Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513
970.532.2643

TOWN OF BERTHOUD PLANNING COMMISSION

TOWN HALL
807 Mountain Avenue
THURSDAY, July 11th, 2019
7:00 P.M.

1. Call to Order

2. Roll Call

Scott Banzhaf, Chair
Sean Murphy
Patrick Dillon
Jeff Butler
Jan Dowker, Vice Chair
Kelsey Byron, Secretary
Richard Shepard

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

3. Public Hearing: Final Plat, Harvest Ridge Phase 1, 30 Single Family Homes in R-1, Alex Hoime, P.E. Applicant.

4. Public Hearing: Final Development Plan/Final Plat, Heritage Ridge Filing 7, 50 paired/attached homes in PUD, Kristin Turner TB Group, agent for Russel Baker and Jim Righeimer.

5. Public Hearing, Development Code Updates: Updates to Sections 2, 3, 4, and 6. Continued presentation with Staff recommendation of tabling Public Hearing until July 25th.

6. Reports.

7. Adjourn.

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

STAFF REPORT: Harvest Ridge Final Plat

DATE: JULY 11, 2019

GENERAL INFORMATION	
Applicant:	Alex Hoime, Agent for HT Land Partners and Arthur Johnson
Site Location:	Located on the East side of LCR 17 (Berthoud Parkway), directly South of Ludlow Farms
Applicant's Request:	Obtain Preliminary Plat approval for 30 Single Family Lots on 12.943 acres
Current Zoning:	R-1 (Single Family Residential)
Preferred Land Use:	Moderate Density Residential (2-6 du per acre)
Size (in acres):	12.943 Acres
Current use of property:	Agricultural/House
R-1 DEVELOPMENT STANDARDS	
Min. / Max. Lot Size	**3,500 sq. ft.**
Min. Lot Width:	**35'**
Net Density:	**6 dwelling units per acre**
Max. Building height:	**40' prin; 30' acc**
Front Setback:	**15' 22'**
Side Setback	**5' and 7'6"**
Rear Setback	**20'**
SURROUNDING ZONING AND LAND USE	
Adjacent Zoning	**Adjacent Land Uses**
North: PUD (in Town)	**Ludlow Farms Mixed Use PUD**
South: AG (County)	**County zoned agricultural property**
East: PUD (in Town)	**Overlook Residential PUD**
West: AG (County)	**County zoned agricultural property**

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

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

PROPOSAL/BACKGROUND

The application is for Final plat approval for thirty (30) single family lots in phase 1 of the newly named "Harvest Ridge" subdivision. Harvest Ridge has been renamed from Arbor Ridge, which was annexed in early 2018. This annexation of 39.25 acres with a Concept Plan, was for Single Family Residential (R-1) and planned over a hundred single-family estate style lots.

This first phase is located on the Northern portion abutting Ludlow Farms, following the ridgeline. The lots average a little below a quarter of an acre to over a third of an acre. The Applicant is providing a 20' buffer area to the Ludlow property to the North, a 30' wide buffer area with stone columns along Berthoud Parkway, and a trail corridor along the Southern ridgeline. The existing home, will remain, but is planned for a future phase, with the trail expansion moving along it as evidenced by the landscape plan included in this packet. While Arbor Ridge proposed two entrances on Berthoud Parkway/LCR 17, this first phase is only proposing to build the Northern access (Sara Lynn Ln.), with the Southern access reserved for a future phase. In addition, the phase does provide stubbed future road connections off Sara Lynn Ln to the Ludlow Property to the North, and to the county-property to the West.

Preferred Land Use

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

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

Subdivision Identity

The buffer area along 17, enhanced sign, fencing, art to be provided at Final, and trail (and potentially the mature trees for the existing farmhouse when it is included) all serve to satisfy the new Subdivision Identity standards.

After discussion at the Planning Commission meeting in February of this year, the Applicant proposed a higher end wood-grained vinyl fence with masonry columns, which was accepted as satisfying the new subdivision identity standards below:

k. <u>Fencing and Walls:</u> Enhanced fencing or walls which may include masonry, brick, wrought iron and/or unique alignments such as serpentine, off-sets, sculptural effects and/or more frequent placement of columns or posts, shall be counted as one-half (1/2) of one element. For developments where the improved fencing/walls is located along any major corridor exceeding 500 linear feet, shall be counted as one (1) element. Vinyl fencing will not be eligible for element credit.

Adjoining Uses

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

FINDINGS NECESSARY FOR A FINAL PLAT

1. **The Final Plat is in substantial conformance with the approved Preliminary Plat For the purposes of this Code, "Substantial conformance" includes design adjustments made to meet any conditions of preliminary plat approval, and is determined as follows:**

    a. **Does not change any land use of the proposed plat.**

    b. **Does not change the number of lots or residential density by more than 5%.**

    c. **Does not contain changes which would render the final plat in nonconformance with requirements of this Code.**

    d. **Does not contain significant changes in street alignment and/or access points, or other public elements such as drainage improvement, utility lines or facilities.**

    e. **Does not change any measurable standard (other than above) by more than 15%.**

    - ✓ This proposed Final Plat does not change the land use of the Preliminary Plat.
    - ✓ The Final Plat has the exact number of lots and design layout as the approved Preliminary Plat; so no measurable standard has been changed.
    - ✓ The Final Plat retains the same street alignment and access points as the preliminary plat.
    - ✓ The Applicant has significantly improved the design and functionality of the southern trail since the Preliminary Plat hearing.

2. **The development complies with this Code, the Comprehensive Plan and the PORT Plan.**

    - ✓ The uses proposed (single-family) are consistent with the R-1 zoning district.
    - ✓ The preliminary plat is generally consistent with the overall density and uses approved in the Preferred Land Use Map.
    - ✓ The Applicant is building an 8' concrete trail with an expanded buffer area down Berthoud Parkway and an internal trail system.

- ✓ With the detention pond, this phase has almost ~17% of open space, in addition to its estate lot nature.

3. **All applicable technical standards including the provision of water in sufficient amount and quality have been met.**

    - ✓ The Applicant is extending an oversized water line over Ludlow Farms to the North, to serve this property. This line will provide service to Berthoud 160 (should it be developed), and any future development in the vicinity.

4. **The utility and transportation design is adequate, given existing and planned capacities of those systems.**

    - ✓ The utility and transportation system has been reviewed and accepted by the traffic engineer, consulting engineer, and Town Engineer.
    - ✓ Staff is in support of the multiple stub streets should the adjoining properties develop. Staff also believes the street pattern apart from the cul-de sac is functional and should make for an attractive estate lot feel.
    - ✓ The Applicant will be required to extend a Town water line and sewer line, which will improve service to the South and the East.
    - ✓ The Applicant has granted a 10' irrigation easement to the property owner to the South in the next phase and will underground the pipe.

5. **Negative impacts on adjacent land uses including, but not limited to: solar access, heat, dust, glare, traffic and noise have been identified and satisfactorily mitigated.**

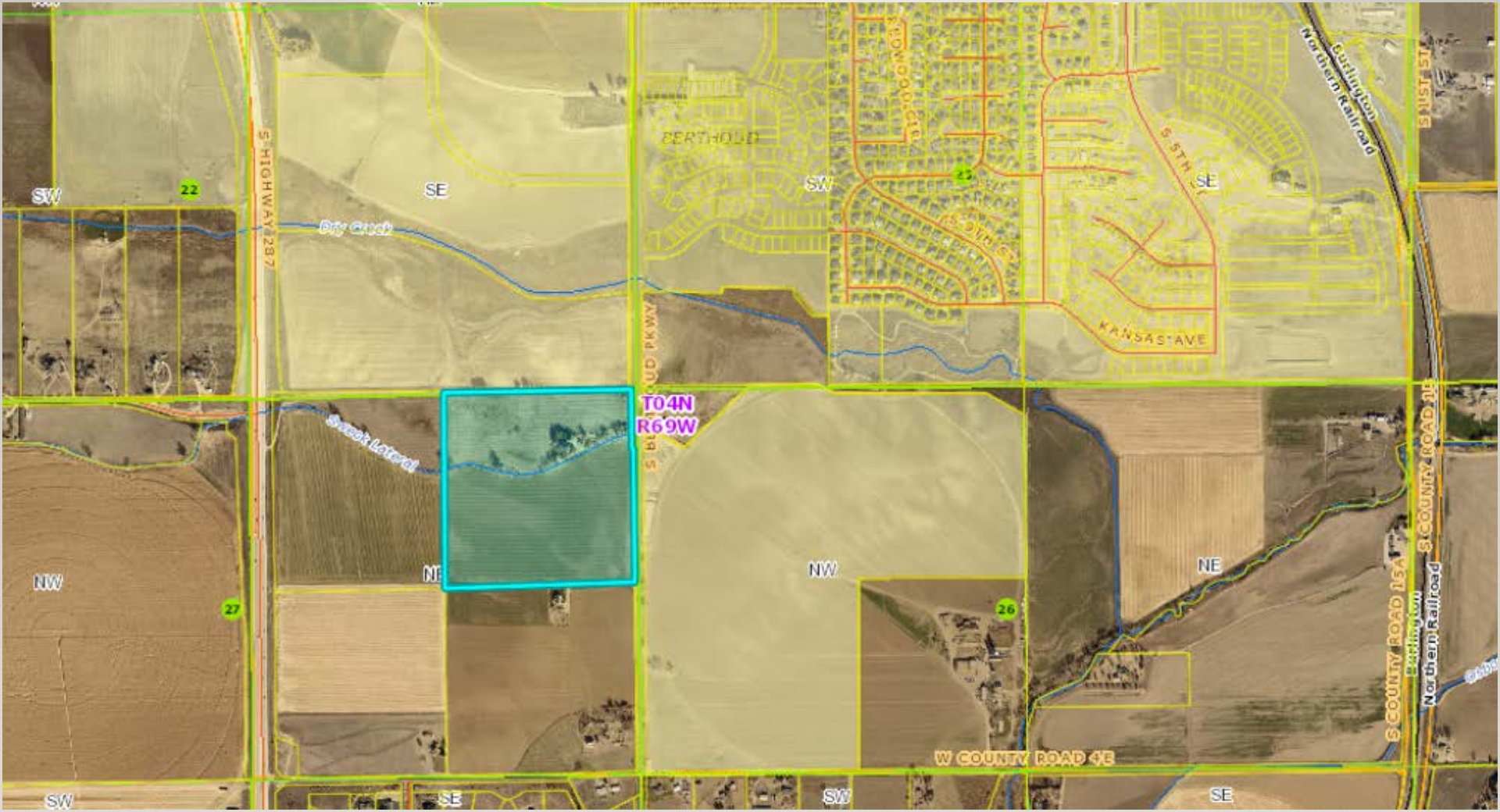
    - ✓ Two buffer areas, and the fencing provide more than adequate mitigation of any negative impacts, especially from Berthoud Parkway.

Public Comment

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

FINDINGS AND RECOMMENDATIONS
Move to <u>approve</u> the Harvest Ridge Phase 1 Final Plat consisting of thirty lots, finding it is consistent with Section 30-6-105 C (found in this Staff Report) with the following recommendations: ✓ **Any future phases will require the trail connection proposed along the existing farmhouse property to be completed.**

LOCATION


T04N
R69W
S HIGHWAY 287
Dry Creek
Swack Lateral
BERTHOUD
KANSAS AVE
S 5TH ST
S 6TH ST
S 8TH ST
Burlington Northern Railroad
W COUNTY ROAD 4E
S COUNTY ROAD 15A
S COUNTY ROAD 16
SW
SE
NW
NE
22
27
26

PROPOSED
FINAL
PLAT

HARVEST RIDGE NORTH

A SUBDIVISION OF LOT 1, JOHNSON SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

GENERAL NOTES:

1. BEARINGS BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN AS SOUTH 00°23'47" EAST, BETWEEN MONUMENTS SHOWN HEREON.
2. STEWART TITLE GUARANTY COMPANY COMMITMENT 207032, DATED APRIL 25, 2019 WAS RELIED UPON FOR RECORD DATA REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT.
3. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THE TOTAL ACREAGE FOR IS 563,794 SQUARE FEET OR 12.943 ACRES.
5. ZONED R-1 SINGLE FAMILY.
6. ACCORDING TO FEMA FLOOD MAP 08069C1386G DATED FEBRUARY 6, 2013, THE PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

RIGHT TO FARM STATEMENT:

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

LAND USE SUMMARY

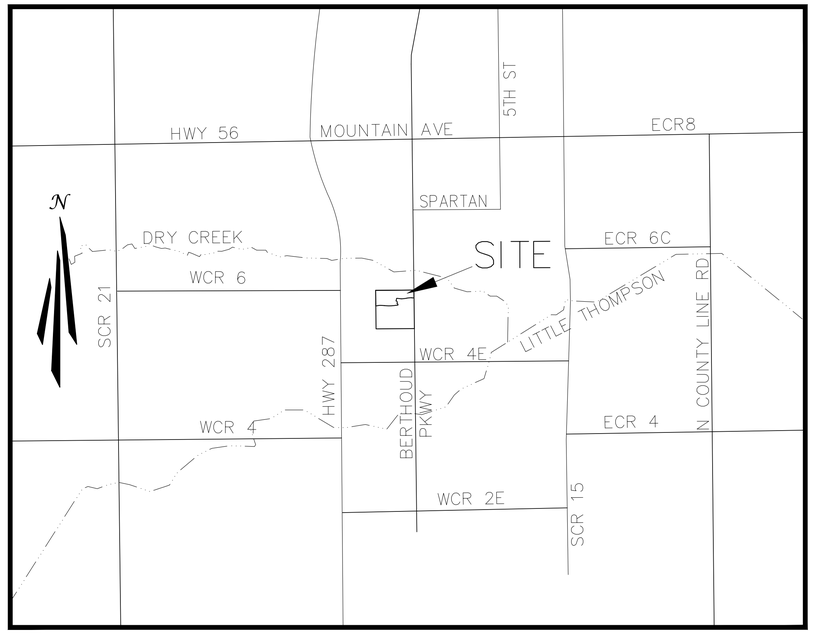
TOTAL AREA	12.94	ACRES 100.0%
RIGHT-OF-WAY	3.13	ACRES 24.0%
OPEN SPACE (TRACT B, C, D, F, & G)	1.16	ACRES 8.90%
TRACT E	0.05	ACRES 0.40%
DETENTION POND (TRACT A)	0.86	ACRES 6.50%
RESIDENTIAL		
SINGLE FAMILY LOTS (31)	7.8	ACRES 60.20%

ABBREVIATIONS

AC	ACRE
BLK	BLOCK
NO.	NUMBER
PUD	PLANNED UNIT DEVELOPMENT
REC.	RECEPTION
R/W	RIGHT OF WAY
SF	SQUARE FEET

SHEET INDEX:

1 - FINAL PLAT
2 - FINAL PLAT (OVERALL)
3 - FINAL PLAT (WEST)
4 - FINAL PLAT (EAST)



VICINITY MAP

NTS

CONTACT LIST

OWNER/DEVELOPER

HT LAND PARTNERS, LLC
6163 E. COUNTY ROAD 16
LOVELAND, CO 80537
ATTN: ALEX HOIME, PE
(970) 613-1447

CIVIL ENGINEER

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

SURVEYOR

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

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BEING THE OWNERS OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, JOHNSON SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIED LAND, UNDER THE NAME AND STYLE OF HARVEST RIDGE NORTH, AND BY THESE PRESENTS DO DEDICATE TO THE TOWN OF BERTHOUD IN FEE SIMPLE THE STREET AND PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT, AND GRANTS TO THE TOWN OF BERTHOUD SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES, EITHER DIRECTLY OR THROUGH THE VARIOUS PUBLIC UTILITIES, AS MAY BE NECESSARY TO PROVIDE SUCH UTILITY, CABLE TELEVISION , AND SANITARY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, THROUGH, OVER, UNDER AND ACROSS STREETS, UTILITY AND OTHER EASEMENTS, AND OTHER PUBLIC PLACES AS SHOWN ON THE PLAT.

OWNER: HT LAND PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

AS: _____

STATE OF _____)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ 2019,

by _____as _____

Witness my hand and official seal.
My Commission Expires: _____

_____
Notary Public

APPROVAL CERTIFICATES:

APPROVED BY THE TOWN OF BERTHOUD, COLORADO, THIS _____DAY OF _____, 2019.

_____
MAYOR

THE FOREGOING PLAT IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO, THIS _____DAY OF _____, 2019.

ATTEST: _____
TOWN CLERK

SURVEYOR'S CERTIFICATE

I, STEVEN B. VARRIANO, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF HARVEST RIDGE NORTH WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF BERTHOUD.

_____
STEVEN B. VARRIANO, PLS 30126

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

TAIT & ASSOCIATES
Since 1964
4143 East County Road 16
Loveland, CO 80537
p: 970.613.1447
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ENGINEERING ENVIRONMENTAL BUILDING LAND
Orange County San Luis Obispo
Sacramento Riverside
Denver Boise
Dallas Atlanta

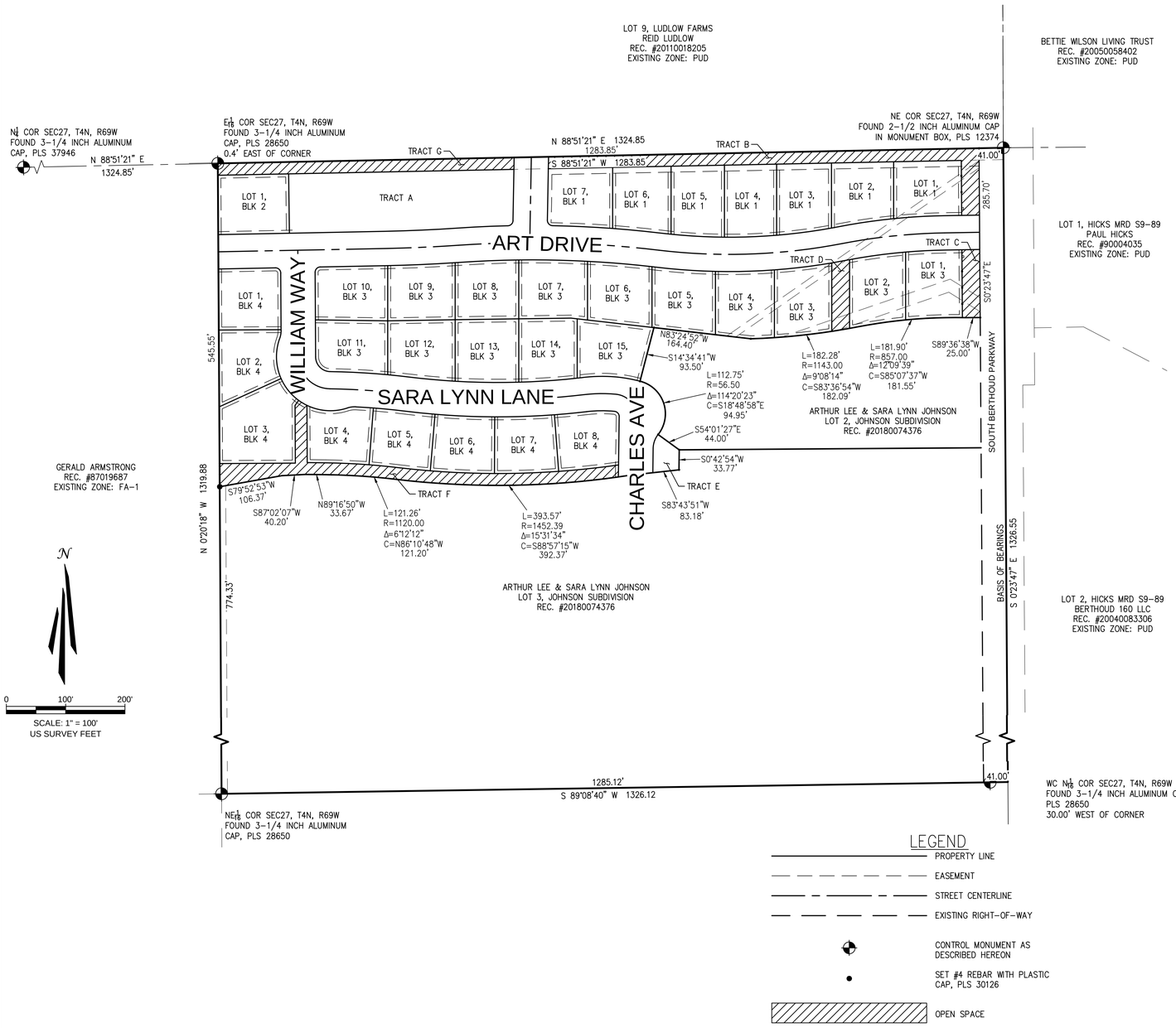
FINAL PLAT

A SUBDIVISION OF LOT 1, JOHNSON SUBDIVISION LOCATED IN NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

DRAWN:CSG
DATE: 11/01/17
CHECKED:SV
DATE: 6/28/19
REVISION #:
DATE:
JOB NO: CO13580

HARVEST RIDGE NORTH

A SUBDIVISION OF LOT 1, JOHNSON SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

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

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	9° 59' 00"	174.24	1000.00	N 84°02'17" E	174.02
C2	17° 45' 42"	310.00	1000.00	N 87°55'39" E	308.76
C3	10° 46' 18"	338.40	1800.00	S 88°34'39" E	337.90
C4	2° 49' 09"	123.01	2500.00	N 87°26'47" E	123.00
C5	88° 42' 46"	83.61	54.00	S 44°41'41" E	75.50
C6	6° 02' 19"	131.74	1250.00	S 86°01'54" E	131.68
C7	13° 42' 25"	299.04	1250.00	S 89°51'57" E	298.33
C8	12° 04' 54"	52.72	250.00	N 89°19'18" E	52.62
C9	85° 24' 22"	56.64	38.00	S 41°56'05" E	51.54
C10	9° 59' 00"	179.29	1029.00	N 84°02'17" E	179.07
C11	17° 45' 42"	301.01	971.00	N 87°55'39" E	299.81
C12	5° 44' 33"	183.31	1829.00	S 86°03'47" E	183.24
C13	89° 58' 55"	14.13	9.00	S 43°56'36" E	12.73
C14	87° 38' 53"	13.77	9.00	S 44°52'18" W	12.46
C15	2° 39' 34"	84.89	1829.00	S 87°21'59" W	84.88
C16	2° 49' 09"	121.58	2471.00	S 87°26'47" W	121.57
C17	9° 59' 00"	169.19	971.00	S 84°02'17" W	168.97
C18	17° 45' 42"	318.99	1029.00	S 87°55'39" W	317.72
C19	10° 46' 18"	332.95	1771.00	N 88°34'39" W	332.46
C20	2° 49' 09"	124.44	2529.00	S 87°26'47" W	124.43
C21	89° 11' 39"	14.01	9.00	S 44°15'32" W	12.64
C22	88° 42' 46"	38.71	25.00	S 44°41'41" E	34.96
C23	6° 02' 19"	134.80	1279.00	S 86°01'54" E	134.74
C24	13° 42' 25"	292.10	1221.00	S 89°51'57" E	291.41
C25	12° 11' 36"	59.38	279.00	N 89°22'39" E	59.26
C26	8° 42' 14"	37.94	249.77	S 79°28'26" E	37.91
C27	114° 20' 23"	112.75	56.50	S 18°48'58" E	94.95
C28	37° 35' 07"	25.58	39.00	N 19°33'40" E	25.13
C29	90° 48' 21"	14.26	9.00	N 45°44'28" W	12.82
C30	20° 12' 19"	13.75	39.00	N 9°45'52" E	13.68
C31	128° 06' 45"	203.47	91.00	N 44°11'22" W	163.66
C32	21° 16' 00"	14.48	39.00	S 82°23'16" W	14.39
C33	3° 57' 59"	84.53	1221.00	N 84°59'44" W	84.51
C34	13° 42' 25"	305.98	1279.00	N 89°51'57" W	305.25
C35	12° 04' 54"	46.60	221.00	S 89°19'18" W	46.52
C36	85° 24' 22"	13.42	9.00	N 41°56'05" W	12.21

