



## **Planning Commission Regular Meeting**

**Town Board Room  
807 Mountain Avenue  
Berthoud, Colorado 80513  
Thursday, March 26, 2026, at 6:00 PM**

This is an **In-Person** meeting at the location and time noted above.

**This meeting will be streamed live on YouTube. The live stream is accessible by visiting [www.berthoud.org/stream](http://www.berthoud.org/stream).**

- 1. Call to Order**
- 2. Approval of Meeting Minutes**
  - A. March 12, 2026 Meeting Minutes**
- 3. Pledge of Allegiance**
- 4. Roll Call**
- 5. Public Hearing(s)**
  - B. Consideration of applications for an Annexation, Zoning, Neighborhood Master Plan and a Minor Subdivision for property known as Lewis Valley**
- 6. Report by Staff**
- 7. Adjourn**

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



**Garden  
Spot of  
Colorado**

**Town of Berthoud Planning Commission  
Town Hall  
Board Room  
807 Mountain Avenue, Berthoud, CO 80513  
March 12, 2026 at 6:00 p.m.**

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

The following Planning Commission members were present:

Karen Anderson, Chair  
Abigail Smith, Vice Chair  
Marc Hofmans, Commissioner  
Nick Semedalas, Commissioner  
Bryce Filho, Commissioner  
David Pond, Commissioner  
Stacy Sigman, Commissioner

The following staff members were present:

Anne Johnson, Community Development Director  
Tawn Hillenbrand, Planning Manager  
Bella Manzo, Planner  
Alex Tennant, Water Resources Administrator

4. Approval of Minutes from February 26, 2026, were moved for approval by Commissioner Semedalas and a second to the motion was made by Commissioner Hofmans.
5. Public Hearing: Comprehensive Plan Update, Water Element  
Consideration of an update to the 2021 Comprehensive Plan for inclusion of a Water Conservation Element required by SB-24-174/State Statute prior to December 31, 2026
  - a. Community Development Director Anne Johnson and Water Resources Administrator Alex Tennant provided a staff presentation at 6:03 p.m.
  - b. Public testimony opened at 7:17 p.m. and closed at 7:17 p.m. No members of the public provided testimony.
  - c. Planning Commissioners deliberated and discussed the proposed update. Discussion opened at 7:18 p.m. and closed at 7:19 p.m.
  - d. Commissioner Sigman moved to send a recommendation of approval to the Town Board of Trustees of the Comprehensive Plan update as proposed. A second to this motion was made by Commissioner Semedalas.
  - e. The public hearing closed at 7:19 p.m.

6. Report by Staff:

- a. At their meeting on March 10, the Town Board of Trustees approved the request for a Preliminary Plat for Heron Lakes 21<sup>st</sup> Filing.
- b. On March 30, the Town will hold an open house to discuss preservation efforts along the Little Thompson River Corridor. The Open House will begin at 5:30 at Town Hall, with presentations from 6-7 p.m.
- c. On the March 26 meeting of the Planning Commission, there will be a land use matter.
- d. Planning Manager Tawn Hillenbrand provided an update on the Public Art Master Plan process. Commissioners Hofmans and Filho will be joining the stakeholder group visioning session on Wednesday, 3/18.
- e. During this item, Vice Chair Abigail Smith announced their resignation from the Planning Commission.

7. Adjourn

The meeting was adjourned by Motion of Commissioner Semedalas seconded by Commissioner Smith at 7:29 p.m.

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Chairperson

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Secretary



**Community Development**

**Meeting Date:** March 26, 2026  
**Agenda Title/Subject:** Consideration of applications for an Annexation, Zoning, Neighborhood Master Plan and a Minor Subdivision for property known as Lewis Valley  
**Type of Item:** Regular Item  
**Purpose:** Consider the applicant's request for approval of Annexation to the Town of Berthoud, Zoning District designation, a Neighborhood Master Plan and a Minor Subdivision for property known as Lewis Valley  
**Presented by:** Anne Johnson

**Attachments:**

1. 02 Staff Report
2. 03 Resolution 2026.06 Lewis Valley Annexation Petition
3. 04 Resolution Minor Subdivision
4. 05 Letter of Intent
5. 05a Petition for Annexation
6. 05b Annexation Assessment Report
7. 05c Annexation Map
8. 05d Neighborhood Master Plan Narrative
9. 05e Neighborhood Master Plan
10. 05f Traffic Impact Study
11. 05g Natural Area Setback Exhibit
12. 05h Ecological Characterization Study
13. 05i Utility Study
14. 05j Zoning Narrative
15. 05k Zoning Map
16. 05l Minor Plat
17. 05m FPD Comments
18. 06 Mineral Estate
19. 07a Notice postcards
20. 07b Newspaper
21. 07c Sign Posting note to file
22. 08 PC PPT
23. 09a SPO Comment Lijia and Reply by Applicant Hoime

**Background:**

The applicant, HT Land Partners 400, LLC (Alex Hoime) has submitted a petition to annex 104 +/- acres of land generally located east of South Berthoud Parkway, west of South 1st Street/Larimer County Road 15, and north of the Little Thompson River. This proposed development project is south of Heritage Ridge and north and east of Trails at Creekview developments which are residential neighborhoods in the Town of Berthoud.

This one memo provides an overview of four application submittals, the Annexation, the

requested Zoning, a Neighborhood Master Plan and the Minor Subdivision. There will be one presentation. Each of the requests are separate agenda items and require separate motions to either approve, approve with conditions, or deny the request.

The Town Trustees approved Resolution 06 (2026) on February 24, 2026. Resolution 06 (2026) establishes the Town Trustees public hearing for February 24, 2026.

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

- The property being considered for Annexation is in the Town's Future Land Use area as designated on the 2021 Comprehensive Plan Future Land Use Map.
  - The 2014 Comprehensive Plan Preferred Land Use Map illustrated the property as suitable for moderate density residential (Suburban Residential) as well as Open Space.
  - The portion of the property located to the east of South Berthoud Parkway is designated as Open Space. The applicant is proposing a mix of Suburban Residential and Open Space uses.
- Should the annexation request be approved, the applicant is requesting zoning of Suburban Residential (SR) and Agriculture.
- The Neighborhood Master Plan illustrates the proposed site configuration, amenities, compliance with the Town's Master Plans and incorporation of regional Master Plans.
- The Minor Subdivision illustrates how the property will be subdivided.

Planning Commission heard the requests at their March 26, 2026 public hearing and recommended approval to the Town Board of Trustees.

The Planning Commission has the final approval authority for the Minor Subdivision. This land use request has been conditioned for approval only if the Annexation, Zoning and Neighborhood Master Plan is approved by the Board of Trustees. The sample motions are included in the Staff Report.

#### **Update/Next Steps:**

The Planning Commission recommendation will be presented to the Town Board of Trustees at their public hearing on April 14, 2026. Should the Trustees approve the Annexation, the Neighborhood Master Plan and the Zoning requests, the applicant shall fill a Preliminary Plat in substantial conformance with the Neighborhood Master Plan along with Construction drawings/documents.

#### **Fiscal Impact and Fund Source:**

An Annexation Impact Report has been prepared and was presented indicating how public services may be impacted and the applicant's agreement to fund impacts.

#### **Community Touchstones:**

The 2021 Comprehensive Plan Future Land Use Map identifies this property as being compatible with future suburban residential development and open space uses. Adherence to

the intent of the 2021 Plan ensures the vision of the community established through the master planning process is upheld inclusive of the objective to establish a clear new vision for the future of Berthoud reflecting community values. The Comprehensive Plan and the Future Land Use Map are not legislative. Flexibility is required when reviewing land use activities with the Future Land Use Map. In this situation, the applicant's request is closely tied to the vision found in the Future Land Use Map with the exception of the entire western portion which is proposed as both Suburban Residential and open space uses. In addition, the applicant shall be held accountable in achieving the goals and action items outlined in the Comprehensive Plan and master plans affecting the properties

**Recommended Action(s):**

**Staff finds the applications to be in substantial conformance and recommends approval of the requests. Motions have been provided in the Staff Report for the four requests.**



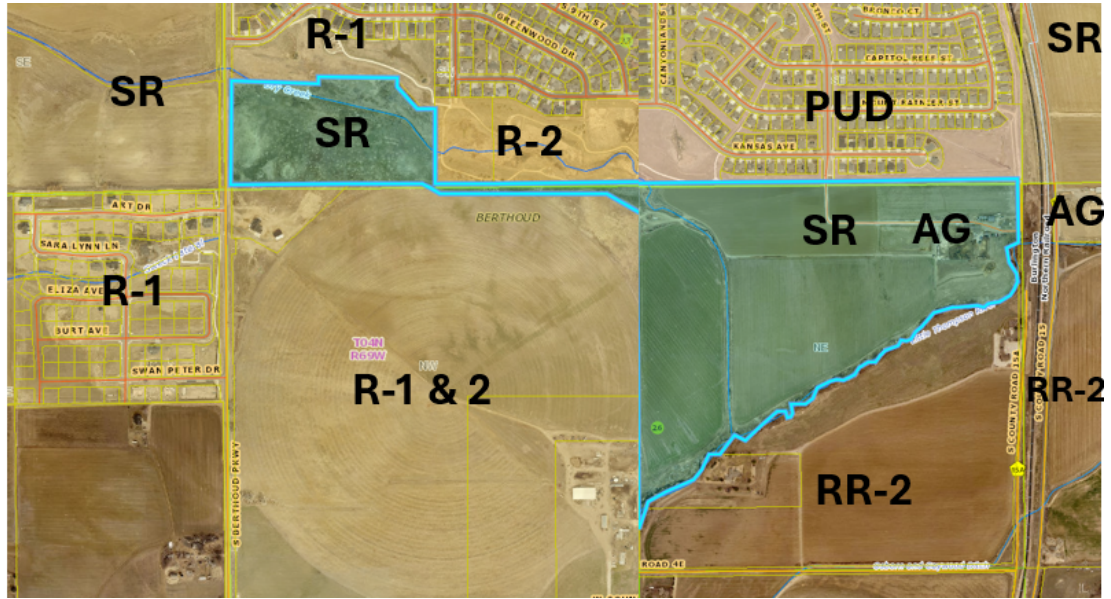
## STAFF REPORT: LEWIS VALLEY ANNEXATION WITH ANNEXATION AGREEMENT, ZONING AND NEIGHBORHOOD MASTER PLAN WITH A MINOR SUBDIVISION

DATE: March 26, 2026

### GENERAL INFORMATION

<b>Applicant</b>	HT Land Partners 400, LLC Alex Hoime	Size: 104 +/- acres for Annexation, Zoning, a Neighborhood Master Plan, and Minor Subdivision
<b>Site Location</b>	<p>The property under consideration is in unincorporated Larimer County. Parcel 94 23 300005 (25.1 acres) is east of and adjacent to South Berthoud Parkway northeast of Art Drive; Parcel 94 26 105701 (84.17 acres) is west of and adjacent to South 1<sup>st</sup> Street/County Road 15A and the Railroad Right-of-Way, north of the Little Thompson River and south of the Heritage Ridge subdivision.</p>	
<b>Applicant's Request</b>	The Applicant is requesting Annexation with a Neighborhood Master Plan and a Zoning proposal of SR, Suburban Residential and AG, Agriculture. The Planning Commission will hear the Minor Subdivision proposal.	
<b>Surrounding Property Current Uses</b>	<p><i>North:</i> Heritage Ridge and Rose Farm subdivisions in Berthoud (Residential)  <i>West:</i> Harvest and Trails at Creekview subdivisions in Berthoud (Residential)  <i>South:</i> Little Thompson River and undeveloped land in unincorporated Larimer County  <i>East:</i> River Trails proposed subdivision in Berthoud (Residential) and the Befus Farm owned by the Town of Berthoud</p>	

Surrounding Properties and Current Zoning



**Land Use Code minimum bulk standards for proposed zone district SR, Suburban Residential and AG, Agricultural**

<b>Min. Lot Size</b>	2,500 sq. ft. (detached house)/ 1,600 sq. ft. (townhome) AG: 1 dwelling unit per acre
<b>Min. Lot Width</b>	40-feet (detached house) / 16-feet (townhomes) AG: 150 feet
<b>Front Setback</b>	20-feet or 10-feet based on front loaded or rear loaded garage AG: 25 feet
<b>Side Setback</b>	5-feet; 10-feet (side corner) AG: 15 feet
<b>Rear Setback</b>	20-feet or 5-feet based on front loaded or rear loaded garage AG: 25 feet
<b>Building Height</b>	30-feet AG: 40 feet

***SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS***

<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setback requirements</u>
North: PUD, R-2 and R-1 Berthoud	Single-family Residential/agriculture	30' perimeter from arterial streets; 20' perimeter from collector streets
South: RR2 Larimer R1 & R2 Berthoud		
East: RR2 Larimer SR & AG Berthoud		
West: R-1 & R-2 Berthoud		

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## Report and Process Overview

This one staff report covers the review of four application submittals: the Annexation with the Annexation Agreement, the requested Zoning, a Neighborhood Master Plan, and a Minor Subdivision. The Planning Commission will hear the Minor Subdivision and is the final body to review this application. The Annexation Agreement is reviewed by the Town Board. This staff report is longer than most as it is encapsulating the development review for the applications. Each of these applications will be separate agenda items and require separate motions of approval, approval with conditions, or denial. The related items will be presented together for a comprehensive review.

Municipal Code Section 30-8-104.B outlines the processing steps for an Annexation and Zoning. Step 5 directs staff to bring the Annexation and Zoning requests to the Planning Commission prior to presenting the requests before the Board of Trustees. Planning Commission heard the request at their March 26, 2026 Public Hearing.

Municipal Code Section 30-6-106 outlines the process for review of the Neighborhood Master Plan purpose and the process (Table 3.10 found in Section 30-03-116). A Planning Commission public hearing is a requirement for review of a Neighborhood Master Plan.

Municipal Code Section 30-6-109 outlines the criteria for approval and the process for a Minor Subdivision. The process and procedures can be found in Table 3.10.

The following referral agencies provided response during this development review application and comments were addressed by the application to the satisfaction of these agencies. This referral process has been completed so that the application can move forward to the public hearing phase.

Berthoud Development Review Engineer  
Berthoud Operations  
Berthoud Public Works  
Baseline Surveyor  
Historic Preservation Advisory Committee  
Berthoud Fire Protection District  
Little Thompson Water District  
Colorado Parks and Wildlife  
Thompson School District

Larimer County Planning  
Larimer County Engineering  
Xcel  
Comcast  
Century Link/Lumen  
Little Thompson Observatory  
CDOT

## Proposal

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

The property contains one of the first homes in the Berthoud Valley. The developer is requesting that at a future property owner may elect to construct a new primary home on this lot and keep the historic structure as an accessory structure. Town staff agrees with this approach and it will be evaluated with the platting phase as well as the building permit and flood hazard development permit phases of the project.

The project contains a large amount of Floodway and Floodplain. The applicant will need to work with the Town of Berthoud and Larimer County regarding a Conditional Letter of Map Revision through FEMA. Should this process alter the lot configuration, a new Neighborhood Master Plan and Minor Subdivision may be needed.

## Background

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

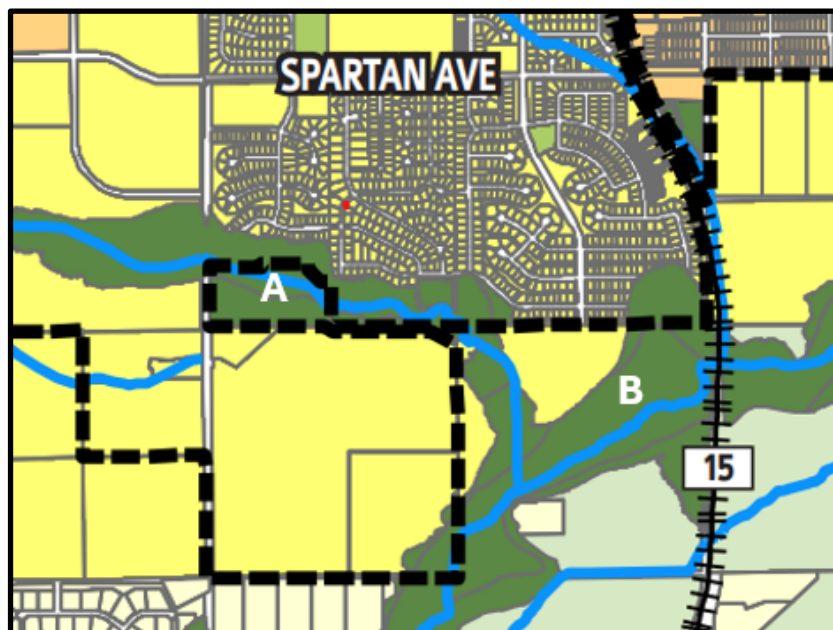
The Town Trustees accepted the Annexation Petition and established public hearing dates at their meeting on February 24, 2026. Planning Commission heard the requests and found that the requests meet the intent of the Comprehensive Plan and Zoning Code at their public hearing on March 26, 2026. Planning Commission sent their recommendation for approval to the Town Trustees for consideration at their April 14, 2026 public hearing.

A history of the development review process is listed below:

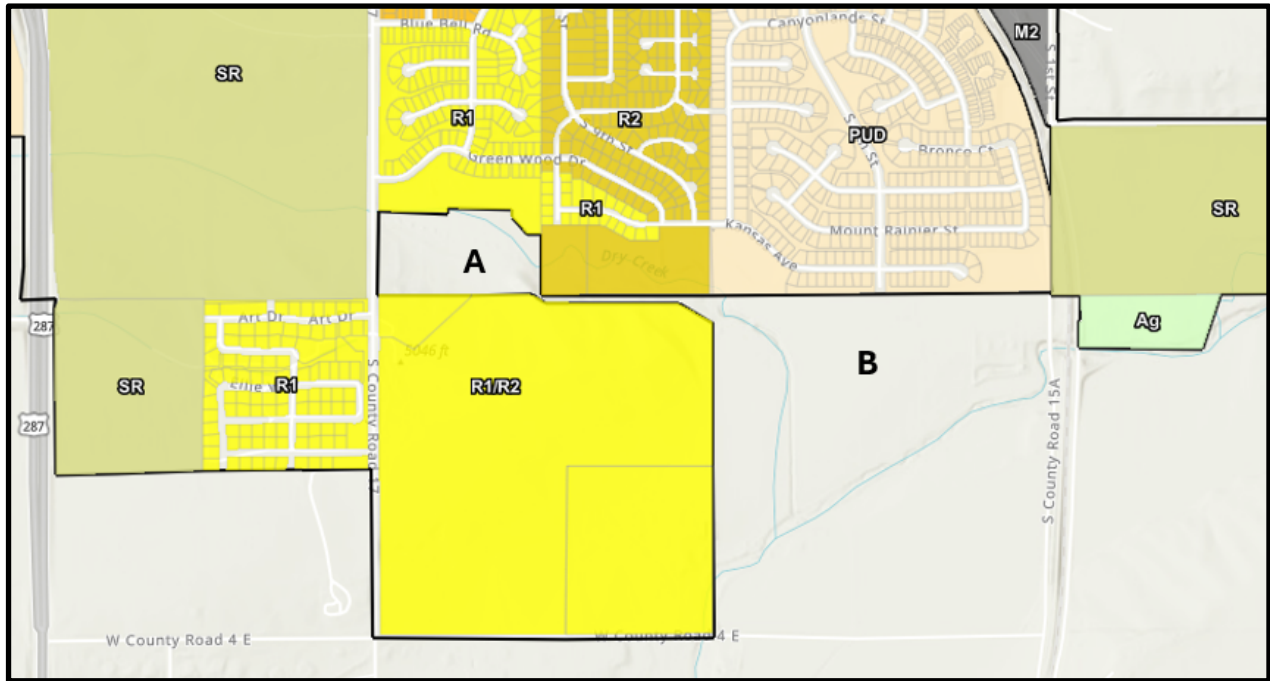
Submittal	Staff Comments
July 17, 2025	July 21, 2025
July 28, 2025	September 16, 2025
November 19, 2025	January 6, 2026
Interim revision was submitted December 31, 2025 and February 4, 2026	March 5, 2025
March 9, 2026 Final changes to the application materials completed for public hearing	March 10, 2026

## Town Master Plan Adherence

*Comprehensive Plan – Future Land Use Map:* The intended use of the properties proposed is relatively consistent with the vision established in the 2021 Comprehensive Plan. The location on the Town's 2021 Future Land Use Map is located below. The yellow shaded area is envisioned as Suburban Residential. The smaller parcel (A) is envisioned as Open Space. The applicant has proposed residential and open space in this parcel which is a deviation from the vision established in the Comprehensive Plan. The Comprehensive Plan's Future Land Use Map is not regulatory. It is a vision map and the Planning Commission and Town Trustees will need to evaluate to determine if the vision expressed in the Comprehensive Plan can be met with this slight deviation.



**Zoning.** The location of the two properties (A and B) are depicted on the map below. This map is a portion of the Town's Zoning Map and illustrates the proposed zoning of Suburban Residential and Agriculture in relationship to adjacent properties.

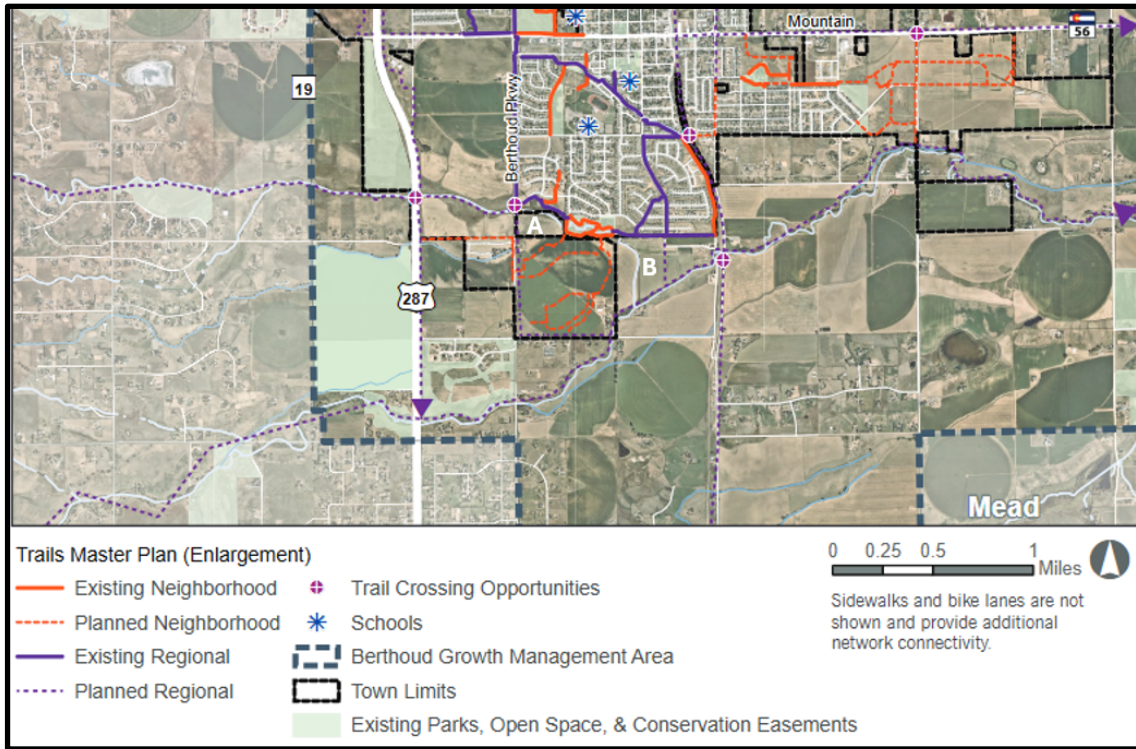


**Open Space Plan:** The Town of Berthoud adopted the Open Space Plan in 2021. This plan maps the vision for connected open space areas in the Town. The proposed project is identified on the Open Space Plan as residential development, depicted on the map below. The Open Space Plan discusses the importance of preserving frontage along the river corridors and protecting riparian habitat. The proposed development was evaluated by staff with this plan and finds that the proposal meets the vision of the 2021 Open Space Plan.



**Trails Master Plan:** The Town of Berthoud adopted the Trails Master Plan update in 2022. This plan provides direction for a connected system of trails throughout Berthoud as well as opportunities to connect to regional trail systems and those in adjacent communities. As properties develop, they are required to adhere to the vision of the Trails Master Plan. The location of the two properties (A and B) are depicted on the map below. The applicant will be collaborating

with adjacent property owners at Rose Farms and the Trails at Creekview to ensure trail connectivity throughout this property. Trail connections will be part of the Preliminary Plat Review.



**Overlay Districts:** The Town has adopted the Mountain Avenue Overlay and the 1<sup>st</sup> Street Corridor Overlay Districts. This property does not fall within either of these character districts.

**Regulations, Guidelines, Specifications and Standards:** The Town has adopted Guidelines which provide requirements for architecture and landscaping. Future applications will be required to illustrate how the Engineering Specifications and Standards have been incorporated as well as the Landscaping and Architectural guidelines. The Town has a Design and Zoning Chapter in the Land Development Code which outlines requirements for development. The future platting applications will need to adhere to these expectations.

### Annexation

The act of Annexation brings properties from unincorporated Larimer or Weld County into the Town of Berthoud in compliance with the Colorado Municipal Act of 1965, C.R.S. 31-12-101 – 123, as may be amended. A meeting with the Board of Trustees was held on February 24, 2026, and it was determined that the application met the requirements of Colorado Revised Statutes and the Municipal Code. Findings of compliance are outlined in Resolution 2026.06, a copy of which is included in this packet of materials.

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

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

30-8-102.A	Finding	Rationale
<p>1. Annexation is a discretionary act. With the exception of a petition initiated by the Town for the annexation of an enclave, the Town Board shall exercise its sole discretion in the annexation of territory to the Town.</p>	Yes	<p>The proposed parcel to be considered for annexation is presented willingly by the applicant. The Town set the hearing dates and accepted the Petition via Resolution 06.2026 on February 24, 2026. The Town Trustees may now hear the details of the applicant’s request and determine if the annexation is desired.</p>
<p>2. The land to be annexed and the uses proposed for the land shall conform to the goals, policies and strategies of the Town of Berthoud Comprehensive Plan and to the land uses depicted on the Preferred [Future] Land Use Map, as amended. Furthermore, all annexation proceedings shall comply with the Colorado Municipal Annexation Act of 1965, as amended.</p>	Yes	<p>The proposed land use and zoning is Suburban Residential and Agricultural. The proposed land uses follow the envisioned uses depicted on the Future Land Use Map, with one exception. The portion of the property east of and adjacent to South Berthoud Parkway is envisioned as Open Space and the applicant has proposed Suburban Residential uses in a portion of this site.</p> <p>The Future Land Use Map is a visioning document and is not legislative. The amount of Open Space and Agricultural zoning meets the intent of the Future Land Use Map with this proposal when viewed in whole.</p>
<p>3. At the time development occurs, certain public facilities and amenities are necessary and must be constructed as part of any territory annexed to and developed within the Town in order that the public needs may be served by such facilities. These facilities include, but are not limited to, arterial streets, bridges, public parks and recreation areas, water and sanitary sewer facilities, school sites, fire and police station sites, and storm drainage facilities. Typically, the annexation of lands to the Town shall be shown not to create any additional cost or burden on the then-existing residents of the Town to provide such public facilities in any newly annexed area.</p>	Yes	<p>The Annexation Assessment Impact Report provided with the application submittal addresses the impacts anticipated.</p> <p>The Town and referral agencies have no concerns for service provision.</p> <p>Future submittal stages such as the Neighborhood Master Plan, Preliminary Plat and the Final Plat are required to illustrate public facilities and amenities necessary to serve this development. Construction documents and drawings are engineered, and these documents and drawings are required elements of a Preliminary and Final Plat. Preliminary Plans have been provided with the Neighborhood Master Plan submittal. Agencies such as the Town’s operations and public works teams, the fire protection district and the school district review the application at this stage of the process and will continue to review application materials and construction documents and drawings throughout the development review process. All comments from the Town Engineer, Operations and Public Works, Larimer County Engineering, and Planning teams will be addressed through the Preliminary Plat stage which is when detailed review is performed.</p> <p>The Town scrutinizes each application submittal and requires any number of resubmittals to ensure the application materials inclusive of utility design and</p>

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

Staff finds the Annexation application materials listed in Section 30-8-103 have been submitted correctly. Timing of application submittals and development review can be found on page 3 of this Staff Report.

## Neighborhood Master Plan

The Neighborhood Master Plan is a conceptual design of the development and depicts the applicant’s vision for the overall development. This vision includes the proposed zoning classification along with a concept for the on and off-site transportation networks and road classifications, pedestrian network, parks, open space, along with proposed subdivision identity standards and other amenities. The Neighborhood Master Plan is binding on a development, and all future platting/zoning actions must follow the approved plan as presented and approved by the Town Board of Trustees. Should the applicant need to alter the Neighborhood Master Plan post-approval, a formal amendment of the plan may be required. Staff has found that the required application materials found in Section 30-6-106.D were submitted, reviewed and revised according to staff and referral agency comments.

Section 30-6-106 of the municipal code provides Criteria to be used when evaluating an application request for a Neighborhood Master Plan. The following findings shall also be incorporated into the Preliminary Plat application.

30-6-106(G) Review Criteria	Finding	Rationale
<p>1. The land use mix within the project conforms to Berthoud’s Zoning District Map and Comprehensive Plan Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan.</p>	<p>Yes</p>	<p>The proposed land zoning is Suburban Residential and Agricultural. These uses follow the vision of the <u>Future Land Use Map</u>, with one exception. The portion of the property east of and adjacent to South Berthoud Parkway is envisioned as Open Space and the applicant has proposed Suburban Residential uses in a portion of this site. The Future Land Use Map is a visioning document and is not legislative. The amount of Open Space and Agricultural zoning meets the intent of the <u>Future Land Use Map</u> with this proposal when viewed in whole.</p> <p><u>Housing diversity standards</u> and <u>neighborhood identity features</u> required in the Land Development Code shall be followed and incorporated into the Preliminary Plat application including entry features, fencing, preserving trees and significant vegetation. <u>Architectural diversity</u> is reviewed by the Town. The land adjacent to the floodplain/floodway and the portion of the property containing the <u>riparian area</u> is being preserved and the applicant may be required to adjust their lot layout following additional review by the Town’s <u>Floodplain</u> Manager and the County.</p> <p>The property is located on the original townsite for Berthoud. The existing barn, residential structure, loafing shed, various outbuildings and grain bins are historically significant to the Town. The comments made by the <u>Historic Preservation Advisory Committee</u> shall be addressed with the Preliminary Plat including investigation of, and reporting of any archaeological findings during any construction on site; as well as a search and report of findings of the State Historic Preservation Office and the Berthoud Historical Society.</p> <p>The Preliminary Plat and the future Development Agreement shall illustrate the developer’s commitment to <u>enhancing the open space</u> area inclusive of trails, vegetation and interpretive signage.</p>

<p>2. The Neighborhood Master plan represents a functional system of land use and is consistent with the rationale and criteria set forth in this Chapter, the Town Comprehensive Plan, and the Parks, Open Space and Recreation (PORT) Plan as amended.</p>		<p>The high level of scrutiny expended on the Neighborhood Master Plan review at this stage in development review ensures the proposal includes land uses, open space, trail connectivity, transportation corridors, utility provision, for example that follow the criteria found in the Comprehensive Plan, Master Plans, the Municipal Code, and the engineering specifications and standards.</p> <p>The development shall <u>connect internal trails</u> to the Town’s trails on adjacent properties. Connection is the responsibility of the developer. The developer shall collaborate with adjacent development and ensure cohesive connection. This shall be carried forward in the Development Agreement.</p> <p>The findings of the <u>Berthoud Fire Protection District</u> shall be incorporated into the Preliminary Plat. The Fire Marshal has approved the Neighborhood Master Plan moving forward to public hearing.</p>
<p>3. The preliminary traffic, open space, park utility and pedestrian design is adequate and functional given the existing and planned capacities of each system, and meets the standards found in this Code.</p>	<p>Yes</p>	<p>The applicant submitted a Traffic Impact Study considering the existing background traffic and anticipated traffic movement as a result of the proposed development. The Traffic Impact Study was reviewed by the Town Engineer. The conceptual design of the Neighborhood Master Plan incorporates the findings outlined in the Traffic Impact Study for on-site and off-site improvements required.</p>
<p>4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.</p>	<p>Yes</p>	<p>Adjacent land uses include agricultural and residential development. The Town’s standards include a recognition of the Right to Farm policy. Setbacks, tree lawns, on- and off-site improvements have proposed to mitigate the impacts of the development on the road/street networks, trails, open space areas and the river corridor.</p>
<p>5. There is a need or desirability within the community for the development and the development will help achieve a balance of land use and/or housing types within Berthoud according to town goals.</p>	<p>Yes</p>	<p>The Town has recognized the potential development of the property to Suburban Residential and Open Space uses as envisioned in the 2021 Comprehensive Plan update. The applicant has provided a Neighborhood Master Plan prepared in accordance with the Land Use Code and the Comprehensive Plan which are the public-facing documents depicting the Town’s goals for future development.</p>

**Zoning**

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

30-3-110(D) Zoning Map Amendment Criteria	Finding	Rationale
<ol style="list-style-type: none"> <li>1. To correct a manifest error in an ordinance establishing the zoning for a specific property; or</li> <li>2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally; or</li> <li>3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town Comprehensive Plan; or</li> <li>4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan; or</li> <li>5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area</li> </ol>	<p>Yes</p>	<p>The 2<sup>nd</sup> and 5<sup>th</sup> criteria have been met. The Town’s boundary is changing with the annexation request.</p> <p>The property is in unincorporated Larimer County and the property owner seeks to develop in the Town of Berthoud, according to the Town’s design, development, and engineering standards. The applicant seeks to develop in the Town and agrees to adhere to regional and local transportation, trails and open space networks pursuant to the Town’s various comprehensive and master plans in effect. The applicant agrees to adhere to the Town’s architectural project diversity standards as well as provide for development amenities and preserve sensitive riparian land.</p> <p>The applicant has requested a zoning classification which meets the intent of the future land use envisioned in the 2021 Comprehensive Plan update. The portion of the property east of and adjacent to South Berthoud Parkway is envisioned as Open Space and the applicant has proposed Suburban Residential uses in a portion of this site.</p> <p>The Future Land Use Map is a visioning document and is not legislative. The amount of Open Space and Agricultural zoning meets the intent of the <u>Future Land Use Map</u> with this proposal when viewed in whole.</p>

**Minor Subdivision**

The applicant has requested six parcels to be created which is consistent with Section 30-6-109A of the Land Use Code. The review process and application submittal found in the Land Use Code was followed. There are two criteria outlined below which must be followed for Staff and the Planning Commission to determine if a Minor Subdivision should be approved and are listed below. The following findings shall also be incorporated into the Preliminary Plat application.

30-6-109.C Review Criteria	Finding	Rationale
<p>a. The Minor Subdivision plat is in compliance with the Land Use Code, the Town Comprehensive Plan, the PORT Plan, and any additional master plans or overlay districts affecting the property.</p>	<p>Yes</p>	<p>The proposed land use and zoning is Suburban Residential and Agricultural. The proposed land uses follow the envisioned uses depicted on the Future Land Use Map, with one exception. The portion of the property east of and adjacent to South Berthoud Parkway is envisioned as Open Space and the applicant has proposed Suburban Residential uses in a portion of this site.</p> <p>The Future Land Use Map is a visioning document and is not legislative. The amount of Open Space and Agricultural zoning meets the intent of the Future Land Use Map with this proposal when viewed in whole.</p> <p>There are no overlay districts affecting the property.</p> <p>The PORT Plan will be followed and future trail and open space connectivity is illustrated on the Neighborhood Master Plan. Future application submittals shall illustrate engineering and design specifications for review.</p>
<p>b. The Planning Commission shall also consider how the Applicant has addressed comments received from the public during the Public Comment portion of the process, as well as any referral agency comments made during the development review process when considering the request.</p>		<p>At the time of the drafting of this staff report, there have not been public comment provided as part of the development review phase. There could be public comment provided during the public hearing and how the applicant addresses comments will need to be evaluated by Planning Commission. The applicant has addressed referral agency comments to the agency’s satisfaction.</p>

**PUBLIC NOTICE AND COMMENT**

Notice of the Public Hearings was published in *Loveland Reporter* on March 8, 15, 22, 29 and April 5<sup>th</sup>. The applicant posted signs in August, 2025 announcing the proposed land use applications. The location for these signs are at the proposed entrance off of South Berthoud Parkway and the second sign was posted near the emergency access point off of 1<sup>st</sup> Street. In January, the sign off 1<sup>st</sup> Street was posted at the current terminus of 5<sup>th</sup> Street into the property in January, 2026. A postcard to surrounding property owners was mailed on February 25, 2026.

## **FINDINGS AND RECOMMENDATIONS**

### **Neighborhood Master Plan**

After review of the procedures, application material requirements, referral agency and staff review, and the Criteria for Approval, staff recommends that the Planning Commission approve the request for the proposed Neighborhood Master Plan and forward their recommendation of approval on to the Board of Trustees. Staff findings are based on the Criteria for Approval found in Section 30-6-106 of the Municipal Code as discussed in this Staff Report. The findings shall also be incorporated into the Preliminary Plat application.

### **Annexation**

After review of the procedures, application material requirements, referral agency and staff review, and the Criteria for Approval, staff recommends that the Planning Commission approve the request for Annexation and forward their recommendation of approval on to the Board of Trustees. Staff findings are based on the Criteria for Approval found in Section 30-8-102 of the Municipal Code as discussed in this Staff Report. The findings shall also be incorporated into the Preliminary Plat application.

### **Rezoning**

After review of the procedures, application material requirements, referral agency and staff review, and the Criteria for Approval, staff recommends that the Planning Commission approve the request for the proposed Zoning request as it adheres to the Neighborhood Master Plan proposal, and forward their recommendation of approval on to the Board of Trustees. Staff findings are based on the Criteria for Approval found in Section 30-3-110 as discussed in this Staff Report. The findings shall also be incorporated into the Preliminary Plat application.

### **Minor Subdivision**

After review of the procedures, application material requirements, referral agency and staff review, and the Criteria for Approval, staff recommends that the Planning Commission approve the request for the proposed Minor Subdivision contingent upon the Board of Trustees' approval of the Annexation, Neighborhood Master Plan and Zoning requests. Staff findings are based on the Criteria for Approval found in Section 30-6-109 as discussed in this Staff Report. The findings shall also be incorporated into the Preliminary Plat application.

### **The following motions are provided for consideration:**

I move to approve the Lewis Valley Neighborhood Master Plan based on the Criteria for Approval found in Section 30-6-106 of the Municipal Code along with findings in the staff report, and forward our recommendation of approval to the Board of Trustees for consideration should the property be annexed.

I move to approve the Lewis Valley Annexation based on the Criteria for Approval found in Section 30-8-102 of the Municipal Code along with findings in the staff report, and forward our recommendation of approval to the Board of Trustees.

I move to approve the Lewis Valley Zoning to SR, Suburban Residential and AG, Agricultural in accordance with the 2021 Comprehensive Plan Future Land Use Map, the criteria for approval found in Section 30-3-110 of the Municipal Code, and the findings in the attached staff report, and forward our recommendation of approval to the Board of Trustees for consideration should the property be annexed.

I move to approve the Lewis Valley Minor Subdivision based on the Criteria for Approval found in Section 30-6-109 of the Municipal Code along with findings in the attached staff report. This motion is conditioned upon the Town Board's approval of the Annexation, Neighborhood Master Plan and Zoning requests.

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

I move to recommend denial of the Lewis Valley \_\_\_\_\_ request. I find that the following Criteria for Approval have not been met: \_\_\_\_\_

**Resolution No. 06  
Series 2026**

**A Resolution of the Town of Berthoud Accepting a Petition for Annexation Filed by HT Land Partners 400, LLC and Setting a Public Hearing on the Annexation**

Whereas, HT Land Partners 400, LLC ("Petitioner") is the owner of the real property located in unincorporated Larimer County and more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

Whereas, on January 28, 2026, Petitioner filed with the Town Clerk a petition for annexation of the Property to the Town (the "Petition"); and

Whereas, on February 24, 2026, the Board of Trustees reviewed the Petition and various documents in support of the Petition.


Now Therefore be it Resolved by the Board of Trustees of the Town of Berthoud as follows:

Section 1. *Findings.* The Board of Trustees hereby finds that the Petition substantially complies with C.R.S. § 31-12-107(1), and that a public hearing should be held to determine whether the Property is eligible for annexation, whether the annexation complies with C.R.S. §§ 31-12-104 and 31-12-105, and whether the Property should be annexed to the Town.


Section 2. *Public Hearing.* The public hearing on the annexation shall be set for April 14, 2026 beginning at 6:30 P.M., or as soon thereafter as the matter may be heard, at the Board of Trustees Chambers, 807 Mountain Avenue, Berthoud, Colorado. The purpose of such hearing shall be to consider the Petition to determine whether the Property is eligible for annexation, whether the annexation complies with C.R.S. §§ 31-12-104 and 31-12-105, and whether the Property should be annexed to the Town. Any person living within the area proposed to be annexed, any landowner of lands thereof, any resident of the Town, any municipality located within one mile of the proposed annexation, or the Board of County Commissioners of Larimer County may appear at such hearing and present evidence upon any matter to be determined by the Board of Trustees.

Introduced, approved and adopted this 24<sup>th</sup> day of February, 2026.

**Town of Berthoud**

  
William Karspeck, Mayor

**Attest**

  
Christian Samora, Town Clerk



**Exhibit A**  
**Legal Description**

Parcel 9426105701 (Lewis Valley Central, Lewis Valley East, and East Greenway)

A portion of the Southwest Quarter of Section 23, and the Northwest Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows:

Lot 1, Old Berthoud Homestead M.L.D., being a Replat of Lot 1, JURIS M.R.D. 94 EX0580, located in the Northeast One Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado, recorded October 4, 2006 at Reception No. 2006-0075409; County of Larimer, State of Colorado.

Containing 3,662,989 square feet or 84.09 acres more or less.

Parcel 9423300005 (Lewis Valley West and West Greenway)

A portion of the Southwest Quarter of Section 23, and the Northwest Quarter of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said Section 23; thence along the West line of the Southwest Quarter of said Section 23 North 00°10'13" East 28.88 feet to the true point of beginning; thence continuing along said West line North 00°10'13" East 641.62 feet; thence departing said West line South 88°15'59" East 594.00 feet; thence North 00°03'03" West 42.00 feet; thence South 88°39'42" East 495.00 feet; thence South 36°38'01" East 66.00 feet; thence South 41°27'38" East 148.00 feet; thence South 73°21'34" East 100.98 feet to a point on the East line of the West half of said Section 23; thence along said East line South 00°07'45" West 489.00 feet to a point on the South line of the Southwest Quarter of said Section 23; thence along said South line North 89°56'57" East 1323.57 feet to the South one Quarter Corner of said Section 23; thence along the North-South centerline of said Section 26 South 00°01'45" East 184.30 feet; thence departing said North-South centerline North 60°00'08" West 293.89 feet; thence North 89°43'45" West 1045.83 feet; thence North 61°25'22" West 122.71 feet; thence South 89°58'40" West 460.00 feet; thence North 89°58'05" West 779.00 feet to the true point of beginning.

Containing 893,472 square feet or 20.51 acres more or less.

**Resolution No. 01-PC  
Series 2026**

**A Resolution of the Town of Berthoud**

Whereas, the property under consideration is known as the Lewis Valley Minor Subdivision located east of South Berthoud Parkway, west of South First Street, and north of the Little Thompson River; and

Whereas, the Town of Berthoud (“Town”) has regulations found in Chapter 30 of the Municipal Code regarding the subdivision of land through the Minor Subdivision process; and

Whereas, the applicant has demonstrated adherence to the application materials, has updated materials based on referral agency review, and has fulfilled the Criteria for Approval of a Minor Subdivision; and

Whereas, public testimony was heard at the Planning Commission March 26, 2026 public hearing; and

Whereas, at their March 26, 2026 public hearing, the Planning Commission approved the Lewis Valley Minor Subdivision request; and

Whereas, the Minor Subdivision approval is conditioned upon the Town Board approving the Annexation, Zoning and Neighborhood Master Plan applications at their April 14, 2026 public hearing.

Now Therefore be it Resolved by the Planning Commission of the Town of Berthoud as follows:

Section 1. The Lewis Valley Minor Subdivision is hereby approved. The Minor Subdivision plat shall be recorded in the office of the Larimer County Clerk and Recorder with this Resolution.

Section 2. This Resolution shall be interpreted and construed to effectuate its general purpose.

Section 3. The provisions of this Resolution shall take effect upon the annexation of the Lewis Valley property by the Town Trustees and the act of recording as specified in Section 1 herein.

Introduced, approved and adopted this 26th day of March, 2026.

**Town of Berthoud**

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Karen Anderson, Chairperson

**Attest**

---

Anne Johnson, Community Development Director



January 26, 2026

Town of Berthoud  
807 Mountain Avenue  
Berthoud, CO 80513  
970.532.2643

RE: Letter of Intent for Lewis Valley Subdivision

Members of the Board,

HT Land Partners 400, LLC is submitting this Letter of Intent for the proposed Lewis Valley Minor Subdivision Plat located east of Berthoud Parkway, west of County Road 15, and north of the Little Thompson River in Berthoud, Colorado. This application represents the first formal planning stage in a larger, phased vision for residential communities that align with the Town's adopted 2021 Comprehensive Plan and Future Land Use Map.

The Lewis Valley project is a multi-faceted project that is being advanced through a structured, step-by-step process designed to ensure alignment with the Town's long-range planning, environmental goals, and infrastructure capacities. Below is a summary of the key components of the process and how they relate to one another:

1. **Annexation**

The property, totaling approximately 104 acres, is being proposed to be annexed into the Town of Berthoud. This annexation ensures that future development will conform to Town standards and provides a platform for coordinated land use, infrastructure, and open space planning.

2. **Zoning**

Concurrent with annexation, we are seeking to rezone the site to Suburban Residential (SR) and Agricultural (AG). This is consistent with the intent of the Town's Future Land Use Map as further discussed in the Zoning Assessment Report included with this submittal package. These zoning categories support a mix of single-family housing types and larger-lot rural homes and are designed to blend with surrounding neighborhoods while respecting ecological and topographical conditions.

3. **Neighborhood Master Plan**

A comprehensive Neighborhood Master Plan has been submitted to provide a framework for how the entire 36-acre residential portion of the property as well as the 68-acre Greenway will be developed over time. This plan details proposed housing types, circulation networks, parks and open space, and architectural diversity. It has been carefully designed to meet or exceed



Town Code requirements for lot diversity with usable open space and parkland included within the 68 acre greenway. Subdivision, open space and park elements are discussed in more detail within this document.

4. **Minor Subdivision Plat**

We are initially seeking to establish a Minor Subdivision Plat creating six initial lots. This subdivision allows for acquisition of the Greenway by the Town and establishes the other portions of the project to be further subdivided in alignment with the structure set by the Neighborhood Master Plan.

5. **Preliminary and Final Platting Consistent with Master Plan**

Following the Minor Subdivision, future subdivision applications will be submitted to further the framework and design documentation of the approved Neighborhood Master Plan. These phases will deliver a diverse housing mix, integrated trail and park networks, and community-scaled infrastructure in accordance with Berthoud’s long-term growth goals.

To help clarify the project’s organization and phasing, **the supplemental documents break the site into four geographical regions—Lewis Valley East, Lewis Valley Central, Lewis Valley West, and Town of Berthoud Greenway.** This structure is intended solely to illustrate how different components of the Neighborhood Master Plan respond to existing site conditions, environmental features, and infrastructure connections. However, the Letter of Intent and current Minor Subdivision application apply uniformly and are not limited to any single geographic section.

Approximately 68 acres of the property have been set aside for the acquisition by the Town of Berthoud for permanent preservation as open space and greenway. These lands provide a crucial environmental buffer adjacent to Dry Creek and the Little Thompson River, aligning with the Town’s ecological priorities and trail system master planning.

No modifications to the mapped floodplain are proposed, and generous natural buffers—ranging from 145 feet to over 600 feet have been preserved, in excess of recommendations from the ecological characterization study.

Drainage patterns will be preserved, and stormwater will be managed via a network of inlets, curb and gutter, and multiple stormwater treatment facilities. This system will reflect best management practices for stormwater control and low-impact development principles further detailed in the Preliminary and Final Plat design process.



Traffic impacts are anticipated to be minimal. A traffic impact study has confirmed that projected vehicle trips can be accommodated through existing roadways—particularly 5th Street, Berthoud Parkway and planned extensions through the adjacent Trails at Creekview development. As the project progresses, each subdivision phase will be accompanied by detailed traffic evaluations to ensure safety and operational integrity of the roadway network.

Public utilities, including water, sanitary sewer, electric, gas, and communications, are available and have been modeled to support the proposed development. A looped water system, connection to a 24” sanitary sewer main, and confirmed utility will-serve commitments from providers such as Xcel, PVREA, Hilltop Broadband, and Comcast will ensure long-term reliability and performance.

In summary, the Lewis Valley project aligns with the Town of Berthoud’s adopted planning policies and development standards. It introduces a walkable, diverse, and environmentally integrated neighborhood offering a range of home types priced for varying demographics with substantial open space amenities that will benefit both future residents and the broader community.

We appreciate your time in reviewing this letter of Intent and welcome continued collaboration with the Town staff and stakeholders as the project advances. Please feel free to contact me at 970-612-5440 with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alex Hoime', is written over a light blue rectangular background.

Alex Hoime, PE  
HT Land Partners 400, LLC  
320 N Lincoln Ave  
Loveland, CO 80537

*Lewis Valley*  
**PETITION FOR ANNEXATION**

We represent that we are the landowners of 100% of the land described in this Petition, excluding public streets, alleys, roads, and easements, which is legally described on **Exhibit "A"** and depicted on **Exhibit "B"**, and affirm the following to be true and correct as of January 28, 2026 our petition for annexation is filed with the Town of Berthoud.

CONTIGUITY:

1. The perimeter of the total proposed annexations has a distance of 15,722.53 feet of which 11,372 feet are contiguous to the existing Town Limits of Berthoud.
2. The annexation is 72.7% contiguous.
3. The proposed annexations contain approximately 104.40 acres.
4. The requirements of Colorado Revised Statutes §31-12-104 and §31-12-105, exist or have been met.
5. We further allege:
  - a. It is desirable and necessary that the territory be annexed to the Town of Berthoud. Per the Town's Future Land Use Map, this parcel is within the Town's Growth Management Area.
  - b. A community of interest exists between the territory and the Town of Berthoud. The parcels have been envisioned for Suburban Residential and Open Space/ Environmentally Sensitive areas/uses on the Town's Comprehensive Plan Future Land Use Map. This map, while not regulatory, envisions the land use and correlating zoning designations proposed - Suburban Residential and Agricultural Zoning which reflect that of the proposed zoning classifications.
  - c. The territory is integrated or capable of being integrated with the Town of Berthoud. Due to this site being located adjacent to past developments, Town utilities are available to serve the parcel. Right of way from adjacent projects extend to the property from the North and West.
  - d. The property is located within the Town's Future Land Use Map and envisioned, in part, for Suburban Residential Land Use. This vision was followed when collaborating with Town Departments and referral agencies regarding infrastructure provision.

- e. No land held in identical ownership is divided into separate parcels unless the owner of said tract has consented in writing or joins in this Petition.
  - f. No proceedings for annexation of the land described in this Petition have been commenced for annexation to another municipality.
6. The requested zoning classifications are Suburban Residential (SR) and Agricultural (AG) and are consistent with the Town of Berthoud Comprehensive Plan and the vision of the 2021 Future Land Use Map.
  7. The Petitioners understand that there may be a significant period of time before municipal utilities will be available but anticipate that urbanization will be able to take place at a pace acceptable to them without immediate access to these utilities. Until urbanization takes place the petitioners intend to maintain their properties in their current uses, which uses are acceptable to the Town of Berthoud.
  8. The Petitioners have submitted the petition with the intention that the property will be developed in accordance with Berthoud's Development Code, Comprehensive Plan, Municipal Code, resolutions, and ordinances.
  9. The Petitioners are aware that Berthoud has enacted fees and policies with the intention that growth should pay its own way and that growth should improve the health, safety, and welfare of its citizens. Examples of Berthoud's fees which are acceptable to the petitioners include fees for: building, electric, construction meter, plan review, building permit administration, parks, trails and open space, public facilities infrastructure, streets, drainage, police facility infrastructure, general administration facility infrastructure, water administration, water meter, water tap, sewer tap, raw water, and other supplemental fees as appropriate.
  10. The Petitioners understand that Berthoud is required by Colorado Revised Statutes to prepare and file an annexation impact report. The Petitioners will prepare a proposed annexation impact report and provide it to Berthoud for review and consideration six (6) weeks prior to the hearing.
  11. The Petitioners agree to dedicate free and clear of all liens and encumbrances of any kind, and at no charge to the Town, all easements and rights-of-way for streets and other public ways and for other public purposes, within the Property as outlined in a Subdivision Improvements Agreement (approved at the time of final subdivision plat).
  12. The Petitioners agree to dedicate, with the subdivision of the Property and at no cost to the Town, all required easements and right-of-way for installation and maintenance of infrastructure.

13. The Petitioners agree to design and install transportation infrastructure, utility infrastructure, and stormwater improvements to serve the Property prior to the issuance of any building permits for all or any portion of the property in accordance with Town standards. The Petitioners shall make such other improvements as required by Town ordinances and resolutions, to guarantee construction of all required improvements, and, if requested by Berthoud, to dedicate to Berthoud any or all other required improvements. The Petitioners agree to enter into a subdivision improvement agreement pertaining to such improvements and other matters at time of final plat.
14. The Petitioners agree that oversizing agreements may exist that the Petitioners may be responsible for his/her fair share for oversizing of infrastructure. Likewise, Petitioners acknowledge that the Town may require the Petitioners to oversize infrastructure, which would be reimbursed by subsequent developers. The Petitioners acknowledge that the Town shall facilitate reimbursement of any financial participation by the Petitioners, over and above the proportionate impact of the development. Such reimbursement shall come from new developments directly connected to the improvements.
15. The Petitioners agree to satisfy the public land dedication and landscaping requirements specified in the Town's Development Code.
16. The Petitioners agree that future development of the site will comply with any adopted infrastructure plans including but not limited to transportation, drainage, water, sewer, land use, parks, trails, open space and comprehensive plans.
17. The Petitioners agree that the design, improvement, construction, development, and use of the property shall be in conformance with, and that Petitioners shall comply with all municipal, county, state and federal statutes, ordinances, rules and regulations.
18. The Petitioners agree that all land use approvals and building permits for the development of the Property shall be subject to requirements including, but not limited to, the payment of impact fees and development charges and other land use and development requirements in effect at the time that such proposed development applies for a building permit.
19. The Petitioners agree to convey to the Town, all water rights necessary for development and all irrigation water rights and associated carrying rights and groundwater rights associated with the property, and any related stock certificates evidencing ownership of the water rights, free and clear of all encumbrances and with all taxes and assessments related hereto paid in full, unless the Town in writing rejects any or all such water rights. Water rights may be conveyed on a pro-rata basis as building permits are issued.

20. Berthoud has various enterprise funds through which the utilities provided by Berthoud are financed. Examples of Berthoud's services are its water, wastewater, and drainage utilities. Berthoud's Board of Trustees believe that the provision of utilities by Berthoud assists in complying with the *Berthoud Comprehensive Plan* and *Berthoud Development Code* and the petitioners request that Berthoud provide all utility services which are available now or in the future through Berthoud at a cost comparable to that which can be provided by any third party.
21. The Petitioners understand that the Thompson R2-J School District forms an integral part of the Berthoud community. Berthoud has enacted fees to support the acquisition of land by the Thompson R2-J School District. The Petitioners are aware of these fees and agree to financially support the District's land acquisition programs.

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



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Alex Hoime as Manager of  
HT Land Partners 400, LLC

01/28/2026  
Date

**EXHIBIT A**

*Lewis Valley – Central and East - Annexation*

**LEGAL DESCRIPTION**

A portion of the Southwest Quarter of Section 23, and the Northwest Quarter of Section 26, Township 4 North, Range 69 West of the 6<sup>th</sup> Principal Meridian, Larimer County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said Section 23; thence along the West line of the Southwest Quarter of said Section 23 North 00°10'13" East 28.88 feet to the TRUE POINT OF BEGINNING; thence continuing along said West line North 00°10'13" East 641.62 feet; thence departing said West line South 88°15'59" East 594.00 feet; thence North 00°03'03" West 42.00 feet; thence South 88°39'42" East 495.00 feet; thence South 36°38'01" East 66.00 feet; thence South 41°27'38" East 148.00 feet; thence South 73°21'34" East 100.98 feet to a point on the East line of the West half of said Section 23; thence along said East line South 00°07'45" West 489.00 feet to a point on the South line of the Southwest Quarter of said Section 23; thence along said South line North 89°56'57" East 1323.57 feet to the South one Quarter Corner of said Section 23; thence along the North-South centerline of said Section 26 South 00°01'45" East 184.30 feet; thence departing said North-South centerline North 60°00'08" West 293.89 feet; thence North 89°43'45" West 1045.83 feet; thence North 61°25'22" West 122.71 feet; thence South 89°58'40" West 460.00 feet; thence North 89°58'05" West 779.00 feet to the TRUE POINT OF BEGINNING.

*Lewis Valley - West - Annexation*

**LEGAL DESCRIPTION**

A portion of the southwest quarter of section 23, and the northwest quarter of section 26, township 4 north, range 69 west of the 6th principal meridian, Larimer County, Colorado, being more particularly described as follows:

Beginning at the southwest corner of said section 23; thence along the west line of the southwest quarter of said section 23 north 00° 12' 52" west 28.87 feet to the **true point of beginning**; Thence continuing along said west line south 88° 40' 40" east 593.89 feet; Thence departing said west line south 88° 15' 59" east 594.00 feet; Thence north 00° 26' 41" west 42.00 feet; Thence south 89° 03' 20" east 495.00 feet; Thence south 37° 01' 39" east 66.00 feet; thence south 41° 51' 16" east 148.00 feet; Thence south 73° 45' 12" east 100.98 feet to a point on the east line of the west half of said section 23; Thence along said east line south 00° 15' 53" east 489.00 feet to a point on the south line of the southwest quarter of said section 23; Thence along said south line north 89° 33' 20" east 1323.57 feet to the south one quarter corner of said section 23; Thence along the north-south centerline of said section 26 south 00° 25' 23" east 184.30 feet; Thence departing said north-south centerline north 60° 23' 46" west 293.89 feet; Thence south 89° 52' 37" west 1045.83 feet; Thence north 61° 49' 26" west 122.63 feet; Thence south 89°35'15" west 460.00 feet; Thence north 89°38'21" west 779.11 feet to the **true point of beginning**.

**EXHIBIT B**

*Lewis Valley Central, East and West*  
**ANNEXATION MAP**



January 26, 2026

Town of Berthoud  
807 Mountain Avenue  
PO Box 1229  
Berthoud, CO 80513  
970.532.2643

### **Lewis Valley Subdivision - Annexation Assessment Report**

This Annexation Assessment Report has been prepared in accordance with Section 30-8-103.A.10 of the Berthoud Municipal Code. The proposed 104-acre annexation is located between Berthoud Parkway and County Road 15 directly north of the Little Thompson River which traverses the property along its southern boundary. The property is a portion of the southwest quarter of Section 23 and the northwest quarter of Section 26, Township 4 North, Range 69 West of the 6<sup>th</sup> Principal Meridian, County of Larimer, State of Colorado. In an effort to better distinguish the varying components of the project, we have identified those based on their geographical locations within the project limits. Lewis Valley West, Lewis Valley Central and Lewis Valley East consist of 36 acres and are intended for residential use. As proposed, these three areas currently contain: 109 Lots, (64 Single-Family Detached units, 31 Single-Family Detached Alley Loaded units, 10 Small Lots and 4 Single-Family Detached Agricultural Lots) along with associated streets, sidewalk, storm water treatment ponds and utility services. The remaining 68 acres of the annexation is in the process of being acquired by the Town of Berthoud. This area will be preserved by the Town as Open Space/Greenway and not part of further subdivision. Lewis Valley East will be primarily accessed through a connection to 5<sup>th</sup> Street which currently extends to the property. Lewis Valley Central will be accessed through Holy Cross Way that is within the future Trails at Creekview project located to its west. Lewis Valley West will be accessed through two access points from Berthoud Parkway.

The proposed development is poised to benefit the economic landscape of the Town of Berthoud. By introducing approximately 273 new residents, this initiative is expected to enhance local business revenue, leading to increased profits and greater opportunities for expansion among existing businesses. The anticipated growth in the population will contribute to a higher tax base for the Town, enabling it to further fund essential services and infrastructure. Residential development is a cost to the Town which is substantially accommodated through the increased property tax base. During the building permit process, impact fees are also collected to offset these costs. By utilizing a conservative factor of 2.5 persons per house, the resulting population of Lewis Valley will be 250. These individuals will contribute to the consumer base in Berthoud further benefiting businesses and increasing the sales tax revenue of the Town.

The residential development, coupled with the greenway improvements to be initiated by the developer and furthered by the Town, will offer open space amenities and elements that

will be a benefit to the community. The proposed future greenway and open space create a natural barrier between the residential lots and riparian areas adjacent to this and other previously approved residential communities to ensure not only ample space for community use but also reduce impacts to the natural environment. The intent is for a future trail system to be installed along the river corridor connecting to the Town's existing trail system thus providing a benefit to the entire Town. Proposed elements have been detailed with the Neighborhood Master Plan and Narrative. While Town amenities will still be accessible and used by residents, the focus on localized activities within the neighborhood helps reduce the strain on the area's broader recreational infrastructure. The application has been designed by considering connectivity through motorized and non-motorized movement.

The impact on the Berthoud Public School system is expected to be minimal. According to discussions and other correspondence with the Thompson School District, it is estimated that approximately 20 elementary, 13 middle school, and 18 high school students will reside within the Lewis Valley development for a total of 46 students, further indicating the limited strain on local educational resources. If the project were to move forward with the alternative density outlined in the project Narrative, the resulting school district impacts would approximately be 27 elementary, 18 middle school, and 24 high school students. The Lewis Valley development falls within the designated walk boundaries for each of the schools which will help reduce the impact on district transportation as well as traffic impacts.

The Fire Protection District is a referral agency to this development proposal and will also be afforded review of the Preliminary and Final Plat applications.

### **Lewis Valley East**

The anticipated utility services for the annexation of the property will be provided from both existing and new utility facilities. Water service will be provided by utilizing the water mains that exist within 5<sup>th</sup> Street as well as new mains extending from the Trails at Creekview subdivision. This will allow for a looped system, providing reliable services for the development. The Lewis Valley Utility Study performed by Tait & Associates dated January 2026, accounts for the 71 Units of Lewis Valley East. The model for the proposed on-site system shows conformance to the 2018 international fire flow requirements and the system is designed in compliance with the Town's criteria.

Sanitary sewer service will be provided by connecting to existing and proposed infrastructure extending through the northern portion of the project. The design team will continue to work with Town staff to ensure adequate downstream capacity exists to serve the proposed developments.

Gas, Electric, and Communication will be provided by extending existing mains installed in the Heritage Ridge Subdivision. Xcel Energy has supplied a will-serve letter stating that gas facilities can be made available to serve this development. Similarly, Poudre Valley Rural Electrical Association (PVREA) and Xcel have provided a will-serve letter stating that they will be

able to provide service for all electrical loads for this development. Hilltop Broadband and Comcast are willing to provide fiber-optic and communications services.

Stormwater will be managed through a combination of sheet flow and a curb and gutter systems that direct runoff to inlets distributed throughout the subdivision. These inlets will discharge into stormwater ponds or other treatment elements surrounding Lewis Valley East on the south and east designed to temporarily hold or otherwise treat stormwater to enhance the quality of discharge. The integrated stormwater system design will also consider environmental impact, promoting infiltration and control of pollutants before runoff enters local waterways. Due to the proximity of the site to the Little Thompson River, further evaluation will be performed to determine if detaining the stormwater flows will be beneficial.

Impacts on the existing transportation system have also been evaluated. Per the traffic impact study, Lewis Valley East is anticipated to generate 436 daily weekday trips, including 34 AM total peak hour trips, and 45 PM total peak hour trips. 5<sup>th</sup> Street, which is designated as a minor collector, will be the primary ingress/egress location. As we move forward, a further evaluation of the expected traffic and its potential impact will be conducted at the time of the preliminary plat review. This thorough assessment will ensure that transportation concerns are addressed proactively, maintaining the safety and efficiency of the roadway network for all users.

Per the Project narrative, if the multi-family option were to be pursued, the following would be in addition to the single family trips above: 397 daily weekday trips, including 26 AM total peak hour trips, and 33 PM total peak hour trips.

### **Lewis Valley Central**

The anticipated utility services for the annexation of Lewis Valley Central will be extended from proposed utility facilities extending from Trails at Creekview to Heritage Ridge. The water main will extend south down Barley Bend Way. The proposed water main that extends across the north of Lewis Valley Central is looped from Heritage Ridge through Trails at Creekview to the existing main within Berthoud Parkway. Connection to this looped system will provide for reliable services for development. The Lewis Valley Utility Study performed by Tait & Associates dated January 2026, accounts for the 17 Units of Lewis Valley Central. The model for the proposed on-site system shows conformance to the 2018 international fire flow requirements and the system is designed in compliance with the Town's criteria. The water main provided within Lewis Valley Central will allow for the parcel to the southwest to be further developed in the future.

Sanitary sewer service will be provided by connecting to future proposed sewer infrastructure extending through Lewis Valley East. The design team will continue to work with Town staff to ensure adequate downstream capacity exists to serve the proposed developments.

Gas, Electric, and Communication will be provided by extending existing mains installed in the Trails at Creekview Subdivision from Berthoud Parkway. Xcel Energy has supplied a will-serve letter stating that gas facilities can be made available to serve this development. Similarly, Poudre Valley Rural Electrical Association (PVREA) has provided a will-serve letter stating that they will be able to provide service for all electrical loads for this development. Hilltop Broadband and Comcast are willing to provide fiber-optic and communications services.

Stormwater will be managed through a combination of sheet flow and a curb and gutter systems that direct runoff to inlets distributed throughout the subdivision. These inlets will discharge into stormwater ponds or other treatment elements on the west side of Lewis Valley Central designed to temporarily hold or otherwise treat stormwater to enhance the quality of discharge. The integrated stormwater system design will also consider environmental impact, promoting infiltration and control of pollutants before runoff enters local waterways. Due to the proximity of the site to the Little Thompson River, further evaluation will be performed to determine if detaining the stormwater flows will be beneficial.

Impacts on the existing transportation system have also been evaluated. Per the traffic impact study, Lewis Valley Central is anticipated to generate 155 daily weekday trips, including 12 AM total peak hour trips, and 16 PM total peak hour trips. Lewis Valley Central will be accessed from Holy Cross Way of the Trails at Creekview development as well as an anticipated future connection on the property southwest of Lewis Valley Central. This thorough assessment will ensure that transportation concerns are addressed proactively, maintaining the safety and efficiency of the roadway network for all users.

### **Lewis Valley West**

The anticipated utility services for the annexation of this section of property will be provided from adjacent existing utility facilities. Water service will be provided by utilizing the water main that exists within Berthoud Parkway. The proposed water line, serving 13 single-family detached front-loaded lots and 8 single-family detached rear-loaded lots, will extend to the end of the cul-de-sac. The Lewis Valley Utility Study performed by Tait & Associates dated January 2026, accounts for 21 dwellings. The model for the proposed on-site system shows conformance to the 2018 international fire flow requirements and the system is designed in compliance with the Town's criteria.

Sanitary sewer service will be provided by connecting to existing sewer infrastructure located within the overall subdivision through an area that will ultimately be the proposed greenway. The design team will continue to work with Town staff to ensure adequate downstream capacity exists to serve the proposed developments.

Gas, Electric, and Communication will be provided by extending from the existing mains located along Berthoud Parkway. Xcel Energy has supplied a will-serve letter stating that gas facilities can be made available to serve this development. Similarly, Poudre Valley Rural Electrical Association (PVREA) has provided a will-serve letter stating that they will be able to

provide service for all electrical loads for this development. Hilltop Broadband and Comcast are willing to provide fiber-optic and communications services.

Stormwater will be managed through a combination of sheet flow and a curb and gutter systems that direct runoff to inlets distributed throughout the subdivision. These inlets will discharge into stormwater ponds or other treatment elements on the north side of Lewis Valley west designed to temporarily hold or otherwise treat stormwater to enhance the quality of discharge. The integrated stormwater system design will also consider environmental impact, promoting infiltration and control of pollutants before runoff enters local waterways. Due to the proximity of the site to the Little Thompson River, further evaluation will be performed to determine if detaining the stormwater flows will be beneficial.

Impacts on the existing transportation system have also been evaluated. Per the preliminary traffic impact study, Lewis Valley West is anticipated to generate 191 daily weekday trips, 11 AM total peak hour trips, and 20 PM total peak hour trips. Berthoud Parkway, which is designated a major collector, will be the primary ingress/egress location and will serve as adequate ingress/egress for the 5 Single-Family Detached Agricultural Lots.

**Lewis Valley East, Central and West**

This development my offers Berthoud’s most diverse range of single-family detached homes within one subdivision, estimated pricing from \$400,000 to over \$1.5 million. The proposed development will generate additional tax revenue for special districts with current mill-levies. Based on an average house valuation of \$750,000 a total annual tax liability per lot is estimated to exceed \$4,000. An annual total of \$488,307 is anticipated to be generated by the development of the 109 lots proposed in the three sections of Lewis Valley. A breakdown of each special district and the anticipated amount is provided on the table below.

