



Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
970.532.2643

TOWN OF BERTHOUD PLANNING COMMISSION

ONLINE MEETING (SEE BELOW)

807 Mountain Avenue

THURSDAY, June 11th, 2020

6:00 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 February 27th, 2020 Planning Commission Meeting

4. Public Hearing: Hammond 5th Filing Final Plat, Kristin Turner agent

5. Public Hearing: Husen-Christopher Mini Storage Conditional Use Permit, Stephanie Hansen agent

6. Reports

7. Adjourn

Zoom Meeting:

Join Meeting

<https://us02web.zoom.us/j/89572494781>

Meeting ID: 895 7249 4781

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TOWN OF BERTHOUD
PLANNING COMMISSION
REGULAR MEETING
February 27, 2020
Page 1 of 3

1. **Call to Order** – The Planning Commission convened a regular meeting on February 27, 2020. Chairman Dowker called the meeting to order at 6:03 p.m.
2. **Roll Call** – Members present: Jan Dowker Chairman, Patrick Dillon, Danielle Trotta, Jeff Butler, and Matt Rood.

Members absent: Sean Murphy and Kelsey Byron

Staff present: Curt Freese and Adam Olinger

3. **Consent Agenda** – Minutes from the meeting of November 14, 2019. Motion to approve by Commissioner Butler. Seconded by Commissioner Trotta. With all commissioners in favor, THE MOTION CARRIED.

Minutes from the February 10, 2020 Special Meeting. Motion to approve by Commissioner Butler. Seconded by Commissioner Trotta. With Commissioners Rood and Dowker abstaining and all other commissioners in favor, THE MOTION CARRIED.

4. **Public Hearing: Harvest Ridge South Preliminary Plat for 66 Single Family lots on 26.12 acres, Alex Hoime owner/agent**

Mr. Freese presented the agenda item, giving an overview of the property and the plan. The property is located south of the existing Harvest Ridge North project, and borders Berthoud Parkway to the east. The property is currently zoned R-1, and is intended to remain as estate lots. The preferred land use plan identifies the area as low density residential, which the project would comply with. The project would create 66 single family lots on a 26.12 acre property, with most lots being around .25 acres. The 10% open space requirement has been met with the installation of a regional trail along the eastern edge of the project. This trail also acts as a buffer between the residential homes and the traffic on Berthoud Parkway. Road connections have been put in place to connect to future projects to the south if the property owner should ever decide to annex into town. The project will not be in a metro district, and instead will be HOA governed. Staff recommends approval with the condition of 6 foot wide tree lawns.

Alex Hoime, the project applicant, presented more on the agenda item. High quality fencing will also be put in along major roads and the project's boundaries. R-2 zoning was suggested during the concept plan phase, but the applicant wanted to maintain the R-1 style that was used in the Harvest Ridge North project. The applicant also straighter the roads and created T-intersections as suggested by staff and noted that an easement was created to install irrigation lines to the property to the south so the owner can continue to farm his land.

Commissioner Dowker opened the public hearing at 6:42pm.

Resident Charlene Brehm, 1321 W County Road 4E addressed the commissioners regarding the traffic near her property and the project. She wants the intersection of Berthoud Parkway and County Road 4E to be converted into a four way stop due to the projected increase in traffic in that area.

Resident Bill Johnson, 985 S Berthoud Parkway addressed the irrigation lines promised to him by the project applicant. He wants specific dates of when these lines will be installed. Mr. Hoime noted that the exact date has yet to be finalized, but it will be reasonable to consider the lines to be installed by the beginning of development. Mr. Johnson then inquired about the buffer plan for William Way and Charles Street, so that lights from cars don't shine into his house. Mr. Hoime explained that some kind of buffer will be put in place, but Charles Street has to stay relatively open in case any future development were to ever occur. He also explained that Charles Street was set to align roughly 30' to the west of Mr. Johnson's house, so that the street would serve his house should development ever occur. A five foot privacy fence will be located on the back sides of all properties to help buffer the light. Mr. Johnson then spoke about his concerns over the look of the wastewater retention ponds. He would like for the ponds to be grassed, unlike the ones at Heron Pointe. Mr. Hoime responded by confirming the ponds will be landscaped with grass, trees, and shrubs, but he is open to other suggestions. The vegetation to be installed is designed to completely drain, and the pond's elevation is relatively high, so it should not look like Heron Pointe's drain. Mr. Johnson brought up his final question of whether or not Berthoud Parkway will be widened. Mr. Hoime explained that left turn lanes will be installed at both the north and south locations during phase two of the project. He then confirmed that they will extend past Mr. Johnson's driveway.

Commissioner Dowker closed the public hearing at 7:09pm.

Commissioner Butler asked about fencing along Berthoud Parkway. Mr. Hoime did not think that fencing was necessary, as the landscaping provided enough of a buffer. Commissioner Butler then asked if the proposed native grasses at the retention pond would be improved or left untouched. Mr. Hoime responded that they would be improved in order to limit overgrowth and unwanted weeds from appearing. Commissioner Butler next inquired about the specifics of the connector road to the pocket park. Mr. Hoime explained that it will be an HOA maintained private road and will likely be made of asphalt. He then said that HOA fees will be around \$1,000 a year, but it has not been officially determined yet. Butler then expressed his concern with the location of the pocket park, and whether or not residents will feel excluded by its tucked away location. Mr. Hoime responded that it will be visible to residents as they enter the project and will be well connected by two trails.

Commissioner Dowker stated her appreciation of the trail connections to the park and the loop around the property in the northwest portion of the project.

Commissioner Butler asked for clarification of what was meant by artwork. Mr. Hoime explained that artwork will be installed in addition to the entrance sign, but does not have rendering as the project is still in the brainstorming phase, but it will be inspired by the history of the area.

Commissioner Dillon wanted clarification of the street names. Mr. Hoime clarified that they are Eliza Avenue, Burt Avenue, Swan Peter Drive, William Way, & Charles Street. Dillon was also concerned that the lots to the west of Charles Street are left out of the amenities because of

their distance. Mr. Hoime explained that the reason the amenities are mostly located to the east is because he wanted to preserve many of the trees already located on the property. He also argued that the project is small enough that the lots in the southwest corner of the project still have easy access to the amenities. Dillon then inquired about the approximate price of homes, to which Mr. Hoime estimated that they would be similar to Harvest Ridge North, roughly \$650K-\$850K.

MOTION by Commissioner Butler to approve Harvest Ridge South Preliminary Plat for 66 Single Family lots on 26.12 acres subject to the following recommendations:

- **The installation of a six foot tree lawn along all properties.**
- **The installation of a water pipeline to Mr. Johnson's property as soon as reasonably possible.**
- **The town and Mr. Hoime recommend a four way stop be installed at Berthoud Parkway and County Road 4 E to Larimer County.**
- **Improvements are made to the retention pond in Tract C to above Town Standards.**
 - **Commissioner Dowker amends the last point to only improve detention pond given feedback received tonight.**
 - **Commissioner Butler allows, Commissioner Rood seconds. All in favor THE AMENDMENT CARRIED.**

Seconded by Commissioner Dillon.

All in favor THE MOTION CARRIED.

5. Reports

Mr. Freese introduced Adam Olinger as the new Planner I with the Town. Mr. Freese also introduced Shana Zimerschidlt and Laura Sholl, who were not present, as the new Building Technicians. Mr. Freese also reported that the Comprehensive Plan Steering Committee will meet on March 25th at 10am, and that because the Board of Trustees appointed all of its members to the committee, the meetings are considered public meetings and anybody is welcome to attend. Mr. Freese then spoke about the successful affordable housing tour of Prariestar given to staff and Board members from the Town of Frederick, in which half of the Town of Berthoud Board of Trustees and Planning Commissioners attended. Finally, Mr. Freese reminded the Commissioners of the NetZero Summit in Loveland on March 5th, and that the Town would pay the registration fee for any commissioner interested in attending.

Meeting adjourned at 7:42 pm.



STAFF REPORT: FINAL PLAT HAMMOND FIFTH FILING

DATE: June 11, 2020

GENERAL INFORMATION		
Applicant:	The Birdsall Group, agent for Jeff Mark, Landhuis	Size: 33.605 acres
Site Location:	The property is located West of LCR 17, South of LCR 10 E, and South and East of HWY 287.	
Applicant's Request:	To obtain preliminary approval for Filing #5 of Hammond to develop 31 single family lots.	
Current Zoning: Approved for (R-4) zoning at the Jan. 12, 2017 PC meeting.		
ZONING DISTRICT INFORMATION		
	R-4	
Min. Lot Size	1,200 sq. ft.	
Min. Lot Width	16'	
Front Setback	10' (no front garage) 20' with front garage	
Side Setback	5'	
Rear Setback	5' (alley or rear loaded garage); 10' front loaded garage	
Building Height:	50'	
Density:	24 units per acre	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: Hammond Filing 2 (R-1)	Single Family homes in development	N/A
South: (Undeveloped-County)	Empty Development Land/Richardson/Loveland Reservoir	N/A
East: Hammond 2 nd (R-1)	Single Family Homes	N/A
West: Hammond Future Filing	HWY 287 and Heron Lakes in development	N/A

PROPOSAL

The applicant is proposing a Final Plat for the Fifth Filing comprised of 33.605 acres, and consisting of 31 single family lots, with roughly ~11.06 acres of open space (43% of the total area), a majority of which serves as detention ponds for the Northern filings of Hammond. An 0.79 acre pocket park has been provided. The entirety of the project is located within the R-4 zoning district, which does allow single family houses as a permitted use. With 31 lots on almost 34 acres, the density of ~1 acre is dramatically lower than the R-4 allowance of 24 units per acre. Only minor changes have been made since Preliminary Plat, mostly related to Engineering and Infrastructure.

BACKGROUND

The Hammond ODP/PUD was originally approved as a mixed-use development in 2008, with an overall density of 758 residential dwelling units, 756,686 sq. ft. of commercial space (with a minimum of at least 5 acres of commercial space), and allowances for high density residential uses throughout the entire project. The original developer sold it to the current Applicant, who applied for a rezoning out of the original PUD. As part of this rezoning, the Southern half of the overall Hammond property was rezoned to Mixed Use (R-4) and retained the 5-acre commercial minimum requirement, while the portions comprised of the second, third, and fourth filing, were zoned Single-Family Residential (R-1). Filing 5 comprises the entirety of the Southern R-4/commercial. Filing 1 was approved in 2015, and Filings 2-4 were approved in 2016-2018. Note, the lot diversity standards requiring 20% diversity, were approved in 2018 after Filings 1-4 were approved and recorded for development.

Filing History of Request

Filing 5 was submitted in January of this year and has been in review ever since. The original filing included the single-family houses proposed in a slightly different layout, as well as 67 townhomes to the West. The project has been kept in review due to drainage and layout issues especially with the property to the South, but more importantly concern over the potential location of HWY 287 off-ramps on the western portion of the property (which were platted for townhouses and future commercial). Staff has met with the Southern property owner and the County multiple times, and a solution for access to the South has been made. Staff met with CDOT in late August, and questions and concerns from CDOT over the layout of the off-ramp proposed on the Hammond 5th property were discussed. At this time, the Applicant asked if they could go forward with a single-family section, rather than being stuck on hold due to questions regarding funding, proposed location, and planning of the off-ramps. Staff agreed to move

forward, and the Applicant has separated out the single-family area for fifth filing, and added an additional pocket park, and subdivision identity standards. The Fifth Filing Preliminary Plat was unanimously approved by the PC and Town Board in September and October 2019.

Roads

This request proposed the vacation of an unnamed County road to the South (see the eastern portion of the property), and half of the County ROW for Old County Road 10E. The property to the South is not annexed into Town. Multiple meetings between the County, the Applicant, and the property owner to the South were held to resolve these issues, with the end result an agreement on the two stub streets to the South. The existing unnamed County ROW to access the property to the South, does not satisfy the County’s distance requirements from intersections, and would be considered unsafe if it was paved. In return, the applicant is providing two access points (Nicholson and Street E) to the South instead. The County also has no intention of maintaining Old County Road 10E, so this ROW will be vacated.

Subdivision Identity

The Applicant is proposing 5 subdivision identity elements which would satisfy the code. These include a soft surface trail, an 0.79 acre pocket park, a playground within the pocket park, wood fencing, and pollinator plantings.

Site Identity

34 DWELLING UNITS = 5 REQUIRED ELEMENTS

ELEMENTS PROVIDED:

POLLINATOR PLANTING PALETTE	(1) ELEMENT
SOFT SURFACE TRAIL	(1) ELEMENT
POCKET PARK	(1) ELEMENT
PLAYGROUND	(1) ELEMENT
WOOD FENCING	(1) ELEMENT

TOTAL PROVIDED 5 ELEMENTS

Park & Open Space Statistics

34 DWELLING UNITS = 0.34 AC PARK REQUIRED

POCKET PARK= 0.79 ACRES PROVIDED

PREFERRED LAND USE

The Town's Preferred Land Use Map designates the areas as High Density Residential (8-14 Dwelling units per acre), therefore this filing of residential single-family lots would be consistent with the Preferred Land Use Plan.

FINDINGS NECESSARY FOR FINAL PLATS

- 1. The Final Plat is in substantial conformance with the approved Preliminary Plat For the purposes of this Code, "Substantial conformance" includes design adjustments made to meet any conditions of preliminary plat approval, and is determined as follows:**
 - a. Does not change any land use of the proposed plat.**
 - b. Does not change the number of lots or residential density by more than 5%.**
 - c. Does not contain changes which would render the final plat in nonconformance with requirements of this Code.**
 - d. Does not contain significant changes in street alignment and/or access points, or other public elements such as drainage improvement, utility lines or facilities.**
 - e. Does not change any measurable standard (other than above) by more than 15%.**
 - ✓ This proposed Final Plat does not change the land use of the Preliminary Plat.
 - ✓ The Final Plat is nearly identical to the Preliminary Plat, with only changes to engineering and infrastructure.
- 2. The development complies with this Code, the Comprehensive Plan and the PORT Plan.**
 - ✓ The use proposed conforms to the R-4 zoning district and density and represents a significant reduction in density allowed in said district.
 - ✓ The Comprehensive Plan and Future Land Use Map, both support the density and uses proposed with this Final Plat.
- 3. All applicable technical standards including the provision of water in sufficient amount and quality have been met.**
 - ✓ The Plat satisfies all technical standards of the Development Code, and water is available for the development.
- 4. The utility and transportation design is adequate, given existing and planned capacities of those systems.**
 - ✓ As aforementioned, the Applicant is now providing two stub streets for access to the properties to the South, at the recommendation of Staff and the County, and is also building a southern access road with two cul de sacs to provide a public road to the property to the South.

This was provided as the County would not allow direct access onto Berthoud Parkway due to site distance for these parcels located within the County.

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.

- ✓ The Plan does mitigate traffic issues by providing safer access to the property to the South and eliminating Old County Road 10 E, which the County has no desire to maintain.
- ✓ The plat also leaves plenty of room for the future 287 off-ramps to the West.

PUBLIC NOTICE AND COMMENT

Notice of the Town Board Public Hearing has been mailed to property owners within 500 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code. In addition, the application was sent out to all property owners within 500', with an invitation to comment on the request within three weeks of receipt. Staff did have comments from the property owners to the South, and held numerous meetings with them, the County, and the Applicant to work out an improved access solution.

FINDINGS AND RECOMMENDATIONS

Staff recommends approval of the Hammond Fifth Filing, with the following findings:

- **Approval of the Hammond 5th Filing Final Plat, finding it is consistent with the requirements for Final Plats in Section 30-6-1087 (see pages 3-6)**

Reminder: When making a motion for or against a Preliminary Plat, please provide clear findings in support of the proposed motion utilizing the findings in support of the Criteria necessary for approval or denial (found on page 3).

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 4 NORTH,
RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

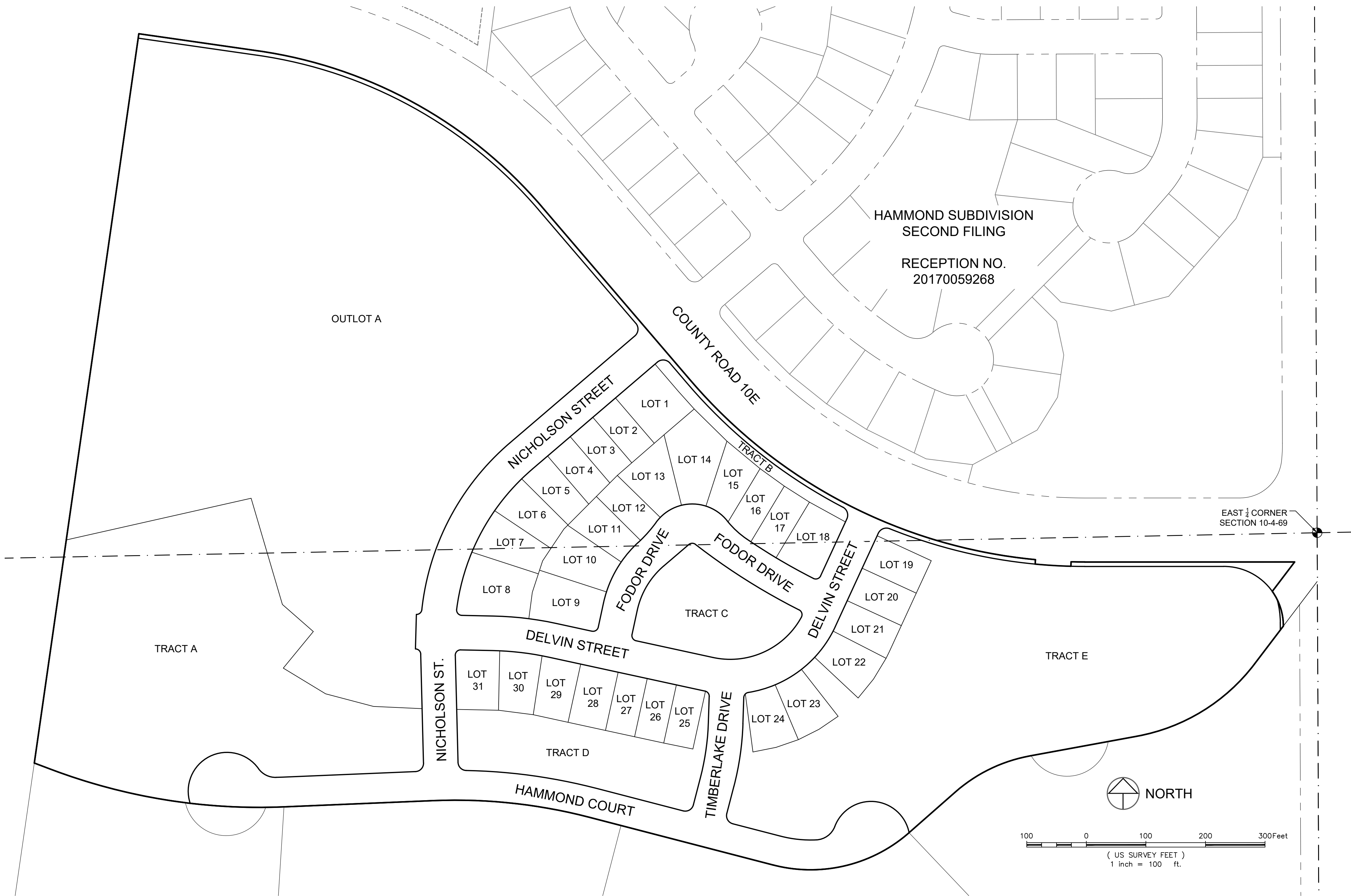
KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owner of HAMMOND SUBDIVISION, FIFTH FILING, located in the East Half of Section 10, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

COMMENCING at the East Quarter corner of Section 10; thence along the East line of the Southeast Quarter of Section 10, South 00° 15' 09" East, 48.84 feet; thence, South 89° 44' 51" West, 38.00 feet to the **POINT OF BEGINNING**; thence, South 37° 13' 08" West, 62.17 feet; thence along a non-tangent curve concave to the Southwest having a central angle of 35° 35' 55" with a radius of 100.00 feet, an arc length of 62.13 feet and the chord of which bears South 17° 40' 27" East, 61.14 feet to the South line of Book 1742, Page 924; thence along said South line the following 11 courses and distances: South 37° 13' 11" West, 79.98 feet; thence along a curve concave to the Northwest having a central angle of 24° 21' 28" with a radius of 320.00 feet, an arc length of 236.57 feet and the chord of which bears South 58° 23' 56" West, 231.22 feet; thence, South 79° 34' 41" West, 183.43 feet; thence along a curve concave to the Southeast having a central angle of 30° 54' 27" with a radius of 260.00 feet, an arc length of 140.25 feet and the chord of which bears South 64° 07' 26" West, 138.56 feet; thence, South 48° 40' 41" West, 103.63 feet; thence along a curve concave to the Northwest having a central angle of 55° 53' 32" with a radius of 250.00 feet, an arc length of 243.88 feet and the chord of which bears South 76° 36' 56" West, 234.32 feet; thence, North 75° 26' 19" West, 319.51 feet; thence along a curve concave to the Southwest having a central angle of 16° 57' 11" with a radius of 890.00 feet, an arc length of 263.34 feet and the chord of which bears North 83° 54' 54" West, 262.38 feet; thence, South 87° 36' 31" West, 251.26 feet; thence along a curve concave to the Northwest having a central angle of 23° 06' 31" with a radius of 990.00 feet, an arc length of 399.29 feet and the chord of which bears North 60° 10' 15" West, 399.29 feet; thence, North 69° 16' 50" West, 29.49 feet to a point on the Easterly right-of-way line of U.S. Highway 26; thence along said Easterly right-of-way line, North 08° 09' 15" East, 87.18 feet to the intersection of the Easterly right-of-way line of County Road 10E; thence along said Southerly right-of-way line the following 4 courses and distances: South 81° 49' 58" East, 202.75 feet; thence along a curve concave to the Southwest having a central angle of 41° 16' 02" with a radius of 770.00 feet, an arc length of 554.59 feet and the chord of which bears South 61° 11' 57" East, 542.68 feet; thence South 40° 33' 56" East, 385.17 feet; thence along a curve concave to the Northeast having a central angle of 43° 58' 57" with a radius of 870.00 feet, an arc length of 667.84 feet and the chord of which bears South 62° 33' 24" East, 651.57 feet to a point on the Westerly line of that tract of land recorded at Reception No. 2001009506; thence along said Westerly line, South 03° 28' 48" West, 7.51 feet; thence along a curve concave to the North having a central angle of 3° 55' 05" with a radius of 877.50 feet, an arc length of 60.01 feet and the chord of which bears South 86° 31' 24" East, 60.00 feet to the Easterly line of that tract of land recorded at Reception No. 2001009506; thence along said Easterly line, North 03° 28' 48" East, 7.51 feet to the Southerly right-of-way line of County Road 10E; thence along said Southerly line the following 2 courses and distances: along a curve concave to the North having a central angle of 01° 30' 57" with a radius of 870.00 feet, an arc length of 23.02 feet and the chord of which bears South 89° 15' 29" East, 23.02 feet; thence, North 89° 59' 03" East, 352.15 feet to the **POINT OF BEGINNING**, containing 1,579,783 square feet, or 36,266 acres, more or less.

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HAMMOND SUBDIVISION, FIFTH FILING

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 4 NORTH,
RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



LAND USE TABLE						
PARCEL	DESCRIPTION/LAND USE	AREA	PERCENT	ENCUMBRANCES	INTENDED OWNERSHIP & MAINTAINANCE BY	
TRACT A	OPEN SPACE	199,603 S.F.	4.582 AC.	12.63%	Drainage, Utility & Pedestrian Access Easement	Metro District or HOA
TRACT B	OPEN SPACE	8,056 S.F.	0.185 AC.	0.51%	Drainage & Utility Easement	Metro District or HOA
TRACT C	OPEN SPACE	34,525 S.F.	0.793 AC.	2.19%	Drainage, Utility & Pedestrian Access Easement	Metro District or HOA
TRACT D	OPEN SPACE	43,122 S.F.	0.990 AC.	2.73%	Drainage, Utility & Pedestrian Access Easement	Metro District or HOA
TRACT E	OPEN SPACE	244,272 S.F.	5.608 AC.	15.46%	Drainage, Utility & Pedestrian Access Easement	Metro District or HOA
OUTLOT A	FUTURE DEVELOPMENT	616,985 S.F.	14.164 AC.	39.06%		Metro District or HOA
ROW	PUBLIC USE	227,133 S.F.	5.214 AC.	14.38%	Right of Way	Town of Berthoud
LOTS (31)	PRIVATE RESIDENCE	206,087 S.F.	4.731 AC.	13.05%	Residential	Property Owner
TOTAL		1,579,783 S.F.	36.267 AC.	100.00%		