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C37	4° 46' 00"	85.61	1029.00	N 86°38'47" E	85.58
C38	5° 12' 59"	93.69	1029.00	N 81°39'17" E	93.65
C39	0° 43' 49"	12.38	971.00	N 79°24'42" E	12.38
C40	5° 30' 19"	93.30	971.00	N 82°31'46" E	93.26
C41	5° 12' 03"	88.14	971.00	N 87°52'57" E	88.11
C42	5° 19' 07"	90.14	971.00	S 86°51'28" E	90.10
C43	1° 00' 24"	17.06	971.00	S 83°41'42" E	17.06
C44	2° 33' 58"	81.92	1829.00	S 84°28'29" E	81.91
C45	3° 10' 35"	101.40	1829.00	S 87°20'46" E	101.38
C46	3° 54' 59"	66.37	971.00	N 87°04'18" E	66.36
C47	5° 37' 48"	95.41	971.00	N 82°17'54" E	95.38
C48	0° 26' 12"	7.40	971.00	N 79°15'54" E	7.40
C49	1° 17' 11"	23.10	1029.00	N 79°41'23" E	23.10
C50	5° 25' 41"	97.48	1029.00	N 83°02'48" E	97.45
C51	5° 32' 11"	99.43	1029.00	N 88°31'44" E	99.39
C52	5° 30' 40"	98.98	1029.00	S 85°56'50" E	98.94
C53	0° 16' 23"	8.44	1771.00	S 83°19'41" E	8.44
C54	3° 31' 45"	109.09	1771.00	S 85°13'45" E	109.07
C55	3° 45' 08"	115.98	1771.00	S 88°52'12" E	115.96
C56	3° 13' 02"	99.45	1771.00	N 87°38'43" E	99.43
C57	0° 10' 44"	7.90	2529.00	N 86°07'34" E	7.90
C58	2° 34' 47"	113.87	2529.00	N 87°30'20" E	113.86
C59	0° 03' 38"	2.67	2529.00	N 88°49'32" E	2.67
C60	4° 21' 10"	97.17	1279.00	N 86°52'29" W	97.14
C61	1° 41' 09"	37.63	1279.00	N 83°51'19" W	37.63
C62	3° 35' 51"	76.66	1221.00	N 84°48'40" W	76.65
C63	5° 02' 02"	107.28	1221.00	N 89°07'36" W	107.24
C64	4° 38' 08"	98.78	1221.00	S 86°02'19" W	98.76
C65	0° 26' 25"	9.38	1221.00	S 83°30'03" W	9.38
C66	1° 59' 58"	39.89	1143.00	N 87°11'02" E	39.89
C67	4° 52' 46"	97.34	1143.00	N 83°44'40" E	97.31
C68	1° 31' 29"	30.41	1143.00	N 80°32'33" E	30.41
C69	5° 24' 54"	80.99	857.00	N 81°45'14" E	80.96
C70	6° 24' 42"	95.90	857.00	N 87°40'02" E	95.85
C71	0° 20' 04"	5.00	857.00	S 88°57'36" E	5.00
C72	43° 42' 04"	69.41	91.00	S 1°59'01" E	67.74
C73	30° 05' 40"	47.80	91.00	S 38°52'53" E	47.25
C74	10° 11' 17"	16.18	91.00	N 59°01'22" W	16.16
C75	44° 07' 44"	70.09	91.00	S 86°10'52" E	68.37
C76	1° 31' 18"	29.68	1117.61	S 86°24'06" E	29.68
C77	2° 48' 43"	54.85	1117.61	S 84°14'05" E	54.84
C78	2° 13' 32"	49.68	1279.00	S 84°07'30" E	49.68
C79	4° 30' 50"	100.77	1279.00	S 87°29'42" E	100.74
C80	4° 30' 52"	100.78	1279.00	N 87°59'27" E	100.75
C81	2° 27' 10"	54.75	1279.00	N 84°30'26" E	54.75
C82	4° 03' 44"	101.55	1432.39	S 83°52'42" W	101.53
C83	4° 19' 57"	108.31	1432.39	S 88°04'33" W	108.29
C84	4° 19' 56"	108.30	1432.39	N 87°35'31" W	108.28
C85	2° 08' 30"	53.54	1432.39	N 84°21'18" W	53.54
C86	2° 31' 42"	50.31	1140.00	N 84°20'40" W	50.30
C87	3° 40' 23"	73.08	1140.00	N 87°26'43" W	73.07
C88	6° 12' 12"	121.26	1120.00	S 86°10'48" E	121.20
C89	14° 44' 46"	373.80	1452.39	N 89°20'39" E	372.77
C90	0° 46' 48"	19.78	1452.39	S 81°34'52" W	19.78

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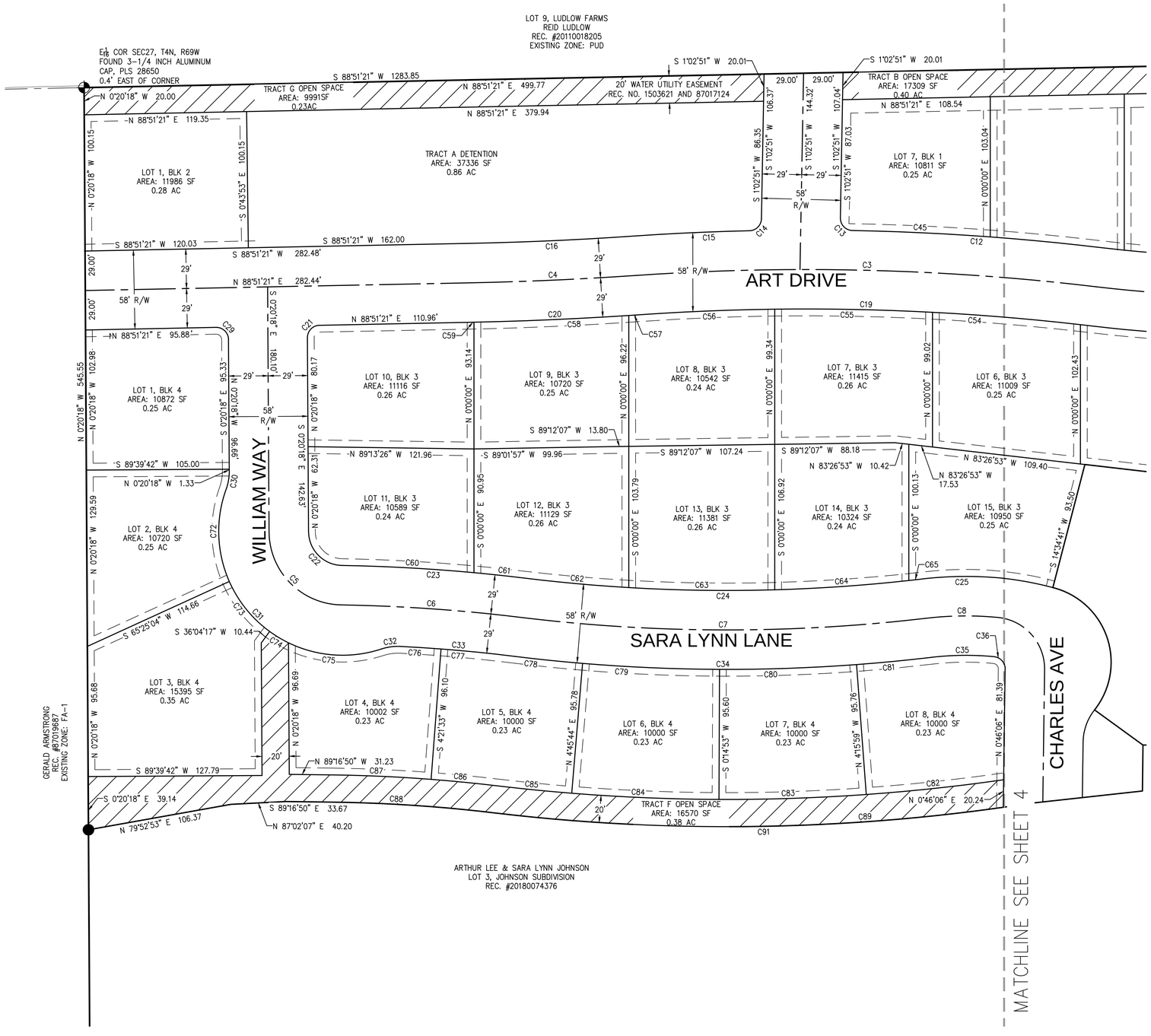
FINAL PLAT (OVERALL)

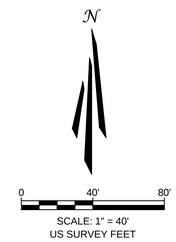
A SUBDIVISION OF LOT 1, JOHNSON SUBDIVISION LOCATED IN NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

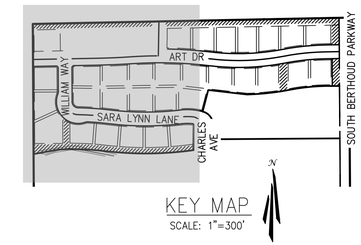
DRAWN:CSG
DATE:11/01/17
CHECKED:SV
DATE:6/28/19
REVISION #:
DATE:
JOB NO: CO13580

HARVEST RIDGE NORTH

A SUBDIVISION OF LOT 1, JOHNSON SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO







KEY MAP
SCALE: 1"=300'

LEGEND

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

EASEMENT NOTES:

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

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

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FINAL PLAT (WEST)

A SUBDIVISION OF LOT 1, JOHNSON SUBDIVISION LOCATED IN NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

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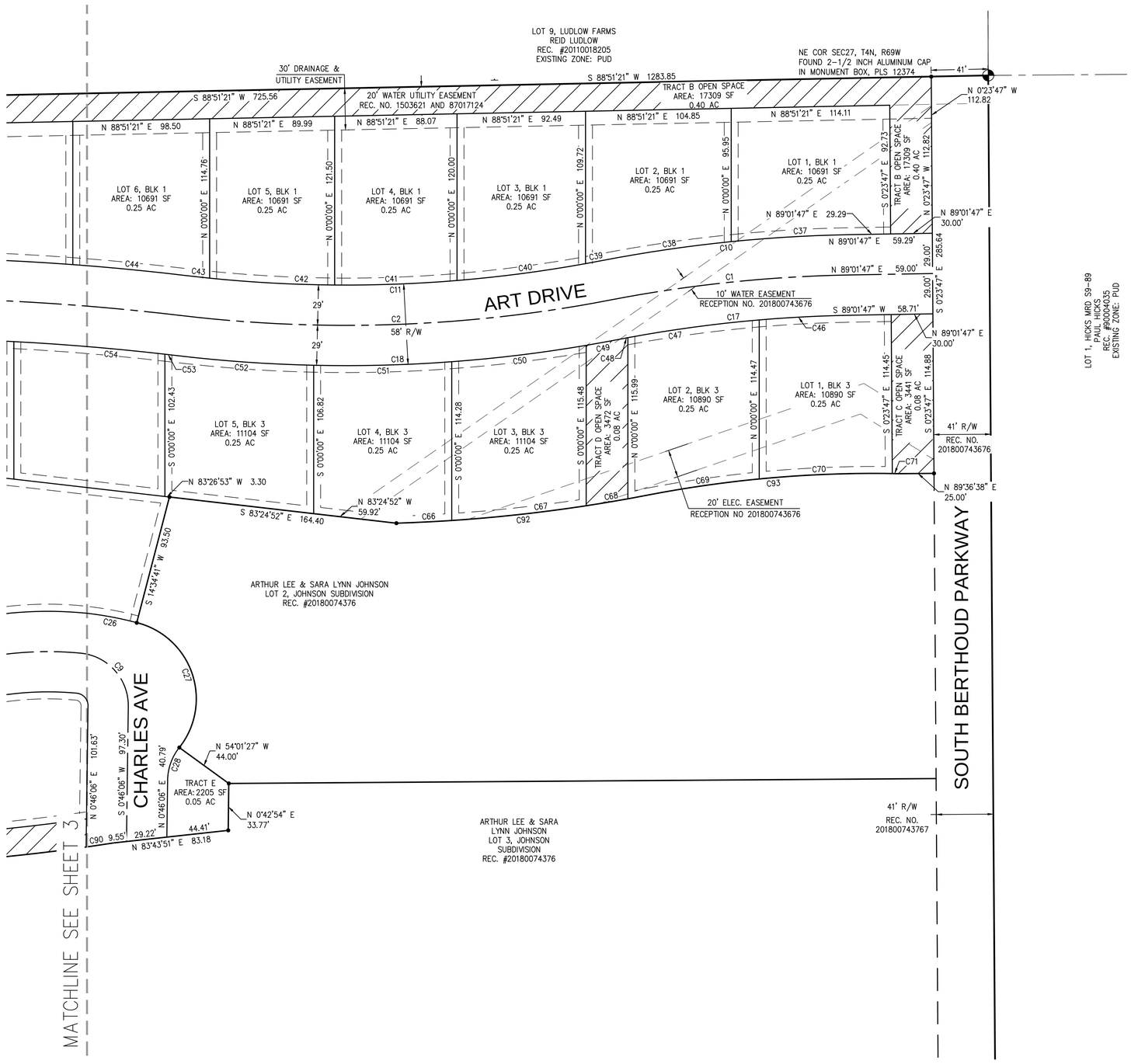
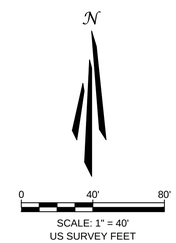
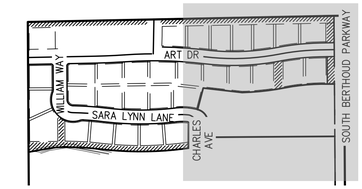
DATE:11/01/17
CHECKED:SV
DATE:6/28/19
REVISION #:
DATE:
JOB NO: CO13580

HARVEST RIDGE NORTH

A SUBDIVISION OF LOT 1, JOHNSON SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO







KEY MAP
SCALE: 1"=300'

LEGEND

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

EASEMENT NOTES:

1. ALL LOTS HAVE THE FOLLOWING EASEMENTS UNLESS OTHERWISE NOTED:
   5' UTILITY EASEMENT ALONG ALL RIGHT-OF-WAYS
   5" DRAINAGE AND UTILITY EASEMENT ALONG SIDE AND REAR LOT LINES
2. 10' WATER EASEMENT, RECEPTION NO. 201800743676, TO BE VACATED UPON COMPLETION OF WATER INFRASTRUCTURE TO SERVE EXISTING RESIDENTIAL STRUCTURE.
3. 20' ELECTRICAL EASEMENT, RECEPTION NO. 201800743676, TO BE VACATED UPON COMPLETION OF ELECTRICAL INFRASTRUCTURE TO SERVE EXISTING RESIDENTIAL STRUCTURE

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FINAL PLAT (EAST)

A SUBDIVISION OF LOT 1, JOHNSON SUBDIVISION LOCATED IN NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO.

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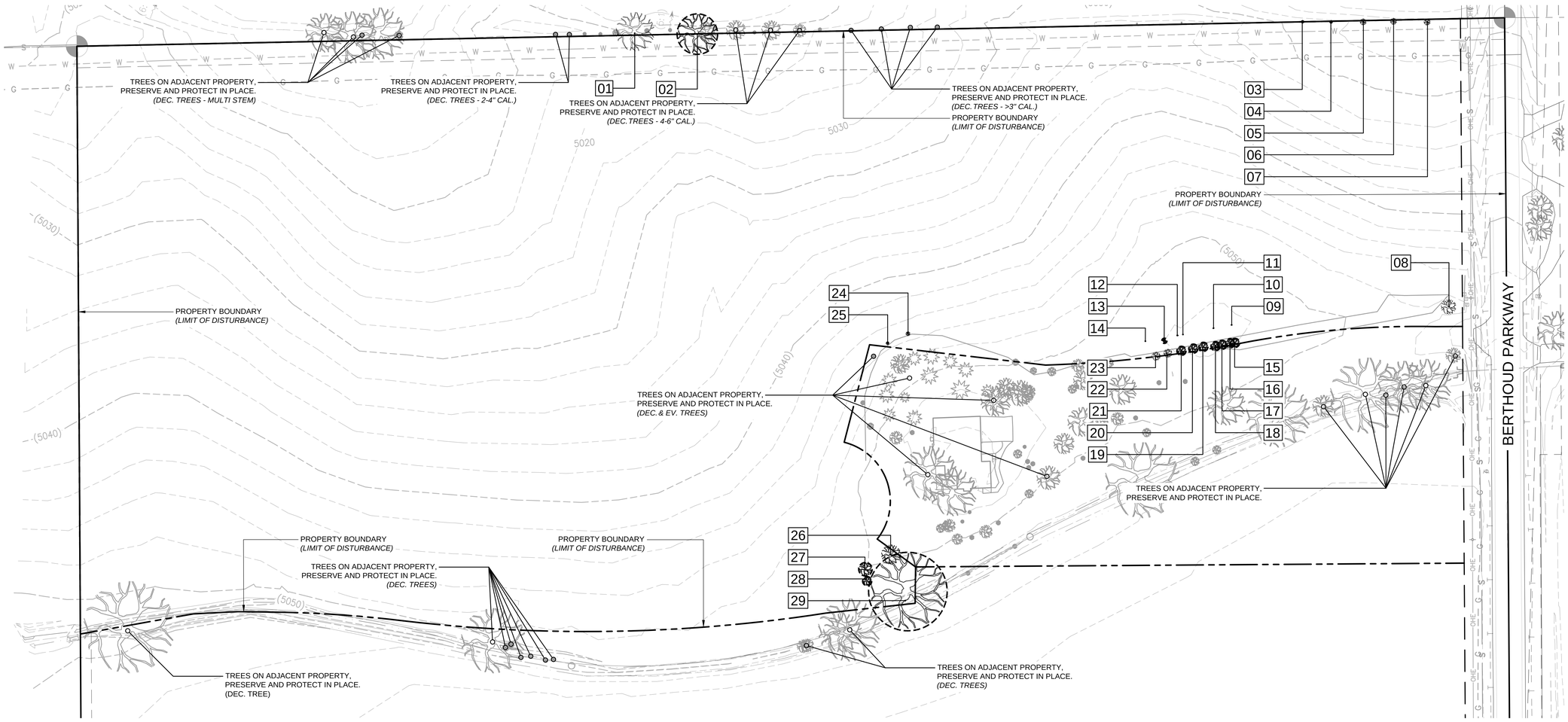


1 TREE MITIGATION PLAN

0' 50' 100' 150'

SCALE: 1" = 50'-0"

NORTH

MITIGATION LEGEND

SYMBOL	DESCRIPTION
	EXISTING TREE *(PRESERVE IN PLACE / TRANSPLANT)*
	EXISTING TREE TO BE REMOVED
	EXISTING TREE - ADJACENT PARCEL *(ADJACENT PARCEL / INADEQUATE SIZE)*
	PROPERTY BOUNDARY
	RIGHT OF WAY
	CONTOUR - MAJOR
	CONTOUR - MINOR

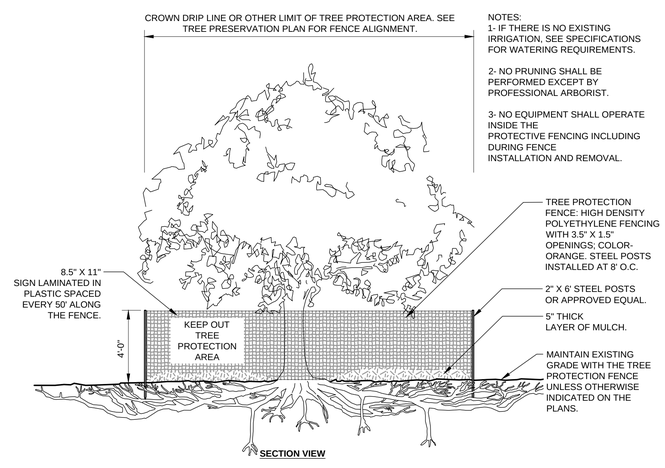
TREE MITIGATION TABLE:

TREE #	DESCRIPTION	SIZE	REMOVE REMOVE (Y/N)	ISSUES / COMMENTS	MITIGATION PROVIDED
01	DEC. TREE (SALIX)	MS-66" (DBH 10",13", 10", 13", 13", 7")	Y		6 TREES
02	DEC. TREE (SALIX)	MS-97" (DBH 11",16", 18", 11", 14", 17", 10")	N		-
03	DEC. TREE (GLEDIT.)	6" CAL.	Y	THORNS *(NON INERMIS)*	-
04	DEC. TREE (GLEDIT.)	3.5" CAL.	Y	THORNS *(NON INERMIS)*	-
05	DEC. TREE (GLEDIT.)	8" CAL.	Y	THORNS *(NON INERMIS)*	-
06	DEC. TREE (GLEDIT.)	8" CAL.	Y	THORNS *(NON INERMIS)*	-
07	DEC. TREE (GLEDIT.)	6.5" CAL.	Y	THORNS *(NON INERMIS)*	-
08	DEC. TREE (GLEDIT.)	12" CAL.	Y		1 TREE
09	DEC. TREE	<4" CAL.	Y	SMALL SIZE, <4" CAL.	-
10	DEC. TREE	<4" CAL.	Y	SMALL SIZE, <4" CAL.	-
11	DEC. TREE	<4" CAL.	Y	SMALL SIZE, <4" CAL.	-
12	DEC. TREE	<4" CAL.	Y	SMALL SIZE, <4" CAL.	-
13	EV. TREE	6" CAL.	Y	TRANSPLANT TO O.S.	-
14	DEC. TREE	<4" CAL.	Y	SMALL SIZE, <4" CAL.	-
15	DEC. TREE (GLEDIT.)	6-8" CAL.	N		-
16	DEC. TREE (GLEDIT.)	6-8" CAL.	N		-
17	DEC. TREE (GLEDIT.)	6-8" CAL.	N		-
18	DEC. TREE (GLEDIT.)	6-8" CAL.	N		-
19	DEC. TREE (GLEDIT.)	6-8" CAL.	N		-
20	DEC. TREE (GLEDIT.)	6-8" CAL.	N		-
21	DEC. TREE (GLEDIT.)	6-8" CAL.	N		-
22	DEC. TREE (GLEDIT.)	6-8" CAL.	Y	LEADER CUT	-
23	DEC. TREE (GLEDIT.)	6-8" CAL.	Y	LEADER CUT	-
24	DEC. TREE	3.5" CAL.	Y	SMALL SIZE, <4" CAL.	-
25	DEC. TREE	2.5" CAL.	Y	SMALL SIZE, <4" CAL.	-
26	DEC. TREE (FRAXINUS)	16"	Y	ASH TREE	-
27 *	DEC. TREE (GLEDIT.)	MS-20" (DBH 7",13")	-	SEE NOTE	-
28 *	DEC. TREE (GLEDIT.)	12" DBH	-	SEE NOTE	-
29 **	DEC. TREE (POPULUS)	>18" DBH	-	SEE NOTE	-
TOTAL			**18**		**7 TREES**

NOTES:

* TREES PRESERVED FOR CURRENT APPLICATION, POSSIBLY REMOVED DUE TO FUTURE DEVELOPMENT PLANS.

** COTTONWOOD CURRENTLY LOCATED ALONG IRRIGATION CHANNEL. ONCE DEVELOPMENT OCCURS, IRRIGATION CHANNEL WILL NOT CONTAIN WATER TO FEED TREE AND POSSIBLY CAUSE DECREASED HEALTH OR STRESS. MAY BE REMOVED BASED ON HEALTH OR HAZARD AT A LATER DATE OR AS PART OF A FUTURE APPLICAITON.



NOTES:
1- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

2- NO PRUNING SHALL BE PERFORMED EXCEPT BY PROFESSIONAL ARBORIST.

3- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

2 TREE PROTECTION

1/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
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P-RE-AR-35

NO.	DESCRIPTION	BY	DATE
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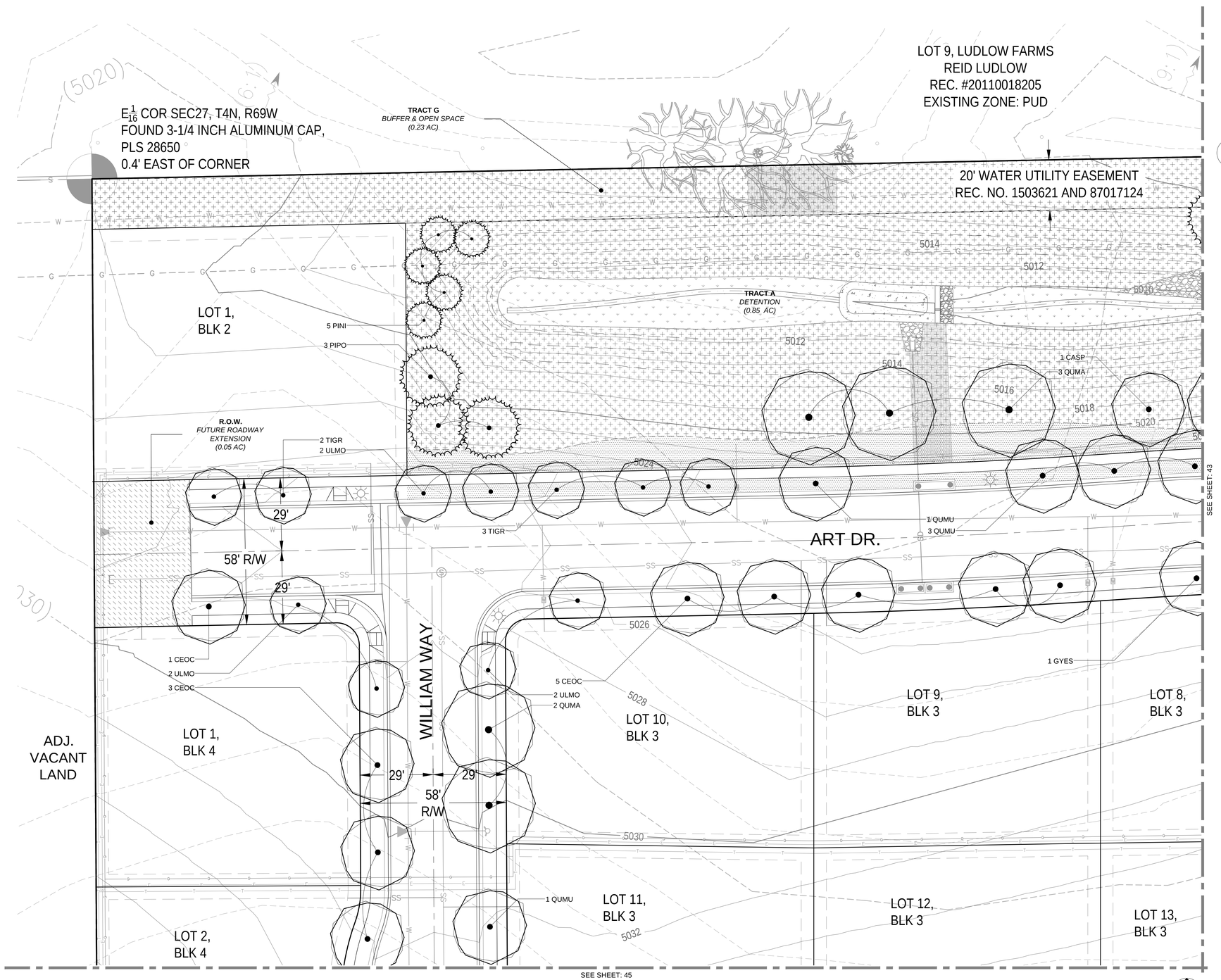
TREE MITIGATION PLAN
HARVEST RIDGE NORTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 1 OF JOHNSON SUBDIVISION
BERTHOUD, CO

EM DUB DESIGN LLC
EM DUB LANDSCAPE ARCHITECTURE
303.882.1237

DRAWN: MS
DATE: 5/7/19
CHECKED: PM
DATE: 5/7/19
REVISION #: 2
DATE: 6/27/19
JOB NO: 17-025

6/27/2019 FINAL PLAT SUBMITTAL #2

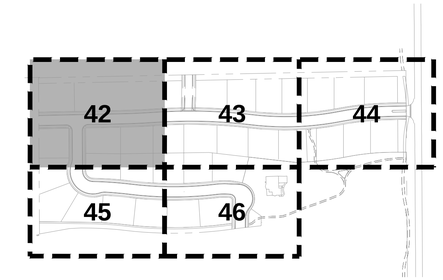


1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0' 20' 40' 60'

NORTH



2 KEY MAP

NOT TO SCALE

LEGEND

SYMBOL	DESCRIPTION	DETAIL
	EXISTING TREES	2 / 40
	DECIDUOUS TREES	1 / 47
	ORNAMENTAL TREES	3 / 47
	EVERGREEN TREES	2 / 47
	TURFGRASS SOD (IRRIGATED)	
	NATIVE SEED MIX (IRRIGATED)	
	DETENTION POND SEED MIX (NON-IRRIGATED)	
	TEMPORARY NATIVE SEED (NON-IRRIGATED)	
	ROCK MULCH	
	AGGREGATE TRAIL	
	FENCE COLUMN	5 / 47
	SECONDARY MONUMENT SIGN	6 / 47
	PERIMETER FENCING	5 / 47
	OPEN RAIL FENCING (BY OWNER)	7 / 47
	STEEL EDGING	
	GROUNDCOVER BOUNDARY	
	EXTENT OF DEVELOPMENT LINE	
	SIGHT VISION TRIANGLE	
	PROPERTY BOUNDARY	
	RIGHT OF WAY	
	PROPOSED LOT LINE	
	PROPOSED UTILITY EASEMENT	
	PROPOSED ROADWAY CENTERLINE	
	PROPOSED SIDEWALK	
	PROPOSED CONTOUR - MAJOR	
	PROPOSED CONTOUR - MINOR	
	EXISTING CONTOUR - MAJOR	
	EXISTING CONTOUR - MINOR	

NOTE:
PLANT MATERIAL SHOWN WITHIN R.O.W. AREAS ADJACENT TO PRIVATE LOTS SHALL BE INSTALLED BY FUTURE HOMEBUILDER/HOMEOWNERS AT TIME OF HOME CONSTRUCTION OR WITHIN A REASONABLE TIMEFRAME AFTER CERTIFICATE OF OCCUPANCY IS ISSUED. TREES SHALL BE INSTALLED AS SPECIES SHOWN TO MAINTAIN OVERALL TREE-LINED STREET TREE DIVERSITY.