**Table 1. Mill-Levy to Tax Dollars per Lot per Year**

<b>Levy</b>	<b>Tax Authority</b>	<b>Single Lot (\$750,000)</b>	<b>109 Lots</b>
38.08	THOMPSON R2-J GEN FUND	\$1,659.93	\$180,932.27
22.461	LARIMER COUNTY	\$960.72	\$104,718.48
13.878	BERTHOUD FIRE DIST	\$593.60	\$64,702.40
9.636	BERTHOUD	\$412.16	\$44,925.44
6.075	THOMPSON R2-J BOND PAYMENT	\$259.85	\$28,323.65
2.4	BERTHOUD COMM LIBRARY DIST	\$102.66	\$11,189.94
	THOMPSON VALLEY HLTH SVC		
1.757	DIST	\$75.15	\$8,191.35
1	N COLO WATER CONS DIST	\$42.77	\$4,661.93
0.142	LARIMER CO PEST CTRL DIST	\$6.07	\$661.63
	<b>Total</b>	<b>\$4,112.91</b>	<b>\$448,307.19</b>

The proposed development lies within the boundaries of the Berthoud Fire District. There is a \$2,000 fee associated with building single family houses to pay for the services provided by the fire department as well as impact fees for libraries, public health services, and recreation.

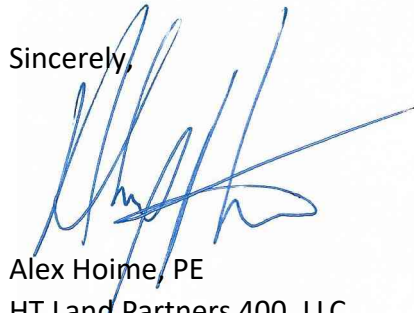
We are proposing to rezone this property to Suburban Residential (SR). The two parcels are currently zoned as RR2 within Larimer County. The Heritage Ridge subdivision to the northeast is zoned as PUD. The Trails at Creekview subdivision area to the west of Lewis Valley Central and East is zoned R1/R2. The Legacy Park subdivision area to the west of Lewis Valley West is zoned SR. The farm property to the south of the Little Thompson River is zoned as RR2 (Larimer County Zoning). There are currently no areas of conflict, and the rezoning is compatible with the Berthoud Comprehensive Plan.

**Original Berthoud Buildings**

The project also includes two of Berthoud’s oldest buildings. The existing farmhouse on the property was once the original post office stop for Berthoud. The existing barn was once the livery for the Town in the original settlement before it was moved 1.6 miles north. As a part of this annexation in efforts to preserve the house in the future, we request that the Town Board allow for the construction of a primary home on the proposed agricultural lot and that the existing farmhouse be viewed as an accessory dwelling.

We appreciate your time in reviewing this. Please feel free to contact me at 970-612-5440 with any questions.

Sincerely,



Alex Hoime, PE  
HT Land Partners 400, LLC  
320 N Lincoln Ave  
Loveland, CO 80537

**LEWIS VALLEY ANNEXATION**  
**TO THE TOWN OF BERTHOUD, COLORADO**  
**PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 23, THE**  
**NORTHWEST QUARTER OF SECTION 25, THE NORTHEAST QUARTER**  
**AND THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 4 NORTH,**  
**RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF**  
**LARIMER, STATE OF COLORADO**

(LEGAL DESCRIPTION CONTINUED)

THENCE DEPARTING SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, ALONG THE SOUTHERLY LINE OF THE ABOVE-DESCRIBED PARCEL OF LAND DESCRIBED IN RECEPTION NO.20210113932 AND PARTIALLY ALONG THE NORTHERLY LINE OF SAID SCHELL-HICKS ANNEXATION MAP NO.4 THE FOLLOWING FIVE (5) COURSES:

1. NORTH 60° 23' 46" WEST 293.89 FEET;
2. SOUTH 89° 52' 37" WEST 1045.83 FEET;
3. NORTH 61° 49' 26" WEST 122.63 FEET;
4. SOUTH 89° 35' 15" WEST 460.00 FEET ALONG THE NORTHERLY LINE OF SAID SCHELL-HICKS ANNEXATION MAP NO.4;
5. SOUTH 89° 38' 25" WEST 739.11 FEET ALONG THE NORTHERLY LINE OF PK BERTHOUD ANNEXATION NO.1, RECORDED MARCH 31, 2021 AT RECEPTION NO. 20210032744, OFFICIAL RECORDS OF SAID COUNTY TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LARIMER COUNTY ROAD 17, 40-FEET HALF WIDTH, SAID POINT BEING ALSO ON THE EASTERLY LINE OF SHELL-HICKS ANNEXATION NO.3 RECORDED SEPTEMBER 21, 2007 AT RECEPTION NO. 20070072336;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE OF SAID SCHELL-HICKS ANNEXATION NO.3 AND THE EASTERLY LINE OF SCHELL-HICKS ANNEXATION NO.1 TO THE TOWN OF BERTHOUD, RECORDED SEPTEMBER 21, 2027 AT RECEPTION NO. 20070072334, NORTH 00° 12' 52" WEST 640.25 FEET TO A POINT ON THE SOUTHERLY LINE OF SCHMIDT FARM ANNEXATION, RECORDED DECEMBER 14, 1998, AT RECEPTION NO. 19980109443;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE SOUTHERLY LINE OF SAID SCHMIDT FARM ANNEXATION, THE FOLLOWING SIX(6) COURSES:

1. SOUTH 88° 40' 40" EAST 553.87 FEET;
2. NORTH 00° 26' 41" WEST 42.00 FEET;
3. SOUTH 89° 03' 20" EAST 495.00 FEET;
4. SOUTH 00° 13' 28" EAST 53.00 FEET;
5. SOUTH 41° 51' 15" EAST 186.23 FEET;
6. NORTH 89° 43' 29" EAST 110.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER SAID SECTION 23, SAID POINT BEING ON THE WEST LINE OF LEWIS SECOND ADDITION TO THE TOWN OF BERTHOUD, RECORDED MARCH 27, 1986 AT RECEPTION NO. 19860015338;

THENCE ALONG EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23 AND THE WEST LINE OF LEWIS SECOND ADDITION SOUTH 00° 15' 53" EAST 489.00 FEET TO THE SOUTHWEST CORNER OF SAID LEWIS SECOND ADDITION, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23;

THENCE ALONG LAST SAID SOUTH LINE AND THE SOUTH LINE OF LEWIS SECOND ADDITION NORTH 89° 33' 20" EAST 1323.57 FEET TO THE POINT OF BEGINNING;

CONTAINING 4,547,549 SQUARE FEET OR 104.40 ACRES, MORE OR LESS.

**ANNEXATION DATA TABLE:**

LEWIS VALLEY ANNEXATION  
 TOTAL PERIMETER OF ANNEXED PARCEL - 15722.53'  
 TOTAL CONTIGUOUS BOUNDARY REQUIRED (1/8) - 2620.42'  
 CONTIGUOUS TO PRESENT TOWN BOUNDARY - 11372.24'

**GENERAL NOTES:**

1. BEARINGS BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED AS BEARING OF NORTH 89°39'05" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER FC25217788-7, COMMITMENT DATE NOVEMBER 14, 2025 WAS RELIED UPON FOR RECORD DATA REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS ANNEXATION MAP.
3. THE TOTAL AREA OF PROPERTY ANNEXED IS 104.40 ACRES.
4. THIS MAP IS NOT A LAND SURVEY PLAT.
5. THE MINERAL RIGHTS ASSOCIATED WITH THE PROPERTY BEING ANNEXED ARE NOT OWNED BY THE PROPERTY OWNER. MINERAL RIGHTS RESIDE WITH THE PRIOR OWNERS OF EACH PARCEL
6. THE CURRENT ZONING OF THE SUBJECT PROPERTY IN UNINCORPORATED LARIMER COUNTY IS RR-2, RURAL RESIDENTIAL. THE PROPOSED ZONING IN THE TOWN OF BERTHOUD IS SR, SUBURBAN RESIDENTIAL.
7. PROPERTY ADDRESS: 733 SOUTH COUNTY ROAD 15A, BERTHOUD, COLORADO 80513
8. THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE OF 0.2% ANNUAL FLOODING CHANCE, ZONE X (SHADED), AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 0.2% ANNUAL CHANCE FLOODING CHANCE AND WITHIN ZONE A AND ZONE AE DESIGNATED AS AREAS OF 1% ANNUAL CHANCE OF FLOODING (100-YEAR FLOOD PLAIN) PER FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08069C1387H, EFFECTIVE DATE JANUARY 15, 2021. FLOOD PLAINS SHOWN HEREON ARE BASED ON CURRENT FEMA DATA AND ARE SUBJECT TO PERIODIC CHANGES.

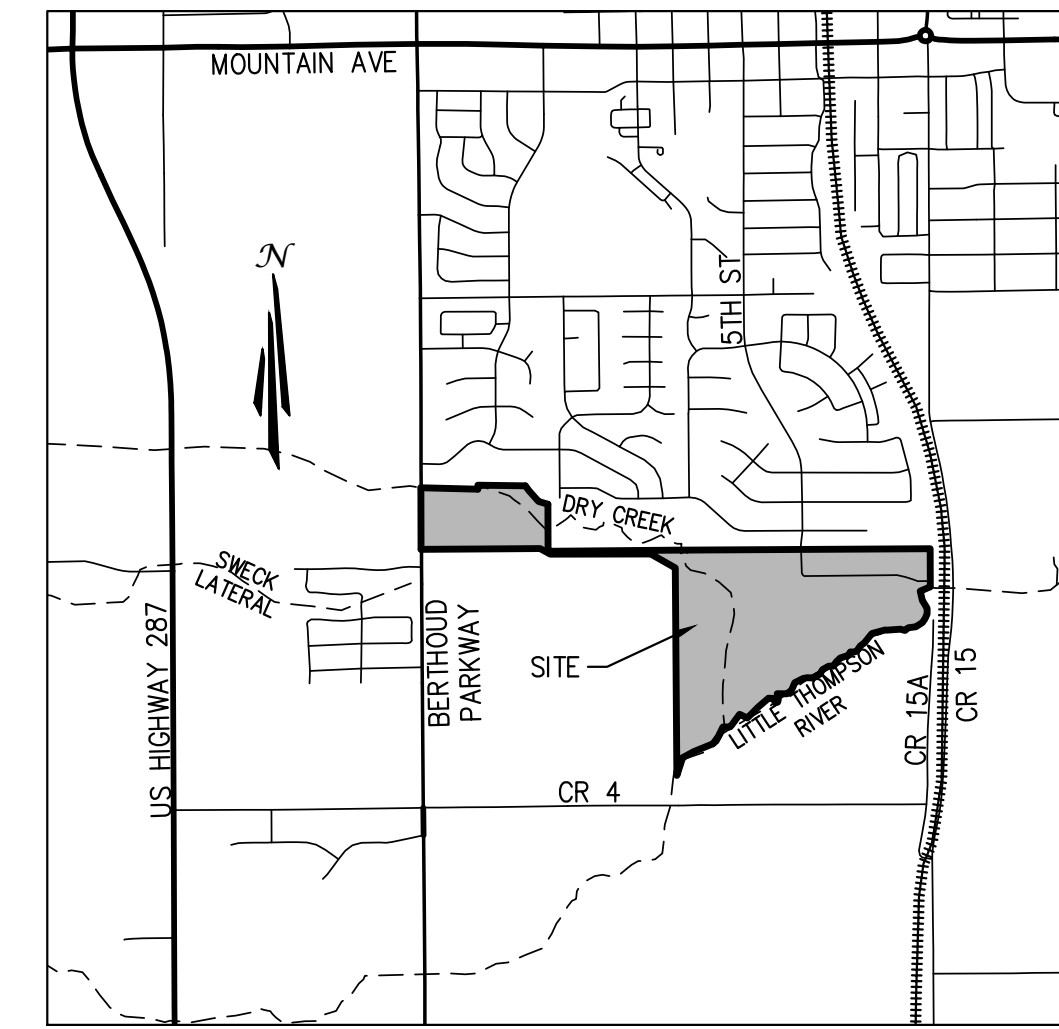
**COMMERCIAL MINERAL DEPOSITS NOTE:**

THERE ARE NO KNOWN OR ANTICIPATED MINING OPERATIONS ASSOCIATED WITH THE EXISTING SITE OR PROPOSED WITH THIS PROJECT. THERE ARE NO KNOWN COMMERCIALLY VIABLE MINERAL DEPOSITS ONSITE.

APPLICANT \_\_\_\_\_

**SURVEY NOTES:**

1. A PORTION OF THE PROPERTY BEING ANNEXED HEREIN IS DESCRIBED IN WARRANTY DEED, RECORDED AT RECEPTION NO. 20210113932 ALSO SHOWN AS LOT 1 OF BOUNDARY LINE ADJUSTMENT RECEPTION NO. 89013644, OFFICIAL RECORDS OF LARIMER COUNTY. A PORTION OF SAID LOT 1 APPEARS TO BE ANNEXED TO THE TOWN OF BERTHOUD VIA SCHMIDT FARM ANNEXATION AT RECEPTION NO. 1998010943 AND IS INCLUDED WITHIN THE BOUNDARIES OF ROSE FARM ACRES SUBDIVISION RECORDED AT RECEPTION NO. 20210007483. THE AREA IN QUESTION HAS BEEN FURTHER QUITCLAIMED BY THE CURRENT OWNER TO THE ROSE FARM ACRES HOMEOWNERS ASSOCIATION INC. THE CURRENT ANNEXATION BOUNDARY EXTENDS ONLY TO THE EXISTING CITY BOUNDARY LINES ESTABLISHED BY THE SCHMIDT FARM ANNEXATION MAP AND TO THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN SAID QUITCLAIM DEED RECORDED AT RECEPTION NO. 20250048929.



**VICINITY MAP**  
 1" = 2000'

**CERTIFICATE OF APPROVAL BY TOWN OF BERTHOUD:**

THIS IS TO CERTIFY THAT THE ANNEXATION OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. \_\_\_\_\_ OF THE TOWN OF BERTHOUD, PASSED AND ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_ AND THAT THE MAYOR OF THE TOWN OF BERTHOUD AS AUTHORIZED BY SAID ORDINANCE OF BEHALF OF THE TOWN HEREBY FOR ALL ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION UPON WHICH THE CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_.

MAYOR \_\_\_\_\_

THE FOREGOING MAP IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_.

ATTEST:

TOWN CLERK \_\_\_\_\_

**OWNERS CERTIFICATE:**

HT LAND PARTNERS 400 LLC

ALEX HOME, MANAGER FOR  
 HT LAND PARTNERS 400 LLC

STATE OF COLORADO)  
 (SS)  
 COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY ALEX HOME, MANAGER FOR HT LAND PARTNERS 400 LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

I, VLADISLAV SKREJEV, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND AT LEAST ONE SIXTH (1/6) OF THE PERIPHERAL BOUNDARY IS CONTIGUOUS TO THE TOWN OF BERTHOUD, COLORADO. THE MAP WAS COMPILED USING EXISTING PLATS, DEEDS, AND LEGAL DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VLADISLAV SKREJEV, PLS 38705

**LEWIS VALLEY ANNEXATION:**

LOT 1, OLD BERTHOUD HOMESTEAD M.L.D., BEING A REPLAT OF LOT 1, JURIS M.R.D. 94 EX0580, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO, RECORDED OCTOBER 4, 2006 AT RECEPTION NO. 2006-0075409, COUNTY OF LARIMER, STATE OF COLORADO.

TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHWEST QUARTER OF SECTION 25, THE NORTHEAST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO.

SAID LAND BEING ALTOGETHER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 26 AS BEARING NORTH 89° 39' 05" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPLE MERIDIAN, SAID POINT BEING THE SOUTH LINE OF DAVIS/SCHLEIGER ANNEXATION, RECORDED JANUARY 25, 2001, AT RECEPTION NO.2001005472;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26 AND THE SOUTHERLY LINE OF SAID DAVIS/SCHLEIGER ANNEXATION NORTH 89° 39' 05" EAST 2854.82 FEET TO THE NORTHEAST CORNER OF SAID SECTION 26, SAID POINT BEING ALSO ON THE CENTERLINE OF LARIMER COUNTY ROAD 15A; THENCE NORTH 88°58'49" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25 A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 15A; THENCE SOUTH 00°22'48" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 15A AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26 A DISTANCE OF 410.14 FEET; THENCE SOUTH 89°37'12" WEST A DISTANCE OF 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 15A AND THE SOUTH END OF THE EAST LINE OF LOT 1, BERTHOUD HOMESTEAD M.L.D.; THENCE ALONG THE SOUTHERLY LINE OF LOT 1 THE FOLLOWING FORTY-NINE (49) COURSES:

1. SOUTH 67° 06' 14" WEST 81.35 FEET;
2. SOUTH 12° 38' 05" EAST 98.92 FEET;
3. SOUTH 31° 01' 28" EAST 96.44 FEET;
4. SOUTH 00° 22' 48" EAST 59.06 FEET;
5. SOUTH 24° 45' 41" WEST 57.47 FEET;
6. SOUTH 34° 51' 31" WEST 45.84 FEET;
7. SOUTH 57° 24' 02" WEST 81.37 FEET;
8. SOUTH 82° 06' 00" WEST 78.53 FEET;
9. SOUTH 50° 52' 53" WEST 44.56 FEET;
10. NORTH 73° 34' 27" WEST 48.54 FEET;
11. SOUTH 85° 54' 51" WEST 143.58 FEET;
12. NORTH 83° 23' 07" WEST 18.86 FEET;
13. SOUTH 74° 36' 29" WEST 140.37 FEET;
14. SOUTH 39° 01' 07" WEST 124.45 FEET;
15. SOUTH 53° 34' 10" WEST 55.08 FEET;
16. SOUTH 34° 09' 05" WEST 64.89 FEET;
17. SOUTH 70° 34' 39" WEST 31.57 FEET;
18. NORTH 86° 50' 15" WEST 37.65 FEET;
19. SOUTH 27° 23' 15" WEST 38.50 FEET;
20. SOUTH 71° 20' 25" WEST 90.60 FEET;
21. SOUTH 47° 07' 40" WEST 58.04 FEET;
22. SOUTH 33° 58' 57" WEST 54.64 FEET;
23. NORTH 89° 35' 28" WEST 47.70 FEET;
24. SOUTH 60° 29' 07" WEST 75.03 FEET;
25. SOUTH 29° 12' 42" WEST 54.17 FEET;
26. SOUTH 63° 58' 50" WEST 89.56 FEET;
27. NORTH 85° 51' 27" WEST 50.24 FEET;
28. SOUTH 78° 13' 10" WEST 44.78 FEET;
29. SOUTH 63° 12' 31" WEST 97.52 FEET;
30. SOUTH 23° 40' 51" WEST 84.01 FEET;
31. SOUTH 51° 08' 40" WEST 61.47 FEET;
32. NORTH 89° 28' 50" WEST 101.87 FEET;
33. SOUTH 10° 20' 07" EAST 61.70 FEET;
34. SOUTH 11° 56' 19" WEST 27.68 FEET;
35. SOUTH 76° 23' 58" WEST 28.15 FEET;
36. NORTH 19° 12' 39" WEST 25.05 FEET;
37. NORTH 21° 55' 31" WEST 22.83 FEET;
38. NORTH 86° 29' 58" WEST 50.84 FEET;
39. SOUTH 49° 27' 55" WEST 141.32 FEET;
40. SOUTH 45° 14' 20" WEST 161.68 FEET;
41. NORTH 64° 24' 30" WEST 87.64 FEET;
42. SOUTH 36° 47' 32" WEST 141.25 FEET;
43. SOUTH 39° 56' 59" WEST 24.48 FEET;
44. SOUTH 89° 39' 44" WEST 73.83 FEET;
45. SOUTH 26° 26' 16" WEST 112.43 FEET;
46. SOUTH 36° 07' 41" WEST 90.80 FEET;
47. SOUTH 67° 39' 17" WEST 216.43 FEET;
48. SOUTH 61° 34' 41" WEST 132.25 FEET;
49. SOUTH 17° 46' 16" WEST 195.38 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26;

THENCE ALONG SAID WEST LINE NORTH 00° 25' 23" WEST A DISTANCE OF 2162.06 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED DECEMBER 17, 2021 AT RECEPTION NO. 20210113932, SAID PARCEL, BEING THE SAME LAND DESCRIBED AS LOT 1 OF LARIMER COUNTY BOUNDARY LINE ADJUSTMENT RECORDED MARCH 31, 1989 AT RECEPTION NO.89013644, SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF SCHELL-HICKS ANNEXATION MAP NO.4 RECORDED SEPTEMBER 21, 2007 AT RECEPTION NO.20070072337;

(LEGAL DESCRIPTION CONTINUES TO THE RIGHT)

NO.	DESCRIPTION	BY	DATE

320 North Lincoln Avenue  
 Loveland, CO 80537  
 p: 970.613.1447  
 www.tait.com  
**TAIT**  
 & ASSOCIATES  
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**ANNEXATION MAP**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHWEST QUARTER OF SECTION 25, THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

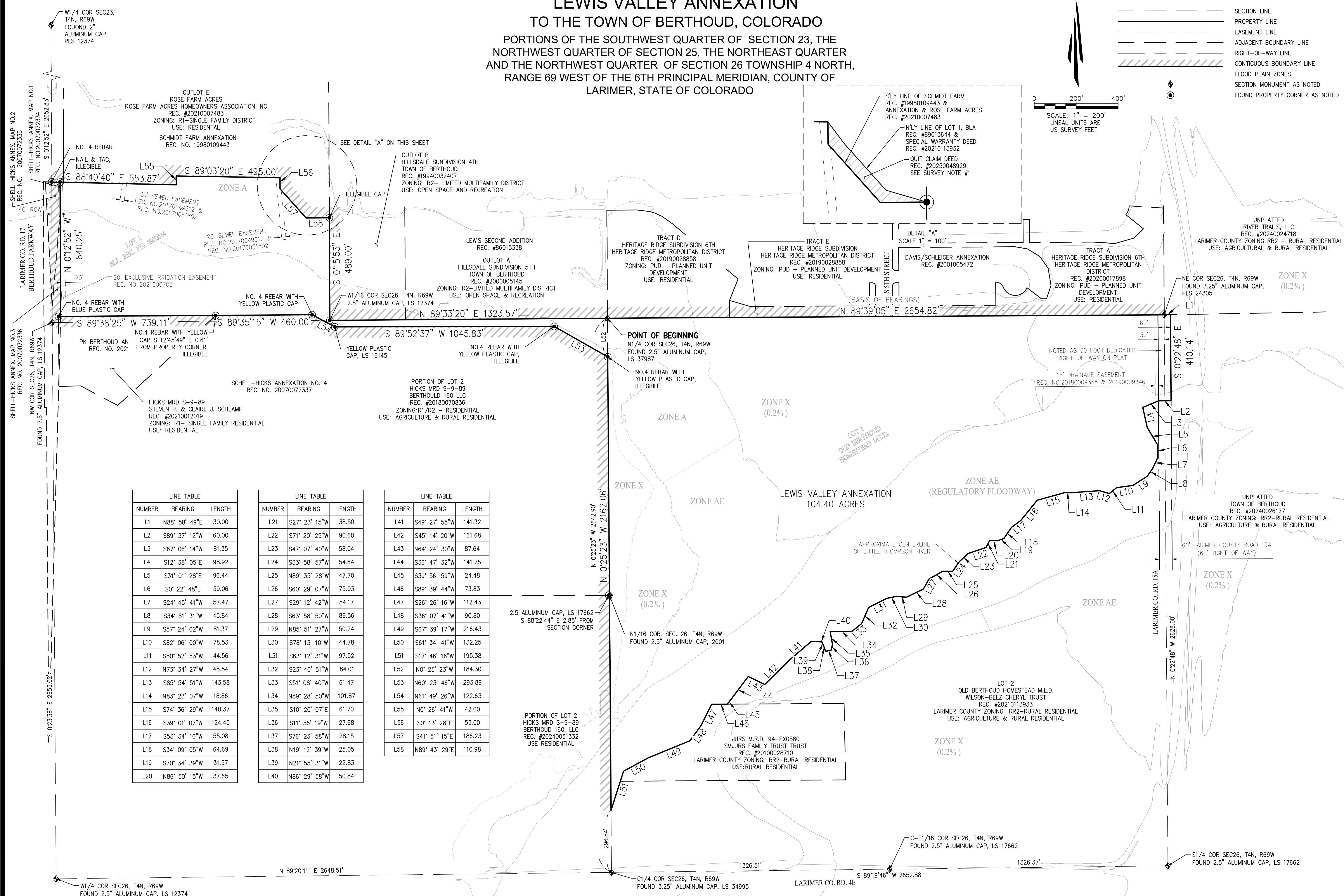
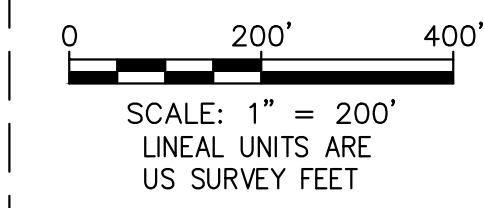
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 DATE: 06/24/2025  
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 DATE: \_\_\_\_\_  
 REVISION #: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 JOB NO.: CO14780

# LEWIS VALLEY ANNEXATION TO THE TOWN OF BERTHOUD, COLORADO

PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 23, THE  
NORTHWEST QUARTER OF SECTION 25, THE NORTHEAST QUARTER  
AND THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 4 NORTH,  
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF  
LARIMER, STATE OF COLORADO

**LEGEND:**

- SECTION LINE
- PROPERTY LINE
- EASEMENT LINE
- ADJACENT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CONTIGUOUS BOUNDARY LINE
- FLOOD PLAIN ZONES
- SECTION MONUMENT AS NOTED
- FOUND PROPERTY CORNER AS NOTED



NUMBER	BEARING	LENGTH
L1	N88° 58' 49"E	30.00
L2	S89° 37' 12"W	60.00
L3	S67° 06' 14"W	81.35
L4	S12° 38' 05"E	98.92
L5	S31° 01' 28"E	96.44
L6	S0° 22' 48"E	59.06
L7	S24° 45' 41"W	57.47
L8	S34° 51' 31"W	45.84
L9	S57° 24' 02"W	81.37
L10	S82° 06' 00"W	78.53
L11	S50° 52' 53"W	44.56
L12	N73° 34' 27"W	48.54
L13	S85° 54' 51"W	143.58
L14	N83° 23' 07"W	18.86
L15	S74° 36' 29"W	140.37
L16	S39° 01' 07"W	124.45
L17	S53° 34' 10"W	55.08
L18	S34° 09' 05"W	64.69
L19	S70° 34' 39"W	31.57
L20	N86° 50' 15"W	37.65

NUMBER	BEARING	LENGTH
L21	S27° 23' 15"W	38.50
L22	S71° 20' 25"W	90.60
L23	S47° 07' 40"W	58.04
L24	S33° 58' 57"W	54.64
L25	N89° 35' 28"W	47.70
L26	S60° 29' 07"W	75.03
L27	S29° 12' 42"W	54.17
L28	S63° 58' 50"W	89.56
L29	N85° 51' 27"W	50.24
L30	S78° 13' 10"W	44.78
L31	S63° 12' 31"W	97.52
L32	S23° 40' 51"W	84.01
L33	S51° 08' 40"W	61.47
L34	N89° 28' 50"W	101.87
L35	S10° 20' 07"E	61.70
L36	S11° 56' 19"W	27.68
L37	S76° 23' 58"W	28.15
L38	N19° 12' 39"W	25.05
L39	N21° 55' 31"W	22.83
L40	N86° 29' 58"W	50.84

NUMBER	BEARING	LENGTH
L41	S49° 27' 55"W	141.32
L42	S45° 14' 20"W	161.68
L43	N64° 24' 30"W	87.64
L44	S36° 47' 32"W	141.25
L45	S39° 56' 59"W	24.48
L46	S89° 39' 44"W	73.83
L47	S26° 26' 16"W	112.43
L48	S36° 07' 41"W	90.80
L49	S67° 39' 17"W	216.43
L50	S61° 34' 41"W	132.25
L51	S17° 46' 16"W	195.38
L52	N0° 25' 23"W	184.30
L53	N60° 23' 46"W	293.89
L54	N61° 49' 26"W	122.63
L55	N0° 26' 41"W	42.00
L56	S0° 13' 28"E	53.00
L57	S41° 51' 15"E	186.23
L58	N89° 43' 29"E	110.98

NO.
DESCRIPTION
BY
DATE

320 North Lincoln Avenue  
Loveland, CO 80537

p: 970.613.1447  
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ANNEXATION MAP

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHWEST QUARTER OF SECTION 25, THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

DRAWN: KR  
DATE: 06/24/2025  
CHECKED: SV  
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REVISION #: \_\_\_\_\_  
DATE: \_\_\_\_\_  
JOB NO.: CO14780



January 26, 2026  
Revised: March 10, 2026

Town of Berthoud  
807 Mountain Avenue  
PO Box 1229  
Berthoud, CO 80513  
970.532.2643

## **Lewis Valley Neighborhood Master Plan Narrative**

### **General Description**

The residential communities proposed as Lewis Valley includes single-family detached front-loaded lots, single family detached alley-loaded lots, alley loaded small lots, single-family detached agricultural lots, parks, public streets, open space, trail connections, and a large greenway along Dry Creek and the Little Thompson River. The site is currently zoned RR2 – Rural Residential in Larimer County. An application for annexation into the Town of Berthoud with zoning amendments described as Agriculture (AG) and Suburban Residential (SR) has been submitted to accompany this Neighborhood Master Plan.

The property is 104.7 acres; however, 68 acres of the property is currently under consideration to be acquired by the Town of Berthoud and preserved as greenway in partnership with Great Outdoors Colorado. As a part of this acquisition, various design elements will be incorporated into the greenway and are explained in more detail throughout this narrative and will be finalized with the Preliminary and Final Plats as well as in the Development Agreement. The nature of the current applications is conceptual and shall be finalized with the platting phases.

### **Greenway Land Use Area**

The proposed subdivision is approximately 104.7 acres with approximately 68.3 acres of greenway set aside for a future acquisition by the Town of Berthoud, leaving approximately 36.4 acres of developable area to be further subdivided. This project aligns with the Land Use Map of the Comprehensive Plan 2021, which designated areas referred to as Lewis Valley East and Lewis Valley Central, as Suburban Residential (SR). The northwest corner, although not in a conservation easement and outside of the 100-year flood fringe was designated as Environmentally Sensitive or Open Space. Residential use is being proposed in that area with no proposed impacts to the existing floodplain with the required setbacks from the wetland areas being met. The site is to the east of Berthoud Parkway, west of County Road 15 and the BNSF railroad, south of Heritage Ridge, north of the Little Thompson River and a Larimer County zoned RR2 property, and west and north of the Trails at Creekview subdivision. For a detailed understanding of the proposed land use distribution within the subdivision, please refer to the following tables illustrating our conformance to Land Use and Lot Diversity associated with this development.

**Table 1. Land Use Table**

Use	Area	No. of Lots/Delineated Areas
Right-of-Way	7.7	NA
Private Alley	0.5	NA
Suburban Residential	18.8	105
Agriculture Lots	9.4	4
Greenway/Open Space/Stormwater/Park	68.3	NA

**Table 2. Diversity Standards**

Total Lots: 109 Without Multifamily

Use	Prop Lots	Min Allowed (%)	Provided (%)
Single Family Detached	64	80% (Max)	58.7%
Single Family Detached (Alley Loaded)	31	5%	28.4%
Single Family Detached (Agricultural)	4	No Minimum	3.7%
Small Lots	10	5%	9.2%

Total Dwelling units: 150 with Multifamily

Use	Dwelling Units	Min Allowed (%)	Provided (%)
Single Family Detached	41	80% (Max)	27.33%
Single Family Detached (Alley Loaded)	31	5%	20.67%
Single Family Detached (Agricultural)	4	No Minimum	2.67%
Multifamily product	64	80% (Max)	42.67%
Small Lots	10	5%	6.67%

**Integration with Surrounding Area and Existing Features**

Lewis Valley is located directly south of Heritage Ridge Subdivision and east and north of Trails at Creekview. Rose Farm and Hillsdale subdivisions are also north of the project across Dry Creek. There will be multiple proposed street connection points into Lewis Valley. One will be located through 5th Street, a collector which currently ends on the north end of the portion of the project referred to as Lewis Valley East. Lewis Valley Central access point will be to Holy Cross Lane through the future Trails at Creekview with a second future connection to the property on the southwest. Lewis Valley West will have a single connection to Berthoud Parkway across from the future intersection proposed on Legacy Park.

The proposed subdivision will be integrated with the existing subdivisions adjacent to them, being Heritage Ridge, Trails at Creekview and Legacy Park. The overall land use, density, and aesthetics of these adjacent developments are consistent with the existing and surrounding developments. The natural topography of the site, along with existing drainage patterns, will be preserved to enhance ecological stability and prevent adverse impacts on the surrounding environment, especially that of the

adjacent floodplain. Per 3<sup>rd</sup> party reports, noxious weeds currently on the property are listed below along with the best management protocol from Larimer County's Weed Management Reference Guide.

Kochia: In order to mitigate Kochia for areas that are being reclaimed, seed in the winter, apply Vista after most seed has germinated and plants are 4 inches tall. In areas that have desirable species already, apply E-2 when plants are 4 inches tall. For areas that are not ready to be reclaimed that year, mow down often to reduce seed production, the mat of kochia will prevent muddy situations and loss of soil.

Sunflower: Milestone will be applied to sunflowers in the summer when in flower.

Canada thistle: The Canada thistle will be dealt with via an application of Milestone when the plant is green and growing vigorously for multiple years.

Annual mustard: Requires application of Escort or Telar in early spring.

### **Traffic Access and Impact**

Access will be provided via 5th Street, Holy Cross Lane, and Berthoud Parkway. All internal roads will be low volume residential streets adhering to LCUASS (Larimer County Urban Area Street Standards) guidelines. A preliminary traffic impact study has been completed and included as part of this submittal.

### **Floodplain**

Lewis Valley East includes areas within the floodplain that have been used as agricultural lands since the founding of Berthoud. Lewis Valley West and Lewis Valley Central are being kept outside of the floodplain to preserve the environmental integrity and function of these sensitive areas. The proposed development is being proposed with no impacts to the flood fringe. No elevation modifications to the flood fringe are being proposed with the exception of no-rise applications which will be required for connecting the stormwater discharge to the waterways passing through the flood fringe area. Utilities and trails will also be extended through the flood fringe. Trails will be proposed at the elevation of the existing grade. As demonstrated in the accompanying Flood Insurance Rate Map (FIRM) and supported by our ecological assessment, the project design avoids negative impacts to the floodplain and associated riparian zones, ensuring long-term ecological protection and compliance with applicable regulations.

### **Geologic Hazard Areas**

Per the Colorado Geological Survey, there are no known or anticipated geologic hazards within the proposed project area.

### **Ecological Study**

As mentioned in the Ecological Characterization Study provided by Wildland Consultants, over 65% of the project (68 acres) is designated for greenway. Buffer zones from the Little Thompson River riparian zone to the edge of development would range from 300 to over 600 feet. Buffer zones from the

approximate edge of Dry Creek wetlands to the edge of development would range from 145 to over 450 feet. All street lighting will be designed to be wildlife friendly. Proposed stormwater areas will be seeded with an appropriate native grassland seed mix with some areas of turf. Additional plantings of native shrubs and trees will be made in these areas as well. These native grass areas would not be routinely mowed but would be allowed to develop into natural areas. The larger greenway area is currently under contract with the Town of Berthoud contingent on minor subdivision and neighborhood master plan approval. The Town of Berthoud would be in control of management, potential future enhancement and use of the greenway area. The Preliminary Plat and future Development Agreement shall reflect the developer's commitment to making contributions to this area.

### **Sanitary Sewer**

The existing 24" sanitary sewer system which runs along the north property line is suitable for future connections. The entire project will flow to this existing main. The design team will continue to collaborate with Town staff to ensure the downstream capacity is sufficient.

### **Water Supply**

The proposed water infrastructure for the subdivision includes the installation of water mains that will connect to the existing waterlines within Fifth Street as well as Berthoud Parkway. These mains will be looped through connection to the proposed Trails at Creekview development's infrastructure. Requirements from the Town of Berthoud will be adhered to for water distribution design and sizing. This subdivision will require around 112 water taps based on current lot count of 109 and 3 for irrigation of each areas open space and stormwater treatment area. According to the Utility Study prepared for Lewis Valley, the proposed water system is projected to sufficiently meet the Town's criteria for capacity and reliability. This analysis has been considered for both current and future demands, ensuring that the water infrastructure will support the growth and sustainability of the subdivision, its residents, and surrounding communities.

### **Dry Utilities**

Xcel Energy has provided a will-serve letter and will be providing gas service to this entire subdivision. Easements will be provided within lot frontages for the distribution main and service connections.

Hilltop Broadband and Comcast are willing to provide fiber-optic and communication service to this subdivision. An easement will be provided within lot frontages for distribution and service connections.

Poudre Valley Rural Electric Association (PVREA) and Xcel have provided a will-serve letter and will be providing electric service based on their respective service areas. Easements will be established within lot frontages for distribution and service connections from these various service providers.

### **Non-Potable Irrigation System**

The use of a non-potable irrigation system is not being considered at this time but considerations for connecting the greenway areas to future regional systems will be made.

### **Drainage**

Existing drainage patterns will be preserved in this development. The sites currently sheet flow existing stormwater across the fields to Dry Creek and Little Thompson. Runoff will be managed via curbs, gutters, ditches, and a storm drain system. Stormwater treatment will be incorporated within each portion of the project. Flows will be treated for water quality before being released into Dry Creek and ultimately to the Little Thompson River.

### **Historic Preservation Advisory Committee**

The property currently contains several structures that may possess historic significance, including a farmhouse, barn, loafing shed, various outbuildings, and grain bins. Comments received from the Berthoud Historic Preservation Advisory Committee (HPAC) also indicate the potential presence of historic archaeological resources associated with the original Town of Berthoud townsite. These resources may include remnants such as building foundations, refuse deposits, privy pits, and other cultural materials dating to the 1870s.

Construction activities associated with individual lot activities as well as the installation of public infrastructure, including water, sanitary sewer, and storm sewer utilities, may have the potential to impact or disturb these archaeological resources. A strategy for identifying, evaluating, and appropriately addressing archaeological remains encountered within the project area will be developed and coordinated during the Preliminary Plat stage in consultation with the HPAC and applicable Town review processes.

### **Section 30-2-109**

Through collaboration between the Town and developer, sixteen additional acres of land has been included in the Town's greenway acquisition with the acknowledgement that open space and park related requirements are being accommodated with the additional greenway.

#### **B.2**

This section requires the provision of 1 acre of parkland for every 100 Lots. Park related elements are being incorporated into the additional greenway dedication. This project will not construct a singular park space but rather disperse various park elements within the adjacent greenway.

From List A, the park will include essential features such as electricity, irrigation, and security lighting, along with trash receptacles, water service, bike racks, and landscaping.

From List B, 50,000sf of natural area will be provided with final locations to be coordinated with the Town

From List C (high), a soft surface trailhead with a minimum of 7 parking spaces will be provided within the greenway.

From List C (low), Public art will be provided within the greenway area.

From List C (low), a second soft surface trailhead will be provided within the greenway. This element is included in the high List C elements but being included to account for a low List C element.

#### D.3-5

Projects must allocate ten percent of their total area to open space. The project open space dedication is being accounted for with the additional acres included with the Town's intended greenway acquisition.

#### **Compliance with Section 30-2-116**

A maximum of 109 total lots or a maximum of 150 dwelling units are proposed with this project across 36 acres. Lot diversity is achieved with the three housing types listed within Berthoud's code. Single-Family Detached (front loaded), Single-Family Detached (alley loaded), and Small Lots are proposed. Single-Family Detached Agricultural is not a formal housing type, however we feel this type maintains the rural character while preserving existing buildings from Berthoud's original settlers, keeping density low, and respecting environmental constraints. Our diversity is met with the three formal types and the Agricultural lots are an added bonus contributing to diversity.

The Neighborhood Master Plan contemplates an alternative layout north of Pasture Drive within Lewis Valley East that would allow for a mix of single-family lots and townhomes, yielding up to 41 additional units. This approach would enhance housing diversity and affordability, and accordingly, the applicant seeks to retain the option to pursue this increased density if warranted.

Single-Family Detached is defined by Berthoud's Municipal Code as, "a single-family dwelling which is not attached to any other dwelling or building by any means." The 64 Single-Family Detached Front-Loaded units make up 60% of the housing. That combined with the 4 Agricultural lots that technically fall into that Single-Family Detached category would make up 64% of the proposed dwelling units, which is still less than 80% maximum set by code. The 31 Single-Family Detached Alley-Loaded lots amount to 28% and the 10 Small Lots will make up 9% of the proposed lots. This results in all lot types exceeding the minimum 5% requirement. It is possible the amount of each housing type may change but the code requirements on diversity will be maintained.

Multiple local homebuilders will be utilized for the development and unique footprints along with diverse architectural elevation design will be utilized to meet the housing model diversity standards.

### **Compliance with Section 30-2-131**

Six subdivision identity elements are required for Lewis Valley. The six elements proposed are an entryway, fencing and walls, preservation of existing trees, alley loaded streets, pollinator gardens and artwork. A description of how each of these elements are met is listed below.

#### **Entryway:**

Entry monuments are proposed at key access points to the subdivision to establish a cohesive neighborhood identity and enhance the visual character of the development. Monuments will be located at the entrance along 5th Street within Lewis Valley East, at the connection off South Berthoud Parkway serving Lewis Valley West, and at the entry from Trails at Creekview serving Lewis Valley Central. Conceptual precedent sketches of the proposed subdivision signage are included at the end of this narrative. The final monument designs will generally reflect the character and aesthetic shown in the provided precedent artwork. Entry areas will also incorporate associated site enhancements, including retaining walls and coordinated landscaping, to create a well-defined and visually attractive gateway into the subdivision.

#### **Fencing and Walls:**

Over 500 linear feet of subdivision fencing is proposed throughout the development. In addition, fencing installed on individual residential lots will adhere to the standards established by the Lewis Valley Homeowners Association and may count as one design element for the subdivision. Fencing that meets these requirements will also incorporate enhancements in accordance with applicable development code provisions. An illustrative example depicting the proposed fencing enhancements is included at the end of this narrative.

#### **Existing Trees:**

Multiple trees will be protected and saved to preserve the existing nature of the property. Locations of these existing trees have been called out on the NMP map.

#### **Alley Loaded Streets:**

Based on the housing diversity proposed, alley-loaded streets will be a welcomed element to the development. The alley served lots have been modeled after other popular alley loaded housing in Berthoud.

#### **Pollinator gardens:**

A pollinator garden is proposed within Lewis Valley East, generally located in and around the trailhead area at the western terminus of Pasture Drive. The pollinator garden is planned to include defined edging or collars to clearly delineate planting areas and will encompass approximately 3,000 square feet in accordance with the graduated subdivision dwelling unit and acreage thresholds outlined in Table 3.131.

#### Artwork:

Artwork is proposed to be incorporated throughout the development counting as one element. Some precedent images of this artwork has been included at the end of this narrative. Examples are sources from work created by Zink Metal Art in Berthoud.

#### **Compliance with Town Comprehensive Plan**

The 2021 Town of Berthoud Comprehensive Plan and Future Land Use Map designate the project site for suburban residential development, prioritizing single-family detached and attached housing at low to moderate densities. The proposed development aligns with these objectives, incorporating single-family detached homes (front loaded), single-family detached units (rear loaded), and small lots. The proposed uses result in a moderate density averaging approximately 2.99 units per acre when excluding the greenway area and around 0.96 units per acre when including the greenway acreage. Density is further reduced as it nears the greenway and riparian areas by incorporating the larger single family and agricultural lots to feather the development when nearing riparian areas and does not create an adverse effect on the floodplain.

#### **Summary**

The Lewis Valley Neighborhood Master Plan outlines a thoughtfully designed, 36 acres of residential communities in Berthoud, consistent with Suburban Residential zoning goals. The project integrates seamlessly with surrounding neighborhoods, offering a balanced mix of Single-Family Detached Front-Loaded, Single-Family Detached Alley-Loaded, Single-Family Detached Agricultural, and Small Lots, along with increased open space and project elements scattered throughout. The incorporation of the Agricultural Lots reduces the density resulting in minimal impacts to adjacent natural landscape which borders the project and no adverse impact to the floodplain.

Community access will be provided by extending 5th Street and utilizing connections to Berthoud Parkway. Comprehensive utility infrastructure, including water, sewer, and stormwater systems, has been incorporated to meet current standards and anticipated future needs.

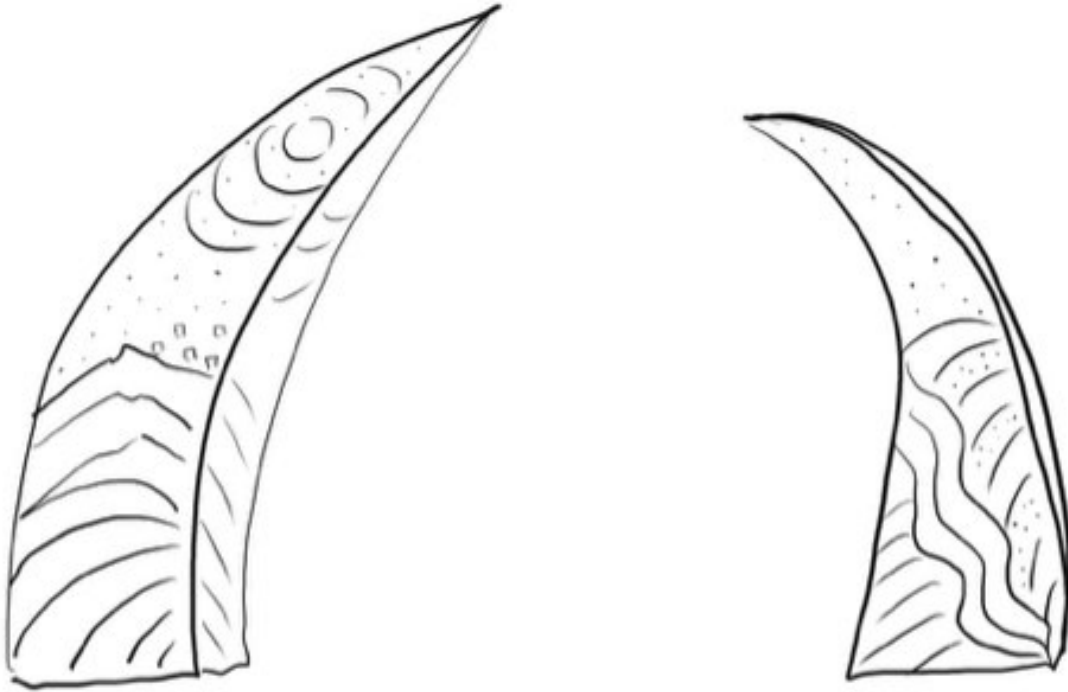
Lewis Valley aligns with the Town of Berthoud's focus on low- to moderate-density residential development in this area, supporting both community growth and quality of life and adjacent nature.

We appreciate your time in reviewing our proposed community. Please feel free to contact me at 970-612-5440 with any questions.

Sincerely,

Alex Hoime, PE  
HT Land Partners 400, LLC  
320 N Lincoln Ave  
Loveland, CO 80537

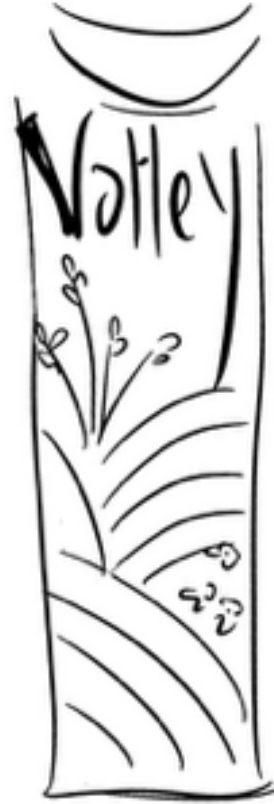
Lewis Valley West Entryway Sign Sketch



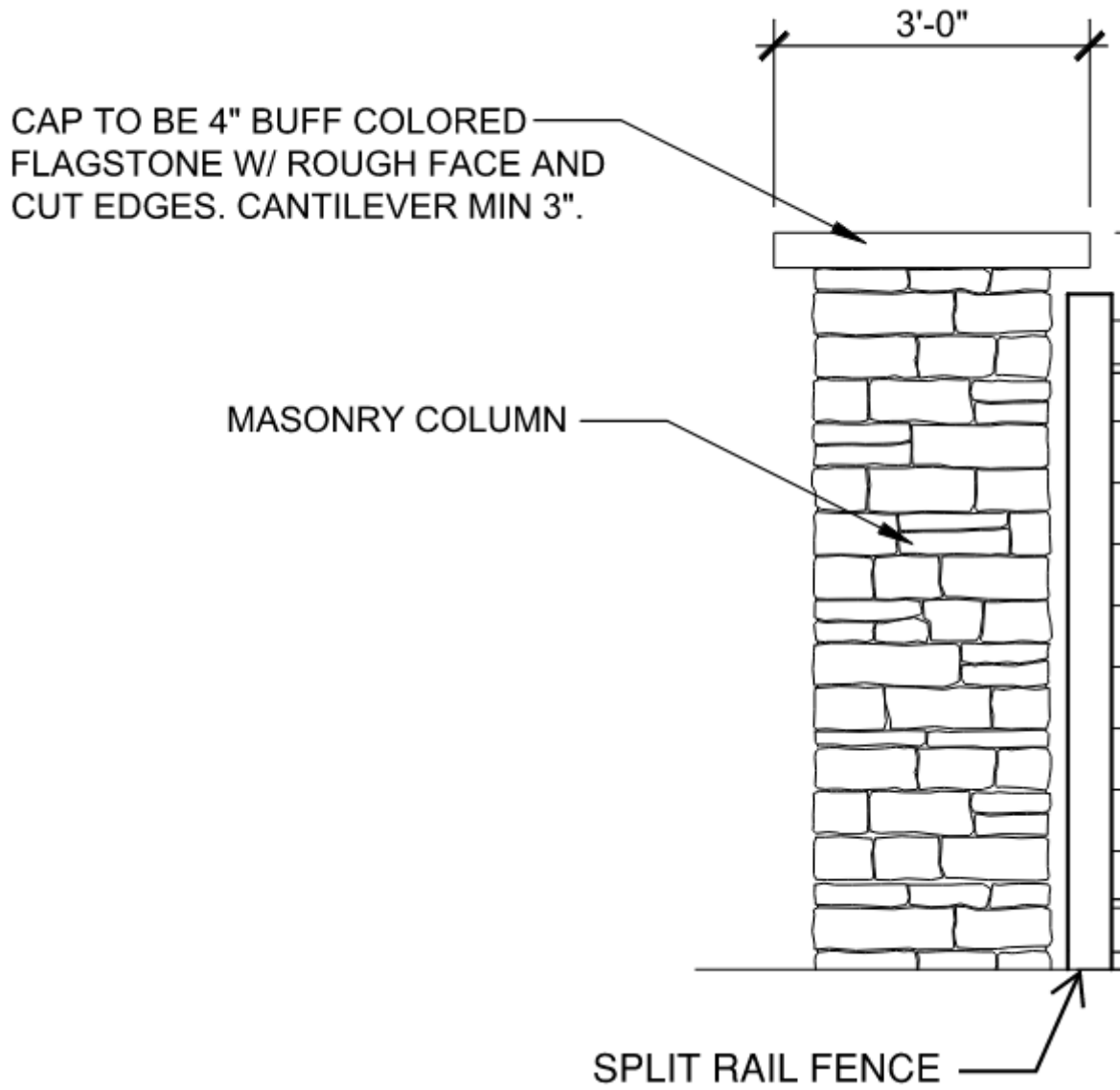
Lewis Valley Central Entryway Sign Sketch



Lewis Valley East Entryway Sign Sketch



Example Enhanced Fencing Detail



Artwork Precedent Images



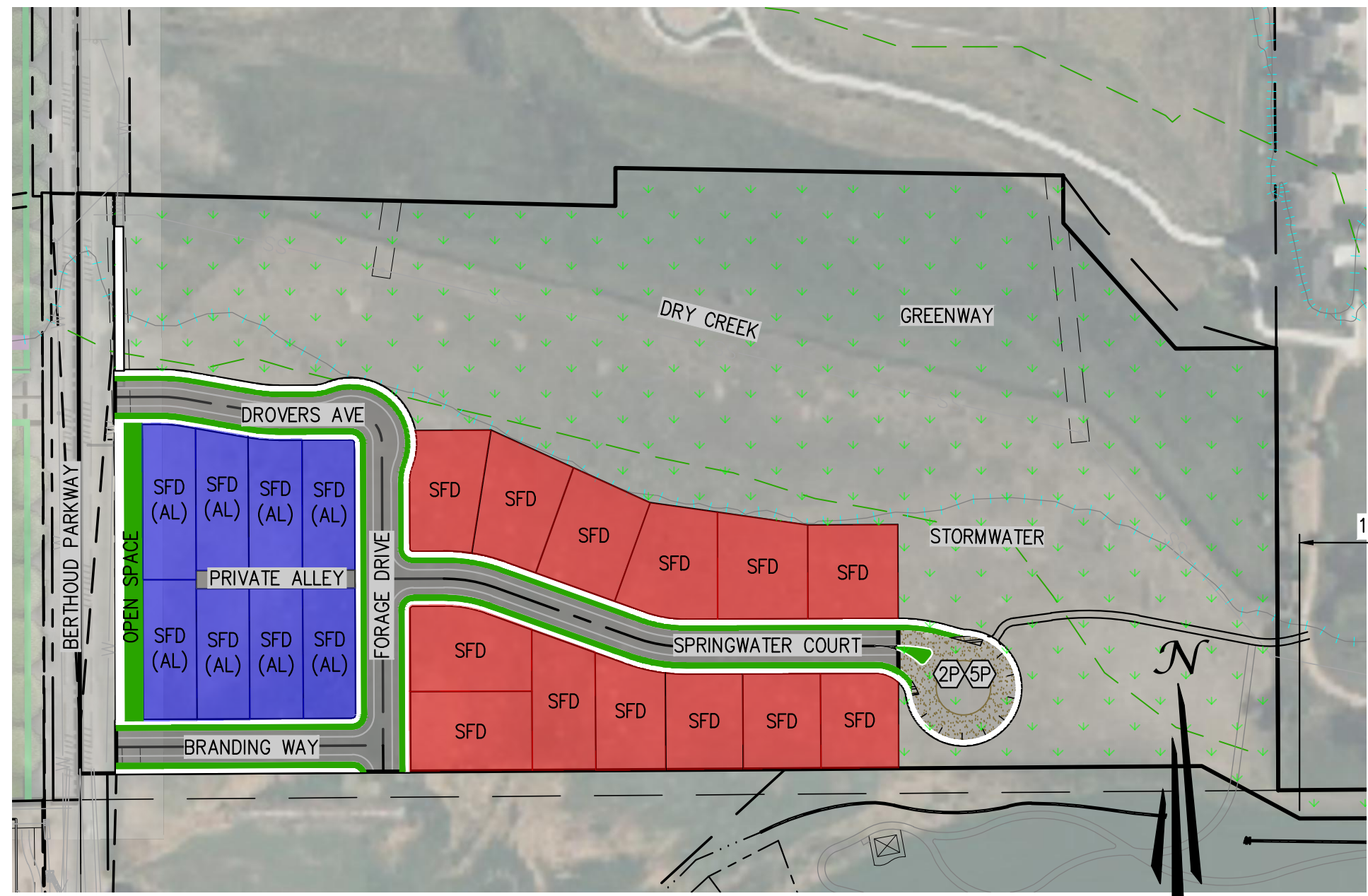




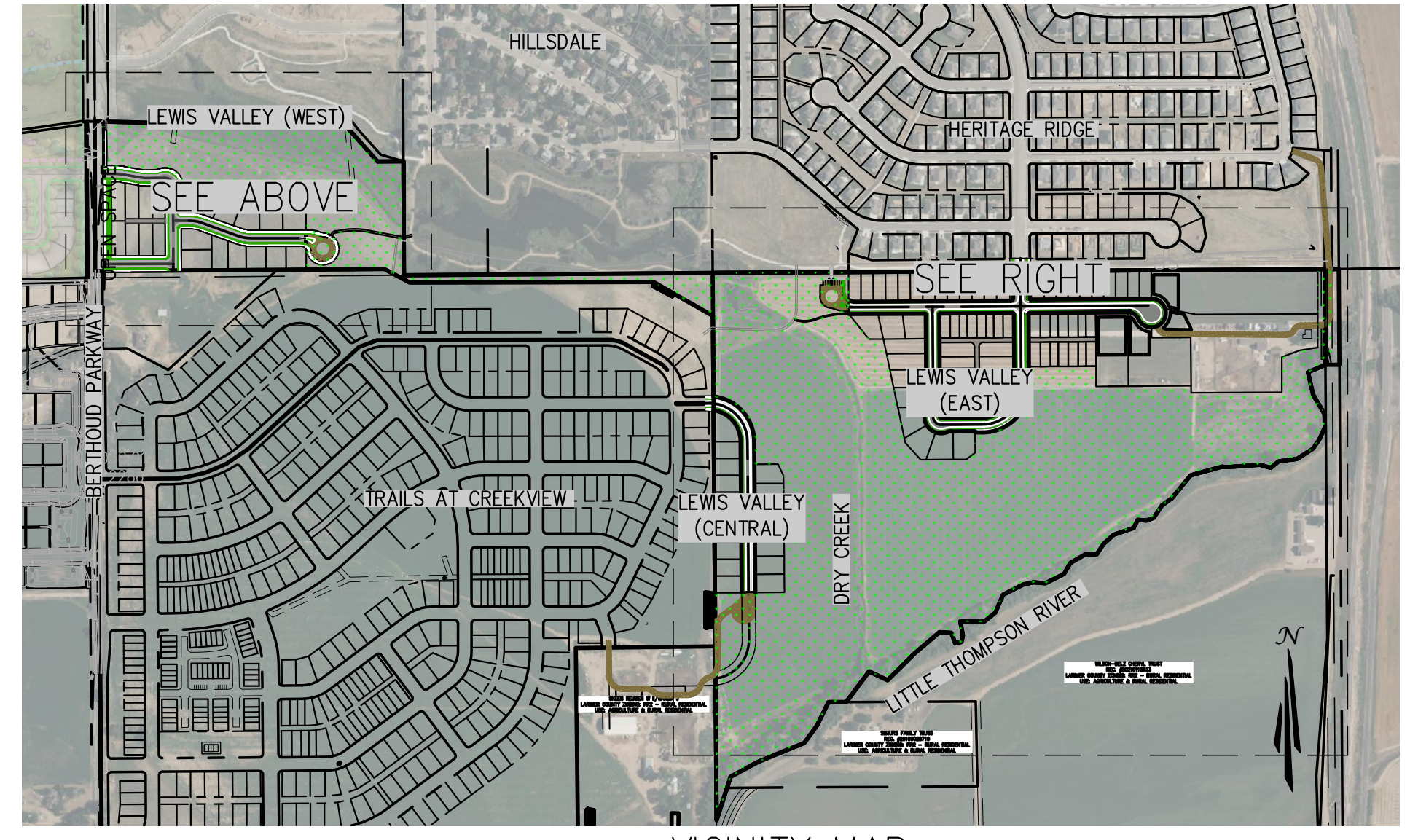




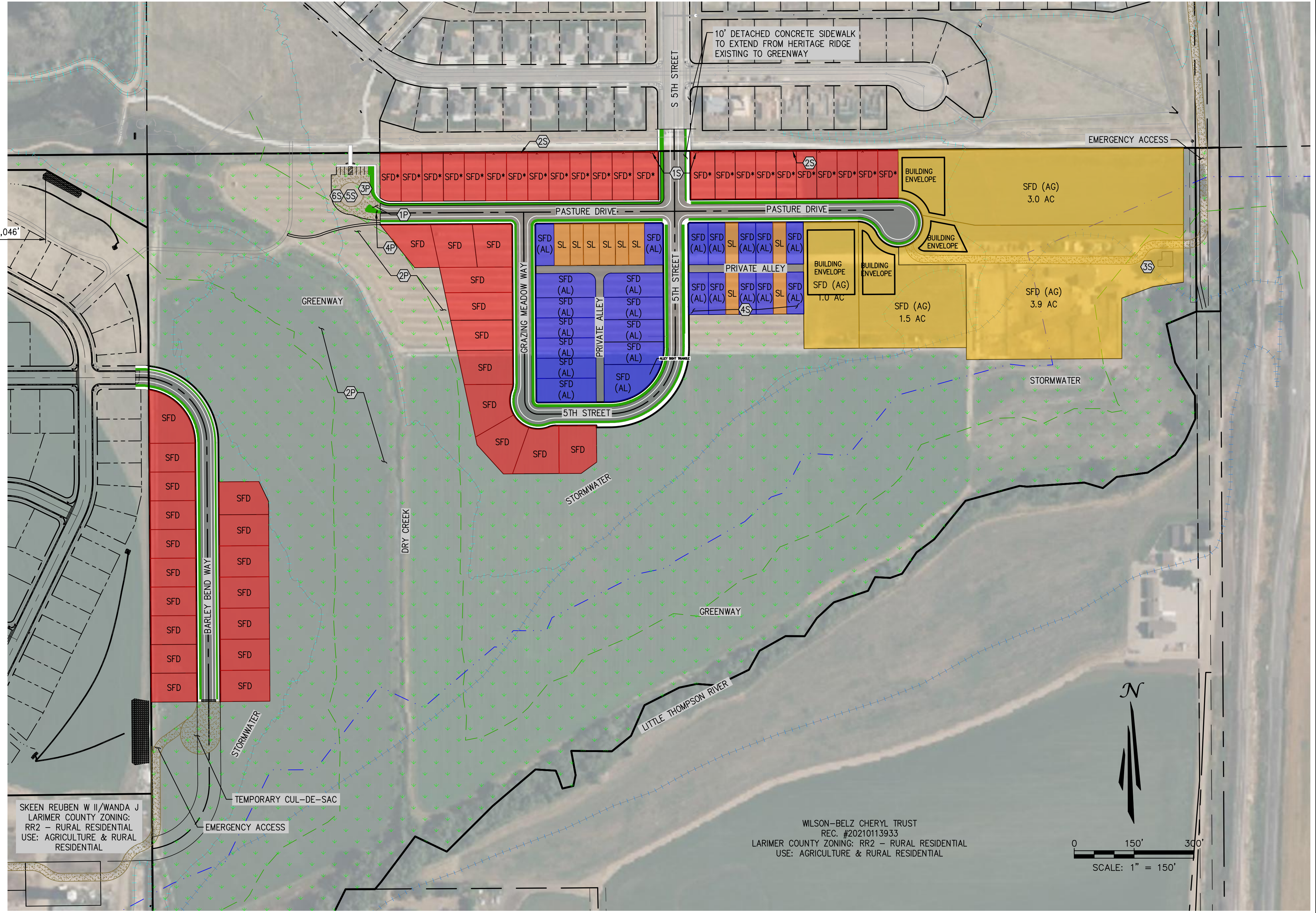
Mar 09, 2026 - 4:27pm by gglospy k:\Drawings\CO\co14780 - wilsn property - berthoud, co\ENR\Exhibit\Neighborhood Master Plan\CO14780\_NMP-Land Use & Connectivity-Layout Exhibit.dwg



**LEWIS VALLEY (WEST)**  
SCALE: 1"=150'



**VICINITY MAP**  
NOT TO SCALE



**LEWIS VALLEY (CENTRAL AND EAST)**  
SCALE: 1"=150'

**COMPLIANCE WITH STANDARDS:**

- DIVERSITY STANDARDS (109 LOTS)**
- SINGLE FAMILY DETACHED: 64 LOTS (58.7% OF LOTS) 80% MAXIMUM
  - SINGLE FAMILY DETACHED ALLEY: 31 LOTS (28.4% OF LOTS) 5% MINIMUM
  - SMALL LOT: 10 LOTS (9.2% OF LOTS) 5% MINIMUM
  - AGRICULTURE LOT: 4 LOTS (3.7% OF LOTS) NO MINIMUM
- PARK ELEMENTS:**
- 1P LIST A: ELECTRICITY, IRRIGATION, SECURITY LIGHTING, TWO TRASH RECEPTACLES, WATER SERVICE, BIKE RACKS AND LANDSCAPING TO BE PROVIDED AROUND TRAILHEAD.
  - 2P LIST B: 50,000 SF NATURAL AREA. LOCATIONS TO BE FURTHER COORDINATED WITH THE TOWN OF BERTHOUD.
  - 3P LIST C (HIGH): TRAILHEAD WITH MINIMUM 7 PARKING SPACES.
  - 4P LIST C (LOW): PUBLIC ART.
  - 5P LIST C (LOW): TRAILHEAD WITH MINIMUM 7 PARKING SPACES.
- SUBDIVISION IDENTITY ELEMENTS (6 REQUIRED):**
- 1S ENTRYWAY.
  - 2S FENCING AND WALLS.
  - 3S EXISTING TREES.
  - 4S ALLEY LOADED STREETS.
  - 5S POLLINATOR GARDENS.
  - 6S ARTWORK
- OPEN SPACE REQUIREMENTS**
- OPEN SPACE REQUIREMENTS HAVE BEEN ACCOUNTED FOR THROUGH ADDITIONAL ACRES OF GREENWAY DEDICATION.

**LAND USE TABLE:**

SUBDIVISION AREA	104.7 ACRES
DEVELOPMENT AREA	36.4 ACRES
GREENWAY	68.3 ACRES
TOTAL RESIDENTIAL LOTS	109 LOTS
MAX DWELLING UNITS (W/ MULTIFAMILY)	150 DWELLING UNITS
SINGLE FAMILY DETACHED	59% (64 of 109)
SINGLE FAMILY DETACHED (REAR LOADED)	28% (31 of 109)
SMALL LOT	9% (10 of 109)
SINGLE FAMILY DETACHED AGRICULTURAL	4% (4 of 109)
PROPOSED DENSITY (GROSS)	2.99
PROPOSED DENSITY (NET)	3.87

**DEVELOPED AREA ACREAGE TABLE:**

PROPOSED ZONE SR:	27 ACRES (73.7%)
PROPOSED ZONE AG:	9.4 ACRES (26.3%)
TOTAL:	36.4 ACRES (100%)

SUBURBAN RESIDENTIAL LOTS:	18.8 ACRES (51.6%)
AGRICULTURE LOTS:	9.4 ACRES (25.8%)
RIGHT-OF-WAY:	7.7 ACRES (21.2%)
PRIVATE ALLEY:	0.5 ACRES (1.4%)
TOTAL:	36.4 ACRES (100%)

**PEDESTRIAN ACCESS:**

CONCRETE SIDEWALK/TRAIL 11,262 LF

PEDESTRIAN ACCESS WILL BE ACCOUNTED FOR WITH OVER 11,262 LF OF PROPOSED SIDEWALK, TRAILS, AND ADA COMPLIANT CROSSWALKS. CONNECTIONS TO REGIONAL TRAIL SYSTEMS AS SHOWN IN THE EXHIBIT AND PEDESTRIAN CONNECTIVITY TO THE PROPOSED FUTURE REGIONAL TRAILS IS BEING EVALUATED.

**INTEGRATION WITH SURROUNDING AREA AND EXISTING FEATURES:**

THE PROPOSED SUBDIVISION WILL BE INTEGRATED WITH THE SUBDIVISIONS TO THE NORTH AND WEST. THE OVERALL LAND USE, DENSITY AND AESTHETIC ARE CONSISTENT WITH EXISTING DEVELOPMENTS AND ANTICIPATED FUTURE SUBDIVISIONS IN THE AREA. EXISTING FEATURES AND SITE CHARACTERISTICS WILL BE PROTECTED. THE EXISTING FARMHOUSE AND BARN WERE CONSTRUCTED IN THE LATE 1800s. THEY WERE A PART OF THE ORIGINAL TOWN THAT WAS INITIALLY CONSTRUCTED AT AND AROUND THIS PROPERTY TO BE ANNEXED. IT IS REQUESTED THROUGH THIS ANNEXATION AND NEIGHBORHOOD MASTER PLAN THAT A PRIMARY RESIDENTIAL STRUCTURE BE ALLOWED ON THE AGRICULTURALLY ZONED LOT IN ADDITION TO THE EXISTING FARMHOUSE.

**PROJECT SUMMARY:**

LEWIS VALLEY IS A PROPOSED SUBDIVISION WITH 109 RESIDENTIAL LOTS CONSISTING OF SINGLE FAMILY DETACHED, ALLEY LOADED SINGLE FAMILY DETACHED, AND SMALL LOT. AMONG THE SINGLE FAMILY DETACHED LOTS IS 4 AGRICULTURALLY ZONED LOTS. THE INTENTION OF THE NEIGHBORHOOD WILL BE TO PROVIDE DIVERSE HOUSING OPTIONS THAT CONTRIBUTE TO BERTHOUD'S CHARM, AGRICULTURAL HERITAGE, AND CHARACTER. THE PROPOSED DEVELOPMENT WILL INCLUDE ANNEXATION INTO THE TOWN OF BERTHOUD, REZONING, CONSTRUCTION OF STREETS, LANDSCAPING, UTILITY INFRASTRUCTURE, OPEN SPACES, AND DETENTION PONDS. THIS NEIGHBORHOOD MASTER PLAN HAS BEEN PREPARED IN COMBINATION WITH A PROPOSED ANNEXATION INTO THE TOWN OF BERTHOUD. A REZONING MAP HAS ALSO BEEN SUBMITTED WITH AGRICULTURAL AND SUBURBAN RESIDENTIAL ZONING AS APPLICABLE TO EACH PORTION OF THE PROJECT. THIS PLAN LAYS OUT THE GENERAL FRAMEWORK FOR CONSTRUCTION OF STREETS, UTILITIES, AND STORM WATER FACILITIES. THE DEVELOPER HAS COLLABORATED WITH THE TOWN FOR THEIR ACQUISITION OF 68 ACRES OF GREENWAY ALONG THE RIPARIAN CORRIDORS OF THE LITTLE THOMPSON RIVER AND DRY CREEK.