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	48°15'02"	400.00'	336.85'	S25°18'33"W	326.99'
C2	2°39'34"	400.00'	18.57'	S00°08'45"E	18.56'
C3	19°37'14"	429.00'	146.91'	S15°58'17"W	146.19'
C4	11°04'46"	520.00'	100.55'	N83°16'35"W	100.40'
C5	77°32'15"	165.00'	223.29'	S63°29'40"W	206.64'
C6	37°10'16"	165.00'	107.05'	S30°50'56"W	105.18'
C7	78°25'18"	38.00'	52.01'	S88°38'43"W	48.05'
C8	13°07'49"	1035.50'	237.30'	N58°42'33"W	236.78'
C9	41°16'02"	762.50'	549.19'	S61°11'57"E	537.40'
C10	90°00'00"	15.00'	23.56'	S04°26'04"W	21.21'
C11	43°16'25"	429.00'	324.01'	S27°47'52"W	316.36'
C12	85°01'22"	9.00'	13.36'	S48°40'21"W	12.16'
C13	87°20'26"	9.00'	13.72'	S45°08'45"E	12.43'
C14	148°09'42"	65.00'	168.08'	S85°10'12"E	125.01'
C15	4°00'27"	429.00'	30.01'	S27°47'07"W	30.00'
C16	92°39'34"	9.00'	14.55'	N44°51'15"E	13.02'
C17	11°04'46"	491.00'	94.95'	S83°16'35"E	94.80'
C18	79°33'47"	9.00'	12.50'	S37°57'18"E	11.52'
C19	12°44'57"	421.00'	93.68'	S08°12'04"W	93.49'
C20	2°50'51"	1006.50'	50.02'	N57°35'36"W	50.02'
C21	90°00'00"	15.00'	23.56'	S85°33'56"E	21.21'
C22	42°13'30"	371.00'	273.41'	N28°19'19"E	267.27'
C23	96°01'32"	9.00'	15.08'	N40°48'12"W	13.38'
C24	11°04'46"	549.00'	106.16'	N83°16'35"W	106.00'
C25	90°00'00"	9.00'	14.14'	S57°15'48"W	12.73'
C26	35°09'00"	194.00'	119.02'	S29°50'18"W	117.16'
C27	11°27'20"	225.00'	44.99'	S41°41'07"W	44.91'
C28	105°35'06"	75.00'	138.21'	S88°45'00"W	119.47'
C29	17°13'48"	149.00'	44.81'	N47°04'21"W	44.64'
C30	7°24'12"	1006.50'	130.05'	N59°23'21"W	129.96'
C31	92°11'00"	9.00'	14.48'	S70°49'03"W	12.97'
C32	87°10'27"	15.00'	22.82'	S18°51'41"E	20.68'
C33	91°55'47"	9.00'	14.44'	S17°15'52"E	12.94'
C34	73°33'46"	136.00'	174.61'	S65°28'55"W	162.86'
C35	90°00'00"	9.00'	14.14'	N32°44'12"W	12.73'
C36	37°10'16"	136.00'	88.23'	N30°50'56"E	86.69'
C37	78°25'18"	9.00'	12.32'	N88°38'43"E	11.38'
C38	11°05'07"	1064.50'	205.95'	S57°41'12"E	205.63'
C39	21°52'58"	877.50'	335.14'	S51°30'25"E	333.11'
C40	10°26'13"	165.00'	30.06'	S82°57'18"E	30.01'
C41	67°06'02"	165.00'	193.24'	N58°16'34"E	182.38'
C42	12°44'57"	479.00'	106.59'	N08°12'04"E	106.37'
C43	79°12'40"	9.00'	12.44'	N41°25'55"E	11.47'
C44	56°18'42"	194.00'	190.67'	N52°52'54"E	183.09'
C45	87°10'27"	15.00'	22.82'	N68°18'46"E	20.68'
C46	16°27'52"	877.50'	252.16'	S76°19'56"E	251.29'
C47	3°41'17"	371.00'	23.88'	N47°35'25"E	23.88'
C48	10°50'53"	371.00'	70.24'	N40°19'20"E	70.14'
C49	12°17'53"	371.00'	79.63'	N28°44'57"E	79.48'
C50	15°23'27"	371.00'	99.66'	N14°54'17"E	99.36'
C51	6°12'17"	549.00'	59.45'	N85°42'50"W	59.42'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C52	4°52'29"	549.00'	46.71'	N80°10'27"W	46.70'
C53	5°40'46"	194.00'	19.23'	S15°06'11"W	19.22'
C54	16°33'42"	194.00'	56.08'	S26°13'25"W	55.88'
C55	12°54'32"	194.00'	43.71'	S40°57'32"W	43.62'
C56	1°17'48"	225.00'	5.09'	S46°45'53"W	5.09'
C57	10°09'32"	225.00'	39.89'	S41°02'13"W	39.84'
C58	8°24'35"	75.00'	11.01'	S40°09'45"W	11.00'
C59	31°45'25"	75.00'	41.57'	S60°14'45"W	41.04'
C60	31°45'25"	75.00'	41.57'	N87°59'50"W	41.04'
C61	33°39'41"	75.00'	44.06'	N55°17'18"W	43.43'
C62	0°52'15"	149.00'	2.26'	N38°53'35"W	2.26'
C63	16°21'33"	149.00'	42.54'	N47°30'29"W	42.40'
C64	0°28'55"	1006.50'	8.47'	N55°55'43"W	8.47'
C65	4°04'26"	1006.50'	71.57'	N61°03'14"W	71.55'
C66	2°28'39"	194.00'	8.28'	N25°56'53"E	8.28'
C67	15°56'17"	194.00'	53.97'	N35°08'21"E	53.79'
C68	8°52'23"	194.00'	30.04'	N47°32'41"E	30.01'
C69	15°08'11"	194.00'	51.25'	N59°32'58"E	51.10'
C70	13°55'11"	194.00'	47.13'	N74°04'39"E	47.02'
C71	35°26'55"	9.00'	5.57'	N63°18'48"E	5.48'
C72	43°45'45"	9.00'	6.87'	N23°42'28"E	6.71'
C73	74°13'48"	9.00'	11.66'	S35°17'19"E	10.86'
C74	5°20'00"	9.00'	0.84'	S75°04'12"E	0.84'
C75	1°21'26"	491.00'	11.63'	S78°24'55"E	11.63'
C76	8°21'50"	491.00'	71.68'	S83°16'33"E	71.61'
C77	1°21'30"	491.00'	11.64'	S88°08'13"E	11.64'
C78	19°38'43"	429.00'	147.09'	S39°36'42"W	146.37'
C79	54°32'33"	100.00'	95.19'	S62°44'41"E	91.64'
C80	1°32'00"	877.50'	23.48'	S89°14'57"E	23.48'
C81	162°51'29"	65.00'	184.76'	N63°03'31"E	128.55'
C82	56°11'50"	35.00'	34.33'	S63°36'39"E	32.97'
C83	45°38'35"	65.00'	51.78'	N33°54'39"W	50.42'
C84	12°44'57"	450.00'	100.13'	S08°12'04"W	99.93'
C85	0°40'58"	940.00'	11.20'	N87°56'57"E	11.20'
C86	89°05'52"	14.00'	21.77'	N43°03'35"E	19.64'
C87	87°26'43"	14.00'	21.37'	S45°11'54"E	19.35'
C88	9°07'33"	990.00'	157.69'	N87°49'44"W	157.52'
C89	13°58'57"	990.00'	241.60'	N76°16'28"W	241.00'
C90	13°28'53"	940.00'	221.18'	S82°10'41"E	220.67'
C91	90°01'40"	14.00'	22.00'	N59°32'51"E	19.80'
C92	90°00'54"	14.01'	22.00'	S30°24'29"E	19.81'
C93	17°16'17"	200.00'	60.29'	S84°04'27"E	60.06'
C94	66°33'19"	35.00'	40.66'	N54°00'12"E	38.41'
C95	5°37'34"	965.00'	94.76'	S89°34'43"E	94.72'
C96	0°53'13"	915.00'	14.17'	S88°03'07"W	14.17'
C97	16°03'58"	915.00'	256.57'	N83°28'17"W	255.73'
C98	41°24'02"	225.00'	162.58'	S83°51'41"W	159.07'
C99	9°23'05"	100.00'	16.38'	S30°46'51"E	16.38'
C100	14°48'13"	150.50'	38.89'	S07°39'15"E	38.78'
C101	26°12'50"	100.00'	45.75'	S12°58'54"E	45.35'

PRELIMINARY

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

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

SECTION:
10

TOWNSHIP:
4N

RANGE:
69 W of the 6th PM

NORTHERN
ENGINEERING

NE

FORT COLLINS, 301 North Hume Street, Suite 100, 80521
GREELEY, 820 8th Street, 80633
970.223.4158
northernengineering.com

DATE:
4/10/20

SCALE:
1"=100'

REVIEWED BY:
R. Tenney

PROJECT:
911-024

CLIENT:
Lundhus

DRAWN BY:
L. Smith

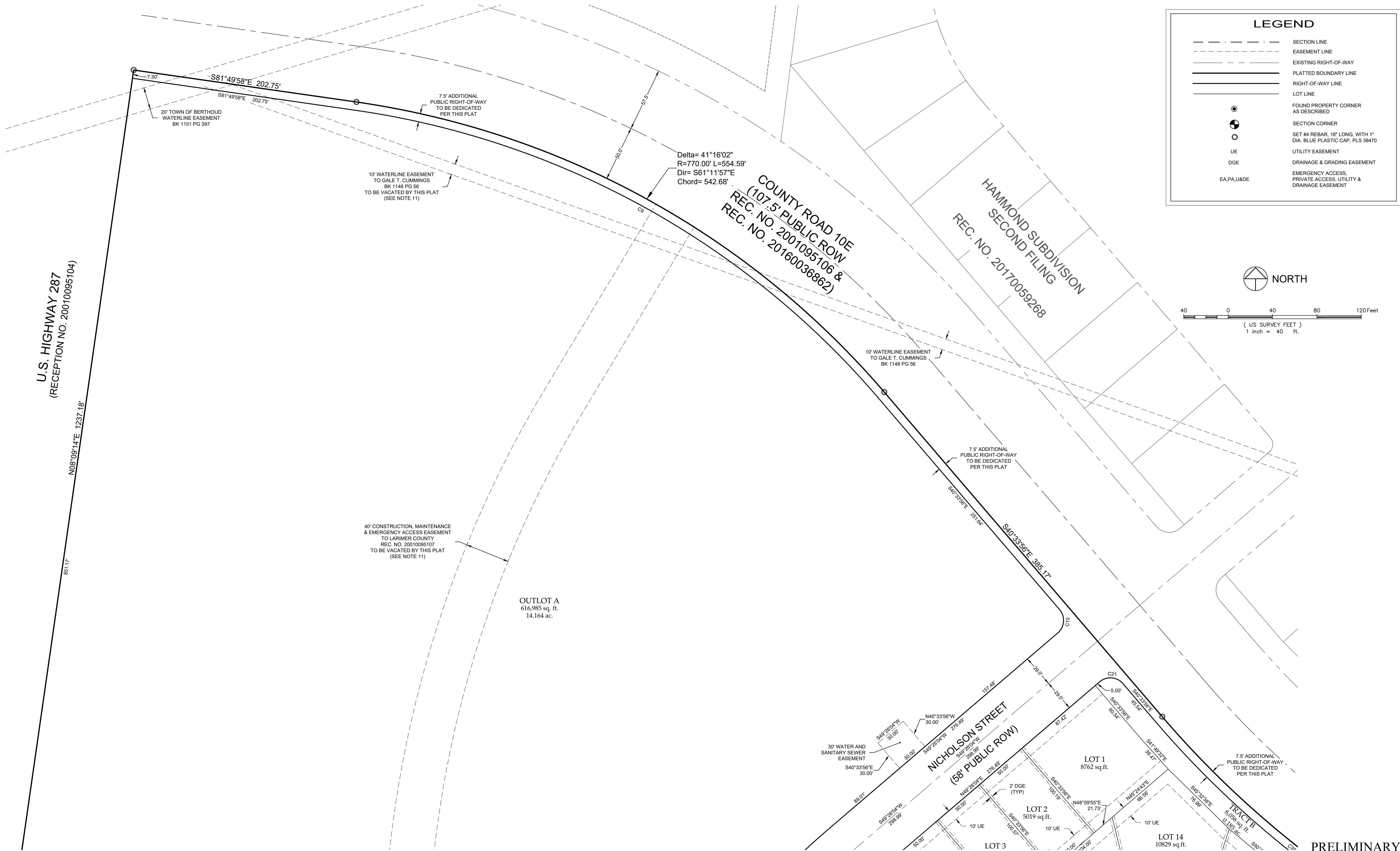
HAMMOND SUBDIVISION, FIFTH FILING

TOWN OF BERTHOUD

STATE OF COLORADO

Sheet
2
Of 6 Sheets

HAMMOND SUBDIVISION, FIFTH FILING
A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 4 NORTH,
RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



SEE SHEET 5

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

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SECTION: 10
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
N
FORT COLLINS 301 North Inland Street, Suite 100, 80521
GREELEY 820 8th Street, 80633
970.223.4158
northernengineering.com

PROJECT: 911-024
CLIENT: Lorchius
DRAWN BY: L. Smith
DATE: 4/10/20
SCALE: 1"=40'
REVIEWED BY: R. Tenney

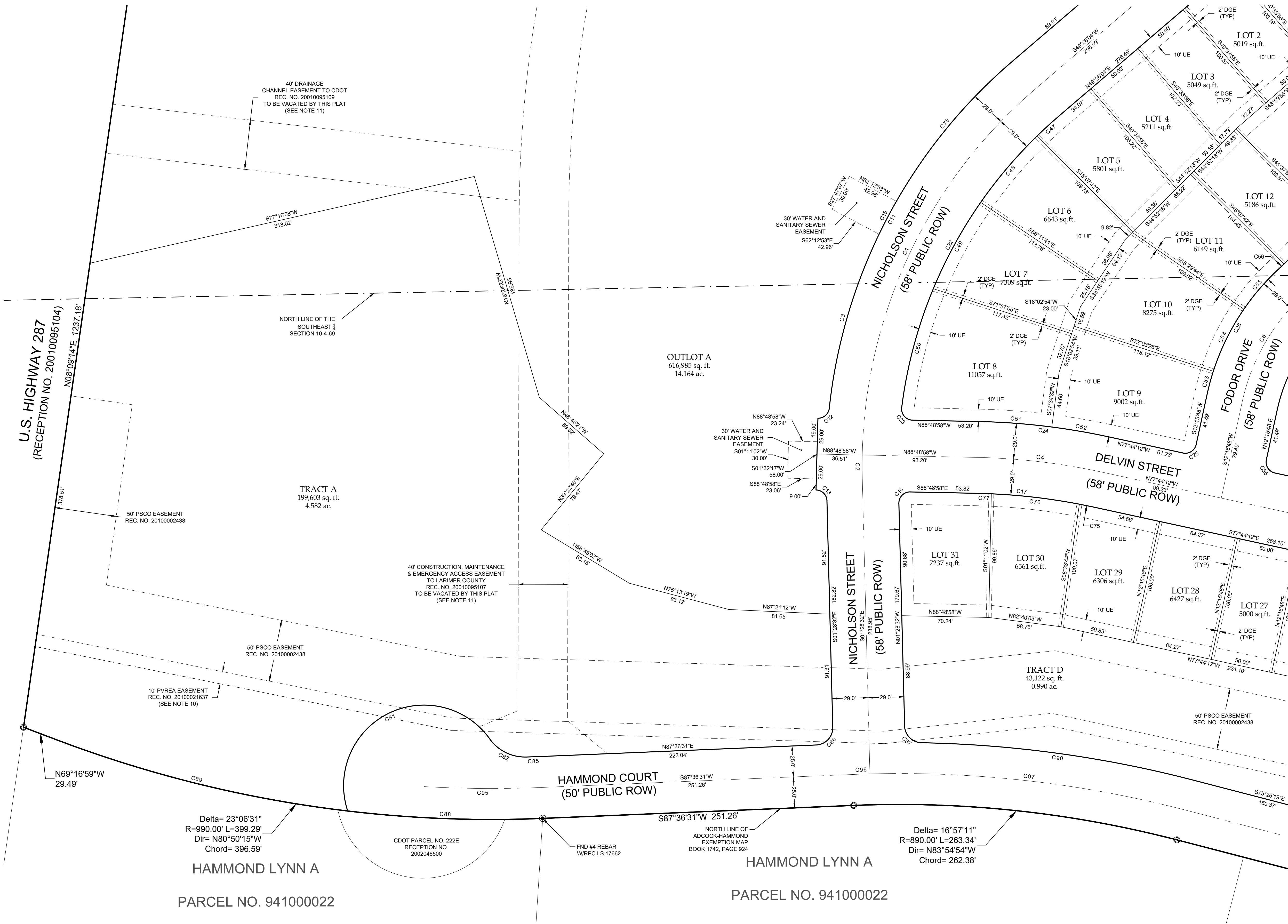
HAMMOND SUBDIVISION, FIFTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
4
Of 6 Sheets

HAMMOND SUBDIVISION, FIFTH FILING

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 4 NORTH,
RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 4

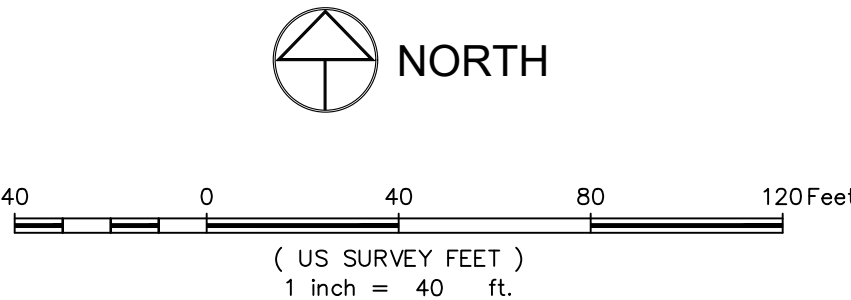


SEE SHEET 6

LEGEND

- SECTION LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY
- PLATTED BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- SECTION CORNER
- SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
- UTILITY EASEMENT
- DRAINAGE & GRADING EASEMENT
- EMERGENCY ACCESS, PRIVATE ACCESS, UTILITY & DRAINAGE EASEMENT

EA,PA,U&DE



PRELIMINARY

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

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SECTION:
10
TOWNSHIP:
4N
RANGE:
69 W of the 6th PM

NORTHERN ENGINEERING

NE

FORT COLLINS 301 North Hards Street, Suite 100, 80521
GREELEY 820 8th Street, 80633
970.223.4158
northernengineering.com

PROJECT:
911-024
DATE:
4/10/20
CLIENT:
Lundhus
SCALE:
1"=40'
REVIEWED BY:
R. Tessey
DRAWN BY:
L. Smith

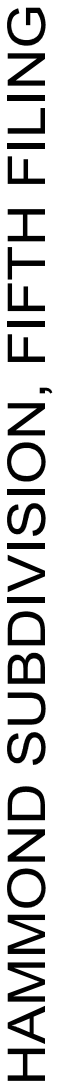
HAMMOND SUBDIVISION, FIFTH FILING

TOWN OF BERTHOUD

STATE OF COLORADO

Sheet
5
Of 6 Sheets

SEE SHEET 5

TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
6
of 6 Sheets

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

SECTION: 10
TOWNSHIP: 4N
RANGE: 20W

**NORTHERN
ENGINEERING**



FORT COLLINS: 301 North Howes Street

PROJECT: 911-024	DATE: 4/10/20
CLIENT: andhuis	SCALE: 1"=40'
DRAWN BY: Smith	REVIEWED BY: R. Tesecky

6
Of 6 Sheets
Page 15 of 63

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

TB GROUP
landscape architecture | planning | illustration

444 Mountain Ave. | TEL 970.532.5891
Berthoud, CO 80513 | WEB TBGroup.us

SEAL

PROJECT TITLE

HAMMOND FIFTH
FILING

Final Landscape Plan

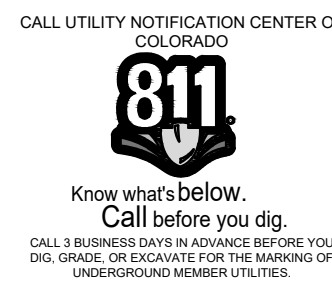
Berthoud, Colorado

PREPARED FOR

CALEB
DEVELOPMENT, LLC.

212 North Wahsatch Ave
Suite 301
Colorado Springs, CO 80903

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

[illegible]

DATE _____

November 26, 2019

SHEET TITLE

Cover Sheet

SHEET INFORMATION

SHEET 1 OF 7

Legal Description:

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 4 NORTH,
RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

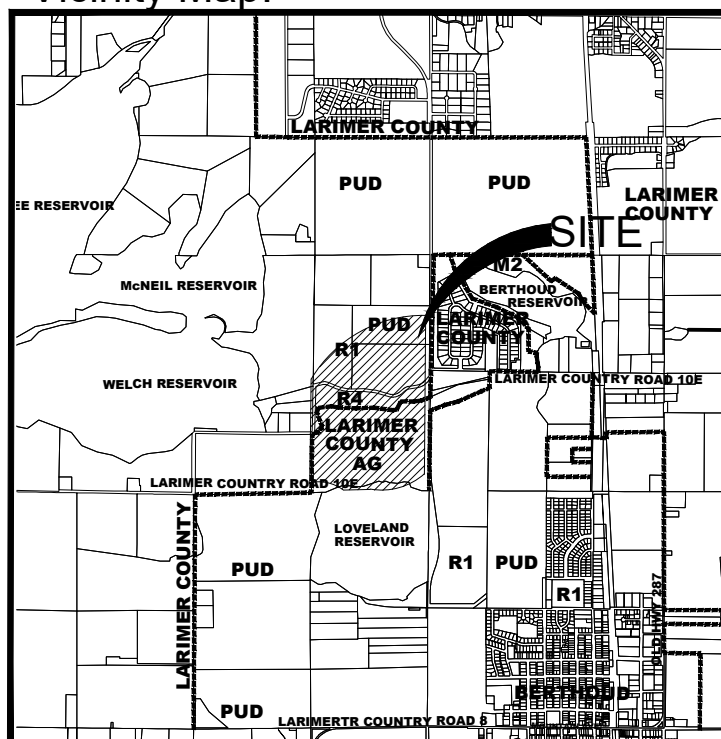
Landscape Notes

1. LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME METRO DISTRICT WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE. ALL NATIVE GRASS AREAS MAY NOT EXCEED 8" IN HEIGHT.
2. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE OWNERS REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS. PRIOR TO ANY EXCAVATION OR PLANTING.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
6. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM UTILITY MAIN LINES, FIVE (5) FEET FROM UTILITY SERVICE LINES AND FIVE (5) FEET FROM ANY DRIVEWAY.
7. MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC), NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
8. ANY OBJECT WITHIN THE SIGHT DISTANCE EASEMENT MORE THAN 24 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT STREET SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. SUCH OBJECTS INCLUDE BUT ARE NOT LIMITED TO: BARRIERS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS, OR TALL CROPS. MAILBOX CLUSTERS MUST BE INSTALLED A MINIMUM OF 2 FEET FROM BACK OF WALK AND NOT CAUSE ANY SIGHT OBSTRUCTION. IN NO CASE SHALL ANY PERMANENT OBJECT ENCRoACH INTO THE LINE-OF-SIGHT OF ANY PART OF THE SIGHT-DISTANCE TRIANGLE. STREET TREES REQUIRED ARE EXCEPTED FROM THIS REQUIREMENT. TREES ARE PERMITTED IF PRUNED UP TO 8 FEET, IN ADDITION TO THE SIGHT DISTANCE TRIANGLE REQUIREMENTS. A CLEAR SPACE ZONE IS REQUIRED WITHIN ALL CURB RETURNS (MEASURED FROM POINT OF CURB TO POINT OF CURB RETURN) WHERE NO TREES, SHRUBS, AESTHETIC STRUCTURES/FEATURES, MONUMENT SIGNS, OR OBJECTS THAT HAVE THE POTENTIAL TO HINDER DRIVER VISIBILITY, AND/OR DESTROYING AND BICYCLE SAFETY, ARE ALLOWED. SEE LARIMER COUNTY URBAN AREA STREET STANDARDS SECTION 7.4.1.C. FOR ADDITIONAL INFORMATION.
9. IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECT/CONTRACT.
10. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
11. EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
12. PRIOR TO FINE GRADING, DURA-TURF TALL FESCUE SOD OR NATIVE SEEDED AREAS OR PLANTING BEDS, SHALL BE THOROUGHLY LOOSENEED AND TILLED TO A 6" DEPTH. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION, ALL CONCRETE, TWIG, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. AFTER THAT TIME CLASS I OR II, EXCLUDING MANURE, SHALL THEN BE THOROUGHLY TILLED AND INCORPORATED TO A MINIMUM 6" DEPTH IN THESE AREAS AT THE MINIMUM OF RATE OF 3 CU. YDS / 1,000 SQ.FT.
13. UNIFORMLY COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
14. ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
15. SOD TO BE 100% COLORADO GROWN DURA-TURF TALL FESCUE BLEND SPECIFICALLY GROWN FOR LOW WATER LAWN APPLICATIONS WITH MINIMUM THREE (3) IMPROVED VARIETIES, HAVING A HEALTHY VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARMS RECOMMENDATIONS.
16. ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT FOR NUMBER ONE GRADE.
17. IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN.
18. CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
19. ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
20. ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
21. ALL SHRUB BEDS SHALL HAVE MINIMUM 4" DEPTH SHREDDED CEDAR MULCH - NATURAL, COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYRPA LANDSCAPE FABRIC OR APPROVED EQUIV. SHALL BE INSTALLED IN ALL COBBLE AREA WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4" O.C. IN ALL DIRECTIONS.
22. EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE HEAVY DUTY STEEL EDGER MIN. 1/2" x 4" WITH ROUNDED TOP AND PLASTIC CAP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN CEDAR MULCH AND COBBLE TRANSITIONS.
23. LANDSCAPING WITHIN THE FRONT YARD SETBACK OF RESIDENTIAL PROPERTIES MUST BE INSTALLED WITHIN ONE (1) YEAR OF CERTIFICATION OF OCCUPANCY.
24. MAINTENANCE OF ALL COMMON AREA LANDSCAPING IS THE RESPONSIBILITY OF THE METRO DISTRICT.
25. ALL TURF GRASSES PLANTED IN PUBLIC R.O.W. MUST BE SOD
26. BUILDER WILL BE RESPONSIBLE FOR INSTALLATION OF ROW TREES ABUTTING FRONT LOT LINES. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL COMMON AREA AND PERIMETER LANDSCAPING.
27. FINAL LANDSCAPE PLANS SHALL BE IN COMPLIANCE WITH THE WATER POLICY IN EFFECT AT THE TIME OF FDP APPROVAL.

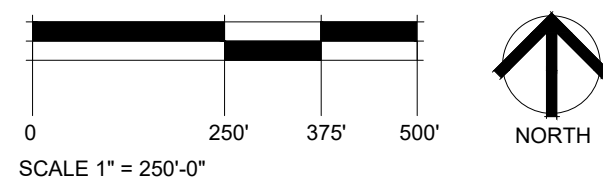
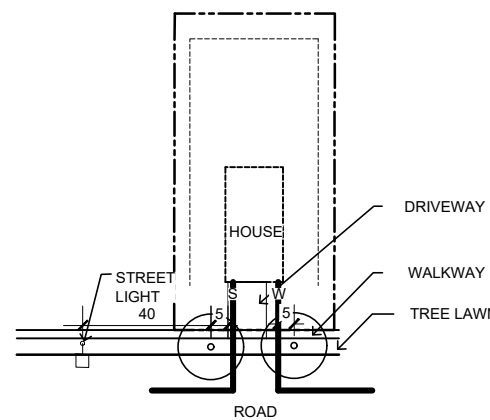
General Notes:

1. ALL SIGNS SHALL BE REQUIRED TO APPLY FOR SIGN PERMIT.
2. PROPOSED GRADES SHALL MATCH OR IMPROVE EXISTING GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND PROPOSED GRADES.
3. JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
4. ALL SOILS DISTURBED ADJACENT TO WORK AREA, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS, DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED EQUIVALENT TO THAT CONDITION PRIOR TO START OF WORK PER THE NATIVE SEED MIX NOTES THIS SHEET.
5. PROTECT EXISTING SURFACES AND SOILS, BOTH INSIDE AND OUTSIDE OF CONSTRUCTION LIMITS, DURING CONSTRUCTION. IF GRADES, CONCRETE OR ASPHALT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS OR WEATHER THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO THAT EQUIVALENT TO EXISTING CONDITIONS AT NO EXPENSE TO THE OWNER / TOWN.
6. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
7. THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND DANGERS EXIST THAT WERE NOT CONSIDERED OR CHANGED AFTER PLANS WERE SUBMITTED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE TOWN IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
8. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR ADJACENT WATERWAYS, ETC. DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE EFFECTS TO THE STORM WATER SEWER SYSTEM OR ADJACENT WATERWAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-922-1987.
10. RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH SECTION 30-2-116 OF THE BERTHOUD MUNICIPAL CODE.

