



**TOWN OF BERTHOUD PLANNING COMMISSION
TOWN HALL
807 Mountain Avenue
THURSDAY, February 23, 2023
6:00 P.M.**

1. Call Meeting To Order
2. Roll Call
3. Approval Of Minutes
 - 3.I. February 9, 2023 Planning Commission Minutes

Documents:

[2023.02.09 PLANNING COMMISSION MINUTES.PDF](#)

4. Farmstead Acres Minor Subdivision

Documents:

[FARMSTEAD ACRES MINOR SUBDIVISION.PDF](#)

5. Public Hearing - Farmstead 2nd Filing Final Plat

Documents:

[FARMSTEAD 2ND FILING FINAL PLAT.PDF](#)

6. Reports

7. Adjourn

The Planning Commission hearing will be held on Zoom, and in person, and can be joined at the following link: <https://us02web.zoom.us/j/86049631362> or by calling 1 (669) 444-9171 and inputting the following Meeting ID number: 860 4963 1362.

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



Planning Commission Minutes – February 09, 2023

- 1. Call to Order** – The Planning Commission convened a regular meeting on January 09, 2023.
Vice Chairwoman Anderson called the meeting to order at 6:00 p.m.

- 2. Roll Call** – Members present:
- | | |
|-----------------|-------------------|
| Karen Anderson | (Vice Chairwoman) |
| Chris Kurtz | (Secretary) |
| Jon Van Benthem | (Commissioner) |
| Abigail Smith | (Commissioner) |
| Brett Wing | (Commissioner) |
- Staff present:
- | | |
|-------------------|--|
| Chris Kirk | (Town Administrator) |
| Will Charles | (Baseline Engineering – Principal Planner) |
| Lauren Richardson | (Baseline Engineering – Associate Planner) |
| Michelle Tovar | (Deputy Town Clerk) |
| Jonathan Mitchell | (Permit Technician) |

- 3. Consent Agenda** – Minutes from the December 08, 2022 Planning Commission Meeting.

MOTION made by Commissioner Wing to APPROVE the Minutes for December 08, 2022.

SECONDED by Commissioner Van Benthem.

Abstained by Commissioner Kurtz and Commissioner Smith due to not attending the meeting.

With those in favor, THE MOTION CARRIED.

4. Public Hearing: Gateway BD PUD and DFP Amendment

Associate Planner Lauren Richardson (Baseline Engineering) introduced the amendment request to create four commercial lots from a large pad site.

Public Comment was opened at 6:16 p.m.

Public Comment was closed at 6:17 p.m.

MOTION made by Commissioner Wing to RECOMMEND APPROVAL of the PUD and FDP Amendment to the Town Board, with the following condition:

- 01. Prior to the Town Board meeting, the applicant shall address all outstanding staff comments.**

SECONDED by Commissioner Kurtz.

With all in favor, THE MOTION CARRIED.

5. Public Hearing: Farmstead Acres Neighborhood Master Plan and Rezoning request

Principal Planner Will Charles (Baseline Engineering) introduced the request for the rezoning to Urban Residential of 4.82 acres, Suburban Residential of 1.10 acres, M-1 Industrial of 2.77 acres, and C-1 Commercial for 0.32 acres from the formerly approved Sommers PUD; and Neighborhood Master Plan approval for attached and detached residential lots.

Public Comment was opened at 7:06 p.m.

Kathy Browning showed concerns about the alleyway traffic, snow removal, and the ADU additions to product potentially adding too much density to the area.

Eric Shively showed concern about the alleyway and product types.

Public Comment was closed at 7:11 p.m.

MOTION made by Commissioner Kurtz to RECOMMEND APPROVAL of the Neighborhood Master Plan to the Town Board with the following condition:

- 01. The Town Staff works with the Developer and adjacent property owners to develop a meetable solution for the eastern border of both, considering screening, aesthetics, and maintenance such as snow removal.**

SECONDED by Commissioner Smith.

With all in favor, THE MOTION CARRIED.

MOTION made by Commissioner Kurtz to RECOMMEND APPROVAL of the Rezoning to the Town Board, with the following condition:

- 01. The rezoning will be approved only upon approval of the Neighborhood Master Plan.**

SECONDED by Commissioner Wing.

With all in favor, THE MOTION CARRIED.

6. Reports –

Chris Kirk announced that a new Community Development Director offer has been extended, and shall be announced publicly once pending paperwork clears. (Chris Kirk)

Commissioner Anderson thanked Town Staff for their hard work during this transition period for the Planning Department.

7. Adjourn –

The meeting was adjourned at 7:37 p.m.



STAFF REPORT: FARMSTEAD ACRES MINOR SUBDIVISION

DATE: February 23, 2023

GENERAL INFORMATION

Applicant:	Terra Forma Solutions, Todd Johnson agent	Size: 9.015 acres
Site Location:	This property is located north and west of the Farmstead subdivision, south of Hwy 56, and east of Fickel Farm and a rural Larimer County property.	
Applicant's Request:	The Applicant is requesting a minor subdivision to separate the existing parcel into 4 lots.	
Current Zoning:	Sommers PUD: Light Industrial uses to the north, undefined mixed use to be determined at FDP to the south. A rezoning request to change the parcel to portions of UR, SR, M-1, and C-1 will go before the Town Board on February 28, 2023	

ZONING DISTRICT INFORMATION

	<u>PUD</u>	<u>UR</u>	<u>SR</u>	<u>M-1</u>	<u>C-1</u>
Max Density	Set at FDP	N/A	N/A	N/A	24 units per acre
Min. Lot Size	Set at FDP	2,000 sq.ft. for Duplex 2,500 sq.ft. for SFR	3,000 sq.ft.	N/A	N/A
Min. Lot Width	Set at FDP	N/A	20'	50'	25'
Front Setback	Set at FDP	8'-12' build-to line	10' rear loaded	25'	0'
Side Setback	Set at FDP	0' attached side, 5' unattached side, 10' corner side	5'	20'	20'
Rear Setback	Set at FDP	5'	5'	20'	20'
Building Height:	Set at FDP	30'	30'	40'	50'

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

<u>Adjacent Zoning</u>		<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning/ Buffer required if rezoned</u>
North:	C-2, RR-2	General Commercial, Agricultural	150' to Hillsdale Park
South:	R-2	Single-Family Residential	N/A
East:	C-1, R-1	Event Center, Single-Family Residential	N/A
West:	RR-2 (Larimer County)	Agricultural	N/A

Proposal

The applicant proposes to subdivide the existing parcel into 4 lots. This minor subdivision is in conjunction with a Neighborhood Master Plan and Rezoning request that were recommended for approval by the Planning Commission at the February 9, 2023 regular meeting. If the rezoning is approved by the Board of Trustees at their February 28, 2023 meeting, this minor subdivision would subdivide the parcel along the newly created zone district lines. This would result in a 4.82-acre Urban Residential lot, a 1.10-acre Suburban Residential lot, a 2.77-acre M-1 Industrial lot, and a 0.32-acre C-1 Commercial lot.

Background

This property is currently zoned as the Sommers PUD. The PUD was approved in 2008, in conjunction with an annexation of a nonconforming industrial building. The PUD approved the nonconforming industrial building with light industrial uses on three acres, and then set future mixed use residential on the southern six acres. The prior PUD process set development standards at the FDP stage, and no submittal was made on the southern mixed-use portion. The project has had six rounds of review, with five of the reviews sent to the public notice area for public comment. A Neighborhood Master Plan and Rezoning request were recommended for approval by the Planning Commission on February 9, 2023.

Minor Subdivision Process

The minor subdivision process is intended to divide land consistent with Town of Berthoud standards when the following conditions exist:

30-6-109(A) Required Elements	Finding	Rationale
1. The property has previously been platted within the Town	Yes	The property is a previously platted parcel.
2. The resulting subdivision will produce six or fewer lots.	Yes	The proposed subdivision will create 4 lots.

Minor Subdivision Plat Review Criteria

Section 30-6-109(C) states that the town shall use the following criteria to evaluate a minor subdivision request:

30-6-109(C) Review Criteria	Finding	Rationale
1. The minor subdivision is in compliance with this Code, The Town Comprehensive Plan, and the PORT Plan.	Yes	The minor subdivision is in compliance with the code, and the overall plans show trail access points. Additionally, the minor subdivision in conjunction with the rezoning will allow for more standardized development where zone district boundaries coincide with property lines.
2. The Planning Commission shall also consider how the Applicant has addressed comments received from the public, during the Public Comment portion of the process when considering the request.	Yes	The Town has not received any public comments specifically related to the Minor Subdivision. The applicant has addressed public comments related to other portions of the overall project when designing the minor subdivision.

PUBLIC NOTICE AND COMMENT

Notice of the Planning Commission Public Hearing has been mailed to property owners within 300 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code. In addition, the

application was sent out to all property owners within 300 feet, with an invitation to comment on the request within three weeks of receipt. No comments were received specifically related to the minor subdivision application.

FINDINGS AND RECOMMENDATIONS

Staff recommends Planning Commission approve the Minor Subdivision with the following conditions:

- 1. The applicant shall provide an updated title commitment dated no more than 30 days from the date of conditional approval.**

Attachments

1. Application form
2. Minor Subdivision



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

DEVELOPMENT REVIEW APPLICATION

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

Parcel Number(s): 9424000008		
Site Address: 533 East County Road 8, Berthoud, CO 80513		
Project Name: TBD using property address for initial applications		
Brief description of project: Rezone property from PUD to commercial/industrial/residential uses. Minor Subdivision. Neighborhood Plan.		
APPLICATION TYPE (Check as appropriate):		
☐ Annexation	☐ Preliminary Subdivision Plat	☐ Final Site Plan
☒ Rezoning	☐ Final Subdivision Plat	☐ PUD Amendment
☐ Concept Plan	☐ Plat Amendment	☐ PUD Preliminary Development Plan
☒ Minor Subdivision	☐ Oil and Gas	☐ PUD Final Development Plan
☐ Special Use Review	☐ ROW Vacation	☒ Other <u>Neighborhood Plan</u>
APPLICANT		
Name: Todd Johnson - Terra Forma Solutions, Inc.		
E-mail: todd@terraformas.com	Mailing Address: 3465 South Gaylord Court, A304	
Phone: 303-257-7653	City/State/Zip: Englewood, CO 80113	
CONTACT PERSON (will receive correspondence from Town Staff/Referral Agencies)		
Name: Same as applicant		
E-mail:	Mailing Address:	
Phone:	City/State/Zip:	
OWNER(S) (If different than applicant)		
Name: 533 Highway 56 LLC, c/o Ryan Bond, Manager		
E-mail: ryan.bond@firehook.co	Mailing Address: 1540 Main St. STE 218-165, Windsor, CO 80550	
Phone: 970-222-9923	City/State/Zip: 1540 Main St. STE 218-165, Windsor, CO 80550	
CONSULTANT (Engineer, Surveyor, or Planner)		
Name: Same as applicant		
E-mail:	Mailing Address:	
Phone:	City/State/Zip:	

LAND USE INFORMATION								
Existing Use: House, Industrial Building and Farming/Ranching								
Proposed Use: Ind./Comc./Office/Resd.								
Existing Zoning: PUD Proposed Zoning: (if applicable): C1/M1/Urban Residential Number of acres: 9.015 Proposed Access: CR8, Remuda & Tender	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d9e1f2;"> <th colspan="2" style="text-align: center; padding: 5px;">Adjacent zoning / land use:</th> </tr> </thead> <tbody> <tr> <td style="width: 50%; padding: 5px;">East Side: C1 & R1</td> <td style="width: 50%; padding: 5px;">North Side: C2 & County RR1</td> </tr> <tr> <td style="padding: 5px;">West Side: County RR1</td> <td style="padding: 5px;">South Side: R2</td> </tr> </tbody> </table>		Adjacent zoning / land use:		East Side: C1 & R1	North Side: C2 & County RR1	West Side: County RR1	South Side: R2
Adjacent zoning / land use:								
East Side: C1 & R1	North Side: C2 & County RR1							
West Side: County RR1	South Side: R2							
UTILITY SERVICE INFORMATION								
Water: Berthoud	Sewer: Septic							
PROJECT INFORMATION								
Number of proposed units: TBD 80+/- (Varies with final type) Number of phases: 1 to 2 Number of Units per phase: 40-60% Number of lots proposed: Same as above Lot size minimum: 1200 SF Lot size maximum: 2500 SF Lot size average: TBD Gross density (units/acre): TBD 10-14 Net density (units/acre): TBD 10-14 Area and percent open space: 15-20% Depends on overall areas	Non-Residential Building Area (Sq. Ft.) Proposed: Multiple +/- 22,000 SF Non-Residential Construction Floor Area Ratio Proposed: 0.20-0.25 Total Number of Parking Spaces: 30+/- <u>Acreage of Site:</u> a. Gross: 9.015 Acres b. Right-of-Way: TBD c. Net (a-b) TBD							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #d9e1f2;"> <th colspan="2" style="text-align: center; padding: 5px;">Type of Housing Proposed (please check):</th> </tr> </thead> <tbody> <tr> <td style="width: 50%; padding: 5px; vertical-align: top;"> ☒ Future Single Family ☒ Duplex ☒ Multi-family (# of units: 80+/-) </td> <td style="width: 50%; padding: 5px; vertical-align: top;"> ☒ Townhouse ☒ Condominium </td> </tr> </tbody> </table>		Type of Housing Proposed (please check):		☒ Future Single Family ☒ Duplex ☒ Multi-family (# of units: 80+/-)	☒ Townhouse ☒ Condominium		
Type of Housing Proposed (please check):								
☒ Future Single Family ☒ Duplex ☒ Multi-family (# of units: 80+/-)	☒ Townhouse ☒ Condominium							

Signatures are required for ALL Property Owners and the Applicant

I hereby certify that I am the lawful owner of the parcel(s) of land that this application concerns and consent to the action. I hereby permit Town of Berthoud staff to enter upon the property for the purposes of inspection relating to the application. Building Permits will not be accepted while this application is in process.