**LAND USE LEGEND:**

ROW	RIGHT-OF-WAY:	7.7 ACRES
PRIVATE ALLEY	PRIVATE ALLEY:	0.5 ACRES
SFD	SINGLE FAMILY DETACHED:	9.5 ACRES (41)
SFD*	SINGLE FAMILY DETACHED:	3.4 ACRES (23)
SFD (AL)	SINGLE FAMILY DETACHED ALLEY:	5.1 ACRES (31)
SL	SMALL LOT:	0.9 ACRES (10)
SFD (AG)	SINGLE FAMILY DETACHED AGRICULTURAL:	9.4 ACRES (4)
GREENWAY	GREENWAY	68.3 ACRES (1)

**SITE LEGEND:**

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING TOWNSHIP SECTION
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PAVEMENT
- TREESTRIP
- SIDEWALK
- FENCING AND WALLS
- FLOODWAY BOUNDARY
- FLOOD FRINGE BOUNDARY
- WETLANDS 150' SETBACK
- COLORADO PARKS & WILDLIFE 300' SETBACK

SFD\*: MULTIFAMILY PRODUCT TO BE ALLOWED ALONG NORTH SIDE OF PASTURE DRIVE. DIVERSITY REQUIREMENTS WILL BE MET AND PRODUCT TYPES WILL BE REFINED WITH THE PRELIMINARY PLAT.

**LAND USE AND CONNECTIVITY**

LEWIS VALLEY NEIGHBORHOOD MASTER PLAN  
PART OF THE SW QUARTER OF SECTION 23 AND PART OF THE NE QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO  
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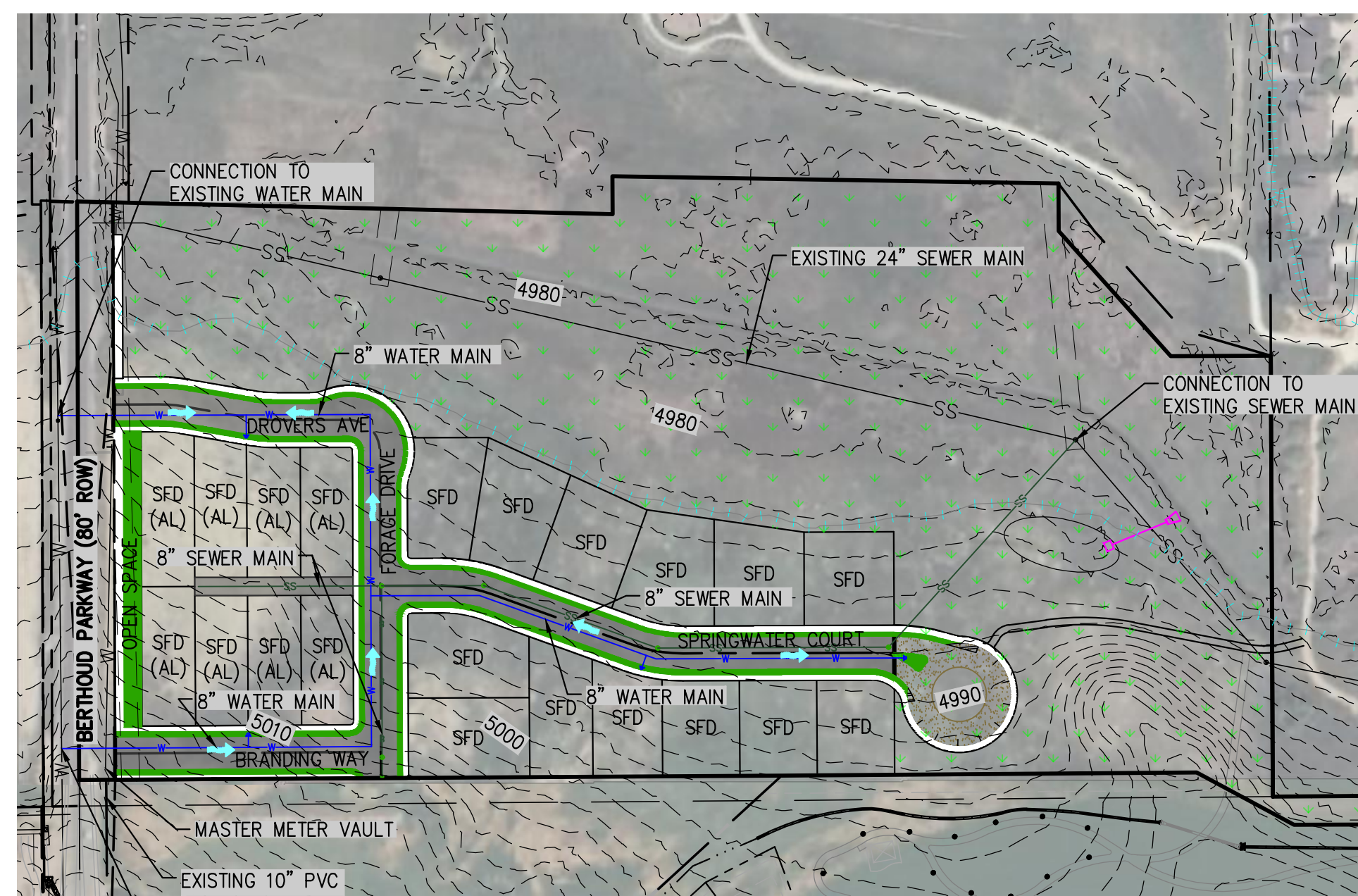
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DATE: 3/09/2026  
REVISION #: 1  
DATE: 03/09/2026  
JOB NO.: CO1478

3/9/2026 NEIGHBORHOOD MASTER PLAN

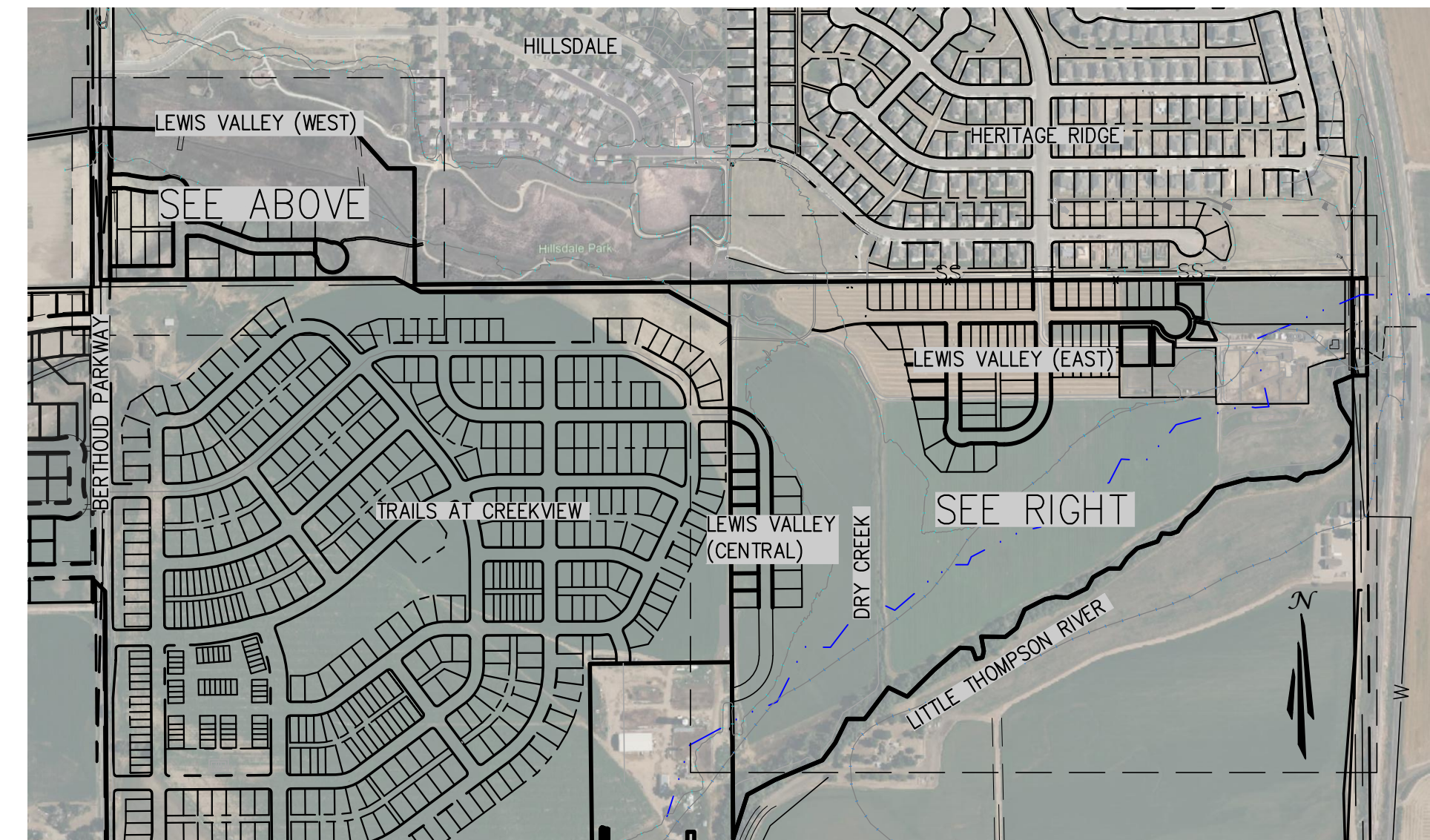
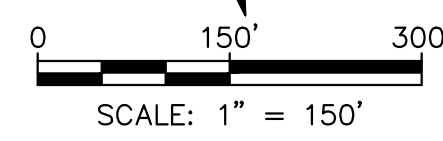


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**LEWIS VALLEY (WEST)**

SCALE: 1"=150'



**VICINITY MAP**

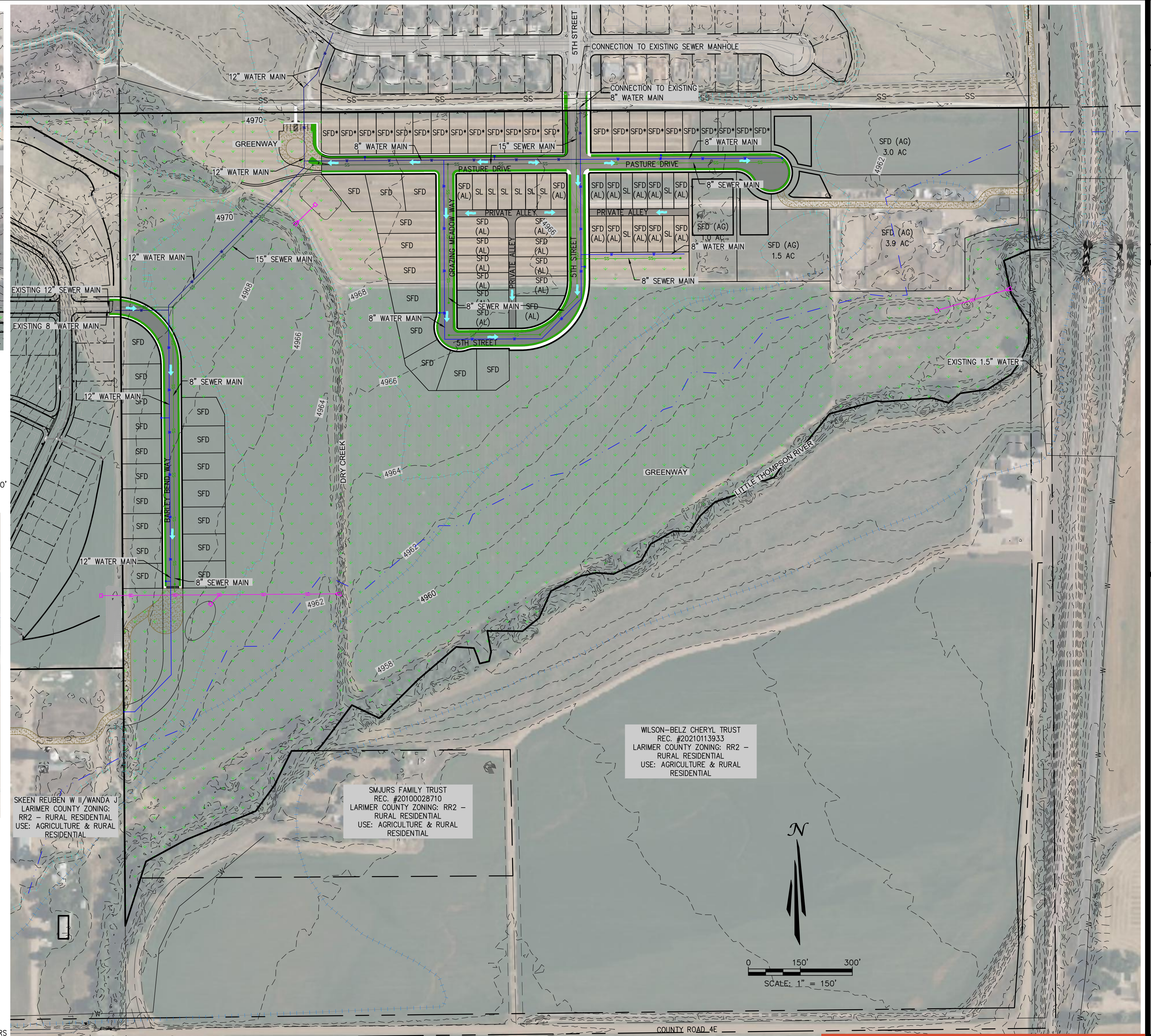
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**SITE LEGEND:**

- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING TOWNSHIP SECTION
- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PAVEMENT
- TREESTRIP
- SIDEWALK
- FLOODWAY BOUNDARY
- FLOOD FRINGE BOUNDARY
- WETLANDS 150' SETBACK
- COLORADO PARKS & WILDLIFE 300' SETBACK

**UTILITY AND GRADING LEGEND:**

- EXISTING WATER MAIN
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED WATER MAIN INSTALLED BY OTHERS
- PROPOSED SEWER MAIN INSTALLED BY OTHERS
- PROPOSED WATER MAIN
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED FLOW DIRECTION



**LEWIS VALLEY (CENTRAL & EAST)**

SCALE: 1"=150'



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CHECKED: AH		DATE: 3/9/2026	
DESIGNED: JH		REVISION # 1	
DATE: 03/09/2026		JOB NO: CO1478	
3/9/2026 NEIGHBORHOOD MASTER PLAN			
2 OF 3			
Page 61 of 297			

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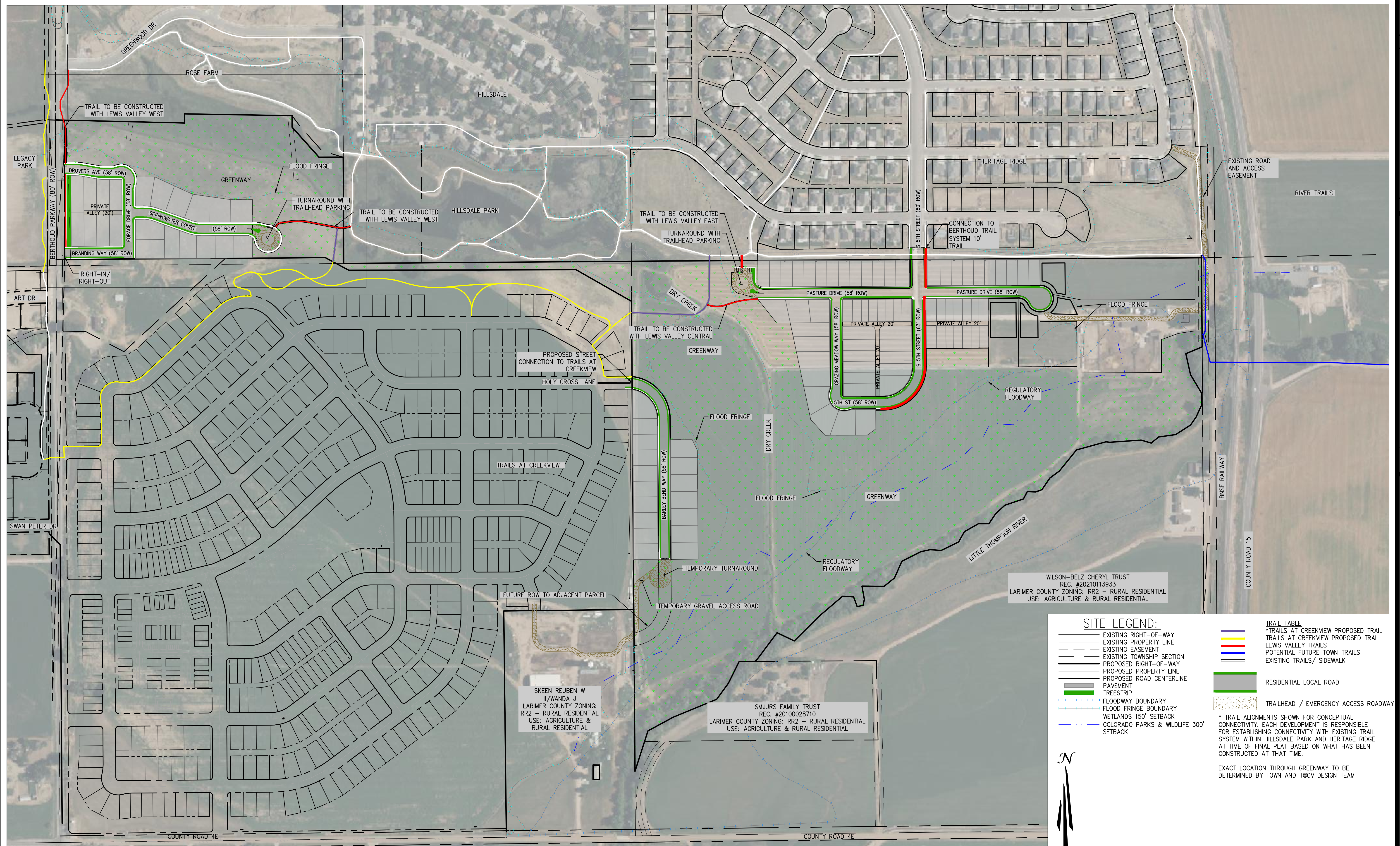
  

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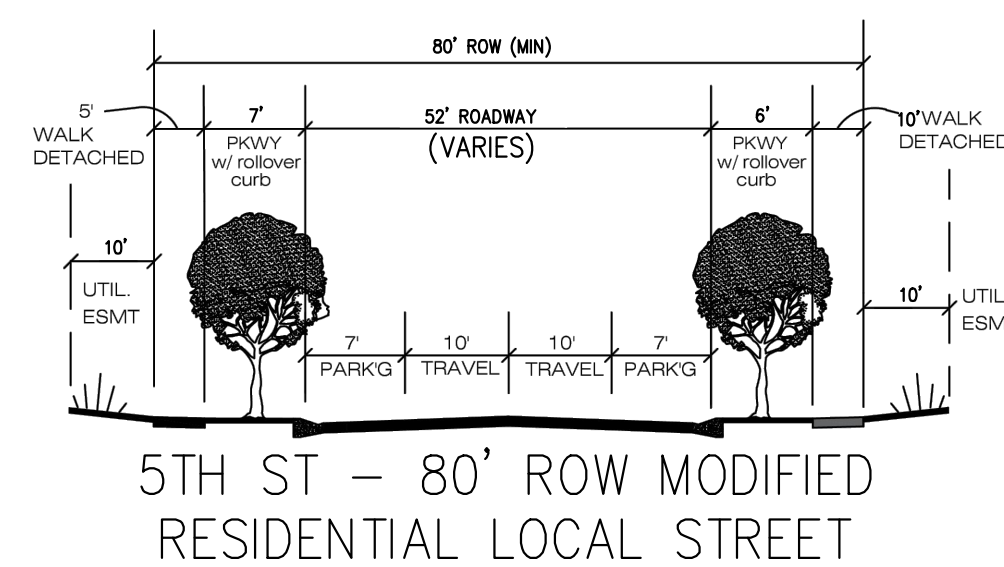
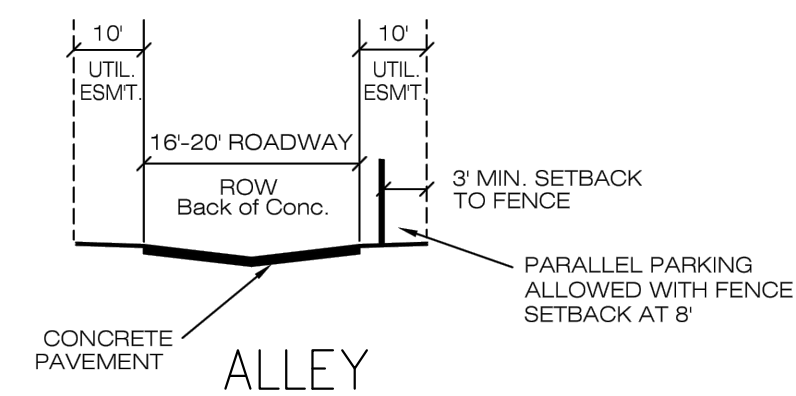
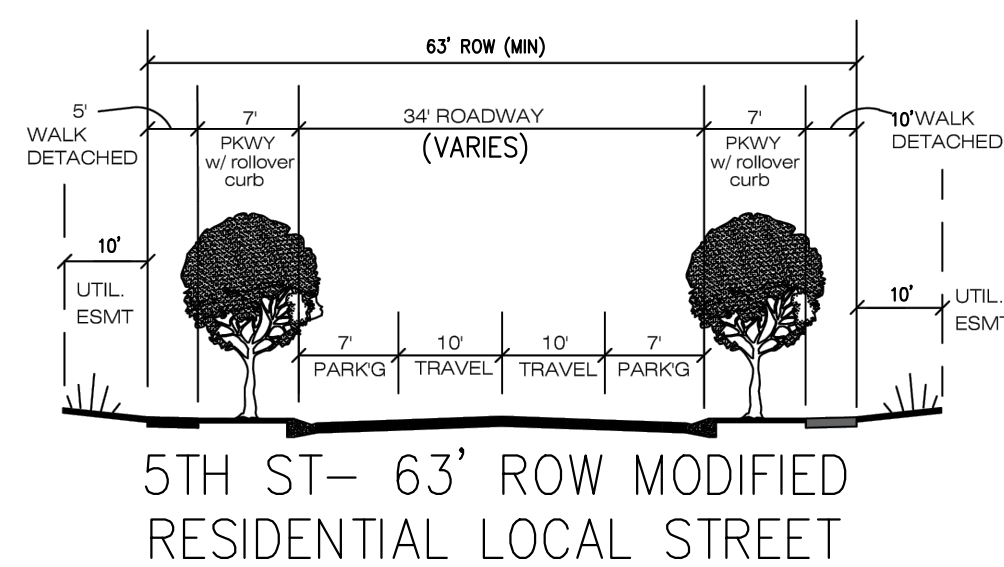
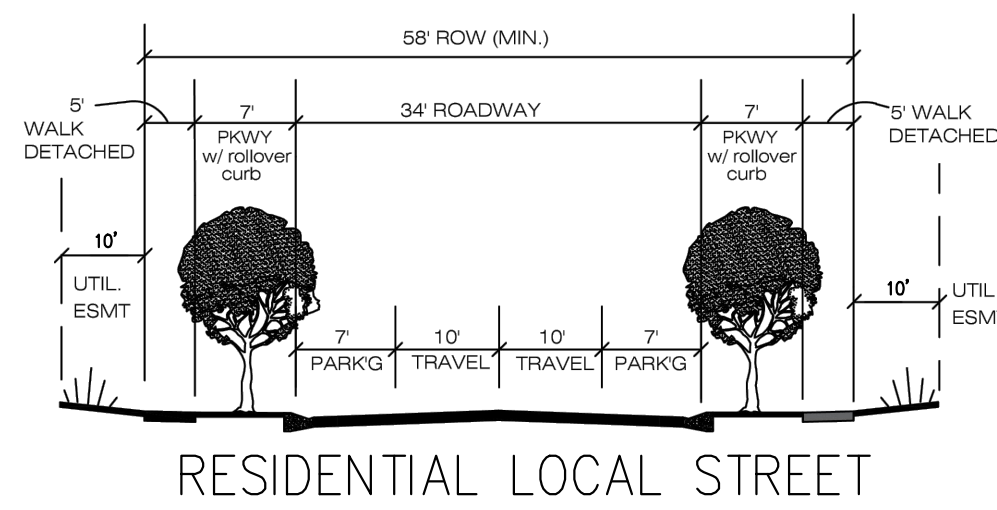
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LEWIS VALLEY NEIGHBORHOOD MASTER PLAN	
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HT LAND PARTNERS	

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LEWIS VALLEY (EAST, CENTRAL, AND WEST)

SCALE: 1"=200'



SITE LEGEND:

- EXISTING RIGHT-OF-WAY
  - EXISTING PROPERTY LINE
  - EXISTING EASEMENT
  - EXISTING TOWNSHIP SECTION
  - PROPOSED RIGHT-OF-WAY
  - PROPOSED PROPERTY LINE
  - PROPOSED ROAD CENTERLINE
  - PAVEMENT
  - TREESTRIP
  - FLOODWAY BOUNDARY
  - FLOOD FRINGE BOUNDARY
  - WETLANDS 150' SETBACK
  - COLORADO PARKS & WILDLIFE 300' SETBACK
- TRAIL TABLE
  - \*TRAILS AT CREEKVIEW PROPOSED TRAIL
  - TRAILS AT CREEKVIEW PROPOSED TRAIL
  - LEWIS VALLEY TRAILS
  - POTENTIAL FUTURE TOWN TRAILS
  - EXISTING TRAILS/ SIDEWALK
  - RESIDENTIAL LOCAL ROAD
  - TRAILHEAD / EMERGENCY ACCESS ROADWAY

\* TRAIL ALIGNMENTS SHOWN FOR CONCEPTUAL CONNECTIVITY. EACH DEVELOPMENT IS RESPONSIBLE FOR ESTABLISHING CONNECTIVITY WITH EXISTING TRAIL SYSTEM WITHIN HILLSDALE PARK AND HERITAGE RIDGE AT TIME OF FINAL PLAT BASED ON WHAT HAS BEEN CONSTRUCTED AT THAT TIME.

EXACT LOCATION THROUGH GREENWAY TO BE DETERMINED BY TOWN AND T&CV DESIGN TEAM



<p>320 North Lincoln Avenue Loveland, CO 80537 p: 970.613.1447 www.tait.com</p> <p><b>TAIT</b> &amp; ASSOCIATES ENGINEERING ENVIRONMENTAL BUILDING LAND SINCE 1964</p>		<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	BY	DATE				
NO.	DESCRIPTION	BY	DATE							
<p>ROADWAY AND TRAIL CONNECTIVITY</p> <p>LEWIS VALLEY NEIGHBORHOOD MASTER PLAN</p> <p>PART OF THE SW QUARTER OF SECTION 23 AND PART OF THE NE QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO</p> <p>HT LAND PARTNERS</p>		<p>DRAWING C.W.</p> <p>DATE: 03/19/2025</p> <p>CHECKED: A.H.</p> <p>DATE: 3/19/2025</p> <p>REVISION # 4</p> <p>DATE: 03/09/2026</p> <p>JOB NO.: CO1478</p>								
<p>3 OF 3</p>		<p>3/9/2026 NEIGHBORHOOD MASTER PLAN</p>								

# Lewis Valley, Berthoud, CO

## Traffic Impact Study

KE Job #2025-038

Prepared for:

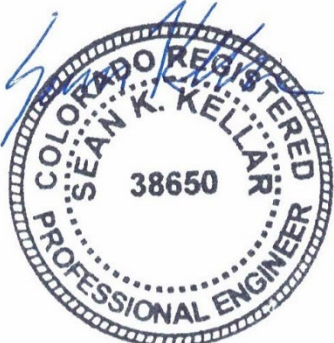
**TAIT & ASSOCIATES, INC**  
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Loveland, CO 80537

Prepared by:



**KELLAR ENGINEERING**

[www.kellarengineering.com](http://www.kellarengineering.com)  
970.219.1602 phone



**January 26, 2026**  
**Sean K. Kellar, PE, PTOE**

This document, together with the concepts and recommendations presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization from Kellar Engineering LLC shall be without liability to Kellar Engineering LLC.

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## 1.0 Introduction

The purpose of this Traffic Impact Study (TIS) is to identify project traffic generation characteristics, to identify potential traffic related impacts on the adjacent street system, and to develop mitigation measures required for identified traffic impacts. This TIS is for the proposed Lewis Valley project located south of the intersection of S. 5<sup>th</sup> Street and Kansas Avenue in Berthoud, CO. See Figure 1: Vicinity Map.

Kellar Engineering LLC (KE) has prepared the TIS to document the results of the project's anticipated traffic conditions in accordance with the City of Berthoud requirements and to identify projected impacts to the local and regional traffic system.

## 2.0 Existing Conditions and Roadway Network

The proposed Lewis Valley project is located along the south extension of S. 5<sup>th</sup> Street; south of the intersection of S. 5<sup>th</sup> Street and Kansas Avenue in Berthoud, CO. 5<sup>th</sup> Street is a north-south local street with a posted speed of 25 mph. Detached sidewalks exist along 5<sup>th</sup> Street. The intersection of S. 5<sup>th</sup> Street and Spartan Avenue (north of the project site) has all-way stop-control (AWSC) with an eastbound right-turn lane. See Figure 2: Site Plan and Appendix C.

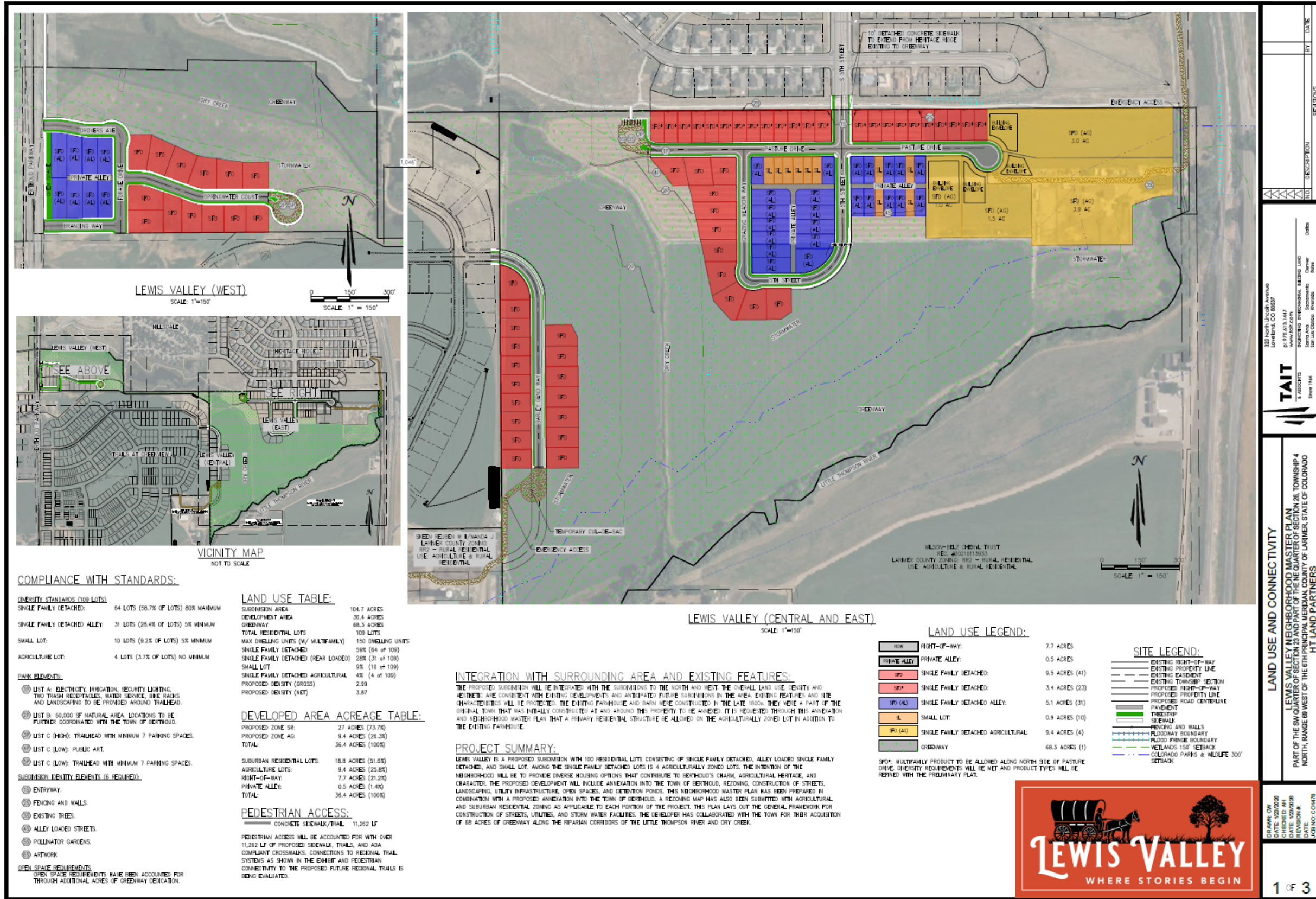
## 3.0 Existing Traffic Volumes

Existing peak hour traffic volume counts were conducted by All Traffic Data Services Inc. using data collection cameras. The traffic counts were conducted during the peak hours of adjacent street traffic in 15-minute intervals from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM. These turning movement counts are shown in Figure 3 with the count sheets provided in Appendix A.

Figure 1: Vicinity Map



Figure 2: Site Plan (For reference only. Provided by Civil Engineer. See Civil Drawings for more information)



#### 4.0 Proposed Development

The proposed development as depicted in the Neighborhood Master Plan consists of a total of 109 dwelling units. The project proposes 71 single-family homes south of the intersection of S. 5th Street and Kansas Avenue referred to as Lewis Valley East; 21 single-family homes proposed near Berthoud Parkway referred to as Lewis Valley West; and 17 single-family homes referred to as Lewis Valley Central that will be extended from the Trails at Creekview subdivision to the west. An alternative to add multifamily homes east and west of 5th Street along the north side of the Pasture Drive of the Lewis Valley East area would result in a maximum dwelling unit count of 150. This 150 dwelling unit count has been used for the calculations of this report. See Table 1: Trip Generation, Figure 2: Site Plan.

#### 4.1 Trip Generation

Site generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Report* published by the Institute of Transportation Engineers (ITE). ITE has established trip generation rates in nationwide studies of similar land uses. For this study, KE used the ITE 11<sup>th</sup> Edition Trip Generation Report average trip rates for the traffic associated with this proposed development. Per the ITE, full project build-out of the project is anticipated to generate approximately: 1,179 daily weekday trips, 87 AM total peak hour trips, and 114 PM total peak hour trips. Table 1 summarizes the ITE Trip Generation for the proposed development.

**Table 1: Trip Generation (ITE 11<sup>th</sup> Edition)**

ITE Code	Land Use	Nearest Street	Size	Average Daily Trips		AM Peak Hour Trips						PM Peak Hour Trips					
				Rate	Total	Rate	% In	In	% Out	Out	Total	Rate	% In	In	% Out	Out	Total
220	Multifamily Housing (Low-Rise)	5th St	64 DU	6.21	397	0.41	24%	6	76%	20	26	0.52	62%	21	38%	12	33
210	Single Family Detached Housing	5th St	48 DU	9.09	436	0.70	27%	9	73%	25	34	0.93	62%	28	38%	17	45
210	Single Family Detached Housing	Holy Cross Ln	17 DU	9.09	155	0.70	27%	3	73%	9	12	0.93	62%	10	38%	6	16
210	Single Family Detached Housing	Berthoud Pkwy	21 DU	9.09	191	0.70	27%	4	73%	11	15	0.93	62%	12	38%	8	20
<b>Total</b>			<b>150 DU</b>		<b>1,179</b>			<b>22</b>		<b>65</b>	<b>87</b>			<b>71</b>		<b>43</b>	<b>114</b>

DU = Dwelling Units

## 4.2 Trip Distribution

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns and volumes, anticipated surrounding development areas, and the proposed access system for the project. The directional distribution of traffic is a means to quantify the percentage of site generated traffic that approaches the site from a given direction and departs the site back to the original source. Figure 5 illustrates the trip distribution used for the project's analysis.

## 4.3 Traffic Assignment

Traffic assignment was obtained by applying the trip distributions to the estimated trip generation of the development. Figure 6 shows the site generated traffic assignment for the project. The project proposes a maximum of 64 multifamily homes and 48 single-family homes south of the intersection of S. 5<sup>th</sup> Street and Kansas Avenue; 21 single-family homes proposed near Berthoud Parkway; and 17 single-family homes that will be integrated into the subdivision to the west. The 17 single-family homes will be integrated into the Trails at Creekview subdivision to the west. Due to the low trip generation of these 17 single-family homes, the roadway improvements associated with the Trails at Creekview subdivision will be sufficient to accommodate these additional homes.

## 4.4 Short Range Total Peak Hour Traffic

Site generated peak hour traffic volumes were added to the background traffic volumes to represent the estimated traffic conditions for the short range 2026 horizon. These background (2026) and short range (2026) total traffic volumes are shown in Figures 4 and 7. The short range analysis year 2026 includes the proposed development for this project plus a 2% increase in background traffic.

#### 4.5 Pedestrian Facilities

The proposed project will be responsible for the public street improvements within the property (including sidewalk). Detached sidewalks exist along S. 5<sup>th</sup> Street. This project will be responsible for designing and constructing sidewalk facilities per the Larimer County Urban Area Street Standards (LCUASS) that appropriately tie into this existing sidewalk system. These sidewalk facilities will be sufficient to accommodate pedestrians per Town standards. The nearest pedestrian/bicycle destination to the project site is Berthoud High School (850 Spartan Avenue) located approximately one-mile north of the project site. The pedestrian/bicycle route to Berthoud High School from the project site is via 5<sup>th</sup> Street to Spartan Avenue. Adequate pedestrian/bicycle facilities exist along this route to safely accommodate pedestrian and bicycle traffic. Additionally, the nearest transit facility is the bus stop (Stop ID: 1452) located on the north side of Mountain Avenue east of Third Street (approximately 1.5 miles from the project site).

Figure 3: Recent Peak Hour Traffic

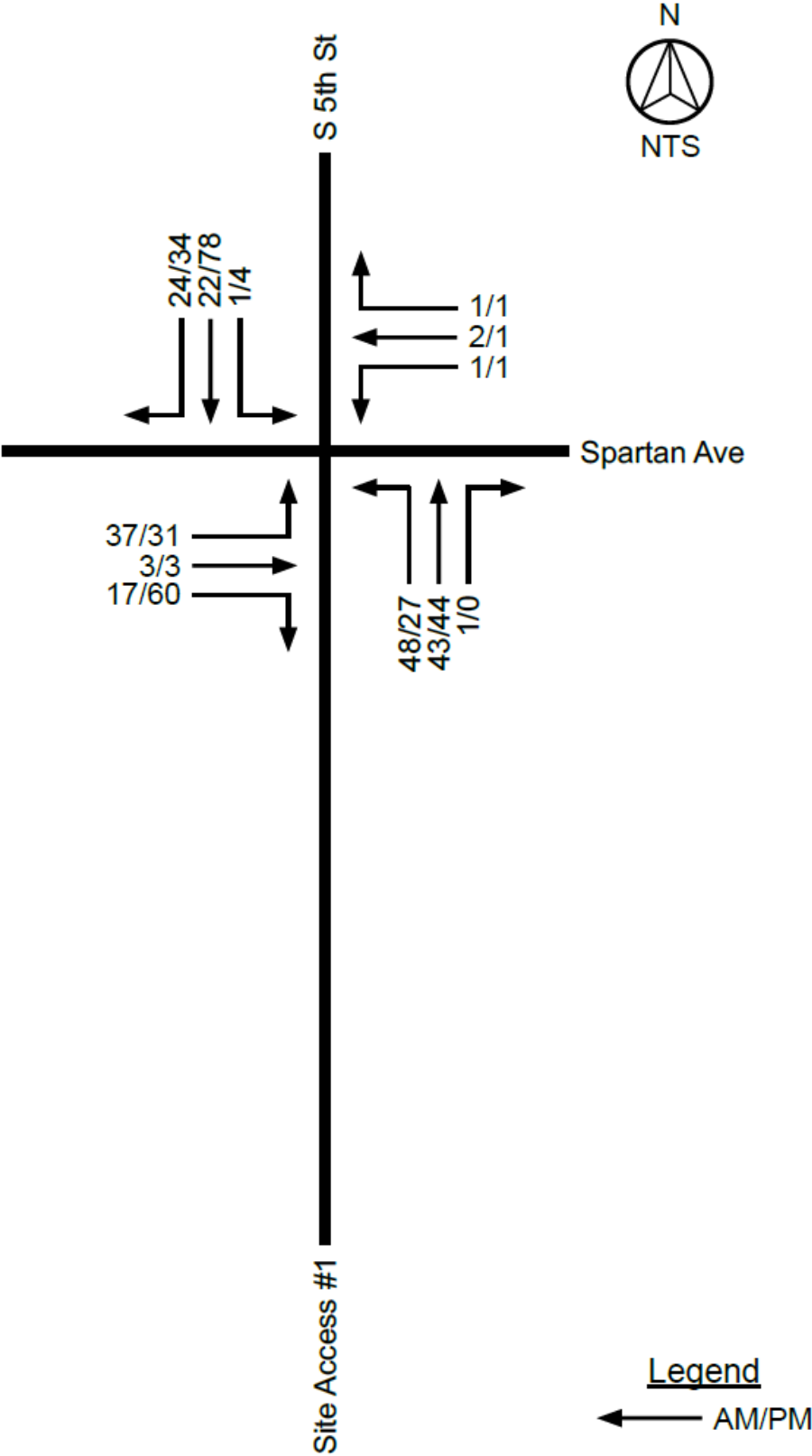


Figure 4: 2026 Background Traffic

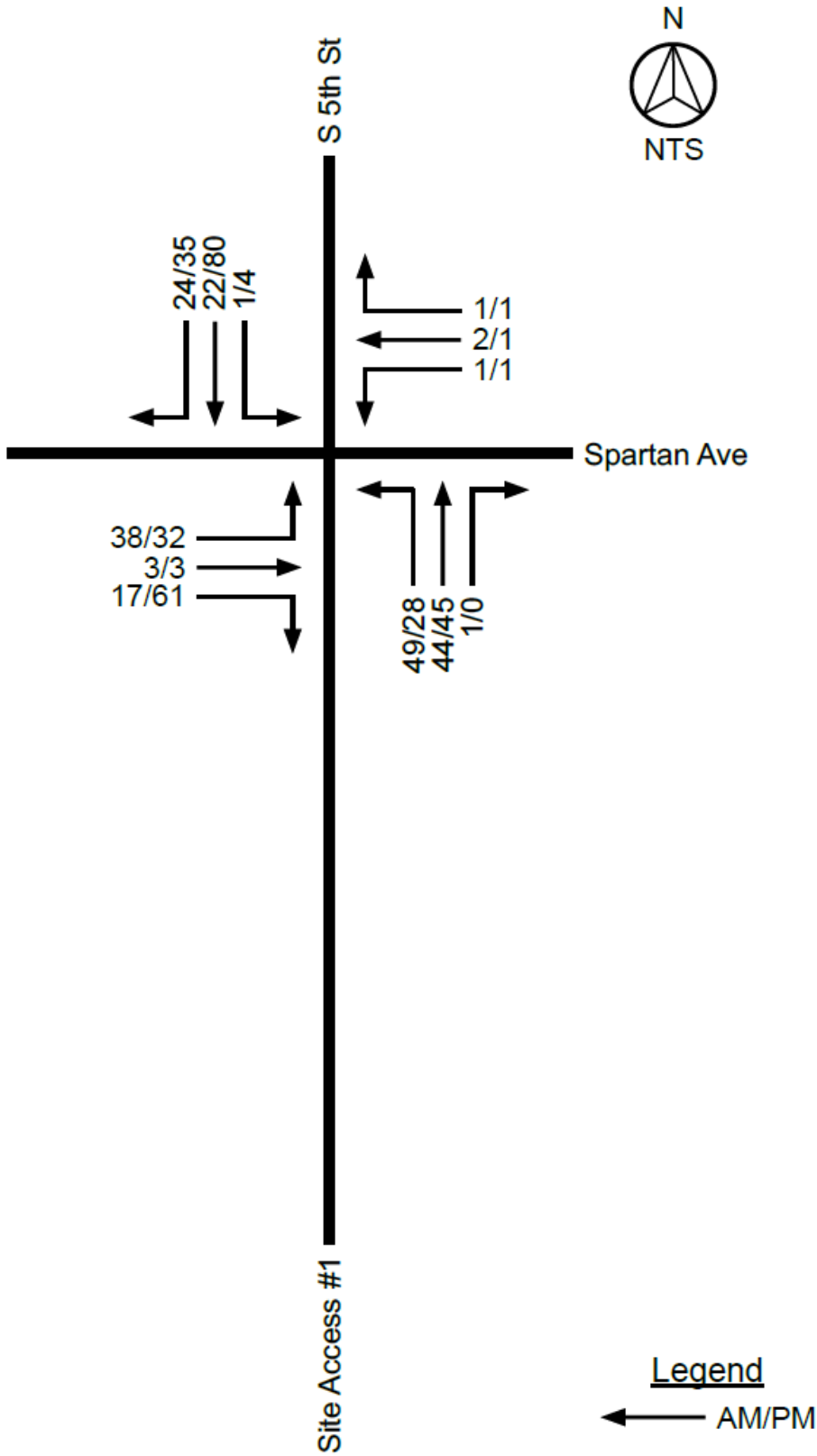


Figure 5: Trip Distribution

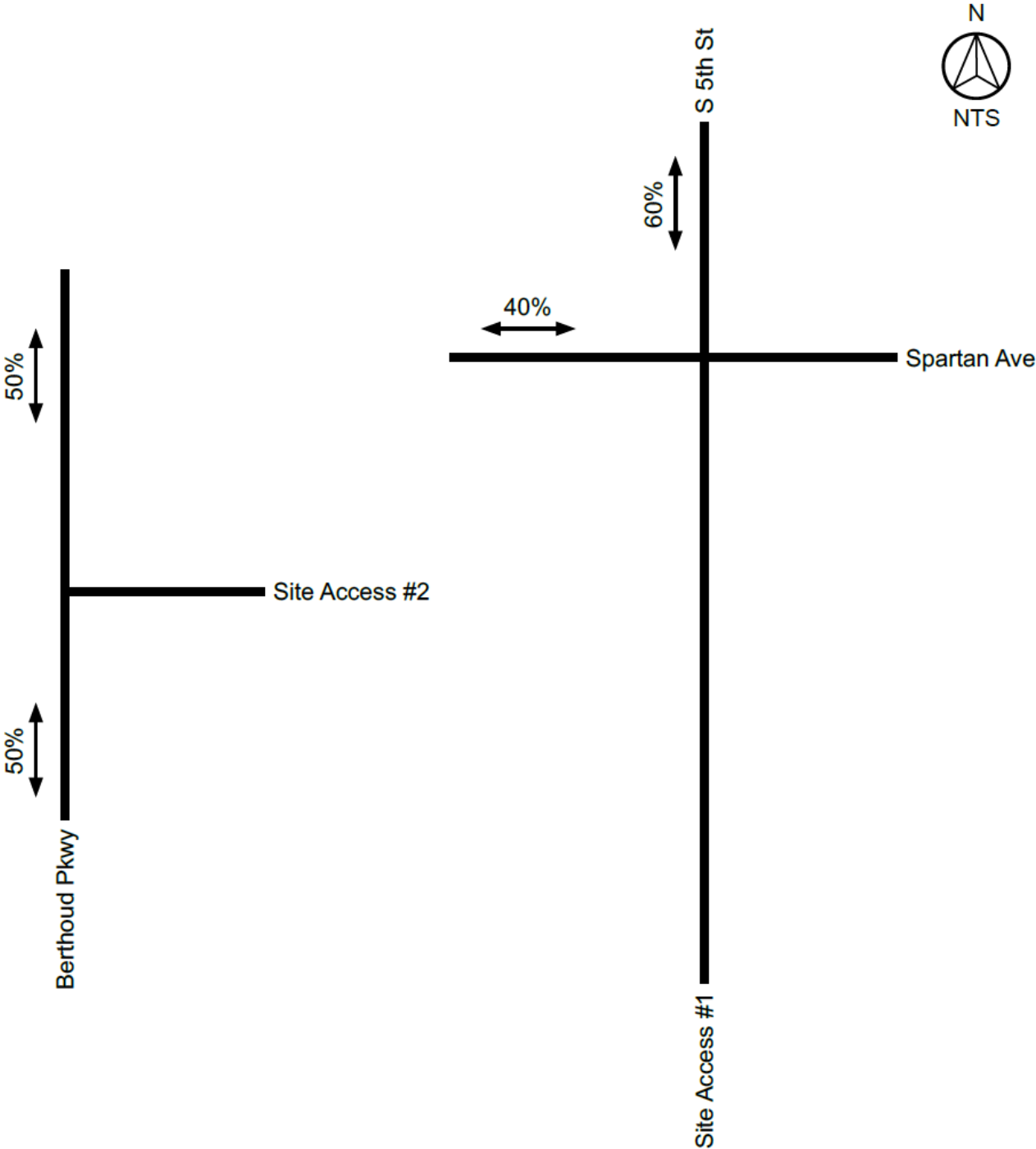


Figure 6: Site Generated Peak Hour Traffic

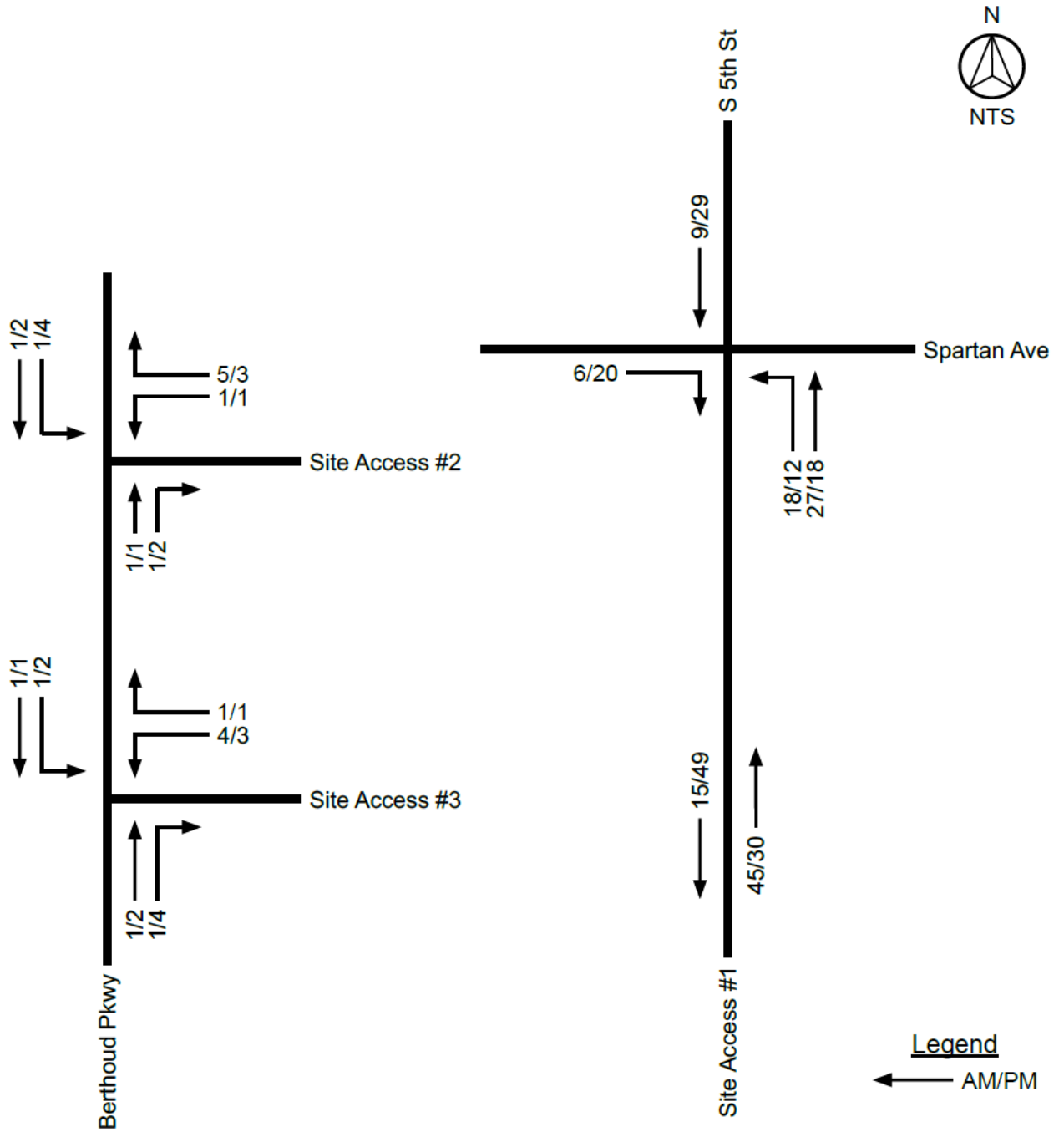


Figure 7: 2026 Short Range Total Peak Hour Traffic

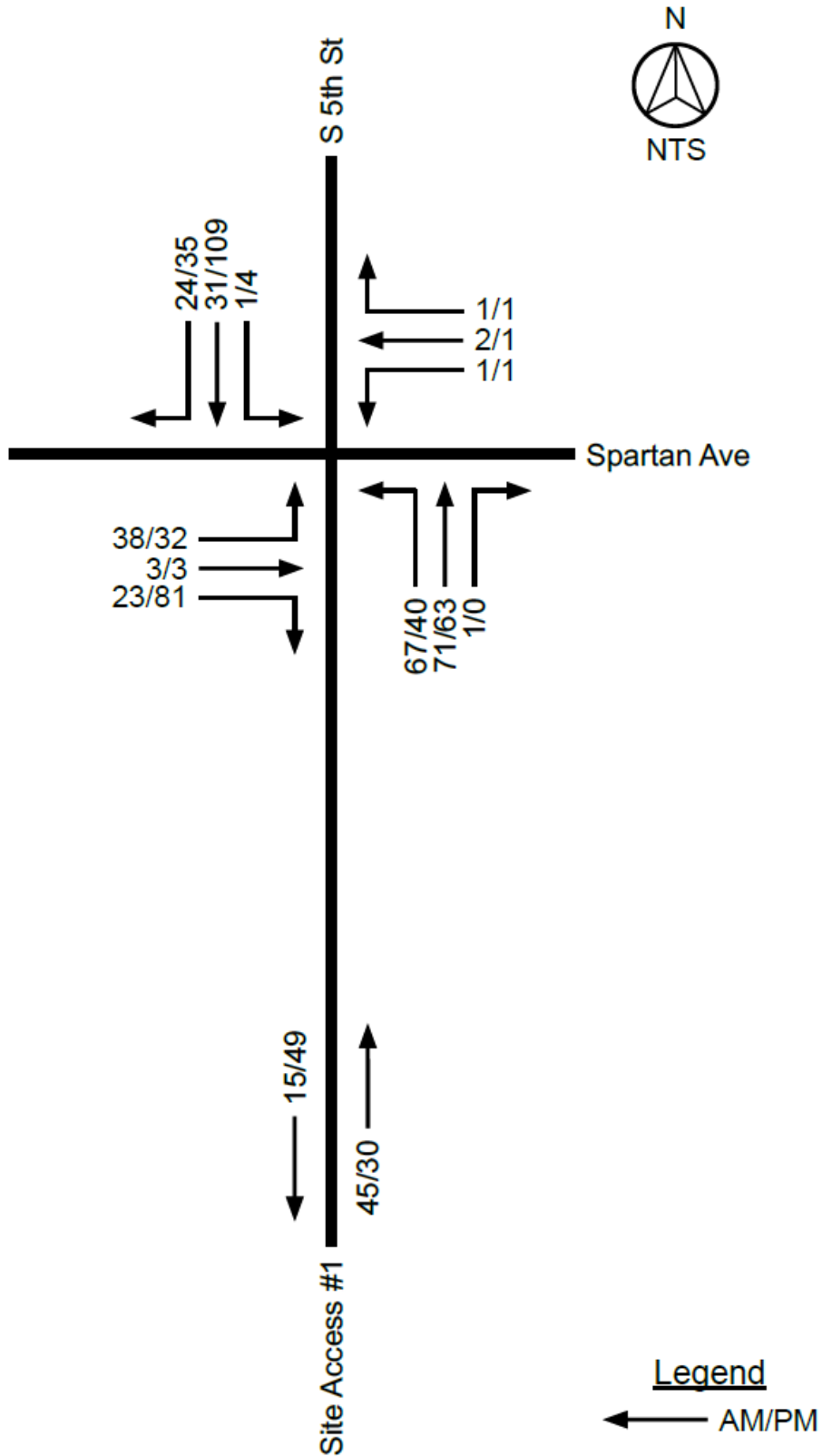


Figure 8: 2046 Background Traffic

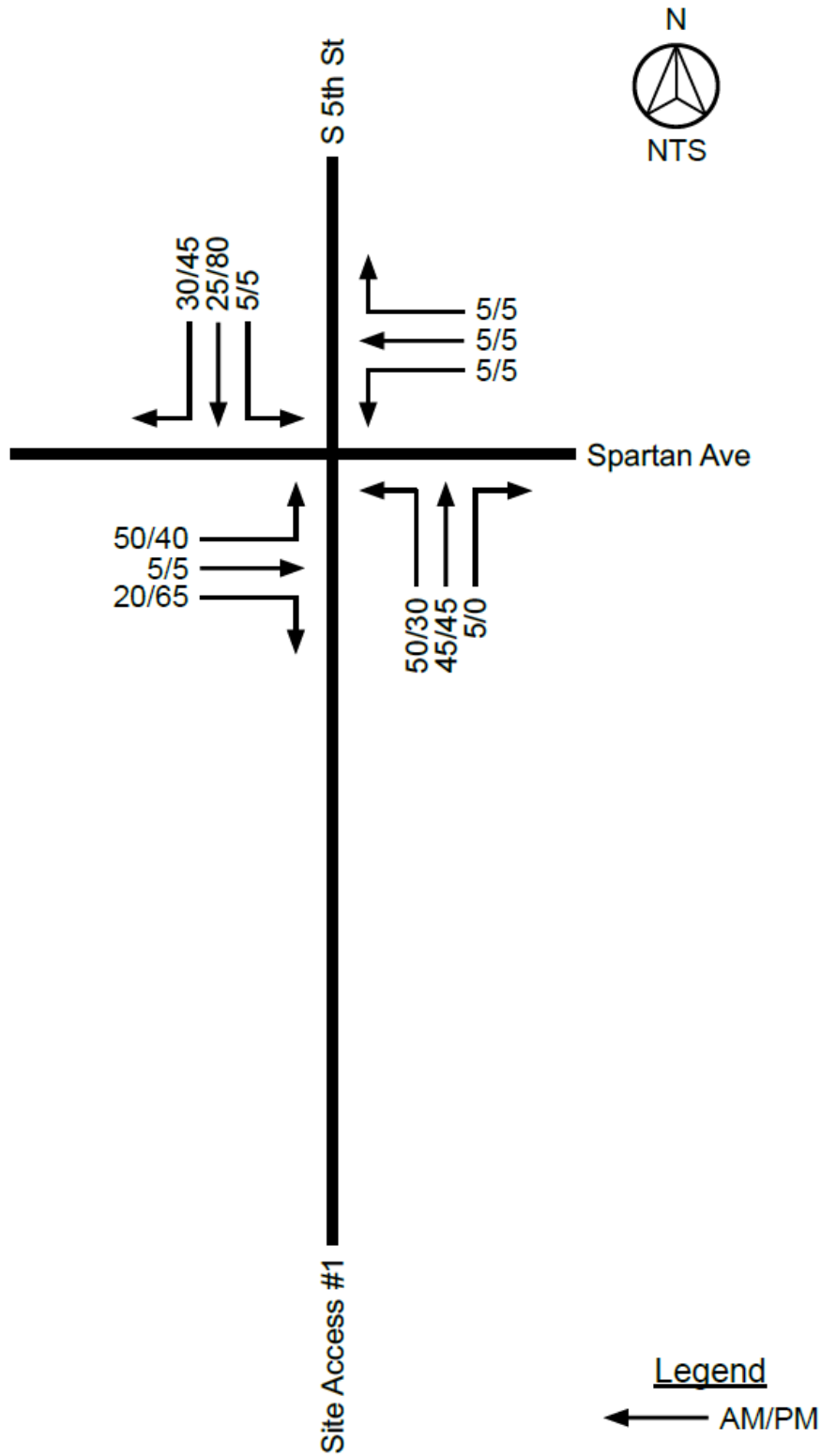
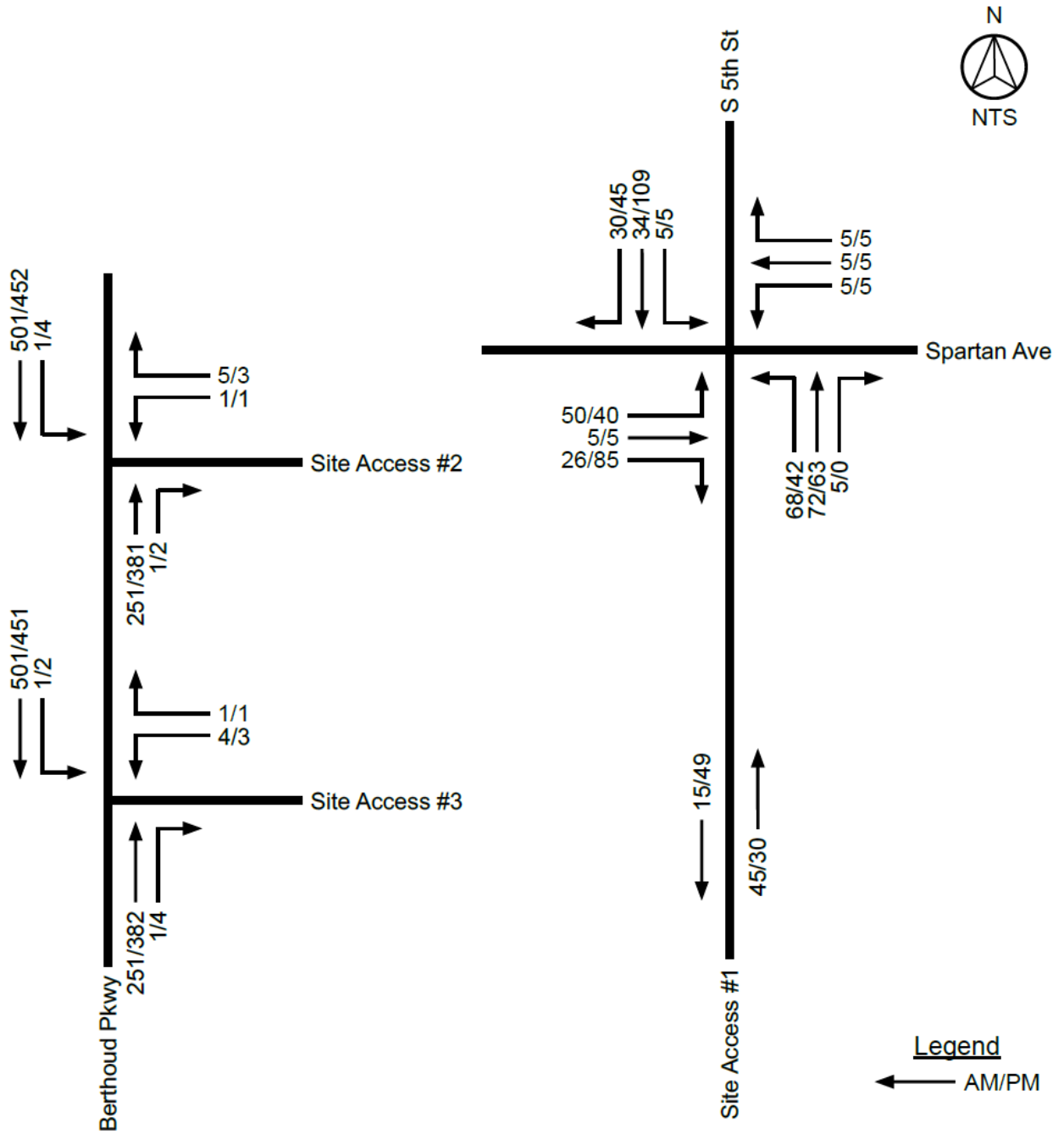


Figure 9: 2046 Long Range Total Traffic



## 5.1 Analysis Methodology

Capacity analysis results are listed in terms of level of service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. LOS ranges from an A (very little delay) to an F (long delays). A description of the level of service (LOS) for signalized and unsignalized intersections from the Highway Capacity Manual are provided in Appendix B.

## 5.2 Intersection Operational Analysis

Operational analysis was performed for the short range 2026 horizon. The calculations for this analysis are provided in Appendix E. Using the short range total traffic volumes shown in Figure 7, the project's intersections are projected to operate acceptably. See Table 4 for the 2026 Short Range Total Peak Hour Operation.

## 5.3 Auxiliary Lane Requirements

Per LCUASS Section 8.2.5, exclusive left-turn lanes may be required at approaches to unsignalized intersections for which the combination of through, left, and opposing volumes exceeds warrants shown in Figure 8-1. Considering peak hour full development future traffic conditions, per LCUASS Figure 8-1, additional left-turn lanes are not projected to be warranted at the study intersections in the future. See Figure 6, Figure 7, and Figure 8-1 in the Appendix. Additionally, the existing eastbound right-turn lane at the S. 5<sup>th</sup> Street/Spartan Avenue intersection is sufficient to accommodate full development of the project's traffic and background traffic. See Table 4.

5.4 Project's % Impact to Closest CDOT Intersection

The closest CDOT intersection to the project is 5<sup>th</sup> Street/CO 56. Due to the location of the project site, the project will have a very small % traffic impact to US 287. Additionally, the project has less than a 20% traffic impact to the 5<sup>th</sup> Street/CO 56 intersection. The project's contribution to the 5<sup>th</sup> Street/CO 56 intersection is approximately 470 ADT and only has a ~1.34% traffic impact upon the intersection. See below.

5th St/CO 56:	
2046 Background Traffic	ADT
	35,000

5th St/CO 56:	
Site Generated Traffic	ADT
	470

5th St/CO 56:	
Project's % Impact	ADT
	1.34%

**Table 2: Recent Peak Hour Operation**

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
5 <sup>th</sup> Street/Spartan Ave	EB Left/Through	A	A
	EB Right	A	A
	EB Approach	A	A
	WB Left/Through/Right	A	A
	WB Approach	A	A
	NB Left/Through/Right	A	A
	NB Approach	A	A
	SB Left/Through/Right	A	A
	Overall	A	A

**Table 3: 2026 Background Peak Hour Operation**

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
5 <sup>th</sup> Street/Spartan Ave	EB Left/Through	A	A
	EB Right	A	A
	EB Approach	A	A
	WB Left/Through/Right	A	A
	WB Approach	A	A
	NB Left/Through/Right	A	A
	NB Approach	A	A
	SB Left/Through/Right	A	A
	Overall	A	A

**Table 4: 2026 Short Range Total Peak Hour Operation**

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
5 <sup>th</sup> Street/Spartan Ave	EB Left/Through	A	A
	EB Right	A	A
	EB Approach	A	A
	WB Left/Through/Right	A	A
	WB Approach	A	A
	NB Left/Through/Right	A	A
	NB Approach	A	A
	SB Left/Through/Right	A	A
	Overall	A	A

**Table 5: 2046 Long Range Total Peak Hour Operation**

Intersection	Movement	Level of Service (LOS)	
		AM	PM
		LOS	LOS
5 <sup>th</sup> Street/Spartan Ave	EB Left/Through	A	A
	EB Right	A	A
	EB Approach	A	A
	WB Left/Through/Right	A	A
	WB Approach	A	A
	NB Left/Through/Right	A	A
	NB Approach	A	A
	SB Left/Through/Right	A	A
	Overall	A	A

## 6.0 Findings

This Traffic Impact Study for the proposed project verifies that the project is appropriate in size and scale from a traffic engineering perspective. The proposed project will be able to meet the Town of Berthoud's requirements for traffic at the time of development.

The findings of the TIS are summarized below:

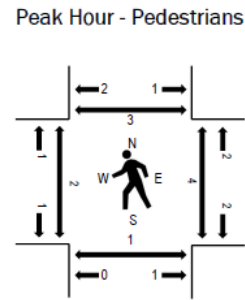
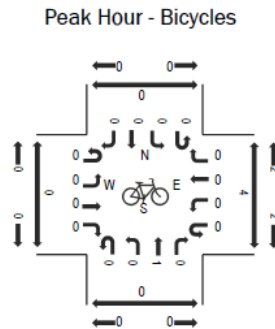
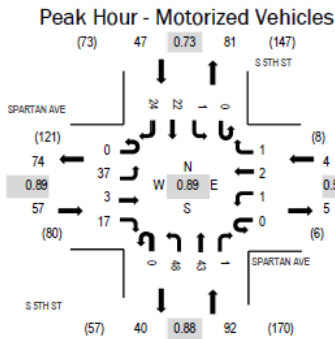
- The proposed project is anticipated to generate approximately 1,179 daily trips, 87 AM total peak hour trips, and 114 PM total peak hour trips.
- The project's site access is at an appropriate and safe location from a traffic engineering perspective.
- The existing and planned roadway improvements are sufficient to accommodate the project's traffic.

