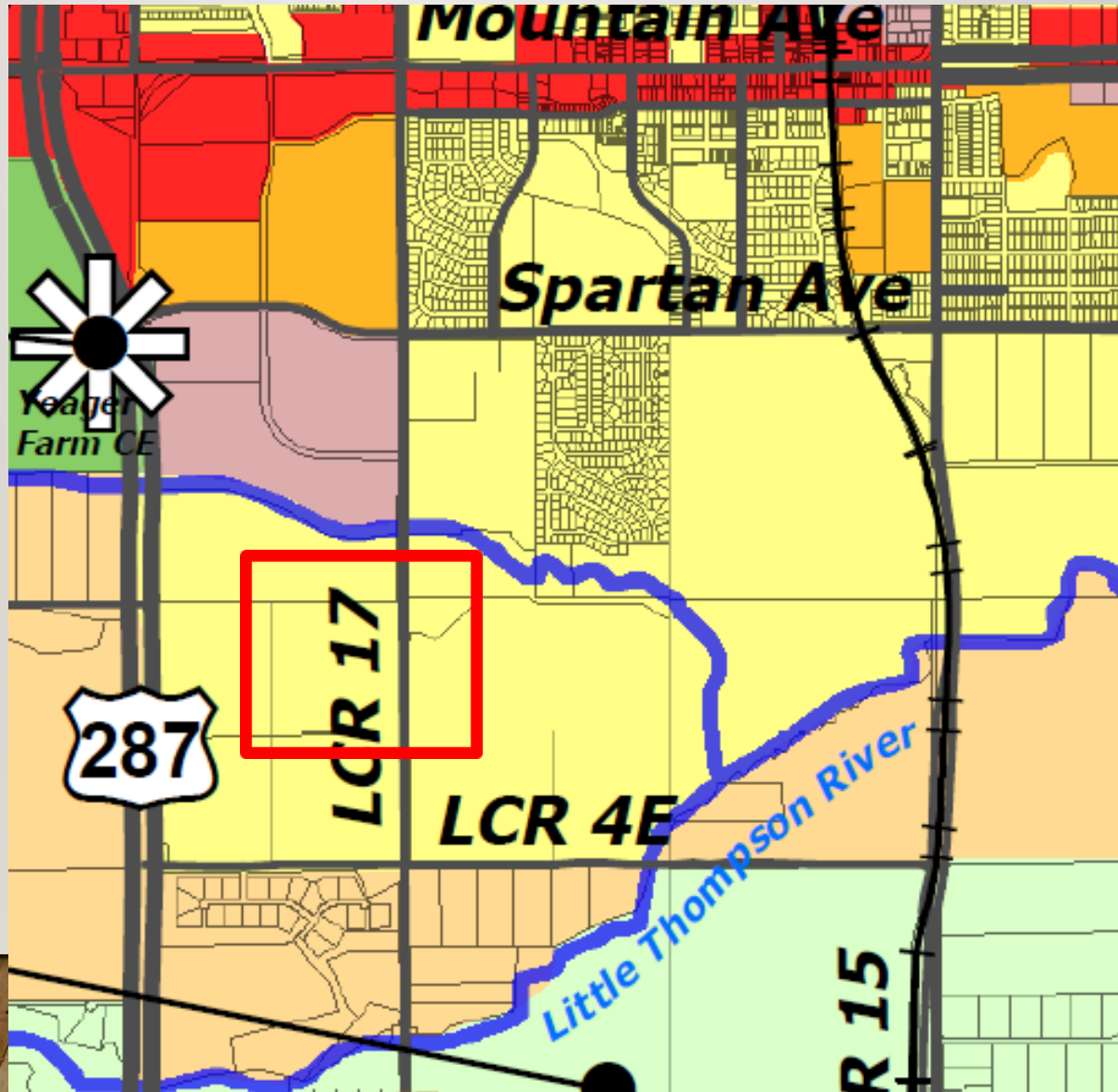
DRAWN: NE
DATE: 08/17/2017
CHECKED: AH
DATE: 1/25/2018
REVISION #: 4
DATE: 1/25/2018
JOB NO: CO13580

**PREFERRED LAND
USE PLAN/ZONING
MAP AND PORT
PLAN FOR
REFERENCE**

ZONING MAP (R-I SINGLE FAMILY)



Preferred Land Use





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

NEIGHBORHOOD COMMENT REPORT

Date: 02/27/20

Project: Harvest Ridge Preliminary Plat

Applicant: Alex Hoime P.E.