Vicinity Map:

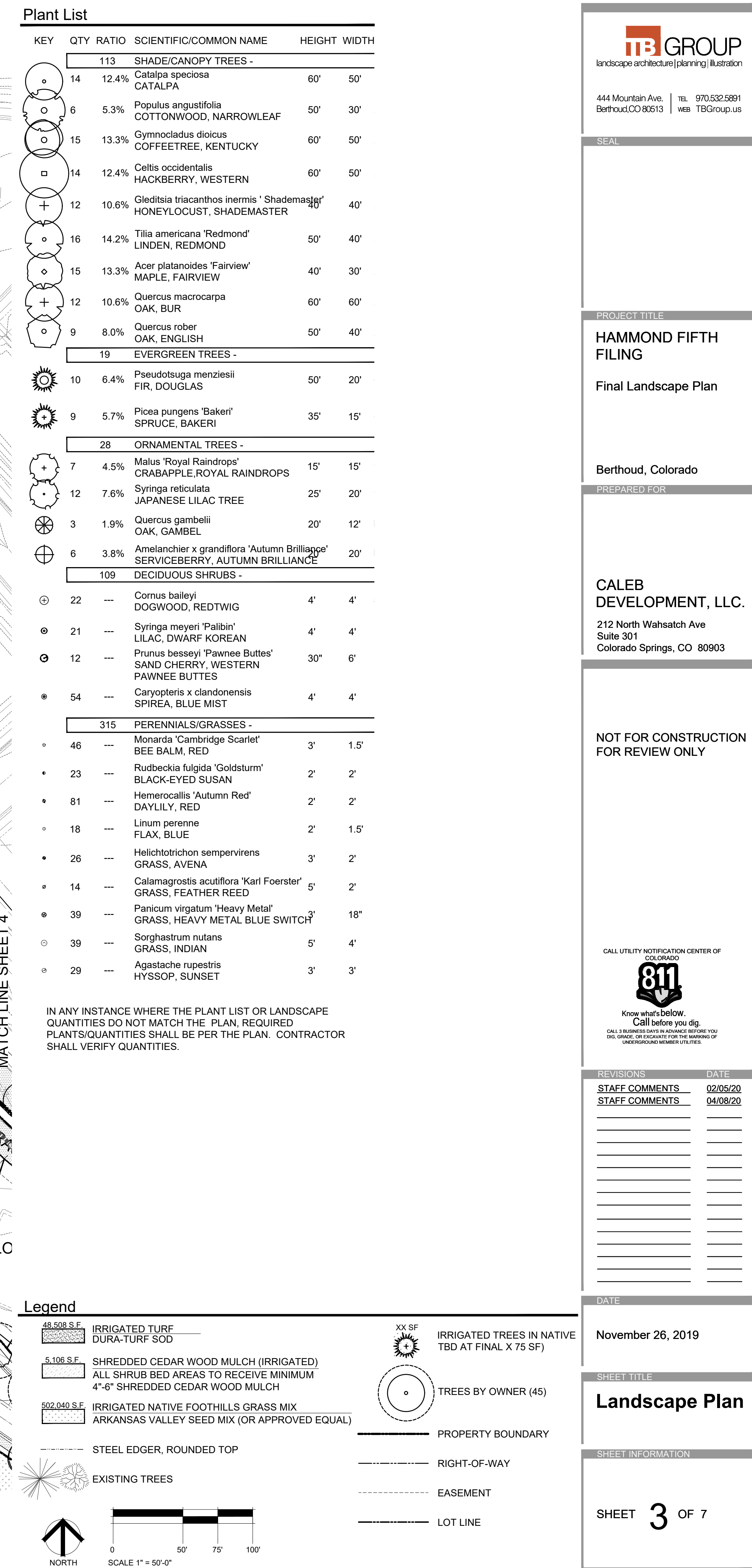


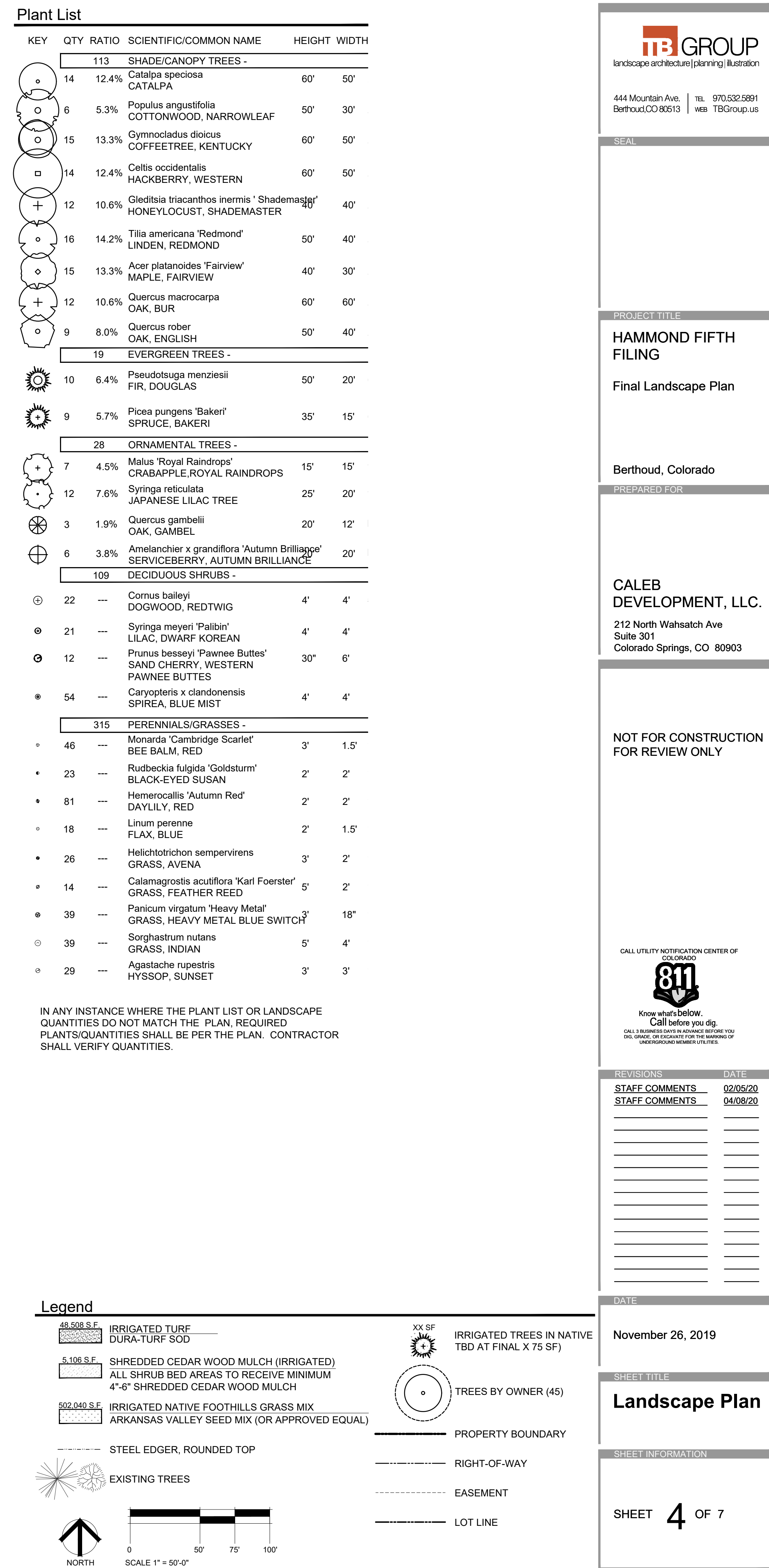
Typical Utility Layout

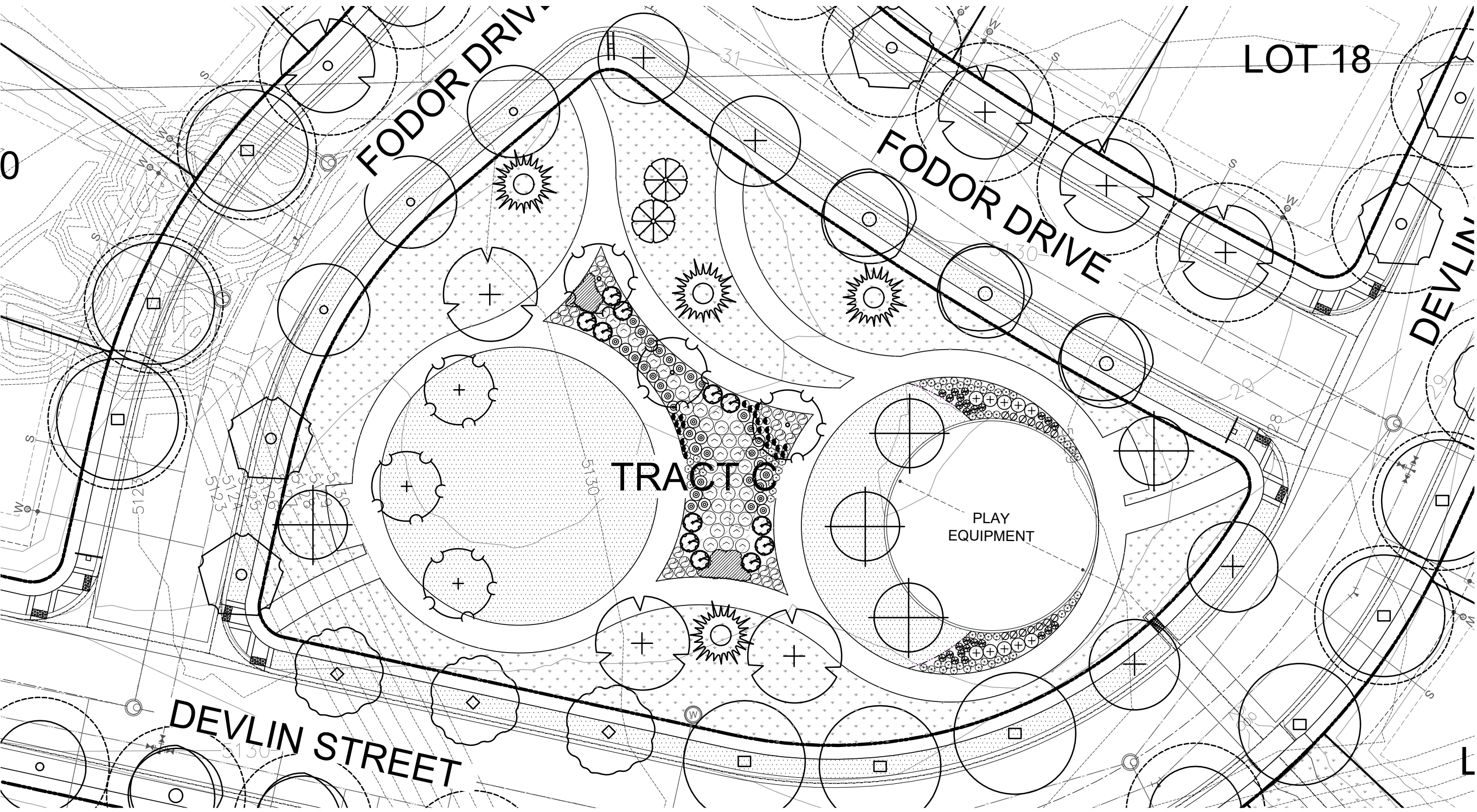
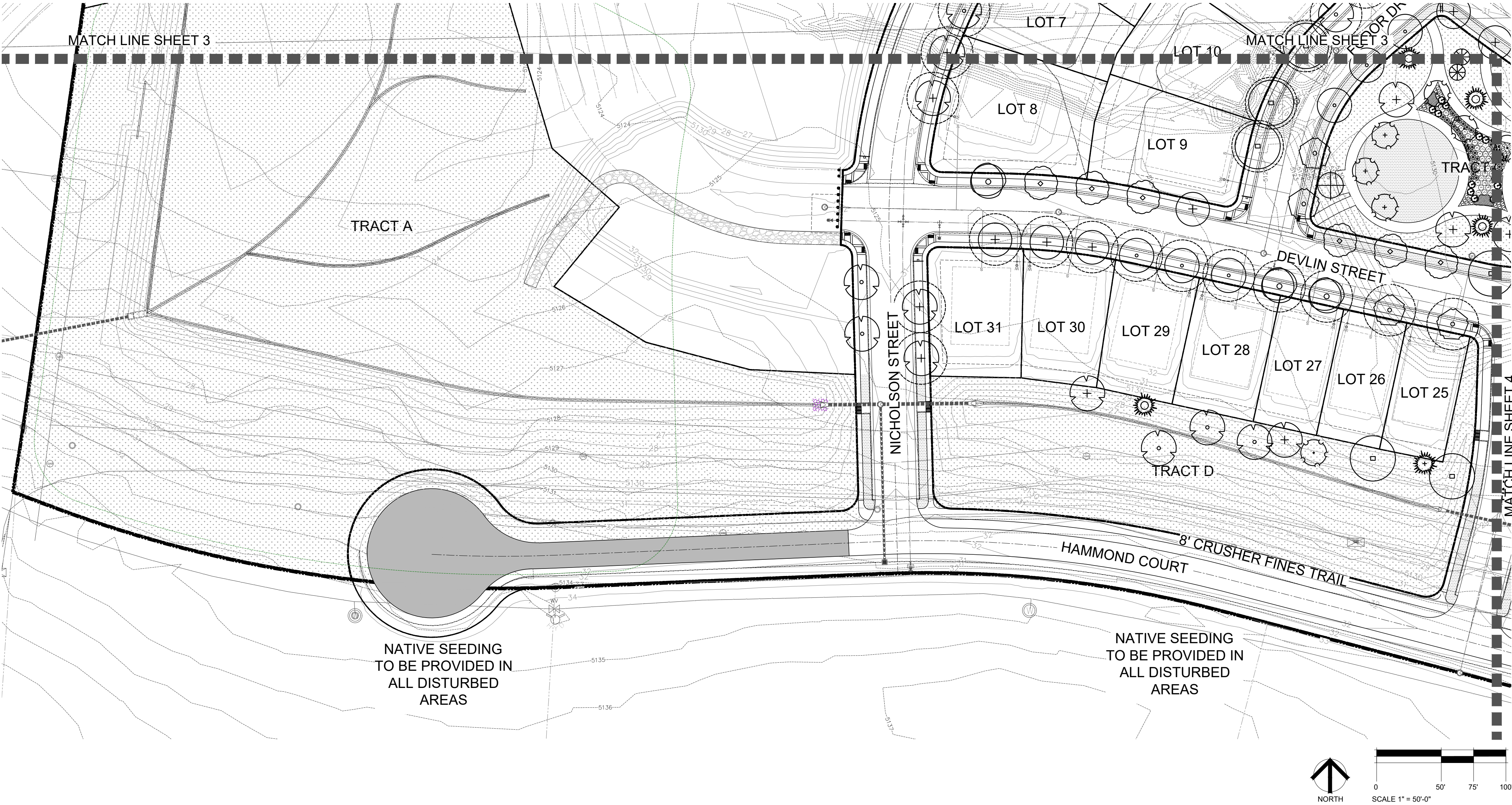


Landscape Sheet Index:

SHEET 1	COVER SHEET
SHEET 2	NOTES & DETAILS
SHEET 3	LANDSCAPE PLAN
SHEET 4	LANDSCAPE PLAN
SHEET 5	LANDSCAPE PLAN
SHEET 6	SITE DETAILS
SHEET 7	HYDROZONE PLAN







Enlarged Park View

Park Furnishing Schedule

DESCRIPTION	MANUFACTURER	MODEL	QUANTITY	COLOR	MOUNT TYPE
MAX PLAY SWING	LITTLE TIKES COMMERCIAL	MULTIPLE	1	STANDARD	IN-GROUND
REVOLUTION INCLUSIVE SPINNER	LITTLE TIKES COMMERCIAL	200203413	1	STANDARD	IN-GROUND
KID BUILDERS PLAY STRUCTURE	LITTLE TIKES COMMERCIAL	MULTIPLE	1	STANDARD	IN-GROUND
6' CONTEMPORARY BENCH	LITTLE TIKES COMMERCIAL	LTPQ306Q	3	BLACK	SURFACE
TRASH RECEPTABLE	LITTLE TIKES COMMERCIAL	LTPQL32	2	BLACK	SURFACE

NOTE: ALL PARK EQUIPMENT AS SPECIFIED OR APPROVED EQUAL

Plant List

KEY	QTY	RATIO	SCIENTIFIC/Common NAME	HEIGHT	WIDTH
113 SHADE/CANOPY TREES -					
14	12.4%		Catalpa speciosa CATALPA	60'	50'
6	5.3%		Populus angustifolia COTTONWOOD, NARROWLEAF	50'	30'
15	13.3%		Gymnocladus dioica COFFEETREE, KENTUCKY	60'	50'
14	12.4%		Celtis occidentalis HACKBERRY, WESTERN	60'	50'
12	10.6%		Gleditsia triacanthos inermis 'Shademaster' HONEYLOCUST, SHADEMASTER	40'	40'
16	14.2%		Tilia americana 'Redmond' LINDEN, REDMOND	50'	40'
15	13.3%		Acer platanoides 'Fairview' MAPLE, FAIRVIEW	40'	30'
12	10.6%		Quercus macrocarpa OAK, BUR	60'	60'
9	8.0%		Quercus rober OAK, ENGLISH	50'	40'
19 EVERGREEN TREES -					
10	6.4%		Pseudotsuga menziesii FIR, DOUGLAS	50'	20'
9	5.7%		Picea pungens 'Baker' SPRUCE, BAKERI	35'	15'
28 ORNAMENTAL TREES -					
7	4.5%		Malus 'Royal Raindrops' CRABAPPLE, ROYAL RAINDROPS	15'	15'
12	7.6%		Syringa reticulata JAPANESE LILAC TREE	25'	20'
3	1.9%		Quercus gambelii OAK, GAMBEL	20'	12'
6	3.8%		Amelanchier x grandiflora 'Autumn Brilliance' SERVICEBERRY, AUTUMN BRILLIANCE	20'	
109 DECIDUOUS SHRUBS -					
22	---		Cornus baileyi DOGWOOD, REDTWIG	4'	4'
21	---		Syringa meyeri 'Palibin' LILAC, DWARF KOREAN	4'	4'
12	---		Prunus besseyi 'Pawnee Buttes' SAND CHERRY, WESTERN PAWNEE BUTTES	30"	6'
54	---		Caryopteris x clandonensis SPIREA, BLUE MIST	4'	4'
315 PERENNIALS/GRASSES -					
46	---		Monarda 'Cambridge Scarlet' BEE BALM, RED	3'	1.5'
23	---		Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	2'	2'
81	---		Hemerocallis 'Autumn Red' DAYLILY, RED	2'	2'
18	---		Linum perenne FLAX, BLUE	2'	1.5'
26	---		Helictotrichon sempervirens GRASS, AVENA	3'	2'
14	---		Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED	5'	2'
39	---		Panicum virgatum 'Heavy Metal' GRASS, HEAVY METAL BLUE SWITCH	3'	18"
39	---		Sorghastrum nutans GRASS, INDIAN	5'	4'
29	---		Agastache rupestris HYSSOP, SUNSET	3'	3'

IN ANY INSTANCE WHERE THE PLANT LIST OR LANDSCAPE QUANTITIES DO NOT MATCH THE PLAN, REQUIRED PLANTS/QUANTITIES SHALL BE PER THE PLAN. CONTRACTOR SHALL VERIFY QUANTITIES.

Legend

- 48,508 S.F. IRRIGATED TURF DURA-TURF SOD
- 5,106 S.F. SHREDDED CEDAR WOOD MULCH (IRRIGATED) ALL SHRUB BED AREAS TO RECEIVE MINIMUM 4"-6" SHREDDED CEDAR WOOD MULCH
- 502,040 S.F. IRRIGATED NATIVE FOOTHILLS GRASS MIX ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL)
- STEEL EDGER, ROUNDED TOP
- EXISTING TREES
- 3,300 SF IRRIGATED TREES IN NATIVE TBD AT FINAL X 75 SF)
- TREES BY OWNER (45)
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- LOT LINE

landscape architecture | planning | illustration

444 Mountain Ave.
Berthoud, CO 80513

TEL: 970.532.5891
WEB: TBGroup.us

SEAL

PROJECT TITLE

HAMMOND FIFTH FILING

Final Landscape Plan

Berthoud, Colorado

PREPARED FOR

CALEB DEVELOPMENT, LLC.

212 North Wahsatch Ave
Suite 301
Colorado Springs, CO 80903

NOT FOR CONSTRUCTION FOR REVIEW ONLY

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below.
Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. (ORANGE) OR (RED) OR (GREEN) FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS

DATE

STAFF COMMENTS

02/05/20

STAFF COMMENTS

04/08/20

DATE

November 26, 2019

SHEET TITLE

Landscape Plan

SHEET INFORMATION

SHEET 5 OF 7

1. ALL CONCRETE TO BE FORMED-IN-PLACE TO CREATE CONSISTENT SLOPE TOWARDS GENERAL DIRECTION OF EXISTING GRADES, SLOPES AND DRAINAGE PATTERNS / SYSTEMS.
2. CONCRETE TO BE AT A MINIMUM 4500 PSI AT 28 DAYS WITH AIR ENTRAINMENT AT 5% TO 7% (ABSOLUTE 8% MAX) FOR MINIMUM 1/2" AGGREGATE WITH FIBER REINFORCEMENT OF 100 PERCENT VIRGIN HUMULUS POLYPROPYLENE MULTIFILAMENT FIBERS, CONTAINING NO REPRODUCED OLEFIN MATERIALS, COMPLYING WITH ASTM C 1116 - TYPE III AT 1.5 POUNDS PER CUBIC YARD (0.80 KG/KG) OF CONCRETE.
3. ALL NEW CONCRETE POURS ADJACENT TO EXISTING CONCRETE SHALL BE DOWELED, HAVE EXPANSION MATERIAL AND CAULKED ALONG THESE TRANSITIONS.
4. EXPANSION JOINTS SHALL BE CAULKED AND LOCATED AT ALL NEW POURS OR EVERY 100'.
5. ALL CONCRETE EDGES TO BE TOOLED ROUND UNLESS OTHERWISE NOTED DIFFERENTLY.
6. ALL CONCRETE SUB-GRADES ARE TO BE PROPERLY BACKFILLED AND COMPACTED. EXPOSED SOILS TO BE SCARIFIED TO A MINIMUM DEPTH OF 6" WHICH ACQUIRED MOISTURE CONTENT TO WITHIN -1 TO +3% OF STANDARD PROCTOR OPTIMUM MOISTURE CONTENT AND COMPACTED TO BETWEEN 94 TO 98% OF THE MATERIAL'S STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM SPECIFICATION D698
7. CONTRACTOR TO SURVEY OR VERIFY POSITIVE DRAINAGE OF ALL FORMED IN PLACE CONCRETE PER NOTE 1 ABOVE PRIOR TO POURING OR BACKFILLING.
8. CONTRACTOR TO PROPERLY DISPOSE OF ALL EXCAVATED AND WASTE MATERIALS OFF-SITE PER LOCAL REGULATIONS AND CODES.
9. ALL CONCRETE FLATWORK TO BE MINIMUM 6" THICK W/ MEDIUM BROOM PERPENDICULAR TO GENERAL PEDESTRIAN MOVEMENT.
10. IF NOT SHOWN PROVIDE CONTROL JOINTS IN A GENERAL SQUARE AND EQUAL (MAX. 8' x 8') PATTERN STARTING AT POINTS OF GREATEST PROBABILITY OF CRACKING.
11. CONCRETE TO BE UNDER FULL WARRANTY FOR 2 YEARS.



- | NOTES | |
|-------|---|
| 1. | APPLY MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF WALKS. |
| 2. | PROVIDE 1/4" RADIUS EDGE AT OUTSIDE EDGES |
| 3. | APPLY BROOM FINISH SO THAT NO TROWEL LINES REMAIN AT OUTSIDE EDGES |
| 4. | MATERIAL IS STANDARD GRAY CONCRETE PER SITE PLAN |
| 5. | CONCRETE PAVEMENT SHALL SLOPE TO DRAIN(S) UNLESS OTHERWISE NOTED. PROVIDE 2% CROSS SLOPE IN DIRECTION OF DRAINAGE, UNLESS OTHERWISE NOTED, TYP. |

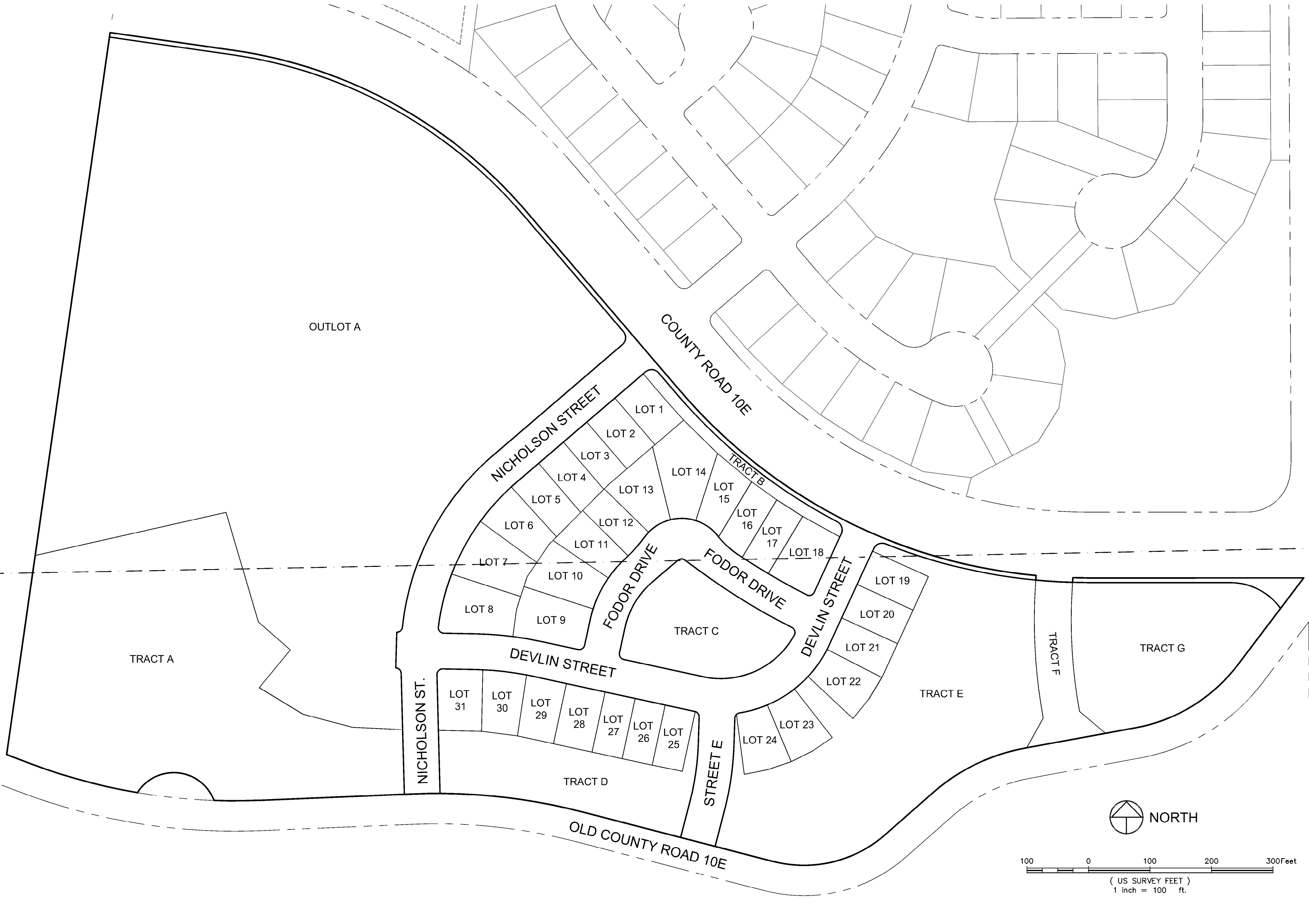
APPROVED PRELIMINARY PLAT

HAMMOND SUBDIVISION, FIFTH FILING

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 4 NORTH,
RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

HAMMOND SUBDIVISION, FIFTH FILING

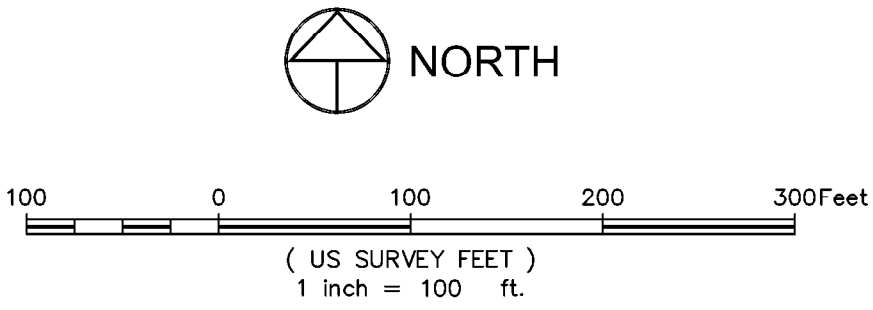
A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 4 NORTH,
RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	48°15'02"	400.00'	336.85'	S25°10'33"W
C2	2°39'34"	400.00'	18.57'	S00°08'45"E
C3	19°37'14"	429.00'	146.91'	S15°58'17"W
C4	11°04'46"	520.00'	100.55'	N83°16'35"W
C5	77°32'15"	165.00'	223.29'	S63°29'40"W
C6	37°10'16"	165.00'	107.05'	S30°50'56"W
C7	78°25'18"	38.00'	52.01'	S88°38'43"W
C8	13°07'49"	1035.50'	237.30'	N68°42'33"W
C9	41°16'02"	762.50'	549.19'	S61°11'57"E
C10	90°00'00"	15.00'	23.56'	S04°26'04"W
C11	43°16'25"	429.00'	324.01'	S27°47'52"W
C12	85°01'22"	9.00'	13.36'	S48°40'21"W
C13	87°20'26"	9.00'	13.72'	S45°08'45"E
C14	14°02'27"	870.00'	213.20'	N03°27'37"W
C15	4°00'27"	429.00'	30.01'	S27°47'07"W
C16	92°39'34"	9.00'	14.55'	N44°51'15"E
C17	11°04'46"	491.00'	94.95'	S83°16'35"E
C18	79°33'47"	9.00'	12.50'	S37°57'18"E
C19	12°44'57"	421.00'	93.68'	S08°12'04"W
C20	2°50'51"	1006.50'	50.02'	N57°35'36"W
C21	90°00'00"	15.00'	23.56'	S85°33'56"E
C22	42°13'30"	371.00'	273.41'	N28°19'19"E
C23	96°01'32"	9.00'	15.08'	N40°48'12"W
C24	11°04'46"	549.00'	106.16'	N83°16'35"W
C25	90°00'00"	9.00'	14.14'	S57°15'48"W
C26	35°09'00"	194.00'	119.02'	S29°50'18"W
C27	11°27'20"	225.00'	44.99'	S41°41'07"W
C28	105°35'06"	75.00'	138.21'	S88°45'00"W
C29	17°13'48"	149.00'	44.81'	N47°04'21"W
C30	7°24'12"	1006.50'	130.05'	N59°23'21"W
C31	92°11'00"	9.00'	14.48'	S70°49'03"W
C32	87°10'27"	15.00'	22.82'	S18°51'41"E
C33	91°55'47"	9.00'	14.44'	S17°15'52"E
C34	73°33'46"	136.00'	174.61'	S65°28'55"W
C35	90°00'00"	9.00'	14.14'	N32°44'12"W
C36	37°10'16"	136.00'	88.23'	N30°50'56"E
C37	78°25'18"	9.00'	12.32'	N88°38'43"E
C38	11°05'07"	1064.50'	205.95'	S57°41'12"E
C39	21°52'58"	877.50'	335.14'	S51°30'25"E
C40	10°26'13"	165.00'	30.06'	S82°57'18"E
C41	67°06'02"	165.00'	193.24'	N58°16'34"E
C42	12°44'57"	479.00'	106.59'	N08°12'04"E
C43	79°12'40"	9.00'	12.44'	N41°25'55"E
C44	56°18'42"	194.00'	190.67'	N52°52'54"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C45	67°10'27"	15.00'	22.82'	N68°16'46"E
C46	16°27'52"	877.50'	252.16'	S76°19'56"E
C47	1°41'22"	371.00'	10.94'	N48°35'23"E
C48	11°38'49"	371.00'	75.42'	N41°55'18"E
C49	15°10'20"	371.00'	98.24'	N28°30'43"E
C50	13°42'59"	371.00'	88.82'	N14°04'03"E
C51	6°12'17"	549.00'	59.45'	N85°42'50"W
C52	4°52'29"	549.00'	46.71'	N80°10'27"W
C53	5°40'46"	194.00'	19.23'	S15°06'11"W
C54	16°33'42"	194.00'	56.08'	S26°13'25"W
C55	12°54'32"	194.00'	43.71'	S40°57'32"W
C56	1°17'48"	225.00'	5.09'	S46°45'53"W
C57	10°09'32"	225.00'	39.89'	S41°02'13"W
C58	8°24'35"	75.00'	11.01'	S40°09'45"W
C59	31°45'25"	75.00'	41.57'	S60°14'45"W
C60	31°45'25"	75.00'	41.57'	N87°59'50"W
C61	33°39'41"	75.00'	44.06'	N55°17'18"W
C62	0°52'15"	149.00'	2.26'	N38°53'35"W
C63	16°21'33"	149.00'	42.54'	N47°30'29"W
C64	0°28'55"	1006.50'	8.47'	N55°55'43"W
C65	4°04'26"	1006.50'	71.57'	N61°03'14"W
C66	2°26'39"	194.00'	8.28'	N25°56'53"E
C67	15°56'17"	194.00'	53.97'	N35°08'21"E
C68	8°52'23"	194.00'	30.04'	N47°32'41"E
C69	15°08'11"	194.00'	51.25'	N59°32'58"E
C70	13°55'11"	194.00'	47.13'	N74°04'39"E
C71	35°26'55"	9.00'	5.57'	N63°18'48"E
C72	43°45'45"	9.00'	6.87'	N23°42'28"E
C73	74°13'48"	9.00'	11.66'	S35°17'19"E
C74	5°20'00"	9.00'	0.84'	S75°04'12"E
C75	1°21'26"	491.00'	11.63'	S78°24'55"E
C76	8°21'50"	491.00'	71.68'	S83°16'33"E
C77	1°21'30"	491.00'	11.64'	S88°08'13"E
C78	19°38'43"	429.00'	147.09'	S39°36'42"W
C79	54°32'33"	100.00'	95.19'	S62°44'41"E
C80	13°52'50"	820.00'	198.68'	S03°27'37"E
C81	2°39'19"	940.00'	43.56'	S88°56'08"W
C82	14°17'51"	940.00'	234.56'	N82°35'17"W
C83	1°32'00"	877.50'	23.48'	S89°14'57"E
C84	12°44'57"	450.00'	100.13'	S08°12'04"W