# APPENDICES:

# Appendix A: Traffic Counts



Location: 1 S 5TH ST & SPARTAN AVE AM  
 Date: Wednesday, May 28, 2025  
 Peak Hour: 08:00 AM - 09:00 AM  
 Peak 15-Minutes: 08:15 AM - 08:30 AM



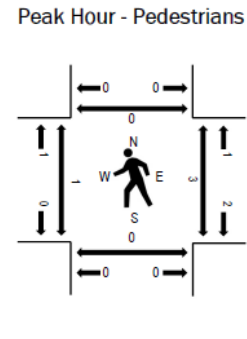
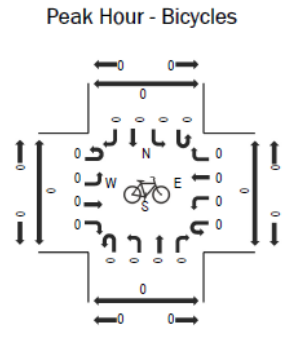
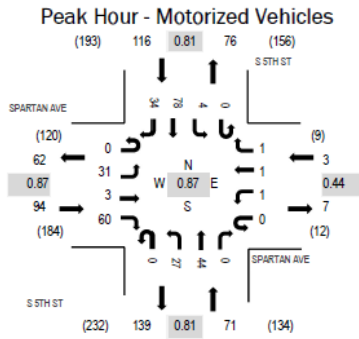
Note: Total study counts contained in parentheses.

## Traffic Counts - Motorized Vehicles

Interval Start Time	SPARTAN AVE Eastbound				SPARTAN AVE Westbound				S 5TH ST Northbound				S 5TH ST Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	4	0	1	0	0	1	0	0	6	13	0	0	0	4	4	33	131	1	5	1	6
7:15 AM	0	4	0	2	0	0	1	1	0	9	17	0	0	0	2	5	41	142	0	0	0	0
7:30 AM	0	4	0	2	0	0	0	0	0	6	6	0	0	1	0	2	21	157	1	0	0	1
7:45 AM	0	4	0	2	0	0	1	0	0	8	13	0	0	0	4	4	36	184	0	0	2	0
8:00 AM	0	8	0	2	0	0	0	0	0	13	13	0	0	0	4	4	44	200	0	1	0	0
8:15 AM	0	12	2	2	0	0	0	0	0	12	12	0	0	1	2	13	56		1	0	1	0
8:30 AM	0	8	0	7	0	1	0	1	0	10	9	1	0	0	6	5	48		1	1	0	2
8:45 AM	0	9	1	6	0	0	2	0	0	13	9	0	0	0	10	2	52		0	2	0	1
Count Total	0	53	3	24	0	1	5	2	0	77	92	1	0	2	32	39	331		4	9	4	10
Peak Hour	0	37	3	17	0	1	2	1	0	48	43	1	0	1	22	24	200		2	4	1	3



Location: 1 S 5TH ST & SPARTAN AVE PM  
 Date: Wednesday, May 28, 2025  
 Peak Hour: 05:00 PM - 06:00 PM  
 Peak 15-Minutes: 05:15 PM - 05:30 PM



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	SPARTAN AVE Eastbound				SPARTAN AVE Westbound				S 5TH ST Northbound				S 5TH ST Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	11	0	16	0	0	0	0	0	7	4	0	0	0	9	4	51	236	1	0	0	0
4:15 PM	0	8	1	7	0	0	1	0	0	9	12	0	0	1	15	7	61	250	0	0	0	0
4:30 PM	0	11	0	11	0	0	0	1	0	7	9	1	0	0	12	8	60	271	0	0	0	0
4:45 PM	0	13	1	11	0	0	1	3	0	6	8	0	0	1	12	8	64	280	0	0	2	0
5:00 PM	0	9	1	13	0	1	0	0	0	6	10	0	0	1	16	8	65	284	0	0	0	0
5:15 PM	0	5	1	17	0	0	0	1	0	12	10	0	0	0	25	11	82	284	0	2	0	0
5:30 PM	0	7	1	13	0	0	1	0	0	5	10	0	0	2	22	8	69	284	1	0	0	0
5:45 PM	0	10	0	17	0	0	0	0	0	4	14	0	0	1	15	7	68	284	0	1	0	0
Count Total	0	74	5	105	0	1	3	5	0	56	77	1	0	6	126	61	520	284	2	3	2	0
Peak Hour	0	31	3	60	0	1	1	1	0	27	44	0	0	4	78	34	284	284	1	3	0	0

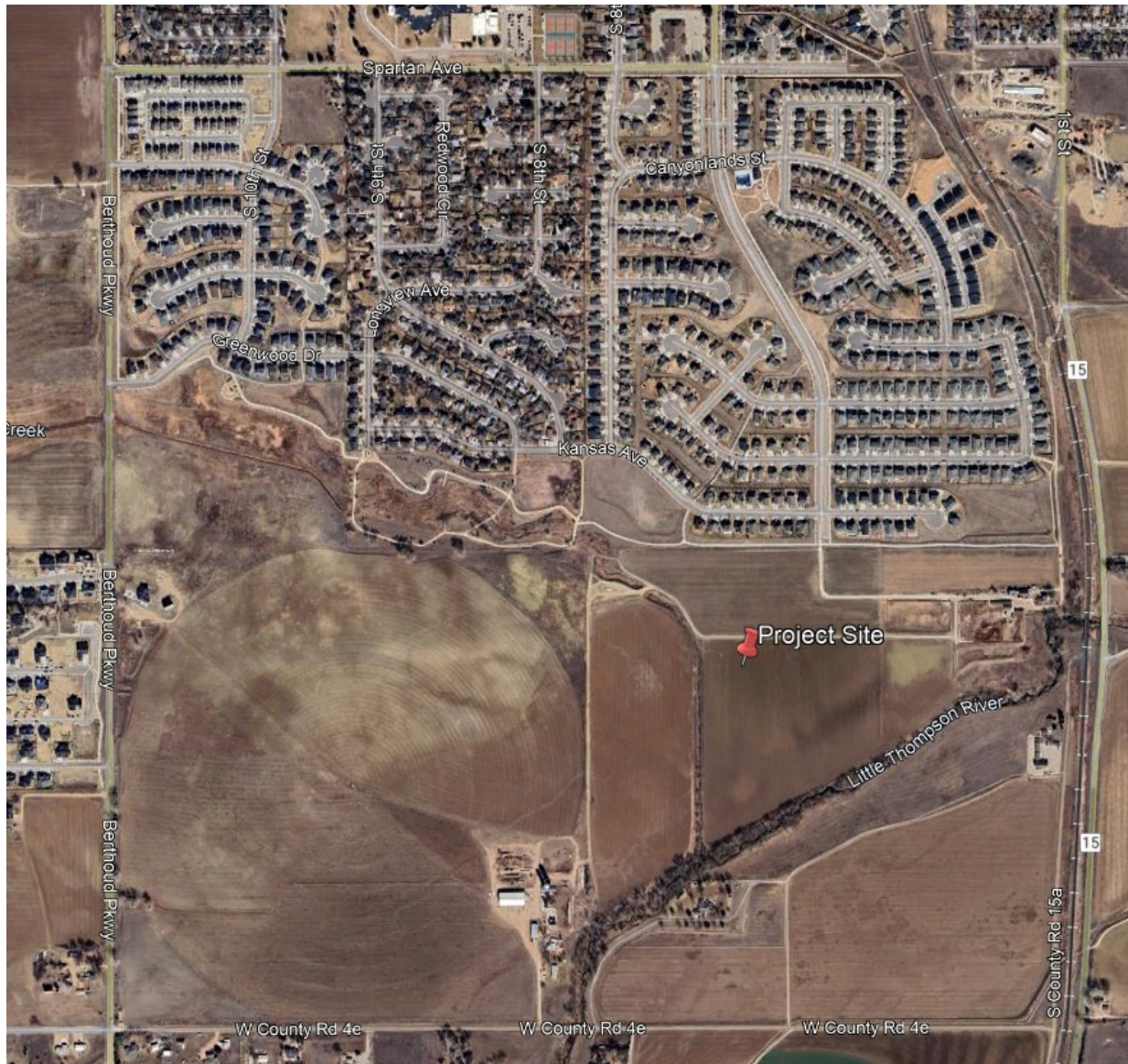


Appendix B: Level of Service (LOS) Table

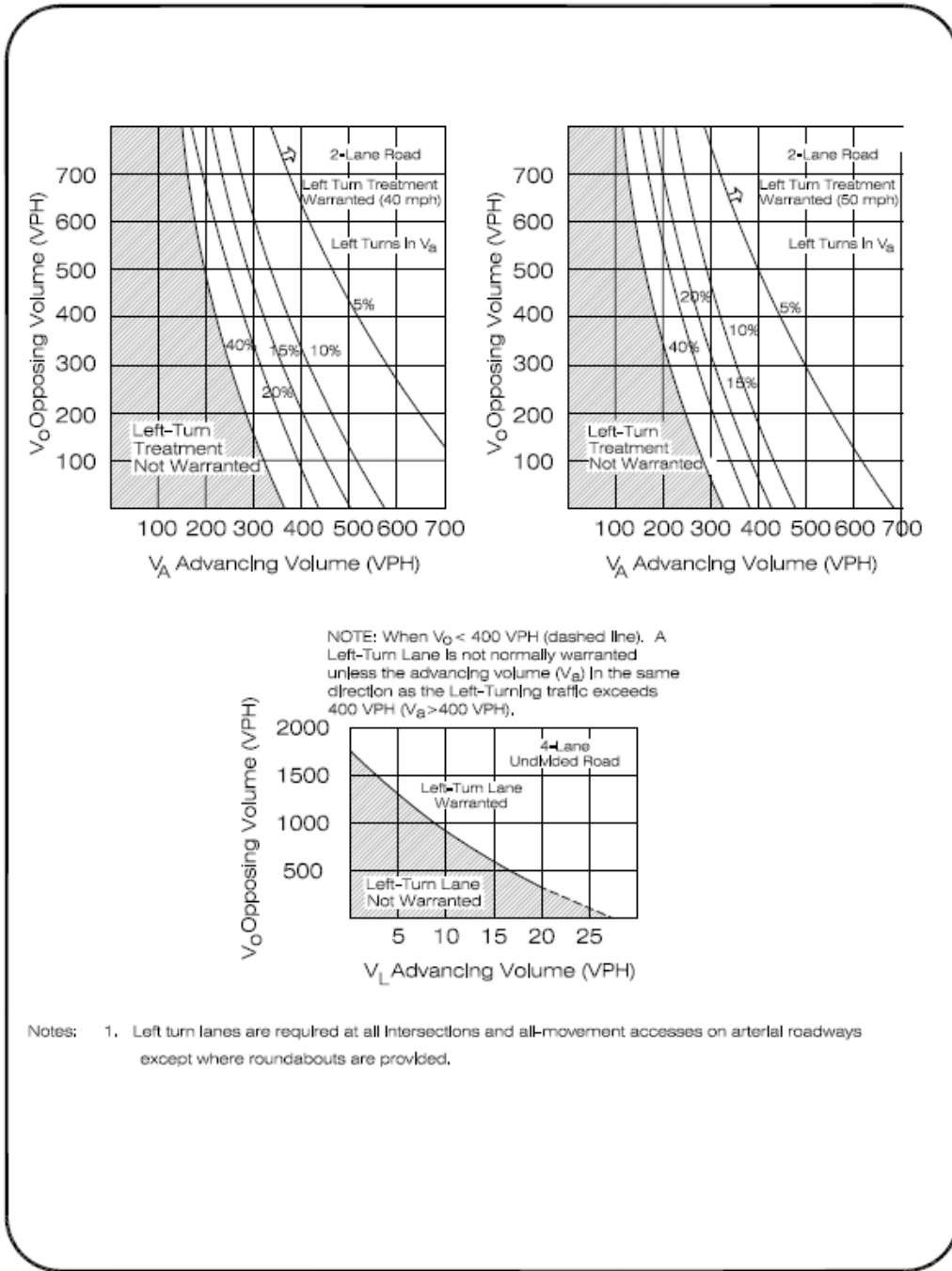
**Level of Service Definitions**

Level of Service (LOS)	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	$\leq 10$	$\leq 10$
B	$> 10$ and $\leq 20$	$> 10$ and $\leq 15$
C	$> 20$ and $\leq 35$	$> 15$ and $\leq 25$
D	$> 35$ and $\leq 55$	$> 25$ and $\leq 35$
E	$> 55$ and $\leq 80$	$> 35$ and $\leq 50$
F	$> 80$	$> 50$

Appendix C: Aerial Photo



Appendix D: LCUASS Figure 8-1



VOLUME WARRANTS FOR LEFT TURN LANES AT UNSIGNALIZED INTER.			
LARIMER COUNTY URBAN AREA STREET STANDARDS	DESIGN FIGURE	REVISION NO:	FIGURE 8-1
		DATE: 12/14/00	

Appendix E: HCM Calculations (Synchro)



Intersection	
Intersection Delay, s/veh	7.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕		↕			↕			↕	
Traffic Vol, veh/h	37	3	17	1	2	1	48	43	1	1	22	24
Future Vol, veh/h	37	3	17	1	2	1	48	43	1	1	22	24
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	40	3	18	1	2	1	52	47	1	1	24	26
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	8	7.4	7.8	7.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	52%	93%	0%	25%	2%
Vol Thru, %	47%	7%	0%	50%	47%
Vol Right, %	1%	0%	100%	25%	51%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	92	40	17	4	47
LT Vol	48	37	0	1	1
Through Vol	43	3	0	2	22
RT Vol	1	0	17	1	24
Lane Flow Rate	100	43	18	4	51
Geometry Grp	2	5	5	4a	2
Degree of Util (X)	0.116	0.064	0.021	0.005	0.054
Departure Headway (Hd)	4.183	5.261	4.096	4.244	3.821
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	849	676	864	829	923
Service Time	2.25	3.032	1.866	2.341	1.904
HCM Lane V/C Ratio	0.118	0.064	0.021	0.005	0.055
HCM Control Delay	7.8	8.4	7	7.4	7.1
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.4	0.2	0.1	0	0.2

Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↗		↕			↕			↕	
Traffic Vol, veh/h	31	3	60	1	1	1	27	44	0	4	78	34
Future Vol, veh/h	31	3	60	1	1	1	27	44	0	4	78	34
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	34	3	65	1	1	1	29	48	0	4	85	37
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	7.7	7.5	7.8	7.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	38%	91%	0%	33%	3%
Vol Thru, %	62%	9%	0%	33%	67%
Vol Right, %	0%	0%	100%	33%	29%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	71	34	60	3	116
LT Vol	27	31	0	1	4
Through Vol	44	3	0	1	78
RT Vol	0	0	60	1	34
Lane Flow Rate	77	37	65	3	126
Geometry Grp	2	5	5	4a	2
Degree of Util (X)	0.094	0.056	0.078	0.004	0.14
Departure Headway (Hd)	4.388	5.447	4.286	4.468	4.107
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	820	662	841	805	879
Service Time	2.394	3.147	1.986	2.475	2.107
HCM Lane V/C Ratio	0.094	0.056	0.077	0.004	0.143
HCM Control Delay	7.8	8.5	7.3	7.5	7.8
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.3	0.2	0.3	0	0.5

Intersection	
Intersection Delay, s/veh	7.7
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕		↕			↕			↕	
Traffic Vol, veh/h	38	3	17	1	2	1	49	44	1	1	22	24
Future Vol, veh/h	38	3	17	1	2	1	49	44	1	1	22	24
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	41	3	18	1	2	1	53	48	1	1	24	26
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	8	7.4	7.8	7.1
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	52%	93%	0%	25%	2%
Vol Thru, %	47%	7%	0%	50%	47%
Vol Right, %	1%	0%	100%	25%	51%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	94	41	17	4	47
LT Vol	49	38	0	1	1
Through Vol	44	3	0	2	22
RT Vol	1	0	17	1	24
Lane Flow Rate	102	45	18	4	51
Geometry Grp	2	5	5	4a	2
Degree of Util (X)	0.119	0.065	0.021	0.005	0.054
Departure Headway (Hd)	4.185	5.266	4.1	4.249	3.824
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	848	675	863	828	922
Service Time	2.252	3.039	1.872	2.347	1.908
HCM Lane V/C Ratio	0.12	0.067	0.021	0.005	0.055
HCM Control Delay	7.8	8.4	7	7.4	7.1
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.4	0.2	0.1	0	0.2

Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕		↕			↕			↕	
Traffic Vol, veh/h	32	3	61	1	1	1	28	45	0	4	80	35
Future Vol, veh/h	32	3	61	1	1	1	28	45	0	4	80	35
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	35	3	66	1	1	1	30	49	0	4	87	38
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	7.8	7.5	7.9	7.8
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	38%	91%	0%	33%	3%
Vol Thru, %	62%	9%	0%	33%	67%
Vol Right, %	0%	0%	100%	33%	29%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	73	35	61	3	119
LT Vol	28	32	0	1	4
Through Vol	45	3	0	1	80
RT Vol	0	0	61	1	35
Lane Flow Rate	79	38	66	3	129
Geometry Grp	2	5	5	4a	2
Degree of Util (X)	0.097	0.058	0.079	0.004	0.148
Departure Headway (Hd)	4.398	5.457	4.299	4.485	4.111
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	818	659	837	800	877
Service Time	2.407	3.169	2.007	2.499	2.114
HCM Lane V/C Ratio	0.097	0.058	0.079	0.004	0.147
HCM Control Delay	7.9	8.5	7.4	7.5	7.8
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.3	0.2	0.3	0	0.5

Intersection	
Intersection Delay, s/veh	8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕		↕			↕			↕	
Traffic Vol, veh/h	38	3	23	1	2	1	67	71	1	1	31	24
Future Vol, veh/h	38	3	23	1	2	1	67	71	1	1	31	24
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	41	3	25	1	2	1	73	77	1	1	34	26
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	8.1	7.5	8.2	7.3
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	48%	93%	0%	25%	2%
Vol Thru, %	51%	7%	0%	50%	55%
Vol Right, %	1%	0%	100%	25%	43%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	139	41	23	4	56
LT Vol	67	38	0	1	1
Through Vol	71	3	0	2	31
RT Vol	1	0	23	1	24
Lane Flow Rate	151	45	25	4	61
Geometry Grp	2	5	5	4a	2
Degree of Util (X)	0.176	0.068	0.03	0.005	0.068
Departure Headway (Hd)	4.199	5.472	4.303	4.491	4.024
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	843	658	836	800	894
Service Time	2.281	3.175	2.007	2.498	2.03
HCM Lane V/C Ratio	0.179	0.068	0.03	0.005	0.068
HCM Control Delay	8.2	8.6	7.1	7.5	7.3
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.6	0.2	0.1	0	0.2

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕		↕			↕			↕	
Traffic Vol, veh/h	32	3	81	1	1	1	40	62	0	4	109	35
Future Vol, veh/h	32	3	81	1	1	1	40	62	0	4	109	35
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	35	3	88	1	1	1	43	67	0	4	118	38
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	8	7.7	8.2	8.2
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	39%	91%	0%	33%	3%
Vol Thru, %	61%	9%	0%	33%	74%
Vol Right, %	0%	0%	100%	33%	24%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	102	35	81	3	148
LT Vol	40	32	0	1	4
Through Vol	62	3	0	1	109
RT Vol	0	0	81	1	35
Lane Flow Rate	111	38	88	3	161
Geometry Grp	2	5	5	4a	2
Degree of Util (X)	0.138	0.059	0.109	0.004	0.189
Departure Headway (Hd)	4.49	5.604	4.441	4.664	4.23
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	800	641	808	768	851
Service Time	2.505	3.323	2.159	2.688	2.243
HCM Lane V/C Ratio	0.139	0.059	0.109	0.004	0.189
HCM Control Delay	8.2	8.7	7.7	7.7	8.2
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.5	0.2	0.4	0	0.7

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕		↕			↕			↕	
Traffic Vol, veh/h	50	5	26	5	5	5	68	72	5	5	34	30
Future Vol, veh/h	50	5	26	5	5	5	68	72	5	5	34	30
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	54	5	28	5	5	5	74	78	5	5	37	33
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	8.3	7.6	8.4	7.5
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	47%	91%	0%	33%	7%
Vol Thru, %	50%	9%	0%	33%	49%
Vol Right, %	3%	0%	100%	33%	43%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	145	55	26	15	69
LT Vol	68	50	0	5	5
Through Vol	72	5	0	5	34
RT Vol	5	0	26	5	30
Lane Flow Rate	158	60	28	16	75
Geometry Grp	2	5	5	4a	2
Degree of Util (X)	0.19	0.092	0.034	0.021	0.086
Departure Headway (Hd)	4.351	5.525	4.365	4.535	4.123
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	827	651	822	791	872
Service Time	2.362	3.239	2.079	2.552	2.135
HCM Lane V/C Ratio	0.191	0.092	0.034	0.02	0.086
HCM Control Delay	8.4	8.8	7.2	7.6	7.5
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.7	0.3	0.1	0.1	0.3

Intersection	
Intersection Delay, s/veh	8.3
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕	↕		↕			↕			↕	
Traffic Vol, veh/h	40	5	85	5	5	5	42	62	0	5	109	45
Future Vol, veh/h	40	5	85	5	5	5	42	62	0	5	109	45
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	43	5	92	5	5	5	46	67	0	5	118	49
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	8.1	7.9	8.4	8.4
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	40%	89%	0%	33%	3%
Vol Thru, %	60%	11%	0%	33%	69%
Vol Right, %	0%	0%	100%	33%	28%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	104	45	85	15	159
LT Vol	42	40	0	5	5
Through Vol	62	5	0	5	109
RT Vol	0	0	85	5	45
Lane Flow Rate	113	49	92	16	173
Geometry Grp	2	5	5	4a	2
Degree of Util (X)	0.144	0.077	0.115	0.021	0.205
Departure Headway (Hd)	4.577	5.642	4.491	4.723	4.277
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	785	636	799	758	840
Service Time	2.598	3.365	2.214	2.753	2.296
HCM Lane V/C Ratio	0.144	0.077	0.115	0.021	0.206
HCM Control Delay	8.4	8.8	7.8	7.9	8.4
HCM Lane LOS	A	A	A	A	A
HCM 95th-tile Q	0.5	0.2	0.4	0.1	0.8



## Sean Kellar, PE, PTOE

Principal Engineer

---

### Education

B.S., Civil Engineering, Arizona State University – Tempe, AZ

### Registration

Colorado, Professional Engineer (PE)  
Wyoming, Professional Engineer (PE)  
Idaho, Professional Engineer (PE)  
Arizona, Professional Engineer (PE)  
Kansas, Professional Engineer (PE)  
Missouri, Professional Engineer (PE)  
Professional Traffic Operations Engineer (PTOE)

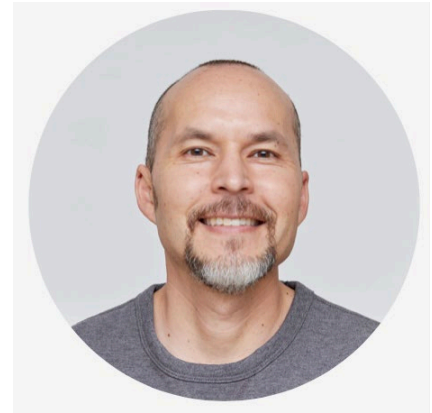
### Professional Memberships

Institute of Transportation Engineers (ITE)

### Industry Tenure

Over 25 Years

---



Sean's wide range of expertise includes: transportation planning, traffic modeling roadway design, bike and pedestrian facilities, traffic impact studies, traffic signal warrant analysis, parking studies, corridor planning and access management. Sean's experience in both the private and public sectors; passion for safety and excellence; and strong communication and collaboration skills can bring great value to any project. Prior to starting Kellar Engineering, Sean was employed at the Missouri Department of Transportation (MoDOT) as the District Traffic Engineer for the Kansas City District. Sean also worked for the City of Loveland, CO for over 10 years as a Senior Civil Engineer supervising a division of transportation/traffic engineers. While at the City of Loveland, Sean managed several capital improvement projects, presented several projects to the City Council and Planning Commission in public hearings, and managed the revisions to the City's Street Standards. Sean is also proficient in Highway Capacity Software, Synchro, PT Vissim, Rodel, GIS, and AutoCAD.

## WORK EXPERIENCE:

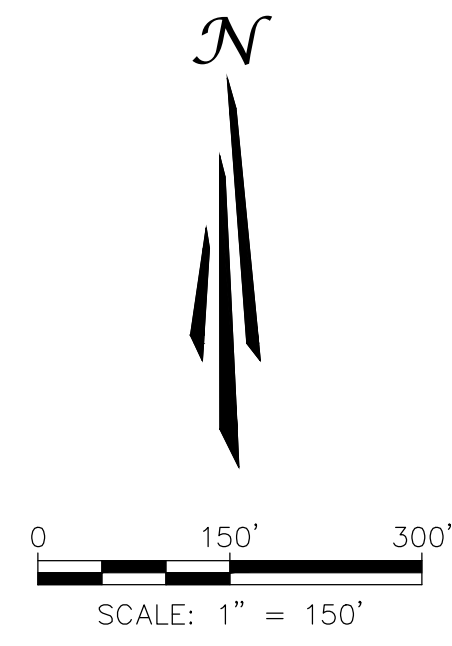
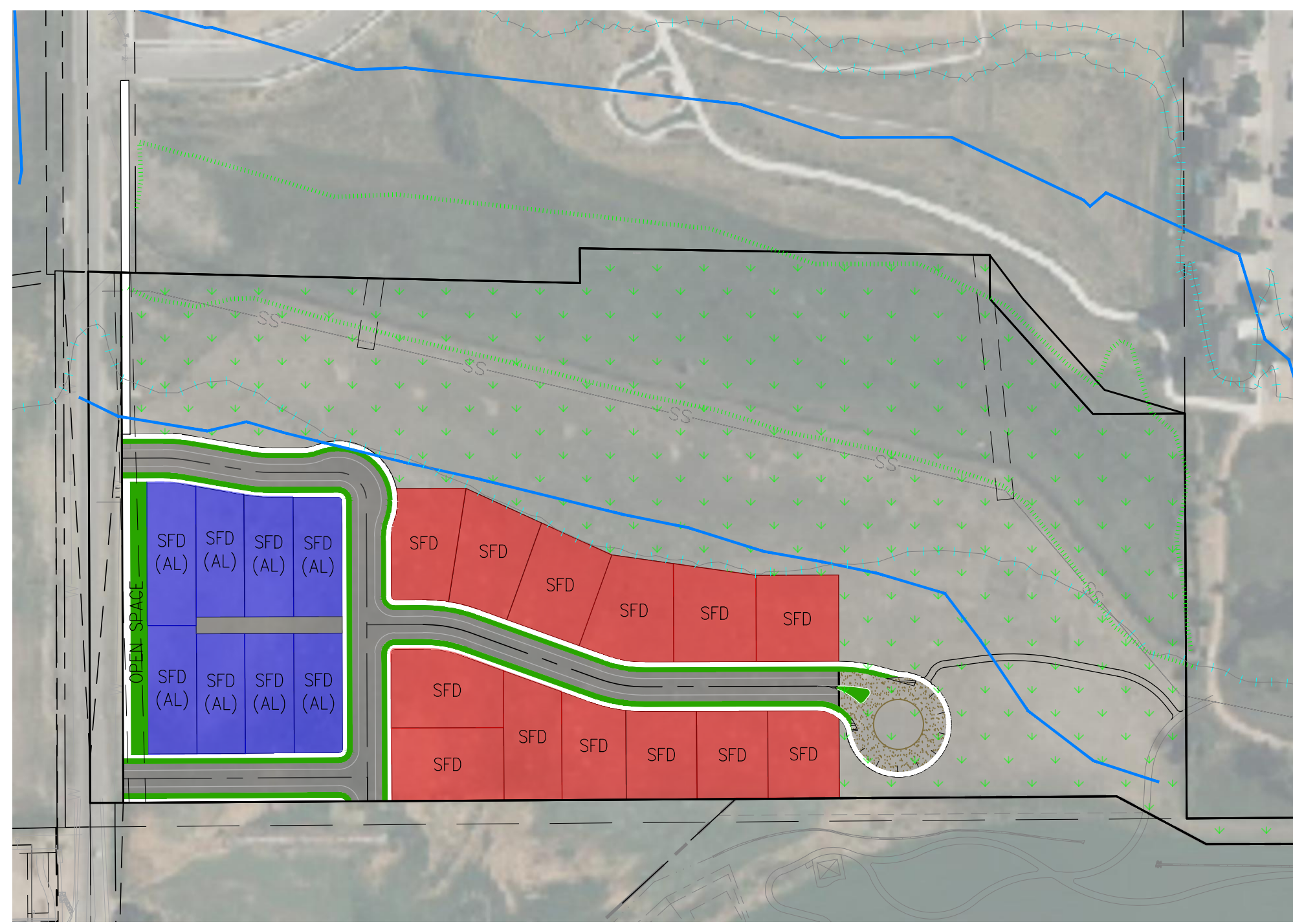
**Kellar Engineering**, Principal Engineer/President – January 2016 – Present

**Missouri Department of Transportation**, District Traffic Engineer, Kansas City District – June 2015 – January 2016

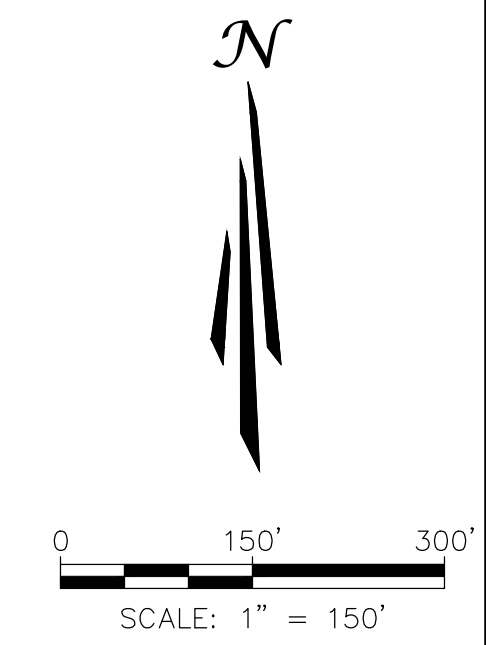
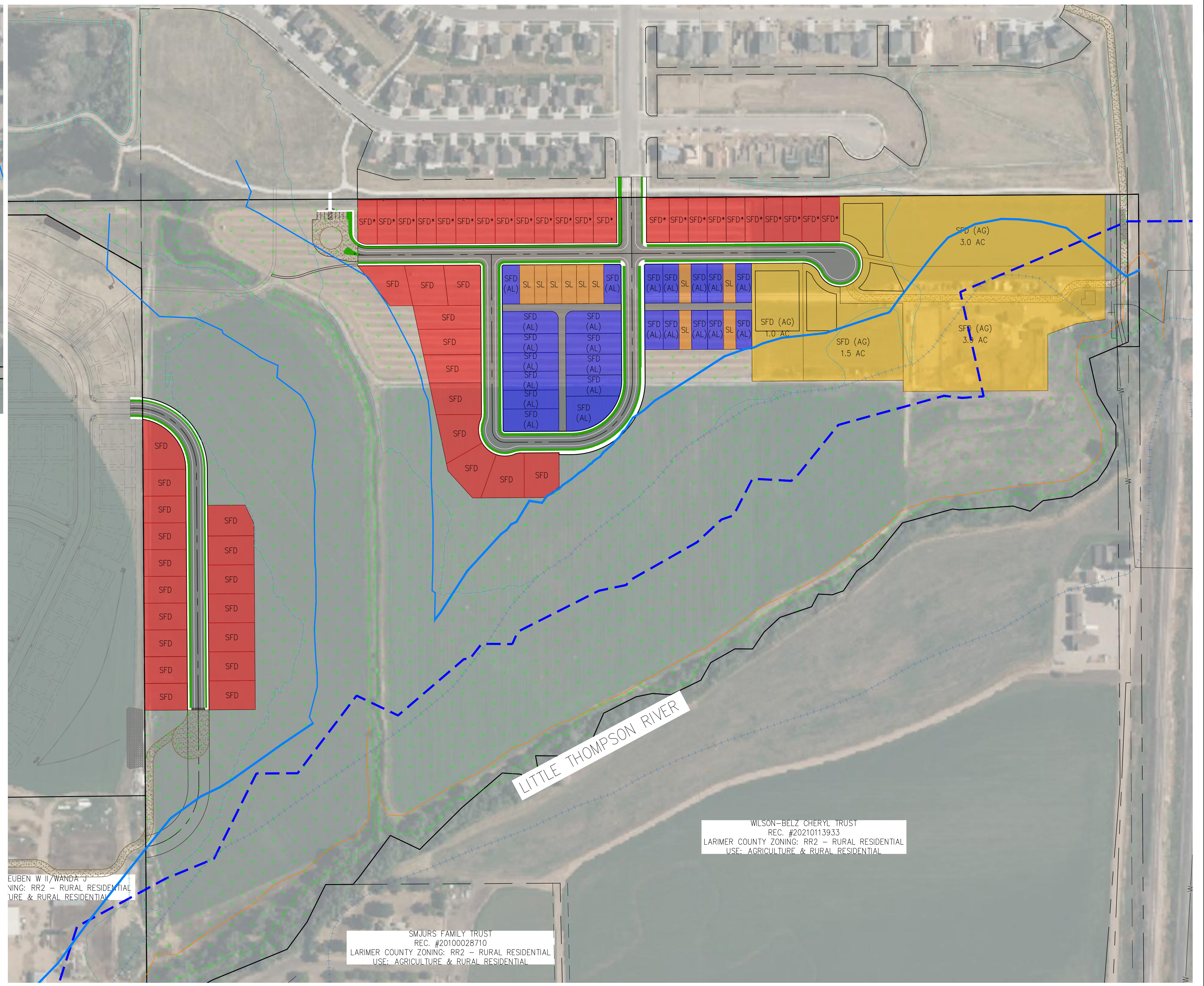
**City of Loveland, Colorado**, Senior Civil Engineer, Public Works Department – February 2005 – June 2015

**Kirkham Michael Consulting Engineers**, Project Manager - February 2004 – February 2005

**Dibble and Associates Consulting Engineers**, Project Engineer – August 1999 – February 2004



- SITE LEGEND:**
- EXISTING RIGHT-OF-WAY
  - EXISTING PROPERTY LINE
  - EXISTING EASEMENT
  - EXISTING TOWNSHIP SECTION
  - PROPOSED RIGHT-OF-WAY
  - PROPOSED PROPERTY LINE
  - PROPOSED ROAD CENTERLINE
  - PAVEMENT
  - TREESTRIP
  - SIDEWALK
  - FLOODWAY
  - NATURAL AREA 150' BUFFER
  - FLOOD FRINGE
  - EXISTING WETLANDS
  - COLORADO PARKS & WILDLIFE 300' SETBACK



DRAWN: GG  
 DATE: 1/7/2026  
 CHECKED: AH  
 DATE: 1/23/2026  
 JOB NO: CO1478

320 North Lincoln Avenue  
 Loveland, CO 80537  
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LEWIS VALLEY NATURAL AREA SETBACK EXHIBIT  
 LEWIS VALLEY NEIGHBORHOOD MASTER PLAN  
 PART OF THE SW QUARTER OF SECTION 23 AND PART OF THE NE QUARTER OF SECTION 26, TOWNSHIP 4  
 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO  
 HT LAND PARTNERS

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1/23/2026 LEWIS VALLEY NATURAL AREA SETBACK EXHIBIT

Jun 23, 2025 11:02am by: g02025 - k:\Drawings\CO\col1478 - Wilson Property - Lewis Valley Neighborhood Master Plan\CO1478 - Topographic - Setback - Exhibit.dwg

# **Ecological Characterization Study Lewis Valley Project**

## **Prepared for:**

Tait and Associates, Inc.  
320 North Lincoln Avenue  
Loveland, CO 80537

## **Prepared by:**

Wildland Consultants, Inc.  
1001 Jefferson Drive  
Berthoud, Colorado 80513

November 2025



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## **Ecological Characterization Study – Lewis Valley Development**

### **1.0 Introduction**

The Lewis Valley Development project is located in south central Berthoud, Colorado. The proposed development project is located in an agricultural area south of existing subdivisions. Dry Creek and the Little Thompson River run through the development site. The development includes 104.1 acres of land in 2 parcels (a smaller western parcel and a larger eastern parcel). Current land uses on the site include agricultural lands (irrigated hayfields (alfalfa/alfalfa grass mix), and rangeland/pasture (western parcel). The eastern parcel also includes an existing farmstead, outbuildings and corrals. Site photos of existing conditions are provided in Attachment A. Figure 1 (Site Inventory Map) shows site conditions and resources.

The Berthoud Land Use Code (Section 30-2-119) recommends that an Ecological Characterization Study be completed if the Town determines that the site likely includes areas with wildlife, plant life, and/or other natural characteristics in need of protection. This project area includes Dry Creek and the Little Thompson River both sites with important ecological values.

The Ecological Characterization study was completed by Mr. Eric Berg of Wildland Consultants, Inc. (WCI). Mr. Berg is a Certified Wildlife Biologist and Certified Senior Professional Wetland Scientist.

Figure 1. Site Inventory Map, Lewis Valley Site, Sheet 1. Overview of both eastern and western parcels.

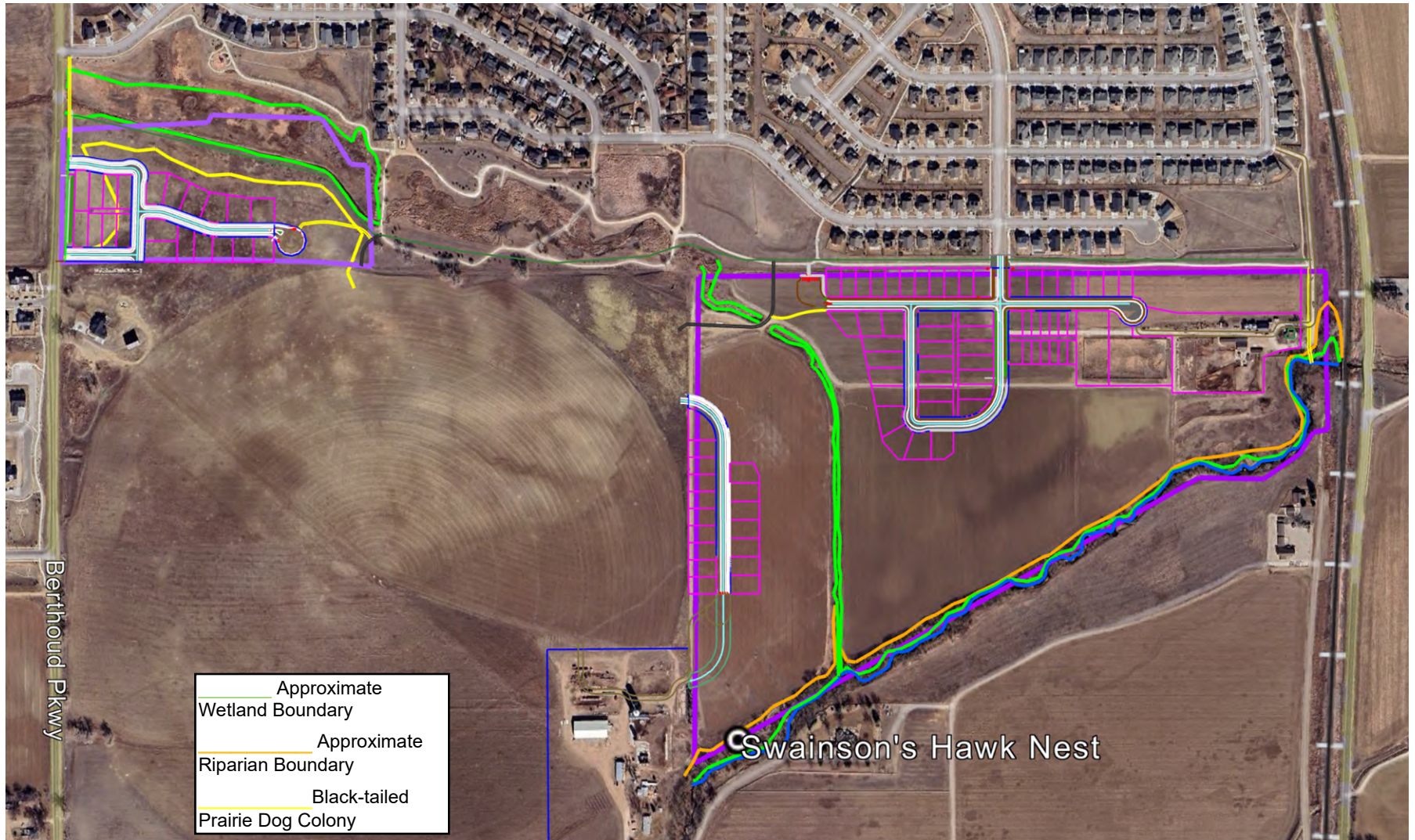


Figure 1. Site Inventory Map, Lewis Valley, Sheet 2. Details of the eastern parcel.

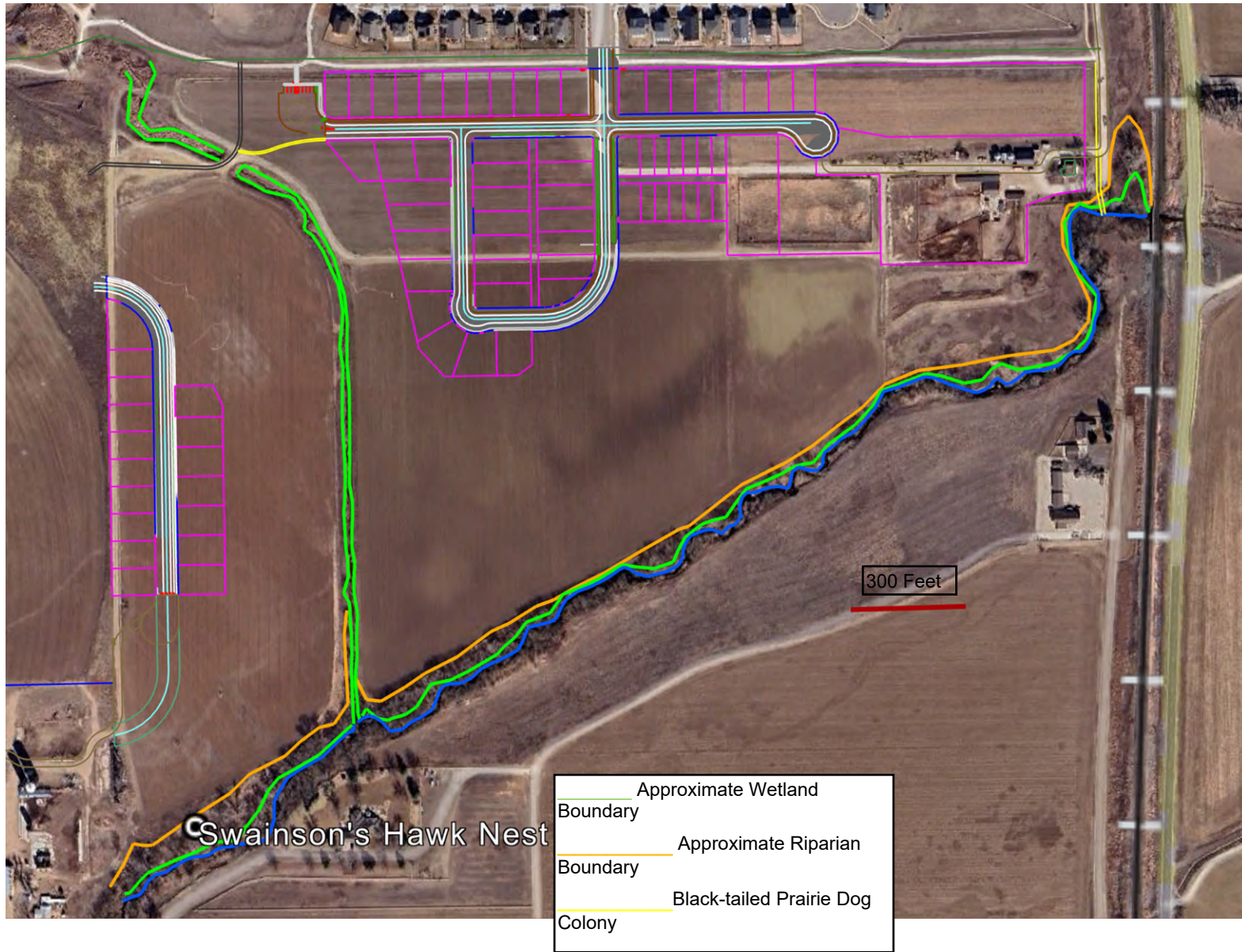
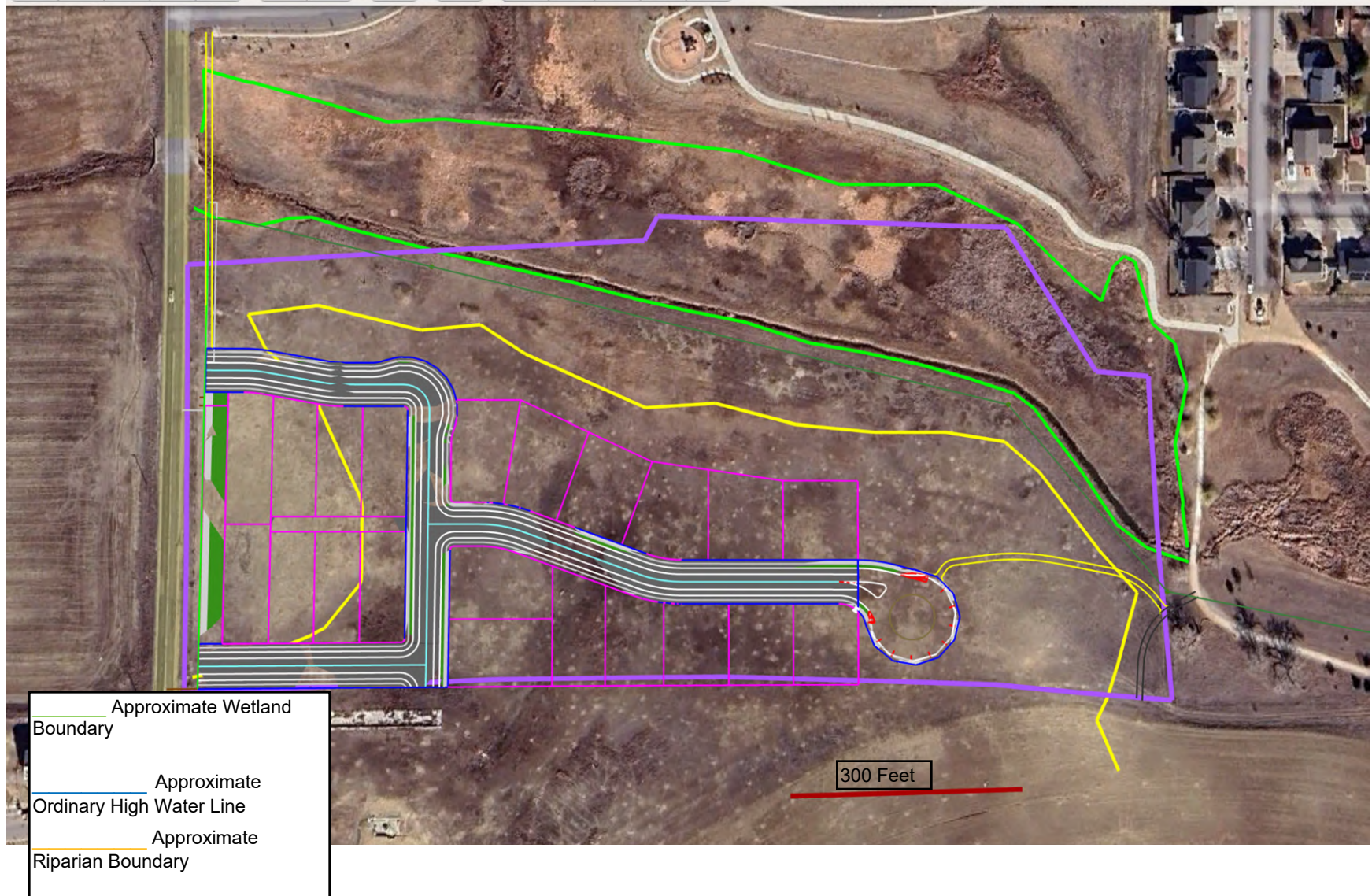


Figure 1. Site Inventory Map, Lewis Valley, Sheet 3. Details of the western parcel.



## 2.0 Plant Communities and Wetland Description

Vegetation on the site includes tilled agricultural areas (the majority of the eastern parcel), pasture/rangeland (the majority of the western parcel), weedy field margins, riparian and wetlands (discussed in Section 2.1) along the Little Thompson River, and wetlands along Dry Creek. Attachment A Site Photos show details of vegetation on and adjacent to the site.

The agricultural land area dominates the eastern parcel (Figure 1). This tilled area is currently planted into hayfields (alfalfa and grass)(Attachment A, Photos 1-5). Field margins support seeded grasses (smooth brome) and weedy plants (kochia, sunflower, Canada thistle, annual mustard and other species).

Riparian vegetation is present along the Little Thompson River and the very southern section of Dry Creek. Dominant species in the riparian zone include: plains cottonwood, peachleaf willow, crack willow, coyote willow, with an understory of smooth brome, western wheatgrass, and other species. WCI mapped the approximate boundaries of riparian vegetation on aerial photography (Figure 1). The riparian zone along the Little Thompson River is very narrow in places due to past farming activities (Attachment A, Photos 6-12).

The western parcel supports pastureland. This area has been heavily grazed by livestock and black-tailed prairie dogs (Attachment A, Photos 21,22) resulting in poor vegetation conditions. Dominant species include: cheatgrass, bindweed, and a few native grasses. A very small area of poor quality native grassland occurs in the eastern section of this parcel.

## 2.1 Wetlands and Waters of the United States

### Regulatory Background:

Wetlands and waters of the United States are protected under the Section 404 of the Clean Water Act (CWA). Discharge of fill or dredged materials to wetlands is regulated by the CWA. A permit from the Army Corps of Engineers (ACOE) may be needed for any discharge of any fill materials into wetlands. To be considered jurisdictional by the ACOE a wetland needs to have a nexus or connection to other wetlands and waters. Only jurisdictional wetlands require permits for fill from the ACOE. NOTE: The State of Colorado has some new Wetland Rules designed to require permits for disturbance of all wetlands that are no longer jurisdictional under the Clean Water Act via the ACOE. [Reg. 87 - Colorado Dredge and Fill Program Implementation \(HB24-1379\) | Colorado Department of Public Health and Environment](#). At the moment the State has a deadline of Dec. 31 2025 to come up with permitting and mitigation rules for this new rule/regulation (Colorado Dept. Health and Environment, Water Quality Control Division (CDPHE)). As of Jan. 1, 2025, any person seeking authorization to discharge dredged or fill material into state waters that are not subject to federal jurisdiction shall apply for a Temporary Authorization from the division. Temporary Authorizations recognize

Nationwide (NWP) and Regional General Permits (RGP) issued by the US Army Corps of Engineers as valid authorizations to discharge dredged or fill material into state waters. Note: these regulations also apply to isolated wetlands (wetlands with no connections to other wetlands or waters). The CDPHE is drafting the Isolated State Waters General Authorization (a general permit for fill of isolated wetlands less than 0.1 acres in size) and anticipates noticing the authorization for a 60-day public comment period in Spring 2025.

Projects with unavoidable adverse impacts exceeding 1/10th (0.1) of an acre of wetlands or 3/100th (0.03) of an acre of streambed are not eligible for coverage under the Isolated State Waters General Authorization. Projects with impacts above these thresholds require a different type of authorization (an individual permit or general authorization).

### **Site Conditions:**

National Wetland Inventory (NWI) mapping shows a riverine wetland on the site associated with Dry Creek and the Little Thompson River (USFWS 2025). WCI completed a field review of the site and mapped approximate wetland boundaries, and ordinary high water line boundaries (Little Thompson River) onto aerial photography. Approximate wetland boundaries are shown on Figure 1. Note: WCI did not complete and official Wetland Delineation according to Army Corps of Engineers (ACOE) guidelines.

Wetland boundaries extend beyond the ordinary high water mark of Dry Creek (Figure 1). Dominant plants in the wetland area include: reed canarygrass, cattail, Baltic rush, curly dock, and coyote willow (Attachment A, Photos 13-16).

Dominant plants in the wetland fringe along the Little Thompson River include: plains cottonwood, coyote willow, peach leaf willow, reed canarygrass, and Baltic rush (Attachment A, Photos 6-12).

Because of downstream connections to other wetlands and waters both Dry Creek and the Little Thompson River should be considered ACOE jurisdictional wetlands. Any fill or disturbance of ACOE jurisdictional wetlands will require a permit from the ACOE.

## **3.0 Wildlife Description**

### **3.1 Species and Habitat**

The development site provides habitat to wildlife species adapted to agricultural lands, weedy field margins, wetlands, and riparian habitats.

Wildlife species likely to use the area periodically include: red fox, coyote, raccoon, striped skunk, beaver, white-tailed deer, elk, black bear; a variety of small mammals (deer mouse, meadow vole, house mouse, cottontail rabbit, black-tailed prairie dog); a variety of birds including waterbirds, waterfowl, wild turkey, several raptor species, and

neotropical migrants; a few reptiles and amphibians (western terrestrial garter snake, gopher snake, plains spadefoot toad, salamander)(Andrews and Righter 1992, Colorado Division of Wildlife 2011, Fitzgerald et al. 1994, Hammerson 1999).

Wildlife species or signs of species observed on the site during spring 2025 field reconnaissance included: English sparrow, white crowned sparrow, swamp sparrow, common flicker, black-capped chickadee, American robin, starling, magpie, mourning dove, yellow warbler, black-capped chickadee, American goldfinch, Bullocks oriole, red-tailed hawk, Swainson's hawk, great horned owl, killdeer, great blue heron, Wilson's snipe, mallard, blue-winged teal, Canada goose, wild turkey, house mouse, deer mouse, meadow vole, cottontail, raccoon, skunk, black-tailed prairie dog, beaver, white-tailed deer, elk, coyote, red fox, western terrestrial garter snake, gopher snake, plains spadefoot toad.

The wetlands and riparian habitats along Dry Creek and the Little Thompson River provide important wildlife habitat areas. The highest species numbers and diversity occur in these areas. Both areas provide important habitat to waterfowl and waterbirds. The most common nesting species along Dry Creek include: red-winged blackbird, swamp sparrow, Wilson's snipe, blue-winged teal, mallard. The Little Thompson River riparian zone provides important nesting areas for a variety of neotropical migrating birds. A Swainson's hawk nest is located in a large cottonwood tree along the Little Thompson River (Figure 1). A great horned owl pair and 2 owlets were observed in the very eastern riparian zone along the Little Thompson River; it is assumed that they are nesting in this area. Wild turkey use on the site is concentrated in the riparian zone along the river. The riparian zone provides good foraging and roosting habitat to several bat species.

There is an active black-tailed prairie dog colony on the western parcel. A formal burrowing owl survey was completed in October 2025 following Colorado Parks and Wildlife (CPW) guidelines. No burrowing owls were observed (Northern Colorado Pest and Wildlife Control 2025). The colony does provide raptor foraging habitat.

There are no Colorado Parks and Wildlife (CPW) high priority habitat areas mapped for the site.

### **3.2 Wildlife Corridors**

The Little Thompson River provides an important regional wildlife movement corridor in the area. Wildlife species can move along the River from the foothills into the plains. Large species (white-tailed deer, elk, black bear) sensitive to human disturbance can be expected to use this corridor. The corridor is also used by a variety of nongame birds and mammals. Dry Creek provides a local wildlife movement corridor.

### 3.3 Sensitive and High Interest Species

WCI reviewed habitat conditions on the site to determine if the area provides potential habitat to any federally listed species that are protected under the Endangered Species Act (ESA). Species that are federally listed (formerly listed as Endangered or Threatened) are protected by the ESA. The U.S. Fish and Wildlife Service (USFWS) is the federal agency responsible for administering the ESA. The ACOE is required to consider impacts to federally listed species prior to issuing any 404 Permits. Based on a search of the USFWS database there are several listed species that have the potential to occur in the project area (USFWS 2025). WCI reviewed this list prior to completing the field review. Table 1 summarizes species that have been identified as potentially occurring in the vicinity of the proposed development (USFWS 2025). Table 1 also summarizes the likelihood for the species to occur on the site.

**Table 1**  
**Table 1. Federally-Listed and Proposed Threatened and Endangered Species Potentially Occurring on the Site (USFWS 2025)**

Common Name Scientific Name	Status <sup>1</sup> Federal/State	Habitat	Potential to Occur on the Site, Project Effects Determination
<b>Plants</b>			
Ute Ladies'-tresses <i>Spiranthes diluvialis</i>	FT	Areas with seasonally wet soils and wet meadows nears springs, lakes, or perennial streams and their associated flood plains below 6,500 feet above sea level in the South Platte River Drainage	Potential habitat in wetlands along the Little Thompson River and Dry Creek. There are no known locations of this plant species in the area. Many negative surveys have been completed in the region.
Western Prairie Fringed Orchid <i>Platanthera praeclara</i>	FT	The species occurs in Iowa, Kansas, Minnesota, Missouri, Nebraska, North Dakota, and Oklahoma. Upstream depletions to the Platte River system in Colorado and Wyoming may affect the species in Nebraska.	Occurs in native mid and tall grass prairie habitat. No occurrence in Colorado. Any depletion of water that flows to the South Platte River system that results from project development could impact this species. This project would not require water depletions and would not impact this species
<b>Fish</b>			
Pallid Sturgeon <i>Scaphirhynchus albus</i>	FE	Riverine Zones, Platte River	No potential to occur on site. Any depletion of water that flows to the South Platte River system that results from project development could impact this species. This project would not require water depletions and would not impact this species
<b>Birds</b>			

Common Name Scientific Name	Status <sup>1</sup> Federal/State	Habitat	Potential to Occur on the Site, Project Effects Determination
Piping Plover <i>Charadrius melodus</i>	FT	Sandy beaches, shorelines, islands.	No potential habitat on the site. Any depletion of water that flows to the South Platte River system that results from project development could impact this species. This project would not require water depletions and would not impact this species
Whooping Crane <i>Grus Americana</i>	FE	Wetlands, lakes, agricultural fields, pastures	A vary rare migrant in the region. No potential habitat for the species on site. Any depletion of water that flows to the South Platte River system that results from project development could impact this species. This project would not require water depletions and would not impact this species
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i>	FT	May be present in Larimer County. No documented sightings. Large cattail dominated wetlands preferred habitat	The narrow wetland fringe along the Little Thompson River does not provide potential habitat. The larger cattail dominated wetlands along Dry Creek provide potential habitat. Unlikely to be present.
<b>Mammals</b>			
Preble's Meadow Jumping Mouse <i>Zapus hudsonius var preblei</i>	FT	Thick shrubby and tree dominated riparian zones.	There have been 5 negative Preble's trapping efforts within 11 miles downstream and 1 negative effort 3 miles upstream of the site. There is potential habitat along the Little Thompson River
<b>Insects</b>			
Monarch Butterfly <i>Danaus plexippus</i>	PT	Wetlands, riparian zones, weedy areas, ditch banks, grassland. Adults feed on nectar from a variety of flowering plants. Need milkweed plants for reproduction.	Could be present on the site foraging. There are milkweed plants along the Little Thompson River and Dry Creek that provide reproduction areas. Best potential habitat areas are proposed for open space.

Common Name Scientific Name	Status <sup>1</sup> Federal/State	Habitat	Potential to Occur on the Site, Project Effects Determination
Sucklees Cuckoo Bumblebee <i>Bombus suckleyi</i>	PE	Suckley's cuckoo bumble bee depends on other bumble bee hosts for its survival and raising of young. It has been found in various habitat types including prairies, grasslands, meadows, woodlands and agricultural and urban areas. The bee has a broad historical distribution across North America and has been documented in Arizona, California, Colorado, Idaho, Minnesota, Montana, Nebraska, Nevada, New Mexico, North Dakota, Oregon, South Dakota, Utah, Washington, Wyoming, and 11 Canadian territories and provinces. The last confirmed sighting in the United States was in 2016 in Oregon.	The site provides potential habitat for this species. The status of the species in Colorado is unknown. It is unlikely to be present. The best habitat areas (Dry Creek and Little Thompson River) are proposed for open space.

I. Regulatory Status:

- FT = Federally-listed as threatened
- FE = Federally-listed as endangered
- PE = Proposed Endangered
- PT = Proposed Threatened

Sources: USFWS 2025. IPac Trust Report for the Lewis Valley site.

**Listed Plants-**

One federally listed (Threatened) plant species, the Ute ladies' tresses orchid (*Spiranthes diluvialis*) has the potential to occur in the area. The Ute ladies' tresses orchid has been documented in areas with seasonally wet soils and wet meadows nears springs, lakes, or perennial streams and their associated flood plains below 6,500 feet above sea level in the South Platte River Drainage (USFWS 1992a). Known populations of this species occur in Nevada, Utah, and eastern and western Colorado (USFWS 1992b). Several historically documented populations are known to occur along the Front Range in Colorado. There are no known locations near the site. The wetlands onsite provide marginal potential habitat to the Ute ladies tresses orchid. Past surveys for this species in the area have been negative. There are no known populations of the species within 15 miles of the site. Project construction is not expected to impact this species. All potential habitat areas are proposed for open space/greenway.

**Listed Wildlife-**

The only Federally listed wildlife species that have the potential to occur on the site are the Preble's meadow jumping mouse (*Zapus hudsonius preblei*) and eastern black-rail (USFWS 2025).

There have been eight negative trapping efforts along the Little Thompson River for the Preble's meadow jumping mouse from I-25 west to Berthoud. The nearest negative trapping efforts were 0.5 and 1.1 miles from the project (USFWS 2016). Two positive trapping efforts have been completed along the Little Thompson River just upstream of the Big Thompson River confluence (approximately 9 miles downstream of the site). Impacts to the Preble's meadow jumping mouse are not expected to occur with project construction. All potential habitat areas (riparian zone and floodplain) are proposed for open space/greenway.

The eastern black-rail may be present in Larimer County but its potential occurrence seems to be limited to large cattail dominated wetlands (CDPW 2016, 2021; USFWS 2020). The species is highly unlikely to be present on the site. Project construction is not expected to impact this species. All potential habitat areas are proposed for open space/greenway.

#### **Proposed to be Listed Insects-**

The site provides good potential habitat to the proposed to be listed (Threatened) Monarch butterfly (*Danaus plexippus*). The proposed open space areas along Dry Creek and the Little Thompson River provide the best foraging areas. These areas also supports milkweed plants (potential egg laying/reproduction areas). These areas are proposed for open space/greenway. Future use of the open space areas should encourage milkweed plants and other plant species important for pollinators.

The site provides potential habitat to the proposed to be listed (Endangered) Sucklee's Cuckoo Bumblebee (*Bombus suckleyi*). The wetland/drainage provides the best potential habitat. The status of the species is unknown in Colorado. The species is unlikely to be present.

#### **4.0 Project Impacts**

Project construction would result in conversion of 36 acres of agricultural and pasture land to urban uses. Wildlife species using these areas would be displaced. To help avoid impacts to the important Dry Creek and Little Thompson River corridors over 65% of the project (68.1 acres) will be dedicated to open space/greenway. Buffer zones from the Little Thompson River riparian zone to the edge of development would range from 300 to over 600 feet. Buffer zones from the approximate edge of Dry Creek wetlands to the edge of development would range from 145 to 345 feet (Figure 1).

#### **Wetland and Riparian Areas-**

There would be no loss of wetland or riparian vegetation. These important habitat areas are proposed for open space/greenway. Buffer zones from the Little Thompson River riparian zone to the edge of development would range from 300 to over 600 feet. Buffer zones from the approximate edge of Dry Creek wetlands to the edge of development would range from 145 to 345 feet (Figure 1).

#### **Wildlife-**

The approximate 9.1 acre black-tailed prairie dog colony would be removed by project construction. Prior to construction or site disturbance the prairie dog colony would be removed by a CPW approved contractor. If prairie dog removal is scheduled for the period of burrowing owl nesting (March 1 to October 31) a nesting survey for burrowing owls will be completed according to CPW guidelines. If any nesting owls are present appropriate mitigation will be completed (delaying construction until the nesting season

is over, buffering the nesting area from disturbance). Note: no burrowing owls were observed using the prairie dog colony during the October survey. Even with colony removal open space areas would continue to provide raptor foraging areas.

Project construction would not result in habitat changes or habitat losses to important riparian/wetland habitat areas along Dry Creek or the Little Thompson River. There would be no permanent encroachment into riparian/wetland habitat areas. Temporary disturbance of these areas would occur with utility crossings. The most important migratory bird nesting and foraging areas on the site (Dry Creek and the Little Thompson River) would be protected as permanent open space.

The wildlife corridors along Dry Creek and the Little Thompson River would remain intact after project construction as part of the large open space/greenway areas. The project was designed to protect the wildlife corridors.

#### Rare Species-

The project is not expected to impact any Federal listed or special status wildlife or plant species. The site provides potential habitat to the Federal listed Preble's meadow jumping mouse, Ute ladies' tresses orchid and marginal potential habitat to the eastern black-rail. The site provides good potential habitat for the Monarch butterfly and potential habitat for the Sucklee's Cuckoo Bumblebee. Proposed greenway/open space and buffer zones along Dry Creek and the Little Thompson River would protect these potential habitat areas.

### **5.0 Conclusion, Proposed Mitigation**

Project construction would result in conversion of 36 acres of agricultural and pasture land to urban uses. Wildlife species using these areas would be displaced. To help avoid impacts to the important Dry Creek and Little Thompson River corridors over 65% of the project (68 acres) will be dedicated to open space/greenway. Buffer zones from the Little Thompson River riparian zone to the edge of development would range from 300 to over 600 feet. Buffer zones from the approximate edge of Dry Creek wetlands to the edge of lots would range from 145 to 345 feet (Figure 1). To protect the riparian corridors future use should be planned to minimize human disturbance in those areas.

Proposed mitigation and enhancement measures include:

- Lighting: To minimize light impacts into the adjacent natural areas all street lighting would be designed to be wildlife friendly.
- Black-tailed prairie dog control would be completed by CPW licensed contractor. Prior to any control or grading of the prairie dog colony a nesting burrowing owl survey will be completed if the work is proposed during the period of burrowing owl activity (March 1 to October 31).
- A nesting raptor survey will be completed prior to site grading or disturbance occurs during the raptor nesting period (February 1 to July 31). If any active

- raptor nests are located consultation with the CPW will occur to determine appropriate mitigation measures to protect the nest(s).
- If any disturbance will result to the wetland areas along Dry Creek or the Little Thompson River (stormwater outfalls, utility crossings) a formal wetland delineation will be completed in these areas. Appropriate permits would be obtained from the ACOE and or CDPHE
  - Proposed stormwater detention areas (within the greenway) would be seeded with an appropriate native grassland seed mix. Additional plantings of native shrubs and trees would be made in these areas (to be outlined in future Landscape Plan). These areas would not be mowed but would be allowed to develop into natural areas. Annual weed control would be completed according to the Weed Control Plan for the site. Note: weed control would not include any milkweed plants or other desirable species for butterflies/pollinators.
  - The larger open space/greenway areas (68 acres) would be conveyed to the Town of Berthoud. The Town of Berthoud would be responsible for management, enhancement and use of these areas. WCI can provide guidance for management and enhancements of these areas.

## 6.0 References

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**Attachment A- Site Photos**

Photo 1. Northeast site corner view to the west, tilled pasture.



Photo 2. Northeast site corner view to the south, farmstead, Little Thompson River Riparian Area.



Photo 3. Southwest site corner view to the east, weedy area, riparian zone along Little Thompson River.



Photo 4. Southwest site corner view to the north, seeded alfalfa, weedy area.



Photo 5. Northwest site corner view to the south, weedy area and tilled field.



Photo 6. Little Thompson River, and riparian zone eastern site boundary view to west.



Photo 7. Little Thompson River, narrow riparian zone, center of site to east.



Photo 8. Little Thompson River, narrow riparian zone, view to west.



Photo 9. Little Thompson River, coyote willow stand, view to west.



Photo 10. Little Thompson River and riparian zone, view to west of beaver dam.



Photo 11. Little Thompson River and riparian zone, west end of site view to east.



Photo 12. Dry Creek confluence with the Little Thompson River.



Photo 13. Dry Creek and cattail dominated wetland, northwest corner of eastern site.



Photo 14. View to north along Dry Creek, eastern site. Narrow channel and wetland.



Photo 15. View to north along Dry Creek, eastern site, narrow incised channel with narrow wetland.



Photo 16. Western parcel, view to the east from the northwest site corner, Dry Creek and narrow wetland area south of the Creek.



Photo 17. Western Parcel, view to the south from the northwest site corner, weedy pasture.



Photo 18. Western Parcel, view to the east from the southwest site boundary, weedy pasture, black-tailed prairie dog colony.



Photo 19. Western parcel, southwest site corner, view to the north, weedy pasture, black-tailed prairie dog colony.



Photo 20. Western parcel, southeast site corner view to the north.



Photo 21. Western parcel, southeast site corner view to the west, weedy pasture, black-tailed prairie dog colony.



Photo 22. Western parcel, view to west across center of the site, black-tailed prairie dog colony.



Photo 23. Western parcel, view along Dry Creek from eastern site boundary to the west, narrow wetland on south side of creek, larger wetland on north side of creek.



**UTILITY STUDY  
FOR  
LEWIS VALLEY  
BERTHOUD, COLORADO**

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**January 2026**

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2. WATER ANALYSIS ..... 2  
3. SEWER ANALYSIS ..... 4  
4. REFERENCES ..... 6  
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## 1. GENERAL LOCATION AND DESCRIPTION

### LOCATION

Lewis Valley is a residential development that is being developed in three phases: Lewis Valley West, Lewis Valley Central, and Lewis Valley East. The Lewis Valley developments are located in portions of Section 23 and Section 26, Township 4 North, Range 69 West of the Sixth Principal Meridian, Larimer County, Colorado. Lewis Valley West is bordered by Berthoud Parkway the west, the proposed Trails at Creek View development to the south, by Rose Farm subdivision to the north, and Hillsdale Park to the east. Lewis Valley Central and Lewis Valley East are bordered by the proposed Trails at Creek View development to the west, by the existing Heritage Ridge development to the north, by Little Thompson River to the south, and by S. County Road 15 and the BNSF railroad to the East. Two properties (Parcel No. 9426107501, and 9426005701) are the focus of this report showing the feasibility for Lewis Valley West, Lewis Valley Central, and Lewis Valley East.