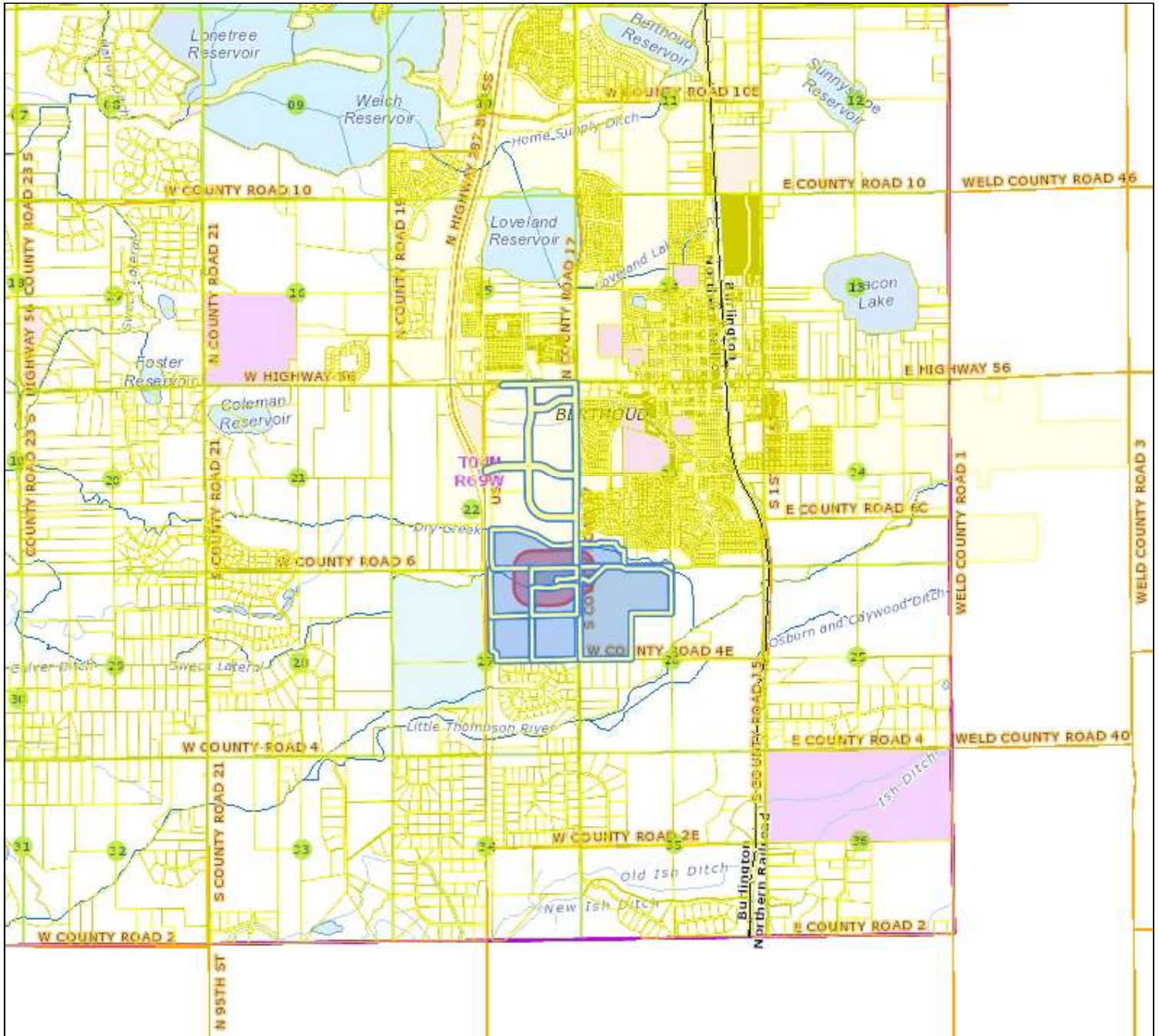
As per Chapter 30, Section 6 of the Town of Berthoud Development Code, a neighborhood notice letter was sent to property owners within 500 feet of the proposed development.

The applicant is responsible for addressing all public comment received and must provide the Town with a copy of how the public comments have been addressed.

No responses were submitted.

**MAP OF 500'
PUBLIC
NOTICING
AREA**

Larimer County Web Map



Legend

- | | |
|-------------------------|------------------------------|
| Tax Parcels | County Boundary |
| PLSS Township and Range | Rocky Mountain National Park |
| PLSS Sections | Incorporated Areas |
| Railroads | City or Town |
| Major Road System | County |

Notes

0.6 0 0.6 Miles

Date Prepared: 12/28/2018 12:05:54 PM

Scale
1: 47,576



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.

1. **Call to Order** – The Planning Commission convened a regular meeting on February 28, 2019. Chairman Banzhaf called the meeting to order at 7:00 p.m.
2. **Roll Call** – Members Present: Scott Banzhaf, Chairman, Kelsey Byron, Jeff Butler, Patrick Dillon, Jan Dowker, Sean Murphy, and Dick Shepard.
Staff Present: Curt Freese and Jill Wilson.
3. **Consent Agenda** – Minutes from meeting of February 14, 2019. Motion to approve by Commissioner Shepard. Seconded by Commissioner Murphy. With all in favor, THE MOTION CARRIED.
4. **Harvest Ridge North Preliminary Plat-**
Mr. Freese presented the agenda item, which was a request for a preliminary plat of 30 single family lots located on the west side of Berthoud Parkway, north of County Road 4E & south of Spartan Avenue. He noted that the project had been renamed from Arbor Ridge, which property was annexed in early 2018. The current proposal only encompassed the northern portion of the annexed area with future phases to the south. He noted the two conditions of approval regarding a trail connection and vinyl fencing.