EM DUB DESIGN LLC
EM DUB
LANDSCAPE ARCHITECTURE
303.882.1237

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Denver Boise
Dallas Atlanta

LANDSCAPE PLAN

HARVEST RIDGE NORTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 1 OF JOHNSON SUBDIVISION
BERTHOUD, CO

DRAWN: MS
DATE: 5/7/19
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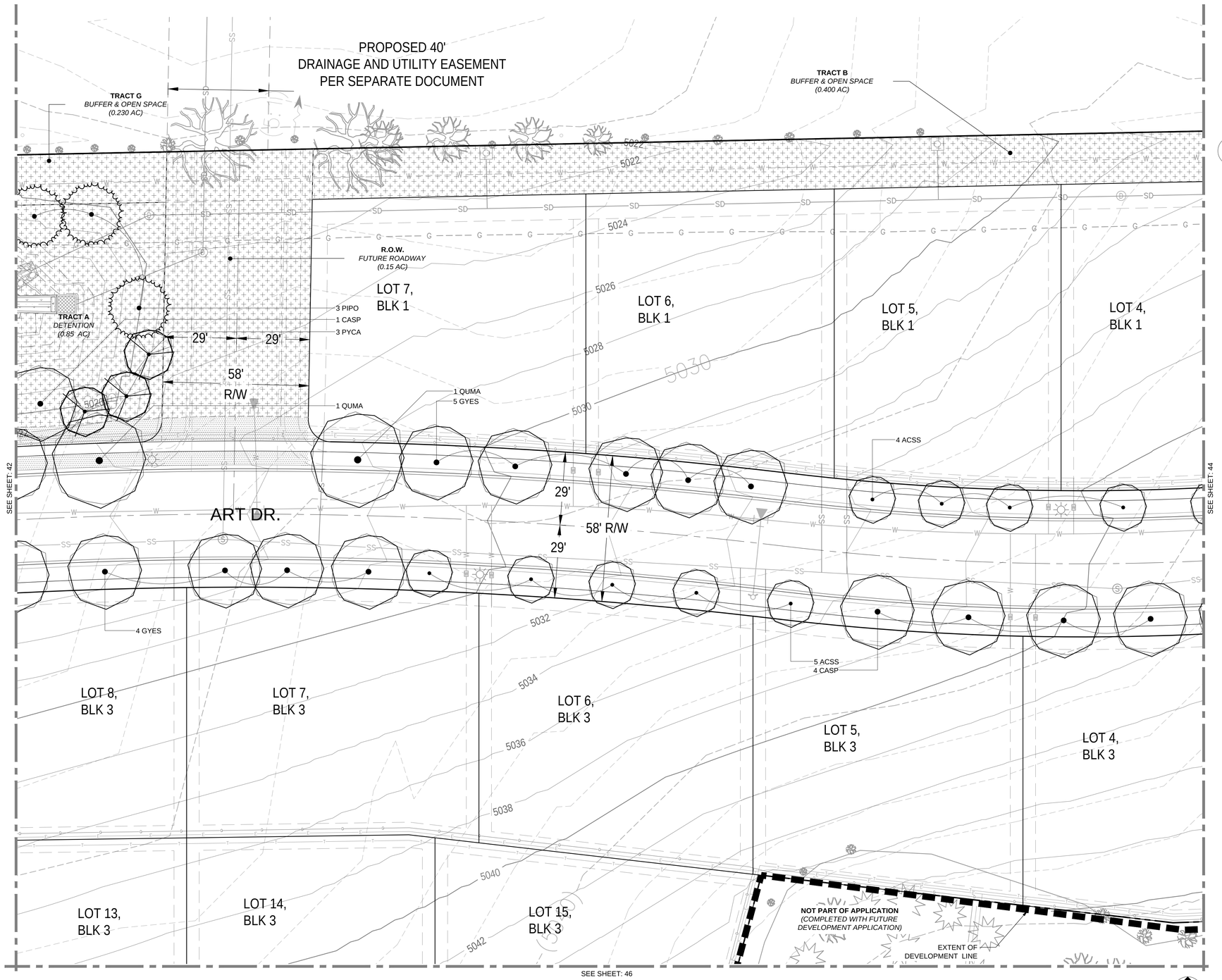
6/27/2019 FINAL PLAT SUBMITTAL #2

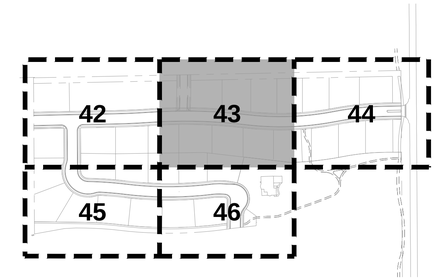


1 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0' 20' 40' 60'

NORTH



2 KEY MAP

NOT TO SCALE

LEGEND

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	EXISTING TREES	2 / 40
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	ROCK MULCH	
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	EXTENT OF DEVELOPMENT LINE	
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	RIGHT OF WAY	
	PROPOSED LOT LINE	
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	PROPOSED SIDEWALK	
	PROPOSED CONTOUR - MAJOR	
	PROPOSED CONTOUR - MINOR	
	EXISTING CONTOUR - MAJOR	
	EXISTING CONTOUR - MINOR	

NOTE:
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LANDSCAPE PLAN

HARVEST RIDGE NORTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 1 OF JOHNSON SUBDIVISION
BERTHOUD, CO

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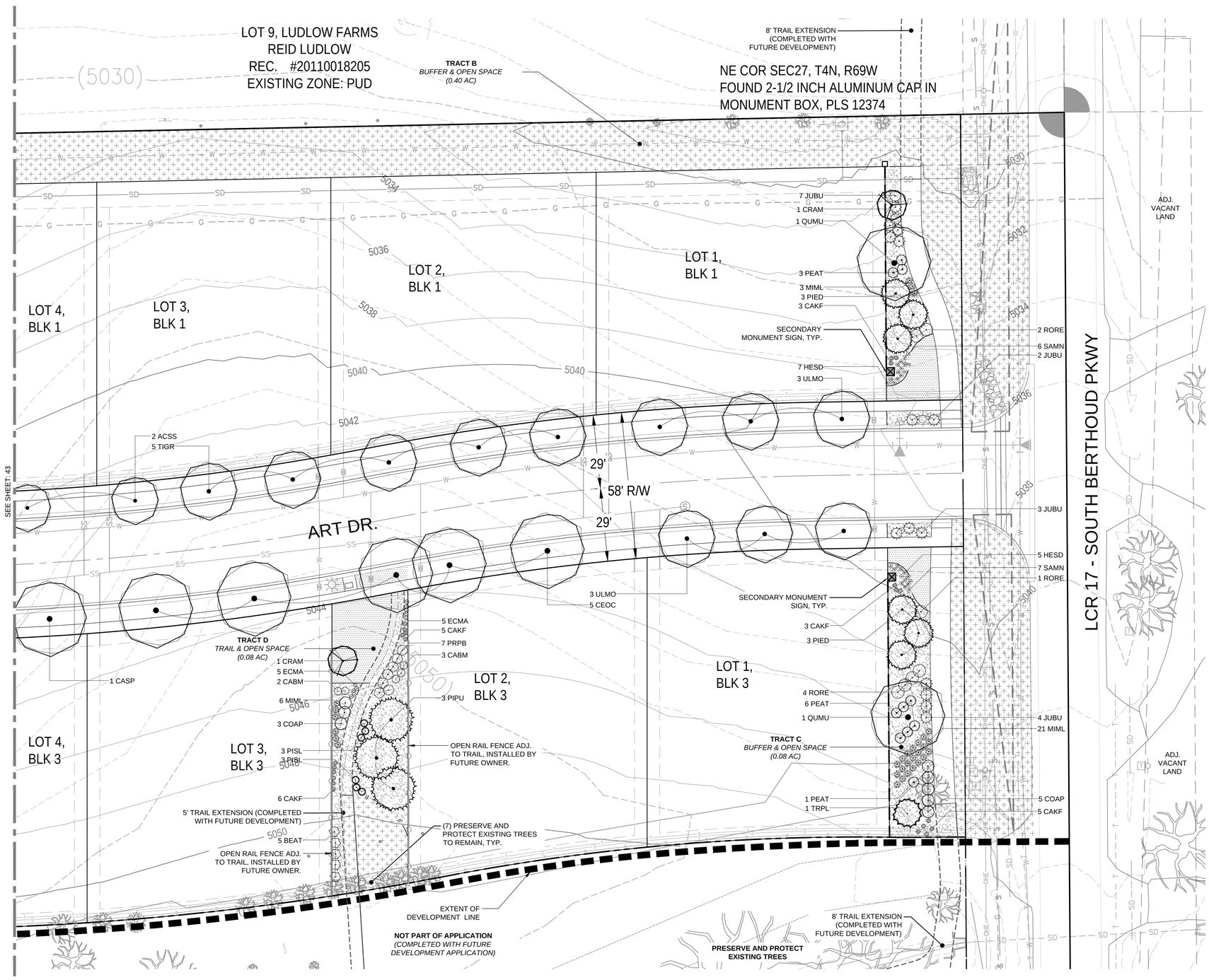
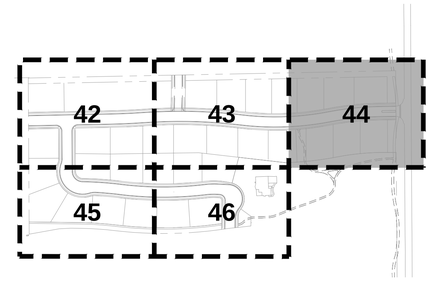
6/27/2019 FINAL PLAT SUBMITTAL #2



1 LANDSCAPE PLAN



2 KEY MAP

NOT TO SCALE

LEGEND

SYMBOL	DESCRIPTION	DETAIL
	EXISTING TREES	2 / 40
	DECIDUOUS TREES	1 / 47
	ORNAMENTAL TREES	3 / 47
	EVERGREEN TREES	2 / 47
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	GROUNDCOVER BOUNDARY	
	EXTENT OF DEVELOPMENT LINE	
	SIGHT VISION TRIANGLE	
	PROPERTY BOUNDARY	
	RIGHT OF WAY	
	PROPOSED LOT LINE	
	PROPOSED UTILITY EASEMENT	
	PROPOSED ROADWAY CENTERLINE	
	PROPOSED SIDEWALK	
	PROPOSED CONTOUR - MAJOR	
	PROPOSED CONTOUR - MINOR	
	EXISTING CONTOUR - MAJOR	
	EXISTING CONTOUR - MINOR	

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LANDSCAPE PLAN

HARVEST RIDGE NORTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 1 OF JOHNSON SUBDIVISION
BERTHOUD, CO

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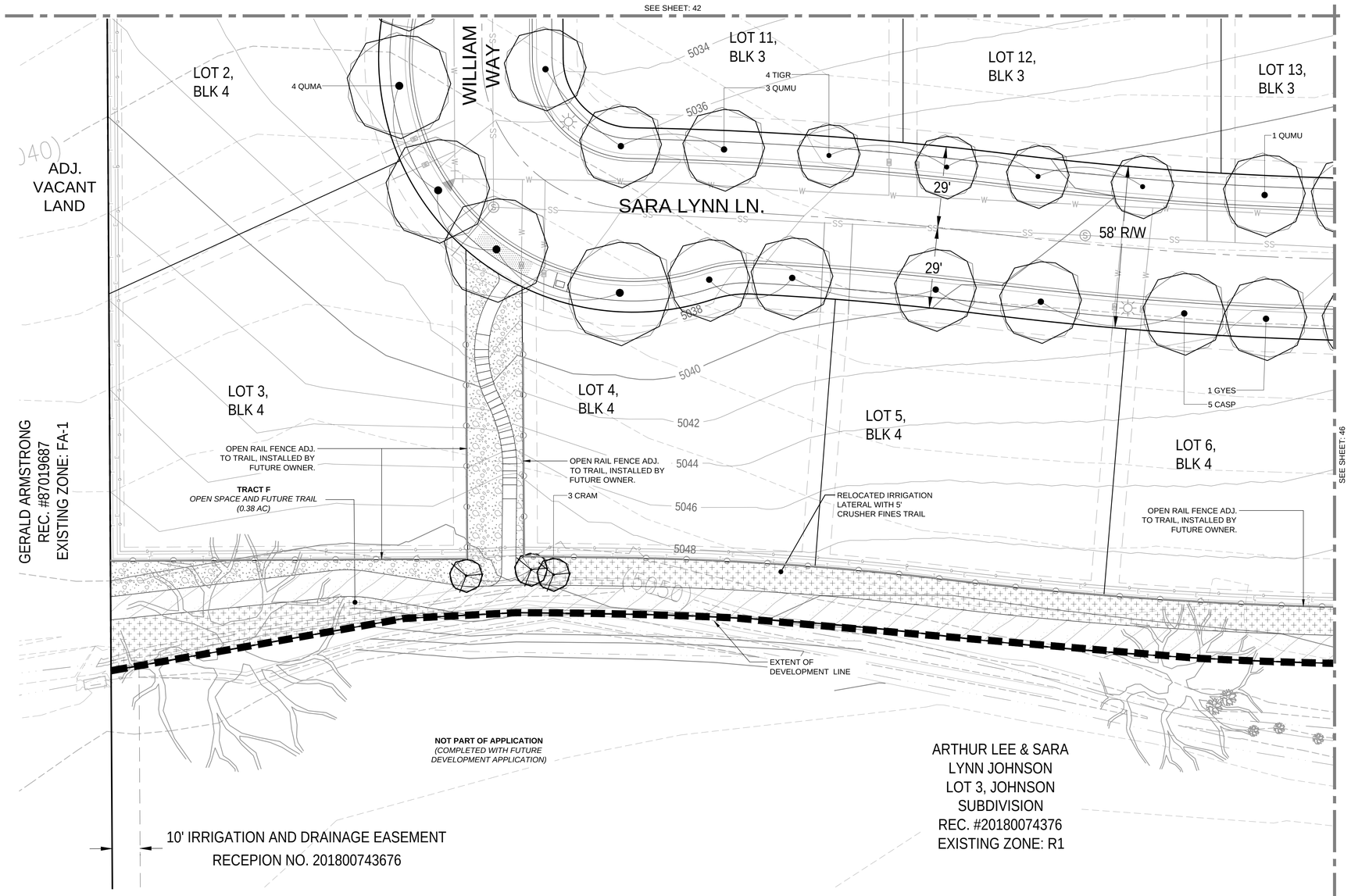
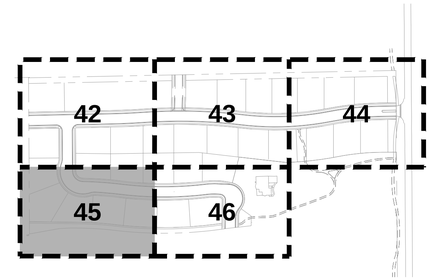


1 LANDSCAPE PLAN



2 KEY MAP

NOT TO SCALE

LEGEND

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	PROPOSED SIDEWALK	
	PROPOSED CONTOUR - MAJOR	
	PROPOSED CONTOUR - MINOR	
	EXISTING CONTOUR - MAJOR	
	EXISTING CONTOUR - MINOR	

NOTE:
PLANT MATERIAL SHOWN WITHIN R.O.W. AREAS ADJACENT TO PRIVATE LOTS SHALL BE INSTALLED BY FUTURE HOMEBUILDER/HOMEOWNERS AT TIME OF HOME CONSTRUCTION OR WITHIN A REASONABLE TIMEFRAME AFTER CERTIFICATE OF OCCUPANCY IS ISSUED. TREES SHALL BE INSTALLED AS SPECIES SHOWN TO MAINTAIN OVERALL TREE-LINED STREET TREE DIVERSITY.

EM DUB DESIGN LLC
EM DUB
LANDSCAPE ARCHITECTURE
303.882.1237

NO.	DESCRIPTION	BY	DATE

REVISIONS

TAIT & ASSOCIATES
Since 1944
4143 East County Road 16
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p: 970.613.1447
www.tait.com
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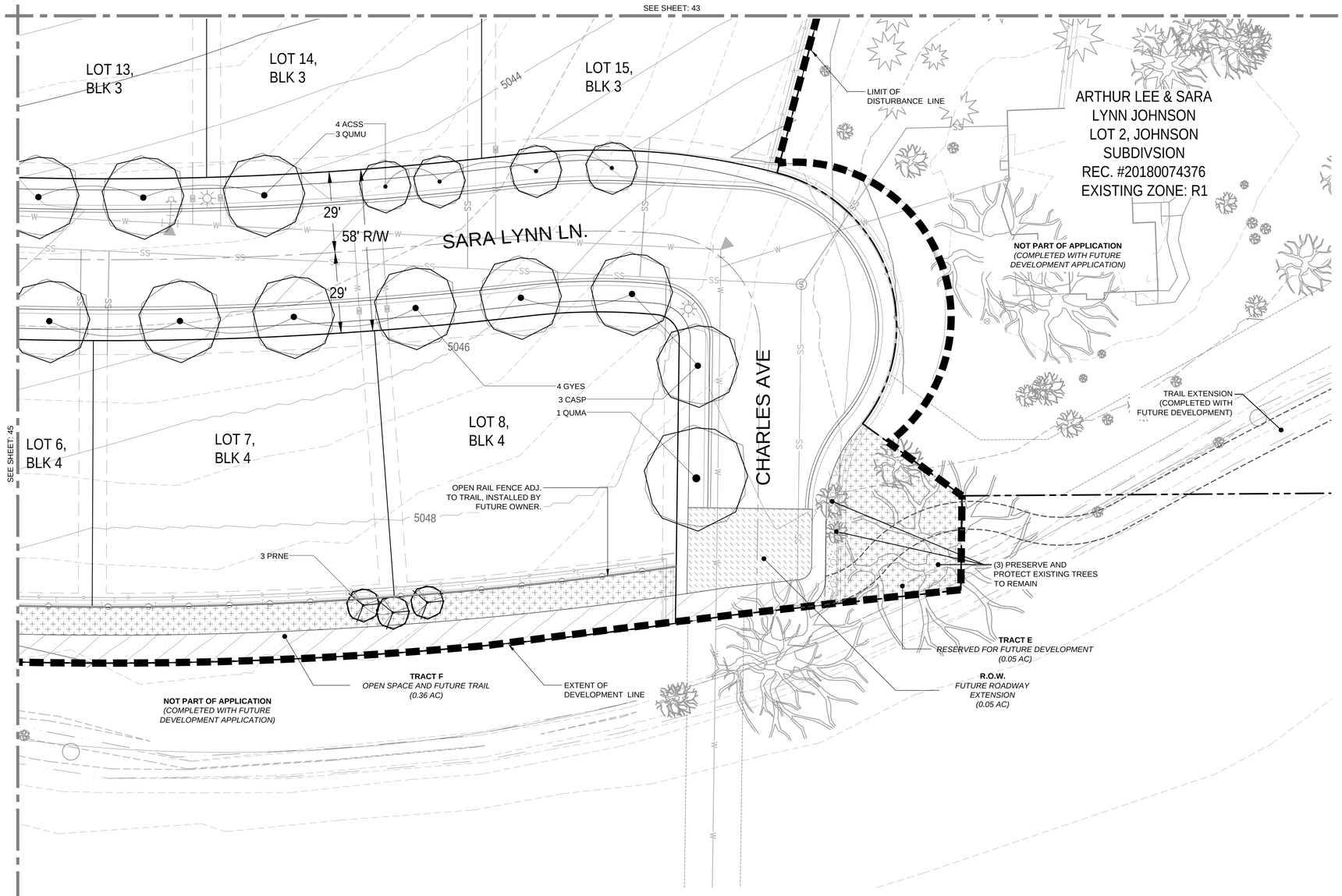
Orange County Sacramento Denver Dallas
San Luis Obispo Riverside Boise Atlanta

LANDSCAPE PLAN

HARVEST RIDGE NORTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 1 OF JOHNSON SUBDIVISION
BERTHOUD, CO

DRAWN: MS
DATE: 5/7/19
CHECKED: PM
DATE: 5/7/19
REVISION #: 2
DATE: 6/27/19
JOB NO.: 17-025

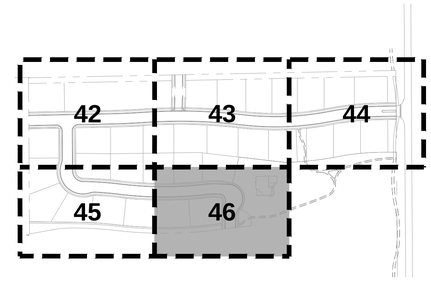
6/27/2019 FINAL PLAT SUBMITTAL #2



1 LANDSCAPE PLAN

0' 20' 40' 60'
SCALE: 1" = 20'-0"

NORTH



2 KEY MAP

NOT TO SCALE

LEGEND

SYMBOL	DESCRIPTION	DETAIL
	EXISTING TREES	2 / 40
	DECIDUOUS TREES	1 / 47
	ORNAMENTAL TREES	3 / 47
	EVERGREEN TREES	2 / 47
	TURFGRASS SOD (IRRIGATED)	
	NATIVE SEED MIX (IRRIGATED)	
	DETENTION POND SEED MIX (NON-IRRIGATED)	
	TEMPORARY NATIVE SEED (NON-IRRIGATED)	
	ROCK MULCH	
	AGGREGATE TRAIL	
	FENCE COLUMN	5 / 47
	SECONDARY MONUMENT SIGN	6 / 47
	PERIMETER FENCING	5 / 47
	OPEN RAIL FENCING (BY OWNER)	7 / 47
	STEEL EDGING	
	GROUNDCOVER BOUNDARY	
	EXTENT OF DEVELOPMENT LINE	
	SIGHT VISION TRIANGLE	
	PROPERTY BOUNDARY	
	RIGHT OF WAY	
	PROPOSED LOT LINE	
	PROPOSED UTILITY EASEMENT	
	PROPOSED ROADWAY CENTERLINE	
	PROPOSED SIDEWALK	
	PROPOSED CONTOUR - MAJOR	
	PROPOSED CONTOUR - MINOR	
	EXISTING CONTOUR - MAJOR	
	EXISTING CONTOUR - MINOR	

NOTE:
PLANT MATERIAL SHOWN WITHIN R.O.W. AREAS ADJACENT TO PRIVATE LOTS SHALL BE INSTALLED BY FUTURE HOMEBUILDER/HOMEOWNERS AT TIME OF HOME CONSTRUCTION OR WITHIN A REASONABLE TIMEFRAME AFTER CERTIFICATE OF OCCUPANCY IS ISSUED. TREES SHALL BE INSTALLED AS SPECIES SHOWN TO MAINTAIN OVERALL TREE-LINED STREET TREE DIVERSITY.

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EM DUB LANDSCAPE ARCHITECTURE
303.882.1237

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

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LANDSCAPE PLAN

HARVEST RIDGE NORTH SUBDIVISION
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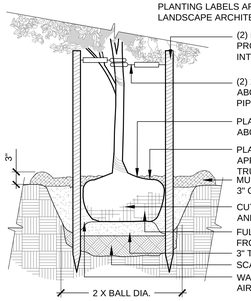
6/27/2019 FINAL PLAT SUBMITTAL #2

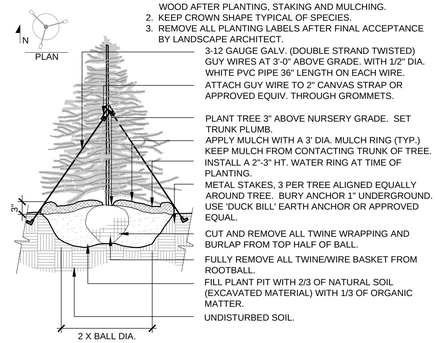
NOTE:
1. DO NOT CUT LEADER.
2. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
3. KEEP CROWN SHAPE TYPICAL OF SPECIES. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.