### DESCRIPTION OF PROPERTY

The Lewis Valley developments consists of 104.1 acres. The majority of the property is undeveloped farmland with the far east area containing an existing house and outbuildings used for agricultural purposes. The topography of the site generally slopes from south to north on the eastern 20 acres and from northwest to southeast on the western 84 acres. Dry Creek runs through the site and the Little Thompson River runs along the southeast boundary with native vegetation along the waterways.

The NRCS Soils Survey indicates onsite soils are predominantly Table Mountain loam and Nunn clay loam, and Kim Loam with smaller portions of Longmont clay, Loveland Clay, Fort Collins Loam, and Satanta Loam. The soils are considered Type B , Type C and Type D soils in the NRCS Hydrologic Soils Group.

## 2. WATER ANALYSIS

The proposed water improvements were evaluated for the Lewis Valley development.

### PROJECT DESCRIPTION

This On-Site Water Study was created per requirements of the Town of Berthoud and has been developed to analyze the proposed water system, including proposed on-site public fire hydrants. The total site area is approximately 104.1 acres and has 109 lots proposed with a condition allowing for up to 150 dwelling units with the inclusion of multifamily lots. The project consists of SR - Suburban Residential and AG – Agricultural zoning.

Three connections to public mains are proposed. Lewis Valley West proposes a 8” water main extension from the 12” water main within Berthoud Parkway that was installed as a part of the Harvest Ridge development. Lewis Valley Central and Lewis Valley East propose an 8” water main connection to the existing 8” main in 5<sup>th</sup> street, and from the 12” water main extending through the Lewis Valley development area by the Trails at Creek View development. The mains will be utilized for ¾-inch domestic services, fire hydrants, and irrigation services. No reclaimed water mains are being proposed at this time.

### WATER SYSTEM REQUIREMENTS AND ASSUMPTIONS

We have included the results of our water model in the Appendix to show the pressures are adequate to service this subdivision. The water model utilizes two pressure tests, one at an existing hydrant within the Harvest Ridge subdivision, and the other at an existing hydrant within the Heritage Ridge Subdivision. 109 lots were used for this analysis. The model will be updated to the revised dwelling unit count if multifamily product is selected along the north of Pasture Drive at the Preliminary Plat stage. The pressure tests results were shown in the Trails at Creekview potable water modeling analysis performed by Northern Engineering dated August 2, 2022.

Water demand calculations were performed for Average Day Demand, Maximum Day Demand and Peak Hour Demands. The Town of Berthoud’s Water and Wastewater Master Plan, dated November 2023, provides guidance on criteria to be used for population, demand per capita as well as max day demand and peak hour factors. In order to be conservative, the following values were used, 2.6 capita/du, 400gpd/du, 2.5 max day demand factor, and 6.0 peak hour factor.

The demand assumptions for different uses were determined from Appendix B of the 2018 International Fire Code. The fire flow requirements are that a hydrant must provide 1500 gpm for 2 hours while remaining at 20 psi.

Hazen-William's friction coefficient "C" is equal to 130 for all PVC pipes. WaterCAD version V8i, a Bentley Systems, Inc. product, was used to model the water system for this project. WaterCAD uses a series of junctions with linked pipe runs to model water systems. Reservoirs are located at the water source. WaterCAD calculates the water pressure, velocity, head loss and hydraulic grade for each junction or pipe run.

## WATER SYSTEM RESULTS

Results for this model can be found in the appendices. There are 6-inch fire hydrant laterals on the hydrants. The controlling element for the required fire flow was H-2 with the most pipe loss.

## WATER SYSTEM DESIGN CONCLUSIONS

As seen in the results, the fire hydrants maintain 20 psi minimum pressure while providing 1,500 gpm. The hydrants that were modeled can be seen on the WaterCAD Layout Plan included in Appendix B.

The system conforms to 2018 international fire flow requirements; therefore, the proposed water system will adequately meet the Town's criteria.

### 3. SEWER ANALYSIS

The proposed sewer improvements were evaluated for the Lewis Valley development and also accounted for the development of Trails at Creek View development that will discharge from their proposed 12” main at the northwest end of Lewis Valley Central. The future development of the parcel to the southwest was also accounted for.

#### PROJECT DESCRIPTION

This On-Site Sanitary Sewer Study was created per criteria of the Town of Berthoud and has been developed to analyze the proposed sanitary sewer system for the Lewis Valley developments.

An existing 24” main runs parallel to Dry Creek to the north of Lewis Valley West and continues along the south end of Heritage Ridge. See Appendix C for sewer system layout.

The Town of Berthoud Water and Wastewater Master Plan Section 5.7 Proposed 20-Year Capital Improvement Plan WWC-2: Little Thompson Trunk Sewer identifies improvements downstream of the Dry Creek Sewer extension required to accommodate future developments currently planned. These improvements consist of upgrading a 24” and 30” diameter sewer to 30” and 42” respectively. These improvements extend over roughly 4,980 linear feet.

#### SANITARY SEWER SYSTEM REQUIREMENTS AND ASSUMPTIONS

The Town of Berthoud recommended sewer loading rates were used. The population per unit was assumed to be 2.6 based on the density and zoning of the proposed lots. 95 gpd was used as the per capita flow rate and 10% of the peak flow rate was used for infiltration. A peaking factor of 3 was used.

#### SANITARY SEWER SYSTEM RESULTS

Attached with this report in Appendix C is a spreadsheet identifying each section of pipe and its flow characteristics based on the amount of residential square footage, the type of usage, and infiltration contribution. Lewis Valley West will produce an average flow of 0.008 cfs and a peak flow of 0.024 cfs. The cumulative average flow from Lewis Valley Central, Lewis Valley East, The Trails at Creekview and the future development to the southwest was determined to be 0.277 cfs with a peak flow of 0.832 cfs.

Lewis Valley East, Lewis Valley West, Lewis Valley Central, Trails at Creekview and the future development to the southwest was determined to contribute 10.2% of flow to the capacity of the existing 24” pipe. We will continue to work with

town staff to ensure the required capital improvements are made at the Little Thompson Trunk Sewer to provide adequate capacity for the development.

#### **4. REFERENCES**

- A.** Denver Water Engineering Standards, Fourteenth Edition, Effective March 28, 2018
- B.** City and County of Denver Sanitary Sewer Design Technical Criteria Manual (Revised March 2008)
- C.** International Code Council 2018 International Fire Code (with Amendments from the Town of Berthoud)

## **APPENDICES**

### **Appendix A**

- Vicinity Map

### **Appendix B - Water System Results**

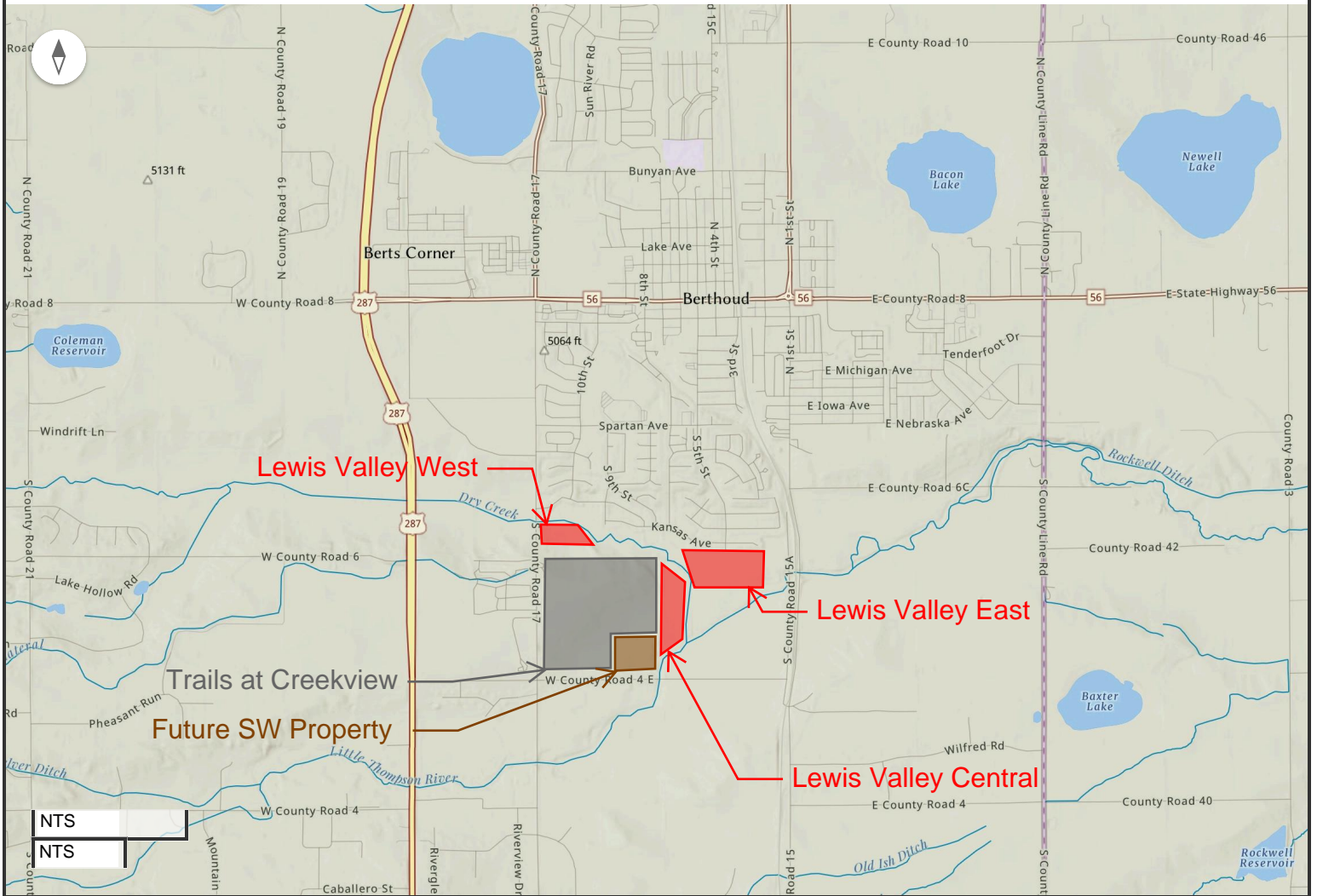
- Lewis Valley WaterCAD
- Trails at Creekview Potable Water Modeling Analysis Excerpt

### **Appendix C – Sewer System Summary**

- Sanitary Sewer Flow Calculations
- Sewer Analysis Layout Plan

# **Appendix A**

# Vicinity Map - Lewis Valley



# **Appendix B**

COMPUTED BY: AL  
 ON: 01/27/2026  
 SHEET 1 OF 1

Single Family Demand GPD/DU	400
Max Day Demand Factor	2.5
Peak Hour Demand Facotor	6

Water Demand Calculations										
Hydrant	No. of Lots	Capita per unit	Population	Average Day Demand		Max Day Demand		Peak Hour Demand		
				GPD	GPM	GPD	GMP	GPD	GPM	
1	10	2.6	26	4000	2.78	10000	6.94	24000	16.67	
2	11	2.6	29	4400	3.06	11000	7.64	26400	18.33	
3	12	2.6	31	4800	3.33	12000	8.33	28800	20.00	
5	14	2.6	36	5600	3.89	14000	9.72	33600	23.33	
6	14	2.6	36	5600	3.89	14000	9.72	33600	23.33	
7	10	2.6	26	4000	2.78	10000	6.94	24000	16.67	
8	8	2.6	21	3200	2.22	8000	5.56	19200	13.33	
9	9	2.6	23	3600	2.50	9000	6.25	21600	15.00	
11	6	2.6	16	2400	1.67	6000	4.17	14400	10.00	
12	10	2.6	26	4000	2.78	10000	6.94	24000	16.67	
13	5	2.6	13	2000	1.39	5000	3.47	12000	8.33	

# FIRE FLOW + MDD

**FlexTable: Hydrant Table**

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	1,507	5,020.77	23
118	H-2	4,965.50	8	5,030.07	28
119	H-3	4,967.00	8	5,042.29	33
121	H-5	4,968.70	10	5,043.56	32
122	H-6	4,968.50	10	5,043.48	32
123	H-7	4,970.50	7	5,047.73	33
124	H-8	4,971.20	6	5,050.58	34
125	H-9	4,969.40	6	5,050.58	35
168	H-11	5,017.00	4	5,224.08	90
212	H-12	4,992.00	7	5,224.08	100
214	H-13	4,992.00	3	5,224.08	100

# FIRE FLOW + MDD

**FlexTable: Hydrant Table**

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,030.07	28
118	H-2	4,965.50	1,508	5,015.32	22
119	H-3	4,967.00	8	5,042.29	33
121	H-5	4,968.70	10	5,043.56	32
122	H-6	4,968.50	10	5,043.48	32
123	H-7	4,970.50	7	5,047.73	33
124	H-8	4,971.20	6	5,050.58	34
125	H-9	4,969.40	6	5,050.58	35
168	H-11	5,017.00	4	5,224.08	90
212	H-12	4,992.00	7	5,224.08	100
214	H-13	4,992.00	3	5,224.08	100

# FIRE FLOW + MDD

**FlexTable: Hydrant Table**

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,042.76	33
118	H-2	4,965.50	8	5,042.76	33
119	H-3	4,967.00	1,508	5,027.31	26
121	H-5	4,968.70	10	5,040.80	31
122	H-6	4,968.50	10	5,043.48	32
123	H-7	4,970.50	7	5,047.38	33
124	H-8	4,971.20	6	5,050.49	34
125	H-9	4,969.40	6	5,050.49	35
168	H-11	5,017.00	4	5,224.08	90
212	H-12	4,992.00	7	5,224.08	100
214	H-13	4,992.00	3	5,224.08	100

# FIRE FLOW + MDD

**FlexTable: Hydrant Table**

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,043.46	33
118	H-2	4,965.50	8	5,043.46	34
119	H-3	4,967.00	8	5,040.81	32
121	H-5	4,968.70	1,510	5,025.87	25
122	H-6	4,968.50	10	5,043.47	32
123	H-7	4,970.50	7	5,047.14	33
124	H-8	4,971.20	6	5,050.43	34
125	H-9	4,969.40	6	5,050.43	35
168	H-11	5,017.00	4	5,224.08	90
212	H-12	4,992.00	7	5,224.08	100
214	H-13	4,992.00	3	5,224.08	100

# FIRE FLOW + MDD

**FlexTable: Hydrant Table**

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,043.40	33
118	H-2	4,965.50	8	5,043.40	34
119	H-3	4,967.00	8	5,043.42	33
121	H-5	4,968.70	10	5,043.46	32
122	H-6	4,968.50	1,510	5,031.76	27
123	H-7	4,970.50	7	5,047.16	33
124	H-8	4,971.20	6	5,050.44	34
125	H-9	4,969.40	6	5,050.44	35
168	H-11	5,017.00	4	5,224.08	90
212	H-12	4,992.00	7	5,224.08	100
214	H-13	4,992.00	3	5,224.08	100

# FIRE FLOW + MDD

**FlexTable: Hydrant Table**

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,047.08	35
118	H-2	4,965.50	8	5,047.08	35
119	H-3	4,967.00	8	5,046.88	35
121	H-5	4,968.70	10	5,046.55	34
122	H-6	4,968.50	10	5,046.59	34
123	H-7	4,970.50	1,507	5,036.50	29
124	H-8	4,971.20	6	5,050.04	34
125	H-9	4,969.40	6	5,050.04	35
168	H-11	5,017.00	4	5,224.08	90
212	H-12	4,992.00	7	5,224.08	100
214	H-13	4,992.00	3	5,224.08	100

# FIRE FLOW + MDD

**FlexTable: Hydrant Table**

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,050.09	36
118	H-2	4,965.50	8	5,050.09	37
119	H-3	4,967.00	8	5,050.03	36
121	H-5	4,968.70	10	5,049.92	35
122	H-6	4,968.50	10	5,049.94	35
123	H-7	4,970.50	7	5,049.66	34
124	H-8	4,971.20	1,506	5,032.53	27
125	H-9	4,969.40	6	5,043.82	32
168	H-11	5,017.00	4	5,224.08	90
212	H-12	4,992.00	7	5,224.08	100
214	H-13	4,992.00	3	5,224.08	100

# FIRE FLOW + MDD

**FlexTable: Hydrant Table**

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,050.09	36
118	H-2	4,965.50	8	5,050.09	37
119	H-3	4,967.00	8	5,050.03	36
121	H-5	4,968.70	10	5,049.92	35
122	H-6	4,968.50	10	5,049.94	35
123	H-7	4,970.50	7	5,049.66	34
124	H-8	4,971.20	6	5,043.82	31
125	H-9	4,969.40	1,506	5,031.29	27
168	H-11	5,017.00	4	5,224.08	90
212	H-12	4,992.00	7	5,224.08	100
214	H-13	4,992.00	3	5,224.08	100

# FIRE FLOW + MDD

**FlexTable: Hydrant Table**

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,220.96	110
118	H-2	4,965.50	8	5,220.96	111
119	H-3	4,967.00	8	5,220.96	110
121	H-5	4,968.70	10	5,220.96	109
122	H-6	4,968.50	10	5,220.96	109
123	H-7	4,970.50	7	5,220.96	108
124	H-8	4,971.20	6	5,220.97	108
125	H-9	4,969.40	6	5,220.97	109
168	H-11	5,017.00	1,504	5,101.53	37
212	H-12	4,992.00	7	5,112.60	52
214	H-13	4,992.00	3	5,114.16	53

# FIRE FLOW + MDD

**FlexTable: Hydrant Table**

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,220.96	110
118	H-2	4,965.50	8	5,220.96	111
119	H-3	4,967.00	8	5,220.96	110
121	H-5	4,968.70	10	5,220.96	109
122	H-6	4,968.50	10	5,220.96	109
123	H-7	4,970.50	7	5,220.96	108
124	H-8	4,971.20	6	5,220.97	108
125	H-9	4,969.40	6	5,220.97	109
168	H-11	5,017.00	4	5,113.08	42
212	H-12	4,992.00	1,507	5,083.18	39
214	H-13	4,992.00	3	5,111.47	52

# FIRE FLOW + MDD

**FlexTable: Hydrant Table**

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	7	5,220.96	110
118	H-2	4,965.50	8	5,220.96	111
119	H-3	4,967.00	8	5,220.96	110
121	H-5	4,968.70	10	5,220.96	109
122	H-6	4,968.50	10	5,220.96	109
123	H-7	4,970.50	7	5,220.96	108
124	H-8	4,971.20	6	5,220.97	108
125	H-9	4,969.40	6	5,220.97	109
168	H-11	5,017.00	4	5,114.47	42
212	H-12	4,992.00	7	5,111.47	52
214	H-13	4,992.00	1,503	5,104.56	49

# PEAK HOUR

**FlexTable: Hydrant Table**

ID	Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
117	H-1	4,966.50	17	5,219.16	109
118	H-2	4,965.50	18	5,219.16	110
119	H-3	4,967.00	20	5,219.17	109
121	H-5	4,968.70	23	5,219.17	108
122	H-6	4,968.50	23	5,219.17	108
123	H-7	4,970.50	17	5,219.20	108
124	H-8	4,971.20	13	5,219.22	107
125	H-9	4,969.40	15	5,219.22	108
168	H-11	5,017.00	10	5,224.00	90
212	H-12	4,992.00	17	5,223.99	100
214	H-13	4,992.00	8	5,223.99	100

# PEAK HOUR

**FlexTable: Junction Table**

ID	Label	Elevation (ft)	Hydraulic Grade (ft)	Pressure (psi)
35	J-1	4,969.50	5,219.68	108
37	J-2	4,969.50	5,219.57	108
39	J-3	4,969.50	5,219.54	108
41	J-4	4,968.00	5,219.46	109
43	J-5	4,969.00	5,219.26	108
45	J-6	4,969.50	5,219.24	108
47	J-7	4,965.00	5,219.20	110
49	J-8	4,961.00	5,219.19	112
51	J-9	4,960.70	5,219.18	112
53	J-10	4,959.50	5,219.17	112
61	J-14	4,960.50	5,219.17	112
63	J-15	4,960.00	5,219.17	112
65	J-16	4,960.60	5,219.17	112
67	J-17	4,961.00	5,219.17	112
69	J-18	4,961.00	5,219.17	112
71	J-19	4,962.50	5,219.17	111
73	J-20	4,962.60	5,219.18	111
75	J-21	4,961.50	5,219.18	111
80	J-23	4,963.50	5,219.20	111
82	J-24	4,965.00	5,219.23	110
84	J-25	4,965.00	5,219.23	110
86	J-26	4,964.20	5,219.22	110
88	J-27	4,962.40	5,219.22	111
90	J-28	4,962.10	5,219.22	111
96	J-31	4,975.00	5,219.23	106
137	J-41	4,969.50	5,219.59	108
140	J-42	4,969.50	5,219.23	108
162	J-43	5,019.00	5,224.00	89
164	J-44	5,009.00	5,224.00	93
166	J-45	5,001.00	5,224.00	96
176	J-46	4,969.14	5,219.24	108
179	J-47	4,968.50	5,219.24	108
180	J-48	4,966.38	5,219.24	109
181	J-49	4,964.12	5,219.23	110
182	J-50	4,964.29	5,219.23	110
193	J-51	4,959.10	5,219.17	113
195	J-52	4,995.00	5,223.99	99
197	J-53	4,985.00	5,223.99	103
199	J-54	4,985.00	5,223.99	103
201	J-55	4,985.00	5,223.99	103
203	J-56	4,983.00	5,223.99	104
205	J-57	4,981.00	5,223.99	105
207	J-58	4,985.00	5,223.99	103
209	J-59	4,993.00	5,224.00	100

# PEAK HOUR

## FlexTable: Pipe Table

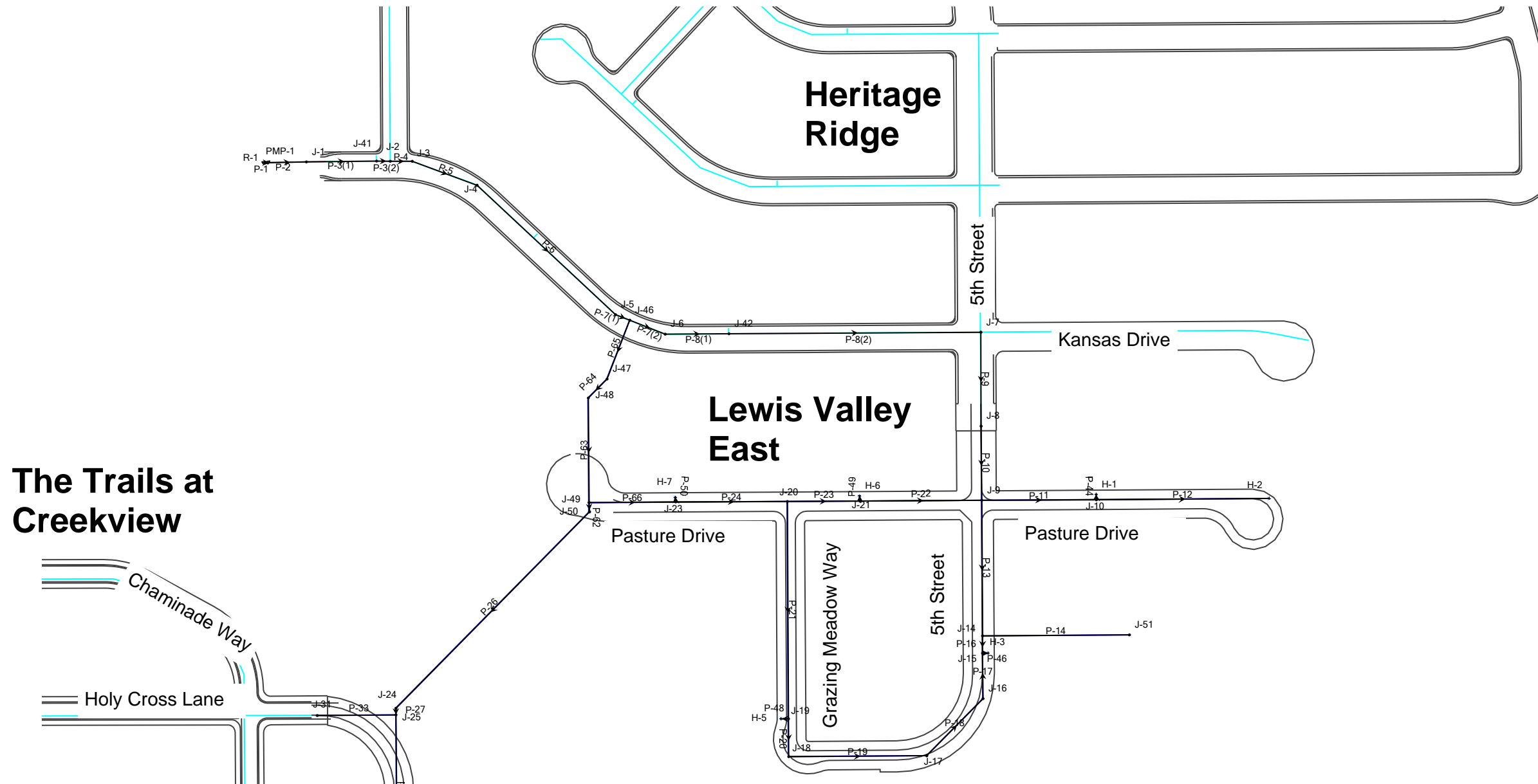
ID	Label	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)
34	P-1	1	48.0	Ductile Iron	140.0	147	0.03
36	P-2	78	8.0	PVC	130.0	147	0.94
40	P-4	44	8.0	PVC	130.0	147	0.94
42	P-5	140	8.0	PVC	130.0	147	0.94
44	P-6	384	8.0	PVC	130.0	147	0.94
50	P-9	191	8.0	PVC	130.0	46	0.30
52	P-10	150	8.0	PVC	130.0	46	0.30
54	P-11	232	8.0	PVC	130.0	35	0.22
64	P-16	35	8.0	PVC	130.0	19	0.12
66	P-17	92	8.0	PVC	130.0	1	0.01
68	P-18	163	8.0	PVC	130.0	1	0.01
70	P-19	280	8.0	PVC	130.0	1	0.01
72	P-20	77	8.0	PVC	130.0	1	0.01
74	P-21	441	8.0	PVC	130.0	25	0.16
76	P-22	248	8.0	PVC	130.0	7	0.05
77	P-23	147	8.0	PVC	130.0	31	0.20
85	P-27	13	12.0	PVC	130.0	28	0.08
87	P-28	311	12.0	PVC	130.0	28	0.08
89	P-29	472	12.0	PVC	130.0	15	0.04
91	P-30	30	8.0	PVC	130.0	0	0.00
97	P-33	160	12.0	PVC	130.0	0	0.00
127	P-44	11	6.0	PVC	130.0	17	0.19
129	P-46	11	6.0	PVC	130.0	20	0.23
131	P-48	15	6.0	PVC	130.0	23	0.26
132	P-49	11	6.0	PVC	130.0	23	0.26
133	P-50	9	6.0	PVC	130.0	17	0.19
134	P-51	24	6.0	PVC	130.0	13	0.15
135	P-52	14	6.0	PVC	130.0	15	0.17
138	P-3(1)	143	8.0	PVC	130.0	147	0.94
139	P-3(2)	28	8.0	PVC	130.0	147	0.94
141	P-8(1)	129	8.0	PVC	130.0	46	0.30
142	P-8(2)	511	8.0	PVC	130.0	46	0.30
161	P-55	1	48.0	Ductile Iron	140.0	35	0.01
163	P-56	195	8.0	PVC	130.0	35	0.22
165	P-57	208	8.0	PVC	130.0	21	0.13
167	P-58	136	8.0	PVC	130.0	11	0.07
171	P-60	14	6.0	PVC	130.0	10	0.11
177	P-7(1)	31	8.0	PVC	130.0	147	0.94
178	P-7(2)	77	8.0	PVC	130.0	46	0.30
184	P-26	559	12.0	PVC	130.0	28	0.08
185	P-62	19	12.0	PVC	130.0	28	0.08
186	P-63	212	12.0	PVC	130.0	100	0.28
187	P-64	54	12.0	PVC	130.0	100	0.28
188	P-65	128	12.0	PVC	130.0	100	0.28
189	P-66	176	8.0	PVC	130.0	72	0.46
190	P-24	227	8.0	PVC	130.0	55	0.35
191	P-12	350	8.0	PVC	130.0	18	0.12

# PEAK HOUR

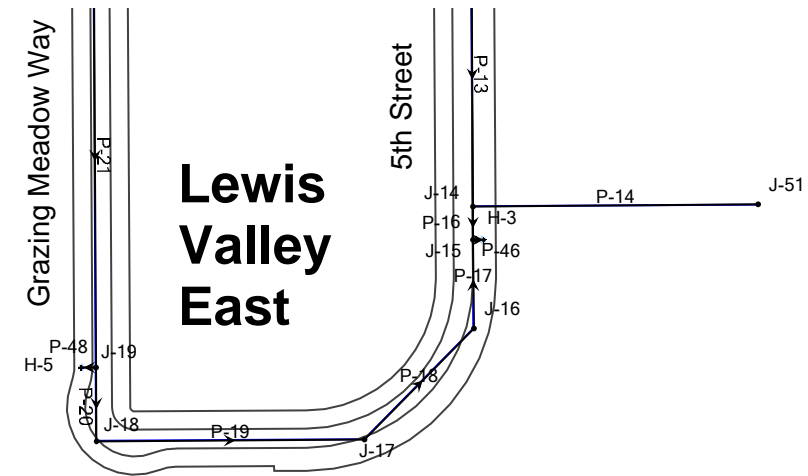
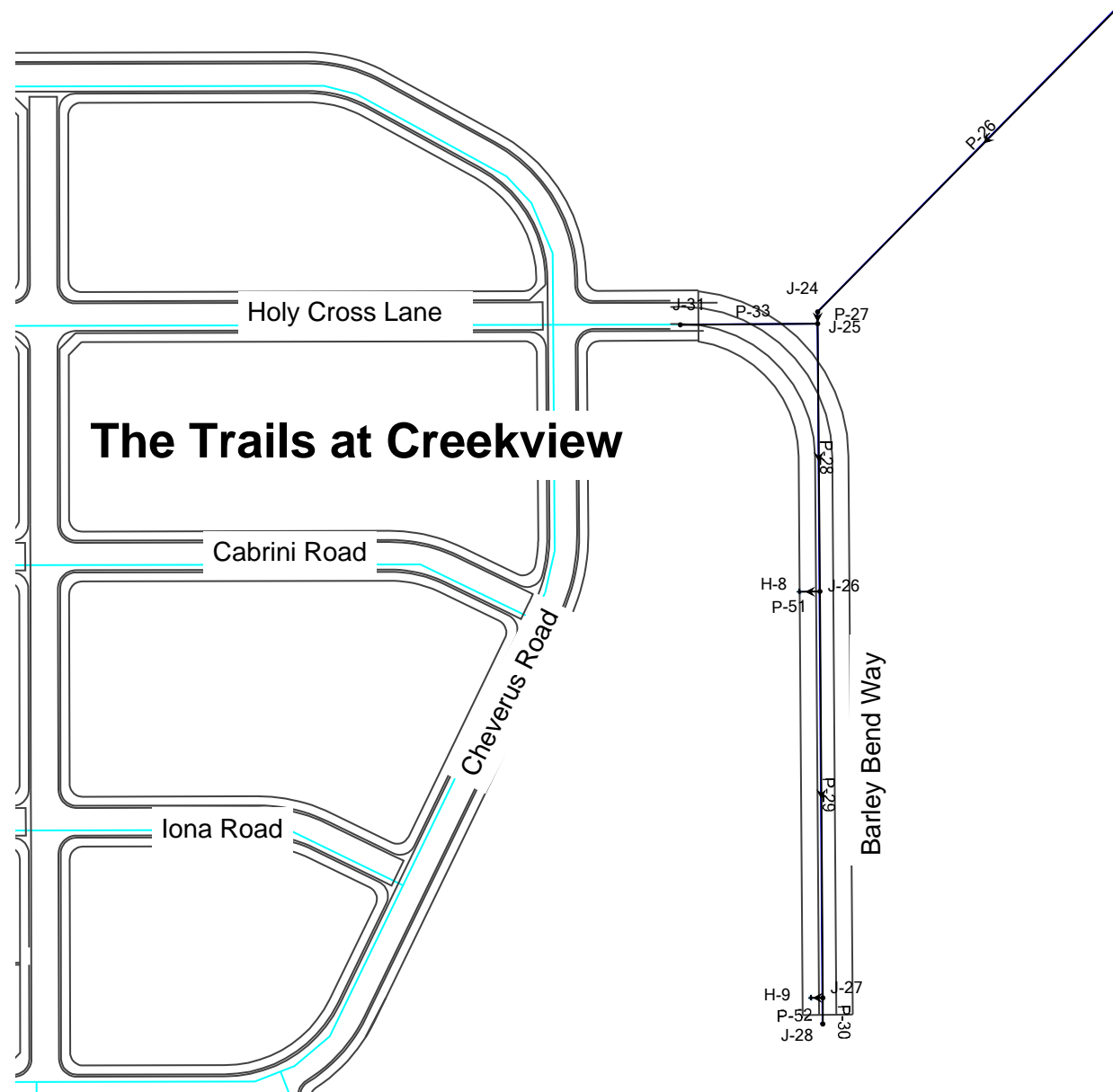
## FlexTable: Pipe Table

ID	Label	Length (ft)	Diameter (in)	Material	Hazen-Williams C	Flow (Absolute) (gpm)	Velocity (ft/s)
192	P-13	275	8.0	PVC	130.0	19	0.12
194	P-14	298	8.0	PVC	130.0	0	0.00
196	P-71	167	8.0	PVC	130.0	11	0.07
198	P-72	121	8.0	PVC	130.0	17	0.11
200	P-73	196	8.0	PVC	130.0	17	0.11
202	P-74	11	8.0	PVC	130.0	0	0.00
204	P-75	264	8.0	PVC	130.0	0	0.00
206	P-76	202	8.0	PVC	130.0	6	0.04
208	P-77	138	8.0	PVC	130.0	6	0.04
210	P-78	209	8.0	PVC	130.0	14	0.09
211	P-79	369	8.0	PVC	130.0	14	0.09
213	P-80	15	6.0	PVC	130.0	17	0.19
215	P-81	23	6.0	PVC	130.0	8	0.09

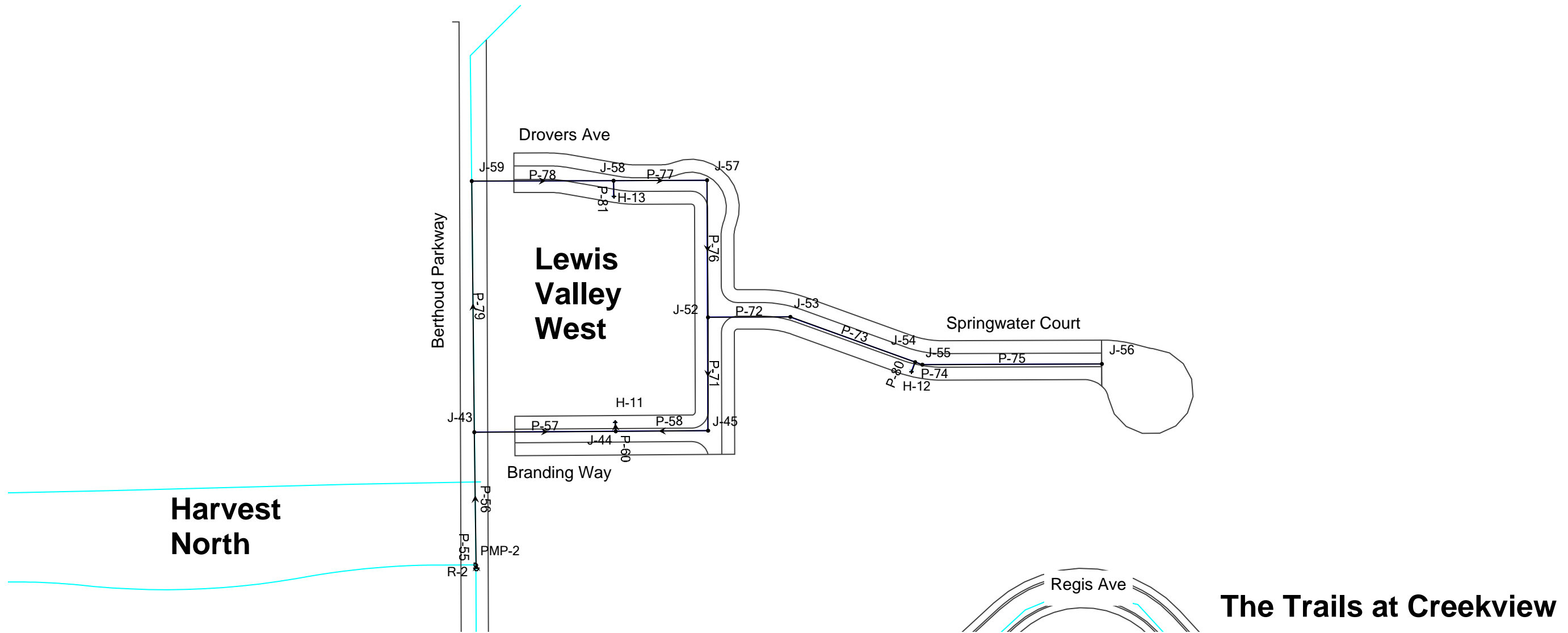
# Lewis Valley East



# Lewis Valley Central



# Lewis Valley West




POTABLE WATER MODELING ANALYSIS FOR

**ARBOR CAPITAL LLC**  
**TRAILS AT CREEKVIEW**

**August 2, 2022**

**NORTHERNENGINEERING.COM**  
970.221.4158  
**FORT COLLINS**  
**GREELEY**

 This Report is consciously provided as a PDF. Please consider the environment before printing this document in its entirety. When a hard copy is necessary, we recommend double-sided printing.

August 2, 2022  
 Town of Berthoud  
 Community Development/Engineering  
 807 Mountain Avenue  
 Berthoud, CO 80513

**RE: POTABLE WATER SYSTEM MODELLING  
 TRAILS AT CREEKVIEW**

Dear City Staff:

Trails at Creekview is a proposed 480 residential subdivision with a community pool and two parks at the south end of Berthoud. The project site is south of Dry Creek, west of Berthoud Parkway, and north of Larimer County Road 4E. The attached water modelling analysis of the potable water system for Trails at Creekview are in general conformance with the *Town of Berthoud Engineering and Infrastructure Design Standards and Construction Specifications (DSCS)*.

The water model for Trails at Creekview is intended to document the methodologies and assumptions used in the water model design. This model addresses the following:

- Water Distribution System Design and Demand Criteria
- Existing Water Infrastructure and Proposed Water Network
- Water Model Steady-State and Fire Flow Analysis Results

The following assumptions and design criteria were used in the potable water system analysis.

- Existing potable water lines will connect to Berthoud’s water system at Berthoud Parkway near Harvest Ridge Subdivision and at the intersection of Kansas Avenue and Canyonlands Street. The Town of Berthoud provided hydrant pressures at the northeast corner of Harvest Ridge, along Berthoud Parkway, and at the intersection of Kansas Avenue and Greenwood Drive.
- Hazen-Williams Friction Coefficient of 130 per Town of Berthoud DSCS.
- Maximum velocity in pipe shall be less than 10 feet per second (ft/s)
- Residential Fire Flow of 1,500 gallons per minute (gpm) with 20 psi residual pressure per hydrant.
- The potable water distribution system in all areas shall be designed for a maximum pressure of 110 psi and a minimum pressure of 45 psi for normal conditions.

The Town of Berthoud DSCS do not provide any water demand criteria per use or zoning. Therefore, an average daily demand of 400 gpd was assumed for single-family units and 350 gpd for multifamily units. These demands, along with maximum day and peak hour factors, are from the *City of Loveland Water and Wastewater Development Standards*. The average day demand assumes irrigation. Open space and park irrigation demands are assumed to be 24.0 gpm peak hour demand per the *City of Greeley Design Criteria and Construction Specifications*. Any additional demands are per the 2000 edition of the *American Water Works Association Distribution Systems Handbook*.

H2O Net was utilized to model the waterline network for Trails at Creekview. Provided below is a list of general model assumptions used in this analysis.

- Junction elevations are modeled 5-feet below the proposed ground surface.
- Demand for each unit is modeled at the nearest node on the main servicing the home. When applicable, demands for multiple units were accumulated along a single block.
- For each of the proposed connection points to the existing watermains, a reservoir with fixed head (based on the respective pressure zone) was utilized as source water. The modeled system connections to each respective reservoir use a 30-inch pipe to minimize any friction loss that would not actually exist. As such,

any 30-inch pipes shown in the model output files should be disregarded as any part of the design. A demand, equivalent to the tested flow rate, was assigned at the nearest node to account for flows within the existing water system.

The hydraulic model of the Trails at Creekview water system was analyzed using H2O Net under the two (2) flow scenarios using the calculated water demands. A model performance synopsis for each scenario is provided below. The complete model output files are provided in the Appendix.

**■** Peak Hour Demand (PHD)

The water model was analyzed for a steady state condition using Peak Hour Demands. The pressures, velocities, and head losses shown within this scenario are within the acceptable range per the Town of Berthoud DSCS except along the 12-inch transmission line between Kansas Avenue and Node J98 and along Chevrus Road within the southeast corner of the property. While the static pressure is greater than the Town's operating pressure of 100 psi, they are within the same range as the existing test pressure of 107 psi at the intersection of Kansas Avenue and Greenwood Drive. The highest pressure of 109 psi is at the Dry Creek crossing on the 12-inch transmission line. Furthermore, C900 DR18 PVC pipe is rated for a maximum pressure of 235 psi with a 2.5:1 safety factor.

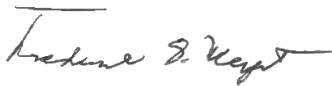
**■** Peak Hour Demand (PHD) + Fire Flow

H2O Net simulated a fire flow demand at each hydrant with minimum residual pressure of 20 psi. Most of the hydrants were modeled at 1,500 gpm fire flow with peak hour demands on the system except for the hydrants around the multifamily units. The hydrants surrounding the multifamily units were modeled at 2,250 gpm with peak hour demands on the system. The system can provide a fire demand with no significant reduction in residual pressure throughout the system.

The proposed water system for Trails at Creekview are in general compliance with the Town of Berthoud standards and will provide a fire flow demand greater than 1,500 gpm throughout the project. The static pressure for most of the site is between 45 and 100 psi except along Chevrus Road and at the connection to the existing Town system in Kansas Avenue. However, the proposed static pressures is equivalent to the existing tested pressure at the intersection of Kansas Avenue and Greenwood Drive.

Sincerely,

**NORTHERN ENGINEERING SERVICES, INC.**



**Frederick S. Wegert, PE**  
Project Engineer

Attachments:

- Water Demand Calculations
- Water Model Results (Nodes)
- Water Model Results (Pipes)
- Fire Flow Analysis Results
- Water Model Exhibit

**ATTACHMENTS**  
WATER SYSTEM EXHIBIT AND  
MODEL RESULTS

**TRAILS AT CREEKVIEW CURRENT LAND USE SUMMARY & POTABLE WATER DEMANDS**

<b>Project Number:</b>	998-007	<b>Date:</b>	August 2, 2022
<b>Project Name:</b>	Trails at Creekview	<b>Client:</b>	Arbor Capital, LLC
<b>Project Location:</b>	Berthoud, Colorado	<b>Calc. By:</b>	F. Wegert

Notes:

1) The Town of Berthoud Design Standards and Construction Specifications do not provide any water demand criteria per use or zoning. Therefore, residential demands and peaking factors are per the City of Loveland Water and Wastewater Development Standards. Residential flows assume irrigation.

2) The Town of Berthoud Design Standards and Construction Specifications do not provide any water demand criteria per use or zoning. Therefore, irrigation demands are per the City of Greeley Design Criteria and Construction Specifications.

3) The Town of Berthoud Design Standards and Construction Specifications do not provide any water demand criteria per use or zoning. Therefore, swimming pool demands are per the American Water Works Association Water Distribution Systems Handbook, Mays, Larry, 2000. Assumed the swimming pool's capacity is limited to 100 people. Irrigation assumed to be included as part of the park.

**Residential Demands<sup>1</sup>**

Average Daily Demand		Occupancy	
Single-Family:	400 gpd/unit	Single-Family:	2.7 cap./unit
Multifamily:	350 gpd/unit	Multifamily:	1.7 cap./unit
Peaking Factor			
Max. Day Demand	2.5 x ADD		
Peak Hour Demand	6.0 x ADD		

**Irrigation Demands<sup>2</sup>**

**Swimming Pools Demands<sup>3</sup>**

Peak Hour Demand		Average Daily Demand	
Irrigation:	24.0 gpm/acre	Swimming Pool	14 gpcd

**CALCULATED RESIDENTIAL & COMMERCIAL WATER DEMANDS**

Land Use				Population			Demand per Unit (gpm/unit)	Average Daily Demand		Max. Day Demand		Peak Hour Demand	
Description	Landuse	Area (sq. ft.)	Area (acres)	Lots	Capita per Unit	Population		GPD	GPM	GPD	GPM	GPD	GPM
Cabrini Road - John Carroll to Cristo Rey	Single-Family	39,385	0.9	12	2.7	32	400.0	4,800	3.3	12,000	8.3	72,000	50.0
Cabrini Road - John Carroll to Cristo Rey	Multifamily	17,358	0.4	6	1.7	10	350.0	2,100	1.5	5,250	3.6	31,500	21.9
Cabrini Road - Cristo Rey to Gonzaga	Single-Family	30,019	0.7	4	2.7	11	400.0	1,600	1.1	4,000	2.8	24,000	16.7
Cabrini Road - Gonzaga to St. Peter	Single-Family	68,529	1.6	9	2.7	24	400.0	3,600	2.5	9,000	6.3	54,000	37.5
Cabrini Road - Community Pool	Commercial	26,952	0.6	1	100.0	100		1,400	1.0	3,500	2.4	21,000	14.6
Cabrini Road - St. Peter to Le Moyne	Single-Family	70,583	1.6	9	2.7	24	400.0	3,600	2.5	9,000	6.3	54,000	37.5
Cabrini Road - Le Moyne to Chevrus	Single-Family	118,763	2.7	16	2.7	43	400.0	6,400	4.4	16,000	11.1	96,000	66.7
Canisus Lane	Single-Family	9,244	0.2	1	2.7	3	400.0	400	0.3	1,000	0.7	6,000	4.2
Chaminade Way - John Carroll to Gonzaga	Single-Family	79,812	1.8	11	2.7	30	400.0	4,400	3.1	11,000	7.6	66,000	45.8
Chaminade Way - Gonzaga to St. Peter	Single-Family	128,593	3.0	18	2.7	49	400.0	7,200	5.0	18,000	12.5	108,000	75.0
Chaminade Way @ Holy Cross	Single-Family	109,246	2.5	16	2.7	43	400.0	6,400	4.4	16,000	11.1	96,000	66.7
Chaminade Way @ Le Moyne Ave.	Single-Family	68,775	1.6	10	2.7	27	400.0	4,000	2.8	10,000	6.9	60,000	41.7
Chaminade Way - East	Single-Family	27,856	0.6	4	2.7	11	400.0	1,600	1.1	4,000	2.8	24,000	16.7
Chevrus Road - North	Single-Family	15,611	0.4	2	2.7	5	400.0	800	0.6	2,000	1.4	12,000	8.3
Chevrus Road - Holy Cross to Cabrini	Single-Family	40,786	0.9	6	2.7	16	400.0	2,400	1.7	6,000	4.2	36,000	25.0
Chevrus Road - Iona to Cabrini	Single-Family	30,250	0.7	5	2.7	14	400.0	2,000	1.4	5,000	3.5	30,000	20.8
Chevrus Road - South	Single-Family	25,217	0.6	4	2.7	11	400.0	1,600	1.1	4,000	2.8	24,000	16.7
Cristo Rey Drive - North	Multifamily	30,338	0.7	10	1.7	17	350.0	3,500	2.4	8,750	6.1	52,500	36.5
Cristo Rey Drive - South	Multifamily	15,252	0.4	5	1.7	9	350.0	1,750	1.2	4,375	3.0	26,250	18.2
Holy Cross Lane - East Half	Single-Family	107,575	2.5	15	2.7	41	400.0	6,000	4.2	15,000	10.4	90,000	62.5
Holy Cross Lane - West Half	Single-Family	96,298	2.2	13	2.7	35	400.0	5,200	3.6	13,000	9.0	78,000	54.2
Iona Road - East Half	Single-Family	85,484	2.0	12	2.7	32	400.0	4,800	3.3	12,000	8.3	72,000	50.0
Iona Road - West Half	Single-Family	57,022	1.3	12	2.7	32	400.0	4,800	3.3	12,000	8.3	72,000	50.0
John Carroll Road - Chaminade to Rockhurst	Single-Family	23,100	0.5	4	2.7	11	400.0	1,600	1.1	4,000	2.8	24,000	16.7
John Carroll Road - Rockhurst to Cabrini	Single-Family	27,885	0.6	5	2.7	14	400.0	2,000	1.4	5,000	3.5	30,000	20.8
John Carroll Road - Cabrini to Wheeling	Single-Family	20,160	0.5	7	2.7	19	400.0	2,800	1.9	7,000	4.9	42,000	29.2
John Carroll Road - Cabrini to Wheeling	Multifamily	25,721	0.6	8	1.7	14	350.0	2,800	1.9	7,000	4.9	42,000	29.2
John Carroll Road - Wheeling to Xavier	Single-Family	25,920	0.6	9	2.7	24	400.0	3,600	2.5	9,000	6.3	54,000	37.5
John Carroll Road - Wheeling to Xavier	Multifamily	15,252	0.4	5	1.7	9	350.0	1,750	1.2	4,375	3.0	26,250	18.2
John Carroll Road - South	Single-Family	30,346	0.7	5	2.7	14	400.0	2,000	1.4	5,000	3.5	30,000	20.8
Internal Multifamily - North	Multifamily	25,884	0.6	7	1.7	12	350.0	2,450	1.7	6,125	4.3	36,750	25.5

**TRAILS AT CREEKVIEW CURRENT LAND USE SUMMARY & POTABLE WATER DEMANDS**

<b>Project Number:</b>	998-007	<b>Date:</b>	August 2, 2022
<b>Project Name:</b>	Trails at Creekview	<b>Client:</b>	Arbor Capital, LLC
<b>Project Location:</b>	Berthoud, Colorado	<b>Calc. By:</b>	F. Wegert

Notes:

1) The *Town of Berthoud Design Standards and Construction Specifications* do not provide any water demand criteria per use or zoning. Therefore, residential demands and peaking factors are per the *City of Loveland Water and Wastewater Development Standards*. Residential flows assume irrigation.

2) The *Town of Berthoud Design Standards and Construction Specifications* do not provide any water demand criteria per use or zoning. Therefore, irrigation demands are per the *City of Greeley Design Criteria and Construction Specifications*.

3) The *Town of Berthoud Design Standards and Construction Specifications* do not provide any water demand criteria per use or zoning. Therefore, swimming pool demands are per the *American Water Works Association Water Distribution Systems Handbook*, Mays, Larry, 2000. Assumed the swimming pool's capacity is limited to 100 people. Irrigation assumed to be included as part of the park.

Residential Demands <sup>1</sup>			
Average Daily Demand		Occupancy	
Single-Family:	400 gpd/unit	Single-Family:	2.7 cap./unit
Multifamily:	350 gpd/unit	Multifamily:	1.7 cap./unit
Peaking Factor			
Max. Day Demand	2.5 x ADD		
Peak Hour Demand	6.0 x ADD		
Irrigation Demands <sup>2</sup>		Swimming Pools Demands <sup>3</sup>	
Peak Hour Demand		Average Daily Demand	
Irrigation:	24.0 gpm/acre	Swimming Pool	14 gpcd

**CALCULATED RESIDENTIAL & COMMERCIAL WATER DEMANDS**

Land Use				Population			Demand per Unit (gpm/unit)	Average Daily Demand		Max. Day Demand		Peak Hour Demand	
Description	Landuse	Area (sq. ft.)	Area (acres)	Lots	Capita per Unit	Population		GPD	GPM	GPD	GPM	GPD	GPM
Internal Multifamily - Southwest	Multifamily	14,786	0.3	5	1.7	9	350.0	1,750	1.2	4,375	3.0	26,250	18.2
Internal Multifamily - Southeast	Multifamily	14,710	0.3	5	1.7	9	350.0	1,750	1.2	4,375	3.0	26,250	18.2
Regis Avenue - East Half	Single-Family	57,243	1.3	9	2.7	24	400.0	3,600	2.5	9,000	6.3	54,000	37.5
Regis Avenue - West Half	Single-Family	133,127	3.1	18	2.7	49	400.0	7,200	5.0	18,000	12.5	108,000	75.0
Rockhurst Street - East Half	Single-Family	133,775	3.1	18	2.7	49	400.0	7,200	5.0	18,000	12.5	108,000	75.0
Rockhurst Street - West Half	Single-Family	119,407	2.7	23	2.7	62	400.0	9,200	6.4	23,000	16.0	138,000	95.8
Scranton Drive - East Half	Single-Family	151,411	3.5	21	2.7	57	400.0	8,400	5.8	21,000	14.6	126,000	87.5
Scranton Drive - Cristo Rey to Bellamine	Single-Family	188,605	4.3	27	2.7	73	400.0	10,800	7.5	27,000	18.8	162,000	112.5
Scranton Drive - West Half	Single-Family	109,548	2.5	17	2.7	46	400.0	6,800	4.7	17,000	11.8	102,000	70.8
Wheeling Avenue - Cristo Rey to Bellamine	Single-Family	101,178	2.3	20	2.7	54	400.0	8,000	5.6	20,000	13.9	120,000	83.3
Wheeling Avenue - Bellarmine to St. Peter	Single-Family	74,376	1.7	10	2.7	27	400.0	4,000	2.8	10,000	6.9	60,000	41.7
Wheeling Avenue @ Le Moyne Ave.	Single-Family	64,395	1.5	13	2.7	35	400.0	5,200	3.6	13,000	9.0	78,000	54.2
Xavier Street - East Half	Single-Family	68,038	1.6	10	2.7	27	400.0	4,000	2.8	10,000	6.9	60,000	41.7
Xavier Street - Cristo Rey to Bellamine	Single-Family	145,137	3.3	27	2.7	73	400.0	10,800	7.5	27,000	18.8	162,000	112.5
Xavier Street - West Half	Single-Family	47,801	1.1	7	2.7	19	400.0	2,800	1.9	7,000	4.9	42,000	29.2
<b>Total Residential &amp; Commercial Demand</b>		<b>2,916,753</b>	<b>67.0</b>	<b>481</b>		<b>1,245</b>		<b>190,850</b>	<b>132.5</b>	<b>477,125</b>	<b>331.3</b>	<b>2,862,750</b>	<b>1,988.0</b>

**TRAILS AT CREEKVIEW CURRENT LAND USE SUMMARY & POTABLE WATER DEMANDS**

<b>Project Number:</b>	998-007	<b>Date:</b>	August 2, 2022
<b>Project Name:</b>	Trails at Creekview	<b>Client:</b>	Arbor Capital, LLC
<b>Project Location:</b>	Berthoud, Colorado	<b>Calc. By:</b>	F. Wegert
<b>Residential Demands<sup>1</sup></b>			
<b>Average Daily Demand</b>		<b>Occupancy</b>	
Single-Family:	400 gpd/unit	Single-Family:	2.7 cap./unit
Multifamily:	350 gpd/unit	Multifamily:	1.7 cap./unit
<b>Peaking Factor</b>			
Max. Day Demand	2.5 x ADD		
Peak Hour Demand	6.0 x ADD		
<b>Irrigation Demands<sup>2</sup></b>		<b>Swimming Pools Demands<sup>3</sup></b>	
<b>Peak Hour Demand</b>		<b>Average Daily Demand</b>	
Irrigation:	24.0 gpm/acre	Swimming Pool	14 gpcd

Notes:

1) The *Town of Berthoud Design Standards and Construction Specifications* do not provide any water demand criteria per use or zoning. Therefore, residential demands and peaking factors are per the *City of Loveland Water and Wastewater Development Standards*. Residential flows assume irrigation.

2) The *Town of Berthoud Design Standards and Construction Specifications* do not provide any water demand criteria per use or zoning. Therefore, irrigation demands are per the *City of Greeley Design Criteria and Construction Specifications*.

3) The *Town of Berthoud Design Standards and Construction Specifications* do not provide any water demand criteria per use or zoning. Therefore, swimming pool demands are per the *American Water Works Association Water Distribution Systems Handbook*, Mays, Larry, 2000. Assumed the swimming pool's capacity is limited to 100 people. Irrigation assumed to be included as part of the park.

**CALCULATED IRRIGATION WATER DEMANDS**

Land Use				Not Used	Average Daily Demand		Max. Day Demand		Peak Hour Demand	
Description	Landuse	Area (sq. ft.)	Area (acres)		GPD	GPM	GPD	GPM	GPD	GPM
Cabrini Road - Park	Irrigation Only	225,196	5.2		29,778	20.7	74,445	51.7	178,668	124.1
Cabrini Road - Open Space	Irrigation Only	37,232	0.9		4,923	3.4	12,308	8.5	29,540	20.5
Chaminade Way - Open Space	Irrigation Only	194,618	4.5		25,735	17.9	64,337	44.7	154,408	107.2
Chaminade Way - East Pocket Open Space	Irrigation Only	27,801	0.6		3,676	2.6	9,190	6.4	22,057	15.3
Chaminade Way / Gonzaga Drive - Open Space	Irrigation Only	66,475	1.5		8,790	6.1	21,975	15.3	52,740	36.6
Cheverus Road - Open Space	Irrigation Only	160,863	3.7		21,271	14.8	53,178	36.9	127,627	88.6
Cheverus Road - North Pocket Open Space	Irrigation Only	18,581	0.4		2,457	1.7	6,142	4.3	14,742	10.2
Cheverus Road - South Pocket Open Space	Irrigation Only	12,714	0.3		1,681	1.2	4,203	2.9	10,087	7.0
Cristo Rey Drive- Open Space	Irrigation Only	46,658	1.1		6,170	4.3	15,424	10.7	37,018	25.7
Holy Cross Lane - Upper Pocket Open Space	Irrigation Only	10,653	0.2		1,409	1.0	3,522	2.4	8,452	5.9
John Carroll Road - North Open Space	Irrigation Only	37,811	0.9		5,000	3.5	12,499	8.7	29,999	20.8
John Carroll Road - South Open Space	Irrigation Only	40,160	0.9		5,310	3.7	13,276	9.2	31,863	22.1
Northeast Corner of Site - Open Space	Irrigation Only	100,835	2.3		13,334	9.3	33,334	23.1	80,001	55.6
Regis Avenue - Open Space	Irrigation Only	107,226	2.5		14,179	9.8	35,446	24.6	85,072	59.1
Saint Peter Lane - Open Space	Irrigation Only	22,188	0.5		2,934	2.0	7,335	5.1	17,604	12.2
Saint Peter Lane / Iona Road - Open Space	Irrigation Only	7,817	0.2		1,034	0.7	2,584	1.8	6,202	4.3
Southeast Corner - Open Space	Irrigation Only	408,817	9.4		54,058	37.5	135,146	93.9	324,350	225.2
Southwest Corner - Open Space	Irrigation Only	78,416	1.8		10,369	7.2	25,923	18.0	62,214	43.2
Xavier Street - Park	Irrigation Only	50,230	1.2		6,642	4.6	16,605	11.5	39,852	27.7
Xavier Street - Open Space	Irrigation Only	29,046	0.7		3,841	2.7	9,602	6.7	23,045	16.0
<b>Total Irrigation Demand</b>		<b>1,683,337</b>	<b>38.6</b>		<b>222,590</b>	<b>154.6</b>	<b>556,475</b>	<b>386.4</b>	<b>1,335,540</b>	<b>927.5</b>

## RESULTS OF WATER SYSTEM MODEL (NODES)

Project Number:		998-007		Date:		August 2, 2022	
Project Name:		Trails at Creekview		Client:		Arbor Capital, LLC	
Project Location:		Berthoud, Colorado		Calc. By:		F. Wegert	
ID	Description	Phase	Demand (gpm)	Elevation (ft)	Head (ft)	Pressure (psi)	
J10	Tee	1	1,215.00	5,031.52	5,224.91	83.79	
J12	Tee	1	-	5,038.14	5,217.79	77.84	
J14	Tee	1	-	5,038.39	5,215.45	76.72	
J16	Tee	1	-	5,037.28	5,214.62	76.84	
J18	Tee	1	-	5,033.04	5,213.78	78.32	
J20	Intermediate Node	1	-	5,026.04	5,213.54	81.25	
J22	Tee	1	-	5,022.51	5,213.31	82.67	
J24	Intermediate Node	1	-	5,016.04	5,213.30	85.47	
J26	Fire Hydrant	1	43.20	5,004.69	5,213.30	90.39	
J28	Fire Hydrant	1	-	5,037.07	5,214.21	76.75	
J30	Bend	1	-	5,035.50	5,213.97	77.33	
J32	Bend	1	75.00	5,035.13	5,213.90	77.46	
J34	Fire Hydrant	1	-	5,029.08	5,213.79	80.03	
J36	Fire Hydrant	1	96.60	5,012.57	5,213.59	87.10	
J38	Bend	1	-	5,010.90	5,213.58	87.82	
J40	Bend	1	-	5,009.94	5,213.56	88.23	
J42	Cross	1	-	5,037.67	5,214.26	76.52	
J44	Bend	1	-	5,032.13	5,214.09	78.84	
J46	Bend	1	-	5,025.43	5,213.95	81.68	
J48	Intermediate Node	1	-	5,016.33	5,213.74	85.54	
J50	Cross	1	-	5,008.86	5,213.54	88.69	
J52	Bend	1	-	5,008.11	5,213.54	89.01	
J54	Intermediate Node	1	-	5,006.60	5,213.53	89.66	
J56	Intermediate Node	1	-	4,998.43	5,213.52	93.20	
J58	Bend	1	-	4,989.06	5,213.51	97.25	
J60	Bend	1	-	4,997.87	5,213.51	93.44	
J62	Bend	1	-	4,982.14	5,213.50	100.25	
J64	Tee	1	-	5,037.55	5,214.22	76.55	
J66	Demand Node	1	45.80	5,032.02	5,213.91	78.81	
J68	Bend	1	36.60	5,025.32	5,213.73	81.64	
J70	Fire Hydrant	1	-	5,023.64	5,213.70	82.35	
J72	Demand Node	1	75.00	5,016.22	5,213.57	85.51	
J74	Fire Hydrant	1	-	5,008.93	5,213.53	88.65	
J76	Cross	1	-	5,008.75	5,213.52	88.73	
J78	Bend	1	-	5,007.99	5,213.39	89.00	
J80	Tee	1	66.70	5,006.52	5,213.18	89.54	
J82	Fire Hydrant	1	-	5,006.24	5,213.18	89.67	
J84	Fire Hydrant	1	148.90	4,997.17	5,213.17	93.59	
J86	Bend	1	-	4,988.95	5,213.31	97.22	
J88	Bend	1	16.70	4,997.76	5,213.33	93.41	
J90	Fire Hydrant	1	15.30	4,982.93	5,213.43	99.87	
J92	Tee	1	-	4,981.12	5,213.47	100.68	
J94	Tee	1	-	5,008.75	5,213.50	88.72	
J96	Vertical Bend	1	55.60	4,976.00	5,213.59	102.95	
J98	Bend	1	-	4,968.15	5,213.72	106.41	
J100	Creek Crossing	1	-	4,962.00	5,213.87	109.14	

## RESULTS OF WATER SYSTEM MODEL (NODES)

<b>Project Number:</b>	998-007	<b>Date:</b>	August 2, 2022
<b>Project Name:</b>	Trails at Creekview	<b>Client:</b>	Arbor Capital, LLC
<b>Project Location:</b>	Berthoud, Colorado	<b>Calc. By:</b>	F. Wegert

ID	Description	Phase	Demand (gpm)	Elevation (ft)	Head (ft)	Pressure (psi)
J102	Creek Crossing	1	-	4,964.36	5,213.94	108.14
J104	Bend	1	-	4,966.72	5,213.98	107.14
J106	Bend	1	-	4,967.44	5,214.24	106.94
J108	Tee	1	-	4,969.08	5,214.32	106.26
J110	Tee	1	-	4,969.12	5,215.20	106.63
J112	Tee	1	1,330.00	4,969.50	5,216.67	107.10
J114	Bend	1	-	5,009.82	5,213.12	88.09
J116	Bend	1	60.10	5,010.97	5,213.07	87.57
J118	Bend	1	-	5,009.33	5,213.06	88.28
J120	Fire Hydrant	1	-	5,004.08	5,213.04	90.54
J122	Fire Hydrant	1	62.50	4,987.65	5,212.98	97.64
J124	Tee	1	-	4,979.29	5,212.98	101.26
J126	Fire Hydrant	1	-	4,974.16	5,212.98	103.48
J128	Bend	1	8.30	4,979.86	5,213.23	101.12
J130	End of Phase	1	25.00	4,978.52	5,212.59	101.42
J132	Fire Hydrant	2	-	4,977.54	5,212.16	101.66
J134	Tee	2	-	4,977.19	5,212.00	101.74
J136	Bend	2	-	4,980.14	5,211.96	100.45
J138	Fire Hydrant	2	66.70	4,985.82	5,211.92	97.97
J140	Fire Hydrant	2	37.50	4,995.05	5,211.90	93.96
J142	Bend	2	-	4,998.23	5,211.90	92.58
J144	Demand Node	2	31.00	4,976.15	5,211.75	102.08
J146	Tee	2	-	4,975.12	5,211.55	102.44
J148	Fire Hydrant	2	-	4,975.58	5,211.55	102.24
J150	Bend	2	50.00	4,978.70	5,211.55	100.89
J152	Fire Hydrant	2	50.00	4,986.42	5,211.55	97.55
J154	Bend	2	112.30	4,974.17	5,211.36	102.77
J156	Tee	2	-	4,975.31	5,211.35	102.27
J158	Fire Hydrant	2	4.20	4,971.56	5,211.34	103.90
J160	Fire Hydrant	2	-	4,979.93	5,211.32	100.26
J162	Tee	2	54.20	4,983.78	5,211.29	98.58
J164	Cross	2	-	4,988.70	5,211.46	96.52
J166	Fire Hydrant	2	-	4,990.58	5,211.59	95.76
J168	Tee	2	4.30	4,991.36	5,211.60	95.43
J170	Cross	2	-	4,999.37	5,211.90	92.09
J172	Bend	2	-	5,002.20	5,212.12	90.96
J174	Fire Hydrant	2	12.20	5,008.57	5,212.64	88.42
J176	Tee	2	-	5,009.75	5,212.77	87.97
J178	End of Phase	1	-	5,009.53	5,213.21	88.25
J180	End of Phase	2	-	5,009.91	5,212.77	87.90
J182	Fire Hydrant	3	75.00	5,014.56	5,212.78	85.89
J184	Intermediate Node	3	-	5,017.43	5,212.81	84.66
J186	Fire Hydrant	3	95.80	5,022.81	5,212.86	82.35
J188	Tee	3	20.80	5,031.45	5,213.12	78.72
J190	End of Phase	1	16.70	5,034.79	5,213.74	77.54
J192	End of Phase	2	-	5,000.04	5,211.89	91.80

## RESULTS OF WATER SYSTEM MODEL (NODES)

Project Number:		998-007		Date:		August 2, 2022	
Project Name:		Trails at Creekview		Client:		Arbor Capital, LLC	
Project Location:		Berthoud, Colorado		Calc. By:		F. Wegert	
ID	Description	Phase	Demand (gpm)	Elevation (ft)	Head (ft)	Pressure (psi)	
J194	Fire Hydrant	3	52.10	5,003.86	5,211.86	90.13	
J196	Fire Hydrant	3	161.30	5,009.26	5,211.82	87.77	
J198	Tee	3	-	5,013.21	5,211.92	86.10	
J200	Fire Hydrant	3	71.90	5,016.86	5,212.09	84.59	
J202	Cross	3	-	5,026.80	5,212.84	80.61	
J204	End of Phase	1	-	5,031.33	5,213.52	78.94	
J206	Fire Hydrant	3	20.80	5,029.56	5,213.02	79.49	
J208	End of Phase	2	-	4,989.21	5,211.47	96.30	
J210	Bend	3	-	4,990.60	5,211.47	95.70	
J212	Bend	3	41.70	4,992.18	5,211.47	95.02	
J214	Fire Hydrant	3	83.30	4,996.08	5,211.51	93.35	
J216	Bend	3	-	4,999.92	5,211.66	91.75	
J218	Cross	3	-	5,002.99	5,211.78	90.47	
J220	Tee	3	-	5,009.26	5,211.87	87.79	
J222	Demand Node	3	25.50	5,011.66	5,211.96	86.79	
J224	Tee	3	-	5,014.07	5,212.06	85.79	
J226	Fire Hydrant	3	18.20	5,014.53	5,212.06	85.59	
J228	Fire Hydrant	3	18.20	5,009.16	5,211.87	87.83	
J230	Demand Node	3	58.40	5,022.75	5,212.49	82.22	
J232	Tee	3	22.10	5,019.58	5,212.25	83.48	
J234	Fire Hydrant	3	-	5,019.30	5,212.25	83.60	
J236	Demand Node	3	55.70	5,017.13	5,212.24	84.54	
J238	Demand Node	3	36.50	5,006.70	5,211.82	88.88	
J240	Fire Hydrant	3	-	5,003.49	5,211.79	90.25	
J242	Demand Node	3	18.20	4,998.74	5,211.73	92.29	
J244	End of Phase	2	-	4,988.35	5,211.46	96.68	
J246	End of Phase	3	-	4,987.39	5,211.46	97.09	
J248	Fire Hydrant	1	57.70	4,985.99	5,211.46	97.70	
J250	Fire Hydrant	4	112.50	4,989.57	5,211.48	96.15	
J252	Bend	4	-	4,990.73	5,211.53	95.67	
J256	Cross	3	-	4,994.45	5,211.70	94.13	
J258	Fire Hydrant	3	56.90	4,999.49	5,211.81	92.00	
J260	Cross	3	-	5,015.76	5,212.25	85.14	
J262	End of Phase	1	-	5,021.16	5,213.08	83.16	
J254	End of Phase	3	-	4,993.79	5,211.66	94.41	
J264	Fire Hydrant	3	20.80	5,009.30	5,212.01	87.83	
J266	Bend	4	-	5,005.71	5,211.92	89.35	
J268	Bend	4	70.80	5,003.18	5,211.86	90.42	
J270	Fire Hydrant	4	-	4,987.07	5,211.66	97.32	
J272	End of Phase	4	25.70	4,989.97	5,211.65	96.05	
J274	Cross	4	-	4,985.20	5,211.61	98.10	
J276	Fire Hydrant	4	-	4,978.70	5,211.61	100.92	
J278	Fire Hydrant	4	112.50	4,982.23	5,211.10	99.17	
J280	Fire Hydrant	4	225.20	4,978.94	5,210.90	100.51	
J282	Fire Hydrant	4	87.50	4,981.32	5,211.02	99.53	
J284	End of Phase	2	-	4,983.36	5,211.24	98.74	