Property Owner(s): 533 Highway 56 LLC by _____ Date: 01 / 16 / 2022

Property Owner(s): Ryan Bond Manager _____ Date: _____

In submitting the application materials and signing this application agreement, I acknowledge and agree that the application is subject to the applicable processing and public hearing requirements set forth in the Development Code.

Applicant: _____ Date: _____

FOR OFFICE USE ONLY	Received By:	Date:
----------------------------	---------------------	--------------

FARMSTEAD ACRES SUBDIVISION

SITUATE IN THE NORTHWEST QUARTER OF SECTION 24, 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 owners of the herein described parcel situate in the Northwest Quarter (NW1/4) of Section Twenty-four (24), Township Four (4) North, Range Sixty-nine West of the 6th Principal Meridian, Town of Berthoud, County of Larimer, State of Colorado, more particularly described as follows:

Commencing at the NE corner of the NW 1/4 of Section 24, Township 4 North, Range 69 West of the 6th P.M., running thence West 327.5 feet; thence South 1,330 feet; thence East 327.5 feet; thence North 1,330 feet to the Point of Beginning.

EXCEPT that portion conveyed in deed recorded September 17, 1962 in Book 1182 at Page 506.

and EXCEPT that portion conveyed in deed recorded July 2, 1963 in Book 1213 at Page 46

and in deed recorded March 2, 1995 under Reception No. 95012284.

and EXCEPT that portion in Outlot B, The Farmstead recorded April 1, 2019 at Reception No. 20190016179

Said parcel contains 392,673 Square Feet or 9.015 Acres more or less by this survey.

Have laid out, platted, and subdivided the above described land, under the name and style of FARMSTEAD ACRES SUBDIVISION, 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: 533 Highway 56, LLC, a Colorado limited liability company

BY: Ryan Bond AS: Member

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20____.

Witness my Hand and Official Seal.

Notary Public
My commission expires: _____.

DEED OF TRUST'S DEDICATION:

The undersigned mortgagee, for good and valuable consideration does by these presents, hereby subordinate all of its rights to such fee simple dedications and grants of easements to the Town of Berthoud as are depicted and referenced hereon and to the terms and conditions of the development agreement and this final plat and agrees that the development agreement and this final plat shall constitute a first and prior lien upon the Farmstead Acres Subdivision to the same extent as though it were actually executed and recorded prior to said deed of trust.

Lienholder: High Plains Bank

BY: AS:

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20____.

Witness my Hand and Official Seal.

Notary Public
My commission expires: _____.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northwest Quarter of Section 24, Township, 4 North, Range 69 West of the 6th P.M., monumented as shown on this drawing, as bearing North 89°20'37" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2660.67 feet and with all other bearings contained herein relative thereto.

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

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number FCC25194265, dated January 4, 2022, as prepared by Land Title Guarantee Company to delineate the aforesaid information.

This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Licensed Land Surveyor in the State of Colorado, do hereby certify that the survey of FARMSTEAD ACRES SUBDIVISION was made under my supervision and the accompanying plat accurately and properly shows said subdivision.

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.

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, 807 Mountain Avenue, Berthoud, Colorado 80513.

TOWN APPROVAL

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

Chairman

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

Attest: Town Clerk

NOTICE

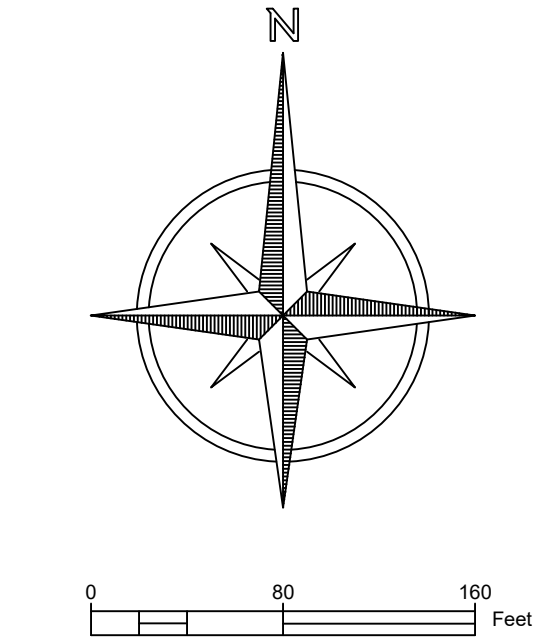
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.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

FLOOD PLAIN NOTE

The Subject Property is in flood zone X, "area of minimal flood hazard" per FEMA flood map 08069C387H, effective January 15, 2021.

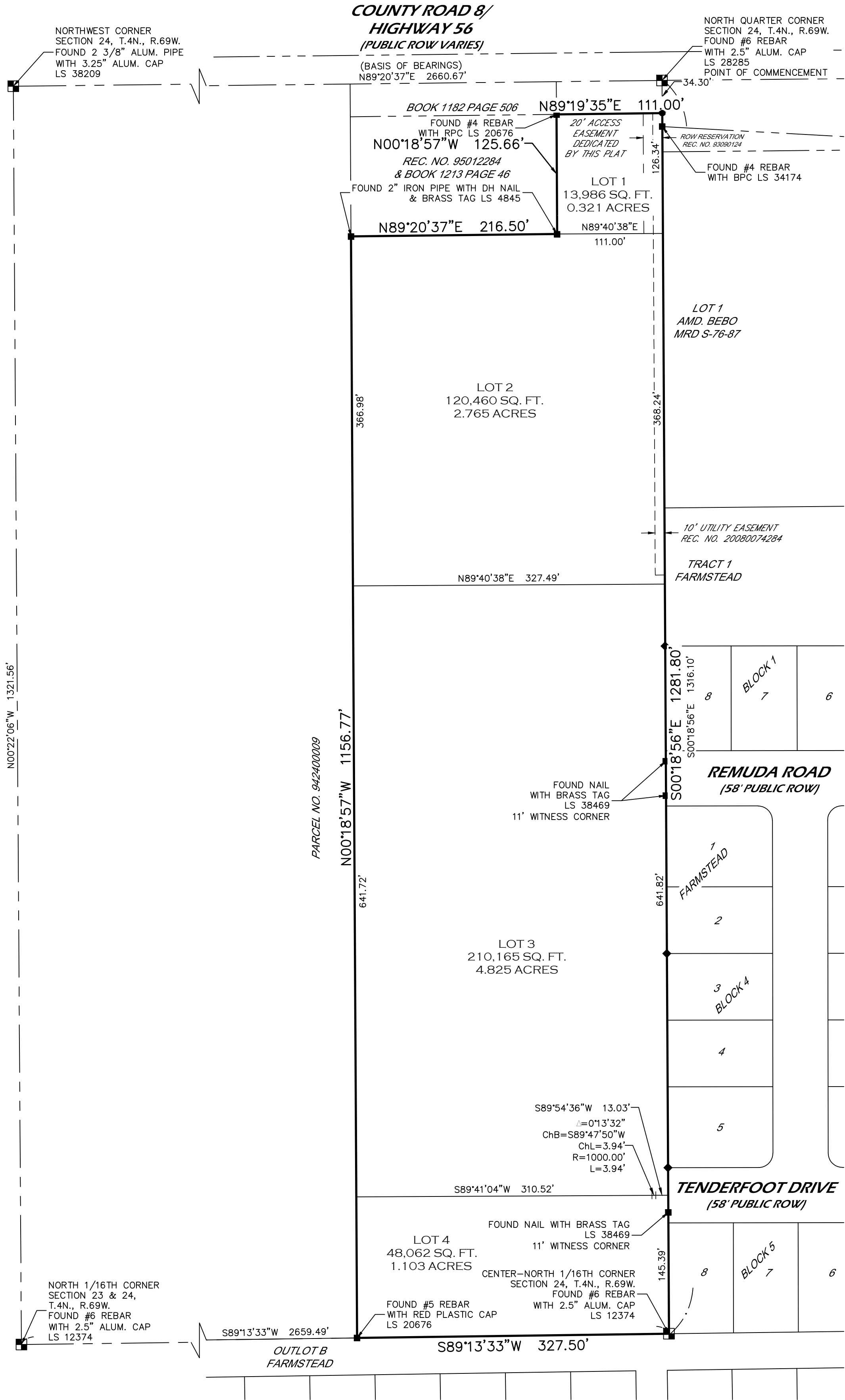
Owner: 533 East County Road 8, LLC
125 South Howes Street Suite 500
Fort Collins, CO

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



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #4 REBAR WITH ORANGE PLASTIC CAP LS 38469
- CALCULATED POSITION
- FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348



PRELIMINARY

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



PROJECT NO: 2021059	PROJECT NAME: 533 CR8	REVISIONS:	DATE:
DATE: 1-19-2022	CLIENT: WAYPOINT	REDLINES	5-31-22
DRAWN BY: SIP	FILE NAME: 2021059	REDLINES	7-26-22
CHECKED BY: SIP	SCALE: 1" = 80'	REVISED SIGNATURE BLOCKS	7-26-22
		ADD LOT 4	2-14-23



STAFF REPORT: FARMSTEAD 2ND FILING FINAL PLAT

DATE: February 23, 2023

GENERAL INFORMATION

Applicant:	Steve Schroyer – Schroyer Resources	Size: 95.10 acres
Site Location:	This property is located at the south west corner of Mountain Avenue and North County Line Road 1 (Parcel Numbers: 9424000001, 9424123002, 9424124003, 9424123003, and 9424000013)	
Applicant's Request:	The Applicant is requesting a final plat to subdivide into 285 lots and 30 tracts.	
Current Zoning:	R-1 (Single Family Residential), R-2 (Limited Multi-Family), R-3 (Multi-Family), R-4 (Mixed Use), and C-1 (Neighborhood Commercial).	

ZONING DISTRICT INFORMATION

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>C-1</u>
Max Density	8 DU/acre	16 DU/acre	20 DU/acre	24 DU/acre	24 DU/acre
Min. Lot area	3,500	2,000	1,400	1,200	N/A
Min. Lot Width	30'	20'	16'	16'	25'
Front Setback	20'	20' front loaded, 10' rear loaded	20' front loaded, 10' rear loaded/ no garage	20' front loaded, 10' rear loaded/ no garage	20' front loaded, 10' rear loaded/ no garage
Side Setback	5' (10' corner)	5' (10' corner), 0' on one side	5' (10' corner), 0' on one side	5' (10' corner), 0' on one side	0' / 20' (from adjacent zoning district)
Rear Setback	20'	10' front loaded, 5' rear loaded	10' front loaded, 5' rear loaded	10' front loaded, 5' rear loaded	10' front loaded, 5' rear loaded
Building Height:	40'	40'	40'	50'	50'

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning/ Buffer required if rezoned</u>
North: RR-2 (Larimer County)	Rural Residential Lots	N/A
South: RR-2 (Larimer County)	Rural Residential Lots	N/A
West: R-2	Single Family Residential	N/A
East: PUD	Rural Farmland	N/A

Proposal

To subdivide the existing parcels into 285 lots and 30 tracts consistent with the Preliminary Plat that was approved by the Town of Berthoud Board of Trustees on August 9, 2022.

Background

During an earlier phase of this project, the area was rezoned to R-1 (Single Family Residential), R-2 (Limited Multi-Family), R-3 (Multi-Family), R-4(Mixed Use), and C-1 (Neighborhood Commercial). In addition to the rezoning, the project also has previously been approved for a neighborhood master plan and preliminary plat. Previous portions of the project were completed in Late 2021 and 2022.

Final Plat Process

The final plat process is intended to divide land consistent with Town of Berthoud standards. The Town shall use the following criteria to evaluate the applicant's final plat application:

30-6-108(C) Review Criteria	Finding	Rationale
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 improvements, utility lines or facilities. e. Does not change any measurable standard (other than above) by more than 15 percent.	Yes	This project is in substantial conformance with the previously approved preliminary plat.
2. The development complies with this Code, the Comprehensive Plan and the PORT Plan.	Yes	The development complies with the Code, and provides trail access and public amenities throughout the project area. Additionally, the future land use map in the comprehensive plan identifies this area as a mixture of suburban business, urban residential, and suburban residential. The proposed layout of the final plat is consistent with these goals, and future phases will provide the businesses at the south west corner of County Line Road and Mountain Avenue.