1 DECIDUOUS TREE PLANTING

1/2" = 1'-0" P-RE-AR-01

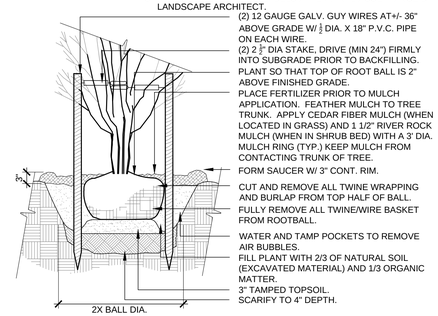
NOTE:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.



2 EVERGREEN TREE PLANTING

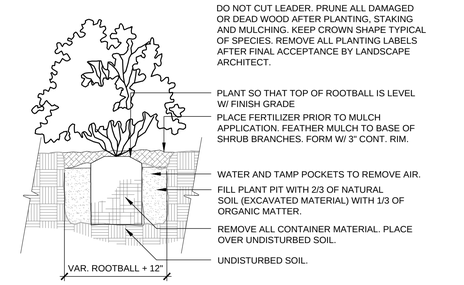
3/8" = 1'-0" P-RE-AR-02

NOTE:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.



3 ORNAMENTAL TREE PLANTING

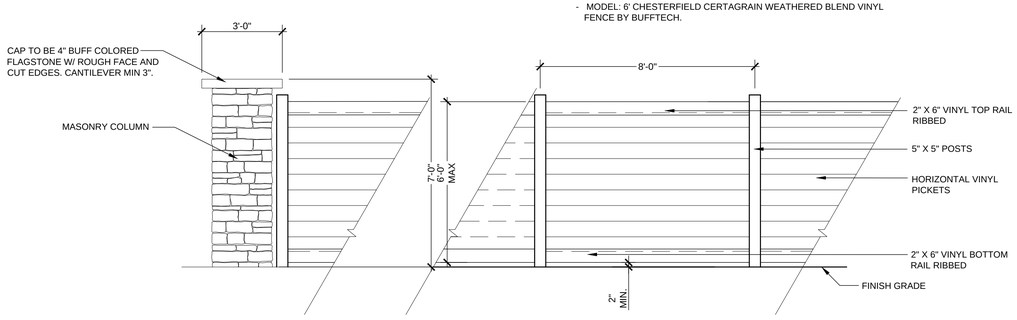
1/2" = 1'-0" P-RE-AR-03



4 SHRUB/ORNAMENTAL GRASS PLANTING

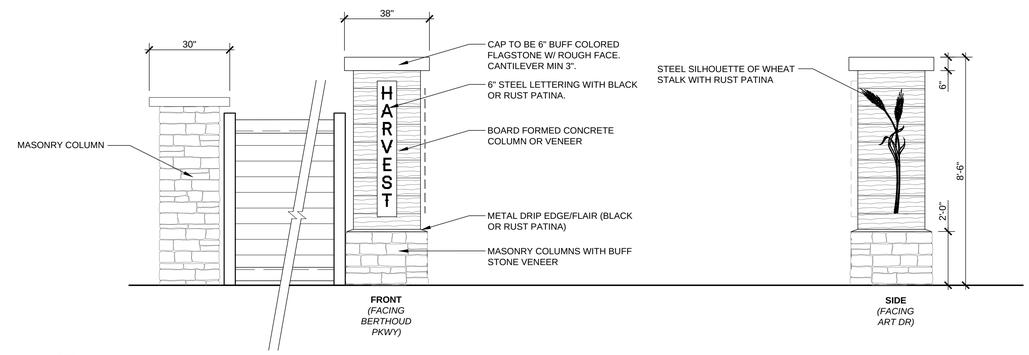
1 1/2" = 1'-0" P-RE-AR-04

FENCE MATERIALS:
- TOP AND BOTTOM RAILS ARE VINYL WITH STEEL REINFORCING
- COLOR: CHESTERFIELD CERTAGRAIN WEATHERED BLEND BY BUFFTECH
- MODEL: 6' CHESTERFIELD CERTAGRAIN WEATHERED BLEND VINYL FENCE BY BUFFTECH.



5 PRIVACY FENCE AND COLUMN

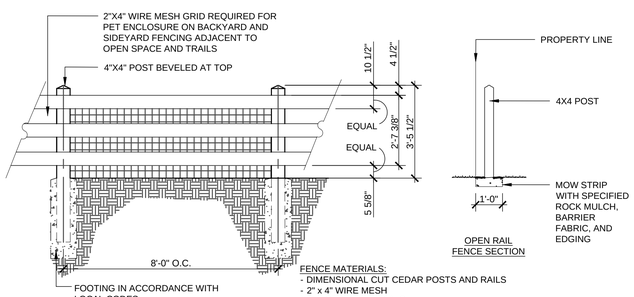
3/8" = 1'-0" P-RE-AR-25



NOTE:
1. MONUMENT LETTERING SHALL BE BACKLIT FROM WITHIN LETTERING.
2. PRIMARY MONUMENT SIGN SHALL BE PROVIDED IN FUTURE DEVELOPMENT PLAN SUBMITTAL

6 SECONDARY MONUMENT SIGN

3/8" = 1'-0" P-RE-AR-40



FENCE MATERIALS:
- DIMENSIONAL CUT CEDAR POSTS AND RAILS
- 2" x 4" WIRE MESH

MOW STRIP MATERIALS:
- CRUSHER FINES OR UP TO 1½" ROCK UNLESS OTHERWISE APPROVED

GENERAL NOTE:
- ALL WOOD COMPONENTS TO BE COMPLETELY COATED WITH A CLEAR COMMERCIAL GRADE SEALER SUCH AS TWP 1500 OR APPROVED EQUAL.

7 OPEN RAIL FENCE *(BY FUTURE HOMEOWNER)*

3/8" = 1'-0" P-RE-JTF-10

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

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Orange County Salt Lake Oregon
Sacramento Riverside
Denver Boise
Dallas Atlanta

LANDSCAPE DETAILS

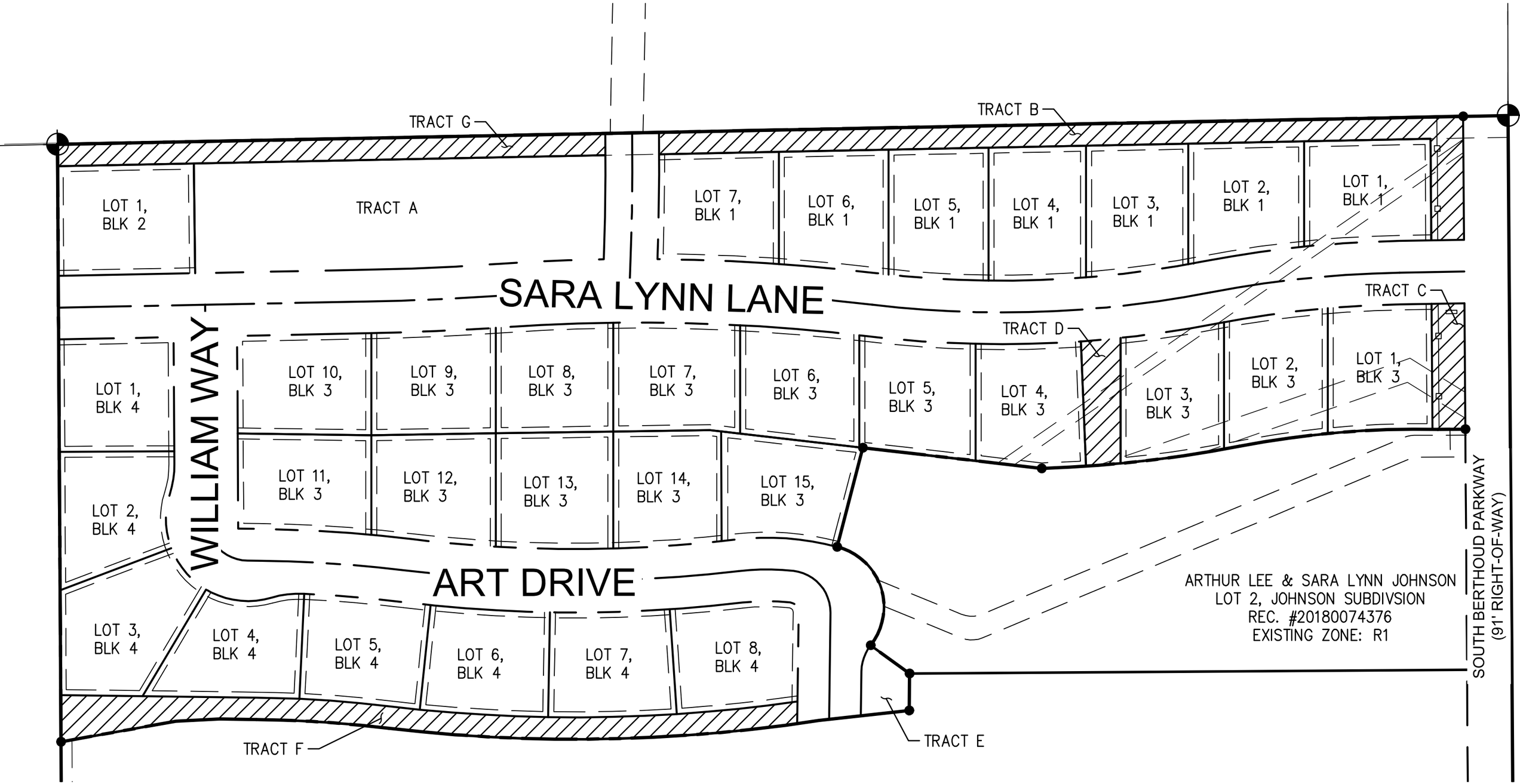
HARVEST RIDGE NORTH SUBDIVISION
HT LAND PARTNERS, LLC
LOT 1 OF JOHNSON SUBDIVISION
BERTHOUD, CO

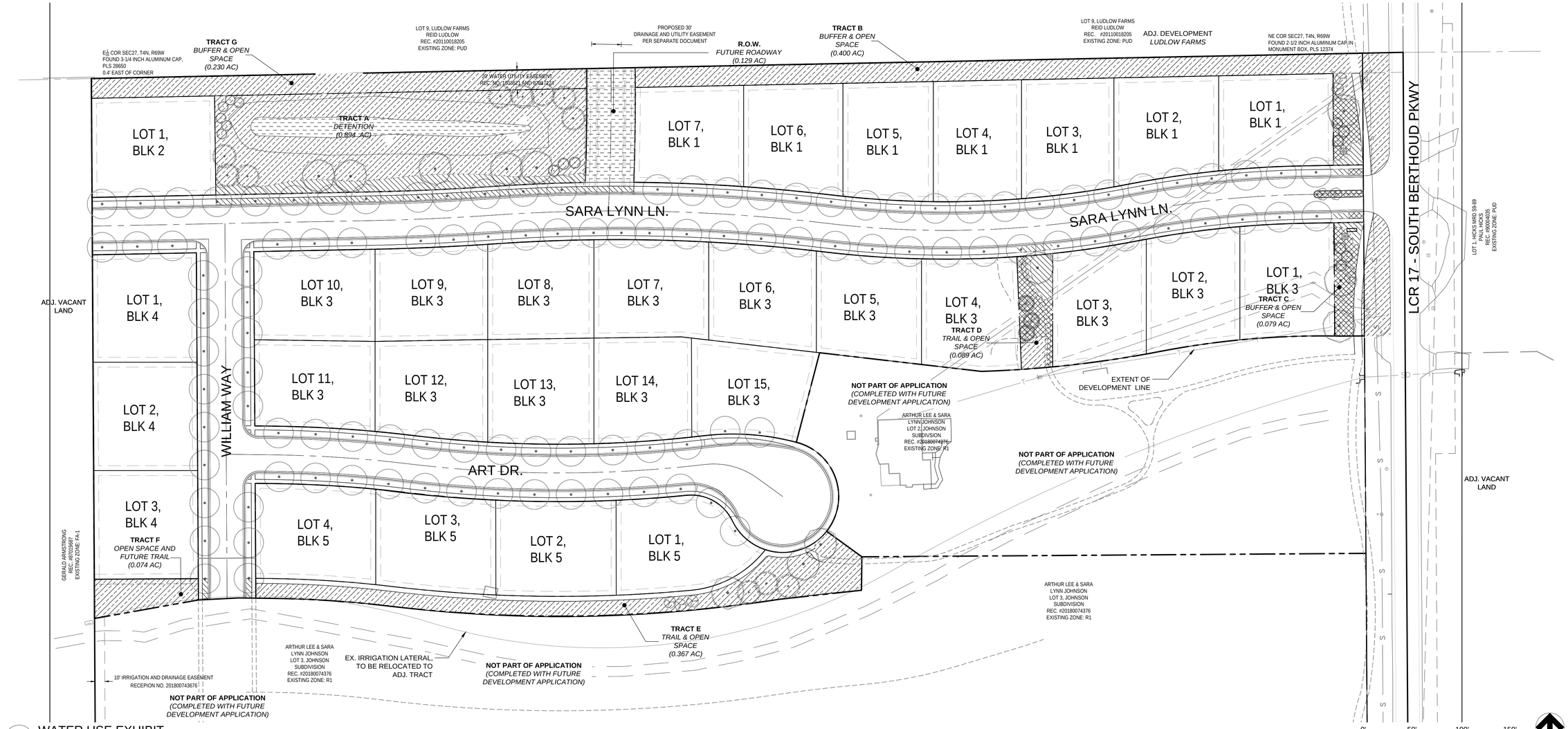
EM DUB DESIGN LLC
EM DUB LANDSCAPE ARCHITECTURE
303.882.1237

DRAWN: MS
DATE: 5/7/19
CHECKED: PM
DATE: 5/7/19
REVISION #: 2
DATE: 6/27/19
JOB NO: 17-025

6/27/2019 FINAL PLAT SUBMITTAL #2

APPROVED PRELIMINARY PLAT


TRACT G
TRACT B
LOT 1, BLK 2
TRACT A
LOT 7, BLK 1
LOT 6, BLK 1
LOT 5, BLK 1
LOT 4, BLK 1
LOT 3, BLK 1
LOT 2, BLK 1
LOT 1, BLK 1
SARA LYNN LANE
TRACT C
TRACT D
WILLIAM WAY
LOT 1, BLK 4
LOT 10, BLK 3
LOT 9, BLK 3
LOT 8, BLK 3
LOT 7, BLK 3
LOT 6, BLK 3
LOT 5, BLK 3
LOT 4, BLK 3
LOT 3, BLK 3
LOT 2, BLK 3
LOT 1, BLK 3
LOT 2, BLK 4
LOT 11, BLK 3
LOT 12, BLK 3
LOT 13, BLK 3
LOT 14, BLK 3
LOT 15, BLK 3
ART DRIVE
ARTHUR LEE & SARA LYNN JOHNSON
LOT 2, JOHNSON SUBDIVSION
REC. #20180074376
EXISTING ZONE: R1
SOUTH BERTHOUD PARKWAY
(91' RIGHT-OF-WAY)
LOT 3, BLK 4
LOT 4, BLK 4
LOT 5, BLK 4
LOT 6, BLK 4
LOT 7, BLK 4
LOT 8, BLK 4
TRACT F
TRACT E



1 WATER USE EXHIBIT

WATER USE EXHIBIT LEGEND

SYMBOL	DESCRIPTION	WATER REQ.	SYMBOL	DESCRIPTION	WATER REQ.
	TURFGRASS SOD HIGH WATER USE POP-UP SPRAY, ROTAR IRRIGATION **AREA = 8,999 SF (0.21 ACRES)**	0.85 ACRE FT		PLANTING BED LOW WATER USE POINT SOURCE OR INLINE DRIP EMITTERS **AREA = 6,172 SF (0.14 ACRES)**	0.22 ACRE FT
	NATIVE SEED LOW WATER USE ROTOR, POP-UP ROTARY IRRIGATION **AREA = 75,743 SF (1.74 ACRES)**	1.97 ACRE FT		DET. POND SEED / FUTURE R.O.W. NON-IRRIGATED **AREA = 10,216 SF (0.23 ACRES)**	0.0 ACRE FT

LEGEND -

SYMBOL	DESCRIPTION
	PROPERTY BOUNDARY
	RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED SIDEWALK
	PERIMETER FENCING
	GROUNDCOVER BOUNDARY
	SITE AMENITY AREA

SYMBOL	DESCRIPTION
	DEC. STREET TREES
	ORNAMENTAL STREET TREES
	DEC. OPEN SPACE TREES
	EVERGREEN OPEN SPACE TREES
	ORNAMENTAL OPEN SPACE TREES

EM DUB DESIGN LLC
EM DUB
LANDSCAPE ARCHITECTURE
303.882.1237

NO.	DESCRIPTION	BY	DATE

REVISIONS

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Loveland, CO 80537
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TAIT
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Anaheim Boise
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Sacramento Denver
Santa Ana

WATER USE EXHIBIT

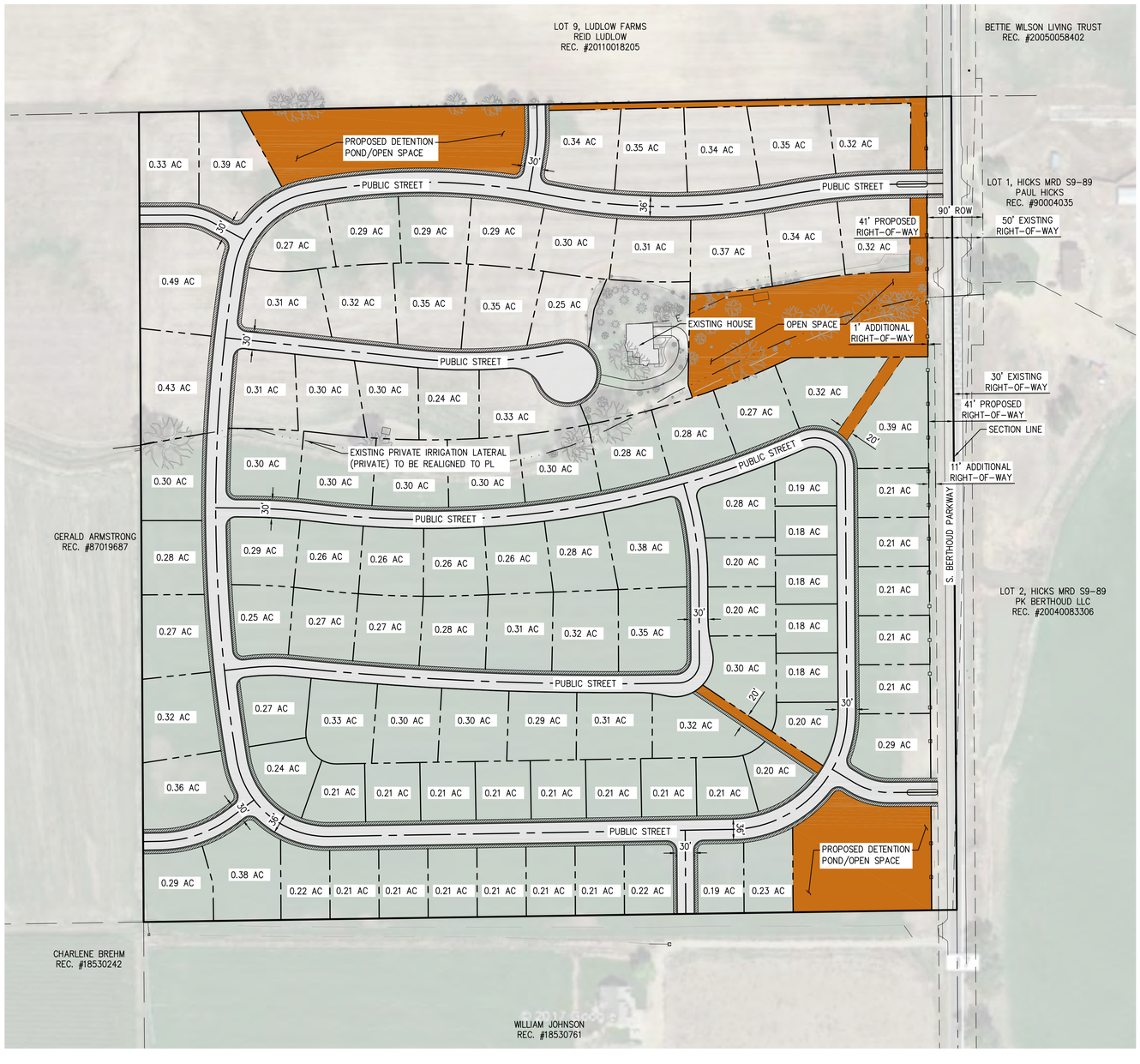
HARVEST RIDGE NORTH
HT LAND PARTNERS, LLC
721 S BERTHOUD PARKWAY
BERTHOUD, CO 80513

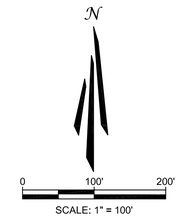
DRAWN:PCM
DATE:12/11/18
CHECKED:MDW
DATE:12/13/18
REVISION #:2
DATE: 2/14/19
JOB NO: 17-025

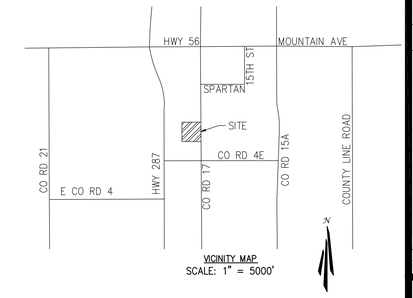
L3

CONCEPT PLAN SUBMITTED WITH ANNEXATION FOR REFERENCE

CONCEPT PLAN
ARBOR RIDGE







VICINITY MAP
SCALE: 1" = 5000'

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

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

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

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

LEGAL DESCRIPTION:

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

LEGEND:

ROADWAY
SIDEWALK
OPEN SPACE/ STORMWATER TREATMENT
FENCE

FLOODPLAIN NOTE:

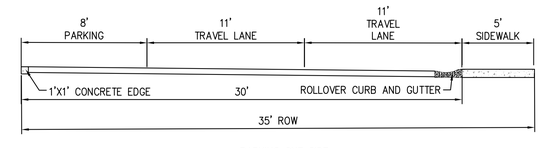
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 08069C1386G DATED FEBRUARY 6, 2013, THE PROJECT SITE LIES IN ZONE X, WHICH IS DEFINED AS, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

LAND USE TABLE

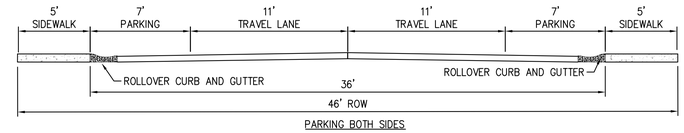
TOTAL ACREAGE	39.25	ACRES
PROPOSED DENSITY	2.62	DU/ACRE
PROPOSED NUMBER OF DWELLING UNITS	103	DWELLING UNITS

MODIFIED STREET SECTIONS

PARKING ONE SIDE



PARKING ONE SIDE



PARKING BOTH SIDES

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

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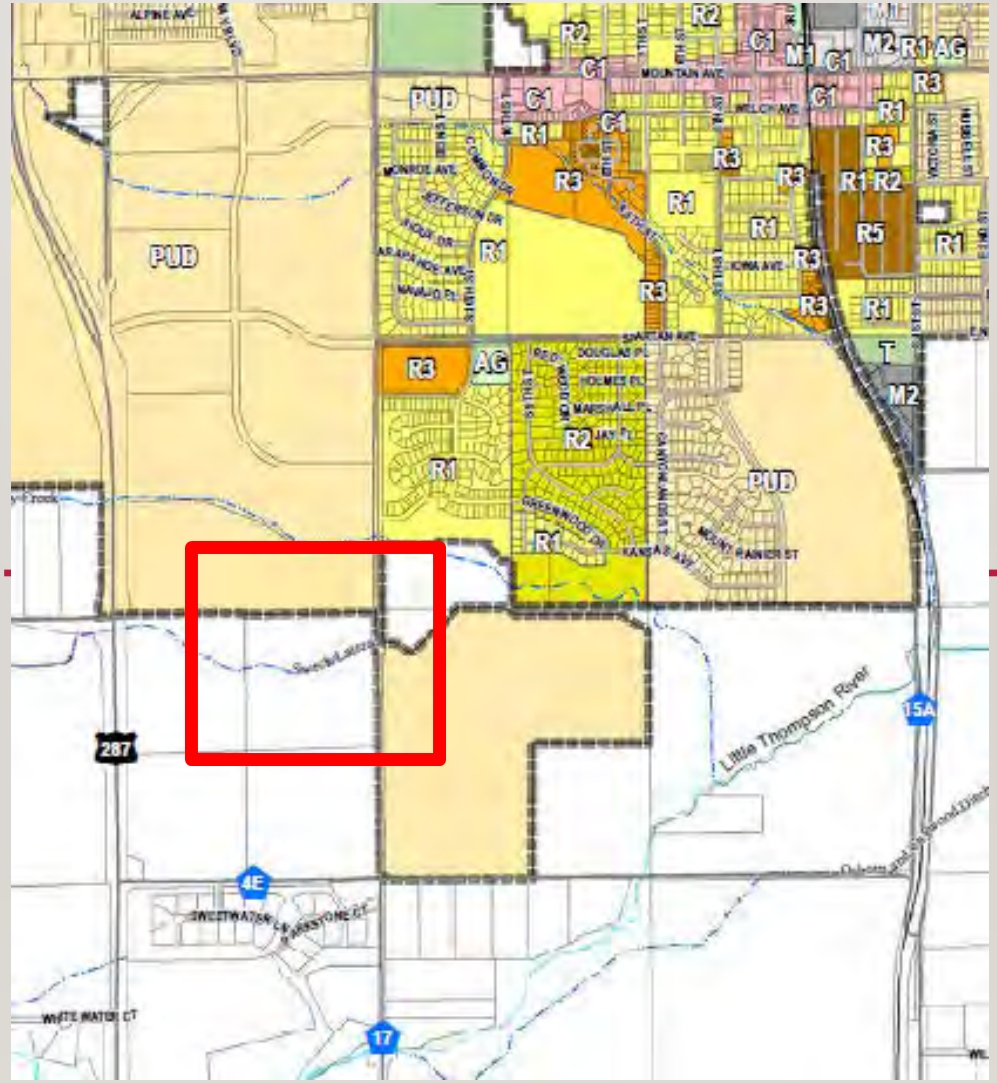
CONCEPT PLAN
ARBOR RIDGE
HT LAND PARTNERS, LLC
721 S BERTHOUD PARKWAY
BERTHOUD, CO 80513