## RESULTS OF WATER SYSTEM MODEL (PIPES)

<b>Project Number:</b>	998-007	<b>Date:</b>	August 2, 2022
<b>Project Name:</b>	Trails at Creekview	<b>Client:</b>	Arbor Capital, LLC
<b>Project Location:</b>	Berthoud, Colorado	<b>Calc. By:</b>	F. Wegert

ID	From Node	To Node	Length (ft)	Dia. (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
P101	J100	J102	81.32	12	130	-524.73	1.49	0.06	0.77	Open
P103	J102	J104	55.15	12	130	-524.73	1.49	0.04	0.77	Open
P105	J104	J106	336.22	12	130	-524.73	1.49	0.26	0.77	Open
P107	J106	J108	106.97	12	130	-524.73	1.49	0.08	0.77	Open
P109	J108	J110	159.41	8	130	-524.73	3.35	0.88	5.53	Open
P11	J10	J12	559.22	12	130	2390.77	6.78	7.12	12.73	Open
P111	J110	J112	265.30	8	130	-524.73	3.35	1.47	5.53	Open
P113	J80	J114	139.83	8	130	126.75	0.81	0.06	0.40	Open
P115	J114	J116	117.05	8	130	126.75	0.81	0.05	0.40	Open
P117	J116	J118	118.32	8	130	66.65	0.43	0.01	0.12	Open
P119	J118	J120	176.74	8	130	66.65	0.43	0.02	0.12	Open
P121	J120	J122	448.00	8	130	66.65	0.43	0.05	0.12	Open
P123	J122	J124	247.87	8	130	4.15	0.03	0.00	0.00	Open
P125	J124	J126	149.00	8	130	0.00	0.00	0.00	0.00	Open
P127	J124	J128	83.03	8	130	-377.71	2.41	0.25	3.01	Open
P128	J128	J92	75.93	8	130	-386.01	2.46	0.24	3.13	Open
P129	J124	J130	128.90	8	130	381.86	2.44	0.40	3.07	Open
P13	J12	J14	183.16	12	130	2390.77	6.78	2.33	12.73	Open
P131	J130	J132	159.12	8	130	356.86	2.28	0.43	2.71	Open
P133	J132	J134	58.26	8	130	356.86	2.28	0.16	2.71	Open
P135	J134	J136	144.88	8	130	100.56	0.64	0.04	0.26	Open
P137	J136	J138	177.11	8	130	100.56	0.64	0.05	0.26	Open
P139	J138	J140	364.00	8	130	33.86	0.22	0.01	0.03	Open
P141	J140	J142	183.54	8	130	-3.64	0.02	0.00	0.00	Open
P142	J142	J170	100.85	8	130	-3.64	0.02	0.00	0.00	Open
P143	J134	J144	172.07	8	130	256.30	1.64	0.25	1.47	Open
P145	J144	J146	172.07	8	130	225.30	1.44	0.20	1.15	Open
P147	J146	J148	34.00	8	130	21.67	0.14	0.00	0.01	Open
P149	J148	J150	113.63	8	130	21.67	0.14	0.00	0.01	Open
P15	J14	J16	320.18	12	130	1011.18	2.87	0.83	2.59	Open
P151	J150	J152	323.75	8	130	-28.33	0.18	0.01	0.02	Open
P152	J152	J168	277.83	8	130	-78.33	0.50	0.05	0.16	Open
P153	J146	J154	195.08	8	130	203.63	1.30	0.19	0.96	Open
P155	J154	J156	70.77	8	130	91.33	0.58	0.02	0.21	Open
P157	J156	J158	156.29	8	130	4.20	0.03	0.00	0.00	Open
P159	J156	J160	131.63	8	130	87.13	0.56	0.03	0.20	Open
P161	J160	J162	154.00	8	130	87.13	0.56	0.03	0.20	Open
P163	J162	J164	307.99	8	130	-153.87	0.98	0.18	0.57	Open
P164	J164	J208	34.00	8	130	-34.08	0.22	0.00	0.04	Open
P165	J164	J166	265.18	8	130	-137.15	0.88	0.12	0.46	Open
P167	J166	J168	27.00	8	130	-137.15	0.88	0.01	0.45	Open
P169	J168	J170	275.56	8	130	-219.79	1.40	0.30	1.10	Open
P17	J16	J18	325.27	12	130	1011.18	2.87	0.84	2.59	Open
P171	J170	J172	93.31	8	130	-328.00	2.09	0.22	2.32	Open
P173	J172	J174	224.97	8	130	-328.00	2.09	0.52	2.32	Open
P175	J174	J176	54.19	8	130	-340.20	2.17	0.13	2.48	Open
P177	J176	J178	179.06	8	130	-335.83	2.14	0.43	2.42	Open

## RESULTS OF WATER SYSTEM MODEL (PIPES)

<b>Project Number:</b>	998-007	<b>Date:</b>	August 2, 2022
<b>Project Name:</b>	Trails at Creekview	<b>Client:</b>	Arbor Capital, LLC
<b>Project Location:</b>	Berthoud, Colorado	<b>Calc. By:</b>	F. Wegert

ID	From Node	To Node	Length (ft)	Dia. (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
P178	J178	J76	129.17	8	130	-335.83	2.14	0.31	2.42	Open
P179	J176	J180	34.36	8	130	-4.36	0.03	0.00	0.00	Open
P181	J180	J182	392.48	8	130	-4.36	0.03	0.00	0.00	Open
P183	J182	J184	230.14	8	130	-79.36	0.51	0.04	0.17	Open
P185	J184	J186	250.66	8	130	-79.36	0.51	0.04	0.17	Open
P187	J186	J188	366.41	8	130	-175.16	1.12	0.27	0.72	Open
P189	J188	J190	179.00	8	130	-406.82	2.60	0.62	3.45	Open
P19	J18	J20	293.37	12	130	541.85	1.54	0.24	0.82	Open
P190	J190	J64	129.00	8	130	-423.52	2.70	0.48	3.72	Open
P191	J170	J192	35.38	8	130	104.58	0.67	0.01	0.28	Open
P193	J192	J194	126.37	8	130	104.58	0.67	0.04	0.28	Open
P195	J194	J196	502.91	8	130	52.48	0.33	0.04	0.08	Open
P197	J196	J198	344.93	8	130	-108.82	0.69	0.10	0.30	Open
P199	J198	J200	122.87	8	130	-249.83	1.59	0.17	1.40	Open
P201	J200	J202	333.59	8	130	-321.73	2.05	0.75	2.24	Open
P203	J202	J204	151.62	8	130	-469.33	3.00	0.68	4.50	Open
P205	J204	J18	58.00	8	130	-469.33	3.00	0.26	4.50	Open
P206	J202	J206	211.00	8	130	-190.06	1.21	0.18	0.84	Open
P207	J206	J188	101.00	8	130	-210.86	1.35	0.10	1.02	Open
P209	J208	J210	93.39	8	130	-34.08	0.22	0.00	0.03	Open
P21	J20	J22	293.37	12	130	541.85	1.54	0.24	0.81	Open
P211	J210	J212	109.98	8	130	-34.08	0.22	0.00	0.04	Open
P213	J212	J214	261.44	8	130	-75.78	0.48	0.04	0.15	Open
P215	J214	J216	243.94	8	130	-159.08	1.02	0.15	0.61	Open
P217	J216	J218	197.97	8	130	-159.08	1.02	0.12	0.61	Open
P219	J218	J220	141.50	8	130	-166.11	1.06	0.09	0.66	Open
P221	J220	J222	104.68	8	130	-184.31	1.18	0.08	0.80	Open
P223	J222	J224	104.68	8	130	-209.81	1.34	0.11	1.01	Open
P225	J224	J232	157.00	8	130	-228.01	1.46	0.19	1.18	Open
P226	J224	J226	163.00	8	130	18.20	0.12	0.00	0.01	Open
P227	J220	J228	163.00	8	130	18.20	0.12	0.00	0.01	Open
P229	J202	J230	142.00	8	130	337.66	2.16	0.35	2.44	Open
P23	J22	J24	241.87	12	130	43.20	0.12	0.00	0.01	Open
P231	J230	J232	142.00	8	130	279.26	1.78	0.24	1.72	Open
P233	J232	J234	19.00	8	130	29.16	0.19	0.00	0.03	Open
P235	J234	J236	144.50	8	130	29.16	0.19	0.00	0.03	Open
P236	J236	J260	144.50	8	130	-26.54	0.17	0.00	0.02	Open
P237	J198	J238	215.27	8	130	141.00	0.90	0.10	0.49	Open
P239	J238	J240	115.48	8	130	104.50	0.67	0.03	0.28	Open
P240	J240	J218	18.00	8	130	104.50	0.67	0.00	0.27	Open
P241	J218	J242	154.00	8	130	111.52	0.71	0.05	0.32	Open
P242	J242	J256	154.00	8	130	93.32	0.60	0.03	0.23	Open
P243	J164	J244	54.00	8	130	17.37	0.11	0.00	0.01	Open
P245	J244	J246	103.18	8	130	17.37	0.11	0.00	0.01	Open
P247	J246	J248	192.57	8	130	17.37	0.11	0.00	0.01	Open
P249	J248	J250	472.49	8	130	-40.33	0.26	0.02	0.05	Open
P25	J24	J26	241.87	12	130	43.20	0.12	0.00	0.01	Open

## RESULTS OF WATER SYSTEM MODEL (PIPES)

<b>Project Number:</b>	998-007	<b>Date:</b>	August 2, 2022
<b>Project Name:</b>	Trails at Creekview	<b>Client:</b>	Arbor Capital, LLC
<b>Project Location:</b>	Berthoud, Colorado	<b>Calc. By:</b>	F. Wegert

ID	From Node	To Node	Length (ft)	Dia. (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
P251	J250	J252	81.40	8	130	-152.83	0.98	0.05	0.56	Open
P253	J252	J254	240.44	8	130	-152.83	0.98	0.14	0.56	Open
P255	J254	J256	58.67	8	130	-152.83	0.98	0.03	0.56	Open
P257	J256	J258	153.87	8	130	-176.52	1.13	0.11	0.74	Open
P259	J258	J260	354.00	8	130	-233.42	1.49	0.44	1.23	Open
P260	J260	J264	188.17	8	130	238.69	1.52	0.24	1.29	Open
P261	J260	J262	164.62	8	130	-498.65	3.18	0.83	5.03	Open
P263	J262	J22	45.51	8	130	-498.65	3.18	0.23	5.04	Open
P265	J264	J266	79.91	8	130	217.89	1.39	0.09	1.09	Open
P267	J266	J268	56.45	8	130	217.89	1.39	0.06	1.08	Open
P269	J268	J270	374.08	8	130	147.09	0.94	0.20	0.52	Open
P27	J42	J28	45.16	8	130	228.98	1.46	0.05	1.19	Open
P270	J270	J274	93.87	8	130	147.09	0.94	0.05	0.53	Open
P271	J256	J272	149.00	8	130	117.01	0.75	0.05	0.34	Open
P273	J272	J274	159.00	8	130	91.31	0.58	0.03	0.21	Open
P275	J274	J276	230.71	8	130	0.00	0.00	0.00	0.00	Open
P277	J274	J278	395.06	8	130	238.40	1.52	0.51	1.28	Open
P279	J278	J280	508.26	8	130	125.90	0.80	0.20	0.39	Open
P281	J280	J282	448.44	8	130	-99.30	0.63	0.11	0.25	Open
P283	J282	J284	276.41	8	130	-186.80	1.19	0.23	0.82	Open
P285	J284	J162	54.00	8	130	-186.80	1.19	0.04	0.81	Open
P29	J28	J30	202.68	8	130	228.98	1.46	0.24	1.19	Open
P31	J30	J32	56.47	8	130	228.98	1.46	0.07	1.19	Open
P33	J32	J34	194.17	8	130	153.98	0.98	0.11	0.57	Open
P35	J34	J36	349.90	8	130	153.98	0.98	0.20	0.57	Open
P37	J36	J38	123.01	8	130	57.38	0.37	0.01	0.09	Open
P39	J38	J40	173.92	8	130	57.38	0.37	0.02	0.09	Open
P41	J40	J50	196.85	8	130	57.38	0.37	0.02	0.09	Open
P42	J14	J42	259.12	12	130	1379.59	3.91	1.19	4.60	Open
P43	J42	J44	246.51	12	130	492.97	1.40	0.17	0.68	Open
P45	J44	J46	216.01	12	130	492.97	1.40	0.15	0.68	Open
P47	J46	J48	294.12	12	130	492.97	1.40	0.20	0.68	Open
P49	J48	J50	294.12	12	130	492.97	1.40	0.20	0.68	Open
P51	J50	J52	136.88	12	130	88.71	0.25	0.00	0.03	Open
P53	J52	J54	236.38	12	130	88.71	0.25	0.01	0.03	Open
P55	J54	J56	445.74	12	130	88.71	0.25	0.01	0.03	Open
P57	J56	J58	327.05	12	130	88.71	0.25	0.01	0.03	Open
P59	J58	J60	40.49	12	130	88.71	0.25	0.00	0.02	Open
P600	RES-HR	J10	10.00	30	130	3605.77	1.64	0.00	0.34	Open
P602	RES-GW	J112	10.00	30	130	1854.73	0.84	0.00	0.10	Open
P61	J60	J62	200.05	12	130	88.71	0.25	0.01	0.03	Open
P63	J62	J94	30.35	12	130	88.71	0.25	0.00	0.03	Open
P64	J42	J64	5.00	8	130	657.64	4.20	0.04	8.40	Open
P65	J64	J66	247.98	8	130	234.12	1.49	0.31	1.24	Open
P67	J66	J68	217.85	8	130	188.32	1.20	0.18	0.83	Open
P69	J68	J70	54.70	8	130	151.72	0.97	0.03	0.55	Open
P71	J70	J72	239.79	8	130	151.72	0.97	0.13	0.56	Open

## RESULTS OF WATER SYSTEM MODEL (PIPES)

<b>Project Number:</b>	998-007	<b>Date:</b>	August 2, 2022
<b>Project Name:</b>	Trails at Creekview	<b>Client:</b>	Arbor Capital, LLC
<b>Project Location:</b>	Berthoud, Colorado	<b>Calc. By:</b>	F. Wegert

ID	From Node	To Node	Length (ft)	Dia. (in)	Roughness	Flow (gpm)	Velocity (ft/s)	Headloss (ft)	HL/1000 (ft/k-ft)	Status
P73	J72	J74	263.96	8	130	76.72	0.49	0.04	0.16	Open
P75	J74	J76	30.16	8	130	76.72	0.49	0.00	0.16	Open
P76	J76	J50	5.00	8	130	-461.64	2.95	0.02	4.39	Open
P77	J76	J78	134.02	8	130	202.53	1.29	0.13	0.95	Open
P79	J78	J80	229.40	8	130	202.53	1.29	0.22	0.95	Open
P81	J80	J82	46.30	8	130	9.07	0.06	0.00	0.00	Open
P83	J82	J84	445.70	8	130	9.07	0.06	0.00	0.00	Open
P85	J84	J86	286.24	8	130	-139.83	0.89	0.14	0.48	Open
P87	J86	J88	39.22	8	130	-139.83	0.89	0.02	0.49	Open
P89	J88	J90	166.17	8	130	-156.53	1.00	0.10	0.59	Open
P91	J90	J92	61.99	8	130	-171.83	1.10	0.04	0.70	Open
P93	J92	J94	5.00	8	130	-557.84	3.56	0.03	6.15	Open
P95	J94	J96	134.24	12	130	-469.13	1.33	0.08	0.63	Open
P97	J96	J98	175.02	12	130	-524.73	1.49	0.13	0.77	Open
P99	J98	J100	199.85	12	130	-524.73	1.49	0.15	0.77	Open

**Notes:**

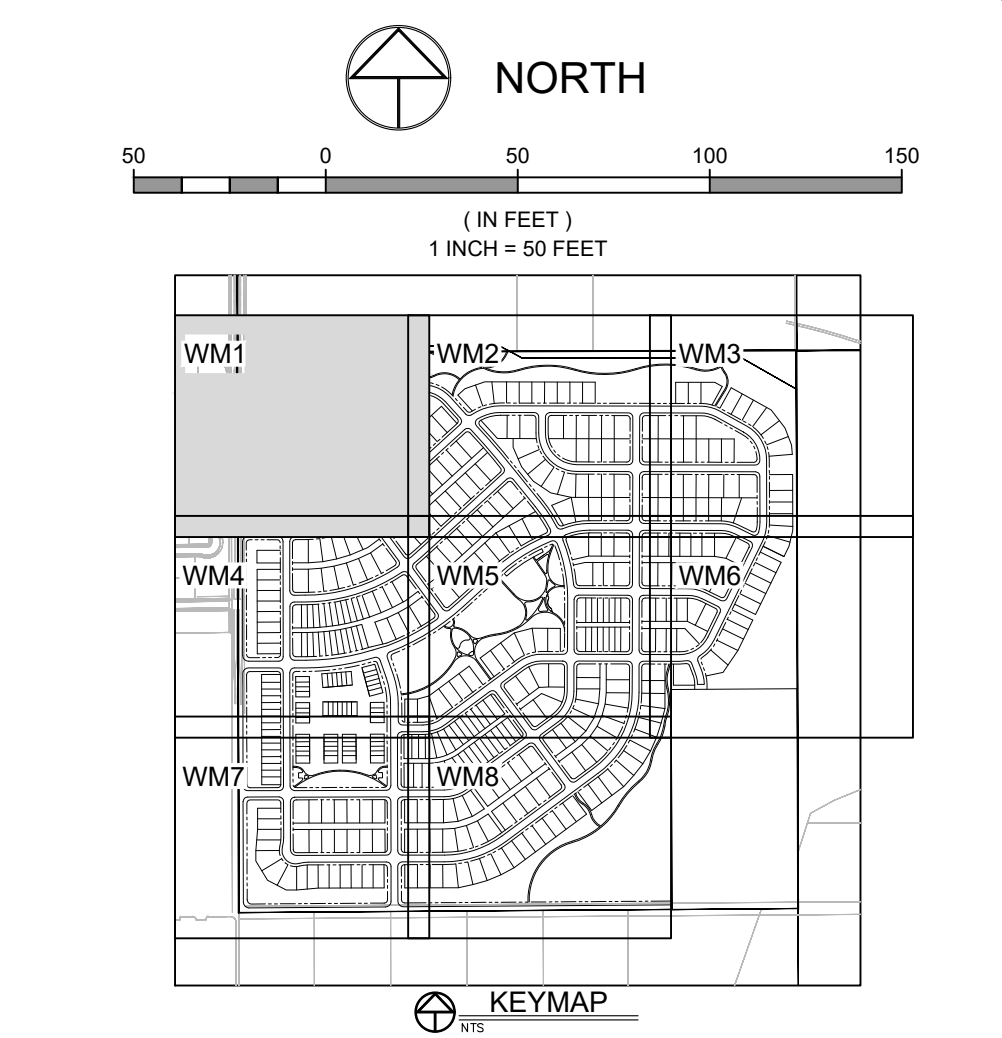
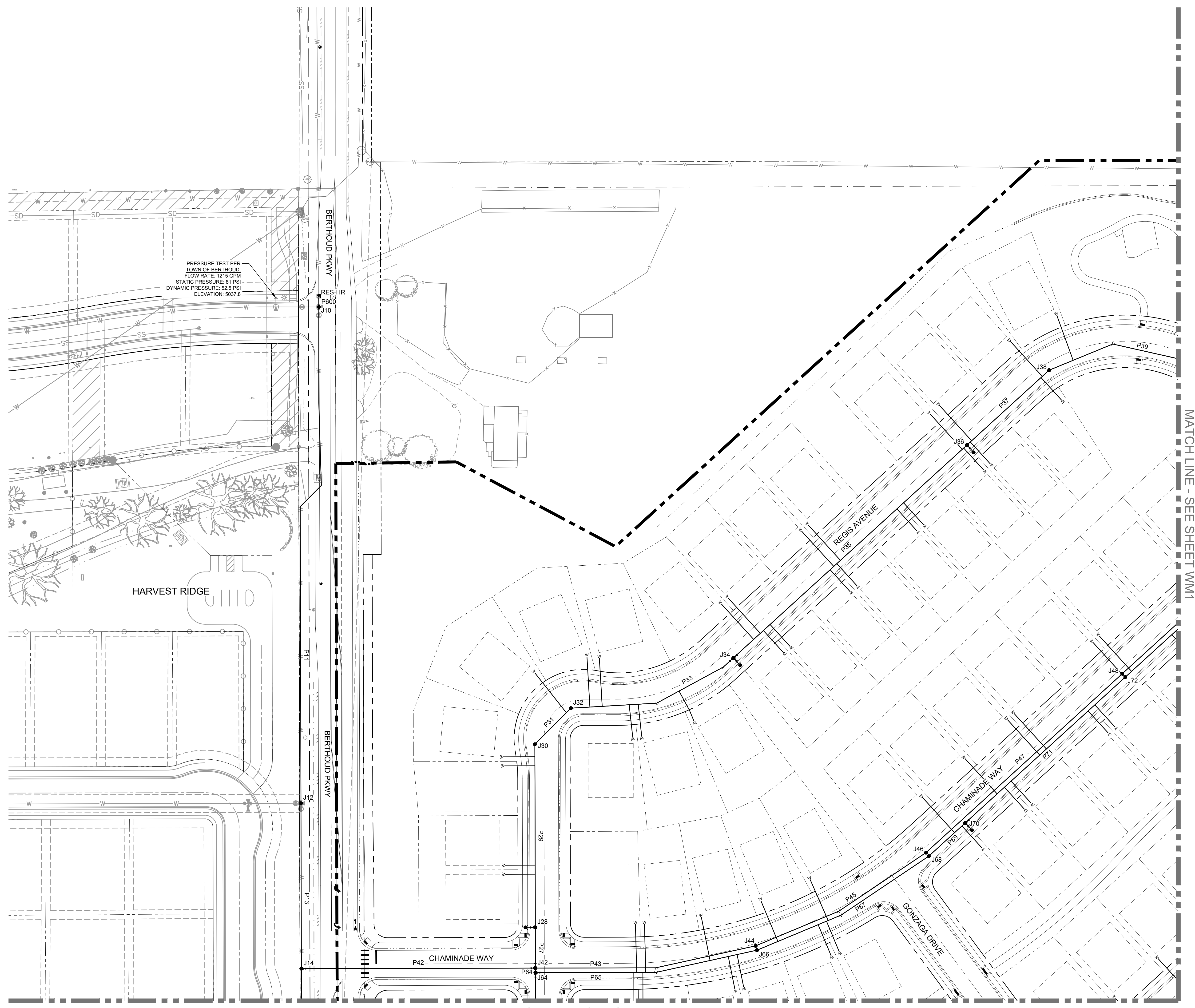
1) A negative flow rate means the flows are traveling in the opposite direction as the pipe was layed out in the model.

## RESULTS OF FIRE FLOW ANALYSIS

<b>Project Number:</b>	998-007	<b>Date:</b>	August 2, 2022
<b>Project Name:</b>	Trails at Creekview	<b>Client:</b>	Arbor Capital, LLC
<b>Project Location:</b>	Berthoud, Colorado	<b>Calc. By:</b>	F. Wegert

Node	Static Demand (psi)	Static Pressure (psi)	Static Head (ft)	Fire Flow Demand (gpm)	Residual Pressure (psi)	Hydrant Available Flow (gpm)	Hydrant Pressure at Avail. Fire Flow (psi)	Availage Fire Demand?
J120	0.00	90.54	5,213.04	1,500.00	82.26	5,869.91	20.00	Yes
J122	62.50	97.64	5,212.98	1,500.00	90.23	6,950.61	20.00	Yes
J126	0.00	103.48	5,212.98	1,500.00	95.35	6,530.03	20.00	Yes
J132	0.00	101.66	5,212.16	1,500.00	94.99	8,169.27	20.00	Yes
J138	66.70	97.97	5,211.92	1,500.00	89.64	6,591.84	20.00	Yes
J140	37.50	93.96	5,211.90	1,500.00	85.84	6,502.55	20.00	Yes
J148	0.00	102.24	5,211.55	1,500.00	94.45	7,394.66	20.00	Yes
J152	50.00	97.55	5,211.55	1,500.00	89.04	6,564.60	20.00	Yes
J158	4.20	103.90	5,211.34	1,500.00	92.66	5,372.67	20.00	Yes
J160	0.00	100.26	5,211.32	1,500.00	91.67	6,753.95	20.00	Yes
J166	0.00	95.76	5,211.59	1,500.00	88.57	7,570.75	20.00	Yes
J174	12.20	88.42	5,212.64	1,500.00	82.24	7,750.44	20.00	Yes
J182	75.00	85.89	5,212.78	1,500.00	77.62	5,850.07	20.00	Yes
J186	95.80	82.35	5,212.86	1,500.00	74.29	5,797.20	20.00	Yes
J194	52.10	90.13	5,211.86	1,500.00	82.51	6,734.95	20.00	Yes
J196	161.30	87.77	5,211.82	1,500.00	79.12	6,049.83	20.00	Yes
J200	71.90	84.59	5,212.09	2,250.00	72.35	6,835.82	20.00	Yes
J206	20.80	79.49	5,213.02	1,500.00	73.55	7,377.09	20.00	Yes
J214	83.30	93.35	5,211.51	1,500.00	84.56	6,206.68	20.00	Yes
J226	18.20	85.59	5,212.06	2,250.00	67.21	4,980.19	20.00	Yes
J228	18.20	87.84	5,211.87	2,250.00	69.50	5,098.35	20.00	Yes
J234	0.00	83.60	5,212.25	2,250.00	72.37	7,296.29	20.00	Yes
J240	0.00	90.25	5,211.79	2,250.00	78.89	7,766.96	20.00	Yes
J248	57.70	97.70	5,211.46	1,500.00	88.42	6,145.47	20.00	Yes
J250	112.50	96.15	5,211.48	1,500.00	86.79	6,086.11	20.00	Yes
J258	56.90	92.00	5,211.81	1,500.00	84.50	7,051.78	20.00	Yes
J26	43.20	90.39	5,213.30	1,500.00	83.18	7,001.05	20.00	Yes
J264	20.80	87.83	5,212.01	1,500.00	79.82	6,383.32	20.00	Yes
J270	0.00	97.32	5,211.66	1,500.00	88.85	6,631.78	20.00	Yes
J276	0.00	100.92	5,211.61	1,500.00	88.91	4,973.46	20.00	Yes
J278	112.50	99.17	5,211.10	1,500.00	88.05	5,581.50	20.00	Yes
J28	0.00	76.75	5,214.21	1,500.00	71.89	8,431.24	20.00	Yes
J280	225.20	100.51	5,210.90	1,500.00	88.20	5,385.17	20.00	Yes
J282	87.50	99.53	5,211.02	1,500.00	88.69	5,700.91	20.00	Yes
J34	0.00	80.03	5,213.79	1,500.00	72.60	5,709.41	20.00	Yes
J36	96.60	87.10	5,213.59	1,500.00	79.60	6,179.58	20.00	Yes
J70	0.00	82.35	5,213.70	1,500.00	75.48	6,230.06	20.00	Yes
J74	0.00	88.65	5,213.53	1,500.00	83.78	9,561.02	20.00	Yes
J82	0.00	89.67	5,213.18	1,500.00	82.99	7,110.53	20.00	Yes
J84	148.90	93.59	5,213.17	1,500.00	85.72	6,531.69	20.00	Yes
J90	15.30	99.87	5,213.43	1,500.00	94.37	9,304.99	20.00	Yes

DRAWING FILENAME: P:\87-009\101\101\Water\Water Model 2.dwg    DATE: Aug 10, 2022    10:45am    CAD OPERATOR: Ted  
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**LEGEND:**

PROPOSED WATER MAIN	
EXISTING WATER MAIN	
PROPOSED WATER SERVICE	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
PLAT FILING BOUNDARY	
PROPOSED LOT LINE	
EXISTING LOT LINE	
PROPOSED ROW	
EXISTING ROW	
EASEMENT LINE	
PROPOSED STORM INLET	

- NOTES:**
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  4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
  5. UNLESS SPECIFIED, ASSUMED REQUIRED FIRE FLOW IS 1,500 GPM FOR 2 HOURS WITH A RESIDUAL PRESSURE OF 20 PSI.
  6. TOWN OF BERTHOUD STANDARD OPERATING PRESSURE IS BETWEEN 45 PSI TO 100 PSI.

PROJECT: 987-009

DESIGNED BY: F. Wegert

DRAWN BY: F. Wegert

DATE: AUG 8, 2022

SCALE: 1" = 50'

P. MANAGER: R. LAUER

TRAILS AT CREEKVIEW

WATER MODEL EXHIBIT

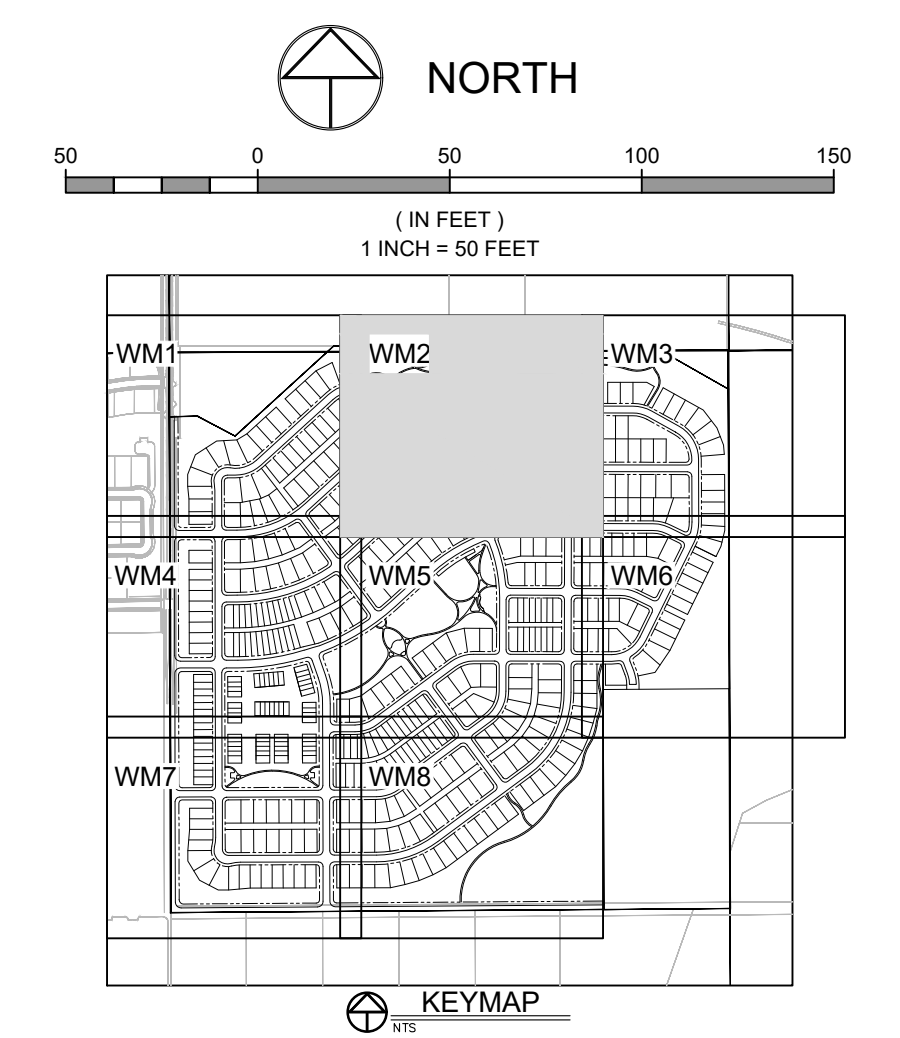
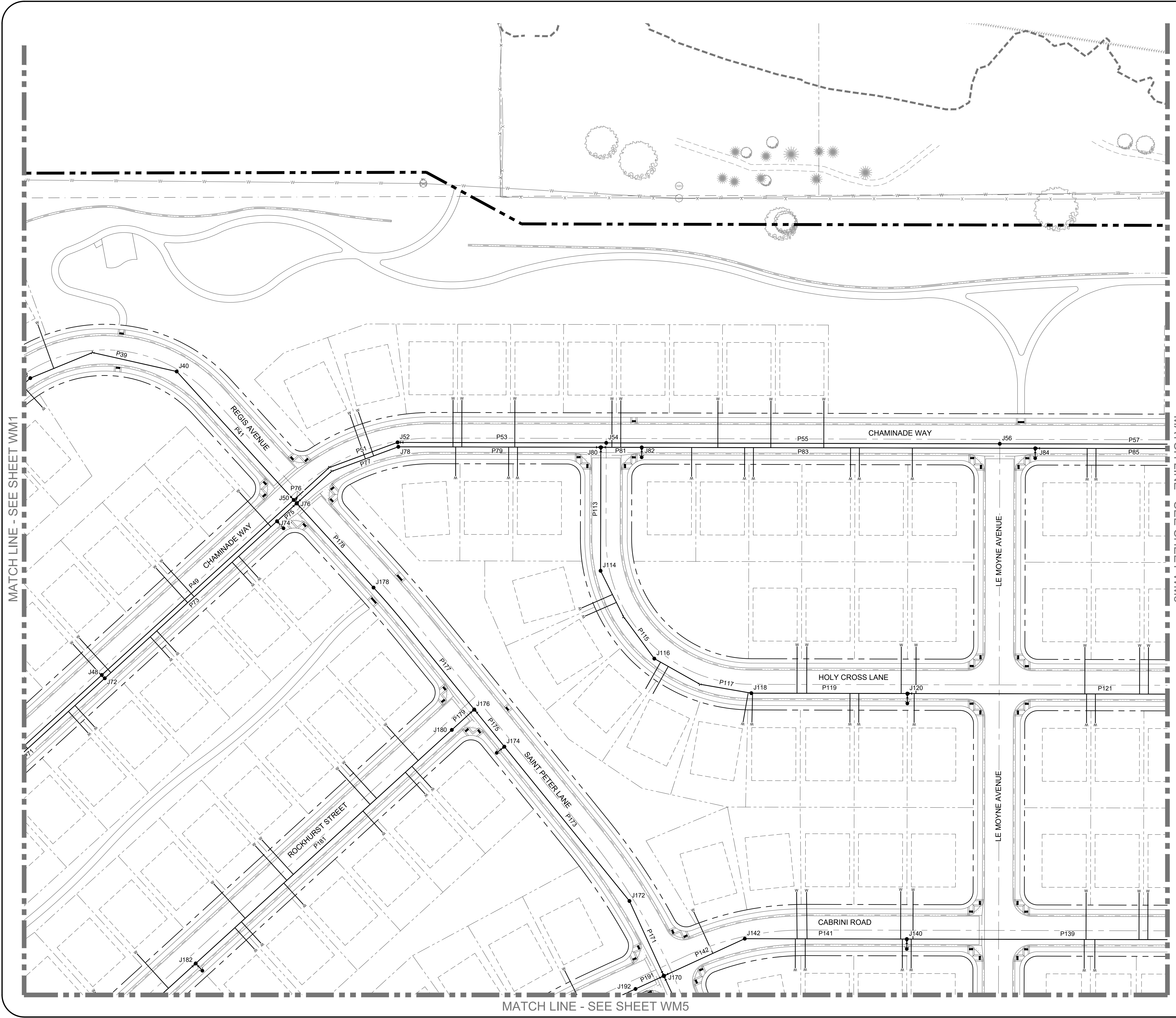
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**WM1**

1 of 8

Revisions:  
**REVIEW SET**  
**NOT FOR CONSTRUCTION**  
 8/2/2022

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**LEGEND:**

PROPOSED WATER MAIN	
EXISTING WATER MAIN	
PROPOSED WATER SERVICE	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
PLAT FILING BOUNDARY	
PROPOSED LOT LINE	
EXISTING LOT LINE	
PROPOSED ROW	
EXISTING ROW	
EASEMENT LINE	
PROPOSED STORM INLET	

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  6. TOWN OF BERTHOUD STANDARD OPERATING PRESSURE IS BETWEEN 45 PSI TO 100 PSI.

Revisions: **REVIEW SET**  
**NOT FOR CONSTRUCTION**  
 8/2/2022  
 No. \_\_\_\_\_  
 These drawings are instruments of service provided by Northern Engineering Services, Inc. in any type of construction unless signed and sealed by the engineer in the employ of Northern Engineering Services, Inc.

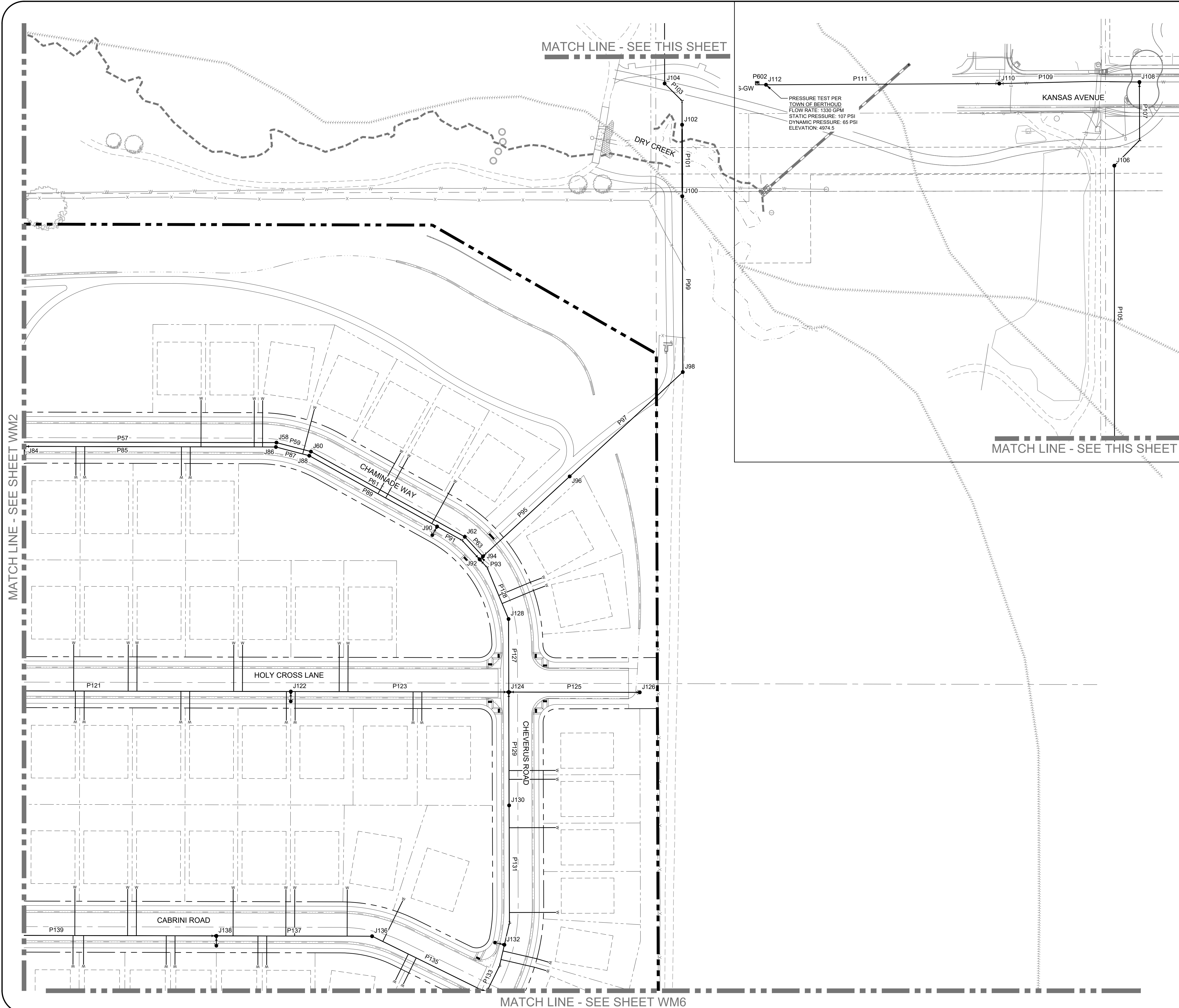
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 SURVEY | MUNICIPAL | LAND DEVELOPMENT  
 NORTHERNENGINEERING.COM  
 970.221.4188  
 FORT COLLINS | GREELEY

PROJECT:	987-009	DATE:	AUG 8, 2022
DESIGNED BY:	F. Wegert	SCALE:	1" = 40'
DRAWN BY:	F. Wegert	P. MANAGER:	R. LAUER

TRAILS AT CREEKVIEW  
 WATER MODEL EXHIBIT

Sheet  
**WM2**  
 2 of 8

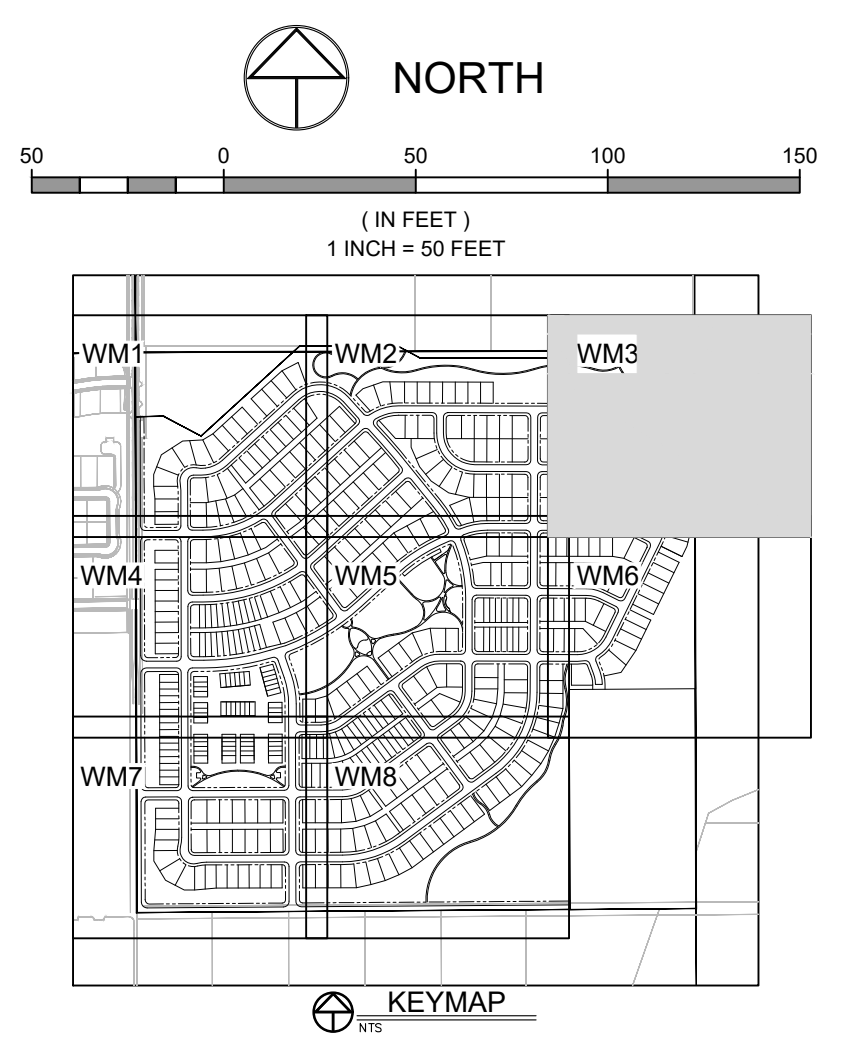
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MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE THIS SHEET

MATCH LINE - SEE SHEET WM6



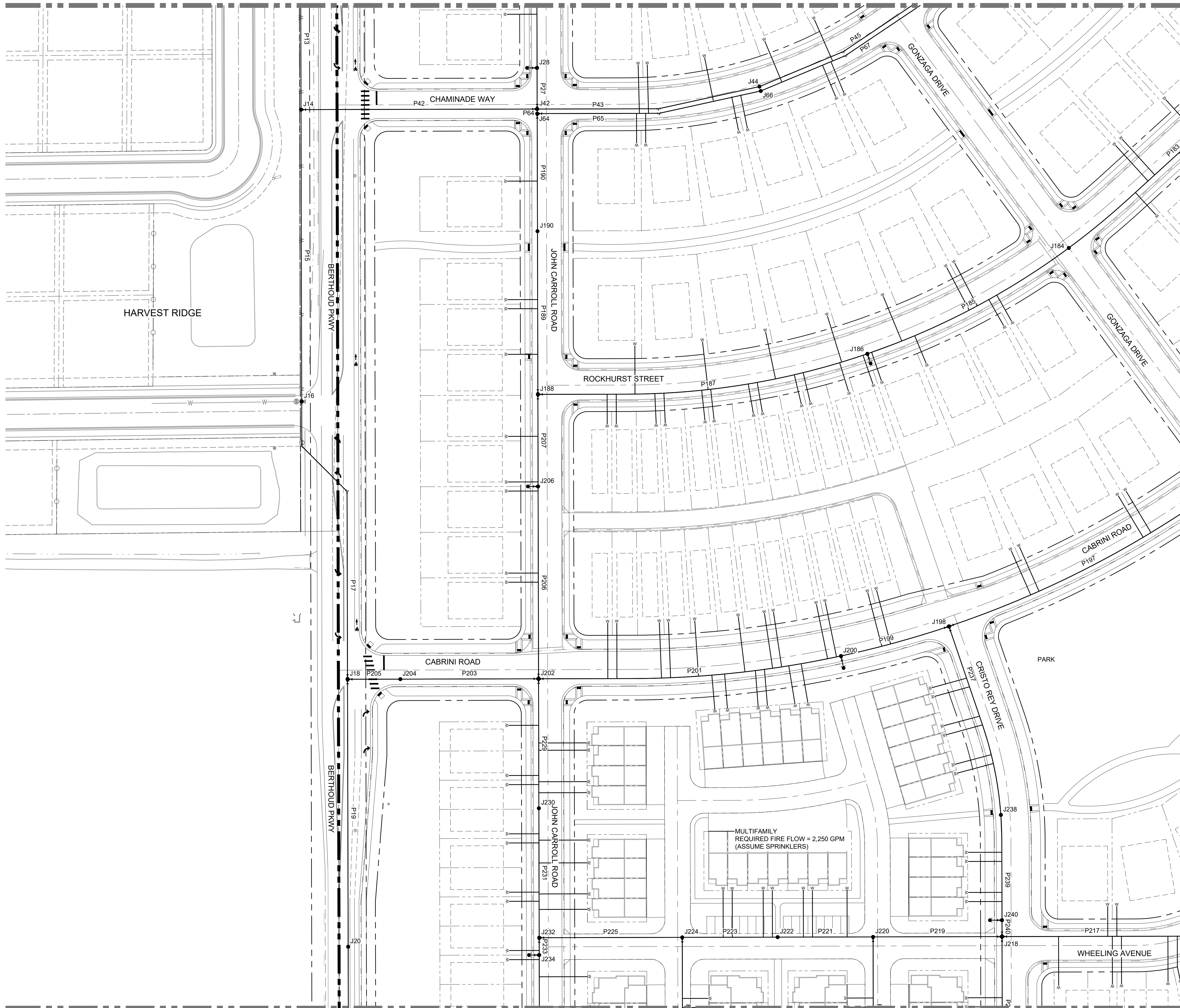
**LEGEND:**

PROPOSED WATER MAIN	
EXISTING WATER MAIN	
PROPOSED WATER SERVICE	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
PLAT FILING BOUNDARY	
PROPOSED LOT LINE	
EXISTING LOT LINE	
PROPOSED ROW	
EXISTING ROW	
EASEMENT LINE	
PROPOSED STORM INLET	

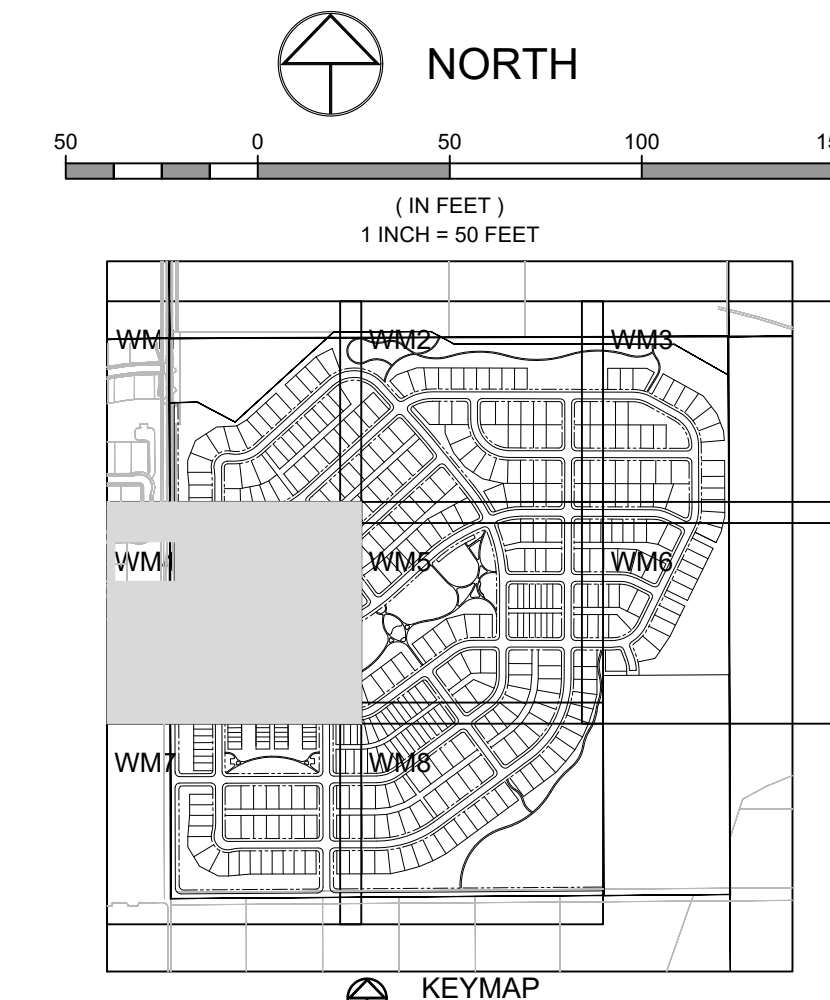
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  6. TOWN OF BERTHOUD STANDARD OPERATING PRESSURE IS BETWEEN 45 PSI TO 100 PSI.

<p>PROJECT: 987-009</p> <p>DESIGNED BY: F. Wegert</p> <p>DRAWN BY: F. Wegert</p>	<p>DATE: AUG 8, 2022</p> <p>SCALE: 1" = 50'</p> <p>P. MANAGER: R. LAUER</p>	<p><b>TRAILS AT CREEKVIEW</b></p> <p><b>WATER MODEL EXHIBIT</b></p>
<p>Sheet <b>WM3</b></p> <p>3 of 8</p>		<p>Revisions:</p> <p style="color: red; font-weight: bold; font-size: 2em;">REVIEW SET</p> <p style="color: red; font-weight: bold; font-size: 2em;">NOT FOR CONSTRUCTION</p> <p style="color: red; font-size: 0.8em;">8/2/2022</p>

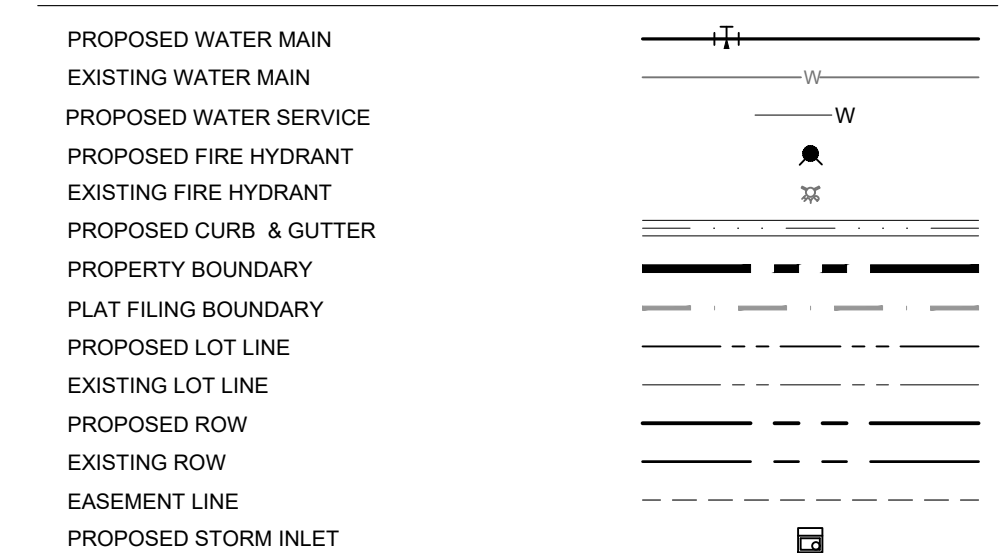
MATCH LINE - SEE SHEET WM1



MATCH LINE - SEE SHEET WM7



LEGEND:



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Revisions:  
 No. \_\_\_\_\_ Date: \_\_\_\_\_  
**REVIEW SET**  
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These drawings are instruments of service provided by Northern Engineering Services, Inc. in any type of construction unless signed and sealed by the engineer of Northern Engineering Services, Inc.

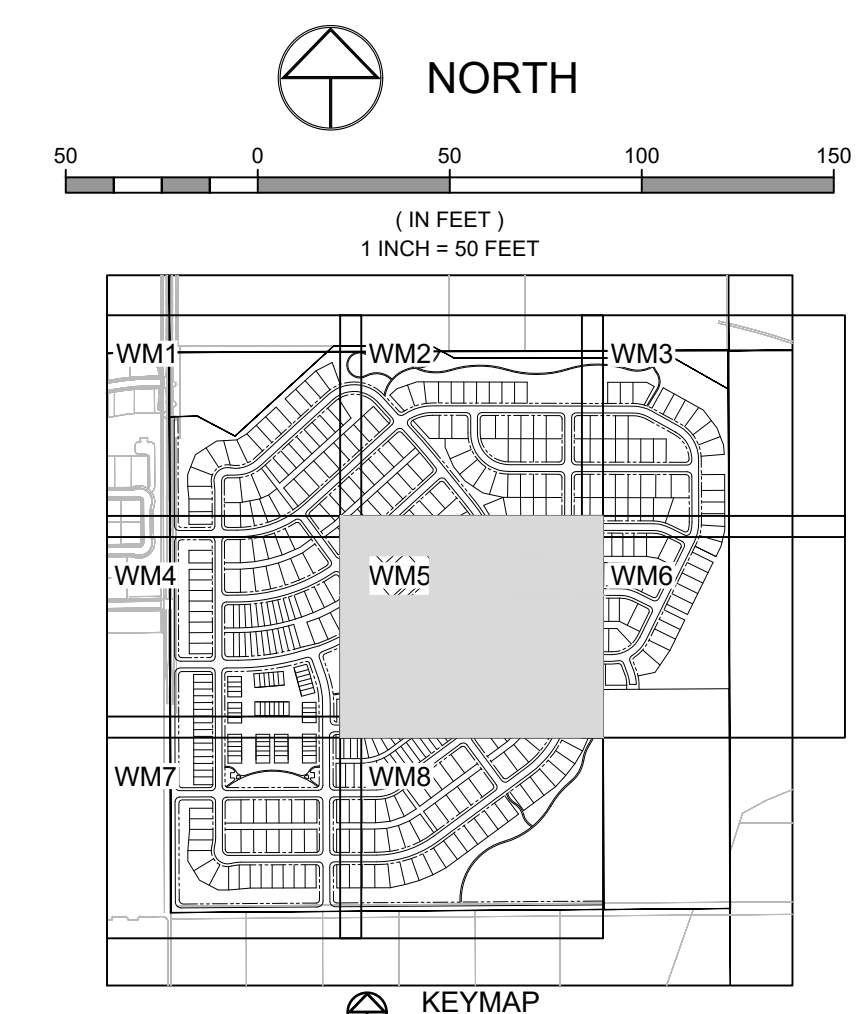
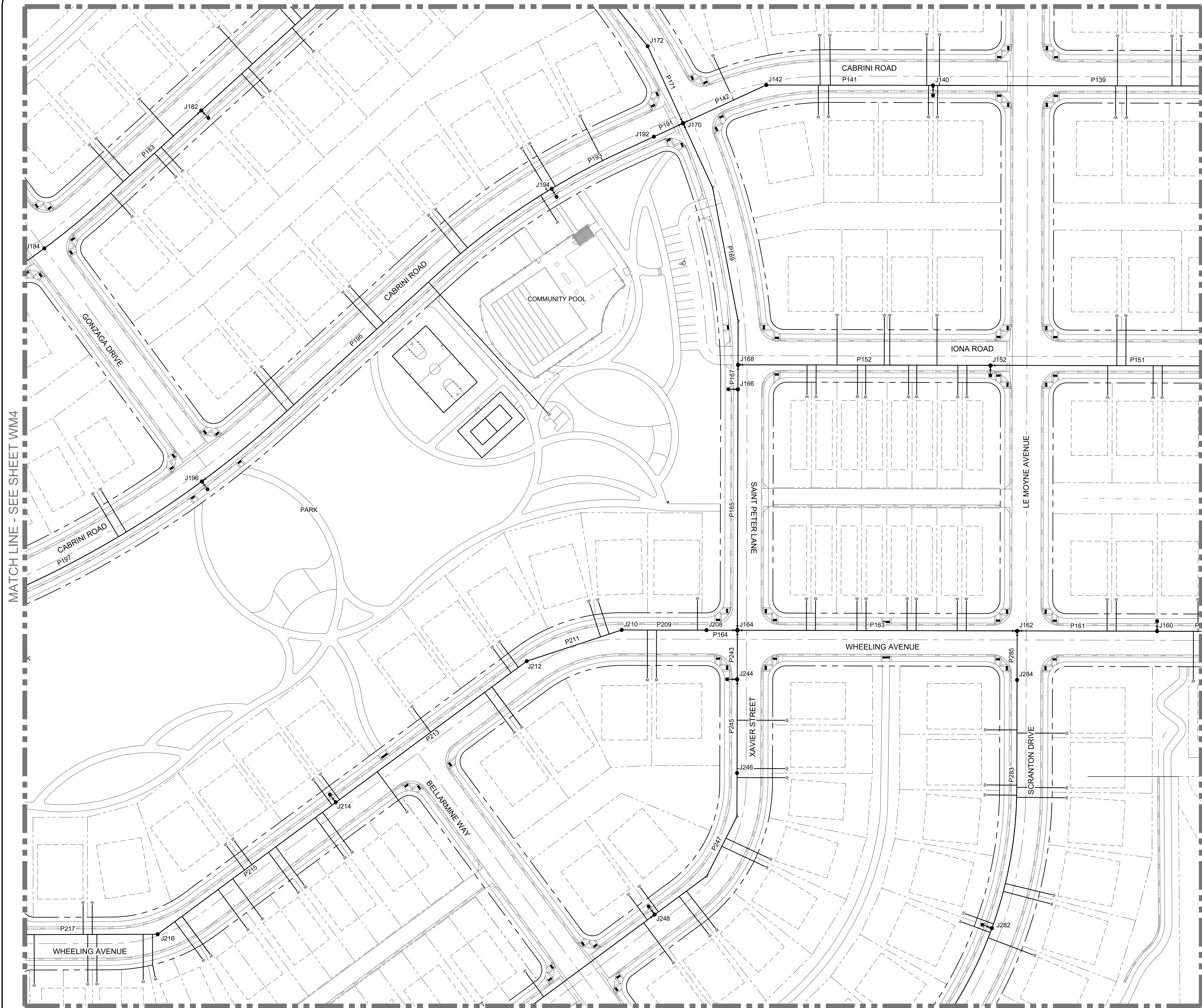
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 FORT COLLINS | GREELEY | 970.221.4188  
 NORTHERNENGINEERING.COM

PROJECT: 987-009	DATE: AUG 8, 2022	SCALE: 1" = 50'	P. MANAGER: R. LAUER
DESIGNED BY: F. Wegert			DRAWN BY: F. Wegert

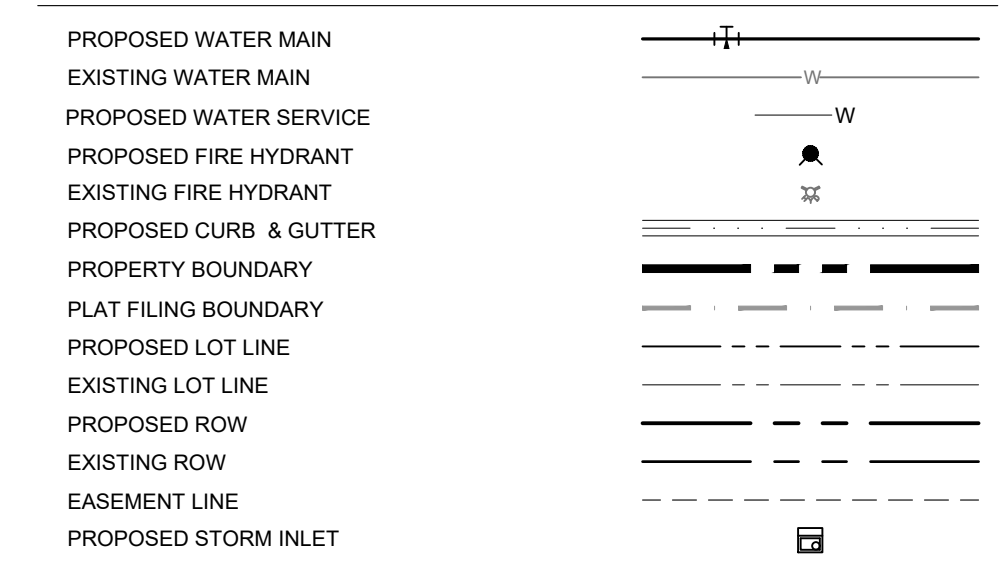
TRAILS AT CREEKVIEW  
 WATER MODEL EXHIBIT

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MATCH LINE - SEE SHEET WM2



LEGEND:



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Revisions:  
 No. \_\_\_\_\_ Date: \_\_\_\_\_  
**REVIEW SET**  
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 8/2/2022

These drawings are provided by Northern Engineering Services, Inc. for the use of the contractor. No warranty is made by Northern Engineering Services, Inc. for any type of construction unless signed and sealed by the engineer of Northern Engineering Services, Inc.

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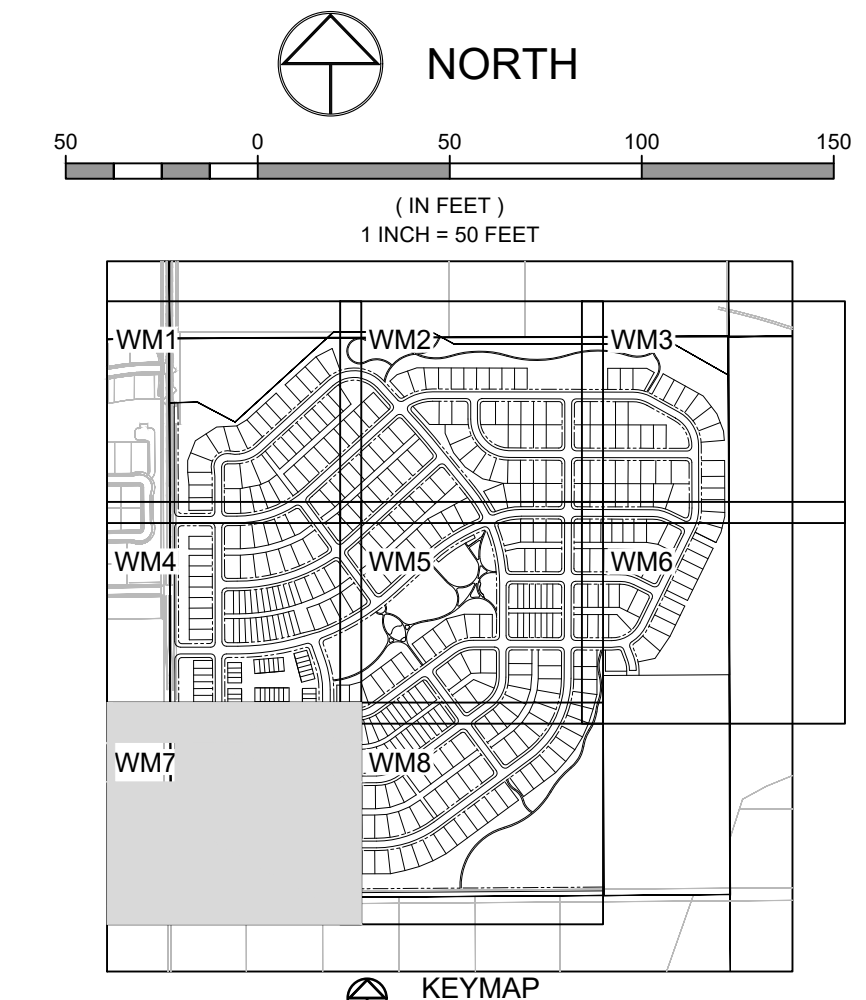
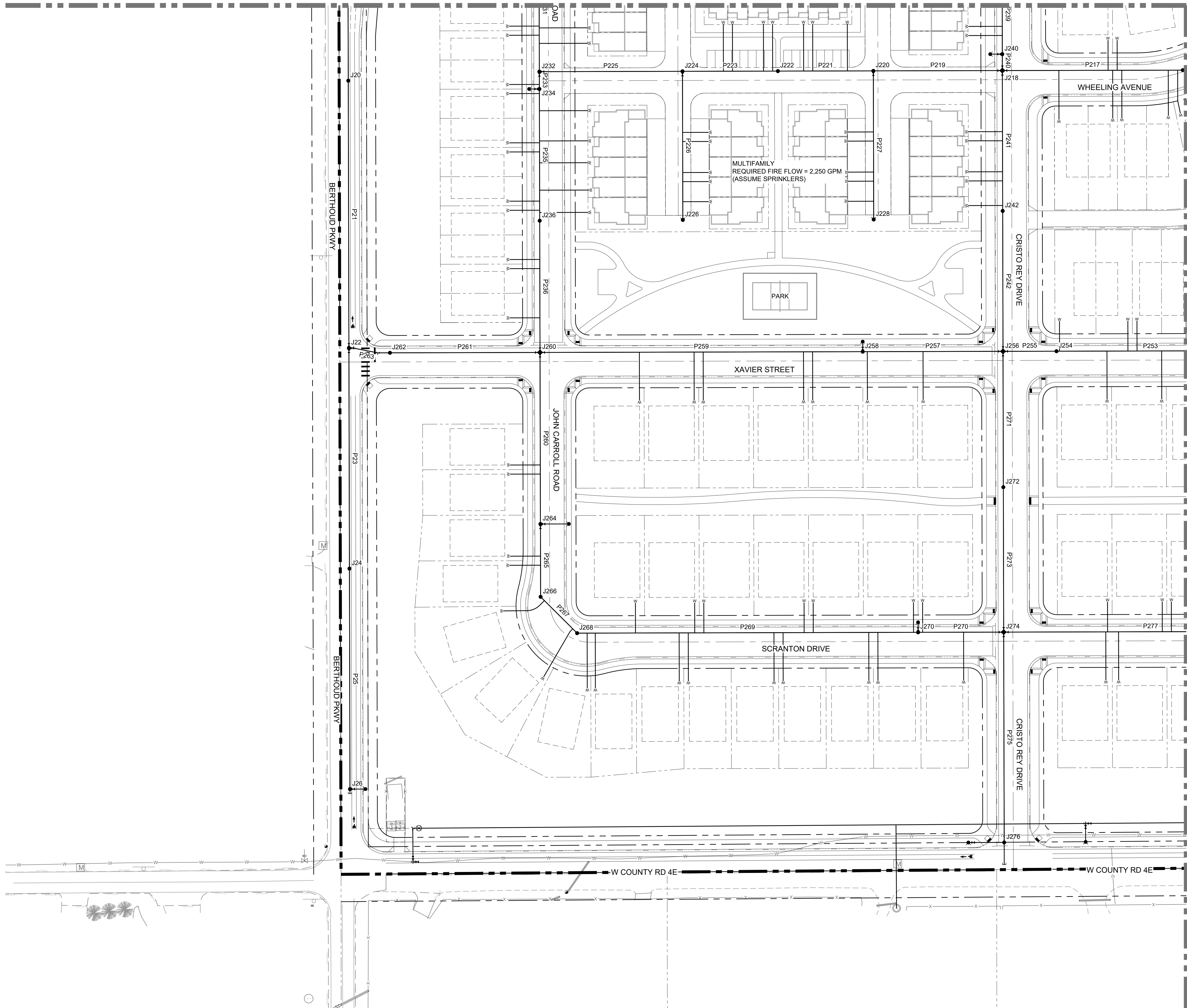
PROJECT: 987-009	DATE: AUG 8, 2022	SCALE: 1" = 40'	P. MANAGER: R. LAUER
DESIGNED BY: F. Wegert			
DRAWN BY: F. Wegert			

TRAILS AT CREEKVIEW  
 WATER MODEL EXHIBIT

DRAWING FILENAME: P:\87-009\Utility\Water\As-Built\Water Model 2.dwg LAYOUT: WM5 DATE: Aug 02, 2022 10:42am CAD OPERATOR: Red  
 LIST OF SHEETS: [87-009\_001] [87-009\_002] [87-009\_003] [87-009\_004] [87-009\_005] [87-009\_006] [87-009\_007] [87-009\_008] [87-009\_009] [87-009\_010] [87-009\_011] [87-009\_012] [87-009\_013] [87-009\_014] [87-009\_015] [87-009\_016] [87-009\_017] [87-009\_018] [87-009\_019] [87-009\_020] [87-009\_021] [87-009\_022] [87-009\_023] [87-009\_024] [87-009\_025] [87-009\_026] [87-009\_027] [87-009\_028] [87-009\_029] [87-009\_030] [87-009\_031] [87-009\_032] [87-009\_033] [87-009\_034] [87-009\_035] [87-009\_036] [87-009\_037] [87-009\_038] [87-009\_039] [87-009\_040] [87-009\_041] [87-009\_042] [87-009\_043] [87-009\_044] [87-009\_045] [87-009\_046] [87-009\_047] [87-009\_048] [87-009\_049] [87-009\_050] [87-009\_051] [87-009\_052] [87-009\_053] [87-009\_054] [87-009\_055] [87-009\_056] [87-009\_057] [87-009\_058] [87-009\_059] [87-009\_060] [87-009\_061] [87-009\_062] [87-009\_063] [87-009\_064] [87-009\_065] [87-009\_066] [87-009\_067] [87-009\_068] [87-009\_069] [87-009\_070] [87-009\_071] [87-009\_072] [87-009\_073] [87-009\_074] [87-009\_075] [87-009\_076] [87-009\_077] [87-009\_078] [87-009\_079] [87-009\_080] [87-009\_081] [87-009\_082] [87-009\_083] [87-009\_084] [87-009\_085] [87-009\_086] [87-009\_087] [87-009\_088] [87-009\_089] [87-009\_090] [87-009\_091] [87-009\_092] [87-009\_093] [87-009\_094] [87-009\_095] [87-009\_096] [87-009\_097] [87-009\_098] [87-009\_099] [87-009\_100]



MATCH LINE - SEE SHEET WM6



**LEGEND:**

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PLAT FILING BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED ROW
- EXISTING ROW
- EASEMENT LINE
- PROPOSED STORM INLET

**NOTES:**

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4. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. UNLESS SPECIFIED, ASSUMED REQUIRED FIRE FLOW IS 1,500 GPM FOR 2 HOURS WITH A RESIDUAL PRESSURE OF 20 PSI.
6. TOWN OF BERTHOUD STANDARD OPERATING PRESSURE IS BETWEEN 45 PSI TO 100 PSI.