30-6-108(C) Required Elements	Finding	Rationale
3. All applicable technical standards including the provision of water in sufficient amount and quality have been met.	Yes	The project meets this criterion. The Town of Berthoud Public Works Department and Town Engineers reviewed the application and no conflicts were found. The Town is continuing to work with the developer on a non-potable water agreement.

PUBLIC NOTICE AND COMMENT

Notice of the Planning Commission Public Hearing has been mailed to property owners within 500 feet of the subject property, a legal ad published, and the property was posted as required by the Development Code. In addition, the application was sent out to all property owners within 500 feet, with an invitation to comment on the request within three weeks of receipt. Comments received are attached.

FINDINGS AND RECOMMENDATIONS

Staff recommends Planning Commission approve the Final Plat with the following conditions:

- 1. The applicant shall continue to work with staff to complete a non-potable water agreement.**
- 2. The applicant shall continue to work with staff to address all remaining review comments.**

Attachments

1. Application form
2. Final Plat
3. Public Comment



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

DEVELOPMENT REVIEW APPLICATION

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

Parcel Number(s): 924000001, 920000013, 8424123004, 9424123003, 9424123002		
Site Address:		
Project Name: The Farmstead Second Filing		
Brief description of project: Final Plat		
APPLICATION TYPE (Check as appropriate):		
☐ Annexation	☐ Preliminary Subdivision Plat	☐ Final Site Plan
☐ Rezoning	☒ Final Subdivision Plat	☐ PUD Amendment
☐ Concept Plan	☐ Plat Amendment	☐ PUD Preliminary Development Plan
☐ Minor Subdivision	☐ Oil and Gas	☐ PUD Final Development Plan
☐ Special Use Review	☐ ROW Vacation	☐ Other _____
APPLICANT		
Name: Cathy Mathis, TB Group		
E-mail: cathy@tbgroup.us	Mailing Address: 444 Mountain Avenue	
Phone: 970.532.5891	City/State/Zip: Berthoud CO 80513	
CONTACT PERSON (will receive correspondence from Town Staff/Referral Agencies)		
Name: Steve Schroyer, Schroyer Resources		
E-mail: steve@schroyerresources.com	Mailing Address:	
Phone: 970.481.5505	City/State/Zip:	
OWNER(S) (If different than applicant)		
Name: LGI Homes-Colorado LLC		
E-mail: jd@postmoderndevelopment.com	Mailing Address: Fort Collins CO 80524	
Phone: 970.407.7808	City/State/Zip: Fort Collins CO 80524	
CONSULTANT (Engineer, Surveyor, or Planner)		
Name: Danny Weber, Northern Engineering Services		
E-mail: danny@northernengineering.com	Mailing Address: 301 North Howes Street, Suite 100	
Phone: 970.568.5418	City/State/Zip: Fort Collins CO 80521	

LAND USE INFORMATION							
Existing Use: Vacant Proposed Use: Residential Existing Zoning: R1, R2, R3, R4 Proposed Zoning: (if applicable): Number of acres: Proposed Access: Highway 56 and County	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="background-color: #e0f0ff; text-align: center;">Adjacent zoning / land use:</th> </tr> </thead> <tbody> <tr> <td style="width: 50%;">East Side: Ag</td> <td style="width: 50%;">North Side: M1</td> </tr> <tr> <td>West Side: PUD</td> <td>South Side: Weld County</td> </tr> </tbody> </table>	Adjacent zoning / land use:		East Side: Ag	North Side: M1	West Side: PUD	South Side: Weld County
Adjacent zoning / land use:							
East Side: Ag	North Side: M1						
West Side: PUD	South Side: Weld County						
UTILITY SERVICE INFORMATION							
Water: Town of Berthoud	Sewer: Town of Berthoud						
PROJECT INFORMATION							
Number of proposed units: 285 Number of phases: 3 Number of Units per phase: Number of lots proposed: 285 Lot size minimum: 1,910 Lot size maximum: 15,253 Lot size average: Gross density (units/acre): 2.12 Net density (units/acre): Area and percent open space: 12.5%	Non-Residential Building Area (Sq. Ft.) Proposed: Non-Residential Construction Floor Area Ratio Proposed: Total Number of Parking Spaces: <u>Acreage of Site:</u> a. Gross: 126.5 b. Right-of-Way: c. Net (a-b) <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="background-color: #e0f0ff; text-align: center;">Type of Housing Proposed (please check):</th> </tr> </thead> <tbody> <tr> <td style="width: 50%; vertical-align: top;"> ☒ Future Single Family ☐ Duplex ☐ Multi-family (# of units:) </td> <td style="width: 50%; vertical-align: top;"> ☐ Townhouse ☐ Condominium </td> </tr> </tbody> </table>	Type of Housing Proposed (please check):		☒ Future Single Family ☐ Duplex ☐ Multi-family (# of units:)	☐ Townhouse ☐ Condominium		
Type of Housing Proposed (please check):							
☒ Future Single Family ☐ Duplex ☐ Multi-family (# of units:)	☐ Townhouse ☐ Condominium						

Signatures are required for ALL Property Owners and the Applicant

I hereby certify that I am the lawful owner of the parcel(s) of land that this application concerns and consent to the action. I hereby permit Town of Berthoud staff to enter upon the property for the purposes of inspection relating to the application. Building Permits will not be accepted while this application is in process.

Property Owner(s):  / Officer Date: 2022-10-18
 Property Owner(s): _____ Date: _____

In submitting the application materials and signing this application agreement, I acknowledge and agree that the application is subject to the applicable processing and public hearing requirements set forth in the Development Code.

Applicant: Cathy Mathis Digitally signed by Cathy Mathis
DN: C=US, E=cathy@tbggroup.us, CN=Cathy Mathis
Date: 2022.10.18 10:22:33 -06'00' Date: 10-18-22

FOR OFFICE USE ONLY

Received By:

Date:

THE FARMSTEAD SECOND FILING

A TRACT OF LAND LOCATED IN SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, 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 THE FARMSTEAD SECOND FILING, located in Section 24, 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 PORTION OF THE EAST HALF OF THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, TOGETHER WITH OUTLOT "C", AND TRACTS 2, 3, 4, AND 5 OF THE FARMSTEAD SUBDIVISION AS RECORDED MARCH 1, 2019 AS RECEPTION NUMBER 20190016179 OF SAID LARIMER COUNTY RECORDS, ALL DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS USED IN THE PREPARATION OF THIS DESCRIPTIONS THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 WAS ASSUMED TO BEAR SOUTH 00°05'09" EAST, BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON. WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 00°05'09" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 143.67 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF- WAY OF COLORADO STATE HIGHWAY 56, AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°05'09" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2471.96 FEET, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24;

THENCE SOUTH 00°04'25" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 324.92 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 89°22'43" WEST, ALONG THE NORTH LINE OF LOT 2 OF THE WYCOFF MRD S-138-92, A DISTANCE OF 511.89 FEET, TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A QUIT CLAIM DEED RECORDED AS RECEPTION NUMBER 93067042 OF SAID LARIMER COUNTY RECORDS;

THENCE NORTH 15°04'50" WEST, ALONG SAID EAST LINE OF RECEPTION NUMBER 93067042, A DISTANCE OF 67.28 FEET; THENCE CONTINUING ALONG SAID EAST LINE OF RECEPTION NUMBER 93067042, NORTH 02°00'29" WEST A DISTANCE OF 205.19 FEET, TO A POINT ON THE NORTH LINE OF LOT 3 OF SAID WYCOFF MRD S-138-92;

THENCE SOUTH 89°59'43" WEST, ALONG THE NORTH LINE OF LOT 3 AND LOT 4 OF SAID WYCOFF MRD S-138-92, A DISTANCE OF 791.84 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 00°05'41" WEST, ALONG THE WEST LINE OF OUTLOT J OF THE FARMSTEAD SUBDIVISION, A DISTANCE OF 146.44 FEET, TO A POINT ON THE NORTH LINE OF SAID OUTLOT J;

THENCE NORTH 46°03'50" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 286.11 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 43°56'10" EAST A DISTANCE OF 95.00 FEET;
2. ALONG A TANGENT, CURVE TURNING TO THE RIGHT AN ARC LENGTH OF 23.56 FEET, A HAVING A DELTA OF 90°00'00", AND RADIUS OF 15.00 FEET, THE CHORD OF WHICH BEARS NORTH 88°56'10" EAST, A DISTANCE OF 21.21 FEET;
3. NORTH 43°56'10" EAST A DISTANCE OF 58.00 FEET;
4. ALONG A NON-TANGENT, CURVE TURNING TO THE RIGHT, AN ARC LENGTH OF 23.56 FEET, HAVING A DELTA OF 90°00'00" AND A RADIUS OF 15.00 FEET, THE CHORD OF WHICH BEARS NORTH 01°03'50" WEST, A DISTANCE OF 21.21 FEET;
5. NORTH 43°56'10" EAST A DISTANCE OF 112.96 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 00°05'41" WEST A DISTANCE OF 96.40 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NEBRASKA AVENUE;

THENCE SOUTH 43°56'10" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 182.27 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG A CURVE TURNING TO THE RIGHT AN ARC LENGTH OF 23.56 FEET, HAVING A DELTA OF 90°00'00", AND A RADIUS OF 15.00 FEET, THE CHORD OF WHICH BEARS SOUTH 88°56'10" WEST, A DISTANCE OF 21.21 FEET, TO A POINT ON THE BOUNDARY OF TRACT 3 OF THE FARMSTEAD SUBDIVISION;

THENCE ALONG THE BOUNDARY OF SAID TRACT 3 THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. NORTH 43°56'10" EAST A DISTANCE OF 110.00 FEET;
2. NORTH 46°03'50" WEST A DISTANCE OF 594.90 FEET;
3. NORTH 54°40'01" WEST A DISTANCE OF 66.85 FEET;
4. NORTH 35°16'11" WEST A DISTANCE OF 53.39 FEET;
5. NORTH 00°10'08" EAST A DISTANCE OF 45.83 FEET;
6. NORTH 89°49'52" WEST A DISTANCE OF 123.20 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DOROTHY DRIVE;

THENCE ALONG THE EAST RIGHT-OF-WAY OF SAID DOROTHY DRIVE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. NORTH 00°03'40" WEST A DISTANCE OF 58.00 FEET;
2. ALONG A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 23.56 FEET, HAVING A DELTA OF 90°00'00", AND A RADIUS OF 15.00 FEET, THE CHORD OF WHICH BEARS NORTH 44°49'52" WEST, A DISTANCE OF 21.21 FEET;
3. NORTH 00°10'08" EAST A DISTANCE OF 229.98 FEET;
4. ALONG A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 23.56 FEET, HAVING A DELTA OF 90°00'00", AND A RADIUS OF 15.00 FEET, THE CHORD OF WHICH BEARS NORTH 45°10'08" EAST, A DISTANCE OF 21.21 FEET;
5. NORTH 00°10'08" EAST A DISTANCE OF 58.00 FEET;
6. ALONG A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 23.56 FEET, HAVING A DELTA OF 90°00'00", AND A RADIUS OF 15.00 FEET, THE CHORD OF WHICH BEARS NORTH 44°49'52" WEST, A DISTANCE OF 21.21 FEET;
7. NORTH 00°10'08" EAST A DISTANCE OF 95.00 FEET, TO A POINT ON THE NORTH BOUNDARY OF TRACT 2 OF THE FARMSTEAD SUBDIVISION;

THENCE SOUTH 89°49'52" EAST, ALONG THE NORTH BOUNDARY OF SAID TRACT 2, A DISTANCE OF 720.38 FEET TO THE EAST LINE OF THE BEBO MRD S-76-87; THENCE NORTH 00°05'41" WEST, ALONG THE EAST LINE OF SAID BEBO MRD S-76-87 A DISTANCE OF 946.33 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 56, AS DESCRIBED IN BOOK 1168 AT PAGE 559 OF LARIMER COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 56, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 89°38'36" EAST A DISTANCE OF 1249.27 FEET;
2. SOUTH 44°27'54" EAST A DISTANCE OF 68.11 FEET;
3. SOUTH 89°37'24" EAST A DISTANCE OF 31.58 FEET, TO THE POINT OF BEGINNING;

containing 4,142,434 square feet or 95.10 acres more or less.

Having laid out, platted, and subdivided the above described land, under the name and style of THE FARMSTEAD SECOND FILING 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 plats, and grant to the Town of Berthoud such easements and rights-of-way, and all right, title and interest in real property to the above described lands, including all surface interests and all minerals within or underlying said lands, 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.

Notary Public

My commission expires: _____

Witness my hand and official seal

NOTES:

1) The Basis of Bearings is the East line of the Northeast Quarter of Section 24 as bearing South 00° 05' 10" East (Recorded - South 00° 05' 09" East) (assumed bearing) and monumented as shown on drawing.

2) All information regarding easements, right-of-way or title of record, Northern Engineering relied upon Title Commitment No. ABC25187344-3, dated October 6, 2022, prepared by Land Title Guarantee Company.