LAND USE TABLE				
PARCEL	DESCRIPTION/LAND USE	AREA	PERCENT	ENCUMBRANCES
TRACT A	OPEN SPACE	186,232 S.F. 4.275 AC.	12.72%	Drainage, Utility & Pedestrian Access Easement
TRACT B	OPEN SPACE	8,056 S.F. 0.185 AC.	0.55%	Drainage & Utility Easement
TRACT C	OPEN SPACE	34,525 S.F. 0.793 AC.	2.36%	Drainage, Utility & Pedestrian Access Easement
TRACT D	OPEN SPACE	43,200 S.F. 0.992 AC.	2.95%	Drainage, Utility & Pedestrian Access Easement
TRACT E	OPEN SPACE	131,396 S.F. 3.016 AC.	8.98%	Drainage, Utility & Pedestrian Access Easement
TRACT F	OPEN SPACE	17,109 S.F. 0.393 AC.	1.17%	Drainage, Utility & Pedestrian Access Easement
TRACT G	OPEN SPACE	61,580 S.F. 1.414 AC.	4.21%	Drainage, Utility & Pedestrian Access Easement
OUTLOT A	FUTURE DEVELOPMENT	616,985 S.F. 14.184 AC.	42.15%	
ROW	PUBLIC USE	158,649 S.F. 3.642 AC.	10.84%	Right of Way
LOTS (31)	PRIVATE RESIDENCE	206,092 S.F. 4.731 AC.	14.08%	Residential
TOTAL		1,463,824 S.F. 33.605 AC.	100.00%	



NOTICE: According to Colorado law you must commence any legal action based on this survey within three years after the date of this survey. No warranty is made by the surveyor as to the accuracy of this survey. No defect in this survey shall be deemed more than ten years after the date of this certificate shown hereon.

SECTION: TO TOWNSHIP: RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING

909.229.1150
nortnengr.com

EAST 501 AND 351 North Adams Street, Suite 100, 80521
Greeley, CO 80639

PROJECT: 911-024 DATE: 9/20/19
CLIENT: Lorchius SCALE: 1"=100'
DRAWN BY: L. Smith REVIEWED BY: R. Teseley

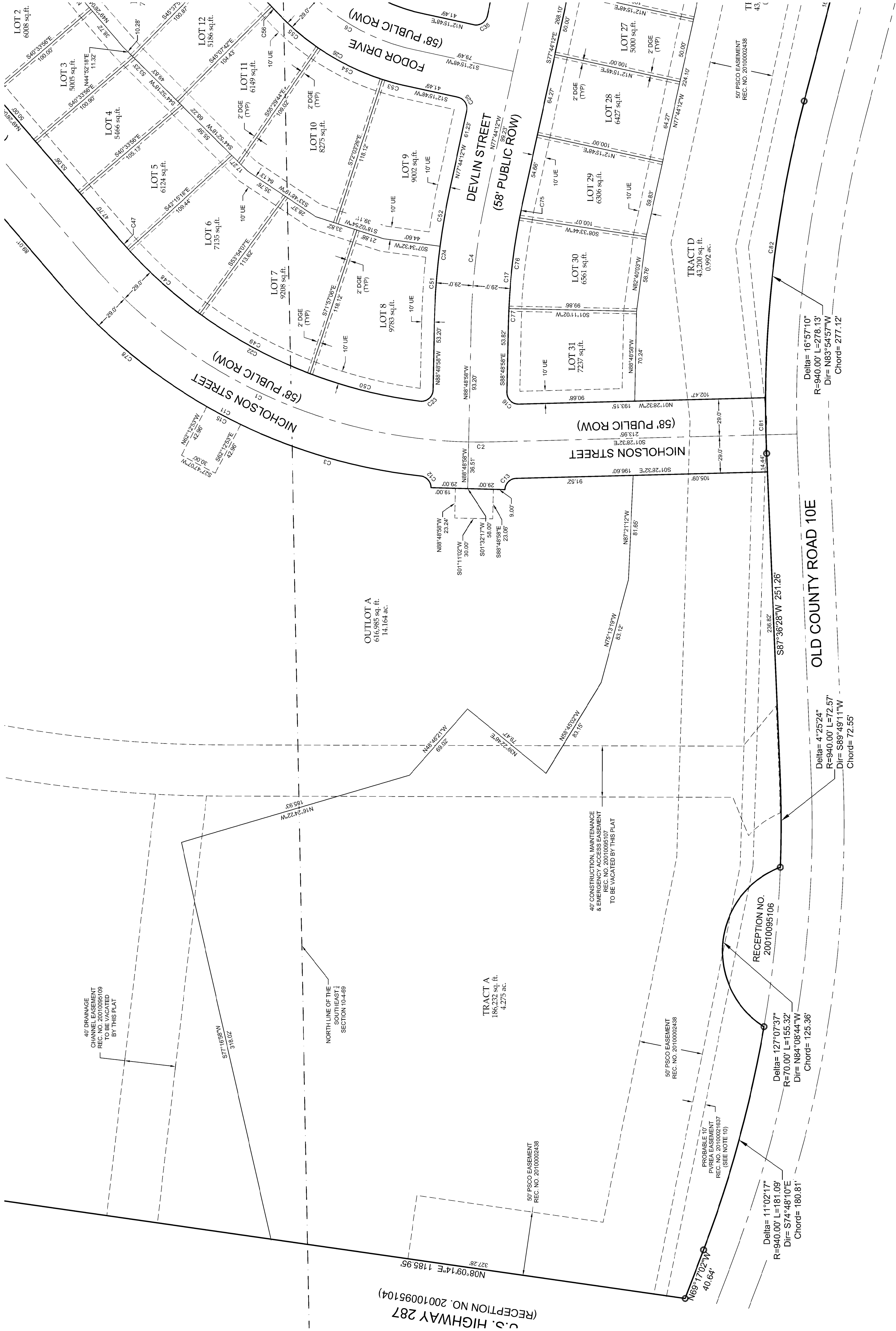
PRELIMINARY

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

HAMMOND SUBDIVISION, FIFTH FILING

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 4 NORTH,
RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 3



C.S. HIGHWAY 287
(RECEPTION NO. 20010095104)

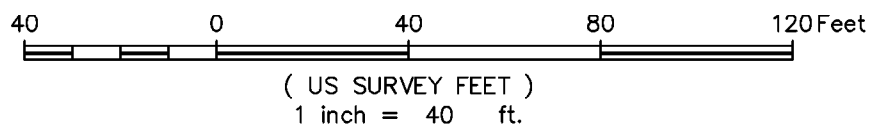
HAMMOND SUBDIVISION, FIFTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
4
Of 5 Sheets

PRELIMINARY

Robert C. Treese
Registered Professional Land Surveyor
No. 1000002438
For and on behalf of Northern Engineering Services, Inc.

SEE SHEET 4



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

SECTION:
10

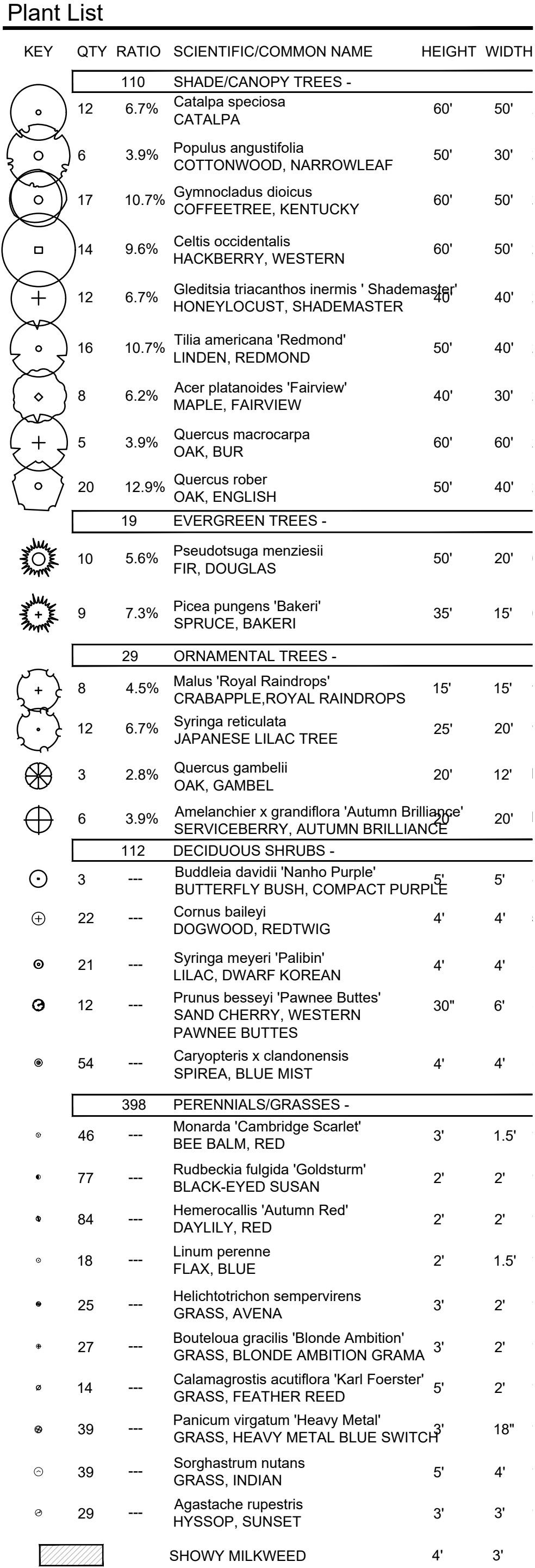
TOWNSHIP:
4N

NE **NORTHERN**
ENGINEERING

PROJECT: 911-024	DATE: 9/20/19
CLIENT: Landhuis	SCALE: 1"=40'
DESIGNER: J. J. J.	DATE: 9/20/19

TOWN OF BERTHOUD
STATE OF COLORADO
HAMMOND SUBDIVISION; FIFTH FILING

Sheet
5
Of 5 Sheets



IN ANY INSTANCE WHERE THE PLANT LIST OR LANDSCAPE QUANTITIES DO NOT MATCH THE PLAN, REQUIRED PLANTS/QUANTITIES SHALL BE PER THE PLAN. CONTRACTOR SHALL VERIFY QUANTITIES.



444 Mountain Ave. | TEL 970.532.5891
Berthoud, CO 80513 | WEB TBGroup.us

SEAL

PROJECT TITLE

HAMMOND FIFTH
FILING

Preliminary Landscape Plan

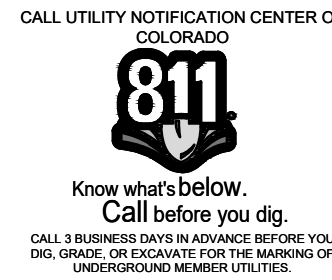
Berthoud, Colorado

PREPARED FOR

CALEB
DEVELOPMENT, LLC

212 North Wahsatch Ave
Suite 301
Colorado Springs, CO 80903

NOT FOR CONSTRUCTION
FOR REVIEW ONLY



REVISIONS	DATE
<u>Staff Comments</u>	<u>4.16.19</u>
<u>Staff Comments</u>	<u>7.11.19</u>
<u>Staff Comments</u>	<u>8.30.19</u>
<u>Staff Comments</u>	<u>9.27.19</u>

DATE _____

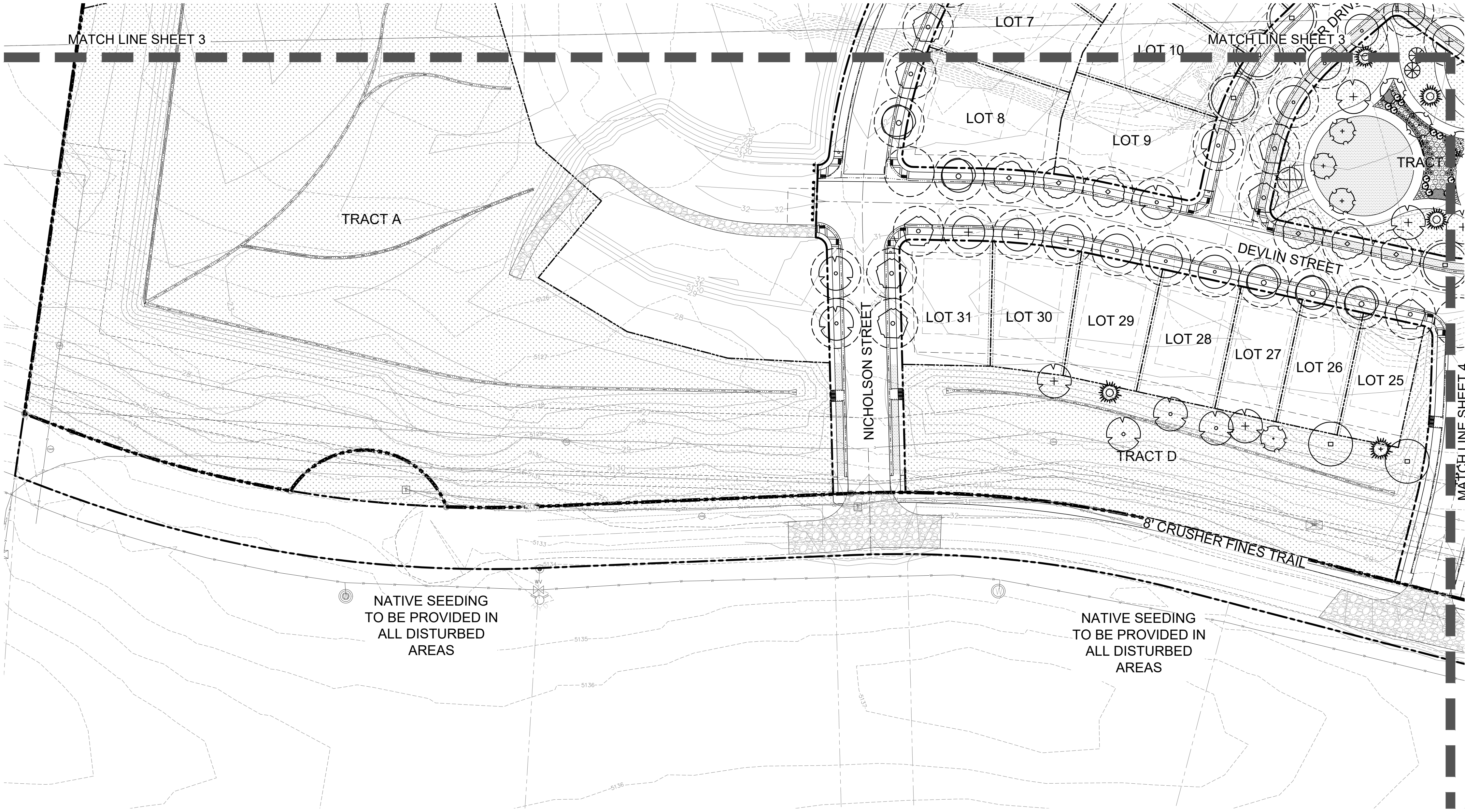
January 31, 2019

SHEET TITLE

Landscape Plan

SHEET INFORMATION

SHEET 4 OF 7



Legend

- 46,770 S.F.

IRRIGATED TURF
DURA-TURF SOD
- 5,106 S.F.

SHREDDED CEDAR WOOD MULCH (IRRIGATED)
ALL SHRUB BED AREAS TO RECEIVE MINIMUM
4"-6" SHREDDED CEDAR WOOD MULCH
- 484,558 S.F.

IRRIGATED NATIVE FOOTHILLS GRASS MIX
ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL)
- STEEL EDGER, ROUNDED TOP
- EXISTING TREES
- XX SF

IRRIGATED TREES IN NATIVE
TBD AT FINAL X 75 SF)
- TREES BY OWNER (83)

Plant List

KEY	QTY	RATIO	SCIENTIFIC/Common Name	HEIGHT	WIDTH
110 SHADE/CANOPY TREES -					
12	6.7%		Catalpa speciosa CATALPA	60'	50'
6	3.9%		Populus angustifolia COTTONWOOD, NARROWLEAF	50'	30'
17	10.7%		Gymmodladus dioicus COFFEETREE, KENTUCKY	60'	50'
14	9.6%		Celtis occidentalis HACKBERRY, WESTERN	60'	50'
12	6.7%		Gleditsia triacanthos inermis 'Shademaster' HONEYLOCUST, SHADEMASTER	40'	40'
16	10.7%		Tilia americana 'Redmond' LINDEN, REDMOND	50'	40'
8	6.2%		Acer platanoides 'Fairview' MAPLE, FAIRVIEW	40'	30'
5	3.9%		Quercus macrocarpa OAK, BUR	60'	60'
20	12.9%		Quercus rober OAK, ENGLISH	50'	40'
19 EVERGREEN TREES -					
10	5.6%		Pseudotsuga menziesii FIR, DOUGLAS	50'	20'
9	7.3%		Picea pungens 'Baker' SPRUCE, BAKERI	35'	15'
29 ORNAMENTAL TREES -					
8	4.5%		Malus 'Royal Raindrops' CRABAPPLE, ROYAL RAINDROPS	15'	15'
12	6.7%		Syringa reticulata JAPANESE LILAC TREE	25'	20'
3	2.8%		Quercus gambellii OAK, GAMBEL	20'	12'
6	3.9%		Amelanchier x grandiflora 'Autumn Brilliance' SERVICEBERRY, AUTUMN BRILLIANCE	20'	
112 DECIDUOUS SHRUBS -					
3	---		Buddleia davidii 'Nanho Purple' BUTTERFLY BUSH, COMPACT PURPLE	5'	5'
22	---		Cornus baileyi DOGWOOD, REDTWIG	4'	4'
21	---		Syringa meyeri 'Palibin' LILAC, DWARF KOREAN	4'	4'
12	---		Prunus besseyi 'Pawnee Buttes' SAND CHERRY, WESTERN PAWNEE BUTTES	30"	6'
54	---		Caryopteris x clandonensis SPIREA, BLUE MIST	4'	4'
398 PERENNIALS/GRASSES -					
46	---		Monarda 'Cambridge Scarlet' BEE BALM, RED	3'	1.5'
77	---		Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	2'	2'
84	---		Hemerocallis 'Autumn Red' DAYLILY, RED	2'	2'
18	---		Linum perenne FLAX, BLUE	2'	1.5'
25	---		Helichtotrichon sempervirens GRASS, AVENA	3'	2'
27	---		Bouteloua gracilis 'Blonde Ambition' GRASS, BLONDE AMBITION GRAMA	3'	2'
14	---		Calamagrostis acutiflora 'Karl Foerster' GRASS, FEATHER REED	5'	2'
39	---		Panicum virgatum 'Heavy Metal' GRASS, HEAVY METAL BLUE SWITCH	3'	18"
39	---		Sorghastrum nutans GRASS, INDIAN	5'	4'
29	---		Agastache rupestris HYSSOP, SUNSET	3'	3'
			SHOWY MILKWEED	4'	3'

IN ANY INSTANCE WHERE THE PLANT LIST OR LANDSCAPE QUANTITIES DO NOT MATCH THE PLAN, REQUIRED PLANTS/QUANTITIES SHALL BE PER THE PLAN. CONTRACTOR SHALL VERIFY QUANTITIES.



444 Mountain Ave. | TEL: 970.532.5891
Berthoud, CO 80513 | WEB: TBGroup.us

SEAL

PROJECT TITLE

HAMMOND FIFTH
FILING

Preliminary Landscape
Plan

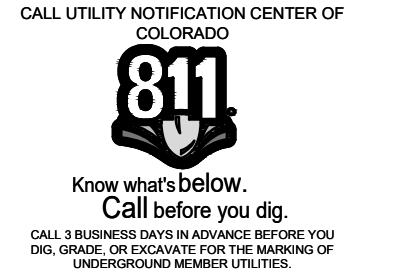
Berthoud, Colorado

PREPARED FOR

CALEB
DEVELOPMENT, LLC.

212 North Wahsatch Ave
Suite 301
Colorado Springs, CO 80903

NOT FOR CONSTRUCTION
FOR REVIEW ONLY



REVISIONS	DATE
Staff Comments	4.16.19
Staff Comments	7.11.19
Staff Comments	8.30.19
Staff Comments	9.27.19

DATE

January 31, 2019

SHEET TITLE

Landscape Plan

SHEET INFORMATION

SHEET 5 OF 7

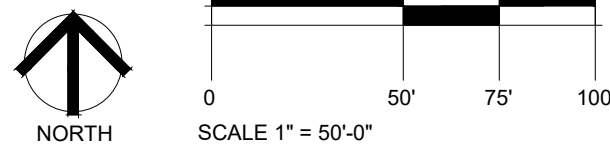


EXHIBIT OF SOUTHERN PROPERTY SHOWING OLD 10E

EXHIBIT B PLAT

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
F: (970) 635-9775
E: intermill@westoffice.net

Robert George Perschille
Colorado PLS 34174

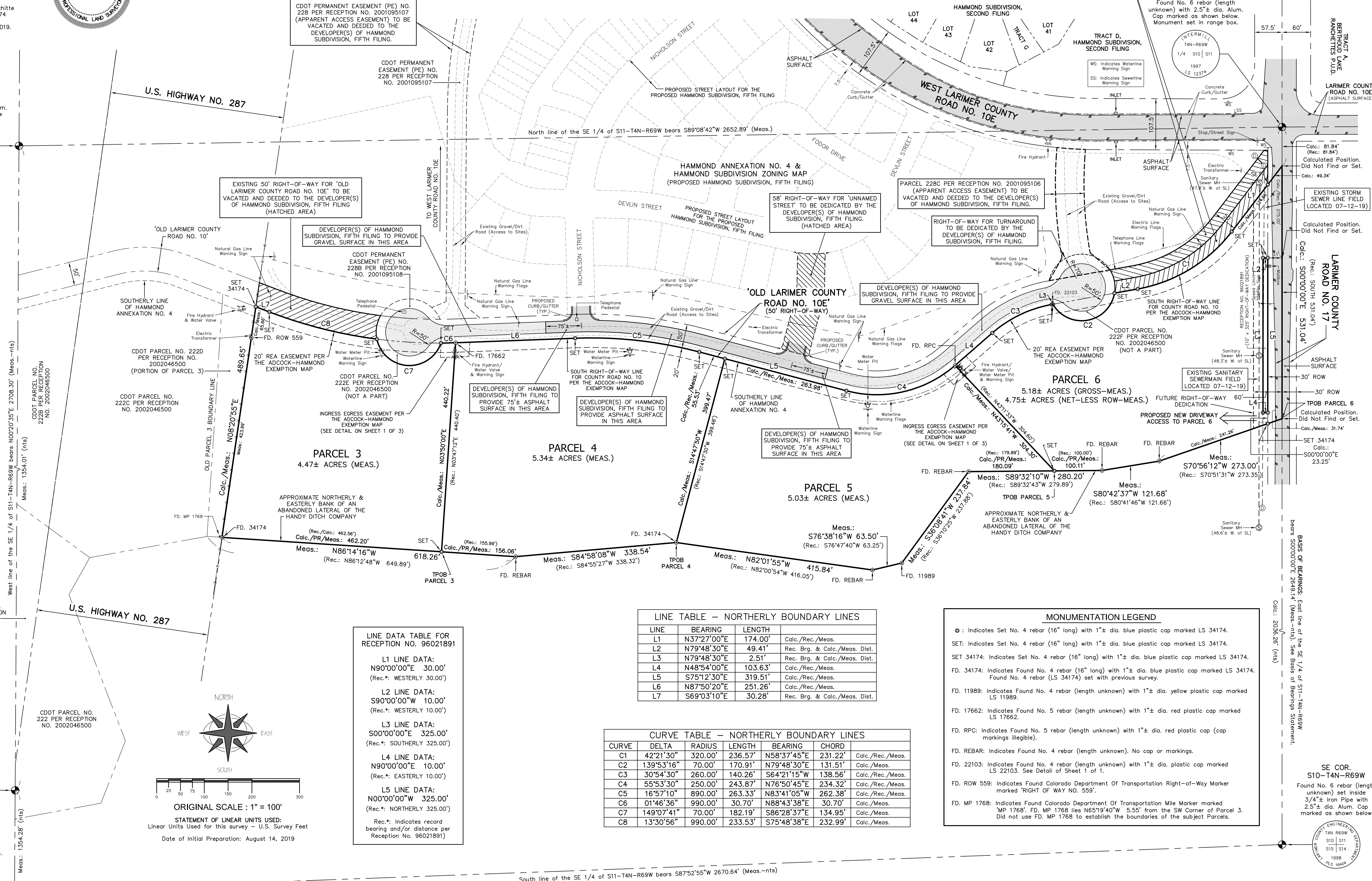
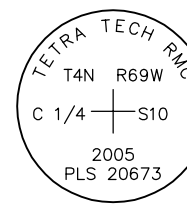
Date: August 13, 2019.