Date: 8/2/2022  
**REVIEW SET**  
**NOT FOR CONSTRUCTION**

Revisions:  
 No.

These drawings are instruments of service provided by Northern Engineering Services, Inc. in any type of construction unless signed and sealed by the employ of Northern Engineering Services, Inc.

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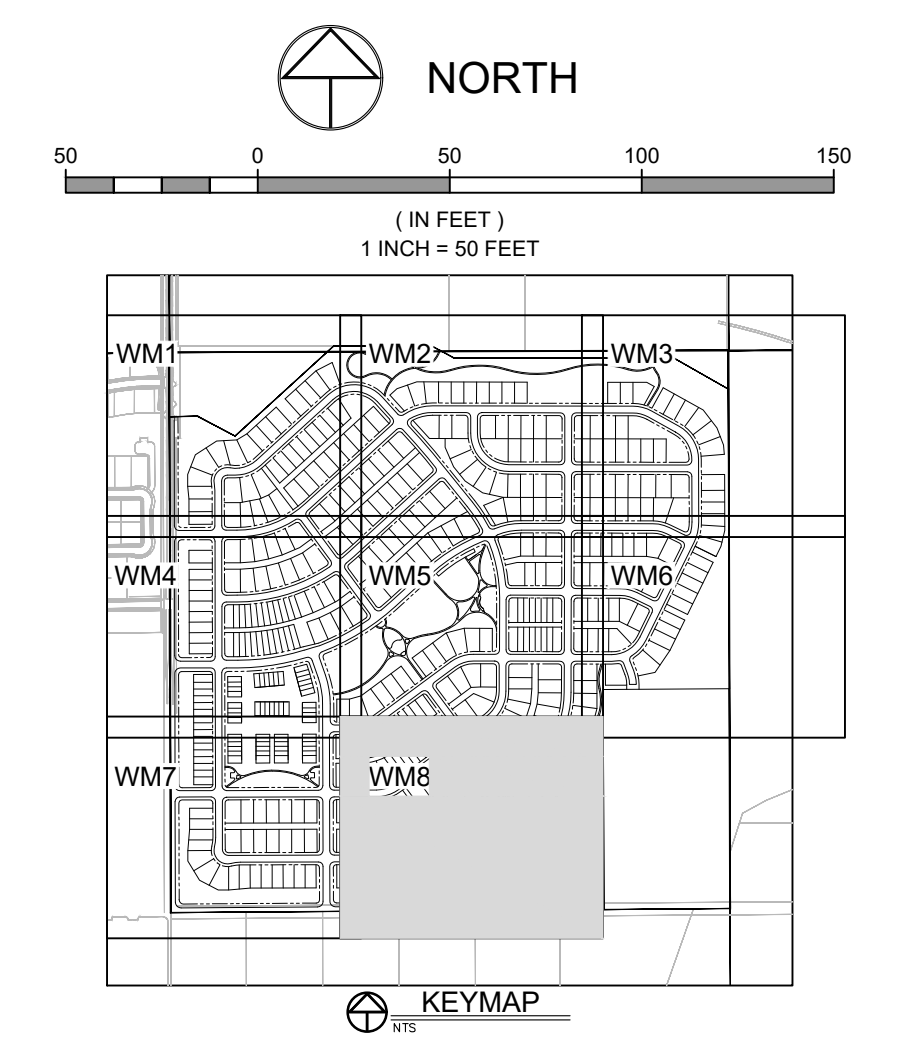
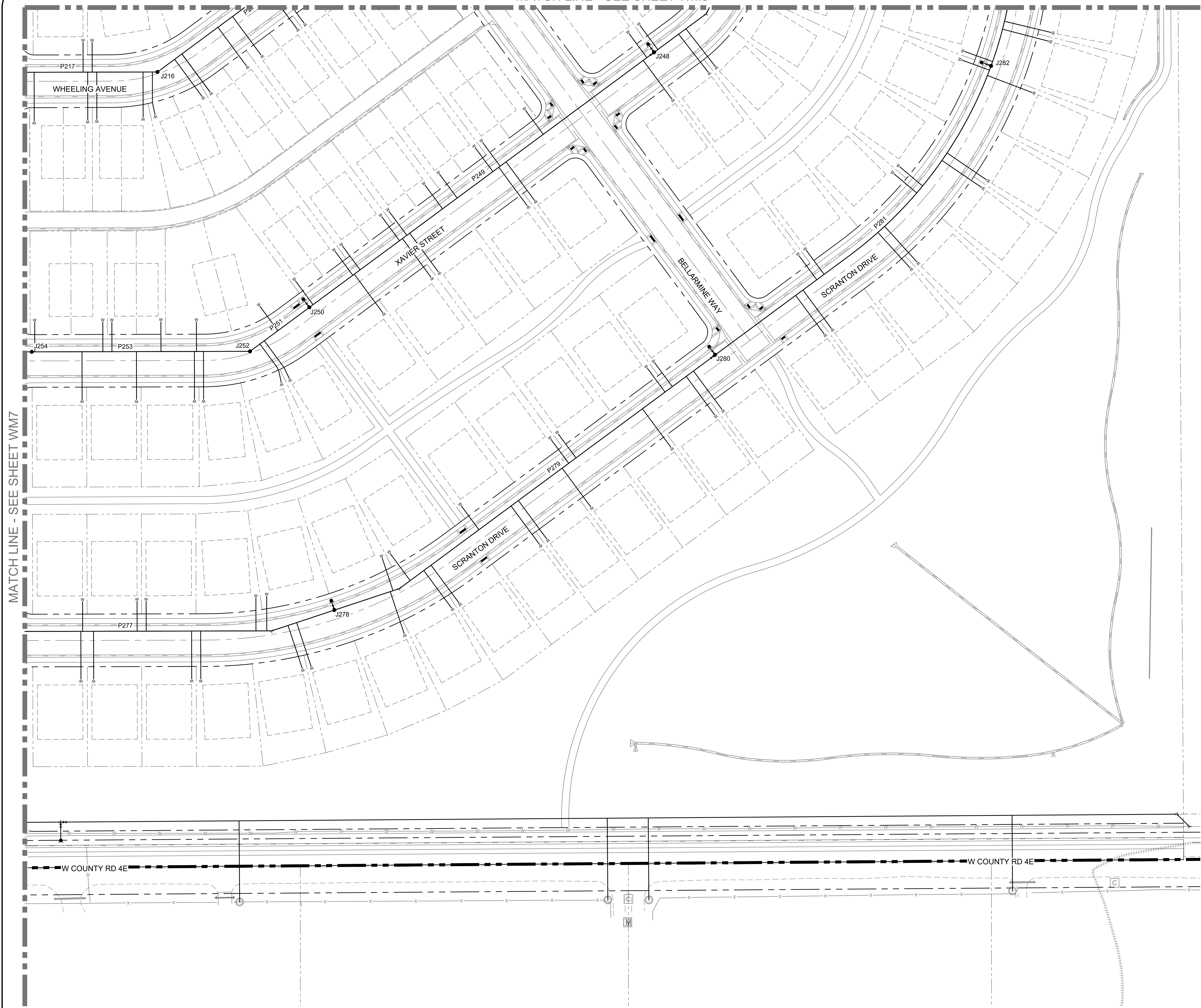
PROJECT:	987-009	DATE:	AUG 8, 2022	SCALE:	1" = 50'	P. MANAGER:	R. LAUER
DESIGNED BY:	F. Wegert	DRAWN BY:	F. Wegert				

**TRAILS AT CREEKVIEW**  
**WATER MODEL EXHIBIT**

Sheet  
**WM7**  
 7 of 8

DRAWING FILENAME: P:\87-009\Utility\Water\Project\87-009\_Water\_Model\_2.dwg    LAYOUT NAME: WM7    DATE: Aug 02, 2022 - 10:42am CAD OPERATOR: Red  
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MATCH LINE - SEE SHEET WM5



**LEGEND:**

PROPOSED WATER MAIN	
EXISTING WATER MAIN	
PROPOSED WATER SERVICE	
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
PLAT FILING BOUNDARY	
PROPOSED LOT LINE	
EXISTING LOT LINE	
PROPOSED ROW	
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EASEMENT LINE	
PROPOSED STORM INLET	

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  6. TOWN OF BERTHOUD STANDARD OPERATING PRESSURE IS BETWEEN 45 PSI TO 100 PSI.

Revisions:  
 No. \_\_\_\_\_ Date: \_\_\_\_\_  
**REVIEW SET**  
**NOT FOR CONSTRUCTION**  
 8/2/2022

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PROJECT: 987-009	DATE: AUG 8, 2022	SCALE: 1" = 50'	P. MANAGER: R. LAUER
DESIGNED BY: F. Wegert			
DRAWN BY: F. Wegert			

TRAILS AT CREEKVIEW  
 WATER MODEL EXHIBIT

DRAWING FILENAME: P:\87-009\Utility\Water\987-009\_water\_model\_2.dwg DATE: Aug 02, 2022 - 10:42am CAD OPERATOR: fcd  
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# Appendix C

## SANITARY SEWER COMPUTATION SHEET

Line Number		PROJECTED FLOW DETERMINATION										SEWER DESIGN										
Design Point Location		Design Point		RESIDENTIAL																		
				Population																		
				Density <sup>1</sup>			Flow Factor <sup>2</sup>	Average Flow	Cumulative Average Flow	Total Average Flow	Peak Flow	Peak Flow	Infiltration	Cumulative Infiltration	Total Peak Sewage Flow	Pipe Size	Pipe Slope	Capacity	Percent Full	Length		
From	To	Zoning	No. of Units	Popul/Unit	Incremental	Running Total	GPAD	cfs	cfs	cfs	Factor <sup>3</sup>	cfs	cfs	cfs	cfs	in	(ft/ft)	cfs	%	ft		
LEWIS VALLEY WEST	15	14	R1	8	2.6	20.8	20.8	95	0.003	0.003		3.000	0.009	0.0009	0.0009	0.01	8	0.0040	0.76	1.3	203	
	16	14	R1	2	2.6	5.2	26.0	95	0.001	0.001		3.000	0.002	0.0002	0.0002	0.00	8	0.0040	0.76	0.3	212	
	14	13	R1	11	2.6	28.6	54.6	95	0.004	0.008	0.008	3.000	0.024	0.0024	0.0036	0.03	8	0.0040	0.76	3.6	884	
FUTURE SW PROPERTY LEWIS VALLEY CENTRAL		7	R1	114	2.6	296.4	296.4	95	0.044	0.044		3.000	0.131	0.0131	0.0131	0.14	8	0.0040	0.76	19.0		
	7	5	R1	17	2.6	44.2	340.6	95	0.007	0.050		3.000	0.150	0.0150	0.0281	0.18	8	0.0040	0.76	23.5	800	
TRAILS AT CREEK VIEW	6	5	R1	481	2.6	1250.6	1250.6	95	0.184	0.184		3.000	0.552	0.0552	0.0552	0.61	8	0.0040	0.76	80.0	162	
	5	4	R1	0	2.6	0.0	1591.2	95	0.000	0.234		3.000	0.703	0.0703	0.1537	0.86	15	0.0015	2.49	34.4	576	
LEWIS VALLEY EAST	8	3	R1	9	2.6	23.4	23.4	95	0.003	0.003		3.000	0.010	0.0010	0.0010	0.01	8	0.0040	0.76	1.5	400	
	10	9	R1	8	2.6	20.8	20.8	95	0.003	0.003		3.000	0.009	0.0009	0.0009	0.01	8	0.0040	0.76	1.3	426	
	11	9	R1	7	2.6	18.2	39.0	95	0.003	0.003		3.000	0.008	0.0008	0.0008	0.01	8	0.0040	0.76	1.2	299	
	9	2	R1	2	2.6	5.2	44.2	95	0.001	0.007		3.000	0.020	0.0020	0.0037	0.02	8	0.0040	0.76	3.1	275	
	12	2	R1	39	2.6	101.4	101.4	95	0.015	0.015		3.000	0.045	0.0045	0.0045	0.05	8	0.0040	0.76	6.5	596	
	4	3	R1	21	2.6	54.6	54.6	95	0.008	0.242		3.000	0.727	0.0727	0.2264	0.95	15	0.0015	2.49	38.3	390	
	3	2	R1	26	2.6	67.6	122.2	95	0.010	0.256		3.000	0.767	0.0767	0.3041	1.07	15	0.0015	2.49	43.1	371	
2	1	R1	0	2.6	0	122.2	95	0.000	0.277	0.277	3.000	0.832	0.0832	0.3954	1.23	15	0.0015	2.49	49.3	188		

<sup>1</sup> Density Per Town of Berthoud Design and Construction Standards section 402.6

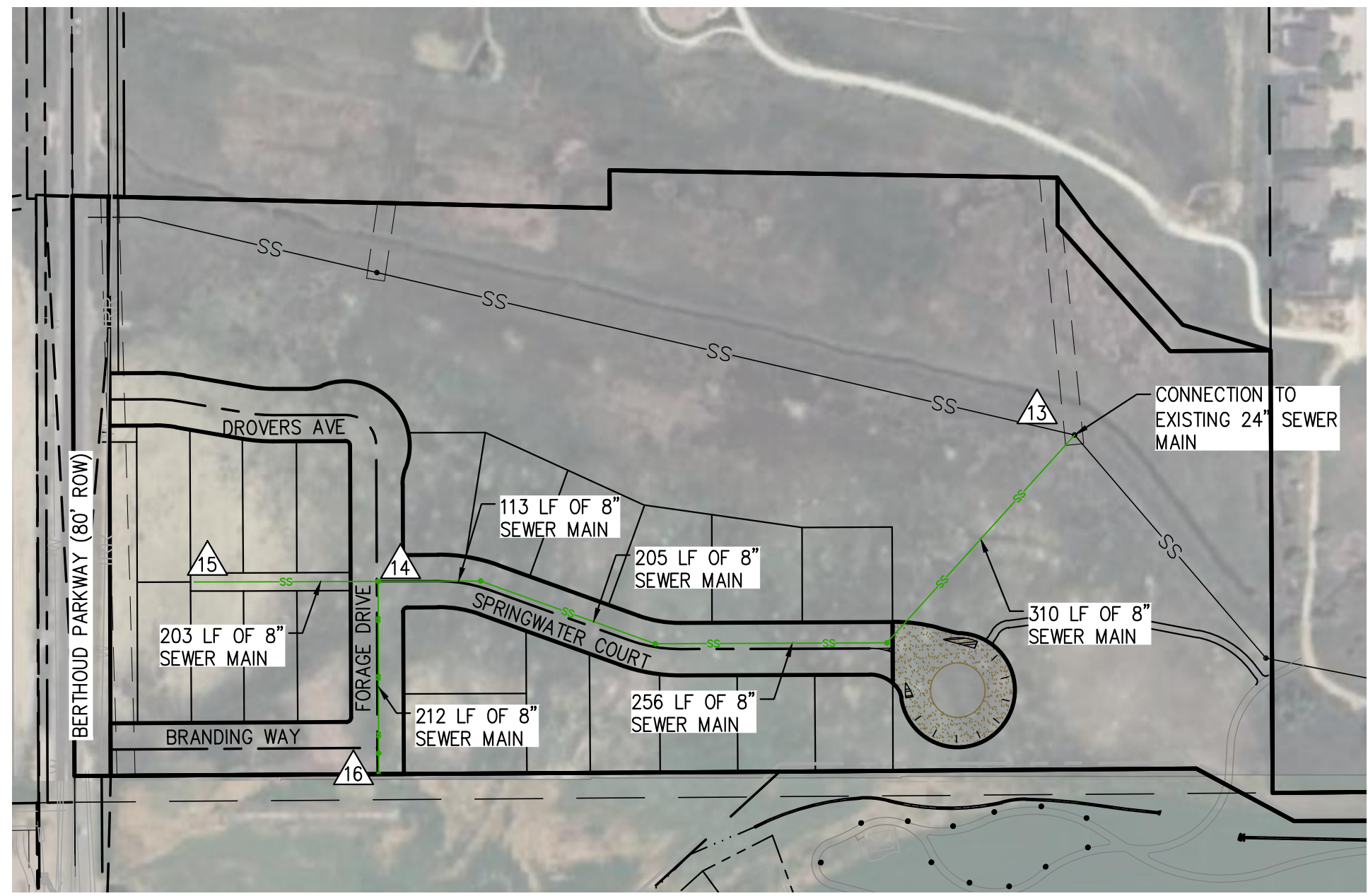
1.25    24    0.003    12.31716    10.2

<sup>2</sup> Residential Per Town of Berthoud Design and Construction Standards section 402.6

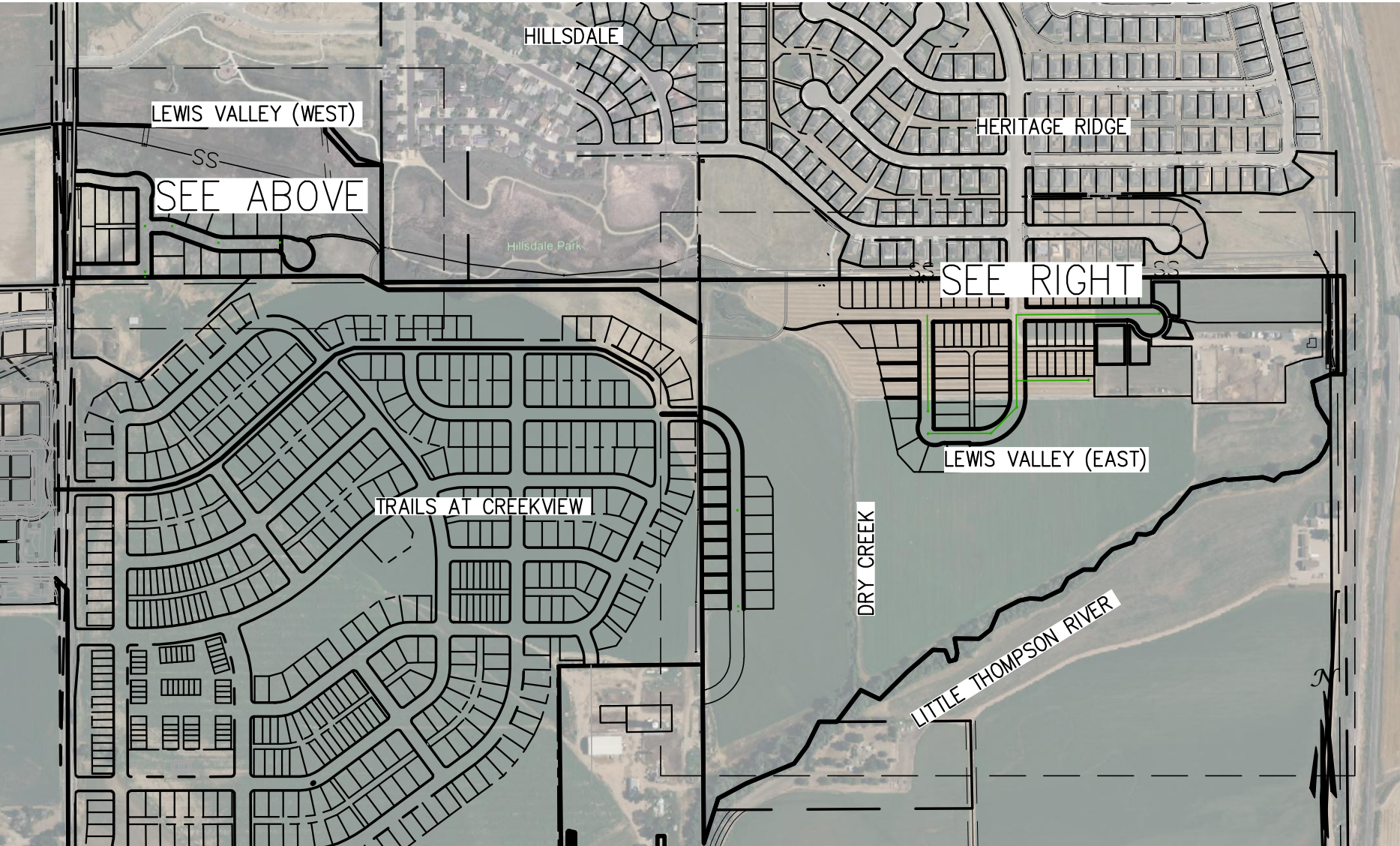
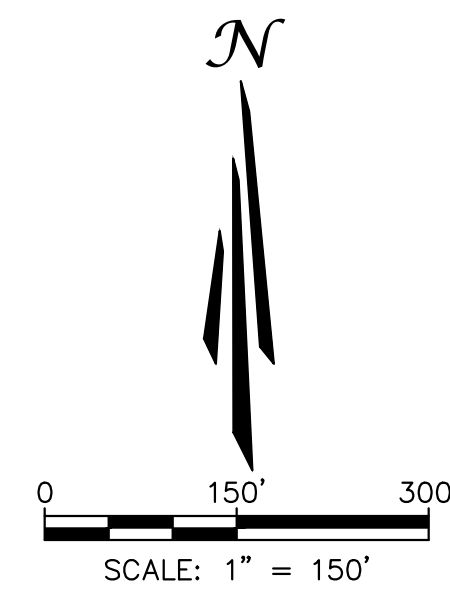
<sup>3</sup> A Peaking Factor of 3.0 was used per The Town of Berthoud Master Water and Wastewater Report.

<sup>4</sup> Infiltration Inflow is 10% of peak flow per Town of Berthoud Design and Construction Standards section 402.6

Jan 23, 2026 - 12:06pm by glogsky K:\Drawings\CO\CO14780 - Wilson Property - Berthoud, CO\ENG\Exhibit\Overall\Utilities\CO14780\_Sanitary\_Sewer.dwg

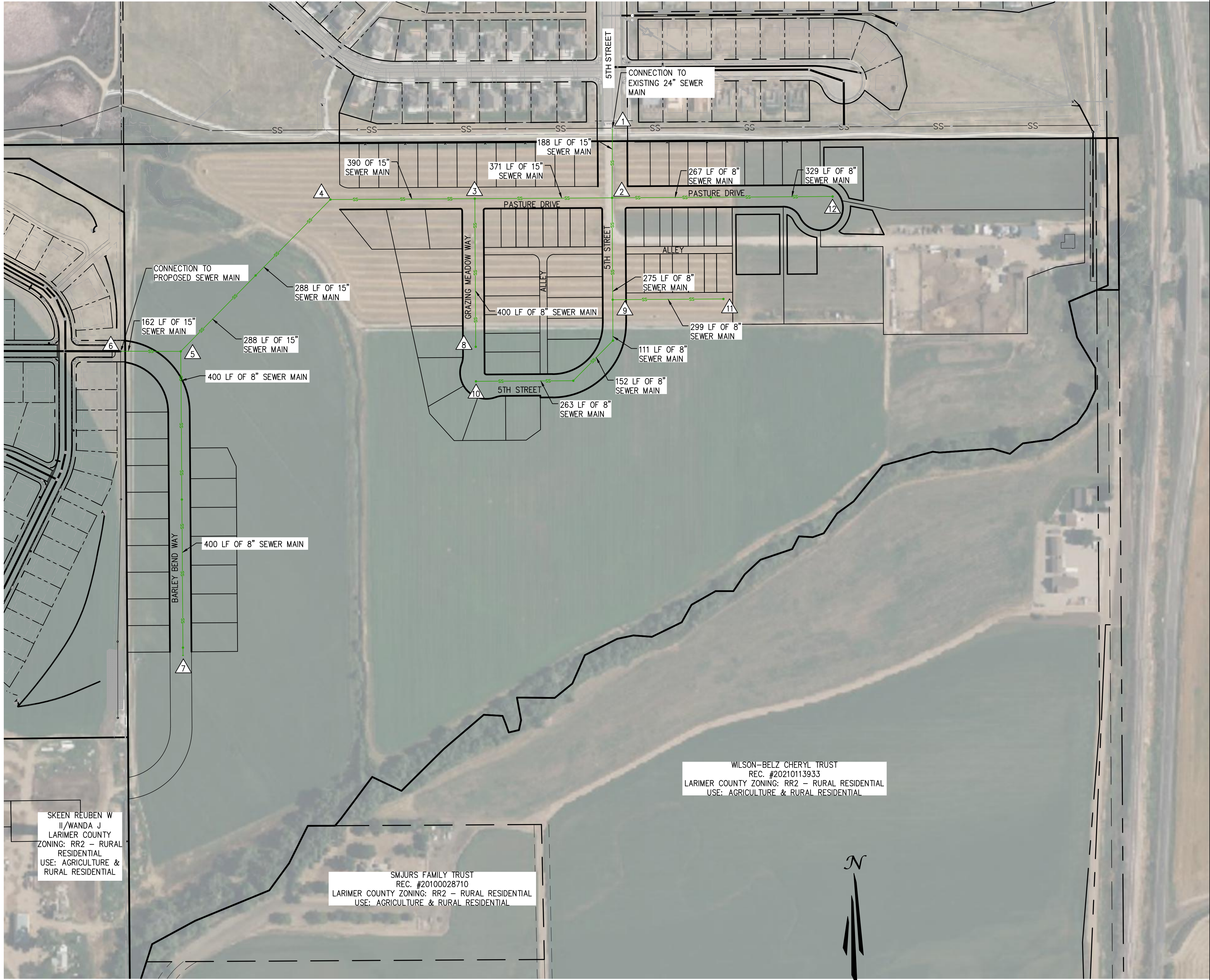


LEWIS VALLEY (WEST)  
SCALE: 1"=150'

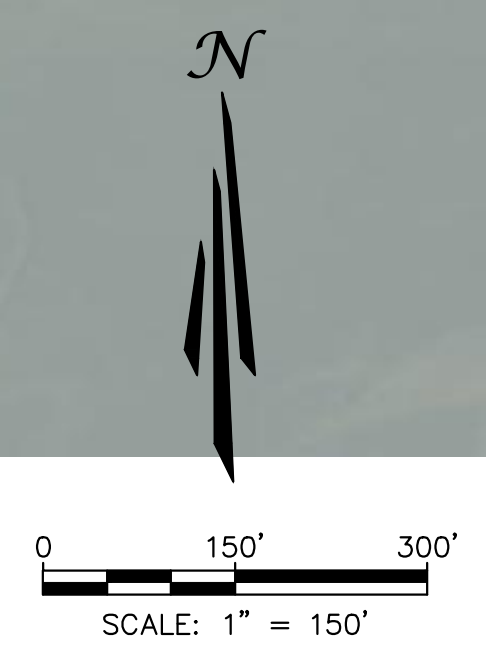


VICINITY MAP  
NOT TO SCALE

- SITE LEGEND:**
- EXISTING RIGHT-OF-WAY
  - EXISTING PROPERTY LINE
  - EXISTING EASEMENT
  - EXISTING TOWNSHIP SECTION
  - PROPOSED RIGHT-OF-WAY
  - PROPOSED PROPERTY LINE
  - PROPOSED ROAD CENTERLINE
  - PAVEMENT



LEWIS VALLEY (EAST)  
SCALE: 1"=150'



<p>320 North Lincoln Avenue Loveland, CO 80537 p: 970.613.1447 www.tait.com</p> <p><b>TAIT</b> &amp; ASSOCIATES ENGINEERING ENVIRONMENTAL BUILDING LAND SINCE 1964 DALLAS SACRAMENTO DENVER BOULDER SAN ANTONIO CHICAGO HOUSTON</p>									
<p><b>SANITARY SEWER LAYOUT</b></p> <p>LEWIS VALLEY NEIGHBORHOOD MASTER PLAN PART OF THE SW QUARTER OF SECTION 23 AND PART OF THE NE QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO HT LAND PARTNERS</p>									
<p>DRAWING AL DATE: 1/23/2026</p> <p>CHECKED AH DATE: 1/23/2026</p> <p>REVISION #: DATE:</p> <p>JOB NO. CO1478</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE				
NO.	DESCRIPTION	BY	DATE						





January 26, 2026

Town of Berthoud  
807 Mountain Avenue  
Berthoud, CO 80513  
970.532.2643

### **Lewis Valley Subdivision – Written Statement for Amendment to Zoning Map**

The proposed single-family residential project spans two zoning designations, each representing the intent and goals set by the Town’s Future Land Use Map and Comprehensive Plan. The site includes areas zoned **SR (Suburban Residential)** and **AG (Agricultural)**. We have taken a contextual and environmentally sensitive approach in shaping the proposed land use to align with both the physical characteristics of the site and the Town’s adopted Future Land Use Map.

- **SR – Suburban Residential – Lewis Valley Central, Lewis Valley West and a portion of Lewis Valley East:**

The SR-zoned area of the site is consistent with the Town’s Future Land Use Map, which envisions traditional single-family residential development. Our proposed plan aligns with this vision and supports the expected density and character of SR development.

- **AG – Agricultural – Portion of Lewis Valley East:**

This section of the AG-zoned area is approximately 9.4 acres. The site is consistent with the Town’s Future Land Use Map, which envisions traditional single-family residential development on the north of this area and allows the open area of the agricultural lots to abut the Town’s future Greenway. We are proposing to utilize this area for four agricultural lots, maintaining the rural character along County Road 15. Our proposed plan aligns with this vision and supports the expected density and character of AG development.

- **AG – Agricultural – Lewis Valley Greenway**

HT Land is working with the Town of Berthoud to have them acquire 68 of the 104 acres within this subdivision to support the expansion of the Town’s regional greenway and open space network. This effort reflects Berthoud’s ongoing commitment to preserving its agricultural roots while enhancing public access to nature and outdoor recreation.

This area will serve as a vital greenway connection between town-adjacent neighborhoods and future trail systems that are planned to extend to Interstate 25, while also contributing to long-term land conservation goals. As recently highlighted in local media and supported by the Town’s broader vision for managed growth and open space preservation, this project represents a meaningful investment in Berthoud’s future. We are proud to support this initiative and look forward to seeing the land become a lasting amenity for the community.

**Present and future impacts on the existing adjacent zone districts, uses, and physical character of the surrounding area** – The proposed zoning is consistent with the Town’s Comprehensive Plan and will have similar characteristics to the existing and proposed developments on the adjacent properties.



**Impact of the proposed zone on area accesses and traffic patterns** – Access will be served from 5<sup>th</sup> Street for Lewis Valley East. A future connection through Trails at Creekview as well as an anticipated future connection through the adjacent property will serve Lewis Valley Central. For Lewis Valley West, two access points are proposed to Berthoud Parkway. A traffic study was performed for the project and further discusses the traffic impacts.

**Availability of utilities for any potential development** – Utilities within 5<sup>th</sup> Street, along Dry Creek, and within Berthoud Parkway are all directly adjacent to the proposed development areas.

**Present and future impacts on public facilities and services, including but not limited to fire, police, water, sanitation, roadways, parks, schools, and transit** – The proposed development is not anticipated to create a significant increased demand on the aforementioned public facilities and services. Impact fees associated with the development will offset the increased demand and applicable standards and specifications from the Town, Fire Department, and other referral agencies will be adhered to. We will continue to work with Town staff to ensure adequate downstream capacity of the sanitary sewer.

**Relationship between the proposal and the Comprehensive Plan** – The proposed development is consistent with the Town Comprehensive Plan throughout the Lewis Valley East and Lewis Valley Central areas. These areas are within the Suburban Residential Character District which promotes low to medium density housing. Lewis Valley West is depicted as Open Space or Environmentally Sensitive Area in the Future Land Use Plan Map. Per the Ecology Report that was prepared as a part of this submittal, no Colorado Parks and Wildlife (CPW) high priority habitat areas are mapped for the site. This area has not entered into a conservation land easement or related process. The total area being rezoned is roughly 104 acres. The Comprehensive Plan shows 34 acres of the overall area being used for Suburban Residential and the remaining 70 acres used for Open Space/Environmentally Sensitive Area. The zoning being put in place includes has over 77 acres of Agricultural and Greenway area with the remaining 27 acres allocated for Suburban Residential use.

Public benefits arising from the proposal include increased housing options for current and future residents as well as a community park, greenway conservation and additional amenities such as ample Open Space.

We appreciate your time in reviewing this. Please feel free to contact me at 970-612-5440 with any questions.

Sincerely,  
  
Alex Hoime, PE  
HT Land Partners 400, LLC  
320 N Lincoln Ave  
Loveland, CO 80537

# ZONING MAP FOR LEWIS VALLEY ANNEXATION

## PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

### ZONING DESCRIPTION:

LOT 1, OLD BERTHOUD HOMESTEAD M.L.D., BEING A REPLAT OF LOT 1, JURIS M.R.D. 94 EX0580, LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO, RECORDED OCTOBER 4, 2006 AT RECEPTION NO. 2006-0075409, COUNTY OF LARIMER, STATE OF COLORADO.

TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHWEST QUARTER OF SECTION 25, THE NORTHEAST QUARTER OF SECTION 26 AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO.

SAID LAND BEING ALTOGETHER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 26 AS BEARING NORTH 89° 39' 05" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPLE MERIDIAN, SAID POINT BEING THE SOUTH LINE OF DAVIS/SCHLEIGER ANNEXATION, RECORDED JANUARY 25, 2001, AT RECEPTION NO.2001005472;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26 AND THE SOUTHERLY LINE OF SAID DAVIS/SCHLEIGER ANNEXATION NORTH 89° 39' 05" EAST 2654.92 FEET TO THE NORTHEAST CORNER OF SAID SECTION 26, SAID POINT BEING ALSO ON THE CENTERLINE OF LARIMER COUNTY ROAD 15A; THENCE NORTH 88°58'49" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25 A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 15A; THENCE SOUTH 00°22'48" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 15A AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 26 A DISTANCE OF 410.14 FEET; THENCE SOUTH 89°37'12" WEST A DISTANCE OF 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 15A AND THE SOUTH END OF THE EAST LINE OF LOT 1, BERTHOUD HOMESTEAD M.L.D.; THENCE ALONG THE SOUTHERLY LINE OF LOT 1 THE FOLLOWING FORTY-NINE (49) COURSES:

1. SOUTH 67° 06' 14" WEST 81.35 FEET;
2. SOUTH 12° 38' 05" EAST 98.92 FEET;
3. SOUTH 31° 01' 28" EAST 96.44 FEET;
4. SOUTH 00° 22' 48" EAST 59.06 FEET;
5. SOUTH 24° 45' 41" WEST 57.47 FEET;
6. SOUTH 34° 51' 31" WEST 45.84 FEET;
7. SOUTH 57° 24' 02" WEST 81.37 FEET;
8. SOUTH 82° 06' 00" WEST 78.53 FEET;
9. SOUTH 50° 52' 53" WEST 44.56 FEET;
10. NORTH 73° 34' 27" WEST 48.54 FEET;
11. SOUTH 85° 54' 51" WEST 143.58 FEET;
12. NORTH 83° 23' 07" WEST 18.86 FEET;
13. SOUTH 74° 36' 29" WEST 140.37 FEET;
14. SOUTH 39° 01' 07" WEST 124.45 FEET;
15. SOUTH 53° 34' 10" WEST 55.08 FEET;
16. SOUTH 34° 09' 05" WEST 64.89 FEET;
17. SOUTH 70° 34' 39" WEST 31.57 FEET;
18. NORTH 86° 50' 15" WEST 37.65 FEET;
19. SOUTH 27° 23' 15" WEST 38.50 FEET;
20. SOUTH 71° 20' 25" WEST 90.60 FEET;
21. SOUTH 47° 07' 40" WEST 58.04 FEET;
22. SOUTH 33° 58' 57" WEST 54.64 FEET;
23. NORTH 89° 35' 28" WEST 47.70 FEET;
24. SOUTH 60° 29' 07" WEST 75.03 FEET;
25. SOUTH 29° 12' 42" WEST 54.17 FEET;
26. SOUTH 63° 58' 50" WEST 89.56 FEET;
27. NORTH 85° 51' 27" WEST 50.24 FEET;
28. SOUTH 78° 13' 10" WEST 44.78 FEET;
29. SOUTH 63° 12' 31" WEST 97.52 FEET;
30. SOUTH 23° 40' 51" WEST 84.01 FEET;
31. SOUTH 51° 08' 40" WEST 61.47 FEET;
32. NORTH 89° 28' 50" WEST 101.87 FEET;
33. SOUTH 10° 20' 07" EAST 61.70 FEET;
34. SOUTH 11° 56' 19" WEST 27.68 FEET;
35. SOUTH 76° 23' 58" WEST 28.15 FEET;
36. NORTH 19° 12' 39" WEST 25.05 FEET;
37. NORTH 21° 55' 31" WEST 22.83 FEET;
38. NORTH 86° 29' 58" WEST 50.84 FEET;
39. SOUTH 49° 27' 55" WEST 141.32 FEET;
40. SOUTH 45° 14' 20" WEST 161.68 FEET;
41. NORTH 64° 24' 30" WEST 87.64 FEET;
42. SOUTH 36° 47' 32" WEST 141.25 FEET;
43. SOUTH 39° 56' 59" WEST 24.48 FEET;
44. SOUTH 89° 39' 44" WEST 73.83 FEET;
45. SOUTH 26° 26' 16" WEST 112.43 FEET;
46. SOUTH 36° 07' 41" WEST 90.80 FEET;
47. SOUTH 67° 39' 17" WEST 216.43 FEET;
48. SOUTH 61° 34' 41" WEST 132.25 FEET;
49. SOUTH 17° 46' 16" WEST 195.38 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26;

THENCE ALONG SAID WEST LINE NORTH 00° 25' 23" WEST A DISTANCE OF 2162.06 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED DECEMBER 17, 2021 AT RECEPTION NO. 20210113932, SAID PARCEL, BEING THE SAME LAND DESCRIBED AS LOT 1 OF LARIMER COUNTY BOUNDARY LINE ADJUSTMENT RECORDED MARCH 31, 1989 AT RECEPTION NO.89013644, SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF SCHELL-HICKS ANNEXATION MAP NO.4 RECORDED SEPTEMBER 21, 2007 AT RECEPTION NO.20070072337;

(LEGAL DESCRIPTION CONTINUES TO THE RIGHT)

(LEGAL DESCRIPTION CONTINUED)

THENCE DEPARTING SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, ALONG THE SOUTHERLY LINE OF THE ABOVE-DESCRIBED PARCEL OF LAND DESCRIBED IN RECEPTION NO.20210113932 AND PARTIALLY ALONG THE NORTHERLY LINE OF SAID SCHELL-HICKS ANNEXATION MAP NO.4 THE FOLLOWING FIVE (5) COURSES:

1. NORTH 60° 23' 46" WEST 293.89 FEET;
2. SOUTH 89° 52' 37" WEST 1045.83 FEET;
3. NORTH 61° 49' 26" WEST 122.63 FEET;
4. SOUTH 89° 35' 15" WEST 460.00 FEET ALONG THE NORTHERLY LINE OF SAID SCHELL-HICKS ANNEXATION MAP NO.4;
5. SOUTH 89° 38' 25" WEST 739.11 FEET ALONG THE NORTHERLY LINE OF PK BERTHOUD ANNEXATION NO.1, RECORDED MARCH 31, 2021 AT RECEPTION NO. 20210032744, OFFICIAL RECORDS OF SAID COUNTY TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LARIMER COUNTY ROAD 17, 40-FEET HALF WIDTH, SAID POINT BEING ALSO ON THE EASTERLY LINE OF SHELL-HICKS ANNEXATION NO.3 RECORDED SEPTEMBER 21, 2007 AT RECEPTION NO. 20070072336;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE OF SAID SCHELL-HICKS ANNEXATION NO.3 AND THE EASTERLY LINE OF SCHELL-HICKS ANNEXATION NO.1 TO THE TOWN OF BERTHOUD, RECORDED SEPTEMBER 21, 2007 AT RECEPTION NO. 20070072334, NORTH 00° 12' 52" WEST 640.25 FEET TO A POINT ON THE SOUTHERLY LINE OF SCHMIDT FARM ANNEXATION, RECORDED DECEMBER 14, 1998, AT RECEPTION NO. 19980109443;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, ALONG THE SOUTHERLY LINE OF SAID SCHMIDT FARM ANNEXATION, THE FOLLOWING SIX(6) COURSES:

1. SOUTH 88° 40' 40" EAST 553.87 FEET;
2. NORTH 00° 26' 41" WEST 42.00 FEET;
3. SOUTH 89° 03' 20" EAST 495.00 FEET;
4. SOUTH 00° 13' 28" EAST 53.00 FEET;
5. SOUTH 41° 51' 15" EAST 186.23 FEET;
6. NORTH 89° 43' 29" EAST 110.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER SAID SECTION 23, SAID POINT BEING ON THE WEST LINE OF LEWIS SECOND ADDITION TO THE TOWN OF BERTHOUD, RECORDED MARCH 27, 1986 AT RECEPTION NO. 19860015338;

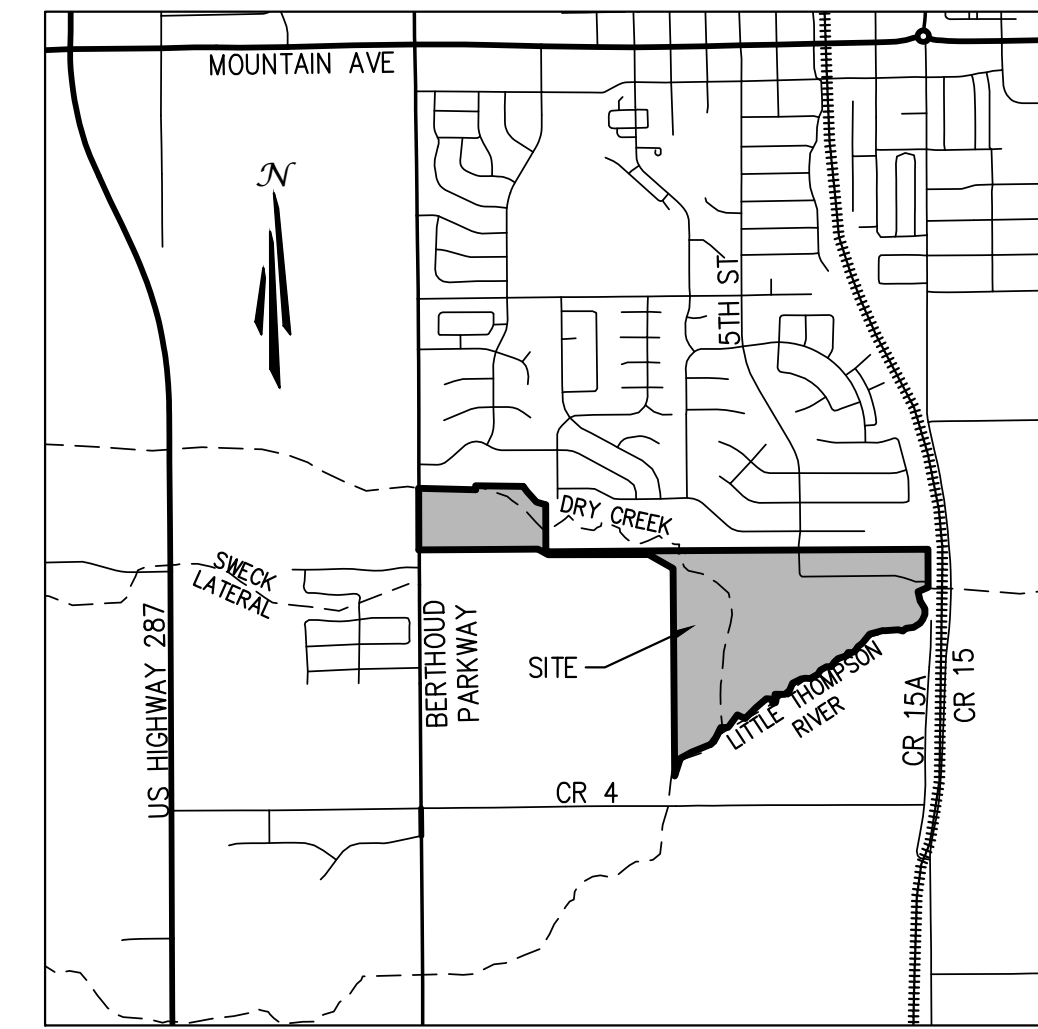
THENCE ALONG EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23 AND THE WEST LINE OF LEWIS SECOND ADDITION SOUTH 00° 15' 53" EAST 489.00 FEET TO THE SOUTHWEST CORNER OF SAID LEWIS SECOND ADDITION, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23;

THENCE ALONG LAST SAID SOUTH LINE AND THE SOUTH LINE OF LEWIS SECOND ADDITION NORTH 89° 33' 20" EAST 1323.57 FEET TO THE POINT OF BEGINNING;

CONTAINING 4,547,549 SQUARE FEET OR 104.40 ACRES, MORE OR LESS.

### GENERAL NOTES:

1. BEARINGS BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED AS BEARING OF NORTH 89°39'05" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER FC25217788-7, COMMITMENT DATE NOVEMBER 14, 2025 WAS RELIED UPON FOR RECORD DATA REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS ZONING MAP.
3. THE TOTAL AREA OF THE PROPERTY IS 104.40 ACRES.
4. THIS MAP IS NOT A LAND SURVEY PLAT.
5. THE MINERAL RIGHTS ASSOCIATED WITH THE PROPERTY BEING ANNEXED ARE NOT OWNED BY THE PROPERTY OWNER. MINERAL RIGHTS RESIDE WITH THE PRIOR OWNERS OF EACH PARCEL.
6. THE CURRENT ZONING OF THE SUBJECT PROPERTY IN UNINCORPORATED LARIMER COUNTY IS RR-2, RURAL RESIDENTIAL. THE PROPOSED ZONING IN THE TOWN OF BERTHOUD IS SR, SUBURBAN RESIDENTIAL AND AG-AGRICULTURAL.
7. PROPERTY ADDRESS: 733 SOUTH COUNTY ROAD 15A, BERTHOUD, COLORADO 80513
8. THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE OF 0.2% ANNUAL FLOODING CHANCE, ZONE X (SHADED), AREAS BETWEEN THE LIMITS OF THE 100-YEAR FLOOD AND 0.2% ANNUAL CHANCE FLOODING CHANCE AND WITHIN ZONE A AND ZONE AE DESIGNATED AS AREAS OF 1% ANNUAL CHANCE OF FLOODING (100-YEAR FLOOD PLAIN) PER FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08069C1387H, EFFECTIVE DATE JANUARY 15, 2021. FLOOD PLAINS SHOWN HEREON ARE BASED ON CURRENT FEMA DATA AND ARE SUBJECT TO PERIODIC CHANGES.



**VICINITY MAP**  
1" = 2000'

### CERTIFICATE OF APPROVAL BY TOWN OF BERTHOUD:

THIS IS TO CERTIFY THAT THE REZONING OF THE ABOVE DESCRIBED PROPERTY WAS APPROVED BY ORDINANCE NO. \_\_\_\_\_ OF THE TOWN OF BERTHOUD, PASSED AND ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_ AND THAT THE MAYOR OF THE TOWN OF BERTHOUD AS AUTHORIZED BY SAID ORDINANCE OF BEHALF OF THE TOWN HEREBY FOR ALL ACKNOWLEDGES AND ADOPTS THE SAID ZONING AMENDMENT UPON WHICH THE CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED HEREON.

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_.

MAYOR

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF BERTHOUD, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

CHAIRPERSON

THE FOREGOING MAP IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_.

ATTEST:

TOWN CLERK

### OWNERS CERTIFICATE:

HT LAND PARTNERS 400 LLC

ALEX HOME, MANAGER FOR  
HT LAND PARTNERS 400 LLC

STATE OF COLORADO)  
SS)  
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY ALEX HOME, MANAGER FOR HT LAND PARTNERS 400 LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

### SURVEYORS CERTIFICATE:

I, VLADISLAV SKREJEV, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT REZONING MAP SHOWN HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. THE MAP WAS COMPILED USING EXISTING PLATS, DEEDS, AND LEGAL DESCRIPTIONS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

VLADISLAV SKREJEV, PLS 38705

NOI	DESCRIPTION	BY	DATE

320 North Lincoln Avenue  
Loveland, CO 80537  
p: 970.613.1447  
www.tait.com  
ENGINEERING ENVIRONMENTAL BUILDING LAND  
SURVEYING SURVEYING  
3001 East Quintero Avenue  
Denver, Colorado 80231  
Since 1944



ZONING AMENDMENT MAP  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

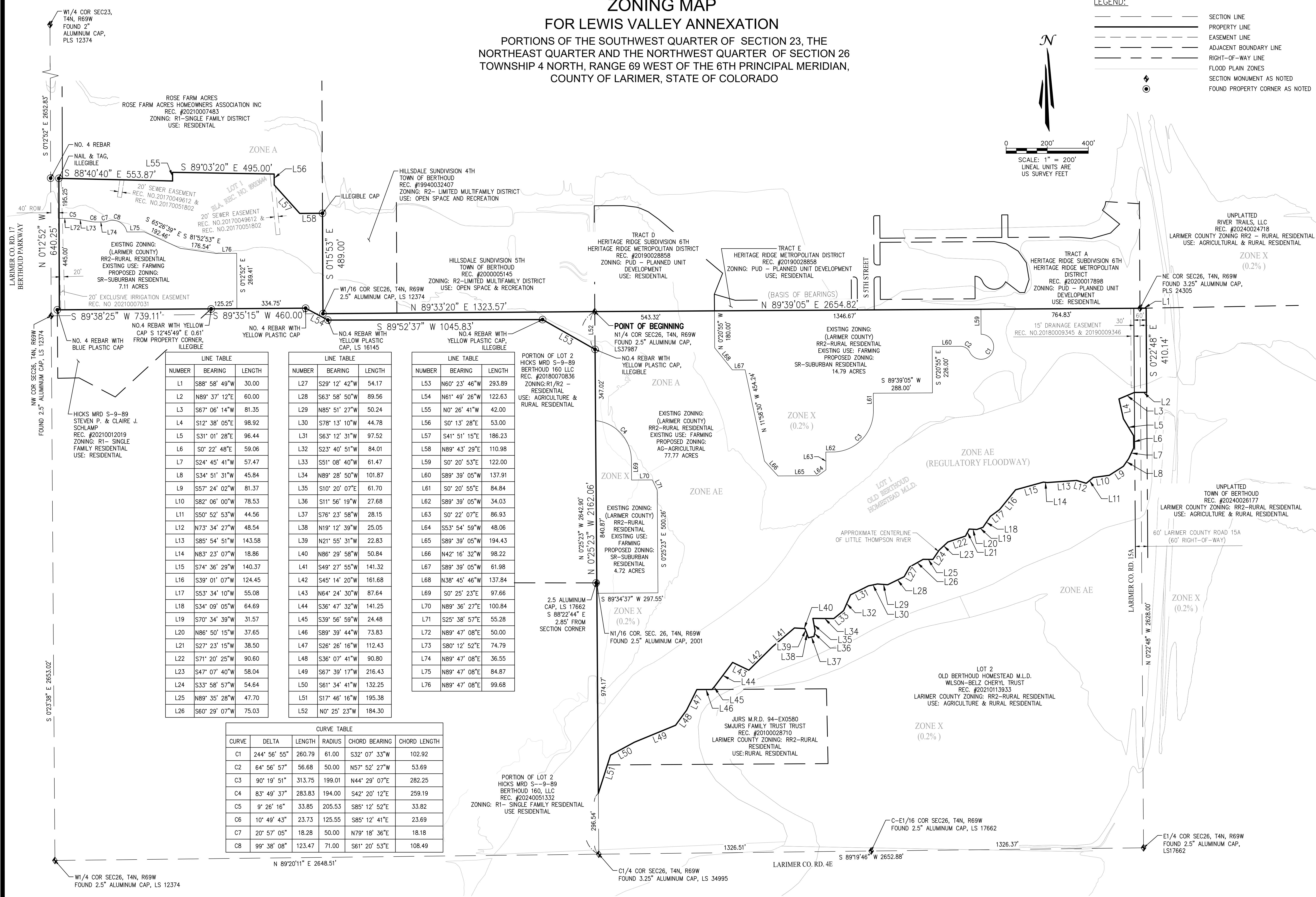
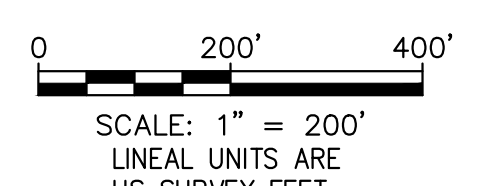
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DATE: 06/24/2025  
CHECKED: VS  
DATE: \_\_\_\_\_  
REVISION #: \_\_\_\_\_  
DATE: \_\_\_\_\_  
JOB NO: CO143760

# ZONING MAP FOR LEWIS VALLEY ANNEXATION

PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 23, THE  
NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26  
TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF LARIMER, STATE OF COLORADO

**LEGEND:**

---	SECTION LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	ADJACENT BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	FLOOD PLAIN ZONES
---	SECTION MONUMENT AS NOTED
---	FOUND PROPERTY CORNER AS NOTED



**LINE TABLE**

NUMBER	BEARING	LENGTH
L1	S88° 58' 49\"W	30.00
L2	N89° 37' 12\"E	60.00
L3	S67° 06' 14\"W	81.35
L4	S12° 38' 05\"E	98.92
L5	S31° 01' 28\"E	96.44
L6	S0° 22' 48\"E	59.06
L7	S24° 45' 41\"W	57.47
L8	S34° 51' 31\"W	45.84
L9	S57° 24' 02\"W	81.37
L10	S82° 06' 00\"W	78.53
L11	S50° 52' 53\"W	44.56
L12	N73° 34' 27\"W	48.54
L13	S85° 54' 51\"W	143.58
L14	N83° 23' 07\"W	18.86
L15	S74° 36' 29\"W	140.37
L16	S39° 01' 07\"W	124.45
L17	S53° 34' 10\"W	55.08
L18	S34° 09' 05\"W	64.69
L19	S70° 34' 39\"W	31.57
L20	N86° 50' 15\"W	37.65
L21	S27° 23' 15\"W	38.50
L22	S71° 20' 25\"W	90.60
L23	S47° 07' 40\"W	58.04
L24	S33° 58' 57\"W	54.64
L25	N89° 35' 28\"W	47.70
L26	S60° 29' 07\"W	75.03

**LINE TABLE**

NUMBER	BEARING	LENGTH
L27	S29° 12' 42\"W	54.17
L28	S63° 58' 50\"W	89.56
L29	N85° 51' 27\"W	50.24
L30	S78° 13' 10\"W	44.78
L31	S63° 12' 31\"W	97.52
L32	S23° 40' 51\"W	84.01
L33	S51° 08' 40\"W	61.47
L34	N89° 28' 50\"W	101.87
L35	S10° 20' 07\"E	61.70
L36	S11° 56' 19\"W	27.68
L37	S76° 23' 58\"W	28.15
L38	N19° 12' 39\"W	25.05
L39	N21° 55' 31\"W	22.83
L40	N86° 29' 58\"W	50.84
L41	S49° 27' 55\"W	141.32
L42	S45° 14' 20\"W	161.68
L43	N64° 24' 30\"W	87.64
L44	S36° 47' 32\"W	141.25
L45	S39° 56' 59\"W	24.48
L46	S89° 39' 44\"W	73.83
L47	S26° 26' 16\"W	112.43
L48	S36° 07' 41\"W	90.80
L49	S67° 39' 17\"W	216.43
L50	S61° 34' 41\"W	132.25
L51	S17° 46' 16\"W	195.38
L52	N0° 25' 23\"W	184.30

**LINE TABLE**

NUMBER	BEARING	LENGTH
L53	N60° 23' 46\"W	293.89
L54	N61° 49' 26\"W	122.63
L55	N0° 26' 41\"W	42.00
L56	S0° 13' 28\"E	53.00
L57	S41° 51' 15\"E	186.23
L58	N89° 43' 29\"E	110.98
L59	S0° 20' 53\"E	122.00
L60	S89° 39' 05\"W	137.91
L61	S0° 20' 55\"E	84.84
L62	S89° 39' 05\"W	34.03
L63	S0° 22' 07\"E	86.93
L64	S53° 54' 59\"W	48.06
L65	S89° 39' 05\"W	194.43
L66	N42° 16' 32\"W	98.22
L67	S89° 39' 05\"W	61.98
L68	N38° 45' 46\"W	137.84
L69	S0° 25' 23\"E	97.66
L70	N89° 36' 27\"E	100.84
L71	S25° 38' 57\"E	55.28
L72	N89° 47' 08\"E	50.00
L73	S80° 12' 52\"E	74.79
L74	N89° 47' 08\"E	36.55
L75	N89° 47' 08\"E	84.87
L76	N89° 47' 08\"E	99.68

**CURVE TABLE**

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	244° 56' 55\"	260.79	61.00	S32° 07' 33\"W	102.92
C2	64° 56' 57\"	56.68	50.00	N57° 52' 27\"W	53.69
C3	90° 19' 51\"	313.75	199.01	N44° 29' 07\"E	282.25
C4	83° 49' 37\"	283.83	194.00	S42° 20' 12\"E	259.19
C5	9° 26' 16\"	33.85	205.53	S85° 12' 52\"E	33.82
C6	10° 49' 43\"	23.73	125.55	S85° 12' 41\"E	23.69
C7	20° 57' 05\"	18.28	50.00	N79° 18' 36\"E	18.18
C8	99° 38' 08\"	123.47	71.00	S61° 20' 53\"E	108.49

**ZONING AMENDMENT MAP**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

<p>DRAWN: KR DATE: 06/24/2025 CHECKED: VS DATE: _____ REVISION #: _____ DATE: _____ JOB NO. CO143760</p>	<p>320 North Lincoln Avenue Loveland, CO 80537 p: 970.613.1447 www.tait.com ENGINEERING ENVIRONMENTAL BUILDING LAND SURVEYING Tamara A. DeBos, Surveyor Dennis J. DeBos, Surveyor Since 1964</p> <p style="text-align: center;"><b>TAIT</b> &amp; ASSOCIATES</p>
--	--

REVISIONS

NO.	DESCRIPTION	BY	DATE

2 OF 2

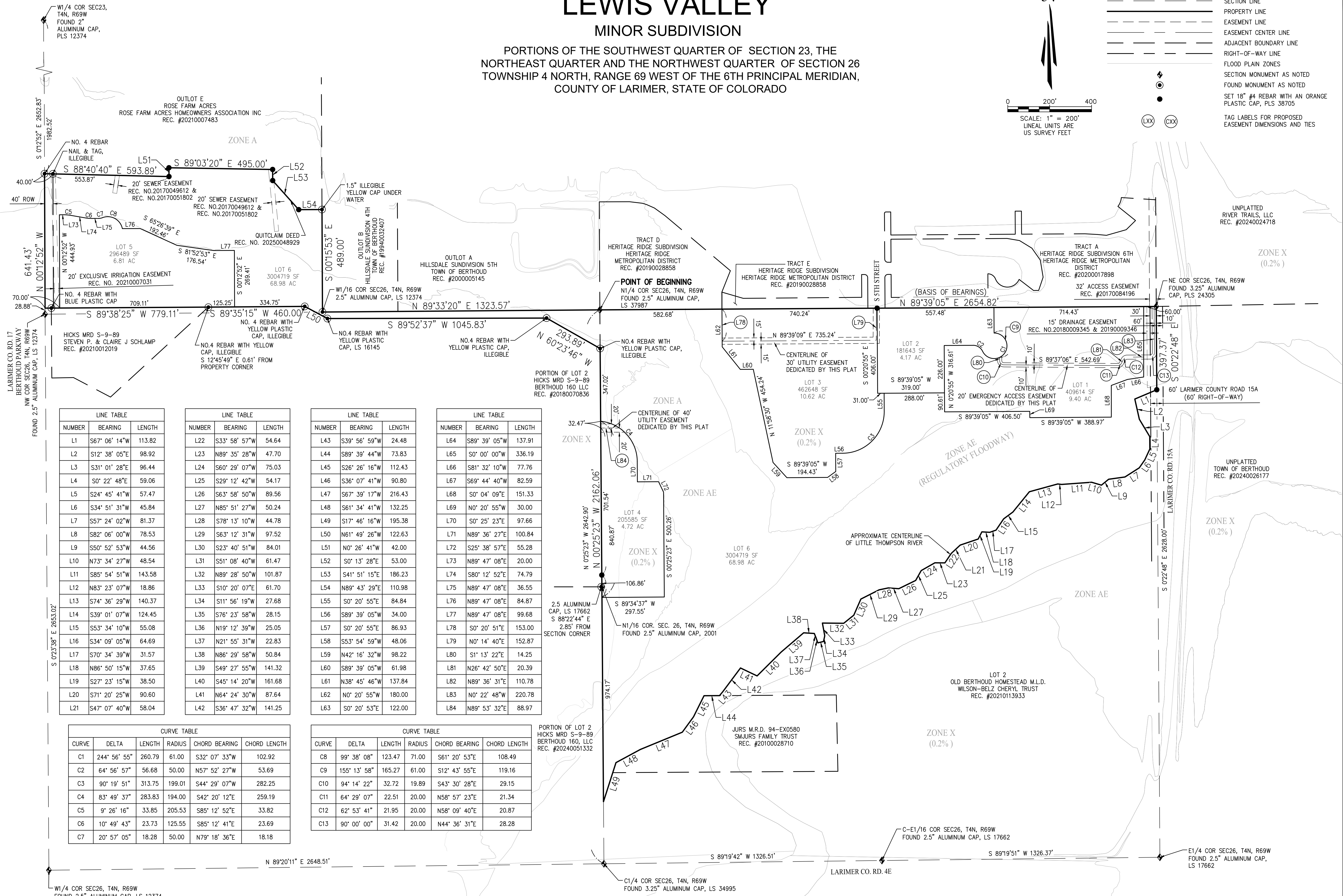
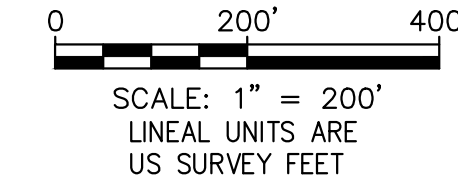
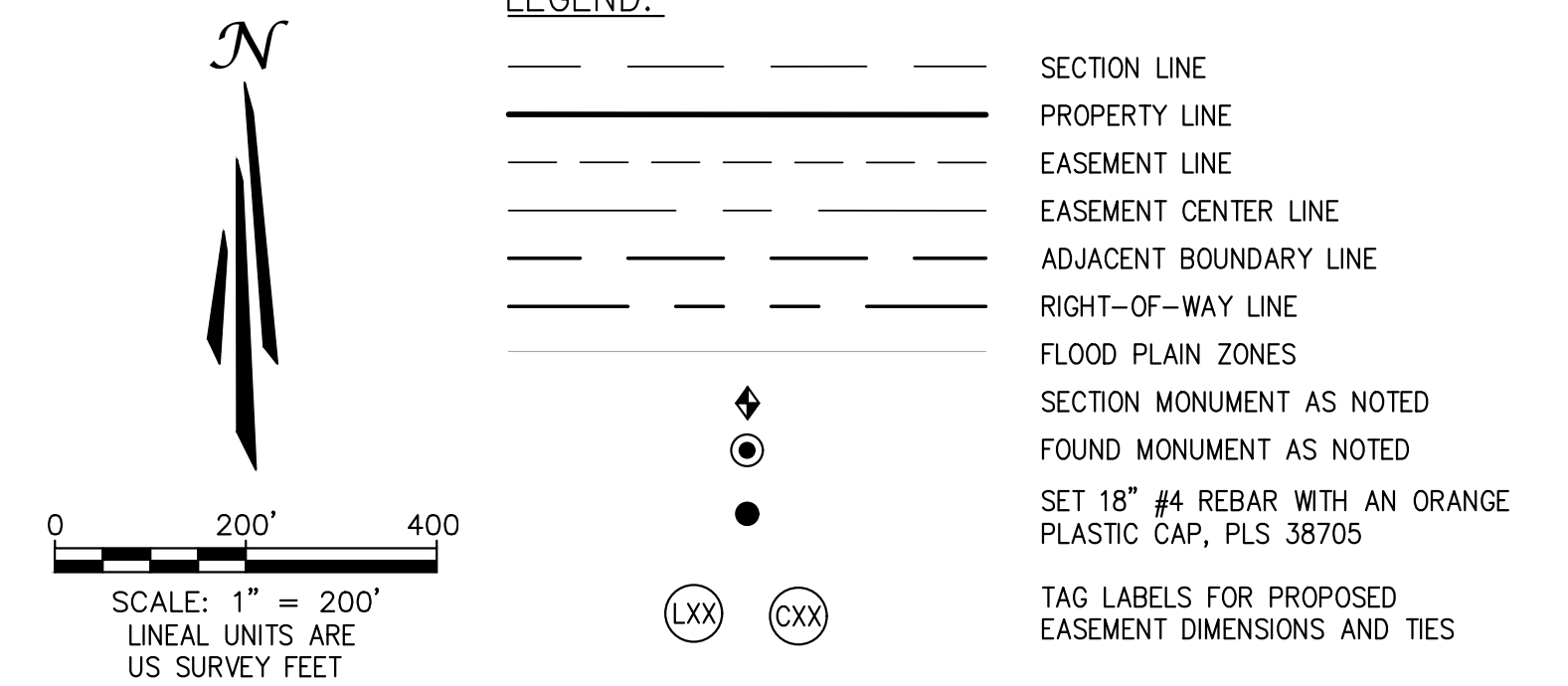


# LEWIS VALLEY

## MINOR SUBDIVISION

PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 23, THE  
NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26  
TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF LARIMER, STATE OF COLORADO

LEGEND:



NUMBER	BEARING	LENGTH
L1	S67° 06' 14\"W	113.82
L2	S12° 38' 05\"E	98.92
L3	S31° 01' 28\"E	96.44
L4	S0° 22' 48\"E	59.06
L5	S24° 45' 41\"W	57.47
L6	S34° 51' 31\"W	45.84
L7	S57° 24' 02\"W	81.37
L8	S82° 06' 00\"W	78.53
L9	S50° 52' 53\"W	44.56
L10	N73° 34' 27\"W	48.54
L11	S85° 54' 51\"W	143.58
L12	N83° 23' 07\"W	18.86
L13	S74° 36' 29\"W	140.37
L14	S39° 01' 07\"W	124.45
L15	S53° 34' 10\"W	55.08
L16	S34° 09' 05\"W	64.69
L17	S70° 34' 39\"W	31.57
L18	N86° 50' 15\"W	37.65
L19	S27° 23' 15\"W	38.50
L20	S71° 20' 25\"W	90.60
L21	S47° 07' 40\"W	58.04

NUMBER	BEARING	LENGTH
L22	S33° 58' 57\"W	54.64
L23	N89° 35' 28\"W	47.70
L24	S60° 29' 07\"W	75.03
L25	S29° 12' 42\"W	54.17
L26	S63° 58' 50\"W	89.56
L27	N85° 51' 27\"W	50.24
L28	S78° 13' 10\"W	44.78
L29	S63° 12' 31\"W	97.52
L30	S23° 40' 51\"W	84.01
L31	S51° 08' 40\"W	61.47
L32	N89° 28' 50\"W	101.87
L33	S10° 20' 07\"E	61.70
L34	S11° 56' 19\"W	27.68
L35	S76° 23' 58\"W	28.15
L36	N19° 12' 39\"W	25.05
L37	N21° 55' 31\"W	22.83
L38	N86° 29' 58\"W	50.84
L39	S49° 27' 55\"W	141.32
L40	S45° 14' 20\"W	161.68
L41	N64° 24' 30\"W	87.64
L42	S36° 47' 32\"W	141.25

NUMBER	BEARING	LENGTH
L43	S39° 56' 59\"W	24.48
L44	S89° 39' 44\"W	73.83
L45	S26° 26' 16\"W	112.43
L46	S36° 07' 41\"W	90.80
L47	S67° 39' 17\"W	216.43
L48	S61° 34' 41\"W	132.25
L49	S17° 46' 16\"W	195.38
L50	N61° 49' 26\"W	122.63
L51	N0° 26' 41\"W	42.00
L52	S0° 13' 28\"E	53.00
L53	S41° 51' 15\"E	186.23
L54	N89° 43' 29\"E	110.98
L55	S0° 20' 55\"E	84.84
L56	S89° 39' 05\"W	34.00
L57	S0° 20' 55\"E	86.93
L58	S53° 54' 59\"W	48.06
L59	N42° 16' 32\"W	98.22
L60	S89° 39' 05\"W	61.98
L61	N38° 45' 46\"W	137.84
L62	N0° 20' 55\"W	180.00
L63	S0° 20' 53\"E	122.00

NUMBER	BEARING	LENGTH
L64	S89° 39' 05\"W	137.91
L65	S0° 00' 00\"W	336.19
L66	S81° 32' 10\"W	77.76
L67	S69° 44' 40\"W	82.59
L68	S0° 04' 09\"E	151.33
L69	N0° 20' 55\"W	30.00
L70	S0° 25' 23\"E	97.66
L71	N89° 36' 27\"E	100.84
L72	S25° 38' 57\"E	55.28
L73	N89° 47' 08\"E	20.00
L74	S80° 12' 52\"E	74.79
L75	N89° 47' 08\"E	36.55
L76	N89° 47' 08\"E	84.87
L77	N89° 47' 08\"E	99.68
L78	S0° 20' 51\"E	153.00
L79	N0° 14' 40\"E	152.87
L80	S1° 13' 22\"E	14.25
L81	N26° 42' 50\"E	20.39
L82	N89° 36' 31\"E	110.78
L83	N0° 22' 48\"W	220.78
L84	N89° 53' 32\"E	88.97

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	244° 56' 55\"	260.79	61.00	S32° 07' 33\"W	102.92
C2	64° 56' 57\"	56.68	50.00	N57° 52' 27\"W	53.69
C3	90° 19' 51\"	313.75	199.01	S44° 29' 07\"W	282.25
C4	83° 49' 37\"	283.83	194.00	S42° 20' 12\"E	259.19
C5	9° 26' 16\"	33.85	205.53	S85° 12' 52\"E	33.82
C6	10° 49' 43\"	23.73	125.55	S85° 12' 41\"E	23.69
C7	20° 57' 05\"	18.28	50.00	N79° 18' 36\"E	18.18

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C8	99° 38' 08\"	123.47	71.00	S61° 20' 53\"E	108.49
C9	155° 13' 58\"	165.27	61.00	S12° 43' 55\"E	119.16
C10	94° 14' 22\"	32.72	19.89	S43° 30' 28\"E	29.15
C11	64° 29' 07\"	22.51	20.00	N58° 57' 23\"E	21.34
C12	62° 53' 41\"	21.95	20.00	N58° 09' 40\"E	20.87
C13	90° 00' 00\"	31.42	20.00	N44° 36' 31\"E	28.28

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**TAIT**  
& ASSOCIATES

MINOR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO

NO.	DESCRIPTION	BY	DATE

DRAWN: KR  
DATE: 07/08/2025  
CHECKED: VS  
DATE: 07/08/2025  
REVISION #:  
DATE:  
JOB NO: CO14780

VLADISLAV SKREJEV, FOR AND ON BEHALF OF TAIT & ASSOCIATES  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR (PLS) 38705



# BERTHOUD FIRE PROTECTION DISTRICT

*To Serve. To Care. To Support.*

DATE: March 9, 2026  
TO: Anne Best Johnson, Community Development Director, Berthoud, Colo.  
FROM: Carie Dann, Fire Marshal, Berthoud Fire Protection District  
RE: Lewis Valley Zoning, Annexation, NMP and Minor Subdivision – 3<sup>rd</sup> Submittal

## BERTHOUD FIRE COMMENTS

The Berthoud Fire Protection District's (BFPD) Fire Prevention Division has completed a review of above project, which pertains to two parcels of 109 total acres, located east of South Berthoud Parkway and one-half mile south of West Larimer County Road 4E. Each parcel proposes 97 single-family lots of various configurations (street access, alley loaded, etc.).