Alex Hoime, applicant, mentioned the original concept plan for the site, and the minor subdivision that was completed. He noted the updates from the previously approved concept plan and mentioned the conditions placed on the concept plan that were being abided by. He mentioned the vinyl fence proposed and noted that it would not be white vinyl fence. He explained that the proposed fencing would be vinyl; however, it would have texture, the look of wood and would be low maintenance. He showed a picture depicting such a type of fence. He asked that if a condition regarding the fencing was placed on the approval that it stipulate the vinyl fencing have a wood-like look and coloring. He noted it would be a similar fencing used at the Berthoud Lake Enclave development. He noted the other condition of approval regarding the trail connection and stated that they were proposing a buffer with a trail along Berthoud Parkway. He also mentioned that a water line would be extended to the north that would supply water.

Bill Johnson, property owner to the south, stated his family's desire to keep their property as farmland as long as possible. He stated that water accessibility would become a concern once the proposed property was developed. He explained that he had proposed a 15-foot irrigation and drainage easement be put in place within the applicant's property; however, the applicant was only proposing a 10-foot easement. He remarked that a 10-foot easement would create difficulties. He also mentioned that burying the pipeline would be the preferred method to provide the water. He was also concerned about the increased traffic and accessing S. Berthoud Parkway. He asked that a turn lane be provided off of County Road 4E. He also suggested stone column fencing be added to the proposed development.

Commissioner Byron asked for more information on the location of irrigation and drainage easement.

Mr. Hoime stated that the pipe would be underground, and the easement had already been established with the minor subdivision approval. He remarked that they were willing to work with Mr. Johnson and address his concerns. He noted that the irrigation easement was not a part of the plat of Harvest Ridge North. It was on the southern portion of the entire property, which would be developed and reviewed during a different phase of the project.

Commissioner Dowker mentioned the right to farm act and asked if what was being proposed would impact Mr. Johnson.

Mr. Hoime showed where the easement would begin, which was at the southern portion of the proposed property.

Mr. Freese noted that it was an off-site improvement that did not impact the current proposal, and a condition could be placed on any future phases or platting.

Mr. Hoime noted the concerns, which was why the easement was granted during the minor subdivision process and why a subsurface pipe would be installed.

Commissioner Banzhaf asked if the fencing the applicant proposed would be acceptable.

Commissioner Shepard asked how high the fencing would be and also asked about the entryway fencing.

Mr. Hoime stated that the fence would be 5-6 feet high and stone columns along the entryway.

Commissioner Butler stated that he was under the impression there would be intermittent stone columns along the entire length of the fencing.

Mr. Hoime stated that he would be willing to look into the cost of adding columns, and remarked that he would address that during the Final Plat phase.

Commissioner Shepard suggested that stone columns along Berthoud Parkway be looked into.

Discussion ensued regarding the vinyl fencing. The Commission agreed to update the condition of approval.

Mr. Hoime wondered if the fencing would be an acceptable design element, which was a requirement in the code.

The Commission came to a consensus that it would qualify.

Commissioner Dowker wondered what the triggers for traffic impacts would be.

Mr. Freese stated that a traffic study was completed, and upgrades would be triggered at some point in the future when other phases were developed.

Mr. Hoime stated that at full build out, turn lanes would be triggered and required, and the right-of-way had already been dedicated for those future lanes.

Commissioner Byron complimented the street names chosen. She asked about the artwork proposed. She thanked the applicant for addressing all concerns.

Mr. Hoime stated that it was one of the design elements; however, the artwork had not yet been chosen.

Commissioner Murphy asked the timeline for developing the property with the current home into open space.

Mr. Hoime stated that the timing was unknown, and it would depend on the development of phase one.

Commissioner Shepard thanked the applicant for their work. He mentioned that the fence line along Berthoud Parkway was important and asked that it be kept in mind.

Commissioner Dowker thanked Mr. Johnson for his feedback and expressing his concerns.

MOTION by Commissioner Shepard to approve the Harvest Ridge North Preliminary Plat with the findings that it is consistent with Section 30-6-105C with the following recommendations:

- **Any future phases will require the trail connection proposed along the existing farmhouse property to be completed.**
- **Vinyl Fencing proposed along Berthoud Parkway be limited to a 'wood grain' appearance.**

Seconded by Commissioner Dillion.

With all in favor, THE MOTION CARRIED.