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

4) 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.

5) For easements created by separate document and shown hereon refer to record document for specific terms.

6) A copy of the title commitment and the documents contained therein were provided to the owner, client and attorney listed hereon for their use and review.

7) Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

8) 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. DORA Bylaws and Rules (4 CCR 730-1).

9) The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.

10) All Underground Utilities should be verified prior to any design and or construction.

11) Adjacent property owner information per the Larimer County Land information Locator.

12) It is the professional opinion of the surveyor, that the accepted monumentation for the East Quarter Corner of Section 24 is the best available evidence for the historic location of said corner location as it applies to this survey.

13) The Easement Exclusion areas are excluded from those blanket Tract easements listed in the Land Use Table.

14) Easements will be defined with sufficient data to establish their position prior to final plat submittal. This note will be removed prior to finalizing survey.

15) This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and or upgraded prior to plat finalizing and recording. This note will be removed prior to finalizing survey.

OWNER/APPLICANT

OWNER/APPLICANT

PLANNER/ LANDSCAPE ARCHITECT

SITE ENGINEER

SITE SURVEYOR

NOTICE:

SECTION: 24

TOWNSHIP: 4N

RANGE: 69W of the 6th PM

THE FARMSTEAD SECOND FILING

TOWN OF BERTHOUD

STATE OF COLORADO

Sheet 1

Of 11 Sheets

OWNER:

BY: _____

STATE OF COLORADO)

COUNTY OF LARIMER)

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

_____ as _____ of _____.

_____ as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

OWNER:

BY: _____

STATE OF COLORADO)

COUNTY OF LARIMER)

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

_____ as _____ of _____.

_____ as _____ of _____.

Witness my hand and official seal

My commission expires: _____

Notary Public

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

_____ as _____ of _____.

OWNER/APPLICANT

J.D. Padilla
Post Modern Development
144 North Mason Street, Suite 4
Fort Collins, Colorado 80524
(970) 407-7808

PLANNER/ LANDSCAPE ARCHITECT

Jim Birdsall
TB Group
444 Mountain Avenue
Berthoud, Colorado 80513
(970) 532-5891

SITE ENGINEER

Northern Engineering Services, Inc.
Danny Weber, P.E.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SITE SURVEYOR

Northern Engineering Services, Inc.
Bob Tessely, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

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 ____.

Approved by the County of Larimer, Colorado this ____ day of _____, 20 ____.

Approved by the State of Colorado this ____ day of _____, 20 ____.

Approved by the City of Berthoud this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

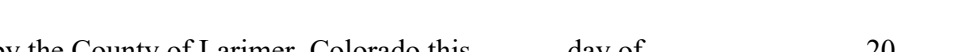
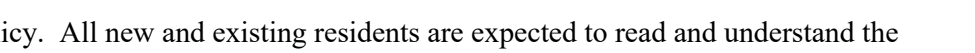
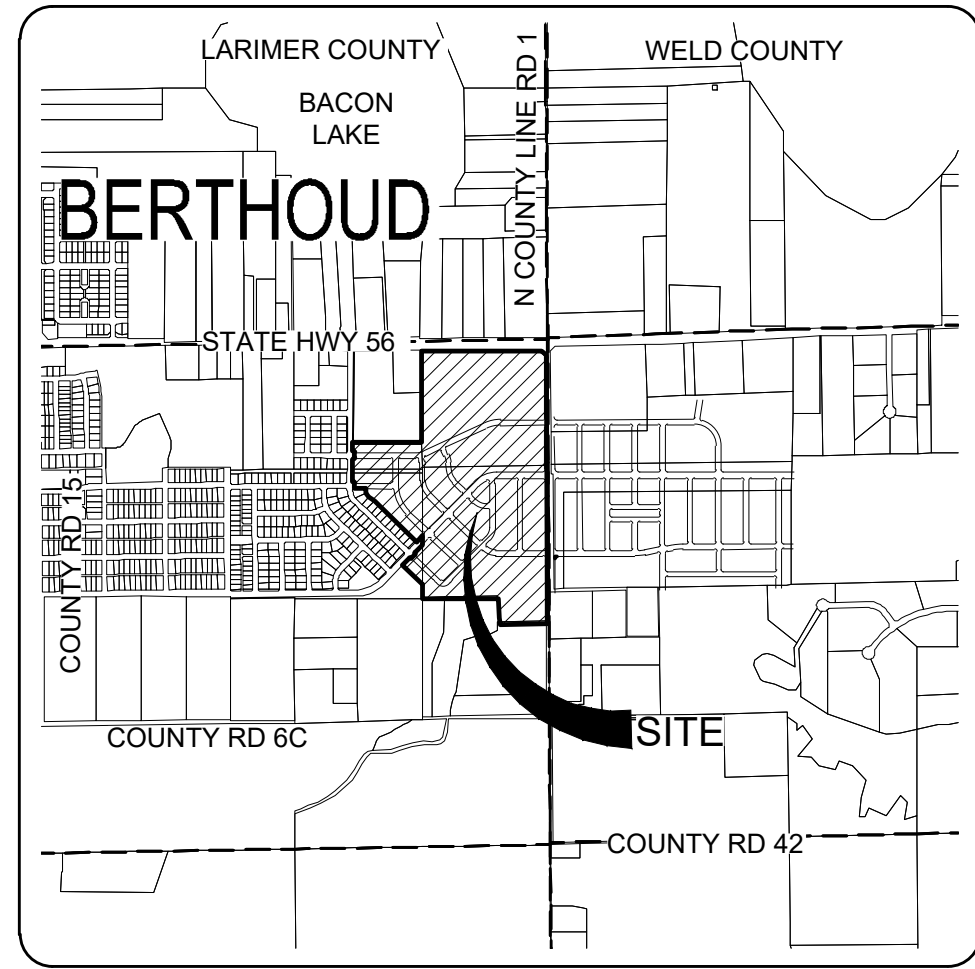
Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.

Approved by the Board of Directors this ____ day of _____, 20 ____.



THE FARMSTEAD SECOND FILING

A TRACT OF LAND LOCATED IN SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
(M) C1	89°58'58"	15.00'	23.56'	N88°56'02"E	21.21'
(R) C1	90°00'00"	15.00'	23.56'	N88°56'10"E	21.21'
(M) C2	89°58'58"	15.00'	23.56'	N01°03'58"W	21.21'
(R) C2	90°00'00"	15.00'	23.56'	N01°03'50"W	21.21'
(M) C3	89°58'58"	15.00'	23.56'	S88°56'02"W	21.21'
(R) C3	90°00'00"	15.00'	23.56'	S88°56'10"W	21.21'
(M) C4	89°58'58"	15.00'	23.56'	N44°50'00"W	21.21'
(R) C4	90°00'00"	15.00'	23.56'	N44°49'52"W	21.21'
(M) C5	89°58'58"	15.00'	23.56'	N45°10'00"E	21.21'
(R) C5	90°00'00"	15.00'	23.56'	N45°10'08"E	21.21'
(M) C6	89°58'58"	15.00'	23.56'	N44°50'00"W	21.21'
(R) C6	90°00'00"	15.00'	23.56'	N44°49'52"W	21.21'

LEGEND

- RIGHT-OF-WAY LINE
- PLATTED BOUNDARY LINE
- LOT LINE
- RECORDED BEARING & DISTANCE
- MEASURED BEARING & DISTANCE



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°58'58"	15.00'	23.56'	N88°56'02"E	21.21'
C2	89°58'58"	15.00'	23.56'	N01°03'58"W	21.21'
C3	89°58'58"	15.00'	23.56'	S88°56'02"W	21.21'
C4	89°58'58"	15.00'	23.56'	N44°50'00"W	21.21'
C5	89°58'58"	15.00'	23.56'	N45°10'00"E	21.21'
C6	89°58'58"	15.00'	23.56'	N44°50'00"W	21.21'
C7	36°58'44"	200.00'	129.08'	S71°40'38"W	126.85'
C8	36°43'34"	250.00'	160.25'	S71°33'03"W	157.52'
C9	1°30'20"	400.00'	10.51'	S00°35'10"E	10.51'
C10	44°43'38"	400.00'	312.25'	S23°42'09"E	304.39'
C11	46°13'58"	200.00'	161.38'	N22°56'59"W	157.04'
C12	44°01'13"	165.00'	126.77'	N68°04'34"W	123.67'
C13	45°58'02"	275.00'	220.63'	S66°55'03"W	214.76'
C14	44°01'20"	200.00'	153.67'	S68°04'30"E	149.91'
C15	90°00'00"	50.00'	78.54'	N88°56'02"E	70.71'
C16	8°02'23"	429.00'	60.20'	S21°01'47"E	60.15'
C17	65°17'53"	10.00'	11.40'	S32°48'57"W	10.79'
C18	46°13'58"	40.00'	32.28'	S22°56'59"E	31.41'
C19	90°00'00"	15.00'	23.56'	S44°50'00"E	21.21'
C20	90°00'00"	15.00'	23.56'	S45°10'00"W	21.21'
C21	82°56'51"	15.00'	21.72'	S48°21'33"E	19.87'
C22	10°07'28"	429.00'	75.81'	S11°56'52"E	75.71'
C23	90°00'00"	15.00'	23.56'	N88°56'02"E	21.21'
C24	90°00'00"	15.00'	23.56'	S01°03'58"E	21.21'
C25	90°00'00"	21.00'	32.99'	S88°56'02"W	29.70'
C26	14°23'23"	168.00'	42.19'	S38°52'16"E	42.08'
C27	118°46'47"	87.00'	180.36'	N88°56'02"E	149.75'
C28	14°23'23"	168.00'	42.19'	N36°44'21"E	42.08'
C29	90°00'00"	15.00'	23.56'	N88°56'02"E	21.21'
C30	44°01'14"	194.00'	149.05'	S68°04'34"E	145.41'
C31	90°00'00"	30.00'	47.12'	S45°05'10"E	42.43'
C32	90°00'00"	30.00'	47.12'	N44°54'50"E	42.43'
C33	90°00'00"	15.00'	23.56'	N44°54'50"E	21.21'
C34	90°00'00"	10.00'	15.71'	S45°05'10"E	14.14'
C35	90°00'00"	10.00'	15.71'	N44°54'50"E	14.14'
C36	88°44'13"	15.00'	23.23'	S44°27'17"E	20.98'
C37	90°00'00"	15.00'	23.56'	S44°54'50"W	21.21'
C38	22°07'26"	171.00'	66.03'	N57°07'40"W	65.62'
C39	90°00'00"	15.00'	23.56'	N01°03'58"W	21.21'
C40	47°14'34"	241.50'	199.13'	N67°33'19"E	193.53'
C41	90°00'00"	15.00'	23.56'	S45°05'10"E	21.21'
C42	90°00'00"	15.00'	23.56'	S44°54'50"W	21.21'
C43	43°01'10"	136.00'	102.11'	N68°34'35"W	99.73'
C44	90°00'00"	15.00'	23.56'	N01°03'58"W	21.21'
C45	90°00'00"	15.00'	23.56'	N88°56'02"E	21.21'
C46	13°06'34"	229.00'	52.40'	S63°03'20"E	52.28'
C47	90°00'00"	15.00'	23.56'	S01°03'58"E	21.21'
C48	90°00'00"	15.00'	23.56'	S88°56'02"W	21.21'
C49	90°00'00"	15.00'	23.56'	N01°03'58"W	21.21'
C50	90°00'00"	15.00'	23.56'	N88°56'02"E	21.21'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C51	90°00'00"	15.00'	23.56'	N45°10'00"E	21.21'
C52	90°00'00"	15.00'	23.56'	S44°50'00"E	21.21'
C53	46°13'58"	229.00'	184.78'	S22°56'59"E	179.81'
C54	90°00'00"	15.00'	23.56'	S01°03'58"E	21.21'
C55	90°00'00"	15.00'	23.56'	S88°56'02"W	21.21'
C56	46°13'58"	371.00'	299.37'	N22°56'59"W	291.31'
C57	90°00'00"	15.00'	23.56'	S01°03'58"E	21.21'
C58	46°13'58"	171.00'	137.98'	N22°56'59"W	134.27'
C59	90°00'00"	15.00'	23.56'	S88°56'02"W	21.21'
C60	45°58'07"	308.50'	247.51'	S66°55'06"W	240.93'
C61	8°02'23"	429.00'	60.20'	S29°04'10"E	60.15'
C62	90°00'00"	30.00'	47.12'	S45°05'10"E	42.43'
C63	36°43'34"	221.00'	141.66'	N71°33'03"E	139.25'
C64	36°58'44"	229.00'	147.80'	N71°40'38"E	145.25'
C65	90°00'00"	15.00'	23.56'	N45°10'00"E	21.21'
C66	90°00'00"	15.00'	23.56'	S45°05'10"E	21.21'
C67	90°00'00"	15.00'	23.56'	S44°54'50"W	21.21'
C68	90°00'00"	5.00'	7.85'	S44°54'50"E	7.07'
C69	90°00'00"	5.00'	7.85'	S45°05'10"E	7.07'
C70	90°00'00"	10.00'	15.71'	S44°54'50"W	14.14'
C71	90°00'00"	10.00'	15.71'	N45°05'10"W	14.14'
C72	90°00'00"	5.00'	7.85'	N45°05'10"W	7.07'
C73	90°00'00"	5.00'	7.85'	S44°54'50"W	7.07'
C74	90°00'00"	10.00'	15.71'	S44°54'50"W	14.14'
C75	90°00'00"	10.00'	15.71'	N45°05'10"W	14.14'
C76	90°00'00"	10.00'	15.71'	S45°05'10"E	14.14'
C77	90°00'00"	10.00'	15.71'	N44°54'50"E	14.14'
C78	90°00'00"	5.00'	7.85'	N44°54'50"E	7.07'
C79	90°00'00"	5.00'	7.85'	S45°05'10"E	7.07'
C80	19°28'16"	30.00'	10.20'	S80°21'02"E	10.15'
C81	13°26'05"	194.00'	45.49'	S83°22'08"E	45.38'
C82	70°31'44"	30.00'	36.93'	S35°21'02"E	34.64'
C83	30°35'08"	194.00'	103.58'	S61°21'31"E	102.34'
C84	2°10'27"	168.00'	6.38'	N42°50'49"E	6.37'
C85	12°12'56"	168.00'	35.82'	N35°39'07"E	35.75'
C86	16°22'01"	87.00'	24.85'	N37°43'40"E	24.77'
C87	61°19'55"	87.00'	93.13'	N76°34'38"E	88.75'
C88	8°49'17"	229.00'	35.26'	S04°14'38"E	35.22'
C89	31°18'15"	87.00'	47.53'	S57°06'17"E	46.94'
C90	9°46'35"	87.00'	14.84'	S36°33'52"E	14.83'
C91	16°21'27"	171.00'	48.82'	S81°59'17"W	48.65'
C92	10°26'27"	171.00'	31.16'	S68°35'20"W	31.12'
C93	4°18'24"	229.00'	17.21'	S71°45'49"E	17.21'
C94	1°00'03"	136.00'	2.38'	N46°33'59"W	2.38'
C95	8°53'32"	229.00'	35.54'	S13°06'02"E	35.50'
C96	10°26'05"	229.00'	41.71'	S51°17'00"E	41.65'
C97	13°06'34"	229.00'	52.40'	S63°03'20"E	52.28'
C98	16°10'09"	229.00'	64.63'	S82°00'06"E	64.41'
C99	43°01'10"	136.00'	102.11'	N68°34'35"W	99.73'
C100	21°53'47"	171.00'	65.35'	N79°08'17"W	64.95'