Currently, the Fire District has the following comments and requirements from the 2021 International Fire Code.

***While these comments may appear general in nature, they apply specifically to this project.***

***All fire department comments contained in this document and any future reviews, shall remain active until acknowledged by the applicant and resolved with BFPD.***

## CONSTRUCTION DEVELOPMENT & PROCEDURES GUIDE

1. Most of the requirements in this plan review letter, as well as additional requirements, can be found in the BFPD Construction Development & Procedures Guide, which can be found at this link:  
<https://www.berthoudfire.org/files/342e955f4/BFPD-Construction-Procedures-Guide.pdf> **NOTED**

## INTERNATIONAL CODE REQUIREMENTS

2. The requirements of the Fire Code, Building Code (with regard to fire and life safety issues), and NFPA standards adopted at the time of building construction must be met. **NOTED**

---

• P.O. Box 570 • 248 Welch Avenue • Berthoud, CO 80513 • (970) 532-2264

**BERTHOUD**FIRE.ORG

### FEES

3. Fees will be required for the BFPD Planning review and approval, building permit review and approval (if applicable), and impact fees. BFPD impact fees will be due at the time of building permit. The applicant, if interested in knowing these fees in advance, is responsible to research these fees at the following link: <https://www.berthoudfire.org/fee-schedule-payment-information> **NOTED**

### PERMITTING PROCESS

4. A building permit is required for all new commercial structures, additions, alterations, and changes in occupancy; Berthoud Fire Protection District will be a reviewing department for all buildings permits that are multi-family or commercial buildings. Permits must be obtained prior to commencement of construction. Plans for structures are required to be prepared and stamped/sealed by a Colorado Licensed Architect and Colorado Registered Engineers (structural, mechanical, electric, etc.). After the permit review and approval, and any construction changes are completed, BFPD will do an inspection prior to issuance of a Certificate of Occupancy. **NOTED**
5. A construction permit issued by BFPD is required prior to installation of any fire protection system (automatic fire sprinkler, automatic fire alarm, kitchen hood suppression system, etc.). Review time is approximately 15 working days. All plans are required to be stamped by a NICET Level 3 or 4 designer. **NOTED**

### EMERGENCY VEHICLE ACCESS

6. Approved fire apparatus access roads shall be required for every facility, building or portion of a building constructed within BFPD. A minimum of two approved roadways are required for emergency vehicle access. These two fire apparatus access roads must be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property to be served, measured in a straight line between accesses. The Fire Code Official may reduce the required separation when all buildings served by the access roads are equipped throughout with an automatic sprinkler system and the site constraints do not allow full separation.

Requirement(s) is met

Requirement(s) is not met

Cannot be determined if requirement(s) is met

BFPD Comments: **Noted, requirement is met**

Based on our call on 9/29, we reviewed the existing fire access rd/easement put in place through Heritage Ridge connecting to Lewis Valley to the east. Developer has agreed to perform borings of the access rd to ensure the section conforms to proper loading. If it does not, developer will provide upgrades. Developer will also ensure proper gates and signage are in place.

As it relates to the SW portion, adjacent to Trails at Creekview, developer will work with adjacent neighbor to secure a fire access easement to ensure secondary access or developer will require structures to be sprinkled per this comment. It was also mentioned that Fire can conditionally approve the NMP based on these options being implemented.

- 7. The maximum length for dead-end roadways is 660 feet. Beyond that, a second, approved access roadway is required (meeting #4 above) or all occupiable structures beyond 660 feet are required to be protected by automatic fire sprinklers.

- Requirement(s) is met
- Requirement(s) is not met
- Cannot be determined if requirement(s) is met

BFPD Comments: Are you proposing to use the "Existing Road and Access Easement" shown on page 3 of the NMP response as a second access? Again, we need to discuss how to meet this requirement.

This is the intent to utilize the existing road and access easement as a secondary access for Lewis Valley East

- 8. The minimum roadway widths as established in 503.2.1 shall be maintained at all times. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet, 6 inches. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles.

- Requirement(s) is met
- Requirement(s) is not met
- Cannot be determined if requirement(s) is met

BFPD Comments: Noted, Requirement is met

- 9. Roads 20-26 feet wide shall be posted on both sides as a fire lane, with no parking on either side. Roads 26-32 feet wide shall be posted on one side as a fire lane, with parking allowed on the opposite side. Signs shall be placed according to requirements in the 2021 IFC and Larimer County Urban Area Street Standards.

BFPD Comments: Informational only, these will be required for alleys (drives).

Noted, sign locations will be shown on preliminary/ final plat on alleys and fire access roads

- 10. Fire Lane No Parking signs shall be designed in accordance with Drawings 1401 and 1418 of the Larimer County Urban Area Street Standards.

BFPD Comments: Informational only, these will be required for alleys (drives).

Noted, fire lane no parking signs locations will be shown on preliminary/ final plat along alleys

- 11. Fire apparatus access roads shall be of an all-weather surface (concrete or asphalt) that is easily distinguishable from the surrounding area and is capable of supporting not less than 82,000 pounds live load (GVW).

- Requirement(s) is met
- Requirement(s) is not met
- Cannot be determined if requirement(s) is met but assumed to be.

ON 9/29 meeting discussed performing borings on existing access road to ensure the existing gravel road conforms to proper loading. If not adequate loading upgrades will be made to bring into compliance with road loading requirements

- 12. The inside turning radius and outside turning radius of any fire apparatus access road shall be not less than 25 feet and 50 feet respectively, measured from the same center point.

- Requirement(s) is met

Requirement(s) is not met

Cannot be determined if requirement(s) is met. Please provide a turning template to show fire apparatus will have the minimum inside/outside turning radii.

Radii dimensions have been added to all fire apparatus access roads on the berthoud fire exhibit to show compliance with the minimum insisde/ outside turning radii

13. Dead end roads greater than 150 in length require a 20-foot-wide turnaround in the form of a 100-foot "Hammerhead," a 50-foot "Y" or a 100-foot-diameter "Cul- De-Sac" as is shown in Figure D103.1.

Requirement(s) is met

Requirement(s) is not met

Cannot be determined if requirement(s) is met

BFPD Comments: It appears that at least temporary turnarounds have been labeled as such.

Dead end roads greater than 150' in length are shown with either cul-de-sacs or a temporary turnaround. Radii of the turnaround have been added to the berthoud fire exhibit

14. Traffic calming devices shall be prohibited unless approved by the Fire Code Official. This includes but is not limited to speed bumps, speed humps, speed cushions, traffic circles and neckdowns.

BFPD Comments: Informational only at this time.

Noted, no plans on providing traffice calming devices. If added in prelim/ final plat we will work to get approved with the Fire Code Official

15. When buildings are protected throughout with an approved automatic fire sprinkler system, the requirements for fire apparatus access may be modified by the Fire Code Official.

BFPD Comments: Informational only at this time.

Noted

#### FIREFIGHTING WATER SUPPLY

16. The minimum available fire flow for one- and two-family dwellings is per Table B105.1(1) of the 21IFC. If the structure is 3,601 SF or larger, the required fire flow shall be determined according to Table B105.1(2). A reduction in required fire flow of 500 gpm (0-3,600 SF) or 50 percent (greater than 3,600 SF) is allowed when the building is protected by an approved automatic fire sprinkler system.

Requirement(s) is met

Requirement(s) is not met

Cannot be determined if requirement(s) is met. Please confirm minimum fire flow can be met.

Fire flow is met. Assumed 3,601 SF lots were analyzied in the utility study to provide 1,500 GPM for 2 hours while retaining 20 psi. If multifamily product or larger SF lots then individual lots will be analyzed at final plat/ buidling permit for adeqaute fire flow/ need for an individual fire sprinkler system

17. Minimum hydrant spacing for all structures is not further than specified in Table C102.1 of the 21IFC. These distances may be increased for buildings protected throughout with an approved fire sprinkler system, as approved by the Fire Code Official.

Requirement(s) is met

Requirement(s) is not met

Cannot be determined if requirement(s) is met

Refer to the Berthoud Fire Exhibit provided showing that hydrants are spaced ~500' for a fire flow of 1,750 gpm or less

18. The minimum number of hydrants available to a building shall not be less than that listed in Table C102.1.

Cannot be determined if requirement(s) is met

With the designated fire flow of 1,500 gpm 1 hydrant is required per building. With a spacing of 500' the maximum distance from any lot is 250' to a hydrant. Refer to the Berthoud Fire Exhibit which shows this required spacing

19. All water mains shall be a minimum 8 inches in diameter and shall be looped whenever possible.

Requirement(s) is met

Requirement(s) is not met

Cannot be determined if requirement(s) is met

BFPD Comments: The Utility Study response states 8-inch water mains.

Noted, Requirement is met

20. Where new water mains are extended along roads where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.

Requirement(s) is met

Requirement(s) is not met

Cannot be determined if requirement(s) is met

Areas where water main is extended along roads where hydrants are not needed do not exceed 1,000' of spacing per the Berthoud Fire Exhibit

21. Landscaping materials and vegetation at full maturity shall not be closer than three feet to a hydrant or FDC. This excludes grass and ground cover plants.

Requirement(s) is met

Requirement(s) is not met

Cannot be determined if requirement(s) is met

BFPD Comments: Informational only.

Noted, further detail to be included at prelim/ final plat

#### ADDRESSING

22. All municipalities in Larimer County have agreed to abide by roadway naming standards designed in multiple documents, such as the Street Inventory System, Approved Suffixes and "Rules of the Streets." These requirements are accessed at: [www.larimer.org/streets/](http://www.larimer.org/streets/)

Requirement(s) is met

Requirement(s) is not met

Cannot be determined if requirement(s) is met

BFPD Comments: Street names will be approved at final plat. Please ensure no proposed names are duplicates of existing names in Larimer County.

Noted: Road names will verified at final plat to verify that there are no dupliates of existing names in Larimer County

23. Any new structures are required to be assigned a specific, unique address. Size, color and location on the building of the numerals shall be approved in advance by BFPD. Requirements on address numerals are in Section 505.1 of the 2021 IFC.

BFPD Comments: Note that wayfinding signs for some groups of homes with alley access/alley loaded will be required.

**Noted, wayfinding signs locations for allies will be included at prelim/ final plat.**

#### VEHICLE ACCESS AND WATER SUPPLY DURING CONSTRUCTION

24. When fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed or made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Approved vehicle access shall be provided to all construction and demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent Fire Department Connections (FDCs). Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. An approved water supply for fire protection, either temporary or permanent, shall be available as soon as combustible materials arrive on site.

BFPD Comments: Informational only.

**Noted**



David F. Bower  
dfbower@j-rlaw.com  
Direct Dial: (303) 546-5608

July 3, 2025

**Sent via e-mail (AJohnson@berthoud.org)**

Town of Berthoud Planning Department  
c/o Anne Best Johnson, AICP MBA  
Community Development Director  
807 Mountain Ave.  
Berthoud, Colorado 80513

Re: *Lewis Valley – Certification of Compliance with C.R.S. §24-65.5-101 et seq. and Berthoud Municipal Code 30-8-106 (Notice to Mineral Estate Owners and Lessees)*

Dear Ms. Johnson:

This firm represents HT Land Partners 400, LLC (the “**Applicant**”) with respect to certain entitlement matters relating to the proposed Lewis Valley development, to be located on the real property identified as Larimer County Parcel Nos. 9426105701 and 9423300005 and legally described on Exhibit A.

As you know, the Town of Berthoud annexation process requires Applicant to certify that the notice required by C.R.S. §24-65.5-101 *et seq.* has been provided to the owners of the mineral estate underlying the Lewis Valley development. C.R.S. §24-65.5-101 *et seq.* requires notice to mineral estate owners if: (1) the mineral estate owner is identified in the county tax assessor’s records, or (2) the mineral estate owner has filed in the office of the county clerk and recorder in which the real property is located a request for notification. Furthermore, the Town of Berthoud also requires that any mineral interest lessees be notified of any annexation application.

With respect to Larimer County Parcel No. 9426105701, the owner of the surface and mineral estates is CLW Interests LLC, a Colorado limited liability company. With respect to Larimer County Parcel No. 9423300005, the owner of the surface and mineral estates is the Cheryl Wilson-Belz Trust UTAD September 29, 2000. Both mineral estate owners have consented to the annexation application and waived the right to notice pursuant to C.R.S. §24-65.5-103(5). Furthermore, there are no current lessees of either mineral estate.

Accordingly, there are no third-parties that are required to be provided notice of the pending annexation application, and Applicant has satisfied all mineral estate owner and lessee notifications as required by C.R.S. §24-65.5-101 *et seq.* and the Berthoud Development Code.

Very truly yours,

David F. Bower

**Exhibit A**  
(Legal Description of Property)

Larimer County Parcel No. 9426105701

Lot 1, OLD BERTHOUD HOMESTEAD M.L.D., being a replat of Lot 1, JURIS M.R.D. 94 EX0580, located in the Northeast 1/4 of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado, recorded October 4, 2006 at Reception No. 2006-007549,  
County of Larimer, State of Colorado.

Larimer County Parcel No. 9423300005

A portion of the Southwest 1/4 of Section 23, and the Northwest 1/4 of Section 26, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado, being more particularly described as follows:

Beginning at the Southwest corner of said Section 23;  
Thence along the West line of the Southwest 1/4 of said Section 23 N00°10'13"E 28.88 feet to the TRUE POINT OF BEGINNING;  
Thence continuing along said West line N00°10'13"E 641.62 feet;  
Thence departing said West line S88°15'59"E 594.00 feet;  
Thence N00°03'03"W 42.00 feet;  
Thence S88°39'42"E 495.00 feet;  
Thence S36°38'01"E 66.00 feet;  
Thence S41°27'38"E 148.00 feet;  
Thence S73°21'34"E 100.98 feet to a point on the East line of the West 1/2 of said Section 23;  
Thence along said East line S00°07'45"W 489.00 feet to a point on the South line of the Southwest 1/4 of said Section 23;  
Thence along said South line N89°56'57"E 1,323.57 feet to the South 1/4 Corner of said Section 23;  
Thence along the  
North-South centerline of said Section 26 S00°01'45"E 184.30 feet;  
Thence departing said North-South centerline N60°00'08"W 293.89 feet;  
Thence N89°43'45"W 1,045.83 feet;  
Thence N61°25'22"W 122.71 feet;  
Thence S89°58'40"W 460.00 feet;  
Thence N89°58'05"W 779.00 feet to the TRUE POINT OF BEGINNING,  
EXCEPTING that portion as conveyed to the Larimer County Board of County Commissioners in the Deed recorded July 17, 1997 at Reception No. 97045864,  
County of Larimer, State of Colorado.



## NOTICE OF PUBLIC HEARING

The Town of Berthoud will hold Public Hearings to consider an Annexation, Zoning, Neighborhood Master Plan, and Minor Subdivision near your property.

**Scheduled Hearings:** All hearings will take place at Berthoud Town Hall, 807 Mountain Avenue, Berthoud CO 80513

Town Planning Commission:

*March 26, 2026, at 6:00 p.m. (Note that the Minor Subdivision will only be heard by the Planning Commission)*

Town Board of Trustees:

*April 14, 2026, at 6:30 p.m.*

**For more information on this project visit the Town Planning Dept. website at [www.berthoud.org/planning](http://www.berthoud.org/planning)**

Under the *Current Development Review Projects* tab, select the *Development Activity Map* to find the project, and click on the project name to view the project materials.

**Project Planner:** Anne Johnson, Community Development Director.

**Email:** [ajohnson@berthoud.org](mailto:ajohnson@berthoud.org)

To comment on the project, submit written comments via email to the Project Planner.

**PROJECT NAME:**

Lewis Valley Annexation, Zoning, Neighborhood Master Plan, and Minor Subdivision

**PROJECT LOCATION:**

East of S. Berthoud Pkwy, West of S. 1st St./Larimer CR 15, north of the Little Thompson River

**PUBLICATION:**

February 25, 2026



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East of S. Berthoud Pkwy, West of S. 1st St./Larimer CR 15, north of the Little Thompson River

**PUBLICATION:**

February 25, 2026

**Town of Berthoud**

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

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

PORTILLO KRISTINA/TAYLOR  
722 SOPHIE ST  
BERTHOUD CO 80513

CANTU AMANDA  
5492 COUNTY ROAD 32  
LONGMONT CO 805049665

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LUDLOW S REID/COWLES JEAN E  
1909 SUNDANCE DR  
LONGMONT CO 805043771

HAWKINS PAUL  
1148 GREEN WOOD DR  
BERTHOUD CO 805132734



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RAYBON SHANNON/KELLEY  
1098 GREENWOOD DR  
BERTHOUD CO 80513

MORENO JESUS CERECERES  
1047 GREEN WOOD DR  
BERTHOUD CO 805132733

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GARMANY GEORGE P JR/BEVERLY A  
782 S 10TH ST  
BERTHOUD CO 805132728

ROBINSON ADRIAN MARIE/ANDREW DANIELL  
1019 GREEN WOOD DR  
BERTHOUD CO 805132733



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FLETCHER HOPE MARIE  
1000 GREEN WOOD DR  
BERTHOUD CO 805132733

ROSE FARM ACRES HOMEOWNERS  
ASSOCIATION INC  
1063 W HORSETOOTH RD STE 100  
FORT COLLINS CO 805266057

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SMJURS FAMILY TRUST  
550 W COUNTY ROAD 4E  
BERTHOUD CO 80513

WILSON-BELZ CHERYL TRUST  
2343 AUSTIN AVE  
LOVELAND CO 805384172



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KING ASHLEY  
986 GREEN WOOD DR  
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COUTURE TRAVIS  
987 GREEN WOOD DR  
BERTHOUD CO 805132732

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1011 LONGVIEW AVE  
BERTHOUD CO 805131426

TOWN OF BERTHOUD  
PO BOX 1229  
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HOME PARTNERS GA 2015 LLC  
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530 KANSAS AVE  
BERTHOUD CO 805131479

JOHNSON ADAM E/BRITTNY T  
515 MOUNT RAINIER ST  
BERTHOUD CO 805131482



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**PROJECT NAME:**

Lewis Valley Annexation, Zoning, Neighborhood Master Plan, and Minor Subdivision

**PROJECT LOCATION:**

East of S. Berthoud Pkwy, West of S. 1st St./Larimer CR 15, north of the Little Thompson River

**PUBLICATION:**

February 25, 2026



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807 Mountain Ave.  
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KEMP DANIEL P  
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BERTHOUD CO 805131479

PRYOR ALAN  
443 KANSAS AVE  
BERTHOUD CO 805131493

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FKH SFR PROPCO I LP  
600 GALLERIA PKWY STE 300  
ATLANTA GA 303395994

DANIELSON BRIAN  
293 MOUNT RAINIER ST  
BERTHOUD CO 805138298



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NELSON RYAN/MEGHAN  
233 MOUNT RAINIER ST  
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WOODS MICHAEL LEE/BECKY T  
1273 ART DR  
BERTHOUD CO 805132751

FENDRICK DONALD  
1216 ART DR  
BERTHOUD CO 805132751



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BERTHOUD CO 805132751

HT LAND PARTNERS LLC  
701 PARKCENTER DR  
SANTA ANA CA 927053541

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HARVEST OWNERS ASSOCIATION INC  
PO BOX 2092  
FORT COLLINS CO 805222092

CARTER CYNTHIA/DALTON  
1188 GREEN WOOD DR  
BERTHOUD CO 805132734



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GROTH TYLER/ANGELA  
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BERTHOUD CO 805132733

HT LAND PARTNERS 400 LLC  
320 N LINCOLN AVE  
LOVELAND CO 805375616



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604 KANSAS AVE  
BERTHOUD CO 805131480

BOEHRS ROYCE D/PAULA J  
547 KANSAS AVE  
BERTHOUD CO 805131479



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**PROJECT LOCATION:**

East of S. Berthoud Pkwy, West of S. 1st St./Larimer CR 15, north of the Little Thompson River

**PUBLICATION:**

February 25, 2026



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SICKLER CORY/KATE  
542 KANSAS AVE  
BERTHOUD CO 805131479

ARDIS CHARLES Z/AMANDA WATSON  
531 MOUNT RAINIER ST  
BERTHOUD CO 805131482

**Town of Berthoud**

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GARRETT LUSTER/CHERYL  
536 KANSAS AVE  
BERTHOUD CO 805131479

SLATER MICHAEL J/LORI R  
509 MOUNT RAINIER ST  
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TOWNSEND MORGAN TAYLOR III//KIMBERLY  
THERESE  
303 MOUNT RAINIER ST  
BERTHOUD CO 805138311

RIVER TRAILS LLC  
6355 FAIRGROUNDS AVE STE 300  
WINDSOR CO 805507148

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RAYES JENO/SOLIDA  
1136 GREENWOOD DR  
BERTHOUD CO 80513

WILSON CRAIG ALLEN/JAMIE NICOLE  
1090 GREEN WOOD DR  
BERTHOUD CO 805132733



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WRIGHT DAVID A  
1053 GREEN WOOD DR  
BERTHOUD CO 805132733

SCHIRALDI JOSEPH L/KIMBERLY  
1015 LONGVIEW AVE  
BERTHOUD CO 80513

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NICHOLS ROBERT D/JESSICA L  
1006 LONGVIEW AVE  
BERTHOUD CO 80513

HELDEN DAVIN J/ALICIA M  
924 KANSAS AVE  
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919 KANSAS AVE  
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CRIDER ALLEN D  
915 KANSAS AVE  
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HERITAGE RIDGE I LLC  
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NEWPORT BEACH CA 926602509

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PERRY MARK A  
548 KANSAS AVE  
BERTHOUD CO 805131479

SWAIM THOMAS ROBERT  
541 KANSAS AVE  
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PO BOX 542  
BERTHOUD CO 805130542

SEDLACEK ALEXANDER/KAITLYN MARIE  
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BERTHOUD CO 805131479

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HANSEN TAYLOR/JESSICA  
491 KANSAS AVE  
BERTHOUD CO 80513

JUNE CHARLES L II/CHARLENE  
383 MOUNT RAINIER ST  
BERTHOUD CO 805138311



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DILLER IVAN/ARIA  
473 KANSAS AVE  
BERTHOUD CO 80513

SEE YOU ON THE OTHER SIDE TRUST THE  
432 KANSAS AVE  
BERTHOUD CO 805131493

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HERITAGE RIDGE METROPOLITAN DISTRICT  
2619 CANTON CT STE A  
FORT COLLINS CO 805254453

DAVENPORT PERRY E/BAMBI  
1274 ART DR  
BERTHOUD CO 805132751



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SERES LARRY C/KIMBERLY  
960 GREEN WOOD DR  
BERTHOUD CO 805132732

STARCK JODI D  
1005 LONGVIEW AVE  
BERTHOUD CO 80513

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TYLER NATHAN SEAN/CHRISTINE  
905 LONGVIEW AVE  
BERTHOUD CO 805131425

HEAPHY FAMILY TRUST  
923 KANSAS AVE  
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CORDOVA DREW R/JENNA M  
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East of S. Berthoud Pkwy, West of S. 1st St./Larimer CR 15, north of the Little Thompson River

**PUBLICATION:**

February 25, 2026

**Town of Berthoud**

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

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BERTHOUD CO 805131493

GOERS BRETT/JAMES  
273 MOUNT RAINIER ST  
BERTHOUD CO 805138298



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BERGMAN MARK S/ALLYSON A  
1150 GREENWOOD DR  
BERTHOUD CO 80513



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BULLHEAD CITY AZ 864392005



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East of S. Berthoud Pkwy, West of S. 1st St./Larimer CR 15, north of the Little Thompson River

**PUBLICATION:**

February 25, 2026



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807 Mountain Ave.  
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BERTHOUD 160 LLC  
4040 MACARTHUR BLVD STE 250  
NEWPORT BEACH CA 926602509

OMNI HOMES LLC  
PO BOX 497  
BERTHOUD CO 805130497

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SCHNEIDER STEPHEN M  
1104 GREENWOOD DR  
BERTHOUD CO 80513

MCCOY JERRY LEE/LANA RENEE  
1001 GREEN WOOD DR  
BERTHOUD CO 805132733



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GREEN KAY 2020 FAMILY TRUST  
521 W COUNTY ROAD 4E  
BERTHOUD CO 805138123

BENSON DAVID M  
1007 LONGVIEW AVE  
BERTHOUD CO 80513

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MCPHEE DAVID E AND MCPHEE JUDITH E  
909 KANSAS AVE  
BERTHOUD CO 805131441



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GOLLIVER ROBERT LOWELL/LINDA JEANETTE  
537 MOUNT RAINIER ST  
BERTHOUD CO 805131482

BARTZ JORDAN TIMOTHY/JADE CAROL  
535 KANSAS AVE  
BERTHOUD CO 805131479

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OBERG RYAN D  
521 MOUNT RAINIER ST  
BERTHOUD CO 805131482

PRICE CODY A/NICOLE M REVOCABLE TRUST  
504 KANSAS AVE  
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ANDERSON BARBARA ANN  
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GUINN DENISE  
263 MOUNT RAINIER ST  
BERTHOUD CO 805138298

HEFFNER ERIC A/KRISTI A  
243 MOUNT RAINIER ST  
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East of S. Berthoud Pkwy, West of S. 1st St./Larimer CR 15, north of the Little Thompson River

**PUBLICATION:**

February 25, 2026



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**Email:** [ajohnson@berthoud.org](mailto:ajohnson@berthoud.org)

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BERTHOUD CO 805138212

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618 W COUNTY ROAD 4 E  
BERTHOUD CO 805138234

HSG ENTERPRISE LLC  
616 W COUNTY ROAD 4E  
BERTHOUD CO 80513



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1009 LONGVIEW AVE  
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SELIG DANIEL  
927 KANSAS AVE  
BERTHOUD CO 805131441



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TENKELY LARRY A/SHERRI D  
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BERTHOUD CO 80513

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SAMPSON TIMOTHEA M  
911 KANSAS AVE  
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MAYEN EDDIE  
553 KANSAS AVE  
BERTHOUD CO 805131479



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HAASE MEGHANN L/KEVIN W  
922 KANSAS AVE  
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To comment on the project, submit written comments via email to the Project Planner.

**PROJECT NAME:**

Lewis Valley Annexation, Zoning, Neighborhood Master Plan, and Minor Subdivision

**PROJECT LOCATION:**

East of S. Berthoud Pkwy, West of S. 1st St./Larimer CR 15, north of the Little Thompson River

**PUBLICATION:**

February 25, 2026



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The Town of Berthoud will hold Public Hearings to consider an Annexation, Zoning, Neighborhood Master Plan, and Minor Subdivision near your property.

**Scheduled Hearings:** All hearings will take place at Berthoud Town Hall, 807 Mountain Avenue, Berthoud CO 80513

Town Planning Commission:

*March 26, 2026, at 6:00 p.m. (Note that the Minor Subdivision will only be heard by the Planning Commission)*

Town Board of Trustees:

*April 14, 2026, at 6:30 p.m.*

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**Town of Berthoud**

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

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

ATENCIO JAMES E/LORRI J  
913 KANSAS AVE  
BERTHOUD CO 805131441

HOPPE JAMES CHRISTIAN/RACHEL REBECCA  
503 MOUNT RAINIER ST  
BERTHOUD CO 805131482

**Town of Berthoud**

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

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

WOZNIAK MARK/CHARLOTTE C  
373 MOUNT RAINIER ST  
BERTHOUD CO 805138311

ROBINSON CHELSEA  
461 KANSAS AVE  
BERTHOUD CO 80513



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HEFFNER JORDAN/LAUREN  
353 MOUNT RAINIER ST  
BERTHOUD CO 805138311

WILLIAMSEN ROBERT RANLEIGH/DEBRA JEAN  
414 KANSAS AVE  
BERTHOUD CO 80513

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SNYDER SARAH ELIZABETH  
323 MOUNT RAINIER ST  
BERTHOUD CO 805138311

MCDERMOTT SCOTT LATZER/SHARI MADALYN  
402 KANSAS AVE  
BERTHOUD CO 80513



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

BURNS DAVID  
390 KANSAS AVE  
BERTHOUD CO 805131494

BONILLA RICHARD LOREN  
283 MOUNT RAINIER ST  
BERTHOUD CO 805138298

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807 Mountain Ave.  
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**TOWN OF BERTHOUD, COLORADO**  
**NOTICE OF PUBLIC HEARINGS FOR A PROJECT**  
Lewis Valley Annexation, Zoning, and Neighborhood Master Plan  
Lewis Valley Minor Subdivision

PUBLIC NOTICE IS HEREBY GIVEN of a public hearing before the Berthoud Planning Commission to consider the Annexation, Zoning, Neighborhood Master Plan and a Minor Subdivision on March 26, 2026 at the following time and place:

6:00 P.M. Planning Commission  
Berthoud Town Hall  
807 Mountain Avenue  
Berthoud, Colorado 80513

PUBLIC NOTICE IS HEREBY GIVEN of a public hearing before the Town Board of Trustees to consider the Annexation, Zoning and a Neighborhood Master Plan on April 14, 2026 at the following time and place:

6:30 P.M. Town Trustees  
Berthoud Town Hall  
807 Mountain Avenue  
Berthoud, Colorado 80513

The project is known as the Lewis Valley property located west of and adjacent to 1<sup>st</sup> Street (County Road 15), north of the Little Thompson River, and west of South Berthoud Parkway. These hearings are for the purpose of taking applicant testimony and public comment on a proposed annexation, zoning and neighborhood master plan for land described below. The Planning Commission will also hear the applicant's request for a Minor Subdivision. The zoning request is for SR Suburban Residential and AG Agricultural. The hearing regarding the property described below will be for determining the advisability of such an annexation, the suitability of the proposed zoning, and the acceptability of the Neighborhood Master Plan, all as governed by the Berthoud Development Code.

**PARCEL DESCRIPTION**

PARCELS 9426105701 & 9423300005

(LEWIS VALLEY CENTRAL, LEWIS VALLEY EAST, LEWIS VALLEY WEST, AND GREENWAY)  
MINOR PLAT LEGAL DESCRIPTION

LOT 1, OLD BERTHOUD HOMESTEAD M.L.D., BEING A REPLAT OF LOT 1, JURIS M.R.D. 94 EX0580,  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF  
COLORADO, RECORDED OCTOBER 4, 2006 AT RECEPTION NO. 2006-0075409;

TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, AND THE  
NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH  
PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 26 AS BEARING NORTH 89°  
39' 05" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 69  
WEST OF THE SIXTH PRINCIPLE MERIDIAN; THENCE ALONG THE NORTH LINE OF THE NORTHEAST

QUARTER OF SAID SECTION 26 NORTH 89° 39' 05" EAST 2624.82 FEET TO THE NORTHEAST CORNER  
OF SAID LOT 1;

THENCE ALONG THE EAST LINE OF LOT 1 SOUTH 00°22'48" EAST A DISTANCE OF 409.82 FEET;  
THENCE ALONG THE APPROXIMATE CENTERLINE OF LITTLE THOMPSON RIVER THE FOLLOWING  
FORTY-NINE (49) COURSES:

1. SOUTH 67° 06' 14" WEST 81.36 FEET;
2. SOUTH 12° 38' 05" EAST 98.92 FEET;
3. SOUTH 31° 01' 28" EAST 96.46 FEET;
4. SOUTH 00° 22' 48" EAST 59.06 FEET;
5. SOUTH 24° 46' 11" WEST 57.45 FEET;
6. SOUTH 34° 51' 31" WEST 45.84 FEET;
7. SOUTH 57° 24' 02" WEST 81.37 FEET;
8. SOUTH 82° 06' 00" WEST 78.53 FEET;
9. SOUTH 50° 52' 53" WEST 44.56 FEET;
10. NORTH 73° 34' 27" WEST 48.54 FEET;
11. SOUTH 85° 54' 51" WEST 143.58 FEET;
12. NORTH 83° 23' 07" WEST 18.86 FEET;
13. SOUTH 74° 36' 29" WEST 140.37 FEET;
14. SOUTH 39° 01' 07" WEST 124.45 FEET;
15. SOUTH 53° 34' 10" WEST 55.08 FEET;
16. SOUTH 34° 09' 05" WEST 64.69 FEET;
17. SOUTH 70° 34' 39" WEST 31.57 FEET;
18. NORTH 86° 50' 15" WEST 37.65 FEET;
19. SOUTH 27° 23' 15" WEST 38.50 FEET;
20. SOUTH 71° 20' 25" WEST 90.60 FEET;
21. SOUTH 47° 07' 40" WEST 58.04 FEET;
22. SOUTH 33° 58' 57" WEST 54.64 FEET;
23. NORTH 89° 35' 28" WEST 47.70 FEET;
24. SOUTH 60° 29' 07" WEST 75.03 FEET;
25. SOUTH 29° 12' 42" WEST 54.17 FEET;
26. SOUTH 63° 58' 50" WEST 89.56 FEET;
27. NORTH 85° 51' 27" WEST 50.24 FEET;
28. SOUTH 78° 13' 10" WEST 44.78 FEET;
29. SOUTH 63° 12' 31" WEST 97.52 FEET;
30. SOUTH 23° 40' 51" WEST 84.01 FEET;
31. SOUTH 51° 08' 40" WEST 61.47 FEET;
32. NORTH 89° 28' 50" WEST 101.87 FEET;
33. SOUTH 10° 20' 07" EAST 61.70 FEET;
34. SOUTH 11° 56' 19" WEST 27.68 FEET;
35. SOUTH 76° 23' 58" WEST 28.15 FEET;
36. NORTH 19° 12' 39" WEST 25.05 FEET;
37. NORTH 21° 55' 31" WEST 22.83 FEET;
38. NORTH 86° 29' 58" WEST 50.84 FEET;
39. SOUTH 49° 27' 55" WEST 141.32 FEET;
40. SOUTH 45° 14' 20" WEST 161.68 FEET;
41. NORTH 64° 24' 30" WEST 87.64 FEET;
42. SOUTH 36° 47' 32" WEST 141.25 FEET;
43. SOUTH 39° 56' 59" WEST 24.48 FEET;
44. SOUTH 89° 39' 44" WEST 73.83 FEET;
45. SOUTH 26° 26' 16" WEST 112.43 FEET;
46. SOUTH 36° 07' 41" WEST 90.80 FEET;
47. SOUTH 67° 39' 17" WEST 216.43 FEET;
48. SOUTH 61° 34' 41" WEST 132.25 FEET;
49. SOUTH 17° 46' 16" WEST 195.38 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST  
QUARTER OF SECTION 26;

THENCE ALONG SAID WEST LINE NORTH 00° 25' 23" WEST 2162.06 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED DECEMBER 17, 2021 AT RECEPTION NO. 20210113932, SAID PARCEL, BEING THE SAME LAND DESCRIBED AS LOT 1 OF LARIMER COUNTY BOUNDARY LINE ADJUSTMENT RECORDED MARCH 31ST, 1989 AT RECEPTION NO.89013644;

THENCE DEPARTING SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, ALONG THE SOUTHERLY LINE OF THE ABOVE-DESCRIBED PARCEL OF LAND DESCRIBED IN RECEPTION NO.20210113932, THE FOLLOWING FIVE (5) COURSES:

1. NORTH 60° 23' 46" WEST 293.89 FEET;
2. SOUTH 89° 52' 37" WEST 1045.83 FEET;
3. NORTH 61° 49' 26" WEST 122.63 FEET;
4. SOUTH 89° 35' 15" WEST 460.00 FEET;
5. SOUTH 89° 38' 25" WEST 779.11 TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE ALONG SAID WEST LINE, NORTH 00° 12' 52" WEST 641.62 FEET;  
THENCE DEPARTING SAID WEST LINE, SOUTH 88° 39' 01" EAST 594.00 FEET;  
THENCE NORTH 00° 12' 52" WEST 42.00 FEET;  
THENCE SOUTH 89° 02' 44" EAST 494.83 FEET;  
THENCE SOUTH 00° 13' 28" EAST 52.74 FEET;  
THENCE SOUTH 41° 51' 15" EAST 186.23 FEET;

THENCE NORTH 89° 43' 29" EAST 110.98 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER SAID SECTION 23;

THENCE ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, SOUTH 00° 15' 53" EAST 489.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE ALONG SAID SOUTH LINE NORTH 89° 33' 31" EAST 1323.47 FEET TO THE POINT OF BEGINNING;

CONTAINING 4,548,673 SQUARE FEET OR 104.42 ACRES, MORE OR LESS.

**From:** [Anne Johnson](#)  
**To:** [Anne Johnson](#)  
**Subject:** Sign Posting note to file  
**Date:** Monday, March 16, 2026 7:54:32 AM  
**Attachments:** [image005.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image001.png](#)  
[image002.png](#)

---

Sign Posting notice from property owner and location is below:

Along South Berthoud Parkway.



At the end of 5<sup>th</sup> Street, South of Heritage Ridge. Sign was moved from 1<sup>st</sup> Street to this location at the end of January, 2026.



---

**From:** Alex Hoime <ahoime@tait.com>  
**Sent:** Thursday, February 26, 2026 4:46 PM  
**To:** Anne Johnson <AJohnson@berthoud.org>  
**Cc:** Garret Glaspy <gglaspy@TAIT.COM>; Joan Howell <jhowell@TAIT.COM>  
**Subject:** RE: Lewis Valley

Anne,

See attached an email notifying about the initial posting of the signs. Per your later request, I shifted the sign that was alongside CR 15 to the end of 5<sup>th</sup> Street. That was performed at the end of January when our NMP resubmittal was issued. Attached are the pics of the signs as of yesterday.

Let me know if anything further is needed.

Please be aware that Jarred's last day with us today. Joan and Garret will be jumping in more on the HT Land project coordination moving forward.

Thanks,

Alex Hoime, PE  
HT Land Partners, LLC  
320 North Lincoln Avenue  
Loveland, CO 80537  
970-290-1970



This e-mail message is confidential and is intended only for the recipient(s) named above. If you are not an intended recipient, do not review, copy or distribute this message or any attachment(s) to it. If you received this communication in error, please notify me immediately by return e-mail and delete the original message.

---

**From:** Anne Johnson <[AJohnson@berthoud.org](mailto:AJohnson@berthoud.org)>  
**Sent:** Wednesday, February 25, 2026 7:25 AM  
**To:** Jarred Corbell <[jcorbell@tait.com](mailto:jcorbell@tait.com)>; Alex Hoime <[ahoime@tait.com](mailto:ahoime@tait.com)>  
**Subject:** Lewis Valley

External Email.

Hello. Please provide photos of the signs posted with the location and date posted. Thanks, Anne

Sincerely,  
Anne



**Anne Best Johnson, AICP MBA**  
Community Development Director  
Phone: 970.344.5818  
[ajohnson@berthoud.org](mailto:ajohnson@berthoud.org)  
[Berthoud.org](http://Berthoud.org)  
807 Mountain Ave. Berthoud, CO 80513  
Town Hall Hours:  
Monday through Thursday  
0700-1730



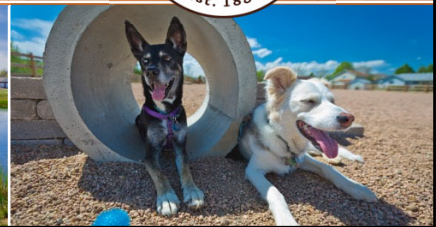
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# Planning Commission Public Hearing March 26, 2025



1

## Land Use Planning Process: Overview



### 1. PRE-APPLICATION

- Discussions with staff
- Pre-Application meetings
- Staff input and direction
- Application preparation



### 3. MEETING

- Staff presentation
- Discussion and vote



### 2. APPLICATION SUBMITTAL

- Application materials received
- Completeness review performed
- Referral notification and comments
- Staff review and comments
- Schedule and notice public meetings/hearings



### 4. POST-APPROVAL ACTIONS

- Record documents
- Next steps

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## Public Hearing Information Guide



### 1. STAFF PRESENTATION

The agenda item is introduced by Town Staff, including details of the official request, location, and how the project satisfies the Development Code and Comprehensive Plan.

### 2. APPLICANT PRESENTATION

The applicant presents their proposal and makes their case for approval.

### 3. PUBLIC HEARING

- The public hearing is opened for testimony.
- One at a time, citizens have an opportunity to speak for up to 3 minutes about the proposed project. This time is used to ask questions, provide concerns, and offer approval or disapproval of the proposal.
  - Public comments are testimony. The Applicant, Staff and Commissioners will not respond to the comments until all testimony has been received and the public hearing is closed.
- Once all who wish to speak have done so, the Chairperson will officially close the Public Hearing which ends the public testimony period.

### 4. DISCUSSION & VOTE

- **Applicant has the opportunity to address public testimony.**
- The Commissioners confer and have an opportunity to ask the applicant or staff questions that arose during the public hearing period or questions of their own.
- A motion must be made on an item, and if a motion is seconded, a vote is called; a majority must be found for any issue to pass (tie votes do not result in the passage of the item).
- If any citizen disagrees with the decision, they have 30 days to file an appeal with the Town.

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## Quasi-Judicial Roles and Decision-Making

#### Town Board, Planning Commission, BOA Role:

- Arrive at the meeting unbiased
- Do not make pre-hearing statements
- Do not engage in pre-hearing "buzz"
- Do not engage in ex parte communication – send public and public comments to staff
- Do not participate if they will have a financial or other personal interest in the matter
- Do not sign any "pro" or "con" petitions
- Ask questions to seek clarification
- Do not bring facts or evidence that aren't part of the testimony into the hearing
- Are not a witness, prosecutor, advocate, or investigator

#### How decisions are made:

- Provides due process to all
- Criteria/Intent and the Process outlined in the Development Code
- Deliberation/discussion of the evidence is critical
  - Facts learned +
  - Legal criteria applicable to the matter
  - = Decision
- The Body formulates the bases of its decision by connecting the evidence with the applicable criteria.



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# Land Use Planning Process



## 1. Annexation

- Neighborhood Master Plan
- Change of Zone
- Minor Subdivision

## 2. Preliminary Plat

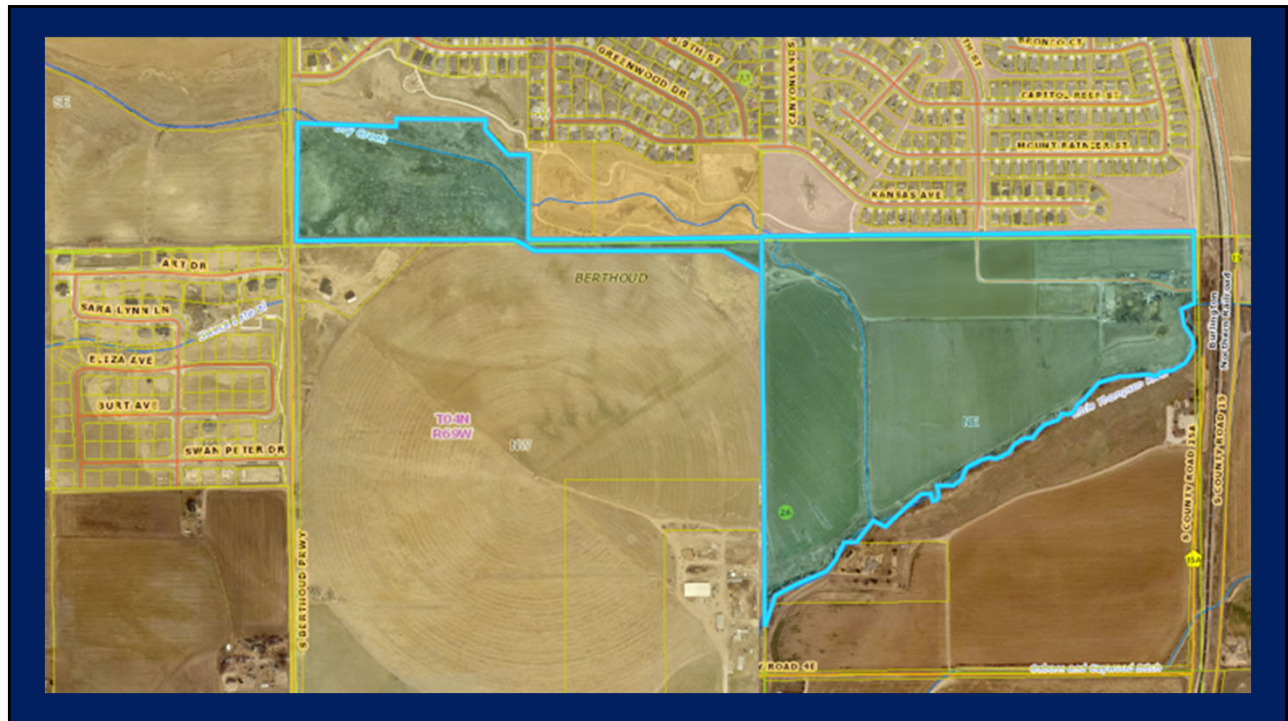
80% Construction Drawings

## 3. Final Plat

100% Construction Drawings  
Development Agreement

## 4. Site Plan/USR

5



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## Photos of Surrounding Area



South Berthoud Parkway looking east – southeast with Dry Creek in foreground

7

## Photos of Surrounding Area



South 1<sup>st</sup> Street looking west - southwest with Train Tracks in foreground

8

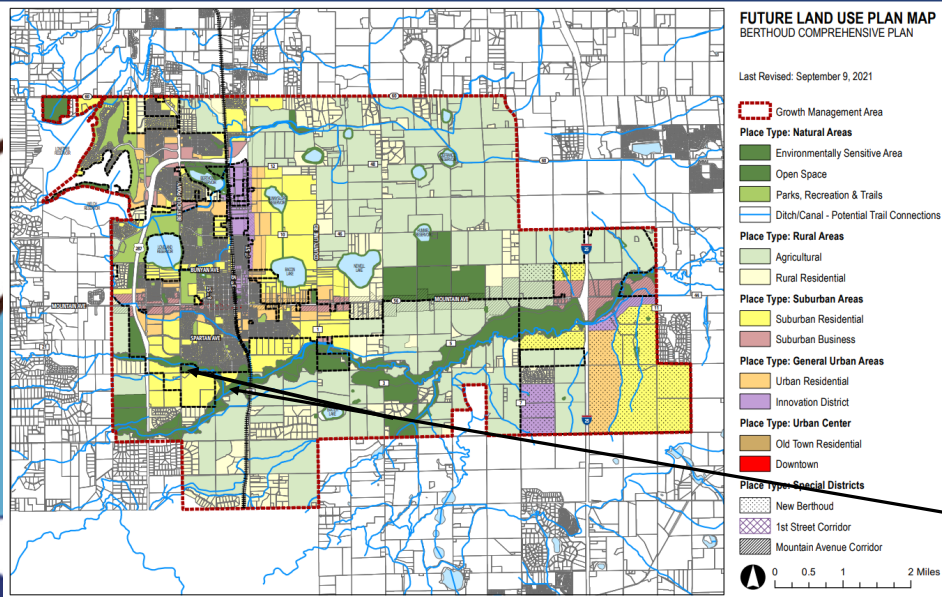
# Photos of Surrounding Area



South 1<sup>st</sup> Street looking west – northwest with Train Tracks and Little Thompson River in foreground

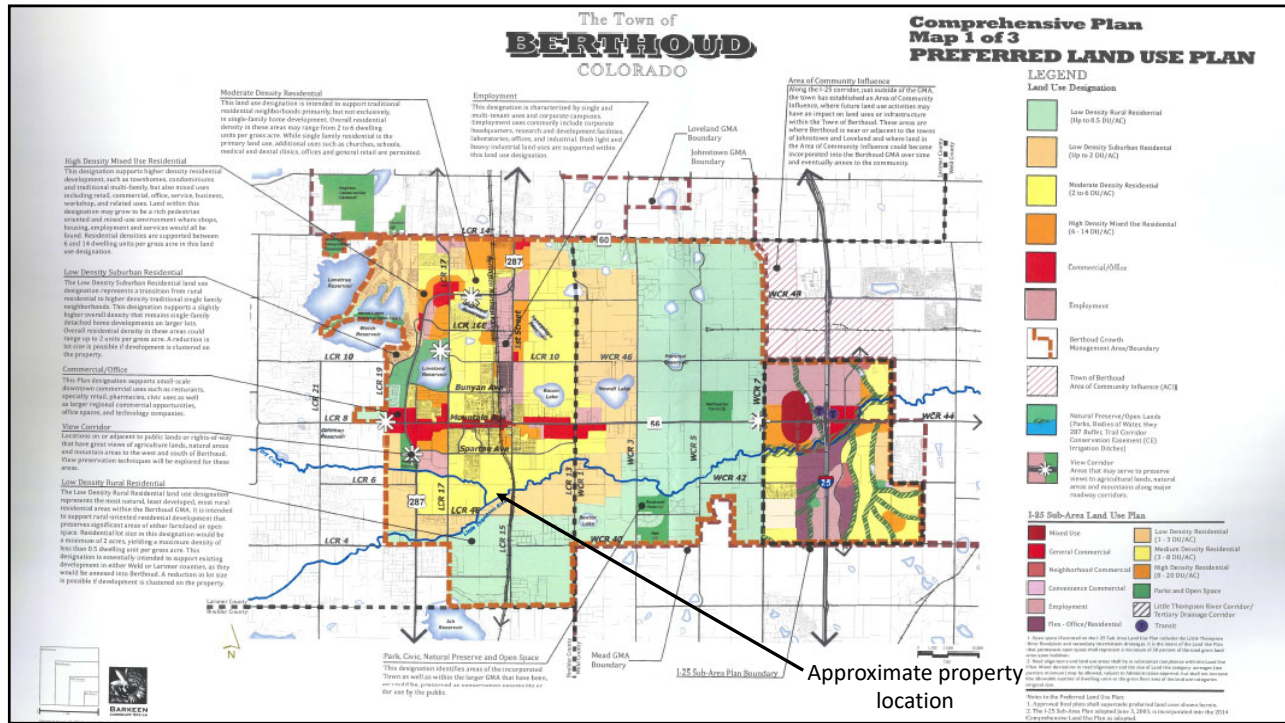
9

# Future Land Use Map

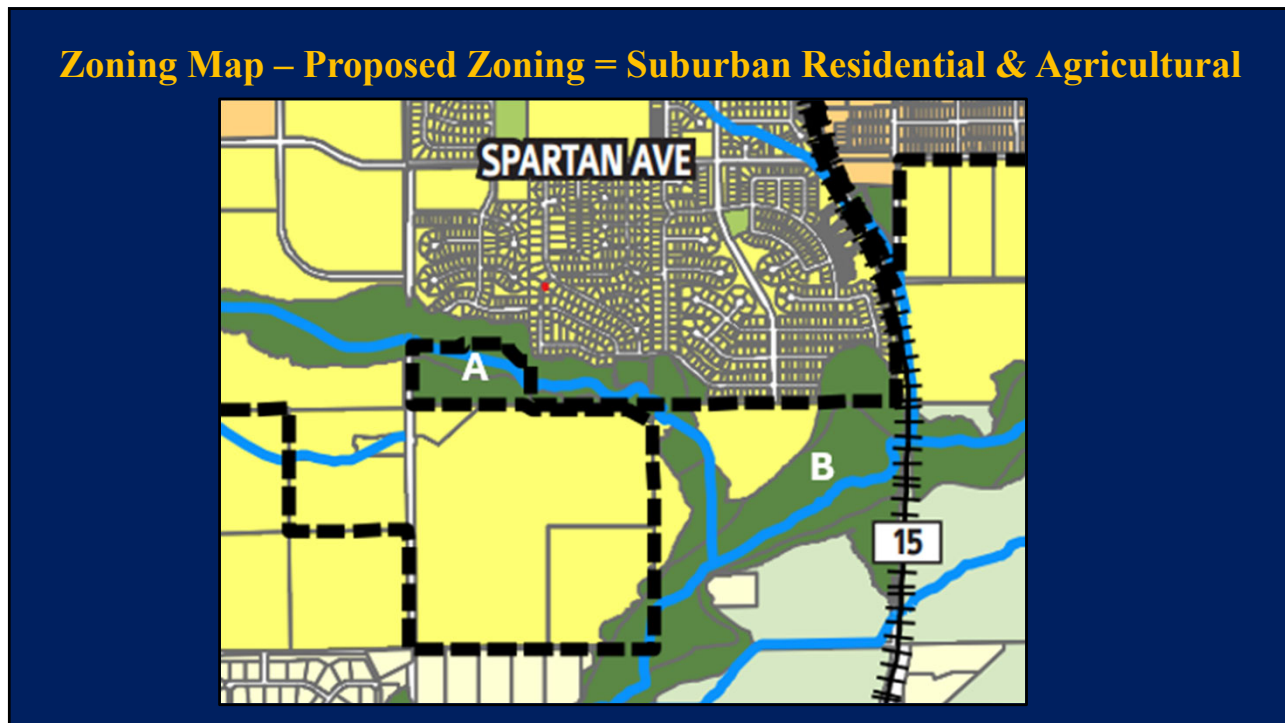


Approximate property boundary

10



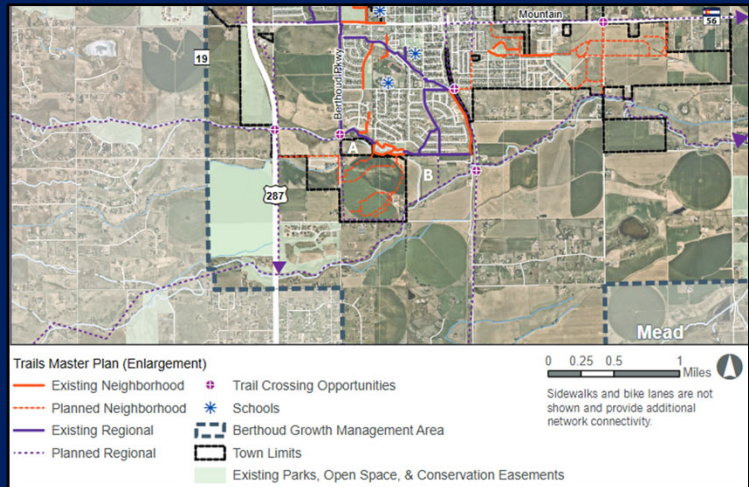
11



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# 2022 Trails Master Plan

Approximate property location – see A and B



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# 2021 Open Space Master Plan

Approximate property location

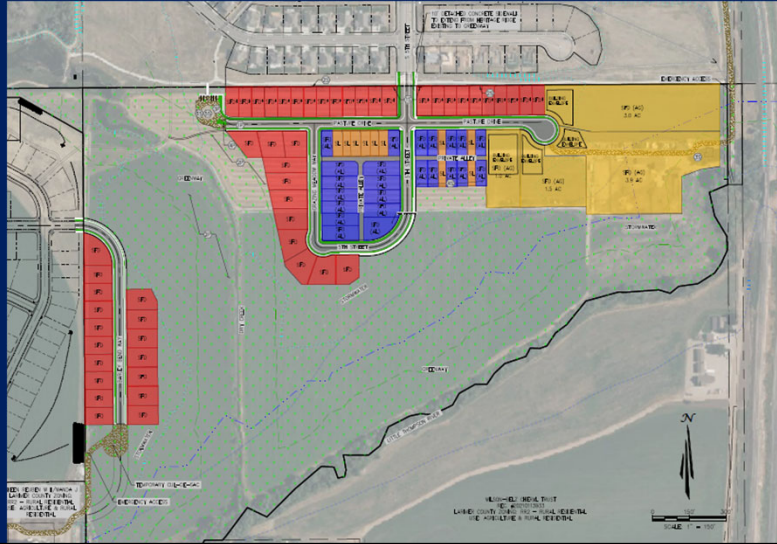


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## Neighborhood Master Plan



### Vicinity Map



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## Neighborhood Master Plan Review Criteria



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

1. The land use mix within the project conforms to Berthoud's Zoning District Map and Comprehensive Plan Preferred Land Use Map and furthers the goals and policies of the Comprehensive Plan.
2. The Neighborhood Master plan represents a functional system of land use and is consistent with the rationale and criteria set forth in this Chapter, the Town Comprehensive Plan, and the Parks, Open Space and Recreation (PORT) Plan as amended.
3. The preliminary traffic, open space, park utility and pedestrian design is adequate and functional given the existing and planned capacities of each system, and meets the standards found in this Code.
4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
5. There is a need or desirability within the community for the development and the development will help achieve a balance of land use and/or housing types within Berthoud according to town goals.

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## Annexation Review Criteria



**Section 30-8-102 of the Town Development Code states It shall be the general policy of the Town with respect to annexations, the annexation application, and the consideration of annexation petitions that:**

1. *Annexation is a discretionary act.* With the exception of a petition initiated by the Town for the annexation of an enclave, the Town Board shall exercise its sole discretion in the annexation of territory to the Town.
2. The land to be annexed and the uses proposed for the land shall conform to the goals, policies and strategies of the Town of Berthoud Comprehensive Plan and to the land uses depicted on the Preferred Land Use Map, as amended. Furthermore, all annexation proceedings shall comply with the Colorado Municipal Annexation Act of 1965, as amended.
3. At the time development occurs, certain public facilities and amenities are necessary and must be constructed as part of any territory annexed to and developed within the Town in order that the public needs may be served by such facilities. These facilities include, but are not limited to, arterial streets, bridges, public parks and recreation areas, water and sanitary sewer facilities, school sites, fire and police station sites, and storm drainage facilities. Typically, the annexation of lands to the Town shall be shown not to create any additional cost or burden on the then-existing residents of the Town to provide such public facilities in any newly annexed area.
4. Typically, the petitioner for annexation shall be responsible for paying application fees and the Town's full cost for processing the annexation applications and petition; from initial discussion with Town Staff before submittal of the petition, through the approval and recording of the final annexation documents.
5. Annexed areas will not typically divide tracts of land to prevent further annexation of adjoining parcels. (For example, leaving a "gap" or a "strip" of land between property to be annexed and the adjoining property.)
6. The property owner shall comply with the Annexation Application requirements of this Chapter prior to submitting an annexation petition.

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## Zoning Review Criteria



**Section 30-3-110(D) states for the purpose of establishing and maintaining sound, stable and desirable development within the town, the Zoning Map shall not be amended except when it addresses one or more of the following criteria:**

1. To correct a manifest error in an ordinance establishing the zoning for a specific property; or
2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally; or
3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Town Comprehensive Plan; or
4. The proposed rezoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Town Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan; or
5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.

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## Criteria for Approval summary: Three Applications



### 30-8-102.A Annexation

1. Annexation is a discretionary act. Town Trustees to determine interest.
2. Conformance with the goals, policies and strategies of the Comprehensive Plan and the Future Land Use Map.
  - a. The proceedings shall comply with the Colorado Municipal Annexation Act of 1965, as amended.
3. The developer shall design, engineer, and install public facilities and amenities necessary to serve the proposed development.
4. The applicant shall pay for fees necessary to process the application.
5. Annexed areas will not typically divide tracts of land to prevent further annexation of adjoining parcels.
6. The Annexation application requirements were followed.

### 30-6-106.E Neighborhood Master Plan

1. A preliminary Traffic Plan & Study shall illustrate street connection, access, road classification; on and off-site improvements.
2. Open Space Plan has been submitted to illustrate requirements for spaces and buffer areas.
3. Park(s) Plan illustrating types & acreage of parks.
4. Pedestrian connectivity
5. Zoning conformance of lot diversity requirements.
6. Overall Utility Plan submitted
7. Subdivision identity standards met

### 30-3-110.D. Zoning

1. To correct an error; or
2. To rezone an area due to changing conditions; or
3. Previous zoning was an error or inconsistent; or
4. Re-zone for a community-related use; or
5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.

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## Minor Subdivision Review Criteria



Section 30-6-109.C states the criteria for approving a Minor Subdivision are stated below:

- A. The Minor Subdivision shall be in compliance with the Land Use Code, the Town Comprehensive Plan, the PORT Plan, and any additional master plans or overlay districts affecting the property.
- B. The Planning Commission shall also consider how the Applicant has addressed comments received from the public during the Public Comment portion of the process, as well as any referral agency comments made during the development review process when considering the request.

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**From:** [Alex Hoime](#)  
**To:** [Dave Lilja](#)  
**Cc:** [Garret Glaspy](#); [Joan Howell](#); [Anne Johnson](#)  
**Subject:** RE: Lewis Valley  
**Date:** Wednesday, March 18, 2026 8:46:11 AM  
**Attachments:** [image001.png](#)

---

Mr. Lilja,

Thank you for taking the time to review the proposed Lewis Valley project. We appreciate the opportunity to hear feedback from neighboring property owners, and we understand the importance of ensuring that questions about the project are clarified. See below for our clarifications to each point in [Blue](#).

1. Lack of Easements: There are no easements between the walking path and the proposed development. For comparison, the current easement on the Heritage Ridge side is 36 feet.

[RESPONSE: The easements located on the south end of Heritage Ridge consist of a 30-foot sewer easement and a 20-foot water easement that accommodate larger utility mains serving multiple developments. A need for easements are not required on the north side of the Lewis Valley property as the utilities all were installed within the Heritage Ridge development area. The existing trail will remain in place within the area of the easements.](#)

2. Housing Density: There are 16 Heritage Ridge homes along Kansas Avenue that back up to the walking path. In that same span, Lewis Valley is proposing 19 homes.

[RESPONSE: While the proposed 50-foot and 61.5-foot lot widths along this stretch of the project are narrower than the adjacent 66-foot Heritage Ridge lots, it remains well within the density requirements established in the Town Code. The adjacent Lewis Valley lots are also 120 feet deep which is 10 foot deeper than the adjacent Heritage Ridge lots. This results in lot sizes that are roughly 89% of the size of the adjacent lots. The Lewis Valley East area also has single family detached lots that are close to 12,000 square feet which is 65% larger than the 7,260 square foot lots along Kansas. The Town Code encourages this type of diversity of lots within new subdivisions.](#)

3. Flood Plain Risks: Much of the land in the proposed development area sits on or is adjacent to a floodway.

[RESPONSE: The proposed residential lots and roadway infrastructure are located outside of the 100-year floodway and flood fringe area. There is a 150-ft setback from the 100-year floodway and other natural areas. This developed area that falls outside of the floodplain will also be raised above the existing grade further minimizing risks](#)

associated with the floodway.

The developer has stated that "the overall land use, density, and aesthetics of these adjacent developments are consistent with the existing and surrounding developments." I believe this statement is inaccurate. Heritage Ridge features 36-foot rear easements and does not include small lots (SL) or single-family detached alley (SFD AL) units, both of which are part of the Lewis Valley proposal.

**RESPONSE:**

- The inclusion of small lots (SL) and single-family detached alley (SFD AL) lots has been incorporated to comply with the Town's Lot Diversity requirements that were put in place after development of Heritage Ridge. A subdivision of this size requires at least three lot types.
- Heritage Ridge has similar lot sizes to the Lewis Valley Small Lots with attached homes along Crossbill Drive, Gray Jay Court and Dipper Court. Roughly half of the SFD AL lots exceed the area of the Heritage Ridge lots on Kansas. Small Lot and Alley loaded lots are also used in the adjacent Trails at Creekview subdivision.
- The average lot area of the SFD, SFD AL, and SL in Lewis Valley is 7,876 SF. The Ag lots are excluded from this average. This is 8.5% larger than the 7,260 SF lot at the 451 Kansas address provided in your email.
- The easements along the south of your property primarily accommodate water and sewer infrastructure. Other open space bands within Heritage Ridge were used to accommodate drainage and open space. The Lewis Valley design has incorporated its open space into the areas adjacent to the Little Thompson River and Dry Creek through dedication of 16 acres of additional greenway to the Town.

Thank you again for sharing your comments. We hope the information above helps clarify the intent and design considerations behind the Lewis Valley subdivision.

Alex Hoime, PE  
HT Land Partners, LLC  
970-290-1970



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delete the original message.

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**From:** Anne Johnson <AJohnson@berthoud.org>  
**Sent:** Monday, March 16, 2026 5:19 PM  
**To:** Dave Lilja <4400.dave@gmail.com>  
**Cc:** Alex Hoime <ahoime@tait.com>; Garret Glaspy <gglaspy@tait.com>; Joan Howell <jhowell@tait.com>  
**Subject:** RE: Lewis Valley

External Email.

Dear Dave,

Thank you for reaching out. Your comments will be placed in the record for the application and included in the packets for both Planning Commission and the Town Trustees.

The applicant and their team have also been copied on this email and you may receive comments from them prior to the Planning Commission hearing.

Sincerely,  
Anne

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**From:** Dave Lilja <[4400.dave@gmail.com](mailto:4400.dave@gmail.com)>  
**Sent:** Monday, March 16, 2026 3:18 PM  
**To:** Anne Johnson <[AJohnson@berthoud.org](mailto:AJohnson@berthoud.org)>  
**Subject:** Lewis Valley

You don't often get email from [4400.dave@gmail.com](mailto:4400.dave@gmail.com). [Learn why this is important](#)

Dear Anne Johnson,

My name is Dave Lilja, and I reside at 451 Kansas Ave, Berthoud, CO 80513. I am writing to express several concerns regarding the Lewis Valley East development proposal:

1. Lack of Easements: There are no easements between the walking path and the proposed development. For comparison, the current easement on the Heritage Ridge side is 36 feet.
2. Housing Density: There are 16 Heritage Ridge homes along Kansas Avenue that back up to the walking path. In that same span, Lewis Valley is proposing 19 homes.
3. Flood Plain Risks: Much of the land in the proposed development area sits on or is adjacent to a floodway.

The developer has stated that "the overall land use, density, and aesthetics of these adjacent developments are consistent with the existing and surrounding developments." I believe this statement is inaccurate. Heritage Ridge features 36-foot rear easements and does not include small lots (SL) or single-family detached alley (SFD AL) units, both of which are part of the Lewis Valley proposal.

Thank you for your time and for considering these points.

Best regards,

Dave Lilja

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