FOR CONDITIONS AND PROVISIONS FOR GRANT OF EASEMENTS AN ROAD RIGHS-OF-WAYS, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO

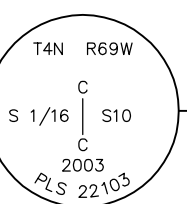
C. 1/4 COR.
S10-T4N-R69W

Found No. 6 rebar (length unknown) with 2.5" dia. Alum. Cap marked as shown below



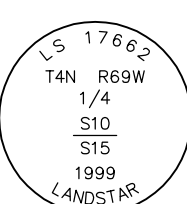
CS 1/16 COR.
S10-T4N-R69W

Found 3.25" dia. Alum. Cap (stem size & length unknown) marked as shown below



S. 1/4 COR.
S10-T4N-R69W

Found No. 6 rebar (length unknown) with 2.5" dia. Alum. Cap marked as shown below



LINE DATA TABLE FOR RECEPTION NO. 96021891

L1 LINE DATA:
N90°00'00"E 30.00'
(Rec.: WESTERLY 30.00')
L2 LINE DATA:
S90°00'00"W 10.00'
(Rec.: WESTERLY 10.00')
L3 LINE DATA:
S00°00'00"E 325.00'
(Rec.: SOUTHERLY 325.00')
L4 LINE DATA:
N90°00'00"E 10.00'
(Rec.: EASTERLY 10.00')
L5 LINE DATA:
N00°00'00"W 325.00'
(Rec.: NORTHERLY 325.00')
Rec.: Indicates record bearing and/or distance per Reception No. 96021891

LINE TABLE - NORTHERLY BOUNDARY LINES

LINE	BEARING	LENGTH	Calc./Rec./Meas.
L1	N37°27'00"E	174.00'	Calc./Rec./Meas.
L2	N79°48'30"E	49.41'	Rec. Brg. & Calc./Meas. Dist.
L3	N79°48'30"E	2.51'	Rec. Brg. & Calc./Meas. Dist.
L4	N48°54'00"E	103.63'	Calc./Rec./Meas.
L5	S75°12'30"E	319.51'	Calc./Rec./Meas.
L6	N87°50'20"E	251.26'	Calc./Rec./Meas.
L7	S69°03'10"E	30.28'	Rec. Brg. & Calc./Meas. Dist.

CURVE TABLE - NORTHERLY BOUNDARY LINES

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD	Calc./Rec./Meas.
C1	42°21'30"	320.00'	236.57'	N58°37'45"E	231.22'	Calc./Rec./Meas.
C2	139°53'16"	70.00'	170.91'	N79°48'30"E	131.51'	Calc./Meas.
C3	30°54'30"	260.00'	140.26'	S64°21'15"W	138.56'	Calc./Rec./Meas.
C4	55°53'30"	250.00'	243.87'	N76°50'45"E	234.32'	Calc./Rec./Meas.
C5	16°57'10"	890.00'	263.33'	N83°41'05"W	262.38'	Calc./Rec./Meas.
C6	01°46'36"	990.00'	30.70'	N88°43'38"E	30.70'	Calc./Meas.
C7	149°07'41"	70.00'	182.19'	S86°28'37"E	134.95'	Calc./Meas.
C8	13°30'56"	990.00'	233.53'	S75°48'38"E	232.99'	Calc./Meas.

MONUMENTATION LEGEND

●: Indicates Set No. 4 rebar (16" long) with 1" dia. blue plastic cap marked LS 34174.
SET: Indicates Set No. 4 rebar (16" long) with 1" dia. blue plastic cap marked LS 34174.
SET 34174: Indicates Set No. 4 rebar (16" long) with 1" dia. blue plastic cap marked LS 34174.
FD. 34174: Indicates Found No. 4 rebar (16" long) with 1" dia. blue plastic cap marked LS 34174.
Found No. 4 rebar (LS 34174) set with previous survey.
FD. 11989: Indicates Found No. 4 rebar (length unknown) with 1" dia. yellow plastic cap marked LS 11989.
FD. 17662: Indicates Found No. 5 rebar (length unknown) with 1" dia. red plastic cap marked LS 17662.
FD. RPC: Indicates Found No. 5 rebar (length unknown) with 1" dia. red plastic cap (cap markings illegible).
FD. REBAR: Indicates Found No. 4 rebar (length unknown). No cap or markings.
FD. 22103: Indicates Found No. 4 rebar (length unknown) with 1" dia. plastic cap marked LS 22103. See Detail of Sheet 1 of 1.
FD. ROW 559: Indicates Found Colorado Department Of Transportation Right-of-Way Marker marked "RIGHT OF WAY NO. 559".
FD. MP 1768: Indicates Found Colorado Department Of Transportation Mile Marker marked "MP 1768". FD. MP 1768 lies N65°19'40"W 5.55' from the SW Corner of Parcel 3. Did not use FD. MP 1768 to establish the boundaries of the subject Parcels.

BASIS OF BEARINGS: East line of the SE 1/4 of S11-T4N-R69W bears S00°00'00"E 2649.14' (Meas.-nts). See basis of bearings statement.

NOTE: THIS EXHIBIT B PLAT HAS BEEN PREPARED TO DEPICT THE CONDITIONS AND PROVISIONS FOR GRANT OF EASEMENTS AND ROAD RIGHT OF WAY AGREEMENT ONLY AND IS BASED ON A LAND SURVEY PLAT PREPARED BY INTERMILL LAND SURVEYING, INC. (PROJECT NO. P-15-7980, DATED MARCH 12, 2019 AND FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO. REFER TO THE AFORESAID LAND SURVEY PLAT FOR FURTHER INFORMATION PERTAINING TO ESTABLISHING BOUNDARY LINES FOR THE PARCELS, RIGHTS-OF-WAYS, EASEMENTS, MONUMENTATION, ETC.

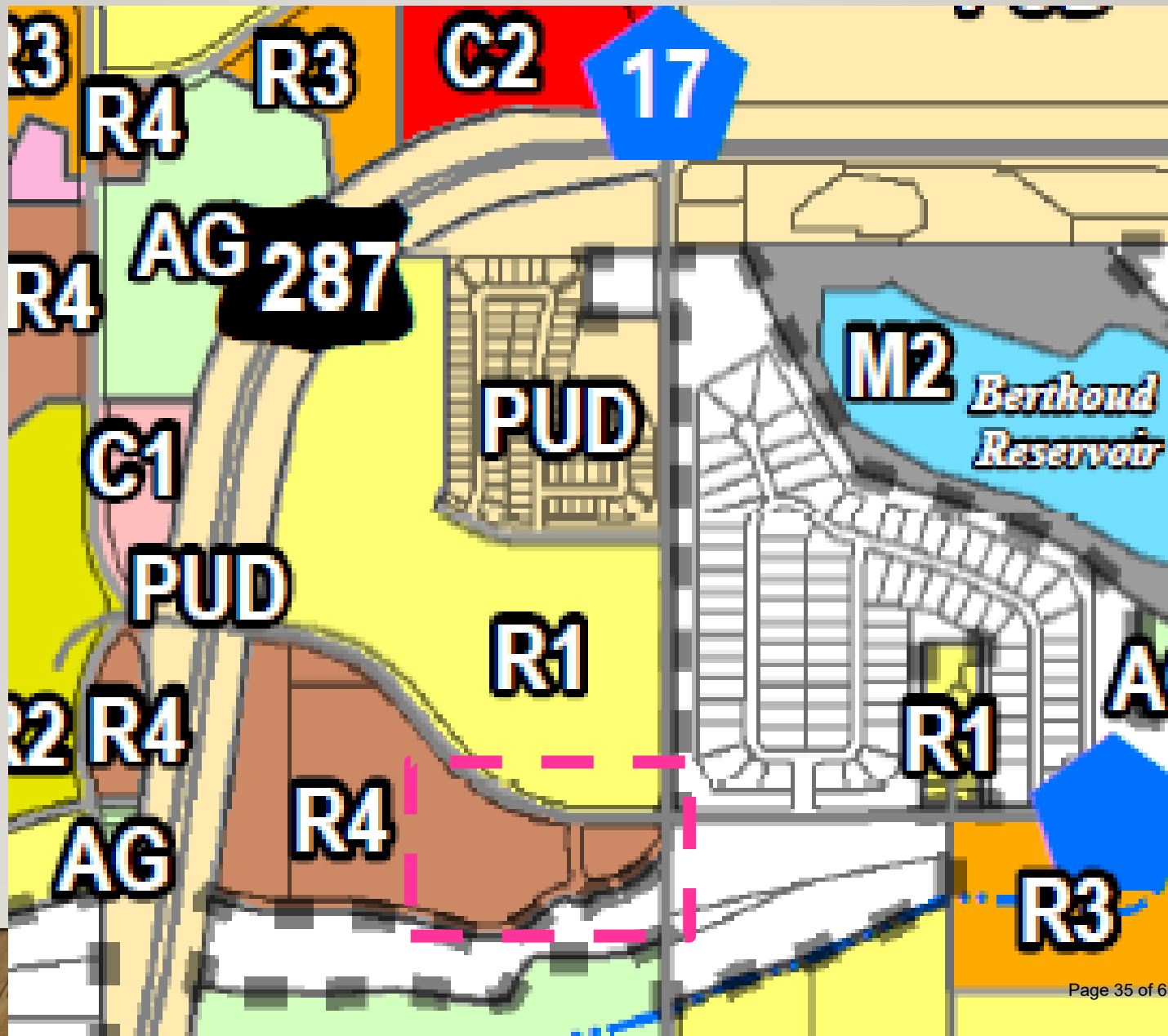
DATE: _____
BY: _____
REVISIONS: _____

CLIENT: HAMMOND / OLSON / MCMILLAN
BUS. (970) 669-0516 / FAX (970) 635-9775

TITLE: EXHIBIT B PLAT
PROJECT: OF SE 1/4 S10-T4N-R69W, LARIMER COUNTY, COLORADO

DRAWN BY: RGP
CHECKED BY: _____
APPROVED BY: _____
DATE: 08-14-2019
SCALE: 1" = 100'
PROJECT NO.: P-15-7980
SHEET 1 OF 1

ZONING



HAMMOND PREFERRED LAND USE



LEGEND Land Use Designation

-  Low Density Rural Residential (Up to 0.5 DU/AC)
-  Low Density Suburban Residential (Up to 2 DU/AC)
-  Moderate Density Residential (2 to 6 DU/AC)
-  High Density Mixed Use Residential (6 - 14 DU/AC)
-  Commercial/Office
-  Employment
-  Berthoud Growth Management Area/Boundary
-  Town of Berthoud Area of Community Influence (ACI)
-  Natural Preserve/Open Lands (Parks, Bodies of Water, Hwy 287 Buffer, Trail Corridor Conservation Easement (CE) Irrigation Ditches)
-  View Corridor
Areas that may serve to preserve views to agricultural lands, natural areas and mountains along major roadway corridors.



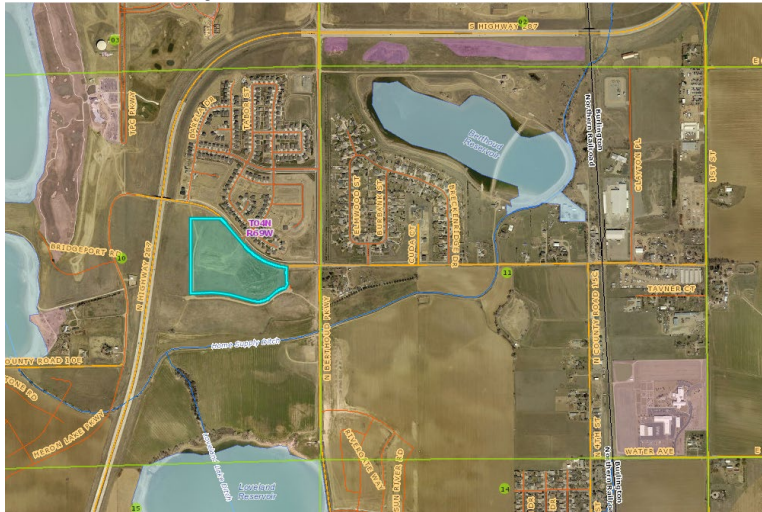
Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
970.532.2643

Project: Hammond 5th Filing

Applicant: Caleb Development

Summary: This hearing is for the purpose of creating 104 dwelling units on 33.2 acres, including 37 single family units and 67 townhomes.

Location: Properties along the south side of County Road 10E between Hwy 287 and N Berthoud Pkwy.



Scheduled Hearing:

Planning Commission
Thursday, June 11, 2020, @ 6:00 p.m.

The Public Meeting listed above will be held virtually through Zoom, and can be accessed by the following link <https://us02web.zoom.us/j/89572494781>, or by calling 1 (669) 900-6833 and inputting the following Meeting ID number: 895-7249-4781. The meeting agenda will be available prior to the hearing at www.berthoud.org.

For additional help or information prior to the meeting, you may contact:

Curt Freese, AICP, Community Development Director

Adam Olinger, Planner I

P.O. Box 1229, Berthoud, CO 80513

Phone: (970) 532-2643

Email: cfreese@berthoud.org/aolinger@berthoud.org

You received this notice because the records of the Larimer County Assessor's Office show that you own property near the site. Because of the time lag in record keeping, or due to rental situations, some of your neighbors may not have received a letter. Please share this information so they may also attend these meetings.

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 August 22, 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, Patti Swiger, and Pam Gehringer.
3. **Consent Agenda** – Minutes from meeting of August 08, 2019. Motion to approve by Commissioner Shepard. Seconded by Commissioner Byron. Commissioners Dowker and Murphey abstained. With all other commissioners in favor, THE MOTION CARRIED.
4. **Mountain Avenue Overlay Plan -**
Commissioner Murphy stated that Alm2s Architecture was his former employer. He stated that he intended to listen to the presentation and ask pertinent questions as he was a part of the community; however, he would not be voting on the Plan.

Curt Freese introduced Roger Sherman from BHA Design.

Mr. Sherman introduced the project, which started in September of 2018. He noted that in October 2018 and April 2019 open houses were held for the public to view and comment on the proposed plan. He stated that the overall project goals were to protect and enhance the Town and existing neighborhoods but also create memorable spaces within the Town. He noted that the plan stretched from County Road 11 east of I-25 to the Handy Ditch west of Highway 287. During the process, six distinct character districts were identified: Berthoud West, Residential Conversion, Downtown Commercial, Berthoud East, Agriculture, and New Berthoud. He discussed the vision for each of those districts along with potential bike lanes, trails, and a transit throughout the town.

Brad Massey, Alm2s Architecture, stated that a guideline had been created for architecture that Town Staff would be able to reference when new development was proposed. Key factors in developing quality architecture would be building placement and configuration, massing/articulation, and material and color.

Kaila Bailor, Alm2s Architecture, remarked that each character district was examined separately when those key factors were determined as each district had different conditions.

Doug Elgar, BHA Design, spoke regarding public and private signage (community signage). Criteria for the signage were: reflect small town charm, new and unique to Colorado, reinforce the 'Garden Spot' image of the Town, and be consistent and eye catching. He noted the three potential 'gateway' locations for Berthoud where the signs would be displayed, which were on I-25, Highway 287, and the intersection of 1st Street and Mountain. He noted that included in the proposed signage were 'way finding' signage to help point out schools, parks, etc. Private signage was also examined, which could have a significant influence on image and character of the Town. Recommendations on limitations on private signs were proposed, which included size, type of sign, illumination, etc.

Commissioner Banzhaf asked how the downtown area could accommodate a transit and parking.

Mr. Sherman stated that they had looked into additional parking in the downtown area but not specific to the transit. He also noted that they were sensitive to concerns regarding loss of parking to develop certain areas. If parking spaces were subtracted it would be examined where parking could be added in other areas.

Commissioner Dowker concurred with Commissioner Banzhaf and felt that transit and parking should be a component of the equation.

Commissioner Banzhaf asked about a downtown development authority to help establish proposals within the Plan.

Mr. Sherman mentioned that there were many surrounding areas with downtown development authorities that would be beneficial in helping the Town move forward in developing some of the visions of the Plan.

Commissioner Banzhaf asked if CDOT's proposed plans for I-25 were considered. He noted that the Town's comprehensive plan had aspired for that area to be special and not like all the other towns.

Mr. Freese stated that the Town was likely to design the signage and landscaping at I-25, and there was a meeting with CDOT in September.

Mr. Sherman stated that CDOT would be at the 30% design stage of the project by the end of September, which would incorporate some of what has been envisioned by the Town for that area.

Commissioner Banzhaf thought the Plan had good information; however, some of the pictures contained within the Plan did not meet the Development Code (ie: height of the buildings).

Mr. Sherman stated the intent of the pictures was to highlight a specific feature and was not meant to create change to the Code. He noted that it was determined that a 3-story building was right for the Town of Berthoud.

Commissioner Dillon asked about the Public Works building on the corner of Welch & 2nd Street and wondered if that would be an additional parking opportunity.

Mr. Freese stated that it would be more of a redevelopment opportunity

Commissioner Dillon asked about the pocket neighborhoods and how they had worked successfully in other areas; however, he noted that they looked as if they would not be an affordable area.

Mr. Sherman replied that the idea of the pocket neighborhood was that they offered smaller lot sizes and no yard. There would be a central yard that created a center of the community. He stated that it was just an idea for the redevelopment of an area; however, there were many different ways it could be created.

Commissioner Shepard agreed with Commission Banzhaf and Dowker's concerns regarding the transit area and parking. He felt that it needed to be addressed further. Currently there was already a lack of parking in Town, and if businesses were expanded there would be further need for parking. He asked about the option of incorporating historical architecture.

Mr. Massey stated that if a building was determined to be a historical significance to the community then it would be a starting point to maintain the characteristics of it. With new development, one could consider materiality, window openings, façade treatments, etc. to help keep more of an historical feel.

Mr. Sherman asked if a modern building fit in downtown Berthoud.

Commissioner Shepard stated that within the core of downtown he did not feel that it would fit as there were several blocks of historical buildings.

Commissioner Dowker thought there should be a flow with the current downtown.

Commissioner Banzhaf spoke to the proposed signage. He stated that the way finding signs should be a priority.

Commissioner Byron appreciated the work that had been done. She felt that the proposed signage felt industrial, cold, not friendly, historical or artsy. She also noted that the 'garden' theme in the roundabout would be a lot of maintenance and would be too hard to maintain. She did agree that keeping the same theme at each gateway entry point was important.

Commissioner Butler liked the proposed districts, setbacks, view corridors, etc. He stated that he was against the proposed signage theme. He did not feel that it spoke to the heritage or garden spot identity of Berthoud. He did like the wavy way finding signs proposed.

Commissioner Banzhaf expressed concerns with the proposed signage in the Plan and what was allowed in the Development Code. He expressed some concerns regarding the illumination.

Commissioner Dowker appreciated the hard work put into developing the Plan. She appreciated some of the illumination, which could add some charm to the downtown area.

Mr. Freese explained that the Plan would need to be approved first. Then if there were any development code changes that needed to occur due to the approved plan those would be presented to the Planning Commission and Town Board.

Mr. Sherman noted that the Plan could be amended in the future.

MOTION by Commissioner Shepard to forward the Mountain Avenue Corridor Plan with included discussion from the 08/22/19 Planning Commission meeting to the Berthoud Board of Trustees.

Seconded by Commissioner Byron.

Commissioner Murphy abstained.

With all other Commissioners in favor, THE MOTION CARRIED.

5. Weibel Annexation/Rezoning and WWW Properties Annexation/Rezoning -

Mr. Freese presented the agenda item, which was a request to for two separate annexations both owned by the Weibel family. The first request, Weibel Annexation, was to annex 15.95 acres located off Clayton Place into the Town of Berthoud. The applicant was proposing an Industrial District zoning of M-2 on the currently vacant parcel. WWW Properties Annexation was a request to annex 1.87 acres located at 2541 North First Street into the Town of Berthoud. The applicant was proposing to rezone the property to Limited Industrial (M-1), which currently had an older single-family house on the property.

Troy Campbell, Coffey Engineering, stated that they were available for any questions.

Commissioner Byron agreed that Berthoud could use more industrial zoned areas.

MOTION by Commissioner Shepard to approve the request to annex 1.87 acres, known as WWW Properties, into the Town of Berthoud as per the findings it satisfies the Comprehensive Plan and Colorado Revised Statutes for Annexation.

Seconded by Commissioner Dowker.

With all in favor, THE MOTION CARRIED.

MOTION by Commissioner Shepard to approve the request to annex 15.95 acres, known as the Weibel Annexation, into the Town of Berthoud as per the findings it satisfies the Comprehensive Plan and Colorado Revised Statutes for Annexation.

Seconded by Commissioner Byron.

With all in favor, THE MOTION CARRIED.

MOTION by Commissioner Shepard to approve rezoning to the Light Industrial (M-1) district on the 1.87 acres known as WWW Properties, finding that:

- 1. The Light Industrial (M-1) district proposed, would be in harmony with the adjoining land uses and industrial zoning.**
- 2. The Light Industrial District is expressly supported by the Comprehensive Plan for this area.**

Seconded by Commissioner Dillon.

With all in favor, THE MOTION CARRIED.

MOTION by Commissioner Shepard to approve rezoning to Industrial (M-2) district on the 15.95 acres known as the Weibel Annexation, finding that:

- 1. The Light Industrial (M-2) district proposed, would be in harmony with the adjoining land uses and industrial zoning.**
- 2. The Light Industrial District is expressly supported by the Comprehensive Plan for this area.**

Seconded by Commissioner Murphy.

With all in favor, THE MOTION CARRIED.

6. Village at Rose Farm Final Plat -

Mr. Freese presented the agenda item, which was a request for Final Plat approval for an 8.67 acre development comprised of 66 total dwelling units located on the southeast corner of Spartan Avenue and S. Berthoud Parkway. Mr. Freese noted that there had been a reduction of three interior townhouse dwelling units from the Preliminary Plat approval. He stated that the development offered three different types of uses: townhouses, duplexes or paired homes, and single-family dwelling units. The land was currently zoned R-3 Multi-family, which permitted the aforementioned zoning uses. In addition, the R-3 district allowed 20 dwelling units per acre, which would result in a maximum density of 173 dwelling units; therefore, the proposed density was roughly a third of the density allowance and satisfied the district standard.

Lee Martin, Landmark Engineering, noted that there was a reduction of three units.

Len Larson, 205 Hubbell Street, stated that the agricultural land to the east had a water right; however, with the development of the Rose Farm portion of the development that water right had been damaged and there was not longer adequate irrigation for that farmer. He hoped that this project would not further damage that agricultural land and the damage could be mitigated.

Mr. Freese explained that the agricultural property had been purchased without the water rights.

Commissioner Banzhaf noted that the property owner was currently working on a plan to obtain water.

Commissioner Murphy asked about the driveway on Lot 6 coming out on Bluebell Drive.

Mr. Freese stated that it met the site distance requirements.

Commissioner Byron asked if there would be parking on Spartan Ave.

Mr. Freese replied yes.

Commissioner Byron asked about a crossing at 10th and Spartan.

Mr. Freese stated that it was a condition of the Preliminary Plat, which the applicant was aware of.

Commissioner Byron mentioned that it would be helpful to have water access for the proposed community garden. She asked if there was a maintenance plan for it.

Mr. Martin stated that water would be available, and there would be an irrigation tap there. He stated that there was no maintenance plan.

Commissioner Dowker thanked the applicant for the pollinator and community gardens. She was also glad for the housing diversity offered.

Commissioner Murphy agreed and also appreciated the amount of density proposed as he felt it was appropriate for that area.

Commissioner Shepard thanked the applicant for their quality development.

MOTION by Commissioner Shepard to approve The Village at Rose Farm Final Plat as it satisfies the conditions of Section 30-6-108 with the addition of:

- **A pedestrian crossing at the intersection of Spartan Avenue and 10th Street.**

Seconded by Commissioner Murphy.

With all in favor, THE MOTION CARRIED.

7. Heron Lakes 12th Filing Final Plat -

Mr. Freese presented the agenda item, which was a request for a Final Plat for eighty-four (84) single family home lots.

Kristin Turner, TB Group, stated that nothing had changed from the Preliminary Plat approval.

Mr. Freese discussed the development and timing of the trails.

MOTION by Commissioner Shepard to approve the Heron Lakes 12th Filing Final Plat Finding it is consistent with the requirements of Section 30-6-108 and the Comprehensive Plan.

Seconded by Commissioner Dowker.

With all in favor, THE MOTION CARRIED.

8. Development Code Update to Sections 2, 3, 4 and 6 -

Mr. Freese continued discussion on the updates to the Development Code.

Commissioner Banzhaf noted the garage embellishments discussed at the last meeting. He felt that the code language did not reflect what was discussed.

Commission Butler agreed and felt that the language should add more details about the garage door façade.

Commissioner Byron suggest amending the sentence to incorporate 'enhanced garage door'.

Mr. Freese stated that he would revise the language.

Commissioner Banzhaf felt that there should be several illustrations provided to emulated what was being asked for. He stated that they could be in an addendum.

Mr. Freese proposed to add new Code language for the C2 zoning district to restrict gas canopies or pumps in the front of a building on main corridors. He stated there would be the opportunity to request a variance.

Commissioner Shepard mentioned that certain landscaping could help with the visual effects.

Further discussion ensued regarding the proposed language. The Commission agreed that Mr. Freese could craft language to add the requirement to the Code.

Commissioner Murphy asked that the code revisions discussed be revisited in one year to make sure they were still appropriate and working.

MOTION by Commissioner Shepard to forward the Development Code Updates, Sections 2, 3, 4 and 6, to the Town Board subject to the following inclusions:

- Language regarding garage door embellishments be amended
- Gas canopies and pumps shall be sensitive to the lot layout and view corridor of the area in the C2 Commercial Zoning District.

Seconded by Commissioner Byron.

With all in favor, THE MOTION CARRIED.

9. Election of Officials

MOTION by Commissioner Banzhaf to nominate Commissioner Dowker as Chairman.

Seconded by Commissioner Byron.

With all in favor, THE MOTION CARRIED.

MOTION by Commissioner Banzhaf to nominate Commissioner Butler as Vice-Chairman.

Seconded by Commissioner Byron.

With all in favor, THE MOTION CARRIED.

10. Reports

Commission members thanked Commissioners Banzhaf and Shepard for their service on the Planning Commission.

Mr. Freese noted that the Comprehensive Plan was scheduled to be updated in the near future.

Meeting adjourned at 9:29 p.m.

Kelsey Byron, Secretary

Jill Wilson, Planning and Building Technician



STAFF REPORT: HUSEN CONDITIONAL USE/USE BY SPECIAL REVIEW

DATE: June 11, 2020

GENERAL INFORMATION	
Applicant:	Nicholas Husen-Christopher, Agent for Western LLC
Site Location:	2nd Street (due North of Lehman Bros.) Parcel: 9414463001
Applicant's Request:	A conditional use application for a storage/mini-storage facility
Current Zoning:	M-2 (Heavy Industrial)
Preferred Land Use:	Employment
Size (in acres):	2.64 acres
Current use of property:	Vacant
DEVELOPMENT STANDARDS (M-2 Standards)	
Min. / Max. Lot Size	N/A
Min. Lot Width:	50'
Net Density:	20 dwelling units per acre
Max. Building height:	50'
Front Setback:	20'
Side Setback	0' (20' abutting a different zoning district)
Rear Setback	20'
SURROUNDING ZONING AND LAND USE	
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>
North: M-2	Boat and RV Storage
South: M-2	Lehman Brothers printing
East: M-2	Industrial Uses
West: Railroad	Railroad
INFRASTRUCTURE	
Water: Town of Berthoud service area (line will be built with project).	Sewer: Town of Berthoud service area (line will be built with project).
Electric: Xcel	Gas: Xcel.
Floodplain: n/a.	Transportation: Second Street(Town Maintained)

PROPOSAL

The applicant is requesting conditional use approval for a storage facility comprised of 58,106 sq. ft of building area. The building area is comprised of six storage buildings, with the building fronting Second Street containing an office. The majority of the storage is climate controlled, with traditional non-climate controlled storage on the exterior of each building. Access within the site is provided by a 30' wide paved drive aisle, with 24' foot aisles North and South, and another 30' wide aisle along the western North and South area. Elevations have been provided, and the façade of the building fronting second street will be primarily made up of windows, while the rest of the buildings are steel with metal siding. A security fence with landscaping is proposed around the perimeter of the property.

Despite being in the M-2 industrial zoning district, storage uses are still conditional uses. This change was made in 2016, as a response to demand for storage use requests along the majority of the commercial corridors of Town, and the potential negative impacts of such uses.

Should this conditional use proposal be approved, it will run with the land in perpetuity (i.e. another business could buy the storage facility and would then take over the conditional use conditions and approval). In addition, a final site plan will still be required should this conditional use be approved. Therefore, this hearing is to either approve the use of storage and set conditions based on its general site plan or deny the storage use.

Explanation of Conditional Use Approval Process

Conditional Uses, or Uses by Special Review, are intended for zoning land uses which may fit into the surrounding area if specific conditions of approval are placed upon them. These are uses which may create negative externalities (noise, aesthetics, traffic, etc.), that as aforementioned may either be made to fit within the surrounding uses with reasonable conditions to mitigate the use; or they are uses that should be turned down, as they are not compatible with the surrounding area.

The Planning Commission acts as quasi-judicial body during Conditional Use applications. Therefore, any conditions placed on approval, must have reasonable nexus to the use being approved. Conditional Use conditions placed on the property, run with the use and the property, and continue throughout the legal existence of the use. Should a condition of approval not be followed, the PC and the Town has the authority to cause a rehearing, and potentially turn down the use, or place new conditions upon it.