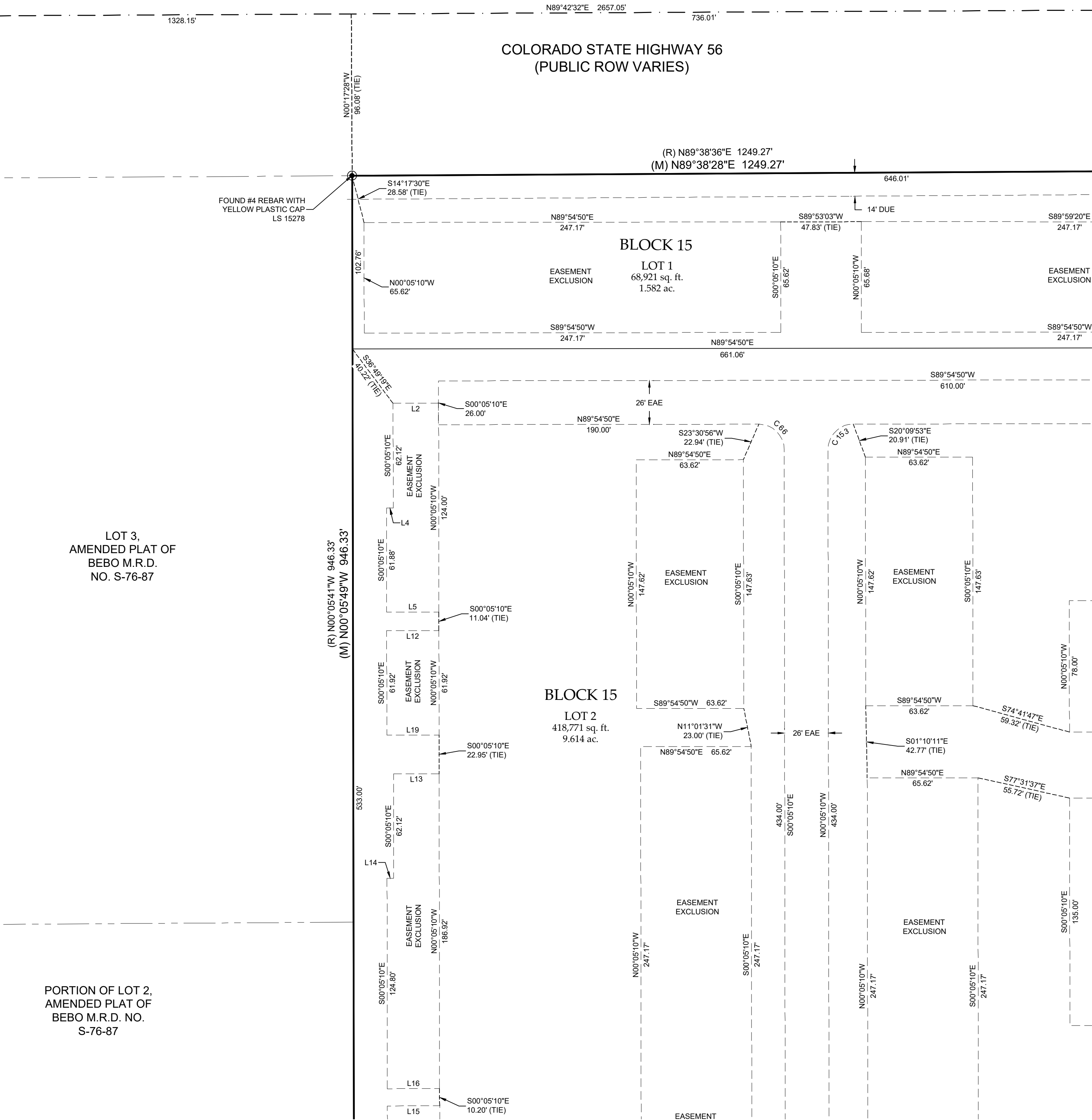
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C101	22°07'26"	171.00'	66.03'	N57°07'40"W	65.62'
C102	90°00'00"	15.00'	23.56'	N45°05'10"W	21.21'
C103	23°06'16"	213.00'	85.89'	N11°38'18"W	85.31'
C104	39°10'50"	429.00'	293.36'	S26°28'33"E	287.68'
C105	90°00'00"	10.00'	15.71'	S01°03'58"E	14.14'
C106	46°13'58"	60.00'	48.41'	S22°56'59"E	47.11'
C107	90°00'00"	10.00'	15.71'	S44°50'00"E	14.14'
C108	89°59'52"	3.00'	4.71'	S45°10'04"W	4.24'
C109	90°00'00"	10.00'	15.71'	N88°56'02"E	14.14'
C110	36°43'34"	223.00'	142.94'	N18°26'57"W	140.51'
C111	11°19'48"	171.00'	33.81'	N40°24'04"W	33.76'
C112	90°00'00"	30.00'	47.12'	S44°54'50"W	42.43'
C113	13°35'25"	171.00'	40.56'	N27°56'27"W	40.47'
C114	19°04'01"	171.00'	56.91'	N11°36'44"W	56.64'
C115	6°45'07"	171.00'	20.15'	S59°59'32"W	20.14'
C116	90°00'00"	5.00'	7.85'	S44°54'50"W	7.07'
C117	89°58'03"	5.00'	7.85'	N45°06'09"W	7.07'
C118	23°20'31"	60.00'	24.44'	S34°23'42"E	24.28'
C119	114°42'15"	3.00'	6.01'	N57°10'59"W	5.05'
C120	79°50'51"	30.00'	41.81'	S39°50'15"W	38.51'
C121	9°36'21"	229.00'	38.39'	S22°20'59"E	38.35'
C122	9°36'21"	229.00'	38.39'	S31°57'19"E	38.35'
C123	9°07'18"	229.00'	36.46'	S41°19'09"E	36.42'
C124	1°11'09"	229.00'	0.74'	S45°58'23"E	0.74'
C125	90°00'00"	10.00'	15.71'	N88°56'02"E	14.14'
C126	90°00'00"	10.00'	15.71'	S01°03'58"E	14.14'
C127	3°31'49"	371.00'	22.86'	N44°18'03"W	22.86'
C128	8°38'57"	371.00'	56.00'	N38°12'40"W	55.95'
C129	8°38'56"	371.00'	56.00'	N29°33'43"W	55.95'
C130	8°38'55"	371.00'	56.00'	N20°54'48"W	55.95'
C131	8°38'54"	371.00'	56.00'	N12°15'53"W	55.95'
C132	4°56'17"	371.00'	31.98'	N05°28'17"W	31.97'
C133	13°08'12"	246.00'	56.40'	N19°19'53"W	56.28'
C134	12°55'47"	246.00'	55.51'	N06°17'53"W	55.40'
C135	22°53'27"	60.00'	23.97'	S11°16'43"E	23.81'
C136	10°09'09"	30.00'	5.32'	S84°50'15"W	5.31'
C137	90°00'00"	15.00'	23.56'	N45°05'10"W	21.21'
C138	46°13'58"	246.00'	198.50'	N22°56'59"W	193.16'
C139	13°10'01"	246.00'	56.53'	N32°28'59"W	56.41'
C140	6°59'58"	246.00'	30.05'	N42°33'59"W	30.03'
C141	3°31'24"	266.00'	16.36'	S44°18'15"E	16.36'
C142	8°38'56"	266.00'	40.15'	S38°13'05"E	40.12'
C143	39°52'33"	266.00'	185.13'	S26°07'41"E	181.41'
C144	8°38'56"	266.00'	40.15'	S20°55'13"E	40.11'
C145	8°38'55"	266.00'	40.15'	S12°16'18"E	40.11'
C146	1°45'26"	266.00'	8.16'	S07°04'07"E	8.16'
C147	83°38'35"	10.00'	14.60'	S48°00'42"E	13.34'
C148	90°00'00"	10.00'	15.71'	S45°10'00"W	14.14'
C149	3°05'25"	371.00'	20.01'	N01°27'26"W	20.01'
C150	0°04'44"	371.00'	0.51'	N00°07'38"E	0.51'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C151	8°38'56"	266.00'	40.15'	S29°34'09"E	40.12'
C152	68°44'30"	15.00'	18.00'	N11°10'49"E	16.94'
C153	90°00'00"	15.00'	23.56'	N44°54'50"E	

THE FARMSTEAD SECOND FILING

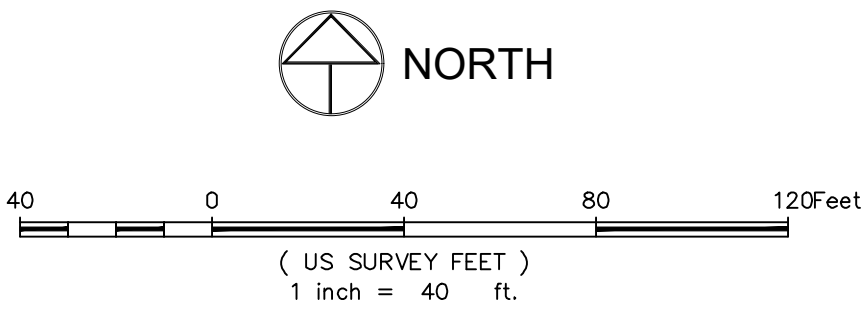
A TRACT OF LAND LOCATED IN SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

N1/4 S24-T4N-R69W
FOUND #6 REBAR WITH
2.5" ALUMINUM CAP
LS 28285 "2001"
IN MONUMENT BOX



SEE LINE & CURVE TABLE
ON SHEET 2 OF 11

LEGEND	
	RIGHT-OF-WAY LINE
	SECTION LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	LOT LINE
	FOUND PROPERTY CORNER AS DESCRIBED
	SECTION CORNER
	SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
	UTILITY EASEMENT
	DRAINAGE & UTILITY EASEMENT
	EMERGENCY ACCESS EASEMENT
	PUBLIC & EMERGENCY ACCESS EASEMENT
	RIGHT OF WAY
	RECORDED BEARING & DISTANCE
	MEASURED BEARING & DISTANCE
	RED PLASTIC CAP
	ORANGE PLASTIC CAP
	BLUE PLASTIC CAP