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

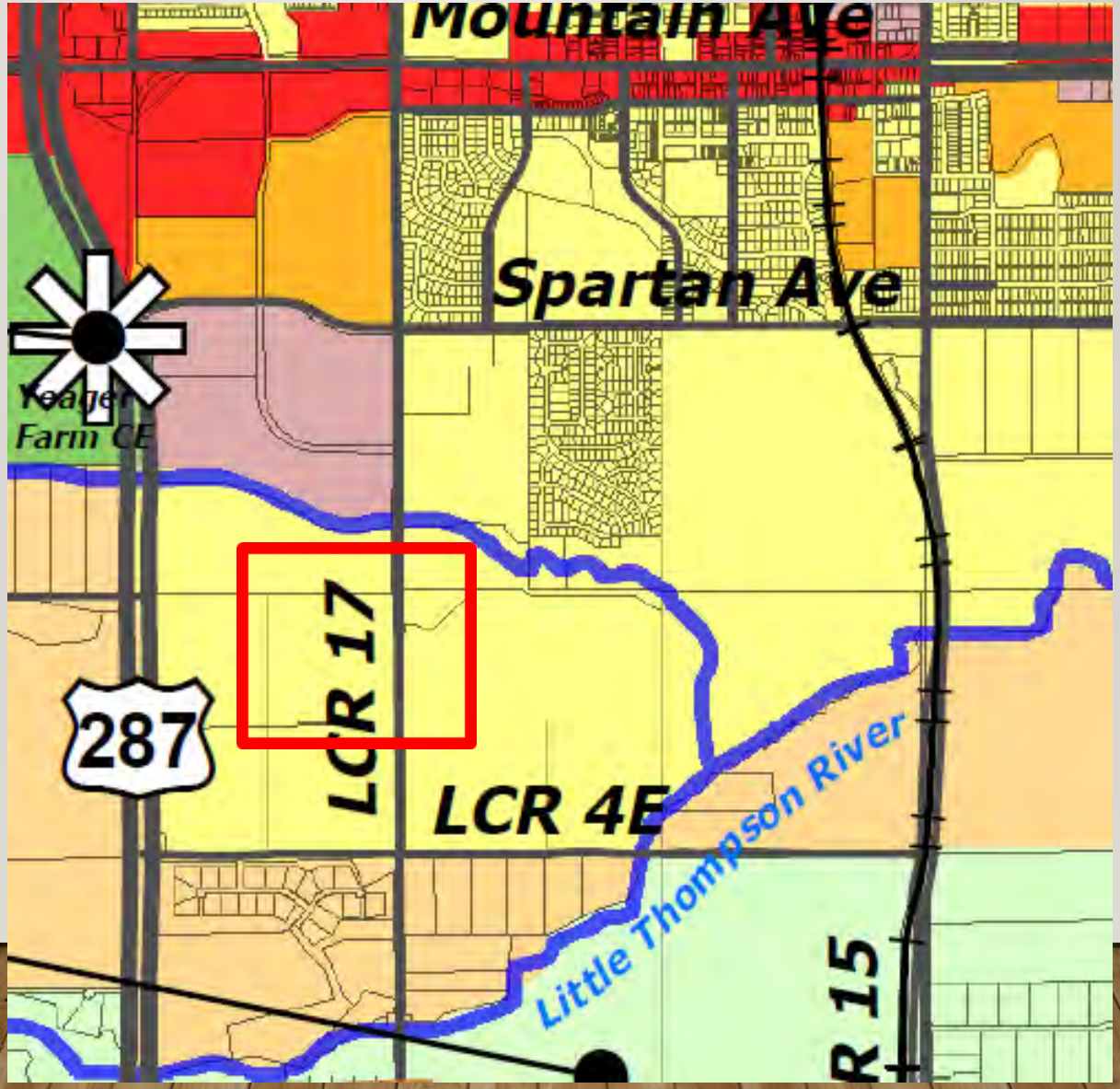
Jan 25, 2018 - 4:42pm by nensley K:\Drawings\CO\CO13580 - 721 SCR 17, BERTHOUD, CO\ENG\Conceptual Plans\CO13580_CONCEPT.dwg

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

ZONING


PUD
R1
R2
R3
R5
C1
M1
M2
AG
T
287
15A
4E
17
Little Thompson River
MOUNTAIN AVE
MONROE AVE
SPARTAN AVE
MOUNT RAINIER ST
SWEETWATER
WHITE WATER CT

Preferred Land Use



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

NEIGHBORHOOD COMMENT REPORT

Project: Harvest Ridge Preliminary Plat

Applicant: Alex Hoime P.E.

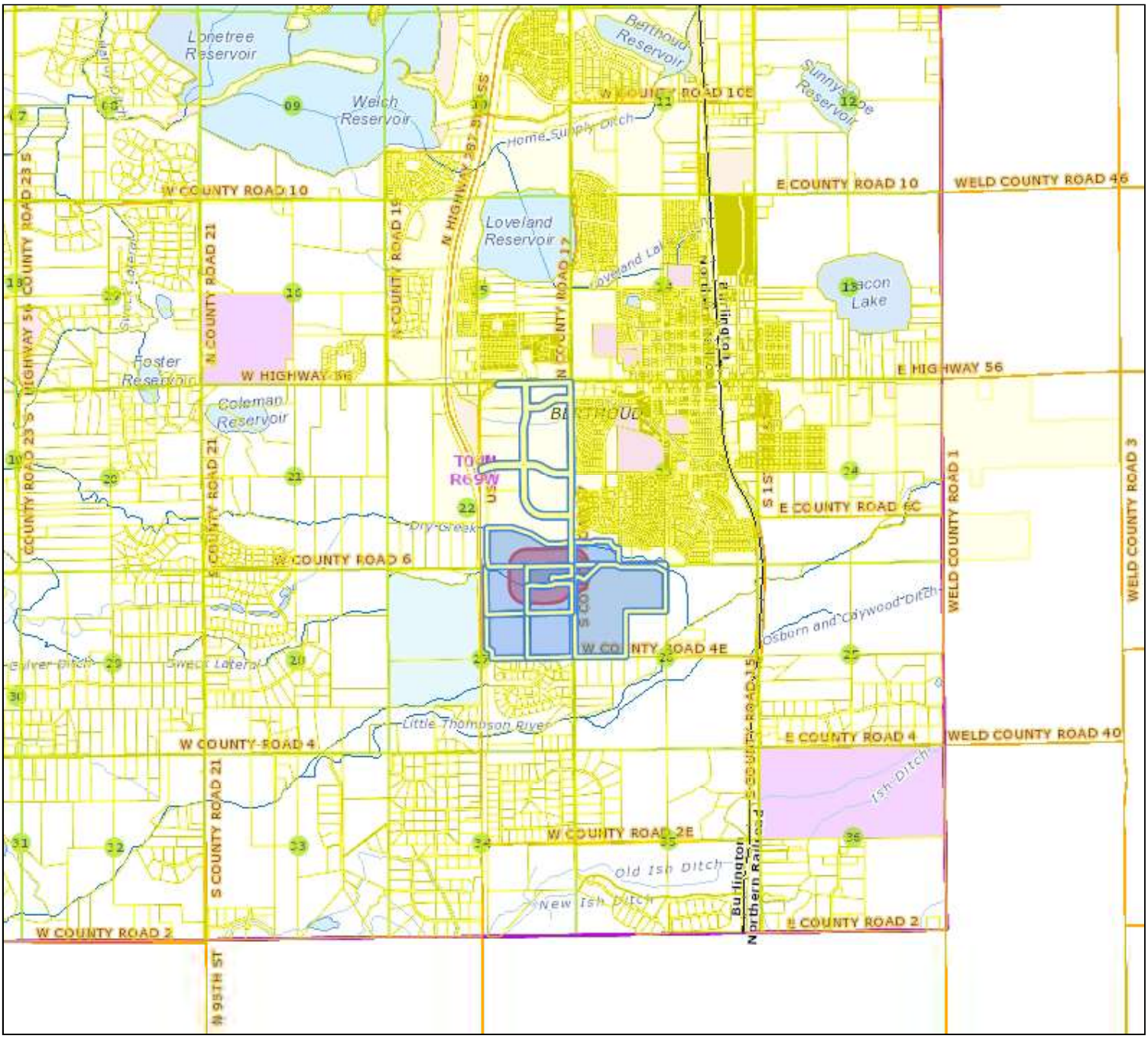
As per Chapter 30, Section 6 of the Town of Berthoud Development Code, a neighborhood notice letter was sent to property owners within 500 feet of the proposed development.

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

No responses were submitted.

MAP OF 500' PUBLIC NOTICING AREA

Larimer County Web Map



Legend

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

Notes

0.6 0 0.6 Miles

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

Scale
1: 47,576

This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

STAFF REPORT HERITAGE RIDGE FDP/FINAL PLAT FILING 7

DATE: July 11, 2019

GENERAL INFORMATION		
Applicant:	The Birdsall Group, agent for Arbor Capital Partners	Size: 10.21 Acres (7th Filing) 117.92 acres total (FDP)
Site Location:	The property is located South of Spartan and to the East of 5th Street	
Applicant's Request:	To obtain final plat and FDP approval (s) for Filing #7 of Heritage Ridge	
Current Zoning: PUD (Single Family and Townhouse uses)	FDP/Final Plat (s): 50 paired homes	

ZONING DISTRICT INFORMATION		
	Proposed PUD Setbacks	
	PUD (Single Family)	Attached
Min. Lot Size	4,400 sq. ft.	2,000 q. ft.
Min. Lot Width	40'; 50' corner	N/A
Front Setback	16'; 20' to garage	10' SF and Paired homes; 7' multifamily
Side Setback	5'; 15' for corner side lots	5'
Rear Setback	15'; 5' for accessory structures	20'; 5' for accessory structures; 10' from rear loaded alley
Building Height:	35'	40'

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: Colorado West (R-1 and R-2)	Single Family and Single Family attached homes in development	N/A
South: AG (County)	Little Thompson River; Farm House and Farm	N/A
East: Transitional (T) and M-2	Rail line adjacent; Grandfathered Trash service; old Treatment Plant	N/A
West: Heritage Ridge PUD Filing 1	Single Family homes	N/A

Attachments:
1. Proposed Preliminary Plan
2. Preliminary Plat
3. Approved ODP

PROPOSAL

The applicant is proposing a 50 lot Final plat (Filing 7) and an amended Final Development Plan (FDP) for the same area along the remaining un-developed section of the Heritage Ridge development. For new commissioners, Heritage Ridge is approved as a PUD, or planned unit development. In the Development Code update of 2011-2012, PUD's were eliminated from the Code, but existing PUD's were allowed to retain their vested rights. As such, the process is slightly different, as it involves setting development standards (density, setbacks, etc) with each FDP (i.e. the standards are not set within the development code).

Final Plat

The Final Plat depicts 50 paired or zero-lot line homes along Canyonlands, with two cul-de-sacs extending East with guest parking in the middle of each. The paired zero-lot line homes will be owned in fee simple, and all have small lots, with the remainder of the property maintained by the Metro District. Apart from Canyonlands (already built), all roads proposed will be private alleys. Moreover, the units are all rear or alley loaded; those lots on the cul-de-sacs will have their front doors oriented towards the open space/park. Over 56% of this Final Plat will be reserved for open space (5.72 acres) to be maintained by the Metro District, with a continuation of the eastern crusher refines trail, and also concrete pathways in between dwellings. Finally, throughout the Heritage Ridge development process, this ~10 acre parcel has been reserved for future multi-family or attached residential development which is now being realized with this filing.

FDP

In total, the proposed amended Final Development Plan (there are two FDP's, one consisting of the Western half of 170 units, and this Eastern half) consists of 286 single family lots, fifty of those consist of the paired homes being proposed. Overall, the FDP consist of 117.92 acres with 19.89 acres reserved for open space and detention (subtracting the detention areas which cannot be counted as open space in the code, the project has well over the required 7% open space), and 2.43 acres of park area, including a clubhouse (found on the FDP) to be maintained by the Metro Association; the combined total amounts to 16.87% of this FDP filing. The overall approved density for Heritage Ridge was 496 dwelling units, but with this final filing, the final buildout is 456 dwelling units (40 lots under the approved total) for the entire Heritage Ridge development.

SUBDIVISION IDENTITY:

Despite the majority of Heritage Ridge being approved before the 2018 code changes, the Applicant is still satisfying the Subdivision Identity standards for this filing, which adds alley loaded lots, additional trail, and fencing, and will share in the 8 overall elements present in Heritage Ridge, found below.

Site Identity

301 + DWELLING UNITS = 8 REQUIRED ELEMENTS

ELEMENTS PROVIDED:

PLAYGROUND	(1) ELEMENT
SOFT SURFACE TRAIL	(1) ELEMENT
POCKET PARK	(1) ELEMENT
ENTRYWAY	(1) ELEMENT
FENCING	(1) ELEMENT
COMMUNITY BUILDING	(2) ELEMENTS
POOL	(2) ELEMENTS
ALLEY LOADED STREETS	(2) ELEMENTS
USEABLE OPEN SPACE	(1) ELEMENT
TOTAL PROVIDED	12 ELEMENTS

Parking

Staff requested a parking analysis (below), and consideration of additional on-site parking, owing to the narrow nature of the private alleys being proposed. To that end, the Applicant is providing 43 additional spaces, largely in the parking areas within each cul-de-sac.

Parking Analysis

MINIMUM OFFSTREET PARKING PER UNIT (INCLUDING GARAGE)	2 SPACES
50 UNITS X 2 OFFSTREET SPACES =	100 SPACES
TOTAL OFFSTREET PARKING REQUIRED	**100 SPACES**
GARAGE SPACES PROVIDED	100 SPACES
DRIVEWAY SPACES PROVIDED	14 SPACES
PARKING SPACES PROVIDED	29 SPACES
TOTAL OFFSTREET PARKING PROVIDED	**143 SPACES**

BACKGROUND

The ODP/PUD was originally approved in May of 2005 as Davis/Schleiger, with an overall density of 494 residential dwelling units. The Davis/Schleiger ODP was revised four more times, and then again amended as Heritage Ridge in 2014-2015. Originally, the multi-family portion of the development was on the northwest corner, closest to the high school on Spartan. This was moved with the approval of the first phase of Heritage Ridge in May of 2015.

In addition, the first filing of Heritage Ridge was approved as entirely single family, with a trail connection to Hillsdale to the South. Due to issues with the approved PUD setbacks, the development utilized a section of the Development Code, Chapter 30-3-110, Paragraph G, in which the development was approved for an administrative text amendment to straight zoning requirements. Despite this, the applicants have refused to rezone from the approved PUD with this filing, and were approved for a PDP at the December 1, 2016 PC meeting. This PDP comprised the same area as the FDP with also little to no variation in lots, density, or total area other than the lots proposed in Filing 6.

The applicant is building a 10' regional trail along 5th Street and then extending East to the River and another 5' crushed refined trail (to be developer-maintained) along the rail-line/eastern property line.

PREFERRED LAND USE

The Town's Preferred Land Use Map designates the entirety of the area as low density residential (2-6 dwelling units per acre) which ***is consistent*** with the density and uses proposed in this request (~5 units per acre).

FINDINGS NECESSARY FOR THE FDP/FINAL PLATS

1. **Whether the plan and plat conform to the requirements of the Development Code, to the Town's Comprehensive Plan and land use plan.**

- ✓ The overall density, setbacks, open space, parks, and uses are consistent with the approved ODP.
- ✓ The FDP and Final plat are in conformance with the Comprehensive Plan and the Preferred Land Use Plan, and also conform to the approved ODP/PUD zoning district in terms of land uses and density.

2. **Whether the proposed development will negatively impact traffic in the area, Town utilities, or otherwise have detrimental impact on property that is in sufficient proximity to the development to be affected by it.**

- ✓ The proposed FDP has been designed with final traffic, utility, and drainage analyses to determine the impacts to the Town's systems. The traffic analysis studied various intersections (Mountain/5th, Mountain/8th, Taft/Spartan, Spartan/8th, and 5th/Michigan) under existing traffic counts compared to the assumed future traffic generated not only from this proposed project but also including a general 2% annual growth rate of future traffic on all roads in the area. Results of this analysis finds that all roadway sections will have adequate capacity and all intersections will adequately be controlled with stop-signs.
- ✓ This represents the last filing of Heritage Ridge, the overall density and trip demand 40 units less than what was originally proposed, and thus a reduction in traffic impact.
- ✓ Although the cul-de sac might not be the ideal design for Filing 7 it is perhaps the only realistic option with the grade changes, the existing layout of filings 4 and 5, and the railroad to the East.

3. Whether the proposed development will be complementary to and in harmony with existing development and future plans for the areas in which the proposed development is to take place, according to the following considerations:

- ✓ The development would be in harmony with the rest of Heritage Ridge, as while the lots are roughly half the size, they are zero lot line homes, and in appearance will look similar to a very large house present in other phases of Heritage Ridge.

PUBLIC NOTICE

Notice of the Town Board public hearing has been mailed to property owners within 500 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code. The Town has not received any public comment for any portion of this Final Plat submittal. In addition, the Town has also not fielded any phone calls or in-person visits regarding this Final Plat submittal.

FINDINGS AND RECOMMENDATIONS

Move to recommend *approval* of the Heritage Ridge FDP and the Final Plat for Filing 7 as per the findings found in pages 4-5 of this Staff Report.

PROPOSED FINAL DEVELOPMENT PLAN (FDP)

HERITAGE RIDGE SEVENTH FILING
FINAL DEVELOPMENT PLAN

Overall Site & Landscape Plan :

0 200' 300' 400'
SCALE 1" = 200'-0"

NORTH

Certificate of Ownership:

HERITAGE RIDGE I, LLC
JAMES RIGHEIMER (MANAGING MEMBER)
4040 MACARTHUR BLVD, SUITE 250
NEWPORT BEACH, CA

_____
OWNER'S SIGNATURE

THE OWNER'S SIGNATURE(S) SHALL BE ACKNOWLEDGED AS FOLLOWS:

STATE) _____

COUNTY) SS _____

CITY) _____

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF ____, 20__.

NOTARY PUBLIC_____

MY COMMISSION EXPIRES: _____

Approval Certificates:

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD. COLORADO THIS _____ DAY OF _____, A.D., 20__.

_____
MAYOR

THE FOREGOING PLAN IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF
_____, A.D., 20__.

ATTEST:_____
TOWN CLERK

General Notes:

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

OPD/PDP/FDP Comparison:

APPROVED ODP APPROVED PDP	APPROVED FDP (PHASE1)	PROPOSED PDP (PHASE 2)	COMBINED FDP (PHASE 1) & PROPOSED PDP (PHASE 2)
TOTAL # OF UNITS PER ODP = 494 UNITS	PHASE 1 # OF UNITS (SF) = 170 UNITS (SF)	PHASE 2 # OF UNITS (SF) = 194 UNITS PHASE 2 # OF UNITS (MF) = 92 UNITS TOTAL = 286 UNITS	456 UNITS
TOWNHOME ACREAGE PER PDP = 13.66 AC	NOT APPLICABLE	TOWNHOME ACREAGE = 10.21 AC	TOWNHOME ACREAGE = 10.21 AC
PARK ACREAGE PER PDP = 7.69 AC	PARK ACREAGE = 7.69 AC	PARK ACREAGE = 2.43 AC	PARK ACREAGE = 10.12 AC
CLUBHOUSE ACREAGE PER PDP = 2.56 AC	NOT APPLICABLE	CLUBHOUSE ACREAGE = 1.74 AC	CLUBHOUSE ACREAGE = 1.74 AC
OPEN SPACE PER PDP = 11.13 AC	OPEN SPACE = 14.77 AC	OPEN SPACE = 19.89 AC	OPEN SPACE = 34.66 AC

*DENSITY MAY SHIFT BETWEEN DEVELOPMENT AREAS BUT IN NO CASE WILL THE TOTAL DENSITY EXCEED TEH APPROVED ODP DENSITY OF 494 UNITS.

Single Family Attached/ Multi-Family Development Standards

	SINGLE FAMILY ATTACHED/ MULTI-FAMILY
MINIMUM LOT SIZE	2,000 S.F. FOR SINGLE AND TWO FAMILY DWELLINGS/ TOWNHOME - FOOTPRINT OF BUILDING, INCLUDING PORCHES
MINIMUM LOT WIDTH	N/A
MAX. BUILDING HEIGHT	40', ACCESSORY STRUCTURES 20'
FRONT SETBACK	10' FOR SINGLE AND TWO FAMILY 7' FOR ALL MULTI-FAMILY, 20' TO GARAGE FROM BACK OF WALK
REAR SETBACK (FRONT LOADED GARAGE)	20' FOR SINGLE FAMILY AND TWO FAMILY 5' FOR ACCESSORY STRUCTURES & DETACHED GARAGES 10' FOR MULTI-FAMILY FROM PROPERTY LINE, ROW OR AN ALLEY
REAR SETBACK (REAR LOADED GARAGE)	5'
REAR SETBACK (SIDE LOADED GARAGE)	10'
SIDE YARD SETBACK	5'
MIN. DIST. BETWEEN BUILDINGS (MF ONLY)	15'
DEVELOPMENT PROPERTY BNDRY	20'
MIN. OFFSTREET PARKING SPACES PER UNIT, INCLUDING GARAGE	2

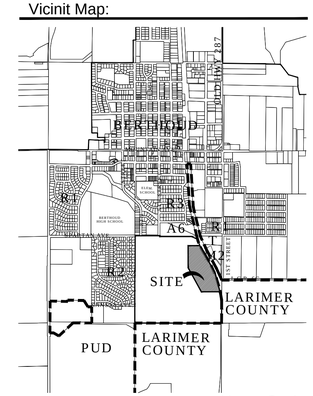
Legal Description:

A REPLAT OF TRACT C, HERITAGE RIDGE SECOND FILING

PUD Notes :

1. ZONING IS PUD
2. ROW WILL BE MAINTAINED BY THE TOWN OF BERTHOUD - REMAINING AREAS WILL BE MAINTAINED PRIVATELY
3. FENCE AND/OR WALL TREATMENTS WILL BE CONSISTENT THROUGHOUT THE DEVELOPMENT AND IN ACCORDANCE WITH THE TOWN'S FENCING REGULATIONS
4. THE PUD WILL PROPOSE FENCE STANDARDS FOR AREAS ADJACENT TO OPEN SPACE, PARKS AND ROW WITH THE FDP.
5. OPENSPACE, CLUBHOUSE TRACT AND DETENTION AREAS SHALL BE MAINTAINED BY PROPOSED METROPOLITAN DISTRICT
6. THE TOWN OF BERTHOUD'S ARCHITECTURAL STANDARDS WILL BE FOLLOWED AS AMENDED
7. ADJACENT PROPERTY OWNER OR HOA IS RESPONSIBLE FOR MAINTAINING ROW LANDSCAPING
8. BUILDING PERMITS SHALL NOT BE RELEASED FOR THE FOLLOWING LOTS UNTIL A CLOMR IS COMPLETED AND APPROVED: LOT 12, BLOCK 8, HERITAGE RIDGE 4TH FILING; LOTS 1-3, BLOCK 3, HERITAGE RIDGE 5TH FILING; LOTS 1-4, BLOCK 4, HERITAGE RIDGE 5TH FILING, LOTS 8-9, BLOCK 6, HERITAGE RIDGE 5TH FILING; AND LOTS 1-8, BLOCK 7, HERITAGE RIDGE 5TH FILING
9. BUILDING PERMITS SHALL NOT BE RELEASED FOR THE FOLLOWING LOTS UNTIL A CLOMR-F IS COMPLETED AND APPROVED: LOTS 1-11, BLOCK 1 AND LOTS 1-7, BLOCK 2, HERITAGE RIDGE 6TH FILING

Vicinit Map:



Not to Scale

Project Team :

DEVELOPER:
HERITAGE RIDGE I, LLC
4040 MACARTHUR BOULEVARD, SUITE 250
NEWPORT BEACH, CA
970.685.1575
CONTACT: KEN MITCHELL

PLANNER / LANDSCAPE ARCHITECT
TB GROUP, LLC
444 MOUNTAIN AVENUE
BERTHOUD, CO 80513
970.532.5891
CONTACT: KRISTIN TURNER

CIVIL ENGINEER:
NORTHERN ENGINEERING SERVICES INC.
301 N. HOWES STREET, SUITE 100
FORT COLLINS, CO 80521
970.221.4158
970.221.4159 FAX
CONTACT: ANDY REESE

Right To Farm Statement:

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

Land Use Summary - 7th Filing:

USE	ACREAGE	% OF TOTAL
LOTS (50)	3.28 AC	32.12%
OPEN SPACE	5.75 AC	56.31%
PRIVATE DRIVE	1.18 AC	11.55%
TOTAL	10.21 AC	100%

Site Identity

301 + DWELLING UNITS = 8 REQUIRED ELEMENTS

ELEMENTS PROVIDED:

PLAYGROUND	(1) ELEMENT
SOFT SURFACE TRAIL	(1) ELEMENT
POCKET PARK	(1) ELEMENT
ENTRYWAY	(1) ELEMENT
FENCING	(1) ELEMENT
COMMUNITY BUILDING	(2) ELEMENTS
POOL	(2) ELEMENTS
ALLEY LOADED STREETS	(2) ELEMENTS
USEABLE OPEN SPACE	(1) ELEMENT
TOTAL PROVIDED	12 ELEMENTS

Parking Analysis

MINIMUM OFFSTREET PARKING PER UNIT (INCLUDING GARAGE)	2 SPACES
50 UNITS X 2 OFFSTREET SPACES =	100 SPACES
TOTAL OFFSTREET PARKING REQUIRED	**100 SPACES**
GARAGE SPACES PROVIDED	100 SPACES
DRIVEWAY SPACES PROVIDED	14 SPACES
PARKING SPACES PROVIDED	29 SPACES
TOTAL OFFSTREET PARKING PROVIDED	**143 SPACES**

Sheet Index:

SHEET 1	COVER SHEET, OVERALL LANDSCAPE PLAN, VICINITY MAP, SHEET INDEX, GENERAL NOTES, DEVELOPMENT STANDARDS
SHEET 2	LANDSCAPE NOTES, DETAILS AND SCHEDULES
SHEET 3	LANDSCAPE PLAN
SHEET 4	HYDROZONE PLAN
SHEET 5	SITE PLAN

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave.
Berthoud, CO 80513
TEL 970.532.5891
WEB TBGroup.us

Prepared For:

Heritage Ridge I, LLC
4040 MacArthur Blvd.,
Ste. 250
Newport Beach, CA 92660

Project Title:

HERITAGE RIDGE
SEVENTH FILING

Final Development Plan

Final
Landscape Plan

Berthoud,
Colorado

Revisions:	Date:
Staff Comments	5.23.19

Date:

March 28, 2018

Sheet Title:

Cover, Overall Landscape Plan, Vicinity Map, Sheet Index, General Notes

Sheet Number: 1

Of: 5

Legend:

16,010 S.F.	IRRIGATED TURF DURA-TURF SOD
6,967 S.F.	SHREDDED CEDAR WOOD MULCH (IRRIGATED) ALL SHRUB BED AREAS TO RECEIVE MINIMUM 4"-6" SHREDDED CEDAR WOOD MULCH
	STEEL EDGER, ROUNDED TOP
	EXISTING TREES
128,468 S.F.	IRRIGATED NATIVE FOOTHILLS MIX ARKANSAS VALLEY SEED MIX (OR APPROVED EQUAL)
	IRRIGATED TREES IN NATIVE 4,050 S.F. (54 TREES X 75 SF)

0 60' 90' 120'
SCALE 1" = 60'-0"

NORTH

TB GROUP
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Final Development Plan

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Berthoud,
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Revisions:	Date:
Staff Comments	5.23.19

Date:

March 28, 2018

Sheet Title:

Landscape Plan

Sheet Number: 3

Of: 5

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Project Title:

HERITAGE RIDGE
SEVENTH FILING

Final Development Plan

Final
Landscape Plan

Berthoud,
Colorado

Revisions:	Date:
Staff Comments	5.23.19

Date:

March 28, 2018

Sheet Title:

Site Plan

Sheet
Number: 6

Of: 5

PREVIOUSLY APPROVED FINAL DEVELOPMENT PLAN (FDP)

HERITAGE RIDGE SECOND, THIRD, FOURTH, FIFTH & SIXTH FILING

FINAL DEVELOPMENT PLAN

Overall Site & Landscape Plan :

0 200' 300' 400'
SCALE 1" = 200'-0"
NORTH

Certificate of Ownership:

HERITAGE RIDGE I, LLC
JAMES RIGHEIMER (MANAGING MEMBER)
4040 MACARTHUR BLVD, SUITE 250
NEWPORT BEACH, CA

_____
OWNER'S SIGNATURE

THE OWNER'S SIGNATURE(S) SHALL BE ACKNOWLEDGED AS FOLLOWS:

STATE) _____

COUNTY) SS _____

CITY) _____

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF ____, 20__.