Future Land Use

The property is located within the **Employment** zone, which is intended for industrial and commercial uses.

CONDITIONAL USE CRITERIA

Section 30-3-106 Conditional Use review criteria. The Town may approve a conditional use application if it finds that each of the following criteria are satisfied:

1. The conditional use will satisfy all applicable provisions of the zoning code and subdivision regulations unless a variance is being requested.
 - ✓ The proposed facility will comply with all other sections of the development code.
2. The conditional use will conform with or further the goals, policies and strategies set forth in the Town of Berthoud Comprehensive Plan.
 - x. The Employment future land use does not offer support for non-employment related uses.
3. The conditional use will be adequately served with public utilities, services, and facilities (i.e. water, sewer, electric, schools, street system, fire protection, public transit, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district.
 - ✓ The nature of this storage facility—staffed with an office, and climate controlled storage—should serve to cut down on any undue burden of public facilities such as waste, junk, unauthorized residential use of storage units, etc.
4. The conditional use will not substantially alter the basic character of the district in which it is in or impair the development or redevelopment potential of the district.
 - ✓ The location is relatively isolated next to the railroad track and another storage facility, and should not impact any view corridors, or adjoining property owners.
 - ✓ The portion of the use fronting Second Street has an improved façade.
5. The conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
 - ✓ The applicant will be required to build sidewalk which is lacking in this area, and also provide an additional fire access.
6. Potential negative impacts of the conditional use on the rest of the neighborhood or of the neighborhood on the conditional use have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods. The applicant shall, at a minimum, satisfactorily address impacts including: traffic; activity levels; light; noise; odor; building type, style and scale; hours of operation; dust; and erosion control.
 - ✓ The property is relatively isolated as mentioned in another factor, and the storage is inside, reducing visual impact on adjoining properties.

- ✓ The fence and landscaping will serve to cut down on many of the aforementioned externalities (and more so from potential new industrial uses).

7. The applicant has submitted evidence that all applicable local, state and federal permits have been or will be obtained.

- ✓ This is not a regulated industry which requires State and Federal permits.

PUBLIC NOTICE

Notice of the Town Board public hearing has been mailed to property owners within 300 feet of the subject property, a legal ad published, and the property was posted as required.

Staff received **no** public comments.

FINDINGS AND RECOMMENDATIONS

Husen Conditional Use:

Staff recommends approval of the conditional use request for a storage **use limited to indoor storage as defined on the site plan**, as it satisfies the conditions 1, 2, 4,5, and 6 of Section 30-3-106 (found on pages 3-4 of this Staff Report) with a following conditions:

- All storage must be conducted indoors.

Reminder: When making a motion for or against a Conditional Use, please provide clear findings in support of the proposed motion utilizing the findings in support of the Criteria necessary for approval or denial (suggested findings on pages 3-4).

PROPOSED SITE PLAN AND ELEVATIONS

HUSEN-CHRISTOPHER MINI STORAGE

CONDITIONAL USE

HUSEN-CHRISTOPHER
MINI STORAGE

CONDITIONAL USE

BERTHOUD, CO

PREPARED BY:



■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

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OWNER

NICK HUSEN
nicholashusen@gmail.com

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ENGINEER

RIDGETOP ENGINEERING
Mike Beach
541 E. Garden Dr. Unit N
Windsor, CO 80550
p. 970.663.4552

ORIGINAL SIZE 24X36

ISSUED

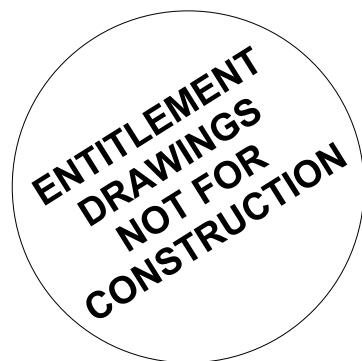
No.	DESCRIPTION	DATE
01	CONDITIONAL USE	03.12.2020

REVISIONS

No.	DESCRIPTION	DATE

COVER

SEAL:



PROJECT No.:	R19-070
DRAWN BY:	AG
REVIEWED BY:	SH

DRAWING NUMBER:

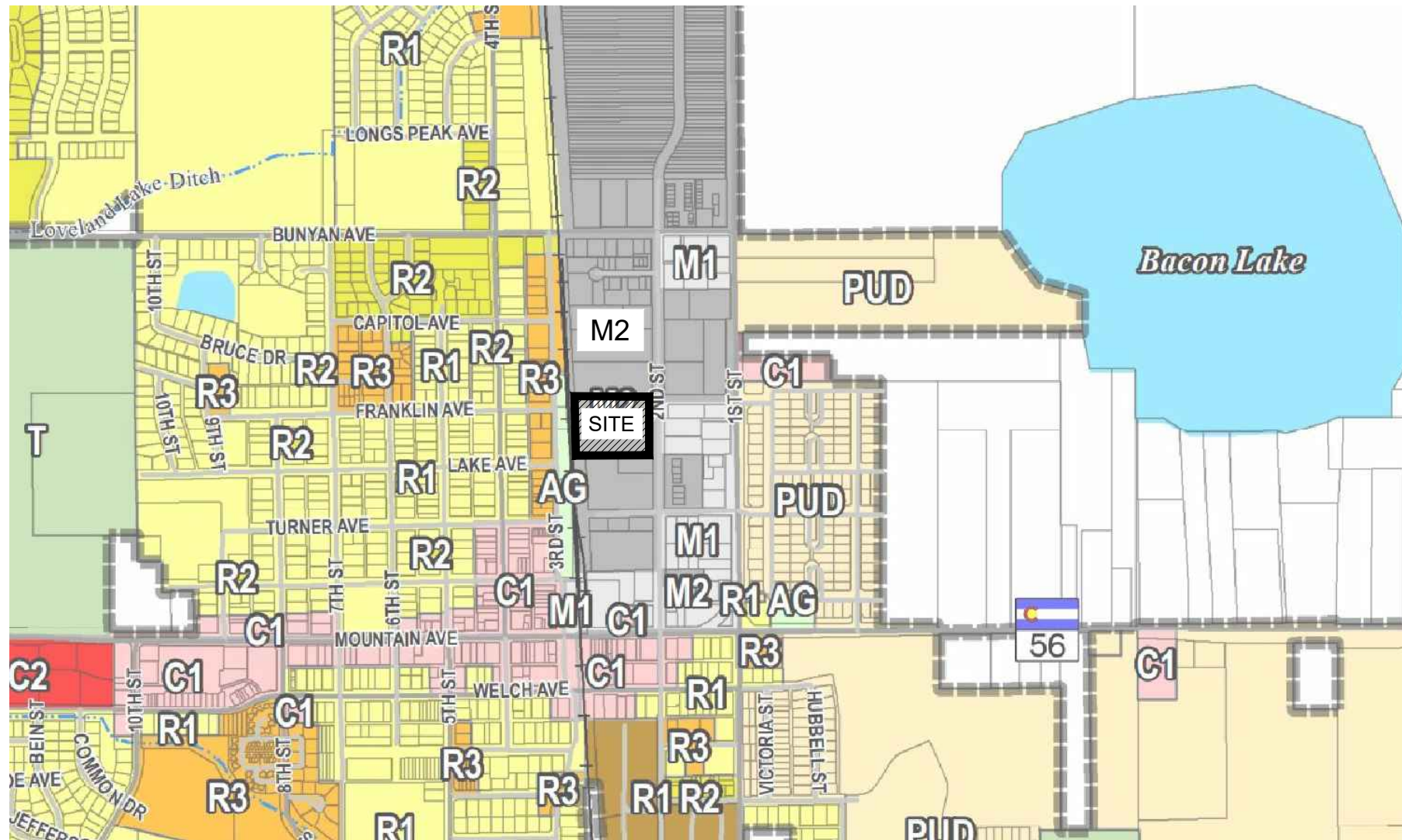
SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	SITE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE NOTES AND DETAILS

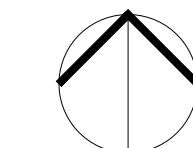
SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH TOWN/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO CIVIL AND ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SIDEWALKS, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
- CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- FIRE LANE STRIPING AROUND BUILDING PERIMETER AND ALONG FIRE TRUCK ACCESS WAYS SHALL BE INSTALLED AS PART OF THIS CONTRACT, IN ACCORDANCE WITH THE LOCAL CODE AND FIRE MARSHALL REQUIREMENTS.
- ALL SIDEWALKS, RAMPS, AND LANDINGS SHALL MEET THE MOST RECENT ADA ACCESSIBILITY REQUIREMENTS.

VICINITY MAP



R1 = SINGLE FAMILY DISTRICT
R2 = LIMITED MULTIFAMILY DISTRICT
R3 = MULTI FAMILY DISTRICT
C1 = NEIGHBORHOOD COMMERCIAL DISTRICT
C2 = GENERAL COMMERCIAL DISTRICT
M1 = LIGHT INDUSTRIAL DISTRICT
M2 = INDUSTRIAL DISTRICT
PUD = PLANNED UNIT DEVELOPMENT
T = TRANSITION DISTRICT



NOT TO SCALE

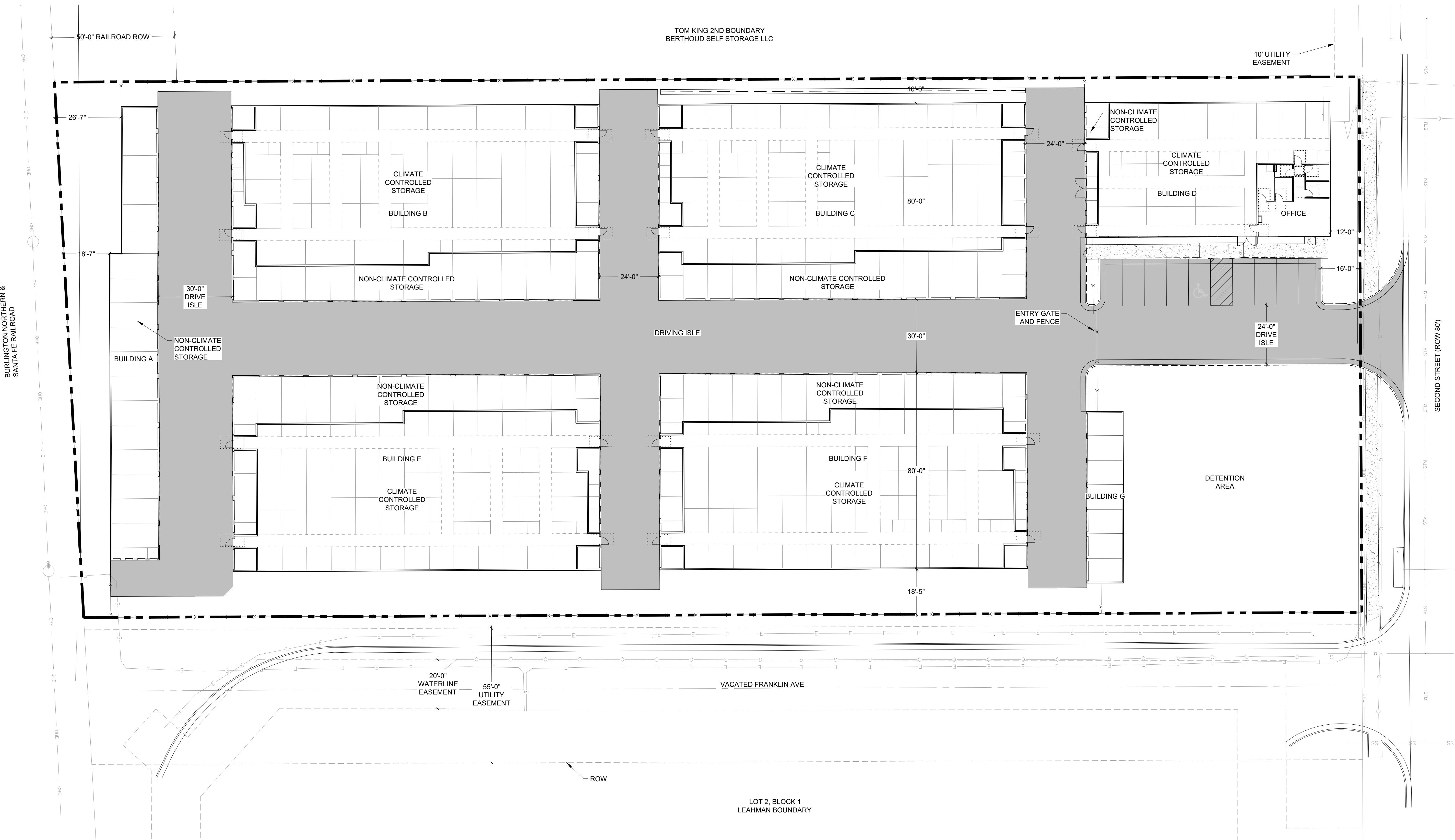
LAND USE CHART

EXISTING ZONING		
M2 - INDUSTRIAL DISTRICT		
PARCEL SIZE (GROSS & NET)		
115,068 SF (2.64 AC)		
AREA COVERAGE		
	AREA (SF)	%
BUILDING COVERAGE	58,106	50.50%
DRIVES AND PARKING	29,675	25.79%
OPEN SPACE AND LANDSCAPE	26,327	22.88%
HARDSCAPE	960	0.83%
PUBLIC STREET RIGHT-OF-WAY (NOT IN PROPERTY BOUNDARY)	3,871	
HARDSCAPE	957	
DRIVES AND PARKING	688	
LANDSCAPE	2,177	
TOTAL GROSS COVERAGE	115,068 SF (2.64 AC)	100.00%

BUILDING HEIGHT			
	MAXIMUM HEIGHT	BUILDING HEIGHT	STORIES
STORAGE AND OFFICE BUILDING	50'-00"	15'-00"	1

OFF-STREET VEHICLE PARKING				
	AREA (SF)	RATIO	REQUIRED	PROVIDED
OFFICE	900	2.0/1,000 sq. ft	2	8
ACCESSIBLE PARKING			1	1
TOTAL				9

Plotted By: Alex Layout: SITE PLAN Printed On: 3/12/2020 12:21 PM File Name: 2 SITE PLAN.dwg



LEGEND

	EXISTING EASEMENT		PROPERTY BOUNDARY
	EXISTING ELECTRIC UTILITY		EASEMENT
	EXISTING OVERHEAD ELECTRIC UTILITY		FENCE
	EXISTING STORMWATER UTILITY		

REFERENCE NOTE SCHEDULE

SYMBOL	01 HARDSCAPE DESCRIPTION	QTY	DETAIL
	CONCRETE - SIDEWALK	1,566 SF	
	ASPHALT - DRIVE ISLE	31,324 SF	

HUSEN-CHRISTOPHER
MINI STORAGE

CONDITIONAL USE

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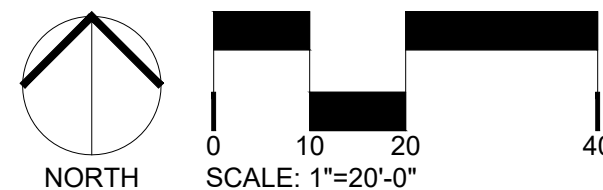
NICK HUSEN
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ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	CONDITIONAL USE	03.12.2020

REVISIONS

No.	DESCRIPTION	DATE

SITE PLAN

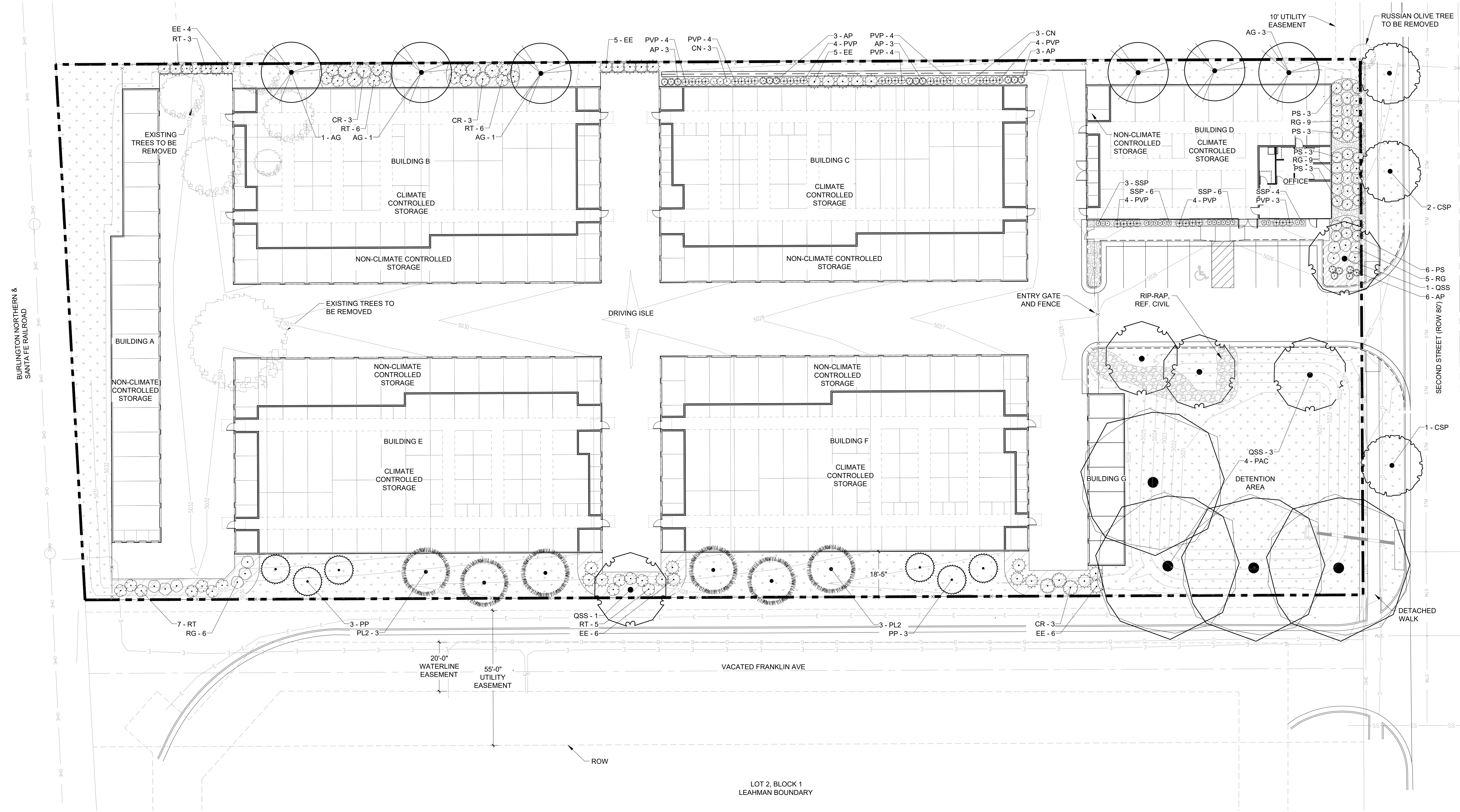
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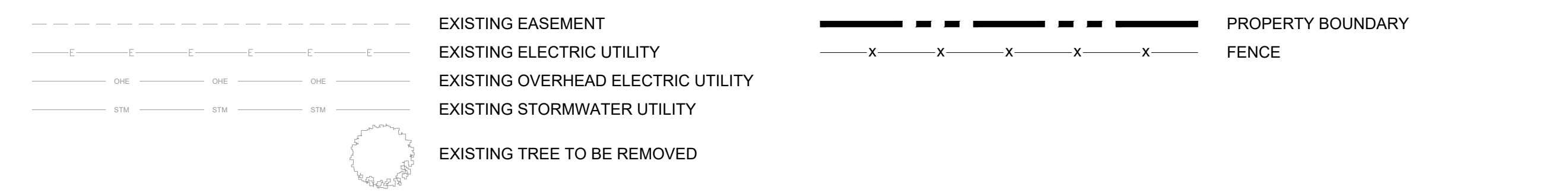
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DRAWN BY:	AG
REVIEWED BY:	SH

DRAWING NUMBER:

Plotted By: Alex Layout: 3 LANDSCAPE PLAN Printed On: 3/12/2020 12:22 PM File Name: 3 LANDSCAPE PLAN.dwg



LEGEND



REFERENCE NOTE SCHEDULE

SYMBOL	02 LANDSCAPE MATERIAL DESCRIPTION	QTY	DETAIL
	WOOD MULCH	4,147 SF	
	ROCK MULCH	450 SF	
	NATIVE SEED 1	23,878 SF	

DESIGN INTENT

THE LANDSCAPE DESIGN AROUND HUSEN-CHRISTOPHER MINI-STORAGE ALLOWS FOR SCREENING OF PARKING AS WELL AS BLENDING AND BREAKING UP OF THE BUILDING FACADE ON SITE. LANDSCAPE ISLANDS AT THE END OF EACH DRIVE ISLE ALLOW FOR THE SCREENING OF CAR HEADLIGHTS INTO ADJACENT PROPERTIES. THE LANDSCAPE FRONTING SECOND STREET SOFTENS THE EDGE OF THE BUILDING AND ALLOWS FOR A DIVISION IN FACADE TEXTURE. TREES ON SITE PROVIDE A VISUAL BUFFER TO SURROUNDING PROPERTIES AND STREET FRONTAGE.

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AG	6	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	B & B	2" CAL	
CSP	3	CATALPA SPECIOSA / WESTERN CATALPA	B & B	2" CAL	
PAC	4	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANETREE	B & B	2" CAL	
QSS	5	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	2" CAL	
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PP	6	PINUS EDULIS / PINYON PINE	B & B	6" HT	
PL2	6	PINUS LONGAEEVA / BRISTLECOE PINE	B & B	6" HT	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE		
AP	18	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO' / PANCHITO MANZANITA	5 GAL		
CR	9	CHRYSOETHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH	5 GAL		
CN	6	CHRYSOETHAMNUS NAUSEOSUS NAUCEOSUS / DWARF BLUE RABBITBRUSH	5 GAL		
EE	26	EPHEDRA EQUITINA / BLUESTEM JOINT FIR	5 GAL		
PS	18	PINUS MUGO 'SLOWMOUND' / MUGO PINE	5 GAL		
RG	29	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL		
RT	27	RHUS TRILOBATA / SKUNKBUSH SUMAC	5 GAL		
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE		
PVP	35	PANICUM VIRGATUM 'PRAIRE FIRE' / RED SWITCH GRASS	5 GAL		
SSP	19	SCHIZACHYRIUM SCOPARIUM 'PRAIRE BLUES' / LITTLE BLUESTEM GRASS	5 GAL		

HUSEN-CHRISTOPHER
MINI STORAGE

CONDITIONAL USE

BERTHOUD, CO
PREPARED BY:

RIPLEY
DESIGN INC.

land planning landscape architecture
urban design entitlement
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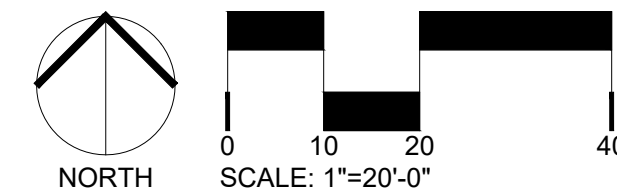
NICK HUSEN
nicholashusen@gmail.com

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ORIGINAL SIZE 24X36

ISSUED	No.	DESCRIPTION	DATE
	01	CONDITIONAL USE	03.12.2020

REVISIONS

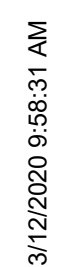
No.	DESCRIPTION	DATE

LANDSCAPE PLAN

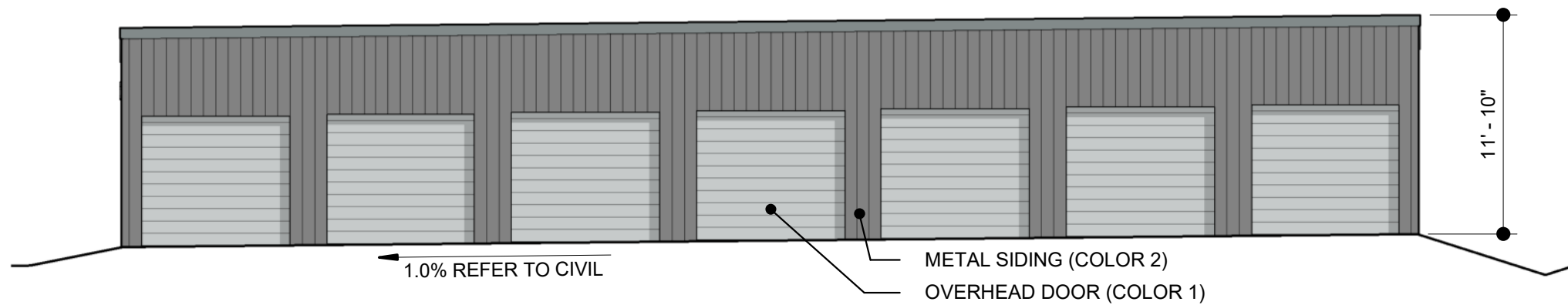
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DRAWINGS
NOT FOR
CONSTRUCTION

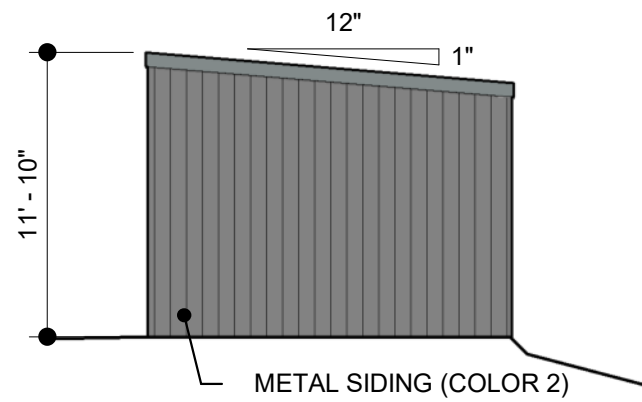
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DRAWN BY: AG
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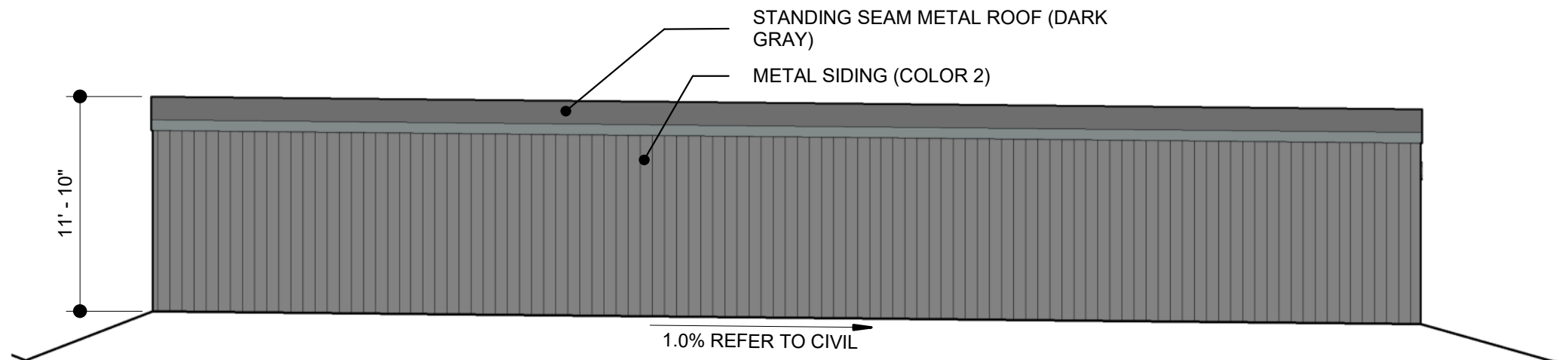
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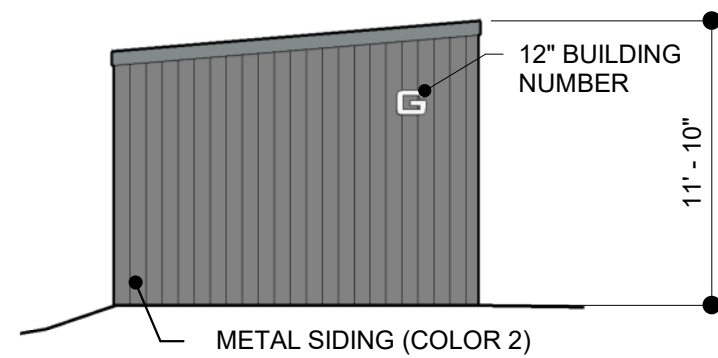
6 BUILDING G - WEST ELEVATION
SCALE: 1/8" = 1'-0"