DRAFT
2-13-23
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY

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

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

SECTION:
24
TOWNSHIP:
4N
RANGE:
69W of the 6th PM

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

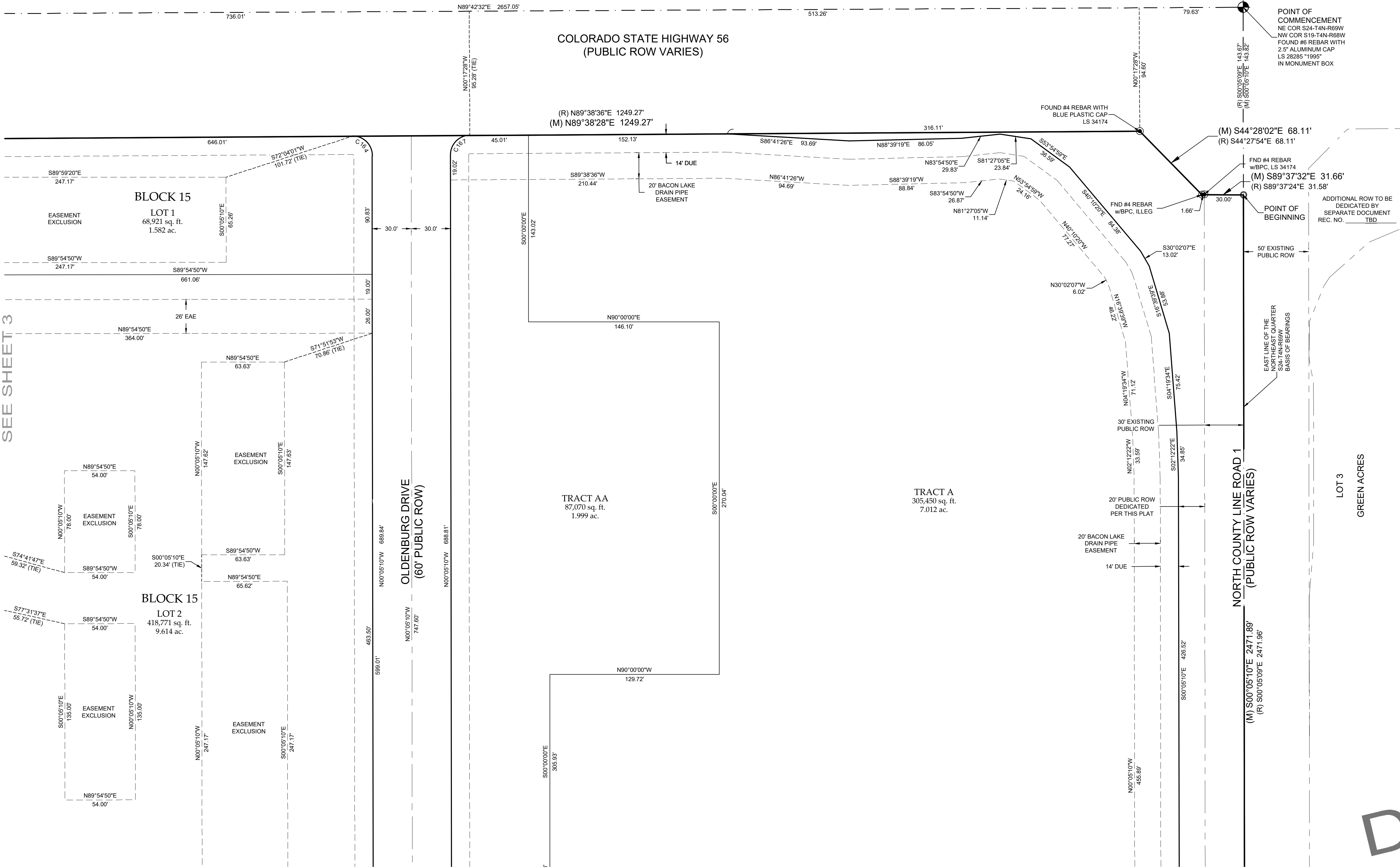
DATE:
2/13/23
SCALE:
1"=40'
REVIEWED BY:
R. Tesseley
PROJECT:
1204-006
CLIENT:
Post Modern
Development
DRAWN BY:
L. Smith

THE FARMSTEAD SECOND FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
3
Of 11 Sheets

THE FARMSTEAD SECOND FILING

A TRACT OF LAND LOCATED IN SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



SEE LINE & CURVE TABLE
ON SHEET 2 OF 11

LEGEND

---	RIGHT-OF-WAY LINE
- - -	SECTION LINE
- . - . -	EASEMENT LINE
- - -	EXISTING EASEMENT LINE
- - -	EXISTING RIGHT-OF-WAY
- - -	PLATTED BOUNDARY LINE
- - -	LOT LINE
●	FOUND PROPERTY CORNER AS DESCRIBED
○	SECTION CORNER
○	SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
UE	UTILITY EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
P&EAE	PUBLIC & EMERGENCY ACCESS EASEMENT
ROW	RIGHT OF WAY
(R)	RECORDED BEARING & DISTANCE
(M)	MEASURED BEARING & DISTANCE
RPC	RED PLASTIC CAP
OPC	ORANGE PLASTIC CAP
BPC	BLUE PLASTIC CAP

NORTH

40 0 40 80 120 Feet
(U.S. SURVEY FEET)
1 inch = 40 ft.

DRAFT
2-13-23

PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY

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

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:

24

TOWNSHIP:

4N

RANGE:

69W

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

DATE:

2/13/23

PROJECT:

1204-006

CLIENT:

Post Modern Development

DRAWN BY:

L. Smith

SCALE:

1"=40'

REVIEWED BY:

R. Tesseley

THE FARMSTEAD SECOND FILING

TOWN OF BERTHOUD
STATE OF COLORADO

Sheet

4

Of 11 Sheets

THE FARMSTEAD SECOND FILING

A TRACT OF LAND LOCATED IN SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

LEGEND	
	RIGHT-OF-WAY LINE
	SECTION LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	LOT LINE
	FOUND PROPERTY CORNER AS DESCRIBED
	SECTION CORNER
	SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
	UTILITY EASEMENT
	DRAINAGE & UTILITY EASEMENT
	EMERGENCY ACCESS EASEMENT
	PUBLIC & EMERGENCY ACCESS EASEMENT
	RIGHT OF WAY
	RECORDED BEARING & DISTANCE
	MEASURED BEARING & DISTANCE
	RED PLASTIC CAP
	ORANGE PLASTIC CAP
	BLUE PLASTIC CAP

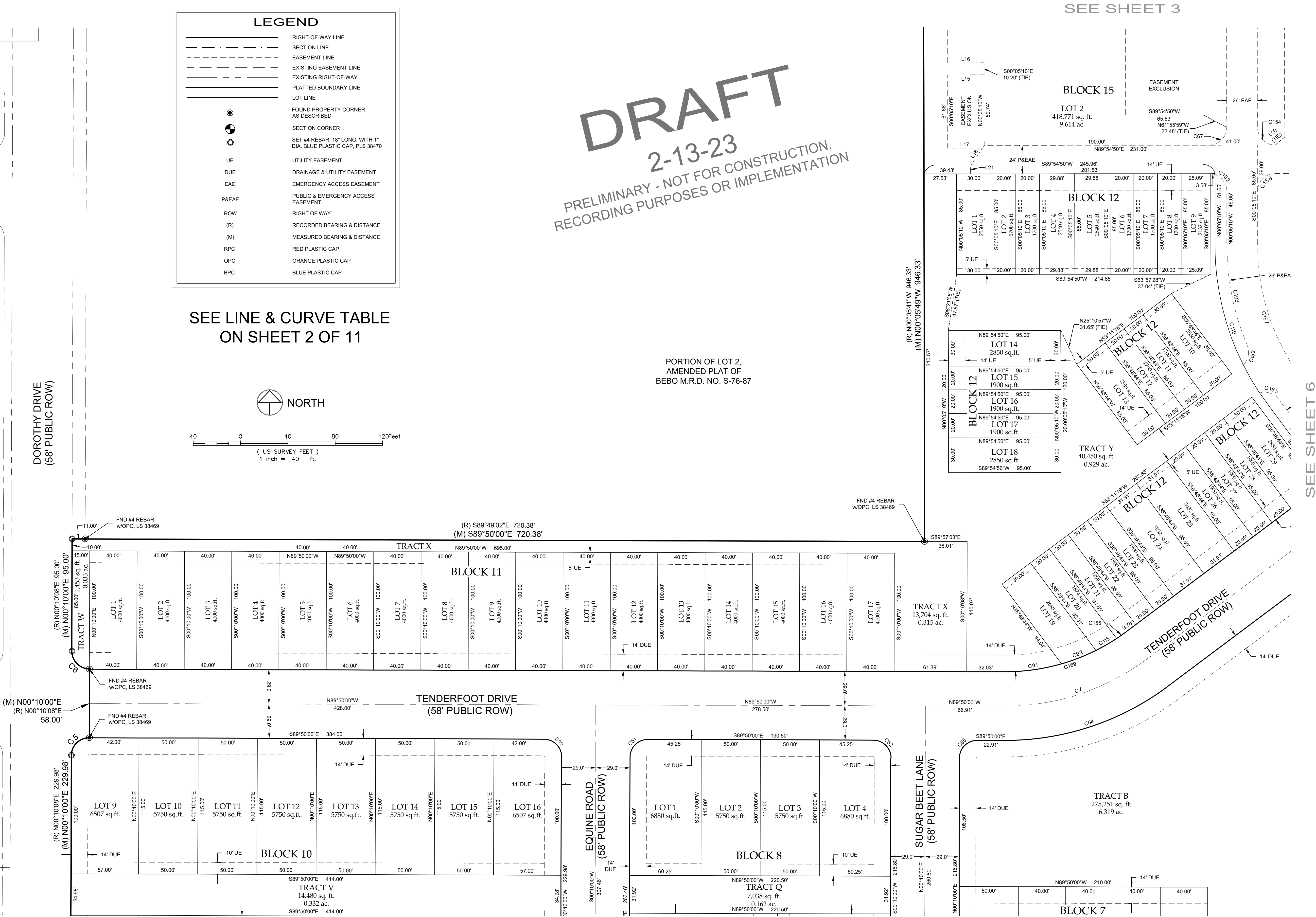
SEE LINE & CURVE TABLE
ON SHEET 2 OF 11



40 0 40 80 120 Feet
(US SURVEY FEET)
1 inch = 40 ft.

DRAFT
2-13-23
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

PORTION OF LOT 2,
AMENDED PLAT OF
BEOB M.R.D. NO. S-76-87



SEE SHEET 3

SEE SHEET 6

SEE SHEET 7

PRELIMINARY

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

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

SECTION:
24
TOWNSHIP:
4N
RANGE:
69W of the 6th PM

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

PROJECT:
1204-C06
CLIENT:
Post Modern Development
DRAWN BY:
L. Smith
DATE:
2/13/23
SCALE:
1"=40'
REVIEWED BY:
R. Tessey

THE FARMSTEAD SECOND FILING
TOWN OF BERTHOUD
STATE OF COLORADO

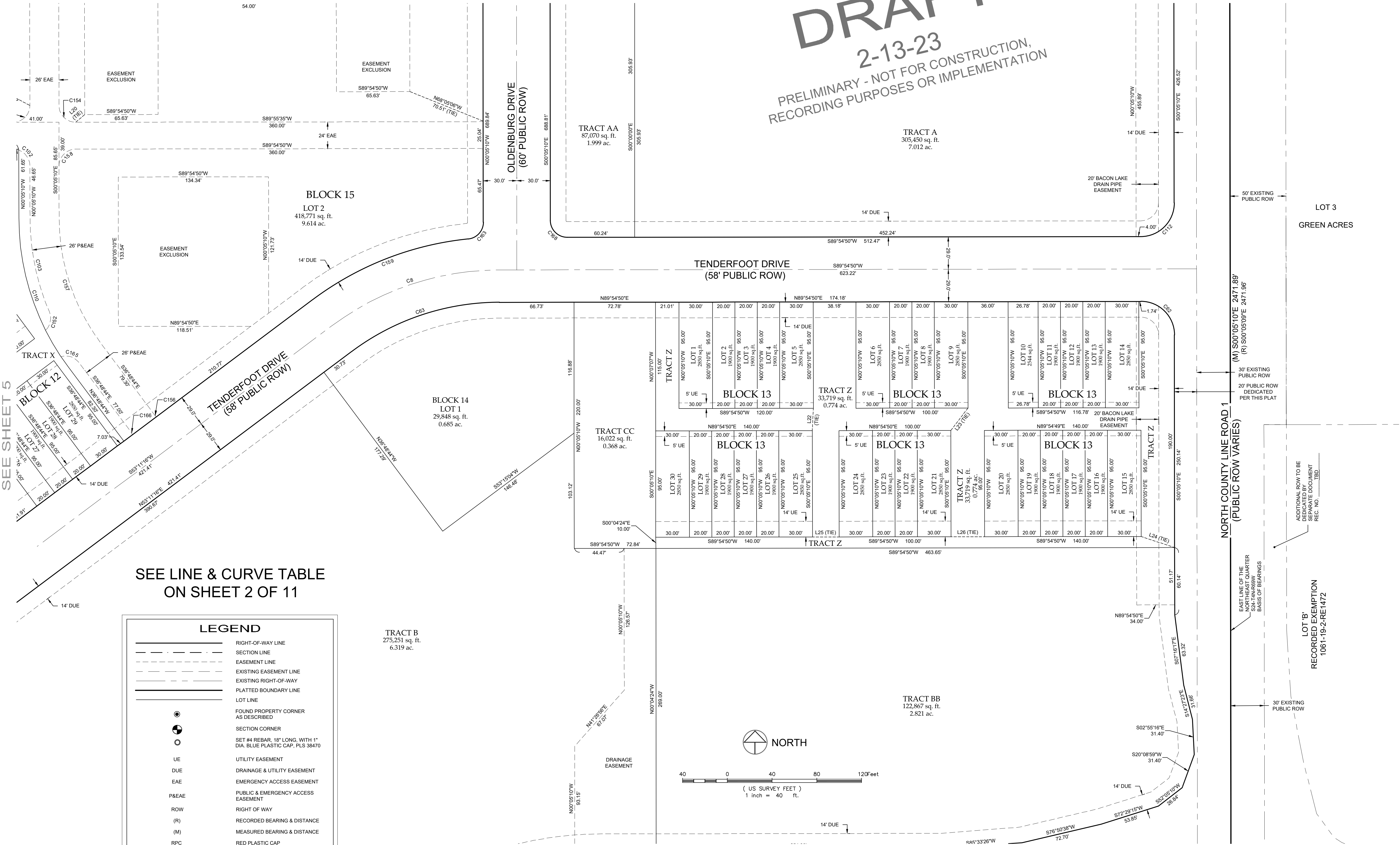
Sheet
5
Of 11 Sheets

THE FARMSTEAD SECOND FILING

A TRACT OF LAND LOCATED IN SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 4