NOTARY PUBLIC_____

MY COMMISSION EXPIRES: _____

Approval Certificates:

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD. COLORADO THIS _____ DAY OF _____, A.D., 20__.

_____
MAYOR

THE FOREGOING PLAN IS APPROVED FOR FILING AND ACCEPTED BY THE TOWN OF BERTHOUD, COLORADO, THIS _____ DAY OF _____, A.D., 20__.

ATTEST:_____
TOWN CLERK

General Notes:

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OPD/PDP/FDP Comparison:

APPROVED ODP APPROVED PDP	APPROVED FDP (PHASE1)	PROPOSED PDP (PHASE 2)	COMBINED FDP (PHASE 1) & PROPOSED PDP (PHASE 2)
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CLUBHOUSE ACREAGE PER PDP = 2.56 AC	NOT APPLICABLE	CLUBHOUSE ACREAGE = 1.74 AC	CLUBHOUSE ACREAGE = 1.74 AC
OPEN SPACE PER PDP = 11.13 AC	OPEN SPACE = 14.77 AC	OPEN SPACE = 19.89 AC	OPEN SPACE = 34.66 AC

*DENSITY MAY SHIFT BETWEEN DEVELOPMENT AREAS BUT IN NO CASE WILL THE TOTAL DENSITY EXCEED TEH APPROVED ODP DENSITY OF 494 UNITS.

Single Family Detached Development Standards

	SINGLE FAMILY DETACHED
MINIMUM LOT SIZE	4,400 S.F.
MINIMUM LOT WIDTH	40' 50' ON CORNER LOTS
MAX. BUILDING HEIGHT	35', ACCESSORY STRUCTURES 20'
FRONT SETBACK	16', 20' TO GARAGE
REAR SETBACK	15', 5' FOR ACCESSORY STRUCTURES
SIDE YARD	5', 15' ON STREET SIDE OF CORNER LOTS
GARAGE ENTRANCE AT ALLEY	N/A
GARAGE - SIDE LOADED	16'
MIN. DIST. BETWEEN BUILDINGS	10'
DEVELOPMENT PROPERTY BNDRY	N/A
MIN. OFFSITE PARKING SPACES	2'

Single Family Attached/ Multi-Family Development Standards

	SINGLE FAMILY ATTACHED/ MULTI-FAMILY
MINIMUM LOT SIZE	3X THE LIVING AREA FOOTPRINT BUT NOT LESS THAN 3,500 S.F. FOR SINGLE AND TWO FAMILY DWELLINGS TOWNHOME - FOOTPRINT OF BUILDING, INCLUDING PORCHES
MINIMUM LOT WIDTH	N/A
MAX. BUILDING HEIGHT	40', ACCESSORY STRUCTURES 20'
FRONT SETBACK	16' FOR SINGLE AND TWO FAMILY 7' FOR ALL MULTI-FAMILY, 20' TO GARAGE FROM BACK OF WALK
REAR SETBACK	20' FOR SINGLE FAMILY AND TWO FAMILY 5' FOR ACCESSORY STRUCTURES & DETACHED GARAGES 10' FOR MULTI-FAMILY FROM PROPERTY LINE, ROW OR AN ALLEY
SIDE YARD	5', 15' ON STREET SIDE OF CORNER LOTS
GARAGE ENTRANCE AT ALLEY	16', 3' IF ENTRANCE DOES NOT FACE ALLEY
GARAGE - SIDE LOADED	16'
MIN. DIST. BETWEEN BUILDINGS (MF ONLY)	15'
DEVELOPMENT PROPERTY BNDRY	20'
MIN. OFFSITE PARKING SPACES	2'

Legal Description:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, 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 THE SOUTHEAST QUARTER OF SECTION 23 AS BEARING NORTH 89° 35' 45" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

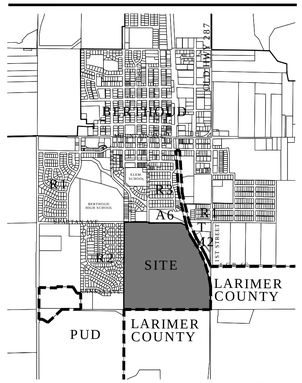
COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 23; THENCE ALONG SAID NORTH LINE, NORTH 89° 35' 45" EAST, 943.31 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 89° 35' 45" EAST, 794.28 FEET; THENCE, SOUTH 64° 45' 47" EAST, 177.65 FEET; THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 10° 29' 26" WITH A RADIUS OF 2654.51 FEET, AN ARC LENGTH OF 486.03 FEET AND THE CHORD OF WHICH BEARS SOUTH 26° 03' 47" EAST, 485.35 FEET; THENCE, SOUTH 31° 18' 30" EAST, 255.12 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 16° 48' 01" WITH A RADIUS OF 2635.89 FEET, AN ARC LENGTH OF 772.89 FEET AND THE CHORD OF WHICH BEARS SOUTH 22° 54' 30" EAST, 770.13 FEET; THENCE, SOUTH 14° 30' 29" EAST, 220.70 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 02° 41' 40" WITH A RADIUS OF 6088.82 FEET, AN ARC LENGTH OF 286.35 FEET AND THE CHORD OF WHICH BEARS SOUTH 13° 09' 39" EAST, 286.32 FEET; THENCE, SOUTH 00° 21' 21" EAST, 715.06 FEET; THENCE, SOUTH 89° 39' 04" WEST, 1283.90 FEET; THENCE, NORTH 00° 20' 55" WEST, 808.14 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 29° 59' 44" WITH A RADIUS OF 607.00 FEET, AN ARC LENGTH OF 317.78 FEET AND THE CHORD OF WHICH BEARS NORTH 15° 20' 47" WEST, 314.16 FEET; THENCE, NORTH 30° 20' 39" WEST, 761.45 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 20° 26' 53" WITH A RADIUS OF 949.00 FEET, AN ARC LENGTH OF 338.69 FEET AND THE CHORD OF WHICH BEARS NORTH 20° 07' 12" WEST, 336.89 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 92° 40' 18" WITH A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 8.09 FEET AND THE CHORD OF WHICH BEARS NORTH 36° 26' 23" EAST, 7.23 FEET; THENCE, NORTH 82° 46' 32" EAST, 158.51 FEET; THENCE, NORTH 07° 13' 28" WEST, 10.00 FEET; THENCE, NORTH 07° 54' 40" WEST, 73.01 FEET; THENCE, NORTH 00° 23' 46" WEST, 49.58 FEET; THENCE, NORTH 00° 24' 17" WEST, 406.72 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED AREA CONTAINS 3,342,971 SQUARE FEET OR 76.744 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW EXISTING OR OF RECORD.

PUD Notes :

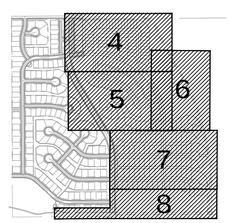
1. ZONING IS PUD
2. ROW WILL BE MAINTAINED BY THE TOWN OF BERTHOUD - REMAINING AREAS WILL BE MAINTAINED PRIVATELY
3. FENCE AND/OR WALL TREATMENTS WILL BE CONSISTENT THROUGHOUT THE DEVELOPMENT AND IN ACCORDANCE WITH THE TOWN'S FENCING REGULATIONS
4. THE PUD WILL PROPOSE FENCE STANDARDS FOR AREAS ADJACENT TO OPEN SPACE, PARKS AND ROW WITH THE FDP.
5. OPENSPACE, CLUBHOUSE TRACT AND DETENTION AREAS SHALL BE MAINTAINED BY PROPOSED METROPOLITAN DISTRICT
6. THE TOWN OF BERTHOUD'S ARCHITECTURAL STANDARDS WILL BE FOLLOWED AS AMENDED
7. ADJACENT PROPERTY OWNER OR HOA IS RESPONSIBLE FOR MAINTAINING ROW LANDSCAPING
8. BUILDING PERMITS SHALL NOT BE RELEASED FOR THE FOLLOWING LOTS UNTIL A CLOMR IS COMPLETED AND APPROVED: LOT 12, BLOCK 8, HERITAGE RIDGE 4TH FILING; LOTS 1-3, BLOCK 3, HERITAGE RIDGE 5TH FILING; LOTS 1-4, BLOCK 4, HERITAGE RIDGE 5TH FILING, LOTS 8-9, BLOCK 6, HERITAGE RIDGE 5TH FILING; AND LOTS 1-8, BLOCK 7, HERITAGE RIDGE 5TH FILING

Vicinit Map:



Not to Scale

Sheet Key:



Sheet Index:

SHEET 1	COVER SHEET, OVERALL LANDSCAPE PLAN, VICINITY MAP, SHEET INDEX, GENERAL NOTES, DEVELOPMENT STANDARDS
SHEET 2	LANDSCAPE NOTES, DETAILS AND SCHEDULES
SHEET 3	TREE INVENTORY & MITIGATION PLAN
SHEET 4	LANDSCAPE PLAN
SHEET 5	LANDSCAPE PLAN
SHEET 6	LANDSCAPE PLAN
SHEET 7	LANDSCAPE PLAN
SHEET 8	LANDSCAPE PLAN
SHEET 9	HYDROZONE PLAN

Project Team :

DEVELOPER:
HERITAGE RIDGE I, LLC
4040 MACARTHUR BOULEVARD, SUITE 250
NEWPORT BEACH, CA
970.685.1575
CONTACT: KEN MITCHELL

PLANNER / LANDSCAPE ARCHITECT
THE BIRDSALL GROUP, LLC
444 MOUNTAIN AVENUE
BERTHOUD, CO 80513
970.532.5891
970.532.5759 FAX
CONTACT: JIM BIRDSALL
CIVIL ENGINEER:
NORTHERN ENGINEERING SERVICES INC.
200 SOUTH COLLEGE AVE, SUITE 100
FORT COLLINS, CO 80521
970.221.4158
970.221.4159 FAX
CONTACT: TIM KEMP

Right To Farm Statement:

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

Land Use Summary - Second Filing:

USE	ACREAGE	% OF TOTAL
LOTS (46)	7.22 AC	9.35%
OPEN SPACE	1.04 AC	1.34%
ROW	12.52 AC	16.20%
FUTURE DEVELOPMENT	56.51 AC	73.11%
TOTAL	77.29 AC	100%

Land Use Summary - Third Filing:

USE	ACREAGE	% OF TOTAL
LOTS (49)	8.00 AC	94.09%
OPEN SPACE	0.50 AC	5.91%
ROW	0 AC	0%
TOTAL	8.50 AC	100%

Land Use Summary - Fourth Filing:

USE	ACREAGE	% OF TOTAL
LOTS (49)	9.32 AC	39.28%
OPEN SPACE	0 AC	0%
ROW	0 AC	0%
FUTURE DEVELOPMENT	14.41	60.72 %
TOTAL	23.73 AC	100%

Land Use Summary - Fifth Filing:

USE	ACREAGE	% OF TOTAL
LOTS (50)	8.41 AC	100%
OPEN SPACE	0 AC	0%
ROW	0 AC	0%
FUTURE DEVELOPMENT	0 AC	0 %
TOTAL	8.41 AC	100%

Land Use Summary - Sixth Filing:

USE	ACREAGE	% OF TOTAL
LOTS (18)	3.16 AC	28.55%
OPEN SPACE	6.91 AC	62.49%
ROW	0.99 AC	8.96%
FUTURE DEVELOPMENT	0 AC	0 %
TOTAL	8.41 AC	100%

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave.
Berthoud, CO 80513
TEL 970.532.5891
WEB TBGroup.us

Prepared For:

Heritage Ridge I, LLC
4040 MacArthur Blvd.,
Ste. 250
Newport Beach, CA 92660

Project Title:

HERITAGE RIDGE SECOND, THIRD, FOURTH, FIFTH & SIXTH FILING

Amended Final Development Plan

Final Master Landscape Plan

Berthoud, Colorado

Revisions: Date:

Date:

March 28, 2018

Sheet Title:

Cover, Overall Landscape Plan, Vicinity Map, Sheet Index, General Notes

Sheet Number: 1

Of: 9

PROPOSED FINAL PLAT FILING 7

HERITAGE RIDGE SEVENTH FILING

BEING A REPLAT OF TRACT C, HERITAGE RIDGE SECOND FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owner of HERITAGE RIDGE SEVENTH FILING, located in the Southeast Quarter of Section 23, Township 4 North, Range 69 West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

A tract of land located in the Southeast Quarter of Section 23, 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:

Tract C, Heritage Ridge Second Filing

The above described area contains 444,931 square feet or 10.214 acres, more or less, and is subject to all easements and rights of way now existing or of record.

Have laid out, platted, and subdivided the above described land, under the name and style of HERITAGE RIDGE SEVENTH FILING, and by these presents do dedicate to the Town of Berthoud in fee simple the street and public "right-of-way" as shown on the plats, and grant to the Town of Berthoud such easements and rights-of-way as are created hereby and depicted or, by note, referenced hereon, along with the right to install, maintain, replace and operate mains, transmission lines, service lines, and appurtenances, either directly or through the various public utilities, as may be necessary to provide such utility, cable television, water, electric, natural gas and sanitary services within this subdivision or property contiguous thereto, through, over, under, and across streets, utility and other easements, and other public places shown on the plat.

OWNER:

Heritage Ridge I, LLC, a Wyoming limited liability company

BY: Arbor Capital Partners Investment Management Company, LLC

Its: Manager

BY:_____

Name:_____

Title: Authorized Signatory

STATE OF CALIFORNIA)
)ss
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by

_____, as _____ of _____.

Witness my hand and official seal

My commission expires: _____

_____
Notary Public

RIGHT TO FARM STATEMENT

The Town of Berthoud has adopted a "Right to Farm" policy. All new and existing residents are expected to read and understand the policy. For a copy of the policy, please contact the Town of Berthoud.

APPROVAL CERTIFICATES:

Approved by the Town of Berthoud, Colorado this _____day of _____ , 20_____.

_____
Mayor

The foregoing plat is approved for filing and accepted by the Town of Berthoud, Colorado this _____day of _____ , 20_____.

ATTEST: _____
Town Clerk

NOTES:

1) The Basis of Bearings is the North line of the Southeast Quarter of Section 23, Township 4 North, Range 69 West of the 6th P.M. as bearing North 89° 35' 45" West, as monumented on drawing (assumed bearing).

2) All information regarding easements, right-of-way or title of record, Northern Engineering relied upon Title Report No. N0021520-010-TO2-KR1, dated March 12, 2019, prepared by Fidelity National Title Insurance Company.

3) The lineal unit of measurement for this plat is U. S. Survey Feet.

4) SITE SPECIFIC DEVELOPMENT PLAN: This plan constitutes a site specific development plan as defined in Article 68 of Title 24, C.R.S., as amended, and Chapter 30 of the Berthoud Development Code available at the Berthoud Town Hall, 328 Massachusetts Avenue, Berthoud, Colorado 80513.

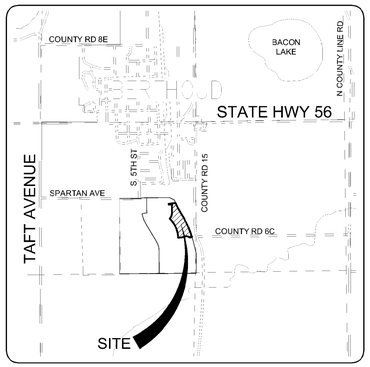
5) The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied.

6) Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed heron assumes no responsibility for the mineral rights upon the subject property.

7) A copy of the title commitment and the documents contained therein were provided to the owner, client and those entities listed hereon for their use and review. It is the surveyor's understanding that said owner, client and entities have reviewed said documents and understand their impact, if any, on the subject property.

8) Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.

9) All previous lot lines and easements as shown and dedicated on Heritage Ridge Second Filing recorded at Reception No. 20170084196 at the Larimer County Clerk and Recorder which are located within the boundary lines of this plat are hereby vacated upon recordation of this plat and dedicated as shown hereon.



NORTH VICINITY MAP
1"=5000'

OWNER/APPLICANT
James Righeimer
Heritage Ridge I, LLC.
4040 MacArthur Blvd. Suite 250
Newport Beach, CA 92660

SITE ENGINEER
Nick Haws, PE
Northern Engineering Services, Inc.
301 North Howes Street, Suite 100
Fort Collins, CO 80521
(970) 221-4158

PLANNER/LANDSCAPE ARCHITECT
Jim Birdsall, ASLA
The Birdsall Group
444 Mountain Avenue
Berthoud, CO 80513
(970) 532-5891

SURVEYOR
Robert C. Tessely, PLS
Northern Engineering Services, Inc.
301 North Howes Street, Suite 100
Fort Collins, CO 80521
(970) 221-4158

SURVEYOR'S STATEMENT

I, Robert C. Tessely, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of HERITAGE RIDGE SEVENTH FILING was made under my supervision and the accompanying plat accurately and properly shows said subdivision and is in compliance with the Subdivision Regulations of the Town of Berthoud.

DRAFT
5-23-19
PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

Robert C. Tessely
Colorado Registered Professional
Land Surveyor No. 38871
For and on Behalf of Northern Engineering Services, Inc.

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

SECTION: 23
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

DATE: 5/23/19
SCALE: N.A.
REVIEWED BY: R. Tessely
PROJECT: 987-008
CLIENT: Enclave at Heritage Ridge
DRAWN BY: L. Smith

HERITAGE RIDGE SEVENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

HERITAGE RIDGE SEVENTH FILING

BEING A REPLAT OF TRACT C, HERITAGE RIDGE SECOND FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	26°31'22"	18.50'	8.56'	N65°46'47"E	8.49'
C2	76°06'48"	48.50'	64.43'	S14°27'42"W	59.79'
C3	76°06'48"	51.50'	68.41'	S14°27'42"W	63.49'
C4	180°35'54"	51.50'	162.33'	N37°28'54"W	103.00'
C5	89°19'29"	18.50'	28.84'	N07°51'22"E	26.01'
C6	10°53'12"	1056.00'	200.65'	S31°21'46"E	200.35'
C7	87°42'37"	18.50'	28.32'	N69°46'29"W	25.63'
C8	51°41'00"	48.50'	43.75'	S40°31'43"W	42.28'
C9	51°40'59"	51.50'	46.46'	S40°31'43"W	44.90'
C10	180°00'00"	51.50'	161.75'	N23°37'49"W	103.00'
C11	51°41'01"	48.50'	43.75'	S87°47'17"E	42.28'
C12	88°52'35"	18.50'	28.70'	N21°55'55"E	25.91'
C13	16°33'49"	1056.00'	305.28'	N14°13'28"W	304.22'
C14	94°52'41"	51.50'	85.28'	N41°29'47"E	75.87'
C15	30°30'59"	18.50'	9.85'	S73°40'38"W	9.74'
C16	45°39'03"	24.50'	19.52'	S16°52'58"W	19.01'
C17	30°49'16"	1029.00'	553.53'	S21°21'11"E	546.88'
C18	31°08'59"	18.50'	10.06'	S52°20'18"E	9.93'
C19	18°58'23"	48.50'	16.06'	N43°01'54"E	15.99'
C20	57°08'25"	48.50'	48.37'	N04°58'30"E	46.39'
C21	2°53'15"	51.50'	2.60'	N22°09'05"W	2.60'
C22	53°35'14"	51.50'	48.17'	N06°05'09"E	46.43'
C23	19°38'20"	51.50'	17.65'	N42°41'56"E	17.57'
C24	5°41'48"	51.50'	5.12'	N55°04'03"E	5.12'
C25	27°49'43"	51.50'	25.01'	N71°49'48"E	24.77'
C26	28°30'17"	51.50'	25.62'	S80°00'12"E	25.36'
C27	77°33'45"	51.50'	69.72'	S26°58'10"E	64.51'
C28	27°18'24"	51.50'	24.54'	S25°27'55"W	24.31'
C29	13°41'56"	51.50'	12.31'	S45°58'05"W	12.28'
C30	38°14'06"	18.50'	12.35'	S33°24'03"W	12.12'
C31	51°05'23"	18.50'	16.50'	S11°15'41"E	15.96'
C32	52°35'40"	18.50'	16.98'	S52°13'00"E	16.39'
C33	35°06'57"	18.50'	11.34'	N83°55'41"E	11.16'
C34	24°55'47"	48.50'	21.10'	N53°54'19"E	20.94'
C35	26°45'13"	48.50'	22.65'	N28°03'49"E	22.44'
C36	21°23'33"	51.50'	19.23'	N25°23'00"E	19.12'
C37	30°17'26"	51.50'	27.23'	N51°13'29"E	26.91'
C38	7°51'01"	51.50'	7.06'	N70°17'41"E	7.05'
C39	31°46'47"	51.50'	28.56'	S89°53'25"E	28.20'
C40	25°14'18"	51.50'	22.69'	S61°22'52"E	22.50'
C41	36°46'08"	51.50'	33.05'	S30°22'39"E	32.49'
C42	29°29'39"	51.50'	26.51'	S02°45'14"W	26.22'
C43	27°02'46"	51.50'	24.31'	S31°01'27"W	24.09'
C44	15°56'27"	51.50'	14.33'	S58°23'57"W	14.28'
C45	28°13'22"	51.50'	25.37'	S80°28'53"W	25.11'
C46	23°27'40"	51.50'	21.09'	N73°40'36"W	20.94'
C47	24°34'02"	48.50'	20.80'	N74°13'48"W	20.64'
C48	27°06'58"	48.50'	22.95'	S79°55'42"W	22.74'
C49	50°47'32"	18.50'	16.40'	S40°58'27"W	15.87'
C50	38°05'04"	18.50'	12.30'	S03°27'50"E	12.07'
C51	5°52'54"	51.50'	5.29'	S47°29'17"W	5.28'
C52	51°41'02"	51.50'	46.46'	S87°47'17"E	44.90'
C53	31°46'51"	1027.50'	569.93'	S21°49'59"E	562.66'
C54	6°10'38"	1056.00'	113.85'	S19°25'03"E	113.80'
C55	1°53'15"	1056.00'	34.79'	S15°23'06"E	34.79'
C56	1°45'49"	1056.00'	32.51'	S13°33'34"E	32.50'
C57	1°45'49"	1056.00'	32.51'	S11°47'45"E	32.50'
C58	1°45'49"	1056.00'	32.51'	S10°01'56"E	32.50'
C59	1°45'49"	1056.00'	32.51'	S08°16'07"E	32.50'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C60	1°26'39"	1056.00'	26.62'	S06°39'53"E	26.62'
C61	6°33'40"	51.50'	5.90'	S02°39'43"E	5.89'
C62	88°19'00"	51.50'	79.38'	S44°46'37"W	71.75'
C63	1°14'48"	1029.00'	22.39'	S06°33'57"E	22.39'
C64	1°55'48"	1029.00'	34.66'	S08°09'16"E	34.66'
C65	1°55'48"	1029.00'	34.66'	S10°05'04"E	34.66'
C66	1°55'48"	1029.00'	34.66'	S12°00'52"E	34.66'
C67	1°55'48"	1029.00'	34.66'	S13°56'40"E	34.66'
C68	2°04'46"	1029.00'	37.35'	S15°56'57"E	37.35'
C69	0°53'30"	1029.00'	16.01'	S17°26'05"E	16.01'
C70	2°05'26"	1029.00'	37.54'	S18°55'33"E	37.54'
C71	1°54'41"	1029.00'	34.33'	S20°55'36"E	34.32'
C72	1°54'41"	1029.00'	34.33'	S22°50'17"E	34.32'
C73	1°54'41"	1029.00'	34.33'	S24°44'58"E	34.33'
C74	1°54'41"	1029.00'	34.33'	S26°39'38"E	34.32'
C75	1°54'44"	1029.00'	34.34'	S28°34'21"E	34.34'
C76	1°55'08"	1029.00'	34.46'	S30°29'17"E	34.46'
C77	1°54'16"	1029.00'	34.21'	S32°23'59"E	34.20'
C78	1°55'16"	1029.00'	34.50'	S34°18'46"E	34.50'
C79	1°29'25"	1029.00'	26.76'	S36°01'06"E	26.76'
C80	0°00'07"	3055877.04'	109.76'	N21°38'12"W	109.76'
C81	1°53'36"	949.00'	31.36'	N02°00'40"W	31.36'
C82	2°18'05"	949.00'	38.12'	N04°06'31"W	38.12'
C83	1°55'48"	949.00'	31.97'	N06°13'28"W	31.97'
C84	1°55'48"	949.00'	31.97'	N08°09'16"W	31.97'
C85	1°55'48"	949.00'	31.97'	N10°05'04"W	31.97'
C86	1°55'48"	949.00'	31.97'	N12°00'52"W	31.97'
C87	1°55'48"	949.00'	31.97'	N13°56'40"W	31.97'
C88	2°05'32"	949.00'	34.65'	N15°57'20"W	34.65'
C89	0°52'45"	949.00'	14.56'	N17°26'28"W	14.56'
C90	2°05'26"	949.00'	34.62'	N18°55'33"W	34.62'
C91	1°54'41"	949.00'	31.66'	N20°55'36"W	31.66'
C92	1°54'41"	949.00'	31.66'	N22°50'17"W	31.66'
C93	1°54'41"	949.00'	31.66'	N24°44'58"W	31.66'
C94	1°54'41"	949.00'	31.66'	N26°39'38"W	31.66'
C95	1°54'44"	949.00'	31.67'	N28°34'21"W	31.67'
C96	1°54'37"	949.00'	31.64'	N30°29'01"W	31.64'
C97	1°54'48"	949.00'	31.69'	N32°23'43"W	31.69'
C98	1°54'35"	949.00'	31.63'	N34°18'25"W	31.63'
C99	2°05'29"	949.00'	34.64'	N36°18'26"W	34.64'
C100	2°13'44"	949.00'	36.92'	N38°28'03"W	36.92'
C101	6°11'35"	949.00'	102.60'	N42°40'45"W	102.55'
C102	76°06'49"	47.00'	62.44'	N14°27'42"E	57.95'
C103	76°06'48"	53.00'	70.41'	N14°27'41"E	65.34'
C104	180°00'00"	53.00'	166.50'	S37°28'54"E	106.00'
C105	94°52'41"	23.00'	38.09'	S41°29'47"W	33.88'
C106	0°25'25"	949.00'	7.02'	N05°02'51"W	7.02'
C107	1°48'49"	949.00'	30.04'	N03°55'44"W	30.04'
C108	0°37'52"	949.00'	10.45'	N39°16'00"W	10.45'
C109	1°12'28"	949.00'	20.00'	N38°20'50"W	20.00'
C110	0°23'25"	949.00'	6.46'	N37°32'54"W	6.46'
C111	12°40'54"	1057.50'	234.06'	S31°22'32"E	233.59'
C112	51°41'00"	47.00'	42.40'	N40°31'43"E	40.97'
C113	51°40'59"	53.00'	47.81'	N40°31'43"E	46.21'
C114	180°00'00"	53.00'	166.50'	S23°37'49"E	106.00'
C115	51°41'02"	53.00'	47.81'	N87°47'17"W	46.21'
C116	51°41'01"	47.00'	42.40'	N87°47'17"W	40.97'
C117	17°28'00"	1057.50'	322.38'	S14°40'33"E	321.13'
C118	94°52'41"	53.00'	87.76'	S41°29'47"W	78.08'