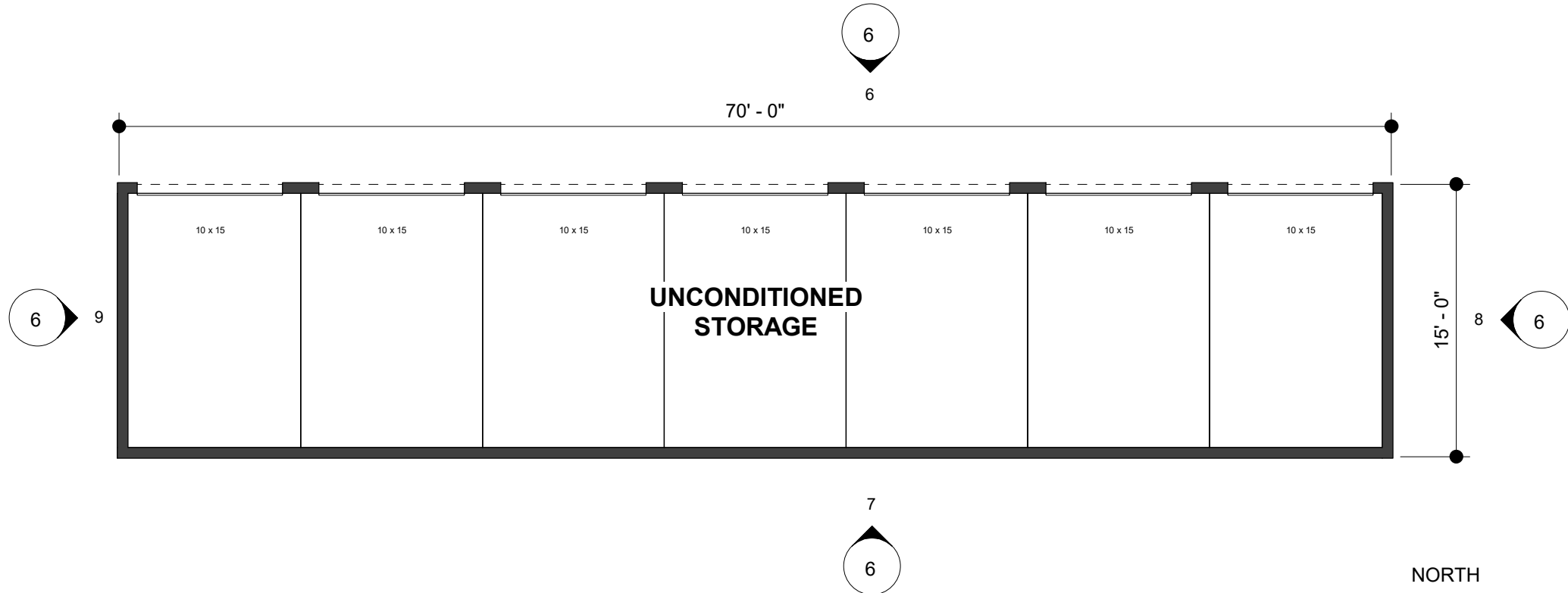
9 BUILDING G - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



7 BUILDING G - EAST ELEVATION
SCALE: 1/8" = 1'-0"

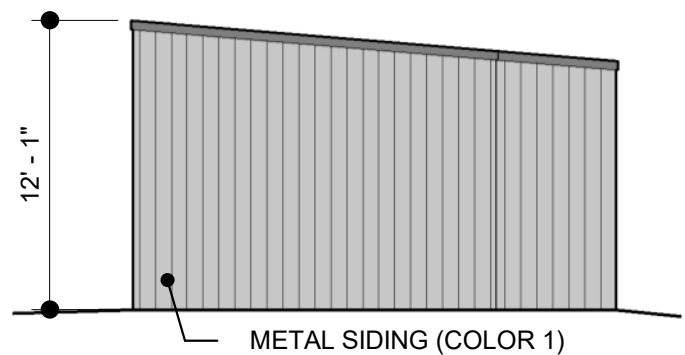


8 BUILDING G - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

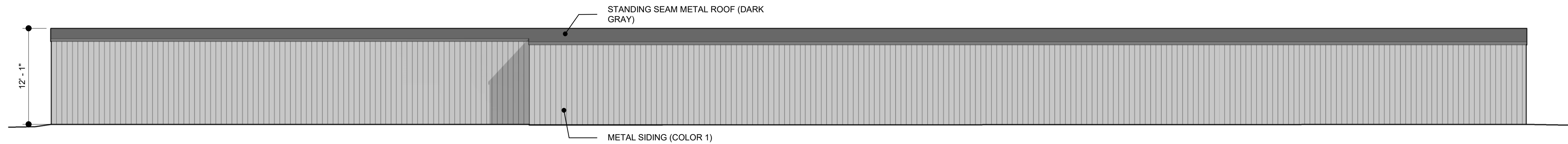


11 BUILDING G - FLOOR PLAN
SCALE: 1/8" = 1'-0"

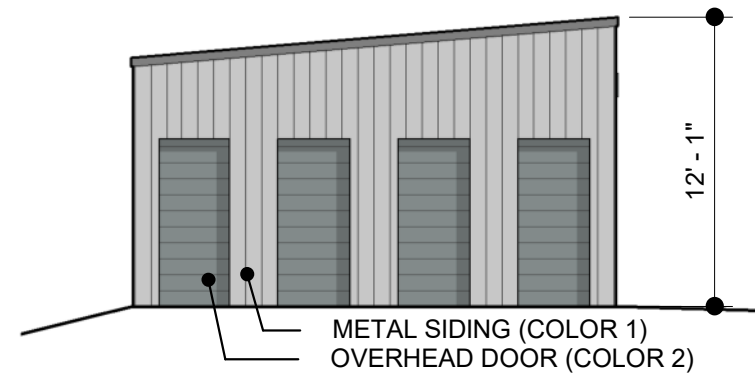
BUILDING "G" GROSS AREA				
UNCONDITIONED STORAGE		1,050 SF		
		1,050 SF		
NET RENTABLE AREA - BUILDING G				
Unit Size	Climate Controlled	Unit Size	Total Area	Count
10x15	No	150 SF	1,050 SF	7
			1,050 SF	7



5 BUILDING A - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 BUILDING A - WEST ELEVATION
SCALE: 1/8" = 1'-0"

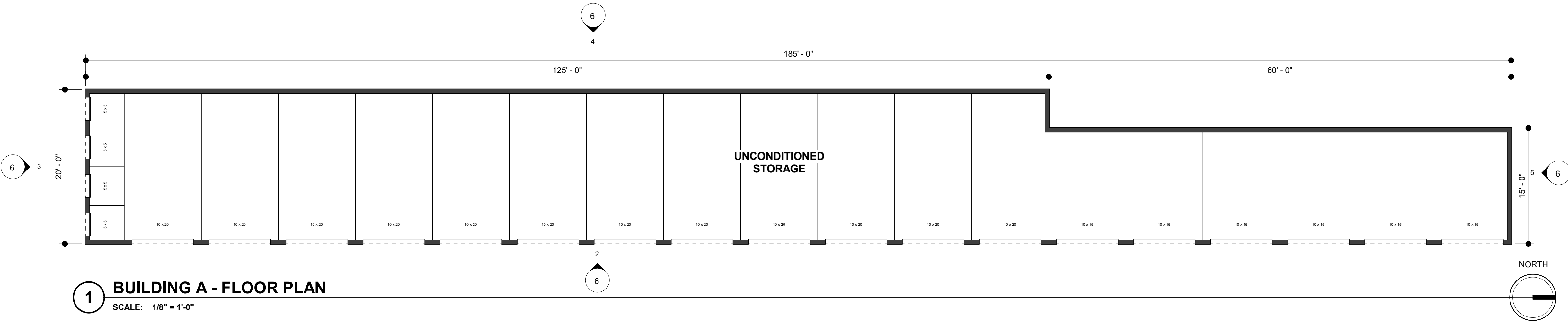


3 BUILDING A - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING A - EAST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING "A" GROSS AREA				
UNCONDITIONED STORAGE			3,400 SF	3,400 SF
NET RENTABLE AREA - BUILDING A				
Unit Size	Climate Controlled	Unit Area	Total Area	Count
5x5	No	25 SF	100 SF	4
10x15	No	150 SF	900 SF	6
10x20	No	200 SF	2,400 SF	12
			3,400 SF	22

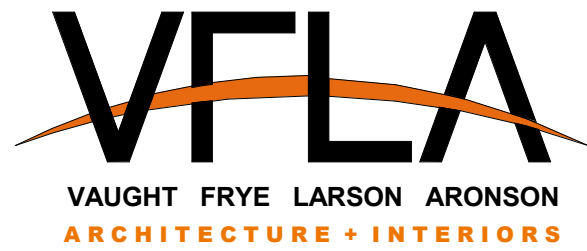


1 BUILDING A - FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2020-09

HUSEN - CHRISTOPHER MINI STORAGE

LOT 1, BLOCK 1, LEHMAN BLA PLAT
BERTHOUD, COLORADO



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Strength in community.

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108 East Lincolnway, Cheyenne, WY 82001 | 307.635.5710
www.VFLA.com

IN ASSOCIATION WITH:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

CONDITIONAL USE

SHEET ISSUANCES

DESCRIPTION	DATE
CONDITIONAL USE	03-09-2020

SEAL:

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FOR REFERENCE ONLY

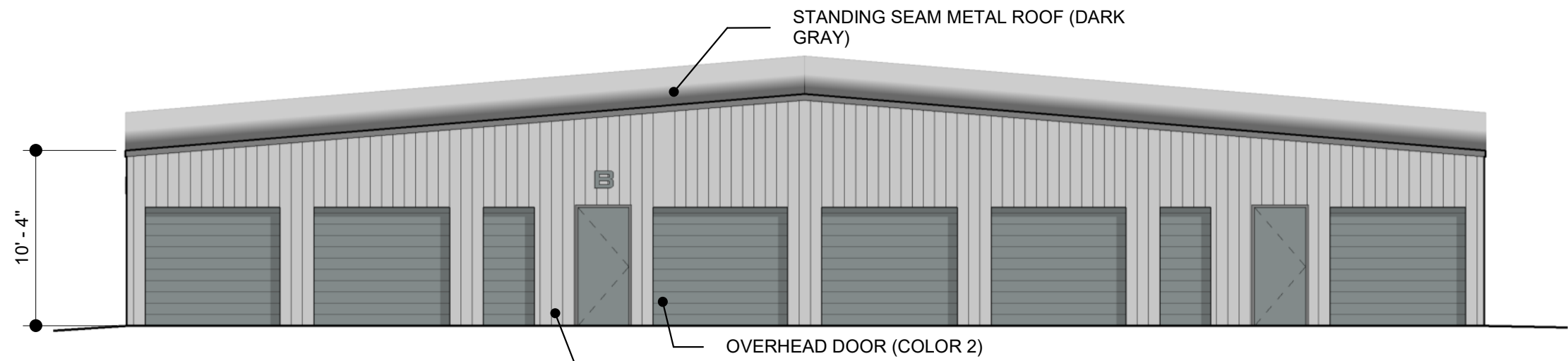
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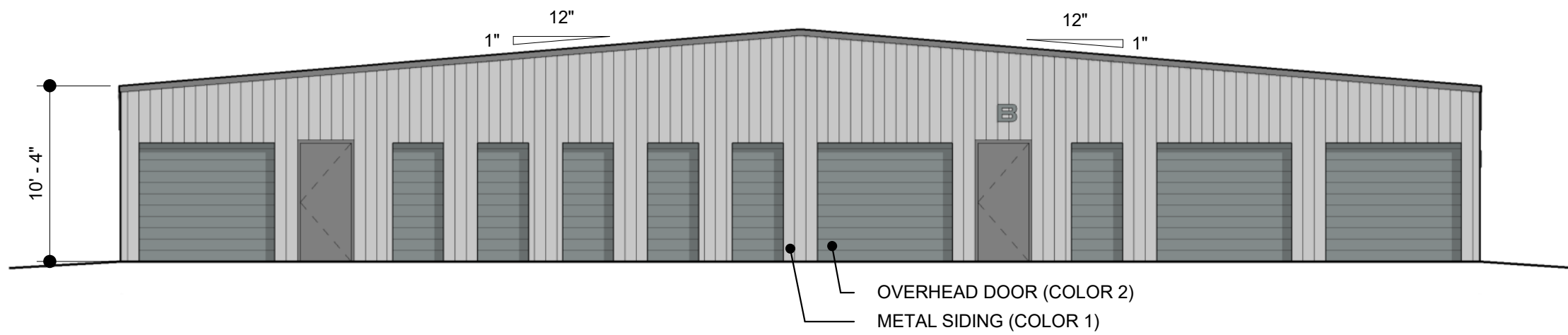
BUILDINGS A & G FLOOR PLANS AND EXTERIOR ELEVATIONS

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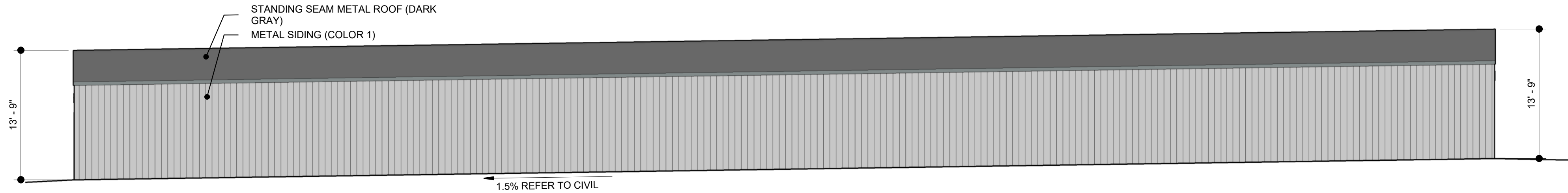
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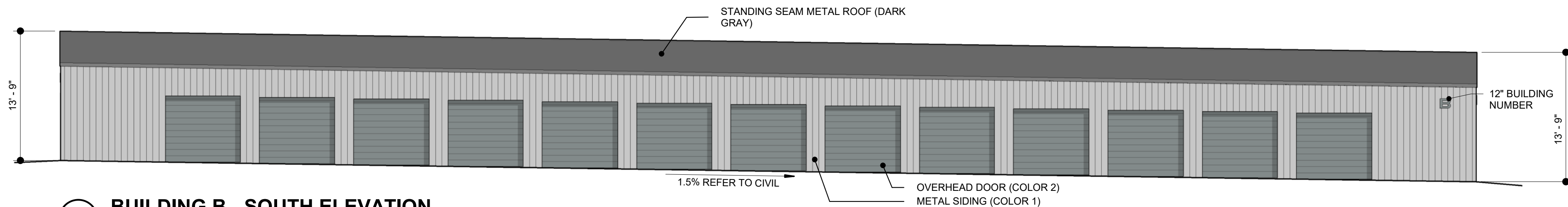
5 BUILDING B - EAST ELEVATION
SCALE: 1/8" = 1'-0"



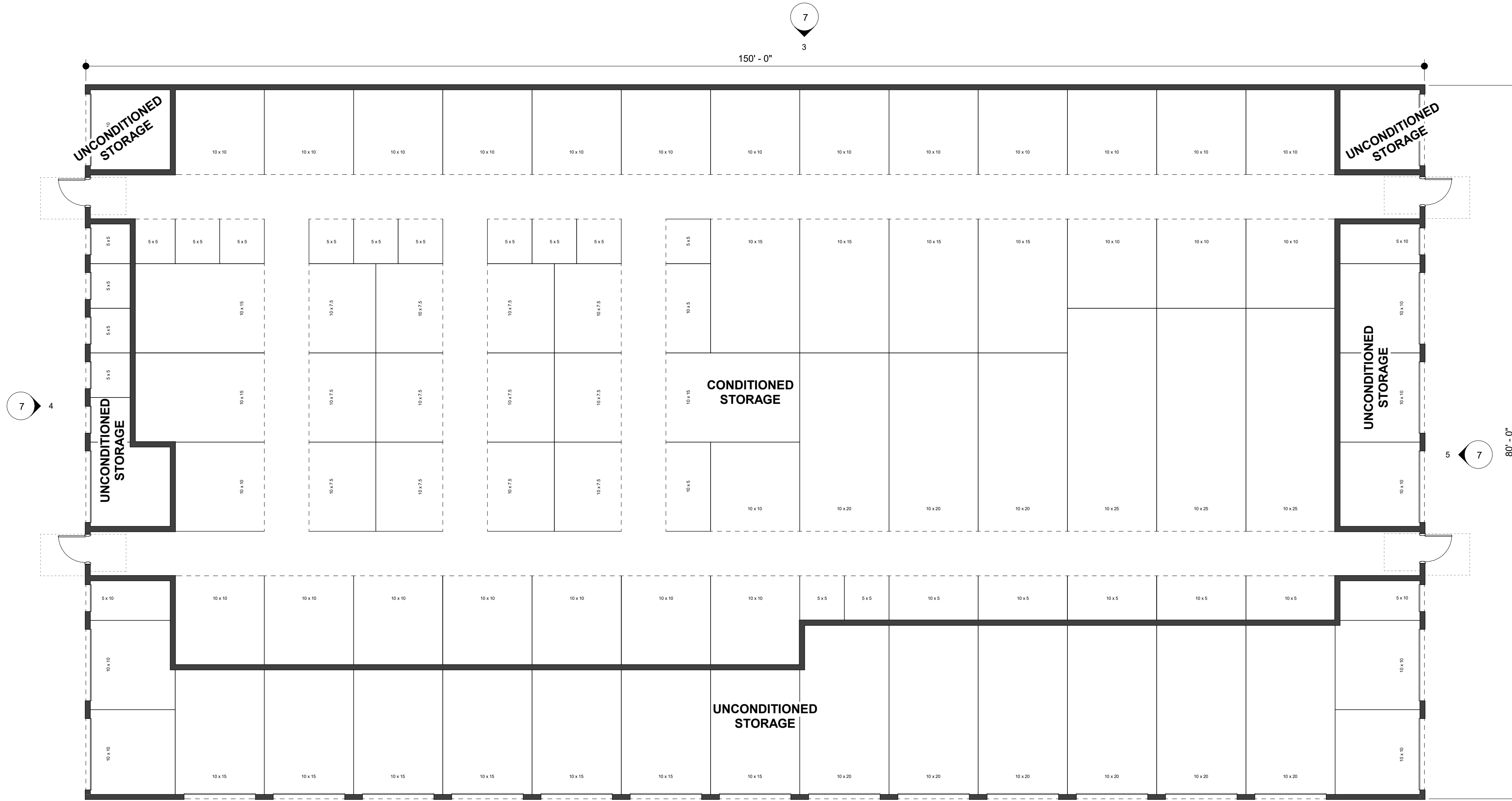
4 BUILDING B - WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING B - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING B - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING B - FLOOR PLAN
SCALE: 1/8" = 1'-0"

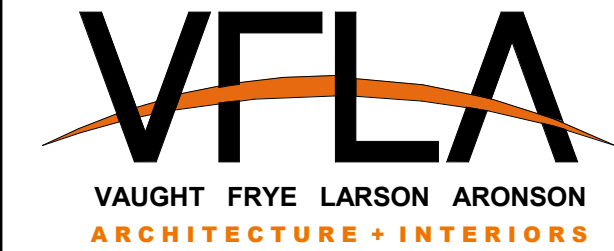
BUILDING "B" GROSS AREA			
CONDITIONED STORAGE		8,540 SF	
UNCONDITIONED STORAGE		3,460 SF	
		12,000 SF	

NET RENTABLE AREA - BUILDING B				
Unit Size	Climate Controlled	Unit Size	Total Area	Count
5x5	No	25 SF	125 SF	5
5x10	No	50 SF	150 SF	3
10x10	No	100 SF	1,000 SF	10
10x15	No	150 SF	1,050 SF	7
10x20	No	200 SF	1,200 SF	6
			3,525 SF	31
5x5	Yes	25 SF	300 SF	12
10x5	Yes	50 SF	350 SF	7
10x7.5	Yes	75 SF	900 SF	12
10x10	Yes	100 SF	2,500 SF	25
10x15	Yes	150 SF	1,050 SF	7
10x20	Yes	200 SF	600 SF	3
10x25	Yes	250 SF	750 SF	3
			6,450 SF	69
			9,975 SF	100

PROJECT NUMBER: 2020-09

HUSEN - CHRISTOPHER MINI STORAGE

LOT 1, BLOCK 1, LEHMAN BLA PLAT
BERTHOUD, COLORADO



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MECHANICAL ENGINEER:

PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

CONDITIONAL USE

SHEET ISSUANCES

DESCRIPTION	DATE
CONDITIONAL USE	03-09-2020

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BUILDING B FLOOR PLAN AND EXTERIOR ELEVATIONS

DRAWING NUMBER:

7



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SHEET ISSUANCES	
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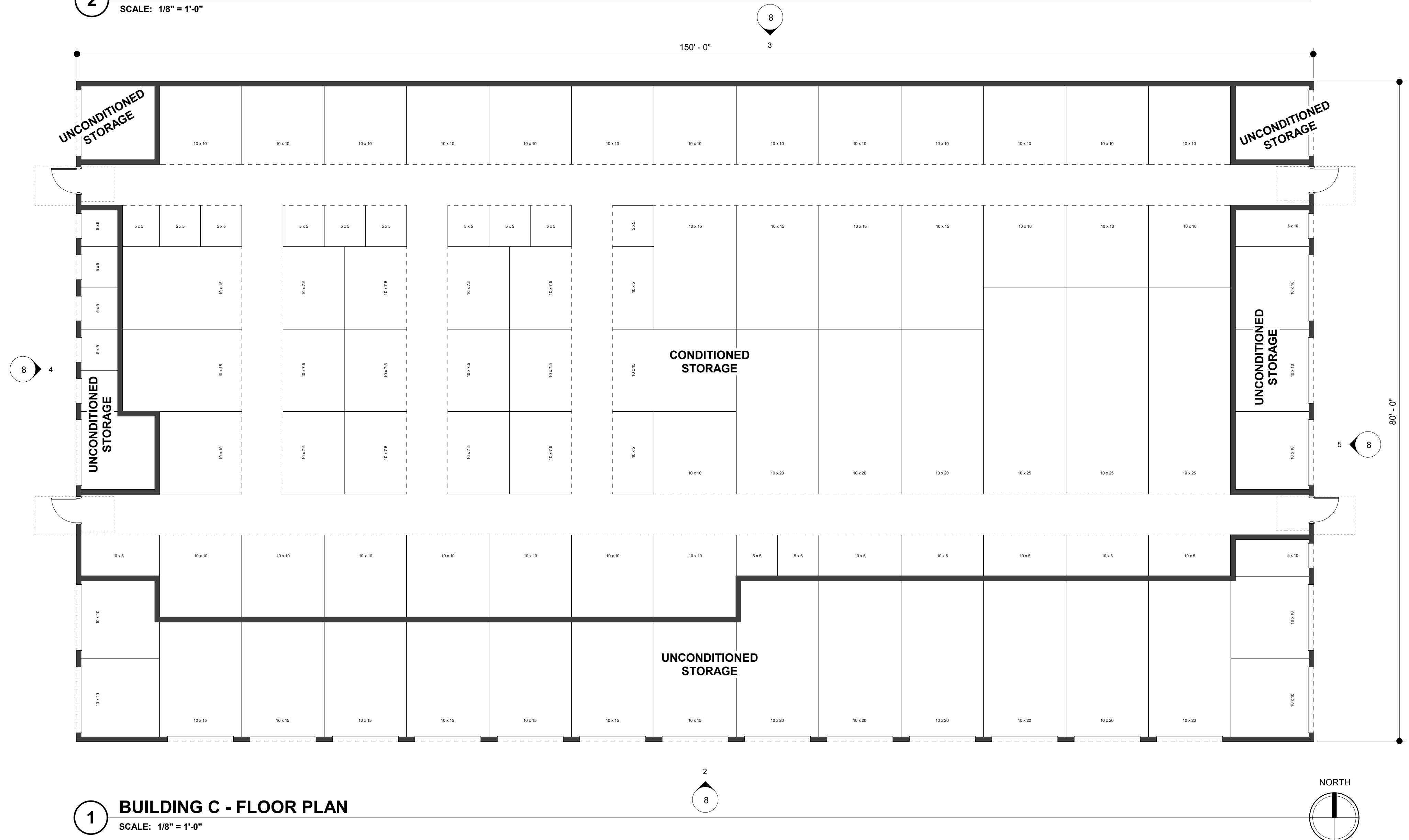
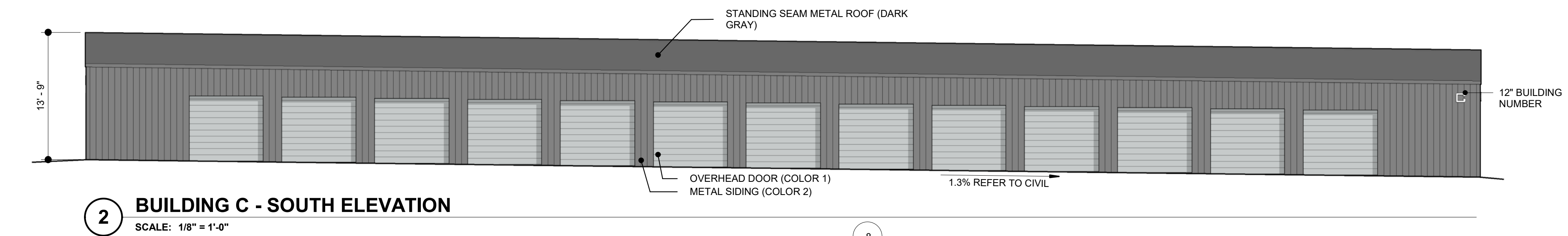
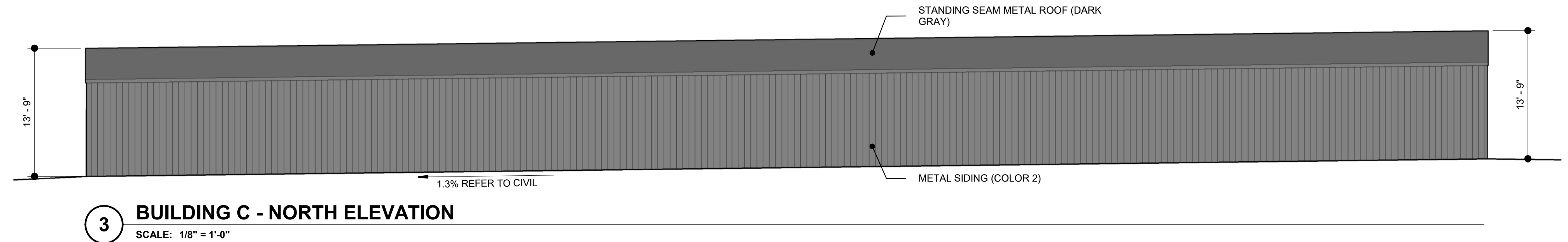
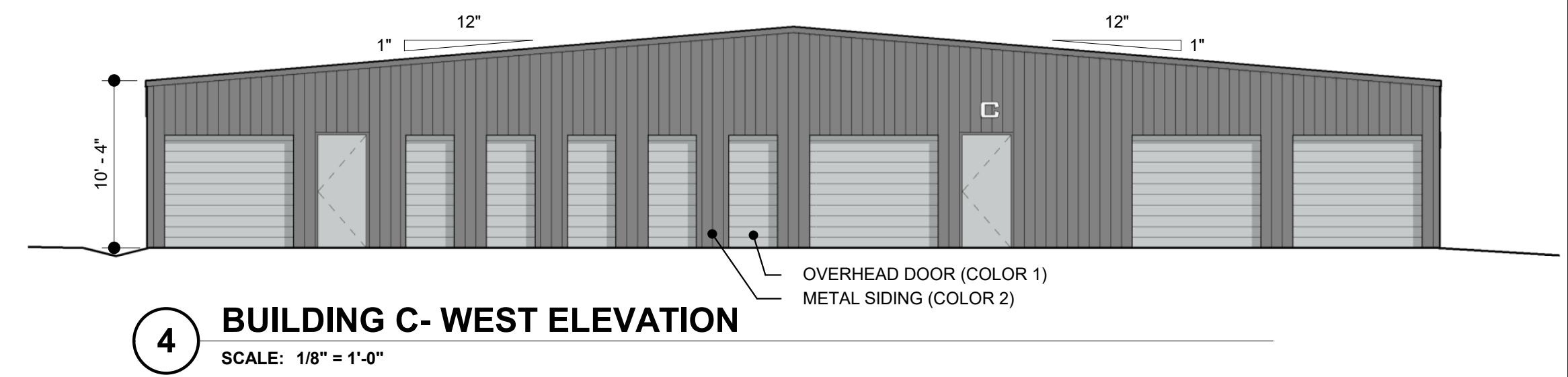
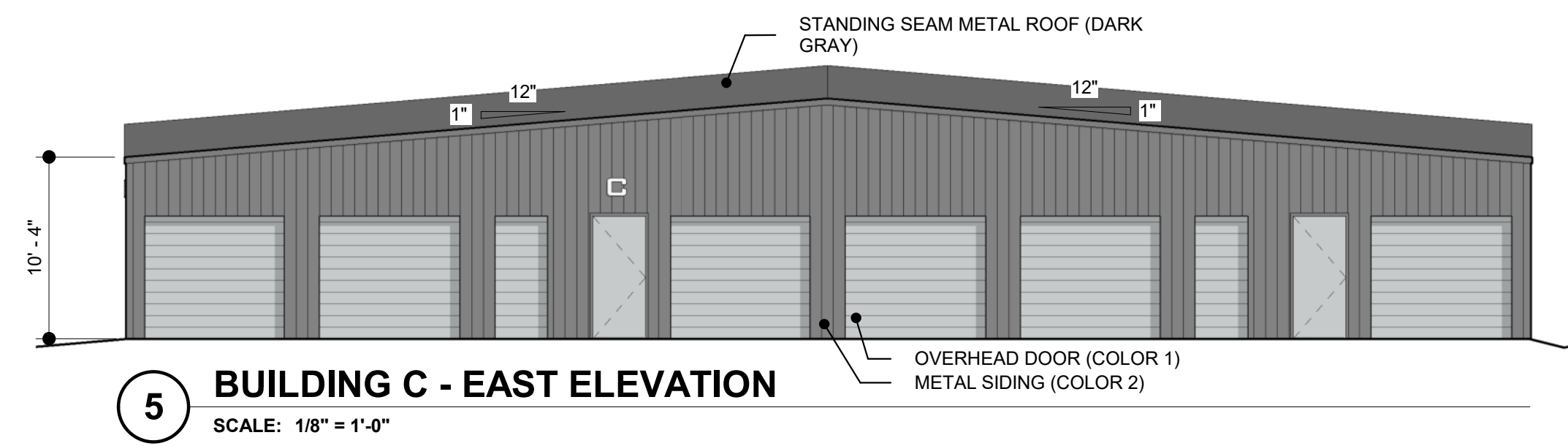
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BUILDING C FLOOR PLAN AND EXTERIOR ELEVATIONS