DRAFT
2-13-23
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION



SEE SHEET 8

PRELIMINARY

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

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

SECTION:
24
TOWNSHIP:
4N
RANGE:
69W of the 6th PM

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

PROJECT:
1204-006
CLIENT:
Post Modern Development
DRAWN BY:
L. Smith
DATE:
2/13/23
SCALE:
1"=40'
REVIEWED BY:
R. Tessey

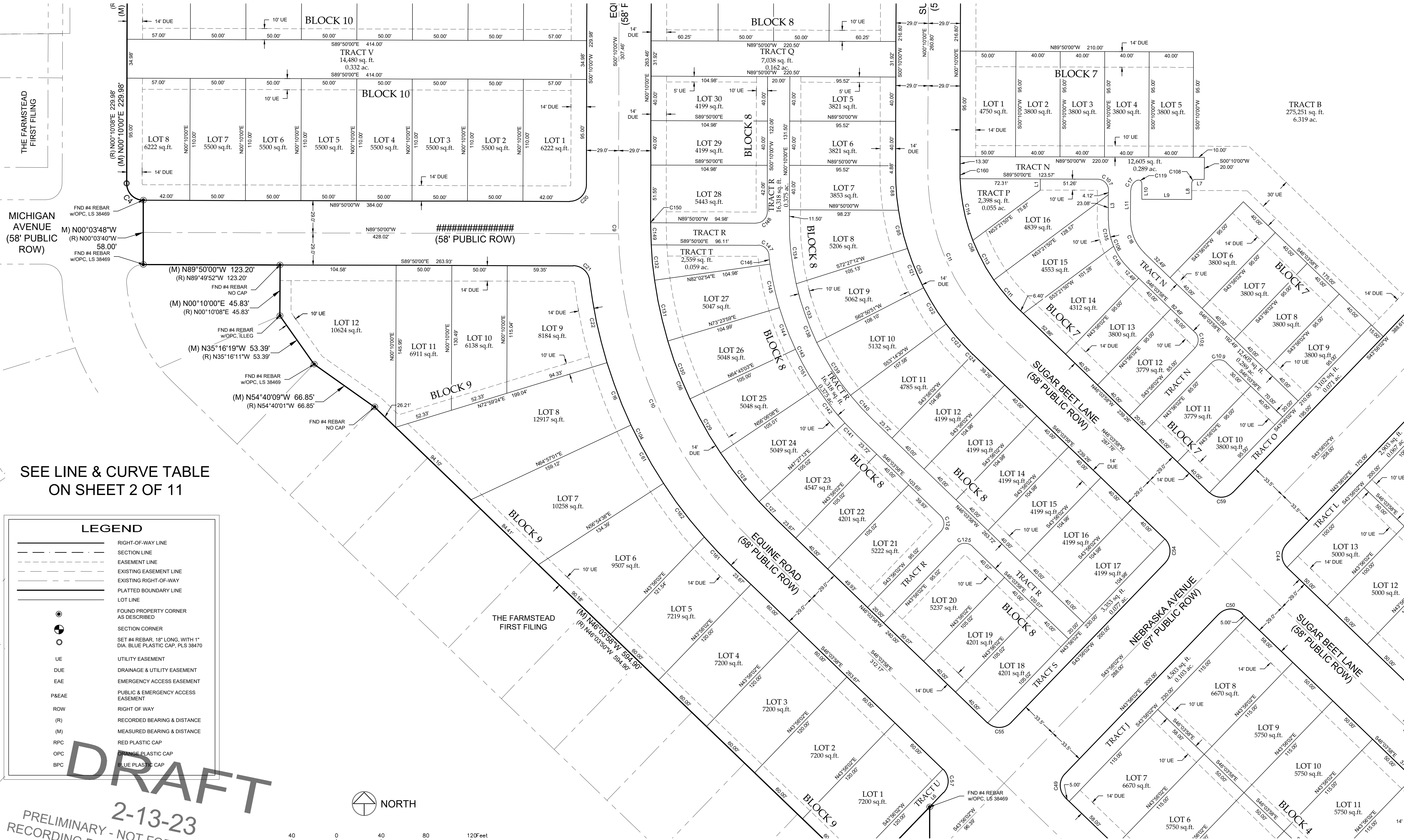
THE FARMSTEAD SECOND FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
6
Of 11 Sheets

THE FARMSTEAD SECOND FILING

A TRACT OF LAND LOCATED IN SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 5



SEE LINE & CURVE TABLE
ON SHEET 2 OF 11

LEGEND

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



40 0 40 80 120 Feet
(U.S. SURVEY FEET)
1 inch = 40 ft.

DRAFT
2-13-23
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION
PRELIMINARY
For and on behalf of Northern Engineering Services, Inc.
Robert C. Tessey
Colorado Registered Professional Land Surveyor No. 38470

SEE SHEET 8

SEE SHEET 9

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

SECTION:
24
TOWNSHIP:
4N
RANGE:
69W of the 6th PM

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

PROJECT:
1204-C06
DATE:
2/13/23
CLIENT:
Post Modern Development
SCALE:
1"=40'
DRAWN BY:
L. Smith
REVIEWED BY:
R. Tessey

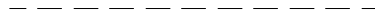
THE FARMSTEAD SECOND FILING
TOWN OF BERTHOUD
STATE OF COLORADO

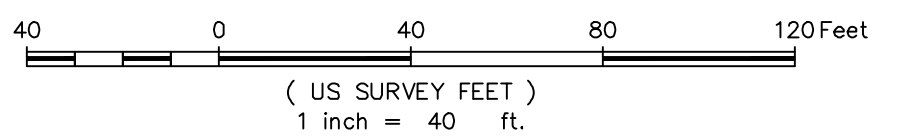
Sheet
7
Of 11 Sheets

A TRACT OF LAND LOCATED IN SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

NEBRASKA AVENUE
(67' PUBLIC ROW)

SEE LINE & CURVE TABLE
ON SHEET 2 OF 11

	RIGHT-OF-WAY LINE
	SECTION LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	LOT LINE
	FOUND PROPERTY CORNER AS DESCRIBED
	SECTION CORNER
	SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
	UTILITY
UE	UTILITY EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
P&EAE	PUBLIC & EMERGENCY ACCESS EASEMENT
ROW	RIGHT OF WAY
(R)	RECORDED BEARING & DISTANCE
(M)	MEASURED BEARING & DISTANCE
RPC	RED PLASTIC CAP
OPC	ORANGE PLASTIC CAP
BPC	BLUE PLASTIC CAP



DRAFT
2-13-23
**PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION**

PRELIMINARY

For and on behalf of Northern Engineering Services, Inc.
Public and Confidential

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

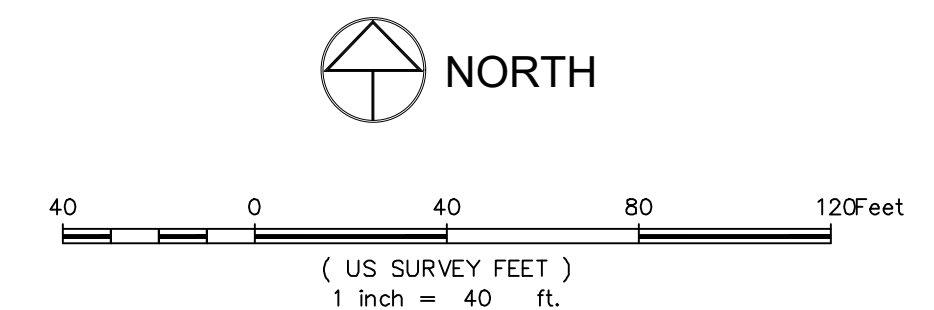
Sheet
8
of 11 Sheets

SEE SHEET 10

A TRACT OF LAND LOCATED IN SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO



	RIGHT-OF-WAY LINE
	SECTION LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	LOT LINE
	FOUND PROPERTY CORNER AS DESCRIBED
	SECTION CORNER
	SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
UE	UTILITY EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
P&EAE	PUBLIC & EMERGENCY ACCESS EASEMENT
ROW	RIGHT OF WAY
(R)	RECORDED BEARING & DISTANCE
(M)	MEASURED BEARING & DISTANCE
RPC	RED PLASTIC CAP
OPC	ORANGE PLASTIC CAP
BPC	BLUE PLASTIC CAP



DRAFT
2-13-23
**PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION**

PRELIMINARY

For and on behalf of Northern Engineering Services, Inc.

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

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.

24

TOWNSHIP:
4N

RANGE:
69W of the 6th PM

NE | **NORTHERN**
ENGINEERING

SURVEY | MUNICIPAL | LAND DEVELOPMENT

FORT COLLINS | GREELEY 970.221.4158 NORTHERNENGINEERING.COM

CLIENT: Post Modern Development	SCALE: 1"=40'
DRAWN BY: L. Smith	REVIEWED BY: R. Tessler

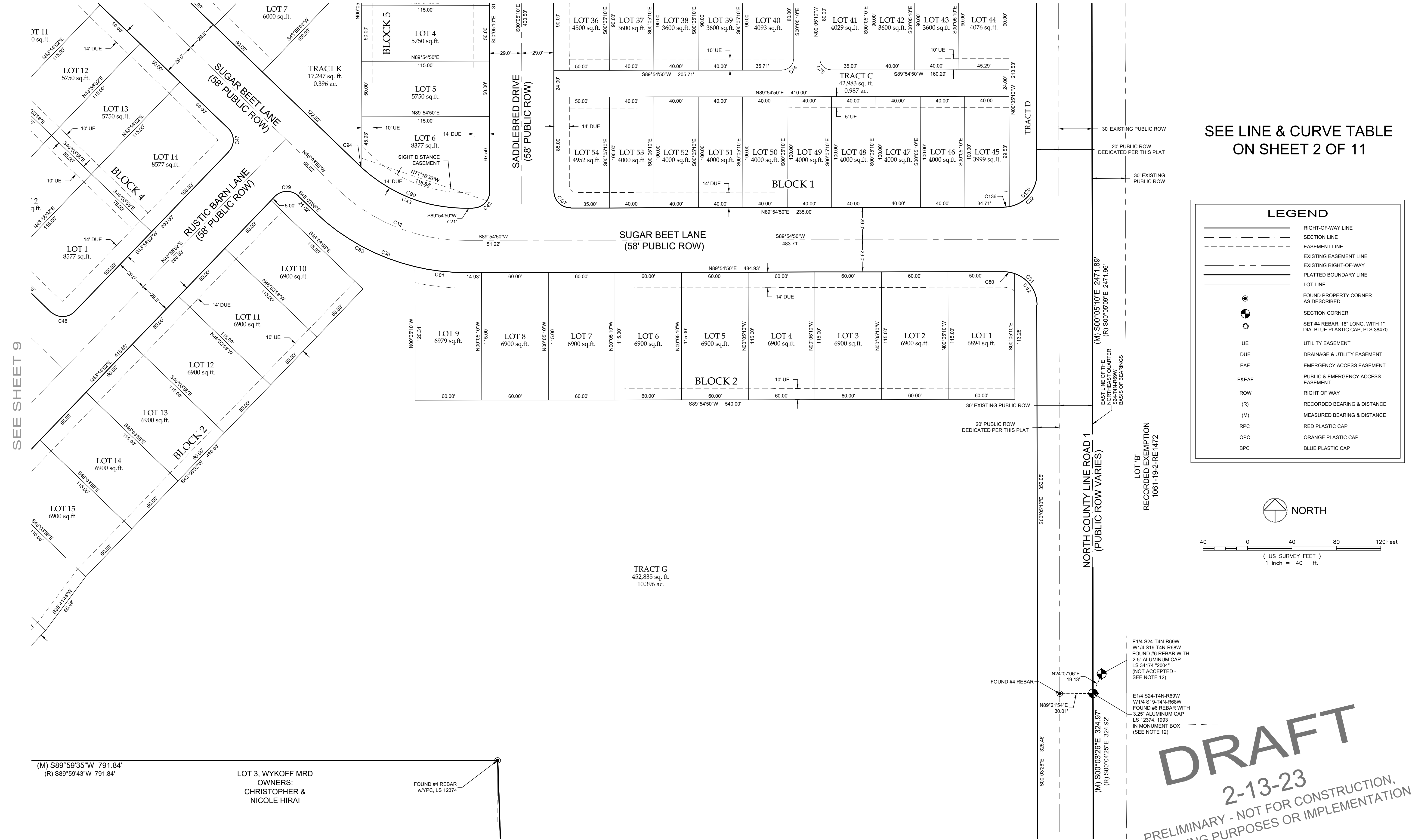
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
9
of 11 Sheets