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.62'	S04° 11' 24"E
L2	27.78'	S24° 17' 11"W
L3	20.44'	S78° 14' 51"E
L4	9.69'	S15° 59' 58"W
L5	33.22'	S32° 18' 05"W
L6	14.51'	N78° 00' 25"E
L7	12.06'	N23° 37' 47"W
L9	0.75'	S66° 22' 13"W
L10	0.10'	N66° 22' 13"E
L11	32.20'	N52° 31' 06"E
L12	10.00'	N37° 28' 54"W
L13	93.03'	N52° 31' 06"E
L14	42.28'	N52° 31' 06"E
L15	155.78'	S52° 31' 06"W
L16	53.92'	N88° 56' 08"E
L17	78.50'	N52° 31' 06"E
L18	17.21'	N66° 22' 13"E
L19	31.00'	N66° 22' 12"E
L20	31.00'	S66° 22' 12"W
L21	16.90'	S66° 22' 13"W
L22	52.42'	S88° 56' 08"W

LAND USE TABLE					
PARCEL	AREA		PERCENT	USE	OWNED & MAINTAINED BY
TRACT A	249,362 S.F.	5.72 AC.	56.05%	Access, Utility & Drainage Easement	Homeowners Association
TRACT B	51,555 S.F.	1.18 AC.	11.59%	Access, Utility & Drainage Easement	Homeowners Association
TRACT C	1,223 S.F.	0.03 AC.	0.27%	Access Easement	Homeowners Association
LOTS (50)	142,791 S.F.	3.28 AC.	32.09%	Single-Family Residential	Property Owner
TOTAL	444,931 S.F.	10.21 AC.	100.00%		

PRELIMINARY

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

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

SECTION: 23
TOWNSHIP: 4N
RANGE: 69 W of the 6th PM

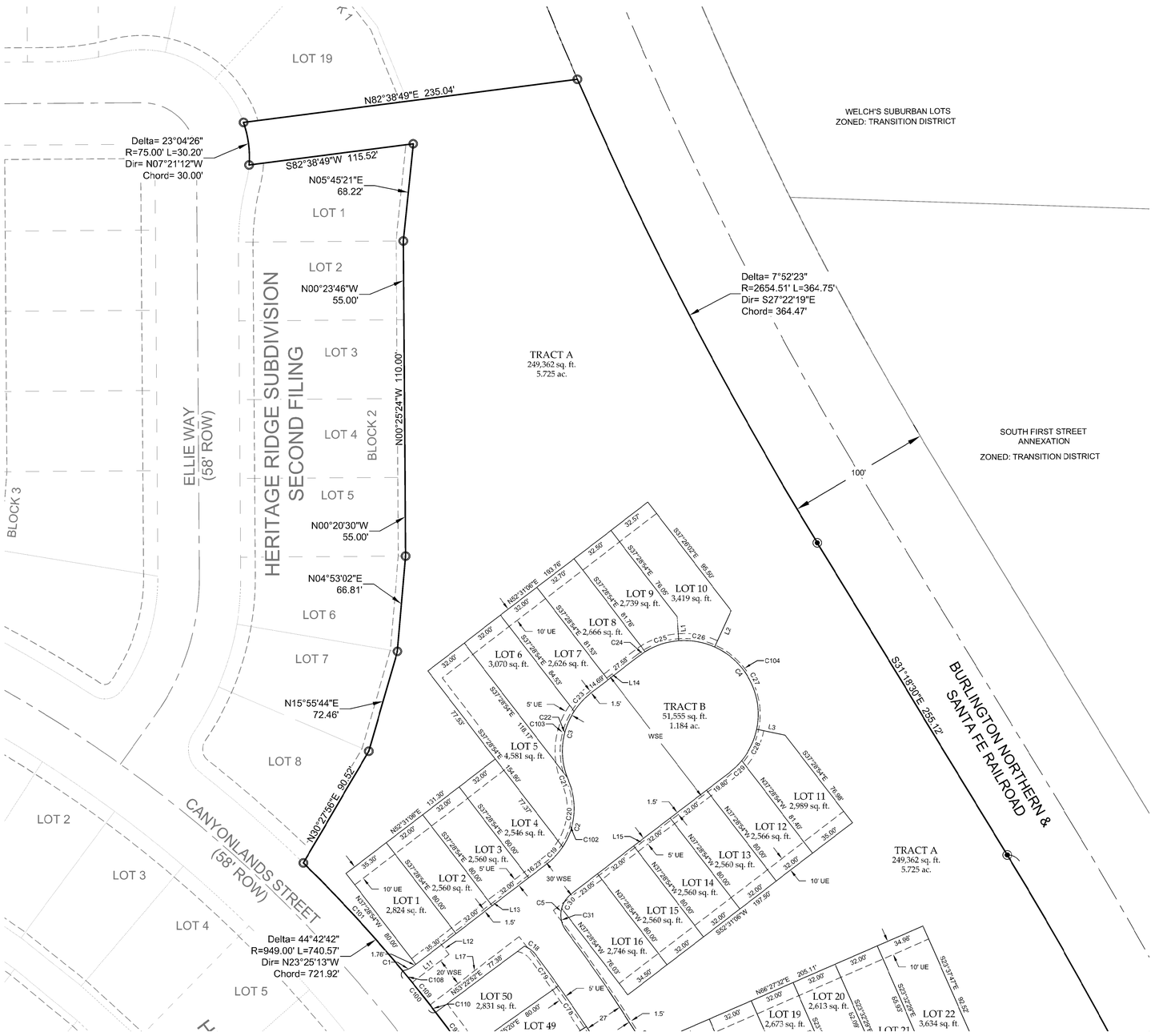
NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 987-008
CLIENT: Enclave at Heritage Ridge
DRAWN BY: L. Smith
DATE: 5/23/19
SCALE: 1"=100'
REVIEWED BY: R. Tessely

HERITAGE RIDGE SEVENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

HERITAGE RIDGE SEVENTH FILING

BEING A REPLAT OF TRACT C, HERITAGE RIDGE SECOND FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



SEE SHEET 4

LEGEND

	SECTION LINE
	EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	LOT LINE
	FOUND #4 REBAR w/ RED PLASTIC CAP, LS 37987
	SECTION CORNER
	SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
UE	UTILITY EASEMENT
U,D&AE	UTILITY, DRAINAGE & ACCESS EASEMENT
WSE	WATER & SEWER EASEMENT

PRELIMINARY

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RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

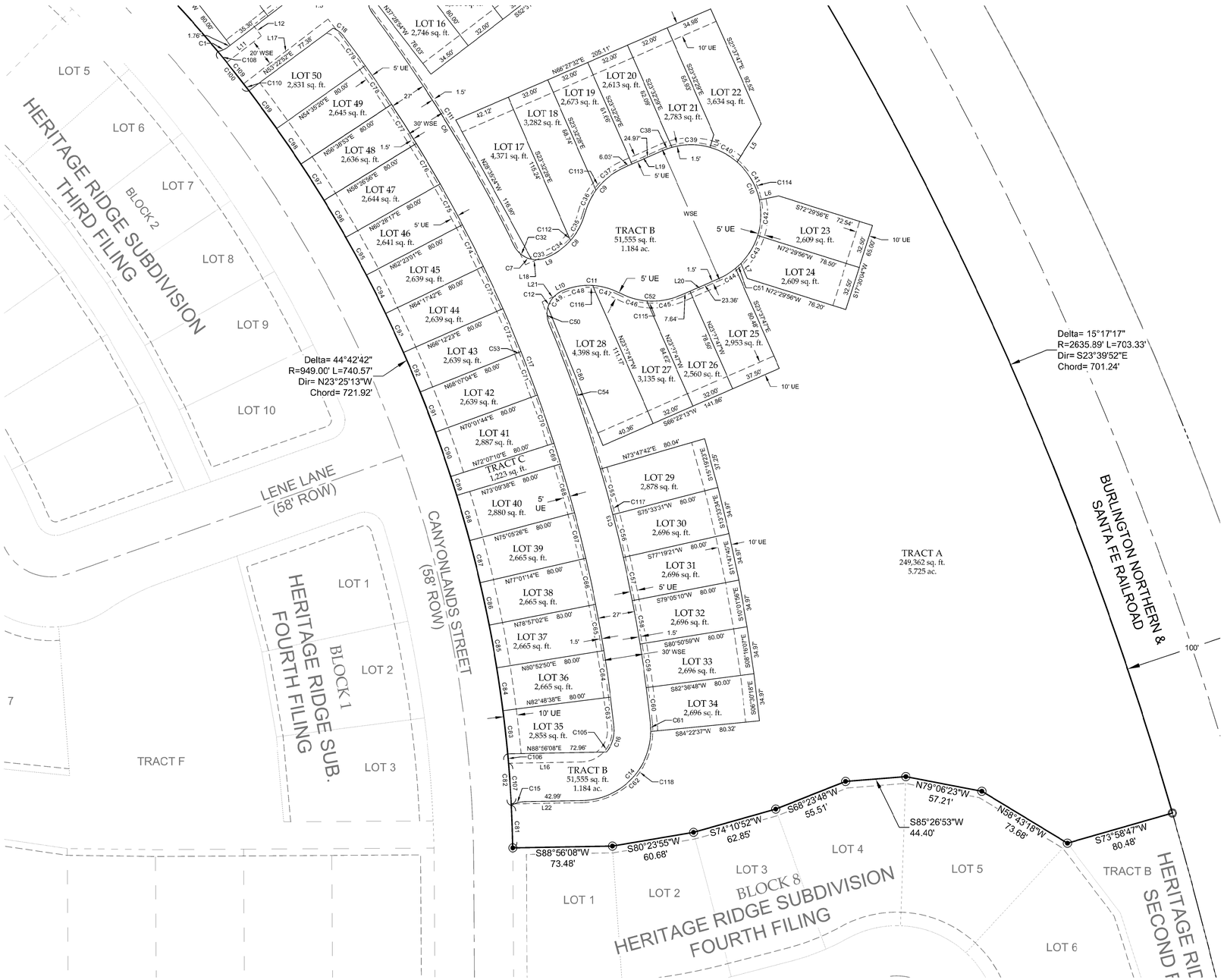
DATE: 5/23/19
SCALE: 1"=40'
REVIEWED BY: R. Tessely
PROJECT: 987-008
CLIENT: Enclave at Heritage Ridge
DRAWN BY: L. Smith

HERITAGE RIDGE SEVENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

HERITAGE RIDGE SEVENTH FILING

BEING A REPLAT OF TRACT C, HERITAGE RIDGE SECOND FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 3



LEGEND

	SECTION LINE
	EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	LOT LINE
◉	FOUND #4 REBAR w/ RED PLASTIC CAP, LS 37987
◐	SECTION CORNER
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U,D&AE	UTILITY, DRAINAGE & ACCESS EASEMENT
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SECTION: 23
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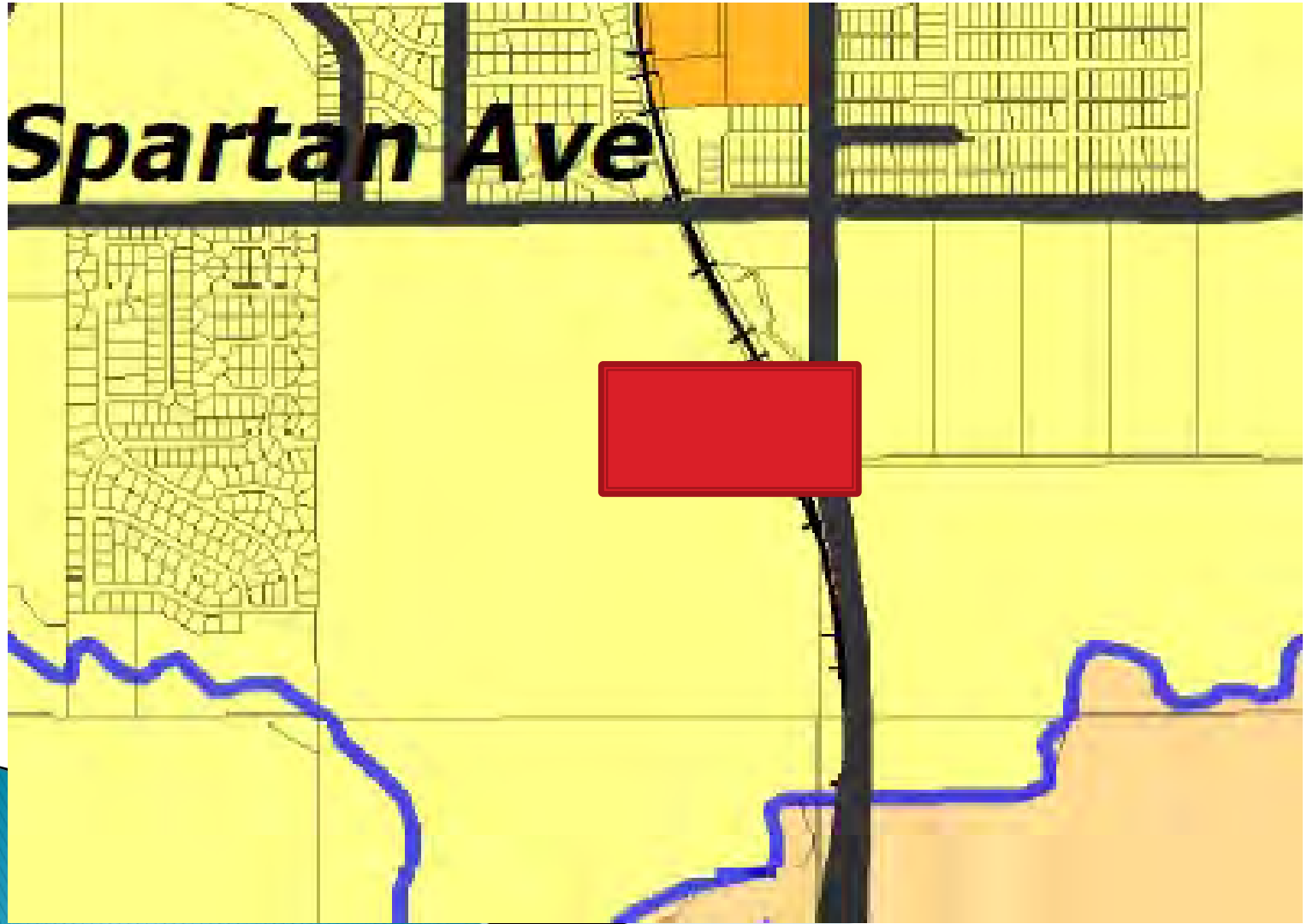
NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970.221.4158
northernengineering.com

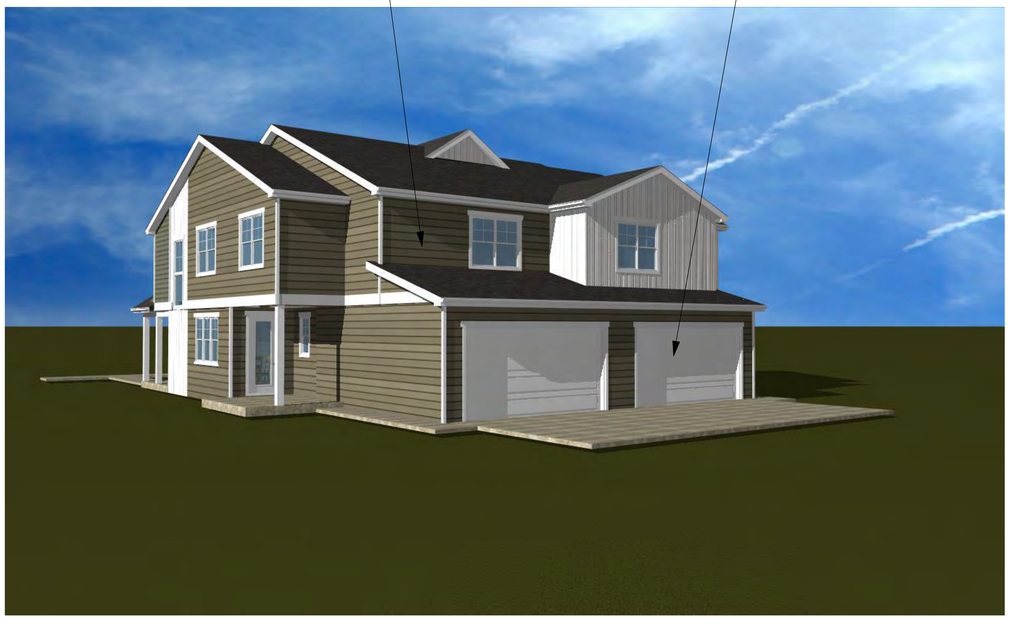
DATE: 5/23/19
SCALE: 1"=40'
REVIEWED BY: R. Tessely
PROJECT: 987-008
CLIENT: Enclave at Heritage Ridge
DRAWN BY: L. Smith

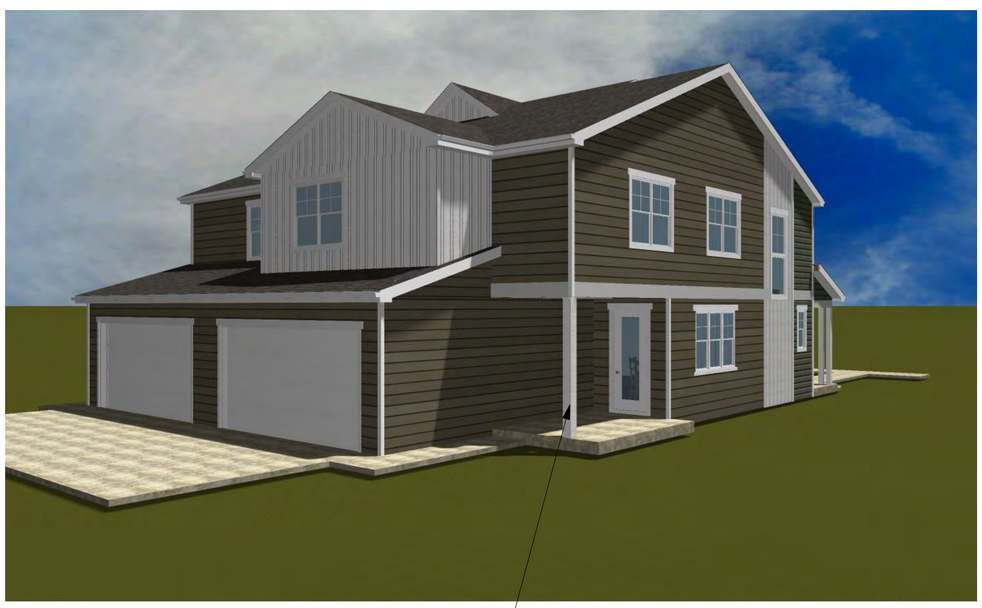
HERITAGE RIDGE SEVENTH FILING
TOWN OF BERTHOUD
STATE OF COLORADO

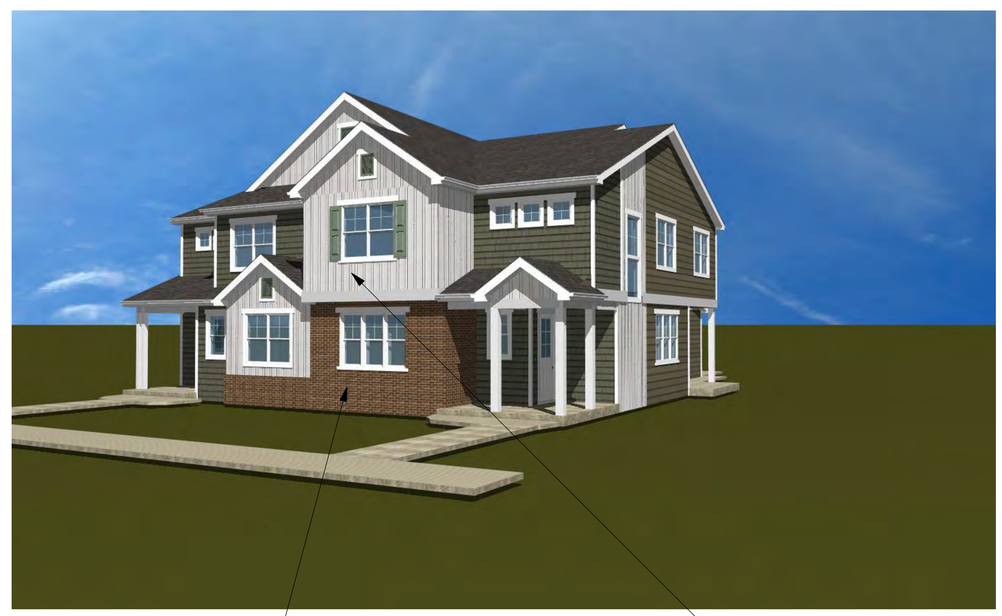
Sheet
4
Of 4 Sheets

Heritage Ridge Preferred Land Use Yellow is Moderate Density Residential 2-6 DU per acre