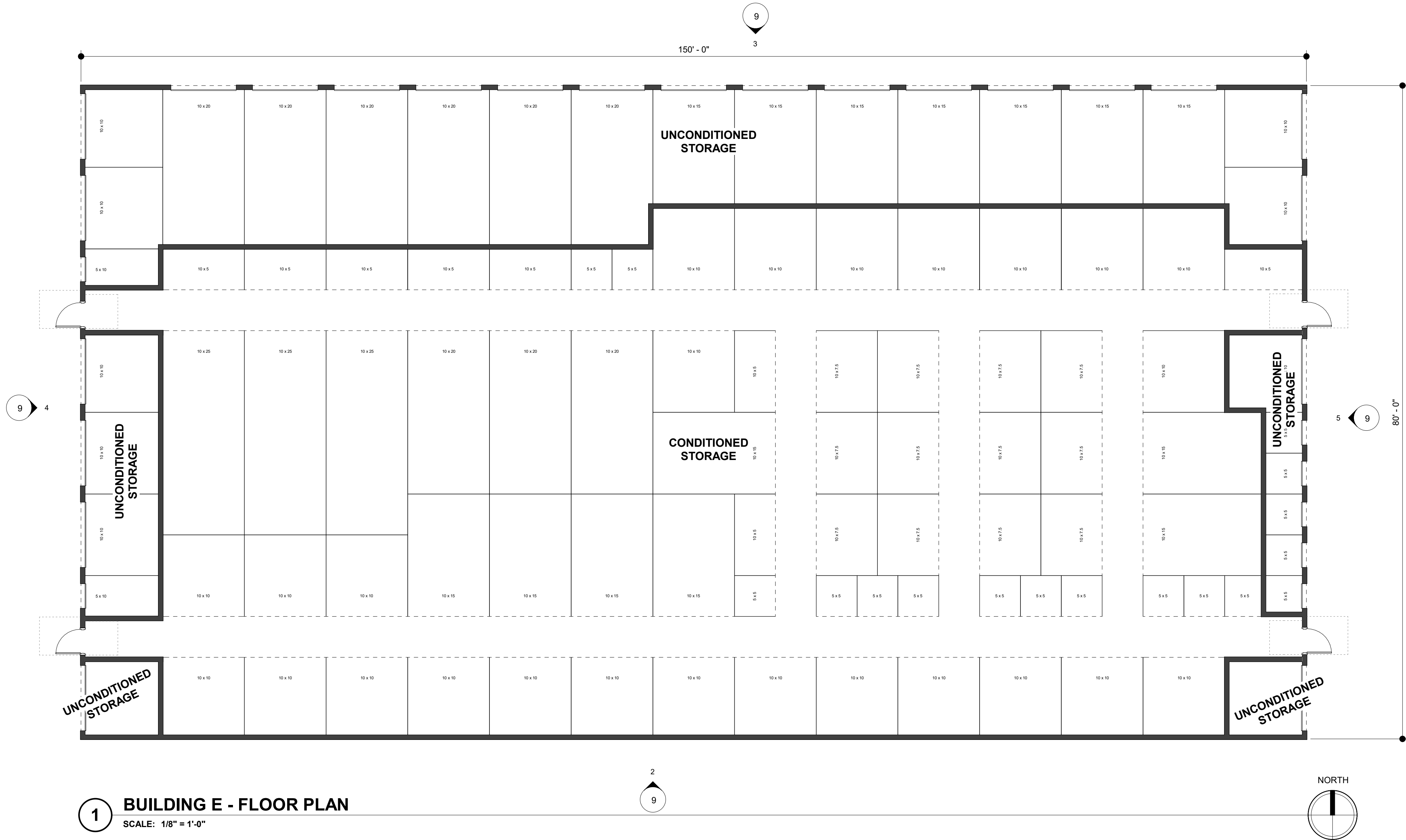
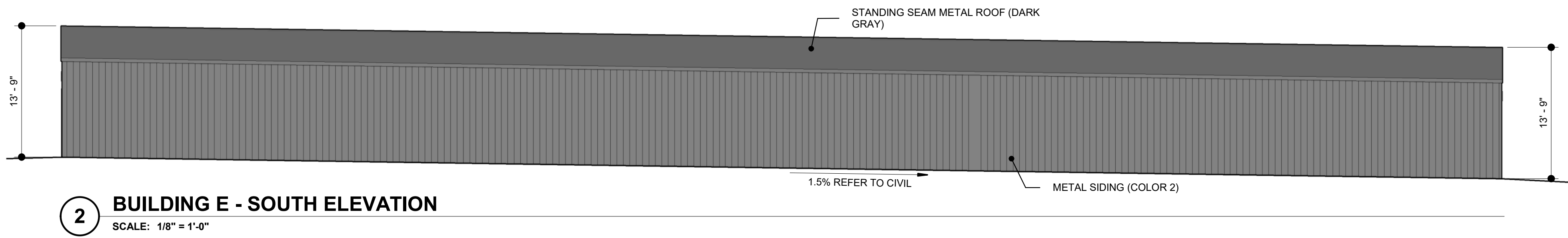
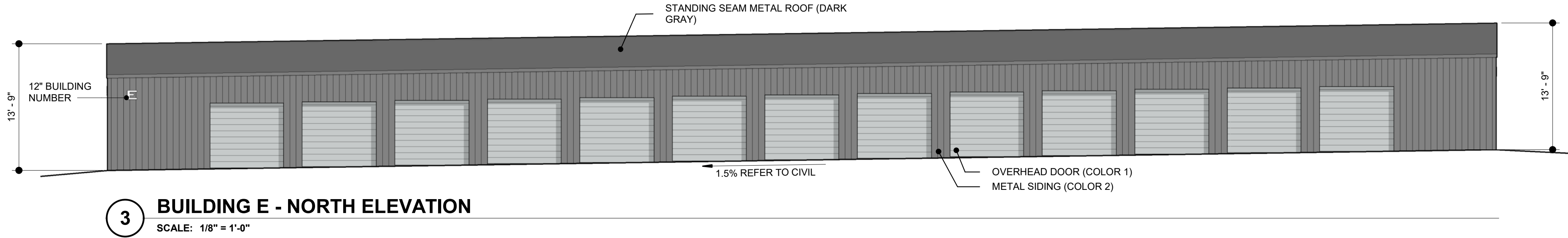
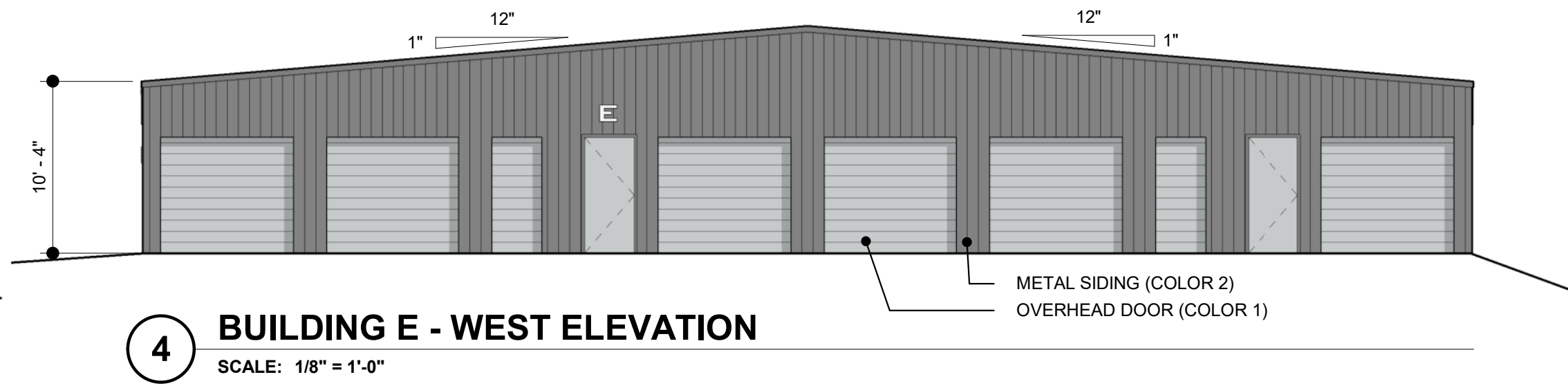
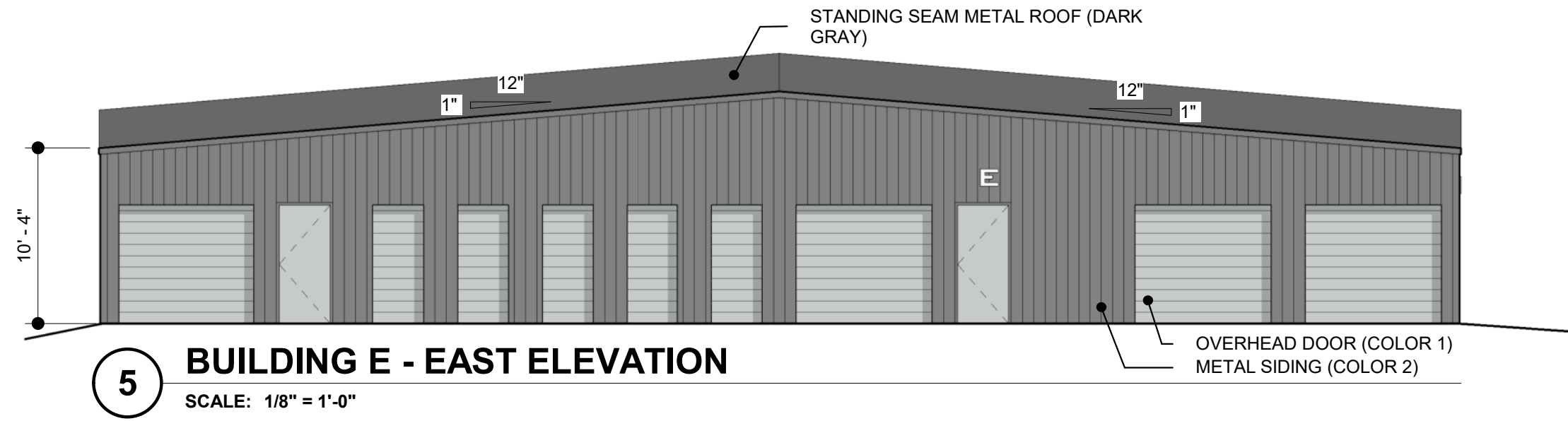
DRAWING NUMBER:

3



BUILDING "C" GROSS AREA	
CONDITIONED STORAGE	8,590 SF
UNCONDITIONED STORAGE	3,410 SF
	12,000 SF

NET RENTABLE AREA - BUILDING C					
Unit Size	Climate Control	Unit Size	Total Area	Count	
5x5	No	25 SF	125 SF	5	
10x10	No	100 SF	1,000 SF	10	
10x15	No	150 SF	1,050 SF	7	
10x20	No	200 SF	1,200 SF	6	
			3,375 SF	28	
5x5	Yes	25 SF	300 SF	12	
5x10	Yes	50 SF	100 SF	2	
10x5	Yes	50 SF	400 SF	8	
10x7.5	Yes	75 SF	900 SF	12	
10x10	Yes	100 SF	2,500 SF	25	
10x15	Yes	150 SF	1,050 SF	7	
10x20	Yes	200 SF	600 SF	3	
10x25	Yes	250 SF	750 SF	3	
			6,600 SF	72	
			9,975 SF	100	



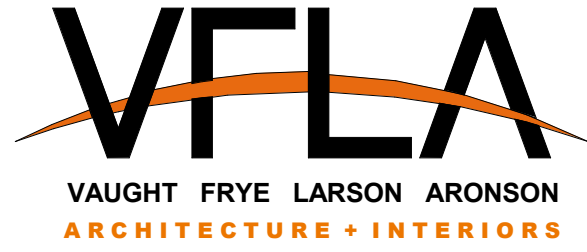
BUILDING "E" GROSS AREA			
CONDITIONED STORAGE		8,585 SF	
UNCONDITIONED STORAGE		3,415 SF	
		12,000 SF	

NET RENTABLE AREA - BUILDING E				
Unit Size	Climate Controlled	Unit Size	Total Area	Count
5x5	No	25 SF	125 SF	5
5x10	No	50 SF	100 SF	2
10x10	No	100 SF	1,000 SF	10
10x15	No	150 SF	1,050 SF	7
10x20	No	200 SF	1,200 SF	6
			3,475 SF	30
5x5	Yes	25 SF	300 SF	12
10x5	Yes	50 SF	400 SF	8
10x7.5	Yes	75 SF	900 SF	12
10x10	Yes	100 SF	2,500 SF	25
10x15	Yes	150 SF	1,050 SF	7
10x20	Yes	200 SF	600 SF	3
10x25	Yes	250 SF	750 SF	3
			6,500 SF	70
			9,975 SF	100

PROJECT NUMBER: 2020-09

HUSEN - CHRISTOPHER MINI STORAGE

LOT 1, BLOCK 1, LEHMAN BLA PLAT
BERTHOUD, COLORADO



Strength in design. Strength in partnership.
Strength in community.

419 Canyon Ave Suite 200, Fort Collins, CO 80521 | 970.224.1191
108 East Lincolnway, Cheyenne, WY 82001 | 307.635.5710
www.VFLA.com

IN ASSOCIATION WITH:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

CONDITIONAL USE

SHEET ISSUANCES

DESCRIPTION	DATE
CONDITIONAL USE	03-09-2020

SEAL:

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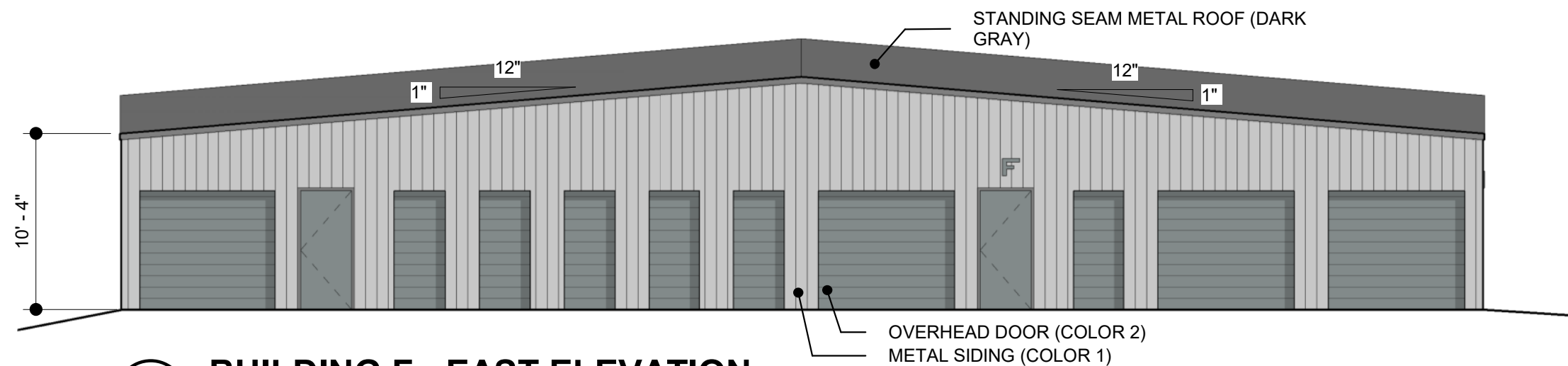
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BUILDING E FLOOR PLAN AND EXTERIOR ELEVATIONS

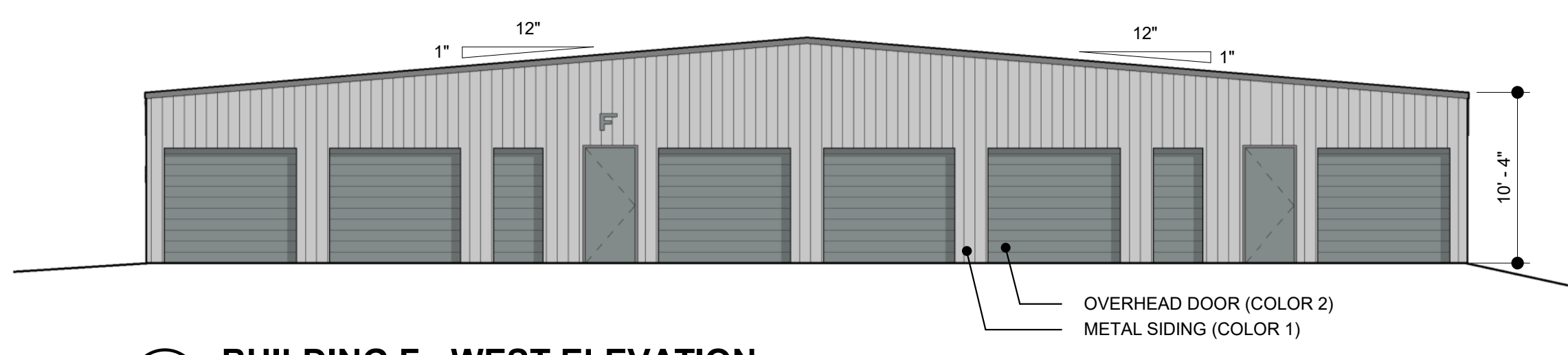
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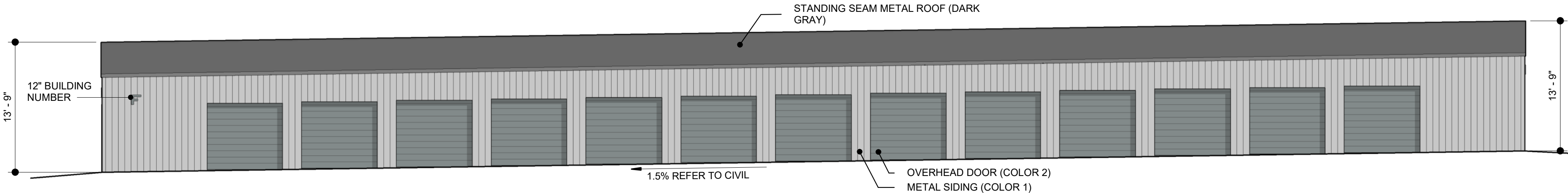
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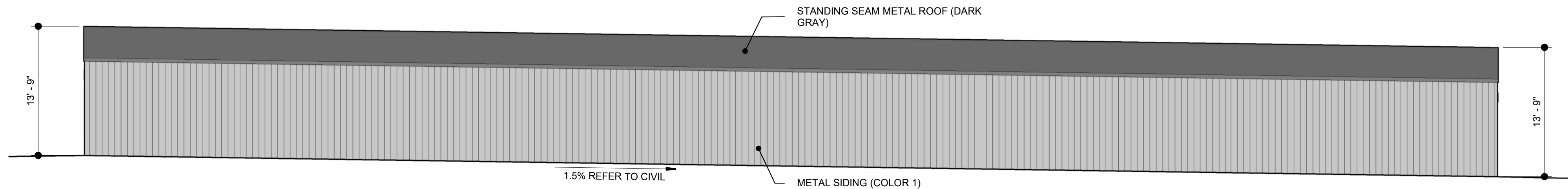
5 BUILDING F - EAST ELEVATION
SCALE: 1/8" = 1'-0"



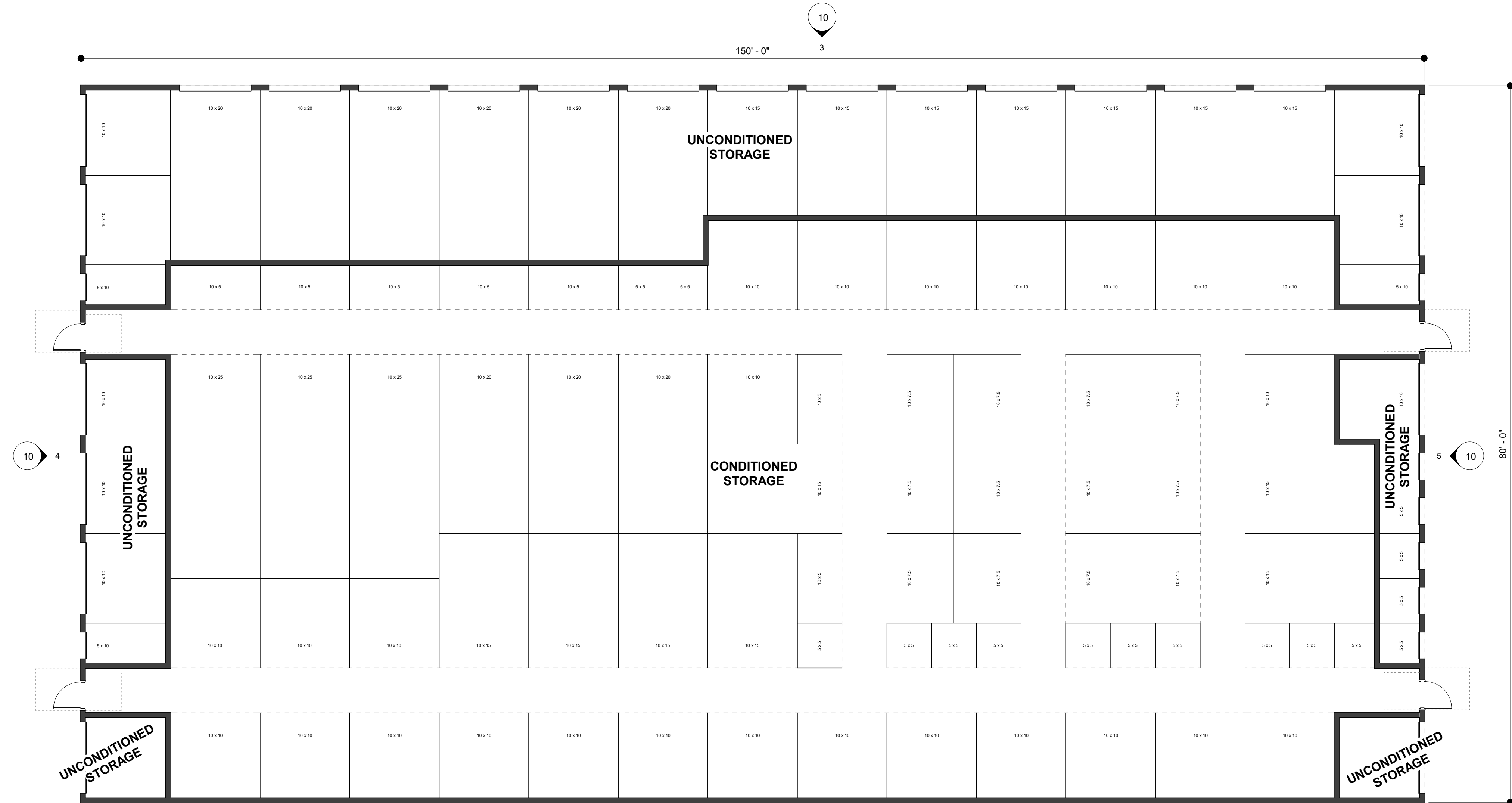
4 BUILDING F - WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING F - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING F - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING F - FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING "F" GROSS AREA				
CONDITIONED STORAGE				8,540 SF
UNCONDITIONED STORAGE				3,455 SF
				12,000 SF

NET RENTABLE AREA - BUILDING F				
Unit Size	Climate Controlled	Unit Size	Total Area	Count

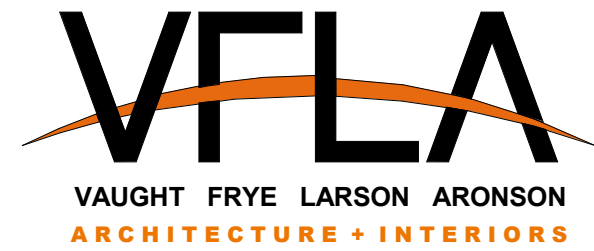
5x5	No	25 SF	125 SF	5
5x10	No	50 SF	150 SF	3
10x10	No	100 SF	1,000 SF	10
10x15	No	150 SF	1,050 SF	7
10x20	No	200 SF	1,200 SF	6
			3,525 SF	31

5x5	Yes	25 SF	300 SF	12
10x5	Yes	50 SF	350 SF	7
10x7.5	Yes	75 SF	900 SF	12
10x10	Yes	100 SF	2,500 SF	25
10x15	Yes	150 SF	1,050 SF	7
10x20	Yes	200 SF	600 SF	3
10x25	Yes	250 SF	750 SF	3
			6,450 SF	69
			9,975 SF	100

PROJECT NUMBER: 2020-09

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SHEET ISSUANCES

DESCRIPTION	DATE
CONDITIONAL USE	03-09-2020

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BUILDINGS F FLOOR PLAN AND EXTERIOR ELEVATIONS

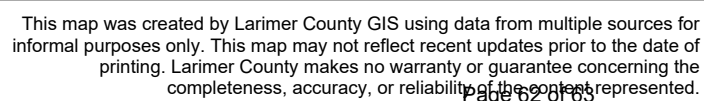
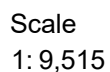
DRAWING NUMBER:

10

**PUBLIC
NOTICE MAP
AND LETTER
(No Comments
Received)**



- ## Notes





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

NEIGHBORHOOD NOTICE

Date: March 20, 2020

The Town of Berthoud has received a development review proposal located in the vicinity of your property. It is currently in the review stage and has not yet been scheduled for public hearing(s).

Public involvement is integral to the Town, and we invite the public and property owners to comment on the development proposal before it is scheduled for a hearing(s). All comments received will be forwarded to the applicant and will become part of the public record for consideration by the Planning Commission and Town Board. The Applicant is required to take all public comments into consideration before a public hearing is scheduled. If you would like to submit comments about this proposal, please submit them by email or letter no later than **April 8, 2020.**

Please submit comments to:

Community Development Department
PO Box 1229
Berthoud, CO 80513
cfreese@berthoud.org or aolinger@berthoud.org

Summary of the Proposal (proposed plan attached)

Project Name	Berthoud Mini Storage
Project Request	Self storage facility with conditioned and non conditioned space
Property Location	Parcel: 9414463001. N Second St north of Turner Ave and south of Versaw Ct
Size of Property	2.64 acres

To obtain additional information regarding the proposal, please contact the Community Development Department at 970-532-2643. The development application submittal will be available for viewing during Town Hall business hours of 8 am to 5 pm, Monday-Friday on the Second Floor, Community Development Office.