THE FARMSTEAD SECOND FILING

A TRACT OF LAND LOCATED IN SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 8

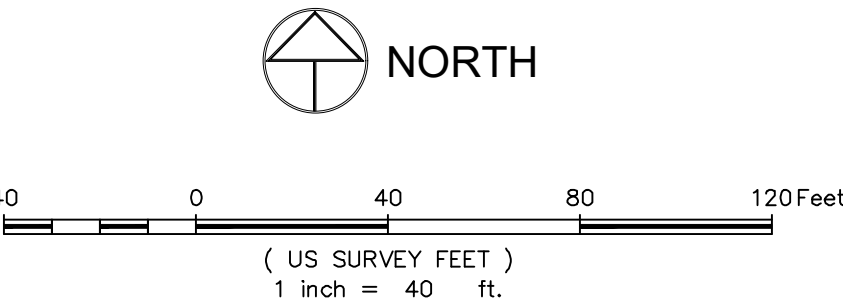


SEE LINE & CURVE TABLE
ON SHEET 2 OF 11

LEGEND

—	RIGHT-OF-WAY LINE
- - -	SECTION LINE
- · - · -	EASEMENT LINE
- · - · -	EXISTING EASEMENT LINE
- · - · -	EXISTING RIGHT-OF-WAY
- · - · -	PLATTED BOUNDARY LINE
- · - · -	LOT LINE
●	FOUND PROPERTY CORNER AS DESCRIBED
○	SECTION CORNER
○	SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
○	UTILITY EASEMENT
○	DRAINAGE & UTILITY EASEMENT
○	EMERGENCY ACCESS EASEMENT
○	PUBLIC & EMERGENCY ACCESS EASEMENT
○	RIGHT OF WAY
○	RECORDED BEARING & DISTANCE
○	MEASURED BEARING & DISTANCE
○	RED PLASTIC CAP
○	ORANGE PLASTIC CAP
○	BLUE PLASTIC CAP

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



DRAFT
2-13-23
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

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

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

PROJECT: 1204-006
CLIENT: Post Modern Development
DRAWN BY: L. Smith
DATE: 2/13/23
SCALE: 1"=40'
REVIEWED BY: R. Tesseley

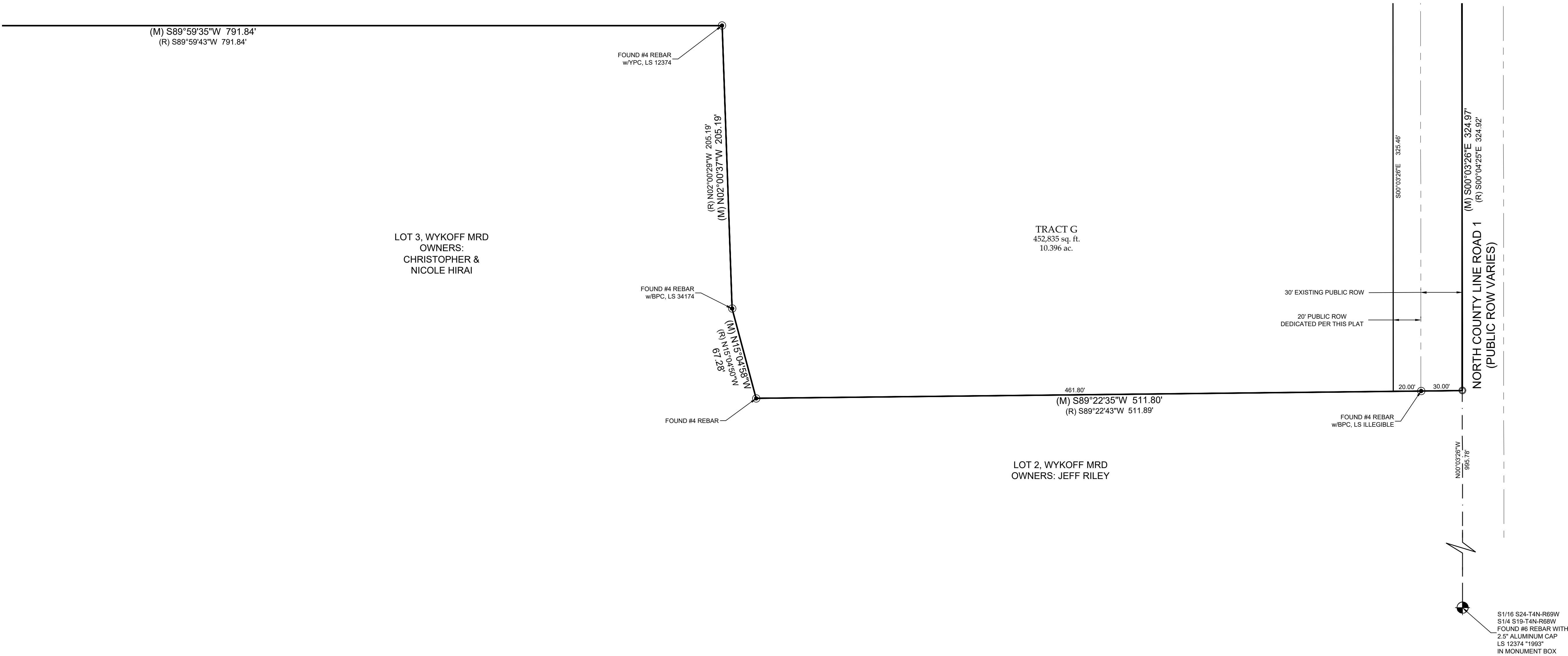
THE FARMSTEAD SECOND FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Sheet
10
Of 11 Sheets

THE FARMSTEAD SECOND FILING

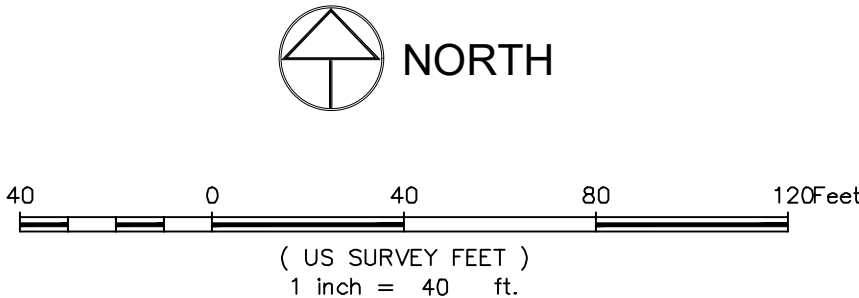
A TRACT OF LAND LOCATED IN SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BERTHOUD, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 10



SEE LINE & CURVE TABLE
ON SHEET 2 OF 11

LEGEND	
	RIGHT-OF-WAY LINE
	SECTION LINE
	EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	PLATTED BOUNDARY LINE
	LOT LINE
	FOUND PROPERTY CORNER AS DESCRIBED
	SECTION CORNER
	SET #4 REBAR, 18" LONG, WITH 1" DIA. BLUE PLASTIC CAP, PLS 38470
	UTILITY EASEMENT
	DRAINAGE & UTILITY EASEMENT
	EMERGENCY ACCESS EASEMENT
	PUBLIC & EMERGENCY ACCESS EASEMENT
	RIGHT OF WAY
	RECORDED BEARING & DISTANCE
	MEASURED BEARING & DISTANCE
	RED PLASTIC CAP
	ORANGE PLASTIC CAP
	BLUE PLASTIC CAP



DRAFT
2-13-23
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY

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

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

SECTION: 24	TOWNSHIP: 4N	RANGE: 69W of the 6th PM
----------------	-----------------	-----------------------------

**NORTHERN
ENGINEERING**

SURVEY | MUNICIPAL | LAND DEVELOPMENT

FORT COLLINS | GREELEY 970.221.4188 NORTHERNENGINEERING.COM

PROJECT: 1204-006	DATE: 2/13/23	SCALE: 1"=40'	REVIEWED BY: R. Tesseley
CLIENT: Post Modern Development	DRAWN BY: L. Smith		

THE FARMSTEAD SECOND FILING
TOWN OF BERTHOUD
STATE OF COLORADO

Adam Olinger

From: Michael Aernie <michaelaernie2@yahoo.com>
Sent: Wednesday, October 26, 2022 2:16 PM
To: Curt Freese; Adam Olinger
Subject: Re: Farmstead 2nd Filing Final Plat

Curt/Adam,

One question and one comment.

For this next phase can we have no construction traffic on Dorothy Drive between Michigan and Nebraska and post signs similar to what they have done in Mary's Farm? If they are working on the SouthEast side of the area can they be directed to enter from Nebraska Avenue off County Round 1? We already have enough traffic come up and down Dorothy presently and we don't need to see an increase. Construction Crews, Contractors, and L&M Landscaping all use Dorothy as a main thoroughfare already and it would be nice to see that decrease and actually see it used instead as a residential street.

Late summer we had heavy rains and saw flooding in the area (mainly Dorothy Drive and Rocking Chair Drive). Myself and a few others reported it to Keith Knoll. Some of my neighbors had their landscaping impacted due to the inadequate drainage we have. Every time we have had these heavy rains the rain water washes down into the fields and creates a temporary pond. This pond sits where the houses are planned for Tract 1, Block 3, Lots 1 through 14. That might be something the developer wants to look into otherwise when we have these heavy rains again the homeowners will have flooded basements on a regular basis.

Thanks

Michael Aernie

Adam Olinger

From: Carla Kia <carlalkia@gmail.com>
Sent: Sunday, November 6, 2022 10:30 AM
To: Curt Freese; Adam Olinger
Subject: Re: Farmstead Neighborhood notice and comments

Whoops sent too soon, please see below.

On Sun, Nov 6, 2022 at 10:23 AM Carla Kia <carlalkia@gmail.com> wrote:

Dear Chris and Alan,

Below are my comments. Thank you for your consideration.

In general, the print is way too tiny. I get it. You should provide the link for the pdf in the document. Please do next time you send out these fliers. Thank you.

The apartments, filing 3, that is a lot of traffic off 56. What will the intersections look like flanking these apts?

The townhomes. Where do they park if they have visitors or own more than one car? I can't tell if they even have a one car garage. So approximately 100 cars could cause congestion on Remuda, Tenderfoot and Old Bessie, daily. The parking for the townhomes is an issue. How tall are these townhomes? I presume two story or three with a garage underneath. Shudder.

Phase 2 filing -A Final Plat proposal for 285 residential lots, two parks, open space, and tracts for future commercial land on 125 acres. This request is for the land west of County Line Rd.

Most of the lots are super tiny, are they alleyway homes, single story or potentially 3 story? How many cars will they be able to park behind their home? Farmstead has changed to a very dense community since we purchased in 2020. What happens to the nonpot? Will it accommodate the entire neighborhood? Is the proposed k-8 going to be big enough for this burgeoning neighborhood?

Water rights for Berthoud is already an issue, making new massive neighborhoods is a huge concern to me.

Where is the commercial 125 acres slated, is that tract A?

How many pickleball courts are there slated for near the adaptive playground? Also, the apts will have pickleball courts in filing 3, how many are there slated?

Who is LGI Homes? Are they the sole developer of Filing 2? Who are the developers for Filing 2, who is in consideration? I don't want the new phase to look monochromatic. Has the community landscaping been bid out already? If so, who is doing it?

Thanks in advance for answering my questions.

Respectfully submitted,
Carla Kia
Farmstead Resident

Adam Olinger

From: Jim and Michelle Anderson <bigdogCSI@msn.com>
Sent: Tuesday, November 1, 2022 7:23 AM
To: Adam Olinger
Subject: Farmstead 2nd filing final plat

Community Development Department,

We wanted to express our concern about the apartments that will be going into this area of development. We feel apartments do not fit in with the area of all the single family homes that are here. We were under the impression that the developer had changed the plans from apartments to townhomes. Townhomes would be a much better fit and make the feel of the neighborhood a more inviting place than the apartments. We are disappointed that apartments are still being considered.

Thank you,
Jim and Michelle Anderson
Linda Stever
309 Rocking Chair Dr.