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Revisions
5-24-19

A
B

HERITAGE RIDGE- 7th FILING

Job Number

RENTFROW
DESIGN, LLC

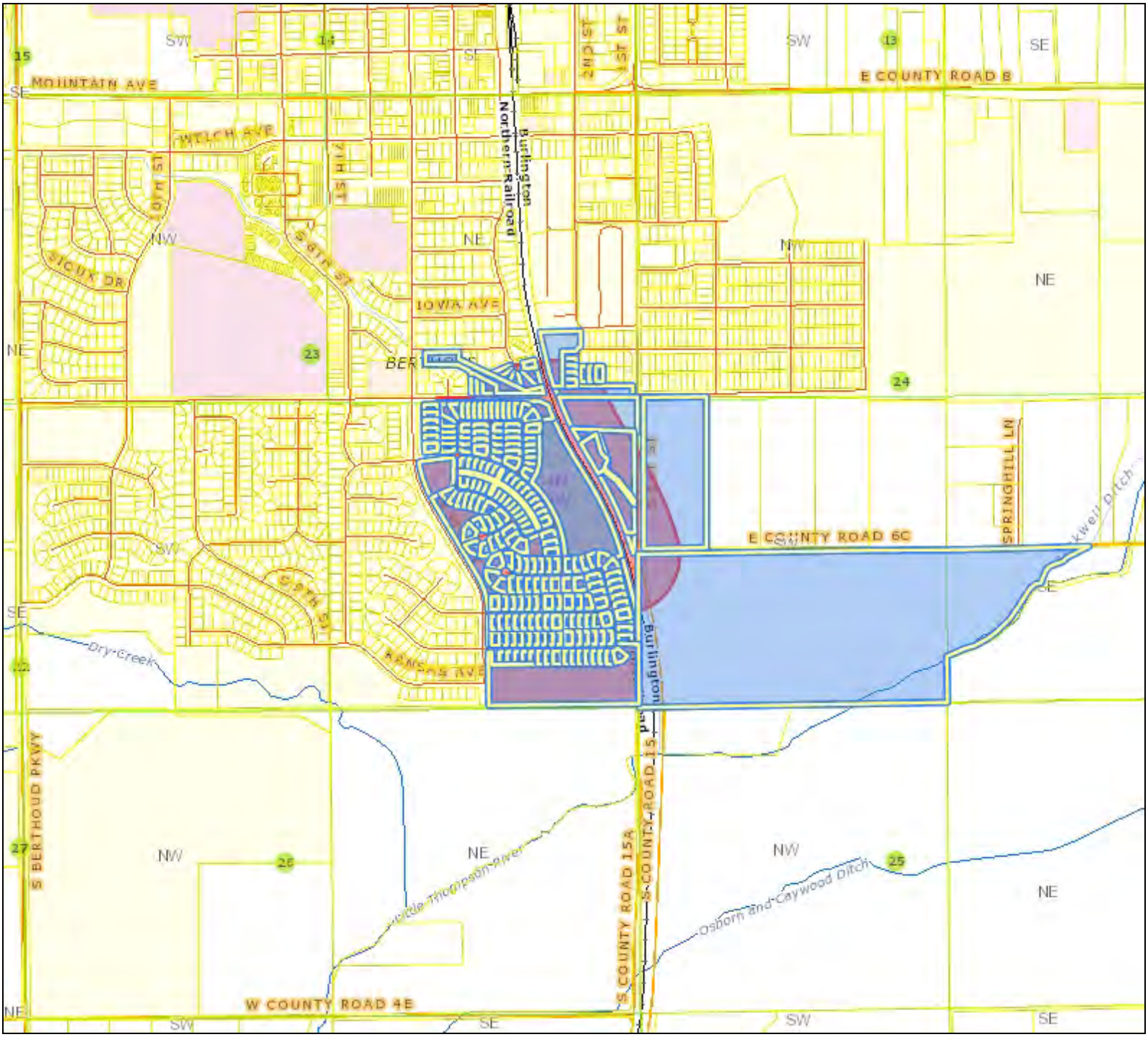
205 Allen Steet
Ft. Collins, CO 80525

970-412-3400
www.RentfrowDesign.com

NOTICE MAP

(NOTE: NO PUBLIC COMMENT WAS RECEIVED

Larimer County Web Map



Legend

- Tax Parcels
- PLSS Township and Range
- PLSS Sections
- PLSS Quarter Sections
- Railroads
- Rivers and Streams
- County Boundary
- Rocky Mountain National Park
- Incorporated Areas
- City or Town

Notes

0.2 0 0.2 Miles

Date Prepared: 3/29/2019 10:34:22 AM

Scale
1: 14,273

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TO: **Planning Commission**
FROM: **Curt Freese, Community Development Director**

PLANNING COMMISSION INFORMATION SHEET

MEETING DATE: **July 11, 2019**
ITEM: **Dev. Code Proposals from Workshop**

BACKGROUND

The following, consists of the changes discussed and agreed upon at the May 21st, 2019 Town Board meeting (after previous workshops on April 30th, and May 14th).

<u>CHANGES/NEW</u>

Open Space pp. 2-4: increase to 10%, new functional open space elements.

Park Standards pp. 5-9: minor revisions to park sizes (Neighborhood Park now 5 acres)

Lot Diversity p. 10: add an element for a mixture of lot sizes, consider estate lot exemption

Public Noticing p. 10: create a 1,000' notice boundary for Neighborhood Master Plans

Development Process p. 10: revise process to require final engineering and landscaping with the Final Plat, not after Final Plat approval to create a more efficient and transparent process.

Architecture pp. 11-13: Propose the creation of Architectural Design Standards based on Code Language and add new sustainability option to model diversity.

<u>NO CHANGE</u> (But Discussed by Town Board)

Neighborhood Master Plan p. 13-14

Street revisions p. 14

Sign revisions p. 14

Appeal revisions p. 14

Additional hearing revisions p. 15

CHANGES SINCE MAY 14TH

OPEN SPACE

Staff is proposing a revised set of code language below, based on discussions at the two meetings. The big changes would include an increase of overall open space to 10%, and the addition of new functional open space elements.

Each development would have to provide three functional elements for their proposal, from a list of ten. Drainage areas would be allowed to be counted as open space, and parks would not be counted as part of open space. The new element proposal, Staff believes would allow creativity and flexibility by the developer, while also requiring many of the open space features the Board expressed desire for. With the addition of the park requirements of 1 acre per 100 dwelling units, Staff believes total open space and park area will average a 15-18% requirement for every development.

<u>New Draft Code Language Proposed:</u>

Open Space

Open space shall be required for 10% of the total area of any project as approved in a Neighborhood Master Plan, and each filing or plat (including any filing for a project approved before the Neighborhood Master Plan process) must also possess at least 10% open space unless otherwise agreed to during the Neighborhood Master Plan.

Open Space is defined as:

a. Areas designated for preservation and protection of environmental resources including floodplains, natural drainage ways, and wetland areas;
b. Storm drainage facilities
c. Areas designated for agricultural activities or preservation;
d. Areas of archeological and historic significance; and
e. Areas of critical or important habitat as defined by the Colorado Division of Wildlife.
f. Common landscaped areas incorporated into properties zoned R-2, R-3, R-4, C-1, C-2.

The following shall not be counted as Open space:

a. Required Park improvements shall not be counted towards the 10% open space requirement.
b. Required setback areas around oil and gas production facilities;

CHANGES SINCE MAY 14TH (Cont.)

c. Disconnected remnants of land created by division of sites into lots or parcels that do not qualify as open space, unless approved by the Town;
d. Private yards of any homes or tree lawns if present in a subdivision;
e. Required parking lot landscaping associated with all uses, except parking specifically designated for access to open space areas and within commercial/industrial projects.

Developments will be required to satisfy the following functional open space elements as per the following acreage requirements: developments consisting of 5 acres to 50 acres in total size, shall be required to satisfy two (2) elements; developments of 50 acres to 200 acres shall be required to satisfy three (3) functional open space elements, and developments of 200 acres or more, shall be required to satisfy four (4) functional open space elements.

Functional Open Space Elements:

1. Useable Detention Areas (1 Element): A useable or improved detention pond(s) a minimum of continuous two (2) acres in size, with turf, natural grass, trees, shrubs and other amenities such as benches or picnic tables, crusher refines trail, that do not impede detention capacity, including a permanent irrigation system and higher quality construction materials (i.e., decorative rock for riprap), and/or ability for use as athletic fields, to be perpetually maintained by the development, shall count as one (1) element.

2. Additional Pocket Park (1 Element): An additional pocket park(s) above what is required under the park standards found in this development code, ranging from a third of an acre (1/3) to two acres in gross size which meet the park standards herein (add new code standard) , shall count as one (1)element.

3. Agricultural Preservation (1 Element): A farm placed in a permanent conservation easement of at least 10 continuous acres in size, with proof of a permanent water source shall count as one element.

4. Habitat Area (1 Element): preservation of a natural habitat area, of at least 5 acres in size, shall count as one (1) element.

5. Greenway (1 Element): A permanent greenway 40' (average) continuous feet in width, and at least a half (0.5) of an acre in size, with an 8' crusher refine trail or 8' concrete trail, shall count as one element. Greenways must not be adjacent to the road network.

CHANGES SINCE MAY 14TH (cont.)

6. **Green Area (1 Element):** Informal gathering area with irrigated turf, at least 50 continuous feet wide, and half an acre in size for unstructured recreational activities shall count as one open space element. Green areas may include an amphitheater, pollinator gardens or community gardens. Green areas should be flat, unless otherwise approved by the Town.

7. **Trailhead (1 Element):** A trailhead built with seven permanent parking spaces (one handicap), a bench, and garbage receptacles shall count as one element. The trailhead must connect to an existing or proposed trail network.

8. **Plaza (for C-1, C-2, R-3, and R-4) 1 Element:** Open spaces available for civic purposes and commercial activities intended to add vibrance to the downtown or central areas of neighborhoods. Plaza's must be at least 5,000 square feet in size, and 50 feet wide shall count as one open space element. Trees and other landscaping will complement a mostly hardscape development pattern.

9. **Community Lawn (1 Element):** Green Irrigated areas of over 1 continuous acre in size, and 75 feet in width, in the center of the development, in which building frontages orient to the lawn, and trees are planted within the perimeter. Building frontages must be rear or side loaded to receive credit.

10. **Buffer areas (1 element)**: Expanded continuous 60' wide continuous buffer areas along the entire perimeter of the development, with fencing that satisfies the Subdivision Identity Standards, pollinator gardens, or irrigated berms shall count as one functional element. Buffer areas may be adjacent to the road network.

CHANGES SINCE MAY 14TH

PARK STANDARDS

Board members also expressed their desire for parks to be required in every subdivision. Staff proposes requiring parks at a ration of 1-acre of developed pocket or neighborhood park per 100 dwelling units. Again, these parks will not be included in the open space calculation. Staff estimates that the combined areas of undeveloped land for park and open space translates to roughly 15-18% of the total area of an R-1 subdivision.

- Staff has developed a new set of park standards with infrastructure requirements.
- The Park Standards define the amenities and infrastructure required for pocket, neighborhood, and community parks.
- The developer can pick from a menu of requirements to satisfy the park standards including pre-selected components (required), choice component, and specialty components (the higher end features), and finally comfort components for the larger parks.
- The idea of the requirements is to provide a park foundation, and then promote higher end features the developer otherwise might not provide. Please refer to the attached draft standards for the list and specifics.

<u>Berthoud Park Development Standards for Residential Subdivisions:</u>

A. Intent:

The Town of Berthoud reaffirms its belief that high-quality useable parks and open spaces contribute to the overall quality of life for Berthoud residents. Developed parks shall be required for a residential subdivision if the subdivision totals more than 8 acres or has more than 50 dwelling units. The amount of developed park required shall be calculated at a ratio of 1 acre of parkland per 100 dwelling units.

To qualify as a developed park the following definitions shall apply:

<u>Pocket Park:</u> A pocket park is a small outdoor recreational space intended to serve the immediate neighborhood. Pocket parks shall be a minimum of 1/3 acre in size and less than 2 acres. It should be accessible by walking and biking and should be located within a ¼ mile radius of the intended users. Pocket parks do not typically require off-street parking. Pocket parks shall be owned and maintained by an HOA or Metro

CHANGES SINCE MAY 14TH (cont.)

District and shall remain open to the public. No credit for Park Development impact fees shall be granted by the Town for the construction of pocket parks.

Neighborhood Park: Neighborhood parks are the basic unit of the park system and serve as the recreational and social focus for the neighborhood. A neighborhood park shall be a minimum of 2 acres in size and less than 5 acres. Neighborhood parks are generally intended to serve a resident population living within a 1-mile radius. Neighborhood Parks should have high visibility to surrounding streets for public safety. Depending upon available on-street parking, neighborhood parks may require off-street parking spaces of 7 off-street parking spaces, at least 1 of which shall be ADA accessible. Depending upon the types of amenities included, and at the discretion of the Town, neighborhood parks may be owned and maintained by an HOA or Metro District or may be dedicated to the Town upon completion of construction and acceptance by the Town. In all instances, neighborhood parks shall remain open to the public. Credit for Park Development impact fees may be granted by the Town up to 25% of the impact fee if the Town accepts dedication of the Park, but in no case shall credit total more than 25% the cost to construct the park.

Community Park: Community parks are large recreation facilities serving a population within a several miles radius. A community park shall be a minimum of 5-acres and less than 20-acres. Community parks are intended to provide recreational opportunities of community interest such as sport fields, courts, or other unique recreation amenities. Locations of community parks must be approved by the Town. Due to their size, community parks may not have high visibility to surrounding streets and should be designed with public safety in mind. This may be accomplished with access control, video surveillance, enhanced lighting, or other creative design ideas to increase public safety. Off-street parking is required for all community parks and requirements will be established by the Town based upon the amenities provided. All community parks shall be designed in accordance with all applicable Town standards and dedicated to the Town upon completion of construction and acceptance by the Town. Credit for Park Development impact fees shall be granted by the Town up to 100% of the impact fee, totaling no more than the cost to construct the park.

Regional Park: Regional Parks are intended to serve the entire Town and surrounding communities. They are not typically constructed by developers but in rare instances may be included as part of a large master planned community. Regional Parks are greater than 20-acres in size and must be planned, approved, and accepted by the Town.

CHANGES SINCE MAY 14 (cont.)

Park Development Standards

- All proposed parks must have the following elements:
  - Required infrastructure (all of the items on List A)
- Parks must include components making them unique from passive open space or landscaped areas as follows:
  - POCKET PARKS must include a minimum of
    - All required components (List A)

      <u>PLUS</u>
    - (2) Pre-selected components (List B)
    - (1) Components of Choice (List C)

      <u>OR</u>
    - (1) Pre-selected Component (List B)
    - (1) Specialty Component (List D)

      <u>AND</u>
    - (2) Comfort and Convenient features of choice (List E)
  - NEIGHBORHOOD PARKS must include a minimum of
    - All required components (List A)

      <u>PLUS</u>
    - (5) Pre-selected components (List B)
    - (3) Components of Choice (List C)

      <u>OR</u>
    - (3) Pre-selected Component (List B)
    - (2) Specialty Component (List D)

      <u>AND</u>
    - Portable restroom enclosures and (3) other Comfort and Convenient features of choice (List E)
  - COMMUNITY PARKS must include
    - (5) Pre-selected components (List B)
    - (5) Components of Choice (List C)

      <u>OR</u>
    - (3) Pre-selected Component (List B)
    - (2) Specialty Component (List D)

      <u>AND</u>
    - A restroom building and (4) other Comfort and Convenient features of choice (List E)

CHANGES SINCE MAY 14 (cont.)

List A - Infrastructure – **Required**

1. Electricity
2. Irrigation
3. Security lighting
4. Trash receptacles (min. 1 per park, then 1 per acre thereafter)
5. Water service
6. Bike racks
7. Landscaping (using plants from Town's recommended plant list)

List B - Pre-selected components

1. Group picnic shelter (min size 400 sf and 3 tables)
2. (2) Individual shelters with one picnic table each (counted as 1)
3. 20,000 sf turf min play area (counted as 1 per20,000 sf)
4. 20,000 sf min. natural area (counted as 1 per 20,000 sf)
5. Loop walk (min length 1000 lf.)

List C - Components of Choice

1. Basketball (one half court – 37 ft x 42 ft min)
2. 2 Bocce ball courts
3. Disc golf course (min 9 baskets)
4. Fitness course with a minimum of 8 stations
5. Handball or racquetball
6. 4 Horseshoe pits
7. Off-leash dog area – fenced (min size - 1 acre)
8. Chainlink practice backstop with hood and wings (with turf size adequate for min. 200 ft. foul lines – may be on
   required turf area)
9.
10. Soccer Goals (minimum of 2 goals. Minimum 6.5 ft x 12 ft. may be on required turf area)
11. Spray ground
12. Tennis Court
13. Sand Volleyball Court
14. Water feature (A passive water-based amenity that provides a visual focal point such as fountains, ponds, or waterfalls)
15. Trail head with a minimum of 7 parking spaces
16. Other components chosen by the applicant and approved by the Town

CHANGES SINCE MAY 14 (cont.)

List D - Specialty components (To be used only with prior written consent of the City)

1. Commercial-Grade Playground
2. BMX our mountain bike skills course
3. Boating facilities
4. Fishing facilities
5. Outdoor pool
6. Spray or Splash Park
7. Skate Park
8. Amphitheater
9. Community Building

List E – Comfort and Convenience Features

All may be counted only once, except as noted

1. BBQ grills (min. 1 per every 2 tables)
2. Benches (min. 1 per ½ acre)
3. Drinking fountains (min. 1 per every 4 acres)
4. Portable restroom enclosures
5. Restrooms with plumbing (counts as 3 items)
6. Shade structures for components from List C, or D (counted 1 per item)
7. Trail head with parking (min. 4 cars)
8. 20 trees planted per acre (counted as 1)

CHANGES SINCE MAY 14TH

LOT DIVERSITY (New Additions)
The Board expressed support for the new lot diversity requirements, and a desire that density is not pushed to disconnected islands on the edges of each development.

- ✓ Staff proposes a few small amendments, to clarify that developer must mix the diversity within their subdivisions in a meaningful fashion, and that disconnected outlots of density or different lot types will not be permitted.

Addition:
- Add an element to the lot diversity standards to credit developments which provide a mixture of lot sizes within one block (i.e. 40' wide lots with 80' wide lots)

Addition:
- Consider an exemption for estate lot developments from lot diversity standards, and the overall size of lots for such an exemption.

PUBLIC NOTICING (Addition)
One Board member expressed support for doubling the public noticing requirements.

- Staff will require a 1,000 foot noticing area (including the public comment process) for any Neighborhood Master Plans.

DEVELOPMENT CODE PROCESS (ADDITION):

In response to confusion with the Farmstead, and to go back to a standard that was changed as a result of the 2008 recession, Staff proposes requiring final Engineering and Landscape Plans at the Final Plat, not after the Final Plat. This gives the public surety that all engineering and landscaping is final at Final Plat approval and is not in process, nor can be changed after approval.

- ✓ Proposed change to Dev. Code in which Engineering and Landscape Plans are required before Final Plat approval (must be done before Final Plat goes to PC).

- ✓ The proposed change would rectify many of the citizens concerns about confusion of final street, engineering and landscaping approvals, raised by citizens. As these requirements were not final despite a Final Plat being approved, citizens were confused and disappointed when informed of the old process.

CHANGES SINCE MAY 14TH

ARCHITECTURE (New Additions)

A desire to tighten the design standards to discourage monotonous subdivisions and encourage smaller builders was discussed. Staff reconsidered this item, and is proposing a few additions, including a set of graphic design guidelines. At this time, Staff will drop the suggestion to move from every 3 houses, to every 5 houses.

- ✓ Staff will have an architecture firm draft a set of design guidelines based on the current design requirements, to provide visual examples of what the Town does, and does not want.

- ✓ Staff will add the following sustainability elements as credit for one or two of the required elements for house design in place of "creative design alternatives." Currently, a builder must check 4 of the 6 elements per elevation to have an approved house plan (to be used every 3 lots). The additions below, would allow the building to check off up to two of these elements, if they add these sustainable design tools to their elevations.

Housing Model Diversity Detached:

i. Any development of one hundred (100) or more single-family detached dwelling units shall have at least four (4) different housing models. Any development containing fewer than one hundred (100) single-family or two-family dwelling units shall have at least three (3) different types of housing models.

ii. In addition to having unique model types, each model shall have a minimum of two unique architectural elevations. Each elevation shall be distinguishable from one another and shall have at least four (4) of the listed building elements which clearly and obviously distinguish it from other elevations of the same model:

a. Unique porches and front entries that include different architectural styles, building materials, sizing, or placement;

b. Exterior materials (e.g. stucco, natural wood, cement fiberboard, rock, brick, etc);

c. Garage orientation and point of access. Unique garage styles will also be considered (e.g. carriage doors, raised panel, contemporary, etc);

d. Roof types (e.g. gable, hip, lean-to, dormer, etc);

e. Any two elevations that are distinctly different architectural styles (e.g. colonial, cottage, craftsman, farmhouse, French country, modern, ranch, traditional, Tudor, Victorian, etc) shall be exempt from these requirements.

CHANGES SINCE MAY 14 (cont.)

f. Creative design alternatives not listed, but which may include:

a. **Architecture/Material Type (will qualify for 1 element)**

i. Masonry (brick or stone) exteriors are provided on all 4 sides of 50% or more of buildings.

ii. 100% of models/lots have garage planes that take up less than 50% of the length of the wall face on the front facade front façade.

iii. All homes on corner lots shall have wraparound porches with a minimum 6' depth.

iv. All homes on corner lots shall have two stories with different elevations.

v. 50% of models on rear and side yards have partially improved exterior details or materials, such as brick, stone, or other architectural features

b. **Sustainability Standards (will qualify for 1 element):**

i. **Energy Sustainability:**

1. 50% of homes in the block diversity Plan are LEED Certified (certified by third party before Certificate of Occupancy).

2. 75% of homes have solar roof panels installed before Certificate of Occupancy. Solar panels must be installed in a manner that any conduit is concealed within the attic of the home, so that it is not visible from the ground. Conduit may be concealed behind the panels if an attic does not exist. Any conduit that is visible must be painted to blend in with the materials that the conduit is attached to.

3. 25% of homes are certified as net-zero homes by a third party before Certificate of Occupancy

c. **Accessibility (will qualify for 1 element):**

i. 50% or more of homes are built with a ground-floor master bedroom and full bath.

ii. 10% of homes in the block diversity Plan have built in accessory living quarters/Mother-in-Law suite, with separate entry and garage.

d. **Water Conservation (will qualify for 1 element):**

i. 50% of lots must have professionally landscaped front yards that are 30% or less turf but cannot use more than 20% rock; all plantings must be low water usage plants; landscape plans must be prepared by a licensed landscape architect and approved before CO; landscaping must be installed within 6 months of CO for this category to be satisfied. If element is satisfied, each lot will be eligible for a 25% reduction in water costs (from 0.4 acre feet for a standard lot, to 0.3 acre feet).

NO CHANGES SINCE MAY 14TH

REZONINGS/ NEIGHBORHOOD MASTER PLAN (STAFF WILL MOVE FORWARD):

- ✓ No revisions, Staff will move forward with codifying the changes below

The Board expressed concern regarding re-zonings, and new large development proposals. Specifically, the Board does not feel they have enough information to make a good decision

- Staff is proposing the creation of a new Neighborhood Master Plan process.
- The Neighborhood Master Plan would be required for all residential re-zonings or subdivisions over 10 acres in size and unlike the old concept planning process, would be binding.

The Master Plan would have the following elements:

- Traffic Plan: The proposed street network and connectivity to existing network, including all proposed access points. This requires a preliminary traffic impact study which evaluates proposed access points, the existing street system, and any need for any road improvements (including off-site improvements) created by the proposed development.
- Open Space Plan**:** Proposed open space distribution and location.
- Park(s) Location**:** Proposed park locations and types: provide park type and location for the development.
- Pedestrian Network: Location of trails, and connectivity of sidewalks to the existing pedestrian system, including any off-site sidewalk improvements. This includes planning for a ¼ mile pedestrian shed.
- Zoning Map: location of zoning boundaries shall be provided with the application. This includes incorporating the lot diversity standards and

creating a mix of zoning which is harmonious with the surrounding area, and within the property itself. Density and lot diversity shall be be distributed throughout the project and shall not be located in only one area.

- Overall Utility Plan: A general study on the existing capacity of the surrounding utility system, and the future capacity of the utility system for the both the proposal and any potential adjoining future development. Utility Plans for the interior are not required as part of this process.

STREETS (Will Move Forward as Presented Below)

- ✓ Remove existing standards, and replace with LCUASS (Loveland)
- ✓ Require 10' tree lawns on arterials and collectors and 7' on all other streets
- ✓ Add complete streets policy language such as, … "To encourage all forms of transportation in Berthoud, and to lessen the reliance on automobile traffic, all new or redeveloped streets shall be developed as Complete Streets. Complete Streets include accommodations for each mode of travel recognizing that all streets are different and that the needs of various users will need to be balanced in a flexible manner. The standards as adopted within Larimer County Urban Area Street Standards (LCUASS), shall support the accommodation of all travel modes. Implementation may be flexible to respond to the context and character of corridors, with the ultimate intent of safely accommodating all modes."
- ✓ Propose language requiring street connections between subdivisions and reciprocal access for commercial developments.

APPEALS (Will Move Froward As Presented)

- ✓ Staff will add language allowing appeals of Final Plats to the Town Board.

SIGN CODE (Will Move Forward as Presented)

- ✓ The Mountain Avenue Plan will create a new sign code for all of the properties along Mountain Avenue. This resolves the majority of sign requests.
- ✓ Staff recommends an overhaul of the sign code eliminating internally lit box signs…

NO CHANGES SINCE MAY 14TH

1st and 2nd Readings of Dev. Matters (No Recommendation to Move Forward)
Board members have expressed a desire to spend more time reviewing development proposals.

- A first and second reading is not appropriate for Development Related items, as the majority are quasi-judicial matters—i.e. this is like a Court where testimony and evidence are entered (this process cannot be reopened once it is closed, and should not be left open to a future meeting)

- Moreover, the Planning Commission is considered by State Statute, to be the technical body dedicated to land use matters, and the PC hearing is to

- provide a recommendation of these issues to the Town Board. Platting issues are to be reviewed based on the code and are not meant to be subjective or politicized.

- Should the Board decide more time is needed, which Staff does not support based on the reasons above, Staff would recommend a strict work-session, where the item is included in the packet, and only technical questions are asked of the applicant and Staff. This would not include a presentation, Staff review, or any public comment.

RECOMMENDED ACTION:

Please review the current summary and Staff Plans for each topic and provide direction for code changes to be brought forward.